

PLAT IDENTIFICATION SHEET

Town of Castle Rock
Grantor (owner)

Grantor (owner)

Meadows 17
Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Filing 17 Lot 6E1 Block _____

Condo Info: Phase _____ Bldg _____ Unit _____

Section Township Range

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



2006083800 12 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$111.00
12 PGS

2006083800
09/28/2006 03:58 PM

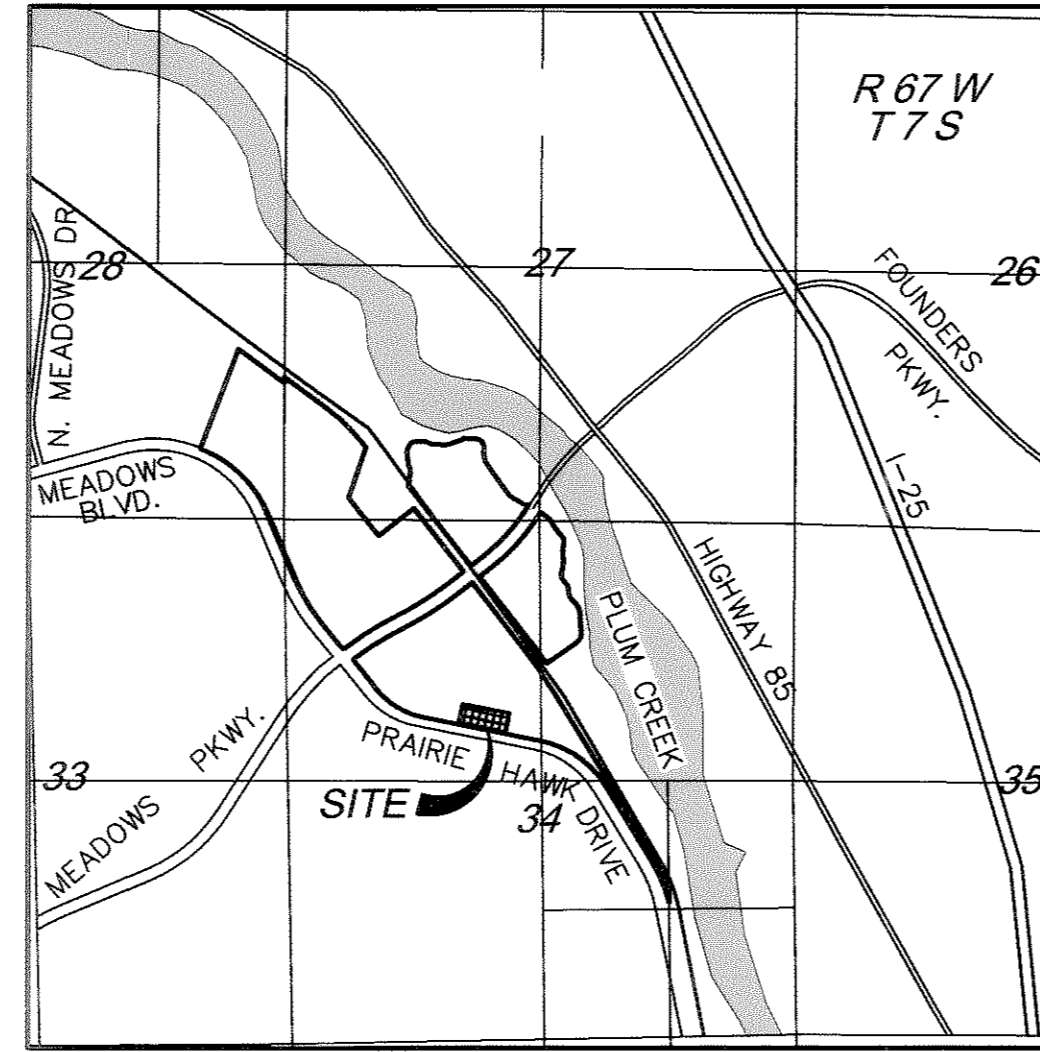
GENERAL NOTES:

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 SHOWN ON THIS PLAN.
8. PLANS ARE ON THE NAVD 88 DATUM.

FINAL PD SITE PLAN FOR LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

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

SHEET 1 OF 11



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION:

LOT 6E-1, THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LAND USE SUMMARY:

1. MAXIMUM GROSS FLOOR AREA: 30,650 SQ.FT.
GROSS LEASABLE AREA (@95% OF GFA): 29,118 SQ.FT.
BUILDING FOOTPRINTING: 24,650 SQ.FT.
2. PARKING SPACES PROVIDED: 133 (INCLUDING 6 HANDICAP)
PARKING SPACES REQUIRED: 131 (50% AT 5 SPACES PER 1000 S.F. FOR MEDICAL OFFICE BUILDING AND 50% AT 4 SPACES PER 1000 S.F. FOR GENERAL OFFICE BUILDING)
3. BUILDING HEIGHT: 26'-0"
4. SITE UTILIZATION:

BUILDING:	24,650 SQ.FT. (23.1%)
PAVEMENT/PARKING:	32,480 SQ.FT. (30.5%)
DRIVE:	10,800 SQ.FT. (10.2%)
HARDSCAPE (TOTAL):	21,433 SQ.FT. (20.2%)
LANDSCAPE (TOTAL):	16,957 SQ.FT. (16.0%)
TOTAL	106,320 SQ.FT. (100.0%)
5. SINGLE FAMILY EQUIVALENTS: (2) 1-1/2" TAP DOMESTIC = 8 SFE
3/4" IRRIGATION TAP = 1 SFE
TOTAL = 9 SFE

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 2829.60 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.

CONTACTS

OWNER

CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST 1ST AVENUE, #410
DENVER, COLORADO 80111
ATTN: JIM RILEY
(303) 394-5500

CONTRACTOR

JB OLSEN CONSTRUCTION, INC.
9780 MT. PYRAMID COURT, SUITE 210
ENGLEWOOD, COLORADO 80112
ATTN: MICK TURCO
(303) 706-1599 #248
FAX (303) 706-1618

DEVELOPER

CATLIN PROPERTIES, INC.
9780 MT. PYRAMID COURT, SUITE 210
ENGLEWOOD, COLORADO 80112
ATTN: MIKE PEPPER
(303) 925-0500
FAX (303) 706-1618

CIVIL ENGINEER/SURVEYOR

CVL CONSULTANTS OF COLORADO, INC.
1470 MILLBROOK COURT
DENVER, CO 80218
ATTN: KURT A. LANG, P.E.
(720) 482-9526

ARCHITECT

IVINS DESIGN GROUP
1480 HUMBOLDT ST.
DENVER, CO 80218
(303) 446-8030

LANDSCAPE ARCHITECT

NATURAL DESIGN SOLUTIONS, INC.
1470 MILLBROOK COURT
CASTLE ROCK, CO 80109
(303) 663-1654

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 6E-1, 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 DATE _____
PLS NO. 35593
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.



OWNERSHIP CERTIFICATION:

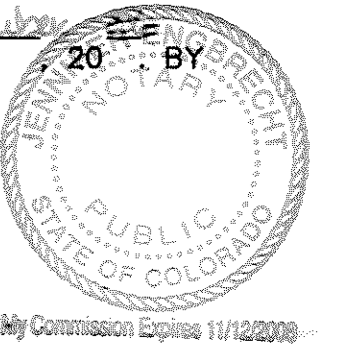
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 IN THE TOWN OF CASTLE ROCK.

BY: Jim Riley, President
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST 1ST AVENUE, #410
DENVER, COLORADO 80111

SIGNED THIS 14th DAY OF September, 2006
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF September, 2006 BY _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LIENHOLDER SUBORDINATION CERTIFICATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 IN THE TOWN OF CASTLE ROCK.

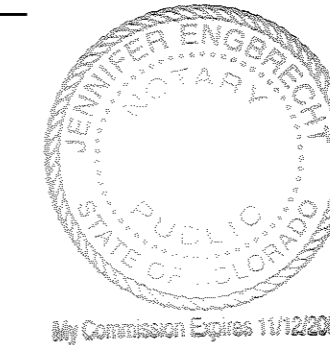
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 03-04-05 AT RECEPTION NO. 2005018974 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN OF THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Castle Rock Land Co., LLC
3033 EAST 1ST AVENUE, #410
DENVER, COLORADO 80111

SIGNED THIS 14th DAY OF September, 2006
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF September, 2006

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 6E-1, 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 08-05-04 AT RECEPTION NO. 2004081483 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN OF THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

California Bank and Trust
11622 EL CAMINO REAL, SUITE 200
SAN DIEGO, CALIFORNIA 92130

SIGNED THIS 15th DAY OF September, 2006
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF September, 2006

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



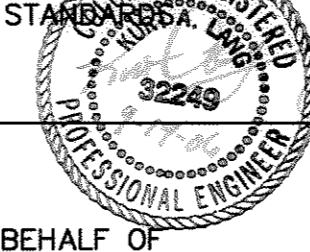
SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 GRADING PLAN
- 4 UTILITY PLAN
- 5 ARCHITECTURAL ELEVATIONS
- 6 ARCHITECTURAL ELEVATIONS
- 7 LANDSCAPE PLAN-1
- 8 LANDSCAPE PLAN-2
- 9 IRRIGATION PLAN
- 10 SIGNAGE PLAN
- 11 PHOTOMETRIC PLAN

CIVIL ENGINEER CERTIFICATION:

I, KURT LANG, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL APPLICABLE CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KURT A. LANG DATE _____
PE NO. 32249
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.



TITLE CERTIFICATION:

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

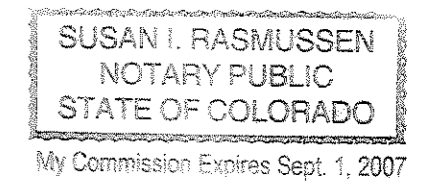
SIGNED THIS 20th DAY OF September, 2006.

Lance L. Nitzsch
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF September, 2006

WITNESS MY HAND AND SEAL _____

Susan J. Rasmussen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-1-07



TOWN CERTIFICATION:

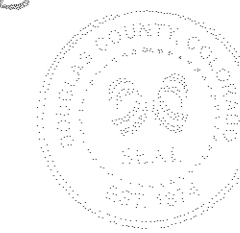
THE LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22 DAY OF September, 2006

DIRECTOR OF DEVELOPMENT SERVICES DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:52 P.M. ON THE 21 DAY OF September, 2006 AT RECEPTION NO. 2006083800

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christine Davis
DEPUTY



CIVIL ENGINEER/SURVEYOR
CVL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING
CONTACT: KURT LANG
JOB NO. 05816401

SUBMITTAL DATE: SEPTEMBER 12, 2006
LOT 6E-1, THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 2
MEADOWS PROFESSIONAL PLAZA
FINAL PD SITE PLAN
PROJECT NO. FPD 06-006
COVER SHEET
SHEET 1 OF 11

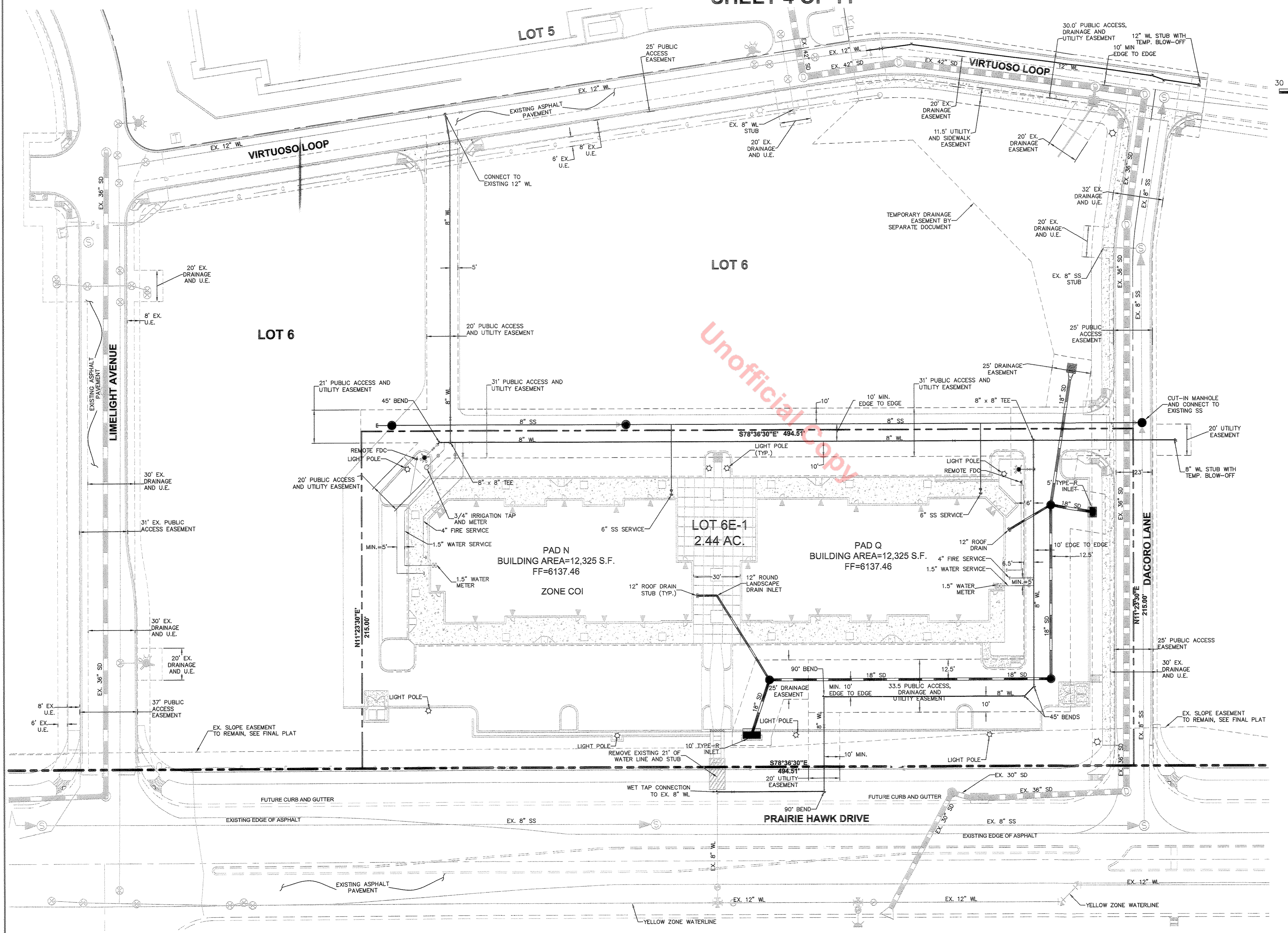
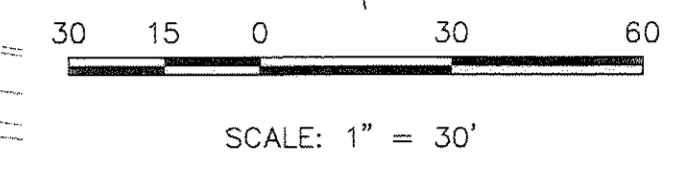
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FINAL PD SITE PLAN FOR LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 11

LEGEND:	
	PROPOSED WATER METER
	PROPOSED IRRIGATION TAP AND METER
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROPOSED FIRE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING WATER
	PROPOSED WATER
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	PROPOSED MAJOR CONTOURS
	RIGHT OF WAY LINE



VARIANCE PWV 06-020
APPROVED 09/06/06
VARIANCE TO ALLOW UTILITY
EASEMENTS TO STRADDLE
PROPERTY LINES.

