

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5. LOT 1A

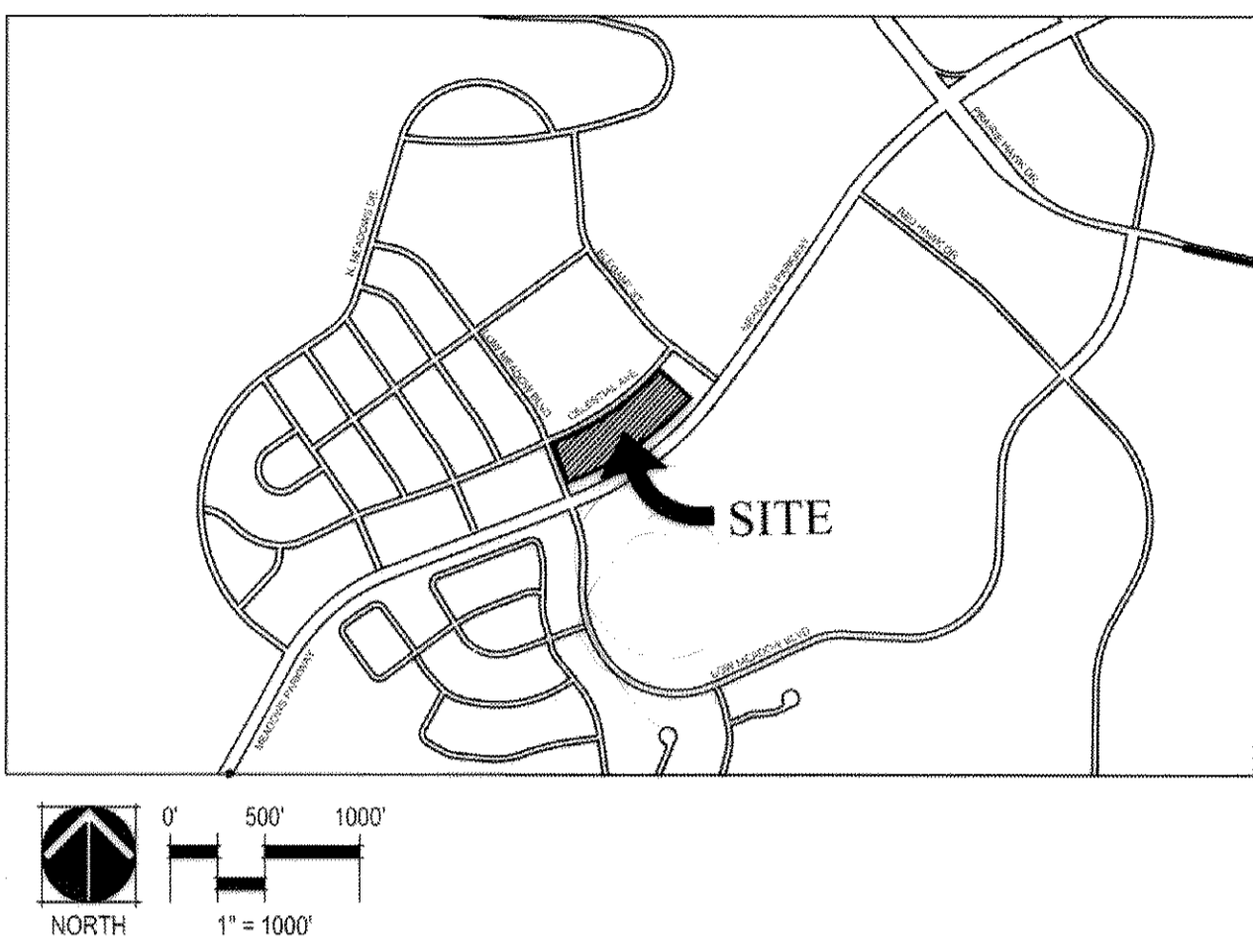
SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO

NORRIS DESIGN
 www.norris-design.com

1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

VICINITY MAP



SUMMARY TABLE	
	NON-RESIDENTIAL USE
MINIMUM SETBACKS	0'
MAX. BUILDING HEIGHT	60'
MAX. BUILDING LOT COVERAGE	100%
MAX. FLOOR AREA / F.A.R.	1.5

REQUIRED PARKING CALCULATIONS :	
4 SPACES PER 1,000 SQUARE FEET FOR RECREATION CENTER	
5 SPACES PER 1,000 SQUARE FEET FOR SWIMMING POOL	
1 SPACE PER 330 SQUARE FEET FOR OFFICE USE	
1 SPACE PER 330 SQUARE FEET FOR CIVIC/INSTITUTIONAL USE	
AREA OF POOL DECK: 10,451 SF / 1000 SF X 5 = 53 STALLS	
AREA OF BUILDING: 2,026 SF / 1000 SF X 4 = 9 STALLS	
AREA OF HOA OFFICE: 618 SF / 330 SF X 1 = 2 STALLS	
AREA OF MEETING ROOM: 1,757 SF / 330 SF X 1 = 6 STALLS	
TOTAL STALLS REQUIRED: 70	
PARKING STALL PROVIDED: 83	

SITE COVERAGE		
ITEM	S.F. COVERAGE	OF NET AREA
TOTAL SITE*	238,250	NA
RIGHT-OF-WAY DEDICATION	75,718	NA
NET SITE AREA	162,532	100%
BUILDING AREA	4,191	3%
PARKING AND DRIVES	30,215	12%
PRIVATE ROADWAYS	NA	NA
SIDEWALKS & HARDSCAPE	47,865	20%
LANDSCAPE	150,132	63%
POOL	4,954	2%

*INCLUDES RIGHT OF WAY


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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 10:04 AM ON THE 31ST DAY OF AUGUST, 2015 AT RECEPTION NO. 2015062418

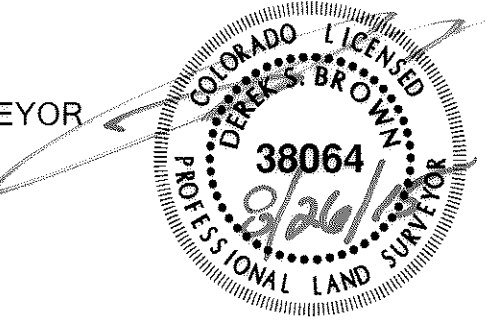
DOUGLAS COUNTY CLERK AND RECORDER
 BY: *Tulayana Vas*
 DEPUTY



SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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 THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. No. 38064
 FOR AND BEHALF OF AZTEC CONSULTANTS, INC.



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 28TH DAY OF August, 2015.

for [Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

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.

[Signature]
 AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE CO.
 TITLE COMPANY

SIGNED THIS 28TH DAY OF August, 2015.

NOTARY BLOCK

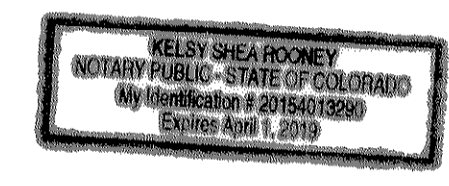
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF August, 2015 BY Scott Bennett AS AUTHORIZED REPRESENTATIVE

OF Land Title Guarantee Co.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
 CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

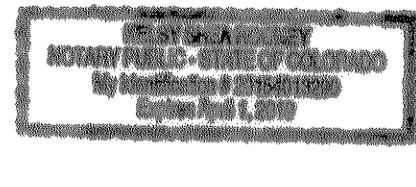
SIGNED THIS 28TH DAY OF August, 2015.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF August, 2015 BY John A. Fox AS Authorized Agent OF CASTLE ROCK LAND CO., LLC.
 WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19



LEGAL DESCRIPTION

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT. LOCATED WITHIN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS STATEMENT

BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38064" AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 33204" AND ASSUMED TO BEAR NORTH 01°03'47" WEST.

BENCHMARK

DOUGLAS COUNTY GIS CONTROL POINT 2.015030 BEING A 3 1/4" ALUMINUM CAP STAMPED "2.015030" LOCATED ON TOP OF A HILL, 1,800 FEET NORTHEAST OF CASTLE ROCK MIDDLE SCHOOL, 234 FEET SOUTHWEST OF A CONCRETE BIKE PATH, AND 163 FEET SOUTHEAST OF A POWER POLE.
 ELEVATION = 6082.17' (NAVD88)

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 AND ACCORDINGLY 39.18 SFE ARE CREDITED TO THE WATER BANK.

OWNERSHIP CERTIFICATION

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

[Signature]
 CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

SIGNED THIS 28TH DAY OF August, 2015.

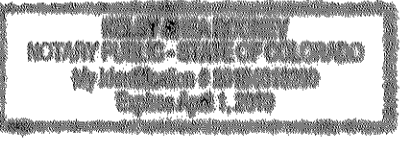
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF August, 2015 BY Stephanie McCandless AS Corporate Secretary OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19



STATEMENT FOR CIVIL ENGINEER

I, Kurt Lang, BEING 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 DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER



OWNER:

CASTLE ROCK DEVELOPMENT COMPANY
 3033 E. 1ST AVE., SUITE 410
 CASTLE ROCK, CO
 303.394.5500
 CONTACT: JIM RILEY

LANDSCAPE ARCHITECTS AND PLANNERS:

NORRIS DESIGN
 www.norris-design.com
 CONTACT: JOHN BIRKEY 303.892.1166
 CASTLE ROCK REGISTRATION #15-1126

ARCHITECT:

OHLSON LAVOIE COLLABORATIVE
 616 E. SPEER BLVD.
 DENVER, CO 80203
 303.294.9244
 CONTACT: DAVID SPRAGUE

LIGHTING:

Architectural Engineering
 Design Group, Inc.
 1988 W. 10th Street, Suite 200
 Denver, Colorado 80202
 303.296.3011 | www.aedesigngroup.com
 CONTACT: JAMES BATES

CIVIL ENGINEER:

210 ENGINEERING, LLC
 10940 S. PARKER RD., #446
 PARKER, CO 80134
 303.921.4217
 CONTACT: KURT LANG

SURVEYOR:

AZTEC CONSULTANTS, INC.
 AZTEC CONSULTANTS
 300 EAST MINERAL AVE., SUITE 1
 LITTLETON, CO 80122
 303.713.1898
 CONTACT: DEREK BROWN

MEADOWS AMENITY II
 FINAL MYLAR SDP SUBMITTAL
 CASTLE ROCK, CO

OWNER:
 CASTLE ROCK DEVELOPMENT COMPANY
 3033 E. 1ST AVE.
 SUITE 410
 DENVER, CO 80206

LANDSCAPE CERTIFICATION:
 I, JOHN H. BIRNEY, R.L.A., AS A LANDSCAPE DESIGNER WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-1126. THIS IS VALID THROUGH 3/31/2019. COLORADO LICENSE NUMBER IS 858.
[Signature]

DATE:
 1st SDP - 03/26/15
 2nd SDP - 05/08/15
 3rd SDP - 06/10/15
 4th SDP - 07/13/15
 FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

SHEET TITLE:
 COVER SHEET

CHECKED BY: JIN & AM
 DRAWN BY: JW



Know what's below.
 Call before you dig.

MEADOWS FILING NO. 20, PHASE1, AMENDMENT NO. 5. LOT 1A

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. PER PRELIMINARY FIRM PANEL 08035C0169G, DATED JULY 11, 2014, NO PORTION OF THIS SITE LIES WITHIN A FEMA REGULATED FLOODPLAIN.
5. 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.
6. 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.
7. APPROVAL OF THIS CONCEPTUAL 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.
8. 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.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
10. 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.
11. THIS SITE IS ZONED MEADOWS TOWN CENTER. THE MEADOWS PRELIMINARY P.D. SITE PLAN, THE MEADOWS FOURTH AMENDMENT, RECEPTION NUMBER 2003102969 ON 07/10/2003.
12. UNLESS OTHERWISE NOTED, UTILITY EASEMENTS ARE PROVIDED ON THE SITE 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
14. 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.

FIRE NOTES

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

Official Copy

MEADOWS AMENITY II
FINAL MYLAR SDP SUBMITTAL
CASTLE ROCK, CO

OWNER:
CASTLE ROCK
DEVELOPMENT COMPANY
3033 E. 1ST AVE.
SUITE 410
DENVER, CO 80206

LANDSCAPE
CERTIFICATION:
I, JOHN W. BIRNEY, R.L.A. AND A.L.A. AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER. TOWN OF CASTLE
ROCK REGISTRATION NUMBER IS 154128. THIS
IS VALID THROUGH 3/31/2016. COLORADO
LICENCE NUMBER IS 669

DATE:
1st SDP - 03/26/15
2nd SDP - 05/08/15
3rd SDP - 06/10/15
4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

