

TEAM:

OWNER:
Doug Co Housing Partnership
9350 Heritage Hills Circle
Lone tree CO 80124

ENGINEER:
Strategic Land Solutions
2595 Ponderosa Rd
Franktown, CO 80116

ARCHITECT:
Parikh Stevens Architects
3457 Ringsby Ct #209
Denver Co 80216

LANDSCAPE ARCHITECT:
Studio Terra
758 Club Circle
Louisville, CO 80027
CAROL ADAMS - LIC #101

SHEETS:

CS1 (1 OF 10)
SP1 (2 OF 10)
C1 (3 OF 10)
C2 (4 OF 10)
LS1 (5 OF 10)
LS2 (6 OF 10)
BE1 (7 OF 10)
BE2 (8 OF 10)
LP1 (9 OF 10)
LP2 (10 OF 10)

COVER SHEET
SITE PLAN
GRADING & ACCESS
UTILITY PLAN
LANDSCAPE PLAN
LANDSCAPE DETAILS
BUILDING ELEVATIONS
BUILDING ELEVATIONS
LIGHTING PHOTOMETRIC
LIGHTING DETAILS

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

- 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.
- 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.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- The Site is located in Flood Zone X per Panel 188 of 495, Community Panel Number 08035C0188G, revised March 16, 2016.
- 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.
- 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.
- 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.
- 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.
- The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on the Site Development Plan.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- The site is zoned PD.
- All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
- 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.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.
- The site is located within the Light Blue pressure zone.

FIRE NOTES:

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal
- The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

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 _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ APRIL 13, 2006 _____ AT RECEPTION NO. _____ 2006031080 _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ FEBRUARY 23, 2012 _____ AT RECEPTION NO. _____ 2012012919 _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO HOUSING AND FINANCE AUTHORITY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ FEBRUARY 23, 2012 _____ AT RECEPTION NO. _____ 2012012618 _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BE THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

I, _____, 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 (name of document) ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____, 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 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

OWNERSHIP CERTIFICATION

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

DOUGLAS COUNTY HOUSING PARTNERSHIP OAKWOOD APARTMENTS ENTERPRISE SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ AS

OF DOUGLAS COUNTRY HOUSING PARTNERSHIP OAKWOOD APARTMENT ENTERPRISE

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____ 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.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

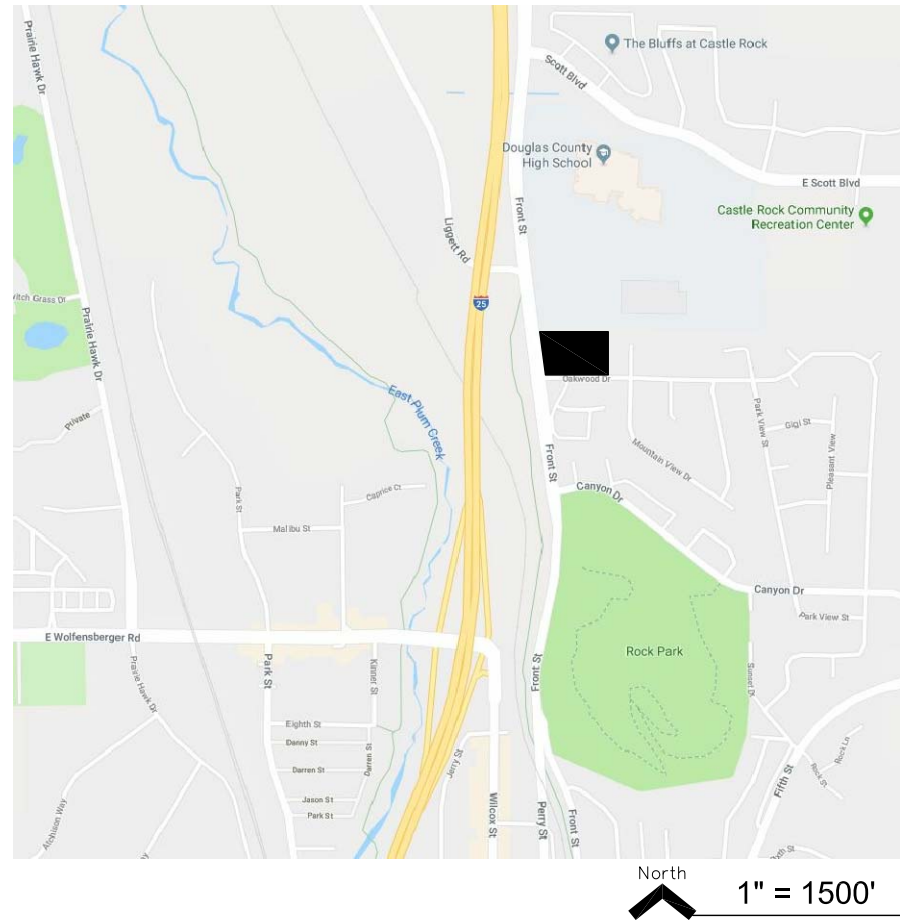
20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

VICINITY MAP:



SUMMARY TABLE:

Per Previous SDP		Required per Oakwood Apartments PD		Provided in this SDP	
Land Use		Land Use		Land Use	
Min Open Space	20%	Min Open Space	20%	Open Space	49%
Dwellings & Parking		Dwellings & Parking		Dwellings & Parking	
Max Dwelling Units	64	Max Dwelling Units	109	Dwelling Units	109
Max Density (DUA)	17	Max Density (DUA)	29	Density (DUA)	29
Min Ratio (1 /Unit)	1.00	Min Ratio (1 /Unit)	1.00	Ratio (Space/Unit)	1.00
Min Total Spaces	64	Min Total Spaces	109	Total Spaces	109
Min Required Van HC Spaces	1	Min Required Van HC Spaces	1	Van HC Spaces	1
Min Required Regular HC Spaces	3	Min Required Regular HC Spaces	5	Regular HC Spaces	5
Building Properties (In Feet)		Building Properties (In Feet)		Building Properties (In Feet)	
Min West Setback	40	Min West Setback	40	West Setback	40
Min South Setback	40	Min South Setback	30	South Setback	30
Min East Setback	25	Min East Setback	25	East Setback	25
Min North Setback	22	Min North Setback	22	North Setback	22
Min Bldg Separation	20	Min Bldg Separation	20	Building Separation	20
Max Bldg Height	28	Max Bldg Height	28/42*	Building Height	28/41**
		*Maximum Building Height is 28' in the easterly 100' of the site, and 42' elsewhere.		**Building Height is 28' in the easterly 100' of the site, and 41' at the 3-story bldg.	

