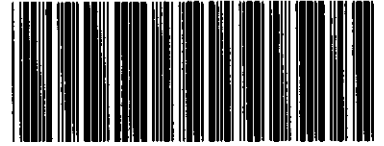


PLAT IDENTIFICATION SHEET



2003151872 20 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$201.00
20 PGS

2003151872
10/17/2003 02:22 PM

GRANTOR:

(owner/signer)

Castle Rock Development Company

GRANTEE:

(subdivision name or name of plat)

Meadows Subdivision – Filing No. 15
Preliminary Plat and Final PD Site Plan

LEGAL:

(section-township-range)

5-8-67

LEGAL DESCRIPTION

THE MEADOWS FILING NO. 15

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

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 5, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 89°39'04" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 89°39'04" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 1262.38 FEET TO THE WESTERLY BOUNDARY OF THE MEADOWS;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY BOUNDARY NORTH 00°53'41" WEST 2358.98 FEET TO THE FUTURE SOUTHERLY RIGHT-OF-WAY OF WEST MEADOWS DRIVE AS SHOWN ON THE FINAL PLAT OF THE MEADOWS FILING NO. 12;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID FUTURE SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1. NORTH 89°36'42" EAST 455.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 965.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 820.34 FEET THROUGH A CENTRAL ANGLE OF 48°42'25";
3. TANGENT TO SAID CURVE SOUTH 41°40'53" EAST 586.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 585.00 FEET;
4. EASTERLY ALONG SAID CURVE 858.87 FEET THROUGH A CENTRAL ANGLE OF 84°07'08";
5. TANGENT TO SAID CURVE NORTH 54°11'59" EAST 215.62 FEET;

THENCE DEPARTING SAID FUTURE SOUTHERLY RIGHT-OF-WAY SOUTH 45°41'18" EAST 75.29 FEET;

THENCE SOUTH 44°09'10" EAST 165.54 FEET;
THENCE SOUTH 50°43'09" EAST 115.01 FEET;
THENCE SOUTH 39°00'48" WEST 329.94 FEET;

THENCE SOUTH 60°00'00" WEST 500.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1152.26 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 374.07 FEET THROUGH A CENTRAL ANGLE OF 18°36'02" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 774.40 FEET THROUGH A CENTRAL ANGLE OF 73°56'58";

THENCE TANGENT TO SAID CURVE SOUTH 04°39'04" WEST 212.78 FEET TO THE POINT OF BEGINNING.

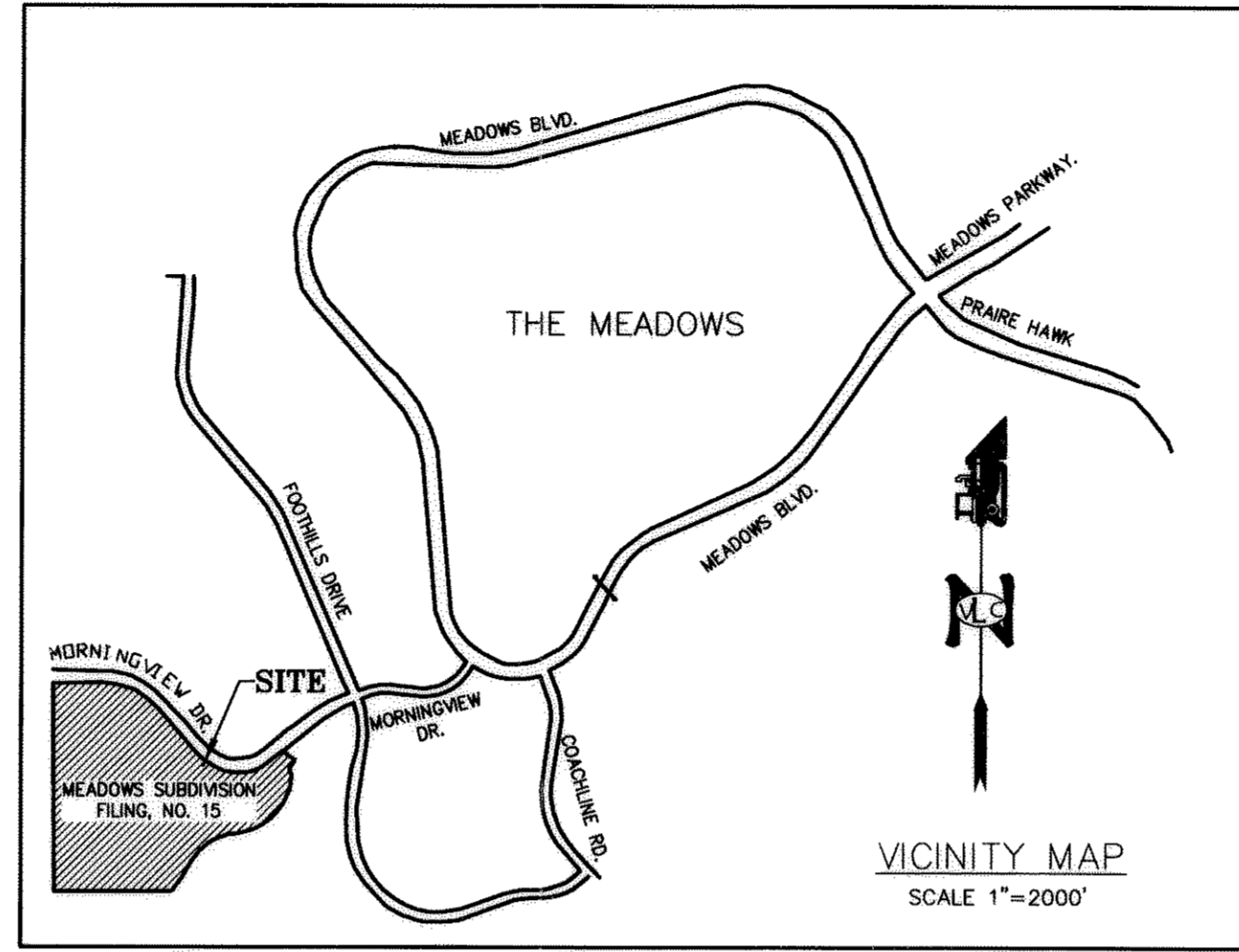
CONTAINING 89.519 ACRES (3,899,450 SQ. FT.), MORE OR LESS.

NOTES:

- 1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET, ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS
2. ALL STREETS SHOWN HEREON, IF NOT ALREADY DEDICATED, WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
3. 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 USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT ROW 10'; SIDE LOT AT ROW 15'; SIDE LOT BETWEEN LOTS MINIMUM 3'; REAR LOT 10'; TOGETHER KNOWN AS THE DRY 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.
4. TRACTS A,B,C,D,E,F,G,H,I, AND J ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY, FOR MEADOWS FILING NO. 15 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES. TRACTS K, L AND M ARE TO BE DEDICATED, TO THE TOWN OF CASTLE ROCK FOR DRAINAGE DETENTION AND UTILITIES.
5. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED PRELIMINARY PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN. THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. PURSUANT TO SECTION 1.3.7 OF CHAPTER 10 PUBLIC WORKS REGULATIONS, THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS FINAL PD SITE PLAN. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE
6. ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM SEWER, SANITARY SEWER, AND WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO THE TOWN.
7. SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
8. STREET LIGHTING WILL CONFORM TO THE TOWN OF CASTLE ROCK'S REQUIREMENTS.
9. UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL CONSTRUCTION DESIGN.
10. ZONING IS PER FOURTH P.D. AMENDMENT-MEADOWS SITE PLAN RECORDED 07/10/03 RECEPTION NUMBER 2003102968.
11. LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO LOT DESIGN CRITERIA SET FORTH ON THE MEADOWS FILING NO. 15 FINAL PD SITE PLAN.
12. AT 'T' INTERSECTIONS HOMES SHALL BE SITED SO GARAGES AND OTHER NON-WINDOWED AREAS WILL BE SITUATED IN THE LINE OF SIGHT FROM ONCOMING TRAFFIC.
13. DEVELOPER WILL BE RESPONSIBLE FOR CONFORMANCE WITH THE TOWN OF CASTLE ROCKS CURRENT "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY".
14. PRV'S ON ALL WATER SERVICE LINES ARE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON SITE.

PRELIMINARY PLAT AND FINAL PD SITE PLAN
MEADOWS SUBDIVISION - FILING NO. 15

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



NOTES CONTINUED:

- 16. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
17. ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT/FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
18. ANY STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW OF THE CONSTRUCTION DOCUMENTS.
19. ANY DEVIATION FROM TOWN REGULATIONS OR STANDARDS DEPICTED IN THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN ARE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE FINAL PLAT AND ASSOCIATED DOCUMENTS.
20. UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.

DEVELOPMENT STANDARDS

- 1. THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
a. BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SETBACK.
b. REAR YARD DECKS AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 8' UNLESS APPROVED BY UTILITY COMPANY, MAXIMUM ENCROACHMENT OF 12'.
c. REAR YARD DECKS AND PORCHES ELEVATED GREATER THAN 5' ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
a. 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 FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
b. REAR - 18': IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK FOR THE GARAGE, OR ACCESSORY STRUCTURE MAY BE REDUCED TO A MINIMUM OF 3', IF APPROVED BY UTILITY COMPANY.
c. SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
3. ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT FOR ANY LOT INCLUDED IN FILING NO. 15. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
a. FENCING TO BE PROVIDED AS SHOWN ON THESE FINAL PD PLANS.
b. 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 BY TOWN CODE, SECTION 17.6.
c. LOTS DESIGNATED WITH AN @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.
d. LOTS DESIGNATED WITH A @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 WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
e. NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
f. IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF THE BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
g. HOUSES ADJACENT TO EACH OTHER AND DIRECTLY ACROSS THE STREET FROM EACH OTHER SHALL NOT USE THE SAME COLOR OF PAINT FOR THE BODY OF THE HOUSE.
h. NOT MORE THAN THREE ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK AND SAID FRONT SETBACK WHERE VARIED, WILL BE VARIED BY AT LEAST 3 FEET.

TRACT TABLE with columns: TRACT, SQ. FT., OWNERSHIP, SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES, USAGE, USAGE TYPE. Rows include tracts A through M with their respective details.

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

SHEET INDEX:

- 1 COVER SHEET
2 - 5 PRELIMINARY PLAT AND FINAL PD SITE PLAN
6 - 9 GRADING PLANS
10 - 13 PRELIMINARY UTILITY PLANS
14 PHASING PLAN
15 - 20 LANDSCAPE PLANS

LAND USE SUMMARY:

Table with columns: DESIGNATION, TYPE, ACREAGE, % OF TOTAL. Rows include Residential Lots (244 lots), Minimum Lot Size, Maximum Lot Size, Average Lot Size, Landscape SFE's, Row Dedication, Tracts A-J, Tracts K,L & M, and Total Acreage.

CIVIL ENGINEER'S STATEMENT

I DOUGLAS J. RICHTER BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORK CONSTRUCTION STANDARDS.

DOUGLAS J. RICHTER
DATE: 9/16/03

REGISTERED PROFESSIONAL ENGINEER
COLORADO REGISTRATION NO. 36651
FOR AND ON BEHALF OF VISION LAND CONSULTANTS, INC.

SURVEYOR'S CERTIFICATE

I C. REY TENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING NO. 15 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

C. REY TENNEY
DATE: 9/16/03

COLORADO REGISTERED LAND SURVEYOR L.S. 17666
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

OWNER/DEVELOPER

CASTLE ROCK DEVELOPMENT COMPANY, LLC
3033 E. FIRST AVENUE, SUITE #840
DENVER, COLORADO 80206
CONTACT: JIM RILEY
PHONE: (303) 394-5103

SURVEYOR

AZTEC CONSULTANTS, INC.
7200 E. DRY CREEK RD., SUITE C-102
ENGLEWOOD, COLORADO 80112
CONTACT: REY TENNEY
PHONE: (303) 713-1898

ENGINEER



CIVIL ENGINEERS
CONSTRUCTION MANAGERS

538 COMMONS DRIVE
GOLDEN, CO 80401
PHONE: (303) 674-7355 FAX: (303) 674-3263

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOW HEREIN AS THE MEADOWS SUBDIVISION FILING 15 PRELIMINARY PLAT AND FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

* BY: J. Thomas AS: President

NOTARY CERTIFICATE
STATE OF COLORADO
COUNTY OF DENVER

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF SEPTEMBER, 2003 BY J. Thomas AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ON 11-1-03

NOTARY PUBLIC Stephen Fox My Commission Expires Nov. 1, 2003

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 15 FINAL PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON THE 3 DAY OF JANUARY, 2003, RECEPTION NO. 2003001994 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY CORP.