SHEET TITLE:
GENERAL
NOTES

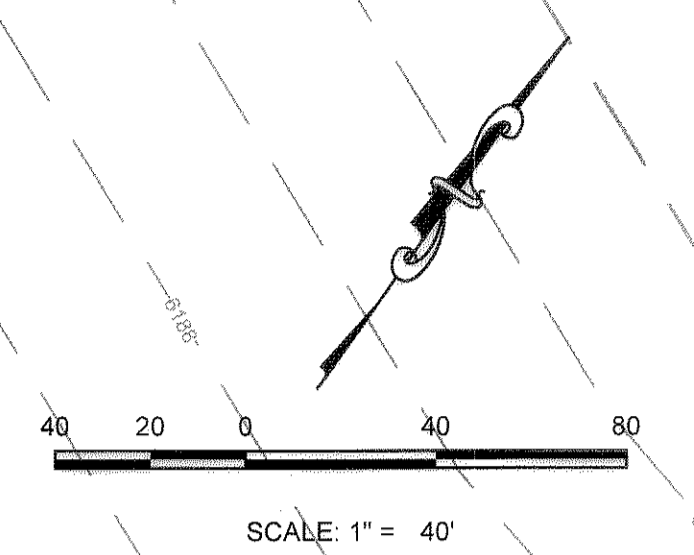
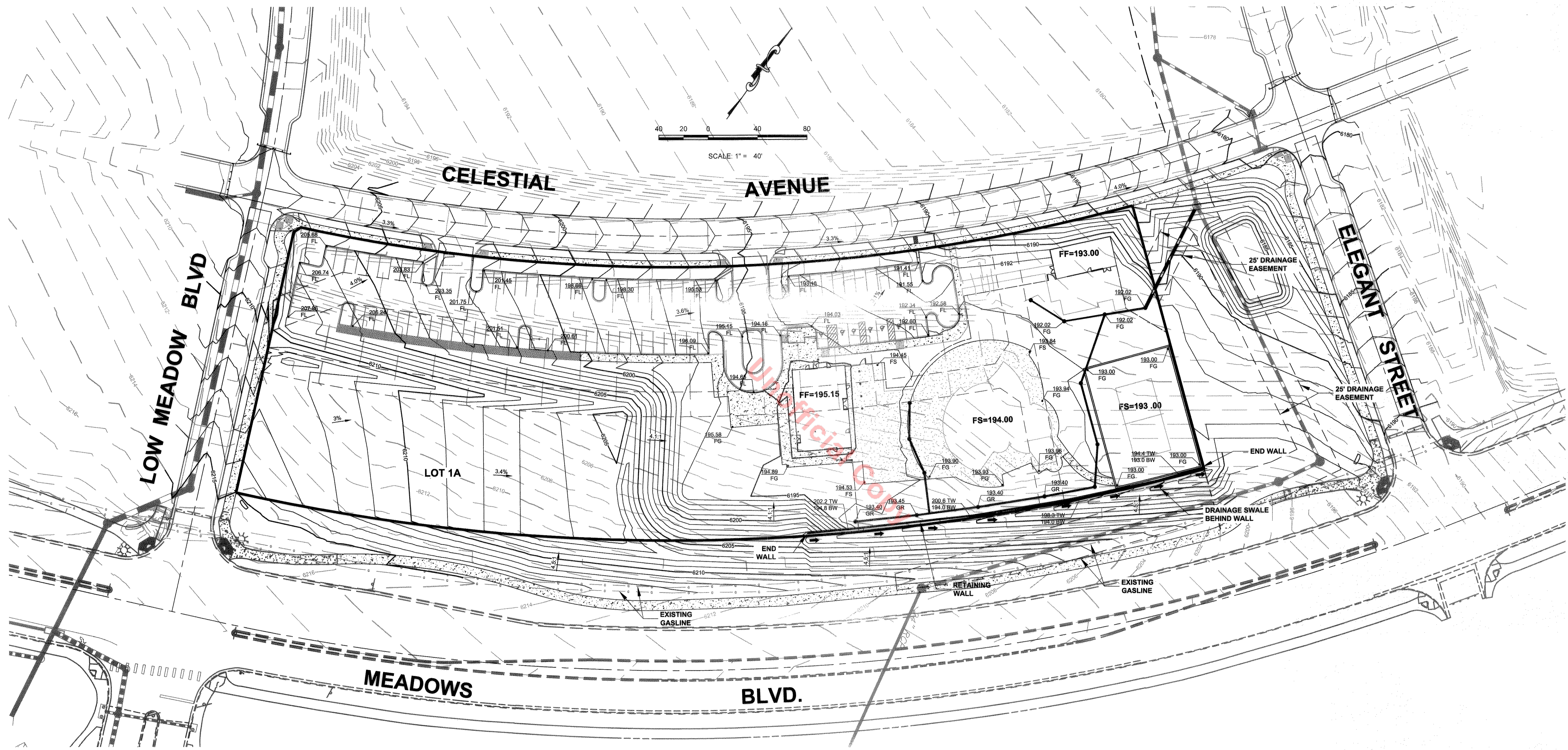
CS-2

CHECKED BY: JN & AM
DRAWN BY: JW



MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5, LOT 1A
 SITE DEVELOPMENT PLAN
 LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 5 PLAT,
 TOWN OF CASTLE ROCK, COLORADO

NORRIS DESIGN
 www.norris-design.com
 1101 Bannock Street
 Denver, Colorado 80204
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LEGEND	
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING MAJOR CONTOURS
	PROPOSED MAJOR CONTOURS
	SPILL CURB
	CATCH CURB
	PROPOSED ELEVATION
	EXISTING SPOT ELEVATION

MEADOWS AMENITY II
 FINAL MYLAR SUBMITTAL
 CASTLE ROCK, CO

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 CASTLE ROCK
 DEVELOPMENT COMPANY
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 SUITE 410
 DENVER, CO 80206

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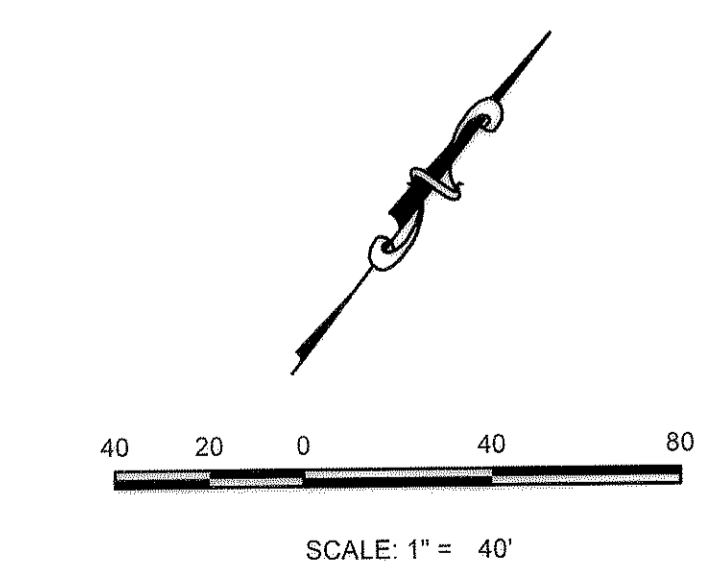
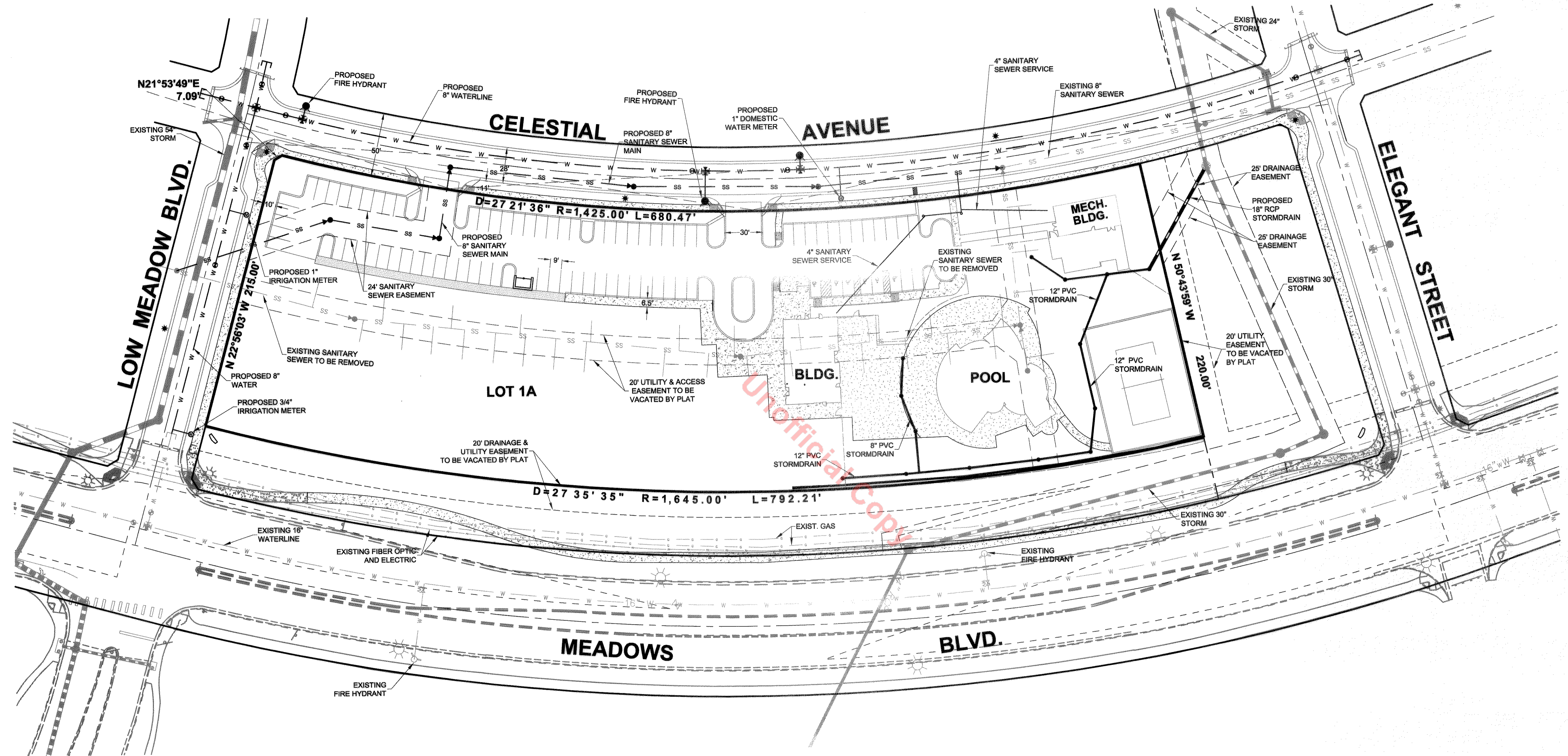
C-1 GRADING PLAN

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5, LOT 1A,
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP15-0011

SHEET OF 3 11

DRAWN BY: JW

MEADOWS FILING NO. 20, PHASE1, AMENDMENT NO. 5, LOT 1A SITE DEVELOPMENT PLAN LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO



- 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.

LEGEND	
	STORM DRAIN PIPE
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED WATERLINE
	PARCEL BOUNDARY

MEADOWS AMENITY II
FINAL MYLAR SUBMITTAL
CASTLE ROCK, CO

OWNER:
CASTLE ROCK
DEVELOPMENT COMPANY
3033 E. 1ST AVE.
SUITE 410
DENVER, CO 80206

DATE:
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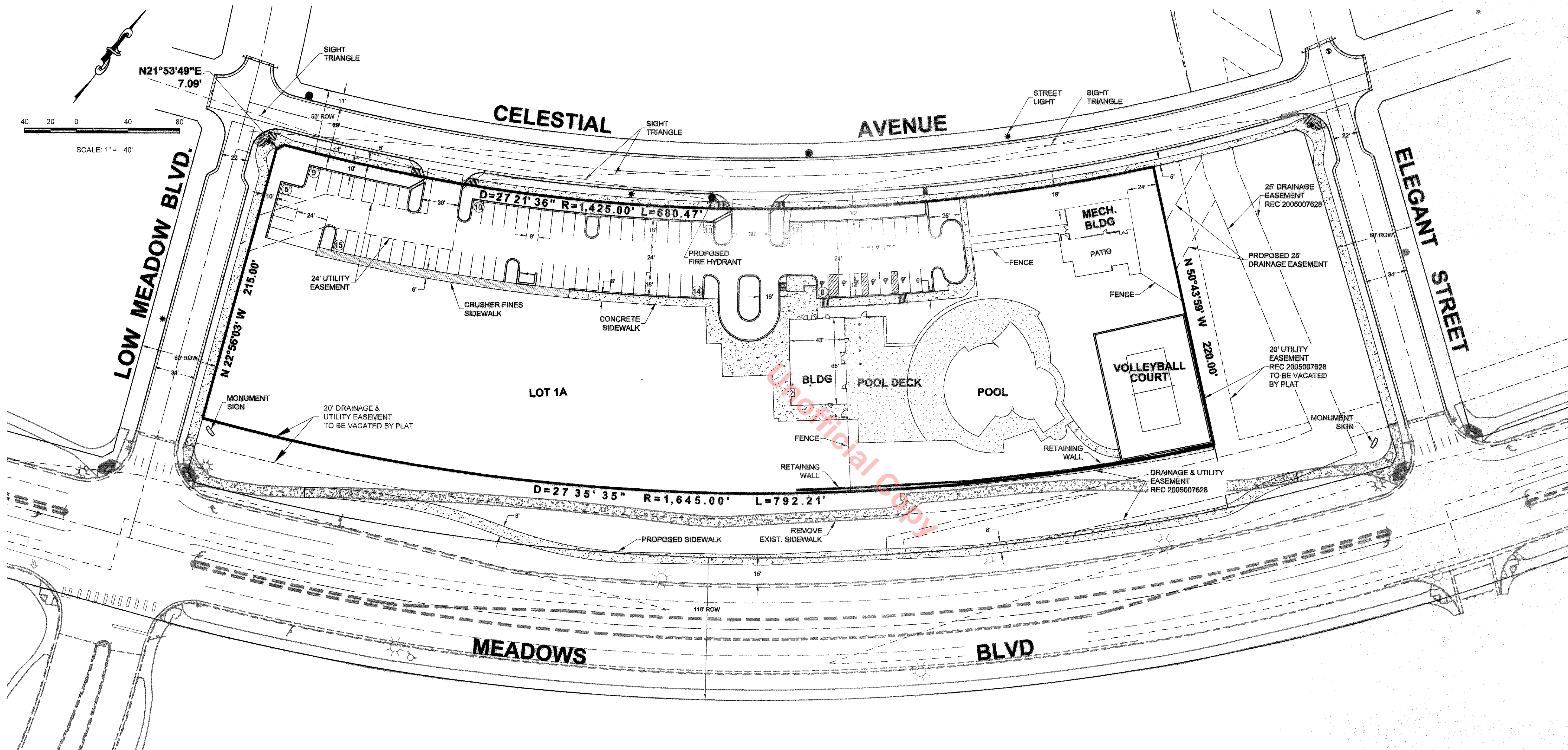
MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5, LOT 1A

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186



MEADOWS AMENITY II
FINAL MYLAR SUBMITTAL
CASTLE ROCK, CO

OWNER:
CASTLE ROCK
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SUITE 410
DENVER, CO 80206

