

# PLAT IDENTIFICATION SHEET



2003093721 19 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$191.00  
19 PGS

# 2003093721  
06/24/2003 02:58 PM

## GRANTOR:

(owner/signer)

Morgans Run Inc

## GRANTEE:

(subdivision name or name of plat)

Meadows Filing No 11 Parcel 5

Preliminary Plat + Final PD Site Plan

## LEGAL:

(section-township-range)

32, 33 - 7 - 47

# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

PD/ZONING RECORDATION INFORMATION -  
3RD AMENDMENT - ORDINANCE NO. 8642  
1-30-87 RECEPTION NO. 8703286

## LEGAL DESCRIPTION

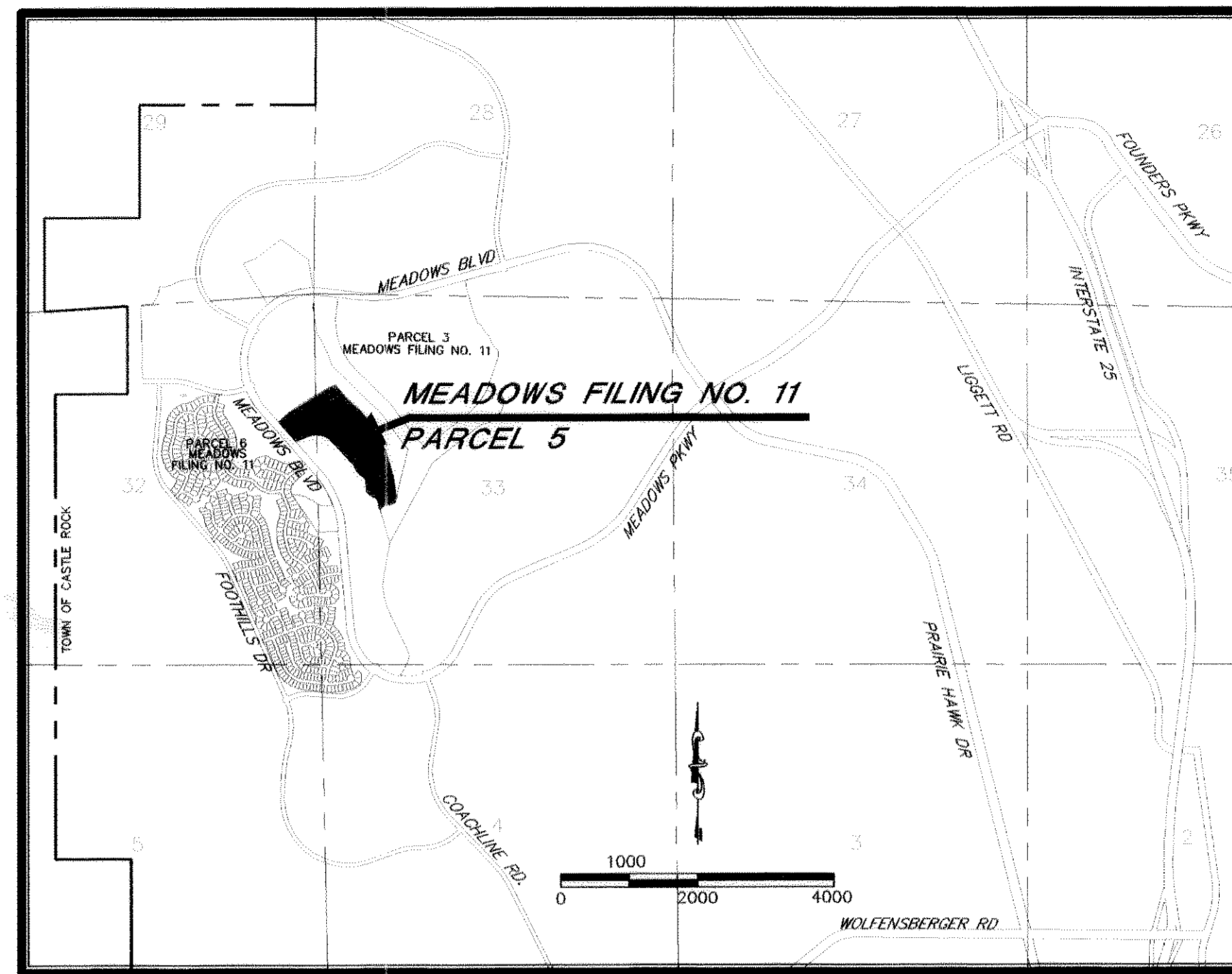
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTHEAST CORNER OF SAID SECTION 33 BEARS SOUTH 89°26'37" EAST, WITH BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 59°47'20" WEST, A DISTANCE OF 3704.27 FEET, TO A POINT ON THE EASTERLY 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 NORTH 48°35'13" EAST, A DISTANCE OF 211.87 FEET; THENCE NORTH 57°55'08" EAST, A DISTANCE OF 693.10 FEET; THENCE NORTH 68°08'43" EAST, A DISTANCE OF 112.84 FEET; THENCE SOUTH 38°51'29" EAST, A DISTANCE OF 223.35 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°28'31" AN ARC DISTANCE OF 65.32 FEET, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING SOUTH 45°05'45" EAST, A DISTANCE OF 65.19 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°51'24" AN ARC DISTANCE OF 1171.36 FEET, HAVING A RADIUS OF 1820.93 FEET AND A CHORD BEARING SOUTH 32°54'36" EAST, A DISTANCE OF 1151.27 FEET; THENCE SOUTH 14°29'33" EAST, A DISTANCE OF 210.51 FEET; THENCE SOUTH 09°10'52" EAST, A DISTANCE OF 188.92 FEET; THENCE SOUTH 05°50'13" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 02°05'05" EAST, A DISTANCE OF 63.45 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 77°10'07" AN ARC DISTANCE OF 94.28 FEET, HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING SOUTH 40°40'09" WEST, A DISTANCE OF 87.31 FEET; THENCE SOUTH 79°15'12" WEST, A DISTANCE OF 35.83 FEET; THENCE SOUTH 84°50'32" WEST, A DISTANCE OF 48.66 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°44'27" AN ARC DISTANCE OF 76.56 FEET, HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING SOUTH 60°28'18" WEST, A DISTANCE OF 74.27 FEET; THENCE SOUTH 36°06'05" WEST, A DISTANCE OF 52.43 FEET; THENCE NORTH 37°25'43" WEST, A DISTANCE OF 25.21 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°27'17" AN ARC DISTANCE OF 14.16 FEET, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING NORTH 21°12'04" WEST, A DISTANCE OF 13.97 FEET; THENCE NORTH 04°58'26" WEST, A DISTANCE OF 69.51 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 53°26'24" AN ARC DISTANCE OF 93.27 FEET, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING NORTH 31°41'38" WEST, A DISTANCE OF 89.93 FEET; THENCE NORTH 58°24'50" WEST, A DISTANCE OF 99.07 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°24'50" AN ARC DISTANCE OF 101.95 FEET, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING NORTH 29°12'25" WEST, A DISTANCE OF 97.59 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 103.58 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 53°24'57" AN ARC DISTANCE OF 69.92 FEET, HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING NORTH 26°42'29" WEST, A DISTANCE OF 67.42 FEET; THENCE NORTH 53°24'57" WEST, A DISTANCE OF 108.93 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°34'16" AN ARC DISTANCE OF 56.85 FEET, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING NORTH 37°07'49" WEST, A DISTANCE OF 56.08 FEET; THENCE NORTH 20°50'41" WEST, A DISTANCE OF 59.91 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°10'07" AN ARC DISTANCE OF 38.69 FEET, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING NORTH 31°55'44" WEST, A DISTANCE OF 38.45 FEET; THENCE NORTH 43°00'48" WEST, A DISTANCE OF 471.39 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71°00'11" AN ARC DISTANCE OF 402.75 FEET, HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING NORTH 78°30'53" WEST, A DISTANCE OF 377.47 FEET; THENCE SOUTH 65°59'01" WEST, A DISTANCE OF 70.63 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°45'48" AN ARC DISTANCE OF 51.12 FEET, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING SOUTH 70°51'55" WEST, A DISTANCE OF 66.74 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF MEADOWS BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 41°24'47" WEST, A DISTANCE OF 375.80 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 28.168 ACRES (1,226,993 SQ. FT.), MORE OR LESS.

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP  
SCALE: 1" = 2000'

## TRACT INFORMATION TABLE

TRACT	SQ. FT.	ACRES	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	270,797	6.217	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "B"	263,830	6.057	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "C"	140,946	3.236	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "D"	9,427	0.216	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "E"	12,880	0.296	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "F"	62,906	1.444	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "G"	39,619	0.910	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "H"	61,564	1.413	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "I"	23,343	0.536	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "J"	17,321	0.398	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "K"	4,110	0.094	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS

## SUMMARY TABLE

DESCRIPTION	SQ. FT.	ACRES	%
225 RESIDENTIAL LOTS	324,360	7.446	26.4
PRIVATE OPEN SPACE	631,836	14.505	51.5
PRIVATE STREETS AND PARKING	270,797	6.217	22.1
<b>TOTAL MEADOWS FILING NO. 11, PARCEL NO. 5</b>	<b>1,226,993</b>	<b>28.168</b>	<b>100.0</b>
LANDSCAPE COVERAGE	604,863	13.886	49.3
BUILDING COVERAGE (ATTACHED)	195,396	4.486	15.9

## BUILDING BREAKDOWN

9 TYPE 5T	-	45	UNITS
13 TYPE 4T	-	52	UNITS
12 TYPE 3T	-	36	UNITS
5 TYPE 5R	-	25	UNITS
10 TYPE 4R	-	40	UNITS
9 TYPE 3R	-	27	UNITS
<b>TOTAL</b>	-	<b>225</b>	<b>UNITS</b>

## PARKING BREAKDOWN

REQUIRED PARKING 225 UNITS @ 2/UNIT = 450 SPACES  
INTERNAL SPACES (GARAGE) 225 x 2 = 450 SPACES  
PERPENDICULAR SPACES (STD-9'x19', HC-12'x19') = 125 SPACES  
PARALLEL SPACES (8'x23') = 44 SPACES  
TOTAL SPACES AVAILABLE = 619 SPACES  
HANDICAPPED SPACES (21) 21/(125+44) = 12.4%

## SHEET INDEX

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6 - 11	BUILDING ELEVATIONS
12 - 16	30 SCALE LANDSCAPE PLAN
17	PLANT LIST / GENERAL NOTES
18	PLANTING DETAILS
19	SITE SIGNAGE DETAILS

## ENGINEER:

**HIGH COUNTRY ENGINEERING, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
14 INVERNESS DRIVE EAST, SUITE D-136  
ENGLEWOOD, COLORADO 80112  
(303) 925-0544

## OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 11, PARCEL NO. 5 SUBDIVISION IN THE TOWN OF CASTLE ROCK.

MORGANS RUN, INC.  
OWNER

*Clark Medal*  
PRESIDENT

SIGNED THIS 30 DAY OF MAY, 2003 (year).

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF May, 2003, BY Charles & Nicole AS RESIDENTS OF Meadows Run, Inc.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: *Sandra J. Shroyer*

MY COMMISSION EXPIRES: Aug 19, 2006

## TITLE CERTIFICATION

I, Christine Davis, AN AUTHORIZED REPRESENTATIVE OF High Country Engineering, Inc., 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 30<sup>th</sup> DAY OF May, 2003 (year).

AUTHORIZED REPRESENTATIVE

*Christine Davis*  
TITLE INSURANCE COMPANY

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF May, 2003, BY Clark Medal

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: *Sandra J. Shroyer*

MY COMMISSION EXPIRES: Aug 19, 2006

## SURVEYOR'S STATEMENT

I, DuWayne M. Phillip, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS Preliminary Plat IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS Preliminary Plat IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

*DuWayne M. Phillip*  
DUWAYNE M. PHILLIP, S.P.S. #13753  
DATE: May 30, 2003

## CIVIL ENGINEER'S STATEMENT

I, Rick Rome, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS Preliminary Plat HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

*Rick Rome*  
RICK ROME, P.E. #35103  
DATE: May 30, 2003

## PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23<sup>RD</sup> DAY OF JANUARY, 2003.

*Sandra J. Shroyer*  
CHAIRMAN  
DATE: 6/17/03

ATTEST:  
*Patricia A. Sellman*  
DIRECTOR OF DEVELOPMENT SERVICES  
DATE: 6-17-03

## TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10<sup>TH</sup> DAY OF FEBRUARY, 2003.

*John A. Dumm*  
TOWN CLERK  
DATE: June 24, 2003

*John A. Dumm*  
TOWN CLERK  
DATE: 6-24-03

## CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS FILED IN MY OFFICE THIS 24<sup>th</sup> DAY OF June, 2003 A.D. AT 2:58 O'CLOCK A.M. (P.M.) AND WAS RECORDED AT RECEPTION NUMBER 2003093721

*Christine Davis*  
COUNTY CLERK AND RECORDER

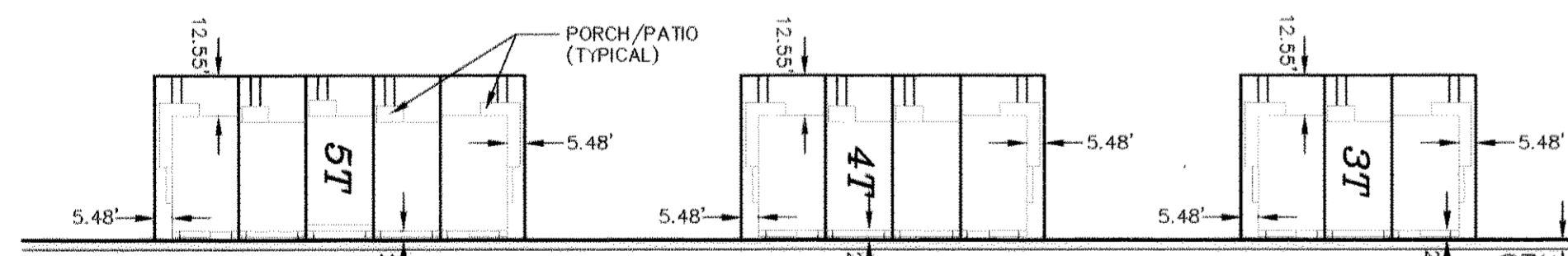
REV: MAY 29, 2003  
REV: APRIL 20, 2003  
REV: MARCH 10, 2003  
REV: JANUARY 21, 2003  
REV: NOVEMBER 25, 2003  
PREPARED: JULY 2, 2002

26.60	21.25	21.25	21.25	26.60	26.60	21.25	26.60	21.25	26.60
51.50'	104.4'	104.4'	104.4'	51.50'	51.50'	104.4'	104.4'	104.4'	51.50'
1370 sq ft	1094 sq ft	1094 sq ft	1094 sq ft	1370 sq ft	1370 sq ft	1094 sq ft	1094 sq ft	1094 sq ft	1370 sq ft
5T	4T	4T	4T	5T	5T	4T	4T	4T	5T
51.50'	104.4'	104.4'	104.4'	51.50'	51.50'	104.4'	104.4'	104.4'	51.50'
1370 sq ft	1094 sq ft	1094 sq ft	1094 sq ft	1370 sq ft	1370 sq ft	1094 sq ft	1094 sq ft	1094 sq ft	1370 sq ft
5T	4T	4T	4T	5T	5T	4T	4T	4T	5T

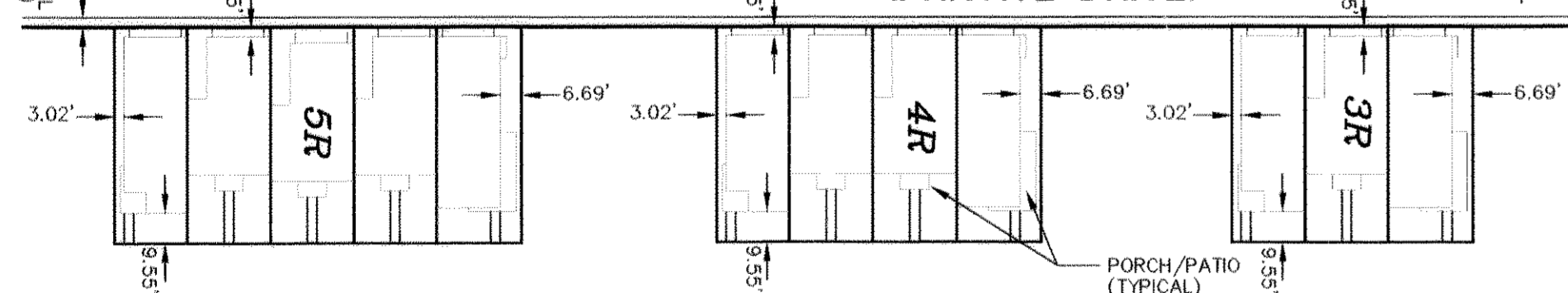
## TRACT "A" (PRIVATE DRIVE)

26.82	26.25	26.25	26.25	23.14	26.25	26.25	26.82	23.14	26.25
68.00'	1785 sq ft	1785 sq ft	1785 sq ft	68.00'	1785 sq ft	1785 sq ft	68.00'	68.00'	1785 sq ft
1824 sq ft	68.00'	68.00'	68.00'	1824 sq ft	68.00'	68.00'	1824 sq ft	68.00'	1824 sq ft
5R	4R	4R	4R	5R	5R	4R	4R	4R	5R
68.00'	1785 sq ft	1785 sq ft	1785 sq ft	68.00'	1785 sq ft	1785 sq ft	68.00'	68.00'	1785 sq ft
1824 sq ft	68.00'	68.00'	68.00'	1824 sq ft	68.00'	68.00'	1824 sq ft	68.00'	1824 sq ft
5R	4R	4R	4R	5R	5R	4R	4R	4R	5R

## TYPICAL LOT DIMENSIONS (N.T.S.)



## TRACT "A" (PRIVATE DRIVE)



## TYPICAL BUILDING SETBACKS (N.T.S.)

## CONTACT INFORMATION

**OWNER/DEVELOPER**  
MORGANS RUN, INC.  
14 INVERNESS DRIVE EAST, SUITE G-136  
ENGLEWOOD, CO 80112

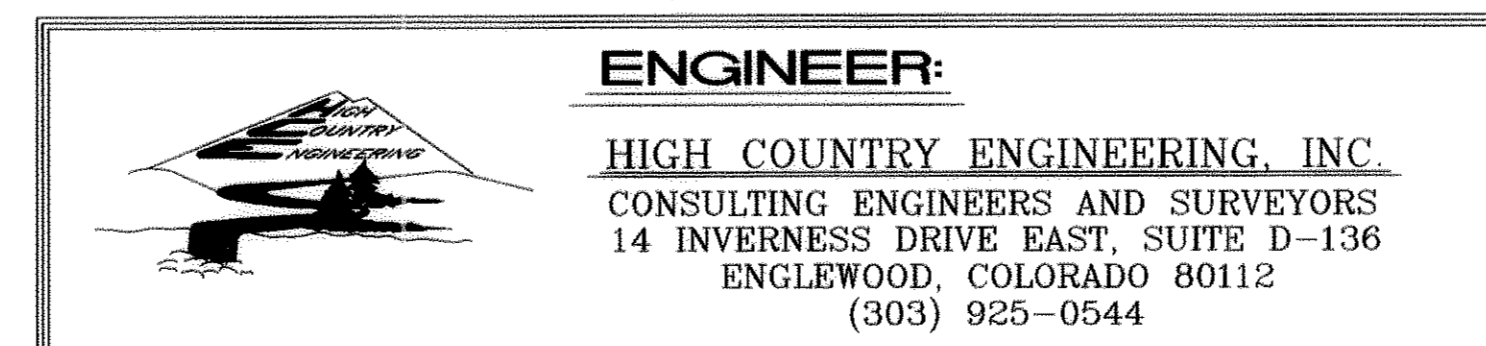
**ARCHITECT**  
ARLO BRAUN & ASSOC.  
1058 DELAWARE STREET  
DENVER, CO 80204

**PLANNER**  
WILLIAM L. ELKJER A.I.A.  
2233 IVY STREET  
DENVER, CO 80207

**LANDSCAPE ARCHITECT**  
DHM DESIGN CORPORATION  
1390 LAWRENCE STREET, SUITE 100  
DENVER, CO 80204

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
IN METRO DENVER  
OR 534-6700

CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

## NOTES

- APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES OF APPROVAL.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
- COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
- THE FIRE CODE REQUIRES THAT NO LANDSCAPING, FENCING OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.
- STREET SIGNS, IDENTIFICATION SIGNS, STRIPING AND STREET LIGHTS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY" FOR THIS PROJECT.
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS OF LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS AND ALL STREETS TO BE POSTED AS FIRE LANES.
- THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE, BUT ADJACENT TO SITE.
- IN ADDITION TO STREET LIGHTS, UNITS SHALL HAVE EXTERIOR LIGHTING.
- ALL PRIVATE DRIVES SHALL BE POSTED 10 MPH.

## LEGEND

EXISTING	PROPOSED
PIN & CAP	PIN & CAP
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
STORM SEWER	STORM SEWER
STREET LIGHT	STREET LAMPS (SEE DETAIL SHT. NO. 4)
GAS	DIMENSION TO FINAL FOUNDATION
ELECTRIC	RETAINING WALL
TELEPHONE	
IRRIGATION	

$$\Delta = 12'28'31''$$

$$R = 300.00'$$

$$L = 65.32'$$

$$\Delta = 36'51'24''$$

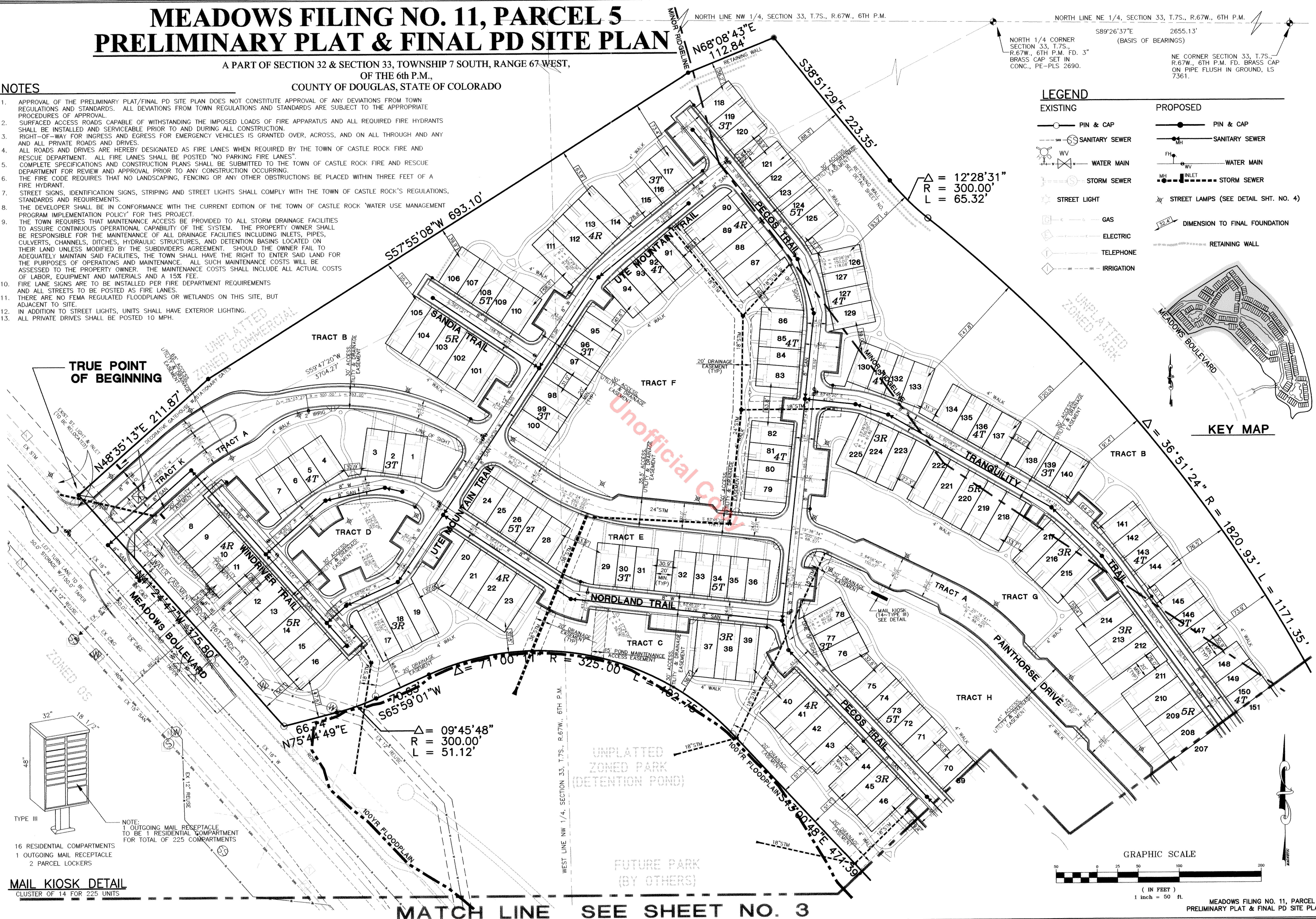
$$R = 1820.93'$$

$$L = 1171.35'$$

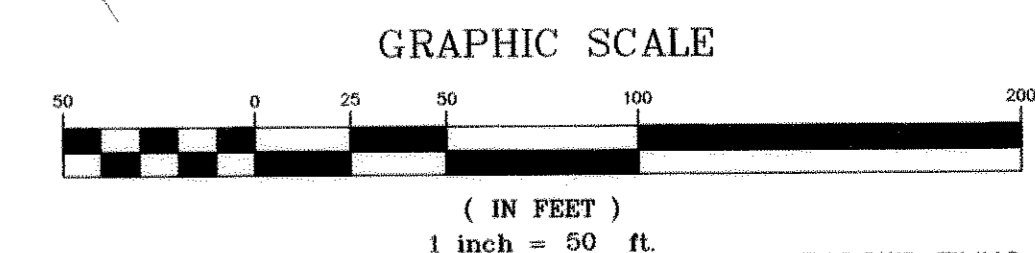
$$\Delta = 09'45'48''$$

$$R = 300.00'$$

$$L = 51.12'$$



**MAIL KIOSK DETAIL**  
CLUSTER OF 14 FOR 225 UNITS



MATCH LINE SEE SHEET NO. 3

MEADOWS FILING NO. 11, PARCEL 5  
PRELIMINARY PLAT & FINAL PD SITE PLAN

CALL TO US FOR MORE INFORMATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL US TODAY FOR A FREE QUOTE  
CALL NUMBER 534-6700

NO.	DATE	COMMENTS
1	11/25/02	
2	1/21/03	
3	3/10/03	
4	4/23/03	

DESIGNER: TLK  
DRAWN: TLK  
CHECKED: RR  
DATE: 7/02/02  
FILE: 11-05-03

HIGH COUNTRY ENGINEERING, INC.  
14 INVERNESS DRIVE EAST, SUITE D-196  
ENGLEWOOD, CO 80112  
PH: 303-755-0047 FAX: 303-755-0047

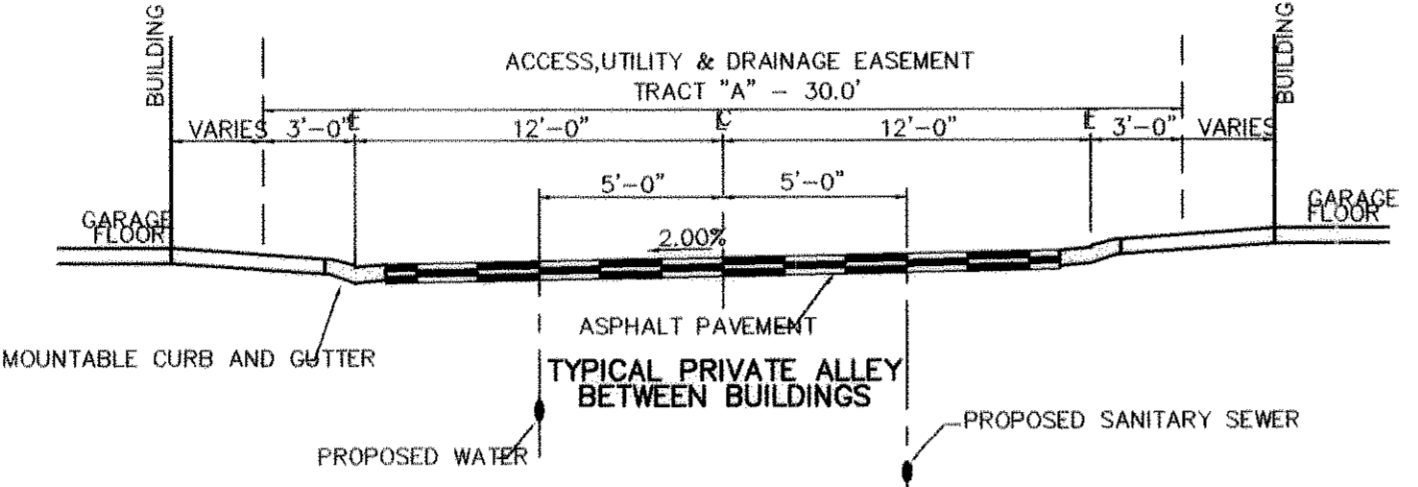
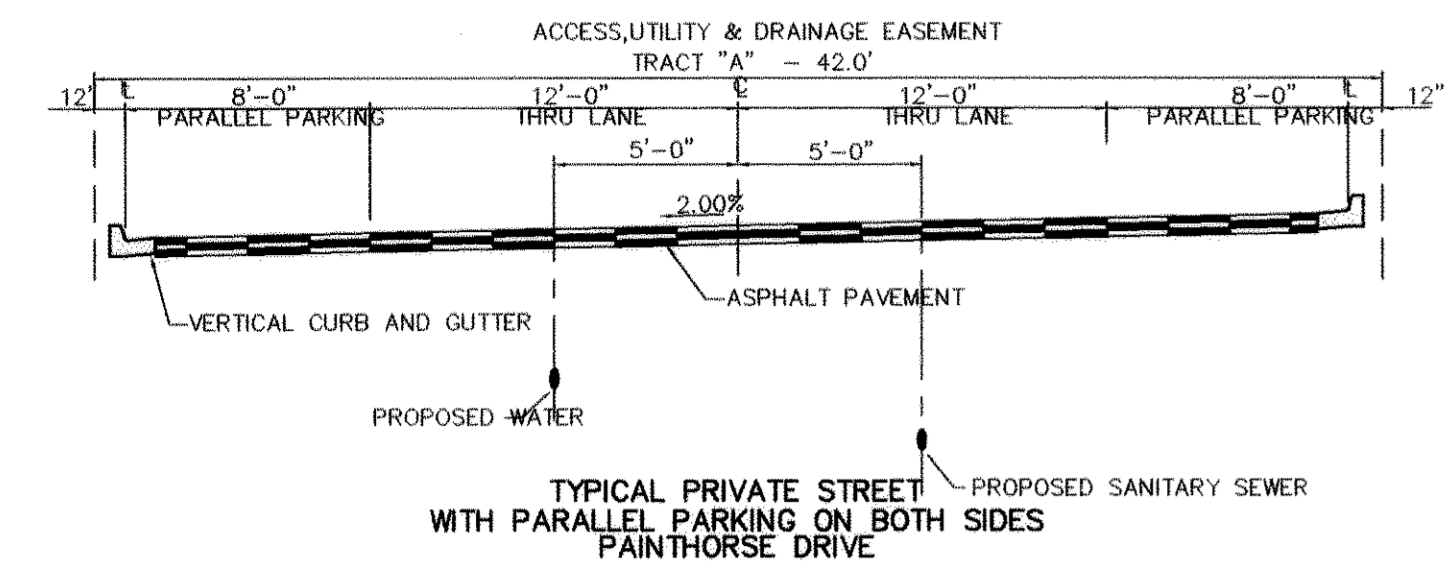
MORGAN, RUI, INC.  
CASTLE ROCK, COLORADO  
MEADOWS FILING NO. 11, PARCEL 5  
PRELIMINARY PLAT & FINAL PD SITE PLAN

