PLAT IDENTIFICATION SHEET

Castle Rock Development Company

GRANTOR(owner)

2004065186 89 PGS

The Meadows Filing 16 Preliminary Plat and Final PD Site Plan

GRANTEE(name of plat)

The Meadows

Subdivision/Condo Name

16

Filing

Phase

Lot

Building

Block

Unit

32,33	7	67
3,4,9,10	8	67
OLD LEGAL(Section)	(Township)	(Range)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: $881.00
89 PGS

2004065186
06/23/2004 12:33 PM

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

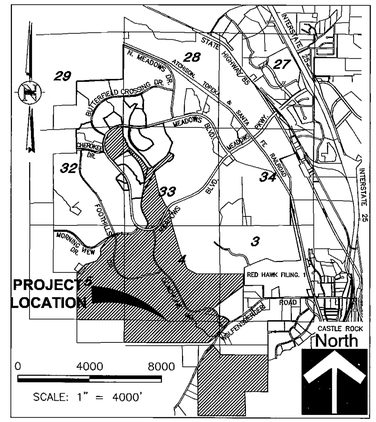
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 1 OF 87

GENERAL NOTES:

1. THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF ONE (1) FOOT.
2. THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY TETRA TECH RMC, 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 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. ALL FILING 16 PRIVATE OPEN SPACE TRACTS, AS SHOWN IN THE SUMMARY TABLE ON SHEET 2, ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NON-PROFIT CORPORATION (MNC), AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES.
6. ALL FILING 16 PUBLIC OPEN SPACE TRACTS ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS AND PARK FACILITIES.
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) HANDICAP RAMPS.
12. WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICES ARE GENERALLY LOCATED 15' FROM THE LOW SIDE LOT LINE.
13. THE MEADOWS FILING NO. 16 IS CROSSED BY THE FLOOD PLAIN FOR THE 6400 WEST AND EAST FORK TRIBUTARIES 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. A LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA. FIRM PANEL NUMBER 080049 0170 C SHOWS FLOOD HAZARD IN THE FOLLOWING LOTS:
    BLOCK 33, LOTS 8–13, BLOCK 34, LOTS 4–11, 21–23, 26, 27, BLOCK 35, LOTS 1–21
    BLOCK 39, LOTS 1, 2, 9, BLOCK 40, LOTS 1–10, BLOCK 41, LOTS 15–19, BLOCK 58, LOTS 1, 2,
    BLOCK 57, LOTS 16–19, BLOCK 59, LOTS 3–22. NO WETLANDS EXIST WITHIN FILING 16.
14. ZONING IS PER THE MEADOWS PRELIMINARY PD SITE PLAN – FOURTH AMENDMENT – RECORDED JULY 10, 2003, RECEPTION NUMBER 2003102969.
15. ALL WATER AND SANITARY SEWER MAINS LOCATED WITHIN FILING 16 SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
16. LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO LOT DESIGN CRITERIA SET FORTH ON THE SUBSEQUENT MEADOWS FILING NO. 16 FINAL PD SITE PLAN.
17. THIS PROJECT WILL BE CONSTRUCTED IN 8 PHASES.
18. ALL EASEMENTS (ACCESS, UTILITY, ETC.) LOCATED OUTSIDE OF THE MEADOWS FILING NO. 16 WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
19. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'.
20. FENCE INFORMATION AND DETAILS ARE ON SHEET 46 OF 86.
21. 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.
22. THE FOLLOWING LOTS ARE WITHIN THE MINOR SKYLINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS:
    BLOCK 3, LOTS 1–37; BLOCK 5, LOTS 9–16; BLOCK 6, LOTS 4–7; BLOCK 7, LOTS 1–3, 10, 11; BLOCK 8, LOTS 8 & 9; BLOCK 9, LOTS 1–4; BLOCK 13, LOTS 1 & 2; BLOCK 14, LOT 1; BLOCK 22, LOTS 8–13; BLOCK 23, LOTS 1–10; BLOCK 24, LOTS 1–6, 9–12; BLOCK 37, LOTS 1–11; BLOCK 38, LOTS 1–11; BLOCK 66, LOTS 1–5, 8–13, 15–26, 31–35, 37, 38, 42, 44, 46, 49–52, 54, 55; BLOCK 69, LOT 1.
23. THE FOLLOWING LOTS ARE WITHIN THE MODERATE SKYLINE/RIDGELINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS:
    BLOCK 66, LOTS 1–2, 4–15, 18–24, 32–34, 44–52, 54, 55; BLOCK 70, LOT 2.
24. PORTIONS OF BLOCK 66, LOTS 47 & 48, ARE WITHIN THE MAJOR SKYLINE AREA, BUT NOT WITHIN THE DESIGNATED BUILDING ENVELOPES, OF THE SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS.
25. ACCESS/UTILITY EASEMENTS WITHIN PARCELS 6 & 7 ARE FOR THE BENEFIT OF INDIVIDUAL LOTS AND WILL BE GRANTED BY A SEPARATE AGREEMENT, OR ON THE FINAL PLAT.
26. 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 15% FEE.
27. 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 FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MNC, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD 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. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
28. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE FINAL CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
29. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
30. ANY DEVIATIONS FROM THE TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS DEPICTED IN THIS PRELIMINARY PLAT/FINAL PD SITE PLAN ARE SUBJECT TO THE FINAL REVIEW AND APPROVAL OF THE FINAL PLAT AND CONSTRUCTION DOCUMENTS.
31. 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
32. PARCEL 5, LOT 1, BLOCK 69 OF PARCEL 6, AND PARCEL 8, ARE SUBMITTED FOR PRELIMINARY PLAT APPROVAL ONLY. A FINAL PD/SITE PLAN WILL BE SUBMITTED FOR APPROVAL AT A LATER DATE.

SEE PAGE 2 OF 87 FOR ADDITIONAL GENERAL NOTES



VICINITY MAP

SHEET INDEX

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MEADOWS FILING 16 SITE DATA-OVERALL SUMMARY

SITE DATA FILING 16 - 1246.475 AC

1. NUMBER OF DU	1,560 SF + 322 MF = 1882 DU
2. NUMBER OF LOTS	1,548 LOTS
3. LOT AREA	330.252AC = 26.49%
4. RIGHT OF WAY AREA	81.369AC = 6.53%
5. PRIVATE OPEN SPACE AREA	46.071AC = 3.70%
6. PUBLIC OPEN SPACE AREA	639.735AC (621.847 REQ) =51.32%
7. PUBLIC LAND DEDICATION AREA	149.049AC (142.78 REQ) = 11.96%
8. SINGLE FAMILY EQUIVALENT UNITS(SFE)	2,167 INCLUDING IRRIGATION
9. MINIMUM LOT AREA	3,513 SQFT
10. MAXIMUM LOT AREA	1,125,575 SQFT
11. AVERAGE LOT AREA	9,346 SQFT

MEADOWS FILING 16 SITE DATA-BY PARCEL

SITE DATA PARCEL 1 - 390.686 AC

1. NUMBER OF DU / LOTS	571 SF DU / 571 LOTS
2. LOT AREA	96.213AC = 24.62%
3. RIGHT OF WAY AREA	30.025AC = 7.69%
4. PRIVATE OPEN SPACE AREA	10.280AC = 2.63%
5. PUBLIC OPEN SPACE AREA	233.670AC (217.955 REQ) = 59.81%
6. PUBLIC LAND DEDICATION AREA	20.498AC (20.000 REQ) = 5.25%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	635 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	4,932 SQFT
9. MAXIMUM LOT AREA	15,859 SQFT
10. AVERAGE LOT AREA	7,301 SQFT

SITE DATA PARCEL 2 - 122.384 AC

1. NUMBER OF DU / LOTS	565 SF DU / 565 LOTS
2. LOT AREA	63.915AC = 52.23%
3. RIGHT OF WAY AREA	24.626AC = 20.12%
4. PRIVATE OPEN SPACE AREA	13.276AC = 10.85%
5. PUBLIC OPEN SPACE AREA	0.000AC (0.00 REQ) = 0.00%
6. PUBLIC LAND DEDICATION AREA	20.567AC (19.186 REQ) = 16.80%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	591 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	3,513 SQFT
9. MAXIMUM LOT AREA	12,926 SQFT
10. AVERAGE LOT AREA	4,964 SQFT

SITE DATA PARCEL 3 - 61.339 AC

1. NUMBER OF DU / LOTS	173 SF DU / 173 LOTS
2. LOT AREA	31.878AC = 51.98%
3. RIGHT OF WAY AREA	8.694AC = 14.17%
4. PRIVATE OPEN SPACE AREA	13.233AC = 21.57%
5. PUBLIC OPEN SPACE AREA	7.534AC (4.854 REQ) = 12.28%
6. PUBLIC LAND DEDICATION AREA	0.000AC (0.00 REQ) = 0.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	180 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	5,545 SQFT
9. MAXIMUM LOT AREA	11,602 SQFT
10. AVERAGE LOT AREA	8,027 SQFT

SITE DATA PARCEL 4 - 46.448 AC

1. NUMBER OF DU / LOTS	144 SF DU / 144 LOTS
2. LOT AREA	19.529AC = 42.05%
3. RIGHT OF WAY AREA	7.604AC = 16.37%
4. PRIVATE OPEN SPACE AREA	5.305AC = 11.42%
5. PUBLIC OPEN SPACE AREA	14.010AC (14.747 REQ) = 30.16%
6. PUBLIC LAND DEDICATION AREA	0.000AC (0.00 REQ) = 0.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	147 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	4,899 SQFT
9. MAXIMUM LOT AREA	12,363 SQFT
10. AVERAGE LOT AREA	5,908 SQFT

SITE DATA PARCEL 5 - 46.438 AC

1. NUMBER OF DU / LOTS	0 DU / 4 COI LOTS
2. LOT AREA	34.573AC = 74.45%
3. RIGHT OF WAY AREA	0.000AC = 0.00%
4. PRIVATE OPEN SPACE AREA	0.000AC = 0.00%
5. PUBLIC OPEN SPACE AREA	11.866AC (11.865 REQ) = 25.55%
6. PUBLIC LAND DEDICATION AREA	0.000AC (0.00 REQ) = 0.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	104 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	227,828 SQFT
9. MAXIMUM LOT AREA	713,306 SQFT
10. AVERAGE LOT AREA	376,502 SQFT
11. MAXIMUM GROSS FLOOR AREA	500,000 SQFT
12. FAR	0.33

SITE DATA PARCEL 6 - 144.985 AC

1. NUMBER OF DU / LOTS	77 SF DU / 59 LOTS + 1 SUPER LOT
2. LOT AREA	45.557AC = 31.42%
3. RIGHT OF WAY AREA	7.728AC = 5.33%
4. PRIVATE OPEN SPACE AREA	3.977AC = 2.74%
5. PUBLIC OPEN SPACE AREA	83.359AC (83.023 REQ) = 57.49%
6. PUBLIC LAND DEDICATION AREA	4.364AC (0.00 REQ) = 3.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	79 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	16,504 SQFT
9. MAXIMUM LOT AREA	98,660 SQFT
10. AVERAGE LOT AREA	34,519 SQFT

SITE DATA PARCEL 7 - 168.135 AC

1. NUMBER OF DU / LOTS	30 SF DU / 30 LOTS
2. LOT AREA	12.747AC = 7.58%
3. RIGHT OF WAY AREA	1.742AC = 1.04%
4. PRIVATE OPEN SPACE AREA	0.000AC = 0.00%
5. PUBLIC OPEN SPACE AREA	153.646AC (152.265 REQ) = 91.38%
6. PUBLIC LAND DEDICATION AREA	0.000AC (0.00 REQ) = 0.00%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	35 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	10,726 SQFT
9. MAXIMUM LOT AREA	27,827 SQFT
10. AVERAGE LOT AREA	118,513 SQFT

SITE DATA PARCEL 8 - 266.060 AC

1. NUMBER OF DU / LOTS	322 MF DU / 1 SUPER LOT
2. LOT AREA	25.840AC = 9.71%
3. RIGHT OF WAY AREA	0.950AC = 0.36%
4. PRIVATE OPEN SPACE AREA	0.000AC = 0.00%
5. PUBLIC OPEN SPACE AREA	135.650AC (137.138 REQ) = 50.98%
6. PUBLIC LAND DEDICATION AREA	103.620AC (102.062 REQ) = 38.95%
7. SINGLE FAMILY EQUIVALENT UNITS(SFE)	396 INCLUDING IRRIGATION
8. MINIMUM LOT AREA	1,125,575 SQFT
9. MAXIMUM LOT AREA	1,125,575 SQFT
10. AVERAGE LOT AREA	1,125,575 SQFT

Unofficial Copy

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING 16 PRELIMINARY PLAT/FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK. CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: John Fox AS AUTHORIZED AGENT.
JOHN FOX

SIGNED THIS 29th DAY OF April, 20 04.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April, 20 04.
BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/01/07

Stephanie L. Sims
Notary Public
State of Colorado
My Commission Expires 11/01/2007

TITLE CERTIFICATION

I, Laryce L. Nitsch, 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 29th DAY OF April, 20 04.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April, 20 04.
BY Laryce L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/13/2006

KARI JURCZEWSKY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires March 13, 2006

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.

4/16/04

BLAKE R. CALVERT PE #34731 DATE

COLORADO REGISTERED BLAKE R. CALVERT 34731 PROFESSIONAL ENGINEER 4/16/04

SURVEYOR'S STATEMENT

I, PATRICK C. O'HEARN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THE SITE PLAN ACCURATELY REPRESENT THAT SURVEY.

4/16/04

PATRICK C. O'HEARN. DATE
PLS NO. 23515

COLORADO REGISTERED PATRICK C. O'HEARN 23515 PROFESSIONAL LAND SURVEYOR 4/16/04

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS RECOMMENDED ON THE 22nd DAY OF January, 2004 FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO.

CHAIRMAN DATE 15 June 2004

DIRECTOR OF DEVELOPMENT SERVICES 6/7/04 DATE

B. TOWN COUNCIL APPROVAL:

THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF February, 20 04.

MAYOR 6-7-04 DATE

ATTEST:

TOWN CLERK 6-17-04 DATE

CASTLE ROCK SEAL COLORADO

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:33 P.M. ON THE 23 DAY OF June, 2004, AT RECEPTION NO. 2004065186

DOUGLAS COUNTY CLERK AND RECORDER

DEPUTY

DOUGLAS COUNTY, COLORADO SEAL

INITIAL PLAN RELEASE: June 2, 2003

REVISIONS: June 16, 2003, Peer Review #1
June 24, 2003, Peer Review #2
October 16, 2003, TOCR Comments #1
December 19, 2003, TOCR Comments #2
February 9, 2004, TOCR Comments #3
March 12, 2004, TOCR Comments #4

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-5508
CONTACT: JIM RILEY

OWNER
CASTLE ROCK LAND CO., LLC
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-5508
CONTACT: JIM RILEY

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Phone: 303.892.1165
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CONTACT: MITCH BLACK

CIVIL ENGINEER/SURVEYOR
TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
CONTACT: BLAKE R. CALVERT, P.E.

JOB NUMBER: 22.3572.044.10

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
COVER SHEET
SHEET 1 OF 87

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THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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

GENERAL NOTES CONTINUED FROM SHEET 1 OF 87

33. LOCAL ROADS WITH CUL-DE-SACS LONGER THAN 600 FEET OR WITH MORE THAN 25 DWELLING UNITS MAY REQUIRE THE INSTALLATION OF INTERIOR RESIDENTIAL SPRINKLER SYSTEMS IN ALL UNITS PAST 600 FEET OR OTHER MEASURES APPROVED BY THE FIRE DEPARTMENT.

    LOTS REQUIRING INTERIOR RESIDENTIAL FIRE SPRINKLER SYSTEMS WILL BE DETERMINED DURING THE FINAL PLAT PROCESS:

34. ALL NON-STRUCTURAL RETAINING WALLS SHOWN IN THIS FINAL PD SITE PLAN SHALL BE CONSTRUCTED OF NATURAL STONE MATERIALS. NON-STRUCTURAL WALLS MAY NOT BE CONSTRUCTED OF WOOD MATERIALS. STRUCTURAL RETAINING WALLS THAT ARE SHOWN IN THIS FINAL PD SITE PLAN SHALL BE CONSTRUCTED OF NATURAL STONE-LIKE MASONARY MATERIALS.

MEADOWS FILING 16 TRACT SUMMARY-BY PARCEL

PARCEL 1

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
C-1	4,322	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
C-2	46,804	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
C-3	8,207	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-1	29,658	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-2	892,914	TOCR	TOCR	PLD	PARK/SCHOOL
D-3	15,939	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-4	20,773	MNC	MNC	PRIVATE O.S.	
D-5	43,034	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-6	6,480	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-7	2,000	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-8	2,439	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
D-9	10,178,640	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
D-10	5,894	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
E-1	99,061	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
E-2	2,732	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
E-3	5,500	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
E-4	35,453	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
F-1	71,464	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
F-2	48,058	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.

PARCEL 2

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
A-1	80,289	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
A-2	2,750	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
A-3	3,542	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
A-4	118,568	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-1	92,978	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-2	50,211	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-3	32,900	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-4	8,542	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-5	4,064	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-6	115,895	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-7	15,994	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-8	51,883	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
B-9	895,895	TOCR	TOCR	PLD	PARK

PARCEL 3

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
H-1	43,617	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
H-2	308,227	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
H-3	328,166	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
H-4	190,957	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
H-5	33,625	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.

PARCEL 4

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
G-1	15,862	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-2	2,492	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-3	10,353	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-4	4,000	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-5	18,243	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-6	36,223	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-7	143,880	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
G-8	610,282	TOCR	TOCR	PUBLIC O.S.	O.S./U/D

PARCEL 5

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
I-1	516,863	TOCR	TOCR	PUBLIC O.S.	O.S./U/D

PARCEL 6

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
J-1	2,419,845	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
J-2	49,583	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
J-3	10,940	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
J-4	4,384	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
J-5	22,907	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
J-6	139,775	TOCR	TOCR	PLD	UTILITY
J-7	1,137,439	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
J-8	50,303	TOCR	TOCR	PLD	UTILITY
K-2	52,752	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
K-3	85,408	MNC	MNC	PRIVATE O.S.	O.S./U/D/P.A.
K-4	21,096	TOCR	TOCR	PUBLIC O.S.	O.S./U/D

PARCEL 7

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
K-1	836,956	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
M-1	5,855,863	TOCR	TOCR	PUBLIC O.S.	O.S./U/D

PARCEL 8

TRACT	AREA (SF)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
L-1	5,908,968	TOCR	TOCR	PUBLIC O.S.	O.S./U/D
L-2	589,782	TOCR	TOCR	PLD	PARK
L-3	3,516	TOCR	TOCR	PLD	UTILITY
L-4	3,920,400	TOCR	TOCR	PLD	PARK

LEGEND

MNC	MEADOWS NEIGHBORHOOD COMPANY
TOCR	THE TOWN OF CASTLE ROCK
U	UTILITY
D	DRAINAGE
P.A.	PUBLIC ACCESS
O.S.	OPEN SPACE
PLD	PUBLIC LAND DEDICATION

LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- (C) CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- (R) KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- CATV — EXISTING CABLE TV
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP

- 1 — LOCAL TYPE I-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- 2 — LOCAL TYPE II-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- 3 — MINOR COLLECTOR-60' R.O.W. 38' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- 3.1 — ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 38' ℄-℄-SHEET 5
- 3.2 — ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' ℄-℄ W/ 4' MEDIAN
- 4 — MODIFIED LOCAL TYPE II-60' R.O.W. 32' ℄-℄-SHEET 5
- 5 — MODIFIED LOCAL TYPE II-50' R.O.W. 32' ℄-℄-SHEET 5
- 6.1 — UTILITY EASEMENT (20' WIDTH)
- 6.2 — UTILITY EASEMENT (30' WIDTH)
- 7.1 — DRAINAGE EASEMENT (25' WIDTH)
- 7.2 — DRAINAGE EASEMENT (30' WIDTH)
- 7.3 — DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- 8 — DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
- 9 — BLANKET UTILITY EASEMENT (AS DIMENSIONED)
- 10.1 — 0'-4' SINGLE RETAINING WALL
- 10.2 — 4'+ - 8' DOUBLE RETAINING WALLS
- 10.3 — 8'+ TRIPLE RETAINING WALLS
- 11.1 — CONNECT TO EXISTING WATER STUB
- 11.2 — CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
- 12 — CONNECT TO EXISTING SANITARY SEWER MAIN
- 13 — SIGHT EASEMENT
- 14 — TYPICAL CUL-DE-SAC SEE SHEET 2
- 15 — PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
- 15.1 — PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)
- 16 — FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
- 17.1 — 5' DETACHED CONCRETE WALK
- 17.2 — 8' CONCRETE WALK/REGIONAL TRAIL
- 18.1 — EXISTING FIRE HYDRANT
- 18.2 — PROPOSED FIRE HYDRANT
- 19 — IRRIGATION TAP W/ BACK FLOW PREVENTION

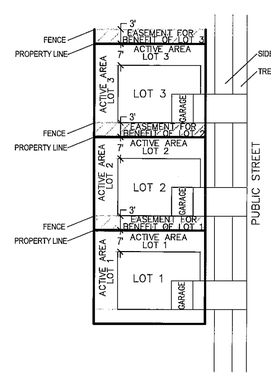
RESIDENTIAL DEVELOPMENT STANDARDS:

1. THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
   A. BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SETBACK.
   B. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 8' UNLESS APPROVED BY UTILITY COMPANY WITH A MAXIMUM ENCROACHMENT OF 12'.
   C. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 5' ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.

2. MINIMUM BUILDING SETBACKS (MEASURED FROM PROPERTY LINE) FOR PARCELS 1-4 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 MAY BE REDUCED TO A MINIMUM OF 3' IF APPROVED BY THE 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'.
   D. SIDE AND REAR- 2' FOR ACCESSORY BUILDINGS LOCATED IN THE REAR ONE-THIRD (1/3) OF THE LOT.

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. 16. 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 MUNICIPAL CODE, TITLE 17, CHAPTER 17.62.
   C. 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 PLANE 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 WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS, OR ENHANCEMENTS SIMILAR TO FRONT ELEVATION, INCLUDING MASONRY TREATMENT EXTENDING THE FULL LENGTH OF SIDE ELEVATION.
   E. 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.
   F. 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.
   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.

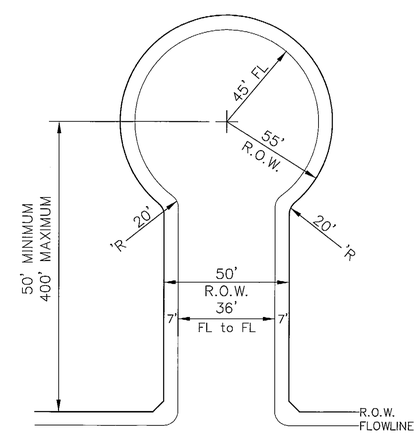
4. WITHIN PARCELS 6 AND 7, ALL PRINCIPAL VERTICAL IMPROVEMENTS MUST BE LOCATED WITHIN THE ESTABLISHED BUILDING ENVELOPE.



USE EASEMENT DIAGRAM PARCEL 2 (Typ.)

NOT TO SCALE

3' MIN. SIDE SETBACK MEASURED FROM STRUCTURE TO SIDE LOT LINE.
10' MIN. STRUCTURE TO STRUCTURE SEPARATION.



TYPICAL CUL-DE-SAC DETAIL

NTS

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
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MITCH BLACK

CIVIL ENGINEER/SURVEYOR
TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
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JOB NUMBER: 22.3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
TRACT SUMMARY DEVELOPMENT STANDARDS
SHEET 2 OF 87

Unofficial Copy

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THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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

600' 300' 0 600' 1200'

SCALE: 1" = 600'

Tie dimensions to P.O.B.'s

Line #	Bearing	Distance
1	S 46°04'31" W	787.55'
2	S 81°18'02" E	786.79'
3	S 83°51'45" E	1620.12'
4	S 83°21'28" E	1153.33'
5	N 34°39'36" W	1067.53'
6	S 31°13'39" E	374.28'
7	S 20°25'49" E	401.99'

SEE SHEETS 9 THROUGH 24 FOR BOUNDARY DIMENSIONS AND MONUMENTATION

Boundary Monument Legend:

- ● Set Rebar & Cap or Brass Disc, LS 23515
- ○ Found Rebar & Cap, LS 26645
- ■ Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- □ Found Rebar & Cap, LS 9329
- ✪ Found Rebar, No Cap

BENCHMARK INFORMATION:

ORIGIN BENCHMARK NGS POINT K23

FOUND BRASS DISK SET IN A CONCRETE POST 0.4' ABOVE THE GROUND SITUATED 0.15 MILES NORTHWEST OF THE HAPPY CANYON ROAD AND US HIGHWAY 85 INTERSECTION, 73 FEET SOUTH OF THE CENTERLINE OF US HIGHWAY 85. DATUM = NGVD 1929. ELEVATION = 5981.61'

PROJECT BENCHMARK 1

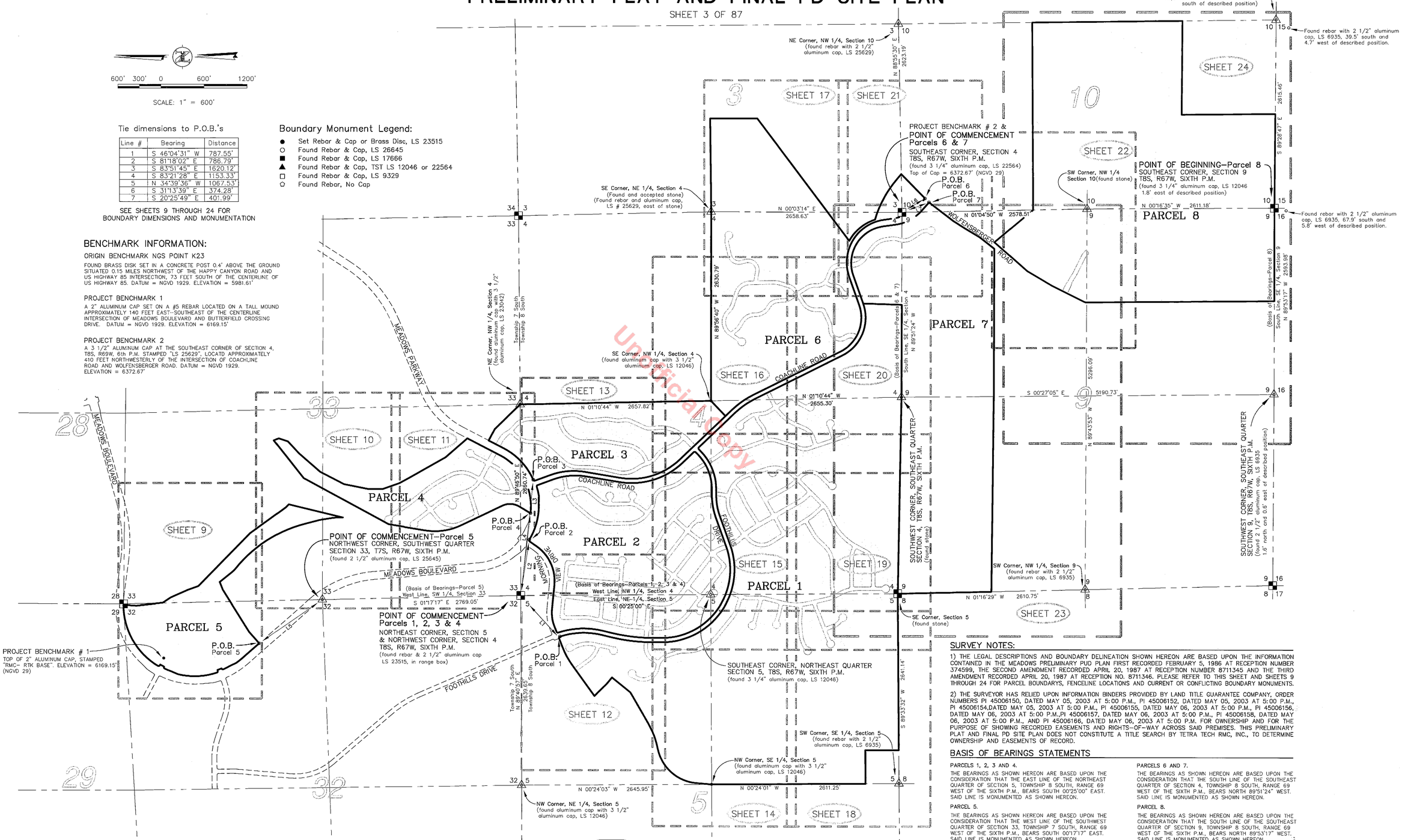
A 2" ALUMINUM CAP SET ON A #5 REBAR LOCATED ON A TALL MOUND APPROXIMATELY 140 FEET EAST-SOUTHEAST OF THE CENTERLINE INTERSECTION OF MEADOWS BOULEVARD AND BUTTERFIELD CROSSING DRIVE. DATUM = NGVD 1929. ELEVATION = 6169.15'

PROJECT BENCHMARK 2

A 3 1/2" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SECTION 4, T8S, R69W, 6th P.M. STAMPED "LS 25629", LOCATD APPROXIMATELY 410 FEET NORTHWESTERLY OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. DATUM = NGVD 1929. ELEVATION = 6372.67'

PROJECT BENCHMARK # 1

TOP OF 2" ALUMINUM CAP, STAMPED "RMC- RTK BASE". ELEVATION = 6169.15' (NGVD 29)



SURVEY NOTES:

1) THE LEGAL DESCRIPTIONS AND BOUNDARY DELINEATION SHOWN HEREON ARE BASED UPON THE INFORMATION CONTAINED IN THE MEADOWS PRELIMINARY PUD PLAN FIRST RECORDED FEBRUARY 5, 1986 AT RECEPTION NUMBER 374599, THE SECOND AMENDMENT RECORDED APRIL 20, 1987 AT RECEPTION NUMBER 8711345 AND THE THIRD AMENDMENT RECORDED APRIL 20, 1987 AT RECEPTION NO. 8711346. PLEASE REFER TO THIS SHEET AND SHEETS 9 THROUGH 24 FOR PARCEL BOUNDARYS, FENCELINE LOCATIONS AND CURRENT OR CONFLICTING BOUNDARY MONUMENTS.

2) THE SURVEYOR HAS RELIED UPON INFORMATION BINDERS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBERS PI 45006150, DATED MAY 05, 2003 AT 5:00 P.M., PI 45006152, DATED MAY 05, 2003 AT 5:00 P.M., PI 45006154,DATED MAY 05, 2003 AT 5:00 P.M., PI 45006155, DATED MAY 06, 2003 AT 5:00 P.M., PI 45006156, DATED MAY 06, 2003 AT 5:00 P.M.,PI 45006157, DATED MAY 06, 2003 AT 5:00 P.M., PI 45006158, DATED MAY 06, 2003 AT 5:00 P.M., AND PI 45006166, DATED MAY 06, 2003 AT 5:00 P.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY TETRA TECH RMC, INC., TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

BASIS OF BEARINGS STATEMENTS

PARCELS 1, 2, 3 AND 4.

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., BEARS SOUTH 00°25'00" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

PARCEL 5.

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., BEARS SOUTH 00°17'17" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

PARCELS 6 AND 7.

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., BEARS NORTH 89°51'24" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

PARCEL 8.

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., BEARS NORTH 89°53'17" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106

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THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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

PARCEL DESCRIPTIONS

Parcel 1

A TRACT OF LAND BEING A PART OF SECTIONS 4 AND 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 46°04'31" WEST, A DISTANCE OF 787.55 FEET TO A NON-TANGENT POINT OF CURVE ON THE WESTERLY LINE OF THE PLAT OF FOOTHILLS DRIVE, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727782 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE "POINT OF BEGINNING"; THENCE SOUTHERLY AND EASTERLY ALONG SAID WESTERLY LINE THE FOLLOWING 11 (ELEVEN) COURSES:

1) SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°05'26", AN ARC LENGTH OF 593.69 FEET, A RADIUS OF 1060.00 FEET AND A CHORD WHICH BEARS SOUTH 02°11'17" EAST, A DISTANCE OF 585.96 FEET;

2) SOUTH 13°51'26" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°16'17", AN ARC LENGTH OF 650.11 FEET, A RADIUS OF 2610.00 FEET AND A CHORD WHICH BEARS SOUTH 06°43'17" WEST, A DISTANCE OF 648.43 FEET;

4) SOUTH 00°24'51" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 109°27'20", AN ARC LENGTH OF 1929.46 FEET, A RADIUS OF 1010.00 FEET AND A CHORD WHICH BEARS SOUTH 55°08'31" EAST, A DISTANCE OF 1649.16 FEET;

6) NORTH 70°07'49" EAST, A DISTANCE OF 425.00 FEET TO A POINT OF CURVE;

7) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°27'20", AN ARC LENGTH OF 292.02 FEET, A RADIUS OF 860.00 FEET AND A CHORD WHICH BEARS NORTH 79°51'29" EAST, A DISTANCE OF 290.62 FEET;

8) NORTH 89°35'09" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

9) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°11'41", AN ARC LENGTH OF 561.65 FEET, A RADIUS OF 745.00 FEET AND A CHORD WHICH BEARS NORTH 67°59'18" EAST, A DISTANCE OF 548.44 FEET;

10) NORTH 46°23'28" EAST, A DISTANCE OF 50.87 FEET TO A POINT OF CURVE;

11) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'23", AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 88°36'21" EAST, A DISTANCE OF 28.29 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES;

1) SOUTH 43°36'09" EAST, A DISTANCE OF 691.30 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°06'25", AN ARC LENGTH OF 349.33 FEET, A RADIUS OF 1170.00 FEET AND A CHORD WHICH BEARS SOUTH 35°02'57" EAST, A DISTANCE OF 348.03 FEET;

3) SOUTH 26°29'44" EAST, A DISTANCE OF 1351.82 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°00'29", AN ARC LENGTH OF 854.77 FEET, A RADIUS OF 590.00 FEET AND A CHORD WHICH BEARS SOUTH 67°59'59" EAST, A DISTANCE OF 781.95 FEET;

THENCE SOUTH 01°44'24" WEST, A DISTANCE OF 537.79 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°51'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1286.99 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°56'32" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2732.30 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°33'32" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2174.44 FEET; THENCE NORTH 00°24'01" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 466.70 FEET; THENCE SOUTH 89°33'32" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 466.70 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°24'01" WEST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2144.55 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 04°39'04" EAST, A DISTANCE OF 212.78 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73°56'57", AN ARC LENGTH OF 774.40 FEET, A RADIUS OF 600.00 FEET AND A CHORD WHICH BEARS NORTH 41°37'33" EAST, A DISTANCE OF 721.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°36'02", AN ARC LENGTH OF 374.07 FEET, A RADIUS OF 1152.26 FEET AND A CHORD WHICH BEARS NORTH 69°18'01" EAST, A DISTANCE OF 372.43 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 500.00 FEET; THENCE NORTH 39°00'48" EAST, A DISTANCE OF 329.94 FEET; THENCE NORTH 50°43'09" WEST, A DISTANCE OF 115.01 FEET; THENCE NORTH 44°09'10" WEST, A DISTANCE OF 165.54 FEET; THENCE NORTH 45°41'18" WEST, A DISTANCE OF 75.29 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF THE MEADOWS FILING No. 12, A SUBDIVISION RECORDED AS RECEPTION No. 2003015978 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS

parcel 1 continued:

COUNTY CLERK AND RECORDER; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING 4 (FOUR) COURSES:

1) NORTH 54°11'59" EAST, A DISTANCE OF 525.16 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°32'32", AN ARC LENGTH OF 295.69 FEET, A RADIUS OF 1165.00 FEET AND A CHORD WHICH BEARS NORTH 61°28'15" EAST, A DISTANCE OF 294.89 FEET;

3) NORTH 68°44'30" EAST, A DISTANCE OF 123.42 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°01'29", AN ARC LENGTH OF 32.47 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 64°44'45" EAST, A DISTANCE OF 29.02 FEET TO THE "POINT OF BEGINNING".

CONTAINING 390.655 ACRES OR 17,016,934 SQUARE FEET MORE OR LESS.