SITE UTILIZATION TABLE:

Land Use	Area in SF	%
Buildings	38,020	23%
Parking Lots	31,790	
Drives	14,505	
Sub Total Parking & Drives	46,295	28%
Landscape	59,177	
Hardscape	21,341	
Sub Total Open Space	80,518	49%
Total Land Area	164,833	100%

LEGAL DESCRIPTION:

LOTS 1 AND 2, OAKWOOD APARTMENTS, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

ISSUE DATE

8/22/19

SHEET TITLE

COVER
SHEET

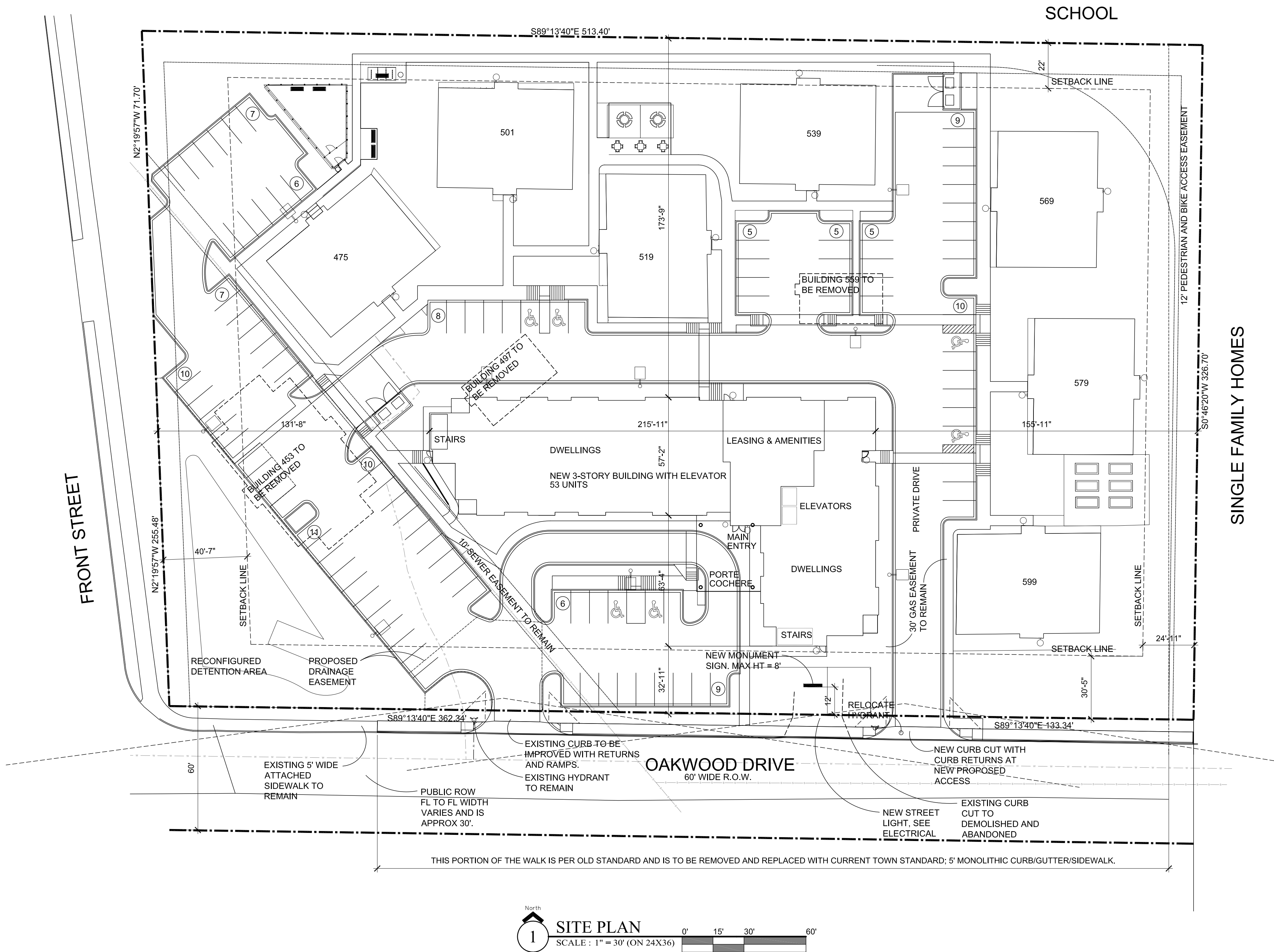
SHEET NUMBER

CS-1

SHEET 1 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

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SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO



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Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategics.net
Robert J. Palmer, PE
President



PARIKH STEVENS
Architecture Planning Interior Design
3457 Ringsby Court #209 Denver, CO 80216
303.825.2595 FAX: 303.825.2597
Email: General@ParikhStevens.com