PROJECT NO.  
20220110

2 OF 10

# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

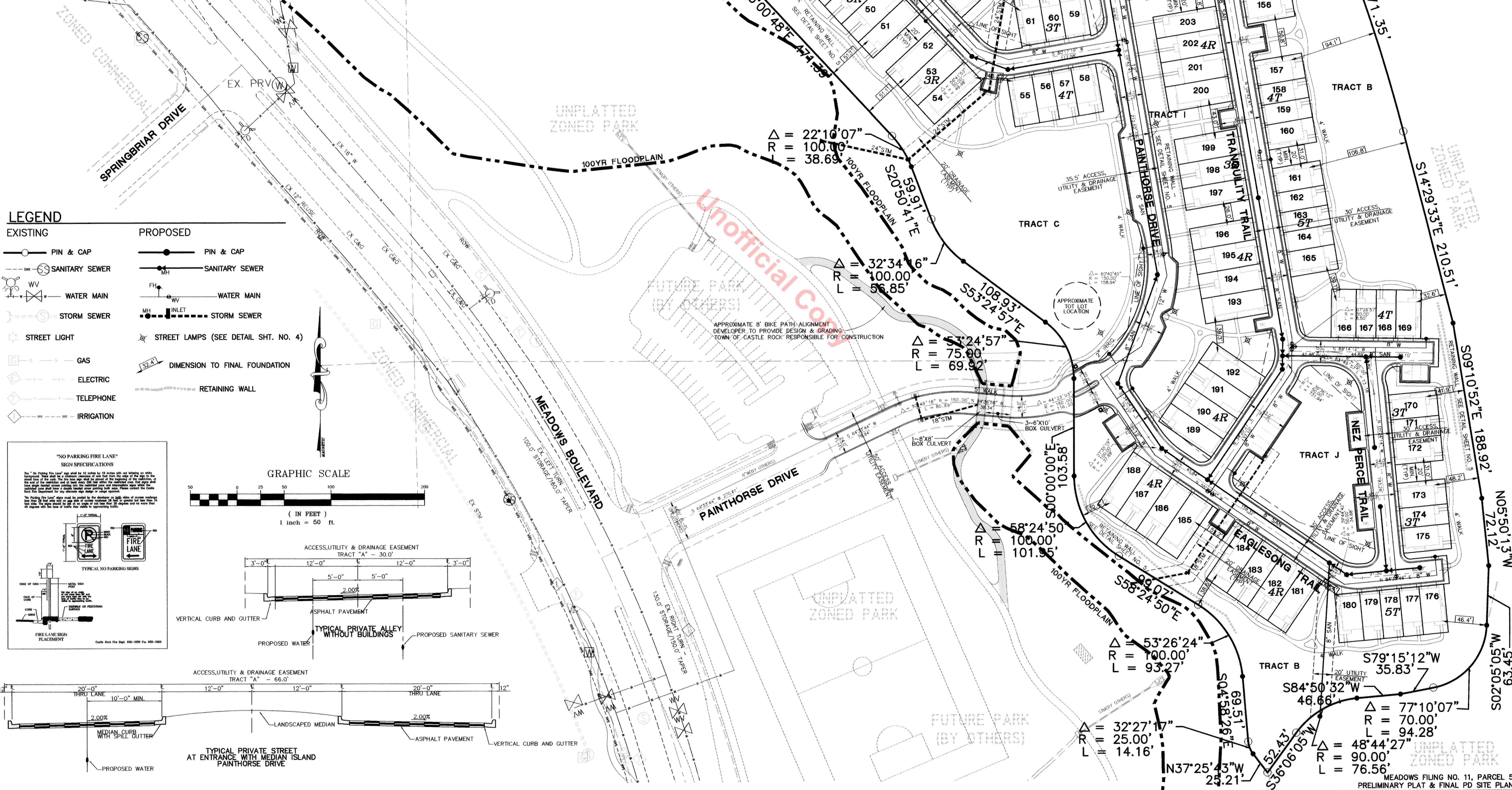
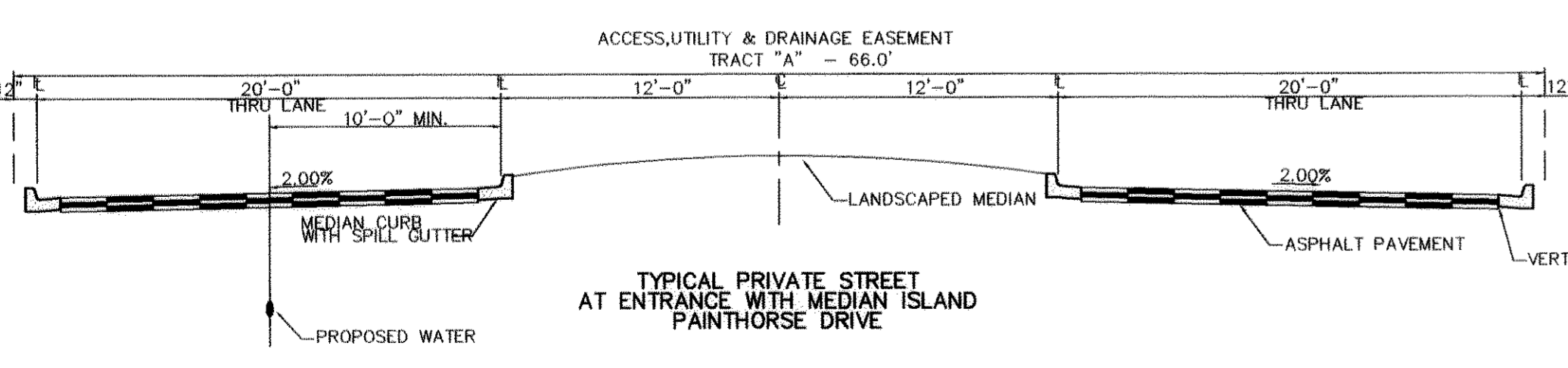
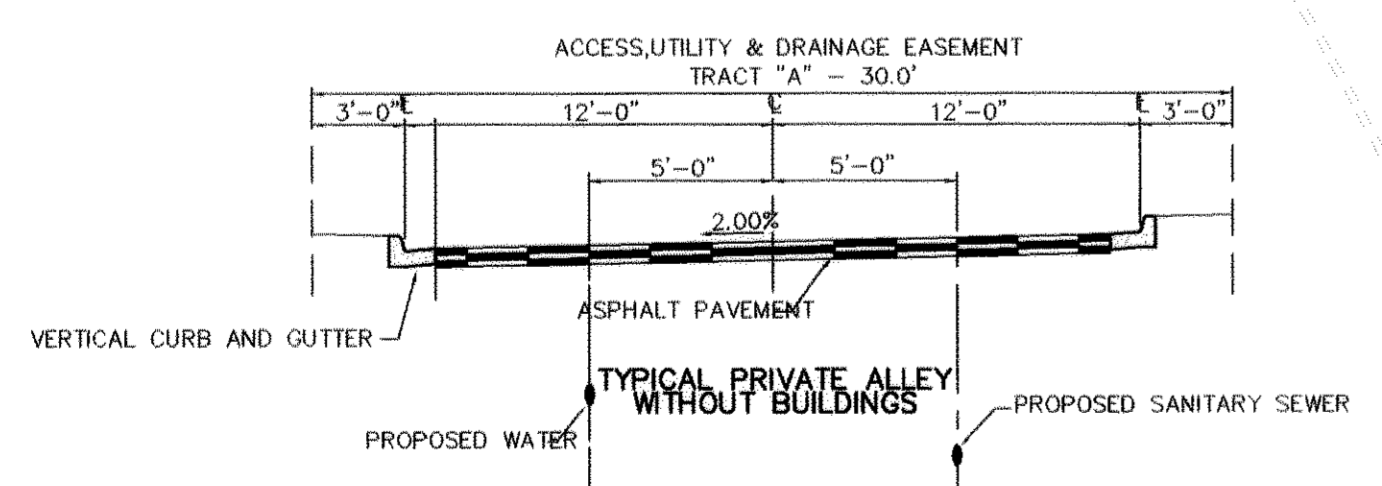
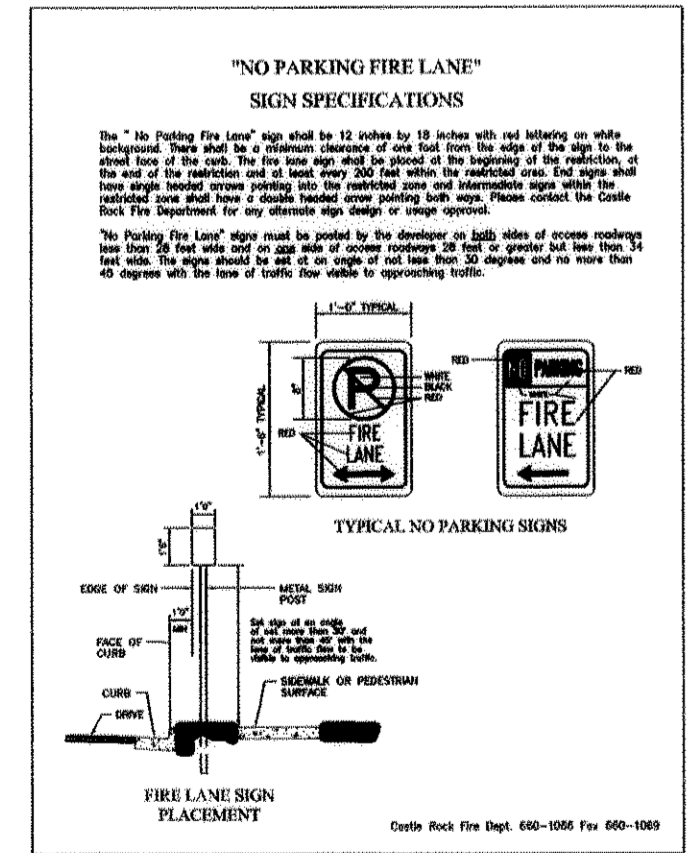
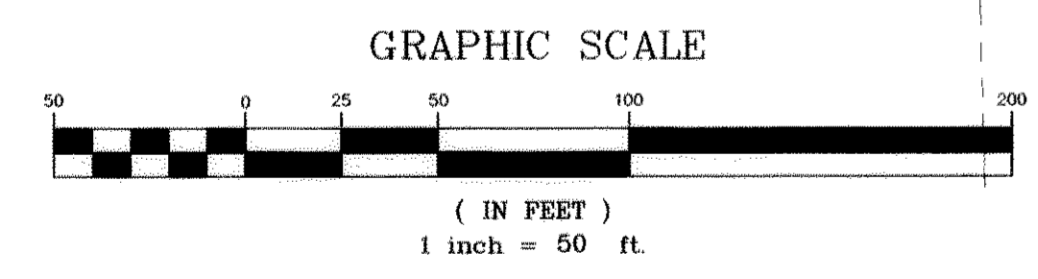
A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



**MATCH LINE SEE SHEET NO. 2**

**KEY MAP**

- LEGEND**
- |                |                                      |
|----------------|--------------------------------------|
| PIN & CAP      | PROPOSED PIN & CAP                   |
| SANITARY SEWER | PROPOSED SANITARY SEWER              |
| WATER MAIN     | PROPOSED WATER MAIN                  |
| STORM SEWER    | PROPOSED STORM SEWER                 |
| STREET LIGHT   | STREET LAMPS (SEE DETAIL SHT. NO. 4) |
| GAS            | DIMENSION TO FINAL FOUNDATION        |
| ELECTRIC       | RETAINING WALL                       |
| TELEPHONE      |                                      |
| IRRIGATION     |                                      |



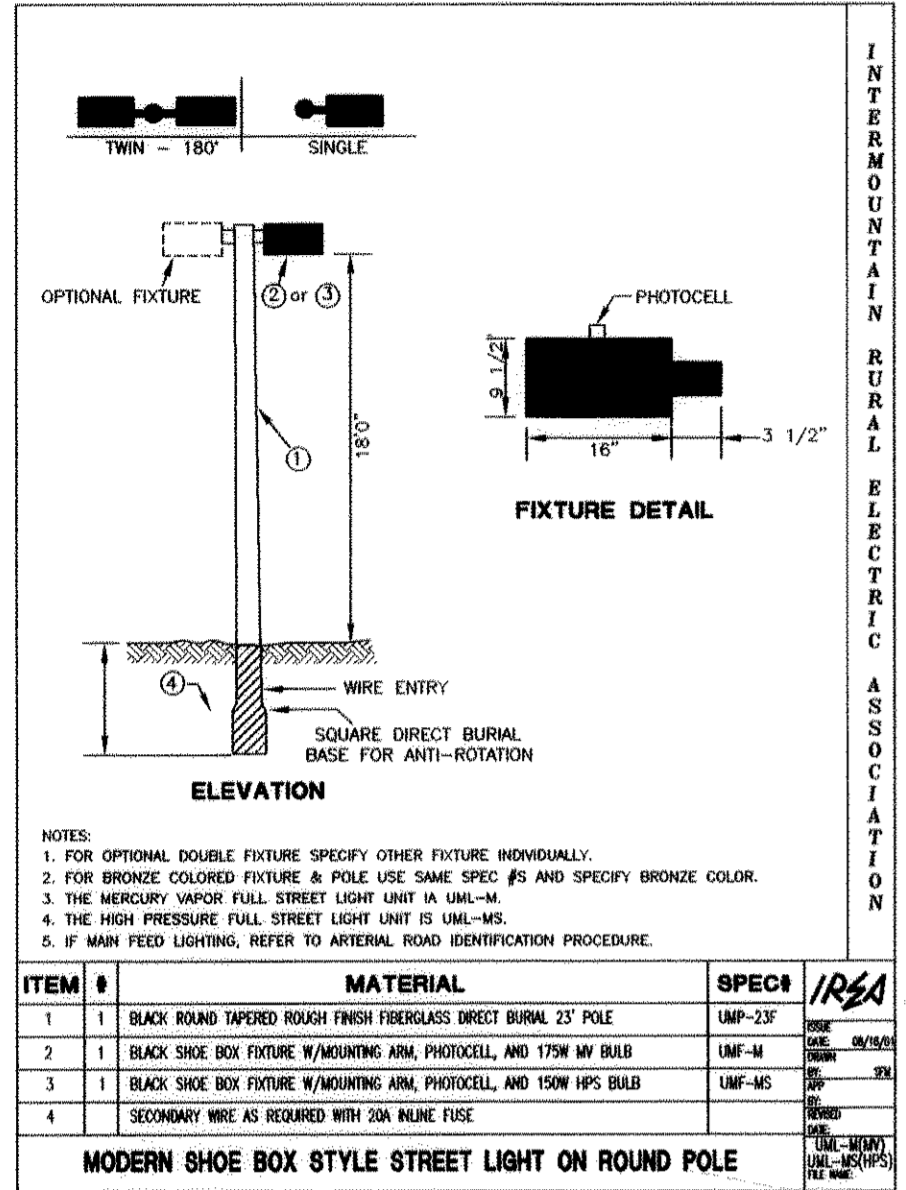
Unofficial Copy

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 or 534-6700 CALL BUSINESS DAYS IN ADVANCE	
BY:	TLK
NO.	DATE
DES.	TLK
DR.	TLK
CK.	RR
DATE	7/02/03
REVISION	COMMENTS
1	11/25/02
2	1/21/03
3	3/16/03
4	7/02/03
HIGH COUNTRY ENGINEERING, INC. 14 INVERCRAVE PLACE, SUITE D-186 ENGINEERS & ARCHITECTS PH: (970) 526-5666 FAX: (970) 526-5647	
MORGANS RUN, INC. CASTLE ROCK, COLORADO MEADOWS FILING NO. 11, PARCEL 5 NO. 1 PRELIMINARY PLAT & FINAL PD SITE PLAN	
PROJECT NO.	20220111
MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN	
3 OF 19	

# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

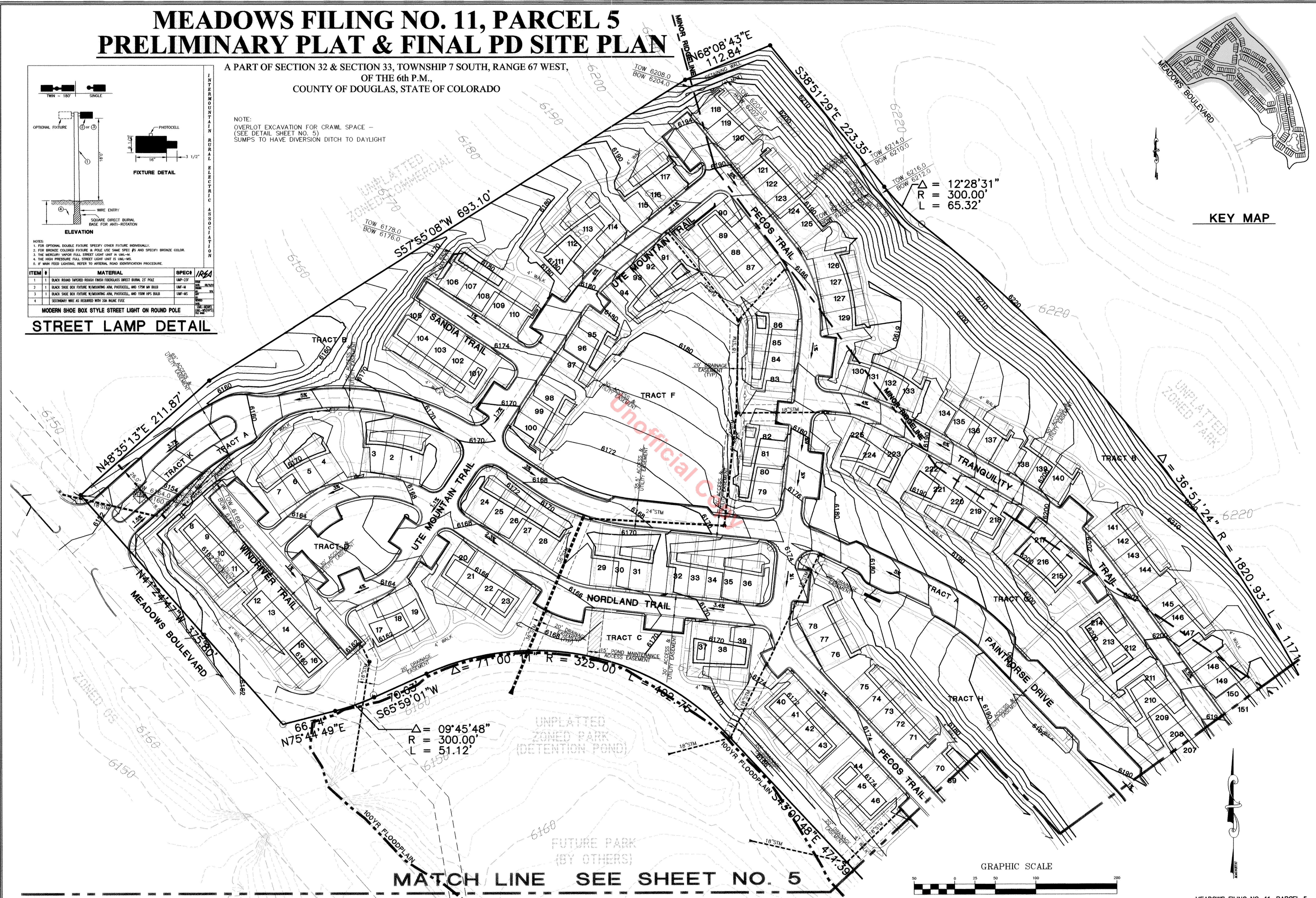
NOTE:  
OVERLOT EXCAVATION FOR CRAWL SPACE -  
(SEE DETAIL SHEET NO. 5)  
SUMPS TO HAVE DIVERSION DITCH TO DAYLIGHT



**STREET LAMP DETAIL**



**KEY MAP**



$$\Delta = 12'28'31''$$

$$R = 300.00'$$

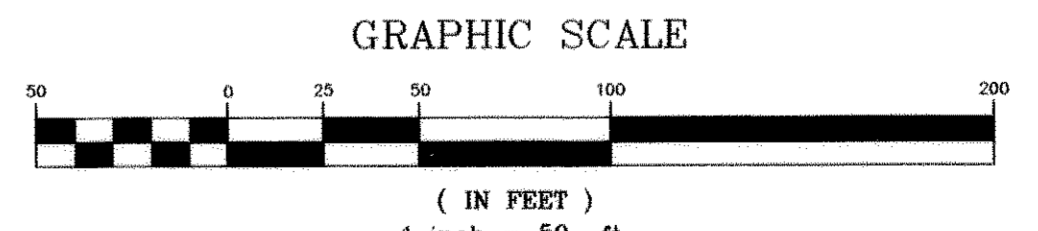
$$L = 65.32'$$

$$\Delta = 09'45'48''$$

$$R = 300.00'$$

$$L = 51.12'$$

**MATCH LINE SEE SHEET NO. 5**



MEADOWS FILING NO. 11, PARCEL 5  
PRELIMINARY PLAT & FINAL PD SITE PLAN

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
or 303-441-7000  
CALL ADVISORS DAVIS N. ADVANCE  
CALL ADVISORS DAVIS N. ADVANCE

NO.	DATE	REVISION	COMMENTS
1	11/25/02	TLK	
2	1/21/03	RR	
3	3/10/03	TLK	
4	7/02/02	TLK	

DESIGNER: TLK  
DRAWN: TLK  
CHECKED: RR  
DATE: 7/02/02  
FILE: 11/25/02

HIGH COUNTRY ENGINEERING, INC.  
14 INVERNESS DRIVE EAST SUITE D-86  
ENGLEWOOD, CO 80152  
PH: 303.752.0000 FAX: 303.752.0547

MORGANS RUN, INC.  
CASTLE ROCK, COLORADO  
MEADOWS FILING NO. 11, PARCEL 5  
MORGANS RUN  
PRELIMINARY PLAT & FINAL PD SITE PLAN

PROJECT NO.  
20220111

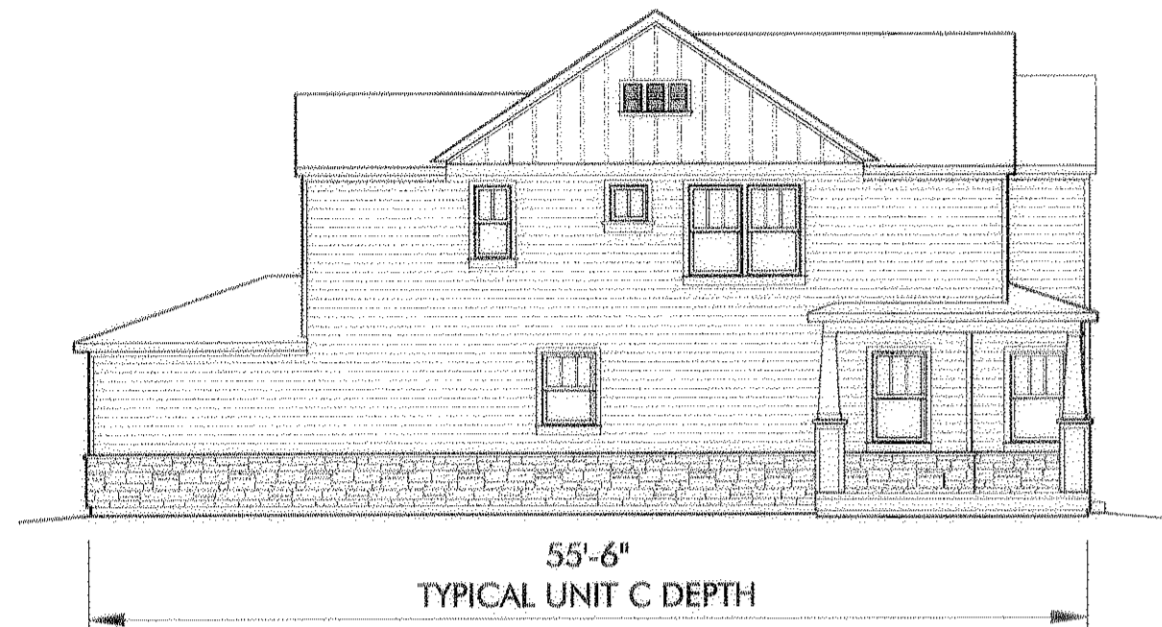
4 OF 19



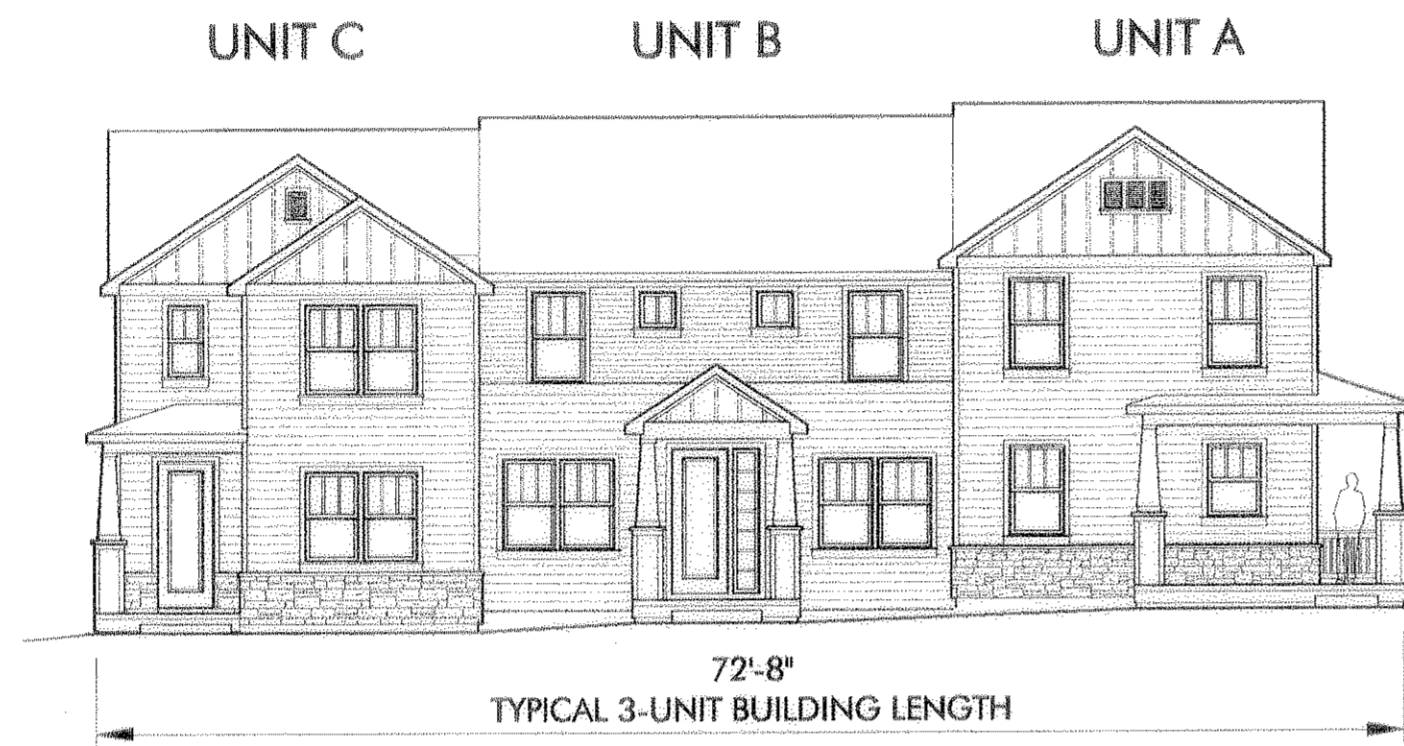
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

