

LEGAL DESCRIPTION

LOT 2A - 3A, BLOCK 3, 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: _____

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, ANTHONY K. PEALL, 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, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

ANTHONY K. PEALL, COLORADO PLS # 38636

DATE

CIVIL ENGINEER'S STATEMENT

I, KURT LANG, A LICENSED 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

DATE

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

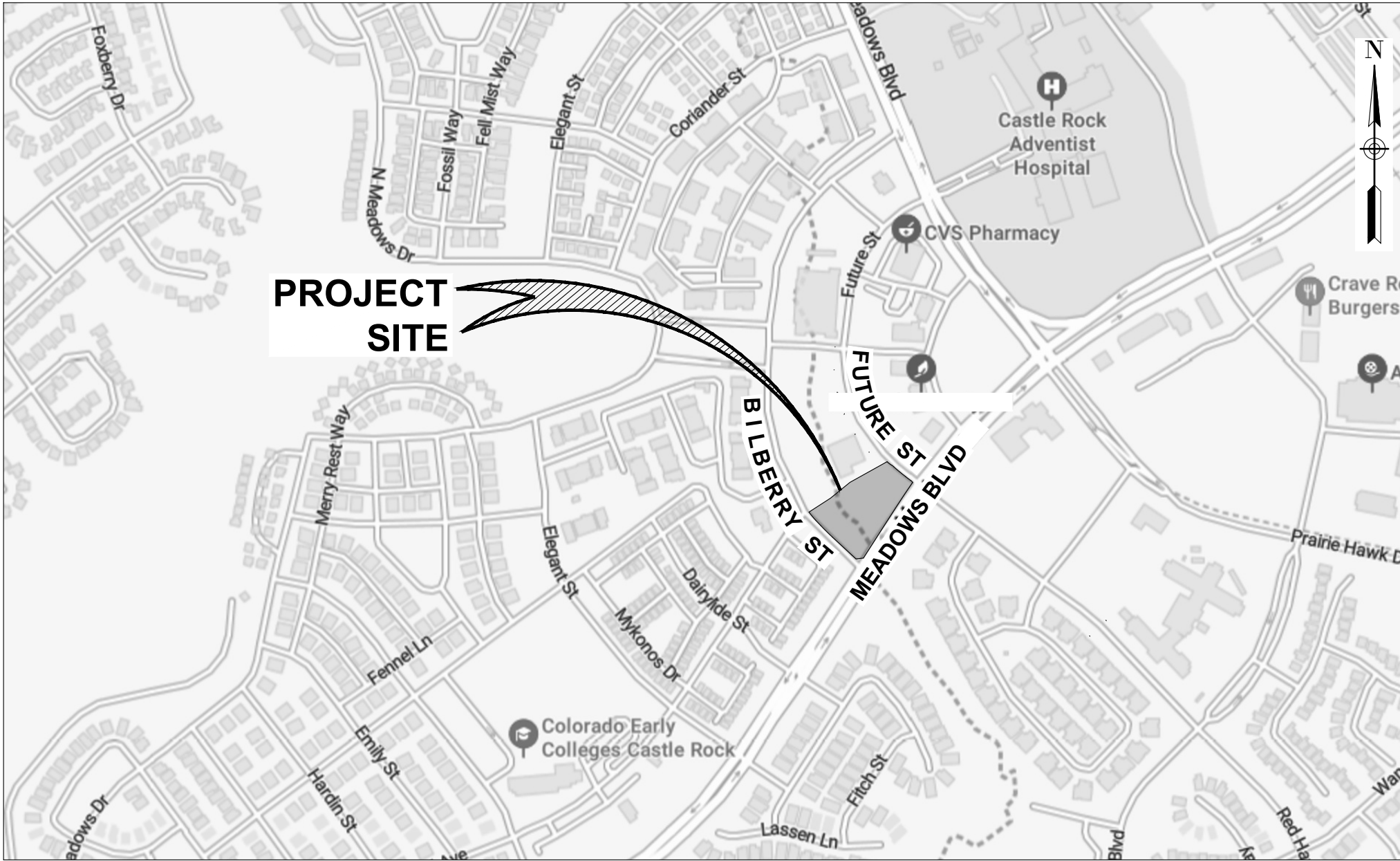
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

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.

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



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	7,298 SF		
GROSS FLOOR AREA	14,021 SF		
USES	RESTAURANT		
TOTAL INDOOR DINING AREA	5,421 SF		
TOTAL OUTDOOR DINING AREA	3,059 SF		
PARKING	REQUIRED	PROVIDED	
ONSITE @ 1/100 SF SEATING	85	76	
OFFSITE	0	21	
ACCESSIBLE	4	4	
TOTAL PARKING	85	101	
BICYCLE PARKING	5	8	
SITE	PER 4TH AMEND.	PROVIDED	
MIN. REAR BUILDING SETBACK	NONE	112.5'	
MIN. SIDE BUILDING SETBACK SOUTH	NONE	35.8'	
MIN. FRONT BUILDING SETBACK	NONE	151'	
MIN. SIDE BUILDING NORTH	NONE	48'	
MAX. BUILDING HEIGHT	60'	42.5'	
MAX. BUILDING COVERAGE	100%	10.3%	
MAX. FAR (NON-RESIDENTIAL)	1.5 (105,689 SF)	0.2 (14,021 SF)	
SITE UTILIZATION	PER CODE	PROVIDED (%)	PROVIDED (SF)
BUILDING COVERAGE	100% (Max)	10.3%	7,298
PARKING COVERAGE		29.4%	20,730
PLAZA/SIDEWALKS		20.2%	14,232
LANDSCAPE	10% OF GROSS SITE AREA FOR COMMERCIAL	37.8%	26,679
TOTAL LOT AREA		100%	70,567
PARKING LOT LANDSCAPE COVERAGE	10% OF GROSS PARKING AREA FOR COMMERCIAL	13.9%	2,877

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ARCHITECT

THE MULHERN GROUP
1400 GLENARM PLACE, SUITE 300
DENVER, COLORADO 80202
(303) 297-3334

CIVIL ENGINEER

ROTH LANG ENGINEERING GROUP, LLC
6855 S HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
(303) 841-9365

LANDSCAPE

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DENVER, CO 80204
(303) 892-1161

MEP

BELFAY ENGINEERING, PC
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
2811 W. 9TH AVE
DENVER, CO 80204
(303) 808-4590

SURVEYOR

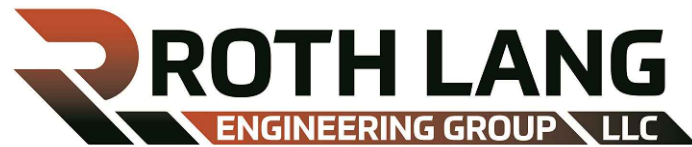
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80112
(303) 327-7483

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 PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
- 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 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 THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, SUB-SURFACE COLLECTION SYSTEMS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH 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.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 169 WITH EFFECTIVE DATE MARCH 16, 2016. ZONE X DEFINED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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 88,000 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 CASTLE ROCK FIRE DEPARTMENT. 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 BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') 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, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



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

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP25-0017

12/23/25

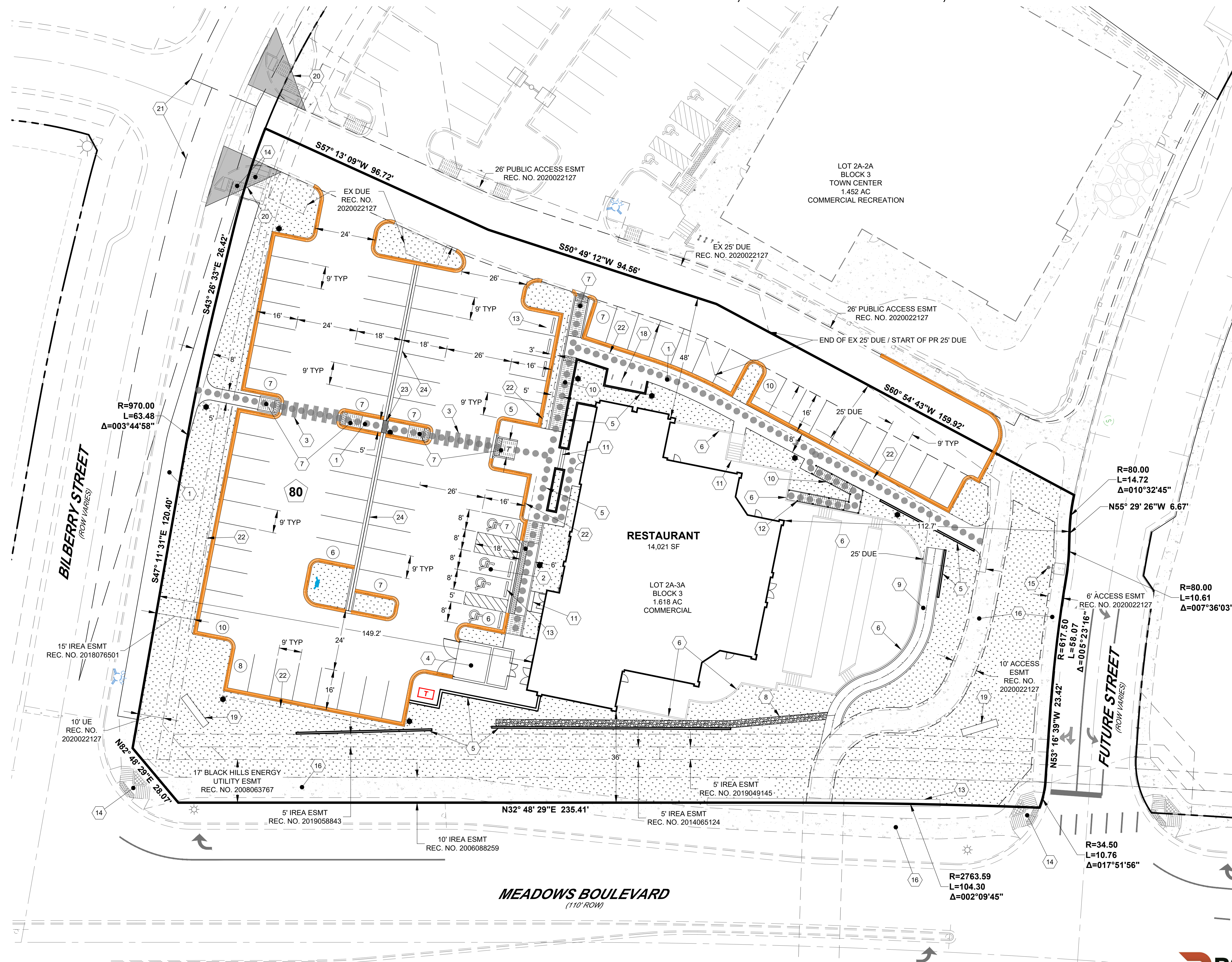
COVER SHEET

SHEET NUMBER:

1

1 of 14

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



1	CONCRETE SIDEWALK, SEE PLAN FOR WIDTH	13	WHEEL STOP (TYP)
2	ACCESSIBLE PARKING STALL (TYP)	14	EXISTING CURB RAMP
3	CROSS WALK	15	EXISTING STREET LAMP
4	TRASH ENCLOSURE	16	EXISTING CONCRETE SIDEWALK
5	RETAINING WALL, ASHLAR BLEND-TAN ARCH MATERIAL #13 (SEE SHEET 3 FOR HT)	17	EXISTING TUNNEL WALL
6	LANDSCAPING TERRACE AND PATIO WALLS, ARCH MATERIAL #15	18	BICYCLE PARKING
7	CURB RAMP	19	MONUMENT SIGN
8	RIPRAP SWALE, 3' WIDE	20	25' CORNER SIGHT TRIANGLE
9	CONCRETE CHANNEL, 6' WIDE	21	AASHTO ROADWAY SIGHT TRIANGLE
10	ACCESSIBLE RAMP	22	2' VEHICLE OVERHANG
11	STEPS	23	2' SIDEWALK CHASE
12	HANDRAIL (TYP)	24	2' VALLEY PAN

PROPOSED		EXISTING
	AASHTO SIGHT TRIANGLE	
	ACCESSIBLE ROUTE	
	CENTERLINE OF ROAD	
	DRAINAGE SWALE	
	HANDRAIL	
	PROPERTY BOUNDARY	
	RETAINING WALL	
	RIGHT-OF-WAY LINE	
	RAISED CURB & GUTTER	

	CROSSWALK	
	DOOR	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	LIGHT POLE	
	PARKING COUNT PER ROW	
	PARKING COUNT TOTAL	
	SIGHT DISTANCE TRIANGLE	
	STREET SIGN	
	TRANSFORMER	

	ACCESSIBLE RAMP
	CONCRETE PAVING
	LANDSCAPE
	TRUNCATED DOMES
	RIPRAP

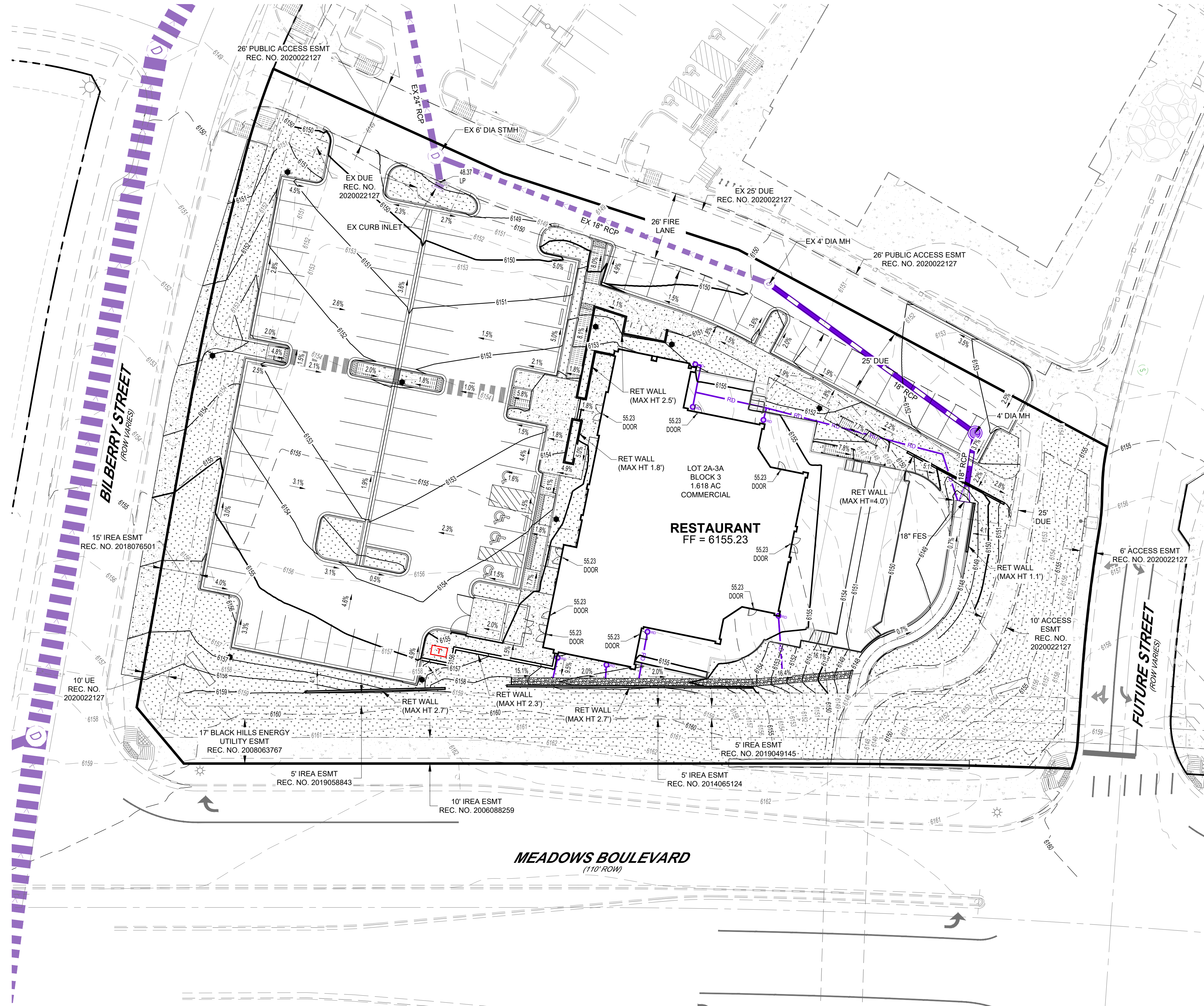
2 of 14

DEVELOP

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

CASTLE ROCK COLLECTIVE - SITE DEVELOPMENT PLAN - 250305

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
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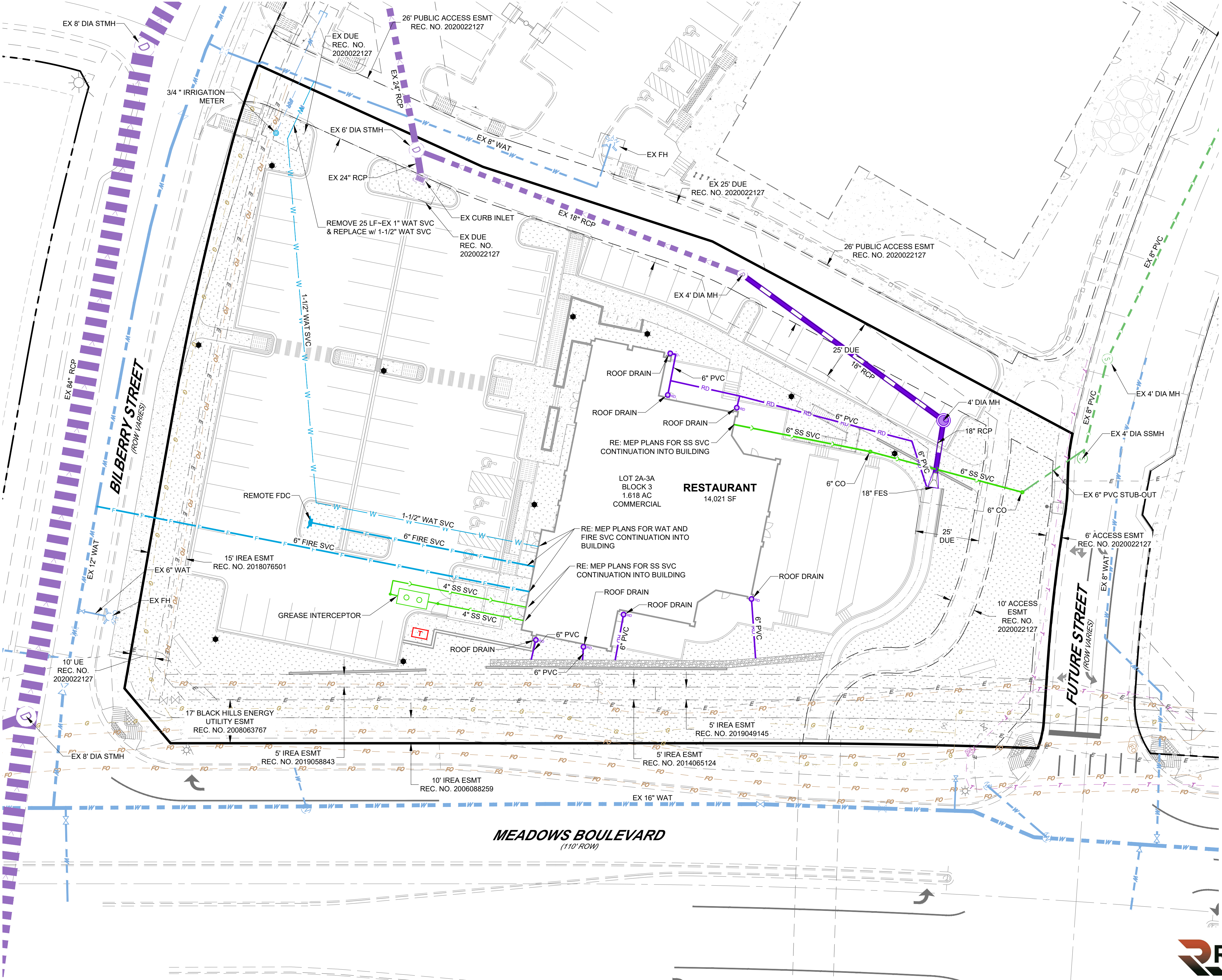
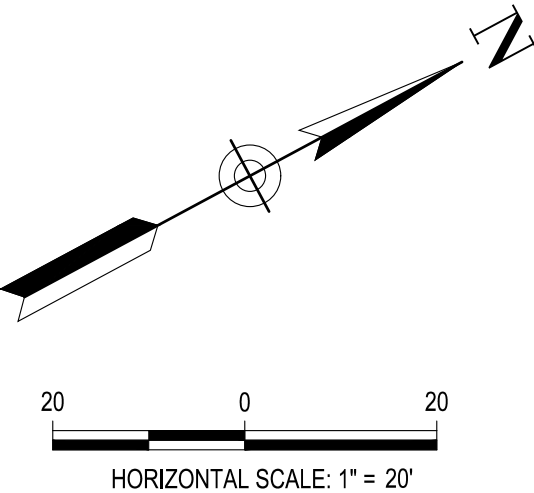
PROPOSED		EXISTING
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	DRAINAGE SWALE	
	HANDRAIL	
	RETAINING WALL	
	ROOF DRAIN	
	STORM SEWER	

