

SITE DEVELOPMENT PLAN  
A PORTION OF LOT 1, SELLER'S LANDING  
TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 4.3 AND 8.2.3 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2019. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE AE.
- 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 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.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PD (SELLER'S LANDING PLANNED DEVELOPMENT), RECORDED ON DECEMBER 2, 1982 AT RECEPTION NUMBER 295390.
- 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- 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 PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN. THEREFORE, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. HTTP://WWW.FWS.GOV/MOUNTAIN-FRAIRIE/SPECIES/MAMMALS/PREBLE/
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- THE UNDERLYING PROPERTY REQUIRES A REPLAT OF THE SELLER'S LANDING SUBDIVISION. THE AMENDED PLAT SHALL BE CALL GREYSTONE VILLAS.

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.

PURPOSE STATEMENT

SITE PLANNING A PORTION OF LOT 1 SELLER'S LANDING. THE SELLER'S LANDING SUBDIVISION PLAT SHALL BE AMENDED TO CREATE THE UNDERLYING LOT FOR THIS SITE PLAN. TO BE KNOWN AS LOT 1, GREYSTONE VILLAS, SUBJECT TO THE RECORDING OF THE GREYSTONE VILLAS PLAT.

LEGAL DESCRIPTION

THE PART OF LOT 1, SELLER'S LANDING, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND CONSIDERING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER TO BEAR SOUTH 89 DEGREES 02' MINUTES 15 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
THENCE SOUTH 89 DEGREES 02' MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1882.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LAKE GULCH ROAD, SAID POINT BEING SOUTHEAST CORNER OF LOT 1, SELLER'S LANDING;  
THENCE NORTH 37 DEGREES 38' MINUTES 15 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 927.94 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 37 DEGREES 38' MINUTES 15 SECONDS WEST ALONG SAID RIGHT OF WAY LINE AND SAID EASTERLY LINE OF LOT 1 A DISTANCE OF 84.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 65 DEGREES 42' MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 311.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE SOUTH 46 DEGREES 32' MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 201.39 FEET;  
THENCE NORTH 42 DEGREES 51' MINUTES 55 SECONDS EAST A DISTANCE OF 255.62 FEET;  
THENCE NORTH 52 DEGREES 21' MINUTES 45 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.92 ACRES OR 40,179 SQUARE FEET, MORE OR LESS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

BY: ADAMO BUILDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

TITLE CERTIFICATION

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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

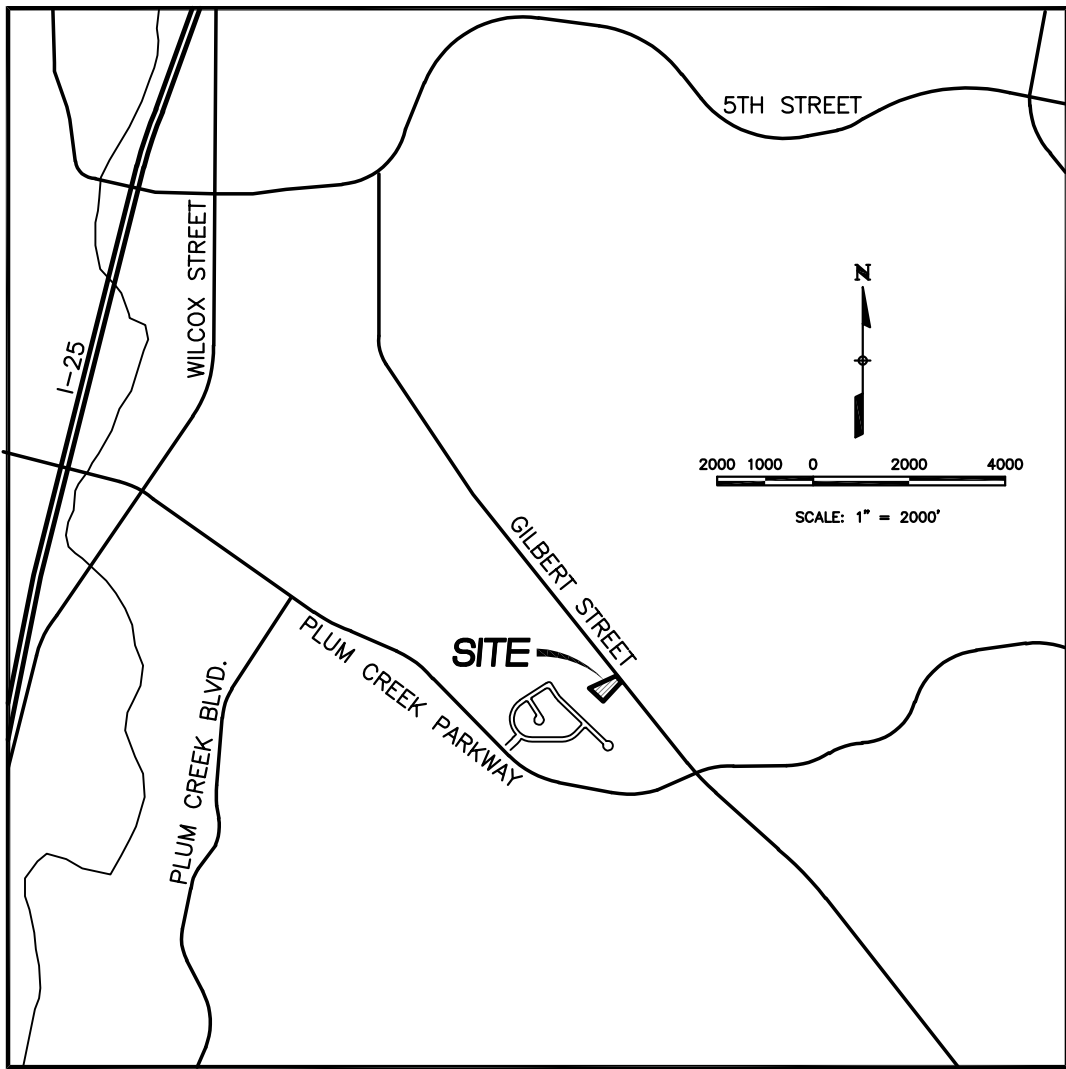
TITLE COMPANY

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP

SCALE: 1"=2000'

BASIS OF BEARINGS

THE EAST LINE OF LOT 66, PLUM CREEK RIDGE AT CASTLE ROCK, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, IS ASSUMED TO BEAR S37°38'15"E.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT, DESIGNATION – 3025011, STAMPED 3.025011, PER THE DOUGLAS COUNTY WEBSITE – ELEVATION: 6374.18 (1942.85)

Zoning Comparison Chart		
Zoning	Sellers Landing Planned Development	
Lot Square Footage	40,179 s.f./ 0.92 acres	
Permitted Uses	PD Requirement	Provided (this SDP)
	Residential apartments or condominiums	Residential townhomes* (5 units)
Maximum Dwelling Units	17	5
Maximum PD Density units per acre	19	16
		182 total units/4.99 total acres = 16.4
Minimum Finished Floor Area	650 sq. feet	1,206 sq. feet
Maximum Building Height	35-feet	36.25-feet **
Distance between buildings	20-feet	104.5-feet
Min. Front Setback	30-feet	32-feet
Min. Rear Setback	15-feet	152.0-feet
Min. Side Setback	15-feet	19.4-feet
Minimum Parking	1.75 parking spaces per residential unit	Total Required = 9 spaces
		1.75 x 5 units = 8.75
		Total Provided = 12 spaces
		10 2-car garage spaces + 2 surface parking spaces

\* Townhomes while not contemplated at time of initial zoning is a multi-family use consistent with apartment and condominium uses.

\*\* Variance for height per AVA20-0002

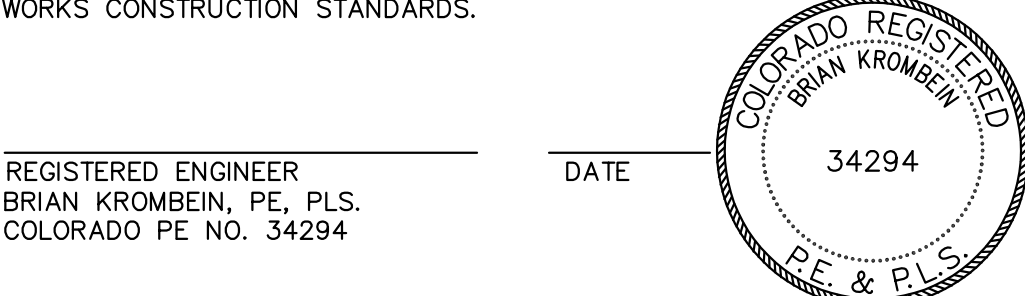
Site Utilization Chart (this SDP)		
Use Area	Acre/SF	% of Total
Single-family attached	2,900 sf	7.20%
Open Space Private (OSP)	32,006 sf	79.70%
Open Space Public (OSD)	0 sf	0%
Public Land Dedication (PLD)	0 sf	0%
ROW Dedication	0 sf	0%
Parking and Drives	4,653 sf	11.60%
Sidewalks	620 sf	1.50%
Total	40,179 sf	100%

SHEET INDEX

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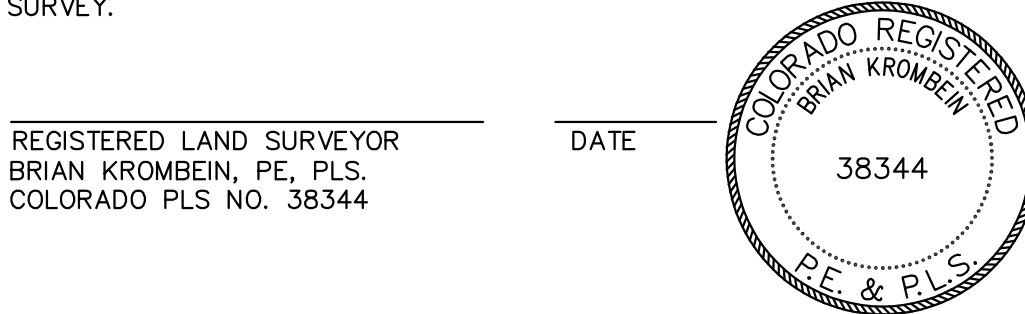
CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