Parcel 2

A TRACT OF LAND BEING A PART OF SECTIONS 4 AND 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING"AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 81°18'08" EAST, A DISTANCE OF 786.72 FEET TO A NON-TANGENT POINT OF CURVE ON THE SOUTHERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727783 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING 4 (FOUR) COURSES:

1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°52'43", AN ARC LENGTH OF 535.12 FEET, A RADIUS OF 905.00 FEET AND A CHORD WHICH BEARS SOUTH 75°44'37" EAST, A DISTANCE OF 527.36 FEET;

2) SOUTH 89°01'30" EAST, A DISTANCE OF 101.00 FEET TO A NON-TANGENT POINT OF CURVE;

3) EASTERLYALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°54'42", AN ARC LENGTH OF 126.62 FEET, A RADIUS OF 917.00 FEET AND A CHORD WHICH BEARS NORTH 77°03'33" EAST, A DISTANCE OF 126.52 FEET TO A POINT OF REVERSE CURVE;

4) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°35'27", AN ARC LENGTH OF 30.23 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 63°36'35" EAST, A DISTANCE OF 27.43 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING 5 (FIVE) COURSES:

1) SOUTH 20°18'51" EAST, A DISTANCE OF 228.51 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°55'20", AN ARC LENGTH OF 465.84 FEET, A RADIUS OF 892.00 FEET AND A CHORD WHICH BEARS SOUTH 05°21'11" EAST, A DISTANCE OF 460.56 FEET;

3) SOUTH 09°36'29" WEST, A DISTANCE OF 468.27 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°12'38", AN ARC LENGTH OF 956.56 FEET, A RADIUS OF 1030.00 FEET AND A CHORD WHICH BEARS SOUTH 16°59'50" EAST, A DISTANCE OF 922.55 FEET;

5) SOUTH 43°36'09" EAST, A DISTANCE OF 214.85 FEET TO A POINT OF CURVE ON THE NORTHERLY LINE OF THE PLAT OF FOOTHILLS DRIVE, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727782 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE WESTERLY AND NORTHERLY ALONG SAID NORTHERLY LINE THE FOLLOWING 12 (TWELVE) COURSES;

1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'37", AN ARC LENGTH OF 31.41 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 01°23'39" WEST, A DISTANCE OF 28.28 FEET;

2) SOUTH 46°23'28" WEST, A DISTANCE OF 50.88 FEET TO A POINT OF CURVE;

3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°11'41", AN ARC LENGTH OF 516.41 FEET, A RADIUS OF 685.00 FEET AND A CHORD WHICH BEARS SOUTH 67°59'18" WEST, A DISTANCE OF 504.27 FEET;

4) SOUTH 89°35'09" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°27'20", AN ARC LENGTH OF 312.40 FEET, A RADIUS OF 920.00 FEET AND A CHORD WHICH BEARS SOUTH 79°51'29" WEST, A DISTANCE OF 310.90 FEET;

parcel 2 continued:

6) SOUTH 70°07'49" WEST, A DISTANCE OF 425.00 FEET TO A POINT OF CURVE;

7) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 109°27'20", AN ARC LENGTH OF 1814.84 FEET, A RADIUS OF 950.00 FEET AND A CHORD WHICH BEARS NORTH 55°08'31" WEST, A DISTANCE OF 1551.19 FEET;

8) NORTH 00°24'51" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°16'17", AN ARC LENGTH OF 635.16 FEET, A RADIUS OF 2550.00 FEET AND A CHORD WHICH BEARS NORTH 06°43'17" EAST, A DISTANCE OF 633.52 FEET;

10) NORTH 13°51'26" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

11) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°21'23", AN ARC LENGTH OF 632.49 FEET, A RADIUS OF 1120.00 FEET AND A CHORD WHICH BEARS NORTH 02°19'16" WEST, A DISTANCE OF 624.12 FEET TO A POINT OF REVERSE CURVE;

12) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°22'25", AN ARC LENGTH OF 30.50 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 25°11'15" EAST, A DISTANCE OF 27.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF WEST MEADOWS DRIVE, (RENAMED MORNING VIEW DRIVE) A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727779 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING 6 (SIX) COURSES:

1) NORTH 68°44'07" EAST, A DISTANCE OF 83.64 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°51'02", AN ARC LENGTH OF 241.34 FEET, A RADIUS OF 515.00 FEET AND A CHORD WHICH BEARS NORTH 82°09'38" EAST, A DISTANCE OF 239.14 FEET;

3) SOUTH 84°24'51" EAST, A DISTANCE OF 335.39 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60°59'08", AN ARC LENGTH OF 622.67 FEET, A RADIUS OF 585.00 FEET AND A CHORD WHICH BEARS NORTH 65°05'35" EAST, A DISTANCE OF 593.69 FEET;

5) NORTH 34°36'01" EAST, A DISTANCE OF 112.45 FEET TO A POINT OF CURVE;

6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°35'43", AN ARC LENGTH OF 30.23 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 77°53'53" EAST, A DISTANCE OF 27.43 FEET TO THE "POINT OF BEGINNING".

CONTAINING 122.363 ACRES OR 5,330,149 SQUARE FEET MORE OR LESS.

Parcel 3

A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 8 SOUTH AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 83°51'41" EAST, A DISTANCE OF 1620.06 FEET TO A NON-TANGENT POINT OF CURVE ON THE SOUTHERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, (RENAMED MEADOWS PARKWAY) A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727783 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE NORTH-EASTERLY ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°54'28", AN ARC LENGTH OF 614.56 FEET, A RADIUS OF 905.00 FEET AND A CHORD WHICH BEARS NORTH 46°48'20" EAST, A DISTANCE OF 602.82 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 27°21'06" EAST, A DISTANCE OF 235.94 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF MEADOWS FILING 11-PARCEL 14, A SUBDIVISION RECORDED AS RECEPTION NUMBER 00037900 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE SOUTH 61°32'27" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 181.87 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 44°11'05" EAST, A DISTANCE OF 345.76 FEET; THENCE SOUTH 44°10'36" EAST, A DISTANCE OF 145.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 01°10'44" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2657.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 46°23'51" WEST, A DISTANCE OF 292.59 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING 5 (FIVE) COURSES;

1) NORTH 43°36'09" WEST, A DISTANCE OF 882.47 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°12'38", AN ARC LENGTH OF 900.84 FEET, A RADIUS OF 970.00 FEET AND A CHORD WHICH BEARS NORTH 16°59'50" WEST, A DISTANCE OF 868.81 FEET;

3) NORTH 09°36'29" EAST, A DISTANCE OF 487.38 FEET TO A POINT OF CURVE;

parcel 3 continued:

4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°55'20", AN ARC LENGTH OF 502.92 FEET, A RADIUS OF 963.00 FEET AND A CHORD WHICH BEARS NORTH 05°21'11" WEST, A DISTANCE OF 497.22 FEET;

5) NORTH 20°18'51" WEST, A DISTANCE OF 218.46 FEET TO A POINT OF CURVE;

6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°34'26", AN ARC LENGTH OF 30.22 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 22°58'21" EAST, A DISTANCE OF 27.43 FEET TO THE "POINT OF BEGINNING".

CONTAINING 61.353 ACRES OR 2,672,535 SQUARE FEET, MORE OR LESS.

Parcel 4

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 83°21'28" EAST, A DISTANCE OF 1153.33 FEET TO A POINT ON THE NORTHERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727783 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE DEPARTING SAID NORTHERLY LINE, ALONG THE EASTERLY BOUNDARIES OF THE PLATS OF THE MEADOWS FILING 11-PARCEL 11, A SUBDIVISION RECORDED AS RECEPTION NUMBER 2003076006 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE MEADOWS FILING 11-PARCEL 10, A SUBDIVISION RECORDED AS RECEPTION NUMBER 20030158045 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, THE FOLLOWING 7 (SEVEN) COURSES:

1) NORTH 30°48'07" EAST, A DISTANCE OF 182.90 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 56°14'39", AN ARC LENGTH OF 242.02 FEET, A RADIUS OF 246.55 FEET AND A CHORD WHICH BEARS NORTH 02°40'48" EAST, A DISTANCE OF 232.42 FEET;

3) NORTH 25°26'32" WEST, A DISTANCE OF 637.98 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°42'27", AN ARC LENGTH OF 514.90 FEET, A RADIUS OF 850.00 FEET AND A CHORD WHICH BEARS NORTH 08°05'18" WEST, A DISTANCE OF 507.06 FEET;

5) NORTH 09°15'55" EAST, A DISTANCE OF 518.88 FEET;

6) NORTH 28°27'38" EAST, A DISTANCE OF 1347.18 FEET;

7) NORTH 51°37'11" EAST, A DISTANCE OF 668.06 FEET;

THENCE SOUTH 22°54'15" EAST, A DISTANCE OF 74.47 FEET; THENCE SOUTH 18°26'32" WEST, A DISTANCE OF 132.62 FEET; THENCE SOUTH 46°54'01" WEST, A DISTANCE OF 225.05 FEET; THENCE SOUTH 41°03'16" WEST, A DISTANCE OF 393.92 FEET; THENCE SOUTH 27°17'38" WEST, A DISTANCE OF 373.59 FEET; THENCE SOUTH 11°18'52" WEST, A DISTANCE OF 356.40 FEET; THENCE SOUTH 00°48'24" EAST, A DISTANCE OF 192.83 FEET; THENCE SOUTH 19°21'07" EAST, A DISTANCE OF 243.61 FEET; THENCE SOUTH 28°53'48" EAST, A DISTANCE OF 161.99 FEET; THENCE SOUTH 29°29'10" EAST, A DISTANCE OF 581.47 FEET; THENCE SOUTH 41°01'13" EAST, A DISTANCE OF 401.33 FEET TO A POINT ON SAID NORTHERLY LINE OF MEADOWS BOULEVARD (RENAMED MEADOWS PARKWAY) THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING 9 (NINE) COURSES:

1) SOUTH 27°21'06" WEST, A DISTANCE OF 512.50 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°08'01", AN ARC LENGTH OF 334.86 FEET, A RADIUS OF 795.00 FEET AND A CHORD WHICH BEARS SOUTH 39°25'06" WEST, A DISTANCE OF 332.39 FEET TO A NON-TANGENT POINT;

3) SOUTH 62°00'32" WEST, A DISTANCE OF 98.86 FEET TO A NON-TANGENT POINT OF CURVE;

4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°18'21", AN ARC LENGTH OF 99.84 FEET, A RADIUS OF 783.00 FEET AND A CHORD WHICH BEARS SOUTH 62°16'09" WEST, A DISTANCE OF 99.77 FEET TO A POINT OF COMPOUND CURVE;

5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°45'26", AN ARC LENGTH OF 32.73 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 67°11'57" WEST, A DISTANCE OF 29.20 FEET TO A NON-TANGENT POINT;

6) SOUTH 69°40'46" WEST, A DISTANCE OF 60.00 FEET;

7) SOUTH 20°19'14" EAST, A DISTANCE OF 12.03 FEET TO A POINT OF CURVE;

8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°41'57", AN ARC LENGTH OF 32.71 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 26°31'45" WEST, A DISTANCE OF 29.18 FEET TO A POINT OF COMPOUND CURVE;

9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°54'33", AN ARC LENGTH OF 331.75 FEET, A RADIUS OF 795.00 FEET AND A CHORD WHICH BEARS SOUTH 85°19'59" WEST, A DISTANCE OF 329.35 FEET TO THE "POINT OF BEGINNING".

CONTAINING 46.448 ACRES OR 2,023241 SQUARE FEET, MORE OR LESS.

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
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CONTACT: JIM RILEY

LAND PLANNER/LANDSCAPE ARCHITECT
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MITCH BLACK

CIVIL ENGINEER/SURVEYOR
TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 **FAX** 303.741.6106
CONTACT: BLAKE R. CALVERT, P.E.

JOB NUMBER: JOB # 3572.044.10

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LEGAL DESCRIPTION
SHEET 4 OF 87

Unofficial Copy

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THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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

PARCEL DESCRIPTIONS:

Parcel 5

A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 33, THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 01°17'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 34°39'36" WEST, A DISTANCE OF 1067.53 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727783 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING 16 (SIXTEEN) COURSES:

1) NORTH 41°24'47" WEST, A DISTANCE OF 318.21 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°56'01", AN ARC LENGTH OF 103.04 FEET, A RADIUS OF 995.00 FEET AND A CHORD WHICH BEARS NORTH 38°26'47" WEST, A DISTANCE OF 103.00 FEET TO A NON-TANGENT POINT;

3) NORTH 25°40'58" WEST, A DISTANCE OF 99.10 FEET TO A NON-TANGENT POINT OF CURVE;

4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°51'16", AN ARC LENGTH OF 100.44 FEET, A RADIUS OF 983.00 FEET AND A CHORD WHICH BEARS NORTH 26°51'03" WEST, A DISTANCE OF 100.40 FEET TO A POINT OF COMPOUND CURVE;

5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 22°33'52" EAST, A DISTANCE OF 29.01 FEET TO A NON-TANGENT POINT;

6) NORTH 20°56'50" WEST, A DISTANCE OF 60.00 FEET;

7) SOUTH 69°03'10" WEST, A DISTANCE OF 12.02 FEET TO A POINT OF CURVE;

8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 64°28'39" WEST, A DISTANCE OF 29.00 FEET TO A POINT OF COMPOUND CURVE;

9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°37'45", AN ARC LENGTH OF 549.27 FEET, A RADIUS OF 995.00 FEET AND A CHORD WHICH BEARS NORTH 02°11'36" WEST, A DISTANCE OF 542.33 FEET TO A NON-TANGENT POINT;

10) NORTH 23°24'47" EAST, A DISTANCE OF 99.23 FEET TO A NON-TANGENT POINT OF CURVE;

11) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°51'24", AN ARC LENGTH OF 100.48 FEET, A RADIUS OF 983.00 FEET AND A CHORD WHICH BEARS NORTH 22°15'32" EAST, A DISTANCE OF 100.44 FEET TO A POINT OF COMPOUND CURVE;

12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 71°40'31" EAST, A DISTANCE OF 29.01 FEET TO A NON-TANGENT POINT;

13) NORTH 28°09'48" EAST, A DISTANCE OF 60.00 FEET;

14) NORTH 61°50'12" WEST, A DISTANCE OF 12.02 FEET TO A POINT OF CURVE;

15) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 15°22'01" WEST, A DISTANCE OF 29.00 FEET TO A POINT OF COMPOUND CURVE;

16) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°49'43", AN ARC LENGTH OF 1021.62 FEET, A RADIUS OF 995.00 FEET AND A CHORD WHICH BEARS NORTH 60°31'02" EAST, A DISTANCE OF 977.33 FEET TO A NON-TANGENT POINT AT THE NORTH-WESTERLY CORNER OF THE PLAT OF THE MEADOWS FILING No. 11-PARCEL 10, A SUBDIVISION RECORDED AS RECEPTION NUMBER 20030158045 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 9 (NINE) COURSES:

1) SOUTH 04°00'37" WEST, A DISTANCE OF 182.31 FEET;

2) SOUTH 06°31'45" EAST, A DISTANCE OF 372.64 FEET;

3) SOUTH 33°39'40" EAST, A DISTANCE OF 129.29 FEET;

4) SOUTH 24°08'28" EAST, A DISTANCE OF 256.65 FEET;

5) SOUTH 19°30'45" EAST, A DISTANCE OF 160.00 FEET;

6) SOUTH 45°39'22" EAST, A DISTANCE OF 1030.58 FEET;

7) SOUTH 35°54'26" EAST, A DISTANCE OF 610.46 FEET;

8 SOUTH 46°25'04" EAST, A DISTANCE OF 60.19 FEET;

9) SOUTH 13°37'08" WEST, A DISTANCE OF 774.25 FEET;

THENCE NORTH 02°05'05" EAST, A DISTANCE OF 63.45 FEET; THENCE NORTH 05°50'13" WEST, A DISTANCE OF 72.12 FEET; THENCE NORTH 09°10'52" WEST, A DISTANCE OF 188.92 FEET; THENCE NORTH 14°29'33" WEST, A DISTANCE OF 210.51 FEET TO A NON-TANGENT POINT OF CURVE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°51'24", AN ARC LENGTH OF 1171.35 FEET, A RADIUS OF 1820.93 FEET AND A CHORD WHICH BEARS NORTH 32°54'36" WEST, A DISTANCE OF 1151.26 FEET TO A NON-TANGENT POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°28'31", AN ARC LENGTH OF 65.32 FEET, A RADIUS OF 300.00 FEET AND A CHORD WHICH BEARS NORTH 45°05'44" WEST, A DISTANCE OF 65.19 FEET; THENCE NORTH 38°51'29" WEST, A DISTANCE OF 223.35 FEET; THENCE SOUTH 68°08'43" WEST, A DISTANCE OF 112.84 FEET; THENCE SOUTH 57°55'08" WEST, A DISTANCE OF 693.10 FEET; THENCE SOUTH 48°35'13" WEST, A DISTANCE OF 211.87 FEET TO THE "POINT OF BEGINNING".

CONTAINING 46.438 ACRES OR 2,022,827 SQUARE FEET, MORE OR LESS.

Parcel 6

A TRACT OF LAND BEING A PART OF THE SOUTH HALF OF SECTION 4, THE SOUTHWEST QUARTER OF SECTION 3, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR NORTH 89°51'24" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 31°07'20" EAST, A DISTANCE OF 374.40 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF WOLFENSBERGER ROAD AND THE EASTERLY LINE OF THE PLAT OF COACHLINE ROAD, A

(PARCEL 6 CONTINUED)

SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING 9 (NINE) COURSES:

1) NORTH 48°57'02" WEST, A DISTANCE OF 94.80 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°53'29", AN ARC LENGTH OF 442.49 FEET, A RADIUS OF 620.00 FEET AND A CHORD WHICH BEARS NORTH 28°30'18" WEST, A DISTANCE OF 433.16 FEET;

3) NORTH 08°03'33" WEST, A DISTANCE OF 130.75 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 101°26'40", AN ARC LENGTH OF 1066.79 FEET, A RADIUS OF 602.52 FEET AND A CHORD WHICH BEARS NORTH 58°46'53" WEST, A DISTANCE OF 932.80 FEET;

5) SOUTH 70°29'47" WEST, A DISTANCE OF 413.34 FEET TO A POINT OF CURVE;

6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83°00'29", AN ARC LENGTH OF 767.84 FEET, A RADIUS OF 530.00 FEET AND A CHORD WHICH BEARS NORTH 67°59'59" WEST, A DISTANCE OF 702.43 FEET;

7) NORTH 26°29'44" WEST, A DISTANCE OF 1351.82 FEET TO A POINT OF CURVE;

8) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°06'25", AN ARC LENGTH OF 367.24 FEET, A RADIUS OF 1230.00 FEET AND A CHORD WHICH BEARS NORTH 35°02'57" WEST, A DISTANCE OF 365.88 FEET;

9) NORTH 43°36'09" WEST, A DISTANCE OF 123.68 FEET;

THENCE NORTH 46°23'51" EAST, A DISTANCE OF 292.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°56'40" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2630.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST WEST QUARTER OF SAID SECTION 3; THENCE NORTH 89°21'12" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1298.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°13'25" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.22 FEET; THENCE SOUTH 53°00'04" WEST, A DISTANCE OF 2129.31 FEET TO A NON-TANGENT POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°07'21", AN ARC LENGTH OF 477.92 FEET, A RADIUS OF 635.00 FEET AND A CHORD WHICH BEARS SOUTH 39°37'07" EAST, A DISTANCE OF 466.72 FEET TO A NON-TANGENT POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°21'25", AN ARC LENGTH OF 637.88 FEET, A RADIUS OF 1500.00 FEET AND A CHORD WHICH BEARS SOUTH 61°37'40" EAST, A DISTANCE OF 633.09 FEET; THENCE SOUTH 49°34'42" EAST, A DISTANCE OF 100.00 FEET TO SAID NORTHERLY LINE OF WOLFENSBERGER ROAD; THENCE SOUTH 45°33'18" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 444.55 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 48°52'17" WEST, A DISTANCE OF 29.91 FEET TO THE "POINT OF BEGINNING".

CONTAINING 145.034 ACRES OR 6,317,660 SQUARE FEET, MORE OR LESS.

Parcel 7

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 4, THE NORTH HALF OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR NORTH 89°51'24" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 20°20'48" EAST, A DISTANCE OF 402.36 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF WOLFENSBERGER ROAD AND THE WESTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF WOLFENSBERGER ROAD THE FOLLOWING 8 (EIGHT) COURSES:

1) SOUTH 37°26'05" WEST, A DISTANCE OF 220.12 FEET;

2) SOUTH 37°21'08" WEST, A DISTANCE OF 207.43 FEET;

3) SOUTH 32°29'43" WEST, A DISTANCE OF 58.04 FEET;

4) SOUTH 32°27'51" WEST, A DISTANCE OF 21.82 FEET;

5) SOUTH 32°31'29" WEST, A DISTANCE OF 101.75 FEET;

6) SOUTH 30°53'53" WEST, A DISTANCE OF 249.68 FEET;

7) SOUTH 38°19'36" WEST, A DISTANCE OF 236.07 FEET;

8) SOUTH 38°53'07" WEST, A DISTANCE OF 22.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°47'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2057.37 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 89°19'30" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2713.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 01°15'11" WEST, ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1304.93 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88°56'32" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2732.30 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°51'24" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1286.99 FEET; THENCE NORTH 01°44'24" EAST, A DISTANCE OF 537.79 FEET TO A POINT ON SAID WESTERLY LINE OF COACHLINE ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 5 (FIVE) COURSES:

1) NORTH 70°29'47" EAST, A DISTANCE OF 413.34 FEET TO A POINT OF CURVE;

2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 101°26'40", AN ARC LENGTH OF 916.22 FEET, A RADIUS OF 517.48 FEET AND A CHORD WHICH BEARS SOUTH 58°46'53" EAST, A DISTANCE OF 801.15 FEET;

3) SOUTH 08°03'33" EAST, A DISTANCE OF 174.99 FEET TO A POINT OF CURVE;

4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°53'29", AN ARC LENGTH OF 433.92 FEET, A RADIUS OF 608.00 FEET AND A CHORD WHICH BEARS SOUTH 28°30'18" EAST, A DISTANCE OF 424.77 FEET;

5) SOUTH 48°57'02" EAST, A DISTANCE OF 143.50 FEET TO THE "POINT OF BEGINNING".

CONTAINING 168.118 ACRES OR 7,323,199 SQUARE FEET MORE OR LESS.

Parcel 8

A PARCEL OF LAND BEING A PART OF SECTIONS 9 AND 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR NORTH 89°53'17" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°53'17" WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1296.99 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°21'50" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2614.77 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°45'59" WEST, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 12.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WOLFENSBERGER ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 (FIVE) COURSES:

1) NORTH 20°01'43" EAST, A DISTANCE OF 26.84 FEET;

2) NORTH 26°26'59" EAST, A DISTANCE OF 498.38 FEET;

3) NORTH 30°39'54" EAST, A DISTANCE OF 399.68 FEET;

4) NORTH 41°25'59" EAST, A DISTANCE OF 580.76 FEET;

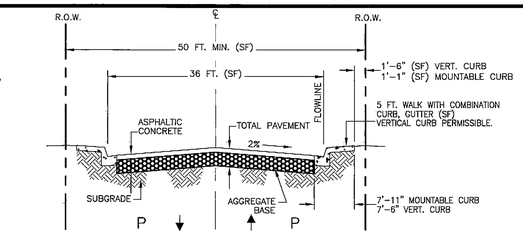
5) NORTH 37°17'18" EAST, A DISTANCE OF 26.73 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN BOOK 286 AT PAGE 680 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 40°01'36" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 701.92 FEET; THENCE CONTINUING ALONG SAID LINE, NORTH 89°43'57" EAST, A DISTANCE OF 2607.39 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°35'11" EAST, ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER AND THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 2095.22 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89°28'03" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1304.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°25'13" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1305.36 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°28'47" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1307.23 FEET TO THE "POINT OF BEGINNING".

CONTAINING 266.060 ACRES OR 11,589,605 SQUARE FEET, MORE OR LESS.

ALLTOGETHER CONTAINING 1246.468 ACRES, MORE OR LESS.

Unofficial Copy



LOCAL TYPE I & TYPE II (1) (2)

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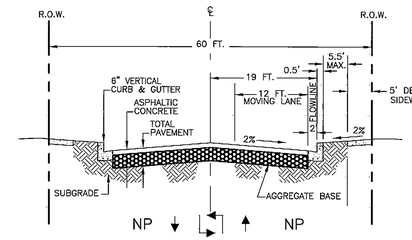
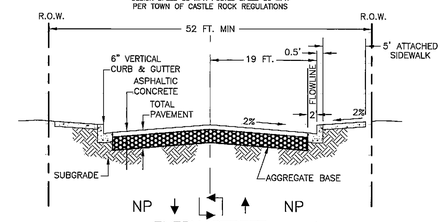


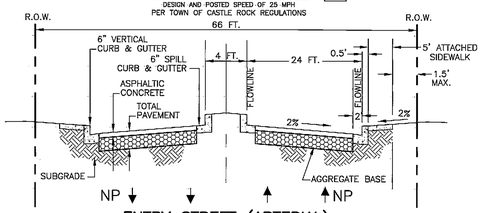
MINOR COLLECTOR FOOTHILLS DRIVE (3)

DESIGN SPEED 35 MPH POSTED SPEED 30 MPH PER TOWN OF CASTLE ROCK REGULATIONS



ENTRY STREET (3.1)

DESIGN AND POSTED SPEED OF 25 MPH PER TOWN OF CASTLE ROCK REGULATIONS



ENTRY STREET (ARTERIAL) (3.2)

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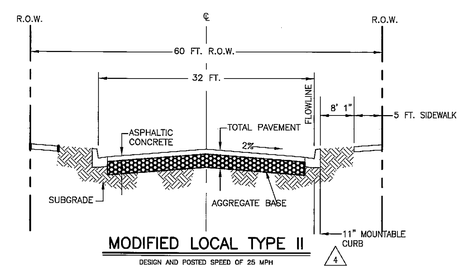

MODIFIED LOCAL TYPE II (4)

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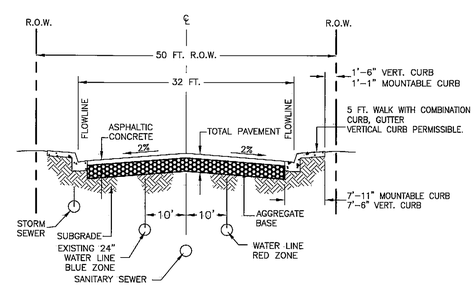

LOCAL TYPE II (5)

DESIGN AND POSTED SPEED OF 20 MPH

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
FAX NUMBER: (303) 394-6508
CONTACT: JIM RILEY

LAND PLANNER/LANDSCAPE ARCHITECT
NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1185
Phone: 303.892.1166
www.norrisdullea.com
CONTACT:
MITCH BLACK

CIVIL ENGINEER/SURVEYOR
TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
CONTACT: BLAKE R. CALVERT, P.E.

JOB NUMBER: JOB # 3572.044.10

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LEGAL DESCRIPTION
SHEET 5 OF 87

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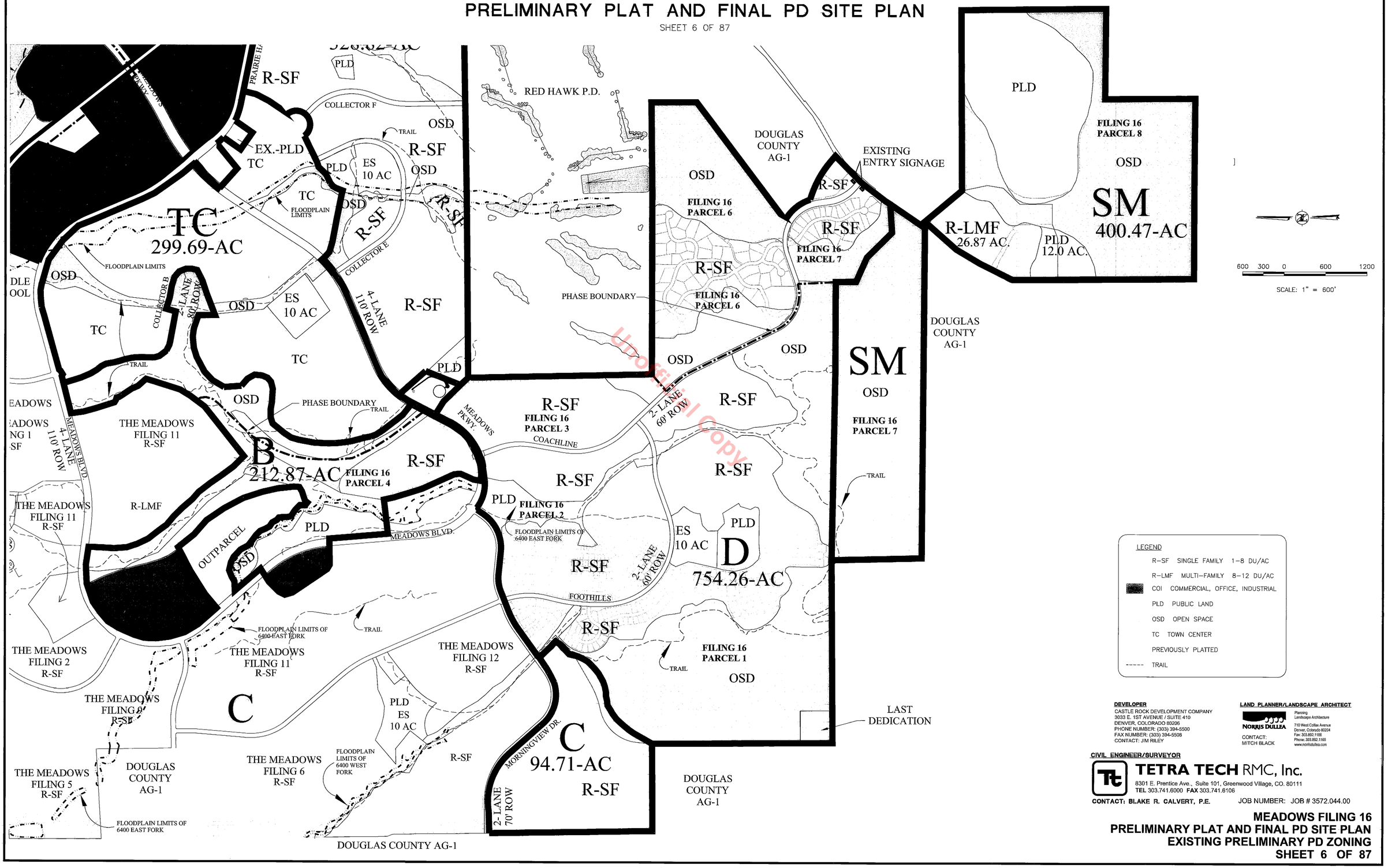
THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 87



DEVELOPER
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DENVER, COLORADO 80206
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FAX NUMBER: (303) 394-5508
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CONTACT:
MITCH BLACK

CIVIL ENGINEER/SURVEYOR
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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
EXISTING PRELIMINARY PD ZONING
SHEET 6 OF 87

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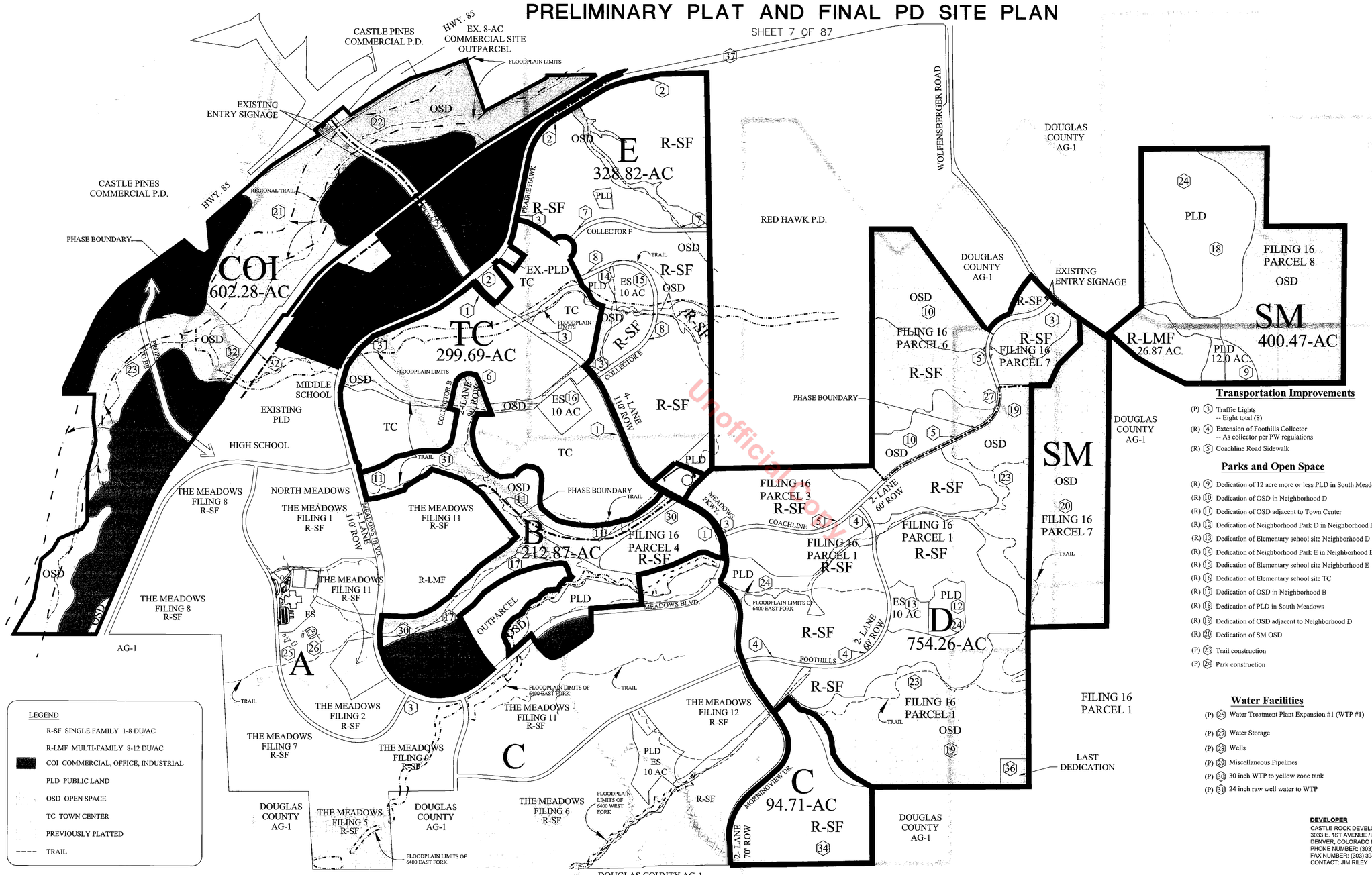
THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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



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800' 400' 0 800' 1600'

SCALE: 1" = 800'

NOTES

1. ALL PHASE NUMBERS CORRESPOND TO THE MEADOWS PRELIMINARY PD SITE PLAN 4TH AMENDMENT PHASING. ALL UNLISTED PHASES ARE DESCRIBED ON THE 4TH AMENDMENT PHASE MAP.
2. (P) DENOTES A PROGRESSIVE IMPROVEMENT
3. (R) DENOTES A REGIONAL IMPROVEMENT

Transportation Improvements	Required at such time as
(P) (3) Traffic Lights -- Eight total (8)	(3) as warranted
(R) (4) Extension of Foothills Collector -- As collector per PW regulations	(4) at first plat for adjacent Neighborhood D area
(R) (5) Coachline Road Sidewalk	(5) at first plat for adjacent areas

