

2008042325 13 PGS

2008042325
06/13/2008 04:22 PM

PLAT IDENTIFICATION SHEET

Castle Rock Development Co
Grantor (owner)

Grantor (owner)

Meadows 20 Phase 1 Amendment 2
Grantee (name of plat or condo) Lot 14 & Tract A Block 3
Final PD Site Plan

Grantee (name of plat or condo)

Subdivision Info: Filing 20 Lot 1A Block 3
Tract A

Condo Info: Phase _____ Bldg _____ Unit _____

Section _____ Township _____ Range _____

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

2004081483 _____

2004081485 _____

GENERAL NOTES:

- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES...
2. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE...
3. ACCORDING TO FIRM MAP 08035C0169F DATED SEPTEMBER 30, 2005...
4. ANY PARKING LOT, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY...
5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY"...
6. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS...
7. MODIFICATIONS THAT DO NOT ALTER INTENT OF THE BUILDINGS, SIGNAGE, LANDSCAPE AND PARKING IMPROVEMENTS DO NOT CONSTITUTE AMENDMENTS TO FINAL PD SITE PLAN...
8. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET...
9. THESE PLANS ARE ON NAVD 1988 DATUM...
10. UTILITY EASEMENTS FOR DRY UTILITIES (E.G. GAS, TELEPHONE, POWER) WILL BE RECORDED BY SEPARATE DOCUMENT IN TRACT A AND TRACT B...
11. EARTHWORK GRADING FOR THIS PROJECT HAS BEEN APPROVED BY THE MEADOWS FILING 20, PHASE 1 CONSTRUCTION PLAN...
12. WHILE EACH LOT MAY VARY FROM THE 10% LANDSCAPING REQUIREMENT, EACH BLOCK MUST MEET OR EXCEED 10% LANDSCAPING REQUIREMENT.

LEGAL DESCRIPTION: LOT 1A AND TRACT A, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2. ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

BASIS OF BEARING: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEING NORTH 00°04'44" EAST A DISTANCE OF 2629.60 FEET.

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.

CONTACTS DEVELOPER CASTLE ROCK DEVELOPMENT 3033 E. FIRST AVE., SUITE 410 DENVER, COLORADO 80206 ATTN: GREG MEETER (303) 394-5500 FAX (303) 394-5508 CIVIL ENGINEER/SURVEYOR CVL CONSULTANTS OF COLORADO, INC. 7901 E. BELLEVUE AVENUE, SUITE 150 ENGLEWOOD, CO 80111 ATTN: BRIAN R. HALL, P.E. (720) 482-9526 FAX (720) 482-9546 ARCHITECT HB&A 102 EAST MORENO AVENUE 1390 LAWRENCE STREET, SUITE 100 DENVER, CO 80204 ATTN: STEVE POWELL, A.I.A. (719) 473-7063 FAX (719) 473-7092 LANDSCAPE ARCHITECT DHM DESIGN 1390 LAWRENCE STREET, SUITE 100 DENVER, CO 80204 ATTN: BILL NEUMANN (303) 892-5566 FAX (303) 892-4984 LIENHOLDERS CALIFORNIA BANK AND TRUST 11622 EL CAMINO REAL, SUITE 200 SAN DIEGO, CALIFORNIA 92130 CASTLE ROCK LAND, LLC 3033 EAST 1ST AVENUE #410 DENVER, CO 80206

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SHEET 1 OF 12

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

GEORGE A. ROBINSON DATE 6/12/08 PLS NO. 35593 FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.



OWNERSHIP CERTIFICATION:

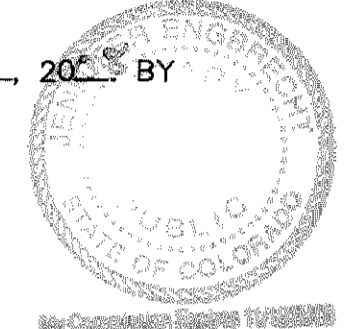
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 IN THE TOWN OF CASTLE ROCK.

BY: [Signature] CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

SIGNED THIS 10th DAY OF June, 2008 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF June, 2008 BY [Signature]

WITNESS MY HAND AND SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES: 4/15/2009



LIENHOLDER SUBORDINATION CERTIFICATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2, LOT 1A AND TRACT A, BLOCK 3 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARIES OF THE LIENS CREATED BY INSTRUMENTS RECORDED ON AUGUST 5, 2004 AT RECEPTION NOS. 2004081483 AND 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY: [Signature] CASTLE ROCK LAND CO., LLC A COLORADO LIMITED LIABILITY COMPANY CALIFORNIA BANK & TRUST

SIGNED THIS 10th DAY OF June, 2008 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF June, 2008

WITNESS MY HAND AND SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES: 4/15/2009



WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISIONS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT. RECORDED ON JULY 20, 2003 AT RECEPTION NO. 2003102970 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 4 SFE ARE DEBITED FROM THE WATER BANK.

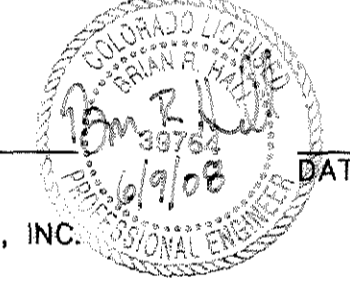
SHEET INDEX:

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

CIVIL ENGINEER CERTIFICATION:

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

BRIAN R. HALL PE NO. 39764 DATE 6/12/08 FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.



TOWN CERTIFICATION:

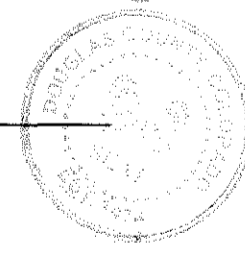
THIS FINAL PD SITE PLAN AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF June, 2008

[Signature] DIRECTOR OF DEVELOPMENT SERVICES DATE 6-12-08

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:22 PM ON THE 12th DAY OF June, 2008 AT RECEPTION NO. 2008042325

DOUGLAS COUNTY CLERK AND RECORDER BY: [Signature] DEPUTY



TITLE CERTIFICATION:

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

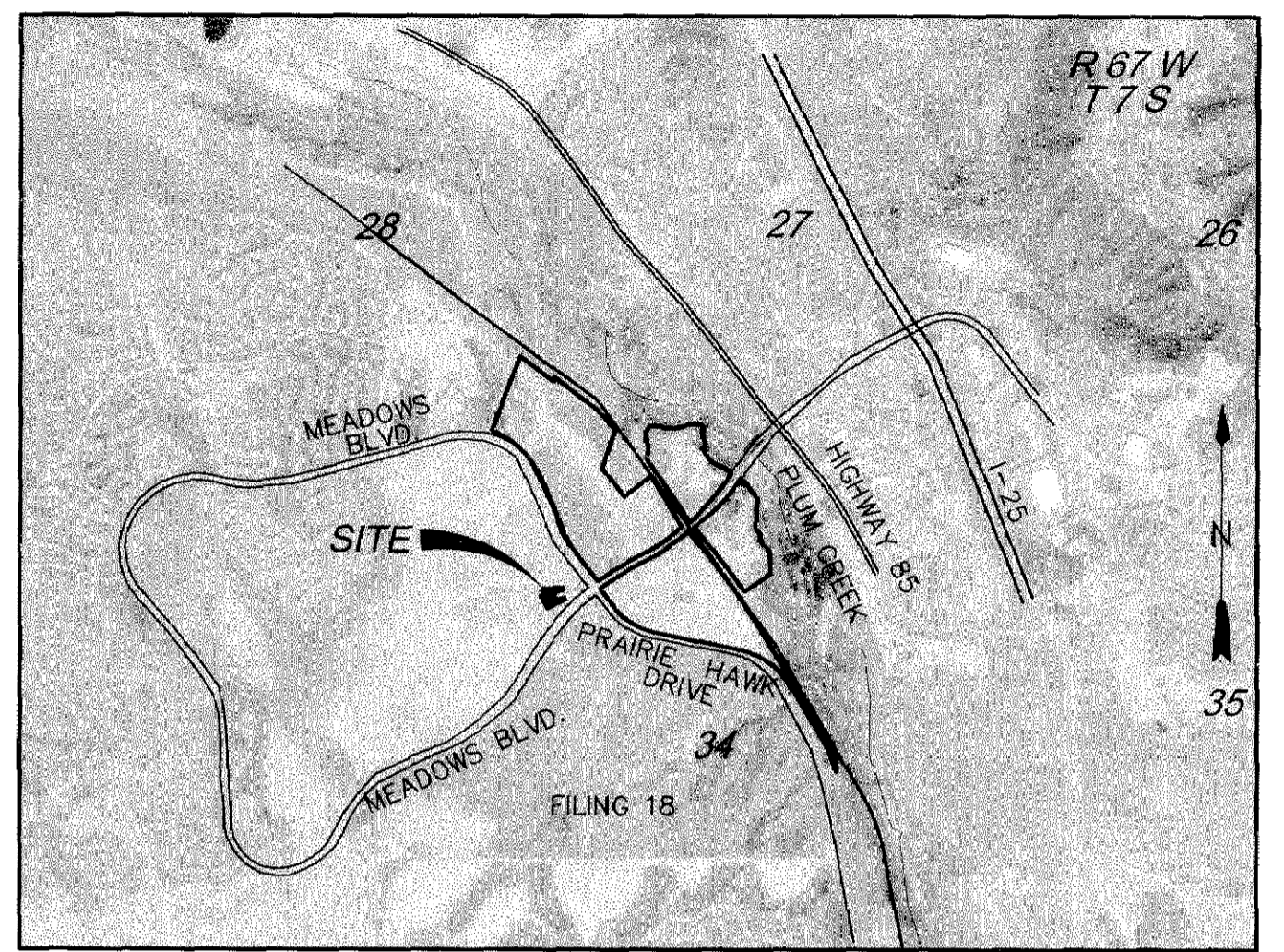
SIGNED THIS 11th DAY OF June, 2008 [Signature] AUTHORIZED REPRESENTATIVE

[Signature] TITLE INSURANCE COMPANY SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June, 2008

WITNESS MY HAND AND SEAL



NOTARY PUBLIC MY COMMISSION EXPIRES: 4/15/2009



VICINITY MAP SCALE: 1" = 2000'

LAND USE SUMMARY:

TRACT A AND LOT 1A

Table with 2 columns: Item and Value. Includes Gross Floor Area (1st Floor Retail: 7,110 S.F., 2nd Floor Retail: 6,718 S.F.), Useable Area (1st Floor Retail: 5,847 S.F., 2nd Floor Office: 5,414 S.F.), Single Family Equivalents (1-1/2" Domestic Tap: 4 SFE), Parking Spaces (Provided: 33, Required: 33), Maximum Height (60', Proposed: 47'), and Site Utilization (Total: 38,126 SQ.FT.).

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

CIVIL ENGINEER/SURVEYOR



CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING SUBMITTAL DATE: JUNE 5, 2008

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3

FINAL PD SITE PLAN COVER SHEET SHEET 1 OF 12

(FPD 08-003)

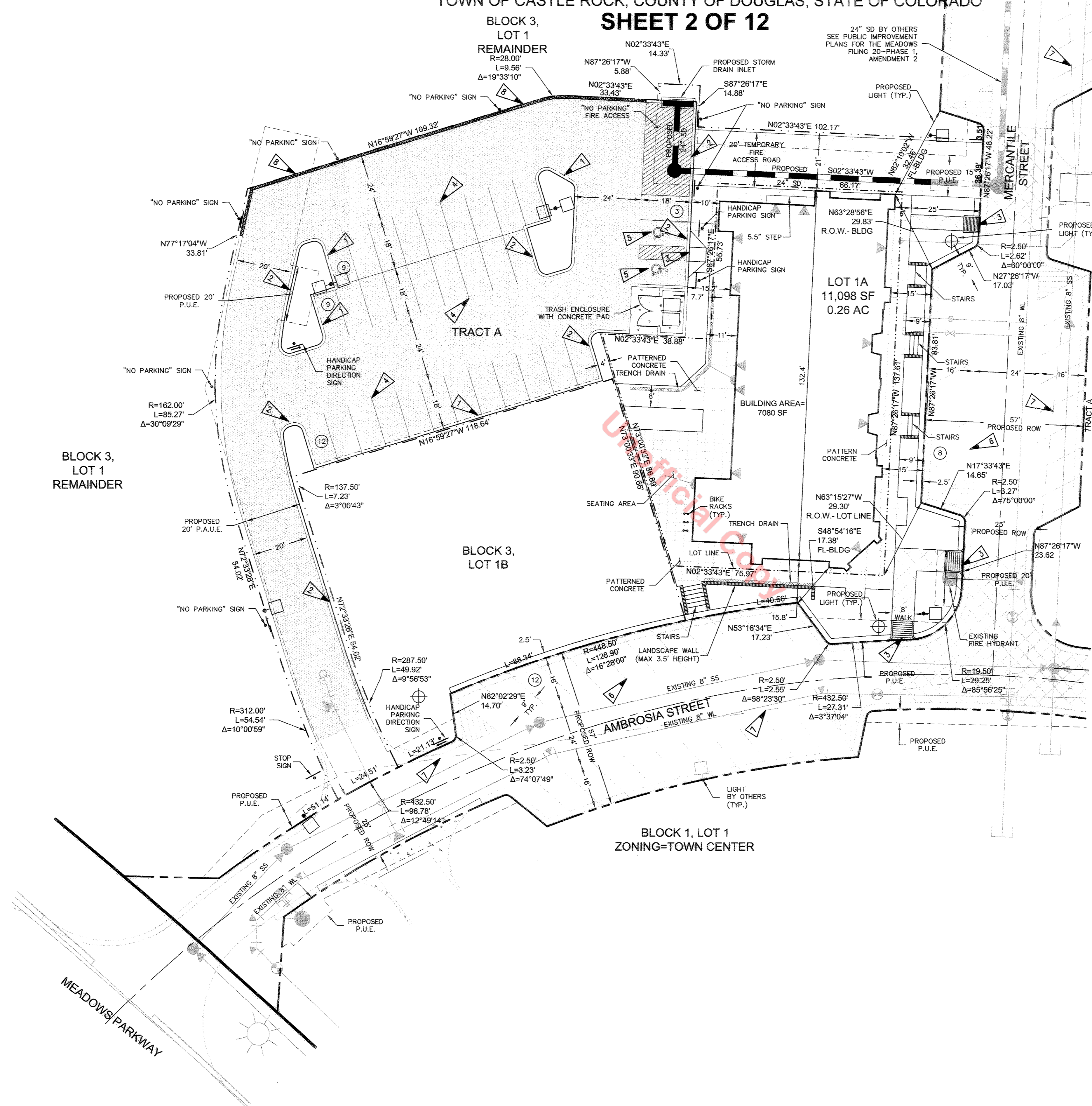
THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2

LOT 1A AND TRACT A, BLOCK 3

FINAL PD SITE PLAN

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

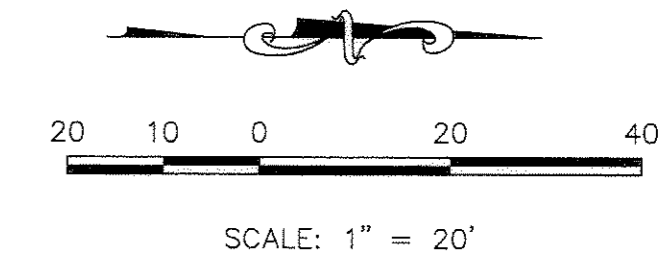
BLOCK 3, LOT 1 REMAINDER
SHEET 2 OF 12



LEGEND

	PROPOSED FIRE HYDRANT		SPILL CURB
	EXISTING FIRE HYDRANT		CATCH CURB
	PROPOSED WATER LINE		HANDICAP RAMP
	EXISTING WATER LINE		STANDARD 9'x18' PARKING STALL
	PROPOSED MANHOLE		HANDICAP PARKING AREA
	EXISTING MANHOLE		9'x18' PARKING STALLS WITH 5' WIDE STRIPING
	PROPOSED SANITARY LINE		60' DIAGONAL PARKING STALL
	EXISTING SANITARY LINE		SIGHT TRIANGLE
	PROPOSED SANITARY LINE CLEANOUT		CONSTRUCT TEMPORARY ASPHALT CURB, SEE DETAIL B, SHEET 3
	PROPOSED SANITARY LINE		PROPOSED LIGHTS
	PROPOSED RIGHT OF WAY		PROPOSED LANDSCAPE WALL
	EXISTING RIGHT OF WAY		PROPOSED EASEMENT
	PROPOSED PROPERTY LINE		EXISTING EASEMENT
	ASPHALT PAVEMENT		
	PATTERNED HARDSCAPE		
	NO PARKING FIRE ACCESS		
	PARKING STALL COUNT		

P.U.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
 P.A.U.E. — PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT



PARKING SUMMARY

PARKING REQUIRED — BLOCK 3, LOT 1A =	33 SPACES
OFFSTREET PARKING PROVIDED — BLOCK 3, LOT 1A =	33 SPACES (INCLUDING 2 HANDICAP)
ONSTREET PARKING ALLOCATED — BLOCK 2, LOT 1A =	31 SPACES
ONSTREET PARKING ALLOCATED — BLOCK 3, LOT 1A =	0 SPACES
*ONSTREET PARKING REMAINING (BLOCKS 1, 2, AND 3) =	82 SPACES

*ONSTREET PARKING REFERS TO ALL PARKING PROVIDED ON AMBROSIA STREET, MERCANTILE AVENUE (FROM AMBROSIA STREET TO FUTURE STREET) AND FUTURE STREET FROM MERCANTILE AVENUE NORTH TO MEADOWS BOULEVARD.

