

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE CERTIFICATION

I, Scott Rennetts, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE 11/1 SIGNED THIS DAY OF April 13, 2023.

Scott Rennetts
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE INSURANCE COMPANY

CAROLYN MANNING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224013264
MY COMMISSION EXPIRES 04/04/2028

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF April 2023

BY Scott Rennetts AS AUTHORIZED REPRESENTATIVE
OF Land Title Guarantee

WITNESS MY HAND AND OFFICIAL SEAL
CS
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/14/2026

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF 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
Stephanie L. McCandless
BY: STEPHANIE L. MCCANDLESS TITLE: PRESIDENT
SIGNED THIS 14th DAY OF April 2023

CITY + COUNTY OF Denver)
DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF April 2023
BY STEPHANIE L. MCCANDLESS, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY
Elizabeth Palmberg
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-28-25
ELIZABETH PALMBERG
Notary Public
State of Colorado
Notary ID # 20214049788
My Commission Expires 12-28-2025

UTILITY PROVIDERS

WATER
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-8900
FAX: (303) 688-0437

SEWER
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-8000
FAX: (303) 688-0437

GAS
BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554

ELECTRIC
CORE
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

CABLE
COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000

PHONE
CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80204
PHONE: (303) 298-2787

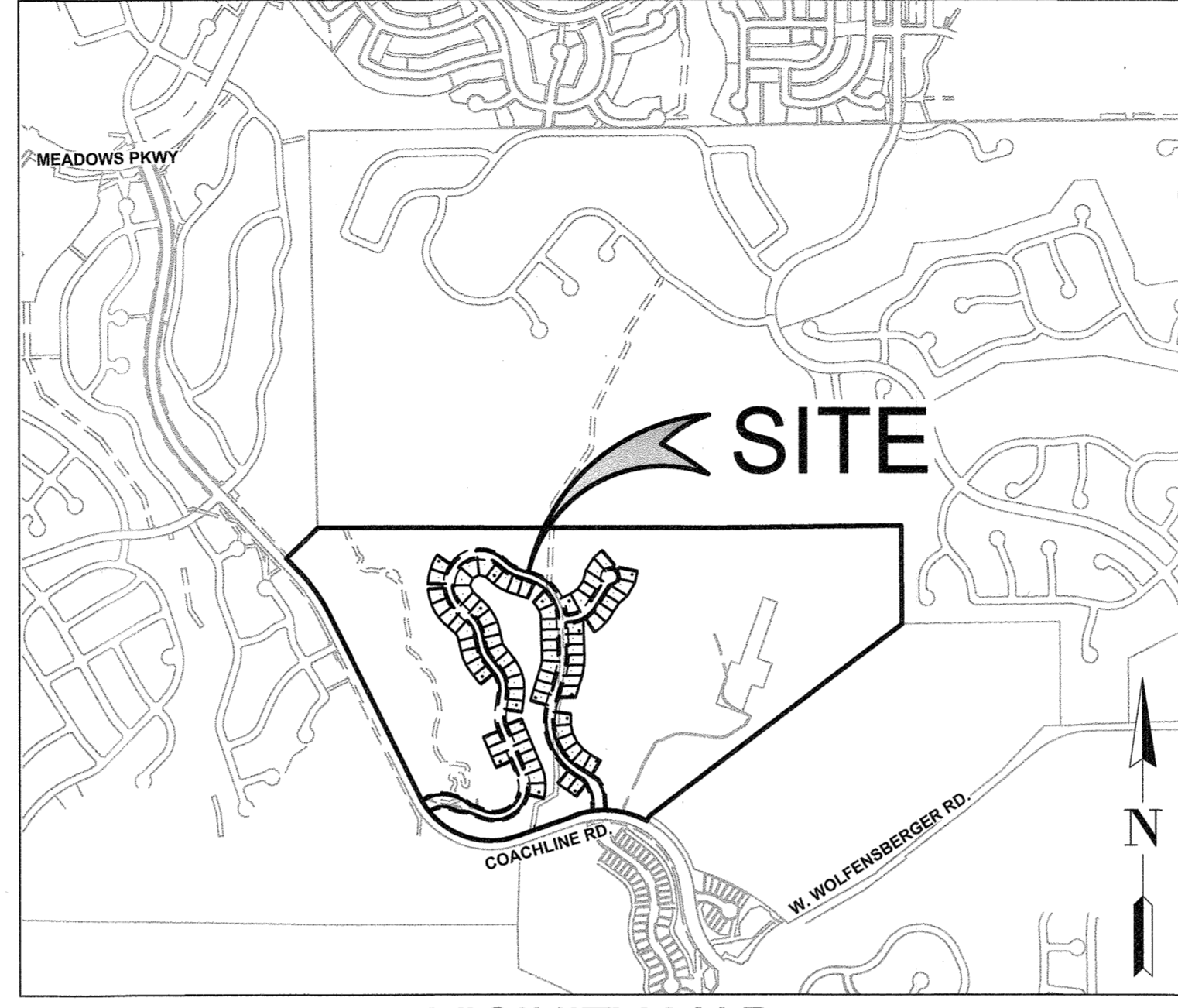
OWNERS
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 305
DENVER, CO 80206
CONTACT: R.C. HANISCH 303-394-5139

LAND PLANNER
VOGEL AND ASSOCIATES
475 WEST 12TH AVE., STE E
DENVER, CO 80204
CONTACT: JEFF VOGEL 303-893-4288

ENGINEER
TERRACINA DESIGN
10200 E. GIRARD AVE., SUITE A-314
DENVER, CO 80231
720-854-9456
CONTACT: MARTIN METSKER

LAND SURVEYOR
AZTEC CONSULTANTS
8000 SOUTH LINCOLN ST., STE 201
LITTLETON, CO 80122
CONTACT: TONY PEALL 303-327-7483

LANDSCAPE ARCHITECT
VOGEL AND ASSOCIATES
475 WEST 12TH AVE.,
DENVER, CO 80204
CONTACT: JEFF VOGEL 303-893-4288



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LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL 6, MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN, RECORDED UNDER RECEPTION NO. 2004085186 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTH HALF OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4;
- THENCE NORTH 89°21'22" EAST, A DISTANCE OF 1,298.22 FEET;
- THENCE SOUTH 00°13'15" EAST, A DISTANCE OF 656.22 FEET;
- THENCE SOUTH 53°00'14" WEST, A DISTANCE OF 2,129.31 FEET TO THE MOST NORTHERLY CORNER OF TRACT C, THE MEADOWS FILING NO. 16 - PARCEL 6 & 7, AS RECORDED UNDER RECEPTION NUMBER 2019086961 IN SAID RECORDS;
- THENCE SOUTH 27°59'43" WEST, ALONG THE NORTHERLY BOUNDARY OF TRACT C, A DISTANCE OF 41.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COACHLINE ROAD AS RECORDED UNDER RECEPTION NUMBER 8706572 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 602.52 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°00'34" WEST;
- THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:
 - WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'37", AN ARC LENGTH OF 499.62 FEET;
 - SOUTH 70°29'57" WEST, A DISTANCE OF 413.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 530.00 FEET;
 - WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°00'29", AN ARC LENGTH OF 767.84 FEET;
 - NORTH 28°29'34" WEST, A DISTANCE OF 1,351.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,230.00 FEET;
 - NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°08'25", AN ARC LENGTH OF 367.24 FEET;
 - NORTH 43°35'59" WEST, A DISTANCE OF 123.68 FEET;

THENCE NORTH 46°24'01" EAST, A DISTANCE OF 292.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 89°56'30" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 2,630.79 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION IN SPECIAL WARRANTY DEED RECORDED JUNE 26, 2015, UNDER RECEPTION NO. 2015044054.

CONTAINING A NET AREA OF 136.358 ACRES, (5,939,758 SQUARE FEET), MORE OR LESS.

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO INCREASE THE OPEN SPACE BETWEEN THE PROPOSED RESIDENTIAL LOTS AND THE EXISTING RED HAWK GOLF COURSE, REDUCE THE TYPICAL LOT SIZE, AND INCREASE THE NUMBER OF DWELLING UNITS. THE TOTAL NUMBER OF DWELLING UNITS IS STILL LESS THAN THE ALLOWED MAXIMUM DENSITY FOR NEIGHBORHOOD D AS IDENTIFIED ON THE MEADOWS PD 4TH AMENDMENT ZONING DOCUMENT.

CIVIL ENGINEER'S STATEMENT

I, MARTIN METSKER, (CO PE#41743) BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



MARTIN METSKER
REGISTERED PROFESSIONAL ENGINEER, CO PE#41743

SURVEYOR'S STATEMENT

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



ANTHONY K. PEALL, PLS NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF March 2023.

Chair
CHAIR
May 2, 2023
DATE

Director of Development Services
DIRECTOR OF DEVELOPMENT SERVICES
5/2/2023
DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21st DAY OF March 2023.

Mayor
MAYOR
5/2/2023
DATE

Town Clerk
TOWN CLERK
5-2-2023
DATE



DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 6:31 AM ON THE 3rd DAY OF May 2023 AT RECEPTION NO. 2023018547

DOUGLAS COUNTY CLERK AND RECORDER
BY: Deputy
DEPUTY

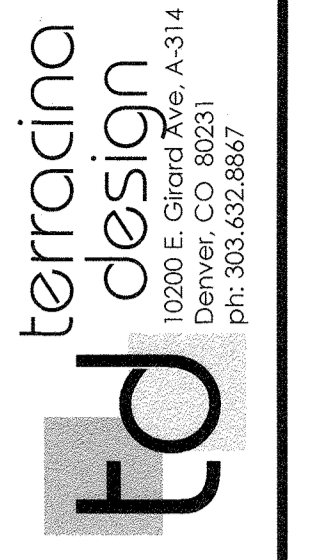


BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (EAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3-1/4" ALUMINUM CAP STAMPED 'LS 12064 TARANTO-STANTON & TAGGE 1984' AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3-1/4" ALUMINUM CAP STAMPED 'PLS 25629 HANNIGAN 1995', AND ASSUMED TO BEAR SOUTH 89°51'05" EAST, A DISTANCE OF 1286.58 FEET.

PROJECT BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.0
11025 RECOVERED A 3" BRASS CAP LOCATED 220' MORE OR LESS EAST AUBURN DR., 200' MORE OR LESS WEST OF THE END OF ATCHISON CT. AND 80' MORE OR LESS NORTH OF WATER TANK FENCE.
ELEVATION = 6351.33 (NAVD 88)



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/31/2023	MG
3	3RD SUBMITTAL	09/09/2023	MG
4	4TH SUBMITTAL	11/01/2023	MG
5	5TH SUBMITTAL	01/27/2024	MG
6	APPROVED	03/21/2023	MG

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER SHEET



2023-04-06 10:20 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP -SDP-COVER SHEET.DWG

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- NO FEMA REGULATED FLOODPLAINS OR WETLANDS LIE WITHIN THE SITE. THE SITE LIES IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCR OACH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBER 08035C0169G, REVISED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS 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 THIS 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.
- FILING 16, PARCEL 6 IS ZONED AS R-SF PER THE MEADOWS PD, 4TH AMENDMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-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.
- 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- TREE PLANTINGS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

RESIDENTIAL DEVELOPMENT STANDARDS:

- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCR OACH IN THE REAR SETBACK UP TO 12'.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCR OACH 6' INTO THE REAR YARD SETBACK.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - 15' MAY BE REDUCED TO 10' IF ALL OF THE BUILDING IN THE FRONT 20' OF THE LOT IS SINGLE STORY OR IF THERE IS A SIDE LOADED GARAGE ORIENTATION AT NO TIME SHALL THE MINIMUM FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - REAR - 18' IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK FOR THE GARAGE MAY BE REDUCED TO A MINIMUM OF 3' IF AN ALTERNATIVE UTILITY EASEMENT IS PROVIDED.
 - SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
- ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
 - FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - LOTS DESIGNATED WITH AN 'R' SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
 - LOTS DESIGNATED WITH A 'C' SYMBOL REPRESENT "CORNER CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED CORNER ARCHITECTURAL DETAILS INCLUDING AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
 - NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE-BY-SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
 - IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF A BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
 - HOUSES ADJACENT TO EACH OTHER AND DIRECTLY ACROSS THE STREET FROM EACH OTHER SHALL NOT USE THE SAME COLOR OF PAINT FOR THE BODY OF THE HOUSE.
 - NOT MORE THAN THREE ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK AND SAID FRONT SETBACK WHERE VARIED, WILL BE VARIED BY AT LEAST 3 FEET.
- ALL STRUCTURES THAT DO NOT REQUIRE A BUILDING PERMIT, ARE NOT CONSIDERED PART OF THE PRIMARY STRUCTURE AND ARE NOT ATTACHED TO THE PRIMARY STRUCTURE (E.G. DOG HOUSES, PLAY EQUIPMENT, AND STORAGE SHEDS LESS THAN 200S.F.) ARE PERMITTED WITHIN THE REAR AND SIDE SETBACKS AS LONG AS THEY ADHERE TO THE HOA GUIDELINES.

LOTS WITH UNDERDRAINS	
LOT NO	ADDRESS
1	TBD
2	TBD
3	TBD
4	TBD
5	TBD
6	TBD
7	TBD
8	TBD
9	TBD
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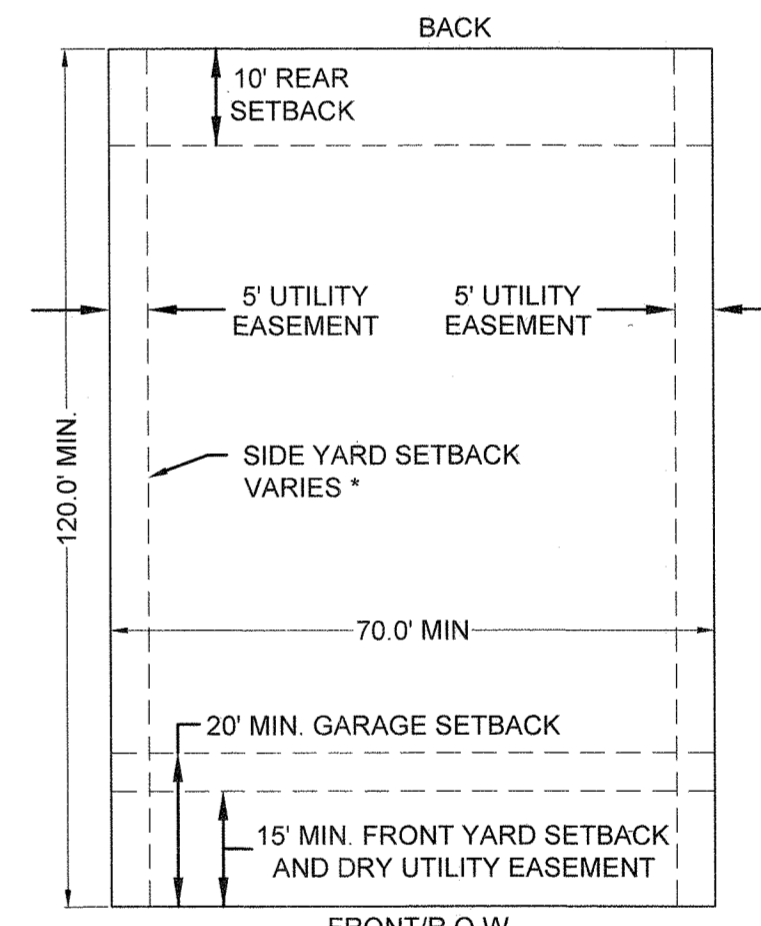
ZONING COMPARISON AND DEVELOPMENT STANDARDS			
ZONING USE AREA	PD ZONING ALLOWANCE	APPROVED PPFDP *	PROPOSED
	REC. NO. 2003102969	REC. NO. 2004065186	
USES	R-SF	R-SF	R-SF
MIN. FRONT YARD SETBACK	SETBACKS TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN, PER SECTION 4.8 OF ORDINANCE NO. 2003-08	15'	15'
MIN. REAR YARD SETBACK		5'	5'
MIN. SIDE YARD SETBACK		15'	15'
MIN. SIDE TO STREET SETBACK		15'	20'
MIN. GARAGE SETBACK		35'	35'
MAX. BUILDING HEIGHT	SUBJECT TO TOCR MUNICIPAL CODE	2 PER UNIT	2 PER UNIT
MIN. PARKING SPACE		77	77
DWELLING UNITS (DU)		34,519 SF	9,255 SF
AVERAGE LOT SIZE		1.69 DU/AC	4.67 DU/AC
NET DENSITY		0.55 DU/AC	0.56 DU/AC
GROSS DENSITY			

* - APPROVED PPFDP ACREAGE INCLUDES SUPER BLOCK, NOT PART OF THIS SDP.

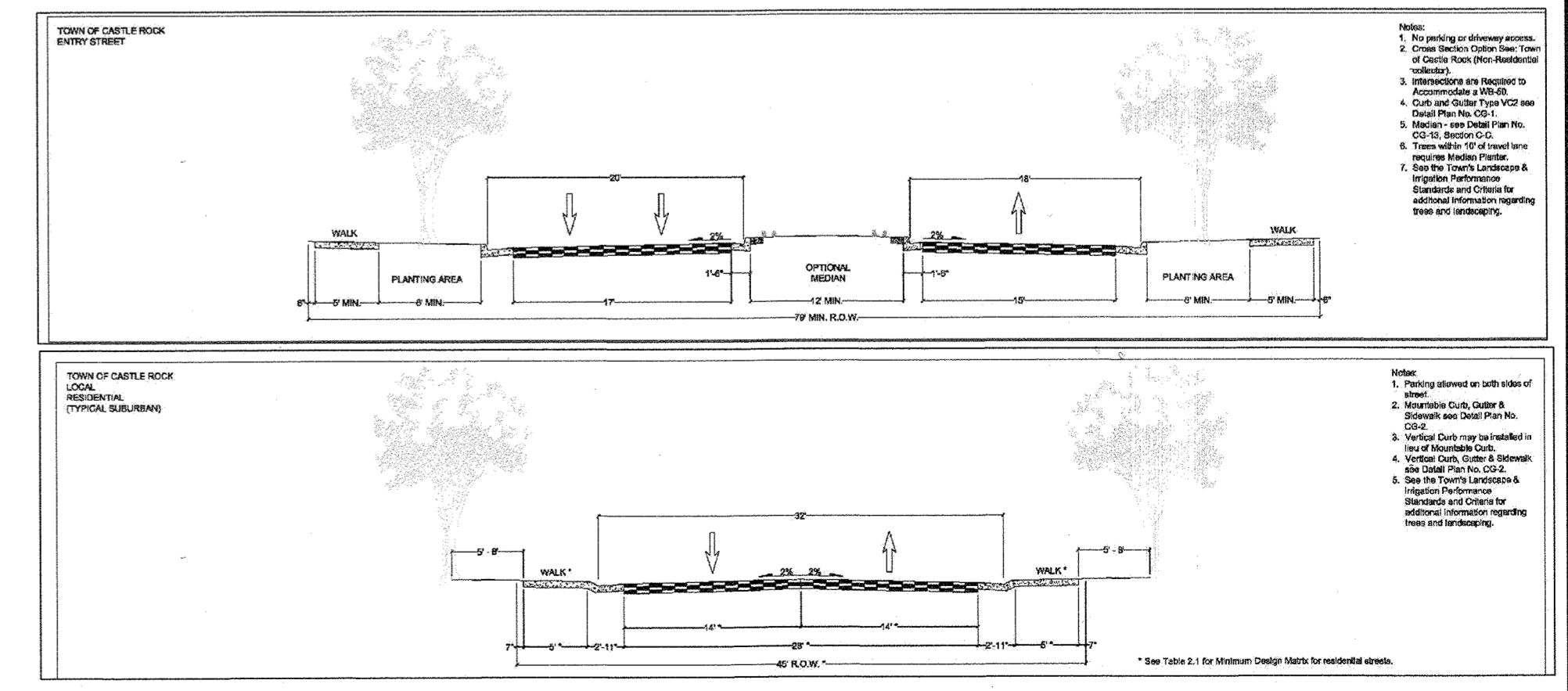
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL AREA	136.4	100%
LOT AREA	16.4	12.0%
ROW AREA	5.9	4.3%
LANDSCAPE/OPEN SPACE AREA	114.1	83.7%

NEIGHBORHOOD USE AREA D DENSITY CALCULATION	
	NO. OF LOTS
SINGLE FAMILY LOTS ALLOWED IN USE AREA D	1,467
SINGLE FAMILY LOTS PLATTED TO DATE*	571
FILING 16, PARCEL NO. 1	565
FILING 16, PARCEL NO. 2	173
FILING 16, PARCEL NO. 3	12
FILING 16, PARCEL NO. 6 SUPER LOT	45
SUB-TOTAL LOT PLATTED	1366
NEIGHBORHOOD USE AREA D LOTS REMAINING	101
FILING 16, PARCEL 6 PROPOSED SDP AMENDMENT NO. 13	77
TOTAL USE ADRE D UNPLATTED LOTS	24
* TO DATE = EFFECTIVE DATE OF MEADOWS FILING NO. 16 PARCEL 6 SITE DEVELOPMENT PLAN, AMENDMENT NO. 13.	

TRACT SUMMARY						
TRACT	AC	LAND USE	OWNERSHIP	SURFACE MAINTENANCE	UTILITY MAINTENANCE	RETAINING WALL MAINT.
A	22.630	OS/DR/UTIL	TOWN	TOWN	TOWN	N/A
B	4.315	OS/DR/UTIL	TOWN	TOWN	TOWN	N/A
C	47.736	OS/DR/UTIL	TOWN	TOWN	TOWN	N/A
D	3.718	OS/DR/UTIL	TOWN	TOWN	TOWN	N/A
E	2.401	OS/DR/UTIL	TOWN	TOWN	TOWN	N/A
F	6.609	OS/DR/UTIL	HOA	HOA	TOWN	HOA
G	7.325	OS/DR/UTIL	HOA	HOA	TOWN	HOA
H	14.563	OS/DR/UTIL	HOA	HOA	TOWN	HOA
I	4.523	OS/DR/UTIL	HOA	HOA	TOWN	HOA
J	0.050	OS/DR/UTIL	HOA	HOA	TOWN	N/A
K	0.041	OS/DR/UTIL	HOA	HOA	TOWN	N/A
L	0.089	OS/DR/UTIL	HOA	HOA	TOWN	N/A
M	0.092	OS/DR/UTIL	HOA	HOA	TOWN	N/A
TOTAL	114.092					



TYPICAL LOT SETBACKS
N.T.S.
* SIDE YARD SETBACK = 5' MIN.
SIDE YARD TO STREET SETBACK = 10' MIN.

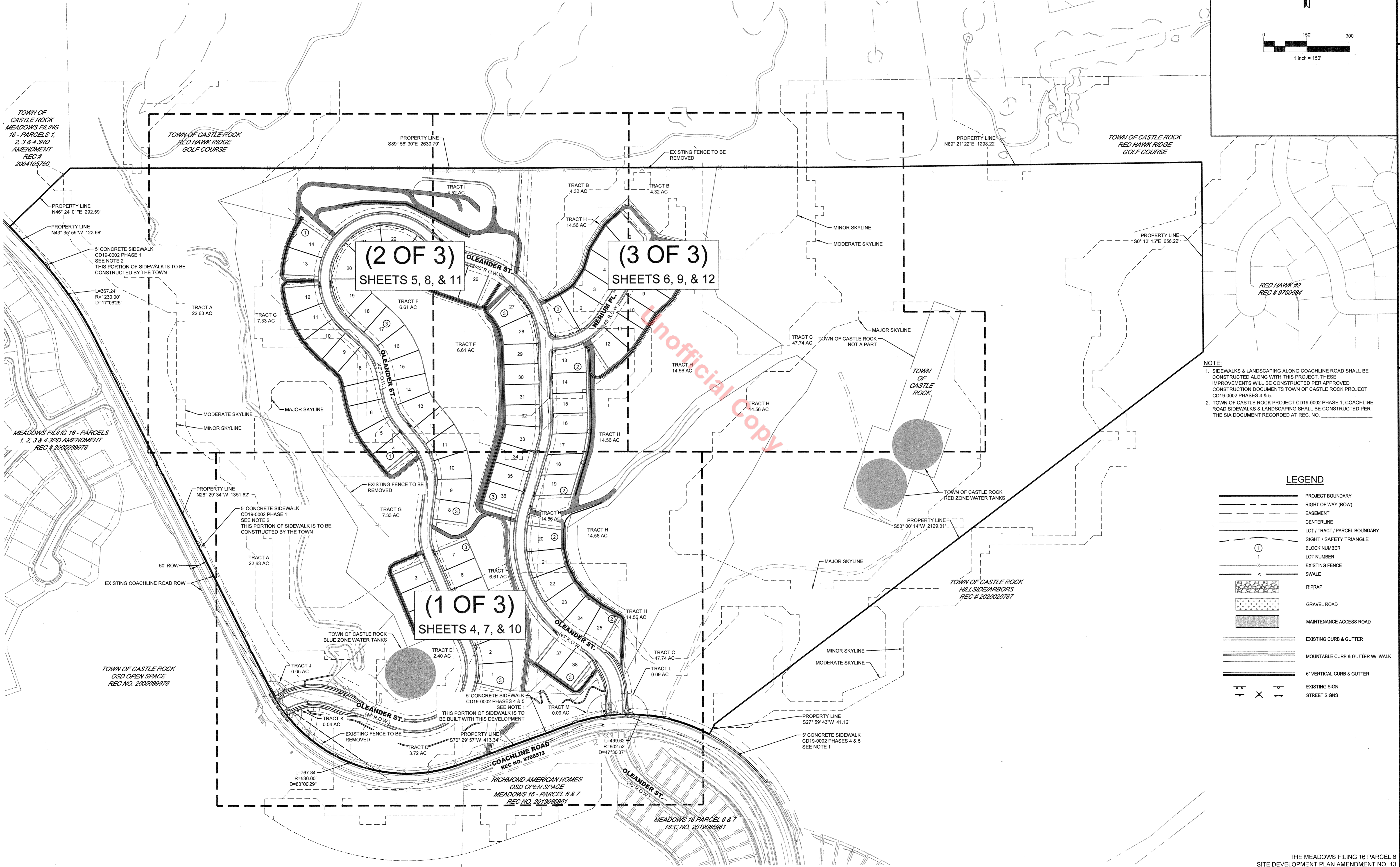
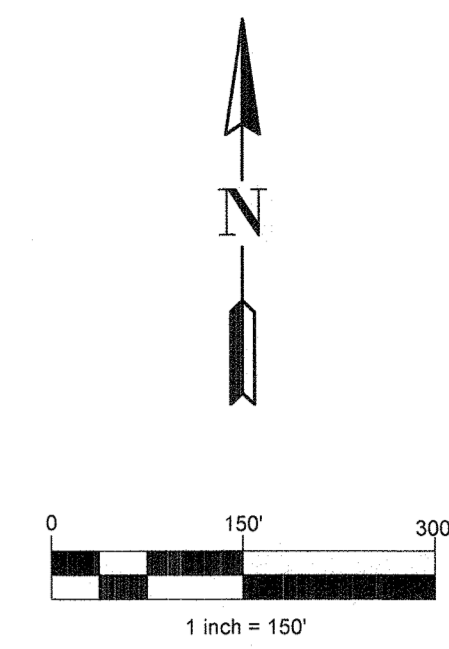


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3	3RD SUBMITTAL	08/09/2022	MG
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5	5TH SUBMITTAL	01/27/2023	MG
6	APPROVED	03/21/2023	MG

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
1. SIDEWALKS & LANDSCAPING ALONG COACHLINE ROAD SHALL BE CONSTRUCTED ALONG WITH THIS PROJECT. THESE IMPROVEMENTS WILL BE CONSTRUCTED PER APPROVED CONSTRUCTION DOCUMENTS TOWN OF CASTLE ROCK PROJECT CD19-0002 PHASES 4 & 5.
2. TOWN OF CASTLE ROCK PROJECT CD19-0002 PHASE 1, COACHLINE ROAD SIDEWALKS & LANDSCAPING SHALL BE CONSTRUCTED PER THE SIA DOCUMENT RECORDED AT REC. NO.

LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
	SIGHT / SAFETY TRIANGLE
	BLOCK NUMBER
	LOT NUMBER
	EXISTING FENCE
	SWALE
	RIPRAP
	GRAVEL ROAD
	MAINTENANCE ACCESS ROAD
	EXISTING CURB & GUTTER
	MOUNTABLE CURB & GUTTER w/ WALK
	6\"/>
	EXISTING SIGN
	STREET SIGNS



#	REVISION DESCRIPTION	DATE	BY
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5	5TH SUBMITTAL	01/27/2023	MG
6	APPROVED	03/21/2023	MG

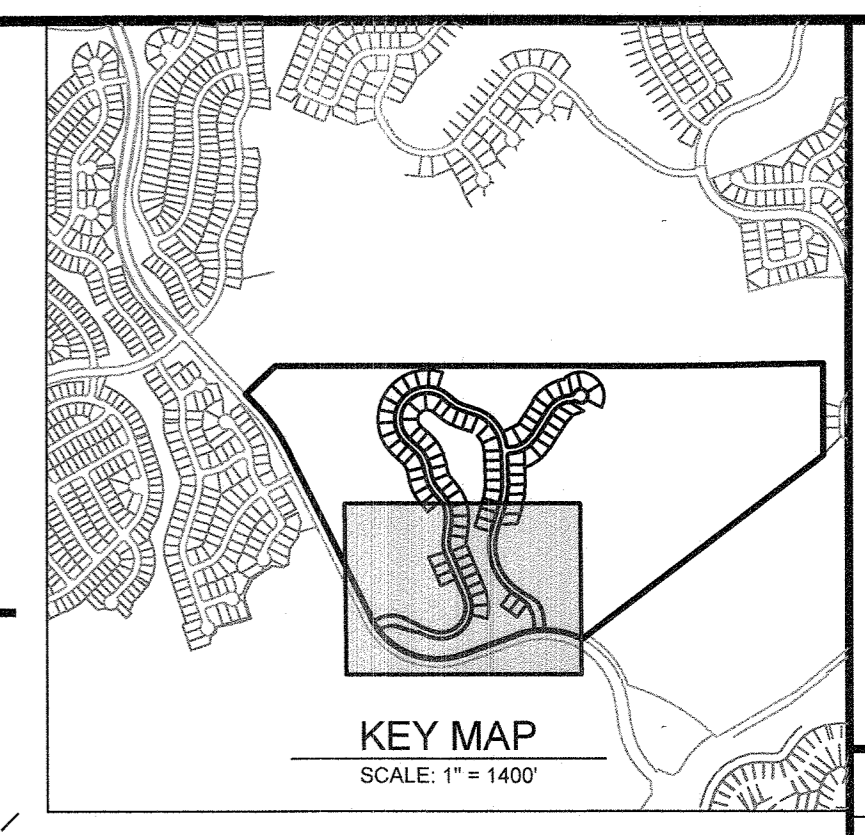
THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
INDEX



2023-04-03 10:07 AM X:\114-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP -OVERALL SITE PLAN.DWG

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

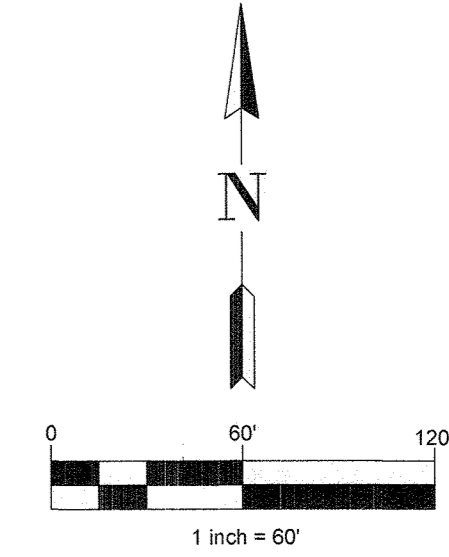
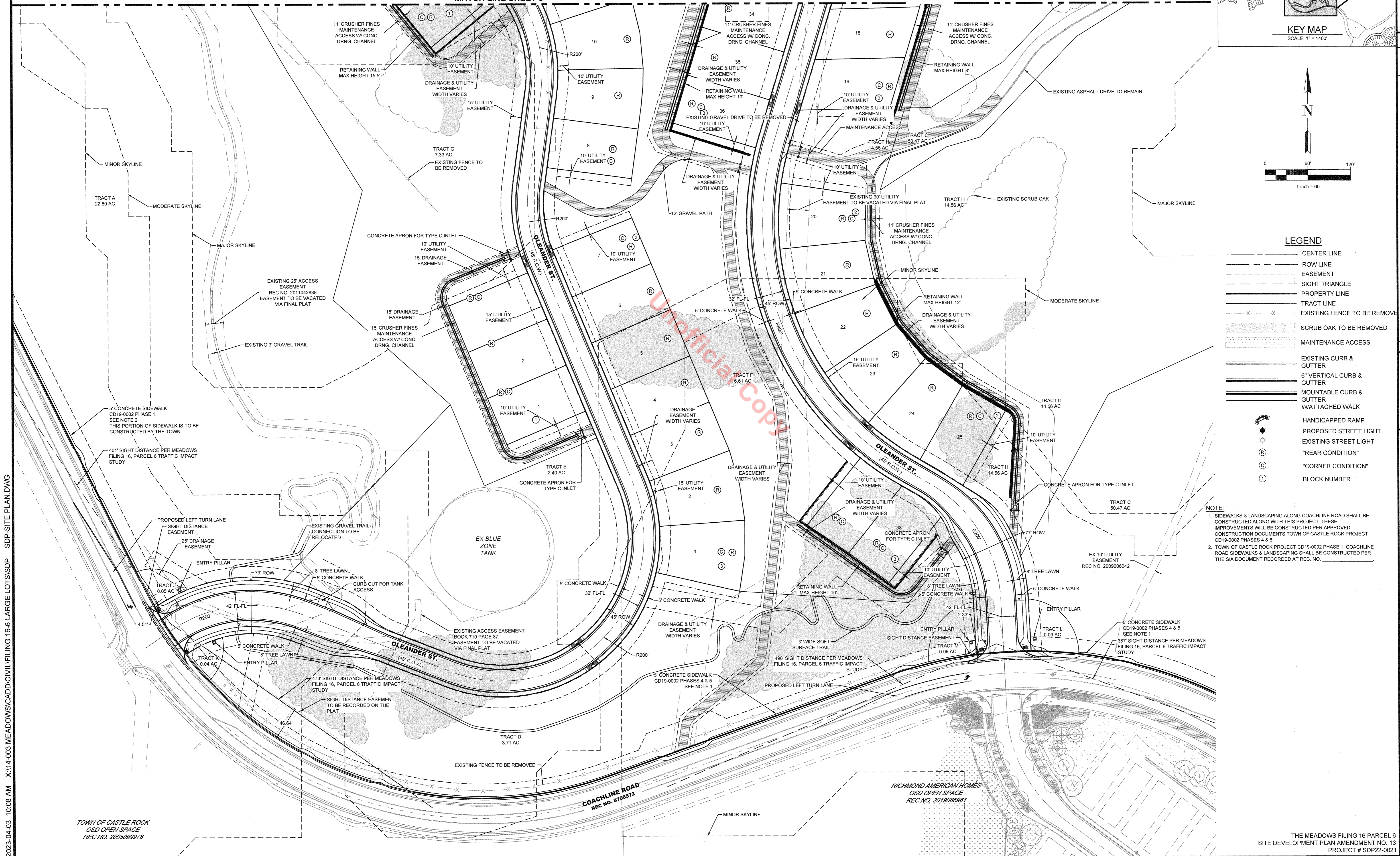
13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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Denver, CO 80231
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MATCH LINE SHEET 5

MATCH LINE SHEET 6



LEGEND

- CENTER LINE
- ROW LINE
- - - EASEMENT
- - - SIGHT TRIANGLE
- PROPERTY LINE
- TRACT LINE
- x-x- EXISTING FENCE TO BE REMOVED
- ▨ SCRUB OAK TO BE REMOVED
- ▨ MAINTENANCE ACCESS
- ▨ EXISTING CURB & GUTTER
- ▨ 6" VERTICAL CURB & GUTTER
- ▨ MOUNTABLE CURB & GUTTER
- ▨ WATTICAPPED WALK
- ♿ HANDICAPPED RAMP
- ⊙ PROPOSED STREET LIGHT
- ⊙ EXISTING STREET LIGHT
- ⊙ "REAR CONDITION"
- ⊙ "CORNER CONDITION"
- ⊙ BLOCK NUMBER

NOTE:

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2023-04-03 10:08 AM X:114-003 MEADOWS/CADD/CIVIL/FILING 16-6 LARGE LOTS/SDP SDP-SITE PLAN.DWG

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2005089978

RICHMOND AMERICAN HOMES
OSD OPEN SPACE
REC NO. 2019098961

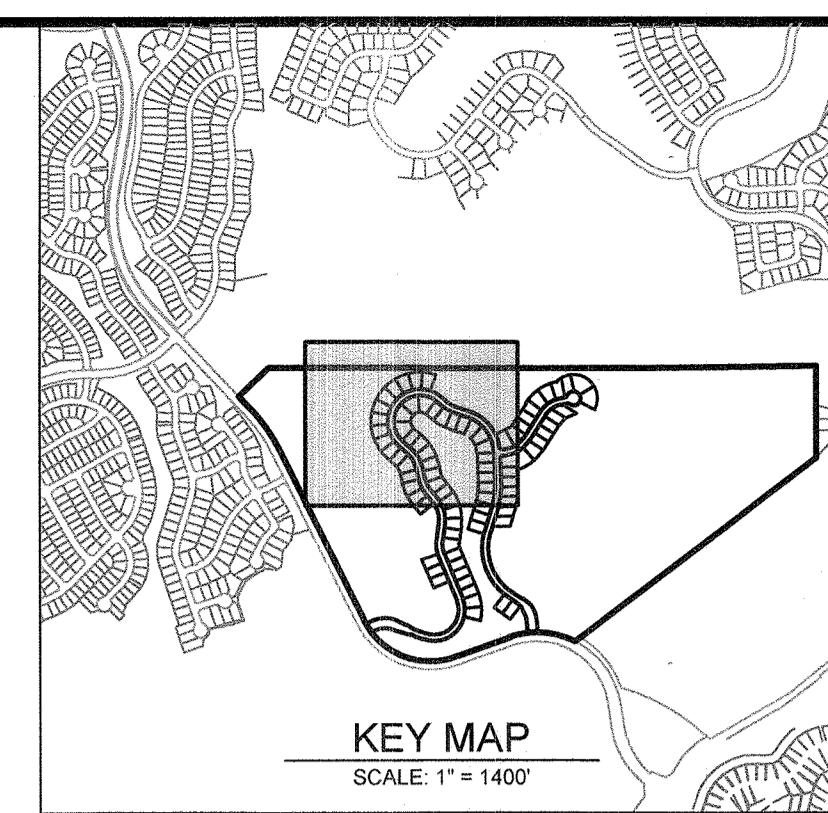
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 13
PROJECT # SDP22-0021

#	REVISION DESCRIPTION	DATE	BY
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3	3RD SUBMITTAL	09/09/2022	MG
4	4TH SUBMITTAL	11/01/2022	MG
5	5TH SUBMITTAL	01/27/2023	MG
6	APPROVED	03/21/2023	MG

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (1 OF 3)

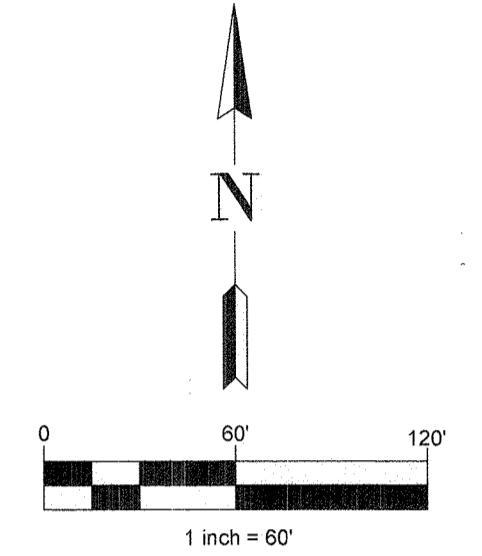
SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



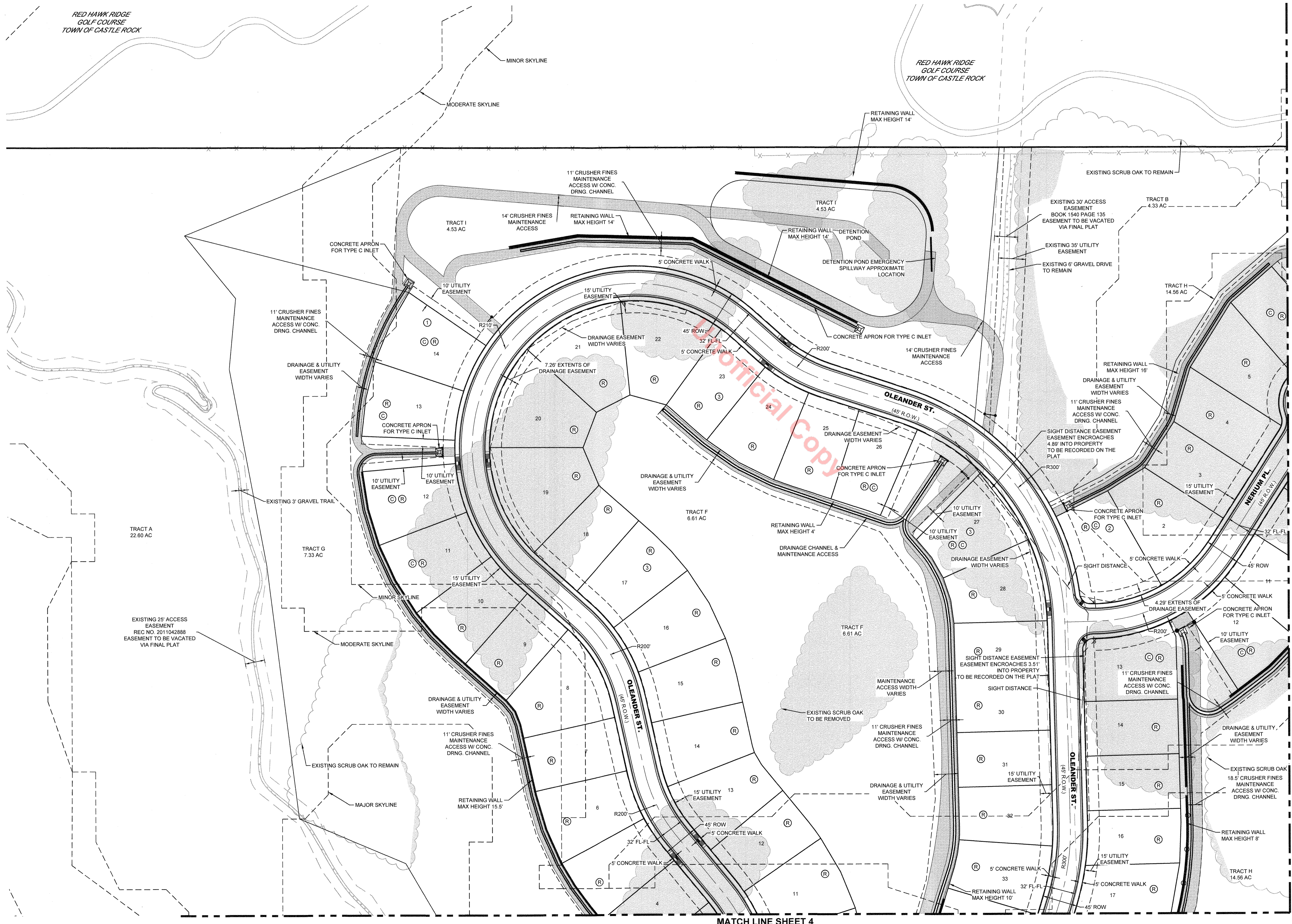
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Denver, CO 80231
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DATE	BY	DESCRIPTION
03/31/2022	MG	1ST SUBMITTAL
06/06/2022	MG	3RD SUBMITTAL
11/01/2022	MG	4TH SUBMITTAL
01/27/2023	MG	5TH SUBMITTAL
03/21/2023	MG	APPROVED



LEGEND

- CENTER LINE
- ROW LINE
- EASEMENT
- SIGHT TRIANGLE
- PROPERTY LINE
- TRACT LINE
- TRACT LINE TO BE REMOVED
- SCRUB OAK TO BE REMOVED
- MAINTENANCE ACCESS
- EXISTING CURB & GUTTER
- 6" VERTICAL CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- WATTACHED WALK
- HANDICAPPED RAMP
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- "REAR CONDITION"
- "CORNER CONDITION"
- BLOCK NUMBER



2023-04-03 10:08 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP -SDP-SITE PLAN.DWG SDP-SITE PLAN.DWG

MATCH LINE SHEET 4

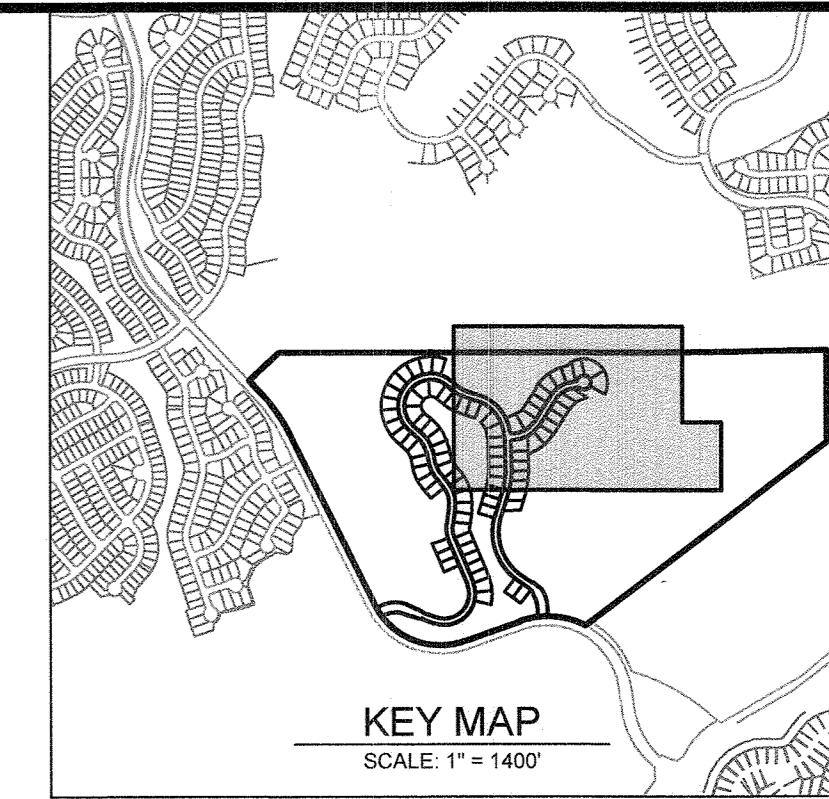
MATCH LINE SHEET 6

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (2 OF 3)

Know what's below.
Call before you dig.
811
SHEET
5 OF 27

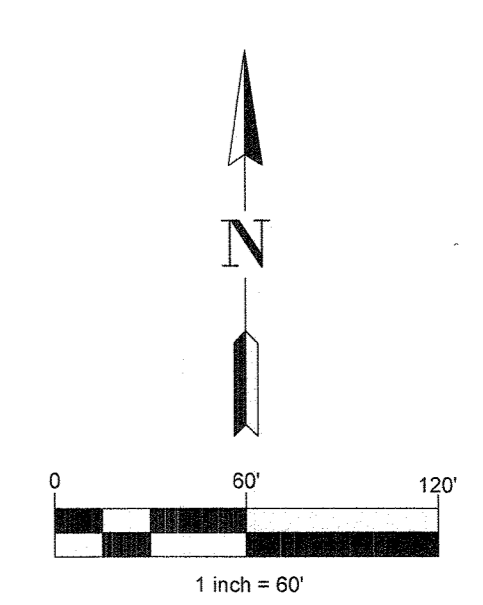
SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

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

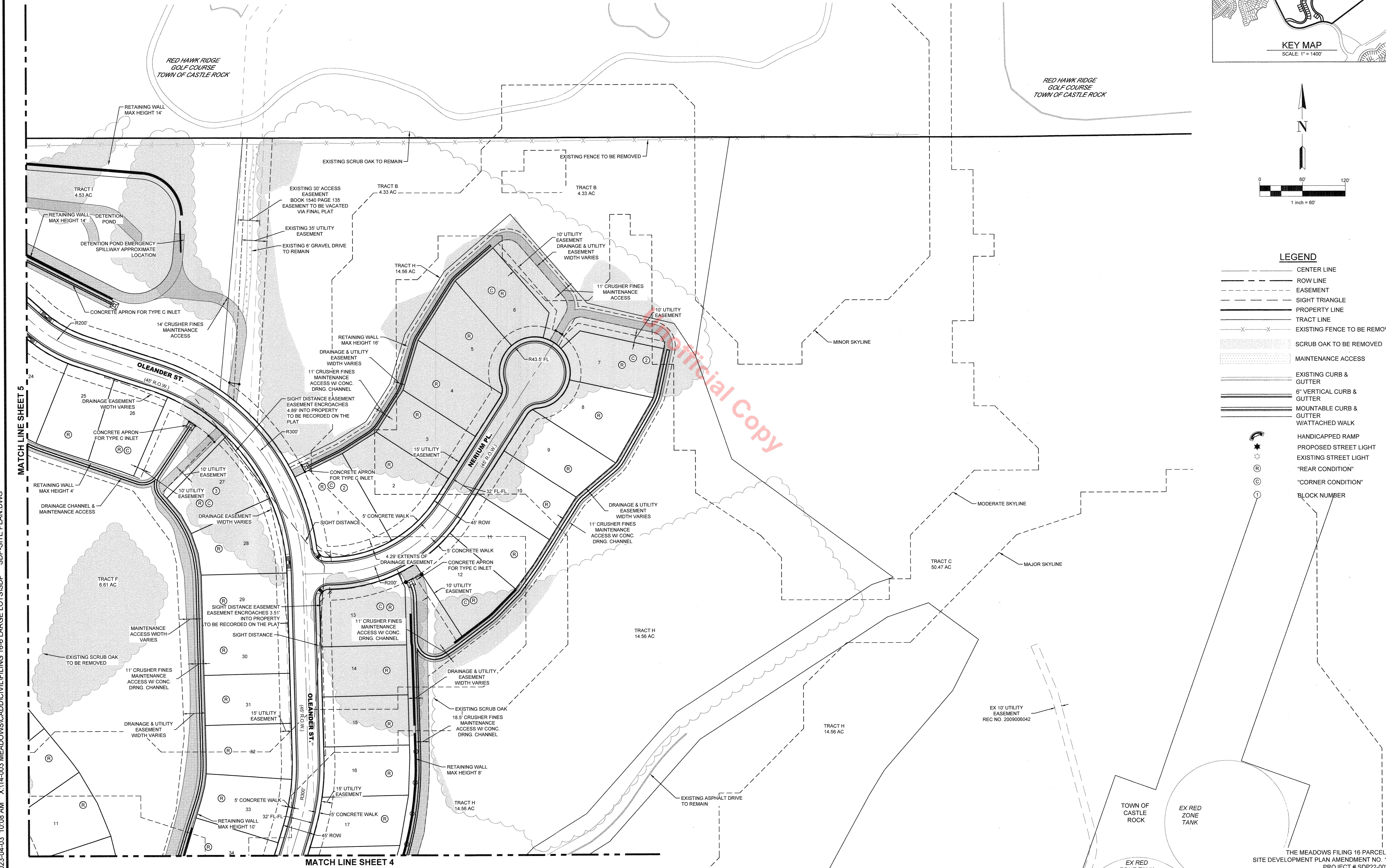


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1	1ST SUBMITTAL	03/31/2022	MG
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5	5TH SUBMITTAL	01/27/2023	MG
6	APPROVED	03/21/2023	MG



- LEGEND**
- CENTER LINE
 - ROW LINE
 - EASEMENT
 - SIGHT TRIANGLE
 - PROPERTY LINE
 - TRACT LINE
 - EXISTING FENCE TO BE REMOVED
 - SCRUB OAK TO BE REMOVED
 - MAINTENANCE ACCESS
 - EXISTING CURB & GUTTER
 - 6" VERTICAL CURB & GUTTER
 - MOUNTABLE CURB & GUTTER
 - WIATTACHED WALK
 - HANDICAPPED RAMP
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT
 - "REAR CONDITION"
 - "CORNER CONDITION"
 - BLOCK NUMBER



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THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (3 OF 3)

Know what's below.
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811
SHEET 6 OF 27

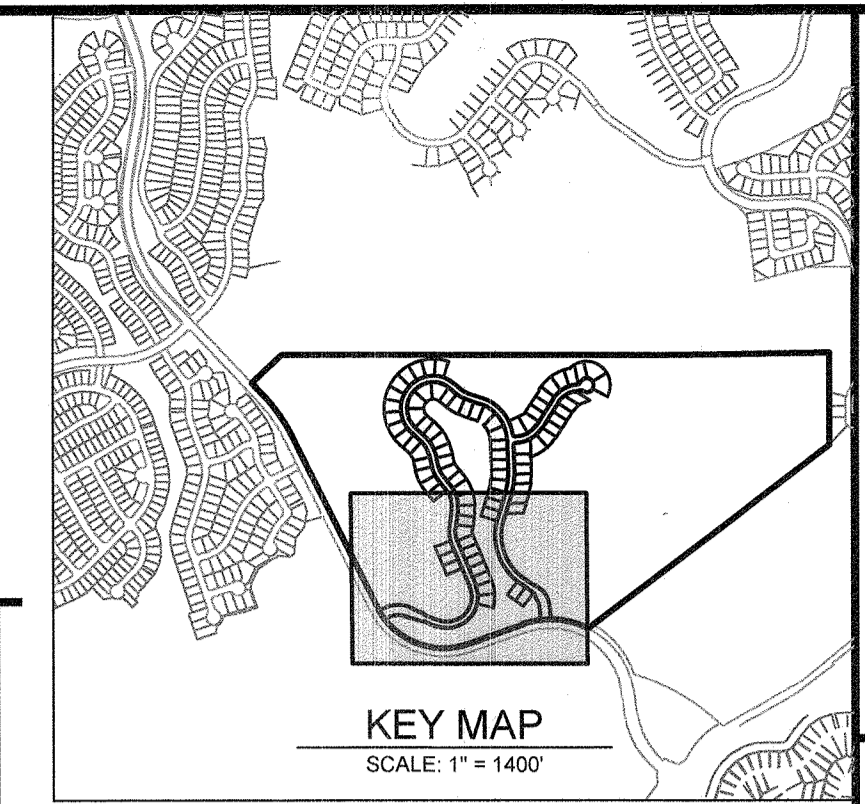
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 13
PROJECT # SDP22-0021

