

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 12 (AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL PD SITE PLAN TRACT H) LOCATED IN A PORTION OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**DESIGNWORKSHOP**  
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**PURPOSE OF AMENDMENT**

THE PURPOSE OF THIS AMENDMENT IS TO UPDATE THE LANDSCAPE FEATURES OF TRACT H

**LEGAL DESCRIPTION**

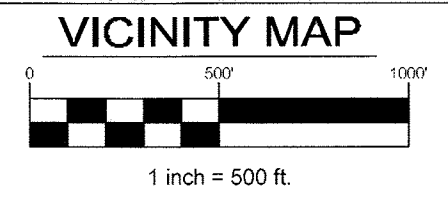
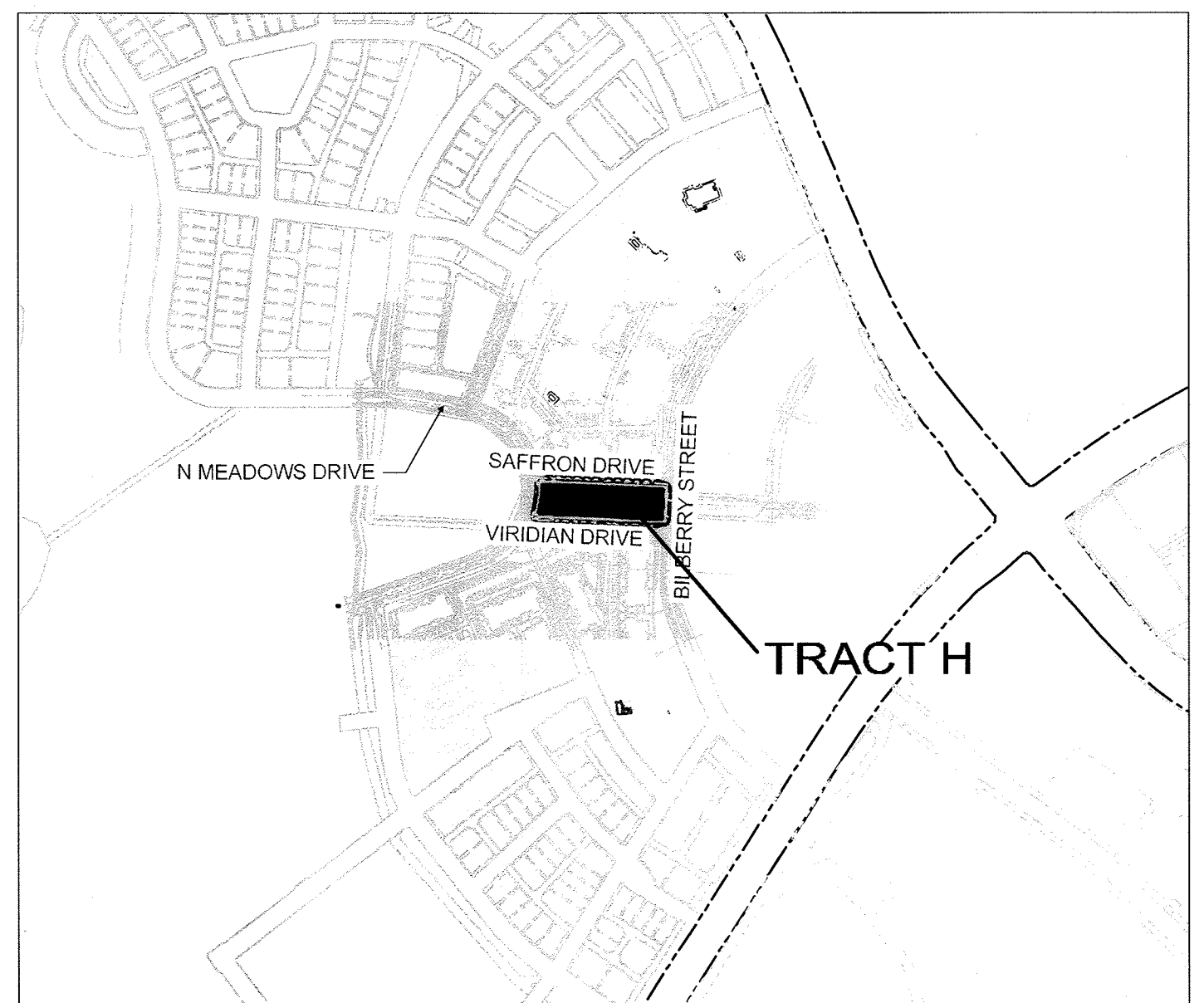
TRACT H, THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT AS RECORDED ON JANUARY 26, 2005 UNDER RECEPTION NO. 2005007628 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO CLERK AND RECORDERS OFFICE. CONTAINING 39,227 SQUARE FEET OR 0.901 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

