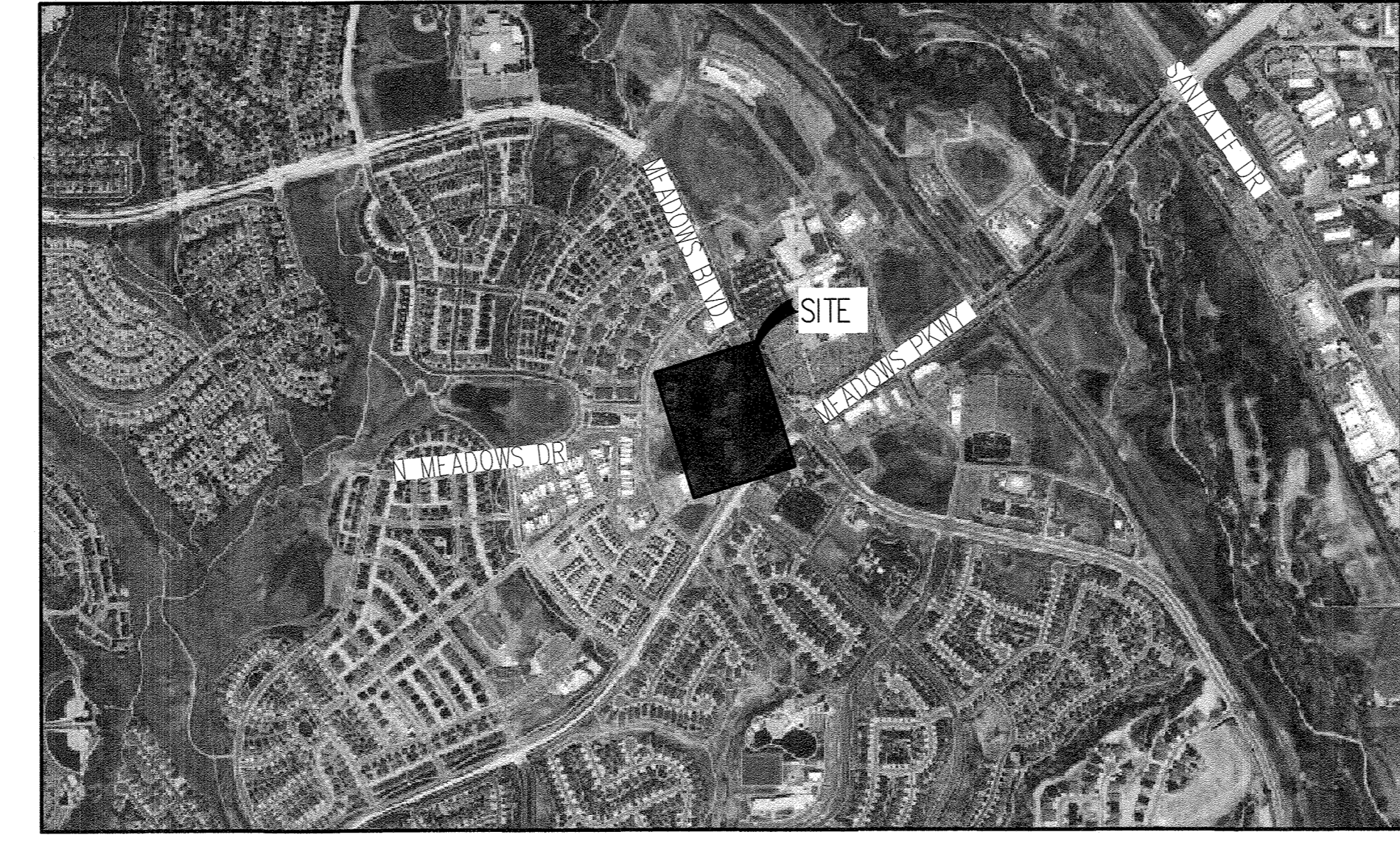


SITE DEVELOPMENT PLAN THE MEADOWS FILING 20 PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 - AMENDMENT NO. 16) PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1 - AMENDMENT NO.10) PARCEL 3 (LOT 1B-1, BLOCK 3, PHASE 1 - AMENDMENT NO.12) LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SDP22-0037



GENERAL NOTES

- 1. 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.
2. PURSUANT TO SECTION 4.7 AND 9.3.2 PER 2021 LANDSCAPE CRITERIA MANUAL 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.
3. 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE AS "X" PER FEMA FIRM PANEL NO. 08035201696 DATED 03/16/2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMP ARE CONSIDERED 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. THE SITE IS ZONED PD (THE MEADOWS FILING NO. 20), RECORDED ON AUGUST 19, 2004 AT RECEPTION NUMBER 2004086771.
11. 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.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. 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.
14. 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.
15. IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. HTTPS://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/ES/PPREBLESMEADOWJUMPINGMOUSE.PHP.
16. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.



