

# THE MEADOWS FILING 11, PARCEL 11 SITE DEVELOPMENT PLAN, AMENDMENT NO. 3 (FORMERLY MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33 TOWNSHIP 7 SOUTH, RANGE 67 WEST AND THE NORTH HALF OF SECTION 4 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE DEVELOPMENT PLAN - AMENDMENT #3 STANDARD NOTES

ALL STANDARD, NOTES, BOUNDARY INFORMATION, DEVELOPMENT STANDARD NOTES, BENCHMARKS INFORMATION, AND SURROUNDING OWNERS PREPARED FOR THE ORIGINAL SITE DEVELOPMENT PLAN AND SUBSEQUENT AMENDMENTS REMAIN VALID AND UNAFFECTED WITH THIS AMENDMENT. THIS AMENDMENT DOES NOT ALTER THE NUMBER OF PARKING SPACES, BUILDING COVERAGE, OR SITE USES, AS PRESENTED ON THE APPROVED SITE DEVELOPMENT PLAN.

## PURPOSE

THIS AMENDMENT REPRESENTS THE EXPANSION OF THE EXISTING POOL DECK AREA TO ALLOW FOR ADDITIONAL RECREATIONAL SPACE. THE SPLASH PAD AND THE SURROUNDING POOL DECK ARE PROPOSED ON SPACE THAT IS CURRENTLY WITHIN THE PROPERTY BOUNDARIES FOR THE GRANGE, LOCATED IN THE MEADOWS DEVELOPMENT. THE ADDITION OF THE SPLASH PAD WILL REQUIRE RECONFIGURING THE EXISTING FENCE SO IT SURROUNDS THE NEW AREA.

THESE IMPROVEMENTS WILL NOT ALTER THE OCCUPANCY OF THE POOL AREA, WHICH IS SET BY THE NUMBER OF EXISTING RESTROOM FACILITIES; THEREFORE THERE ARE NO CHANGES PROPOSED TO OTHER EXISTING SITE DESIGNATIONS SUCH AS PARKING, OR UTILITY SERVICES. THE SIZE OF THE SPLASH PAD AREA IS AS FOLLOWS:

COLORED CONCRETE - SPLASH PAD AREA	1,284 SQUARE FEET
SURROUNDING GREY CONCRETE DECK	2,950 SQUARE FEET
IRRIGATED MANICURED TURFGRASS	1,518 SQUARE FEET
DRIP IRRIGATED SHRUB BED	631 SQUARE FEET
TOTAL AREA OF IMPROVEMENTS	6,383 SQUARE FEET

OTHER CHANGES ARE AS FOLLOWS:

DECREASE IN NON-IRRIGATED AREA	2,149 SQUARE FEET
DECREASE IN FENCING (REMOVED)	123 LINEAR FEET
INCREASE IN FENCING (ADDED TO CONTAIN NEW SPLASH PAD)	190 LINEAR FEET

## TITLE CERTIFICATION:

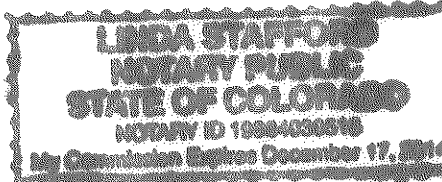
I, Stephanie Sims AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor Co.  
 A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO,  
 HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS,  
 MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF  
 OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 10<sup>th</sup> DAY OF June, 2013

Stephanie Sims  
 AUTHORIZED REPRESENTATIVE  
Land Title Guarantor Company  
 TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF June, 2013

Linda Stafford  
 WITNESS MY HAND AND SEAL  
Linda Stafford  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-17-14



## PARKING REQUIREMENTS

PARKING IS BASED ON 1 SPACE FOR EVERY 100 S.F. OF ASSEMBLY SPACE. WITH A TOTAL SQUARE FOOTAGE OF 9,954, THIS EQUATES TO 100 SPACES REQUIRED

PLUS 4 SPACES PER 1,000 S.F. OF EXPANDED POOL DECK AREA (10,551 IN THIS AMENDMENT AND PREVIOUS POOL EXPANSION) REQUIRES 43 SPACES