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

**SITE BENCHMARK:**

DOUGLAS COUNTY CONTROL MONUMENT 2.015030, RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.185 (NAVD 88).



**SUMMARY TABLE**

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	Meadows 4th Amd. PD	
USE AREA	Town Center (TC)	
	PD ZONING ALLOWANCE	PROPOSED
USES	Mixed Use: Including Indoor/Outdoor recreational facilities	Neighborhood Park and Gathering Area
MIN. FRONT YARD SETBACK		N/A
MIN. REAR YARD SETBACK		N/A
MIN. SIDE YARD SETBACK	TO BE DETERMINED WITH THE SITE DEVELOPMENT PLAN	N/A
MIN. SIDE TO STREET SETBACK		N/A
MIN. SIDE LOADED GARAGE SETBACK		N/A
MIN. FRONT LOADED GARAGE SETBACK		N/A
MAX. BUILDING HEIGHT	60 FEET	20 FEET
MIN. PARKING SPACES	N/A	N/A
SINGLE FAMILY EQUIVALENT UNITS (SFE)	TO BE DETERMINED WITH THE SITE DEVELOPMENT PLAN	1.67
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL AREA	55,879 SF	100%
LOT COVERAGE	N/A	0
ROW COVERAGE	16,602 SF	30%
TOTAL LANDSCAPE COVERAGE	41,289 SF	%
TOTAL HARDSCAPE COVERAGE	14,590 SF	%
TOTAL OPEN SPACE AREA	39,277 SF	70%
TOTAL PARKING LOT AREA	N/A	N/A
LAND USE		
	SF/ACREAGE	LAND USE TYPE
TRACT H	39,227 SF (0.90 AC)	PARK

**SURVEYOR'S STATEMENT**

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

ANTHONY K. PEALL  
 PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38636  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS



**TITLE CERTIFICATION**

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. SIGNED THIS DAY OF July 19, 2019.

Scott Bennett  
 AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Co.  
 TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

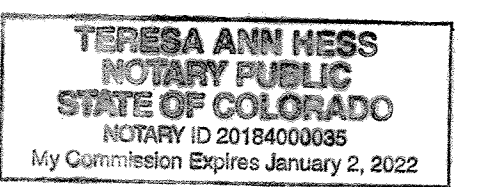
**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF July, 2019  
 BY Scott Bennett AS  
 AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

Teresa Ann Hess  
 WITNESS MY HAND AND OFFICIAL SEAL

Teresa Ann Hess  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/2022



**CERTIFICATE OF OWNERSHIP**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY Stephanie McCarless  
 AS President

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

**NOTARY BLOCK:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF May, 2019

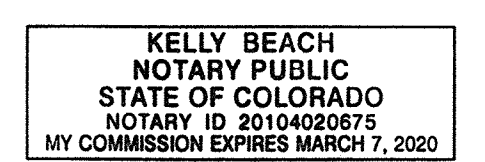
BY Stephanie McCarless AS President OF CASTLE ROCK

DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

Kelly Beach  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-20



**DEVELOPER**  
 CASTLE ROCK DEVELOPMENT COMPANY  
 3033 EAST FIRST AVENUE, STE 305  
 DENVER, CO 80206  
 CONTACT: MALCOLM MULRONEY  
 303-394-5500

