

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC99101712

**DATE:** 12-7-99

**TIME:** 12:32

**FEE: \$** 160<sup>00</sup> ( 16 Pages)

**GRANTOR:** *Castle Rock Development Co.*  
(OWNER/SIGNER)

**GRANTEE:** *The Meadows # 11*  
(SUBDIVISION NAME OR NAME OF PLAT)

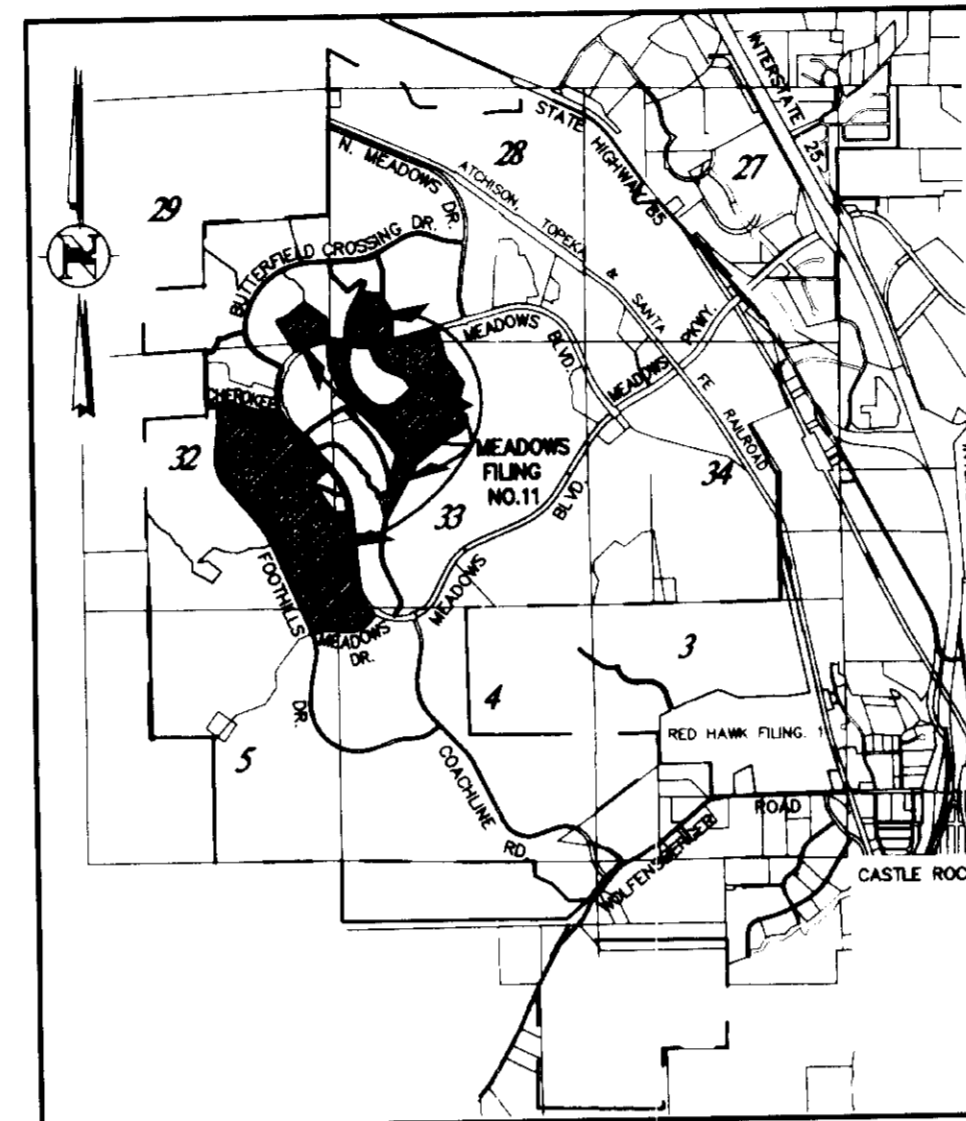
**LEGAL:** 28-29-32-33, 4, 67  
(SECTION-TOWNSHIP-RANGE)

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32, AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4, THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

SHEET 1 OF 13



VICINITY MAP  
SCALE: 1"=4000'

### SITE DATA

SUMMARY FILING NO. 11 SINGLE FAMILY DEVELOPMENT	
1. TOTAL PLAN AREA	261.26 ACRES
2. NUMBER OF LOTS	881
3. ROADWAY AREA (LOCAL & COLLECTOR ROW)	49.34 ACRES
4. LOT AREA	138.30 ACRES
5. PRIVATE OPEN SPACE	66.07 ACRES
6. PUBLIC OPEN SPACE	7.54 ACRES
7. MINIMUM LOT AREA	5,000 S.F.
8. MAXIMUM LOT AREA	18,436 S.F.
9. AVERAGE LOT AREA	6,838 S.F.
10. PUBLIC LAND AREA (PARCEL 10, BLOCK 1, LOT 1)	32.7 ACRES

### NOTES:

- THE EXISTING TOPOGRAPHY, SHOWN ON THE FINAL PD SITE PLAN, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF TWO (2) FEET.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, & S ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY FOR MEADOWS FILING NO. 11 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES.
- TRACTS U, V & LOT 1 BLK 1 OF PARCEL 10 ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC PURPOSES.
- ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO TOWN.
- ZONING IS PER THIRD P.D. AMENDMENT-MEADOWS SITE PLAN RECORDED 4/20/87 RECEPTION NUMBER 8711346.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO DEVELOPMENT STANDARDS SET FORTH ON SHEETS 2a & 2b.

TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE
<b>PARCEL 1</b>				
TRACT "A"	105,076	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "B"	28,553	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
<b>PARCEL 2</b>				
TRACT "C"	222,255	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
<b>PARCEL 3</b>				
TRACT "D"	232,320	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "E"	31,363	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "F"	22,644	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "G"	162,570	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "H"	5,925	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "I"	12,851	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "S"	26,080	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "V"	143,552	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.
<b>PARCEL 6</b>				
TRACT "J"	336,261	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "K"	539,526	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "L"	9,197	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "M"	153,386	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "N"	67,736	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "O"	57,349	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "P"	60,546	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "Q"	40,081	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "R"	766,781	THE MEADOWS NEIGHBORHOOD COMPANY	THE MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.
TRACT "U"	184,827	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.
<b>PARCEL 10</b>				
LOT 1, BLK. 1	1,425,730	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.

### PLANNING COMMISSION APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 24<sup>TH</sup> DAY OF MAY A.D., 1999.

*[Signature]* 12/6/99 DATE  
CHAIRMAN  
*[Signature]* John Franklin 11/1/99 DATE  
PLANNING DIRECTOR

### TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 10<sup>TH</sup> DAY OF JUNE, 1999.

*[Signature]* 12/2/99 DATE  
MAYOR  
*[Signature]* Holly A. Mann 12/2/99 DATE  
TOWN CLERK

### CERTIFICATE OF OWNERSHIP OF PARCELS 1, 2, 3, 6 AND PARCEL 10 LOT 1, BLOCK 1

OWNER: CASTLE ROCK DEVELOPMENT COMPANY

ATTEST: BY *[Signature]* J. Thomas PRESIDENT

SUBSCRIBED AND SWORN TO ME BEFORE THIS 15<sup>TH</sup> DAY OF October, 1999

BY: *[Signature]*  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 4, 2001

### CERTIFICATE OF OWNERSHIP OF PARCELS 1, 2, 3, 6 AND PARCEL 10 LOT 1, BLOCK 1

MORTGAGEE & LEIN HOLDER CASTLE ROCK LAND COMPANY

ATTEST: BY *[Signature]* John Fox AS Attorney in fact for Donald L. Stearn, Mortgagee

SUBSCRIBED AND SWORN TO ME BEFORE THIS 20<sup>TH</sup> DAY OF October, 1999

BY: *[Signature]*  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: APRIL 21, 2001

### TITLE CERTIFICATE

I, *[Signature]* ERIC STEWART, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 26<sup>TH</sup> DAY OF October, 1999

*[Signature]*  
AUTHORIZED REPRESENTATIVE  
AS TITLE Officer of  
LAND TITLE GUARANTEE COMPANY

### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )

COUNTY OF DOUGLAS ) SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 7 DAY OF Dec.

1999, AT 12:32 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99101712

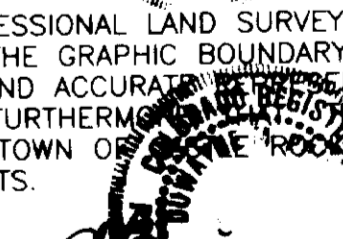
*[Signature]* Deputy  
DOUGLAS COUNTY CLERK AND RECORDER



### SURVEYOR'S STATEMENT

I, DUWAYNE M. PHILLIPS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THIS FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

*[Signature]*  
DUWAYNE M. PHILLIPS  
P.L.S. NO. 9329



### STATEMENT FOR CIVIL ENGINEER

I, LEONARD R. WILSON, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

*[Signature]*  
LEONARD R. WILSON  
P.E. NO. 18810

**PREPARED FOR:**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 18<sup>TH</sup> AVENUE / SUITE 840  
DENVER, COLORADO 80208  
PHONE NUMBER: (303) 394-5500  
CONTACT: JIM RILEY

**PROPERTY OWNERS**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 18<sup>TH</sup> AVENUE / SUITE 840  
DENVER, COLORADO 80208  
PHONE NUMBER: (303) 394-5500  
CONTACT: JIM RILEY

**CIVIL ENGINEER/SURVEYOR**  
ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 E. PRENTICE AVE./SUITE 101  
ENGLEWOOD, CO 80111  
TELEPHONE (303) 741-6000  
CONTACT: MARK T. NICKLESS

**Rocky Mountain Consultants, Inc.**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
Rev: OCT. '99  
Rev: JUNE '99  
Date: MAR. '99

8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106

**rnc**

Job No. 3572-010.00

### SHEET INDEX

- SHEET 1 OF 13 . . . . . COVER SHEET
- SHEET 1a OF 13 . . . . . LEGAL DESCRIPTIONS
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- SHEET 2a & 2b OF 13 . . . . . LOT DESIGN CRITERIA
- SHEET 3 THRU 13 OF 13 . . . . . LANDSCAPE PLANS AND DETAILS

THE MEADOWS FILING NO. 11  
FINAL PD SITE PLAN  
SHEET 1 OF 13

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32, AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4, THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

SHEET 1a OF 13

### PARCEL 1

#### LEGAL DESCRIPTION

THE MEADOWS FILING NO. 10, A PLAT RECORDED AT RECEPTION NUMBER 9421995, BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE SOUTH 79°18'46" WEST, A DISTANCE OF 719.34 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF TRACT F OF THE MEADOWS FILING NO. 2, A PLAT RECORDED AT RECEPTION NUMBER 8721781 OF THE RECORDS OF SAID DOUGLAS COUNTY AND THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD, AS RECORDED AT RECEPTION NUMBER 8727783 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE, ALONG THE BOUNDARY OF SAID THE MEADOWS FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 31°24'04" WEST, A DISTANCE OF 706.98 FEET;
- 2) THENCE NORTH 67°46'50" EAST, A DISTANCE OF 200.84 FEET;
- 3) THENCE NORTH 52°51'34" EAST, A DISTANCE OF 472.59 FEET TO A POINT ON THE WESTERLY LINE OF BUTTERFIELD CROSSING PARK, A PLAT RECORDED AT RECEPTION NUMBER 8727780 OF THE RECORDS OF SAID DOUGLAS COUNTY;

THENCE, ALONG SAID WESTERLY LINE OF BUTTERFIELD CROSSING PARK THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 53°32'38" EAST, A DISTANCE OF 516.11 FEET;
  - 2) THENCE SOUTH 08°37'13" EAST, A DISTANCE OF 417.39 FEET TO A POINT ON A CURVE AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°46'44" AN ARC DISTANCE OF 728.60 FEET, HAVING A RADIUS OF 1105.00 FEET AND A CHORD BEARING SOUTH 69°56'25" WEST, A DISTANCE OF 715.47 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 571,971 SQUARE FEET OR 13.131 ACRES, MORE OR LESS.

### PARCEL 2

#### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE NORTH 77°44'35" EAST, A DISTANCE OF 353.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD, AS RECORDED AT RECEPTION NUMBER 8727783 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE SOUTHWEST CORNER OF BUTTERFIELD CROSSING PARK, A PLAT RECORDED AT RECEPTION NUMBER 8727780 OF THE RECORDS OF SAID DOUGLAS COUNTY, AND THE TRUE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY LINE OF SAID BUTTERFIELD CROSSING PARK THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 01°00'01" EAST, A DISTANCE OF 227.42 FEET;
  - 2) THENCE NORTH 13°36'49" EAST, A DISTANCE OF 334.00 FEET;
  - 3) THENCE NORTH 28°28'25" EAST, A DISTANCE OF 475.38 FEET;
- THENCE SOUTH 81°56'40" EAST, A DISTANCE OF 467.08 FEET TO A POINT ON THE WESTERLY LINE OF THE MEADOWS FILING NO. 1, A PLAT RECORDED AT RECEPTION NUMBER 8733897 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG SAID WESTERLY LINE OF THE MEADOWS FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 01°52'00" WEST, A DISTANCE OF 70.83 FEET;
- 2) THENCE SOUTH 29°41'09" EAST, A DISTANCE OF 325.25 FEET;
- 3) THENCE SOUTH 00°44'46" EAST, A DISTANCE OF 347.71 FEET;
- 4) THENCE SOUTH 04°01'14" EAST, A DISTANCE OF 210.06 FEET TO A POINT ON A CURVE AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°05'02" AN ARC DISTANCE OF 681.78 FEET, HAVING A RADIUS OF 1945.00 FEET AND A CHORD BEARING SOUTH 87°28'58" WEST, A DISTANCE OF 678.30 FEET;
- 2) THENCE NORTH 82°28'31" WEST, A DISTANCE OF 274.45 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 782,284 SQUARE FEET OR 17.959 ACRES, MORE OR LESS.

### PARCEL 3

#### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 33, AND THE SOUTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 89°28'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 84°07'31" EAST 327.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 8727783, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY 43.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 28.00 FEET, THE CHORD OF WHICH BEARS SOUTH 37°28'31" EAST 39.80 FEET, TO A POINT OF TANGENT; THENCE SOUTH 07°31'29" WEST 65.00 FEET; THENCE SOUTH 06°19'21" WEST 153.47 FEET TO A POINT OF CURVE; THENCE 907.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°58'31" AND A RADIUS OF 1000.00 FEET, THE CHORD OF WHICH BEARS SOUTH 19°40'01" WEST 876.41 FEET; THENCE SOUTH 45°39'22" EAST 198.26 FEET; THENCE SOUTH 44°35'42" EAST 365.06 FEET; THENCE SOUTH 45°39'22" EAST 182.23 FEET; THENCE SOUTH 35°54'26" EAST 609.12 FEET; THENCE SOUTH 48°25'04" EAST 211.24 FEET; THENCE NORTH 51°37'11" EAST 846.47 FEET; THENCE NORTH 44°48'35" EAST 206.31 FEET; THENCE NORTH 19°40'01" EAST 206.31 FEET; THENCE NORTH 22°19'50" EAST 86.23 FEET; THENCE NORTH 19°14'29" EAST 28.69 FEET; THENCE NORTH 19°14'29" EAST 411.15 FEET; THENCE NORTH 01°28'10" EAST 89.39 FEET; THENCE NORTH 41°25'25" WEST 143.98 FEET; THENCE NORTH 22°01'53" WEST 98.70 FEET; THENCE NORTH 35°39'51" WEST 158.43 FEET; THENCE NORTH 73°04'40" WEST 29.07 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 87.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 101°56'36" AND A RADIUS OF 55.00 FEET, THE CHORD OF WHICH BEARS NORTH 34°02'58" WEST 85.45 FEET TO A POINT OF REVERSE CURVE; THENCE 20.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°09'28" AND A RADIUS OF 18.00 FEET, THE CHORD OF WHICH BEARS NORTH 52°56'32" WEST 19.12 FEET TO A POINT OF TANGENT; THENCE NORTH 20°51'48" WEST 151.00 FEET TO A POINT OF CURVE; THENCE 91.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°23'17" AND A RADIUS OF 970.00 FEET, THE CHORD OF WHICH BEARS NORTH 18°01'01" WEST 918.18 FEET TO A POINT OF TANGENT; THENCE NORTH 15°28'31" WEST 253.69 FEET TO A POINT OF CURVE; THENCE 19.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°33'20" AND A RADIUS OF 202.00 FEET, THE CHORD OF WHICH BEARS NORTH 12°41'51" WEST 19.58 FEET TO A POINT OF TANGENT; THENCE NORTH 08°55'11" WEST 62.55 FEET TO A POINT OF CURVE; THENCE 20.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°33'20" AND A RADIUS OF 212.00 FEET, THE CHORD OF WHICH BEARS NORTH 12°41'51" WEST 20.55 FEET TO A POINT OF TANGENT; THENCE NORTH 15°28'31" WEST 34.58 FEET TO A POINT OF CURVE; THENCE 43.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 28.00 FEET, THE CHORD OF WHICH BEARS NORTH 29°31'29" EAST 39.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MEADOWS BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 74°31'29" WEST 881.37 FEET TO A POINT OF CURVE;
- 2) THENCE 455.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°41'11" AND A RADIUS OF 205.00 FEET, THE CHORD OF WHICH BEARS SOUTH 80°52'05" WEST 454.09 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 02°46'35" EAST 95.83 FEET TO A POINT OF CURVE; THENCE 17.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°21'17" AND A RADIUS OF 55.00 FEET, THE CHORD OF WHICH BEARS SOUTH 06°24'13" WEST 17.54 FEET TO A POINT OF REVERSE CURVE; THENCE 13.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°16'38" AND A RADIUS OF 18.00 FEET, THE CHORD OF WHICH BEARS SOUTH 05°33'27" EAST 12.98 FEET TO A POINT OF REVERSE CURVE; THENCE 12.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°31'15" AND A RADIUS OF 140.00 FEET, THE CHORD OF WHICH BEARS SOUTH 24°05'09" EAST 12.75 FEET TO A POINT OF TANGENT; THENCE SOUTH 21°28'31" EAST 153.05 FEET TO A POINT OF CURVE; THENCE 329.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°00'00" AND A RADIUS OF 410.00 FEET, THE CHORD OF WHICH BEARS SOUTH 44°28'31" EAST 320.40 FEET TO A POINT OF TANGENT; THENCE SOUTH 67°28'31" EAST 911.18 FEET TO A POINT OF CURVE; THENCE 113.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°00'00" AND A RADIUS OF 260.00 FEET, THE CHORD OF WHICH BEARS SOUTH 54°58'31" EAST 112.55 FEET TO A POINT OF TANGENT; THENCE SOUTH 42°28'31" EAST 365.84 FEET; THENCE SOUTH 47°31'29" WEST 50.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 28.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 18.00 FEET, THE CHORD OF WHICH BEARS SOUTH 02°31'29" WEST 25.46 FEET TO A POINT OF TANGENT; THENCE SOUTH 47°31'29" WEST 280.66 FEET TO A POINT OF CURVE; THENCE 712.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°49'09" AND A RADIUS OF 470.00 FEET, THE CHORD OF WHICH BEARS NORTH 89°03'57" WEST 645.98 FEET TO A POINT OF TANGENT; THENCE NORTH 45°39'22" WEST 198.26 FEET TO A POINT OF CURVE; THENCE 895.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54°36'13" AND A RADIUS OF 940.00 FEET, THE CHORD OF WHICH BEARS NORTH 18°21'15" WEST 882.31 FEET TO A POINT OF TANGENT; THENCE NORTH 08°56'51" EAST 109.15 FEET; THENCE NORTH 07°31'29" EAST 65.00 FEET TO A POINT OF CURVE; THENCE 43.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 28.00 FEET, THE CHORD OF WHICH BEARS NORTH 52°31'29" EAST 39.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MEADOWS BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 82°28'31" WEST 122.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,723,254 SQUARE FEET OR 62,517 ACRES, MORE OR LESS.