TOTAL PARKING SPACES REQUIRED	143
TOTAL PARKING SPACES PROVIDED	154
TOTAL HANDICAP SPACES PROVIDED	6

## SITE DATA

LAND AREA WITHIN PROPERTY LINES	16.88 ACRES
NUMBER OF BUILDINGS	3
MAXIMUM HEIGHT OF BUILDINGS	32' - 8"
GROSS FLOOR AREA	6,651 S.F.
CULTURAL ARTS CENTER	4,045 S.F.
POOL HOUSE	1,456 S.F.
POOL BUILDING	1,150 S.F.
DECK/POOL RATIO	2.54:1
HARD SURFACE AREA	36,874 S.F.
TOTAL ROAD/PARKING AREA	77,871 S.F.
LANDSCAPE AREA	136,709 S.F.
INCREASE IN IRRIGATED LANDSCAPE (AREAS THAT WERE PREVIOUSLY NON-IRRIGATED)	2,199 S.F.
IRRIGATED MANICURED TURF	1,444 S.F.
DRIP IRRIGATED PLANTING BED	755 S.F.

## OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY DESCRIBED ABOVE IN THE TOWN OF CASTLE ROCK.

THE MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NON-PROFIT CORPORATION  
 3692 MEADOWS BLVD  
 CASTLE ROCK, CO 80109

BY: Stephanie Sims

SIGNED THIS 10<sup>th</sup> DAY OF June, 2013

STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS )

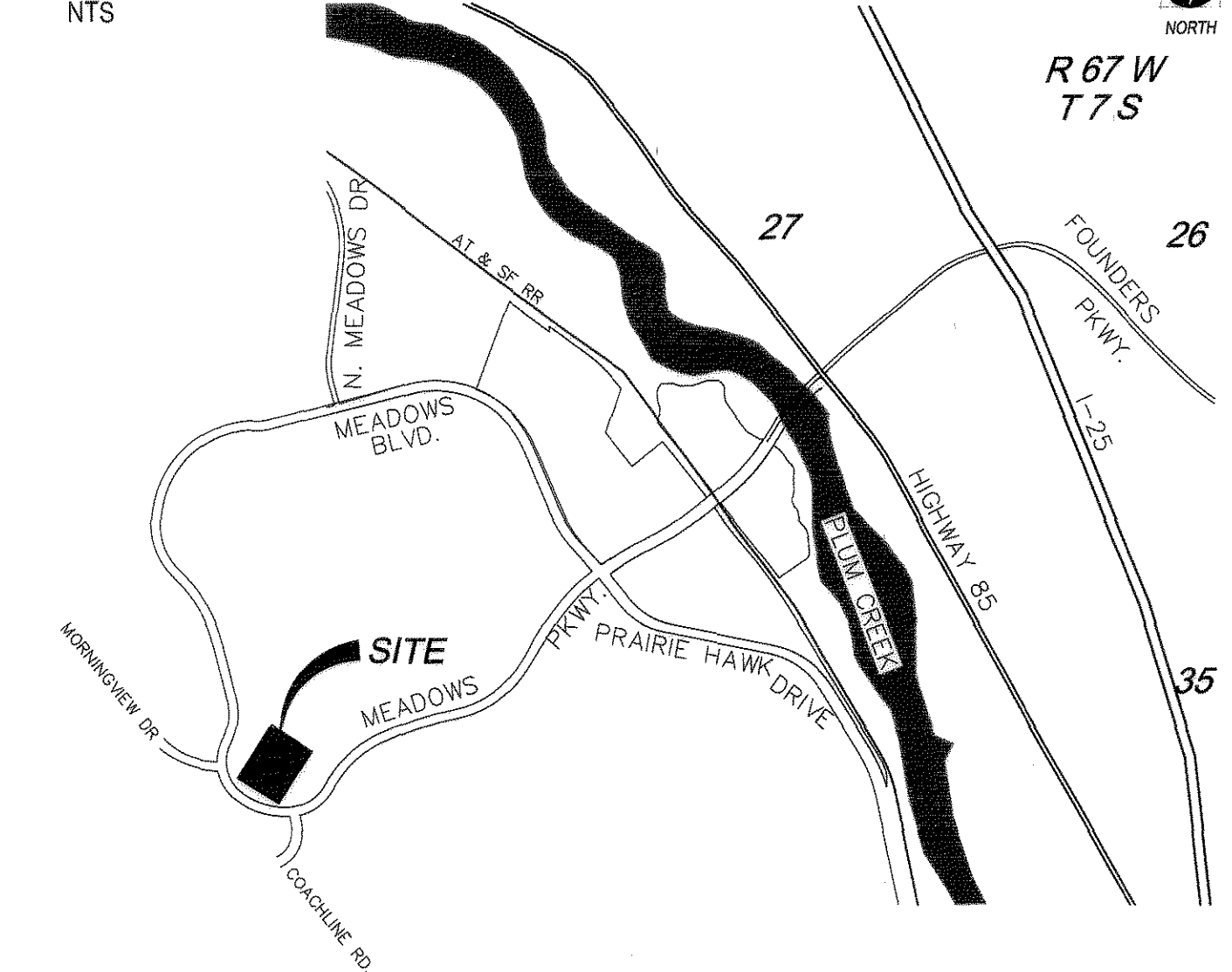
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF June, 2013 BY Stephanie Sims