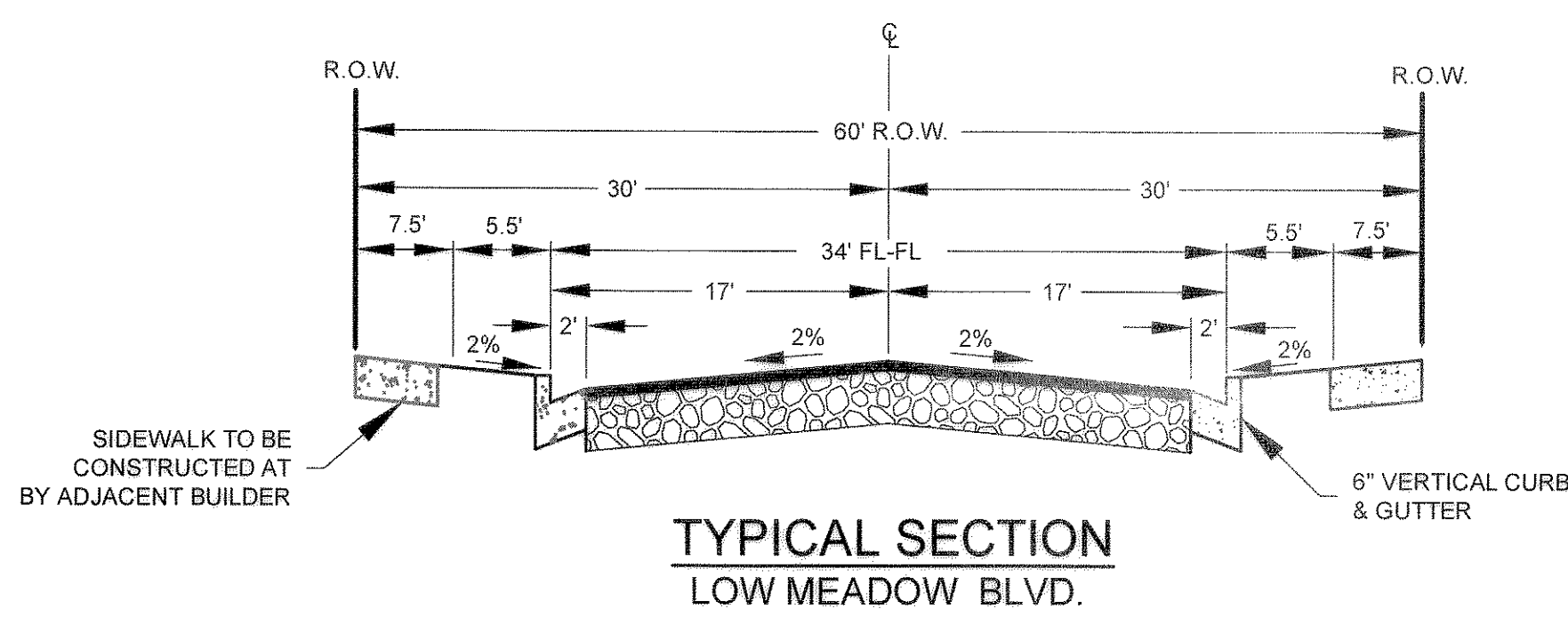
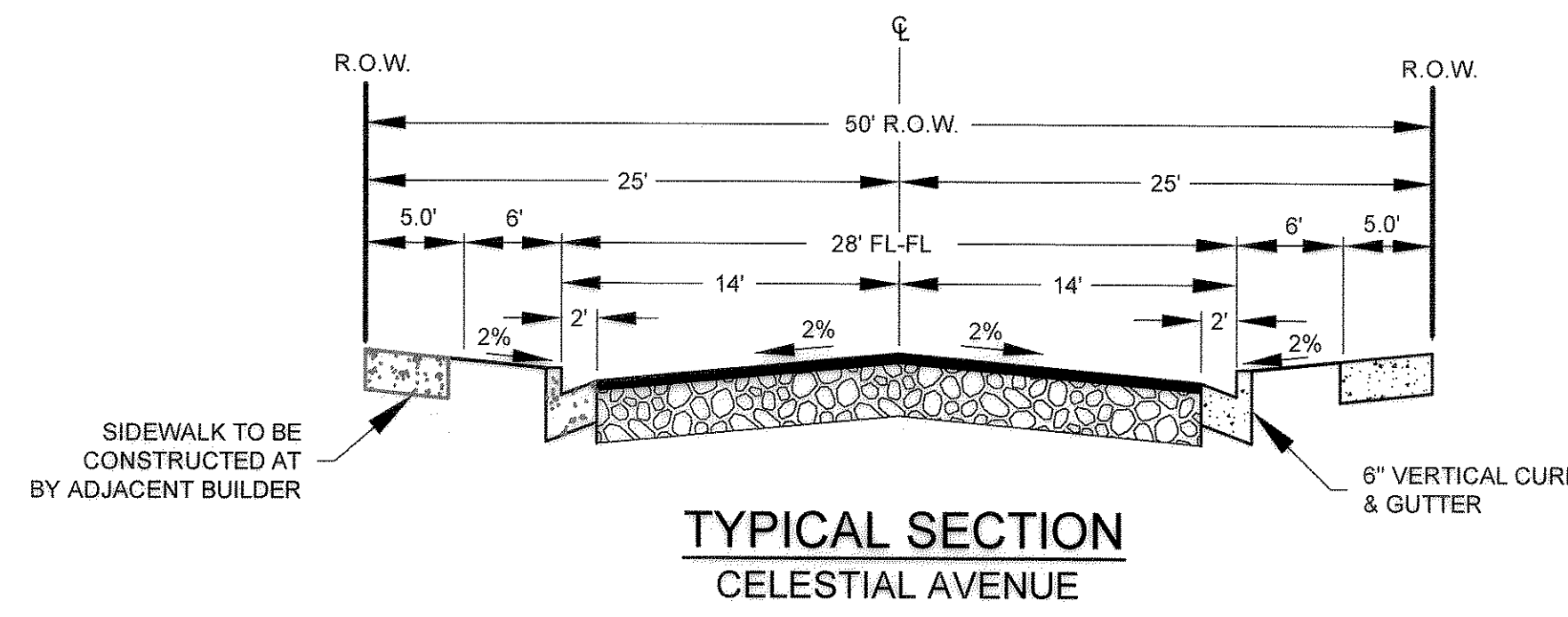
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2nd SDP - 05/08/15
3rd SDP - 06/10/15
4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

SHEET TITLE:

C-3 SITE PLAN

SHEET OF 5 11



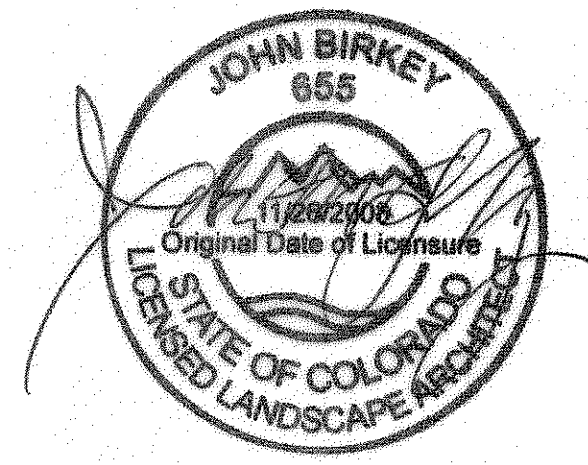
LEGEND

PROPOSED	
	CONCRETE CATCH CURB
	CONCRETE SPILL CURB
	CONCRETE SIDEWALK
	SITE LIGHTING
	SIGNAGE
	RETAINING WALL
	FENCE
	PROPERTY LINE
	EASEMENT
EXISTING	
	CURB / EDGE PAVEMENT
	CONCRETE SIDEWALK
	LIGHT POLE
	HANDICAP RAMP
	SIGNAGE
	EASEMENT

CHECKED BY: JN & AM
DRAWN BY: JW

MEADOWS FILING NO. 20, PHASE1, AMENDMENT NO. 5. LOT 1A SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT,
TOWN OF CASTLE ROCK, COLORADO



NORRIS DESIGN
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1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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MEADOWS AMENITY II
FINAL MYLAR SDP SUBMITTAL
CASTLE ROCK, CO

OWNER:
CASTLE ROCK
DEVELOPMENT COMPANY
3033 E. 1ST AVE.
SUITE 410
DENVER, CO 80206

LANDSCAPE
CERTIFICATION:
JOHN H. BIRKEY, RLA, ASLA AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER. TOWN OF CASTLE
ROCK REGISTRATION NUMBER IS 15-126. THIS
IS VALID THROUGH 2020/06/16. COLORADO
LICENSE NUMBER IS 666

DATE:
1st SDP - 03/26/15
2nd SDP - 05/08/15
3rd SDP - 06/10/15
4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

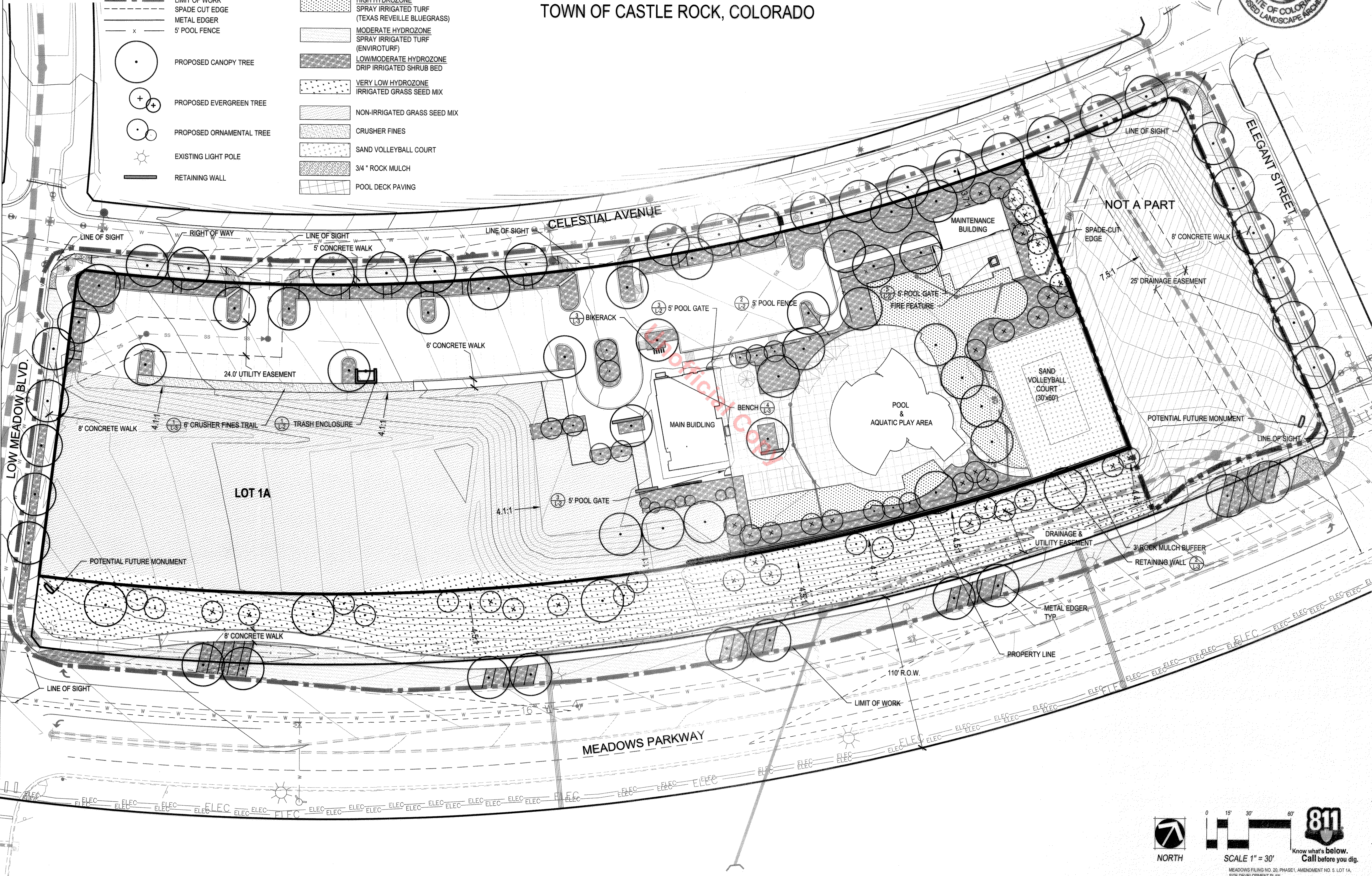
SHEET TITLE:
LANDSCAPE
PLAN

L-1

SHEET 6 OF 11

LEGEND

- LIMIT OF WORK
- - - SPADE CUT EDGE
- METAL EDGER
- x 5' POOL FENCE
- PROPOSED CANOPY TREE
- ⊕ PROPOSED EVERGREEN TREE
- ⊙ PROPOSED ORNAMENTAL TREE
- ☀ EXISTING LIGHT POLE
- RETAINING WALL
- ▨ HIGH HYDROZONE SPRAY IRRIGATED TURF (TEXAS REVELLE BLUEGRASS)
- ▩ MODERATE HYDROZONE SPRAY IRRIGATED TURF (ENVIROTURF)
- ▧ LOW/MODERATE HYDROZONE DRIP IRRIGATED SHRUB BED
- ▦ VERY LOW HYDROZONE IRRIGATED GRASS SEED MIX
- ▤ NON-IRRIGATED GRASS SEED MIX
- ▣ CRUSHER FINES
- ▢ SAND VOLLEYBALL COURT
- 3/4" ROCK MULCH
- POOL DECK PAVING



CHECKED BY: JN & AM
DRAWN BY: JW

NORTH

SCALE 1" = 30'

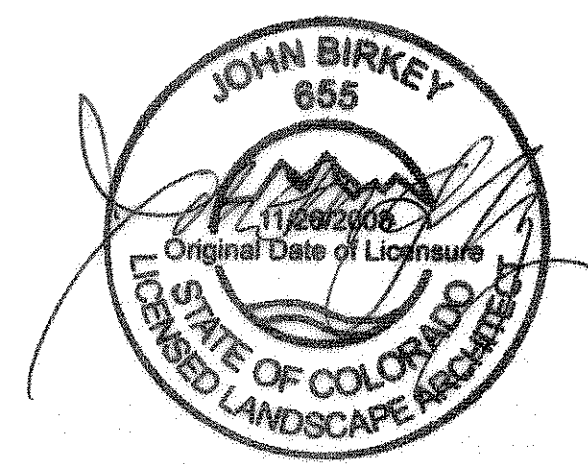
Know what's below. Call before you dig.

