

LEGAL DESCRIPTION

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, LOCATED WITHIN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

A LINE BASED ON THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5 PLAT, BEARS N36°11'10"E, A DISTANCE OF 1020.60 FEET, PER SAID PLAT, MONUMENTED BY A FOUND NAIL & WASHER STAMPED 38064 ON THE SOUTHWEST AND, A FOUND #5 REBAR AND YELLOW CAP STAMPED 36567, SHOWN HEREON.

VERTICAL DATUM

NAVD 1988 BASED ON THE DOUGLAS COUNTY CONTROL MONUMENT 2011031. ELEVATION 6089.98 FEET (NAVD 1988).

SUMMARY TABLE

	EXISTING CONDITIONS	PROPOSED CHANGE
	NON-RESIDENTIAL USE	NONE
MINIMUM SETBACKS	0'	NONE
MAX. BUILDING HEIGHT	60'	NONE
MAX. BUILDING LOT COVERAGE	100%	NONE
MAX. FLOOR AREA / F.A.R.	1.5	NONE

PARKING CALCULATIONS

EXISTING CONDITIONS	PROPOSED CHANGE
4 SPACES PER 1,000 SF FOR RECREATION CENTER	NONE
5 SPACES PER 1,000 SF FOR SWIMMING POOL	NONE
1 SPACE PER 330 SF FOR OFFICE USE	NONE
1 SPACE PER 330 SF FOR CIVIC/INSTITUTIONAL USE	NONE
AREA OF POOL DECK: 10,451 SF/1000 SF X 5 = 53 STALLS	AREA OF POOL DECK: 12,451 SF/1000 SF X 5 = 63 STALLS (+10 STALLS)
AREA OF BUILDING: 2,026 SF/1000 SF X 4 = 8 STALLS	NONE
AREA OF HOA OFFICE: 618 SF/330 SF X 1 = 2 STALLS	NONE
AREA OF MEETING ROOM: 1,757 SF/330 SF X 1 = 6 STALLS	NONE
TOTAL STALLS REQUIRED: 70	TOTAL STALLS REQUIRED: 80 (+10 STALLS)
TOTAL STALLS PROVIDED: 83	NONE

SITE COVERAGE

ITEM	EXISTING CONDITIONS		PROPOSED CHANGE	
	S.F. COVERAGE	% OF NET AREA	S.F. COVERAGE	% OF NET AREA
TOTAL SITE*	238,250	N/A	NO CHANGE	N/A
RIGHT-OF-WAY DEDICATION	75,718	N/A	NO CHANGE	N/A
NET SITE AREA	162,532	100%	NO CHANGE	N/A
BUILDING AREA	4,191	3%	NO CHANGE	N/A
PARKING AND DRIVES	30,215	12%	NO CHANGE	N/A
PRIVATE ROADWAYS	N/A	N/A	N/A	N/A
SIDEWALKS & HARDSCAPE	47,865	20.1%	49,856	20.9%
LANDSCAPE	113,049	47.4%	111,058	46.6%
POOL	4,954	2.1%	4,497	1.9%

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

N.T.S.

PROJECT LOCATION

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO IMPLEMENT DRAINAGE IMPROVEMENTS THAT WILL ELIMINATE THE HISTORIC FLOODING ISSUES IMPACTING THE SITE TAFT HOUSE. ADDITIONALLY, THE EXISTING POOL WILL BE DEMOLISHED AND A NEW POOL, POOL DECK, AND POOL AMENITIES WILL BE CONSTRUCTED.

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.

Jill Allen
THE MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NONPROFIT CORPORATION
SIGNED THIS 4th DAY OF November, 2024

NOTARY BLOCK

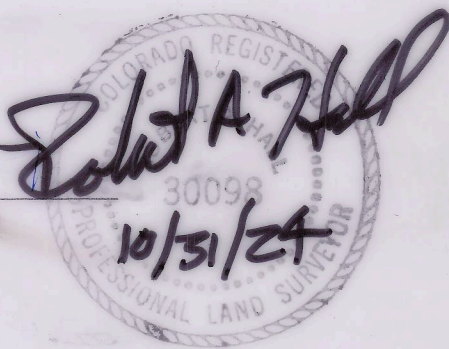
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF November, 2024 BY Jill Allen AS Executive Director
OF THE MEADOWS NEIGHBORHOOD COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
Katerina Karau
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/31/26



SURVEYOR'S CERTIFICATE

I, ROBERT A. HALL, A LICENSED 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 THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

ROBERT. A. HALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30098
FOR & ON BEHALF OF GILLIANS LAND CONSULTANTS



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12 DAY OF November, 2024.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SHEET INDEX

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SHEET 7	LANDSCAPE NOTES & DETAILS
SHEET 8	LANDSCAPE PLAN

KEY CONTACTS

TOWN OF CASTLE ROCK
DENA PAULIN 720.733.3513
DPAULIN@CRGOV.COM
JULIE KIRKPATRICK 720.733.3516
JKIRKPATRICK@CRGOV.COM
OWNER REPRESENTATIVE
THE MEADOWS NEIGHBORHOOD COMPANY
EXECUTIVE DIRECTOR
JILL ALLEN 303.814.3952
JALLEN@MEADOWSLINK.COM
ENGINEER
STEPHEN DOUGLAS, P.E. 720.388.8126
PERSONALIZED ENGINEERING SOLUTIONS, LLC
9249 S. BROADWAY #200-388, HIGHLANDS RANCH CO 80129
SDOUGLAS@PENG SOLUTIONS.COM
UTILITY NOTIFICATION
UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987
CONTRACTOR
DARRICK JANDA 303.783.2562
RECONSTRUCTION EXPERTS
5310 VIVAN ST. ARVADA CO 80002
DARRICK.JANDA@RECONEXP.COM
SURVEYOR
ROBERT HALL 303.973.9404
GILLIANS LAND CONSULTANTS
P.O. BOX 375, BENNETT CO 80102
RHALL@GILLIANS LC.COM
LANDSCAPE
MATT WHITEMAN 303.993.4811 X1004
OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER ST. ARVADA CO 80002
MWHITEMAN@ODGDESIGN.COM
POOL CONTRACTOR
CONNOR RILEY 303.323.8524
COUNSILMAN-HUNSAKER
12265 W. BAYAUD AVE. STE. 110, LAKEWOOD CO 80228
CONNORRILEY@CHH20.COM



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987

Utility Notification
Center of Colorado

Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PERSONALIZED ENGINEERING SOLUTIONS, LLC ASSUMES NO
RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS
(HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN
ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS, HOWEVER, THE
RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE
LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION ACTIVITIES.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5
TOWN OF CASTLE ROCK, PROJECT NO. SDP24-0029

