

# PLAT IDENTIFICATION SHEET

RECEPTION # :

DC00057025

DATE: 8/15/06

TIME 13:07

FEE: \$ 20.00 ( 2 P)

GRANTOR: New Hope Presbyterian Church  
(OWNER/SIGNER)

GRANTEE: Meadows # 3  
(SUBDIVISION NAME OR NAME OF PLAT)  
1st Amend.

LEGAL: 34-7-67  
(SECTION-TOWNSHIP-RANGE)

# THE MEADOWS FILING NO. 3, 1st AMENDMENT

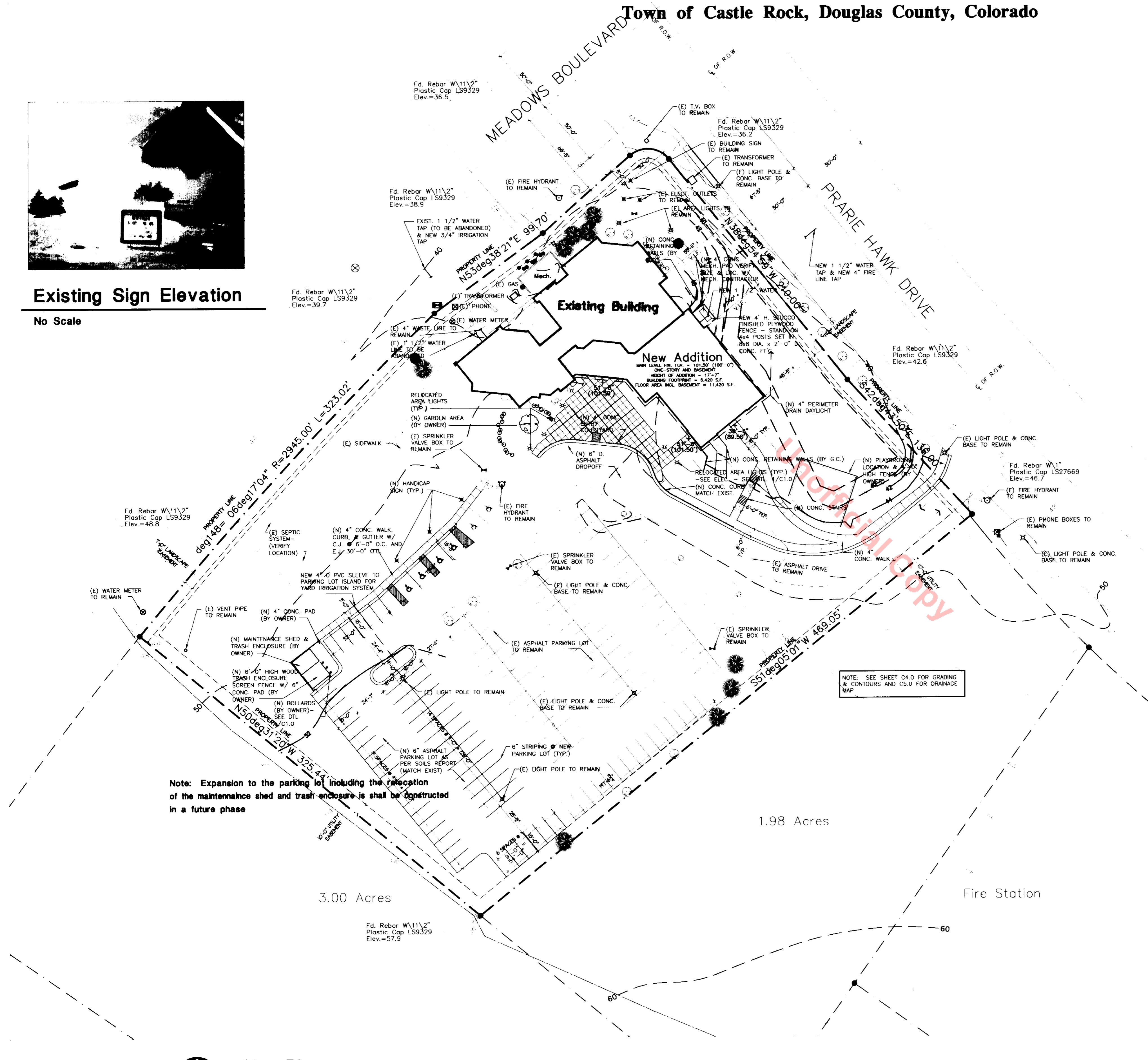
## Final PD Site Plan

A part of the NW 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M.  
Town of Castle Rock, Douglas County, Colorado