MEADOWS FILING NO. 20, PHASE1, AMENDMENT NO. 5. LOT 1A
SITE DEVELOPMENT PLAN
PROJECT NO. SDP15-0011

MEADOWS FILING NO. 20, PHASE1, AMENDMENT NO. 5. LOT 1A

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO



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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 TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (ENVIROTURF)	3.0 in./mo.	MODERATE	20.4%	18,834	3.0	92,362	0.61
SPRAY	IRRIGATED TURF (TEXAS REVELLE BLUEGRASS)	4.5 in./mo.	HIGH	10.2%	9,443	4.5	92,362	0.46
DRIP	SHRUB BED	2.0 in./mo.	LOW	29.8%	27,570	2.0	92,362	0.6
SPRAY ROTORS	IRRIGATED GRASS SEED MIX	1.5 in./mo.	VERY LOW	39.5%	36,515	1.5	92,362	0.59
TOTALS					100	92,362	92,362	2.26
TOTAL OF THE CLWUR							2.26	

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	28,277	18.8%
IRRIGATED GRASS SEED MIX	36,515	24.3%
NON-IRRIGATED GRASS SEED MIX	57,770	38.5%
IRRIGATED BED	27,570	18.4%
TOTAL AREA LANDSCAPE	150,132	100%

NON-DISTURBED AREAS: N/A
REQUIRED STREETScape TREES/SHRUBS: 57 TREES / 228 SHRUBS
PROVIDED STREETScape TREES/SHRUBS: 64 TREES / 97 SHRUBS*
TOTAL TREES/SHRUBS/GRASSES PROVIDED: 136 / 657 / 1104

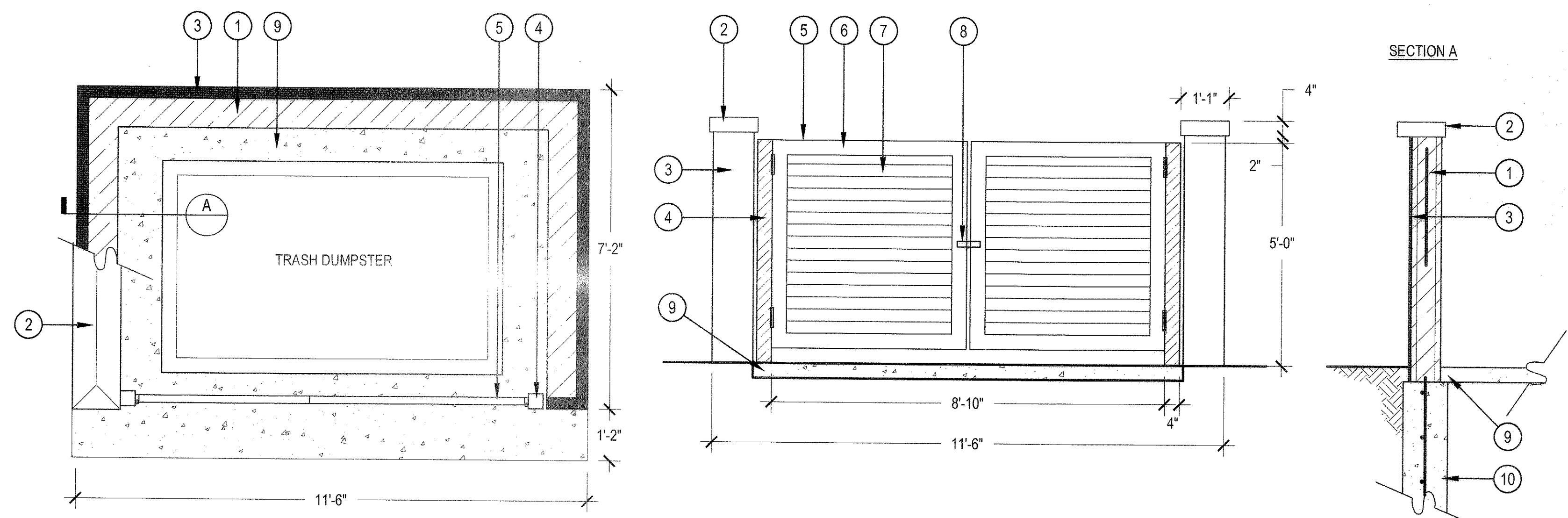
* THE TREE LAWNS INCLUDED IN THIS SDP ARE INTENDED TO MATCH THE APPROVED FILING 20 FPD AMENDMENT #1 AS CLOSELY AS POSSIBLE. TREE LAWNS WITHIN THE FPD ARE DESIGNED AS TURF AND NOT DESIGNED TO ACCOMMODATE SHRUB BEDS.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO 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.
- 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.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

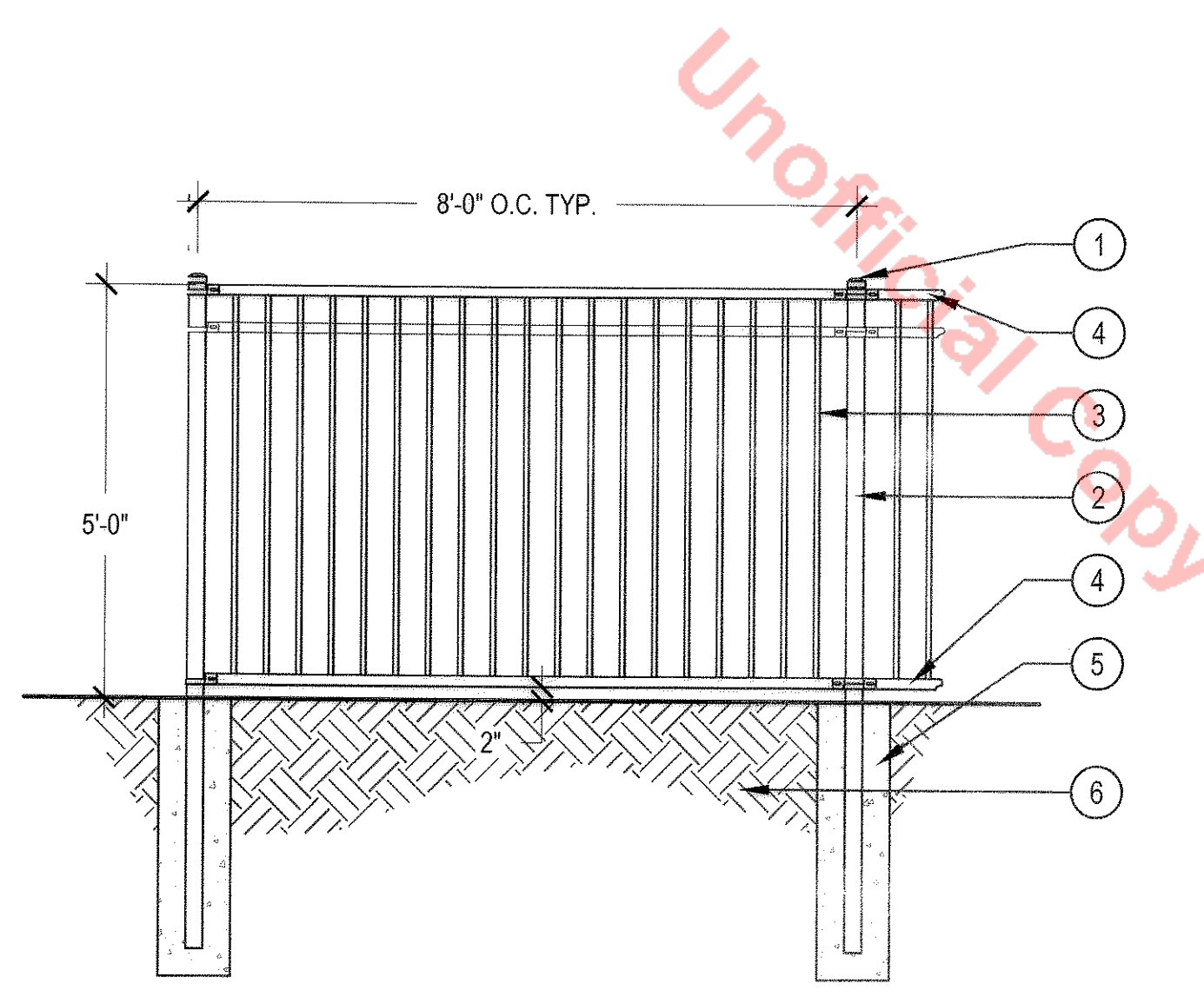
CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS



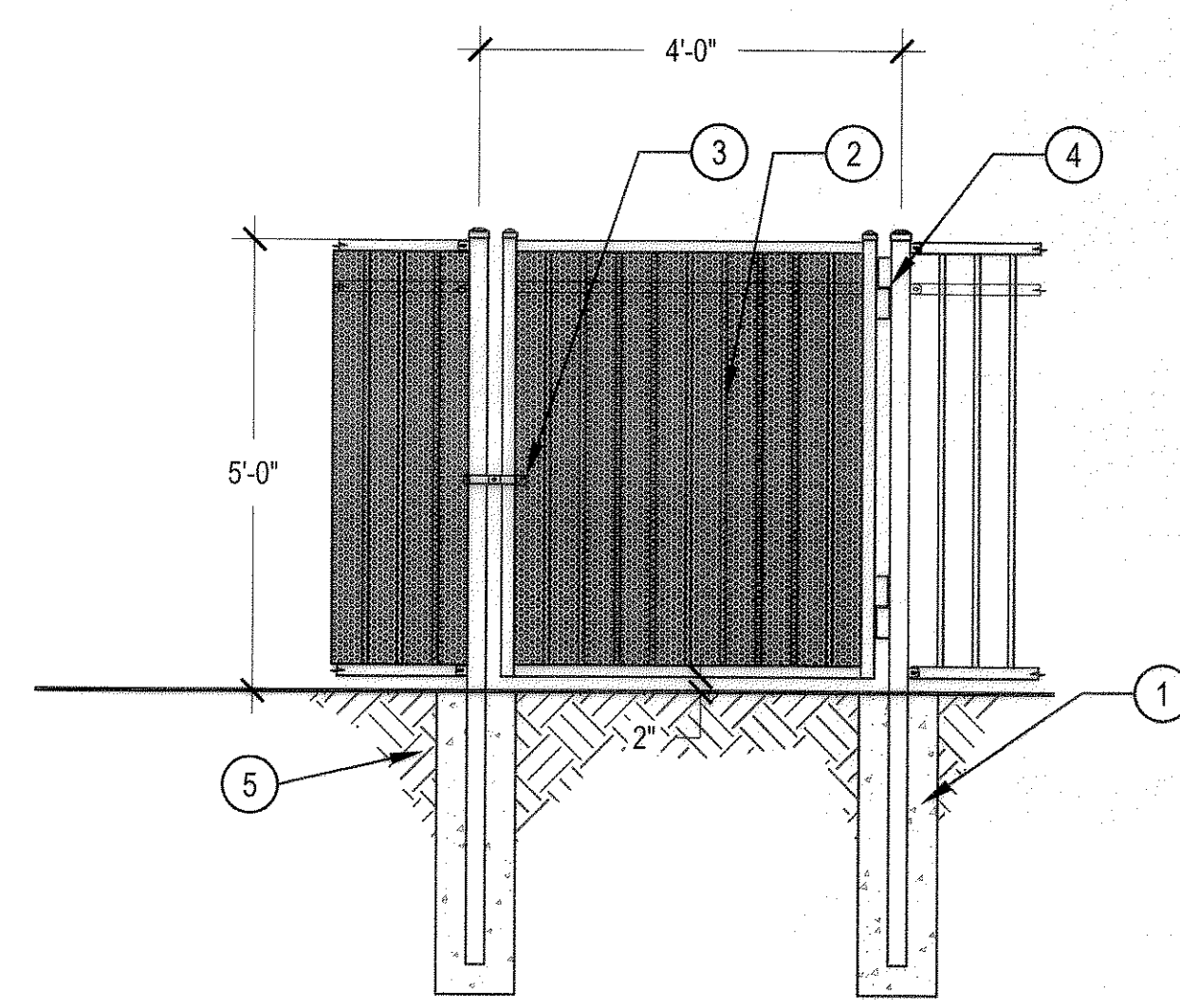
1 TRASH ENCLOSURE

- C.M.U. WALL SECTION, FULLY GROUTED.
- 4" PRE-CAST CONCRETE CAP WITH 2" OVERHANG, FINISH TO MATCH BUILDING DETAIL
- SYNTHETIC STONE VENEER TO MATCH ARCHITECTURE
- 4X4X14 SQUARE STEEL TUBE, WITH FULLY ENCLOSED TOP, BLACK POWDERCOAT FINISH, EMBED OR SURFACE MOUNT.
- ALUMINUM FRAME GATE HINGED TO STEEL POST
- 4" WIDTH METAL TRIM, MATCH FINISH TO ARCHITECTURE
- PRE-FINISHED HORIZONTAL / SLOTTED METAL PANELS TO MATCH ARCHITECTURE, BLACK POWDERCOAT FINISH
- LOCKABLE LATCH MECHANISM, BLACK POWDERCOAT FINISH
- 4" REINFORCED CONCRETE SLAB
- FOOTING AND STRUCTURAL DESIGN BY OTHERS



2 5' POOL FENCE

- 2 1/2" POST CAP, NO ADORNMENT
 - 2 1/2" SQ. X 16 GA. POST
 - 3/4" SQ. X 18 GA. PICKET, 4" O.C.
 - 1 1/2" X 1 1/2" X 16 GA. TOP AND BOTTOM RAILS
 - CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
 - SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK
OR APPROVED EQUAL



3 5' POOL GATE

- CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
 - PERFORATED METAL PANEL
 - HANDICAP LEVER LOCKSET
 - SELF-CLOSING HINGES
 - SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- NOTES:
1. INCLUDE PANIC BAR FOR POOL GATES
2. ENSURE GATES MEET ALL APPLICABLE CODES.
3. COORDINATE WITH ELECTRICAL FOR GATE LOCK AND ACCESS CONTROL.
- MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK
OR APPROVED EQUAL

COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA (AREA IN SQ. FT)	LANDSCAPE AREA (AREA IN SQ.FT)	TURFGRASS LIST SPECIES	NON-LIVING 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
238,250	113,049	ENVIROTURF, TEXAS REVELLE BLUEGRASS	N/A	48	63	96	500	5.5	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
PARKING LOT (AREA IN SQ.FT)	PARKING LOT LANDSCAPE (AREA IN SQ.FT)	NO. OF PARKING SPACES	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF INTERIOR LANDSCAPE ISLANDS	MIN. WIDTH OF INTERIOR LANDSCAPED ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
30,215	3,025	83	N/A	13	9'	6	9	12	30
RIGHT OF WAY (AREA IN SQ.FT)	RIGHT OF WAY LANDSCAPE (AREA IN SQ.FT)	LINEAR FEET	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF LANDSCAPE MEDIANS	MIN. WIDTH OF LANDSCAPE MEDIANS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
75,718	34,058	2283	N/A	0	N/A	57	64	228	127*
TOTAL:		150,132							

* THE TREE LAWNS INCLUDED IN THIS SDP ARE INTENDED TO MATCH THE APPROVED FILING 20 FPD AMENDMENT #1 AS CLOSELY AS POSSIBLE. TREE LAWNS WITHIN THE FPD ARE DESIGNED AS TURF AND NOT DESIGNED TO ACCOMMODATE SHRUB BEDS.