### PARCEL 6

#### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 32 AND 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND IN SECTIONS 4 AND 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 32, THENCE SOUTH 14°01'07" EAST, A DISTANCE OF 1206.74 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHEROKEE DRIVE, AS RECORDED AT RECEPTION NUMBER 8727777 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE NORTHEAST CORNER OF FOOTHILLS DRIVE AS RECORDED AT RECEPTION NUMBER 8727782 OF THE RECORDS OF SAID DOUGLAS COUNTY, AND THE TRUE POINT OF BEGINNING.

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHEROKEE DRIVE THE FOLLOWING SEVEN (7) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 44°16'12" EAST, A DISTANCE OF 28.28 FEET;
- 2) THENCE NORTH 89°16'12" EAST, A DISTANCE OF 114.41 FEET TO A POINT OF CURVE;
- 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°52'38" AN ARC DISTANCE OF 294.88 FEET, HAVING A RADIUS OF 895.00 FEET AND A CHORD BEARING SOUTH 81°17'29" EAST, A DISTANCE OF 293.64 FEET;
- 4) THENCE SOUTH 71°51'10" EAST, A DISTANCE OF 315.18 FEET TO A POINT OF CURVE;
- 5) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°05'40" AN ARC DISTANCE OF 528.80 FEET, HAVING A RADIUS OF 775.00 FEET AND A CHORD BEARING NORTH 88°36'00" EAST, A DISTANCE OF 518.90 FEET;
- 6) THENCE NORTH 69°03'10" EAST, A DISTANCE OF 13.86 FEET TO A POINT OF CURVE;
- 7) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°11'10" AN ARC DISTANCE OF 30.43 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 67°21'15" EAST, A DISTANCE OF 27.58 FEET TO A POINT OF REVERSE CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AS RECORDED AT RECEPTION NUMBER 8727783 OF THE RECORDS OF SAID DOUGLAS COUNTY.

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°40'50" AN ARC DISTANCE OF 340.66 FEET, HAVING A RADIUS OF 1103.96 FEET AND A CHORD BEARING SOUTH 32°34'52" EAST, A DISTANCE OF 339.31 FEET;
  - 2) THENCE SOUTH 41°24'47" EAST, A DISTANCE OF 1145.54 FEET;
- THENCE SOUTH 48°35'13" WEST, A DISTANCE OF 271.94 FEET; THENCE SOUTH 47°44'23" WEST, A DISTANCE OF 56.72 FEET; THENCE SOUTH 32°08'52" WEST, A DISTANCE OF 49.41 FEET; THENCE SOUTH 11°01'33" WEST, A DISTANCE OF 48.32 FEET; THENCE SOUTH 07°11'15" EAST, A DISTANCE OF 49.47 FEET; THENCE SOUTH 21°00'53" EAST, A DISTANCE OF 32.56 FEET; THENCE SOUTH 34°08'42" EAST, A DISTANCE OF 866.38 FEET; THENCE NORTH 89°24'06" EAST, A DISTANCE OF 316.82 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE SOUTH 04°50'45" EAST, A DISTANCE OF 1444.68 FEET TO A POINT OF CURVE;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°28'12" AN ARC DISTANCE OF 644.46 FEET, HAVING A RADIUS OF 905.00 FEET AND A CHORD BEARING SOUTH 22°04'51" EAST, A DISTANCE OF 536.29 FEET;
- 3) THENCE SOUTH 35°47'47" EAST, A DISTANCE OF 102.40 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°19'09" AN ARC DISTANCE OF 101.14 FEET, HAVING A RADIUS OF 917.00 FEET AND A CHORD BEARING SOUTH 48°52'29" EAST, A DISTANCE OF 101.08 FEET TO A POINT OF REVERSE CURVE;
- 5) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°38'09" AN ARC DISTANCE OF 30.24 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 08°43'00" EAST, A DISTANCE OF 27.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MEADOWS DRIVE AS RECORDED AT RECEPTION NUMBER 8727779 OF THE RECORDS OF SAID DOUGLAS COUNTY;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST MEADOWS DRIVE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 34°36'01" WEST, A DISTANCE OF 100.24 FEET TO A POINT OF CURVE;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60°59'08" AN ARC DISTANCE OF 548.16 FEET, HAVING A RADIUS OF 515.00 FEET AND A CHORD BEARING SOUTH 65°05'35" WEST, A DISTANCE OF 522.65 FEET;
- 3) THENCE NORTH 84°24'51" WEST, A DISTANCE OF 335.24 FEET TO A POINT OF CURVE;
- 4) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°51'02" AN ARC DISTANCE OF 274.15 FEET, HAVING A RADIUS OF 585.00 FEET AND A CHORD BEARING SOUTH 82°09'38" WEST, A DISTANCE OF 271.65 FEET;
- 5) THENCE SOUTH 68°44'07" WEST, A DISTANCE OF 83.97 FEET TO A POINT OF CURVE AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FOOTHILLS DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FOOTHILLS DRIVE THE FOLLOWING EIGHT (8) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°45'42" AN ARC DISTANCE OF 30.64 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 67°23'02" WEST, A DISTANCE OF 27.73 FEET;
- 2) THENCE NORTH 23°30'11" WEST, A DISTANCE OF 2018.06 FEET TO A POINT OF CURVE;
- 3) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°07'34" AN ARC DISTANCE OF 483.22 FEET, HAVING A RADIUS OF 1630.00 FEET AND A CHORD BEARING NORTH 32°03'58" WEST, A DISTANCE OF 485.41 FEET;
- 4) THENCE NORTH 40°37'45" WEST, A DISTANCE OF 1059.87 FEET TO A POINT OF CURVE;
- 5) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°28'46" AN ARC DISTANCE OF 611.20 FEET, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING NORTH 17°53'22" WEST, A DISTANCE OF 595.28 FEET;
- 6) THENCE NORTH 04°51'01" EAST, A DISTANCE OF 709.52 FEET TO A POINT OF CURVE;
- 7) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°34'49" AN ARC DISTANCE OF 95.45 FEET, HAVING A RADIUS OF 980.00 FEET AND A CHORD BEARING NORTH 02°03'37" EAST, A DISTANCE OF 95.41 FEET;
- 8) THENCE NORTH 00°43'48" WEST, A DISTANCE OF 198.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 7,303,900 SQUARE FEET OR 167,674 ACRES, MORE OR LESS.

### PARCEL 10 LOT 1, BLOCK 1

#### LEGAL DESCRIPTION

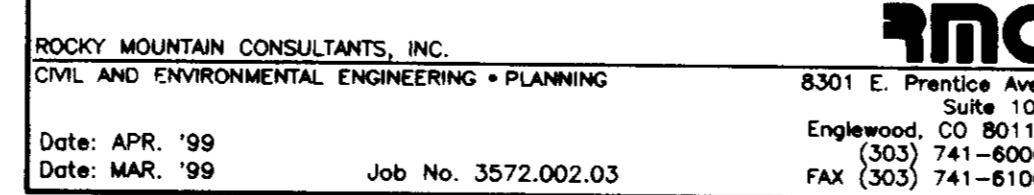
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTH ONE HALF OF SECTION 33, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 89°28'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 78°57'56" WEST, A DISTANCE OF 11.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AS RECEPTION NUMBER 8727783, SAID POINT BEING THE "POINT OF BEGINNING";

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. 131.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°35'35", A RADIUS OF 995.00, AND A CHORD WHICH BEARS SOUTH 86°16'20" EAST, A DISTANCE OF 131.76 FEET TO A POINT OF TANGENT;
2. THENCE SOUTH 82°28'31" EAST, A DISTANCE OF 196.87 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.98 FEET, AND A CHORD WHICH BEARS SOUTH 37°28'31" EAST, A DISTANCE OF 39.60 FEET; THENCE SOUTH 07°31'29" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 06°19'21" WEST, A DISTANCE OF 153.47 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°58'31", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 807.20 FEET AND A CHORD WHICH BEARS SOUTH 19°40'01" EAST, A DISTANCE OF 876.41 FEET; THENCE SOUTH 45°39'22" EAST, A DISTANCE OF 198.26 FEET; THENCE SOUTH 44°35'42" EAST, A DISTANCE OF 365.06 FEET; THENCE SOUTH 45°39'22" EAST, A DISTANCE OF 182.23 FEET; THENCE SOUTH 35°54'26" EAST, A DISTANCE OF 609.12 FEET; THENCE SOUTH 46°25'04" EAST, A DISTANCE OF 846.47 FEET; THENCE NORTH 44°48'35" EAST, A DISTANCE OF 206.31 FEET; THENCE NORTH 19°40'01" EAST, A DISTANCE OF 206.31 FEET; THENCE SOUTH 66°50'23" EAST, A DISTANCE OF 250.03 FEET; THENCE SOUTH 25°02'45" EAST, A DISTANCE OF 83.75 FEET; THENCE SOUTH 17°30'16" WEST, A DISTANCE OF 134.28 FEET; THENCE SOUTH 36°45'35" WEST, A DISTANCE OF 134.28 FEET; THENCE SOUTH 56°00'54" WEST, A DISTANCE OF 134.28 FEET; THENCE NORTH 51°37'11" WEST, A DISTANCE OF 909.11 FEET; THENCE SOUTH 28°27'38" WEST, A DISTANCE OF 1347.18 FEET; THENCE NORTH 16°18'01" WEST, A DISTANCE OF 502.83 FEET; THENCE NORTH 36°06'05" EAST, A DISTANCE OF 52.43 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°44'27", A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 76.56 FEET AND A CHORD WHICH BEARS NORTH 60°28'18" EAST, A DISTANCE OF 74.27 FEET; THENCE NORTH 84°50'32" EAST, A DISTANCE OF 46.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 77°10'07", A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 94.28 FEET AND A CHORD WHICH BEARS NORTH 40°40'09" EAST, A DISTANCE OF 87.31 FEET; THENCE NORTH 13°37'08" EAST, A DISTANCE OF 774.25 FEET; THENCE NORTH 46°25'04" WEST, A DISTANCE OF 60.19 FEET; THENCE NORTH 35°54'26" WEST, A DISTANCE OF 610.46 FEET; THENCE NORTH 45°39'22" WEST, A DISTANCE OF 1030.58 FEET; THENCE NORTH 19°30'45" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 24°08'28" WEST, A DISTANCE OF 256.85 FEET; THENCE NORTH 33°39'40" WEST, A DISTANCE OF 129.29 FEET; THENCE NORTH 06°31'45" WEST, A DISTANCE OF 372.64 FEET; THENCE NORTH 04°00'37" EAST, A DISTANCE OF 182.31 FEET TO THE "POINT OF BEGINNING".

SAID PARCEL CONTAINS 1,425,730 SQUARE FEET OR 32.730 ACRES MORE OR LESS.

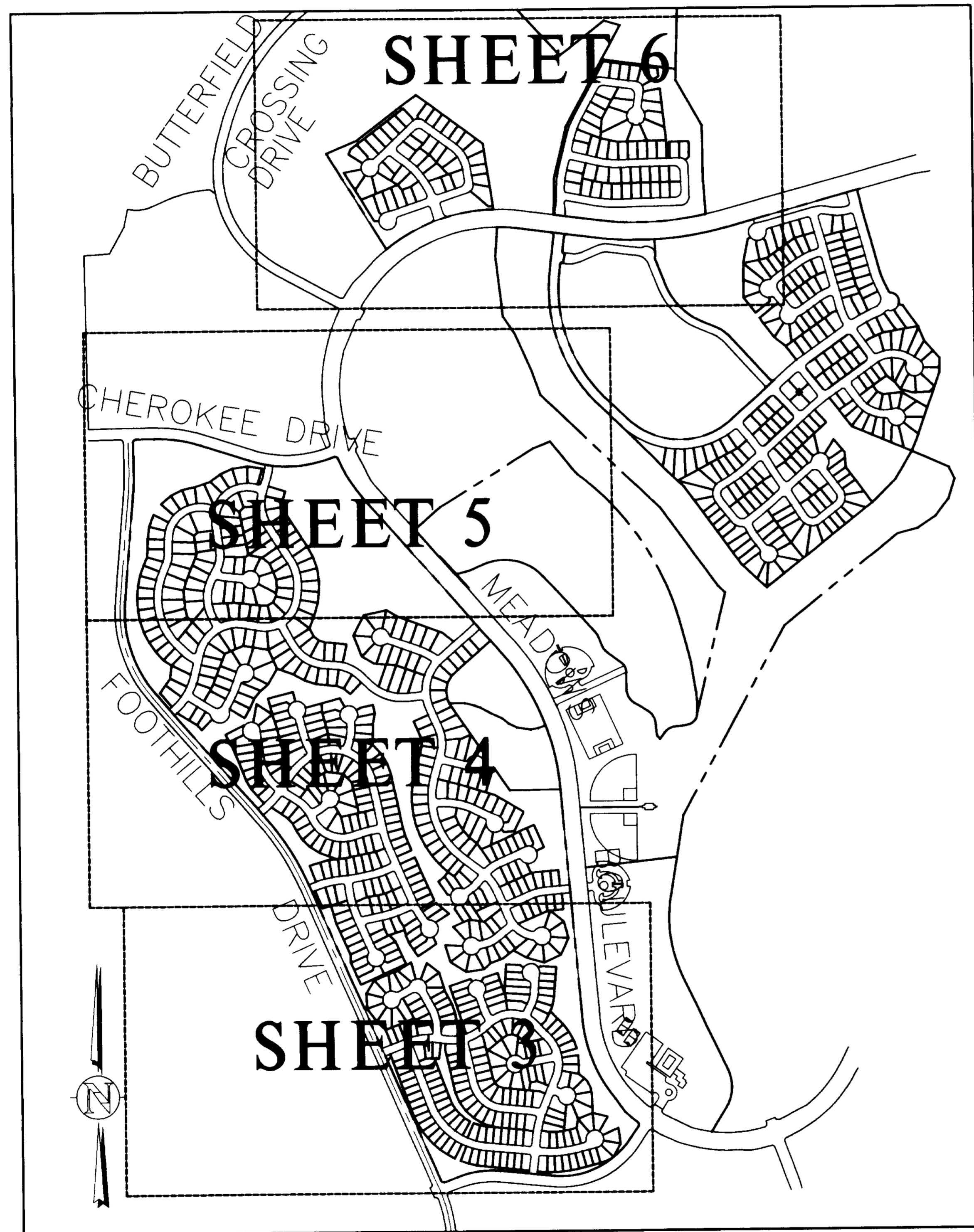


# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

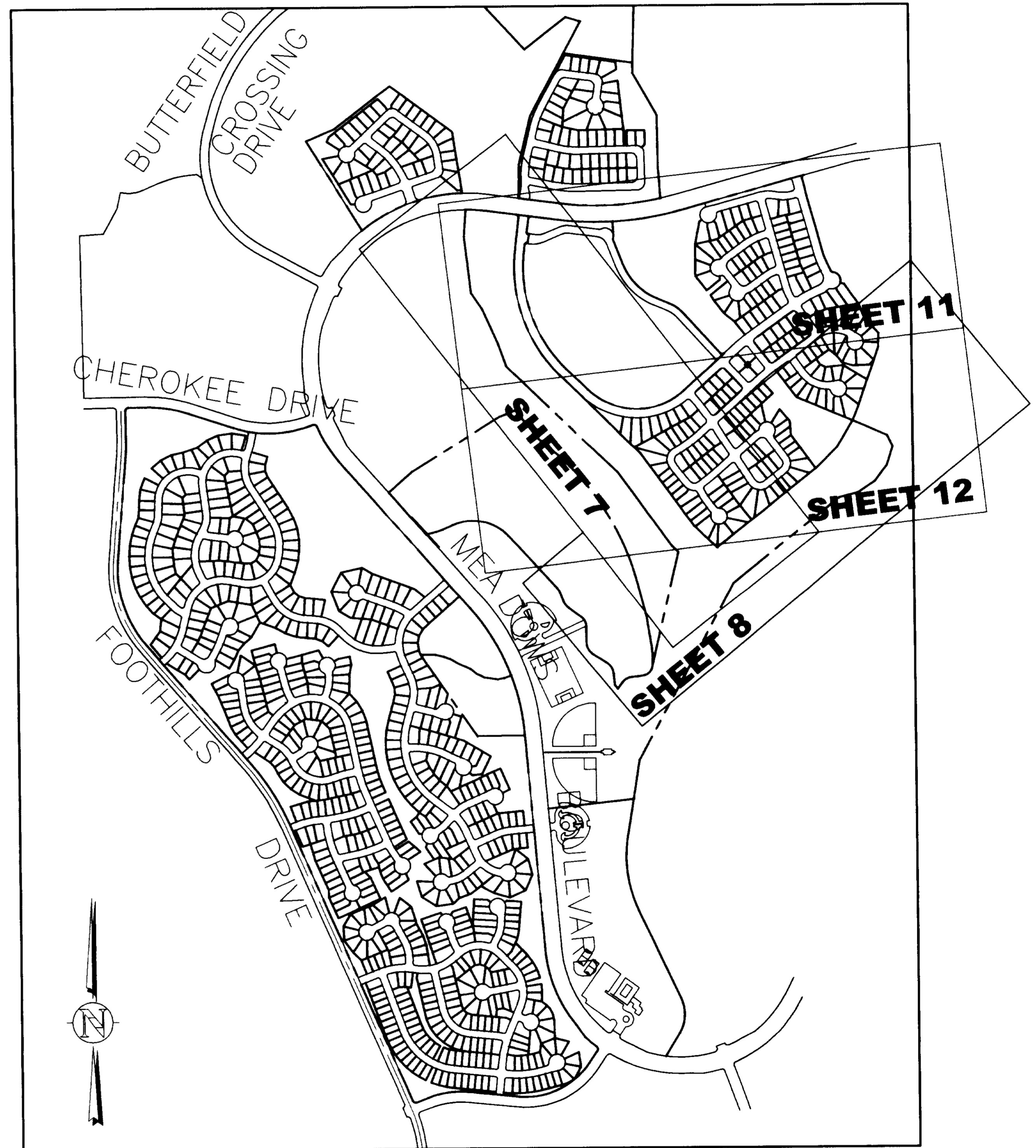
A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32,  
AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4,  
THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