SHEET INDEX table with columns: DESCRIPTION, SHEET NUMBER. Includes entries for COVER SHEET (1), SITE PLAN (2), GRADING PLAN (3), UTILITY PLAN (4), GENERAL LANDSCAPE PLAN (5), PLANT SCHEDULE, NOTES & TABULATIONS (6), ARCHITECTURAL EXTERIOR ELEVATIONS (7-15), SITE LIGHTING PLAN (16), SITE LIGHTING DETAILS (17).

PROJECT CONTACTS table with columns: DEVELOPER, CIVIL ENGINEER, SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, CURRENT PROPERTY OWNER. Lists contact information for The Garrett Companies, Galloway & Company, Inc., Core Consultants, and CastleRock Development Company.

FIRE NOTES

- 1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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 EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. 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 FLOOR REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

TITLE CERTIFICATION by Scott Bennett, Authorized Representative of Land Title Guaranty Co. Signed this 17th day of February, 2023. Notary Public: Carolyn Manning, State of Colorado, Notary ID 20224013264.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE. THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:29 AM ON THE 25th DAY OF March 2023. AT RECEPTION NO. 2023011651. Notary Public: Robert C. Hanisch, Jr., State of Colorado, Notary ID 20214016144.

SURVEYOR'S CERTIFICATION by Miles Small, Registered Professional Land Surveyor. Signed this 2-14-23. Notary Public: Miles Small, State of Colorado, Notary ID 38534.

OWNERSHIP CERTIFICATION. THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. Signed this 17th day of February, 2023. Notary Public: Robert C. Hanisch, Jr., State of Colorado, Notary ID 20214016144.

CIVIL ENGINEER'S STATEMENT by Joseph D. Paule, Registered Professional Engineer. Signed this 2/14/2023. Notary Public: Joseph D. Paule, State of Colorado, Notary ID 41485.

LEGAL DESCRIPTION. PARCEL 1: LOT 2A-1A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 16, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER UNDER RECEPTION NO. 2020020227. PARCEL 2: LOT 1A-2, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 10 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 2017 IN THE OFFICE OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER UNDER RECEPTION NO. 2017070670. PARCEL 3: LOT 1B-1, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2016 IN THE OFFICE OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER UNDER RECEPTION NO. 2016013815.

PLANNING COMMISSION RECOMMENDATION. THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12th DAY OF December 2022. Chair: [Signature], Date: March 8, 2023. Director of Development Services: [Signature], Date: 3/16/2023.

BASIS OF BEARING. SOUTH LINE OF LOT 2A-1A, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1-AMENDMENT NO.16, BEING ASSIGNED TO BEAR S 88°44'03" W, MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. BENCHMARK: DOUGLAS COUNTY BENCHMARK "2.015030", BENCHMARK IS AN ALUMINUM CAP, SET IN CONCRETE COLLAR, PUBLISHED ELEVATION = 6082.16' (NAVD 88 DATUM).

TOWN COUNCIL APPROVAL. THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF January 2023. Mayor: [Signature], Date: Mar 9/2023. Town Clerk: [Signature], Date: 3-16-23.

ZONING COMPARISON AND DEVELOPMENT STANDARDS table. Compares PD requirements with provided standards for Block 2 and Block 3. Includes metrics for use area, units per lot, setbacks, and parking spaces.

SITE UTILIZATION table. Shows the breakdown of site area by block and lot, including total lot area, building coverage, parking spaces, and row coverage.

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 and accordingly 22.01 SFE are debited from the Water Bank.