ISSUE DATE: 09.13.2024
REVISION 1: 10.23.2024
REVISION 2:
REVISION 3:
REVISION 4:

COVER SHEET
01 OF 08

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK GENERAL NOTES

- 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED COMMERCIAL. RECEPTION NUMBER 2015062417, RECORDED ON 09/02/2015.
- PER PRELIMINARY FIRM PANEL 08035C0169G, DATED JULY 11, 2014, NO PORTION OF THIS SITE LIES WITHIN A FEMA REGULATED FLOODPLAIN.
- 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 REQUIRE A BUILDING PERMIT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- 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 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.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- 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 .
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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 PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') FEET APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BY ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

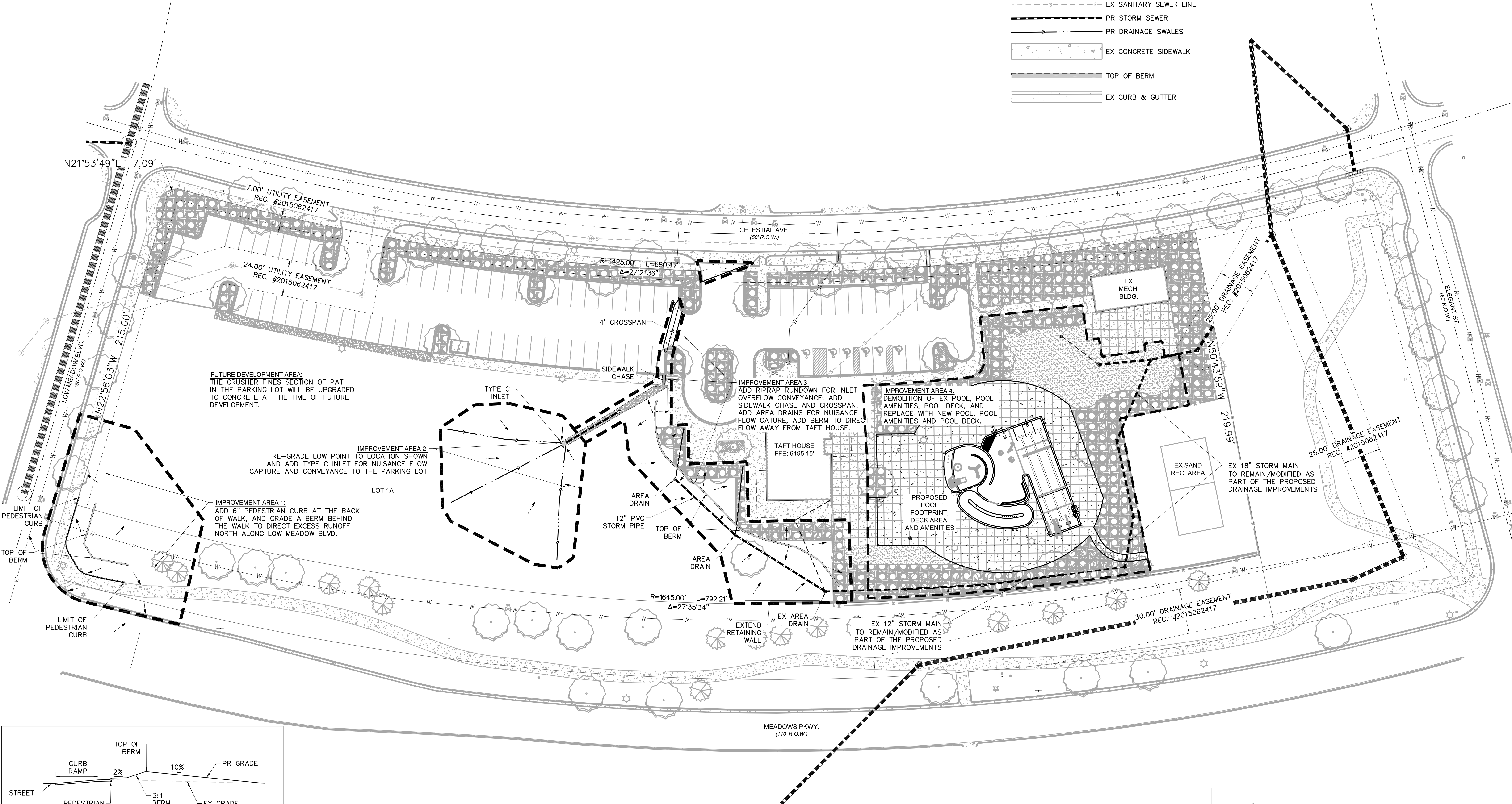
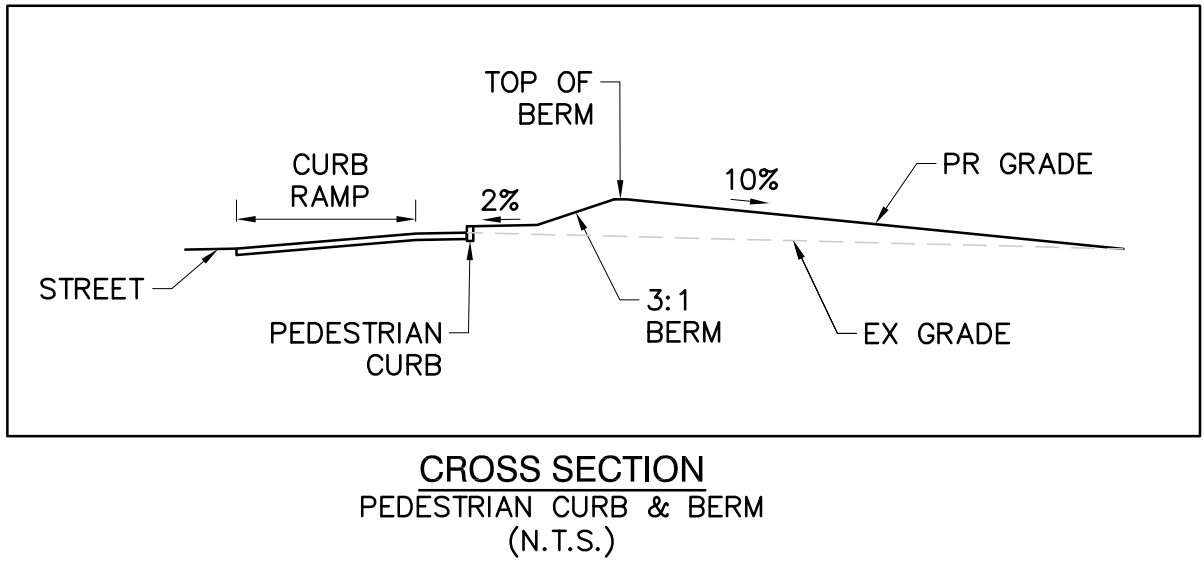
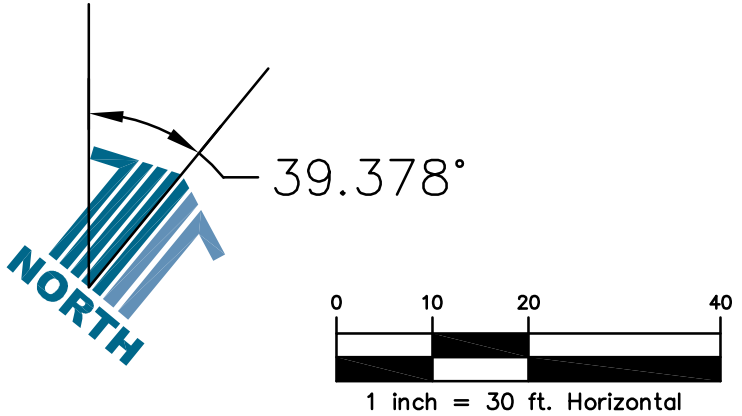
ENGINEER NOTES

- LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY THE CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: DENVER INTER--UTILITY GROUP, 1--800--922--1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
- IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICTED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
- THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE DLOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.

ISSUE DATE:	09.13.2024
REVISION 1:	10.23.2024
REVISION 2:	
REVISION 3:	
REVISION 4:	

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

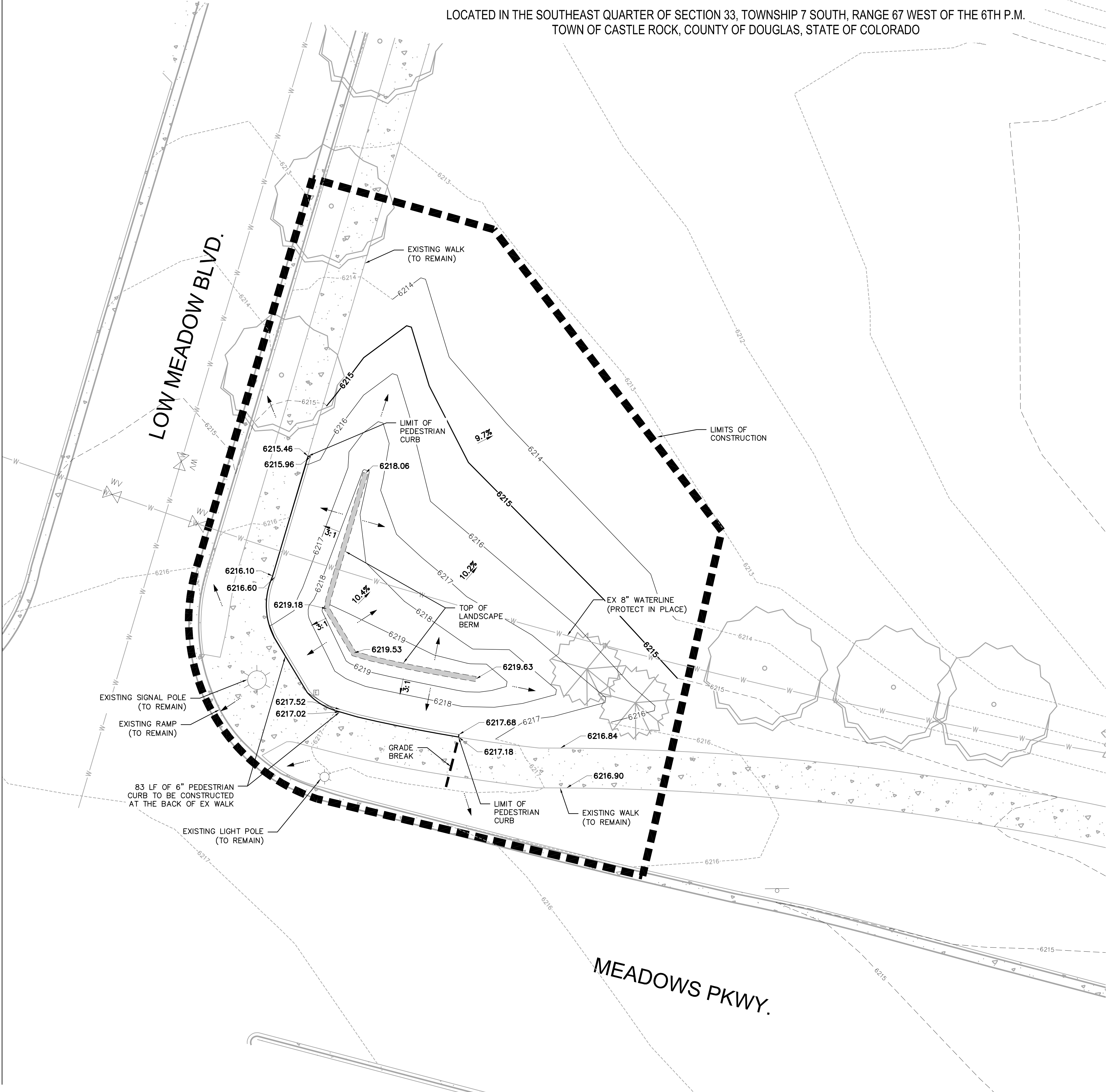
- LEGEND**
- LIMITS OF CONSTRUCTION
 - PROPERTY LINE
 - EX EASEMENT LINEWORK
 - EX STORM SEWER
 - EX ROAD CENTERLINE
 - EX WATER LINE
 - EX SANITARY SEWER LINE
 - PR STORM SEWER
 - PR DRAINAGE SWALES
 - EX CONCRETE SIDEWALK
 - TOP OF BERM
 - EX CURB & GUTTER



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LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