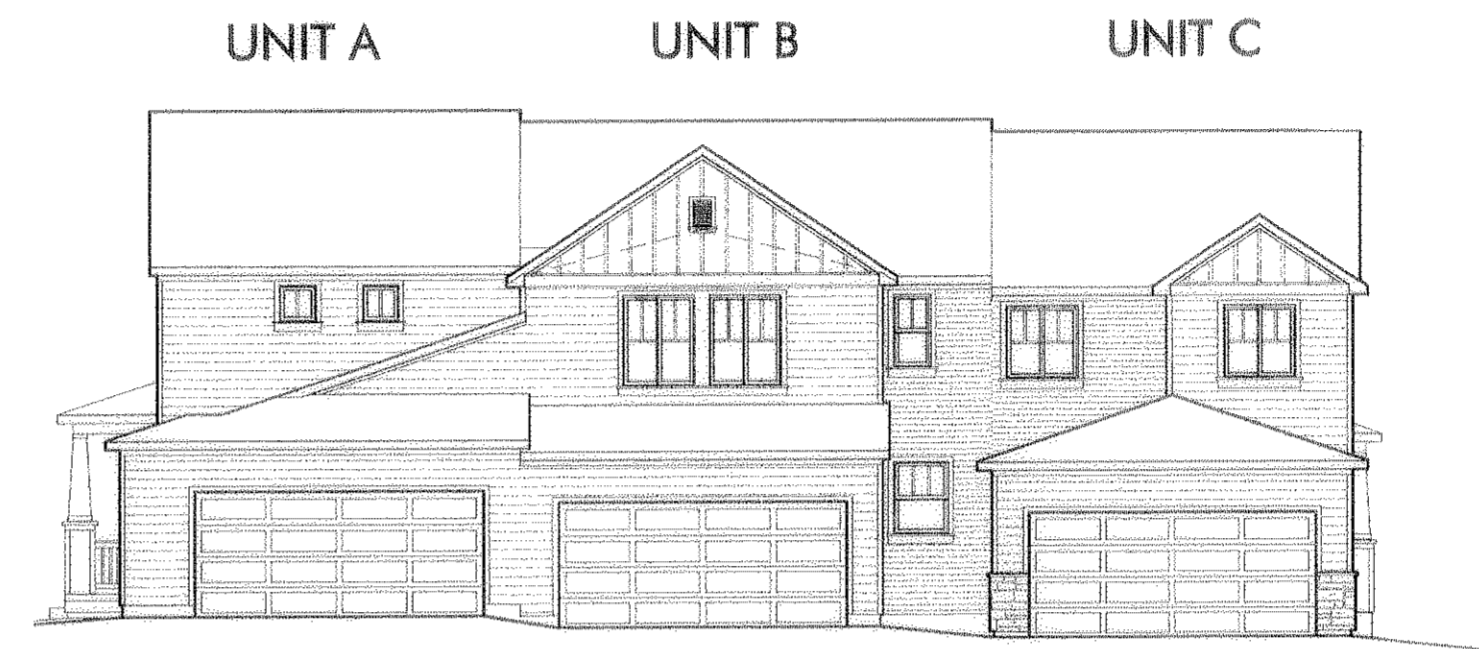
**TYPICAL LEFT ELEVATION (UNIT C)**



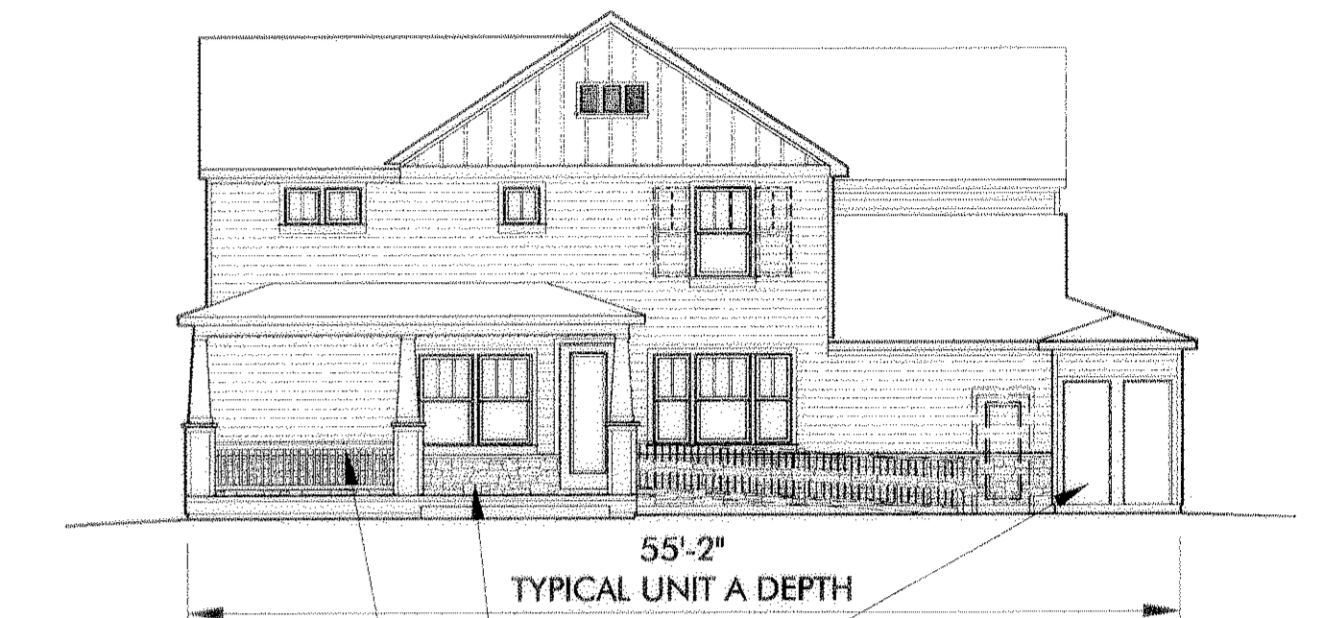
**FRONT ELEVATIONS**



**REAR ELEVATIONS**



**TYPICAL RIGHT ELEVATION (UNIT A)**

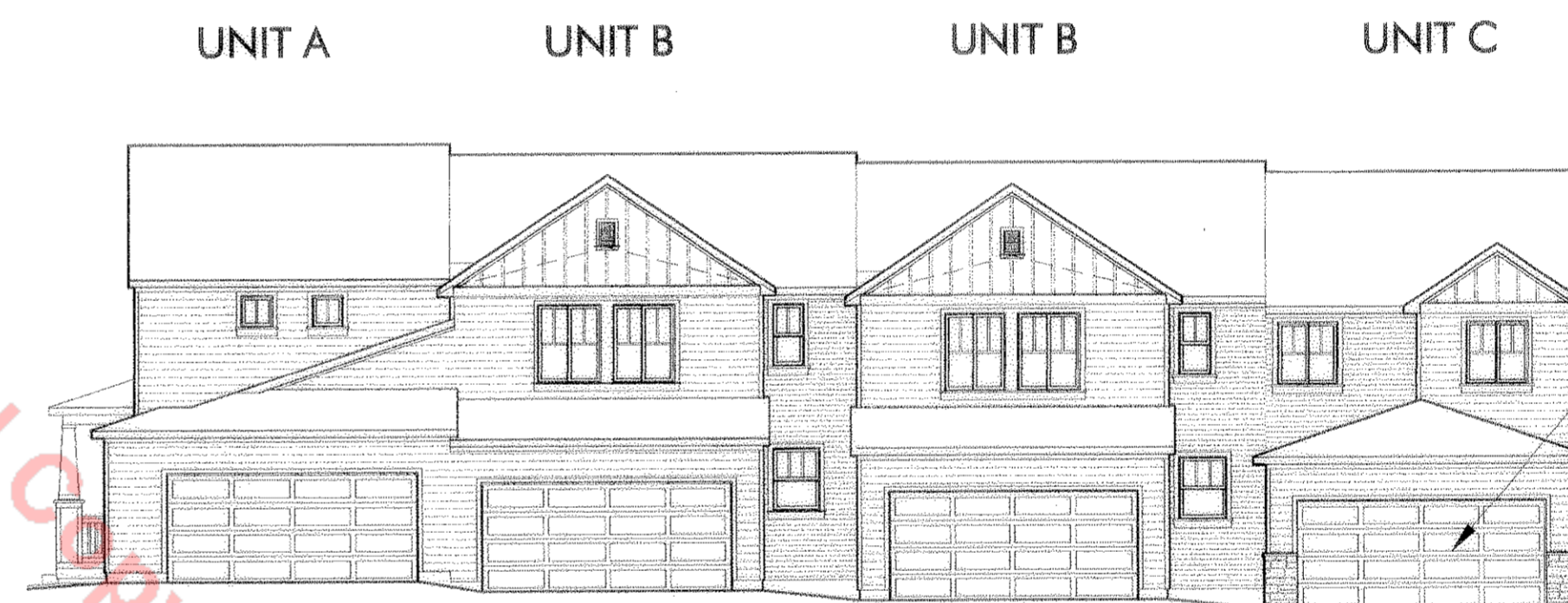


**3R BUILDING TYPE**

- COMPOSITION ROOFING (OWEN-CORNING TEAK OR DRIFTWOOD)
- DECORATIVE VENTS (TRIM COLOR)
- FRIEZE TRIM AND FACIA (TRIM COLOR)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- WOOD TRIM BAND (TRIM COLOR)
- CORNER TRIM (BODY COLOR)
- VINYL WINDOWS (TRIM COLOR) (VARIES W/ ELEVATION STYLE)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- FIBERGLASS ENTRY DOOR (ACCENT COLOR)
- BUILT-UP PORCH COLUMNS (TRIM COLOR)

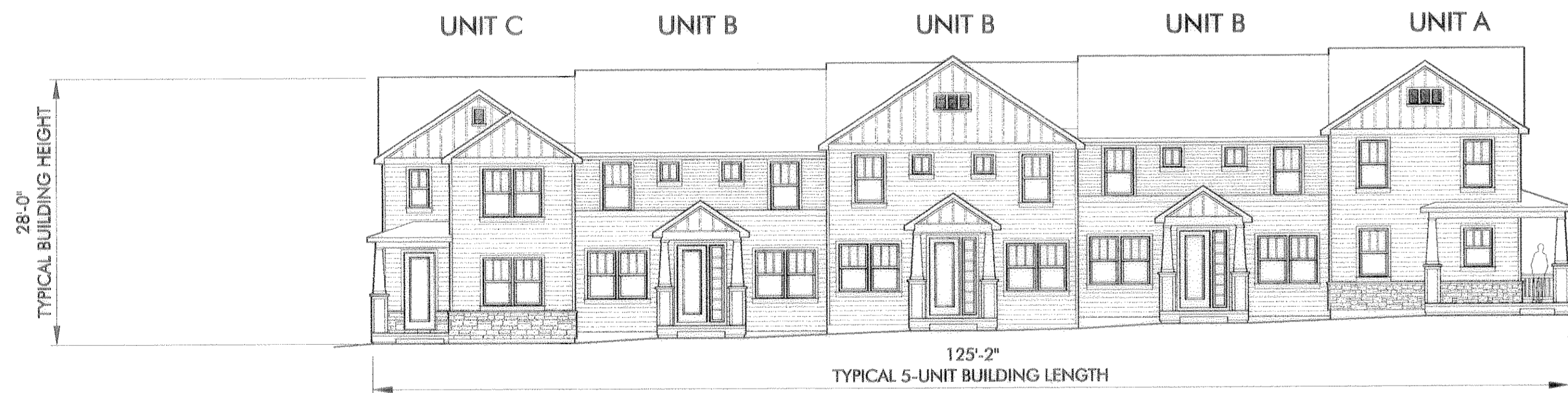


**4R BUILDING TYPE**



**COLOR NOTES:**

1. REFER TO ATTACHED COLOR MATRIX SHEETS(8.5X11) FOR OVERALL COLOR SCHEME OPTIONS.
2. EACH BUILDING WILL INCLUDE THE BODY COLOR OF THE GIVEN COLOR SCHEME, ONE OF THE TWO TRIM OPTIONS IN THE SCHEME, ONE OF THE TWO ROOF COLOR OPTIONS, THE GIVEN STONE COLOR, AND AN ACCENT COLOR FOR EACH FRONT DOOR.
3. COLORS MAY VARY WITH PAINT SUPPLIER/MANUFACTURER.

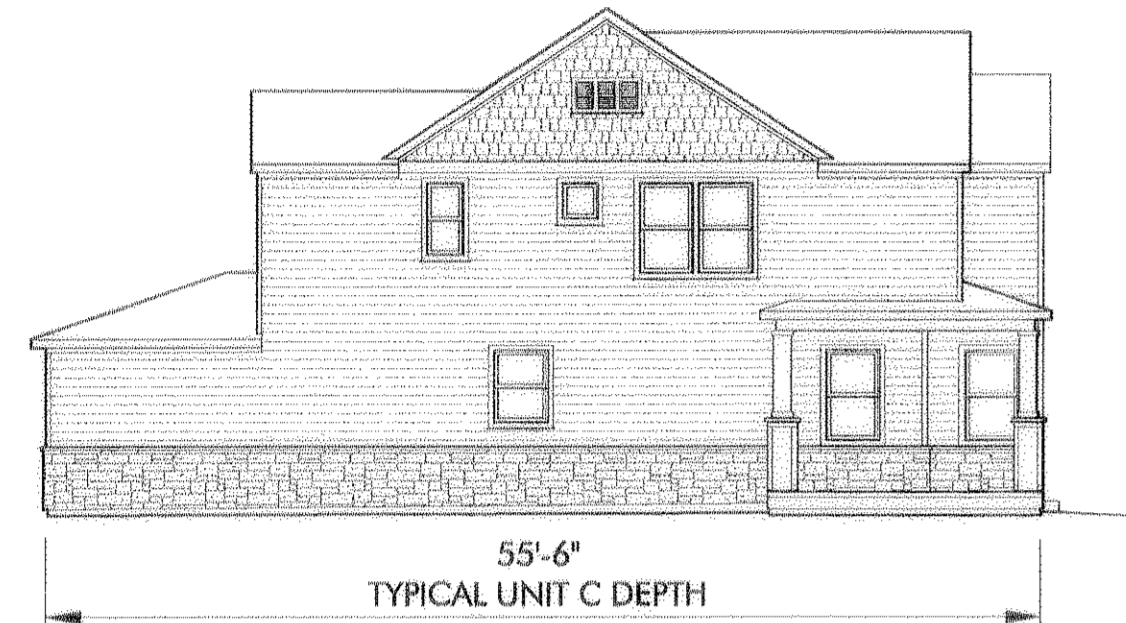


**5R BUILDING TYPE**

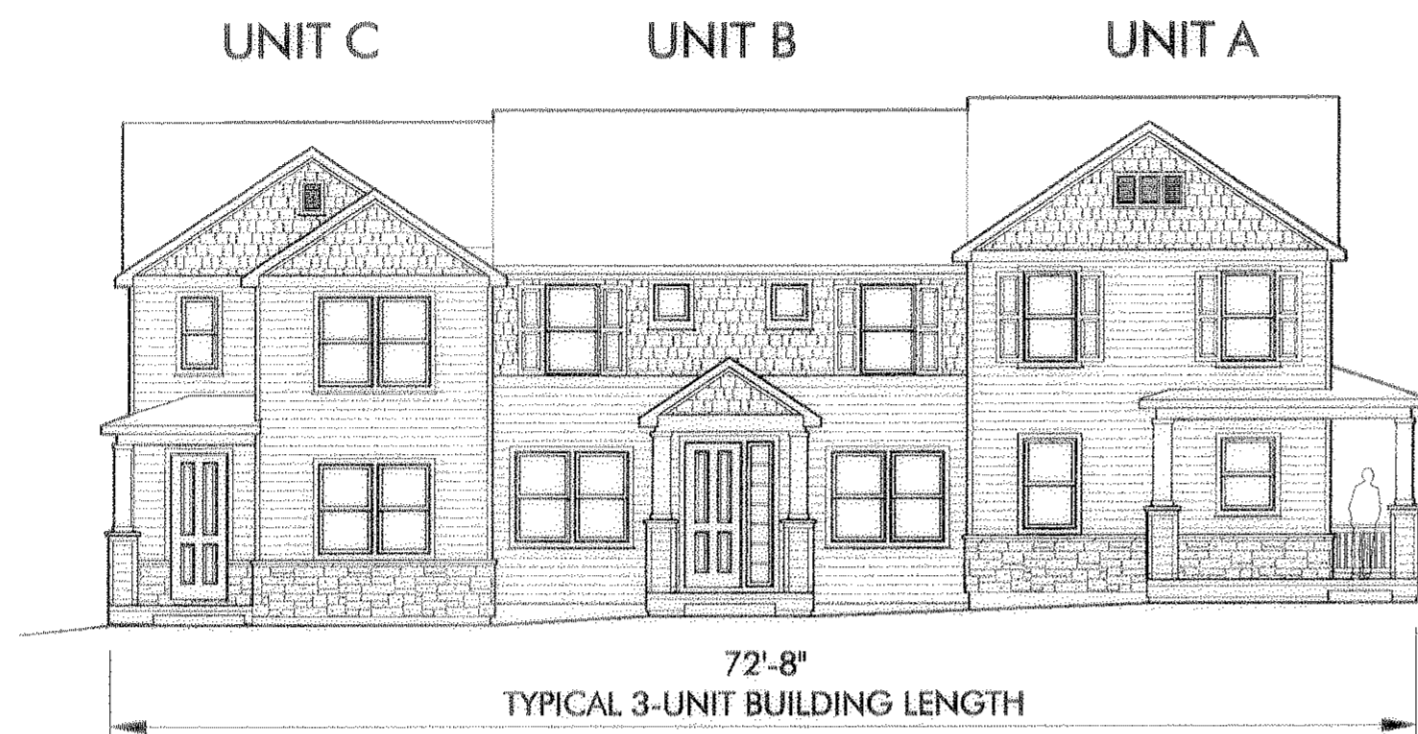
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

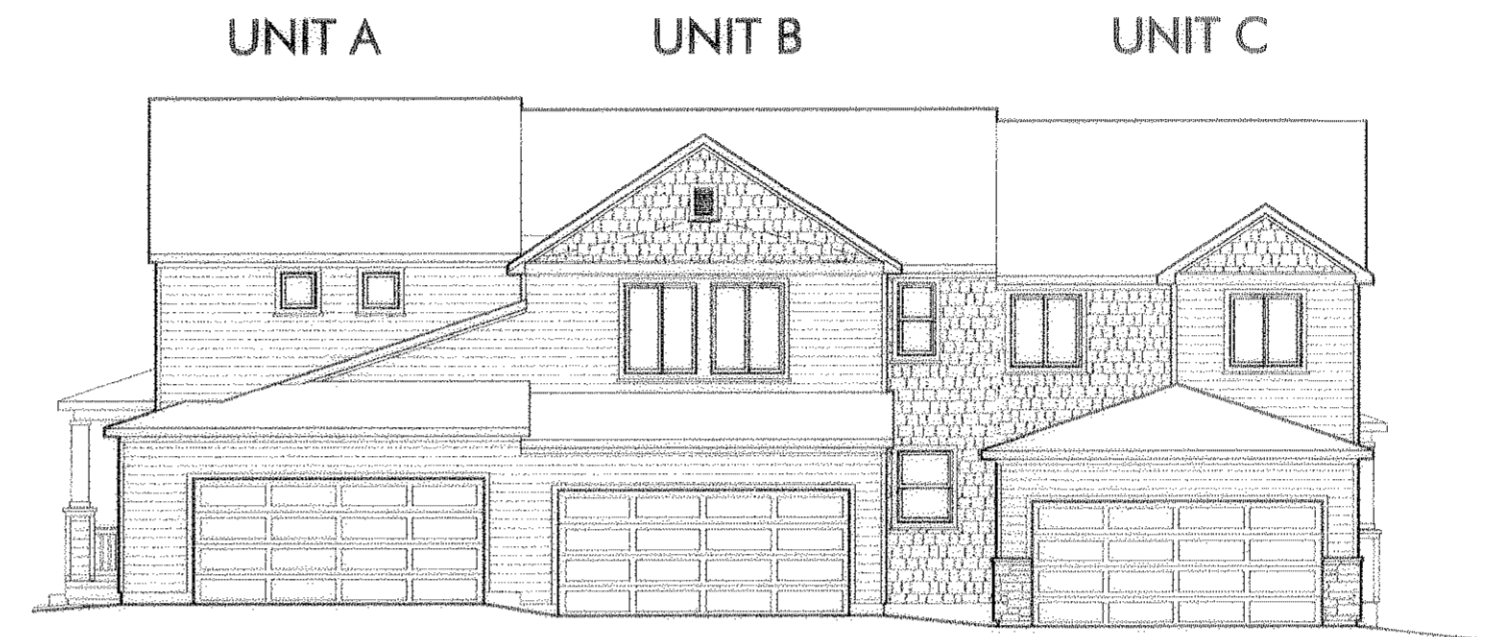
**TYPICAL LEFT ELEVATION (UNIT C)**



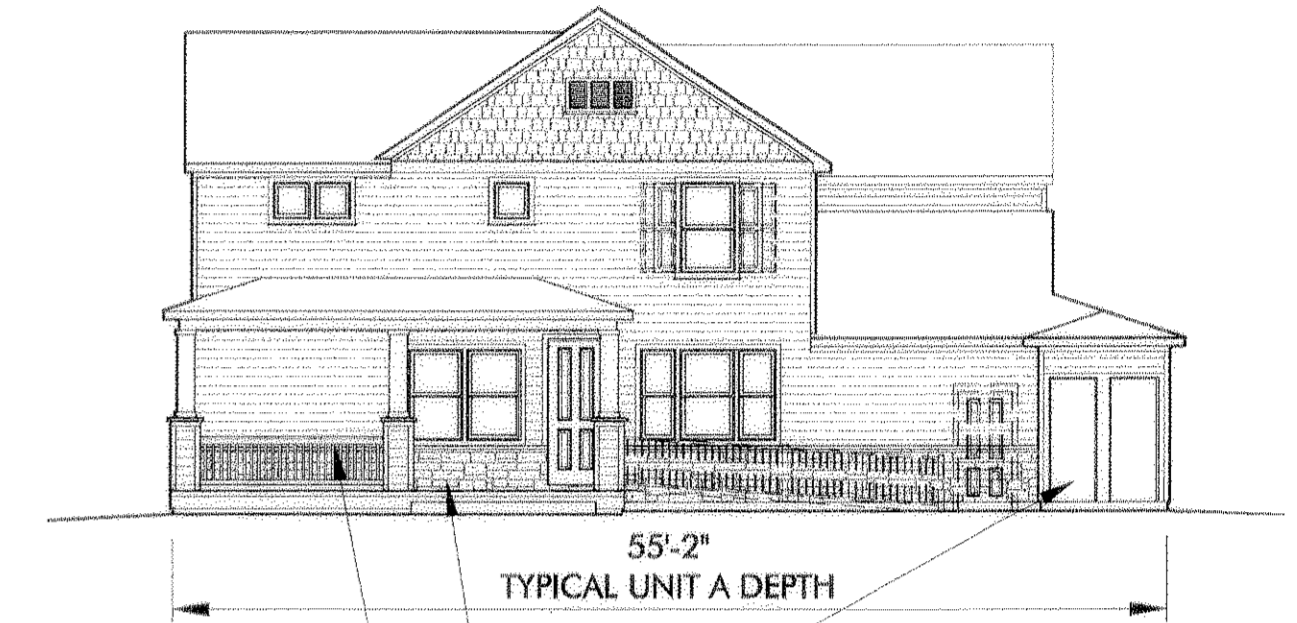
**FRONT ELEVATIONS**



**REAR ELEVATIONS**



**TYPICAL RIGHT ELEVATION (UNIT A)**

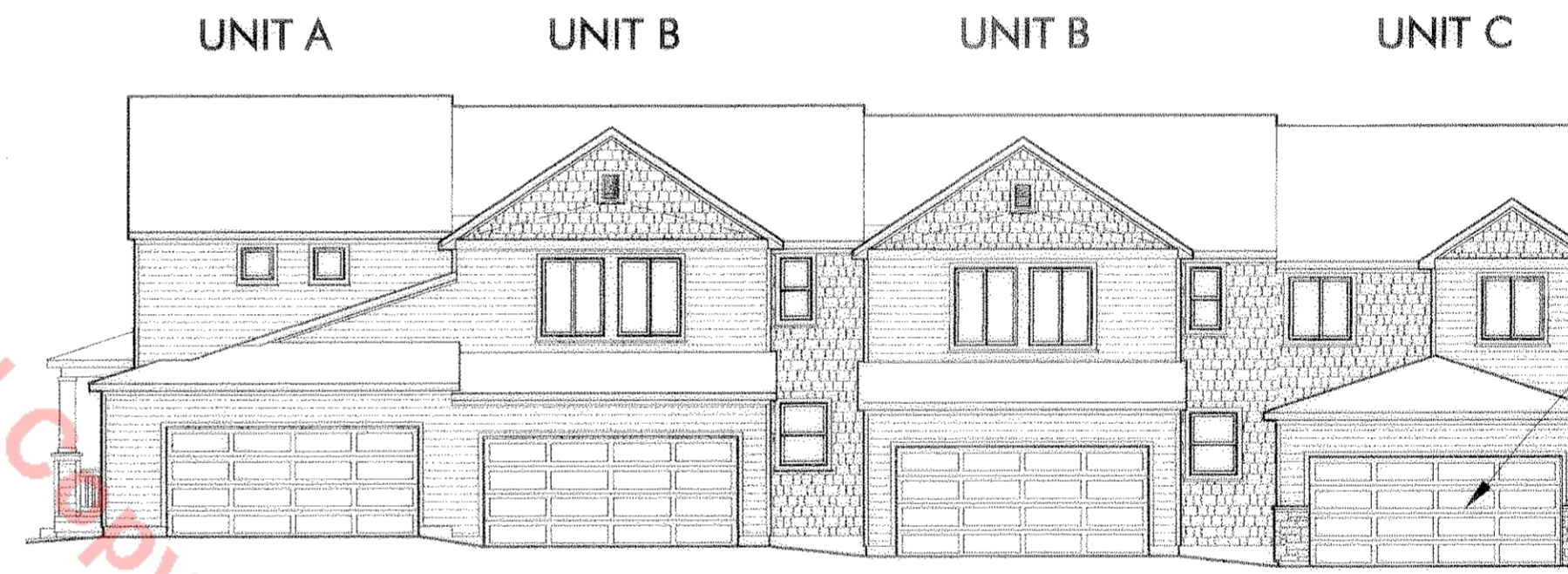


**3R BUILDING TYPE**

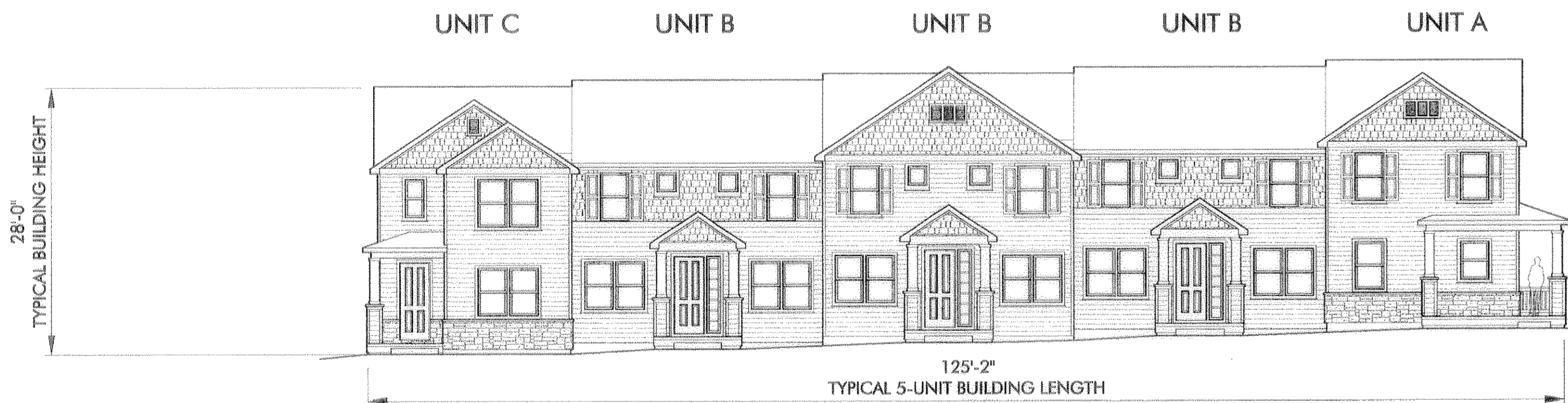
- COMPOSITION ROOFING (OWEN-CORNING TEAK OR DRIFTWOOD)
- DECORATIVE VENTS (TRIM COLOR)
- FRIEZE TRIM AND FACIA (TRIM COLOR)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- SHUTTERS (ACCENT COLOR)
- WOOD TRIM BAND (TRIM COLOR)
- CORNER TRIM (BODY COLOR)
- VINYL WINDOWS (TRIM COLOR) (VARIES W/ ELEVATION STYLE)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- FIBERGLASS ENTRY DOOR (ACCENT COLOR)
- BUILT-UP PORCH COLUMNS (TRIM COLOR)



**4R BUILDING TYPE**



- COLOR NOTES:**
1. REFER TO ATTACHED COLOR MATRIX SHEETS(8.5X11) FOR OVERALL COLOR SCHEME OPTIONS.
  2. EACH BUILDING WILL INCLUDE THE BODY COLOR OF THE GIVEN COLOR SCHEME, ONE OF THE TWO TRIM OPTIONS IN THE SCHEME, ONE OF THE TWO ROOF COLOR OPTIONS, THE GIVEN STONE COLOR, AND AN ACCENT COLOR FOR EACH FRONT DOOR AND SHUTTERS.
  3. COLORS MAY VARY WITH PAINT SUPPLIER/MANUFACTURER.