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE

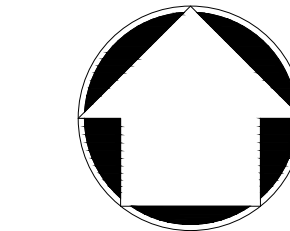
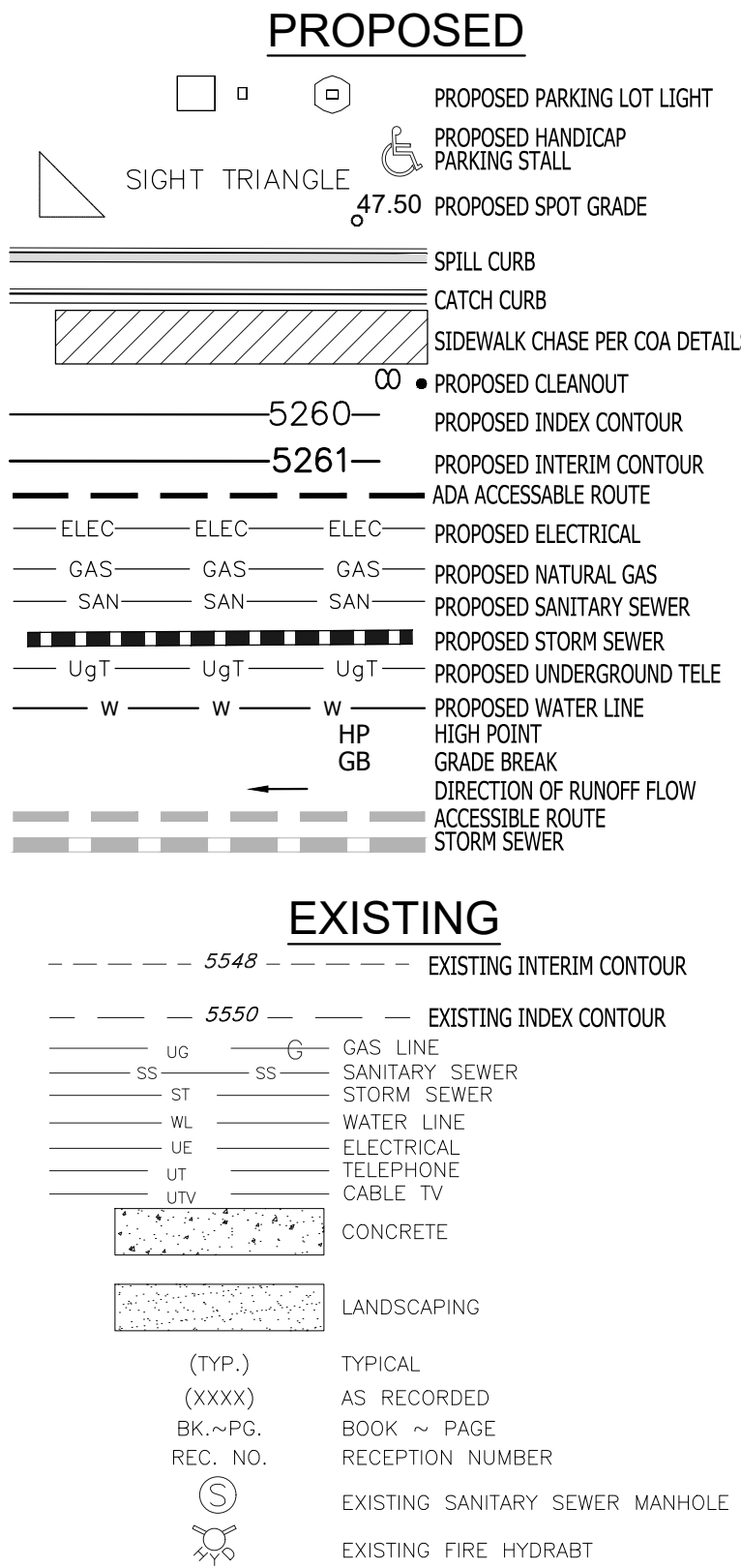
08/21/19

SHEET TITLE

GRADING,
& ACCESS

SHEET NUMBER

C.1
SHEET 3 OF 10



20 0 10 20
PLAN SCALE: 1" = 20'



Know what's below.
Call before you dig.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

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Email: General@ParikhStevens.com