WITNESS MY HAND AND SEAL Kelly Beach  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-14

ADDRESS

## VICINITY MAP



## LEGAL DESCRIPTION

LOT 1 BLOCK 1 AS SHOWN ON THE MEADOWS FILING NO. 11-PARCEL 11 MINOR PLAT CORRECTION AS RECORDED UNDER RECEPTION NUMBER 2004009275, DOUGLAS COUNTY, COLORADO.

## SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN

## PROJECT DIRECTORY

CLIENT:

MEADOWS NEIGHBORHOOD COMPANY  
 3692 MEADOWS BOULEVARD  
 CASTLE ROCK, CO 80109

LANDSCAPE ARCHITECT:

NORRIS DESIGN  
 1101 BANNOCK STREET  
 DENVER, CO 80204

## TOWN CERTIFICATION

THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 3 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10<sup>th</sup> DAY OF June, 2013.

[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES DATE

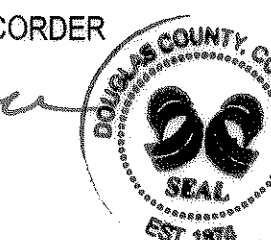
## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 3 WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 11:28 ON THE 28 DAY OF June, 2013.

AT RECEPTION NO. 2013054214

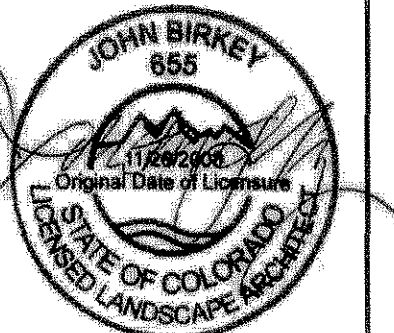
DOUGLAS COUNTY CLERK AND RECORDER

BY: Talaya Bow  
 DEPUTY



LANDSCAPE CERTIFICATION:  
 JOHN W. BIRKEY, P.L.A., L.S.A., IS CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5110. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER IS 655.