SHEET 2 OF 13



KEY MAP



KEY MAP

Unofficial Copy

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
Date: APR. '99 (303) 741-6000  
Date: MAR. '99 Job No. 3572.008.03 FAX (303) 741-6106

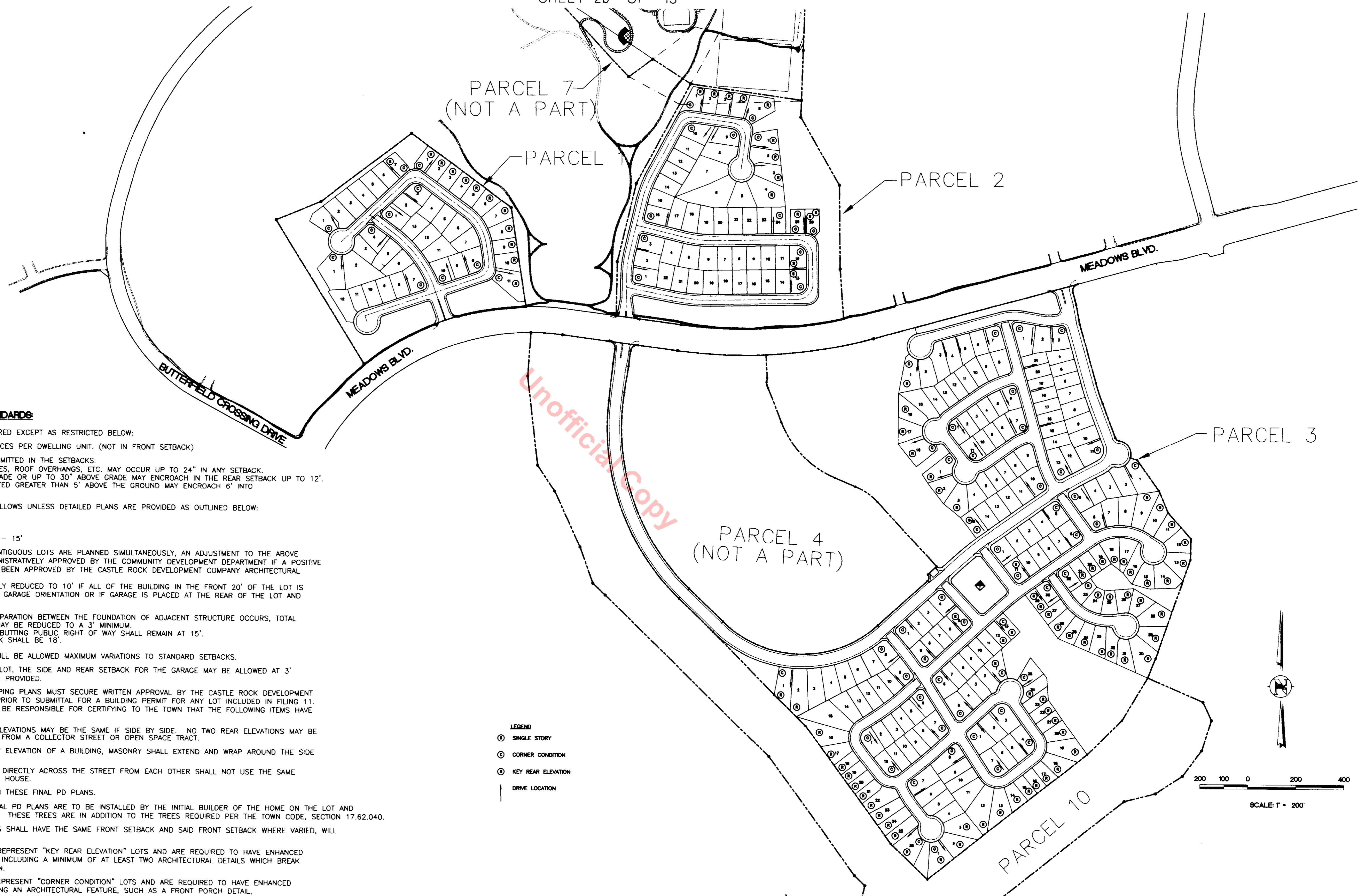
THE MEADOWS FILING NO. 11  
FINAL PD SITE PLAN  
SHEET 2 OF 13



# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

## FINAL PD SITE PLAN DEVELOPMENT STANDARDS

SHEET 2b OF 13



### DEVELOPMENT STANDARDS:

1. 35-FOOT MAXIMUM BUILDING HEIGHT IS REQUIRED EXCEPT AS RESTRICTED BELOW:
2. MINIMUM OFF STREET PARKING SPACES: 2 SPACES PER DWELLING UNIT. (NOT IN FRONT SETBACK)
3. THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
  - a. BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, ETC. MAY OCCUR UP TO 24" IN ANY SETBACK.
  - b. REAR YARD DECKS AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCR OACH IN THE REAR SETBACK UP TO 12'.
  - c. REAR YARD DECKS AND PORCHES ELEVATED GREATER THAN 5' ABOVE THE GROUND MAY ENCR OACH 6' INTO THE REAR YARD SETBACK.
4. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS DETAILED PLANS ARE PROVIDED AS OUTLINED BELOW:
  - a. FRONT - 20'
  - b. REAR - 20'
  - c. SIDE - 5'
  - d. SIDE ABUTTING A PUBLIC RIGHT OF WAY - 15'

IN THE EVENT A MINIMUM OF 5 OR MORE CONTIGUOUS LOTS ARE PLANNED SIMULTANEOUSLY, AN ADJUSTMENT TO THE ABOVE STATED SETBACK REQUIREMENTS MAY BE ADMINISTRATIVELY APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT IF A POSITIVE RECOMMENDATION FOR THE MODIFICATION HAS BEEN APPROVED BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE.

- a. FRONT - 15' - MAY BE ADMINISTRATIVELY REDUCED TO 10' IF ALL OF THE BUILDING IN THE FRONT 20' OF THE LOT IS SINGLE STORY - THERE IS SIDE LOADED GARAGE ORIENTATION OR IF GARAGE IS PLACED AT THE REAR OF THE LOT AND THE BUILDING IS SINGLE STORY.
- b. REAR - 18'
- c. SIDE - PROVIDED A MINIMUM OF 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT STRUCTURE OCCURS, TOTAL FOR LOT = 10'. SIDE YARD SETBACKS MAY BE REDUCED TO A 3' MINIMUM.
- d. SIDE YARD SETBACK ON CORNER LOTS ABUTTING PUBLIC RIGHT OF WAY SHALL REMAIN AT 15'.
- e. MINIMUM FRONT LOADED GARAGE SETBACK SHALL BE 18'.

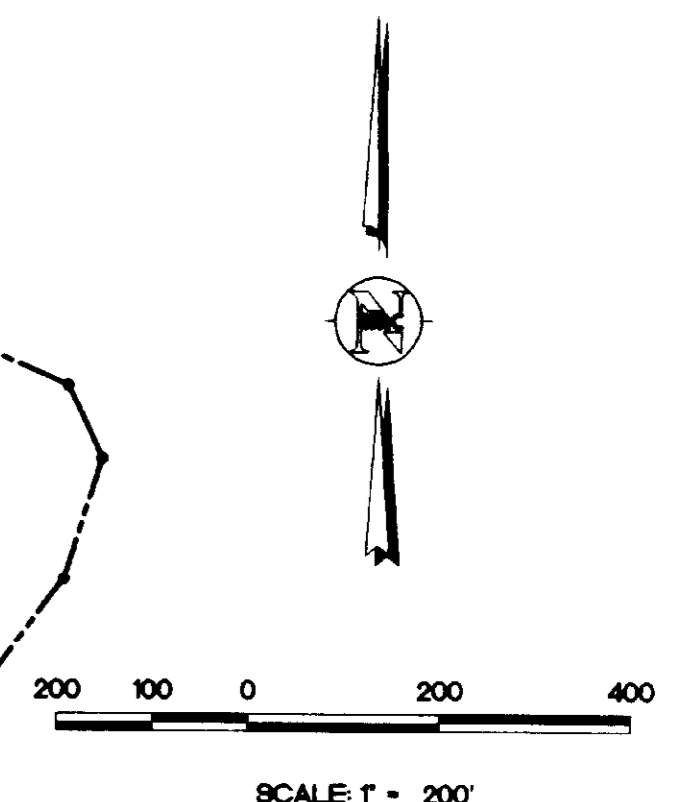
NOTE: NOT ALL LOTS IN A PLANNED GROUP WILL BE ALLOWED MAXIMUM VARIATIONS TO STANDARD SETBACKS.

IF GARAGE IS LOCATED AT THE REAR OF THE LOT, THE SIDE AND REAR SETBACK FOR THE GARAGE MAY BE ALLOWED AT 3' PROVIDED ALTERNATIVE UTILITY EASEMENTS ARE PROVIDED.

5. ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT FOR ANY LOT INCLUDED IN FILING 11. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
  - a. NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
  - b. 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.
  - c. 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.
  - d. FENCING TO BE PROVIDED AS SHOWN ON THESE FINAL PD PLANS.
  - e. STREET TREES AS SHOWN ON THESE FINAL PD 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 PER THE TOWN CODE, SECTION 17.62.040.
  - f. 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.
  - g. LOTS DESIGNATED WITH AN (K) SYMBOL REPRESENT "KEY REAR ELEVATION" 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.
  - h. 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 FRONT PORCH DETAIL, BAY WINDOWS, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
  - i. LOTS DESIGNATED WITH AN (S) SYMBOL REPRESENTS LOTS WHERE "SINGLE STORY" HOUSES ARE REQUIRED.
  - j. LOTS DESIGNATED WITH AN (D) ARE REQUIRED TO HAVE DRIVEWAYS PLACED ON THE LOT IN THE GENERAL LOCATION OF THE ARROW.
6. THE TOWN OF CASTLE ROCK MAY WITHHOLD BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY FOR FAILURE TO COMPLY WITH THE FINAL PD SITE PLAN, OR THE CONDITIONS OUTLINED IN "5." ABOVE.

- LEGEND
- (S) SINGLE STORY
  - (C) CORNER CONDITION
  - (K) KEY REAR ELEVATION
  - (D) DRIVE LOCATION

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 Englewood, CO 80111  
 Revision: JUNE '99 (303) 741-6000  
 Date: MAR. '99 Job No. 3572.002.03 FAX (303) 741-6106



**NOTES**

- ALL "IRRIGATED LANDSCAPE" AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1. SLOPE, DRILL SEED THE REST OF THE NATIVE SEED AREAS.
- INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
- ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION, & INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
- SEE SHEET 21 FOR PLANT SCHEDULE.
- STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY LOCATIONS, BUT TOTAL TREES TO BE PLANTED WILL NOT BE REDUCED.

# THE MEADOWS FILING NO. 11

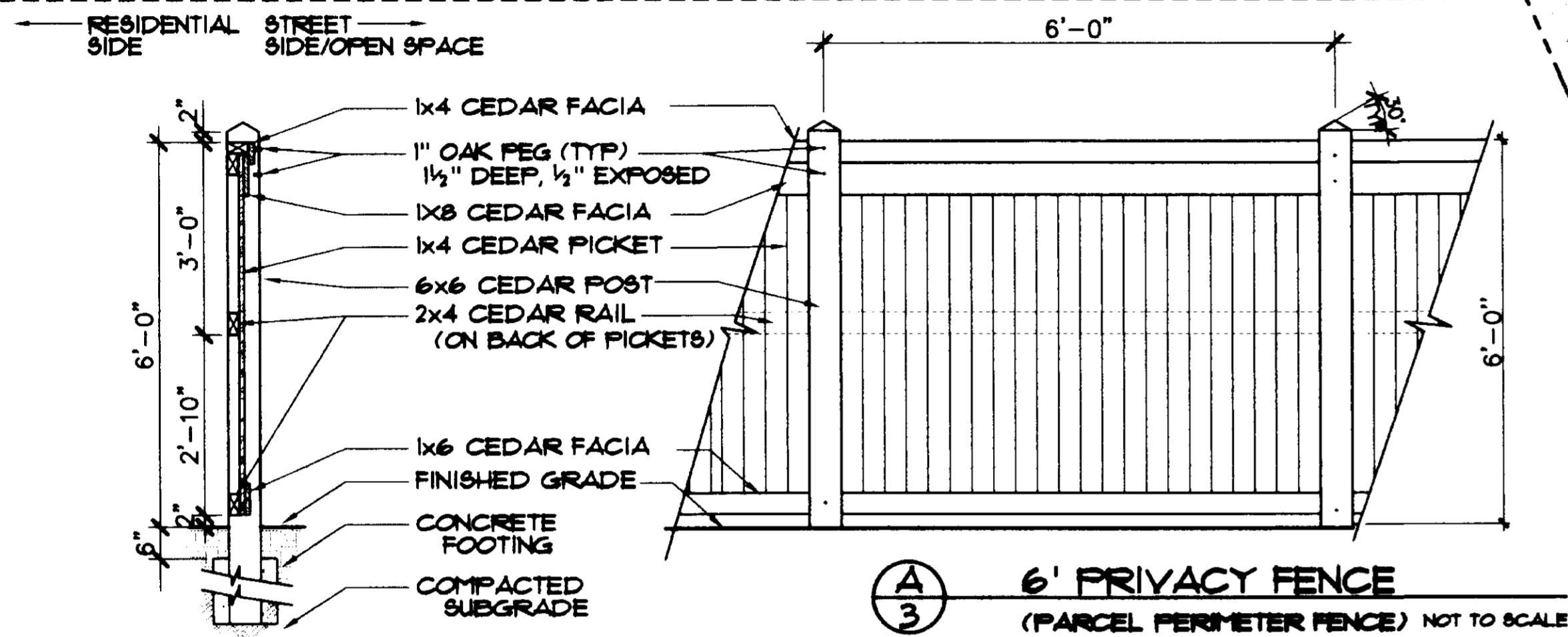
(LESS COMMERCIAL & MULTI FAMILY AREAS)

A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32, AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4, THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

SHEET 3 OF 13

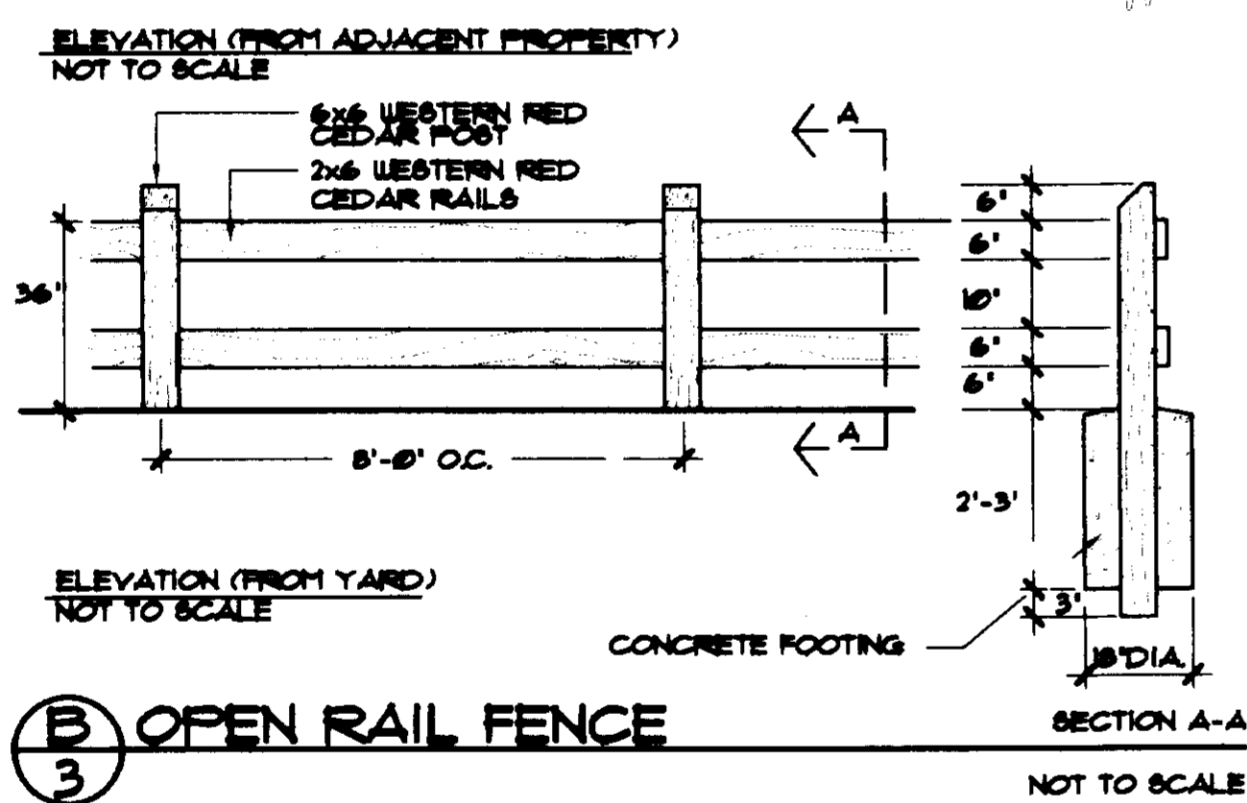
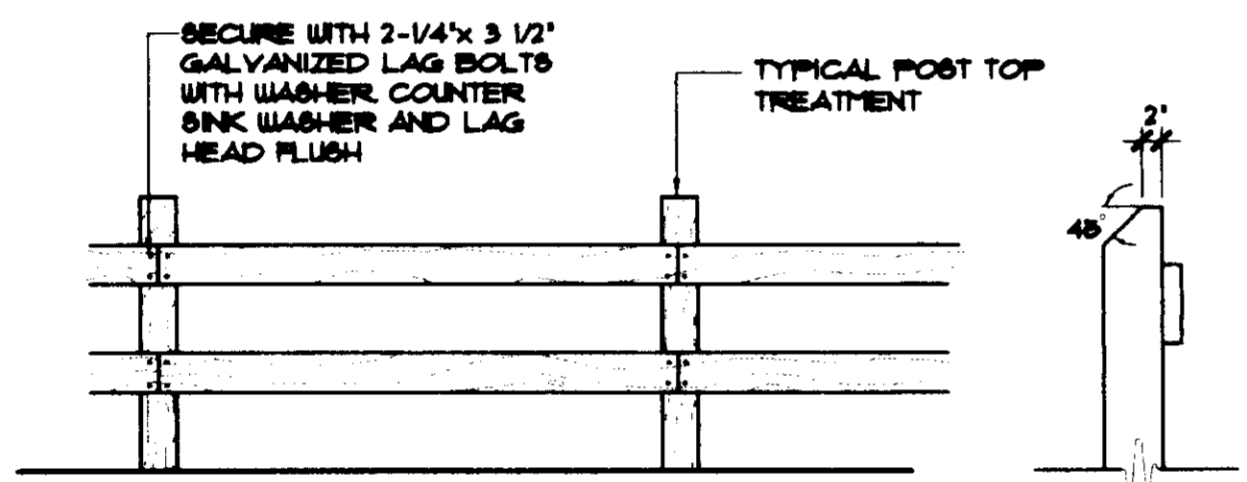
MATCHLINE - SEE SHEET 4