BY: Jim Fox AS: Authorized Agent

NOTARY CERTIFICATE
STATE OF COLORADO
COUNTY OF DENVER

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF SEPTEMBER, 2003 BY Jim Fox AS Authorized Agent OF CASTLE ROCK LAND CO., LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ON 11-1-03

NOTARY PUBLIC Stephen Fox My Commission Expires Nov. 1, 2003

TITLE CERTIFICATION

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 17th DAY OF September, 2003

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PRELIMINARY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:22 AM, ON THE 17 DAY OF September, 2003, RECEPTION NO. 2003157922

DOUGLAS COUNTY CLERK AND RECORDER

Christina Guro DEPUTY

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE MEADOWS SUBDIVISION FILING NO. 15 PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF June, 2003.

Chairman Kelly & Lath 9-17-2003

Director of Development Services Patricia A. Selman 9-18-03

B. TOWN COUNCIL APPROVAL

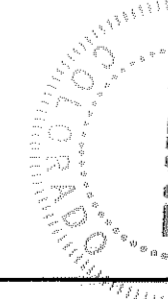
THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR THE MEADOWS SUBDIVISION FILING NO. 15 PRELIMINARY PLAT AND FINAL PD SITE PLAN WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY OF JUNE, 2003.

Mayor Michelle S. Summit 10-13-2003

Attest: Kelly A. Munn 10-13-03

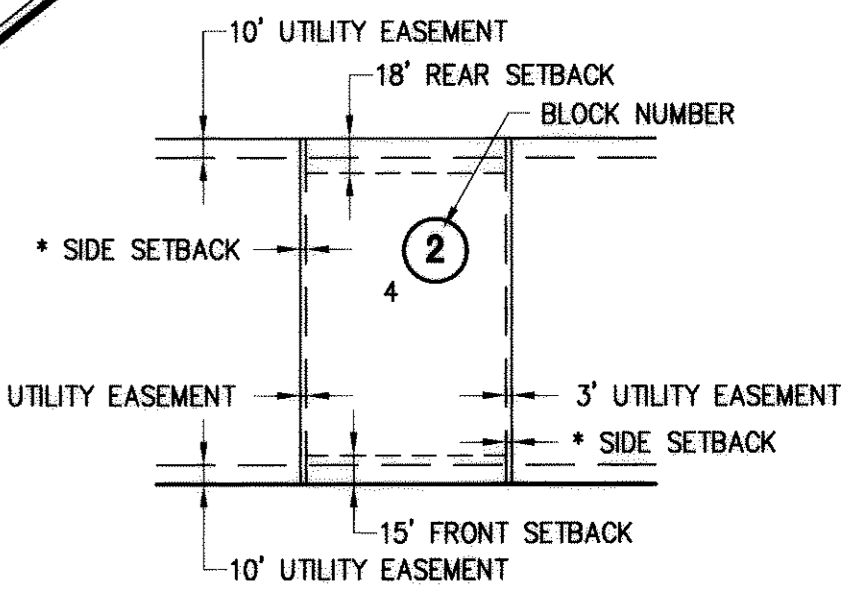
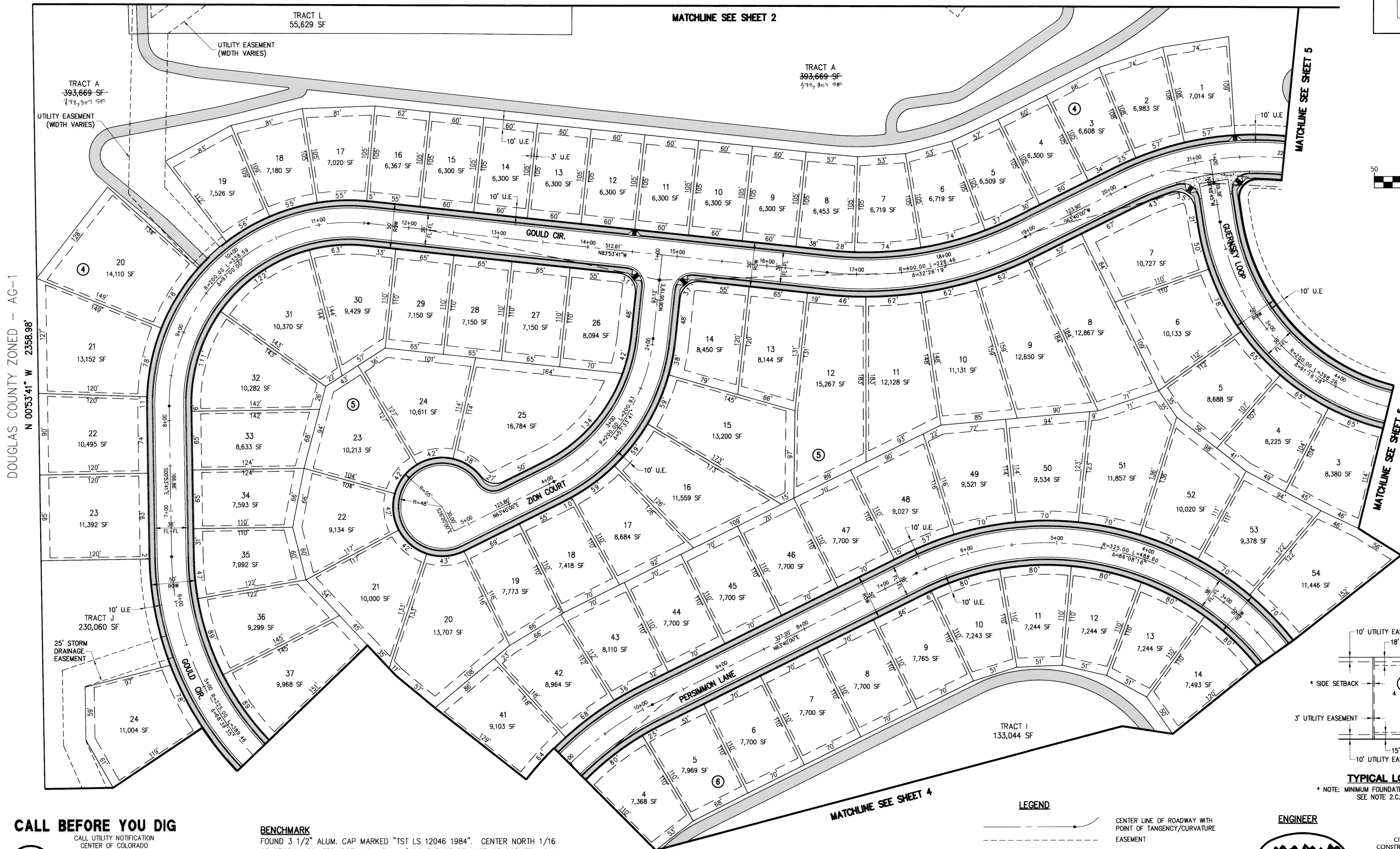
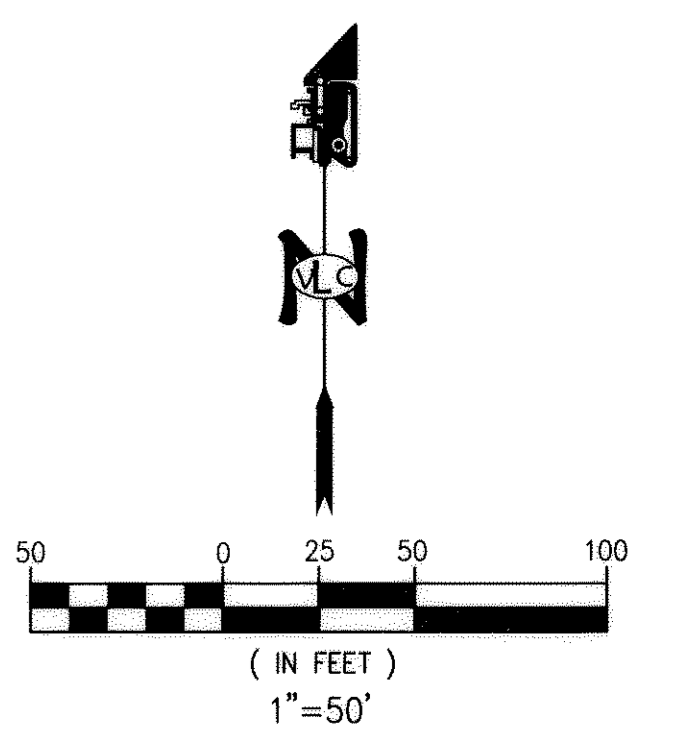
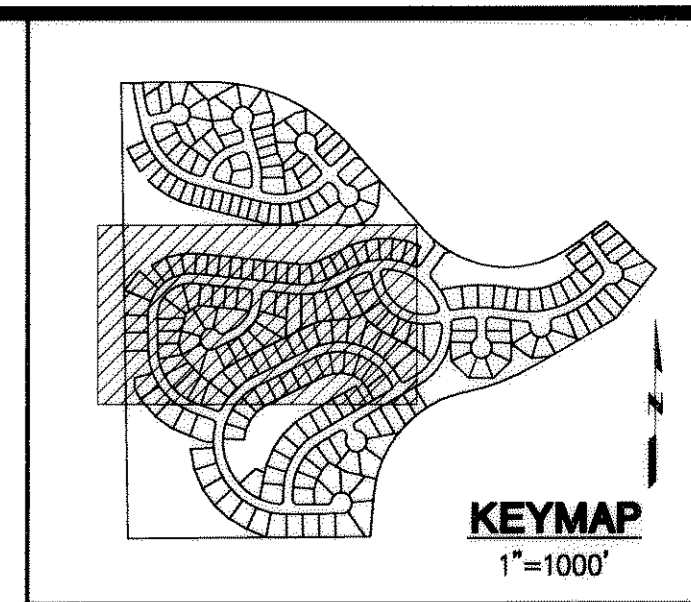
Town Clerk DATE

DATE



PRELIMINARY PLAT AND FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

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



TYPICAL LOT DETAIL
* NOTE: MINIMUM FOUNDATION SEPARATION = 10'-0"
SEE NOTE 2.C. ON SHEET 1

- LEGEND**
- CENTER LINE OF ROADWAY WITH POINT OF TANGENCY/CURVATURE
 - - - EASEMENT
 - PROPERTY BOUNDARY
 - TRACK BOUNDARY
 - SIGHT TRIANGLE EASEMENT IN LOT

