

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$51.00  
6 PGS

# 2007030315  
04/17/2007 04:03 PM



2007030315 6 PGS

## PLAT IDENTIFICATION SHEET

Castle Rock Development Co.  
Grantor (owner)

\_\_\_\_\_  
Grantor (owner)

Meadows 17 Final PD Site Plan And Common  
Grantee (name of plat or condo) Sign Plan

\_\_\_\_\_  
Grantee (name of plat or condo)

Subdivision Info: Filing 17 Lot 6 Block \_\_\_\_\_

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

\_\_\_\_\_  
Section Township Range

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

20031102970 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 5

## GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. 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 INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED 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.
3. ACCORDING TO FIRM MAP 08035C 0169 F DATED SEPTEMBER 30, 2005, THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
4. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. 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.
7. 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 EASEMENTS AS SHOW ON THIS PLAN.
8. PLANS ARE ON THE NAVD 88 DATUM.

## LEGAL DESCRIPTION:

LOT 6 REMAINDER, THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

## BASIS OF BEARING:

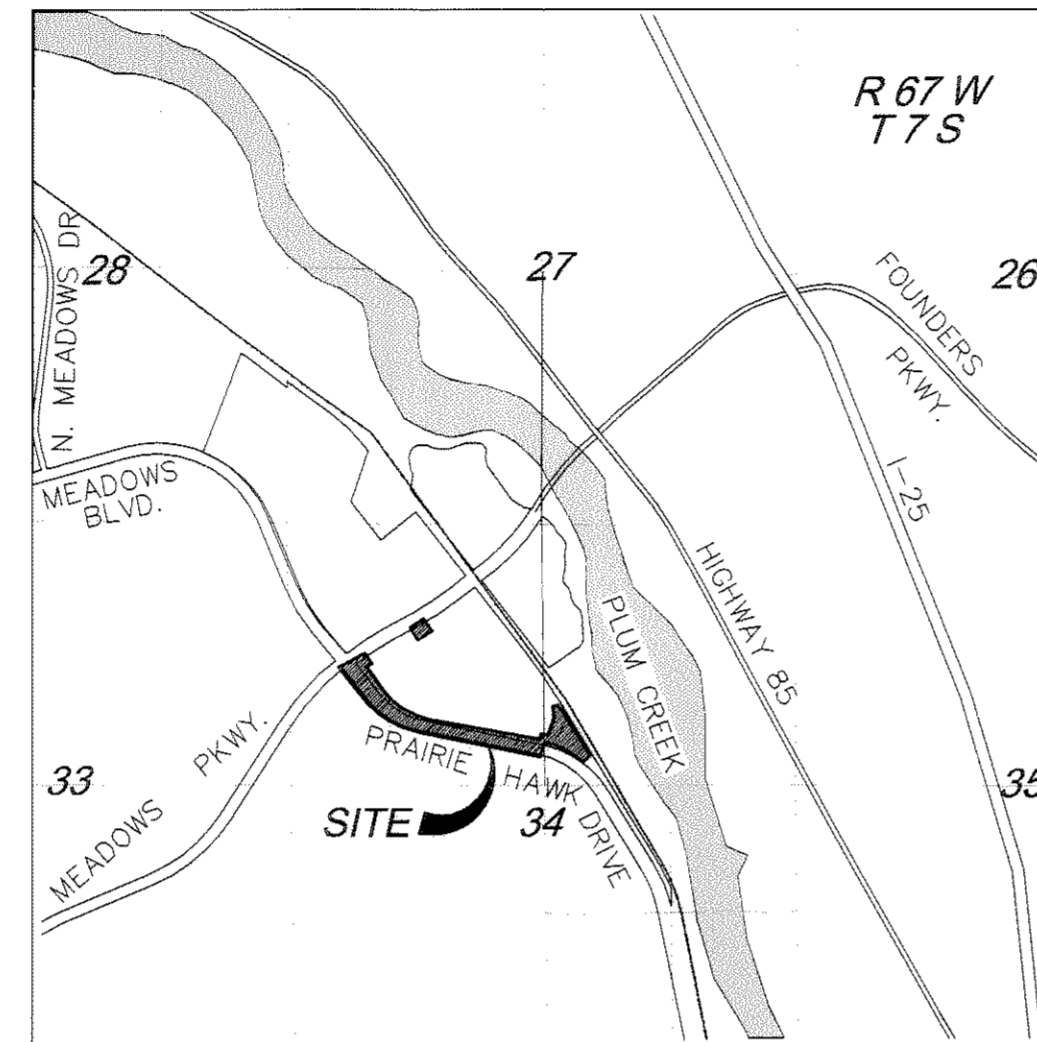
**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEING NORTH 00°04'44" EAST A DISTANCE OF 2629.60 FEET:  
 -THE EAST QUARTER CORNER BEING A FOUND 3.25" ALUM. CAP, LS 14166.  
 -THE SOUTHEAST CORNER BEING A FOUND 2.5" ALUM. CAP, LS 17666.

## BENCHMARK:

**BENCHMARK:** THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET BASED ON THE TOWN OF CASTLE ROCK VERTICAL CONTROL, NAVD 1988 DATUM.

## SHEET INDEX

SHEET 1	COVER SHEET/NOTES
SHEET 2	LANDSCAPE NOTES/PLANT LIST/WATER USE CHART
SHEET 3	LANDSCAPE DETAILS
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE PLAN/WALL DETAILS



VICINITY MAP

SCALE: 1" = 2000'

## LAND USE SUMMARY:

SITE UTILIZATION:	
BUILDING:	0 SQ.FT. (0.00%)
PAVEMENT/PARKING:	0 SQ.FT. (0.00%)
DRIVE:	0 SQ.FT. (0.00%)
HARDSCAPE (TOTAL):	3,054 SQ.FT. (2.22%)
LANDSCAPE (TOTAL):	134,798 SQ.FT. (97.78%)
<b>TOTAL</b>	<b>137,852 SQ.FT. (100.00%)</b>

## SINGLE FAMILY EQUIVALENTS:

(1) 3/4" IRRIGATION TAP =	1 SFE
(1) 1-1/2" IRRIGATION TAP =	4 SFE
(1) 1-1/2" IRRIGATION TAP =	4 SFE
<b>TOTAL =</b>	<b>9 SFE</b>

## WATER RIGHTS NOTE

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED 7-10-03 AT RECEPTION NO. 20031102970 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 9 SFE ARE DEBITED FROM THE WATER BANK.

## LIENHOLDER SUBORDINATION CERTIFICATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 03-04-05 AT RECEPTION NO. 2005018974 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

John Lee Authorized Agent  
 CASTLE ROCK LAND CO., LLC.  
 3033 EAST 1ST AVENUE, #410  
 DENVER, COLORADO 80111

SIGNED THIS 31<sup>st</sup> DAY OF January, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>st</sup> DAY OF January, 2007

WITNESS MY HAND AND SEAL [Signature]

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/2/2008

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 11-08-2006 AT RECEPTION NO. 2006096451 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

[Signature]  
 CALIFORNIA BANK AND TRUST  
 11622 EL CAMINO REAL, SUITE 200  
 SAN DIEGO, CALIFORNIA 92130

SIGNED THIS 31<sup>st</sup> DAY OF January, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>st</sup> DAY OF January, 2007

WITNESS MY HAND AND SEAL [Signature]

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/2/2008

## TITLE CERTIFICATION:

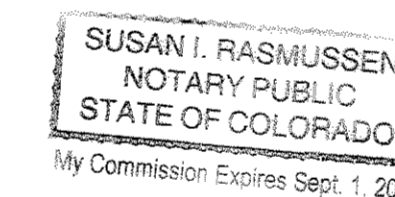
Brenda Becke AN AUTHORIZED REPRESENTATIVE OF Land Title  
 A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 31<sup>st</sup> DAY OF April, 2007

[Signature]  
 AUTHORIZED REPRESENTATIVE  
Land Title Guaranty Company  
 TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>st</sup> DAY OF April, 2007

WITNESS MY HAND AND SEAL  
Susan J. Rasmussen  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 9-1-07



## TOWN CERTIFICATION:

THE FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 WAS FILED APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 31<sup>st</sup> DAY OF January, 2007

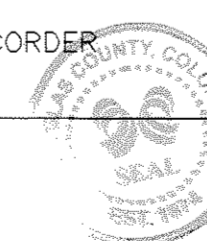
[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THE FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:00 AM ON THE 31<sup>st</sup> DAY OF January, 2007 AT RECEPTION NO. 2007030315 4:03 pm.

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]  
 DEPUTY



## SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

GEORGE A. ROBINSON  
 PLS NO. 35593  
 FOR AND ON BEHALF OF  
 CVL CONSULTANTS OF COLORADO, INC.



## OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 IN THE TOWN OF CASTLE ROCK.

BY: [Signature]  
James M. Riley, President  
 CASTLE ROCK DEVELOPMENT COMPANY  
 3033 EAST 1ST AVENUE, #410  
 DENVER, COLORADO 80111

SIGNED THIS 31<sup>st</sup> DAY OF January, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>st</sup> DAY OF January, 2007

WITNESS MY HAND AND SEAL

[Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/2/2008

**DEVELOPER**  
 CASTLE ROCK DEVELOPMENT COMPANY  
 3033 E. 1ST AVENUE, SUITE 410  
 DENVER, COLORADO 80206  
 PHONE NUMBER: (303) 394-5500  
 FAX NUMBER: (303) 394-5508  
 CONTACT: MARK NICKLESS

**LAND PLANNER/LANDSCAPE ARCHITECT**  
 1101 Barnock Street  
 Denver, Colorado 80204  
 P: 303.892.1166  
 F: 303.892.1166  
 www.norris-design.com  
 Planning | Landscape Architecture  
**NORRIS DESIGN**  
 REGISTERED LANDSCAPE ARCHITECT:  
 SEAN MALONE; CERTIFICATE NO. 6098

**CIVIL ENGINEER/SURVEYOR**  
 7901 E. Bellevue Avenue  
 Suite 150  
 Englewood, CO 80111  
 Tel: (720) 482-9526  
 Fax: (720) 482-9546  
**CVL**  
 CONSULTANTS OF COLORADO, INC.  
 CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING  
 CONTACT: BRIAN HALL

SUBMITTAL DATE: JANUARY 31, 2007

FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2  
 PROJECT NO. 08516401  
 COVER SHEET  
 SHEET 1 OF 5.

# FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 5

## PLANT PALETTE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	WATER REQ.	SIZE & COND.	SEED & SOD TYPES
<b>DECIDUOUS CANOPY TREES</b>						
14	ABM *	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	LOW	2 1/2" CAL. B&B	IRRIGATED TALL GRASS SEED MIX
11	WHB *	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	LOW	2 1/2" CAL. B&B	
11	PMH *	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	LOW	2 1/2" CAL. B&B	
<b>DECIDUOUS ORNAMENTAL TREES</b>						
23	WHT **	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	LOW	2" CAL. B&B	IRRIGATED SHORT GRASS SEED MIX
20	CHP **	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	LOW	2" CAL. B&B	
<b>EVERGREEN SHRUBS</b>						
236	WJ *	WILTON CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	LOW	5 GAL. CONT.	IRRIGATED SHORT GRASS SEED MIX
154	HJ *	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	LOW	5 GAL. CONT.	
<b>ORNAMENTAL GRASS</b>						
262	HFG *	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	LOW	5 GAL. CONT.	IRRIGATED SHORT GRASS SEED MIX
56	BAG *	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	LOW	5 GAL. CONT.	
<b>PERENNIALS</b>						
362	SDD *	STELA D'ORO DAYLILY	HEMEROCALLIS 'STELA D'ORO'	MODERATE	1 GAL. CONT.	IRRIGATED SHORT GRASS SEED MIX
1390	CBV *	CRATER BLUE VERONICA	VERONICA PUSTRIACA 'CRATER BLUE'	LOW	1 GAL. CONT.	
317	EFC *	EUCYONMOUS FORTUNEI 'COLORATUS'	EUCYONMOUS FORTUNEI 'COLORATUS'	MODERATE	1 GAL. CONT.	

NOTE: \* DENOTES DROUGHT TOLERANT PLANT MATERIAL & PLANTS ON TOWN OF CASTLE ROCK PLANT LIST  
\*\* DENOTES ADAPTABLE PLANT MATERIAL USED IN SPECIFIC AREAS ON LANDSCAPE PLAN

## USE ANALYSIS / SITE ANALYSIS

### Design Intent

- To create urban gateways into the Meadows Entertainment district that are distinct yet compliment the surrounding Meadows communities.

- Repeating Bosques of ornamental trees occur at every intersection along with enhanced planting including annuals, perennials, and ornamental grasses
- Monumentation and Signage for tenants are incorporated at the main intersections.
- 3 foot retaining walls on Prairie Hawk Dr. surround the bosques on the back sides in order to keep this area level with the nearby street.
- 3 foot retaining walls on Meadows Blvd. surround the bosques on the front sides, raising the planting bed 3 feet above the street.

- To continue the water conserving landscape theme found throughout the Meadows within the tree lawn areas between the sidewalk and the curb as well as in the medians.

- Short Grass seed has been used in the majority of the tree lawn areas with sod only at the intersections. This is exactly what has been designed for the Meadows 16 and Meadows 18 developments.

- The median design is a continuation of the Meadows Blvd. design using ground cover and ornamental grasses.

### Surrounding Land Uses

- This design surrounds the Meadows Entertainment District. This area already has a movie theatre and will have a wide variety of commercial activity including restaurants, small office buildings and retail shops.

- Directly to the south-west will be the Meadows Town Center.

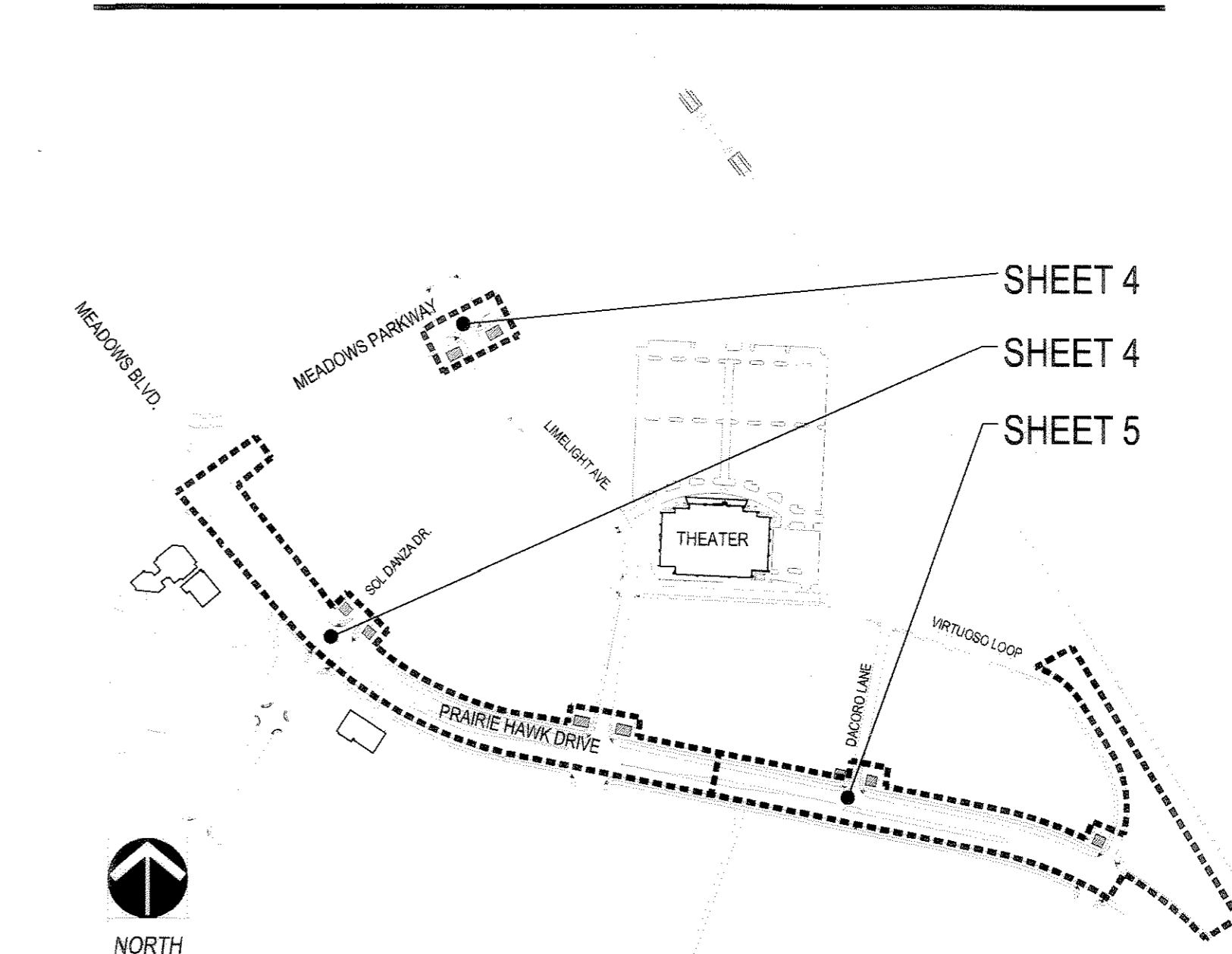
- To the south-east is the Meadows 18 single family development.

### Current Conditions

- Prairie Hawk Drive, currently a two lane road is slated to be widened. This plan is based off of the future widening plans.

- The Meadows Entertainment District area has been overtop graded. On Prairie Hawk Drive there is no vegetation or natural features to be preserved. There is an existing tree lawn within the R.O.W. along Meadows Parkway that is to be preserved.

## KEY MAP / SHEET INDEX



## LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- HYDRO-SEEDED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REMAINDER OF THE SEEDED AREAS.
- REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, WALKS, AND HC RAMPS
- PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT FOR LANDSCAPE AREAS. MINIMUM SOIL AMENDMENT FOR TURF AREAS SHALL BE THREE CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET OF LANDSCAPE PLANTING AREA, AND SHALL BE TILLED TO A MINIMUM DEPTH OF SIX INCHES.
- 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.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS (PWR, SECTION II, CHAPTER 14.3.13; CHAPTER 15.3.6; AND CHAPTER 13.7).
- PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE TOWN PRIOR TO IMPLEMENTATION.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

## IRRIGATION SYSTEM NOTES

- THE IRRIGATION INFORMATION SHOWN IN THESE PLANS IS CONCEPTUAL.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE IRRIGATION DURING LARGE IRRIGATOR HOURS BETWEEN 11 PM AND 4 AM EVERY THIRD DAY, USING THE CIRCLE, DIAMOND, AND SQUARE SYSTEM.
- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
- THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE AND STATIC PRESSURE AVAILABLE ARE SHOWN ON DRAWING.
- ALL AREAS LESS THAN 10' IN WIDTH CAN ONLY BE IRRIGATED WITH SUB-SURFACE IRRIGATION WHICH MAY INCLUDE NETAFIM OR DRIP IRRIGATION. TURF SHALL ONLY BE LOCATED IN AREAS GREATER THAN 10' WIDE.
- AREAS WITH A 3:1 SLOPE OR GREATER CAN NOT AND WILL NOT BE PERMANENTLY IRRIGATED.
- ALL IRRIGATION SYSTEMS MUST BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

### IRRIGATION DESIGN APPROACH

#### TURF AREAS

SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZED TO PROVIDE HEAD TO HEAD COVERAGE.

LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.

#### SHRUB BED AREAS

SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.

#### PERENNIAL AND ANNUAL BED AREAS

PERENNIAL AND ANNUAL BEDS TO BE IRRIGATED WITH EITHER POP-UP SPRAY OR DRIP IRRIGATION SYSTEMS. FINAL IRRIGATION METHOD SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BASED ON SIZE AND GROWTH HABIT OF SPECIES WITHIN BED.

