

GENERAL NOTES

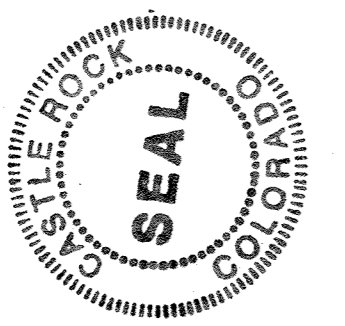
- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES 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 FEMA CLOMER 08-08-0159P-080050 NO FLOODPLAINS EXIST ONSITE.
- 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. ALL UTILITY AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- 10. THIS SITE IS ZONED TO (TOWN CENTER) PER THE MEADOWS PD AMENDMENT 4.
- 11. 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.
- 12. 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.
- 13. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS PD AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102988 AND ACCORDINGLY 457.3 SFE ARE DEBITED FROM THE WATER BANK.

416.08

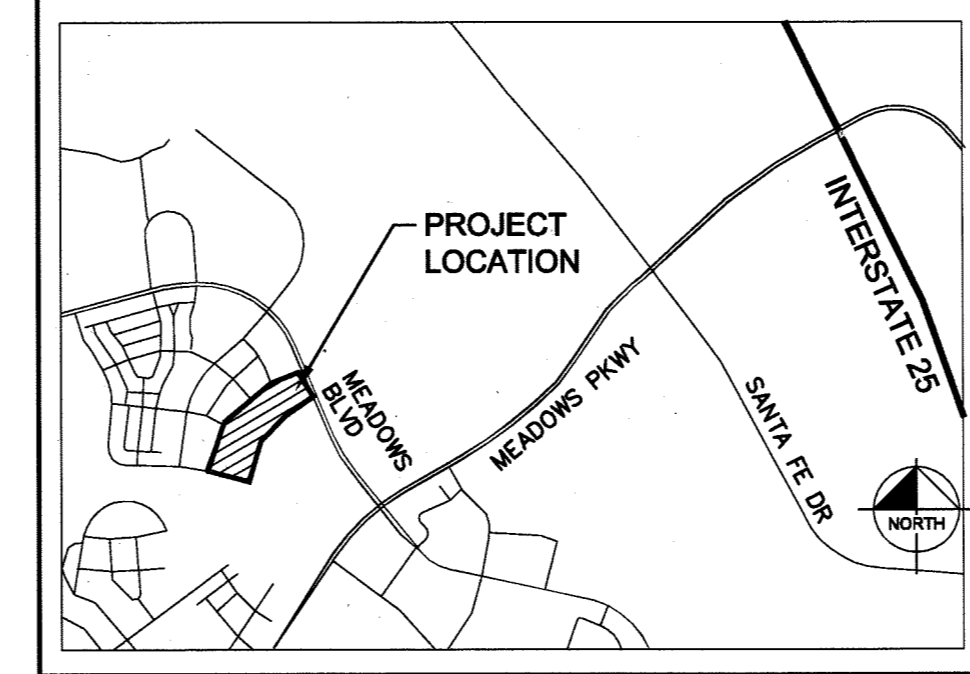
TOWN COUNCIL APPROVAL
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF October, 2016.
Paul Donahue Mayor 10/12/16
Attest: Kelly Mue Town Clerk 10-18-16



SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
SDP16-0015

ABBREVIATIONS

APPD	APPROVED	APPD	APPROVED
APPROX	APPROXIMATE	APPD	APPROVED
CTV	CABLE TELEVISION	APPD	APPROVED
CY	CUBIC YARDS	APPD	APPROVED
E	ELECTRIC	APPD	APPROVED
EL	ELECTRIC	APPD	APPROVED
ELEC	ELECTRIC	APPD	APPROVED
EP	EDGE OF PAVEMENT	APPD	APPROVED
EX	EXISTING	APPD	APPROVED
FL	FLOW LINE	APPD	APPROVED
FO	FIBER OPTIC	APPD	APPROVED
G	GAS	APPD	APPROVED
HP	HIGH POINT	APPD	APPROVED
IRRIG	IRRIGATION	APPD	APPROVED
LF	LINEAR FEET	APPD	APPROVED
LP	LOW POINT	APPD	APPROVED
LS	LUMP SUM	APPD	APPROVED
MAX	MAXIMUM	APPD	APPROVED
MH	MANHOLE	APPD	APPROVED
MIN	MINIMUM	APPD	APPROVED
NO	NUMBER	APPD	APPROVED
NTS	NOT TO SCALE	APPD	APPROVED
PC	POINT OF CURVATURE	APPD	APPROVED
PR	PROPOSED	APPD	APPROVED
PSI	POUNDS PER SQUARE INCH	APPD	APPROVED
PT	POINT OF TANGENCY	APPD	APPROVED
REV	REVISION	APPD	APPROVED
ROW	RIGHT-OF-WAY	APPD	APPROVED
SD	STORM DRAIN	APPD	APPROVED
SF	SQUARE FEET	APPD	APPROVED
SS	SANITARY SEWER	APPD	APPROVED
ST	STREET	APPD	APPROVED
STA	STATION	APPD	APPROVED
SW	SIDEWALK	APPD	APPROVED
SY	SQUARE YARDS	APPD	APPROVED
T	TELEPHONE	APPD	APPROVED
TC	TOP OF CURB	APPD	APPROVED
TYP	TYPICAL	APPD	APPROVED
VAR	VARIABLE	APPD	APPROVED
W	WATER	APPD	APPROVED



VICINITY MAP
1" = 2000'

SHEET NO.	SHEET INDEX
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	GRADING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	UTILITY PLAN
8	LANDSCAPE COVER SHEET
9	PRELIMINARY LANDSCAPE PLAN
10	PRELIMINARY LANDSCAPE PLAN
11	PRELIMINARY LANDSCAPE PLAN
12	PRELIMINARY LANDSCAPE PLAN
13	PRELIMINARY LANDSCAPE PLAN
14	PRELIMINARY LANDSCAPE PLAN
15	BUILDING ELEVATIONS
16	BUILDING ELEVATIONS
17	BUILDING ELEVATIONS
18	BUILDING ELEVATIONS
19	BUILDING ELEVATIONS
20	ELECTRICAL SITE LIGHTING PLAN
21	ELECTRICAL SITE PHOTOMETRIC LIGHTING CUTSHEETS
22	SAFFRON DRIVE SECTION (FOR REFERENCE ONLY)

SUMMARY TABLE

LAND AREA WITHIN PROPERTY LINES	645,995 SF. - 14.83 AC
ZONING	TOWN CENTER (TC)
NUMBER OF BUILDINGS	24+1
TOTAL GROSS FLOOR AREA	406,000 SF.
BUILDING SETBACKS AND SEPARATIONS	15'
MAXIMUM HEIGHT OF BUILDINGS	35'
TOTAL BUILDING COVERAGE	216,774 SF.
PARKING COVERAGE	67,032 SF.
STREET COVERAGE	113,201 SF.
OPEN SPACE/LANDSCAPED COVERAGE	248,988 SF.
TOTAL NUMBER OF PARKING SPACES	432

REQUIRED PARKING TABULATION:

REQ. SPACES/UNIT TYPE	UNITS ON SITE	REQ. SPACES
1/1 BEDROOM	96	96
2/2 BEDROOM	96	192
3/3 BEDROOM	48	144

PARKING TABULATION:

ON-SITE PARKING	REQUIRED	PROVIDED
STANDARD SPACES:	432	432
ACCESSIBLE SPACES:	9	9
VAN ACCESSIBLE SP:	2	2

PARKING TYPE	COUNT
GARAGE SPACES:	288
SURFACE SPACES:	124
TANDEM SPACES:	20

OWNER/DEVELOPER
THE GARRETT COMPANIES
KEN KOZLOL
435 E MAIN STREET
SUITE 220
GREENWOOD, INDIANA 46143
(317) 886-7923

ARCHITECT
HMPHREYS & PARTNERS ARCHITECTS, L.P.
CHARLES SWANSON
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240
(972) 701-9636

LANDSCAPE ARCHITECT
HPLA
DAN ERLANDSON
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240
(972) 701-9636

CIVIL ENGINEER
KIMLEY-HORN
RANDALL J. PHELPS, P.E.
4582 SOUTH ULLSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300

SURVEYOR
AZTEC CONSULTANTS, INC.
DEREK S. BROWN, PLS
300 EAST MINERAL AVENUE
SUITE 1
LITTLETON, CO 80122
(303) 327-7516

MEP
APTUS ENGINEERING
SUJAY REGMI
3400 TRAVISOCK DRIVE
AUSTIN, TX 78748
(512) 872-5059

STRUCTURAL ENGINEER
INTEGRITY STRUCTURAL CONSULTANTS
BEN JOHNSON
12777 JONES ROAD
SUITE 388
HOUSTON, TX 77070
(281) 894-7099

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 THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DEREK S. BROWN, PLS NO. 38064
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED August 5, 2004 AT RECEPTION NO. 2004081845 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 7th DAY OF October, 2016
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF October
2016 by John A Fox as Authorized Agent
OF CASTLE ROCK LAND CO., LLC, WITNESS MY HAND AND OFFICIAL SEAL
Kelly Beach
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-7-16

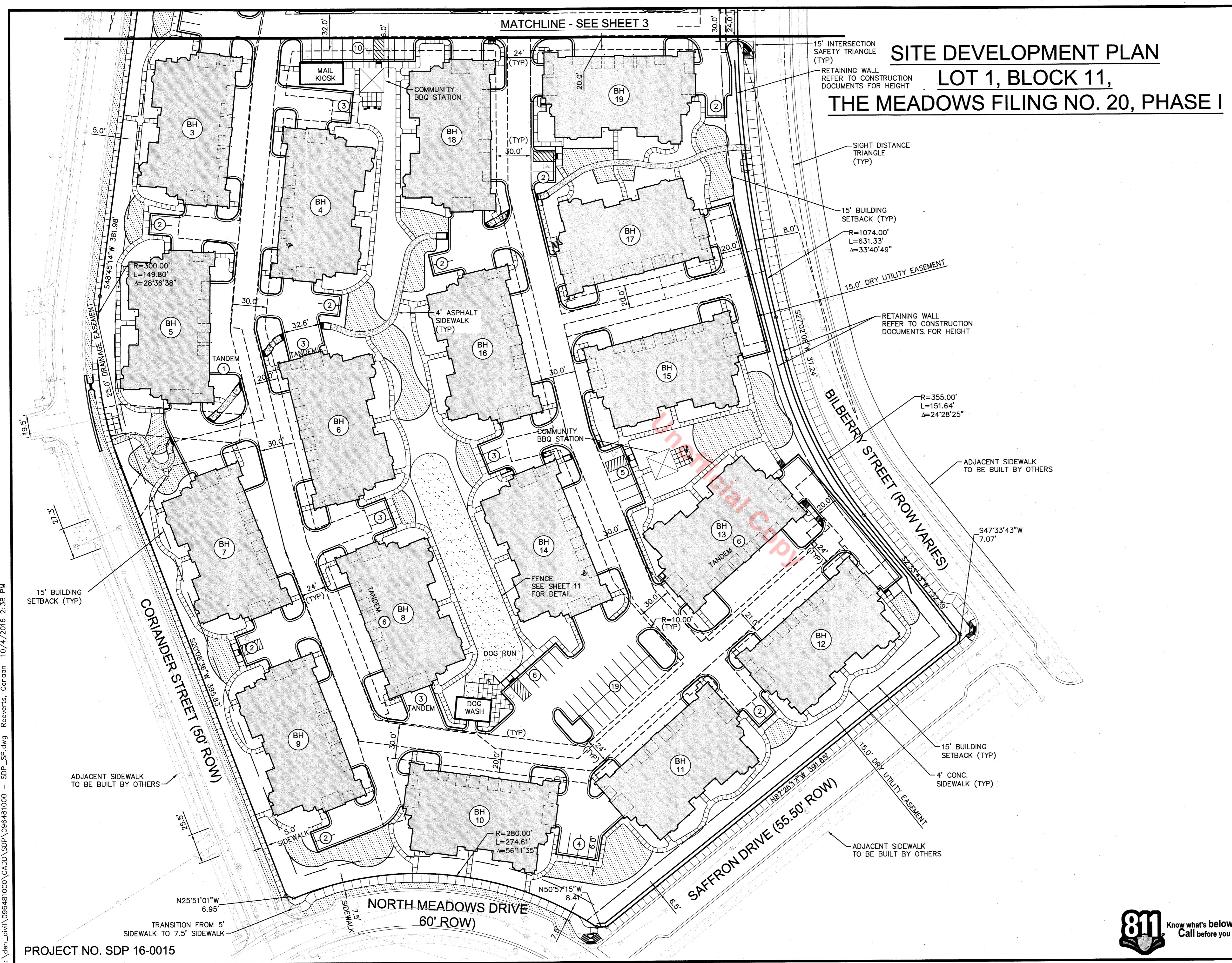
CIVIL ENGINEER'S STATEMENT
I, RANDALL J. PHELPS, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
Randall J. Phelps 10/17/16
REGISTERED PROFESSIONAL ENGINEER DATE
RANDALL J. PHELPS, PE CO 35204

TITLE CERTIFICATION
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE INSURANCE 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.
Scott Bennett
AUTHORIZED REPRESENTATIVE
LAND TITLE INSURANCE Co.
TITLE COMPANY
SIGNED THIS 7th DAY OF October, 2016
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF October, 2016
2016 by Scott Bennett as Authorized Representative of Land Title Insurance Co.
WITNESS MY HAND AND OFFICIAL SEAL
KRISTINA DOORGEEST
NOTARY PUBLIC
STATE OF COLORADO
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 25, 2020

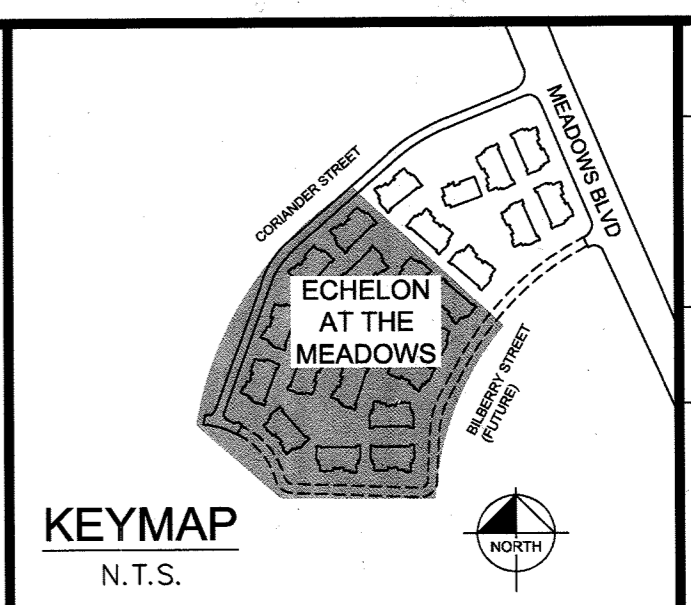
DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:19 pm ON THE 19th DAY OF October 2016 AT RECEPTION NO. 2016074704
DOUGLAS COUNTY CLERK AND RECORDER
By: [Signature] DEPUTY
OWNERSHIP CERTIFICATE
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
[Signature]
CASTLE ROCK DEVELOPMENT COMPANY, INC.
SIGNED THIS 7th DAY OF October, 2016
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF October, 2016
2016 by James King as President
OF CASTLE ROCK DEVELOPMENT COMPANY, INC. WITNESS MY HAND AND OFFICIAL SEAL
Kelly Beach
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-7-16

DESIGNED BY: CHR
DRAWN BY: CHR
CHECKED BY: RUP
DATE: 9/12/16
PROJECT NO. SDP 16-0015
LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
SITE DEVELOPMENT PLAN
COVER SHEET
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley-Horn and Associates, Inc.
PROJECT NO. 096481000
SHEET 1

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SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I



NO.	REVISION	DATE	BY	APPR.
1	SITE DEVELOPMENT PLAN	10/04/16	CHR	RJP

		DESIGNED BY: CHR
		DRAWN BY: CTM
2015 KIMLEY-HORN AND ASSOCIATES, INC. 4582 S. Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300		CHECKED BY: RJP
		DATE: 9/12/16

- PROPOSED BUILDING
- PROPOSED DOWNSPOUT (SEE CONSTRUCTION PLANS)
- LANDSCAPE MATERIAL ALT. 1. (REFER TO LANDSCAPE PLANS)
- LANDSCAPE MATERIAL ALT. 2. (REFER TO LANDSCAPE PLANS)
- HARDSCAPE MATERIAL (REFER TO LANDSCAPE PLANS)
- LANDSCAPE EDGER (REFER TO LANDSCAPE PLANS)
- PARKING COUNT

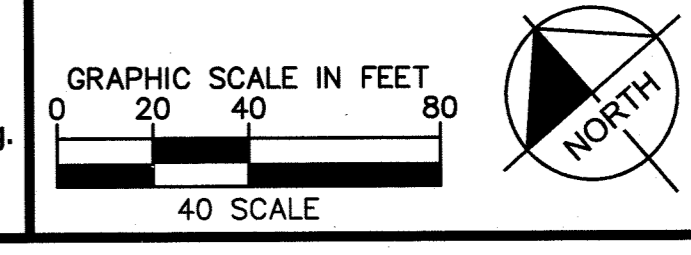
- NOTES:**
- EXISTING ZONING IS TOWN CENTER (TC). EXISTING LAND-USE IS UNDEVELOPED.
 - SIDEWALKS ADJACENT TO "HEAD-IN" PARKING ARE 6' WIDE. ALL OTHER SIDEWALKS INTERNAL TO THE PROPERTY LINE ARE 4' WIDE UNLESS OTHERWISE NOTED.
 - ALL DRIVE AISLES ARE 24' WIDE UNLESS OTHERWISE NOTED. IRREGULAR DRIVE AISLE WIDTHS GREATER THAN 24' WIDE ARE NOTED ON THE CONSTRUCTION DOCUMENTS.
 - ALL LINES DRAWN INTERNAL TO THE BUILDINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND ARE TO BE REVIEWED ON THE CONSTRUCTION DOCUMENT PLANS.

BENCHMARK AND DATUM
 DOUGLAS COUNTY GIS MONUMENT 2.015030 BEING A 3" BRASS CAP LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, T7S, R67 W, 6TH PM.
 ALL ELEVATIONS ARE BASED ON DATUM NAVD 1988, ELEVATION=6082.17

PROJECT NO. SDP 16-0015
 LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
 SITE DEVELOPMENT PLAN
 SITE PLAN

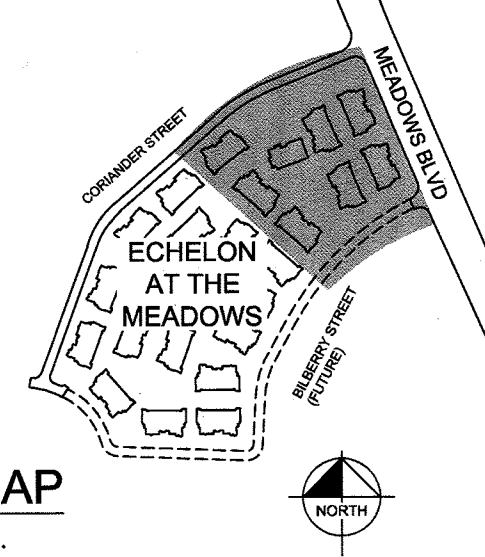
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

PROJECT NO. 096481000
 SHEET 2



PROJECT NO. SDP 16-0015

SITE DEVELOPMENT PLAN LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I



KEYMAP
N.T.S.

