

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 8 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

THE MEADOWS FILING NO. 16, PARCEL NO. 5, COUNTY OF DOUGLAS, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF.

OWNERS

CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 410
DENVER, CO 80206
CONTACT: JIM RILEY 303-394-5500

OWNERS

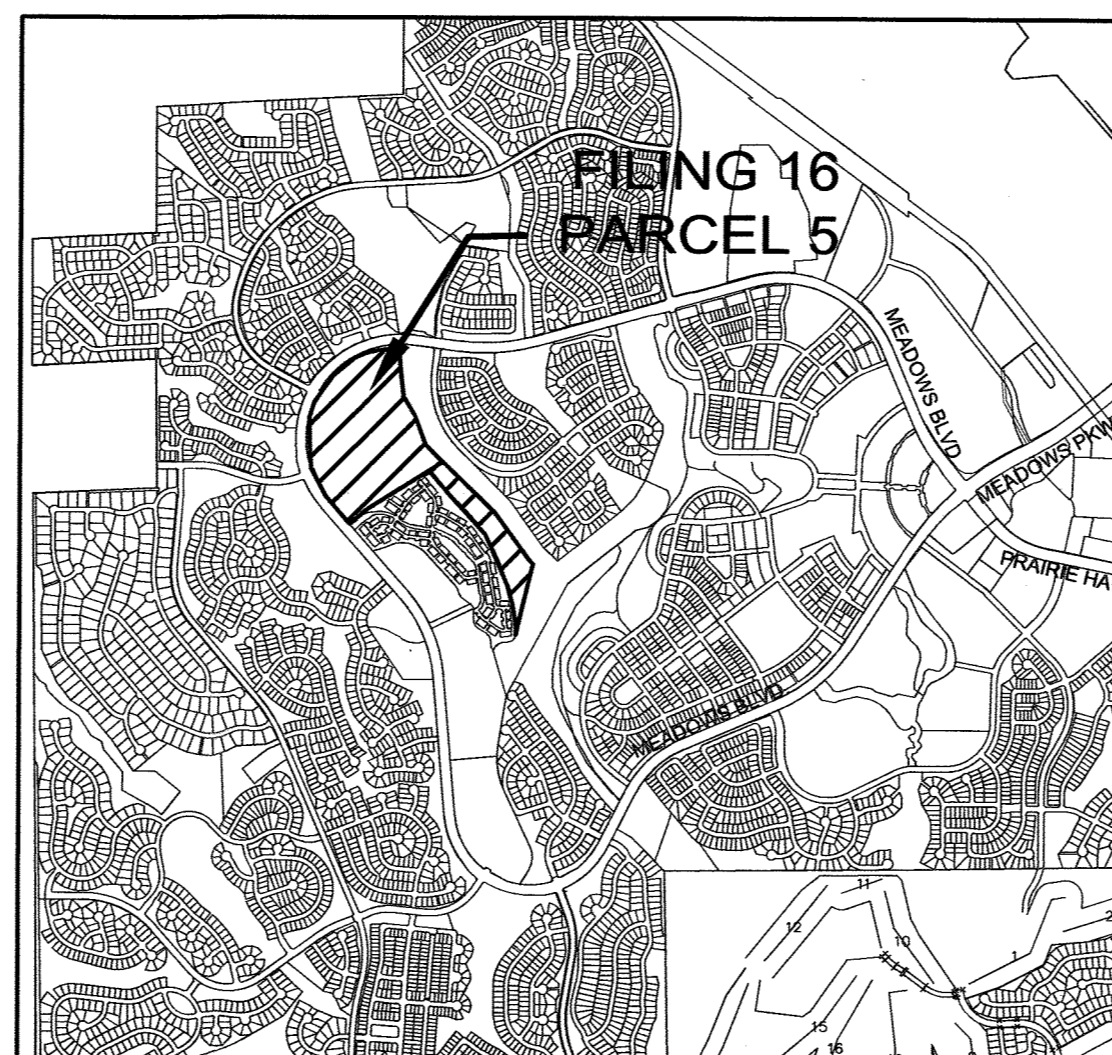
KB HOME COLORADO INC.
7807 E. PEAKVIEW AVE., STE 300
CENTENNIAL, CO 80111
CONTACT: MIKE CHADWICK 303-807-1197