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE

08/21/19

SHEET TITLE

UTILITY
PLAN

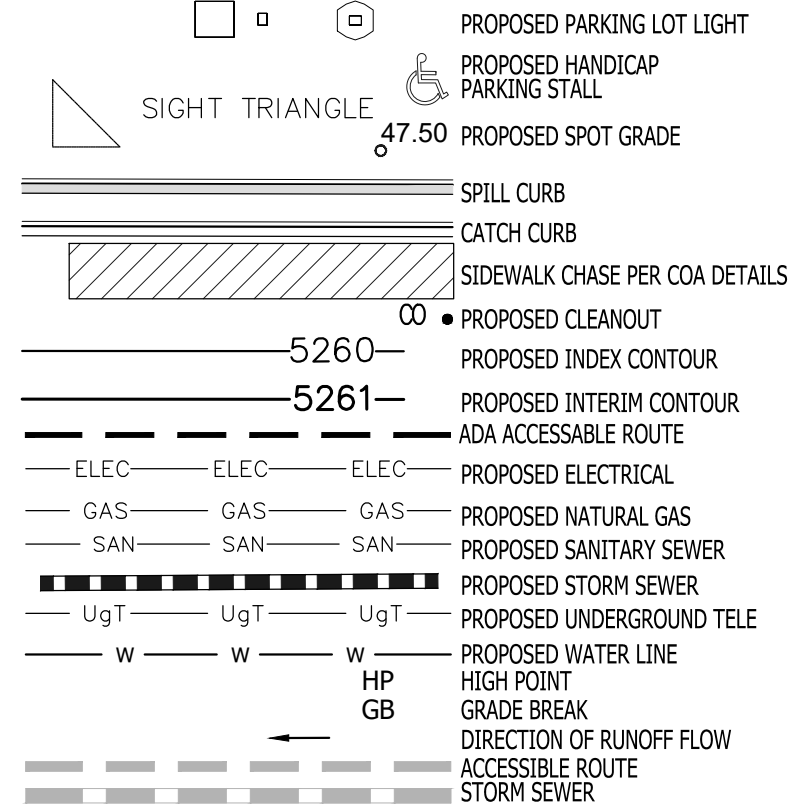
SHEET NUMBER

C.2
SHEET 4 OF 10

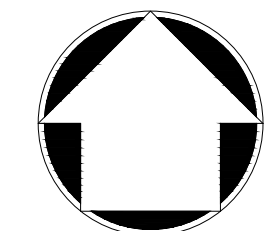
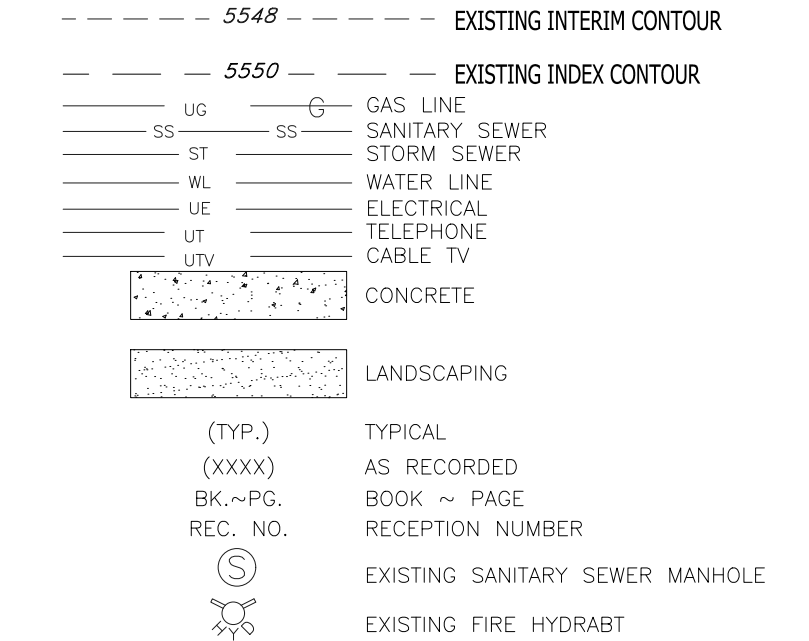
- UTILITY PLAN NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN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

- NOTE:
1. AS PART OF THE FUTURE REPLAT CROSS-ACCESS, CROSS-PARKING, AND JOINT UTILITY EASEMENTS WILL BE DEDICATED ACROSS BOTH PARCELS.
 2. ALL UTILITY CUTS WITHIN THE PUBLIC ROW ARE TO BE FILLED WITH FLOWABLE FILL AND THE PERIMETER OF SAWCUTS ARE TO BE EDGE-MILLED PRIOR TO PATCHING. MATCH EXISTING ASPHALT DEPTH. COORDINATE WITH PUBLIC WORKS INSPECTOR

PROPOSED



EXISTING

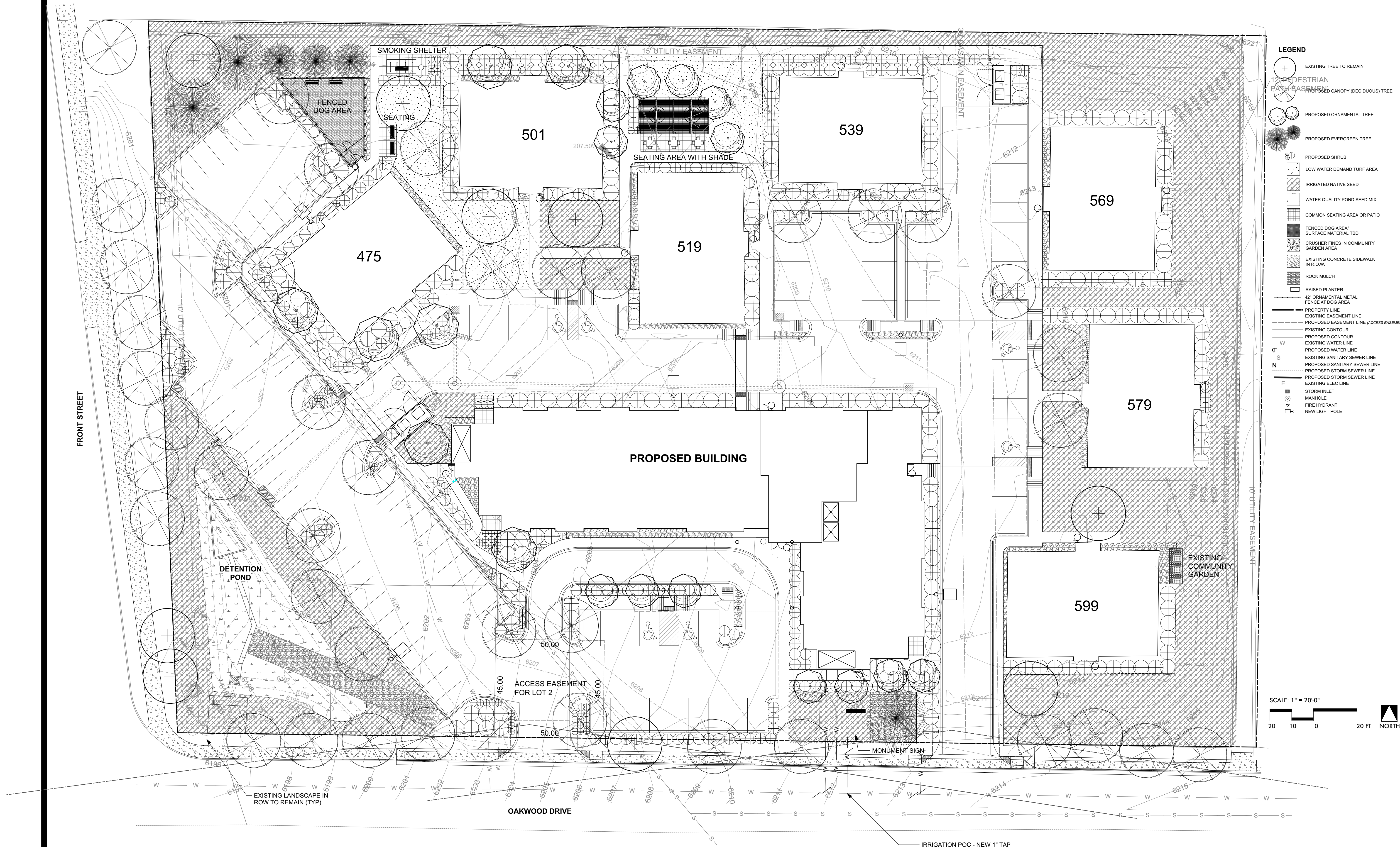


20 0 10 20
PLAN SCALE: 1" = 20'