[Signature]

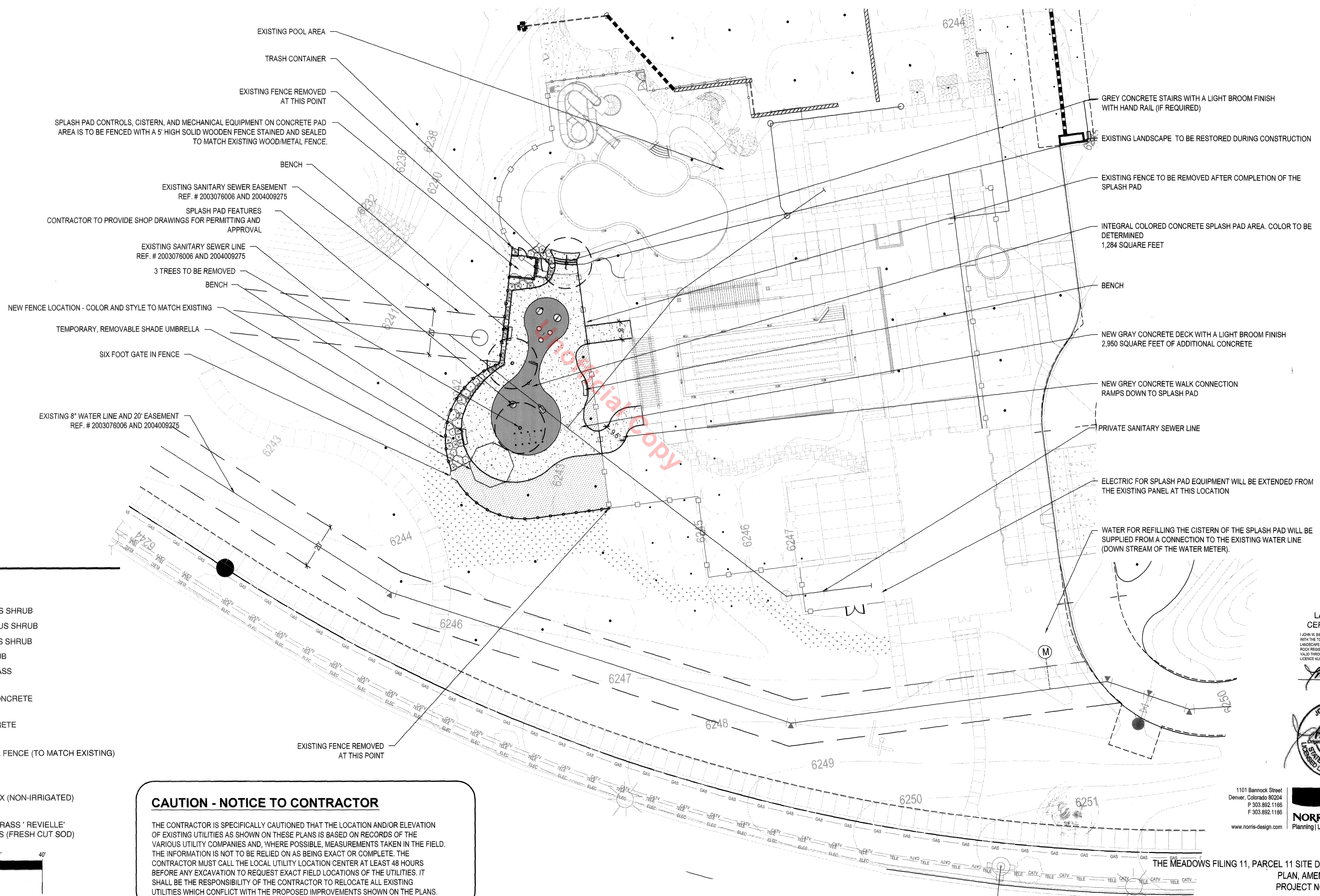


1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.892.1166  
 F 303.892.1166



# THE MEADOWS FILING 11, PARCEL 11 SITE DEVELOPMENT PLAN, AMENDMENT NO. 3 (FORMERLY MEADOWS FILING 11, PARCEL 11 FPD AMENDMENT 2 - THE GRANGE)

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EXISTING POOL AREA

TRASH CONTAINER

EXISTING FENCE REMOVED AT THIS POINT

SPLASH PAD CONTROLS, CISTERN, AND MECHANICAL EQUIPMENT ON CONCRETE PAD AREA IS TO BE FENCED WITH A 5' HIGH SOLID WOODEN FENCE STAINED AND SEALED TO MATCH EXISTING WOOD/METAL FENCE.