MEADOWS AMENITY II
FINAL MYLAR SDP SUBMITTAL
CASTLE ROCK, CO

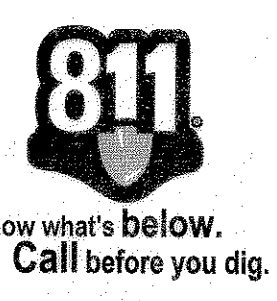
OWNER:
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVE.
SUITE 410
DENVER, CO 80206

LANDSCAPE CERTIFICATION:
JOHN M. BIRKEY, P.L.A. ASLA AND CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 154108. THIS IS VALID THROUGH 30/09/2018. COLORADO LICENSE NUMBER IS 655

DATE:
1st SDP - 03/26/15
2nd SDP - 05/08/15
3rd SDP - 06/10/15
4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

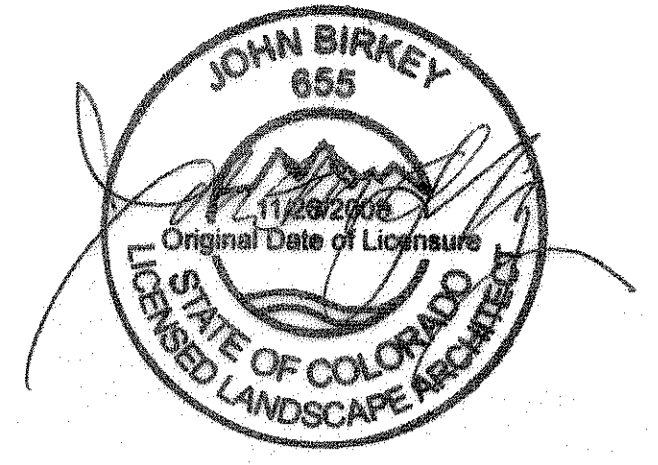
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SHEET TITLE:
LANDSCAPE DETAILS



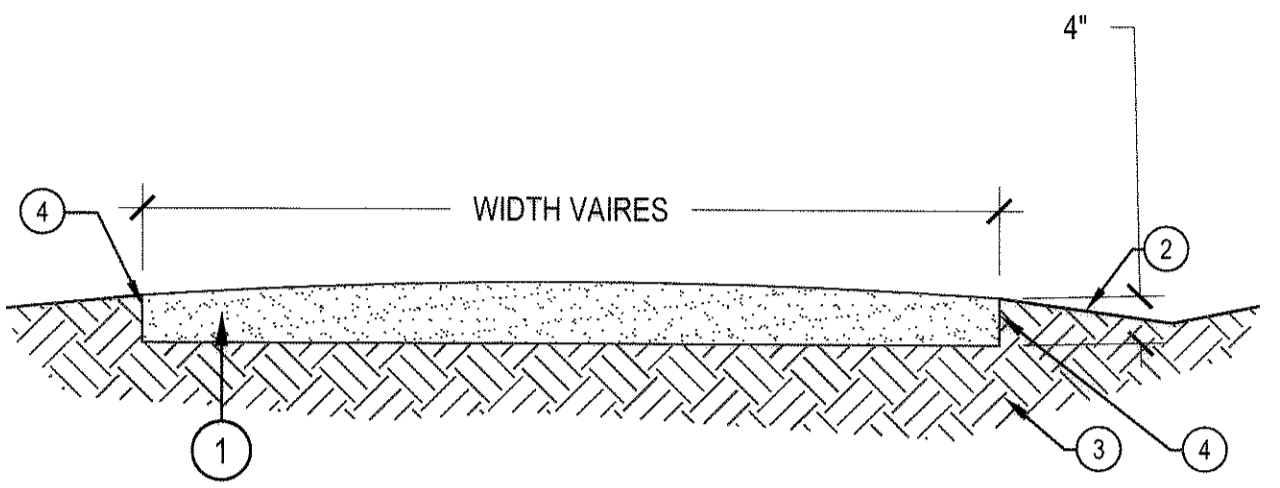
MEADOWS FILING NO. 20, PHASE1, AMENDMENT NO. 5. LOT 1A SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO



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Denver, Colorado 80204
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- ① COMPACTED CRUSHER FINES
- ② SLOPE ADJACENT GRADE AWAY
- ③ COMPACTED SUBGRADE
- ④ 4" STEEL EDGER

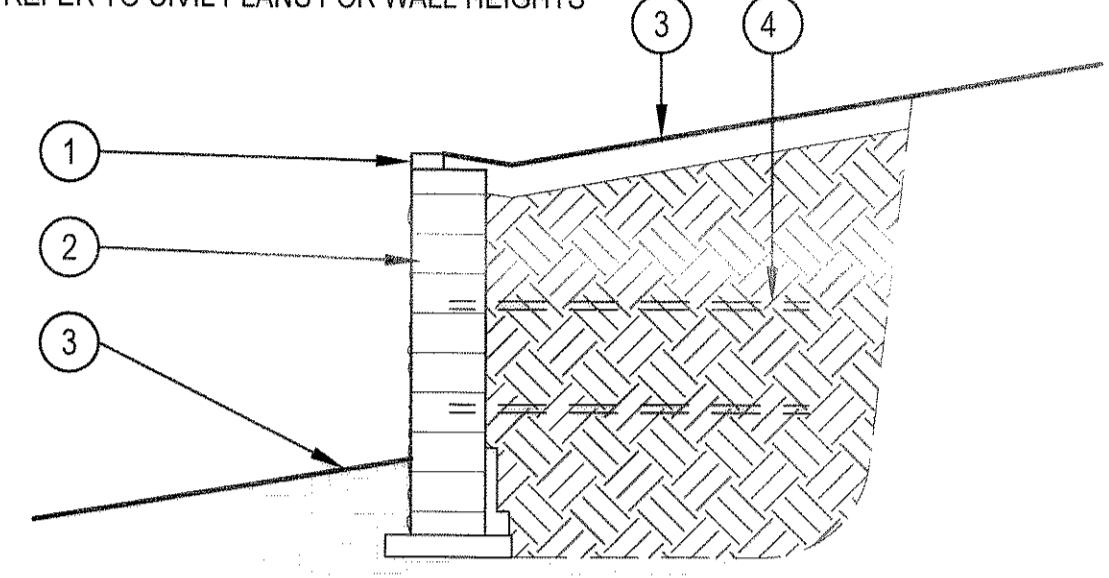


COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4") RIDING ROLLER TO COMPACT
3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

NOTES:

1. MASONRY UNIT SHALL RESEMBLE NATURAL STONE IN AN ASHLAR PATTERN TO MATCH MEADOWS STANDARD OF EXISTING RETAINING WALLS THROUGHOUT THE SITE
2. REFER TO CIVIL PLANS FOR WALL HEIGHTS



- ① KEYSTONE 4" CAP UNIT TO MATCH MEADOWS STANDARD THROUGHOUT THE SITE
- ② KEYSTONE STANDARD UNIT (OR APPROVED EQUAL) STRUCTURAL DESIGN TO BE BY CONTRACTOR
- ③ FINISHED GRADE
- ④ GEOGRID PER WALL STRUCTURAL ENGINEER



MANUFACTURER: ANOVA
MODEL: CIRCLE BIKE RACK #CIRCLEBRS2
POWDERCOAT COLOR: BLACK
MOUNTING: SURFACE MOUNT
CONTACT: ROB COLONDER
720.539.0997
rob@anovafurnishings.com

OR APPROVED EQUAL

① CRUSHER FINES DETAIL

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

② RETAINING WALL

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

③ BIKE RACK

SCALE: NTS



MANUFACTURER: ANOVA
MODEL: METRIX 6' CONTOUR BENCH #L2016
POWDERCOAT COLOR: BLACK
MOUNTING: SURFACE MOUNT
CONTACT: ROB COLONDER
720.539.0997
rob@anovafurnishings.com

OR APPROVED EQUAL

④ BENCH

SCALE: NTS

Unofficial Copy

MEADOWS AMENITY II
FINAL MYLAR SDP SUBMITTAL
CASTLE ROCK, CO

OWNER:
CASTLE ROCK
DEVELOPMENT COMPANY
3033 E. 1ST AVE.
SUITE 410
DENVER, CO 80206

LANDSCAPE CERTIFICATION:
I, JOHN M. BIRKEY, P.L.A., A.S.L.A. AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-1128. THIS IS VALID THROUGH 06/30/2016. COLORADO LICENSE NUMBER IS 655.

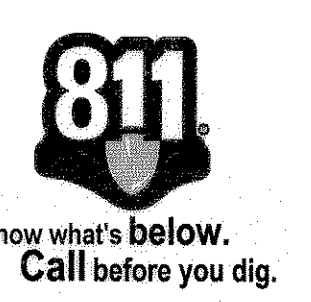
DATE:
1st SDP - 03/26/15
2nd SDP - 05/08/15
3rd SDP - 06/10/15
4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
DETAILS

