

**LEGAL DESCRIPTION**

LOT 2A - 2A, BLOCK 3 OF THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**OWNERSHIP CERTIFICATE**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

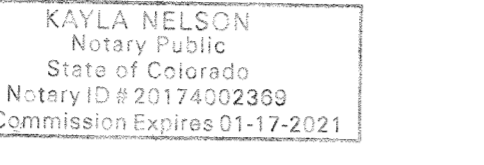
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
BY Stephanie McCandless AS President  
SIGNED THIS 3rd DAY OF March, 2020

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF March, 2020  
BY Stephanie McCandless AS President OF  
CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Kayla Nelson  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 01-17-2021

**TITLE CERTIFICATION**

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Time Companies, 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.

Scott Bennett  
AUTHORIZED REPRESENTATIVE

Land Time Companies Co.  
TITLE COMPANY

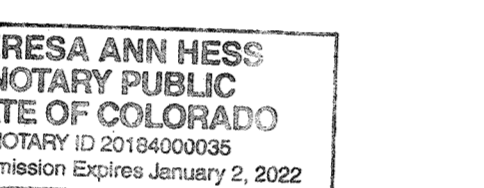
SIGNED THIS 3rd DAY OF March, 2020

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF March, 2020  
BY Scott Bennett AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Teresa Ann Hess  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1/2/2022

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:01 PM ON THE 25th DAY OF March, 2020 AT RECEPTION NO. 2020022132

DOUGLAS COUNTY CLERK AND RECORDER  
BY Merlin Klotz  
DEPUTY



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 16 DAY OF March, 2020.  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES DATE

**SURVEYOR'S CERTIFICATE**

I, Anthony K. Peall, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

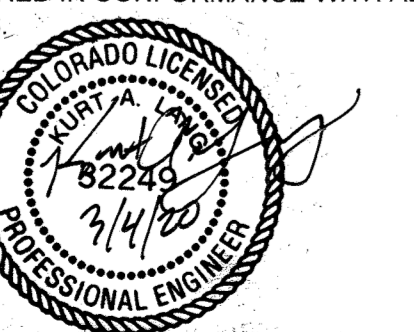
Anthony K. Peall  
REGISTERED LAND SURVEYOR DATE 3/5/20



**CIVIL ENGINEER'S STATEMENT**

I, Kurt A. Lang, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Kurt A. Lang  
PE #32249

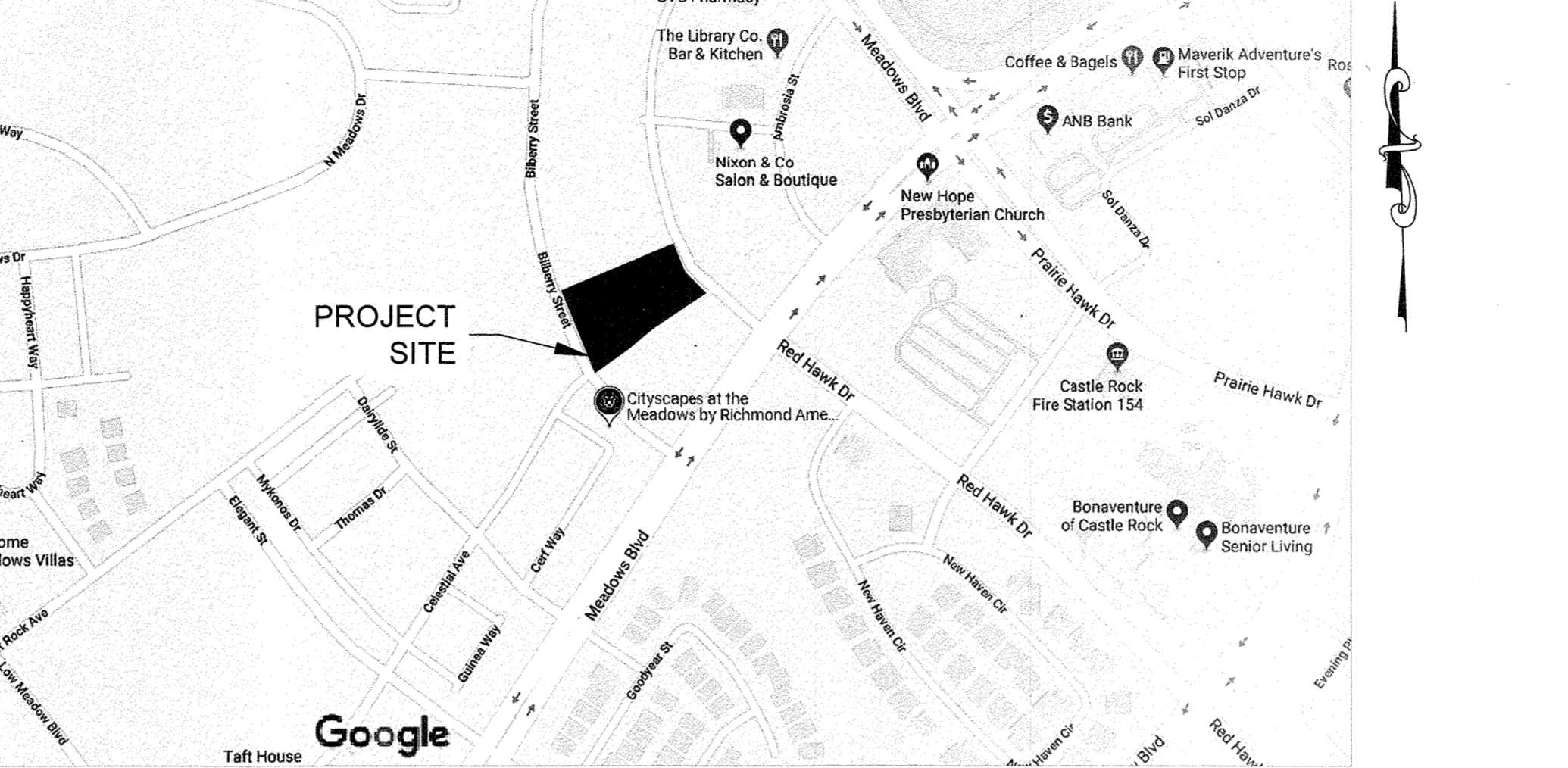


**WATER RIGHTS DEDICATION AGREEMENT**

THE PROVISION OF MUNICIPAL WATER TO THIS 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. 4.33 SFE'S ARE DEBITED FROM THE WATER BANK.

**SITE DEVELOPMENT PLAN**

LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16  
LOCATED IN NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7S, RANGE 67W, OF THE 6TH PM, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 200'

SITE DATA TABLE	
Zoning	The Meadows - 4th Amendment - PD
Use Area	Town Center
SITE AREA	1.45 ACRES
1ST FLOOR FOOTPRINT	14,173 SF
GROSS FLOOR AREA	17,437 SF
BUILDING TYPE	V - B
USES	Commercial Recreation

	PARKING	
	REQUIRED	PROVIDED
ONSITE	67	63
OFFSITE	-	8
ADA	3	3
<b>TOTAL PARKING</b>	<b>70</b>	<b>74</b>
BICYCLE PARKING	4	20

SITE	PER 4TH AMEND.		PROVIDED (%)	PROVIDED (SF)
	REQUIRED	PROVIDED		
Min. rear building setback	TBD	31'		
Min. side building setback	TBD	10'		
Min. front building setback	TBD	162.1'		
Min. side to street setback	TBD	29.1'		
Max. Building Height	60'	46'		
Max. Building Coverage	100%	22.4%		
Max. FAR (non-residential)	1.5	0.3		

SITE UTILIZATION	PER CODE		PROVIDED (%)	PROVIDED (SF)
	REQUIRED	PROVIDED		
Building Coverage	100% (Max)	22.4		14,173
Parking Coverage		31.5		20,915
Plaza/Sidewalks		20.5		12,398
Landscape	10% of gross site area for commercial	25.6		15,779
Total Lot Area		100		63,265
Parking Lot Landscape Coverage	10% of gross parking area for commercial	13.2		3,801

**TECHNICAL CRITERIA VARIANCE**

TCV 19-0064: THE TCV WOULD ALLOW FOR A HIGH WATER USE TURF ON APPROXIMATELY 17% OF THE OVERALL LANDSCAPE AREA. APPROVED 12/23/19

**TOWN OF CASTLE ROCK GENERAL NOTES**

- 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 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0189G, DATED MARCH 16, 2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- 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.
- APPROVAL OF THIS SITE DEVELOPMENT 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

**FIRE NOTES**

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS, THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

**SHEET INDEX**

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- LANDSCAPE NOTES
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- PHOTOMETRIC PLAN
- LIGHTING CUT SHEETS

**BASIS OF BEARINGS**

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

**BENCHMARK**

SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.17 (NAVD 88).

**LANDSCAPE**

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, COLORADO 80204  
(303) 892-1166

**SURVEYOR**

AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO. 80112  
(303) 327-7483

**APPLICANT/OWNER**

CASTLE ROCK DEVELOPMENT  
3033 E FIRST AVENUE, SUITE 305  
DENVER, CO 80206  
(303) 394-5500

**CIVIL ENGINEER**



7853 E. ARAPAHOE COURT, SUITE 2500  
CENTENNIAL, CO 80112  
PHONE: 303-841-9365

**ARCHITECT**

OLC DESIGNS  
1401 ZUNI STREET, # 102  
DENVER, CO 80204  
(303) 294-9244

**COVER SHEET**

SITE DEVELOPMENT PLAN  
A PORTION OF LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 14  
PROJECT NO. SDP19-0039  
SHEET NUMBER  
**1 OF 11**

# SITE DEVELOPMENT PLAN

LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16  
 LOCATED IN NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7S, RANGE 67W, OF THE  
 6TH PM, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LINETYPE LEGEND