I:\Projects\20101307\Map\Block 3, Lot 1A\Final\PD Site Plan\02-SITE P.U.A.U.E-BLOCK 3, LOT 1A.dwg
 7/7/2008 8:11:05 AM, S.B

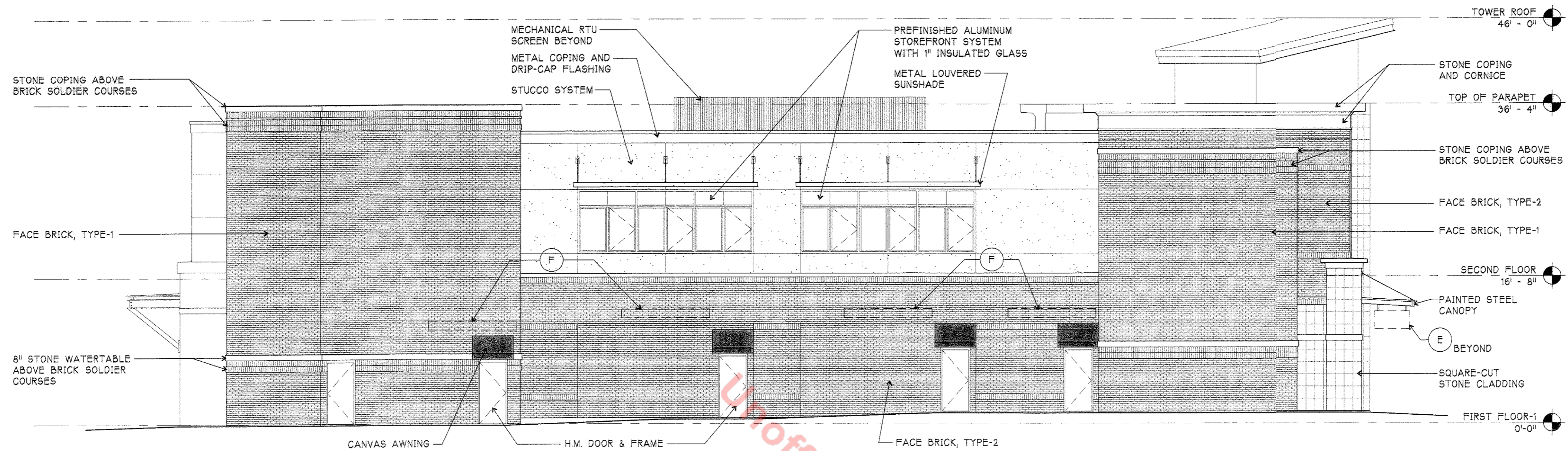
CIVIL ENGINEER/SURVEYOR

 7901 E. Bellevue Avenue
 Suite 150
 Englewood, CO 80111
 Tel: (720) 482-9526
 Fax: (720) 482-9546
 CONSULTANTS OF COLORADO, INC.
 CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
 SUBMITTAL DATE: JUNE 5, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 3
FINAL PD SITE PLAN
SITE PLAN
SHEET 2 OF 12

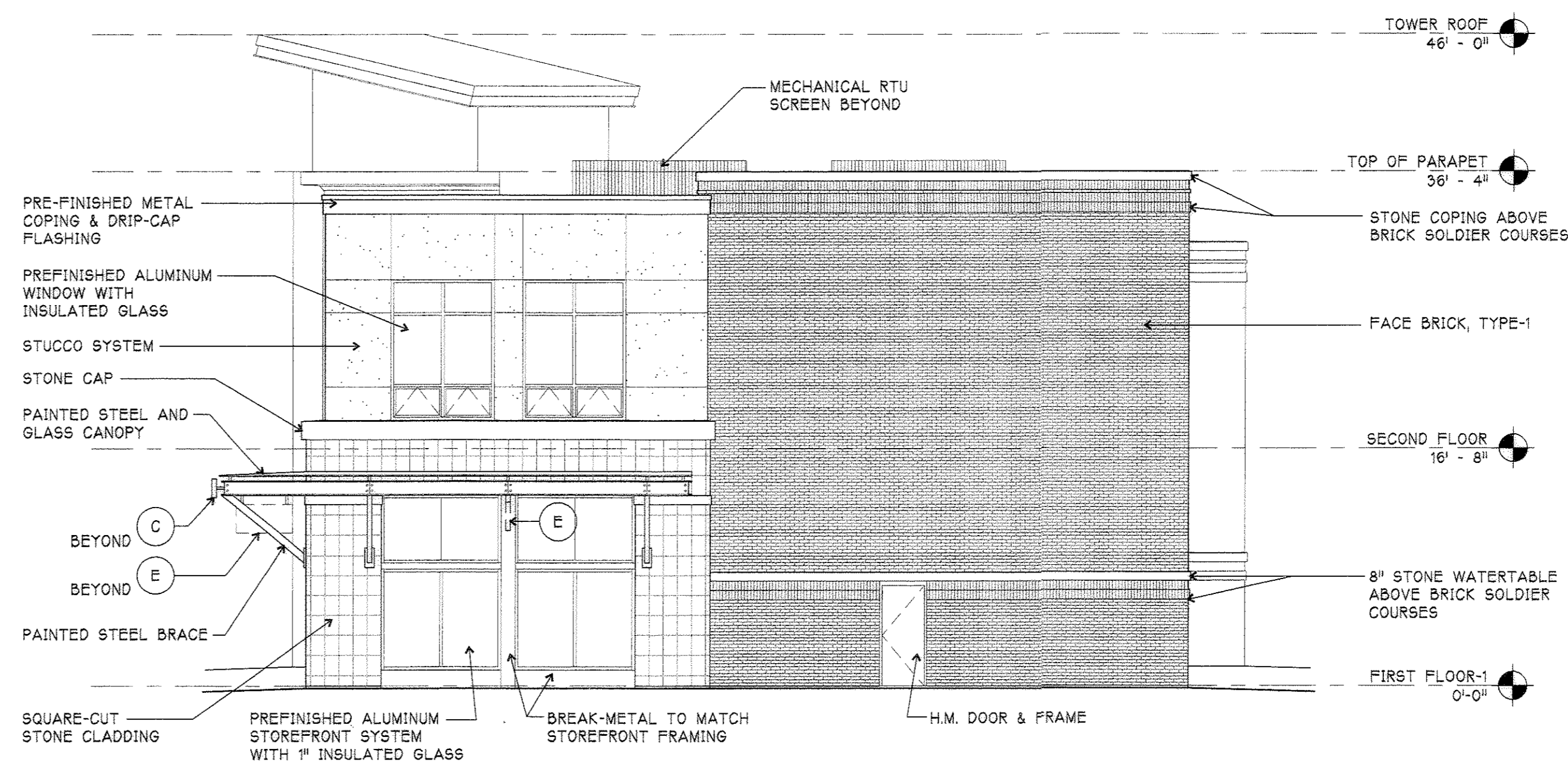
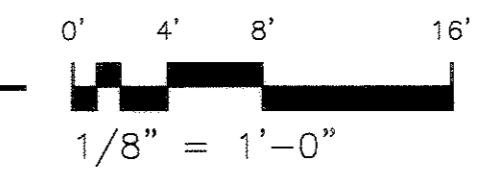
THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A and TRACT A, BLOCK 3 FINAL PD SITE PLAN

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

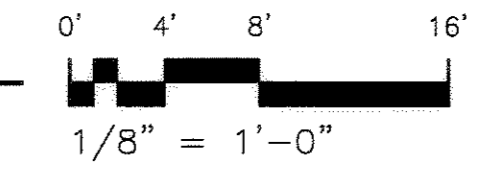
SHEET 6 OF 12



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



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



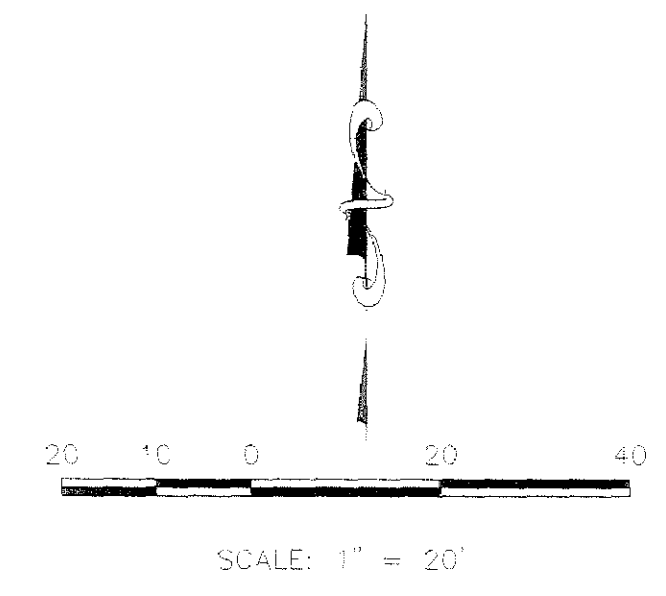
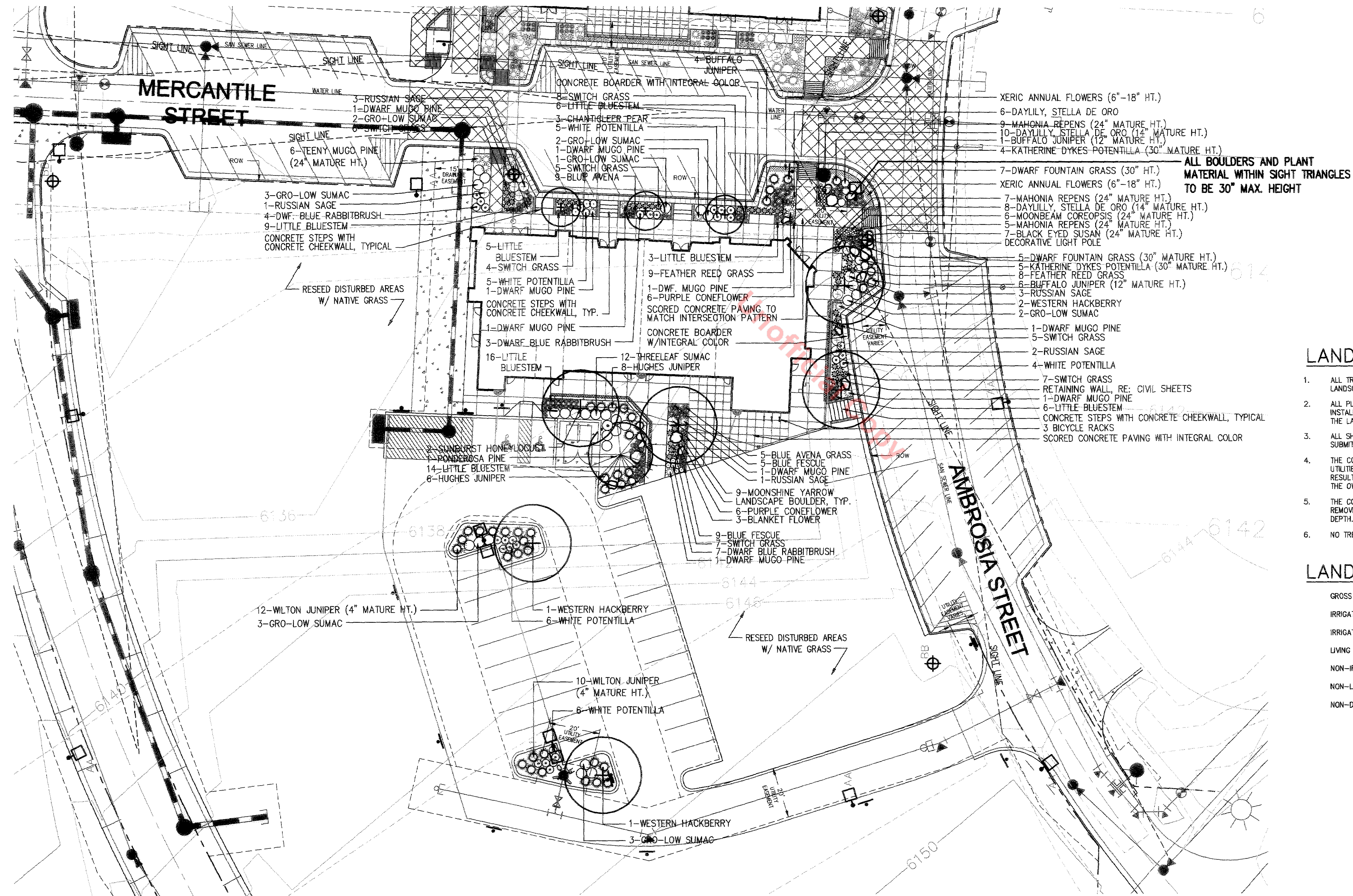

HB&A
 ARCHITECTURE PLANNING &
 INFORMATION TECHNOLOGY
 102 EAST MORENO AVENUE
 COLORADO SPRINGS, CO 80903-3918
 719-473-7093
 www.hb&a.com

SUBMITTAL DATE: MAY 30, 2008
 THE MEADOWS FILING NO. 20,
 PHASE 1, AMENDMENT NO. 2
 LOT 1A and TRACT A, BLOCK 3
 FINAL PD SITE PLAN
 BUILDING ELEVATIONS
 SHEET 6 OF 12

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 FINAL PD SITE PLAN

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

SHEET 7 OF 12



LANDSCAPE NOTES:

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

LANDSCAPE SUMMARY TABLE:

GROSS SITE AREA:	35,585 SQ.FT.
IRRIGATED LANDSCAPE (TOTAL):	3,719 SQ.FT. (10.1%)
IRRIGATED TURF:	0 SQ.FT. (0.0%)
LIVING GROUND COVER:	3,533 SQ.FT. (95.0%)
NON-IRRIGATED LANDSCAPE (TOTAL):	0 SQ.FT. (0.0%)
NON-LIVING GROUND COVER:	0 SQ.FT. (0.0%)
NON-DISTURBED AREAS:	0 SQ.FT. (0.0%)



SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 3
FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 7 OF 12

REGISTERED LANDSCAPE ARCHITECT:
Bill Neumann TOCR CERTIFICATION # 8009

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2

LOT 1A AND TRACT A, BLOCK 3

FINAL PD SITE PLAN

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

SHEET 8 OF 12



PLANT SCHEDULE

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

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants	Month	Application Rate (inches/month)	Water Use (gallons/month)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area	
A8 - Low	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear		3" cal.	3	April	1.7	163	816	22.0%	3,719	
	<i>Pinus mugo</i> 'Teeny'	Teeny Mugo Pine		5 gal.	6	May	1.7	163	816	22.0%	3,719	
	<i>Pinus mugo</i> 'White Bud'	Dwarf Mugo Pine		5 gal.	5	June	1.7	163	816	22.0%	3,719	
	<i>Chrysothamnus nauseosus</i> subsp. <i>nauseosus</i>	Dwarf Blue Rabbitbrush		5 gal.	7	July	1.7	163	816	22.0%	3,719	
	<i>Rhus aromatica</i> 'Gro Low'	Gro-Low Sumac		5 gal.	8	August	1.7	163	816	22.0%	3,719	
	<i>Perovskia atriplicifolia</i>	Russian Sage		5 gal.	4	September	1.7	163	816	22.0%	3,719	
	<i>Potentilla fruticosa</i> 'McKays White'	White Potentilla		5 gal.	10	October	1.7	163	816	22.0%	3,719	
	<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	23		0.8	163	816	22.0%	3,719	
	<i>Helictotrichon sempervirens</i>	Blue Avena		1 gal.	9		1.7	163	816	22.0%	3,719	
	<i>Panicum virgatum</i> 'Rehbraun'	Switch Grass		1 gal.	22		1.7	163	816	22.0%	3,719	
	<i>Echinacea purpurea</i> 'Kim's Knee High'	Purple Coneflower		1 gal.	6		1.7	163	816	22.0%	3,719	
	A9 - Moderate	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper		5 gal.	11		2.5	360	619	16.6%	3,719
		<i>Potentilla fruticosa</i> 'Katherine Dykes'	Katherine Dykes Potentilla		5 gal.	9		2.5	360	619	16.6%	3,719
		<i>Pennisetum alopecuroides</i> 'Hamel'	Dwarf Fountain Grass		1 gal.	12		2.5	360	619	16.6%	3,719
		<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass		1 gal.	17		2.5	360	619	16.6%	3,719
<i>Mahonia Repens</i>		Mahonia Repens		1 gal.	21		2.5	360	619	16.6%	3,719	
<i>Hemerocallis</i> 'Stella de Oro'		Daylily, Stella de Oro		1 gal.	24		2.5	360	619	16.6%	3,719	
<i>Coreopsis verticillata</i> 'Moonbeam'		Moonbeam Coreopsis		1 gal.	6		2.5	360	619	16.6%	3,719	
<i>Rudbeckia hirta</i>		Black Eyed Susan		1 gal.	7		2.5	360	619	16.6%	3,719	
A10 - Low		Variety of Xeric (X-Rated) Annuals (by others)			4" pots	10		1.7	81	77	2%	3,719
		A11 - Low	<i>Celtis occidentalis</i>	Western Hackberry		3" cal.	2		1.7	245	567	15.3%
	<i>Gleditsia triacanthos</i> 'Sunburst'		Sunburst Honeylocust		3" cal.	1		1.7	245	567	15.3%	3,719
	<i>Pinus mugo</i> 'White Bud'		Dwarf Mugo Pine		5 gal.	4		1.7	245	567	15.3%	3,719
	<i>Chrysothamnus nauseosus</i> subsp. <i>nauseosus</i>		Dwarf Blue Rabbitbrush		5 gal.	7		1.7	245	567	15.3%	3,719
	<i>Rhus aromatica</i> 'Gro Low'		Gro-Low Sumac		5 gal.	2		1.7	245	567	15.3%	3,719
	<i>Perovskia atriplicifolia</i>		Russian Sage		5 gal.	6		1.7	245	567	15.3%	3,719
	<i>Potentilla fruticosa</i> 'McKays White'		White Potentilla		5 gal.	4		1.7	245	567	15.3%	3,719
	<i>Schizachyrium scoparium</i>		Little Bluestem		1 gal.	6		0.8	245	567	15.3%	3,719
	<i>Helictotrichon sempervirens</i>		Blue Avena		1 gal.	5		1.7	245	567	15.3%	3,719
<i>Panicum virgatum</i> 'Rehbraun'	Switch Grass			1 gal.	19		1.7	245	567	15.3%	3,719	
A12 - Very Low	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue		1 gal.	14		1.7	245	567	15.3%	3,719	
	<i>Gaillardia aristata</i>	Blanket Flower		1 gal.	3		1.7	245	567	15.3%	3,719	
	<i>Echinacea purpurea</i> 'Kim's Knee High'	Purple Coneflower		1 gal.	6		1.7	245	567	15.3%	3,719	
	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow		1 gal.	9		1.7	245	567	15.3%	3,719	
	A13 - Low	<i>Gleditsia triacanthos</i> 'Sunburst'	Sunburst Honeylocust		3" cal.	1		1.7	77	771	20.7%	3,719
		<i>Pinus ponderosa</i>	Ponderosa Pine		10-12" height	1		0.8	77	771	20.7%	3,719
		<i>Juniperus horizontalis</i> 'Hughes'	Hughes Juniper		5 gal.	14		0.8	77	771	20.7%	3,719
		<i>Rhus trilobata</i>	Threeleaf Sumac		5 gal.	12		0.8	77	771	20.7%	3,719
		<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	30		0.8	77	771	20.7%	3,719
	A13 - Low	<i>Celtis occidentalis</i>	Western Hackberry		3" cal.	2		1.7	163	867	23.3%	3,719
<i>Juniperus horizontalis</i> 'Wilton'		Wilton Juniper		5 gal.	22		1.7	163	867	23.3%	3,719	
<i>Rhus aromatica</i> 'Gro Low'		Gro-Low Sumac		5 gal.	6		1.7	163	867	23.3%	3,719	
<i>Potentilla fruticosa</i> 'McKays White'		White Potentilla		5 gal.	12		1.7	163	867	23.3%	3,719	

SOIL AMENDMENTS:

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

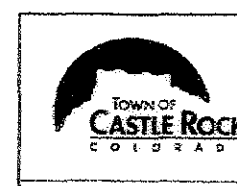
NOTE: AMENDMENTS ARE TO BE VERIFIED AT THE TIME OF CONSTRUCTION WITH A SOILS TEST. SOILS TEST MUST BE ANALYZED FOR XERIC TREES AND SHRUBS AND RESULTS PROVIDED TO TOWN OF CASTLE ROCK REPRESENTATIVE.

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

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

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

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



COMMERCIAL LANDSCAPE SITE INVENTORY

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

Gross Site Area	Landscaped (Area in Sq. Ft.)	Turfgrass List Species (Area in Sq. Ft.)	Parking Lot (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Parking Spaces	No. of Interior Landscaped Islands	Median Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	(% of Shrubs) Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 sq.ft.)	Separate Irrigation Service Connections	
BLOCK 2	61,082	6,401	0	16,886	0	33	1	8 FT.	4	6	7	66	18.22 total cu.yds.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
BLOCK 3	36,585	3,719	0	17,036	0	34	2	8 FT.	4	4	7	66	13.02 total cu.yds.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



PLANT LIST

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

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants
DECIDUOUS TREES					
Low	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear		3" cal.	3
Low	<i>Gleditsia triacanthos</i> 'Suncole'	Sunburst Honeylocust		3" cal.	2
Low	<i>Celtis occidentalis</i>	Western Hackberry		2-1/2" cal.	4
EVERGREEN TREE					
Very Low	<i>Pinus ponderosa</i>	Ponderosa Pine		10-12" height	1
EVERGREEN SHRUBS					
Low	<i>Juniperus horizontalis</i> 'Wilton'	Wilton Juniper		5 gal.	22
Low	<i>Pinus mugo</i> 'Teeny'	Teeny Mugo Pine		5 gal.	6
Low	<i>Pinus mugo</i> 'White Bud'	Dwarf Mugo Pine		5 gal.	9
Moderate	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper		5 gal.	11
Very Low	<i>Juniperus horizontalis</i> 'Hughes'	Hughes Juniper		5 gal.	14
DECIDUOUS SHRUBS					
Low	<i>Chrysothamnus nauseosus</i> subsp. <i>nauseosus</i>	Dwarf Blue Rabbitbrush		5 gal.	14
Low	<i>Rhus aromatica</i> 'Gro Low'	Gro-Low Sumac		5 gal.	16
Low	<i>Perovskia atriplicifolia</i>	Russian Sage		5 gal.	10
Very Low	<i>Rhus trilobata</i>	Threeleaf Sumac		5 gal.	12
Low	<i>Potentilla fruticosa</i> 'McKays White'	White Potentilla		5 gal.	26
Moderate	<i>Potentilla fruticosa</i> 'Katherine Dykes'	Katherine Dykes Potentilla		5 gal.	9
ORNAMENTAL GRASSES					
No Additional	<i>Schizachyrium scoparium</i>	Little Bluestem		1 gal.	59
Low	<i>Helictotrichon sempervirens</i>	Blue Avena		1 gal.	14
Moderate	<i>Pennisetum alopecuroides</i> 'Hamel'	Dwarf Fountain Grass		1 gal.	12
Moderate	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass		1 gal.	17
Low	<i>Panicum virgatum</i> 'Rehbraun'	Switch Grass		1 gal.	42
Low	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue		1 gal.	14
PERENNIALS/ GROUND COVER					
Moderate	<i>Mahonia Repens</i>	Mahonia Repens		1 gal.	21
Low	<i>Gaillardia aristata</i>	Blanket Flower		1 gal.	3
Moderate	<i>Hemerocallis</i> 'Stella de Oro'	Daylily, Stella de Oro		1 gal.	24
Low	<i>Echinacea purpurea</i> 'Kim's Knee High'	Purple Coneflower		1 gal.	12
Low	<i>Achillea</i> 'Moonshine'	Moonshine Yarrow		1 gal.	9
Moderate	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis		1 gal.	6
Moderate	<i>Rudbeckia hirta</i>	Black Eyed Susan		1 gal.	7

NATIVE GRASS SEED MIX (INSTALL IN ALL DISTURBED AREAS)

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

Apply at a rate of 22 PLS/Acre



SUBMITTAL DATE: MAY 30, 2008
 THE MEADOWS FILING NO. 20,
 PHASE 1, AMENDMENT NO. 2
 LOT 1A AND TRACT A, BLOCK 3
 FINAL PD SITE PLAN
 LANDSCAPE DETAILS AND NOTES

REGISTERED LANDSCAPE ARCHITECT:
 Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 FINAL PD SITE PLAN

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

SHEET 9 OF 12

Notes:

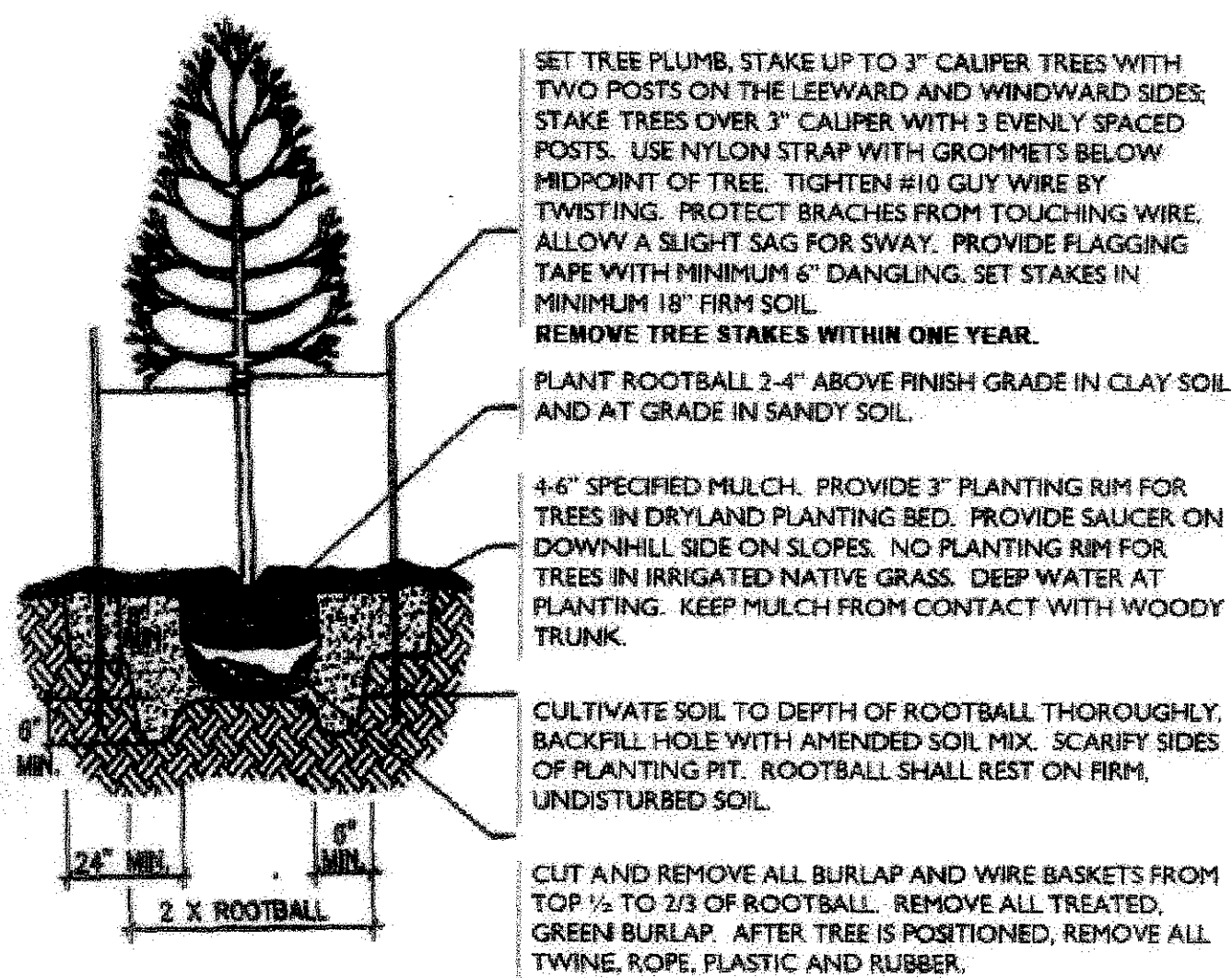
- Do not remove or cut leader.
 - Prune only dead or broken branches and weak or narrow crotches.
 - Do not remove lower limbs and sprouts for at least two growing seasons.
 - Keep plants moist and shaded until planting.
 - Do not fertilize for at least one growing season.
 - Wrap trunk on exposed sites or species with thin bark. Use professional tree wrap, not twine.
- Wrap October 15 and remove by March 31.