	ROOF DRAIN	
	SLOPE	
	SPOT ELEVATION	
	STORM INLET	
	STORM MANHOLE	

	ACCESSIBLE RAMP
	CONCRETE PAVING
	LANDSCAPE
	RIPRAP / GRAVEL
	SIDEWALK CHASE
	TRUNCATED DOMES

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LINETYPE LEGEND

PROPOSED	EXISTING

SYMBOLS LEGEND

	EXISTING

- UTILITY NOTES:**
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE (TANKS 12A & 12B).
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

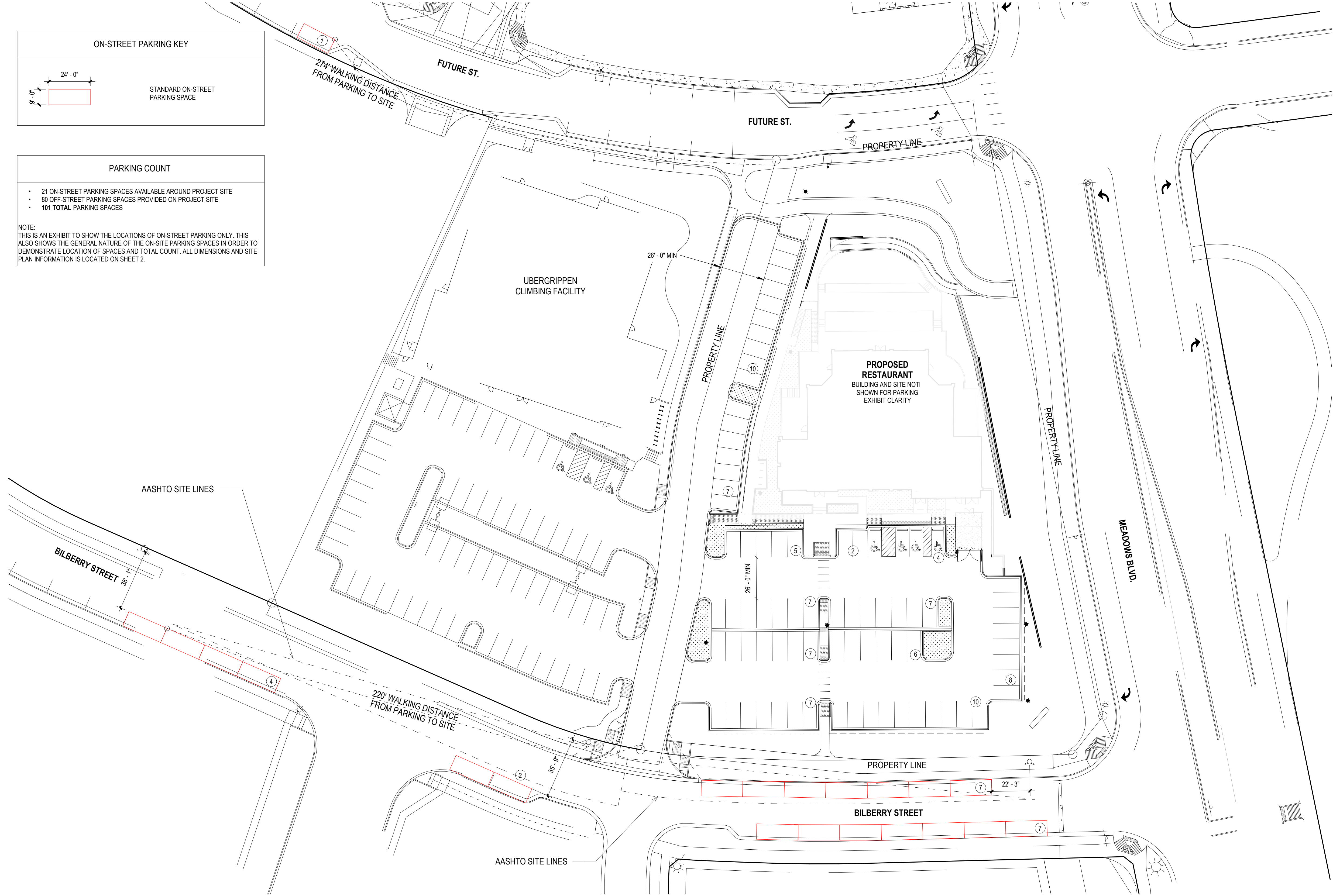
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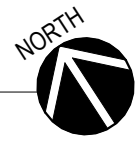
PARKING COUNT

21 ON-STREET PARKING SPACES AVAILABLE AROUND PROJECT SITE 80 OFF-STREET PARKING SPACES PROVIDED ON PROJECT SITE 101 TOTAL PARKING SPACES
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NOTE:
THIS IS AN EXHIBIT TO SHOW THE LOCATIONS OF ON-STREET PARKING ONLY. THIS ALSO SHOWS THE GENERAL NATURE OF THE ON-SITE PARKING SPACES IN ORDER TO DEMONSTRATE LOCATION OF SPACES AND TOTAL COUNT. ALL DIMENSIONS AND SITE PLAN INFORMATION IS LOCATED ON SHEET 2.



1 ON STREET PARKING EXHIBIT
1" = 30'-0"



ON-STREET PARKING EXHIBIT

SHEET NUMBER:

5

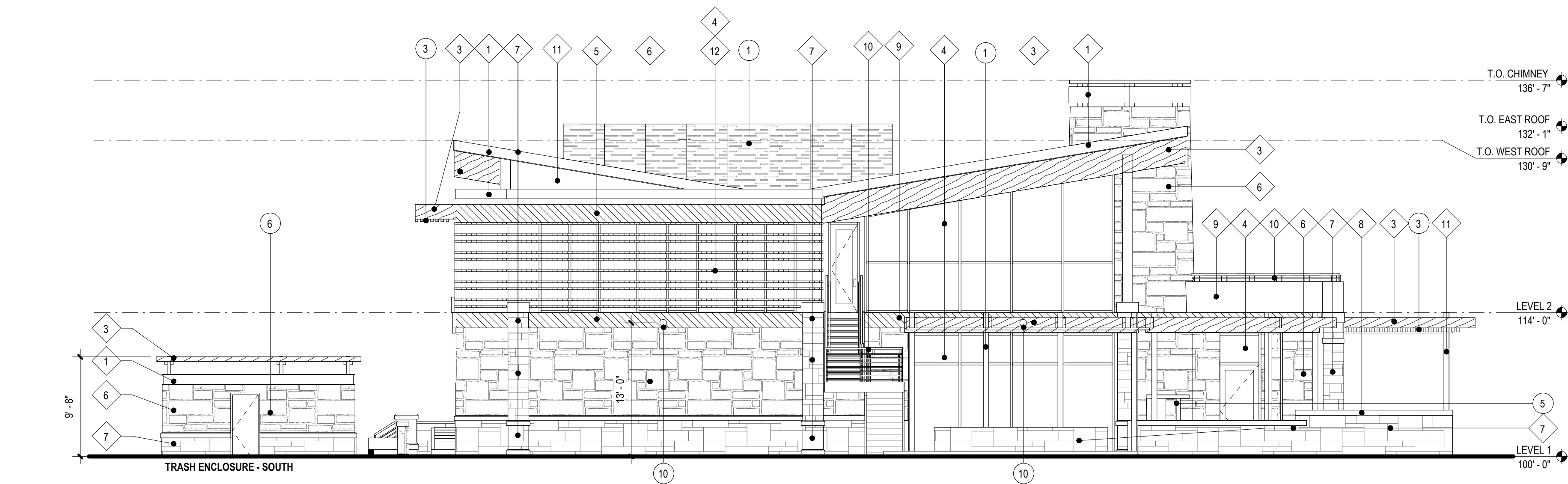
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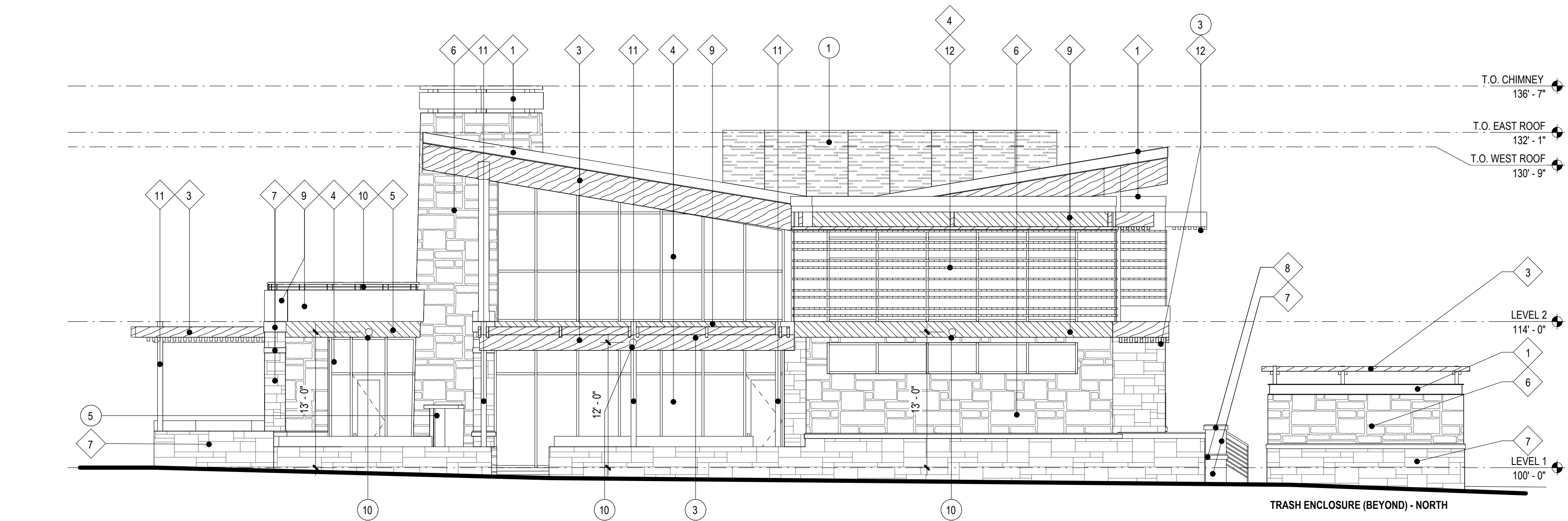
SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP25-0017

