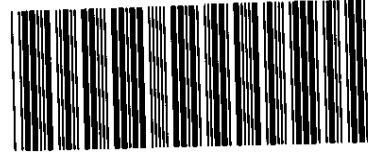


PLAT IDENTIFICATION SHEET

RECEPTION#:



DATE: 02/06/2003

2003015978 22 PGS

TIME:

FEE: \$

(22 P)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$221.00
22 PGS

2003015978
02/06/2003 02:39 PM

GRANTOR:
(owner/signer)

Castle Rock Development
Company

GRANTEE:
(subdivision name or name of plat)

Meadows

Filing 12

LEGAL:
(section-township-range)

32-7-67

5-8-67

NEW SUBDIVISION ABBREV: _____

THE MEADOWS FILING 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 1 OF 22

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 45°20'06" WEST, 1972.57 FEET TO THE SOUTHEAST CORNER OF THE MEADOWS FILING NO. 6, A PLAT RECORDED AT RECEPTION NUMBER 8814214 OF THE DOUGLAS COUNTY RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF FOOTHILLS DRIVE, AS RECORDED AT RECEPTION NUMBER 8727782 OF THE DOUGLAS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID FOOTHILLS DRIVE SOUTH 23°30'11" EAST, 53.02 FEET TO THE NORTHEAST CORNER OF THE MEADOWS FILING NO. 11 - PARCEL 12; THENCE ALONG THE BOUNDARY OF SAID PARCEL 12 THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 66°29'49" WEST, 144.60 FEET;
- 2) THENCE SOUTH 51°23'47" WEST, 337.10 FEET;
- 3) THENCE SOUTH 38°36'13" EAST, 200.00 FEET;
- 4) THENCE NORTH 51°23'47" EAST, 197.06 FEET;
- 5) THENCE NORTH 52°51'42" EAST, 178.96 FEET;
- 6) THENCE NORTH 61°11'58" EAST, 54.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID FOOTHILLS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 23°30'11" EAST, 1758.72 FEET TO A POINT OF CURVE;
- 2) THENCE 32.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 92°14'18", HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 22°36'58" WEST, 28.83 FEET TO A POINT OF TANGENT;
- 3) THENCE SOUTH 68°44'07" WEST, 0.10 FEET;

THENCE SOUTH 21°16'00" EAST, 70.00 FEET; THENCE SOUTH 68°44'00" WEST, 123.58 FEET TO A POINT OF CURVE; THENCE 295.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 143°2'01", HAVING A RADIUS OF 1165.00 FEET AND A CHORD BEARING SOUTH 61°22'59" WEST, 294.72 FEET TO A POINT OF TANGENT; THENCE SOUTH 54°11'59" WEST, 740.69 FEET TO A POINT OF CURVE; THENCE 858.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°07'08", HAVING A RADIUS OF 585.00 FEET AND A CHORD BEARING NORTH 83°44'27" WEST, 783.78 FEET TO A POINT OF TANGENT; THENCE NORTH 41°40'53" WEST, 586.10 FEET TO A POINT OF CURVE; THENCE 820.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°42'25", HAVING A RADIUS OF 965.00 FEET AND A CHORD BEARING NORTH 68°02'06" WEST, 298.86 FEET TO A POINT OF TANGENT; THENCE SOUTH 89°36'42" WEST, 455.76 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL DESCRIBED IN BOOK 760 AT PAGE 148; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°53'41" WEST, 774.70 FEET;
- 2) THENCE NORTH 00°13'03" EAST, 230.70 FEET;
- 3) THENCE NORTH 01°41'48" WEST, 405.32 FEET;
- 4) THENCE NORTH 22°34'46" WEST, 79.10 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SW 1/4 OF SAID SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°41'35" WEST, 903.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID MEADOWS FILING NO. 6; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID MEADOWS FILING NO. 6, THE FOLLOWING TWENTY-THREE (23) COURSES:

- 1) SOUTH 35°24'51" EAST, 105.57 FEET;
- 2) THENCE SOUTH 58°54'51" EAST, 70.00 FEET;
- 3) THENCE SOUTH 20°54'51" EAST, 74.00 FEET;
- 4) THENCE SOUTH 46°24'51" EAST, 203.00 FEET;
- 5) THENCE SOUTH 56°54'51" EAST, 219.00 FEET;
- 6) THENCE SOUTH 31°24'51" EAST, 241.00 FEET;
- 7) THENCE SOUTH 61°24'51" EAST, 129.00 FEET;
- 8) THENCE SOUTH 13°24'51" EAST, 87.00 FEET;
- 9) THENCE SOUTH 40°29'28" EAST, 313.13 FEET;
- 10) THENCE SOUTH 02°18'38" WEST, 190.00 FEET;
- 11) THENCE SOUTH 61°31'02" EAST, 370.00 FEET;
- 12) THENCE SOUTH 50°01'45" EAST, 120.00 FEET;
- 13) THENCE NORTH 38°36'37" EAST, 310.00 FEET;
- 14) THENCE NORTH 50°49'00" WEST, 339.62 FEET;
- 15) THENCE SOUTH 88°44'17" WEST, 226.55 FEET;
- 16) THENCE NORTH 49°22'15" EAST, 459.97 FEET;
- 17) THENCE SOUTH 67°24'51" EAST, 227.07 FEET;
- 18) THENCE SOUTH 76°39'53" EAST, 148.85 FEET;
- 19) THENCE SOUTH 85°51'50" EAST, 134.95 FEET;
- 20) THENCE NORTH 72°48'43" EAST, 134.20 FEET;
- 21) THENCE NORTH 64°07'45" EAST, 129.76 FEET;
- 22) THENCE NORTH 86°07'42" EAST, 317.35 FEET;
- 23) THENCE NORTH 66°29'49" EAST, 140.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 139.643 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 89°40'57" EAST.

SCHOOLS, PARKS, AND OPEN SPACE

THE CURRENT APPROVED PRELIMINARY PD FOR THE MEADOWS PROVIDES FOR 405 ACRES OF LAND (11.4% OF TOTAL) FOR SCHOOLS AND PARKS, AND 700.8 ACRES (19.7% OF TOTAL) OF OPEN SPACE. TO DATE, 208.06 ACRES HAVE BEEN DEDICATED, OR HAVE BEEN COMMITTED FOR DEDICATION, TO SCHOOLS AND PARKS AND 61.84 ACRES HAVE BEEN DEDICATED, OR COMMITTED FOR DEDICATION, AS OPEN SPACE.

CURRENTLY, A TOTAL OF 935.57 ACRES OF LAND HAVE BEEN FINAL OR PRELIMINARY PLATTED IN THE MEADOWS. USING THE 11.4% PUBLIC LAND DEDICATION AND 19.7% OPEN SPACE DEDICATION OUTLINED IN THE MEADOWS PRELIMINARY PD, THE CURRENT LAND DEDICATIONS ARE 23.05 ACRES BEHIND SCHEDULE WITH THE PLATTED GROUND. THIS IS A SLIGHT DECREASE FROM THE 23.7 ACRES THAT WAS IDENTIFIED DURING THE FILING 11 PROCESS.

IN CONFORMANCE WITH THE STIPULATION PROVIDED DURING THE FILING 11 APPROVAL PROCESS, CASTLE ROCK DEVELOPMENT COMPANY INTENDS TO DEDICATE THE 23.7 ACRES, IN ADDITION TO THE LAND DEDICATIONS REQUIRED FOR FILING 12. THEREFORE, THE TOTAL ACRES TO BE DEDICATED AS PUBLIC LANDS WITH FILING 12 IS 67.13 ACRES. THE FILING 12 PRELIMINARY PLAT INCLUDES 10.00 ACRES OF PLD FOR A FUTURE SCHOOL SITE AND 6.94 ACRES OF OPEN SPACE LAND DEDICATION. THE REMAINING 50.19 ACRES WILL BE DEEDED TO THE TOWN AT TIME OF FINAL PLAT. A SKETCH OF THE AREA TO BE DEDICATED IS ATTACHED.

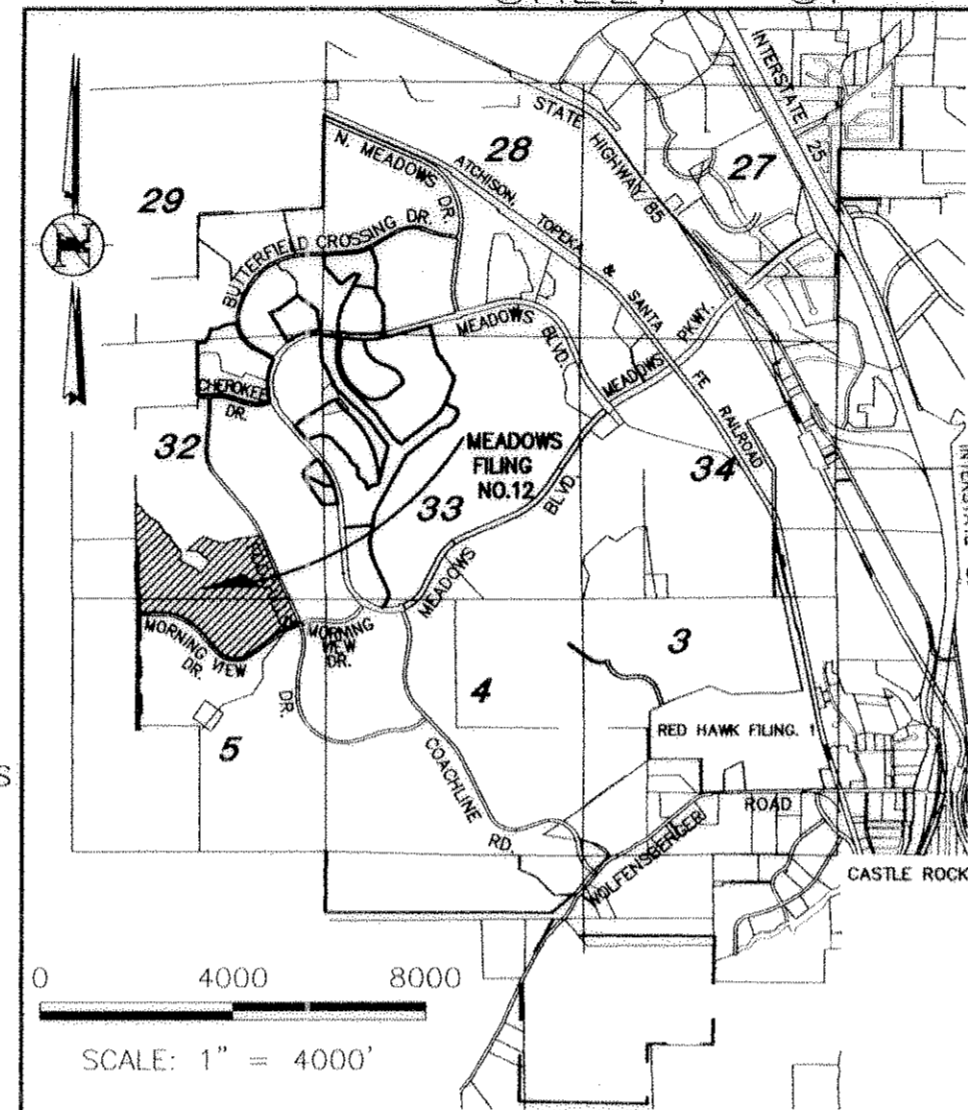
ROCKY MOUNTAIN CONSULTANTS, (RMC) BENCHMARK DESCRIPTION

ORIGIN BENCHMARK

NGS POINT K23
FOUND BRASS DISK SET IN A CONCRETE POST 0.4' ABOVE THE GROUND. IT IS 0.15 MILES NORTHWEST OF THE HAPPY CANYON ROAD AND US HIGHWAY 85 INTERSECTION. 73 FEET SOUTH OF THE CENTERLINE OF US HIGHWAY 85.
ELEV. = 5981.62 (NGVD 29)

PROJECT BENCHMARK

FOUND 3 1/2" ALUM. CAP MARKED "TST LS 12046 1984". CENTER NORTH 1/16 OF SECTION 32, T7S, R67W, 6th PM. 1' SOUTHEAST OF A FENCE CORNER. ON THE WEST BOUNDARY LINE OF THE MEADOWS P.U.D. BOUNDARY.
ELEV. = 6119.03 (NGVD 29)
NGVD 29 + 3.218" = NAVD 88



VICINITY MAP

TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
MEADOWS FILING NO. 12					
TRACT "A"	284,889	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/RAIN.
TRACT "B"	195,511	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "C"	277,563	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "D"	103,381	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "E"	119,638	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "F"	32,068	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "G"	289,834	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "H"	37,641	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "I"	6,352	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "J"	10,228	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "K"	289,975	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "L"	252,500	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/RAIN.
TRACT "M"	71,599	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/RAIN.
TRACT "N"	18,256	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/RAIN.

NOTES:

1. THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF ONE (1) FEET.
2. THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY ROCKY MOUNTAIN CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
3. ALL STREETS SHOWN HEREON, IF NOT ALREADY DEDICATED, WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
4. ALL THE LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAYS AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT ROW 7'; SIDE LOT AT ROW 15', SIDE LOT BETWEEN LOTS MINIMUM 3'; REAR LOT 10', TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS, UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS, AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON. SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.
5. TRACTS B, C, D, E, F, G, H, I, J AND K ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY, FOR MEADOWS FILING NO. 12 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES.
6. TRACTS A, L, M, AND N ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC PURPOSES.
7. ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO THE TOWN.
8. SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
9. STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
10. UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL CONSTRUCTION DESIGN.
11. ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMPS. ALL "T" INTERSECTIONS SHALL HAVE THREE (3) RAMPS.

NOTES: (CONT.)

12. WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICES ARE GENERALLY LOCATED IN THE CENTER OF THE LOT.
13. THE MEADOWS FILING NO. 12 IS CROSSED BY THE FLOOD PLAIN FOR THE 6400 WEST FORK TRIBUTARY TO EAST PLUM CREEK. THE FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 080049 0170 C, REVISION DATE SEPTEMBER 30, 1987 SHOWS THE 6400 WEST FORK TRIBUTARY IN ZONE A. LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA. FIRM PANEL NUMBER 080049 0170 C SHOWS FLOOD HAZARD IN LOTS 28 AND 29 BLOCK 2.
14. ZONING IS PER THIRD P.D. AMENDMENT-MEADOWS SITE PLAN RECORDED 04/20/87 RECEPTION NUMBER 8711346.
15. ADDITIONAL WATER RIGHTS REQUIRED TO GIVE 384 SFE'S IN THIS SUBDIVISION WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK PRIOR TO FINAL PLAT APPROVAL. THIS INCLUDES 30 SFE'S FOR IRRIGATION & 16.88 SFE'S FOR THE PROPOSED SCHOOL.
16. LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO LOT DESIGN CRITERIA SET FORTH ON THE MEADOWS FILING NO. 12 FINAL PD SITE PLAN.
17. THIS PROJECT WILL BE CONSTRUCTED IN FIVE PHASES.
18. UTILITY EASEMENTS LOCATED OUTSIDE OF THE MEADOWS FILING NO. 12 WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
19. LOT SETBACKS ARE AS FOLLOWS:
FRONT.....15' MIN.
REAR.....18' MIN.
SIDE.....3', WITH 10' MIN. BETWEEN FOUNDATIONS
20. REFER TO SHEET 21 OF 22 FOR MORE DETAILED SET BACK CRITERIA.
21. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'.
22. FENCE INFORMATION AND DETAILS ARE ON SHEET 20 OF 22.
23. AT "T" INTERSECTIONS HOMES SHALL BE SITED SO GARAGES OR OTHER NON-WINDOWED AREAS WILL BE SITUATED IN THE LINE OF SIGHT FROM ONCOMING TRAFFIC.
24. LOTS 11-19, BLOCK 10 AND LOTS 16-18, BLOCK 11 ARE WITHIN THE MINOR RIDGELINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 THE SKYLINE/RIDGELINE PROTECTION REGULATIONS.
25. A TEN (10) FOOT UTILITY EASEMENT SHALL BE PROVIDED ON THE REAR OF EACH LOT, AND A FIVE (5) FOOT UTILITY EASEMENT ALONG ONE SIDE OF THE LOTS TO ACCOMMODATE ELECTRIC SERVICE.
26. NO LANDSCAPING OR STRUCTURE MAY EXIST AT A HEIGHT OF 30" OR HIGHER ABOVE THE TOP OF THE ADJACENT ROADWAY CURB WITHIN ANY RIGHT-OF-WAY EASEMENT.

PROPERTY OWNERS

CASTLE ROCK LAND COMPANY
3033 E. 1ST AVENUE
DENVER, COLORADO 80208
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-5508
CONTACT: JOHN FOX

DEVELOPER/LAND PLANNER

CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 410
DENVER, COLORADO 80208
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-5508
CONTACT: JIM RILEY

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVENUE
GREENWOOD VILLAGE, COLORADO 80111
CONTACT: BLAKE R. CALVERT
PHONE: (303) 741-6000
FAX: (303) 741-6106

NO.	SUBMITTED TO TOWN	DATE	BY
2	Town Comments	12/17/01	BRC
3	Per Client	03/18/02	BRC
4	Town Comments	1/3/03	BRC

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Revision: JANUARY 2003
Revision: MARCH 2002
Revision: DECEMBER 2001
Date: AUGUST 2000
Job No. 22.3572.031.00
8301 E. Prentice Ave.
Suite 101
Greenwood Village, CO 80111
(303) 741-6000
(303) 741-6106

SHEET INDEX

- SHEET 1 OF 22 COVER SHEET
- SHEET 2 OF 22 PD EXHIBIT
- SHEET 3-5 OF 22 PRELIMINARY PLAT AND FINAL PD SITE PLAN
- SHEET 6-8 OF 22 PRELIMINARY GRADING PLAN
- SHEET 9-11 OF 22 OVERALL UTILITY PLAN
- SHEET 12-13 OF 22 PHASING
- SHEET 14-22 OF 22 LANDSCAPE PLANS

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING 12 IN THE TOWN OF CASTLE ROCK, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

By: S.C. Thomas AS PRESIDENT

SIGNED THIS 17th DAY OF JANUARY, 2003

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DENVER }
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9/6/05
NOTARY PUBLIC [Signature]

CAPITAL PACIFIC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature] AS PRESIDENT

SIGNED THIS 17th DAY OF JANUARY, 2003

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DENVER }
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9/6/05
NOTARY PUBLIC [Signature]

TITLE CERTIFICATION

I, [Signature], 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE

SIGNED THIS 30th DAY OF JANUARY, 2003

AUTHORIZED REPRESENTATIVE

[Signature]
LAND TITLE GUARANTEE COMPANY

CIVIL ENGINEER'S STATEMENT

I, BLAKE R. CALVERT, 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.

[Signature] PE #34731 DATE 1-14-03

SURVEYOR'S STATEMENT

I, JOHN R. WEST JR., BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS PRELIMINARY PLAT IS "IN CONFORMANCE" WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

[Signature] DATE 1-14-03
JOHN R. WEST JR. DATE
PLS NO. 25645

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE FILING 12 PRELIMINARY PLAT AND FINAL PD WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF MARCH, 2002.

[Signature] DATE 3/14/03
PLANNING COMMISSION DIRECTOR CLARITE
[Signature] DATE 2-3-03
DIRECTOR OF DEVELOPMENT SERVICES

B. TOWN COUNCIL APPROVAL

THE MEADOWS FILING 12 PRELIMINARY PLAT AND FINAL PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 8th DAY OF APRIL, 2002.

ATTEST:
[Signature] DATE 2-3-03
MAYOR
[Signature] DATE 2-3-03
TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:39 P.M. ON THE 6th DAY OF FEBRUARY, 2003 IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 2003015978

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

PROPERTY OWNERS

CASTLE ROCK LAND COMPANY
3033 E. 1ST AVENUE
DENVER, COLORADO 80208
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-5508
CONTACT: JOHN FOX

DEVELOPER/LAND PLANNER

CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 410
DENVER, COLORADO 80208
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-5508
CONTACT: JIM RILEY

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVENUE
GREENWOOD VILLAGE, COLORADO 80111
CONTACT: BLAKE R. CALVERT
PHONE: (303) 741-6000
FAX: (303) 741-6106

NO.	SUBMITTED TO TOWN	DATE	BY
2	Town Comments	12/17/01	BRC
3	Per Client	03/18/02	BRC
4	Town Comments	1/3/03	BRC

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Revision: JANUARY 2003
Revision: MARCH 2002
Revision: DECEMBER 2001
Date: AUGUST 2000
Job No. 22.3572.031.00
8301 E. Prentice Ave.
Suite 101
Greenwood Village, CO 80111
(303) 741-6000
(303) 741-6106

SHEET INDEX

- SHEET 1 OF 22 COVER SHEET
- SHEET 2 OF 22 PD EXHIBIT
- SHEET 3-5 OF 22 PRELIMINARY PLAT AND FINAL PD SITE PLAN
- SHEET 6-8 OF 22 PRELIMINARY GRADING PLAN
- SHEET 9-11 OF 22 OVERALL UTILITY PLAN
- SHEET 12-13 OF 22 PHASING
- SHEET 14-22 OF 22 LANDSCAPE PLANS

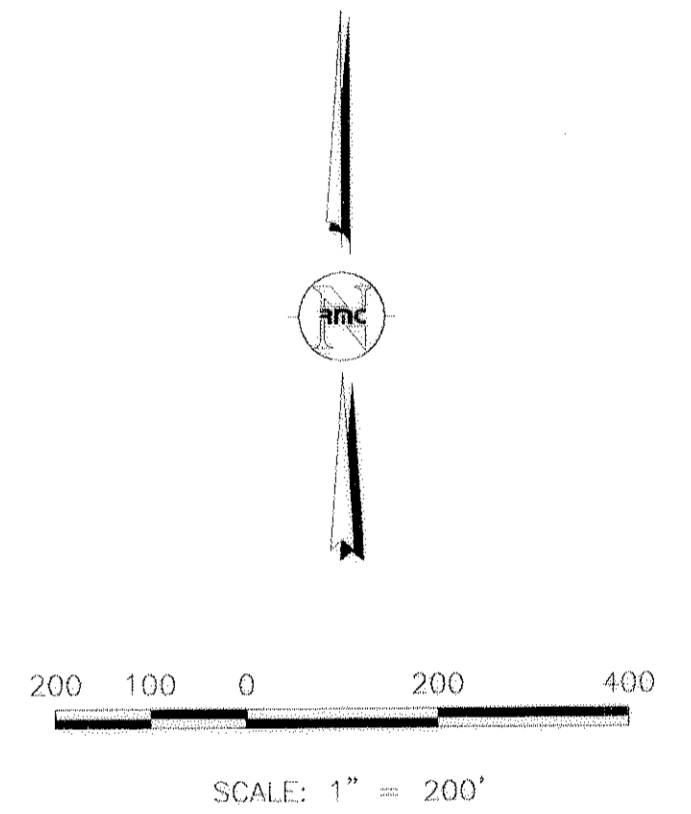
MEADOWS FILING 12
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SHEET 1 OF 22

MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 2 OF 22



PLANNING AREA C-10

ZONING - LSF	1-4 DU/AC
TOTAL ACREAGE	39 AC.
ALLOWED UNITS	156 UNITS
PROPOSED UNITS	147 UNITS
PROPOSED DENSITY	3.77 DU/AC

PLANNING AREA C-14

ZONING - LSF	1-4 DU/AC
TOTAL ACREAGE	68 AC.
ALLOWED UNITS	272 UNITS
PROPOSED UNITS	179 UNITS
PROPOSED DENSITY	2.6 DU/AC

LEGEND

[SF]	SINGLE FAMILY	4-8 DU/AC
[LSF]	SINGLE FAMILY	1-4 DU/AC
[LMF]	MULTI-FAMILY	8-12 DU/AC
[OS]	PUBLIC LAND DEDICATION: STEEP SLP., FLDPLN., DRAINAGES	
[EL]	POTENTIAL ELEMENTARY SCHOOL	
[P]	PUBLIC LAND DEDICATION: PARKS AND RECREATION	

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave. Suite 101
 Greenwood Village, CO 80111
 (303) 741-8000
 Revision: MARCH 2002
 Revision: DECEMBER 2001
 Revision: JUNE 2001
 Date: AUGUST 2000
 Job No. 22.3572.031.00
 FAX (303) 741-6106

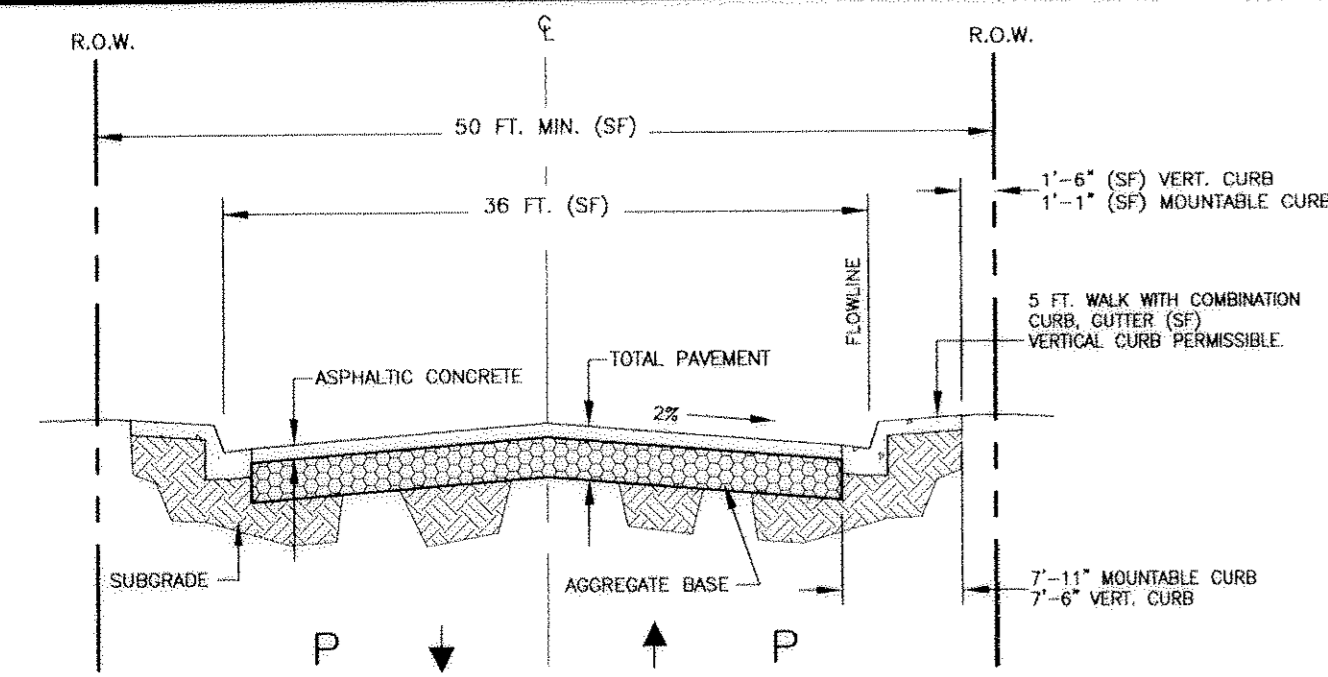
I:\3572_031_000\Drawings\Final\mead12-FPI-AT-02.dwg, 1/9/2003 10:25:51 AM, atorrero

MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

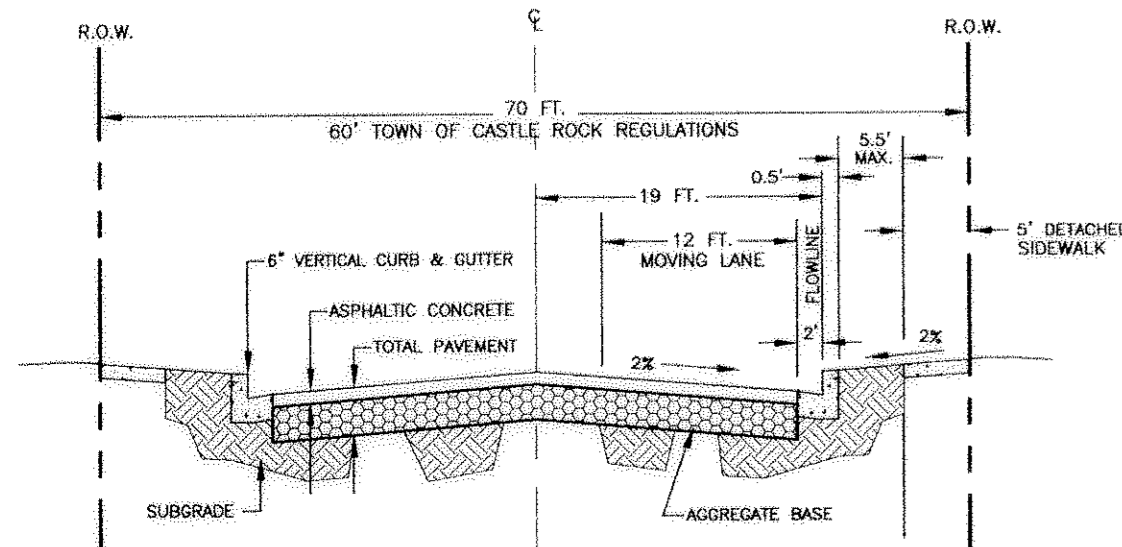
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 3 OF 22