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

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

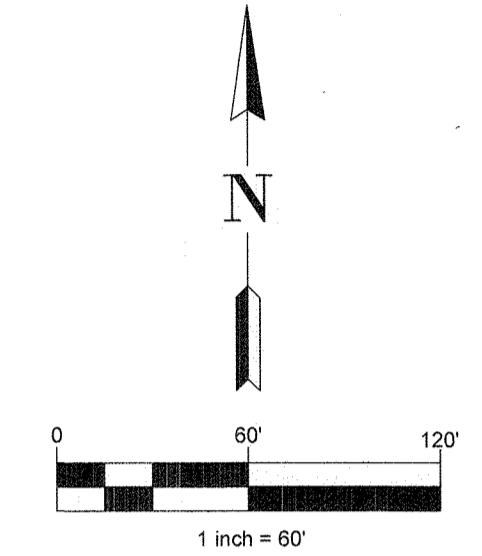
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MATCH LINE SHEET 9



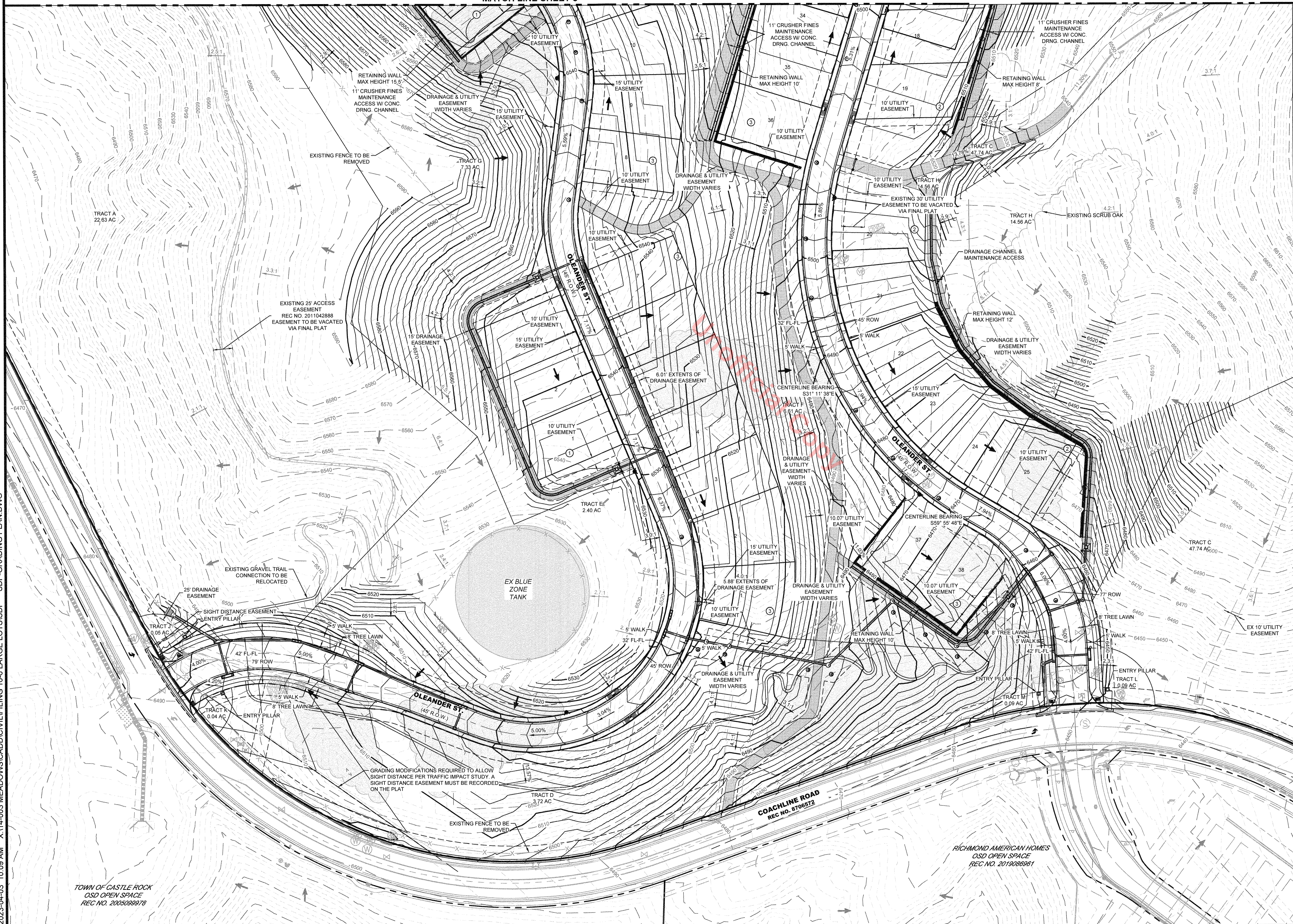
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5	5TH SUBMITTAL	01/27/2023					
6	APPROVED	03/21/2023					



LEGEND

	PROPOSED STORM DRAIN
	MANHOLE and PIPE
	INLET
	FLARED END SECTION
	EXISTING STORM DRAIN
	MANHOLE and PIPE
	INLET
	FLARED END SECTION
	GAS LINE
	EASEMENT
	CENTER LINE
	PROPERTY LINE
	ROW LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE TO BE REMOVED



2023-04-03 10:09 AM X:114-003 MEADOWSCADD/CIVIL/FILING 16-6 LARGE LOTS/SDP SDP-GRADING PLAN.DWG

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2005088978

RICHMOND AMERICAN HOMES
OSD OPEN SPACE
REC NO. 2019085961

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 13
PROJECT # SDP22-0021

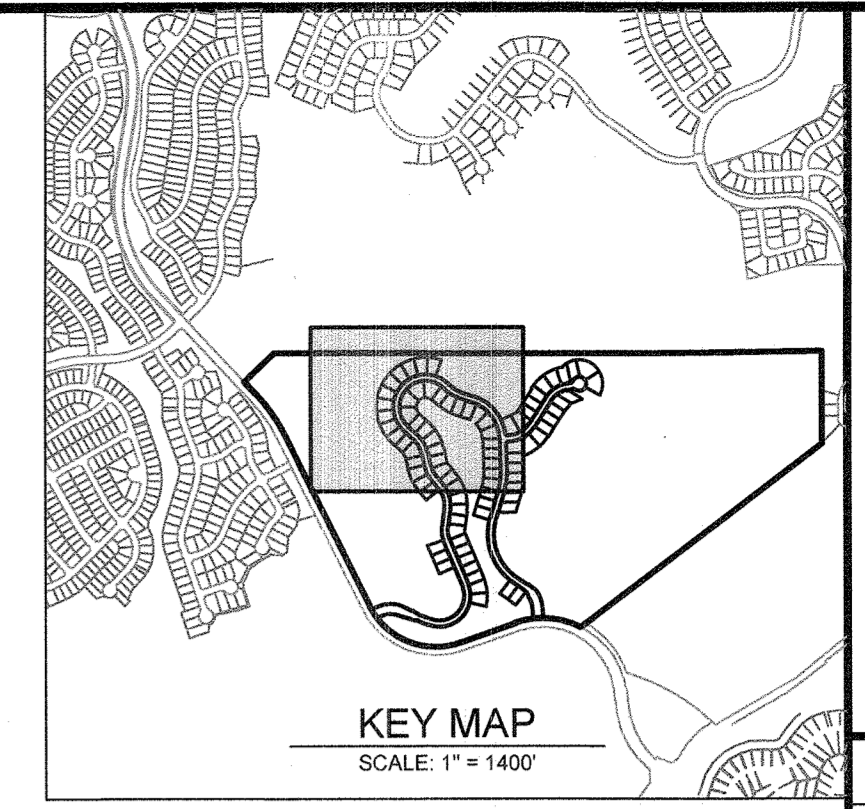
THE MEADOWS FILING 16 PARCEL 6
 TOWN OF CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 GRADING PLAN (1 OF 3)

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SHEET
7 OF 27

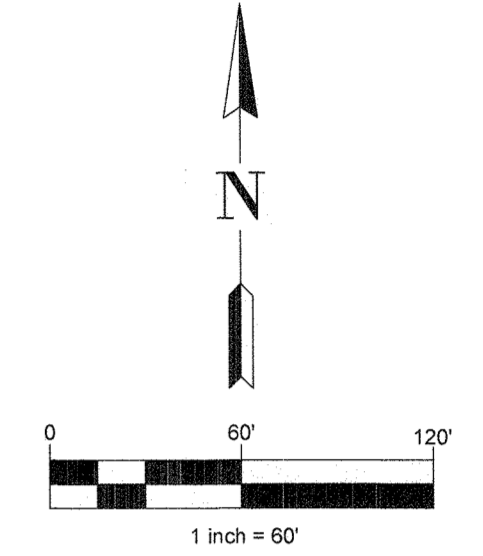
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



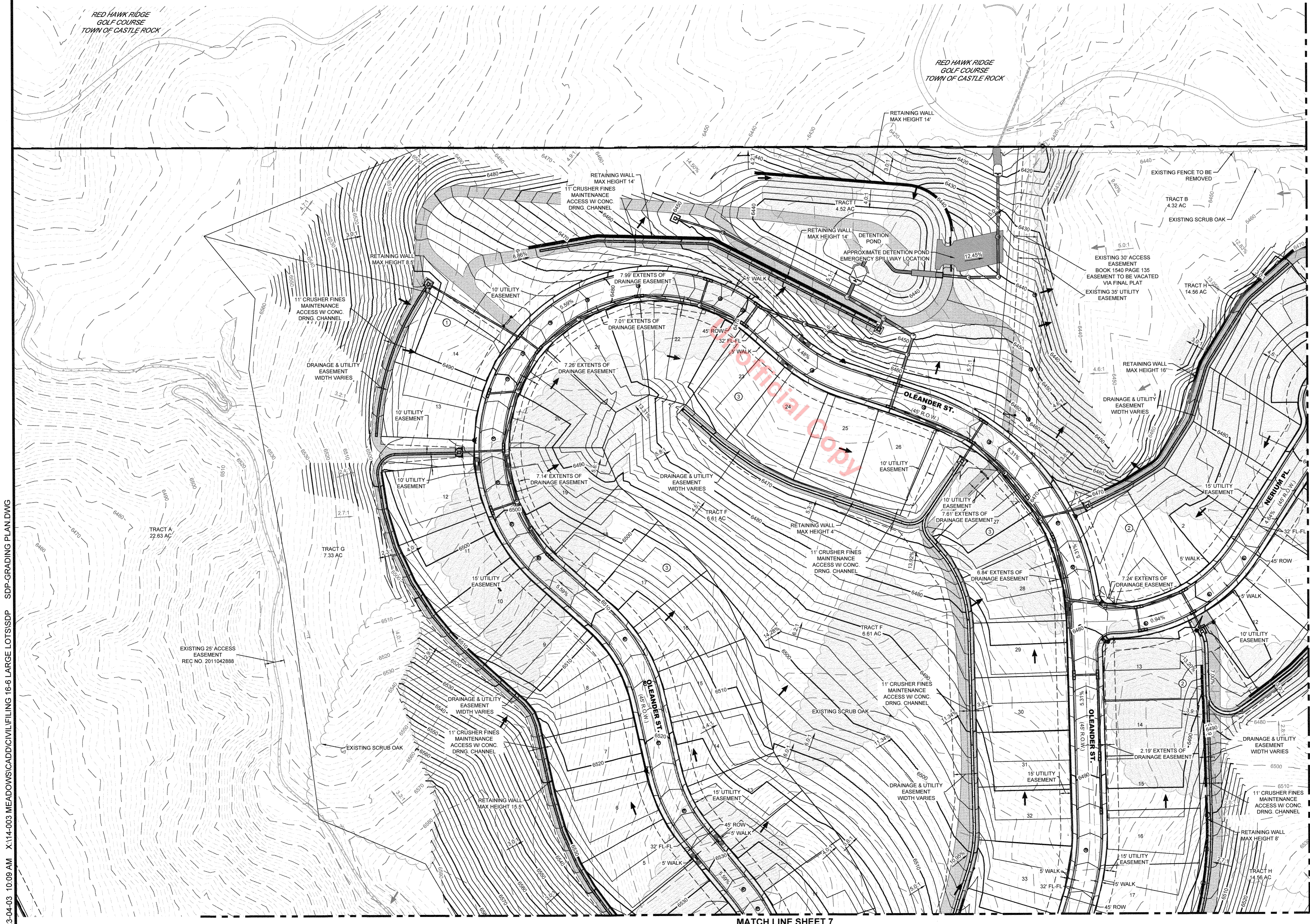
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Denver, CO 80231
ph: 303.652.8667

DATE	BY	NG
03/31/2022		
09/09/2022		
11/01/2022		
01/27/2023		
03/21/2023		



LEGEND

	PROPOSED STORM DRAIN
	MANHOLE and PIPE
	INLET
	FLARED END SECTION
	EXISTING STORM DRAIN
	MANHOLE and PIPE
	INLET
	FLARED END SECTION
	GAS LINE
	CENTER LINE
	PROPERTY LINE
	ROW LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE TO BE REMOVED



2023-04-03 10:09 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP SDP-GRADING PLAN.DWG

MATCH LINE SHEET 7

MATCH LINE SHEET 9

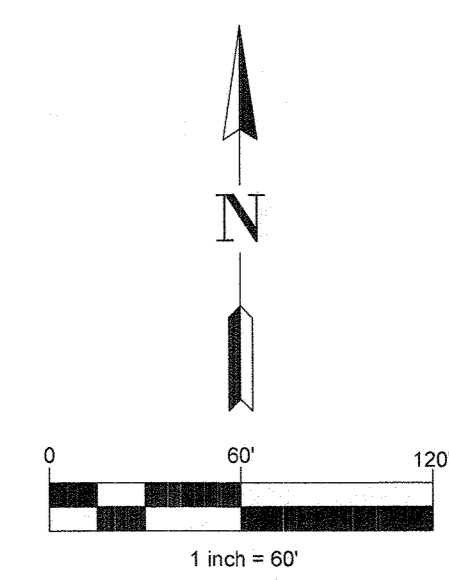
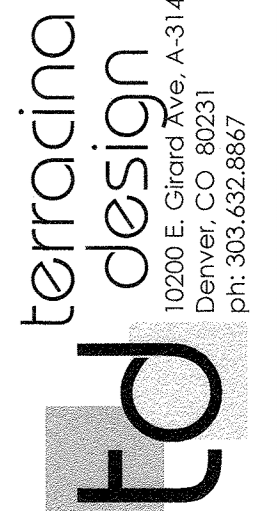
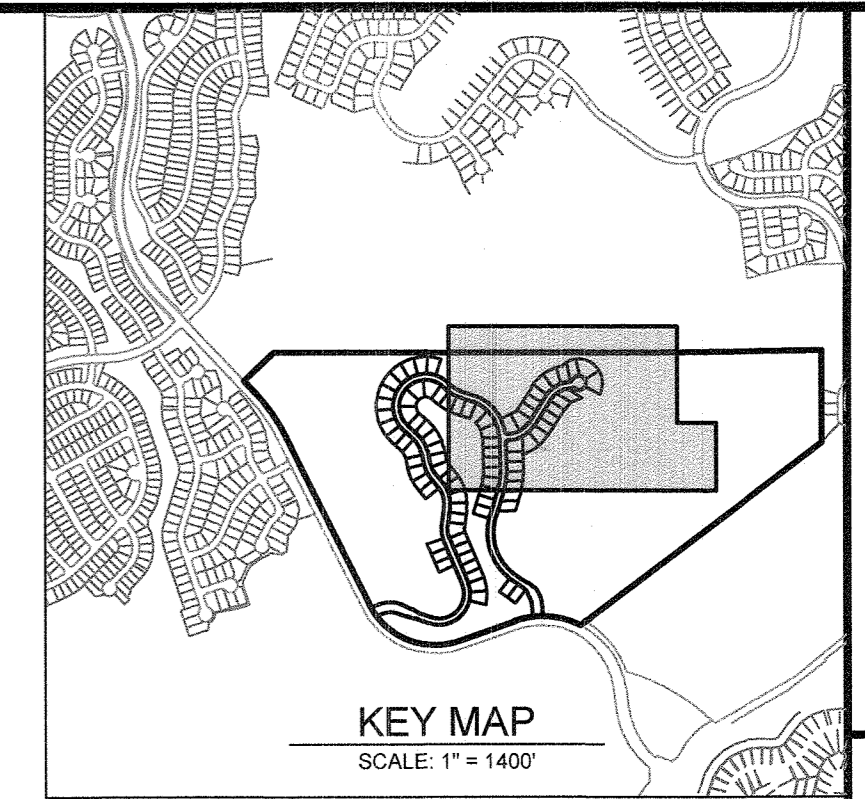
THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (2 OF 3)

Know what's below.
Call before you dig.
811
SHEET
8 OF 27

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 13
PROJECT # SDP22-0021

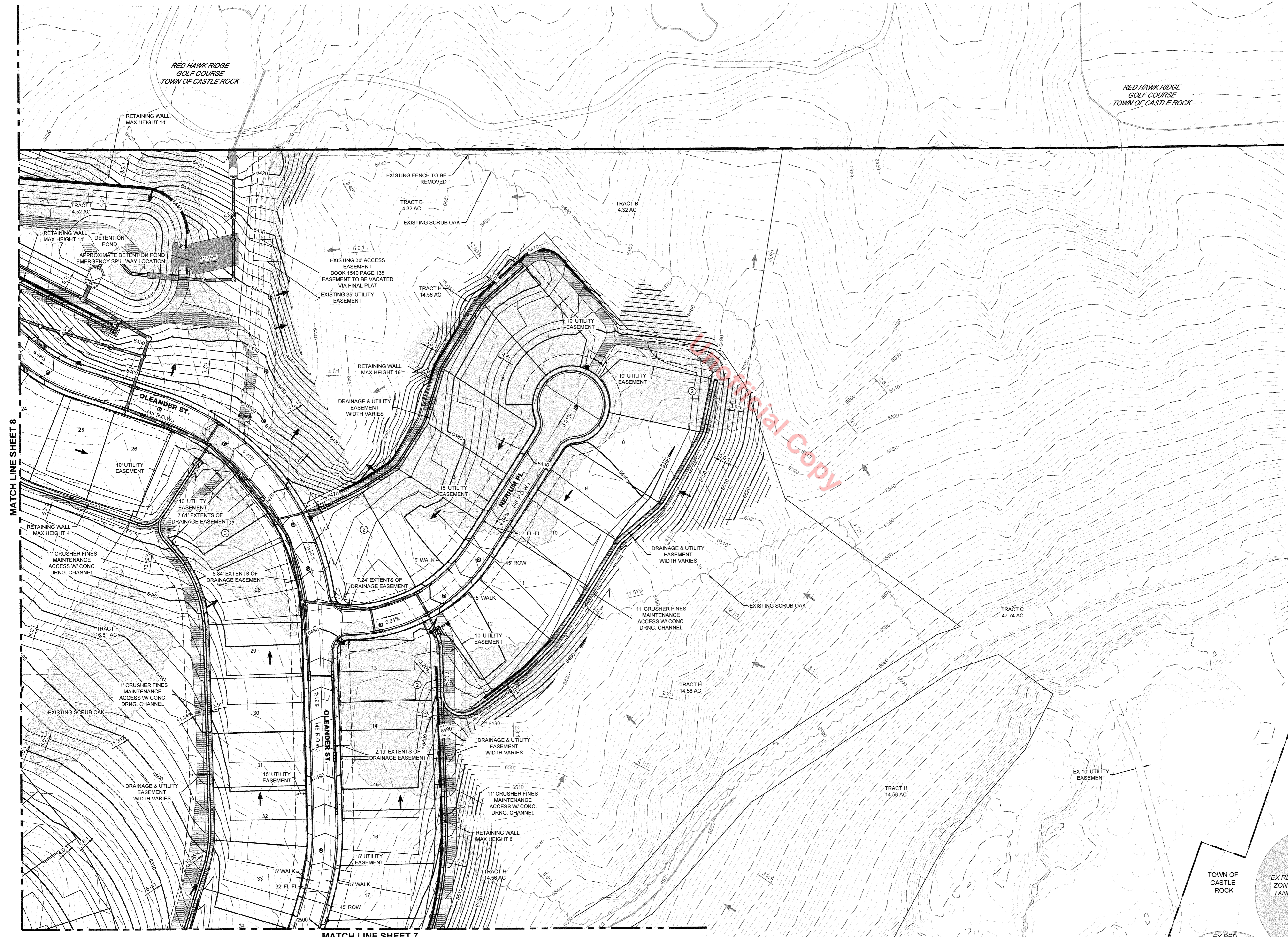
SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

PROPOSED STORM DRAIN	
	MANHOLE and PIPE
	INLET
	FLARED END SECTION
EXISTING STORM DRAIN	
	MANHOLE and PIPE
	INLET
	FLARED END SECTION
	GAS LINE
	EASEMENT
	CENTER LINE
	PROPERTY LINE
	ROW LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE TO BE REMOVED



2023-04-03 10:10 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP SDP-GRADING PLAN.DWG

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4	4TH SUBMITTAL	11/01/2022	MG
5	5TH SUBMITTAL	01/27/2023	MG
6	APPROVED	03/21/2023	MG

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (3 OF 3)

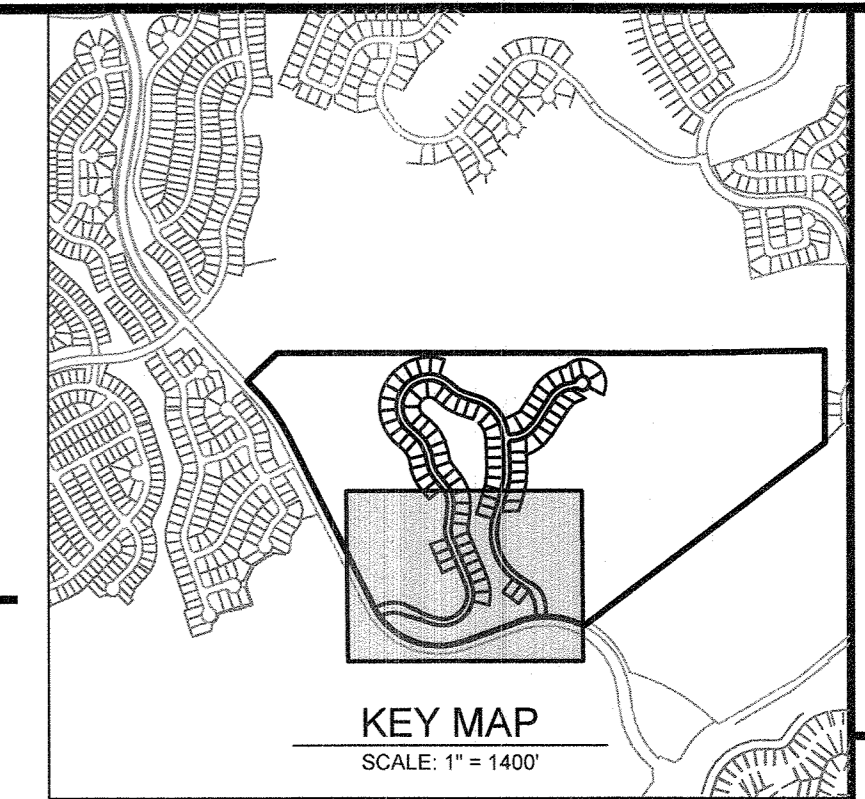
Know what's below.
Call before you dig.

SHEET 9 OF 27

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 13
PROJECT # SDP22-0021

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

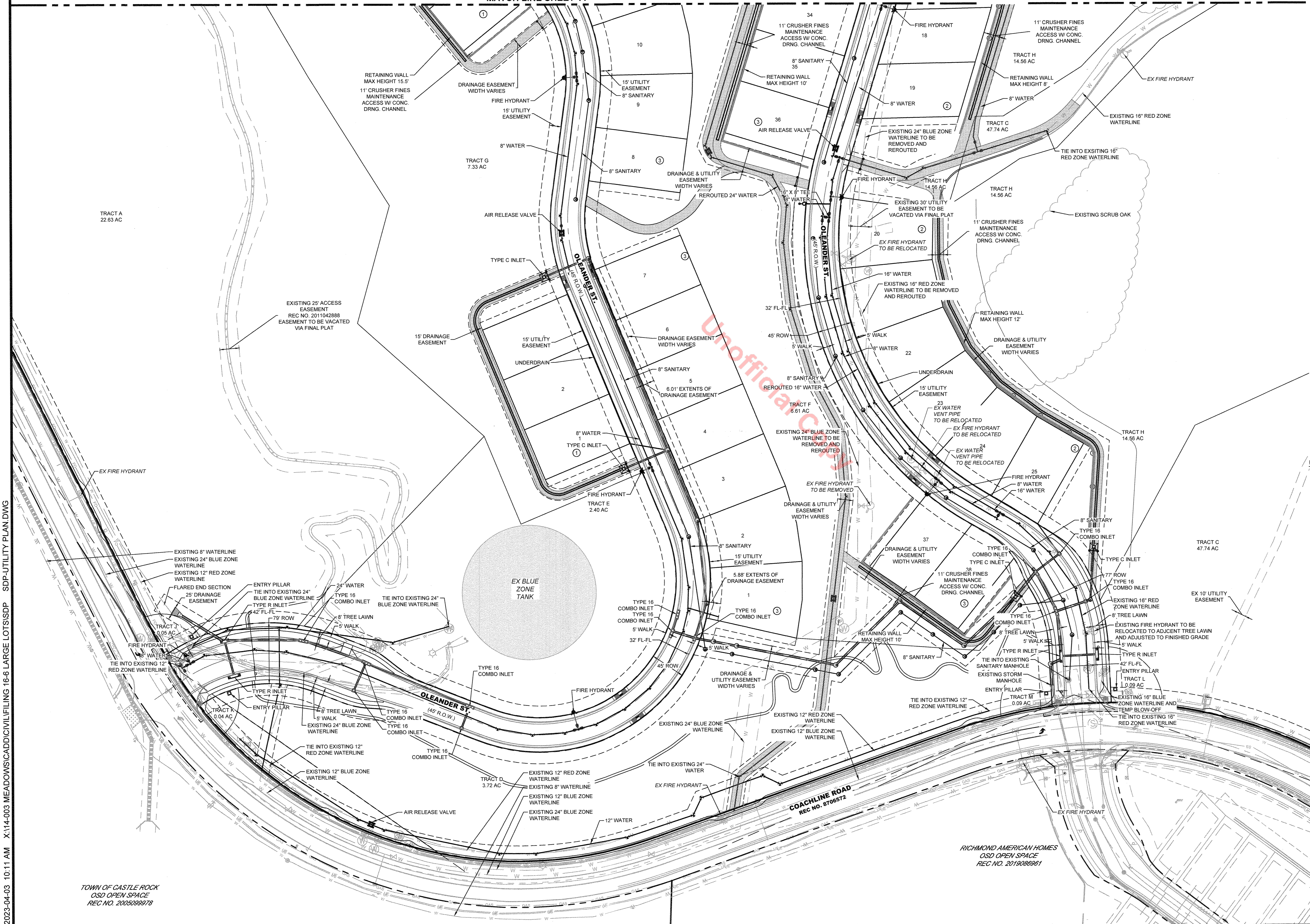
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LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



terracina
Ed design
 10200 E. Girard Ave., A-314
 Denver, CO 80231
 ph: 303.632.8667

MATCH LINE SHEET 11

MATCH LINE SHEET 12

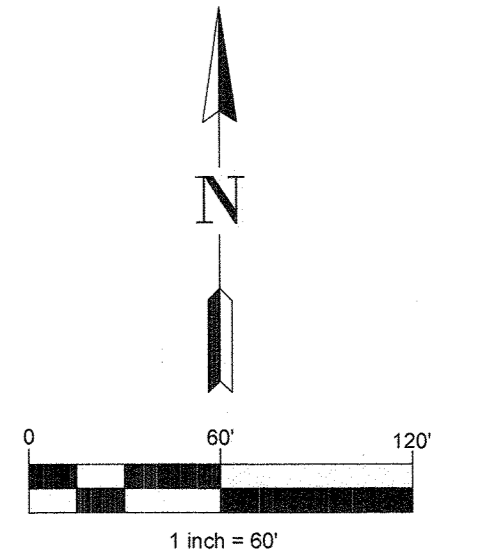


LEGEND

- SANITARY SEWER**
- PROPOSED GRAVITY SEWER PIPE WITH MANHOLE
 - PIPE WITH PLUG
 - SANITARY SERVICE, 4"
 - EXISTING GRAVITY SEWER PIPE WITH MANHOLE
 - WATER
 - RW— TRANSMISSION MAIN
 - RW— RAW WATER LINE
 - IR— IRRIGATION LINE
 - PIPE WITH PLUG & B.O.
 - WATER SERVICE
 - WATER VALVE
 - FIRE HYDRANT
 - BEND WITH THRUST BLOCK
 - EXISTING TRANSMISSION MAIN
 - STORM DRAIN
 - MANHOLE WITH PIPE
 - INLET
 - FLARED END SECTION
 - EX. MANHOLE WITH PIPE
 - EXISTING DRY UTILITY
 - GAS LINE
 - UG
 - UNDERGROUND ELECTRIC
 - UT
 - UNDERGROUND TELEPHONE
 - FO
 - FIBER OPTIC LINE
 - EASEMENT
 - CENTER LINE
 - PROPERTY LINE
 - ROW LINE
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "REAR CONDITION"
 - "CORNER CONDITION"
 - BLOCK NUMBER

UTILITY NOTES

1. PAVEMENT DEGRADATION FEES WILL BE ASSESSED FOR UTILITY CUTS IN EXISTING ROADS.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
4. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
5. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/31/2022	MG
3	3RD SUBMITTAL	08/09/2022	MG
4	4TH SUBMITTAL	11/01/2022	MG
5	5TH SUBMITTAL	01/27/2023	MG
6	APPROVED	03/21/2023	MG

THE MEADOWS FILING 16 PARCEL 6
 TOWN OF CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 UTILITY PLAN (1 OF 3)

Know what's below.
Call before you dig.