Parks and Open Space	Required at such time as
(R) (9) Dedication of 12 acre more or less PLD in South Meadows	(9) at first plat in Neighborhood Phase area or as further defined in Development Agreement
(R) (10) Dedication of OSD in Neighborhood D	(10) at first plat in Neighborhood Phase area
(R) (11) Dedication of OSD adjacent to Town Center	(11) at first plat in Neighborhood Phase area
(R) (12) Dedication of Neighborhood Park D in Neighborhood D	(12) at first plat in Neighborhood Phase area
(R) (13) Dedication of Elementary school site Neighborhood D	(13) at first plat in Neighborhood Phase area
(R) (14) Dedication of Neighborhood Park E in Neighborhood E	(14) at first plat in Neighborhood Phase area
(R) (15) Dedication of Elementary school site Neighborhood E	(15) at first plat in Neighborhood Phase area
(R) (16) Dedication of Elementary school site TC	(16) at first plat in Neighborhood Phase area
(R) (17) Dedication of OSD in Neighborhood B	(17) at first plat in Neighborhood Phase area
(R) (18) Dedication of PLD in South Meadows	(18) at first plat in Neighborhood Phase area or as further defined in Development Agreement
(R) (19) Dedication of OSD adjacent to Neighborhood D	(19) at first plat in Neighborhood Phase area
(R) (20) Dedication of SM OSD	(20) at first plat in Neighborhood Phase area
(P) (23) Trail construction	(23) with two years of land dedication
(P) (24) Park construction	(24) Required at such time as by TOCR as determined by Park and Recreation Capital Improvement Program and Town Council

Water Facilities	Required at such time as
(P) (25) Water Treatment Plant Expansion #1 (WTP #1)	(25) Design complete, first expansion at 3774 SFE building permits
(P) (27) Water Storage	(27) as required by final plat
(P) (28) Wells	(28) as required by final plat
(P) (29) Miscellaneous Pipelines	(29) as required by final plat
(P) (30) 30 inch WTP to yellow zone tank	(30) at same time as WTP #1
(P) (31) 24 inch raw well water to WTP	(31) at same time as WTP #2

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
REGIONAL AND PROGRESSIVE PHASING MAP
SHEET 7 OF 87

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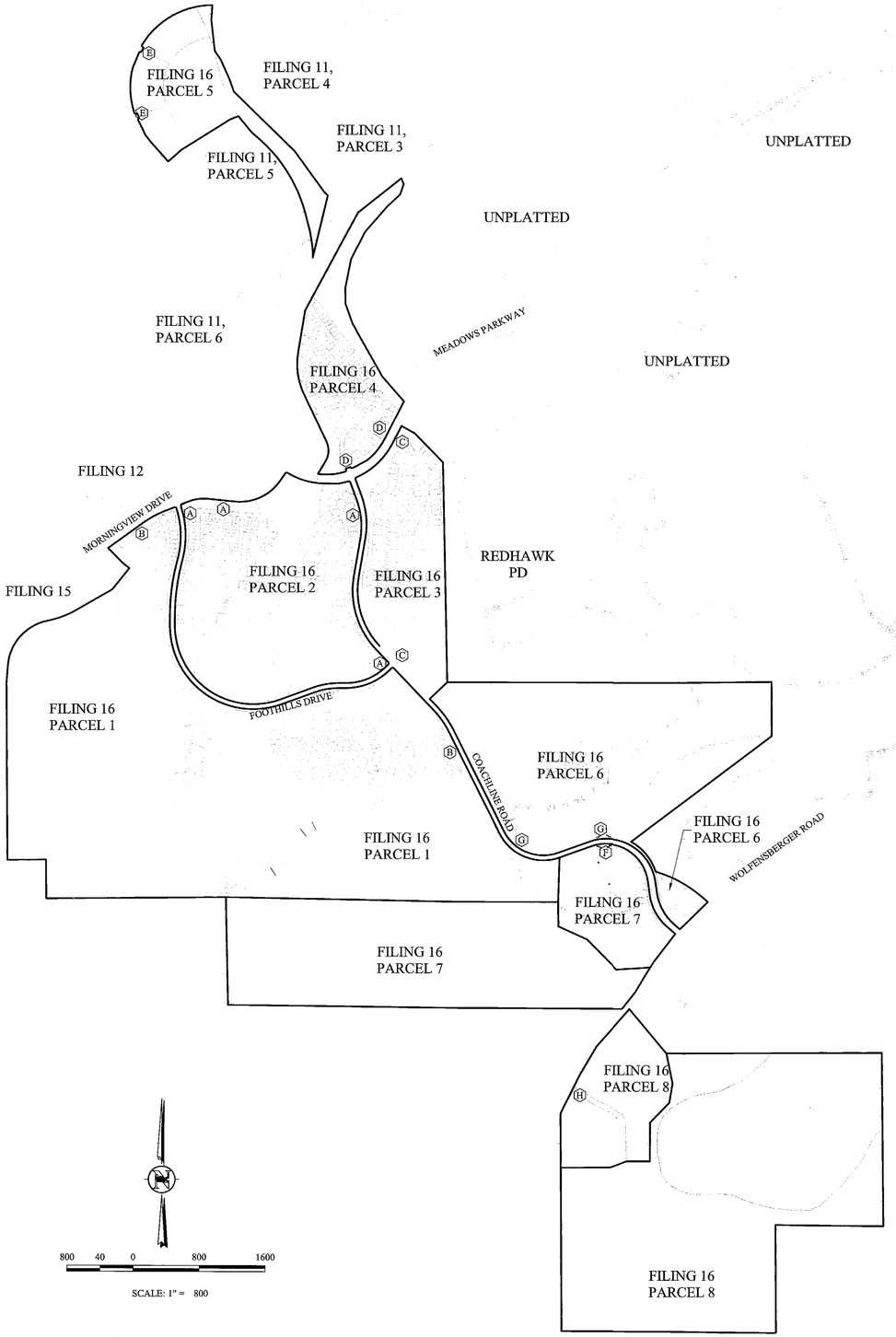
THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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



PHASE A - REQUIRED IMPROVEMENTS - PARCEL 2

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
1. COMPLETE EXTENSION OF FOOTHILLS DRIVE TO COACHLINE RD.
(A) 2. INTERSECTION IMPROVEMENTS OF MORNINGVIEW DRIVE @ FOOTHILLS DRIVE & @ MORNINGVIEW LANE.
3. INTERSECTION IMPROVEMENT OF COACHLINE ROAD @ FOOTHILLS DRIVE, & @ CANDLEGLOW STREET.
4. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 2.

UTILITY IMPROVEMENTS
WATER
1. COMPLETE EXTENSION OF 16" WL IN FOOTHILLS DRIVE TO COACHLINE RD.
2. 8" BLUE ZONE WATER CONNECTIONS TO EXISTING STUB OF MORNINGVIEW DRIVE @ FOOTHILLS DRIVE, MORNINGVIEW DRIVE @ MORNINGVIEW LANE, AND COACHLINE ROAD @ FOOTHILLS DRIVE.
3. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 2.

SANITARY
1. 10" SANITARY SEWER LINE ALONG THE WEST SIDE OF TRACT B-9.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 2.

DRAINAGE
1. DETENTION POND 'D' SOUTH OF MEADOWS BLVD., LOCATED IN TRACT B-9.
2. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 2.

LANDSCAPING
1. TRACT LANDSCAPING
2. 6' & 8' CONCRETE TRAILS ASSOCIATED WITH DEVELOPMENT OF PARCEL 2.

LAND DEDICATIONS
1. DEDICATE TRACTS: A-1, A-2, A-3, A-4, A-5, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, & B-9.

PHASE B - REQUIRED IMPROVEMENTS - PARCEL 1

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
1. INTERSECTION IMPROVEMENTS OF MORNINGVIEW DRIVE @ ABSTRACT STREET.
(B) 2. INTERSECTION IMPROVEMENT OF COACHLINE ROAD @ BRILLIANCE DRIVE.
3. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 1.

UTILITY IMPROVEMENTS WATER
1. COMPLETION OF RED ZONE TANK, PUMP STATION & DISTRIBUTION LINES TO PARCEL 1.
2. 8" BLUE ZONE WATER CONNECTIONS TO EXISTING STUB OF MORNINGVIEW DRIVE @ ABSTRACT STREET, AND @ COACHLINE ROAD @ GOSSEMER WAY. 8" RED ZONE WATER CONNECTION TO EXISTING @ COACHLINE ROAD @ EXQUISITE STREET, AND @ DAWNGLOW WAY.
3. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 1.

SANITARY
1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 1.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 1.

LANDSCAPING
1. TRACT LANDSCAPING
2. 8' CONCRETE TRAILS ASSOCIATED WITH DEVELOPMENT OF PARCEL 1.

LAND DEDICATIONS
1. DEDICATE TRACTS: C-1, C-2, C-3, D-1, D-2, D-3, D-4, D-5, D-6, D-7,D-8, D-9, D-10, D-11, LOT 1 BLK 66, E-1, E-2, E-3, E-4, E-5, E-6, F-1 & F-2.

PHASE C - REQUIRED IMPROVEMENTS - PARCEL 3

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
1. MEDIAN & INTERSECTION IMPROVEMENTS OF MEADOWS PARKWAY @ TRAILBLAZER WAY.
(C) 2. INTERSECTION IMPROVEMENT OF COACHLINE ROAD @ TRAILBLAZER WAY.
3. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 3.

UTILITY IMPROVEMENTS
WATER
1. 8" BLUE ZONE WATER CONNECTIONS TO EXISTING @ COACHLINE ROAD @ TRAILBLAZER WAY, AND @ BELLAVISTA STREET.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 3.

SANITARY
1. 8" SANITARY SEWER LINE ACROSS COACHLINE ROAD @ MEADOWS PKWY.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 3.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 3.

LANDSCAPING
1. TRACT LANDSCAPING
2. 6' & 8' CONCRETE TRAILS ASSOCIATED WITH DEVELOPMENT OF PARCEL 3.

LAND DEDICATIONS
1. DEDICATE TRACTS: H-1, H-2, H-3, H-4, H-5, & H-6.

PHASE D - REQUIRED IMPROVEMENTS - PARCEL 4

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
(D) 1. MEDIAN & INTERSECTION IMPROVEMENTS OF MEADOWS BLVD. @ TRAILBLAZER WAY, & @ DRAGONFLY COURT.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 4.

UTILITY IMPROVEMENTS
WATER
1. 8" BLUE ZONE WATER CONNECTIONS TO EXISTING @ MEADOWS PKWY @ TRAILBLAZER WAY, AND @ DRAGONFLY COURT.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 4.

SANITARY
1. 8" SANITARY SEWER LINE ACROSS MEADOWS PKWY. @ COACHLINE ROAD, AND 8" SANITARY SEWER NORTH TO EXISTING STUB @ FILING 11, PARCEL 5.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 4.

DRAINAGE
1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 4.

LANDSCAPING
1. TRACT LANDSCAPING
2. 6' & 8' CONCRETE TRAILS ASSOCIATED WITH DEVELOPMENT OF PARCEL 4.

LAND DEDICATIONS
1. DEDICATE TRACTS: G-1, G-2, G-3, G-4, G-5, G-6, G-7, & G-8.

PHASE E - REQUIRED IMPROVEMENTS - PARCEL 5

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
(E) 1. NO INTERSECTION IMPROVEMENTS ARE REQUIRED.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 5.

UTILITY IMPROVEMENTS
WATER
1. 8" YELLOW ZONE WATER CONNECTIONS TO EXISTING STUBS EAST OF MEADOWS BLVD.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 5.

SANITARY
1. 8" SANITARY SEWER LINE @ MEADOWS BLVD. @ CHEROKEE DRIVE.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 5.

DRAINAGE
1. DETENTION & STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 5.

LANDSCAPING
1. TRACT LANDSCAPING

LAND DEDICATIONS
1. DEDICATE TRACT: I-1.

PHASE F - REQUIRED IMPROVEMENTS - PARCEL 7

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
1. INTERSECTION IMPROVEMENTS OF COACHLINE ROAD @ SECLUSION WAY.
(F) 2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 7.

UTILITY IMPROVEMENTS
WATER
1. COMPLETION OF RED ZONE TANK, PUMP STATION & DISTRIBUTION LINES TO PARCEL 7.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 7.

SANITARY
1. 8" SANITARY SEWER OUTFALL ALONG WOLFENSBERGER TO REDHAWK PKWY.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 7.

DRAINAGE
1. DETENTION & STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 7.

LANDSCAPING
1. TRACT LANDSCAPING
2. 8' CONCRETE TRAILS ASSOCIATED WITH DEVELOPMENT OF PARCEL 7.

LAND DEDICATIONS
1. DEDICATE TRACTS: K-1 & M-1.

PHASE G - REQUIRED IMPROVEMENTS - PARCEL 6

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
(G) 1. INTERSECTION IMPROVEMENTS OF COACHLINE ROAD @ SECLUSION WAY.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 6.

UTILITY IMPROVEMENTS
WATER
1. COMPLETION OF RED ZONE TANK, PUMP STATION & DISTRIBUTION LINES TO PARCEL 6.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 6.

SANITARY
1. 8" SANITARY SEWER OUTFALL THROUGH REDHAWK.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 6.

DRAINAGE
1. DETENTION & STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 6.

LANDSCAPING
1. TRACT LANDSCAPING

LAND DEDICATIONS
1. DEDICATE TRACTS: J-1, J-2, J-3, J-4, J-5, J-6, J-7, K-2, K-3, & K-4.

PHASE H - REQUIRED IMPROVEMENTS - PARCEL 8

EACH PHASE MAY BE FURTHER SUBDIVIDED IN RESPONSE TO MODEL HOME CONSTRUCTION.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PUBLIC WORKS REGULATIONS.

ROAD IMPROVEMENTS
1. INTERSECTION IMPROVEMENTS OF WOLFENSBERGER ROAD @ EAST ACCESS LOCATION.
(H) 2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 8.

UTILITY IMPROVEMENTS
WATER
1. COMPLETION OF RED ZONE TANK, PUMP STATION & DISTRIBUTION LINES TO PARCEL 8.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 8.

SANITARY
1. 8" SANITARY SEWER OUTFALL ALONG WOLFENSBERGER TO COACHLINE ROAD.
2. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 8.

DRAINAGE
1. DETENTION & STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 8.

LANDSCAPING
1. TRACT LANDSCAPING

LAND DEDICATIONS
1. DEDICATE TRACT : L-1, L-2 & L-3.

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
MEADOWS FILING 16 SITE PHASING
SHEET 8 OF 87

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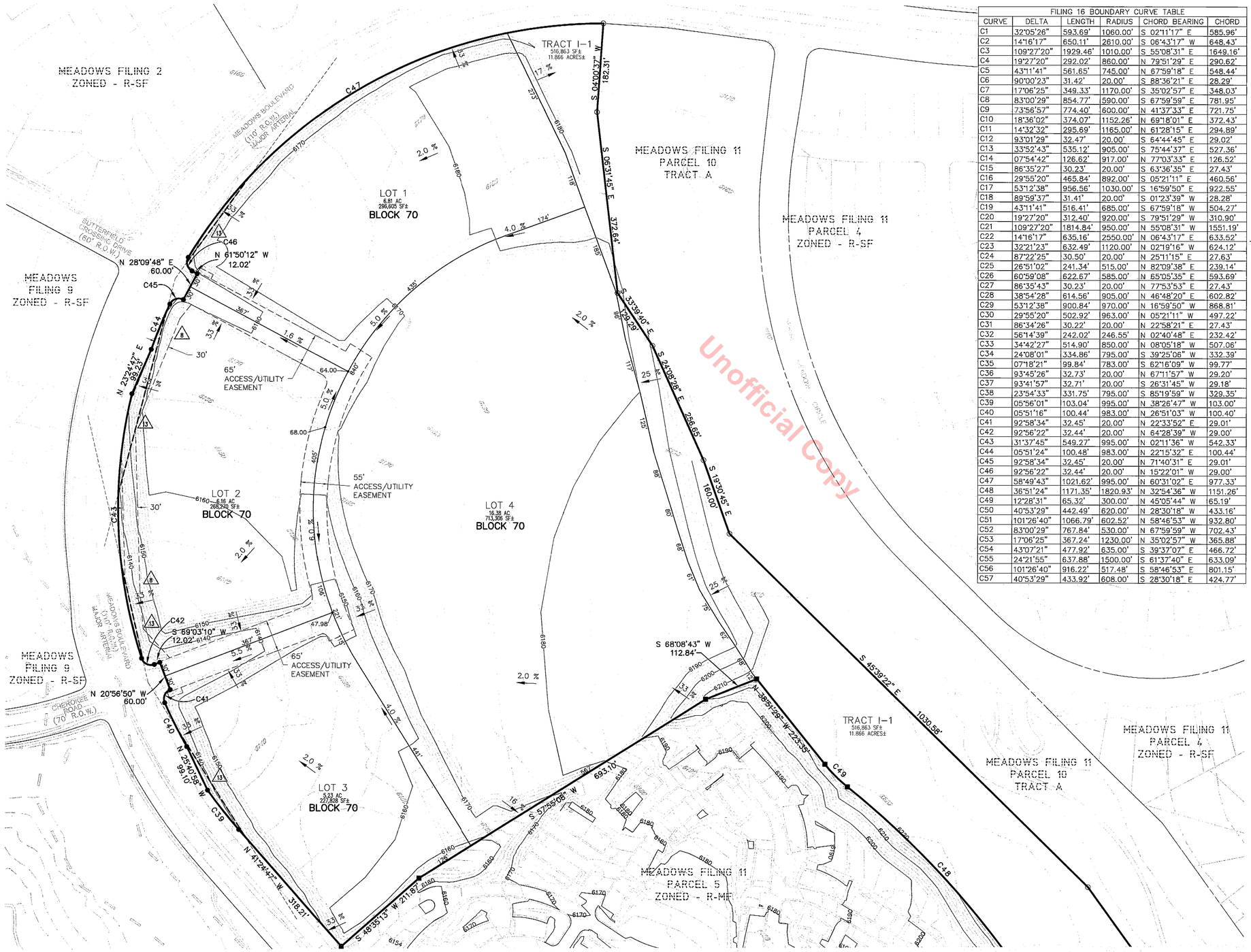
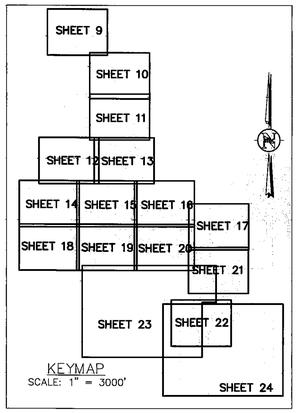
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 9 OF 87



FILING 16 BOUNDARY CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	32°05'26"	593.69'	1060.00'	S 02°11'17" E	585.96'
C2	14°16'17"	650.11'	2610.00'	S 06°43'17" W	648.43'
C3	109°27'20"	1929.46'	1010.00'	S 55°08'31" E	1649.16'
C4	19°27'20"	292.02'	860.00'	N 79°51'29" E	290.62'
C5	43°11'41"	561.65'	745.00'	N 67°59'18" E	548.44'
C6	90°00'23"	31.42'	20.00'	S 88°36'21" E	28.29'
C7	17°06'25"	349.33'	1170.00'	S 35°02'57" E	348.03'
C8	83°00'29"	854.77'	590.00'	S 67°59'59" E	781.95'
C9	73°56'57"	774.40'	600.00'	N 41°37'33" E	721.75'
C10	18°36'02"	374.07'	1152.26'	N 69°18'01" E	372.43'
C11	14°32'32"	295.69'	1165.00'	N 61°28'15" E	294.89'
C12	93°01'29"	32.47'	20.00'	S 64°44'45" E	29.02'
C13	33°52'43"	535.12'	905.00'	S 75°44'37" E	527.36'
C14	07°54'42"	126.62'	917.00'	N 77°03'33" E	126.52'
C15	86°35'27"	30.23'	20.00'	S 63°36'35" E	27.43'
C16	29°55'20"	465.84'	892.00'	S 05°21'11" E	460.56'
C17	53°12'38"	956.56'	1030.00'	S 16°59'50" E	922.55'
C18	89°59'37"	31.41'	20.00'	S 01°23'39" W	28.28'
C19	43°11'41"	516.41'	685.00'	S 67°59'18" W	504.27'
C20	19°27'20"	312.40'	920.00'	S 79°51'29" W	310.90'
C21	109°27'20"	1814.84'	950.00'	N 55°08'31" W	1551.19'
C22	14°16'17"	635.16'	2550.00'	N 06°43'17" E	633.52'
C23	32°21'23"	632.49'	1120.00'	N 02°19'16" W	624.12'
C24	87°22'25"	30.50'	20.00'	N 25°11'15" E	27.63'
C25	26°51'02"	241.34'	515.00'	N 82°09'38" E	239.14'
C26	60°59'08"	622.67'	585.00'	N 65°05'35" E	593.69'
C27	86°35'43"	30.23'	20.00'	N 77°53'53" E	27.43'
C28	38°54'28"	614.56'	905.00'	N 46°48'20" E	602.82'
C29	53°12'38"	900.84'	970.00'	N 16°59'50" W	868.81'
C30	29°55'20"	502.92'	963.00'	N 05°21'11" W	497.22'
C31	86°34'26"	30.22'	20.00'	N 22°58'21" E	27.43'
C32	56°14'39"	242.02'	246.55'	N 02°40'48" E	232.42'
C33	34°42'27"	514.90'	850.00'	N 08°05'18" W	507.06'
C34	24°08'01"	334.86'	795.00'	S 39°25'06" W	332.39'
C35	07°18'21"	99.84'	783.00'	S 62°16'09" W	99.77'
C36	93°45'26"	32.73'	20.00'	N 67°11'57" W	29.20'
C37	93°41'57"	32.71'	20.00'	S 26°31'45" W	29.18'
C38	23°54'33"	331.75'	795.00'	S 85°19'59" W	329.35'
C39	05°56'01"	103.04'	995.00'	N 38°26'47" W	103.00'
C40	05°51'16"	100.44'	983.00'	N 26°51'03" W	100.40'
C41	92°58'34"	32.45'	20.00'	N 22°33'52" E	29.01'
C42	92°56'22"	32.44'	20.00'	N 64°28'39" W	29.00'
C43	31°37'45"	549.27'	995.00'	N 02°11'36" W	542.33'
C44	05°51'24"	100.48'	983.00'	N 22°15'32" E	100.44'
C45	92°58'34"	32.45'	20.00'	N 71°40'31" E	29.01'
C46	92°56'22"	32.44'	20.00'	N 15°22'01" W	29.00'
C47	58°49'43"	1021.62'	995.00'	N 60°31'02" E	977.33'
C48	36°51'24"	1171.35'	1820.93'	N 32°54'36" W	1151.26'
C49	12°28'31"	65.32'	300.00'	N 45°05'44" W	65.19'
C50	40°53'29"	442.49'	620.00'	N 28°30'18" W	433.16'
C51	101°26'40"	1066.79'	602.52'	N 58°46'53" W	932.80'
C52	83°00'29"	767.84'	530.00'	N 67°59'59" W	702.43'
C53	17°06'25"	367.24'	1230.00'	N 35°02'57" W	365.88'
C54	43°07'21"	477.92'	635.00'	S 39°37'07" E	466.72'
C55	24°21'55"	637.88'	1500.00'	S 61°37'40" E	633.09'
C56	101°26'40"	916.22'	517.48'	S 58°46'53" E	801.15'
C57	40°53'29"	433.92'	608.00'	S 28°30'18" E	424.77'



100 50 0 100 200

SCALE: 1" = 100'

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- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
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- EXISTING FENCE
- EXISTING CABLE TV
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
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- 6.2 UTILITY EASEMENT (30' WIDTH)
- 7.1 DRAINAGE EASEMENT (25' WIDTH)
- 7.2 DRAINAGE EASEMENT (30' WIDTH)
- 7.3 DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- 8 DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
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- 10.1 0'-4' SINGLE RETAINING WALL
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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 9 OF 87

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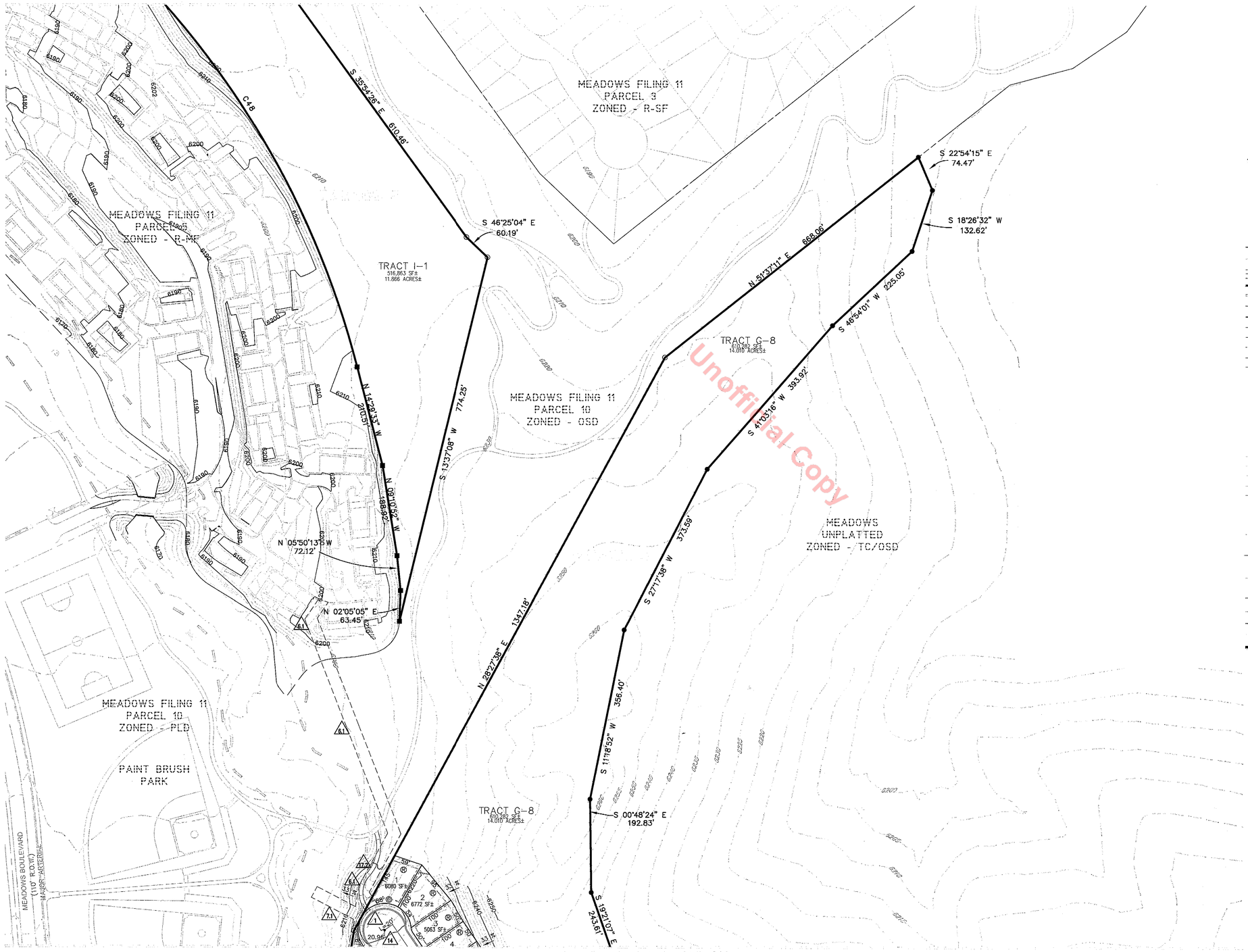
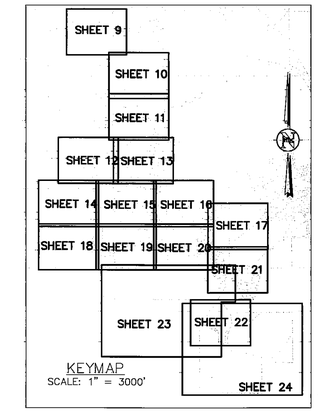
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 10 OF 87





100 50 0 100 200

SCALE: 1" = 100'

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JOB NUMBER: JOB # 3572.044.00

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PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 10 OF 87

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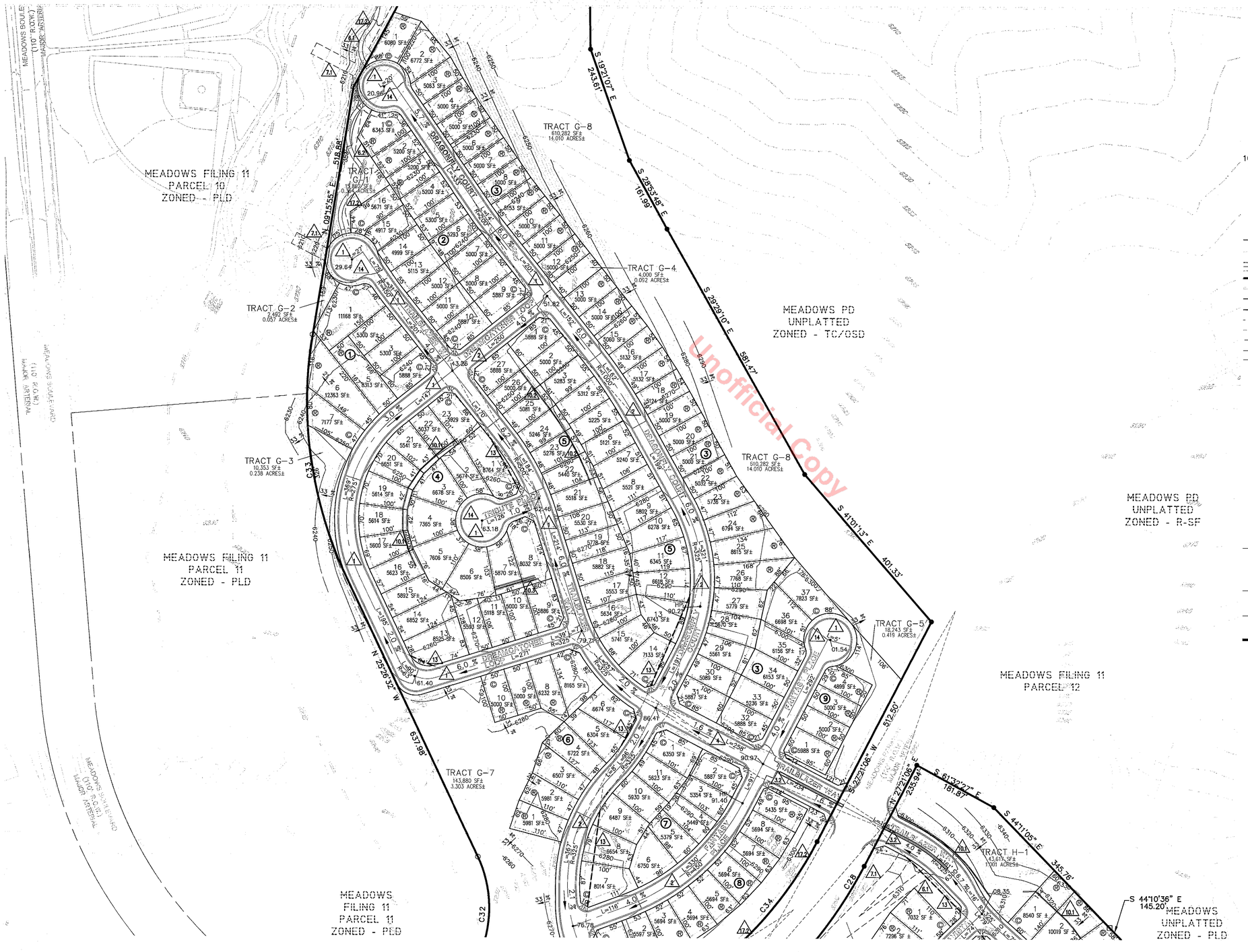
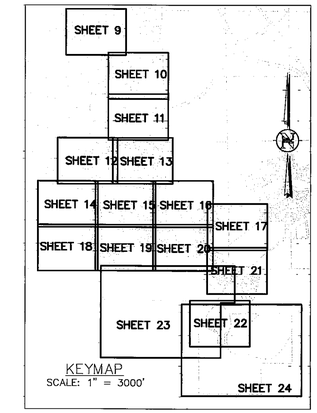
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 11 OF 87





100 50 0 100 200

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PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 11 OF 87

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MarkC, HP3055-Normal.pc3, Tetra Tech RMC, Inc.

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PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 12 OF 87

MEADOWS FILING 12
ZONED - R-SF
MEADOWS FILING 11
PARCEL 6
ZONED - R-SF
MEADOWS FILING 11
PARCEL 6
ZONED - R-SF
MEADOWS FILING 15
ZONED - R-SF
MINERS CANDLE COURT
POPLAR GROVE LANE
MINERS CANDLE PLACE
MINERS CANDLE DRIVE
MEADOWS BOULEVARD (70' R.O.W.) MINOR ARTERIAL
MORNINGVIEW DRIVE (70' R.O.W.) MINOR COLLECTOR
FOOTHILLS DRIVE (60' R.O.W.)
PRAIRIE ROSE CIRCLE
TRACT F-2
TRACT B-1
TRACT B-2
TRACT B-9
TRACT F-1
TRACT D-9
TRACT C-1
TRACT B-3
COACH HOUSE LOOP
N 34°36'01" E
112.45'
S 84°24'51" E
335.39'
N 68°44'07" E
83.64'
N 68°44'30" E
123.42'
N 54°11'59" E
N 45°41'18" W
75.29'
N 44°09'10" W
165.54'
N 50°43'09" W
115.01'
N 39°00'48" E
329.94'
N 60°00'00" E
500.00'
N 13°51'29" E
100.00'
S 13°51'29" W
100.00'
N 13°51'29" E
100.00'
C23
C24
C25
C26
C27
C1
C12
C.1
C.2
L=514
R=2580'
L=1000
R=1000'
L=1098
R=1000'
L=1098
R=1000'
L=345'
R=500'
L=202'
R=500'
L=74'
R=500'
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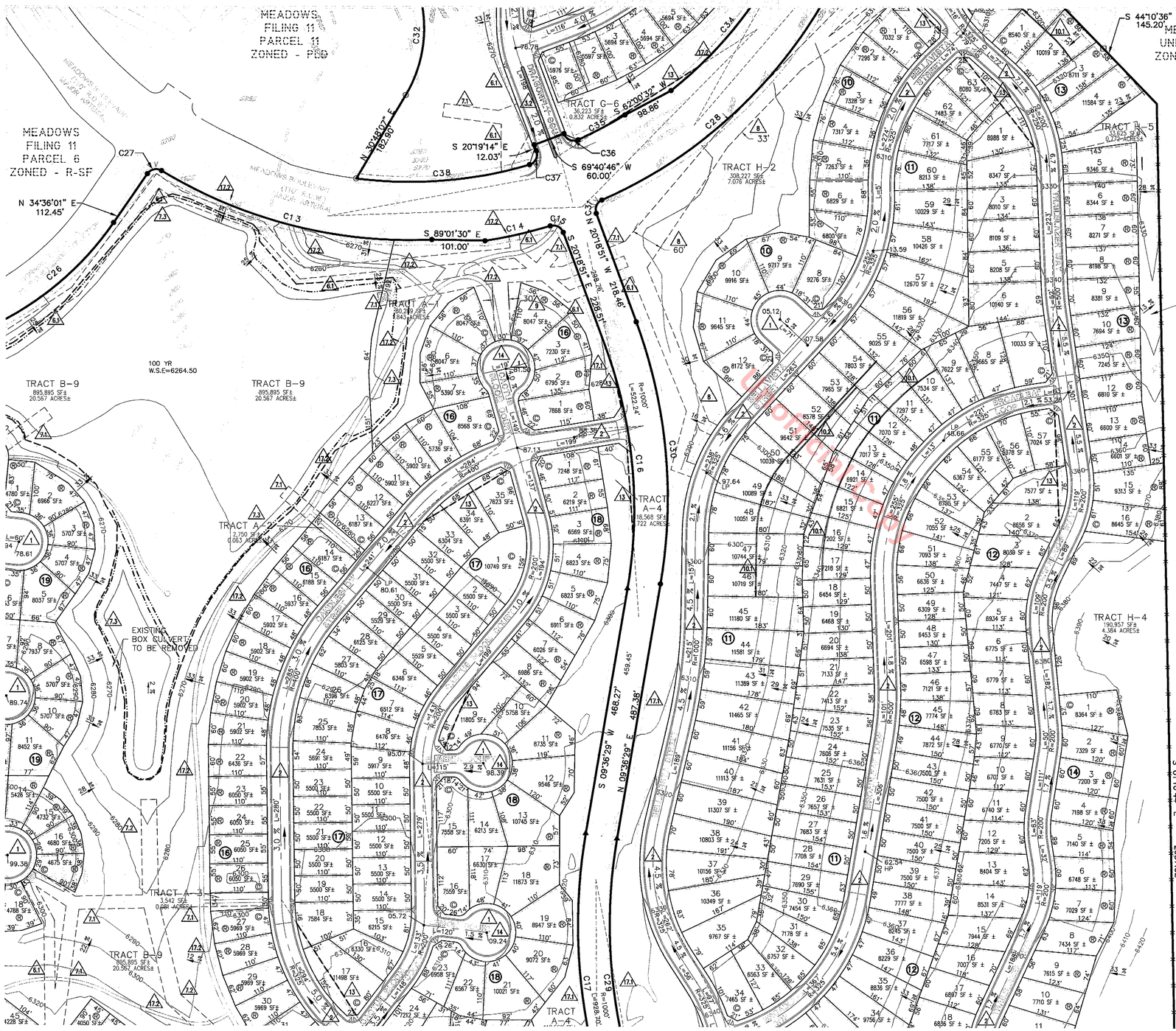
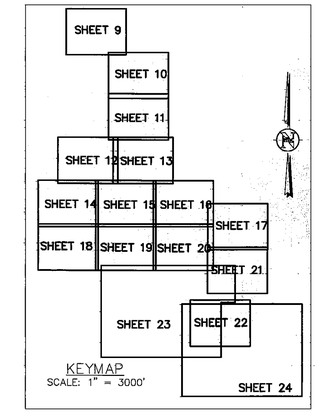
SHEET 13 OF 87





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- 16 FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
- 17.1 5' DETACHED CONCRETE WALK
- 17.2 8' CONCRETE WALK/REGIONAL TRAIL
- 18.1 EXISTING FIRE HYDRANT
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- 19 IRRIGATION TAP W/ BACK FLOW PREVENTION

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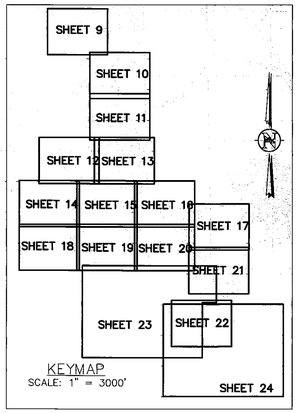
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 13 OF 87

Draft 10/24/2024

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 1, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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



100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.

