

LEGAL DESCRIPTION

LOT 2A - 3A, BLOCK 3 OF THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP CERTIFICATE

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

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY _____, AS _____.

SIGNED THIS _____ DAY OF _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024
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 _____, 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 _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024
BY _____ AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____ ON THE _____ DAY OF _____, 2024 AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

DIRECTOR OF DEVELOPMENT SERVICES _____ 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, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, KURT LANG, 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.

KURT A. LANG
PE #32249

BASIS OF BEARINGS

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

BENCHMARK

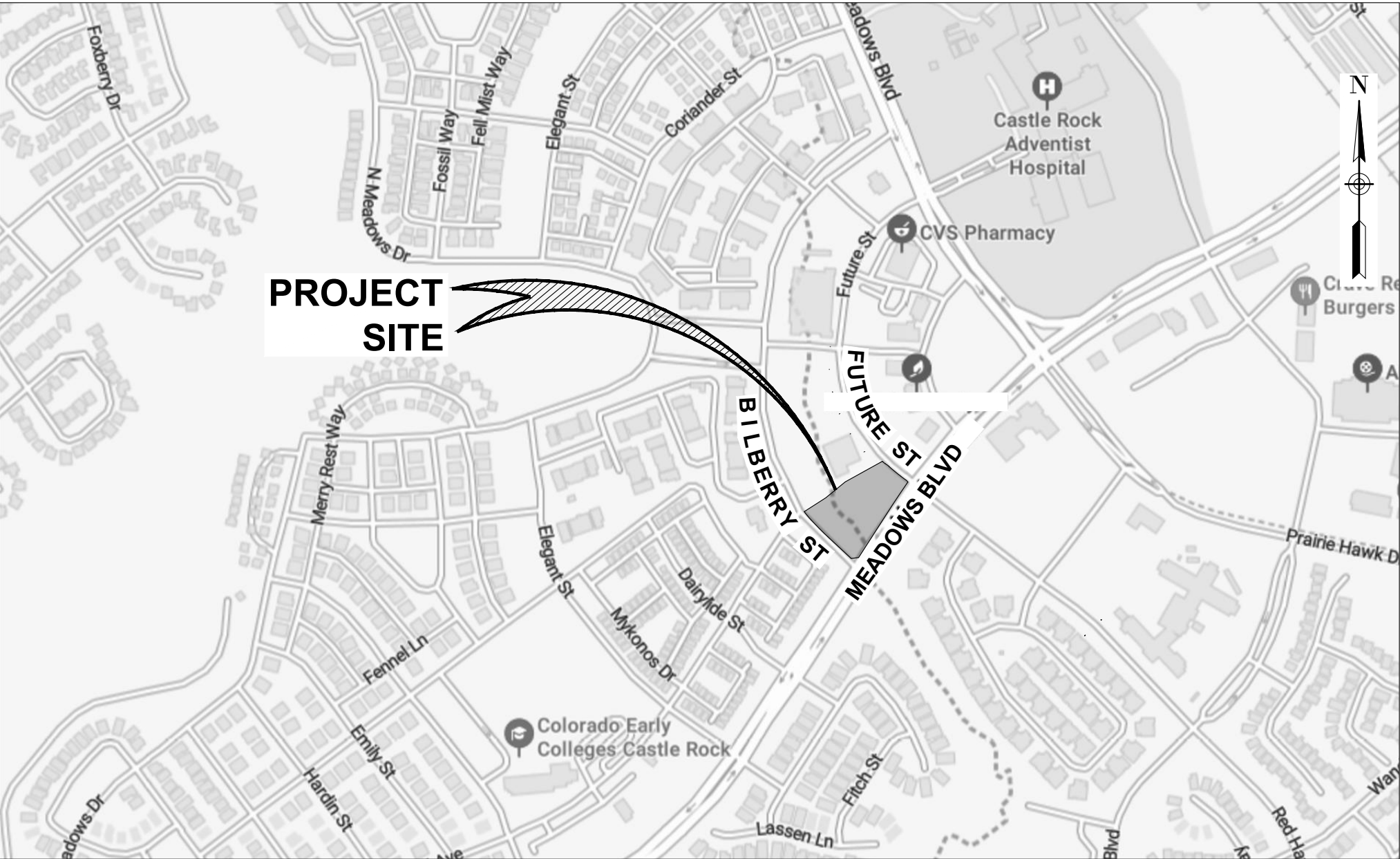
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. 4.33 SFE'S ARE DEBITED FROM THE WATER BANK.