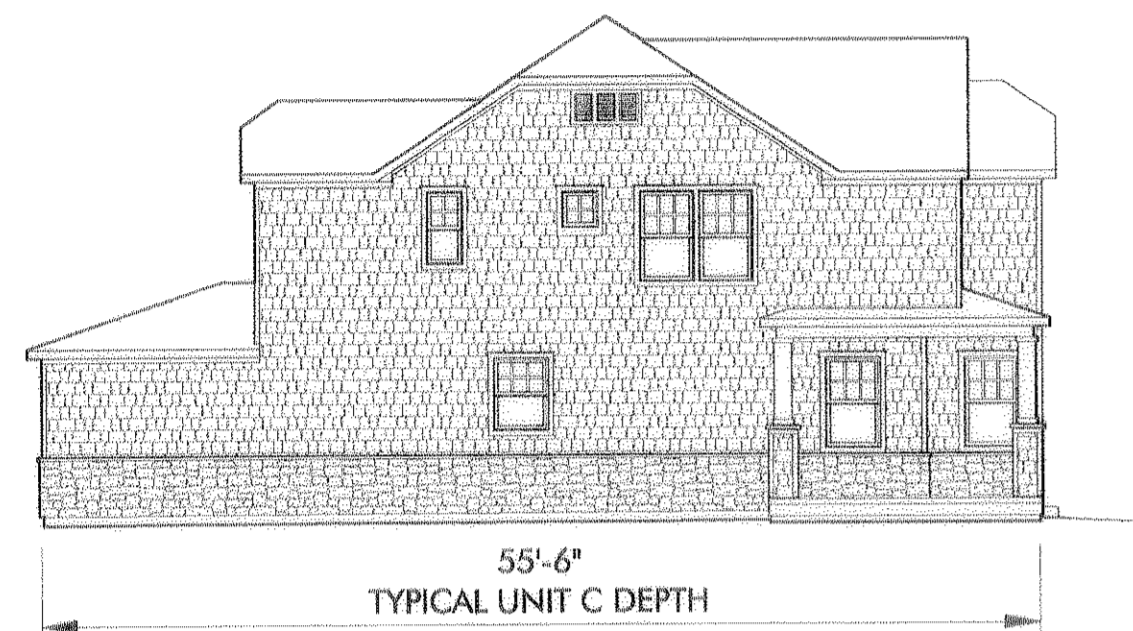
**5R BUILDING TYPE**



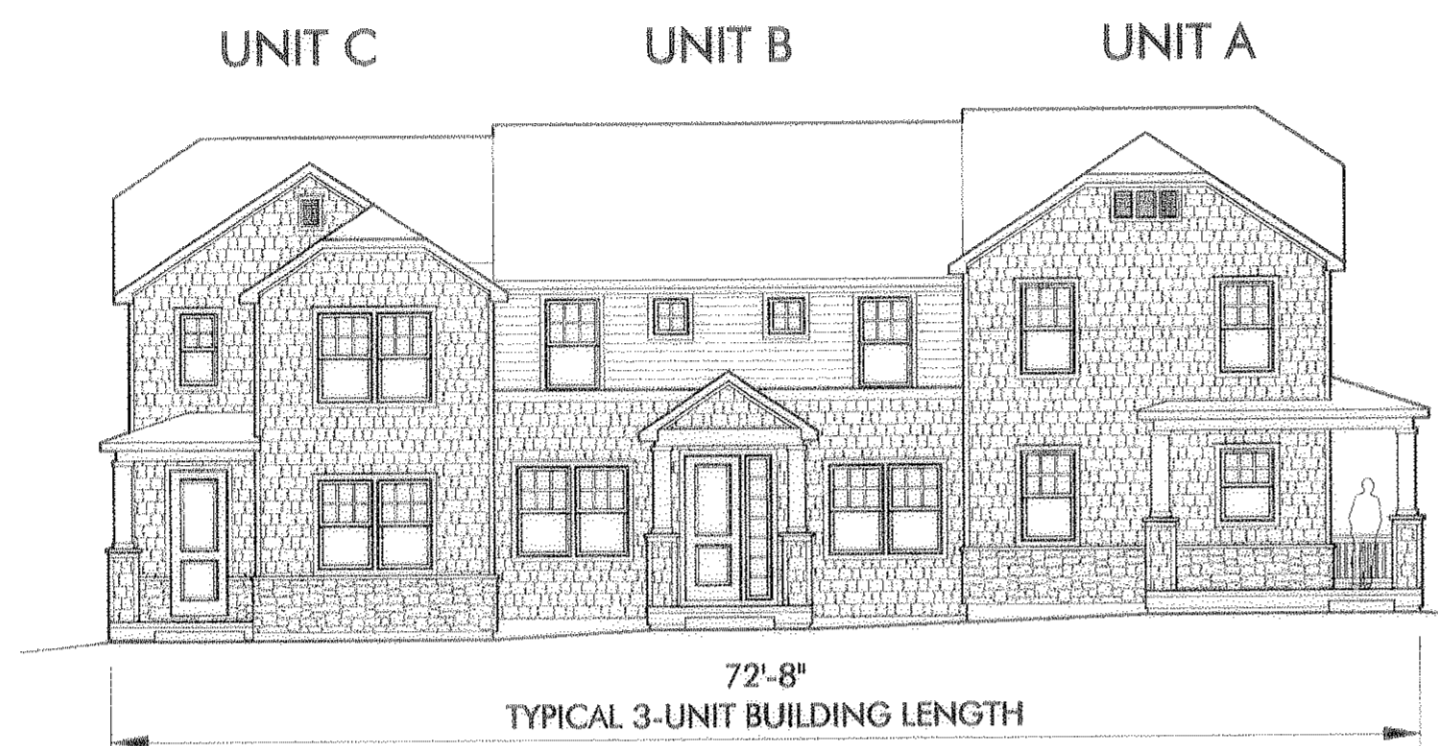
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

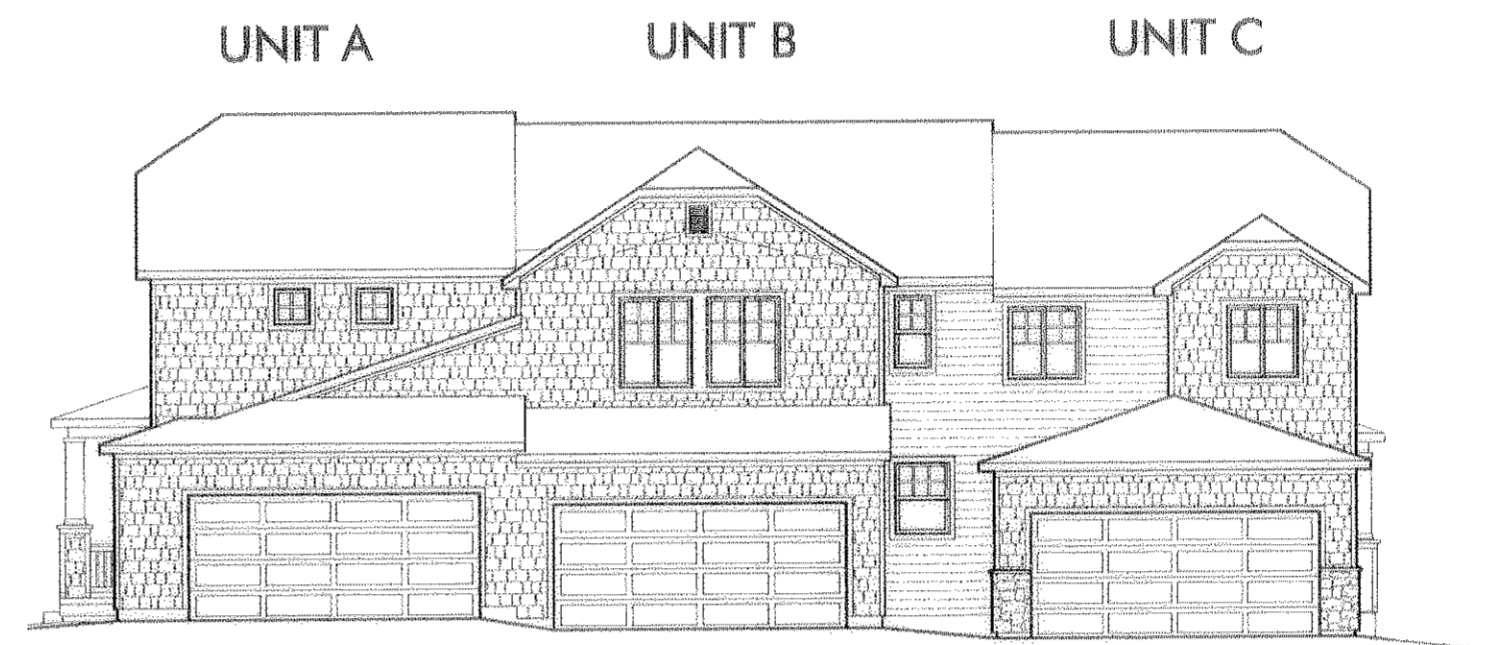
**TYPICAL LEFT ELEVATION (UNIT C)**



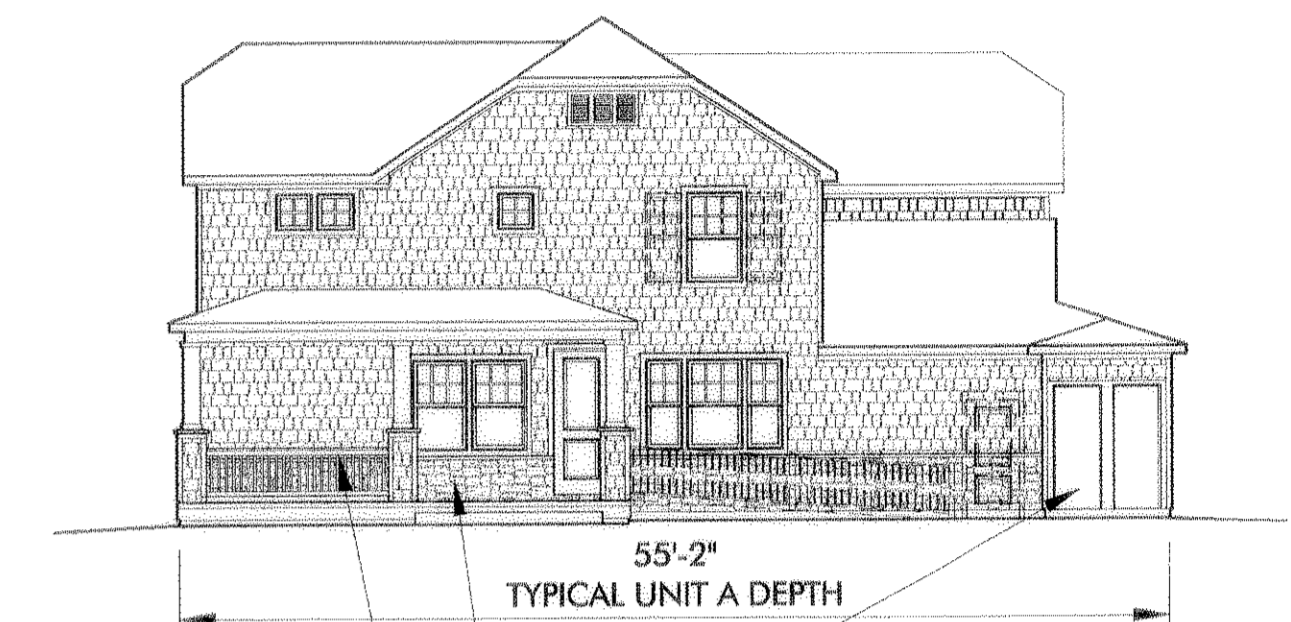
**FRONT ELEVATIONS**



**REAR ELEVATIONS**

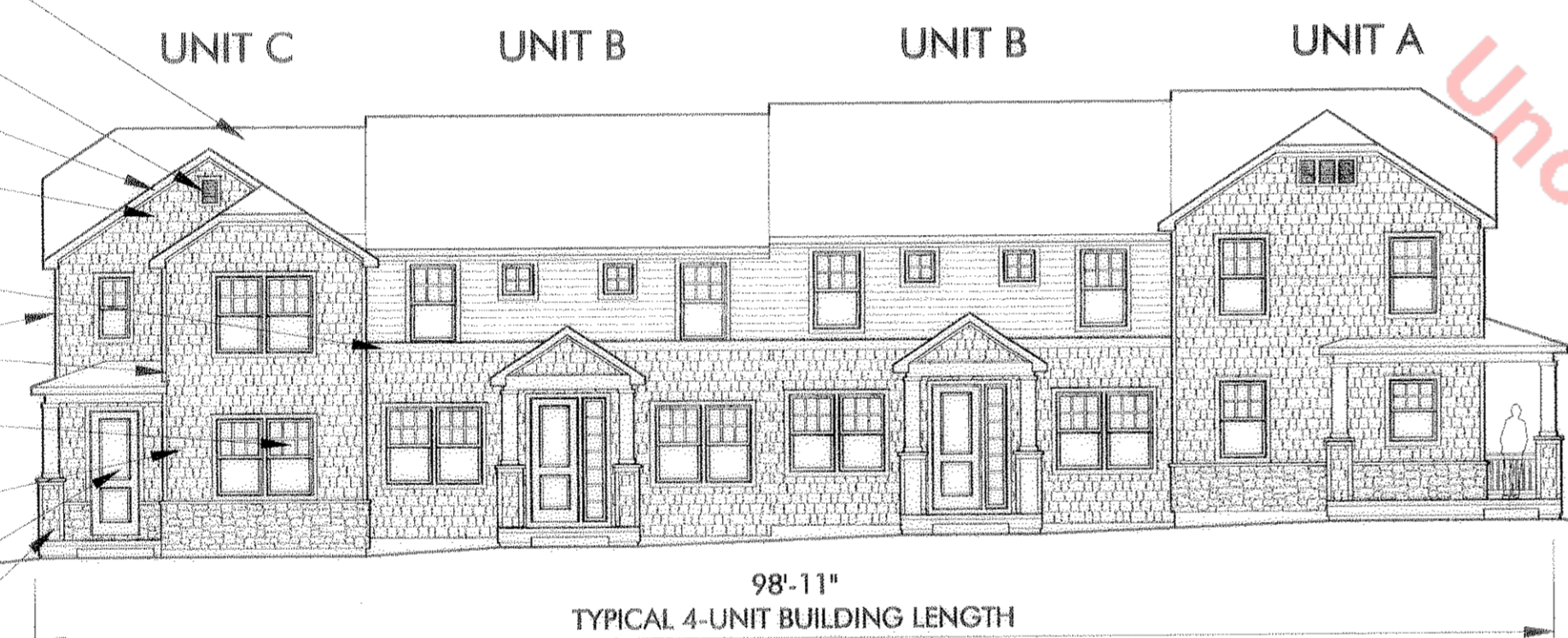


**TYPICAL RIGHT ELEVATION (UNIT A)**

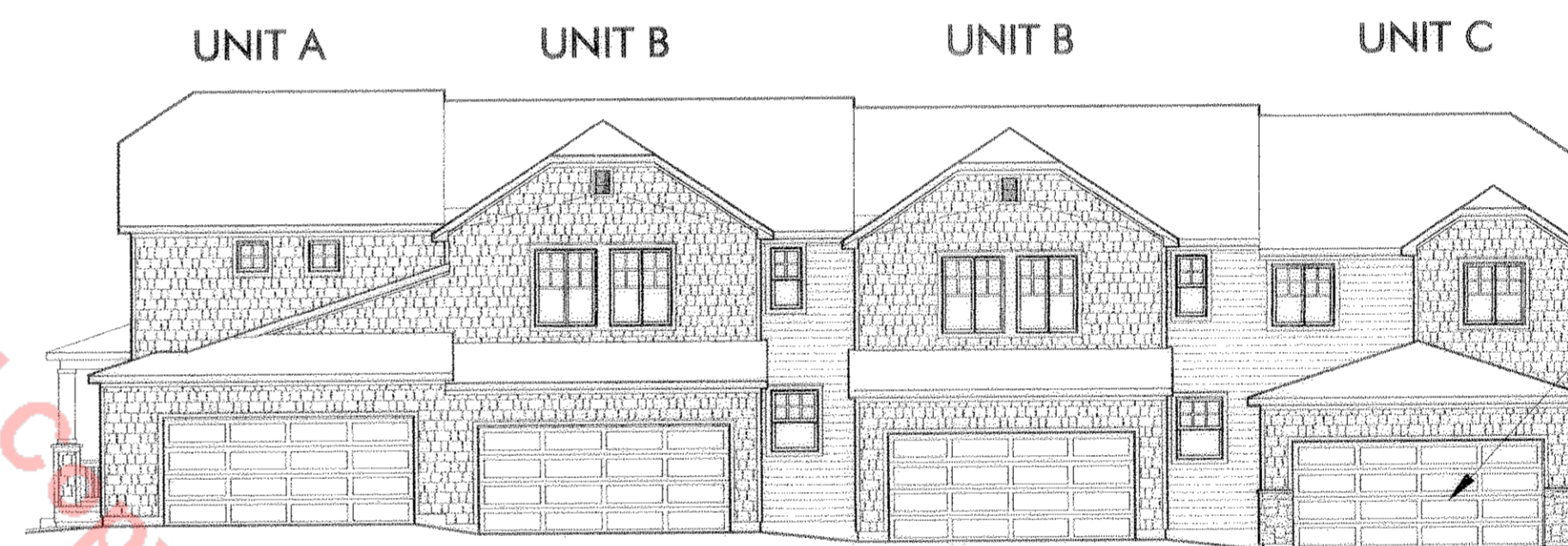


**3R BUILDING TYPE**

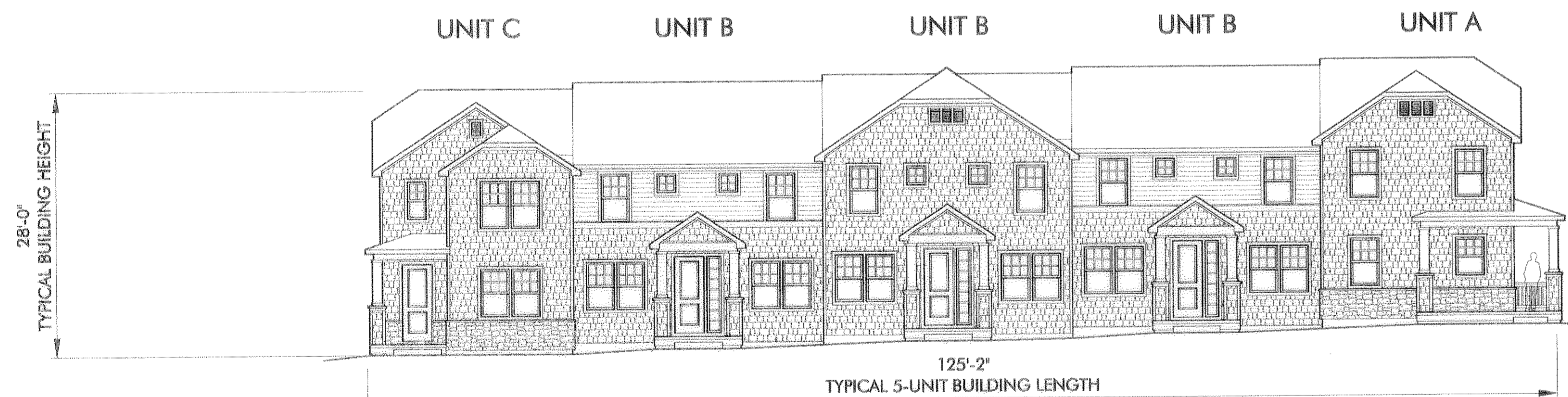
- COMPOSITION ROOFING (OWEN-CORNING TEAK OR DRIFTWOOD)
- DECORATIVE VENTS (TRIM COLOR)
- FRIEZE TRIM AND FACIA (TRIM COLOR)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- WOOD TRIM BAND (TRIM COLOR)
- CORNER TRIM (BODY COLOR)
- VINYL WINDOWS (TRIM COLOR) (VARIES W/ ELEVATION STYLE)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- FIBERGLASS ENTRY DOOR (ACCENT COLOR)
- BUILT-UP PORCH COLUMNS (TRIM COLOR)



**4R BUILDING TYPE**



- COLOR NOTES:**
1. REFER TO ATTACHED COLOR MATRIX SHEETS(8.5X11) FOR OVERALL COLOR SCHEME OPTIONS.
  2. EACH BUILDING WILL INCLUDE THE BODY COLOR OF THE GIVEN COLOR SCHEME, ONE OF THE TWO TRIM OPTIONS IN THE SCHEME, ONE OF THE TWO ROOF COLOR OPTIONS, THE GIVEN STONE COLOR, AND AN ACCENT COLOR FOR EACH FRONT DOOR.
  3. COLORS MAY VARY WITH PAINT SUPPLIER/MANUFACTURER.



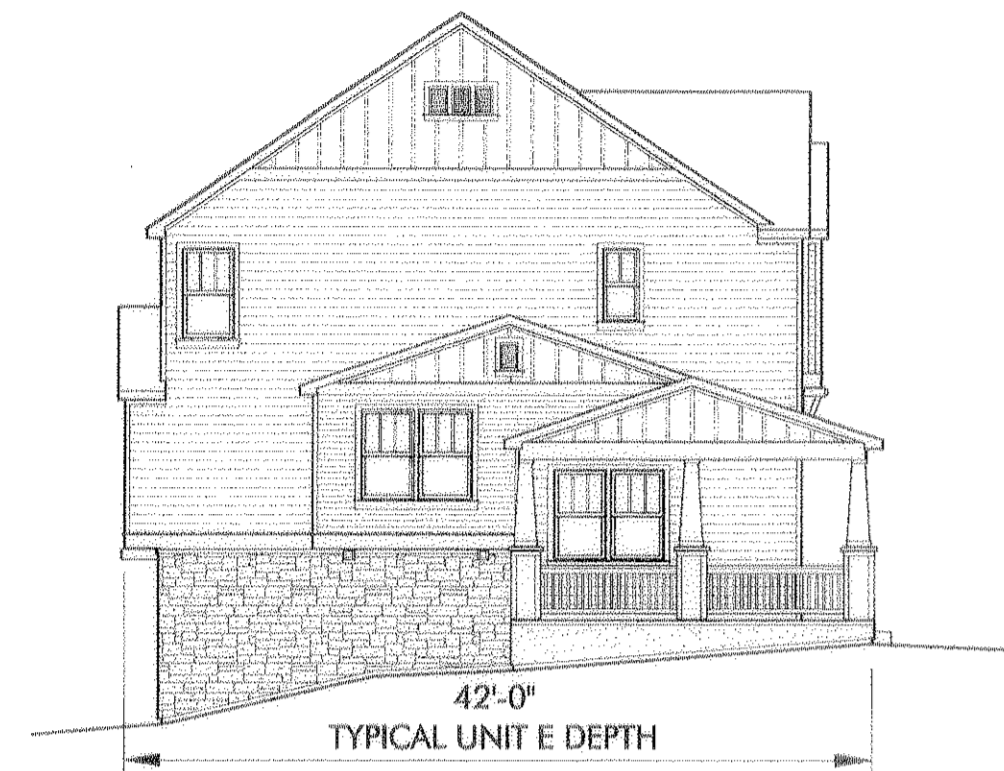
**5R BUILDING TYPE**



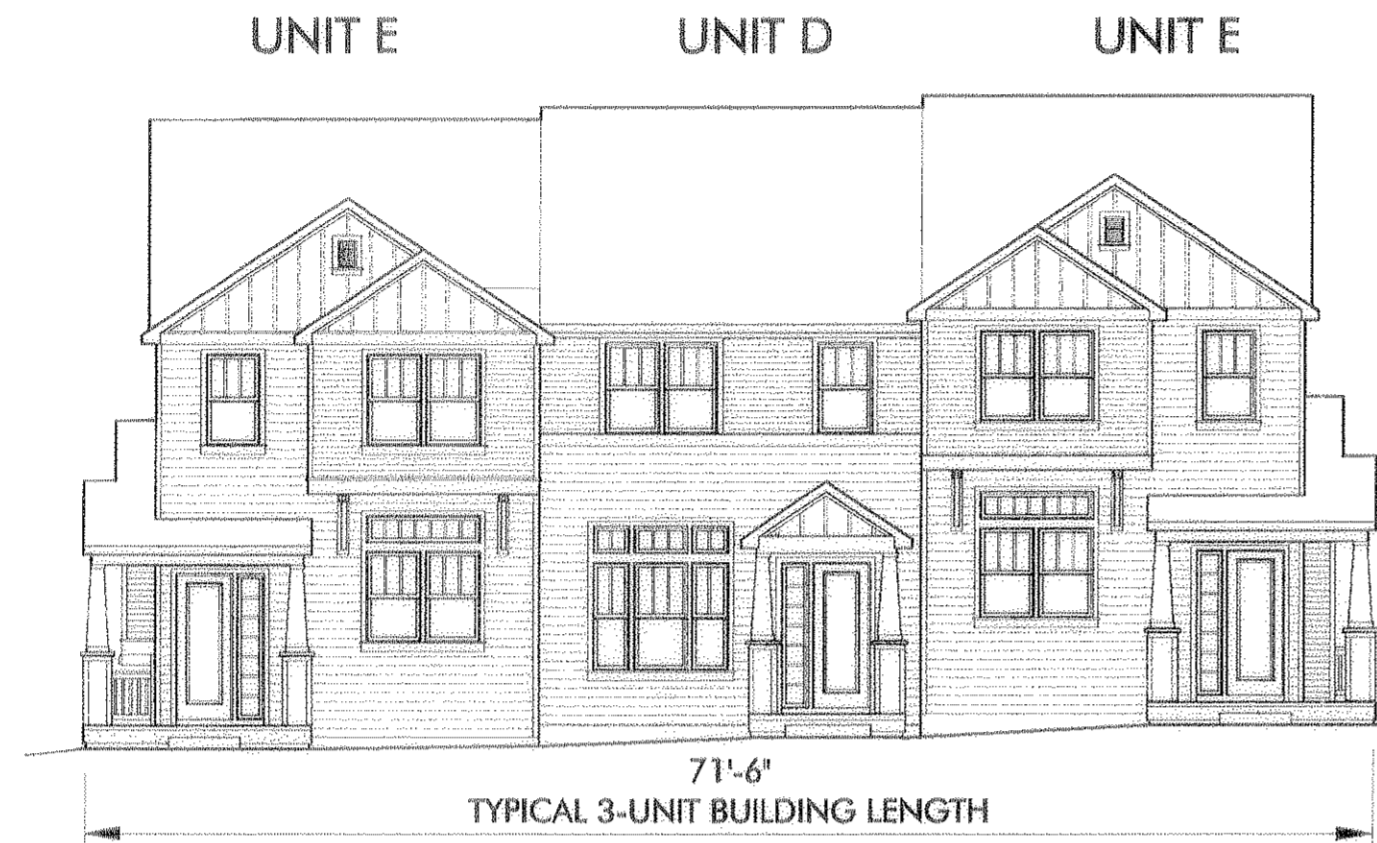
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

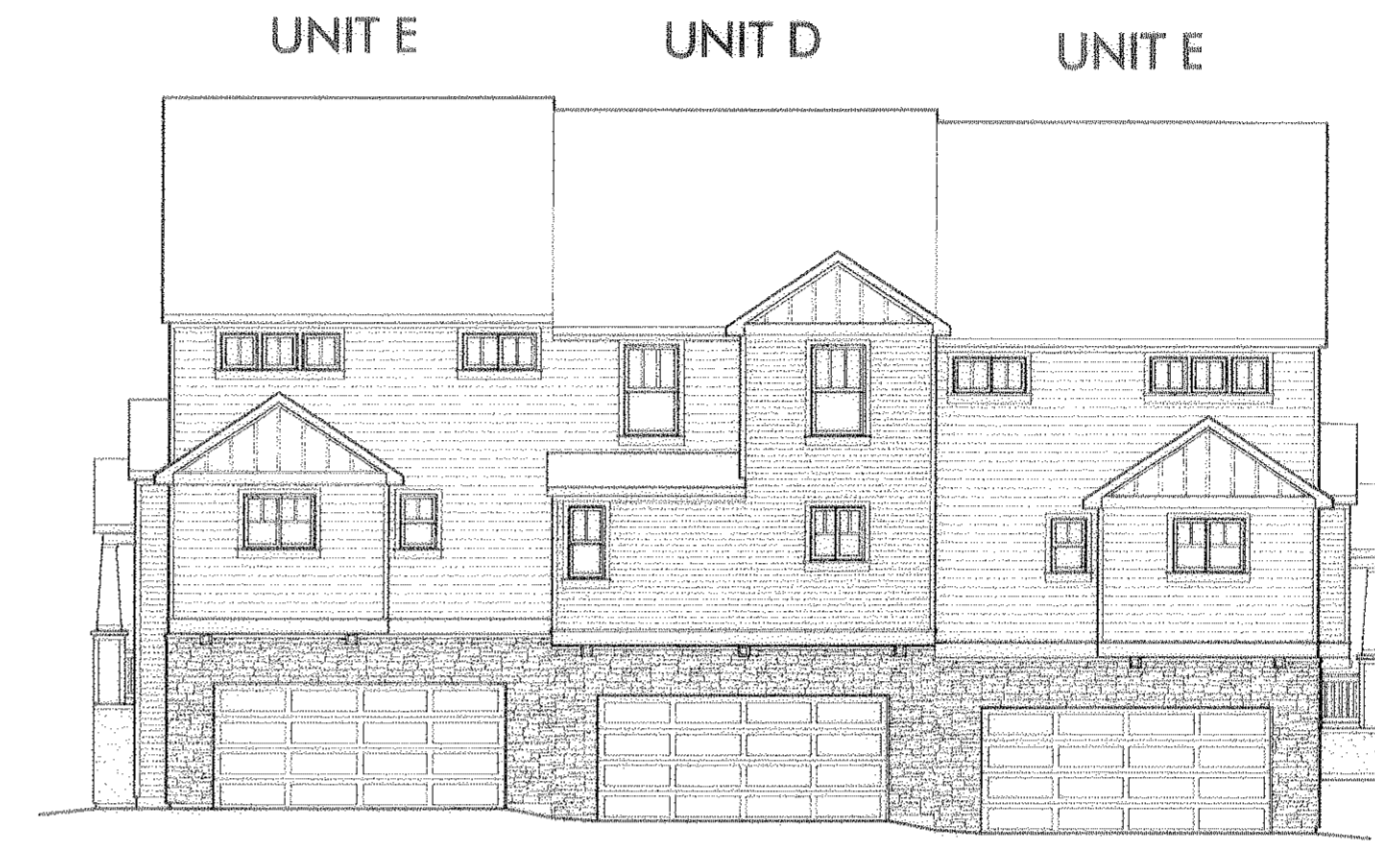
**TYPICAL LEFT ELEVATION (UNIT E)**



**FRONT ELEVATIONS**



**REAR ELEVATIONS**



**TYPICAL RIGHT ELEVATION (UNIT E)**

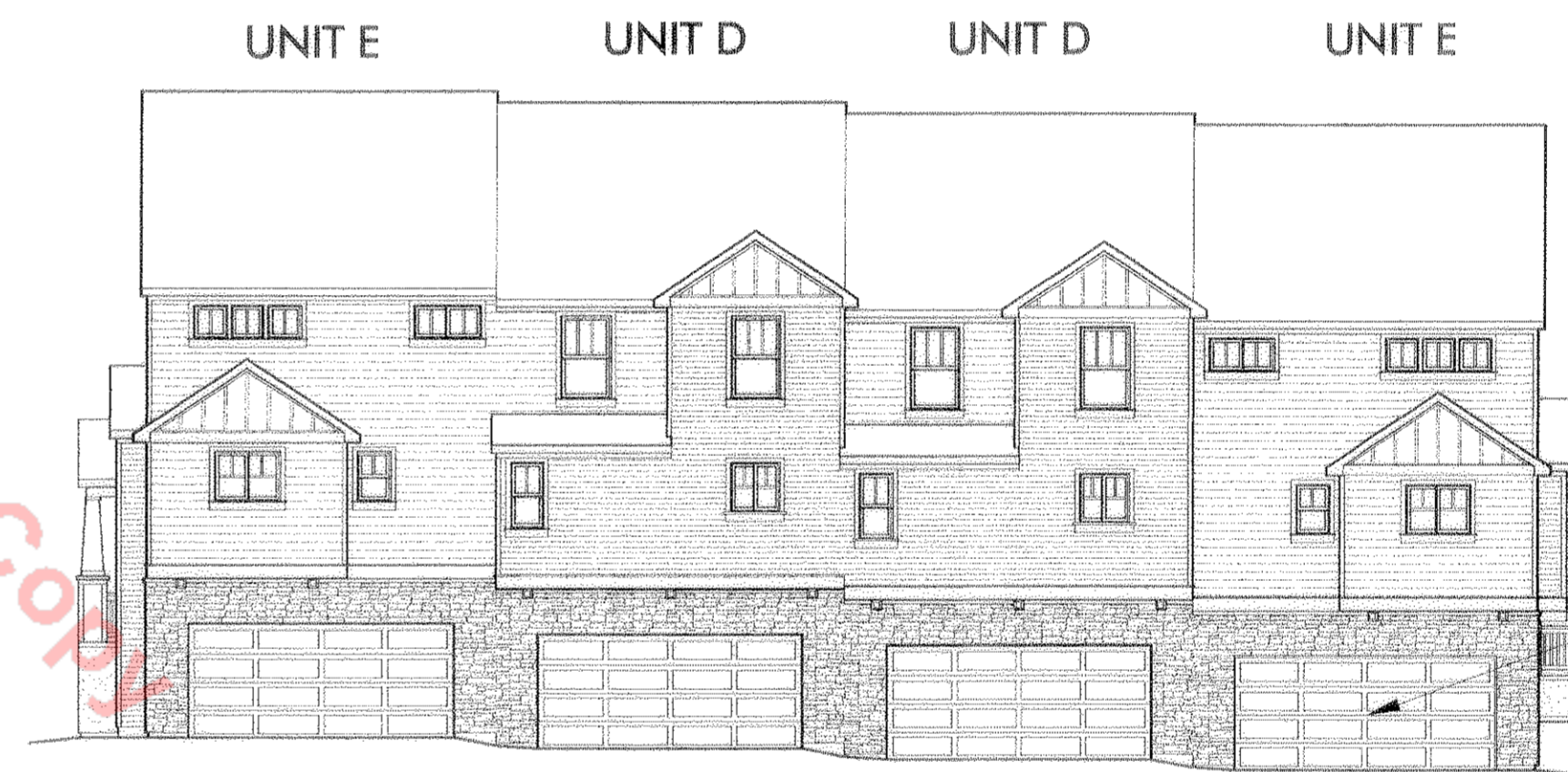


**3T BUILDING TYPE**

- COMPOSITION ROOFING (OWEN-CORNING TEAK OR DRIFTWOOD)
- DECORATIVE VENTS (TRIM COLOR)
- FRIEZE TRIM AND FACIA (TRIM COLOR)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- WOOD TRIM BAND (TRIM COLOR)
- CORNER TRIM (BODY COLOR)
- VINYL WINDOWS (TRIM COLOR) (VARIES W/ ELEVATION STYLE)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- FIBERGLASS ENTRY DOOR (ACCENT COLOR)
- BUILT-UP PORCH COLUMNS (TRIM COLOR)