LEGEND

- 6200 EXISTING CONTOURS
- 6210 PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- (R) KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- EXISTING CABLE TV
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP
- (1) LOCAL TYPE I-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- (2) LOCAL TYPE II-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- (3) MINOR COLLECTOR-60' R.O.W. 38' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- (3.1) ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 38' ℄-℄-SHEET 5
- (3.2) ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' ℄-℄ W/ 4' MEDIAN
- (4) MODIFIED LOCAL TYPE II-60' R.O.W. 32' ℄-℄-SHEET 5
- (5) MODIFIED LOCAL TYPE II-50' R.O.W. 32' ℄-℄-SHEET 5
- (6.1) UTILITY EASEMENT (20' WIDTH)
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- (9) BLANKET UTILITY EASEMENT (AS DIMENSIONED)
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- (12) CONNECT TO EXISTING SANITARY SEWER MAIN
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- (14) TYPICAL CUL-DE-SAC SEE SHEET 2
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PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 14 OF 87

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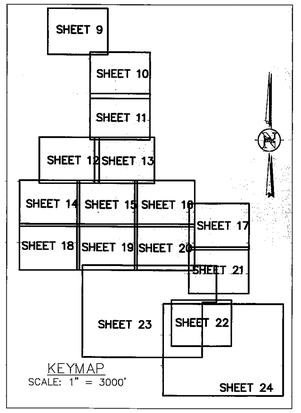
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 15 OF 87



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SCALE: 1" = 100'

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LEGEND

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- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
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SHEET 15 OF 87

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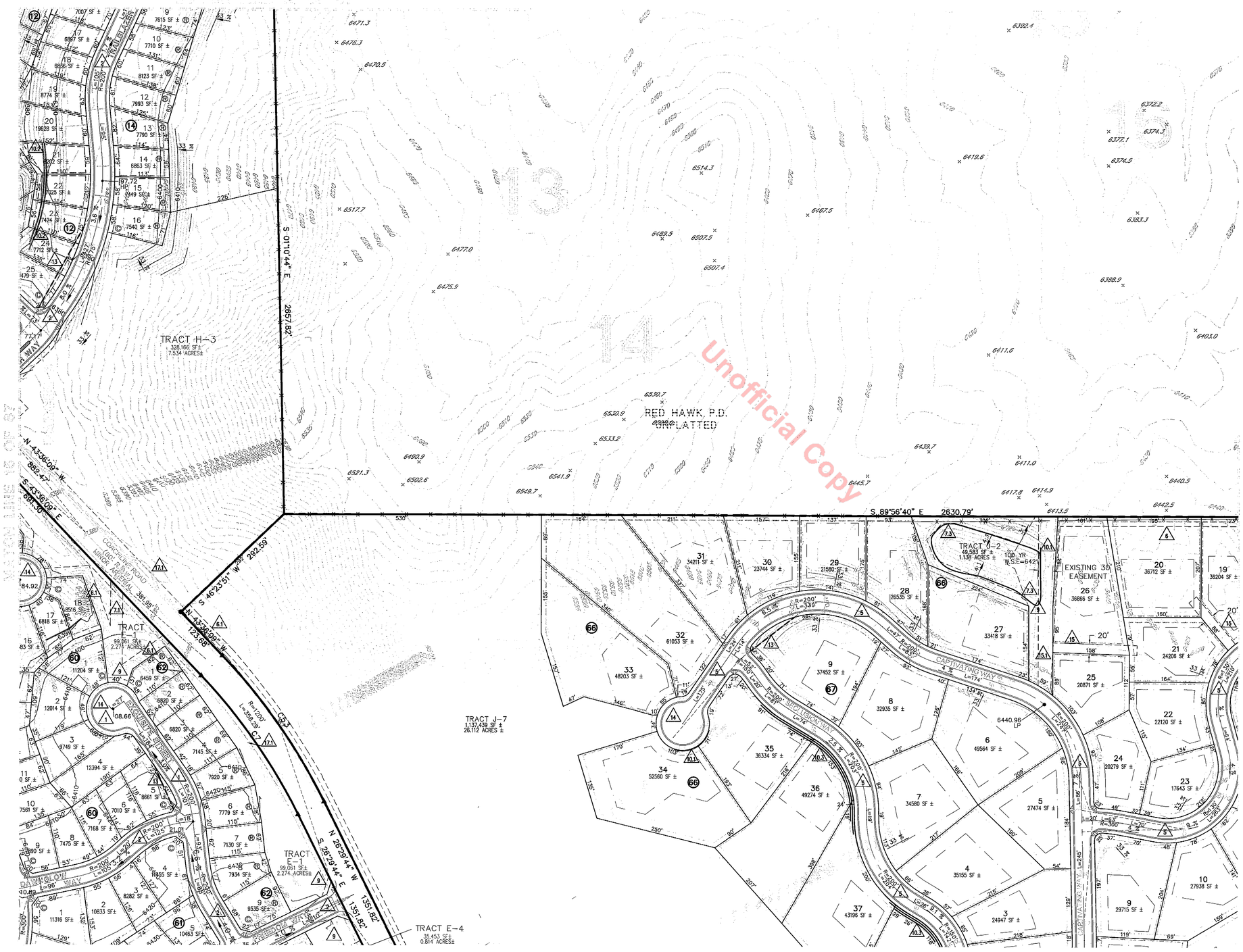
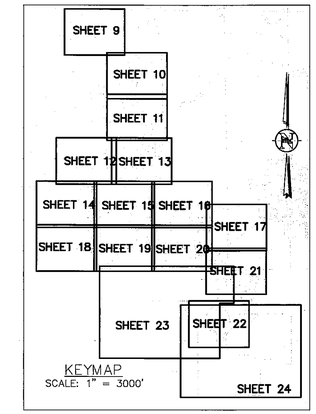
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 16 OF 87





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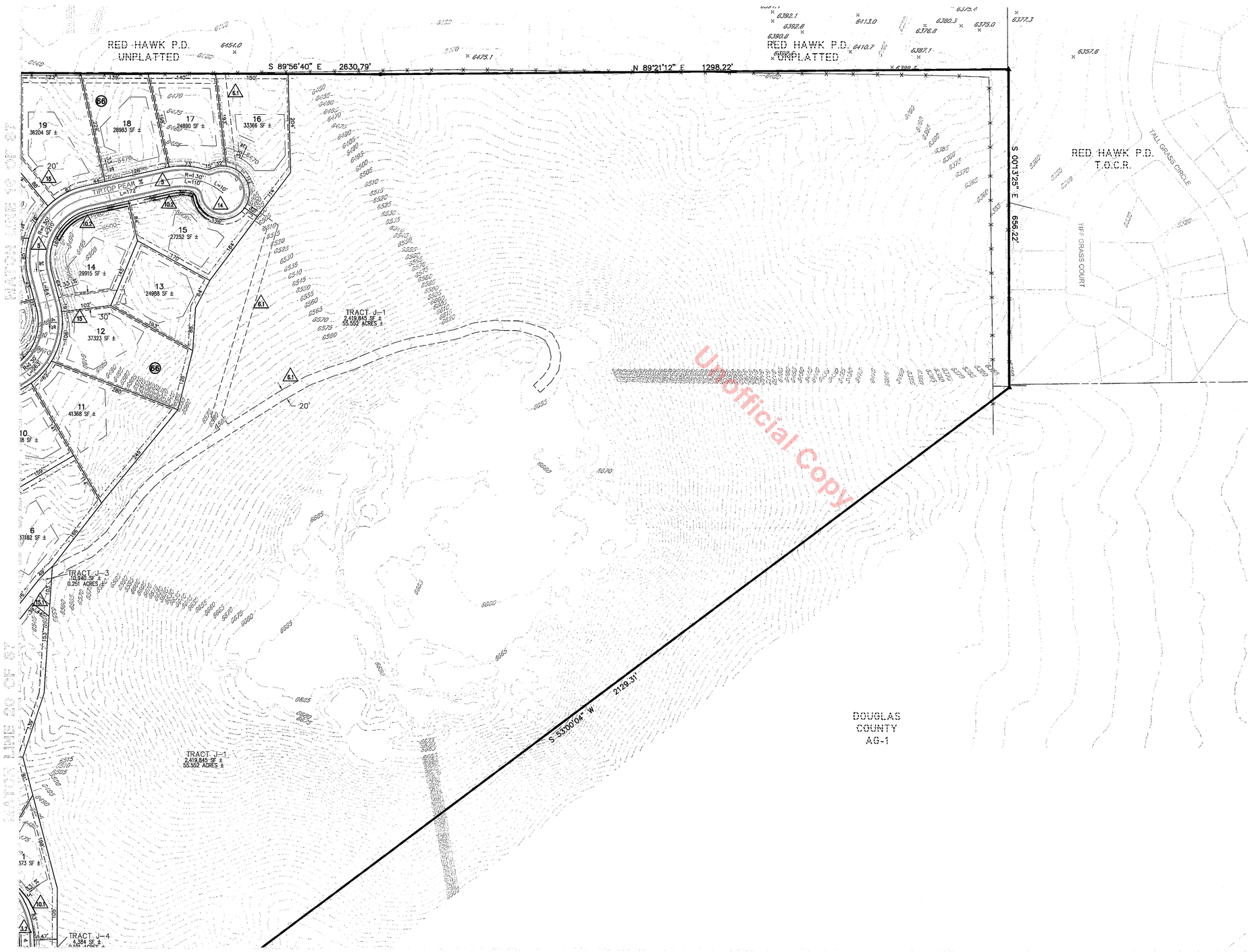

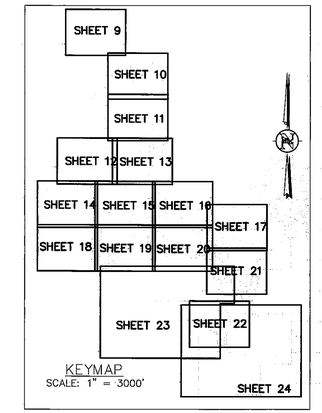

KEYMAP
SCALE: 1" = 3000'

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 17 OF 87

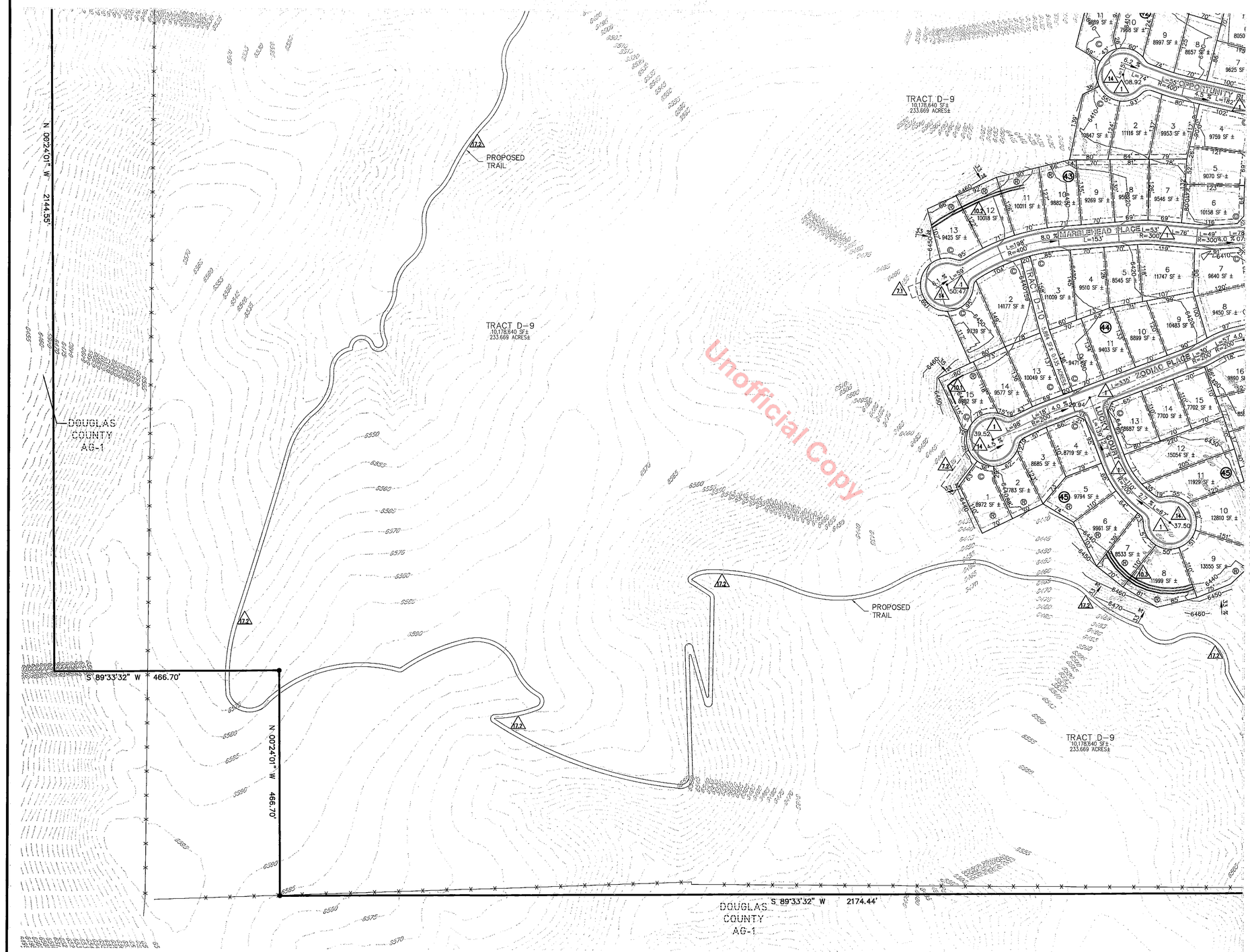
L:\3572_044_00\Dwg\Print\PP-FP SHEETS\09-24-14a_Plansheet SHEET17.dwg Layout: 1PI09-Normal.pc3 Xrefs: Eng-BMC, Tc

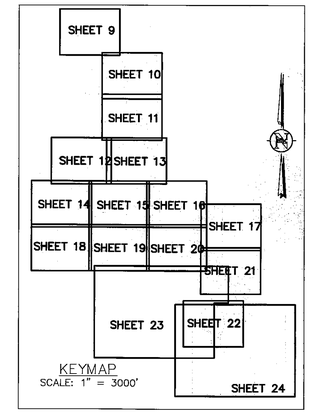
THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 1, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 18 OF 87





100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.

LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- CATV EXISTING CABLE TV
- E EXISTING ELECTRIC
- G EXISTING GAS
- T EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP
- 1 LOCAL TYPE I–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 2 LOCAL TYPE II–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 3 MINOR COLLECTOR–60' R.O.W. 38' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 3.1 ENTRY STREET–(COLLECTOR) MIN 52' R.O.W. 38' ℄–℄–SHEET 5
- 3.2 ENTRY STREET–(ARTERIAL) MIN 66' R.O.W. 52' ℄–℄ W/ 4' MEDIAN
- 4 MODIFIED LOCAL TYPE II–60' R.O.W. 32' ℄–℄–SHEET 5
- 5 MODIFIED LOCAL TYPE II–50' R.O.W. 32' ℄–℄–SHEET 5
- 6.1 UTILITY EASEMENT (20' WIDTH)
- 6.2 UTILITY EASEMENT (30' WIDTH)
- 7.1 DRAINAGE EASEMENT (25' WIDTH)
- 7.2 DRAINAGE EASEMENT (30' WIDTH)
- 7.3 DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- 8 DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
- 9 BLANKET UTILITY EASEMENT (AS DIMENSIONED)
- 10.1 0'–4' SINGLE RETAINING WALL
- 10.2 4'+ – 8' DOUBLE RETAINING WALLS
- 10.3 8'+ TRIPLE RETAINING WALLS
- 11.1 CONNECT TO EXISTING WATER STUB
- 11.2 CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
- 12 CONNECT TO EXISTING SANITARY SEWER MAIN
- 13 SIGHT EASEMENT
- 14 TYPICAL CUL–DE–SAC SEE SHEET 2
- 15 PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'–30' WIDTH)
- 15.1 PRIVATE DRIVEWAY TURN–AROUND EASEMENT (30' WIDTH)
- 16 FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
- 17.1 5' DETACHED CONCRETE WALK
- 17.2 8' CONCRETE WALK/REGIONAL TRAIL
- 18.1 EXISTING FIRE HYDRANT
- 18.2 PROPOSED FIRE HYDRANT
- 19 IRRIGATION TAP W/ BACK FLOW PREVENTION

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 18 OF 87

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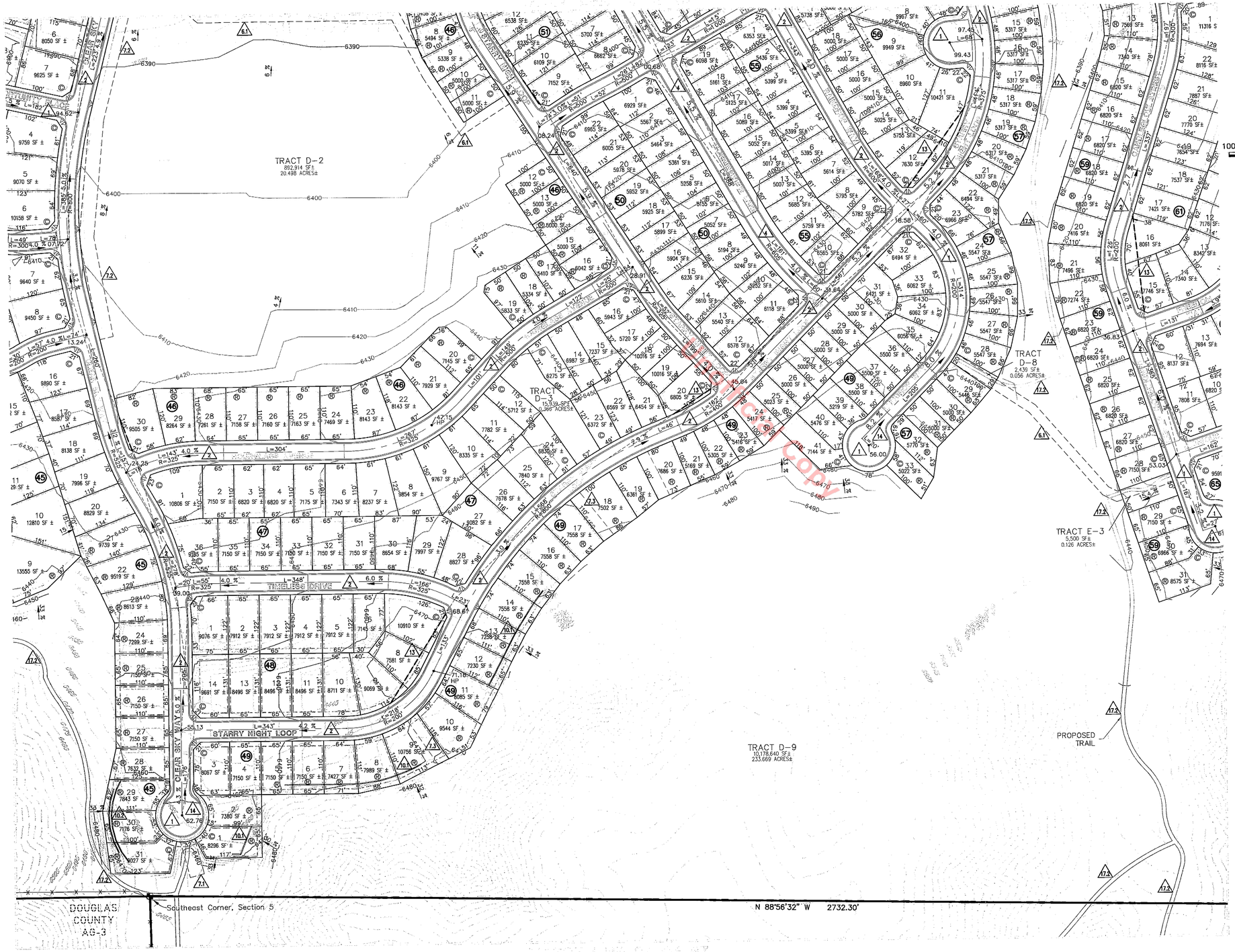
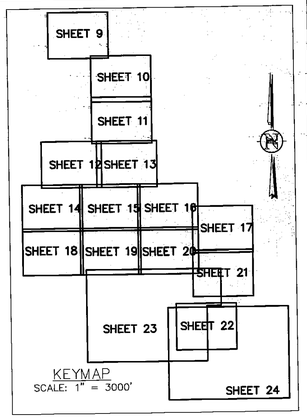
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 19 OF 87





100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

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2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
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LEGEND

- 6300 EXISTING CONTOURS
- 6310 PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
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- EXISTING FENCE
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- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
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- EXISTING WATER LINE W/ FIRE HYDRANT
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SITE PLAN AND GRADING PLAN
SHEET 19 OF 87

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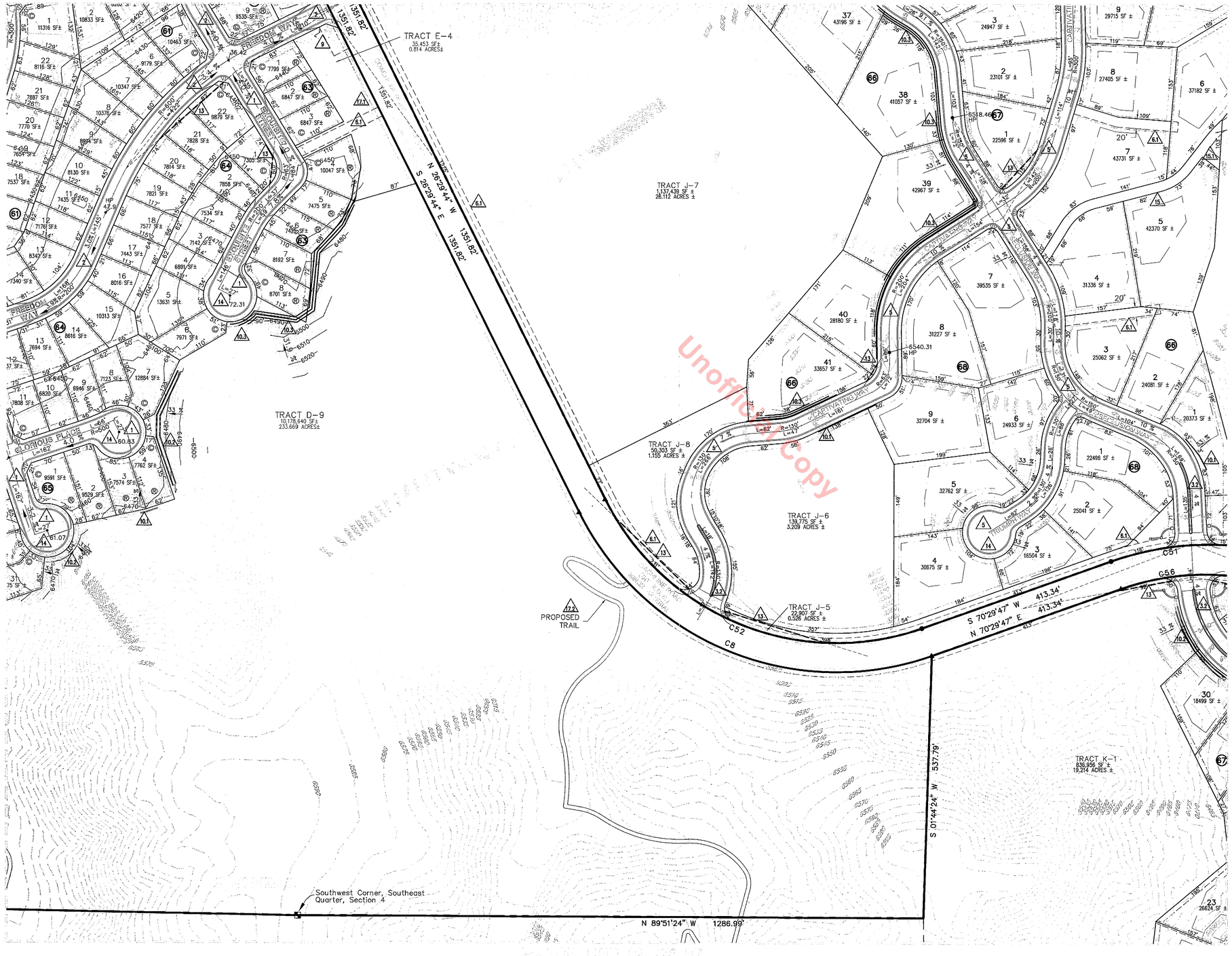
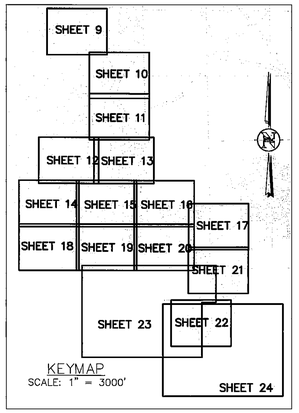
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 20 OF 87





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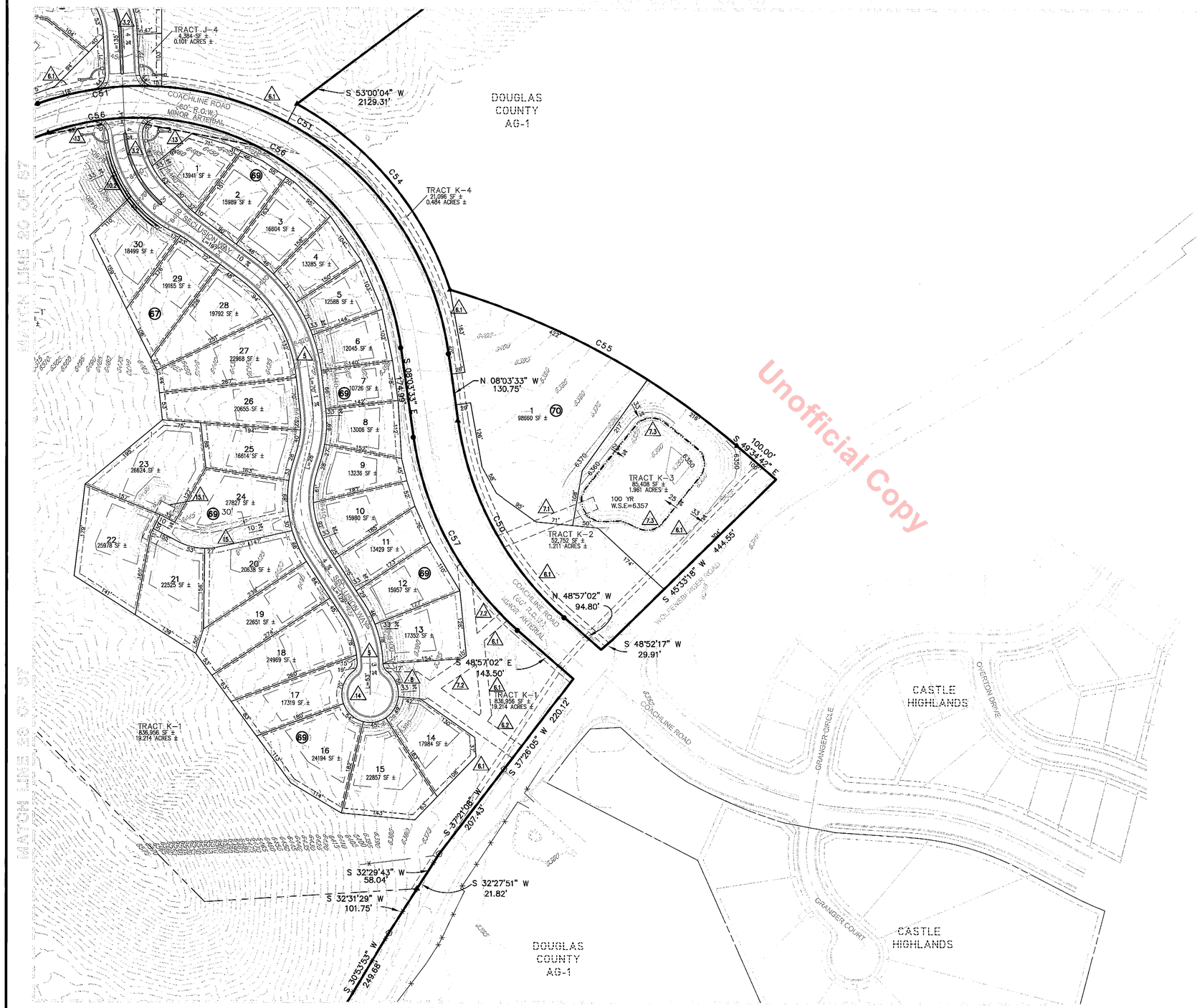
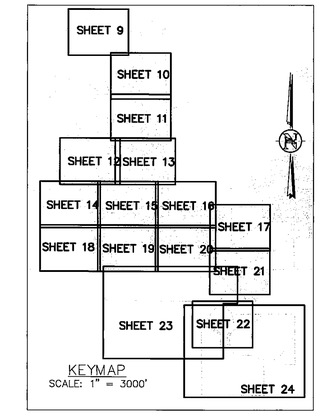
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 21 OF 87





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SHEET 21 OF 87

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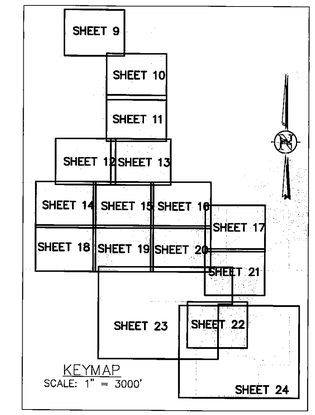
MatC, PK(PS-Manual).pc3, Tetra Tech RMC, Inc.

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 1, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 87



100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.

LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- CATV — EXISTING CABLE TV
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP
- 1 LOCAL TYPE I–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 2 LOCAL TYPE II–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 3 MINOR COLLECTOR–60' R.O.W. 38' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 3.1 ENTRY STREET–(COLLECTOR) MIN 52' R.O.W. 38' ℄–℄–SHEET 5
- 3.2 ENTRY STREET–(ARTERIAL) MIN 66' R.O.W. 52' ℄–℄ W/ 4' MEDIAN
- 4 MODIFIED LOCAL TYPE II–60' R.O.W. 32' ℄–℄–SHEET 5
- 5 MODIFIED LOCAL TYPE II–50' R.O.W. 32' ℄–℄–SHEET 5
- 6.1 UTILITY EASEMENT (20' WIDTH)
- 6.2 UTILITY EASEMENT (30' WIDTH)
- 7.1 DRAINAGE EASEMENT (25' WIDTH)
- 7.2 DRAINAGE EASEMENT (30' WIDTH)
- 7.3 DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- 8 DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
- 9 BLANKET UTILITY EASEMENT (AS DIMENSIONED)
- 10.1 0'–4' SINGLE RETAINING WALL
- 10.2 4'+ – 8' DOUBLE RETAINING WALLS
- 10.3 8'+ TRIPLE RETAINING WALLS
- 11.1 CONNECT TO EXISTING WATER STUB
- 11.2 CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
- 12 CONNECT TO EXISTING SANITARY SEWER MAIN
- 13 SIGHT EASEMENT
- 14 TYPICAL CUL–DE–SAC SEE SHEET 2
- 15 PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'–30' WIDTH)
- 15.1 PRIVATE DRIVEWAY TURN–AROUND EASEMENT (30' WIDTH)
- 16 FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
- 17.1 5' DETACHED CONCRETE WALK
- 17.2 8' CONCRETE WALK/REGIONAL TRAIL
- 18.1 EXISTING FIRE HYDRANT
- 18.2 PROPOSED FIRE HYDRANT
- 19 IRRIGATION TAP W/ BACK FLOW PREVENTION

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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 22 OF 87

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THE MEADOWS FILING 16

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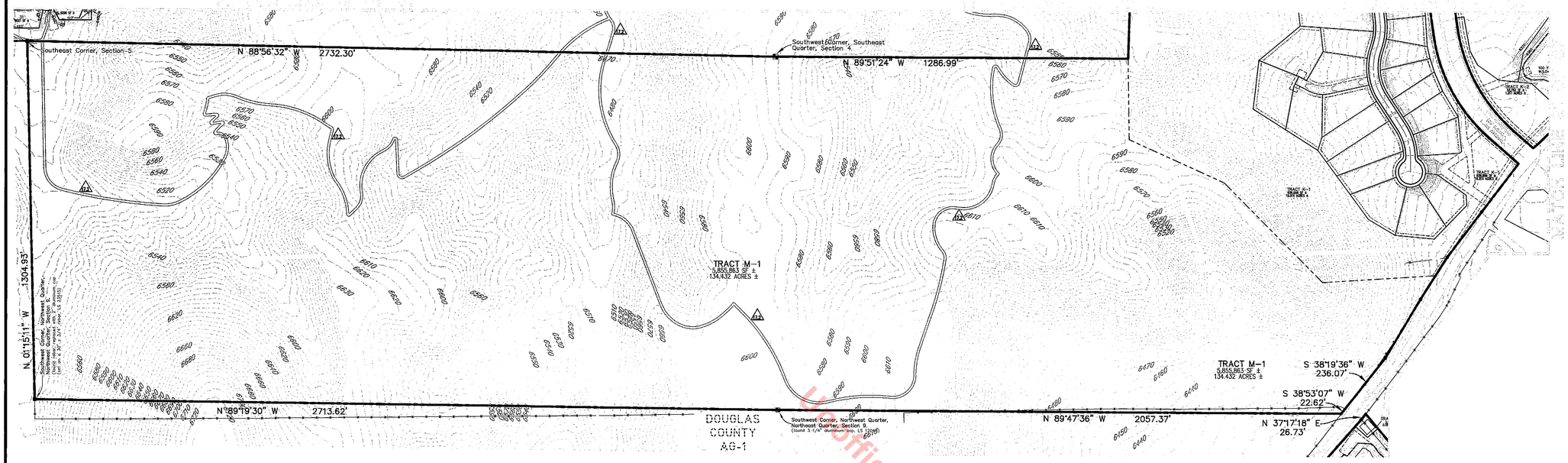
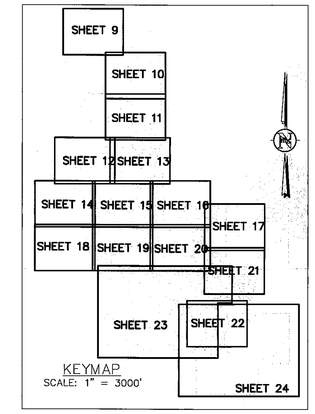
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 23 OF 87





KEYMAP
SCALE: 1" = 3000'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.