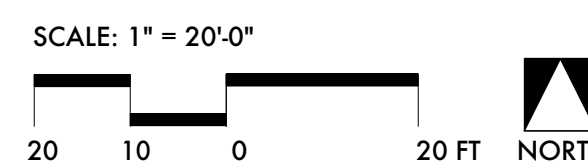


SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COU TY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- EXISTING TREE TO REMAIN
 - PEDESTRIAN PATH EASEMENT
 - PROPOSED CANOPY (DECIDUOUS) TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUB
 - LOW WATER DEMAND TURF AREA
 - IRRIGATED NATIVE SEED
 - WATER QUALITY POND SEED MIX
 - COMMON SEATING AREA OR PATIO
 - FENCED DOG AREA/ SURFACE MATERIAL TBD
 - CRUSHER FINES IN COMMUNITY GARDEN AREA
 - EXISTING CONCRETE SIDEWALK IN R.O.W.
 - ROCK MULCH
 - RAISED PLANTER
 - 42" ORNAMENTAL METAL FENCE AT DOG AREA
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE (ACCESS EASEMENT)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING ELEC LINE
 - STORM INLET
 - MANHOLE
 - FIRE HYDRANT
 - NEW LIGHT POLE



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

ISSUE DATE
8/6/19
SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
LS-1
SHEET 5 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
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Multi-family Landscape Site Inventory

Town of Castle Rock Registered Professional CAROL ADAMS - REGISTERED WITH THE STATE (NOT CASTLE ROCK)
Town of Castle Rock Registration # State of Colorado License Landscape Architect # LA.0000101
Company Name STUDIO TERRA, INC. Address 758 CLUB CIRCLE, LOUISVILLE, CO 80027
Phone 303-494-9138 Email CAROL@STUDIOTERRA.NET Date JUNE 4, 2019
PROJECT NAME OAKWOOD APARTMENTS

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
164,833	59,177	Texas Hybrid	4,239	33	55	132	400+	735	Yes ☒ No ☐
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 Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
31,790	3,830	109	0	8	8 FT	7	8	14	32

NOTE:
1. THESE QUANTITIES DO NOT INCLUDE R.O.W. LANDSCAPE.
2. SHRUB NUMBERS ARE FOR 5 GALLON SHRUBS ONLY.

Revised April 2013

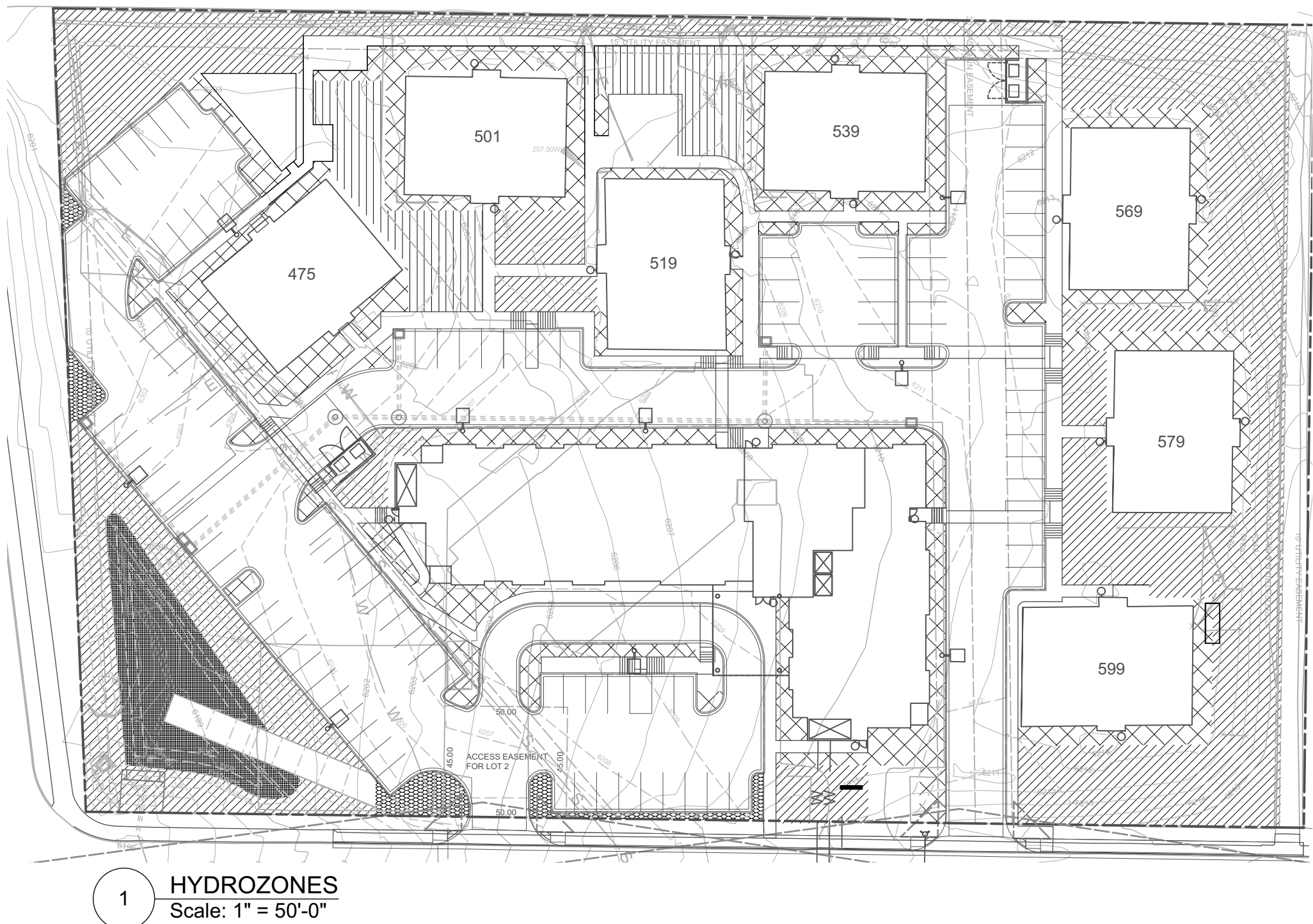
LANDSCAPE SUMMARY TABLE

GROSS SITE AREA	164,833	SF
LANDSCAPE AREA (TOTAL)	63,622	SF
IRRIGATED LANDSCAPE	59,177	SF
NON-IRRIGATED LANDSCAPE	4,239	SF
LIVING GROUND COVER	59,177	SF
NON-LIVING GROUND COVER	4,239	SF
IRRIGATED TURF	9,929	SF
NON-DISTURBED AREAS	-	SF

R.O.W. TABLE

STREET	TREES REQ'D	TREES PROV.	NOTES
OAKWOOD DR.	11	11	Includes 1 existing tree
FRONT STREET	9	9	Includes 2 existing trees

NOTES:
ROW LANDSCAPE NOT INCLUDED IN ABOVE
PATIOS NOT INCLUDED.



