

WOLFENSBERGER AMENDED SITE DEVELOPMENT PLAN

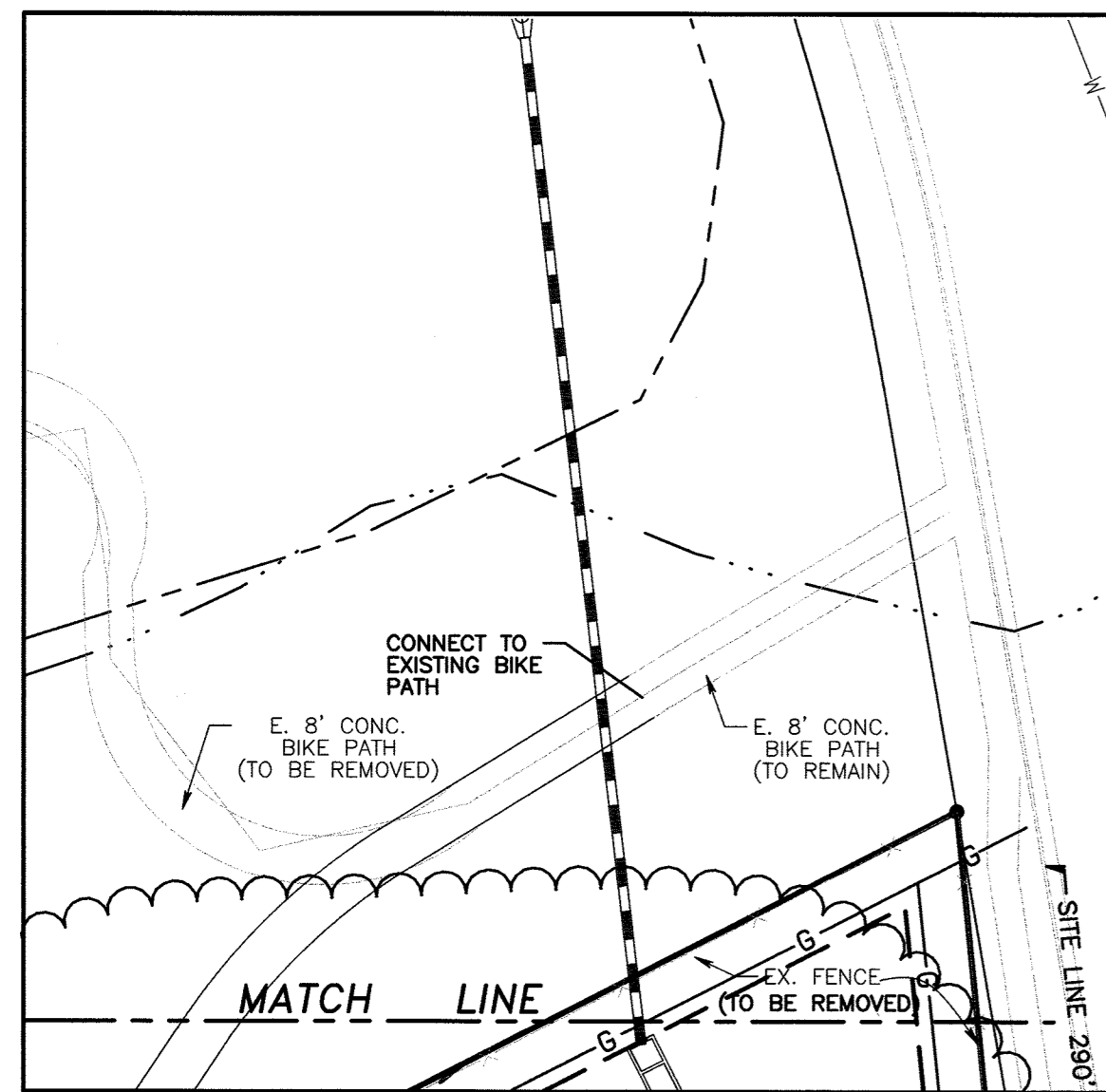
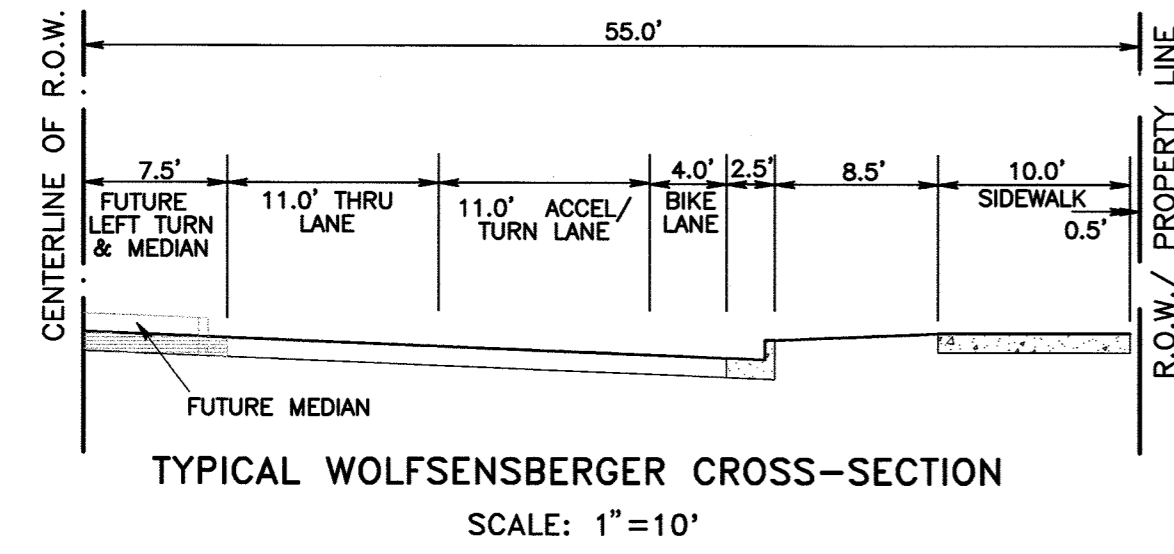
AMENDMENT NO. 1

LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3,
T8S, R67W OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

100 YEAR FLOOD PLAN
PER FIRM MAP
NO. 0803500169F
DATED 9-30-2005

TRACT C, RED HAWK FILING NO. 1
ZONED: RED HAWK AMENDMENT NO.1 PD
USE: OPEN SPACE

100 YEAR FLOOD PLAN
PER FIRM MAP
NO. 0893500169F
DATED 09-30-2005

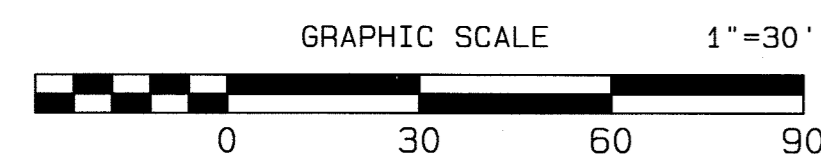


PROJECT BENCHMARK:

THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM3.00015 ELEVATION 6197.57 AND IS ON NAVD88 DATUM.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF LOT 1 BEARS S00°15'52"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.



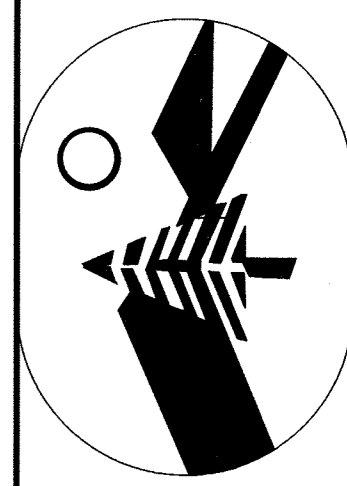
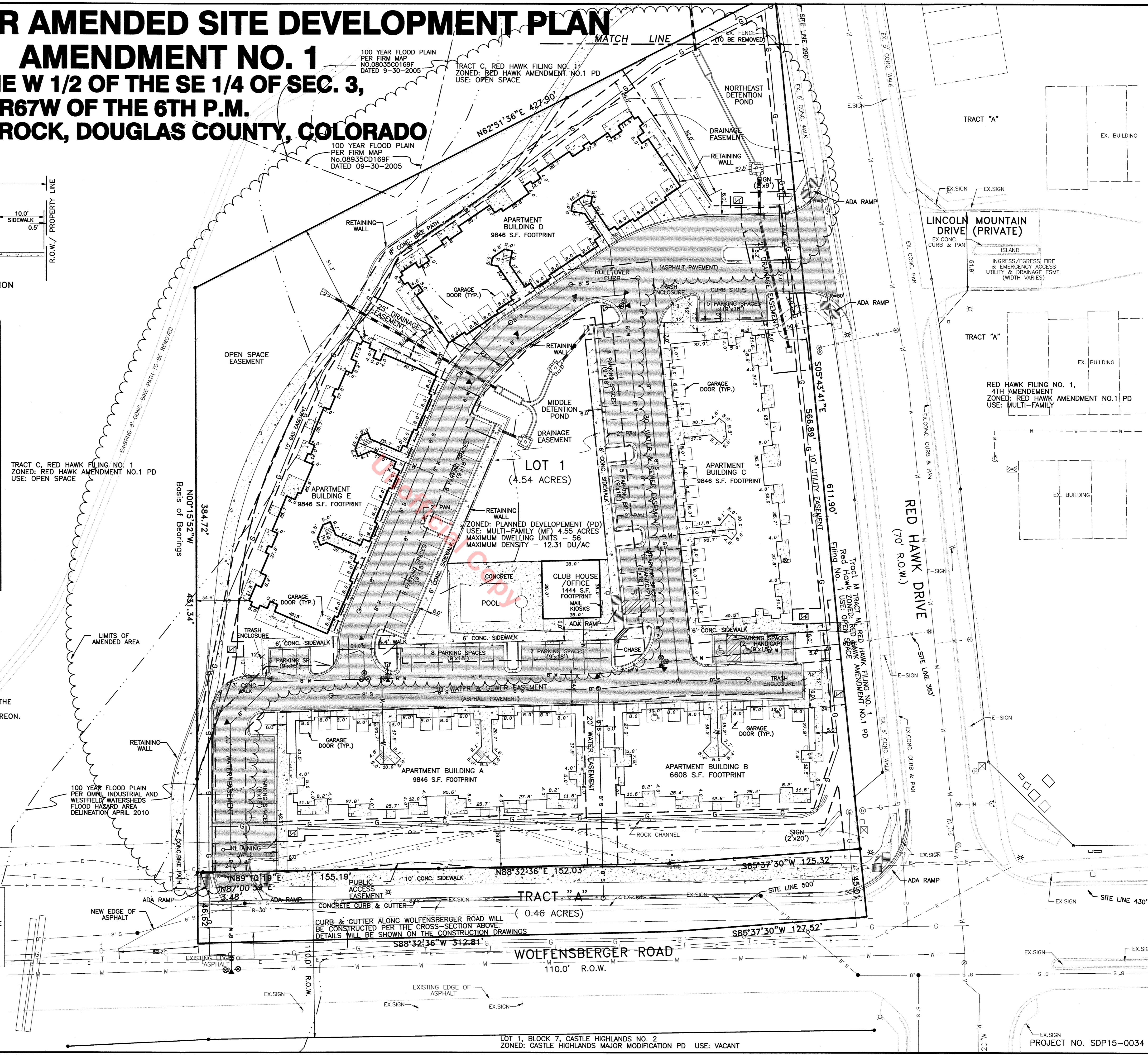
LEGEND

- PROPOSED 6" CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- PROP CULVERT W/ FES
- EX CULVERT W/ FES
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- PROPOSED CONCRETE
- PROP FENCE LINE
- EXISTING WALL LINE
- PROPOSED WALL LINE
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- PHASE LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROP FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- FIRE LANE

TYPICAL GARAGE DIMENSION

- 12.5' x 22' STANDARD MINIMUM SIZE (8' WIDE DOOR)
- 12.5' x 24' STANDARD MAXIMUM SIZE (8' WIDE DOOR)
- 14.5' x 24' HANDICAP SIZE (10' WIDE DOOR)

• ALL GARAGES ARE ONE CAR.