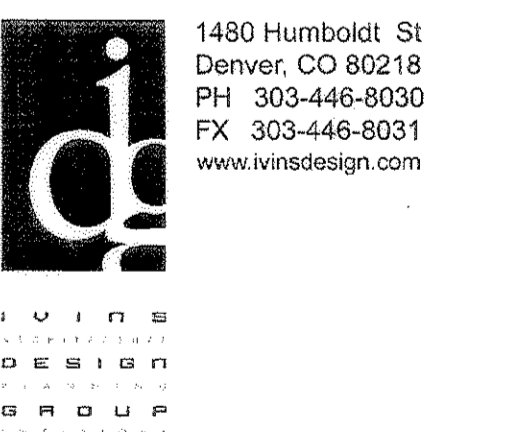
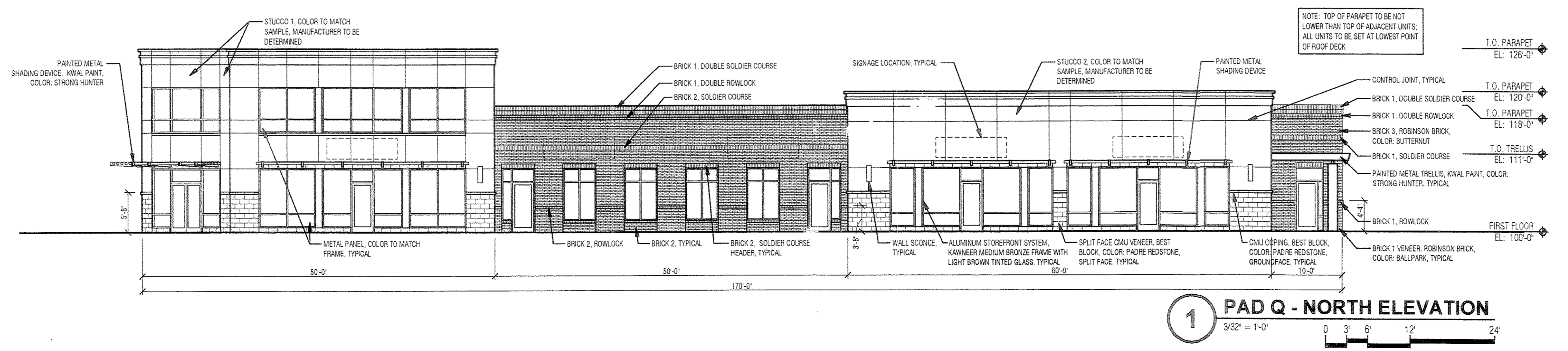
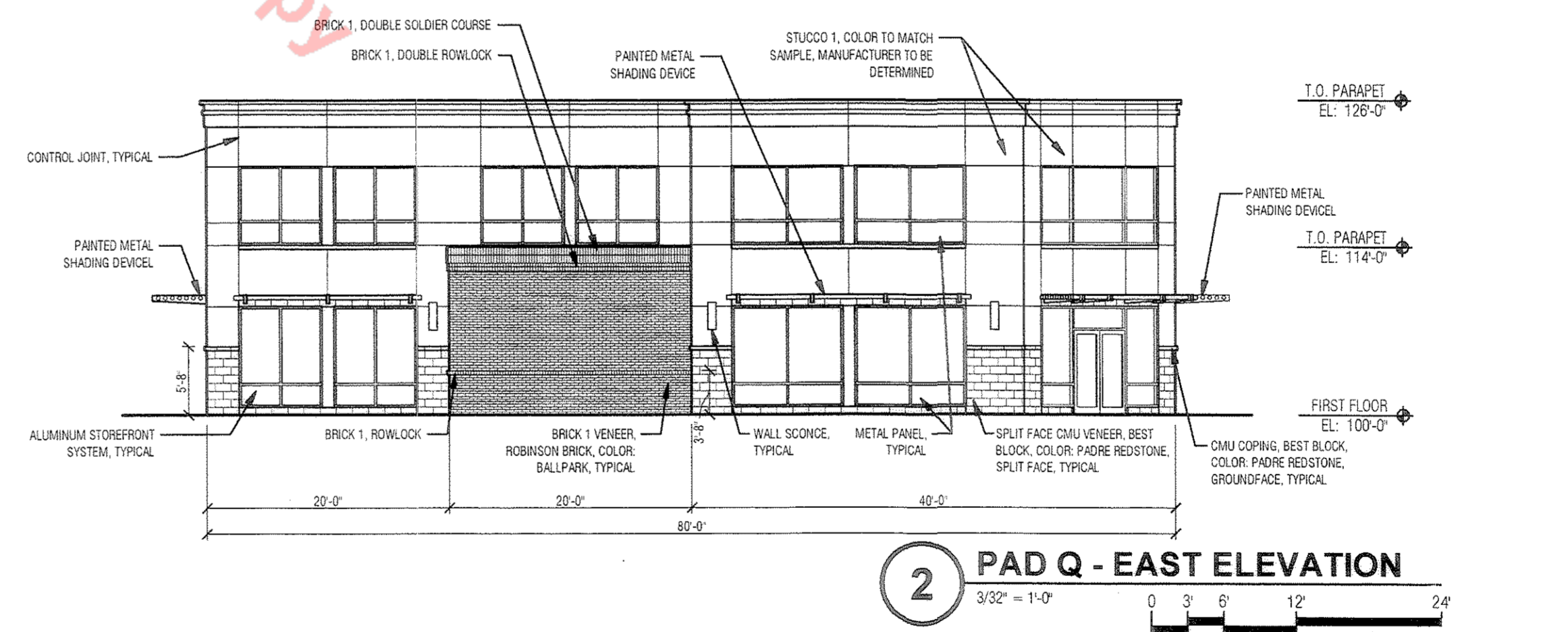
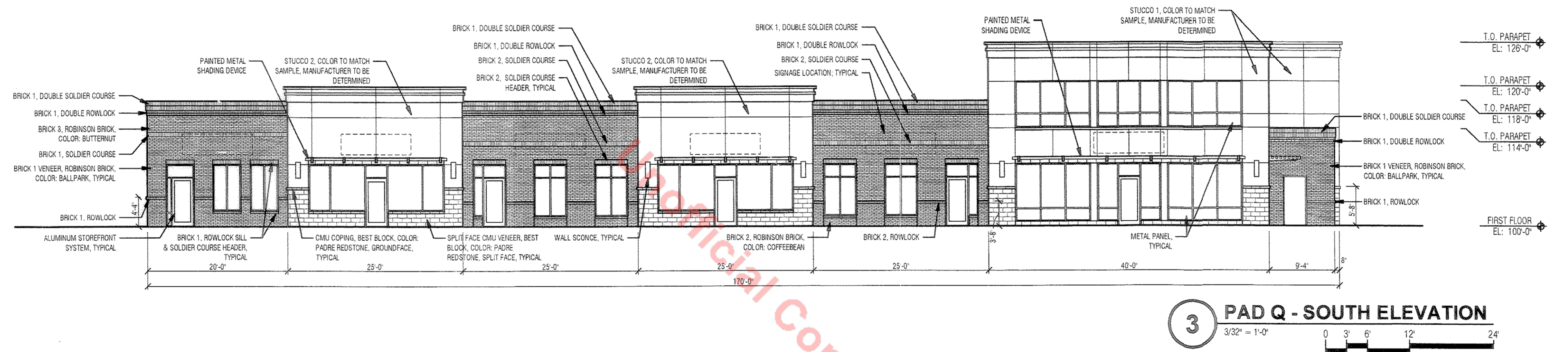
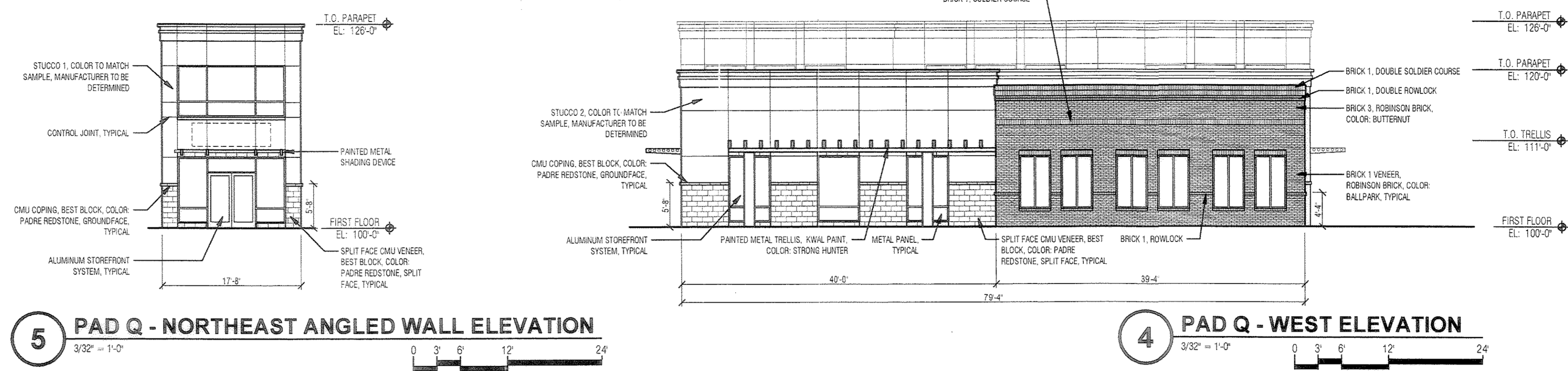
CIVIL ENGINEER/SURVEYOR
CYL
7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING
CONTACT: KURT LANG
JOB NO. 05816401

SUBMITTAL DATE: SEPTEMBER 12, 2006
LOT 6E-1, THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 2
MEADOWS PROFESSIONAL PLAZA
FINAL PD SITE PLAN
PROJECT NO. FPD 06-006
UTILITY PLAN
SHEET 4 OF 11

N:\projects\060516401\060516401.dwg Final\PD04-UTILITY PLAN.dwg, 9/12/2006 5:24:58 AM, ACS

LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 11



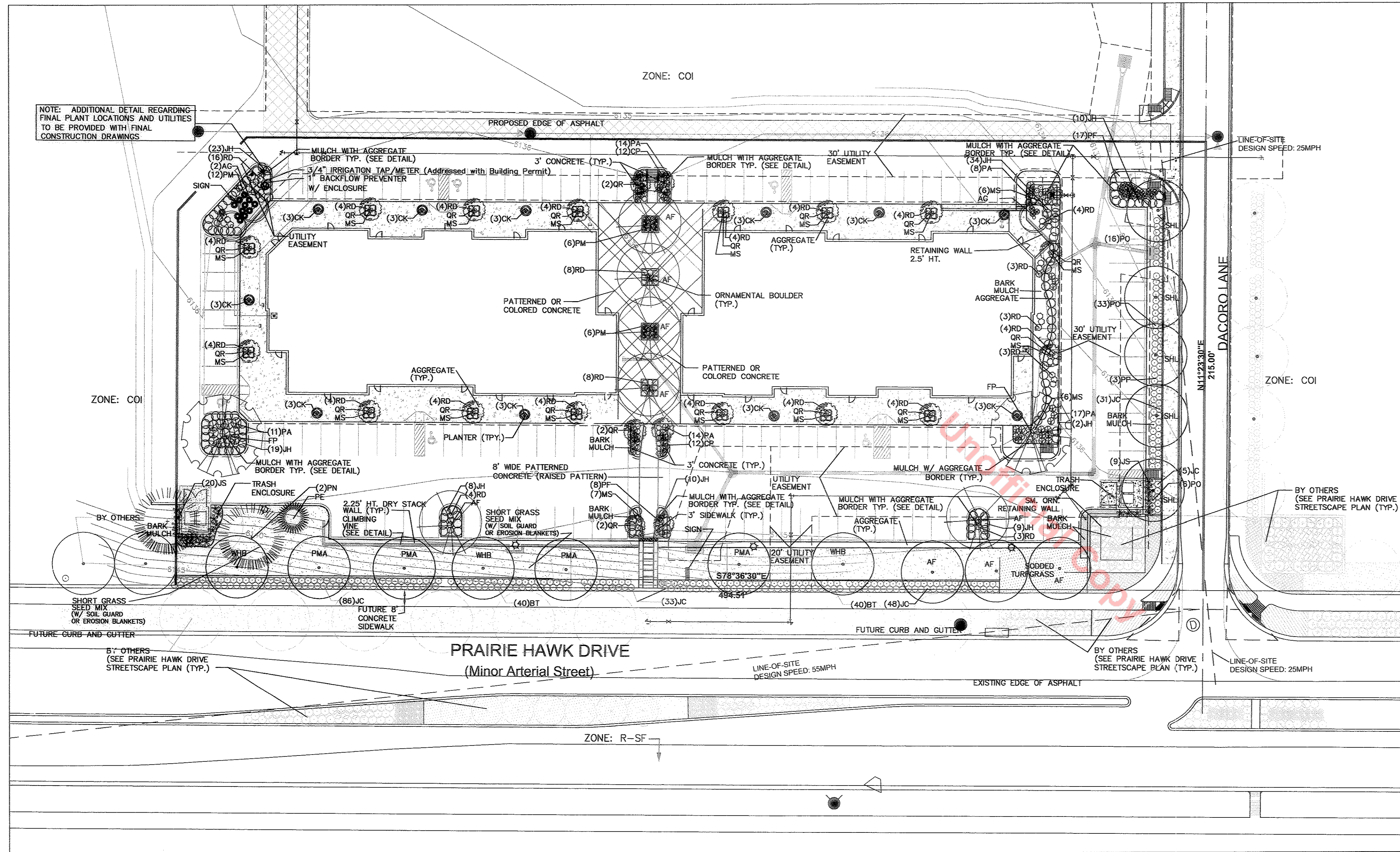
1480 Humboldt St
Denver, CO 80218
PH 303-446-8030
FX 303-446-8031
www.ivinsdesign.com

CIVIL ENGINEERS/SURVEYOR
CVL CONSULTANTS OF COLORADO, INC.
7901 E. Bellevue Avenue Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CONTACT: KURT LANG
JOB NO. 05816401

SUBMITTAL DATE: AUGUST 18, 2006
LOT 6E-1, THE MEADOWS FILING NO. 17,
AREA NO. 4 AMENDMENT NO. 2
MEADOWS PROFESSIONAL PLAZA
FINAL PD SITE PLAN
ARCHITECTURAL ELEVATIONS
SHEET 5 OF 11