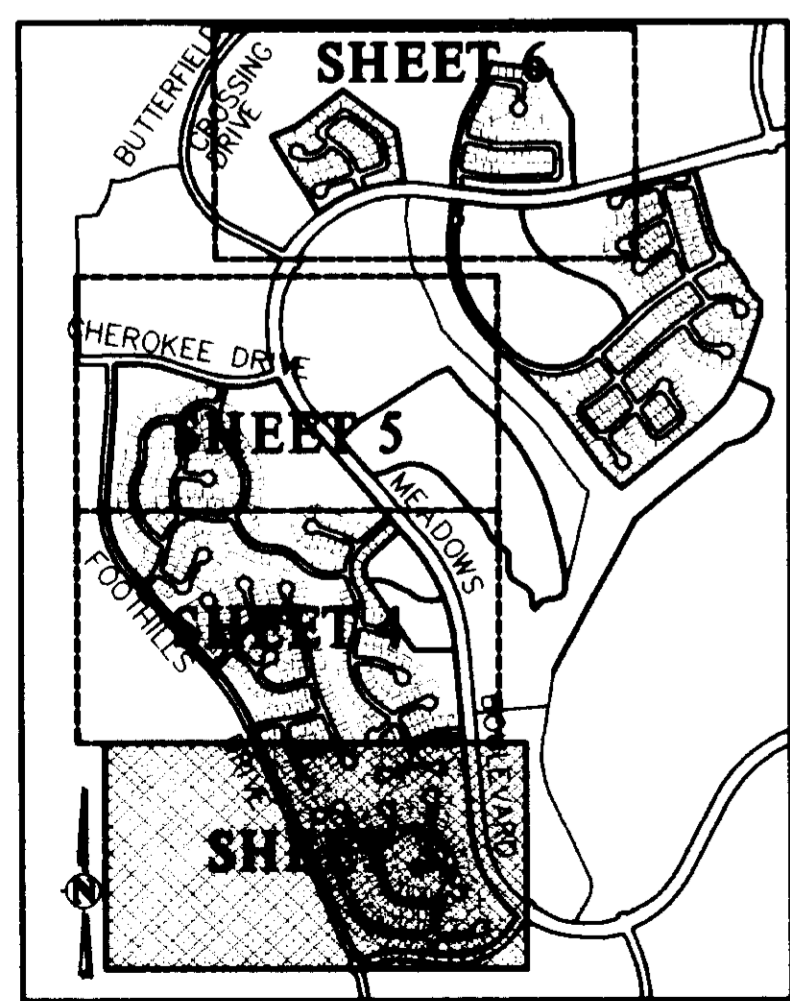
**(A) 3** 6' PRIVACY FENCE (PARCEL PERIMETER FENCE) NOT TO SCALE

**LEGEND**

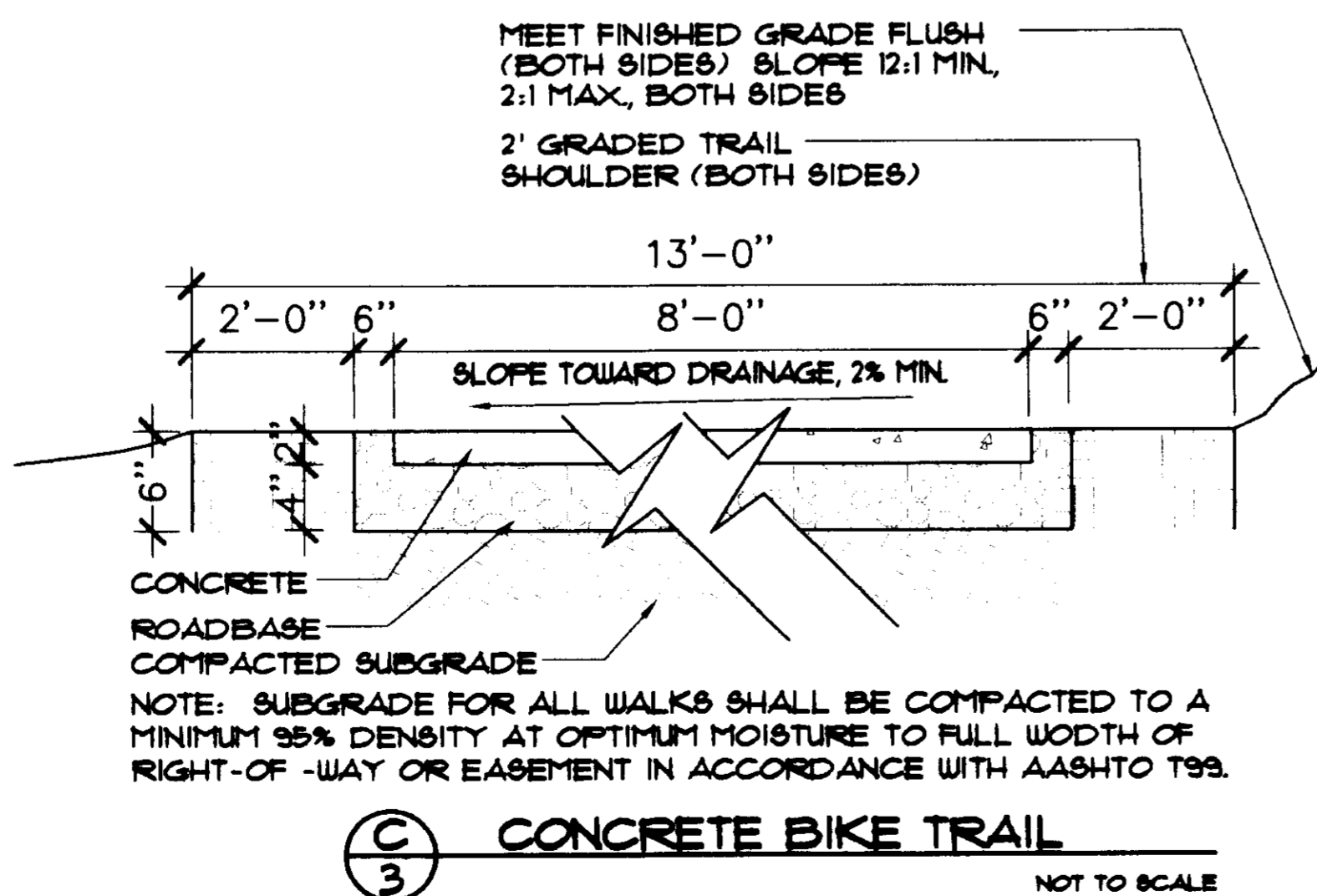
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- INTERIOR STREET TREE
- TWO RAIL OPEN RAIL FENCE **(B) 3**
- THREE RAIL OPEN RAIL FENCE **(C) 3**
- 6' PRIVACY FENCE **(A) 3**
- NATIVE SEED IRRIGATED LANDSCAPE
- PROPOSED MAIL KIOSK
- MONUMENT



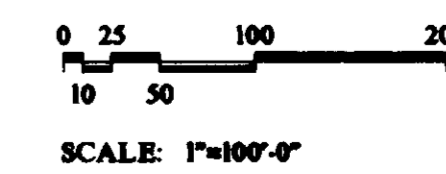
**(B) 3** OPEN RAIL FENCE SECTION A-A NOT TO SCALE



KEY MAP



**(C) 3** CONCRETE BIKE TRAIL NOT TO SCALE



**THE MEADOWS FILING NO. 11**  
FINAL PD SITE PLAN  
SHEET 3 OF 13

**NOTES**

1. ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
2. HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REST OF THE NATIVE SEED AREAS.
3. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
4. ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION, & INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
5. SEE SHEET 21 FOR PLANT SCHEDULE.
6. STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY LOCATIONS, BUT TOTAL TREES TO BE PLANTED WILL NOT BE REDUCED.

# THE MEADOWS FILING NO. 11

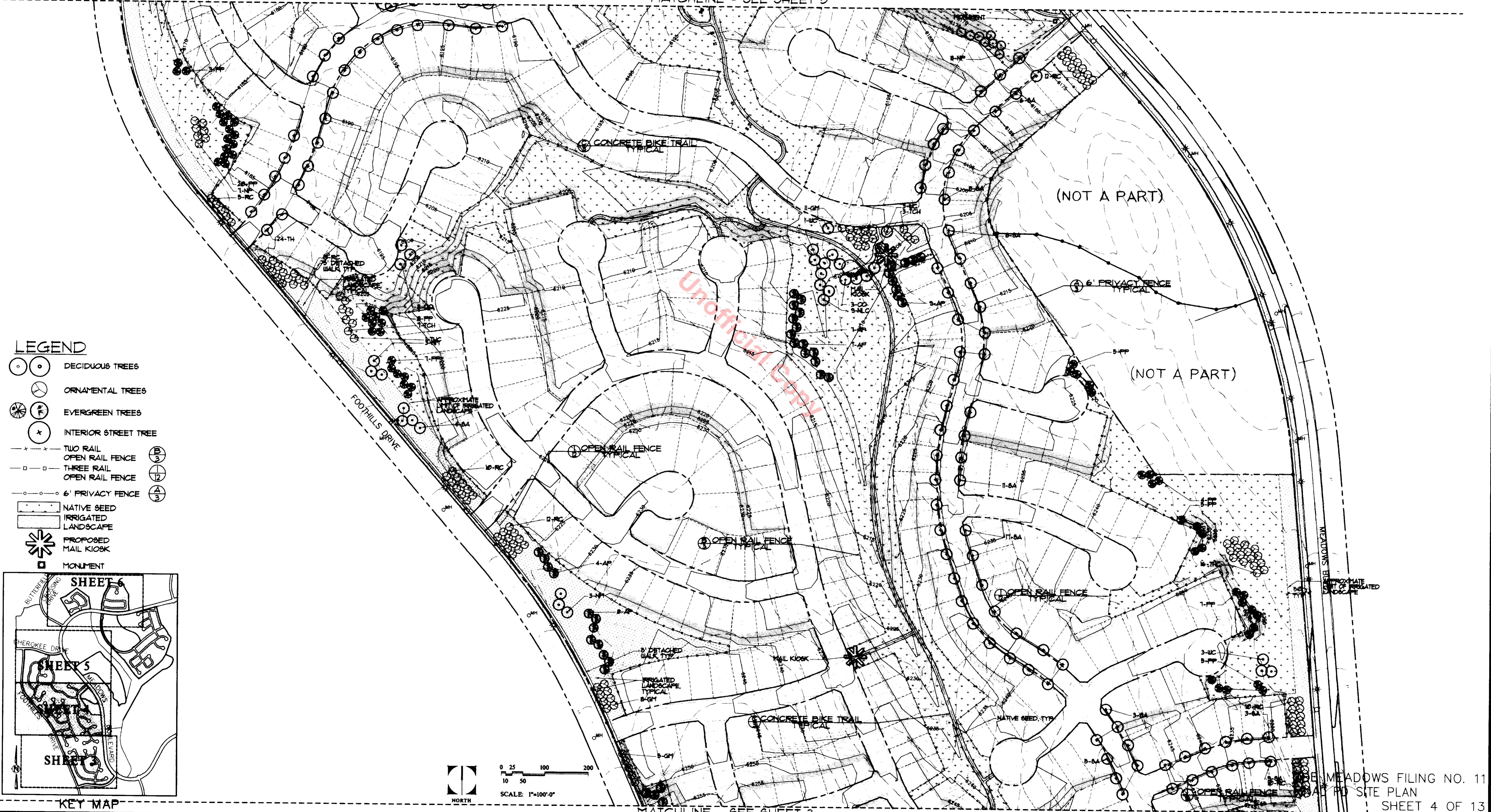
(LESS COMMERCIAL & MULTI FAMILY AREAS)

A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32, AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4, THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

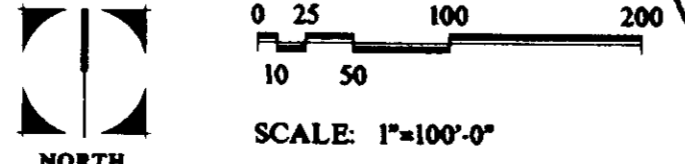
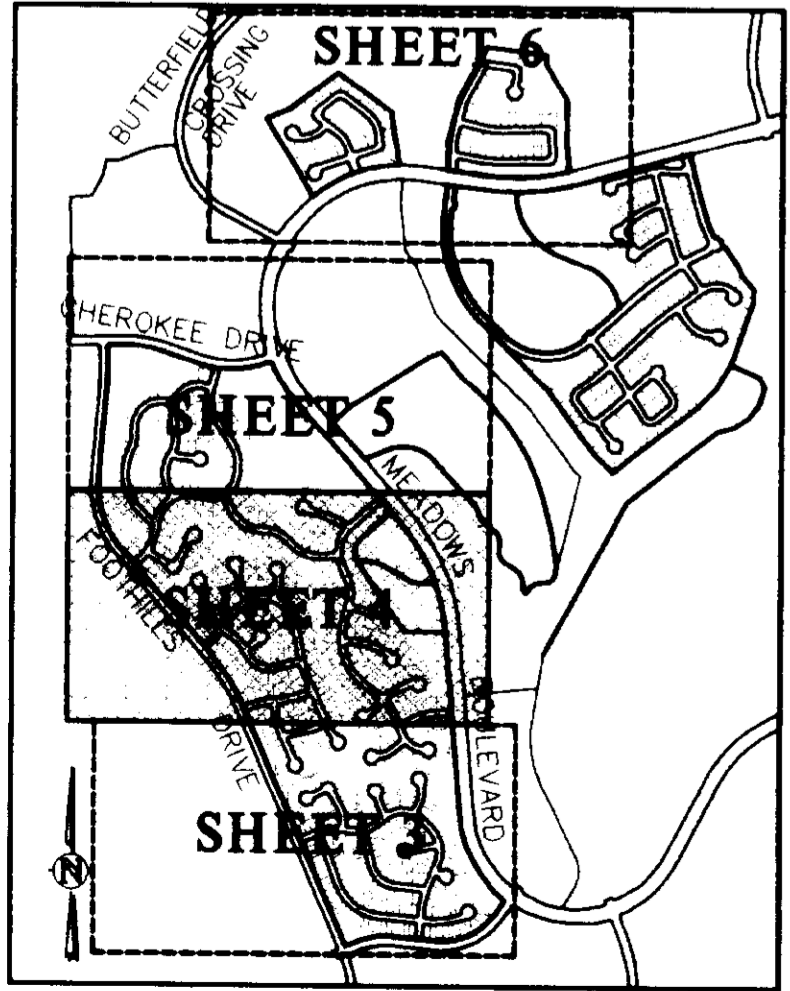
SHEET 4 OF 13

MATCHLINE - SEE SHEET 5



**LEGEND**

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- INTERIOR STREET TREE
- TWO RAIL OPEN RAIL FENCE
- THREE RAIL OPEN RAIL FENCE
- 6' PRIVACY FENCE
- NATIVE SEED
- IRRIGATED LANDSCAPE
- PROPOSED MAIL KIOSK
- MONUMENT



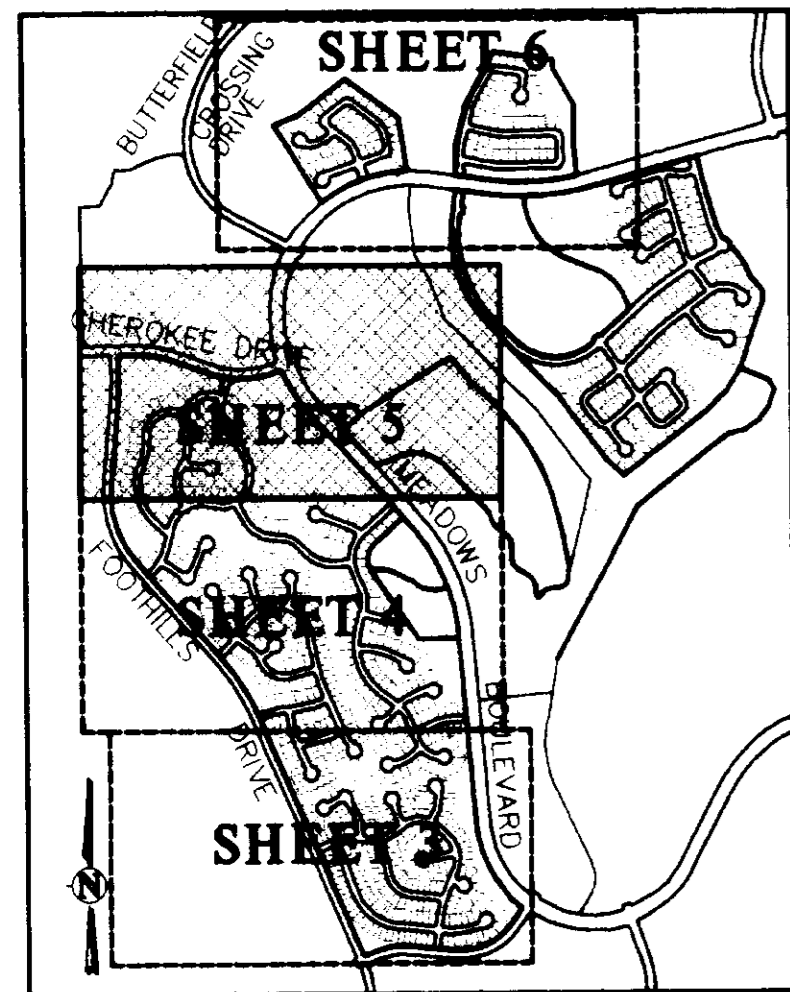
MATCHLINE - SEE SHEET 3

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32,  
AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4,  
THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