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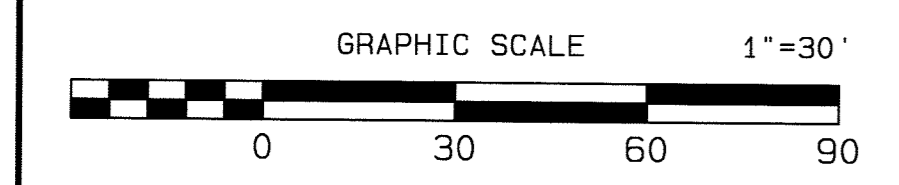
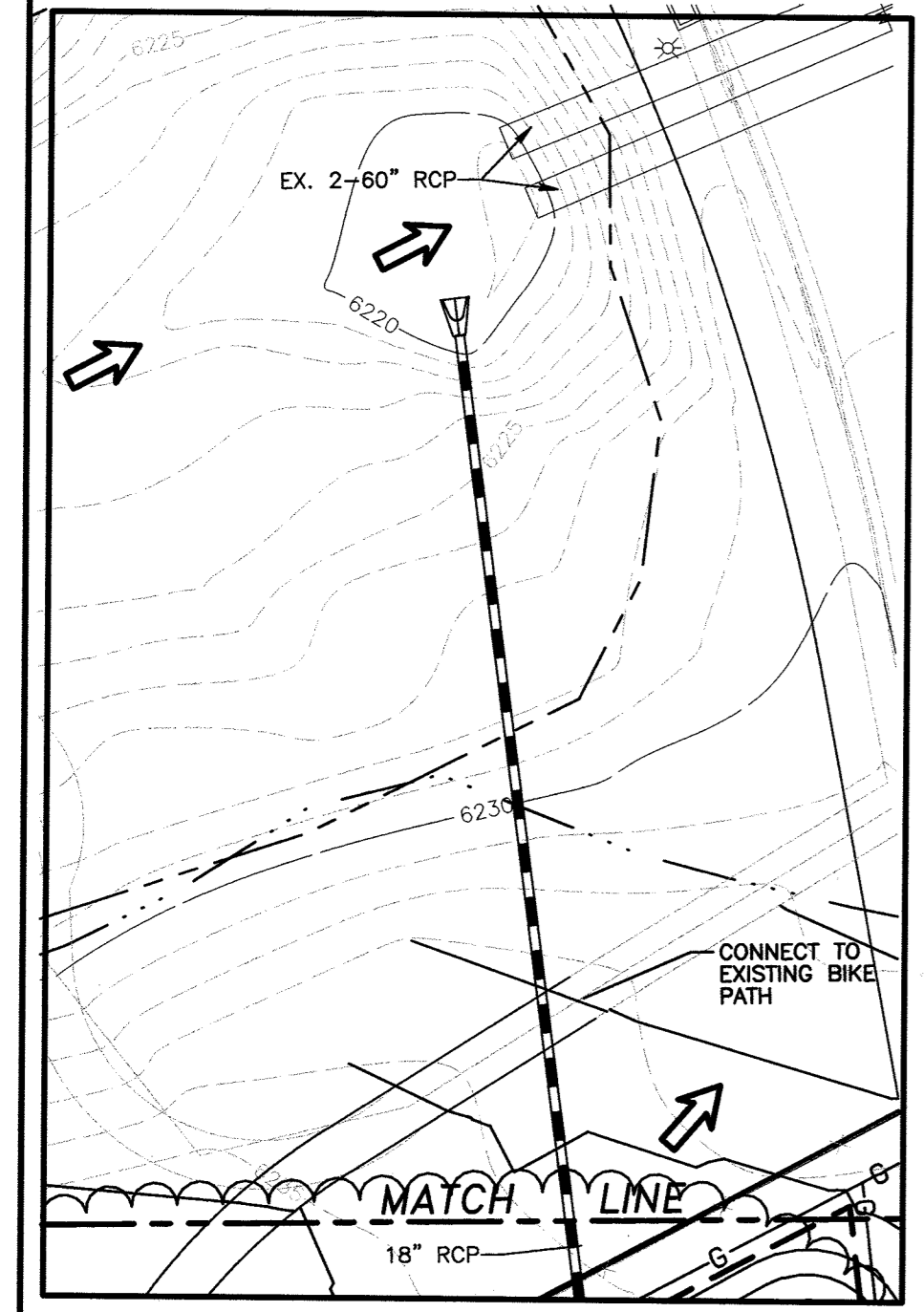
SITE PLAN

CONTACT: BETTER LAND, LLC
PHONE: 719-386-3190

SCALE	1"=30'
DATE	07-29-16
DR'N	DMH
CKD	KEA
APP'D	KEA
JOB NUMBER	06-0850
Sheet	2 of 10

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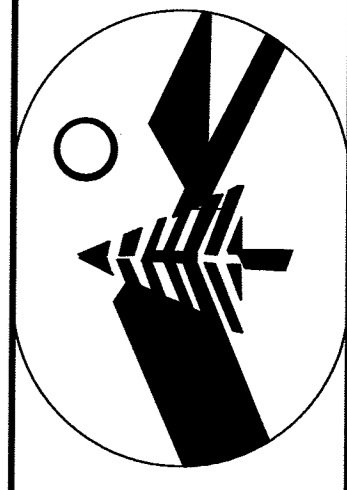
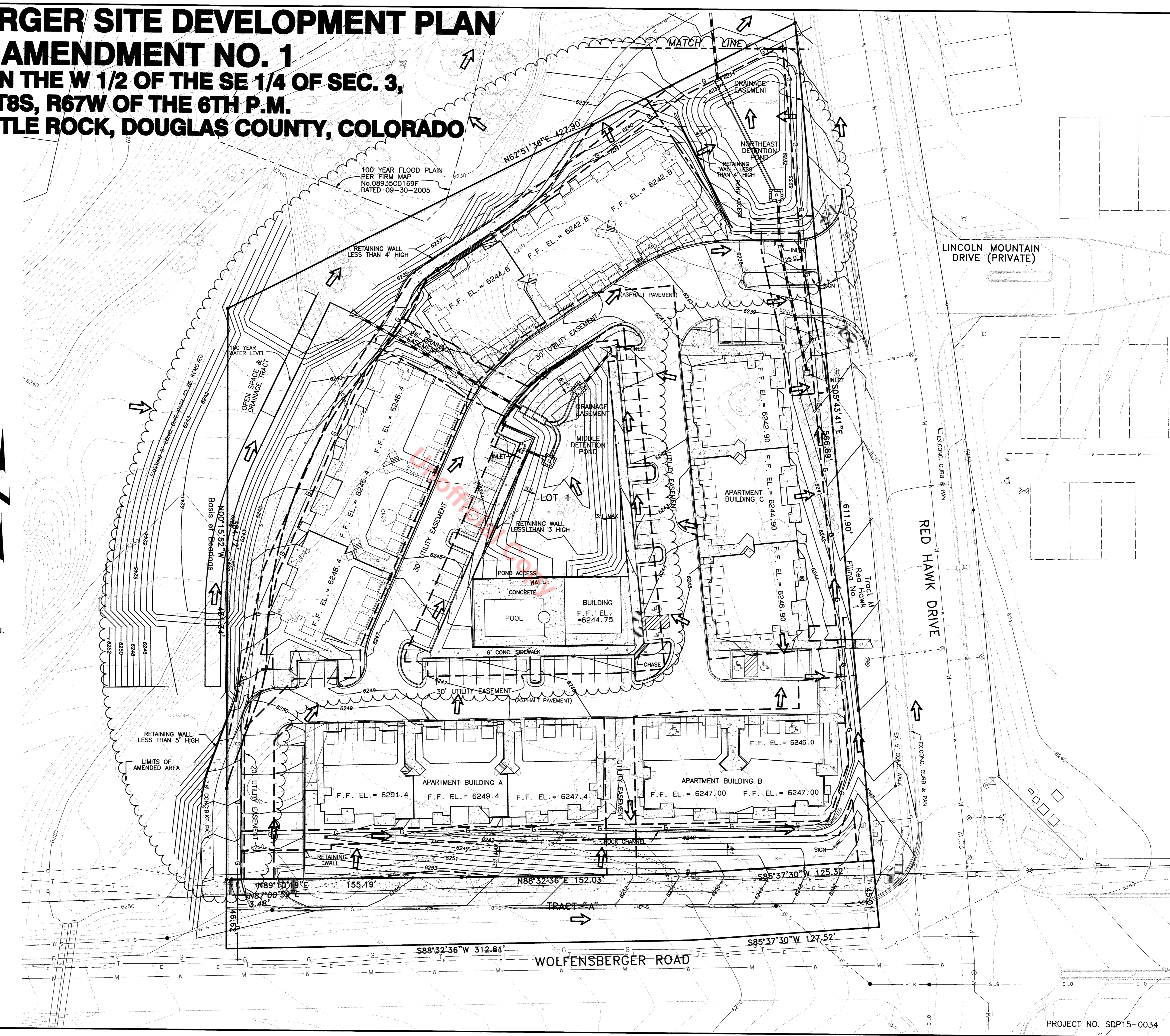
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- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING RIP-RAP
- PROP FINE LINE
- EXISTING WALL LINE
- PROPOSED WALL LINE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING GRADE CONTOURS (1' INTERVAL)
- FINISHED GRADE CONTOURS (1' INTERVAL)
- EXISTING EASEMENT
- PHASE LINE
- FINISHED FLOWLINE OF CURB ELEVATION
- FINISHED TOP OF WALL SPOT ELEVATIONS
- FINISHED BOTTOM OF WALL SPOT ELEVATIONS
- FINISHED FLOW DIRECTION
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROP FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING



DAVID ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
105 WILCOX ST. CASTLE ROCK, COLORADO 80104
PHONE (303) 888-4642

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LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3,
T8S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

GENERAL GRADING PLAN

CONTACT: BETTER LAND, LLC
PHONE: 719-598-9190

SCALE	1" = 30'
DATE	7-29-16
DRN:	DMH DRD: KEA
APP'VD:	KEA
JOB NUMBER	06-0850
Sheet	3 of 10

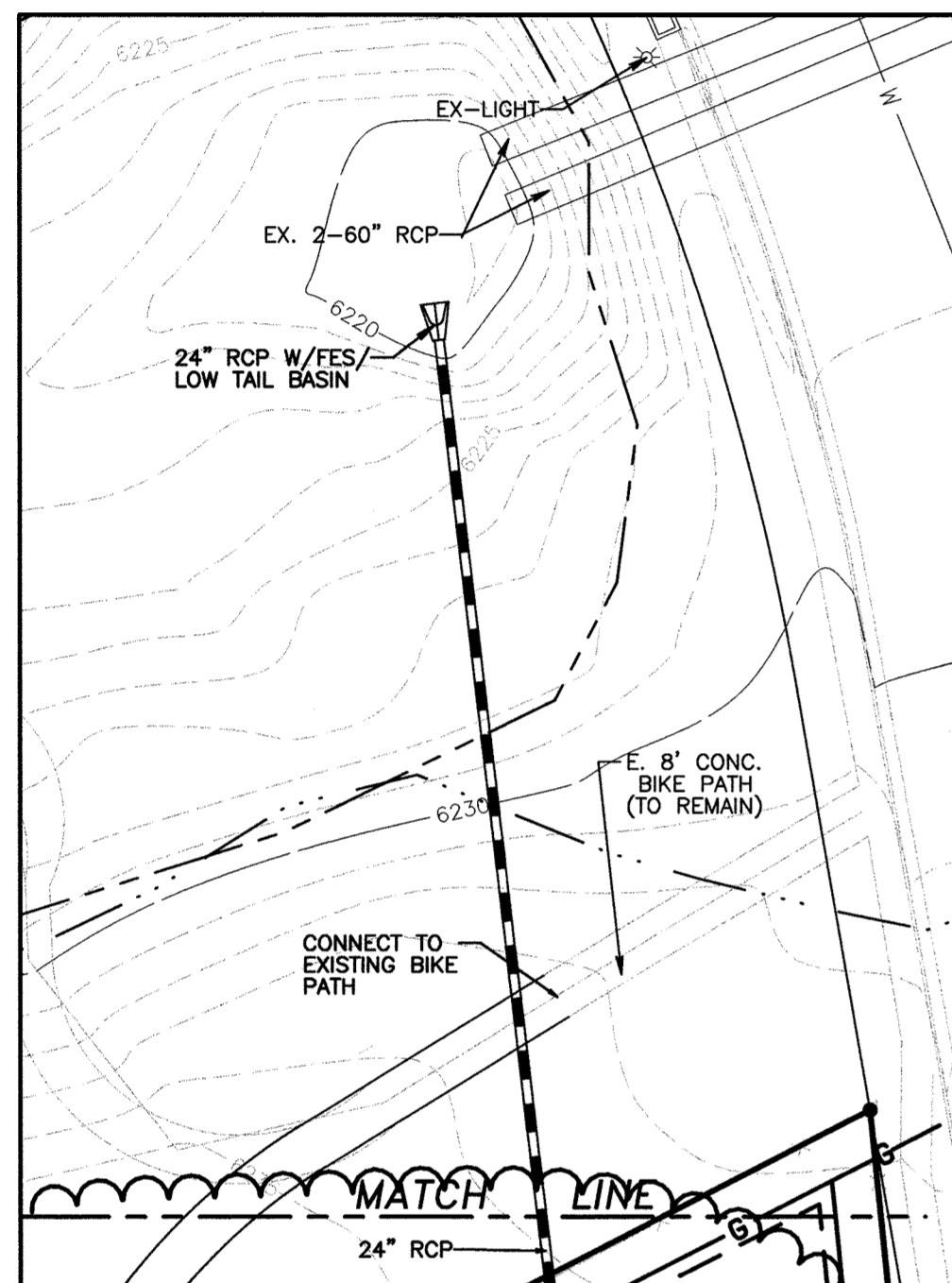
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

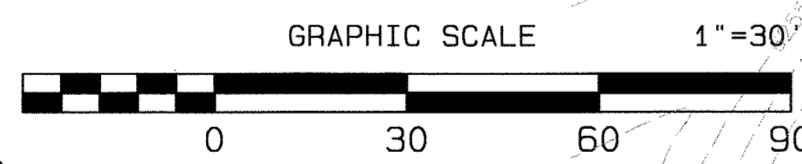
UTILITY NOTES:

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.

