

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$121.00  
13 PGS

# 2008085478  
12/19/2008 02:51 PM



2008085478 13 PGS

## PLAT IDENTIFICATION SHEET

Castle Rock Development Co

Grantor (owner)

Grantor (owner)

Meadows 17, Area No. 4, Amendment No. 3, Lot 6E-1  
Grantee (name of plat or condo) Final PD Site Plan

Grantee (name of plat or condo)

Subdivision Info: Filing \_\_\_\_\_ Lot 6E-1 Block \_\_\_\_\_

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

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

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

2004081483

# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3

## LOT 6G-1

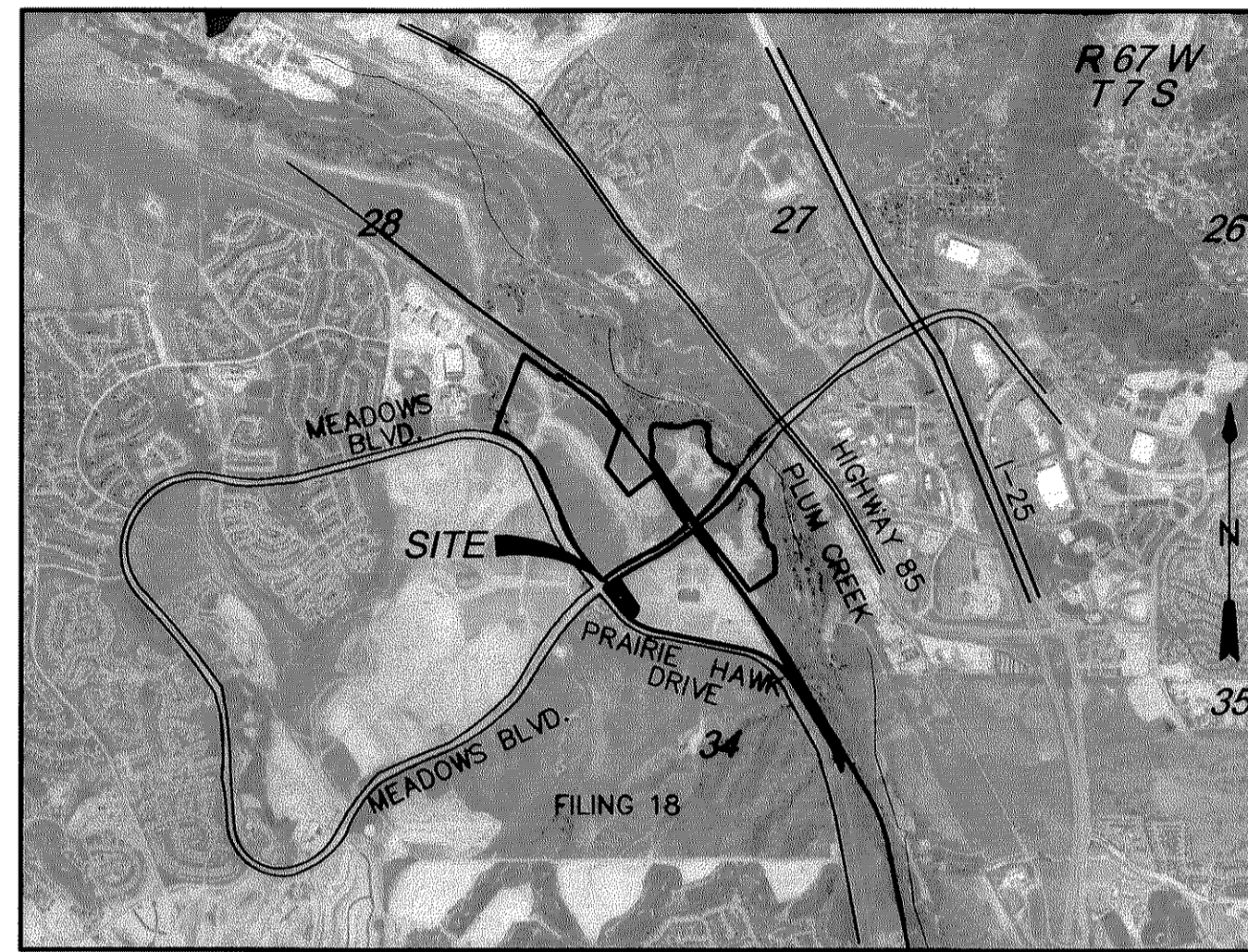
### FINAL PD SITE PLAN

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

SHEET 1 OF 12

#### 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 RESPONSIBLE PARTY 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 08035C0189F DATED SEPTEMBER 30, 2005, THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
4. ANY PARKING LOT STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS.
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. IN THE EVENT OF ANY CONFLICTS BETWEEN TOWN REGULATIONS AND THE DEVELOPMENT STANDARDS SET FORTH IN THE MEADOWS PRELIMINARY PD SITE PLAN - FOURTH AMENDMENT AND ZONING REGULATIONS, THE STANDARDS SET FORTH IN THE MEADOWS PRELIMINARY PD SITE PLAN - FOURTH AMENDMENT SHALL GOVERN DEVELOPMENT OF THE PROPERTY EXCEPT AS OTHERWISE PROVIDED IN THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT. VARIANCES IN DEVELOPMENT STANDARDS ON THIS FINAL PD SITE PLAN MAY BE ADMINISTRATIVELY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.
7. MODIFICATIONS THAT DO NOT ALTER INTENT OF THE BUILDINGS, SIGNAGE, LANDSCAPE AND PARKING IMPROVEMENTS DO NOT CONSTITUTE AMENDMENTS TO FINAL PD SITE PLAN.
8. 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 EASEMENTS OR EASEMENTS GRANTED TO THE TOWN OF CASTLE ROCK AS SHOWN ON THIS PLAN.
9. THESE PLANS ARE ON NAVD 1988 DATUM.
10. UTILITY EASEMENTS FOR DRY UTILITIES (E.G. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, ETC.) WILL BE RECORDED BY SEPARATE DOCUMENT, TO THE EXTENT POSSIBLE. DRY UTILITIES SHALL NOT BE INSTALLED IN OTHER WET UTILITY OR DRAINAGE EASEMENTS, EXCEPT AS NECESSARY TO SERVE THE PROPERTY. DRY UTILITIES SHALL HAVE THE RIGHT TO CROSS OTHER UTILITY OR DRAINAGE EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES. AS WITH ALL EXCLUSIVE EASEMENTS, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY AND EXCLUSIVE DRAINAGE EASEMENTS.
11. SURFACE 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.
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.



VICINITY MAP

2000 1000 0 2000 4000

SCALE: 1" = 2000'

#### LAND USE SUMMARY:

##### LOT 6G-1

1. GROSS FLOOR AREA:	
1st FLOOR BANK = 6,254 S.F.	
2nd FLOOR OFFICE = 6,254 S.F.	
3. SINGLE FAMILY EQUIVALENTS:	
1" DOMESTIC TAP = 2 SFE	
3/4" IRRIGATION TAP = 1 SFE	
TOTAL = 3 SFE	
4. PARKING SPACES:	
PROVIDED = 71 (INCLUDING 3 HANDICAP STALLS)	
REQUIRED* = 38	
1ST FLOOR BANK @ 1 SPACE/330 SQ.FT. USEABLE SPACE = 19	
2ND FLOOR OFFICE @ 1 SPACE/330 SQ.FT. USEABLE SPACE = 19	
TOTAL = 38	
*REQUIRED PARKING PER THE MEADOWS PRELIMINARY PD SITE PLAN, 4TH AMENDMENT	
5. MAXIMUM HEIGHT OF BUILDING: 36'	
6. SITE UTILIZATION: COMMERCIAL	
BUILDING:	6,254 SQ.FT. (7.8%)
PAVEMENT/PARKING:	31,367 SQ.FT. (39.4%)
HARDSCAPE (TOTAL):	5,477 SQ.FT. (6.9%)
IRRIGATED LANDSCAPE (TOTAL):	36,580 SQ.FT. (45.9%)
NON-IRRIGATED LANDSCAPE (TOTAL):	0 SQ.FT. (0.0%)
TOTAL SITE AREA:	79,678 SQ.FT. (100.0%)

#### LEGAL DESCRIPTION:

LOT 6G-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3. ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTE:  
THE FINAL PLAT MUST BE RECORDED PRIOR TO THIS SITE PLAN.

#### CONTACTS

**DEVELOPER**  
STURM REALTY GROUP  
3033 E. FIRST AVE., SUITE 201  
DENVER, COLORADO 80206  
ATTN: R.C. HANNISCH  
(303) 388-3506  
FAX (303) 388-3508

**CIVIL ENGINEER/SURVEYOR**  
CVL CONSULTANTS OF COLORADO, INC.  
7901 E. BELLEVUE AVENUE, SUITE 150  
ENGLEWOOD, CO 80111  
ATTN: BRIAN R. HALL, P.E.  
(720) 482-9526  
FAX (720) 482-9546

**ARCHITECT**  
NP DALEY ARCHITECTS  
104 SOUTH CASCADE AVENUE  
COLORADO SPRINGS, CO 80903  
ATTN: NICK DALEY, A.I.A.  
(719) 636-3780

**LANDSCAPE ARCHITECT**  
DHM DESIGN  
1390 LAWRENCE STREET, SUITE 100  
DENVER, CO 80204  
ATTN: BILL NEUMANN  
(303) 892-5566  
FAX (303) 892-4984

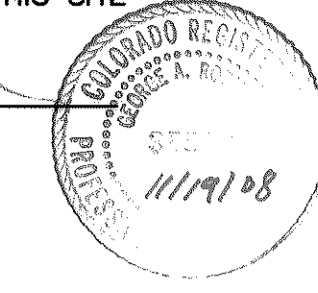
**LIEN HOLDER**  
CALIFORNIA BANK AND TRUST  
11622 EL CAMINO REAL, SUITE 200  
SAN DIEGO, CALIFORNIA 92130

#### 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 MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3, LOT 6G-1 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.

DATE



#### OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS/FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3, LOT 6G-1 IN THE TOWN OF CASTLE ROCK.

BY:

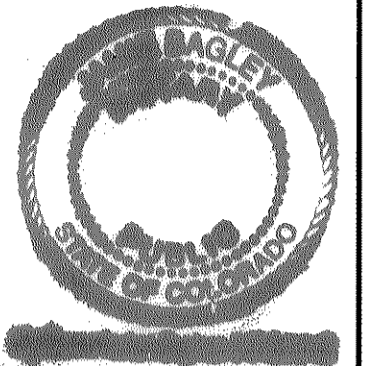
CASTLE ROCK DEVELOPMENT COMPANY,  
A COLORADO CORPORATION

SIGNED THIS 19th DAY OF November, 2008

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF November, 2008 BY

James M. Riley, President of  
Castle Rock Development

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-19-2011

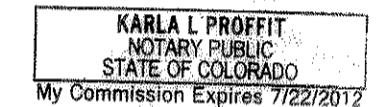


#### LIEN HOLDER SUBORDINATION CERTIFICATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3, LOT 6G-1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 2004081483 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN OF THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CALIFORNIA BANK AND TRUST



SIGNED THIS 19th DAY OF November, 2008

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF November, 2008

Karla L. Proffitt  
WITNESS MY HAND AND SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/22/2012

#### WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT. RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 3 SFE ARE DEBITED FROM THE WATER BANK.

#### SHEET INDEX:

- 1 - COVER SHEET
- 2 - SITE PLAN
- 3 - GRADING PLAN
- 4 - UTILITY PLAN
- 5 - EXTERIOR ELEVATIONS
- 6 - LANDSCAPE PLAN
- 7 - LANDSCAPE DETAILS
- 8 - IRRIGATION PLAN
- 9 - IRRIGATION DETAILS
- 10 - IRRIGATION DETAILS
- 11 - SITE LIGHTING PLAN
- 12 - LIGHTING DETAILS

#### CIVIL ENGINEER CERTIFICATION:

I, BRIAN R. HALL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD SITE PLAN AMENDMENT, HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

BRIAN R. HALL P.E. NO. 39764  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.

DATE

#### TOWN CERTIFICATION:

THIS FINAL PD SITE PLAN AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25th DAY OF November, 2008

DIRECTOR OF DEVELOPMENT SERVICES

DATE

#### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:51 P.M. ON THE 19th DAY OF Nov, 2008 AT RECEPTION NO. 2008085478

DOUGLAS COUNTY CLERK AND RECORDER

BY: Brian E. Adams  
DEPUTY

#### TITLE CERTIFICATION:

I, Laruce L. Nitsch, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 19th DAY OF November, 2008.

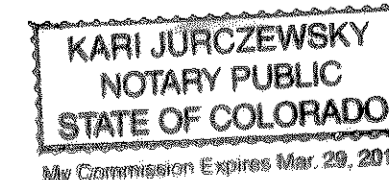
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company  
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF November, 2008

WITNESS MY HAND AND SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/29/2010



#### INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK "STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS" AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

#### CIVIL ENGINEER/SURVEYOR

**CVL**  
CONSULTANTS OF COLORADO, INC.  
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING  
SUBMITTAL DATE: NOVEMBER 11, 2008

7901 E. Bellevue Avenue  
Suite 150  
Englewood, CO 80111  
Tel: (720) 482-9526  
Fax: (720) 482-9546

THE MEADOWS FILING 17, AREA NO. 4

AMENDMENT NO. 3, LOT 6G-1

FPD (08-010)

FINAL PD SITE PLAN

COVER SHEET

SHEET 1 OF 12

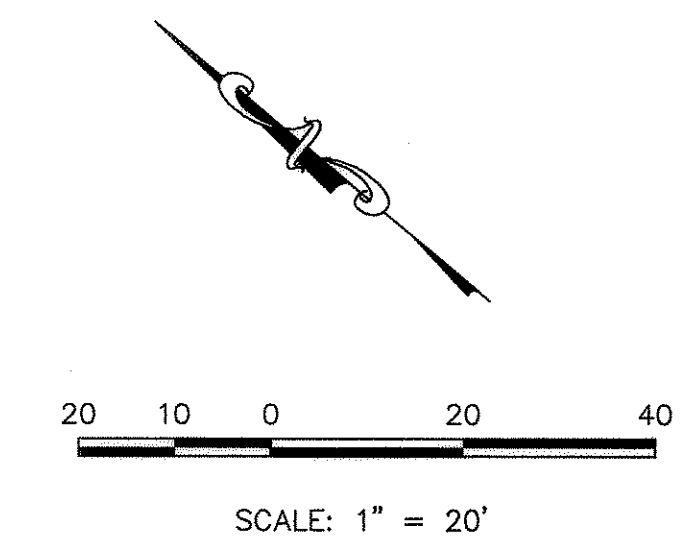
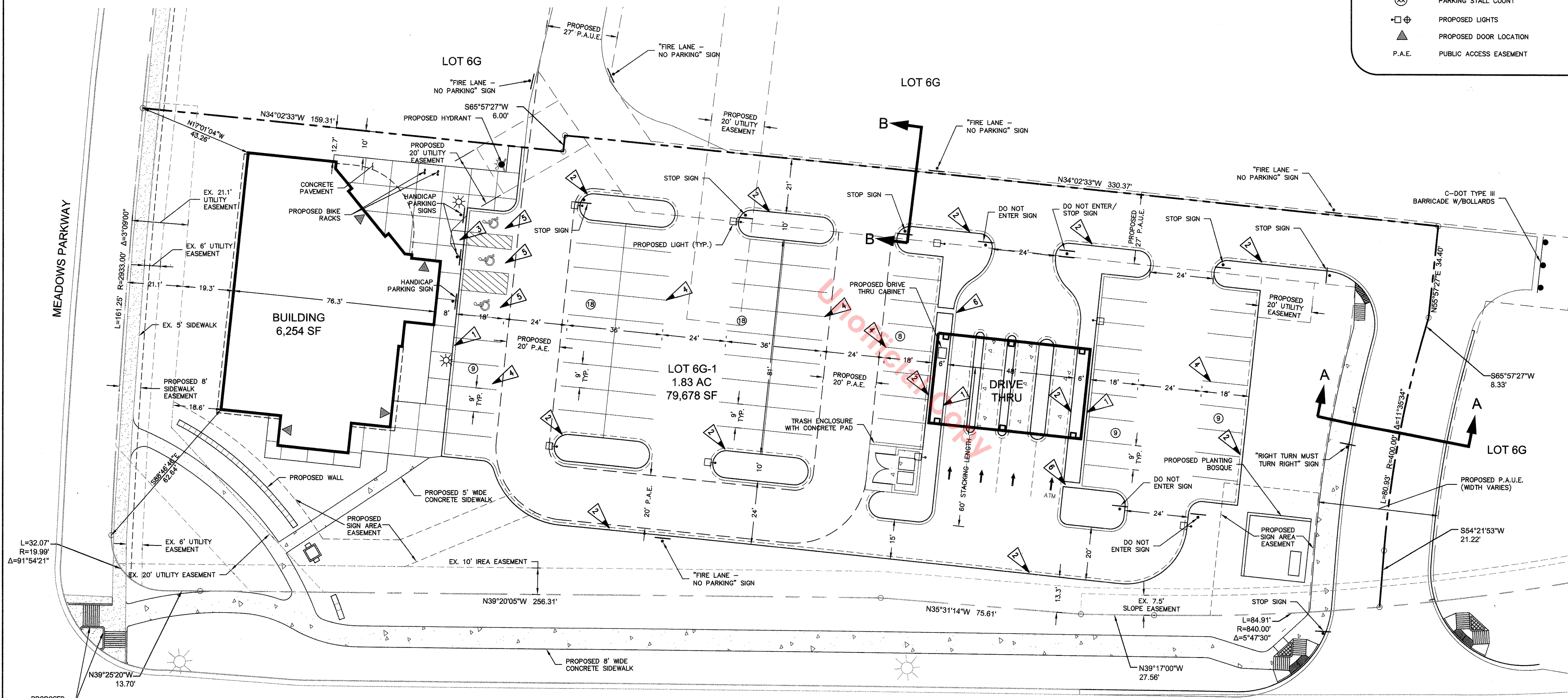
# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3