12/23/25

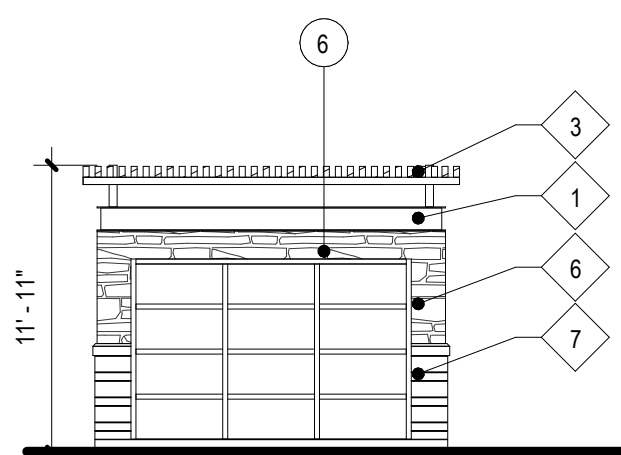
SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



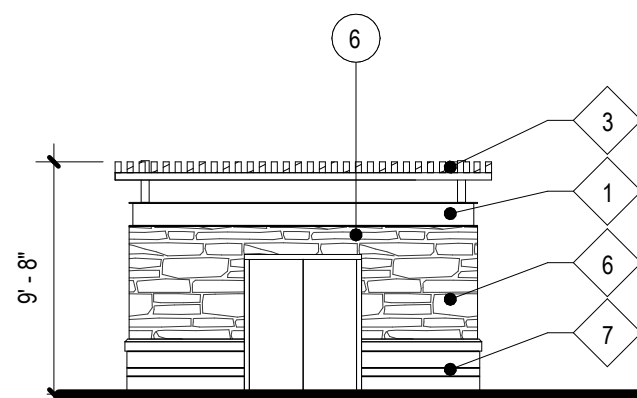
2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



4 TRASH ENCLOSURE - WEST
1/8" = 1'-0"



3 TRASH ENCLOSURE - EAST
1/8" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR	IMAGE	ALTERNATE MATERIAL	HATCH PATTERN
1	BREAKMETAL (ROOFING) CAP AND FLASHING	DARK BRONZE			
2	METAL CLADDING (UNDER SIDE OF ROOF) KNOTWOOD	KNOTTY PINE			
3	ROOF BEAMS	WOOD			
4	STOREFRONT	DARK BRONZE			
5	METAL PANELING SYSTEM (STOREFRONT & GLAZING BEYOND) - OMNIS PANELS SKIN CLADDING	PINE BROWN			
6	STONE VENEER EDWARDS STONE, GROUTED CHISLED STONE ALT. UPGRADE: EDWARD'S STONE TIDEWATER AND DAKOTA	GROUTED ASHLER			
7	STONE BASE EDWARDS STONE, SMOOTH FACE STONE ALT. UPGRADE: NATURAL STONE INDIANA LIMESTONE SMOOTH FACE TILES AND INDIANA SILLS	DRY STACK ASHLER SILL WATER TABLE: GROUTED LEDGE		IMAGE INCLUDES SILL	
8	STONE CAP NATURAL STONE, FLAGSTONE CAP AT. UPGRADE: NATURAL STONE INDIANA CAP	STONE CAP			
9	METAL CLADDING	DARK BRONZE			
10	RAILING SYSTEM W/ CLEAR TEMPERED GLAZING	DARK BRONZE			
11	HARDIE PANEL PAINTED W/ SW 6258 TRICORN BLACK	TRICORN BLACK			
12	LOUVERS KNOTWOOD - SCREEN SYSTEM	CHARCOAL ASH			
13	RETAINING WALL BASALITE - AB COLLECTION STONE #13 AT WALLS ALONG MEADOWS ONLY	ASHLAR BLEND PATTERN			
14	CONCRETE PAINTED W/ SW 6258 TRICORN BLACK	TRICORN BLACK			
15	LANDSCAPE WALL BASALITE - AB EUROPA COLLECTION #15 AT INTERIOR SITE	TAN BLEND IN ABBAY PATTERN WITH CAP			

KEYNOTE LEGEND

SYMBOL	ITEM
1	MECHANICAL SCREENING SEE 6/7 OF 14
2	CLOSELY SPACED OPEN LOUVER MATERIAL #12
3	WOOD SHADE ELEMENT
4	WINDOW - DARK BRONZE FRAME
5	EXTERIOR FIREPLACE

KEYNOTE LEGEND

6	TRASH ENCLOSURE
7	WATER ENTRY ROOM
8	POST - WOOD
9	PERGOLA - WOOD
10	LIGHT - SEE SHEET 13 AND 14

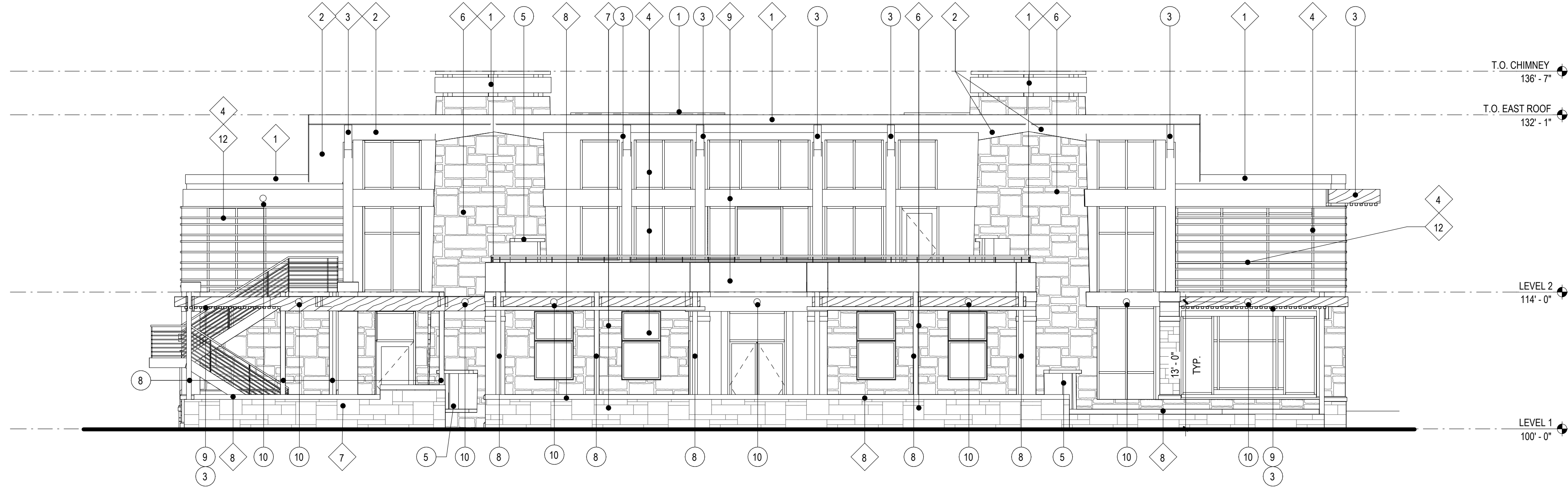
BUILDING ELEVATIONS

SHEET NUMBER:

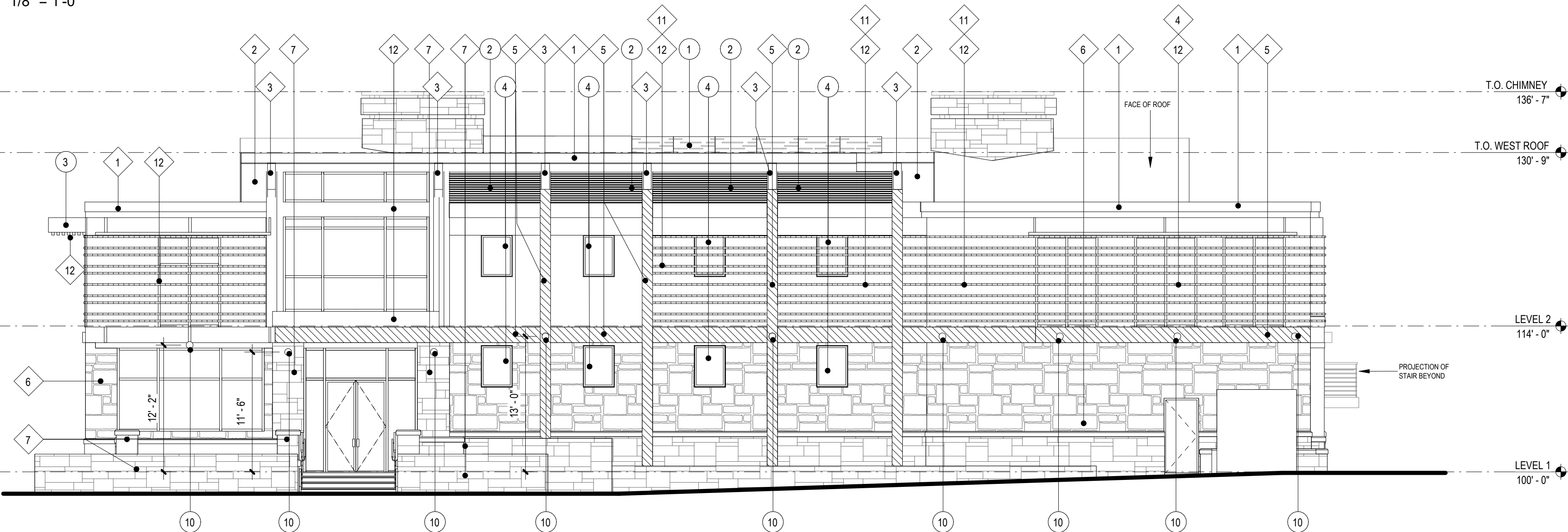
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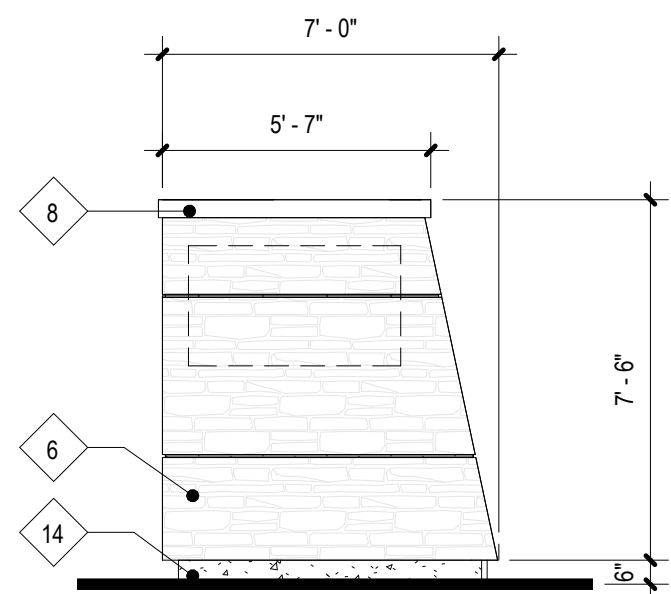
SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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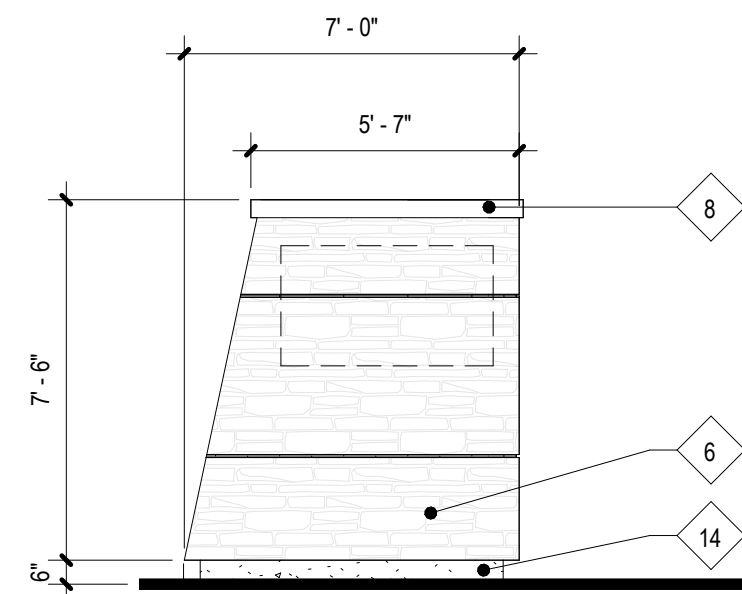
2 EAST ELEVATION
1/8" = 1'-0"



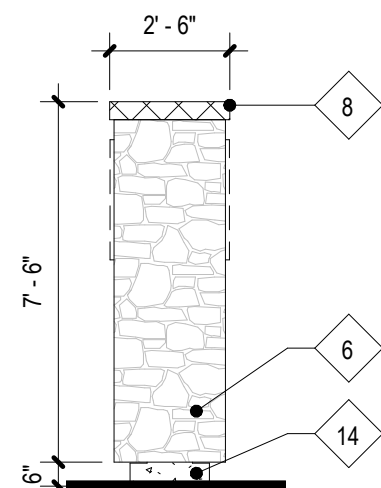
1 WEST ELEVATION
1/8" = 1'-0"



3 MONUMENT SIGN - (49 SF)
1/4" = 1'-0"



4 MONUMENT SIGN OPPOSITE
1/4" = 1'-0"



5 SIDE ELEVATION
1/4" = 1'-0"



6 MECHANICAL SCREENING FOR ROOF EQUIPMENT
1/8" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR	IMAGE	ALTERNATE MATERIAL	HATCH PATTERN
1	BREAKMETAL (ROOFING) CAP AND FLASHING	DARK BRONZE			
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5	METAL PANELING SYSTEM (STOREFRONT & GLAZING BEYOND) - OMNIS PANELS SKIN CLADDING	PINE BROWN			
6	STONE VENEER EDWARDS STONE, GROUTED CHISLED STONE ALT. UPGRADE: EDWARD'S STONE TIDEWATER AND DAKOTA	GROUTED ASHLER			
7	STONE BASE EDWARDS STONE, SMOOTH FACE STONE ALT. UPGRADE: NATURAL STONE INDIANA LIMESTONE SMOOTH FACE TILES AND INDIANA SILLS	DRY STACK ASHLER SILL WATER TABLE: GROUTED LEDGE			
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15	LANDSCAPE WALL BASALITE - AB EUROPA COLLECTION #15 AT INTERIOR SITE	TAN BLEND IN ABBEY PATTERN WITH CAP			

KEYNOTE LEGEND

SYMBOL	ITEM
1	MECHANICAL SCREENING SEE 6/7 OF 14
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KEYNOTE LEGEND

6	TRASH ENCLOSURE
7	WATER ENTRY ROOM
8	POST - WOOD
9	PERGOLA - WOOD
10	LIGHT - SEE SHEET 13 AND 14

BUILDING ELEVATIONS

SHEET NUMBER:

7

7 of 14



SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP25-0017

12/23/25

SITE DEVELOPMENT PLAN
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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THESE ILLUSTRATIONS ARE CONCEPTUAL RENDERINGS OF THE INTENDED DESIGN.
-- PROPERTY OF THE MULHERN GROUP --

THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP25-0017

12/23/25

ILLUSTRATIONS

SHEET NUMBER:

8

8 of 14

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

LANDSCAPE PLAN STANDARD 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 SHALL BE A MINIMUM OF 10 FEET.
5.

PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
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 4.3 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 3.1.2.2.2 AND 4.3 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 OR 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

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

1.

LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2.

SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3.

DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4.

NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5.

FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6.

LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7.

ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8.

DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9.

DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10.

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.
11.

NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12.

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 THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13.

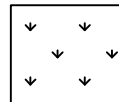
PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
14.

AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15.

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.

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	0	0.0%
NATIVE SEED	14,824	55.6%
IRRIGATED SHRUB BED	11,855	44.4%
TOTAL AREA LANDSCAPE	26,679	100%



TEMPORARY SPRAY IRRIGATED NATIVE SEED	
BLUE GRAMMA (ARKANSAS VALLEY SEED OR APPROVED EQUAL)	SF 14,824 SF

LANDSCAPE SHEET INDEX

9 of 14	LANDSCAPE NOTES
10 of 14	LANDSCAPE PLAN
11 of 14	LANDSCAPE DETAILS
12 of 14	LANDSCAPE DETAILS

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.

SDP PLANT SCHEDULE			
DECIDUOUS SHADE TREES	HYDROZONE	LOW 2-4	QUANTITY 21
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			
ORNAMENTAL TREES	HYDROZONE	LOW 2-3	QUANTITY 23
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES	HYDROZONE	LOW 1-4	QUANTITY 5
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 1-3	QUANTITY 86
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS	HYDROZONE	LOW 2-3	QUANTITY 21
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES	HYDROZONE	LOW 1-3	QUANTITY 28
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIAL PLANTING BEDS	HYDROZONE	LOW 1-2	AREA 0
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
ANNUAL PLANTING BEDS	HYDROZONE	N/A	AREA 0
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 1-2	AREA 14,824
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]			
*Choose one symbol for each tree category.			
**Choose one pattern for each category of ground cover, shrubs, and grasses.			

IRRIGATION STANDARD NOTES:

1.

ALL TURF AREAS 10" OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2.

ALL TURF AREAS LESS THAN 10" WIDE WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION
3.

TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
4.

NATIVE SEED GRASSES THAT ARE TEMPORARILY IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
5.

SHRUB BEDS WILL BE IRRIGATED WITH SUBSURFACE DRIP EMITTERS

LANDSCAPE REQUIREMENT TABLE

AREA	TOTAL AREA (AREA IN SQ.FT.)	REQUIRED LANDSCAPE (AREA IN SQ.FT.)	PROPOSED 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.)
GROSS SITE	70,459	7,046	26,679	0	0	14	49	26	107	4 CU.YDS PER 1000 SQ.FT.
PARKING	20,730	2,073	2,877	0	0	4	6	8	8	4 CU.YDS PER 1000 SQ.FT.

STREETSCAPE REQUIREMENT TABLE

AREA	TOTAL LINEAR FEET (LF)	TREES REQUIRED	SHRUBS REQUIRED	PROPOSED TREES	PROPOSED SHRUBS
BILBERRY STREET	227	6	24	6	24
MEADOWS BOULEVARD	305	8	32	7	32
FUTURE STREET	134	3	16	3	16
TOTAL	666	17	72	16	72

TREE REQUIREMENT FOR MEADOWS BOULVARD IS MET WITH TREES LOCATED ON THE PROPERTY PER THE TCV25-0038. SEVEN (7) TREES ARE LOCATED ON SITE AND THE REMAINING TREE REQUIREMENT (ONE (1) TREE) IS MET WITH A SHRUB EQUIVILANT.