Notes:

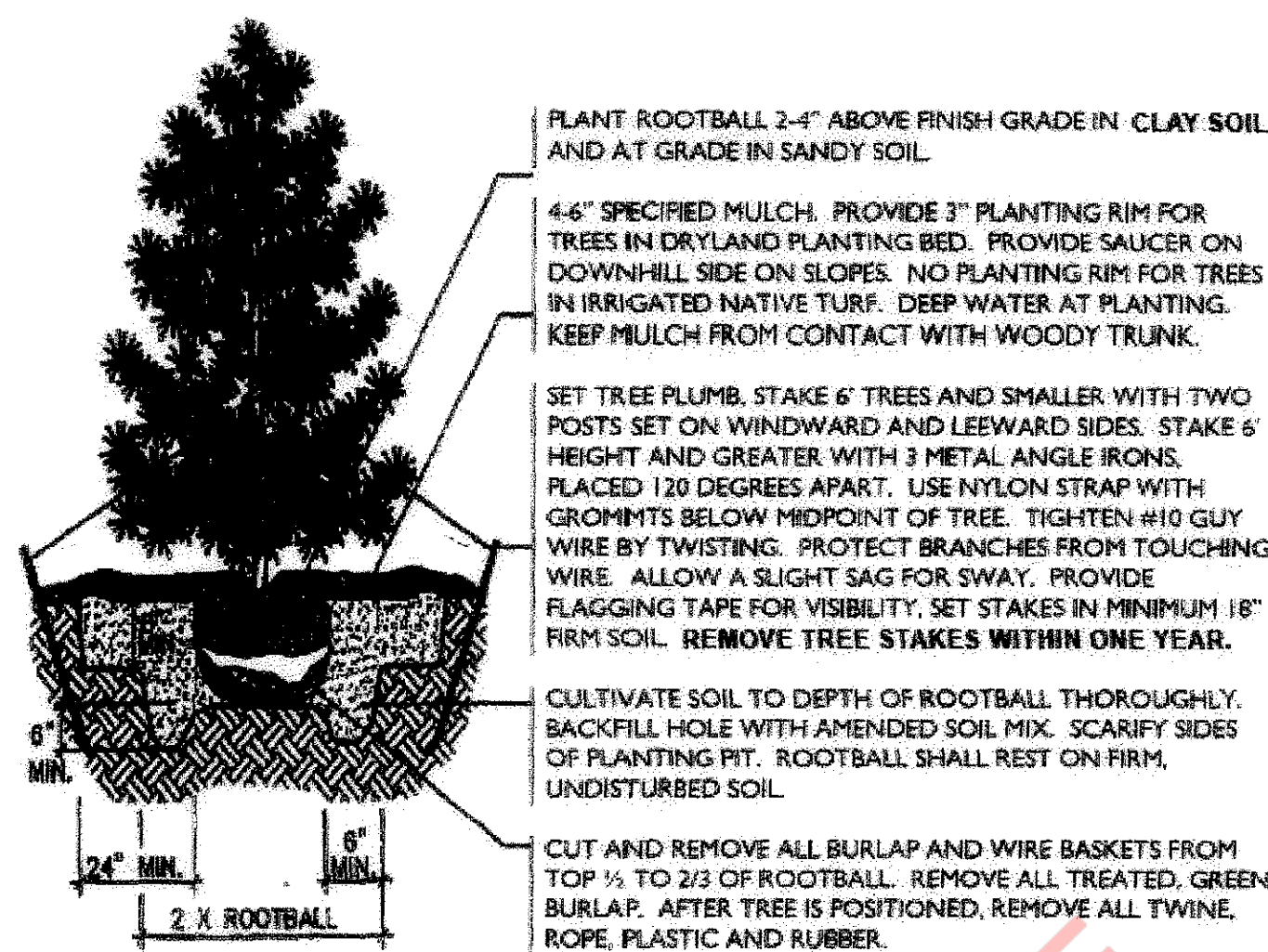
- Do not remove or cut leader.
- Prune only dead or broken branches immediately prior to planting.
- Remove any double leader, unless otherwise directed by Owner's representative.
- Keep plants moist and shaded until planting.
- Avoid fall planting if possible.

Notes:

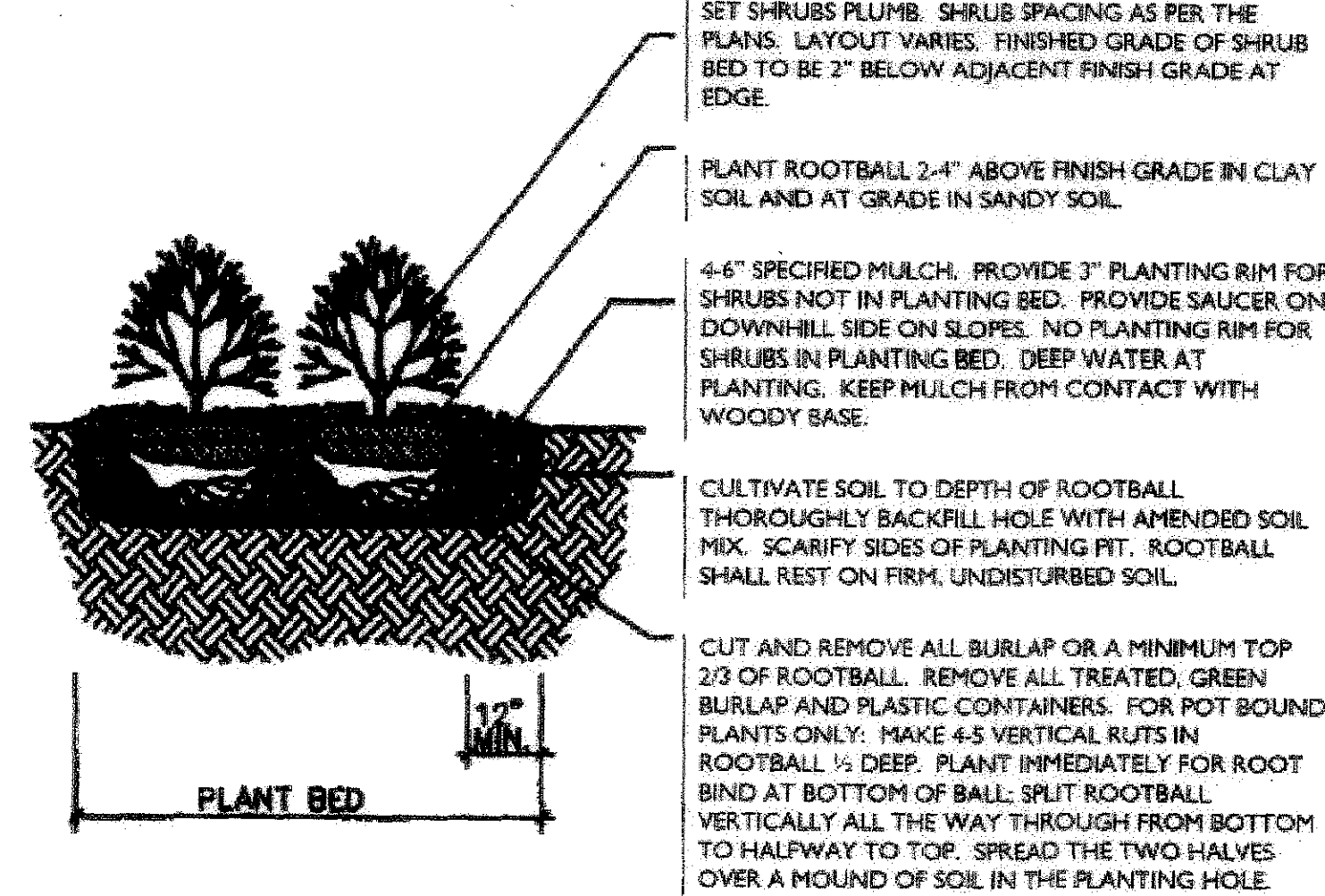
- Prune only dead or broken branches.
- Keep plants moist and shaded until planting.
- Do not fertilize for at least one growing season.



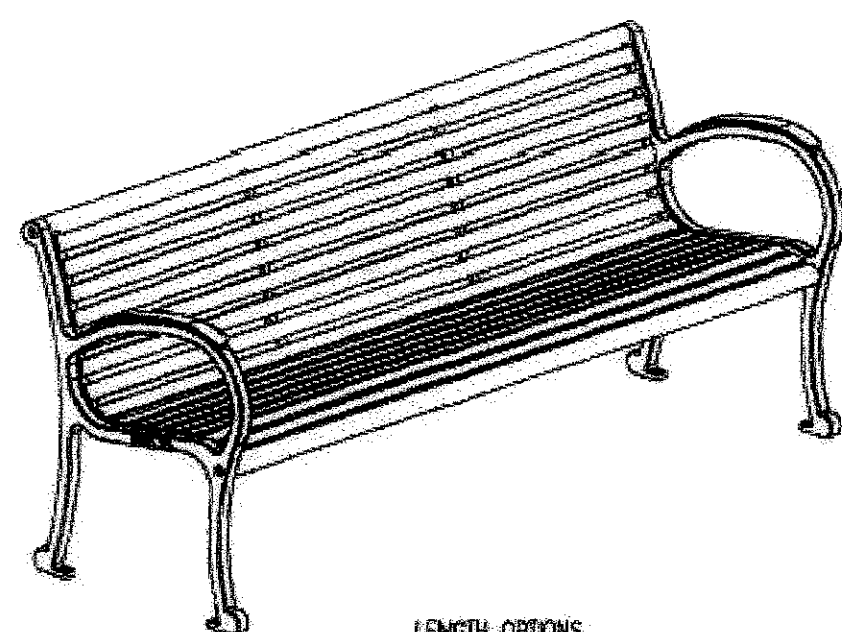
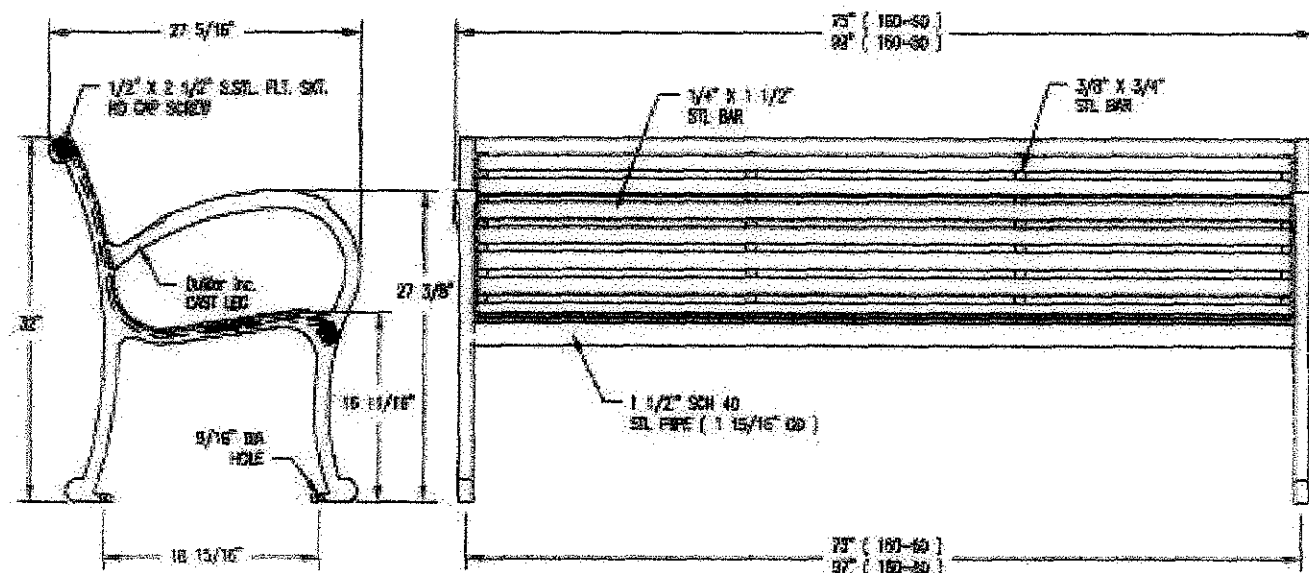
1 TYP. DECIDUOUS TREE PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL SECTION



2 TYP. EVERGREEN PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL SECTION



3 TYP. SHRUB PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL SECTION



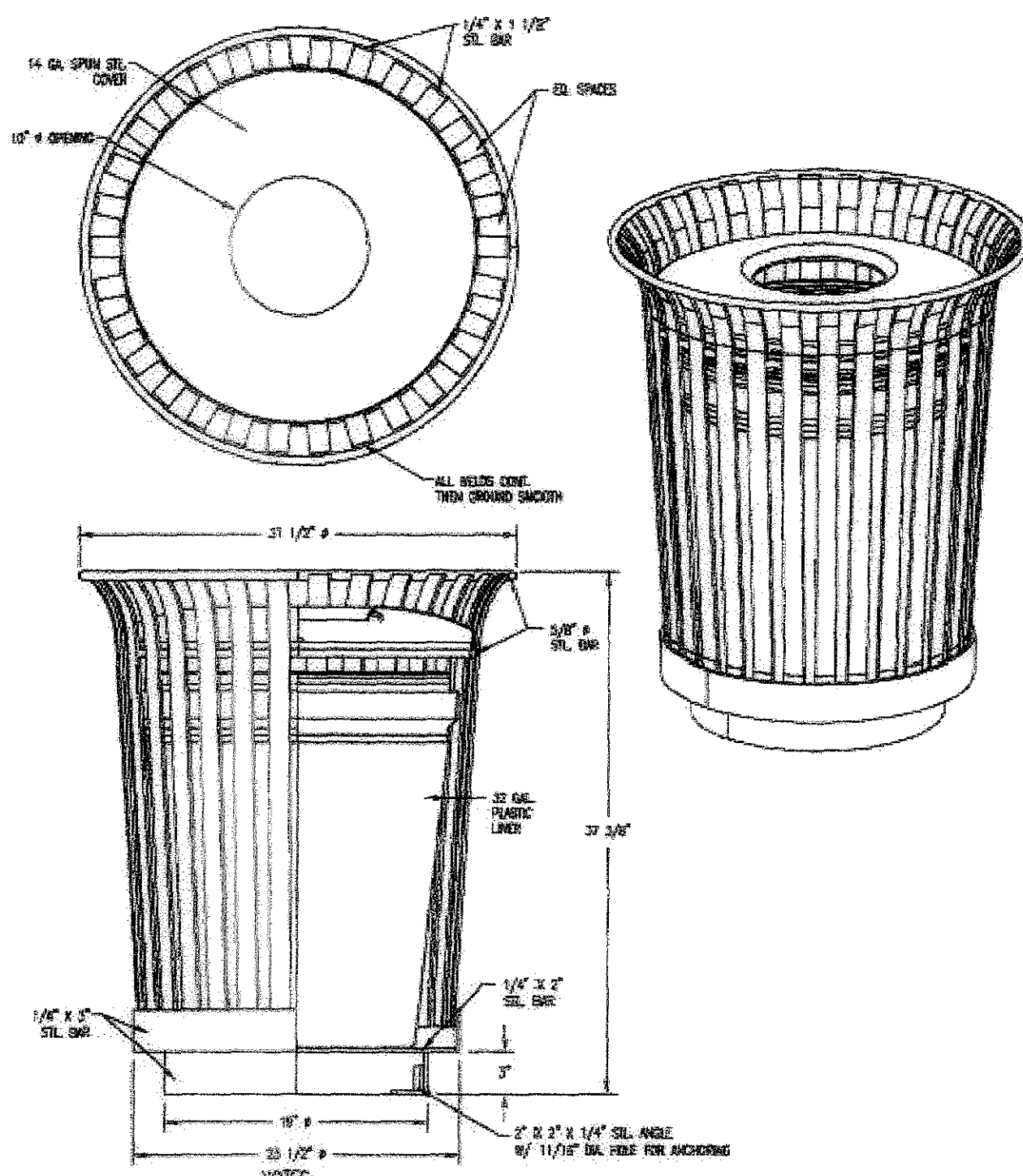
LENGTH OPTIONS
 6' BENCH
 8' BENCH

NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATING.
- 2.) BENCH IS SHIPPED UNASSEMBLED.
- 3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