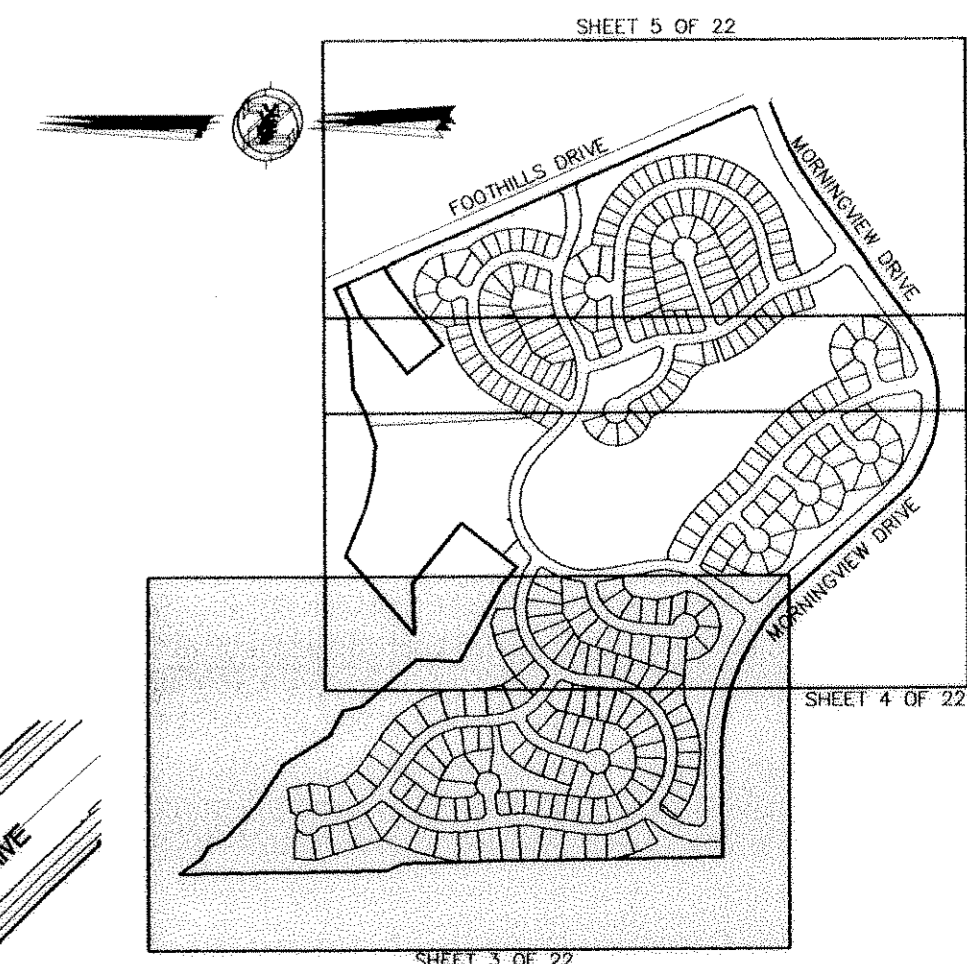
LOCAL TYPE I & TYPE II

PER TOWN OF CASTLE ROCK REGULATIONS

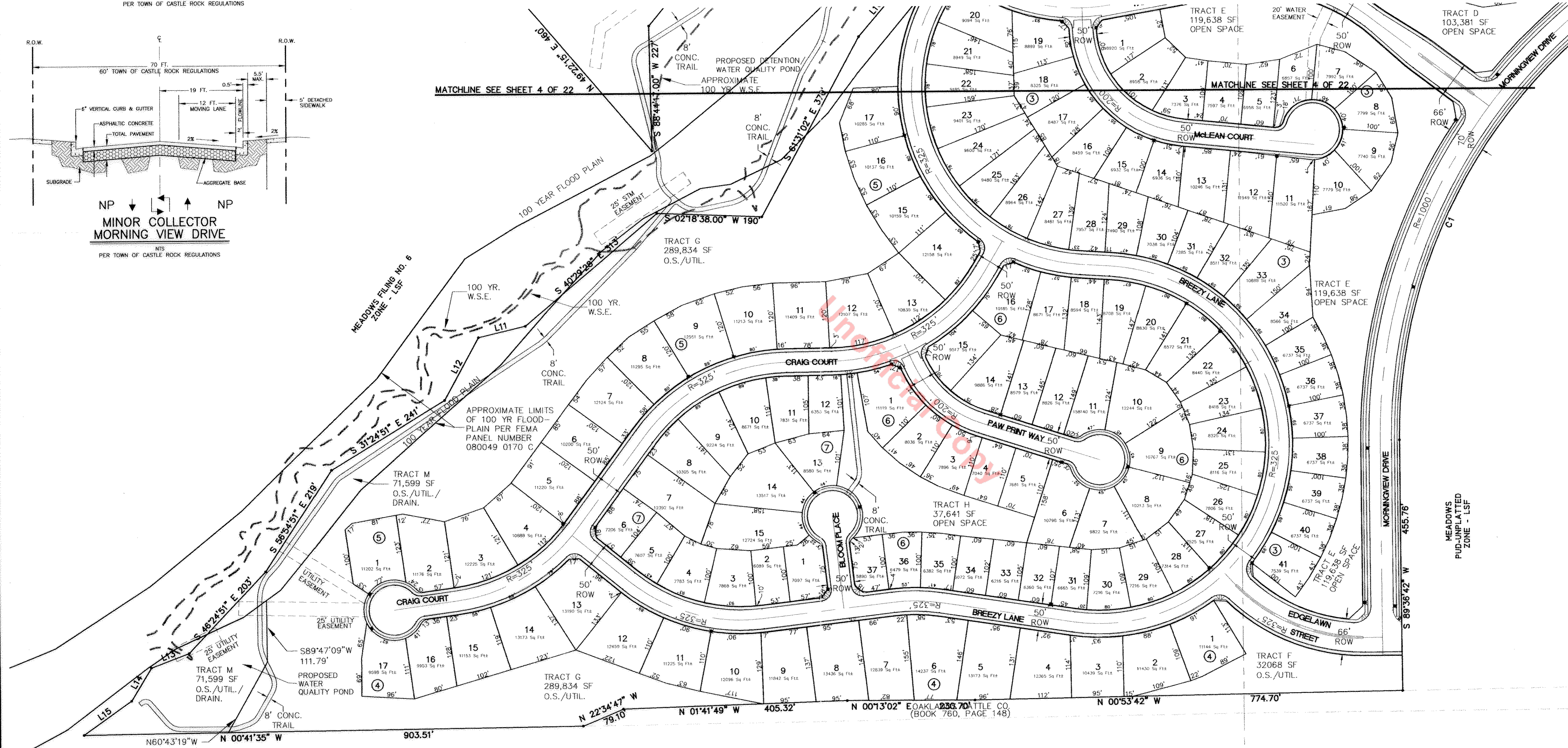


MINOR COLLECTOR MORNING VIEW DRIVE

PER TOWN OF CASTLE ROCK REGULATIONS

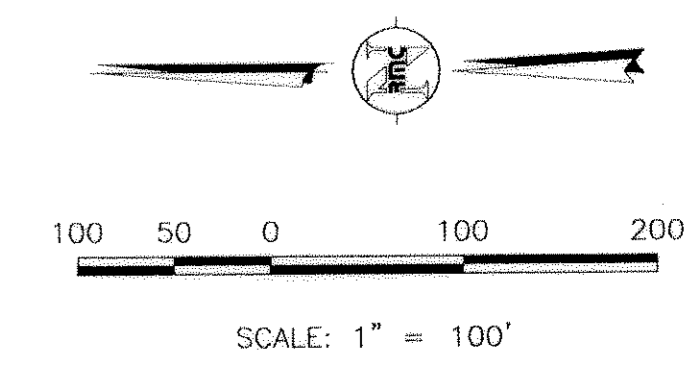


KEYMAP



NUMBER	DIRECTION	DISTANCE
L1	N 68°44'30.43\" E	123.41'
L2	N 21°11'02.10\" W	70.12'
L3	S 61°11'57.80\" W	54.01'
L4	S 66°29'49.00\" W	144.60'
L5	N 23°30'11.00\" W	53.02'
L6	S 64°07'45.00\" W	129.76'
L7	S 72°48'43.00\" W	134.20'
L8	N 85°51'50.00\" W	134.95'
L9	N 76°39'53.00\" W	148.85'
L10	N 50°01'45.00\" W	120.00'
L11	S 13°24'51.00\" E	87.00'
L12	S 61°24'51.00\" E	129.00'
L13	S 20°54'51.00\" E	74.00'
L14	S 58°54'51.00\" E	70.00'
L15	S 35°24'51.00\" E	105.57'
L16	S 22°34'46.00\" E	79.10'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°42'24.81\"	965.00	820.34
C2	84°07'08.04\"	585.00	858.87
C3	14°32'31.83\"	1165.00	295.69
C4	92°14'25.00\"	20.00	32.20



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED CROSS PAN
- ① BLOCK NUMBER
- LOT LINE
- CENTER LINE OF ROAD
- EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY
- FLOWLINE
- 100 YR. FLOOD PLAIN
- SET REBAR AND PLASTIC CAP, LS 25645

TRACT	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
MEADOWS FILING NO. 12				
TRACT "D"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "E"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "F"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "G"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "H"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "M"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.
TRACT "N"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.

NAME	ROAD TYPES	TYPE
TANGLEVINE DRIVE		LOCAL TYPE II
BREEZY LANE		LOCAL TYPE II
CRAIG COURT		LOCAL TYPE I/II
MCLEAN COURT		LOCAL TYPE I
PAW PRINT WAY		LOCAL TYPE I
BLOOM PLACE		LOCAL TYPE I
EDGELAWN STREET		LOCAL TYPE I
MORNINGVIEW DRIVE		MINOR COLLECTOR

Rocky Mountain Consultants, Inc.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 Revision: MARCH 2002
 Revision: DECEMBER 2001
 Revision: JUNE 2001
 Date: AUGUST 2000

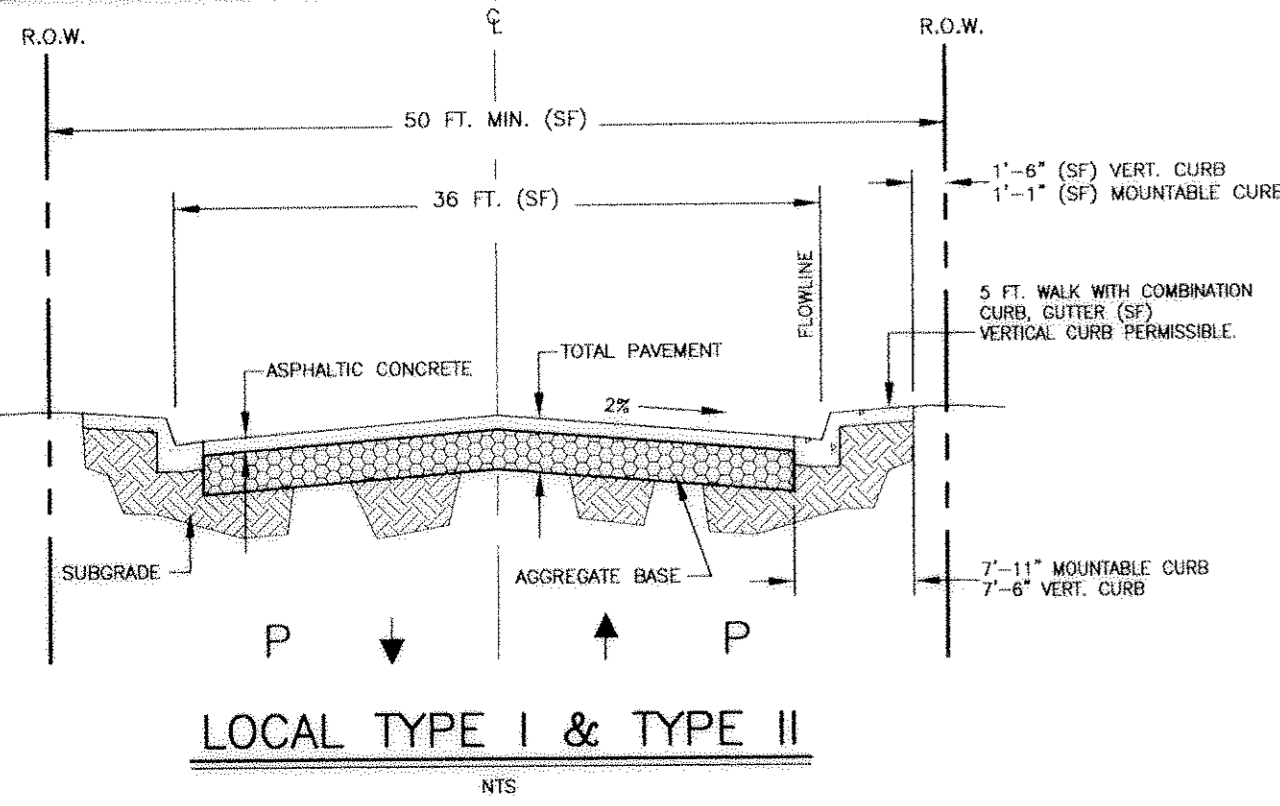
rmc
 8301 E. Prentice Ave. Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 FAX (303) 741-6106

Job No. 22.3572.031.00

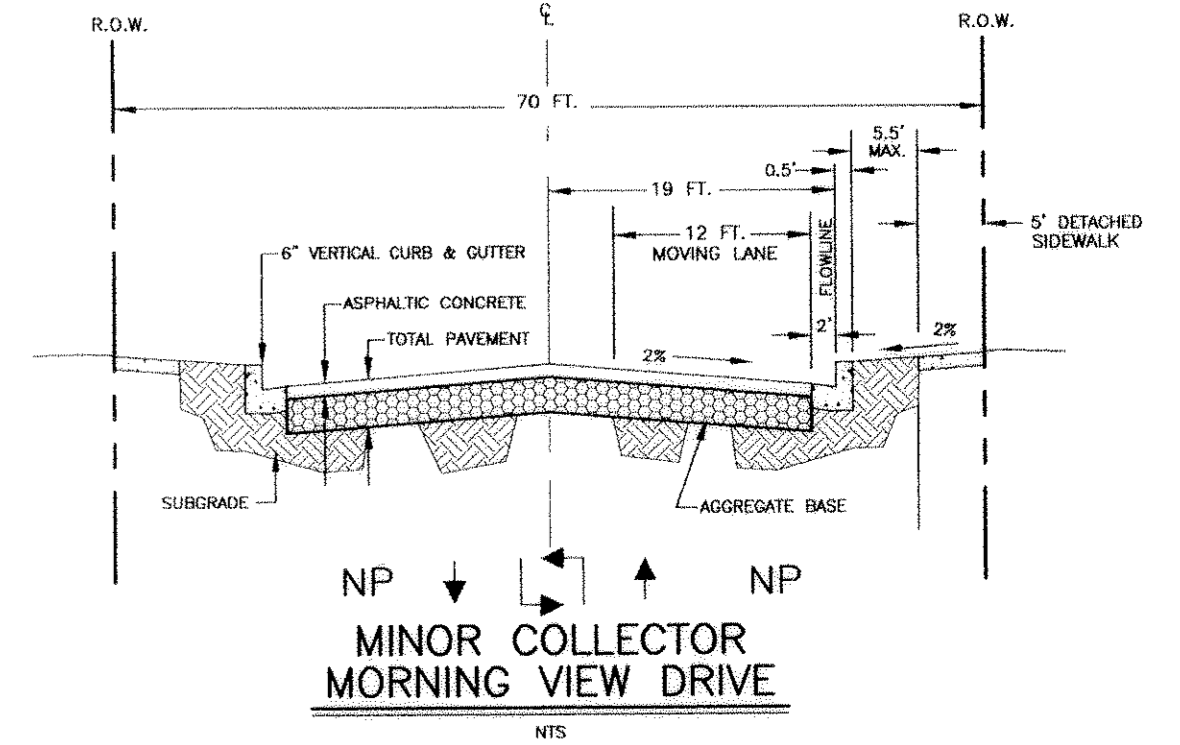
MEADOWS FILING NO. 12

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOAGLAS, STATE OF COLORADO
PRELIMINARY PLAT AND FINAL PD SITE PLAN

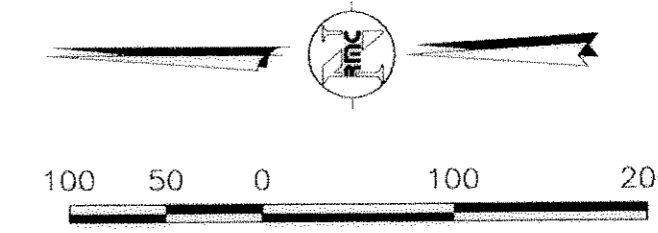
SHEET 4 OF 22



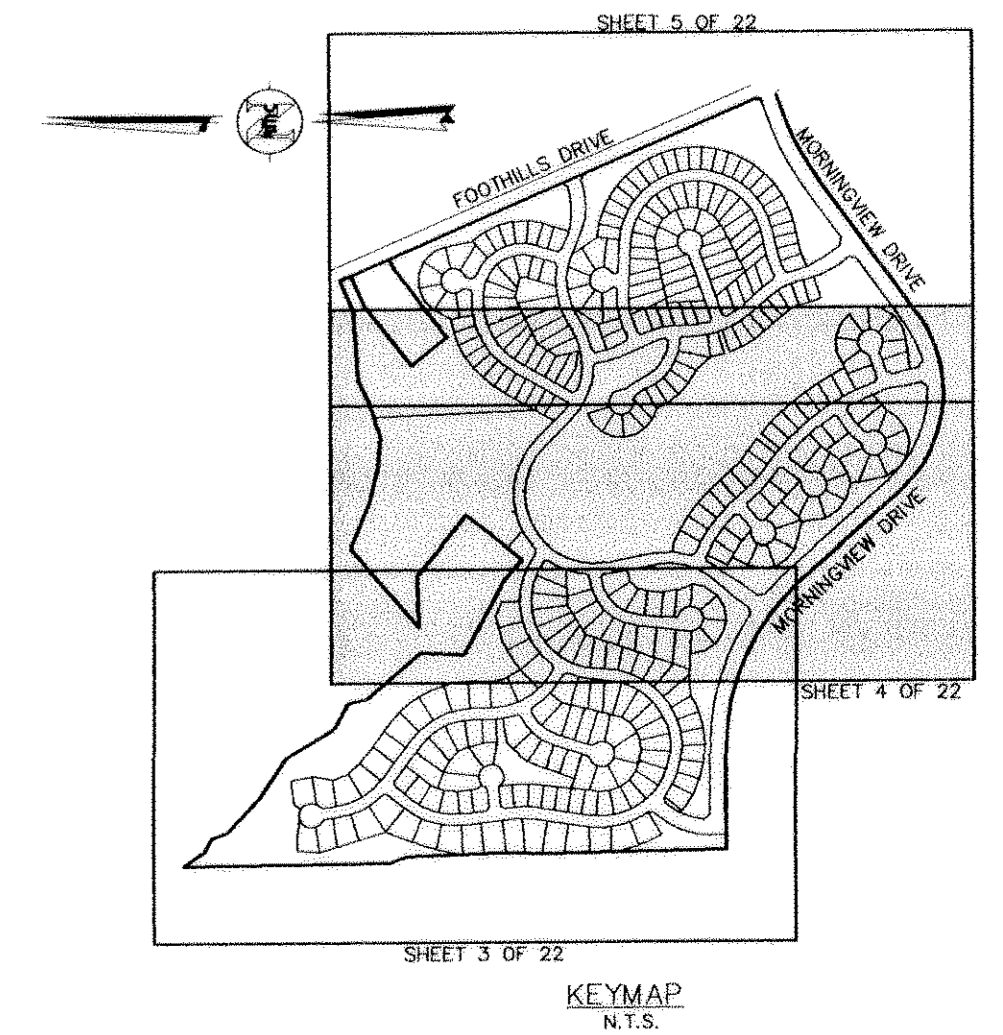
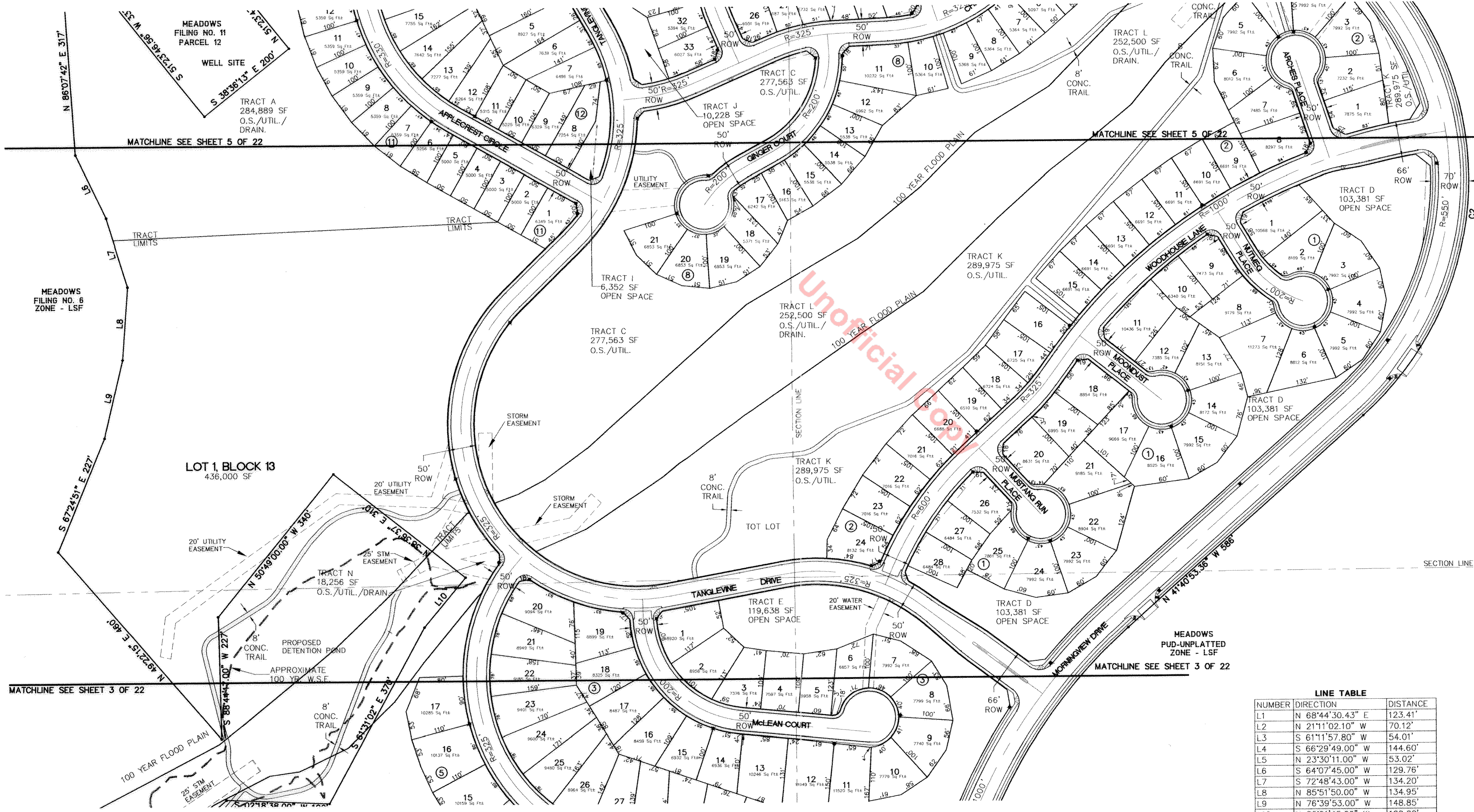
LOCAL TYPE I & TYPE II
NTS



NP ↓ ↑ NP
MINOR COLLECTOR
MORNING VIEW DRIVE
NTS



SCALE: 1" = 100'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED CROSS PAN
- BLOCK NUMBER
- LOT LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- BOUNDARY LINE
- RIGHT OF WAY
- FLOWLINE
- 100 YR. FLOOD PLAIN
- SET REBAR AND PLASTIC CAP, LS 25645

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 68°44'30.43" E	123.41'
L2	N 21°11'02.10" W	70.12'
L3	S 61°11'57.80" W	54.01'
L4	S 66°29'49.00" W	144.60'
L5	N 23°30'11.00" W	53.02'
L6	S 64°07'45.00" W	129.76'
L7	S 72°48'43.00" W	134.20'
L8	N 85°51'50.00" W	134.95'
L9	N 76°39'53.00" W	148.85'
L10	N 50°01'45.00" W	120.00'
L11	S 13°24'51.00" E	87.00'
L12	S 61°24'51.00" E	129.00'
L13	S 20°54'51.00" E	74.00'
L14	S 58°54'51.00" E	70.00'
L15	S 35°24'51.00" E	105.57'
L16	S 22°34'46.00" E	79.10'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°42'24.81"	965.00	820.34
C2	84°07'08.04"	585.00	858.87
C3	14°32'31.83"	1165.00	295.69
C4	92°14'25.00"	20.00	32.20

TRACT	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
MEADOWS FILING NO. 12				
TRACT "A"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.
TRACT "C"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "D"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "E"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "I"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "J"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "K"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "L"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.
TRACT "N"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.

rnc
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Revision: MARCH 2002
Revision: DECEMBER 2001
Date: AUGUST 2000
Job No. 22.3572.031.00
8301 E. Frontage Ave. Suite 101
Greenwood Village, CO 80111
(303) 741-6000
FAX (303) 741-6106

MEADOWS FILING NO. 12

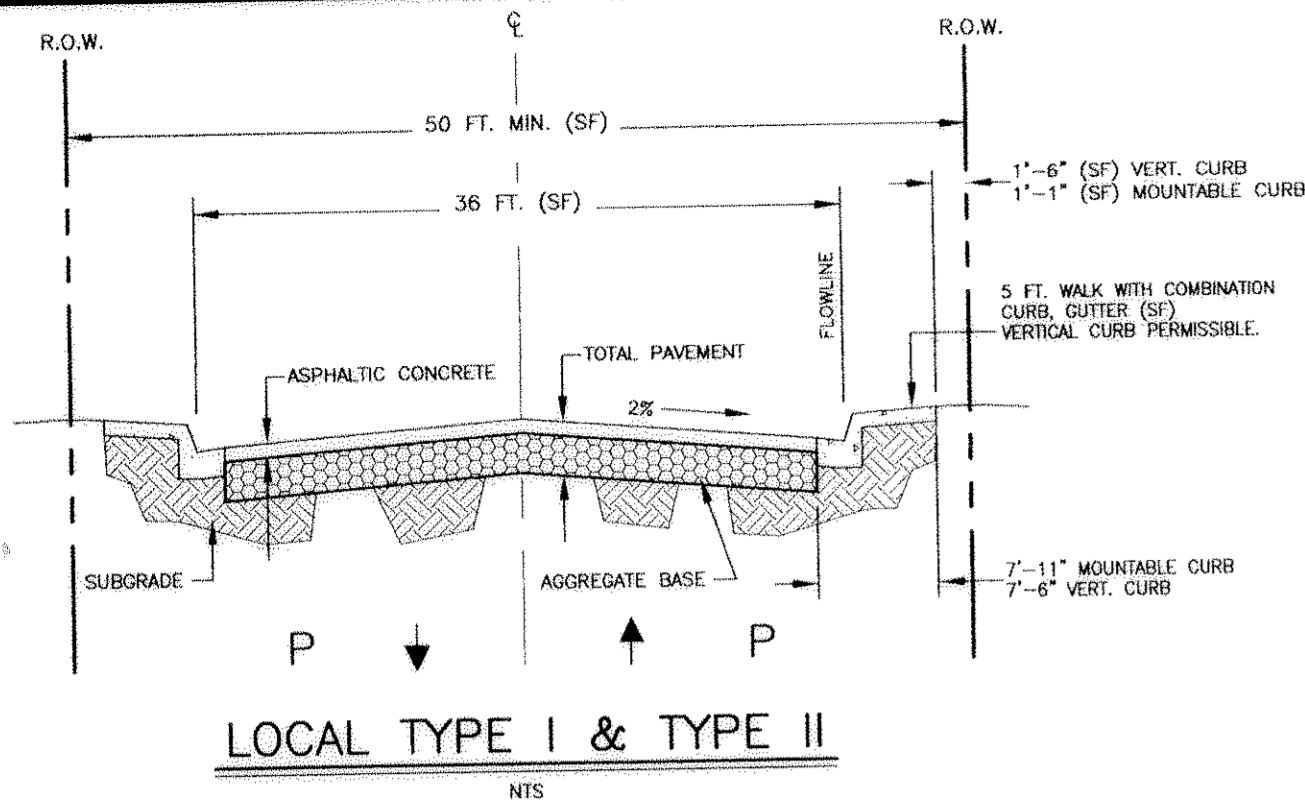
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