LANDSCAPE SITE INVENTORY

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM
DATE: 12/23/2025

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
LANDSCAPE MATERIAL SCHEDULE									
	M-01	SHRUB BED AREA						X / XX-XXX	
	M-02	COBBLE MULCH	GREY ROSE COBBLE	PIONEER OR APPROVED EQUAL	N/A	GREY / PINK / CREAM / MAROON / LT BROWN / GOLD	2"-4"	X / XX-XXX	TO BE PLACED IN AREAS INDICATED ON PLAN AT 6" MIN. DEPTH OVER WEED BARRIER
	M-03	METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL	ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE	X / XX-XXX	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES
	M-04	CRUSHER FINES	BREEZE	PIONEER OR APPROVED EQUAL	N/A	TAN	SEE PLANS	X / XX-XXX	REFER TO GENERAL LANDSCAPE NOTES
SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
PAVEMENT SCHEDULE									
	P-01	ENHANCED PAVEMENT TYPE 1	ENHANCED PAVEMENT TYPE 1	RE: CIVIL	RE:CIVIL	RE:CIVL	DAVIS COLORS:TBD	RE: CIVIL	
	P-02	ENHANCED PAVEMENT TYPE 2	MEGA ARBEL	BELGARD PAVERS	BELGARD.COM	TBD	VICTORIAN	REFER TO MANUFACTURER SPECIFICATIONS	INSTALL PER MANUFACTURER RECOMENDATIONS
SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
AMENITY SCHEDULE									
	S-01	BIKE RACK	LOOP BIKE RACK	LANDSCAPE FORMS	LANDSCAPEFORMS .COM	LOOP BIKE RACK	POWDER COATED METAL	REFER TO MANUFACTURER SPECIFICATIONS	
	S-02	TABLE	MULTIPLICITY TABLE	LANDSCAPE FORMS	LANDSCAPE FORMS.COM	MULTIPLICITY TABLE	ANODIZED ALUMINUM BASE. THERMALLY MODIFIED ASH TOP	6" TABLE	

TCV#	Approval Date	Description
TCV25-0038	August 20, 2025	Reduce street tree requirement by 1 tree due to a conflict with wet utilities.

LANDSCAPE NOTES

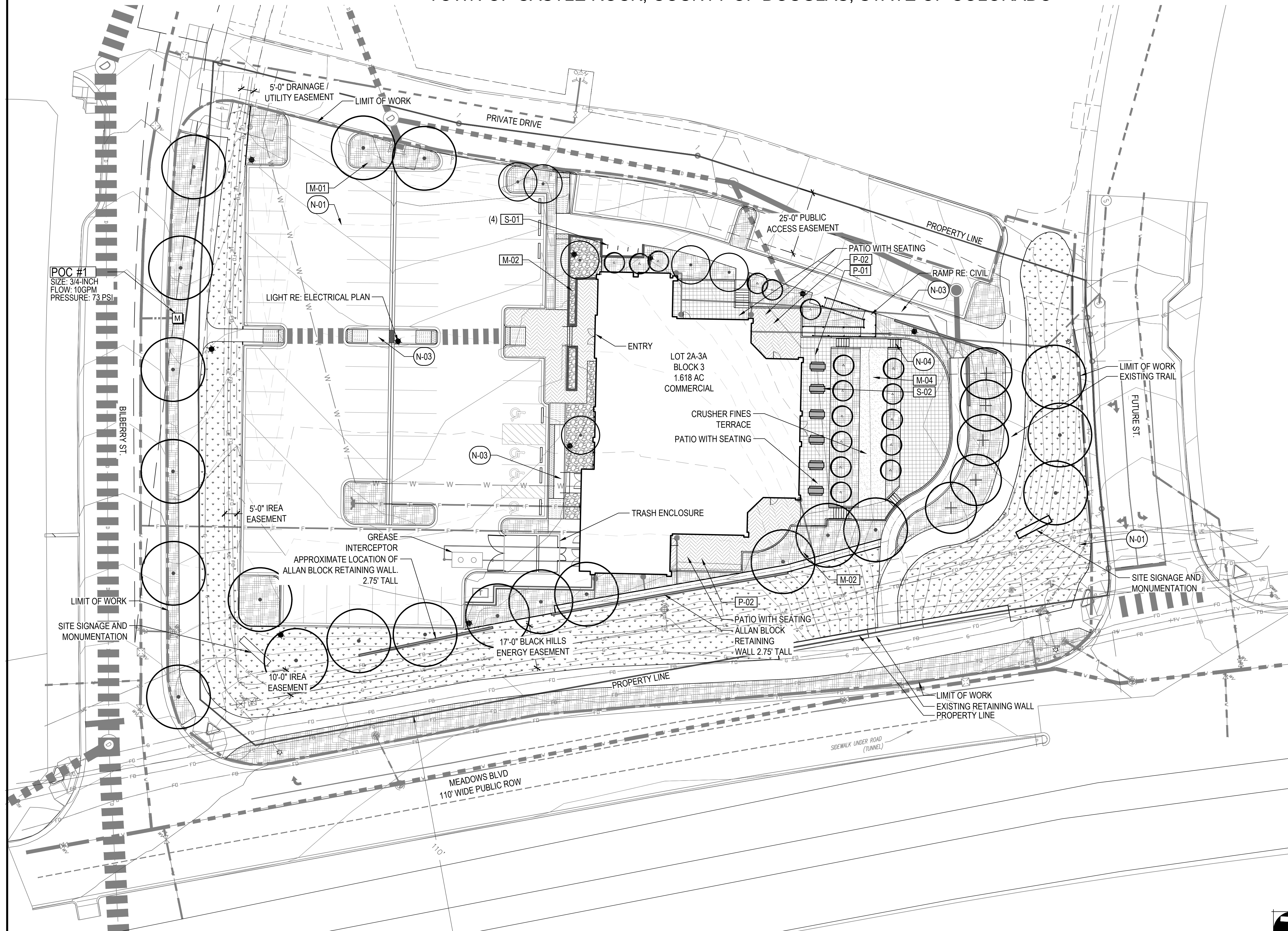
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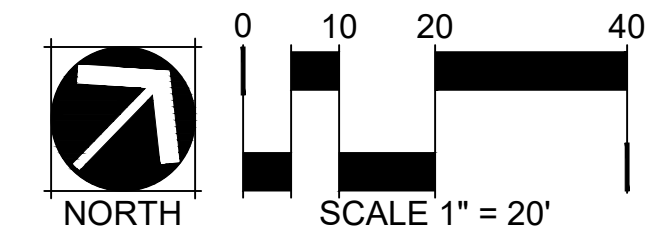
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SITE DEVELOPMENT PLAN

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



LEGEND		
---	PROPERTY LINE	
---	LIMIT OF WORK	
SYMBOL CODE DESCRIPTION		
LANDSCAPE MATERIAL SCHEDULE		
M-01	SHRUB BED AREA	
M-02	COBBLE MULCH	
M-03	METAL EDGER	
M-04	CRUSHER FINES	
KEY NOTES		
N-01	EXISTING CONTOURS, TYP.	
N-03	STANDARD CONCRETE WALK RE: CIVIL	
N-04	CONCRETE STAIRS	
PAVEMENT SCHEDULE		
P-01	ENHANCED PAVEMENT TYPE 1	
P-02	ENHANCED PAVEMENT TYPE 2	
AMENITY SCHEDULE		
S-01	BIKE RACK	
S-02	TABLE	
(Symbol)	DECIDUOUS CANOPY TREES	21
(Symbol)	LARGE ORNAMENTAL TREES	6
(Symbol)	SMALL ORNAMENTAL TREES	17
(Symbol)	LARGE EVERGREEN TREES	5
(Symbol)	LOW HYDROZONE TEMPORARY SPRAY IRRIGATED NATIVE SEED	14,824 SF