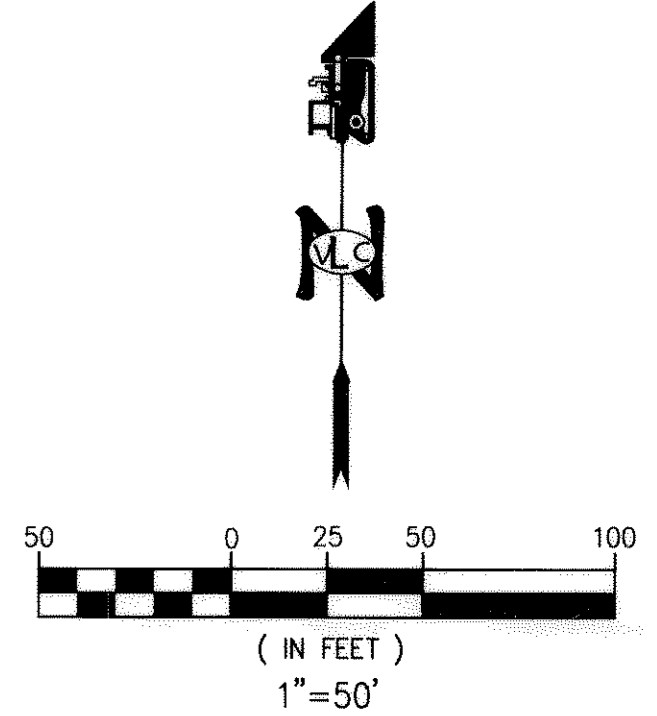
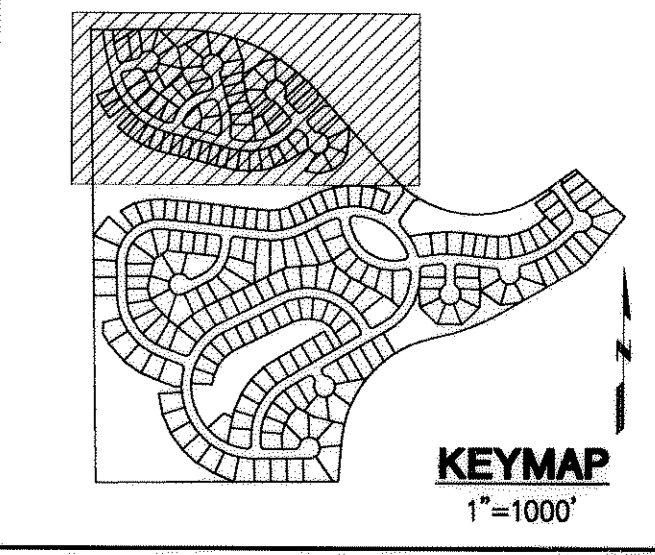
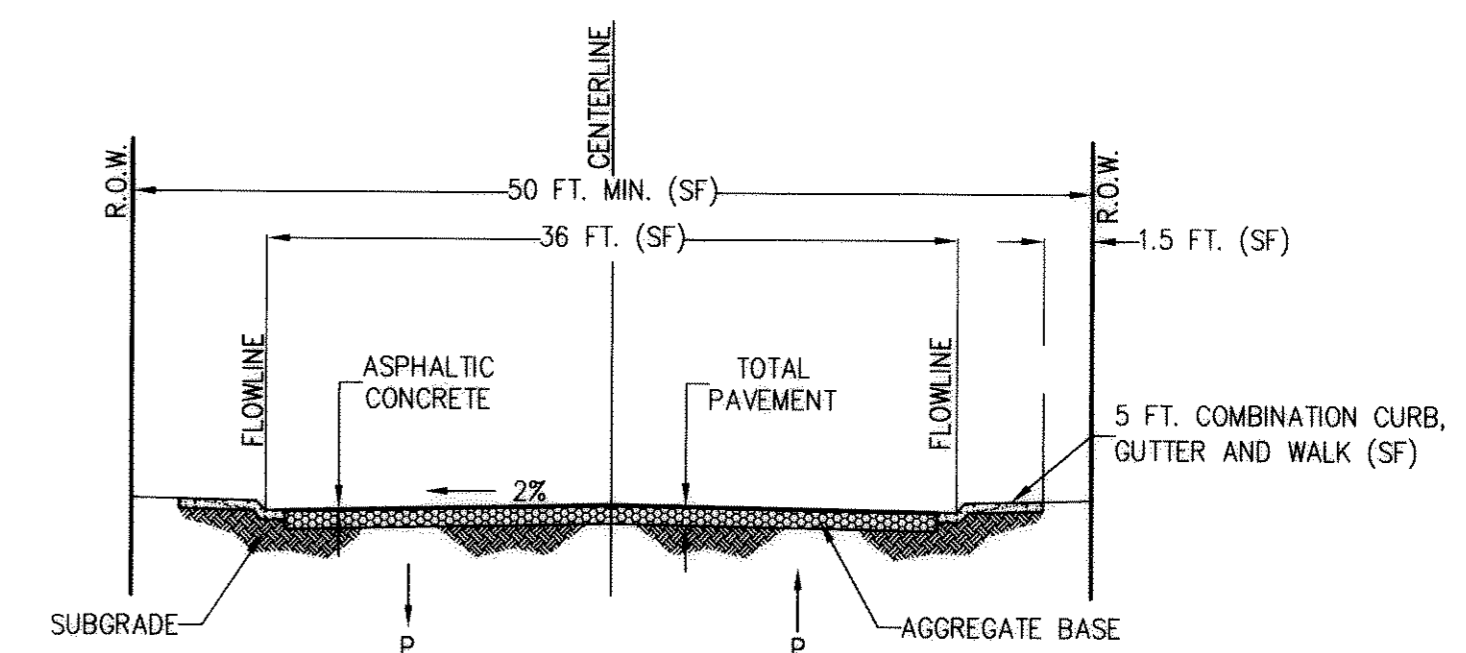
ENGINEER
VISION LAND CONSULTANTS, INC.
CIVIL ENGINEERS
CONSTRUCTION MANAGERS
538 COMMONS DRIVE
GOLDEN, CO 80401
PHONE: (303) 674-7355 FAX: (303) 674-3263

CALL BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
12600 W. COLFAX AVE., SUITE B-310
LAKEWOOD, COLORADO 80215
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

BENCHMARK
FOUND 3 1/2" ALUM. CAP MARKED "TST LS 12046 1984". CENTER NORTH 1/16
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IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPOSED CONCRETE WALK
- EXISTING GROUND CONTOUR
- FINISHED GRADE CONTOUR
- PROPERTY BOUNDARY
- TRACK BOUNDARY
- CENTER LINE OF ROADWAY WITH POINT OF TANGENCY/CURVATURE
- EASEMENT
- PROPOSED STORM SEWER
- PROPOSED INLET

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)
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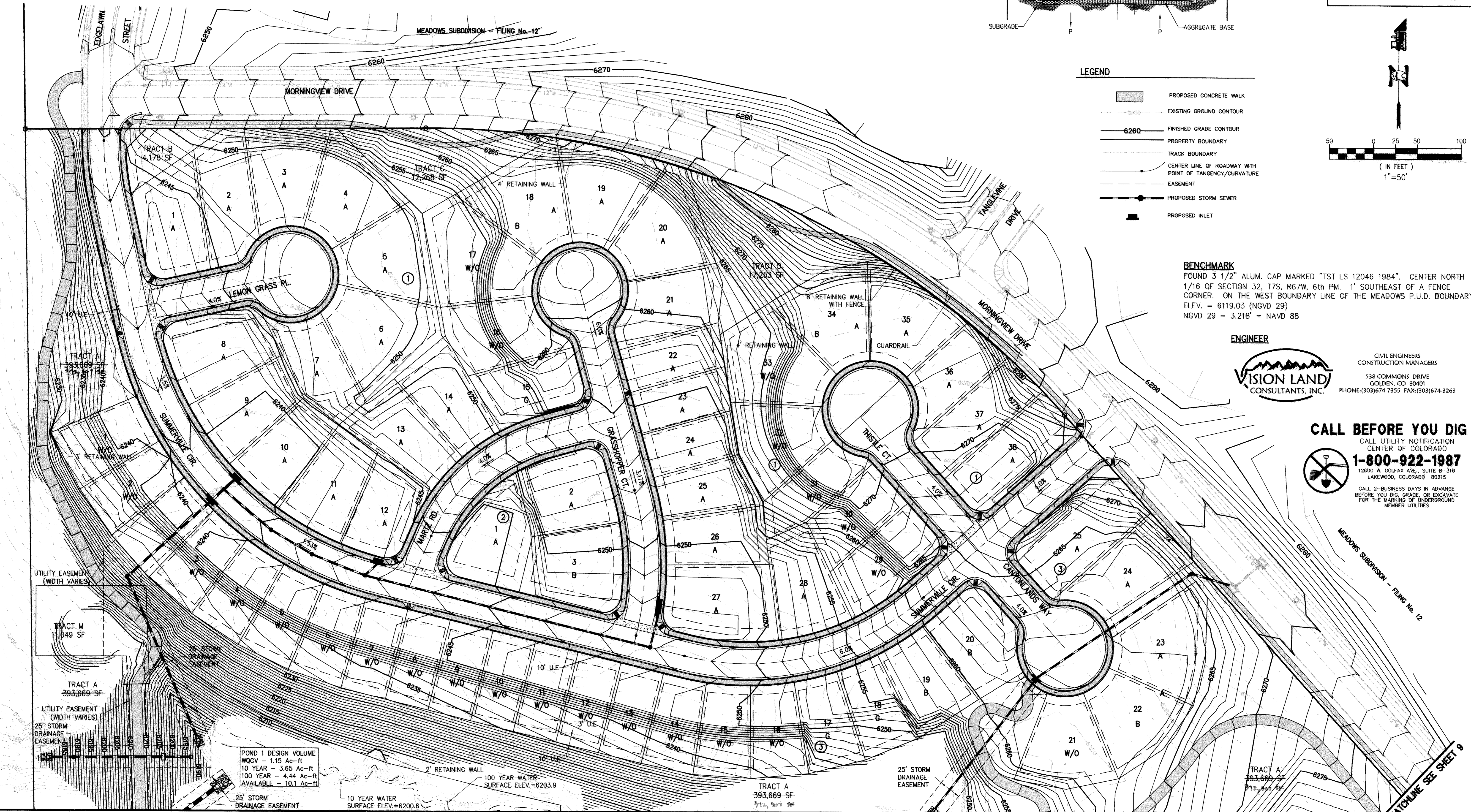
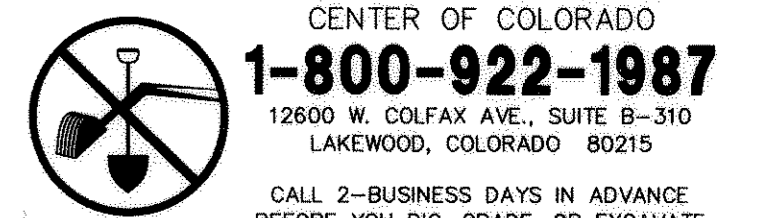
ENGINEER



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



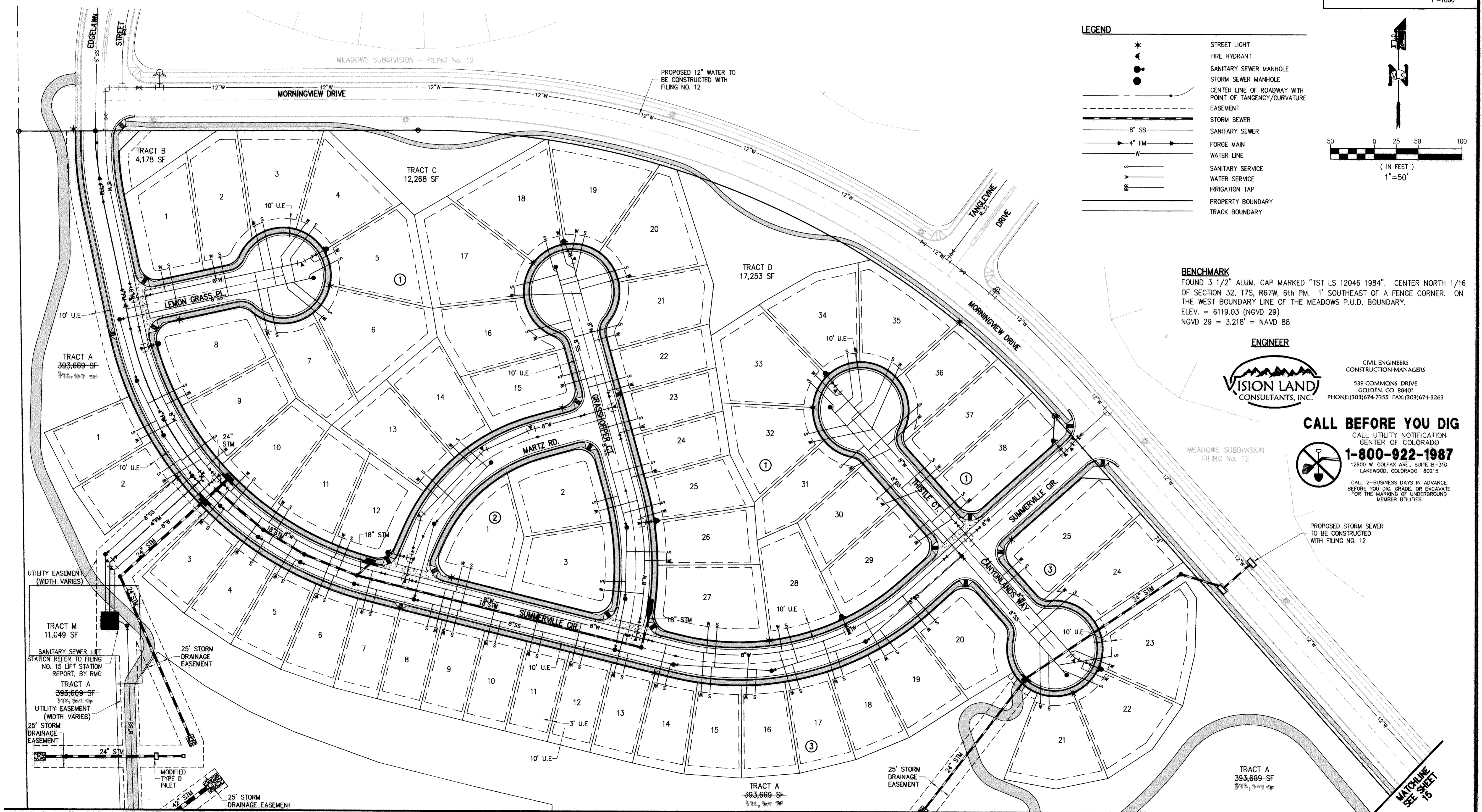
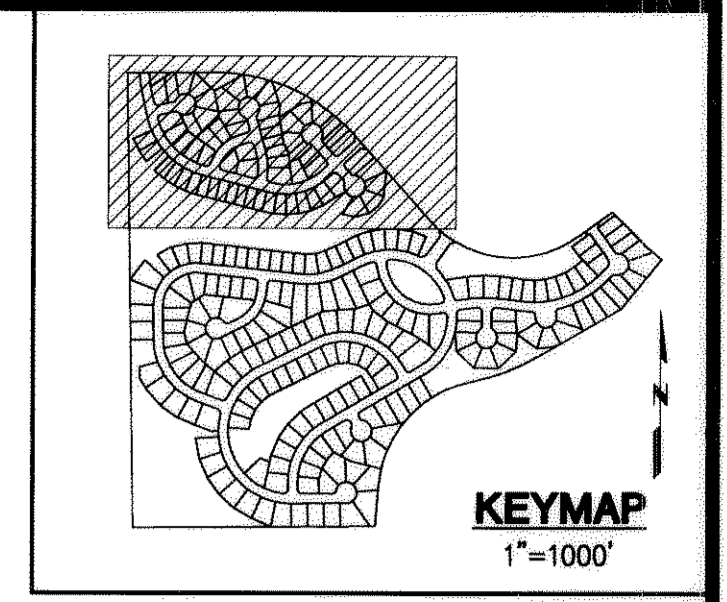
POND 1 DESIGN VOLUME
WQCV - 1.15 Ac-ft
10 YEAR - 3.65 Ac-ft
100 YEAR - 4.44 Ac-ft
AVAILABLE - 10.1 Ac-ft