**LANDSCAPE ARCHITECT**  
 DESIGN WORKSHOP  
 1390 LAWRENCE STREET, SUITE 100  
 DENVER, CO 80204  
 CONTACT: JAMIE FOGLE CO#130  
 720-907-9343

**LAND SURVEYOR**  
 AZTEC CONSULTANTS, INC  
 300 E MINERAL AVENUE, SUITE 1  
 LITTLETON, CO 80122  
 CONTACT: TONY PEALL  
 303-327-7483  
 TPEALL@AZTECCONSULTANTS.COM

**CIVIL ENGINEER**  
 CORE CONSULTANTS, INC  
 1950 W LITTLETON BLVD, SUITE 109  
 LITTLETON, CO 80120  
 CONTACT: MARTIN METSKER  
 METSKER@CORECIVIL.COM

**LIGHTING DESIGNER**  
 LS GROUP  
 931 SANTA FE DRIVE, SUITE 200  
 DENVER, CO 80204  
 CONTACT: ELISE STREEB  
 ELISE@LS.LIGHTING

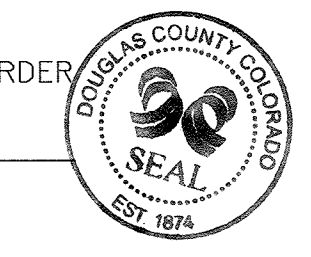
**SHEET INDEX**

- COVER SHEET
- GENERAL NOTES
- SITE PLAN
- GENERAL GRADING PLAN
- GENERAL UTILITIES PLAN
- CONCEPTUAL LANDSCAPE PLAN
- GENERAL LIGHTING PLAN
- ILLUMINATION SCHEDULE
- PHOTOMETRIC PLAN

THE MEADOWS FILING NO. 20,  
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 (AN AMENDMENT TO THE PRELIMINARY PLAT/  
 FINAL PD SITE PLAN TRACT H)  
 SDP 18-0052

DOUGLAS COUNTY CLERK AND RECORDER

BY: Theresa Ann Hess  
 DEPUTY



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

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:41pm ON THE 25th DAY OF July, 2019, AT RECEPTION NO. 2019045251.