SURVEYOR'S CERTIFICATE

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



TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION:

THE SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

TOWN COUNCIL APPROVAL

THE SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC  
1745 SHEA CENTER DRIVE, 4TH FLOOR  
HIGHLANDS RANCH, CO 80129  
720-402-6070  
CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, COLORADO 80204  
303-892-1166  
CONTACT: TIM KELLAMS

OWNER/DEVELOPER

ADAMO BUILDING COMPANY, LLC  
3194 INDUSTRIAL WAY, SUITE 100  
CASTLE ROCK, COLORADO 80109  
303-877-4980  
CONTACT: ANDREW LARRICK

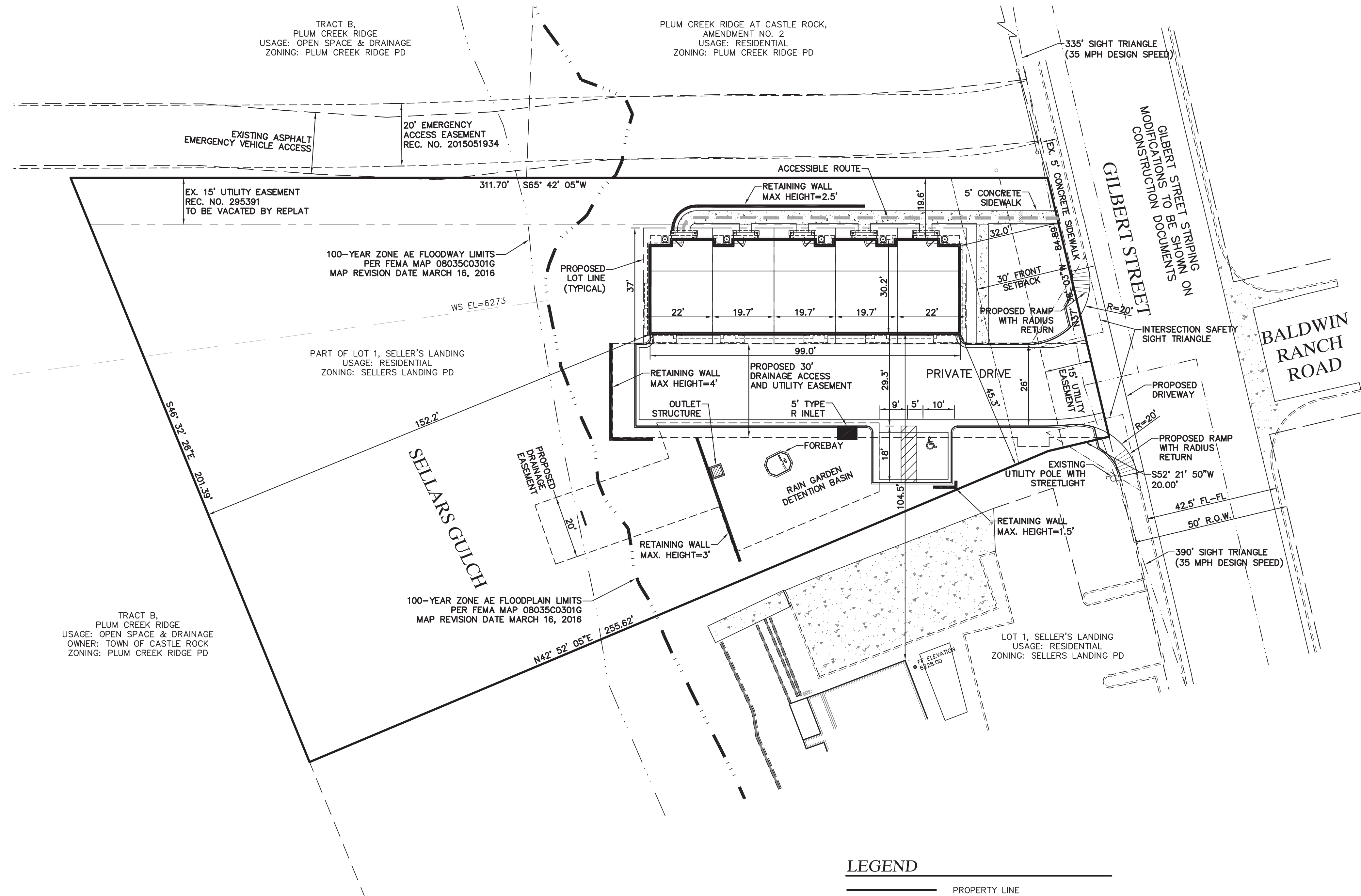


PROJECT NO. SDP20-0015



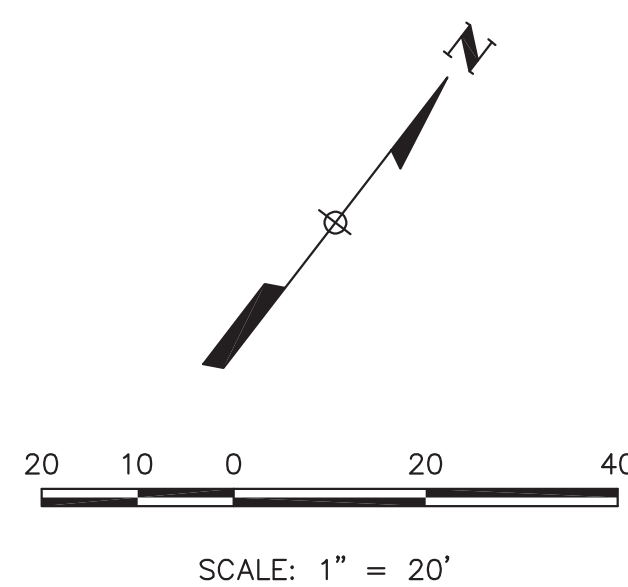
SITE DEVELOPMENT PLAN  
A PORTION OF LOT 1, SELLER'S LANDING  
TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SETBACK LINE
	EXISTING ELECTRIC
	SIGHT DISTANCE LINE
	INTERSECTION SAFETY SIGHT TRIANGLE
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
	FEMA FLOODPLAIN LIMITS
	ACCESSIBLE ROUTE
	CONCRETE PAVEMENT
	EXISTING UTILITY POLE





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**GREYSTONE VILLAS**  
1101 S. GILBERT STREET  
CASTLE ROCK, COLORADO

OWNER:  
ADAMO HOMES

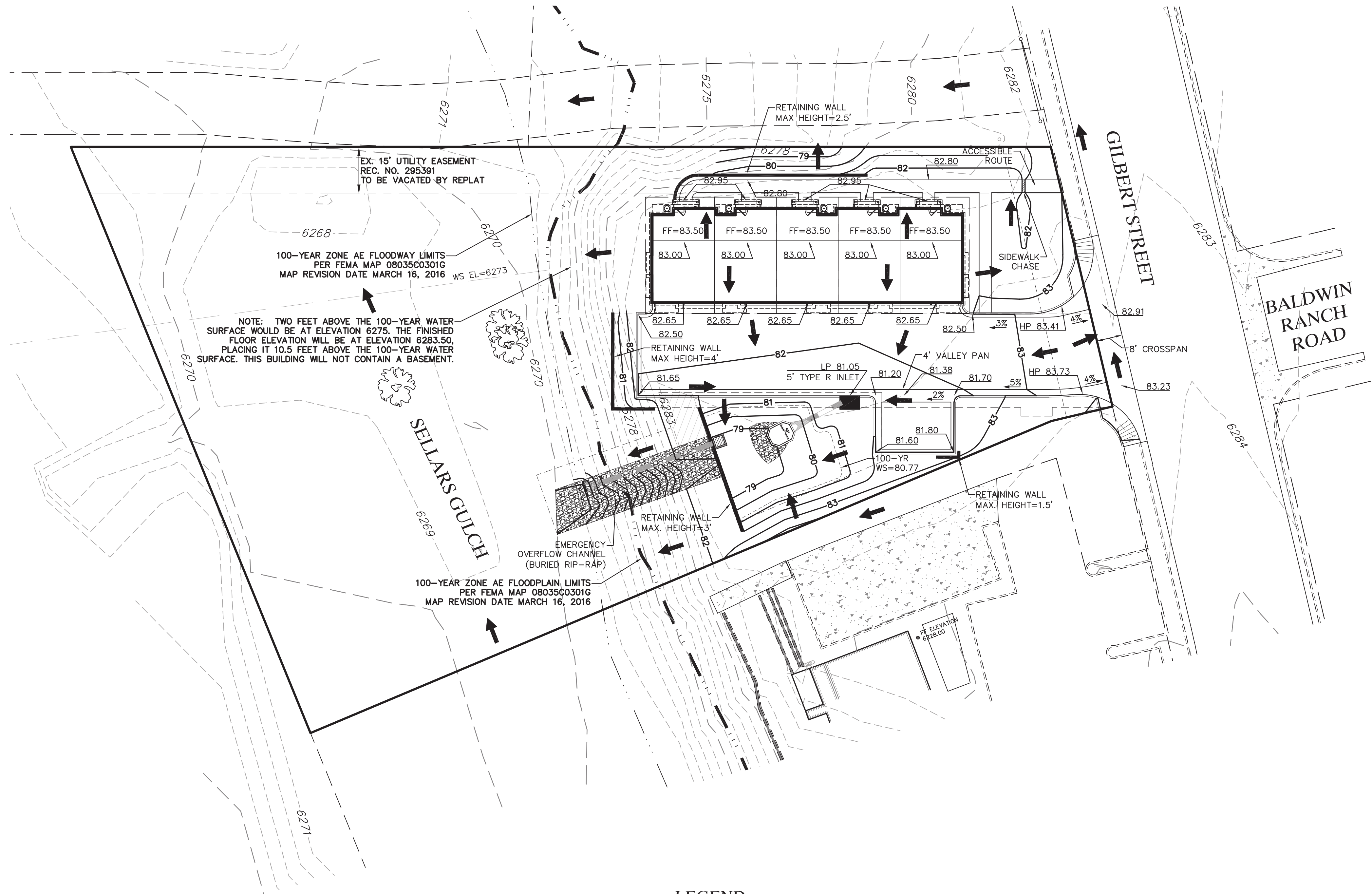
3194 INDUSTRIAL WAY  
CASTLE ROCK, CO 80109  
303-877-4980