SHEET 5 OF 13



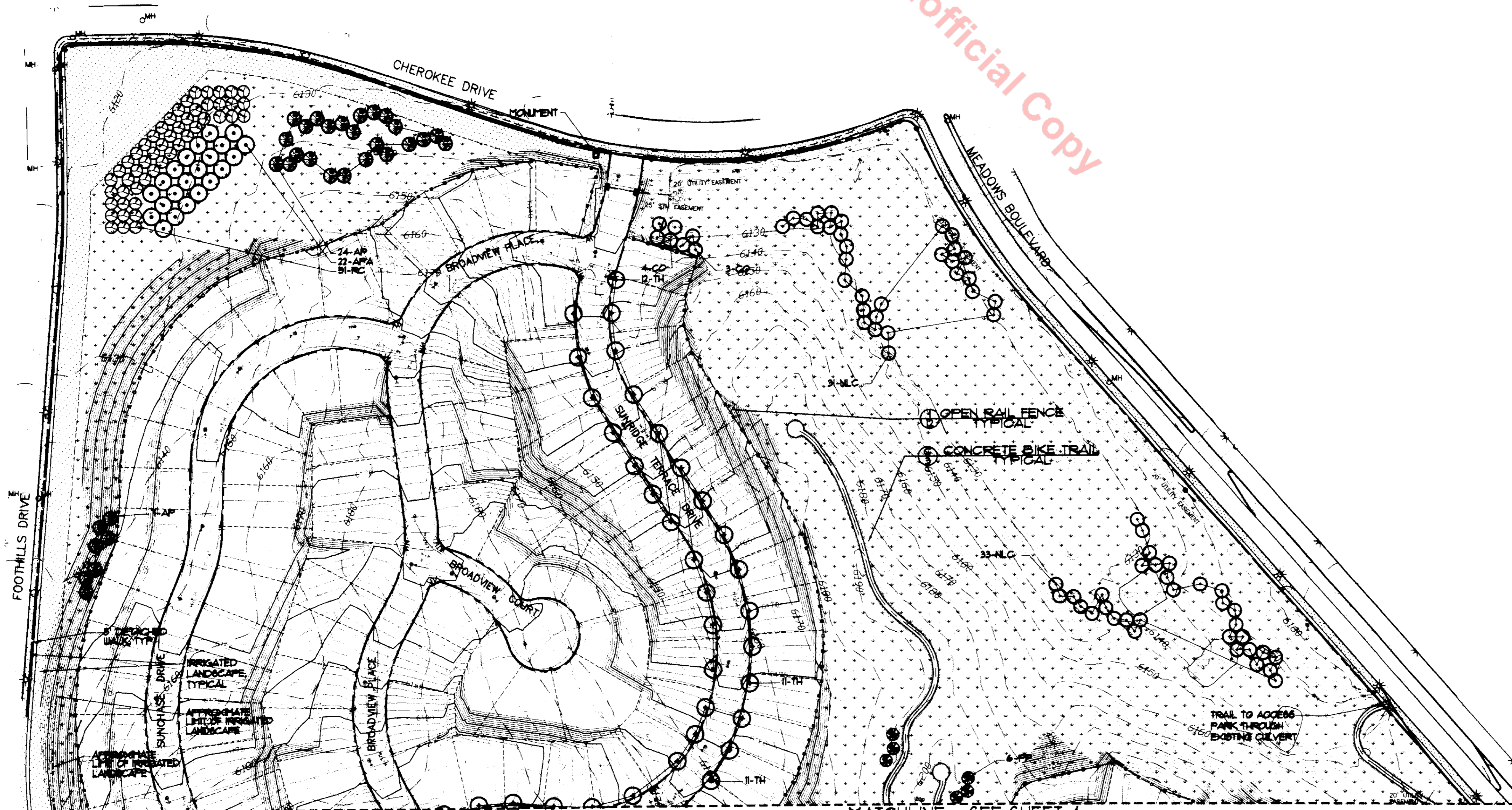
KEY MAP

### NOTES

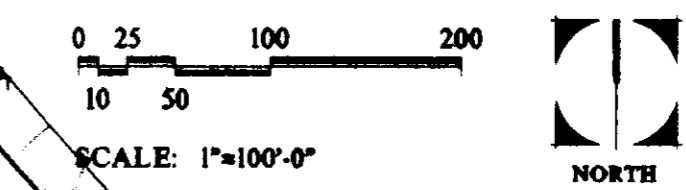
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2. HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REST OF THE NATIVE SEED AREAS.
3. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
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### LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- INTERIOR STREET TREE
- TWO RAIL OPEN RAIL FENCE
- THREE RAIL OPEN RAIL FENCE
- 6' PRIVACY FENCE
- NATIVE SEED IRRIGATED LANDSCAPE
- PROPOSED MAIL KIOSK
- MONUMENT



Unofficial Copy



THE MEADOWS FILING NO. 11  
FINAL PD SITE PLAN

SHEET 5 OF 13

MATCHLINE - SEE SHEET 4

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

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## FINAL PD SITE PLAN

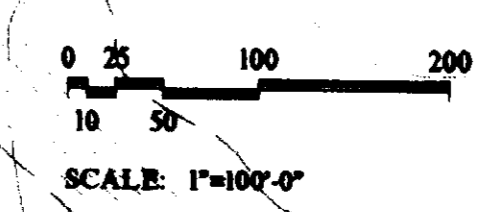
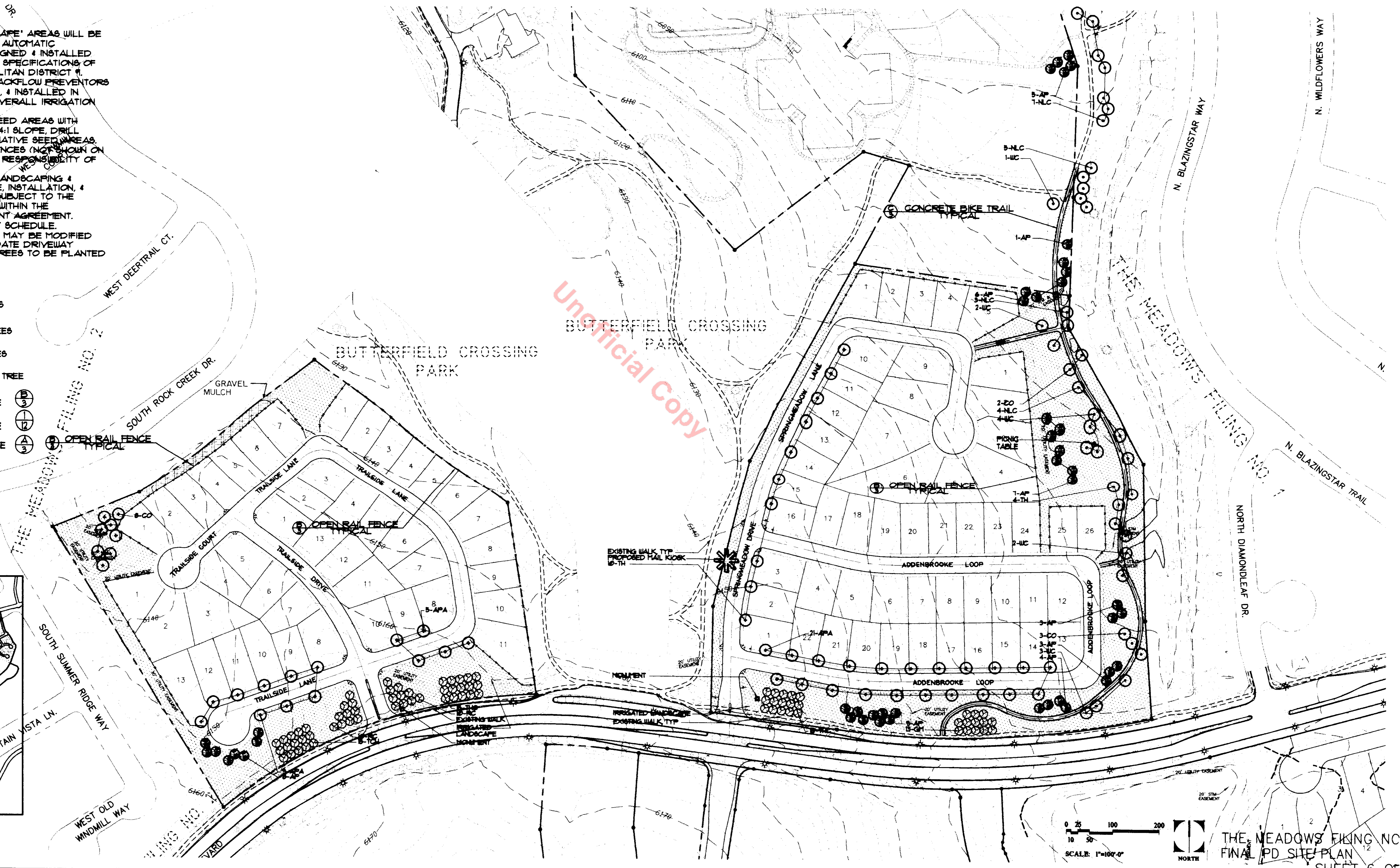
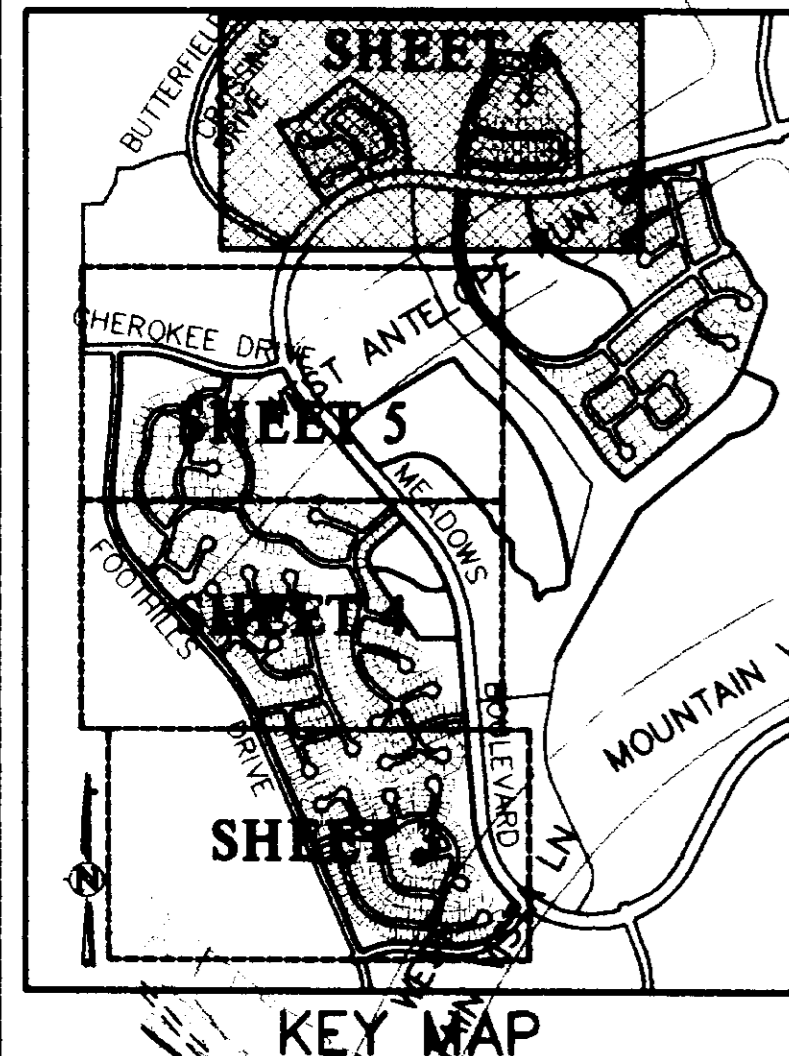
SHEET 6 OF 13

### NOTES

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### LEGEND

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- ORNAMENTAL TREES
- EVERGREEN TREES
- INTERIOR STREET TREE
- TWO RAIL OPEN RAIL FENCE
- THREE RAIL OPEN RAIL FENCE
- 6' PRIVACY FENCE
- NATIVE SEED
- IRRIGATED LANDSCAPE
- PROPOSED MAIL KIOSK
- MONUMENT



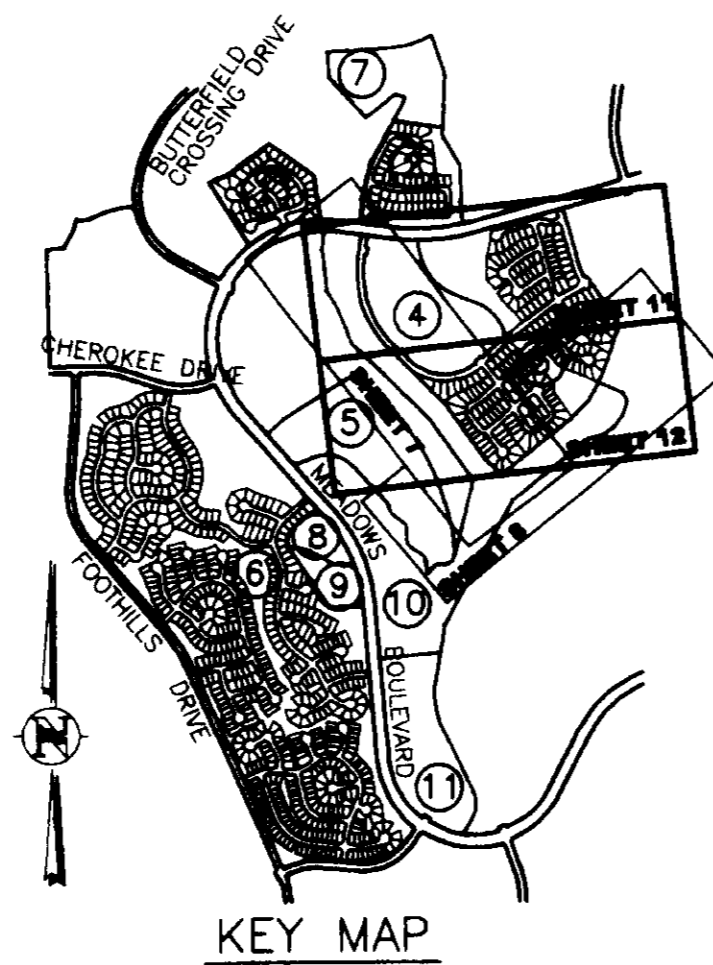
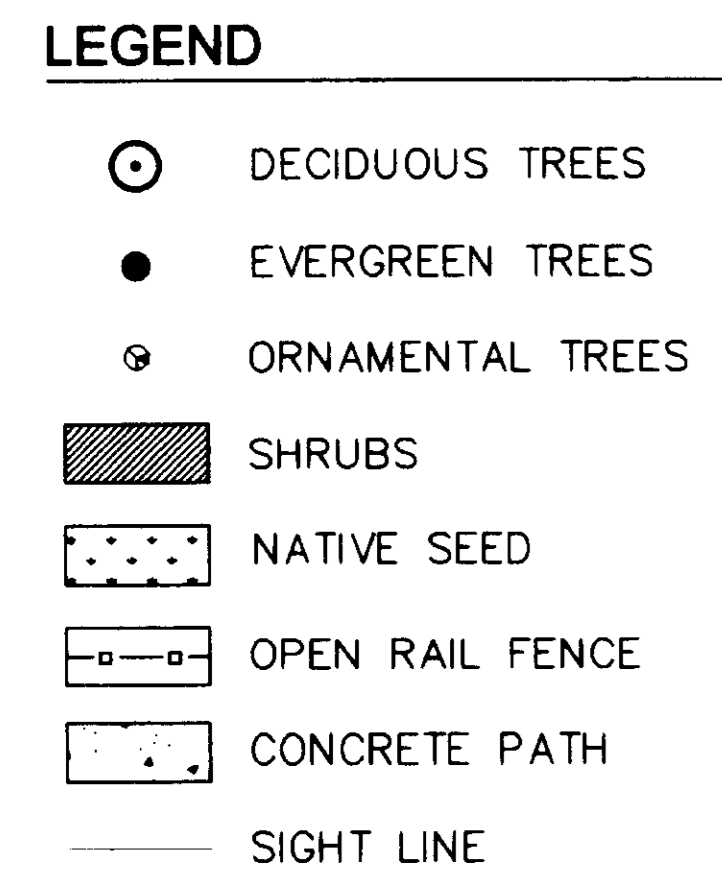
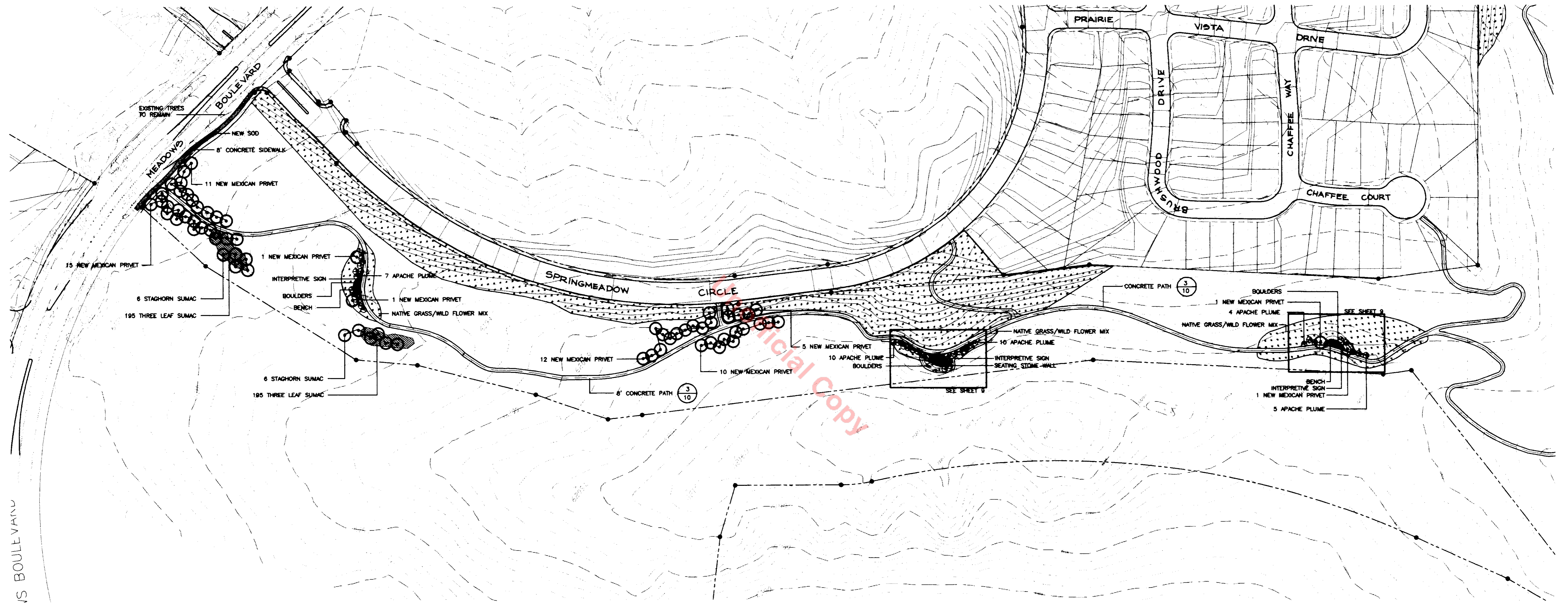
THE MEADOWS FILING NO. 11  
FINAL PD SITE PLAN  
SHEET 6 OF 13