## MAXIMUM SEASONAL WATER REQUIREMENTS:

- PEAK SEASON APPLICATION FOR CANADA BLUE FESCUE = 1.50" PER WEEK
- PEAK SEASON APPLICATION FOR IRRIGATED SEED (LONG/SHORT) = 1.25" PER WEEK
- PEAK SEASON APPLICATION FOR ANNUAL BEDS = 2.50" PER WEEK
- PEAK SEASON APPLICATION FOR WILDFLOWER SEEDS = 2.00" PER WEEK
- PEAK SEASON APPLICATION FOR SHRUB BEDS = 1.25" PER WEEK
- PEAK SEASON APPLICATION FOR PERENNIAL BEDS = 1.50" PER WEEK

## COMPOSITE LANDSCAPE WATER USE RATING:

LANDSCAPE ZONE	LWU RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LWU RATING (IWR/3.0) (LWUR)	Qty.	Unit	IRRIGATED AREA (A)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR)=(LWUR IA/TA)	TOTAL AREA (TA)
Canada Blue Fescue	High	Streetscapes	Spray	15 in./Yr.	3	9,546	sf	9,546	28.638	9,546
Irrigated Short/Long Grass Seed	Low	Streetscapes	Spray	10 in./Yr.	2	24,420	sf	24,420	48.840	24,420
Shrub Bed Low Water	Low	Streetscapes	Drip	10 in./Yr.	2	14,702	sf	14,702	29.404	14,702
Perennial Bed	Moderate	Accent Areas	Drip	15 in./Yr.	3	3,607	sf	3,607	10.821	3,607
Annual Flower Bed	High	Accent Areas	Spray	25 in./Yr.	5	3,594	sf	3,594	17.970	3,594
Wildflower Seed	Moderate	Accent Areas	Spray	20 in./Yr.	4	2,390	sf	2,390	9.560	2,390
Non-irrigated Tall Grass Seed	No Water	Native Areas	None	0 in./Yr.	0	75,538	sf	0	0	75,538
<b>Totals</b>									<b>145,233</b>	<b>58,251</b>

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR)=(LWUR IA/TA) 2.4929

NOTES:  
1. The IWRs are based on post establishment watering schedules.

## LANDSCAPE SUMMARY TABLE

	SQ. FOOTAGE	ACRES	%
CANADA BLUE FESCUE	9,546	0.219	7%
IRRIGATED TALL GRASS SEED	24,420	1.475	47%
NON-IRRIGATED TALL GRASS SEED	76,539	0.843	27%
WILDFLOWER SEED	2,390	0.055	2%
SHRUB BED	14,702	0.338	11%
PERENNIAL BEDS	3,607	0.083	3%
ANNUAL BEDS	3,594	0.083	3%
<b>TOTAL AREA LANDSCAPE</b>	<b>134,798</b>	<b>3.10</b>	<b>100%</b>

**DEVELOPER**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE / SUITE 410  
DENVER, COLORADO 80206  
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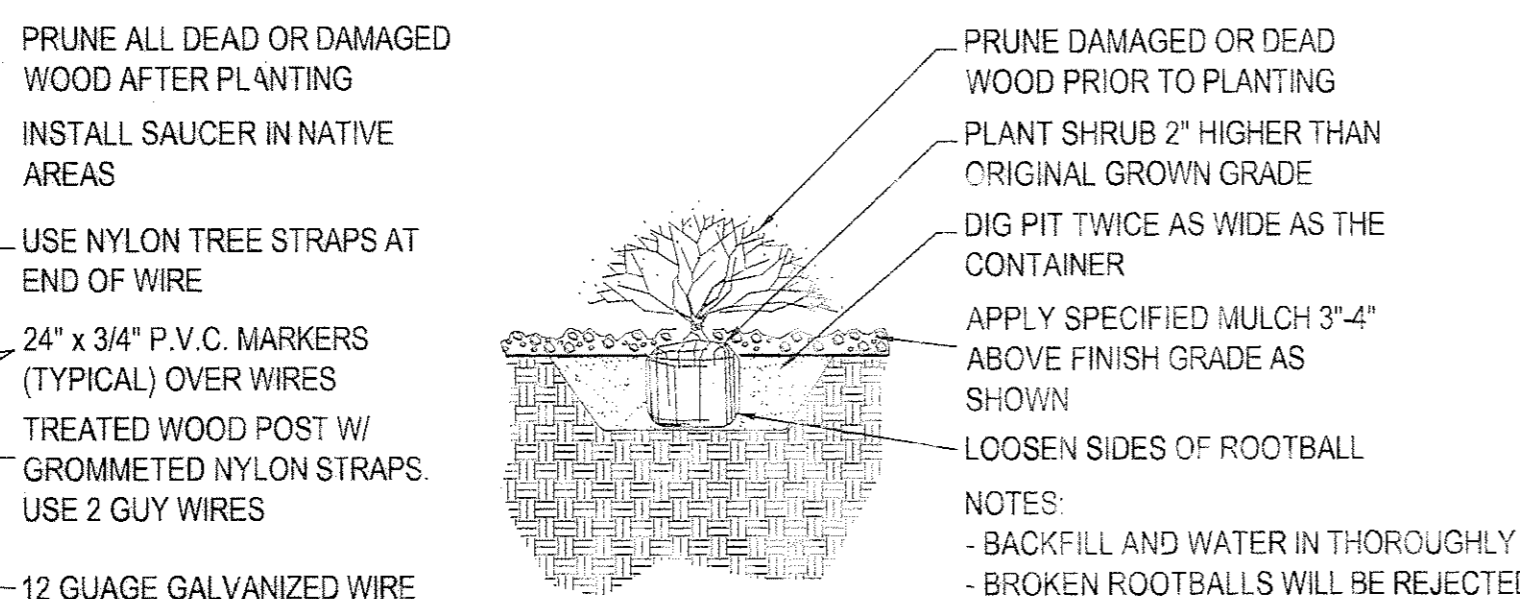
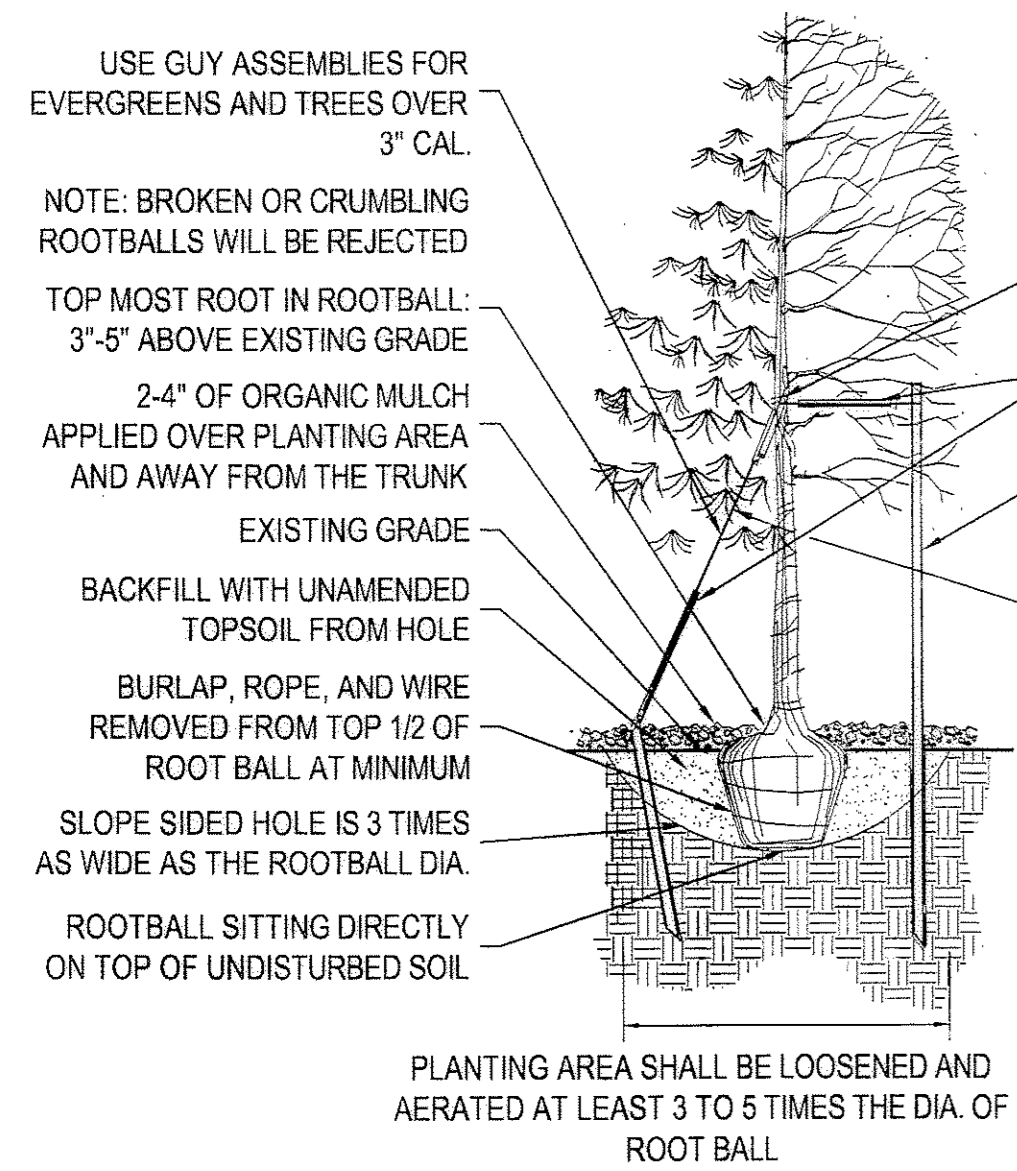
SUBMITTAL DATE: JANUARY 31, 2007

**FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2**  
**PROJECT NO. 08516401**  
**LANDSCAPE NOTES / PLANT LIST / WATER USE CHART**  
**SHEET 2 OF 5.**

# FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

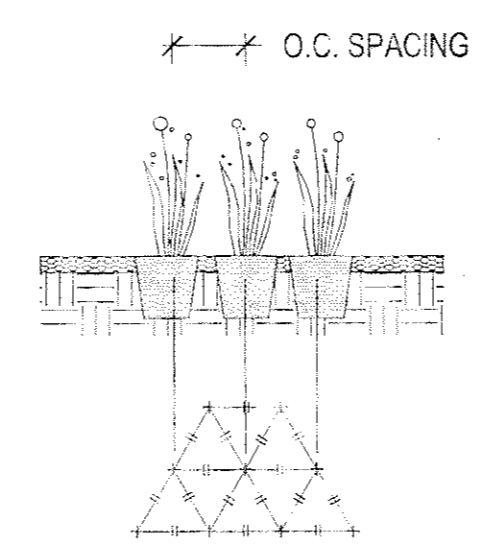
SHEET 3 OF 5



- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE THE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.