Existing Sign Elevation

No Scale



Note: Expansion to the parking lot including the relocation of the maintenance shed and trash enclosure is shall be constructed in a future phase

NOTE: SEE SHEET C4.0 FOR GRADING & CONTOURS AND C5.0 FOR DRAINAGE MAP



### Site Plan

Scale: 1" = 40'-0"

P:\8034\Drawings\Z-SP01



### PROJECT INFORMATION

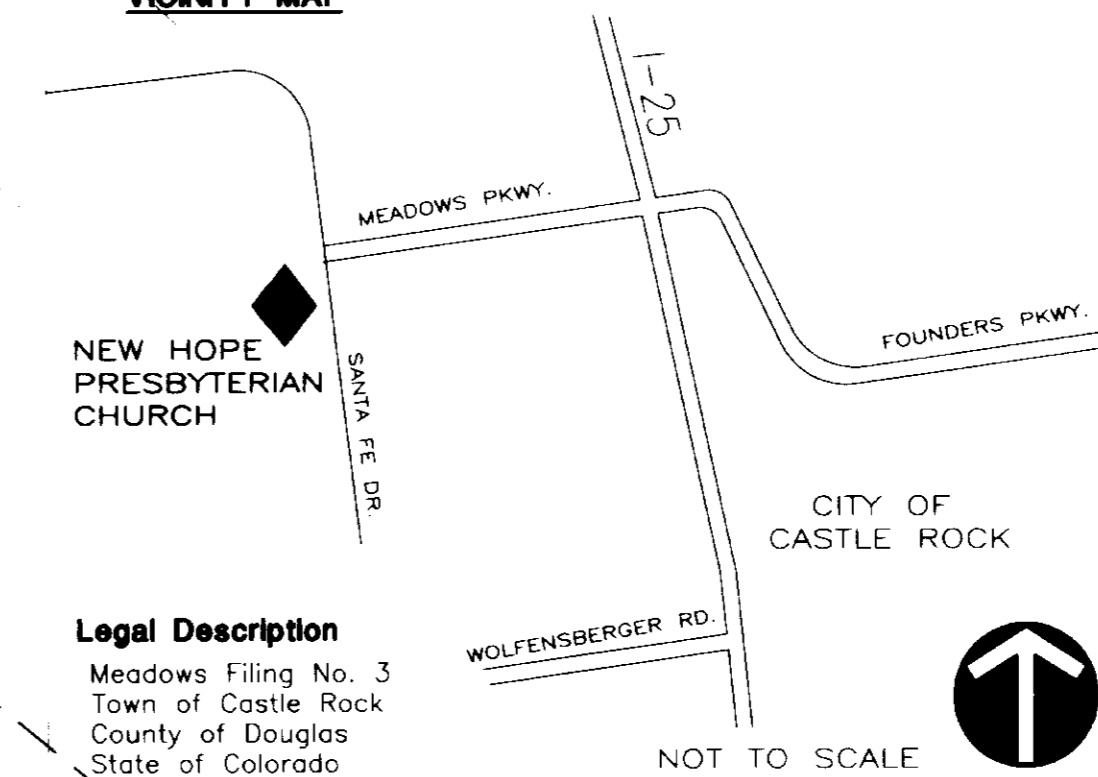
Existing fixed seats: 300  
 New fixed seats provided: 0  
 Parking Spaces Required: 75  
 Parking Spaces Provided: 157 (93 existing)  
 Occupancy Classification: A2.1  
 Zoning: Meadows PD/Multifamily  
 Construction Type: Type V One Hour  
 Number of Stories: (1) One Story  
 Land Use Classifications: Church  
 Addition Building Height: 20'-0"  
 Approximate Size:

Lower Level:  
 existing 2,102 s.f.  
 proposed 5,000 s.f.  
 Upper Level:  
 existing 8,944 s.f.  
 proposed 6,420 s.f.  
 Total: 22,466 s.f.