NO.	REVISION	BY	DATE	R/J/P	APPR
1	SITE DEVELOPMENT PLAN	CHR	10/04/16	RJP	

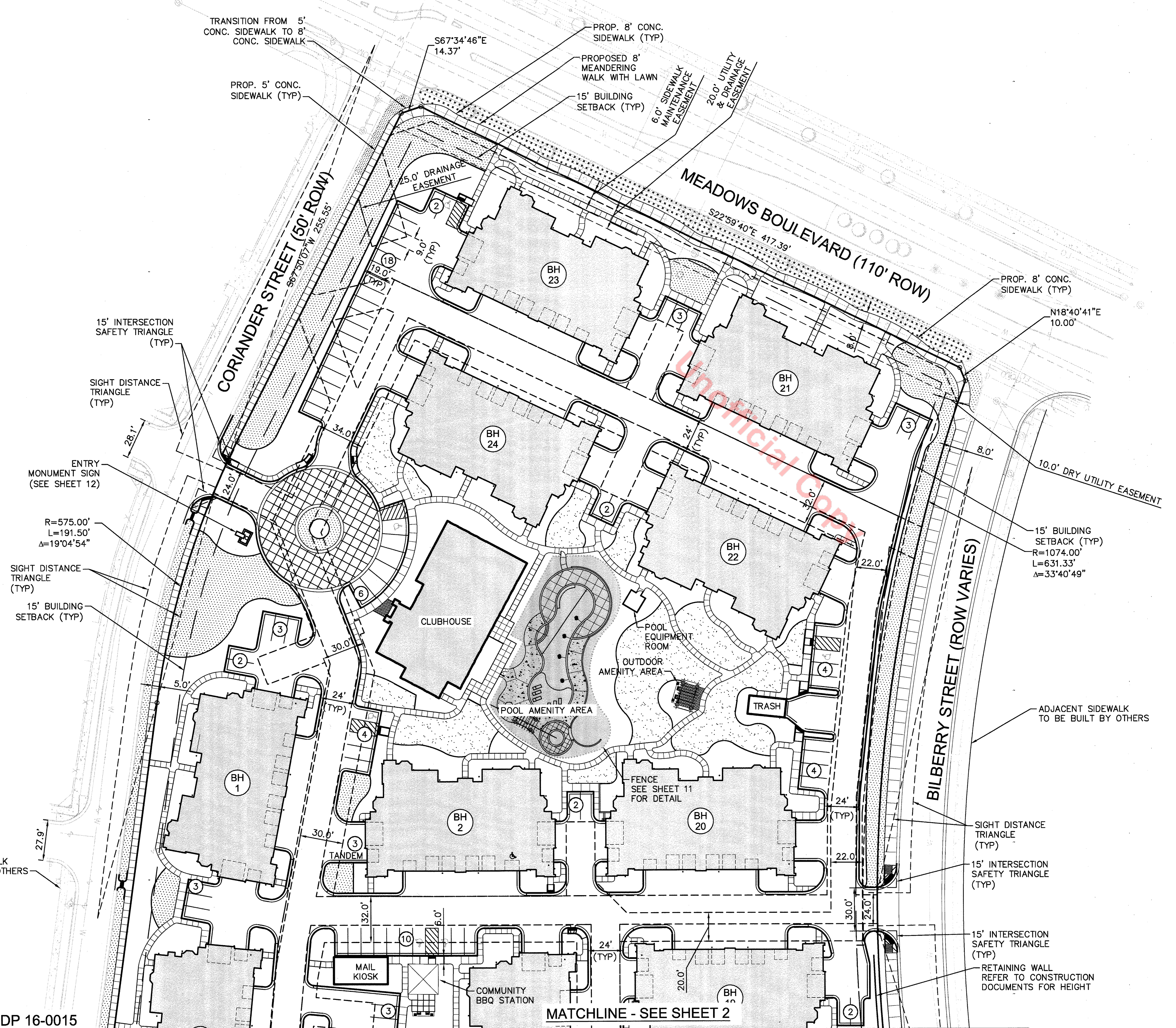
Kimley»Horn
2015 KIMLEY-HORN AND ASSOCIATES, INC.
4562 S. Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: CHR
DRAWN BY: CTM
CHECKED BY: RJP
DATE: 9/12/16

PROJECT NO. SDP 16-0015
LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
SITE DEVELOPMENT PLAN
SITE PLAN

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

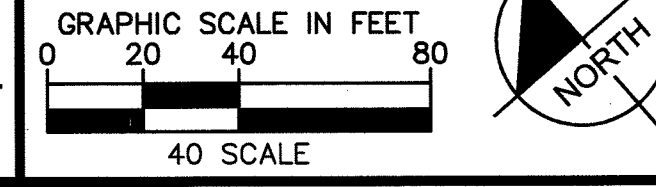
PROJECT NO.
096481000
SHEET
3



- PROPOSED BUILDING
- PROPOSED DOWNSPOUT (SEE CONSTRUCTION PLANS)
- LANDSCAPE MATERIAL ALT 1. (REFER TO LANDSCAPE PLANS)
- LANDSCAPE MATERIAL ALT 2. (REFER TO LANDSCAPE PLANS)
- HARDSCAPE MATERIAL (REFER TO LANDSCAPE PLANS)
- LANDSCAPE EDGER (REFER TO LANDSCAPE PLANS)
- ③ PARKING COUNT

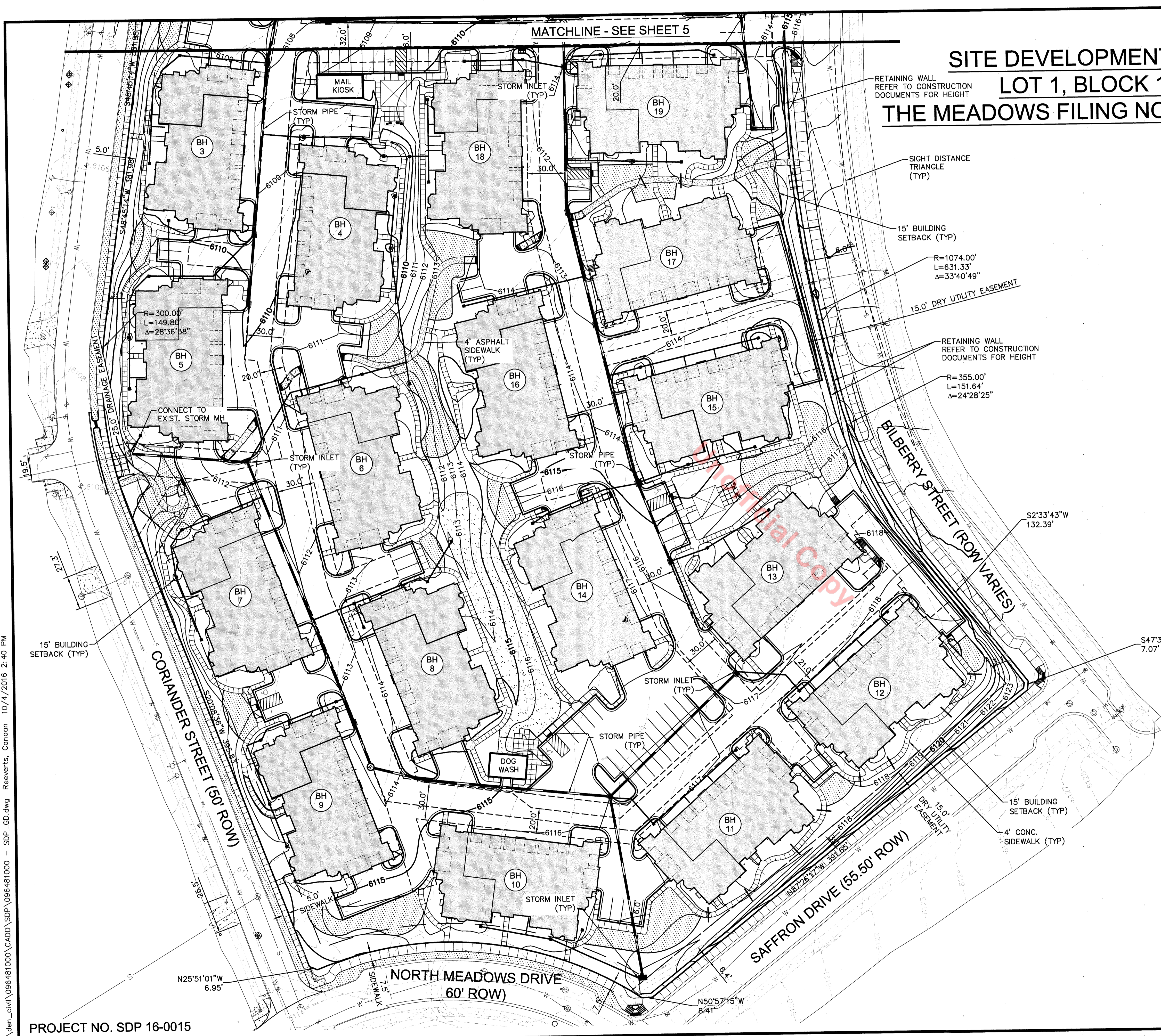
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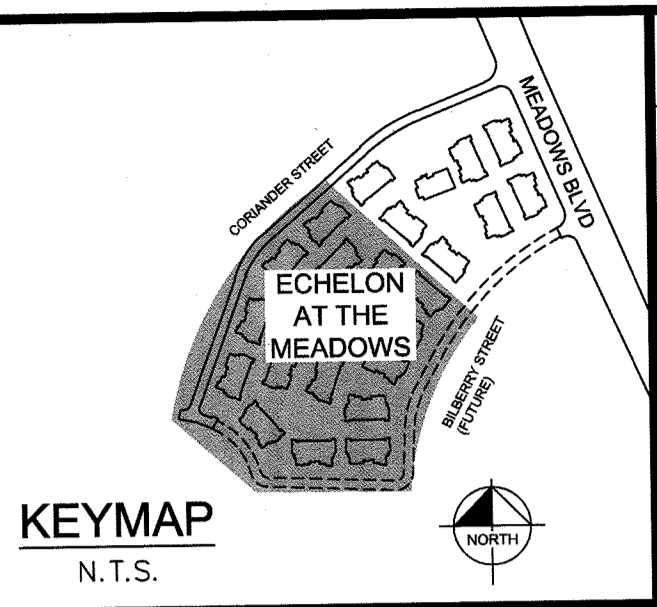


PROJECT NO. SDP 16-0015

MATCHLINE - SEE SHEET 2



SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I



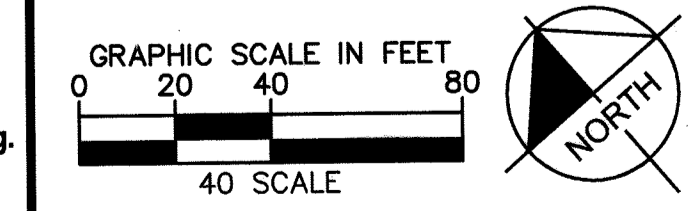
NO.	REVISION	BY	DATE	R/J/P	APPR.
1	SITE DEVELOPMENT PLAN	CHR	10/04/16	RJP	

Kimley»Horn
 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 S. Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: CHR
 DRAWN BY: CTR
 CHECKED BY: RJP
 DATE: 9/12/16

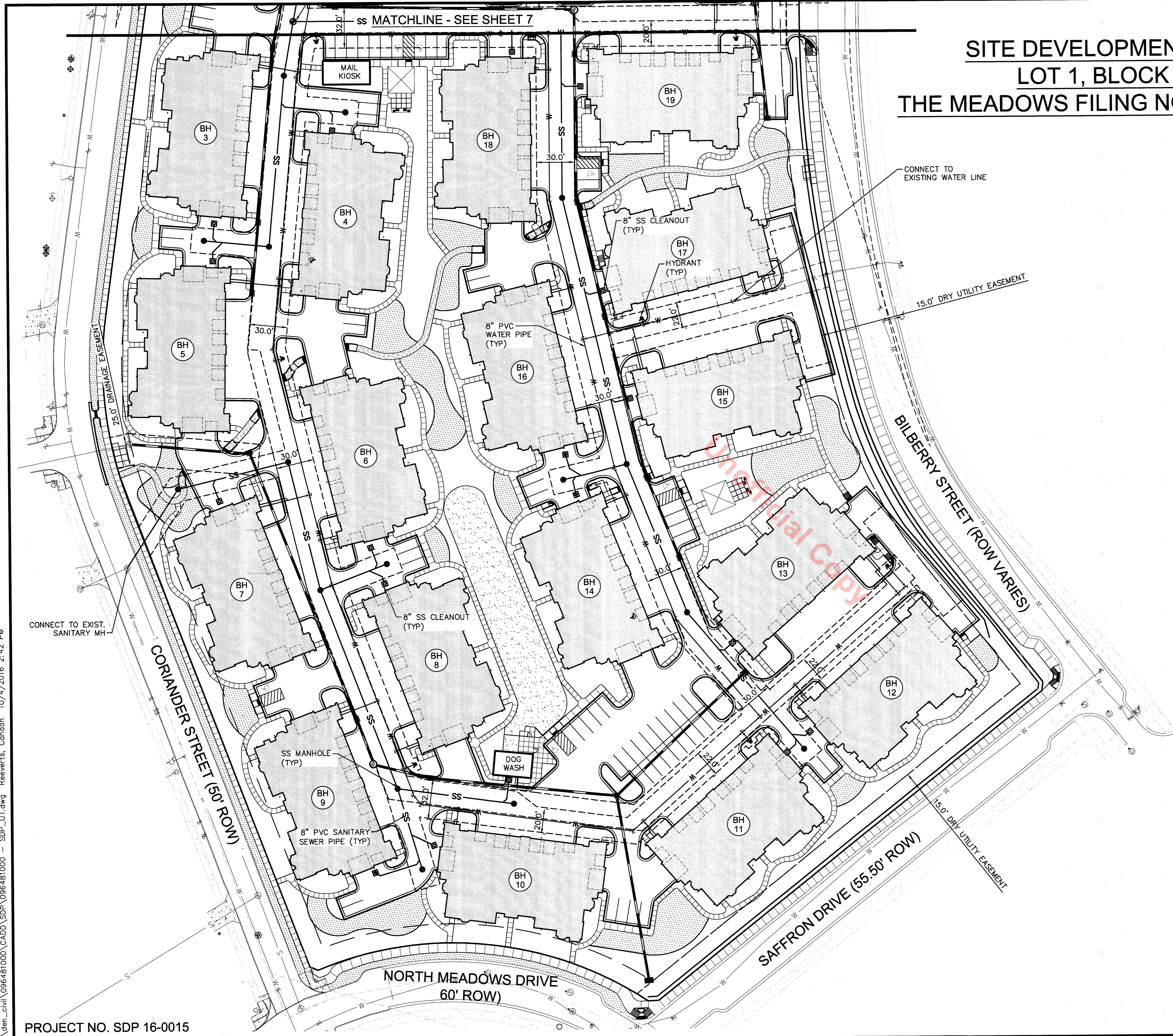
PROJECT NO. SDP 16-0015
 LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
 SITE DEVELOPMENT PLAN
 GRADING PLAN

BENCHMARK AND DATUM
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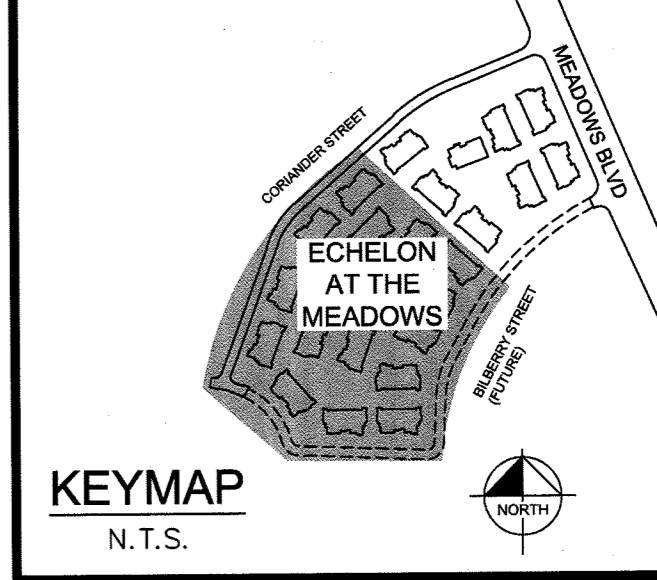


PROJECT NO. SDP 16-0015

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 096481000
 SHEET
 4



SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I



NO.	REVISION	BY	DATE	R/P	APPR
1	SITE DEVELOPMENT PLAN	CHR	10/04/16	R/P	
				DATE	

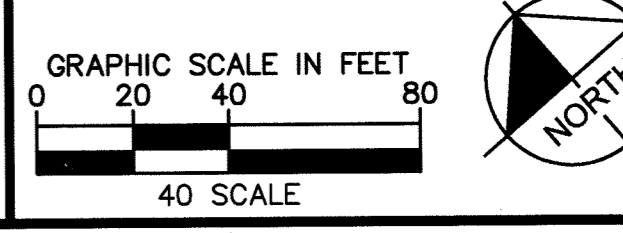
Kimley»Horn
 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 S. Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: CHR
 DRAWN BY: CTM
 CHECKED BY: RJP
 DATE: 9/12/16

PROJECT NO. SDP 16-0015
 LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
 SITE DEVELOPMENT PLAN
 UTILITY PLAN

- NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET
 3. ALL SANITARY SEWER PIPES, WATER PIPES, AND STORM SEWER PIPES MAINTAIN A MINIMUM 10' O.C. SEPARATION
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

BENCHMARK AND DATUM
 DOUGLAS COUNTY GIS MONUMENT 2.015030 BEING A 3" BRASS CAP LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, T7S, R67 W, 6TH PM.
 ALL ELEVATIONS ARE BASED ON DATUM NAVD 1988, ELEVATION=6082.17

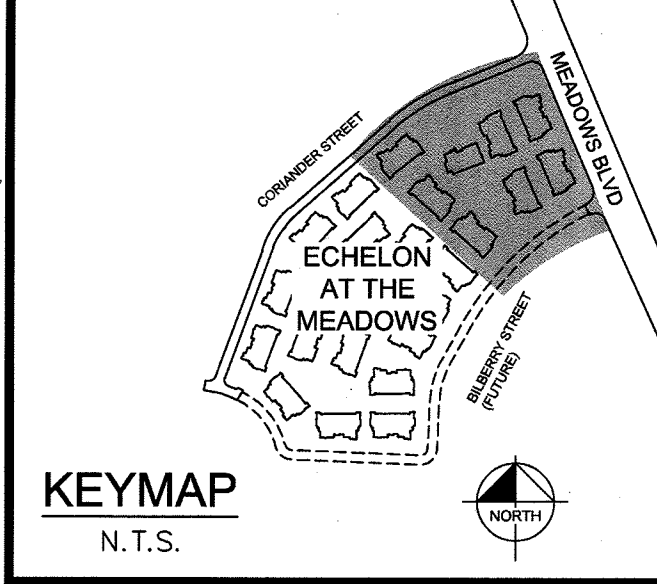


PROJECT NO. SDP 16-0015

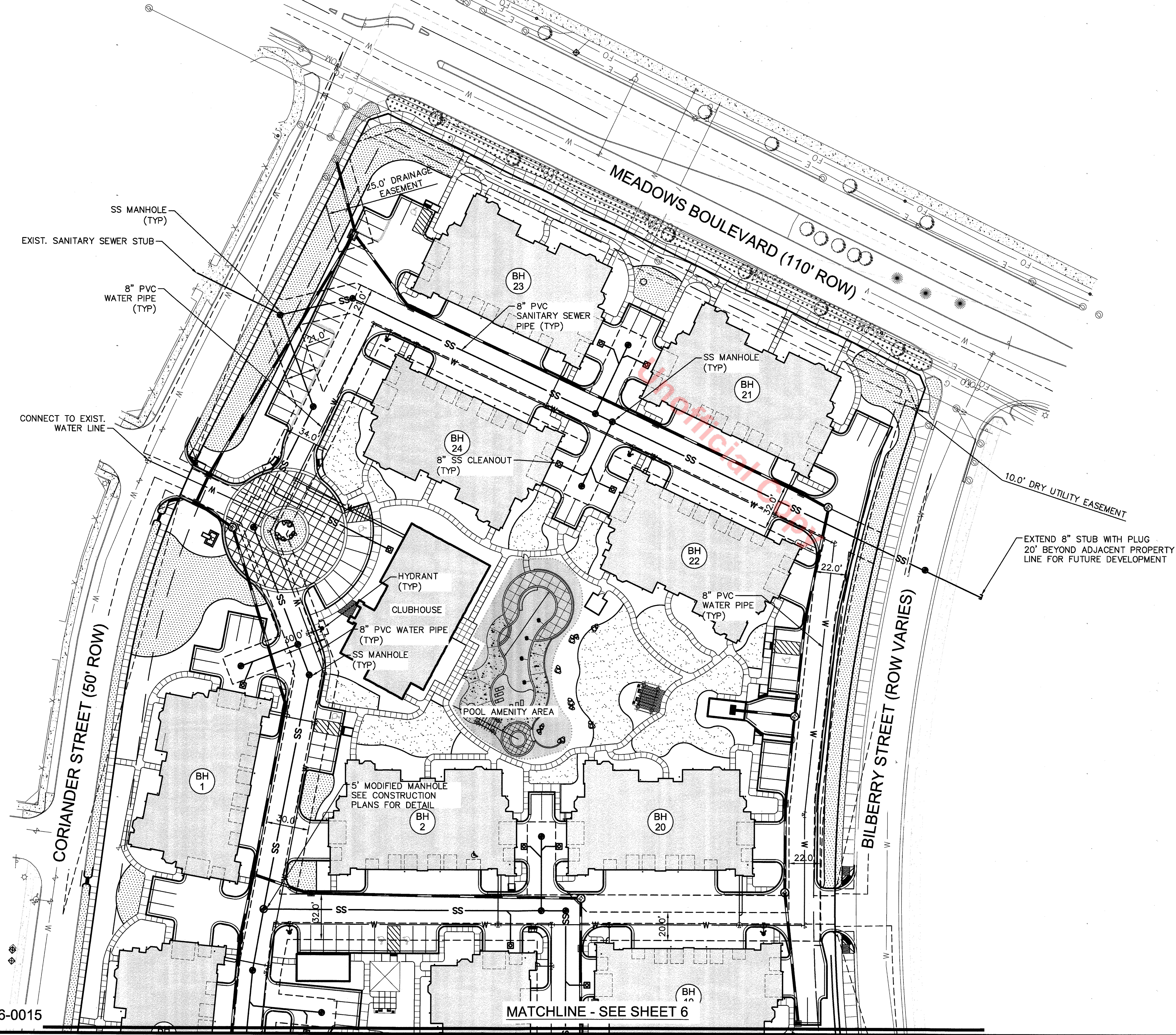
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096481000
 SHEET
 6