4 6' BENCH

6' METAL BENCH WITH BACK, DuMor MODEL 160-60, COLOR TO BE BRONZE POLYESTER POWDER FINISH AS REPRESENTED LOCALLY BY ROCKY MOUNTAIN RECREATION (303) 783-1452 (LOCATIONS TO BE DETERMINED)

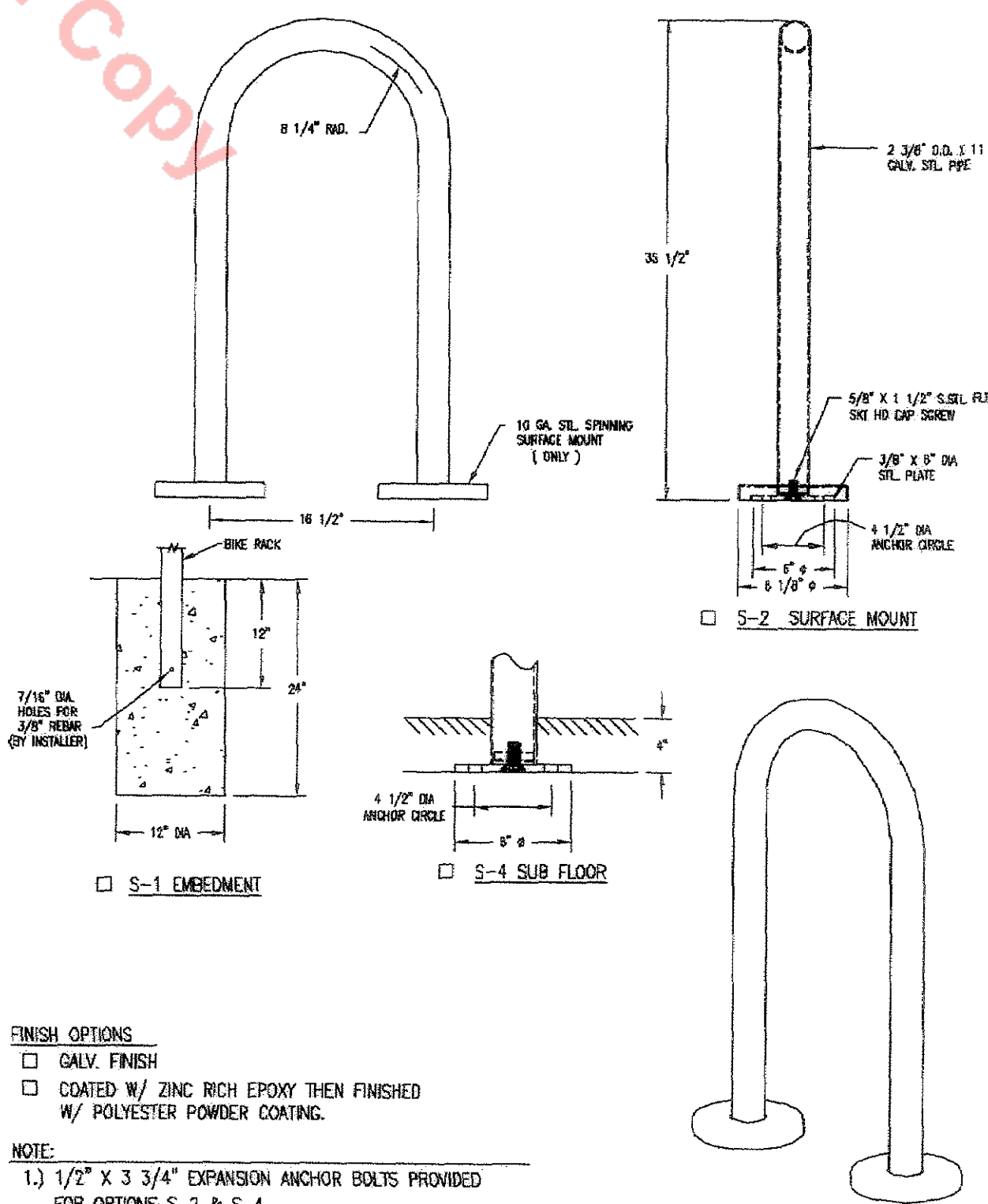


NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3.) ALL WELDS CONT. THEN GRIND SMOOTH.
- 4.) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

5 TRASH RECEPTACLE

32 GAL STEEL TRASH RECEPTACLE, DuMor MODEL #84-32, COLOR TO BE BRONZE POLYESTER POWDER FINISH AS REPRESENTED LOCALLY BY ROCKY MOUNTAIN RECREATION (303) 783-1452 (LOCATIONS TO BE DETERMINED)



FINISH OPTIONS:

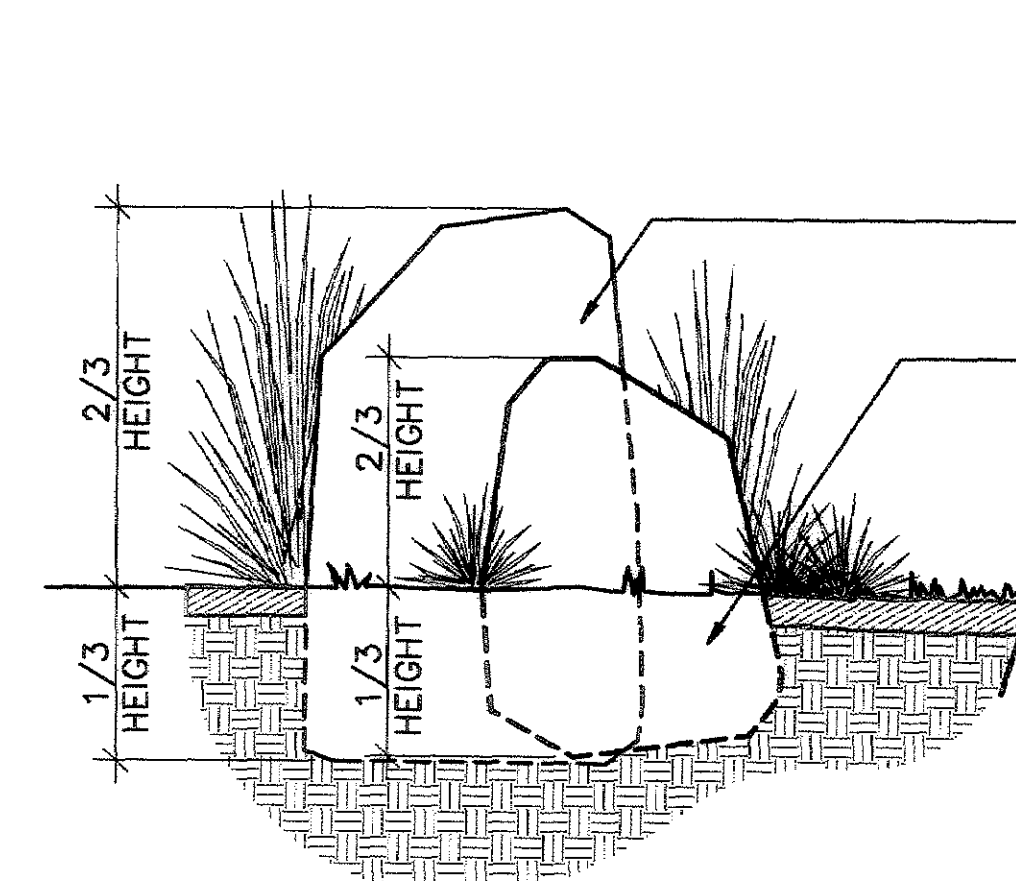
- GALV. FINISH
- COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

NOTE:

- 1.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

6 BICYCLE RACK

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



7 BOULDER PLACEMENT

RHYOLITE BOULDER, 3'-5' DIAMETER, REFER TO PLAN FOR LOCATIONS
 OVER-EXCAVATE AREA PRIOR TO PREPARING SUBGRADE FOR BOULDERS. SET BOULDER WITH A MIN. 1/3 OF VOLUME UNDER FINISH GRADE.

NOTE: LOCATION & SELECTION OF BOULDERS TO BE FIELD APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.

1/2"=1'-0"



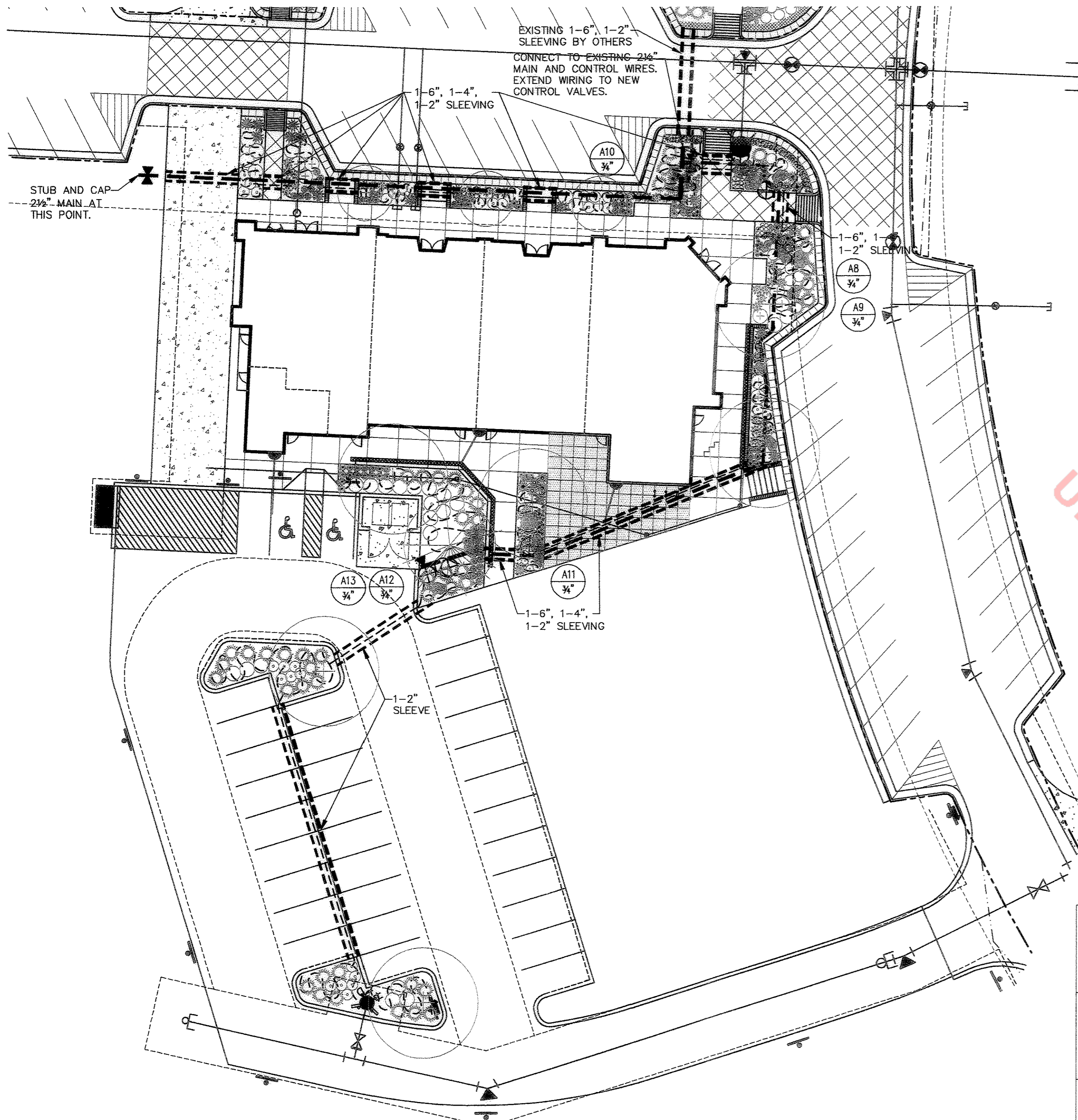
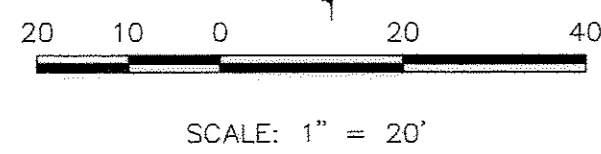
SUBMITTAL DATE: MAY 30, 2008
 THE MEADOWS FILING NO. 20,
 PHASE 1, AMENDMENT NO. 2
 LOT 1A AND TRACT A, BLOCK 3
 FINAL PD SITE PLAN
 LANDSCAPE DETAILS AND NOTES
 SHEET 9 OF 12

REGISTERED LANDSCAPE ARCHITECT:
 Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 FINAL PD SITE PLAN

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

SHEET 10 OF 12



NOTE: HYDRAULIC WORKSHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IRRIGATION TAP, METER AND BACKFLOW PREVENTER IS LOCATED ON THE IRRIGATION PLANS FOR "THE MEADOWS FILING NO. 20 LOT 1A, BLOCK 2".

Town of Castle Rock Irrigation System Hydraulic Worksheet					
Project Name:		The Meadows Filing No. 20			
Project Location:		Town Center			
Prepared by:		IDC, Inc.			
Current TOCR Registration #		5008			
Date:		February 20, 2008			
Tap Size:		1/4"			
Static Water Pressure:		90.00 From: CVL Engineering of			
Hydraulic Grade At Zone:					
	Pt. of Copper	Pipe Size (K. Copper)	Loss From Chart	Flow-GPM	Loss Gain
Svc. Line (Tap to meter)	60.00 LF	7/8" K Copper	5.60 /100 FT	6	3.36
3/4" Water Meter				6	0.70
Svc. Line (meter to backflow)	10.00 LF	7/8" K Copper	5.60 /100 FT	6	0.56
Backflow Master Valve				6	13.00
				6	2.00
Pressure Required at Head:					35.00
Lateral Allowance:					3.00
Control Valve allowance:					1.50
Mainline allowances:					
1500 LF CL200BE	2.5" @	6 GPM	0.01 /100 FT		0.15
0 LF CL200BE	0.0" @	0 GPM - Looped	0.00 /100 FT		0.00
0 LF CL200BE	0.0" @	0 GPM - Looped	0.00 /100 FT		0.00
Elevation:					
Tap elev.	0	High/Low:	10		4.33
Total System requirements (PSI)					63.60
Available System Pressure (PSI)					90.00
Town of Castle Rock provides a minimum static pressure of 43 psi					

IRRIGATION SCHEDULE

SYMBOL	MODEL	DESCRIPTION	DETAIL
	LINE SIZE	GATE VALVE	1
	3/4"	DRIP VALVE	2
	44LRC	RAINBIRD QUICK COUPLER	3
	CL. 200 B.E. (2 1/2")	PVC MAINLINE	
	CL. 200	PVC SLEEVING	
	3/4"	DRIP TUBING	
		CONTROLLER NUMBER VALVE SIZE	

NOTES

- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY DHM DESIGN.
- IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 65 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
- INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW:

GROUND COVER	AGRIFIM IFT-5	1 EA. 12" RADIUS, 15" O.C.
1 GALLON MAT'L	AGRIFIM IFT-5	1 EA.
5 GALLON MAT'L	AGRIFIM IFT-5	2 EA.
DECIDUOUS TREES (1-1/2" - 2" CAL.)	AGRIFIM IFT-10	3 EA.
DECIDUOUS TREES (3"-4" CAL.)	AGRIFIM IFT-10	4 EA.
PINE TREES (6"-10')	AGRIFIM IFT-10	2 EA.
PINE TREES (11"-14')	AGRIFIM IFT-10	3 EA.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
- ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR.
- LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOCR REGISTERED PROFESSIONAL.
- MAINTENANCE OF LANDSCAPE AREAS SHALL MEET TOCR REQUIREMENTS.
- NO STREET WASHING IS ALLOWED IN CASTLE ROCK.
- TOWN OF CASTLE ROCK IS TO PROVIDE A MINIMUM STATIC PRESSURE OF 43 PSI.