Total Site Area: 221,720 s.f. (5.09 Acres)  
 Parking & Drive Area: 59,922 s.f. (27%)  
 Building Coverage Area: 27,846 s.f. (13%)  
 Hardscape Area: 8,000 s.f. (8%)  
 Open Space Area: 125,952 s.f. (52%)  
 - Landscaped Area: 39,973 s.f. (18%)  
 - Irrigated Landscape (sod): 23,983s.f. (10%/60% of above)

Design Concept: Tan Split-face Block & Stucco  
 Completion Date: April 2000

### VICINITY MAP



Legal Description  
 Meadows Filing No. 3  
 Town of Castle Rock  
 County of Douglas  
 State of Colorado

### SHEET INDEX

- Sheet 1 - Site Plan, Vicinity Map, City Information, Signature Blocks, Existing Sign Elevation
- Sheet 2 - Landscape Plan, Landscape Legend, Building & Existing Trash Enclosure Elevations



New

### OWNERSHIP CERTIFICATION

The undersigned are all of the owners of certain lands known herein as the Meadows Filing No. 3 in the Town of Castle Rock.

New Hope Presbyterian Church, Robert Ruppert, Pastor  
 Church U.S.A. - A Colorado non-profit organization  
 Signed this 10 day of April, 1999 2000.

Cara Stahel  
 Notary Public  
 Signed this 10 day of April, 1999 2000

### LIENHOLDER CERTIFICATE

The undersigned are all the mortgaged and lienholders of certain lands known herein the Town of Castle Rock.  
 The undersigned beneficiary of the lien created by instrument recorded on 8-26-99 in 1748 book at page 1743 and book 1748 page 1752 (2nd RECORDS) Douglas County, Colorado, subject to terms, conditions and restrictions set within this site plan including the zoning determination as indicated to the Town of Castle Rock in a letter dated 7/7/99 to the New Hope Presbyterian Church Corporation.

James A. Kelly, V.P.  
 Presbyterian Church (U.S.A.) Investment & Loan Program, Inc.  
 A Pennsylvania Non-Profit Corporation  
 Signed this 10 day of April, 1999 2000

### TITLE CERTIFICATE

I, Penny Brunelle, being an authorized representative of Empire Title & Escrow, 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, mortgages and lienholders of the property are listed in the certificate of ownership and dedication.  
 Signed this 10th day of April, 1999 2000

Penny Brunelle  
 Authorized Representative  
 Empire Title & Escrow  
 Title Insurance Company

### SURVEYOR'S STATEMENT

I, David E. Archer, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Meadows Filing No. 3 Preliminary PD Site Plan was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents that survey.

David E. Archer  
 Registered Land Surveyor

### TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION  
 THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 27th DAY OF Sept., A.D. 1999.

ATTEST:  
 Mayor Chairman DATE  
 Planning Director DATE

### TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, DAY OF Oct., A.D. 1999.

Mayor  
 Planning Director  
 Town Clerk

### DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO  
 COUNTY OF DOUGLAS  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 15th DAY OF August, 1999 AT 3:07 O'CLOCK P. M. AND WAS RECORDED UNDER RECEPTION NUMBER 00057025

Sheryl M. Muehlhoff-Deputy  
 DOUGLAS COUNTY CLERK & RECORDER

### New Hope Presbyterian Church

Final PD Site Plan Project No. 0598034  
 Meadows Filing No. 3, 1st Amendment

Owner Address: New Hope Presbyterian Church  
 2100 W. Meadows Parkway  
 Castle Rock, CO 80104  
 (303)660-0057 F (303)660-1532

Architect Address: TSP Five, Inc.  
 8751 E. Hampden Ave., Suite A-1  
 Denver, CO 80231  
 (303)695-1997 F (303)695-1938

Land Surveyor Address: David E. Archer & Assoc.  
 105 Wilcox St.  
 Castle Rock, Colorado 80104  
 (303)668-4642 F (303)668-4675

Date: May 31, 1999  
 Revised: August 18, 1999  
 Revised: September 15, 1999  
 Revised: March 2, 2000