SITE DEVELOPMENT PLAN LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I



NO.	REVISION	DATE	BY	APPR
1	SITE DEVELOPMENT PLAN	10/04/16	CHR	RJP



Kimley»Horn
 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 4562 S. Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: CHR
 DRAWN BY: CTM
 CHECKED BY: RJP
 DATE: 9/12/16

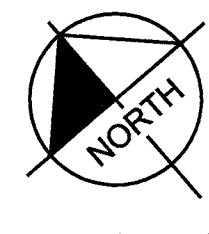
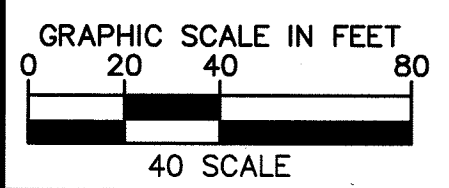
PROJECT NO. SDP 16-0015
 LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
 SITE DEVELOPMENT PLAN
 UTILITY PLAN

- NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET
 3. ALL SANITARY SEWER PIPES, WATER PIPES, AND STORM SEWER PIPES MAINTAIN A MINIMUM 10' O.C. SEPARATION
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

BENCHMARK AND DATUM
 DOUGLAS COUNTY GIS MONUMENT 2.015030 BEING A 3" BRASS CAP LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, T7S, R67 W, 6TH PM.
 ALL ELEVATIONS ARE BASED ON DATUM NAVD 1988, ELEVATION=6082.17

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096481000
 SHEET
 7



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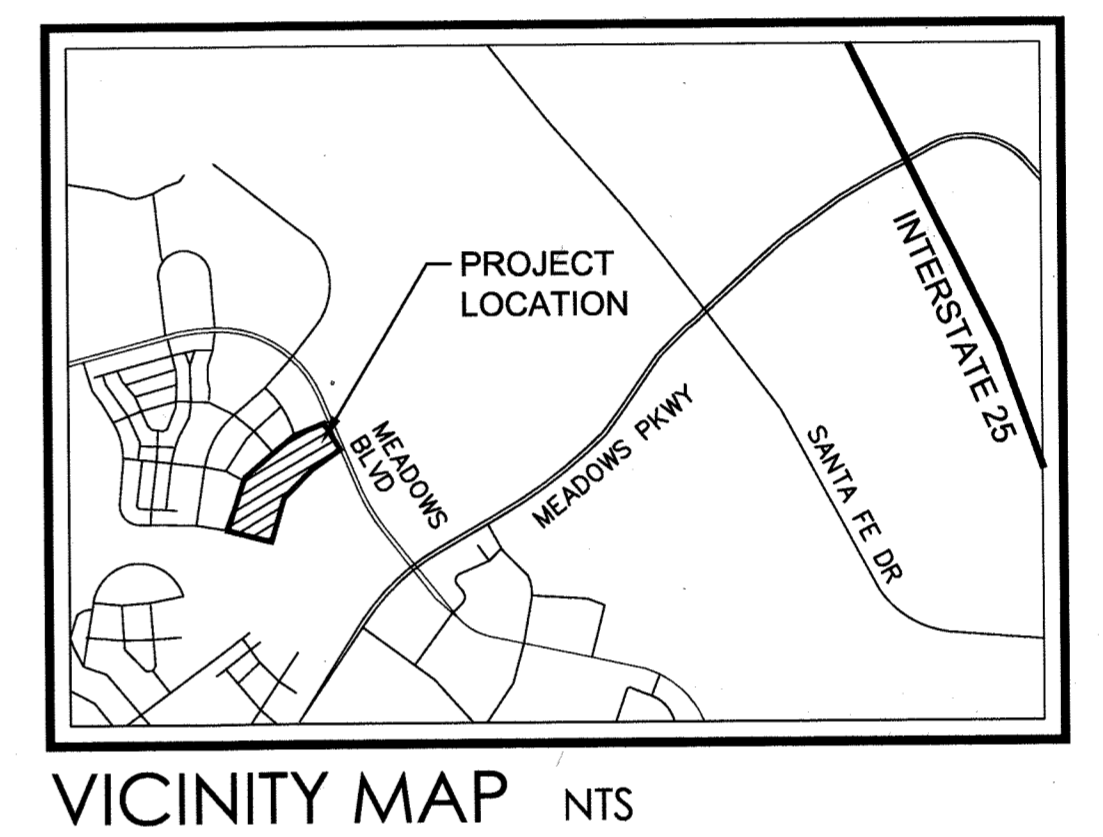
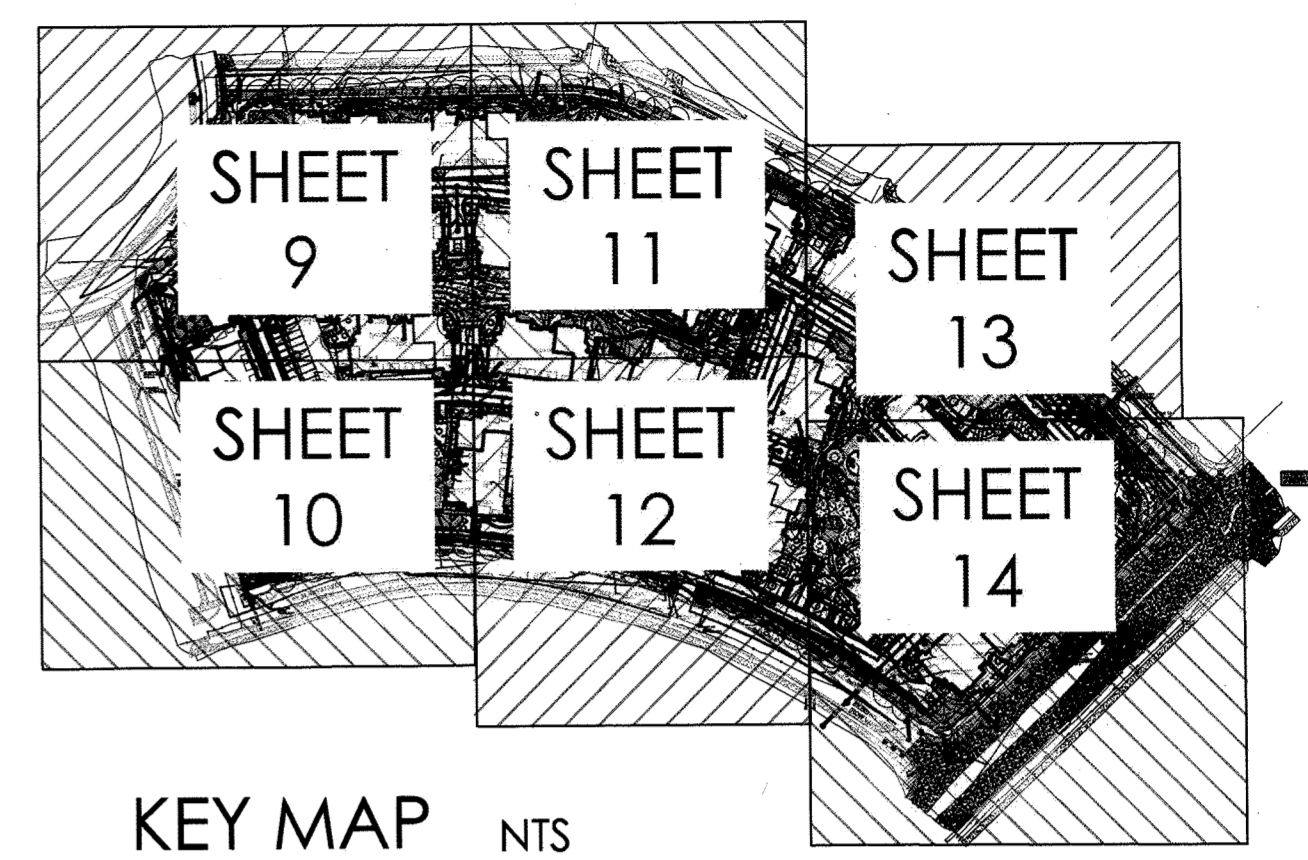
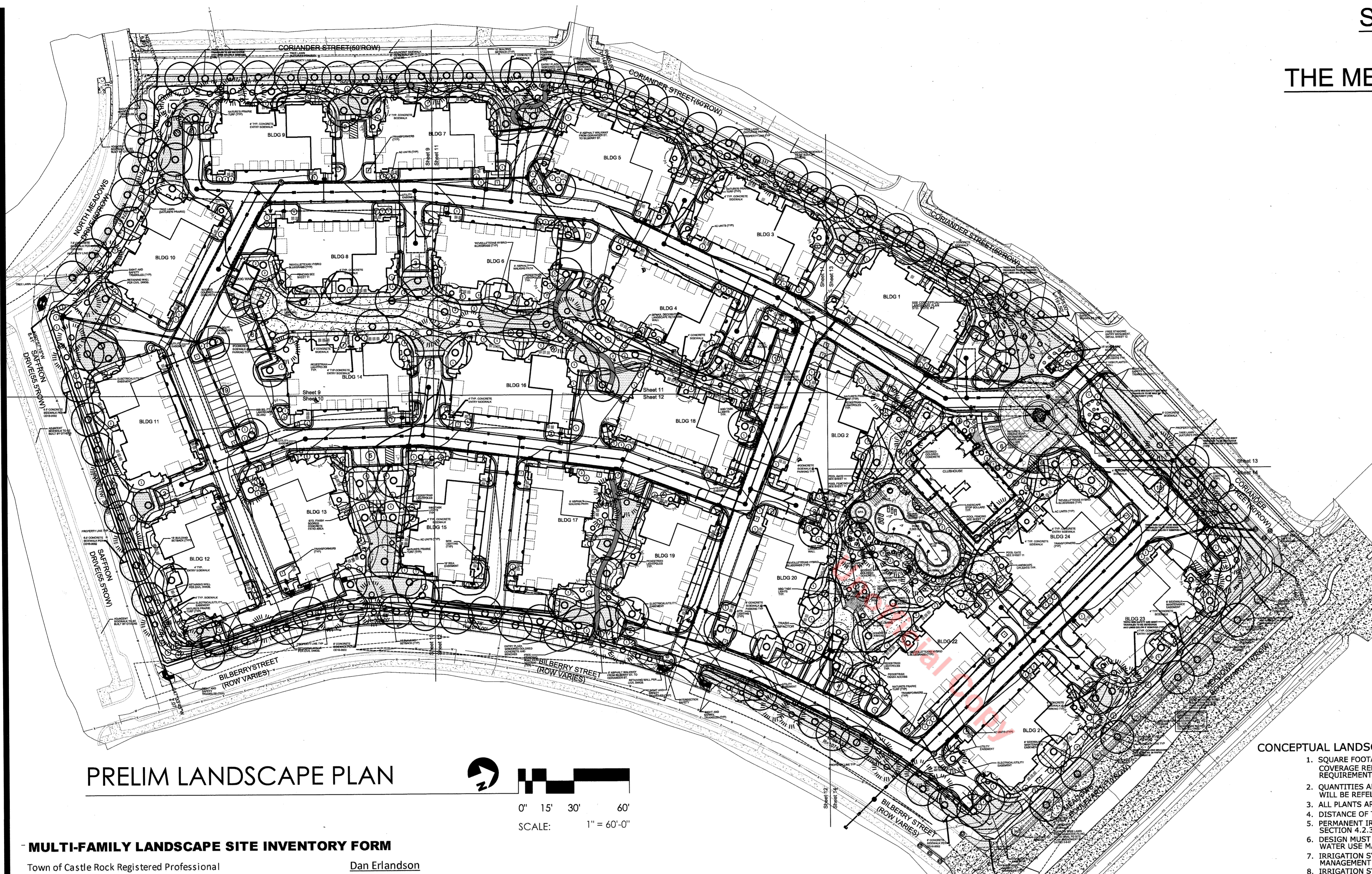
PROJECT NO. SDP 16-0015

MATCHLINE - SEE SHEET 6

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I

Designed by:		
Drawn by:		
Architect of Record:	DRE	
Date Plotted:	10.03.16	
Issue for Picking / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS
1		
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3		

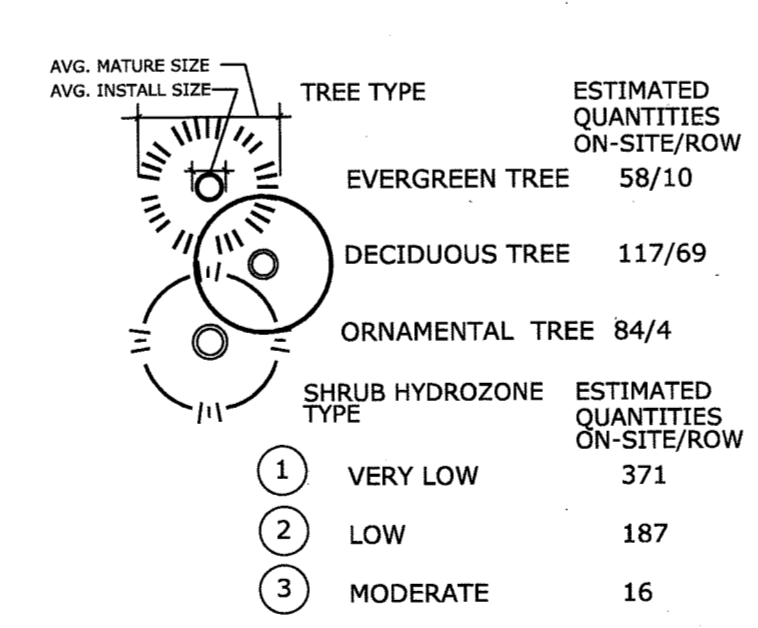


MULTI-FAMILY LANDSCAPE SITE INVENTORY FORM

Town of Castle Rock Registered Professional: **Dan Erlandson**
 Town of Castle Rock Registration #: **5339 Alpha Road Suite 300 Dallas, TX. 75240**
 Company Name: **HPLA** Address: **5339 Alpha Road Suite 300 Dallas, TX. 75240**
 Phone: **214.269.5150** Email: **Dan@hplastudio.com** Date: **9/30/2016**

PROJECT NAME: **The Meadows Filing 20, Lot 1, Block 11, "Echelon" Apartments, SDP16-0015**

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
645,995 sq.ft./ 14.83 acres	197,490 sq.ft./ 4.53 acres	Nature's Prairie/ 35,025 sq.ft. Reveille Texas' Hybrid Bluegrass/ 20,345 sq.ft.	Approx. 35,550 sq.ft./ avg. 18% of total LS area	Site-259 ROW-89 ROW (ex) should be (7) *ROW (ex) is (6)/TCR to coord. w/CRDC to add (1) tree	259			4 cu.yds of organic matter per 1,000 sq.ft. rottled into a depth of 6"	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
23,125 sq.ft.	6,890 sq.ft.	124	Approx. 1,035 sq.ft./ avg. 15% of total P-LOT LS	2/ 1,060 sq.ft.	Meets min. of 6' width	5	32	10	31



GENERAL METHODS OF IRRIGATION
 WATER CONSERVATION IS OF UTMOST IMPORTANCE FOR THIS PROJECT. AN EFFICIENT IRRIGATION SYSTEM WILL BE DESIGNED USING THE LATEST IN WATER CONSERVATION EQUIPMENT AVAILABLE. THIS INCLUDES: SMART CONTROLLERS, WIND & RAIN SENSORS, AND MULTI-PORT EMITTERS PROVIDING DRIP IRRIGATION TO EACH PLANT & TURF AREA BEING WATERED WITH OVERHEAD SPRAY ROTORS. SEPARATE IRRIGATION ZONES WILL BE PROVIDED FOR SIMILAR PLANT TYPES LOCATED IN DIFFERENT EXPOSED AREAS.

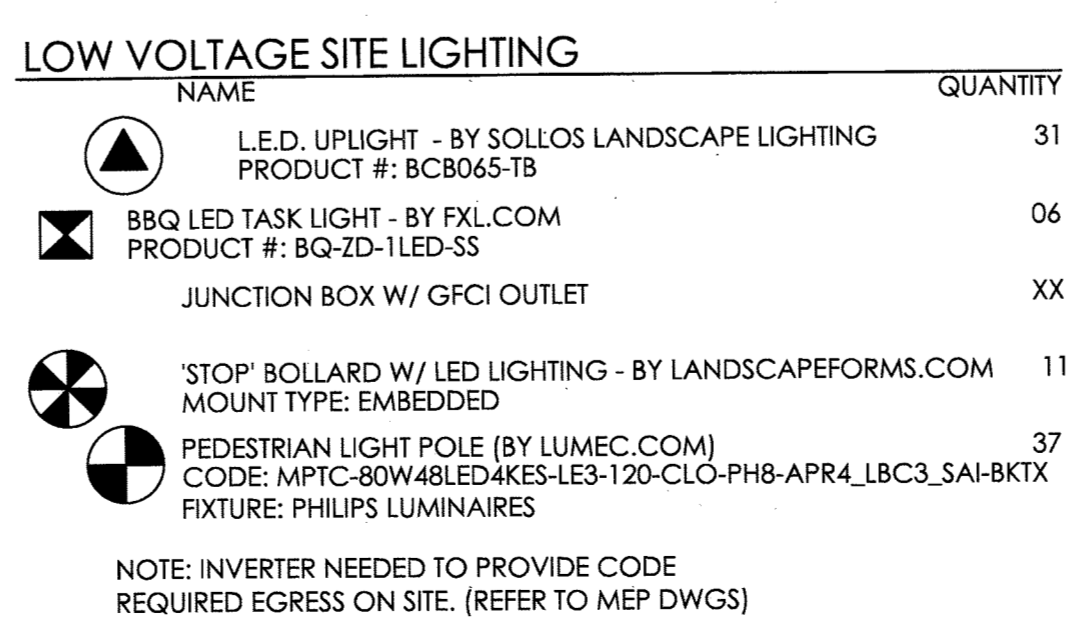
CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- 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 MATERIAL ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRONED 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.
- WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THAN 12 INCHES AND A BRANCHING HEIGHT NO LESS THAN 8 FEET, AS MEASURED FROM THE ADJACENT STREET FLOWLINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. THE TREE SPECIES WILL BE OF A TYPE THAT WILL NATURALLY CONFORM TO THESE SPECIFICATIONS WHEN MATURE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW THE 8 FEET HEIGHT.

CLWUR CHART FOR TOWN OF CASTLE ROCK

IRRIG ZONE	PLANT TYPE	APP. RATE (INCHES/MONTH)	ZONE	% OF TOTAL AREA	IA (IRRIG. AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWURX IA/TA)
1	VERY LOW WATER USE	>1" a month/ >5" a grow season	VL	.34	67,088	1.5	197,490	.51
2	LOW WATER USE	>2" a month/ >10" a grow season	L	.19	37,737	1.5	197,490	.29
3	MODERATE WATER USE	>3" a month/ >15" a grow season	M	.06	12,579	4.5	197,490	.29
4	MODERATE WATER USE TURF (NATURE'S PRAIRIE BY TURF MASTER)	2" a month/ 10" a grow season	M	.18	35,025	3.0	197,490	.53
5	HIGH WATER USE TURF ('REVELLE' TEXAS HYBRID BLUEGRASS BY GARDENER TURFGRASS, INC)	2.5" a month/ 12" a grow season	M	.10	20,145	4.5	197,490	.46

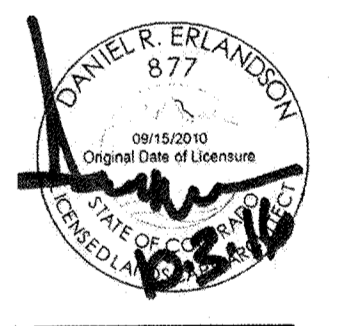
(25% NON LIVING NOT TO EXCEED 49,373) TOTAL OF THE CLWUR = 2.08



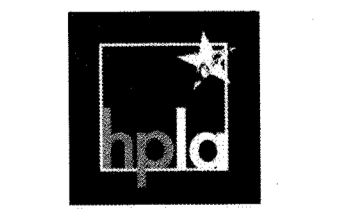
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SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO.20, PHASE 1

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



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 (214) 269-5150 (972) 791-8639 FAX
 DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK OKLAHOMA PHOENIX
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humphreys and partners landscape architecture, llc
 5339 alpha rd suite 300 dallas, tx 75240
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 www.hplastudio.com

SHEET CONTENTS:
 cover sheet

SHEET NO.