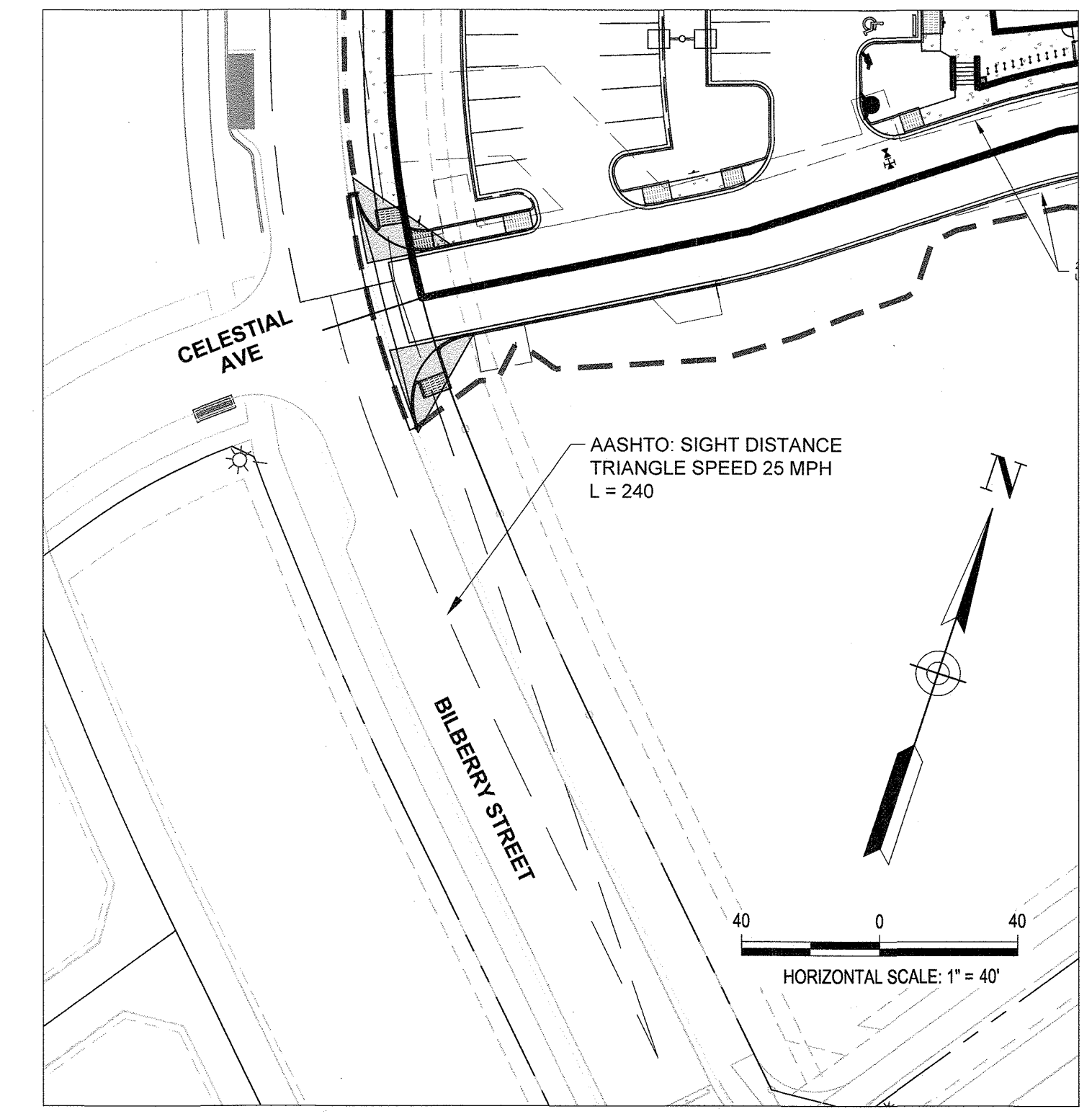
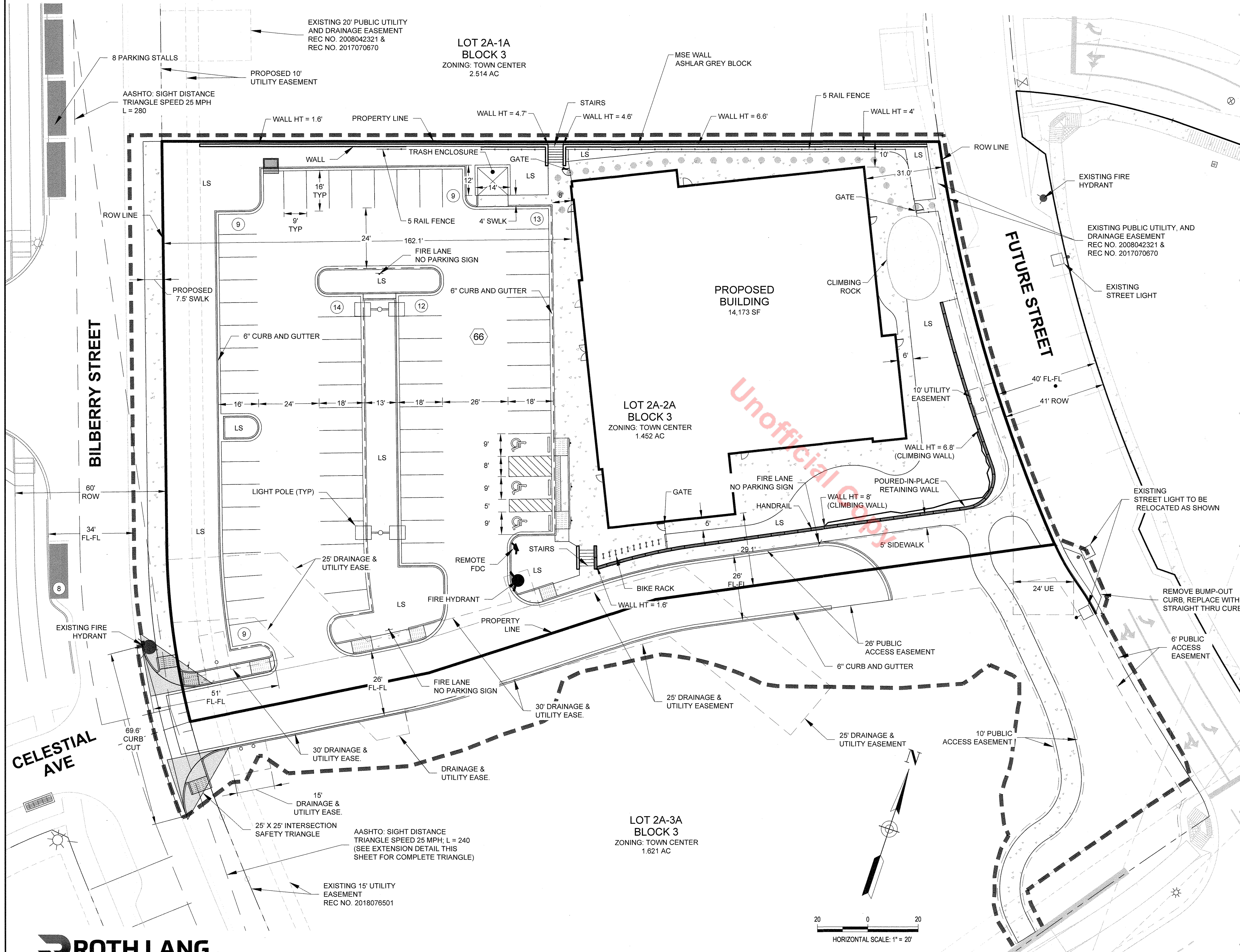
PROPOSED	EXISTING

### SYMBOLS LEGEND

	DOOR
	PEDESTRIAN TRIANGLE
	STREET SIGN

### HATCHING LEGEND

	ADA RAMP
	CONCRETE PAVING
	PAVEMENT STRIPING
	TRUNCATED DOMES
	TURF BLOCK
	PARKING COUNT
	TOTAL PARKING COUNT
	ADA ROUTE
	LIMITS OF CONSTRUCTION
	LANDSCAPING



EXTENSION OF SIGHT TRIANGLE

**ROTH LANG**  
 ENGINEERING GROUP, LLC  
 7853 E. ARAPAHOE COURT, SUITE 2500  
 CENTENNIAL, CO 80112  
 PHONE: 303-841-9365

- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS FIVE FEET.
  - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
  - ANY FUTURE DEVELOPMENT OF THE EXISTING WATER OR WASTEWATER INFRASTRUCTURE NEEDED TO SERVE THIS SITE IS THE RESPONSIBILITY OF THE DEVELOPER.

- NOTES:**
- ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

SITE DEVELOPMENT PLAN  
 LOT 2A-2A, BLOCK 3, THE MEADOWS FILING  
 NO. 20 PHASE 1 - AMENDMENT NO. 14  
 PROJECT NO. SDP19-0039

SITE PLAN  
 SHEET NUMBER  
**2 OF 11**



# SITE DEVELOPMENT PLAN

LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16  
 LOCATED IN NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7S, RANGE 67W, OF THE  
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LINETYPE LEGEND	
PROPOSED	EXISTING

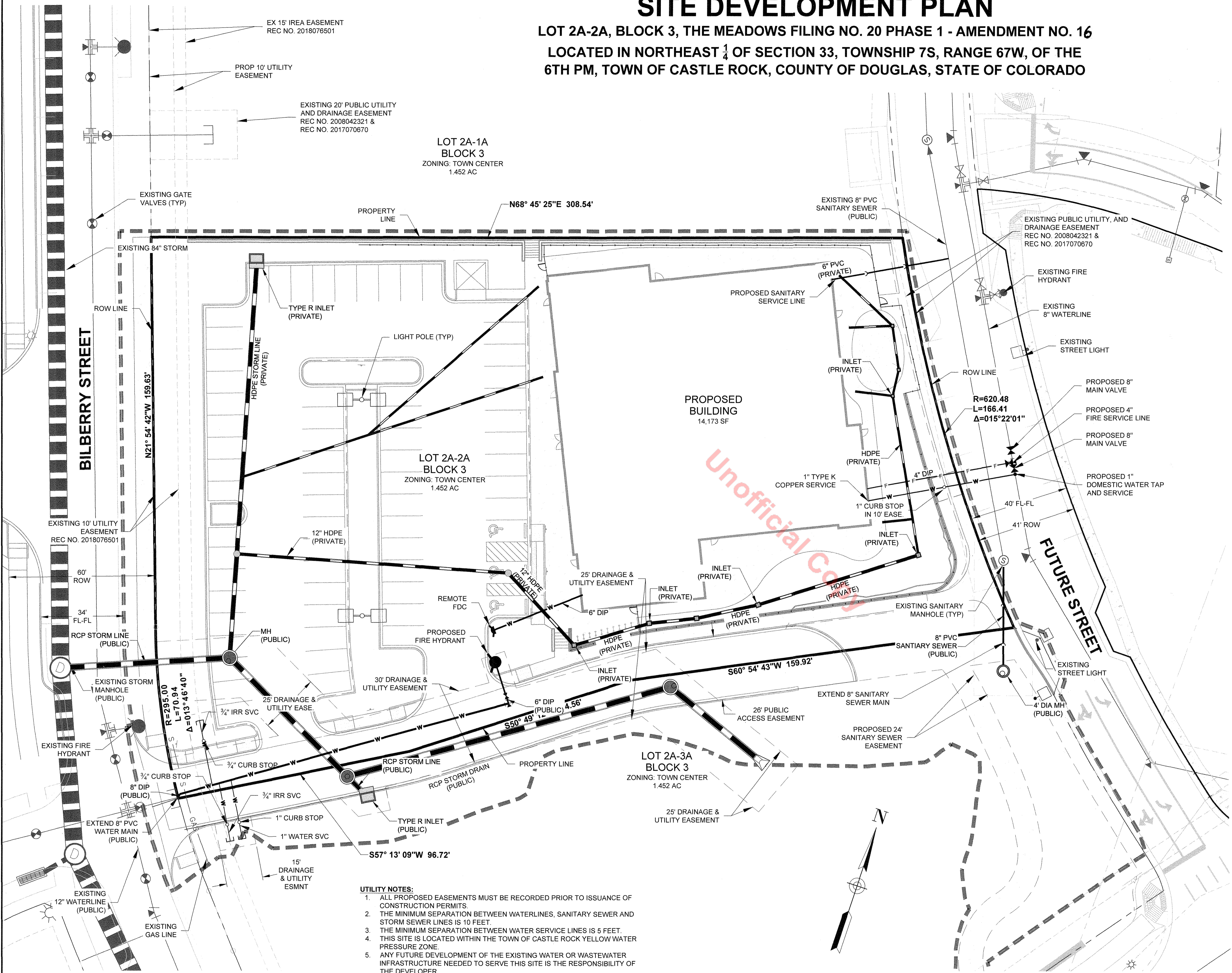
SYMBOLS LEGEND	
	DOOR
	DUMPSTER
	FIRE HYDRANT
	LIGHT POLE
	SANITARY MANHOLE
	DOWNHILL SLOPE IN DIRECTION OF ARROW
	UPHILL SLOPE IN DIRECTION OF ARROW
	SPOT ELEVATION
	STORM INLET
	STORM MANHOLE
	STREET SIGN
	UTILITY POLE
	CORP STOP

HATCHING LEGEND	
	ADA RAMP
	CONCRETE PAVING
	TRUNCATED DOMES
	LIMITS OF CONSTRUCTION

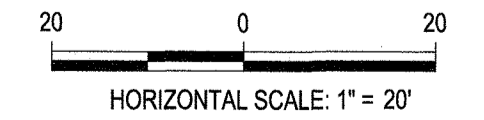
### ABBREVIATIONS:

AE	ACCESS EASEMENT
CO	CLEANOUT
CONC	CONCRETE
DE	DRAINAGE EASEMENT
DI	DUCTILE IRON
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FT	FEET
GV	GATE VALVE
INV	INVERT
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
SVC	SERVICE
ST	STORM
TELE	TELEPHONE / COMMUNICATIONS
TYP	TYPICAL
UE	UTILITY EASEMENT
WM	WATER METER



- UTILITY NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
  5. ANY FUTURE DEVELOPMENT OF THE EXISTING WATER OR WASTEWATER INFRASTRUCTURE NEEDED TO SERVE THIS SITE IS THE RESPONSIBILITY OF THE DEVELOPER.

- NOTES:**
1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF CASTLE ROCK WATER SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.



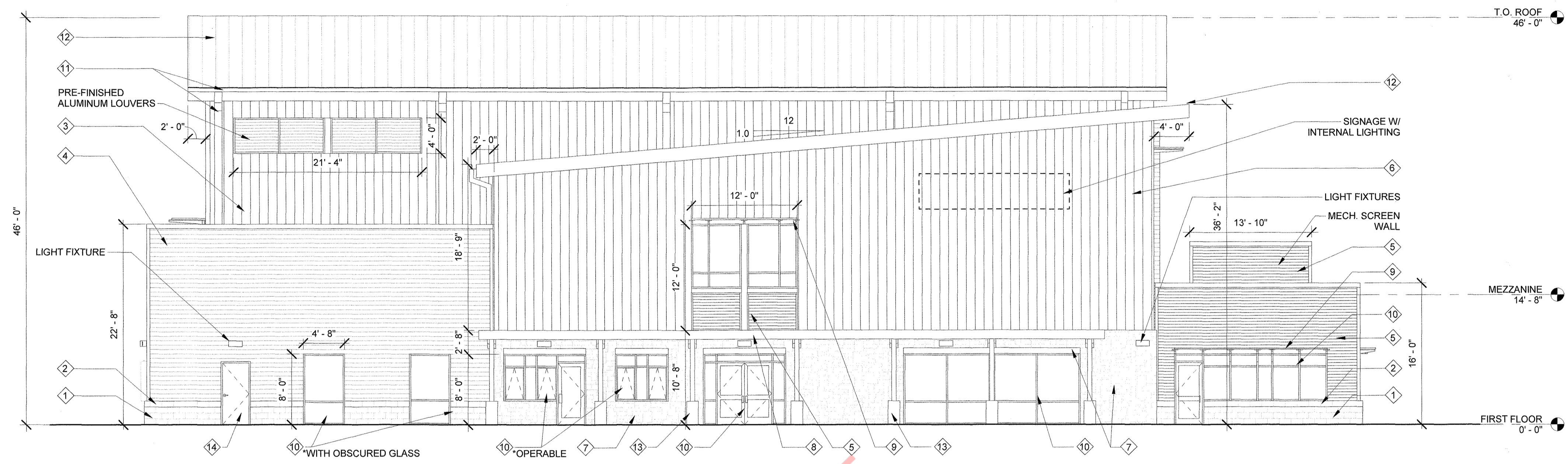
**PROTH LANG**  
 ENGINEERING GROUP, LLC  
 7853 E. ARAPAHOE COURT, SUITE 2500  
 CENTENNIAL, CO 80112  
 PHONE: 303-841-9355