LEGEND

LOW - DRIP IRRIGATION (SHRUB BED)	1,333 SF
MEDIUM - DRIP IRRIGATION (SHRUB BED)	17,515 SF
HIGH - SPRAY HEAD (TEXAS BLUEGRASS TURF)	4,592 SF
LOW - SPRAY HEAD (NATIVE SEED)	31,728 SF
LOW - SPRAY HEAD (WATER QUALITY POND SEED)	3,586 SF

LANDSCAPE NOTES:

- ALL TREE LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND APPROVAL BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH A ¾" ROCK MULCH AT 3" MINIMUM DEPTH OVER FILTER FABRIC. INSTALL 4" OF CRUSHER FINES OVER FILTER FABRIC WHERE INDICATED ON THE PLAN. INSTALL 4' DEPTH GORILLA HAIR SHREDDED CEDAR MULCH IN PERENNIAL AREAS CONTAINED BY ROLLED TOP STEEL EDGER. REFER TO SPECIFICATIONS. SUBMIT SAMPLES FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS/HER WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOL ALONG WALKSWAY TO ACCOMMODATE MULCH DEPTH.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- REQUIREMENTS FOR SOIL ANALYSIS AND SOIL AMMENDMENTS AS DESCRIBED IN THE TOWN LANDSCAPE MANUAL (SECTION 4.2.2) WILL BE MET. DETAILS WILL BE PROVIDED AT CONSTRUCTION DOCUMENTS.
- STRUCTURAL SOIL TO BE PROVIDED WHERE TREE PLANTING STRIPS ARE LESS THAN 8'-0" WIDE.
- ANY EXISTING TREES IN EASEMENTS SHALL BE REMOVED.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REQUIREMENTS 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.

Oakwood Apartments

July 29, 2019

LANDSCAPE ZONE	LOW WATER RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LOW WATER RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=Σ LWUR IA/TA)	TOTAL AREA (TA)
Texas Hybrid	High	Turf Areas	Spray	19 in./Yr.	3.8	4,592	17,450	4,592
Low Grow	Low	Perimeter	Spray	7 in./Yr.	1.4	31,728	44,419	31,728
Water Quality Seed	Low	Pond	Spray	7 in./Yr.	1.4	3,586	5,020	3,586
Shrub Bed	Low	Planter Beds	Drip	10 in./Yr.	2	1,333	2,666	1,333
Shrub Bed	Moderate	Planter Beds	Drip	15 in./Yr.	3	17,515	52,545	17,515
							122,100	58,754

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=Σ LWUR IA/TA)	2.08
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NOTES:

NATIVE SEED MIX FOR RAIN GARDENS

Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Aniba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage ¹	Artemisia frigida			2
Blue aster ¹	Aster laevis			4
Blanket flower ¹	Gaillardia aristata			8
Prairie coneflower ¹	Ratibida columnifera			4
Purple prairieclover ¹	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

FROM URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
URBAN STORM DRAINAGE CRITERIA MANUAL VOL 3

TURF

TURF TO BE TEXAS BLUEGRASS HYBRID. THESE AREAS ARE CONSIDERED PASSIVE RECREATION AREAS.

NATIVE SEED MIX

Mix contains:

30% **Ephraim Crested Wheatgrass**
Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.

25% **Sheep Fescue**
Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.

20% **Perennial Rye**
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.

15% **Chewings Fescue**
Bunchgrass with germination in 7-21 days. Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.

10% **Canada Bluegrass**
Sod-forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