Unofficial Copy

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

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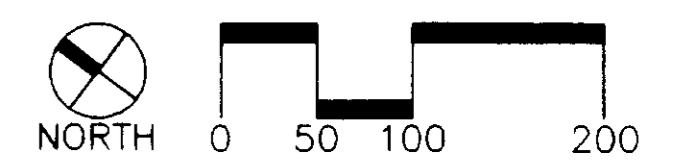
SHEET 7 OF 13



**NOTES**

1. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF NATIVE TREES, SHRUBS AND AREAS LABELED AS "NATIVE SEED" WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
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6. SEE SHEET 27 FOR PLANT SCHEDULE.

**DESIGN WORKSHOP**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 TOURISM PLANNING  
 1290 LAWRENCE ST. Ste. #200  
 DENVER, COLORADO 80204  
 (303) 623-5186  
 Facsimile: (303) 623-2260  
 Albuquerque Aspen Denver Jackson  
 San Paulo Santa Fe Tampa Val

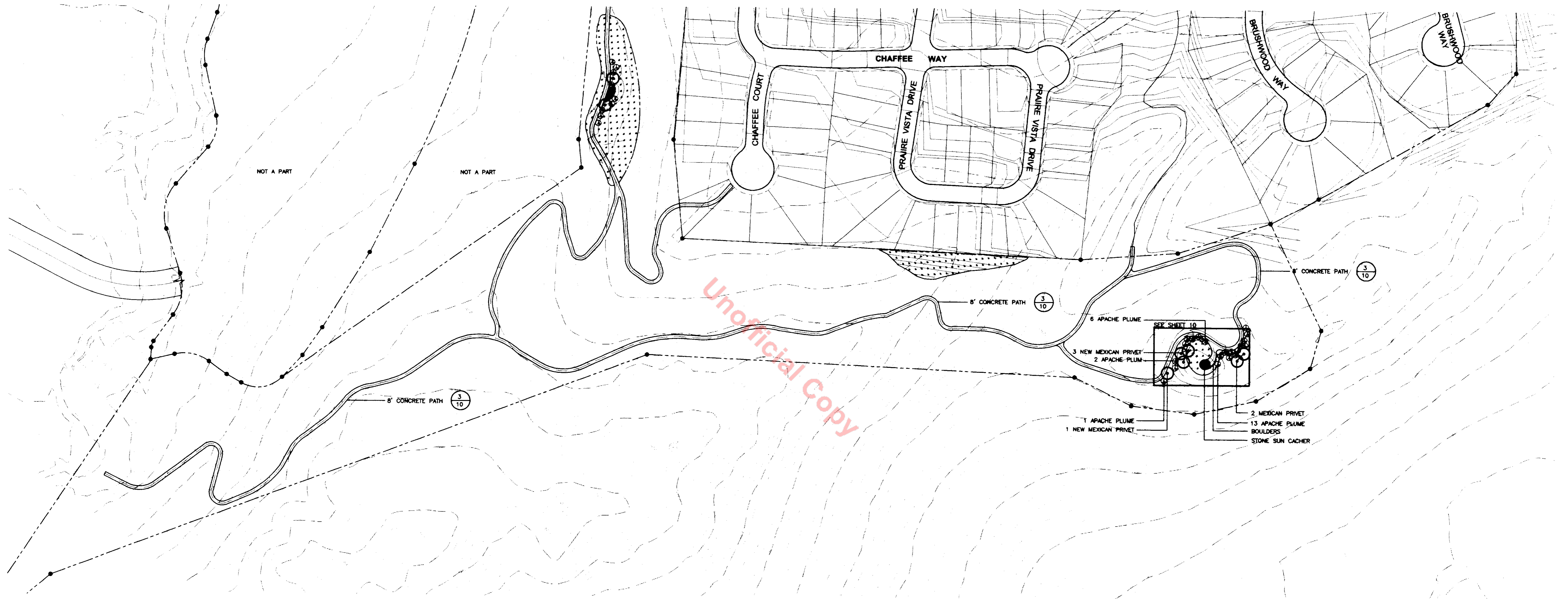


**THE MEADOWS FILING NO.11**  
**FINAL PD SITE PLAN**  
**SHEET 7 OF 13**

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

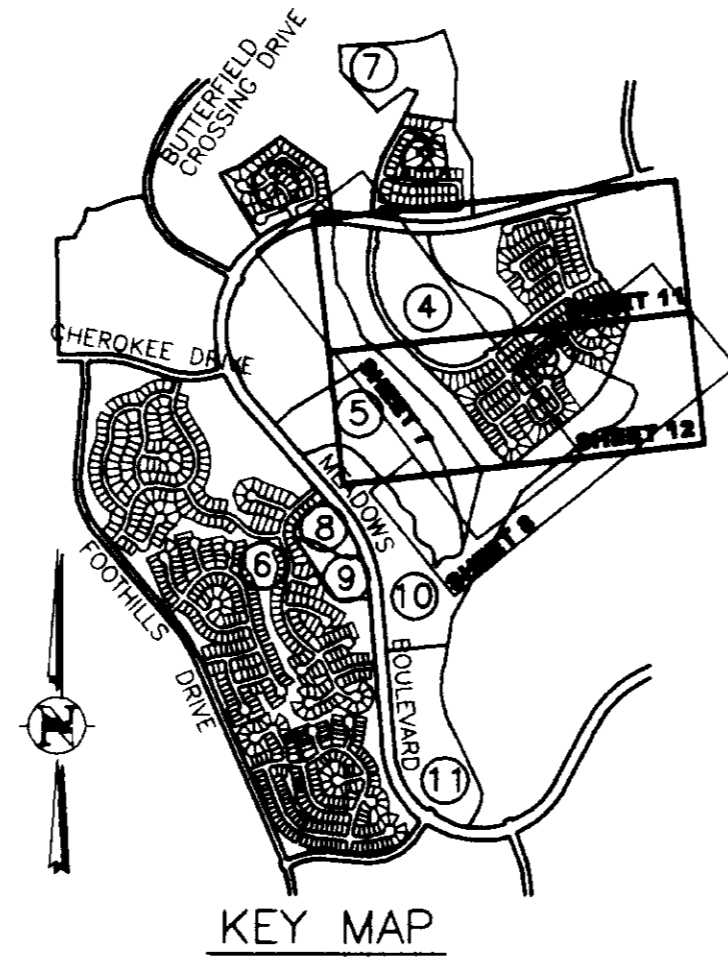
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SHEET 8 OF 13



## LEGEND

- ⊙ DECIDUOUS TREES
- EVERGREEN TREES
- ⊗ ORNAMENTAL TREES
- ▨ SHRUBS
- ⋯ NATIVE SEED
- OPEN RAIL FENCE
- ▭ CONCRETE PATH
- SIGHT LINE



## NOTES

1. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF NATIVE TREES, SHRUBS AND AREAS LABELED AS "NATIVE SEED" WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
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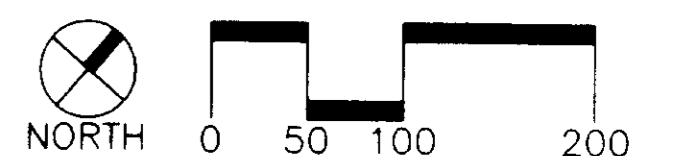
- 6 APACHE PLUME
- 3 NEW MEXICAN PRIVET
- 2 APACHE-PLUM
- 1 APACHE PLUME
- 1 NEW MEXICAN PRIVET
- 2 MEXICAN PRIVET
- 13 APACHE PLUME BOULDERS
- STONE SUN CACHER

## DESIGN WORKSHOP

LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN  
TOURISM PLANNING

1390 LAWRENCE ST. Ste. #200  
DENVER, COLORADO 80204  
(303) 623-5184  
Facsimile: (303) 623-2260

Albuquerque Aspen Denver Jackson  
San Paulo Santa Fe Tempe Vail

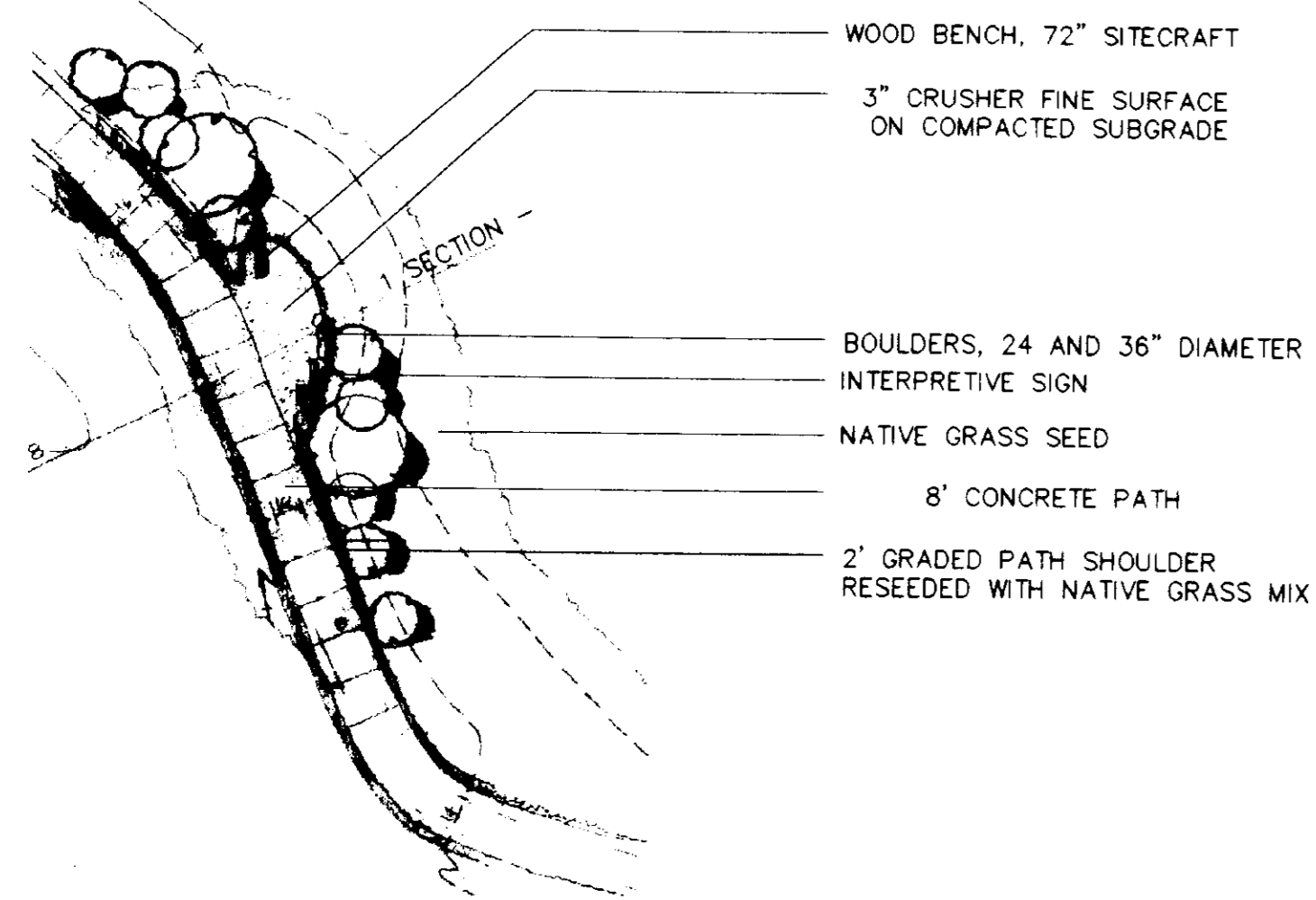


THE MEADOWS FILING  
NO.11  
FINAL PD SITE PLAN  
SHEET 8 OF 13

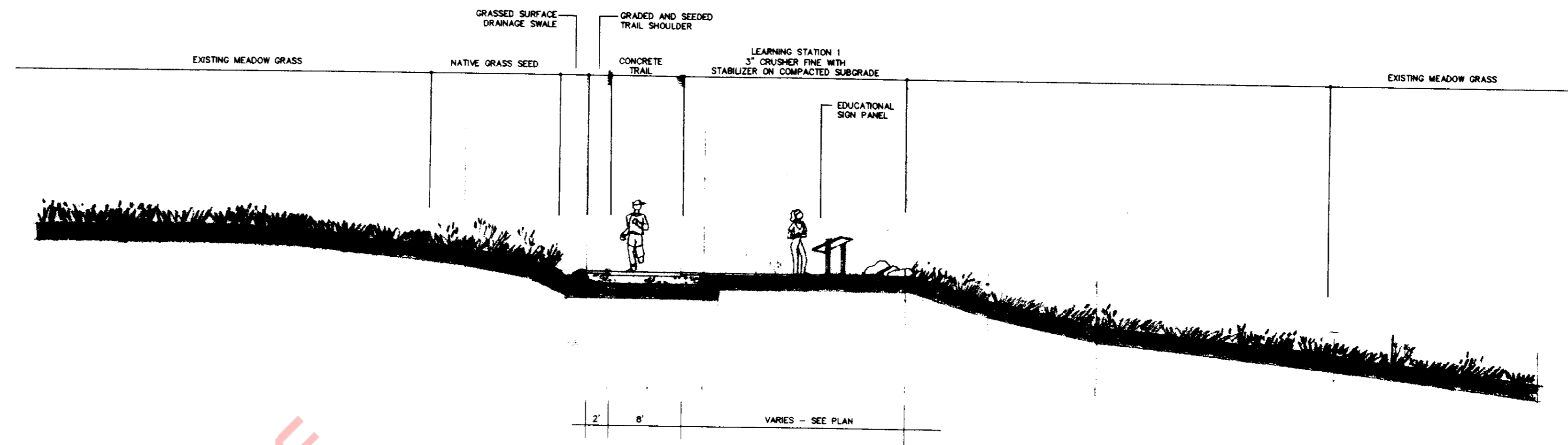
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SHEET 9 OF 13