SITE DEVELOPMENT PLAN  
 LOT 2A-2A, BLOCK 3, THE MEADOWS FILING  
 NO. 20 PHASE 1 - AMENDMENT NO. 14  
 PROJECT NO. SDP19-0039

UTILITY PLAN  
 SHEET NUMBER  
**4 OF 11**

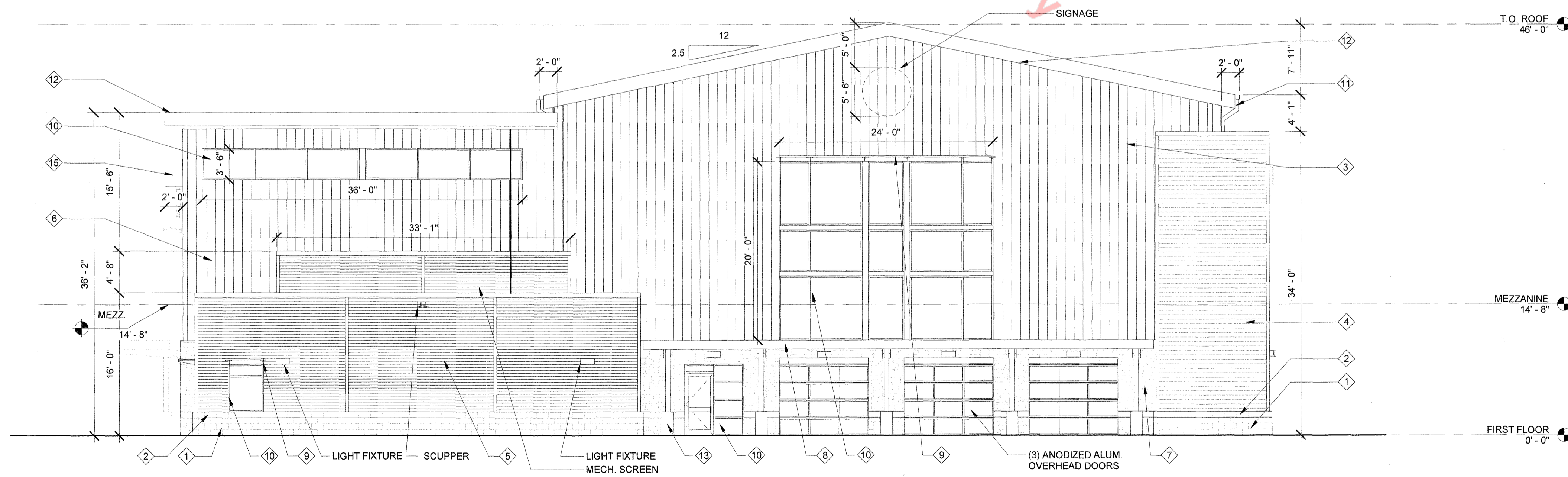
# SITE DEVELOPMENT PLAN

LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-  
AMENDMENT NO. 16



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

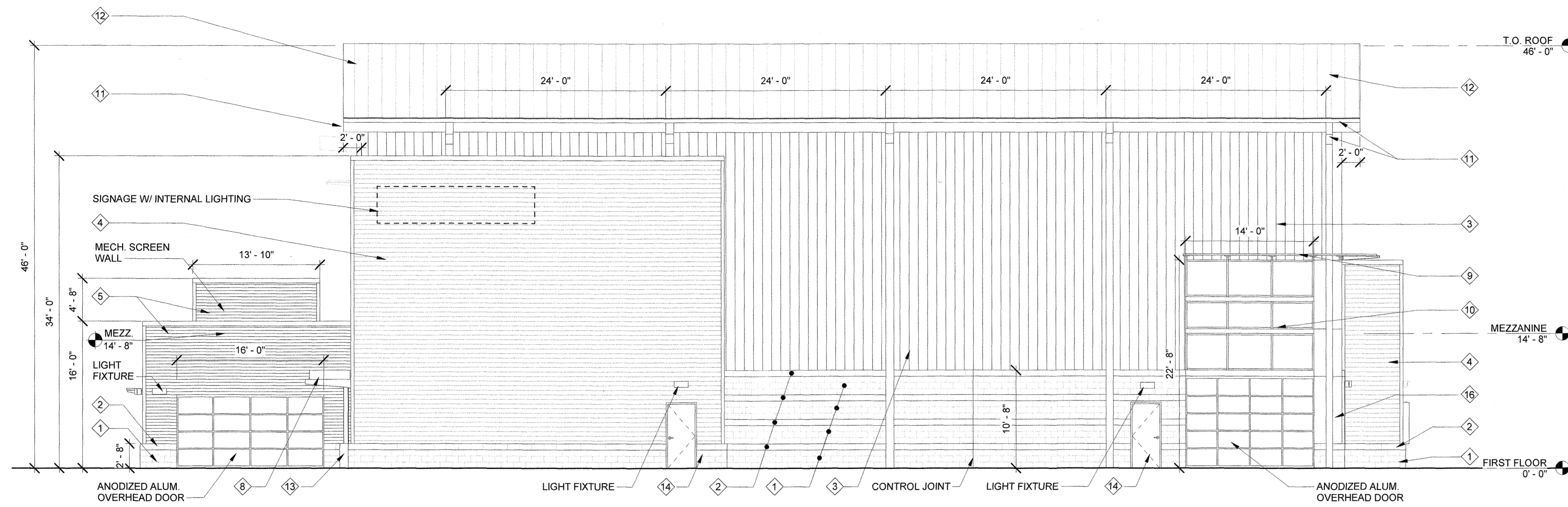
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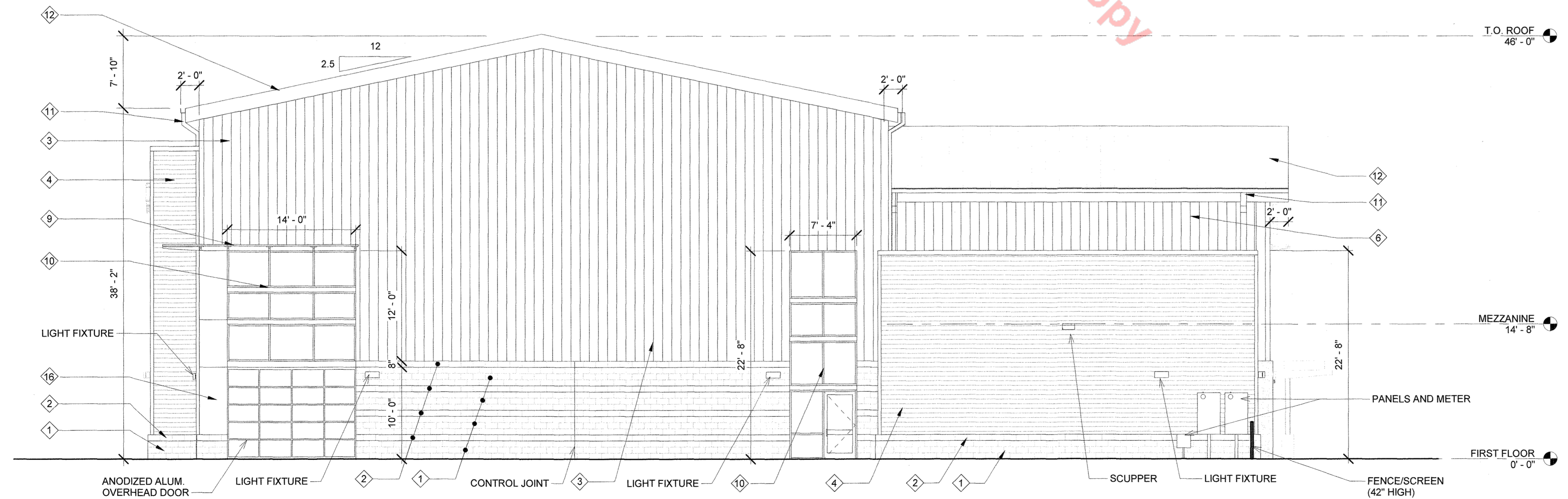
2 South Elevation SDP  
1/8" = 1'-0"

# SITE DEVELOPMENT PLAN

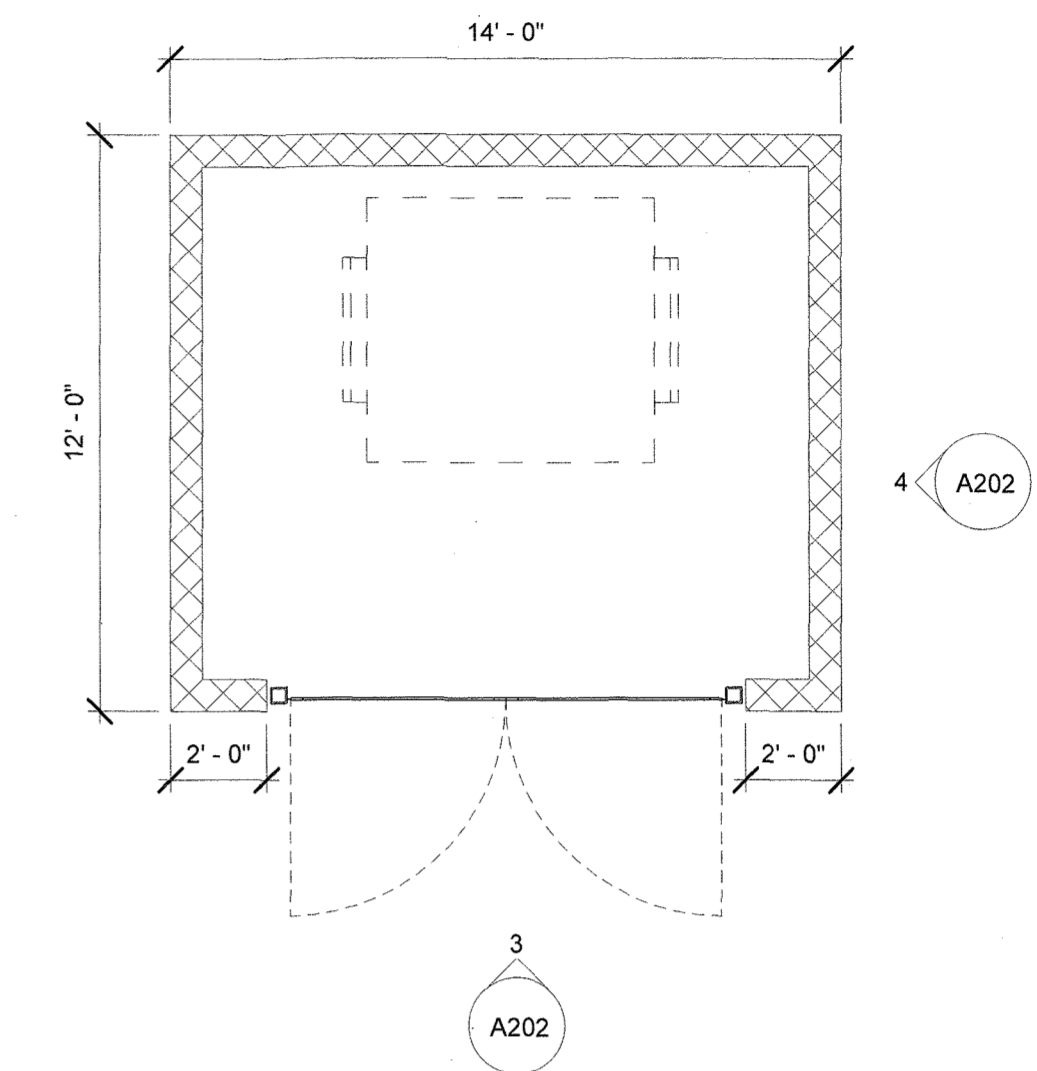
LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-  
AMENDMENT NO. 16