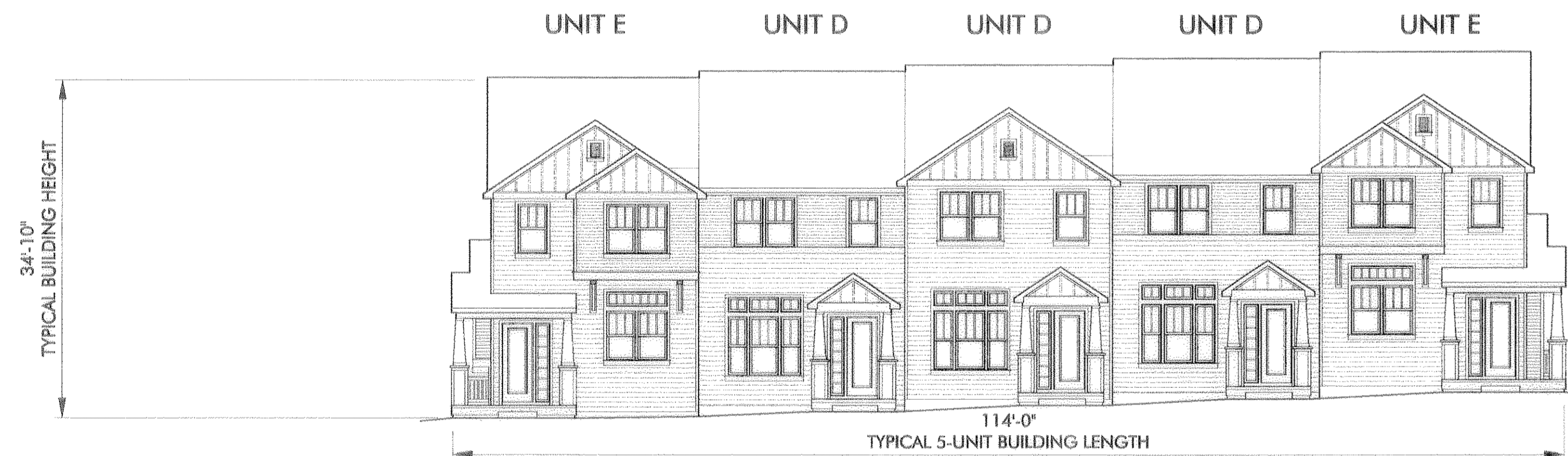


**4T BUILDING TYPE**

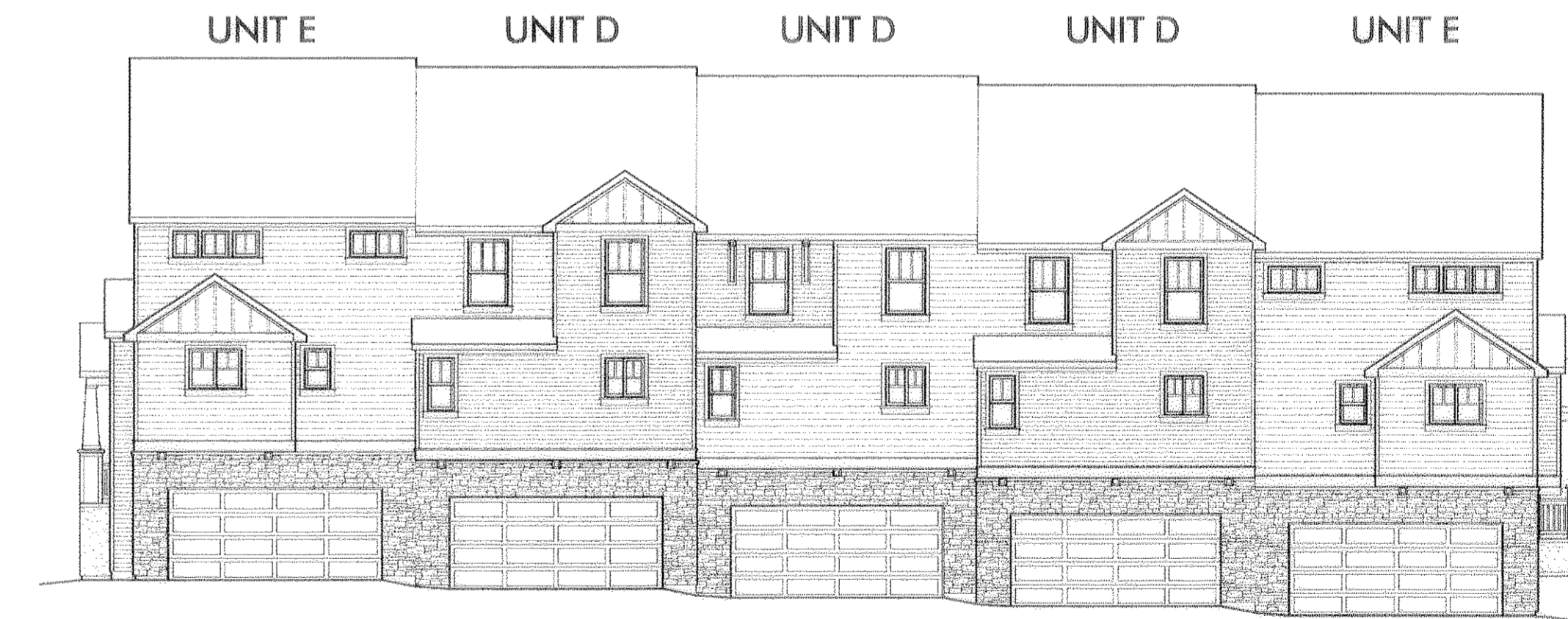


- WOOD BRACKET (TRIM COLOR)
- SYNTHETIC STONE (REUNION BLEND OR COMPARABLE)
- METER CLOSET (TRIM COLOR)
- PORCH RAIL (TRIM COLOR)
- STUCCO FINISH (BODY COLOR)
- GARAGE DOOR (BODY COLOR)

- COLOR NOTES:**
1. REFER TO ATTACHED COLOR MATIX SHEETS(8.5X11) FOR OVERALL COLOR SCHEME OPTIONS.
  2. EACH BUILDING WILL INCLUDE THE BODY COLOR OF THE GIVEN COLOR SCHEME, ONE OF THE TWO TRIM OPTIONS IN THE SCHEME, ONE OF THE TWO ROOF COLOR OPTIONS, THE GIVEN STONE COLOR, AND AN ACCENT COLOR FOR EACH FRONT DOOR.
  3. COLORS MAY VARY WITH PAINT SUPPLIER/MANUFACTURER.



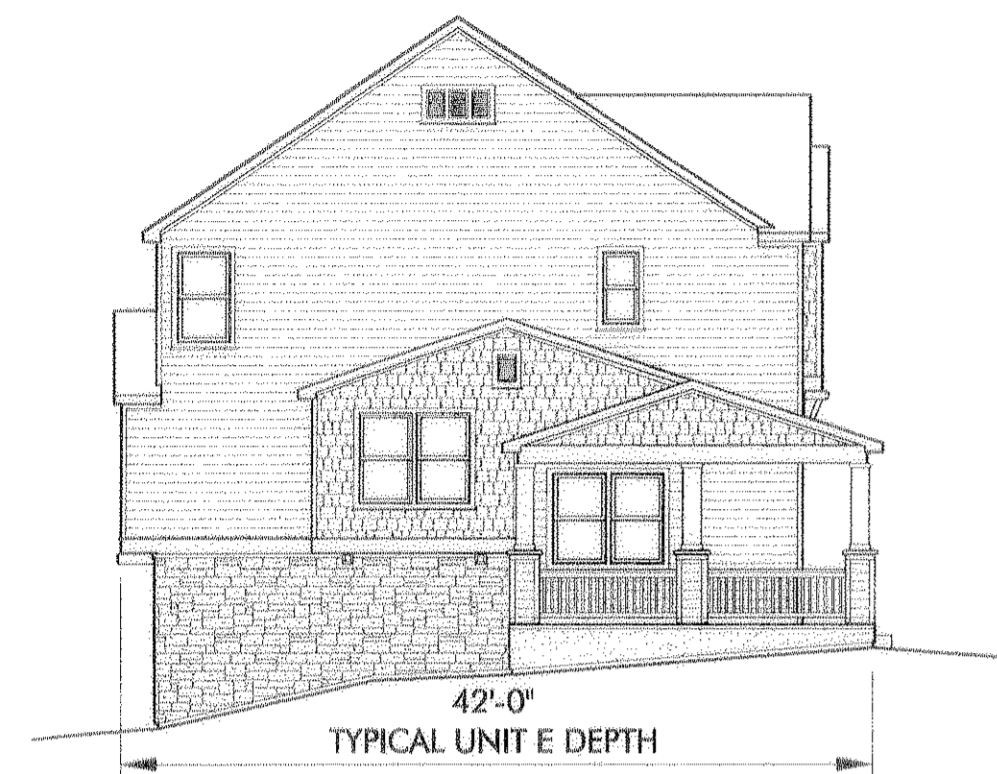
**5T BUILDING TYPE**



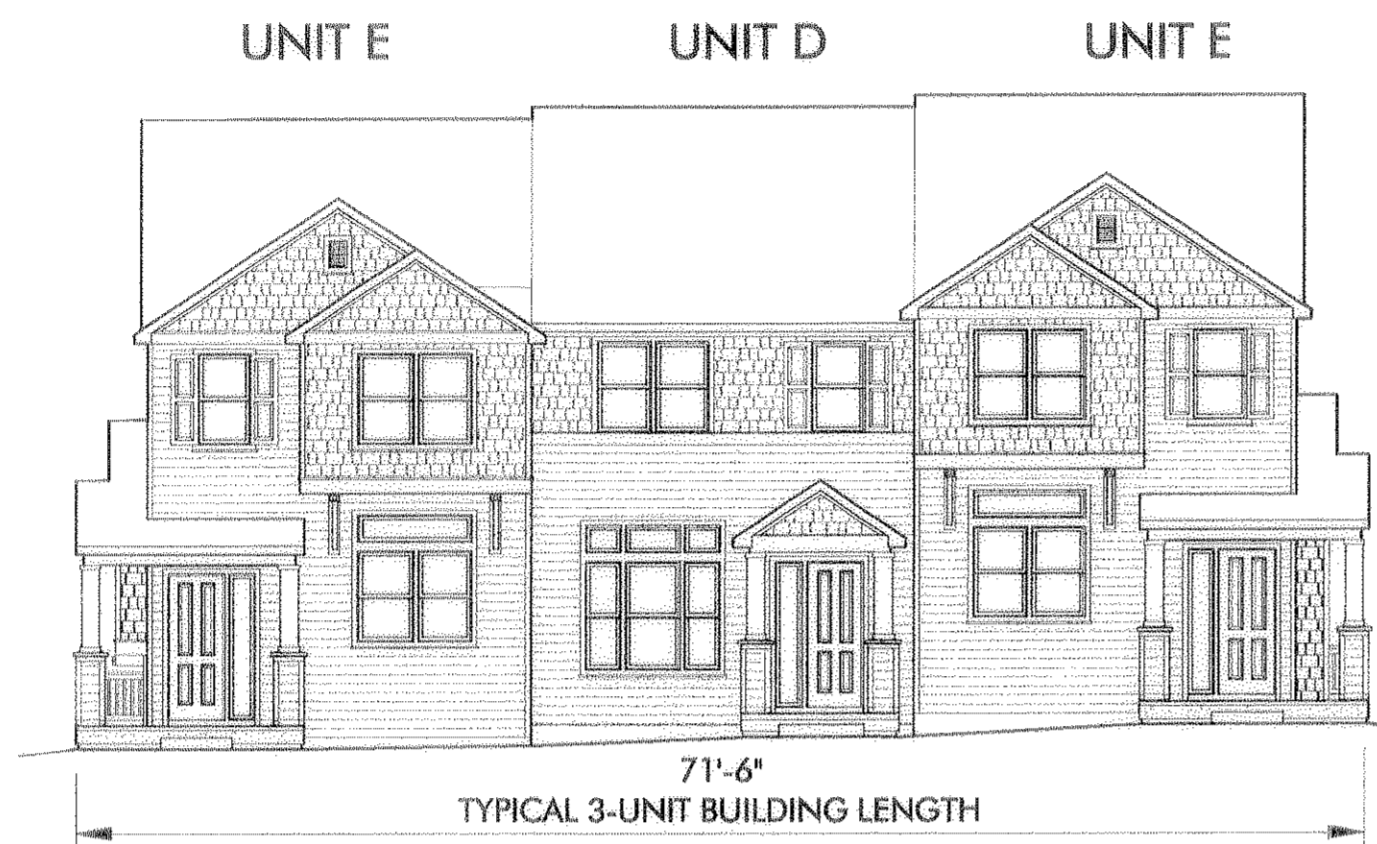
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

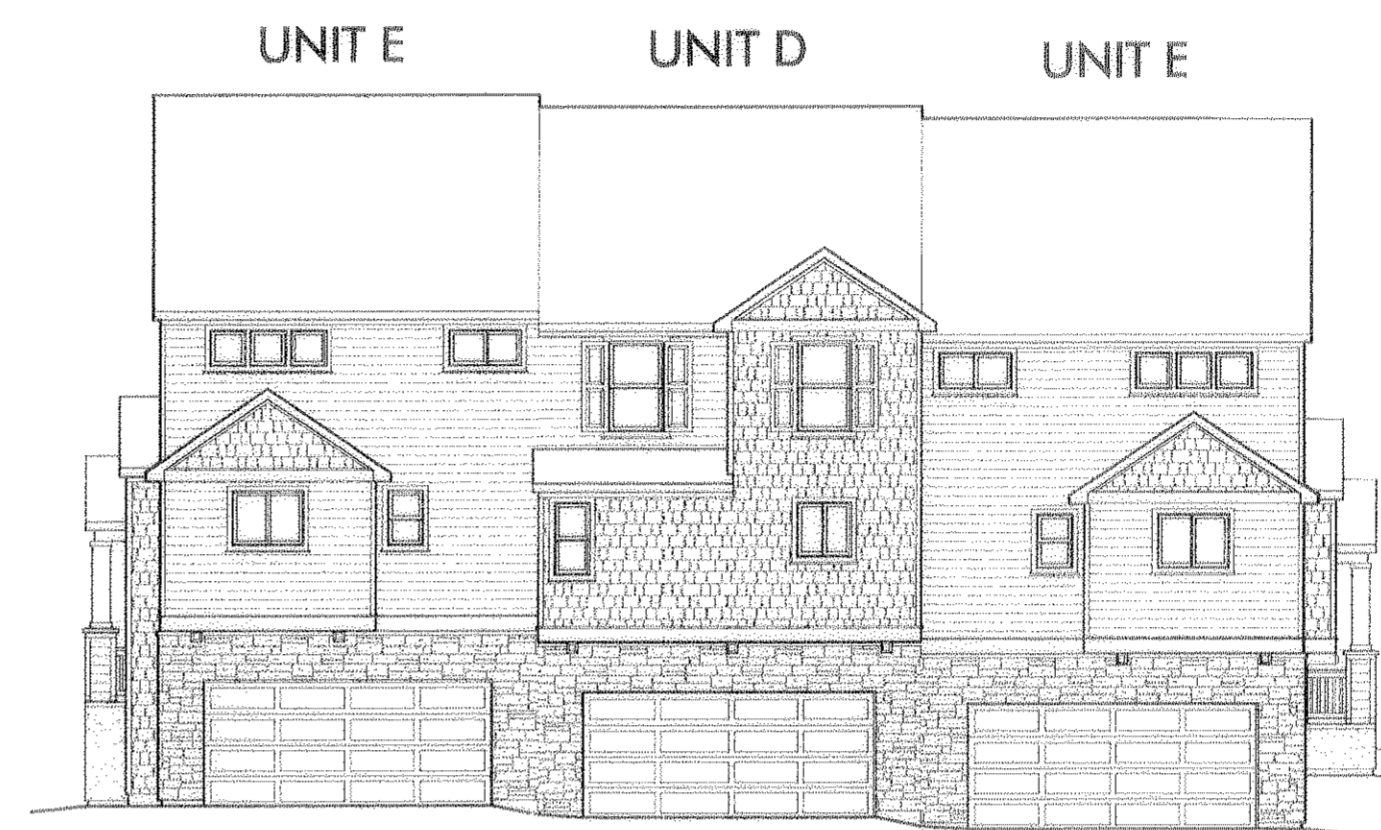
**TYPICAL LEFT ELEVATION (UNIT E)**



**FRONT ELEVATIONS**



**REAR ELEVATIONS**



**TYPICAL RIGHT ELEVATION (UNIT E)**



**3T BUILDING TYPE**

- COMPOSITION ROOFING (OWEN-CORNING TEAK OR DRIFTWOOD)
- DECORATIVE VENTS (TRIM COLOR)
- FRIEZE TRIM AND FACIA (TRIM COLOR)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- SHUTTERS (ACCENT COLOR)
- WOOD TRIM BAND (TRIM COLOR)
- CORNER TRIM (BODY COLOR)
- VINYL WINDOWS (TRIM COLOR) (VARIES W/ ELEVATION STYLE)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- FIBERGLASS ENTRY DOOR (ACCENT COLOR)
- BUILT-UP PORCH COLUMNS (TRIM COLOR)

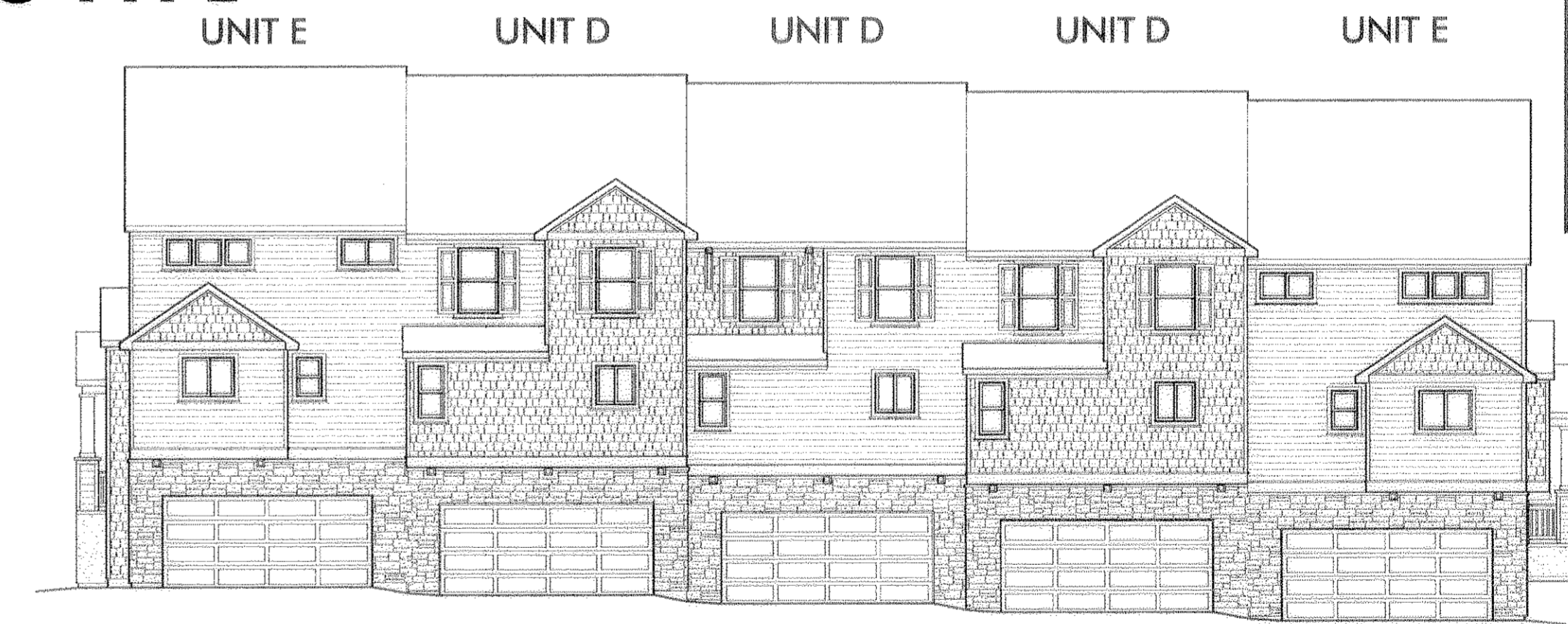
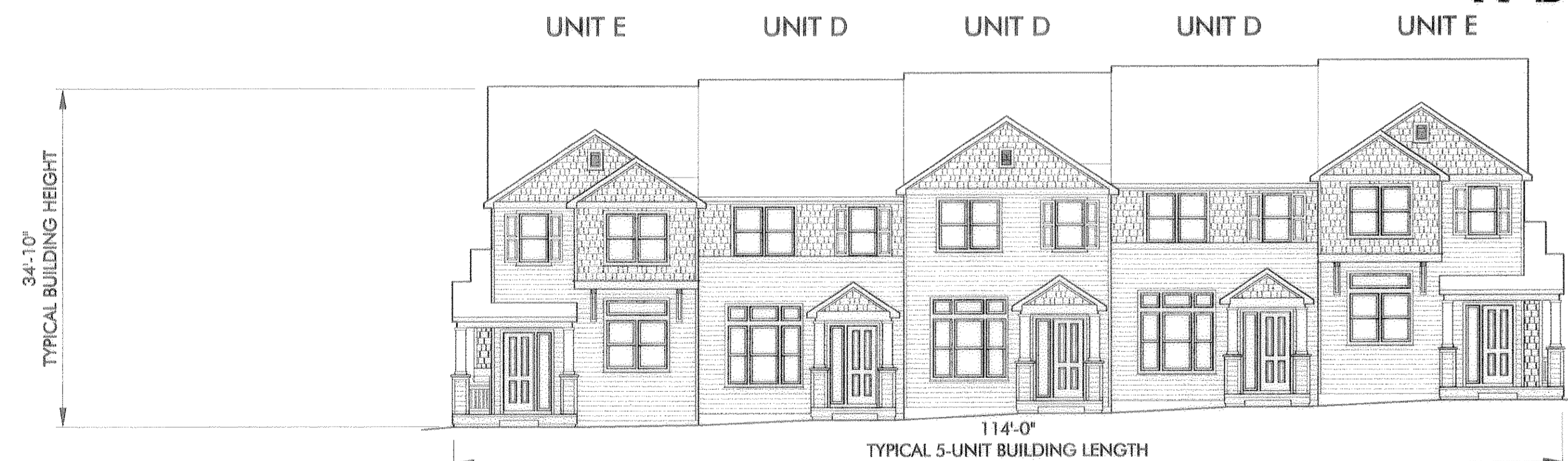


- WOOD BRACKET (TRIM COLOR)
- SYNTHETIC STONE (REUNION BLEND OR COMPARABLE)
- METER CLOSET (TRIM COLOR)
- PORCH RAIL (TRIM COLOR)
- STUCCO FINISH (BODY COLOR)
- GARAGE DOOR (BODY COLOR)

**COLOR NOTES:**

- REFER TO ATTACHED COLOR MATRIX SHEETS (8.5X11) FOR OVERALL COLOR SCHEME OPTIONS.
- EACH BUILDING WILL INCLUDE THE BODY COLOR OF THE GIVEN COLOR SCHEME, ONE OF THE TWO TRIM OPTIONS IN THE SCHEME, ONE OF THE TWO ROOF COLOR OPTIONS, THE GIVEN STONE COLOR, AND AN ACCENT COLOR FOR EACH FRONT DOOR AND SHUTTER.
- COLORS MAY VARY WITH PAINT SUPPLIER/MANUFACTURER.

**4T BUILDING TYPE**

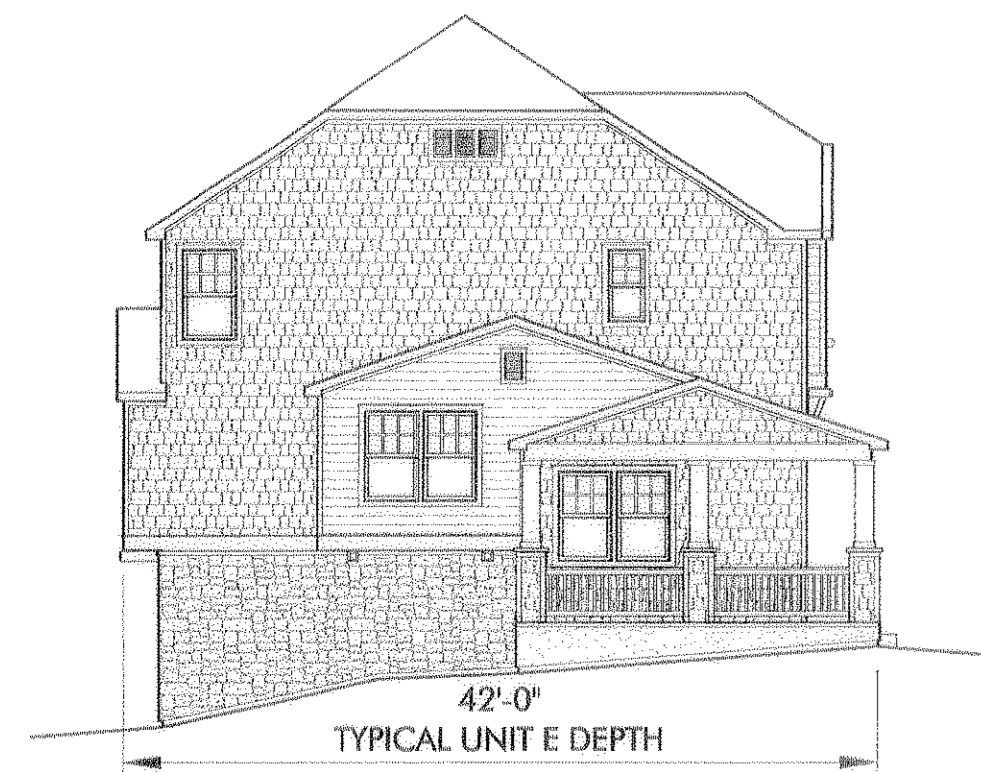


**5T BUILDING TYPE**

# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO

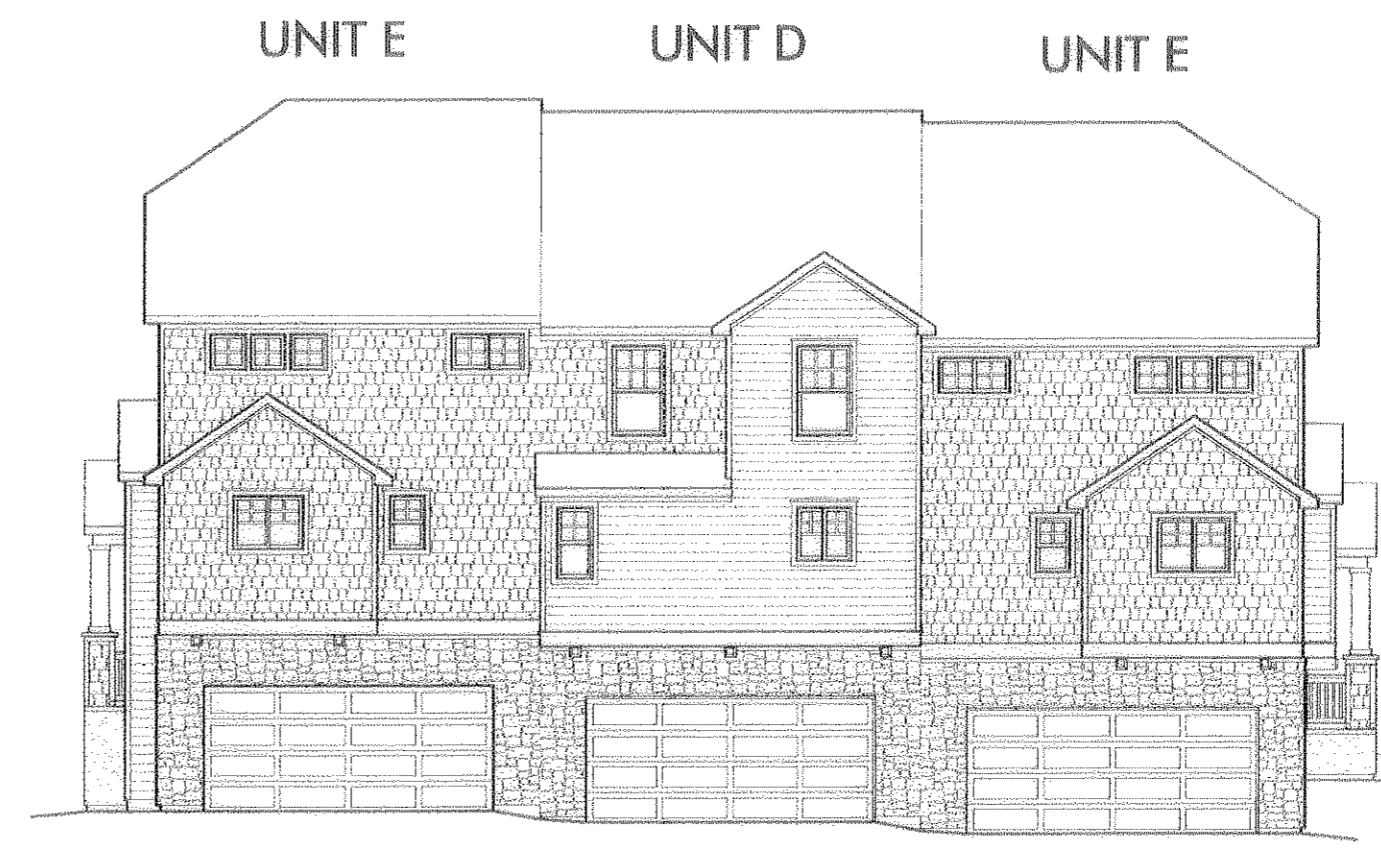
**TYPICAL LEFT ELEVATION (UNIT E)**



**FRONT ELEVATIONS**



**REAR ELEVATIONS**



**TYPICAL RIGHT ELEVATION (UNIT E)**

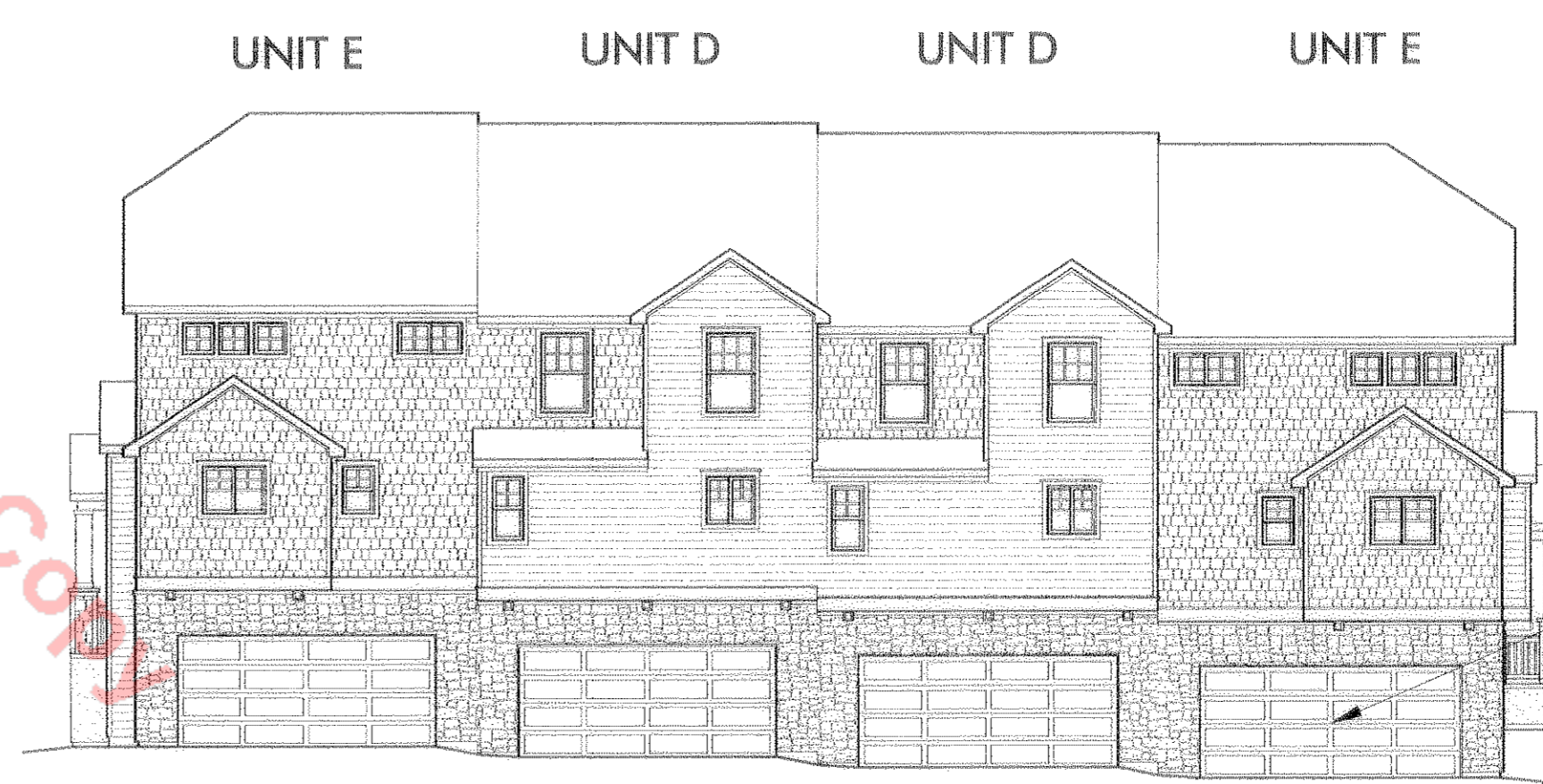


**3T BUILDING TYPE**

- COMPOSITION ROOFING (OWEN-CORNING TEAK OR DRIFTWOOD)
- DECORATIVE VENTS (TRIM COLOR)
- FRIEZE TRIM AND FACIA (TRIM COLOR)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- WOOD TRIM BAND (TRIM COLOR)
- CORNER TRIM (BODY COLOR)
- VINYL WINDOWS (TRIM COLOR) (VARIES W/ ELEVATION STYLE)
- HARDBOARD SIDING (BODY COLOR) (VARIES W/ ELEVATION STYLE)
- FIBERGLASS ENTRY DOOR (ACCENT COLOR)
- BUILT-UP PORCH COLUMNS (TRIM COLOR)