THE MEADOWS D1 TRAINING CENTER
SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



VICINITY MAP

SCALE 1" = 500'

SITE DATA TABLE			
ZONING	THE MEADOWS - 4TH AMENDMENT - PD		
USE AREA	TOWN CENTER		
SITE AREA	1.62 ACRES		
1ST FLOOR FOOTPRINT	9,420 SF		
GROSS FLOOR AREA	9,420 SF		
BUILDING TYPE	V - B SPRINGERD		
USES	COMMERCIAL RECREATION		
PARKING	REQUIRED	PROVIDED	
ONSITE @ 330/1,000	28	31	
OFFSITE	0	0	
ACCESSIBLE	1	2	
TOTAL PARKING	29	33	
BICYCLE PARKING	2	8	
SITE	PER 4TH AMEND.	PROVIDED	
MIN. REAR BUILDING SETBACK	NONE	23'	
MIN. SIDE BUILDING SETBACK SOUTH	NONE	43'	
MIN. FRONT BUILDING SETBACK	NONE	181'	
MIN. SIDE BUILDING NORTH	NONE	93'	
MAX. BUILDING HEIGHT	60'	24'-8"	
MAX. BUILDING COVERAGE	100%	75%	
MAX. FAR (NON-RESIDENTIAL)	1.5	0.13	
SITE UTILIZATION	PER CODE	PROVIDED (%)	PROVIDED (SF)
BUILDING COVERAGE	100% (Max)	13.4	9,420
PARKING COVERAGE		18.5	13,023
PLAZA/SIDEWALKS		5.3	3,763
LANDSCAPE	10% OF GROSS SITE AREA FOR COMMERCIAL	62.8	44,253
TOTAL LOT AREA		100	70,459
PARKING LOT LANDSCAPE COVERAGE	10% OF GROSS PARKING AREA FOR COMMERCIAL	13.2	3,801

SHEET INDEX:

- 1 of 12 COVER SHEET
- 2 of 12 SITE PLAN
- 3 of 12 GRADING PLAN
- 4 of 12 UTILITY PLAN
- 5 of 12 BUILDING ELEVATIONS
- 6 of 12 BUILDING ELEVATIONS
- 7 of 12 LANDSCAPE NOTES
- 8 of 12 LANDSCAPE PLAN
- 9 of 12 PLANTING NOTES & DETAILS
- 10 of 12 LANDSCAPE DETAILS
- 11 of 12 PHOTOMETRIC PLAN
- 12 of 12 LIGHTING SPECIFICATIONS

ARCHITECT

ROBERT McDONALD
OLC
(303) 294-9244

LANDSCAPE

KYLE DAVIS
DHM DESIGN
(303) 892-5666 x326

LIGHTING

KEVIN L. YINGLING, PE
INNOVATIVE ELECTRICAL SYSTEMS, INC
8093 WEST ILIFF LANE
LAKEWOOD, CO 80227
303-807-7181

SURVEYOR

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80112
(303) 327-7483

Please note, when a comment is labeled "TYP" this indicates the comment needs to be addressed on all sheets where a similar condition occurs.