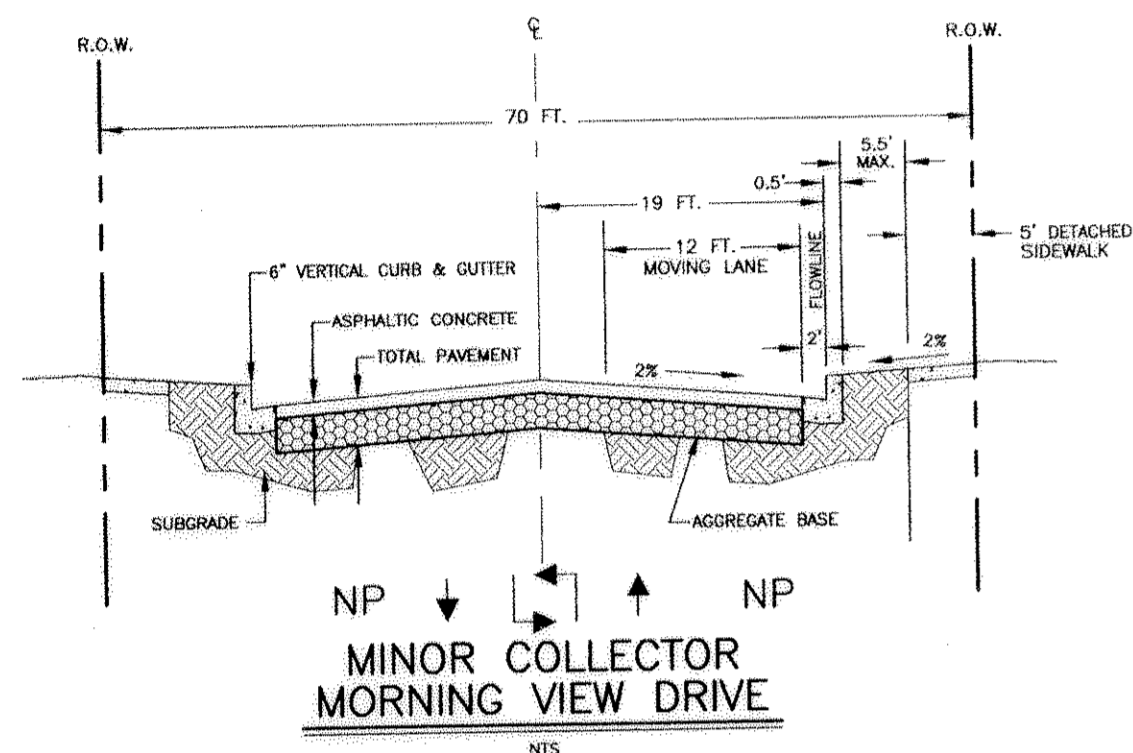
SHEET 5 OF 22

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED CROSS PAN
- ① BLOCK NUMBER
- LOT LINE
- CENTER LINE OF ROAD
- EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY
- FLOWLINE
- 100 YR. FLOOD PLAIN
- SET REBAR AND PLASTIC CAP, LS 25645



LOCAL TYPE I & TYPE II



NP ↓ ↑ NP
MINOR COLLECTOR
MORNING VIEW DRIVE

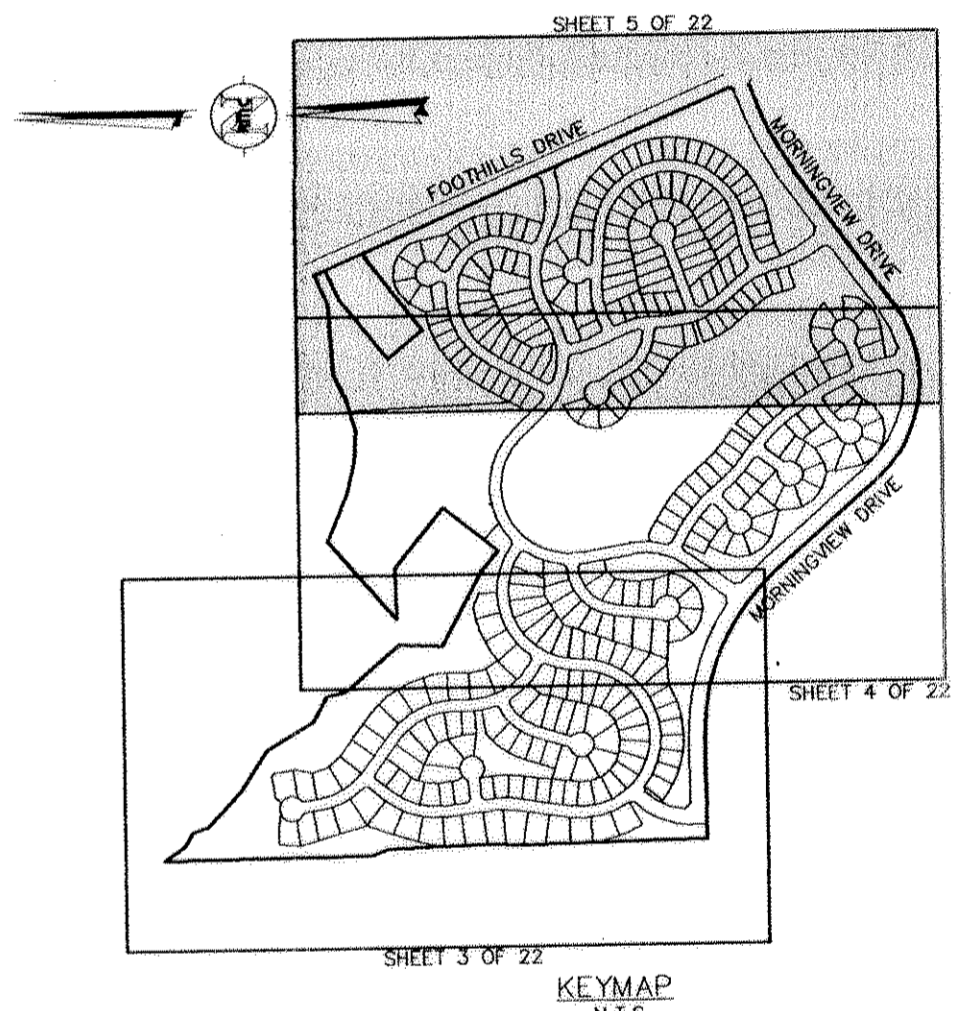
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 68°44'30.43" E	123.41'
L2	N 21°11'02.10" W	70.12'
L3	S 61°11'57.80" W	54.01'
L4	S 66°29'49.00" W	144.60'
L5	N 23°30'11.00" W	53.02'
L6	S 64°07'45.00" W	129.76'
L7	S 72°48'43.00" W	134.20'
L8	N 85°51'50.00" W	134.95'
L9	N 76°39'53.00" W	148.85'
L10	N 50°01'45.00" W	120.00'
L11	S 13°24'51.00" E	87.00'
L12	S 61°24'51.00" E	129.00'
L13	S 20°54'51.00" E	74.00'
L14	S 58°54'51.00" E	70.00'
L15	S 35°24'51.00" E	105.57'
L16	S 22°34'46.00" E	79.10'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°42'24.81"	965.00	820.34
C2	84°07'08.04"	585.00	858.87
C3	14°32'31.83"	1165.00	295.69
C4	92°14'25.00"	20.00	32.20

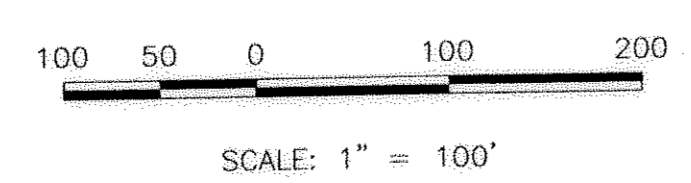
TRACT	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
MEADOWS FILING NO. 12				
TRACT "A"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.
TRACT "B"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "C"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "D"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "I"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "J"	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT "L"	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.



ROAD TYPES

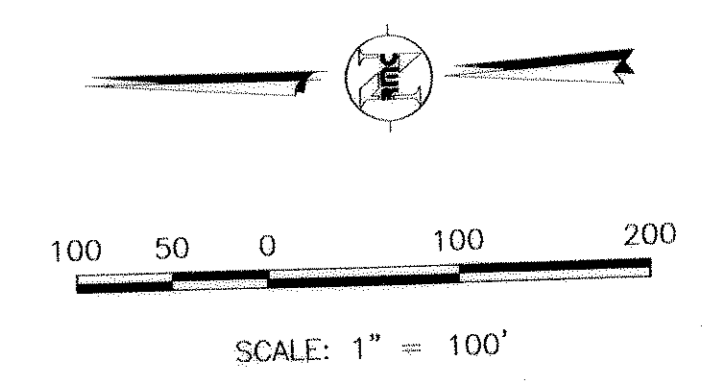
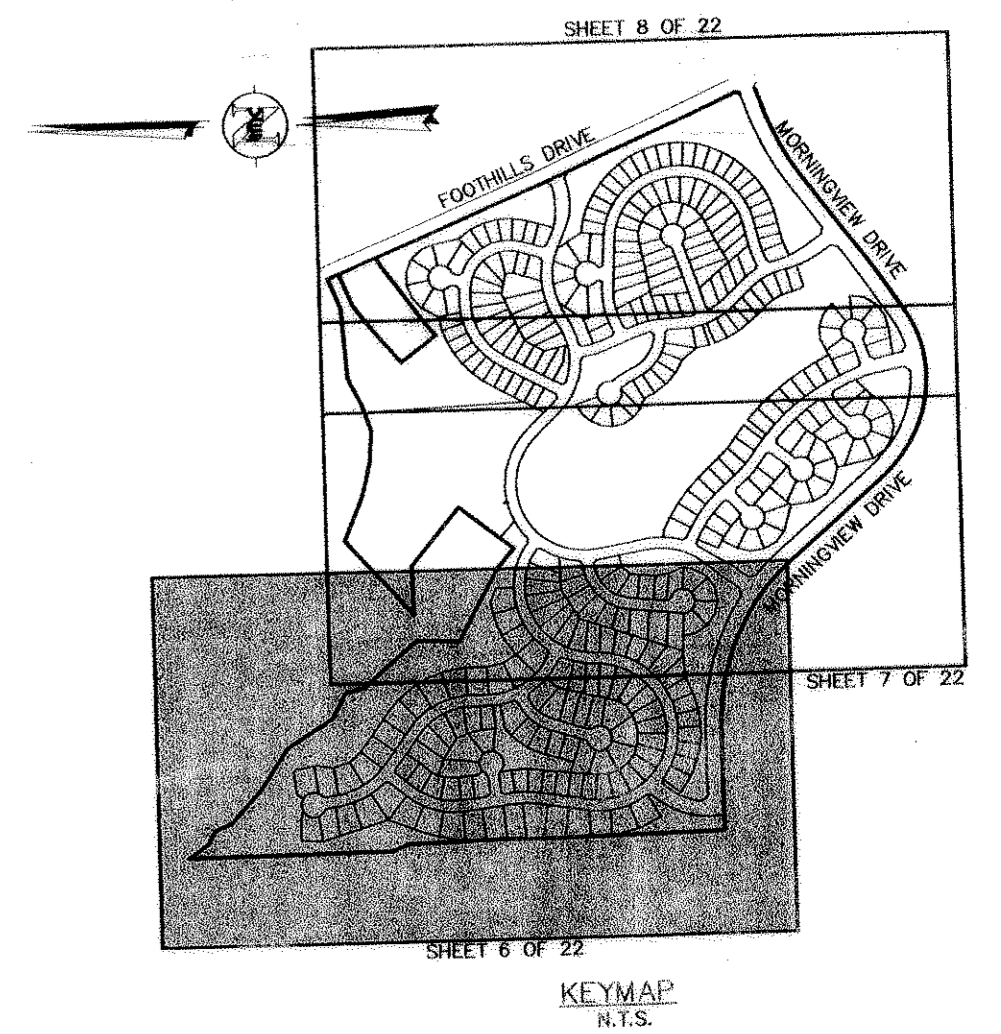
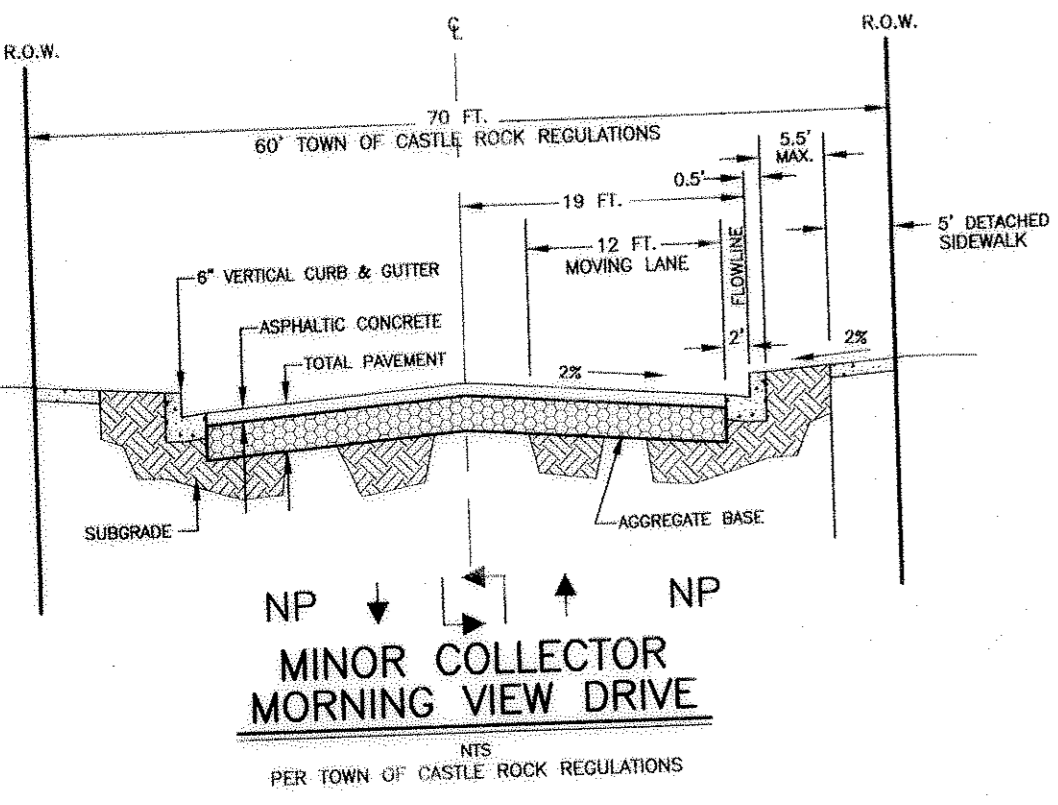
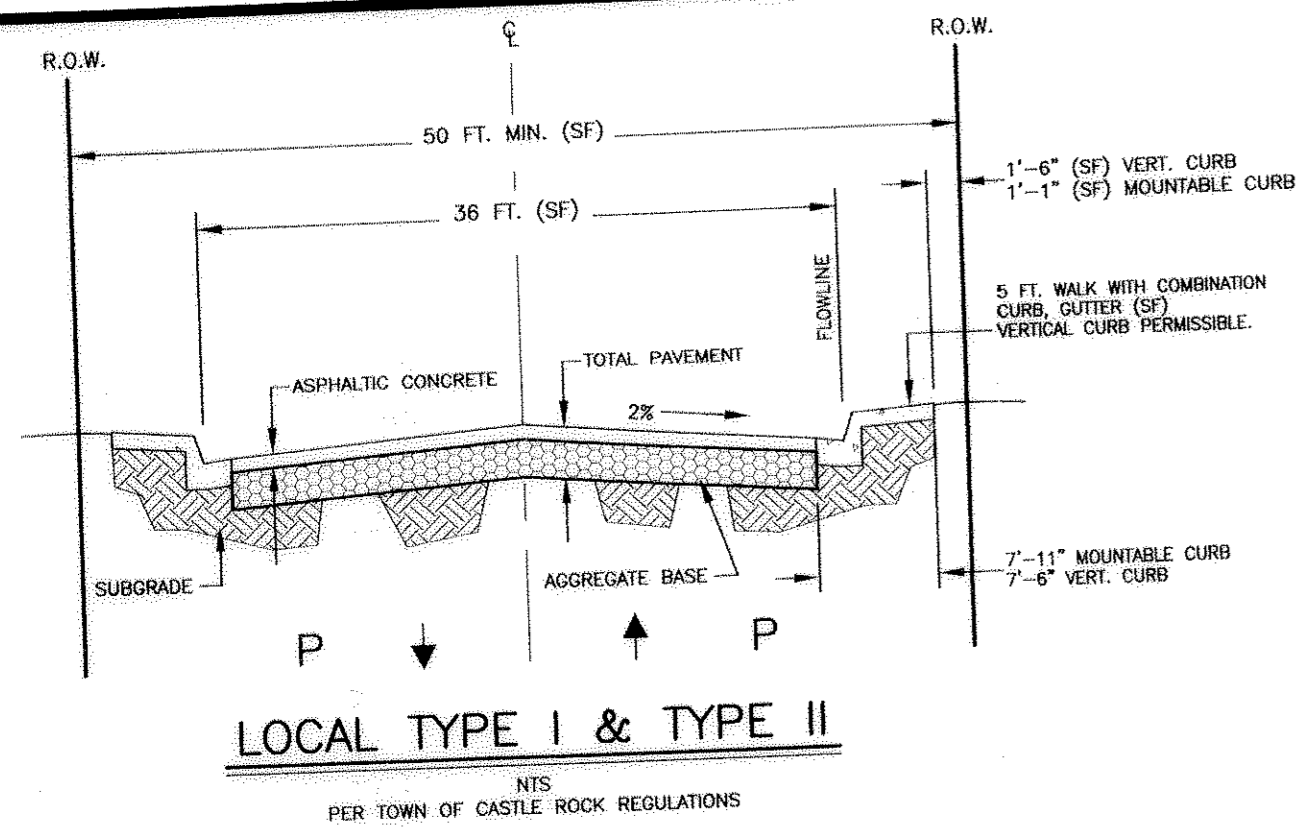
NAME	TYPE
TANGLEVINE DRIVE	LOCAL TYPE II
CHESTERFIELD ROAD	LOCAL TYPE II
WHIPPOORWILL PLACE	LOCAL TYPE II
PRAIRIE ROSE CIRCLE	LOCAL TYPE II
GINGER COURT	LOCAL TYPE I
APPLECREST CIRCLE	LOCAL TYPE II
FEATHER COURT	LOCAL TYPE I
EDMANSTON WAY	LOCAL TYPE I
MORNING VIEW DRIVE	MINOR COLLECTOR
FOOTHILLS DRIVE	MINOR COLLECTOR

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 Revision: MARCH 2002
 Revision: DECEMBER 2001
 Date: AUGUST 2000
 8301 E. Prentice Ave. Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 FAX (303) 741-6106
 Job No. 22.3572.031.00



MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SHEET 6 OF 22



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED STORM SEWER
 - PROPOSED WATER w/ FIRE HYDRANT AND VALVE
 - PROPOSED SANITARY w/ MANHOLE
 - PROPOSED STREET LIGHT
 - PROPOSED CROSS PAN
 - ① BLOCK NUMBER
 - LOT LINE
 - CENTER LINE OF ROAD
 - EASEMENT
 - BOUNDARY LINE
 - RIGHT OF WAY
 - FLOWLINE
 - 100 YR. FLOOD PLAIN

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave. Suite 101
Greenwood Village, CO 80111
Revision: MARCH 2002 (303) 741-6000
Revision: DECEMBER 2001 (303) 741-6106
Revision: JUNE 2001
Date: AUGUST 2000 Job No. 22.3572.031.00 FAX (303) 741-6106

MEADOWS FILING 12
PRELIMINARY GRADING PLAN
SHEET 6 OF 22

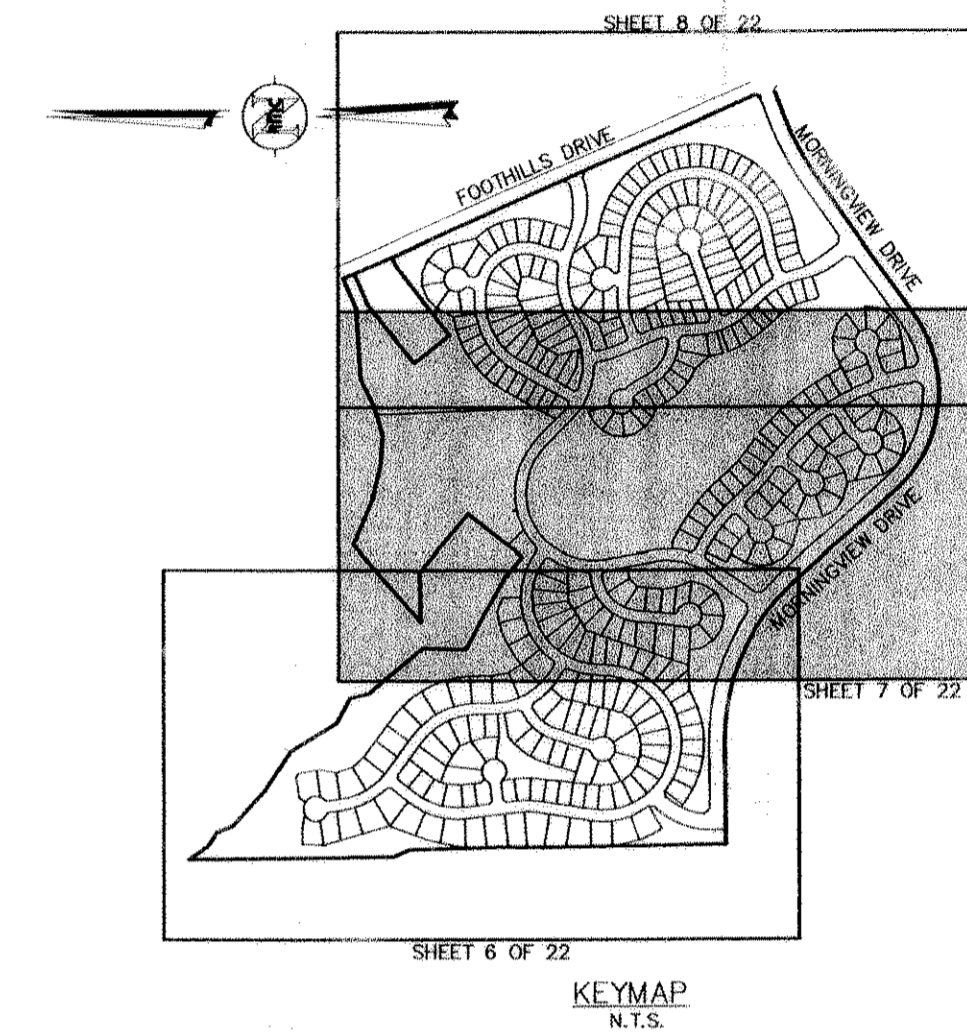
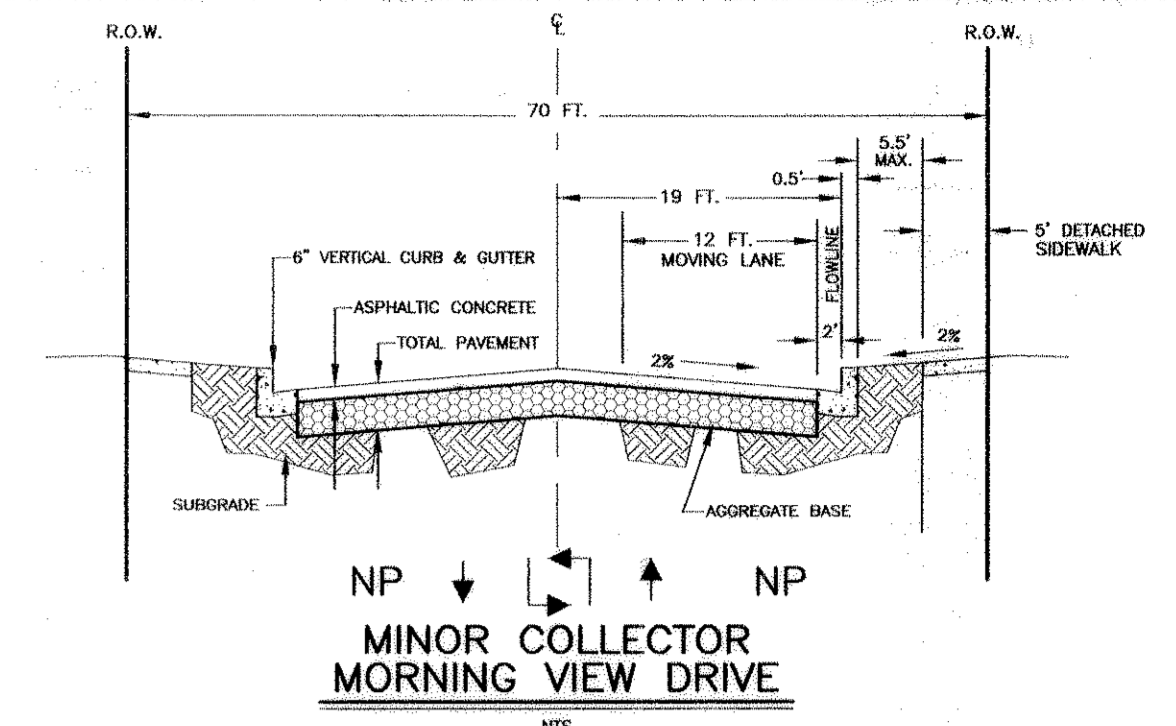
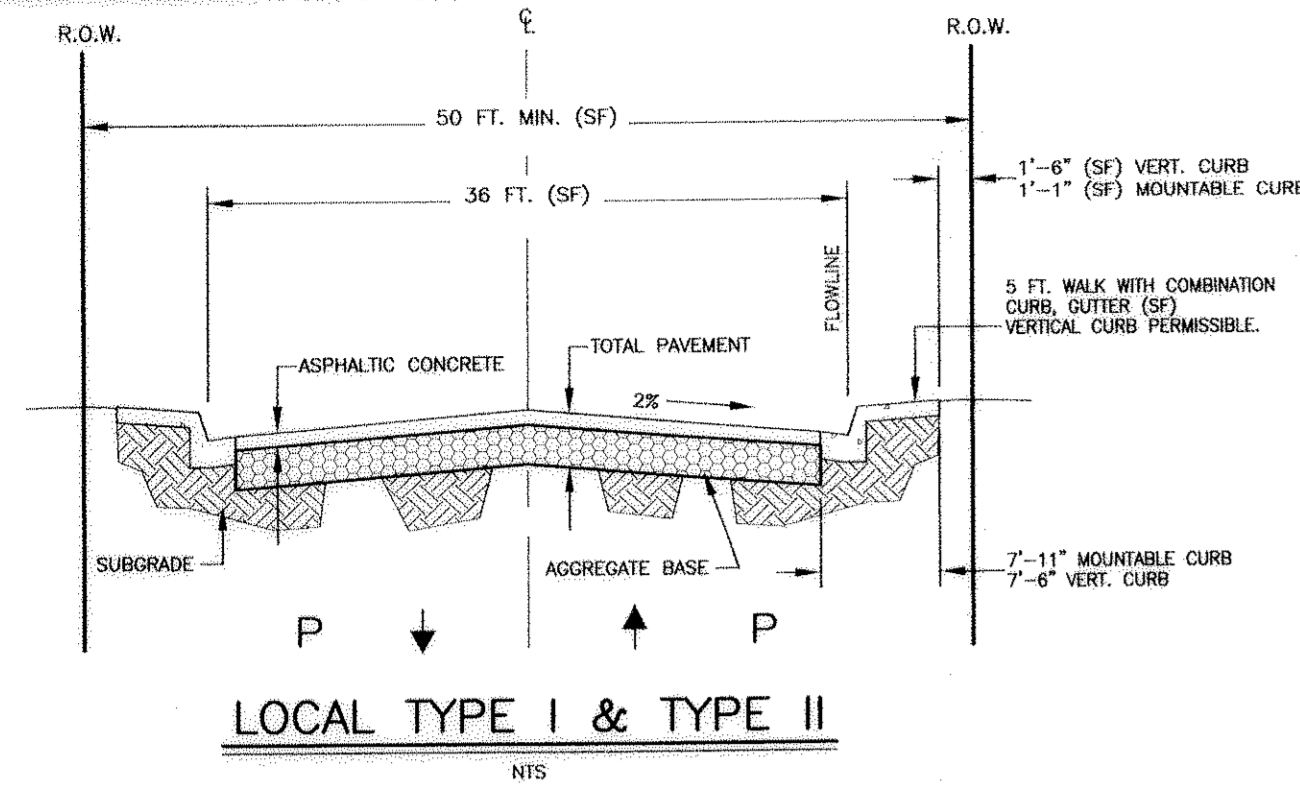
D:\572_031_00\Draws\Filing\12-PPLAT-06.dwg, 1/9/2003 10:24:56 AM, dbancroft