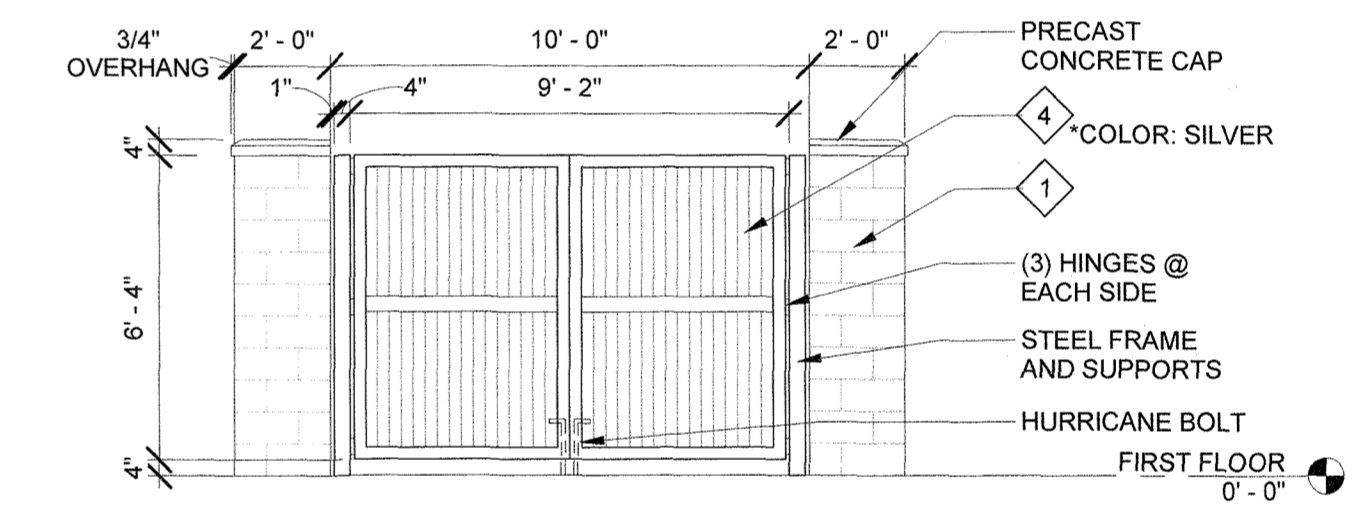
1 East Elevation SDP  
1/8" = 1'-0"



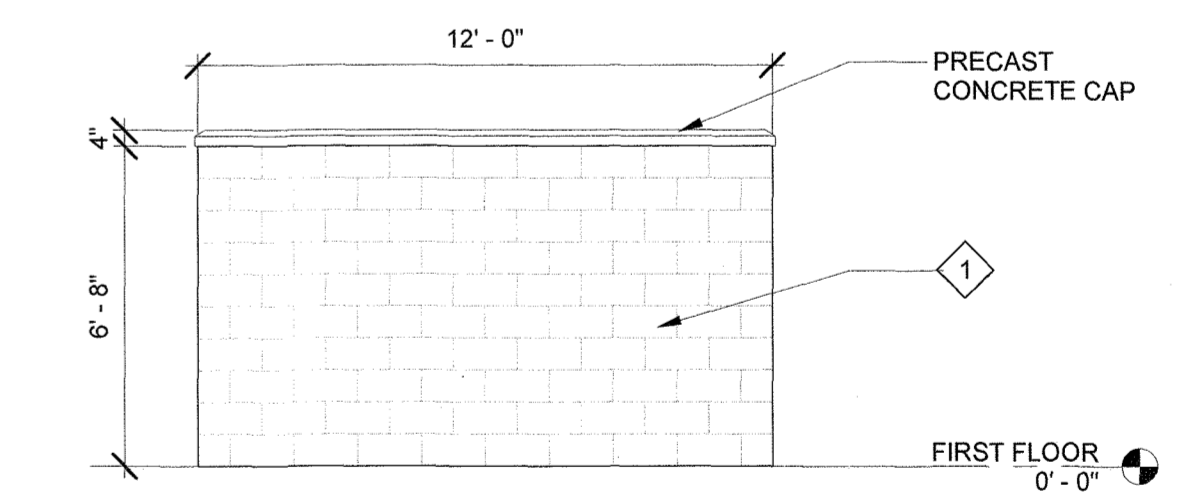
2 North Elevation SDP  
1/8" = 1'-0"



3 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



4 TRASH - FRONT VIEW @ GATE  
1/4" = 1'-0"



5 TRASH - SIDE VIEW  
1/4" = 1'-0"

# SITE DEVELOPMENT PLAN

LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16

## CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK

## CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
- ALL TURF AREAS LESS THAN 10' WIDE WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
- SHRUB BEDS WILL BE IRRIGATED WITH SUBSURFACE DRIP EMITTERS

## GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.

## VARIANCES

- TCV19-0064 FOR TEXAS HYBRID BLUEGRASS. APPROVED 12/24/2019.

## LANDSCAPE SHEET INDEX

7 of 11 LANDSCAPE NOTES  
8 of 11 LANDSCAPE PLAN  
9 of 11 LANDSCAPE DETAILS



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
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### LANDSCAPE CERTIFICATION:

JOHN M. BIRNEY, RLA, ASLA AM CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER. TOWN OF CASTLE  
ROCK REGISTRATION NUMBER IS 151120. THIS  
IS VALID THROUGH 04/30/2025. COLORADO  
LICENSE NUMBER IS 665

*John M. Birney*

## COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWUR RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY ROTORS	IRRIGATED TURF	4.5 in./mo.	HIGH	17.81%	2,621	4.5	14,720	0.8
SUB-SURFACE DRIP	TREE LAWN TURF	2.0 in./mo.	LOW	6.99%	1,029	2.0	14,720	0.14
DRIP	SHRUB BED	2.0 in./mo.	LOW	43.21%	6,360	2.0	14,720	0.86
SPRAY ROTORS	IRRIGATED BLUE GRAMMA SEED	2.0 in./mo.	LOW	32.00%	4,710	2.0	14,720	0.64
<b>TOTALS</b>				100	14,720		14,720	2.45
<b>TOTAL OF THE CLWUR</b>								2.45

## LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	2,621	17.8%
IRRIGATED TREE LAWN TURF	1,029	7.0%
IRRIGATED BLUE GRAMMA SEED	4,710	32.0%
IRRIGATED SHRUB BED	6,360	43.2%
<b>TOTAL AREA LANDSCAPE</b>	14,720	100%

## LANDSCAPE REQUIREMENT TABLE

AREA	TOTAL AREA IN SQUARE FEET (SF)	REQUIRED AREA (10% (SF)	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
GROSS SITE	63,282	6,328	13	13	26	26
PARKING	20,915	2,092	4	7	8	8

## STREETSCAPE REQUIREMENT TABLE

AREA	TOTAL LINEAR FEET (LF)	TREES REQUIRED	SHRUBS REQUIRED	PROPOSED TREES*	PROPOSED SHRUBS
BILBERRY STREET	190	5	20	5	20
FUTURE STREET	181	5	20	5	20
<b>TOTAL</b>	371	10	40	10	40

\*STREET TREES ARE SHOWN ON THE BACK OF WALK DUE TO NARROW TREE LAWN ON BILBERRY ST. AND STREET PARKING ON FUTURE ST.

## AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	COLOR / FINISH	NOTES
1	BIKE RACK	MADRAX	CONTACT: 800.448.7931 www.madrax.com	U190 BIKE RACK	GALVANIZED STEEL	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
2	BOULDERING ROCK	ID SCULPTURE OR APPROVED EQUAL	CONTACT: 970.641.1747 www.idsculpture.com	TBD	FAUX STONE	INSTALL PER MANUFACTURER'S SPECIFICATIONS

## MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	MANUFACTURER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
A	CONCRETE FLATWORK	COLORADO HARDSCAPES RE: CIVIL OR APPROVED EQUAL		STANDARD GRAY CONCRETE	GRAY, BROOM FINISH	REFER TO TOWN SPECIFICATIONS FOR CONCRETE MIX AND CONSTRUCTION
B	SHRUB BED MULCH	PIONEER SAND OR APPROVED EQUAL	3" DEPTH, 1-1/2"	LOCAL RIVER ROCK	MULTI-COLOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS
C	COBBLE MULCH	PIONEER SAND OR APPROVED EQUAL	3" DEPTH, 2-4"	HORIZON COBBLE	HORIZON TAN	INSTALL PER MANUFACTURER'S SPECIFICATIONS
D	WOOD MULCH	PIONEER SAND OR APPROVED EQUAL	3" DEPTH	SHREDDED CEDAR MULCH	NATURAL	INSTALL PER MANUFACTURER'S SPECIFICATIONS
E	CRUSHER FINES	PIONEER SAND OR APPROVED EQUAL	3" DEPTH, 3/8" MINUS	BUTTER BREEZE	BUTTER BREEZE	INSTALL PER MANUFACTURER'S SPECIFICATIONS
F	EFW PLAYGROUND SURFACING	FIBAR OR APPROVED EQUAL	DEPTH PER MANUFACTURER SPECIFICATIONS	FIBAR ENGINEERED WOOD FIBER	NATURAL COLOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS
G	GRAVEL PAVE	INVISIBLE STRUCTURES OR APPROVED EQUAL	PER MANUFACTURER SPECIFICATIONS	GRAVELPAVE2	TAN	INSTALL PER MANUFACTURER'S SPECIFICATIONS
H	GRAVEL PAVE FILL MATERIAL	PIONEER SAND OR APPROVED EQUAL	3/8", SHARP, HARD AND ANGULAR	SQUEEGE	TAN	CLEAN, WASH, AND INSTALL PER MANUFACTURER'S SPECIFICATIONS
I	GRASS PAVE	INVISIBLE STRUCTURES OR APPROVED EQUAL	PER MANUFACTURER SPECIFICATIONS	GRASSPAVE2	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
J	GRASS PAVE FILL MATERIAL	PIONEER SAND OR APPROVED EQUAL	AASHTO M6 OR ASTM C-33	WASHED CONCRETE SAND	TAN	CLEAN, WASH, AND INSTALL PER MANUFACTURER'S SPECIFICATIONS
K	FENCE AND RAILING SEALANT	BEHR PREMIUM OR APPROVED EQUAL		SEMI-TRANSPARENT WATERPROOFING STAIN AND SEALER	ROYAL HAYDEN, ST-136 OR APPROVED EQUAL	APPLY PER MANUFACTURER'S SPECIFICATIONS

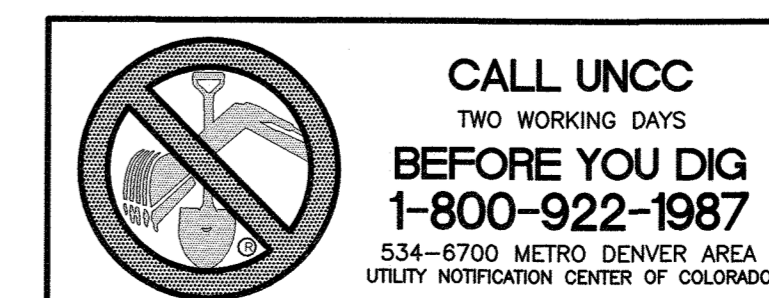
PLANT MATERIAL	HYDROZONE
DECIDUOUS CANOPY TREE	LOW HYDROZONE
EVERGREEN TREE	LOW HYDROZONE
BLUE GRAMMA SEED MIX	LOW HYDROZONE
IRRIGATED GRASS PAVE	LOW HYDROZONE
IRRIGATED TURF	HIGH HYDROZONE
FINE FESCUE LOW WATER USE TREE LAWN TURF	LOW HYDROZONE
IRRIGATED SHRUB BED	VERY LOW TO LOW HYDROZONE
IRRIGATED PERENNIAL BED	VERY LOW TO LOW HYDROZONE

UBERGRIPPEN CLIMBING CRAG - COMMERCIAL LANDSCAPE SITE INVENTORY									
GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (IN CU.YDS. PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
63,282 SF*	15,779 SF*	TEXAS HYBRID BLUEGRASS 2,621 SF*	2,443 SF*	13*	13*	26*	26*	4 CU.YDS / 1000 SF	YES
PARKING LOT (AREA IN SQ. FT.)	PARKING LOT LANDSCAPE AREA (SQ. FT.)	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPED ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
20,915 SF	3,801 SF^	66	544 SF	1	9'-0"	4	7	8	8

\* EXCLUDES R.O.W. LANDSCAPING.  
^ INCLUDES INTERNAL PARKING ISLAND, PENINSULA, AND 3 FEET OFF THE BACK OF CURB IN LANDSCAPED AREAS.