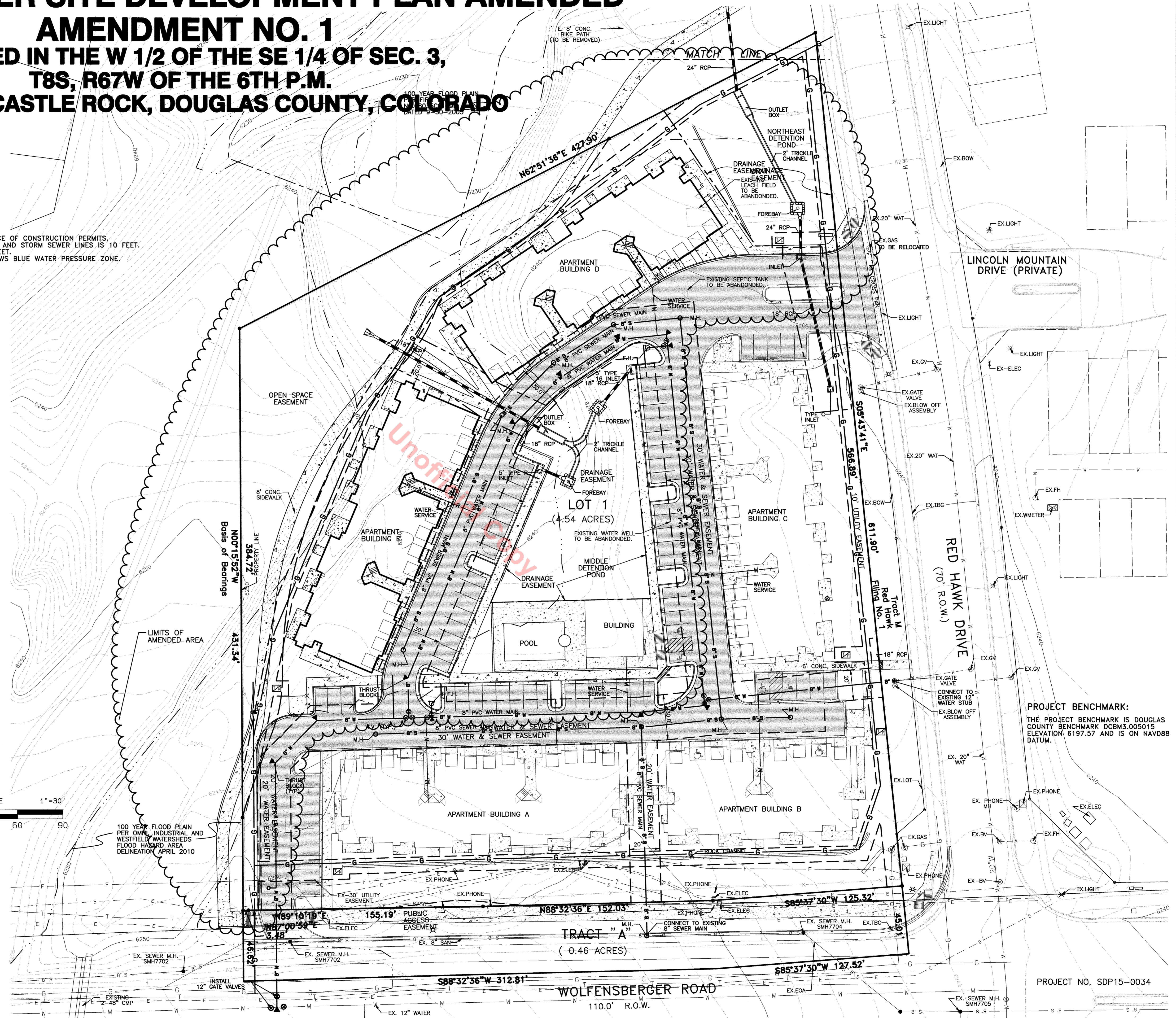


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- PROPOSED EASEMENT
- PHASE LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EX WATER LINE
- PROP WATER LINE W/ SIZE
- EX SEWER LINE W/ MH
- PROP SEWER LINE W/ SIZE
- PROP LIGHT POLE
- EX LIGHT POLE
- PROP FIRE HYDRANT
- EX FIRE HYDRANT
- PROP HANDICAP PARKING
- EX HANDICAP PARKING
- PROP LOW TAIL WATER BASIN
- EX LOW TAIL WATER BASIN
- PROP FLARE END SECTION
- EX FLARE END SECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- AMENDED AREA



Tue Aug 09 11:35:17 2016
G:\Drawings\2006\06-0850\Civil\Site Development Plan Set\4-GENERAL UTILITIES PLAN.prc



PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM3.005015 ELEVATION 6197.57 AND IS ON NAVD83 DATUM.

PROJECT NO. SDP15-0034

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GENERAL UTILITIES PLAN

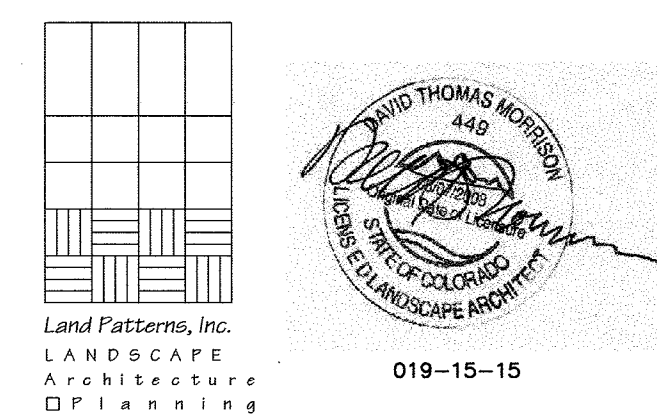
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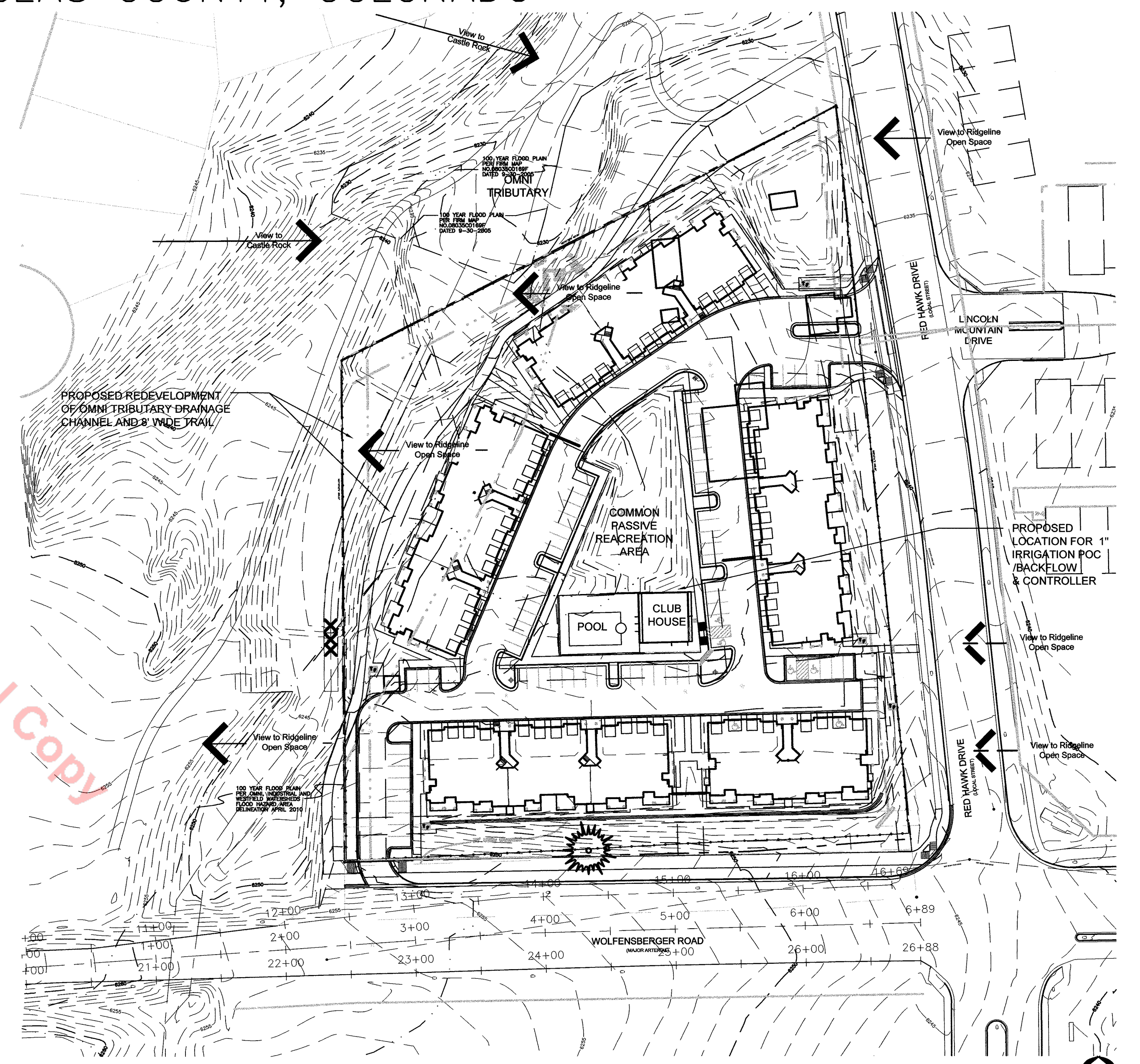
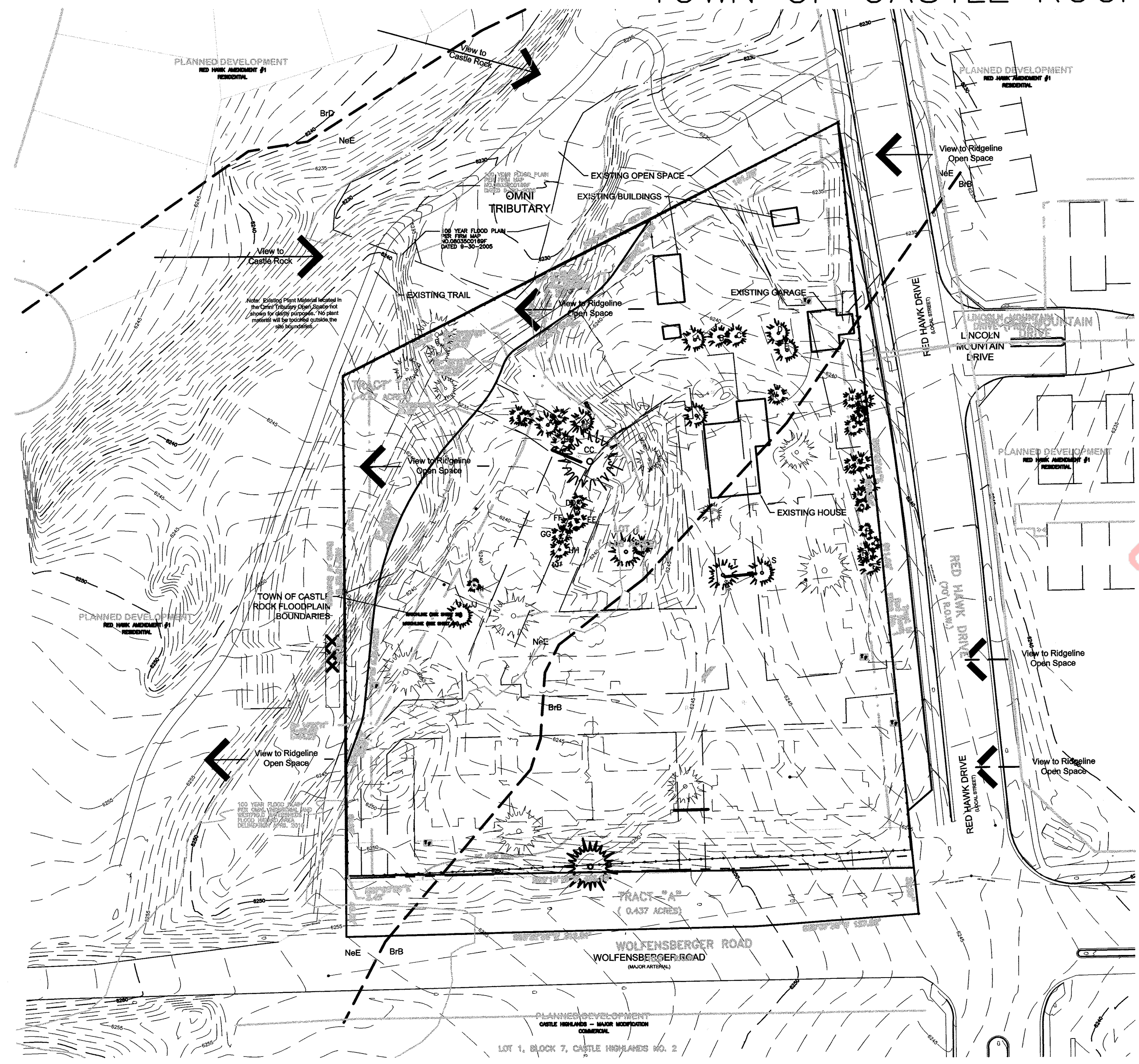
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Land Patterns, Inc.
Landscape Architecture
790 570 8888
100 WILSON ST. CASTLE ROCK, CO 80104