25' STORM DRAINAGE EASEMENT
10 YEAR WATER SURFACE ELEV.=6200.6

MATCHLINE SEE SHEET 7

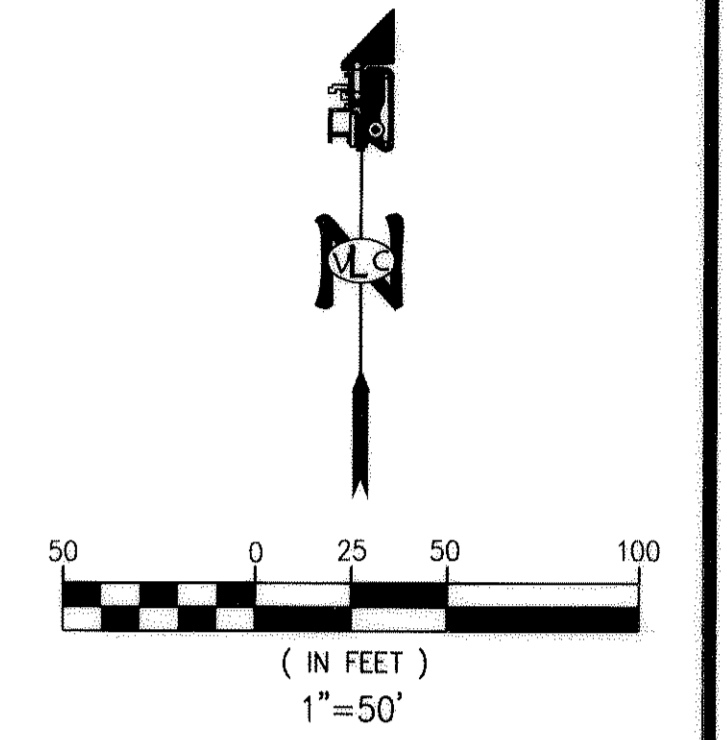
PRELIMINARY PLAT AND FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

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



LEGEND

	STREET LIGHT
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	CENTER LINE OF ROADWAY WITH POINT OF TANGENCY/CURVATURE EASEMENT
	STORM SEWER
	SANITARY SEWER
	FORCE MAIN
	WATER LINE
	SANITARY SERVICE
	WATER SERVICE
	IRRIGATION TAP
	PROPERTY BOUNDARY
	TRACK BOUNDARY



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

ENGINEER

CIVIL ENGINEERS
CONSTRUCTION MANAGERS
538 COMMONS DRIVE
GOLDEN, CO 80401
PHONE: (303) 674-7355 FAX: (303) 674-3263

CALL BEFORE YOU DIG
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
12600 W. COLFAX AVE., SUITE B-310
LAKEWOOD, COLORADO 80215
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

PROPOSED STORM SEWER TO BE CONSTRUCTED WITH FILING NO. 12

UTILITY EASEMENT (WIDTH VARIES)
TRACT M 11,049 SF
SANITARY SEWER LIFT STATION REFER TO FILING NO. 15 LIFT STATION REPORT, BY RMC
TRACT A 393,669 SF
UTILITY EASEMENT (WIDTH VARIES)
25' STORM DRAINAGE EASEMENT
MODIFIED TYPE D INLET
25' STORM DRAINAGE EASEMENT

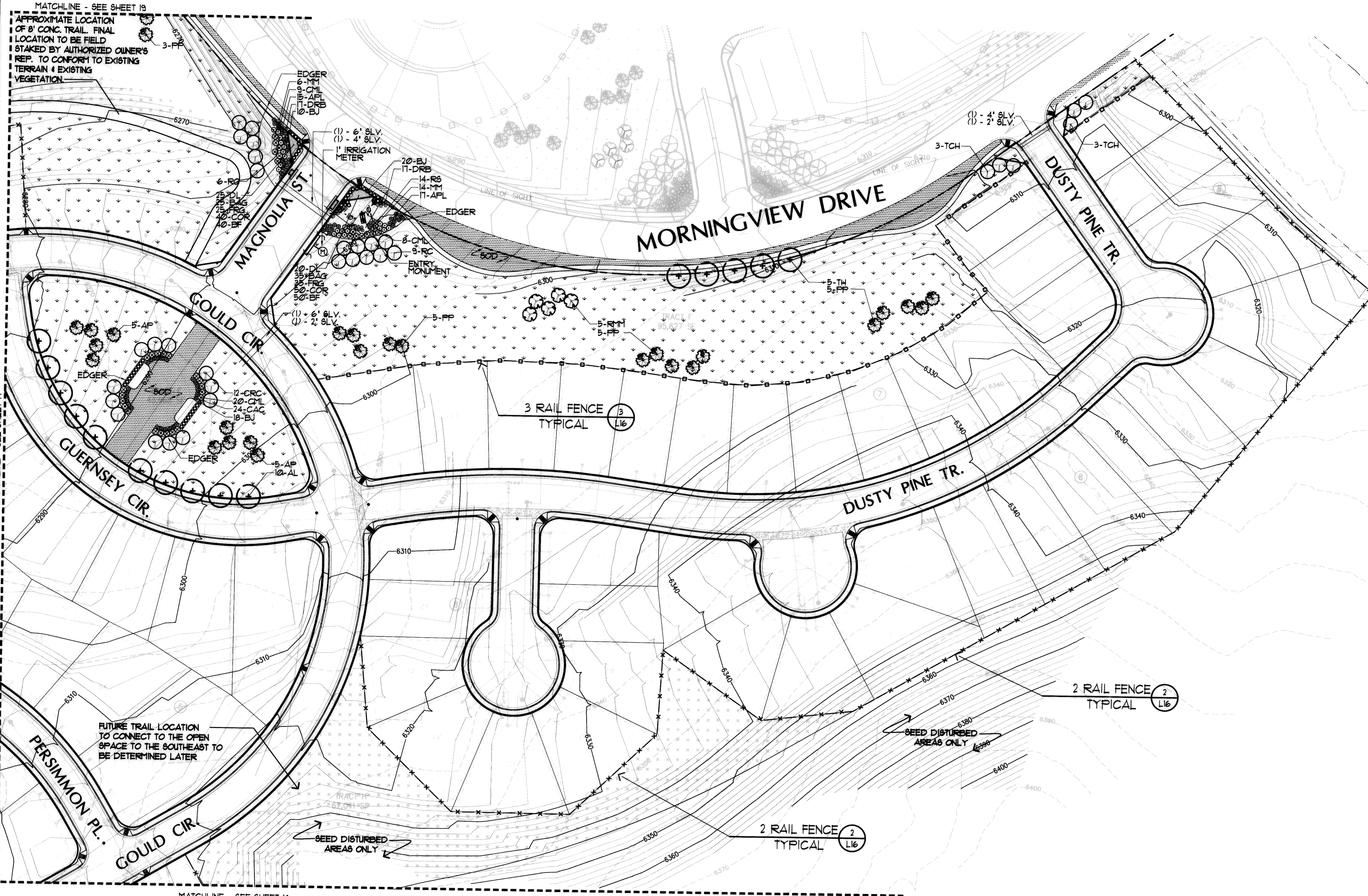
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

MEADOWS SUBDIVISION - FILING NO. 15
PRELIMINARY UTILITY PLAN
SHEET 10 OF 20

PRELIMINARY PLAT & FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

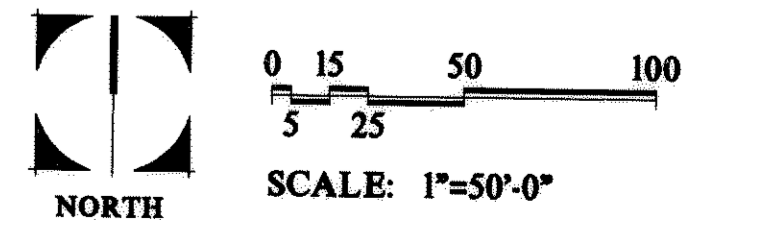
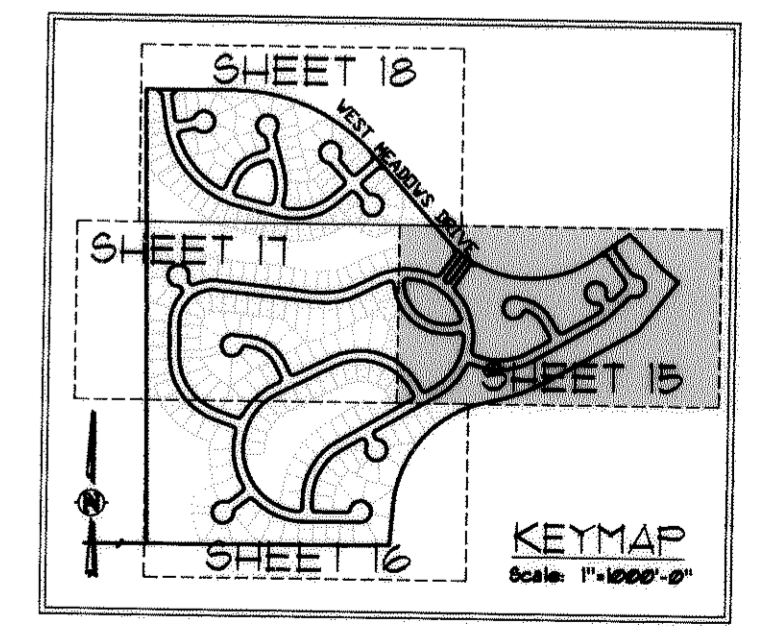
A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 5,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- PERENNIALS
- EDGER
- IRRIGATED SOD
- SHORT GRASS SEED MIX
- LONG GRASS SEED MIX
- WILDFLOWER SEED MIX
- RIPARIAN SEED MIX
- 2 RAIL FENCE (L16)
- 3 RAIL FENCE (L16)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ENTRY MONUMENT

SEE SHEET 13 FOR PLANTING SCHEDULE
4 NOTES. SEE SHEET 23 FOR DEVELOPMENT
STANDARDS.



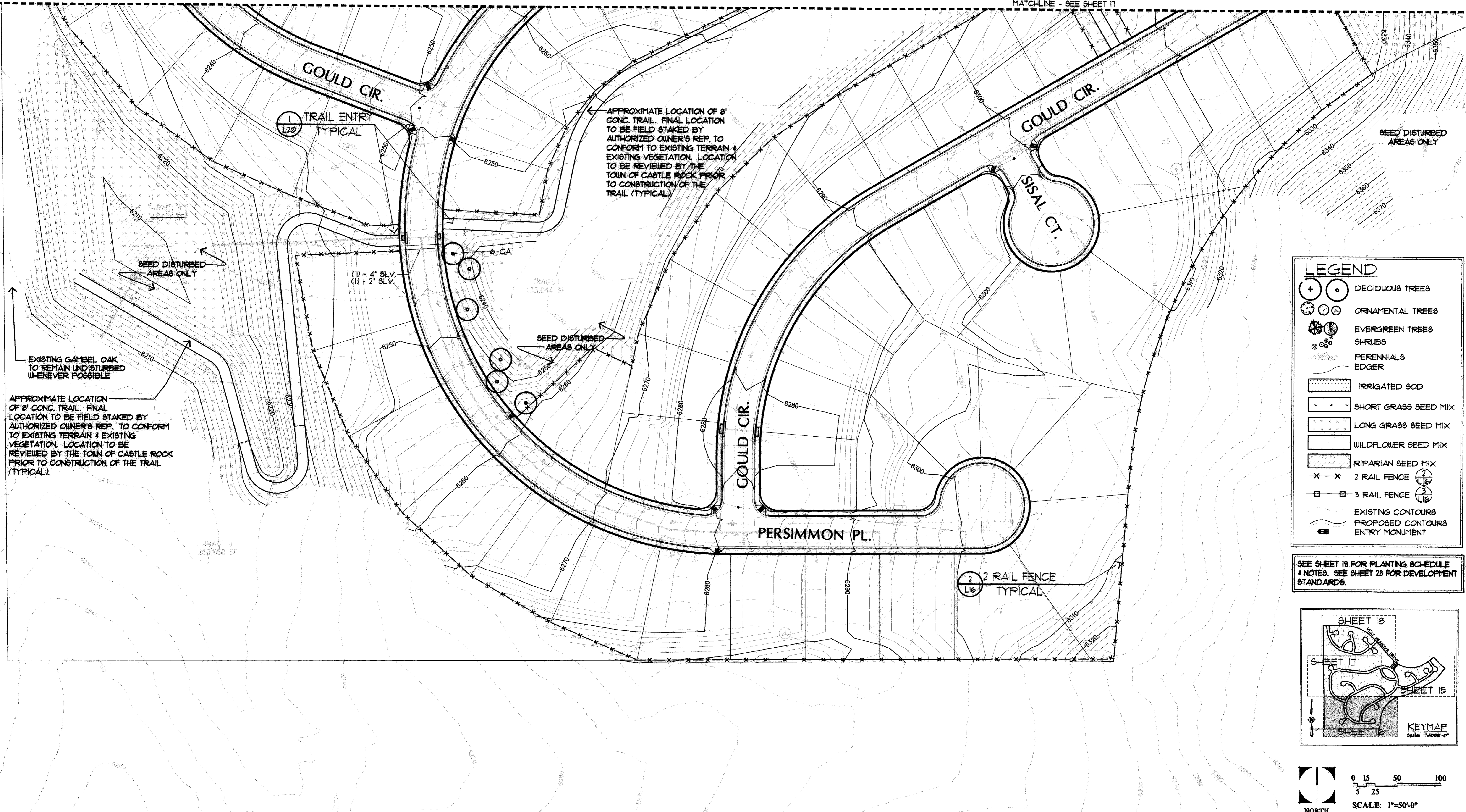
VISION LAND
CONSULTANTS, INC.
CIVIL ENGINEERS
CONSTRUCTION MANAGERS
538 COMMONS DRIVE
GOLDEN, CO 80401
PHONE: (303) 674-7355 FAX: (303) 674-3263