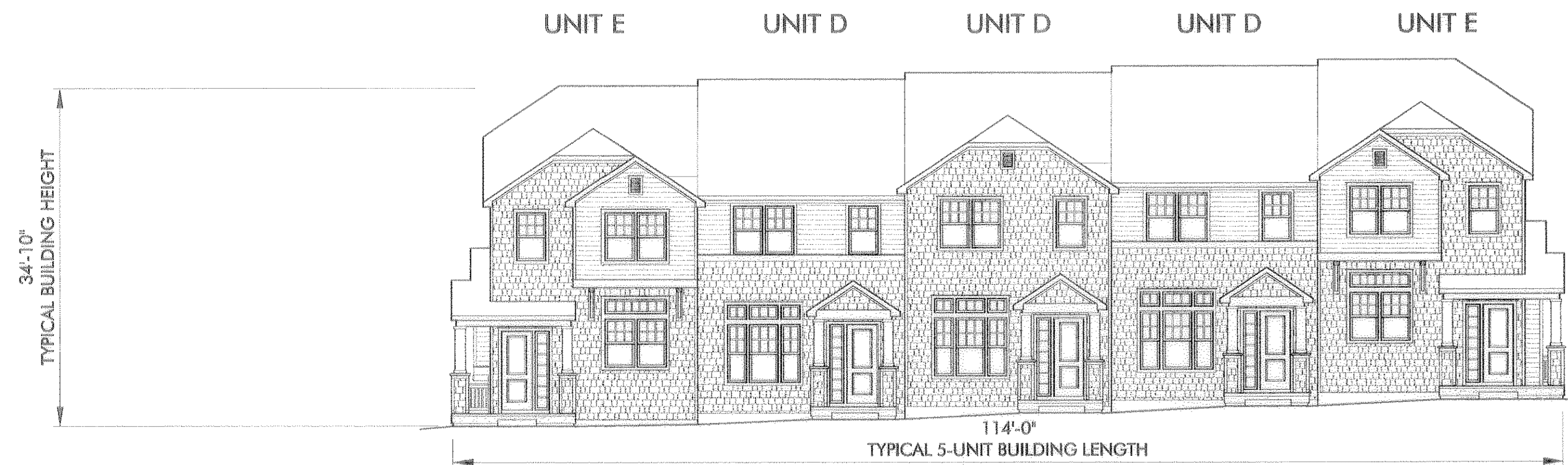
**4T BUILDING TYPE**



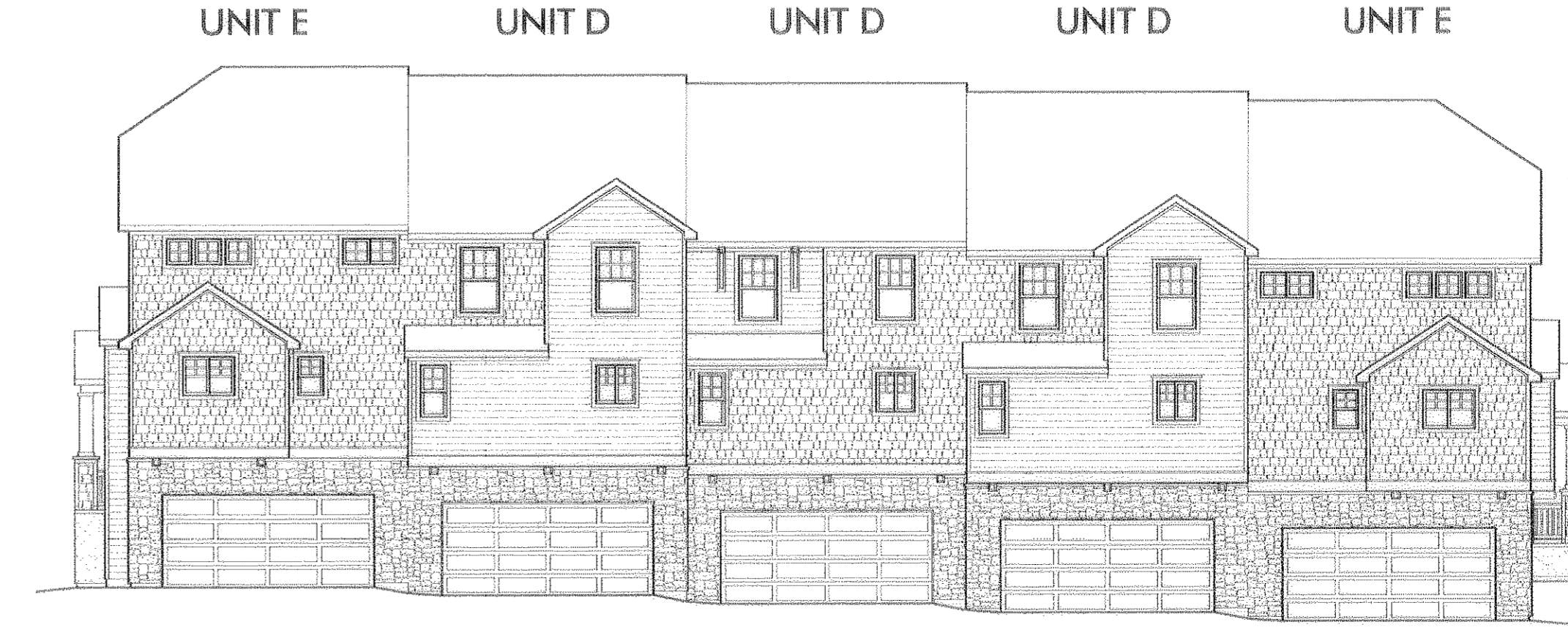
- WOOD BRACKET (TRIM COLOR)
- SYNTHETIC STONE (REUNION BLEND OR COMPARABLE)
- METER CLOSET (TRIM COLOR)
- PORCH RAIL (TRIM COLOR)
- STUCCO FINISH (BODY COLOR)
- GARAGE DOOR (BODY COLOR)

**COLOR NOTES:**

1. REFER TO ATTACHED COLOR MATRIX SHEETS(8.5X11) FOR OVERALL COLOR SCHEME OPTIONS.
2. EACH BUILDING WILL INCLUDE THE BODY COLOR OF THE GIVEN COLOR SCHEME, ONE OF THE TWO TRIM OPTIONS IN THE SCHEME, ONE OF THE TWO ROOF COLOR OPTIONS, THE GIVEN STONE COLOR, AND AN ACCENT COLOR FOR EACH FRONT DOOR.
3. COLORS MAY VARY WITH PAINT SUPPLIER/MANUFACTURER.



**5T BUILDING TYPE**



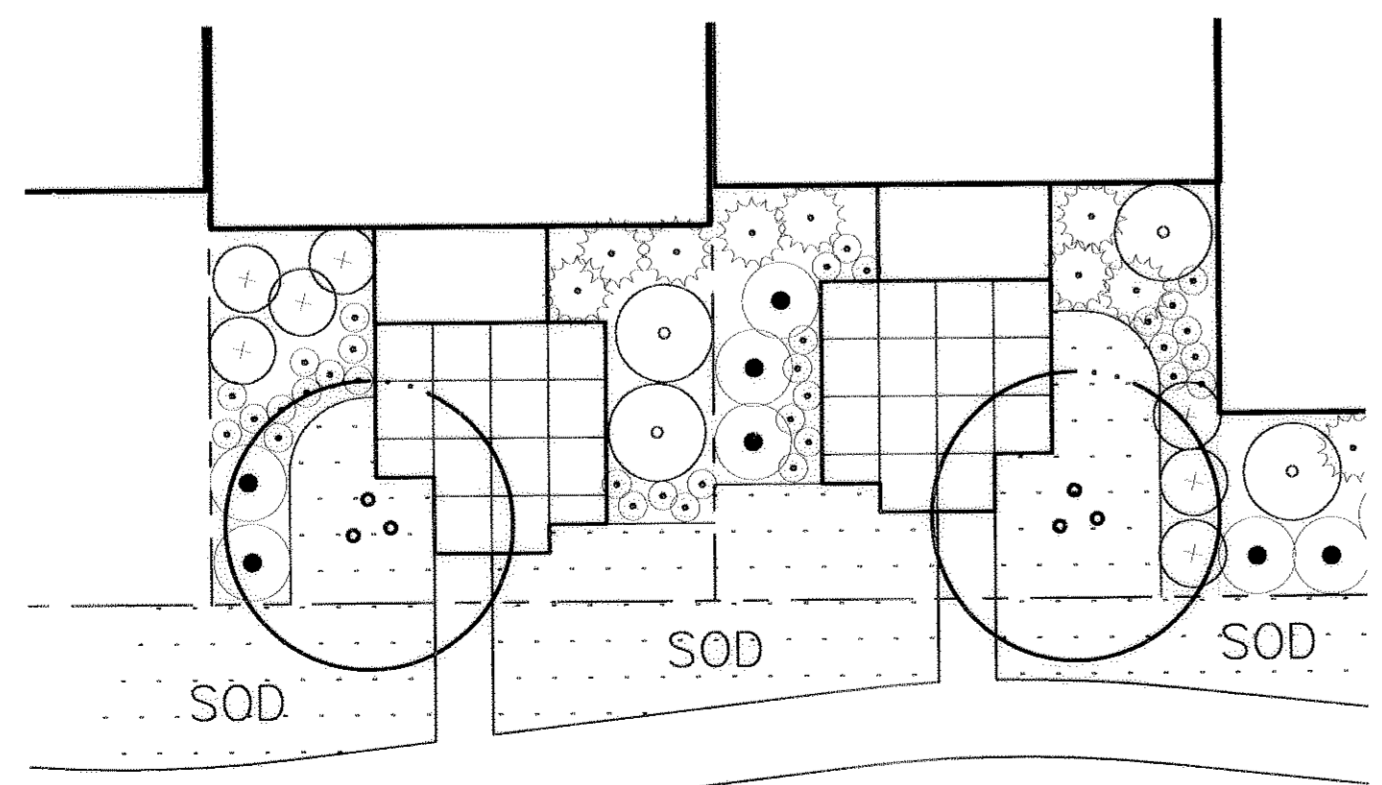
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



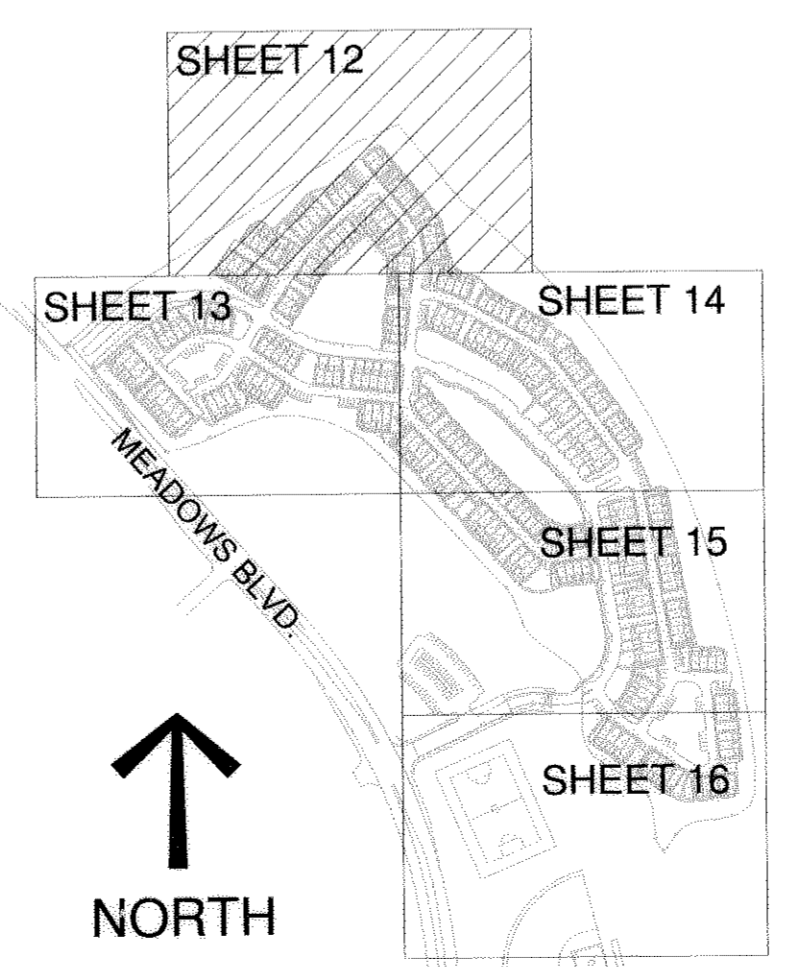
SEE SHEET 13

SEE SHEET 13



TYPICAL UNIT LANDSCAPE

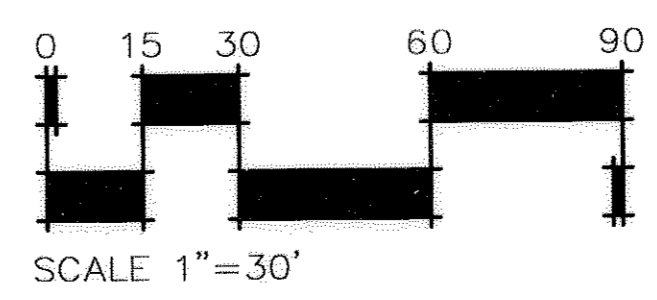
SCALE 1"=10'



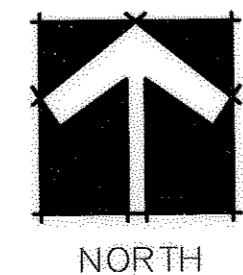
SHEET KEY

**LEGEND**

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- IRRIGATED NATIVE SEED
- IRRIGATED SOD
- RETAINING WALL
- BROADLEAF/DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS/GROUNDCOVERS
- EXISTING CONTOURS
- PROPOSED CONTOURS



SCALE 1"=30'



NORTH

NO.	REVISIONS	DATE	BY
	Resubmitted	11.25.02	
	Resubmitted	1.23.03	
	Town Meeting	2.10.03	
	Resubmitted	3.10.03	
	Resubmitted	4.21.03	

DATE: June 27, 2002  
 JOB NUMBER: 02208.00  
 SHEET 12 OF 19  
 DESIGNED BY: DJK / BP DRAWN BY: BP  
 CHECKED BY: DJK / MG

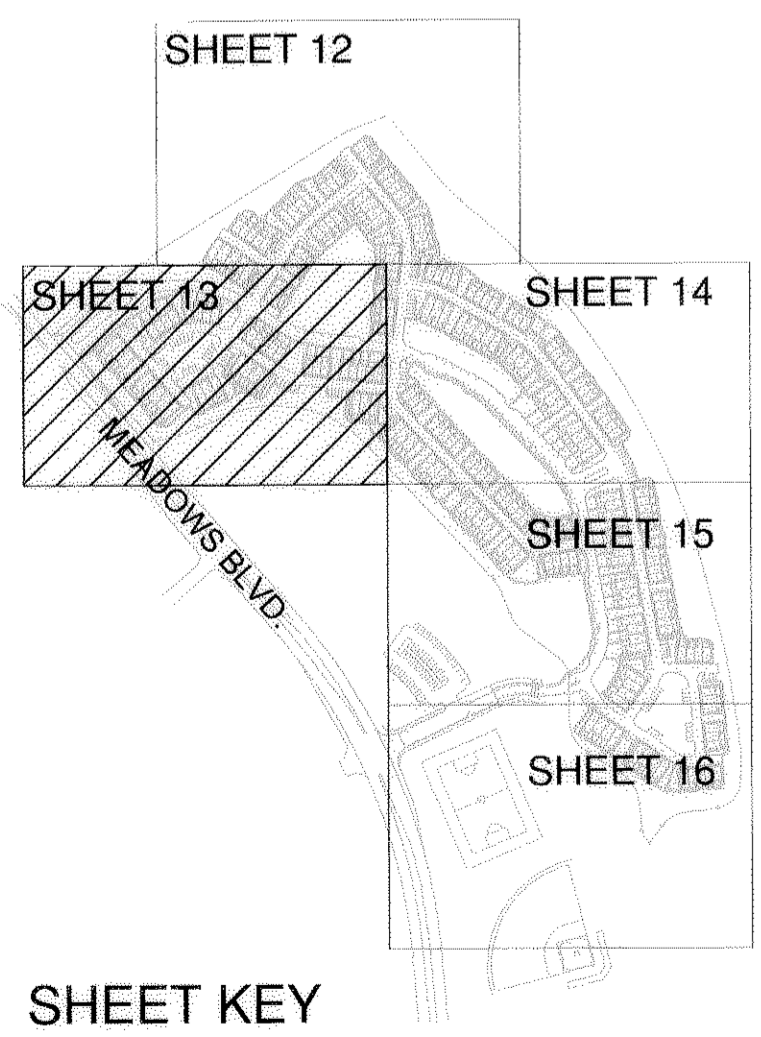
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 corporation  
 1390 Lawrence St., Suite 100  
 Denver, Colorado 80204  
 Phone: 303-733-1116  
 Fax: 303-733-1114  
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SEE SHEET 12

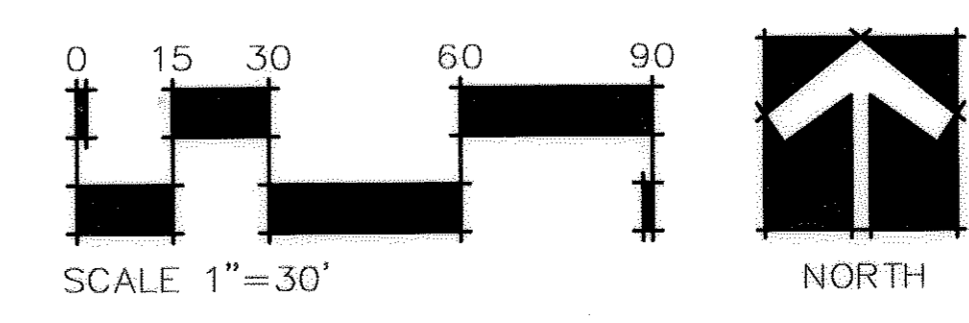
SEE SHEET 12



**LEGEND**

	SHADE TREE		BROADLEAF/DECIDUOUS SHRUBS
	ORNAMENTAL TREE		EVERGREEN SHRUBS
	EVERGREEN TREE		PERENNIALS/GROUNDCOVERS
	IRRIGATED NATIVE SEED		EXISTING CONTOURS
	IRRIGATED SOD		PROPOSED CONTOURS
	RETAINING WALL		

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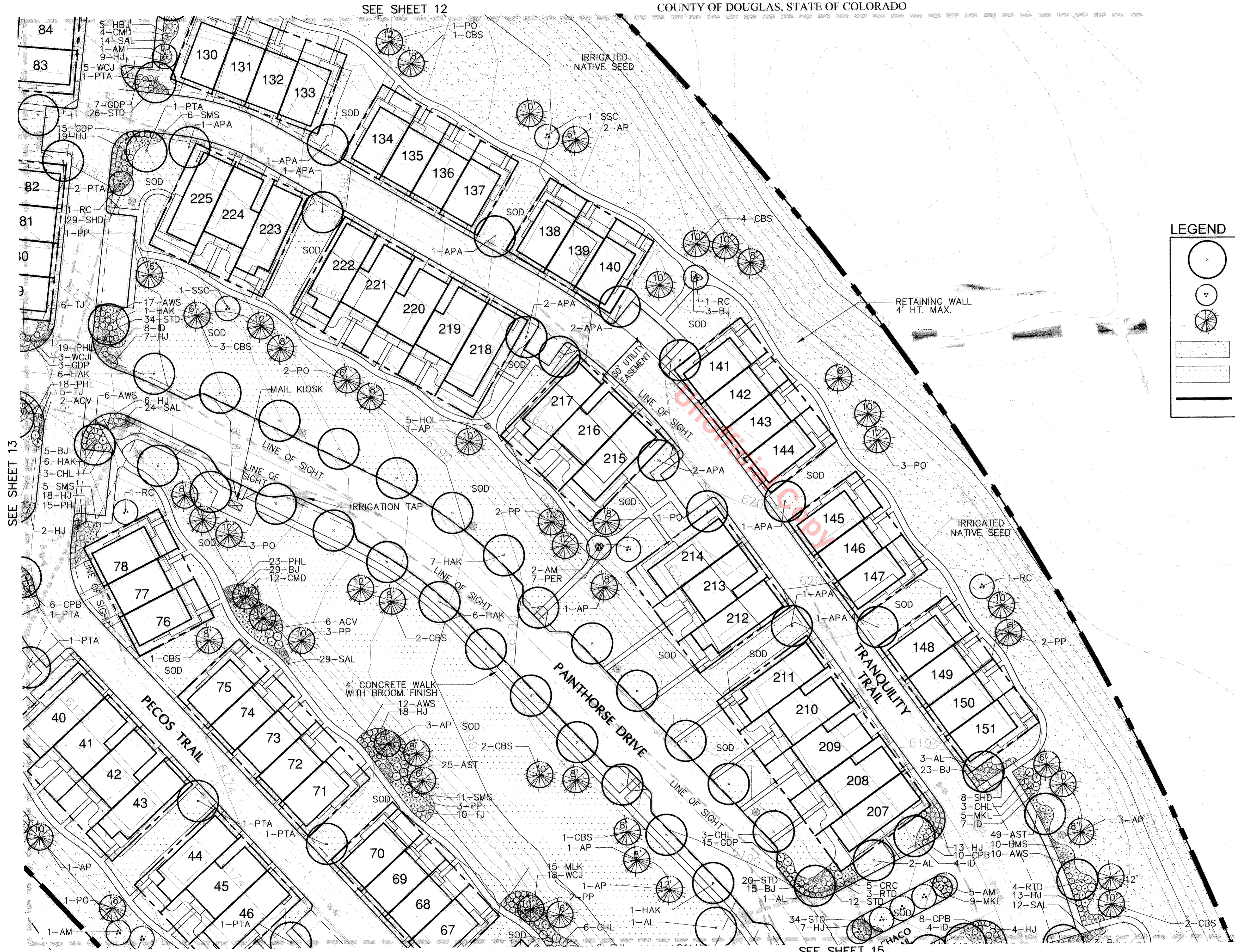
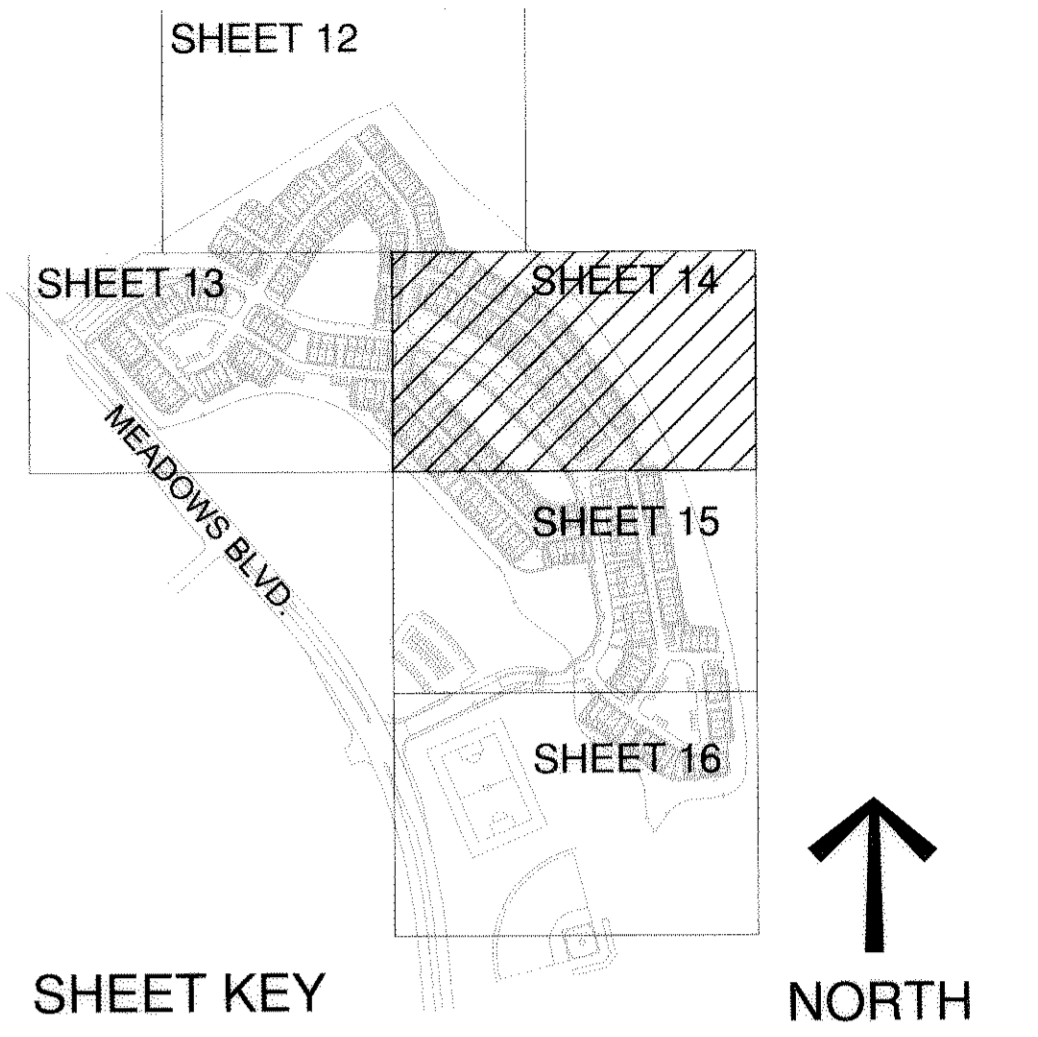
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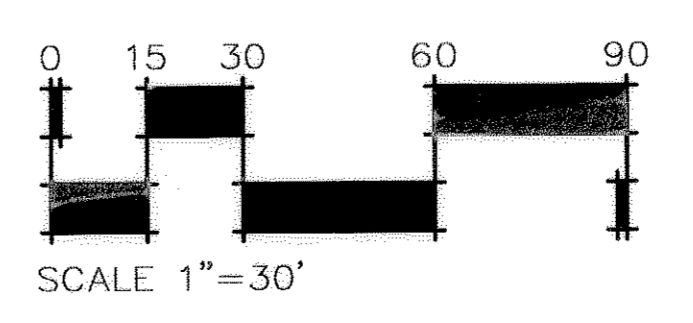
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**LEGEND**