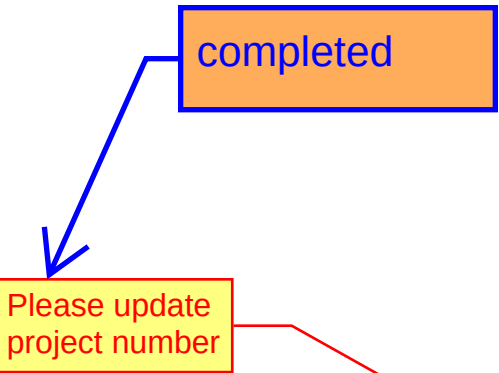
1st Drainage Review
Brian Kelley, PE
720.733.2474
bkelley@crgov.com

TOWN OF CASTLE ROCK 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.
- A NOTE REGARDING THE EXISTENCE OF ANY FEMA REGULATED FLOODPLAINS AND WETLANDS ON THE SITE (MODIFY AS APPROPRIATE).
- 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. (MODIFY AS APPROPRIATE.)
- THE ZONING RECDORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED ____."
- [IF APPLICABLE.] 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.
- [IF APPLICABLE.] THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- [IF APPLICABLE.] RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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.

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.
- MUST BE PAINTED RED "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 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.



ROTH LANG
ENGINEERING GROUP, LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-2A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 14

PROJECT NO. SDPX-XXXX

02/16/24

COVER SHEET

SHEET NUMBER:

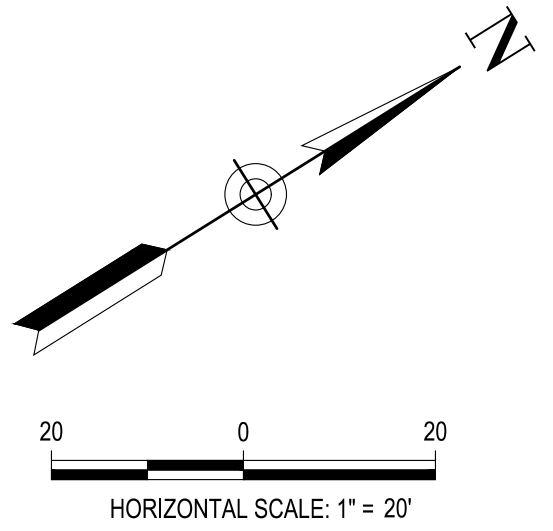
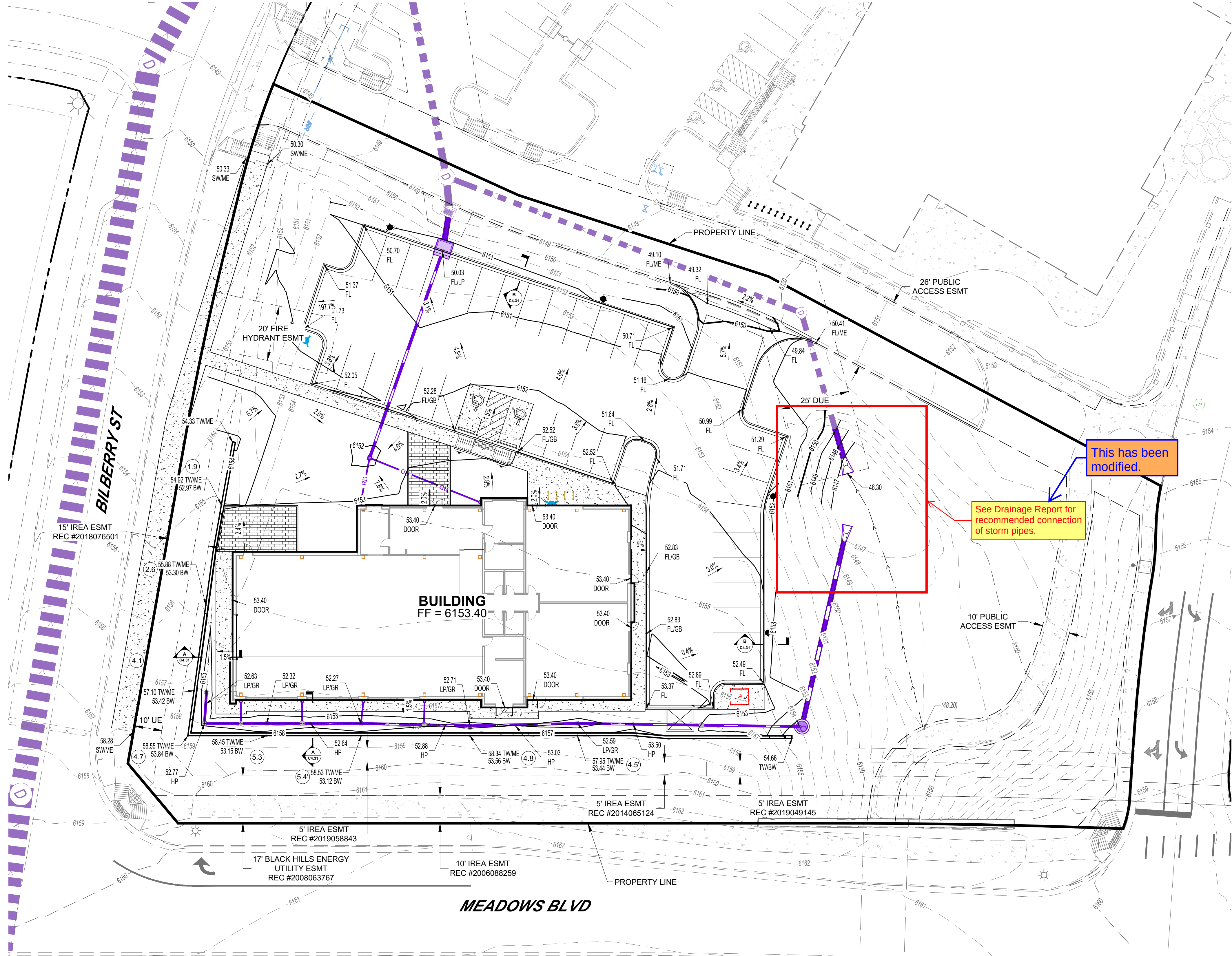
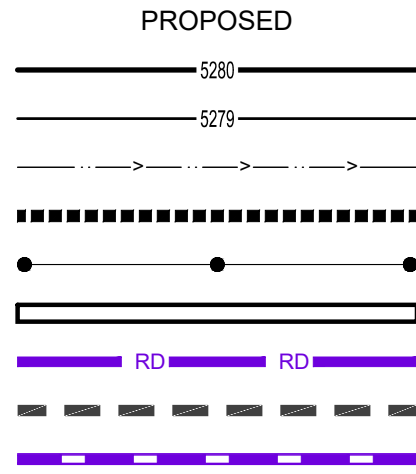
1