NOT FOR  
CONSTRUCTION

DATE:  
3/13/20 SUBMITTAL  
6/24/20 2ND SUBMITTAL  
8/5/20 3RD SUBMITTAL  
9/2/20 4TH SUBMITTAL

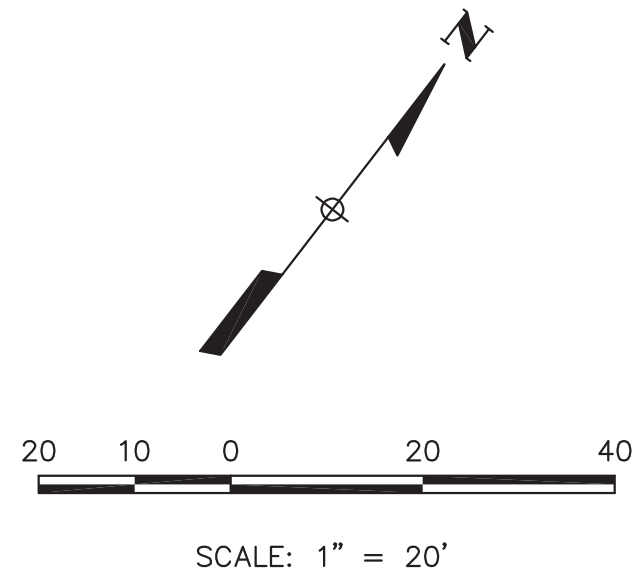
SHEET TITLE:  
GENERAL  
GRADING PLAN

3  
SHEET 3 OF 11



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB
- PROPOSED STORM SEWER
- CONCRETE PAVEMENT
- FEMA FLOODPLAIN LIMITS
- PROPOSED EASEMENT
- ACCESSIBLE ROUTE
- DETENTION BASIN ACCESS PATH
- EXISTING TREE



NOTES

1. RETAINING WALLS GREATER THAN 4 FEET REQUIRE A SEPARATE BUILDING PERMIT.



**CALL UNCC**  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
1-800-922-1987  
534-6700 METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP20-0015

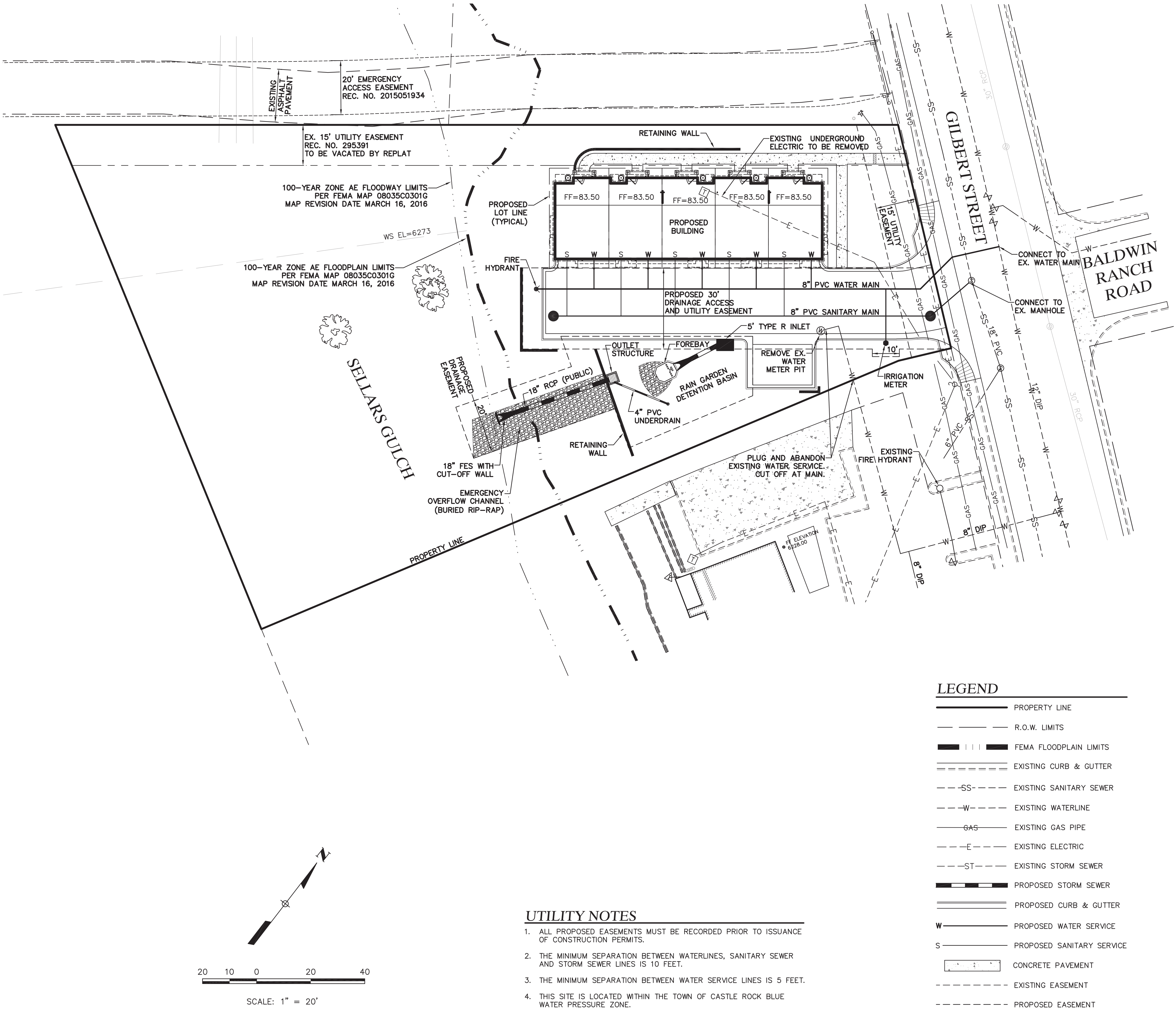


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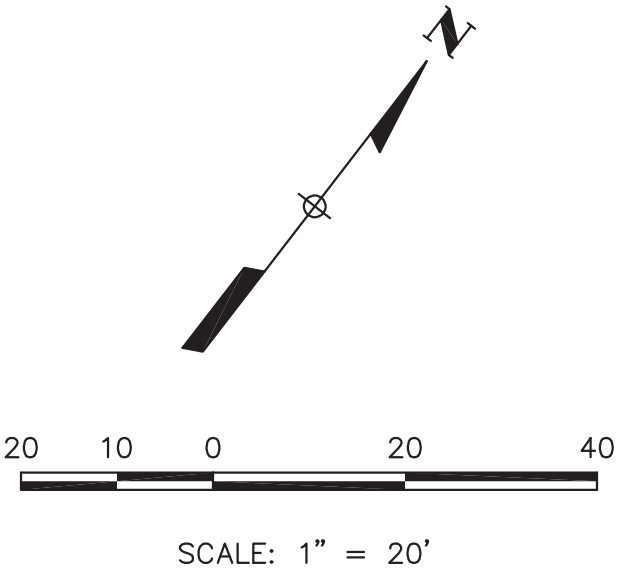


UTILITY NOTES

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 BLUE WATER PRESSURE ZONE.

LEGEND

- PROPERTY LINE
- R.O.W. LIMITS
- FEMA FLOODPLAIN LIMITS
- EXISTING CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING GAS PIPE
- EXISTING ELECTRIC
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- CONCRETE PAVEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT



CALL UNCC  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
1-800-922-1987  
534-6700 METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

CHECKED BY: MB, DD  
DRAWN BY: TK, EH

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

CONCEPTUAL IRRIGATION STANDARD NOTES:

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

GREYSTONE VILLAS  
1101 S. GILBERT STREET  
CASTLE ROCK, COLORADO

OWNER:  
ADAMO HOMES

3194 INDUSTRIAL WAY  
CASTLE ROCK, CO 80109  
303-877-4980

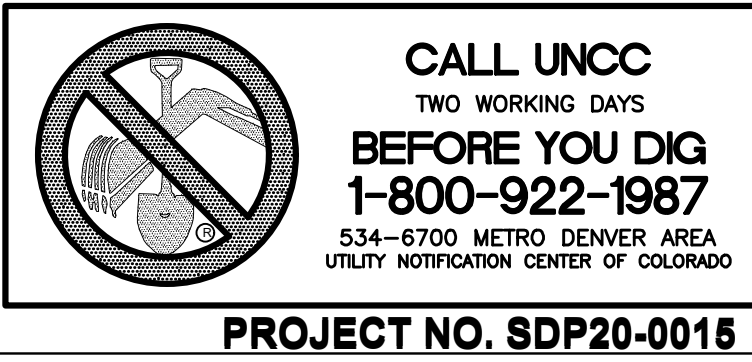
LANDSCAPE  
CERTIFICATION:  
JOHN M. BURKEY, R.L.A. AS/AAI CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER, COLORADO LICENSE  
NUMBER S 655



NOT FOR  
CONSTRUCTION

DATE:  
3/13/20 SUBMITTAL  
6/24/20 2ND SUBMITTAL  
8/5/20 3RD SUBMITTAL  
9/2/20 4TH SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
NOTES