SHEET
10 OF 27

2023-04-03 10:11 AM X:114-003 MEADOWS/CADD/CIVIL/FILING 16-6 LARGE LOTS/SDP SDP-UTILITY PLAN DWG

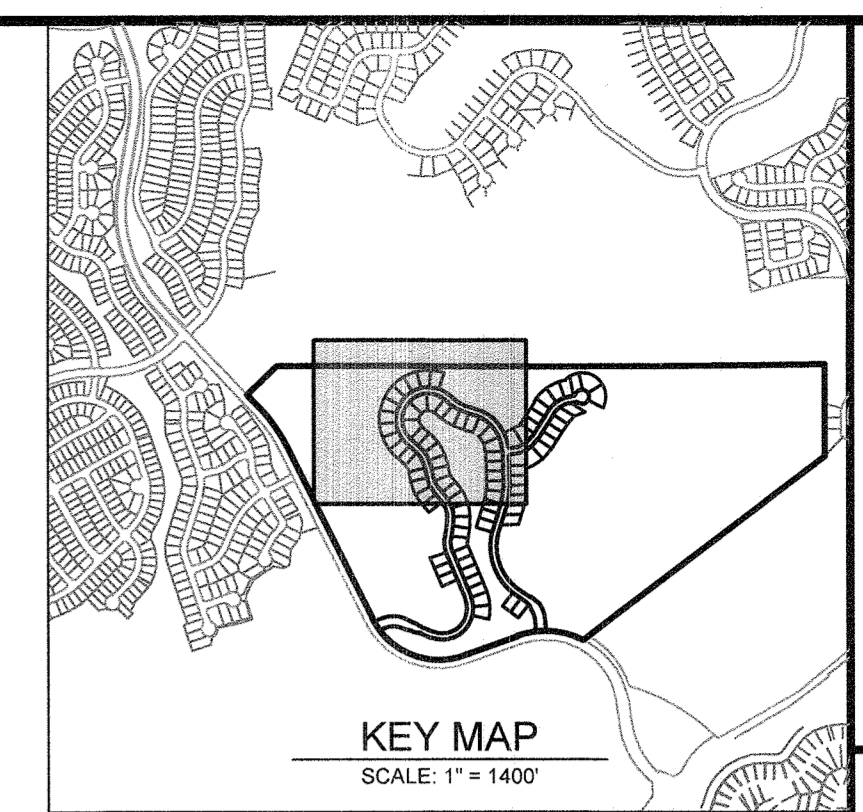
TOWN OF CASTLE ROCK
 OSD OPEN SPACE
 REC NO. 2005099978

RICHMOND AMERICAN HOMES
 OSD OPEN SPACE
 REC NO. 2019086961

THE MEADOWS FILING 16 PARCEL 6
 SITE DEVELOPMENT PLAN AMENDMENT NO. 13
 PROJECT # SDP22-0021

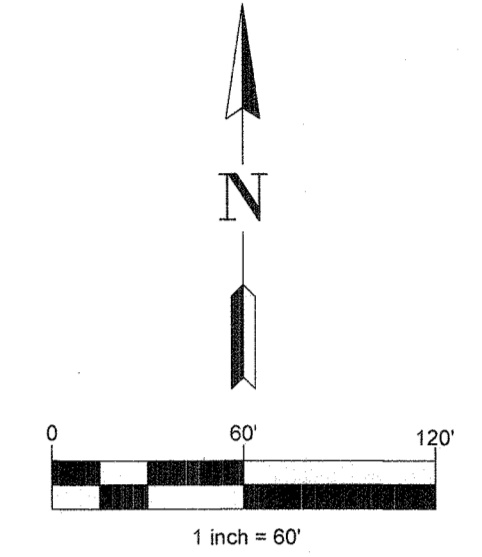
SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



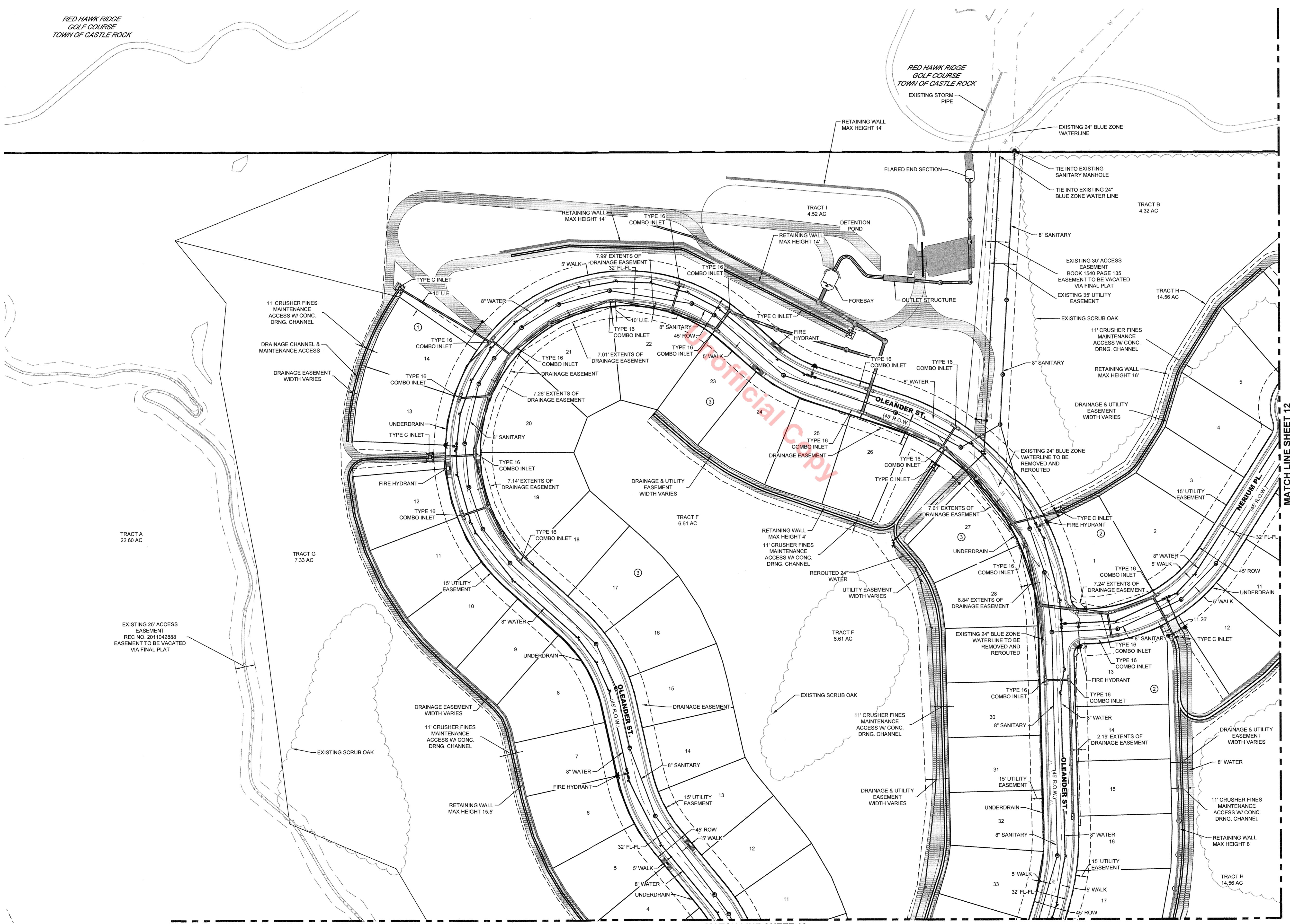
terracina
Ed design
 10200 E. Girard Ave., A-314
 Denver, CO 80231
 ph: 303.652.8867

DATE	BY
03/31/2022	MG
08/09/2022	MG
11/01/2022	MG
01/27/2023	MG
03/21/2023	MG



LEGEND

- SANITARY SEWER**
- PROPOSED GRAVITY SEWER PIPE WITH MANHOLE
 - PIPE WITH PLUG
 - SANITARY SERVICE, 4"
 - EXISTING GRAVITY SEWER PIPE WITH MANHOLE
- WATER**
- TRANSMISSION MAIN
 - RAW WATER LINE
 - IRRIGATION LINE
 - PIPE WITH PLUG & B.O.
 - WATER SERVICE
 - WATER VALVE
 - FIRE HYDRANT
 - BEND WITH THRUST BLOCK
- EXISTING**
- TRANSMISSION MAIN
 - STORM DRAIN
 - MANHOLE WITH PIPE
 - INLET
 - FLARED END SECTION
 - EX. MANHOLE WITH PIPE
 - EXISTING DRY UTILITY
- UTILITY**
- G — GAS LINE
 - UE — UNDERGROUND ELECTRIC
 - UT — UNDERGROUND TELEPHONE
 - FO — FIBER OPTIC LINE
 - EASEMENT
 - CENTER LINE
 - PROPERTY LINE
 - ROW LINE
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - * — "REAR CONDITION"
 - (C) — "CORNER CONDITION"
 - (1) — BLOCK NUMBER



2023-04-03 10:11 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP -SDP-UTILITY PLAN.DWG

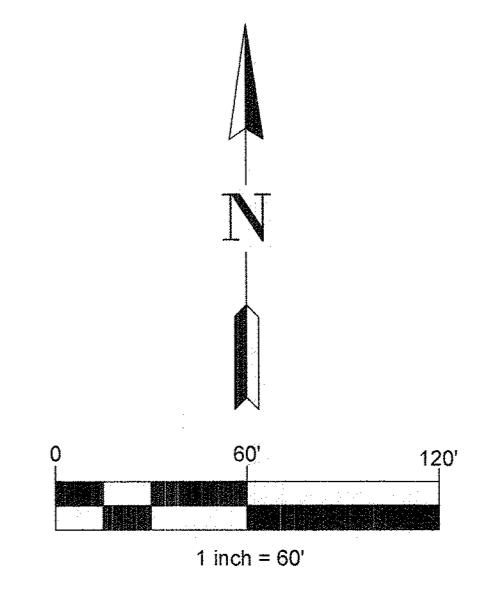
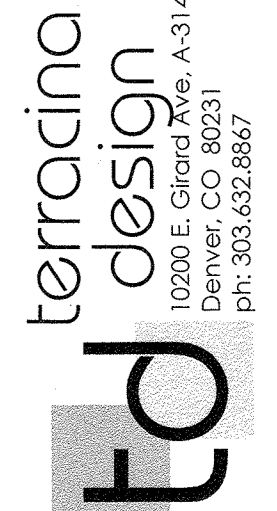
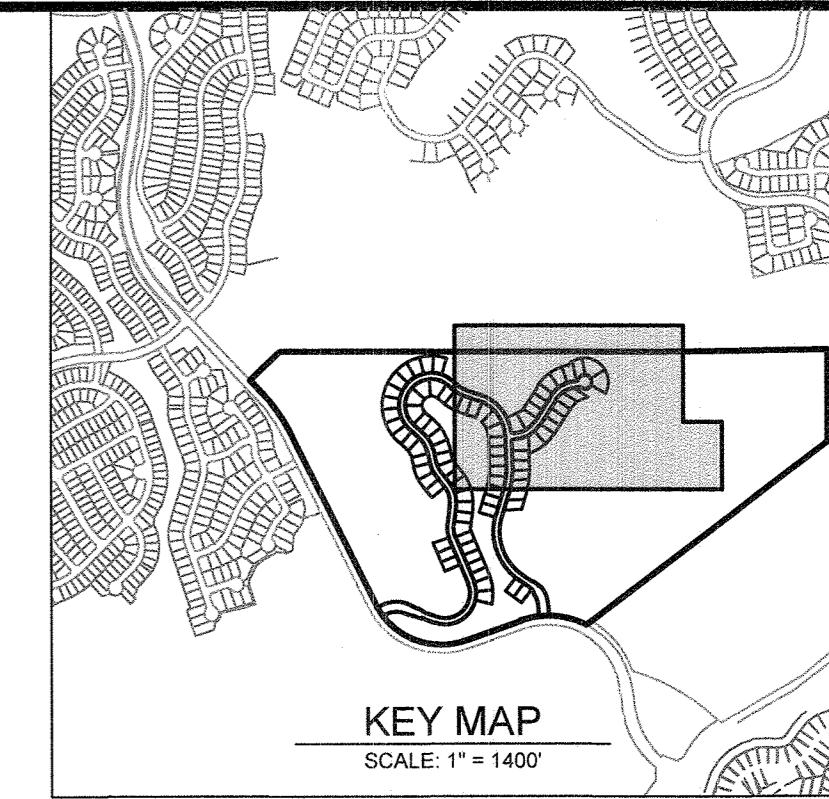
THE MEADOWS FILING 16 PARCEL 6
 TOWN OF CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 UTILITY PLAN (2 OF 3)

Know what's below.
Call before you dig.

SHEET
11 OF 27

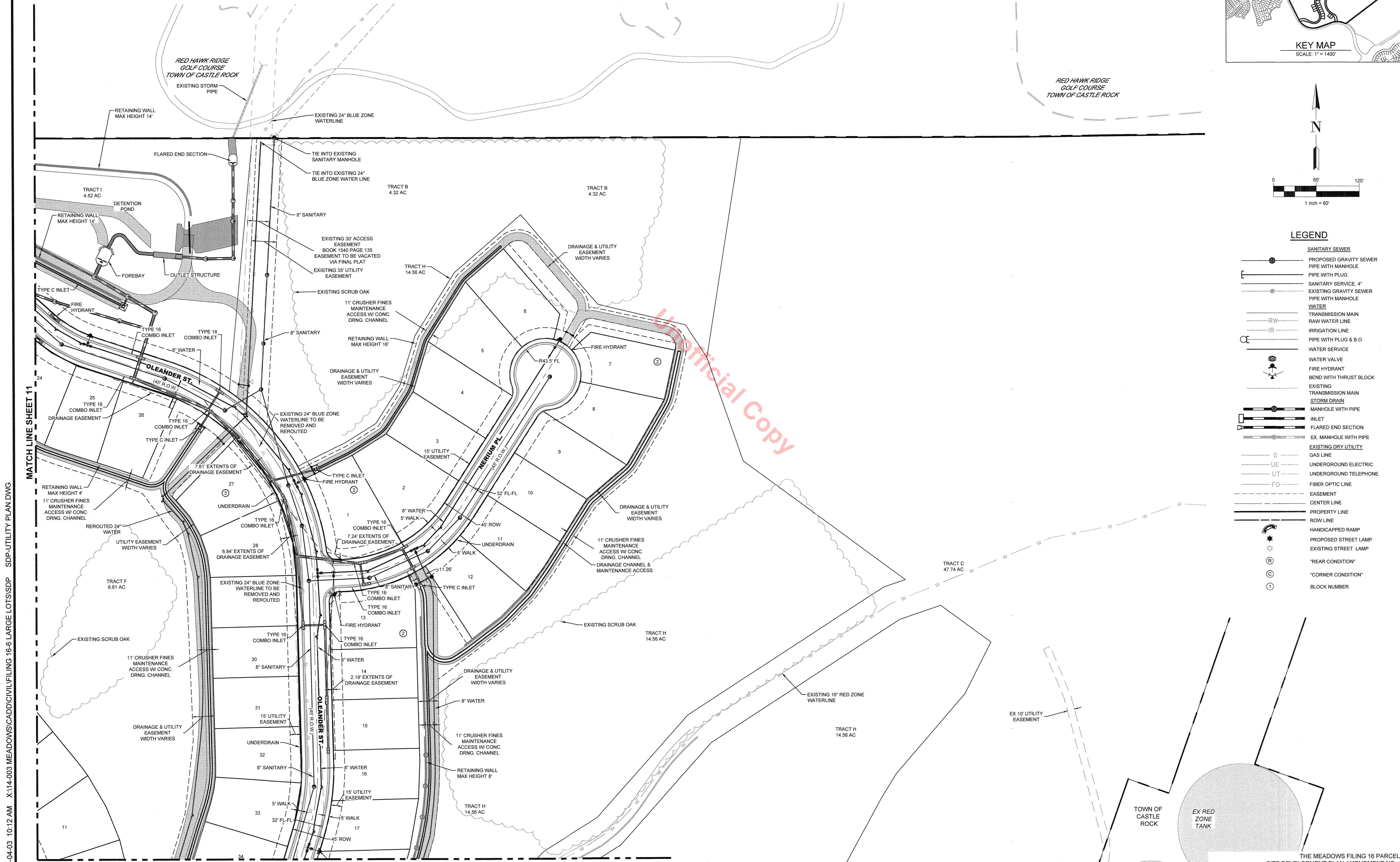
SITE DEVELOPMENT PLAN, AMENDMENT NO. 13 THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

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 - PROPOSED GRAVITY SEWER PIPE WITH MANHOLE
 - PIPE WITH PLUG
 - SANITARY SERVICE, 4"
 - EXISTING GRAVITY SEWER PIPE WITH MANHOLE
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 - WATER VALVE
 - FIRE HYDRANT
 - BEND WITH THRUST BLOCK
- EXISTING**
 - TRANSMISSION MAIN
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 - MANHOLE WITH PIPE
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 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "REAR CONDITION"
 - "CORNER CONDITION"
 - BLOCK NUMBER



Unofficial Copy

2023-04-03 10:12 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP -UTILITY PLAN.DWG SDP-UTILITY PLAN.DWG

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6	APPROVED	03/21/2023	MG

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (3 OF 3)

Know what's below.
Call before you dig.

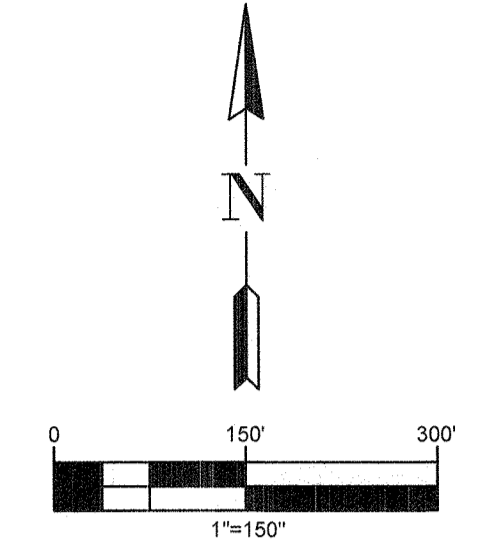
SHEET
12 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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175 W. 32nd Avenue - Suite 8
Denver, Colorado 80204-3688
(303) 951-4288

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
(303) 733-2366
www.dhm-design.com



LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
16. ALL TREES TO RECEIVE TREE PROTECTION PER DETAIL ON SHEET 27.

LEGEND

	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED
	4" DEPTH FIR FIBER MULCH IN ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED.
	DECIDUOUS CANOPY TREE
	EVERGREEN TREE
	DECIDUOUS ORNAMENTAL TREE
	SHRUBS AND PERENNIALS
	3-RAIL OPEN FENCE
	TEMPORARY TREE PROTECTION

#	REVISION DESCRIPTION	DATE	BY
1	SDP SUBMITTAL	04/15/2022	DHM
3	SDP SUBMITTAL	08/08/2022	DHM
4	SDP SUBMITTAL	12/19/2022	DHM
5	SDP SUBMITTAL	01/13/2023	DHM
6	SDP SUBMITTAL	03/21/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN (1 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

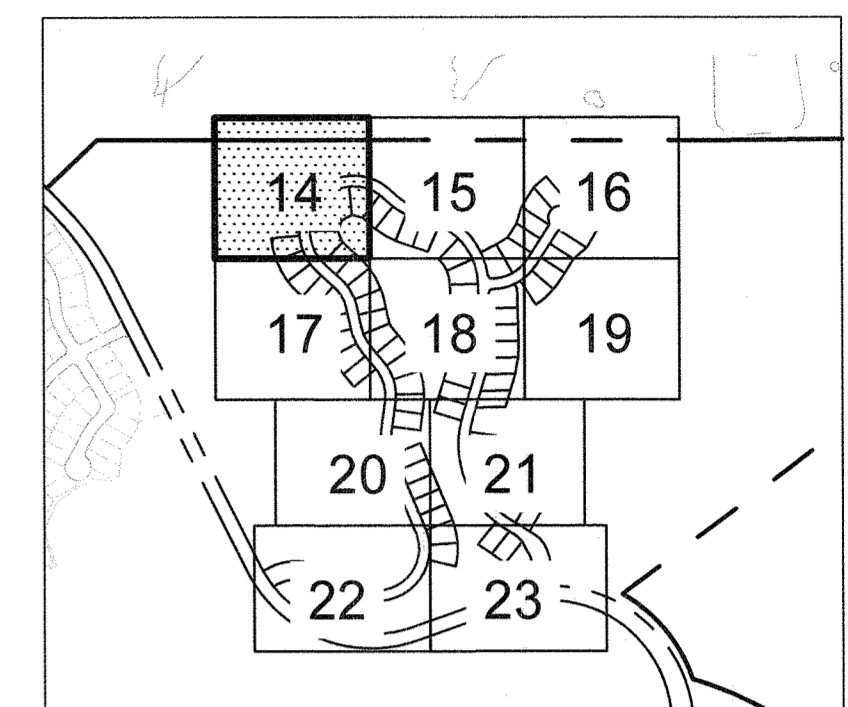
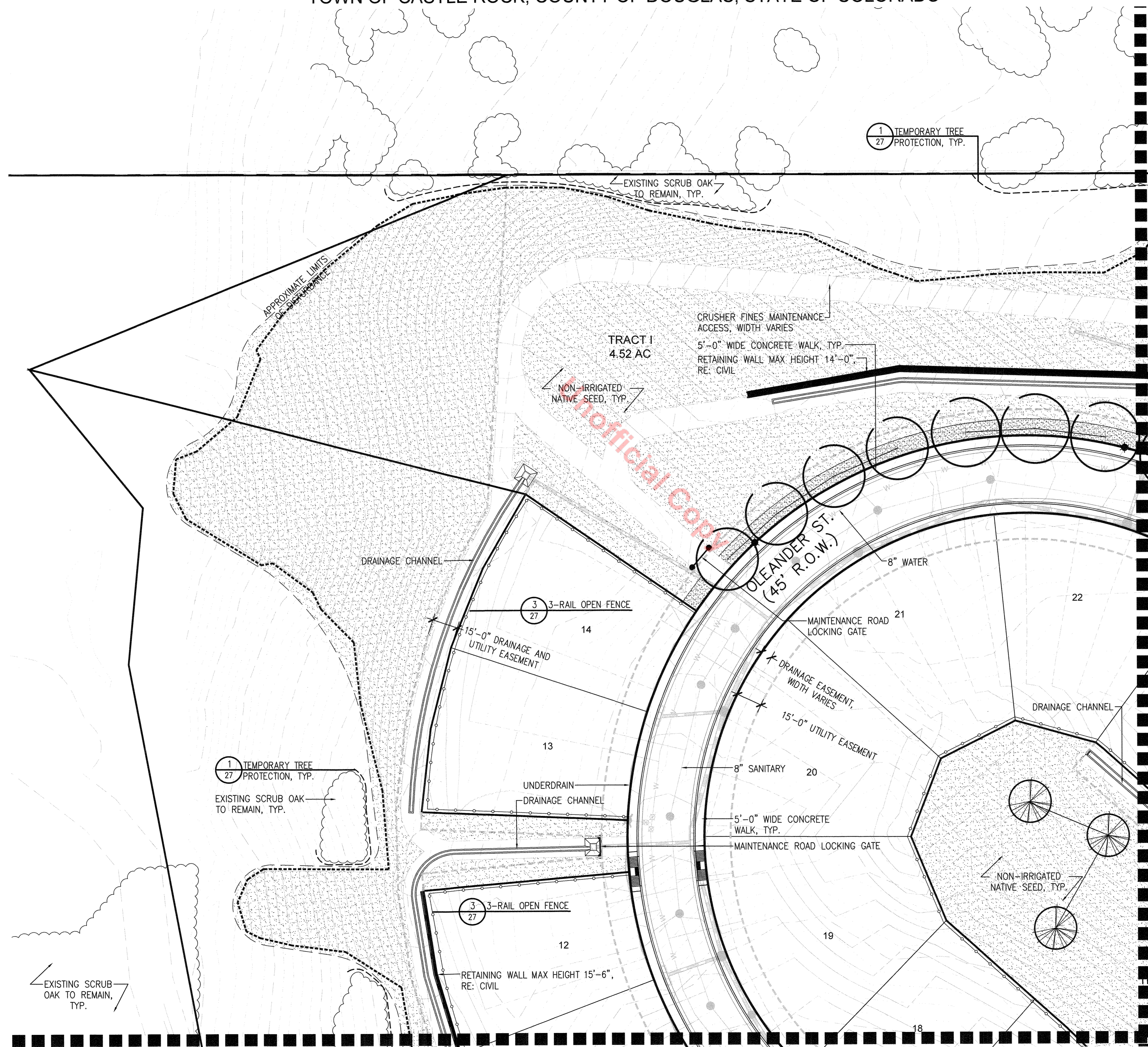
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000



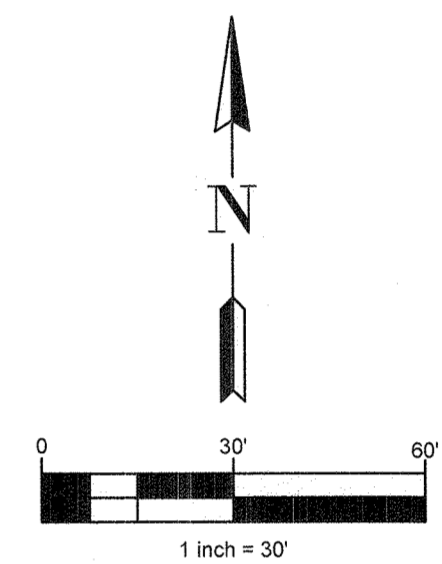
2021-08-29 P:\DENVER\MEADOWS FILING 16-6 - 210436_CD\CAD\SHETS\SDP 1-21043-LANDSCAPE.DWG