## LOT 6G-1

### FINAL PD SITE PLAN

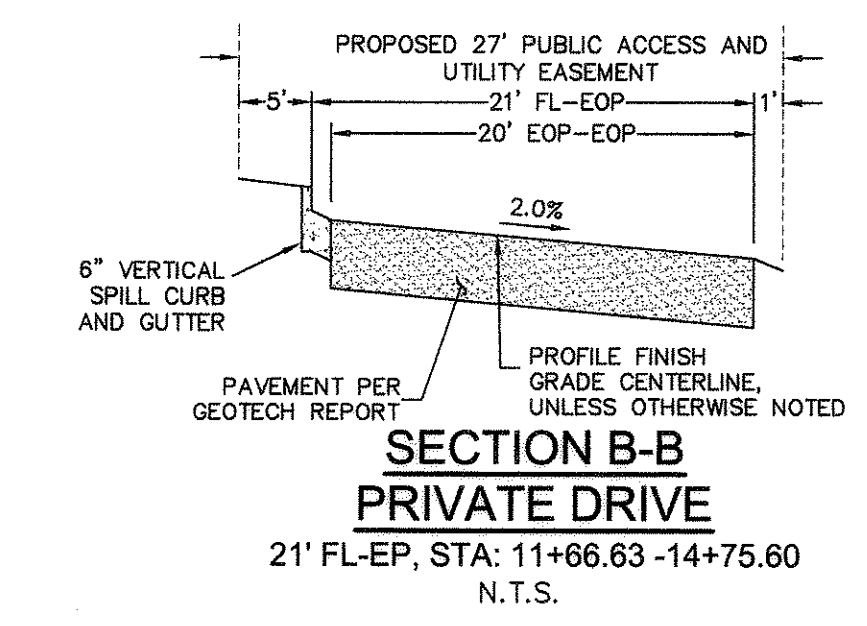
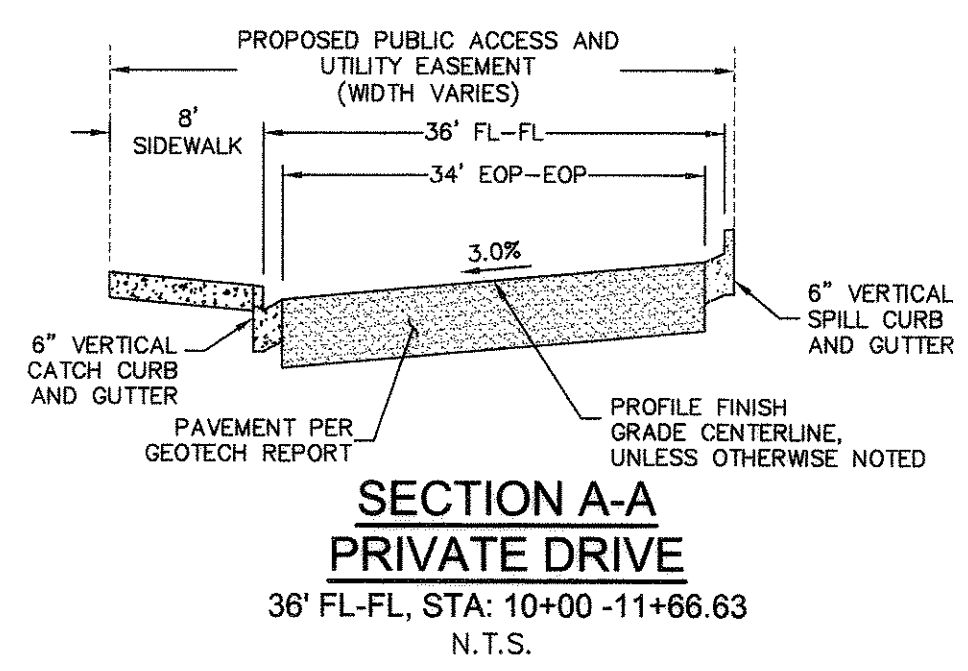
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 12

LEGEND	
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING RIGHT OF WAY
	PROPOSED PROPERTY LINE
	ASPHALT PAVEMENT
	PATTERNED CONCRETE
	PARKING STALL COUNT
	PROPOSED LIGHTS
	PROPOSED DOOR LOCATION
	P.A.E. PUBLIC ACCESS EASEMENT
	CATCH CURB
	SPILL CURB
	HANDICAP RAMP
	STANDARD 9'x18' PARKING STALL
	HANDICAP PARKING AREA 9'x18' PARKING STALLS WITH 5' WIDE STRIPING STALL
	CURB CHASE



NOTE:  
DESIGN OF THE OFFSITE COMPONENTS FOR THIS PROJECT, (PRIVATE DRIVE, 8" WATER MAIN EXTENSION, SANITARY SEWER EXTENSION, DRAINAGE SWALE, ETC.) WILL BE PROVIDED ON THE CONSTRUCTION DOCUMENTS.

PRAIRIE HAWK DRIVE



**CIVIL ENGINEER/SURVEYOR**  
**CVL**  
CONSULTANTS OF COLORADO, INC.  
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING  
SUBMITTAL DATE: NOVEMBER 11, 2008  
THE MEADOWS FILING 17, AREA NO. 4  
AMENDMENT NO. 3, LOT 6G-1  
FPD (08-010)  
FINAL PD SITE PLAN  
SITE PLAN  
SHEET 2 OF 12

7901 E. Belleview Avenue  
Suite 150  
Englewood, CO 80111  
Tel: (720) 482-9526  
Fax: (720) 482-9546



# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3

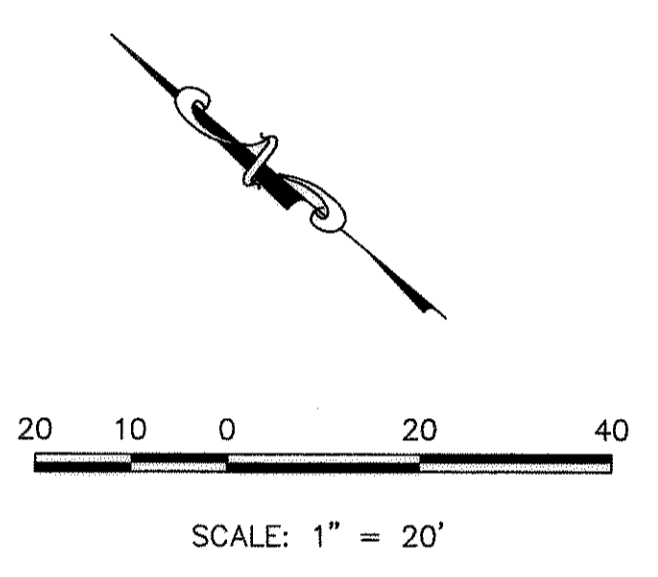
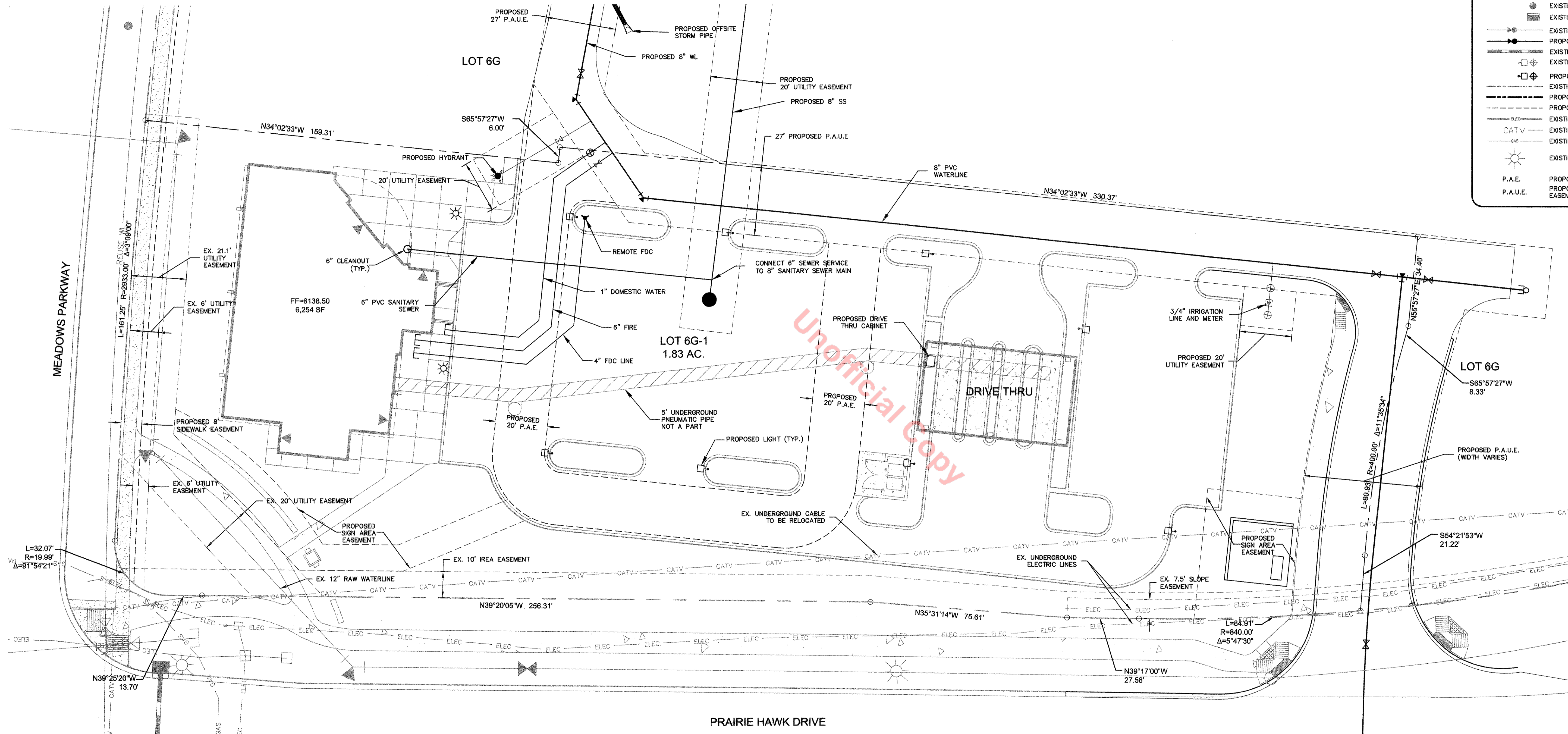
## LOT 6G-1

### FINAL PD SITE PLAN

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

#### SHEET 4 OF 12

LEGEND	
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING/PHASE 1 WATER LINE
	PROPOSED WATER LINE
	EXISTING VALVE
	PROPOSED VALVE
	PROPOSED CURB STOP
	PROPOSED REDUCER
	PROPOSED WATER METER
	EXISTING MANHOLE
	EXISTING INLET
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING STORM DRAINAGE PIPE
	EXISTING LIGHT
	PROPOSED LIGHTS
	EXISTING RIGHT OF WAY
	PROPOSED PROPERTY LINE
	PROPOSED ACCESS EASEMENT (P.A.E.)
	EXISTING ELECTRIC LINE
	EXISTING CABLE TELEVISION LINE
	EXISTING GAS LINE
	EXISTING LIGHT POLE
	PROPOSED ACCESS EASEMENT
	PROPOSED ACCESS AND UTILITY EASEMENT



Unofficial Copy

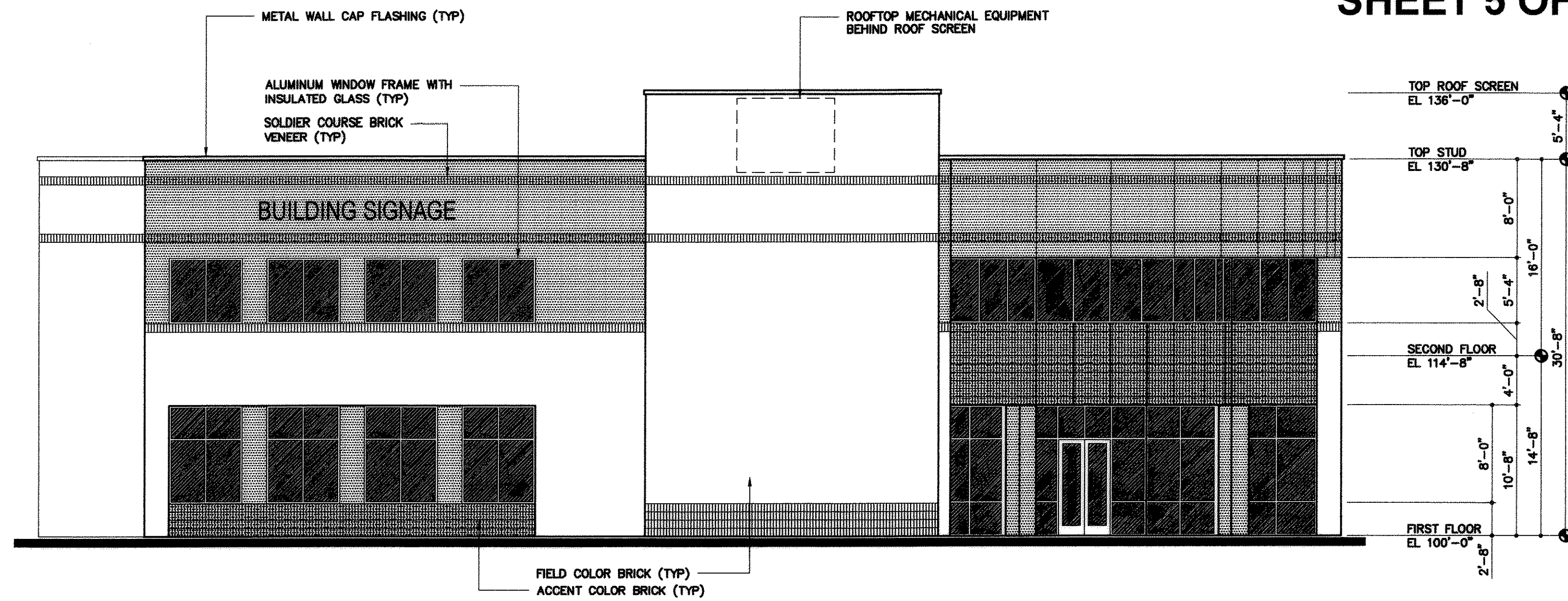
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 CONSULTANTS OF COLORADO, INC.  
 CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING  
 SUBMITTAL DATE: NOVEMBER 11, 2008  
 THE MEADOWS FILING 17, AREA NO. 4  
 AMENDMENT NO. 3, LOT 6G-1  
 FPD (08-010)  
 FINAL PD SITE PLAN  
 UTILITY PLAN  
 SHEET 4 OF 12