SITE DEVELOPMENT PLAN  
A PORTION OF LOT 1, SELLER'S LANDING  
TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU 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

NOTES:THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ.FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (FESCUE TURF SEED MIX)	3.0	in./mo.	LOW	11%	531	3.0	4,860	0.33
DRIP	SHRUB BED	2.0	in./mo.	LOW	60%	2,923	2.0	4,860	1.2
SPRAY ROTORS	IRRIGATED NATIVE SEED	2.5	in./mo.	LOW	29%	1,406	2.5	4,860	0.72
TOTALS					100	4,860		4,860	2.25
							TOTAL OF THE CLWUR		2.25

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	531	1.7%
IRRIGATED NATIVE SEED	1,406	4.4%
RIPARIAN SEED MIX	1,089	3.4%
IRRIGATED BED	2,923	9.1%
COBBLE	1,006	3.1%
EXISTING NATIVE AREA TO REMAIN	25,051	78.3%
TOTAL AREA LANDSCAPE	32,006	100.0%

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED
GILBERT ST.	59 LF	2	2*	8	8

\* DUE TO OVERHEAD UTILITY LINES, SHORTER ORNAMENTAL TREES ARE PROPOSED TO MEET STREETSCAPE REQUIREMENTS. SEE TECHNICAL CRITERIA VARIANCE - TCV20-0027

MULTI-FAMILY LANDSCAPE SITE INVENTORY

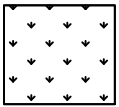
TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: JOHN BIRKEY  
TOWN OF CASTLE ROCK REGISTRATION #: 15-1126  
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: 655  
COMPANY: NORRIS DESIGN  
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204  
PHONE: 303-892-1166  
EMAIL: J.BIRKEY@NORRIS-DESIGN.COM  
DATE: 09/02/2020

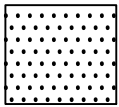
GROSS SITE AREA	LANDSCAPE AREA IN SQ.FT.	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
40,179 SQ.FT.	PROVIDED: 4,860* REQUIRED: 8,036	FESCUE TURF SEED MIX (571)	3,929**	16	16***	32	70****	4 CU.YDS PER 1000 SQ.FT.	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE AREA (SQ.FT.)	NUMBER OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED
3,635	600	2	600	0	N/A	2	2	4	14****

- NOTES:
- GROSS AREA MINIMUM LANDSCAPE AREA IS 20%. PARKING AREA MINIMUM LANDSCAPE AREA IS 10%.
  - REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA
  - REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA
  - PROPOSED PARKING LOT PLANT COUNTS ARE INCLUDED WITHIN THE PROPOSED SITE LANDSCAPE PLANT TOTALS
  - PROVIDED LANDSCAPE ONLY INCLUDES IRRIGATED AREAS. COBBLE AND RIPARIAN SEED WILL NOT BE IRRIGATED. DUE TO FLOODPLAIN EXTENTS AND FEATURES NO IRRIGATED LANDSCAPE IS PROPOSED IN THAT AREA. SEE TECHNICAL CRITERIA VARIANCE - TCV20-0028.
  - CALCULATION INCLUDES ROCK BED MULCH AND COBBLE
  - THREE EXISTING DECIDUOUS TREES ARE INCLUDED
  - NO GRASS EQUIVALENTS ARE INCLUDED

TURF AND SEED MIXES

	NATIVE RIPARIAN MIX - NON-IRRIGATED		
	SPECIES	% OF MIX	PLS/ACRE
	NEBRASKA SEDGE	6.11	1.000
	CLUSTERED FIELD SEDGE	3.05	0.500
	THICKSPIKE WHEATGRASS	12.22	2.000
	BALTIC RUSH	0.76	0.125
	TORREY'S RUSH	0.76	0.125
	SWITCHGRASS	18.32	3.000
	WESTERN WHEATGRASS	36.64	6.000
	THREESQUARE BULRUSH	12.22	2.000
	SHOWY MILKWEED	6.11	1.000
	CANADA GOLDENROD	0.76	0.125
	BLUE VERVAIN	3.05	0.500
	APPLY AT A RATE OF 16.375 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST		

 IRRIGATED	DRYLAND GRASS SEED MIX (LOW 2 - HYDROZONE)			
	SPECIES	VARIETY	% OF MIX	PLS/ ACRE
	BIG BLUESTEM	KAW	10	1.1
	YELLOW INDIANGRASS	CHEYENNE	10	1
	SWITCHGRASS	BLACKWELL	10	0.4
	SIDEOATS GRAMA	VAUGHN	10	0.9
	WESTERN WHEATGRASS	ARRIBA	10	1.6
	BLUE GRAMA	HACHITA	10	0.3
	THICKSPIKE WHEATGRASS	CRITANA	10	1
	PRAIRIE SANDREED	GOSHEN	10	0.7
	GREEN NEEDLEGRASS	LODORM	10	1
	SLENDER WHEATGRASS	PRYOR	5	0.6
	STREAMBANK WHEATGRASS	SODAR	5	0.6
	APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED			

	FESCUE TURF SEED MIX (LOW 2 - HYDROZONE)		
	ARKANSAS VALLEY SEED		
	SPECIES	% OF MIX	PLS/ ACRE
	SR3000 HARD FESCUE	30	6
	CHEWINGS FESCUE	30	6
	CREEPING RED FESCUE	25	5
	SR4000 PERENNIAL RYEGRASS	15	3
	APPLY AT A RATE OF 20 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST		

OWNER:  
ADAMO HOMES

3194 INDUSTRIAL WAY  
CASTLE ROCK, CO 80109  
303-877-4980

LANDSCAPE  
CERTIFICATION:  
I, JOHN M. BIRKEY, R.L.A. AS A AM CERTIFIED,  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER, COLORADO LICENCE  
NUMBER IS 655

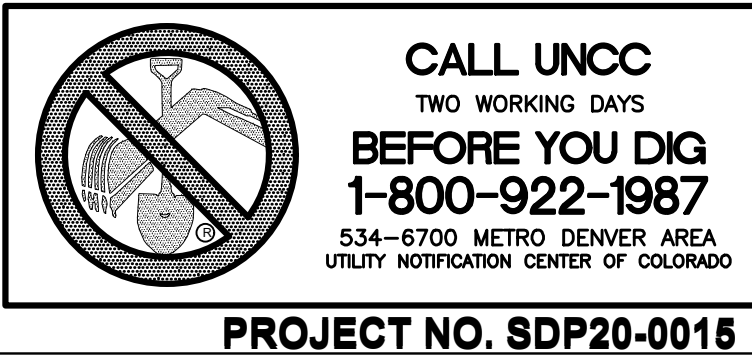


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8/5/20 3RD SUBMITTAL  
9/2/20 4TH SUBMITTAL

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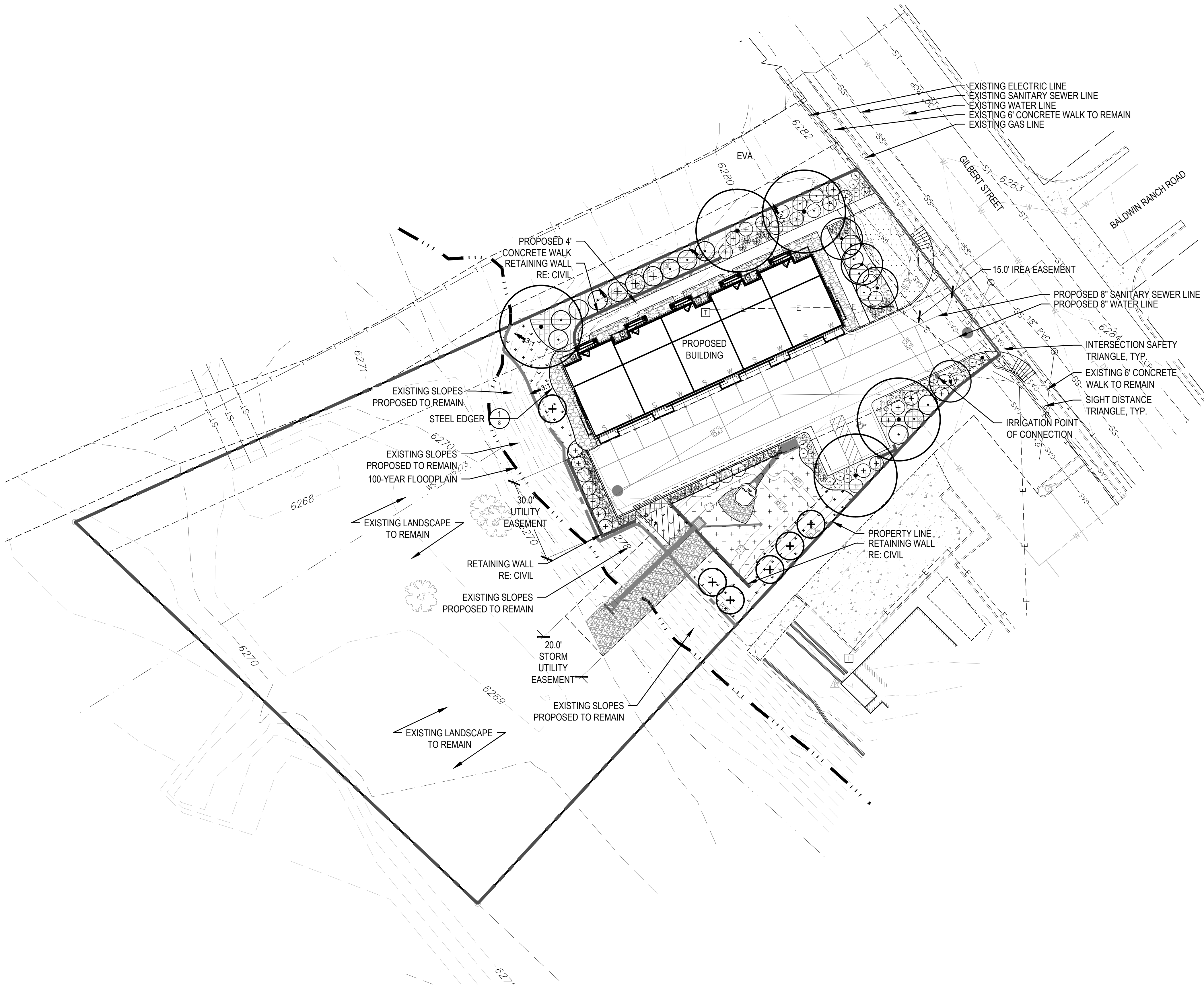
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SCHEDULE