MEADOWS FILING NO. 12

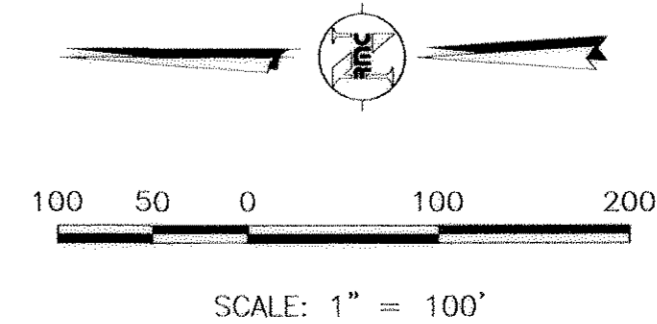
A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOAGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 7 OF 22



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED STORM SEWER
 - PROPOSED WATER w/ FIRE HYDRANT AND VALVE
 - PROPOSED SANITARY w/ MANHOLE
 - PROPOSED STREET LIGHT
 - PROPOSED CROSS PAN
 - ① BLOCK NUMBER
 - LOT LINE
 - CENTER LINE OF ROAD
 - EASEMENT
 - BOUNDARY LINE
 - RIGHT OF WAY
 - FLOWLINE
 - 100 YR. FLOOD PLAIN



ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101
 Revision: MARCH 2002 Greenwood Village, CO 80111
 Revision: DECEMBER 2001 (303) 741-8000
 Date: JUNE 2001 (303) 741-8000
 Date: AUGUST 2000 Job No. 22.3572.031.00 FAX (303) 741-6198

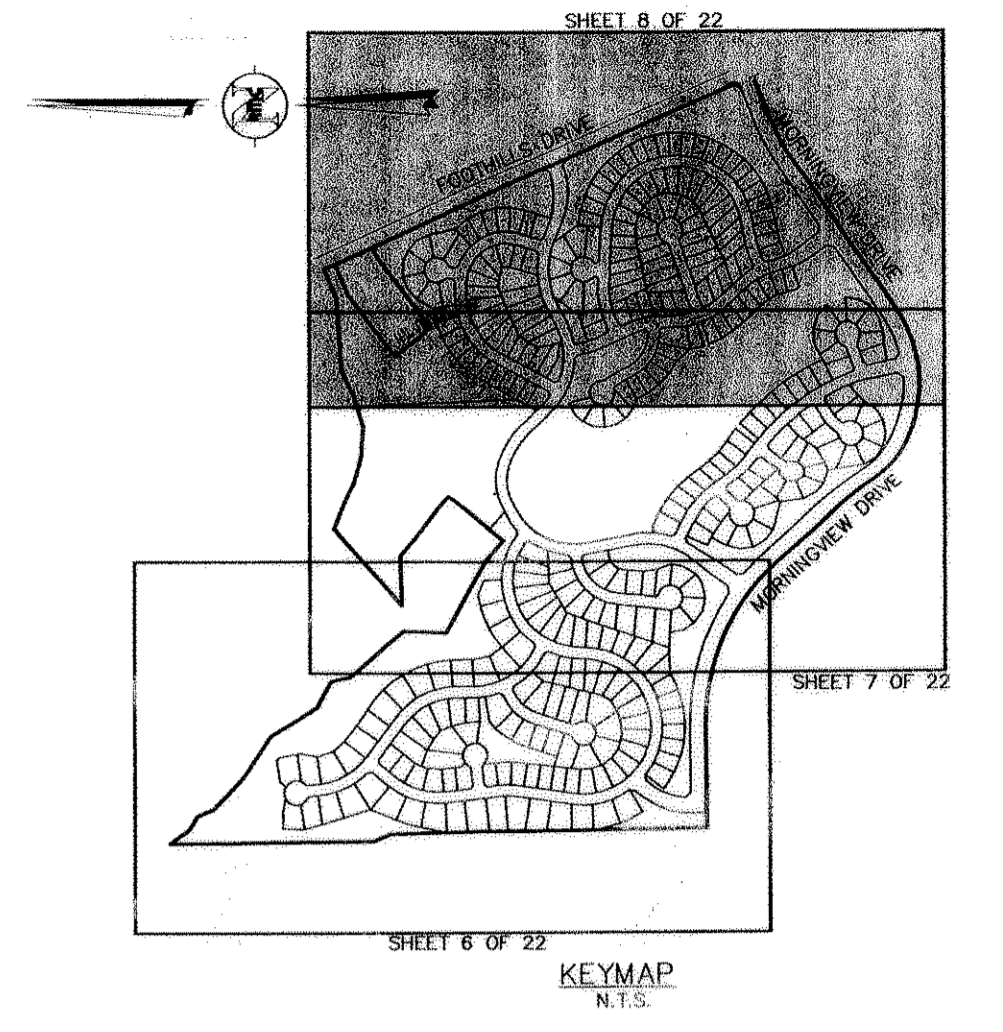
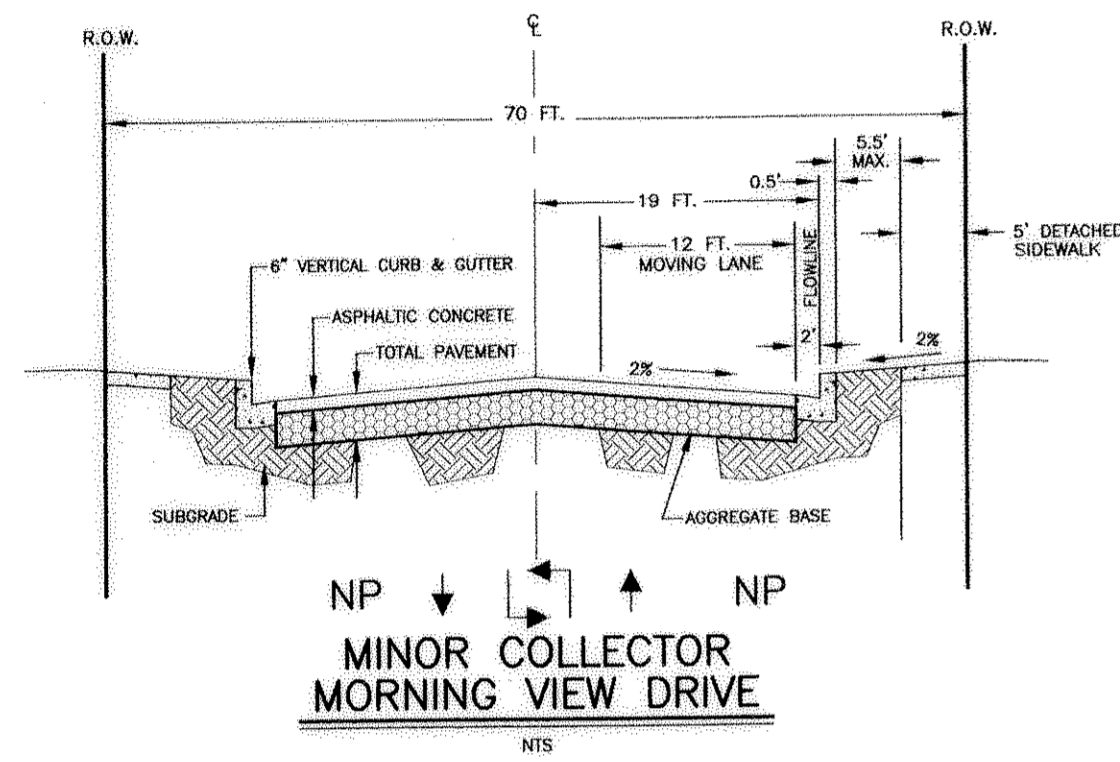
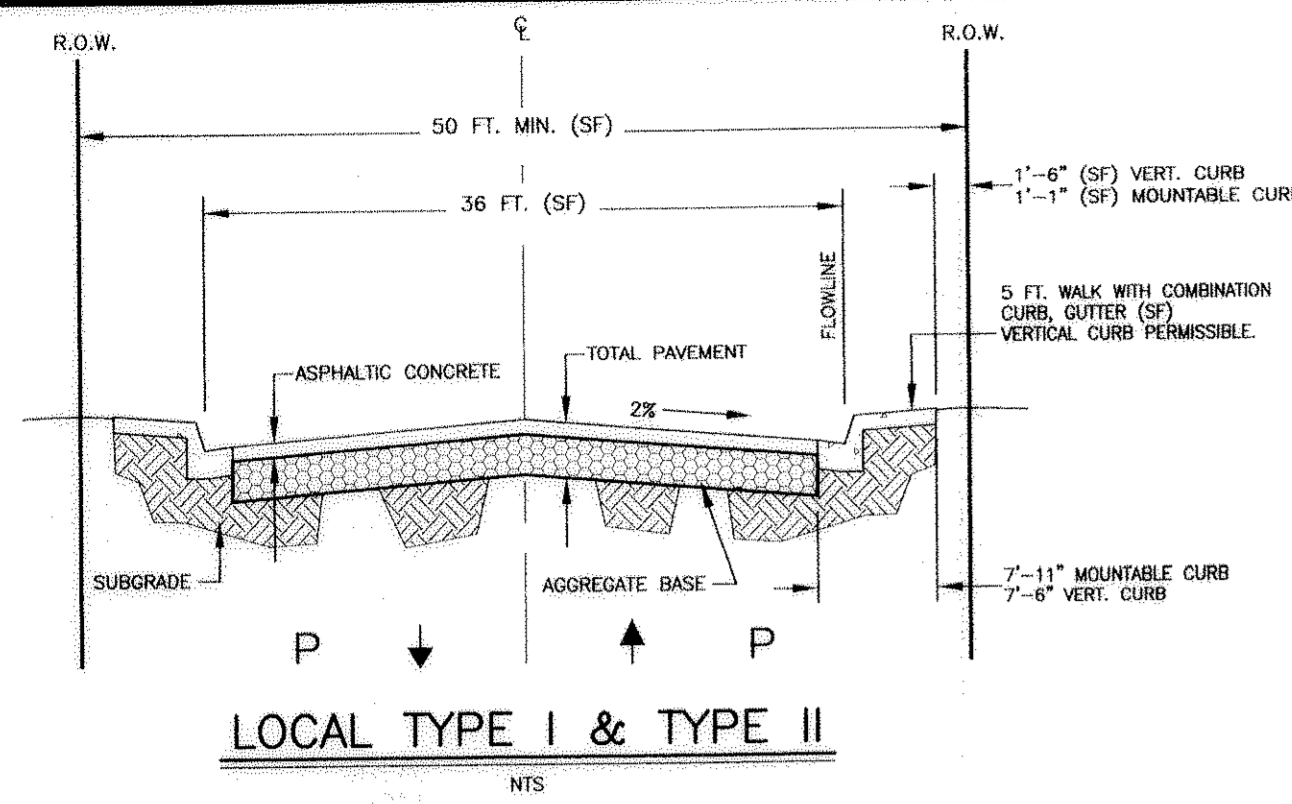
L:\3572_031_00A\Drawings\Filing\mead12-PPLAT-07.dwg, 1/9/2003 10:42:16 AM, abancroft

MEADOWS FILING NO. 12

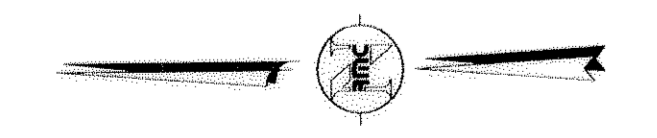
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 8 OF 22



- LEGEND**
- - - - - EXISTING CONTOUR
 - — — — — PROPOSED CONTOUR
 - — — — — PROPOSED STORM SEWER
 - — — — — PROPOSED WATER w/ FIRE HYDRANT AND VALVE
 - — — — — PROPOSED SANITARY w/ MANHOLE
 - — — — — PROPOSED STREET LIGHT
 - — — — — PROPOSED CROSS PAN
 - ① BLOCK NUMBER
 - LOT LINE
 - CENTER LINE OF ROAD
 - EASEMENT
 - BOUNDARY LINE
 - RIGHT OF WAY
 - FLOWLINE
 - 100 YR. FLOOD PLAIN



100 50 0 100 200
SCALE: 1" = 100'

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave. Suite 101
Greenwood Village, CO 80111
Revision: MARCH 2002
Revision: DECEMBER 2001
Revision: JUNE 2001
Date: AUGUST 2000
Job No. 22.3572.031.00
FAX (303) 741-6106

MEADOWS FILING 12
PRELIMINARY GRADING PLAN
SHEET 8 OF 22

L:\3572_031_001_Dwg\Prelim\mead12_PPLAT-08.dwg, 1/9/2003 10:23:03 AM, dbancroft

MEADOWS FILING NO. 12

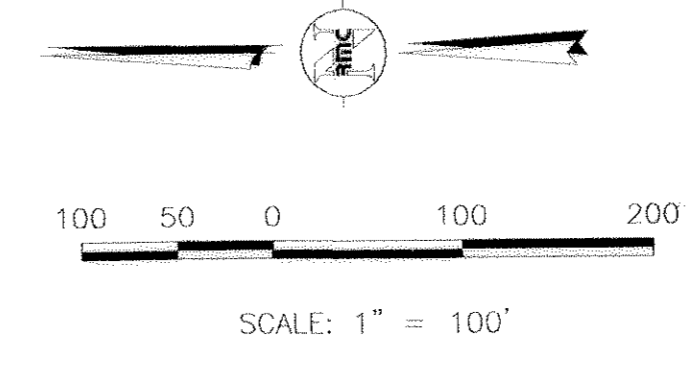
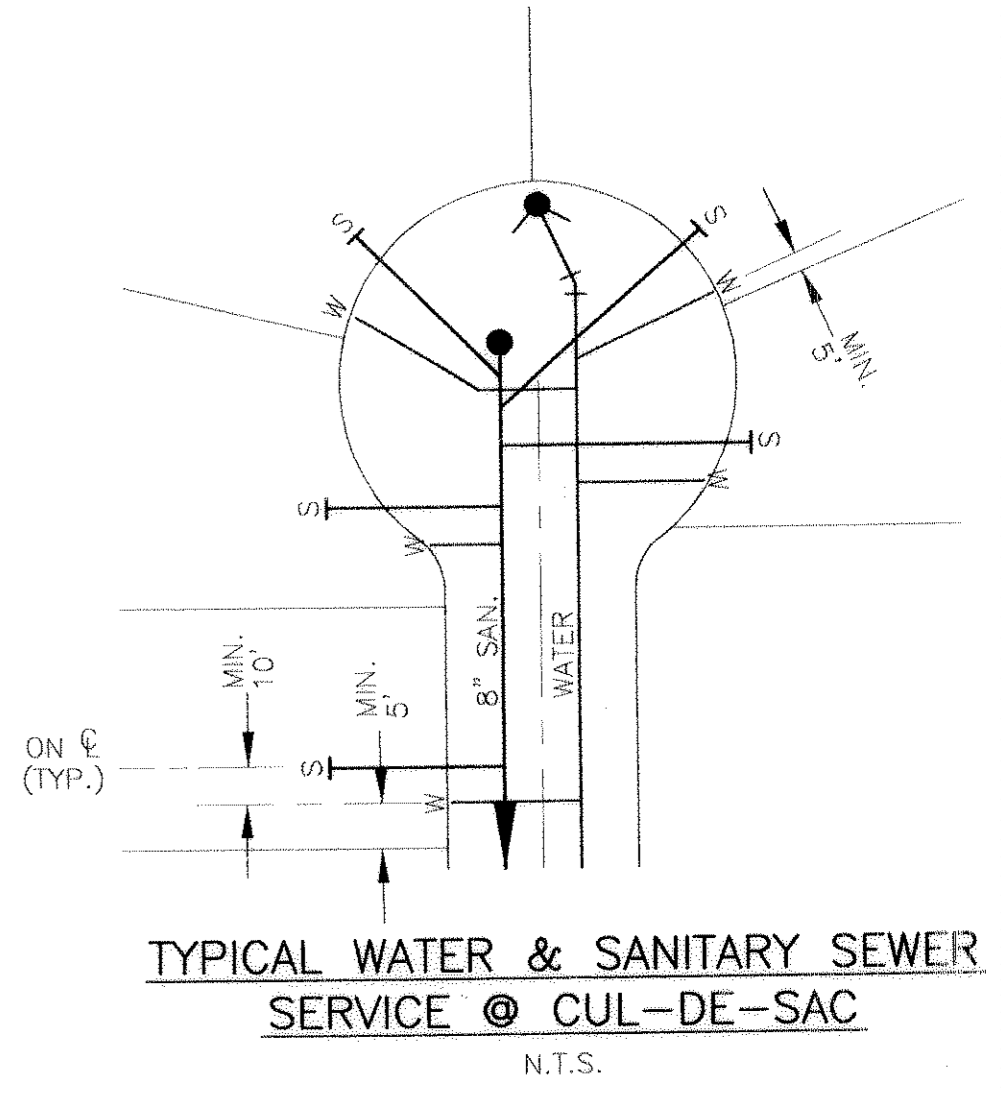
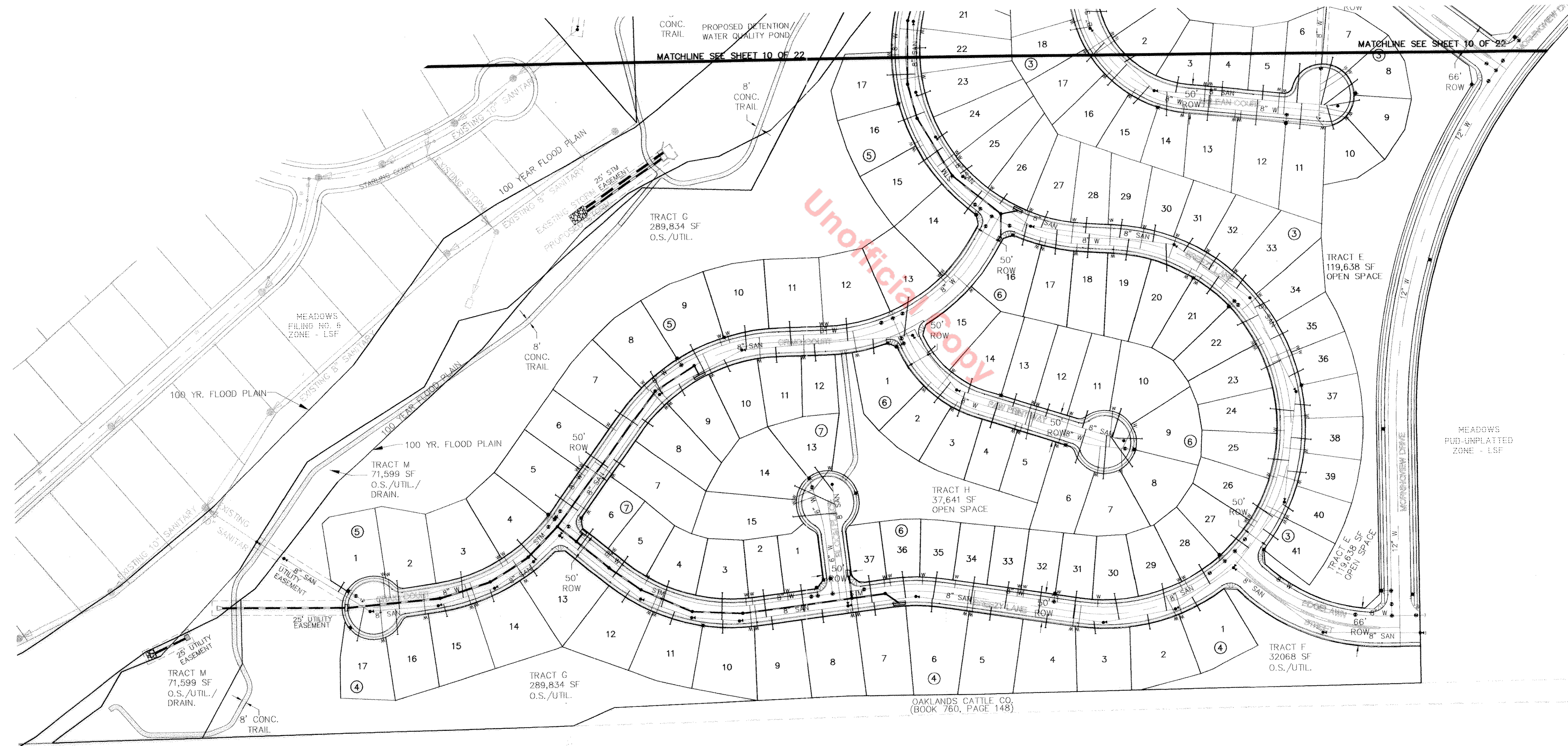
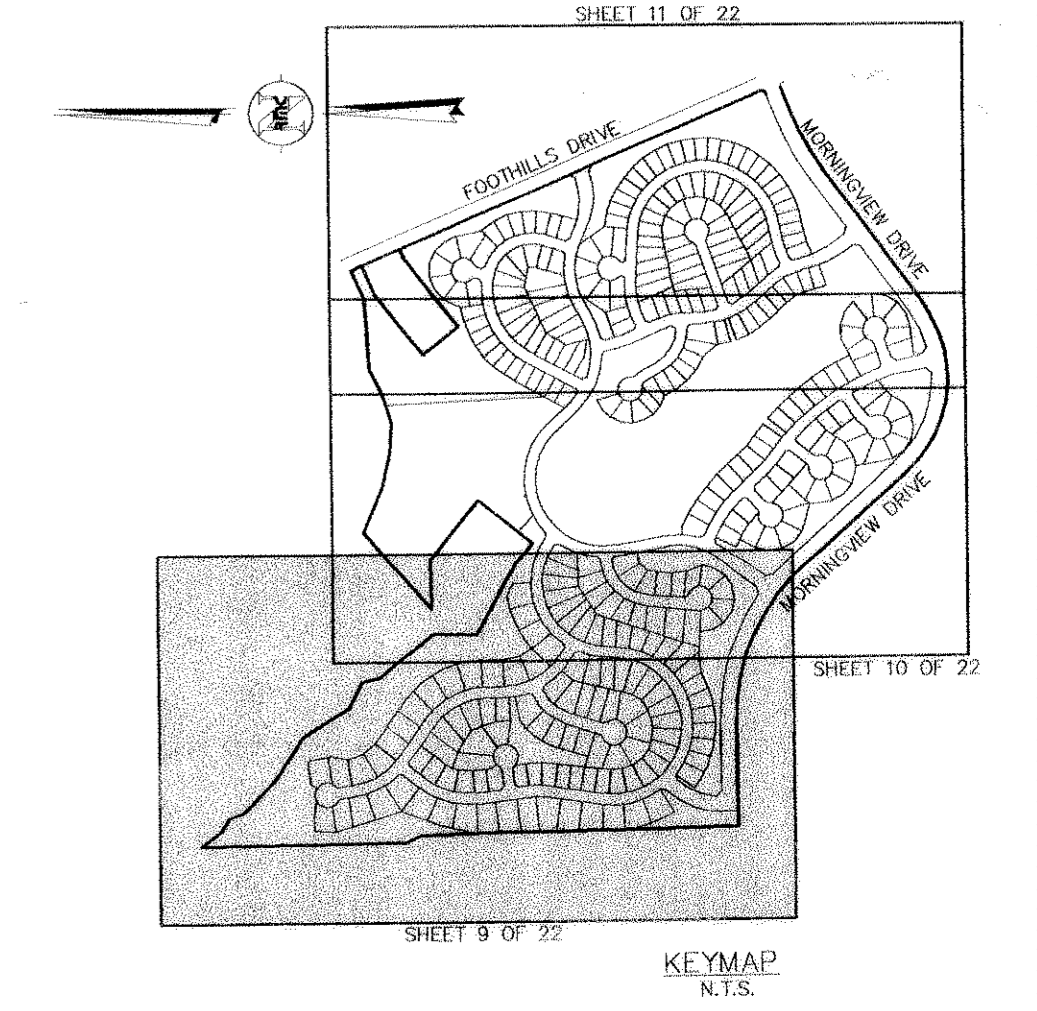
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL UTILITY PLAN

SHEET 9 OF 22

LEGEND

- +— PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- +— PROPOSED STREET LIGHT
- +— EXISTING STREET LIGHT
- +— EXISTING WATER w/ FIRE HYDRANT AND VALVE
- +— PROPOSED SANITARY w/ MANHOLE
- +— PROPOSED STORM SEWER
- +— PROPOSED INLET
- +— EXISTING SANITARY
- +— FUTURE WATER
- ① BLOCK NUMBER



RMCI
 ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave., Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 FAX (303) 741-6106
 Revision: MARCH 2002
 Revision: JANUARY 2001 PER CASTLE ROCK FIRE DEPT.
 Revision: DECEMBER 2001
 Revision: JUNE 2001
 Date: AUGUST 2000
 Job No. 22.3572.031.00

MEADOWS FILING 12
 OVERALL UTILITY PLAN
 SHEET 9 OF 22

I:\3572_031_001\RMCI\Fire\mead12-011.dwg, 1/9/2003, 10:21:29 AM, c:\admin\

MEADOWS FILING NO. 12

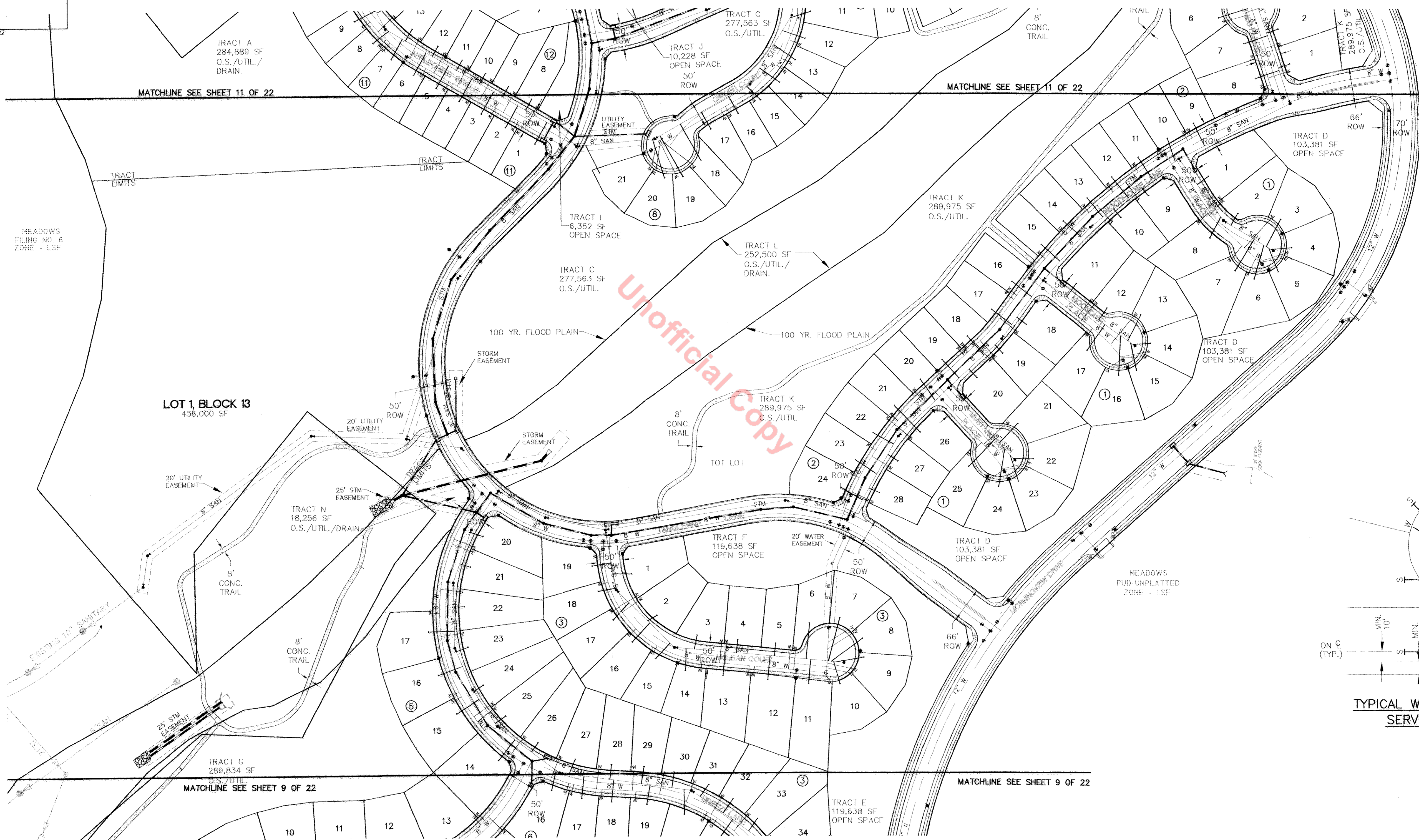
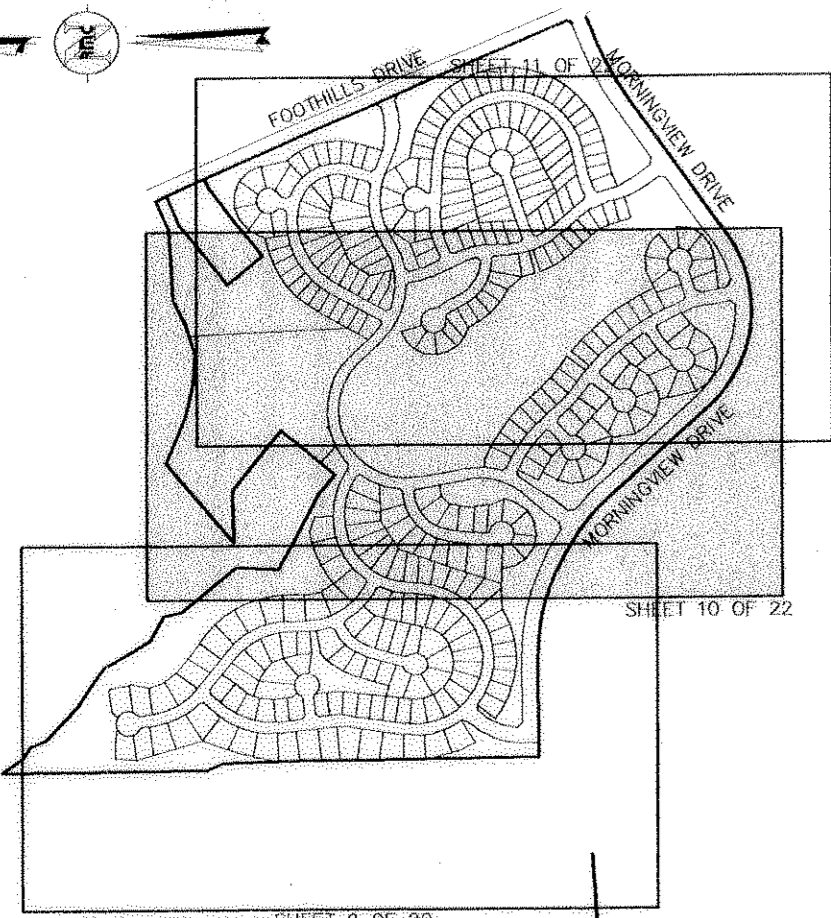
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL UTILITY PLAN