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- IRRIGATED NATIVE SEED
- IRRIGATED SOD
- RETAINING WALL
- BROADLEAF/DECIDUOUS SHRUBS
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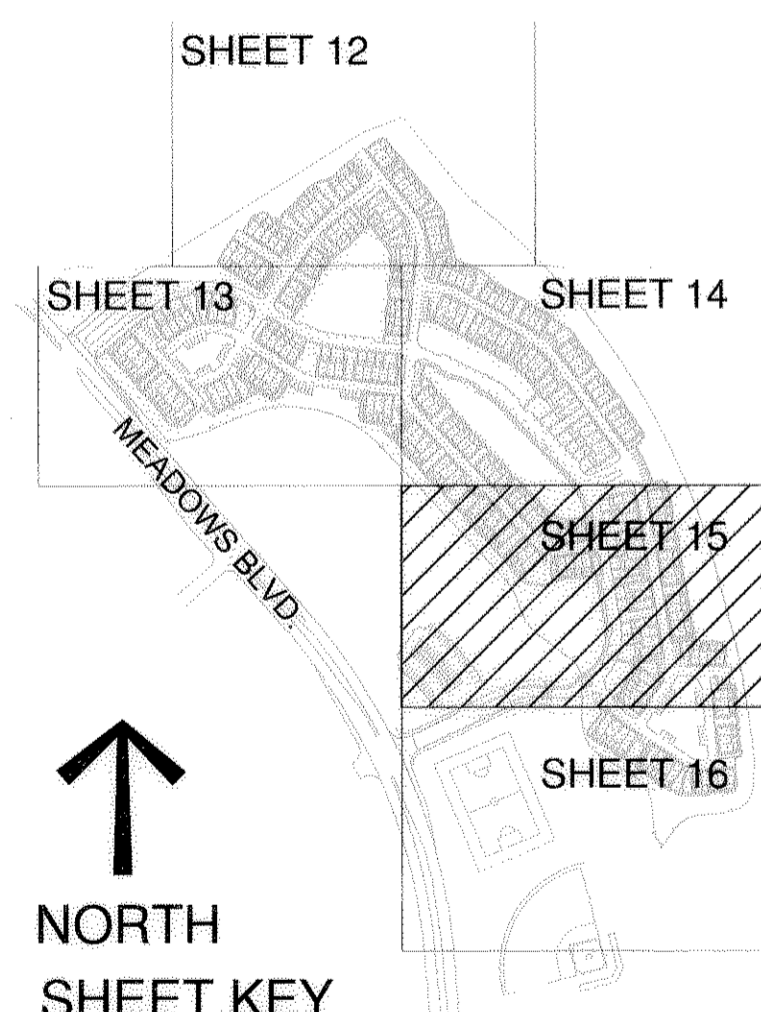


DATE: June 27, 2002  
 JOB NUMBER: 02208.00  
 SHEET 14 OF 19  
 DESIGNED BY: DJK / BP DRAWN BY: BP  
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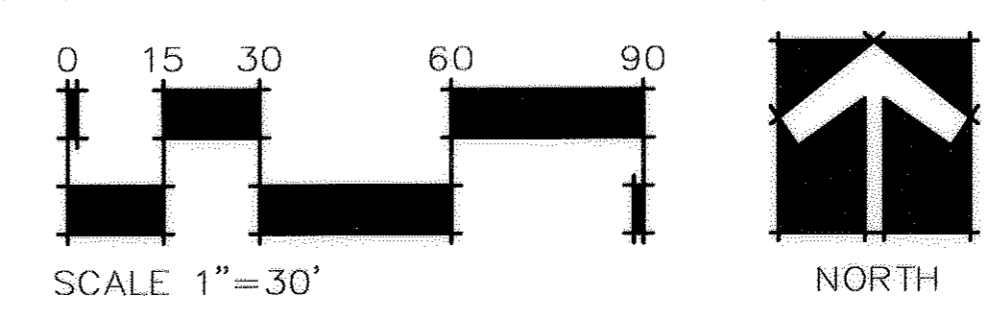
A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
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**LEGEND**

	SHADE TREE		BROADLEAF/DECIDUOUS SHRUBS
	ORNAMENTAL TREE		EVERGREEN SHRUBS
	EVERGREEN TREE		PERENNIALS/GROUNDCOVERS
	IRRIGATED NATIVE SEED		EXISTING CONTOURS
	IRRIGATED SOD		PROPOSED CONTOURS
	RETAINING WALL		

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4	Resubmitted	3.10.03	
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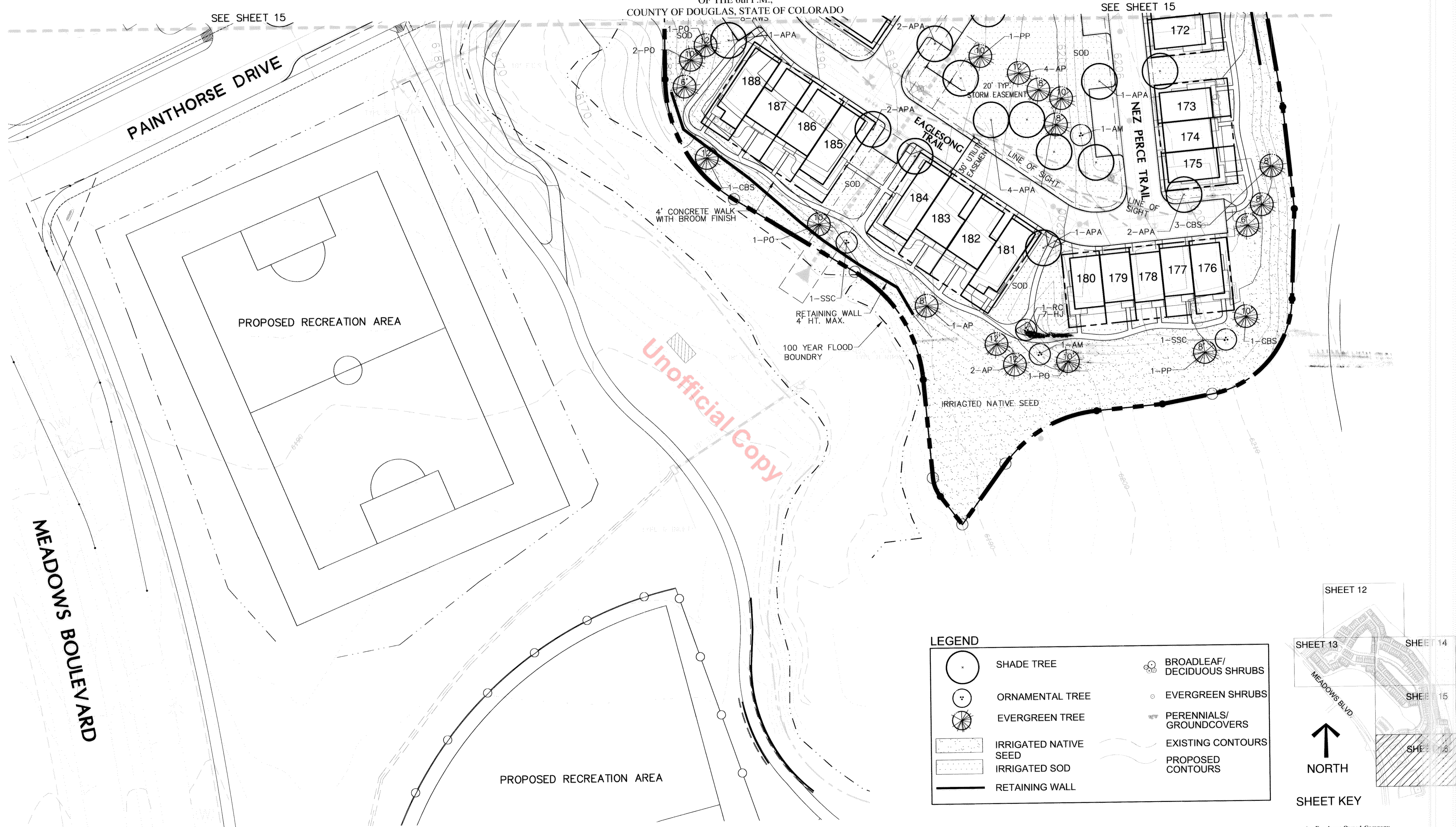


DATE: June 27, 2002  
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 SHEET 15 OF 19  
 DESIGNED BY: DJK / BP DRAWN BY: BP  
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 Phone: 303-897-8800  
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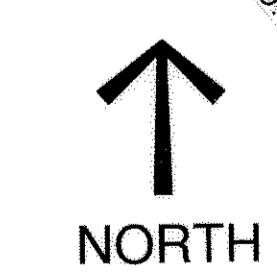
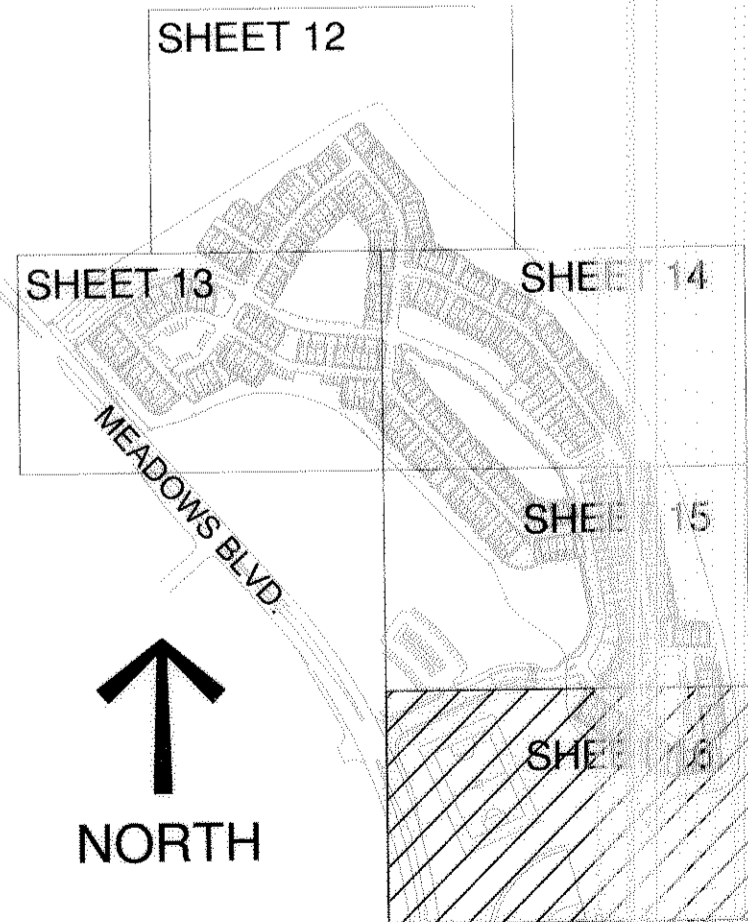
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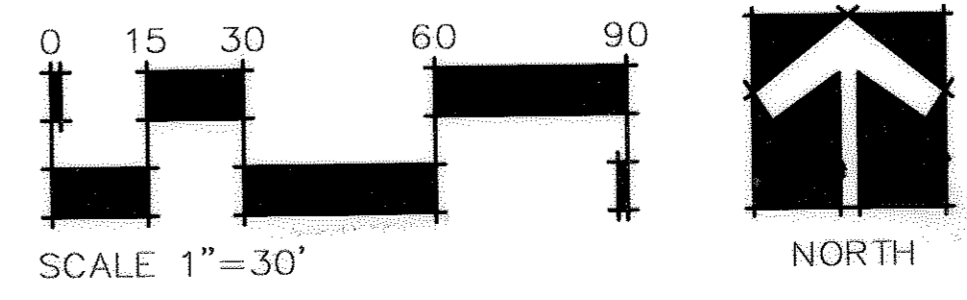
**LEGEND**

	SHADE TREE		BROADLEAF/DECIDUOUS SHRUBS
	ORNAMENTAL TREE		EVERGREEN SHRUBS
	EVERGREEN TREE		PERENNIALS/GROUNDCOVERS
	IRRIGATED NATIVE SEED		EXISTING CONTOURS
	IRRIGATED SOD		PROPOSED CONTOURS
	RETAINING WALL		



SHEET KEY

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 SHEET 16 OF 19  
 DESIGNED BY: DJK / BP DRAWN BY: BP  
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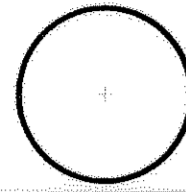
An Employee-Owned Company  
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 1590 Lawrence St., Suite 100  
 Denver, Colorado 80202  
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## PLANT LIST

### SHADE TREES



SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
AL	43	American Linden <i>Tilia americana</i>	2 1/2" min. cal.	B&B, full crown, staked specimen quality
APA	61	Autum Purple Ash <i>Fraxinus americana 'Autumn Purple'</i>	2 1/2" min. cal.	B&B, full crown, staked specimen quality
BO	38	Burr Oak <i>Quercus macrocarpa</i>	2 1/2" min. cal.	B&B, full crown, staked specimen quality
HAK	43	Hackberry <i>Celtis occidentalis</i>	2 1/2" min. cal.	B&B, full crown, staked specimen quality
PTA	22	Patmore Ash <i>Frax. pennsylvanica 'Patmore'</i>	2 1/2" min. cal.	B&B, full crown, staked specimen quality

### ORNAMENTAL TREES



SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
AM	24	Ginnala Maple or Amur Maple <i>Acer ginnala</i>	2" cal. largest stem	B&B, specimen quality, staked, clump Form 4-6 Stems Min.
RC	29	Red Splendor Crabapple <i>Malus sp. 'Red Splendor'</i>	2" cal.	B&B, specimen quality, staked
SSC	37	Spring Snow Crabapple <i>Malus sp. 'Spring Snow'</i>	2" cal.	B&B, specimen quality, staked

### EVERGREEN TREES



SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
AP	50	Austrian Pine <i>Pinus nigra</i>	8' ht. min.	B&B, full form, guyed specimen quality
CBS	48	Colorado Blue Spruce <i>Picea colorado</i>	8' ht. min.	B&B, full form, guyed specimen quality
PP	46	Pinyon Pine <i>Pinus cembroides var. edulis</i>	8' ht. min.	B&B, full form, guyed specimen quality
PO	50	Ponderosa Pine <i>Pinus ponderosa</i>	8' ht. min.	B&B, full form, guyed specimen quality

### EVERGREEN SHRUBS



SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
BJ	205	Broadmoor Juniper <i>Juniperus sabina 'Broadmoor'</i>	5 gal.	18" - 24" spread 48" o.c., max.
HJ	322	Hughes Juniper <i>Juniperus horizontalis 'Hughes'</i>	5 gal.	18" - 24" spread 48" o.c., max.
WCJ	149	Wilton Carpet Juniper <i>Juniperus horizontalis 'Wiltoni'</i>	5 gal.	18" - 24" spread 48" o.c., max.
TJ	62	Tammy Juniper <i>Juniperus sabina var. tamariscifolia</i>	5 gal.	18" - 24" spread 48" o.c., min.

### DECIDUOUS SHRUBS

#### SMALL

SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
AWS	105	Anthony Waterer Spirea <i>Spirea x bumalda 'Anthony Waterer'</i>	5 gal.	18" - 24" spread, 5 canes min.
CPB	141	Crimson Pygmy Barberry <i>Berberis thunbergii 'Crimson Pygmy'</i>	5 gal.	18" - 24" spread, 5 canes min.
GDP	104	Gold Drop Potentilla <i>Potentilla fruticosa 'Gold Drop'</i>	5 gal.	18" - 24" spread, 5 canes min.
MKL	116	Miss Kim Lilac <i>Syringa patula 'Miss Kim'</i>	5 gal.	18" - 24" spread, 5 canes min.

### DECIDUOUS SHRUBS

SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
		MEDIUM		
BMS	24	Blue Mist Spirea <i>Caryopteris clandonensis</i>	5 gal.	18" - 24" spread, 5 canes min.
CRC	44	Cranberry Cotoneaster <i>Cotoneaster apiculatus</i>	5 gal.	18" - 24" spread, 5 canes min.
ID	42	Isanti Dogwood <i>Cornus sericea 'Isanti'</i>	5 gal.	18" - 24" spread, 5 canes min.
SMS	41	Snowmound Spirea <i>Spirea nipponica 'Snowmound'</i>	5 gal.	18" - 24" spread, 5 canes min.
CMD	34	Carol Mackie Daphne <i>Daphne burkwoodii 'Carol Mackie'</i>	5 gal.	18" - 24" spread, 5 canes min.

#### LARGE

SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
CHL	32	Chinese Lilac <i>Syringa chinensis</i>	5 gal.	18" - 24" spread, 48" o.c.-5 canes min.
RTD	45	Red Twig Dogwood <i>Cornus sericea</i>	5 gal.	18" - 24" spread, 5 canes min.
ACV	16	American Cranberry Viburnum <i>Viburnum trilobum</i>	5 gal.	18" - 24" spread, 8' o.c. 5 canes min. 48" o.c.

### PERENNIALS/GROUNDCOVERS

SYM.	QUAN.	COMMON/BOTANICAL NAME	SIZE	REMARKS
SAL	262	Blue Salvia <i>Salvia Superba 'Blue Queen'</i>	4" pot	Fully established container, 18" o.c.
PHL	75	Creeping Phlox <i>Phlox subulata 'Candy Stripe'</i>	4" pot	Fully established container, 18" o.c.
HBJ	129	Himalayan Border Jewel <i>Persicaria affinis</i>	4" pot	Fully established container, 12" o.c.
AST	193	Monch Aster <i>Aster x frikartii 'Moench'</i>	4" pot	Fully established container, 24" o.c.
HOL	44	Creeping Colorado Holly <i>Mahonia Repens</i>	4" pot	Fully established container, 18" o.c.
STD	280	Orange Day Lily <i>Hemerocallis Var. "Stella d'Oro"</i>	4" pot	Fully established container, 18" o.c.
PER	49	Periwinkle <i>Vinca minor</i>	4" pot	Fully established container, 18" o.c.
SHD	250	Shasta Daisy <i>Leucanthemum x superbum 'Alaska'</i>	4" pot	Fully established container, 24" o.c.

## GENERAL NOTES:

- ALL IRRIGATED LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM CONSISTING OF ROTORS AND DRIP EMITTERS DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK AND THE MEADOWS NEIGHBORHOOD COMPANY. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- ALL PUBLIC AND PRIVATE LANDSCAPE AND IRRIGATION MAINTENANCE INSTALLATION AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
- HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED NATIVE SEED AREAS LESS THAN 4:1 SLOPES.
- REFER TO THE TOWN OF CASTLE ROCK FOR STANDARD SPECIFICATIONS AND MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, HC RAMPS, AND BOLLARD DETAILS.
- STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY LOCATIONS AND UTILITY LOCATIONS AS NEEDED.
- RETAINING WALLS USED IN THIS PLAN SHALL BE A CONCRETE VENTURE RETAINING WALL SYSTEM (SEE DETAIL ON SHEET 19 OF 19).
- ALL TURF AREA SOILS SHALL BE AMENDED WITH THREE(3) CUBIC YARDS OF ORGANIC MATTER PER 1000 S.F. AND 10 LBS. OF TRIPLE SUPER PHOSPHATE PER 1000 S.F. LAWN AREA.
- ALL SIDEWALKS WILL BE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL. ALL DRIVES AND PARKING LOTS WILL BE PAVED WITH ASPHALT.
- ALL FREESTANDING LIGHTS WILL HAVE A MAXIMUM HEIGHT OF 25'.
- AREAS DELINEATED AS NATIVE SEED WILL HAVE THE FOLLOWING SEED MIX:
 

Ephriam Crested Wheatgrass	6.0 lbs.
Perennial Ryegrass	2.0 lbs.
Slender Wheatgrass	4.0 lbs.
Western Wheatgrass	6.0 lbs.
Streambank Wheatgrass	6.0 lbs.
Total 20.0 lbs. PLS/Ac	
- FIRE CODE REQUIRES THAT NO LANDSCAPING, FENCING, OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.
- NO LANDSCAPING WITHIN THE LINE OF SIGHT SHALL EXCEED 30" IN HEIGHT.

## SITE CALCULATIONS

### LANDSCAPE REQUIREMENTS

REQUIRED OPEN SPACE	TREES/ SF. REQUIRED	TREES REQ./PROV.	SHRUBS/ SF. REQUIRED	SHRUBS REQ./PROV.
245,403 sf.	2/ 1000 sf.	491/ 491	4/ 1000 sf.	982/ 1527

### LANDSCAPE COVERAGE

TYPE	AREA	% OF LANDSCAPED AREA
Irrigated Turf	346,442 sf.	57%
Native Seed	235,848 sf.	39%
Shrub Beds	22,573 sf.	4%
<b>Total</b>	<b>604,863sf.</b>	<b>100%</b>

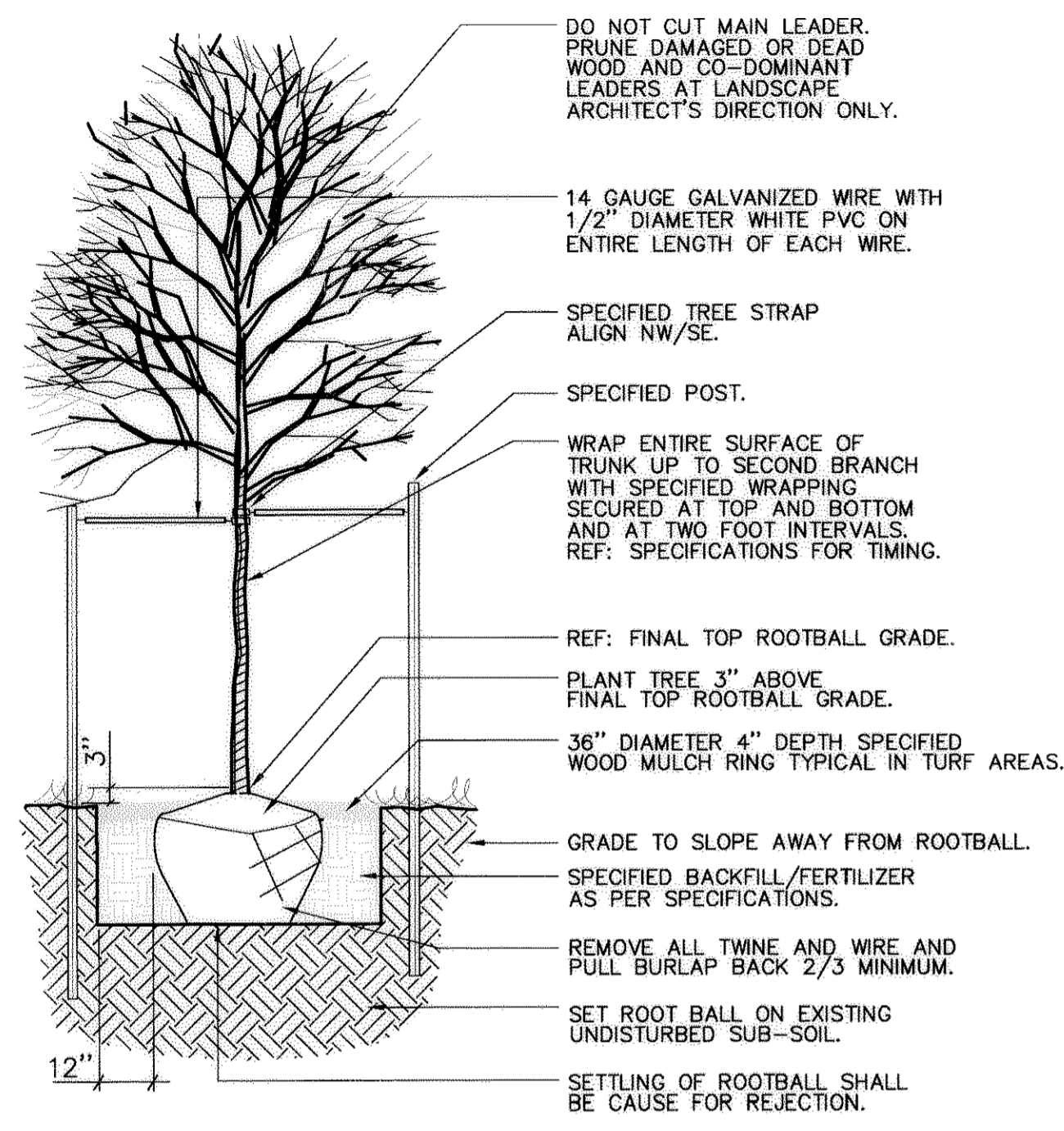
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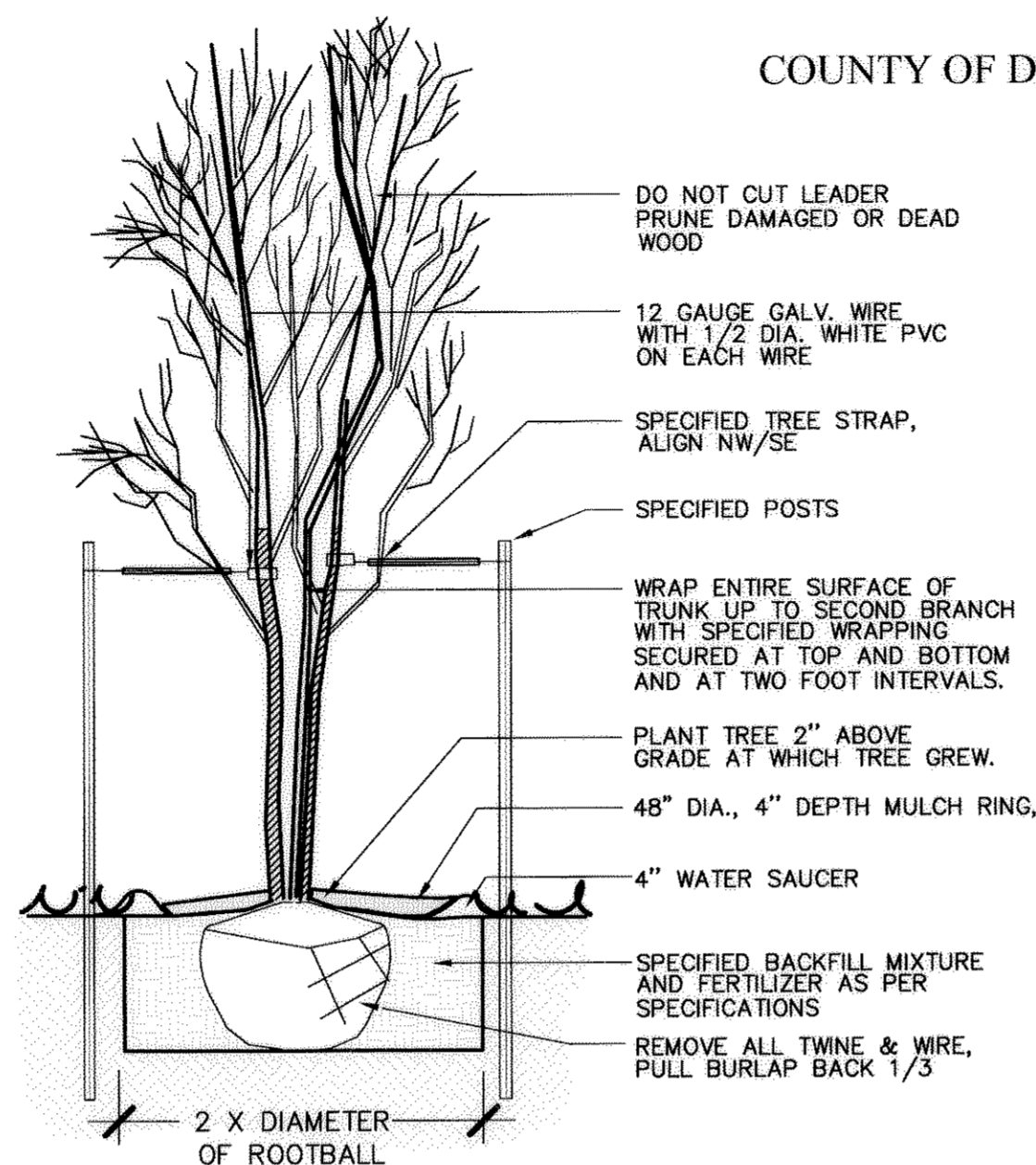
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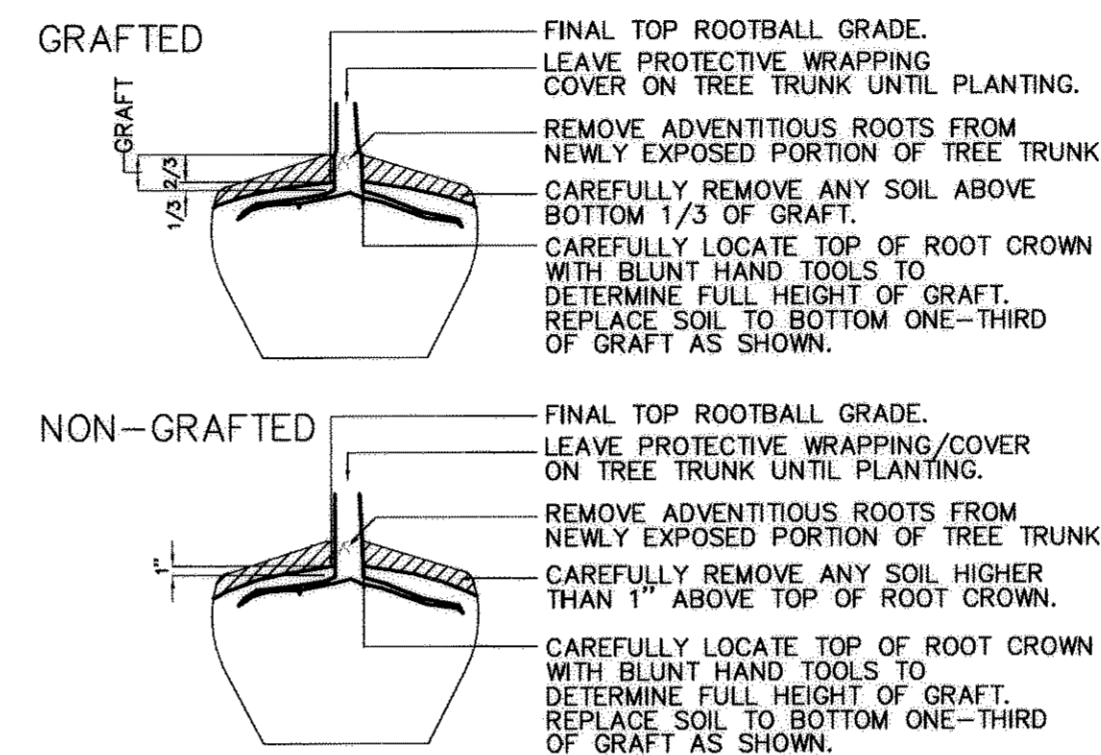
**DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE



**ORNAMENTAL TREE PLANTING DETAIL**

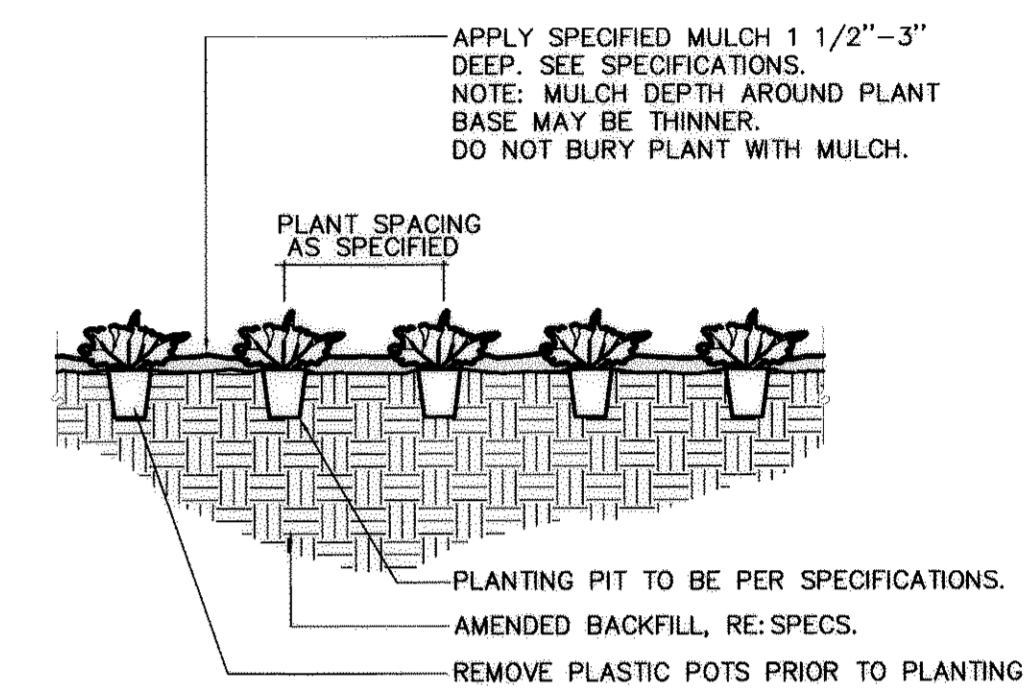
NOT TO SCALE



- NOTES:
1. ALL WORK TO BE DONE AT TIME OF PLANTING.
  2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
  3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.