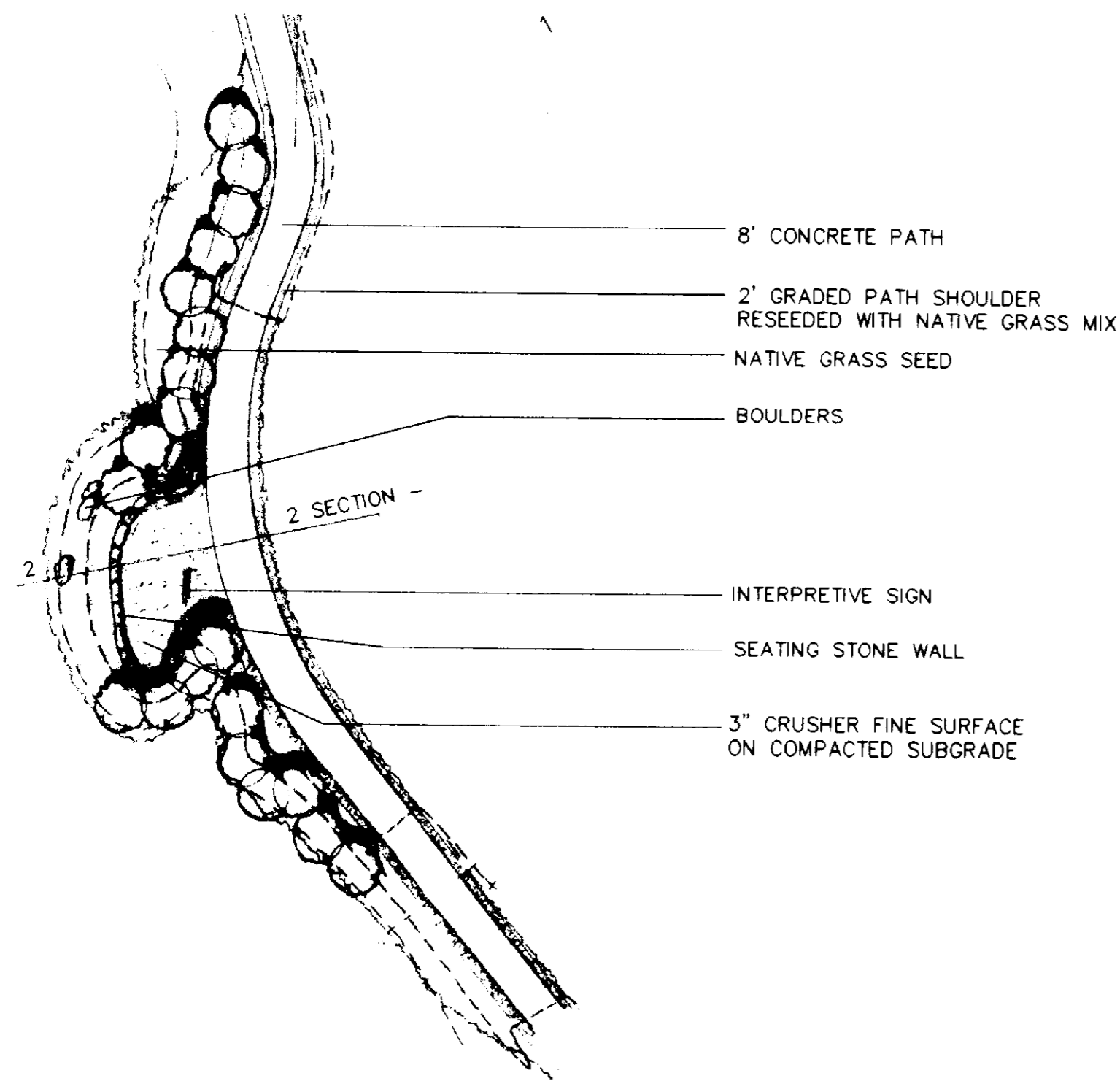


1. LEARNING STATION 1  
 SCALE 1" = 32'-0"

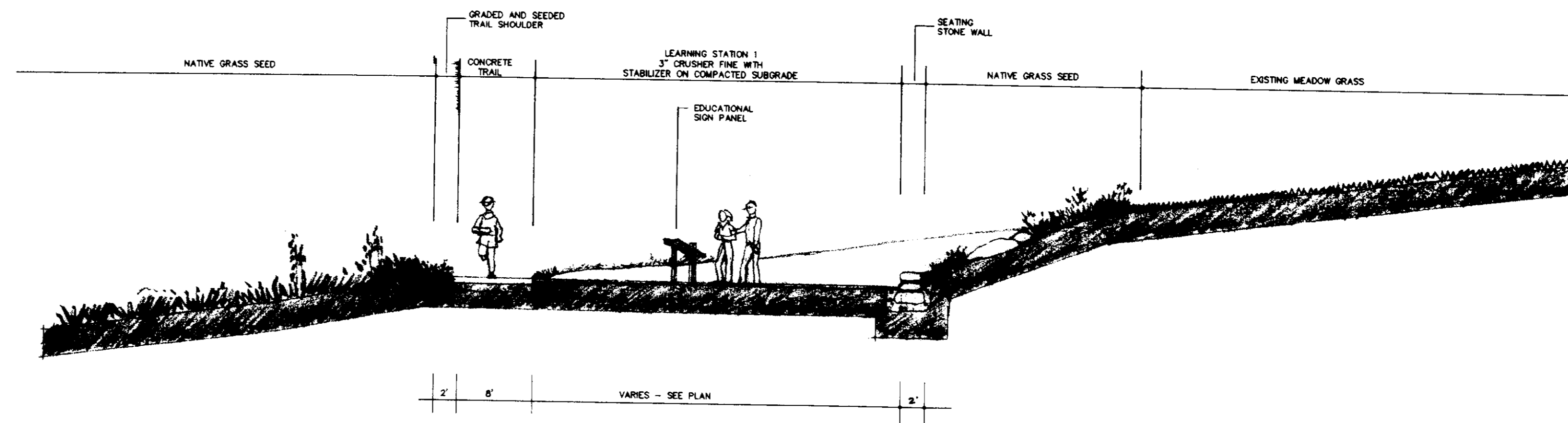


1. LEARNING STATION 1  
 SCALE 1/8" = 1'-0"

Unofficial Copy



2. LEARNING STATION 2  
 SCALE 1" = 32'-0"

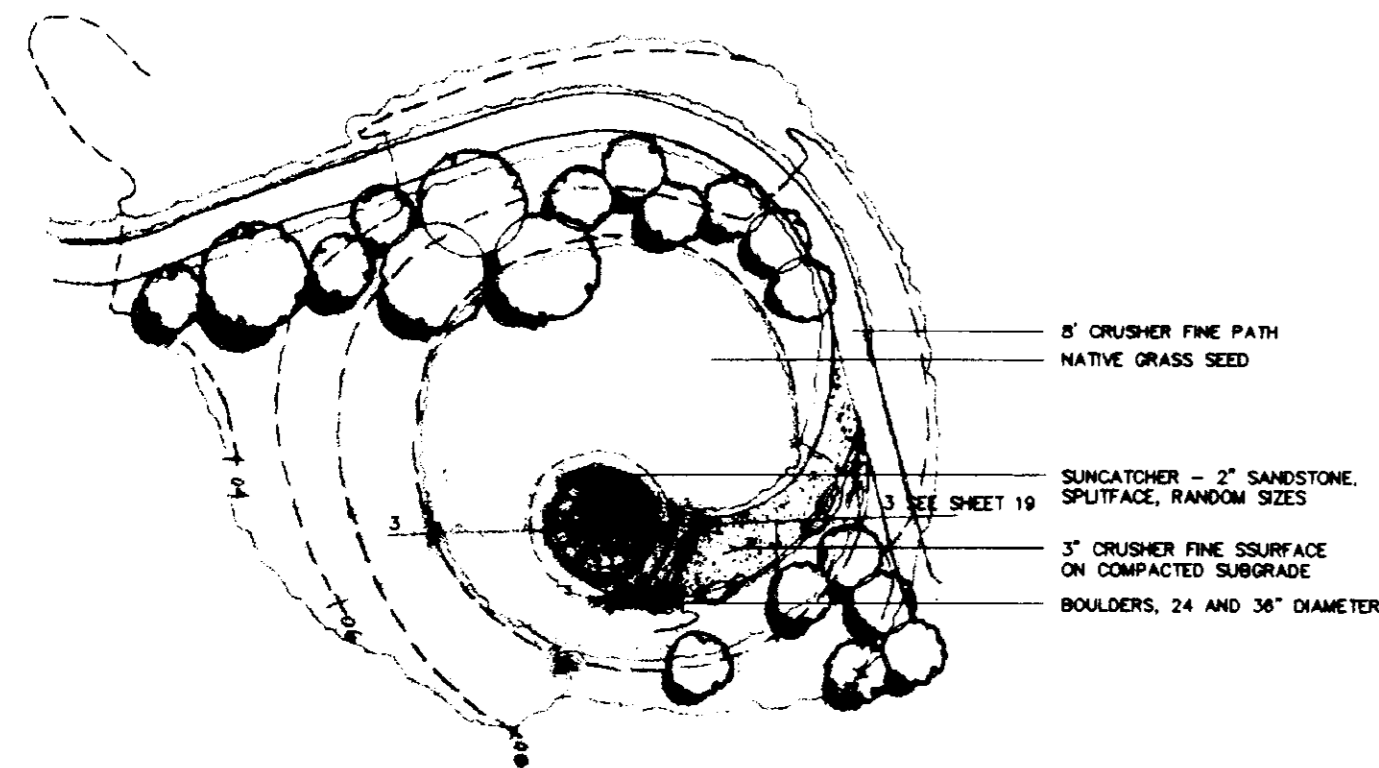


2. LEARNING STATION 2  
 SCALE 1/8" = 1'-0"

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

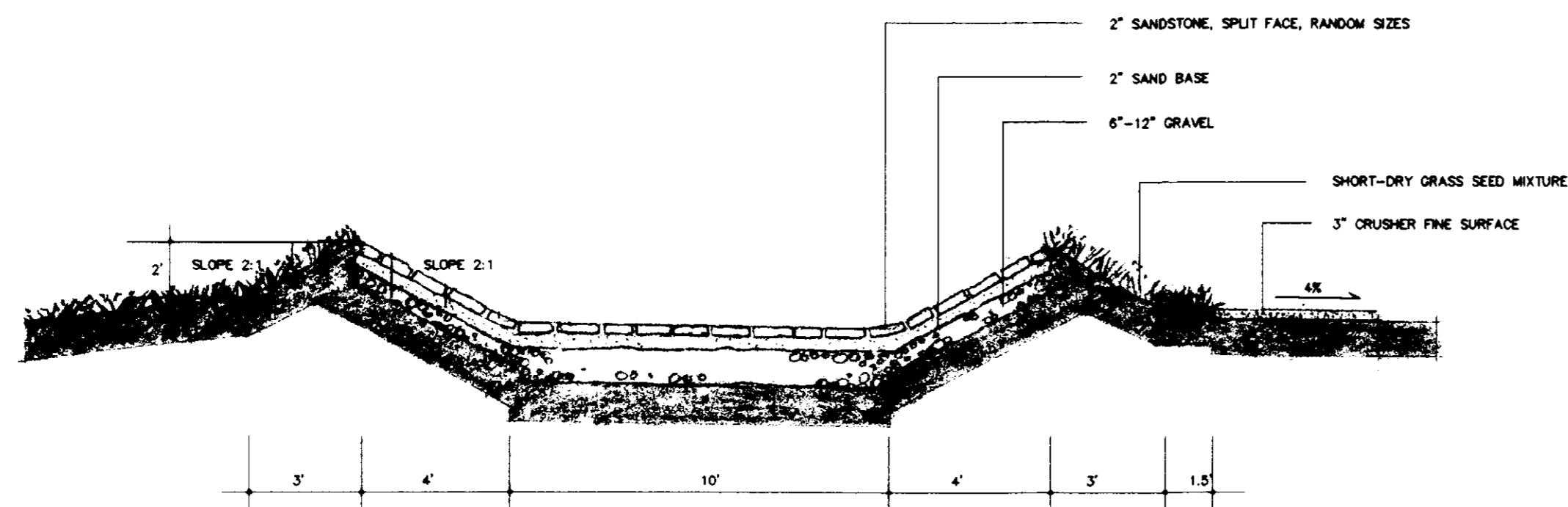
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 10 OF 13



## 1. SUNCATCHER

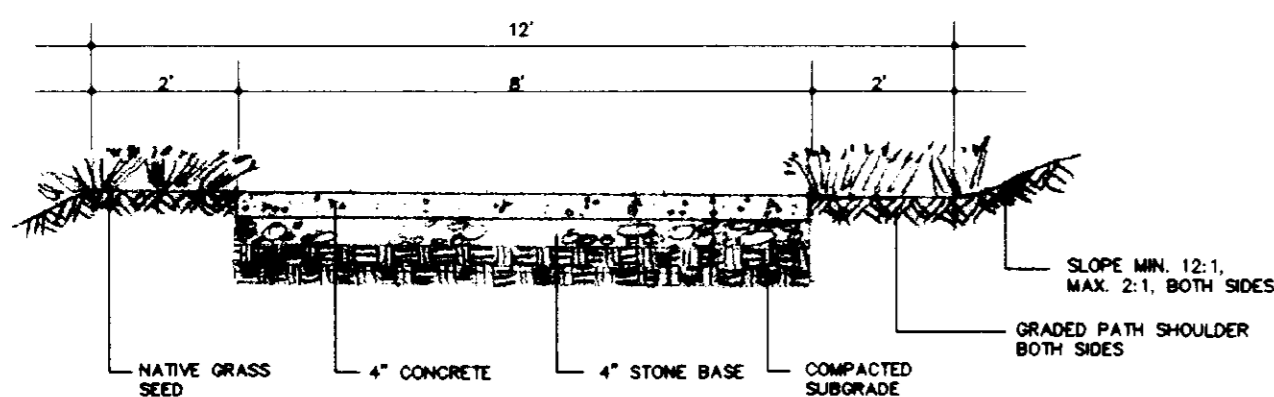
SCALE 1"=32'-0"



## 2. SUNCATCHER

SECTION 3-3

SCALE 1"=32'-0"



## 3. CONCRETE PATH

TYPICAL SECTION

SCALE 1 1/2"=1'-0"

### PROJECT PLANT LIST

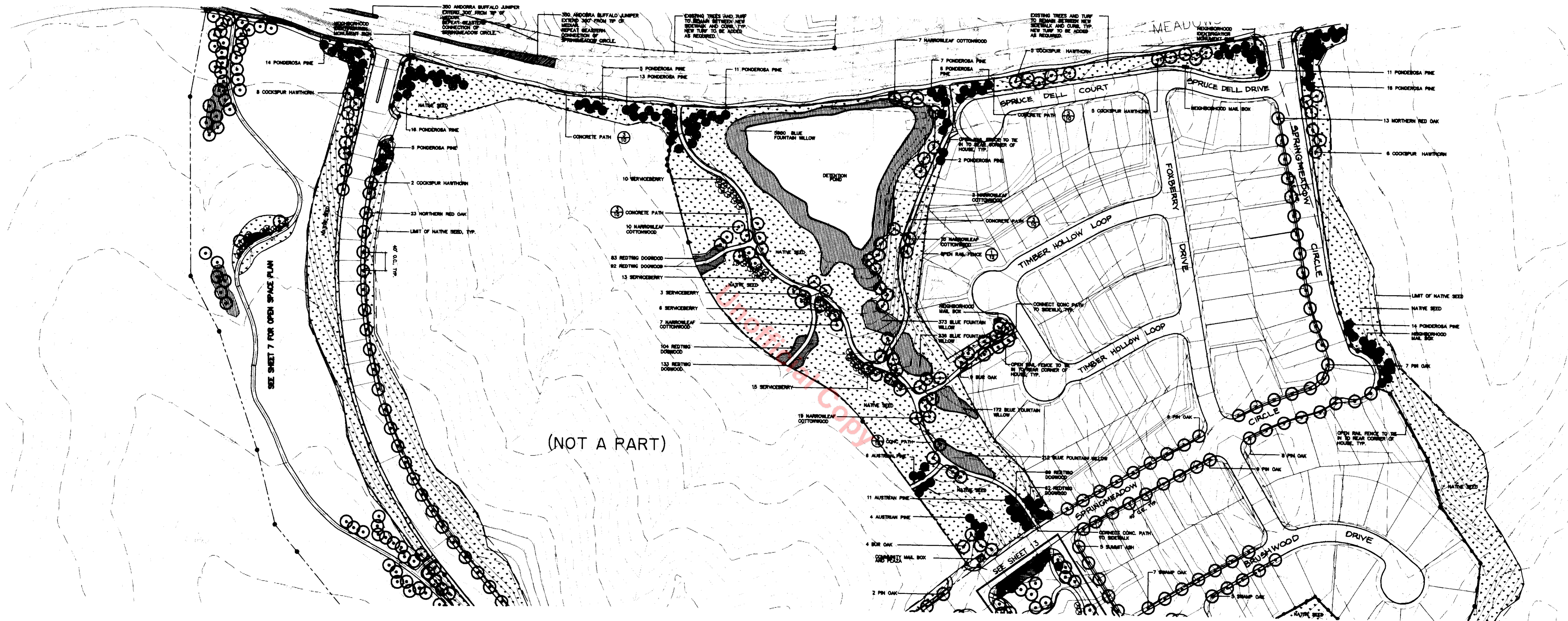
QTY.	SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
25	AL	Redmond Linden <i>Tilia americana</i> 'Redmond'	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
114	APA	Autumn Purple Ash <i>Frax. americana</i> 'Autumn Purple'	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
28	CO	Hackberry <i>Celtis occidentalis</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
145	NLC	Narrowleaf Cottonwood <i>Populus angustifolia</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
12	NM	Norway Maple <i>Acer platanoides</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
85	SA	Summit Ash <i>Frax. pennsylvanica</i> 'Summit'	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
70	TH	Thornless Honeylocust <i>Gleditsia triacanthus inermis</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
19	WC	Western Catalpa <i>Catalpa speciosa</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
72		Pin Oak <i>Quercus palustris</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
31		Swamp Oak <i>Quercus bicolor</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
13		Bur Oak <i>Quercus macrocarpa</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
41		Red Oak <i>Quercus rubra</i>	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
ORNAMENTAL TREES				
37	GM	Amur Maple <i>Acer ginnala</i>	2" Cal., min Largest Stem	B&B, specimen quality, staked, Clump Form 4-6 Stems Min.
20	NP	Newport Plum <i>Prunus cerasifera</i> 'Newport'	2 1/2" min. cal.	B&B, full crown, staked Specimen Quality
171	RC	Radiant Crabapple <i>Malus Radiant</i>	2 1/2" min. cal.	B&B, specimen quality, staked
113	THC	Thornless Cockspur Hawthorn <i>Crataegus crus-galli inermis</i>	2 1/2" min. cal.	B&B, specimen quality, staked
54		Serviceberry <i>Amelanchier canadensis</i>	2 1/2" min. cal.	B&B, specimen quality, staked
90		New Mexican Privet <i>Forestiera neomexicana</i>	8' ht. min.	B&B, specimen quality, staked
EVERGREEN TREES				
190	AP	Austrian Pine <i>Pinus nigra</i>	8' ht. min.,	B&B, full form, guyed Specimen Quality
253	PP	Ponderosa Pine <i>Pinus ponderosa</i>	8' ht. min.,	B&B, full form, guyed Specimen Quality
SHRUBS AND PERENNIALS				
6452		Blue Fountain Willow <i>Salix purpurea pendula</i>	5 Gal.	48" o.c.
543		Redtwig Dogwood <i>Cornus sericea</i> 'Bailey'	5 Gal.	36" o.c.
136		Tam Juniper <i>Juniperus sabina</i> 'Tamariscifolia'	5 Gal.	36" o.c.
1400		Andorra Juniper <i>Juniperus horizontalis</i> 'Youngstown Compacta'	5 Gal.	36" o.c.
15		Maiden Grass <i>Miscanthus sinensis purpurascens</i>	5 Gal.	36" o.c.
44		California Poppy <i>Eschscholzia californica</i>	5 Gal.	24" o.c.
38		Black-Eyed Susan <i>Rudbeckia hirta</i>	5 Gal.	24" o.c.
80		Plumbago <i>Ceratostigma plumbaginoides</i>	1 Gal.	18" o.c.
54		Astilbe <i>Astilbe arendsii</i> 'Fanal'	1 Gal.	18" o.c.
73		Apache Pume <i>Fallugia paradoxa</i>	5 Gal.	48" o.c.
24		Staghorn Sumac <i>Rhus typhina</i>	5 Gal.	60" o.c.
290		Three-leaf Sumac <i>Rhus trilobata</i>	5 Gal.	48" o.c.