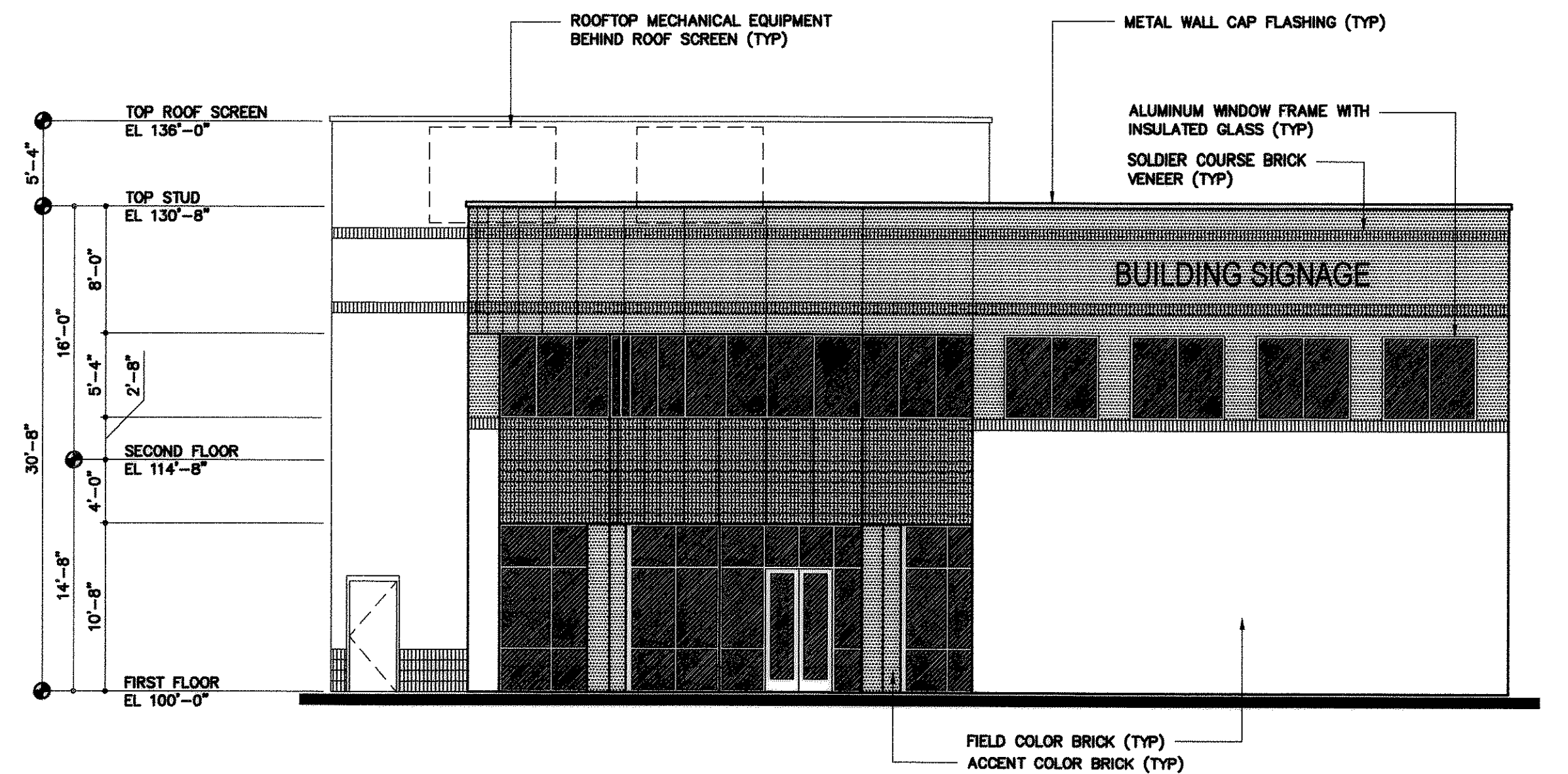
# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3 LOT 6G-1 FINAL PD SITE PLAN

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

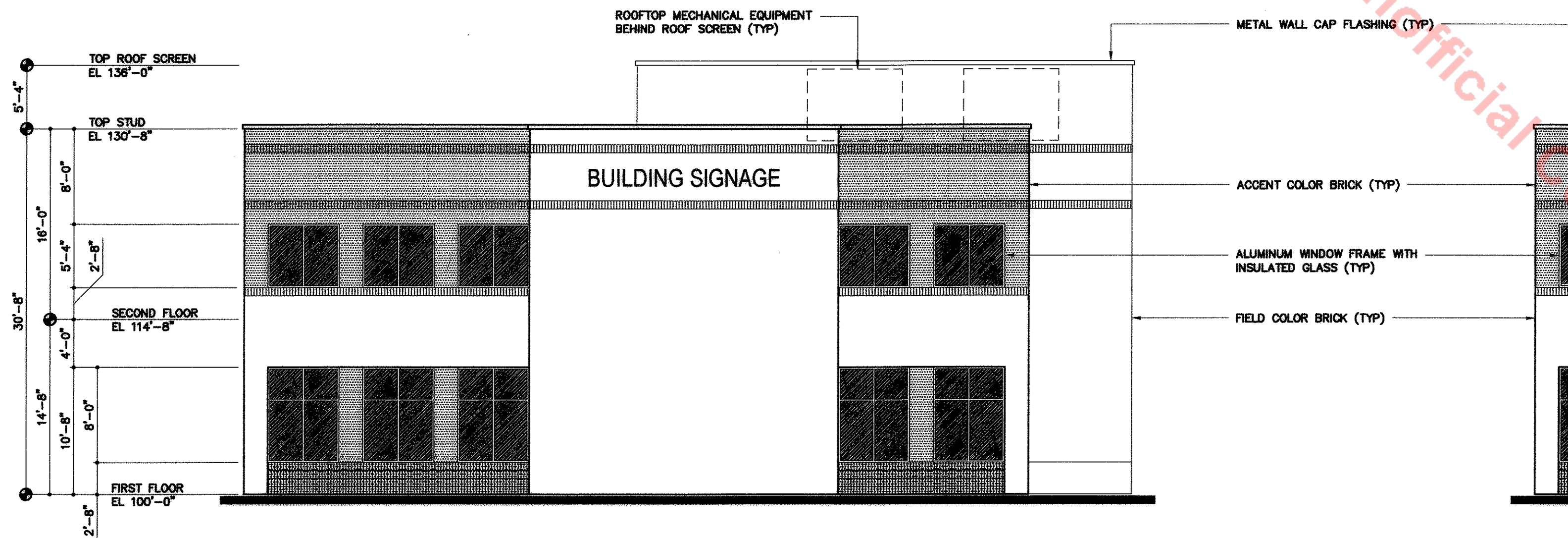
SHEET 5 OF 12



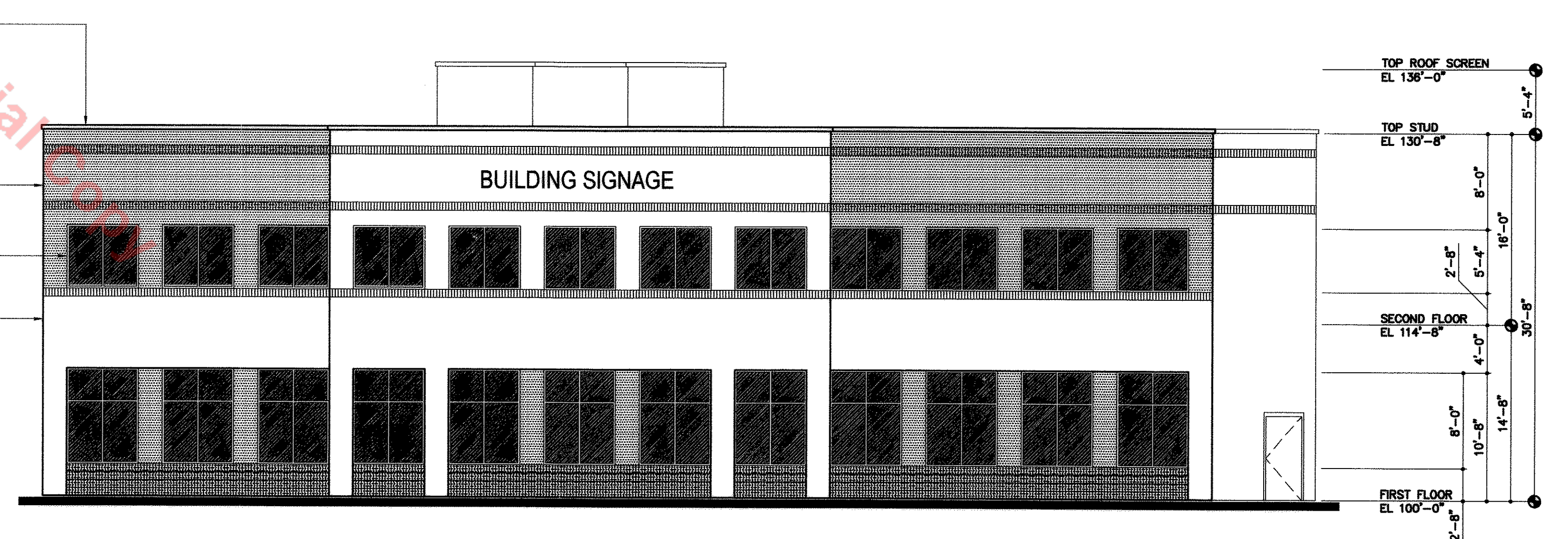
**SOUTH ELEVATION**  
1/8" = 1' - 0"



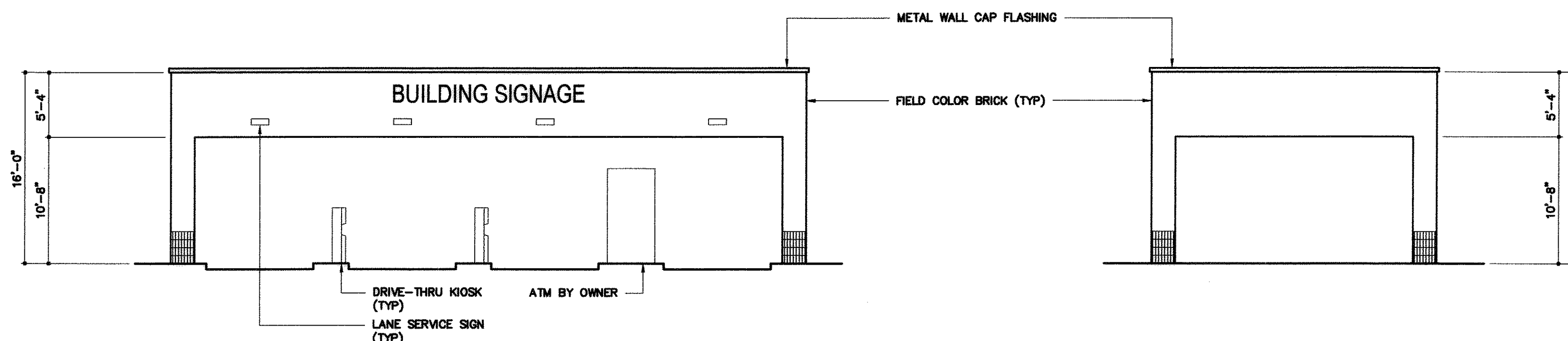
**EAST ELEVATION**  
1/8" = 1' - 0"



**WEST ELEVATION**  
1/8" = 1' - 0"

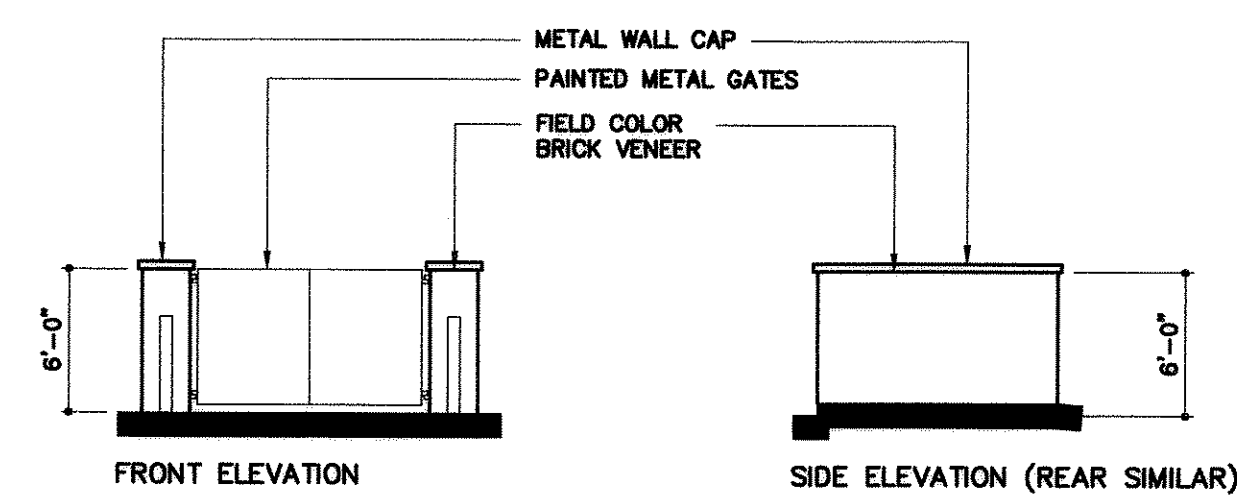


**NORTH ELEVATION**  
1/8" = 1' - 0"



**WEST ELEVATION (EAST SIMILAR)**  
**DRIVE THRU ELEVATIONS**  
1/8" = 1' - 0"

**SOUTH ELEVATION (NORTH SIMILAR)**



**TRASH ENCLOSURE ELEVATIONS**  
1/8" = 1' - 0"

FINISH SCHEDULE	
	FIELD COLOR BRICK VENEER: ROBINSON BRICK COMPANY BALLPARK
	RUNNING BOND PATTERN
	SOLDIER COURSE PATTERN
	ACCENT COLOR BRICK VENEER: ROBINSON BRICK COMPANY IMPERIAL 41 GRAIN
	RUNNING BOND PATTERN
	SOLDIER COURSE PATTERN
	ANODIZED BRONZE ALUMINUM WINDOW WITH BRONZE INSULATED GLASS
	ANODIZED BRONZE METAL CAP FLASHING

**CIVIL ENGINEER/SURVEYOR**  
  
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 Fax: (720) 482-9546  
 CONSULTANTS OF COLORADO, INC.  
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
 SUBMITTAL DATE: OCTOBER 9, 2008  
 THE MEADOWS FILING 17, AREA NO. 4  
 AMENDMENT NO. 3, LOT 6G-1  
 FPD (08-010)  
 FINAL PD SITE PLAN  
 EXTERIOR ELEVATIONS  
 SHEET 5 OF 12

# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3

## LOT 6G-1

### FINAL PD SITE PLAN

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

SHEET 6 OF 12

#### NOTES:

- Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include proper pruning, mowing of lawns, weeding, removal of litter and the regular watering of all plantings. Should any plant material die, the owner, successor, or assigns shall be responsible for the replacement of the plants (s) within one planting season. Replacement of plant material shall occur at the following rate:

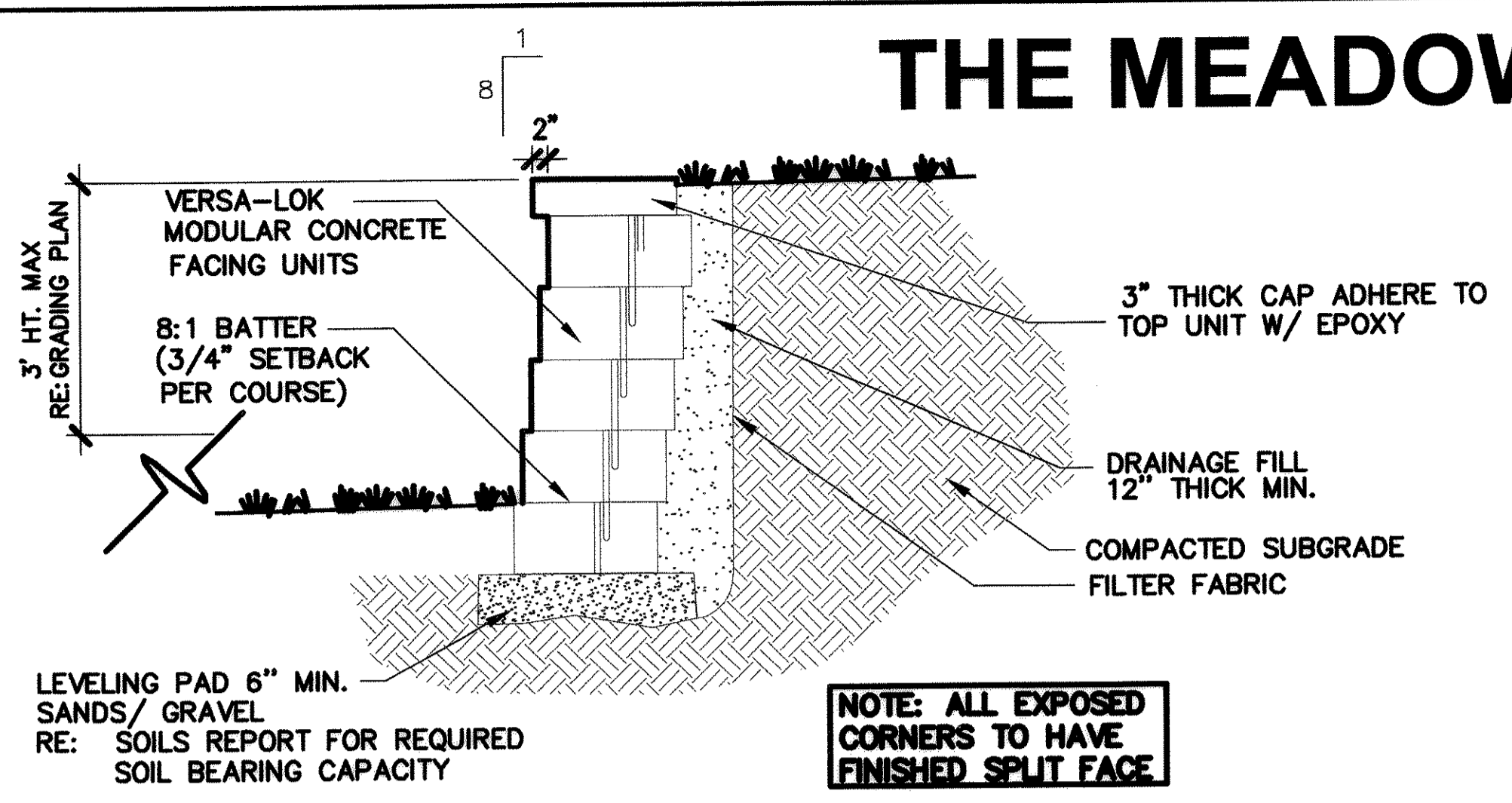
TYPE	PLANT REPLACEMENT WITHIN		
	1 YEAR	2-5 YEARS	6+ YEARS
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Deciduous	Increase height by 2'	Increase height by 2' plus, increase qty. by 1 (original size)	Increase height by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

- Additional replacement shall be in conformance with the landscape material species requirements set forth by this plan or alternative material species acceptable to the Town of Castle Rock
- Aeration, top dressing and fertilization to be provided annually in the spring. Owner to provide monthly mowing and weeding performed through April - October. Pruning to be provided annually when trees and shrubs are dormant. Maintenance contractor to provide winter watering after two consecutive weeks of above freezing conditions throughout winter months. Irrigation system maintenance to include system initialization, annual backflow prevention testing, monthly water application adjustments and a schedule of system inspections.
  - The contractor is to contact Town of Castle Rock Inspection Division at (720) 733-2223 to have an inspector attend the preconstruction meeting.
  - Any wall or monument over four feet in height requires a permit from the Castle Rock Building Division prior to construction. Detailed plans for any wall over four (4) feet in height will be submitted to the Castle Rock Building Division prior to the issuance of the required building permit.
  - A permit will be obtained from the Town of Castle Rock Zoning Division prior to the installation of monuments and planters outside of the public ROW, including those within the ROW of private streets. An electrical permit will be obtained from the Town of Castle Rock Zoning Division for lighting outside of the public ROW, including lighting for monuments and planters.
  - CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RESEED ALL BARE AREAS (6x6') AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION REAPPPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6x6' OR GREATER) AND ON ALL SLOPES (4x4') 3:1 AND GREATER.
  - Areas under 10 ft. in width shall not contain turf.
  - Slopes greater than 3:1 must be drip irrigated.
  - Landscape and Irrigation systems shall be installed by a TOCR registered professional.
  - Native Seed in disturbed areas shall be established with temporary irrigation.

#### SOIL AMENDMENTS:

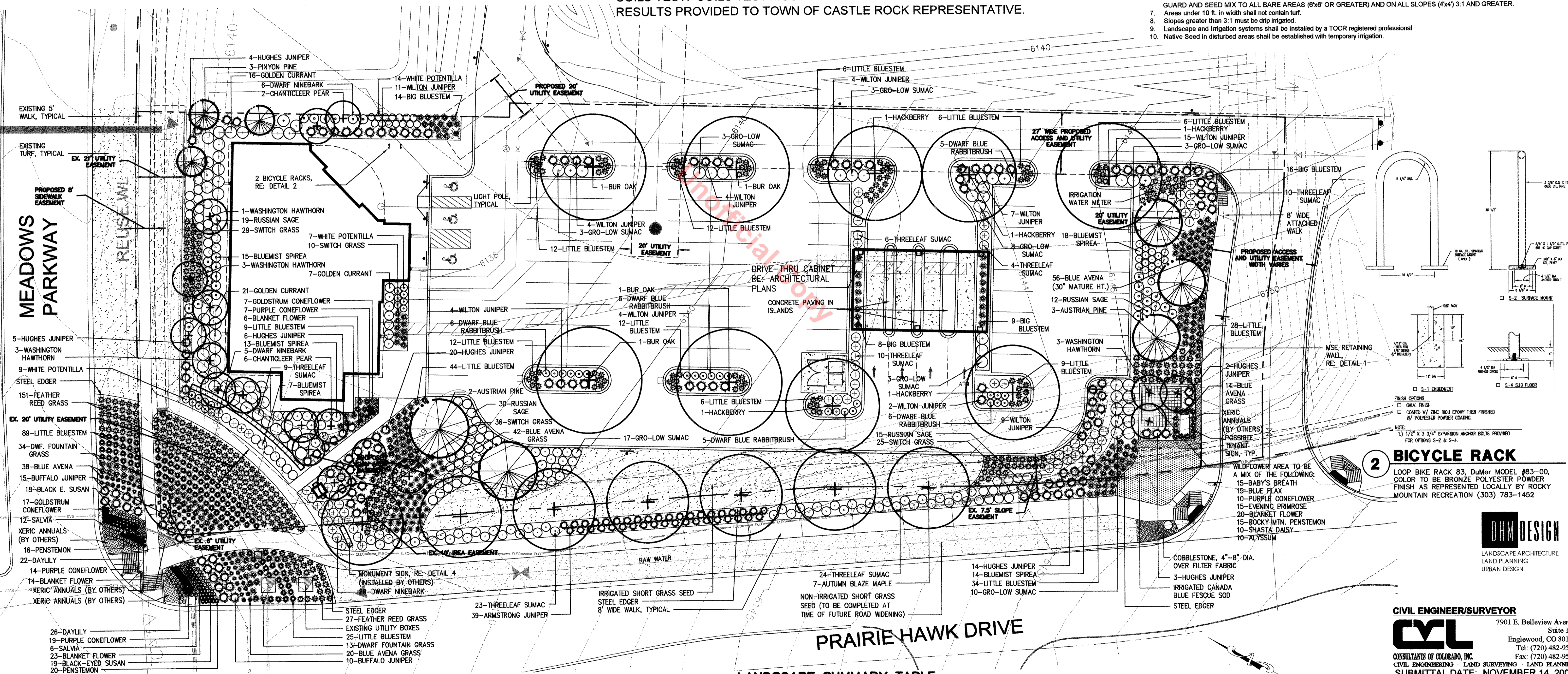
GROUND PLANE TREATMENT	CLASS II OM AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER 4-6 weeks during growing season	E.C., SALT OR PH TREATMENT	ROTOTILL DEPTH
TREES	3.5 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb./1000sf	N/A	6"
SHRUBS	3.5 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb./1000sf	N/A	6"

NOTE: AMENDMENTS ARE TO BE VERIFIED AT THE TIME OF CONSTRUCTION WITH A SOILS TEST. SOILS TEST MUST BE ANALYZED FOR XERIC TREES AND SHRUBS AND RESULTS PROVIDED TO TOWN OF CASTLE ROCK REPRESENTATIVE.



#### 1 MSE RETAINING WALL

SCALE: 1"=1'-0"



#### 2 BICYCLE RACK

LOOP BIKE RACK 83, DuMor MODEL #83-00, COLOR TO BE BRONZE POLYESTER POWDER FINISH AS REPRESENTED LOCALLY BY ROCKY MOUNTAIN RECREATION (303) 783-1452

#### LANDSCAPE NOTES:

- ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
- ALL SHRUB BEDS ARE TO BE MULCHED WITH FIR FIBER MULCH. REFER TO SPECIFICATIONS. SUBMIT SAMPLE FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

#### LANDSCAPE SUMMARY TABLE:

GROSS SITE AREA:	95,348 SQ.FT. (INCLUDES PROPERTY AND LANDSCAPE R.O.W.)
IRRIGATED LANDSCAPE (TOTAL):	36,580 SQ.FT. (38.3%)
IRRIGATED TURF:	629 SQ.FT. (0.6%)
LIVING GROUND COVER:	36,580 SQ.FT. (38.3%)
NON-LIVING GROUND COVER:	0 SQ.FT. (0%)
NON-DISTURBED AREAS:	2,714 SQ.FT. (2.8%)

#### CIVIL ENGINEER/SURVEYOR

**CVL**  
 CONSULTANTS OF COLORADO, INC.  
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING  
 SUBMITTAL DATE: NOVEMBER 14, 2008

THE MEADOWS FILING 17, AREA NO. 4

AMENDMENT NO. 3, LOT 6G-1

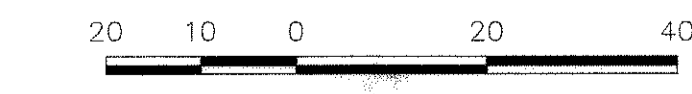
FPD (08-010)

FINAL PD SITE PLAN

LANDSCAPE PLAN

SHEET 6 OF 12

REGISTERED LANDSCAPE ARCHITECT:  
 Bill Neumann, TOCR CERTIFICATION # 8009



SCALE: 1" = 20'

# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3

## LOT 6G-1 FINAL PD SITE PLAN

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

### SHEET 7 OF 12

- Notes:
- Prune only dead or broken branches.
  - Keep plants moist and shaded until planting.
  - Do not fertilize for at least one growing season.



#### PLANT SCHEDULE

Registered Professional **Bill Neumann** Registration # 8009  
 Company Name **DHM Design Corp.** Address **1390 Lawrence St. Suite 100, Denver, CO 80204**  
 Phone **303.892.5566** Email **bneumann@dhmdesign.com**