8

HPA # 15289

MULTI-FAMILY LANDSCAPE SITE INVENTORY FORM

Town of Castle Rock Registered Professional **Dan Erlandson**
 Town of Castle Rock Registration # **877**
 Company Name **HPLA** Address **5339 Alpha Road Suite 300 Dallas, TX. 75240**
 Phone **214.269.5150** Email **Dan@hplastudio.com** Date **9/30/2016**
 PROJECT NAME **The Meadows Filing 20, Lot 1, Block 11, "Echelon" Apartments, SDP16-0015**

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
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Parking Lot (Area in Sq.Ft.)	Landscape Area (Sq.Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
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(25% NON LIVING NOT TO EXCEED 49,373) TOTAL OF THE CLWUR = 2.08

AVG. MATURE SIZE	TREE TYPE	ESTIMATED QUANTITIES ON-SITE/ROW
1	EVERGREEN TREE	58/10
2	DECIDUOUS TREE	117/69
3	ORNAMENTAL TREE	84/4

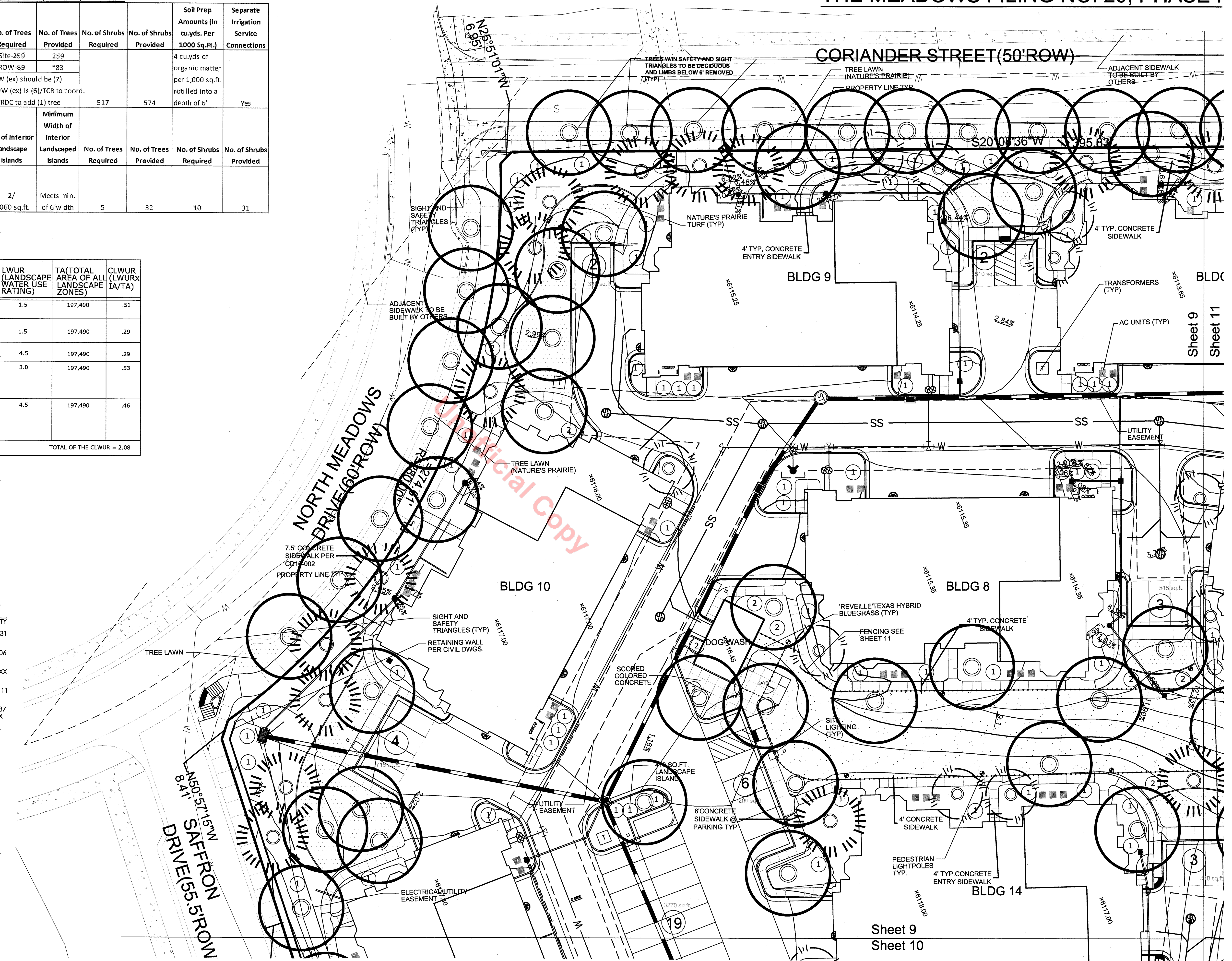
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES ON-SITE/ROW	
1	VERY LOW	371
2	LOW	187
3	MODERATE	16

LOW VOLTAGE SITE LIGHTING

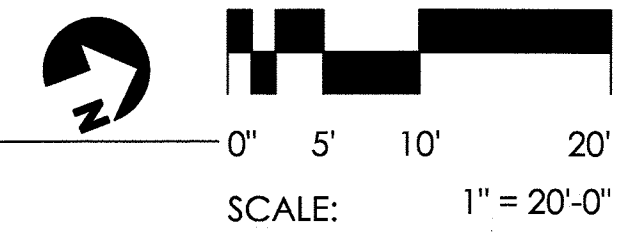
NAME	QUANTITY
L.E.D. UPLIGHT - BY SOLLOS LANDSCAPE LIGHTING PRODUCT #: BCB065-TB	31
BBQ LED TASK LIGHT - BY FXL.COM PRODUCT #: BQ-ZD-1LED-SS	06
JUNCTION BOX W/ GFCCI OUTLET	XX
'STOP' BOLLARD W/ LED LIGHTING - BY LANDSCAPEFORMS.COM MOUNT TYPE: EMBEDDED	11
PEDESTRIAN LIGHT POLE (BY LUMEC.COM) CODE: MPTC-80W4LED4KES-120-CLO-PH8-APR4_LBC3_SAI-BKTX FIXTURE: PHILIPS LUMINAIRE	37

NOTE: INVERTER NEEDED TO PROVIDE CODE REQUIRED EGRESS ON SITE. (REFER TO MEP DWGS)

SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I



PRELIM LANDSCAPE PLAN



SDP16-0015

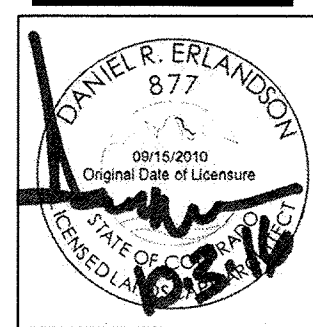
Designed by: _____
 Drawn by: _____
 Architect of Record: **DRE**
 Date Plotted: 10.05.16
 Issue for Pricing / Bidding: _____
 Issue for Permit Application: _____
 Issue for Construction: _____

#	DATE	COMMENTS
1		
2		
3		

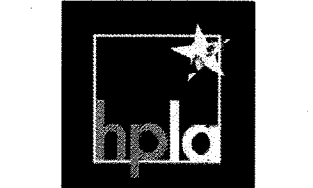
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SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO.20, PHASE I

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HUMPHREYS & PARTNERS
 ARCHITECTS, L.P.
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 DALLAS, TEXAS 75240
 (214) 269-5150 (972) 701-1689 FAX
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humphreys and partners
 landscape architecture, llc
 5339 alpha rd, suite 300
 dallas, tx 75240
 p 214.269.5150 f 972.701.9639
 www.hplastudio.com

SHEET CONTENTS:
 preliminary
 landscape plan

SHEET NO.

9

HPA # 15289

SITE DEVELOPMENT PLAN LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I

Designed by: _____
 Drawn by: _____
 Architect of Record: **DRE**
 Date Picked: 10.03.16
 Issue for Pricing / Bidding: _____
 Issue for Permit Application: _____
 Issue for Construction: _____

Revisions:		
#	DATE	COMMENTS
1		
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AVG. MATURE SIZE AVG. INSTALL. SIZE	TREE TYPE	ESTIMATED QUANTITIES ON-SITE/ROW
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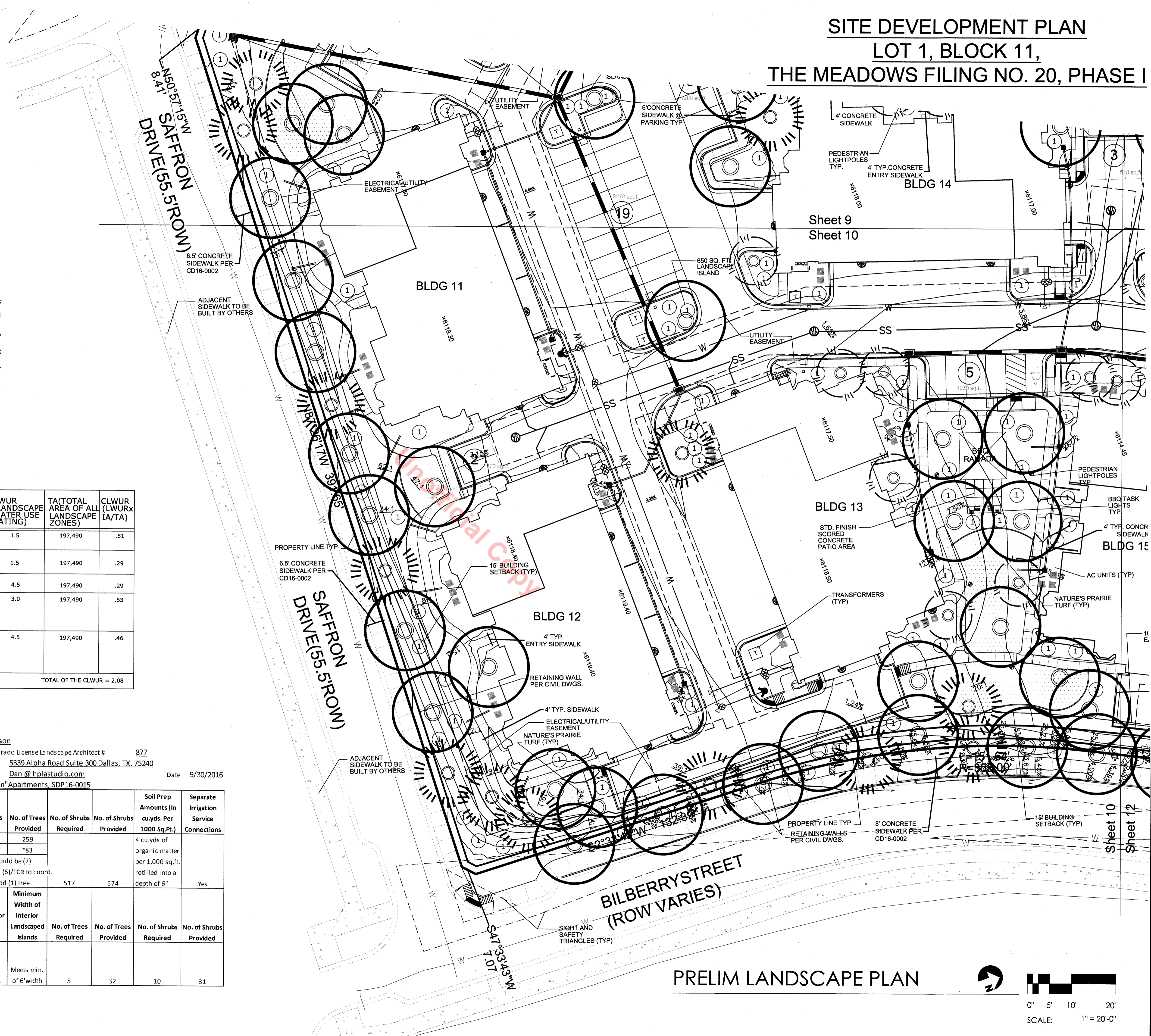
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 Address: **5339 Alpha Road Suite 300 Dallas, TX. 75240**
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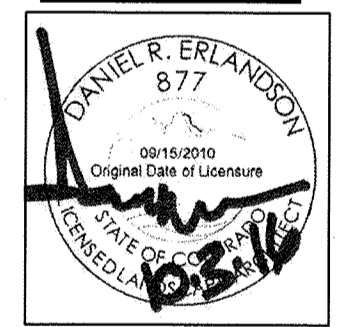
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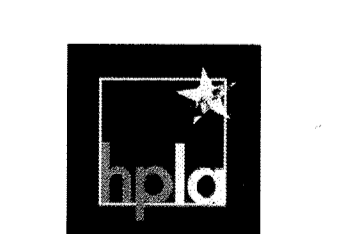


SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO.20, PHASE 1

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 p 214.269.5150 f 972.701.9839
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SHEET CONTENTS:
 preliminary landscape plan

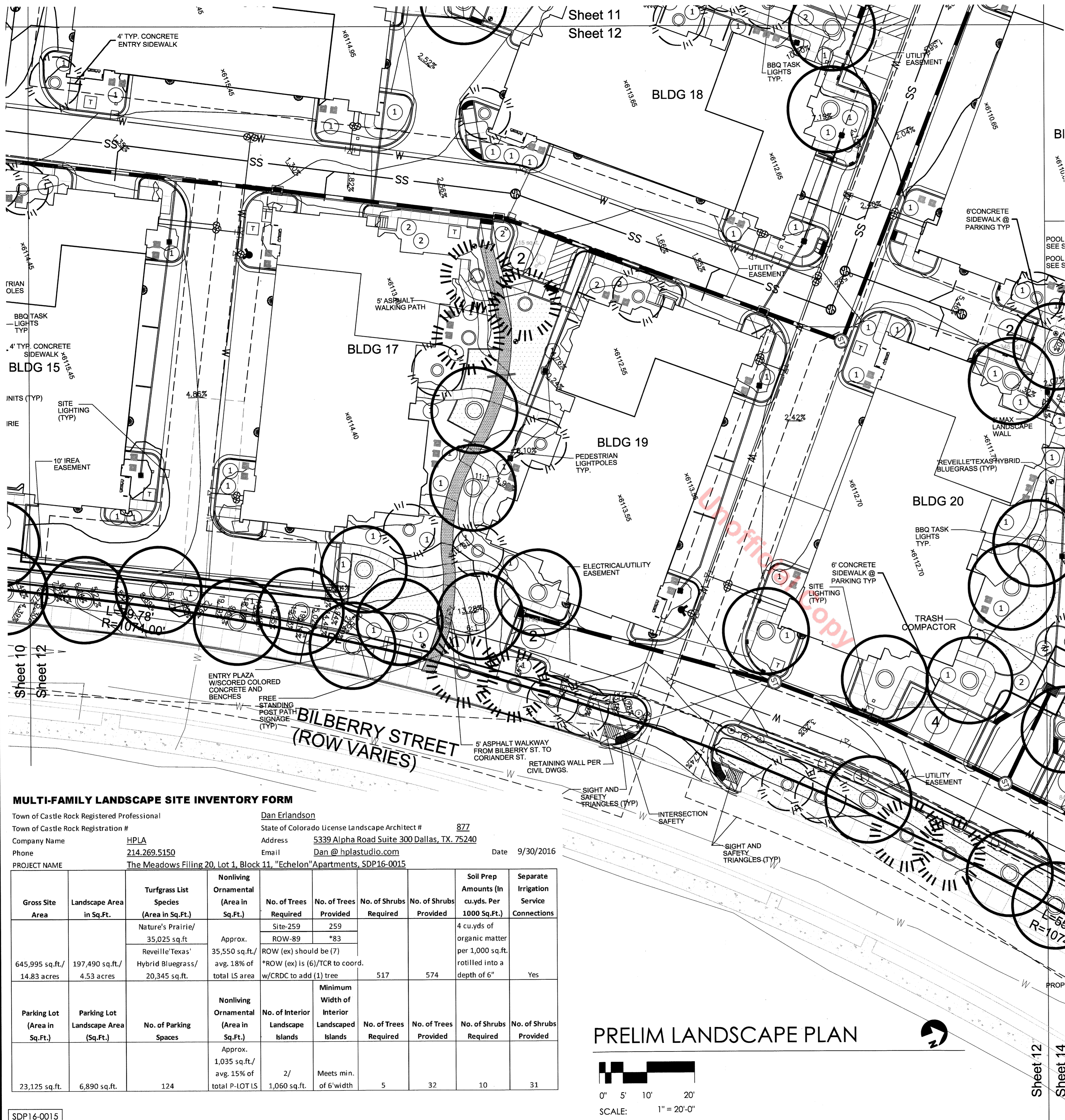


SITE DEVELOPMENT PLAN

LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I

Designed by: _____
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2		
3		



AVG. MATURE SIZE	TREE TYPE	ESTIMATED QUANTITIES ON-SITE/ROW
	EVERGREEN TREE	58/10
	DECIDUOUS TREE	117/69
	ORNAMENTAL TREE	84/4

SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES ON-SITE/ROW
1 VERY LOW	371
2 LOW	187
3 MODERATE	16

LOW VOLTAGE SITE LIGHTING		QUANTITY
▲	L.E.D. UPLIGHT - BY SOLLOS LANDSCAPE LIGHTING PRODUCT #: BC8065-TB	31
■	BBQ LED TASK LIGHT - BY FXL.COM PRODUCT #: BQ-ZD-1LED-SS	06
	JUNCTION BOX W/ GFCCI OUTLET	XX
⊗	'STOP' BOLLARD W/ LED LIGHTING - BY LANDSCAPEFORMS.COM MOUNT TYPE: EMBEDDED	11
⊙	PEDESTRIAN LIGHT POLE (BY LUMEC.COM) CODE: MPTC-80W48LED4KES-LE3-120-CLO-PH8-APR4_LBC3_SAI-BKTX FITTURE: PHILIPS LUMINAIRE	37

NOTE: INVERTER NEEDED TO PROVIDE CODE
 REQUIRED EGRESS ON SITE. (REFER TO MEP DWGS!)

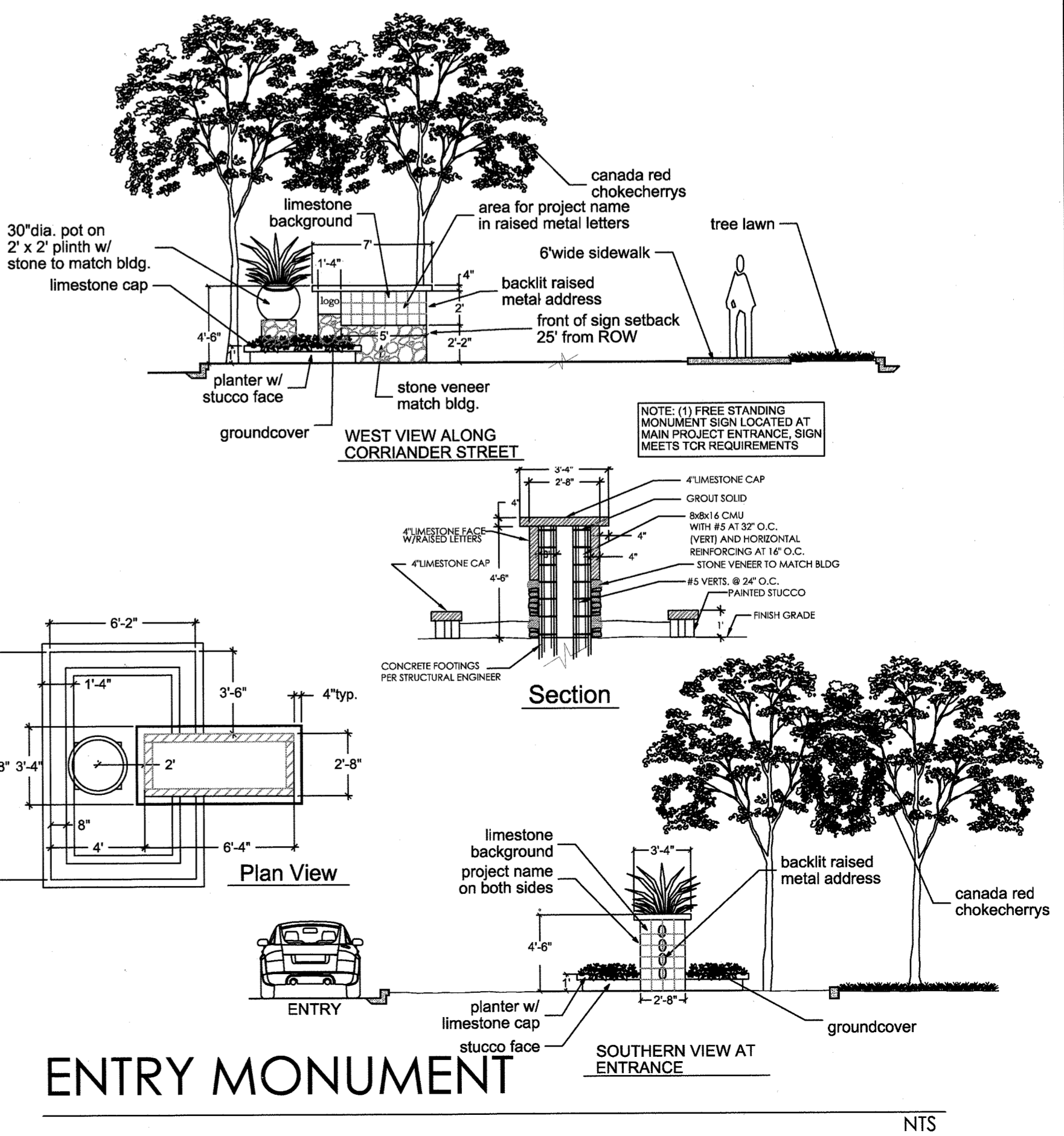
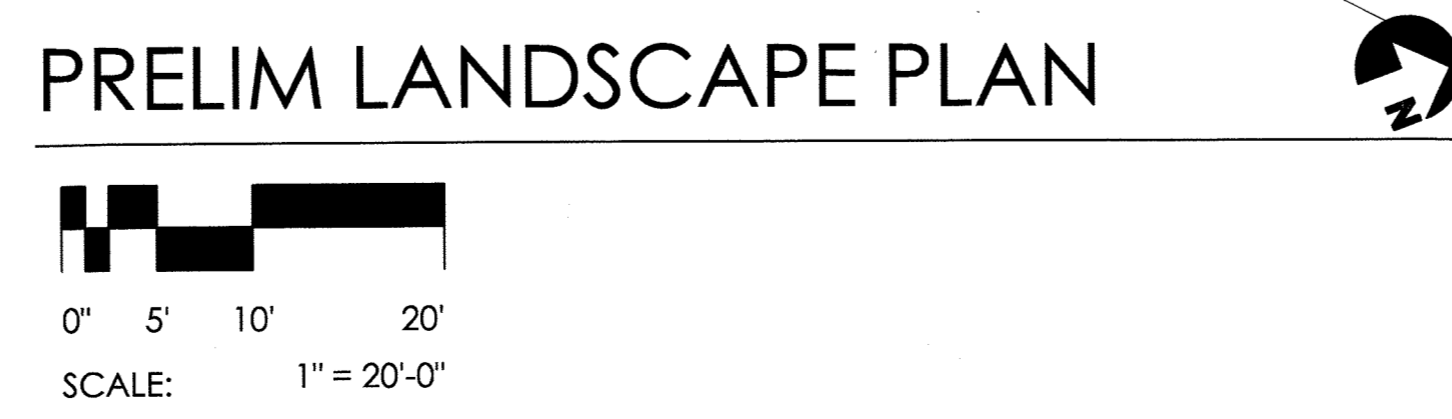
CLWUR CHART FOR TOWN OF CASTLE ROCK