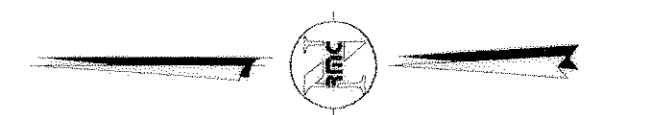
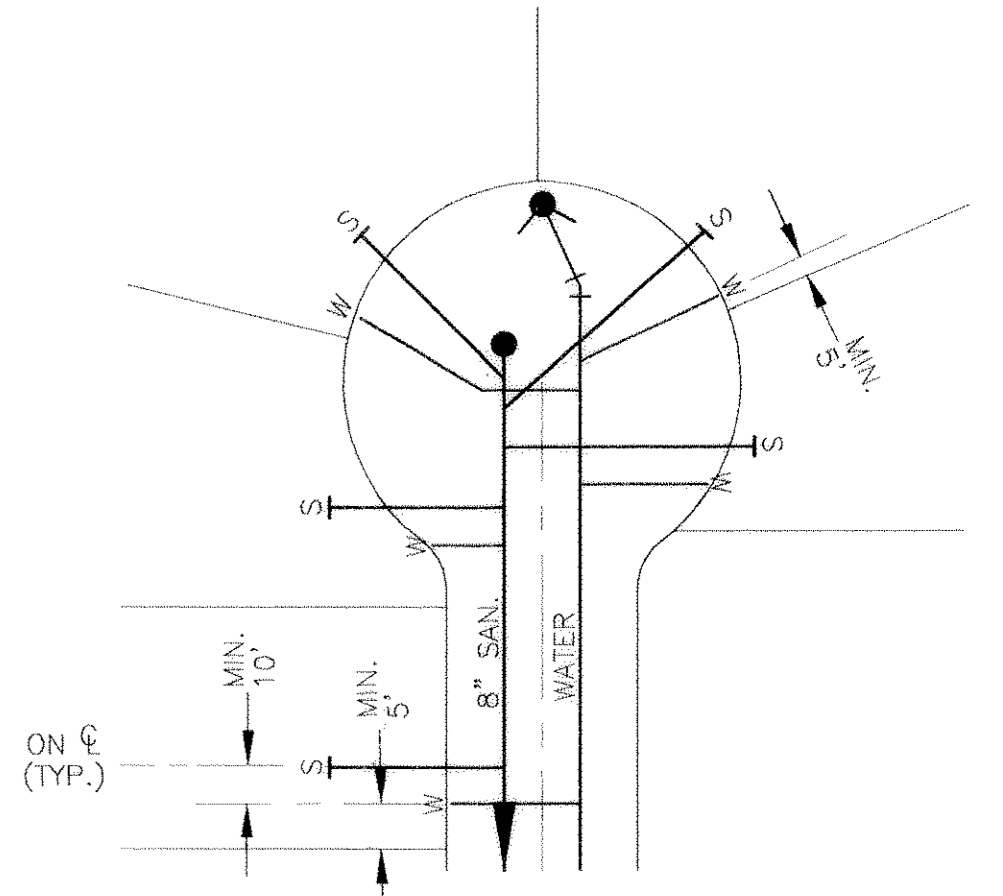
SHEET 10 OF 22

LEGEND

- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STORM SEWER
- PROPOSED INLET
- EXISTING SANITARY
- FUTURE WATER
- ① BLOCK NUMBER



Unofficial Copy



100 50 0 100 200
SCALE: 1" = 100'

MEADOWS FILING 12
OVERALL UTILITY PLAN
SHEET 10 OF 22

RMCI
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave. Suite 101
Greenwood Village, CO 80111
(303) 741-6000
FAX (303) 741-6106
Revision: MARCH 2002
Revision: JANUARY 2002 PER CASTLE ROCK FIRE DEPT.
Revision: JUNE 2001
Date: AUGUST 2000
Job No. 22-3572.031.00

I:\15572_031_001\Fig\Prelim\Fig12-PFI.A1-10.dwg, 1/9/2003 10:21:17 AM, atchenn+

MEADOWS FILING NO. 12

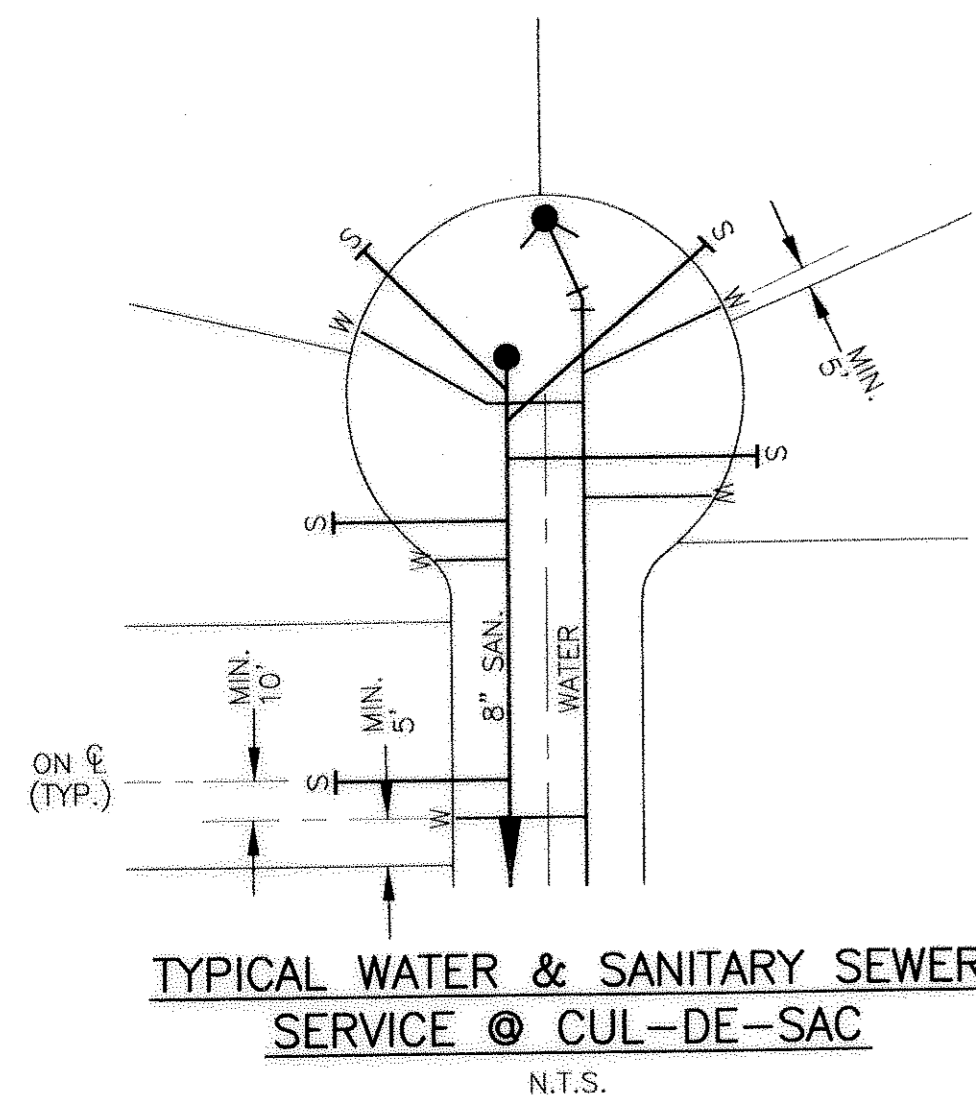
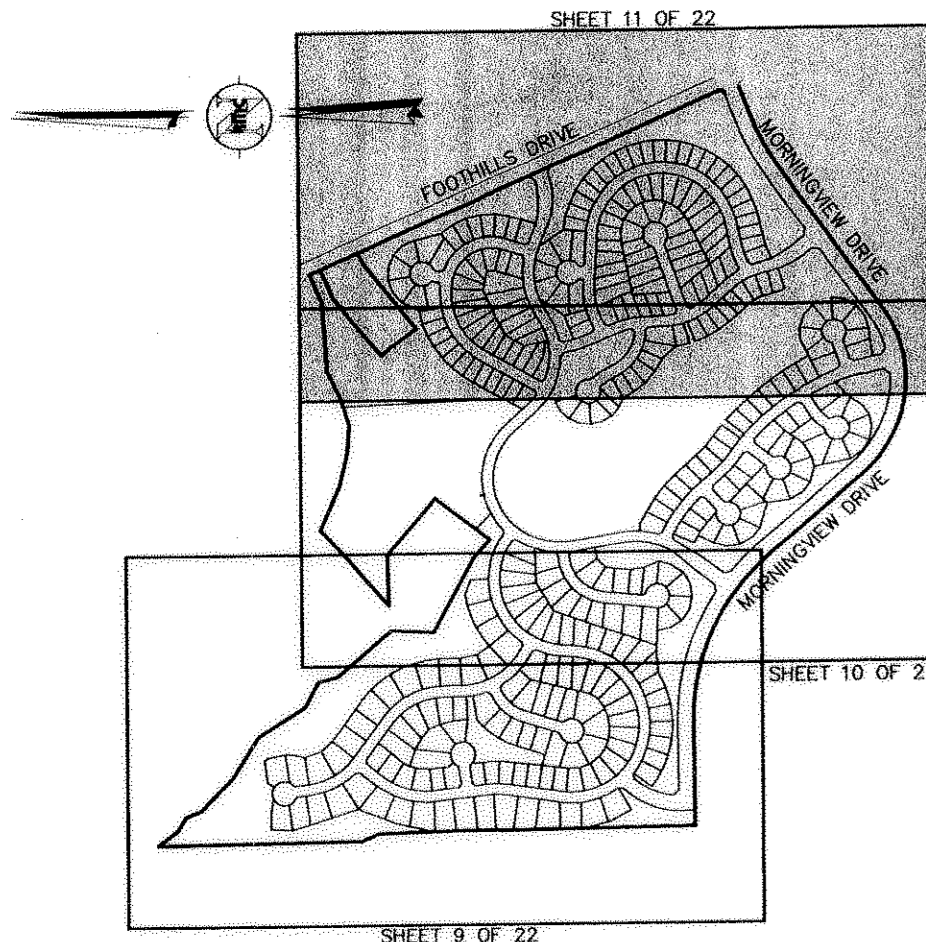
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL UTILITY PLAN

SHEET 11 OF 22

LEGEND

- +--- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- x--- PROPOSED STREET LIGHT
- o--- EXISTING STREET LIGHT
- +--- EXISTING WATER w/ FIRE HYDRANT AND VALVE
- +--- PROPOSED SANITARY w/ MANHOLE
- +--- PROPOSED STORM SEWER
- +--- PROPOSED INLET
- +--- EXISTING SANITARY
- +--- FUTURE WATER
- ① BLOCK NUMBER



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101
Revision: MARCH 2002
Revision: JANUARY 2002 PER CASTLE ROCK FIRE DEPT. Greenwood Village, CO 80111
Revision: DECEMBER 2001 (303) 741-6000
Date: AUGUST 2000 Job No. 22.3572.031.00 FAX (303) 741-6106

MEADOWS FILING 12
OVERALL UTILITY PLAN
SHEET 11 OF 22

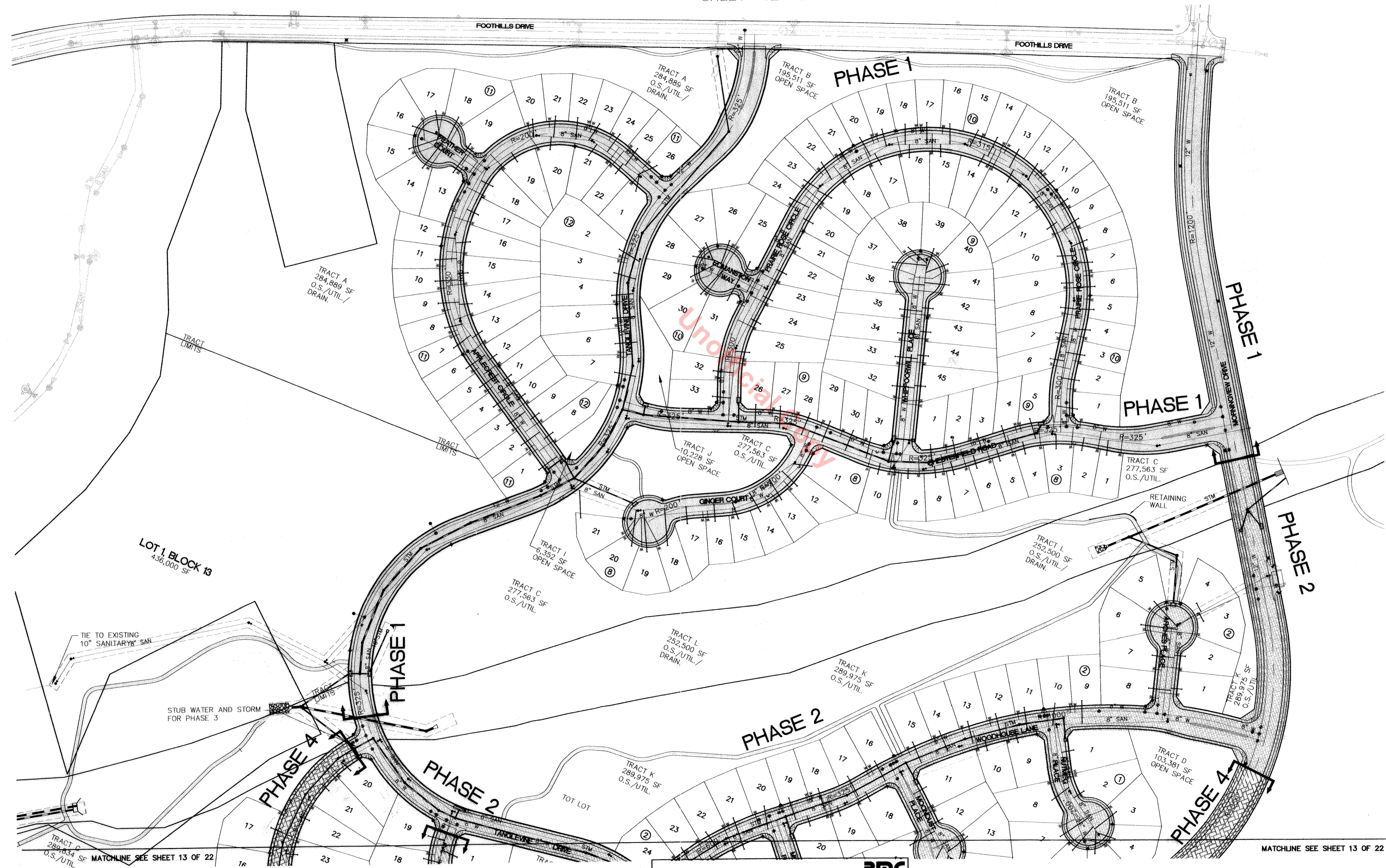
L:\3572_031_00\Draws\Prelim\med12_PPLAT-11.dwg, 1/9/2003 10:20:25 AM, abancroft

THE MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





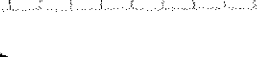
PHASING PLAN

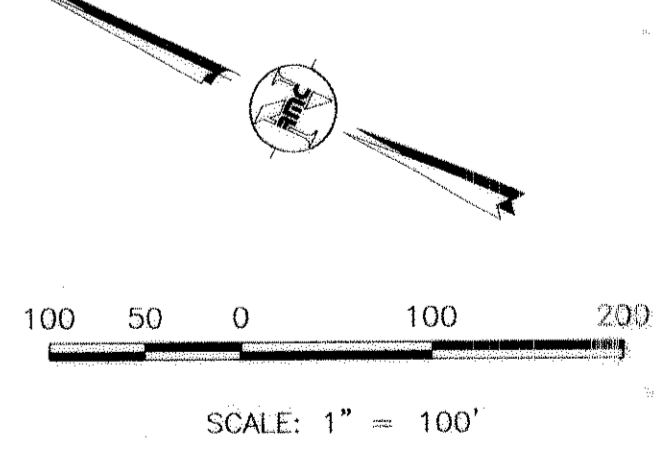
SHEET 12 OF 22



NOTE:
 ALL OVERLOT GRADING TO BE
 DONE IN PHASE 1.

LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4
-  PHASE 5



RMC
 ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave. Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 (303) 741-6106
 Revision: MARCH 2002
 Revision: DECEMBER 2001
 Revision: JUNE 2001
 Date: MAY 2001
 Job No. 22.3572.031.00

MEADOWS FILING 12
 PHASING PLAN
 SHEET 12 OF 22

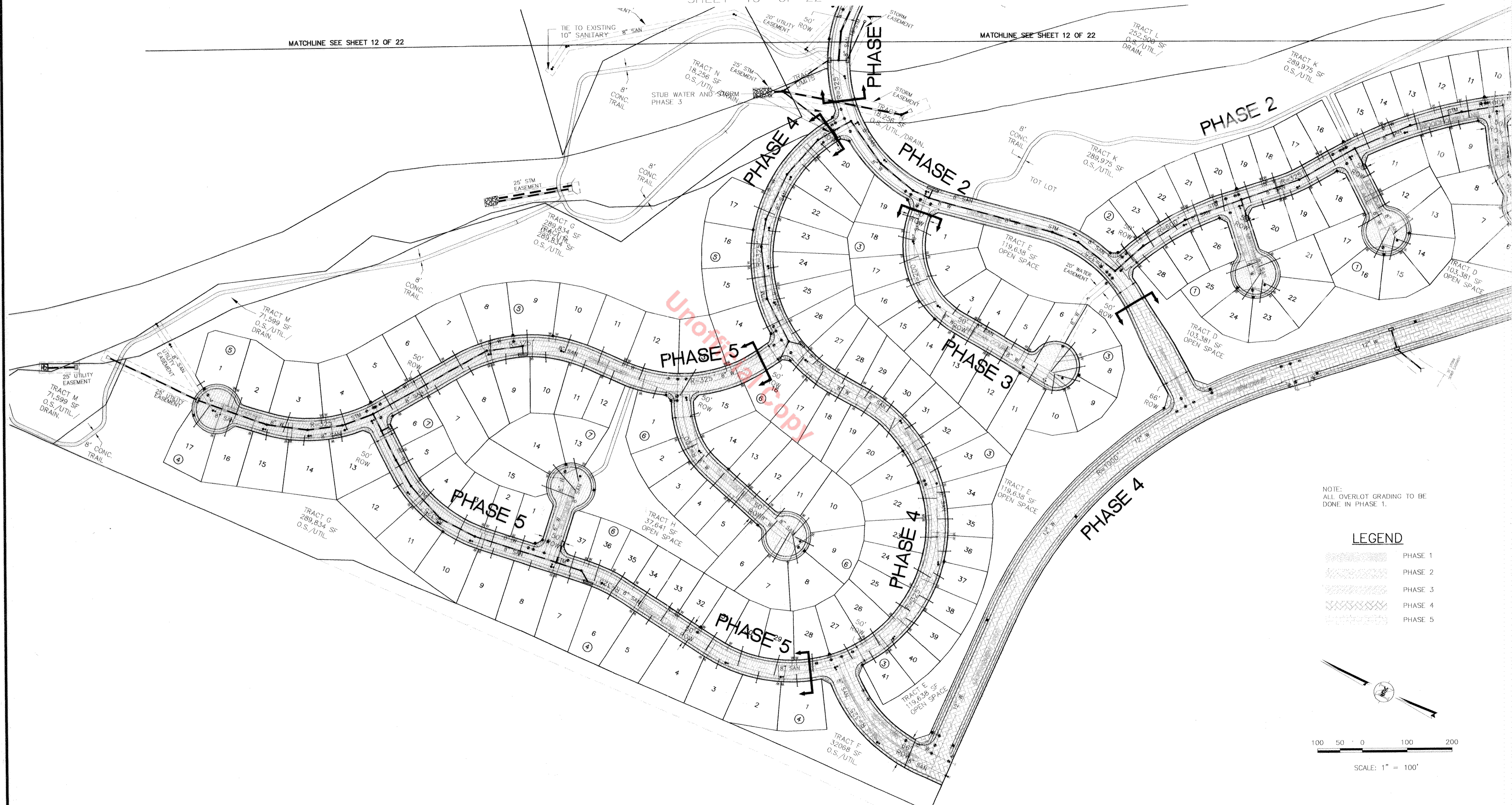
L:\3572_03_01_00\Draw\Prelim\mtd12-PPLA1-12.dwg, 1/9/2003 10:20:03 AM, abnercraft

THE MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO






PHASING PLAN

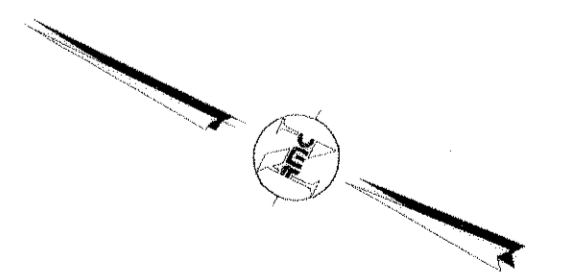
SHEET 13 OF 22



NOTE:
ALL OVERLOT GRADING TO BE
DONE IN PHASE 1.

LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4
-  PHASE 5



100 50 0 100 200

SCALE: 1" = 100'

RMC	
ROCKY MOUNTAIN CONSULTANTS, INC.	
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING	
8301 E. Prentice Ave.	Suite 101
Greenwood Village, CO 80111	(303) 741-6000
Revision: MARCH 2002	Job No. 22.3572.031.00
Revision: DECEMBER 2001	FAX (303) 741-6106
Revision: JUNE 2001	
Date: MAY 2001	

MEADOWS FILING 12
PHASING PLAN
SHEET 13 OF 22

I:\3572_031_001\Draws\Final\mcs12-pp1.dwg 1/9/2003 11:08:03 AM atcurter

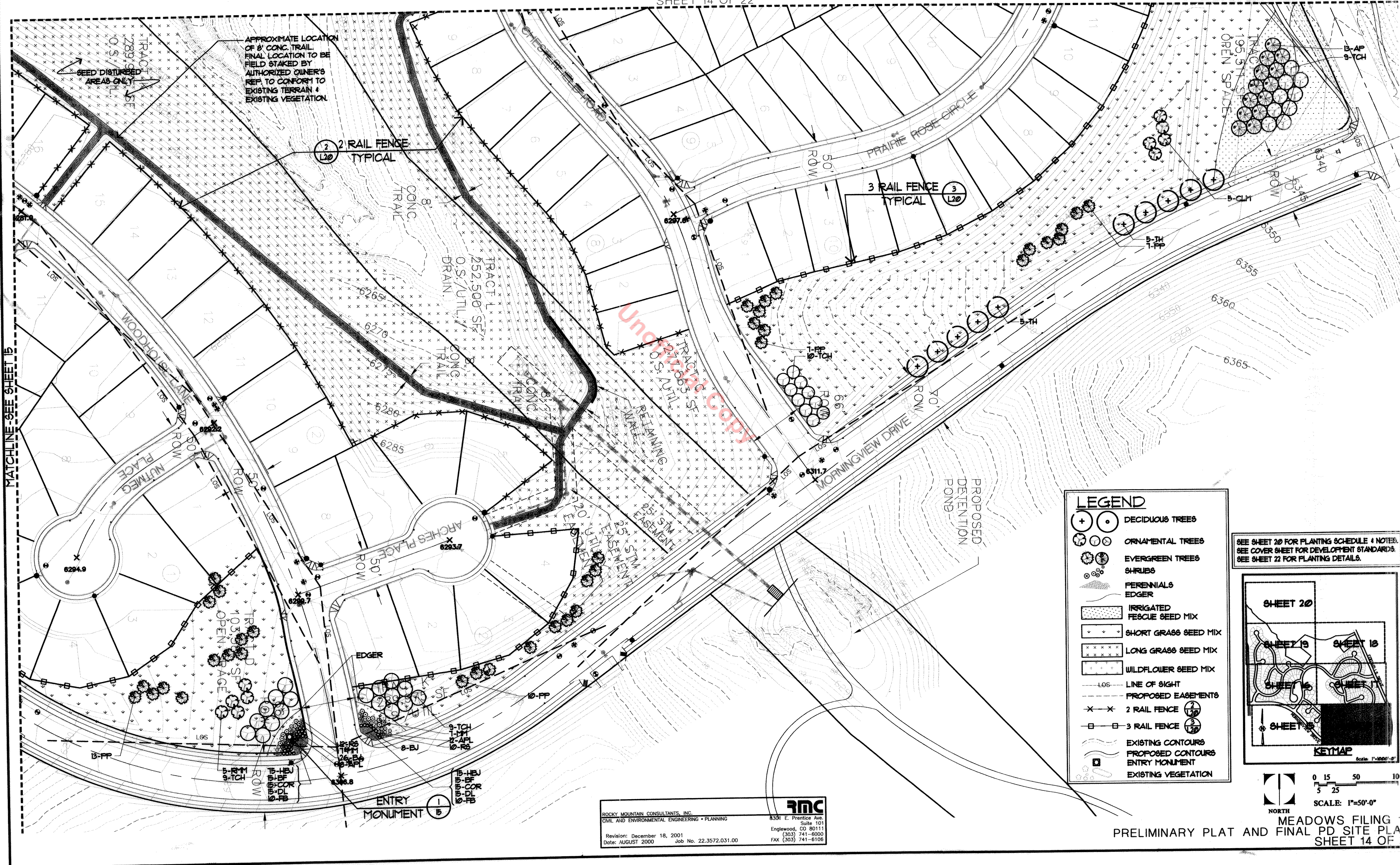
MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 14 OF 22

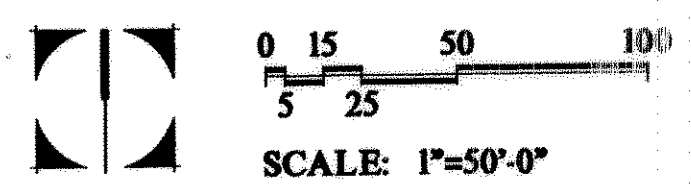
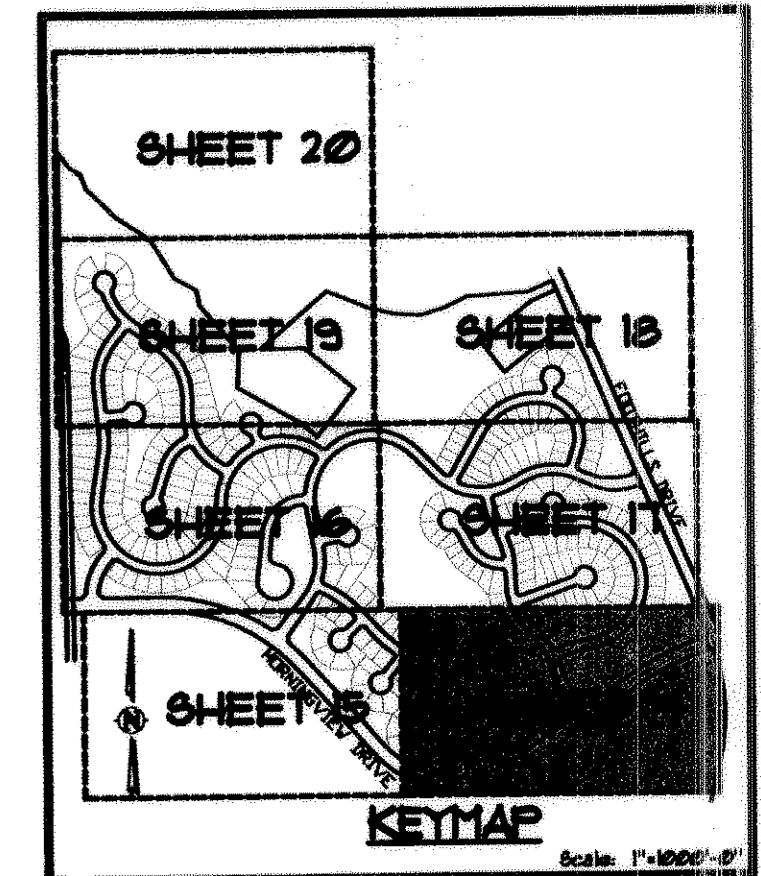
MATCHLINE-SEE SHEET 17



LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- PERENNIALS
- EDGER
- IRRIGATED FESCUE SEED MIX
- SHORT GRASS SEED MIX
- LONG GRASS SEED MIX
- WILDFLOWER SEED MIX
- LINE OF SIGHT
- PROPOSED EASEMENTS
- 2 RAIL FENCE
- 3 RAIL FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ENTRY MONUMENT
- EXISTING VEGETATION

SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.



RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

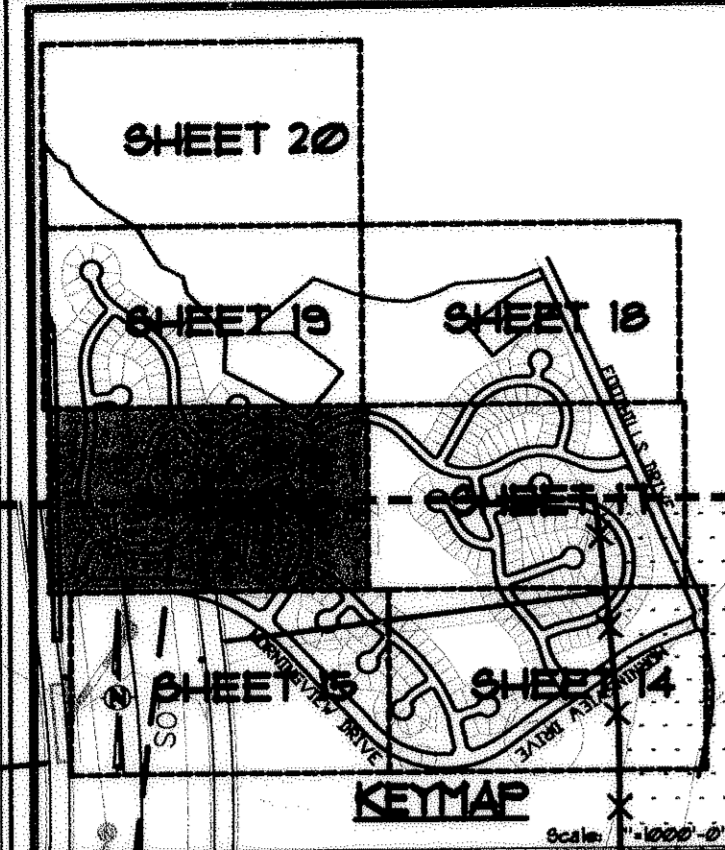
Revision: December 18, 2001
Date: AUGUST 2000 Job No. 22.3572.031.00

MEADOWS FILING 12
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SHEET 14 OF 22

I:\3572_031_001_Dwg_Incoming_DHW\1039\F12.dwg, 1/9/2003, 10:27:57 AM, dbmcr/rtf

LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- PERENNIALS
- EDGER
- IRRIGATED FESCUE SEED MIX
- SHORT GRASS SEED MIX
- LONG GRASS SEED MIX
- WILDFLOWER SEED MIX
- LINE OF SIGHT
- PROPOSED EASEMENTS
- 2 RAIL FENCE (1/2")
- 3 RAIL FENCE (1/2")
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ENTRY MONUMENT
- EXISTING VEGETATION



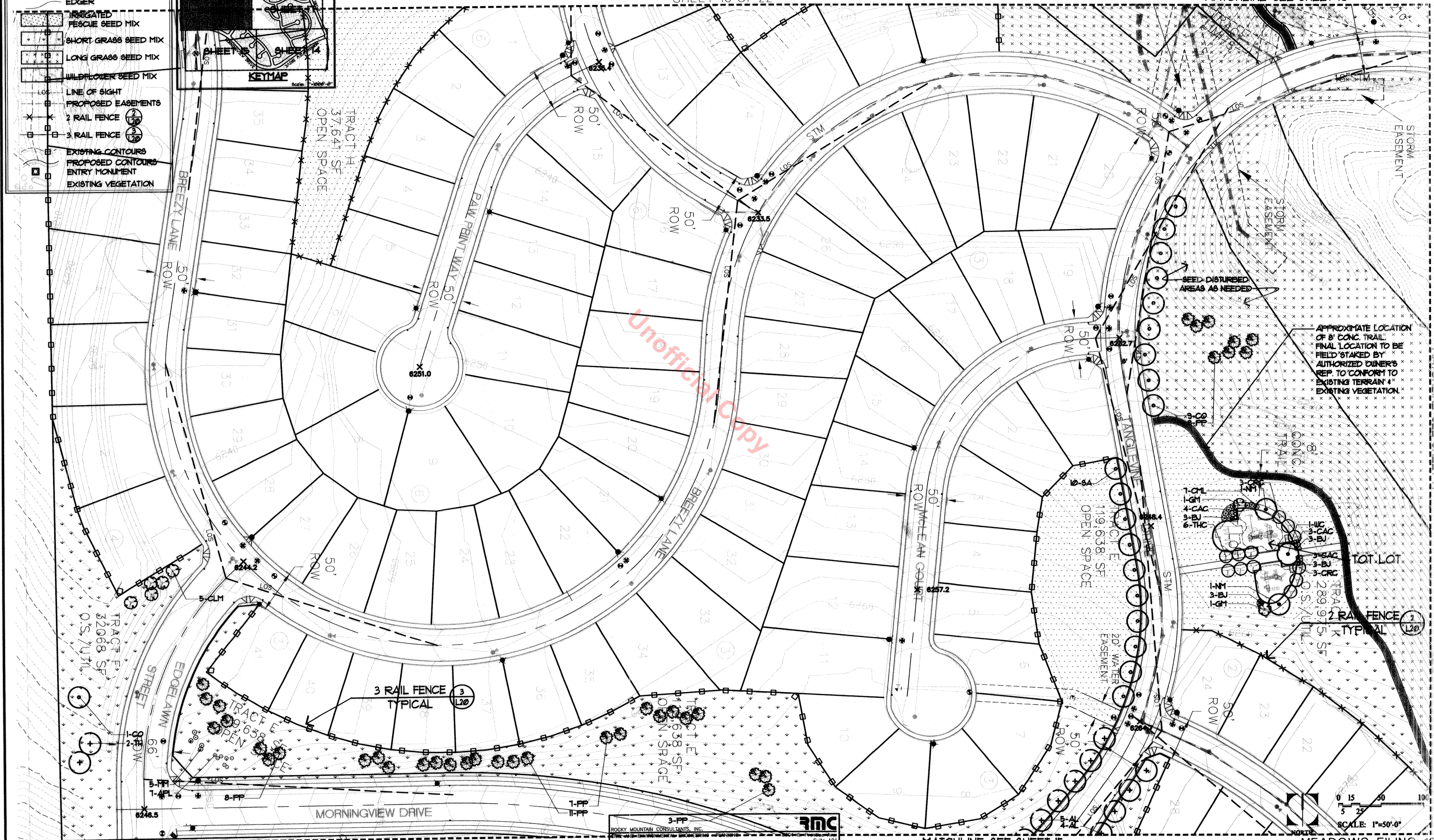
MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 16 OF 22

SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.

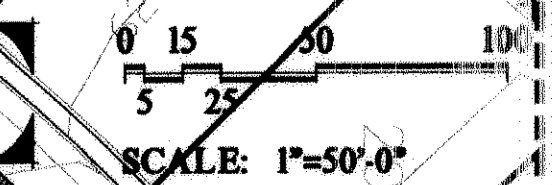


L:\3572_031\CO\Incoming\DHMA\03572.dwg, 1/9/2003 10:28:18 AM, dbrncr01

3-PP
ROCKY MOUNTAIN CONSULTANTS, INC.
Suite 101
Englewood, CO 80111
(303) 741-6000
Date: AUGUST 2000 Job No. 22.3572.031.00 FAX (303) 741-6106

MATCHLINE-SEE SHEET 15

MATCHLINE-SEE SHEET 17
MEADOWS FILING 12
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SHEET 16 OF 22



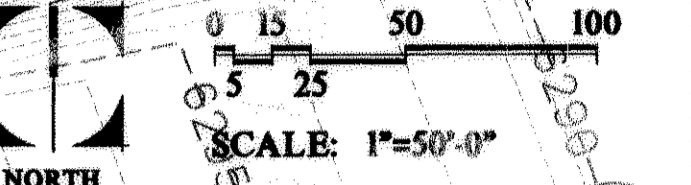
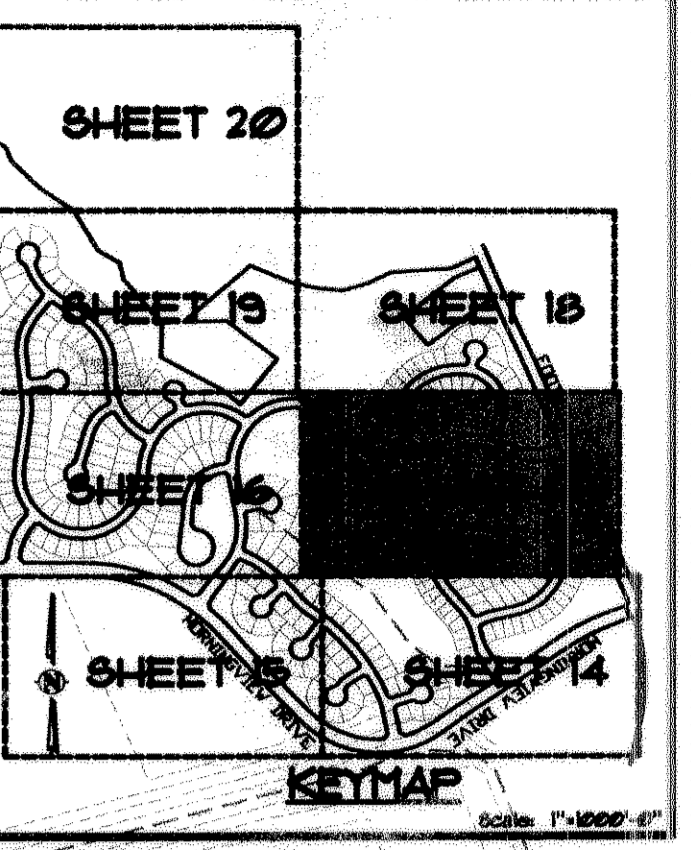
MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

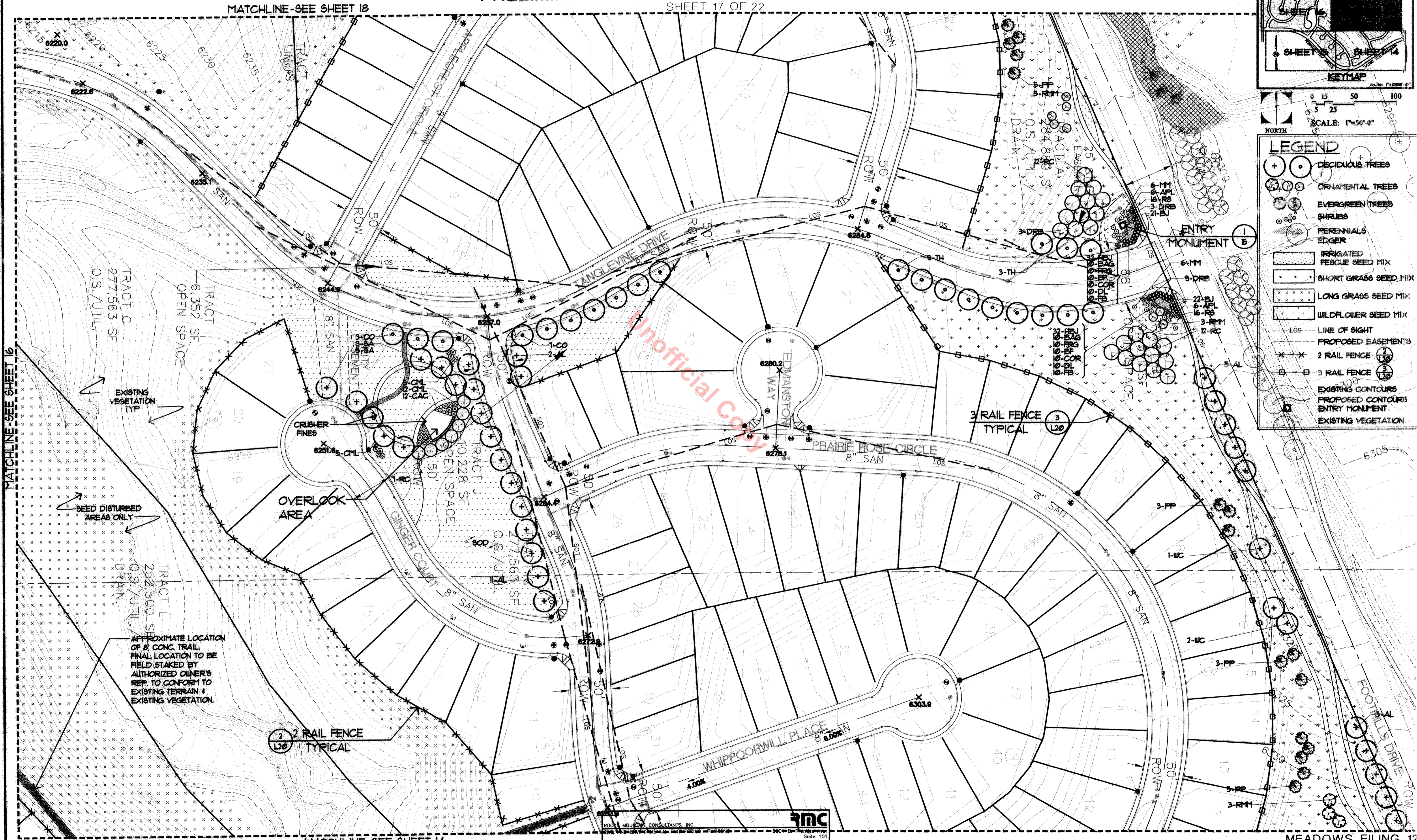
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 17 OF 22

SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.



LEGEND	
(+)	DECIDUOUS TREES
(o)	ORNAMENTAL TREES
(x)	EVERGREEN TREES
(*)	SHRUBS
(~)	PERENNIALS
(-)	EDGER
(stippled)	IRRIGATED FESCUE SEED MIX
(dotted)	SHORT GRASS SEED MIX
(cross-hatched)	LONG GRASS SEED MIX
(diagonal lines)	WILDFLOWER SEED MIX
(- - -)	LINE OF SIGHT
(---)	PROPOSED EASEMENTS
(x x)	2 RAIL FENCE
(- - -)	3 RAIL FENCE
(---)	EXISTING CONTOURS
(---)	PROPOSED CONTOURS
(---)	ENTRY MONUMENT
(x)	EXISTING VEGETATION



RMC
ROCK MOUNTAIN CONSULTANTS, INC.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-6106

Revision: December 18, 2001
Date: AUGUST 2000 Job No. 22.3572.031.00

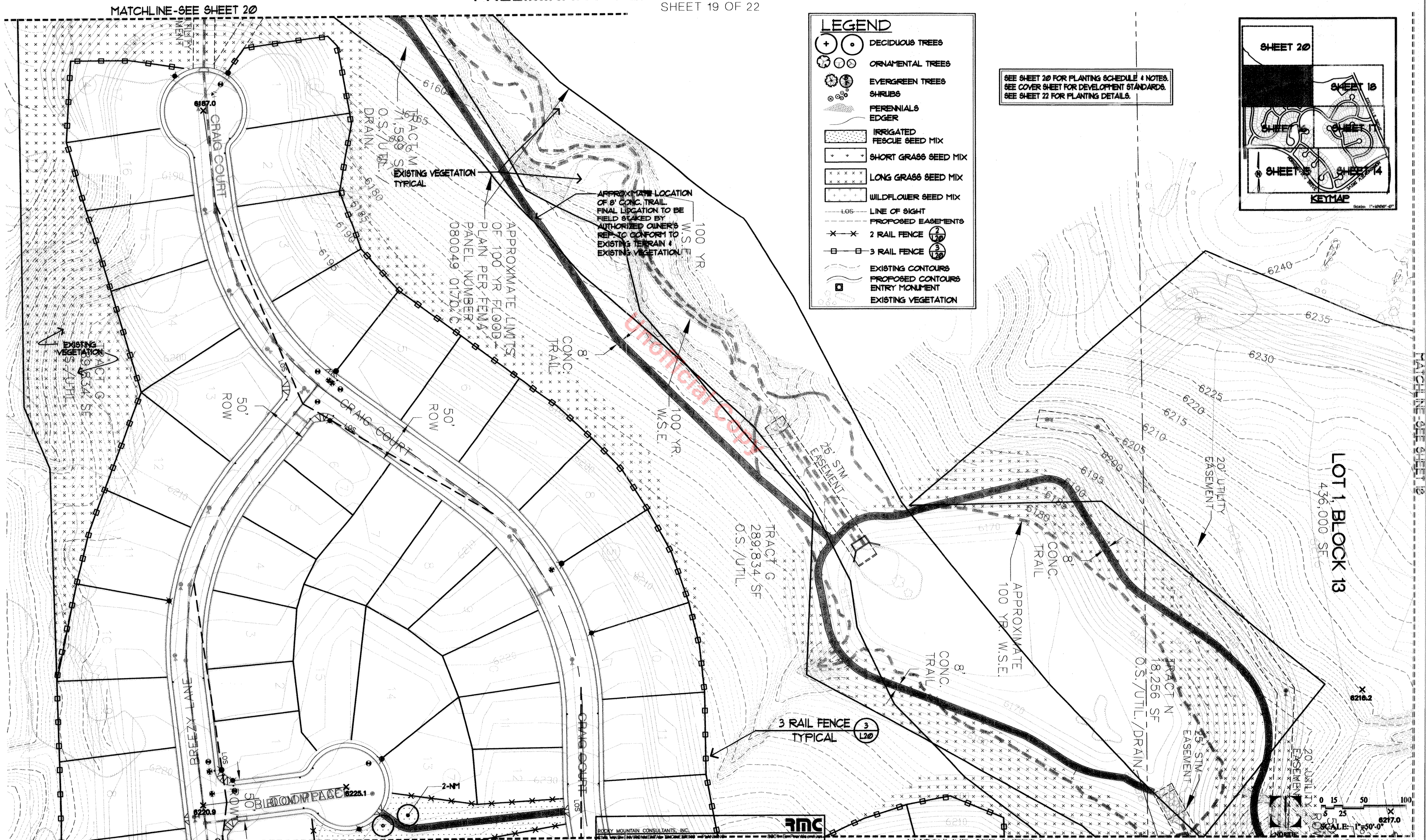
L:\3572_031_00\Draw\Incoming\DHMA1039\F12.dwg, 1/9/2003, 10:28:29 AM, dboncrof

MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

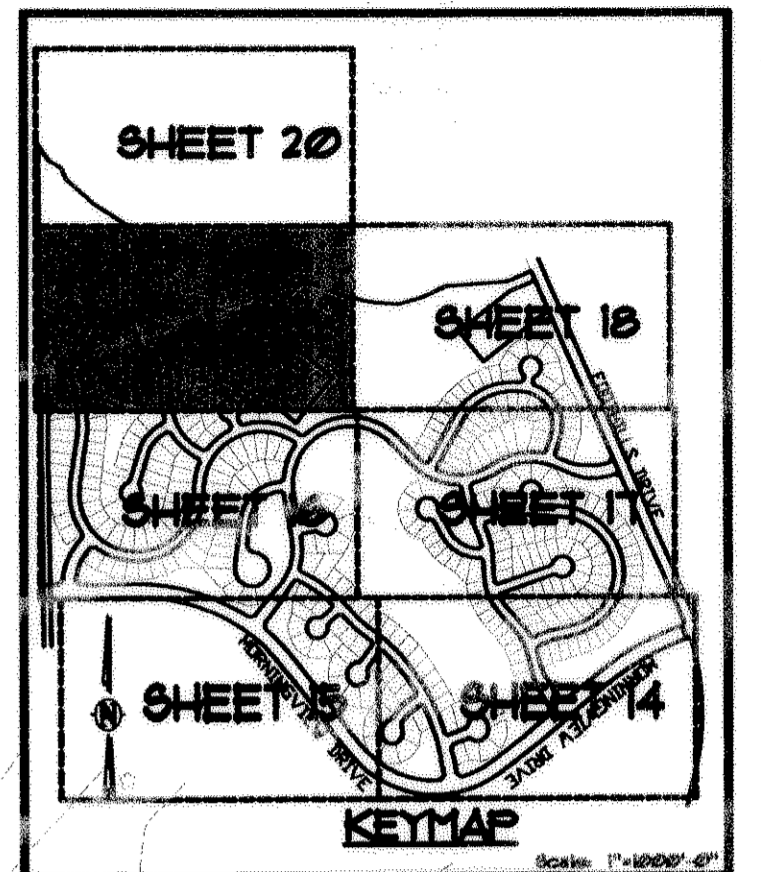
SHEET 19 OF 22



LEGEND

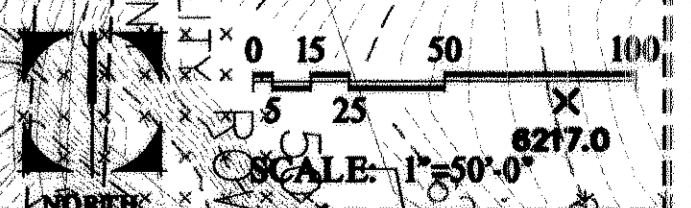
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- PERENNIALS EDGER
- IRRIGATED FESCUE SEED MIX
- SHORT GRASS SEED MIX
- LONG GRASS SEED MIX
- WILDFLOWER SEED MIX
- LOS LINE OF SIGHT
- PROPOSED EASEMENTS
- 2 RAIL FENCE
- 3 RAIL FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ENTRY MONUMENT
- EXISTING VEGETATION

SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.



RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-6106

Revision: December 18, 2001
Date: AUGUST 2000
Job No. 22.3572.031.00

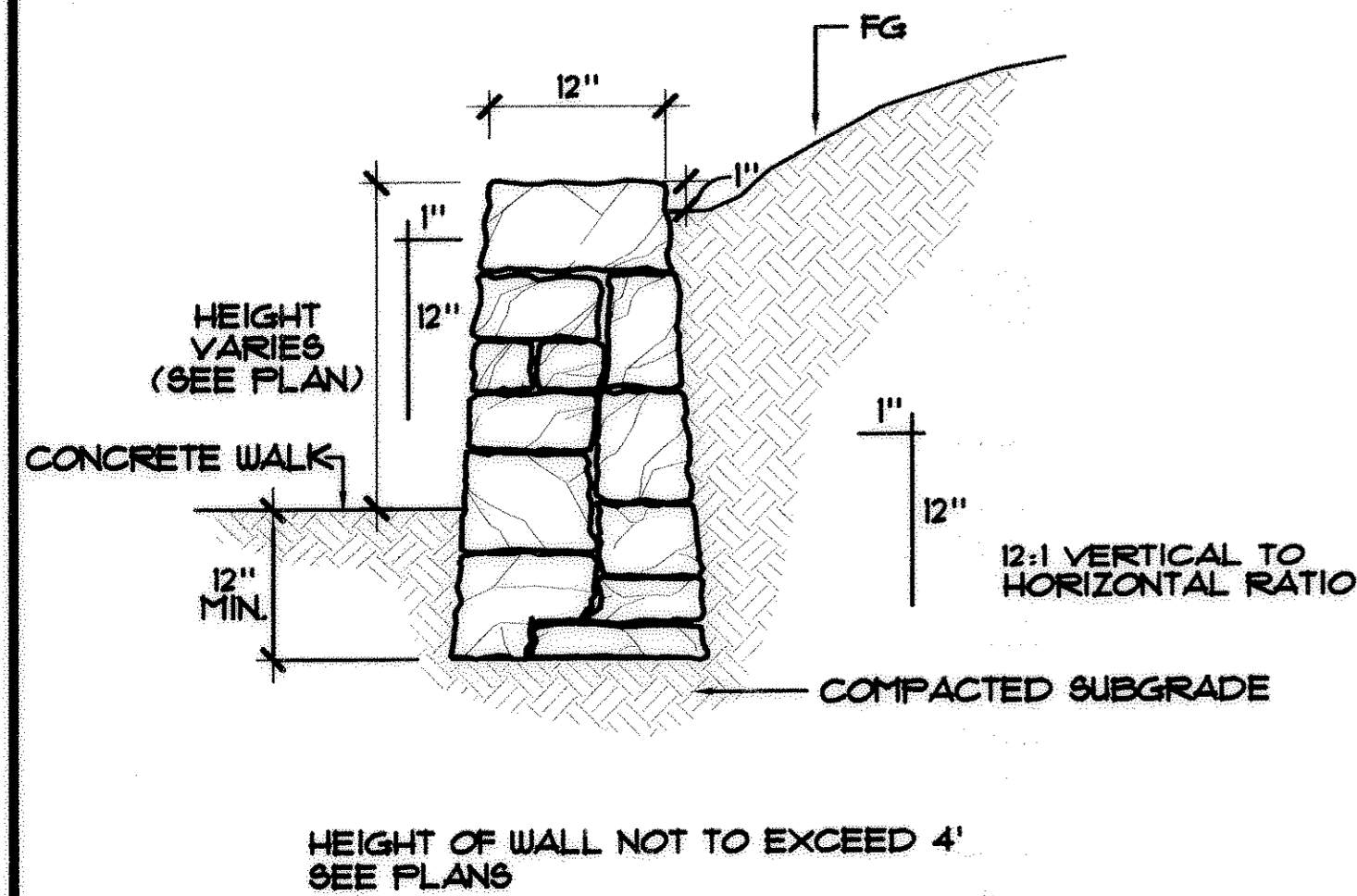


L:\3572_031_00_Dwg\Incoming\DHWA\03591\F12.dwg, 1/9/2003 10:28:50 AM, dbancroft

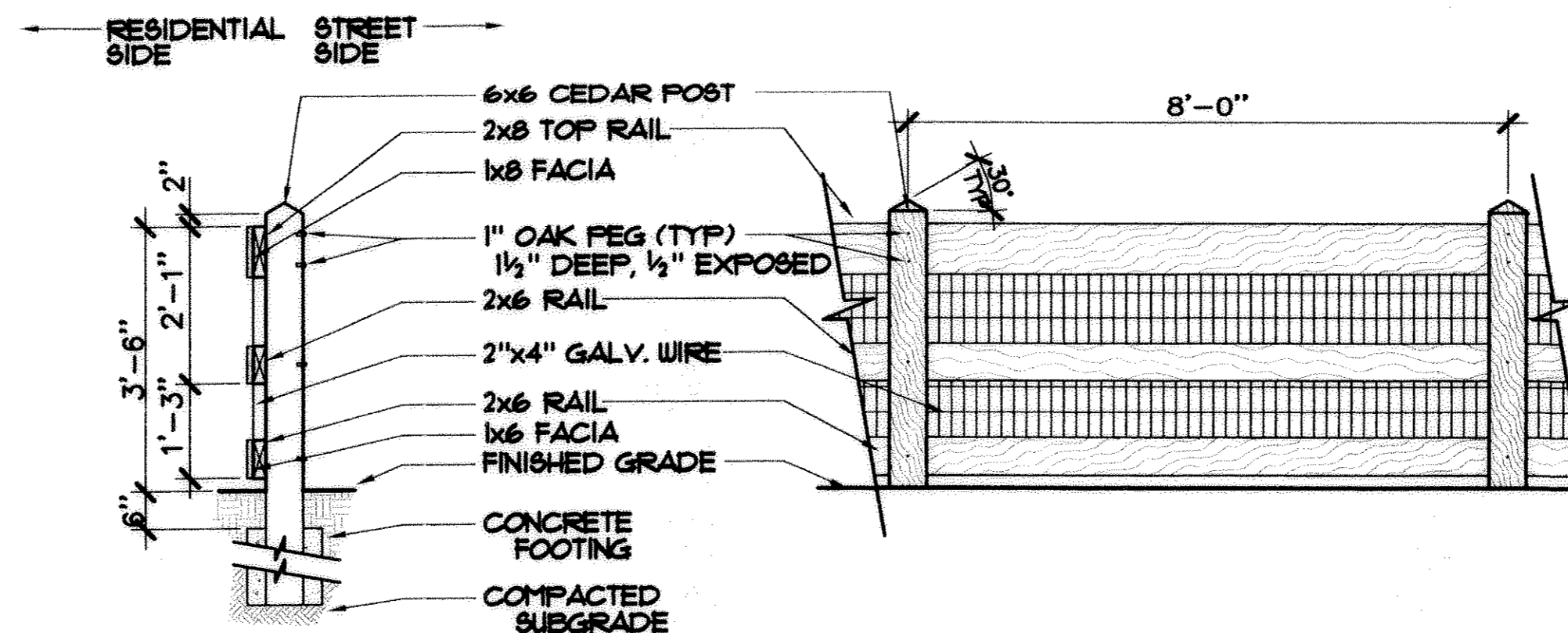
MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN SHEET 20 OF 22