SITE DEVELOPMENT PLAN - THE MEADOWS FILING 20 PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 - AMENDMENT NO.16) PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1-AMENDMENT NO. 10) PARCEL 3 (LOT 1B-1, BLOCK 2, PHASE 1 - AMENDMENT NO.12) MERCANTILE STREET & BILBERRY STREET CASTLE ROCK, COLORADO

Change Log table with columns: #, Date, Issue / Description, Init. Includes entries for Project No. GC000003.20, Drawn By: TLS, Checked By: MEM, Date: OCTOBER 6, 2022.







**SITE DEVELOPMENT PLAN  
THE MEADOWS FILING 20  
PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 - AMENDMENT NO. 16)  
PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1 - AMENDMENT NO.10)  
PARCEL 3 (LOT 1B-1, BLOCK 2, PHASE 1 - AMENDMENT NO.12)**  
LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP22-0037

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
AND SHALL NOT BE USED FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.  
**NICHOLAS ALLEN SMITH**  
Registered Landscape Architect of the  
State of COLORADO  
Registration Number: 1436



THE GARRETT COMPANIES  
10375 PARK MEADOWS DRIVE, SUITE 125  
LONE TREE, CO 80124

**LANDSCAPE PLAN LEGEND:**

- LARGE CANOPY DECIDUOUS TREES (MODERATE HYDROZONE) 63 TOTAL
- FASTIGIATED/COLUMNAR CANOPY DECIDUOUS TREES (MODERATE HYDROZONE) 11 TOTAL
- ORNAMENTAL TREES (MODERATE HYDROZONE) 39 TOTAL
- EVERGREEN TREES 4' & 6' (LOW HYDROZONE) 11 TOTAL
- SHRUB BEDS (LOW HYDROZONE)
- PERENNIALS (LOW HYDROZONE)
- IRRIGATED NATIVE TURF (VERY LOW HYDROZONE)
- NON-LIVING ORNAMENTAL AREA (DECORATIVE GRAVEL IN LANDSCAPE AREAS LESS THAN 4' WIDE)

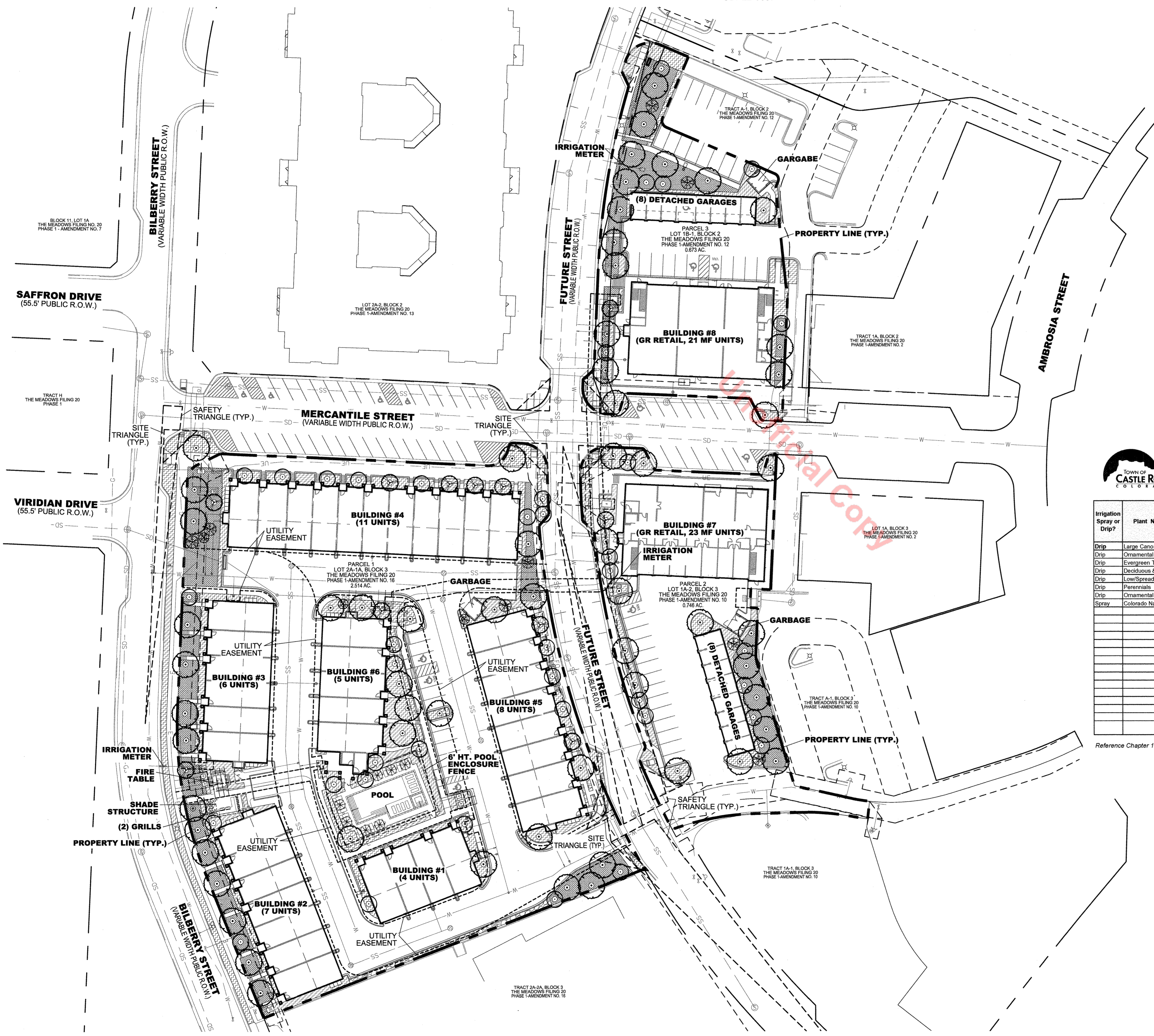
**CLWUR (Composite landscape water use rating) Chart**