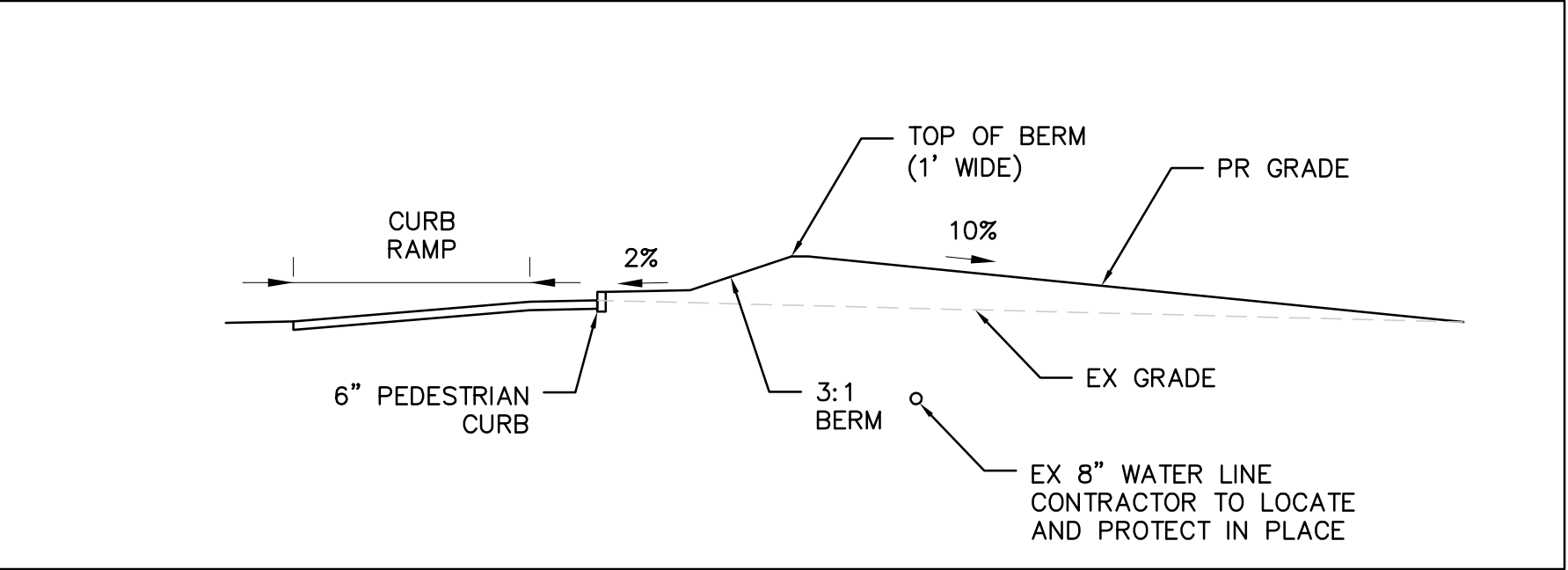
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



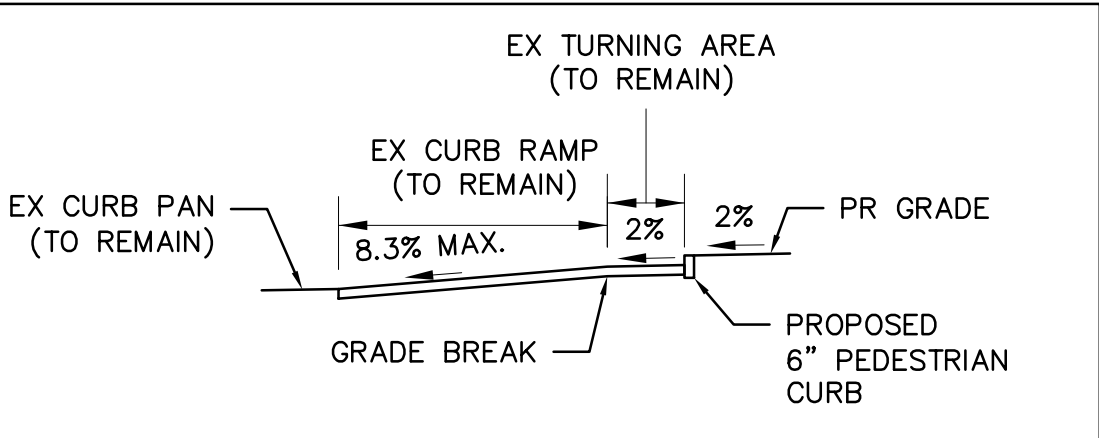
- LEGEND**
- LIMITS OF CONSTRUCTION
 - EX WATER LINE
 - 5300--- PROPOSED MAJOR CONTOUR
 - 5300--- PROPOSED MINOR CONTOUR
 - 5300--- EXISTING MAJOR CONTOUR
 - 5300--- EXISTING MINOR CONTOUR
 - EX CONCRETE SIDEWALK
 - TOP OF BERM
 - EX CURB & GUTTER

EARTHWORK VOLUME FOR BERM:

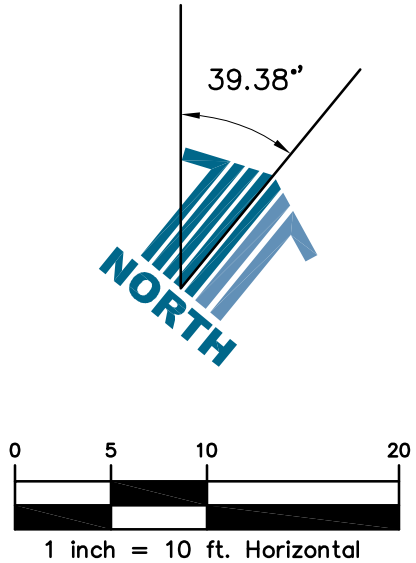
NOTE: ALL NUMBERS ARE RAW/UNADJUSTED FOR SHIRNK OR SWELL FACTORS
TOTAL DISTURBED AREA: 10,136 SF (0.23-AC)
RAW CUT: 1 CY
RAW FILL: 217 CY
NET: 216 CY FILL (IMPORT)



CROSS SECTION
PEDESTRIAN CURB & BERM
(N.T.S.)



CURB RAMP MODIFICATION
PEDESTRIAN CURB
(N.T.S.)



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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

	LIMITS OF CONSTRUCTION
	EX WATER LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EX CONCRETE SIDEWALK
	TOP OF BERM
	DRAINAGE SWALES
	DRAINAGE FLOW ARROWS

ISSUE DATE:	09.13.2024
REVISION 1:	10.23.2024
REVISION 2:	
REVISION 3:	
REVISION 4:	

**SITE DEVELOPMENT PLAN
AMENDMENT NO. 1
LOT 1A, BLOCK 6,
THE MEADOWS FILING NO. 20,
PHASE 1, AMENDMENT NO. 5
TOWN OF CASTLE ROCK,
PROJECT NO. SDP24-0029**

TAFT HOUSE GRADING
05 OF 08

EARTHWORK VOLUME FOR TOP OF HILL GRADING AREA:

NOTE: ALL NUMBERS ARE RAW/UNADJUSTED FOR SHRINK OR SWELL FACTORS

TOTAL DISTURBE AREA: 8,240 SF (0.19-AC)

RAW CUT: 31 CY

RAW FILL: 18 CY

NET: 13 CY CUT (EXPORT)

EARTHWORK VOLUME FOR TAFT HOUSE GRADING AREA:

NOTE: ALL NUMBERS ARE RAW/UNADJUSTED FOR SHRINK OR SWELL FACTORS

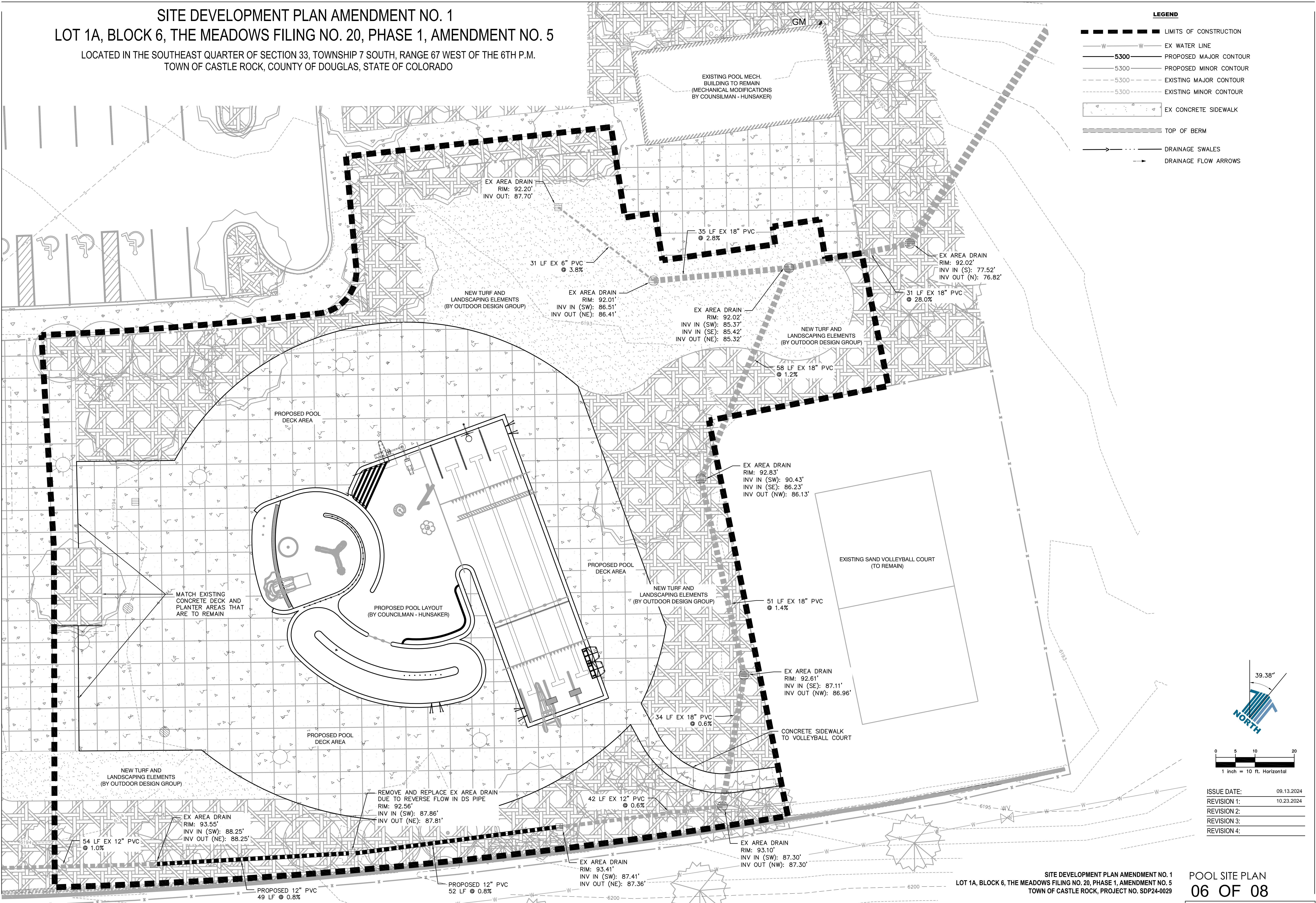
TOTAL DISTURBE AREA: 10,230 SF (0.23--AC)

RAW CUT: 137 CY

RAW FILL: 101 CY

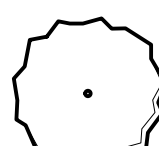
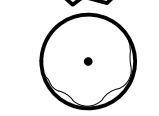
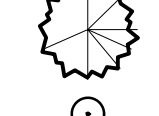
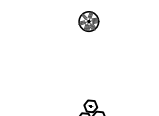
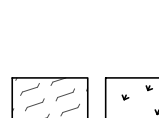
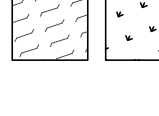
NET: 56 CY CUT (EXPORT)

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5
LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK SDP PLANT SCHEDULE