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants	Month	Application Rate (plants/month)	Water Use (gals/month)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area											
A1 - Low	<i>Crataegus phaeopyrum</i>	Washington Hawthorn		2-1/2" cal.	3	April	1.7	918	5,303	14.4%	36,580											
	<i>Celtis occidentalis</i>	Western Hackberry		2-1/2" cal.	1	May	1.7	918	5,303	14.4%	36,580											
	<i>Pinus nigra</i>	Austrian Pine		10-12 ht.	3	June	0.8	918	5,303	14.4%	36,580											
	<i>Juniperus horizontalis 'Wilton'</i>	Wilton Juniper		5 gal.	24	July	1.7	918	5,303	14.4%	36,580											
	<i>Juniperus horizontalis 'Hughes'</i>	Hughes Juniper		5 gal.	19	August	0.8	918	5,303	14.4%	36,580											
	<i>Caryopteris x clandonensis</i>	Bluemist Spirea		5 gal.	32	September	1.7	918	5,303	14.4%	36,580											
	<i>Rhus aromatica 'Gro Low'</i>	Gro-Low Sumac		5 gal.	10	October	1.7	918	5,303	14.4%	36,580											
	<i>Penstemon strictus</i>	Ruslan Sage		5 gal.	12		1.7	918	5,303	14.4%	36,580											
	<i>Rhus trilobata</i>	Threeleaf Sumac		5 gal.	10		0.8	918	5,303	14.4%	36,580											
	<i>Chrysothamnus nauseosus subsp. nauseosus</i>	Dwarf Blue Rabbitbrush		5 gal.	5		1.7	918	5,303	14.4%	36,580											
	<i>Andropogon gerardii</i>	Big Bluestem		1 gal.	16		1.7	918	5,303	14.4%	36,580											
	<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	66		0.8	918	5,303	14.4%	36,580											
	<i>Helictotrichon sempervirens</i>	Blue Avena		1 gal.	70		1.7	918	5,303	14.4%	36,580											
	<i>Gallardia aristata</i>	Blanket Flower		1 gal.	20		1.7	918	5,303	14.4%	36,580											
	<i>Echinacea purpurea 'Kim's Knee High'</i>	Purple Coneflower		1 gal.	10		1.7	918	5,303	14.4%	36,580											
<i>Gypsophila paniculata 'Compacta Plena'</i>	Baby's Breath		1 gal.	15		1.7	918	5,303	14.4%	36,580												
<i>Linum lewisii</i>	Blue Flax		1 gal.	15		1.7	918	5,303	14.4%	36,580												
<i>Oenothera missouriensis</i>	Evening Primrose		1 gal.	15		1.7	918	5,303	14.4%	36,580												
<i>Penstemon strictus</i>	Rocky Mtn. Penstemon		1 gal.	15		1.7	918	5,303	14.4%	36,580												
<i>Leucanthemum 'Snow Cap'</i>	Shasta Daisy		1 gal.	10		1.7	918	5,303	14.4%	36,580												
<i>Alyssum maritimum</i>	Alyssum		1 gal.	10		1.7	918	5,303	14.4%	36,580												
A2 - Low	<i>Quercus macrocarpa</i>	Bur Oak		2-1/2" cal.	4		1.7	714	4,367	11.9%	36,580											
	<i>Celtis occidentalis</i>	Western Hackberry		2-1/2" cal.	4		1.7	714	4,367	11.9%	36,580											
	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear		2-1/2" cal.	1		1.7	714	4,367	11.9%	36,580											
	<i>Juniperus horizontalis 'Wilton'</i>	Wilton Juniper		5 gal.	39		1.7	714	4,367	11.9%	36,580											
	<i>Chrysothamnus nauseosus subsp. nauseosus</i>	Dwarf Blue Rabbitbrush		5 gal.	48		1.7	714	4,367	11.9%	36,580											
	<i>Rhus aromatica 'Gro Low'</i>	Gro-Low Sumac		5 gal.	8		1.7	714	4,367	11.9%	36,580											
	<i>Rhus trilobata</i>	Threeleaf Sumac		5 gal.	20		0.8	714	4,367	11.9%	36,580											
	<i>Potentilla fruticosa 'McKays White'</i>	White Potentilla		5 gal.	14		1.7	714	4,367	11.9%	36,580											
	<i>Physocarpus opulifolius 'Dart's Gold'</i>	Dart's Gold Ninebark		5 gal.	4		1.7	714	4,367	11.9%	36,580											
	<i>Andropogon gerardii</i>	Big Bluestem		1 gal.	31		1.7	714	4,367	11.9%	36,580											
	<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	75		0.8	714	4,367	11.9%	36,580											
	A3 - Low	<i>Crataegus phaeopyrum</i>	Washington Hawthorn		2-1/2" cal.	7		1.7	408	3,912	10.7%	36,580										
		<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear		2-1/2" cal.	4		1.7	408	3,912	10.7%	36,580										
		<i>Pinus edulis</i>	Playon Pine		10-12 ht.	3		0.8	408	3,912	10.7%	36,580										
		<i>Juniperus horizontalis 'Wilton'</i>	Wilton Juniper		5 gal.	15		0.8	408	3,912	10.7%	36,580										
<i>Juniperus horizontalis 'Hughes'</i>		Hughes Juniper		5 gal.	1		1.7	408	3,912	10.7%	36,580											
<i>Potentilla fruticosa 'McKays White'</i>		White Potentilla		5 gal.	9		1.7	408	3,912	10.7%	36,580											
<i>Ribes aureum</i>		Golden Currant		5 gal.	37		1.7	408	3,912	10.7%	36,580											
<i>Physocarpus opulifolius 'Dart's Gold'</i>		Dart's Gold Ninebark		5 gal.	7		1.7	408	3,912	10.7%	36,580											
<i>Penstemon strictus</i>		Ruslan Sage		5 gal.	19		1.7	408	3,912	10.7%	36,580											
<i>Caryopteris x clandonensis</i>		Bluemist Spirea		5 gal.	35		1.7	408	3,912	10.7%	36,580											
<i>Rhus trilobata</i>		Threeleaf Sumac		5 gal.	9		0.8	408	3,912	10.7%	36,580											
<i>Schizachyrium scoparium</i>		Little Bluestem		1 gal.	9		0.8	408	3,912	10.7%	36,580											
<i>Pericum virgatum 'Rehbraun'</i>		Switch Grass		1 gal.	29		1.7	408	3,912	10.7%	36,580											
<i>Rudbeckia fulgida 'Goldstrum'</i>		Goldstrum Coneflower		1 gal.	7		1.7	408	3,912	10.7%	36,580											
<i>Echinacea purpurea 'Kim's Knee High'</i>		Purple Coneflower		1 gal.	7		1.7	408	3,912	10.7%	36,580											
<i>Gallardia aristata</i>	Blanket Flower		1 gal.	6		1.7	408	3,912	10.7%	36,580												
A4 - Low	Irrigated Short Grass Seed				1.7	899	*				36,580											
	A5 - Low	Irrigated Short Grass Seed				1.7	899	*				36,580										
		A6 - Mod.	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper		5 gal.	18		2.5	600	2,684	7.3%	36,580									
			<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass		1 gal.	57		2.5	600	2,684	7.3%	36,580									
			<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	59		0.8	600	2,684	7.3%	36,580									
			<i>Peristichia alpestris 'Hamel'</i>	Dwarf Fountain Grass		1 gal.	25		2.5	600	2,684	7.3%	36,580									
			<i>Helictotrichon sempervirens</i>	Blue Avena		1 gal.	36		1.7	600	2,684	7.3%	36,580									
			<i>Rudbeckia hirta</i>	Black Eyed Susan		1 gal.	37		2.5	600	2,684	7.3%	36,580									
			<i>Rudbeckia fulgida 'Goldstrum'</i>	Goldstrum Coneflower		1 gal.	17		1.7	600	2,684	7.3%	36,580									
			<i>Salvia nemorosa 'May Night'</i>	Salvia		1 gal.	18		2.5	600	2,684	7.3%	36,580									
			<i>Penstemon strictus</i>	Rocky Mtn. Penstemon		1 gal.	36		1.7	600	2,684	7.3%	36,580									
			<i>Hemerocallis 'Stella de Oro'</i>	Daylily, Stella de Oro		1 gal.	48		2.5	600	2,684	7.3%	36,580									
			<i>Echinacea purpurea 'Kim's Knee High'</i>	Purple Coneflower		1 gal.	33		1.7	600	2,684	7.3%	36,580									
			<i>Gallardia aristata</i>	Blanket Flower		1 gal.	37		1.7	600	2,684	7.3%	36,580									
			A7 - Mod.	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper		5 gal.	7		2.5	1200	2,264	6.1%	36,580								
<i>Calamagrostis acutiflora 'Karl Foerster'</i>				Feather Reed Grass		1 gal.	121		2.5	1200	2,264	6.1%	36,580									
<i>Schizachyrium scoparium</i>	Little Bluestem				1 gal.	65		0.8	1200	2,264	6.1%	36,580										
<i>Peristichia alpestris 'Hamel'</i>	Dwarf Fountain Grass			1 gal.	22		2.5	1200	2,264	6.1%	36,580											
<i>Helictotrichon sempervirens</i>	Blue Avena			1 gal.	22		1.7	1200	2,264	6.1%	36,580											
A8 - Low	<i>Acer x fernalii 'Autumn Blaze'</i>	Autumn Blaze Maple			2-1/2" cal.	1		0.8	1,061	6,096	16.6%	36,580										
	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear			2-1/2" cal.	3		1.7	1,061	6,096	16.6%	36,580										
	<i>Pinus nigra</i>	Austrian Pine			10-12 ht.	2		0.8	1,061	6,096	16.6%	36,580										
	<i>Potentilla fruticosa 'McKays White'</i>	White Potentilla			5 gal.	7		1.7	1,061	6,096	16.6%	36,580										
	<i>Ribes aureum</i>	Golden Currant			5 gal.	7		1.7	1,061	6,096	16.6%	36,580										
	<i>Juniperus horizontalis 'Hughes'</i>	Hughes Juniper			5 gal.	20		0.8	1,061	6,096	16.6%	36,580										
	<i>Penstemon strictus</i>	Ruslan Sage			5 gal.	45		1.7	1,061	6,096	16.6%	36,580										
	<i>Physocarpus opulifolius 'Dart's Gold'</i>	Dart's Gold Ninebark			5 gal.	20		1.7	1,061	6,096	16.6%	36,580										
	<i>Rhus trilobata</i>	Threeleaf Sumac			5 gal.	47		0.8	1,061	6,096	16.6%	36,580										
	<i>Juniperus chinensis 'Arnebrun'</i>	Arnebrun Juniper			5 gal.	38		0.8	1,061	6,096	16.6%	36,580										
	<i>Rhus aromatica 'Gro Low'</i>	Gro-Low Sumac		5 gal.	17		1.7	1,061	6,096	16.6%	36,580											
	<i>Helictotrichon sempervirens</i>	Blue Avena		1 gal.	42		1.7	1,061	6,096	16.6%	36,580											
	<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	44		0.8	1,061	6,096	16.6%	36,580											
	<i>Pericum virgatum 'Rehbraun'</i>	Switch Grass		1 gal.	71		1.7	1,061	6,096	16.6%	36,580											
	A9 - Low	<i>Acer x fernalii 'Autumn Blaze'</i>	Autumn Blaze Maple		2-1/2" cal.	1		0.8	657	3,580	11.9%	36,580										
Irrigated Short Grass Seed					1.7	899	*				36,580											
A10 - Low		Irrigated Short Grass Seed				1.7	899	*				36,580										
		A11 - Low	Irrigated Short Grass Seed				1.7	899	*				36,580									
			A12 - Low	<i>Acer x fernalii 'Autumn Blaze'</i>	Autumn Blaze Maple		2-1/2" cal.	3		0.8	1,063	3,580	11.9%	36,580								
				Irrigated Short Grass Seed				1.7	1,063	*				36,580								
				A13 - Low	Irrigated Short Grass Seed				1.7	1,063	*				36,580							
					A14 - Low	Irrigated Short Grass Seed				1.7	1,063	*				36,580						
						A15 - Low	Irrigated Short Grass Seed				1.7	1,063	*				36,580					
							A16 - Low	<i>Acer x fernalii 'Autumn Blaze'</i>	Autumn Blaze Maple		2-1/2" cal.	2		0.8	657	3,580	11.9%	36,580				
								Irrigated Short Grass Seed				1.7	897	*				36,580				
								A17 - Low	Irrigated Short Grass Seed				1.7	897	*				36,580			
									A18 - Low	Irrigated Short Grass Seed				1.7	897	*				36,580		
										A19 - Low	Irrigated Short Grass Seed				1.7	897	*				36,580	
											A20 - Low	Irrigated Short Grass Seed				1.7	897	*				36,580
	A21 - Mod.											Irrigated Canada Blue Fescue Sod			2.5	384	829	1.7%	36,580			
												A22 - Low	Variety of Delic (R-Rated) Annual Flowers (by others)			4" pots	148		1.7	204	148	0.4%
A23 - Low													Variety of Delic (R-Rated) Annual Flowers (by others)			4" pots	110		1.7	204	110	0.3%

\* TOTAL IRRIGATED NATIVE SEED AREAS = 11,072 30.2% 36,580  
 TOTAL EXISTING LANDSCAPE AREA (TREE LAWN) = 2,714 100%



#### PLANT LIST

Registered Professional **Bill Neumann** Registration # 8009  
 Company Name **DHM Design Corp.** Address **1390 Lawrence St. Suite 100, Denver, CO 80204**  
 Phone **303.892.5566** Email **bneumann@dhmdesign.com**

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants
DECIDUOUS TREES	<i>Acer x fernalii 'Autumn Blaze'</i>	Autumn Blaze Maple		2-1/2" cal.	7
	<i>Quercus macrocarpa</i>	Bur Oak		2-1/2" cal.	4
	<i>Crataegus phaeopyrum</i>	Washington Hawthorn		2-1/2" cal.	10

# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3

## LOT 6G-1

### FINAL PD SITE PLAN

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

SHEET 8 OF 12

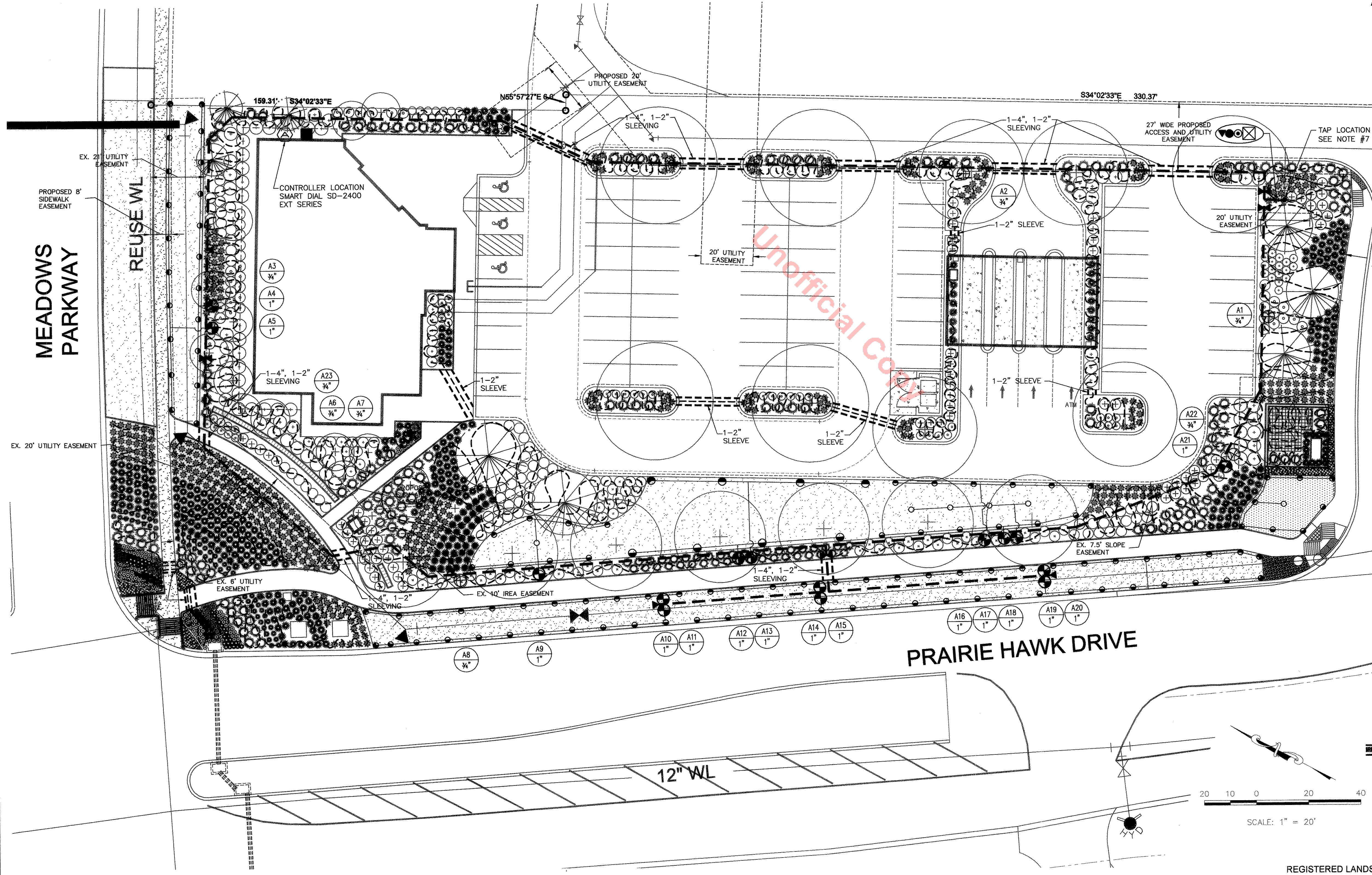
#### IRRIGATION SCHEDULE


SYMBOL	MODEL	DESCRIPTION	DETAIL
●●●●●●●●	1806 -SAM-PRS W/ 15 SER. NOZZLE	RAINBIRD POP-UP SPRAY HEAD	1
■ ■ ■ ■ ■ ■ ■ ■	1812 -SAM-PRS W/ 15 SER. NOZZLE	RAINBIRD HI-POP SPRAY HEAD	2
●	PGJ-06-V-1.5	HUNTER ROTOR	3
○ ○ ○ ○	PGJ-06-V-3.0	HUNTER ROTOR	3
⊕	700 SERIES	IRRITROL CONTROL VALVE	4
⊗	LINE SIZE	GATE VALVE	5
⊕	3/4"	DRIP VALVE	6
▼	44LRC	RAINBIRD QUICK COUPLER	7
⊗	825YA-3/4"	FEBCO BACKFLOW PREVENTER	9
⊕	SMART DIAL SD-2400 EXT SERIES CL. 200 B.E. (1 1/4")	IRRITROL CONTROLLER - PEDESTAL MOUNT WEATHER TRACK ENABLED PVC MAINLINE	16
---	CL. 200	PVC SLEEVING	
---	3/4"	DRIP TUBING	
⊕		CONTROLLER NUMBER VALVE SIZE	
○	600 SERIES - 3/4"	WILKINS PRV	18
●	20930 SERIES - 1"	BUCKNER MASTER VALVE	4
●	TAP LOCATION		
■	RSD-BEX	RAINBIRD RAIN SENSOR (MOUNT ON CONCRETE WALL NEXT TO CONTROLLER)	
⊕	3/4"	WATER METER	17

#### NOTES

- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY DHM DESIGN.
- IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 90 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
- INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW:
 


GROUND COVER	AGRIFIM IFT-5	1 EA. 12" RADIUS, 15" O.C.
1 GALLON MAT'L.	AGRIFIM IFT-5	1 EA.
5 GALLON MAT'L.	AGRIFIM IFT-5	2 EA.
DECIDUOUS TREES (1-1/2" - 2" CAL.)	AGRIFIM IFT-10	3 EA.
DECIDUOUS TREES (3"-4" CAL.)	AGRIFIM IFT-10	4 EA.
PINE TREES (6'-10')	AGRIFIM IFT-10	2 EA.
PINE TREES (11'-14')	AGRIFIM IFT-10	3 EA.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
- ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR.
- TAP LOCATION:  
CONNECT TO EXISTING 3/4" COPPER STUB AND INSTALL 3/4" STOP AND WASTE VALVE, 3/4" BACKFLOW PREVENTER, 3/4" PRV, 1" MASTER VALVE AND EXTEND 1 1/4" MAINLINE AS SHOWN. INSTALL MASTER VALVE AND PRV IN SEPARATE CARSON #1419-13B VALVE BOXES. INSTALL STRONGBOX #5B8C-30 A.L. BACKFLOW PREVENTER CAGE. INSTALL TAP, METER AND ALL RELATED EQUIPMENT AS PER TOWN SPECIFICATIONS AND DETAILS.
- LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOCR REGISTERED PROFESSIONAL.
- MAINTENANCE OF LANDSCAPE AREAS SHALL MEET TOCR REQUIREMENTS.
- NO STREET WASHING IS ALLOWED IN CASTLE ROCK.
- TOWN OF CASTLE ROCK IS TO PROVIDE A MINIMUM STATIC PRESSURE OF 43 PSI.
- IRRIGATION SYSTEM SHALL BE EQUIPPED WITH BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- 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.
- INSTALL DRIP BLOWOUTS AT ALL ENDS OF DRIP TUBING.
- USE RAINBIRD 12 SERIES NOZZLES FOR SPRAY HEADS SPACED LESS THAN 13'.
- USE RAINBIRD 10 SERIES NOZZLES FOR SPRAY HEADS SPACED LESS THAN 11'.