Project Name: The Meadows Filing 20, Phase 1  
Site Development Plan (SDP) Number: SDP22-0037

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,Mod,H,W)	% 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
Drip	Large Canopy Deciduous Trees	2/L		2	800	2	36938	0.043315927
Drip	Ornamental Trees	2/L		1.8	746	2	36938	0.037901546
Drip	Evergreen Trees	2/L		0.2	125	2	36938	0.006768098
Drip	Deciduous & Evergreen Shrubs	3/L		21	7878	3	36938	0.639828902
Drip	Low/Spreading Shrubs	2/L		11	4000	2	36938	0.216579133
Drip	Perennials	2/L		11	4000	2	36938	0.216579133
Drip	Ornamental Grasses	2/L		16	5879	2	36938	0.316317146
Spray	Colorado Native Mix Grass	2/L		37	13556	2	36938	0.733388668
<b>Total of the CLWUR</b>								<b>2.213276301</b>

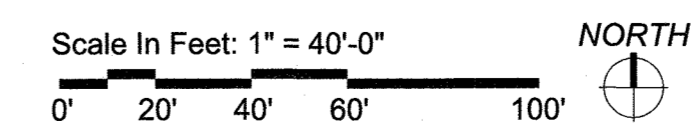
Reference Chapter 13.20 of the Castle Rock Municipal Code



SITE DEVELOPMENT PLAN - THE MEADOWS FILING 20  
 PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 - AMENDMENT NO.16)  
 PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1 - AMENDMENT NO. 10)  
 PARCEL 3 (LOT 1B-1, BLOCK 2, PHASE 1 - AMENDMENT NO.12)  
 MERCANTILE STREET & BILBERRY STREET  
 CASTLE ROCK, COLORADO

#	Date	Issue / Description	Int.
	8/31/2022	SDP RESUBMITTAL	
	10/07/2022	SDP RESUBMITTAL	
	11/04/2022	SDP RESUBMITTAL	
	11/30/2022	SDP RESUBMITTAL	

Project No: GC0000003.20  
 Drawn By: TGC  
 Checked By: TGC  
 Date: AUGUST 31, 2022  
**GENERAL LANDSCAPE PLAN**



**SITE DEVELOPMENT PLAN  
THE MEADOWS FILING 20  
PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 - AMENDMENT NO. 16)  
PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1 - AMENDMENT NO.10)  
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LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP22-0037



**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
AND SHALL NOT BE USED FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.

NICHOLAS ALLEN SMITH  
Registered Landscape Architect of the  
State of COLORADO

Registration Number: 1436

**SITE DEVELOPMENT PLAN GENERAL NOTES:**

- LANDSCAPE NOTES**
- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
  - Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
  - All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
  - Distance of trees to wet utility lines should be a minimum of 10 feet.
  - Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
  - Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).