IRRIG ZONE	PLANT TYPE	APP. RATE (INCHES/MONTH)	ZONE	% OF TOTAL AREA	IA (IRRIG. AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWURx IA/TA)
1	VERY LOW WATER USE	>1" a month/ >5" a grow season	VL	.34	67,088	1.5	197,490	.51
2	LOW WATER USE	>2" a month/ >10" a grow season	L	.19	37,737	1.5	197,490	.29
3	MODERATE WATER USE	>3" a month/ >15" a grow season	M	.06	12,579	4.5	197,490	.29
4	MODERATE WATER USE TURF (NATURE'S PRAIRIE BY TURF MASTER)	2" a month/ 10" a grow season	M	.18	35,025	3.0	197,490	.53
5	HIGH WATER USE TURF ('REVEILLE' TEXAS HYBRID BLUEGRASS BY GARDENER TURFGRASS, INC)	2.53" a month/ 12.68" a grow season	M	.10	20,145	4.5	197,490	.46
(25% NON LIVING NOT TO EXCEED 49,373)							TOTAL OF THE CLWUR = 2.08	

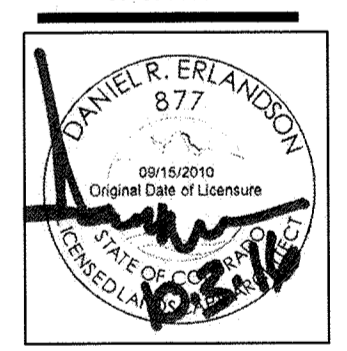
MULTI-FAMILY LANDSCAPE SITE INVENTORY FORM

Town of Castle Rock Registered Professional: Dan Erlandson
 State of Colorado License Landscape Architect #: 877
 Company Name: HPLA
 Address: 5339 Alpha Road Suite 300 Dallas, TX. 75240
 Phone: 214.269.5150
 Email: Dan@hplastudio.com
 Date: 9/30/2016

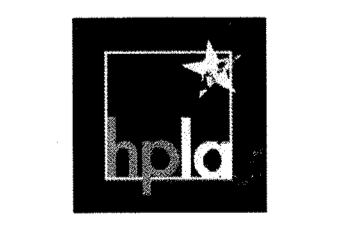
Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep (In cu.yds. Per 1000 Sq.Ft.)	Separate Irrigation Service Connections
645,995 sq.ft./ 14.83 acres	197,490 sq.ft./ 4.53 acres	Nature's Prairie/ 35,025 sq.ft./ Reveille' Texas' Hybrid Bluegrass/ 20,345 sq.ft.	Approx. 35,550 sq.ft./ avg. 18% of total LS area	Site-259 ROW-89 *83	259	*83		4 cu.yds of organic matter per 1,000 sq.ft. rottled into a depth of 6"	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
23,125 sq.ft.	6,890 sq.ft.	124	Approx. 1,035 sq.ft./ avg. 15% of total P-LOT LS	2/ 1,060 sq.ft.	Meets min. of 6' width	5	32	10	31



These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



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 DALLAS CHARLOTTE IRVINE LAKEWOOD NEW ORLEANS NORFOLK ORLANDO PHOENIX
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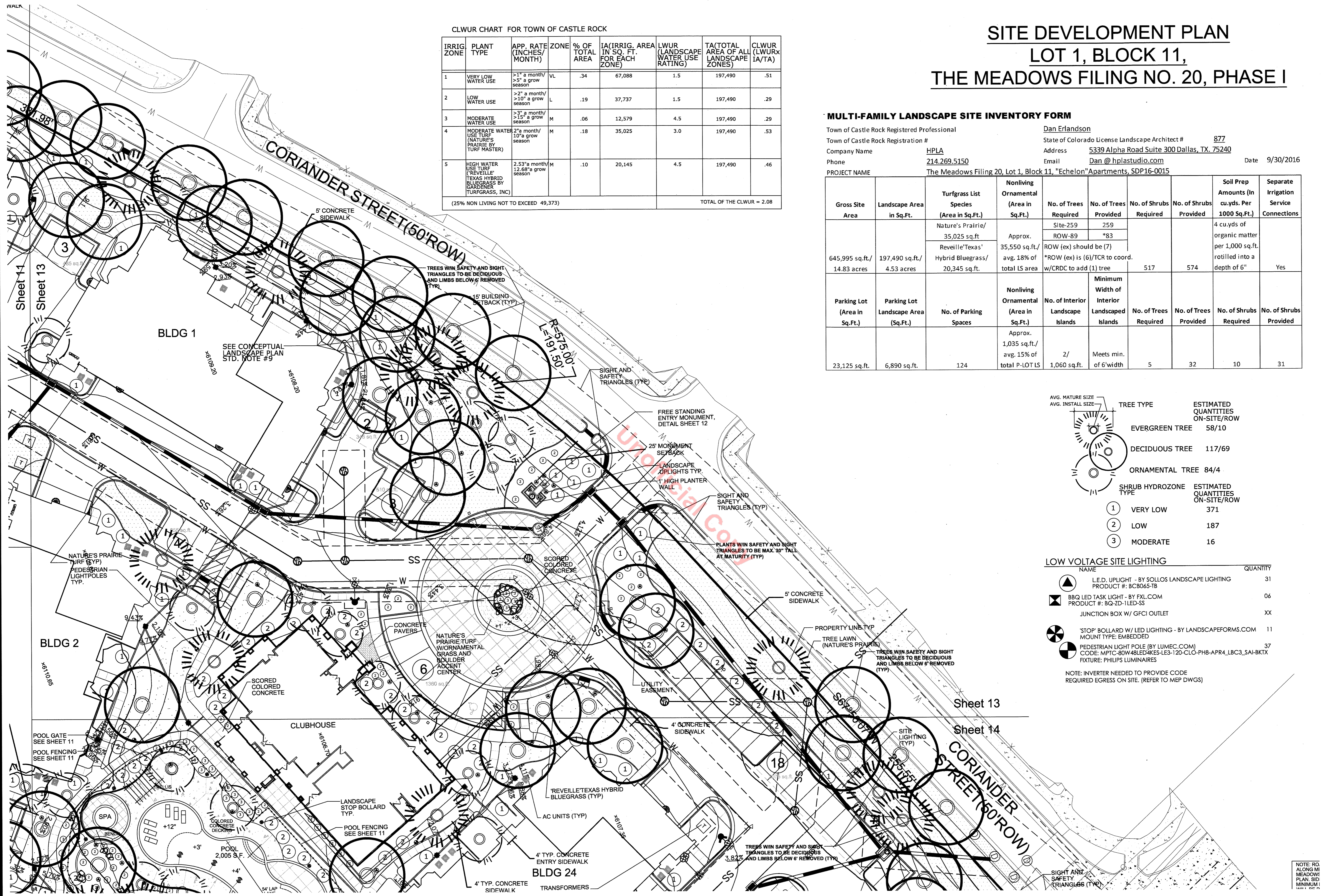


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 www.hplastudio.com

SHEET CONTENTS:
 preliminary landscape plan

SHEET NO. **12**

HPA # 15289



CLWUR CHART FOR TOWN OF CASTLE ROCK

IRRIG ZONE	PLANT TYPE	APP. RATE (INCHES/MONTH)	ZONE	% OF TOTAL AREA	IA (IRRIG. AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWURx IA/TA)
1	VERY LOW WATER USE	>1" a month/ >5" a grow season	VL	.34	67,088	1.5	197,490	.51
2	LOW WATER USE	>.75" a month/ >10" a grow season	L	.19	37,737	1.5	197,490	.29
3	MODERATE WATER USE	>.3" a month/ >15" a grow season	M	.06	12,579	4.5	197,490	.29
4	MODERATE WATER USE TURF (NATURE'S PRAIRIE BY TURF MASTER)	2" a month/ 10" a grow season	M	.18	35,025	3.0	197,490	.53
5	HIGH WATER USE TURF (REVEILLE TEXAS HYBRID BLUEGRASS BY GARDNER TURFGRASS, INC)	2.53" a month/ 12.68" a grow season	M	.10	20,145	4.5	197,490	.46

(25% NON LIVING NOT TO EXCEED 49,373) TOTAL OF THE CLWUR = 2.08

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 11,

THE MEADOWS FILING NO. 20, PHASE I

MULTI-FAMILY LANDSCAPE SITE INVENTORY FORM

Town of Castle Rock Registered Professional: Dan Erlandson
 State of Colorado License Landscape Architect #: 877
 Company Name: HPLA
 Address: 5339 Alpha Road Suite 300 Dallas, TX. 75240
 Phone: 214.269.5150
 Email: Dan @ hplastudio.com
 Date: 9/30/2016
 PROJECT NAME: The Meadows Filing 20, Lot 1, Block 11, "Echelon" Apartments, SDP16-0015

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List (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
645,995 sq.ft./ 14.83 acres	197,490 sq.ft./ 4.53 acres	Nature's Prairie/ 35,025 sq.ft. Reveille Texas/ Hybrid Bluegrass/ 20,345 sq.ft.	Approx. 35,550 sq.ft./ avg. 18% of total LS area	Site-259 ROW-89 *ROW (ex) should be (7) *ROW (ex) to coord. w/CRDC to add (1) tree	259 *83	517	574	4 cu.yds of organic matter per 1,000 sq.ft. rilled into a depth of 6"	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
23,125 sq.ft.	6,890 sq.ft.	124	Approx. 1,035 sq.ft./ avg. 15% of total P-LOT LS	2/ 1,060 sq.ft.	Meets min. of 6' width	5	32	10	31

AVG. MATURE SIZE
AVG. INSTALL SIZE

TREE TYPE	ESTIMATED QUANTITIES ON-SITE/ROW
EVERGREEN TREE	58/10
DECIDUOUS TREE	117/69
ORNAMENTAL TREE	84/4

SHRUB HYDROZONE TYPE

TYPE	ESTIMATED QUANTITIES ON-SITE/ROW
1 VERY LOW	371
2 LOW	187
3 MODERATE	16

LOW VOLTAGE SITE LIGHTING

NAME	QUANTITY
▲ L.E.D. UPLIGHT - BY SOLLOS LANDSCAPE LIGHTING PRODUCT #: BC8065-TB	31
▣ BBQ LED TASK LIGHT - BY FXL.COM PRODUCT #: BQ-ZD-1LED-SS	06
□ JUNCTION BOX W/ GFCI OUTLET	XX
⊗ 'STOP' BOLLARD W/ LED LIGHTING - BY LANDSCAPEFORMS.COM MOUNT TYPE: EMBEDDED	11
⊙ PEDESTRIAN LIGHT POLE (BY LUMEC.COM) CODE: MPTIC-BOW48LED4KES-LE3-120-CLO-PH8-APR4_LBC3_SAI-BKTX FIXTURE: PHILIPS LUMINAIRES	37

NOTE: INVERTER NEEDED TO PROVIDE CODE REQUIRED EGRESS ON SITE. (REFER TO MEP DWGS)

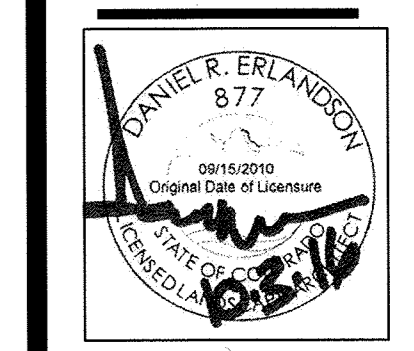
Designed by: _____
 Drawn by: _____
 Architect of Record: **DRE**
 Date Plotted: 10.03.16
 Issue for Pricing / Bidding
 Issue for Permit Application
 Issue for Construction
 Revisions:

#	DATE	COMMENTS
1		
2		
3		

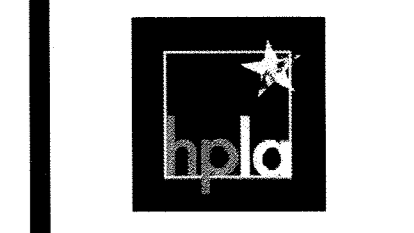
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SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO.20, PHASE I

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 p 214.299.5150 f 972.791.8039
 www.hplastudio.com

SHEET CONTENTS:
 preliminary landscape plan
 SHEET NO.

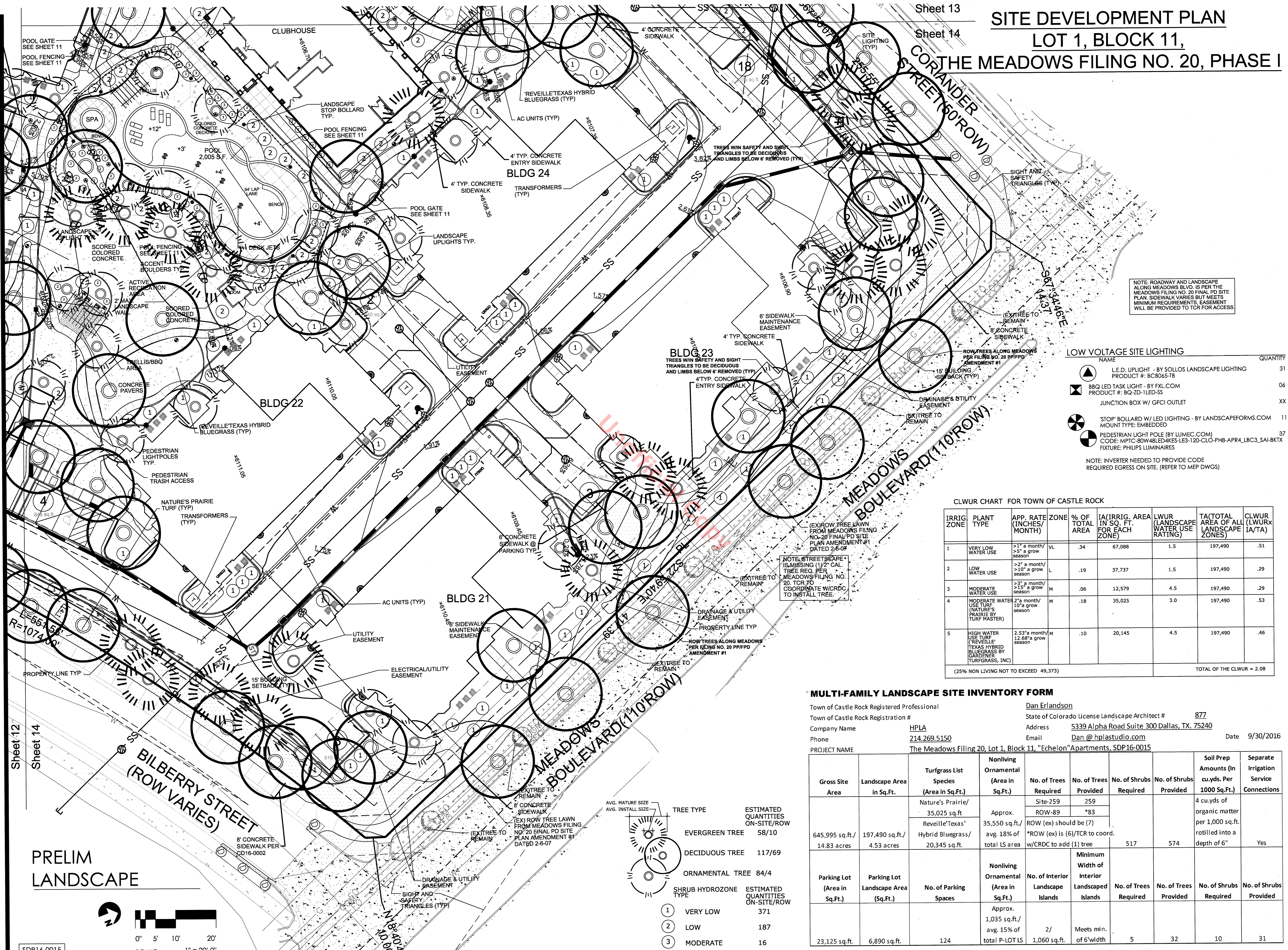
SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I

Designed by:
 Drawn by:
 Architect of Record: **DRE**
 Date Plotted: 10.03.16
 Issue for Pricing / Bidding

Issue for Permit Application:
 Issue for Construction

Revisions:

#	DATE	COMMENTS
1		
2		
3		



LOW VOLTAGE SITE LIGHTING

NAME	QUANTITY
L.E.D. UPLIGHT - BY SOLLOS LANDSCAPE LIGHTING PRODUCT #: BC8065-TB	31
BQ LED TASK LIGHT - BY FXL.COM PRODUCT #: BQ-ZD-LED-SS	06
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STOP BOLLARD W/ LED LIGHTING - BY LANDSCAPEFORMS.COM MOUNT TYPE: EMBEDDED	11
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CLWUR CHART FOR TOWN OF CASTLE ROCK

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MULTI-FAMILY LANDSCAPE SITE INVENTORY FORM

Town of Castle Rock Registered Professional: **Dan Erlandson**
 State of Colorado License Landscape Architect #: **877**
 Company Name: **HPLA** Address: **5339 Alpha Road Suite 300 Dallas, TX, 75240**
 Phone: **214.269.5150** Email: **Dan@hplastudio.com** Date: **9/30/2016**

PROJECT NAME: **The Meadows Filing 20, Lot 1, Block 11, "Echelon" Apartments, SDP16-0015**

Gross Site Area	Landscape Area	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 1,000 Sq.Ft.)	Separate Irrigation Service Connections
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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
23,125 sq.ft.	6,890 sq.ft.	124	Approx. 1,035 sq.ft./ avg. 15% of total P-LOT LS	2/ 1,060 sq.ft.	Meets min. of 6' width	5	32	10	31

PRELIM LANDSCAPE

SCALE: 1" = 20'-0"

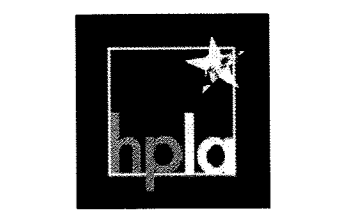
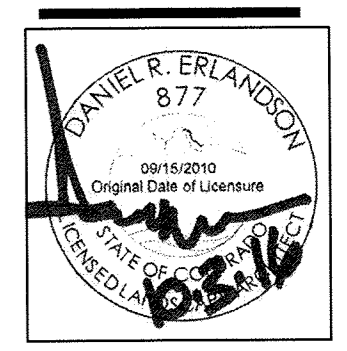
SDP16-0015

TREE TYPE ESTIMATED QUANTITIES ON-SITE/ROW

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2 LOW	187
3 MODERATE	16

SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 11,
 THE MEADOWS FILING NO.20, PHASE 1

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 5339 alpha rd. suite 300
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 p 214.269.5150 f 214.721.8639
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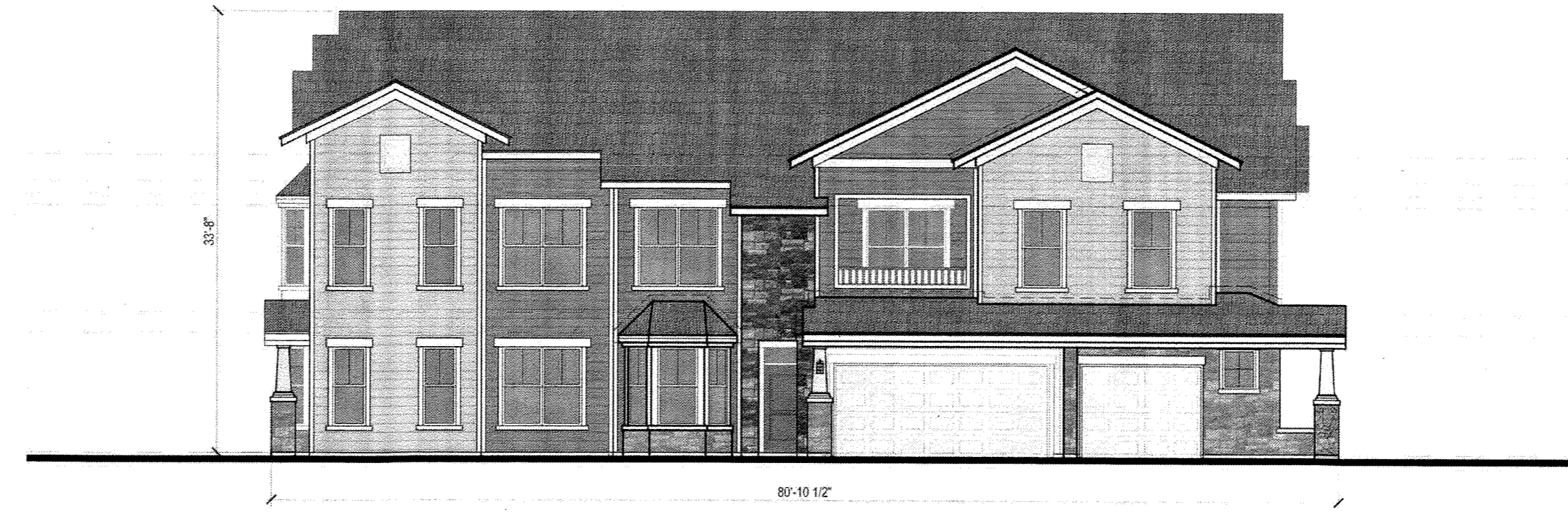
SHEET CONTENTS:
 preliminary landscape plan

SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I

Designed by:	CS	
Drawn by:	GM	
Architect of Record:	GM	
Date Plotted:	9/9/16	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

GENERAL NOTE: BUILDING EXTERIOR LIGHTING WILL BE DESIGNED AT A LATER TIME. TYPICALLY, OUR LIGHTING PACKAGE INCORPORATES WALL MOUNTED SCONCE LIGHTS AT THE UNIT ENTRIES, BOLLARD LIGHTS AT LANDSCAPE ELEMENTS, AND POLE LIGHTS / WALL PACKS DESIGNED TO MEET CODE-REQUIRED LIGHTING STANDARDS.