SITE DEVELOPMENT PLAN  
A PORTION OF LOT 1, SELLER'S LANDING  
TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- CANOPY TREES [5]
- EXISTING CANOPY TREES [3]
- ORNAMENTAL TREES [4]
- EVERGREEN TREES [6]
- EVERGREEN SHRUBS [35]
- DECIDUOUS SHRUBS [43]
- ORNAMENTAL GRASSES [57]
- FESCUE SEED MIX (LOW HYDROZONE)
- LANDSCAPE BED (LOW HYDROZONE)
- NATIVE SEED (LOW HYDROZONE)
- RIPARIAN SEED MIX (NON-IRRIGATED)
- COBBLE
- STEEL EDGER
- PROPERTY LINE
- RETAINING WALL, RE: CIVIL

- NOTES:
- ALL PROPOSED PLANTS SHALL BE LOW OR VERY LOW WATER USE.
  - ALL EXISTING TREES ARE DECIDUOUS

NORTH

0 10' 20' 40'

1" = 20'

CALL UNCC  
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1-800-922-1987  
534-8700 METRO, DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP20-0015



OWNER:  
ADAMO HOMES

3194 INDUSTRIAL WAY  
CASTLE ROCK, CO 80109  
303-877-4980

LANDSCAPE  
CERTIFICATION:  
JOHN M. BIRNEY, RLA, A.S.L.A. AM CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER, COLORADO LICENSE  
NUMBER S 655



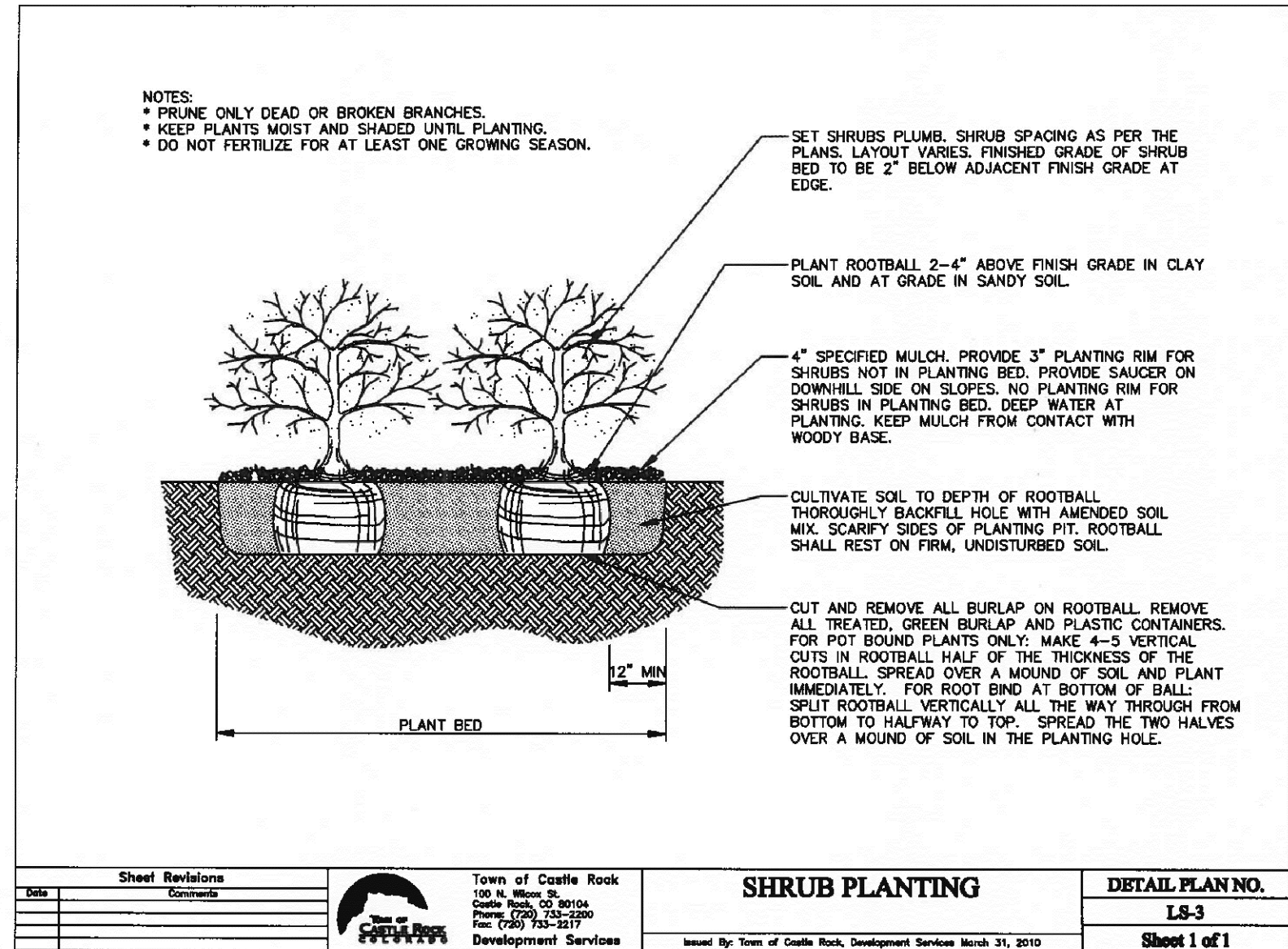
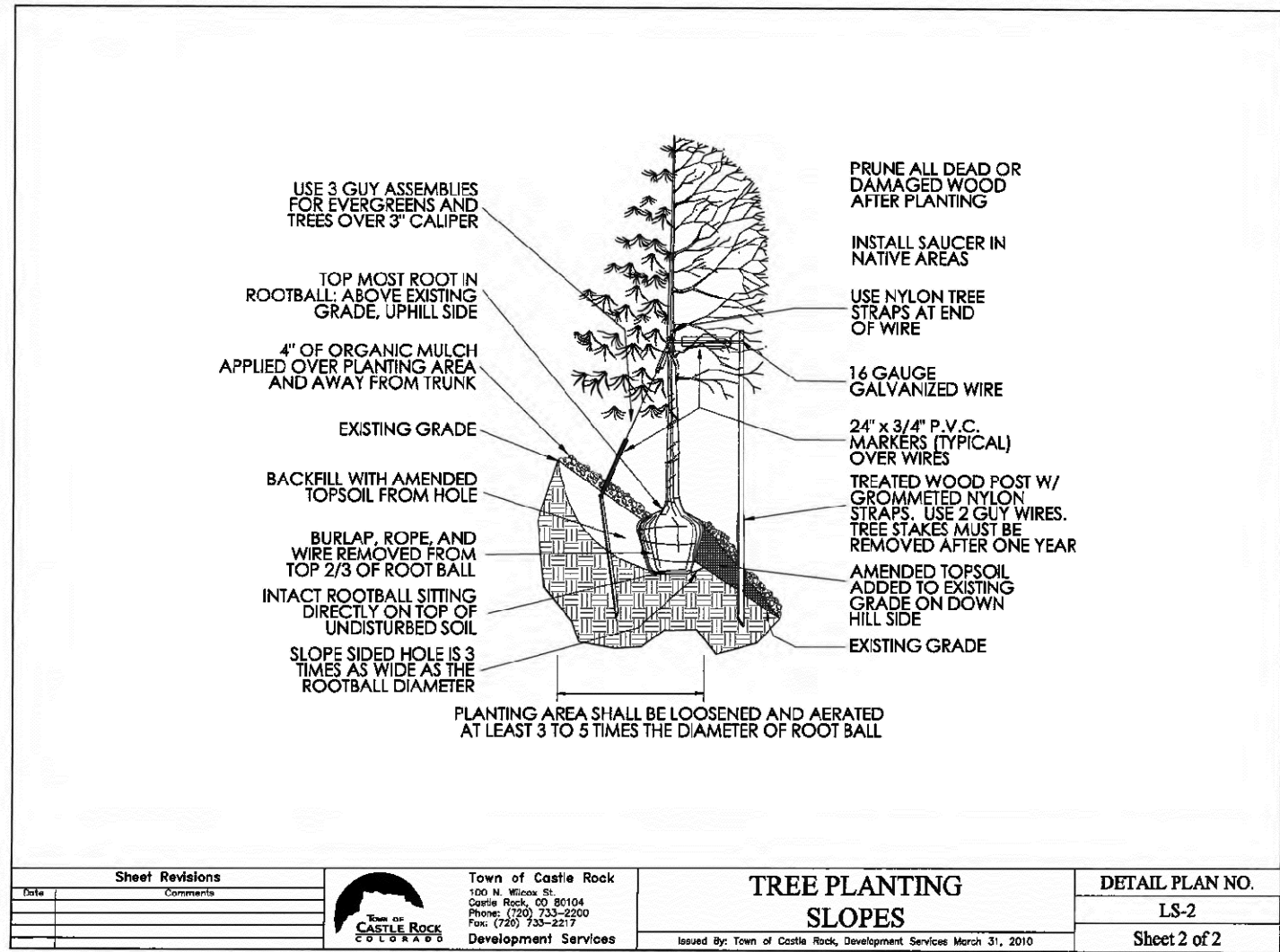
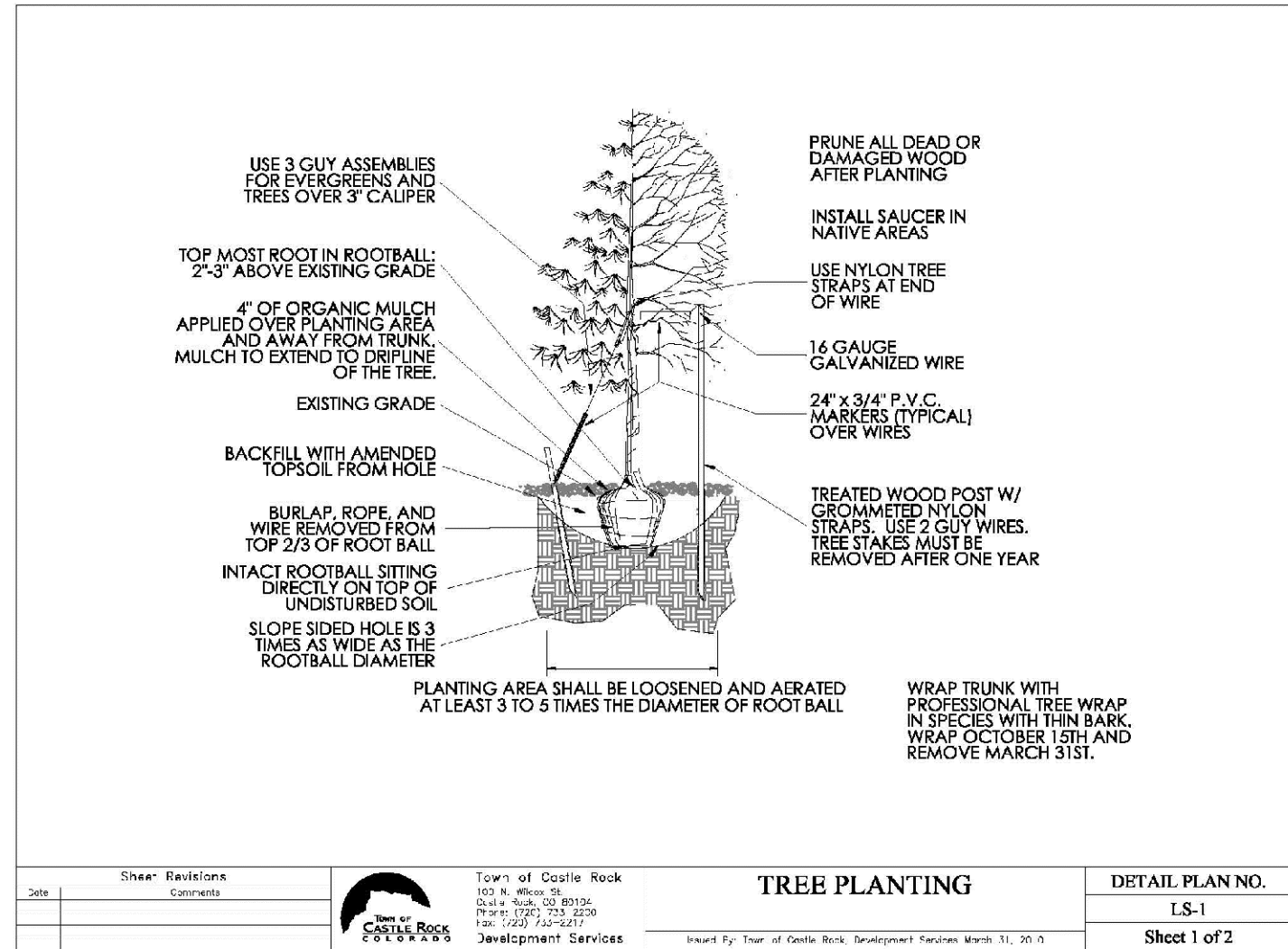
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DATE:  
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6/24/20 2ND SUBMITTAL  
8/5/20 3RD SUBMITTAL  
9/2/20 4TH SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
DETAILS