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: NTS



MATCHLINE: SEE SHEET 15

LEGEND

	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED
	DECIDUOUS CANOPY TREE
	EVERGREEN TREE
	DECIDUOUS ORNAMENTAL TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	PERENNIALS
	3-RAIL OPEN FENCE
	TEMPORARY TREE PROTECTION

VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288

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Suite 300
Denver, CO 80209
303.892.2556
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#	REVISION DESCRIPTION	DATE	BY
1	SDP SUBMITTAL	04/15/2022	DHM
3	SDP SUBMITTAL	08/08/2023	DHM
4	SDP SUBMITTAL	12/19/2023	DHM
5	SDP SUBMITTAL	01/13/2024	DHM
6	SDP SUBMITTAL	02/12/2024	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (2 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

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811

SHEET
14 OF 27

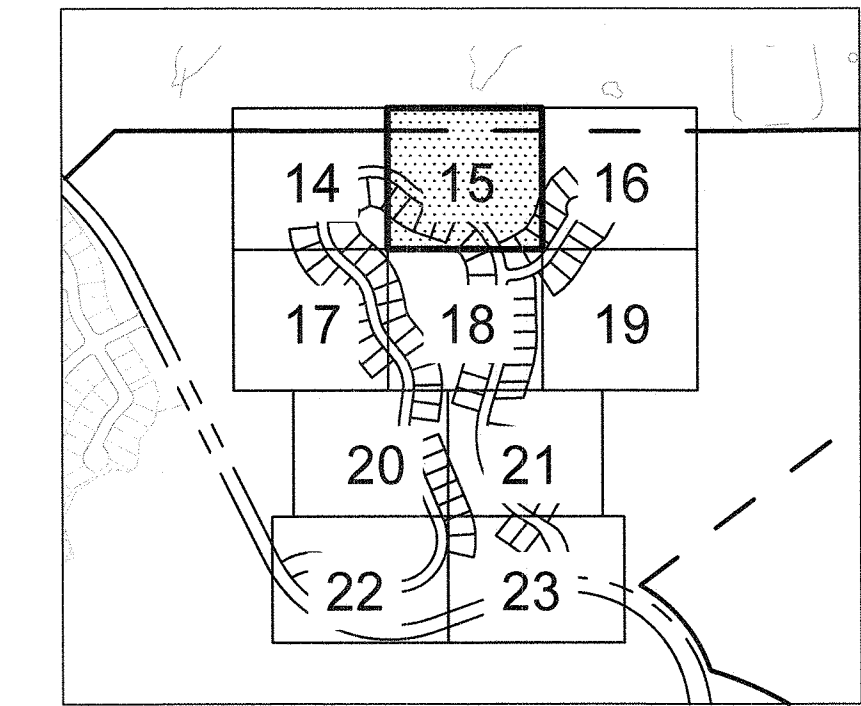
MATCHLINE: SEE SHEET 17

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

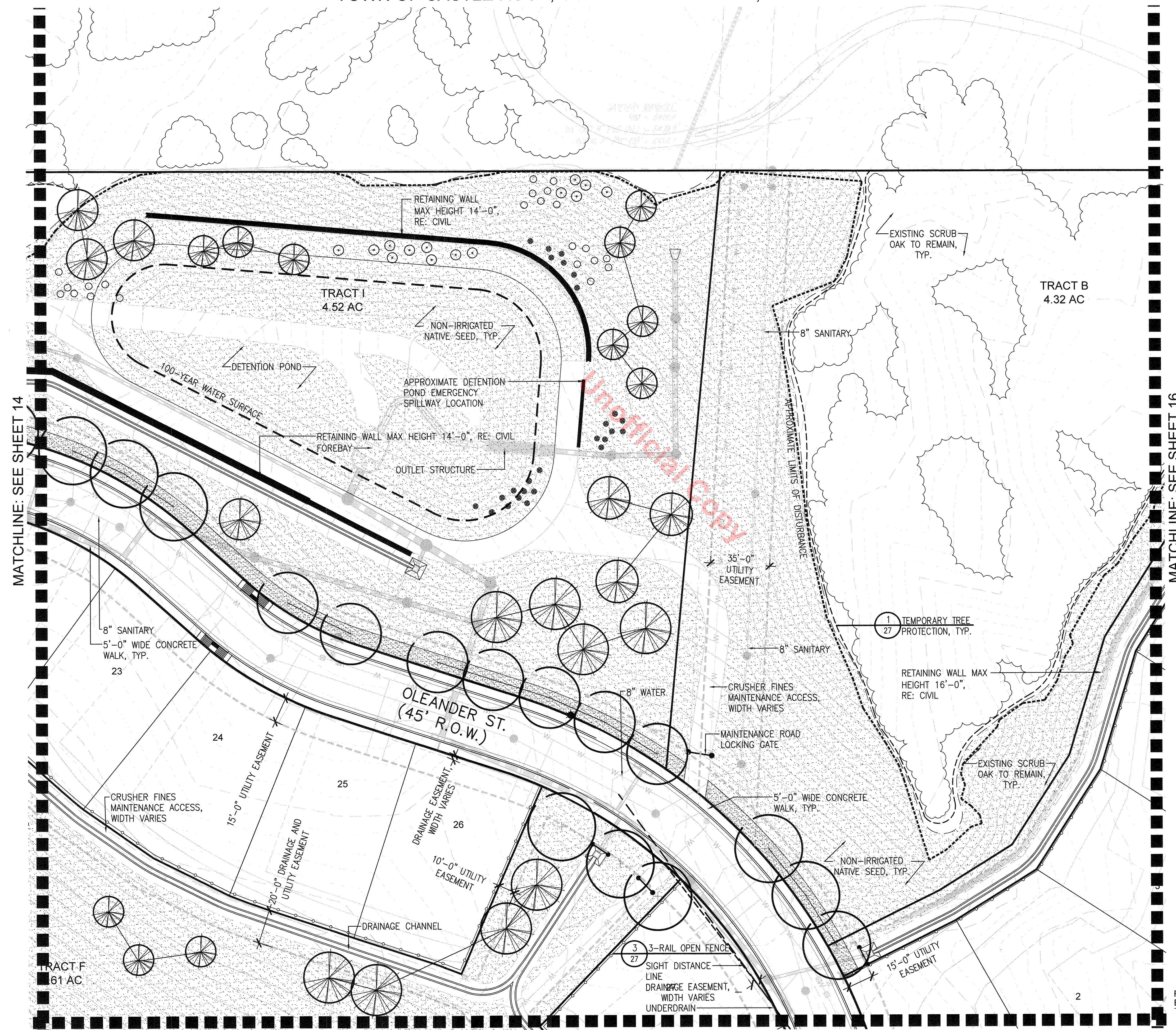
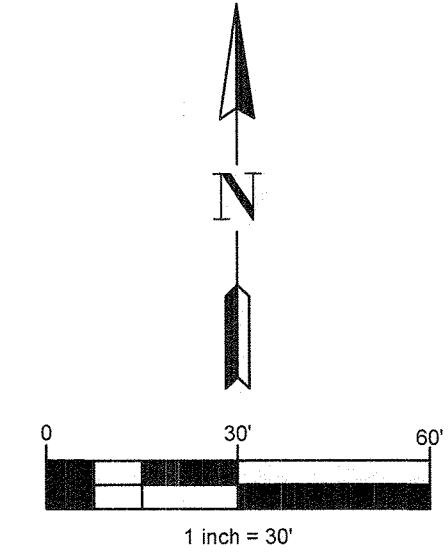
12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
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Suite 300
Denver, CO 80209
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KEY MAP
SCALE: NTS



MATCHLINE: SEE SHEET 14

MATCHLINE: SEE SHEET 16

MATCHLINE: SEE SHEET 18

LEGEND

- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- 3-RAIL OPEN FENCE
- TEMPORARY TREE PROTECTION

#	REVISION DESCRIPTION	DATE	BY
1	SDP SUBMITTAL	04/15/2022	DHM
3	SDP SUBMITTAL	08/08/2022	DHM
4	SDP SUBMITTAL	12/19/2022	DHM
5	SDP SUBMITTAL	01/18/2023	DHM
6	SDP SUBMITTAL	03/21/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (3 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

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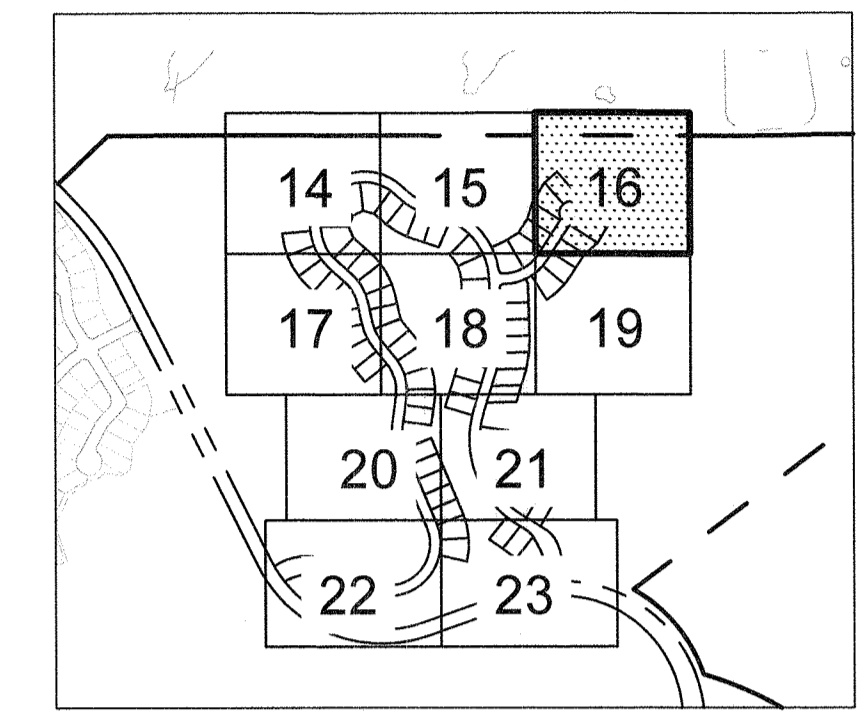
SHEET
15 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

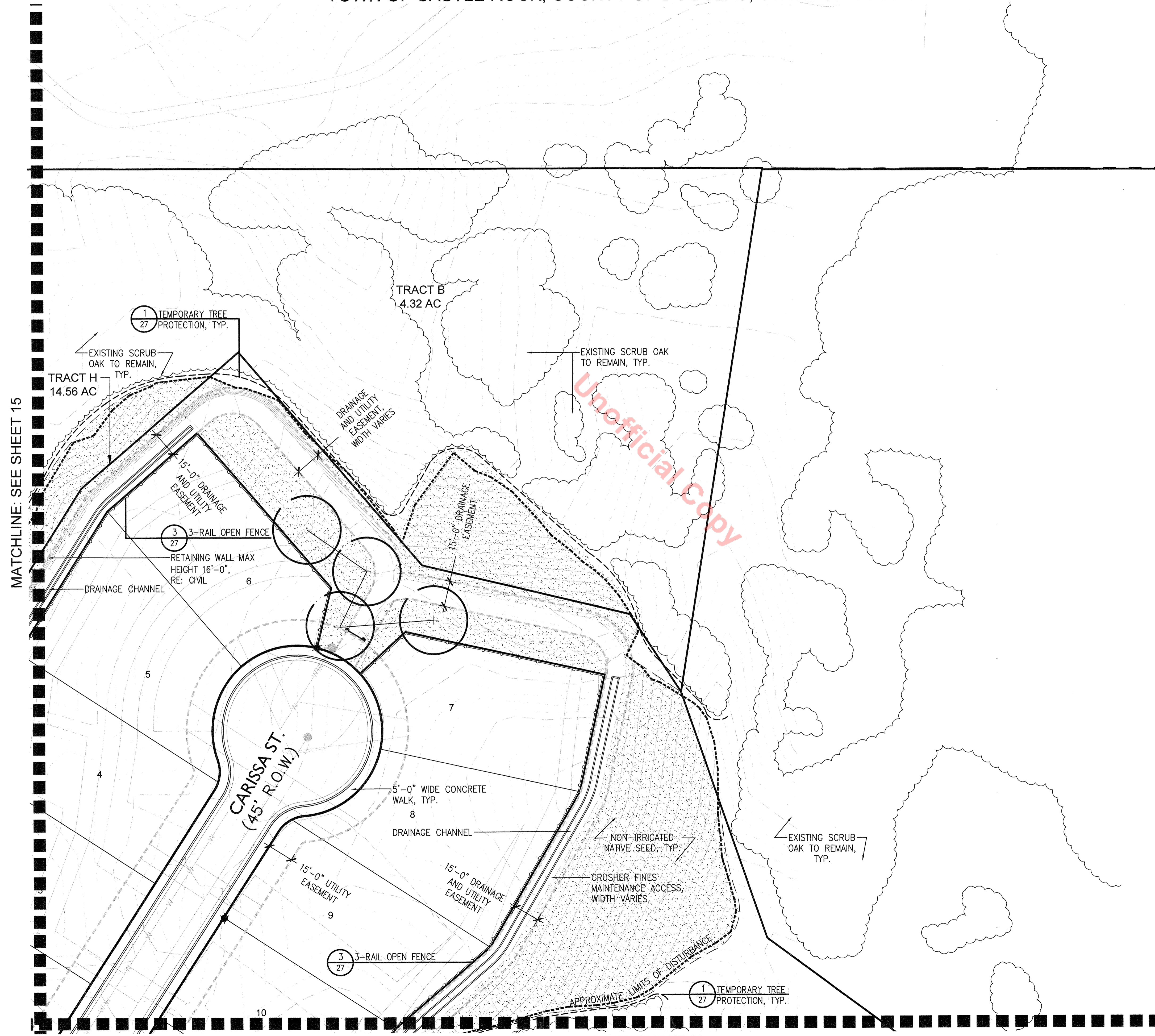
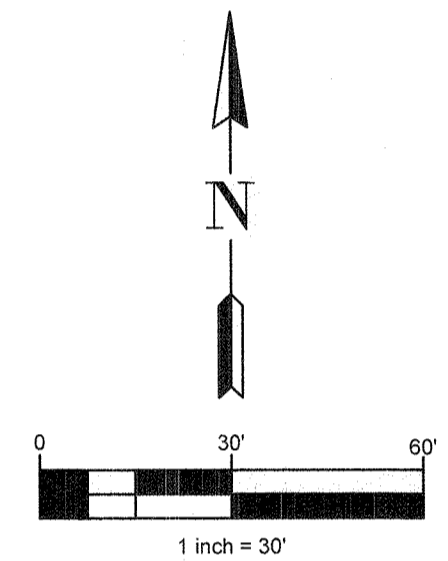
12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
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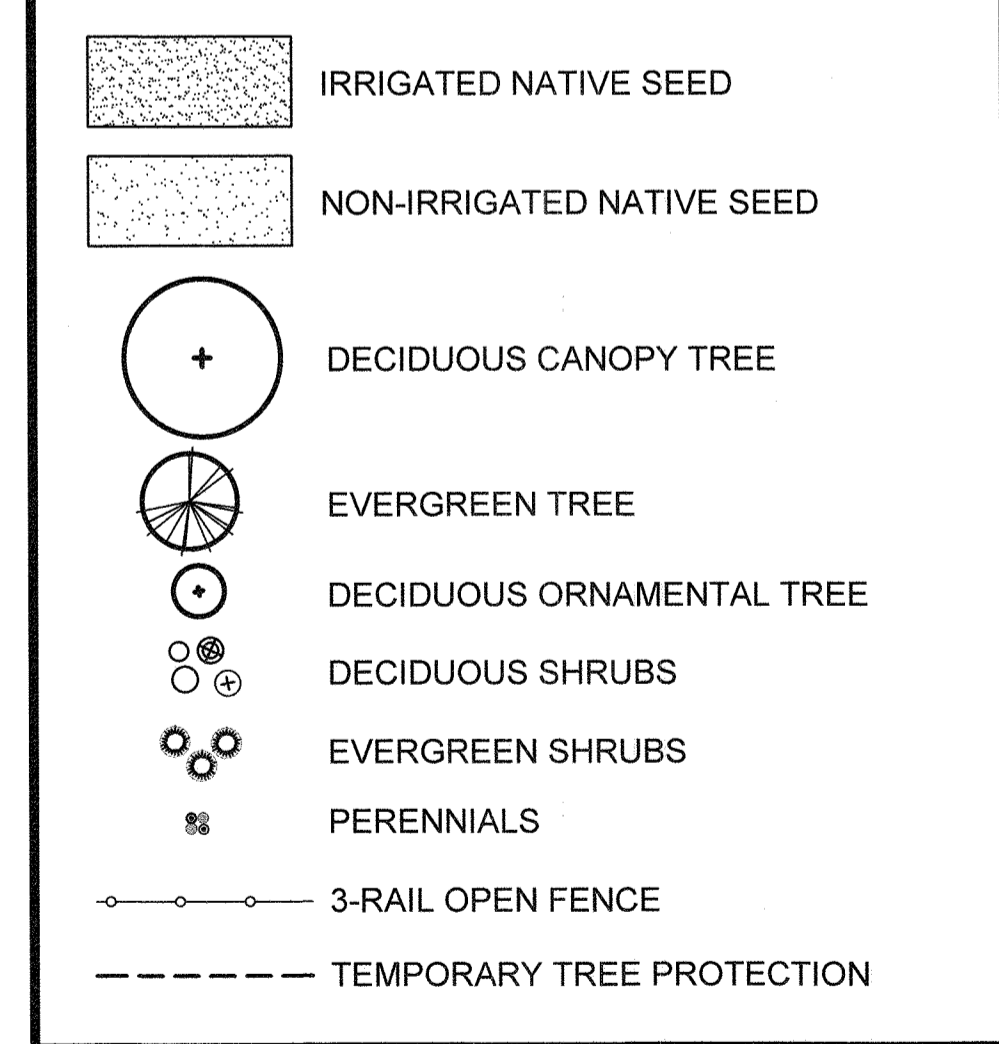
KEY MAP
SCALE: NTS



MATCHLINE: SEE SHEET 15

MATCHLINE: SEE SHEET 19

LEGEND



#	REVISION DESCRIPTION	DATE	BY
1	SDP SUBMITTAL	04/15/2022	DHM
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5	SDP SUBMITTAL	01/13/2023	DHM
6	SDP SUBMITTAL	10/21/2022	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (4 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

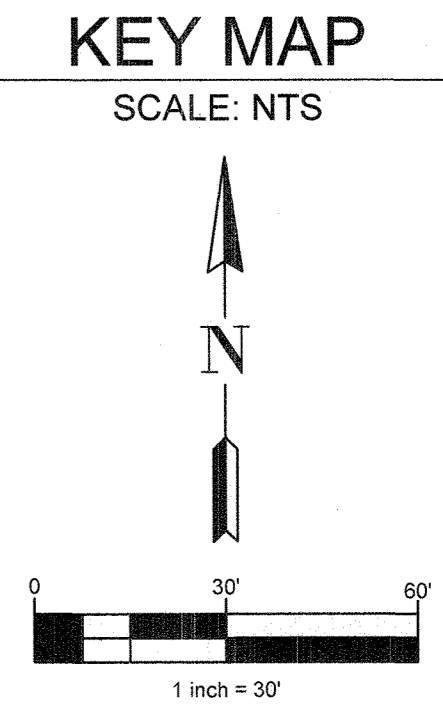
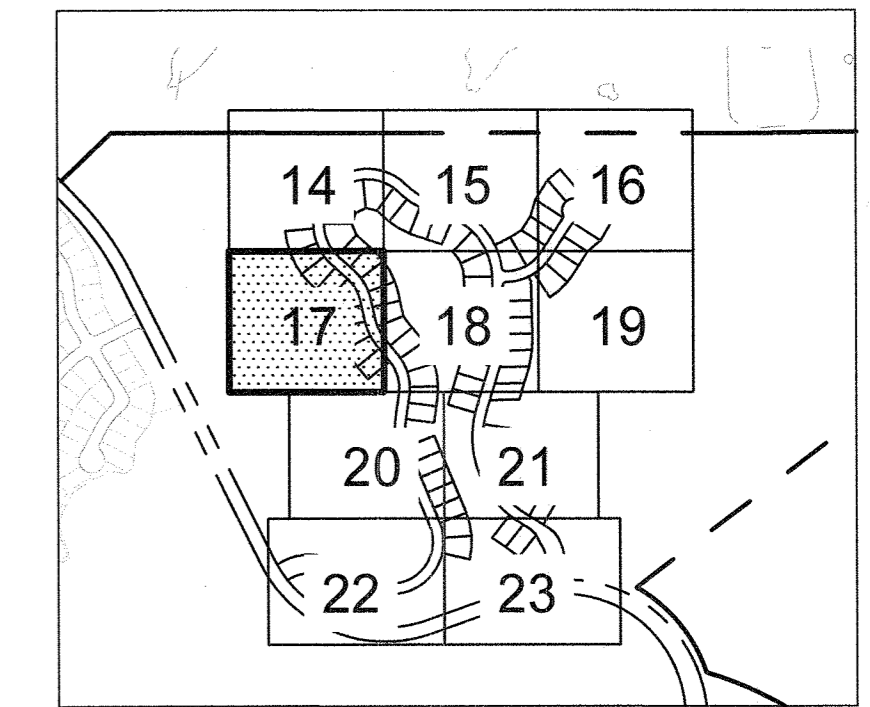
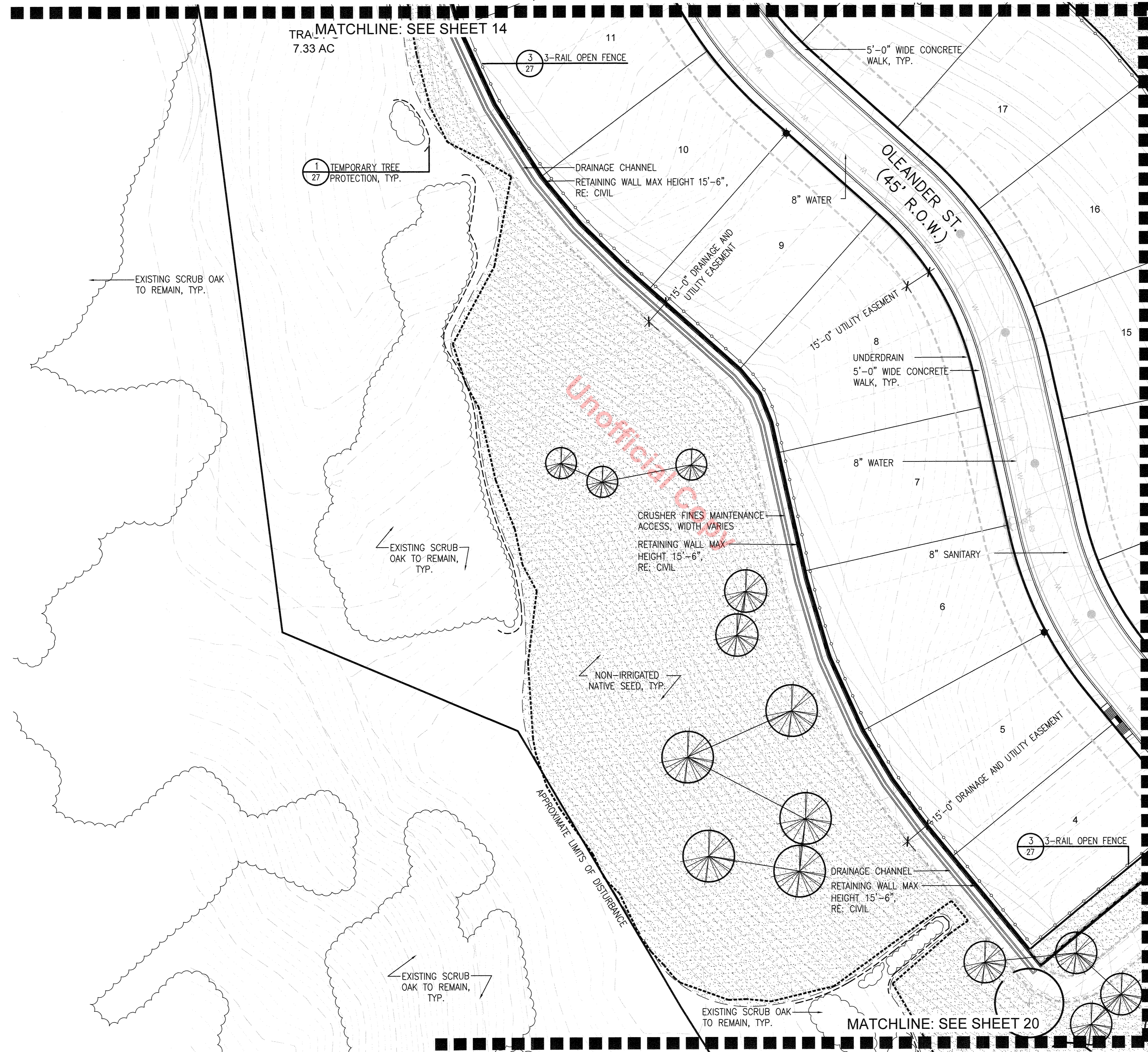
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

Know what's below.
Call before you dig.

SHEET
16 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED
	DECIDUOUS CANOPY TREE
	EVERGREEN TREE
	DECIDUOUS ORNAMENTAL TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	PERENNIALS
	3-RAIL OPEN FENCE
	TEMPORARY TREE PROTECTION

MATCHLINE: SEE SHEET 18

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

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6	SDP SUBMITTAL	03/27/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (5 OF 15)

Know what's below.
Call before you dig.