NOTE: Plant counts should be taken from the plans. If there is a discrepancy in numbers, accept the number of plant symbols on the plan as correct.

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

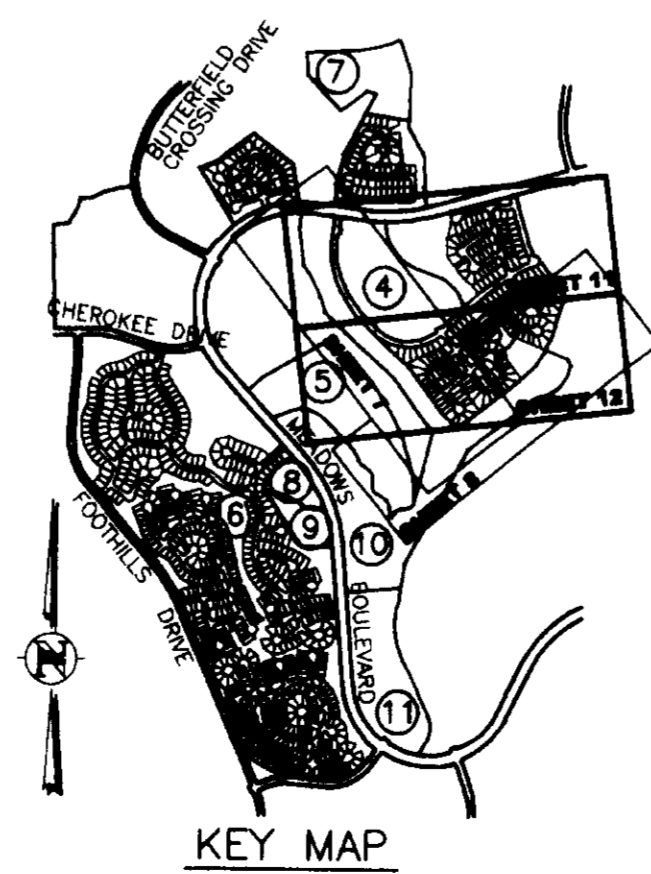
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SHEET 11 OF 13



(NOT A PART)

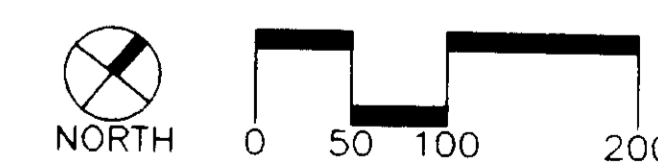
- LEGEND**
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  - EVERGREEN TREES
  - ⊗ ORNAMENTAL TREES
  - ▨ SHRUBS
  - ⋯ NATIVE SEED
  - - - OPEN RAIL FENCE
  - CONCRETE PATH
  - SIGHT LINE



**NOTES**

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2. APPLY NATIVE SEED ON ALL DISTURBED AREAS. SLOPES WITH GREATER THAN 4:1 WILL BE HYDRO-SEEDED. ALL OTHER AREAS WILL BE DRILL SEEDED.
3. INTERIOR REAR AND SIDE YARD FENCES (NOT SHOWN ON THESE DRAWINGS) ARE THE RESPONSIBILITY OF THE HOMEOWNER.
4. ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION & INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
5. STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY LOCATIONS, BUT TOTAL TREES TO BE PLANTED WILL NOT BE REDUCED.
6. SEE SHEET 27 FOR PLANT SCHEDULE.

**DESIGN WORKSHOP**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 URBAN DESIGN  
 TOURISM PLANNING  
 1990 LAWRENCE ST. Ste. #200  
 DENVER, COLORADO 80204  
 (303) 623-5194  
 Facsimile: (303) 623-2260  
 Albuquerque Aspen Denver Jackson  
 San Paulo Santa Fe Tampa Vail

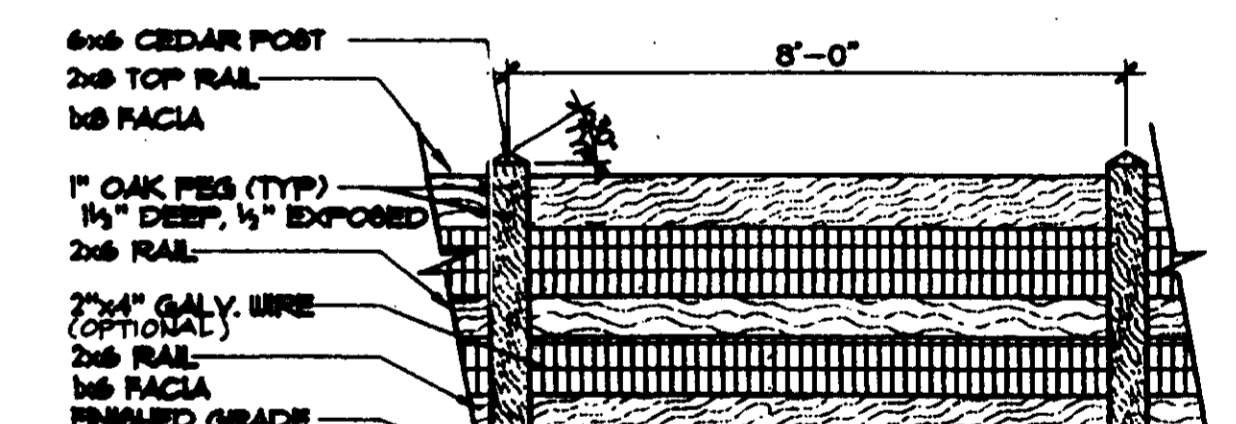
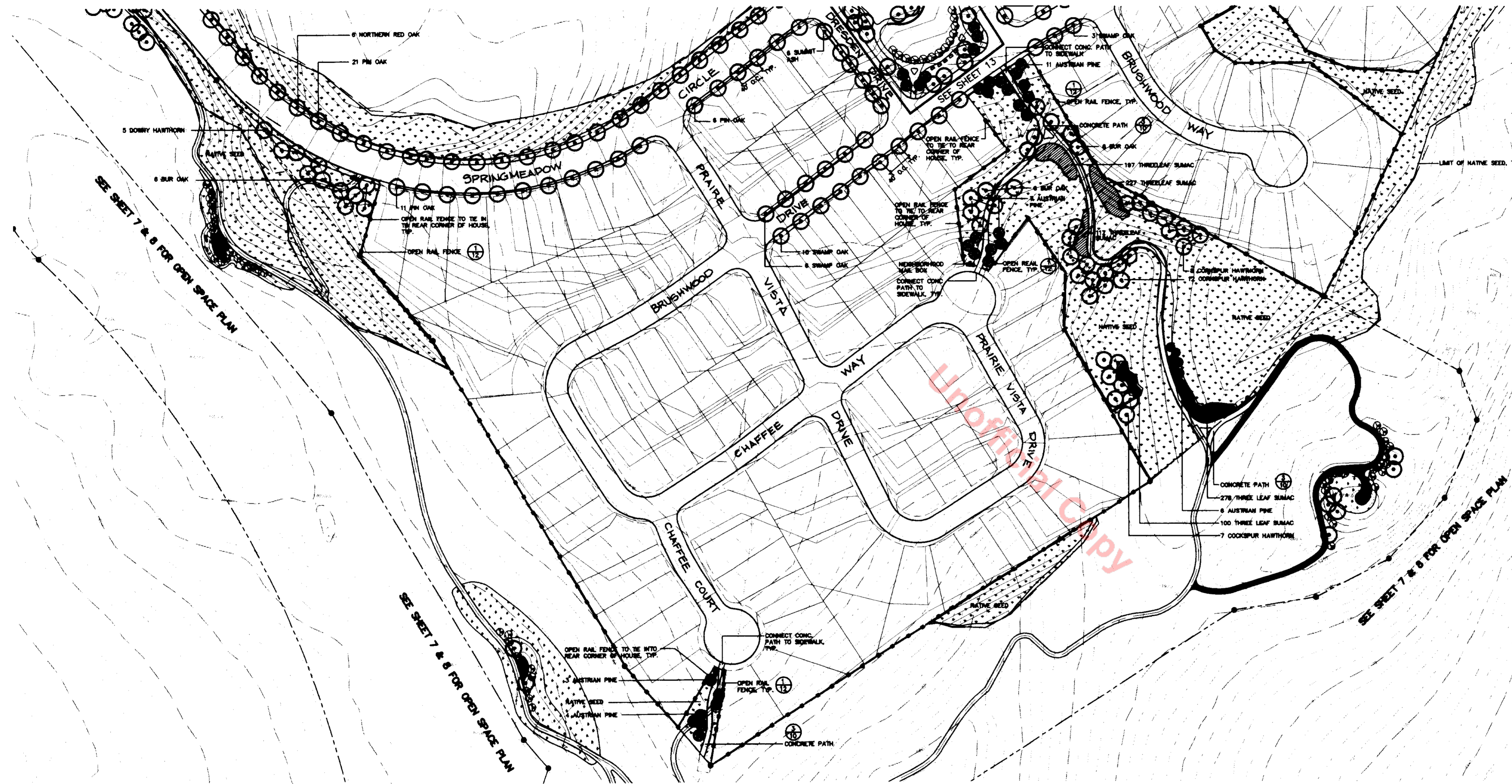


**THE MEADOWS FILING NO. 11**  
**FINAL PD SITE PLAN**  
**SHEET 11 OF 13**

# THE MEADOWS FILING NO. 11 (LESS COMMERCIAL & MULTI FAMILY AREAS)

A PART OF SOUTHWEST ONE - QUARTER OF SECTION 28, SOUTHEAST ONE - QUARTER SECTION 29, EAST ONE - HALF SECTION 32, AND PART OF SECTION 33 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST AND PART OF THE NORTHWEST ONE - QUARTER SECTION 4, THE NORTHEAST ONE - QUARTER SECTION 5 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MEDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

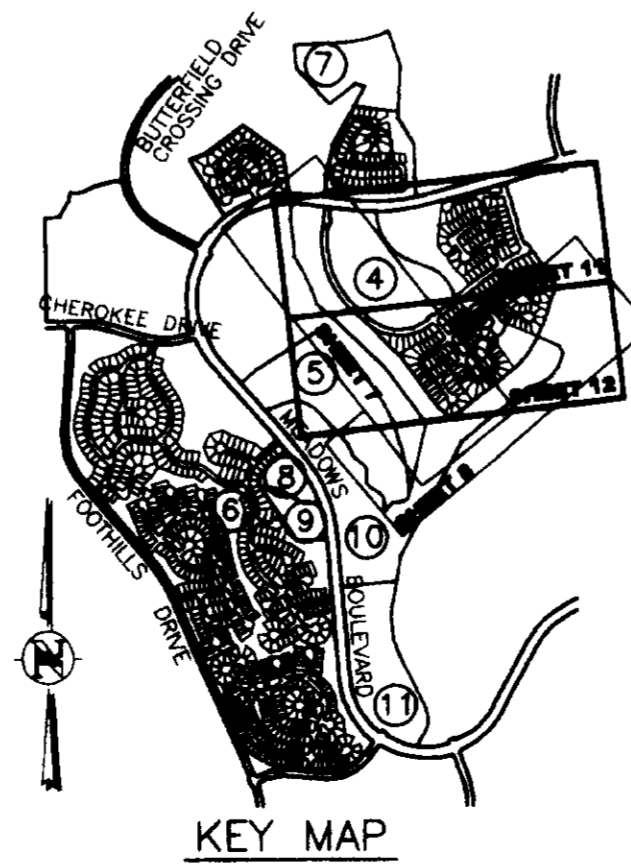
SHEET 12 OF 13



1  
12 EXTERNALLY ORIENTED OPEN RAIL FENCE

## LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- NATIVE SEED
- OPEN RAIL FENCE
- CONCRETE PATH
- SIGHT LINE

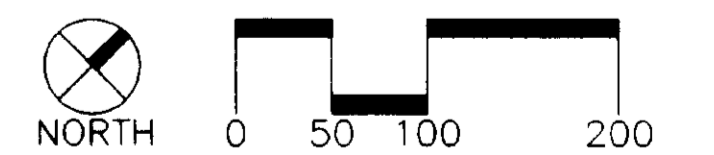


## NOTES

1. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF NATIVE TREES, SHRUBS AND AREAS LABELED AS "NATIVE SEED" WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
2. APPLY NATIVE SEED ON ALL DISTURBED AREAS. SLOPES WITH GREATER THAN 4:1 WILL BE HYDRO-SEEDED. ALL OTHER AREAS WILL BE DRILL SEEDED.
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See Page Santa Fe Tempe Val

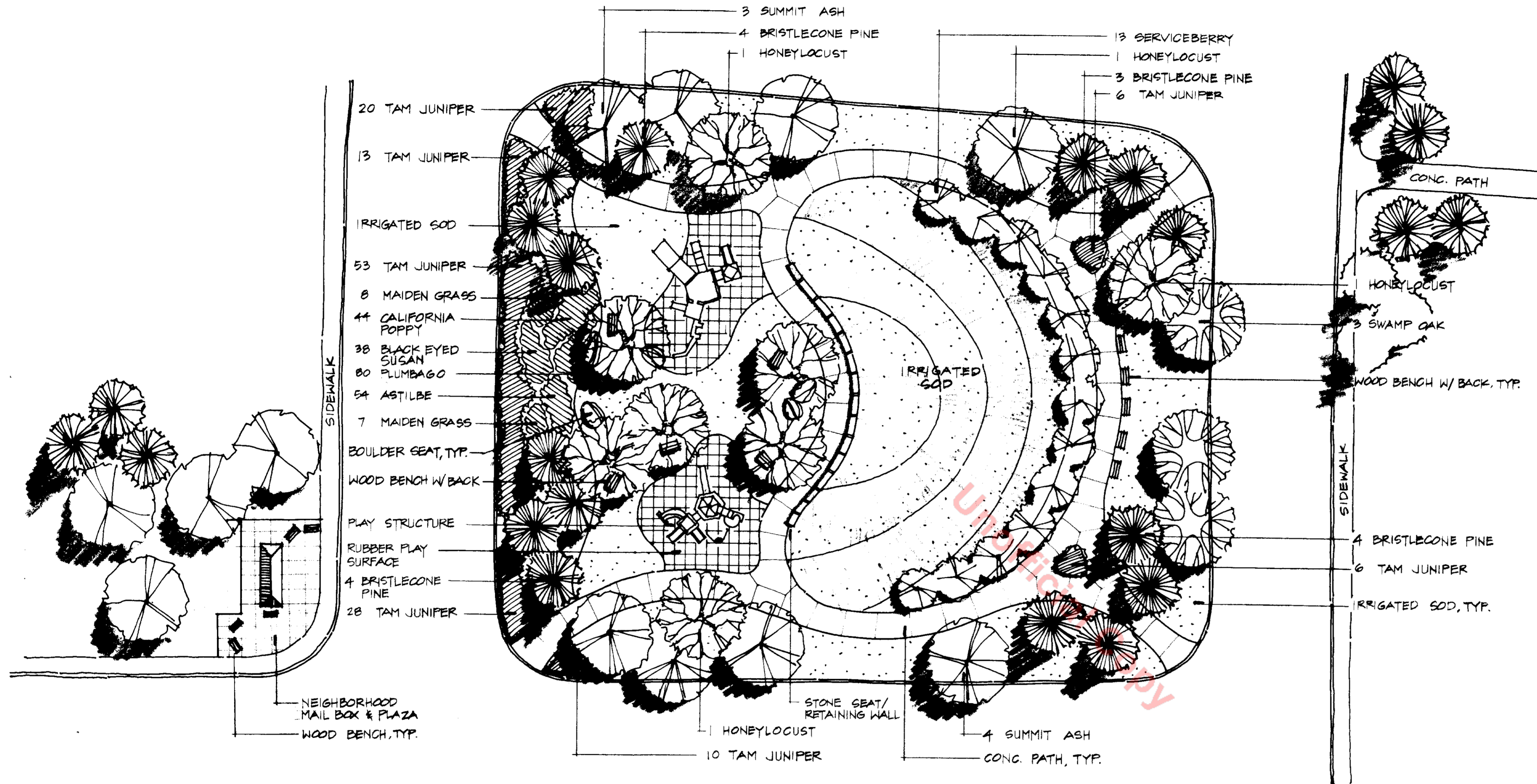


THE MEADOWS FILING  
NO.11  
FINAL PD SITE PLAN  
SHEET 12 OF 13

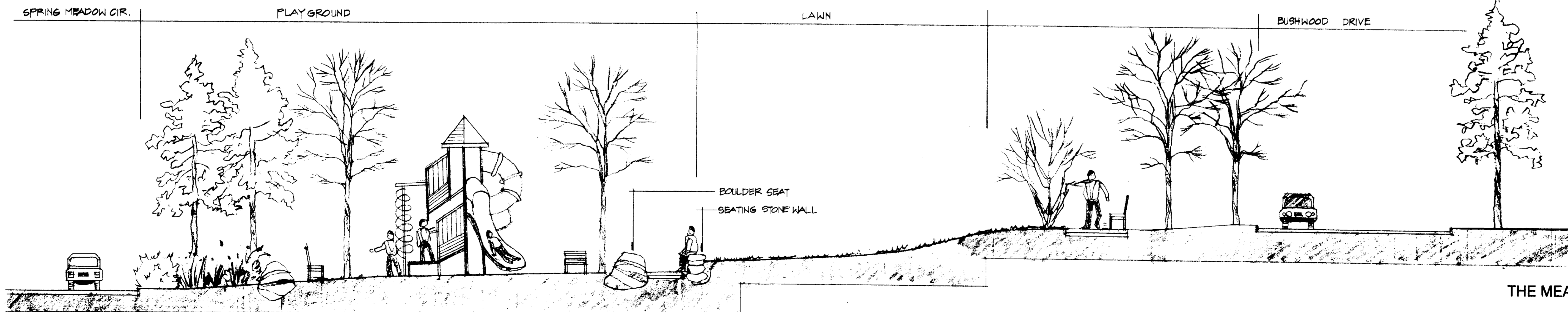
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SHEET 13 OF 13



**PLAN** SCALE: 1" = 20'



**SECTION** SCALE: HOR.: 1" = 10', VER.: 1" = 5'

**NEIGHBORHOOD PARK**

THE MEADOWS FILING NO. 11  
FINAL PD SITE PLAN  
SHEET 13 OF 13