MEADOWS SUBDIVISION - FILING NO. 15
PRELIMINARY LANDSCAPE PLAN
SHEET 15 OF 20

DATE PREPARED: 9-14-00, REV. 6-24-02, REV. 2-7-03, REV. 5-12-03

PRELIMINARY PLAT & FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

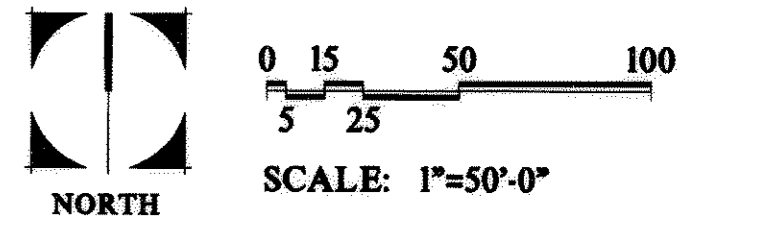
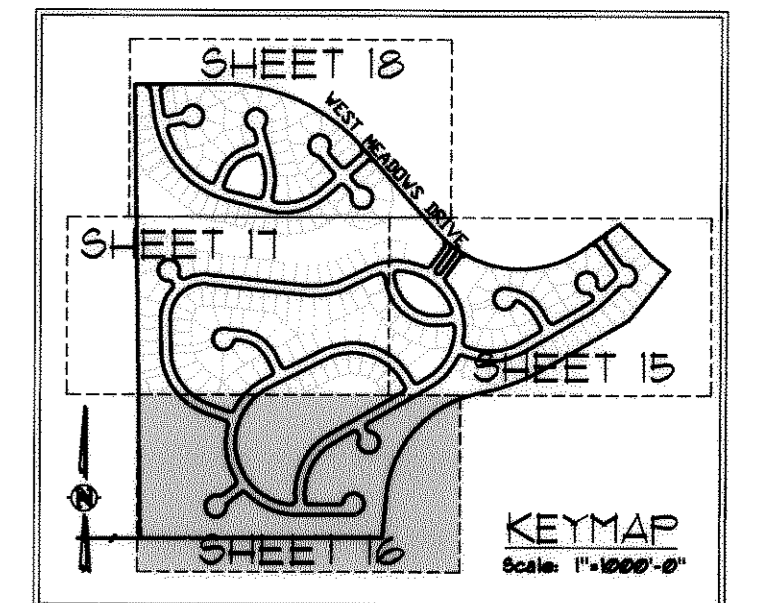
A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 5,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	DECIDUOUS TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
	SHRUBS
	PERENNIALS
	EDGER
	IRRIGATED SOD
	SHORT GRASS SEED MIX
	LONG GRASS SEED MIX
	WILDFLOWER SEED MIX
	RIPARIAN SEED MIX
	2 RAIL FENCE
	3 RAIL FENCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	ENTRY MONUMENT

SEE SHEET 18 FOR PLANTING SCHEDULE & NOTES. SEE SHEET 23 FOR DEVELOPMENT STANDARDS.



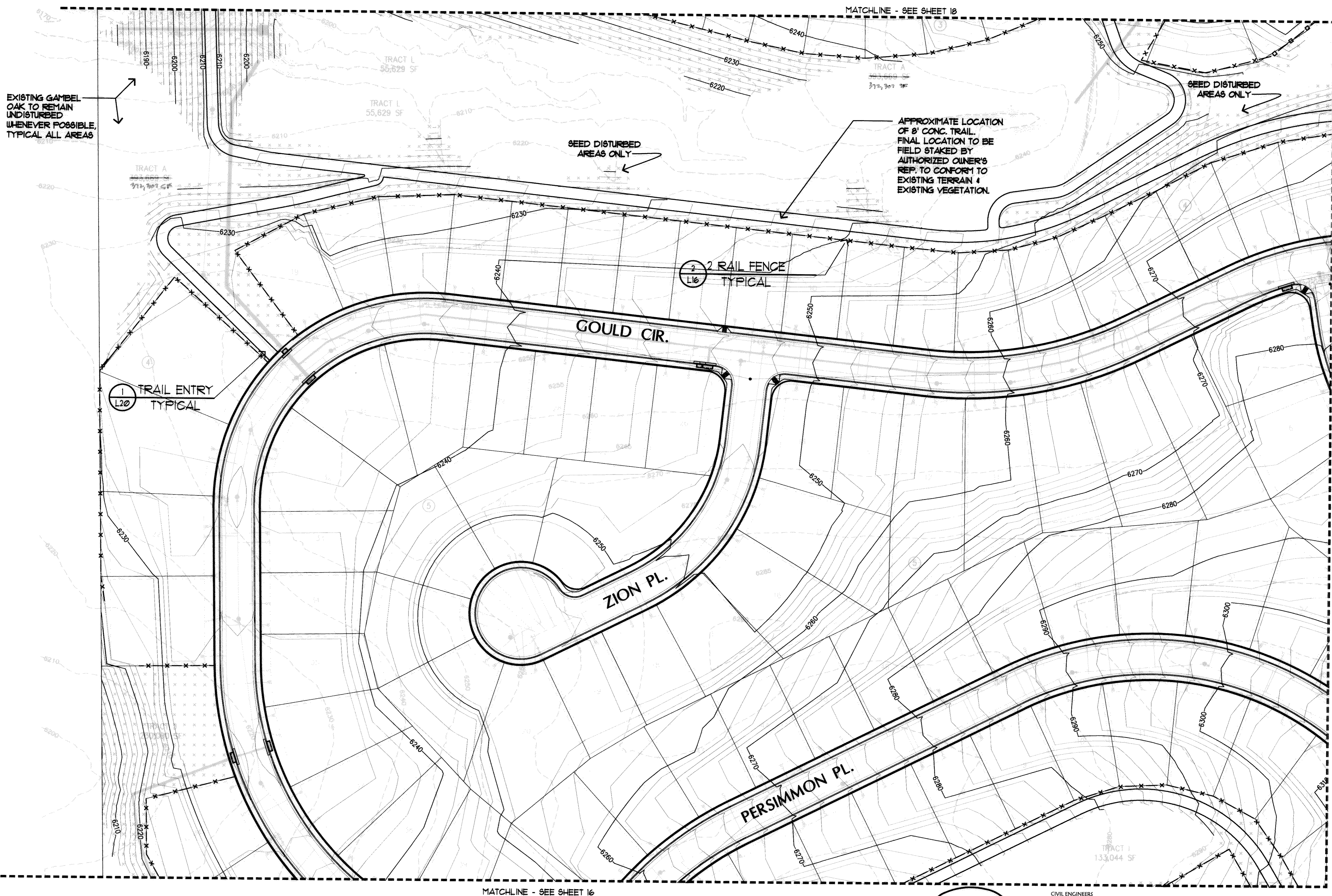
VISION LAND
CONSULTANTS, INC.

CIVIL ENGINEERS
CONSTRUCTION MANAGERS
538 COMMONS DRIVE
GOLDEN, CO 80401
PHONE: (303)674-7355 FAX: (303)674-3263

MEADOWS SUBDIVISION - FILING NO. 15
PRELIMINARY LANDSCAPE PLAN
SHEET 16 OF 20

PRELIMINARY PLAT & FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

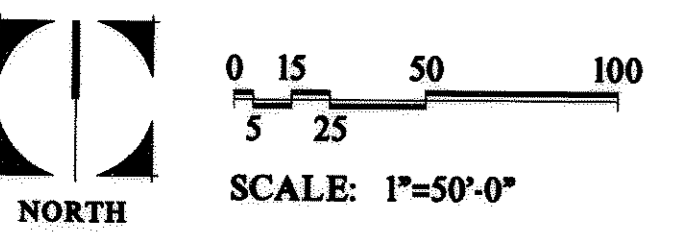
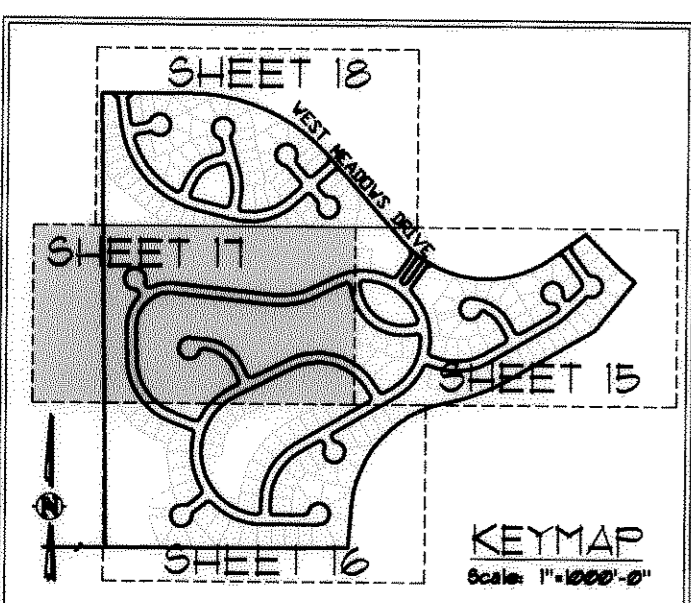
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- PERENNIALS
- EDGER
- IRRIGATED SOD
- SHORT GRASS SEED MIX
- LONG GRASS SEED MIX
- WILDFLOWER SEED MIX
- RIPARIAN SEED MIX
- 2 RAIL FENCE
- 3 RAIL FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ENTRY MONUMENT

SEE SHEET 19 FOR PLANTING SCHEDULE
& NOTES. SEE SHEET 23 FOR DEVELOPMENT
STANDARDS.