NORRIS DESIGN
PEOPLE + PLACEMAKING

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP25-0017

12/23/25

LANDSCAPE PLAN

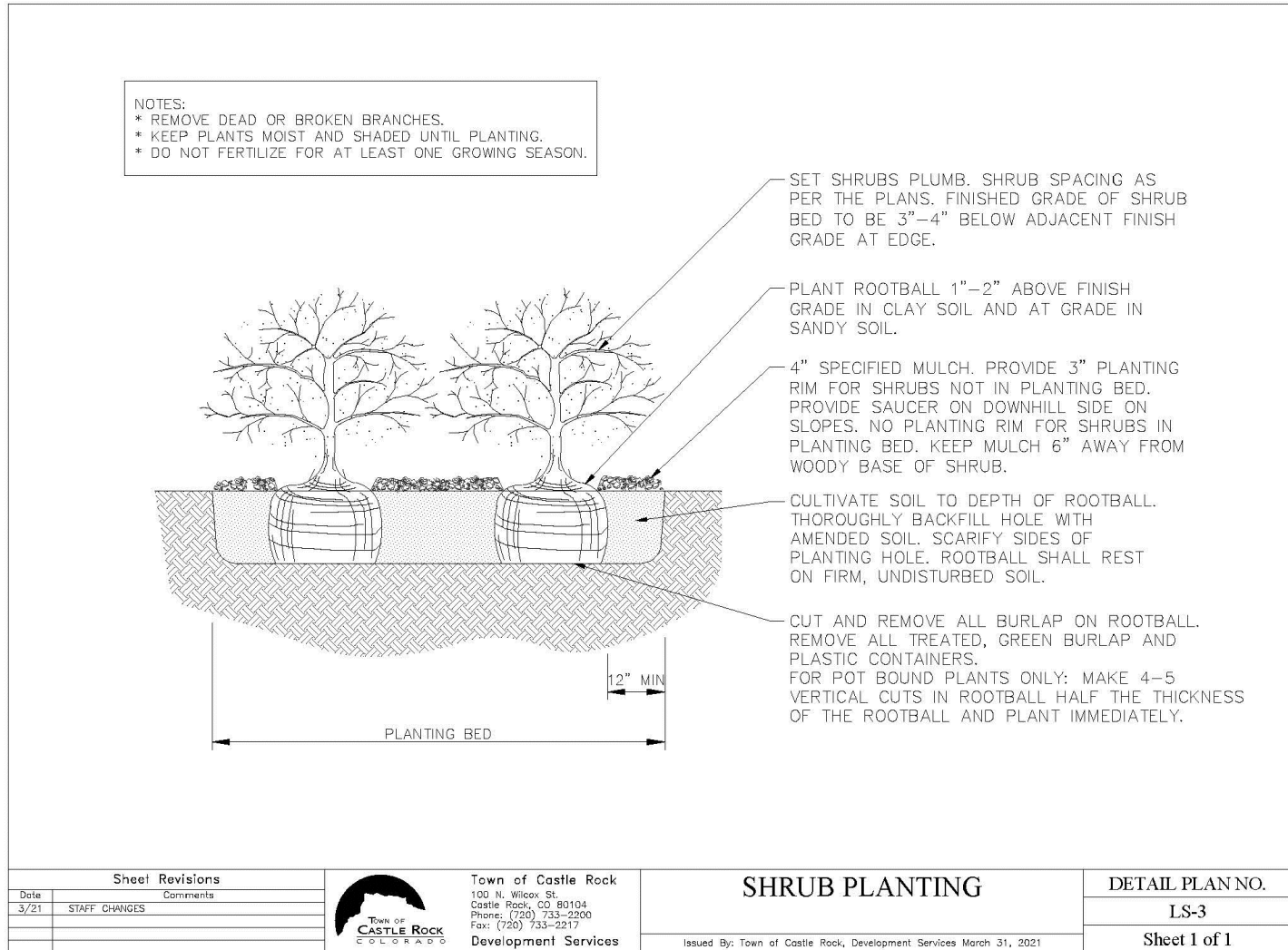
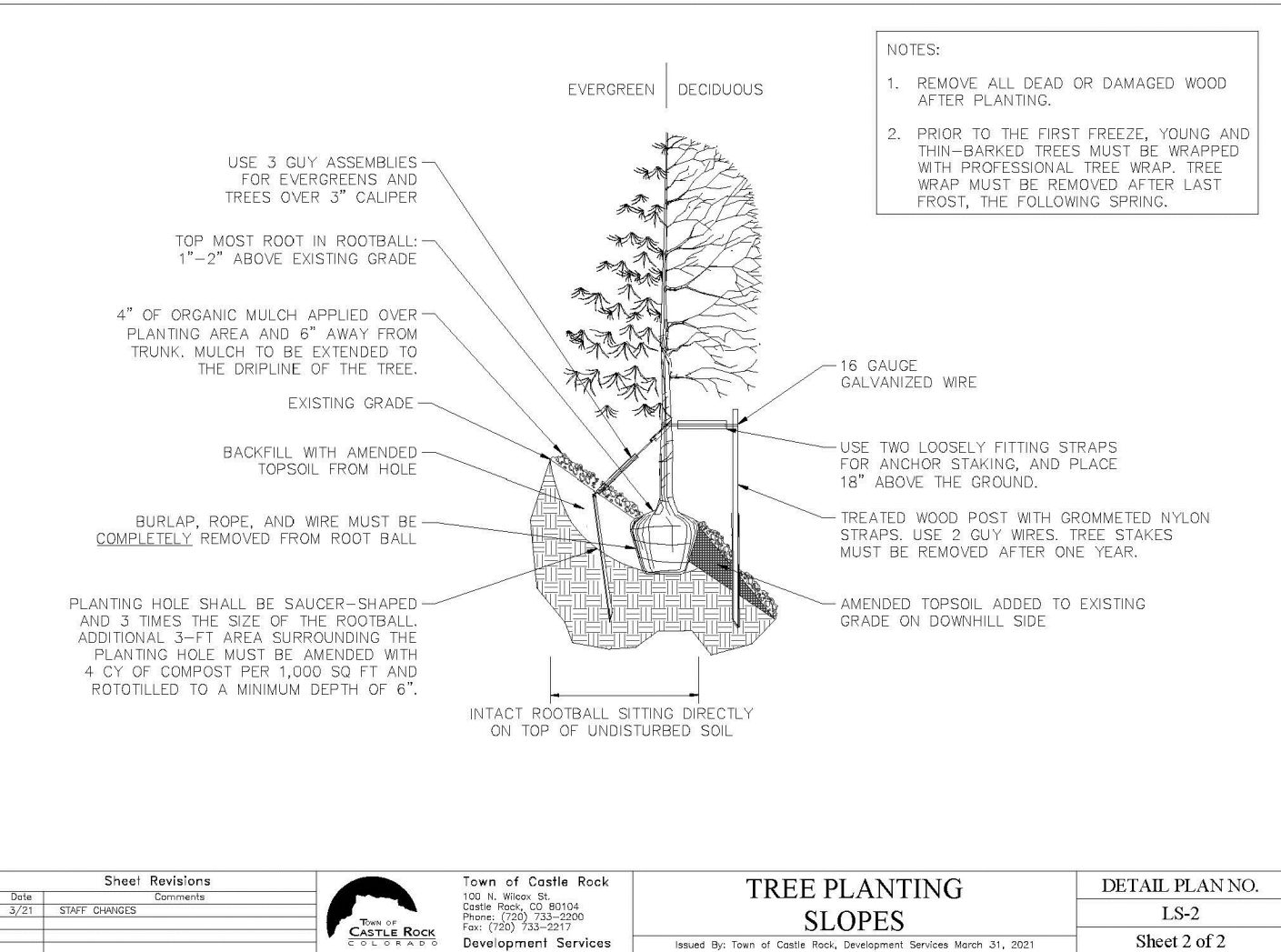
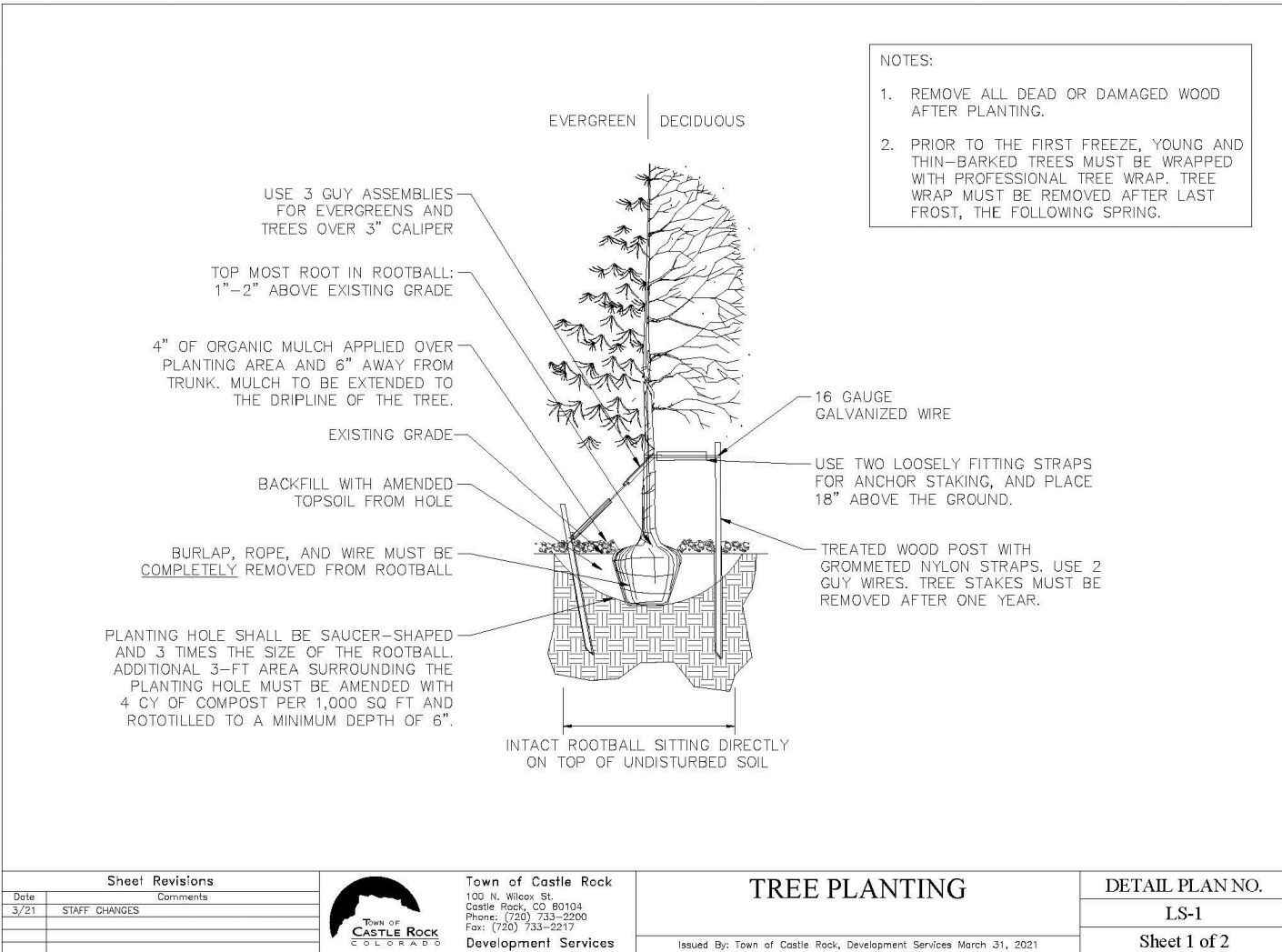
SHEET NUMBER:

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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