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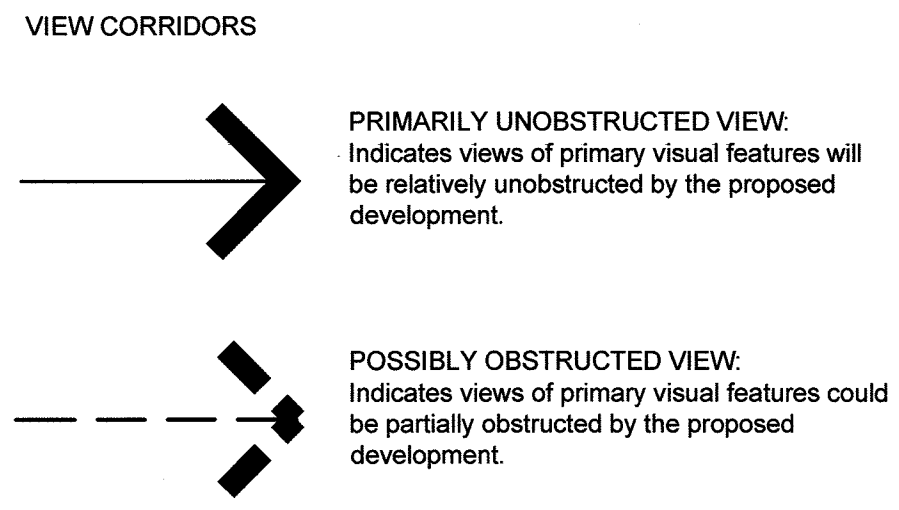
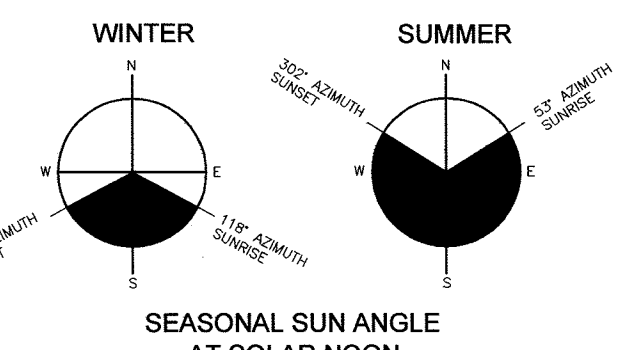
SITE ANALYSIS

LEGAL DESCRIPTION
LOT 1, ANDERSON SUBDIVISION, DOUGLAS COUNTY, CO.
PART OF THE W 1/2, SE 1/4, SEC. 3, T8S, R67W, OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO. 4.547 ACRES (198,057.85 SF)

ZONING:
PLANNED DEVELOPMENT
GRAHAM ANNEXATION

PREVAILING WINDS:
TYPICAL PREVAILING WINDS ARE FROM THE SOUTH - WESTERN REGIONAL CLIMATE CENTER

EXPOSURE: SEASONAL SUN ANGLES



Primary views across the site originate to the west along Thatch Circle backyards looking east to Castle Rock. Views from the Red Hawk Townhomes looking west to the Ridgeline Open Space potentially could be blocked by the development.

SOPE:
SITE FALLS GENERALLY FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER APPROXIMATELY 1%.

SOIL TYPES:
BrB: Bresser sandy loam, 1 to 3 percent slopes.
BrC: Bresser sandy loam, 3 to 9 percent slopes.
NeE: Newlin gravelly sandy loam, 8 to 30 percent slopes.

- EXISTING PLANT MATERIAL**
- Plant Material (Candidate To Remain):**
 - Ponderosa Pine (*Pinus ponderosa*)
 - White Fir (*Picea abies*)
 - Plant Material (Candidate to be Transplanted. See Landscape Plan for proposed tree relocations):**
 - Ponderosa Pine (*Pinus ponderosa*)
 - Blue Spruce (*Picea pungens*)
 - Pinon Pine (*Pinus edulis*)
 - Scotch Pine (*Pinus sylvestris*)
 - Plant Material (To be Removed):**
 - Ponderosa Pine (*Pinus ponderosa*)
 - Gambel Oak (*Quercus gambelii*)
 - American Elm (*Ulmus americana*)
 - All deceased plant material
- Plant Material Notes:**
- All plant material noted as a candidate to remain will be re-evaluated once design documents are complete to further determine viability of keeping the material in place.
 - Plant material noted as a candidate to be transplanted has been evaluated to be within the limits of most transplanting equipment. Once design documents are complete, further analysis will determine plant transplant capabilities and potential locations.
 - Plant material noted as to be removed are either too large to transplant, in poor health, or not significant enough vegetation to warrant transplant or saving.

USE ANALYSIS

PROPOSED DEVELOPMENT

56 UNIT APARTMENT COMPLEX WITH CLUBHOUSE AND AN OUTDOOR POOL

5300 SF COMMON PASSIVE RECREATION AREA

REDEVELOPMENT OF OMNI TRIBUTARY DRAINAGE CHANNEL AND 8' WIDE CITY TRAIL

SITE COVERAGE SUMMARY:	COVERAGE	% OF TOTAL AREA
Building	45,992 S.F.	27.2 %
Sidewalk/patio	25,879 S.F.	8.6 %
Private drives/parking/service areas	45,736 S.F.	25.0 %
Pervious surface	79,351 S.F.	39.2 %
TOTAL	196,958 S.F.	4.55 Ac. 100.0 %

PARKING:
PARKING SPACES PROVIDED: 71 EXTERIOR SPACES (includes 5 HC spaces)
56 GARAGE SPACES
TOTAL 127 PARKING SPACES

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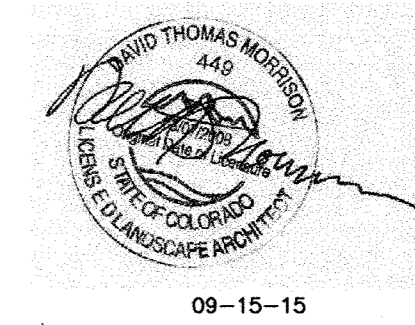
PROJECT NO. SDP15-0034

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LANDSCAPE SITE ANALYSIS / USE ANALYSIS

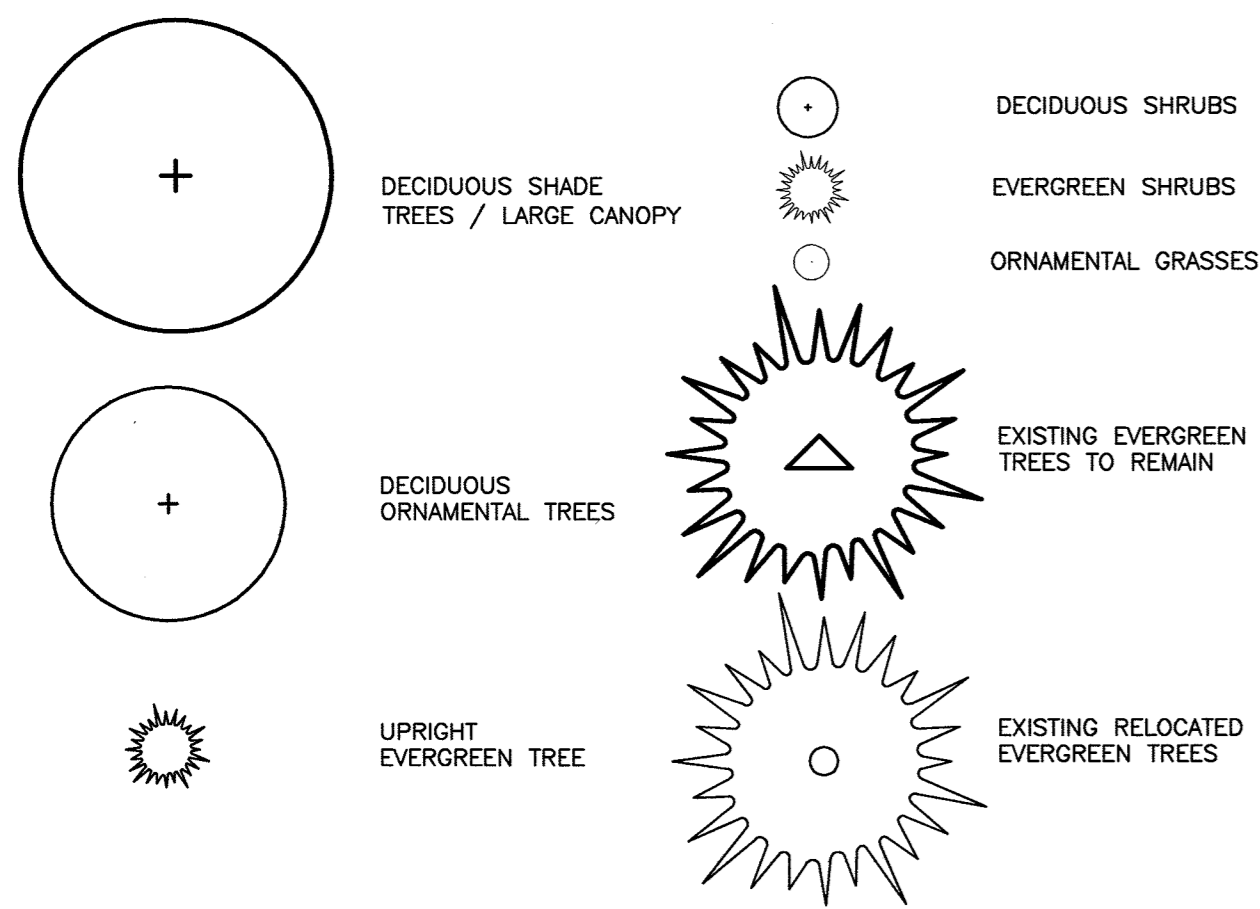
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Land Patterns, Inc.
Landscape Architecture
770 N. 44th Ave.
Suite 100
Castle Rock, CO 80108
Phone: 303-688-4442
Fax: 303-688-4443
www.landpatterns.com

PLANT SYMBOL LEGEND

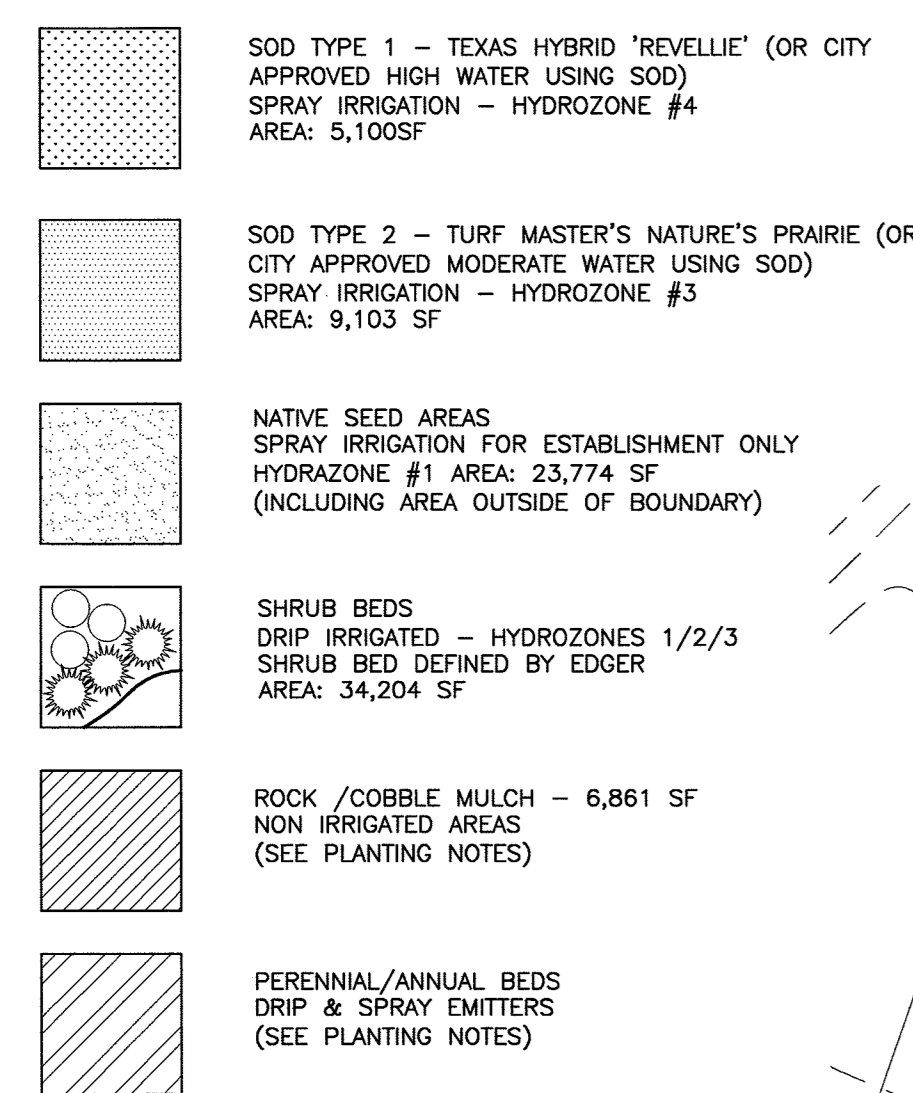


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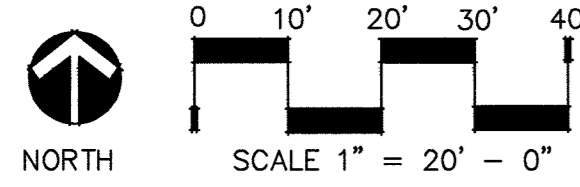
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GROUND PLANE LEGEND