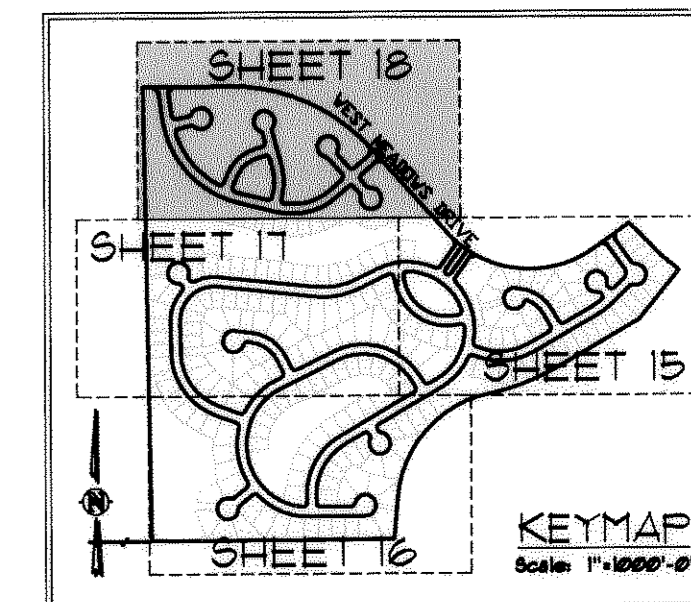
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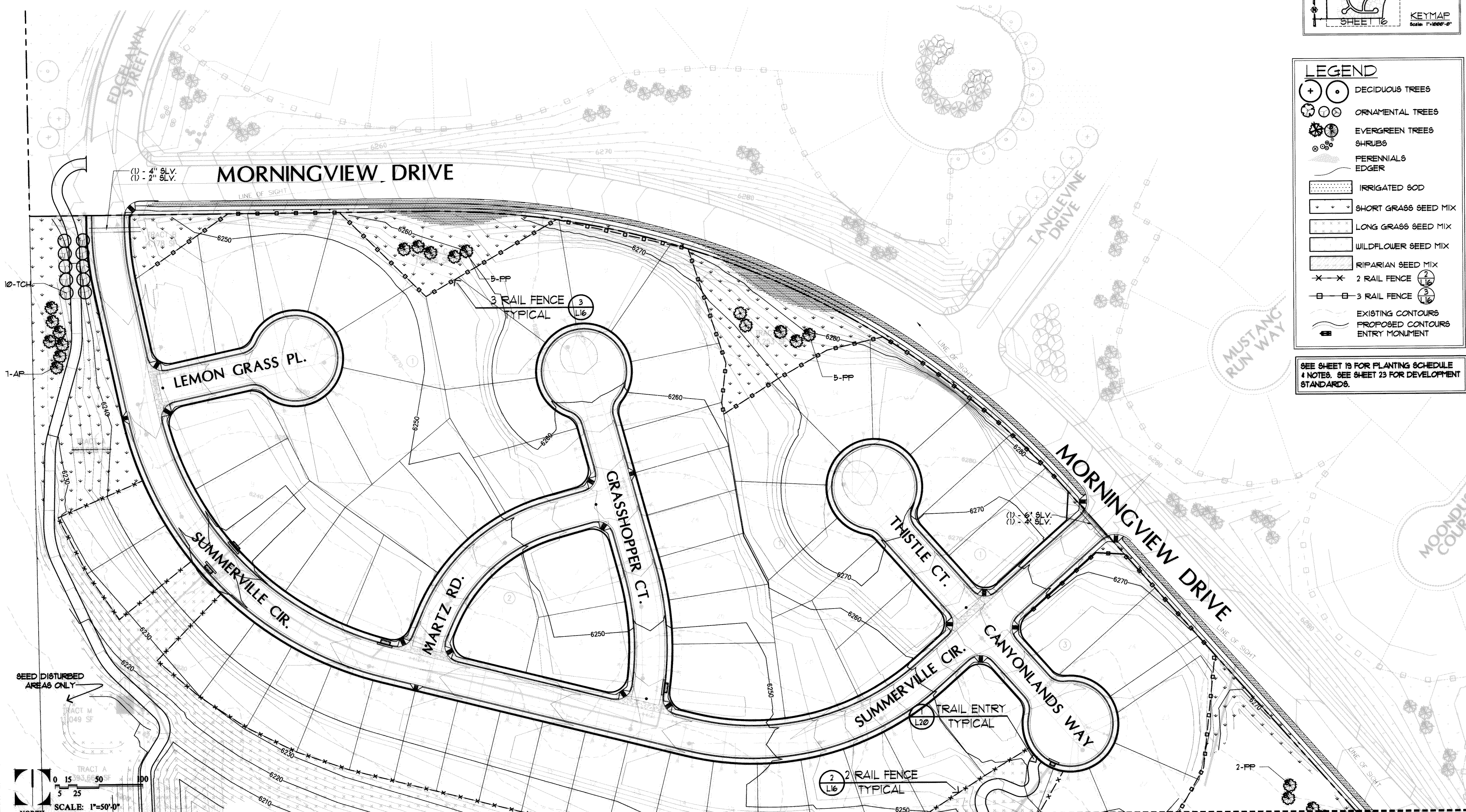
PRELIMINARY PLAT & FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 5,
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IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

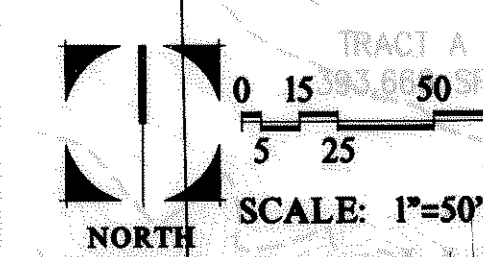


LEGEND	
	DECIDUOUS TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
	SHRUBS
	PERENNIALS
	EDGER
	IRRIGATED SOD
	SHORT GRASS SEED MIX
	LONG GRASS SEED MIX
	WILDFLOWER SEED MIX
	RIPARIAN SEED MIX
	2 RAIL FENCE
	3 RAIL FENCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	ENTRY MONUMENT

SEE SHEET 18 FOR PLANTING SCHEDULE
& NOTES. SEE SHEET 23 FOR DEVELOPMENT
STANDARDS.



SEED DISTURBED
AREAS ONLY



MATCHLINE - SEE SHEET 11

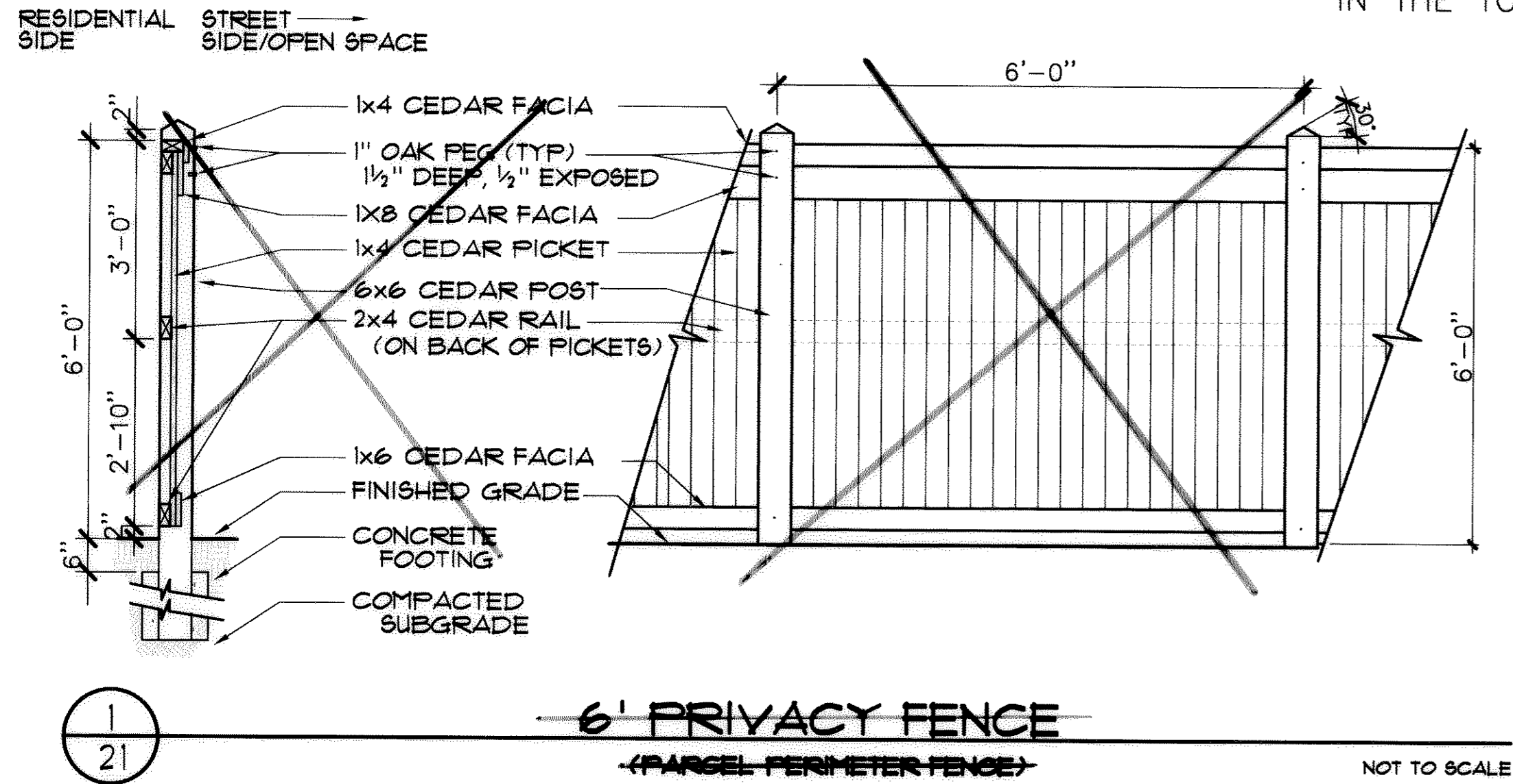
VISION LAND
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MEADOWS SUBDIVISION - FILING NO. 15
PRELIMINARY LANDSCAPE PLAN
SHEET 18 OF 20

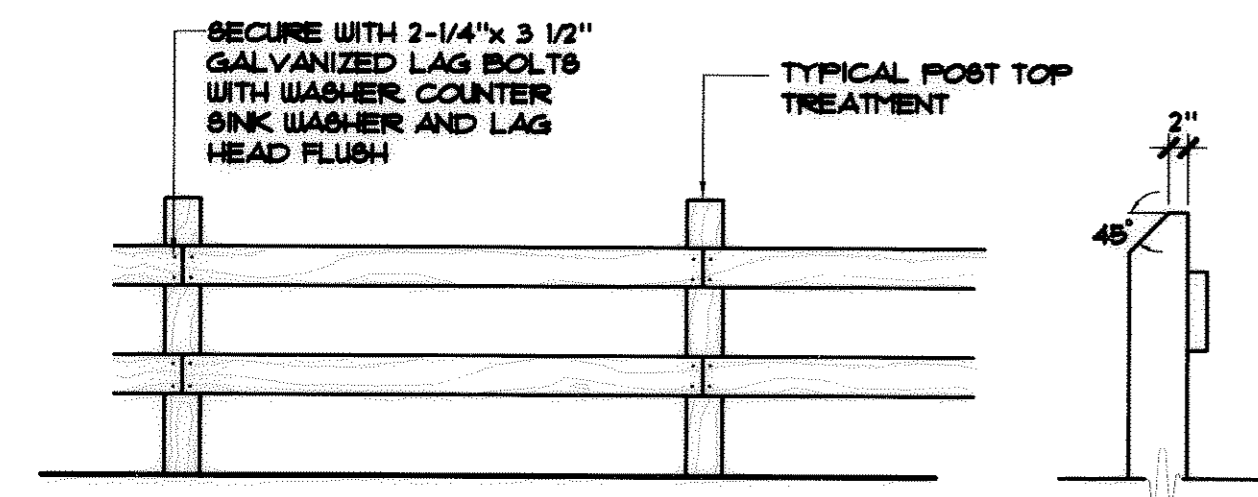
DATE PREPARED: 9-14-00. REV. 6-24-02. REV. 2-7-03. REV. 5-12-03

PRELIMINARY PLAT & FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

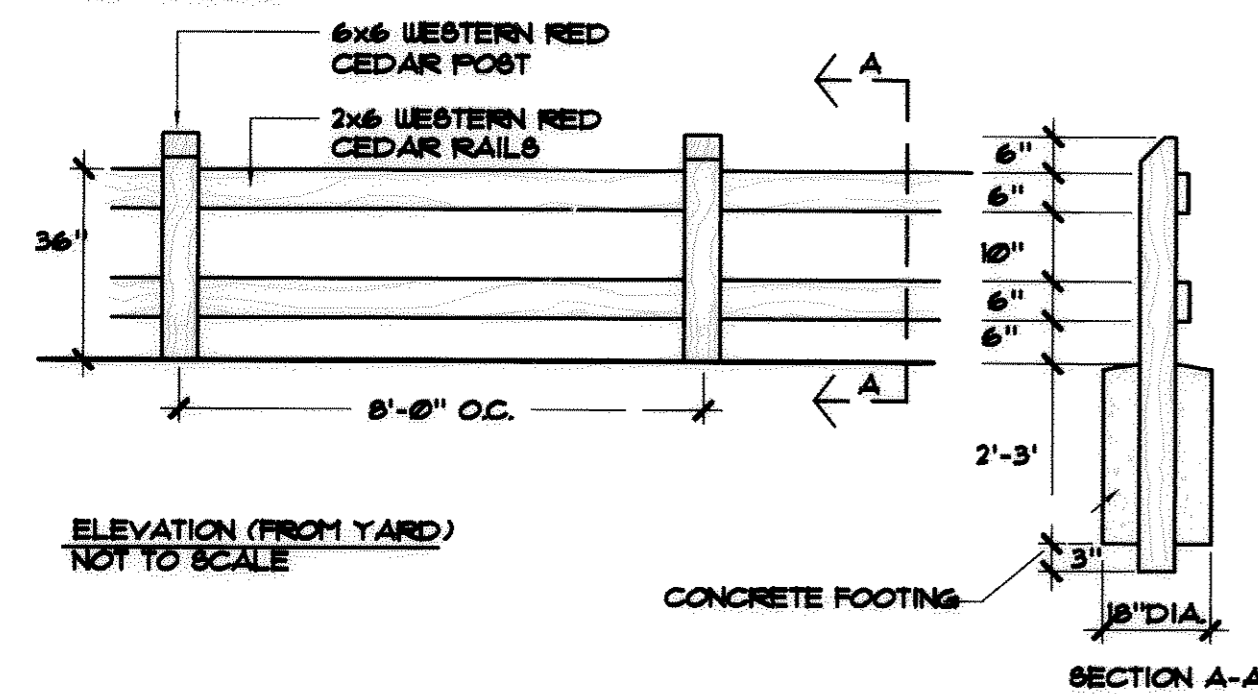
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1
21
6' PRIVACY FENCE
(PARCEL PERIMETER FENCE)
NOT TO SCALE