**IRRIGATION DESIGN & CONSULTING, INC.**  
303-442-7027  
303-665-6486 - FAX

**CIVIL ENGINEER/SURVEYOR**



7901 E. Bellevue Avenue  
Suite 150  
Englewood, CO 80111  
Tel: (720) 482-9526  
Fax: (720) 482-9546

CONSULTANTS OF COLORADO, INC.  
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING  
SUBMITTAL DATE: NOVEMBER 14, 2008  
**THE MEADOWS FILING 17, AREA NO. 4**  
**AMENDMENT NO. 3, LOT 6G-1**  
FPD (08-010)  
**FINAL PD SITE PLAN**  
**IRRIGATION PLAN**  
**SHEET 8 OF 12**



LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN

REGISTERED LANDSCAPE ARCHITECT:  
Steve Nelson TOCR CERTIFICATION # 8008

MEADOWS PARKWAY

PRAIRIE HAWK DRIVE

SCALE: 1" = 20'



# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3 LOT 6G-1 FINAL PD SITE PLAN

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

SHEET 10 OF 12

NOTE: HYDRAULIC WORKSHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IRRIGATION TAP, METER AND BACKFLOW PREVENTER IS LOCATED ON THE IRRIGATION PLANS FOR "THE MEADOWS FILING NO. 17 LOT 6G-1".

### Town of Castle Rock Irrigation System Hydraulic Worksheet

Project Name: The Meadows Filing No. 17 Lot 6G-1  
 Project Location: Town Center  
 Prepared by: IDC, Inc.  
 Current TOCR Registration # 8008  
 Date: June 11, 2008  
 Tap Size: 3/4"  
 Static Water Pressure: 90.00 From: CVL Engineering of:

### Hydraulic Grade At Zone:

	Ft. of Copper	Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Svc Line (up to meter):	30.00 LF	3/4" K Copper	26.90 /100 FT	13	8.07
3/4" Meter:				13	2.60
Svc Line (meter to backflow):	10.00 LF	3/4" K Copper	26.90 /100 FT	13	2.69
Backflow:				13	13.20
Master Valve:				13	2.20

Pressure Required at Head: 40.00

Lateral Allowance: 3.00

Control Valve allowance: 1.50

Mainline allowances:

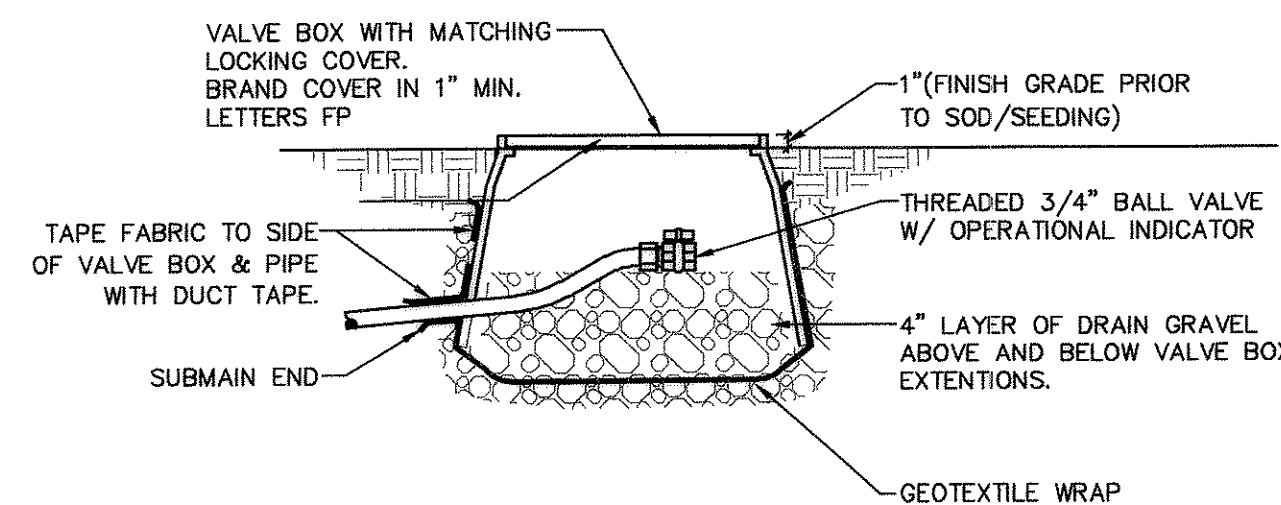
1000 LF CL200BE	1.25 "@	13 GPM - Looped	0.19 /100 FT	0.95
0 LF CL200BE	0.0 "@	0 GPM - Looped	0.00 /100 FT	0.00
0 LF CL200BE	0.0 "@	0 GPM - Looped	0.00 /100 FT	0.00

Elevation: Tap elev. 0 High/Low: 10 4.33

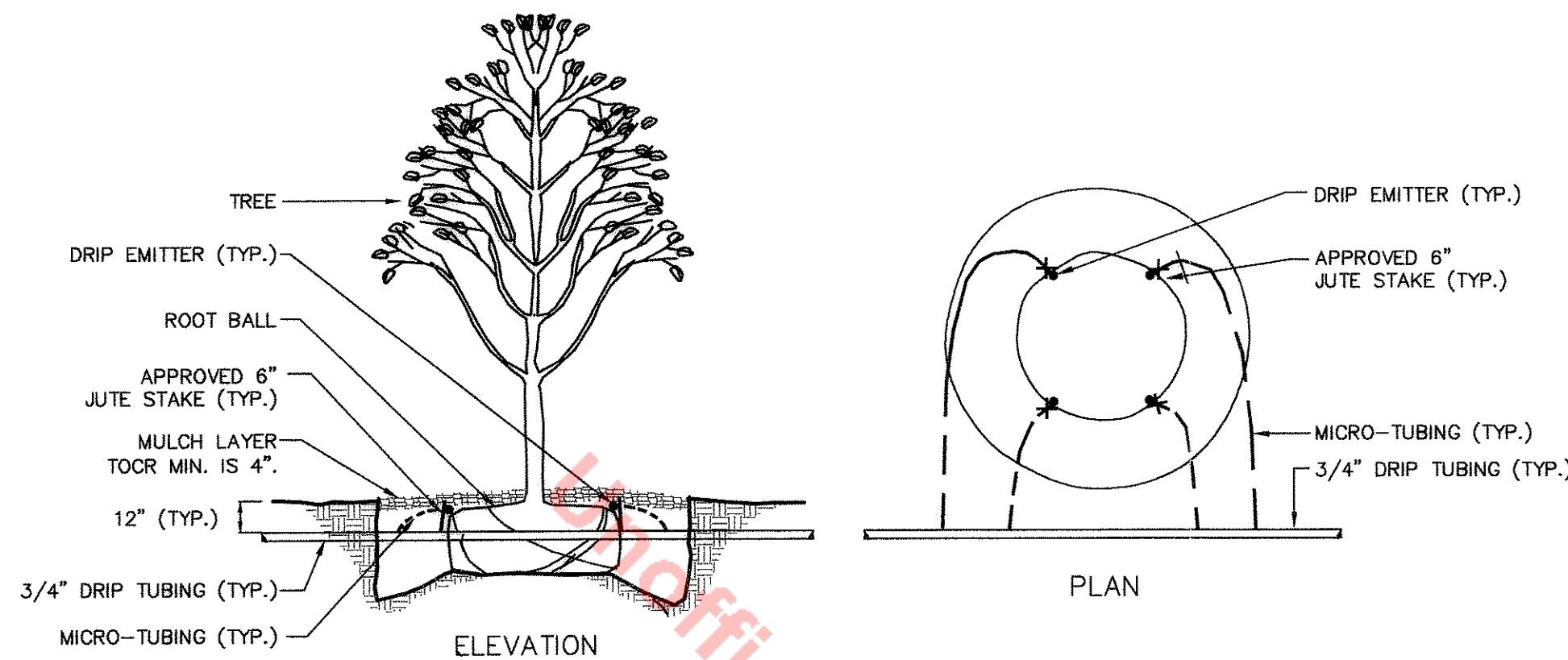
Total System requirements (PSI) 78.54

Available System Pressure (PSI) 90.00

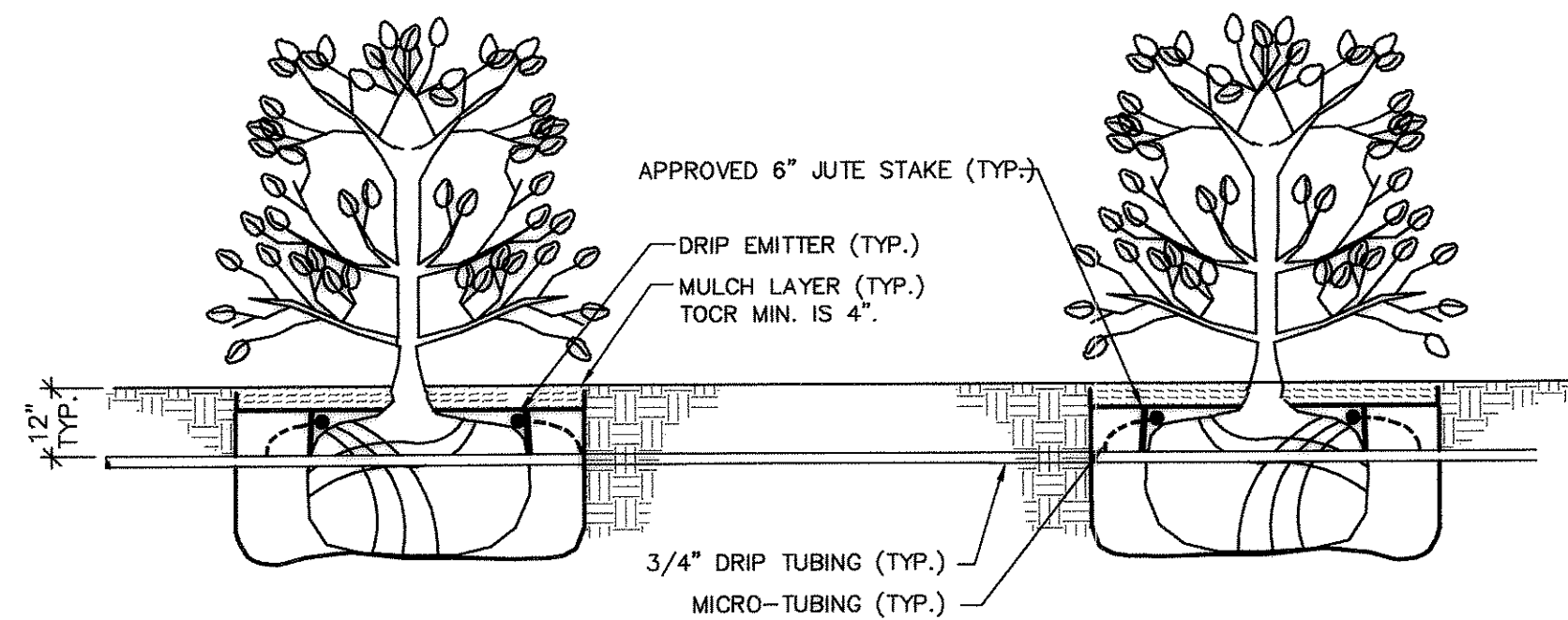
Town of Castle Rock provides a minimum static pressure of 43 psi