FINAL PD SITE PLAN FOR LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

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

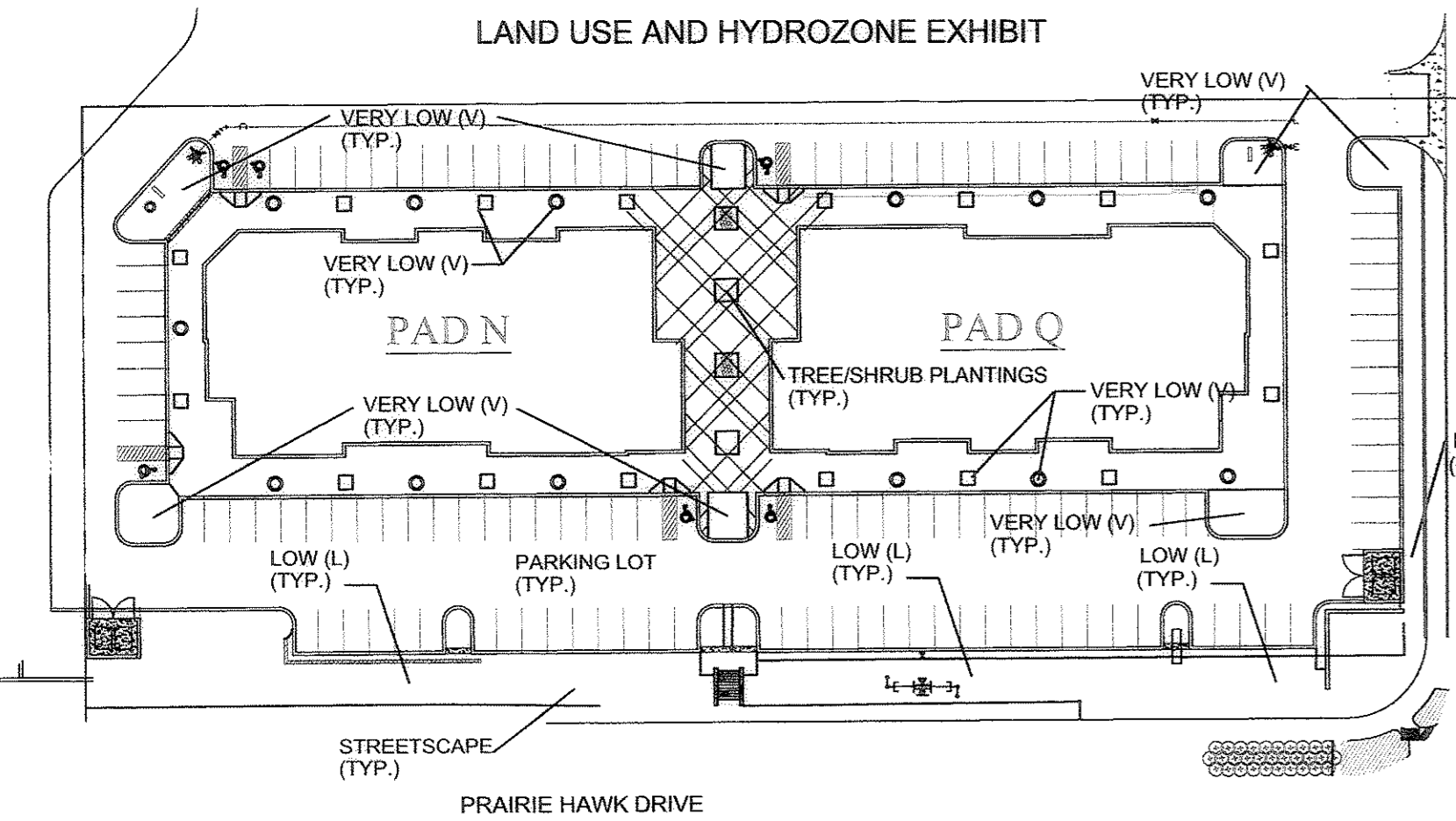


LANDSCAPE PLANTING LEGEND:

SYM. QTY.	SYM.	BOTANICAL/COMMON NAME	WATER REQMT	MATURE HT.	PLANTING SIZE	PLANTING NOTES
TREES						
5	SHL	SHADE MASTER HONEYLOCUST (Gleditsia triacanthos inermis 'Shademaster')	Dry	40-50'	2.50' cal.	Spaded.
1	PE	PINON PINE (Pinus edulis)	Dry	15-20'	8' ht.	Spaded.
2	PN	AUSTRIAN PINE (Pinus nigra)	Dry	30-50'	8' ht.	Spaded.
2	FP	AUTUMN PURPLE ASH (Fraxinus americana 'Autumn Purple')	Dry	40-60'	2.00' cal.	B&B Nursery Grown. Size to meet or exceed min. size
4	PMA	PATMORE ASH (Fraxinus pennsylvanica 'Patmore')	Dry	40-50'	2.50' cal.	B&B Nursery Grown. Size to meet or exceed min. size
4	AG	AUTUMN BRILLIANCE SERVICEBERRY (Amelanchier x grandiflora 'Autumn Brilliance')	Dry	15-20'	2.00' cal.	B&B Nursery Grown. Size to meet or exceed min. size
22	QR	CHANTICLEER PEAR (Pyrus calleryana 'Chanticleer')	Adapt.	20-30'	2.00' cal.	B&B Nursery Grown. Size to meet or exceed min. size
6	AF	AUTUMN BLAZE MAPLE (Acer x freemanii)	Dry	50-60'	2.50' cal.	B&B Nursery Grown. Size to meet or exceed min. size
3	PP	HOOPS! SPRUCE (Picea pungens 'Hoops!')	Adapt.	50-60'	8' ht.	B&B Nursery Grown. Size to meet or exceed min. size
3	WHB	WESTERN HACKBERRY (Celtis occidentalis)	Adapt.	50-60'	2.50' cal.	B&B Nursery Grown. Size to meet or exceed min. size
SHRUBS						
24	CP	GOLD SPANISH BROOM (Cytisus purgans Spanish Gold)	Dry	2-3'	4-6'	5-gal. Container Grown. Size to meet or exceed min. size
20	PF	KLONDIKE POTENTILLA (Potentilla fruticosa 'Klondike')	Adapt.	2-3'	2-3'	5-gal. Container Grown. Size to meet or exceed min. size
64	PA	RUSSIAN SAGE (Perovskia atriplicifolia)	Dry	8-12'	6-8'	5-gal. Container Grown. Size to meet or exceed min. size
24	PM	MINIATURE MUGO PINE (Pinus mugo 'Mops')	Dry	2-3'	2-3'	5-gal. Container Grown. Size to meet or exceed min. size
203	JC	ARMSTRONG'S JUNIPER (Juniperus chinensis 'Armstrong')	Dry	3-4'	3-4'	5-gal. Container Grown. Size to meet or exceed min. size
80	BT	ROSE GLOW BARBERRY (Berberis thunbergii 'Rose Glow')	Dry	3-5'	5-6'	5-gal. Container Grown. Size to meet or exceed min. size
55	PO	DART'S GOLD NINEBARK (Physocarpus opulifolius 'Darts' Gold')	Adapt.	3-5'	5-6'	5-gal. Container Grown. Size to meet or exceed min. size
29	JS	ROCKY MTN. JUNIPER (Juniperus scopulorum 'Rocky Mtn.')	Dry	15-20'	4-6'	15-gal. Stake north side. Cedar Stake.
8	PF	PINK BEAUTY POTENTILLA (Potentilla fruticosa 'Pink Beauty')	Dry	2-3'	2-3'	5-gal. Container Grown. Size to meet or exceed min. size
109	RD	DBL. DARK SHRUB ROSE (Rosa x 'Cuthbert Grant')	Dry	3-4'	3-4'	5-gal. Container Grown. Size to meet or exceed min. size
106	JH	WILTON CARPET JUNIPER (Juniperus horizontalis)	Dry	4-6'	5-gal.	Container Grown. Size to meet or exceed min. size
ORNAMENTAL GRASSES						
49	CK	KARL FORESTER FEATHER REED GRASS (Calamagrostis arundinacea 'Karl Forester')	Dry	2-3'	2-3'	5-gal. Container Grown. Size to meet or exceed min. size
28	MS	SILVER FEATHER GRASS (Miscanthus sinensis 'Silver Feather')	Dry	2-3'	18-24"	1-gal.

Graphic Symbol Key:

Symbol	DESCRIPTION/REMARKS
[Symbol]	SOODED CANADA BLUE FESCUE on prepared soil bed.
[Symbol]	CASCADE CEDAR shredded bark mulch bark uniformly placed to a 4" depth.
[Symbol]	GALVANIZED INTERLOCKING ROLLED TOP STEEL TRIM EDGE 4"x14g. pinned at 24" intervals to separate all turfgrass, cobble, and mulched areas.
[Symbol]	MOSS ROCK BOULDERS (TYP. SIZE 3"x4')
[Symbol]	AGGREGATE 1.5" Western Sunset uniformly placed upon fabric underlayment (except on slopes 3:1 or greater).
[Symbol]	PERENNIALS - TBD Planted at 8" intervals on center. (Perennial beds to be mulched - 3" depth)
[Symbol]	SHORT GRASS SEED MIX (See left schedule - install per city/county standards) (Soil Guard or Erosion Control Blanket on all slopes 4:1 and greater)



LANDSCAPE ZONE	IRRIGATION TYPE	LWU RATING RANGE
VERY LOW (V)	DRIP	0.0 TO 1.5
LOW (L)	DRIP, MICRO-SPRAY GEAR DRIVE (Seed - .56 gal/week) SPRAY (Sod - .60 gal/week)	+1.5 TO 3.0

MAXIMUM WATER USAGE: 1.5"/WEEK

LAND USE ANALYSIS AND DESIGN THEME:
The business center faces Prairie Hawk Drive and also provides visual interest adjacent to the theatre located behind this site. A formal streetscape design along Prairie Hawk Drive and a matching formal tree layout adjacent to the building provides an urban and rural feel which is found throughout the Castle Rock Region. Small retaining walls are proposed along Prairie Hawk Drive as an urban edge/transitional zone between the streetscape and commercial sector of this project.

Plant material located in planters around the building, in the parking lot islands and through the landscape cut-outs will provide intensive year-round color and textural interest. A mix of adaptable evergreen and deciduous plant materials are provided throughout, while moderate water users such as sod and perennials are found in small quantities at the main entry to the site.

SITE ANALYSIS:
Surrounding Land Uses: Business to the north, east and west. Single Family Residential to the south.
Exposure: West
Slopes: <1 Maximum
Soil Type: Sandy/Clay
Vegetation: Stripped and revegetated with native grasses
Flood Plain Designation: Not Applicable
Natural Features: Native Grass (N/A)



COMPOSITE LANDSCAPE WATER USE RATING - $CLWUR = \sum_n LWUR * IA / TA_n$

LANDSCAPE DESCRIPTION	IRRIGATION TYPE	LANDSCAPE ZONE	LWU RATING RANGE	S.F. (LWUR _n)	SUBTOTAL (IA)
PLANTED AGGREGATE BEDS	DRIP	LOW	1.0	1,025.12	1,025.12
MULCH & LOW WATER	DRIP, MICRO-SPRAY	LOW	2.2	7,669.88	16,874.00
SEEDDED AREAS	TBD	LOW	2.2	6,810.00	14,542.00
LOW WATER SOD VARIETY	SPRAY	LOW	2.6	1,652.00	4,295.00
				TOTAL (IA)	36,736.12
MAXIMUM WATER USAGE: 1.5"/WEEK				TOTAL AVERAGE (TA)	18,957.00
				COMPOSITE TOTAL (CLWUR)	2.16

NORTH

Natural Design Solutions, Inc.
1470 Millbrook Court
Castle Rock, CO 80109
303.663.1654
Naturaldesign2@msn.com

Town of Castle Rock Registration Number: 4177
Name: John Matthew Spidel

SUBMITTAL DATE: SEPTEMBER 13, 2006
LOT 6E-1, THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 2
MEADOWS, PROFESSIONAL PLAZA
LANDSCAPE PLAN
SHEET 7 OF 11

FINAL PD SITE PLAN FOR LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO.4, AMENDMENT NO. 2

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

LANDSCAPE & SITE DATA (TOTALS)		PROPOSED
GROSS SITE		106,320.00 SF / 2.44 ACRES
TOTAL LANDSCAPED AREA		16,957.00 SF (15%)
TOTAL PARKING LOT AREA		32,480.00 SF (30.5%)

LANDSCAPE PLAN SPECIFIC (Site Totals)		
PARKING LOT LANDSCAPING:	REQUIRED	PROPOSED
10% OF PARKING LOT - LANDSCAPING	3,248 SF (10%)	4,925 SF (15%)
PARKING LOT ISLANDS: (1 TREE/4 SHRUBS) (Min. 6' island width)		
	TREES REQ'D: 10 SHRUBS REQ'D: 40	11 Trees 166 Shrubs
TOTAL PARKING AREA: 2 SHADE TREES/4 SHRUBS PER 1000 SF		
	TREES REQ'D: 10 SHRUBS REQ'D: 20	11 Trees 166 Shrubs
INTERNAL LANDSCAPING:		
10% OF GROSS SITE AREA	10,632 SF (10%)	16,957 SF (16%)
NON-LIVING MATERIAL		
	25% MAX.	75% Living Vegetation Provided
IRRIGATED TURF		
	60% MAX.	1,652 SF (1.0%)
(2) TREES& (4) SHRUBS/ 1000 SF		
	21 Trees 43 Shrubs	38 Trees 85 Shrubs*

* (85) Does not take in account the streetscape shrub plantings. Streetscape shrub plantings - Extra

SHORT GRASS SEED MIX (Located along Prairie Hawk Drive)

Species	Variety	PLS#/LB
Blue Grama	Bouteloua gracilis	4.5
Bottlebrush Squirrel Tail	Elymus elymoides	1.8
Buffalo Grass	Buchloe dactyloides	4.5
Ephraim, Crested Wheatgrass	Agropyron cristatum 'Ephraim'	3.6
Sheep Fescue	Festuca ovine	3.6
Regreen	Triticum aestivum elytrigia elongata	4.0

Apply at a rate of 22 PLS/Acre

SOIL AMENDMENTS:							
GROUND PLANE TREATMENT	CLASS II OM AMENDMENT OM	NITROGEN N ₀₋₀ -N	PHOSPHORUS P	OTHER K, Zn, Fe, Mn or Cu	FERTILIZER (4-6 wks. during growing season)	E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
SOODED TURFGRASS	3.5 cu.yds./1000sf	1.0 lb./1000sf	4 lb./1000sf	1 lb./1000sf (K)	10-10-10 @ 15 lb./1000sf	N/A - No salt problems	8"
SEEDED TURFGRASS	3.5 cu.yds./1000sf	1.0 lb./1000sf	4 lb./1000sf	1 lb./1000sf (K)	10-10-10 @ 15 lb./1000sf	N/A	8"
TREES	3.5 cu.yds./1000sf	1.5 lb./1000sf	4 lb./1000sf	1 lb./1000sf (K)	10-10-10 @ 15 lb./1000sf	N/A	6"
SHRUBS	3.5 cu.yds./1000sf	1.5 lb./1000sf	4 lb./1000sf	1 lb./1000sf (K)	10-10-10 @ 15 lb./1000sf	N/A	6"

- Automatic irrigation systems shall be required for the first three years, following the date of Certificate of Occupancy issuance or final inspection (when a CO is not required). The irrigation system point of connection shall come off the separate meter pit connection. Irrigation controller to meet all 3-Day Timer/Power Back-up System criteria. Controller to be an ET based automatic controller. System to conform to Town of Castle Rock Water Use Management Program. Contractor to set up and walk owner through system initialization process. Owner to provide annual backflow prevention testing. Maintenance to include monthly water application adjustments (via manual adjustment or through ET base automatic controller). (2) Irrigation system inspections required annually. Irrigation systems must be equipped with backflow preventer assemblies approved by the Town of Castle Rock. Irrigation Design Pressure: 45psi. Static Flow Pressure: 45psi
- 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 plant(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- Coniferous	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)

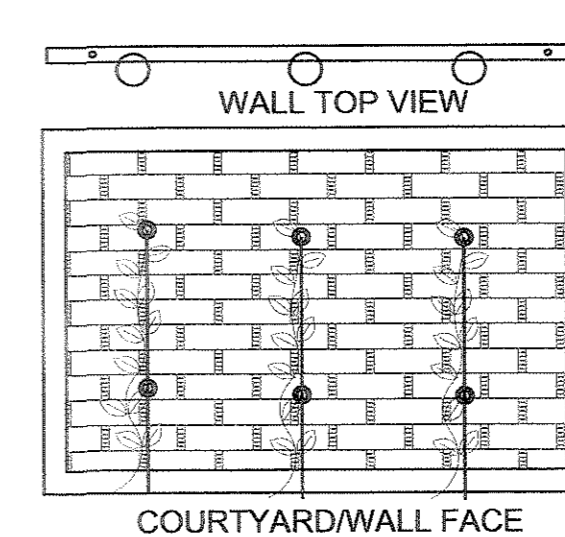
Additional replacement shall be in conformance with the landscape material species requirements set forth by this plan or alternative material species acceptable to the Town of Castle Rock.

- Aeration and top dressing 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.
- 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 RE-SEED ALL BARE AREAS (6'X6') AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6'X6' OR GREATER) AND ON ALL SLOPES (4'X4') 3:1 AND GREATER.