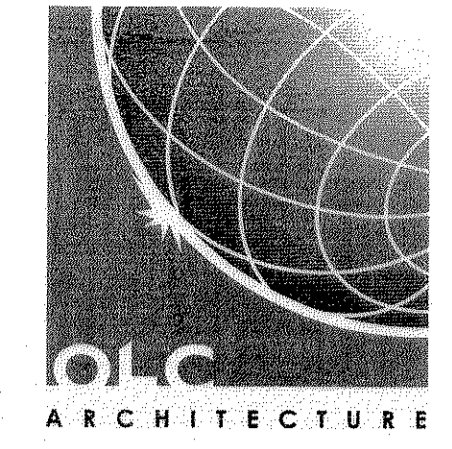
L-3

SHEET 8 OF 11

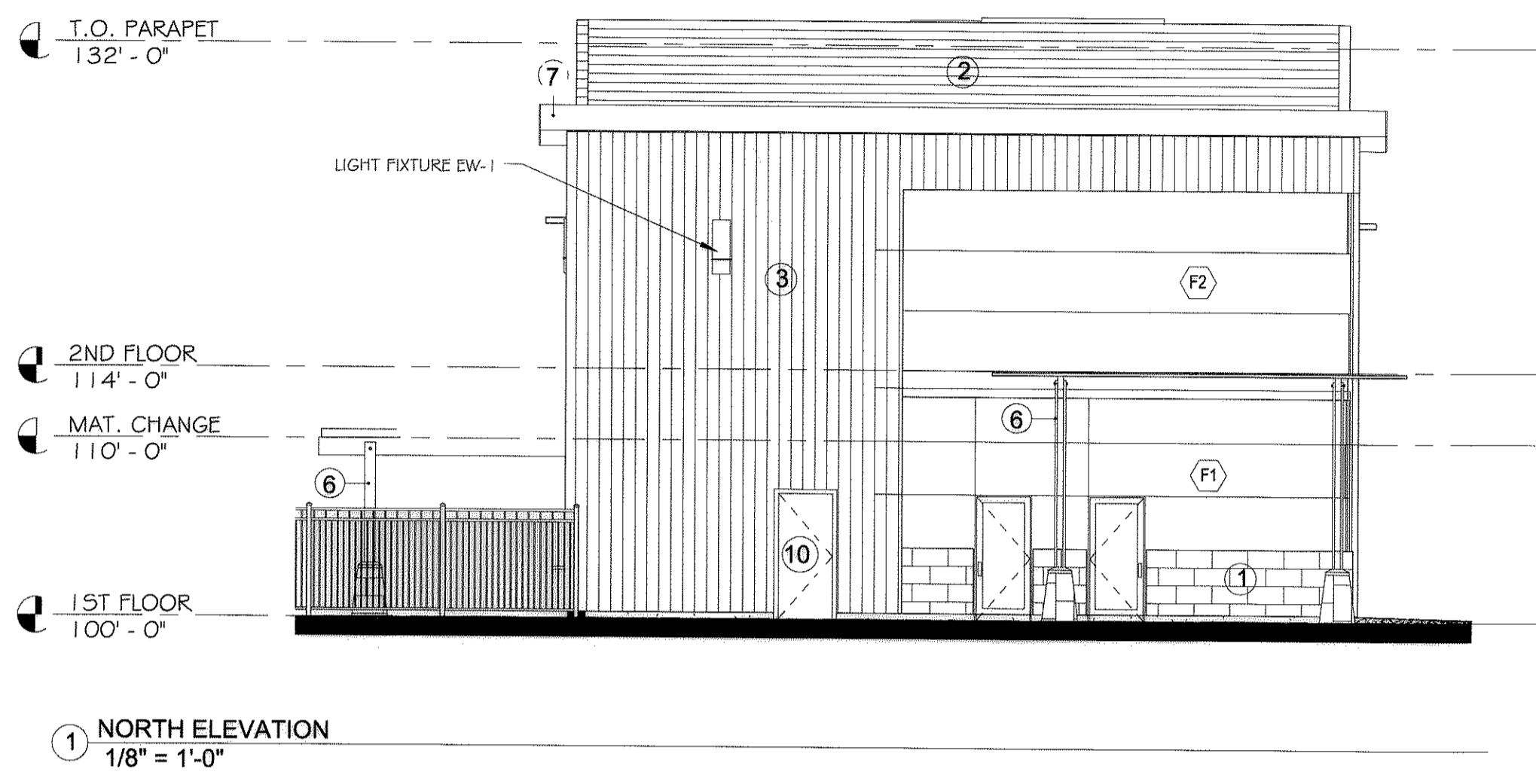


CHECKED BY: JN & AM
DRAWN BY: JW

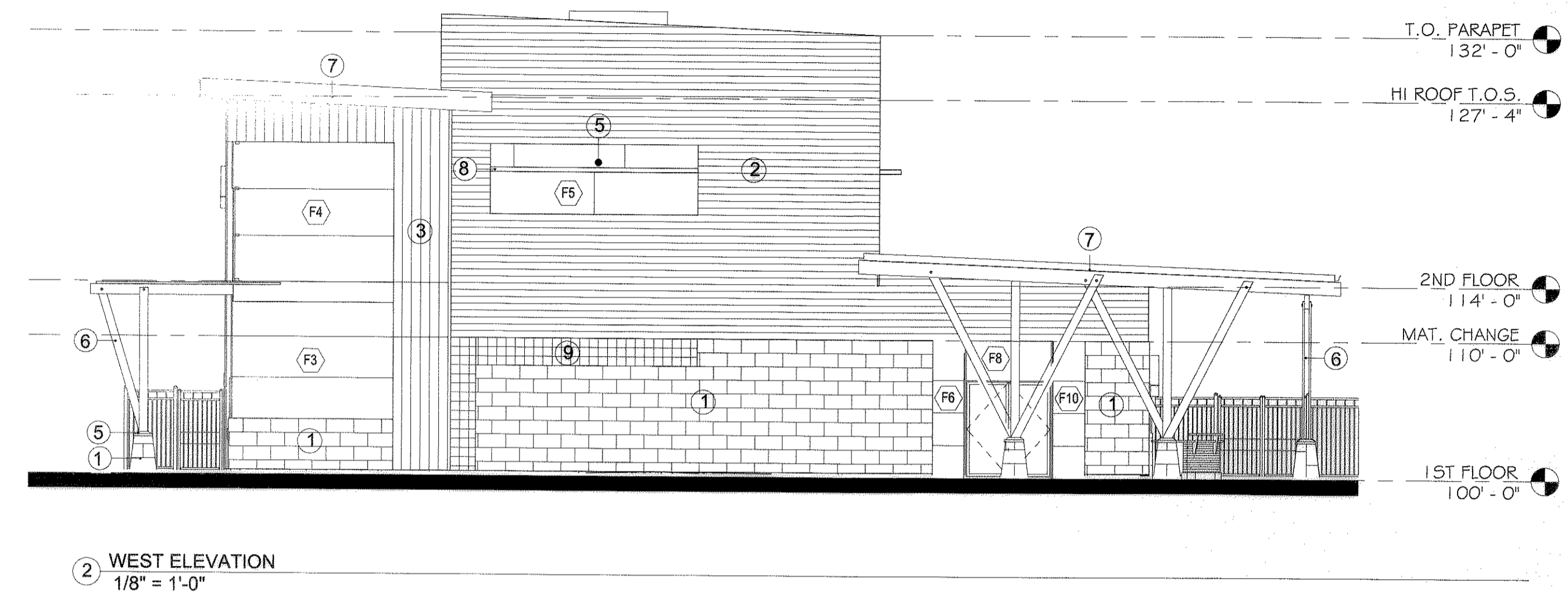
MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5. LOT 1A SITE DEVELOPMENT PLAN LOT 1A , BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO



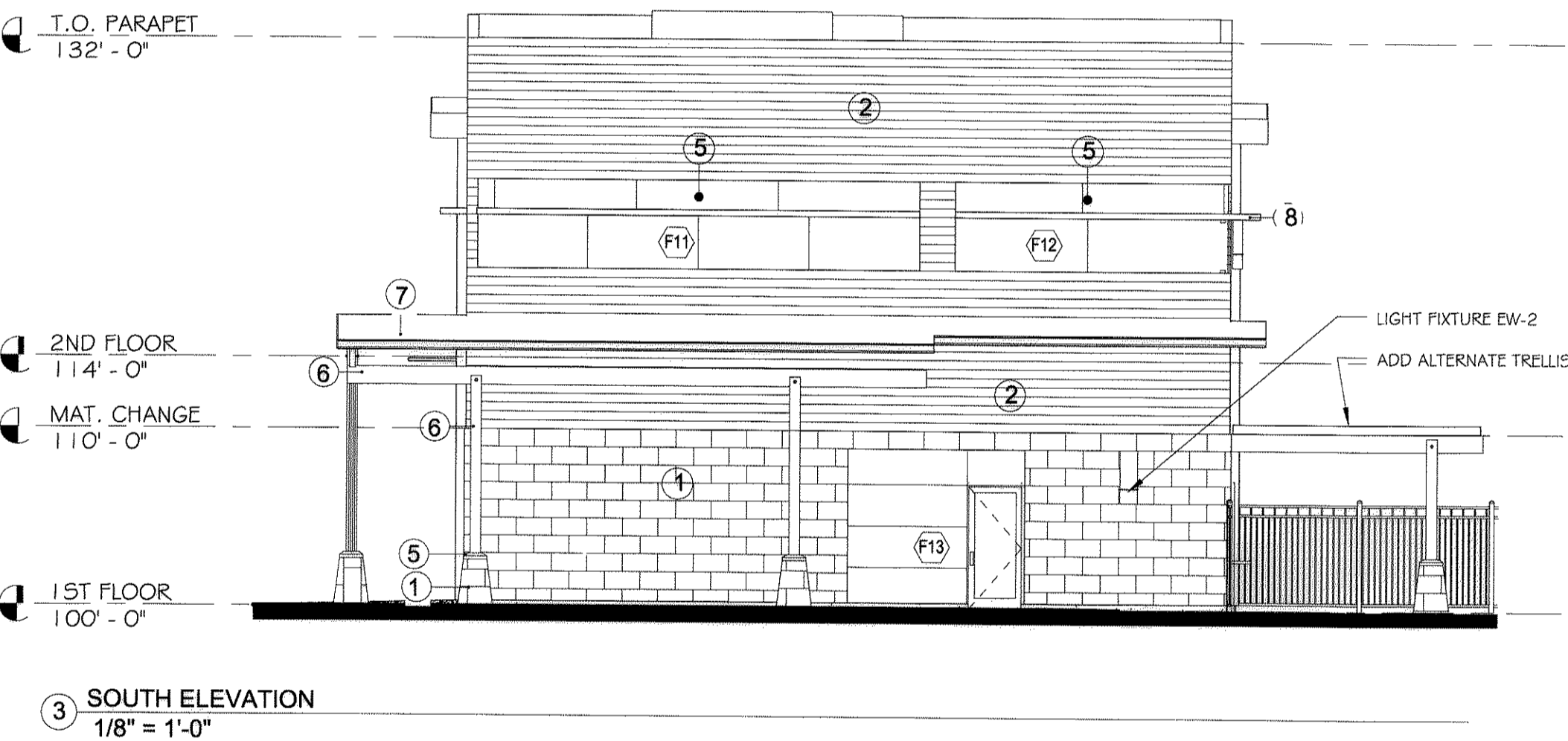
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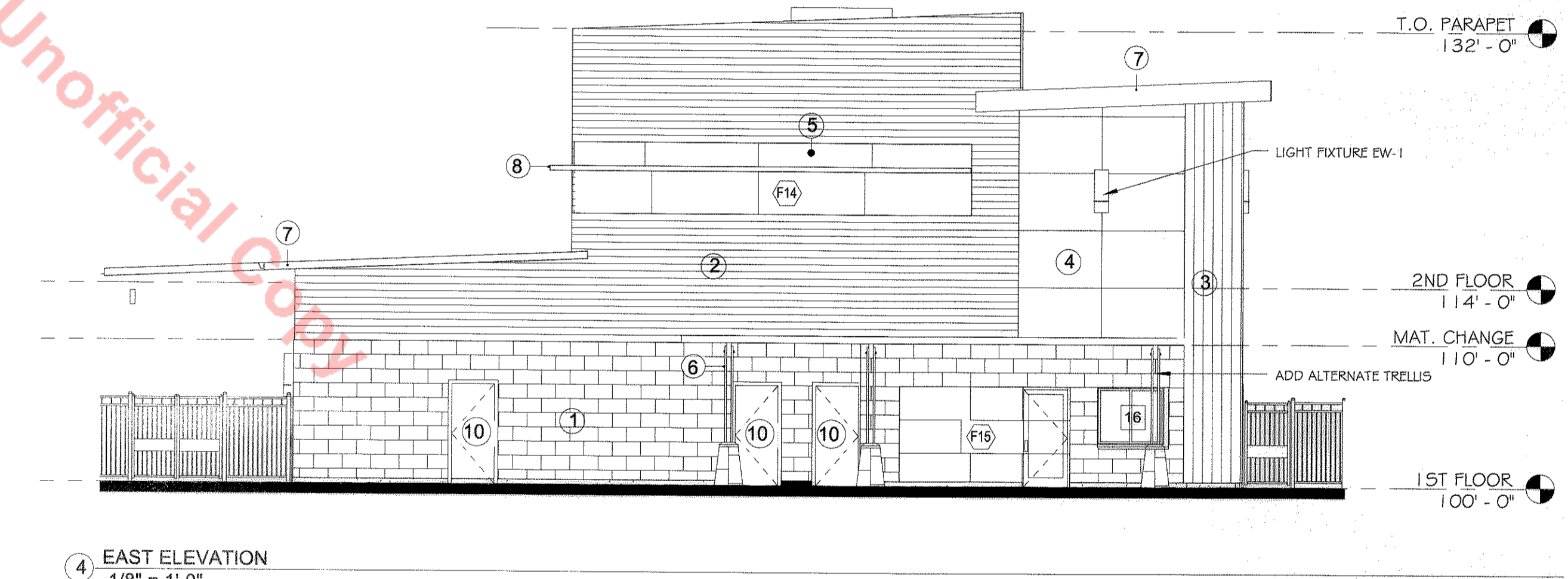
1 NORTH ELEVATION
1/8" = 1'-0"



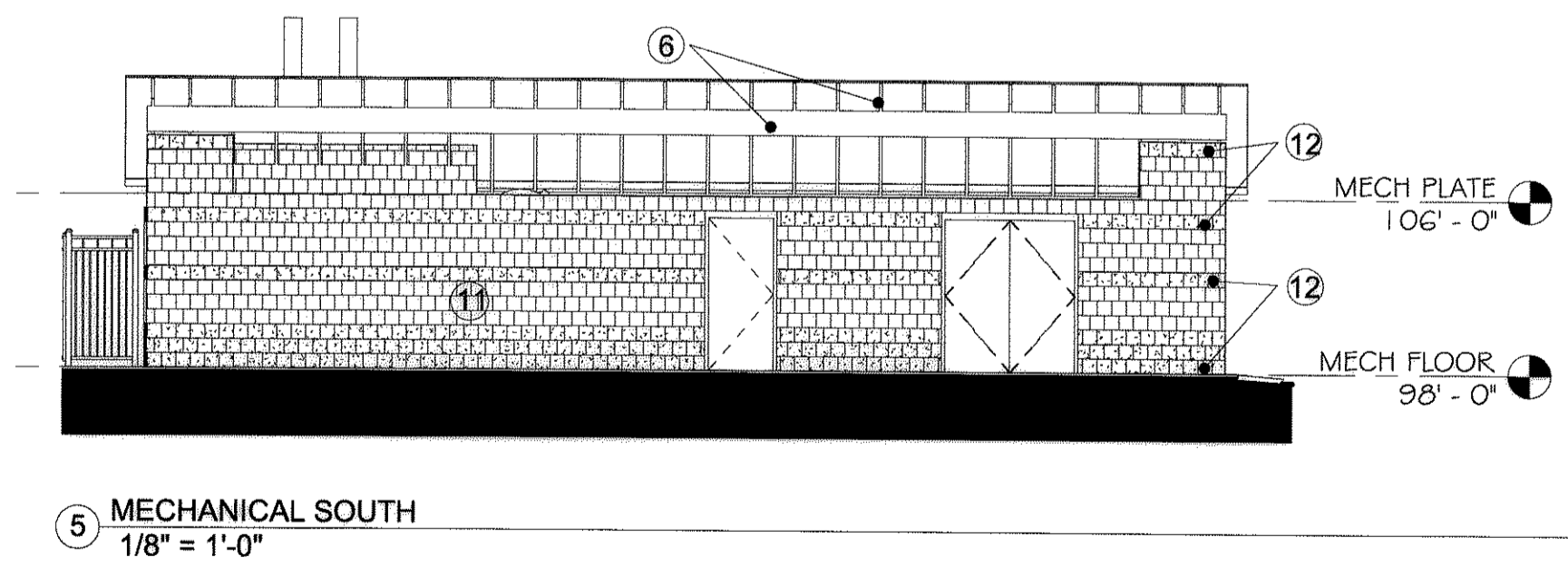
2 WEST ELEVATION
1/8" = 1'-0"