1 of 12

THE MEADOWS D1 TRAINING CENTER

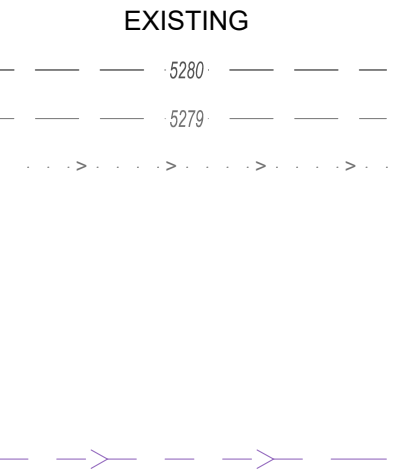
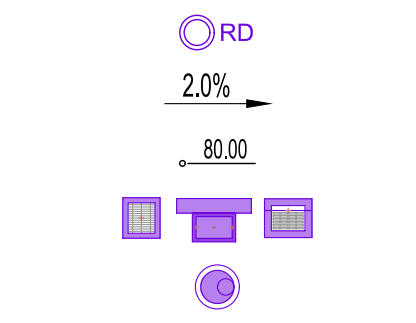
SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



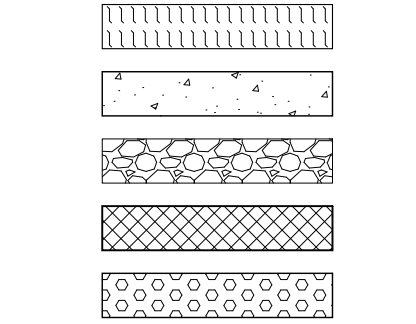
LINETYPE LEGEND

CONTOUR - MAJOR
CONTOUR - MINOR
DRAINAGE SWALE
EXPOSED FOUNDATION
HANDRAIL
RETAINING WALL
ROOF DRAIN
STEM WALL
STORM SEWER