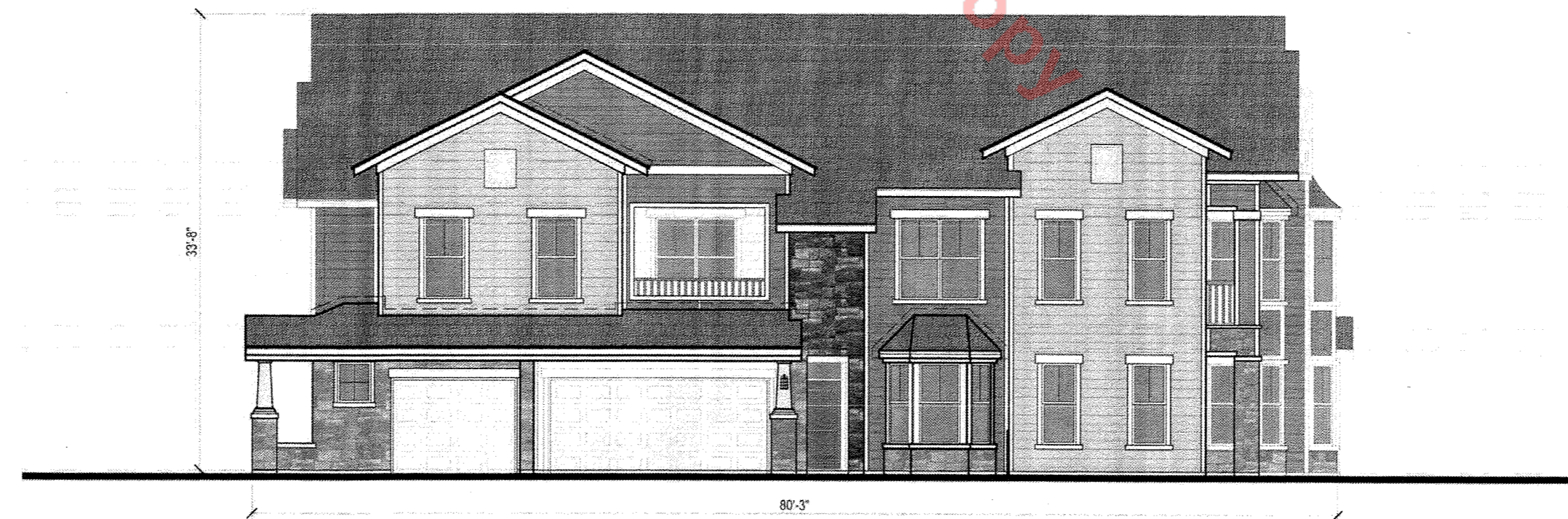
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4 BUILDING TYPE I LEFT ELEVATION
 SCALE: NOT TO SCALE





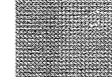


3 BUILDING TYPE I REAR ELEVATION
 SCALE: NOT TO SCALE



2 BUILDING TYPE I RIGHT ELEVATION
 SCALE: NOT TO SCALE



1 BUILDING TYPE I FRONT ELEVATION
 SCALE: NOT TO SCALE

-  SW 7012
-  SW 7506
-  SW 7025
-  STONE
-  STONE ACCENT

Unofficial Copy

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I

Designed by: CS
 Drawn by: GM
 Architect of Record: GM
 Date Plotted: 9/9/16
 Issue for Permit Application:
 Issue for Construction:
 Revisions:

#	DATE	COMMENTS

GENERAL NOTE: BUILDING EXTERIOR LIGHTING WILL BE DESIGNED AT A LATER TIME. TYPICALLY, OUR LIGHTING PACKAGE INCORPORATES WALL MOUNTED SCONCE LIGHTS AT THE UNIT ENTRIES, BOLLARD LIGHTS AT LANDSCAPE ELEMENTS, AND POLE LIGHTS / WALL PACKS DESIGNED TO MEET CODE-REQUIRED LIGHTING STANDARDS.



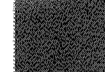
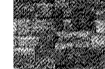

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4 BUILDING TYPE I-C LEFT ELEVATION
 SCALE: NOT TO SCALE



3 BUILDING TYPE I-C REAR ELEVATION
 SCALE: NOT TO SCALE

-  SW 7012
-  SW 7506
-  SW 7584
-  STONE
-  STONE ACCENT



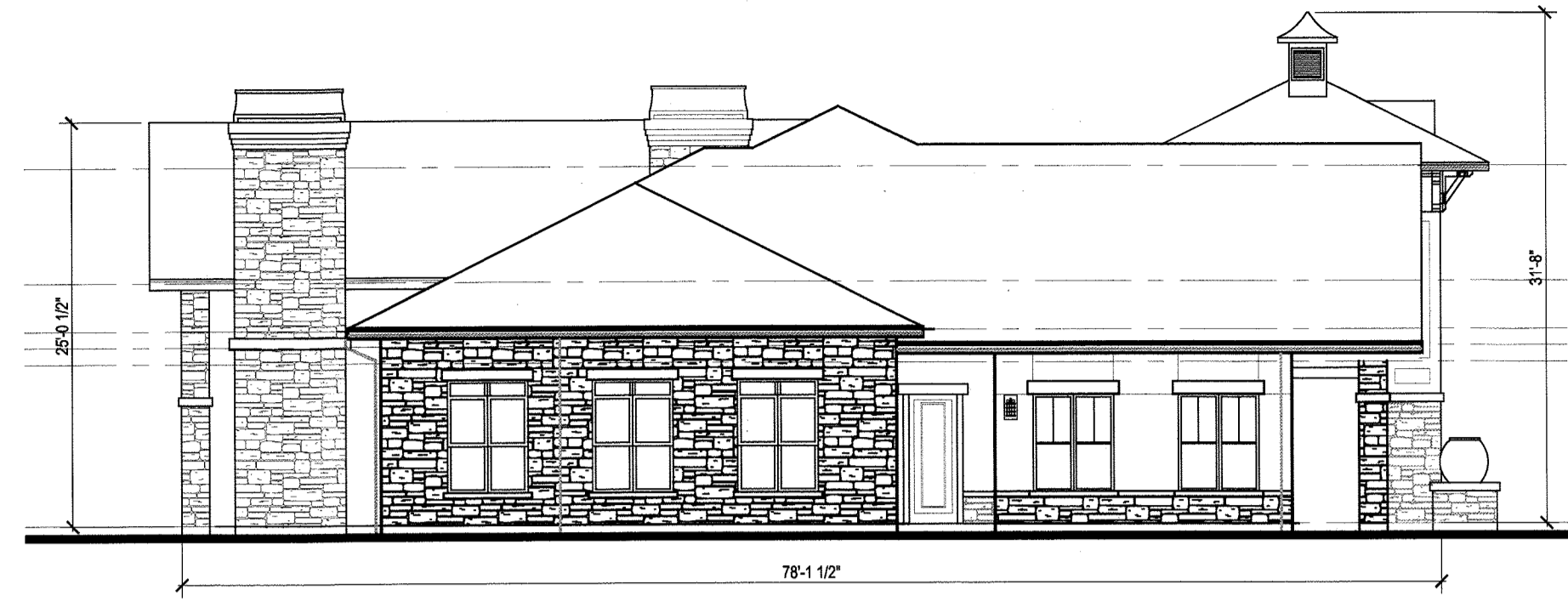
2 BUILDING TYPE I-C RIGHT ELEVATION
 SCALE: NOT TO SCALE



1 BUILDING TYPE I-C FRONT ELEVATION
 SCALE: NOT TO SCALE



SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I



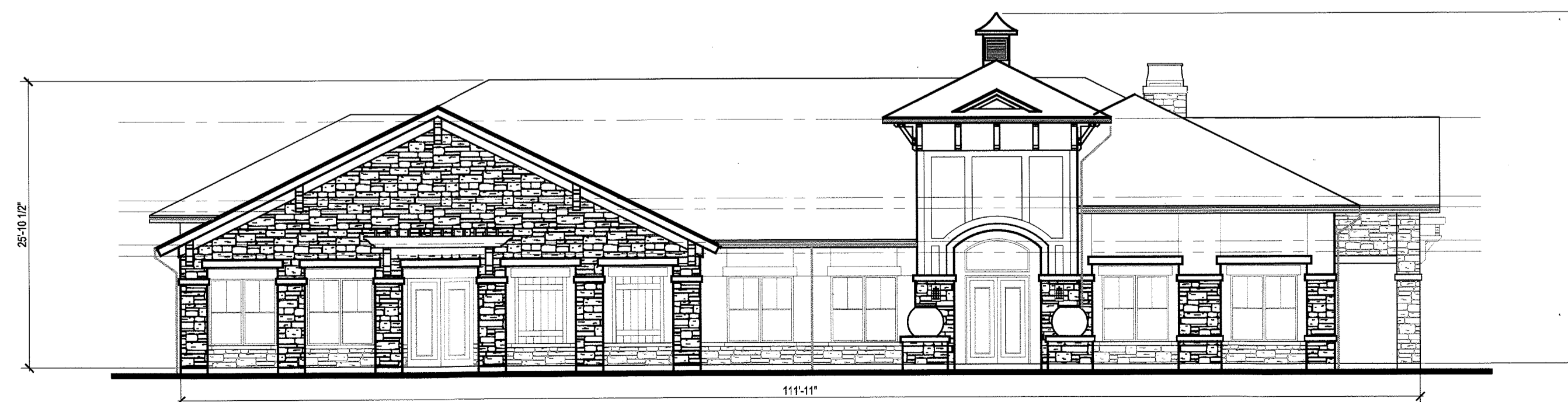
4 CLUBHOUSE LEFT ELEVATION
 SCALE: NOT TO SCALE



3 CLUBHOUSE REAR ELEVATION
 SCALE: NOT TO SCALE



2 CLUBHOUSE RIGHT ELEVATION
 SCALE: NOT TO SCALE



1 CLUBHOUSE FRONT ELEVATION
 SCALE: NOT TO SCALE

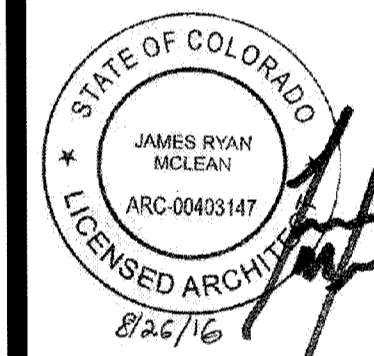
GENERAL NOTE: BUILDING EXTERIOR LIGHTING WILL BE DESIGNED AT A LATER TIME. TYPICALLY, OUR LIGHTING PACKAGE INCORPORATES WALL MOUNTED SCONCE LIGHTS AT THE UNIT ENTRIES, BOLLARD LIGHTS AT LANDSCAPE ELEMENTS, AND POLE LIGHTS / WALL PACKS DESIGNED TO MEET CODE-REQUIRED LIGHTING STANDARDS.

Designed by:	GLJ
Drawn by:	CS
Architect of Record:	RM
Date Plotted:	08/26/16
Issue for Pricing / Bidding:	
Issue for Permit Application:	08/26/16
Issue for Construction:	

Revisions:		
#	DATE	COMMENTS

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The Garrett Companies
THE MEADOWS LUXURY APARTMENTS
 CASTLE ROCK, CO
 LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1
 SITE DEVELOPMENT PLAN



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS:
 CLUBHOUSE ELEVATIONS

SHEET NO.
17

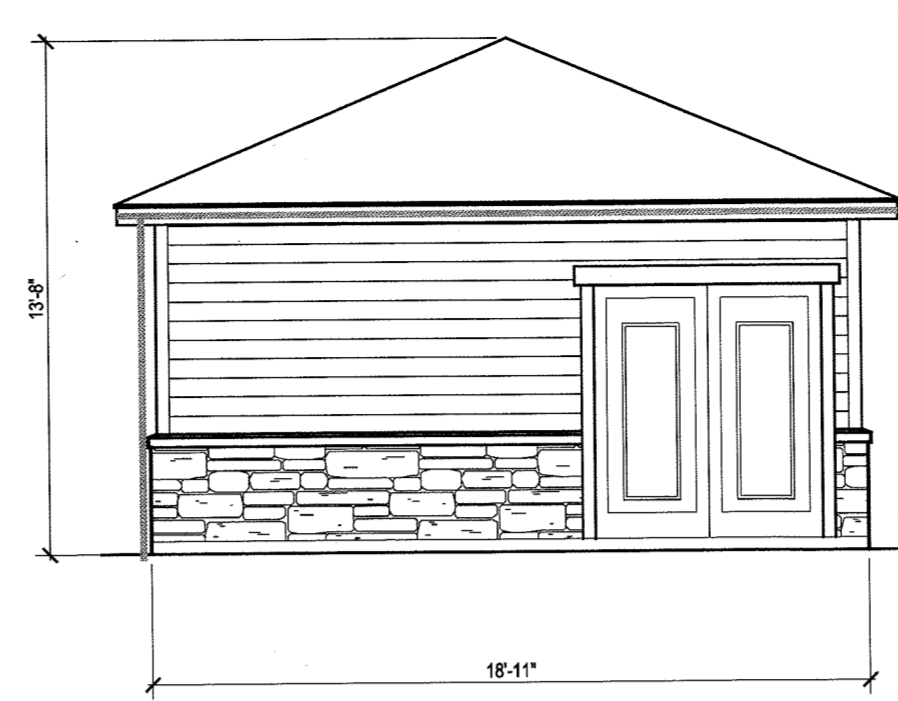
PERMIT SET

**SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I**

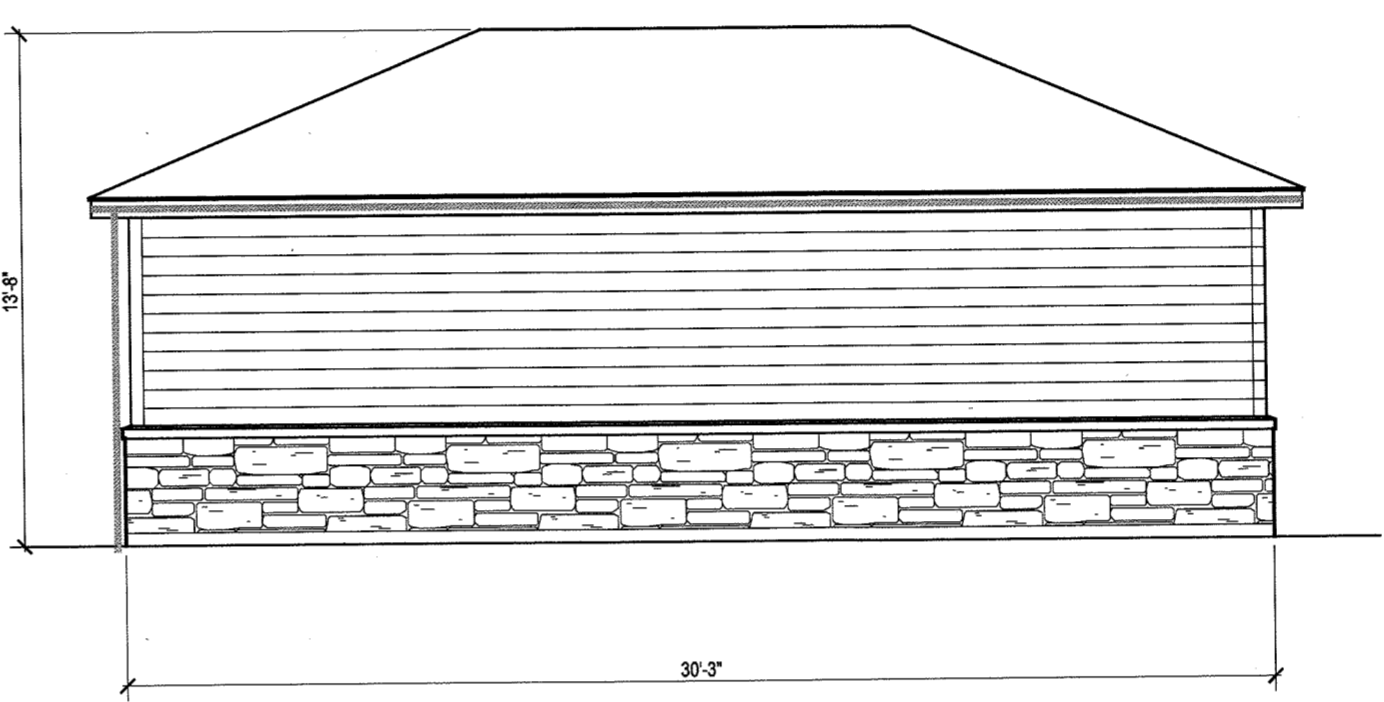
Designed by:	GLJ	
Drawn by:	CS	
Architect of Record:	RM	
Date Plotted:	08/26/16	
Issue for Pricing / Bidding:		
Issue for Permit Application:	08/26/16	
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

GENERAL NOTE: BUILDING EXTERIOR LIGHTING WILL BE DESIGNED AT A LATER TIME. TYPICALLY, OUR LIGHTING PACKAGE INCORPORATES WALL MOUNTED SCONCE LIGHTS AT THE UNIT ENTRIES, BOLLARD LIGHTS AT LANDSCAPE ELEMENTS, AND POLE LIGHTS / WALL PACKS DESIGNED TO MEET CODE-REQUIRED LIGHTING STANDARDS.