GENERAL NOTES CONTINUED:

- Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required fire hydrants shall be installed and serviceable prior to and during all construction.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The term all-weather driving capabilities has been interpreted to mean either concrete or asphalt.
- Complete specifications and construction plans shall be submitted to The Town of Castle Rock Fire and Rescue Department for review and approval prior to any construction occurring.
- No trees/large shrubs or permanent structures are allowed in utility & drainage easements.
- Areas under 10 ft. in width shall not contain turf.
- Slopes greater than 3:1 must be drip-irrigated.

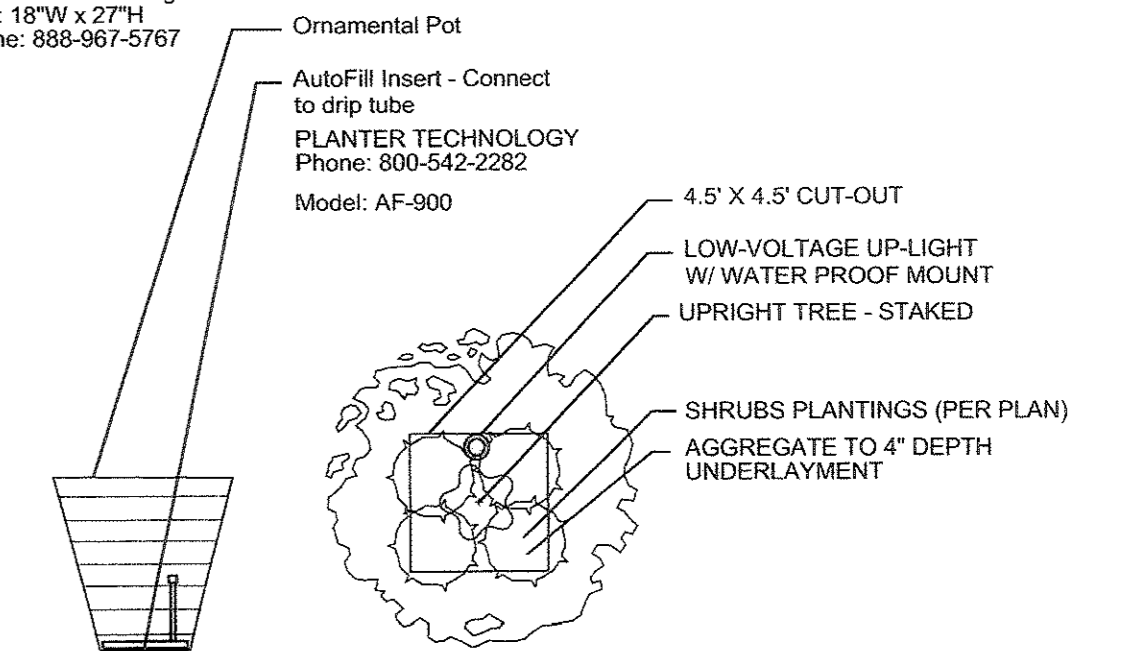
PLANT TYP: Alternate between Purple clematis (x 'Jackmanii') and Sweet Autumn Clematis (Clematis terniflora)
Size: (1) Gallon



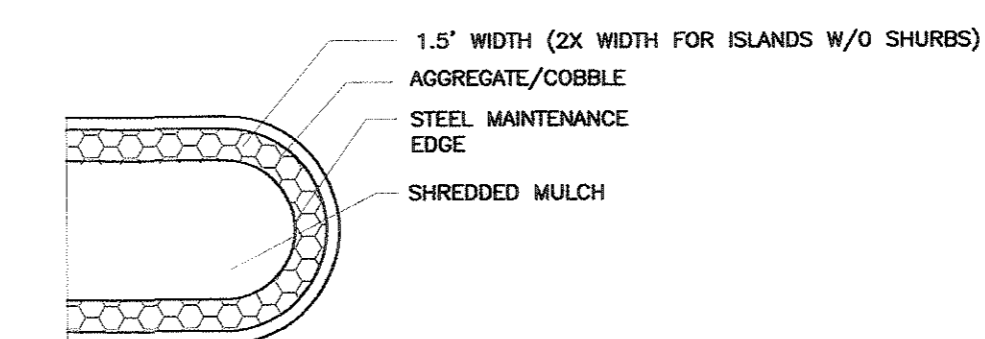
Note: Provide steel cable and wall attachments for upright growing mechanism. Provide drip emitter to ea. plant (typ.) Plant @ 8" O.C.
PROVIDE ALONG WALLS ADJACENT TO PRAIRIE HAWK DRIVE

ENTRY RETAINING WALL AND TYP. PATIO COURTYARD VERTICAL GROUNDCOVER DETAIL
NOT TO SCALE

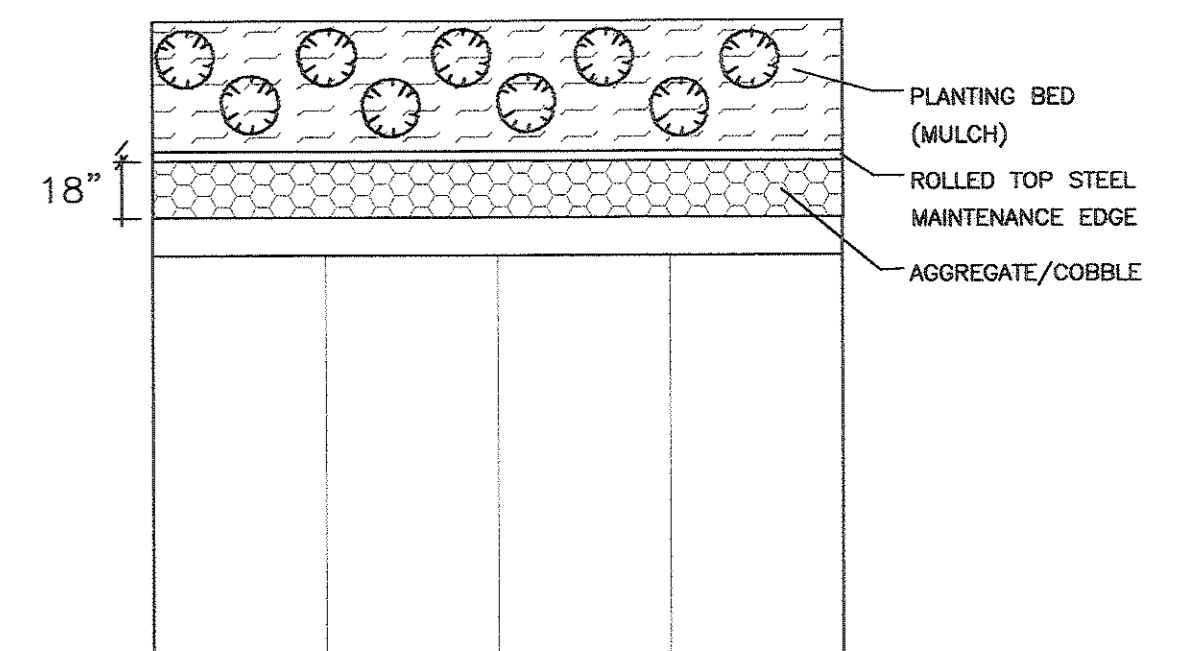
KORNGAY POTS
Series: Ribbed Series
Color: Match Building
Size: 18"W x 27"H
Phone: 888-967-5767



PLANTERS AND TREE CUT-OUT DETAIL
NOT TO SCALE



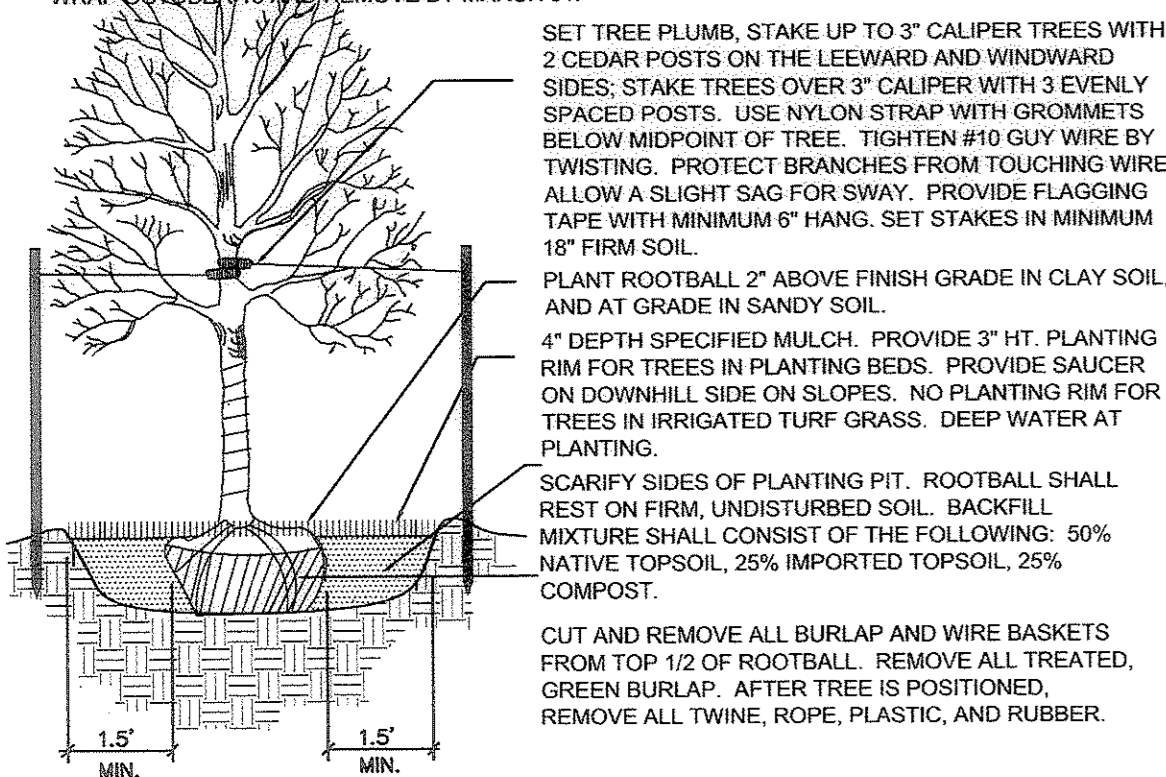
PARKING LOT ISLAND DETAIL
NOT TO SCALE



TYPICAL PARKING LOT PLANTING DETAIL
NOT TO SCALE

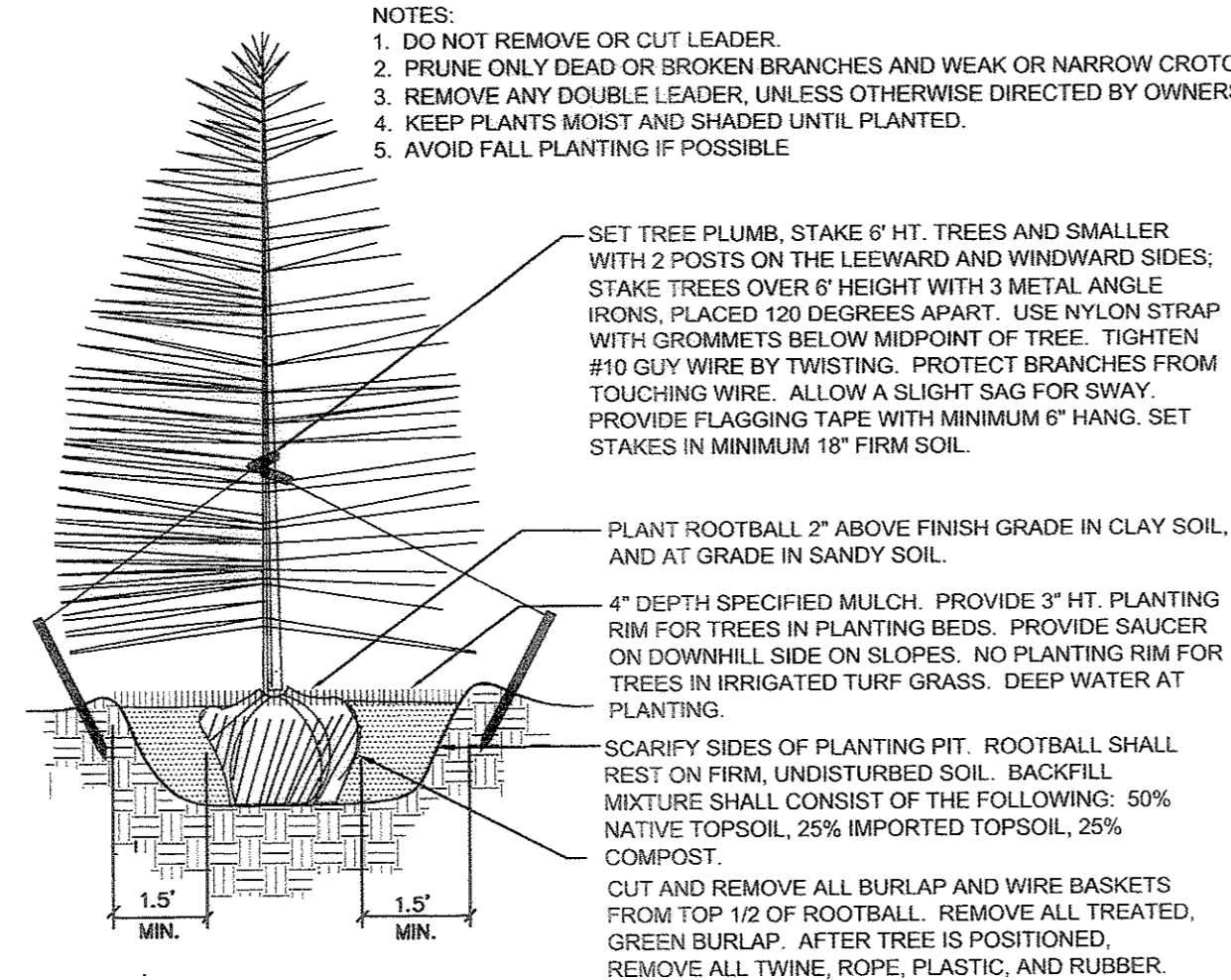
PLANTING DETAILS

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE.