	BLUE GRAMMA SEED MIX	
	BLUE GRAMMA (ARKANSAS VALLEY SEED OR APPROVED EQUAL)	SF 3,274 SF
	IRRIGATED TURF	
	TEXAS HYBRID BLUEGRASS	SF 2,621 SF
	FINE FESCUE LOW WATER USE TREE LAWN TURF	
	SPECIES	VARIETY
	SHEEP FESCUE	'LASAR' OR 'COVAR'
	BLUE FESCUE	SR 3200
HARD FESCUE	'DURAR' OR 'SR 3100'	
	% OF MIX	SF
	33	1,029 SF
	33	
	33	

	CRUSHER FINES	
	CRUSHER FINES	SF 432 SF
	IRRIGATED SHRUB BED	
	MULTI-COLOR RIVER ROCK, 1 1/2" DIA.	SF 5,888 SF
	COBBLE MULCH	
	HORIZON TAN COLOR RIVER COBBLE, 2-4"	SF 1,105 SF
	IRRIGATED PERENNIAL BED	
	SHREDDED CEDAR MULCH	SF 472 SF
	EFW PLAYGROUND SURFACING	
	FIBAR ENGINEERED WOOD FIBER	SF 494 SF
	GRAVEL PAVE	
	REINFORCED GRAVEL EMERGENCY VEHICLE ACCESS	SF 365 SF
	IRRIGATED GRASS PAVE	
	REINFORCED BLUE GRAMMA SEED MIX EMERGENCY VEHICLE ACCESS	SF 1,436 SF



NOT FOR CONSTRUCTION

LANDSCAPE NOTES  
SITE DEVELOPMENT PLAN  
LOT 2A-1, BLOCK 3, THE MEADOWS FILING  
NO. 20 PHASE 1 - AMENDMENT NO. 14

PROJECT NO. SDP19-0039  
VARIANCE TCV19-0064 FOR TEXAS HYBRID BLUEGRASS  
12/10/19

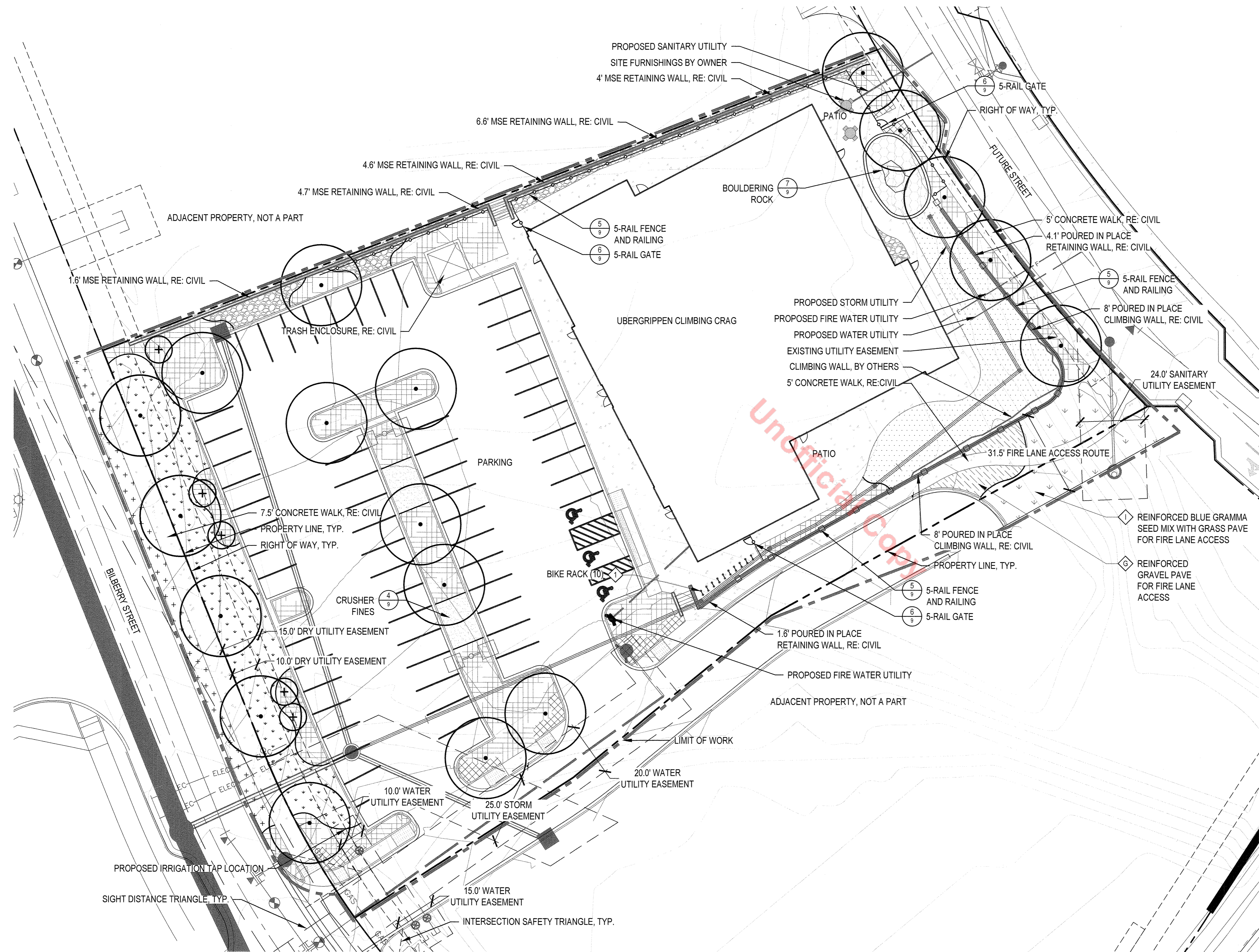
LANDSCAPE NOTES

SHEET NUMBER

7 OF 11

# SITE DEVELOPMENT PLAN

## LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16

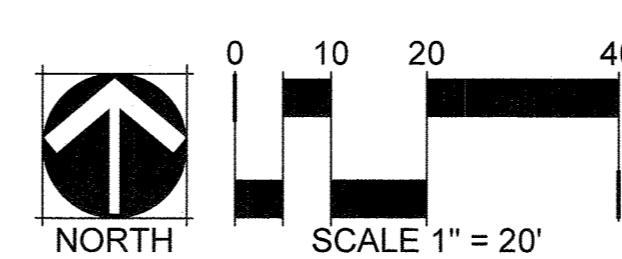


### LEGEND

- METAL EDGER
- CONCRETE CURB
- 5-RAIL FENCE
- 5-RAIL RAILING
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE (LOW HYDROZONE)
- EVERGREEN TREE (LOW HYDROZONE)
- BOULDERING FEATURE
- FURNITURE BY OWNER
- BIKE RACKS
- COBBLE MULCH
- CRUSHER FINES
- GRAVEL PAVE EMERGENCY ACCESS
- EWF PLAYGROUND SURFACING, TYP.
- CONCRETE WALK AND PATIO, RE: CIVIL
- HIGH HYDROZONE SPRAY IRRIGATED TURF
- LOW HYDROZONE SPRAY IRRIGATED BLUE GRAMMA SEED MIX
- SUBSURFACE DRIP IRRIGATED FINE FESCUE LOW WATER USE TREE LAWN TURF
- SPRAY IRRIGATED BLUE GRAMMA SEED MIX WITH EMERGENCY ACCESS GRASS PAVE
- DRIP IRRIGATED SHRUB BED
- DRIP IRRIGATED PERENNIAL BED

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**LANDSCAPE CERTIFICATION:**  
 JOHN M. BRINEY, RLA, ASLA, AM, CERTIFIED  
 WITH THE TOWN OF CASTLE ROCK AS A  
 LANDSCAPE DESIGNER, TOWN OF CASTLE  
 ROCK REGISTRATION NUMBER IS 18-1128. THIS  
 IS VALID THROUGH 04/30/2025. COLORADO  
 LICENSE NUMBER IS 465.



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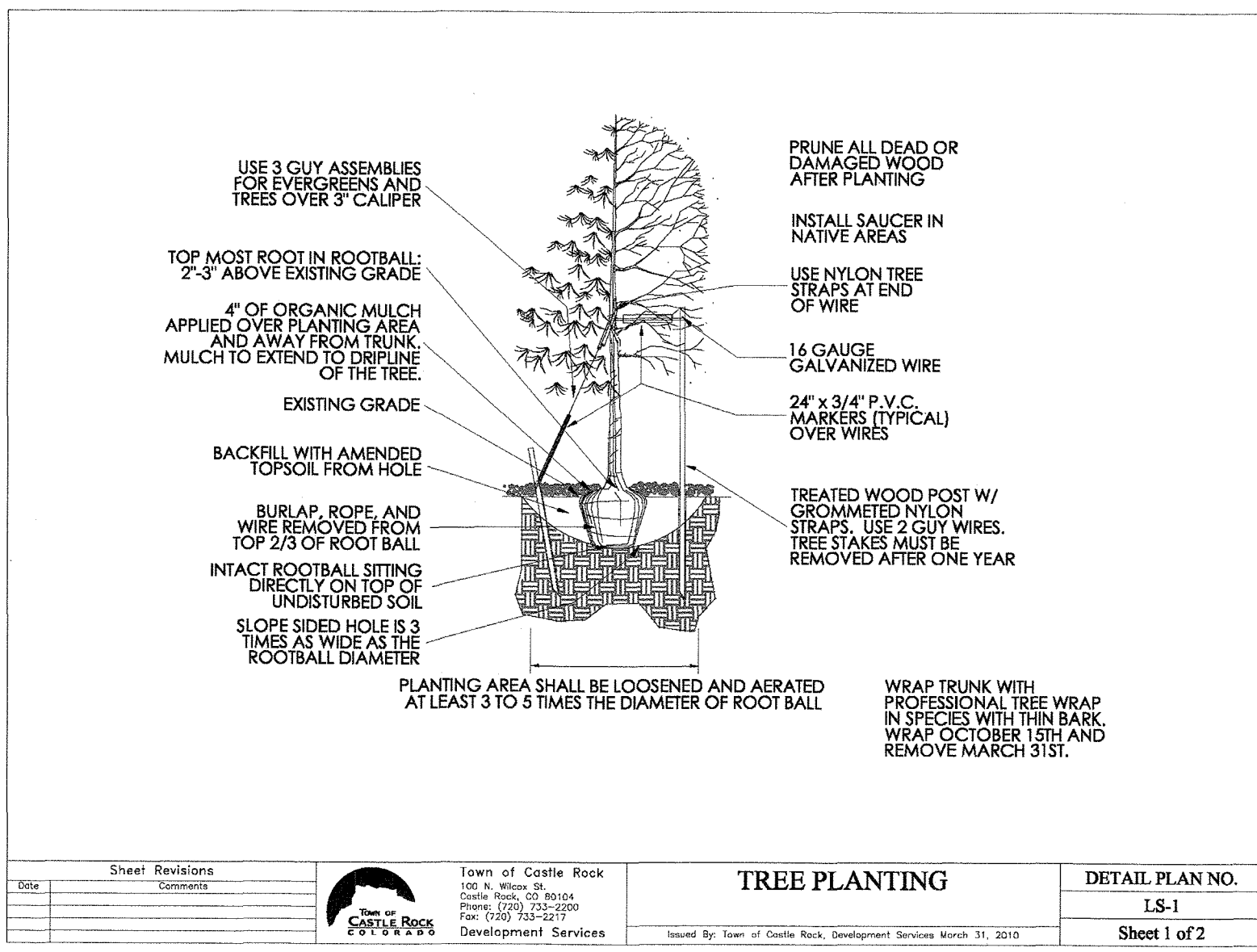
**SITE DEVELOPMENT PLAN**  
 LOT 2A-1, BLOCK 3, THE MEADOWS FILING  
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 PROJECT NO. SDP19-0039  
 VARIANCE TCV19-0064 FOR TEXAS HYBRID  
 BLUEGRASS  
 12/10/19

**LANDSCAPE PLAN**

**SHEET NUMBER**  
**8 OF 11**

# SITE DEVELOPMENT PLAN

LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16

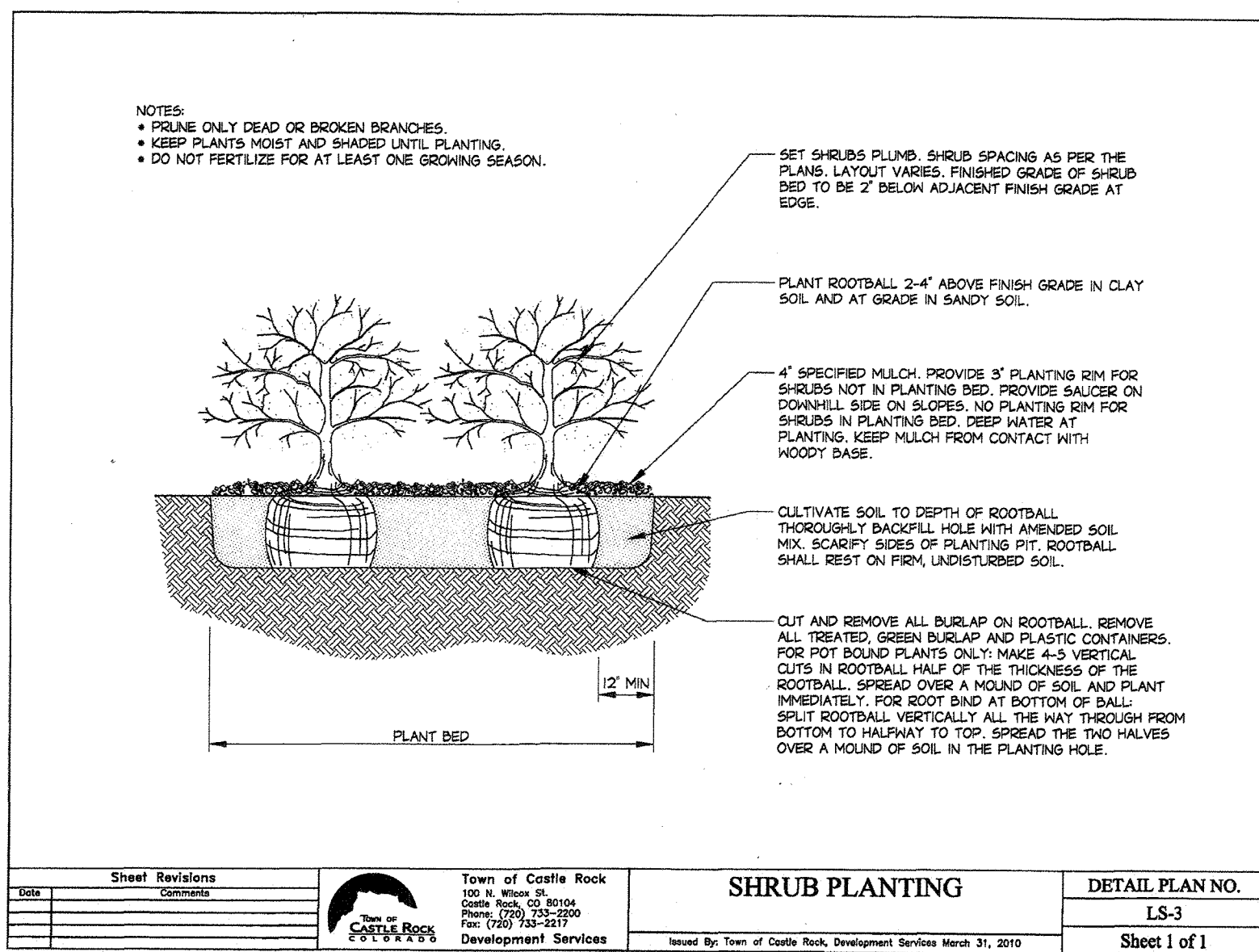


Sheet Revisions	Town of Castle Rock 100 N. Main St. Suite 200 Castle Rock, CO 80104 Phone: (303) 733-2299 Fax: (303) 733-2277 Development Services	<b>TREE PLANTING</b>	DETAIL PLAN NO. LS-1
Date	Issued By: Team of Castle Rock, Development Services March 21, 2019	Sheet 1 of 2	