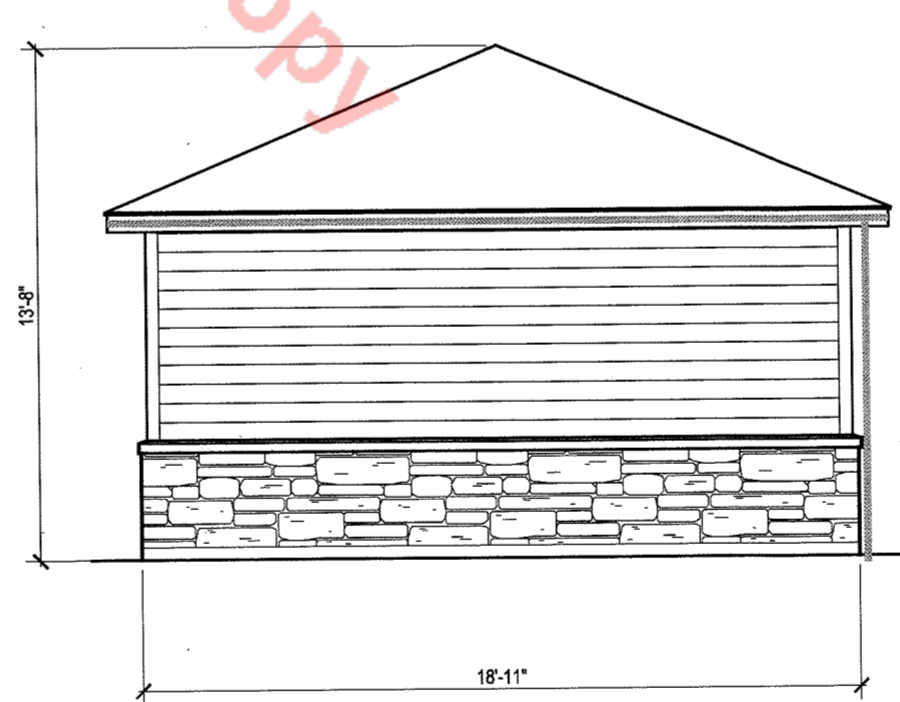
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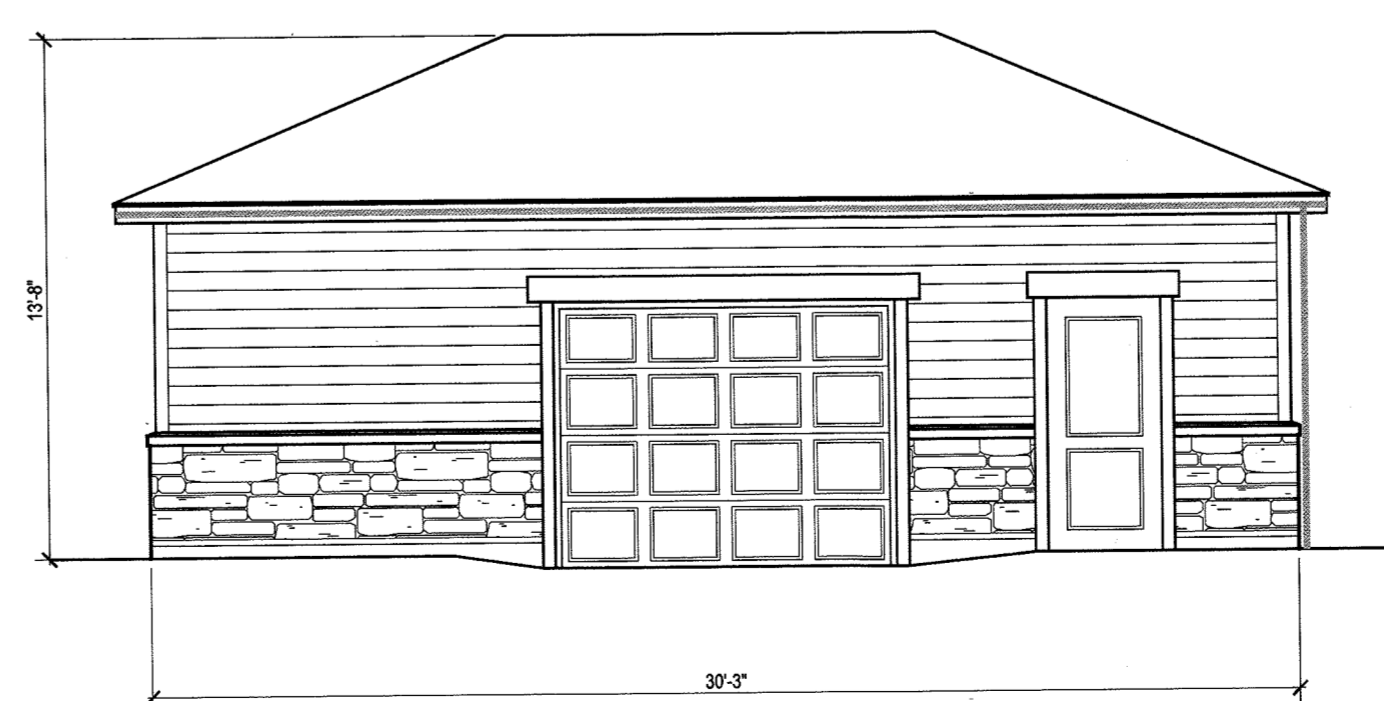
4 DOG WASH / MAINTENANCE - SIDE
SCALE: NOT TO SCALE



3 DOG WASH / MAINTENANCE - REAR
SCALE: NOT TO SCALE



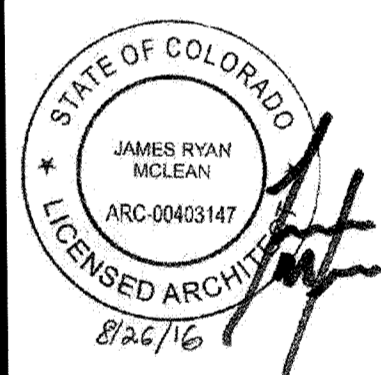
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SCALE: NOT TO SCALE



1 DOG WASH / MAINTENANCE - FRONT
SCALE: NOT TO SCALE

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The Garrett Companies
THE MEADOWS LUXURY APARTMENTS
CASTLE ROCK, CO
LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1
SITE DEVELOPMENT PLAN



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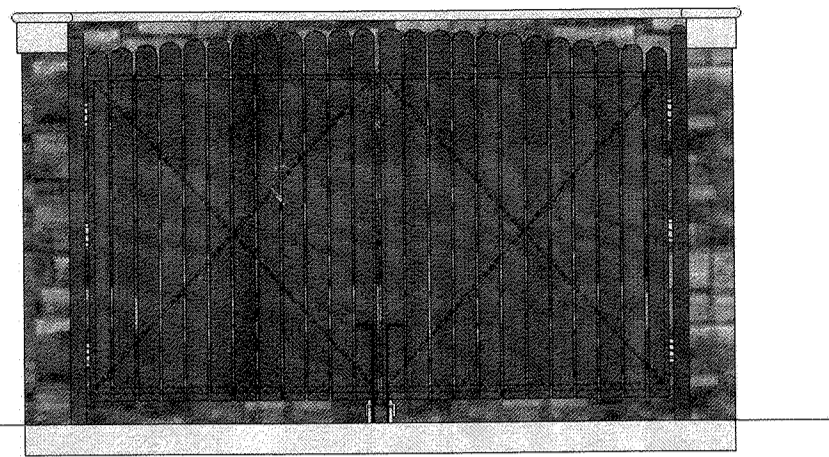
SHEET CONTENTS:
DOG WASH / MAINTENANCE ELEVATIONS

SHEET NO. **18**

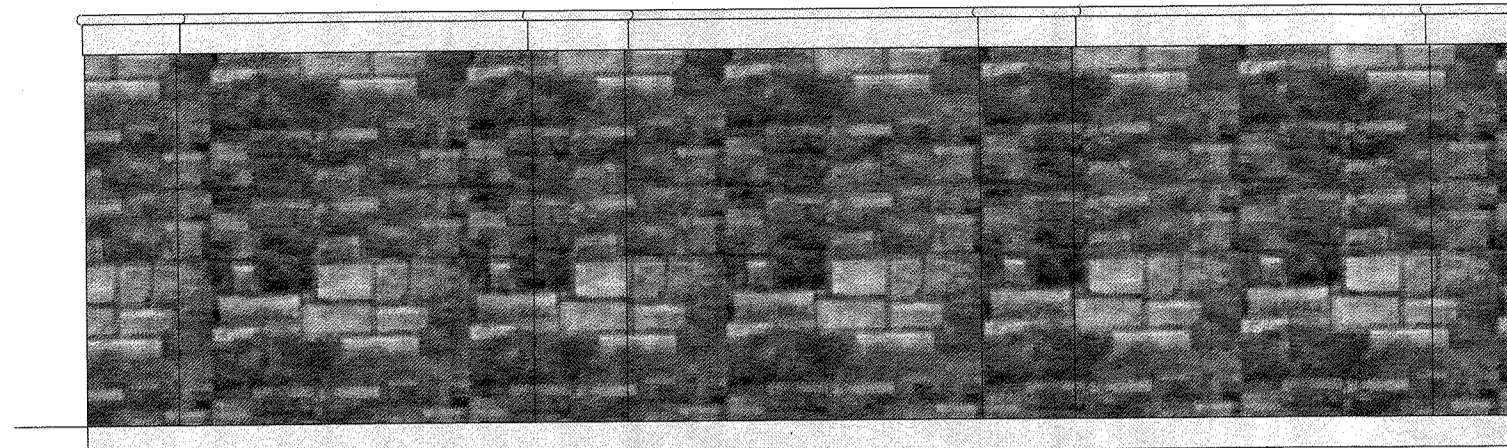
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TRASH ENCLOSURE ELEVATIONS

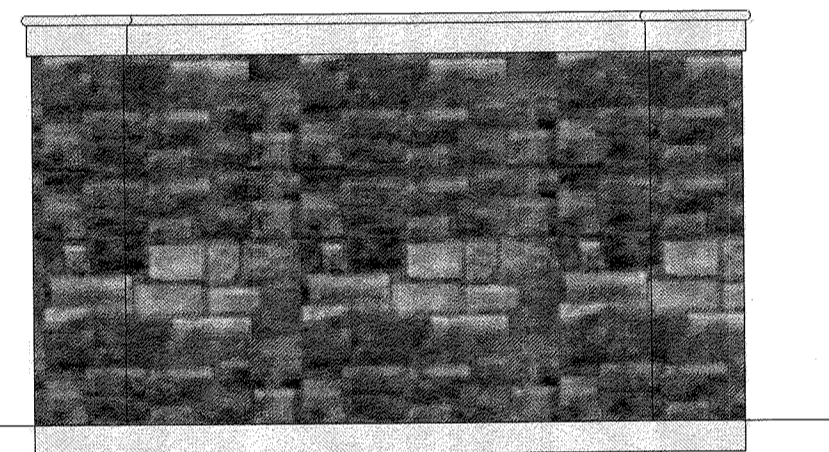
**SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I**



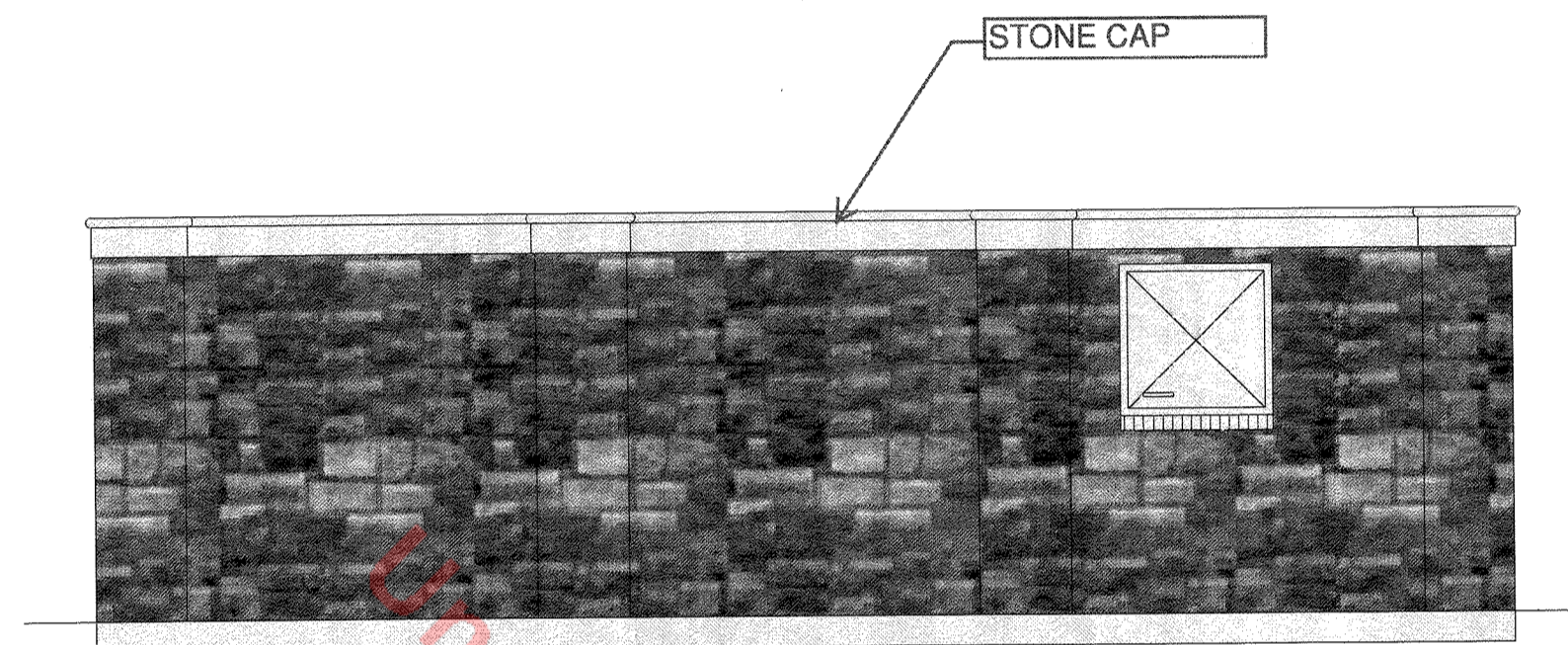
FRONT ELEVATION



LEFT ELEVATION

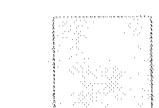

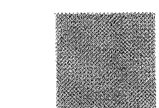




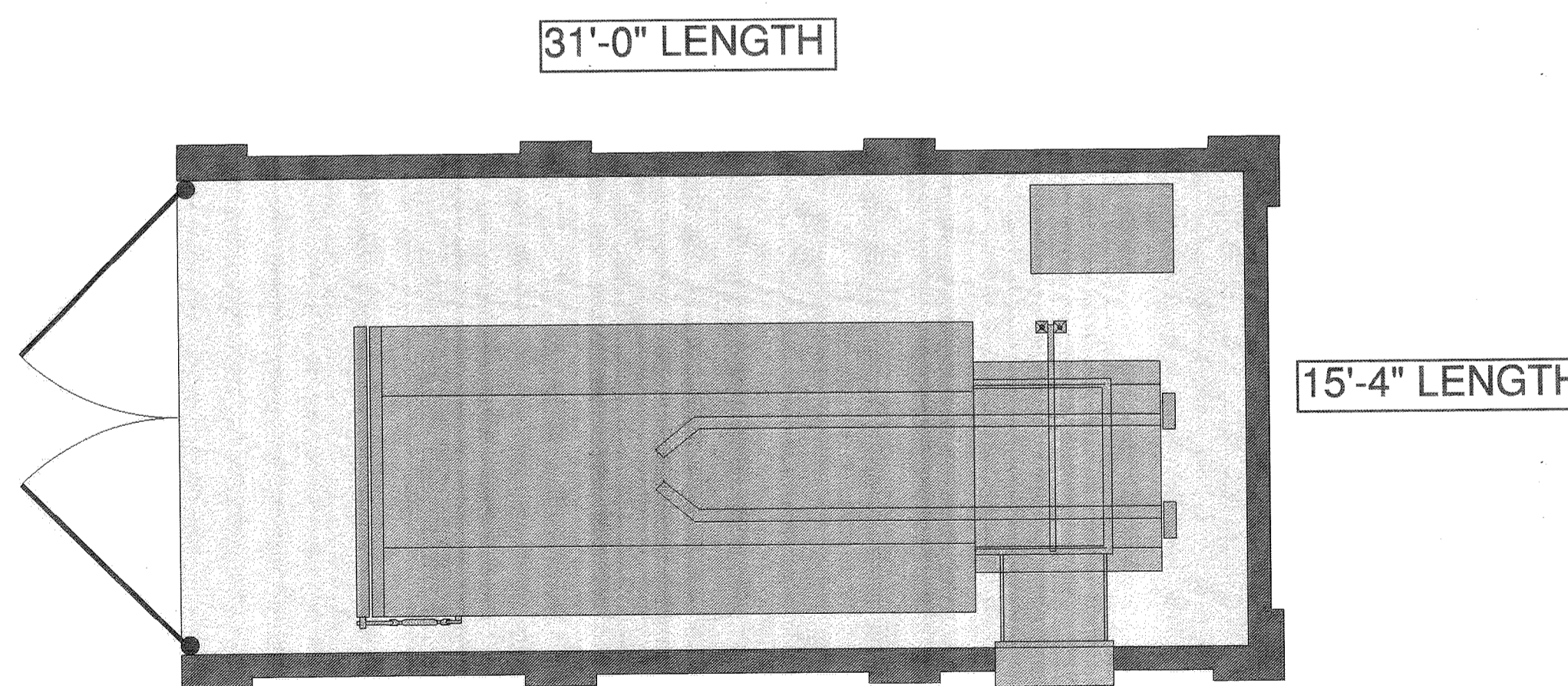
REAR ELEVATION



RIGHT ELEVATION

GENERAL NOTE: BUILDING EXTERIOR LIGHTING WILL BE DESIGNED AT A LATER TIME. TYPICALLY, OUR LIGHTING PACKAGE INCORPORATES WALL MOUNTED SCONCE LIGHTS AT THE UNIT ENTRIES, BOLLARD LIGHTS AT LANDSCAPE ELEMENTS, AND POLE LIGHTS / WALL PACKS DESIGNED TO MEET CODE-REQUIRED LIGHTING STANDARDS.

-  SW 7012
-  SW 7506
-  SW 7025
-  STONE
-  STONE ACCENT



FLOOR PLAN

Designed by:	CS	
Drawn by:	GM	
Architect of Record:	9/9/16	
Date Plotted:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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CHOLON
AT THE MEADOWS
CASTLE ROCK, CO
LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1
SITE DEVELOPMENT PLAN

The Garrett Companies

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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SHEET CONTENTS:
TRASH ENCLOSURE ELEVATIONS

SHEET NO.
19

NOTES BY SYMBOL '#'

1. PAD MOUNTED UTILITY TRANSFORMER PROVIDED BY LOCAL ENERGY COMPANY. PROVIDE BOLLARDS AS REQUIRED BY LOCAL ELECTRIC UTILITY COMPANY. REFER TO LOCAL ELECTRIC COMPANY'S DESIGN STANDARDS AND ENGINEERED UTILITY SITE PLAN FOR MORE INFORMATION AND REQUIREMENTS.
2. PROPOSED LOCATION OF BUILDING METER CENTER. REFER TO ELECTRICAL BUILDING PLANS SHEETS E3.01 & E3.02 AND ONE-LINE DIAGRAMS LOCATED ON SHEET E4.01 FOR MORE INFORMATION.
3. PROVIDE POWER FOR MAIL KIOSK POWER & LIGHTING. COORDINATE WITH LANDSCAPE ARCHITECT FOR EXACT LOCATION AND QUANTITY. POWER SHALL BE PROVIDED FROM BUILDING #2 HOUSE PANEL. LIGHTING SHALL BE CONTROLLED BY BUILDING TIMECLOCK AND PHOTOCCELL.
4. PROVIDE POWER FOR BBQ PAVILION POWER & LIGHTING. COORDINATE WITH LANDSCAPE ARCHITECT FOR EXACT LOCATION AND QUANTITY. POWER SHALL BE PROVIDED FROM BUILDING #2 HOUSE PANEL. LIGHTING SHALL BE CONTROLLED BY BUILDING TIMECLOCK AND PHOTOCCELL.
5. PROVIDE POWER FOR BBQ PAVILION POWER & LIGHTING. COORDINATE WITH LANDSCAPE ARCHITECT FOR EXACT LOCATION AND QUANTITY. POWER SHALL BE PROVIDED FROM BUILDING #14 HOUSE PANEL. LIGHTING SHALL BE CONTROLLED BY BUILDING TIMECLOCK AND PHOTOCCELL.
6. LOW VOLTAGE SITE LIGHTING. REFER TO LANDSCAPE ARCHITECT & CIVIL DRAWINGS FOR EXACT LOCATIONS AND ADDITIONAL REQUIREMENTS. LIGHTING FIXTURE SCHEDULE SHALL BE LOCATED IN THE LANDSCAPE ARCHITECT'S DRAWINGS.
7. PROVIDE POWER FOR DOG WASH/MAINTENANCE BUILDING ELECTRICAL PANEL. POWER SHALL BE SUB-FED FROM BUILDING #10 HOUSE PANEL. EXTERIOR LIGHTING SHALL BE CONTROLLED BY BUILDING TIMECLOCK AND PHOTOCCELL.
8. PROVIDE JUNCTION BOX FOR POWER TO MONUMENT SIGN. COORDINATE WITH LANDSCAPE ARCHITECT AND MANUFACTURER FOR EXACT LOCATION AND REQUIREMENTS PRIOR TO INSTALLATION.
9. ARCHITECTURAL WALL SCONCE MOUNTED AT 12'-0" AFG. REFER TO E3.11 - ELECTRICAL PLAN - BUILDING 1 & E3.21 - ELECTRICAL PLAN - BUILDING 2 FOR CIRCUITING OF BUILDING WALL PACKS. LIGHT FIXTURE QUANTITY WILL VARY AT EACH BUILDING. EXTERIOR LIGHTING FIXTURE SHALL BE CIRCUITED TO THE BUILDING HOUSE PANEL AND CONTROLLED BY PHOTOCCELL. COORDINATE WITH ARCHITECT FOR EXACT LOCATION AND MOUNTING HEIGHT.
10. CONDENSING UNIT ARCHITECT MAY DIFFER AT EACH BUILDING. REFER TO CIVIL SITE PLAN & LANDSCAPE ARCHITECTURE PLANS FOR EXACT LOCATION AND REQUIREMENTS.