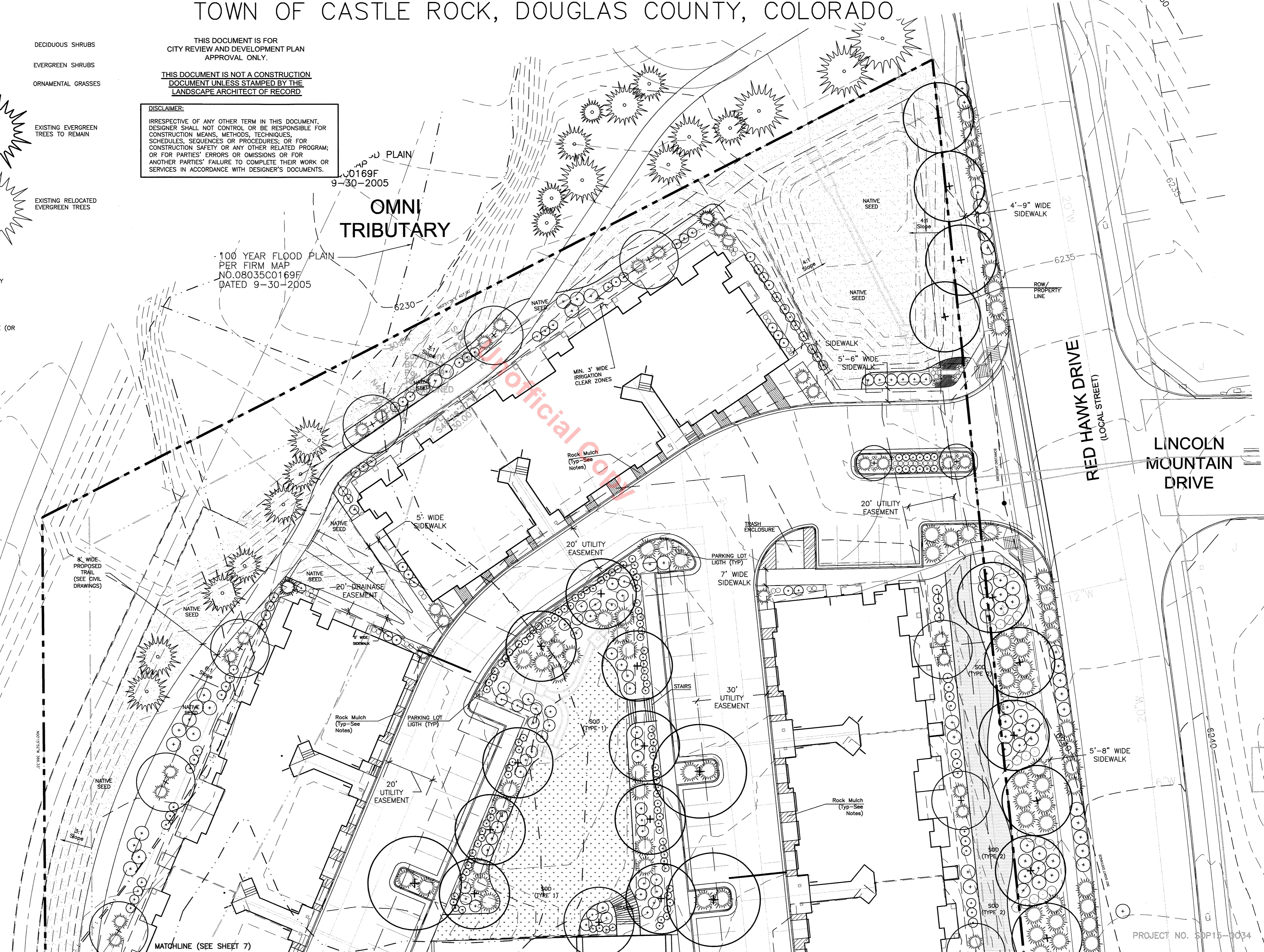


LANDSCAPE STANDARD NOTES:

- Square footages are estimated. Final landscape area coverages shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
- Quantities and locations of plant materials are approximate. 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 tree 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 4.2.3 and to correlate with the use type on the property.
- Landscape contractor shall be responsible for the installation of the irrigation and landscape of the ROW as indicated on the drawings. Irrigation of the ROW landscape shall be tied to the developments irrigation system.



MATCHLINE (SEE SHEET 7)



REVISIONS

DAVID ARCHER & ASSOCIATES, INC.
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SURVEYING & ENGINEERING
PHONE (303) 688-4442
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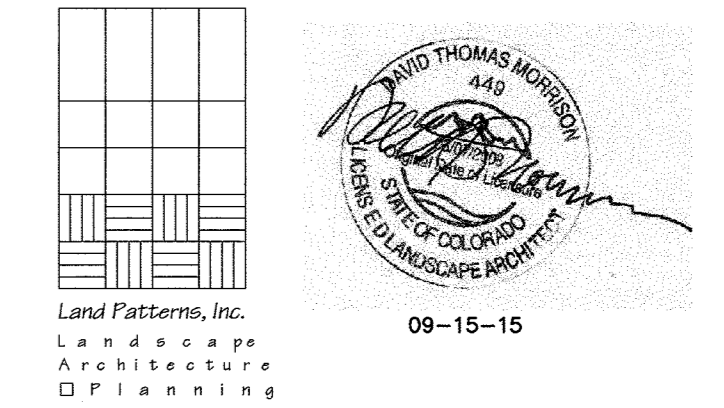
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LANDSCAPE PLAN
CONTACT: BETTER LAND LLC
PHONE: 719-598-5190

SCALE 1"=20'
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DRN: DTM [checked] DTM
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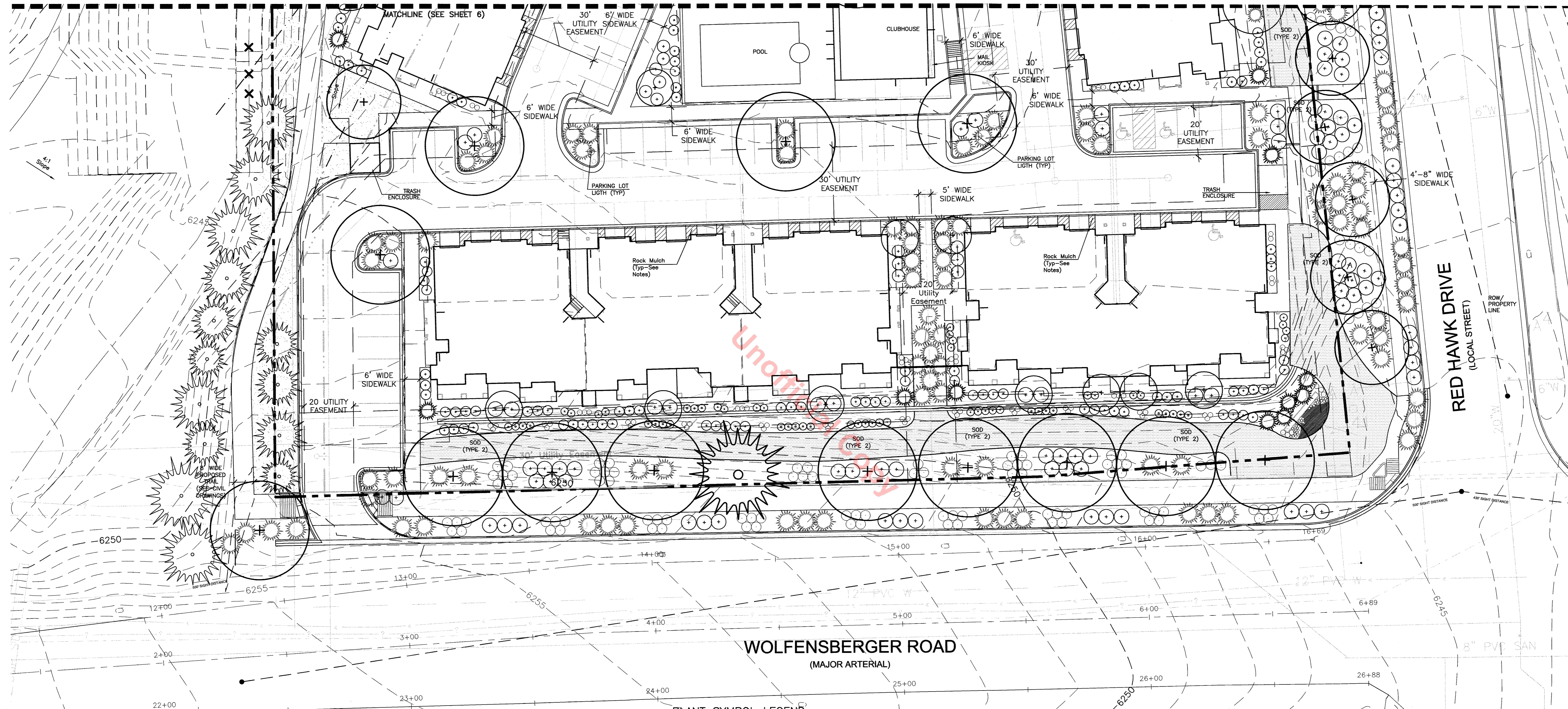
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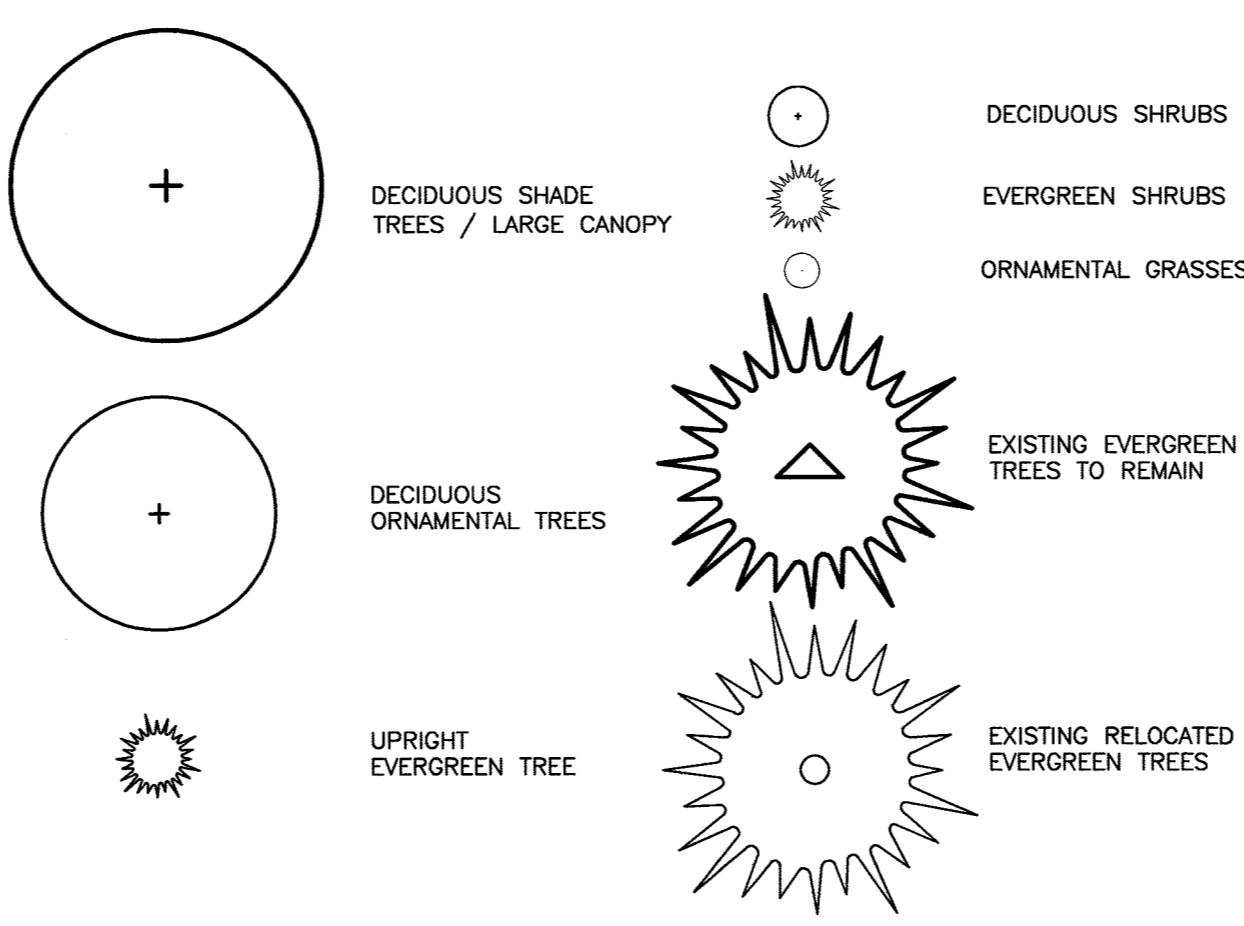
DAVID E. ARCHER & ASSOCIATES, INC.
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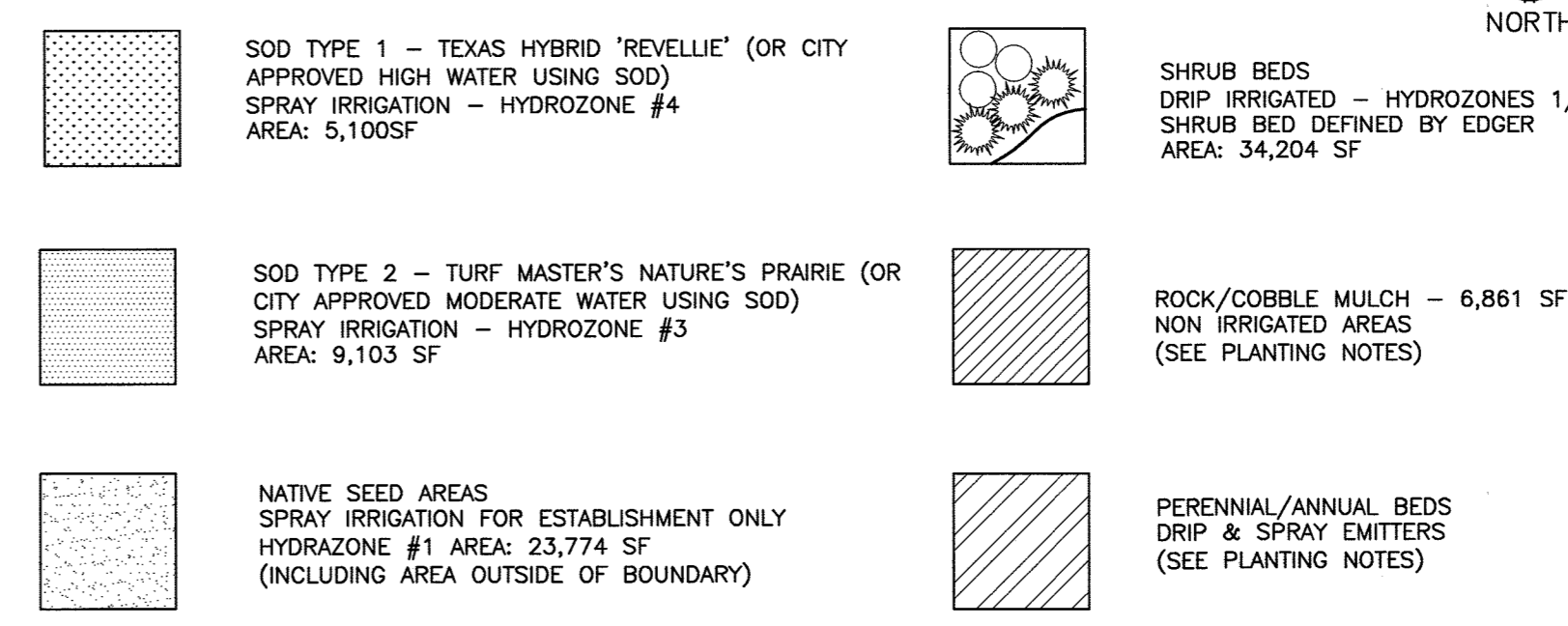
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- Landscape contractor shall be responsible for the installation of the irrigation and landscape of the ROW as indicated on the drawings. Irrigation of the ROW landscape shall be tied to the developments irrigation system.
- The width of the 30 foot utility easement will be reduced during the platting process.