**MULTI-FAMILY LANDSCAPE SITE INVENTORY TABLE: (AS REQUESTED BY WATER CONSERVATION PLAN REVIEWER)**

**ENTIRE PROJECT SITE (LOT 2A, BLOCK 3, LOT 1A, BLOCK 3 & LOT 1B, BLOCK 2):**

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP. AMOUNTS (IN CU. YDS. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
171,308 SQ FT (100%)	36,938 SQ FT (22%)	13,556 SQ FT	982 SQ. FT.	69	71	138	138	4 CUBIC YD / 1000 SQ FT	YES

**PARKING LOT LANDSCAPE: A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED. TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SECTION 5.2.1.2.2**

TOTAL PARKING LOT AREA	PARKING LOT LANDSCAPE AREA REQUIRED	PARKING LOT LANDSCAPE AREA PROVIDED	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF INTERNAL LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERNAL LANDSCAPE ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
12,060 SQ FT (100%)	1,206 SQ FT (10%)	1,966 SQ FT (16%)	47	N/A	0	N/A	6	6	20	20

**STREETSCAPE:**

	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
MERCANTILE STREET (280+143+150) = 573 LF	15	15	60	60
BILBERRY STREET (451 LF)	11	11	44	44
FUTURE STREET (309 + 250 + 267) = 826 LF	21	21	84	84

**MULTI-FAMILY LANDSCAPE SITE INVENTORY TABLE: (AS REQUESTED BY PLANNER)**

**LOT 2A, BLOCK 3:**

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP. AMOUNTS (IN CU. YDS. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
109,499 SQ FT (100%)	22,751 SQ FT (21%)	7,482 SQ FT	982 SQ. FT.	44	44	88	88	4 CUBIC YD / 1000 SQ FT	YES

**PARKING LOT LANDSCAPE: A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED. TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SECTION 5.2.1.2.2**

TOTAL PARKING LOT AREA	PARKING LOT LANDSCAPE AREA REQUIRED	PARKING LOT LANDSCAPE AREA PROVIDED	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF INTERNAL LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERNAL LANDSCAPE ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
6,760 SQ FT (100%)	676 SQ FT (10%)	750 SQ FT (11%)	14	N/A	0	N/A	2	2	4	4

**STREETSCAPE:**

	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
MERCANTILE STREET (280 LF)	7	7	28	28
BILBERRY STREET (451 LF)	11	11	44	44
FUTURE STREET (309 LF)	8	8	32	32

**LOT 1A, BLOCK 3:**

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP. AMOUNTS (IN CU. YDS. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
32,498 SQ FT (100%)	6,525 SQ FT (20%)	1,588 SQ FT	N/A	13	15	26	26	4 CUBIC YD / 1000 SQ FT	YES

**PARKING LOT LANDSCAPE: A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED. TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SECTION 5.2.1.2.2**

TOTAL PARKING LOT AREA	PARKING LOT LANDSCAPE AREA REQUIRED	PARKING LOT LANDSCAPE AREA PROVIDED	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF INTERNAL LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERNAL LANDSCAPE ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
2,000 SQ FT (100%)	200 SQ FT (10%)	570 SQ FT (28%)	14	N/A	0	N/A	2	2	8	8

**STREETSCAPE:**

	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
MERCANTILE STREET (143 LF)	4	4	16	16
FUTURE STREET (250 LF)	6	6	24	24

**LOT 1B, BLOCK 2:**

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP. AMOUNTS (IN CU. YDS. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
29,311 SQ FT (100%)	7,662 SQ FT (26%)	4,486 SQ FT	N/A	12	12	24	24	4 CUBIC YD / 1000 SQ FT	YES

**PARKING LOT LANDSCAPE: A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED. TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SECTION 5.2.1.2.2**

TOTAL PARKING LOT AREA	PARKING LOT LANDSCAPE AREA REQUIRED	PARKING LOT LANDSCAPE AREA PROVIDED	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NO. OF INTERNAL LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERNAL LANDSCAPE ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
3,300 SQ FT (100%)	330 SQ FT (10%)	646 SQ FT (19%)	19	N/A	0	N/A	2	2	8	8