811

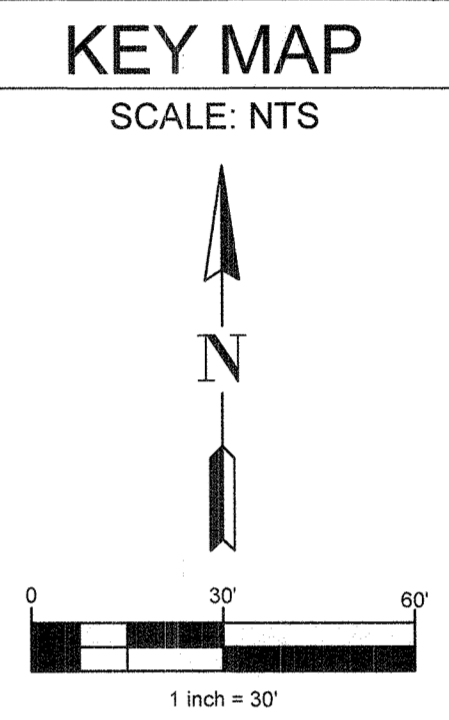
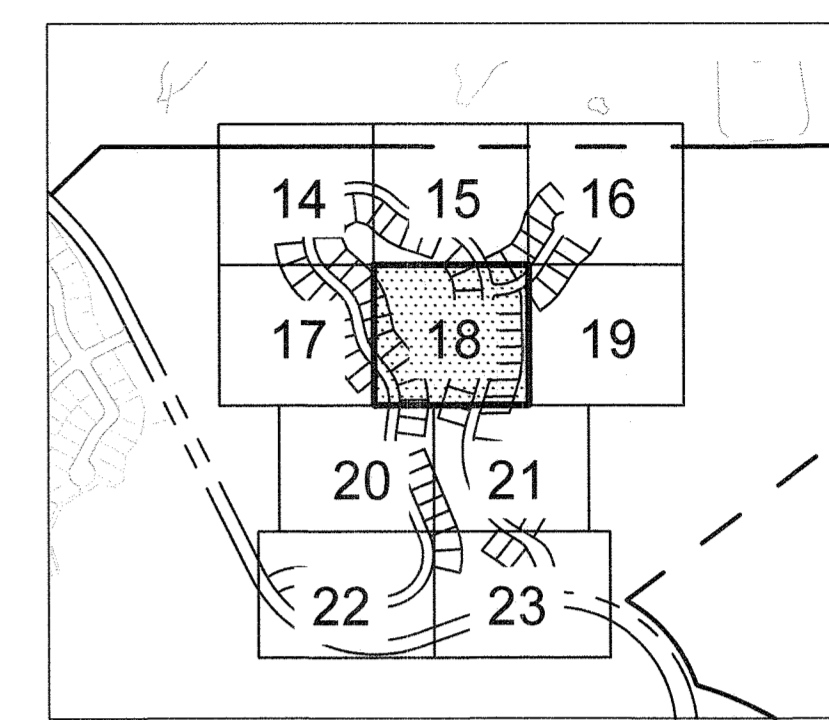
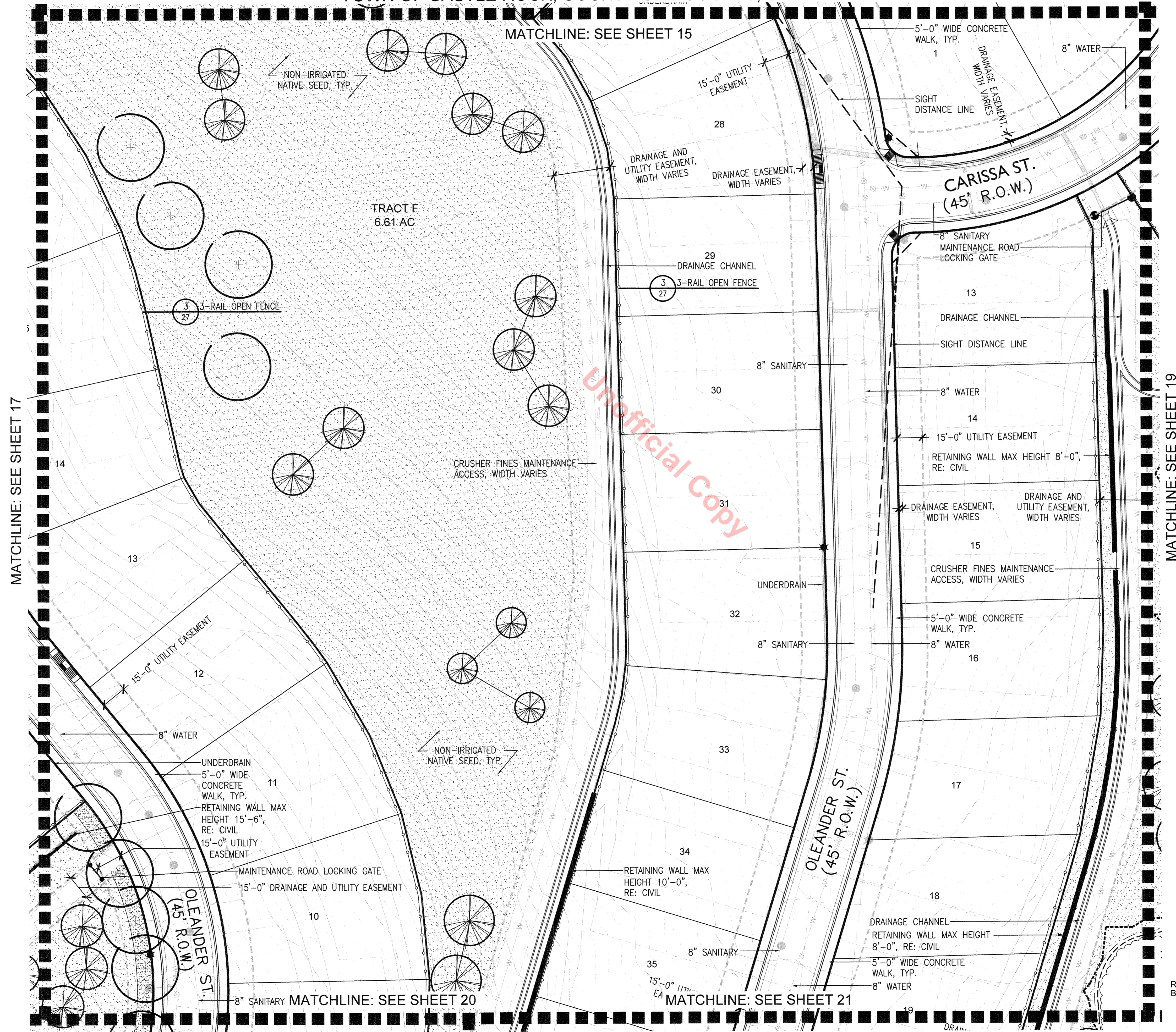
SHEET
17 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80202-3688
(303) 893-4288

DHM DESIGN
200 S. Broadway
Suite 300
Denver, CO 80209
303.892.5346
www.dhmdesign.com



LEGEND

- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- 3-RAIL OPEN FENCE
- TEMPORARY TREE PROTECTION

#	REVISION DESCRIPTION	DATE	BY
1	SDP SUBMITTAL	04/15/2022	DHM
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5	SDP SUBMITTAL	01/13/2023	DHM
6	SDP SUBMITTAL	03/21/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (6 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

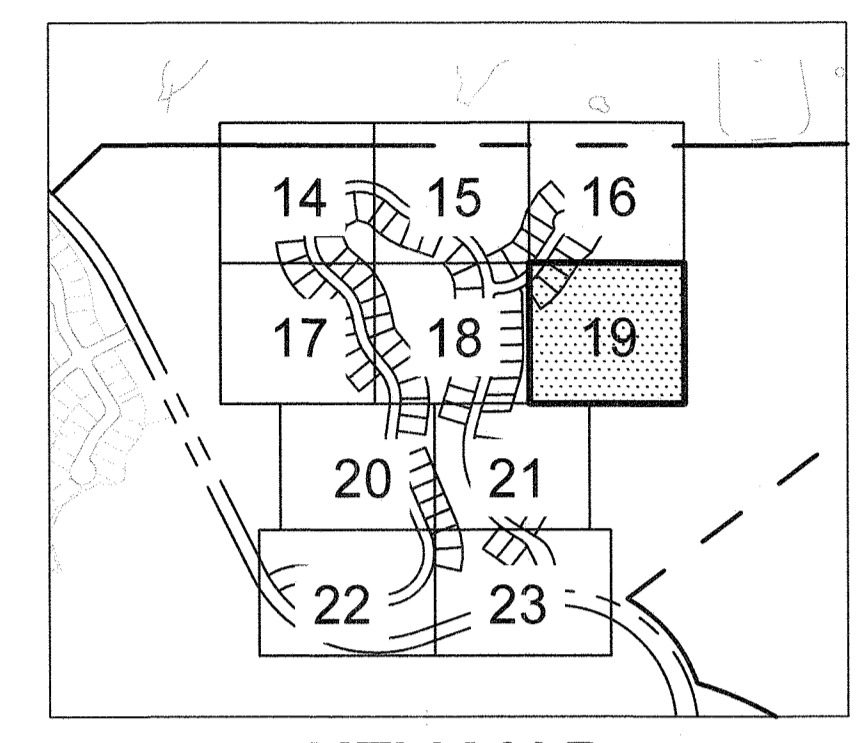
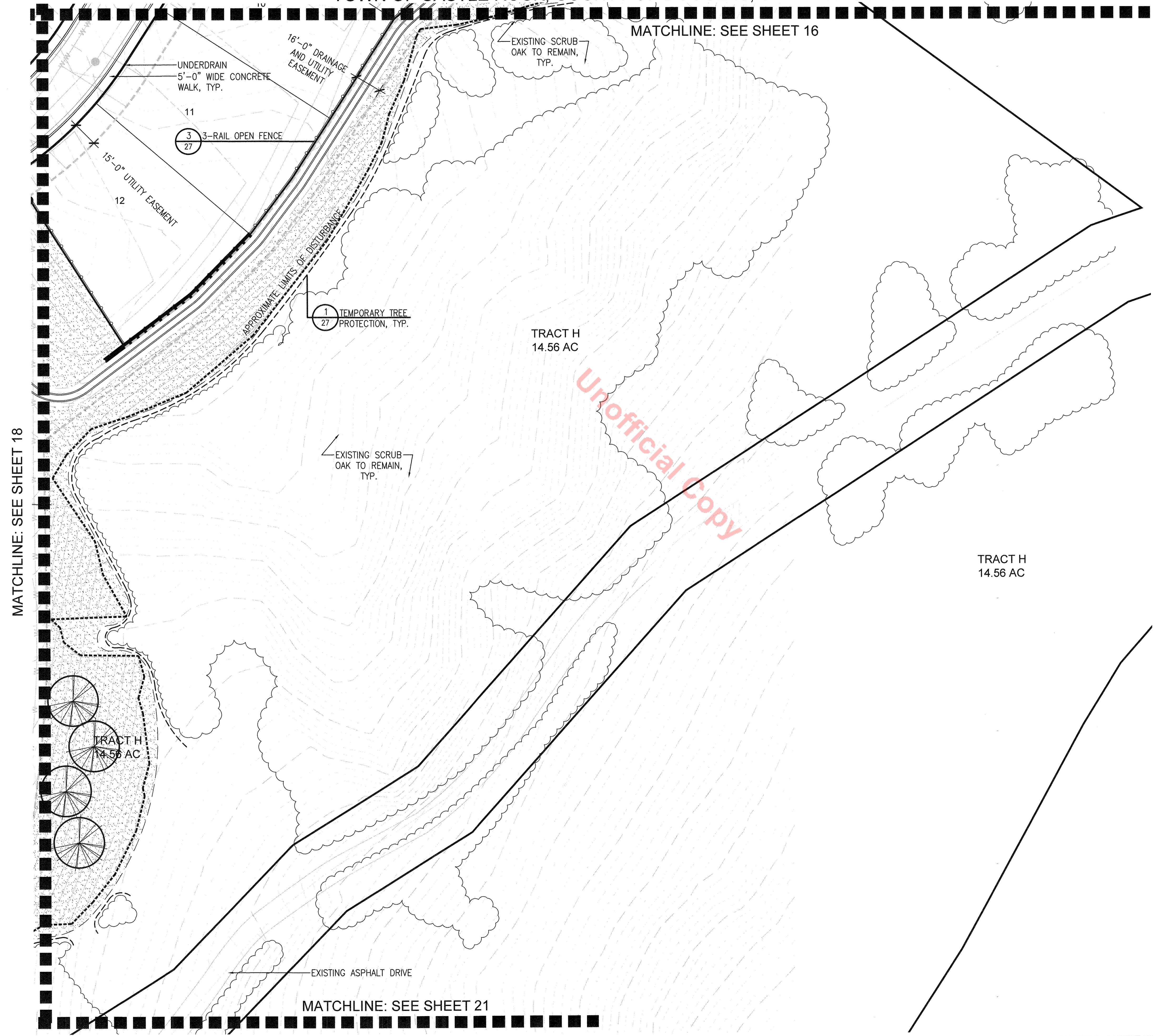
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THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

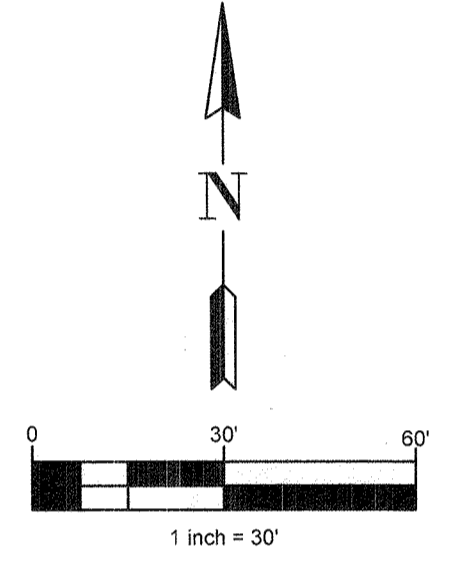
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KEY MAP
SCALE: NTS



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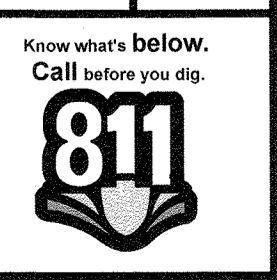
LEGEND

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5	SDP SUBMITTAL	01/13/2023	DHM
6	SDP SUBMITTAL	02/21/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (7 OF 15)

REGISTERED LANDSCAPE ARCHITECT: **Bill Neumann**, TOCR CERTIFICATION # 8009
COLORADO LICENSE #175



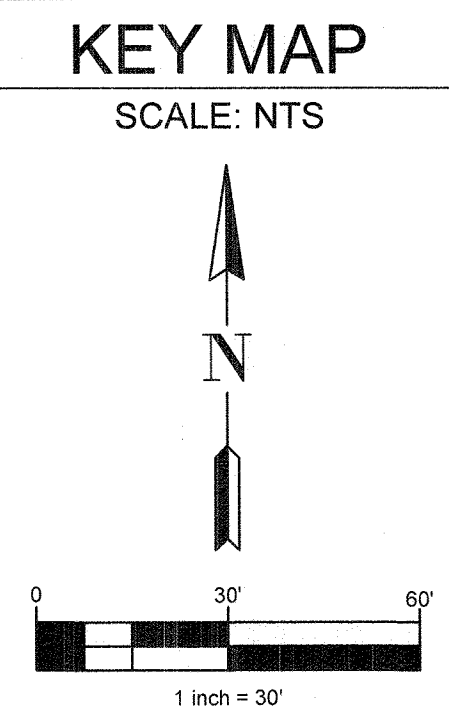
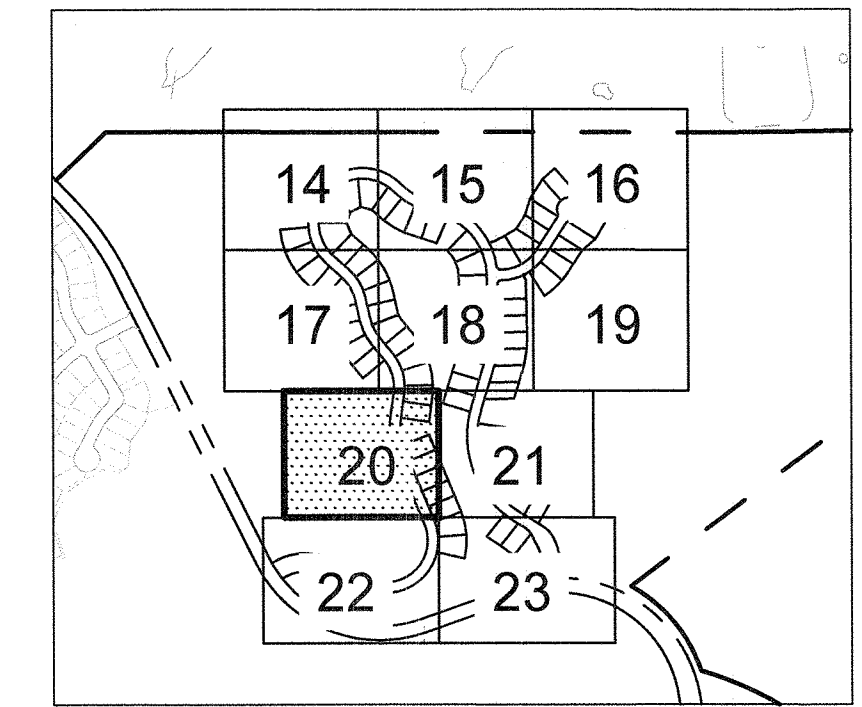
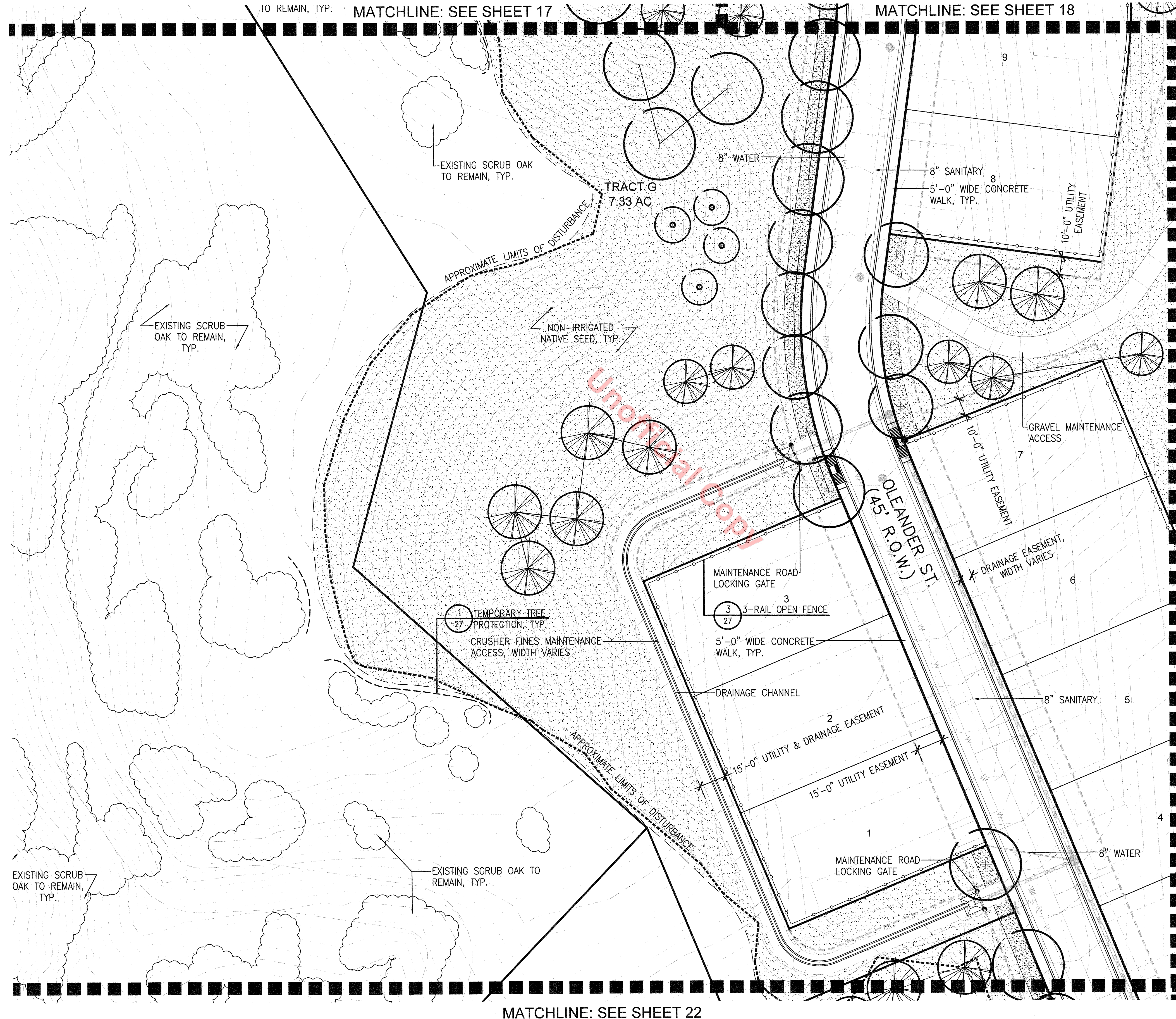
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THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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MATCHLINE: SEE SHEET 21

MATCHLINE: SEE SHEET 22

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1	SDP SUBMITTAL	04/15/2022	DHM
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THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (8 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

Know what's below.
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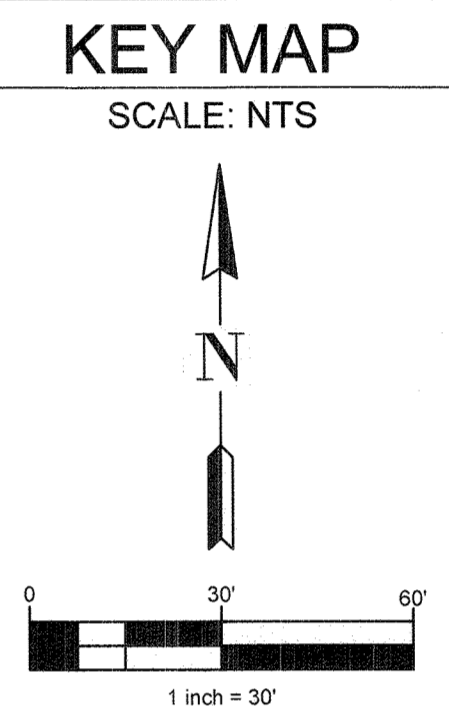
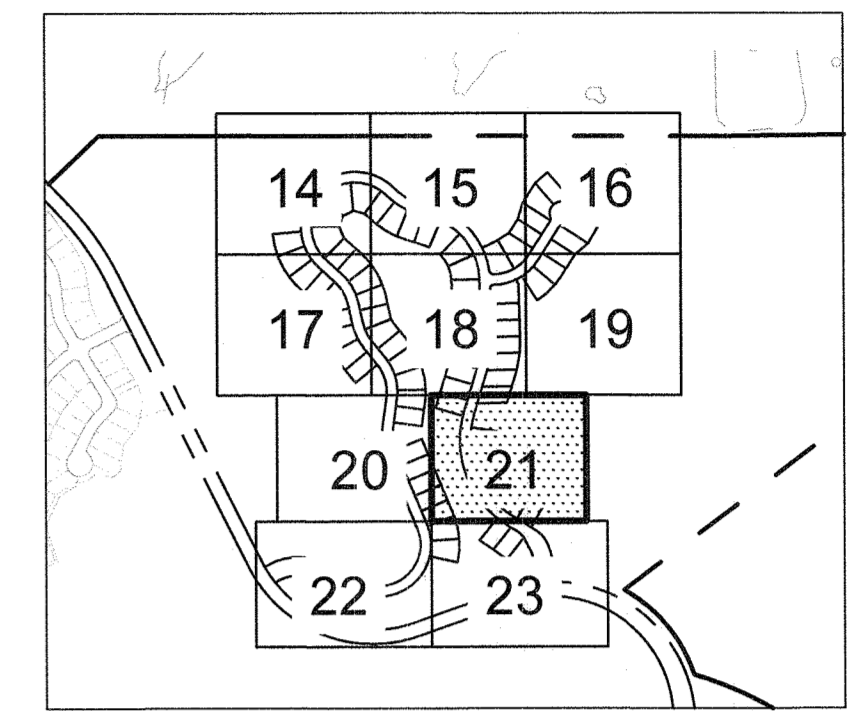
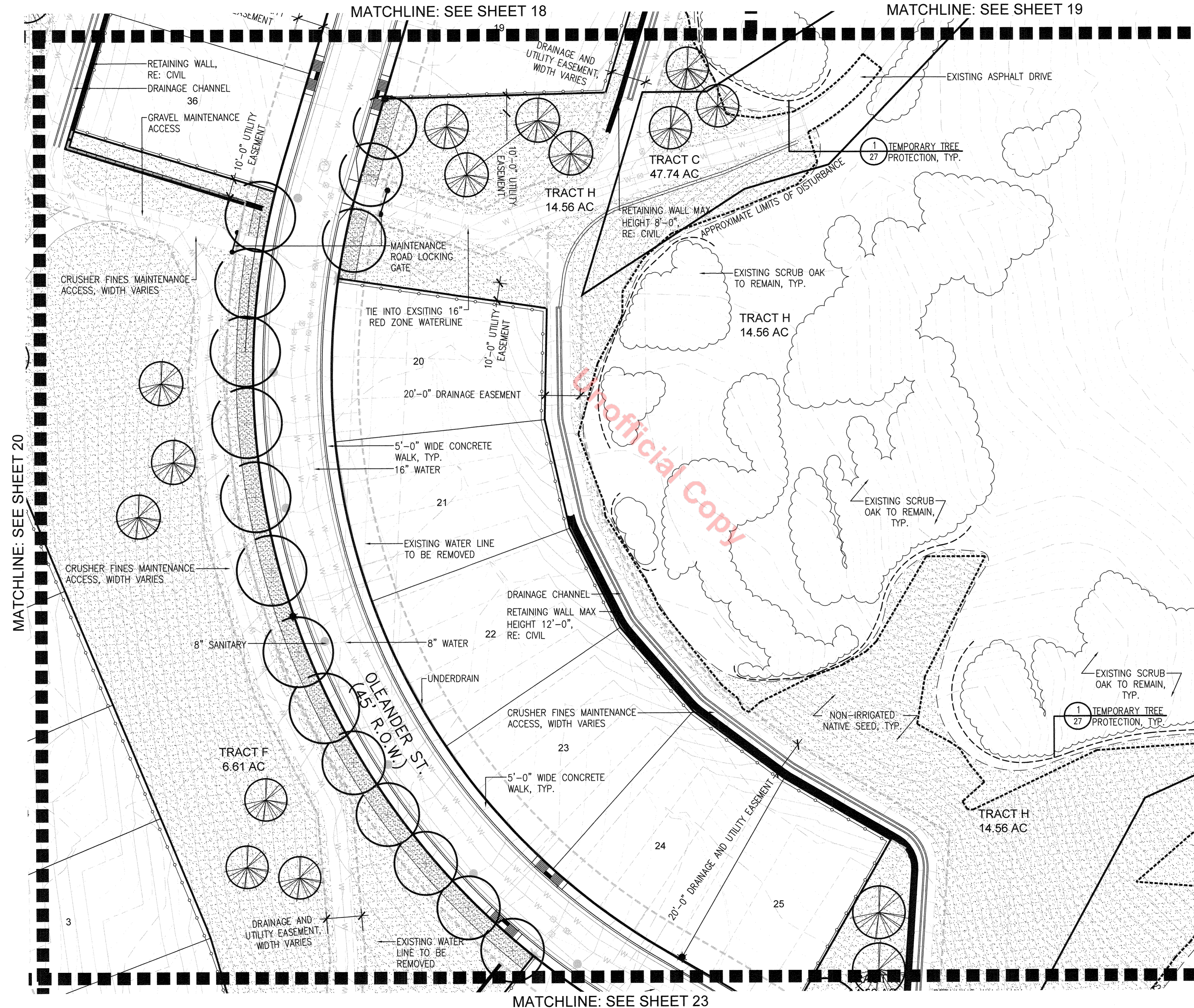
SHEET
20 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

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6	SDP SUBMITTAL	10/27/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (9 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