200 100 0 200 400

SCALE: 1" = 200'

LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- 5 — BLOCK NUMBER
- © — CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® — KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- CATV — EXISTING CABLE TV
- E — EXISTING ELECTRIC
- G — EXISTING GAS
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- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
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- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP
- 1 — LOCAL TYPE I–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
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- 3.1 — ENTRY STREET–(COLLECTOR) MIN 52' R.O.W. 38' ℄–℄–SHEET 5
- 3.2 — ENTRY STREET–(ARTERIAL) MIN 66' R.O.W. 52' ℄–℄ W/ 4' MEDIAN
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- 12 — CONNECT TO EXISTING SANITARY SEWER MAIN
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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 23 OF 87

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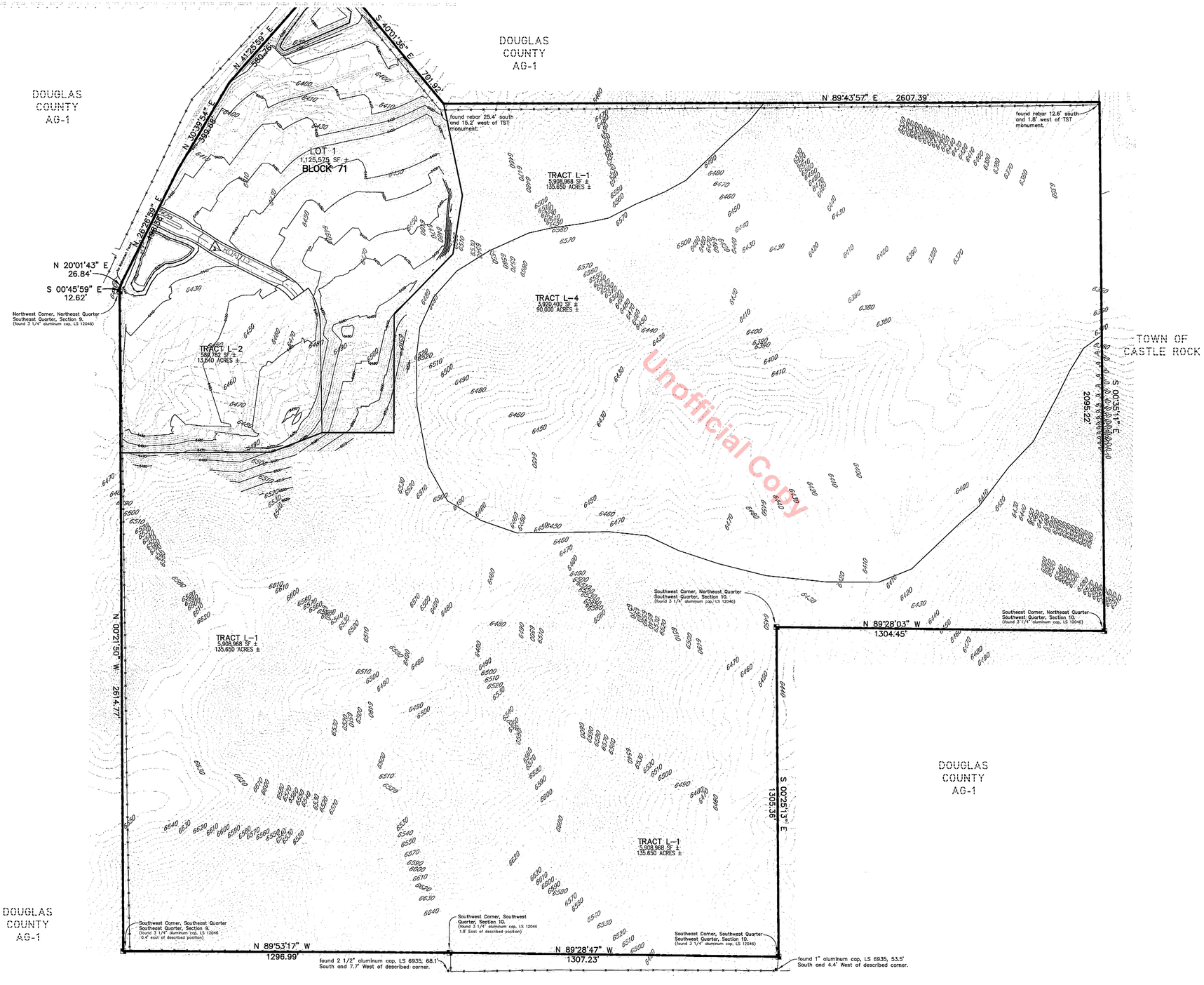
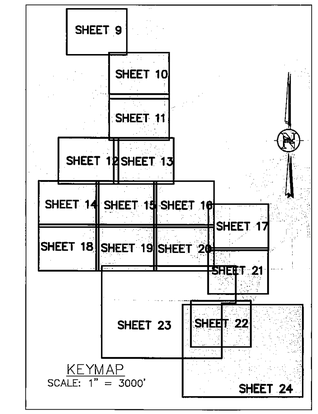
PRELIMINARY PLAT AND FINAL PD SITE PLAN





200 100 0 200 400

SCALE: 1" = 200'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
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- 3 MINOR COLLECTOR-60' R.O.W. 38' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
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- 4 MODIFIED LOCAL TYPE II-60' R.O.W. 32' ℄-℄-SHEET 5
- 5 MODIFIED LOCAL TYPE II-50' R.O.W. 32' ℄-℄-SHEET 5
- 6.1 UTILITY EASEMENT (20' WIDTH)
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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
SITE PLAN AND GRADING PLAN
SHEET 24 OF 87

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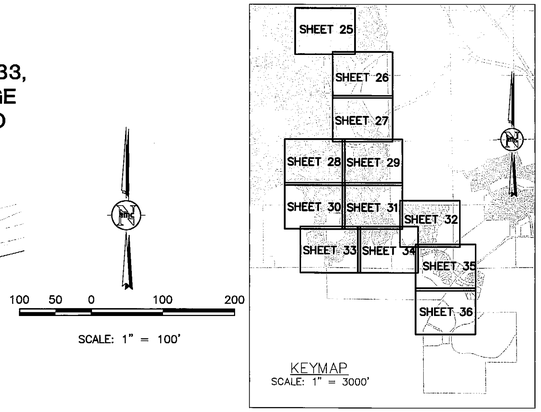
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 25 OF 87



100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. ALL PROPOSED WATER AND SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED UTILITIES ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.
5. ONLY PRELIMINARY STORM PIPE SIZES 48" AND LARGER ARE LABELED. ALL SMALLER STORM PIPES WILL BE CALCULATED AND SHOWN ON CONSTRUCTION PLANS.

LEGEND

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- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
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- CENTER LINE OF ROAD
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- CROSS PAN
- (5) BLOCK NUMBER
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- 2 LOCAL TYPE II-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 25 OF 87

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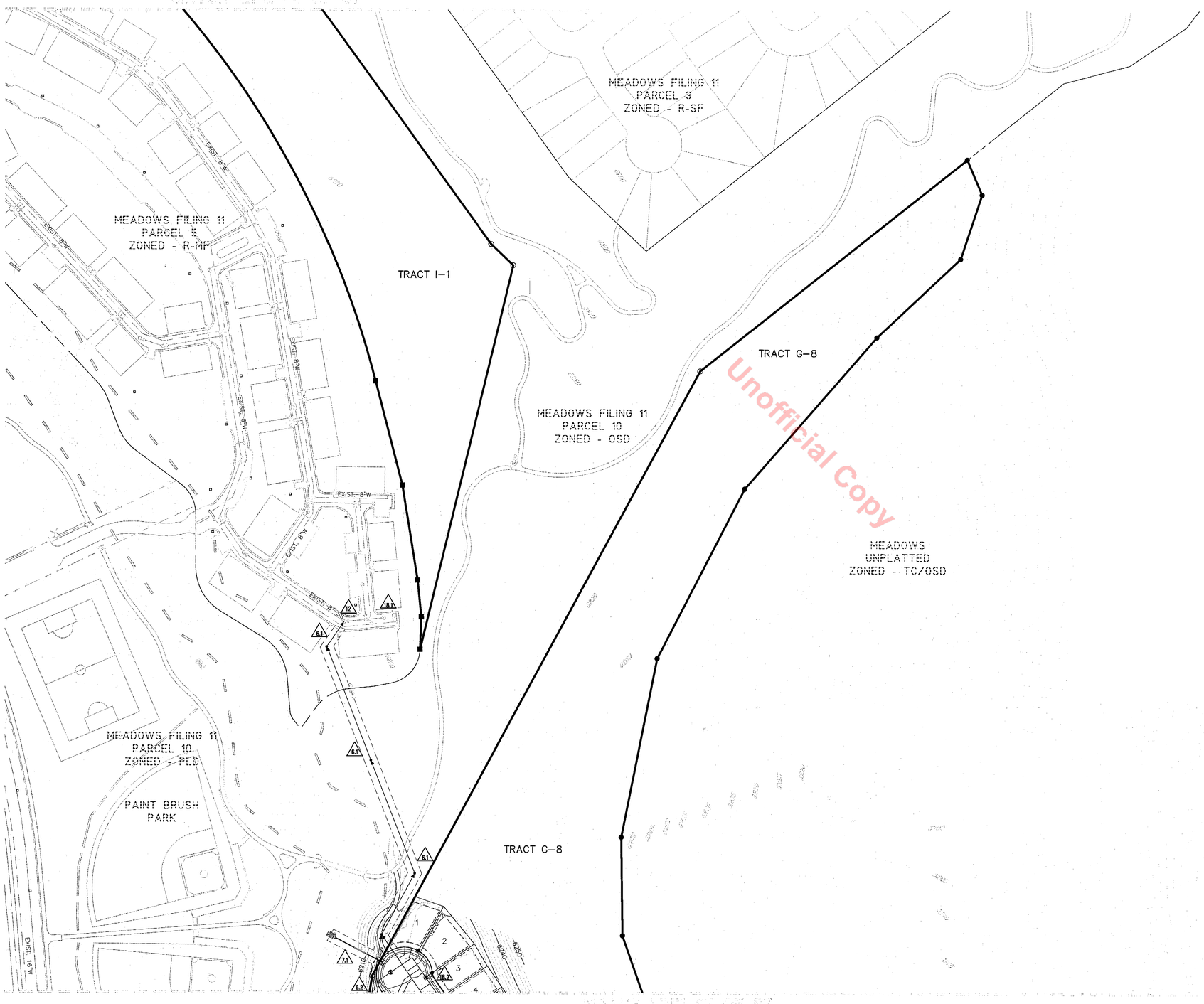
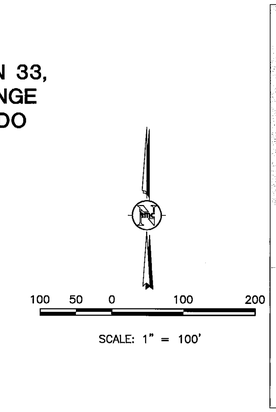
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 26 OF 87





100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. ALL PROPOSED WATER AND SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED UTILITIES ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.
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LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- CATV — EXISTING CABLE TV
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
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- PROPOSED INLETS
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- PROPOSED FLARED END SECTION W/ RIP RAP

- 1 — LOCAL TYPE I-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
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- 3 — MINOR COLLECTOR-60' R.O.W. 38' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- 3.1 — ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 38' ℄-℄-SHEET 5
- 3.2 — ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' ℄-℄ W/ 4' MEDIAN
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- 6.1 — UTILITY EASEMENT (20' WIDTH)
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- 12 — CONNECT TO EXISTING SANITARY SEWER MAIN
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- 14 — TYPICAL CUL-DE-SAC SEE SHEET 2
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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 26 OF 87

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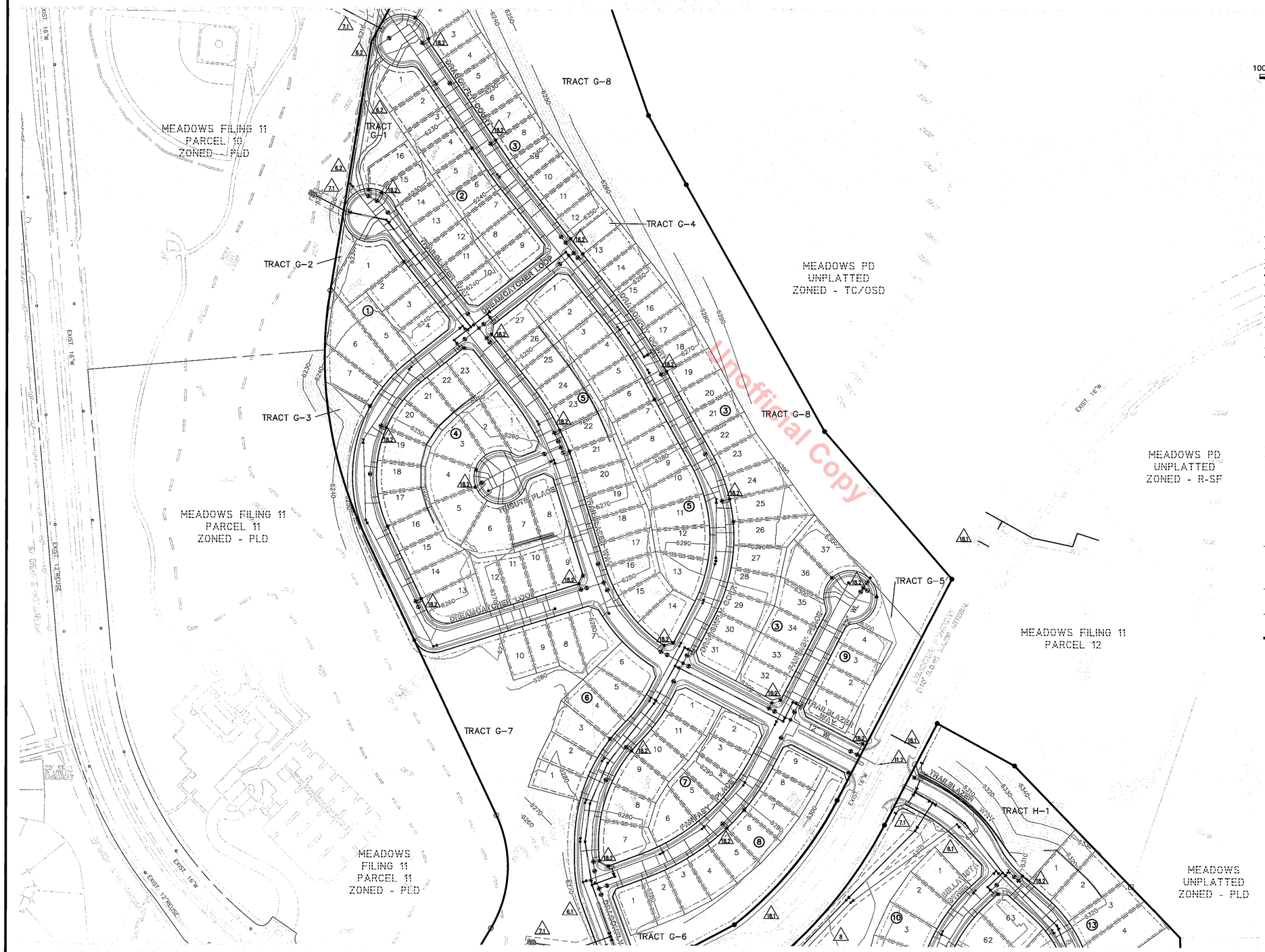
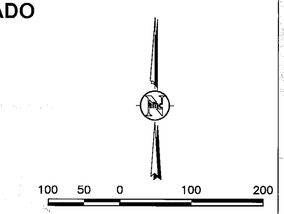
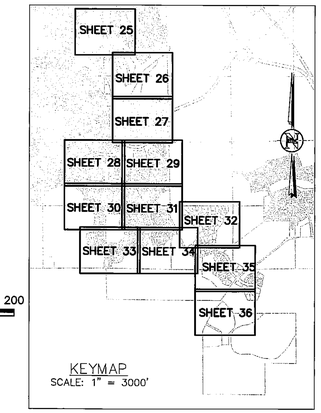
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 27 OF 87







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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 27 OF 87

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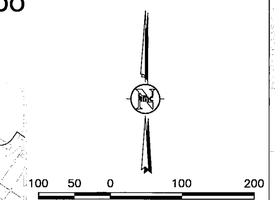
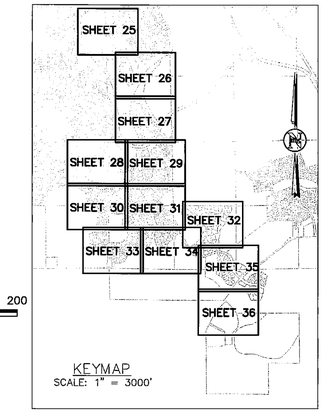
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 28 OF 87





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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 28 OF 87

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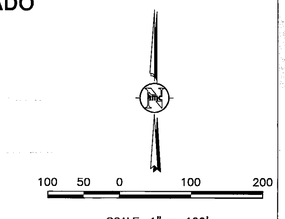
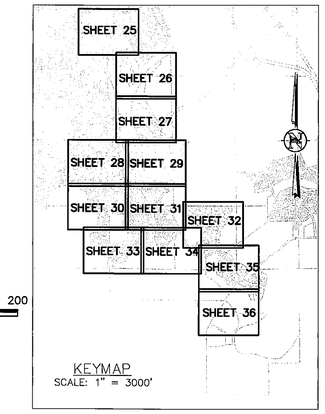
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 29 OF 87





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PHONE NUMBER: (303) 394-5500
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NORRIS DULLEA
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8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
CONTACT: BLAKE R. CALVERT, P.E.

JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 29 OF 87

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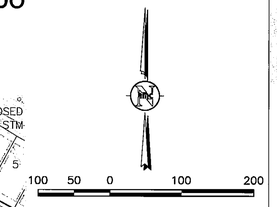
NorrisDullea, \\RCPS-Nomad\ps5, Tetra Tech/RMC, Inc.

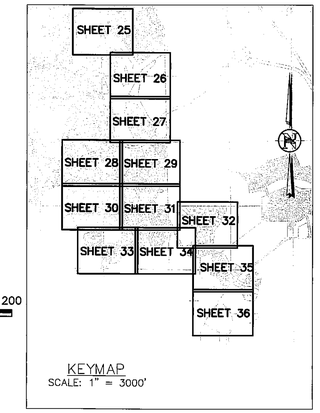
THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 30 OF 87





GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. ALL PROPOSED WATER AND SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED UTILITIES ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.
5. ONLY PRELIMINARY STORM PIPE SIZES 48" AND LARGER ARE LABELED. ALL SMALLER STORM PIPES WILL BE CALCULATED AND SHOWN ON CONSTRUCTION PLANS.

LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- EXISTING CABLE TV
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP
- (1) LOCAL TYPE I–50' R.O.W. 36' E–E PER T.O.C.R. STANDARDS–SHEET 5
- (2) LOCAL TYPE II–50' R.O.W. 36' E–E PER T.O.C.R. STANDARDS–SHEET 5
- (3) MINOR COLLECTOR–60' R.O.W. 38' E–E PER T.O.C.R. STANDARDS–SHEET 5
- (3.1) ENTRY STREET–(COLLECTOR) MIN 52' R.O.W. 38' E–E–SHEET 5
- (3.2) ENTRY STREET–(ARTERIAL) MIN 66' R.O.W. 52' E–E W/ 4' MEDIAN
- (4) MODIFIED LOCAL TYPE II–60' R.O.W. 32' E–E–SHEET 5
- (5) MODIFIED LOCAL TYPE II–50' R.O.W. 32' E–E–SHEET 5
- (6.1) UTILITY EASEMENT (20' WIDTH)
- (6.2) UTILITY EASEMENT (30' WIDTH)
- (7.1) DRAINAGE EASEMENT (25' WIDTH)
- (7.2) DRAINAGE EASEMENT (30' WIDTH)
- (7.3) DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- (8) DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
- (9) BLANKET UTILITY EASEMENT (AS DIMENSIONED)
- (10.1) 0'–4' SINGLE RETAINING WALL
- (10.2) 4'+ – 8' DOUBLE RETAINING WALLS
- (10.3) 8'+ TRIPLE RETAINING WALLS
- (11.1) CONNECT TO EXISTING WATER STUB
- (11.2) CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
- (12) CONNECT TO EXISTING SANITARY SEWER MAIN
- (13) SIGHT EASEMENT
- (14) TYPICAL CUL–DE–SAC SEE SHEET 2
- (15) PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'–30' WIDTH)
- (15.1) PRIVATE DRIVEWAY TURN–AROUND EASEMENT (30' WIDTH)
- (16) FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
- (17.1) 5' DETACHED CONCRETE WALK
- (17.2) 8' CONCRETE WALK/REGIONAL TRAIL
- (18.1) EXISTING FIRE HYDRANT
- (18.2) PROPOSED FIRE HYDRANT
- (19) IRRIGATION TAP W/ BACK FLOW PREVENTION

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 30 OF 87

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THE MEADOWS FILING 16

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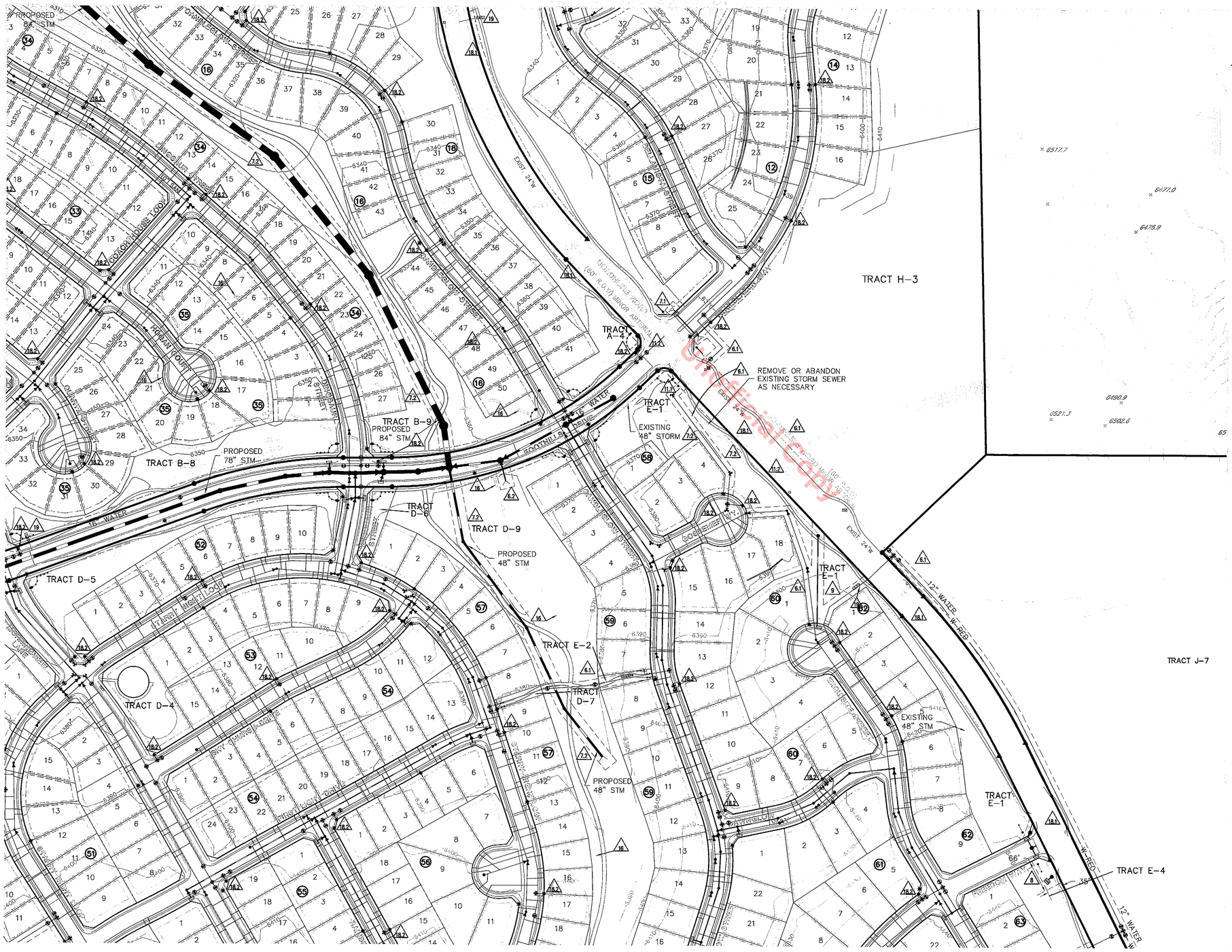
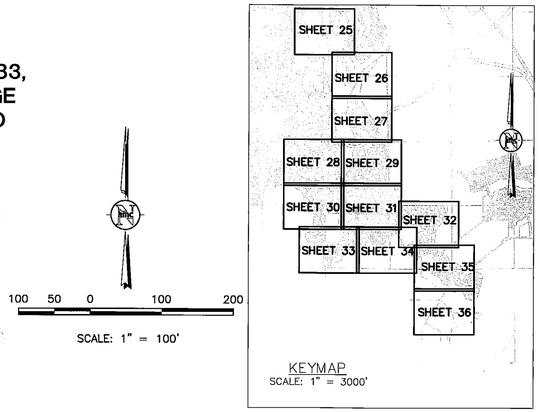
PRELIMINARY PLAT AND FINAL PD SITE PLAN





KEYMAP
SCALE: 1" = 3000'

100 50 0 100 200

SCALE: 1" = 100'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. ALL PROPOSED WATER AND SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE NOTED.
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LEGEND

6200	EXISTING CONTOURS
6210	PROPOSED CONTOURS
	BOUNDARY LINE
	100 YR FLOOD PLAIN
	RIGHT OF WAY LINE
	LOT LINE
	BUILDING ENVELOPE
	EASEMENT
	LINE OF SIGHT
	CENTER LINE OF ROAD
	FLOWLINE
	CROSS PAN
5	BLOCK NUMBER
©	CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
®	KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
	EXISTING FENCE
	EXISTING CABLE TV
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING WATER LINE W/ FIRE HYDRANT
	PROPOSED WATER LINE W/ FIRE HYDRANT
	EXISTING WL/GATE VALVE
	PROPOSED WATER LINE W/ GATE VALVE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING INLET
	PROPOSED INLETS
	PROPOSED HEADWALL
	PROPOSED FLARED END SECTION W/ RIP RAP

1	LOCAL TYPE I-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
2	LOCAL TYPE II-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
3	MINOR COLLECTOR-60' R.O.W. 38' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
3.1	ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 38' ℄-℄-SHEET 5
3.2	ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' ℄-℄ W/ 4' MEDIAN
4	MODIFIED LOCAL TYPE II-60' R.O.W. 32' ℄-℄-SHEET 5
5	MODIFIED LOCAL TYPE II-50' R.O.W. 32' ℄-℄-SHEET 5
6.1	UTILITY EASEMENT (20' WIDTH)
6.2	UTILITY EASEMENT (30' WIDTH)
7.1	DRAINAGE EASEMENT (25' WIDTH)
7.2	DRAINAGE EASEMENT (30' WIDTH)
7.3	DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
8	DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
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10.2	4'+ - 8' DOUBLE RETAINING WALLS
10.3	8'+ TRIPLE RETAINING WALLS
11.1	CONNECT TO EXISTING WATER STUB
11.2	CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
12	CONNECT TO EXISTING SANITARY SEWER MAIN
13	SIGHT EASEMENT
14	TYPICAL CUL-DE-SAC SEE SHEET 2
15	PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
15.1	PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)
16	FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 31 OF 87

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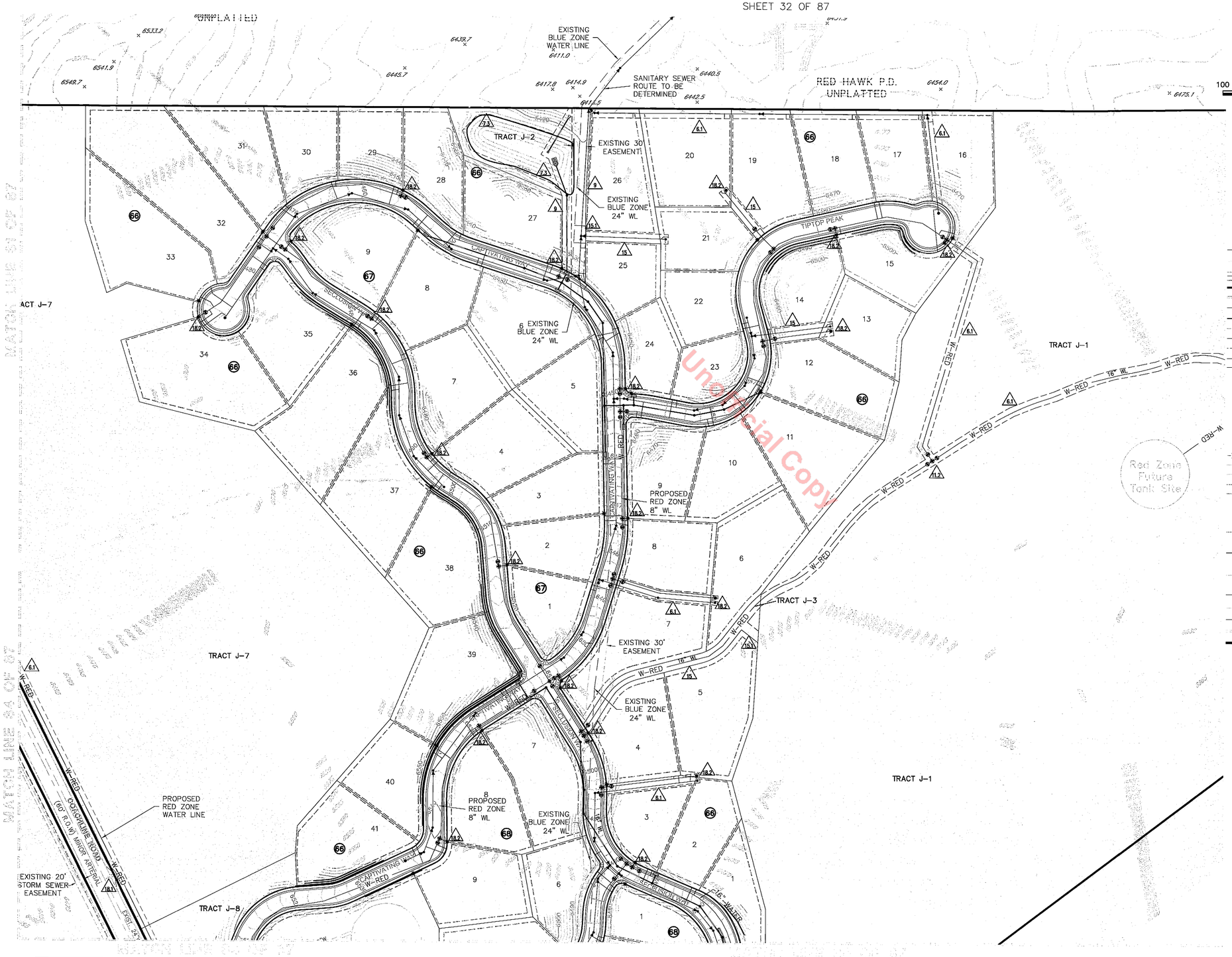
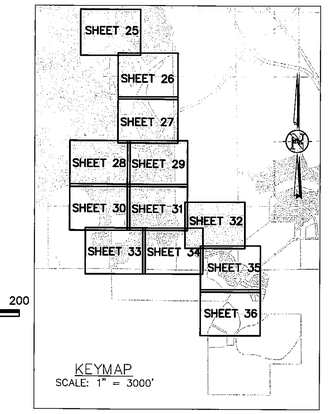
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 32 OF 87





100 50 0 100 200

SCALE: 1" = 100'

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2. ALL PROPOSED WATER AND SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE NOTED.
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- LINE OF SIGHT
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- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- EXISTING FENCE
- CATV — EXISTING CABLE TV
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
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- EXISTING STORM SEWER
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- PROPOSED INLETS
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- 1 — LOCAL TYPE I-50' R.O.W. 36' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
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- 3 — MINOR COLLECTOR-60' R.O.W. 38' ℄-℄ PER T.O.C.R. STANDARDS-SHEET 5
- 3.1 — ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 38' ℄-℄-SHEET 5
- 3.2 — ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' ℄-℄ W/ 4' MEDIAN
- 4 — MODIFIED LOCAL TYPE II-60' R.O.W. 32' ℄-℄-SHEET 5
- 5 — MODIFIED LOCAL TYPE II-50' R.O.W. 32' ℄-℄-SHEET 5
- 6.1 — UTILITY EASEMENT (20' WIDTH)
- 6.2 — UTILITY EASEMENT (30' WIDTH)
- 7.1 — DRAINAGE EASEMENT (25' WIDTH)
- 7.2 — DRAINAGE EASEMENT (30' WIDTH)
- 7.3 — DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- 8 — DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
- 9 — BLANKET UTILITY EASEMENT (AS DIMENSIONED)
- 10.1 — 0'-4' SINGLE RETAINING WALL
- 10.2 — 4'+ - 8' DOUBLE RETAINING WALLS
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- 11.1 — CONNECT TO EXISTING WATER STUB
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- 12 — CONNECT TO EXISTING SANITARY SEWER MAIN
- 13 — SIGHT EASEMENT
- 14 — TYPICAL CUL-DE-SAC SEE SHEET 2
- 15 — PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
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- 17.1 — 5' DETACHED CONCRETE WALK
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UTILITY PLAN AND PHASING PLAN
SHEET 32 OF 87

L:\3572_CH4_CO\Vlan\Parks\PPLAT SHEETS\25-36-Utility_Plan.dwg, SHEET 32, 4/ 29/ 2004 11:46:08 AM,
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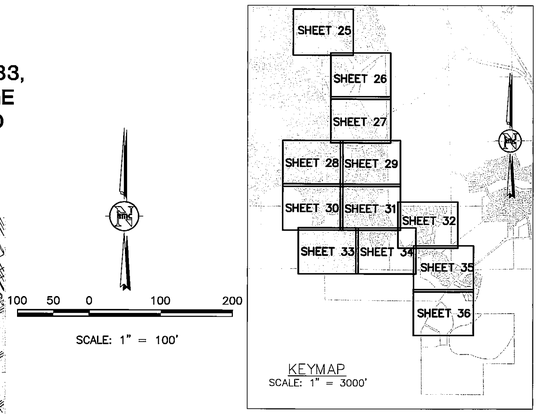
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 33 OF 87



100 50 0 100 200

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- (13) SIGHT EASEMENT
- (14) TYPICAL CUL-DE-SAC SEE SHEET 2
- (15) PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
- (15.1) PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)
- (16) FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOMR
- (17.1) 5' DETACHED CONCRETE WALK
- (17.2) 8' CONCRETE WALK/REGIONAL TRAIL
- (18.1) EXISTING FIRE HYDRANT
- (18.2) PROPOSED FIRE HYDRANT
- (19) IRRIGATION TAP W/ BACK FLOW PREVENTION

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CONTACT: BLAKE R. CALVERT, P.E.

JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 33 OF 87

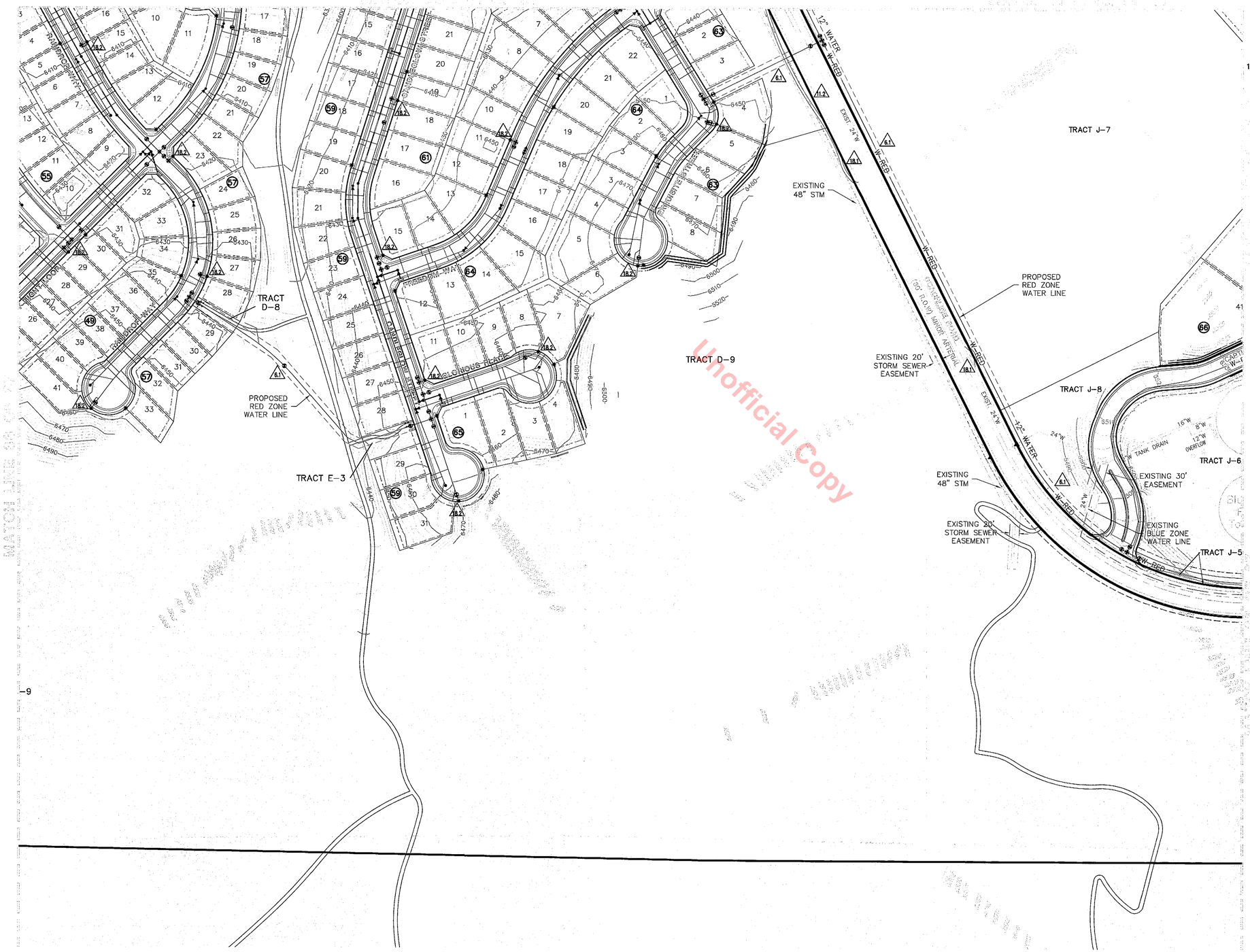
L:\3572_044_LDC\Civil\Plats\FINAL\FIELD\25-36 Utility_Phasing SHEET 33, 4/21/2006 11:49:52 AM, kwiki, HP DesignJet 5500PS, Norris Dullea, Inc.

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 34 OF 87



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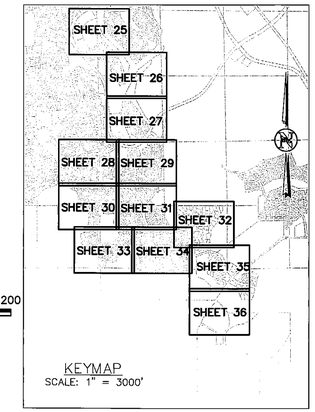
SCALE: 1" = 100'



KEYMAP
SCALE: 1" = 3000'

GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. ALL PROPOSED WATER AND SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED UTILITIES ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.
5. ONLY PRELIMINARY STORM PIPE SIZES 48" AND LARGER ARE LABELED. ALL SMALLER STORM PIPES WILL BE CALCULATED AND SHOWN ON CONSTRUCTION PLANS.

LEGEND

- 6200 — EXISTING CONTOURS
- 6210 — PROPOSED CONTOURS
- BOUNDARY LINE
- 100 YR FLOOD PLAIN
- RIGHT OF WAY LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- © CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- ® KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- X — EXISTING FENCE
- CATV — EXISTING CABLE TV
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- PROPOSED WATER LINE W/ FIRE HYDRANT
- EXISTING WL/GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION W/ RIP RAP
- 1 LOCAL TYPE I–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 2 LOCAL TYPE II–50' R.O.W. 36' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 3 MINOR COLLECTOR–60' R.O.W. 38' ℄–℄ PER T.O.C.R. STANDARDS–SHEET 5
- 3.1 ENTRY STREET–(COLLECTOR) MIN 52' R.O.W. 38' ℄–℄–SHEET 5
- 3.2 ENTRY STREET–(ARTERIAL) MIN 66' R.O.W. 52' ℄–℄ W/ 4' MEDIAN
- 4 MODIFIED LOCAL TYPE II–60' R.O.W. 32' ℄–℄–SHEET 5
- 5 MODIFIED LOCAL TYPE II–50' R.O.W. 32' ℄–℄–SHEET 5
- 6.1 UTILITY EASEMENT (20' WIDTH)
- 6.2 UTILITY EASEMENT (30' WIDTH)
- 7.1 DRAINAGE EASEMENT (25' WIDTH)
- 7.2 DRAINAGE EASEMENT (30' WIDTH)
- 7.3 DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
- 8 DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
- 9 BLANKET UTILITY EASEMENT (AS DIMENSIONED)
- 10.1 0'–4' SINGLE RETAINING WALL
- 10.2 4'+ – 8' DOUBLE RETAINING WALLS
- 10.3 8'+ TRIPLE RETAINING WALLS
- 11.1 CONNECT TO EXISTING WATER STUB
- 11.2 CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
- 12 CONNECT TO EXISTING SANITARY SEWER MAIN
- 13 SIGHT EASEMENT
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- 15 PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'–30' WIDTH)
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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 34 OF 87

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THE MEADOWS FILING 16

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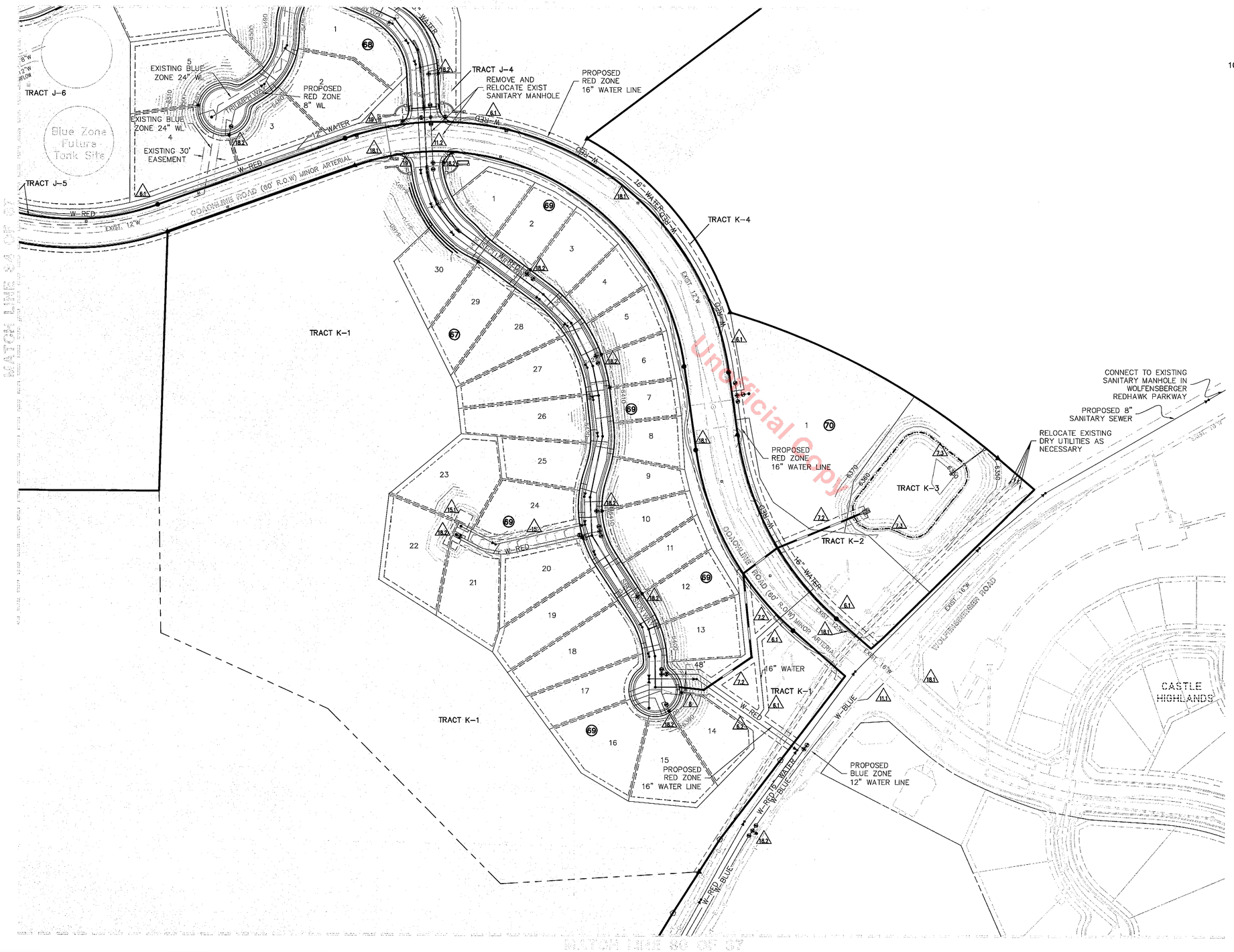
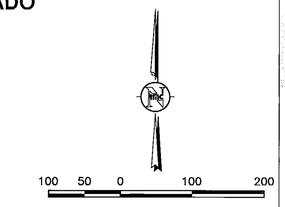
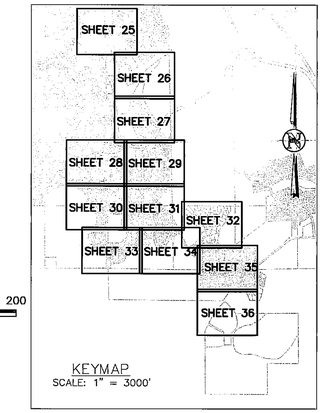
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 35 OF 87







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- 6210 — PROPOSED CONTOURS
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- 100 YR FLOOD PLAIN
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- LOT LINE
- BUILDING ENVELOPE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- (5) BLOCK NUMBER
- (C) CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
- (R) KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
- X — EXISTING FENCE
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- E — EXISTING ELECTRIC
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- 3 MINOR COLLECTOR-60' R.O.W. 38' E-E PER T.O.C.R. STANDARDS-SHEET 5
- 3.1 ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 38' E-E-SHEET 5
- 3.2 ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' E-E W/ 4' MEDIAN
- 4 MODIFIED LOCAL TYPE II-60' R.O.W. 32' E-E-SHEET 5
- 5 MODIFIED LOCAL TYPE II-50' R.O.W. 32' E-E-SHEET 5
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JOB NUMBER: JOB # 3572.044.00

MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 35 OF 87

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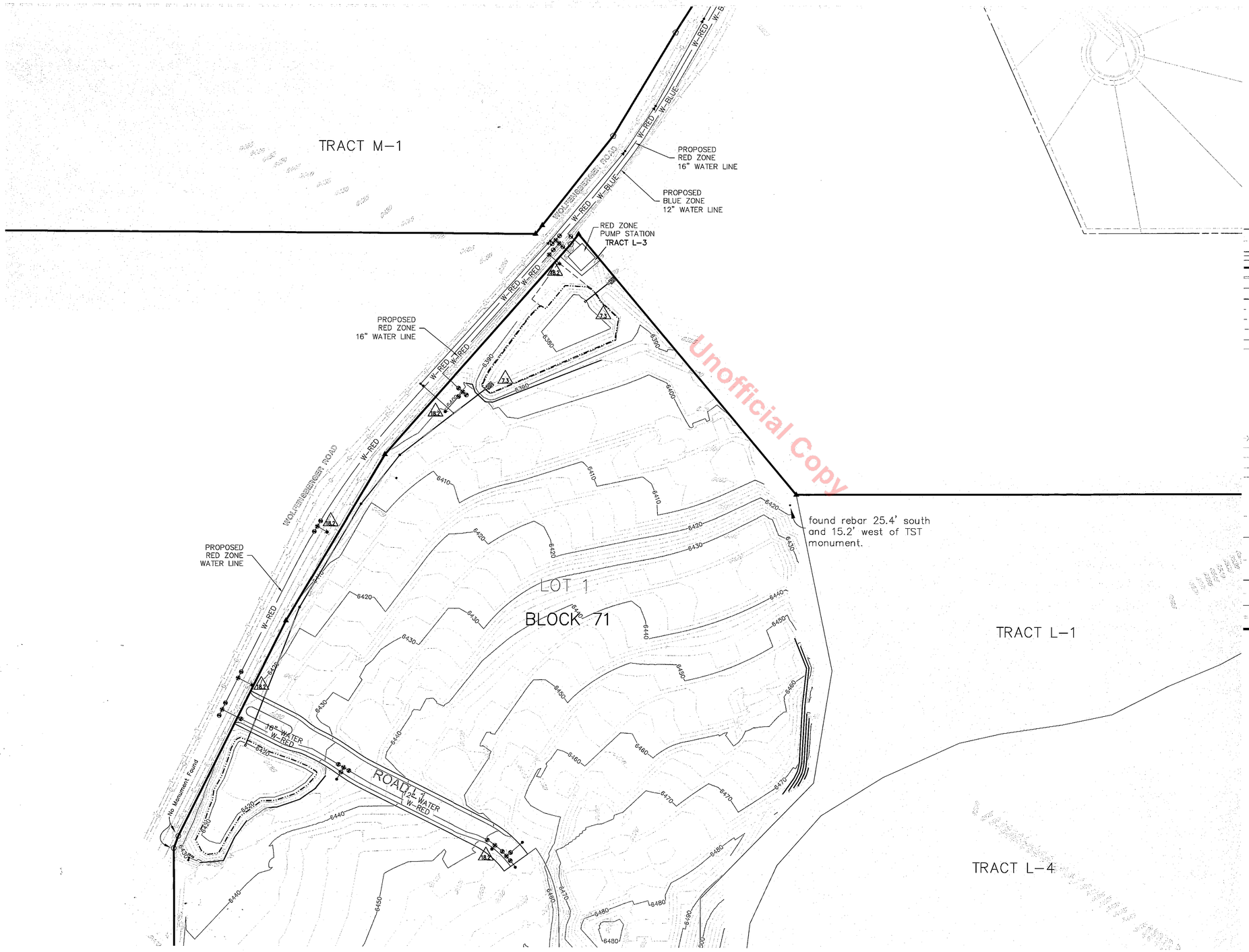
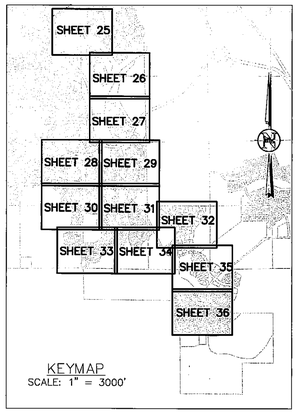
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 36 OF 87





GENERAL NOTES:

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
UTILITY PLAN AND PHASING PLAN
SHEET 36 OF 87

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THE MEADOWS FILING 16

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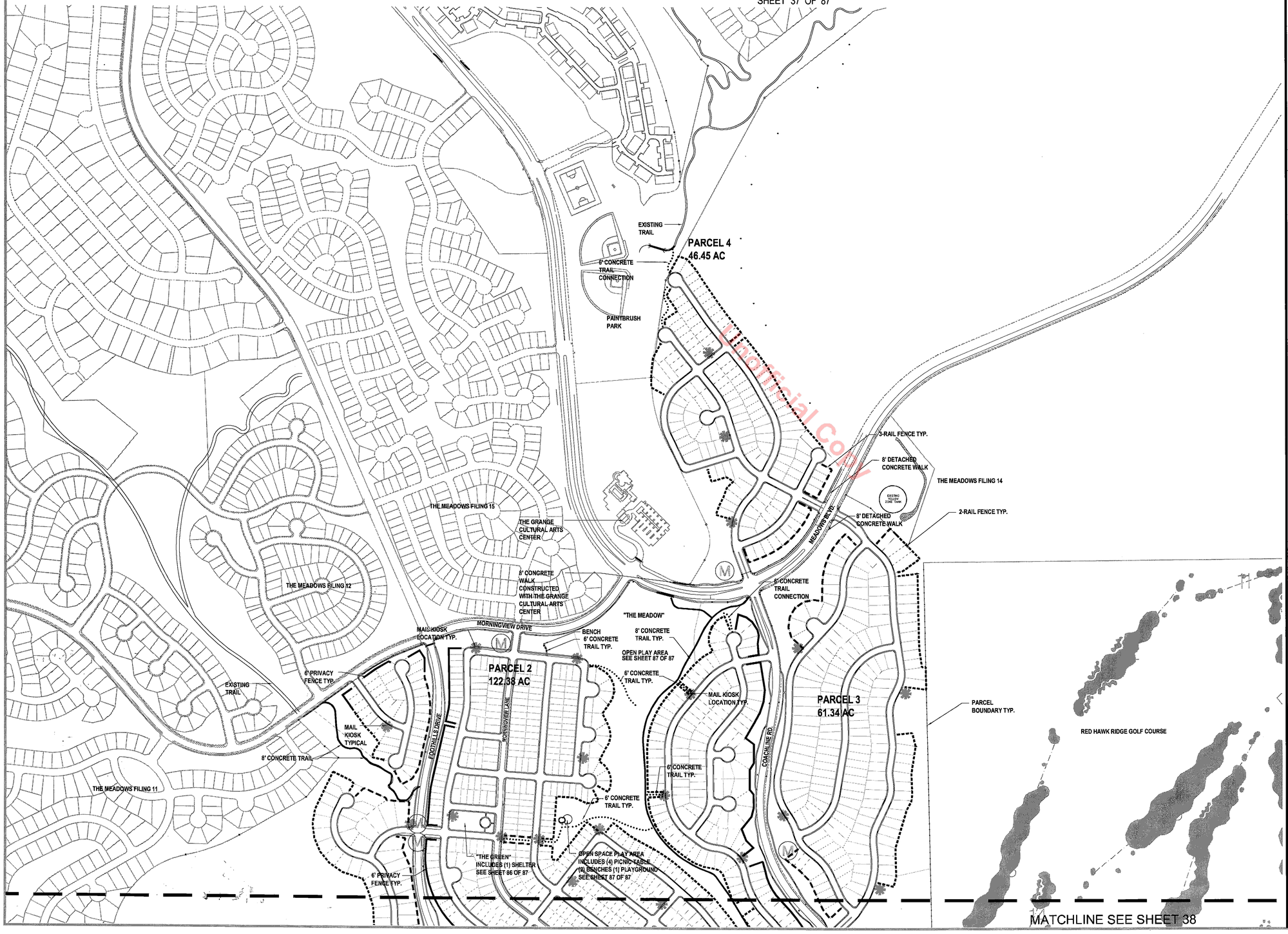
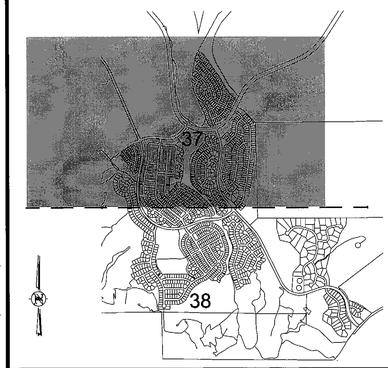
PRELIMINARY PLAT AND FINAL PD SITE PLAN



KEYMAP



LEGEND

- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Mail Kiosk Locations
- 8' Concrete Trail
- 6' Concrete Trail
- Proposed 4th Amendment PD Trail (Modified Route)
- Existing 8' Concrete Trail
- (M) IRRIGATION METER AND TAP LOCATIONS

FENCE NOTES:
1. ALL FENCING NOT SHOWN ON THESE PLANS ARE SUBJECT TO COMPLIANCE WITH THE MEADOWS NEIGHBORHOOD COMPANY ARCHITECTURAL GUIDELINES.
2. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
3. ALL TRANSITIONS FROM OPEN RAIL FENCE TO PRIVACY FENCE SHALL BE GRADUAL AND AT LEAST 8 FEET IN LENGTH.
4. FENCES SHALL BE OF WESTERN RED CEDAR NO. 2, DRY ROUGH SAWN 4 SIDES WITH OLYMPIC WEATHER SCREEN SEMITRANSPARENT STAIN #716 NATURAL TONE CEDAR.
5. FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
6. REFER TO THE APPROVED ARCHITECTURAL GUIDELINES FOR MORE INFORMATION REGARDING FENCE CONSTRUCTION.
7. SEE SHEET 46 OF 87 FOR FENCE DETAILS.

GENERAL NOTES:
1. ALL WALKS ARE 5' CONCRETE UNLESS OTHERWISE NOTED ON PLAN.
2. SEE SHEET 86 OF 87 FOR PARK DETAILS.

300 150 0 300 600

SCALE: 1" = 300'

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REGISTERED LANDSCAPE ARCHITECT:
SEAN MALONE #322

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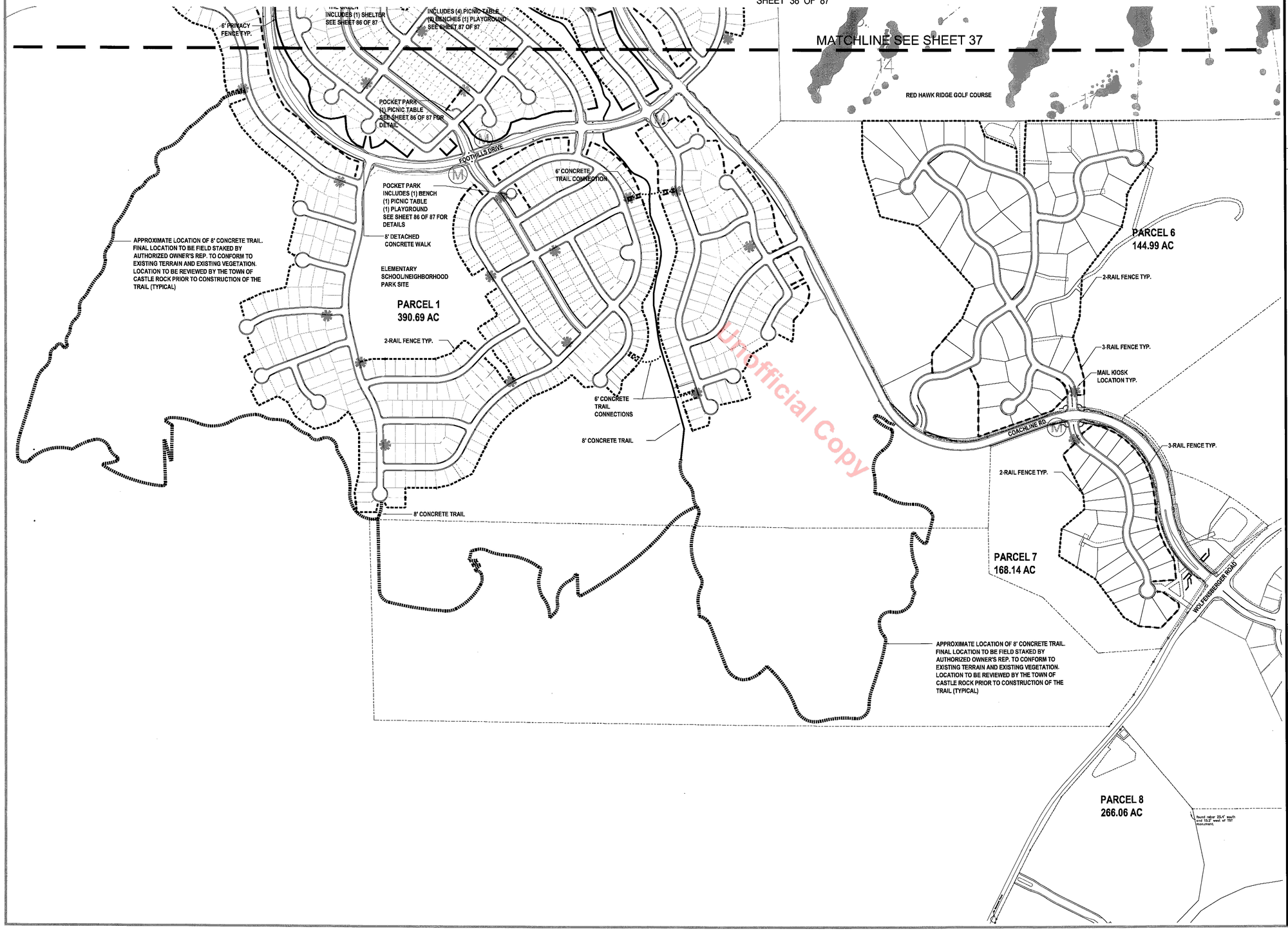
LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
FENCING/TRAILS/MAIL KIOSK PLAN
SHEET 37 OF 87

THE MEADOWS FILING 16

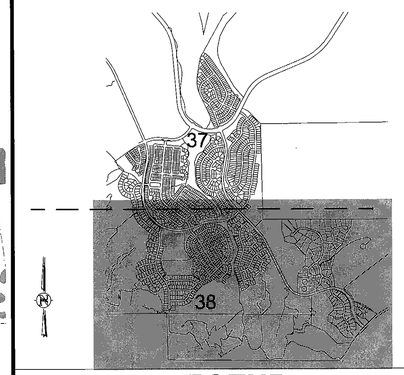
A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 38 OF 87



KEYMAP



LEGEND

- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Mail Kiosk Locations
- 8' Concrete Trail
- 6' Concrete Trail
- Proposed 4th Amendment PD Trail (Modified Route)
- Existing 8' Concrete Trail
- (M) IRRIGATION METER AND TAP LOCATIONS

FENCE NOTES:
1. ALL FENCING NOT SHOWN ON THESE PLANS ARE SUBJECT TO COMPLIANCE WITH THE MEADOWS NEIGHBORHOOD COMPANY ARCHITECTURAL GUIDELINES.
2. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
3. ALL TRANSITIONS FROM OPEN RAIL FENCE TO PRIVACY FENCE SHALL BE GRADUAL AND AT LEAST 8 FEET IN LENGTH.
4. FENCES SHALL BE OF WESTERN RED CEDAR NO. 2, DRY ROUGH SAWN 4 SIDES WITH OLYMPIC WEATHER SCREEN SEMITRANSPARENT STAIN #716 NATURAL TONE CEDAR.
5. FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
6. REFER TO THE APPROVED ARCHITECTURAL GUIDELINES FOR MORE INFORMATION REGARDING FENCE CONSTRUCTION.
7. SEE SHEET 46 OF 87 FOR FENCE DETAILS.

GENERAL NOTES:
1. ALL WALKS ARE 5' CONCRETE UNLESS OTHERWISE NOTED ON PLAN.
2. SEE SHEET 86 OF 87 FOR PARK DETAILS.

300 150 0 300 600

SCALE: 1" = 300'

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
FENCING/TRAILS/MAIL KIOSK PLAN
SHEET 38 OF 87

THE MEADOWS FILING 16

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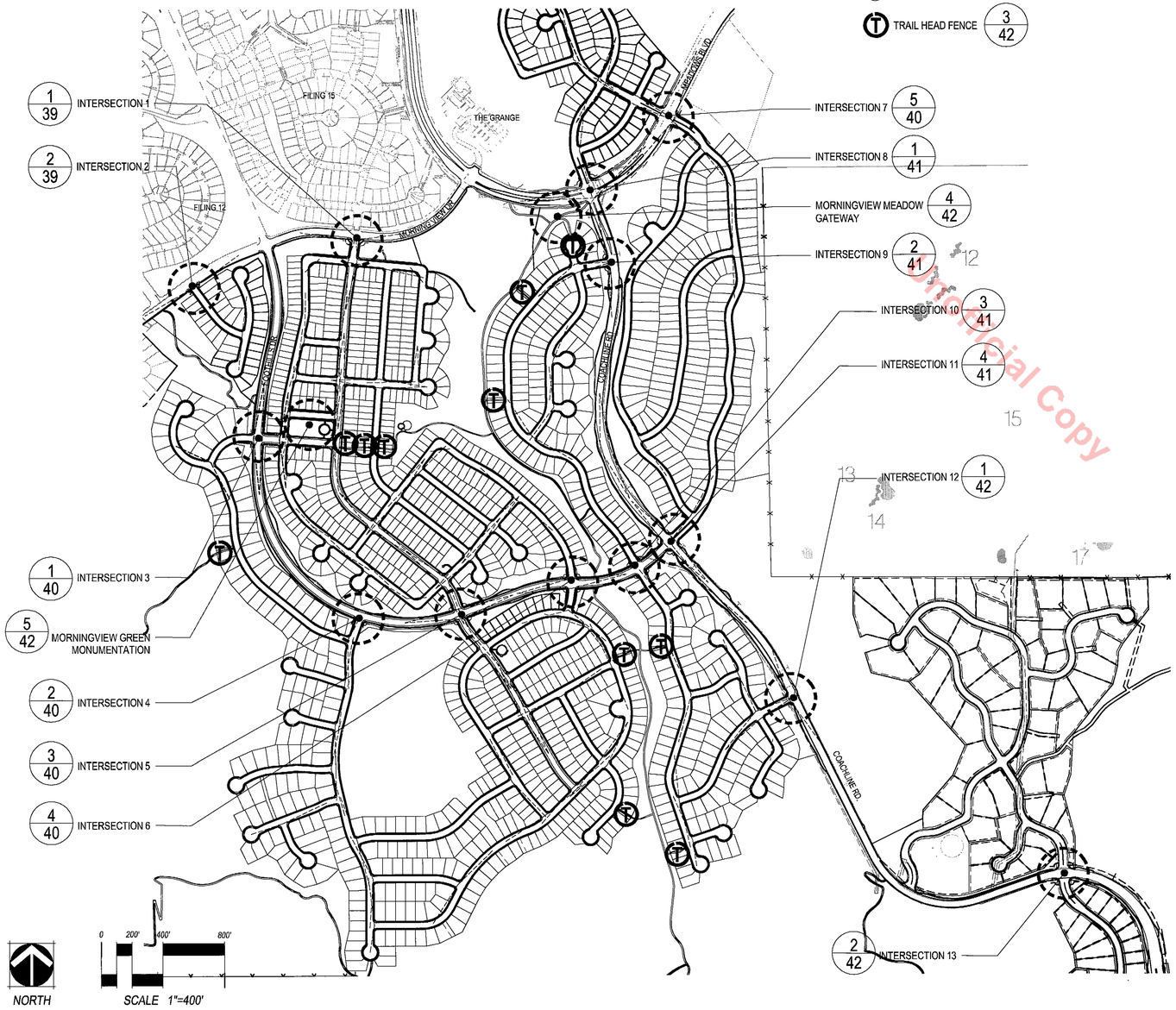
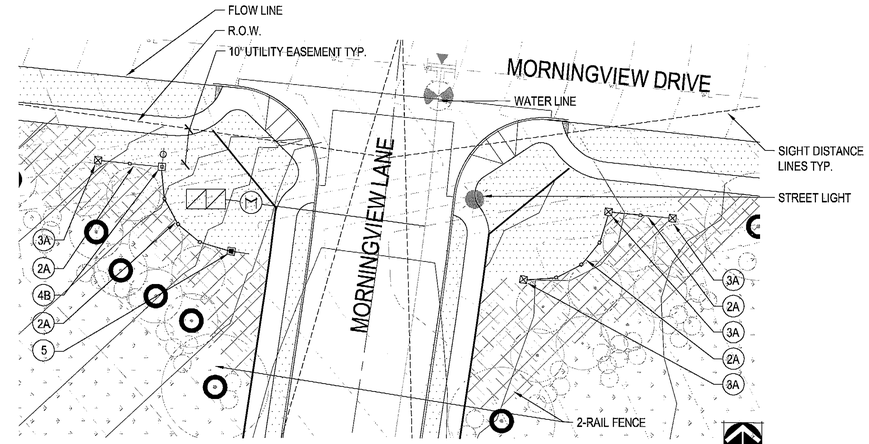
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 39 OF 87

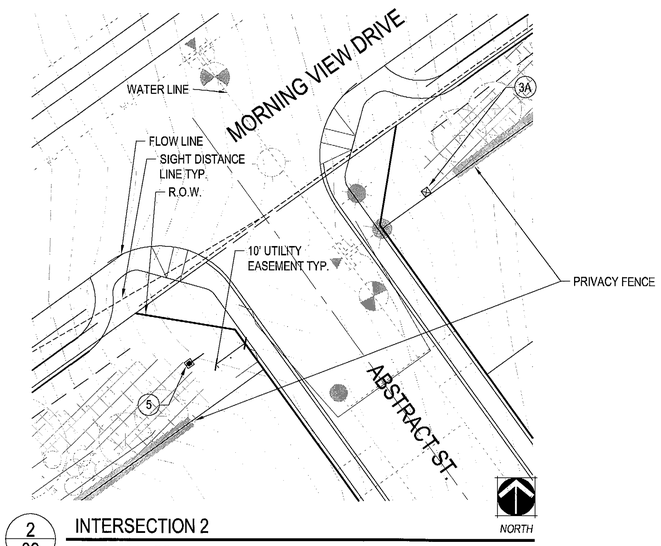
LEGEND

- INTERSECTION/AREA DETAIL
- (5) ENTRY FEATURE DETAIL SEE SHEETS 43 & 44
- (T) TRAIL HEAD FENCE (3/42)





1/39 INTERSECTION 1
Scale: 1"= 20'



2/39 INTERSECTION 2
Scale: 1"= 20'

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
ENTRY FEATURES PLAN
SHEET 39 OF 87

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THE MEADOWS FILING 16

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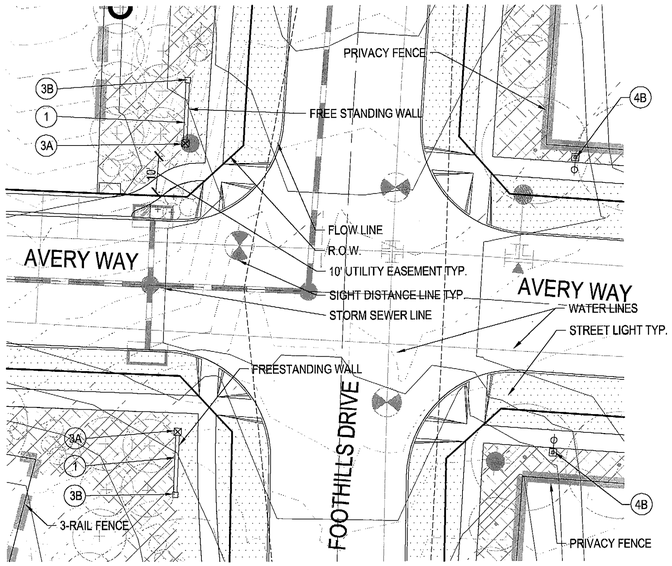
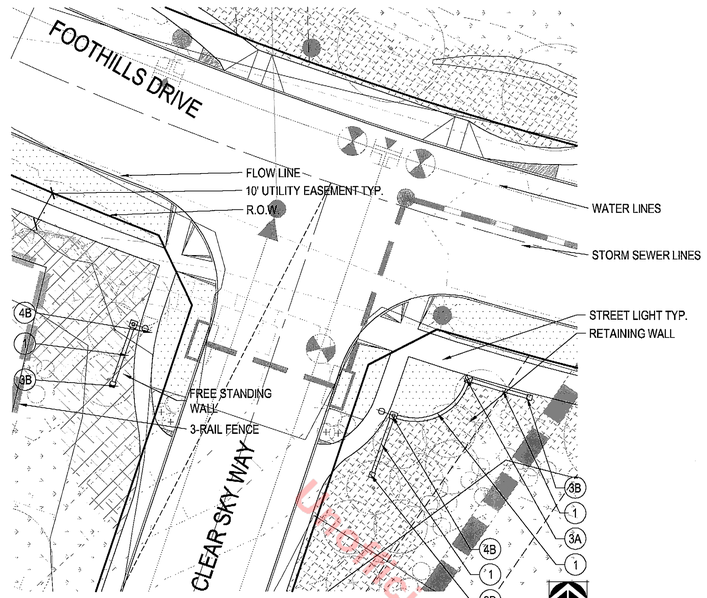
PRELIMINARY PLAT AND FINAL PD SITE PLAN