ISSUE DATE: 5/17/19

REVISIONS


DRAWN: AD XW REVIEWED: JF

**SITE DEVELOPMENT PLAN AMENDMENT**

DW PROJECT NUMBER: 5999

**COVER SHEET**

SHEET NUMBER

**SHEET 1 OF 9**

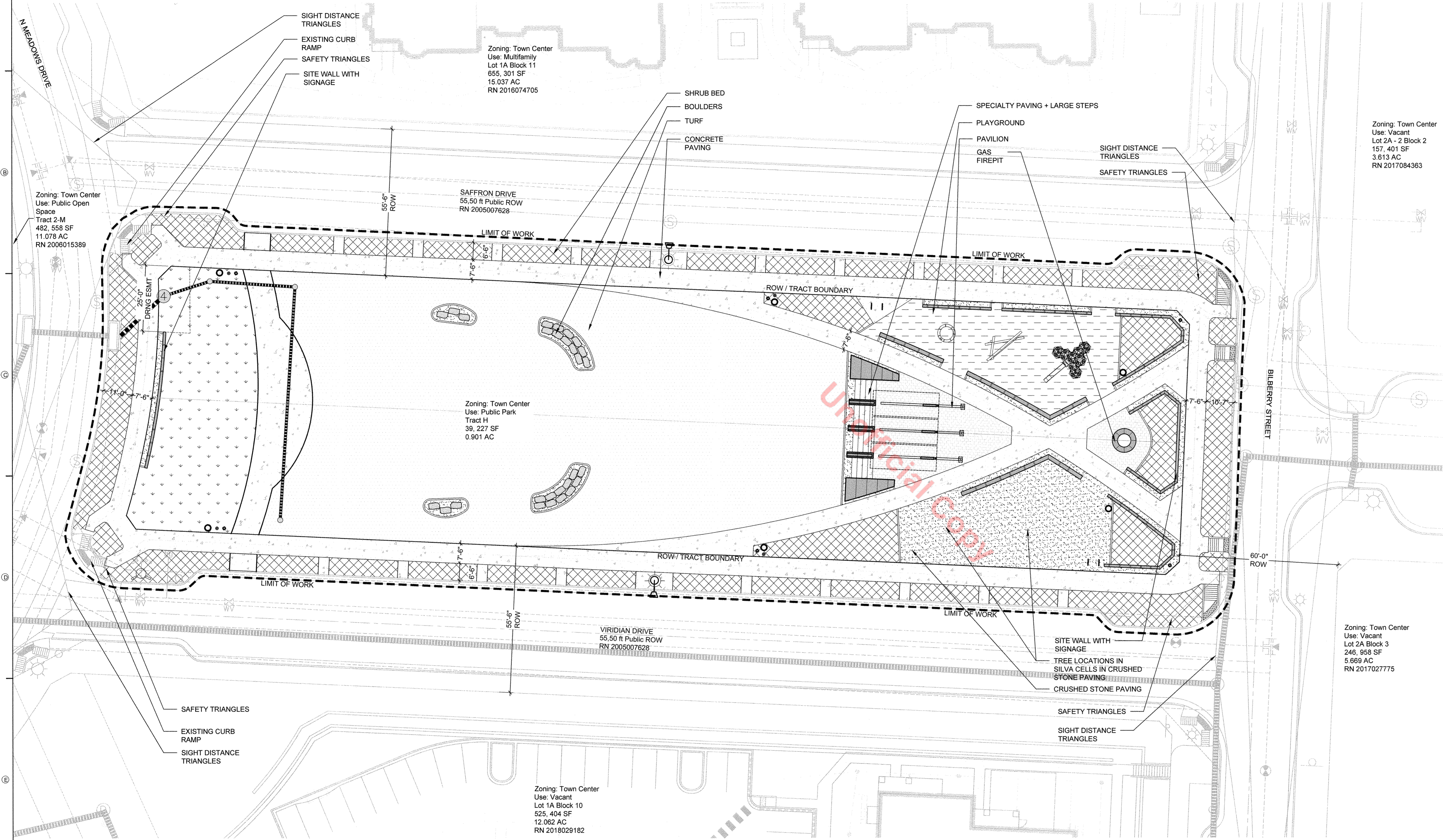


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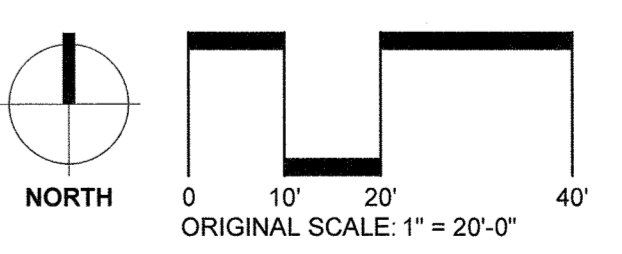
**HARDSCAPE KEY**