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811

SHEET
21 OF 27

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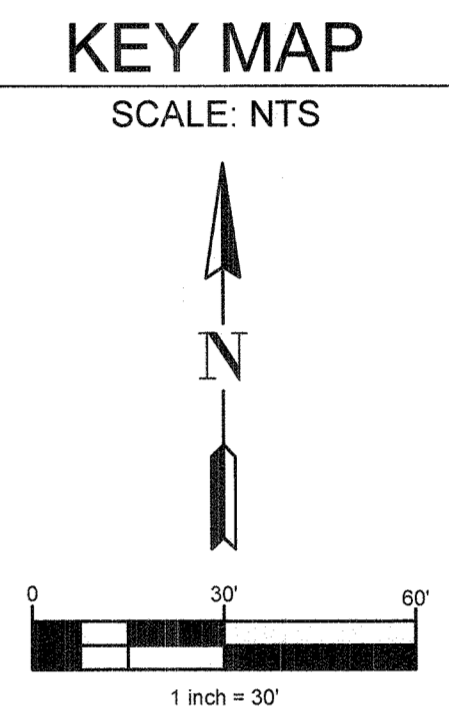
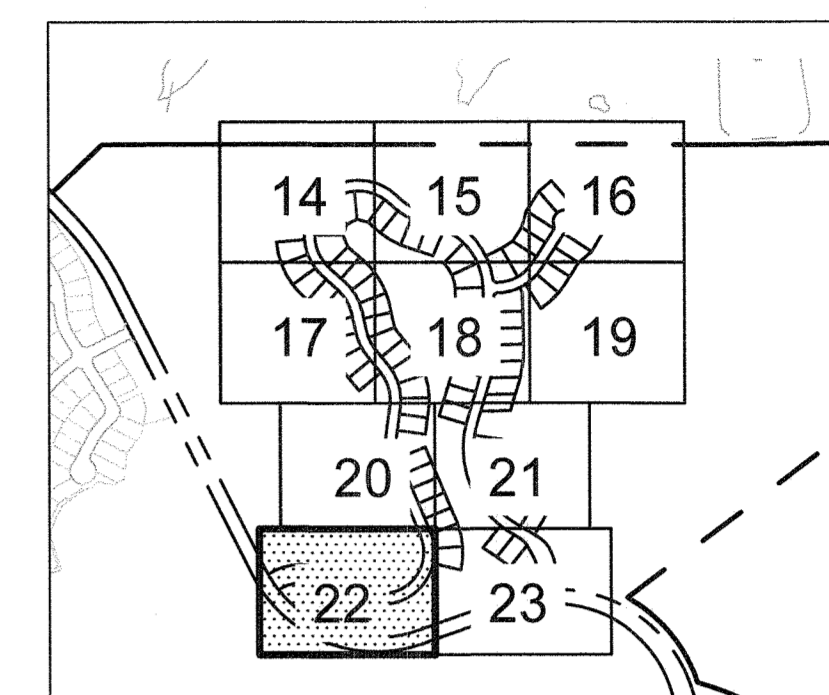
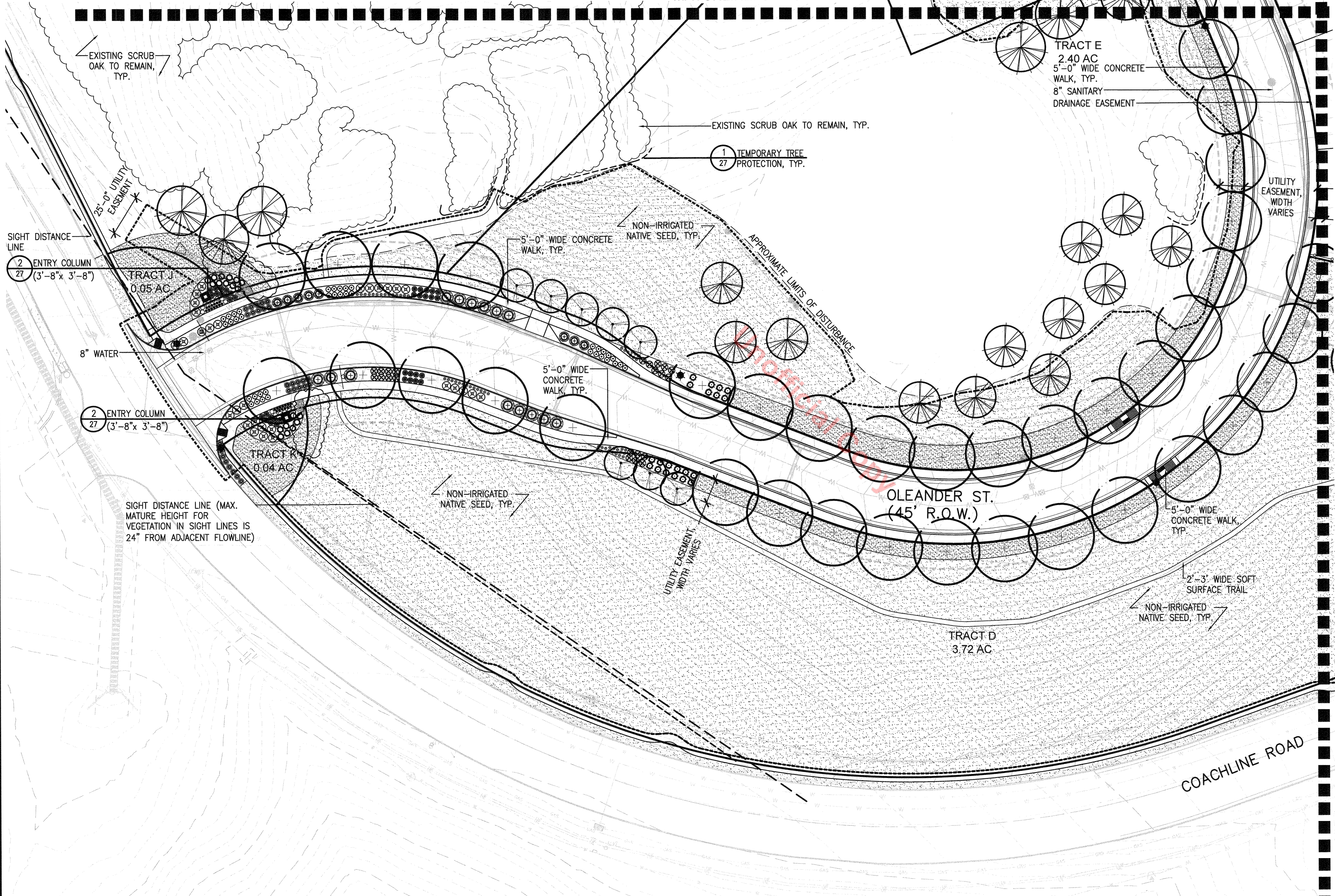
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MATCHLINE: SEE SHEET 57



LEGEND

- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
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THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (10 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009



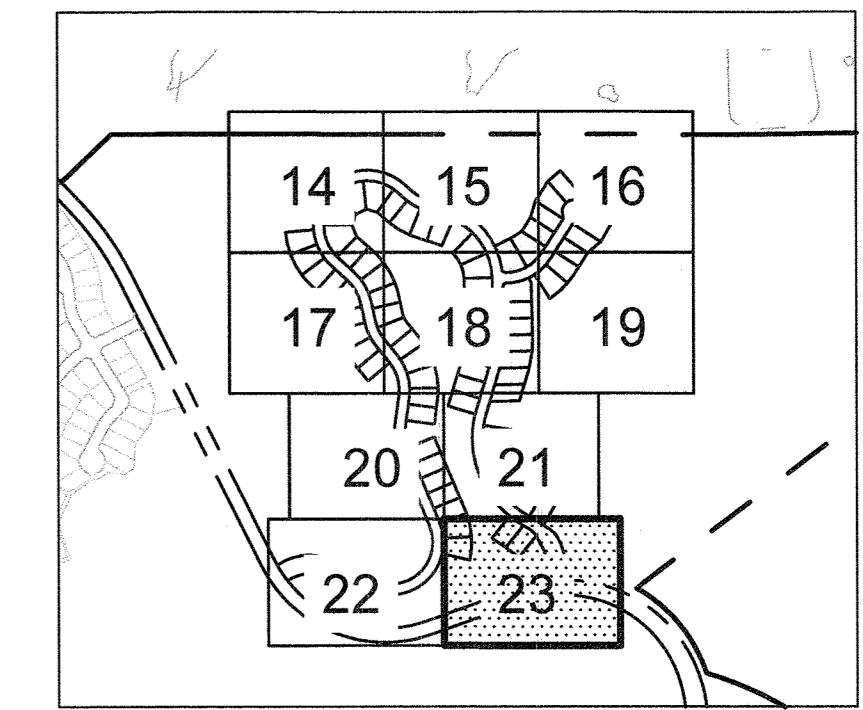
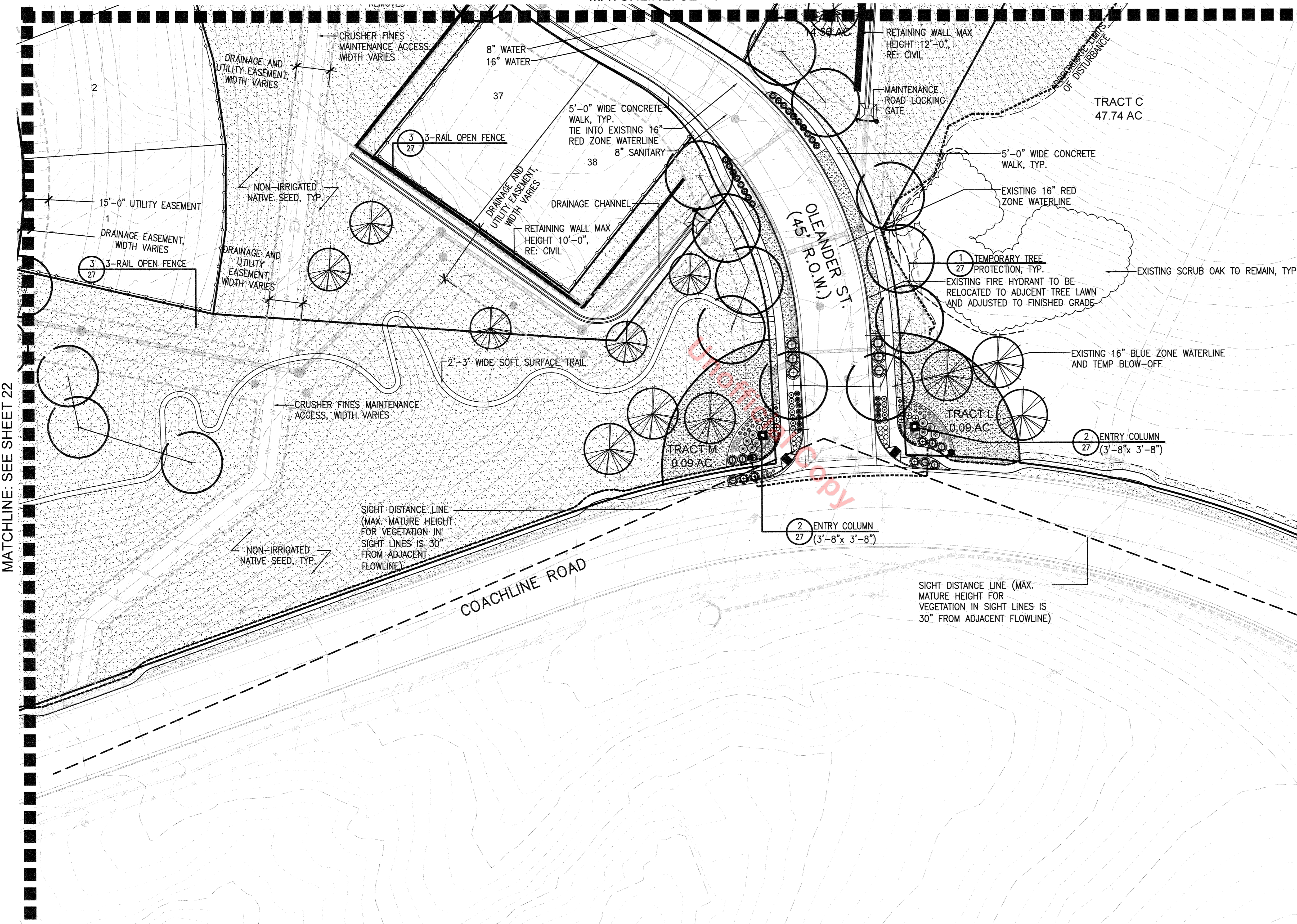
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PROJECT # SDP22-0000

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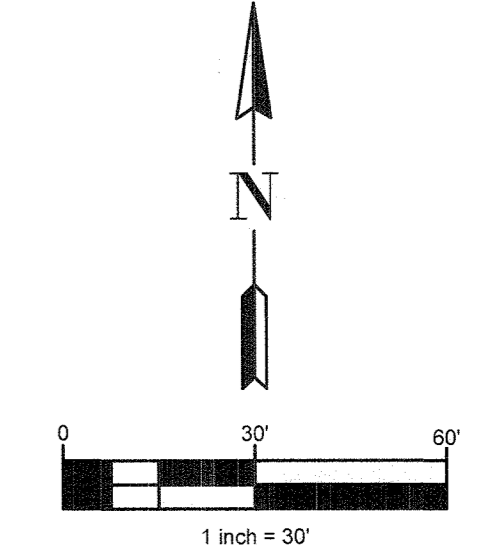
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE: SEE SHEET 21



KEY MAP
SCALE: NTS



LEGEND

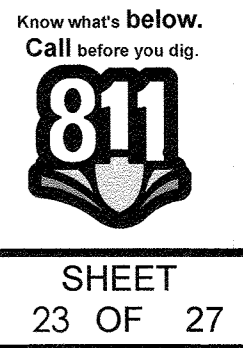
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THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (11 OF 15)

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

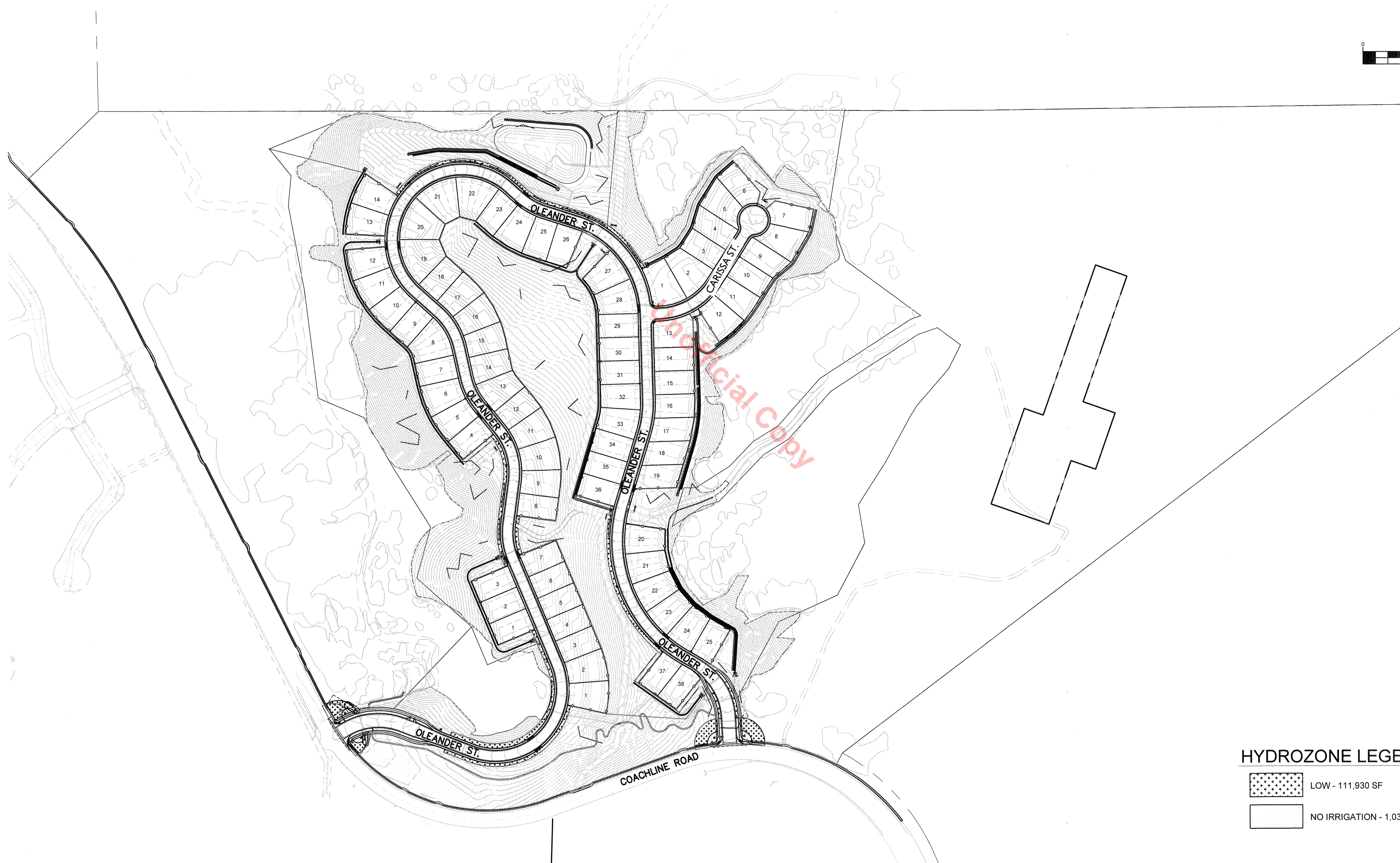
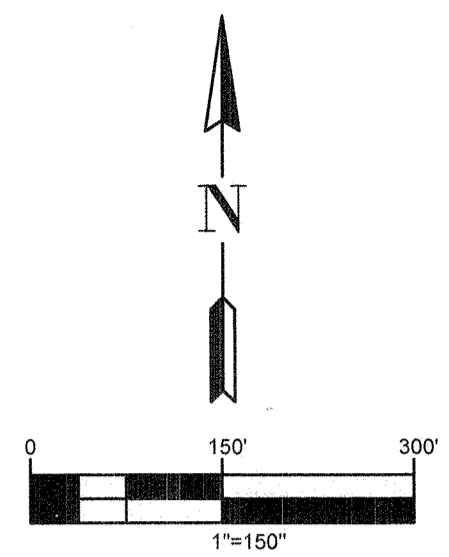


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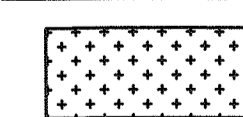
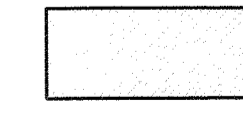
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HYDROZONE LEGEND

-  LOW - 111,930 SF
-  NO IRRIGATION - 1,034,250 SF

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009



THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

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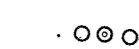
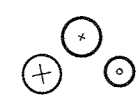
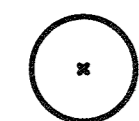
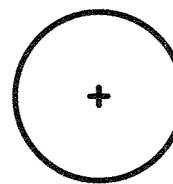
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PLANT LIST

Registered Professional **Bill Neumann** Registration # **8009**
Company Name **DHM Design Corp.** Address **900 South
Broadway Suite 300, Denver, CO 80209**
Phone **303.892.5566** Email **bneumann@dhmdesign.com**

Irrigation Zone	Size	No. of Plants
EVERGREEN TREES		
Very Low / Low	2-1/2" cal.	123
DECIDUOUS TREES		
Low	2-1/2" cal.	119
ORNAMENTAL TREES		
Low	2-1/2" cal.	12
EVERGREEN SHRUBS		
Low	5 gal.	97
DECIDUOUS SHRUBS		
Very Low/Low	5 gal.	232
ORNAMENTAL GRASSES		
Very Low/Low	1 gal.	155
PERENNIALS/ GROUNDCOVER		
Low	1 gal.	100



NOTES:

1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDS, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS.

TYPE	PLANT REPLACEMENT WITHIN		
	1 YEAR	2-5 YEARS	6+ YEARS
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Deciduous	Increase height by 2'	Increase height by 2' plus, increase qty. by 1 (original size)	Increase height by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE TOWN OF CASTLE ROCK

- AERATION, TOP DRESSING AND FERTILIZATION TO BE PROVIDED ANNUALLY IN THE SPRING. OWNER TO PROVIDE MONTHLY MOWING AND WEEDING PERFORMED THROUGH APRIL - OCTOBER. PRUNING TO BE PROVIDED ANNUALLY WHEN TREES AND SHRUBS ARE DORMANT. MAINTENANCE CONTRACTOR TO PROVIDE WINTER WATERING AFTER TWO CONSECUTIVE WEEKS OF ABOVE FREEZING CONDITIONS THROUGHOUT WINTER MONTHS. IRRIGATION SYSTEM MAINTENANCE TO INCLUDE SYSTEM INITIALIZATION, ANNUAL BACKFLOW PREVENTION TESTING, MONTHLY WATER APPLICATION ADJUSTMENTS AND A SCHEDULE OF SYSTEM INSPECTIONS.
- CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT (720)- 733- 6045 FOR AN ON-SITE PRECONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING
- ANY WALL OR MONUMENT OVER FOUR FEET IN HEIGHT REQUIRES A PERMIT FROM THE CASTLE ROCK BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT WILL BE SUBMITTED TO THE CASTLE ROCK BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
- AREAS UNDER 10 FT. IN WIDTH SHALL NOT CONTAIN TURF.

IRRIGATED SHORT GRASS SEED MIX

Species	LB OF PLS/ACRE
Blue Grama	9.9
Bottlebrush Squirrel Tail	4.4
Buffalo Grass	9.9
Ephraim, Crested Wheatgrass	7.9
Sheep Fescue	7.9
TOTAL:	40

BROADCAST RATE: 40 PLS#/Acre

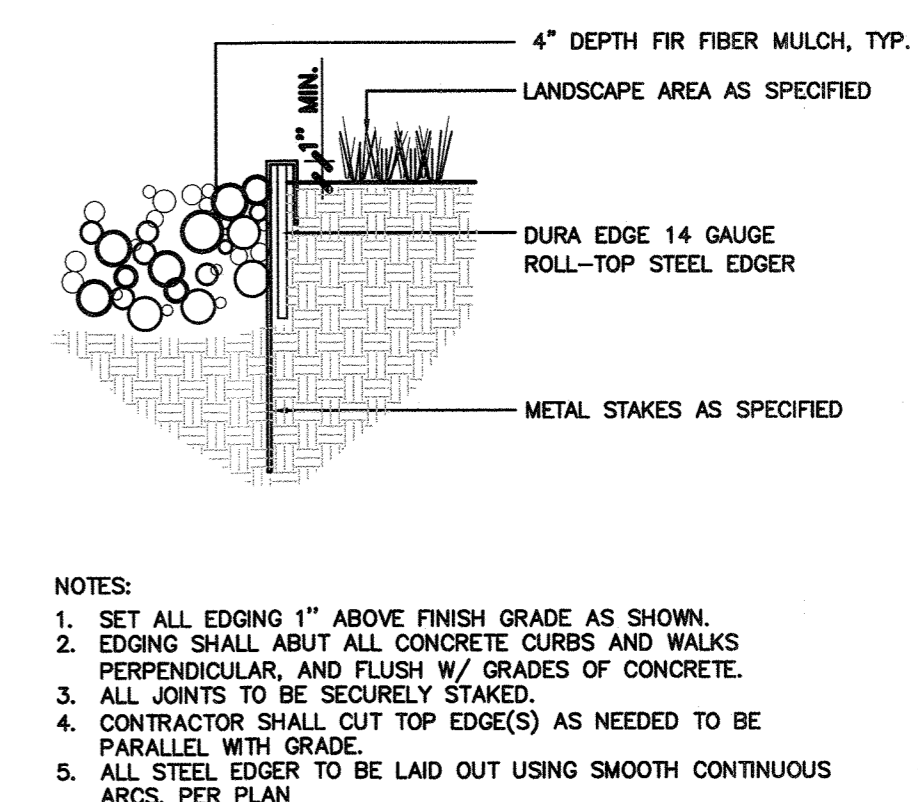
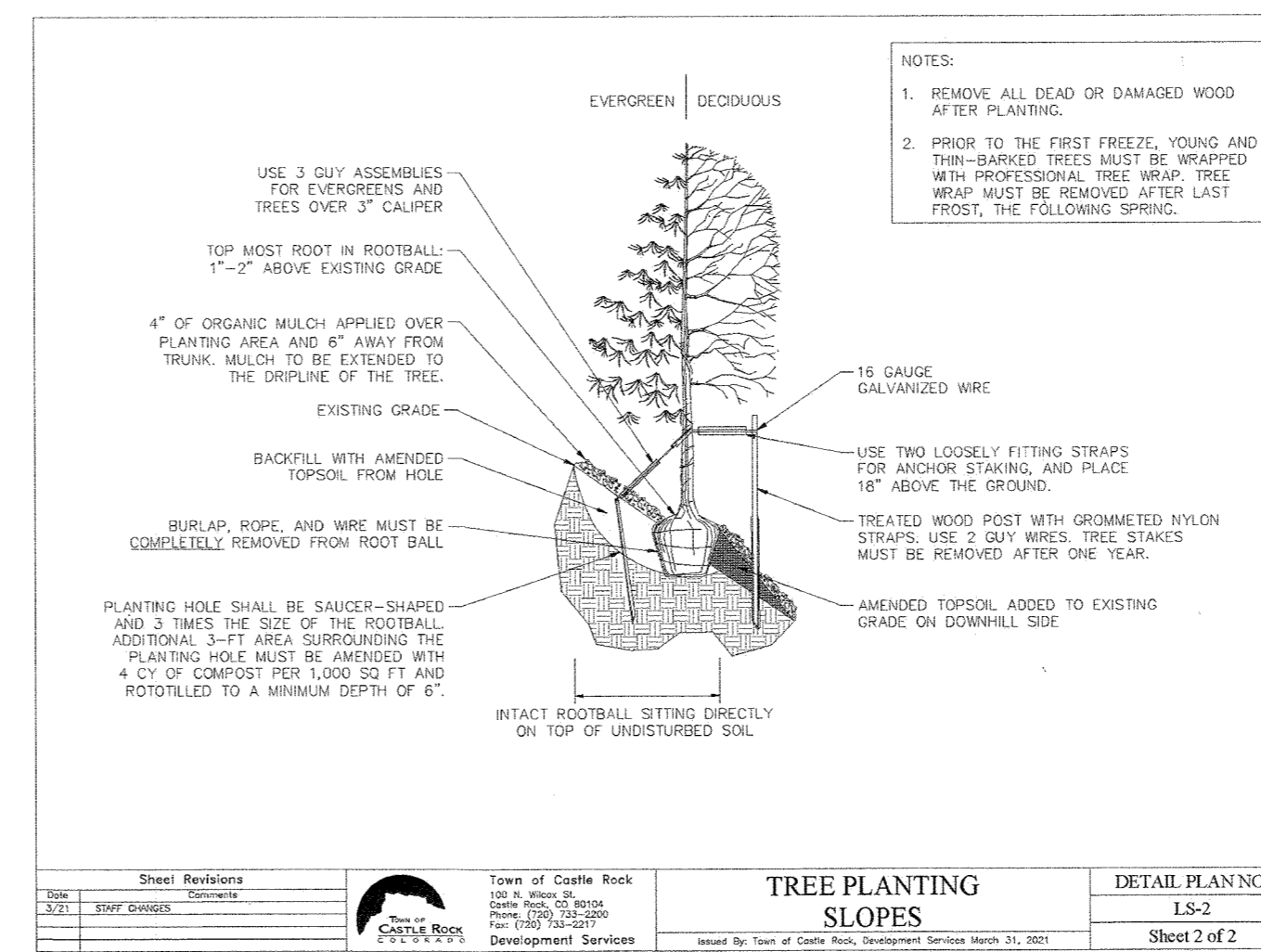
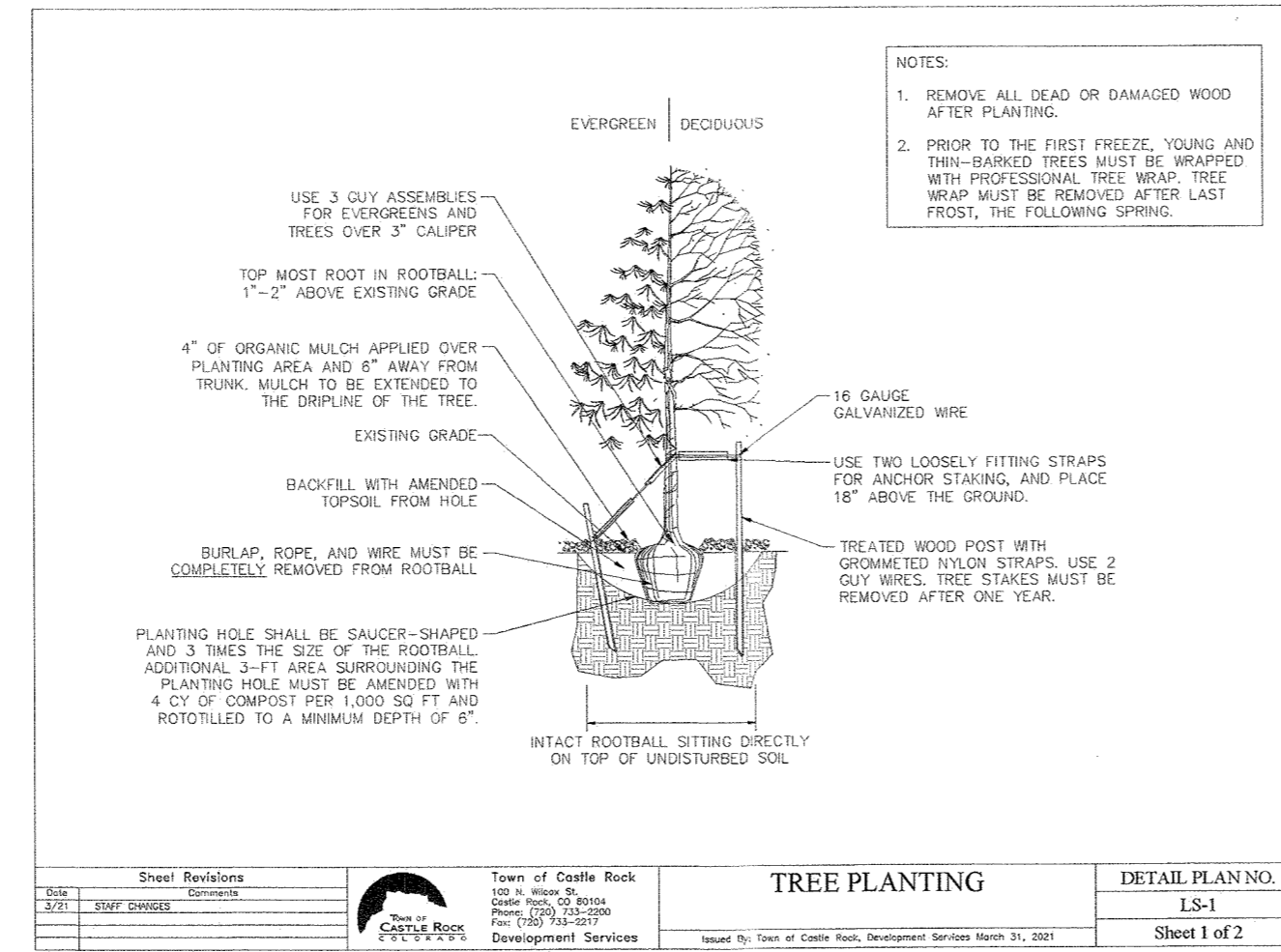
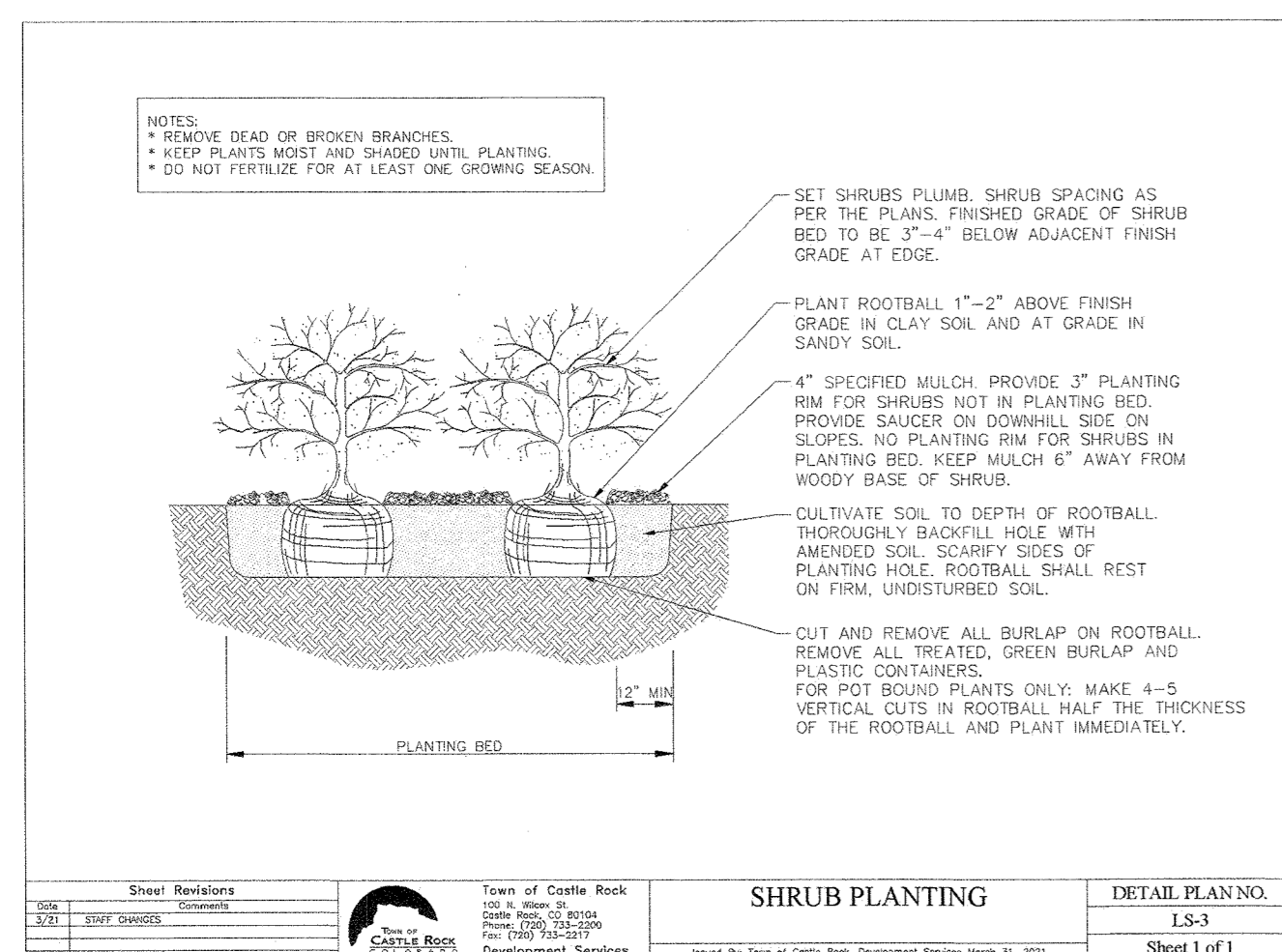
NON-IRRIGATED GRASS SEED MIX