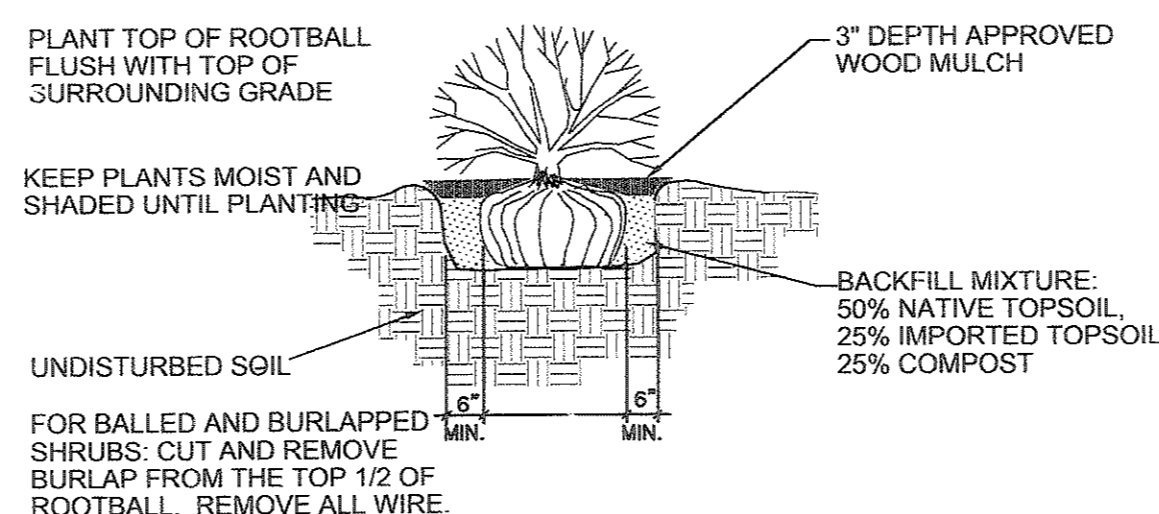


1 Deciduous Tree Planting Detail
SCALE: NOT TO SCALE

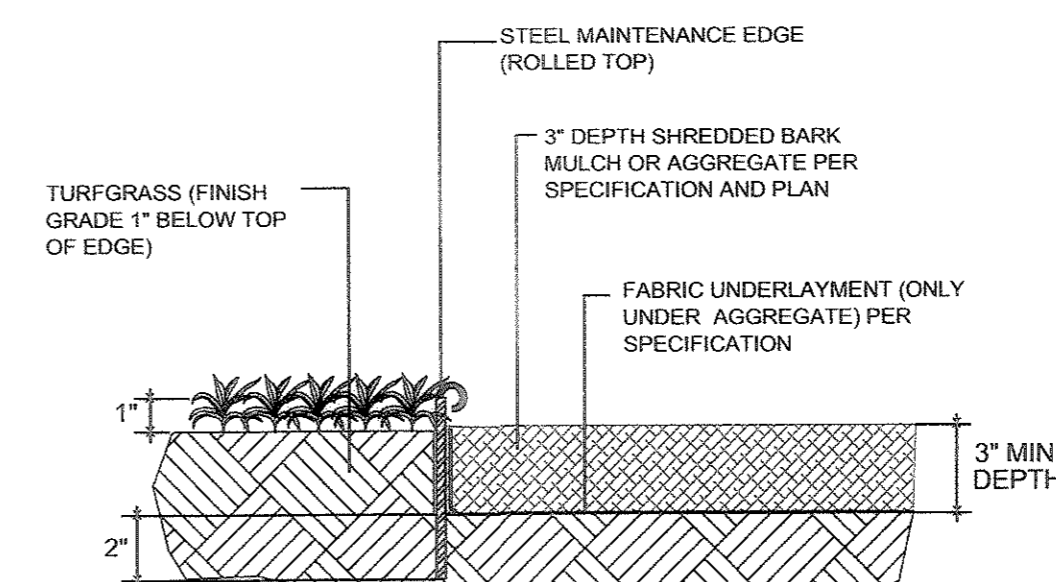
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - AVOID FALL PLANTING IF POSSIBLE.



2 Coniferous Tree Planting Detail
SCALE: NOT TO SCALE



3 Shrub Planting Detail



4 LANDSCAPE MULCH & EDGER DETAIL

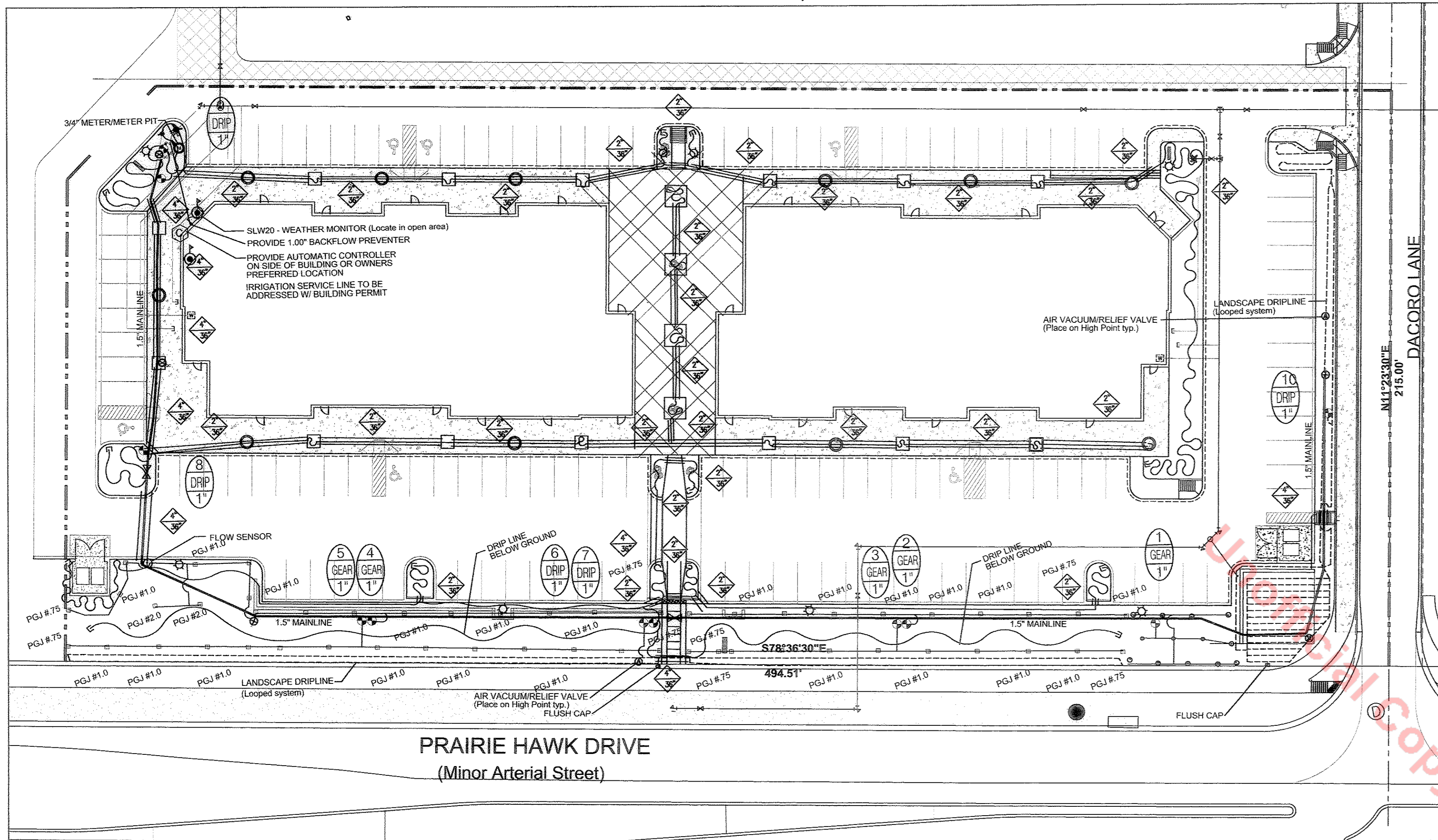
Natural Design Solutions, Inc.
1470 Millbrook Court
Castle Rock, CO 80109
303.663.1654
Naturaldesign2@msn.com
Landscape Architecture
Irrigation System Design
Residential and Commercial
Land Planning

Town of Castle Rock Registration Number: 4177
Name: John Matthew Spidell

SUBMITTAL DATE: SEPTEMBER 13, 2006
LOT 6E-1, THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 2
MEADOWS PROFESSIONAL PLAZA

FINAL PD SITE PLAN FOR LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

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



IRRIGATION LEGEND: Equipment & Valve Schedule:

IRRIGATION SYMBOL	PROD. SIZE	PRODUCT DESCRIPTION
(C)	12 sta.	WEATHERMATIC SMARTLINE (SL1600 & zone modules) (12) station controller w/ lockable cabinet & lighting protection options. With SLW20 Weather Monitor.
(X)	1.00"	FEBCO 825Y Reduced Pressure Backflow Preventer w/ Strong Box Enclosure if installed outside. (Install per local Code)
(MV)	1.50"	RAINBIRD GB Remote Control Valve (Master Control Valve) DATA INDUSTRIAL 228 - 1506-1211 FLOW SENSORS Provide a straight line assembly before the inlet and after the outlet per manufacturers recommendations.
(R)	1-1.5" 1.00"	RAINBIRD PEB SERIES Remote Control Valve RAINBIRD XAC-75 Control Zone Kit w/ medium flow PRV.
(C)	1.50"	RAINBIRD 5 RC Quick Coupling Valve
(G)	1.50"	Brass Gate Valve w/ cross handle (manual drains)
(W)	1.50"	WATTS NO. B-6000 Bronze 2-piece Ball Valve w/NPT ends (mainline isolation valves)
(S)	4.00" 12.00"	RAINBIRD 1800 Pop-Up Spray w/U Series-Arc nozzle in arc & radius as required. Provide check valve at the end of the zone/loop.
(H)		HUNTER PGJ - Low-angle Irrigation Spray Rotors (nozzles per plan) Provide check valve at the end of the zone/loop.
(B)		RAINBIRD XERI BUG Drip Emitters and Micro Sprays. (Shrubs & Perennials) Discharge to vary according to plant requirement (see sched. per plan).
(N)		NOT USED

VALVE NO.	ZONE TYP.	VALVE SIZE	SLEEVE SIZE	SLEEVE DEPTH
2	DRIP	1"	4"	24"

Provide separate Wire Sleeve for Mainline (typ.) See Plan.

1.50"	Class 200 PVC Pipe (Mainline)
1.00-1.50"	Class 200 PVC Lateral Lines (1" unless specified otherwise per plan)
3/4"	Polyethylene Vinyl Tubing (3/4") RAINBIRD FLUSH CAP 700-CF-21 (INSTALL IN 6" MIN. VALVE BOX (ea. drip zone))
2.00-4.00"	Class 200 PVC Pipe (Sleeves)

DRIP IRRIGATION PLANTING LEGEND:

SYM.	EMTR. QTY.	GPH	BOTANICAL/COMMON NAME	WATER REQ/MT
TREES				
(T)	4	2	SHADE MASTER HONEYLOCUST (Gleditsia triacanthos inermis 'Shademaster')	Dry
(T)	4	1	PINON PINE (Pinus edulis)	Dry
(T)	4	2	AUSTRIAN PINE (Pinus nigra)	Dry
(T)	4	1	AUTUMN PURPLE ASH (Fraxinus americana 'Autumn Purple')	Dry
(T)	4	1	PATMORE ASH (Fraxinus pennsylvanica 'Patmore')	Dry
(T)	4	1	AUTUMN BRILLIANCE SERVICEBERRY (Amelanchier x grandiflora 'Autumn Brilliance')	Dry
(T)	4	5	CHANTILEER PEAR (Prunus calleryana 'Chantileer')	Adapt.
(T)	4	2	AUTUMN BLAZE MAPLE (Acer x freemanii)	Dry
(T)	4	6	HOOPS! SPRUCE (Picea pungens 'Hoops!')	Adapt.
(T)	4	1	WESTERN HACKBERRY (Celtis occidentalis)	Dry
SHRUBS				
(S)	2	5	GOLD SPANISH BROOM (Cytisus purgans Spanish Gold)	Dry
(S)	2	1	KLONDIKE POTENTILLA (Potentilla fruticosa 'KlonDIke')	Adapt.
(S)	2	5	RUSSIAN SAGE (Perovskia atricfolia)	Dry
(S)	2	5	MINIATURE MUGO PINE (Pinus mugo 'Mops')	Dry
(S)	2	5	ARMSTRONG JUNIPER (Juniperus chinensis 'Armstrong')	Dry
(S)	2	5	ROSE GLOW BARBERRY (Rosa x 'Cuthbert Grant')	Dry
(S)	2	5	DART'S GOLD NINEBARK (Cornus alternifolia)	Dry
(S)	2	5	ROCKY Mtn. JUNIPER (Juniperus scopulorum 'Rocky Mtn.')	Dry
(S)	2	5	PINK BEAUTY POTENTILLA (Potentilla fruticosa 'Pink Beauty')	Dry
(S)	2	5	DBL. DARK SHRUB ROSE (Rosa x 'Cuthbert Grant')	Dry
(S)	2	5	WILTON CARPET JUNIPER (Juniperus horizontalis)	Dry
ORNAMENTAL GRASSES				
(G)	2	5	KARL FORESTER FEATHER REED GRASS (Calamagrostis arundinacea 'Karl Forester')	Dry
(G)	2	5	SILVER FEATHER GRASS (Miscanthus sinensis 'Silver Feather')	Dry

PLANT TYPE	WATER REQUIREMENT	TREES/SHRUBS	DRY	MED	SOD	SEED
MAY	1.0"	1.0"	1.2"	1.0"	1.8"	
JUNE	1.1"	1.6"	2.0"	1.8"		
JULY	1.5"	2.0"	2.7"	2.0"		
AUG.	1.2"	1.8"	2.5"	2.0"		
SEPT.	1.2"	1.2"	2.0"	1.45"		
OCT.	1.1"	1.2"	1.8"	1.45"		
NOV-APRIL	.5"	1.2"	.5"	.7"		
TOTAL	8"	10"	13"	11"		

Zone & Valve Schedule:

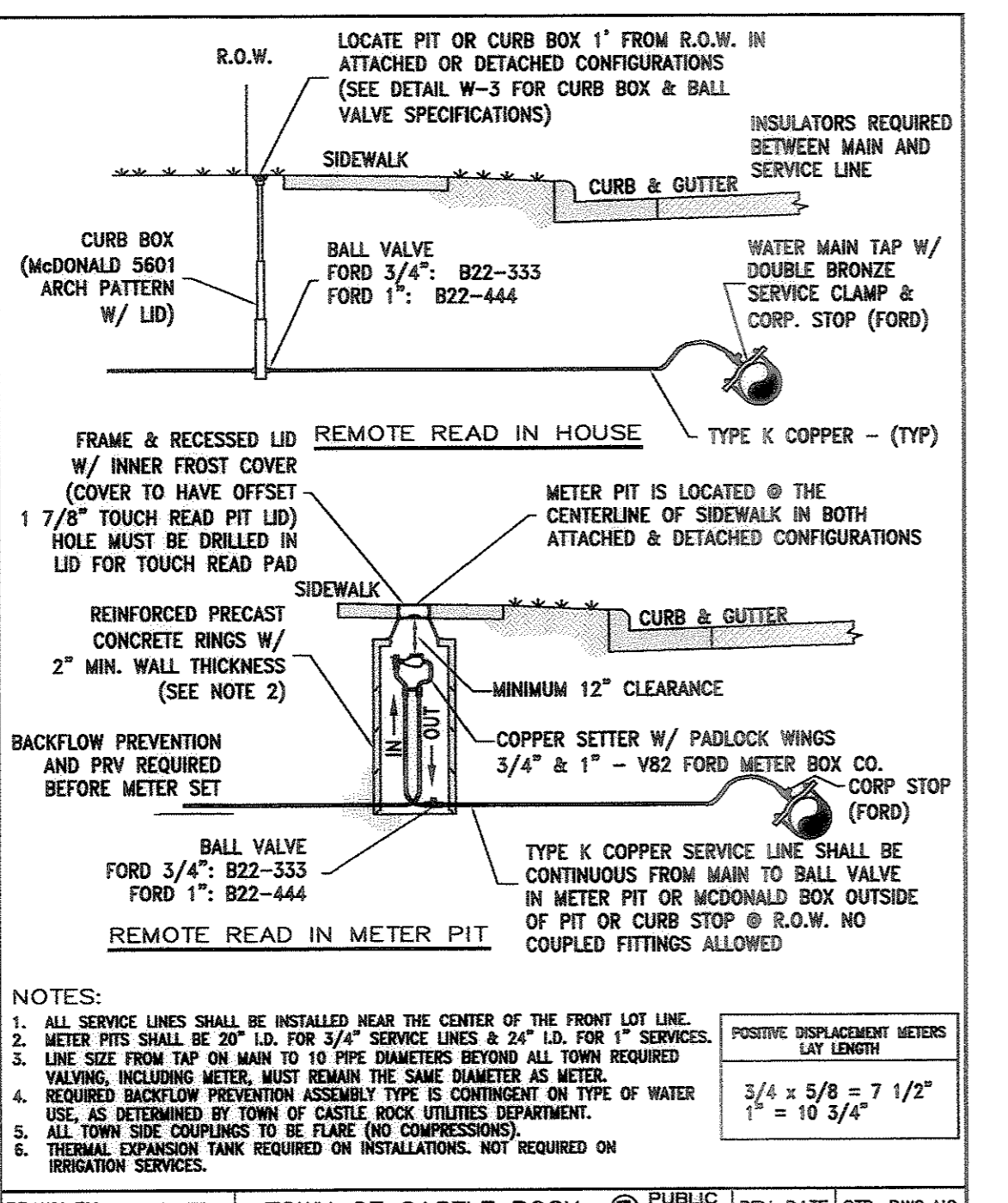
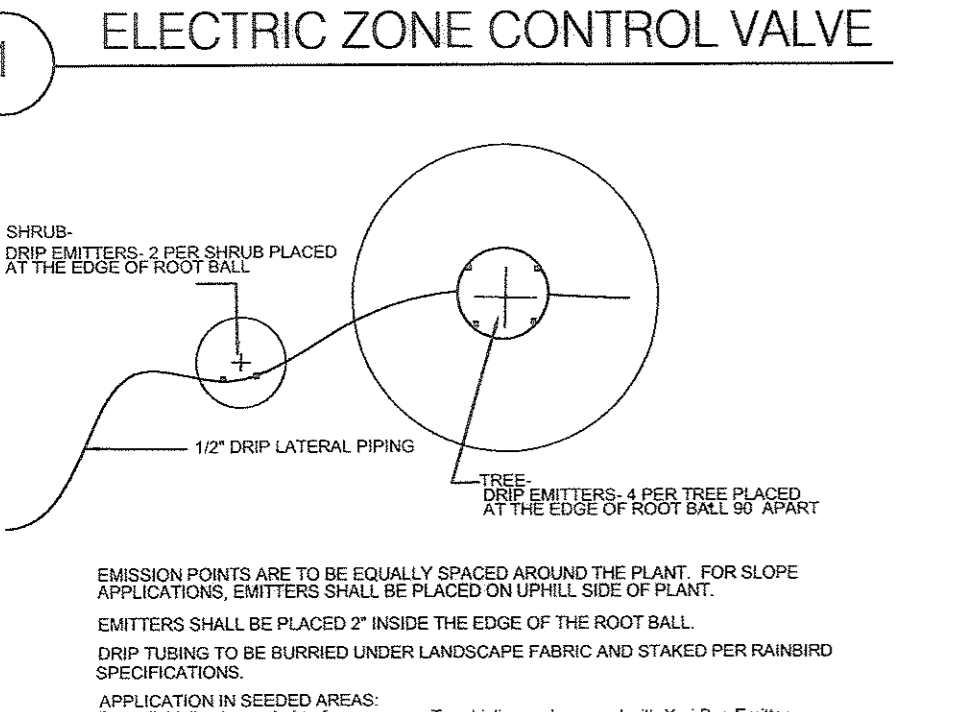
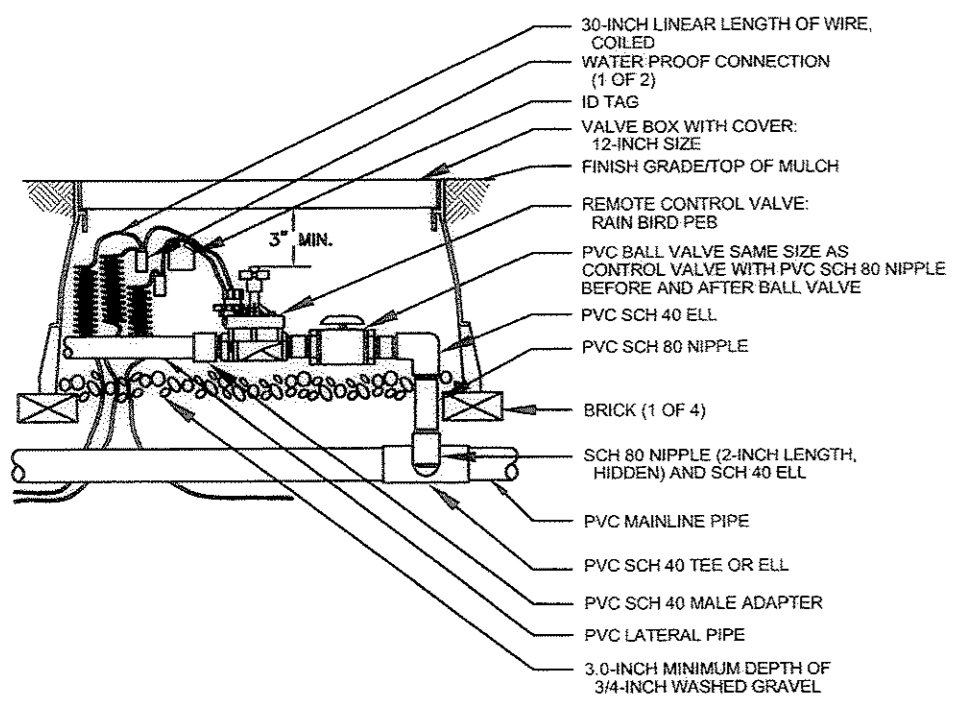
ZONE	FLOW (GPM)	ZONE TYPE	PRECIPITATION RATE (INCHES/HOUR)	AVERAGE SEASON RUN TIME (MINUTES/DAY)	SYSTEM RUN SCHEDULE: EVERY 3RD DAY Start Time: 11pm End Time: (no later than) 4am
1	8.0	P/U	1.50	15	CALL: 720.733.6000 to Obtain Mandatory Watering Schedule
2	9.5	GEAR	.50	32	
3	10.0	GEAR	.50	28	
4	15.0	GEAR	.50	32	
5	13.5	GEAR	.50	28	
6	N/A	DRIP	N/A	45*	
7	N/A	DRIP	N/A	45*	
8	N/A	DRIP	N/A	45*	
9	N/A	DRIP	N/A	45*	
10	N/A	DRIP	N/A	45*	

* Run two drip zones 6 & 7 Together
* Run two drip zones 8, 9, & 10 Together
TOTAL RUN TIME: 3.75 HRS.

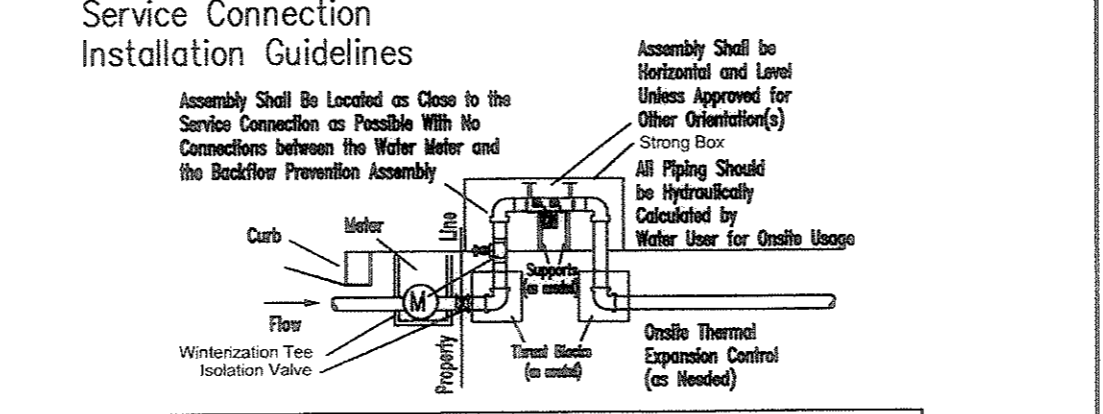
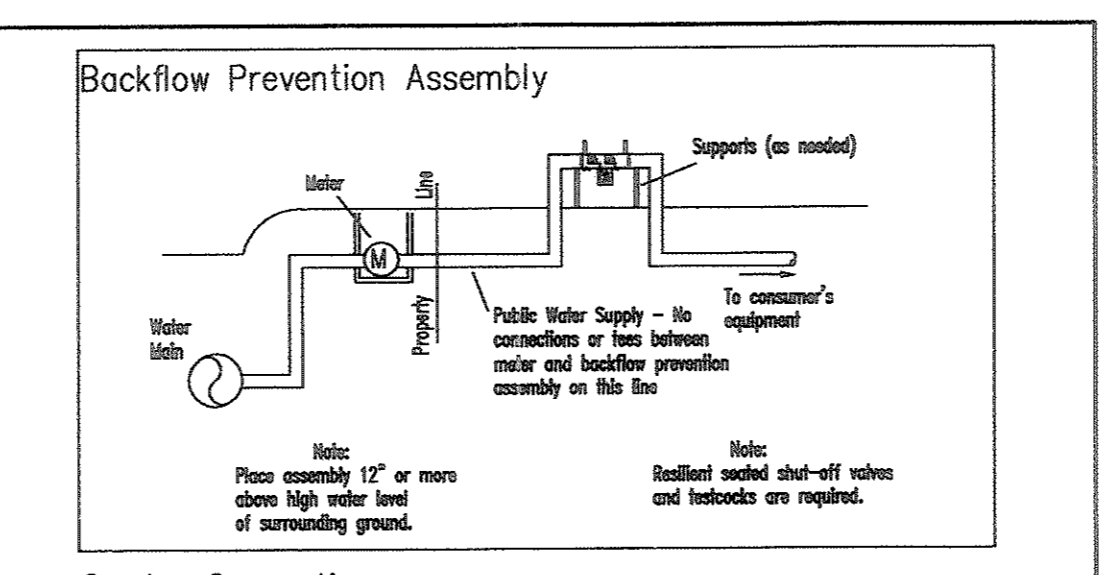
Break run times into (2) run & soak cycles

Installation Information:

SYSTEM DESIGN PRESSURE: 65psi - 5 ft/sec. - A Min. of 43psi Provided by TCR Available On-Site Static Pressure - 93 psi
 WINTERIZATION VALVES: See Detail.
 NOTE: All backflow prevention assemblies will be tested immediately upon charging of irrigation system.
 HYDROZONES: Drip irrigation to apply to all shrub and planting hydrozones. Low-angle gear drive heads shall provide irrigation to all native seed zones adjacent to Prairie Hawk Drive. Pop-up spray heads shall provide irrigation to all sodded zones adjacent to Prairie Hawk Drive.
 WATER CONSERVATION: Drip irrigation to apply to all shrub and planting hydrozones. Low-angle gear drive heads. U-Series (Most efficient spray nozzle).
 SITE SPECIFIC CONDITIONS (Slope): There is a slope condition along Prairie Hawk Drive. Gear drive spray head zones will be split up so the bottom zone can be run at reduced run times to avoid overwatering and run-off.



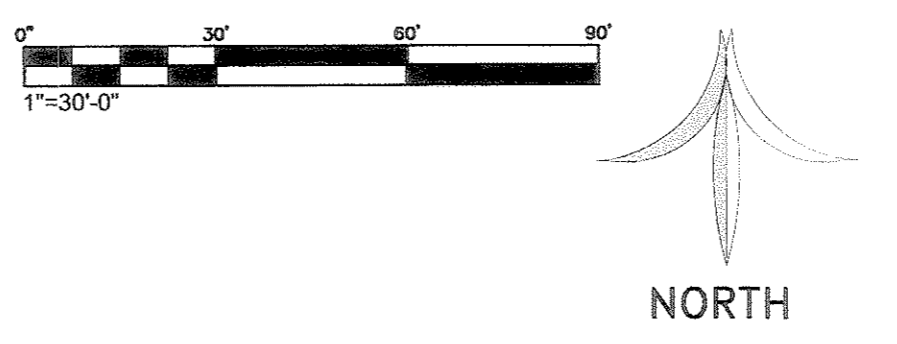
DRAWN BY: GLA & TDL	TOWN OF CASTLE ROCK	PUBLIC WORKS	REV. DATE	STD. DWG. NO.
APPROVED BY: GRH	3/4" & 1" WATER SERVICES		10/27/98	W-2
DATE: 1/1/96				



Backflow Prevention Assemblies are to be used within their rated operating conditions:
 Pressure: Backflow prevention assemblies typically have a maximum working pressure (MWP) of 150 psi (1034 kPa) or 175 psi (1206 kPa). Assemblies are designed to operate continuously at this pressure, which is identified on the assembly.
 Temperature: Backflow prevention assemblies are designed to operate continuously at their maximum working water temperature (MWT), which is identified on the assembly.
 Rate of Flow: Backflow prevention assemblies are designed to operate continuously up to their rated flow (L/s, gallons per minute - GPM, or liters per second - L/s).
 NOTE: All installations of backflow prevention assemblies must be in compliance with state and local plumbing and building codes.

DRAWN BY: DSL	TOWN OF CASTLE ROCK	PUBLIC WORKS	REV. DATE	STD. DWG. NO.
APPROVED BY:	BACKFLOW PREVENTION ASSEMBLY		10/27/98	WU-9
DATE: 4/2/98				

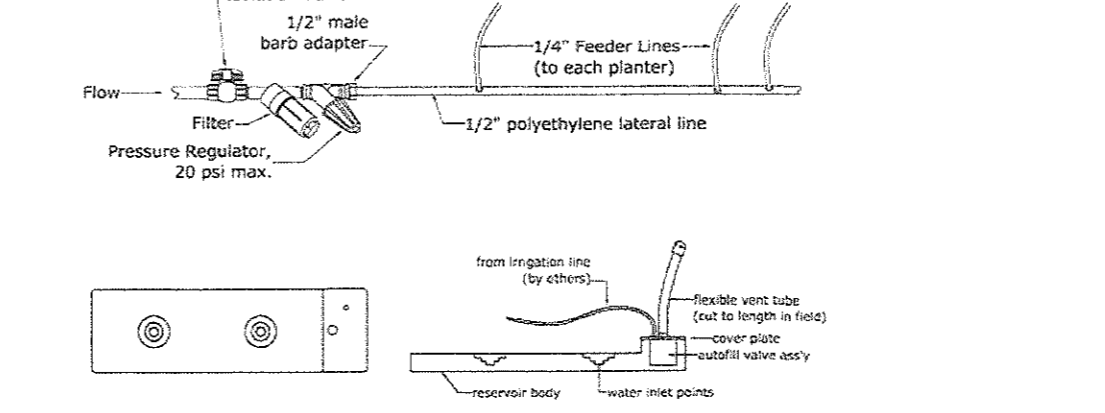
ESTABLISHMENT: Provide 20% more water than what is noted above for the first growing season of establishment. Provide 10% more water than what is noted above for the 2nd growing season.



Planting Information:

1. Automatic irrigation systems shall be required for the first three years, following the date of Certificate of Occupancy issuance or final inspection (when a CO is not required). The irrigation system point of connection shall come off the separate meter pit connection. Irrigation controller to meet all 3-Day Timer/Power Back-up System criteria. Controller to be an ET based automatic controller. System to conform to Town of Castle Rock Water Use Management Program. Contractor to set up and walk owner through system initialization process. Owner to provide annual backflow prevention testing. Maintenance to include monthly water application adjustments (via manual adjustment or through ET base automatic controller). (2) Irrigation system inspections required annually. Irrigation systems must be equipped with backflow preventer assemblies approved by the Town of Castle Rock.