Unofficial Copy

Town of Castle Rock Colorado		IRRIGATION CHART		Contact Information	
				REGISTERED IRRIGATION DESIGNER	STEVE NELSON
				COMPANY NAME	IDC
				ADDRESS	PO BOX 607, LAFAYETTE, CO 80026
				PHONE	303-442-7027
				REGISTRATION #	8008 IRRIGATION DESIGN X

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
			(Rotors, Sprays, Buzzlers, Dip, etc.)	(Nozzle size)	(inches/hour)	(Per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes)	(Minutes/Day)	(Gallons per month)
THE MEADOWS FILING NO. 20	Ex. 1 High	Blue Grass	RB 1808 SAMPHS	15"	1.80	15	6	167		268
	Ex. 2 Low	Bluegrass/Grass	Hammer 120	15"	0.4	0.5	1.7	204	20	269
BLOCK 2	A1 Low	Shrubs	Drip	1.0 GPH	0.5	0.8	1.7	204	20	163
	A2 Med.	Shrubs	Drip	1.0 GPH	0.5	1.0	2.5	300	30	300
	A3 Low	Annuals	Drip	1.0 GPH	0.5	0.5	1.7	204	20	102
	A4 Low	Shrubs	Drip	1.0 GPH	0.5	1.0	1.7	204	20	204
	A5 Low	Shrubs	Drip	1.0 GPH	0.5	1.0	1.7	204	20	204
	A6 Low	Shrubs	Drip	1.0 GPH	0.5	2.0	1.7	204	20	408
	A7 Very Low	Shrubs	Drip	1.0 GPH	0.5	0.3	0.8	96	10	29
	A8 Low	Shrubs	Drip	1.0 GPH	0.5	0.8	1.7	204	20	163
	A9 Med.	Shrubs	Drip	1.0 GPH	0.5	1.2	2.5	300	30	360
BLOCK 3	A10 Low	Annuals	Drip	1.0 GPH	0.5	0.3	1.7	204	20	61
	A11 Low	Shrubs	Drip	1.0 GPH	0.5	1.2	1.7	204	20	245
	A12 Very Low	Shrubs	Drip	1.0 GPH	0.5	0.8	0.8	96	10	77
	A13 Low	Shrubs	Drip	1.0 GPH	0.5	0.8	1.7	204	20	163
Total								Min/Month	Min/cycle	Gallons/Month
								2628	283	2479

NOTE: SEVERAL DRIP ZONES CAN BE RUN SIMULTANEOUSLY.

IDC
IRRIGATION DESIGN & CONSULTING, INC.
303-442-7027
303-665-8485 - FAX

DHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 3
FINAL PD SITE PLAN
IRRIGATION PLAN
SHEET 10 OF 12

REGISTERED IRRIGATION DESIGNER:
Steve Nelson, TOCR CERTIFICATION # 8008

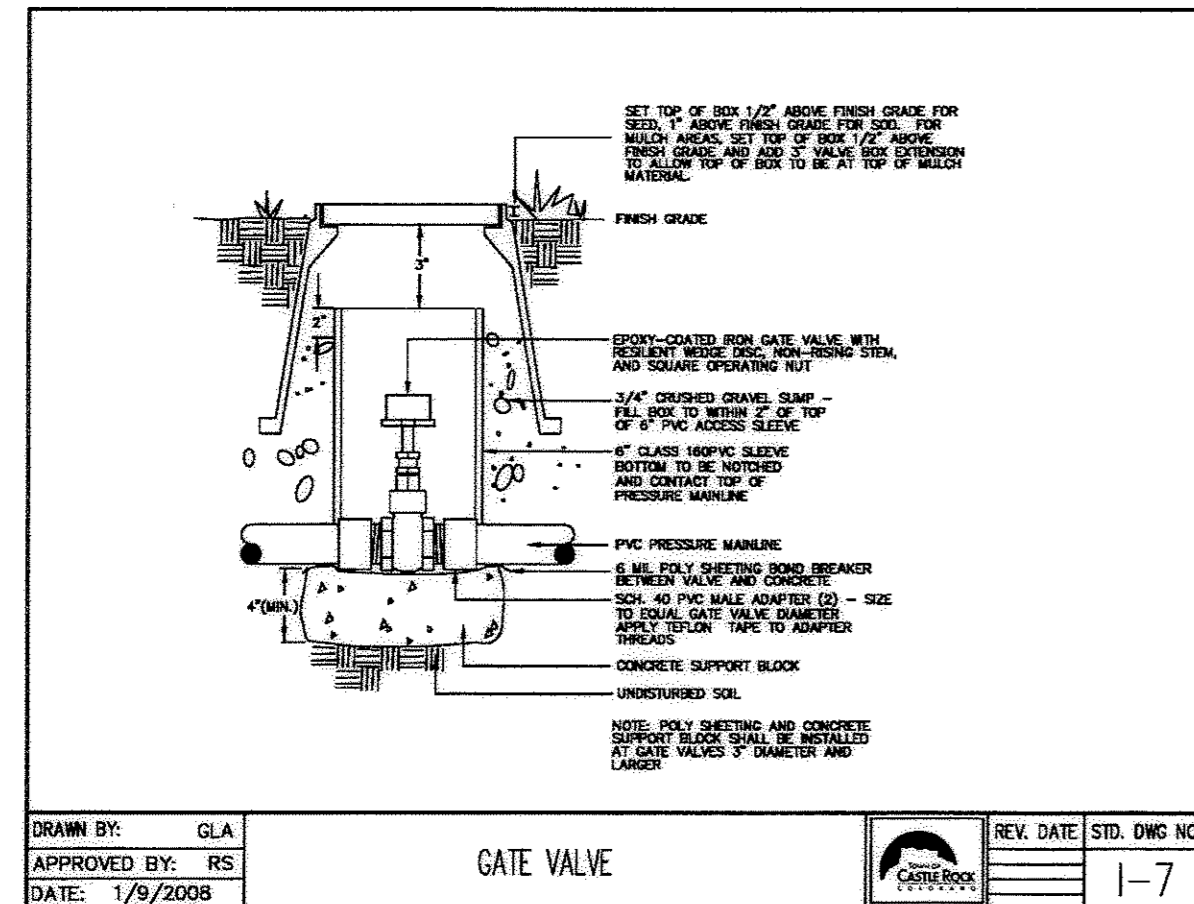
THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2