## 1 TREE PLANTING DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE

SCALE: NTS



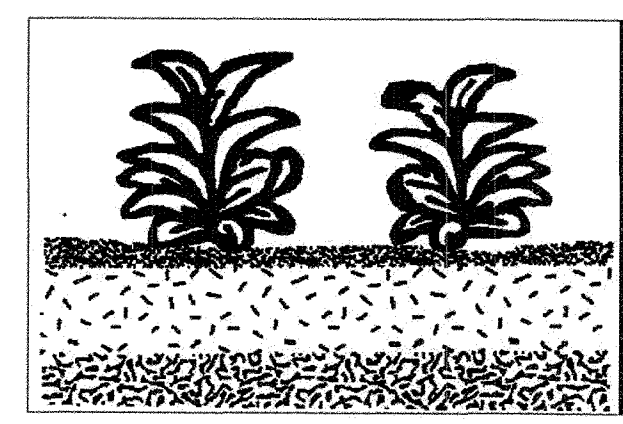
Sheet Revisions	Town of Castle Rock 100 N. Main St. Suite 200 Castle Rock, CO 80104 Phone: (303) 733-2299 Fax: (303) 733-2277 Development Services	<b>SHRUB PLANTING</b>	DETAIL PLAN NO. LS-3
Date	Issued By: Team of Castle Rock, Development Services March 21, 2019	Sheet 1 of 1	

## 2 SHRUB DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE

SCALE: NTS

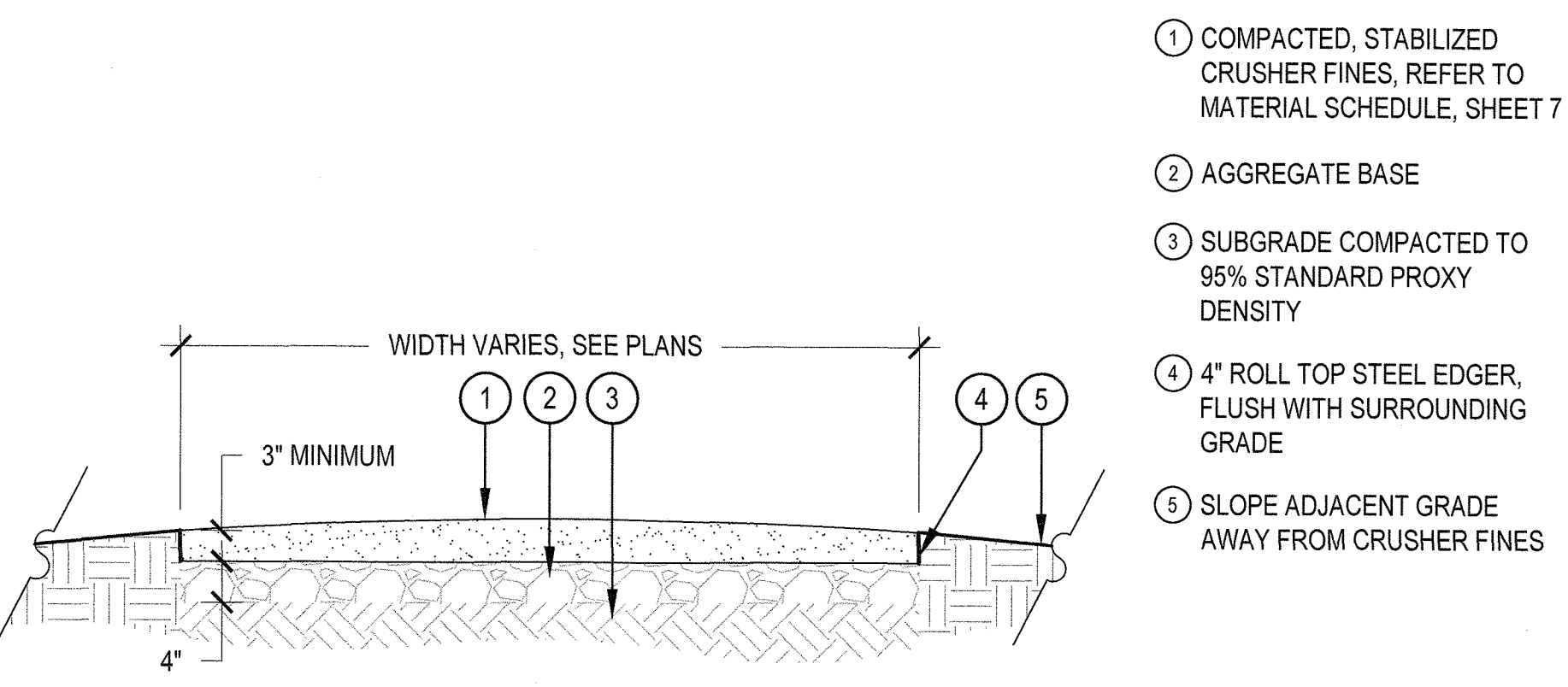
- ❑ Shredded, aged mulch 3" deep for perennials, for ground covers.
- ❑ Undisturbed soil.
- ❑ Keep plants moist and shaded until planting.
- ❑ Plant ground cover and perennials level and at grade.
- ❑ Soil to be well cultivated to a minimum depth of 6".
- ❑ In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
- ❑ In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
- ❑ No scale.



## 3 PERENNIAL AND GROUND COVER DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE

SCALE: NTS

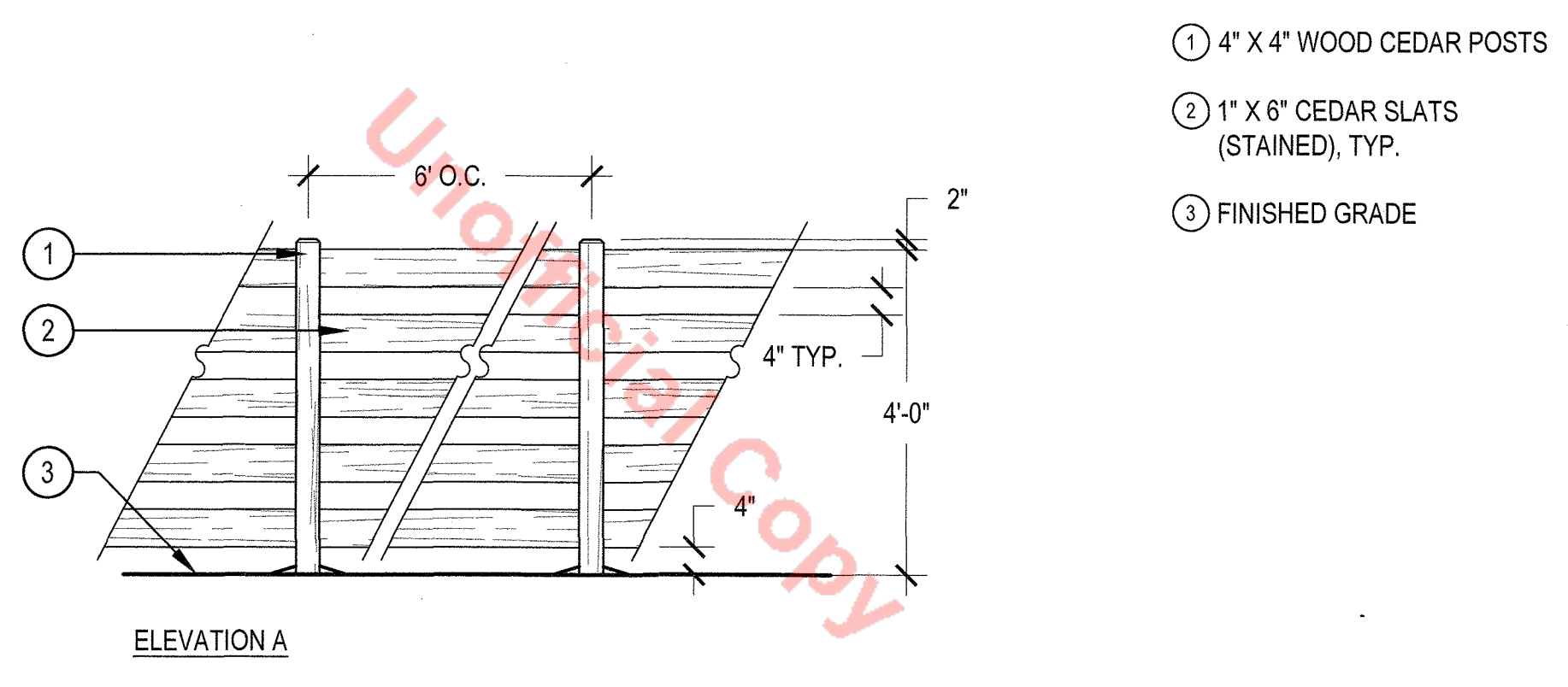


- 1 COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET 7
- 2 AGGREGATE BASE
- 3 SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY
- 4 4" ROLL TOP STEEL EDGER, FLUSH WITH SURROUNDING GRADE
- 5 SLOPE ADJACENT GRADE AWAY FROM CRUSHER FINES

- NOTES:**
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROXY DENSITY.
  2. USE A SMALL 4" RIDING ROLLER TO COMPACT CRUSHER FINES SURFACE.
  3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
  4. CROSS SLOPE AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
  5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

## 4 CRUSHER FINES

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

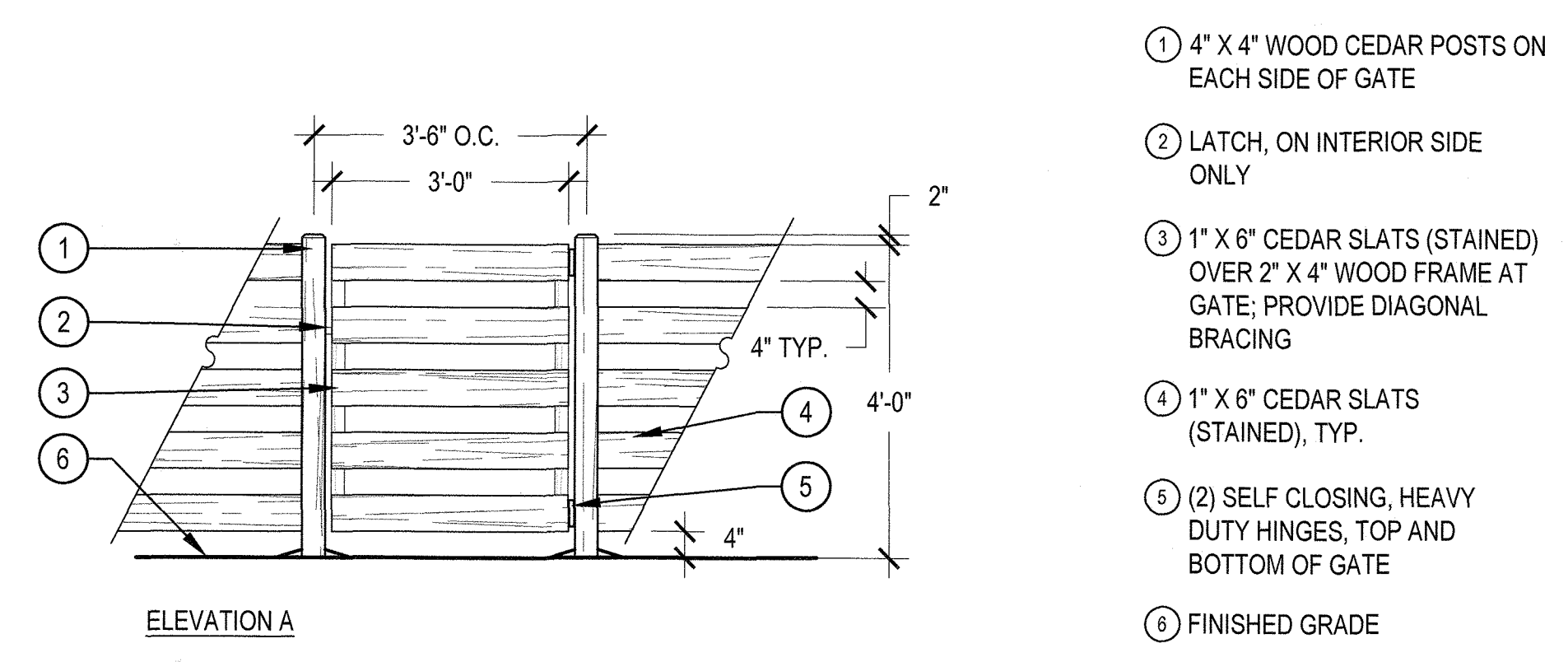


- 1 4" X 4" WOOD CEDAR POSTS
- 2 1" X 6" CEDAR SLATS (STAINED), TYP.
- 3 FINISHED GRADE

- NOTES:**
1. THIS DETAIL SHOWS DESIGN INTENT ONLY, NOT FOR CONSTRUCTION.
  2. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