- CONCRETE PAVING
- CRUSHED STONE PAVING
- PERMEABLE PLAY PAVING
- STONE PAVING

ISSUE DATE: 5/17/19

REVISIONS


DRAWN: AD XW REVIEWED: JF



**SITE DEVELOPMENT PLAN AMENDMENT**

DW PROJECT NUMBER: 5999

**SITE PLAN**

SHEET NUMBER

**SHEET 3 OF 9**

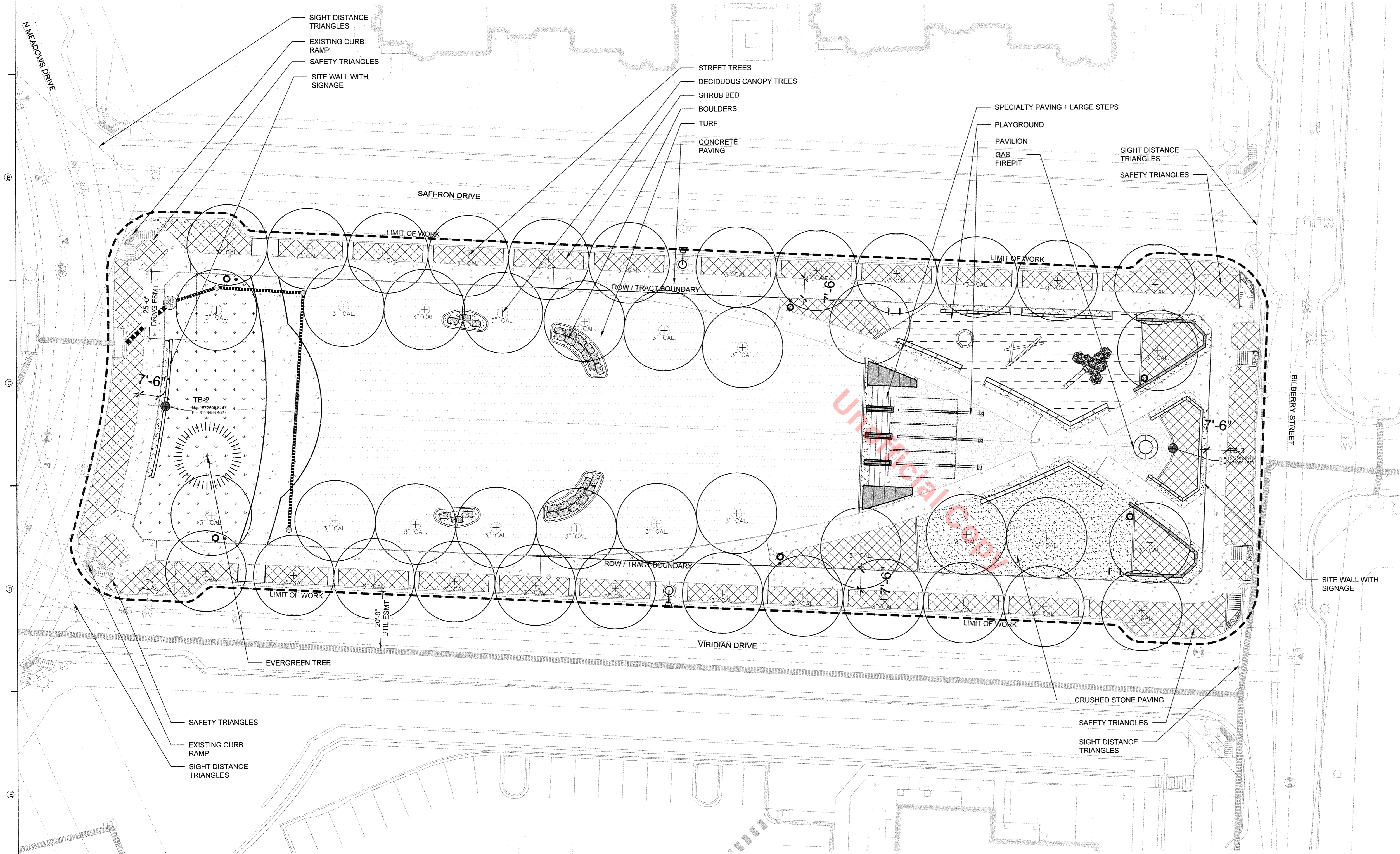
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PLANTING KEY		HYDROZONES	
	TURF GRASS SOD	High	
	NATIVE GRASS	Low	
	SHRUB BED	Low	
	DECIDUOUS TREE Installed Diameter 3/4 Mature Diameter	Low / Moderate	
	EVERGREEN TREE	Low / Moderate	

ISSUE DATE: 5/17/19

REVISIONS


DRAWN: AD\_XW REVIEWED: JF

**LANDSCAPE 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.
- All landscaping in the public ROW is to be maintained by the adjacent landowner or the HOA.