ENGINEER

CORE CONSULTANTS INC.
1950 WEST LITTLETON BLVD., STE 109
LITTLETON, CO 80120
CONTACT: MARTIN METSKER 303-703-4444

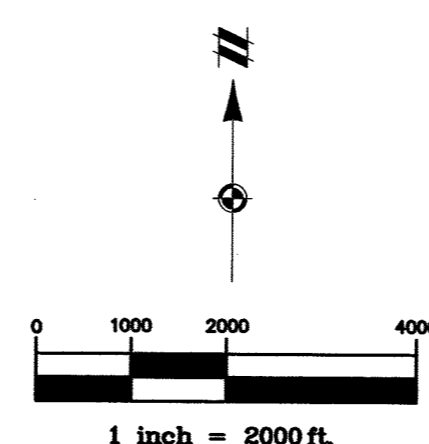
UTILITY PROVIDERS

WATER TOWN OF CASTLE ROCK
SEWER TOWN OF CASTLE ROCK
GAS BLACK HILLS ENERGY
ELECTRICITY IREA
TELEPHONE CENTURY LINK
CATV COMCAST



SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES & DETAILS

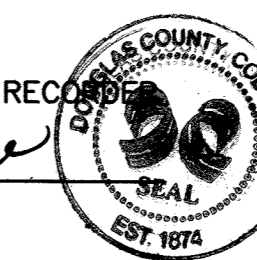


VICINITY MAP

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:38 AM ON THE 5th DAY OF January 2017 AT RECEPTION NO. 2017000681

DOUGLAS COUNTY CLERK AND RECORDER
BY: Karen L. Noller
DEPUTY



CERTIFICATE OF OWNERSHIP

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

KB HOME COLORADO INC., A COLORADO CORPORATION

BY: Randy Carpenter TITLE: DIVISION PRESIDENT

SIGNED THIS 22nd DAY OF December, 2016.

COUNTY OF DOUGLAS }
STATE OF COLORADO }

NOTARY BLOCK

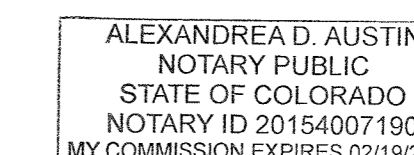
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF December 2016.

BY RANDY CARPENTER, DIVISION PRESIDENT OF KB HOME COLORADO INC.

WITNESS MY HAND AND OFFICIAL SEAL

Alexandra D. Austin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/2019



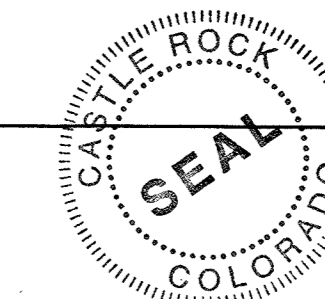
CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Jennifer Green

ATTEST: Sally Moore
TOWN CLERK



SIGNED THIS 4th DAY OF January, 2017.

NOTARY BLOCK

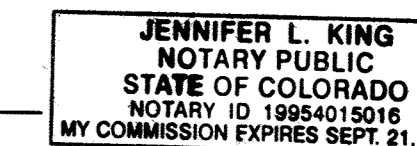
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF January 2017.

BY: Jennifer Green AS MAYOR AND BY
Sally Moore AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer L. King
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-2019



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 30 DAY OF 2016.

BOB
DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty Co. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 2016, SIGNED THIS DAY OF December 28, 2016.

Scott Bennett
AUTHORIZED REPRESENTATIVE

Land Title Guaranty Co.
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS }
STATE OF COLORADO }

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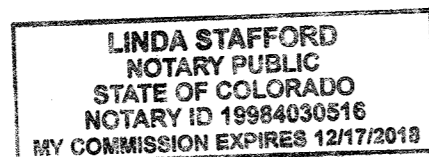
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF December 2016.