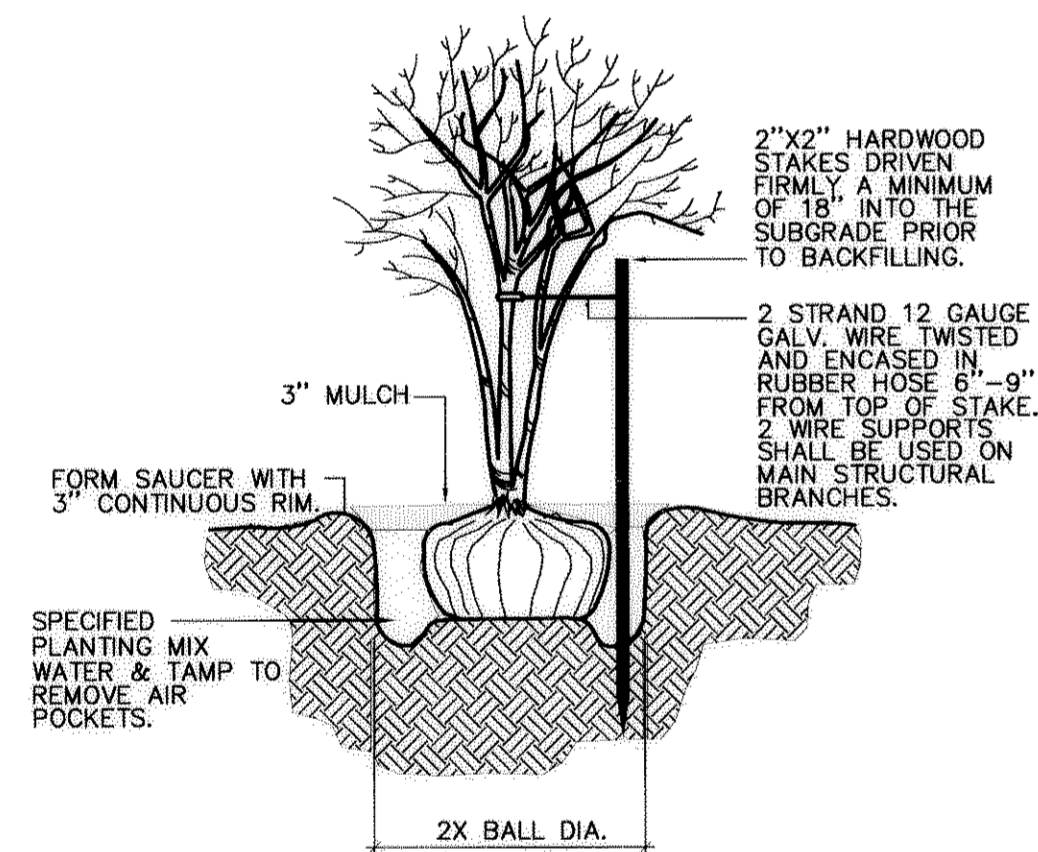
**FINAL TOP ROOTBALL GRADE DETAIL**

NOT TO SCALE



**FLORAL/GROUNDCOVER PLANTING DETAIL**

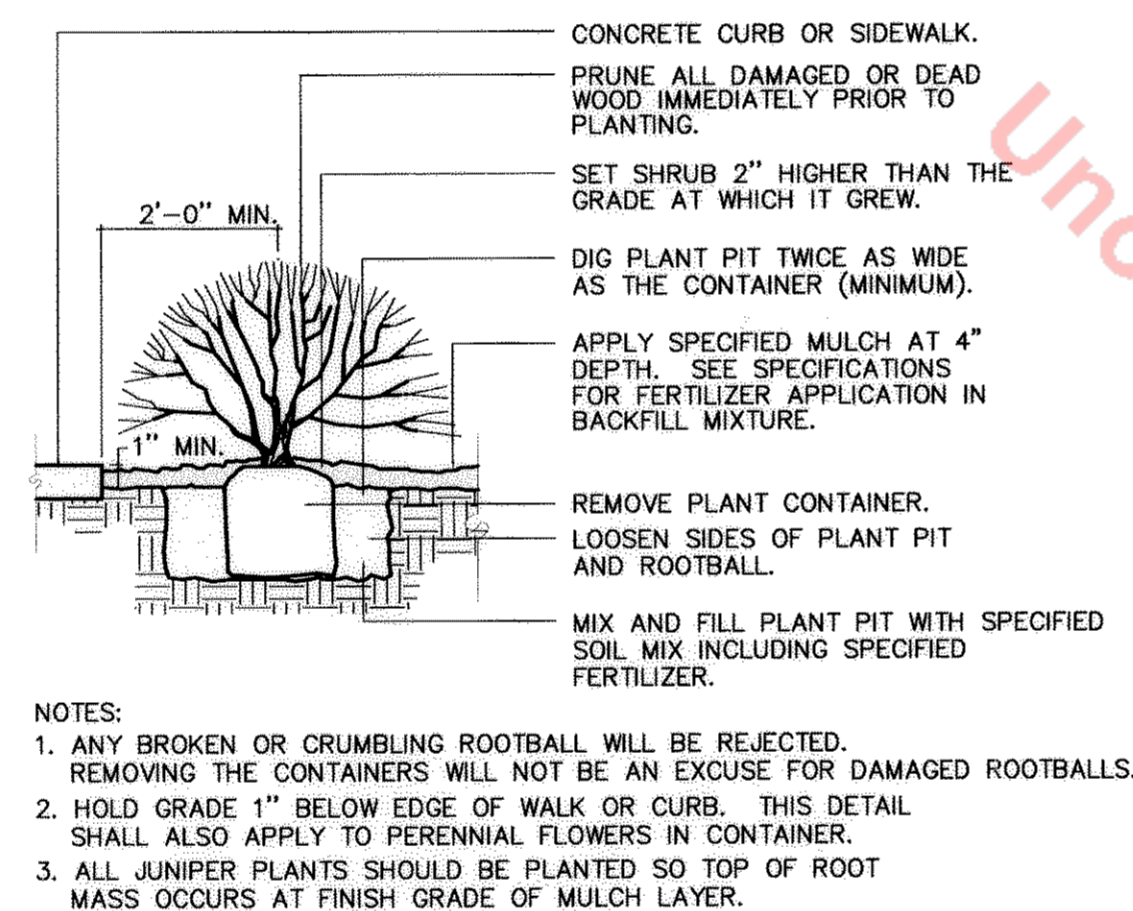
NOT TO SCALE



- NOTES:
1. STAKE TO FIRST BRANCHES AS NECESSARY FOR SUPPORT.
  2. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.

**BALLED AND BURLAPPED SHRUB/MULTI-TRUNK STAKING DETAIL**

NOT TO SCALE

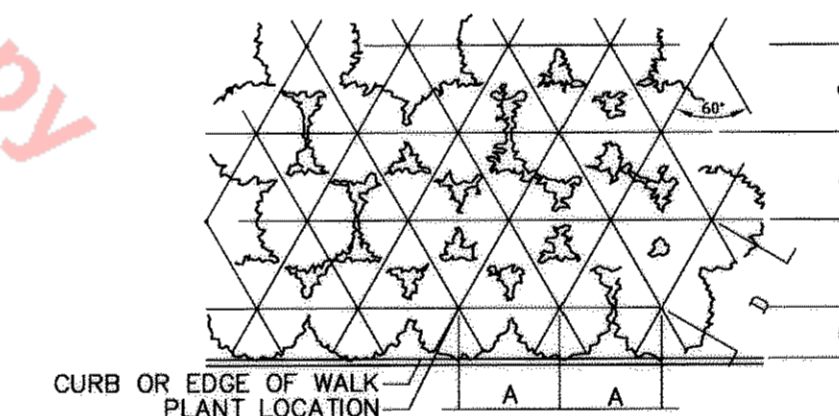


- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
  2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
  3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

**SHRUB PLANTING DETAIL**

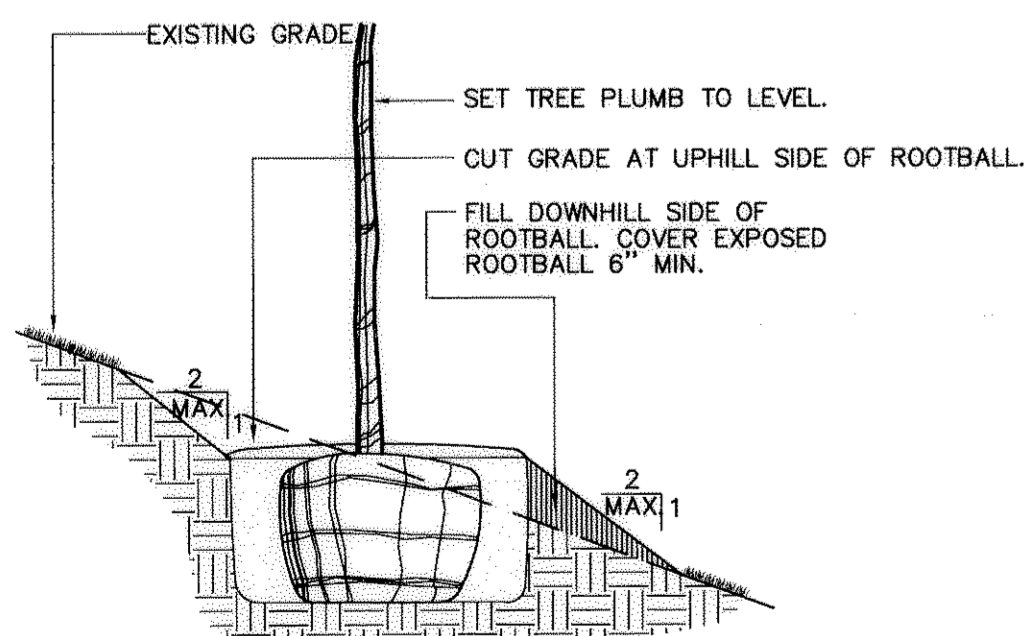
NOT TO SCALE

PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	16"	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"



**SHRUB PLANTING LAYOUT DETAIL**

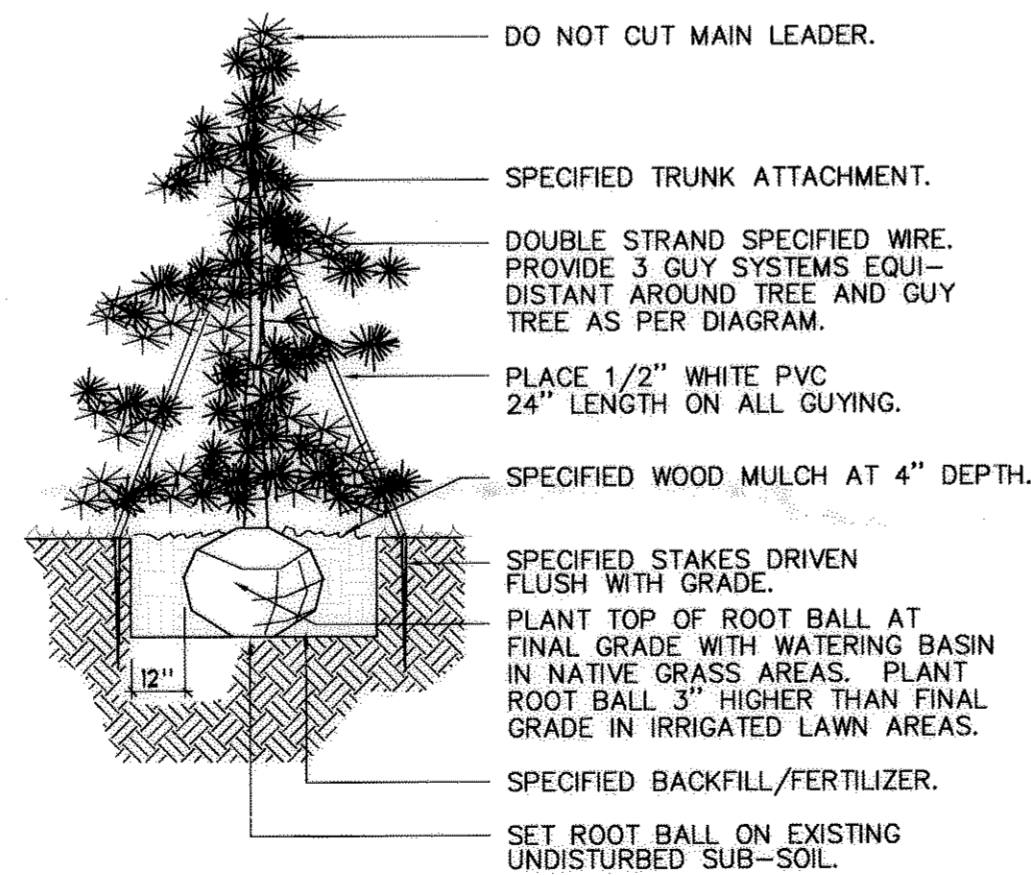
NOT TO SCALE



- NOTES:
1. REFER TO SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.
  2. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

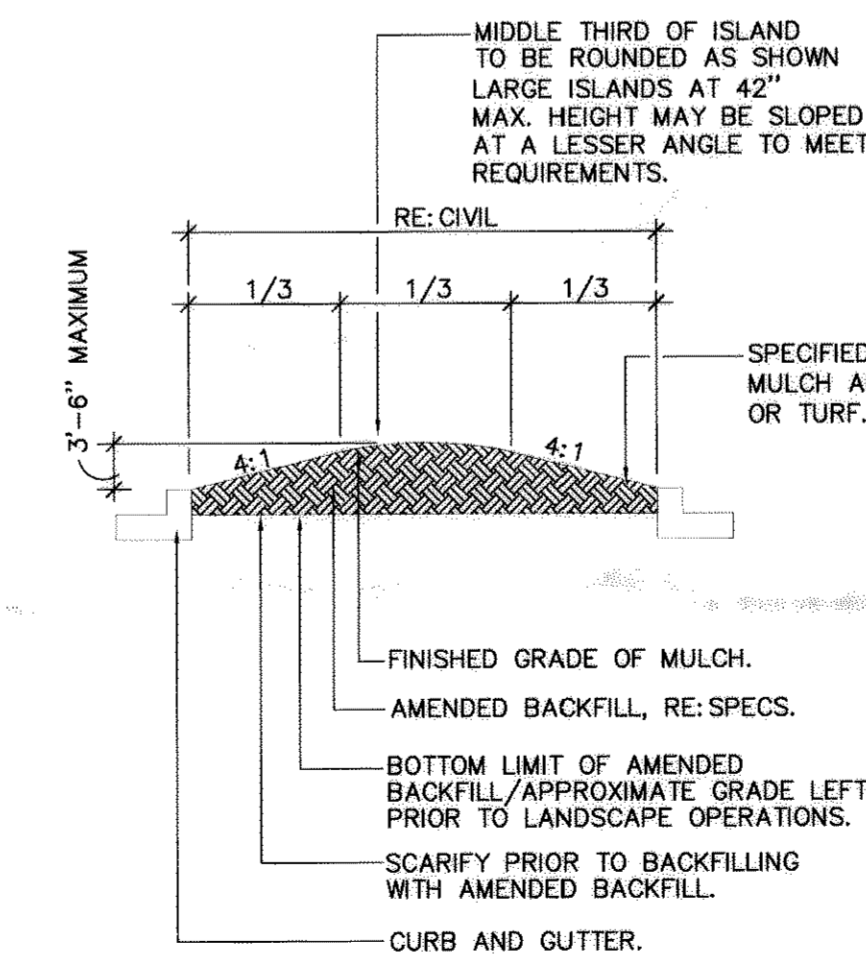
**TREE PLANTING ON SLOPE DETAIL**

NOT TO SCALE



**EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE



- NOTE:
- THE EARTHWORK AND/OR LANDSCAPE CONTRACTOR WILL BE REQUIRED TO WORK MEDIAN AREAS INTO A "NATURALLY-OCCURRING, UNDULATING LANDFORM/BERM."

**PARKING LOT ISLAND/MEDIAN GRADING DETAIL**

NOT TO SCALE

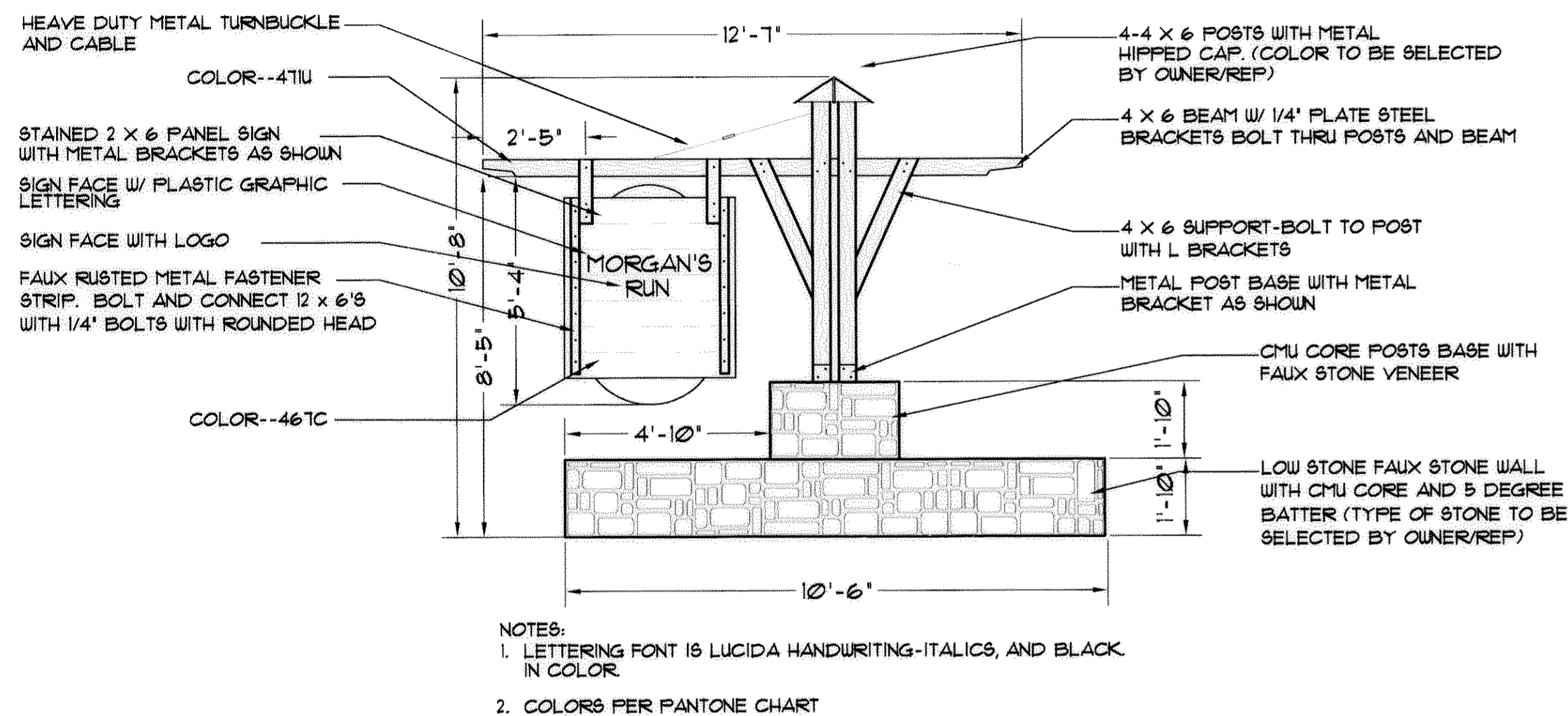
NO.	REVISIONS	DATE	BY
	Resubmitted	11.25.02	
	Resubmitted	1.23.03	
	Town Meeting	2.10.03	
	Resubmitted	3.10.03	
	Resubmitted	4.21.03	

DATE: June 27, 2002  
JOB NUMBER: 02208.00  
SHEET 18 OF 19  
DESIGNED BY: DJK / BP DRAWN BY: BP  
CHECKED BY: DJK / MG

An Employee-Owned Company  
**d h m design**  
corporation  
1390 Lawrence St., Suite 109  
Denver, Colorado 80202  
Phone: 303-871-4444  
Fax: 303-871-4444  
www.dhmdesign.com  
Meadows Filing No. 11-Parcel 5  
Preliminary Plat & Final PD Site Plan

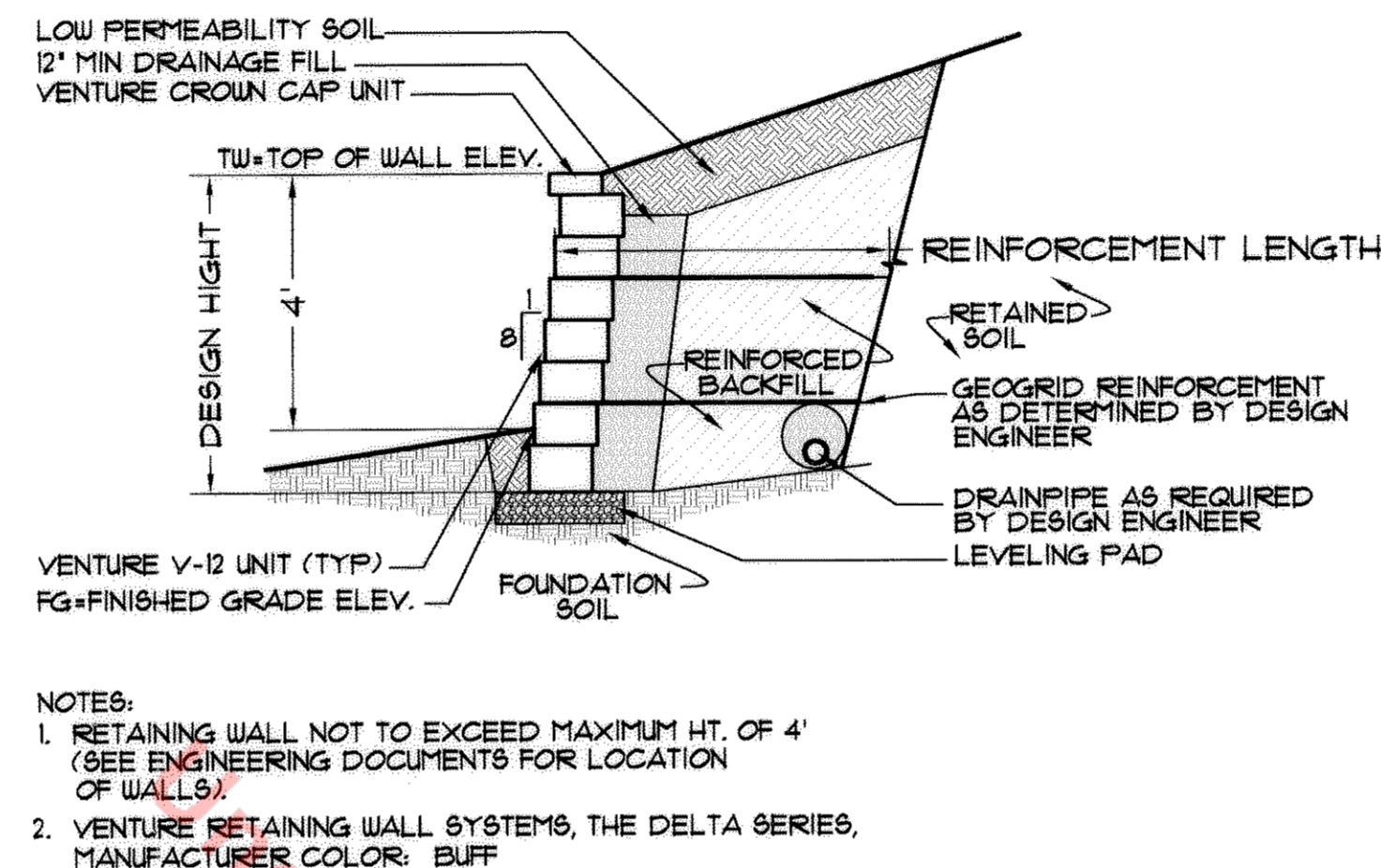
# MEADOWS FILING NO. 11, PARCEL 5 PRELIMINARY PLAT & FINAL PD SITE PLAN

A PART OF SECTION 32 & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6th P.M.,  
COUNTY OF DOUGLAS, STATE OF COLORADO



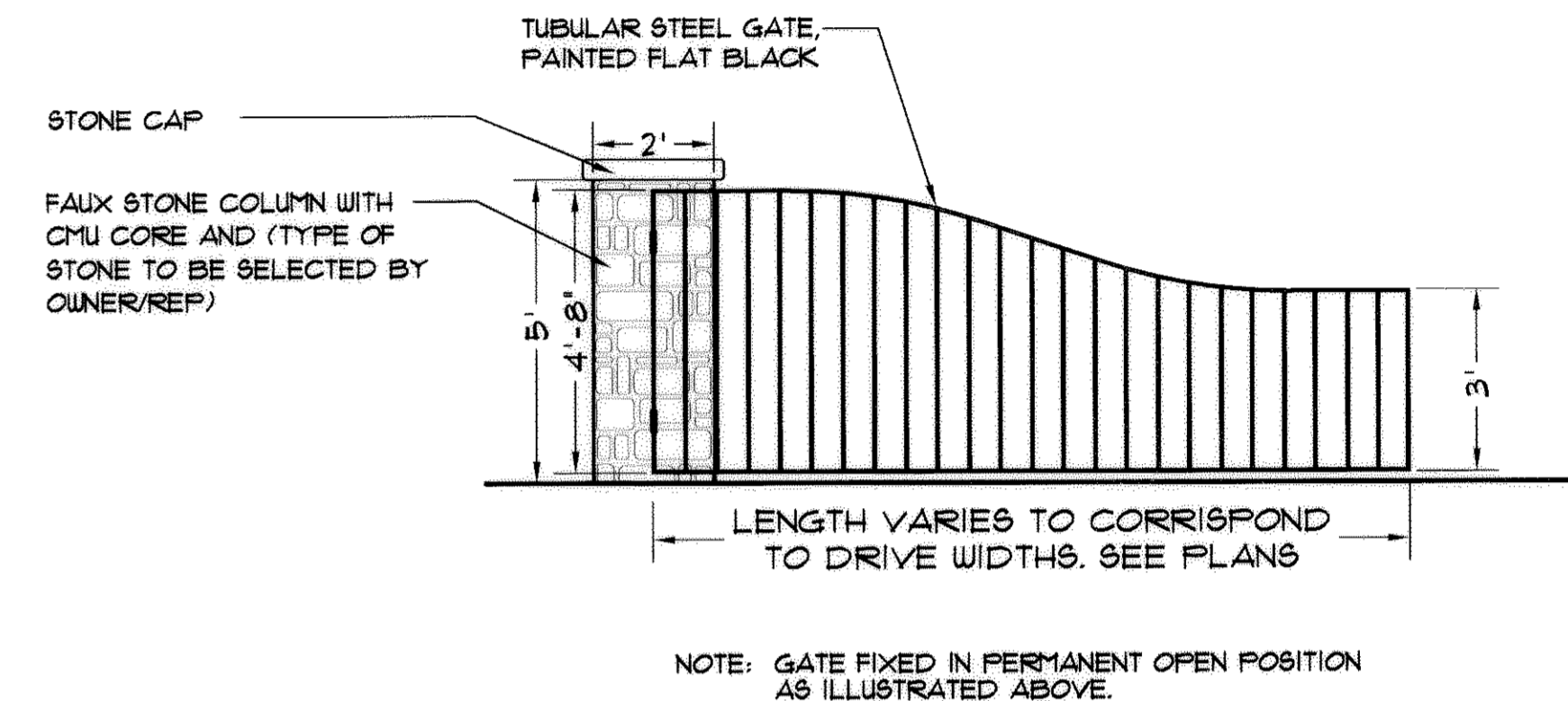
PROJECT SIGNAGE DETAIL

NOT TO SCALE



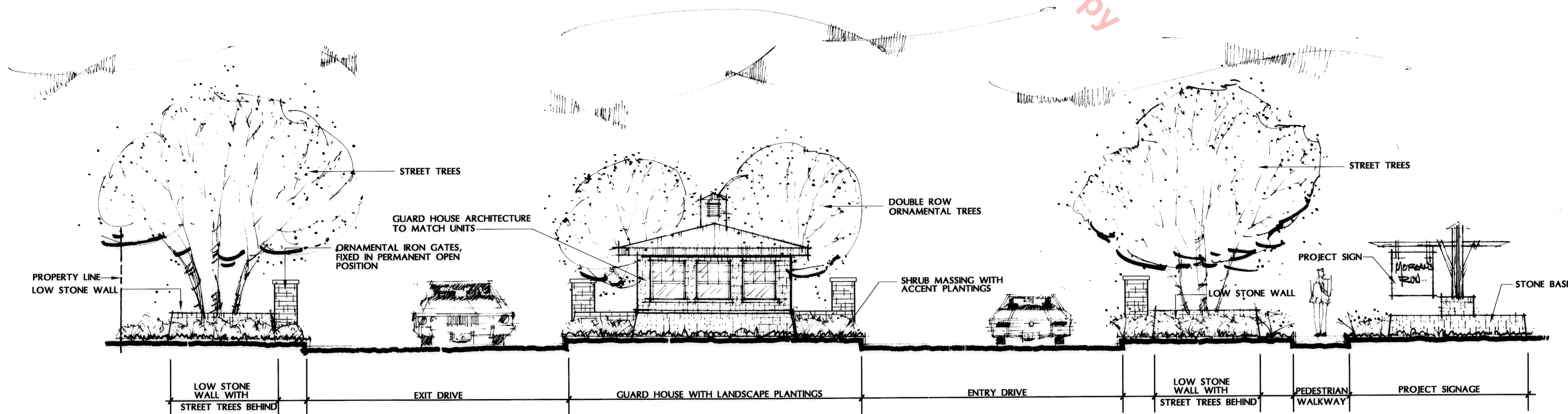
RETAINING WALL DETAIL

NOT TO SCALE



ORNAMENTAL IRON GATE DETAIL

NOT TO SCALE



ELEVATION OF MAIN ENTRANCE SIGNAGE

NOT TO SCALE

NO.	REVISIONS	DATE	BY
	Resubmitted	11.25.02	
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