Project Area	LF	Required Trees	Required Shrubs	Provided Trees	Provided Shrubs
ROW	915	1 per 40' LF	4 per 1 street tree	24	1,025
SF			None		
Tract H	39,227	3	NA	22	375
<b>Total</b>		<b>26</b>	<b>92</b>	<b>46</b>	<b>1,400</b>

Site Inventory	
Site Item	Square Feet
Gross Site	55,879
Turf Grass Sod	19,134
Native Grass Mix	3,746
Trees	46 ea.
Shrubs	1400 ea.
Hardscape	16,218
Play Surfacing	2,825
Crushed Stone	3,301

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) / TA
Drip	Shrub Bed	0.83	Low	30%	9,872	2	32,606	0.81
Spray	Turf Grass Sod	1.25	High	59%	19,134	4.5	32,606	2.64
Spray	Native Grass Mix	0.83	Low	11%	3,600	1.4	32,606	0.15
<b>Total of the CLWUR</b>								<b>3.40</b>



**SITE DEVELOPMENT PLAN AMENDMENT**

DW PROJECT NUMBER: 5999

**CONCEPTUAL LANDSCAPE PLAN**

SHEET NUMBER

**SHEET 6 OF 9**

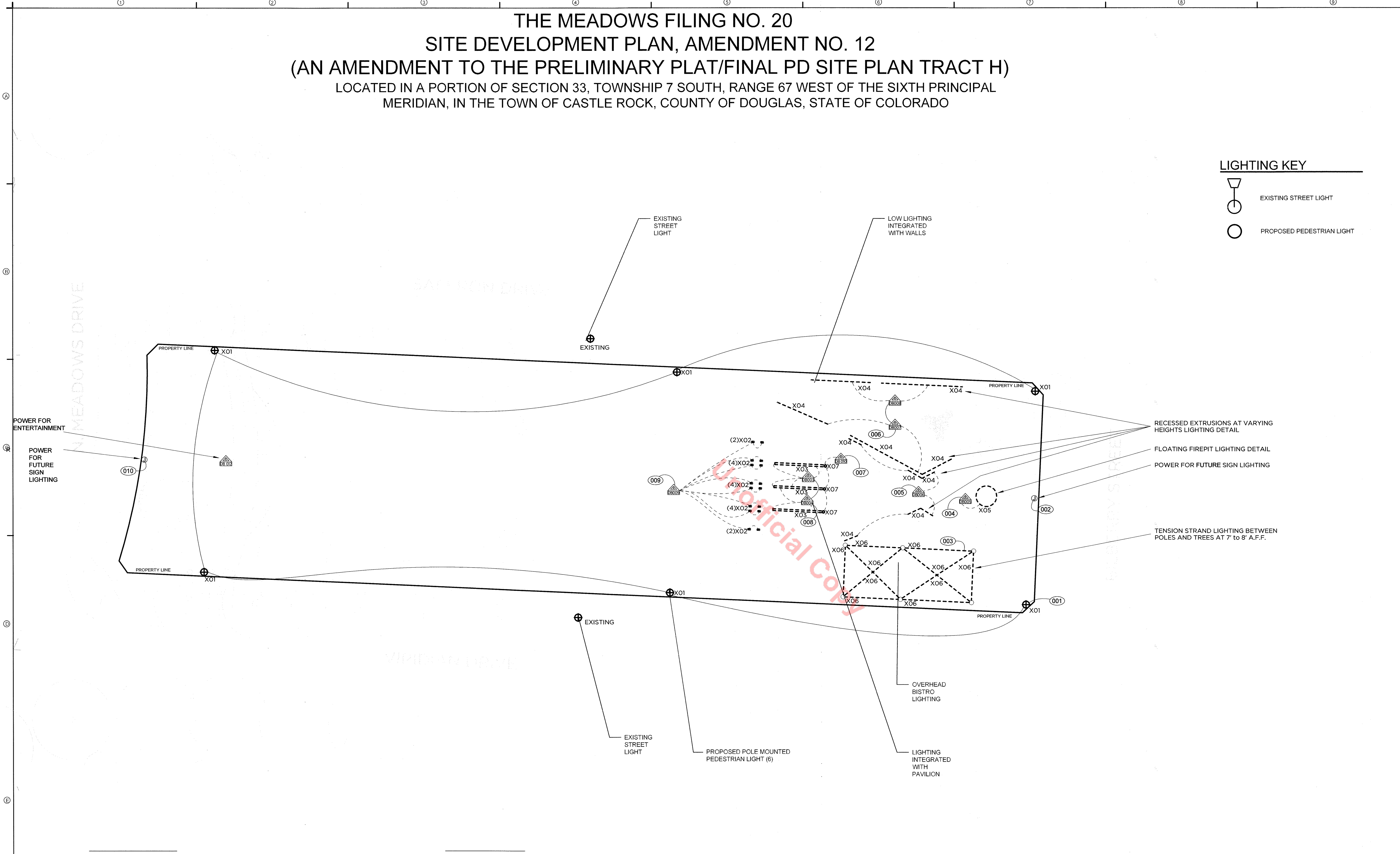
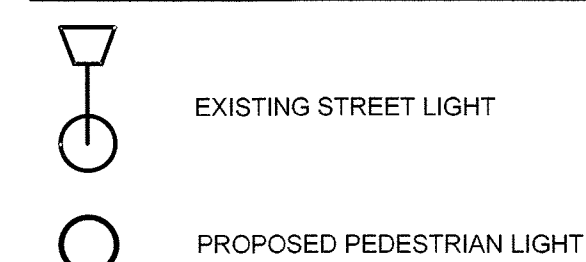
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SDP 18-0052