BY: Linda Stafford / Scott Bennett

WITNESS MY HAND AND OFFICIAL SEAL

Linda Stafford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-18



PURPOSE OF AMENDMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW A MAXIMUM BUILDING HEIGHT OF 35' FOR THE MEADOWS FILING 16 PARCEL 5. THIS MAXIMUM BUILDING HEIGHT IS IN CONFORMANCE WITH ZONING AND MINOR RIDGELINE RESTRICTIONS.

LIENHOLDER SUBORDINATION CERTIFICATE

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

John A Fox
CASTLE ROCK LAND CO., LLC

SIGNED THIS 20th DAY OF December 2016

NOTARY BLOCK

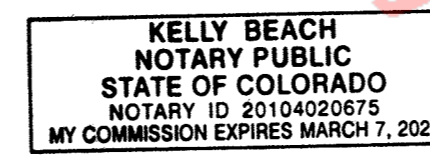
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF December

2016 BY John A Fox AS Authorized Agent OF CASTLE ROCK LAND CO., LLC

WITNESS MY HAND AND OFFICIAL SEAL.

Kelly Beach
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-20



CERTIFICATE OF OWNERSHIP

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

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: James M. Riley TITLE: PRESIDENT

SIGNED THIS 21st DAY OF December, 2016.

COUNTY OF DOUGLAS }
STATE OF COLORADO }

NOTARY BLOCK

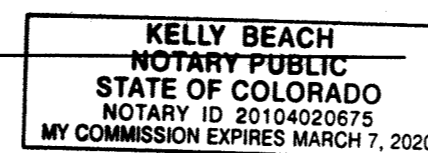
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December 2016.

BY JAMES M. RILEY, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY

Kelly Beach
WITNESS MY HAND AND OFFICIAL SEAL

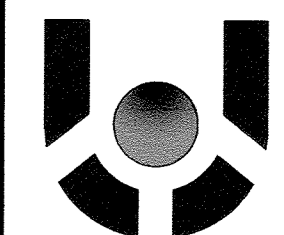
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-16



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



CALL US BEFORE YOU GRAB OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING FROM THE BEST AVAILABLE INFORMATION. IT IS THE FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	DATE	BY
#	DESCRIPTION	
1	SDP16-002 APPROVAL	12/19/16 WJ

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
COVER SHEET
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 12/16/16
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
1 OF 2

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 8
PROJECT NO. SDP16-0042

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 8

(FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

DOUGLAS COUNTY GIS CONTROL MONUMENT "2015030", LOCATED NORTHWEST OF THE INTERSECTION OF STATE HWY. 85 AND MEADOWS PKWY.
ELEVATION = 6082.17 (NAVD 88)

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33 BEARS NORTH 01°15'58" WEST.

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS 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. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION PLANS.
- THE SITE LIES OUTSIDE OF ANY ANY FEMA FLOODPLAIN PER THE FEMA FIRM MAP PANEL NUMBER 08035C0168F.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS, AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS WILL BE FOR OPEN SPACE, UTILITIES, AND DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED AS R-SF.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE 5' UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT.

LEGEND

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE'S	PROPOSED % OF SITE ACREAGE	NET DENSITY	MIN. LOT AREA	AVE. LOT AREA	MAX LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. HEIGHT	
R-SF	PARCEL 5 SF DETACHED	23.143 AC	160	49.8%	6.91	5,500 SF	7,620 SF	10,573 SF	20'	15'	15'	5'	15'	35'
OSP	OPEN SPACE DEDICATION PRIVATE	4.995 AC	-	10.8%	-	-	-	-	-	-	-	-	-	-
OSD	OPEN SPACE DEDICATION PUBLIC	11.804 AC	-	25.4%	-	-	-	-	-	-	-	-	-	-
ROW	PROPOSED LOCAL STREETS	6.498 AC	-	14.0%	-	-	-	-	-	-	-	-	-	-
		46.440 AC	160	100%	3.45 DU/AC									