LOW GROW GRASS MIX - ARKANSAS VALLEY SEED WWW.AVSEEDS.COM

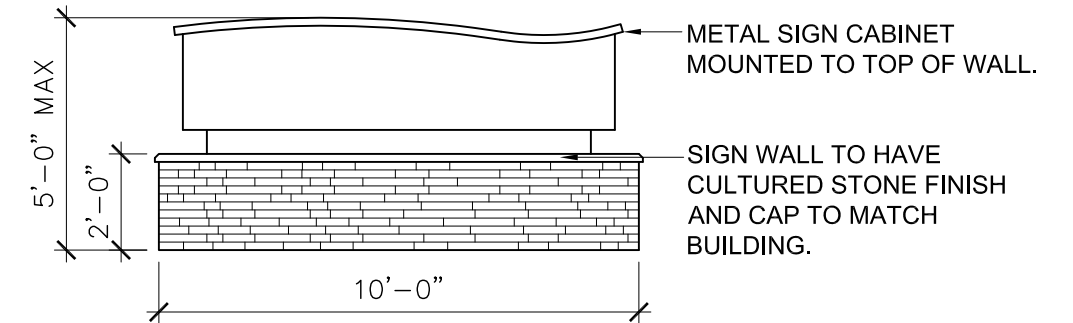


SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

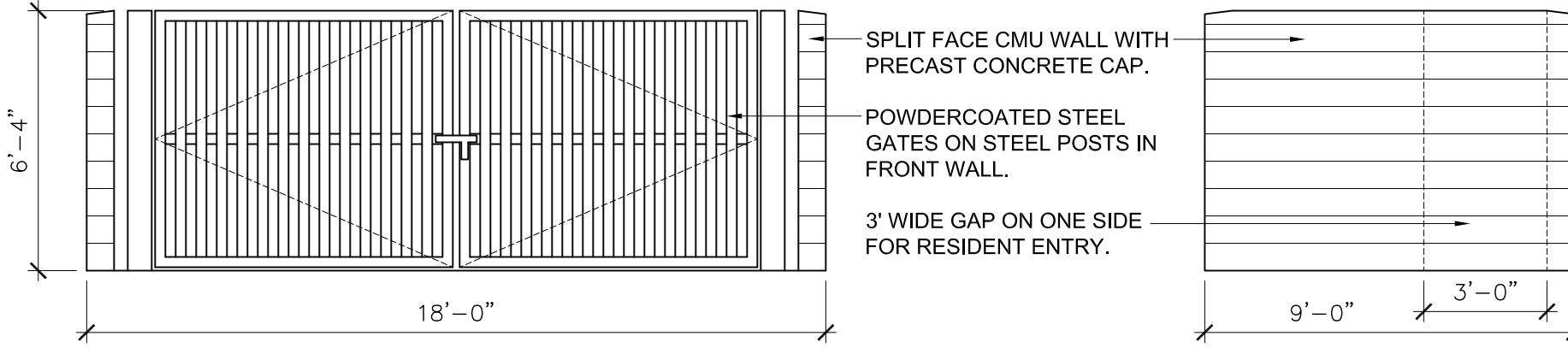
1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COITY OF DOUGLAS, STATE OF COLORADO



2 WEST ELEVATION
SCALE : 1" = 10' (ON 24X36)



4 SIGNAGE
SCALE : 1/4" = 1'



3 TRASH ENCLOSURE
SCALE : 1/4" = 1'



1 NORTH ELEVATION
SCALE : 1" = 10' (ON 24X36)

BUILDING HEIGHT:

1. Average grade = $(6208' + 6211') / 2 = 6209.5'$
2. Building Finish Floor = 6210.5' or 1' above average grade.
3. Building height for new 3-story building as measured from Average Grade to Peak of Roof is 41'.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COITY OF DOUGLAS, STATE OF COLORADO



2 EAST ELEVATION
SCALE : 1" = 10' (ON 24X36)

MATERIALS LEGEND:

	CULTURED STONE DARK MIX
	CULTURED STONE LIGHT MIX
	BOARD AND BATTEN - TAN
	BOARD AND BATTEN - SAGE
	BOARD AND BATTEN - DARK BROWN
	STUCCO - TAN
	STUCCO - DARK BROWN
	METAL CANOPY - RED
	BALCONIES - DARK BRONZE
	ASPHALT SHINGLES - BROWN MIX



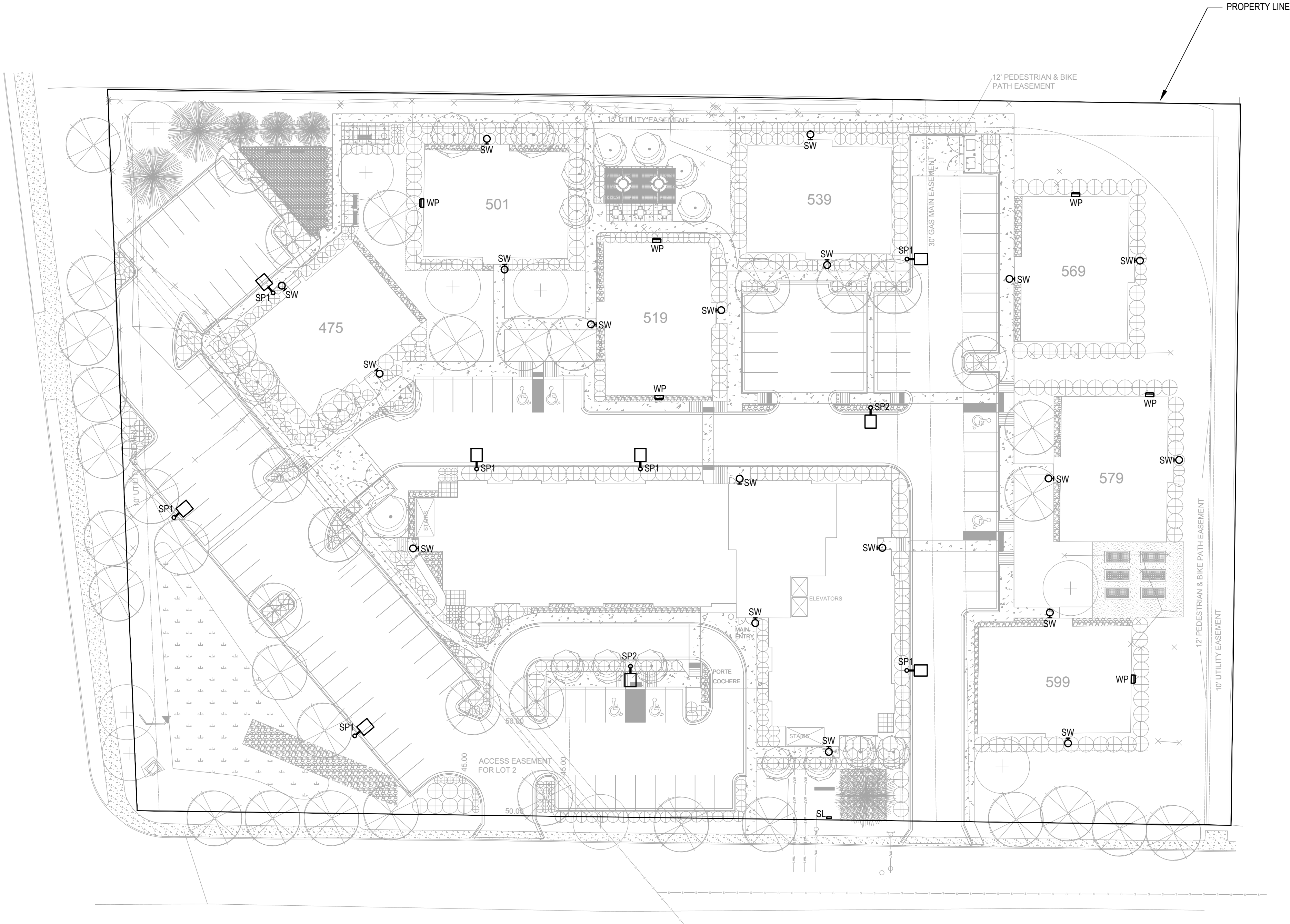
1 SOUTH ELEVATION
SCALE : 1" = 10' (ON 24X36)