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**LIGHTING KEY**



POWER FOR ENTERTAINMENT  
 POWER FOR FUTURE SIGN LIGHTING

RECESSED EXTRUSIONS AT VARYING HEIGHTS LIGHTING DETAIL  
 FLOATING FIREPIT LIGHTING DETAIL  
 POWER FOR FUTURE SIGN LIGHTING  
 TENSION STRAND LIGHTING BETWEEN POLES AND TREES AT 7' to 8' A.F.F.

**GENERAL LIGHTING PLAN STANDARD NOTES**

- Objectives
  - Street Lights will provide lighting of the streets
  - Pedestrian Pole Lights will provide lighting at the park entries and along the edges
  - Pavilion Mounted Lights will provide lighting of the main gathering area
  - Pole Mounted Bistro Lighting will provide ambient lighting for the seating area
  - Wall Mounted Lighting will provide low level lighting around the playground and firepit area
- Hours of light operation: Dusk until Dawn.
- The light levels will be appropriate for a neighborhood park use and do not anticipate the need to mitigate the lighting to the neighborhoods/adjacent properties.
- The following types of light are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at a building's facade, and unshielded wall packs.

**MOUNTING HEIGHTS**  
 X01: EXISTING HEIGHT TO REMAIN (18 FEET).  
 X02: 18 INCHES A.F.G.  
 X03: 10 FEET (LOCATED LIGHTING VALNCE UNDER CANOPY).  
 X04: VARYING BETWEEN 5.5, 9, and 12.5 INCHES FROM TOP OF SEATING WALL.  
 X05: 2.5 FEET (LOCATED UNDER EDGE OF FIREPIT).  
 X06: 8 FEET A.F.G.  
 X07: RECESSED IN GRADE.