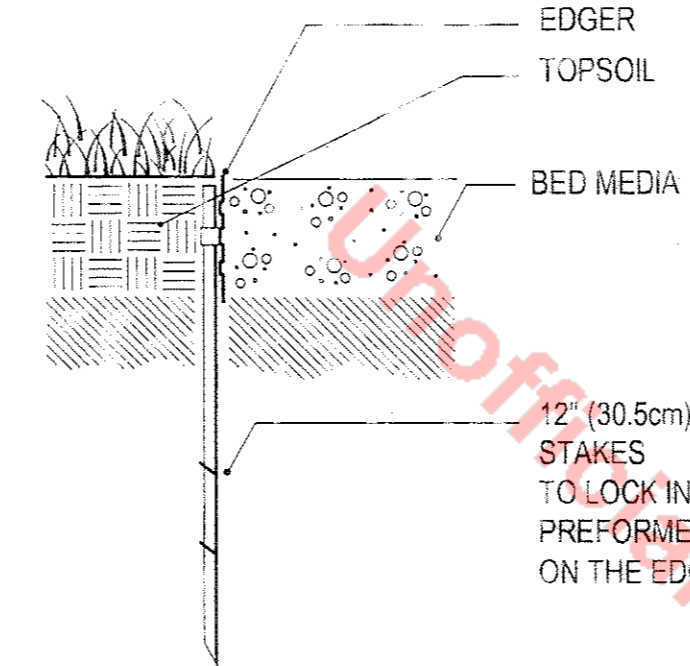
## TREE & SHRUB PLANTING DETAILS

NOT TO SCALE



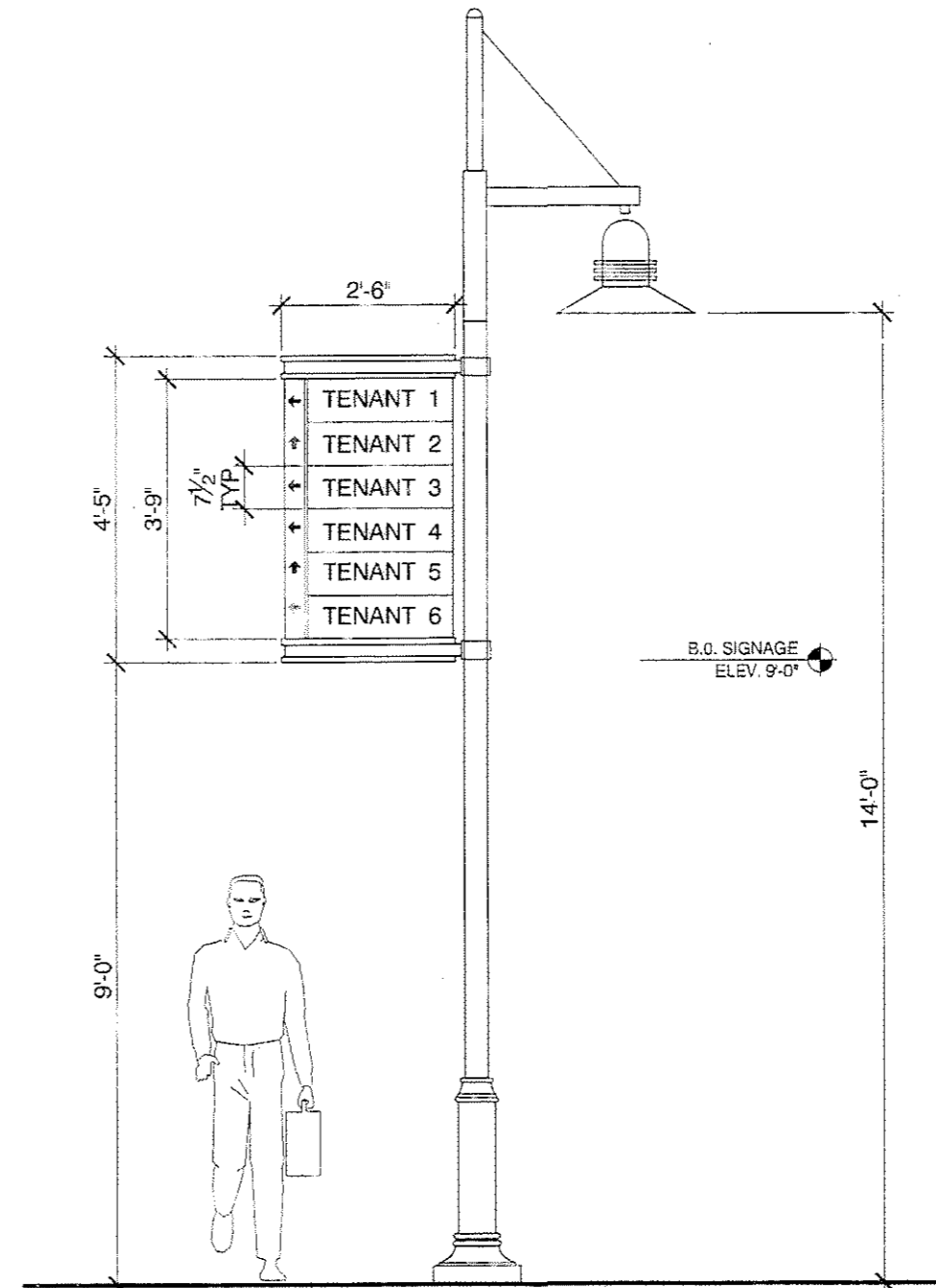
## PERENNIAL PLANTING DETAIL

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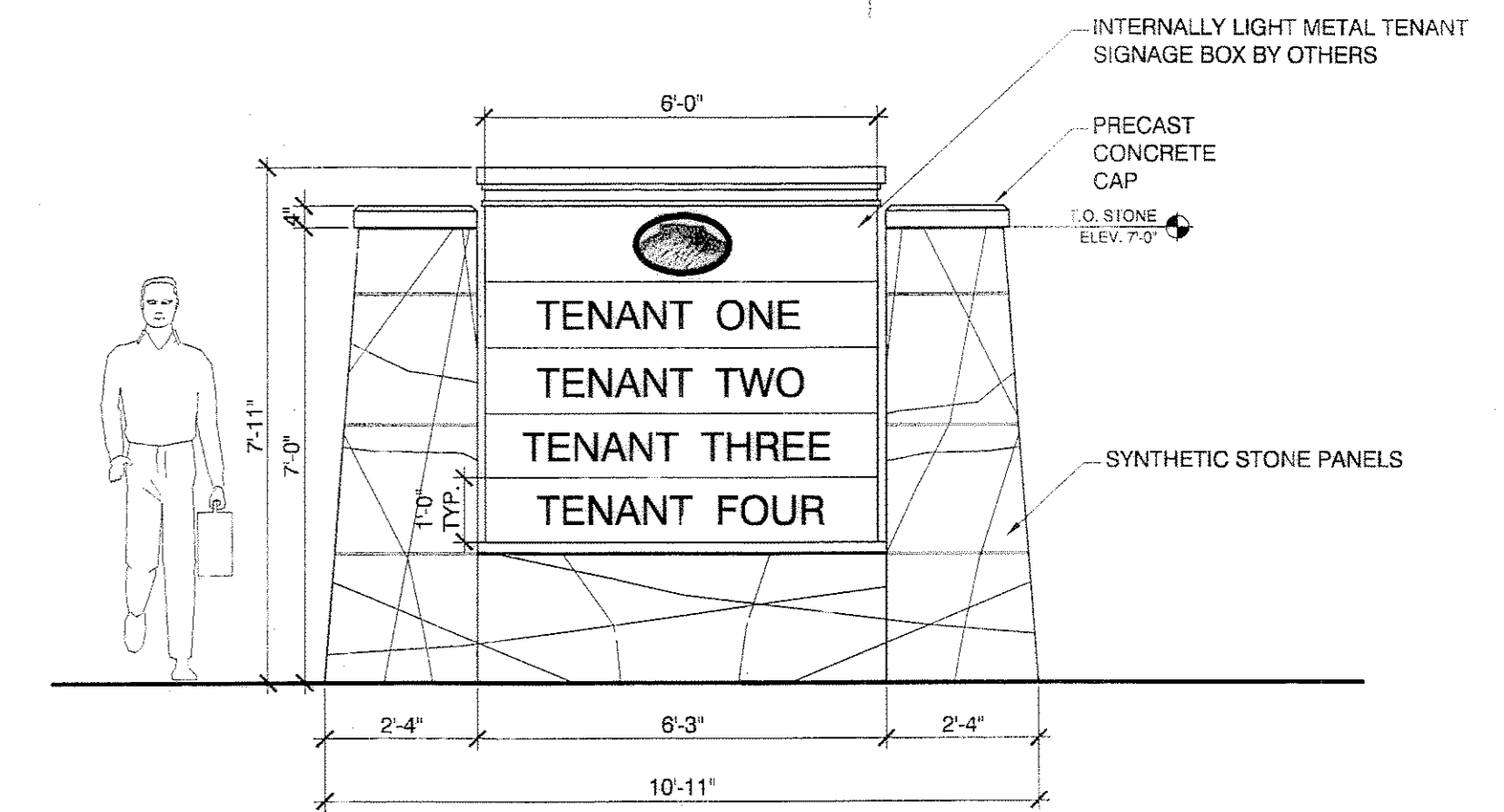
## EDGER DETAIL