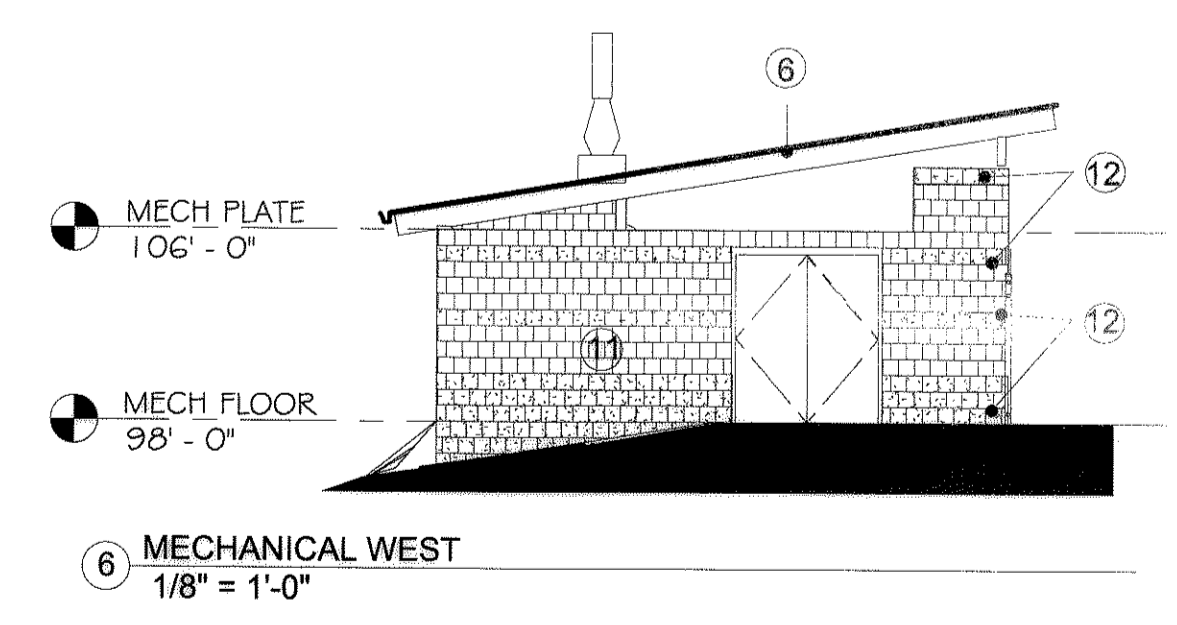
3 SOUTH ELEVATION
1/8" = 1'-0"



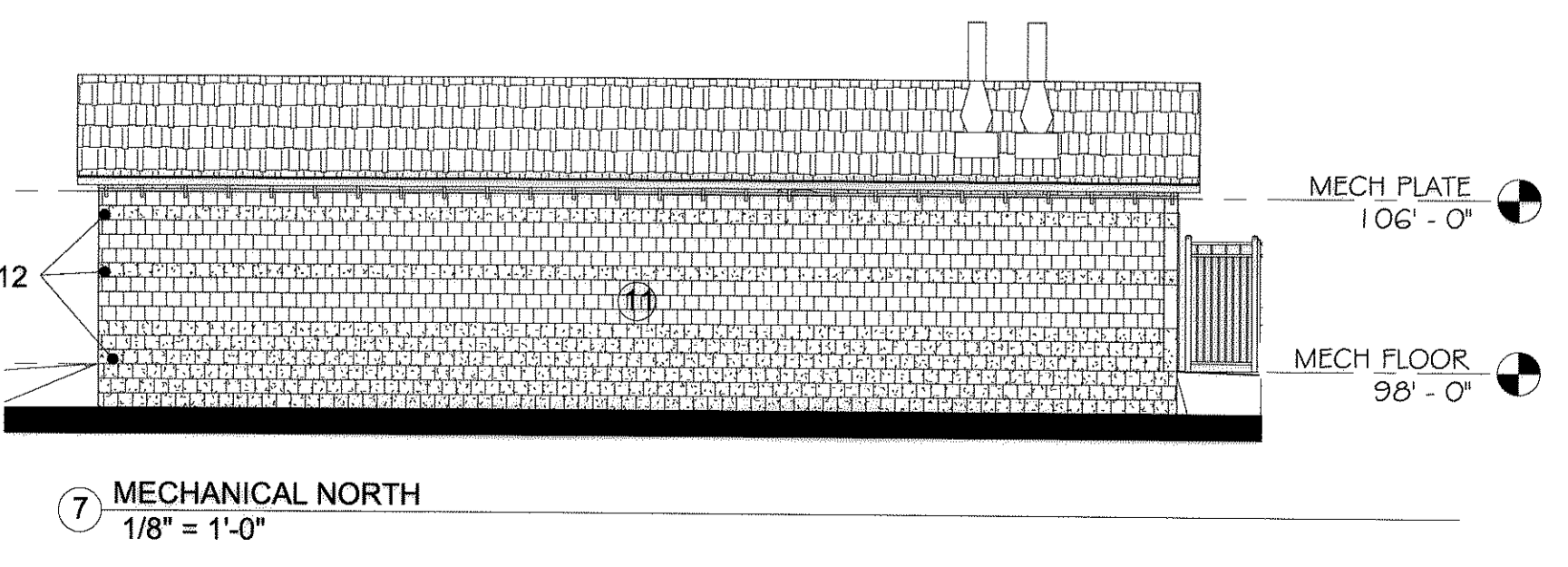
4 EAST ELEVATION
1/8" = 1'-0"



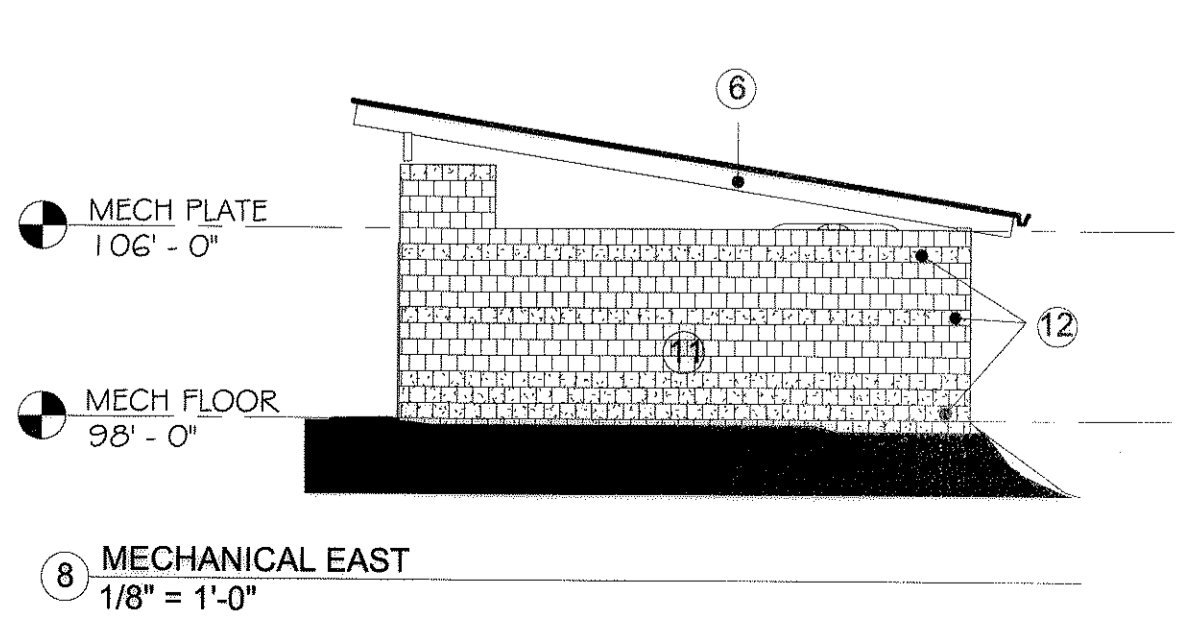
5 MECHANICAL SOUTH
1/8" = 1'-0"



6 MECHANICAL WEST
1/8" = 1'-0"



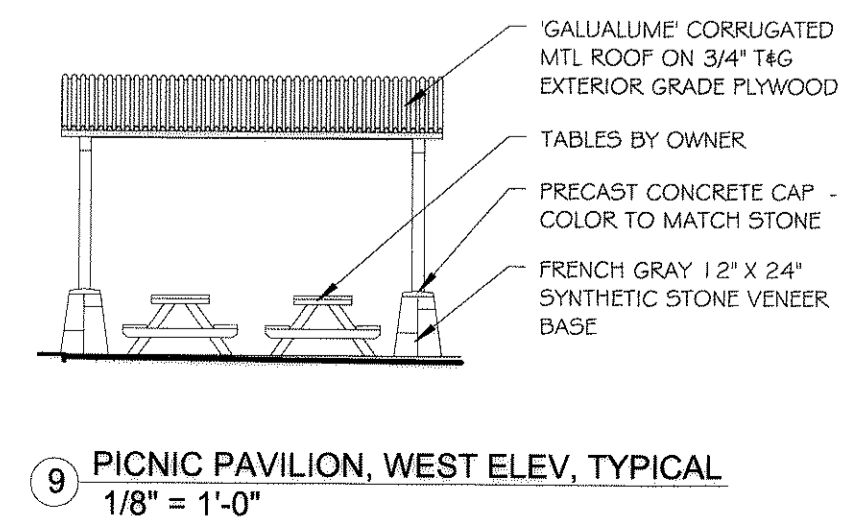
7 MECHANICAL NORTH
1/8" = 1'-0"



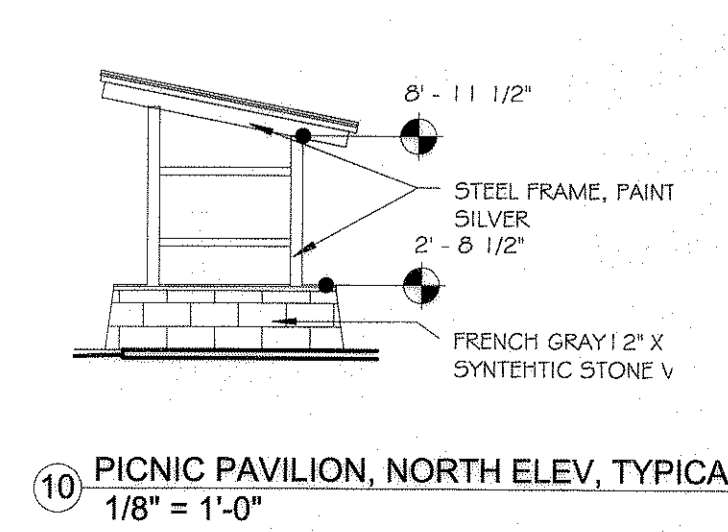
8 MECHANICAL EAST
1/8" = 1'-0"

MATERIAL LEGEND

- 1 24" X 12" MANUFACTURED STONE VENEER: "FRENCH GRAY"
- 2 7-1/4" FIBER CEMENT "COLONIAL" SMOOTH SIDING, COLOR: "COBBLESTONE" (LIGHT GRAY)
- 3 5/4 X 6" IPE (NATURAL WOOD) VERTICAL SIDING WITH CLEAR OILED FINISH
- 4 4' X 8' SMOOTH FIBER CEMENT PANELS, FINISH TO MATCH #2, "COBBLESTONE"
- 5 PRECAST CONCRETE: COLOR TO MATCH STONE VENEER
- 6 STAINED PRESSURE-TREATED LUMBER WITH OPAQUE MAHOGANY STAIN
- 7 PRE-FINISHED METAL FASCIA: "SILVER"
- 8 CLEAR ANODIZED ALUMINUM SUNSHADE
- 9 4" GLASS BLOCK
- 10. HOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT SURFACE
- 11. SMOOTH-FACE SINGLE-SCORE 8X8X16 CMU: LIGHT BEIGE
- 12. SPLIT-FACE SINGLE-SCORE 8X8X16 CMU: BEIGE



9 PICNIC PAVILION, WEST ELEV, TYPICAL
1/8" = 1'-0"



10 PICNIC PAVILION, NORTH ELEV, TYPICAL
1/8" = 1'-0"

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FINAL MYLAR SDP SUBMITTAL
CASTLE ROCK, CO

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DATE:
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4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS

A-201
SHEET 9 OF 11

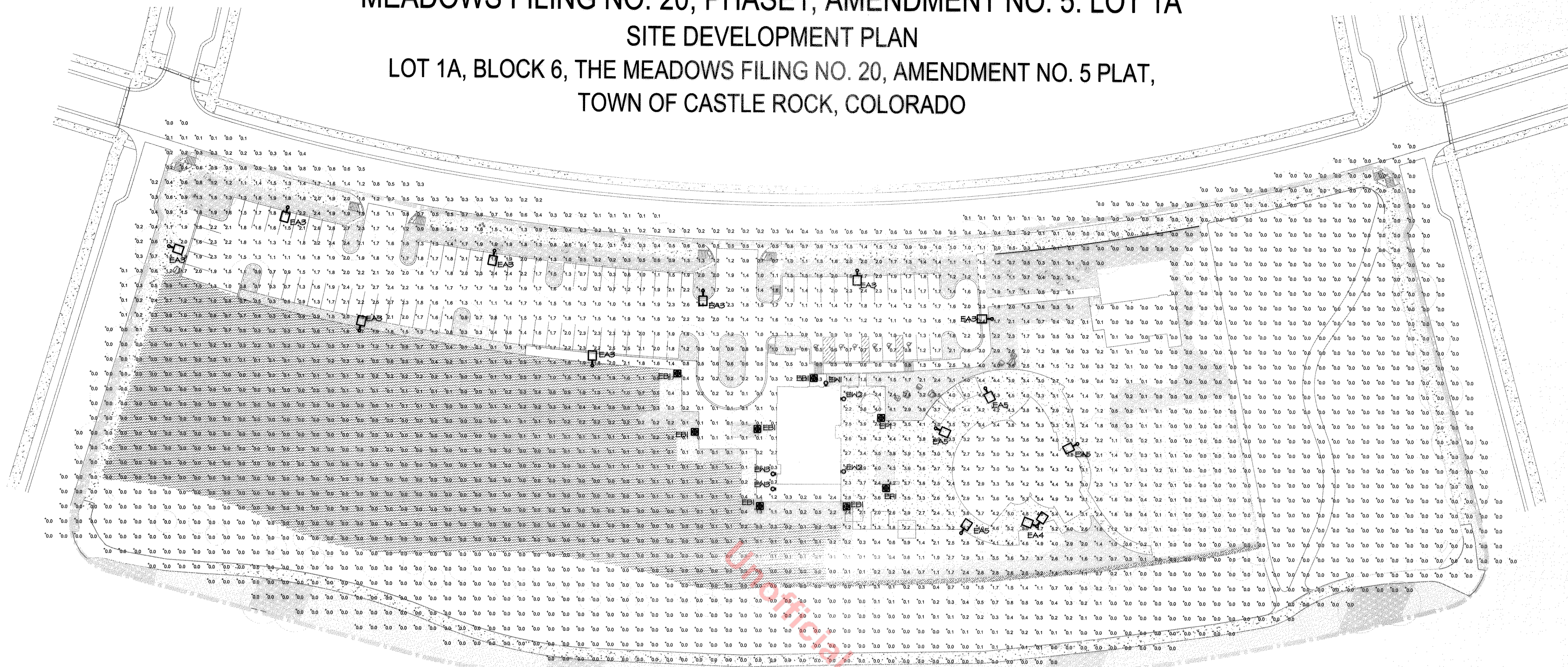
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3/26/2015 11:45:50 AM
JN & AM
JW
CHECKED BY:
DRAWN BY:

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5. LOT 1A

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO

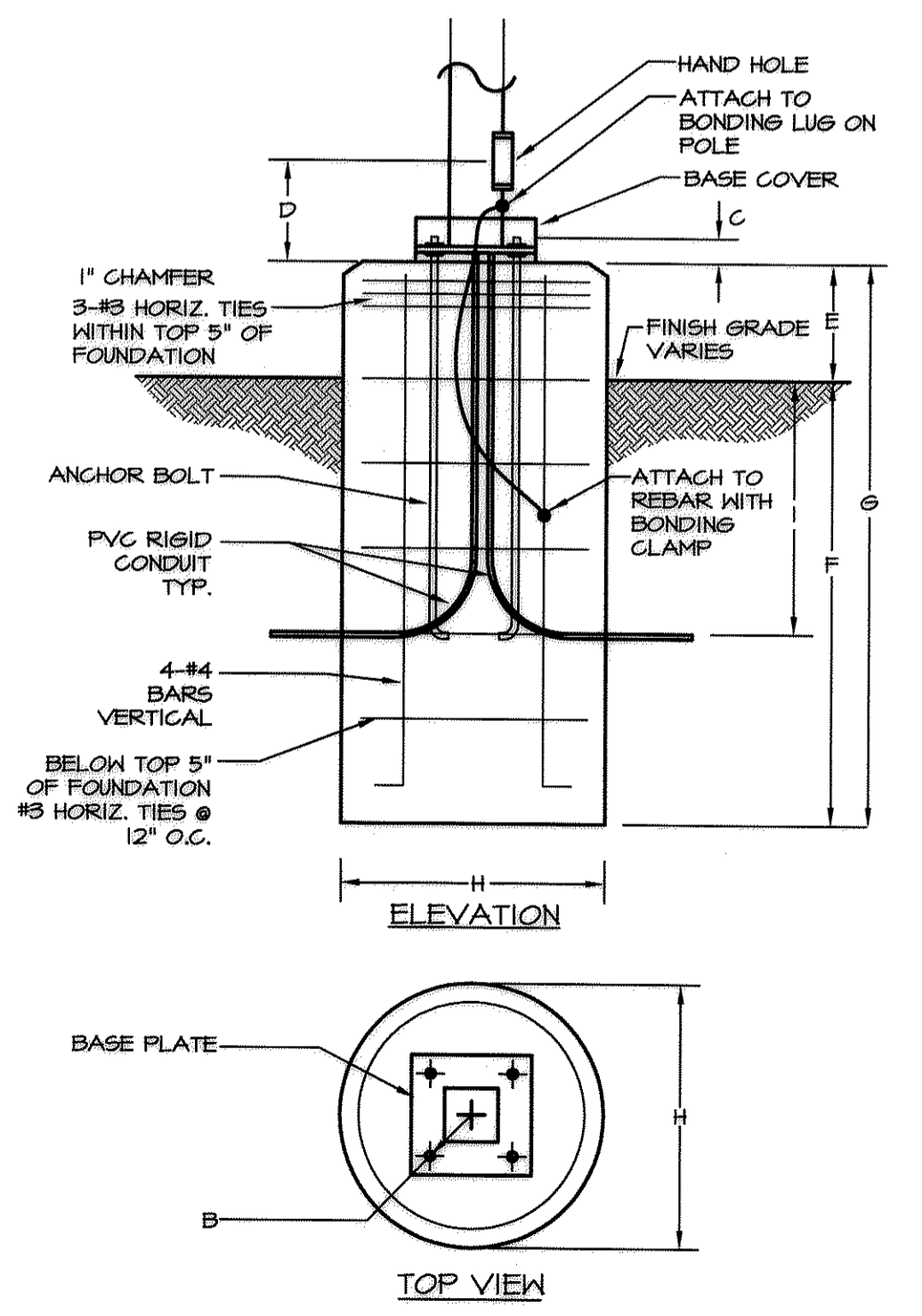
NORRIS DESIGN
www.norris-design.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 40' - 0"

MEADOWS AMENITY II
FINAL MYLAR SDP SUBMITTAL
CASTLE ROCK, CO

OWNER:
CASTLE ROCK
DEVELOPMENT COMPANY
3033 E. 1ST AVE.
SUITE 410
DENVER, CO 80206



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	C							
EA3/4/5	24'-0"	4"	PER MANUFACTURER			0'-8"	6'-0"	6'-8"	24"	36"	
EPI	12'-0"	4"	PER MANUFACTURER			0'-0"	6'-0"	6'-0"	24"	36"	

2 POLE BASE DETAIL
SCALE: NTS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
OVERALL	+	0.5 fc	5.4 fc (*)	0.0 fc	N/A	N/A	0.1:1
PARKING AREA	+	1.5 fc	2.8 fc	0.0 fc	N/A	N/A	0.5:1
POOL AREA	+	3.6 fc	5.4 fc (*)	2.4 fc	2.3:1	1.5:1	0.7:1
WALK WAY	+	1.0 fc	4.4 fc	0.1 fc	44.0:1	10.0:1	0.2:1

LIGHTING FIXTURE SCHEDULE TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	IESNA TYPE	LLF	VOLTAGE	LAMP		INITIAL LUMENS	CCT	MAX MATTS TO	MOUNTING LOCATION	INFORMATION	NOTES
							QTY	WATT						
EA3	EXTERIOR POLE LIGHT TYPE III DISTRIBUTION, FULL CUTOFF	PHILIPS GARDCO	EH4L-1-3-10LA-NN	TYPE III	1	120	1	70	1467	4000K	10	POLE	24'-0" OFH	
EA4	EXTERIOR POLE LIGHT TYPE III DISTRIBUTION, FULL CUTOFF, THIN HEAD	PHILIPS GARDCO	EH4L-2-3-10LA-NN	TYPE III	1	120	1	110	1058	4000K	110	POLE	24'-0" OFH	
EA5	EXTERIOR POLE LIGHT TYPE III DISTRIBUTION, FULL CUTOFF, HIGH OUTPUT	PHILIPS GARDCO	EH4L-1-3-10LA-NN	TYPE III	1	120	1	110	1058	4000K	110	POLE	24'-0" OFH	
EBI	EXTERIOR DECORATIVE BOLLARDS	LIGMAN LIGHTING	ULH-10665-30H-HBO-120-XX	N/A	1	120	1	30	1425	3000K	30	BOLLARD	36" OFH	
EPI	EXTERIOR POST TOP LIGHT FOR POOL DECK FULL CUTOFF	PHILIPS LINEC	MPFC-10164-LED4K-LES-120	TYPE V	1	120	1	70	6200	4000K	70	POLE	12'-0" OFH	
EN1	DECORATIVE COLUMN MOUNTED SCENCE, TALL	LIGHTOLOGY	CDMB-APR4-LBC4-XX	N/A	1	120	1	20	1680	3000K	20	SURFACE	20'-0" BOF	
EN2	DECORATIVE BUILDING MOUNTED SCENCE, SHORT	LIGHTOLOGY	LBL22014 11" SHORT	N/A	1	120	1	10	1680	3000K	10	SURFACE	7'-6" BOF	
EB2	DECORATIVE BUILDING MOUNTED SCENCE, UP/DOWN LIGHT	LIGMAN LIGHTING	U.E-31265-N-XBO	N/A	1	120	2	4	281	3000K	14	SURFACE	10'-0" BOF	
EW4	EXTERIOR WALL PACK	PHILIPS GARDCO	121-3-18LA-NN	TYPE III	1	120	1	18	1708	3000K	18	SURFACE	8'-0" BOF	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT
GENERAL NOTES:
A. ALL FLUORESCENT LAMPS TO BE 3500K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UNLESS NOTED OTHERWISE.
B. ALL REFLECTOR LAMPS TO BE PROVIDED AS WIDE FLOOD DISTRIBUTION UNLESS NOTED OTHERWISE.
C. ALL FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL HAVE A DISCONNECTING MEANS AS DESCRIBED IN NEC 410.10(X)(G).
SPECIFIC NOTES:
1. DECORATIVE FIXTURE SELECTION LIKELY TO CHANGE, OVERALL WATTAGE AND LUMENS INDICATED IN THIS SCHEDULE SHALL NOT BE EXCEEDED.

GENERAL NOTES
1. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
2. CALCULATIONS WERE TAKEN AT A GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT AND SLOPE OF ELEVATION CHANGE.
3. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING, ADJACENT PROPERTIES, AND EXISTING PARKING LOT LUMINAIRES ARE NOT INCLUDED IN CALCULATIONS.
4. ALL EXTERIOR LIGHTING SHALL OPERATE 30 MINUTES PRIOR TO DUSK, UNTIL 1 HOUR AFTER CLOSE, ANTICIPATED HOURS: 7:30PM TO 10:00PM. TIME SHALL BE ADJUSTED BASED ON TIME OF YEAR.
5. APPLICABLE CODES THAT HAVE BEEN DESIGNED TO ARE 2012 IBC-2011 NEC AND THE 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSOC). THE 2012 ISPSOC REQUIRES HIGHER LIGHT LEVELS FOR SWIMMING POOL DECKS.

GENERAL NOTES
6. OBJECTIVES OF LIGHTING FIXTURES ARE AS FOLLOWS:
EA3: PARKING LOT LIGHTING
EA4/EA5: SWIMMING POOL NIGHT LIGHTING
EB1: PATHWAY LIGHTING
EPI: SWIMMING PLAZA LIGHTING
EN1 & EN2: ARCHITECTURAL LIGHTING ON BUILDING FACADE.
7. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITED, FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
8. ALL OUTDOOR LIGHT SOURCES MOUNTED ON POLES, BUILDINGS OR TREES TO ILLUMINATE STREETS, SIDEWALKS, WALKWAYS, PARKING LOTS OR OTHER OUTDOOR AREAS SHALL USE FULL CUTOFF LIGHT FIXTURES. ALL SUCH FIXTURES SHALL BE INSTALLED OR SHIELDED SO THAT PART OF THE LIGHT BULB OR LIGHT SOURCE IS NOT VISIBLE BEYOND THE PROPERTY BOUNDARIES.

LIGHTING FIXTURES

- A LUMINAIRE TYPE, REFERENCE LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- HALL MOUNTED LUMINAIRE
- ⊗ PENDANT LUMINAIRE
- ⊕ BOLLARD OR POST TOP LUMINAIRE
- EXTERIOR AREA LIGHT

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DATE:
1st SDP - 03/26/15
2nd SDP - 05/08/15
3rd SDP - 06/10/15
4th SDP - 07/13/15
FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION

SHEET TITLE:
PHOTOMETRIC
PLAN

CHECKED BY: JSB/JEM
DRAWN BY: VRP

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5. LOT 1A SITE DEVELOPMENT PLAN LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, TOWN OF CASTLE ROCK, COLORADO

EA3, EA4 & EA5 Form 10 Square LED EH / H / Arm Mount. Philips Gardco Form 10 LED products are cutoff luminaires featuring LED arrays. Square Form 10 LED luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology.

EB1 LUMINAIRE SPECIFICATION UJH-10665 Lightsoft cylindrical bollard LED. A fiberoptic ring of cylindrical and square shape bollards with a symmetrical light distribution available in two standard heights.

EPI Modern styling meets advanced lighting technology. PHILIPS LUMEC URBANSCAPE LED POST-TOP URBAN LUMINAIRE. The Philips Lumec UrbanScape LED post-top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting.

URBANSCAPE LED POST-TOP URBAN LUMINAIRE. Ordering Guide (Accessories) - Motion Response. Must be ordered as a separate line item. Dimensions - UrbanScape Post-Top LED (MPTC) Luminaire.

EW1 & EW2 Hunter Outdoor Wall Sconce. Description: The Hunter Outdoor Wall Sconce is a modern outdoor wall sconce featuring lighting from the arc of a hunter's bow. The clean metal arc carefully conceals the LED light source behind a smooth acrylic diffuser.

EW3 LUMINAIRE SPECIFICATION UJE-31275 Jet square wall up-down light LED. Wall luminaires with a selection of beam distributions for various downward or upward lighting requirements. Designed to illuminate the wall surface and for light accents on vertical surfaces.

EW4 120 LINE LED 121-EM LED Emergency Sconce - Generation 2. The Philips Gardco 121-EM Emergency LED Performance Sconce provides an energy efficient, technologically pleasing solution for wall mount applications.

PHILIPS LUMEC. PHILIPS GARDCO. URBANSCAPE LED POST-TOP URBAN LUMINAIRE. PHILIPS LUMEC. PHILIPS GARDCO.

MEADOWS AMENITY II FINAL MYLAR SDP SUBMITTAL CASTLE ROCK, CO

OWNER: CASTLE ROCK DEVELOPMENT COMPANY 3033 E. 1ST AVE. SUITE 410 DENVER, CO 80206

DATE: 1st SDP - 03/26/15 2nd SDP - 05/08/15 3rd SDP - 06/10/15 4th SDP - 07/13/15 FINAL MYLAR - 07/30/15

NOT FOR CONSTRUCTION SHEET TITLE: PHOTOMETRIC PLAN

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