SITE DEVELOPMENT PLAN  
A PORTION OF LOT 1, SELLER'S LANDING  
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LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

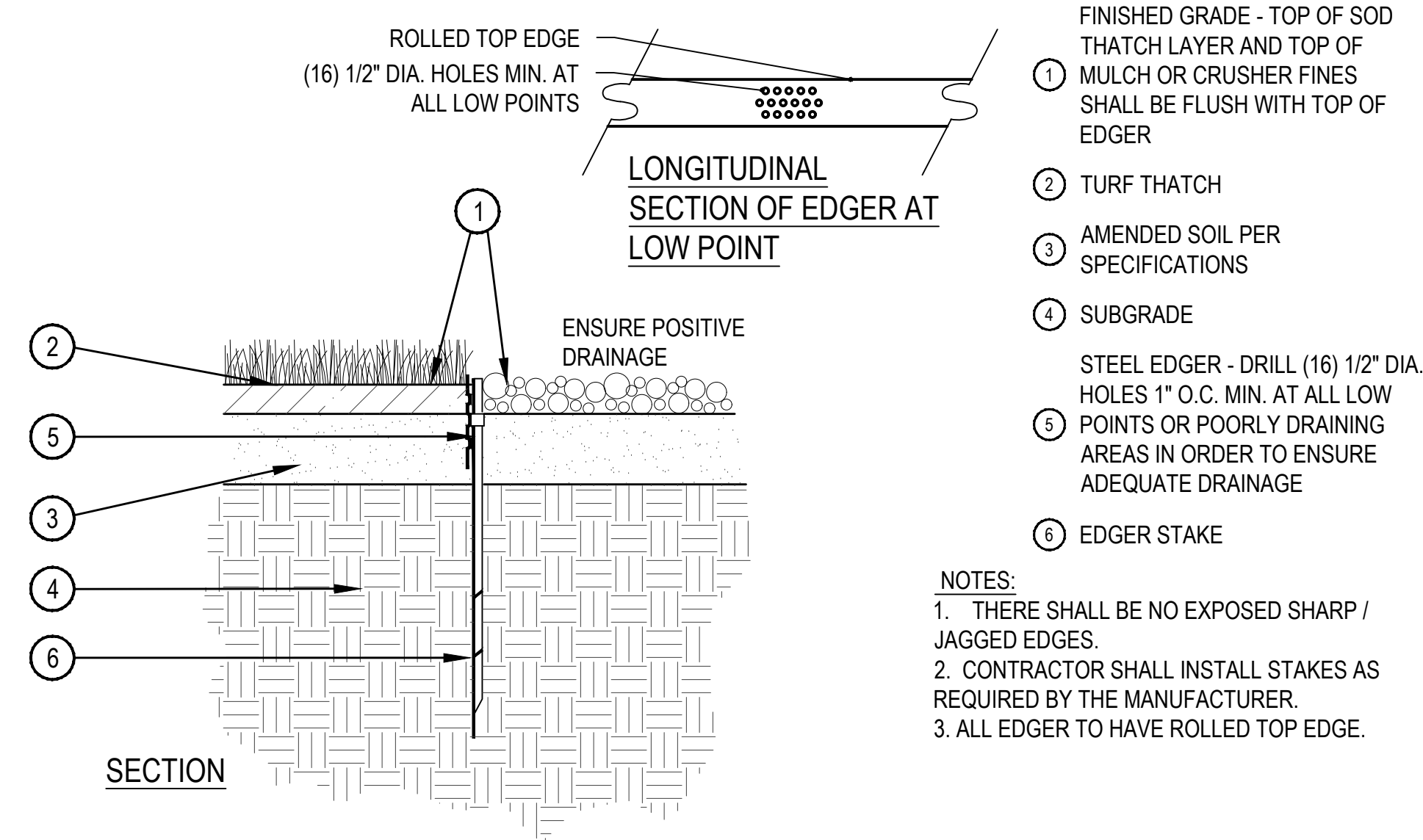


1 TREE PLANTING DETAIL

SCALE: NTS

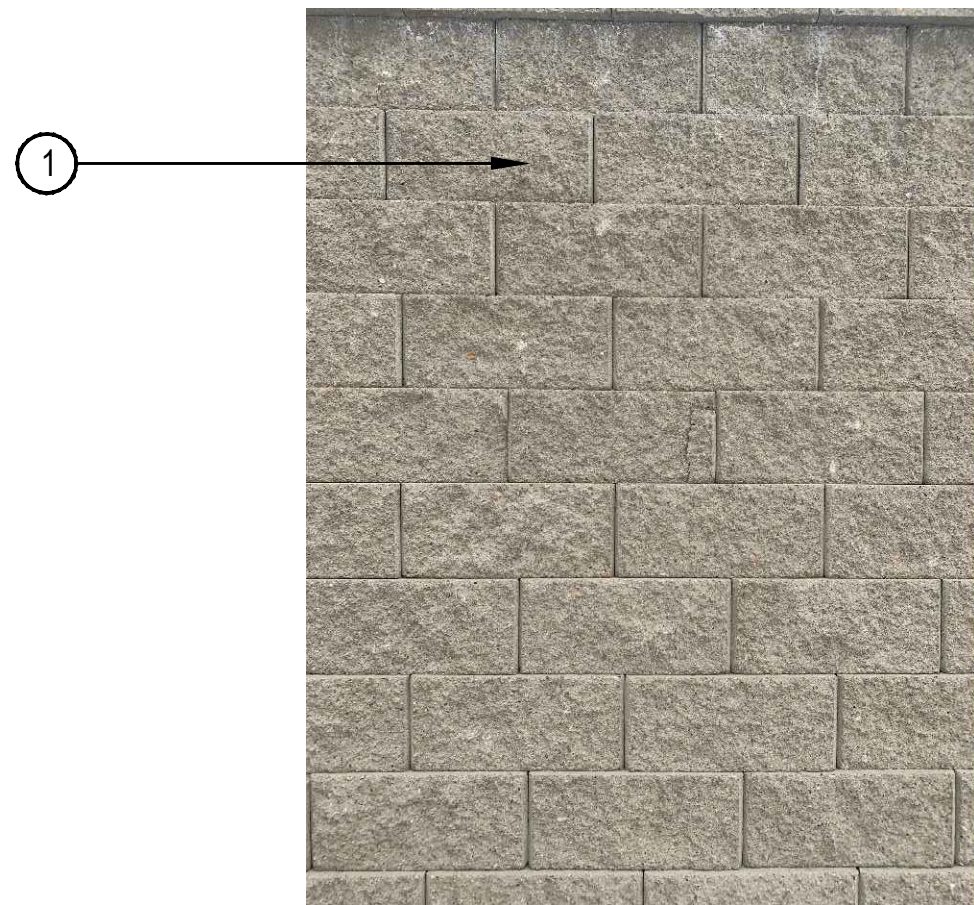
2 SHRUB PLANTING

SCALE: NTS



3 STEEL EDGER

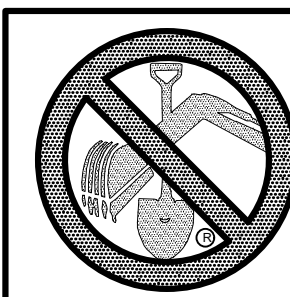
SCALE: 1" = 1'-0"