LAND USE SUMMARY

TRACT SUMMARY

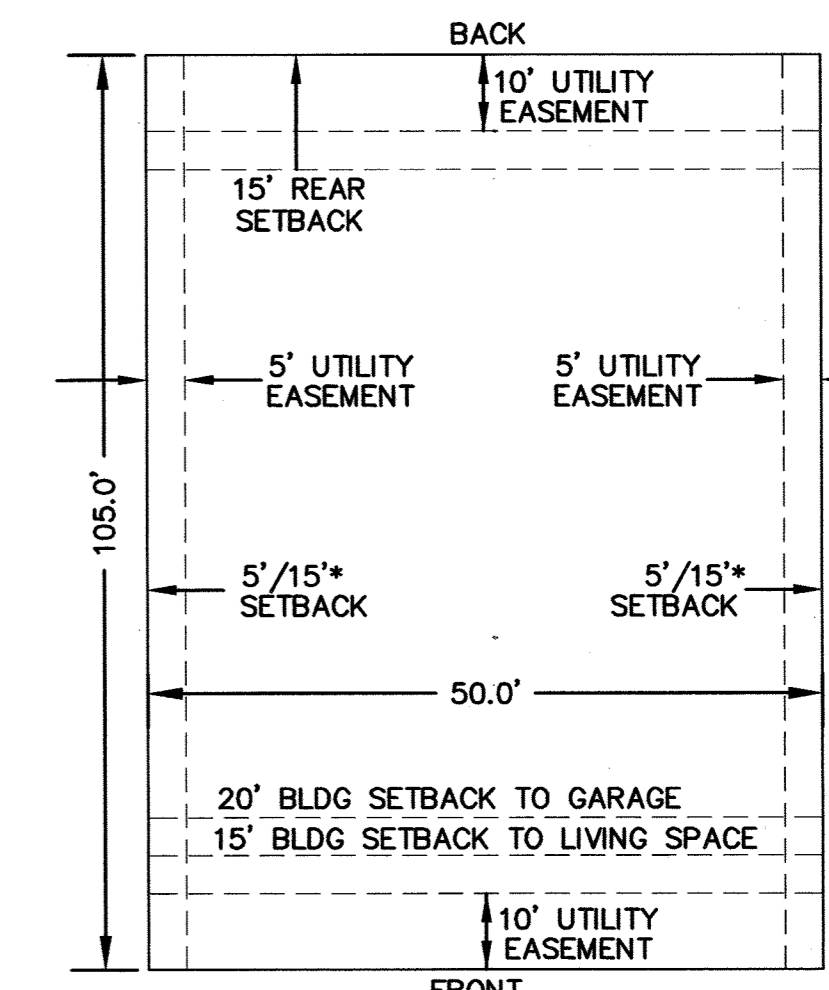
TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	0.833 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT B	1.050 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT C	0.102 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT D	0.093 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT E	0.521 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT F	1.701 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT G	0.362 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT H	0.078 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT I	0.080 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT J	0.174 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT K	11.804 AC	OSD/DRAINAGE/UTILITY	TOCR	TOCR

FIRE NOTES:

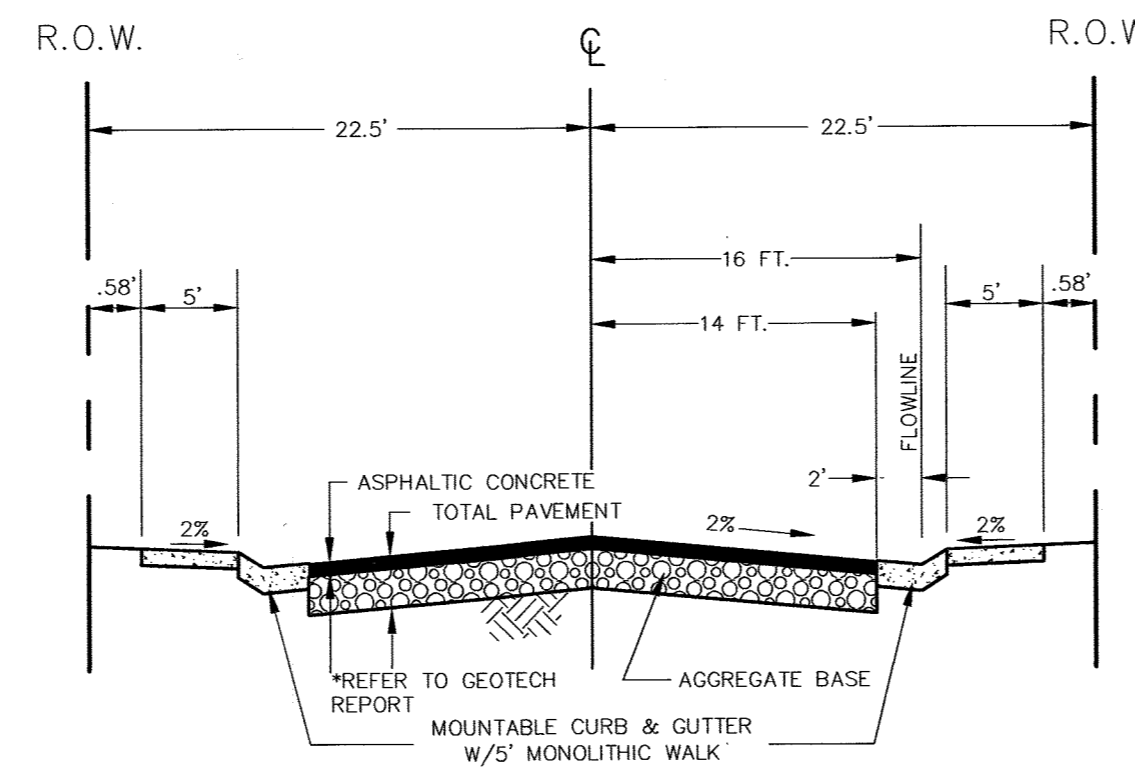
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- BUILDING FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, APPROVED OR A PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NO LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PROTECTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS. PUBLIC OR PRIVATE ROADWAYS, AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY IF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

DEVELOPMENT STANDARDS:

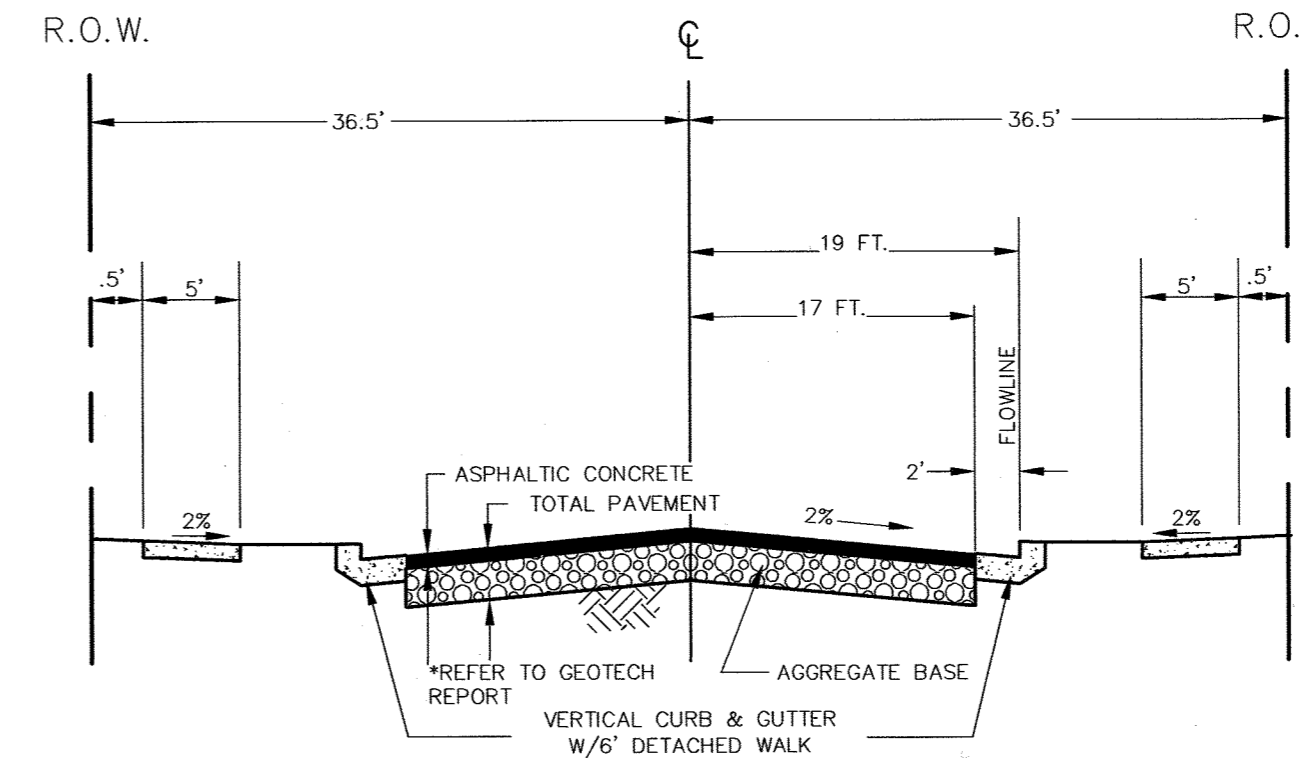
- RESIDENTIAL DEVELOPMENT STANDARDS
- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCRACH IN THE REAR SETBACK UP TO 12'.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCRACH 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 FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - 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' IF AN ALTERNATIVE UTILITY EASEMENT IS PROVIDED.
 - 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 DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. 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 SITE DEVELOPMENT PLANS.
 - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT 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 MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - LOTS DESIGNATED WITH AN @ SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
 - 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 WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
 - NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE-BY-SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
 - IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF A BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
 - 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.
 - 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.
 - RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.
 - ALL STRUCTURES THAT ARE NOT CONSIDERED PART OF THE PRIMARY STRUCTURE (WITH THE EXCEPTION OF DETACHED GARAGES) (E.G. DOG HOUSES, STORAGE SHEDS, PLAY EQUIPMENT) ARE PERMITTED WITHIN THE REAR AND SIDE SETBACKS.



TYPICAL LOT SETBACKS
N.T.S.
* SIDE TO INTERIOR/SIDE TO STREET

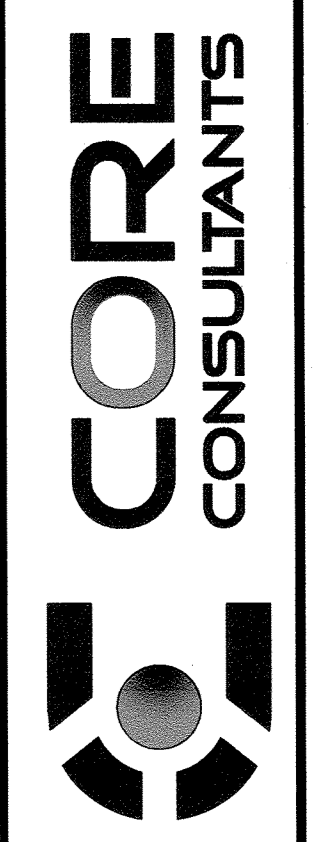


LOCAL RESIDENTIAL (TYP)
N.T.S.



ENTRY STREETS
38' FLOWLINE TO FLOWLINE
N.T.S.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE LAYOUT OF UTILITIES.
CODE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON DRAWING HAVE BEEN PLOTTED TO THE BEST OF OUR KNOWLEDGE. HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND DEPTH OF ANY UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.

REVISIONS	DATE BY
1 DESCRIPTION	12/19/16 MRM
1 SDP16-0042 APPROVAL	

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
GENERAL NOTES & DETAILS
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 12/16/16
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
2 OF 2