# THE MEADOWS FILING NO. 3, 1st AMENDMENT

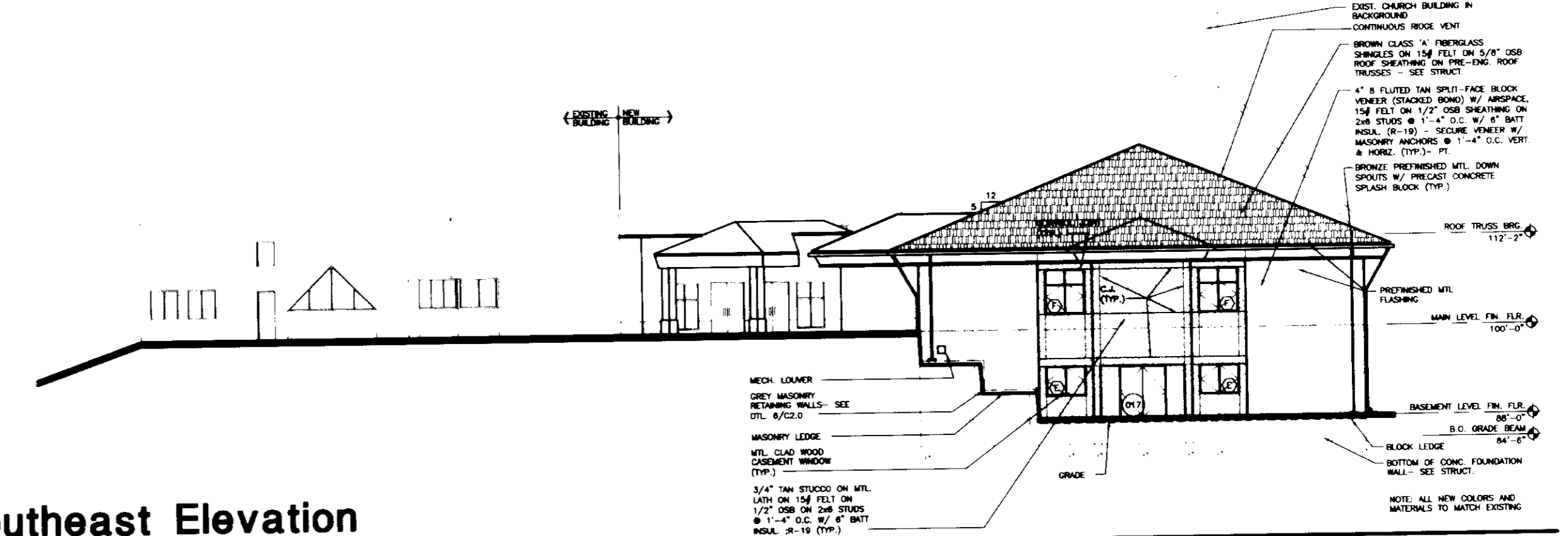
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Town of Castle Rock, Douglas County, Colorado