13 DRIP-BLOWOUT

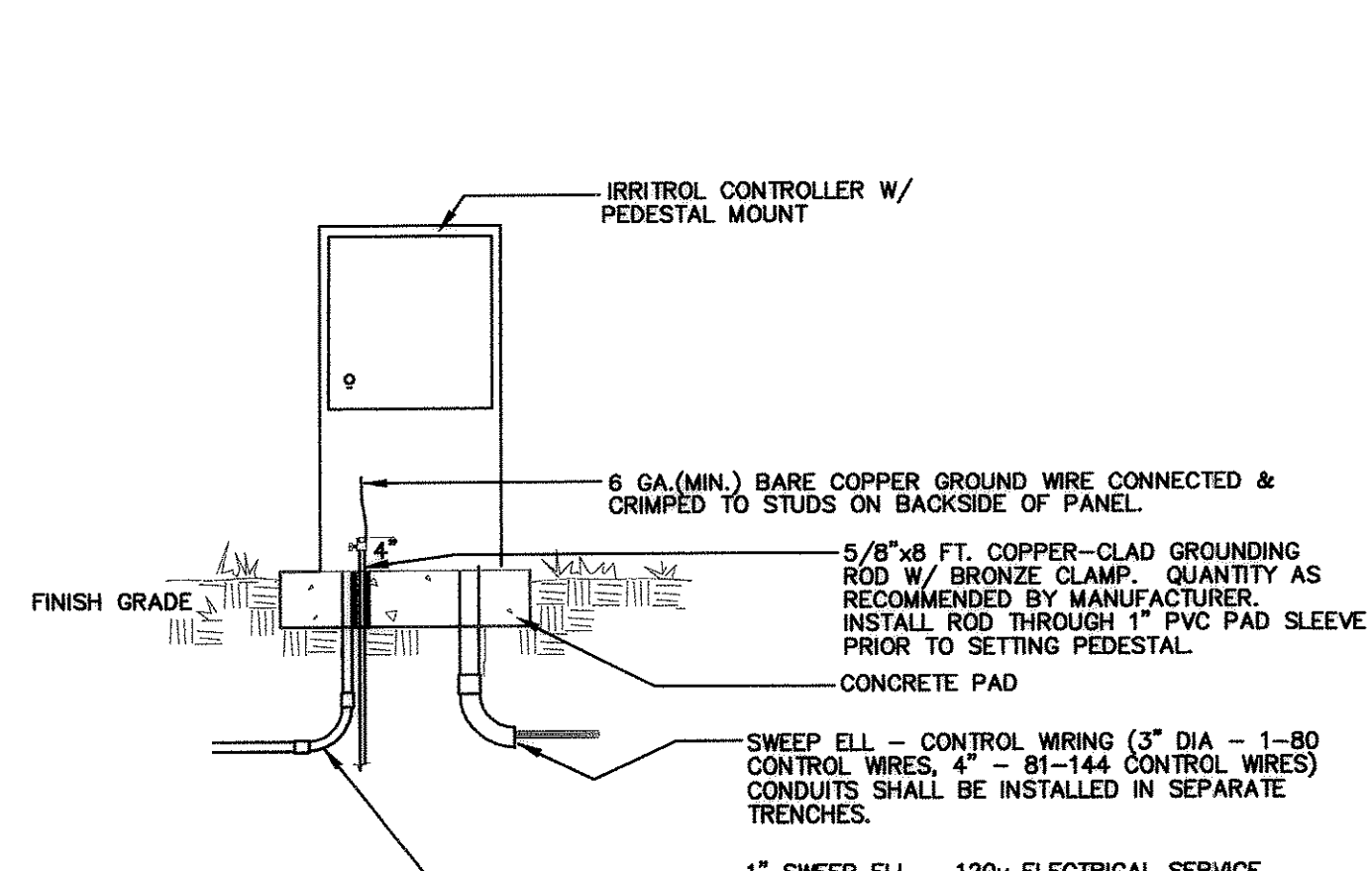


15 DRIP-TREE

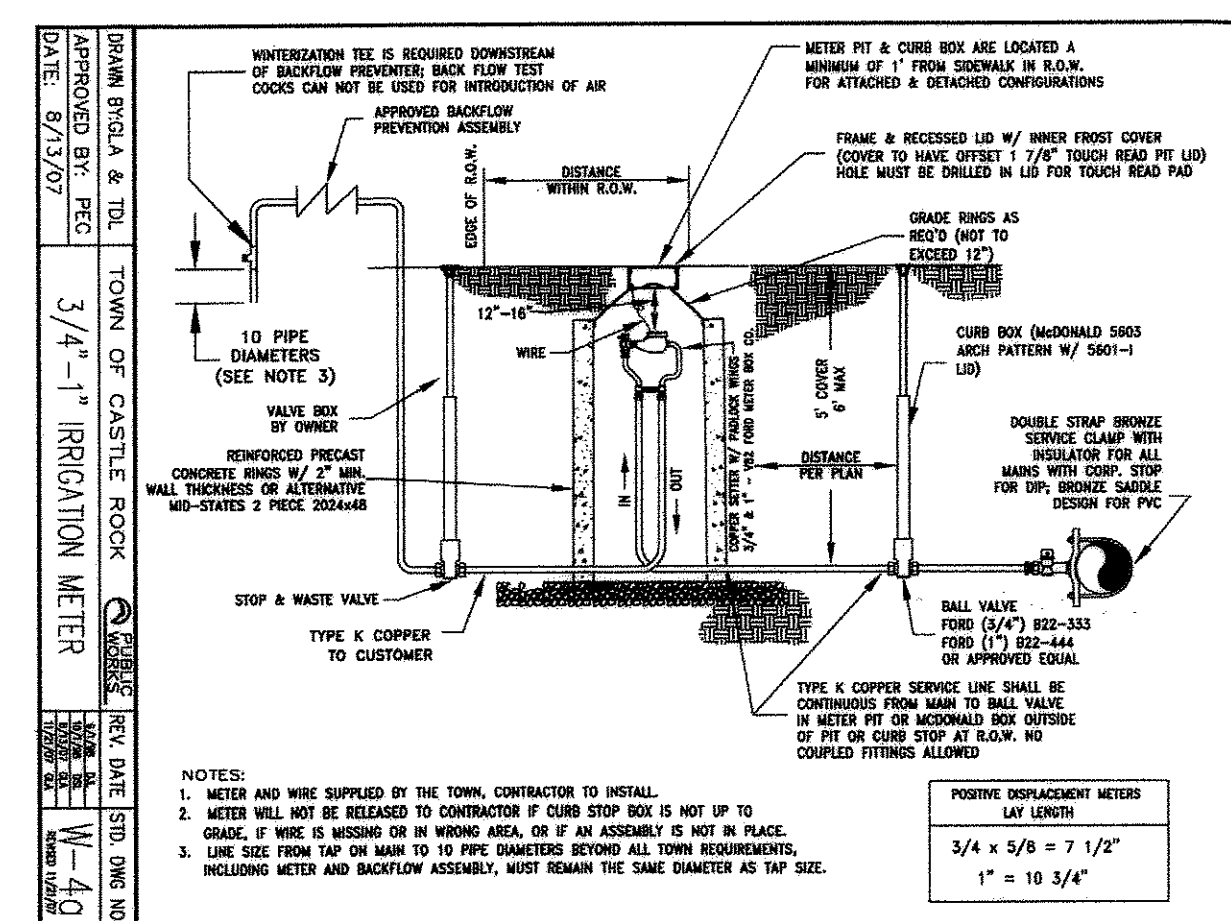


14 DRIP-SHRUB

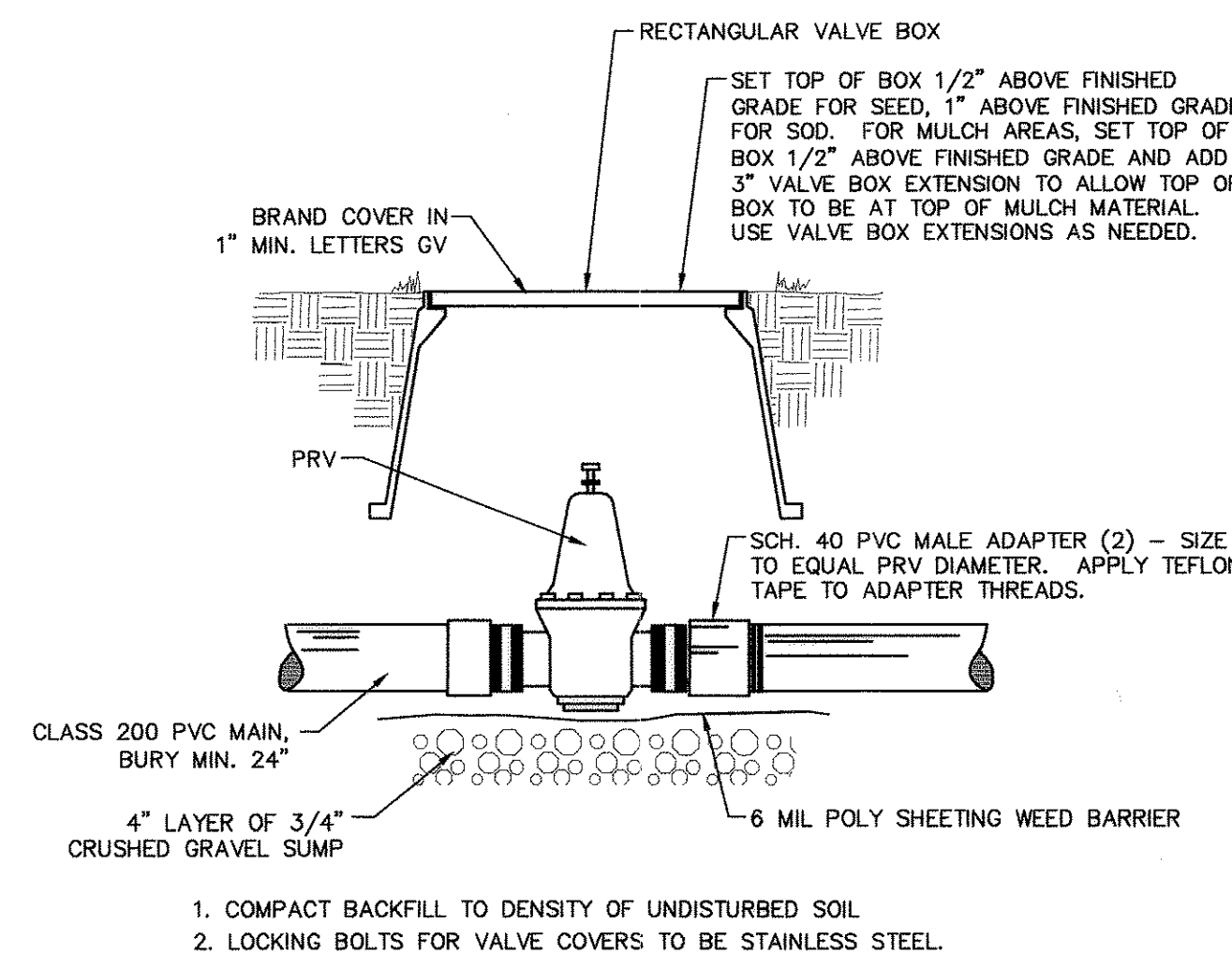
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
		(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubbler, Dip, SDI, etc.)	(Nozzle/Emitter size)	(Inches/hour)	(Per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes/Month)	(Minutes/Day)	(Gallons per month)
Ex-1	High	Blue Grass	Rotor	15"	3.83	75	6	67	2861	
Ex-2	Low	Bottle Grass	Rotor	15"	3.83	75	6	67	2861	
A1	Low	Shrubs	Drip	1.0 GPH	0.5	4.5	1.7	204	20	918
A2	Low	Shrubs	Drip	1.0 GPH	0.5	3.5	1.7	204	20	714
A3	Low	Shrubs	Drip	1.0 GPH	0.5	2.0	1.7	204	20	408
A4	Low	Seed	Spray	15"	1.83	12.0	1.7	56	6	669
A5	Low	Seed	Spray	15"	1.83	12.0	1.7	56	6	669
A6	Med.	Shrubs	Drip	1.0 GPH	0.5	2.2	2.5	300	30	660
A7	Med.	Shrubs	Drip	1.0 GPH	0.5	4.2	2.5	300	30	1260
A8	Low	Shrubs	Drip	1.0 GPH	0.5	5.2	1.7	204	20	1061
A9	Low	Seed	Spray	15"	1.83	12.0	1.7	56	6	669
A10	Low	Seed	Spray	15"	1.83	12.5	1.7	56	6	697
A11	Low	Seed	Spray	15"	1.83	12.5	1.7	56	6	697
A12	Low	Seed	Rotor	3.0 GPM	0.7	11.0	1.7	146	15	1603
A13	Low	Seed	Rotor	3.0 GPM	0.7	11.0	1.7	146	15	1603
A14	Low	Seed	Spray	15"	1.83	13.0	1.7	56	6	725
A15	Low	Seed	Spray	15"	1.83	13.0	1.7	56	6	725
A16	Low	Seed	Spray	15"	1.83	10.0	1.7	56	6	557
A17	Low	Seed	Spray	15"	1.83	10.0	1.7	56	6	557
A18	Low	Seed	Spray	15"	1.83	10.0	1.7	56	6	557
A19	Low	Seed	Spray	15"	1.83	11.0	1.7	56	6	613
A20	Low	Seed	Spray	15"	1.83	11.0	1.7	56	6	613
A21	Med.	Sod	Spray	15"	1.83	12.0	2.5	82	8	984
A22	Low	Annuals	Drip	1.0 GPH	0.50	1.0	1.7	204	20	204
A23	Low	Annuals	Drip	1.0 GPH	0.50	1.0	1.7	204	20	204
<b>Total</b>								<b>Min/Month</b>	<b>Min/cycle</b>	<b>Gallons/Month</b>
								2866	287	17365



16 PEDESTAL MOUNTED CONTROLLER



17 3/4" - 1" IRRIGATION METER



18 PRV DETAIL

**IDC**  
IRRIGATION DESIGN & CONSULTING, INC.  
303-442-7027  
303-665-6488 • FAX

**DHM DESIGN**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN

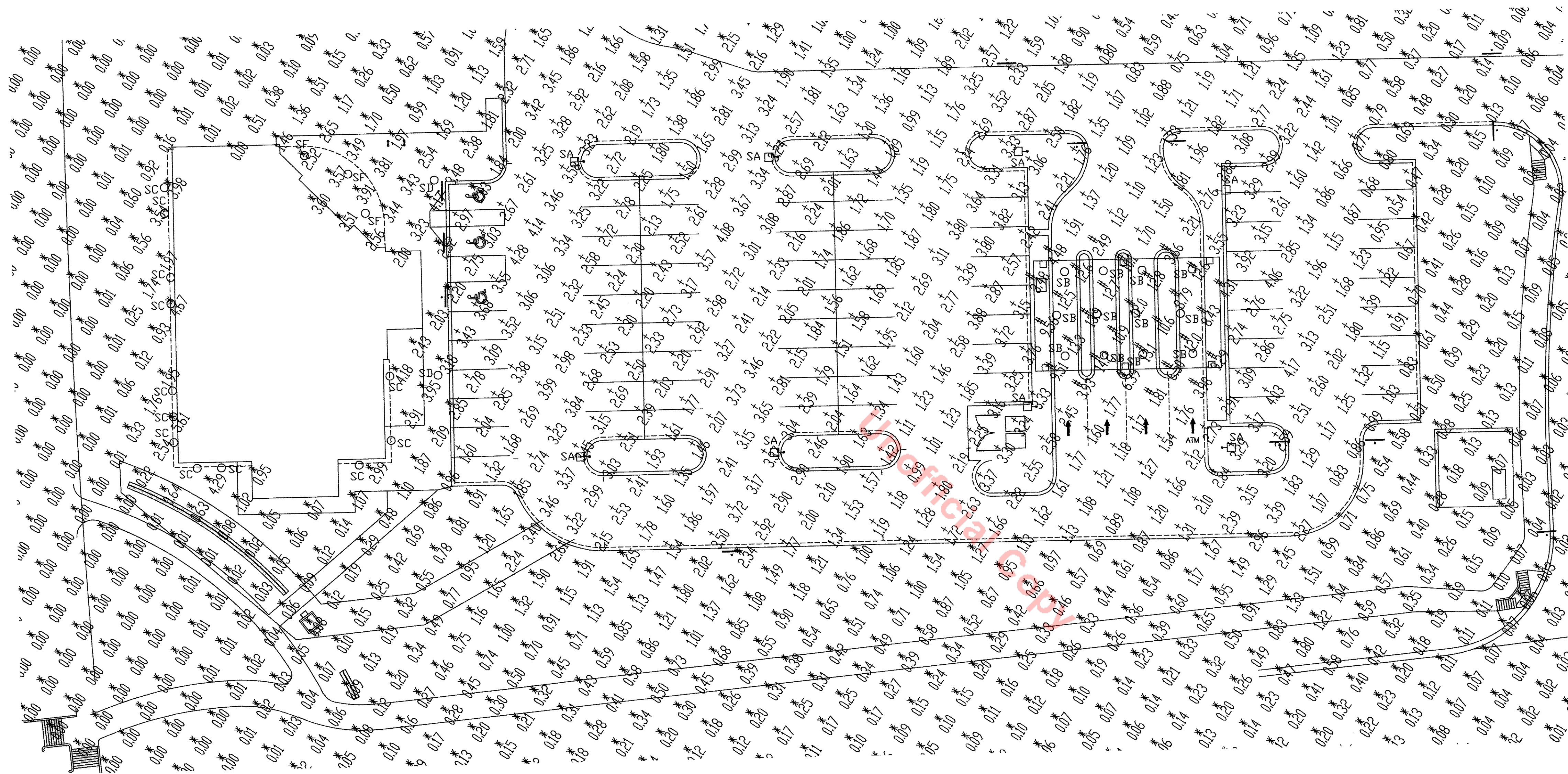
**CIVIL ENGINEER/SURVEYOR**  
7901 E. Bellevue Avenue  
Suite 150  
Englewood, CO 80111  
Tel: (720) 482-9526  
Fax: (720) 482-9546  
**CVL**  
CONSULTANTS OF COLORADO, INC.  
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING  
SUBMITTAL DATE: NOVEMBER 14, 2008  
THE MEADOWS FILING 17, AREA NO. 4  
AMENDMENT NO. 3, LOT 6G-1  
FPD (08-010)  
FINAL PD SITE PLAN  
IRRIGATION DETAILS  
SHEET 10 OF 12

REGISTERED LANDSCAPE ARCHITECT:  
Steve Nelson, TOCR CERTIFICATION # 8008

# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3 LOT 6G-1 FINAL PD SITE PLAN