## 5 5-RAIL FENCE AND RAILING

SCALE: 1/2" = 1'-0"

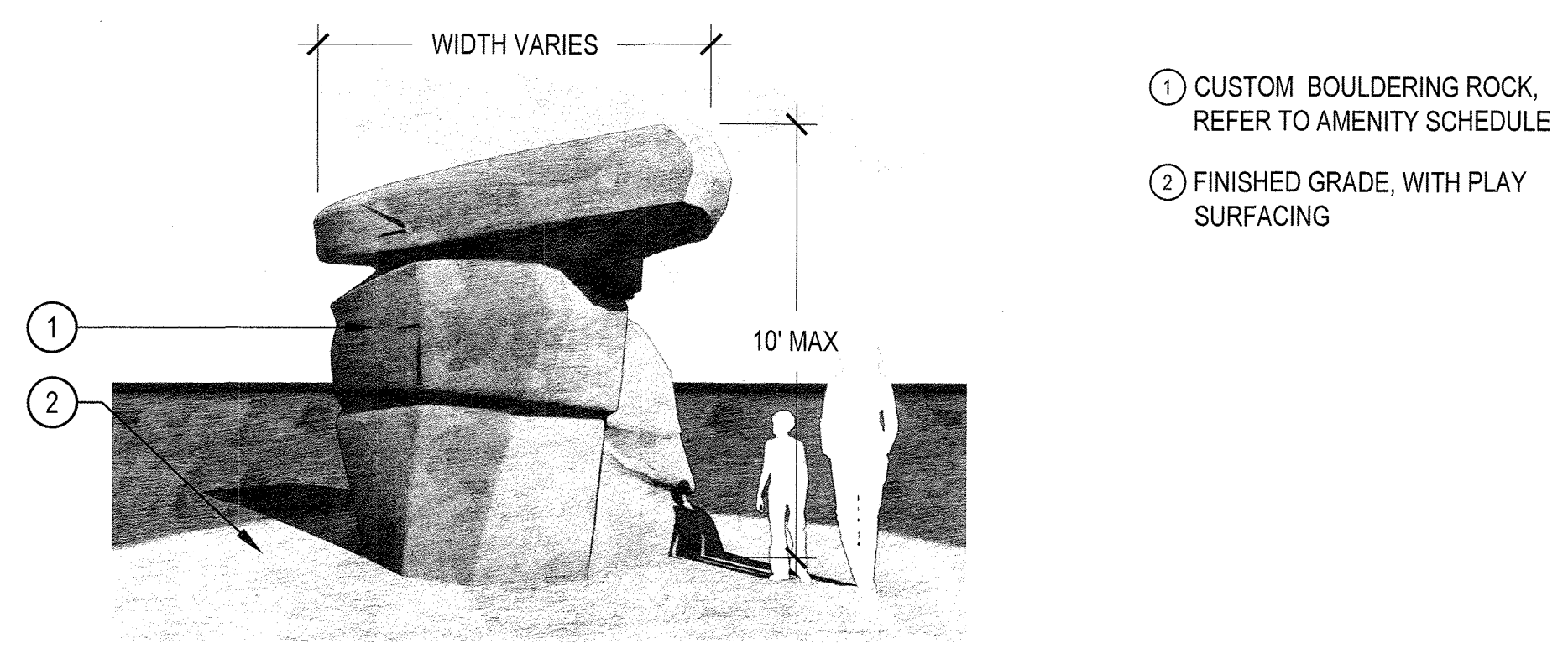


- 1 4" X 4" WOOD CEDAR POSTS ON EACH SIDE OF GATE
- 2 LATCH, ON INTERIOR SIDE ONLY
- 3 1" X 6" CEDAR SLATS (STAINED) OVER 2" X 4" WOOD FRAME AT GATE; PROVIDE DIAGONAL BRACING
- 4 1" X 6" CEDAR SLATS (STAINED), TYP.
- 5 (2) SELF CLOSING, HEAVY DUTY HINGES, TOP AND BOTTOM OF GATE
- 6 FINISHED GRADE

- NOTES:**
1. THIS DETAIL SHOWS DESIGN INTENT ONLY, NOT FOR CONSTRUCTION.
  2. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

## 6 5-RAIL GATE

SCALE: 1/2" = 1'-0"



- 1 CUSTOM BOULDERING ROCK, REFER TO AMENITY SCHEDULE
- 2 FINISHED GRADE, WITH PLAY SURFACING

- NOTES:**
1. DETAIL PROVIDED TO COMMUNICATE DESIGN INTENT, NOT FOR CONSTRUCTION.
  2. DETAIL IS CONCEPTUAL AND SUBJECT TO CHANGE.

## 7 BOULDERING ROCK

SCALE: 1/2" = 1'-0"

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1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

**LANDSCAPE CERTIFICATION:**  
I, JOHN M. BRIDY, RLA, ASLA AM-CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-1126. THIS IS VALID THROUGH 10/30/2020. COLORADO LICENSE NUMBER IS 655.  
*John M. Bridy*

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UTILITY NOTIFICATION CENTER OF COLORADO

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**SITE DEVELOPMENT PLAN**  
LOT 2A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 14

PROJECT NO. SDP19-0039  
VARIANCE TCV19-0064 FOR TEXAS HYBRID BLUEGRASS  
12/10/19

**LANDSCAPE DETAILS**

**SHEET NUMBER**

**9 OF 11**

# SITE DEVELOPMENT PLAN

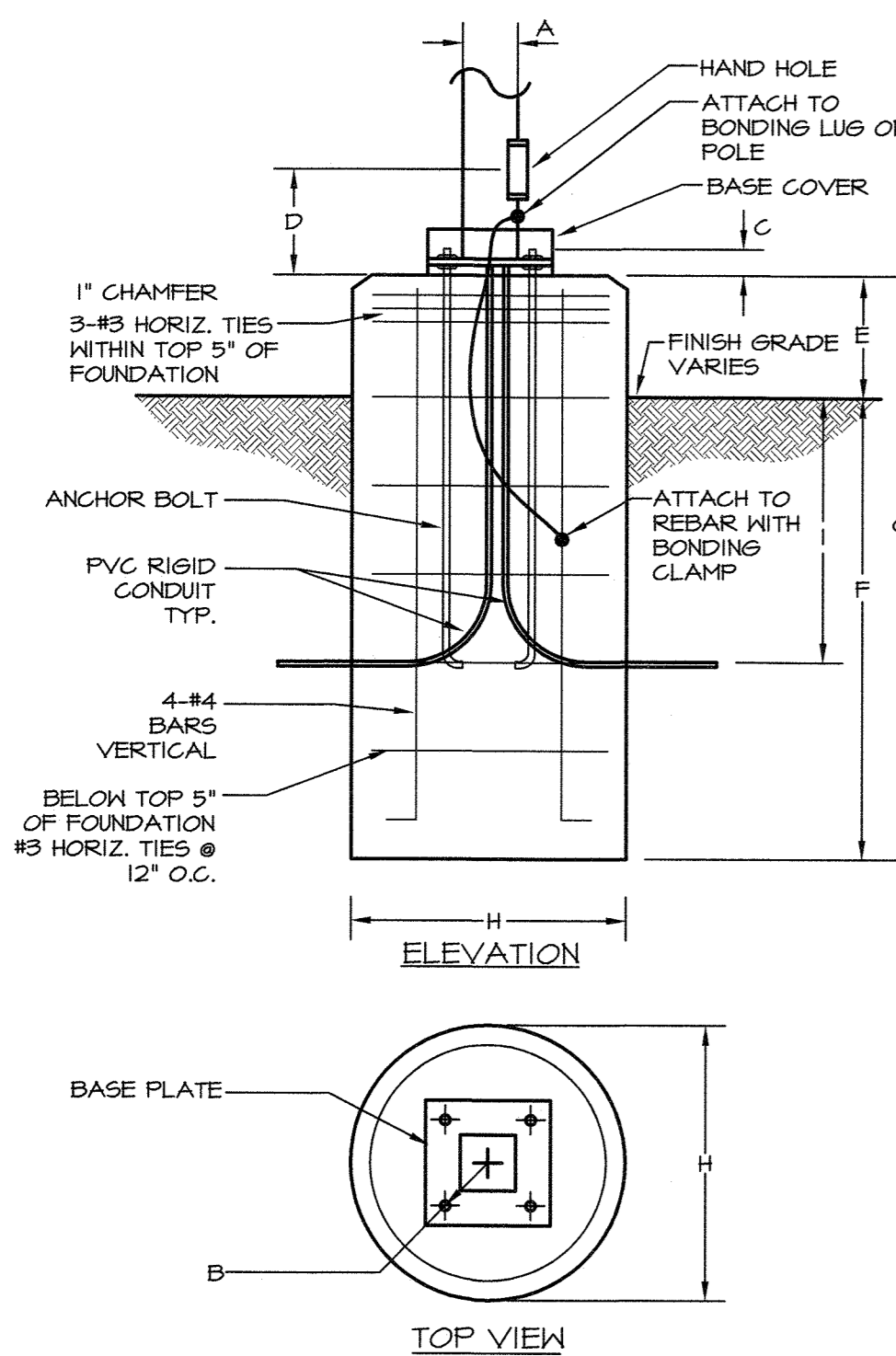
## LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16

- GENERAL NOTES**
- A. ALL LIGHTING HAS BEEN DESIGNED TO THE TOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN DESIGN STANDARDS. KEY AREAS STATED BELOW.
  - B. ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDING FOR MITIGATION OF LIGHT TRESPASS TO NEIGHBORING /ADJACENT PROPERTIES.
  - C. LIGHTING OBJECTIVES ARE AS SHOWN ON PLAN, POLE MOUNTED LIGHTING FOR ILLUMINATION OF THE PARKING LOT, AND BUILDING MOUNTED LIGHTING FOR ILLUMINATION OF ENTRIES AND WALKWAYS.
  - J. HOURS OF OPERATION ARE SCHEDULED PER A NETWORKED SYSTEM PROGRAMMED VIA ASTRONOMIC TIMECLOCK, ON 30 MINUTES PRIOR TO SUNSET, OFF 30 MINUTES AFTER SUNRISE. ADDITIONALLY OFF DURING THE HOURS OF 12AM AND 5AM FOR ADDITIONAL ENERGY SAVINGS.
  - K. THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
  - L. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
  - M. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
  - N. AT ALL BUILDING ENTRANCES, LIGHT LEVELS DO NOT EXCEED 5.0 FC.
  - O. IN ALL PARKING AREAS, LIGHT LEVELS DO NOT EXCEED 5.0 FC OR A MAXIMUM POLE HEIGHT OF 40'-0".
  - P. ALONG ALL PEDESTRIAN WALKWAYS, LIGHT LEVELS DO NOT EXCEED 5.0 FC.
  - Q. ALL BUILDING MOUNTED LIGHTING DOES NOT EXCEED A LIGHT OUTPUT OF 3500 LUMENS OR MORE.
  - R. SEE FIXTURE SCHEDULE ON SHEET 11 FOR ADDITIONAL INFORMATION INCLUDING LUMINAIRE STYLE, LOCATION AND MOUNTING HEIGHT, IES CUTOFF, AND LUMEN OUTPUT.