INSTALLATION SHALL BE ACCOMPLISHED BY A TOWN OF CASTLE ROCK REGISTERED INSTALLATION PROFESSIONAL



DRAWN BY: DSL	TOWN OF CASTLE ROCK	PUBLIC WORKS	REV. DATE	STD. DWG. NO.
APPROVED BY:	PLANTING IRRIGATION DETAIL		10/27/98	WU-9
DATE: 4/2/98				

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 Name: John Matthew Spidell

SUBMITTAL DATE: SEPTEMBER 13, 2006
 LOT 6E-1, THE MEADOWS FILING NO. 17,
 AREA NO. 4, AMENDMENT NO. 2
 MEADOWS, PROFESSIONAL PLAZA
 IRRIGATION SYSTEM PLAN
 SHEET 9 OF 11

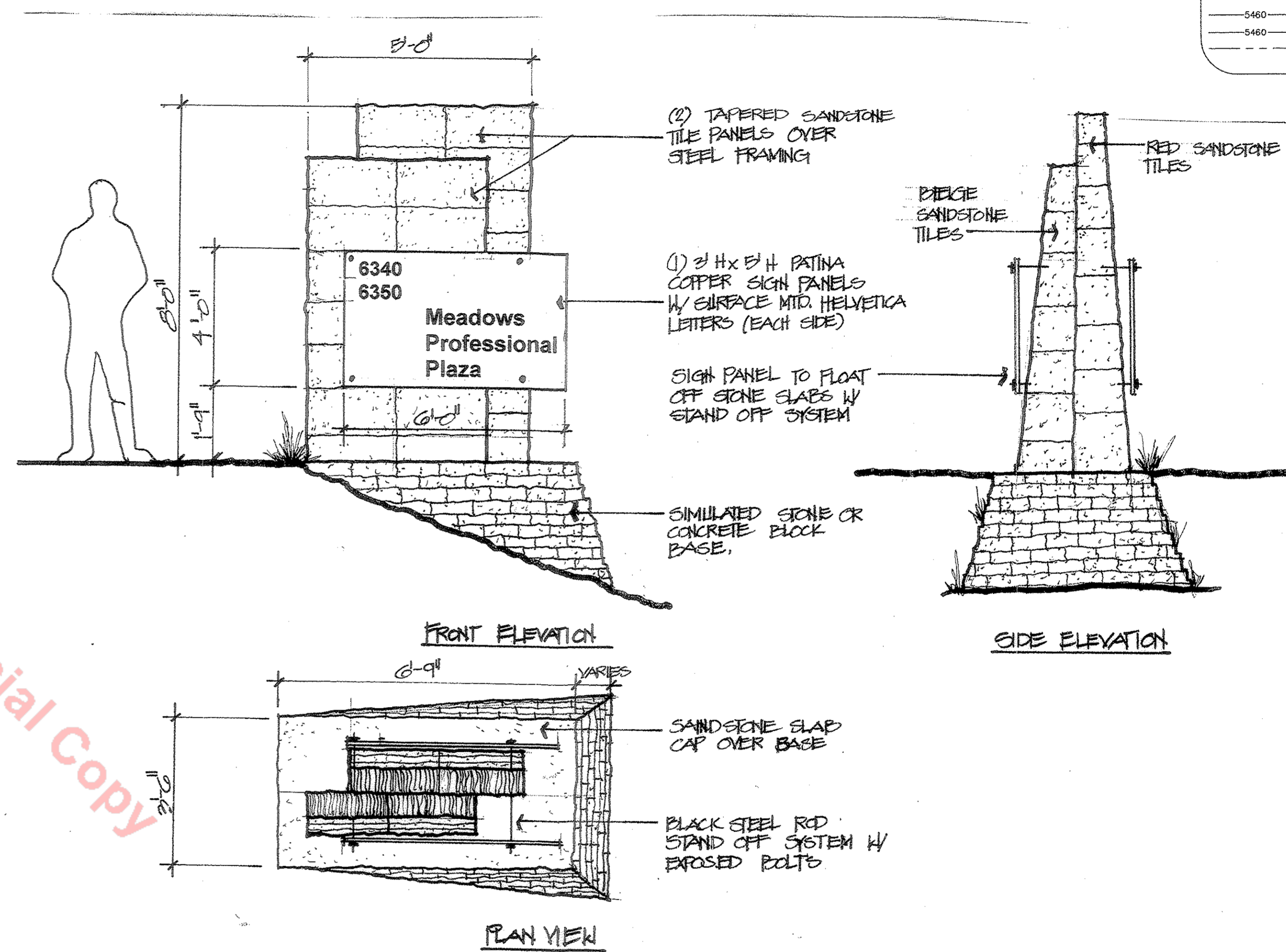
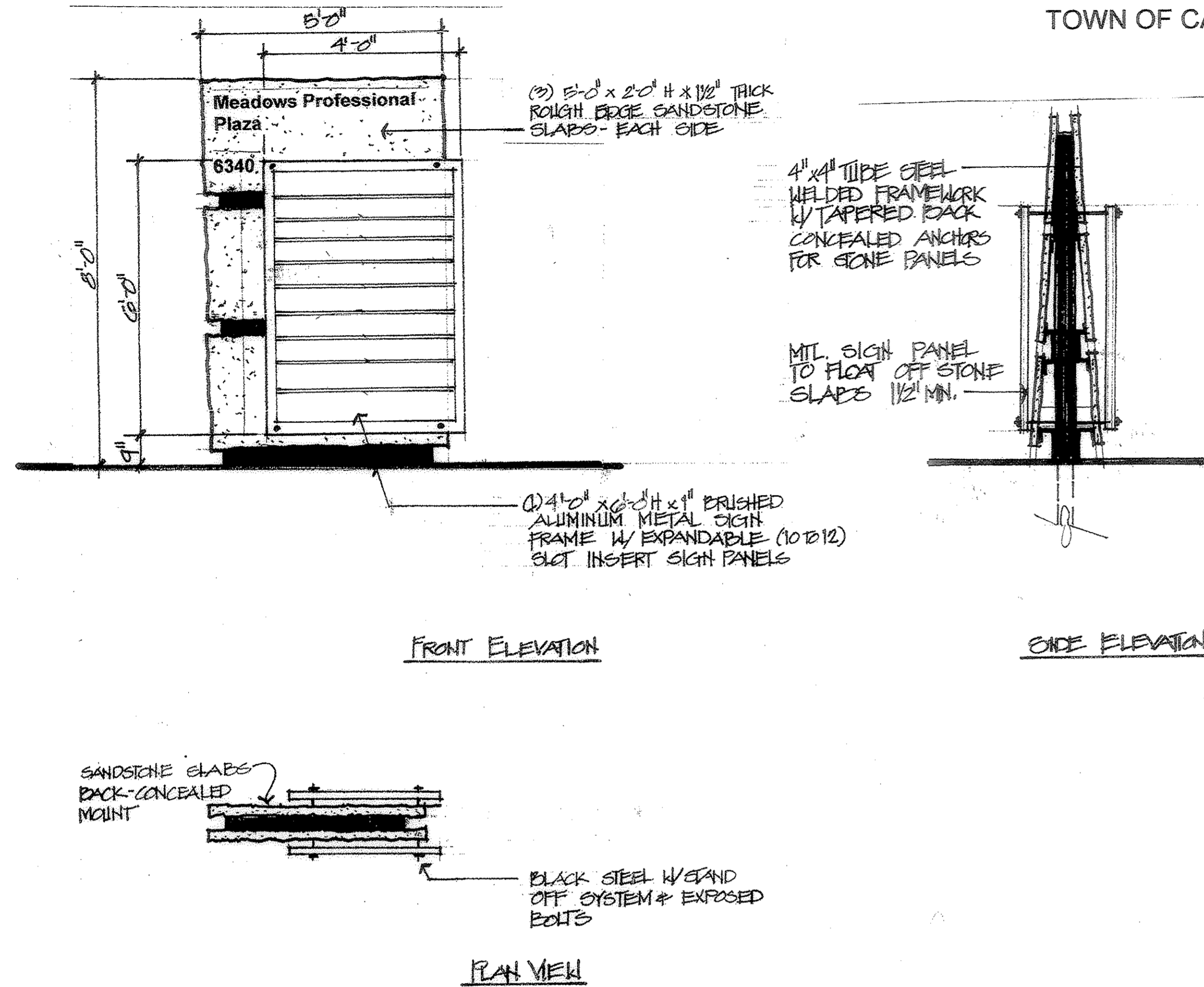
LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 FINAL PD SITE PLAN

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

LEGEND:

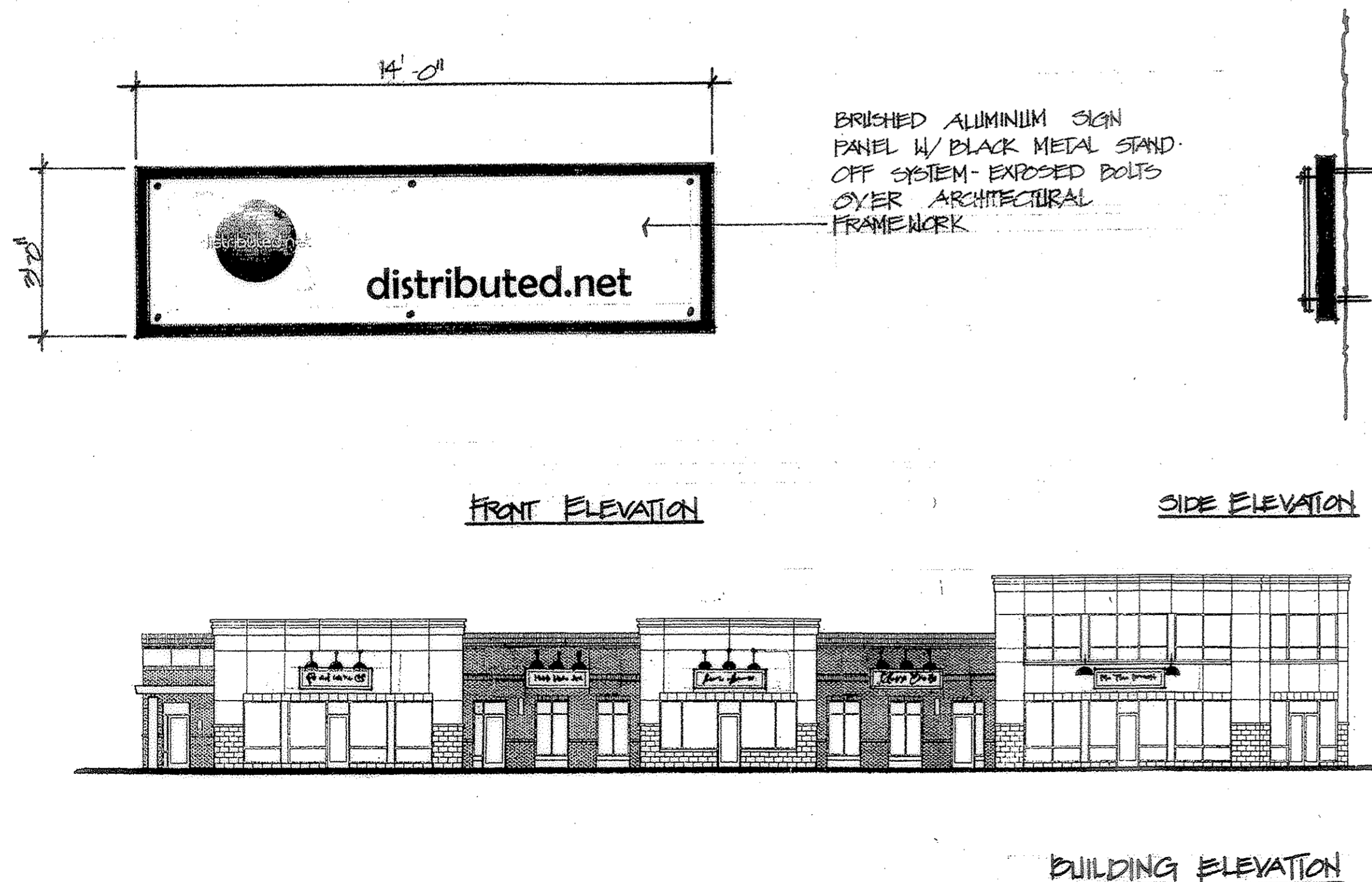
- ⊗ PROPOSED WATER METER
- PROPOSED IRRIGATION TAP AND METER
- ▽ PROPOSED FDC
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED VALVE
- ⊗ EXISTING VALVE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING SANITARY MANHOLE
- ⊗ EXISTING STORM DRAIN MANHOLE
- ⊗ EXISTING SANITARY LINE
- ⊗ PROPOSED SANITARY LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- 5460 PROPOSED MAJOR CONTOURS
- RIGHT OF WAY LINE

General Business Sign



Unofficial Copy

Wall Sign



Summary Table

Sign Type	Allowable Size	Proposed (max)	Location	Quantity
Free Standing	50 sq.ft. per face, 100 sq.ft. total	Panel @ 18 sf, 50 sf overall	Prairie Hawk Drive	One per Project
General Business	50 sq.ft. per face, 100 sq.ft. total	Panel @ 18 sf, 50 sf overall	Interior Common Drive	One per Building
Wall	Varies per Frontage	Standardized @ 36 sq.ft. for each	Fascia Above Windows	One per 25' Building Module
Window/Door	As Allowed per Town Sign Code	TBD at Buildout	On/Near Main Entry Door(s)	One per entry door(s)

ABOLITE ANGLED REFLECTOR

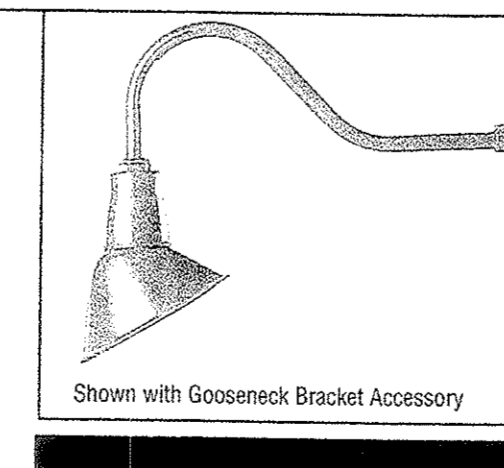
FINISH - Available in either Architectural Textured, High Gloss, or Galvanized finish.

LAMP OPTIONS - Designed to accommodate Incandescent, Compact Fluorescent, and HID lamps. CFL and HID lamps available - order separately. Incandescent lamps by others.

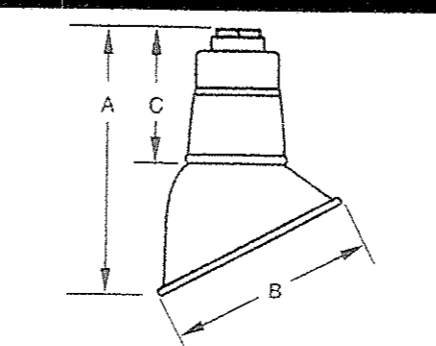
MOUNTING - Fixed hub tapped for 3/4" NPT conduit. Choose from a wide variety of wall and gooseneck brackets (see accessory section).

REFLECTOR - Heavy-duty, spun Galvanized steel construction.

SOCKETS - Incandescent (rated 660 Watt/600 Volt) and HID fixtures (4KV pulse rated) are medium base porcelain. Compact Fluorescent sockets feature smart push-pull thermoplastic design for ease of lamping.



Standard Wall Sign Fixture



Fixture Prefix	Height (A)	Diameter (B)	Neck (C)	Weight (lbs.)
AD 100	10"	7"	5"	2.0
AD 150	11-1/2"	9"	5-1/4"	2.0
AD 200	13-1/2"	11"	5-1/2"	2.5

Fixture Prefix	Fixture Voltage	Light Source	Lens Voltage	Reflector Color	Mounting	Field Installed Options	Field Installed Accessories
AD 100	100V (100 Watt Max.)	INC - Incandescent	120	MSV - Metallic Silver	LS9894L - Factory provided leads for use with stem or bracket mounting in wet locations	PI3 - Globe	Gooseneck & Wall Brackets
AD 150	150V (150 Watt Max.)	INC - Incandescent	120	MSV - Metallic Silver	LS9894L - Factory provided leads for use with stem or bracket mounting in wet locations	PI3 - Globe	Remote Ballasts
AD 200	200V (200 Watt Max.)	CFL - Compact Fluorescent (Ballast option required)	120	MSV - Metallic Silver	LS9894L - Factory provided leads for use with stem or bracket mounting in wet locations	PI3 - Globe	Wire Gaskets
AD 200	200V (200 Watt Max.)	MH - Metal Halide (Ballast option required)	120	MSV - Metallic Silver	LS9894L - Factory provided leads for use with stem or bracket mounting in wet locations	PI3 - Globe	Stems

1 - Requires the use of Medium Base Reduced Envelope lamp.
2 - CFL and MH remote ballast required (see accessory section).