**STREETSCAPE:**

	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
MERCANTILE STREET (150 LF)	4	4	16	16
FUTURE STREET (267 LF)	7	7	28	28

Unofficial Copy



THE GARRETT COMPANIES  
10375 PARK MEADOWS DRIVE, SUITE 125  
LONE TREE, CO 80124

SITE DEVELOPMENT PLAN - THE MEADOWS FILING 20  
 PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 - AMENDMENT NO.16)  
 PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1 - AMENDMENT NO. 10)  
 PARCEL 3 (LOT 1B-1, BLOCK 2, PHASE 1 - AMENDMENT NO.12)

MERCANTILE STREET & BILBERRY STREET  
 CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	8/31/2022	SDP RESUBMITTAL	
2	10/07/2022	SDP RESUBMITTAL	
3	11/04/2022	SDP RESUBMITTAL	
4	11/30/2022	SDP RESUBMITTAL	
5			
6			
7			
8			
9			
10			
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15			
16			
17			
18			
19			
20			

Project No: GC000003.20  
Drawn By: TGC  
Checked By: TGC  
Date: AUGUST 31, 2022

LANDSCAPE NOTES &  
MULTI-FAMILY LANDSCAPE  
SITE INVENTORY TABLES



















# SITE DEVELOPMENT PLAN THE MEADOWS PHASE 20

PARCEL 1 (LOT 2A-1A, BLOCK 3, PHASE 1 -AMENDMENT NO. 16)

PARCEL 2 (LOT 1A-2, BLOCK 3, PHASE 1 -AMENDMENT NO.10)

PARCEL 3 (LOT 18-1, BLOCK 2, PHASE 1 -AMENDMENT NO.12)

LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

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

PROJECT NO.:SDP22-0037

**STANDARD NOTES per SDP CHECKLIST:**

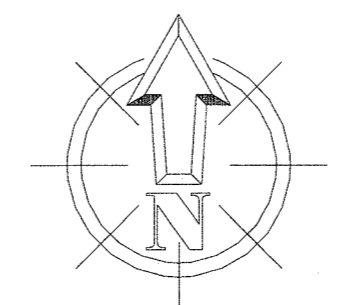
1->Objectives for Lighting -  
 Types SL1, SL2- Area luminaires for driveway illumination.  
 Type SL4- Pedestrian scale general illumination  
 Type SL5- Doorway and security illumination- low output for glare minimization.  
 TYPE WL2- Wall exterior luminaire for wayfind and security entering/exiting buildings.  
 Type WL4- Wall exterior low level luminaire for low level illumination.

2->Hours of Light Operation-  
 Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day

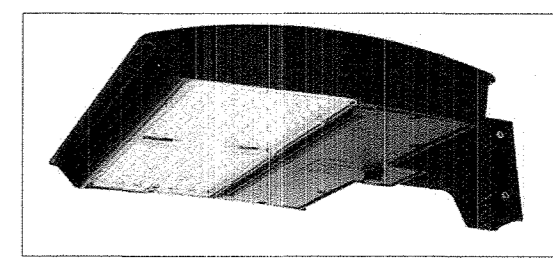
3->Mitigation to adjoining neighborhoods/adjacent properties-  
 Use of low wattage, downlight luminaires.  
 Use of Full-Cutoff light fixtures.

4->Foward Throw, Type IV output is not used.  
 Pole mounted lighting shall never aim towards building facades.  
 Unshielded Wall Packs are not used.

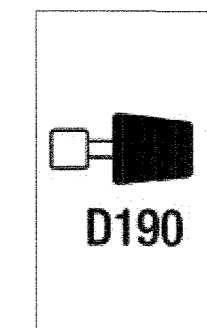
Symbol	Label	Qty	Source	Lumens	Watts	Description Number Breakdown	Classification	Height Above Grade	IESNA Cut-Off	Hours of Light Operation	Luminaire Style
	SL1	2	LED	12000	100	Wattie JRM100055C8BPCR	Type VS	25	Full Cut-Off	Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day	SL1-Pole Mount, Cut-Off Area
	SL2	1	LED	12000	100	Wattie JRM100055C8BPCR	Type VS	25	Full Cut-Off	Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day	SL2-Pole Mount, Cut-Off Area
	SL4	3	LED	6000	53	Wattie JRMPTM030300B	Type VS	12	CU-Off	Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day	SL4-Pole-Tip, Cut-Off Area
	SL5	65	LED	600	45	ADD JRM100055C8BPCR	Type VS	8, 11	N/A	Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day	SL5- Ceiling, Flat, "Flush" Mount
	WL2	75	LED	5500	13	Wattie JRMPC4070C8BPCCR	Type WBY*	12	Full Cut-Off	Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day	WL2-Building Wall Mount, Cut-Off Area
	WL4	12	LED	2100	17	Wattie JRMPC15103C8BPCCR	Type WBY*	8	Full Cut-Off	Photosensor & Timelock, ON-Dusk to Dawn, OFF-During Day	WL4-Building Wall Mount, Cut-Off Area