LOT 1A AND TRACT A, BLOCK 3

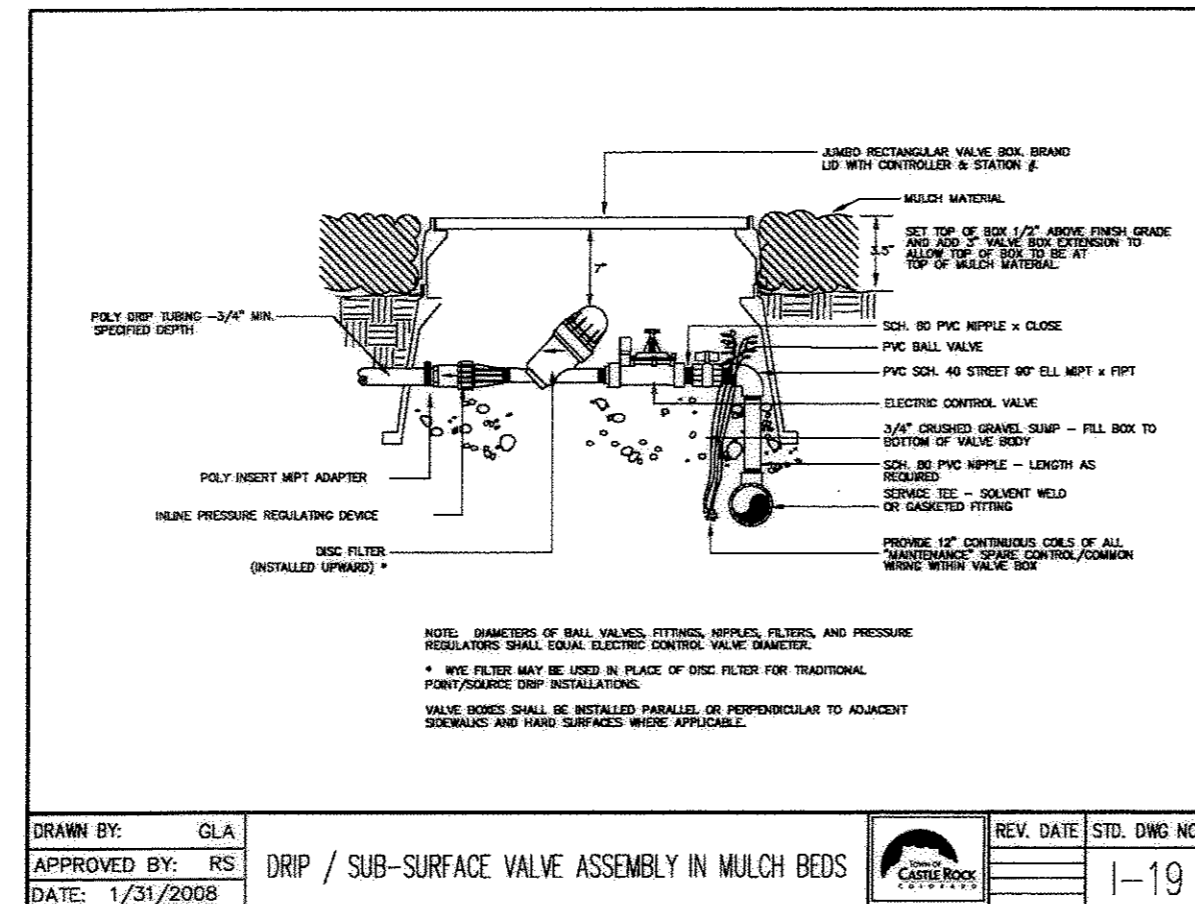
FINAL PD SITE PLAN

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

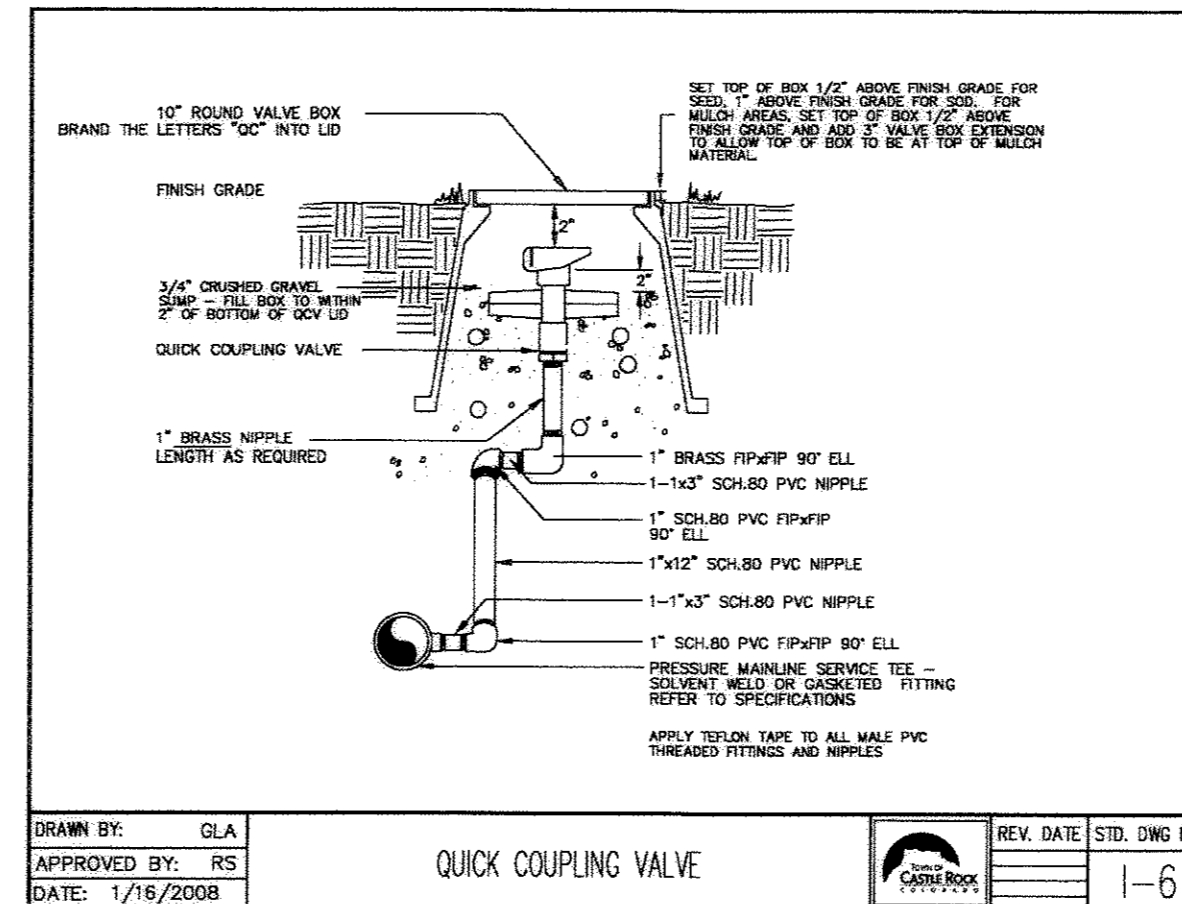
SHEET 11 OF 12



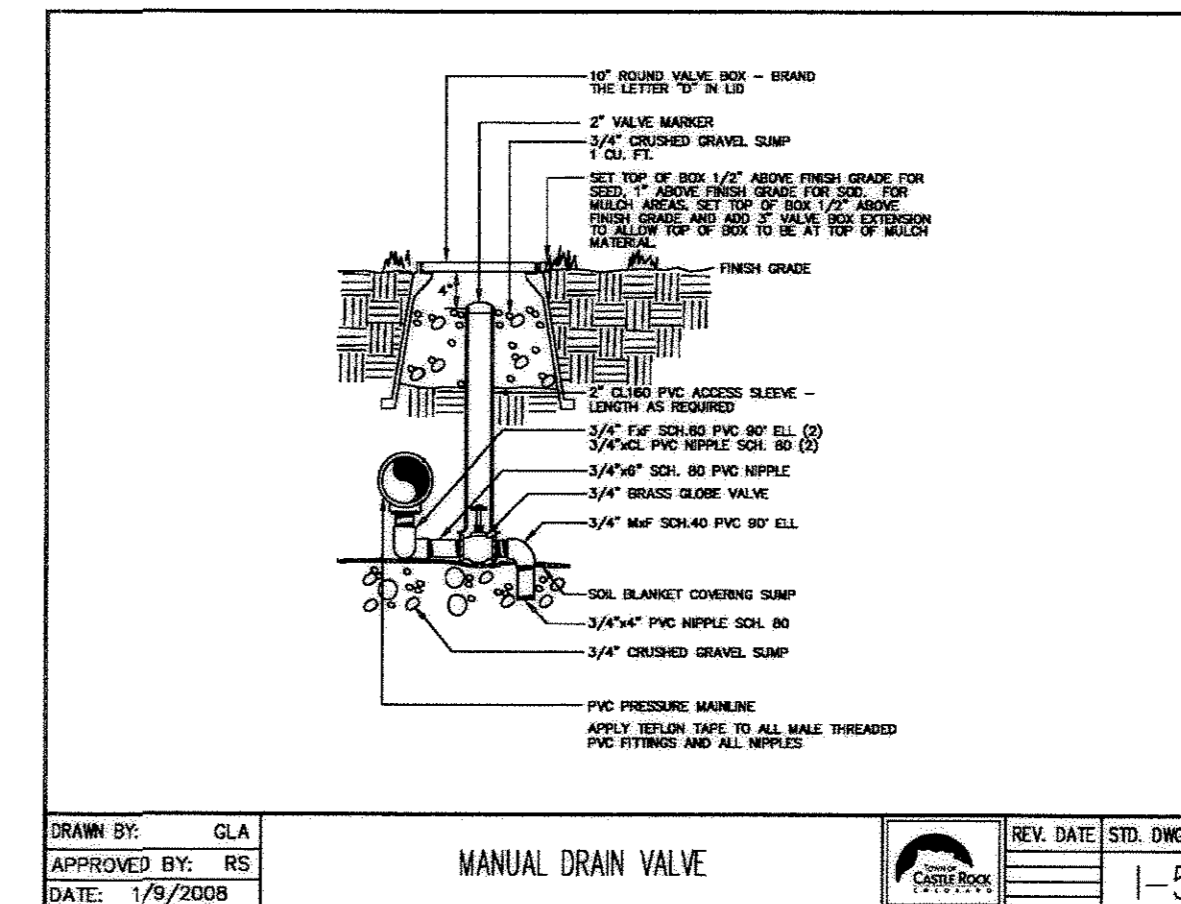
① **GATE VALVE**



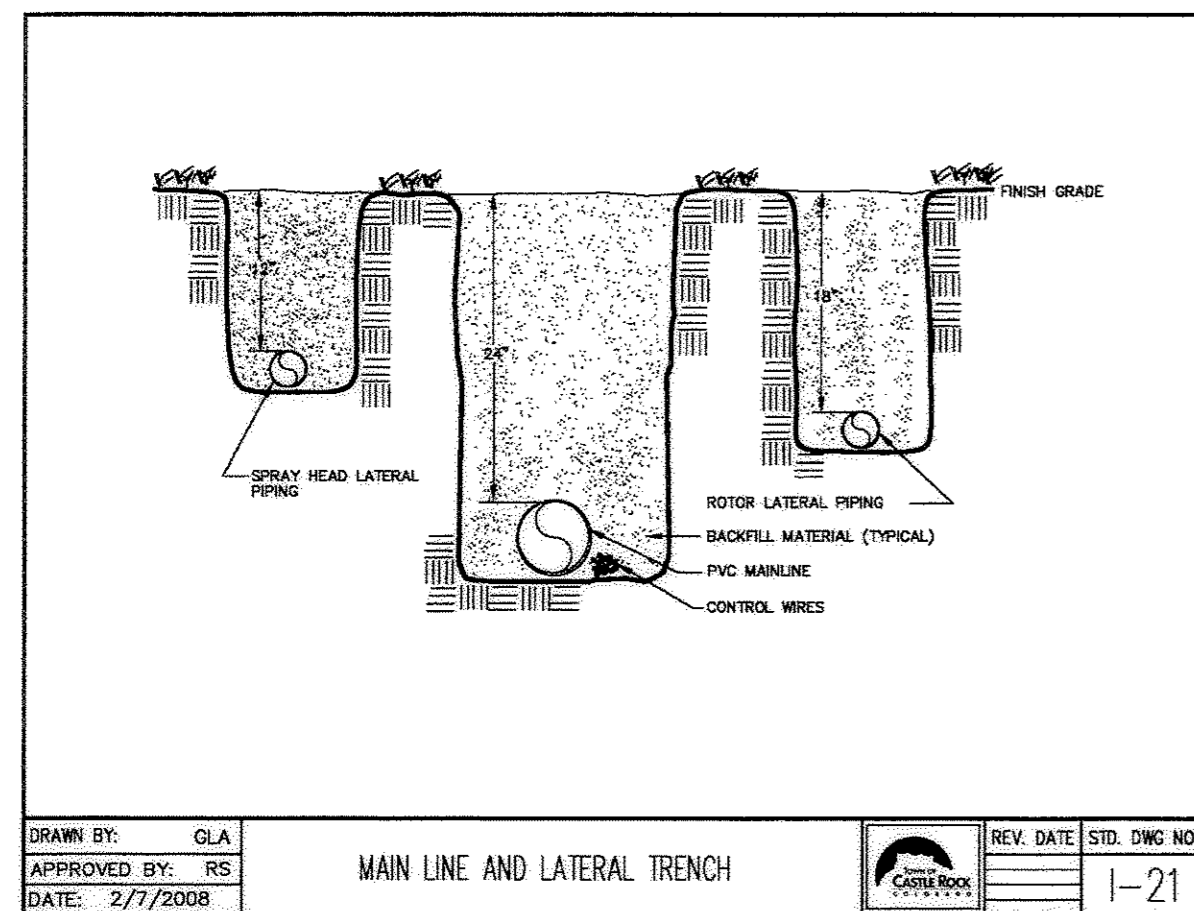
② **DRIP/SUB-SURFACE VALVE**



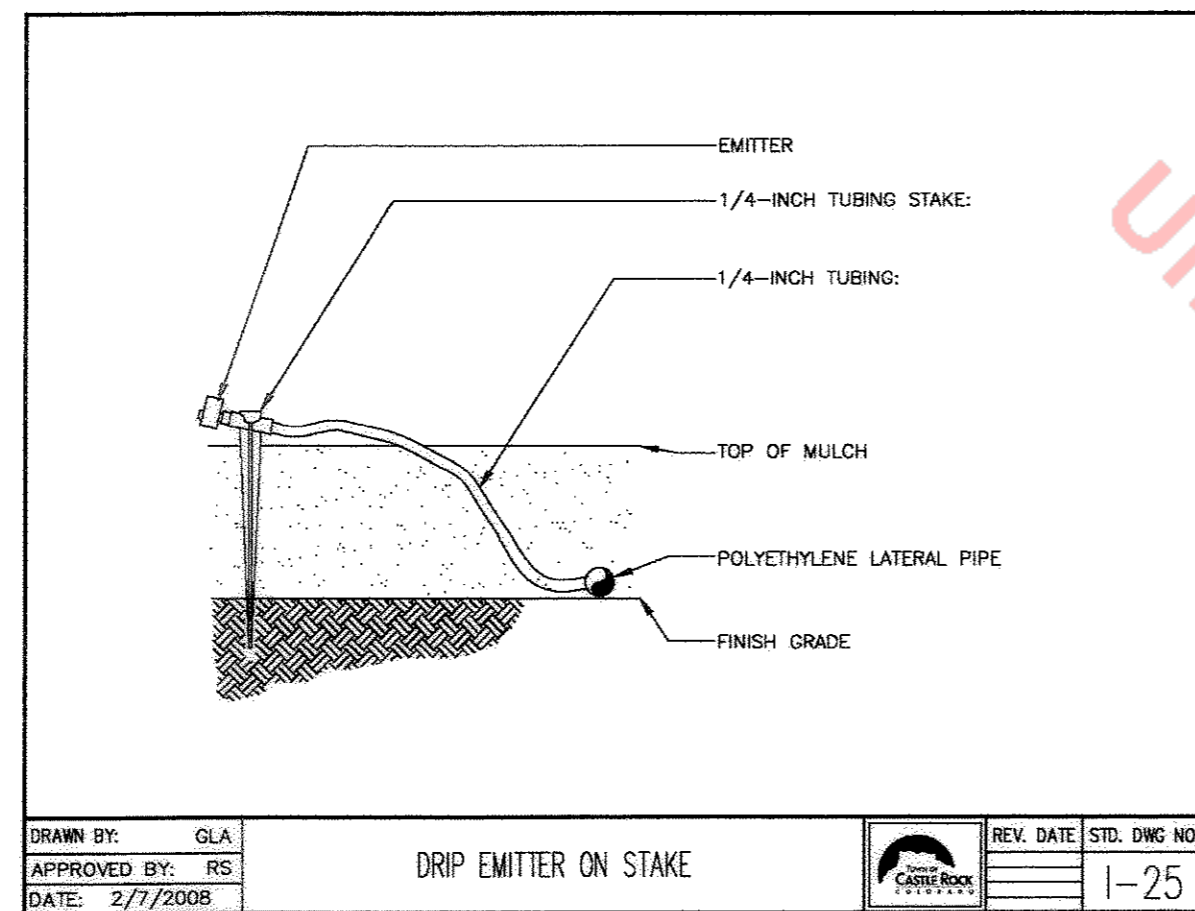
③ **QUICK COUPLING VALVE**



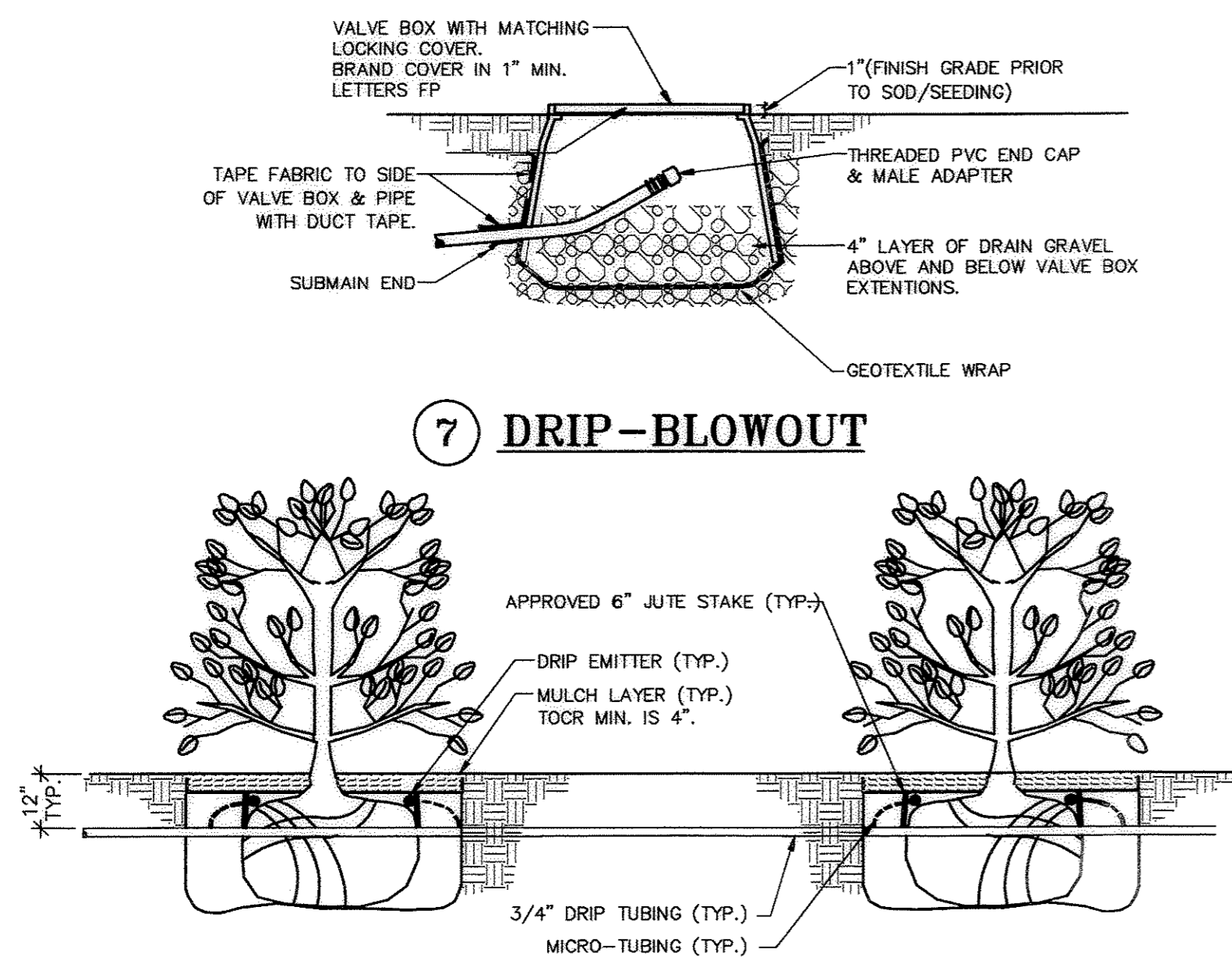
④ **MANUAL DRAIN VALVE**



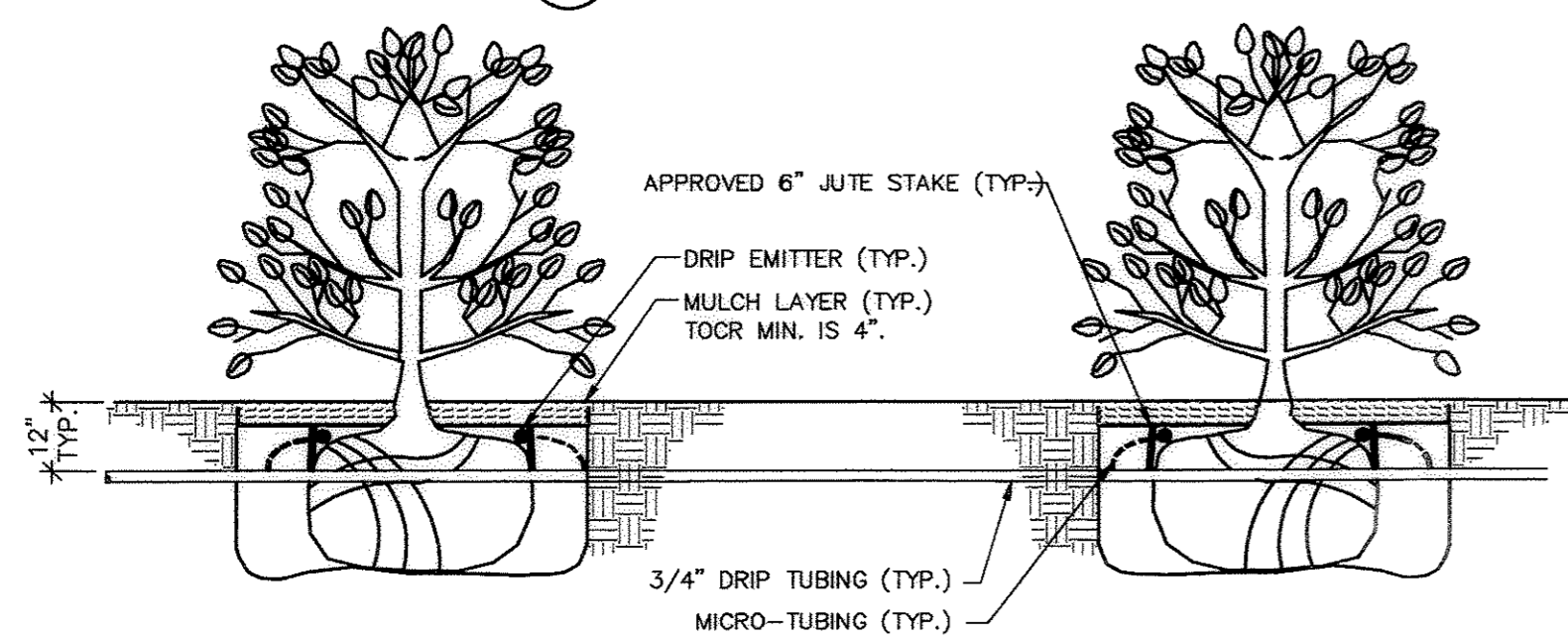
⑤ **MAINLINE AND LATERAL TRENCH**



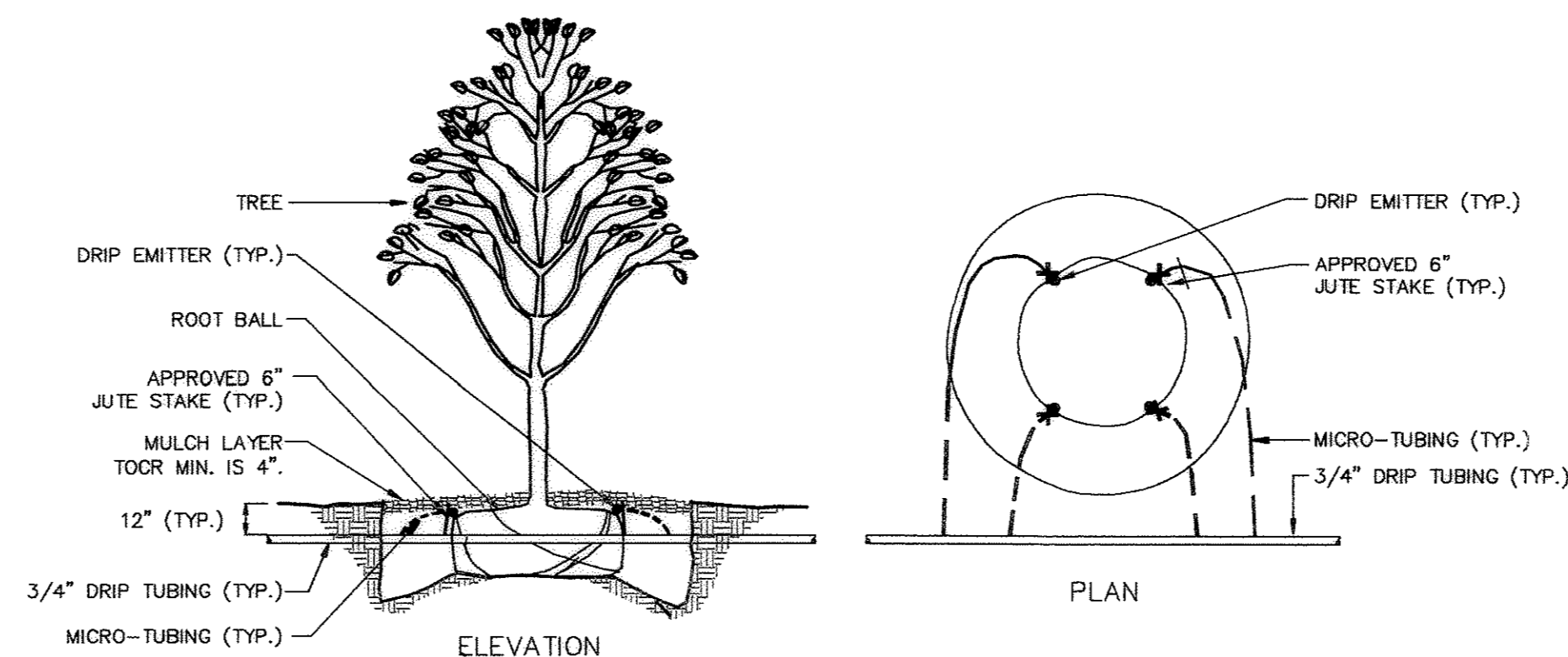
⑥ **DRIP EMITTER ON STAKE**



⑦ **DRIP-BLOWOUT**



⑧ **DRIP-SHRUB**



⑨ **DRIP-TREE**

Unofficial Copy

IDC
IRRIGATION DESIGN & CONSULTING, INC.
303-442-7027
303-665-8485 - FAX

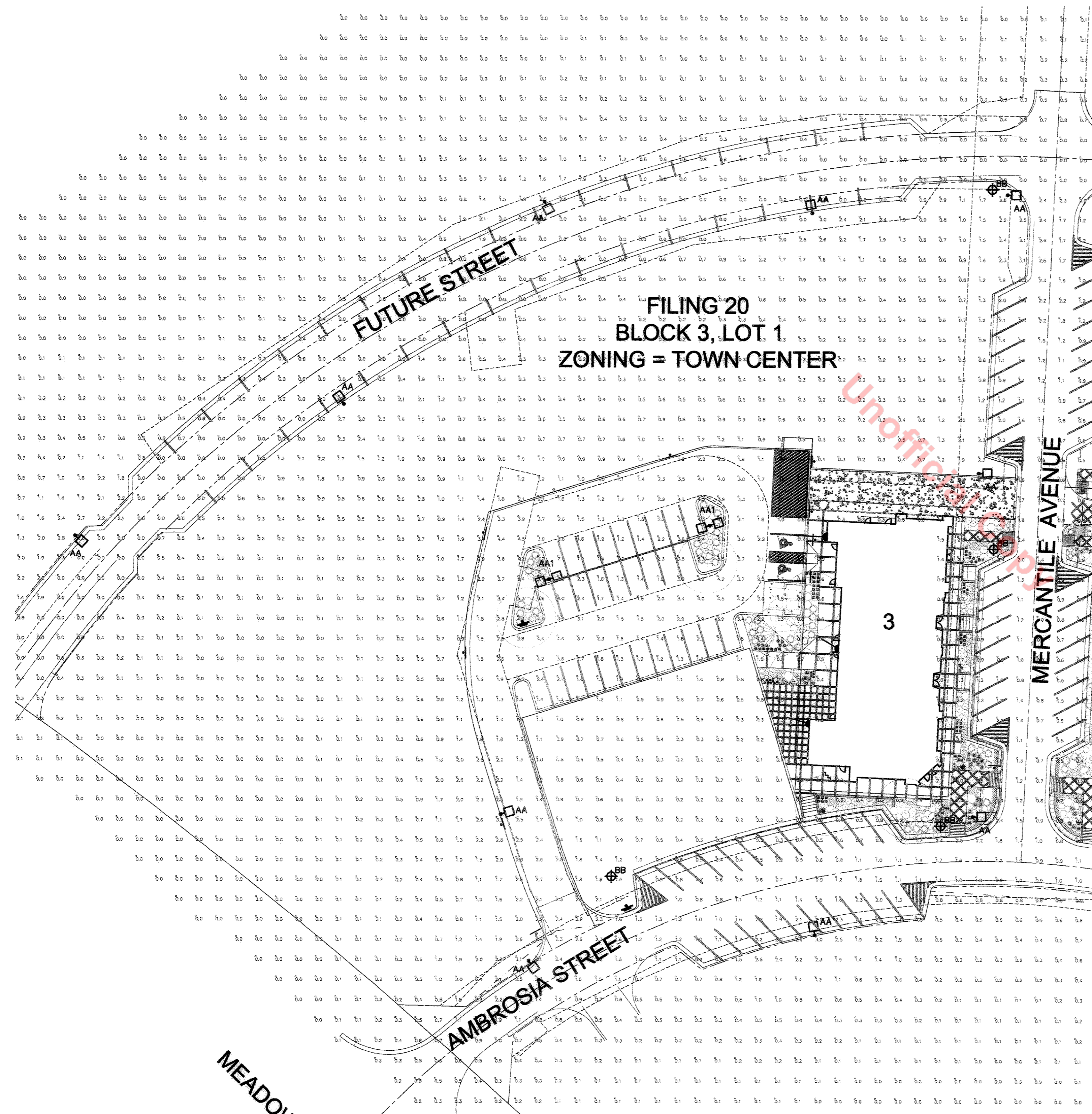
DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 3
FINAL PD SITE PLAN
IRRIGATION DETAILS
SHEET 11 OF 12

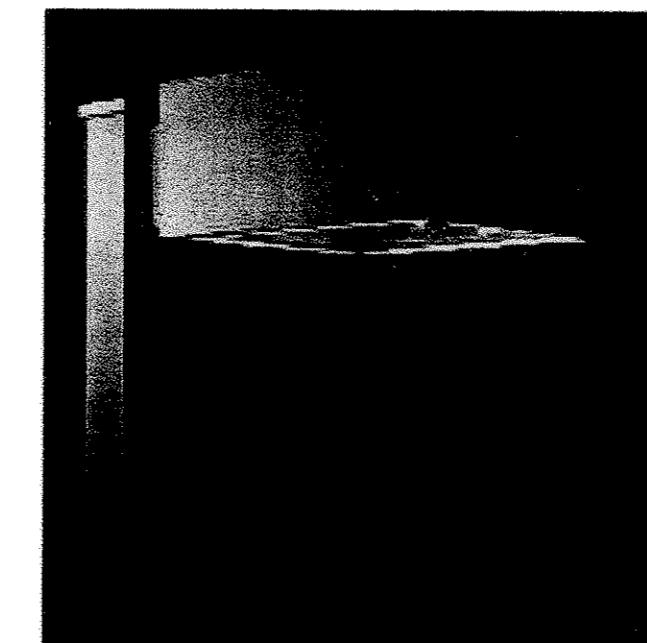
REGISTERED IRRIGATION DESIGNER:
Steve Nelson, TOCR CERTIFICATION # 8008

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 LOT 1A AND TRACT A, BLOCK 3 FINAL PD SITE PLAN

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



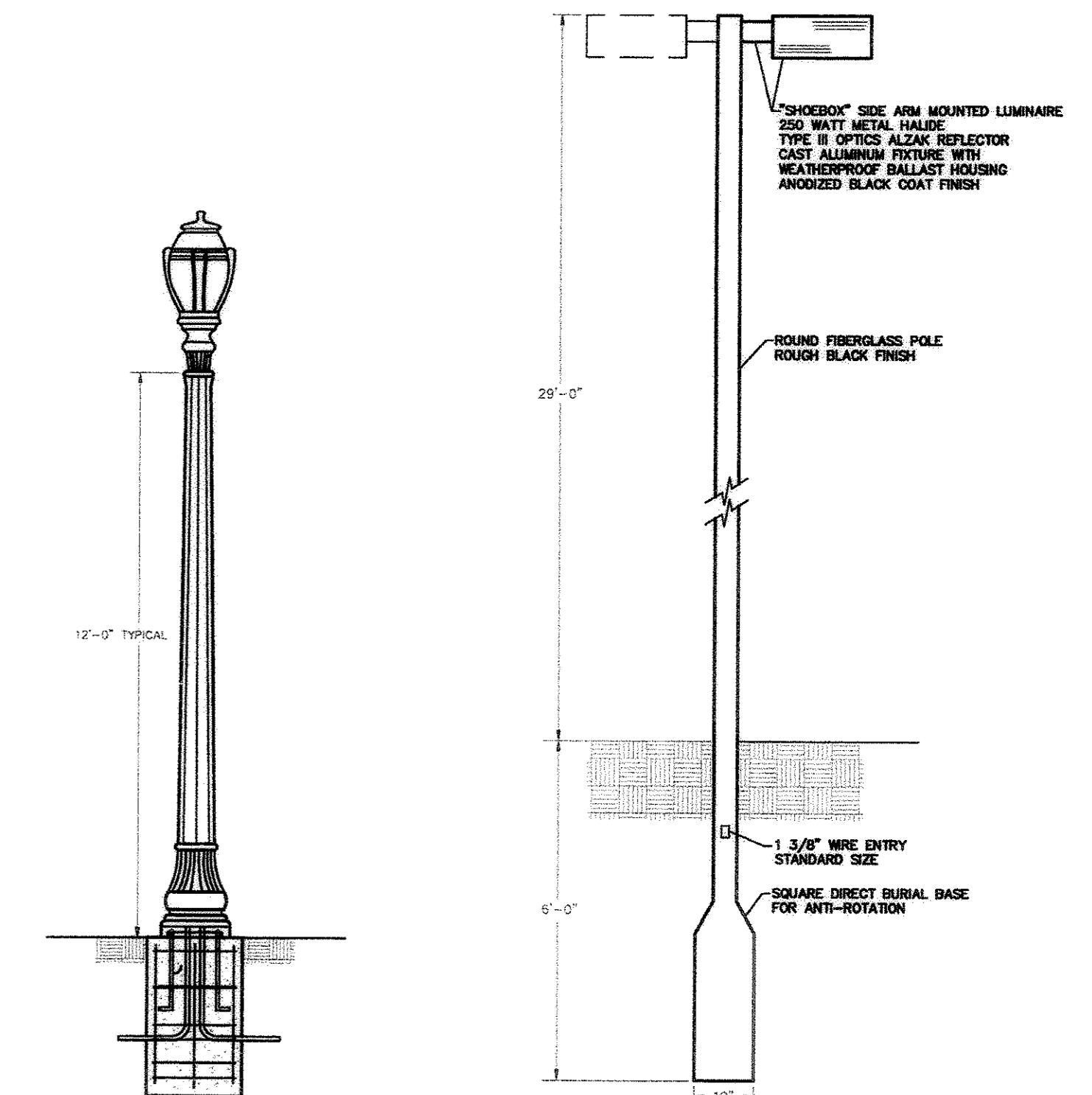
LIGHTING FIXTURE SCHEDULE											
KEY	LAMPS		DESCRIPTION OF LUMINAIRE		MOUNTING DATA			LUMINAIRE SPECIFICATIONS			