PLANT SYMBOL LEGEND



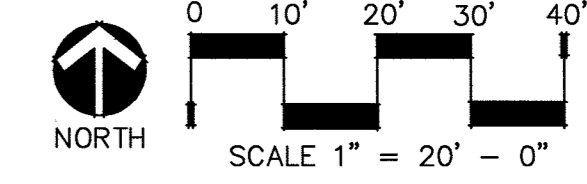
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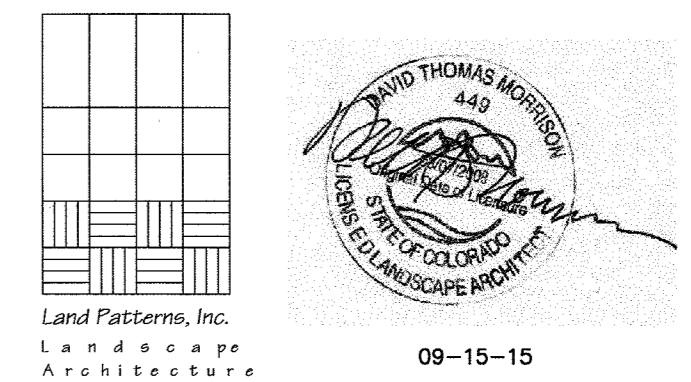
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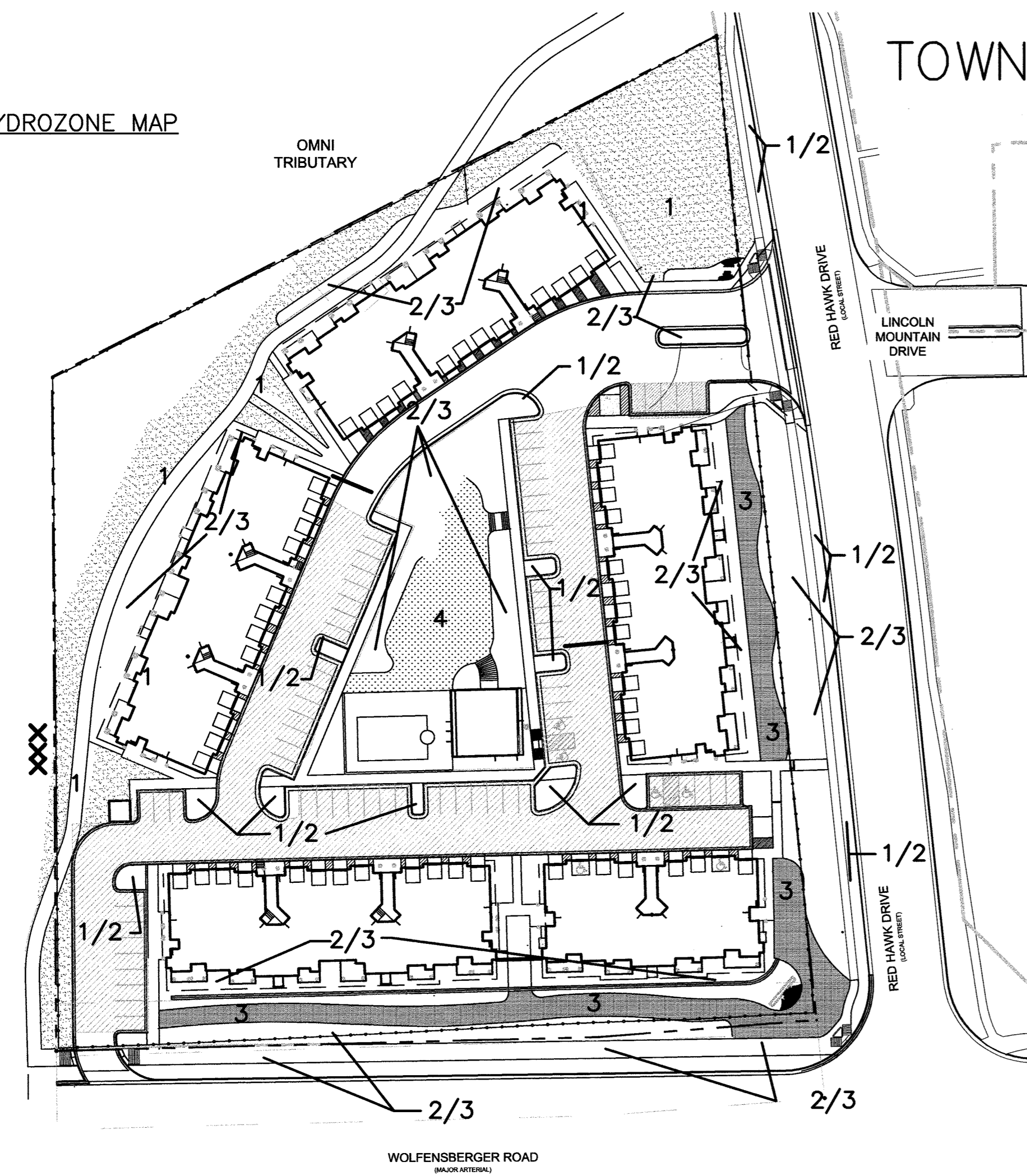
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



HYDROZONE MAP



HYDROZONE LEGEND

<p>4 SOD TYPE 1 - TEXAS HYBRID 'REVELLIE' (OR CITY APPROVED HIGH WATER USING SOD) SPRAY IRRIGATION - HYDROZONE #4 AREA: 5,100SF</p> <p>3 SOD TYPE 2 - TURF MASTER'S NATURE'S PRAIRIE (OR CITY APPROVED MODERATE WATER USING SOD) SPRAY IRRIGATION - HYDROZONE #3 AREA: 9,103 SF</p> <p>1 NATIVE SEED AREAS SPRAY IRRIGATION FOR ESTABLISHMENT ONLY HYDROZONE #1 AREA: 23,774 SF (INCLUDING AREA OUTSIDE OF BOUNDARY)</p> <p>1/2/3 SHRUB BEDS DRIP IRRIGATED - HYDROZONES 1/2/3 SHRUB BED DEFINED BY EDGER AREA: 34,204 SF</p> <p>ROCK /COBBLE MULCH - 6,861 SF NON IRRIGATED AREAS (SEE PLANTING NOTES)</p>	<p>PERENNIAL/ANNUAL BEDS DRIP & SPRAY EMITTERS AREA (SEE PLANTING NOTES)</p> <p>1/2 CALCULATED PARKING AREA - AREA: 34,431 SF</p> <p>HYDROZONES:</p> <p>#1 - VERY LOW WATERING REQUIREMENTS - PLANTS NEED LESS THAN 5" OF SUPPLEMENTAL WATER PER GROWING SEASON. LWUR: 0.0 TO 0.5</p> <p>#2 - LOW WATERING REQUIREMENTS - PLANTS NEED LESS THAN 10" OF SUPPLEMENTAL WATER PER GROWING SEASON. LWUR: + 1.5 TO 3.0</p> <p>#3 - MODERATE WATERING REQUIREMENTS - PLANTS NEED LESS THAN 15" OF SUPPLEMENTAL WATER PER GROWING SEASON. LWUR: +3.0</p> <p>#4 - HIGH WATERING REQUIREMENTS - PLANTS NEED MORE THAN 15" OF SUPPLEMENTAL WATER PER GROWING SEASON. LWUR: +4.5</p>
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Conceptual Landscape Plan Standard Notes:

- Square footages are estimated. Final landscape area coverages shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
- Quantities and locations of plant materials are approximate. 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 tree 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 outlines 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 4.2.3 and to correlate with the use type on the property.
- Landscape contractor shall be responsible for the installation of the irrigation and landscape of the ROW as indicated on the drawings. Irrigation of the ROW landscape shall be tied to the developments irrigation system.

Multi-family Landscape Site Inventory

Area	Landscaped Area (sq. ft.)	Native Plant Species (Area in Sq. Ft.)	Existing Comments (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep. Assesses (in cu yds, per 1000 sq. ft.)	Separate Irrigation Service Connections
4,547 AC (56,000 SF)	83,170 SF	None-None Reveille 5,100 SF Turf Master's Nature's Prairie 9,103 SF	ROCK/COBBLE 2775 SF	70	113 Total 76 Proposed 36 Transplanted	159	637	317 CY	Yes X No

Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Existing Comments (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Island	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
34,431 SF 10% = 3,443 SF	3,443 SF	73 EXTERIOR SE INTERSECT	None	10	10'	7	7	14	14

Amended Site Category Calculations - Castle Rock

Plant Label Code	Street Name	Street Footage	Linear	Tree / Feet	No. Trees Required	No. Trees Provided	Shrub / Feet	No. Shrubs Required	No. Shrubs Provided
RHS	Red Hawk	Local	567	1/40	14	14	4/5 tree req	56	56
WFS	Wolfensberger	Major Arterial	436	1/40	11	11	4/5 tree req	44	44

Site Area	Net Site Area (s.f.)	Percent Minimum	Required	Provided	Shrubs (4/1000 s.f.)	Required	Provided	
I	198,058	20%	39,612	63,170	79	79	159	159

Parking Lot Code	Area (3,000 sq. ft.)	Required Trees (3 min)	Provided	Shrubs (4/1000 sq. ft.)	Required	Provided	
P	34,431	3,443	3,714	7	7	14	14

CLWUR - Chart for the Town of Castle Rock

Irrigation Zone	Plant Name (Common)	Application Rate (Per Month)	Hydrozone (V/L/L, Mod, HW)	% of Total Area	IA (Irrigated area in SF for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of All Landscaped Zones)	CLWUR (LWUR X IA/TA)
Spray	Sod (Type 1) Texas Hybrid 'Reveille'	4"	HW	9.23%	5,100	4.50	55,268	0.42
Spray	Sod (Type 2) (Turf Master's Nature's Prairie)	3"	Mod	16.47%	9,103	3.00	55,268	0.49
Drip	Shrub Beds w/ Trees	Less than 2.5"	V/L/L	5.95%	3,289	1.50	55,268	0.09
Drip	Shrub Beds w/ Trees	Less than 3"	L/Mod	55.94%	30,915	3.00	55,268	1.68
Non Irrigated	PerVIOUS Landscape Areas (Rock/Cobble Mulch)	0	0	12.41%	6,861	0.00	60,500	0.00
Total Area							55,268	2.26



EXISTING PLANT MATERIAL LEGEND

- Plant Material (Candidate To Remain):
- Plant Material (Candidate to be transplanted. See Landscape Plan for proposed tree relocations)
- Plant Material (To be Removed)

- Plant Material Notes:**
- All plant material noted as a candidate to remain will be re-evaluated once design documents are complete to further determine viability of keeping the material in place.
 - Plant material noted as a candidate to be transplanted has been evaluated to be within the limits of most transplanting equipment. Once design documents are complete, further analysis will determine plant transplant capabilities and potential locations.
 - Plant material noted as to be removed are either too large to transplant, in poor health, or not significant enough vegetation to warrant transplant or saving.
 - See Landscape Plans for Tree Re-locations