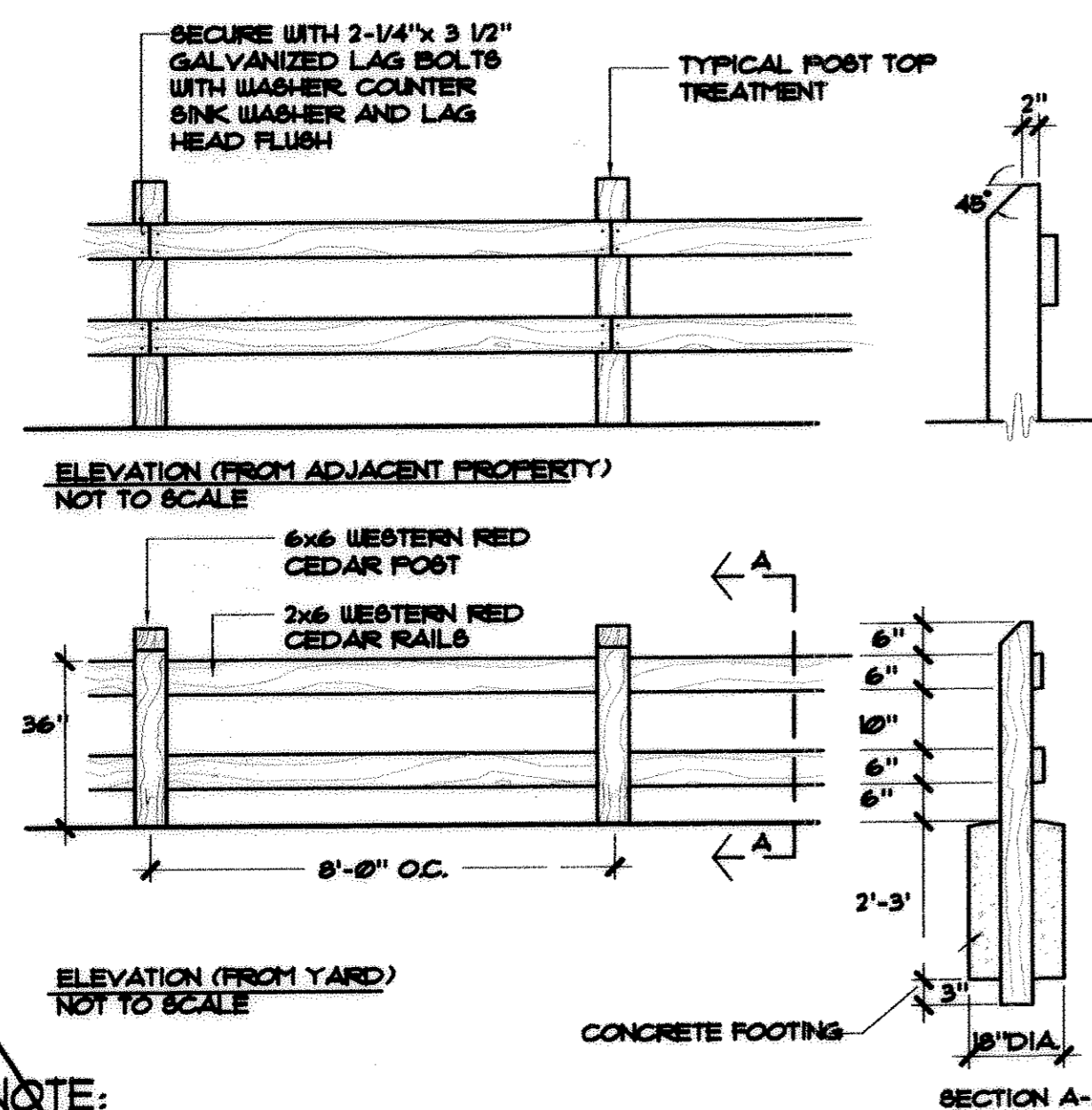
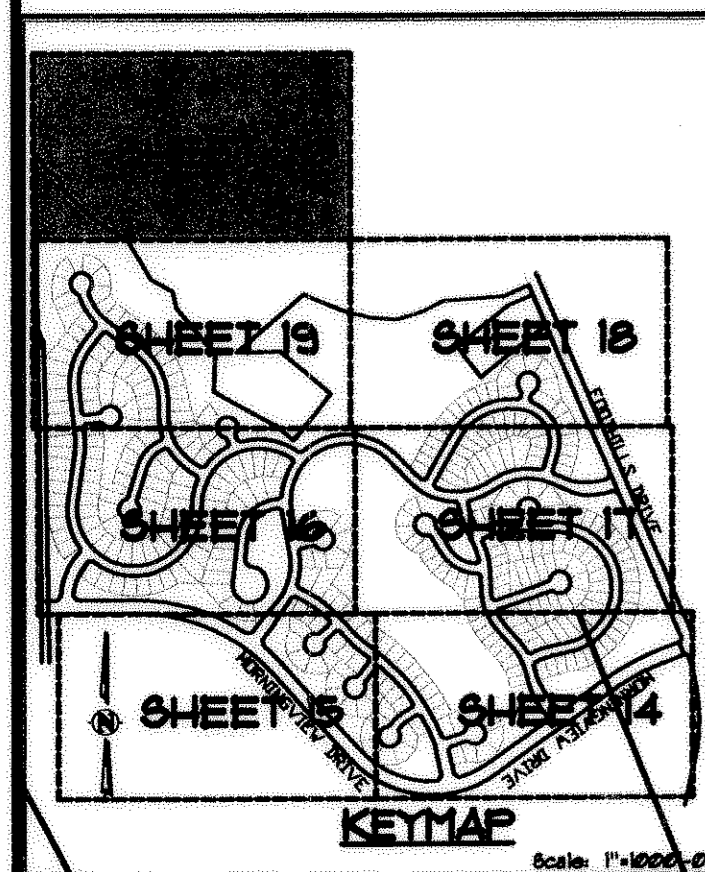


1 LOW STONE WALL - DRY STACKED
NOT TO SCALE



NOTE:
THE 3 RAIL OPEN RAIL FENCE IS TO BE INSTALLED AT THE BACK OF LOTS FACING OPEN SPACE AREAS ALONG ROADS AND/OR IN AREAS WHERE ADDED SECURITY IS NEEDED. SEE PLANS.

3 3 RAIL OPEN RAIL FENCE
NOT TO SCALE



2 2 RAIL OPEN RAIL FENCE
NOT TO SCALE

FENCE NOTES

- ALL FENCING NOT SHOWN ON THESE PLANS ARE SUBJECT TO COMPLIANCE WITH THE MEADOWS NEIGHBORHOOD COMPANY ARCHITECTURAL GUIDELINES
- INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER
- ALL TRANSITIONS FROM OPEN RAIL FENCE TO PRIVACY FENCE SHALL BE GRADUAL & AT LEAST 8 FEET IN LENGTH.
- FENCES SHALL BE OF WESTERN RED CEDAR NO. 2, DRY ROUGH SAUN, 4 SIDES W/ OLYMPIC WEATHERSCREEN SEMITRANSSPARENT STAIN #16 NATURAL TONE CEDAR.
- FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
- REFER TO THE APPROVED ARCHITECTURAL GUIDELINES FOR MORE INFORMATION REGARDING FENCE CONSTRUCTION.

SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.

LEGEND

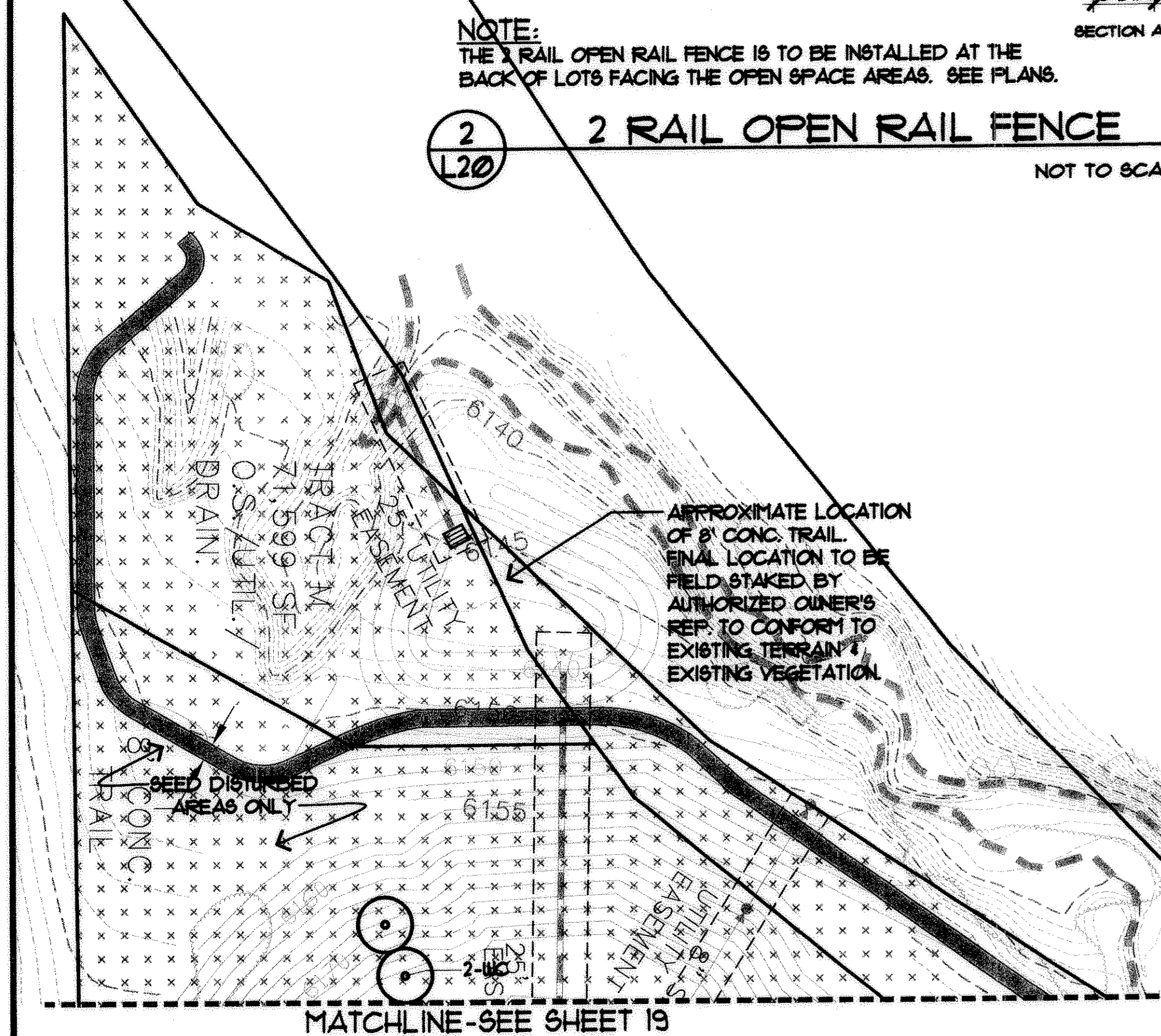
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- PERENNIALS
- EDGER
- IRRIGATED FESCUE SEED MIX
- SHORT GRASS SEED MIX
- LONG GRASS SEED MIX
- WILDFLOWER SEED MIX
- LINE OF SIGHT
- PROPOSED EASEMENTS
- 2 RAIL FENCE
- 3 RAIL FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ENTRY MONUMENT
- EXISTING VEGETATION

NOTES

- ALL IRRIGATED LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM CONSISTING OF ROTORS & DRIP, DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK & THE MEADOWS NEIGHBORHOOD COMPANY. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN
- ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION, & 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 THE REST OF THE NATIVE SEED AREAS.
- SEE SPECS RE: PLANTING OF WILDFLOWER AREAS. DO NOT MOW WILDFLOWER AREAS UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE
- ALL TRAILS TO BE 4" THICK CONCRETE 8' WIDE
- REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECS FOR MORE INFORMATION REGARDING CURB & GUTTER & CONCRETE WORK, TRAILS, WALKS, HC RAMPS, & BOLLARDS.
- STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY LOCATIONS, BUT TOTAL TREES TO BE PLANTED SHALL NOT BE REDUCED.
- RETAINING WALLS USED IN THIS PLAN MAY BE EITHER A DRY STACKED LOW STONE WALL (REF: DETAIL 1/L20) OR A CONCRETE VERSA-LOK WALL (REF: DETAIL 1/L21).

PROJECT PLANT LIST, AND TYPICAL PLAN SYMBOLS				
QTY.	SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
TREES				
28	AL	Redmond Linden <i>Tilia americana</i> 'Redmond'	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
12	AP	Austrian Pine <i>Pinus nigra</i>	8' ht. min.	B4B, full form, guyed Specimen Quality, 15' OC
10	CMM	Curlleaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
8	CO	Hackberry <i>Celtis occidentalis</i>	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
20	CRC	Canada Red Chokecherry <i>Prunus virginiana</i> 'Schubert'	5' min ht.	B4B, full crown, staked Specimen Quality, clump form
2	GM	Amur Maple <i>Acer ginnala</i>	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality, clump form
4	NM	Deborah Norway Maple <i>Acer platanoides</i> 'Deborah'	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality, clump form
145	PP	Ponderosa Pine <i>Pinus ponderosa</i>	8' ht. min.	B4B, full form, guyed Specimen Quality, 15' OC
16	RMM	Rocky Mt. Maple <i>Acer glabrum</i>	5' min ht.	B4B, full crown, staked Specimen Quality, clump form
31	RC	Radiant Crabapple <i>Malus 'Radiant'</i>	2 1/2" min. cal.	B4B, specimen quality, staked
18	SA	Summit Ash <i>Frax. pennsylvanica</i> 'Summit'	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
24	TH	Thornless Honeylocust <i>Gleditsia triacanthus</i> inermis	2 1/2" min. cal.	B4B, specimen quality, staked
60	TCH	Thornless Cockspur Hawthorn <i>Crataegus crus-galli</i> inermis	2 1/2" min. cal.	B4B, specimen quality, staked
6	WC	Western Catalpa <i>Catalpa speciosa</i>	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
SHRUBS, GRASSES, & PERENNIALS				
39	APL	Apache Plum <i>Fallugia paradoxa</i>	5'	well established, 5' OC.
89	BJ	Buffalo Juniper <i>Juniperus sibirica</i> 'Buffalo'	4'	18" - 24" spread, 4' OC.
22	CAC	Compact American Cranberry <i>Viburnum trilobum</i> 'Compactum'	5'	well established, 48" OC.
29	CML	Common Purple Lilac <i>Syringa vulgaris</i>	5'	well established, 5' OC.
15	DRB	Dwarf Blue Rabbitbrush <i>Chrysothamnus nauseosus</i> nauseosus	5'	well established, 36" OC.
31	MM	Mountain Mahogany <i>Cercocarpus montanus</i>	5'	well established, 5' OC.
54	R8	Russian Sage <i>Perovskia atriplicifolia</i>	4'	well established, 42" OC.
BAG		Blue Avena Grass <i>Helictotrichon sempervirens</i>	4'	well established, 18" OC.
BF		Blanket Flower, Native <i>Gaillardia aristata</i>	4'	well established, 18" OC.
COR		Coreopsis	4'	well established, 18" OC.
DL		Coreopsis verticillata 'Grandiflora'	4'	well established, 12" OC.
FB		Dwarf Gold Daylily <i>Hemerocallis 'Stella de Oro'</i>	4'	well established, 18" OC.
FRG		Showy Fleabane <i>Erigeron speciosus</i>	4'	well established, 24" OC.
HEU		Feather Reed Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	4"	well established, 12" OC.
		Himalayan Border Jewel <i>Panicaria affinis</i>	4" pot	well established, 12" OC.
186,522 SF		IRRIGATED FESCUE SEED MIX		
647,845 SF		SHORT GRASS SEED MIX		
675,320 SF		LONG GRASS SEED MIX		
17,650 SF		WILDFLOWER SEED MIX		

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



ROCKY MOUNTAIN CONSULTANTS, INC.
LAND AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Revision: December 18, 2001
Date: AUGUST 2000 Job No. 22-3572.031.00

DEVELOPMENT STANDARDS

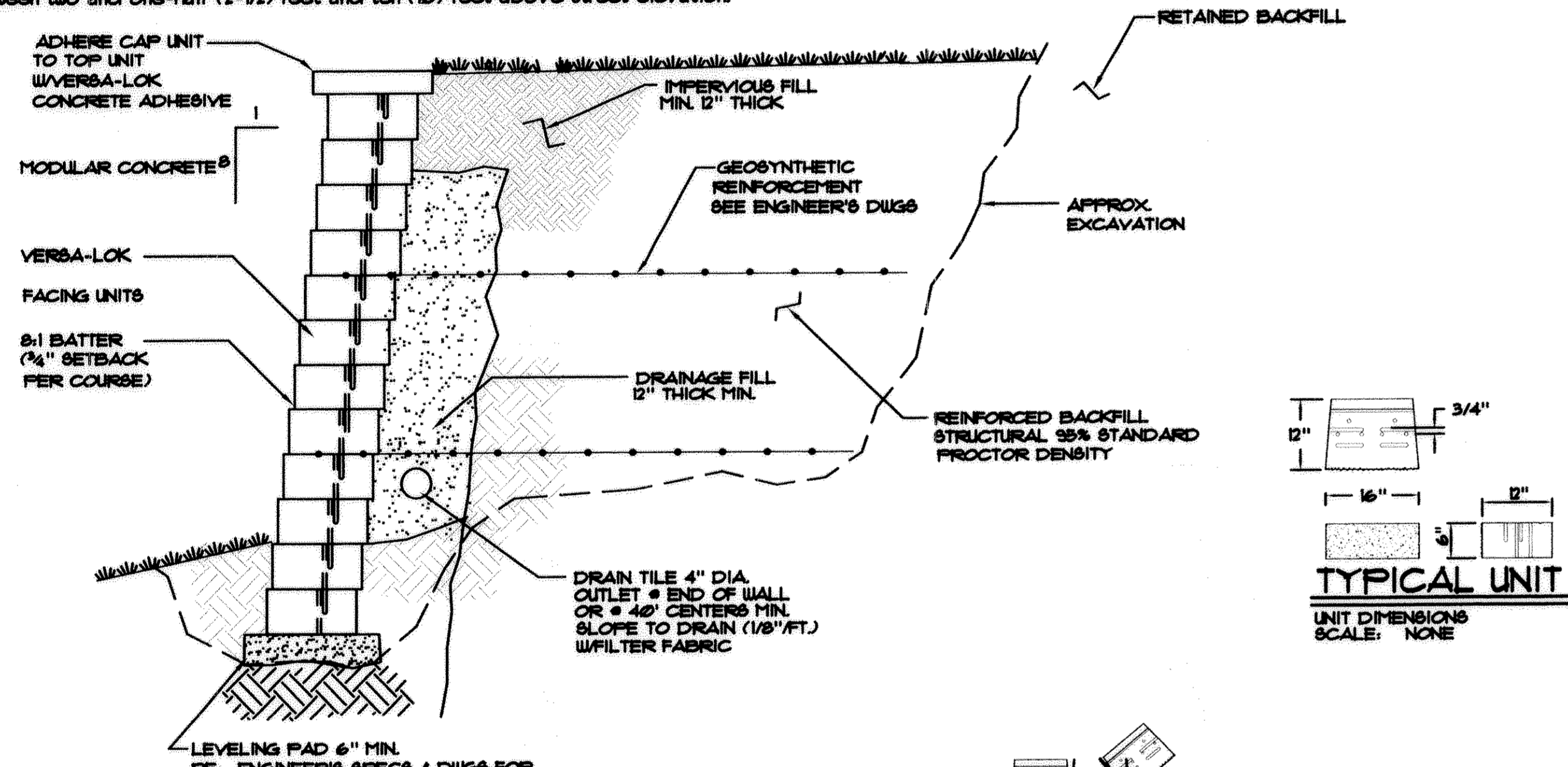
- The following encroachments will be permitted in the setbacks:
 - Box or bay windows, fireplaces, eaves roof overhangs, cantilevers, side and front covered porches, etc. may occur up to 24" in any setback.
 - Rear yard decks and porches at grade or up to 30" above grade may encroach in the rear setback up to 12'.
 - Rear yard decks and porches elevated greater than 5' above the ground may encroach 6' into the rear yard setback.
- Minimum building setbacks shall be as follows:
 - Front - 15': May be reduced to 10' if all of the building in the front 20' of the lot is single story or if there is a side loaded garage orientation. At no time shall the minimum setback for a front loaded garage be less than 15'.
 - Rear - 15': If the garage is located at the rear of the lot, the rear setback for the garage may be reduced to a minimum of 3'.
 - Side - 3' provided that there is a minimum 10' separation between the foundation of adjacent buildings.
 - Side Abutting Public Right of Way - 15'
- All single family plot plans and landscaping plans must secure written approval by the Castle Rock Company Architectural Review Committee prior to submittal for a building permit for any lot included in Filing 12. The Architectural Review Committee shall be responsible for certifying to the Town that the following items have been complied with:
 - Fencing to be provided as shown on these Final PD Plans.
 - 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 11.6.
 - Lots designated with an (R) 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 plan of the rear elevation.
 - Lots designated with a (C) symbol represent "Corner Condition" lots and are required to have enhanced corner architectural details including an architectural feature, such as a front porch detail, bay windows, etc., on both the front and side elevations facing both streets.
- For section 11.6.6.120: At every intersection of two (2) or more existing or proposed streets, a safety triangle shall be calculated by extending a line twenty-five (25) feet in length at the point of the intersection of the edges of the driving surfaces of the corner property from the intersection corner and traversing across the property between the two (2) and points of such lines. Such a safety triangle shall be calculated for every corner of the intersections. Additionally, safety triangles shall be calculated at the intersections between all driveways or bike paths with streets and alleys utilizing a similar method with fifteen (15) foot lengths on the sides. Within these safety triangles there shall be no solid objects between two and one-half (2-1/2) feet and ten (10) feet above street elevation.

MEADOWS FILING NO. 12

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 21 OF 22



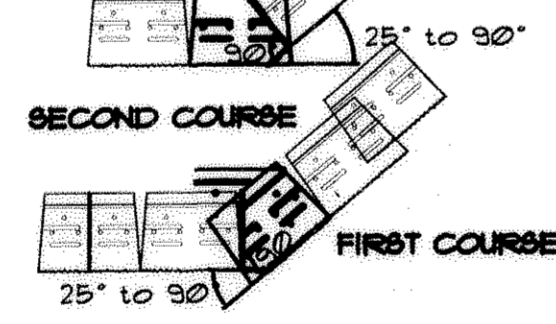
TYPICAL SECTION-REINFORCED

MODULAR CONCRETE UNIT RETAINING WALL
SCALE: NONE

GENERAL NOTES

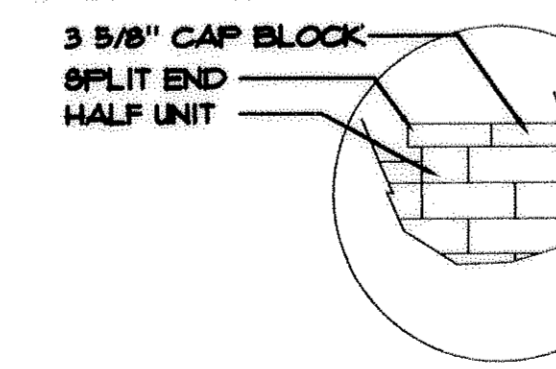
- STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AND GRID ALIGNMENT.
 - BENCH OUT ALL EXCAVATED SLOPES.
 - DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
 - SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
 - BASE SHALL CONSIST OF COMPACTED SANDS AND GRAVEL, MINIMUM 6" THICK.
 - CONTRACTOR MAY OPT FOR A CONCRETE FOOTING. CONCRETE FOOTING SHALL BE UNREINFORCED, DEPTH OF CONCRETE (APPROXIMATELY 1" TO 2") AND COMPACTED SOIL BASE SHALL NOT BE LESS THAN 6" THICK.
 - MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 12" FOR WALL HEIGHTS FROM 4 FT. AND UP 6" BELOW 4 FT. UNLESS SHOWN DIFFERENTLY.
 - FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
 - DRAINAGE FILL 12" THICK SHALL BE INSTALLED BEHIND THE WALL TO WITHIN 18" OF THE TOP OF THE WALL.
 - WHERE DRAIN TILE IS USED PROVIDE OUTLETS @ MIN. 40 FT O.C.
 - BACKFILL AND COMPACT IN FRONT OF THE WALL AS WALL IS INSTALLED.
 - COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
 - COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
 - SEE ENGINEER'S SPECS & DIGGS FOR GEOSGRID TYPE, LENGTH AND LOCATION REQUIRED.
 - GEOSGRID SHALL BE THE TYPE AND LENGTH AS SHOWN. FULL GEOSGRID TIGHT PRIOR TO BACKFILLING.
 - PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOW AROUND THE ENDS OF THE WALL.
 - ESTABLISH TURF AS SOON AS THE WALL IS COMPLETED.
 - FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
 - ALL RETAINING WALLS EXCEEDING 48' IN HEIGHT WILL REQUIRE A BUILDING PERMIT FROM THE TOWN.
- IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

VERSA-LOK WALL DETAILS



OUTSIDE CORNER

OBLIQUE ANGLE CORNERS
SCALE: NONE

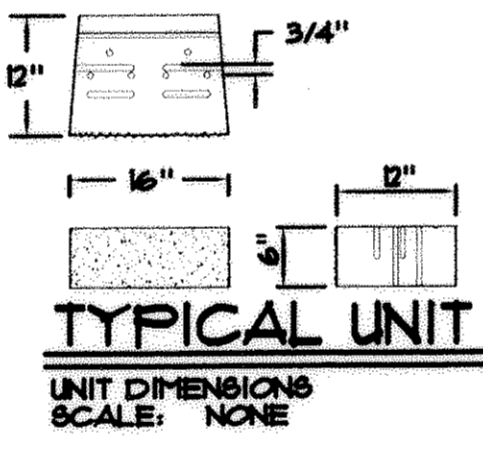


CAPPING DETAIL

SCALE: NONE

GENERAL NOTES FOR CAPPING

- CAPS SHALL BE PLACED ON ALL WALLS
- CAPS SHALL BE ADHERED TO WALL USING VERSA-LOK CONCRETE ADHESIVE
- WHEN CUTTING CAP UNIT FOR WALL END DO NOT USE A CAP SECTION LESS THAN 6" WIDE
- CAPS MAY BE PLACED FLUSH OR WITH A 1/4" OVERHANG ON TOP OF WALL
- WALL CAPPING WILL REQUIRE USE OF TYPE A AND TYPE B UNITS.