NOT TO SCALE



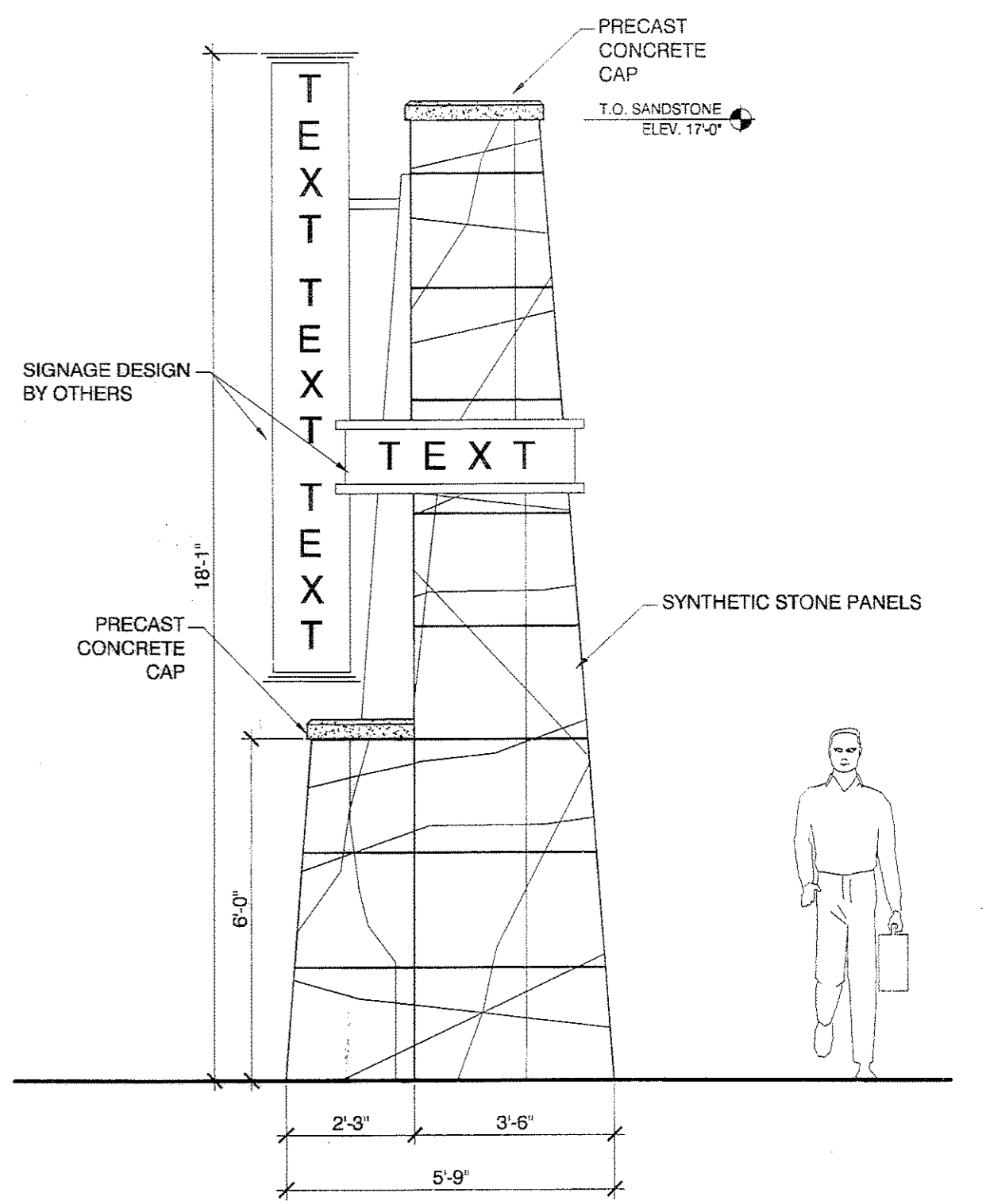
## BANNER TENANT SIGNAGE

SCALE: 3/8" = 1'-0"



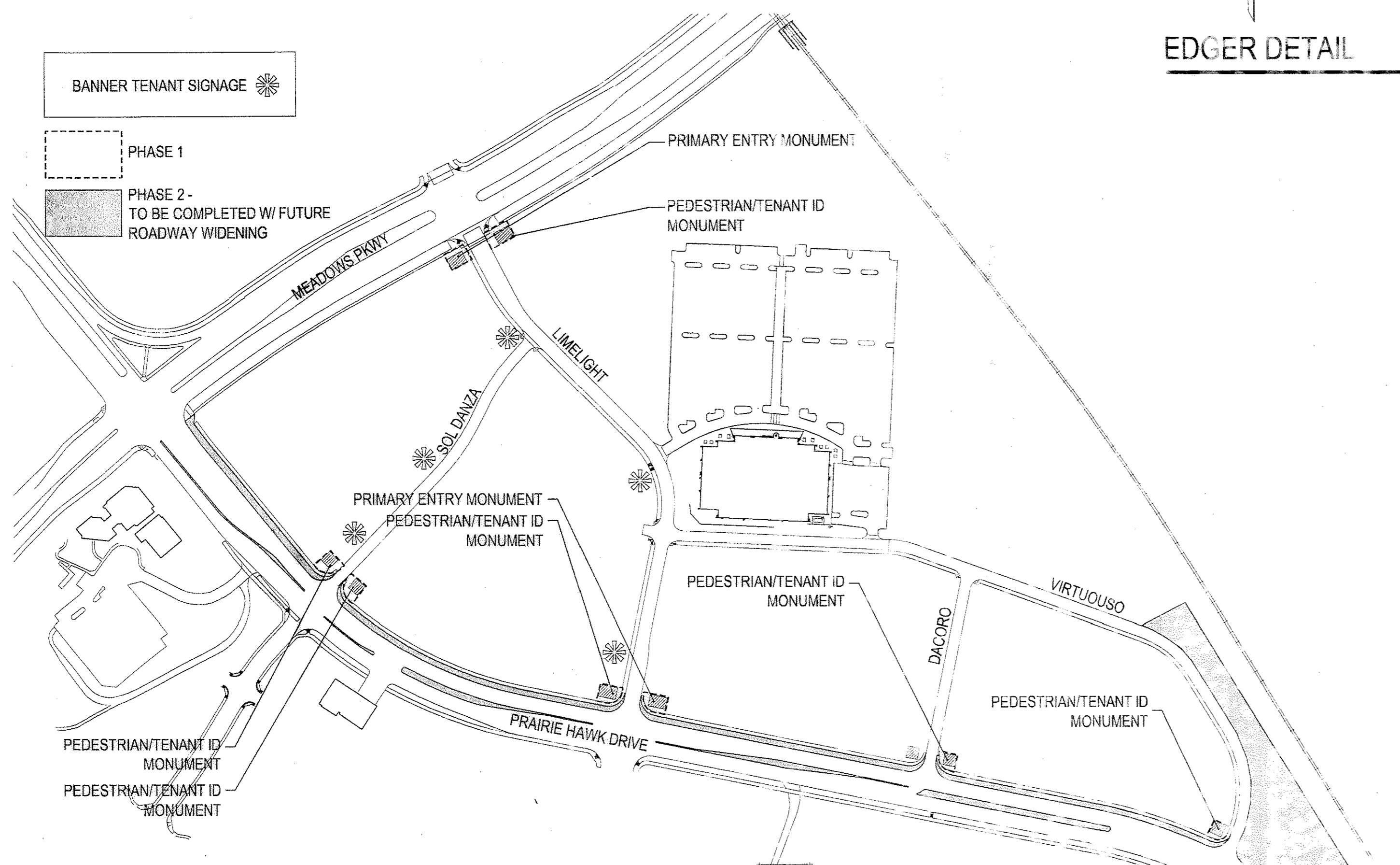
## PEDESTRIAN/TENANT ID MONUMENT

SCALE: 3/8" = 1'-0"



## PRIMARY ENTRY MONUMENT

SCALE: 3/8" = 1'-0"



## PHASING PLAN / MONUMENT AND SIGN LOCATION PLAN

SCALE: 1" = 200'



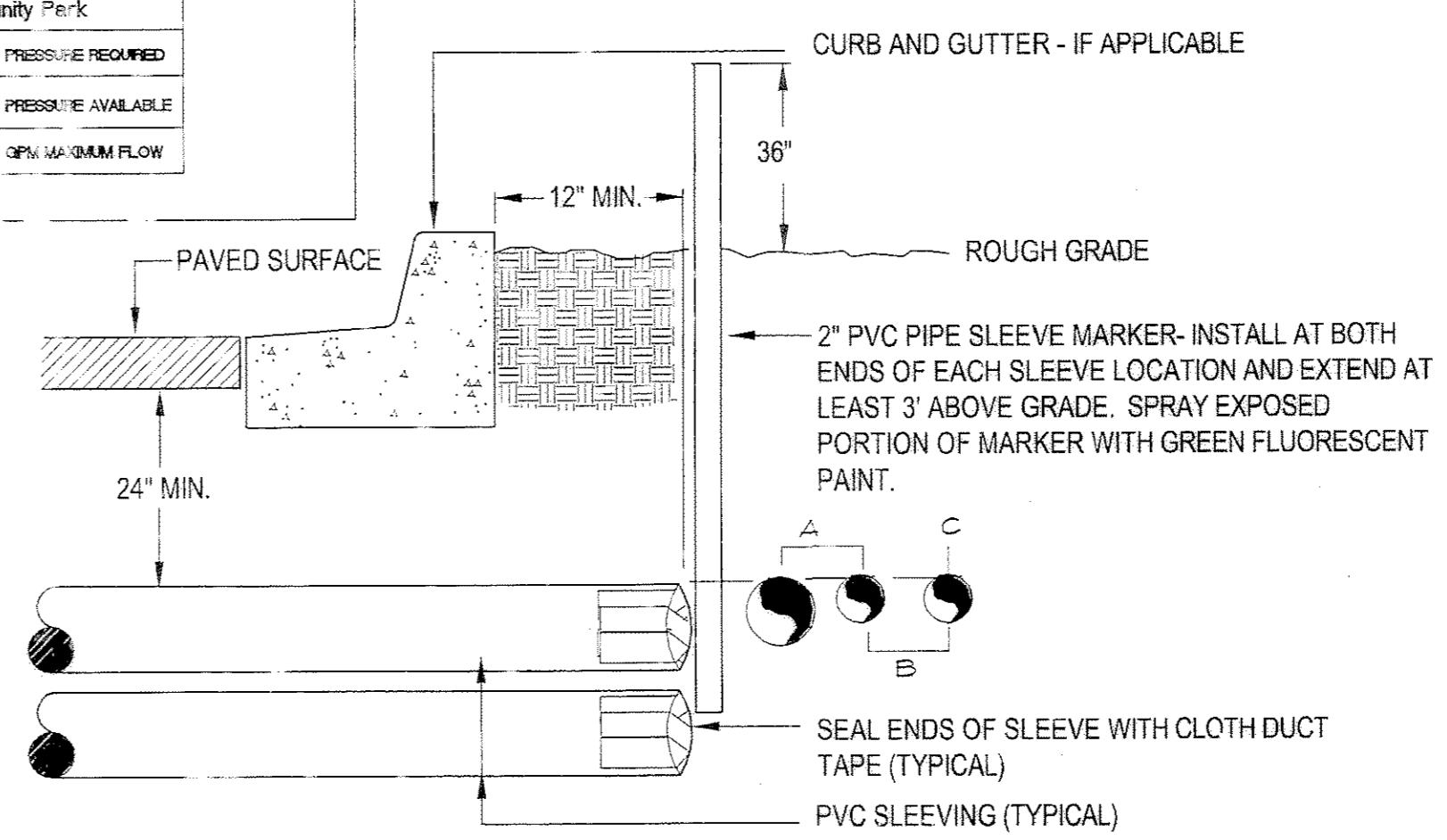
### Irrigation Planning Legend

SYMBOL	DESCRIPTION
(M)	Irrigation Meter
—	Irrigation Mainline
(A)	(1) 2" and (1) 4" PVC Sleeve

Community Park	
TAP #	XX PRESSURE REQUIRED
TAP SIZE	XX PRESSURE AVAILABLE
X	XX 0% MINIMUM FLOW

### Sleeving Legend

(A)	(1) 4" AND (1) 3" CL 200 PVC SLEEVE AT 24" DEPTH
(B)	(1) 3" AND (1) 2" CL 200 PVC SLEEVE AT 24" DEPTH



NOTE: ALL SLEEVING TO BE CLASS 160 BE PVC, SIZE AS NOTED.