NOTES:  
1. IMAGE IS FOR COLOR REFERENCE ONLY.

4 RETAINING WALL STYLE

SCALE: NTS



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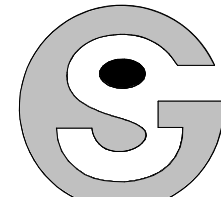


SITE DEVELOPMENT PLAN  
GREYSTONE VILLAS

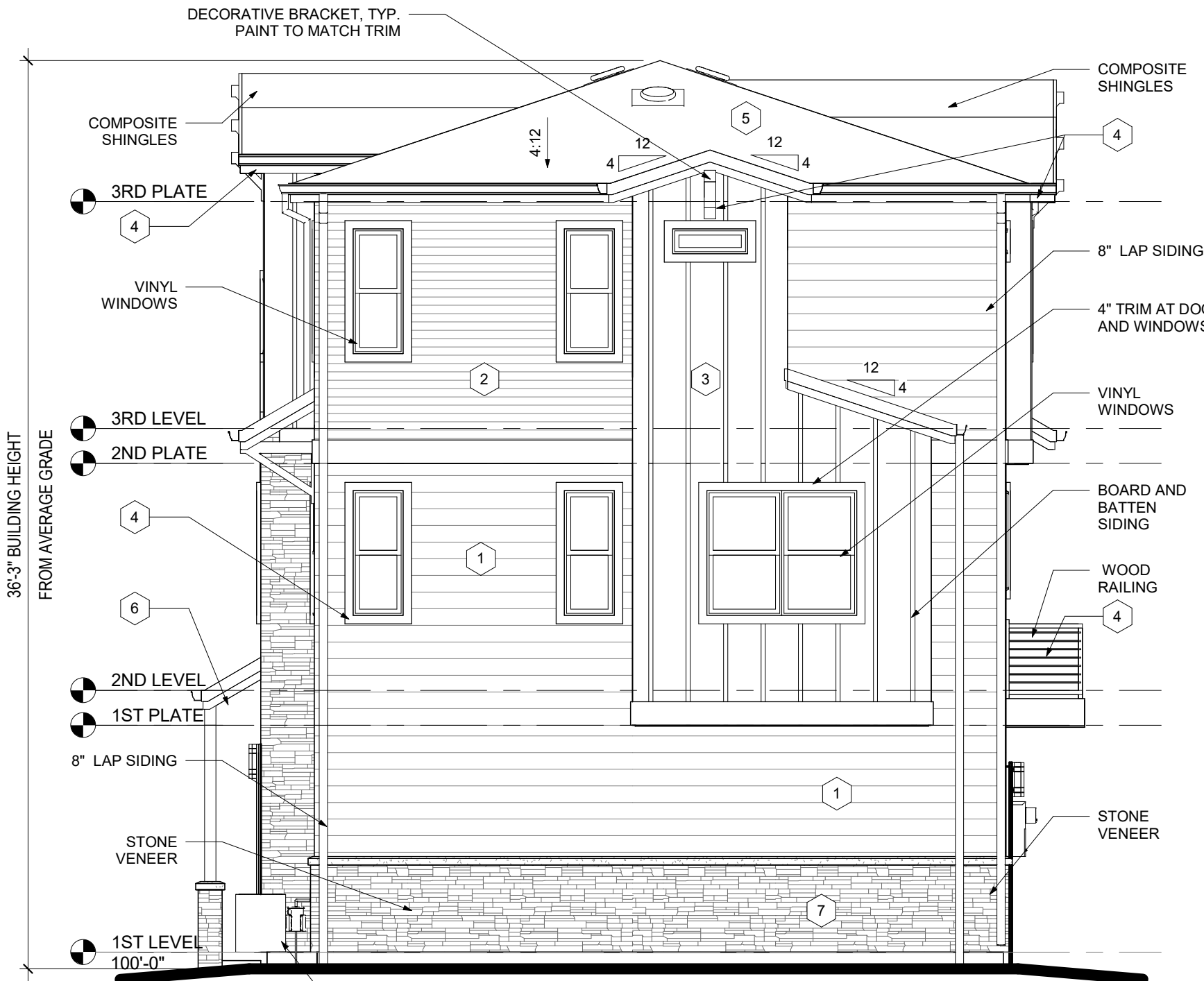
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COLOR SCHEME*		4	TRIM - DARK BROWN: SHERWIN-WILLIAMS, OR SIM. COLOR: SW7675 SEALSKIN
1	BODY 1 - LIGHT BEIGE: SHERWIN-WILLIAMS, OR SIM. COLOR: SW6073 PERFECT GREIGE	5	SHINGLE ROOF - MEDIUM BROWN: GAF, OR SIM. COLOR: MISSION BROWN
2	BODY 2 - DARK BEIGE: SHERWIN-WILLIAMS, OR SIM. COLOR: SW7514 FOOTHILLS	6	METAL ROOF - LIGHT BEIGE: SHEFFIELD METALS, OR SIM. COLOR: ASH GRAY
3	BODY 3 - DARK GRAY: SHERWIN-WILLIAMS, OR SIM. COLOR: SW6280 GRANITE PEAK	7	STONE VENEER - MEDIUM BEIGE: EL DORADO, OR SIM. COLOR: CHAPEL HILL STACKED STONE

\*ALL COLOR AND MANUFACTURER INFO IS PROVIDED AS  
REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT  
TO CHANGE.



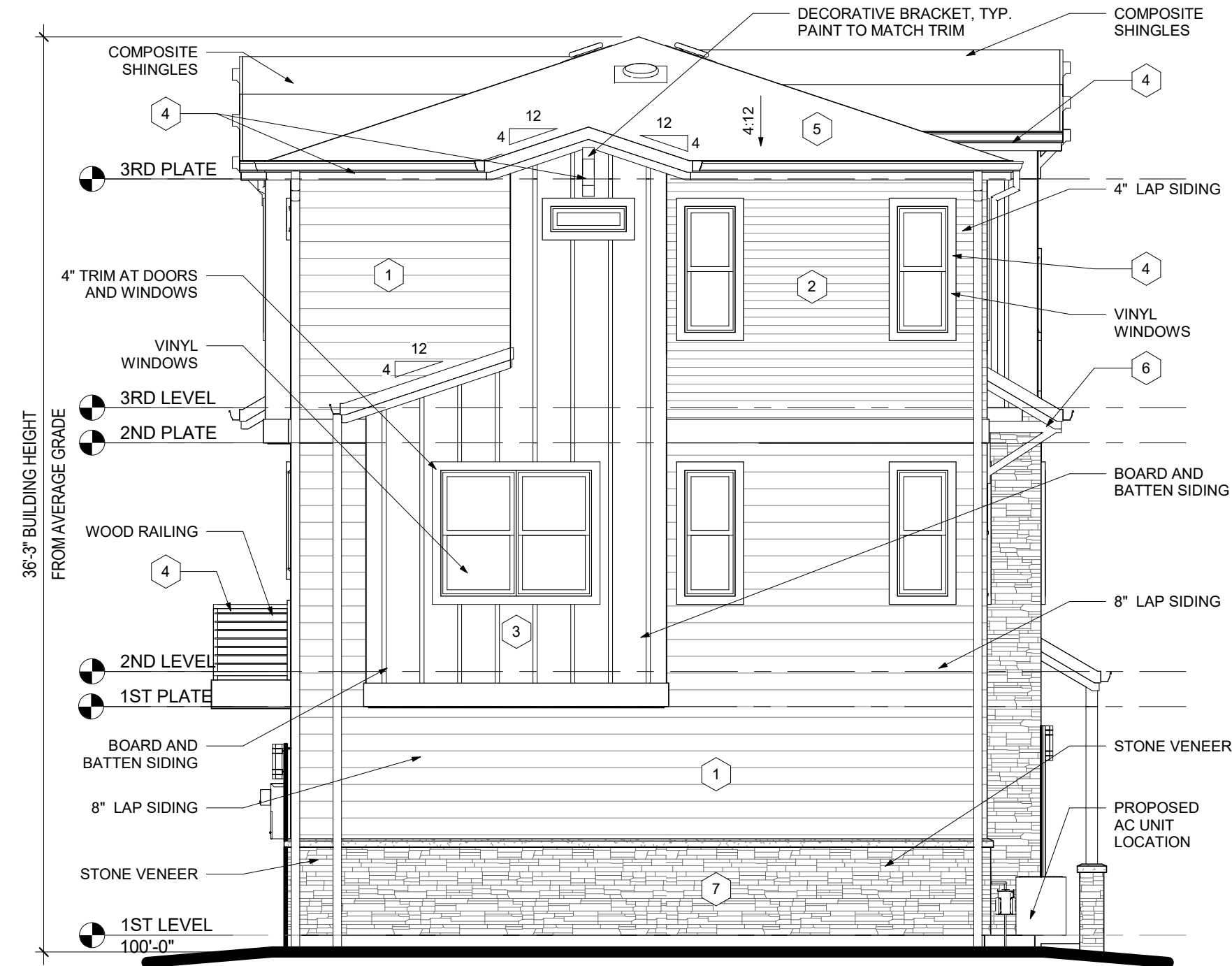
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303.455.4437  
www.goddensudik.com  
5975 S. Quebec Street  
Suite 250  
Centennial, CO 80111