Project Name: _____ Fixture Type: _____
Catalog #: _____

CIVIL ENGINEER/SURVEYOR
7901 E. Belleview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CIVIL ENGINEERS OF COLORADO, INC.
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING
CONTACT: KURT LANG
JOB NO. 05816401

SUBMITTAL DATE: JULY 20, 2006
6E-1, THE MEADOWS FILING NO. 17,
AREA NO. 4 AMENDMENT NO. 2
MEADOWS PROFESSIONAL PLAZA
FINAL PD SITE PLAN
SIGNAGE PLAN
SHEET 10 OF 11

LOT 6E-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2 FINAL PD SITE PLAN

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

CITATION® (Various reflectors are protected by U.S. Patent No. 6,464,378)

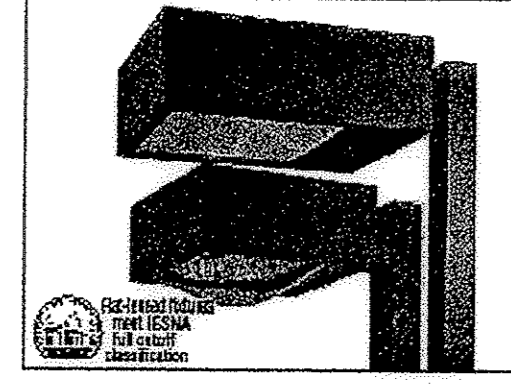
HOUSING - One-piece aluminum, available in small, medium, and large. Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction.

DOOR FRAME - Aluminum, with two capless stainless steel door fasteners to provide secure closure and easy access with no loose hardware.

LENS/GASKET - Clear flat tempered glass lens (GT2H, GTM, GTL) and a contoured clear tempered glass lens (CT2H) are sealed to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

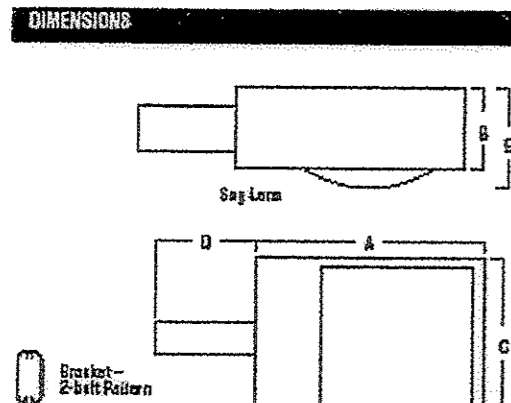
SOCKETS - Removable mogul-base sockets. All sockets are pole-mounted.

LIGHT SOURCES - Pulse-Start Metal Halide, Super Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied on standard.



BALLASTS - High-power factor ballast. Pulse-Start Metal Halide fixtures feature a Super DWA type ballast. Super Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CMA type ballast. 100 and 150 watt HPS fixtures feature HX-HPF ballast. All ballasts are designed for -20° Fahrenheit, and are mounted to the housing reinforcing plate.

REFLECTOR/DISTRIBUTION PATTERNS - Five reflector systems and distribution patterns are available with the Citation: Asymmetrical (A), Type III (S) medium distribution pattern for increased pole spacing, Forward Throw (FT), and Forward Reflector (FR) for parking lighting applications to eliminate stray light and produce a sharp beamlike cutoff, and Type V (S), for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the large 1000 Watt Forward Throw Citation only. Photometric data is tested in accordance with IESNA guidelines.



BRACKETS - A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with a small Citation (GT2H and GT2A), A 2-1/2" x 5-3/8" x 8" aluminum bolt-on bracket is shipped standard with a medium Citation. A 2-1/2" x 6" x 12" aluminum bolt-on bracket is shipped with a large Citation (GT3, A, B) bracket is available for GTL and GTM. In single and D188 configurations. A round pole plate (RPP) is required for mounting to 3"-5" round poles (See Accessory Ordering Information chart).

	A	B	C	D	E
GT2H	20-1/2"	8"	14-5/8"	6"	11-1/4"
GT2A	20-1/2"	8"	14-5/8"	6"	11-1/4"
GT3	22"	10"	12"	12"	12"

FINISHES - Each fixture is finished with LSI's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands extreme weather change without cracking or peeling, and is guaranteed for the full years. Standard colors include bronze, black, platinum plus, buff, white, green, metallic silver, and graphite.

LUMINAIRE EPA CHART

Fixture	CT2H	CT2A	CTM	CTL	GT2H	GT2A	GT3
Single	1.5	1.4	2.2	3.2	3.0	2.8	4.9
BRSP	3.0	2.8	4.9	8.4	3.0	2.8	5.1
TRSP	3.0	3.0	6.1	8.3	3.0	3.0	8.5
TRSP	4.7	4.4	7.8	10.2	4.7	4.4	10.2
Parallel (max)	2.4	2.3	3.9	5.1	2.4	2.3	5.1

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



SHIPPING WEIGHTS - Citation

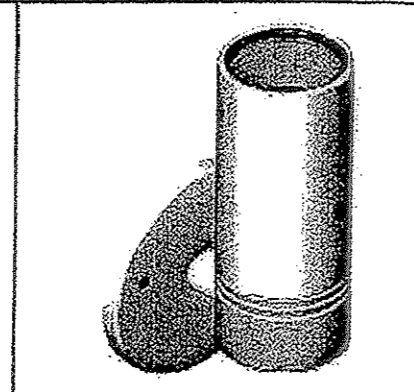
Fixture	Net Weight (lbs)	Length (in)	Width (in)	Height (in)
CT2H	20	21.5	18.5	11.5
CT2A	22	23	19.5	12
CTM	37	26	23.5	19.5
CTL	60	30.5	23.5	17.5

Project Name: _____ Fixture Type: _____
 Catalog #: _____ © 2006 LSI INDUSTRIES INC.

Fixture Types: W

GREENLEE ALV SERIES - PAR20 WALL CYLINDERS (LINE VOLTAGE)

LAMP TYPES: PAR20 and PAR16 Halogen Line Voltage or PAR20 Ceramic Metal Halide lamps. Uplight/Downlight combination requires two lamps. Must be ordered separately.



HOUSING: Aluminum housing is machined from premium 6061-T6 alloy, sealed with a chromate conversion process and protected by a powder coat finish. Housing is also available in machined 6063 bronze.

SHIELDS/LENS ASSEMBLY: Shield is machined from premium alloys to match housing. Downlight has a machined flat recessed lens. Uplight has a flush machined lens for improved drainage. Uplight/Downlight combination has one of each. Lenses are tempered glass.

SSUF - Short Uplight Shield with Flush Lens - Standard on Uplight
SDU - Color Downlight Shield with Recessed Lens - Standard on Downlight
SDU - Uplight/Downlight Shield Combination

POST-SEAL: Lenses are mechanically retained in the shield by an innovative system that provides a compression force and a positive seal. This feature, known as Post-Seal, provides reliable protection against water and dirt intrusion. Post-Seal eliminates the need for silicone adhesive, which is a source of problems in some competitive fixtures. O-rings used to seal the lens and housing are high temperature silicone or Viton™ fluoropolymers resin.

FINISH: Standard finish on aluminum luminaires is BRG - Bronze Smooth polyester powder coat. WHS - White, BKS - Black, and ASV - Anodized Silver smooth finishes are available. SVG - Silver Verde Green is an available standard finish. Bronze luminaires are only available with an "as machined" finish. Variations in metal end tool marks from machining operations will be visible.

LAMP HOLDERS: Polycarbonate, Medium base, 40V pulse rated with spring center contact.

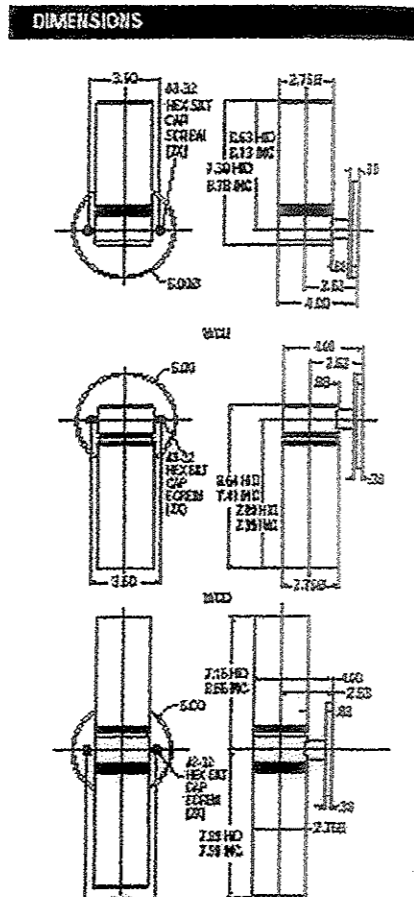
MOUNTING: Side mounted arm has a 1/2" NPSM threaded stainless steel connector for attachment to mounting devices.

OPTICS/TUNING: Lamp type and wedge determine optic performance.

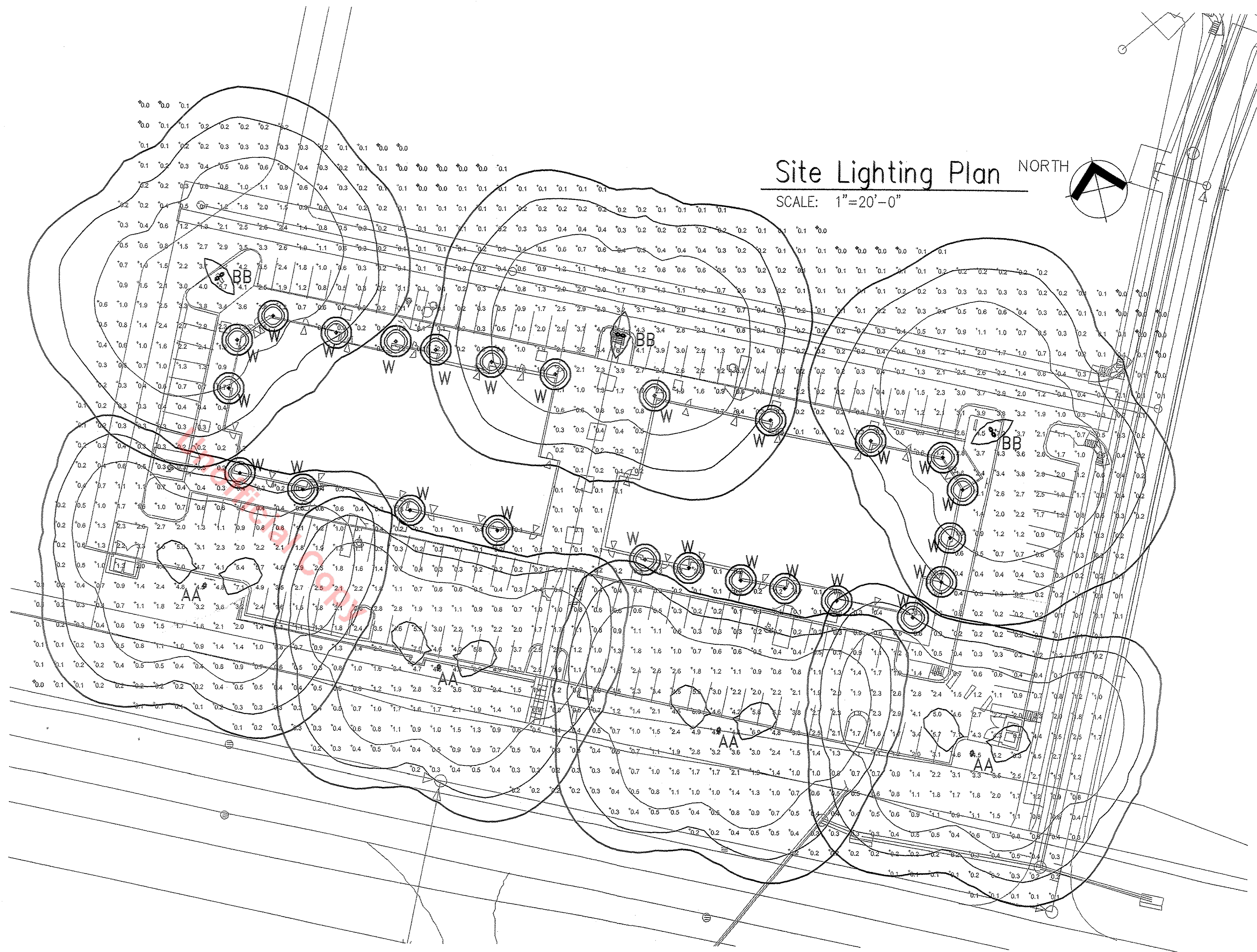
WIRING: Pre-wired with 200°C rated wires.

EXTRA VALUE FEATURES:

- Premium aluminum alloy produced by a chromate conversion process and polyester powder coat finish provide ALV Series with increased corrosion resistance, ensuring a long life and trouble free operation.
- Precision spring sealing system prevents dust and water ingress.
- Available Spring Lenses, Color Filters, and Lenses expand performance.
- ADA compliant.



Project Name: _____ Fixture Type: _____
 Catalog #: _____ © 2006 LSI INDUSTRIES INC.



Site Lighting Plan NORTH
 SCALE: 1"=20'-0"

LEGEND:

- PROPOSED WATER METER
- PROPOSED IRRIGATION TAP AND METER
- ▽ PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- ⊗ EXISTING VALVE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING SANITARY MANHOLE
- ⊗ EXISTING STORM DRAIN MANHOLE
- ⊗ EXISTING SANITARY LINE
- ⊗ PROPOSED SANITARY LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- PROPOSED MAJOR CONTOURS
- RIGHT OF WAY LINE

Fixture Control:

Building-mounted lighting shall be separately circuited and controlled by either time clock and/or photo-cell timer. Photocell will turn lights on. Time clock will turn lights off at determined times. Building lighting shall be reduced by fifty percent one hour after the close of business until one hour prior to the commencement of business except lighting that is provided for safety, security, entrances, stairways, and loading docks.

Parking lot lighting shall be circuited separately such that lighting is reduced by fifty percent one hour after the close of business until one hour prior to the commencement of business. Specific fixture circuiting will be shown on the lighting plan included with building permit plans. The individual circuit controls shall be shown on building permit electrical drawings.

Fixture Schedule:

AA - CT2H-3-320MH-F-MT-xxx-Single Area light w/high performance SR3 optics
 BB - CT2H-FT-320MH-F-MT-xxx-Twin Area light w/high performance SR4SC optics
 W - Wall Sconce - ALV-WCU-20INC-A Shielded Down light PAR20/50W800 Lumens. Mounting Height @ 120" above floor (max)

Fixture Submittal Data:

LSI - Citation Series/Small Horizontal Burn / Cutoff Optics
 320w Metal Halide Lamp Source
 29700 Lumens

Photometric Data:

Light Loss Level - 1.0
 Castle Rock, CO Municipal Code - 17.69.050
 Maximum Fixture Mounting Height - 25'-0"

PREPARED FOR:

 P.O. Box 0964
 Castle Rock, Colorado 80104
 (303) 649-9812 (866) 857-4903 Fax
 lamil@junco.com

CIVIL ENGINEER/SURVEYOR

 7901 E. Belleview Avenue Suite 150
 Englewood, CO 80111
 Tel: (720) 482-9526
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 CONTACT: KURT LANG
 JOB NO. 05816401
 SUBMITTAL DATE: AUGUST 18, 2006
 LOT 6E-1, THE MEADOWS FILING NO. 17,
 AREA NO. 4 AMENDMENT NO. 2
 MEADOWS PROFESSIONAL PLAZA
 FINAL PD SITE PLAN
 PHOTOMETRIC PLAN
 SHEET 11 OF 11