1/40 INTERSECTION 3
Scale: 1"= 20'



2/40 INTERSECTION 4
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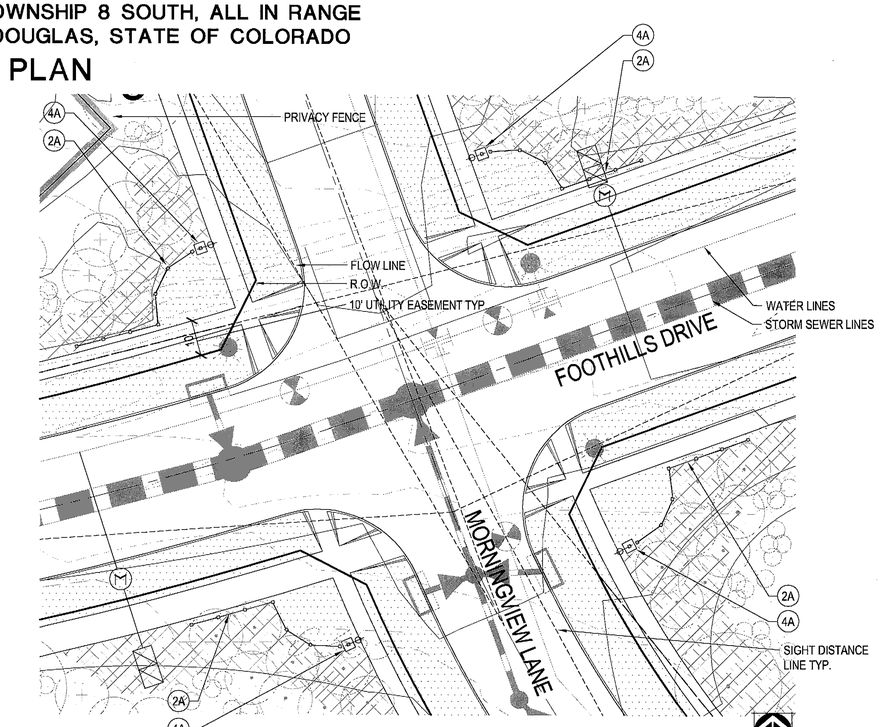
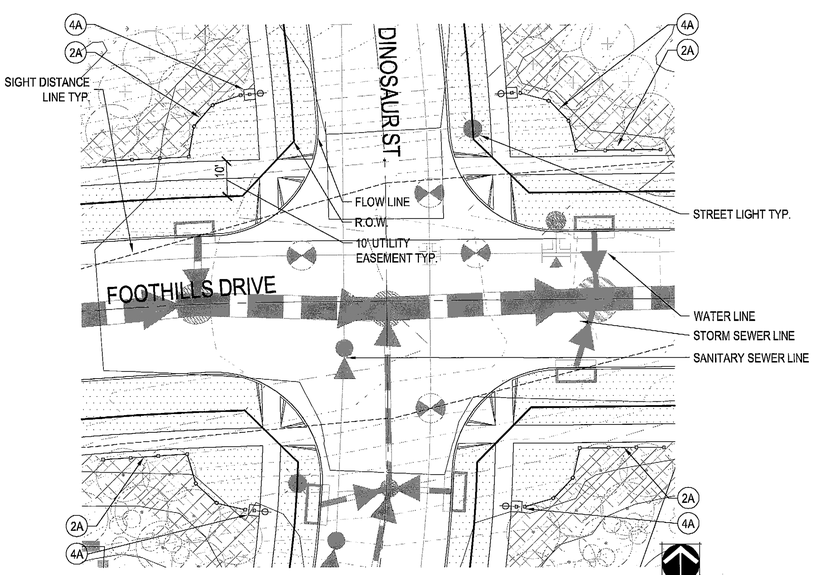
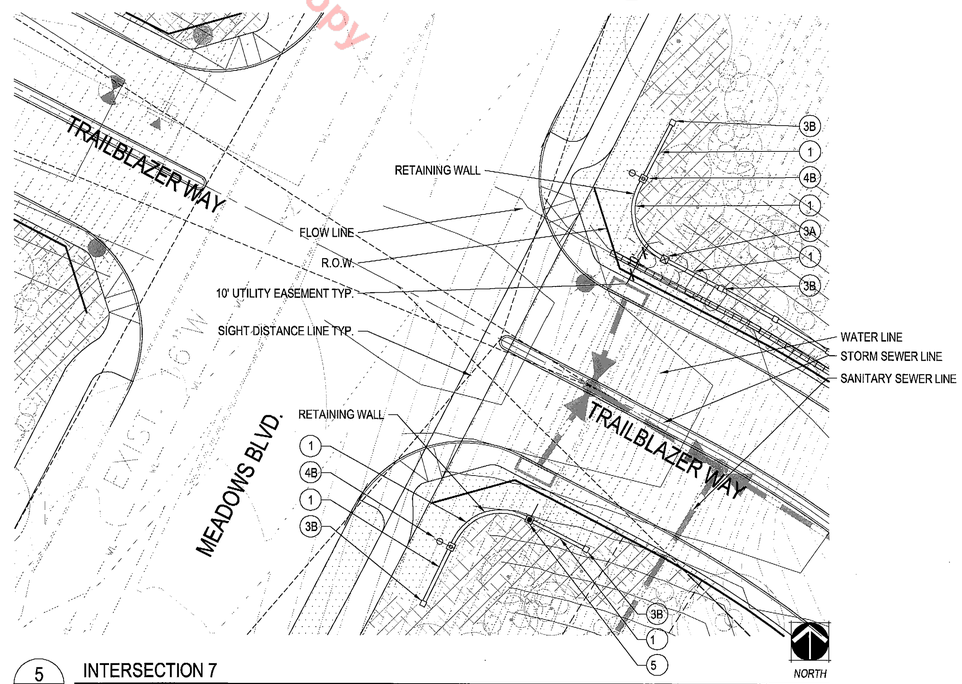


3/40 INTERSECTION 5
Scale: 1"= 20'



4/40 INTERSECTION 6
Scale: 1"= 20'



5/40 INTERSECTION 7
Scale: 1"= 20'

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
ENTRY FEATURES PLAN
SHEET 40 OF 87

THE MEADOWS FILING 16

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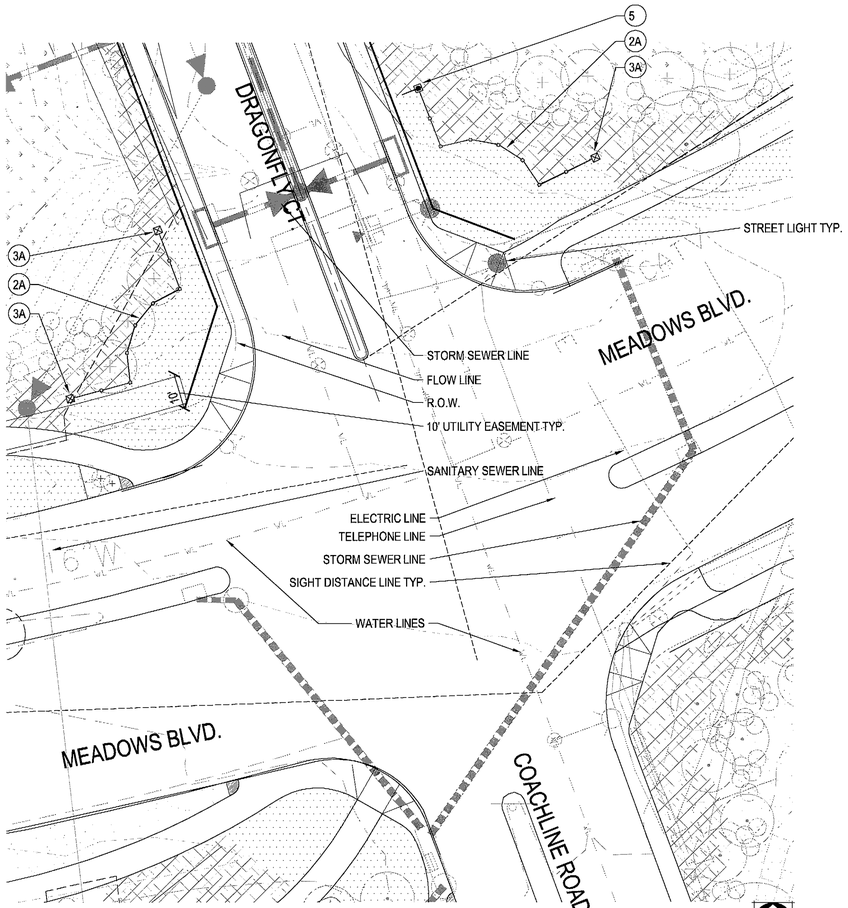
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 41 OF 87



1/41 INTERSECTION 8
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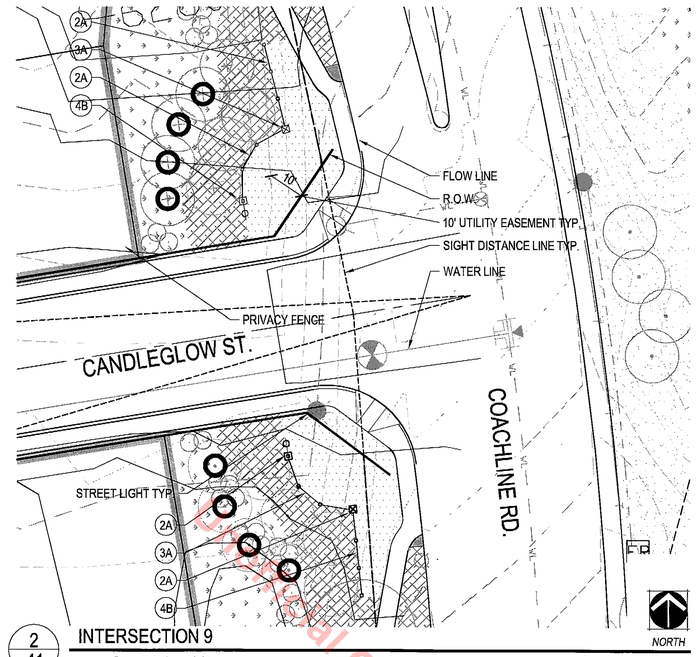
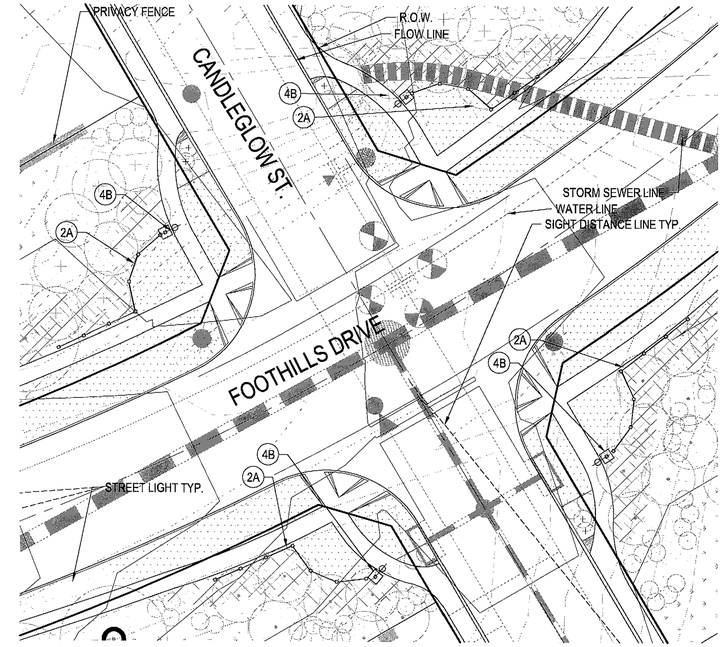
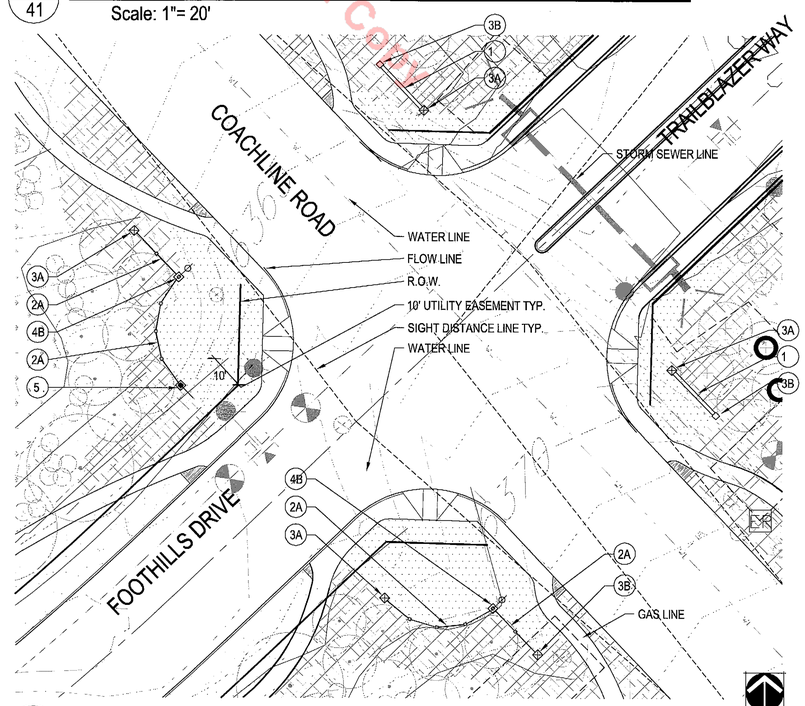


2/41 INTERSECTION 9
Scale: 1"= 20'



3/41 INTERSECTION 10
Scale: 1"= 20'



4/41 INTERSECTION 11
Scale: 1"= 20'

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
ENTRY FEATURES PLAN
SHEET 41 OF 87

THE MEADOWS FILING 16

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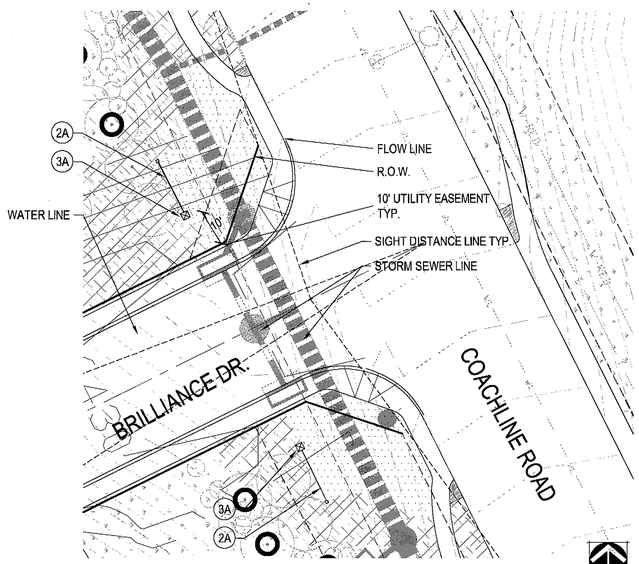
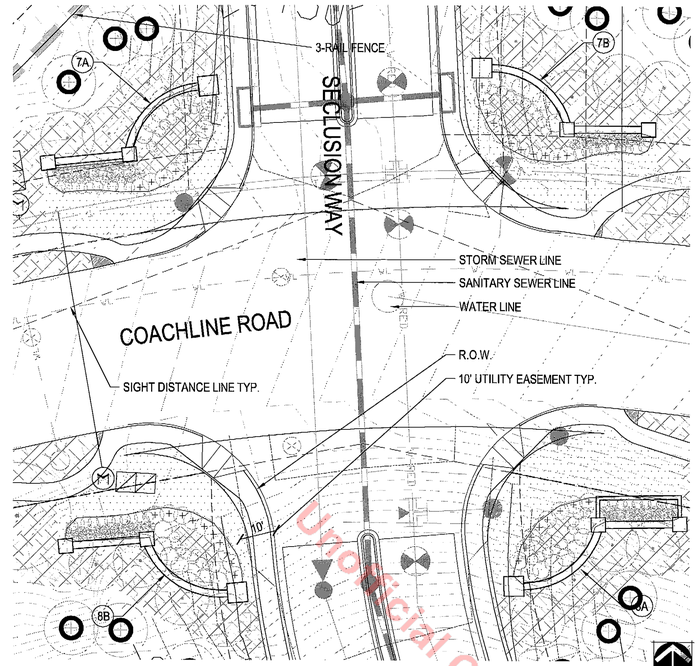
PRELIMINARY PLAT AND FINAL PD SITE PLAN

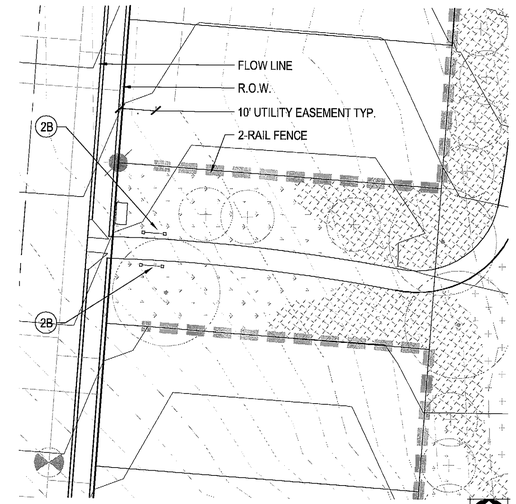


1/42 INTERSECTION 12
Scale: 1"= 20'

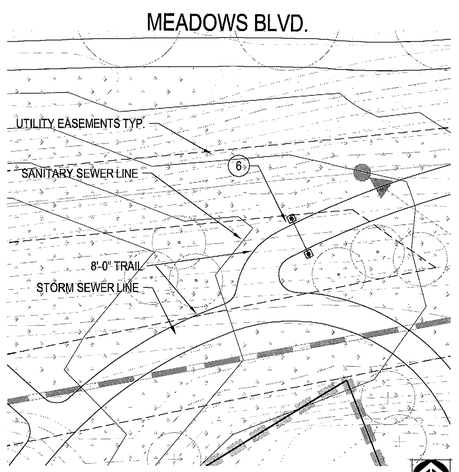


2/42 INTERSECTION 13
Scale: 1"= 20'

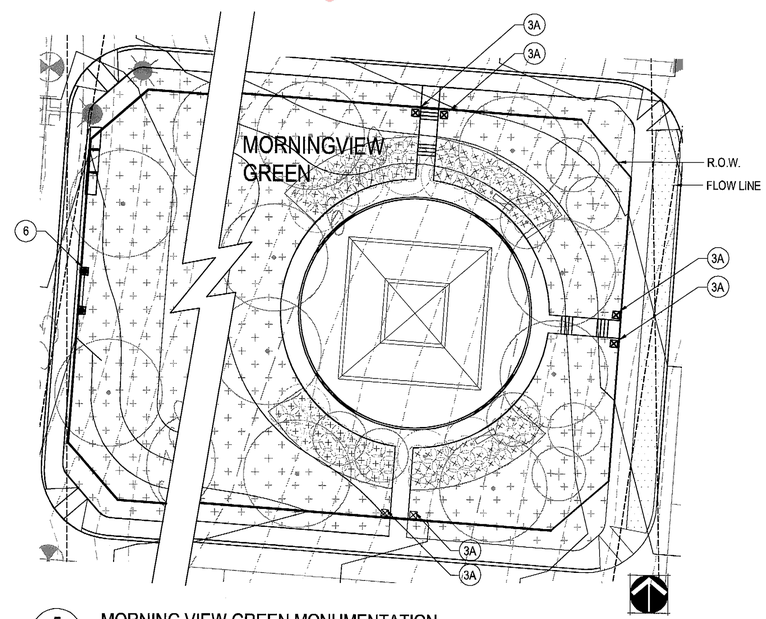
Unofficial Copy



3/42 TRAIL HEAD FENCE HORIZONTAL LAYOUT
Scale: 1"= 20'



4/42 MORNINGVIEW MEADOW GATEWAY
Scale: 1"= 20'



5/42 MORNING VIEW GREEN MONUMENTATION
Scale: 1"= 20'

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
ENTRY FEATURES PLAN
SHEET 42 OF 87

THE MEADOWS FILING 16

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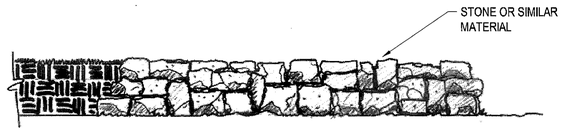
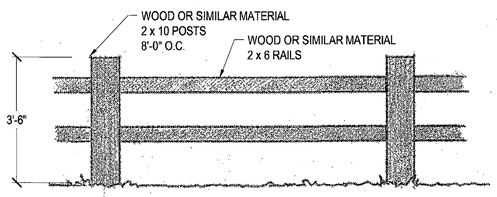
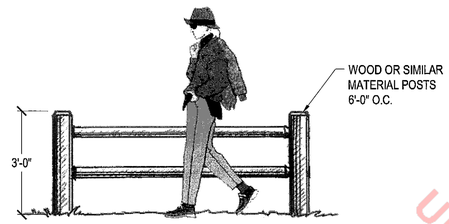
PRELIMINARY PLAT AND FINAL PD SITE PLAN



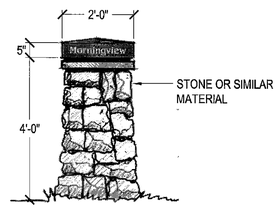
1/43 STONE OR SIMILAR MATERIAL WALLS 1'-0" TO 2'-0" HIGH
Scale: 1/2"= 1'-0"



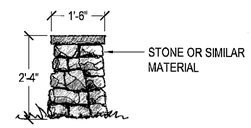
2A/43 STANDARD POST & RAIL FENCE
Scale: 1/2"= 1'-0"



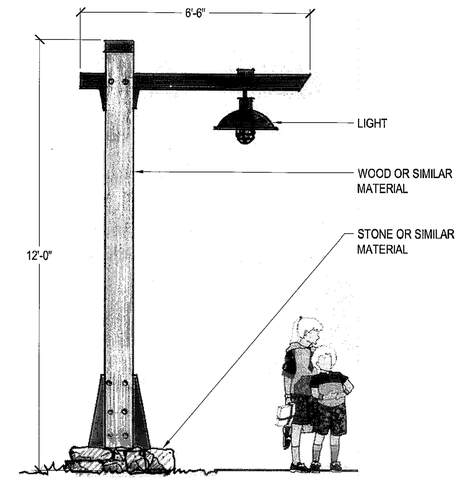
2B/43 STANDARD ROUND POST & RAIL WOOD OR SIMILAR MATERIAL FENCE SECTION
Scale: 1/2"= 1'-0"



3A/43 SIGN CAP BOLLARD
Scale: 1/2"= 1'-0"



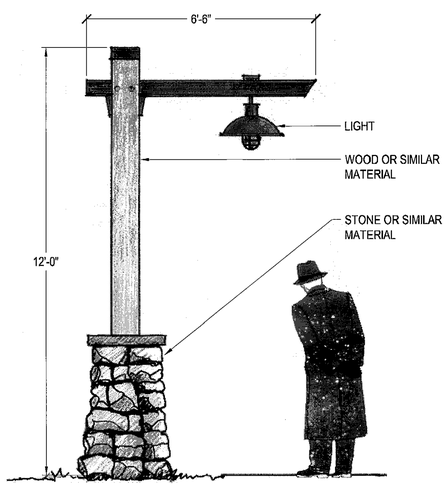
3B/43 SMALL STONE COLUMN
Scale: 1/2"= 1'-0"



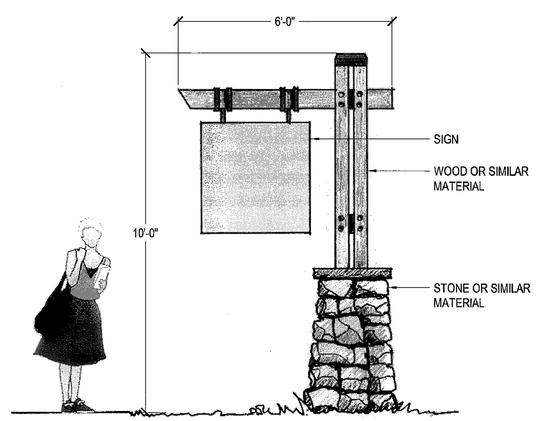
4A/43 PEDESTRIAN LIGHT
Scale: 1/2"= 1'-0"

NOTE:
HEIGHT OF LIGHT AND SHIELDING FIXTURE TO BE DETERMINED.

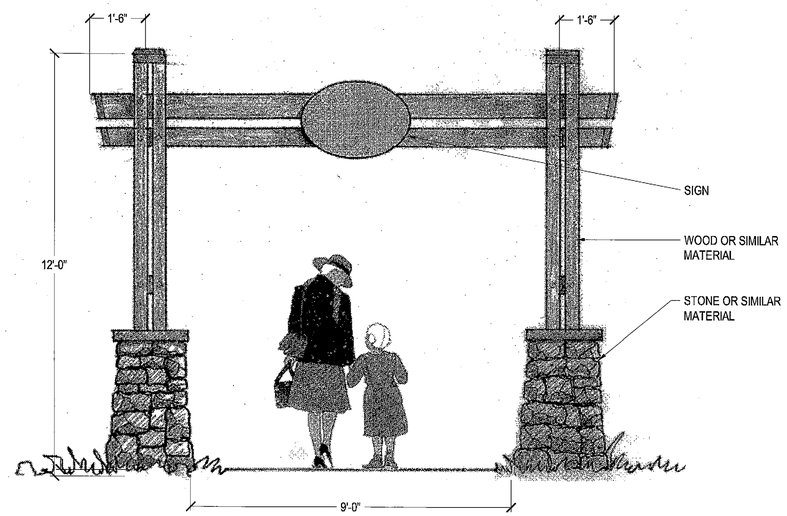
Unofficial Copy



4B/43 PEDESTRIAN LIGHT
Scale: 1/2"= 1'-0"



5/43 NEIGHBORHOOD SIGN
Scale: 1/2"= 1'-0"



6/43 PEDESTRIAN GATEWAY
Scale: 1/2"= 1'-0"

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
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ENTRY FEATURES DETAILS PLAN
SHEET 43 OF 87

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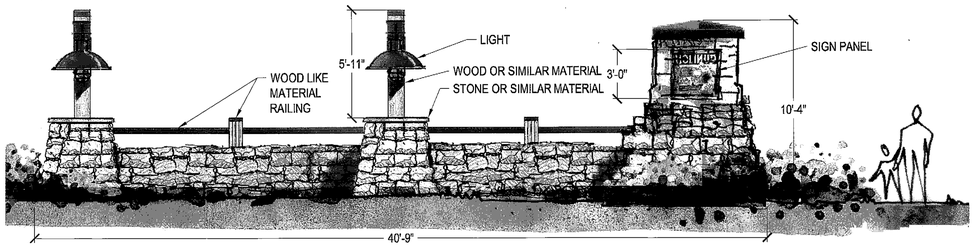
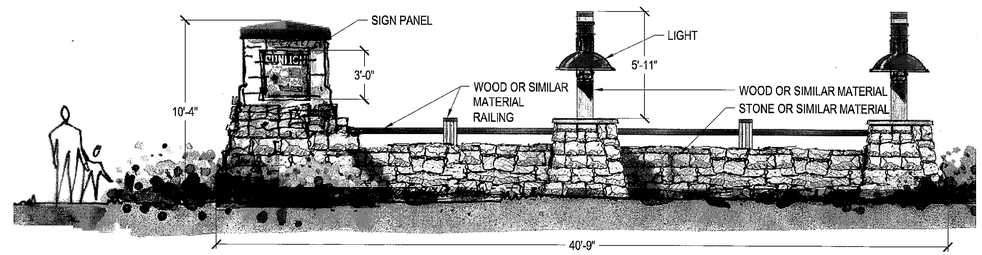
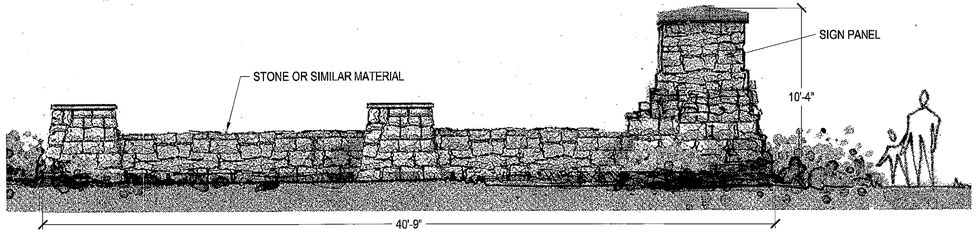
PRELIMINARY PLAT AND FINAL PD SITE PLAN



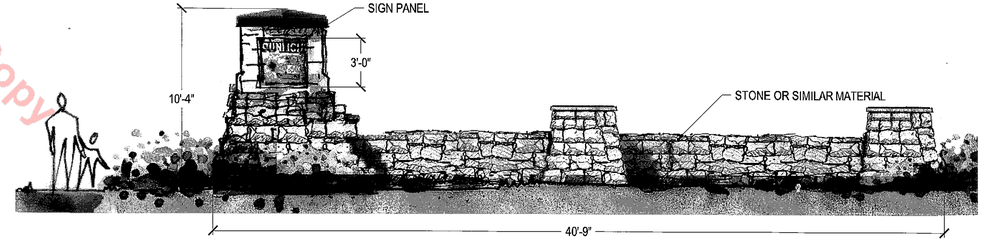
7A / 44 PARCEL 6 MONUMENTATION
Scale: 1/4"= 1'-0"



7B / 44 PARCEL 6 MONUMENTATION
Scale: 1/4"= 1'-0"



8A / 44 PARCEL 7 MONUMENTATION
Scale: 1/4"= 1'-0"



8B / 44 PARCEL 7 MONUMENTATION
Scale: 1/4"= 1'-0"

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
ENTRY FEATURES DETAILS PLAN
SHEET 44 OF 87

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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

PLANT PALETTE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
X	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	2 1/2" CAL. B&B
X	APA	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CAL. B&B
X	GSL	GREEN SPIRE LINDEN	TILIA CORDATA 'GREEN SPIRE'	2 1/2" CAL. B&B
X	HB *	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
X	PC	PLAINS COTTONWOOD	POPULUS SARGENTII	2 1/2" CAL. B&B
X	SA *	SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2 1/2" CAL. B&B
X	SKH *	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2 1/2" CAL. B&B
X	NRO	NORTHERN RED OAK	QUERCAS RUBRA	2 1/2" CAL. B&B
X	KC *	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B
X	BO *	BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B
X	CAT *	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B
EVERGREEN TREES				
X	AP *	AUSTRIAN PINE	PINUS NIGRA	6-8' HT. (ALL)
X	BS	COLORADO BLUE SPRUCE	PICEA PUNGENS	6-8' HT. (ALL)
X	PP *	PONDEROSA PINE	PINUS PONDEROSA	6-8' HT. (ALL)
X	PP *	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	6-8' HT. (ALL)
X	PNP *	PINYON PINE	PINUS EDULIS	6-8' HT. (ALL)
DECIDUOUS ORNAMENTAL TREES				
X	BWC *	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL., B&B
X	CRC *	CANADA RED CHOKECHERRY	P. VIRGINIANA MELANCARPA 'SHUBERT'	2" CAL., B&B
X	RC *	RADIANT CRAB	MALUS 'RADIANT'	2" CAL., B&B
X	SSC *	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL., B&B
X	TCH *	THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI INERMIS	2" CAL., B&B
X	OM *	OAKLEAF MOUNTAIN ASH	SORBUS THURINGIACA	2" CAL., B&B
X	DH *	DOWNY HAWTHORN	CRATAEGUS MOLLIS	2" CAL., B&B
X	GO *	GAMBEL OAK	QUERCUS GAMBELII	6' HEIGHT, B&B
X	JTL *	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL., B&B
X	RMM *	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	2" CAL., B&B
DECIDUOUS SHRUBS				
38	AC *	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.
14	BMS *	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.
0	CB *	COMMON BOXELDER	ACER NEGUNDO	5 GAL. CONT.
0	CC *	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. CONT.
1	CP	CISTENA PLUM	PRUNUS X CISTENA	5 GAL. CONT.
377	DR *	DWARF BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS 'DW. BLUE'	5 GAL. CONT.
42	LM *	LITTLE LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS INTRICATUS	5 GAL. CONT.
14	MM *	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. CONT.
0	PB *	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	5 GAL. CONT.
0	PL *	PURPLE LILAC	SYRINGA VULGARIS	5 GAL. CONT.
206	RS *	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. CONT.
0	SC *	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL. CONT.
0	VS *	VAN HOUTTE SPIREA	SPIRAEA X VANHOUTTEI	5 GAL. CONT.
EVERGREEN SHRUBS				
21	DM *	DWARF MUGO PINE	PINUS MUGO VAR. PUMILO	5 GAL. CONT.
120	BDJ *	BLUEBERRY DELIGHT JUNIPER	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	5 GAL. CONT.
18	SM *	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	5 GAL. CONT.
GRASSES				
36	BBS *	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL. CONT.
29	MHG *	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL. CONT.

NOTE: * DENOTES DROUGHT TOLERANT PLANT MATERIAL

SEED TYPES

IRRIGATED CANADA BLUE FINE FESCUE TURF MIX OR EQUIVALENT

IRRIGATED BLUEGRASS TURF

IRRIGATED TALL GRASS SEED MIX

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PASTURA	2.0 LBS.
BIG BLUESTEM	ANDROPOGON GERARDI	KAW	2.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	1.0 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN OR EL RENO	2.0 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	ARRIBA	5.0 LBS.
INDIAN GRASS	SORGHASTRUM NUTANS	CHEYENNE	2.0 LBS.
PUBESCENT WHEATGRASS	AGROPYRON TRICHOPHORUM	LUNA	2.0 LBS.
PRAIRIE SANDWEED	CALAMOVILFA LONGIFOLIA	GOSHEN	.5 LBS.

APPLY AT A RATE OF 16.5 PLS LBS. PER ACRE

NON-IRRIGATED TALL GRASS SEED MIX

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PASTURA	2.0 LBS.
BIG BLUESTEM	ANDROPOGON GERARDI	KAW	2.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	1.0 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN OR EL RENO	2.0 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	ARRIBA	5.0 LBS.
INDIAN GRASS	SORGHASTRUM NUTANS	CHEYENNE	2.0 LBS.
PUBESCENT WHEATGRASS	AGROPYRON TRICHOPHORUM	LUNA	2.0 LBS.
PRAIRIE SANDWEED	CALAMOVILFA LONGIFOLIA	GOSHEN	.5 LBS.

APPLY AT A RATE OF 16.5 PLS LBS. PER ACRE

WILDFLOWER SEED MIXTURE

COMMON NAME	
CORNFLOWER	PERENNIAL GAILLARDIA
AFRICAN DAISY	ANNUAL GAILLARDIA
BLACKEYED SUSAN	EVENING PRIMROSE
BABY'S BREATH	SWEET WILLIAM
BLUE FLAX	SHASTA DAISY
SWEET ALYSSUM	CORN POPPY
CALIFORNIA POPPY	CATHCFLE
WALLFLOWER	ROCKY MT. PENSTEMON
PURPLE CONEFLOWER	SPURRED SNAPDRAGON

AS SUPPLIED BY APPLEWOOD SEED COMPANY AND ARKANSAS VALLEY SEEDS UNDER THE NAME OF ROCKY MOUTAIN WILDFLOWER MIX

BROADCAST SEED AT 5 LBS PLS MIX PER ACRE.

RIPARIAN SEED MIXTURE

COMMON NAME	BOTANICAL NAME	PLS/LB
WESTERN WHEATGRASS	AGROPYRON SMITHII	2.0 LBS.
REDTOP	AGROSTIS ALBA	.5 LBS.
MEADOW FOXTAIL	ALOPECURUS PRATENSIS	2.0 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1.0 LBS.
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	2.0 LBS.
BLUEJOINT REEDGRASS	CALAMAGROSTIS CANADENSIS	.50 LBS.
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	.50 LBS.