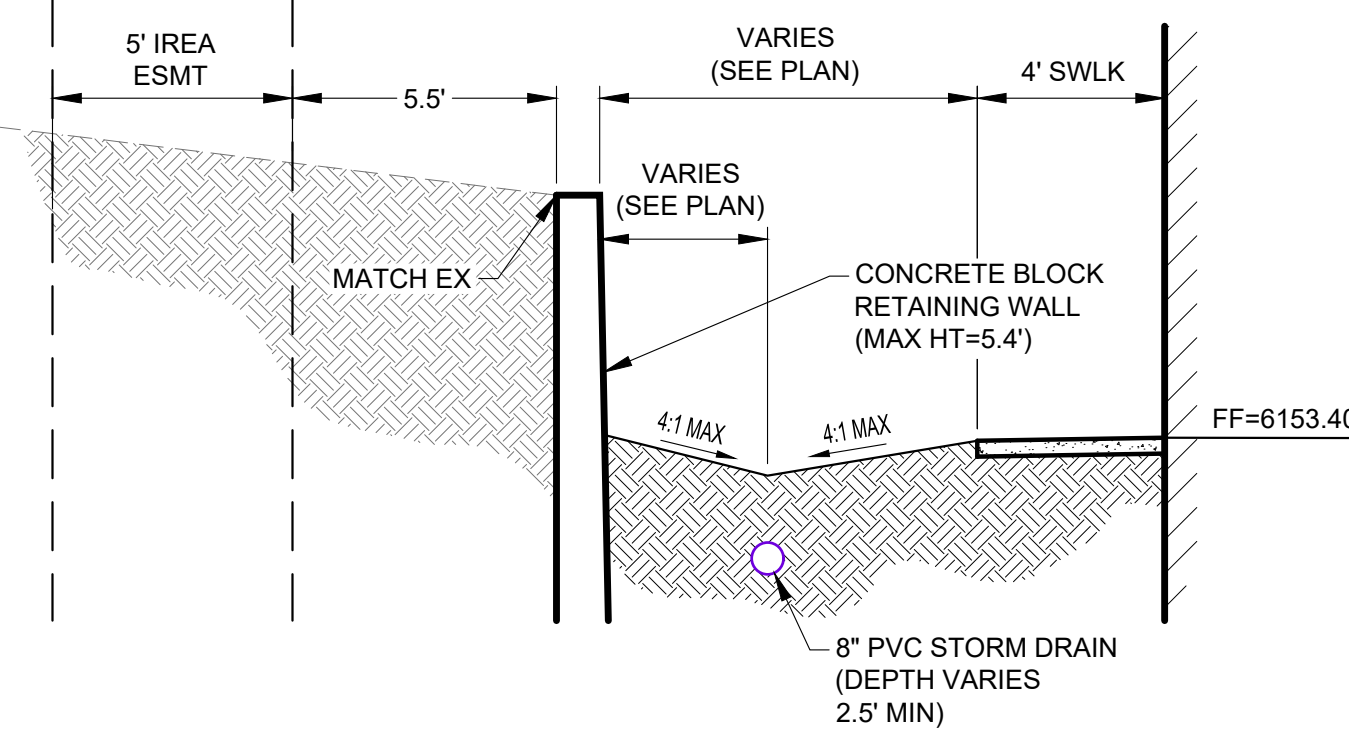
SYMBOLS LEGEND

ROOF DRAIN
SLOPE
SPOT ELEVATION
STORM INLET
STORM MANHOLE



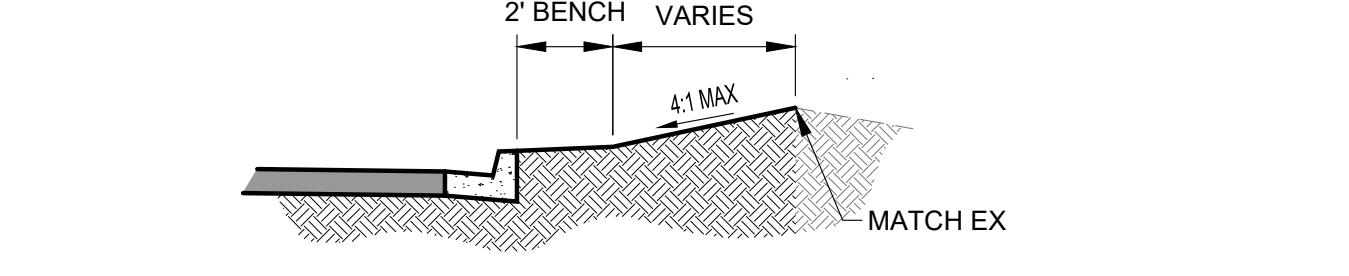
HATCHING LEGEND

ADA RAMP
CONCRETE PAVING
RIPRAP / GRAVEL
SIDEWALK CHASE
TRUNCATED DOMES



A DETAIL TITLE

C#.#.# SCALE



B DETAIL TITLE

C#.#.# SCALE



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

BENCHMARK
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED
3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND
3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

NOTES:
1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND
FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST
OF THE UTILITIES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE
OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS
OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR
DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-2A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 14

PROJECT NO. SDPX-XXXX

02/16/24

GRADING PLAN

SHEET NUMBER:

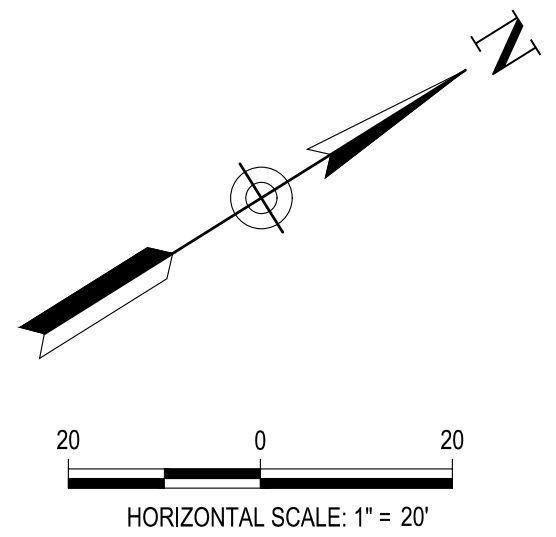
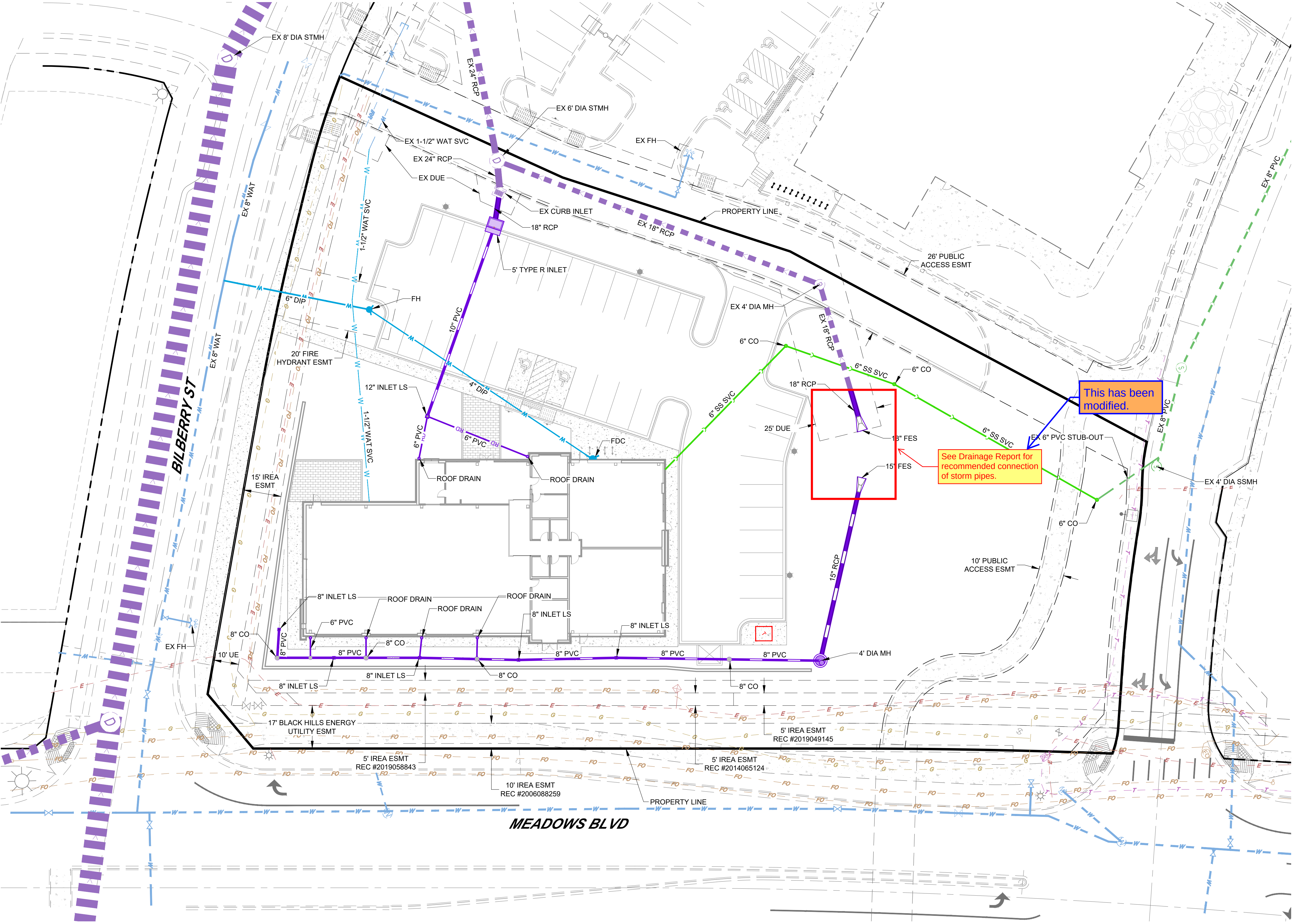
3