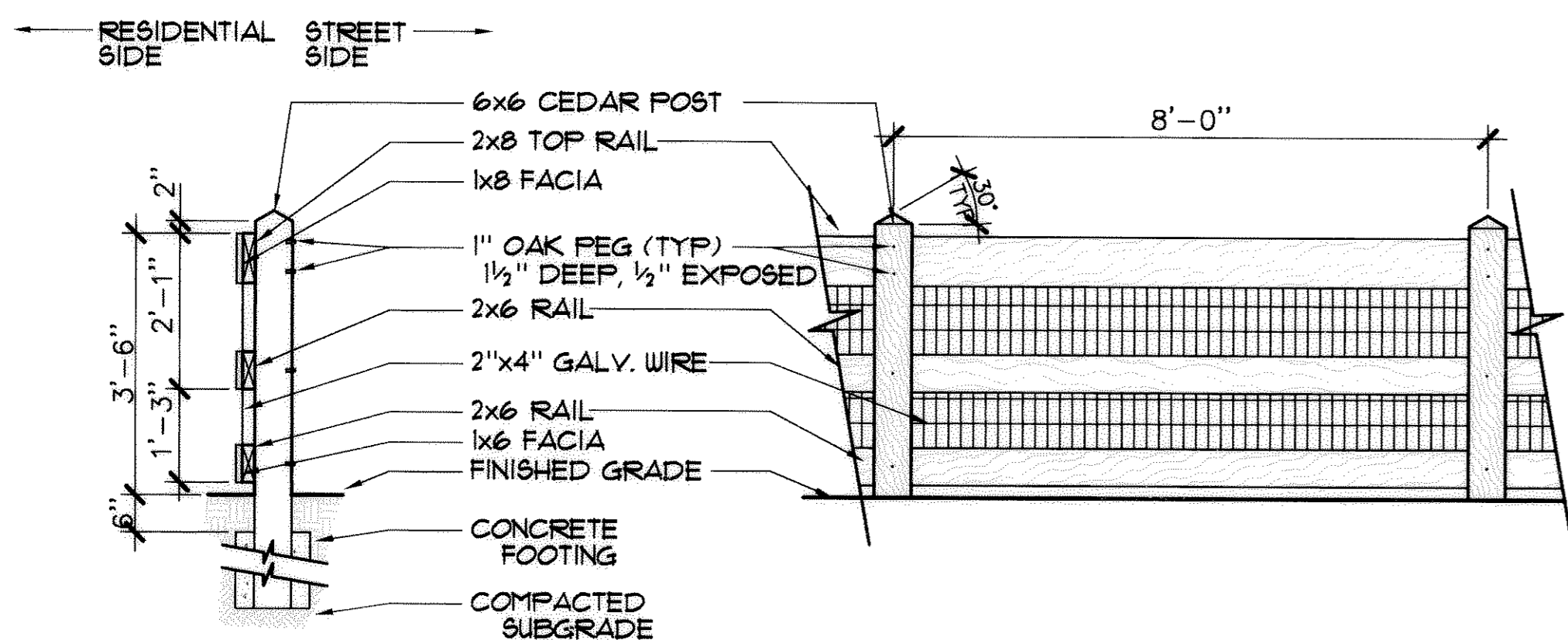
ELEVATION (FROM ADJACENT PROPERTY)
NOT TO SCALE



ELEVATION (FROM YARD)
NOT TO SCALE

SECTION A-A

2
21
2 RAIL OPEN RAIL FENCE
NOT TO SCALE



3
21
3 RAIL OPEN RAIL FENCE
NOT TO SCALE

FENCE NOTES

- 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.
- PERIMETER FENCE TO BE STAINED TO MATCH EXISTING BUTTERFIELD DRIVE FENCE. N/A
- 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.

NOTES

- ALL "IRRIGATED LANDSCAPE" AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. IRRIGATED LANDSCAPE AREAS CONSIST OF IRRIGATED SOD AREAS. SHRUB BEDS & TREES SHALL HAVE DRIP IRRIGATION AS APPROPRIATE.
- 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.
- REFER TO CITY 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.
- ALL ENTRANCES FROM INTERIOR STREETS OR CUL DE SACS TO OPEN SPACE AREAS SHALL CONFORM TO THE ENTRY DETAIL 21.
- IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. TRAILS SHALL BE FIELD LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE TO ACHIEVE THIS END.

TALL GRASS SEED MIX

COMMON/ BOTANICAL NAME /VARIETY

Little bluestem/Schizachyrium scoparium/ Pastura
Big bluestem/ Andropogon gerardi/ Kaul
Switchgrass/ Panicum virgatum/ Blackwell
Sideoats grama/ Bouteloua curtipendula/ Vaughn or El Reno
Western wheatgrass/ Agropyron smithii/ Arriba
Indian grass/ Sorghastrum nutans/ Cheyenne
Rufescent wheatgrass/ Agropyron trichophorum/ Luna
Prairie sandreed/ Calamovilfa longifolia/ Goshen

Apply at a rate of 16.5 PLS lbs. per acre.

SHORT GRASS SEED MIXTURE

COMMON/ BOTANICAL NAME /VARIETY

Western wheatgrass/ Agropyron smithii/ Arriba
Blue grama/ Bouteloua gracilis/ Hacita or Native
Buffalograss/ Buchloe dactyloides/ Sharps Improved

Apply at a rate of 14.0 PLS lbs. per acre.

RIPARIAN AREAS SEED MIXTURE

COMMON/ BOTANICAL NAME /VARIETY

Alkali sacaton/ Sporobolus airoides
Western wheatgrass/ Agropyron smithii
Redtop/ Agrostis alba
Meadow foxtail/ Alopecurus pratensis
Streambank wheatgrass/ Agropyron riparium

Apply at a rate of 9.0 PLS per acre.

PROJECT PLANT LIST, AND TYPICAL PLAN SYMBOLS

QTY.	SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
TREES				
10	AL	Redmond Linden <i>Tilia americana</i> 'Redmond'	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
17	AP	Austrian Pine <i>Pinus nigra</i>	8' ht. min.	B4B, full form, guyed Specimen Quality, 15' OC
6	CA	Western Catalpa <i>Catalpa speciosa</i>	2 1/2" min. cal.	B4B, full crown, staked Specimen Quality
12	CRC	Canada Red Chokecherry <i>Prunus virginiana</i> 'Schubert'	5' min ht.	B4B, full crown, staked Specimen Quality, clump form
30	FP	Ponderosa Pine <i>Pinus ponderosa</i>	8' ht. min.	B4B, full form, guyed Specimen Quality, 15' OC
18	RC	Radiant Crabapple <i>Malus 'Radiant'</i>	2 1/2" min. cal.	B4B, specimen quality, staked
5	RMM	Rocky Mountain Maple <i>Acer glabrum</i>	2 1/2" min. cal.	B4B, specimen quality, staked
5	TH	Thornless Honeylocust <i>Gleditsia triacanthus inermis</i>	2 1/2" min. cal.	B4B, specimen quality, staked
16	TCH	Thornless Cockspur Hawthorn <i>Crataegus crus-galli inermis</i>	2 1/2" min. cal.	B4B, specimen quality, staked
SHRUBS, GRASSES, & PERENNIALS				
32	AFL	Apache Plume <i>Fallugia Paradoxa</i>	5'	well established, 5' O.C.
48	BJ	Buffalo Juniper <i>Juniperus sabinia</i> 'Buffalo'	5'	18" - 24" spread, 4' O.C.
24	CAC	Compact American Cranberry <i>Viburnum trilobum</i> 'Compactum'	5'	well established, 48" O.C.
47	CML	Common Purple Lilac <i>Syringa vulgaris</i>	5'	well established, 5' O.C.
34	DRB	Dwarf Blue Rabbitbrush <i>Chrysothamnus nauseosus nauseosus</i>	5'	well established, 36" O.C.
20	MM	Mountain Mahogany <i>Cercocarpus montanus</i>	5'	well established, 5' O.C.
14	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5'	well established, 42" O.C.
60	BAG	Blue Avena Grass <i>Helictotrichon sempervirens</i>	5'	well established, 18" O.C.
30	BF	Blanket Flower, Native <i>Gaillardia aristata</i>	5'	well established, 18" O.C.
30	COR	Corsopsis <i>Corsopsis verticillata</i> 'Grandiflora'	5'	well established, 18" O.C.
45	DL	Dwarf Gold Daylily <i>Hemerocallis 'Stella de Oro'</i>	5'	well established, 12" O.C.
60	FRG	Feather Reed Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	5'	well established, 24" O.C.

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

33,700 SF		IRRIGATED SOD
225,250 SF		SHORT GRASS SEED MIX
399,500 SF		TALL GRASS SEED MIX
3,560 SF		WILDFLOWER SEED MIX
5,000 SF		RIPARIAN SEED MIX

WILDFLOWER AREAS SEED MIXTURE

As supplied by Applewood Seed Company and
Arkansas Valley Seeds under the name of
Rocky Mountain Wildflower Mix

COMMON NAME	Perennial	Gaillardia
Cornflower	Annual	Gaillardia
African Daisy	Annual	Gaillardia
Blackeyed Susan	Evening	Frimrose
Baby's Breath	Sweet	William
Blue Flax	Shasta	Daisy
Sweet Alyssum	Corn	Poppy
California Poppy	Catchfly	
Wallflower	Rocky Mtn.	Penstemon
Garland Chrysanthemum	Spurred	Snapdragon
	Purple	Cornflower

Broadcast seed at 5 pounds Pure Live Seed
mix per acre.