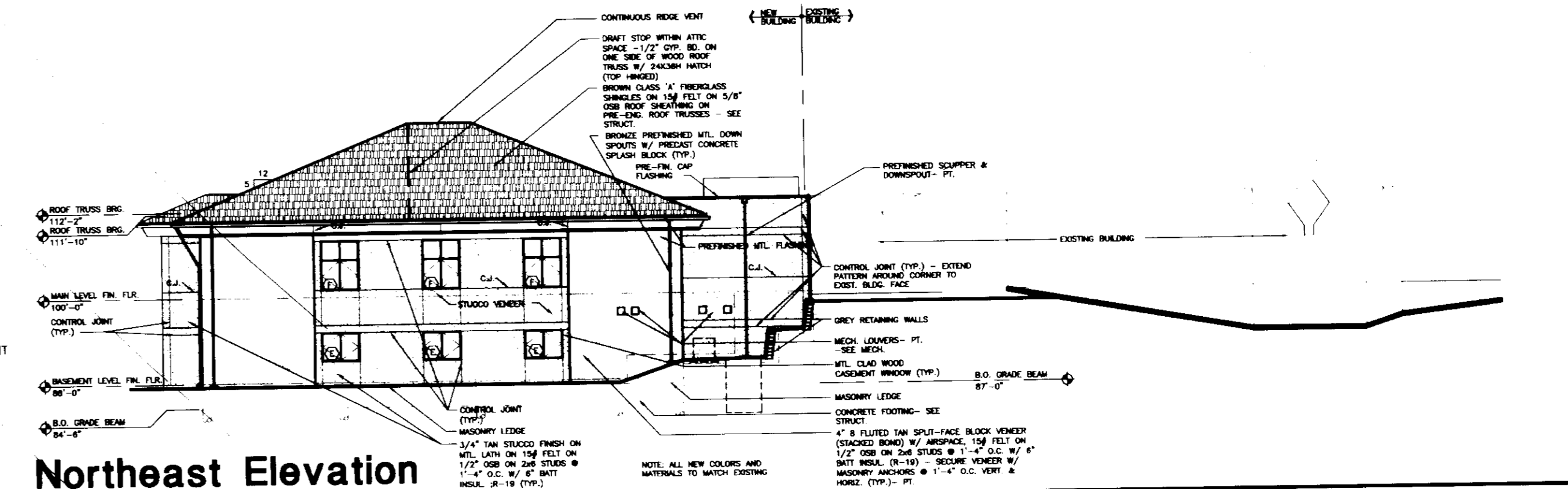
Existing Trash Enclosure Elevation

No Scale



Southeast Elevation

Scale: 1/16" = 1'-0"  
P:180341SD/T-ELEVS



Northeast Elevation

Scale: 1/16" = 1'-0"  
P:180341SD/T-ELEVS

LANDSCAPE SCHEDULE					
Symbol	Quantity	Common Name	Botanical Name	Size	Remarks
<b>Deciduous Shade Trees</b>					
GA	5	Green Ash	<i>Fraxinus Penn. Marshallii</i>	2 1/2" cal. B4B	---
PA	3	Autumn Purple Ash	<i>Fraxinus Americana 'Autumn Purple'</i>	2" cal. B4B	---
<b>Deciduous Ornamental Trees</b>					
CH	0	Cockspur Hawthorn	<i>Crataegus Crus-galli</i>	6'0" clump	---
SM	1	Simla Maple	<i>Acer Simla</i>	1 3/4" cal. B4B	---
<b>Coniferous Trees</b>					
AP	3	Austrian Pine	<i>Pinus Nigra</i>	6'0" B4B	---
<b>Deciduous Shrubs</b>					
PL	6	Purple Lilac	<i>Syringa Vulgaris</i>	5 gal. cont.	---
TS	12	3 Leaf Sumac	<i>Rhus Trilobata</i>	5 gal. cont.	---
MS	18	Blue Mist Spirea	<i>Spiraea japonica 'Blue Mist'</i>	5 gal. cont.	---
<b>Coniferous Shrubs</b>					
BJ	27	Broadmoor Juniper	<i>Juniperus Sabina 'Broadmoor'</i>	5 gal. cont.	---
<b>Ground Cover</b>					
PH	-	Poppy Mallow	<i>Callitriche incolorata</i>	8" oc. 1 gal. cont.	---
FB	-	Fescue Blend	---	---	(N) Sod

### New Hope Presbyterian Church

Final PD Site Plan Project No. 0598034

Meadows Filing No. 3, 1st Amendment

Owner Address: **New Hope Presbyterian Church**  
2100 W. Meadows Parkway  
Castle Rock, CO 80104  
(303)660-0057 F (303)660-1532

Architect Address: **TSP Five, Inc.**  
8751 E. Hampden Ave., Suite A-1  
Denver, CO 80231  
(303)695-1997 F (303)695-1938

Land Surveyor Address: **Farnsworth & Polk**  
2696 S. Colorado Blvd., Suite 250  
Denver, CO 80222  
(303)692-8838 F (303)692-0470

Date: May 31, 1999  
Revised: August 19, 1999  
Revised: September 15, 1999  
Revised: March 2, 2000

Sheet 2 of 2

#### SHEET INDEX

Sheet 1 - Site Plan, Vicinity Map, City Information, Signature Blocks, Existing Sign Elevation

Sheet 2 - Landscape Plan, Landscape Legend, Building & Existing Trash Enclosure Elevations