TYPICAL UNIT
UNIT DIMENSIONS
SCALE: NONE

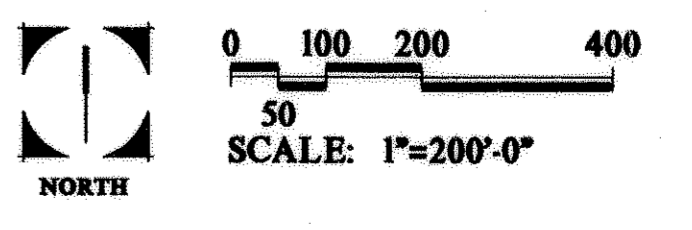
12

NOT TO SCALE

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-6106

Revision: December 18, 2001
Date: AUGUST 2000 Job No. 22.3572.031.00

SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.



MEADOWS FILING NO. 12

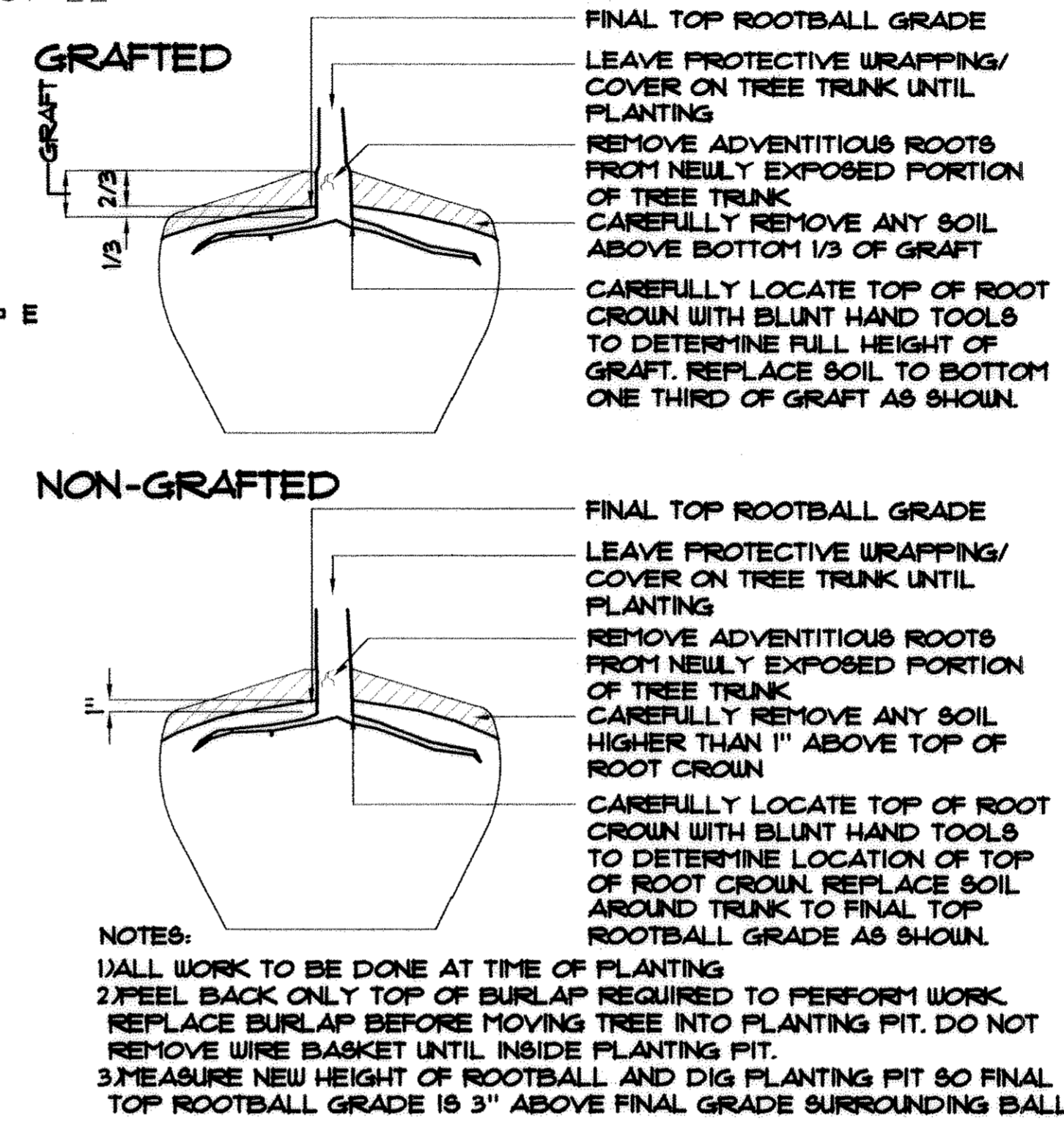
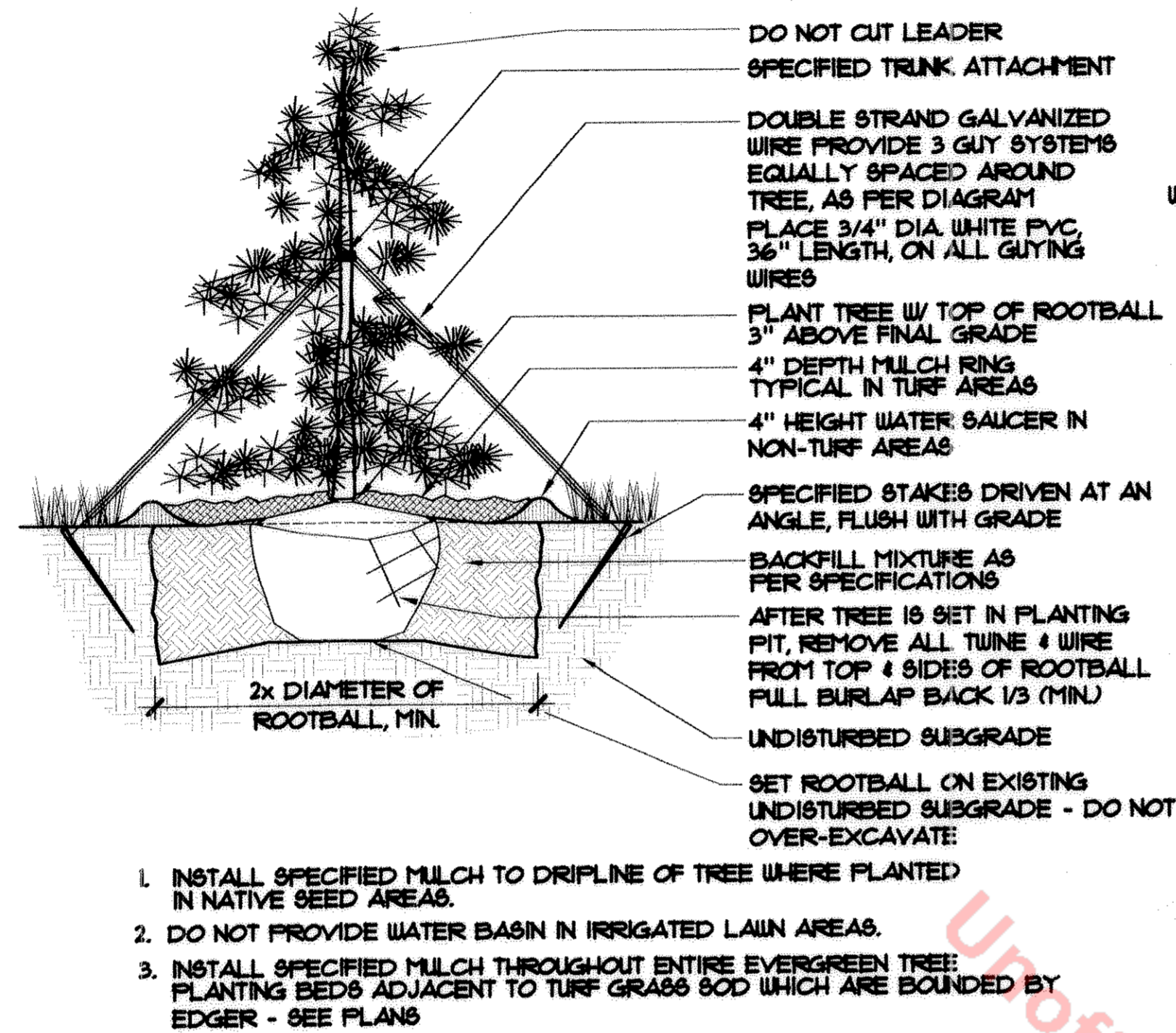
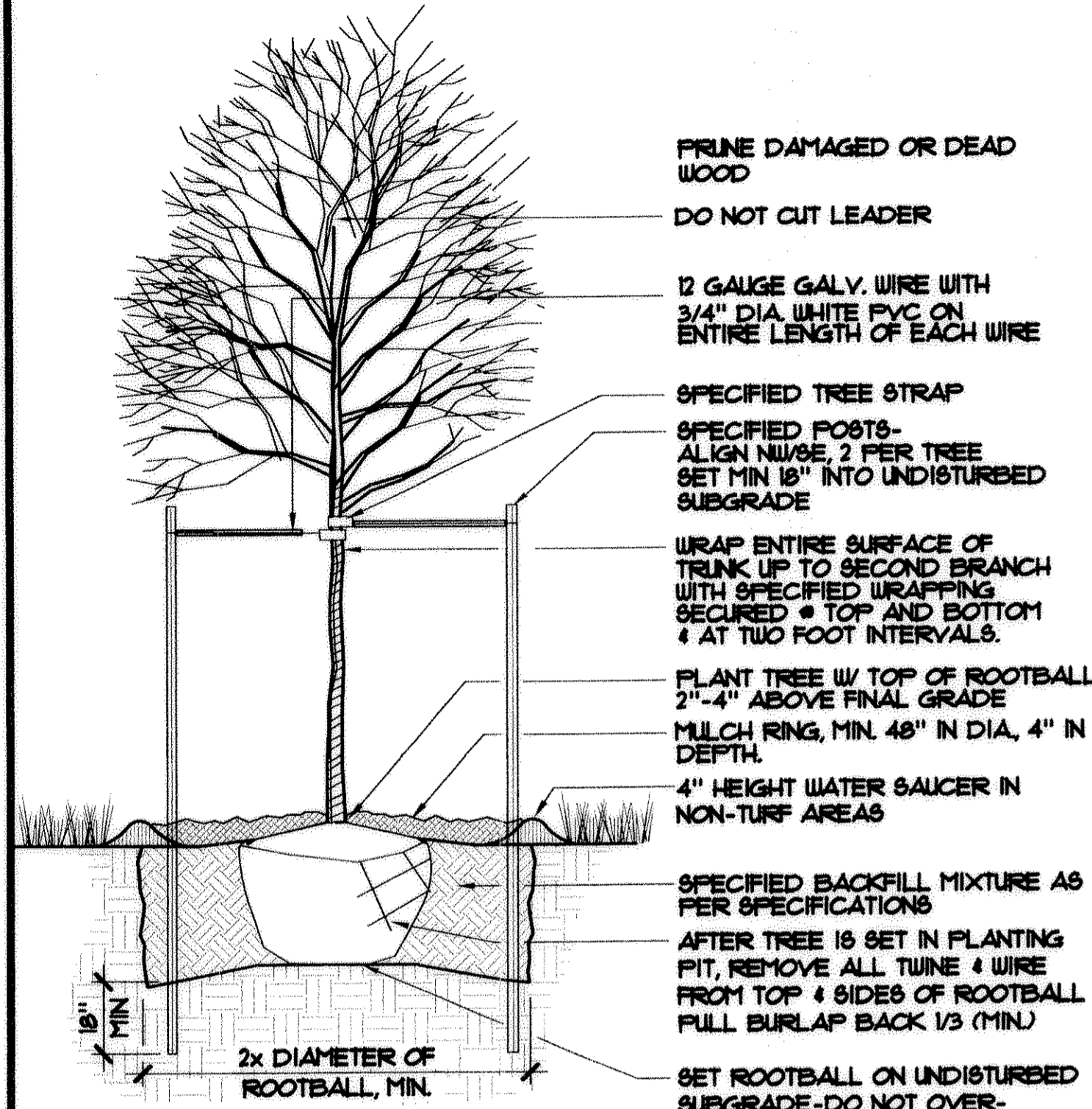
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 22 OF 22

NOTES

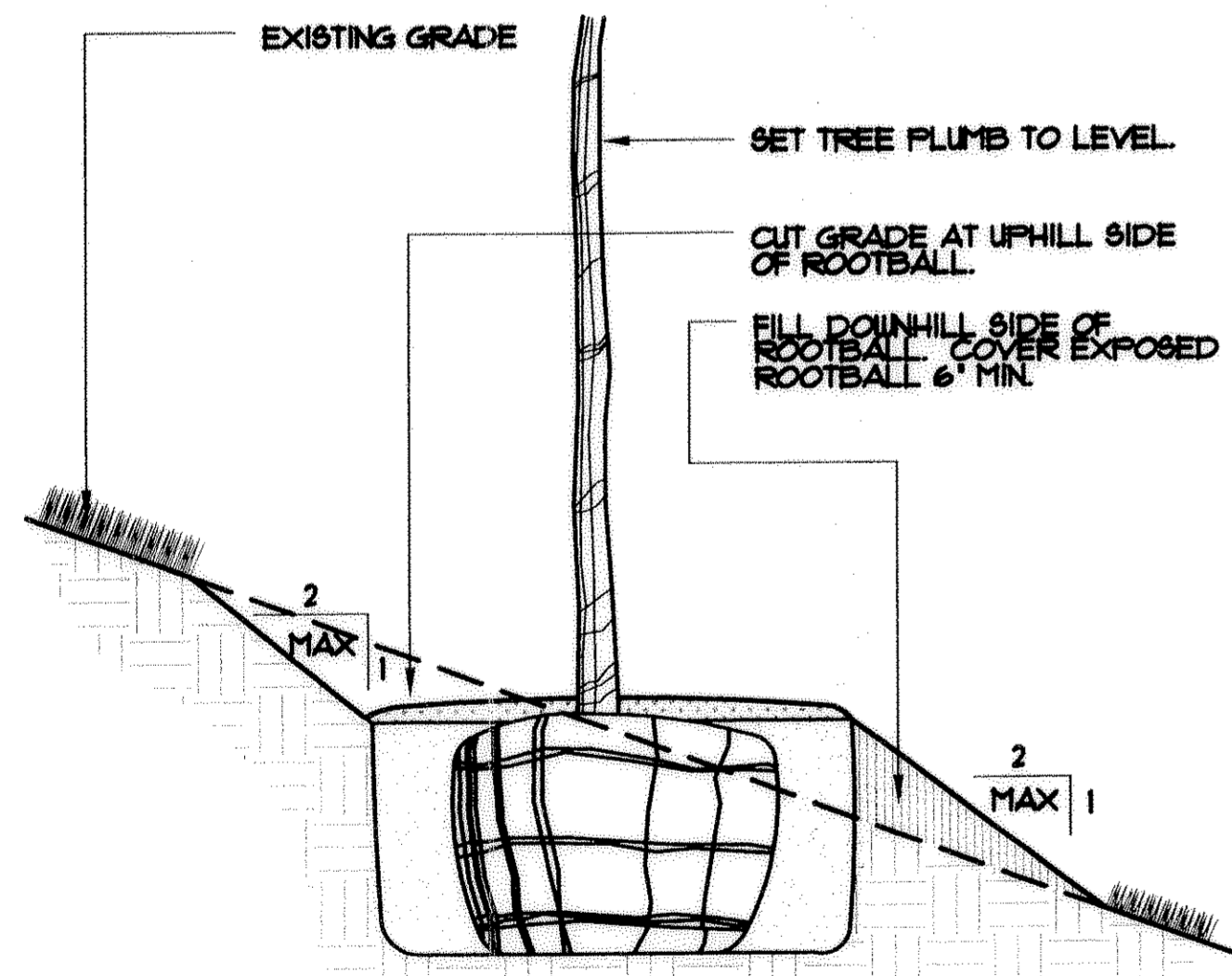
- CLEARING & GRUBBING**
Prior to any soil preparation, all existing vegetation which might interfere with the specified soil preparation shall be mowed, grubbed, raked and the debris removed from the site. During tillage operations, the ground surface shall be cleaned of materials which might hinder final operations.
- SOIL PREPARATION**
Limit soil preparation to areas which will be planted in the immediate future and to areas where main and lateral irrigation lines have been installed.
- SOIL PREPARATION FOR ALL FESCUE SEEDED AREAS:**
 - Rip existing soil to a depth of eight (8) inches minimum in one direction using an agricultural ripper with tines spaced no further than eighteen (18) inches apart. Areas adjacent to walks, structures, curbs, etc., where the use of large mechanical equipment is difficult shall be worked with smaller equipment or by hand. Soils that have been over compacted by traffic or heavy equipment shall be ripped or tilled to break up restrictive layers and then harrowed or rolled to firm the seed bed. The seed bed shall be friable enough to allow seed to be placed at the proper depth.
 - Remove all rubble, stones and extraneous material over two (2) inches in diameter from the site.
 - Spread the following amendments to all landscape areas:
 - Apply not less than 3 cubic yards per thousand square feet of compost material consisting of Premium 3 compost as supplied by Al Organics or approved equal. Also, apply 250 pounds of 18-46-0 fertilizer to the soil surface. Till the mixture of compost and fertilizer into the soil surface to a depth of not less than 6". Tillage equipment can consist of rototillers or offset disk as long as tillage is uniform and does not lace uniformly. Immediately prior to the application of organics and fertilizer as well as following this operation, pick the soil surface of any rock 2" in diameter and greater.
 - Substantiate quantities with delivery tickets and empty manufacturer bags on a daily basis to Owner.
 - Finish grade to restore smooth, even finish grades and to insure positive surface drainage. Top of sod mat shall be one-half (1/2) inch below paving surface. No planting shall take place until grade is accepted by the Owner's Authorized Representative.
- SOIL PREPARATION FOR ALL NATIVE GRASS SEEDED AREAS:**
All native grass seeding areas shall receive an application of 250 pounds of 0-46-0 (triple super phosphate). Fertilizer material shall be tilled into the soil surface to a depth of not less than 4".
- WILDFLOWER SEEDING AND SOIL PREP SPECIFICATIONS:** All wildflower seeding areas shall initially receive 3 cubic yards per thousand square feet of well composted material as supplied by A-1 Organics or approved equal. A cross-link water absorbing polymer such as manufactured by Hydrosource and available through Arkansas Valley Seed shall be broadcast over the wildflower seed areas at a rate of 4 pounds per thousand square feet and tilled into the soil profile. The compost and polymer material shall then be tilled in to a depth of 4".



1 DECIDUOUS TREE PLANTING
NOT TO SCALE

2 EVERGREEN TREE PLANTING
NOT TO SCALE

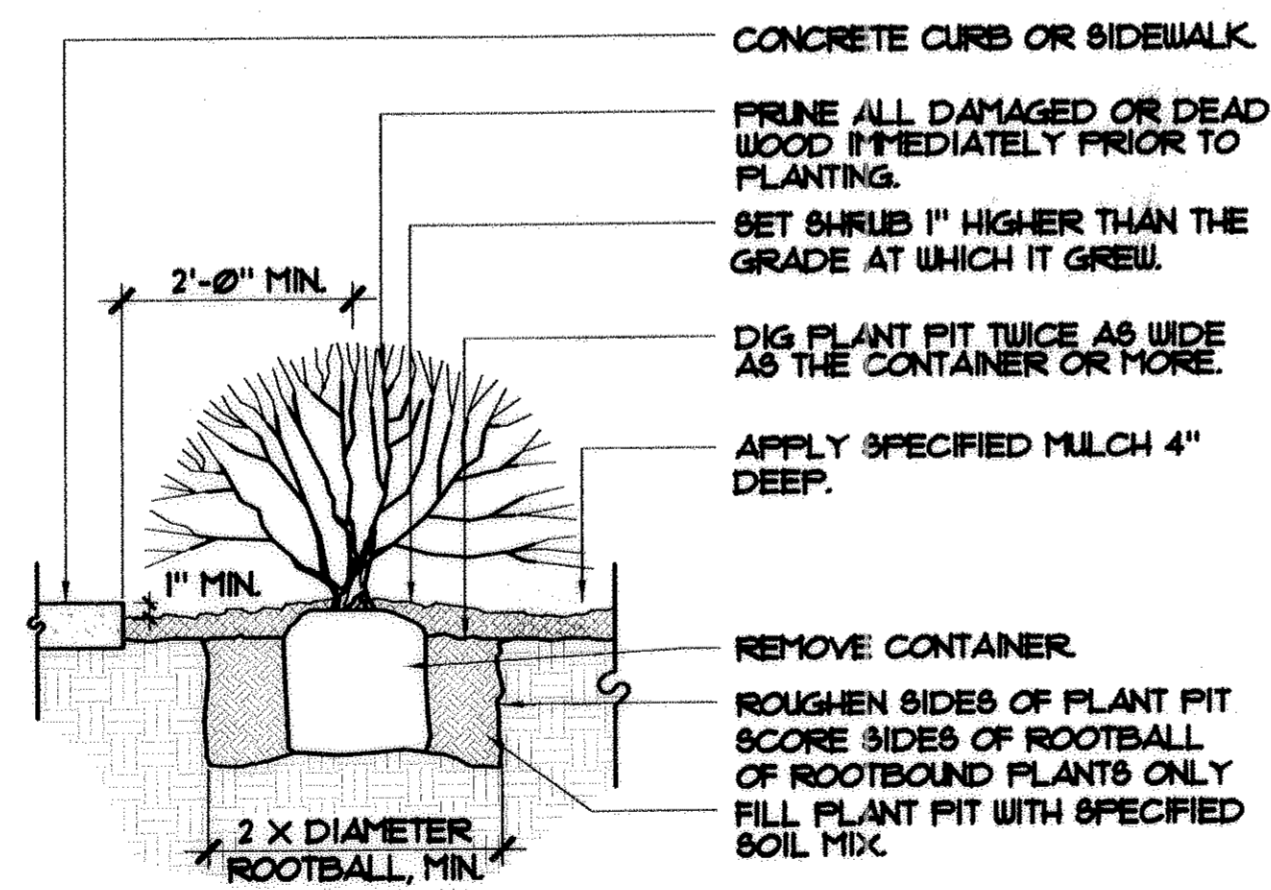
3 FINAL TOP ROOTBALL GRADE
NOT TO SCALE



NOTE: REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.

NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1

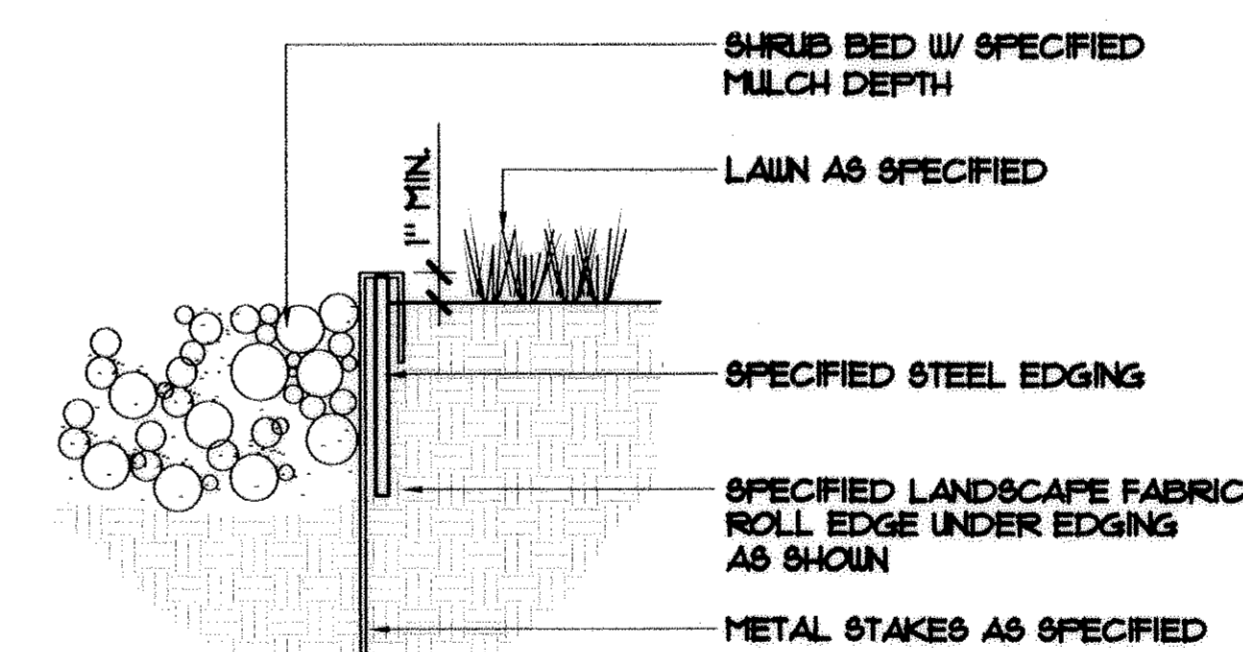
4 TREE PLANTING ON SLOPE
NOT TO SCALE



NOTES

- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
- MULCH ALL SHRUBS PLANTED IN NATIVE SEED AREAS A MINIMUM IF 12" BEYOND ROOT BALL.

5 SHRUB PLANTING
NOT TO SCALE

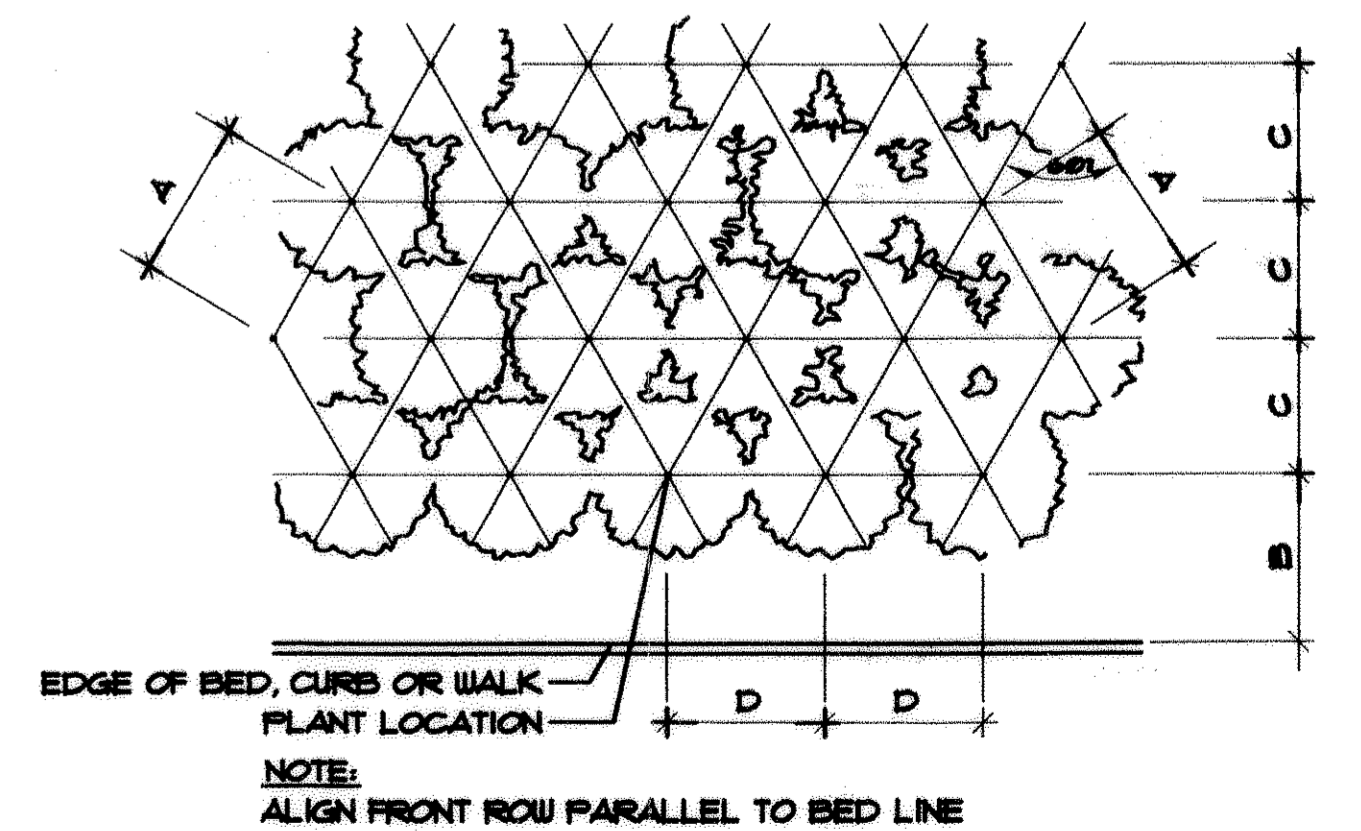


NOTES:

- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
- ALL JOINTS TO BE SECURELY STAKED.
- CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

6 STEEL EDGER
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"	15 1/2"	18"
24"	24"	10"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"



SEE SHEET 20 FOR PLANTING SCHEDULE & NOTES.
SEE COVER SHEET FOR DEVELOPMENT STANDARDS.
SEE SHEET 22 FOR PLANTING DETAILS.

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

Revision: December 18, 2001
Date: AUGUST 2000 Job No. 22.3572.031.00