## SLEEVING DETAIL

NOT TO SCALE

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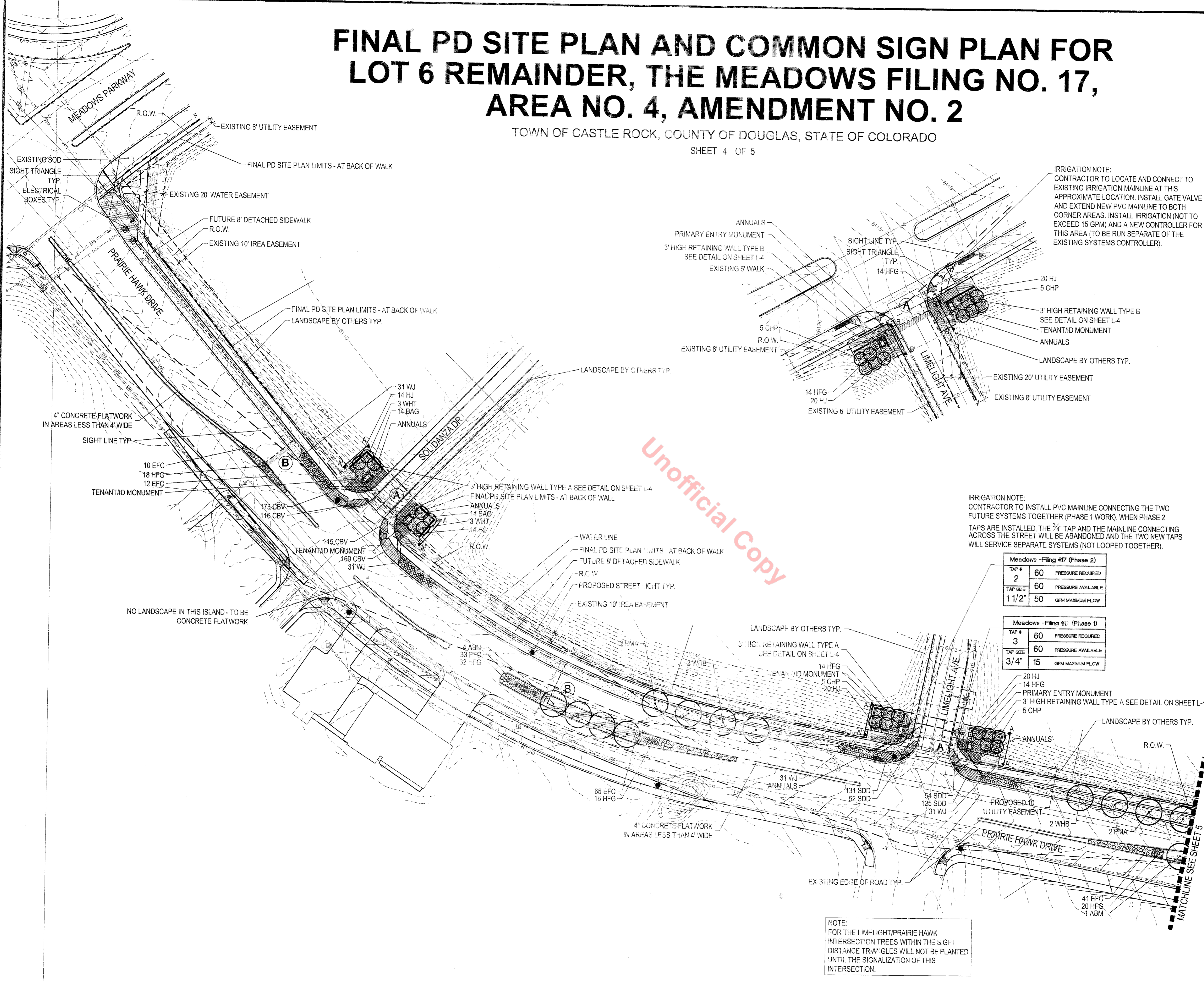
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PROJECT NO. 08516401  
LANDSCAPE DETAILS  
SHEET 3 OF 5

# FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 5



**IRRIGATION NOTE:**  
CONTRACTOR TO LOCATE AND CONNECT TO EXISTING IRRIGATION MAINLINE AT THIS APPROXIMATE LOCATION. INSTALL GATE VALVE AND EXTEND NEW PVC MAINLINE TO BOTH CORNER AREAS. INSTALL IRRIGATION (NOT TO EXCEED 15 GPM) AND A NEW CONTROLLER FOR THIS AREA (TO BE RUN SEPARATE OF THE EXISTING SYSTEMS CONTROLLER).

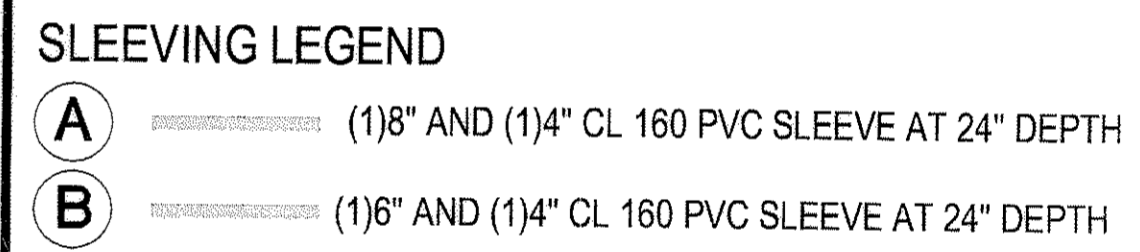
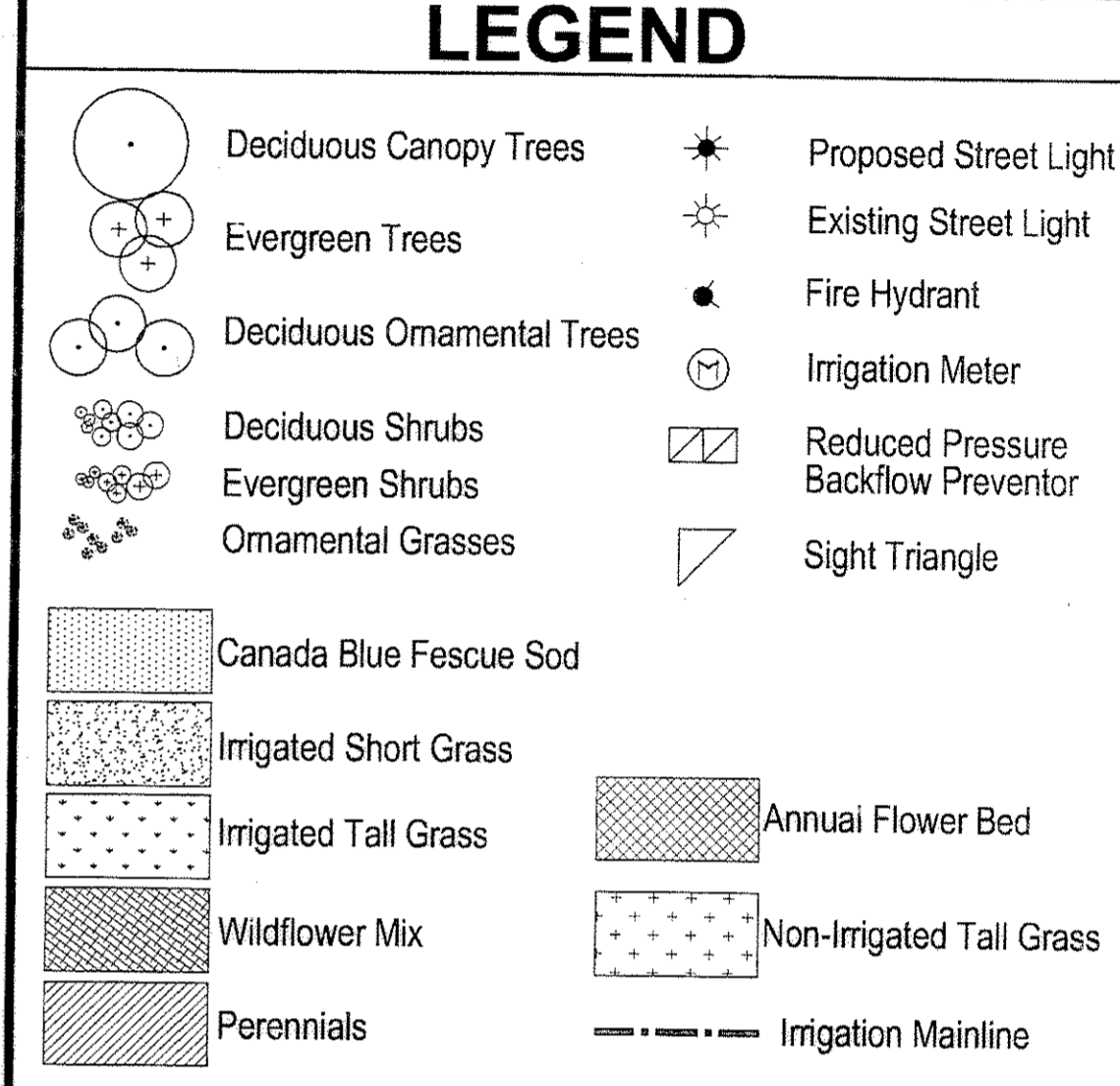
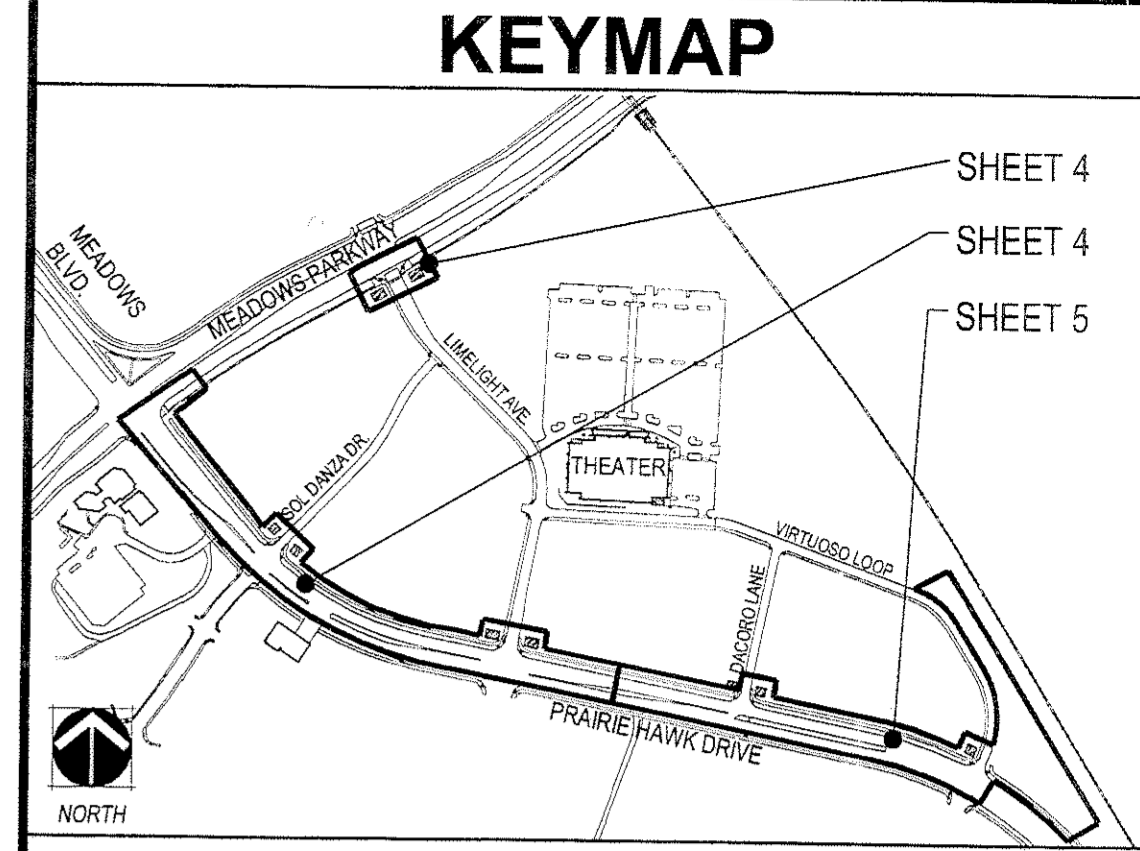
**IRRIGATION NOTE:**  
CONTRACTOR TO INSTALL PVC MAINLINE CONNECTING THE TWO FUTURE SYSTEMS TOGETHER (PHASE 1 WORK). WHEN PHASE 2 TAPS ARE INSTALLED, THE 3/4" TAP AND THE MAINLINE CONNECTING ACROSS THE STREET WILL BE ABANDONED AND THE TWO NEW TAPS WILL SERVICE SEPARATE SYSTEMS (NOT LOOPED TOGETHER).