Existing

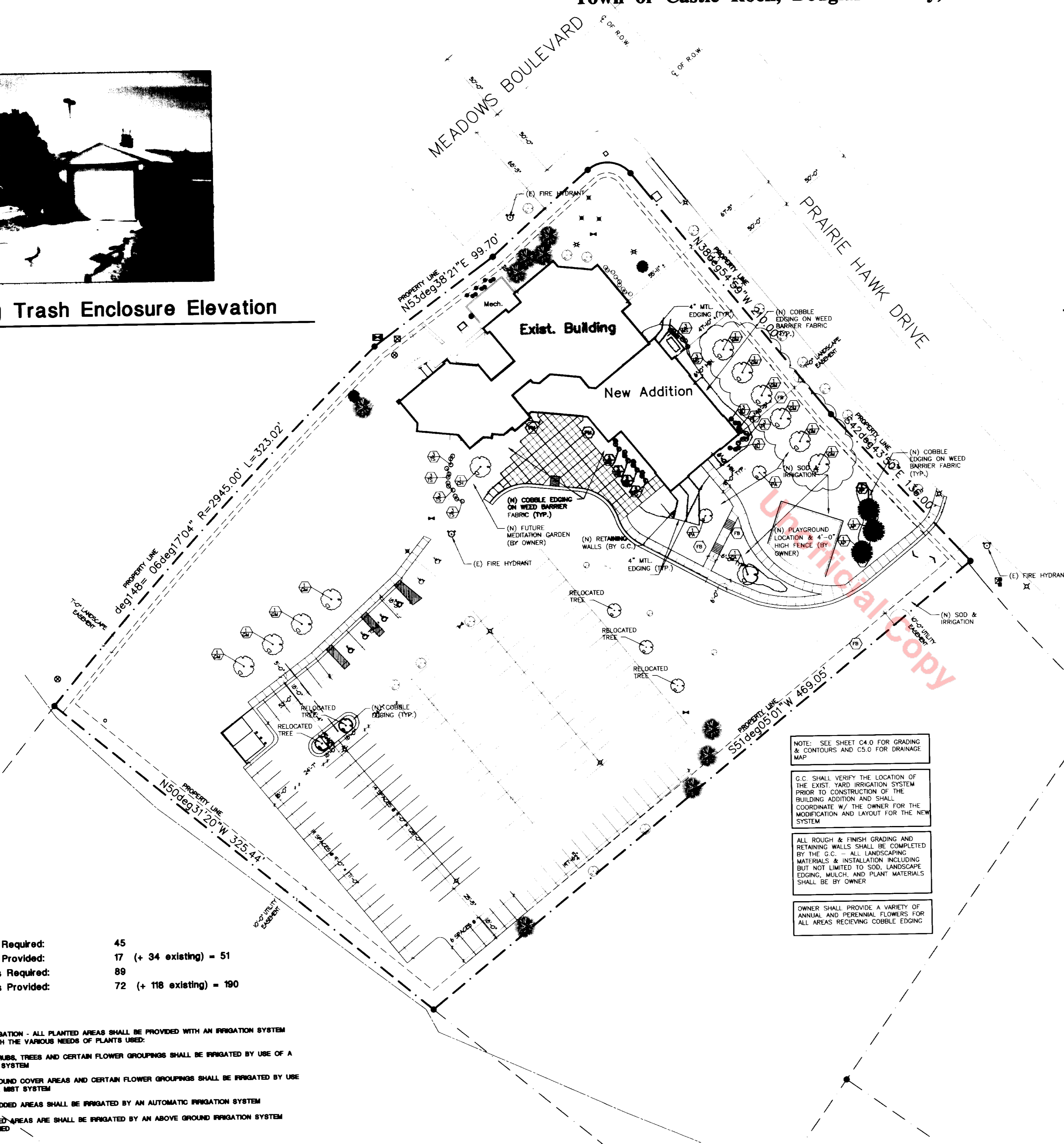
New



### Landscape Plan

Scale: 1" = 40'-0"

P:180341DWgs1Z-SP01



NOTE: SEE SHEET C4.0 FOR GRADING & CONTOURS AND C5.0 FOR DRAINAGE MAP

G.C. SHALL VERIFY THE LOCATION OF THE EXIST YARD IRRIGATION SYSTEM PRIOR TO CONSTRUCTION OF THE BUILDING ADDITION AND SHALL COORDINATE W/ THE OWNER FOR THE MODIFICATION AND LAYOUT FOR THE NEW SYSTEM

ALL ROUGH & FINISH GRADING AND RETAINING WALLS SHALL BE COMPLETED BY THE G.C. - ALL LANDSCAPING MATERIALS & INSTALLATION INCLUDING BUT NOT LIMITED TO SOO, LANDSCAPE EDGING, MULCH, AND PLANT MATERIALS SHALL BE BY OWNER

OWNER SHALL PROVIDE A VARIETY OF ANNUAL AND PERENNIAL FLOWERS FOR ALL AREAS RECEIVING COBBLE EDGING

- Trees Required: 45
- Trees Provided: 17 (+ 34 existing) = 51
- Shrubs Required: 89
- Shrubs Provided: 72 (+ 118 existing) = 190

METHOD OF IRRIGATION - ALL PLANTED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM CONSISTENT WITH THE VARIOUS NEEDS OF PLANTS USED:

- ALL SHRUBS, TREES AND CERTAIN FLOWER GROUPINGS SHALL BE IRRIGATED BY USE OF A DRIP IRRIGATION SYSTEM
- ALL GROUND COVER AREAS AND CERTAIN FLOWER GROUPINGS SHALL BE IRRIGATED BY USE OF AN AEROSOL MIST SYSTEM
- ALL SOODED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM
- ALL SEED AREAS ARE SHALL BE IRRIGATED BY AN ABOVE GROUND IRRIGATION SYSTEM UNTIL ESTABLISHED