**TIMER CONTROLS:**  
 ALL LIGHTING FIXTURES TO BE ON FROM DUSK TILL DAWN AND CONTROLLED VIA PHOTOCELLS.



ISSUE DATE: 5/17/19

REVISIONS


DRAWN: BN      REVIEWED: ES

**SITE DEVELOPMENT PLAN AMENDMENT**

DW PROJECT NUMBER: 5999

**GENERAL LIGHTING PLAN**

SHEET NUMBER

**SHEET 7 OF 9**

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Apr 26, 2019 - 12:27 PM  
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ARCHITECTURAL LIGHTING FIXTURE SCHEDULE					
	TYPE	MANUFACTURER	MODEL	DESCRIPTION	NOTES
	EXISTING	EATON COOPER	RDG-F02-LED-E-U-T3-BK-LCF-4	55W LED area roadway luminaire, (2) 7 LED lightbars, electronic ballast type, universal voltage, type 3 distribution, black finish, light bar cover plate matches housing finish, NEMA twistlock photocontrol receptacle.	
	X01	HANOVER LANTERN	LIGHT: 3173BP POST: 369-12	50W H.I.D. post top lantern, grosse point 3100 series 12 Foot pole	
	X02	AURORALIGHT	LSW8-BR-A-27D-*NI	1.25W LED shielded steplight, brass faceplate, all optics kit, 2700K, dimmable, mounting TBD, nickel finish.	EC to select mounting option. Requires remote driver.
	X03	PARADIGM LED	ONEFLEX-20-27-67C-24-XX	2W/ft LED flexible tape light, 2700K, IP67 rating, clear casing, 24V DC, custom length.	Length per plans. Requires remote driver.
	X04	PARADIGM LED	TAPE: ONEFLEX-20-27-67C-24-XX EXT: AMC-3030-S-XX-O-SL	2W/ft LED flexible tape light, 2700K, IP67 rating, clear casing, 24V DC, custom length. Aluminum metal channel, 30mm x 30mm, surface mount channel, custom length, opal lens, satin aluminum lens.	Length per plans. Requires remote driver.
	X05	OPTIC ARTS	FLEXSIDE-67-27-24-29-LB-LL-XX	2.9W/ft LED side emitting flexible tape light, IP67 wet location rating, 2700K, 24V DC, LEDs on bottom, lead left side, custom length.	Length per plans. Requires remote driver.
	X06	TWICE BRIGHT	STL-NS-24-50 TBL-E26-S11-FR	Non suspended 50ft 120V commercial grade outdoor string light, 24 E26 medium base sockets 1W E26 medium frosted LED globe bulb, 120V	Final BOM required prior to purchase.
	X07	AURORALIGHT	LWL4-BR-N-27D-H-*NAT	5.5W LED micro well luminaire, brass faceplate, 10 deg narrow optic, 2700K, dimmable, hex baffle accessory, mounting TBD, natural finish.	EC to select mounting option. Requires remote driver.

EXTERIOR RATED TRANSFORMER SCHEDULE								
TRANS #	LOAD #	FIXTURE TYPE	QTY	WATTS	TOTAL WATTS	SECOND [V]	MANUFACTURER	MODEL
003	008	X07	40	6	240	24.00	QTRAN	QSET-MLED-200-*/24 inside Q-VAULT-5
004	008	X07	40	6	240	24.00	QTRAN	QSET-MLED-200-*/24 inside Q-VAULT-5
005	004	X05	29	2.9	84.1	24.00	OPTIC ARTS	GG100W24V
006	005	X04	36	2	72	24.00	QTRAN	QSET-MLED-200-*/24 inside Q-VAULT-5
007	006	X04	75	2	150	24.00	QTRAN	QSET-MLED-200-*/24 inside Q-VAULT-5
008	006	X04	62	2	124	24.00	QTRAN	QSET-MLED-200-*/24 inside Q-VAULT-5
009	009	X02	16	1.25	20	12.00	QTRAN	Q-HEX-M50W-*/12 inside Q-TRIX-R50
010	007	X07	3	5.5	16.5	12.00	QTRAN	Q-HEX-M50W-*/12 inside Q-TRIX-R50
012	SWITCHED ENTERTAINMENT		1	300	300	24.00	QTRAN	Q-SET-MLED-300-*/24 inside Q-VAULT-5

(2) Q-SETs CAN FIT IN (1) Q-VAULT-5

Unofficial Copy

ISSUE DATE: 5/17/19

REVISIONS


DRAWN: BN    REVIEWED: ES

**SITE DEVELOPMENT  
PLAN  
AMENDMENT**

DW PROJECT NUMBER: 5999

**ILLUMINATION  
SCHEDULES**

SHEET NUMBER

**SHEET 8 OF 9**

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