3 of 12

THE MEADOWS D1 TRAINING CENTER

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



LINETYPE LEGEND	
PROPOSED	EXISTING
CATV	CATV
E	E
FO	FO
F	F
G	G
IRR	IRR
OH	OH
RD	RD
S	S
SS	SS
T	T
UD	UD
W	W

SYMBOLS LEGEND	
	CLEANOUT
	CURB STOP/ CORP STOP
	ELECTRIC METER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GATE VALVE
	LIGHT POLE
	ROOF DRAIN
	SANITARY MANHOLE
	STORM INLET
	STORM MANHOLE
	TRANSFORMER
	UTILITY POLE
	WATER METER

- 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 YELLOW WATER PRESSURE ZONE.
 5. ANY FUTURE DEVELOPMENT OF THE EXISTING WATER OR WASTEWATER INFRASTRUCTURE NEEDED TO SERVE THIS SITE IS THE RESPONSIBILITY OF THE DEVELOPER

- NOTES:**
1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF CASTLE ROCK WATER SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

ROTH LANG
ENGINEERING GROUP, LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-2A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 14

PROJECT NO. SDPX-XXXX

02/16/24

UTILITY PLAN

SHEET NUMBER:

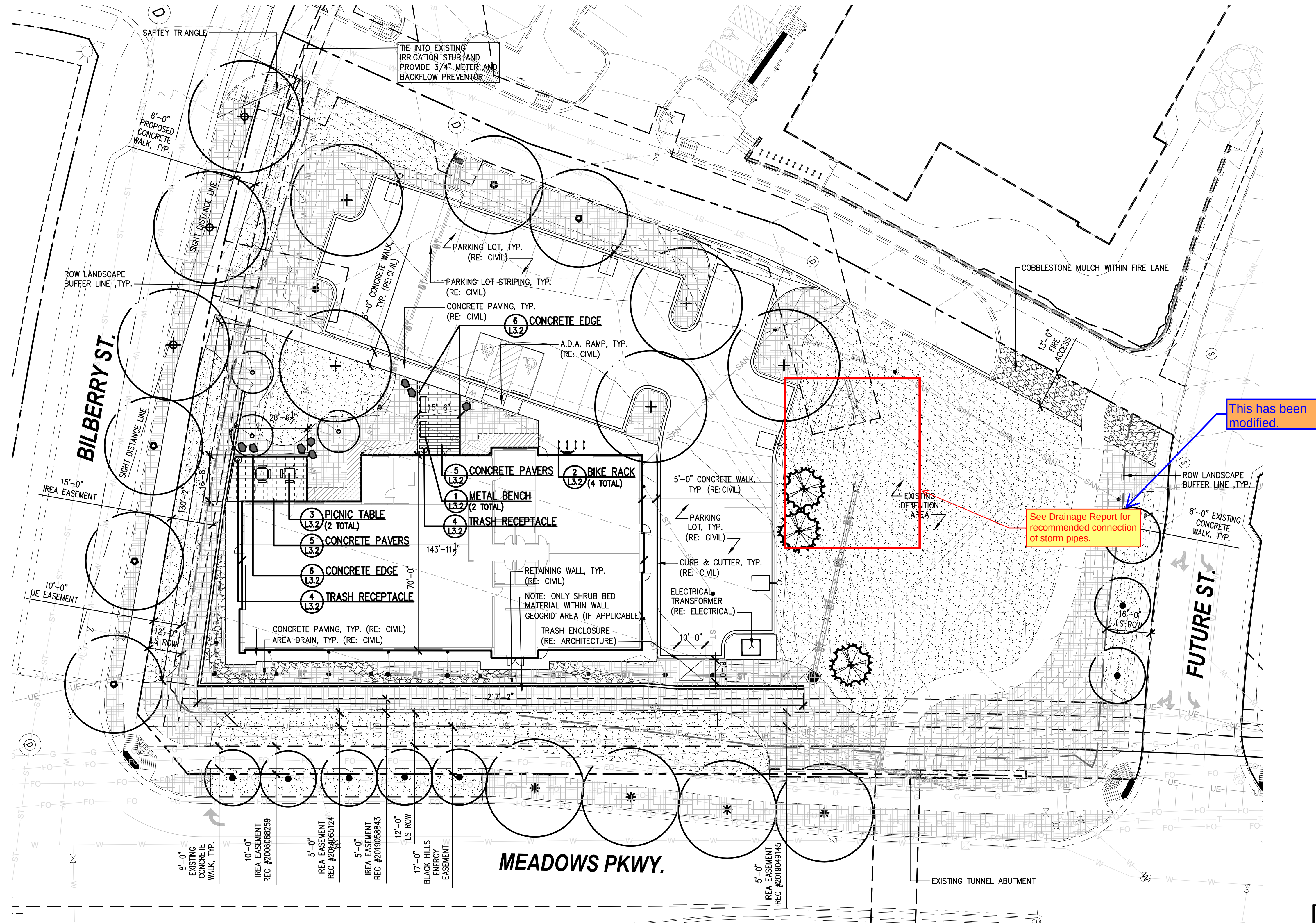
4

4 of 12

THE MEADOWS D1 TRAINING CENTER SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CO LA
STAMP
HERE



LEGEND	
	SHRUB BED WITH ROCK MULCH (LOW HYDROZONE)
	ROCK MULCH (NO IRRIGATION)
	COBBLESTONE MULCH (NO IRRIGATION)
	NATIVE SEED (TEMP-LOW HYDROZONE)
	CONCRETE PAVERS (NO IRRIGATION)
	DECIDUOUS SHADE TREE (LOW HYDROZONE)
	ORNAMENTAL TREE (LOW HYDROZONE)
	EVERGREEN TREE (LOW HYDROZONE)
	LANDSCAPE BOULDERS
	ROW BUFFER LINE
	STEEL EDGER