BUILDING HEIGHT:

1. Average grade = $(6208' + 6211') / 2 = 6209.5'$
2. Building Finish Floor = 6210.5' or 1' above average grade.
3. Building height for new 3-story building as measured from Average Grade to Peak of Roof is 41'.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

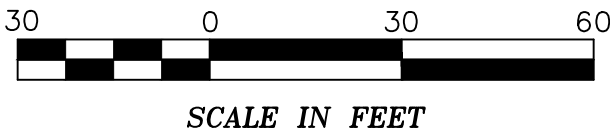
1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4, NE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO



1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 30'-0"

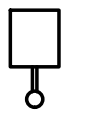
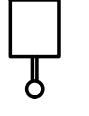
- PHOTOMETRY PLAN GENERAL NOTES:
1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
 3. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE SAFE LEVELS OF ILLUMINATION AT SIDEWALKS AND PEDESTRIAN AREAS.
 4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 5. HOURS OF LIGHT OPERATION - DUSK TO DAWN.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW ¼, NE ¼ OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COUTY OF DOUGLAS, STATE OF COLORADO

LUMINAIRE SCHEDULE											
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Classification	Shielding	Control
	SL	SIGN LIGHT MONUMENT SIGN GROUND MOUNTED	1'-0" AFG	BLACK	LUMIERE 303-S1-LEDB1-3000-UNV- T2-DIM10-BK-12	LED	1.00	8.5W	Type 2	N/A	PHOTOCELL
	SP1	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRW-EDISON GLEON-AF-02-LED- E1-SL3-BK-8030-DIM	LED	1.00	113W	Type 3	FULL CUT-OFF	PHOTOCELL
	SP2	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRW-EDISON GLEON-AF-03-LED- E1-5WQ-BK-8030-DIM	LED	1.00	166W	Type 5	FULL CUT-OFF	PHOTOCELL
	SW	EXISTING WALL SCONCE ENTRIES	8'-0" AFG	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	N/A	PHOTOCELL
	WP	EXISTING WALL PACK SIDEWALKS	20'-0" AFG	EXISTING	EXISTING	EXISTING	1.00	EXISTING	EXISTING	N/A	PHOTOCELL

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3S vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

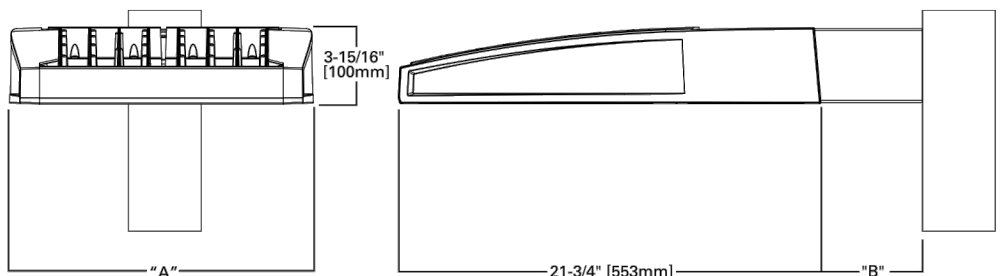
Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal both guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

DIMENSIONS



DIMENSION DATA

Number of Light Squares	"A" Width (mm)	"B" Standard Arm Length (mm)	"B" Optional Arm Length (mm)	Weight with Arm (lbs.)	EPA with Arm (ft. Cd.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.56
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	63 (1601mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



*www.designlights.org

McGraw-Edison

Catalog #	Type
Project	SP1/SP2
Comments	Date
Prepared by	



GLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium™ Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Business LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



TD500002EN
April 10, 2019 8:43 AM

DESCRIPTION

The Lumiere Eon LED 303-S1-LEDB1 is a compact, low profile, dimmable LED sign lighting luminaire. It attaches to a wall or ceiling mounted straight arm and delivers full vertical adjustment (180°) for easy aiming. The 303-S1-LEDB1 provides either uplight or downlight depending upon how mounted or aimed. It mounts directly to any wall or ceiling surface over a standard 4" square junction box and comes standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-S1-LEDB1 may be used indoors or outdoors and carries an IP66 rating.

SPECIFICATION FEATURES

Construction
Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A standard 12" or optional 24" and 36" length extruded straight arm provides 180° of vertical adjustment for easy aiming. Consult factory for additional lengths. A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface. Stainless steel hardware is included.

Mounting
The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical
LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and TSX (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Ambier). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical
The 8.5W 303-S1-LEDB1 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C (140°F to 122°F). The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish
The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCP). A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish.

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Lumière

Catalog #	Type
Project	SL
Comments	Date
Prepared by	



303-S1-LEDB1
EON LED

APPLICATIONS:
CEILING / WALL MOUNT

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
IP66 Ingress Protection Rated

TECHNICAL DATA
40°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-S1-LEDB1-2700-UNV-T2-DIM10-BK-12-EDGE

Series 1	Color Temperature	Input Voltage	Optics	Dimming	Finish 1	Stem Length 1	Options 1-4
303-S1-LEDB1	2700-2700K	UNV-Universal 120-277 50/60Hz	T2-Type II Lateral Throw T4-Type IV Forward Throw TSX-Type V Extra Wide Flood	DIMELV-Trailing Edge Phase DIM10-0-10V Dimming	Painted BK-Black BZ-Bronze CS-City Silver WF-White Premium Finish BA-Brushed	12-12" Stem 24-24" Stem 36-36" Stem	EDGE-Edge lit glass lens LCP-LightBAR cover plate match housing finish

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 Stem lengths are nominal (shown in inches). 3 Add suffix in the order shown. 4 LCP option not available when WF (white) finish is selected. 5 DesignLights Consortium™ Qualified and classified for DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-S1-LEDB1 product as not all configurations are DLC classified.



ADL121469
March 15, 2016