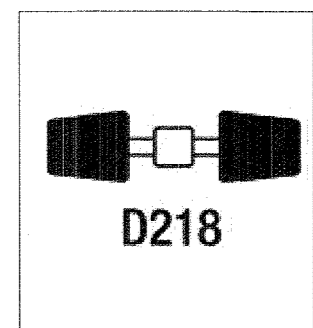
Drawing Origin- 0, 0, 0



TYPE SL1 & SL2 - 25' MH



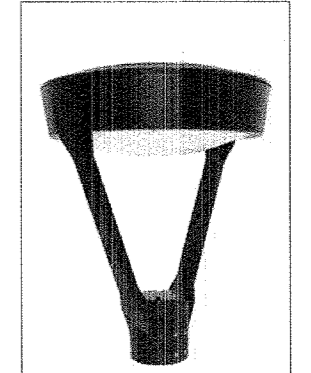
D190



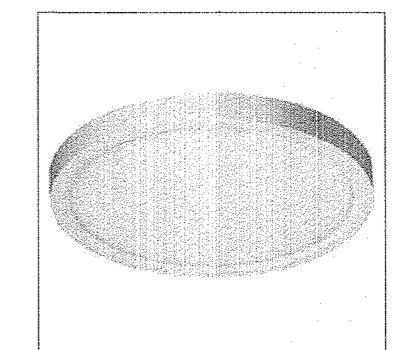
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TYPE SL1

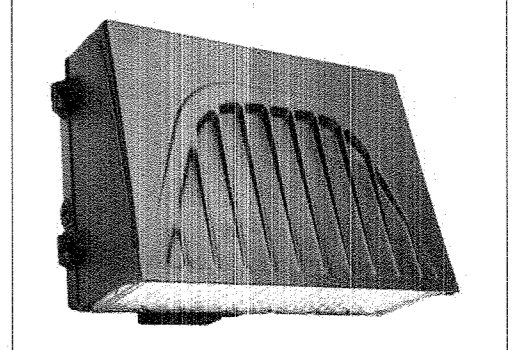
TYPE SL2



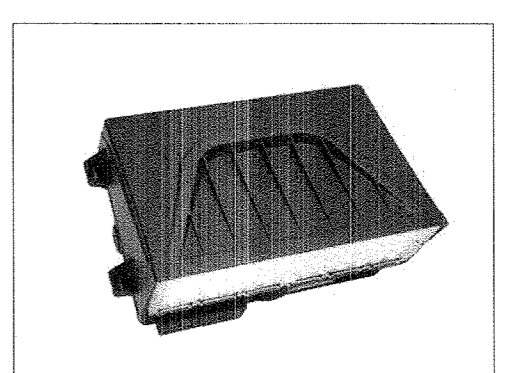
TYPE SL4- 12' MH



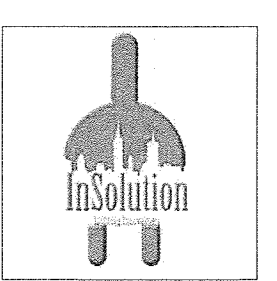
TYPE SL5



TYPE WL2



TYPE WL4



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Indianapolis, IN 46220

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Comments	Date	#
RESPONSES TO PLANNING COMMENTS for SDP REVIEW 2	9/30/2022	

Revisions


Drawn By: Author  
 Checked By: Checker  
 Date: 11/28/2022  
 Scale: 1" = 40'

SITE DEVELOPMENT PLAN  
 MEADOWS TOWNHOMES  
 CASTLE ROCK, CO  
 SITE LIGHTING PLAN