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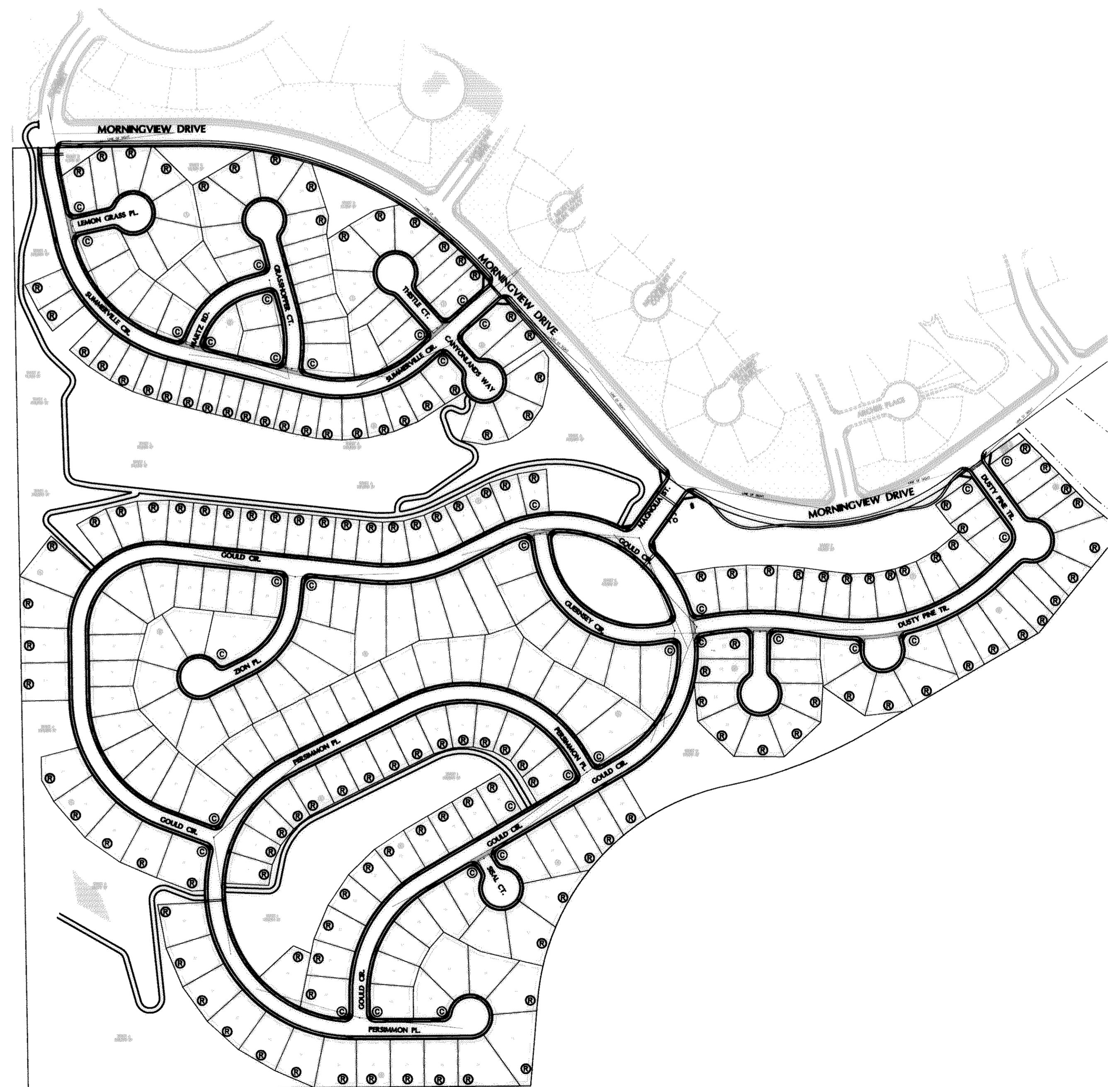
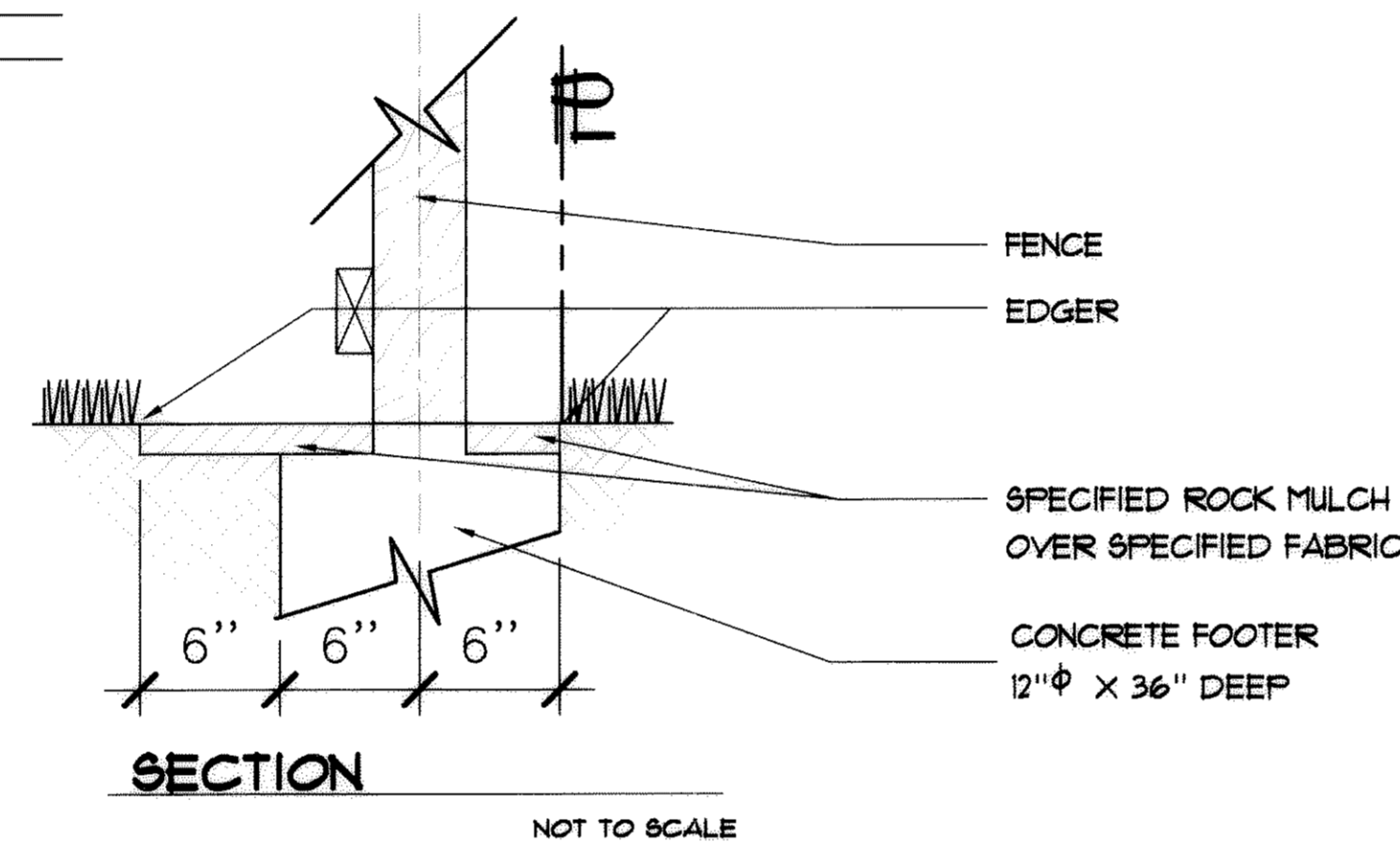
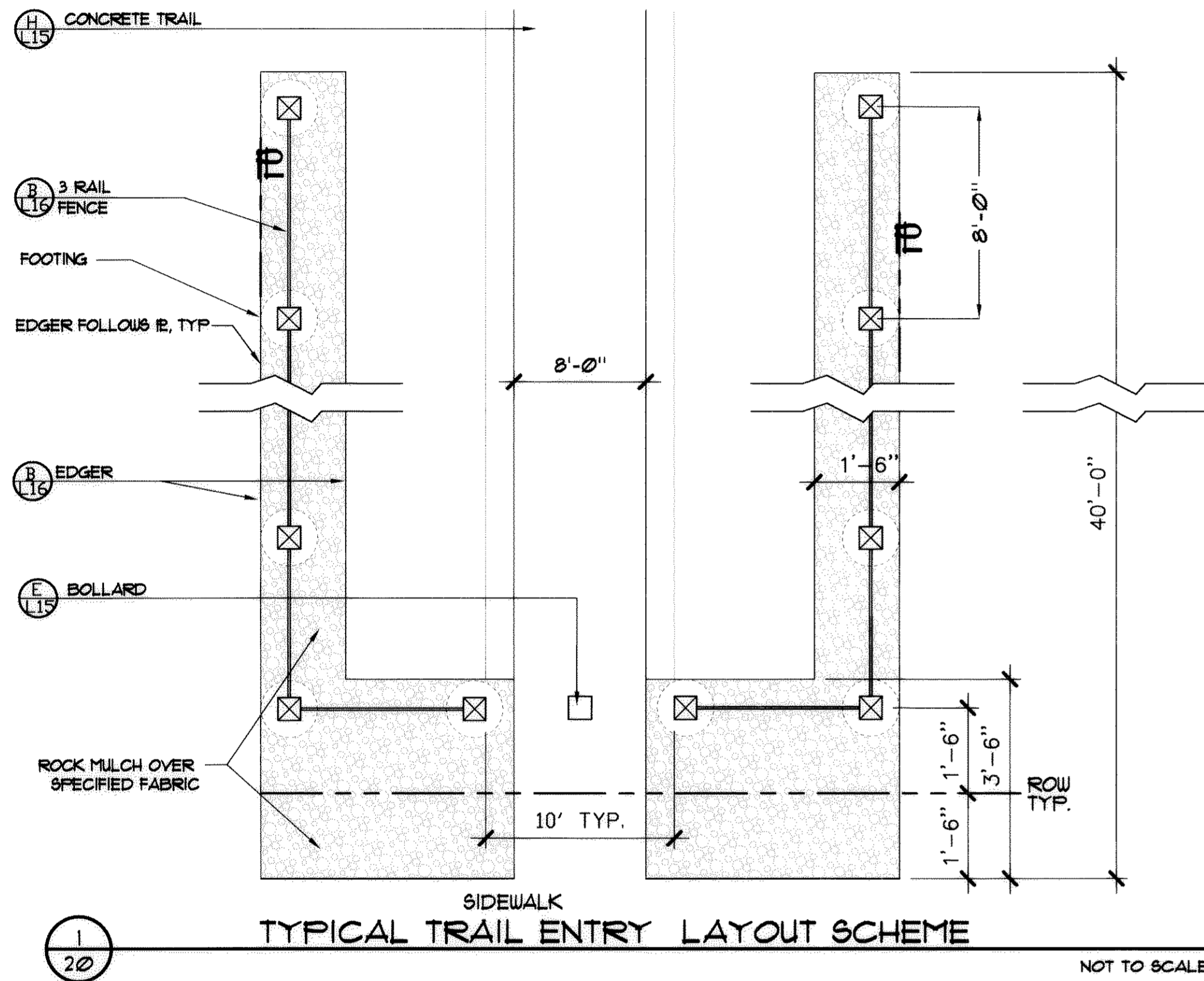
MEADOWS SUBDIVISION - FILING NO. 15
PRELIMINARY LANDSCAPE PLAN
SHEET 19 OF 20

PRELIMINARY PLAT & FINAL PD SITE PLAN MEADOWS SUBDIVISION - FILING NO. 15

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 5,
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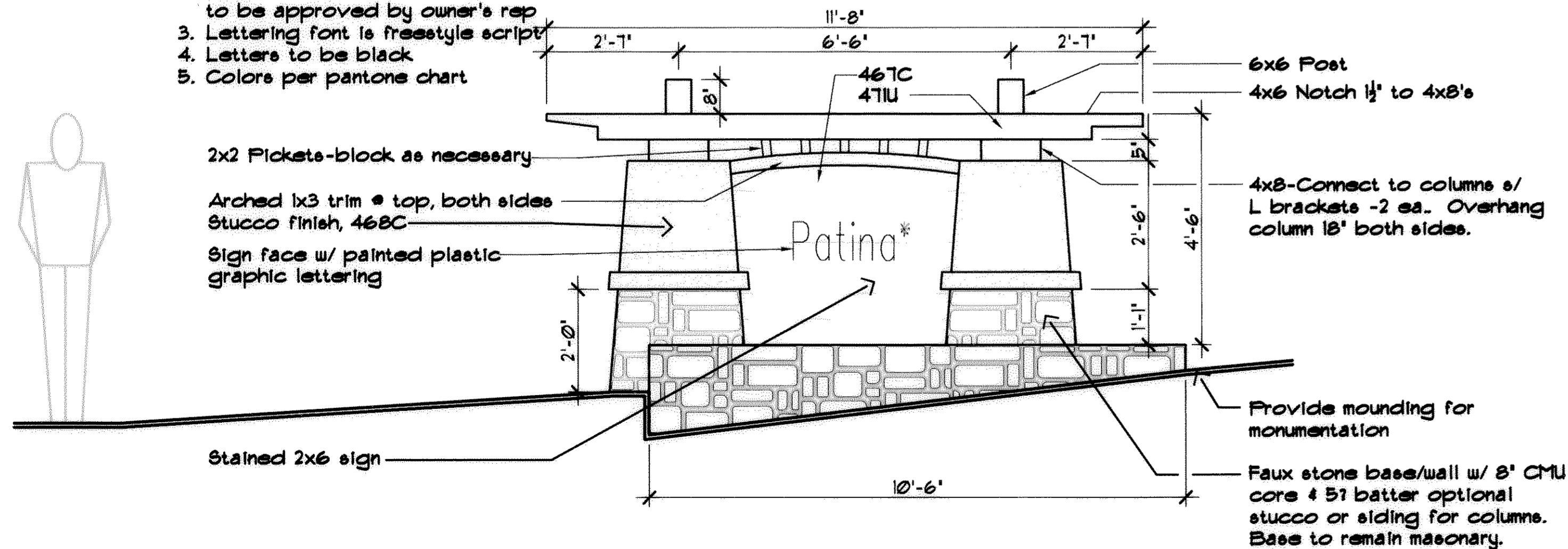
DEVELOPMENT STANDARDS

1. 35-foot maximum building height is required except as restricted below:
2. The following encroachments will be permitted in the setbacks:
 - a. Box or bay windows, fireplaces, eaves roof overhangs, cantilevers, side and front covered porches, etc. may occur up to 24" in any setback.
 - b. Rear yard decks and porches at grade or up to 30" above grade may encroach in the rear setback up to 12'.
 - c. Rear yard decks and porches elevated greater than 5' above the ground may encroach 6' into the rear yard setback.
3. Minimum building setbacks shall be as follows:
 - a. 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 18'.
 - b. Rear - 18'. 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'.
 - c. Side - 3' provided that there is a minimum 10' separation between the foundation of adjacent buildings.
Side Abutting Public Right of Way - 15'
4. 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 15. The Architectural Review Committee shall be responsible for certifying to the Town that the following items have been complied with:
 - a. Fencing to be provided as shown on these Final PD Plans.
 - b. Street trees as shown on these Final PD Plans are to be installed by the initial builder of the home on the lot and maintained by the owner of the lot. These trees are in addition to the trees required per the Town Code, Section 17.6.
 - c. Lots designated with an (K) symbol represent "Key Rear Elevation" lots and are required to have enhanced rear elevation architectural details including a minimum of at least two architectural details which break the main plan of the rear elevation.
 - d. 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.



NOTES

1. Contractors to have shop drawings of brackets completed & approved by owner's rep
2. Color of stain, stone, & stucco to be approved by owner's rep
3. Lettering font is freestyle script
4. Letters to be black
5. Colors per pantone chart



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MEADOWS SUBDIVISION - FILING NO. 15
PRELIMINARY LANDSCAPE PLAN
SHEET 20 OF 20