EXISTING TREE INVENTORY - TREES TO BE RELOCATED

CODE.	Qty.	Botanical Name	Common Name	App. B Key	SPREAD	DBH/HT.	Notes
A	1	Pinus edulis	Pinon Pine		18' Spread	12' HT.	
B	1	Pinus edulis	Pinon Pine		18' Spread	12' HT.	
C	1	Pinus edulis	Pinon Pine		18' Spread	14' HT.	
D	1	Pinus edulis	Pinon Pine		12' Spread	12' HT.	
E	1	Pinus edulis	Pinon Pine		16' Spread	12' HT.	
F	1	Pinus edulis	Pinon Pine		12' Spread	12' HT.	
G	1	Pinus sylvestris	Scotch Pine		14' Spread	10" DBH	
H	1	Pinus sylvestris	Scotch Pine		14' Spread	6" DBH	
I	1	Pinus sylvestris	Scotch Pine		8' Spread	3" DBH	
J	1	Pinus sylvestris	Scotch Pine		12' Spread	7" DBH	
K	1	Pinus sylvestris	Scotch Pine		14' Spread	7" DBH	
L	1	Pinus sylvestris	Scotch Pine		14' Spread	7" DBH	
M	1	Pinus sylvestris	Scotch Pine		10' Spread	6" DBH	
N	1	Pinus sylvestris	Scotch Pine		14' Spread	7" DBH	
O	1	Pinus sylvestris	Scotch Pine		12' Spread	5" DBH	
P	1	Pinus sylvestris	Scotch Pine		12' Spread	6" DBH	
Q	1	Pinus sylvestris	Scotch Pine		12' Spread	7" DBH	
S	1	Picea pungens	Blue Spruce		20' Spread	14" DBH	
T	1	Picea pungens	Blue Spruce		22' Spread	14" DBH	

EXISTING TREE INVENTORY - TREES TO BE RELOCATED

CODE.	Qty.	Botanical Name	Common Name	App. B Key	SPREAD	DBH/HT.	Notes
U	1	Pinus ponderosa	Ponderosa Pine		14' Spread	8" DBH	
V	1	Pinus ponderosa	Ponderosa Pine		24' Spread	8" DBH	
W	1	Picea pungens	Blue Spruce		10' Spread	10" DBH	
X	1	Picea pungens	Blue Spruce		18' Spread	16" DBH	
Y	1	Pinus ponderosa	Ponderosa Pine		18' Spread	13" DBH	
Z	1	Pinus ponderosa	Ponderosa Pine		12' Spread	13" DBH	
AA	1	Pinus ponderosa	Ponderosa Pine		18' Spread	13" DBH	
BB	1	Pinus ponderosa	Ponderosa Pine		16' Spread	7" DBH	
CC	1	Pinus ponderosa	Ponderosa Pine		44' Spread	36" DBH	
DD	1	Pinus ponderosa	Ponderosa Pine		12' Spread	4" DBH	
EE	1	Pinus ponderosa	Ponderosa Pine		14' Spread	8" DBH	
FF	1	Pinus ponderosa	Ponderosa Pine		14' Spread	8" DBH	
GG	1	Pinus ponderosa	Ponderosa Pine		14' Spread	8" DBH	
HH	1	Pinus ponderosa	Ponderosa Pine		14' Spread	6" DBH	
II	1	Pinus ponderosa	Ponderosa Pine		10' Spread	6" DBH	
JJ	1	Pinus ponderosa	Ponderosa Pine		20' Spread	18" DBH	

THIS DOCUMENT IS FOR
CITY REVIEW AND
DEVELOPMENT PLAN APPROVAL
ONLY.

THIS DOCUMENT IS NOT A
CONSTRUCTION DOCUMENT
UNLESS STAMPED BY THE
LANDSCAPE ARCHITECT OF THE
RECORD

DISCLAIMER:
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

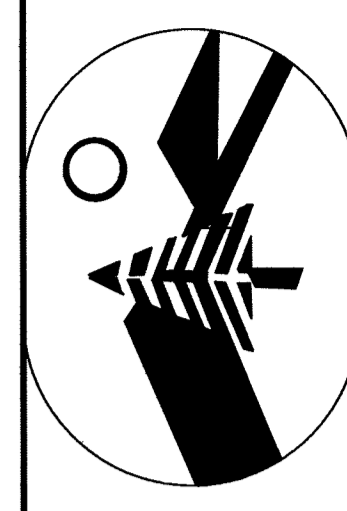
Land Patterns, Inc.
 Landscape Architecture
 1150 W. WOLFENSBERGER ROAD
 CASTLE ROCK, CO 80104
 PHONE: 719-598-5190
 FAX: 719-598-5191
 WWW: www.landpatterns.com

DAVID ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE: (303) 888-4444
 105 WILCOX ST. COVILLE, COLORADO 80104

NO.	DATE	REVISION

WOLFENSBERGER SITE DEVELOPMENT PLAN AMENDMENT NO 1
 LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3,
 T8S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
LANDSCAPE HYDROZONE MAP & PLANT SCHEDULE
 CONTACT: BETTER LAND, LLC
 PHONE: 719-598-5190

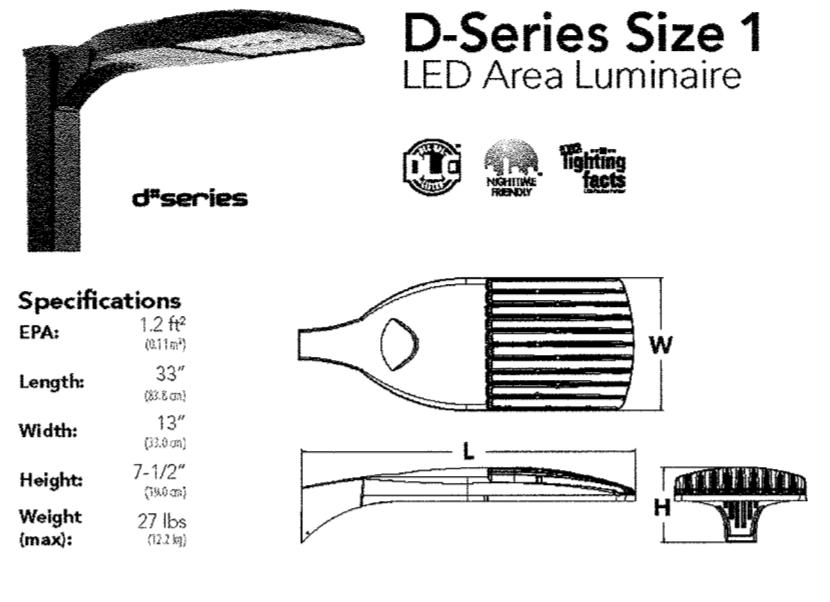
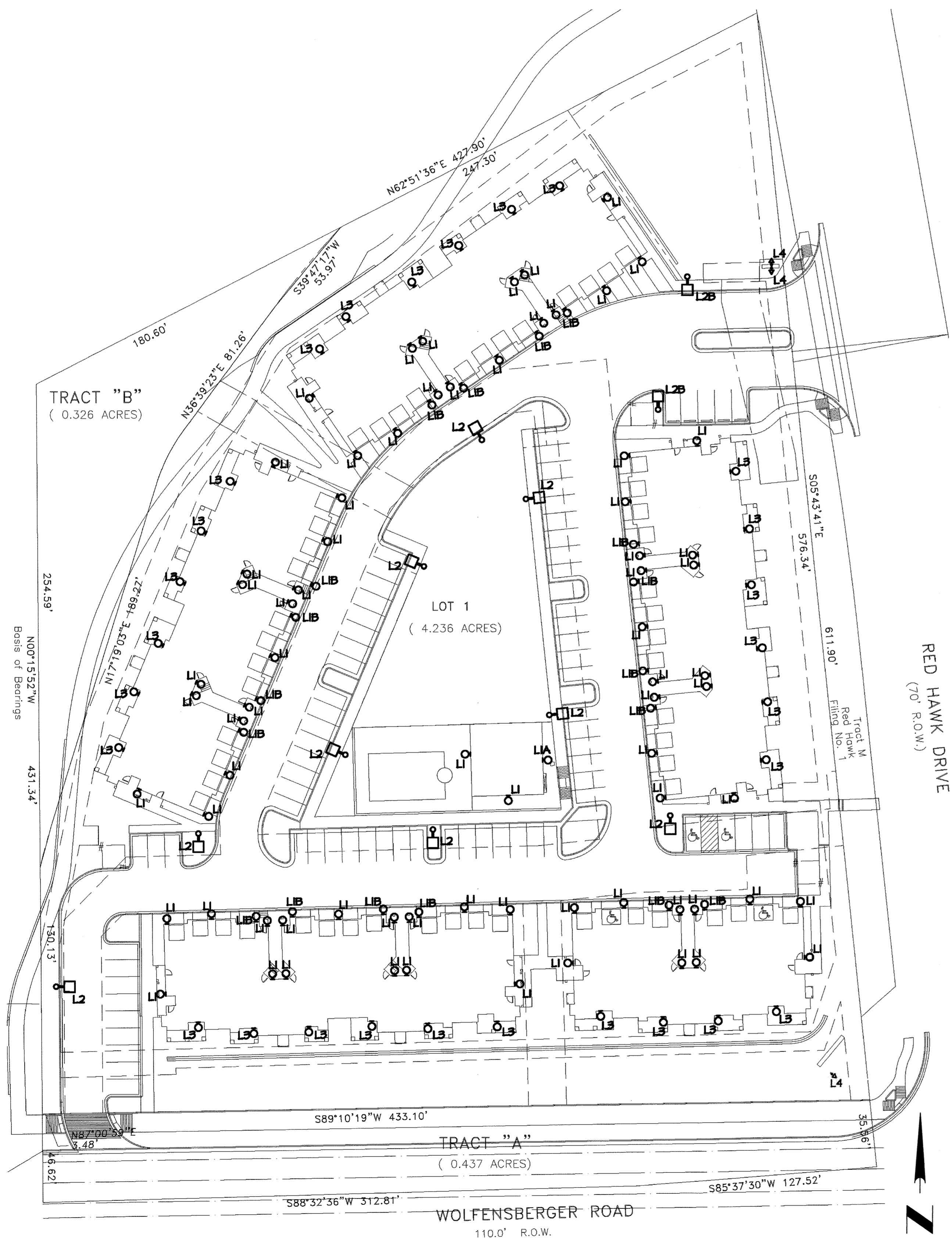
WOLFENSBERGER SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3, T8S, R67W OF THE 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 888-4444
105 WILSON ST. CASTLE ROCK, COLORADO 80104

WOLFENSBERGER SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3,
T8S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
CONCEPTUAL LIGHTING PLAN
CONTACT: BETTER LAND LLC
PHONE: 719-598-5190

SCALE 1" = 30'
DATE 08-14-14
DRN DMH CKD KEA
AP'VD KEA
JOB NUMBER 06-0850
Sheet 9 of 10



Specifications

EPA: 1.2 ft (0.37m)
Length: 12" (305mm)
Width: 3" (76mm)
Height: 7-1/2" (190mm)
Weight: 27 lbs (12kg)
Max: 0.2 kg

Ordering Information

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

Line #	Qty	Description	Unit
1	100	DSX1 LED 60C 1000 40K T3M MVOLT SPA DBXDX	EA

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 100-400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

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

Line #	Qty	Description	Unit
1	100	DSX1 LED 60C 1000 40K T3M MVOLT SPA DBXDX	EA

Controls & Shields

1. Incandescent only available with 0-10V dimming.
2. LED only available with 0-10V dimming.
3. LED only available with 0-10V dimming and 0-10V dimming.
4. Not available with single head, LED product DSX1 or DSX2. Not available with 0-10V dimming.
5. Available with 0-10V dimming.
6. Available with 0-10V dimming and 0-10V dimming.
7. Available with 0-10V dimming and 0-10V dimming.
8. Available with 0-10V dimming and 0-10V dimming.
9. Available with 0-10V dimming and 0-10V dimming.
10. Available with 0-10V dimming and 0-10V dimming.
11. Available with 0-10V dimming and 0-10V dimming.
12. Available with 0-10V dimming and 0-10V dimming.
13. Available with 0-10V dimming and 0-10V dimming.
14. Available with 0-10V dimming and 0-10V dimming.
15. Available with 0-10V dimming and 0-10V dimming.
16. Available with 0-10V dimming and 0-10V dimming.
17. Available with 0-10V dimming and 0-10V dimming.
18. Available with 0-10V dimming and 0-10V dimming.
19. Available with 0-10V dimming and 0-10V dimming.
20. Available with 0-10V dimming and 0-10V dimming.