	#	CODE	DESCRIPTION	FINISH	METHOD	RECESS DEPTH	CEILING TYPE	MANUFACTURER	CATALOG NUMBER	LLF	LAMP LUMENS
AA	1	250W MH	SINGLE HEAD RECTILINEAR LUMINAIRE INSTALLED ON A 35' POLE WITH 6' DIRECTLY BURIED. PROVIDED BY IREA.	BLACK	35' DIRECT BURIED POLE	6'-0"	N/A	DETERMINED BY UTILITY CO.	G18-2-3XL-150MH-120-BLP	1.0	20,800
AA1	2	250W MH	DOUBLE HEAD RECTILINEAR LUMINAIRE INSTALLED ON A 35' POLE WITH 6' DIRECTLY BURIED. PROVIDED BY OWNER.	BLACK	35' DIRECT BURIED POLE	6'-0"	N/A	TO MATCH UTILITY COMPANY	111EM-MT-32TRF-120-BLP	1.0	20,800
BB	1	50W MH	DECORATIVE NON-CUTOFF LUMINAIRE INSTALLED ON 12'-0" DECORATIVE POLE. PROVIDED BY THE OWNER.	TO BE DETERMINED	12' DECOR. POLE	N/A	N/A	SITESCAPES	GROSS POINT 3173 BP	1.0	3,400



FIXTURE TYPE "AA"



FIXTURE TYPE "BB"



FIXTURE TYPE "BB"

FIXTURE TYPE "AA"

ROADWAY CALCULATION SUMMARY			
	MERCANTILE	AMBROSIA	FUTURE
AVERAGE:	1.3 FC	1.2 FC	1.28 FC
MAXIMUM:	3.0 FC	3.1 FC	3.0 FC
MINIMUM:	0.3 FC	0.3 FC	0.3 FC
AVG/MIN:	4.3:1	3.9:1	4.3:1
MAX/MIN:	10:1	10.3:1	10:1

The Szynskie Group

Electrical Engineering & Lighting Design
The Szynskie Group, Inc.
3046 S. Parker Road, Suite 225 Aurora, CO 80014
303.698.2902, fax: 303.698.0912

SUBMITTAL DATE: MAY 30, 2008
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 2
LOT 1A AND TRACT A, BLOCK 3
FINAL PD SITE PLAN
ELECTRICAL SITE LIGHTING PLAN
SHEET 12 OF 12