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	◇	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
SITE	+	0.3 fc	3.0 fc	0.0 fc	N/A	N/A
WALKWAY	✕	1.6 fc	4.4 fc	0.0 fc	N/A	N/A

- LIGHTING FIXTURES**
- A LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES.
  - EXTERIOR POLE MOUNTED AREA LIGHT - DOUBLE HEAD
  - EXTERIOR WALL LUMINAIRE

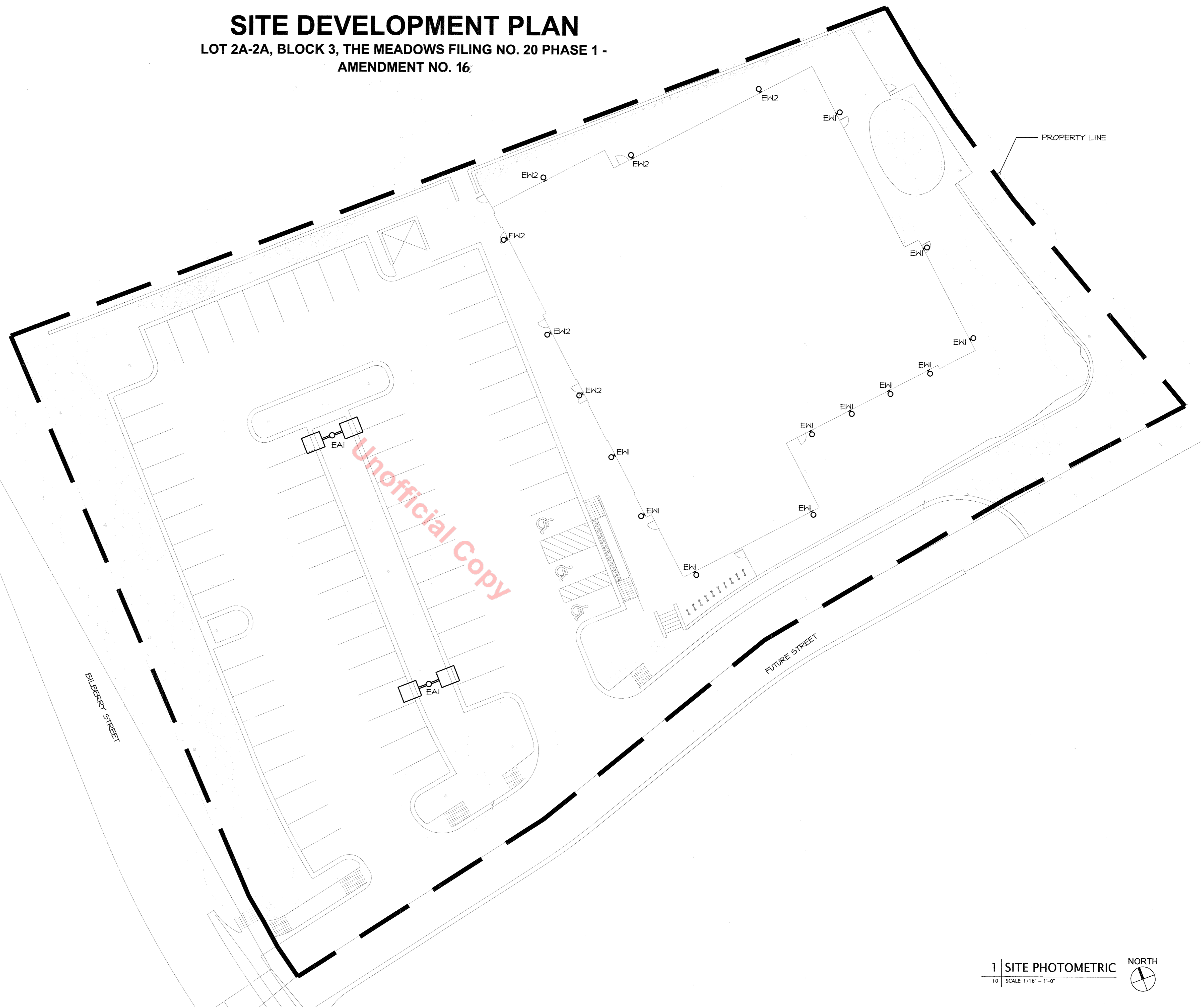


POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
EAI	25'-0"	4"	B	SIZE	C						
			PER MANUFACTURER			06"	0'0"	0'6"	24"	36"	

**2 POLE BASE DETAIL**

10 SCALE: NTS

**AE DESIGN**  
 Integrated Lighting and Electrical Solutions  
 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034  
 ae@design-inc.com Project #: 4602.00



1 SITE PHOTOMETRIC NORTH  
 10 SCALE: 1/16" = 1'-0"

SITE DEVELOPMENT PLAN  
 LOT 2A-1, BLOCK 3, THE MEADOWS FILING  
 NO. 20 PHASE 1 - AMENDMENT NO. 14  
 PROJECT NO. SDP19-0039

SHEET NUMBER  
**10 OF 11**

# SITE DEVELOPMENT PLAN

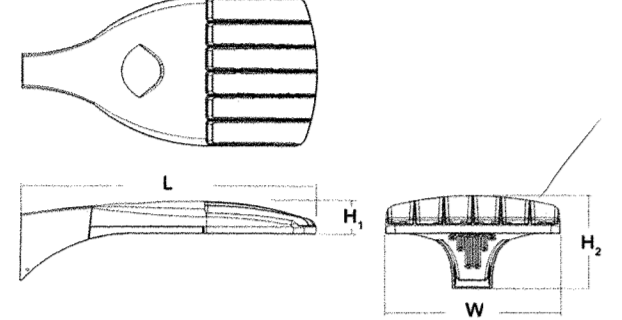
## LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16



**D-Series Size 0 LED Area Luminaire**

**Specifications**

EPA: 0.95 ft<sup>2</sup>  
 Length: 26" (660mm)  
 Width: 13" (330mm)  
 Height: 3" (76mm)  
 Height (max): 7" (178mm)  
 Weight: 16 lbs (7.3kg)  
 (max)



**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

An Capable options indicated by the color background.

**EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD**

DSX0 LED		Color		Type		Voltage		Mounting	
DSX0 LED	Forward optics	30K	3000K	T15	Type I short	T15	Type I short	MVOLT 1"	SPA
	P1 P4 P7	40K	4000K	T25	Type I short	T25	Type I medium	120"	SPA
	P2 P5	5000K		T3M	Type I medium	T3M	Type I wide	208"	SPA
	P3 P6			T5	Type I short	BE	Backlight corner	208"	SPA
	Rotated optics			T3M	Type II medium	LECO	Left corner cast	208"	SPUMBA
	P1P P12			T3M	Type II medium	RCCO	Right corner cast	342"	SPUMBA
	P1P P13			BTM	Forward throw medium			480"	SPUMBA
				TVS	Type V very short				EMALIBBDDU

**Shipped installed**

NETM2 Single 8' dimension 1' extend<sup>1)</sup>  
 PIRHN Network, high flow, recessed/ambient sensor<sup>2)</sup>  
 PER MEMA base lock recessed only (control extend separate)<sup>3)</sup>  
 PER5 Free-to-rotate only (control extend separate)<sup>4)</sup>  
 PER7 Free-to-rotate only (back-out feature) (control extend separate)<sup>5)</sup>  
 DMG 0-10V dimming control (not back of housing for external control extend separate)

**Shipped separately**

PIR High flow, recessed/ambient sensor, 0-15' mounting height, ambient sensor extend at 10' - 11'  
 PIRH High flow, recessed/ambient sensor, 15-30' mounting height, ambient sensor extend at 10' - 11'  
 PIRHFCV High flow, recessed/ambient sensor, 0-15' mounting height, ambient sensor extend at 10' - 11', 30' emergency height, ambient sensor extend at 10' - 11'  
 SMO Field adjustable output<sup>6)</sup>

**Shipped installed**

NS Base color shield<sup>7)</sup>  
 SF Single face (208, 277, 347)<sup>8)</sup>  
 DF Double face (208, 277, 347)<sup>8)</sup>  
 LFO Left mount optics<sup>9)</sup>  
 RFO Right mount optics<sup>9)</sup>  
 DOL Diffused drop lens<sup>10)</sup>  
 DOWD Double-sided aluminum<sup>11)</sup>

**Shipped separately**

ES End cap<sup>12)</sup>  
 EGG External gler shade<sup>13)</sup>

**Shipped installed**

DDW0 Dark bronze  
 DDW1 Black  
 DDW2 Natural aluminum  
 DDW3 White  
 DDW4 Tinted dark bronze  
 DDW5 Tinted silver  
 DDW6 Tinted dark aluminum  
 DDW7 Tinted dark aluminum  
 DDW8 Tinted silver

**DESCRIPTION**

The Entr LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entr LED luminaire offers designers vast versatility in system design, function and performance. Use Entr LED for wall mount architectural lighting applications and egress lighting requirements. ULULUL listed for use in wet locations.

**SPECIFICATION FEATURES**

**Construction**  
 HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Perfect lens is impact resistant, 3/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

**Optics**

Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

**Electrical**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/5000Hr), 34V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10KA common surge and differential mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for 20°C ambient environments, occupancy sensor and dimming options available.

**Mounting**

JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" x 2-1/2" LightBARs mounting flange downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to

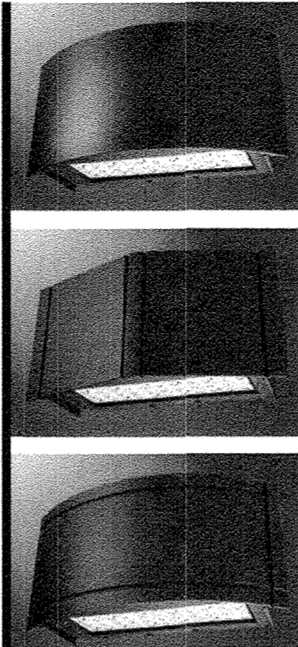
**Finish**

Housing is finished in five-stage super TiGc polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

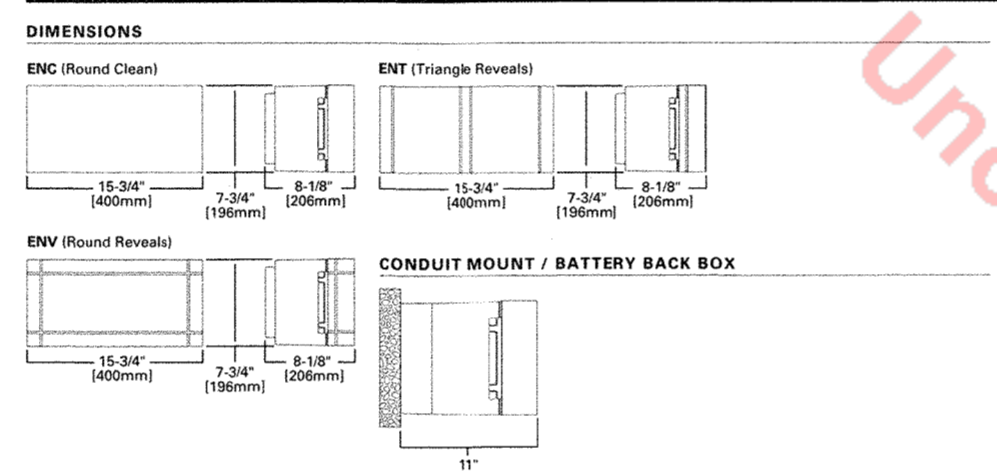
**Warranty**

Five-year warranty.

Catalog #	Type
Project	Date
Comments	
Prepared by	



**ENC/ENT/ENV ENTRI LED**  
 1 - 2 LightBARs  
 Solid State LED  
 ARCHITECTURAL WALL LUMINAIRE



**CERTIFICATION DATA**  
 ULULUL Listed  
 ISO 9001  
 IP66 LightBARs  
 LM79 LMBR Compliant  
 DesignLight Consortium® Qualified

**ENERGY DATA**  
 Electronic LED Driver  
 <0.1 Power Factor  
 <20% Total Harmonic Distortion  
 120-277V/60Hz/30V/60Hz/480V/60Hz  
 20°C Minimum Temperature  
 60°C Ambient Temperature Rating

**SHIPPING DATA**  
 Approximate Net Weight:  
 16 lbs (7.3 kg)

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • FAX: 770.942.1111  
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1 | EA1  
 11 | SCALE: NTS

2 | EW1 & EW2  
 11 | SCALE: NTS

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP			LUMEN OUTPUT	DIMMING UTILIZED	MAX WATTS	CUTOFF	MOUNTING LOCATION	INFORMATION	NOTES
					QTY	WATT	TYPE							
EA1	DOUBLE HEAD FULL CUT OFF LED AREA LIGHT, TYPE V WITH BRONZE FINISH	LITHONIA	DSX0-LED-P2-30K-15W-MVOLT-RPA-DDBXD	UNV	2	44	LED	5764/H/HEAD	N/A	48	FULL CUTOFF	POLE	OFH = 25'-0"	1
EW1	WALL MOUNTED LED SCENCE, TYPE IV WITH BACK LIGHT CONTROL, BRONZE FINISH	EATON INVUE	PDR45051-ENG-FOI-LED-EI-BL4-BZ-1030-1350 LUMENS	UNV	1	17	LED	1350 MAX	N/A	17	FULL CUTOFF	SURFACE WALL	BOF = 9'-0"	1,2
EW2	WALL MOUNTED LED SCENCE, TYPE III WITH BACK LIGHT CONTROL, BRONZE FINISH	EATON INVUE	PDR45051-ENG-FOI-LED-EI-BL3-BZ-1030-1350 LUMENS	UNV	1	17	LED	1350 MAX	N/A	17	FULL CUTOFF	SURFACE WALL	BOF = 9'-0"	1,2

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:  
 A. ALL LED LAMPS TO BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:  
 1. ARCHITECT TO VERIFY FINISH PRIOR TO PURCHASE.  
 2. EC SHALL VERIFY CUSTOM DRIVER WITH MANUFACTURER PRIOR TO PURCHASE.