GENERAL NOTES

- A. TRANSFORMER LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING APPROVED LOCAL ELECTRIC COMPANY ENGINEERED SITE UTILITY LAYOUT WHEN BIDDING SITE ELECTRICAL SCOPE OF WORK. REFER TO LOCAL ELECTRIC COMPANY'S ENGINEERED SITE PLAN FOR EXACT LOCATION AND REQUIREMENTS.
- B. SITE LIGHTING TO BE DESIGNED TO PROVIDE GENERAL ILLUMINATION TO PEDESTRIAN AND VEHICLE TRAFFIC.
- C. SITE LIGHTING TO BE FULLY SHIELDED WITH FULL CUTOFF TO MINIMIZE LIGHTING SPILLAGE BEYOND PROPERTY LINE.
- D. ALL PRIMARY FEEDER WIRING SHALL BE BY LOCAL ELECTRIC COMPANY. COORDINATE WITH LOCAL ELECTRIC COMPANY FOR EXACT ROUTING AND REQUIREMENTS.
- E. FOR EACH 100'-0" OF CONDUCTOR LENGTH, UP-SIZE THE SECONDARY FEEDER WIRING BY 1-AWG SIZE.
- F. PROVIDE (2) 4" CONDUITS FROM TELEPHONE/DATA DEMARC BOXES TO EACH APARTMENT BUILDING. COORDINATE WITH LOCAL TELEPHONE/DATA FOR EXACT LOCATION, ROUTING AND REQUIREMENTS.
- G. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED BY PHOTOCCELL AND TIME CLOCK (ADJUSTABLE). PROVIDE PHOTOCCELL AND TIMECLOCK AT EACH BUILDING ADJACENT TO BUILDING HOUSE PANEL SERVING ASSOCIATED EXTERIOR AND SITE LIGHTING CIRCUITS.
- H. REFER TO LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL REQUIREMENTS REGARDING LANDSCAPE LIGHTING, POOL EQUIPMENT, ETC.
- I. COORDINATE WITH POOL VENDOR FOR REQUIRED CIRCUIT BREAKERS, CIRCUITRY, AND UTILITY TERMINATIONS FOR ALL POOL EQUIPMENT.

**SITE DEVELOPMENT PLAN
LOT 1, BLOCK 11,
THE MEADOWS FILING NO. 20, PHASE I**

**APTUS
ENGINEERING**

APTUS Engineering LLC
3400 Tavistock Dr.
Austin, Texas 78748
Tel: (512) 850-4770
TBEPE FIRM #: F-15962
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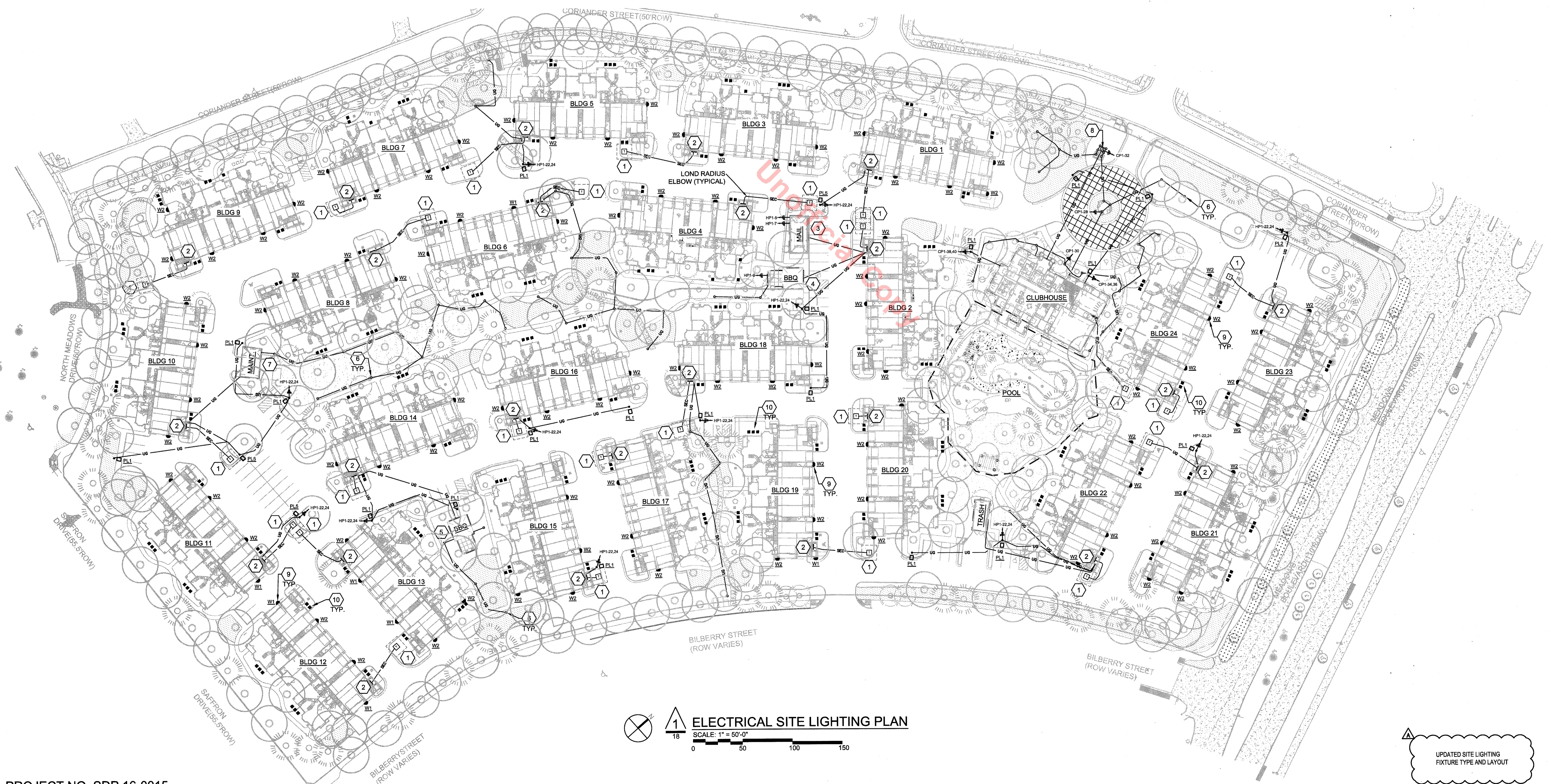
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**LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, STATE OF COLORADO**

ISSUE LOG		
NO.	DATE	ISSUE
-	08/26/16	PERMIT
A	09/09/16	ADDENDUM A

DATE	8/26/2016
DESIGNED BY	EZ
REVIEWED BY	SR
PROJECT #	15-051

ELECTRICAL SITE LIGHTING PLAN



ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 50'-0"
0 50 100 150

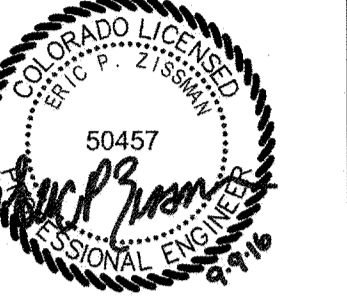
UPDATED SITE LIGHTING
FIXTURE TYPE AND LAYOUT

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I



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Austin, Texas 78748
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LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, STATE OF COLORADO

ISSUE LOG

NO.	DATE	ISSUE
-	08/28/16	PERMIT
A	09/09/16	ADDENDUM A

DATE	8/26/2016
DESIGNED BY	EZ
REVIEWED BY	SR
PROJECT #	15-051

ELECTRICAL SITE
PHOTOMETRIC
LIGHTING
CUTSHEETS

LIGHTING FIXTURE SCHEDULE									
FIXTURE TAG	MANUFACTURER (DESIGN BASIS)	CATALOG NUMBER (DESIGN BASIS)	LAMPS		FIXTURE WATTS (TOTAL)	VOLTS	MOUNTING	DESCRIPTION	
			NO.	WATTS					
PL1	LITHONIA	DSXD-LED-40C-700-40K-T3M-MVOLT-SPA-HS POLE: SSS-15-4C-DM19AS	1	91	91	240	POLE	D SERIES LED POLE FIXTURE WITH TYPE III MEDIUM DISTRIBUTION SINGLE HEADED POLE LIGHT MOUNTED ON 15' POLE. 'NIGHTTIME FRIENDLY', HOUSE SIDE SHEILD WET RATED. COORDINATE FINISH COLOR WITH ARCHITECT.	
PL2	LITHONIA	DSXD-LED-40C-700-40K-BLC-MVOLT-SPA POLE: SSS-15-4C-DM19AS	1	91	91	240	POLE	D SERIES LED POLE LIGHT FIXTURE WITH TYPE BACKLIGHT CONTROL DISTRIBUTION SINGLE HEADED POLE LIGHT MOUNTED ON 15' POLE. 'NIGHTTIME FRIENDLY', WET RATED. COORDINATE FINISH COLOR WITH ARCHITECT.	
PL5	LITHONIA	DSX1-LED-40C-700-40K-T5M-MVOLT-SPA POLE: SSS-15-4C-DM19AS	1	89	89	240	POLE	D SERIES LED POLE LIGHT FIXTURE WITH TYPE V MEDIUM FORWARD THROW DISTRIBUTION SINGLE HEADED POLE LIGHT MOUNTED ON 15' POLE. 'NIGHTTIME FRIENDLY', WET RATED. COORDINATE FINISH COLOR WITH ARCHITECT.	
W1	LITHONIA	WSR-LED-2-10A700/40K-SR2-MVOLT	2	23	49.3	120	SURFACE WALL	EXTERIOR LED WALL PACK, OUTDOOR RATED, DARK BRONZE FINISH, WET RATED. COORDINATE EXACT MOUNTING HEIGHT (1/2' AFG) & LOCATION PRIOR TO ROUGH-IN.	
W2	LITHONIA	WSR-LED-2-10A700/40K-SR3-MVOLT	2	23	47	120	SURFACE WALL	EXTERIOR LED WALL PACK, OUTDOOR RATED, DARK BRONZE FINISH, WET RATED. COORDINATE EXACT MOUNTING HEIGHT (1/2' AFG) & LOCATION PRIOR TO ROUGH-IN.	

WSR LED Architectural Wall Sconce

Specifications
Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

Introduction
The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

D-Series Size 1 LED Area Luminaire

Specifications
EPA: 1.01 ft² (0.93 m²)
Length: 33" (84.0 cm)
Height: 13" (33.0 cm)
Width: 7-1/2" (19.0 cm)
Weight: 27 lbs (12.3 kg)

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 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

D-Series LED Area Luminaire

Specifications
EPA: 0.95 ft² (0.88 m²)
Length: 26" (66.0 cm)
Height: 13" (33.0 cm)
Width: 7" (17.8 cm)
Weight: 15 lbs (6.8 kg)

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 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

Series	Light Engines	Performance Package	Mounting	Shipped included	Shipped separately	Finish
WSR LED	1 One engine (10.15 lm) 2 Two engines (20.30 lm)	700 mA optima 10A700/40K 300K 10A700/40K 5000K	SR2 Type II SR3 Type IV	120" (3048 mm) 240" (6096 mm)	Blank Surface mount BBW Surface-mounted Back Box UTS Upright 5 degree	Dark bronze Black Natural aluminum White Sanded Textured dark bronze Textured black Textured natural aluminum Textured white

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Driver options	Color temperature	Beam spread	Mounting	Shipped included
DSX1 LED	30K 3000K 40K 4000K 50K 5000K	S30 530 mA 700 700 mA 1000 1000 mA	30K 3000K 40K 4000K 50K 5000K	T15 Type I short T25 Type II short T35 Type III short T45 Type IV short T55 Type V short	TSS Type Y short TSM Type Y medium T5W Type Y wide T5M Type Y medium T5L Type Y long	SPR Square pole mounting RPM Round pole mounting WBA Wall bracket SPUMBA Round pole universal mounting adapter RPMBA Round pole universal mounting adapter KMS DDBXD Kit KMS DDBXD Kit

Ordering Information

EXAMPLE: DSXD LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Driver options	Color temperature	Beam spread	Mounting	Shipped included
DSXD LED	30K 3000K 40K 4000K 50K 5000K	S30 530 mA 700 700 mA 1000 1000 mA	30K 3000K 40K 4000K 50K 5000K	T15 Type I short T25 Type II short T35 Type III short T45 Type IV short T55 Type V short	TSS Type Y short TSM Type Y medium T5W Type Y wide T5M Type Y medium T5L Type Y long	SPR Square pole mounting RPM Round pole mounting WBA Wall bracket SPUMBA Round pole universal mounting adapter RPMBA Round pole universal mounting adapter KMS DDBXD Kit KMS DDBXD Kit

Emergency Battery Operation

The emergency battery backup (ELCW) option is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are utilized for a minimum 90 minutes emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70: NEC, 2014, 720.16.

The emergency battery will power the luminaire in parallel so both engines operate in emergency mode and provide hours from the time supply power is lost, per International Building Code Section 720.16 and NFPA 70: NEC, 2014, 720.16. Code Section 7.5, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The example below show illuminance of 1.6 average and 0.1 minimum of the single-angle, Type IV product in emergency mode.

Controls & Shields

Controls:
PHMTCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15'
BL30 Bi-level, motion/ambient sensor, 30% dimming
SF Single-face (110, 240, 480)'
DF Double-face (200, 240, 480)'
DDBXD Textured black
DDBXD Textured dark bronze
DDBXD Textured white
DDBXD Textured natural aluminum
DDBXD Textured bronze

Shields:
PHMTCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15'
BL30 Bi-level, motion/ambient sensor, 30% dimming
SF Single-face (110, 240, 480)'
DF Double-face (200, 240, 480)'
DDBXD Textured black
DDBXD Textured dark bronze
DDBXD Textured white
DDBXD Textured natural aluminum
DDBXD Textured bronze

Controls & Shields

Controls:
PHMTCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15'
BL30 Bi-level, motion/ambient sensor, 30% dimming
SF Single-face (110, 240, 480)'
DF Double-face (200, 240, 480)'
DDBXD Textured black
DDBXD Textured dark bronze
DDBXD Textured white
DDBXD Textured natural aluminum
DDBXD Textured bronze

Shields:
PHMTCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15'
BL30 Bi-level, motion/ambient sensor, 30% dimming
SF Single-face (110, 240, 480)'
DF Double-face (200, 240, 480)'
DDBXD Textured black
DDBXD Textured dark bronze
DDBXD Textured white
DDBXD Textured natural aluminum
DDBXD Textured bronze

WSR LED
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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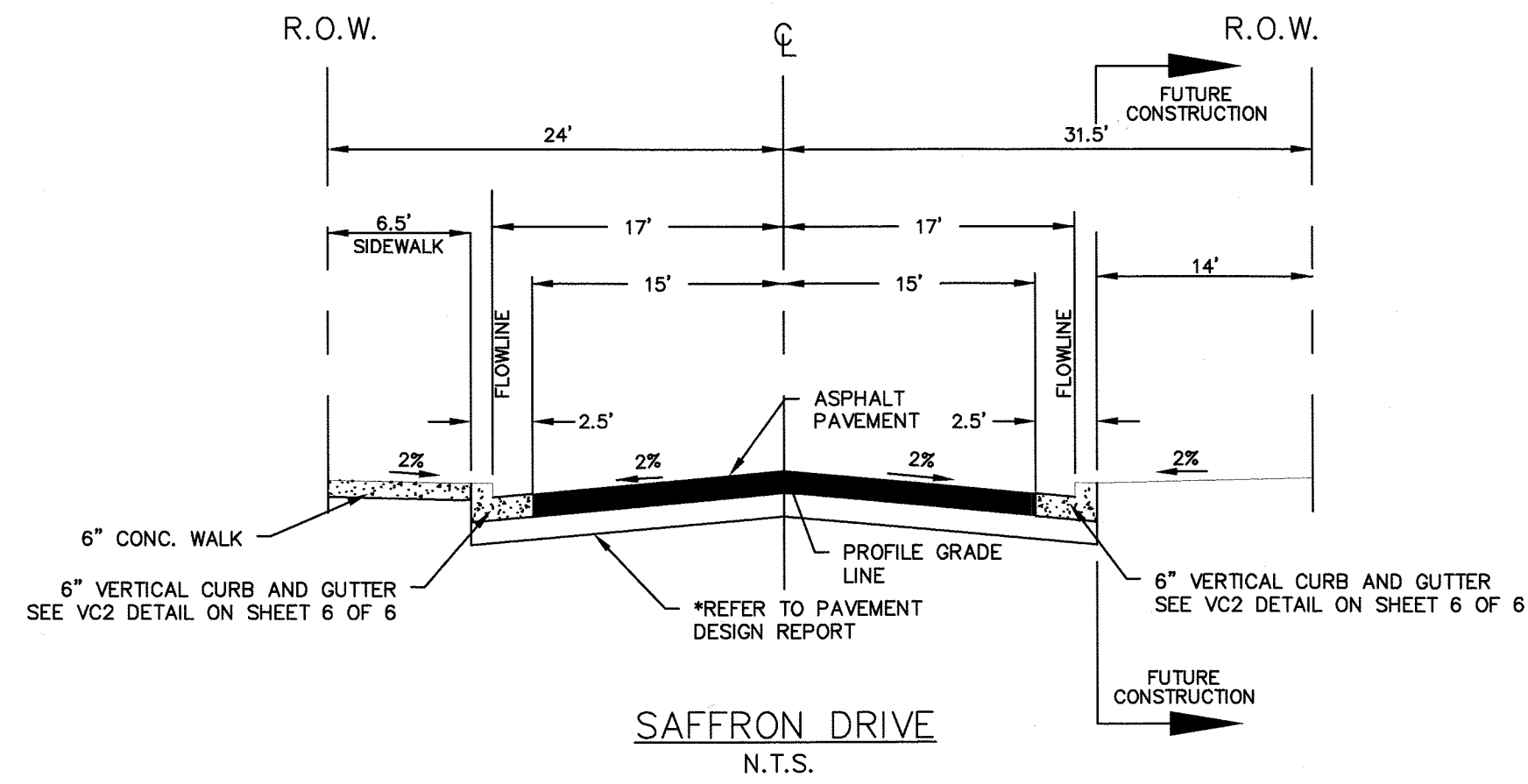
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3 SITE LIGHTING FIXTURE: W1 & W2
SCALE: NTS

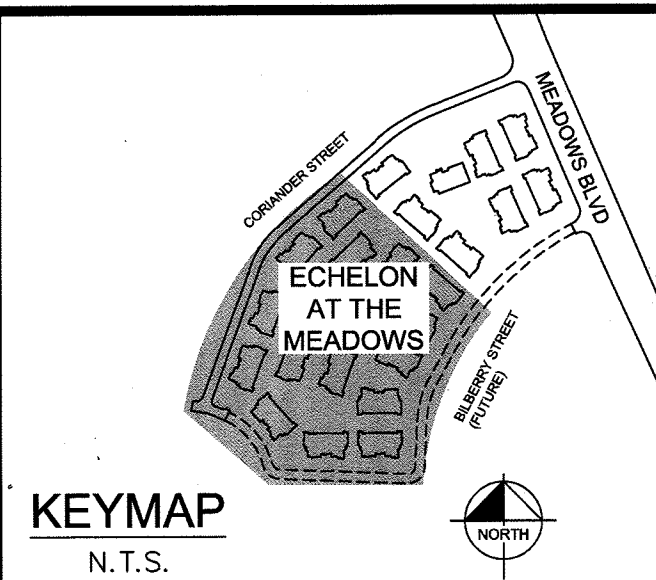
2 SITE LIGHTING FIXTURE: PL5
SCALE: NTS

1 SITE LIGHTING FIXTURE: PL1 & PL2
SCALE: NTS



NOTE:
SAFFRON DRIVE HAS BEEN DESIGNED BY OTHERS AND IS TO BE CONSTRUCTED BY OTHERS. THIS SECTION IS PROVIDED FOR REFERENCE ONLY AS REQUESTED BY THE TOWN OF CASTLE ROCK.

SITE DEVELOPMENT PLAN LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I



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NO.	REVISION	BY	DATE	APPR
1	SITE DEVELOPMENT PLAN	CHR	10/04/16	RJP

Kimley»Horn

2015 KIMLEY-HORN AND ASSOCIATES, INC.
4582 S. Ujster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: CHR
DRAWN BY: CTM
CHECKED BY: RJP
DATE: 9/12/16

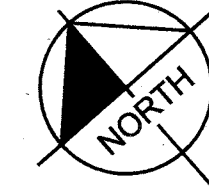
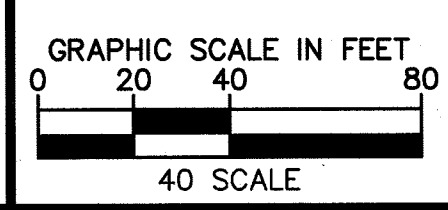
PROJECT NO. SDP 16-0015
LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I
SITE DEVELOPMENT PLAN
SAFFRON DRIVE SECTION (FOR REFERENCE ONLY)

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481000
SHEET
22

- NOTES:
- EXISTING ZONING IS TOWN CENTER (TC). EXISTING LAND-USE IS OPEN SPACE.

BENCHMARK AND DATUM
DOUGLAS COUNTY GIS MONUMENT 2.015030 BEING A 3" BRASS CAP LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, T7S, R67 W, 6TH PM.
ALL ELEVATIONS ARE BASED ON DATUM NAVD 1988. ELEVATION=6082.17



PROJECT NO. SDP 16-0015