Meadows - Filing #17 (Phase 2)		
TAP #	60	PRESSURE REQUIRED
2	60	PRESSURE AVAILABLE
TAP SIZE	1 1/2"	50 GPM MAXIMUM FLOW

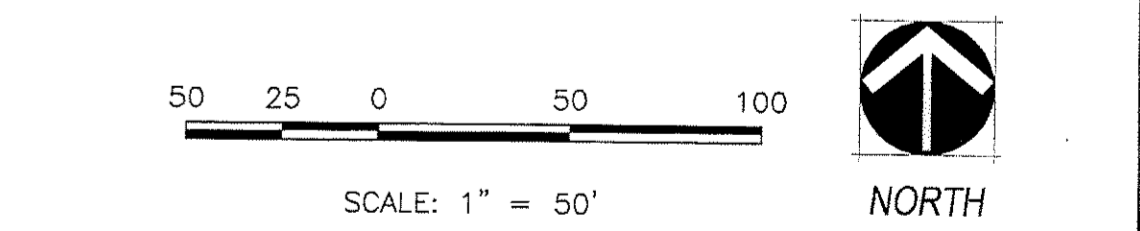
  

Meadows - Filing #17 (Phase 1)		
TAP #	60	PRESSURE REQUIRED
3	60	PRESSURE AVAILABLE
TAP SIZE	3/4"	15 GPM MAXIMUM FLOW

**NOTE:**  
FOR THE LIMELIGHT/PRAIRIE HAWK INTERSECTION TREES WITHIN THE SIGHT DISTANCE TRIANGLES WILL NOT BE PLANTED UNTIL THE SIGNALIZATION OF THIS INTERSECTION.



- NOTES:**
- ANY LANDSCAPE REVISIONS SHALL BE ADMINISTRATIVELY APPROVED BY TOWN STAFF CONSISTENT WITH THE PUBLIC WORKS REGULATIONS, SECTION 1, 1.1.7.1. A MINOR MODIFICATIONS.
  - ALL LANDSCAPE AREAS SHOWN ON THIS SHEET WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
  - ALL AREAS ADJACENT TO OPEN SPACE AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED IN NON-IRRIGATED TALL GRASS UNLESS OTHERWISE INDICATED ON PLAN.
  - ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH 3" SHREDDED CEDAR MULCH.



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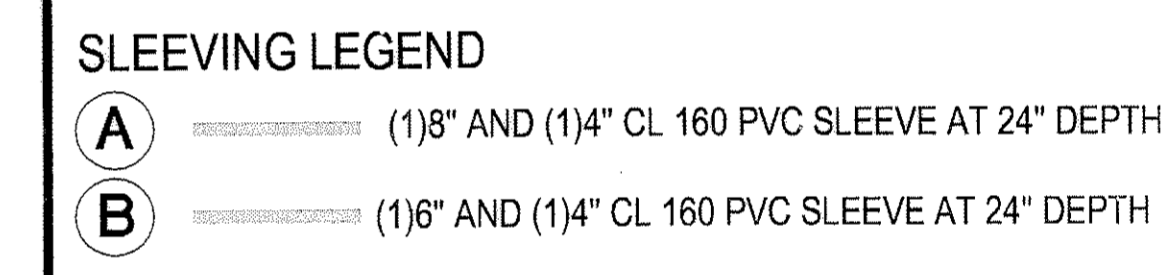
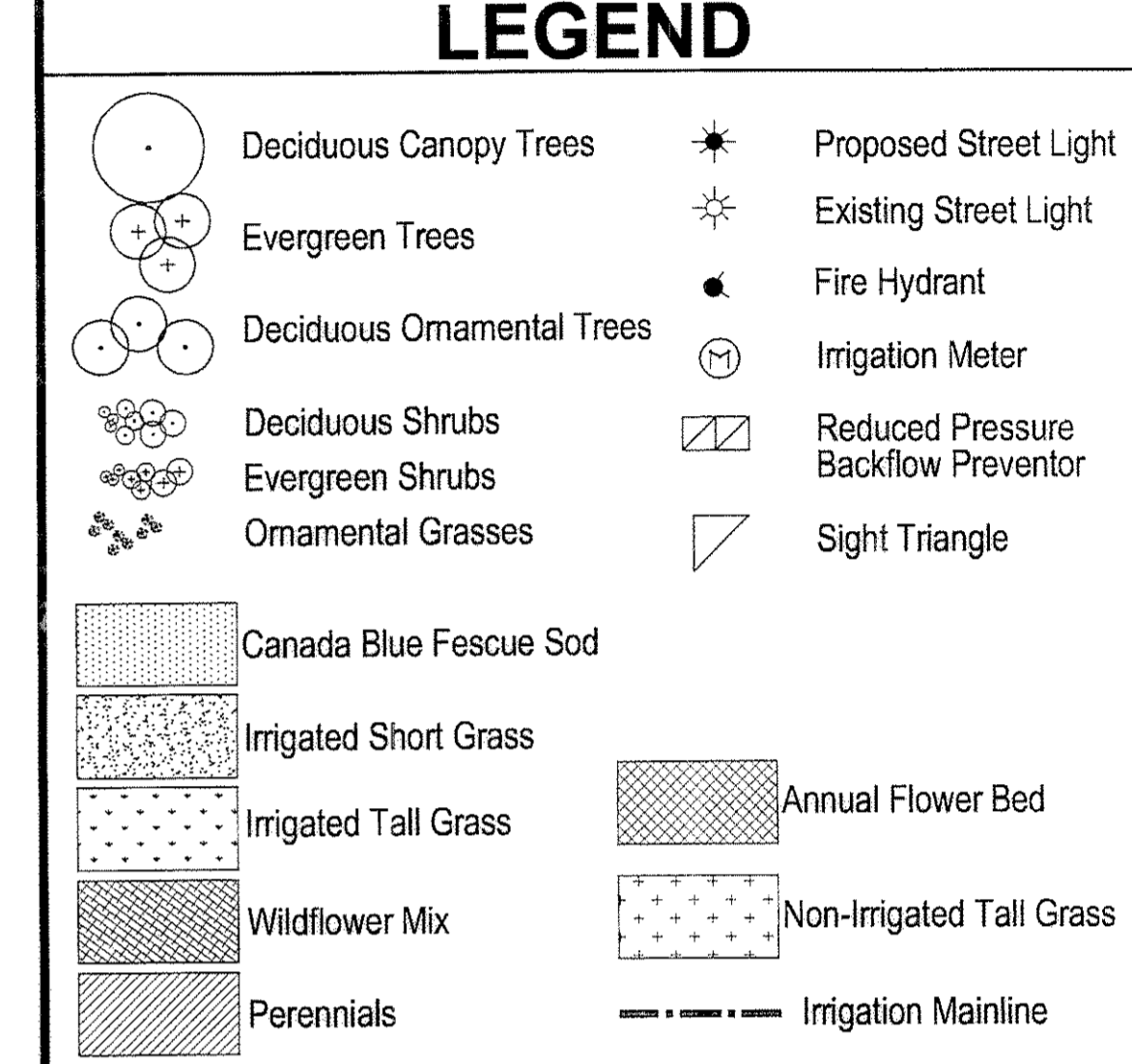
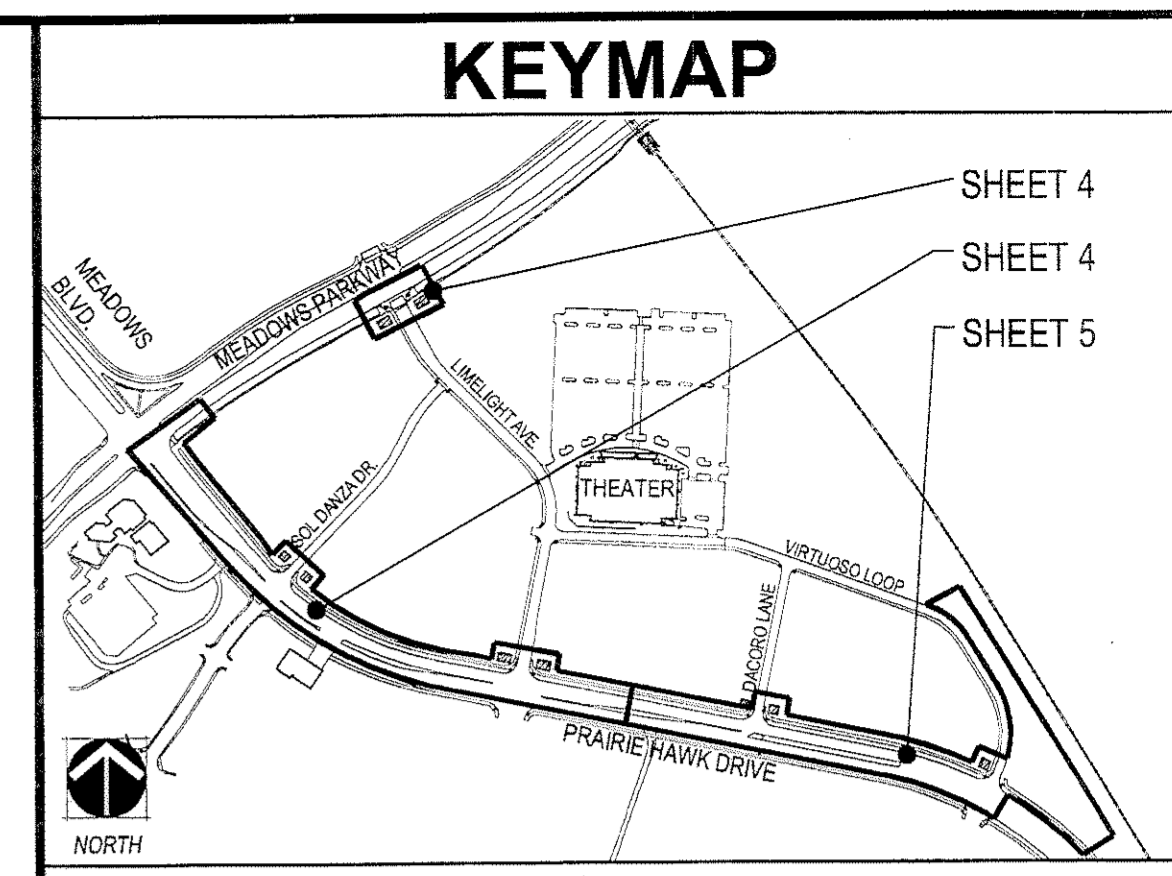
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PROJECT NO. 08516401  
LANDSCAPE PLAN  
SHEET 4 OF 5.

# FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 5 OF 5



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50 25 0 50 100  
SCALE: 1" = 50'

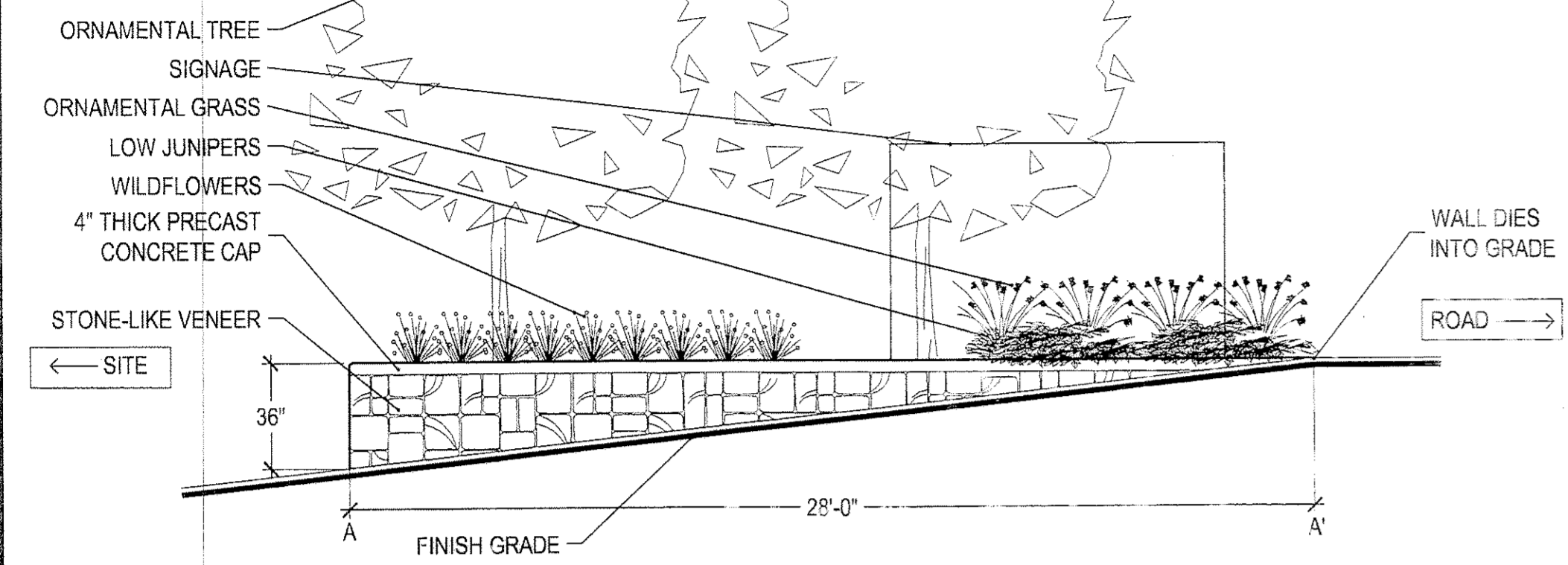
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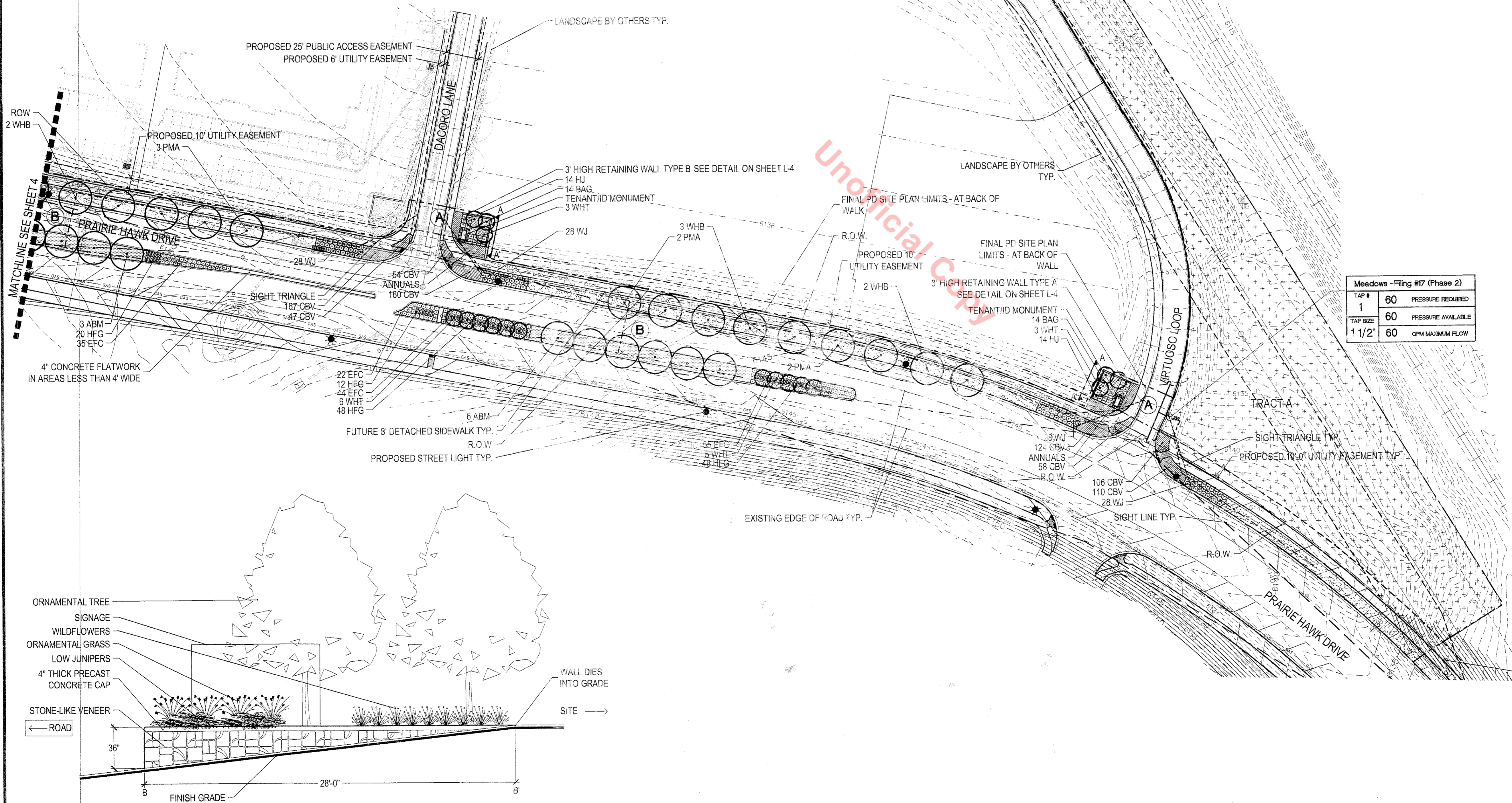
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SEAN MALONE, CERTIFICATE NO. 6099

REGISTRATION NO. 08516401



**RETAINING WALL TYPE 'A'**  
SCALE: 1/4"=1'-0"



**RETAINING WALL TYPE 'B'**  
SCALE: 1/4"=1'-0"

REGISTRATION NO. 08516401  
SUBMITTAL DATE: JANUARY 31, 2007  
**FINAL PD SITE PLAN AND COMMON SIGN PLAN FOR LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 PROJECT NO. 08516401 LANDSCAPE PLAN / WALL DETAILS SHEET 5 OF 5.**