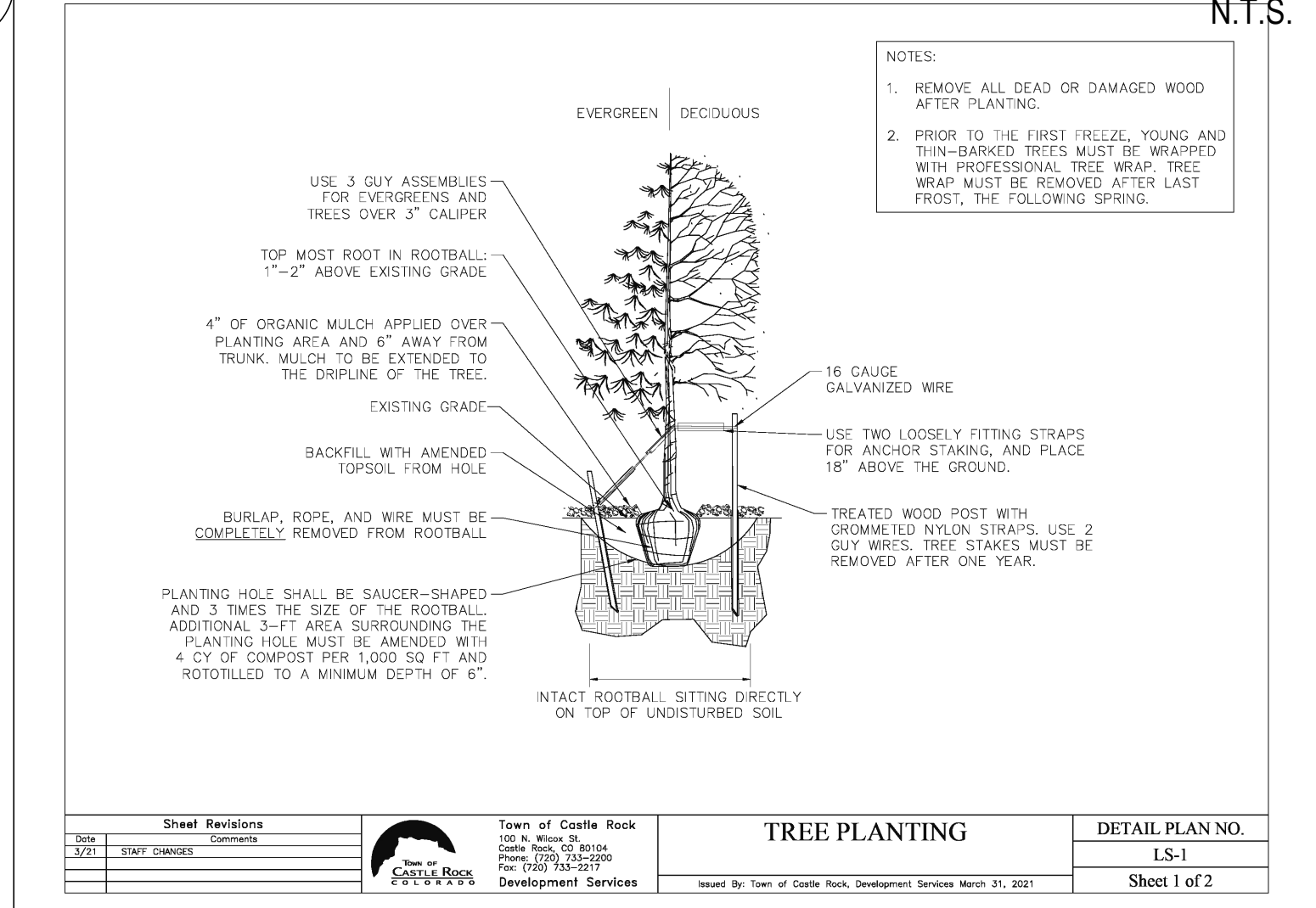
	DECIDUOUS SHADE TREES	HYDROZONE	Low	QUANTITY	72
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND. LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH.					
	DECIDUOUS SHADE TREES	HYDROZONE	Low	QUANTITY	24
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND.					
	EVERGREEN TREES	HYDROZONE	Low	QUANTITY	83
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH.					
	DECIDUOUS SHRUBS	HYDROZONE	Low	QUANTITY	283
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.					
	EVERGREEN SHRUBS	HYDROZONE	Low	QUANTITY	82
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.					
	ORNAMENTAL GRASSES	HYDROZONE	Low	QUANTITY	397
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.					
	PERENNIAL PLANTING BEDS	HYDROZONE	Low	AREA	NA
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE.					
	ANNUAL PLANTING BEDS	HYDROZONE	NA	AREA	NA
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER.					
	NATIVE SEED	HYDROZONE	Low	AREA	92,074 SF
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON. APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]					

NATIVE SEEDING - DRYLAND MIX
Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):
PBSI Foothills Native Mix
Application Rate: 25 LBS/ACRE

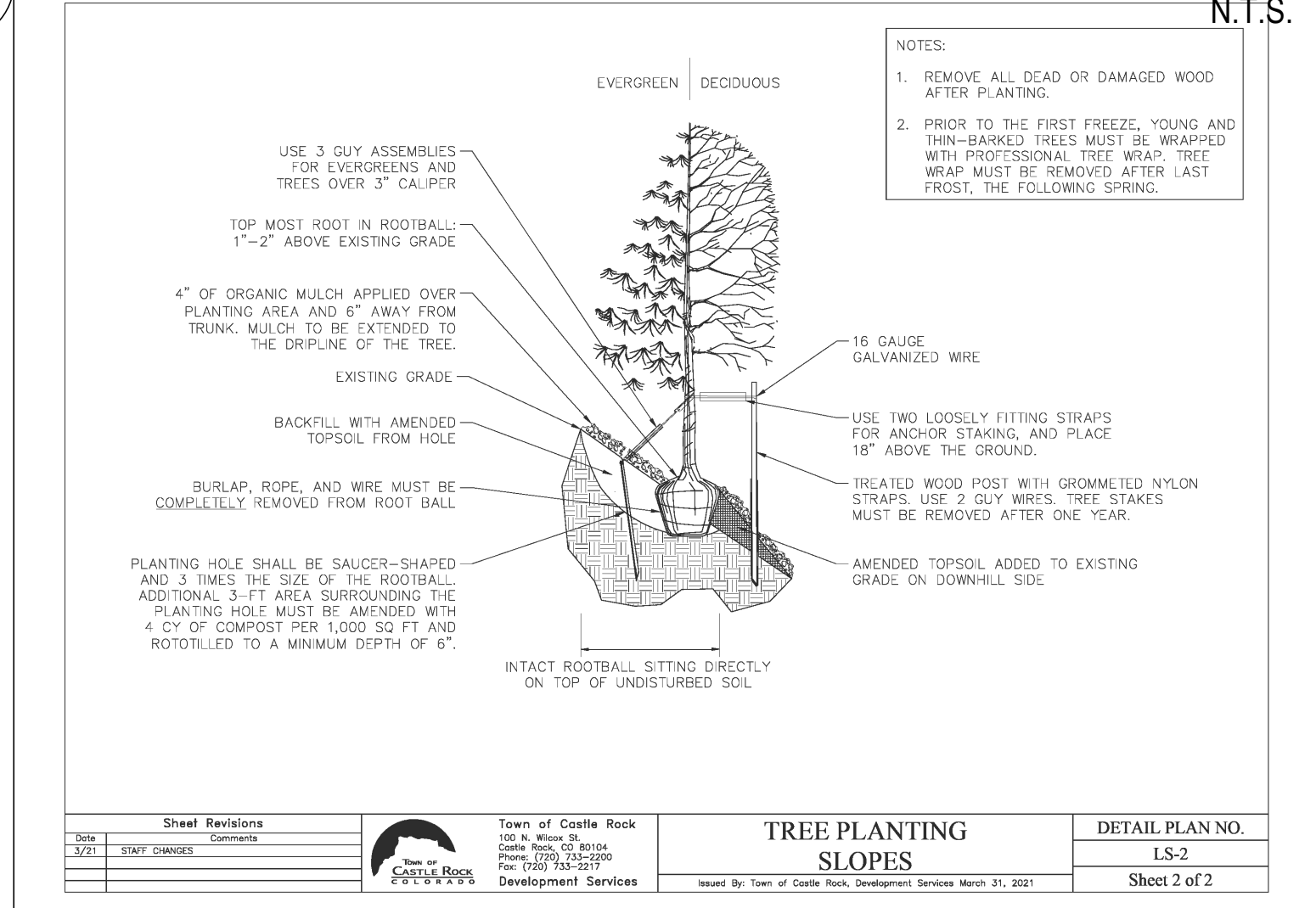
TOWN OF CASTLE ROCK LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 AND NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10'.
- NO TREES, LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET ORT EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITIES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES ARE EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN FULL COVERAGE TO A MINIMUM DEPTH OF (2) INCHES FOR ROCK MULCH AND (4) INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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 (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.