Species	Variety	LB OF PLS/ACRE
Big Bluestem	Kaw	1.1
Yellow Indiangrass	Cheyenne	1
Switchgrass	Blackwell	0.4
Sidecoats Grama	Vaughn	0.9
Western Wheatgrass	Arriba	1.6
Blue Grama	Hachita	0.3
Thickspike Wheatgrass	Critana	1
Prairie Sandreed	Goshen	0.7
Green Needlegrass	Lodonn	1
Slender Wheatgrass	Pryor	0.6
Streambank Wheatgrass	Sodar	0.6
TOTAL:	9.2	

LANDSCAPE SUMMARY TABLE:

INTERIOR LANDSCAPE AREA	1,040,700 SQ.FT.
GROSS SITE LANDSCAPE AREA:	110,771 SQ.FT. (11%)
IRRIGATED LANDSCAPE (SITE):	929,929 SQ.FT. (89%)
NON-IRRIGATED LANDSCAPE:	0 SQ.FT. (0%)
NON-DISTURBED AREAS:	0 SQ.FT. (0%)
STREET FRONTAGE	
STREETSCAPE AREA:	52,781 SQ.FT.
IRRIGATED LANDSCAPE (R.O.W.):	52,781 SQ.FT. (100%)
NON-IRRIGATED LANDSCAPE:	0 SQ.FT.

	TREES REQUIRED	TREES PROVIDED (75%)	SHRUBS REQUIRED	SHRUBS PROVIDED
ROAD A	4,331 L.F.	108	111	484
			104 LARGE CANOPY TREES (94%)	
ROAD B	28 L.F.	1	4	0



1 TYP. SHRUB PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL

2 TYP. EVERGREEN/DECIDUOUS TREE PLANTING
SCALE: N.T.S. STANDARD TOCR DETAIL

3 TYP. TREE PLANTING ON SLOPES
SCALE: N.T.S. STANDARD TOCR DETAIL

4 TYP. STEEL EDGER
SCALE: N.T.S. STANDARD TOCR DETAIL

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www.dhmdesign.com

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6	SDP SUBMITTAL	03/21/2023	DHM

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (13 OF 15)

Know what's below.
Call before you dig.

811

SHEET
25 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SEEDING AND MULCHING INSTALLATION NOTES

- SEE PLAN VIEW FOR - AREA OF SEEDING AND MULCHING. - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH)
- ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COMMON FESCUE, EUROPEAN BROWBEET, JOHNSON GRASS, KNAF WEEED AND LEAFY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY SEED WHICH HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
- ALL AREAS TO BE SEEDING AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH) OF 6 INCHES PRIOR TO SPREADING TOPSOIL. AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH MANICURED TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDING AREA, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
- SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 8 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
- IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- ALL SEEDING AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
- TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLANT GUM OF PLANTAGO INSULARIS (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/- 0.2%; ASH CONTENT = 2.7 +/- 0.2%; FIBER = 4.2 +/- 0.4%; PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 013.02 - PAR. 6, AND SUBSECTION 009.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

- ALL SEEDING AREAS SHALL BE KEPT IN A DAMP CONDITION FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. GROSS FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
- SEEDING AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
- RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
- NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
- REQUIRED COVERAGE FOR STANDAR, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYDNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEHATS GRAMA	VAUGHN	PNWS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWS	10	0.3
THICKSPRKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODRM	PNCS	10	1
SLENDER WHEATGRASS	PRYOR	PNCS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	LANE	PICS	30	4.5
PUBESCENT WHEATGRASS	OHNE	PICS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
TOTAL				13.4

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWS	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEHATS GRAMA	VAUGHN	PNWS	20	1.8
THICKSPRKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0

SM SEEDING AND MULCHING 17

UTILITIES DEPARTMENT
Stormwater Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 10 OF 14

CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all Irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
Very Low	Pinon Pine	1"	VL	100.0%	25,970	1.5	136,742	0.28
	Bristlecone Pine	1"	VL/L					
	Dwarf Blue Rabbitbrush	1"	VL					
	Russian Sage	1"	VL/L					
	Threeleaf Sumac	1"	VL/L					
Thornless Cockspur Hawthorn	1"	VL/L						
Low	Ponderosa Pine	2"	VL/L	100.0%	67,422	2.5	136,742	1.23
	Austrian Pine	2"	L					
	Scotch Pine	2"	L					
	Limber Pine	2"	VL/L					
	Shademaster Honey Locust	2"	L					
	Bur Oak	2"	L					
	Catalpa	2"	L					
	Swamp White Oak	2"	L					
	Kentucky Coffee Tree	2"	L					
	Common Hackberry	2"	L					
	Northern Red Oak	2"	L					
	Amur Chokecherry	2"	L					
	Armstrong Juniper	2"	L					
	Wilton Juniper	2"	L					
	Blue Star Juniper	2"	L					
	Bluemist Spirea	2"	L					
	Dart's Gold Ninebark	2"	L					
	White Potentilla	2"	L					
	Pawnee Buttes Sand Cherry	2"	L					
	Flordbunda Shrub Rose	2"	L					
Meidiland Shrub Rose	2"	L						
Little Bluestem	2"	VL/L						
Feather Reed Grass	2"	L						
Blue Avena	2"	L						
Switch Grass	2"	L						
Dwarf Blanket Flower	2"	L						
Purple Coneflower	2"	L						
Coreopsis	2"	L						
Blue Flax	2"	L						
Low	Irrigated Short Grass Seed	2"	L	100.0%	43,350	2	136,742	0.63
Total of the CLWUR=								2.15

1 SEEDING AND MULCHING SCALE: N.T.S. STANDARD TOCR DETAIL

SOIL AMENDMENTS:

GROUND PLANE TREATMENT	CLASS II OM AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER 4-6 weeks during growing season	E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
TREES	4.0 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb./1000sf	N/A	6"
SHRUBS	4.0 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb./1000sf	N/A	6"
IRRIGATED NATIVE SEED	4.0 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb./1000sf	N/A	6"
NON-IRRIGATED NATIVE SEED	3.0 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb./1000sf	N/A	6"

NOTE: AMENDMENTS ARE TO BE VERIFIED AT THE TIME OF CONSTRUCTION WITH A SOILS TEST. SOILS TEST MUST BE ANALYZED FOR XERIC TREES AND SHRUBS AND RESULTS PROVIDED TO TOWN OF CASTLE ROCK REPRESENTATIVE.

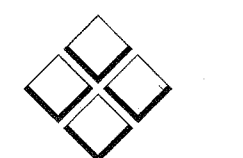
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THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (14 OF 15)

Know what's below.
Call before you dig.
811
SHEET 26 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6 SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

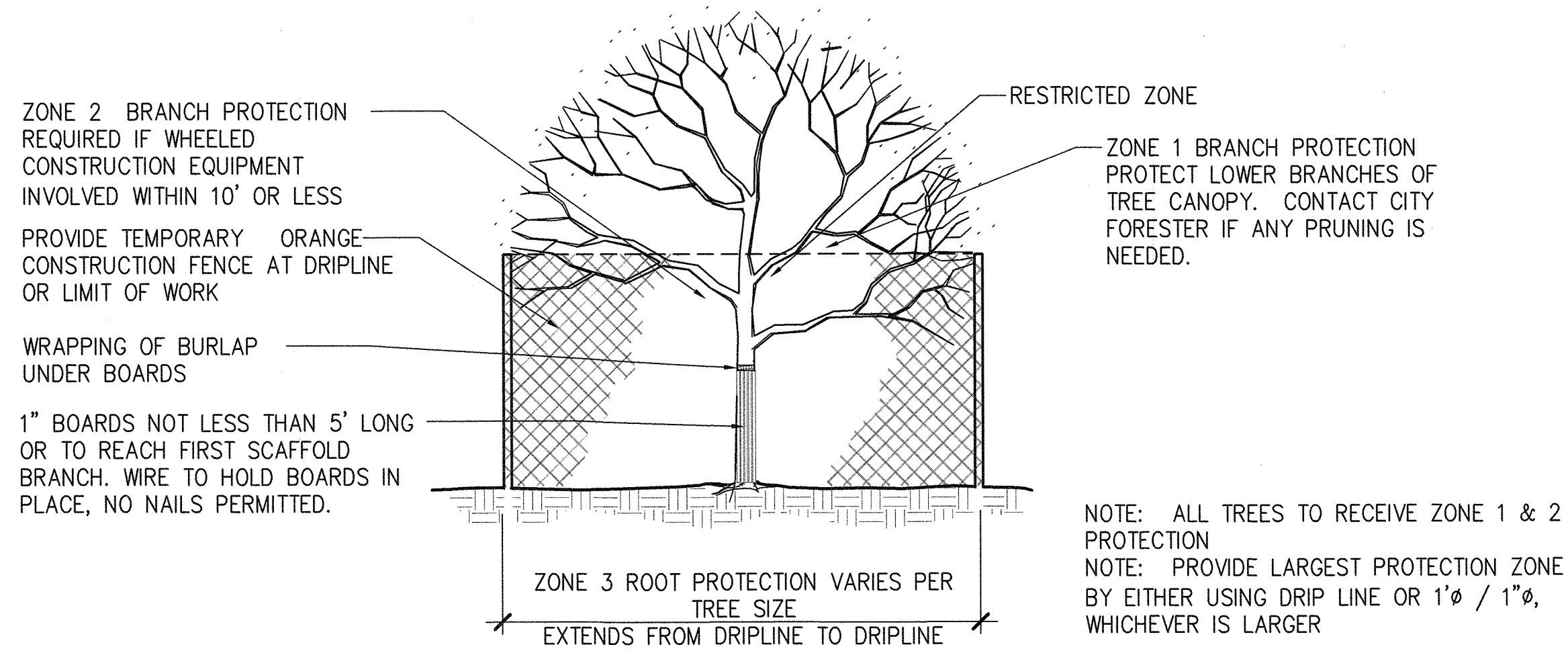


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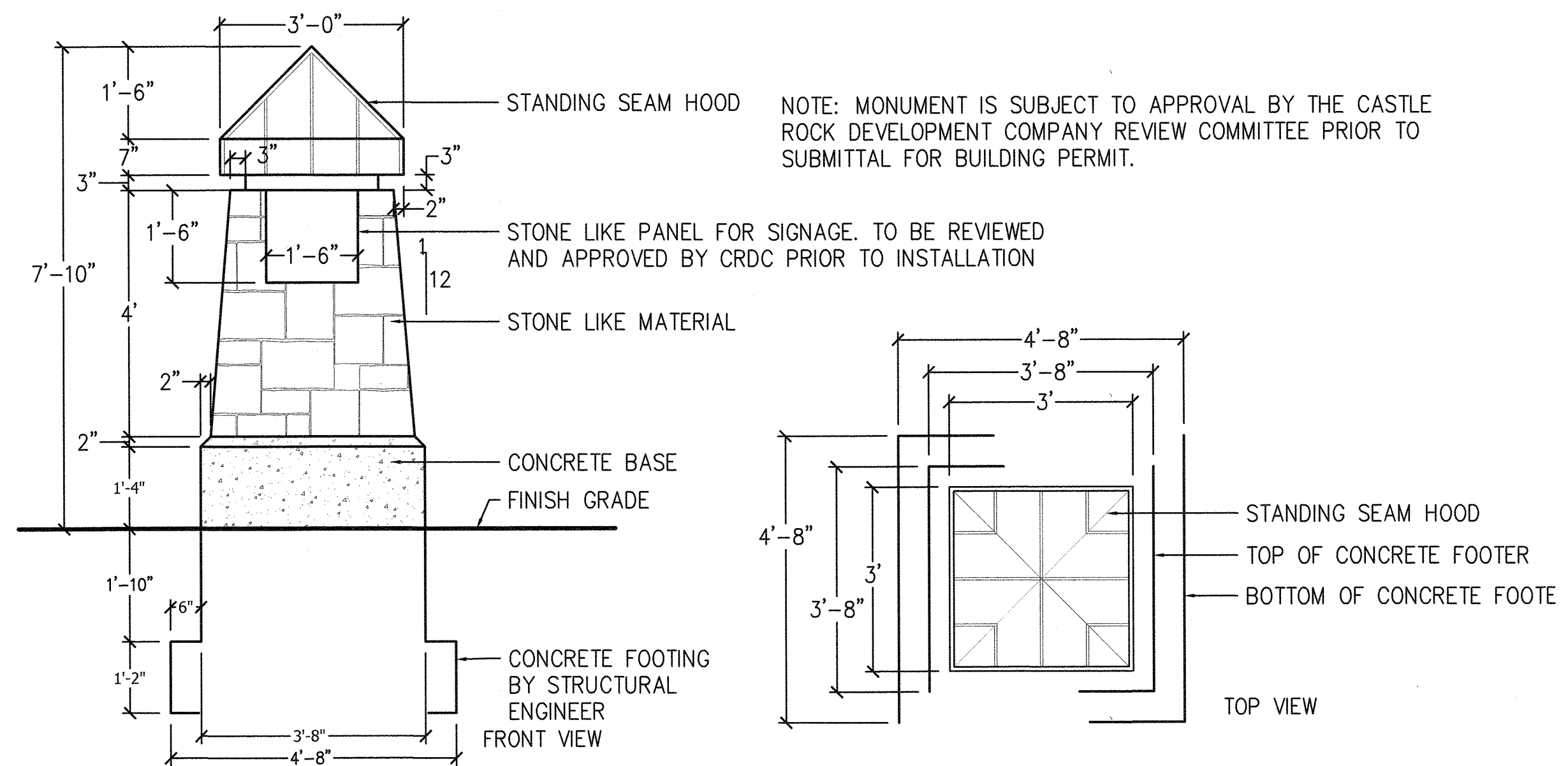
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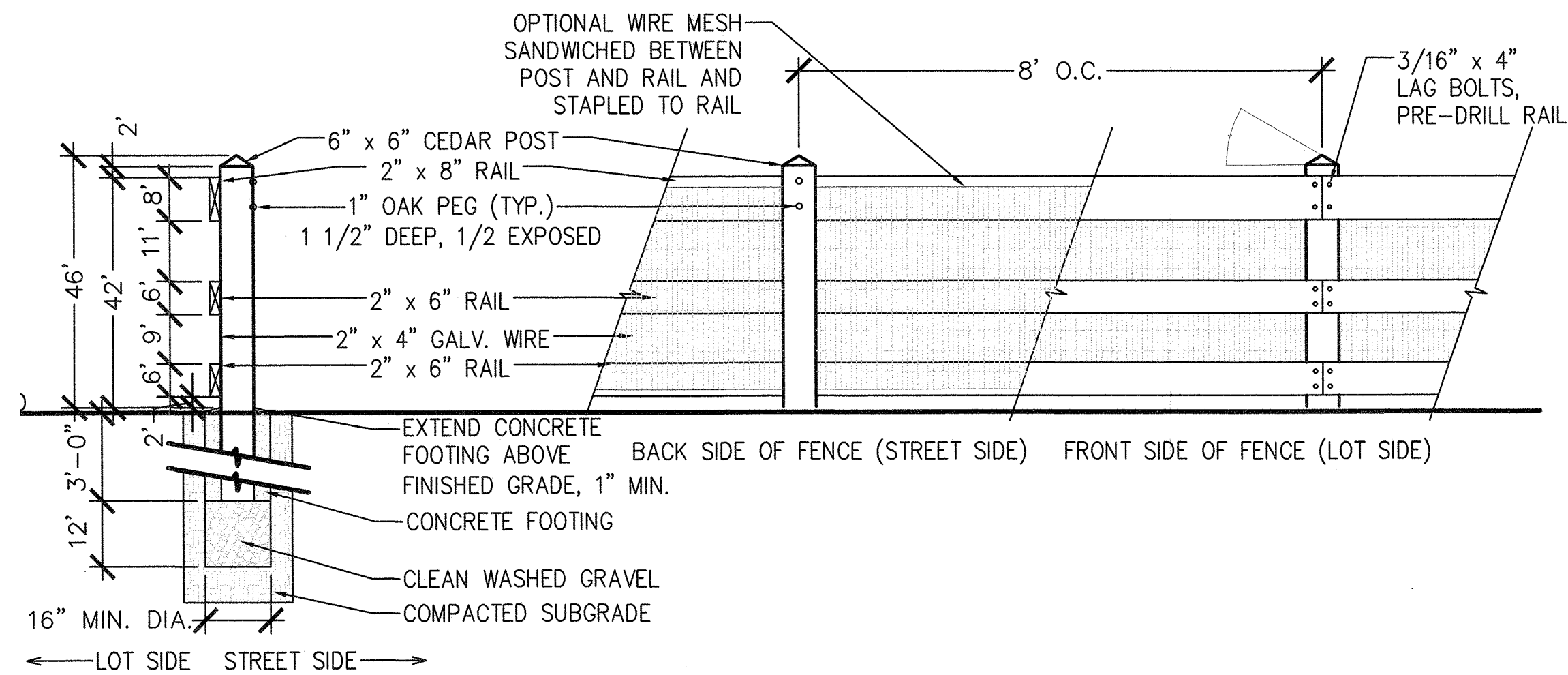
1 TEMPORARY TREE PROTECTION

NOT TO SCALE



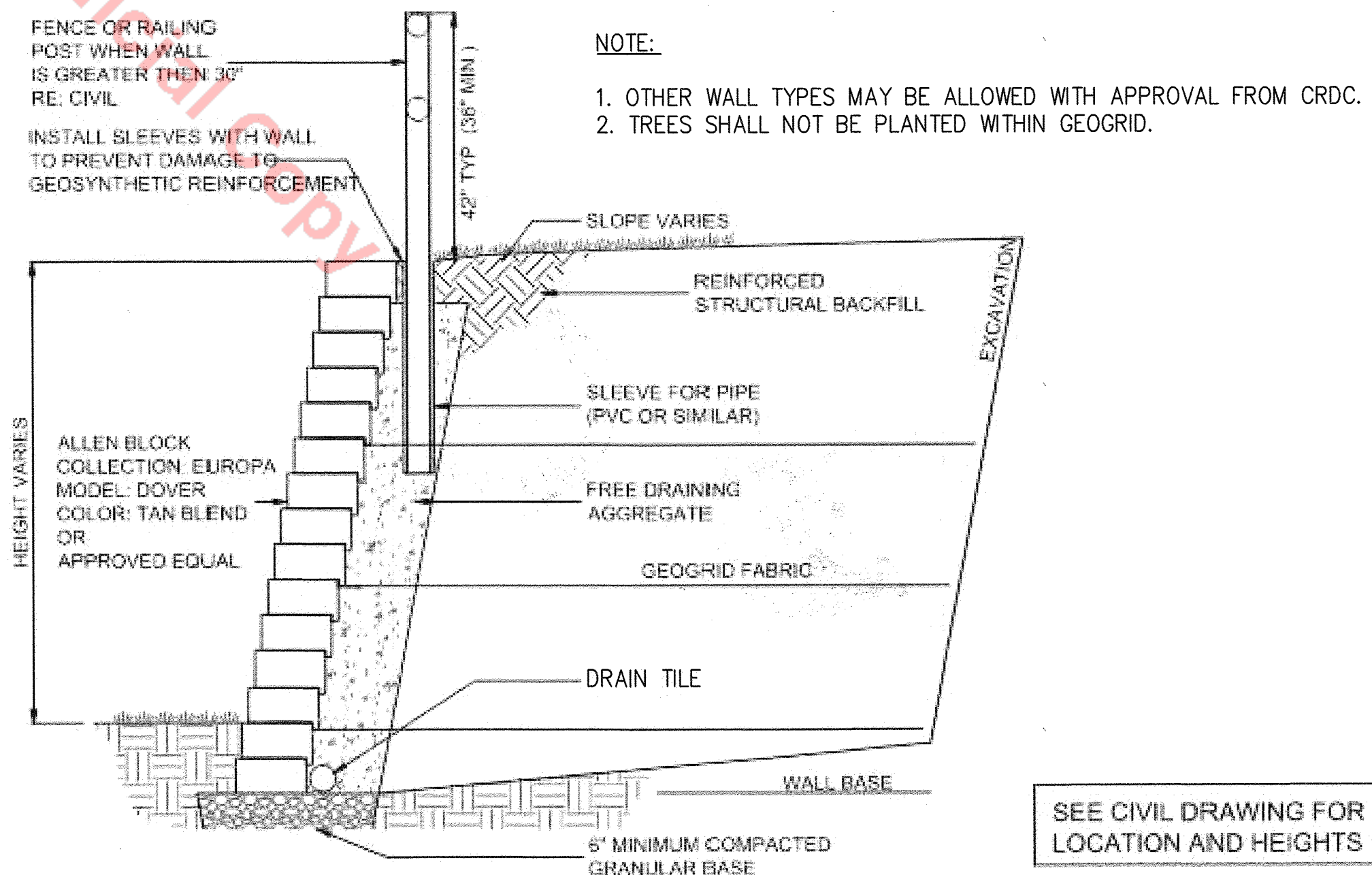
2 ENTRY COLUMN

NOT TO SCALE



3 3-RAIL OPEN FENCE

NOT TO SCALE



4 TYPICAL RETAINING WALL (BY OTHERS)

NOT TO SCALE

NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

2021-09-29 P:\DENVER\MEADOWS FILING 16-6 - 2104386_CD\CAD\SHETS\SDP 2-21043-DETAILS.DWG

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (15 OF 15)