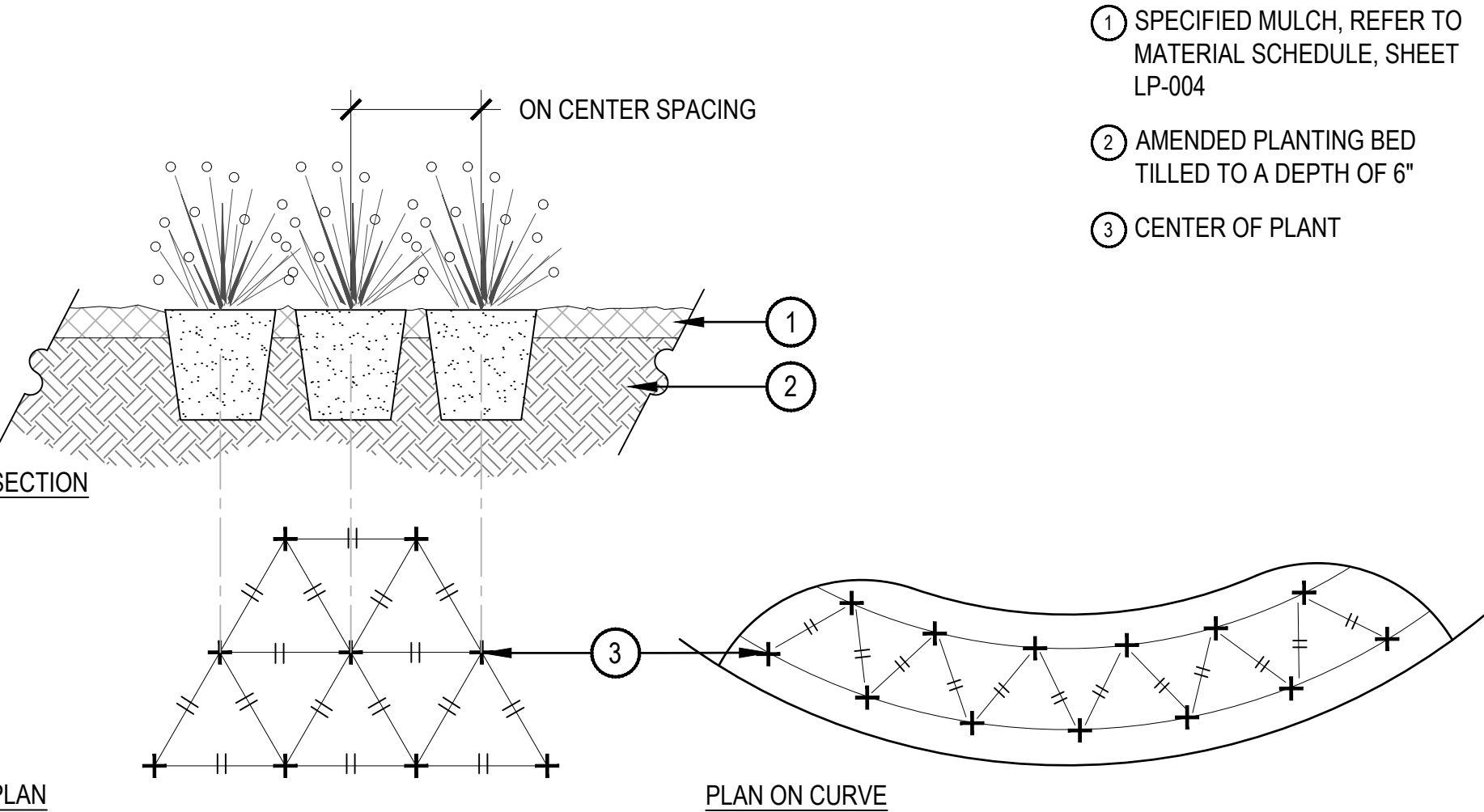


1 TREE PLANTING DETAIL

SCALE: NTS

2 SHRUB PLANTING

SCALE: NTS



3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

LANDSCAPE DETAILS

NORRIS
DESIGN
PEOPLE + PLACEMAKING

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP25-0017
12/23/25

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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



- ① MANUFACTURER: LANDSCAPE FORMS
- ② MODEL: WINDMARK CHAIR
- ③ MOUNT PER MANUFACTURER'S SPECIFICATIONS
- ④ COLOR / FINISH : JARRAH PREMIUM /GLOSS BLACK



- ① MANUFACTURER: LANDSCAPE FORMS
- ② MODEL: AMERICANA
- ③ MOUNT PER MANUFACTURER'S SPECIFICATIONS
- ④ COLOR / FINISH : BLACK



- ① MANUFACTURER: LANDSCAPE FORMS
- ② MODEL: WINDMARK TABLE
- ③ MOUNT PER MANUFACTURER'S SPECIFICATIONS
- ④ COLOR / FINISH : BRONZE METALLIC

① CAFE CHAIR

SCALE: N.T.S.

② LOUNGE CHAIR

SCALE: N.T.S.

③ CAFE TABLE

SCALE: N.T.S.



- ① MANUFACTURER: TOURNESOL
- ② MODEL: WILLARD GATHERING TABLE
- ③ MOUNT PER MANUFACTURER'S SPECIFICATIONS
- ④ COLOR / FINISH : THERMALLY MODIFIED WOOD/ PITCH SATIN



- ① MANUFACTURER: LANDSCAPE FORMS
- ② MODEL: GENERATION 50 LITTER
- ③ MOUNT PER MANUFACTURER'S SPECIFICATIONS
- ④ COLOR / FINISH : JARRAH PREMIUM /GLOSS BLACK



- ① MANUFACTURER: LANDSCAPE FORMS
- ② MODEL: RIDE BIKE RACK
- ③ MOUNT PER MANUFACTURER'S SPECIFICATIONS
- ④ COLOR / FINISH : POWDER COATED BLACK

④ PICNIC TABLE

SCALE: N.T.S.

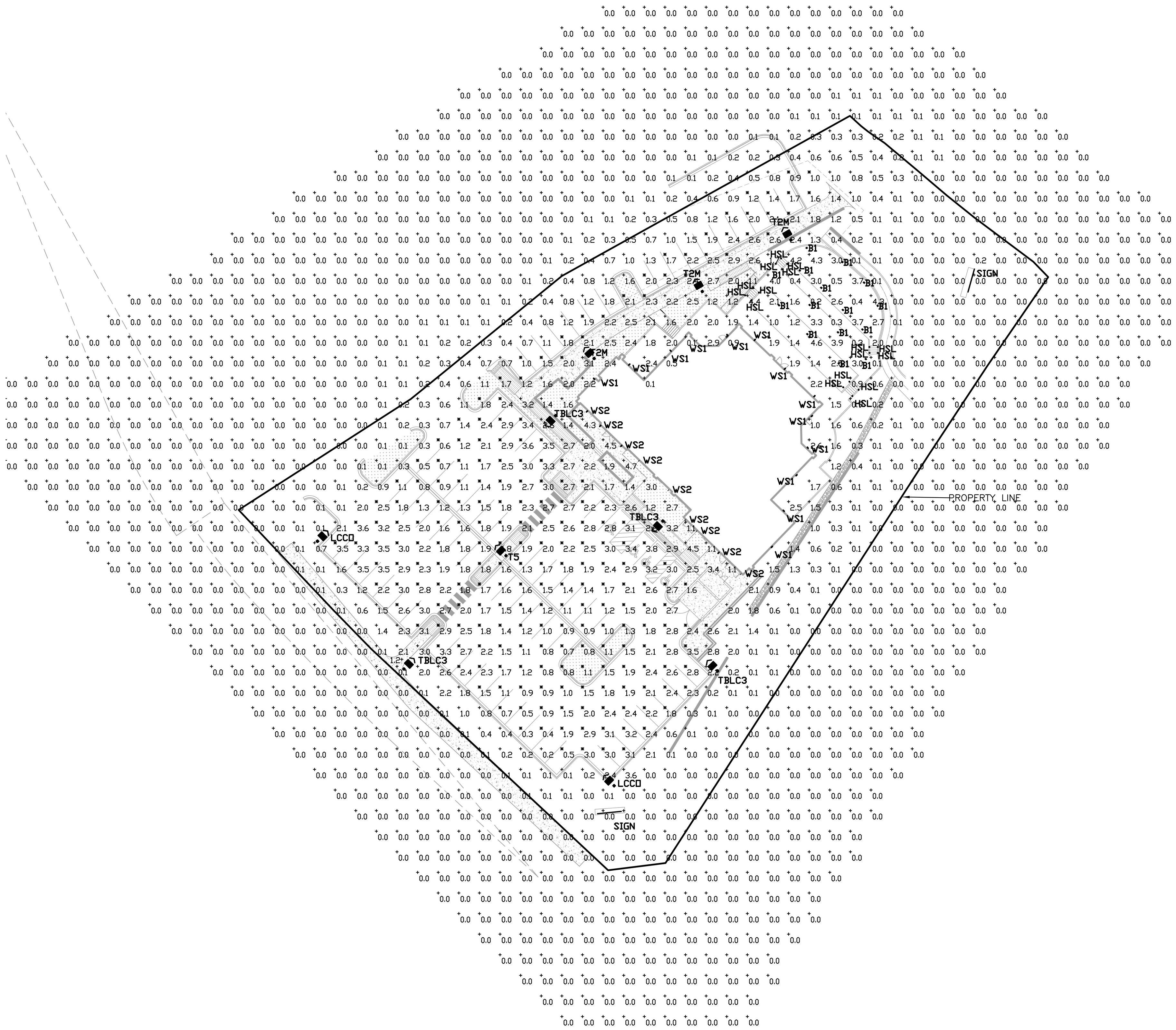
⑤ TRASH RECEPTACLE

SCALE: N.T.S.

⑥ BIKE RACK

SCALE: N.T.S.

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,
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- GENERAL NOTES
1. LIGHT LOSS FACTOR IS SET AT 1, REFER TO LUMINAIRE SCHEDULE.
 2. THE MONUMENT SIGN SHALL OPERATE AT 30% ILLUMINATION AT NIGHT FROM 1 HOUR AFTER CLOSING TO 1 HOUR PRIOR TO OPEN AND AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. SIGN SHALL BE CONTROLLED BY TIMECLOCK WITH 0-10V DIMMING. PARKING AREA LIGHTS OPERATE AT 30% ILLUMINATION AT NIGHT FROM 1 HOUR AFTER CLOSING TO 1 HOUR PRIOR TO OPEN AND AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. ALL OTHER EXTERIOR LIGHTS SHALL OPERATE AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. ALL EXTERIOR LIGHTS SHALL ALSO BE CONTROLLED VIA PHOTOCELL TO PREVENT LIGHTS FROM OPERATING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE.
 3. PARKING LOT SHALL BE ILLUMINATED WITH POLE MOUNTED LUMINAIRES AT 25' TO PROVIDE SAFE ACCESS FOR PEDESTRIANS AND VEHICLES. PATIO AND LAWN SHALL BE ILLUMINATED WITH BOLLARD, STEP, AND WALL MOUNTED SURFACE LIGHTS TO PROVIDE ILLUMINATION FOR OUTDOOR DINING AND WAITING.
 4. ALL LUMINAIRES SHALL BE FULL CUT OFF FIXTURES AIMED AWAY FROM ADJACENT PROPERTIES, CORNER CUT OFF FIXTURES WILL BE USED TO KEEP ILLUMINATION WITHIN THE PROPERTY.
 5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PAKS ARE PROHIBITED.

LEGEND	
Symbol	Label
	T2M
	TBLCC3
	WS1
	WS2
	B1
	HSL
	LCCD
	SIGN

NORTH SITE PHOTOMETRICS

SCALE: 1" = 30' - 0"

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SITE
PHOTOMETRICS

SHEET NUMBER:

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