BENCH

EXISTING SANITARY SEWER EASEMENT REF. # 2003076006 AND 2004009275

SPLASH PAD FEATURES CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PERMITTING AND APPROVAL

EXISTING SANITARY SEWER LINE REF. # 2003076006 AND 2004009275

3 TREES TO BE REMOVED

BENCH

NEW FENCE LOCATION - COLOR AND STYLE TO MATCH EXISTING

TEMPORARY, REMOVABLE SHADE UMBRELLA

SIX FOOT GATE IN FENCE

EXISTING 8" WATER LINE AND 20' EASEMENT REF. # 2003076006 AND 2004009275

GREY CONCRETE STAIRS WITH A LIGHT BROOM FINISH WITH HAND RAIL (IF REQUIRED)

EXISTING LANDSCAPE TO BE RESTORED DURING CONSTRUCTION

EXISTING FENCE TO BE REMOVED AFTER COMPLETION OF THE SPLASH PAD

INTEGRAL COLORED CONCRETE SPLASH PAD AREA. COLOR TO BE DETERMINED 1,284 SQUARE FEET

BENCH

NEW GRAY CONCRETE DECK WITH A LIGHT BROOM FINISH 2,950 SQUARE FEET OF ADDITIONAL CONCRETE

NEW GREY CONCRETE WALK CONNECTION RAMPS DOWN TO SPLASH PAD

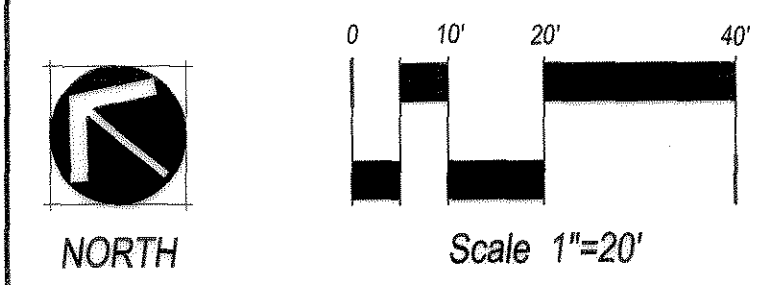
PRIVATE SANITARY SEWER LINE

ELECTRIC FOR SPLASH PAD EQUIPMENT WILL BE EXTENDED FROM THE EXISTING PANEL AT THIS LOCATION

WATER FOR REFILLING THE CISTERN OF THE SPLASH PAD WILL BE SUPPLIED FROM A CONNECTION TO THE EXISTING WATER LINE (DOWN STREAM OF THE WATER METER).

## LEGEND

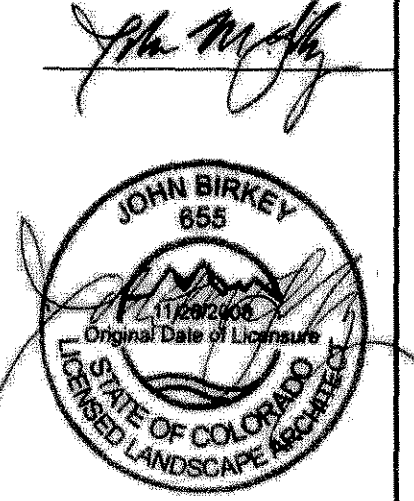
- EXISTING TREES
- LARGE DECIDUOUS SHRUB
- MEDIUM DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- NEW COLORED CONCRETE
- NEW GRAY CONCRETE
- WOOD AND METAL FENCE (TO MATCH EXISTING)
- BENCH
- DRYLAND SEED MIX (NON-IRRIGATED)
- IRRIGATED TURFGRASS 'REVIELLE' TEXAS BLUEGRASS (FRESH CUT SOD)



**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LANDSCAPE CERTIFICATION:  
JOHN M. BIRKEY, A.S.L.A. AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5723. THIS IS VALID THROUGH FEBRUARY 1, 2016. COLORADO LICENSE NUMBER IS 855



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**NORRIS DESIGN**  
Planning | Landscape Architecture