4 RIGHT ELEVATION  
3/16" = 1'-0"



3 REAR ELEVATION  
3/16" = 1'-0"



2 LEFT ELEVATION  
3/16" = 1'-0"



1 FRONT ELEVATION  
3/16" = 1'-0"

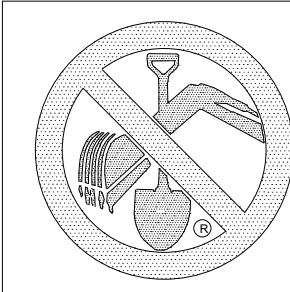
GREYSTONE VILLAS  
1101 S. GILBERT STREET  
CASTLE ROCK, COLORADO

OWNER:  
ADAMO HOMES  
3194 INDUSTRIAL WAY  
CASTLE ROCK, CO 80109  
303-877-4980

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08/05/20 SUBMITTAL  
09/02/20 SUBMITTAL

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534-8700 METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP20-0015

9  
SHEET 9 OF 11

CHECKED BY:  
DRAWN BY:

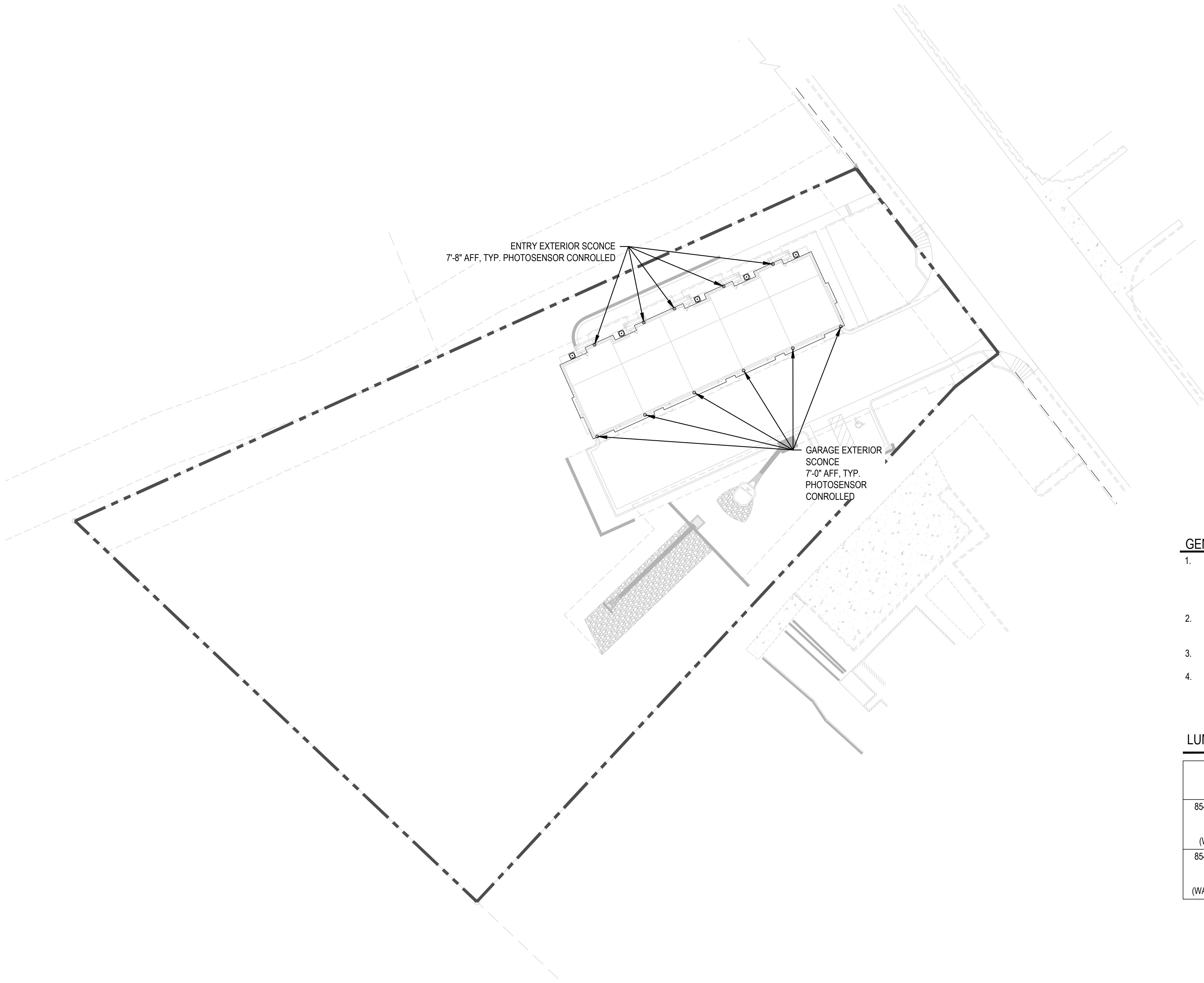


SITE DEVELOPMENT PLAN

A PORTION OF LOT 1, SELLER'S LANDING

TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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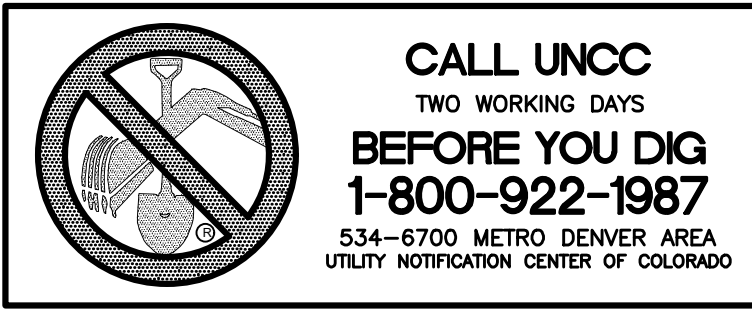


GENERAL LIGHTING PLAN STANDARD NOTES:

- LIGHTING OBJECTIVES:
  - REAR ELEVATION (GARAGE) LIGHTING IS INTENDED FOR SAFETY LIGHTING AND FOR PROVIDING LIGHTING TO THE RESIDENTS ENTERING AND EXITING THE GARAGES.
  - FRONT ELEVATION (ENTRY) LIGHTING IS INTENDED FOR SAFETY LIGHTING AND FOR PROVIDING LIGHTING TO THE RESIDENTS ENTERING AND EXITING THE UNIT ENTRY DOORS.
- HOURS OF OPERATION:
  - ALL BUILDING LIGHTS AT GROUND FLOOR WILL BE PHOTOSENSOR OPERATED TO LIGHT AT DUSK AND TURN OFF AT DAWN. RESIDENTS WILL NOT HAVE CONTROL OF GROUND FLOOR LIGHTING.
- MITIGATION TO NEIGHBORS/ADJACENT PROPERTIES:
  - ALL LIGHTS WILL NOT THROW LIGHT ONTO ADJACENT PROPERTIES.
- PROHIBITED LIGHTING WILL NOT BE UTILIZED ON THIS PROJECT.

LUMINARY SUMMARY TABLE

TYPE	NUMBER	IESNA CUTOFF CLASSIFICATION	LUMENS	HEIGHT ABOVE GRADE
8547901DEN3-12: SMALL ONE LIGHT OUTDOOR WALL LANTERN (WALL MOUNT UNIT ENTRY)	5	NONCUTOFF	800	7'-8"
8547901DEN3-12: SMALL ONE LIGHT OUTDOOR WALL LANTERN (WALL MOUNT GARAGE ENTRY)	6			7





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GREYSTONE VILLAS  
1101 S. GILBERT STREET  
CASTLE ROCK, COLORADO

OWNER:  
ADAMO HOMES

3194 INDUSTRIAL WAY  
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303-877-4980

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9/2/20 4TH SUBMITTAL

SHEET TITLE:  
LIGHTING CUT  
SHEETS

PROPOSED LIGHTING CUT SHEETS:

WALL MOUNT GARAGE & UNIT ENTRY

Visit our web site at [www.SeaGullLighting.com](http://www.SeaGullLighting.com)  
8547901DEN3-12 - page 1 of 1



8547901DEN3-12: Small One Light Outdoor Wall  
Lantern



Collection: Crowell

UPC #:785652065651

Finish: Black (12)

Dimensions:

Width: 6"  
Height: 10"  
Weight: 2.3 lbs.  
Extends: 7 1/2"  
Wire: 6" (color/Black/White)  
Mounting Proc.: Cap Nuts  
Connection: Mounted To Box

Bulbs:

1 - LED Medium A19 9.5w Max. 120v - Included

Features:

- ENERGY STAR® Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JAB) approved lamp.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (960W\_47901-CRO)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1	G560199-619			7	3 15/16				
Shade	Aluminum	White	1				7	3 3/4				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 13/32	4 13/32	3/4		3 1/4	6 3/4

Replacement Bulb Data:

Product #		Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97502S	Frosted		A19	Medium	9.5	9.5	120v	15000	800 230°	3000 90

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8547901DEN3-12	1	785652065651	13	9.25	6.25	0.574	3.1	150	Yes

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