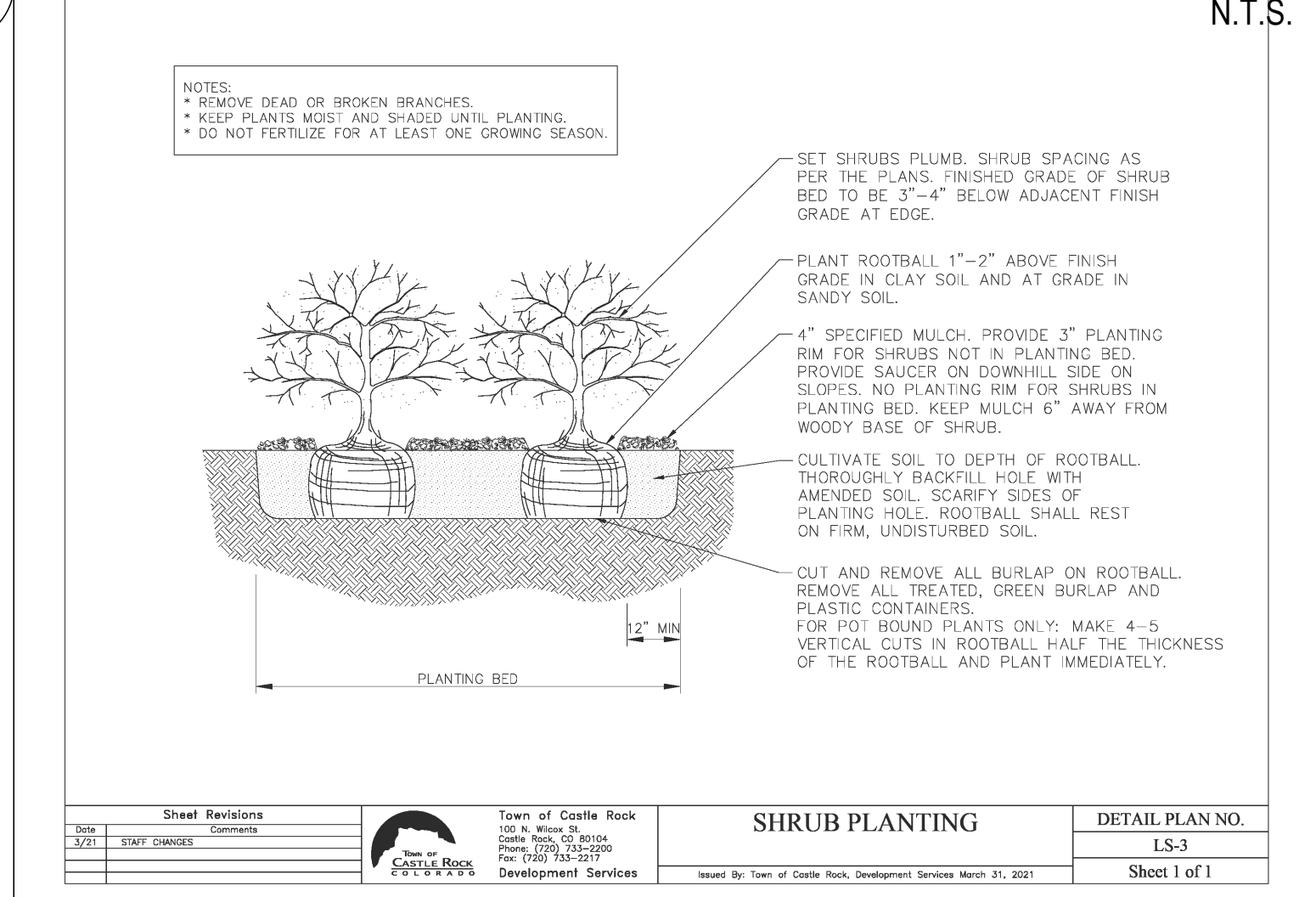
TREE PLANTING



TREE PLANTING SLOPES



SHRUB PLANTING



NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: Matthew Corron
Town of Castle Rock Registration #: 15-1141 State of Colorado Landscape Architect License #: 155
Company Name: Outdoor Design Group, Inc. Address: 5690 Webster Street, Arvada, CO 80002
Phone: 303.993.4811 Email: mcorron@odgdesign.com Date: 08-20-24
Project Name: MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 6. LOT 1A SITE DEVELOPMENT PLAN (Taft House)

Gross Site Area (SF)	Required Landscape Area (SF)	Existing Landscape Area (SF)	Provided Landscape Area (SF)	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs	Soil Prep Amount (CY)
238,250	23,825	113,049	111,058	48	71	96	316	4
Turf Grass (SF)	Required Landscape Coverage (SF)	Existing Landscape (If Applicable)	Provided Landscape Coverage (SF)	Required Nonliving Ornamental % (25% max)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Trees (50% min.)	Provided Large Canopy Deciduous Trees	Separate Irrigation Service Connections
4,701	17,869	NA	17,869	NA	NA	24	72	Yes <u>X</u> No <u> </u>

LANDSCAPE NOTES:

- LANDSCAPE AREA MUST EQUAL 10% OF THE GROSS SITE AREA
- 2 TREES REQUIRED PER 1,000 SF
- 4 SHRUBS REQUIRED / 1,000 SF
- SOIL PREP AMOUNTS ARE LISTED AS CUBIC YARDS PER 1000 SF
- PROVIDED LANDSCAPE COVERAGE IS MEASURED AT MATURE SIZING

PARKING LOT CHART

Parking Lot Area (SF)	Landscape Area Required (SF)	Existing Landscape (SF)	Landscape Area Provided	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
30,215	3,022	NA	3,025	6	6	12	50

PARKING LOT NOTES:

- LANDSCAPE AREA MUST EQUAL 10% OF PARKING LOT SQUARE FOOTAGE
- 2 LARGE DECIDUOUS TREES REQUIRED PER 1,000 SF
- 4 SHRUBS REQUIRED / 1,000 SF

PARKING LOT ISLAND / PENINSULA CHART (40 SPACES OR MORE)

Parking Spaces	Landscape Islands Required	Landscape Peninsulas Provided	Landscape Islands Provided	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
83	6	12	1	13	13	48	48

PARKING LOT ISLAND / PENINSULA NOTES:

- ISLAND IS REQUIRED PER 15 SPACES
- 1 LARGE DECIDUOUS TREE REQUIRED PER ISLAND / PENINSULA
- 4 SHRUBS REQUIRED PER LARGE DECIDUOUS TREE

GENERAL PARKING LOT NOTES:

- PARKING LOT LANDSCAPING COUNTS TOWARDS OVERALL SITE REQUIREMENTS
- PARKING LOT LANDSCAPING TO BE WITHIN 3' OF PARKING LOT PERIMETER
- NO EVERGREEN TREES IN PARKING LOT ISLANDS / PENINSULAS

STREETSCAPE LANDSCAPE CHART

Street Name/Tract	Linear Feet (LF)**	Required Street Trees	Existing Street Trees	Provided Street Trees	Required Street Shrubs	Existing Street Shrubs	Provided Street Shrubs
Celestial Ave	798 LF	20	17	17	80	0	0*
Low Meadow Blvd	252 LF	7	5	5	28	9	9*
Meadow's Pkwy	950 LF	24	30	30	96	0	0*
Elegant St	247 LF	6	6	6	28	0	0*

STREETSCAPE NOTES:

- 1 STREET TREE IS REQUIRED EVERY 40 LF
- 4 STREET SHRUBS ARE REQUIRED FOR EVERY REQUIRED STREET TREE

* THE TREE LAWNS INCLUDED IN THE ORIGINAL SDP ARE INTENDED TO MATCH THE APPROVED FILING 20 FDP AMENDMENT #1 AS CLOSELY AS POSSIBLE. TREE LAWNS WITHIN THE FDP ARE DESIGNED AS TURF AND NOT DESIGNED TO ACCOMMODATE SHRUB BEDS.

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 6. LOT 1A
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-XXXX

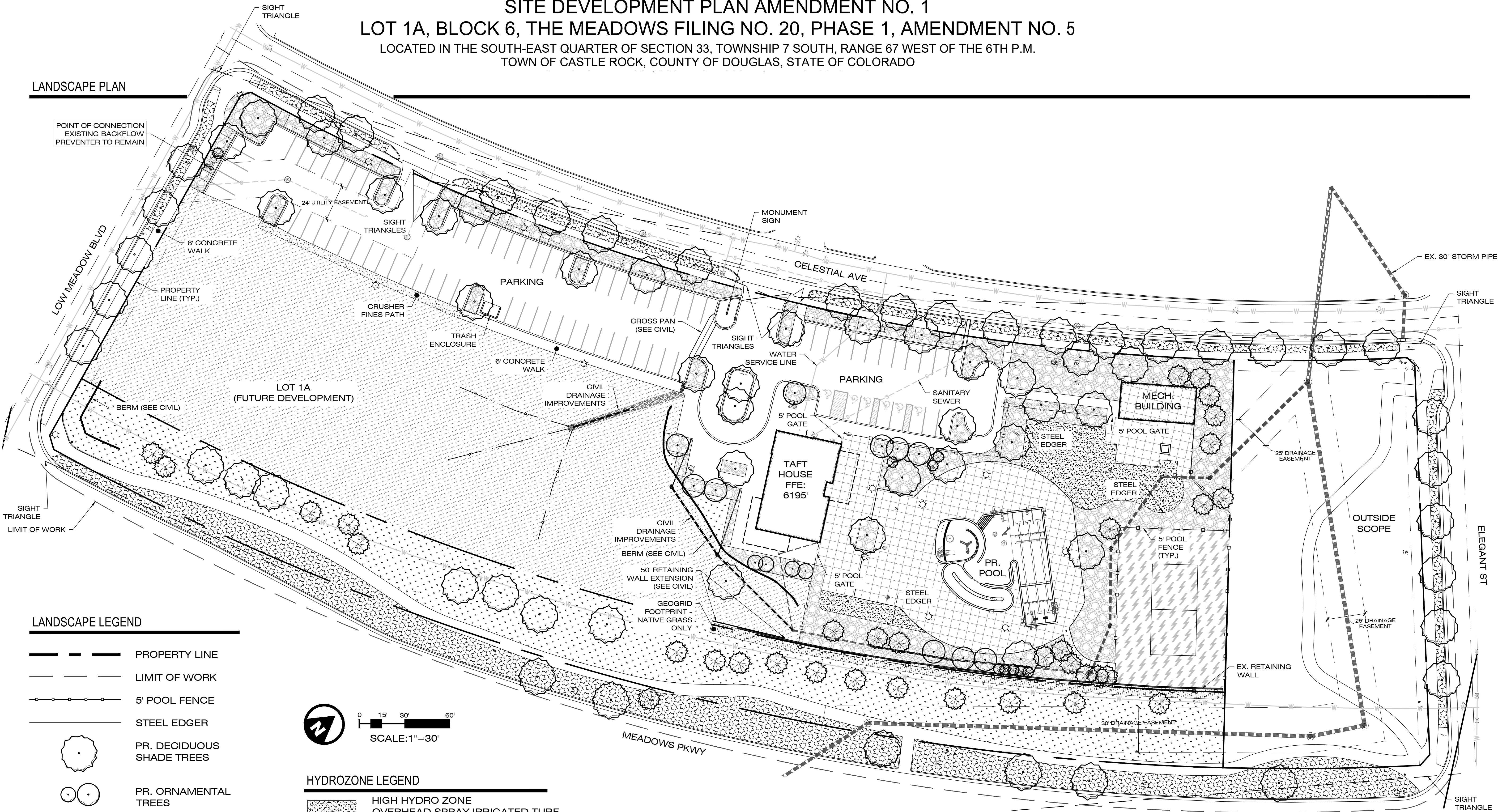


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LANDSCAPE NOTES
& DETAILS
07 OF 08

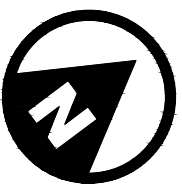
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN



LANDSCAPE LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 5' POOL FENCE
- STEEL EDGER
- PR. DECIDUOUS SHADE TREES
- PR. ORNAMENTAL TREES
- PR. EVERGREEN TREES
- LIGHT POLE
- CRUSHER FINES
- SAND VOLLEYBALL
- POOL DECK PAVING



0 15' 30' 60'
SCALE: 1" = 30'

HYDROZONE LEGEND

- HIGH HYDRO ZONE
OVERHEAD SPRAY IRRIGATED TURF
(TEXAS REVELLE BLUEGRASS)
- MEDIUM HYDRO ZONE
BELOW GRADE IRRIGATED TURF
(ENVIROTURF)
- LOW HYDRO ZONE
DRIP IRRIGATED PLANTING BEDS
- VERY LOW HYDRO ZONE
ROTOR IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEEDING

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 6, LOT 1A
SITE DEVELOPMENT PLAN
PROJECT NO. SDP24-XXXX



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