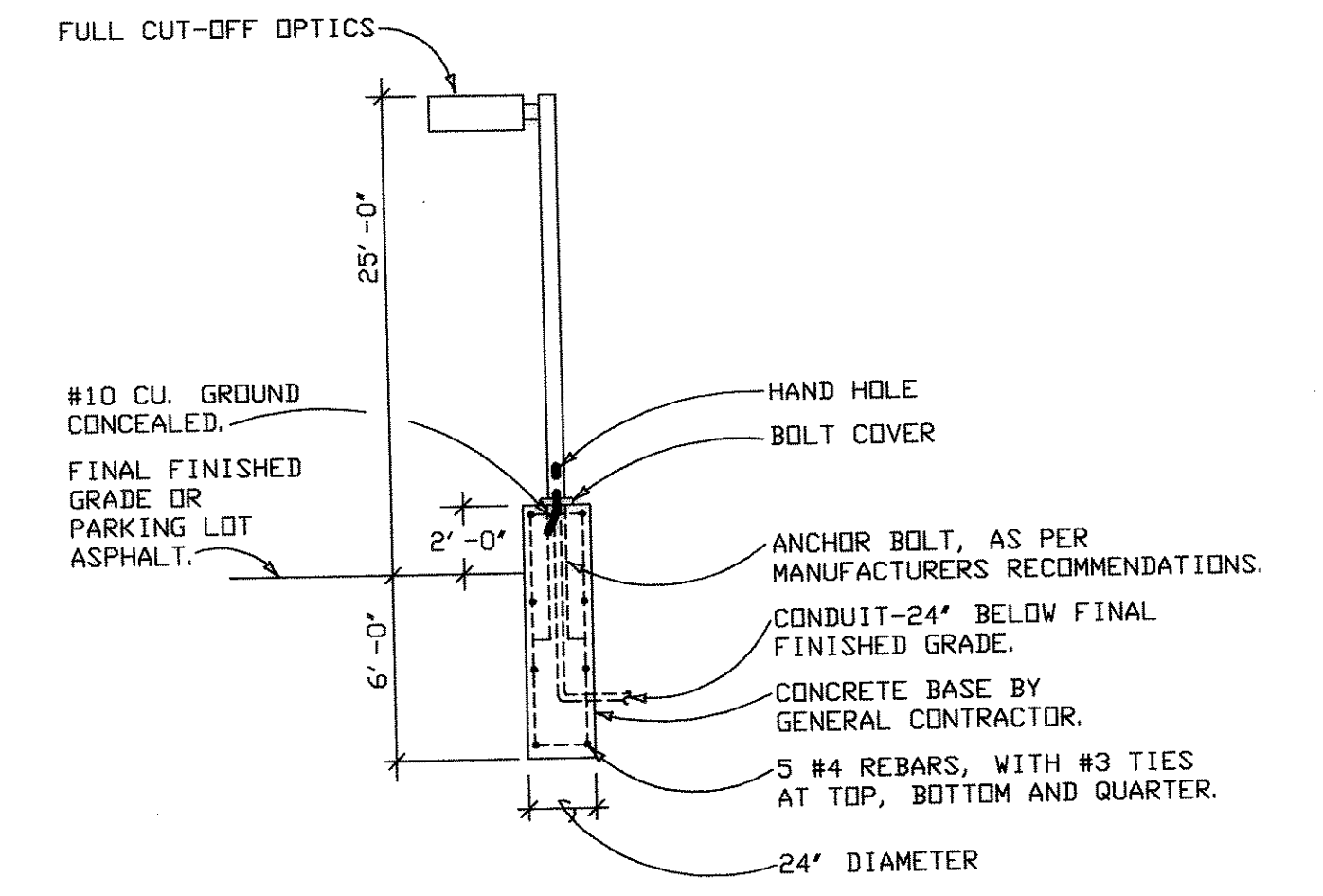
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 11 OF 12

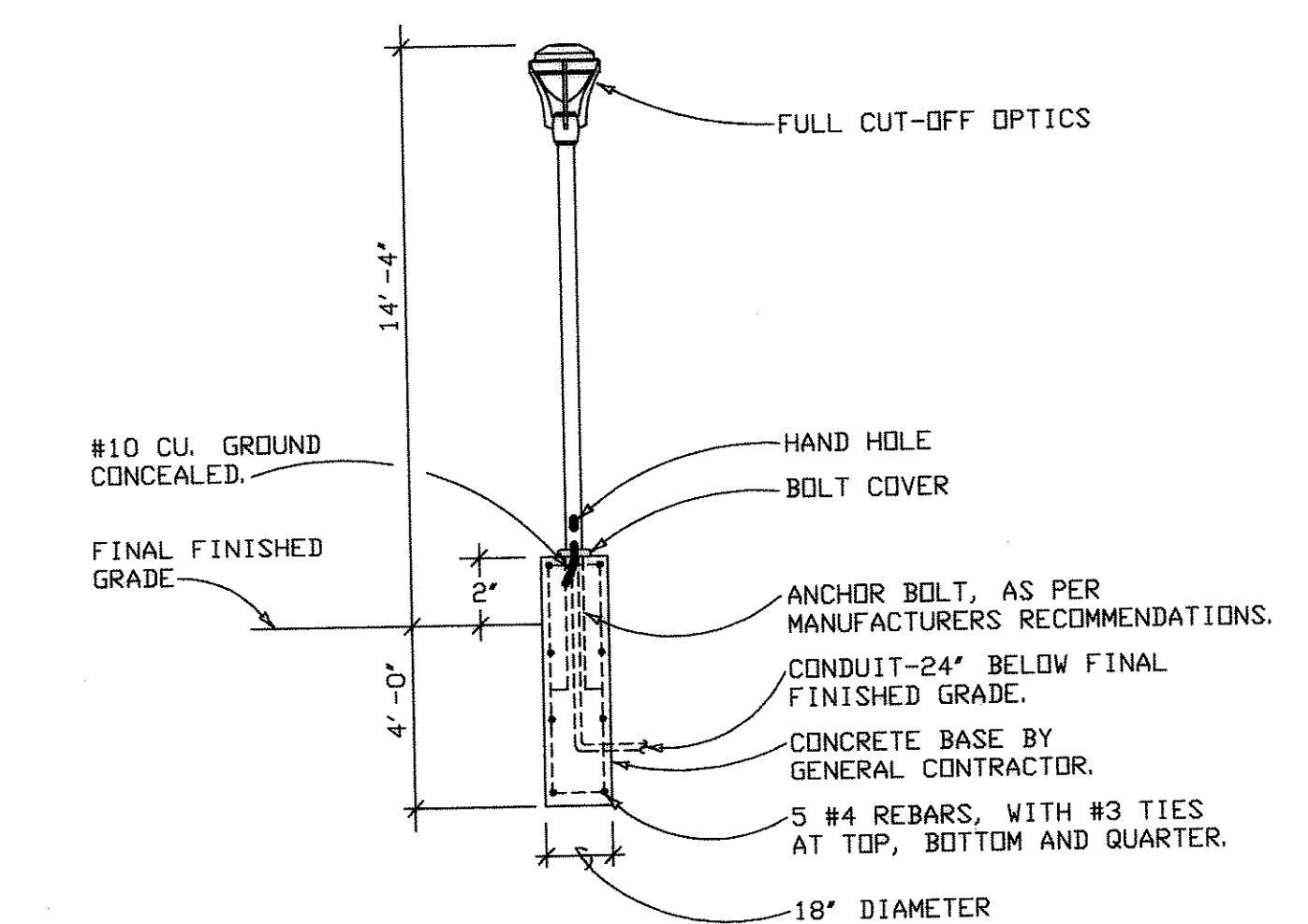


SITE LIGHTING PLAN

AMERICAN NATIONAL BANK (06G0308S) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
SA	□	KIM LIGHTING LA7AR3/250MH (1) "A3" AR3/250MH-ED28	(1) M250	22000	30"	1.00 8
SBI	○	Prescolite CFTD832HEB (1) "DL42" CFTD832HEB B"RECESSED	(2) CF32DT	2600	NA	1.00 12
SC	○	Prescolite CFR626EB-ST372 (1) "FDL" CFR626EB-ST372A	(2) CF26DD/E/835	1800	NA	1.00 12
SD	○	KIM LIGHTING SRSIH3/70MH (1) "SRS" SRSIH3/70MH	(1) 70MH	5200	10"	1.00 2
SE		NOT USED				
SF	○	Prescolite CF1832 (1) "DDL" CFT832HEB-STF802H-CL	(1) 32TT	2400	NA	1.00 3



LUMINAIRE TYPE SA & SE  
POLE BASE DETAIL  
NOT TO SCALE



LUMINAIRE TYPE SD  
POLE BASE DETAIL  
NOT TO SCALE

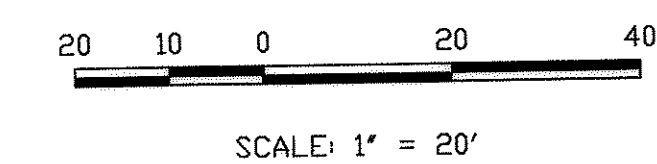
ALL EXTERIOR LIGHTS ARE CONTROLLED VIA TIME SWITCH AND CONTACTORS ON THE FOLLOWING SCHEDULES:

PARKING LOT POLE LIGHTS (TYPES SA, SD AND SE)	ON AT DUSK/OFF AT MIDNIGHT
BUILDING MOUNT SOFFIT LIGHTS (TYPES SC AND SF)	ON AT DUSK/OFF AT DAWN
DRIVE-UP CANOPY LIGHTS (TYPE SB AT 3 DRIVE-UP LANES) (TYPE SB AT ATM LANE)	ON AT DUSK/OFF AT MIDNIGHT ON AT DUSK/OFF AT DAWN

**CIVIL ENGINEER/SURVEYOR**  
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CONSULTANTS OF COLORADO, INC.  
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

SUBMITTAL DATE: OCTOBER 9, 2008  
THE MEADOWS FILING 17, AREA NO. 4  
AMENDMENT NO. 3, LOT 6G-1

FPD (08-010)  
FINAL PD SITE PLAN  
SITE LIGHTING PLAN  
SHEET 11 OF 12



# THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 3 LOT 6G-1 FINAL PD SITE PLAN

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

SHEET 12 OF 12

**KIM LIGHTING** SAR The Archetype®  
revision 3/17/03 • sarp.pdf  
Page: 2 of 5

**Standard Features**

Mounting: 35° configuration is available for round poles only.

Feature: Cat. No. designates fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Houside Shield: Cat. No.  No Option

Plan View: EPA: 0.7 1.4 1.2 1.9 1.9 2.5 4SC 1W

Light Distribution: Type II Type III Type IV Forward Throw Type V Square Full Cutoff

Types II, III, and IV only. Fixtures with the standard flat glass lens are available with stamped aluminum louvers that pass street-side light and block houside light, and a blackened panel added to the reflector to reduce houside reflections. Fixtures with the optional convex glass lens are available with a formed aluminum shield that passes street-side light and blocks houside light, and a black anodized panel added to the reflector to reduce houside reflections. Use with clear lamps only; as coated lamps reduce effectiveness.

Recommended for use with clear lamps only. Effectiveness is reduced for coated lamps. Not for use with Type V light distributions.

For use with all fixtures with convex glass lens. Not for use with Type V light distributions.

FIXTURE TYPE SA, & SE

**KIM LIGHTING** Solitaire® SRS1  
H.I.D., Clear Acrylic Lens / Die-Cast Aluminum Top  
revision 11/10/04 • srs1.pdf  
Page: 2 of 5

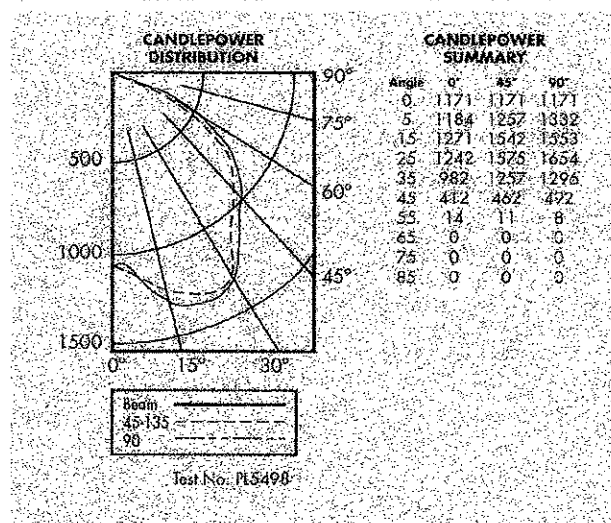
**Standard Features**

Feature: Cat. No. designates SRS1 fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Horizontal Lamp

Light Distribution: Type II Type III Type IV Forward Throw Type V Square

Cat. No.:  SRS1H2  SRS1H3  SRS1H4  SRS1H5



FIXTURE TYPE SB

**KIM LIGHTING** SAR The Archetype®  
revision 3/17/03 • sarp.pdf  
Page: 2 of 5

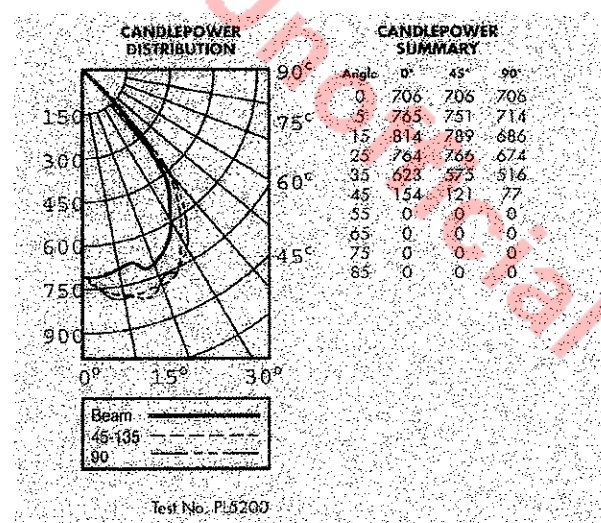
**Standard Features**

Feature: Cat. No. designates fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Horizontal Lamp

Light Distribution: Type II Type III Type IV Forward Throw Type V Square

Cat. No.:  SRS1H2  SRS1H3  SRS1H4  SRS1H5



FIXTURE TYPE SC

**KIM LIGHTING** Solitaire® SRS1  
H.I.D., Clear Acrylic Lens / Die-Cast Aluminum Top  
revision 11/10/04 • srs1.pdf  
Page: 2 of 5

**Standard Features**

Feature: Cat. No. designates SRS1 fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Horizontal Lamp

Light Distribution: Type II Type III Type IV Forward Throw Type V Square

Cat. No.:  SRS1H2  SRS1H3  SRS1H4  SRS1H5

FIXTURE TYPE SD

**KIM LIGHTING** SAR The Archetype®  
revision 3/17/03 • sarp.pdf  
Page: 2 of 5

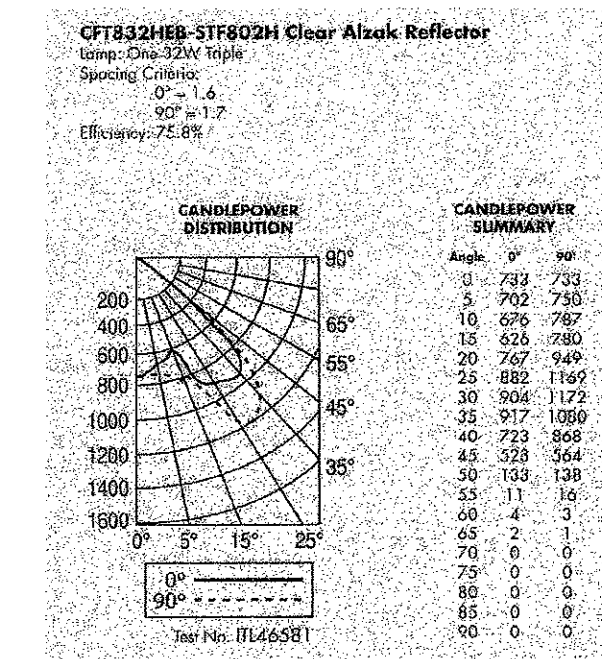
**Standard Features**

Feature: Cat. No. designates fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

Horizontal Lamp

Light Distribution: Type II Type III Type IV Forward Throw Type V Square

Cat. No.:  SRS1H2  SRS1H3  SRS1H4  SRS1H5



FIXTURE TYPE SF