STATISTICS

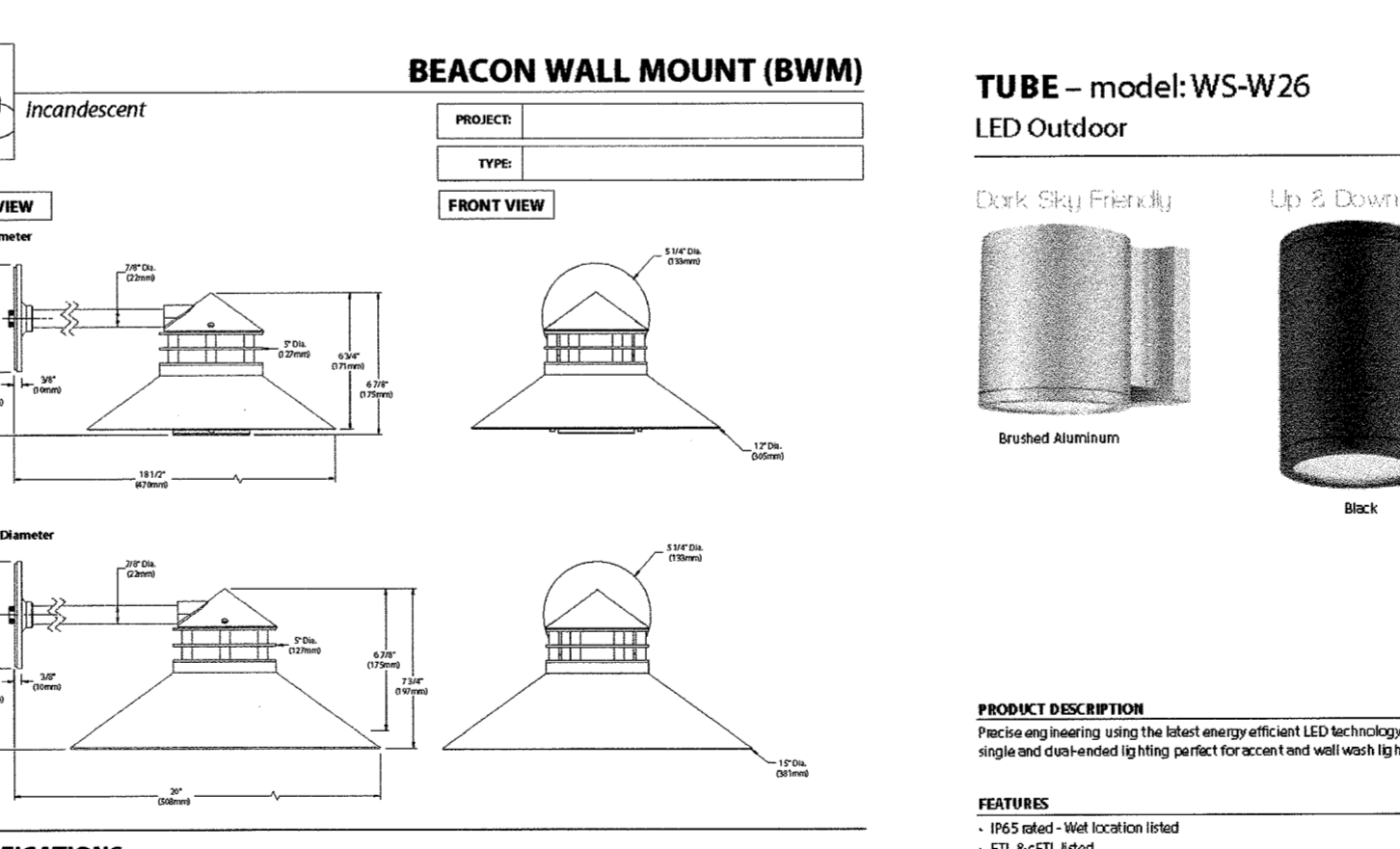
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' Beyond Property Line	□	0.0 ft	0.5 ft	0.0 ft	N/A	N/A
Drive Lane	□	1.7 ft	4.7 ft	0.3 ft	15.1	5.7
Property Line	◇	0.0 ft	0.7 ft	0.0 ft	N/A	N/A
Site	+	0.7 ft	4.9 ft	0.0 ft	N/A	N/A

LUMINAIRE SCHEDULE

Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts	Mounting	Controls
L2	8	DSX1 LED 40C 1000 40K T2S MVOLT HB	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T2S OPTIC, 4000K, 1000mA WITH HOUSE SIDE SHIELD	LED	7548.5	1.00	86.74	POLE MOUNT AT 25'-0" AFF	1
L2A	2	DSX1 LED 40C 1000 40K T2M MVOLT HB	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, 1000mA WITH HOUSE SIDE SHIELD	LED	10087.8	1.00	131.46	POLE MOUNT AT 25'-0" AFF	1
L2B	2	DSX1 LED 40C 1000 40K T2M MVOLT HB	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, 1000mA	LED	10693.6	1.00	136.16	POLE MOUNT AT 25'-0" AFF	1
L1	62	BWH-2046 BWH-2046	DECORATIVE MALL SCORNER	ONE 100-WATT A-M INC.	650	1.00	60	MALL MOUNT AT T-6" AFF	1
L1A	1	BWH-2046 BWH-2046	DECORATIVE MALL SCORNER	ONE 100-WATT A-M INC.	650	1.00	60	MALL MOUNT AT 11'-0" AFF	1
L1B	1	BWH-2046 BWH-2046	DECORATIVE MALL SCORNER	ONE 100-WATT A-M INC.	650	1.00	60	MALL MOUNT AT 15'-0" AFF	1
L3	26	HS-VG05-BZ	Mall Scorner	10 WATT LED	781	1.00	10.5	MALL MOUNT AT T-6" AFF	2
L4	5	B5H-12-L1030	Ground Uplight	10-WATT LED	445	1.00	10	GRADE MOUNTED ON STAKE	5

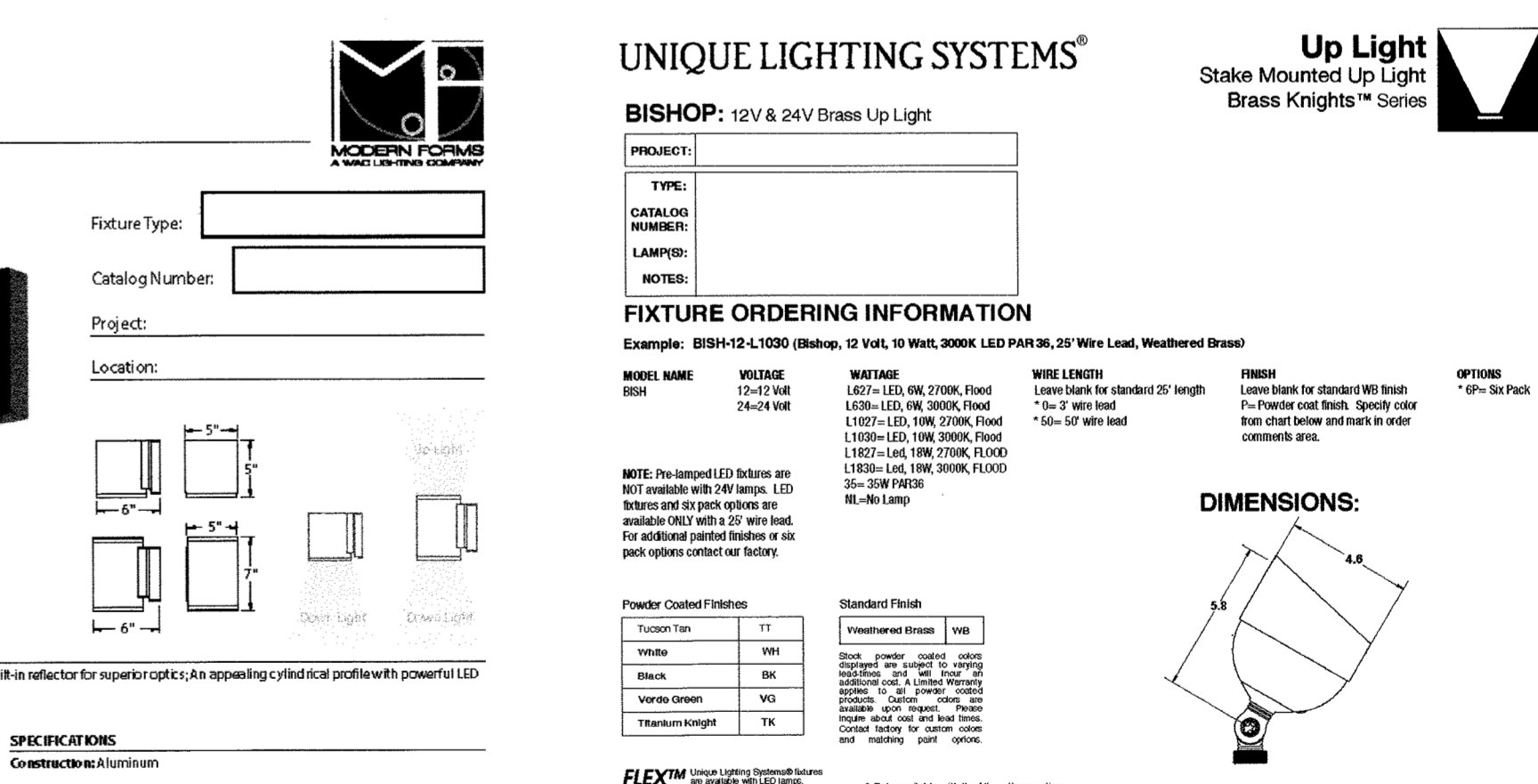
CONTROLS

1. LIGHTS WILL OPERATE FROM DUSK TO DAWN LIGHT FIXTURES WILL TURN ON VIA PHOTOCELL AND SHUT-OFF VIA TIMECLOCK.
2. LIGHTS CONTROLLED VIA INDIVIDUAL UNIT OCCUPANT WITH SINGLE POLE MALL SWITCH.
3. LIGHTS WILL OPERATE FROM DUSK TO DAWN LIGHT FIXTURES WILL TURN ON VIA PHOTOCELL AND SHUT-OFF VIA TIMECLOCK.



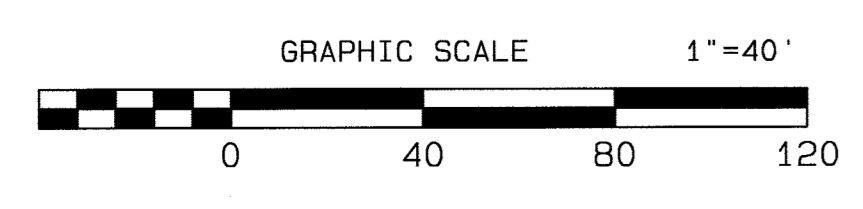
Specifications

Stem: 1/2" diameter, 18" long, 1/2" diameter.
Body: 1/2" diameter, 18" long, 1/2" diameter.
Lens: 1/2" diameter, 18" long, 1/2" diameter.
Mounting: 1/2" diameter, 18" long, 1/2" diameter.



Specifications

Stem: 1/2" diameter, 18" long, 1/2" diameter.
Body: 1/2" diameter, 18" long, 1/2" diameter.
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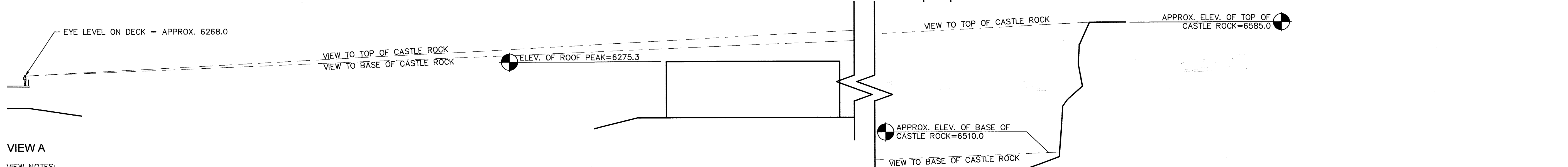


GENERAL LIGHTING PLAN NOTES:

1. Site lighting objectives: Site is residential. Objectives are safety and visibility.
2. Hours of operation: Dusk til Dawn.
3. Mitigation to adjacent properties: All lighting will effect area only interior to site.
4. The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at a building's facade, and unshielded wall packs.

WOLFENSBERGER SITE DEVELOPMENT PLAN AMENDMENT NO. 1

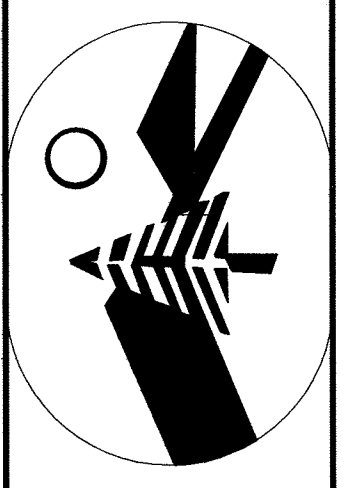
LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3,
T8S, R67W OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VIEW A

VIEW NOTES:
 1. EYE LEVEL ON DECK ESTABLISHED WITH PHOTOS ON 04/22/14 ON DECK OF 1533 SHORT GRASS COURT.
 2. VIEW CONE SHOWS BASIS OF VIEW FROM BASE OF CASTLE ROCK TO TOP OF CASTLE ROCK.

Unofficial Copy



DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 3900 W. 10TH AVENUE, SUITE 100
 CASTLE ROCK, COLORADO 80104
 PHONE: (303) 688-4642

REVISIONS	DATE	DESCRIPTION
1)	COMMENTS 10-20-14	
2)	COMMENTS 11-12-14	
3)	MINOR AMENDMENT TO SDP 9/19/15	
4)	SDP AMENDMENT 1/9/16	

WOLFENSBERGER SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3,
 T8S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
VIEWSHED ANALYSIS
 CONTACT: BETTER LAND LLC
 PHONE: 719-598-3190

SCALE	1"=30'
DATE	08-14-14
DR'N	DMH
CRK	KEA
AP'VD	KEA
JOB NUMBER	06-0850
Sheet	10 of 10