APPLY AT A RATE OF 8.5 PLS PER ACRE

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IRRIGATION SYSTEM NOTES

1. THE IRRIGATION INFORMATION SHOWN IN THESE PLANS IS CONCEPTUAL.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE IRRIGATION DURING LARGE IRRIGATOR HOURS BETWEEN 11 PM AND 4 AM EVERY THIRD DAY, USING THE CIRCLE, DIAMOND, AND SQUARE SYSTEM.
3. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
4. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE AND STATIC PRESSURE AVAILABLE, SHOWN ON DRAWING.
5. ALL AREAS LESS THAN 10' WILL BE IRRIGATED WITH SUB-SURFACE IRRIGATION WHICH MAY INCLUDE NETAFIM OR DRIP IRRIGATION.

IRRIGATION DESIGN APPROACH

TURF AREAS

SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.

LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.

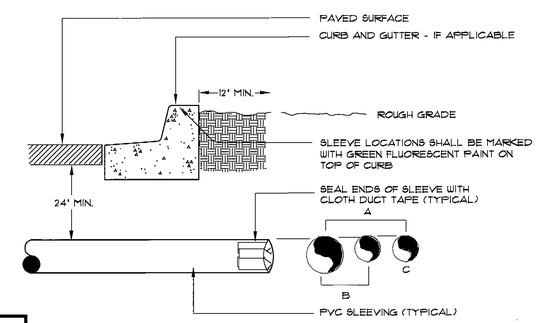
SHRUB BED AREAS

SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.

PERENNIAL AND ANNUAL BED AREAS

PERENNIAL AND ANNUAL BEDS TO BE IRRIGATED WITH EITHER POP-UP SPRAY OR DRIP IRRIGATION SYSTEMS. FINAL IRRIGATION METHOD SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BASED ON SIZE AND GROWTH HABIT OF SPECIES WITHIN BED.

SLEEVING DETAIL



NOTE: ALL SLEEVING TO BE CLASS 160 BE PVC, SIZE AS NOTED.

SLEEVING LEGEND

(A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH

(B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH

(C) (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

LANDSCAPE NOTES

1. ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
2. HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REMAINDER OF THE NATIVE SEED AREAS.
3. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) ARE THE RESPONSIBILITY OF THE HOMEOWNER.
4. ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE, INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
5. STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY AND UTILITY LOCATIONS. TOTAL TREES TO BE PLANTED WILL NOT BE REDUCED.
6. REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, HC RAMPS, & BOLLARDS.
7. 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.
8. PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT FOR LANDSCAPE AREAS. MINIMUM SOIL AMENDMENT FOR TURF AREAS SHALL BE THREE CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET OF LANDSCAPE PLANTING AREA, AND SHALL BE TILLED TO A MINIMUM DEPTH OF FOUR INCHES.

LANDSCAPE AREA CHART

LANDSCAPE TYPE	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 6	PARCEL 7	TOTAL
BLUEGRASS TURF	16,948 S.F.	58,520 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	75,468 S.F.
FESCUE TURF	29,890 S.F.	30,254 S.F.	4,105 S.F.	4,474 S.F.	1,343 S.F.	1,856 S.F.	71,922 S.F.
IRRIGATED TALL GRASS AND WILDFLOWER SEED MIX	149,915 S.F.	184,049 S.F.	105,035 S.F.	29,014 S.F.	11,813 S.F.	1,8950 S.F.	498,776 S.F.
NON-IRRIGATED TALL GRASS AND RIPARIAN SEED MIX	1,633,078 S.F.	1,124,988 S.F.	445,203 S.F.	235,475 S.F.	247,214 S.F.	298,244 S.F.	3,783,245 S.F.

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE NOTES & PLANT SCHEDULE
SHEET 45 OF 87

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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

The Meadows Filing 16 - Use Analysis

Filing 16 represents a progressive approach towards landscape application and water use in The Meadows. The overall filing is composed of a collection of neighborhoods that transition the already completed Meadows development to the natural edges of the community. The landscape reflects the original themeing ideas of park like and pedestrian friendly arterials and collectors while quickly transitioning into naturalized areas to complement the surrounding indigenous landscape. Sub-surface and drip irrigation has also been proposed in areas less than 10' wide to eliminate run-off and increase water efficiency.

The general concept is to use irrigation very carefully and strategically to maximize the benefits of irrigated areas in either locations of high use or high visibility. In these irrigated areas, plant material has been carefully selected to be ones of low water use and tolerant of changing water conditions. The remainder of the landscape will be either irrigated at lower amounts or not irrigated at all.

Arterials & Collectors Streetscapes

Meadows Boulevard - Meadows Boulevard serves as the main roadway that carries the general public from the core Meadows development to Filing 16. As identified in our general concept, turf areas will be limited to roadway intersections which have higher visibility and will have higher use. Along the roads and outside of these intersections a mixture of irrigated tall grasses and other low water use plant materials will be used.

Morning View Drive - Morning View Drive is designed to complement the streetscape associated with the adjacent Filing 15 while maintaining the low water use principals of Filing 16. There is a sidewalk that is detached from the road where irrigated tall grasses provide an attractive edge treatment which will be able to sustain the wear from roadway residue and pedestrian traffic. Low water use turf areas will be limited to roadway intersections and non-irrigated tall grasses will encompass most the areas between the sidewalk and private property boundaries.

Foothills Parkway - Foothills Parkway conveys the true character of Filing 16's progressive landscape approach. Low water use turf is once again limited to the roadway intersections. Tall native grasses, trees and naturalized shrubs plantings are informally planted between intersections and provide a buffer between the right-of-way and the residence. Irrigated wildflowers serve as accents in the landscape and will requires less water than traditional annual/perennial beds. Fencing has been carefully designed to limit privacy fences to only yards subject to direct views from the right-of-way. This allows for a more open character consistent with the indigenous terrain.

Coachline Road - Coachline Road serves as the conduit between the developed Meadows core and the natural character of the southern hills along Wolfensberger Road. The character at the northern end mimics Meadows Boulevard and Foothills Parkway while quickly transitioning to a non-irrigated native grass as the road winds through the hills to the south. Midway between Meadows Boulevard and Wolfensberger Road, additional planting is not needed, as much of the indigenous plant material is left undisturbed and extends to the edge of the right-of-way. As you approach the entries to Parcels 6 & 7, the walk detaches and irrigated tall grass and low water use turf is located between the walk and curb to serve as the transition to the parcel entries. Irrigated tall grass is still limited between the walk and curb as Coachline Road continues south to the Meadows development entry at Wolfensberger Road. Areas behind the walk are returned to native grass and buffer and screening plantings along open rail fences.

Wolfensberger Road - A small portion at the existing Meadows development entry off Wolfensberger Road is associated with Filing 16. Any disturbed areas are retuned to there previous condition to maintain this existing longstanding image of The Meadows. Additional buffer plantings are located along open rail fences associated with Parcel 7 and are designed to complement the plantings associated with The Meadows entry landscape and the surrounding indigenous plant material.

Entry Landscapes

The Meadows Wolfensberger Road Entry - This existing entry has been left fairly intact. This entry is an Icon to The Meadows and provides the first impression of the quality and character of the community. The established turf provides the foreground to the monument walls while formal plantings foreshadow the core Meadows character. The terrain than rises above the monuments and dominates the area with the natural character associated with Filing 16.

Neighborhood Entries - These are designed to provide unique neighborhood entries while maintaining a consistent character. Simple entry features are composed of similar materials in differing configurations. Similar entry sequences create unity within the filing through the use of detached walks, curved forms, formalized tree plantings and similar planting backdrops. Low water use turf is limited to the areas between the walk and curb and in front of the entry feature. The turf serves as the foreground to the entry sequence while providing a durable surface for the foot traffic and snow storage commonly associated with these areas. Behind the entry features are evergreen or ornamental trees, naturalized shrub plantings, and irrigated wildflower beds. This accents the entries while providing less water than traditional annual and perennial plantings.

Active Open Space

Pocket Parks - Filing 16 has two neighborhood pocket parks, one of which has a playground. These are highly visible, and due to the inherent use, are high traffic areas. They are strategically located to accent entries and provide value to core areas within the neighborhoods. They are central to the neighborhood and do not border naturalized areas. To sustain the extensive use and complement the residential landscapes, these parks will consist of irrigated turf and durable tree plantings. This will assist with long term maintenance and reduce the need for plant and turf replacement.

The Green - This park is located just inside a neighborhood at Foothills Drive and Avery Way. The green is reminiscent of a town green and complements the tree lined character of Morningview Lane. A large gazebo to accommodate groups of people is located along Morningview Lane. The remaining area is reserved for multi-use activities ranging from organized sports to small tents for various functions. The surrounding neighborhood fronts on to the park complementing the town green character established in this neighborhood. To sustain the extensive use and complement the residential landscapes, this park will consist of irrigated turf and durable tree plantings. Shrub beds will flank the gazebo and small identity elements will mark the walk entries. The uniqueness of this park will provide the surrounding neighborhood with its own sense of value while maintaining the overall character of Filing 16.

Open Space Park - Unlike the pocket parks and The Green, this park is located within a more naturalized open space. The park has a seating area, playground and multi-use field area. Once beyond these uses, the landscape quickly transitions to a more passive use and naturalized character. The active field areas utilize irrigated turf for durability but quickly transitions back to the non-irrigated native grasses and irrigated wildflowers along the edges. This park also serves as a transition point between the neighborhood and the drainage way leading to Morningview Meadow.

Open Play Area - Within Morningview Meadow is a large playfield. This is provided at the request of the Parks and Recreation Department to allow for more organized sports play than the other parks offered. Irrigated turf will be utilized within the limits of the play area and will have canopy trees on the fringe for shade.

Passive Open Space

Passive Open Space comprises the largest landscape areas associated with Filing 16. It is composed of non-disturbed areas and largely non-irrigated naturalized areas. The Passive Open Space is the catalyst to the character development of Filing 16 and becomes the transition point between the developed core of The Meadows and the natural character of the surrounding indigenous landscape.

The Meadow - This large open space fronts Meadows Boulevard between Coachline Road and Morningview Drive. The open space is the terminuses of a large sculpted drainage way and detention pond. The area serves as the foreground to a large portion of Filing 16 and sets the tone for the character established for this portion of The Meadows. This open space is largely non-irrigated with exception of the Open Play Area. It utilizes non-irrigated native grasses throughout with wetland plantings in the bottom of the drainage way. This area also serves as a trail corridor and will have buffer and screening plantings along open rail fence.

Trail Corridors - Pedestrian connections interlink much of Filing 16. These consist of small linkages between lots and corridors along drainage ways. The trail corridors extend the natural character of the indigenous landscape into the neighborhoods with the use of non-irrigated grasses and naturalized plantings. The trail entries are accented with small thematic features for identification and thematic cohesion.

The Hills - This area is located west and south of Parcels 1 and 2. The area consists of plateaus and valleys with large concentrations of native trees, shrubs and grasses. The dominance of the vegetated hillsides, over the neighborhoods, sets the character and tone for Filing 16. Much of the planning and landscape effort has focused on transitioning the character of The Meadows core to the wilderness experience of this area. The only intrusion into the areas consists of a wilderness trail to be located in the field. This is to insure that disturbance of erodable slopes and existing vegetations is minimized and the area is preserved.

Final Copy

COMPOSITE LANDSCAPE WATER USE RATING (CLWUR)

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)		LWU RATING (IWR/5.0) (LWUR)	Quantity	Unit	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)	TOTAL AREA (TA)
Bluegrass Turf	High	Parks	Spray	25	In./Yr.	5			75,777	378,883	75,777
Fine Fescue Grass	Low	Morningview Tree Law ns less than 10'	Sub Surface	15	In./Yr.	3			49,204	147,612	49,204
Fine Fescue Grass	Low	Tree Law ns less than 10'	Sub Surface	15	In./Yr.	3			8,973	26,920	8,973
Fine Fescue Grass	Low	Monuments	Spray	15	In./Yr.	3			71,467	214,402	71,467
Irrigated TallGrass	Low	Tree Law ns less than 10'	Sub Surface	7	In./Yr.	1.4			38,080	53,312	38,080
Irrigated TallGrass	Low	Streetscapes	Spray	7	In./Yr.	1.4			346,378	484,929	346,378
Wildflow er Seed	Moderate	Accent Areas	Spray	20	In./Yr.	4			107,653	430,611	107,653
Shrub Bed - (Fabric, Mulch and Edger)	Low	Entries	Sub Surface	10	In./Yr.	2			4,328	8,655	4,328
Irrigated Trees	Low	Streetscapes	Sub Surface	10	In./Yr.	2	546	ea	96,486	192,972	96,486
										1,938,297	798,345

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)	2.43

NOTES:

1. Parcel 5 and 8 have not been included.
2. Square footage take-offs are based on plans dated: 03/08/04.
3. The school/park site is not included.
4. The play field located in the Meadow is not included for the purposes of this CLWUR calculation.
5. The IRW's are based on post establishment w atering schedules.

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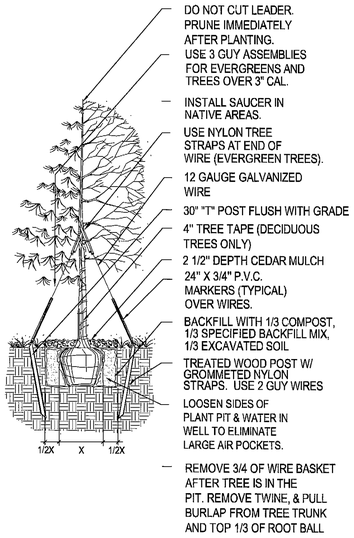
LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE NOTES & PLANT SCHEDULE
SHEET 45a OF 87

THE MEADOWS FILING 16

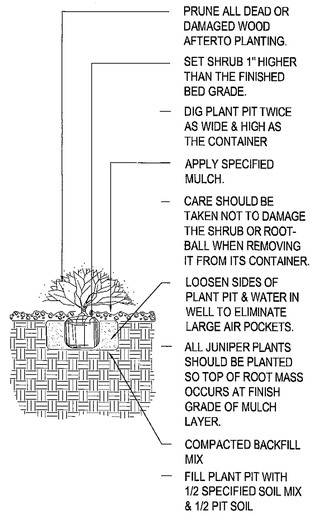
A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN



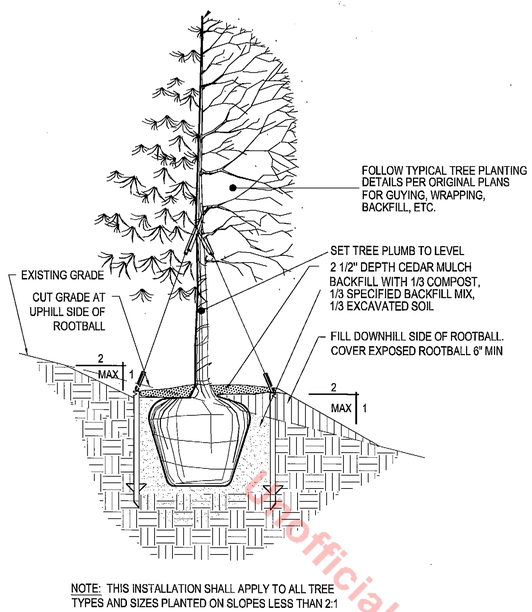
NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

TREE PLANTING DETAIL



NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.

SHRUB PLANTING DETAIL

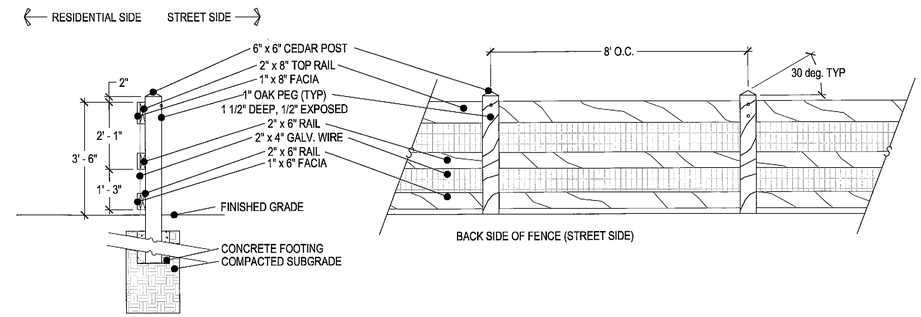


NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1

TREE PLANTING ON SLOPE

NOT TO SCALE

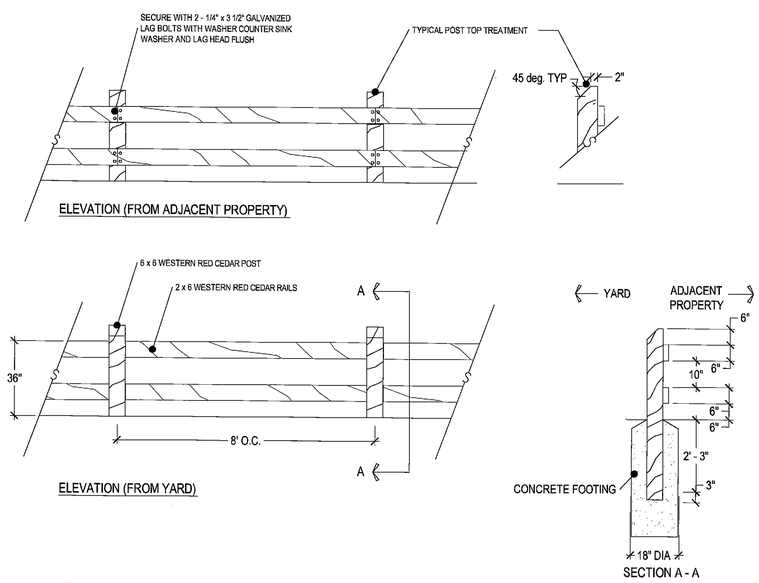
Unofficial Copy



2 / 46 3-RAIL OPEN FENCE

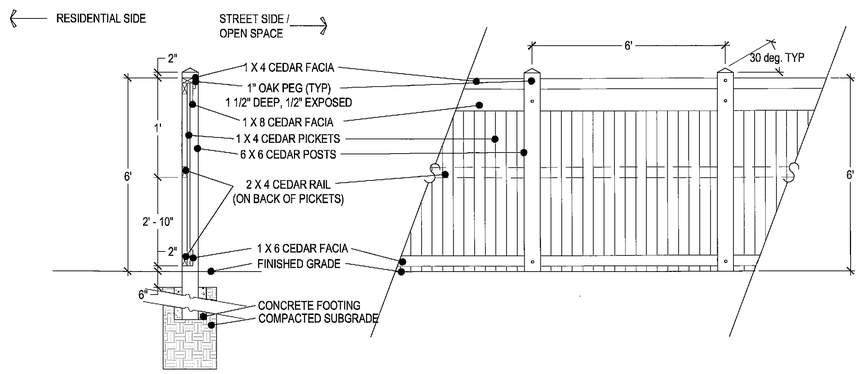
NOT TO SCALE

FENCE NOTES:
1. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
2. ALL TRANSITIONS FROM OPEN RAIL FENCE TO PRIVACY FENCE SHALL BE GRADUAL & AT LEAST 8 FEET IN LENGTH.
3. FENCES SHALL BE OF WESTERN RED CEDAR NO.2, DRY ROUGH SAWN, 4 SIDES W/ OLYMPIC WEATHERSCREEN SEMITRANSPARENT STAIN #716 NATURAL TONE CEDAR.
4. FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
5. REFER TO THE APPROVED ARCHITECTURAL GUIDELINES FOR MORE INFORMATION REGARDING FENCE CONSTRUCTION.



1 / 46 2-RAIL OPEN FENCE

NOT TO SCALE



3 / 46 6' PRIVACY FENCE

NOT TO SCALE

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PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE DETAILS
SHEET 46 OF 87

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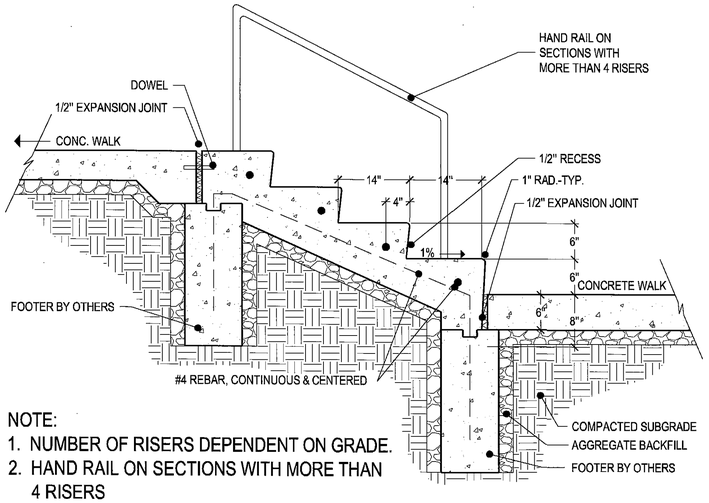
PRELIMINARY PLAT AND FINAL PD SITE PLAN

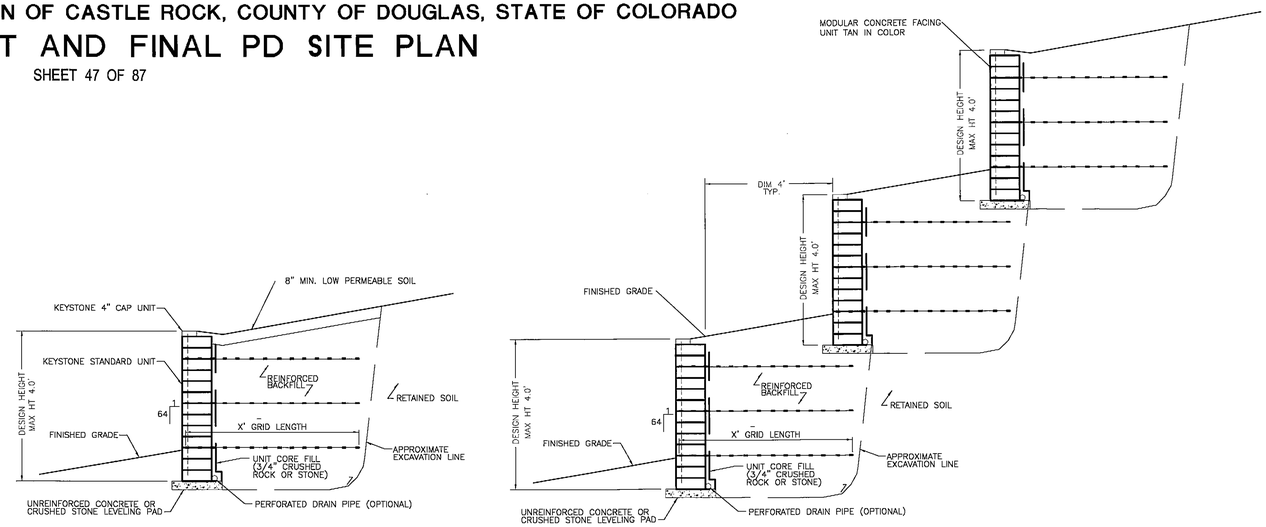
SHEET 47 OF 87



NOTE:
1. NUMBER OF RISERS DEPENDENT ON GRADE.
2. HAND RAIL ON SECTIONS WITH MORE THAN 4 RISERS

1/47 TYPICAL TRAIL STAIRS DETAIL

NOT TO SCALE



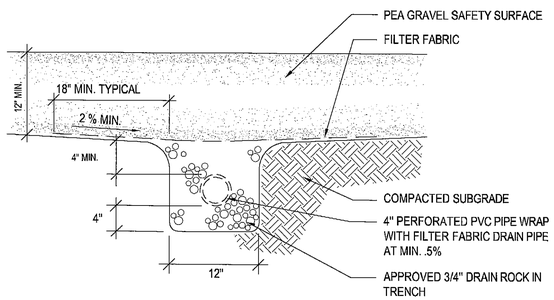
TYPICAL RETAINING WALL
STANDARD UNIT – NEAR VERTICAL SETBACK
FINAL DESIGN BY MANUFACTURER

3/47 KEYSTONE RETAINING WALL

NOTE:
ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT MUST BE ENGINEERED.

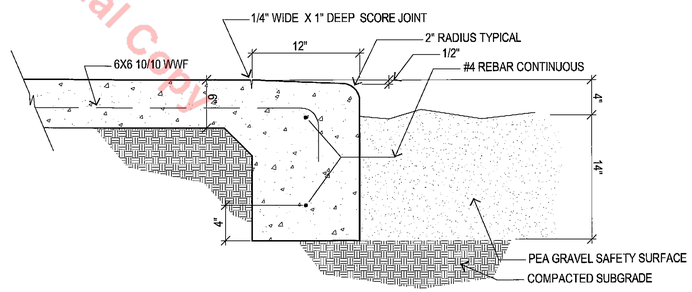
NOT TO SCALE

Unofficial Copy



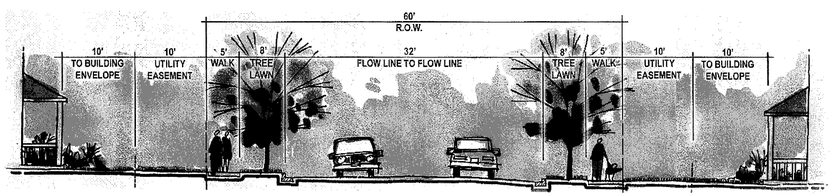
2/47 PLAYGROUND DRAIN

NOT TO SCALE



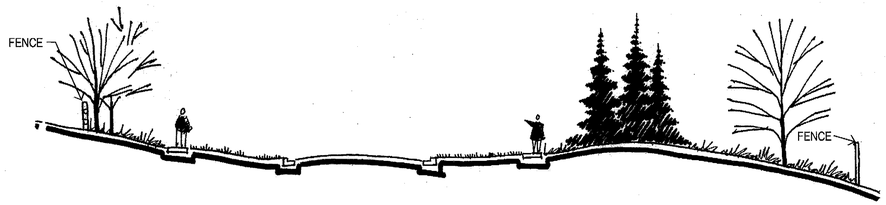
4/47 PLAYGROUND EDGE @ SIDEWALK

NOT TO SCALE



5/47 MORNINGVIEW LANE STREET SECTION

NOT TO SCALE



6/47 TYPICAL STREET & BERMING SECTION

NOT TO SCALE

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LANDCAPE DETAILS
SHEET 47 OF 87

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PRELIMINARY PLAT AND FINAL PD SITE PLAN

PHASE MAP DESCRIPTION

*SEE PAGE 8 OF 87 FOR MORE PHASING INFORMATION

PHASE A - PARCEL 2
-TRAIL IMPROVEMENTS
-PARK IMPROVEMENTS
-STREETSCAPE IMPROVEMENTS

PHASE B - PARCEL 1
-TRAIL IMPROVEMENTS
-PARK IMPROVEMENTS
-STREETSCAPE IMPROVEMENTS

PHASE C - PARCEL 3
-STREETSCAPE IMPROVEMENTS

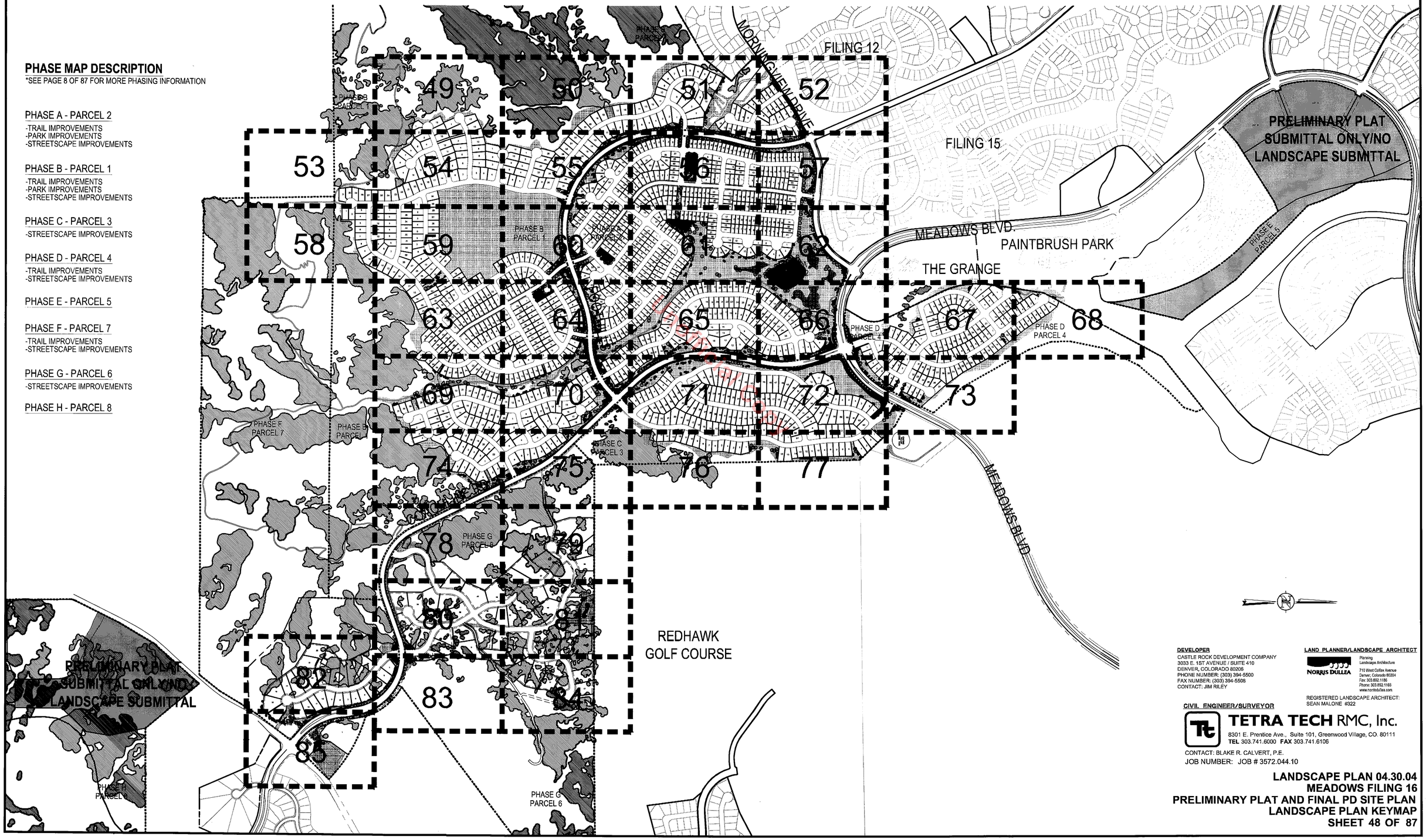
PHASE D - PARCEL 4
-TRAIL IMPROVEMENTS
-STREETSCAPE IMPROVEMENTS

PHASE E - PARCEL 5

PHASE F - PARCEL 7
-TRAIL IMPROVEMENTS
-STREETSCAPE IMPROVEMENTS

PHASE G - PARCEL 6
-STREETSCAPE IMPROVEMENTS

PHASE H - PARCEL 8



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LANDSCAPE PLAN KEYMAP
SHEET 48 OF 87

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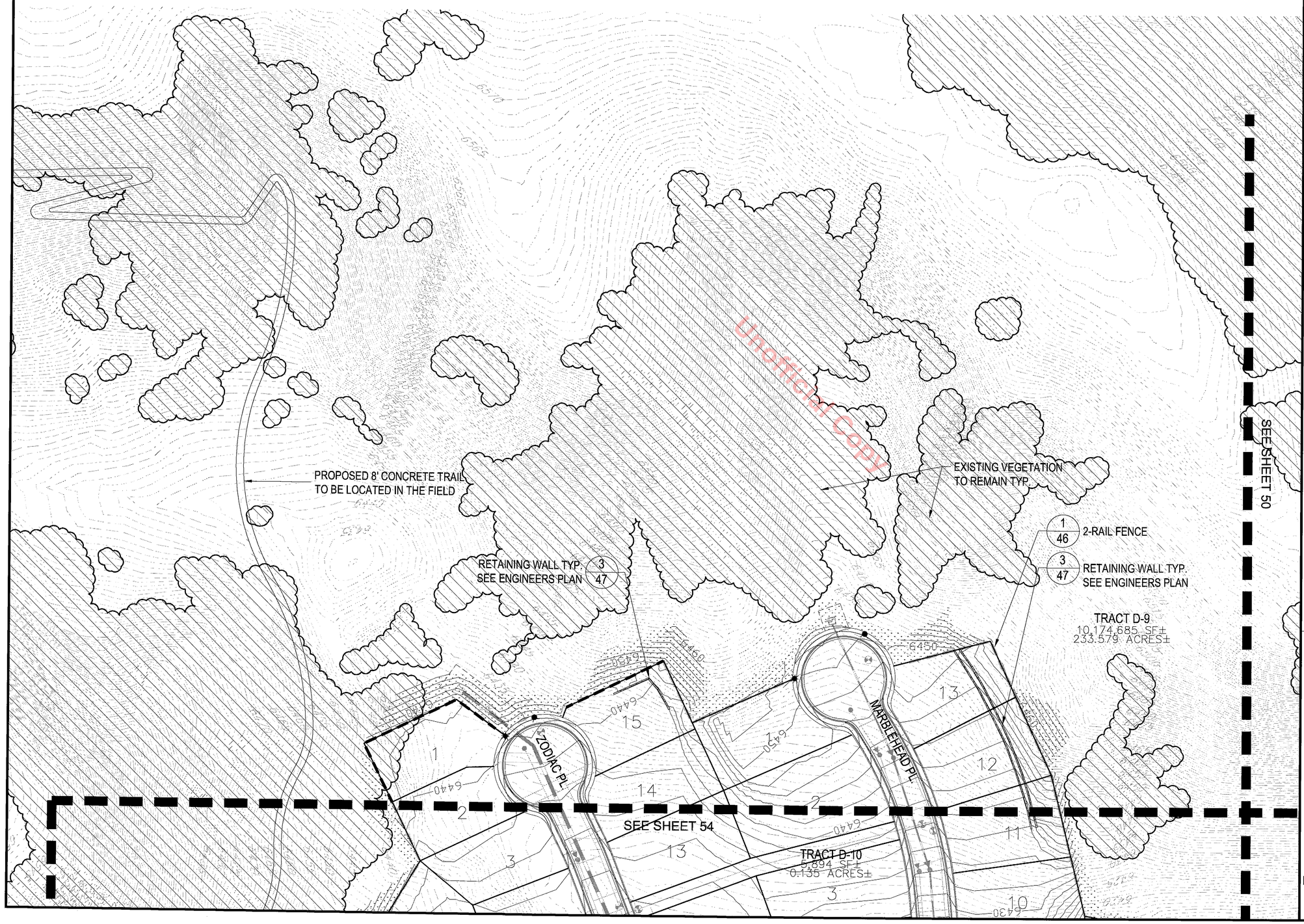
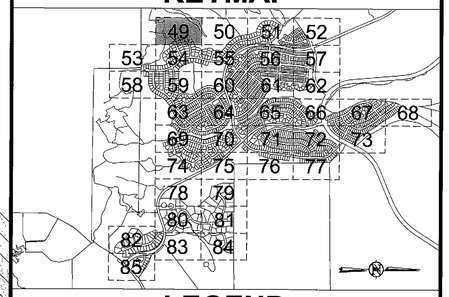
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 49 OF 87



KEYMAP



LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (C) (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

NOTES:

1. ANY LANDSCAPE REVISIONS SHALL BE ADMINISTRATIVELY APPROVED BY TOWN STAFF CONSISTENT WITH THE PUBLIC WORKS REGULATIONS, SECTION 1, 1.1.7.1.A MINOR MODIFICATIONS.
2. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF NATIVE TREES, SHRUBS AND AREAS LABELED AS "NATIVE SEED" WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
3. ALL AREAS ADJACENT TO OPEN SPACE AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED IN NON-IRRIGATED TALL GRASS UNLESS OTHERWISE INDICATED ON PLAN.
4. ALL WALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED ON PLAN.
5. ALL LANDSCAPE AREAS BELOW 4' IN WIDTH TO BE 6"-12" COBBLE W/ WEED CONTROL FABRIC.

50 25 0 50 100

SCALE: 1" = 50'

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LANDSCAPE PLAN
SHEET 49 OF 87

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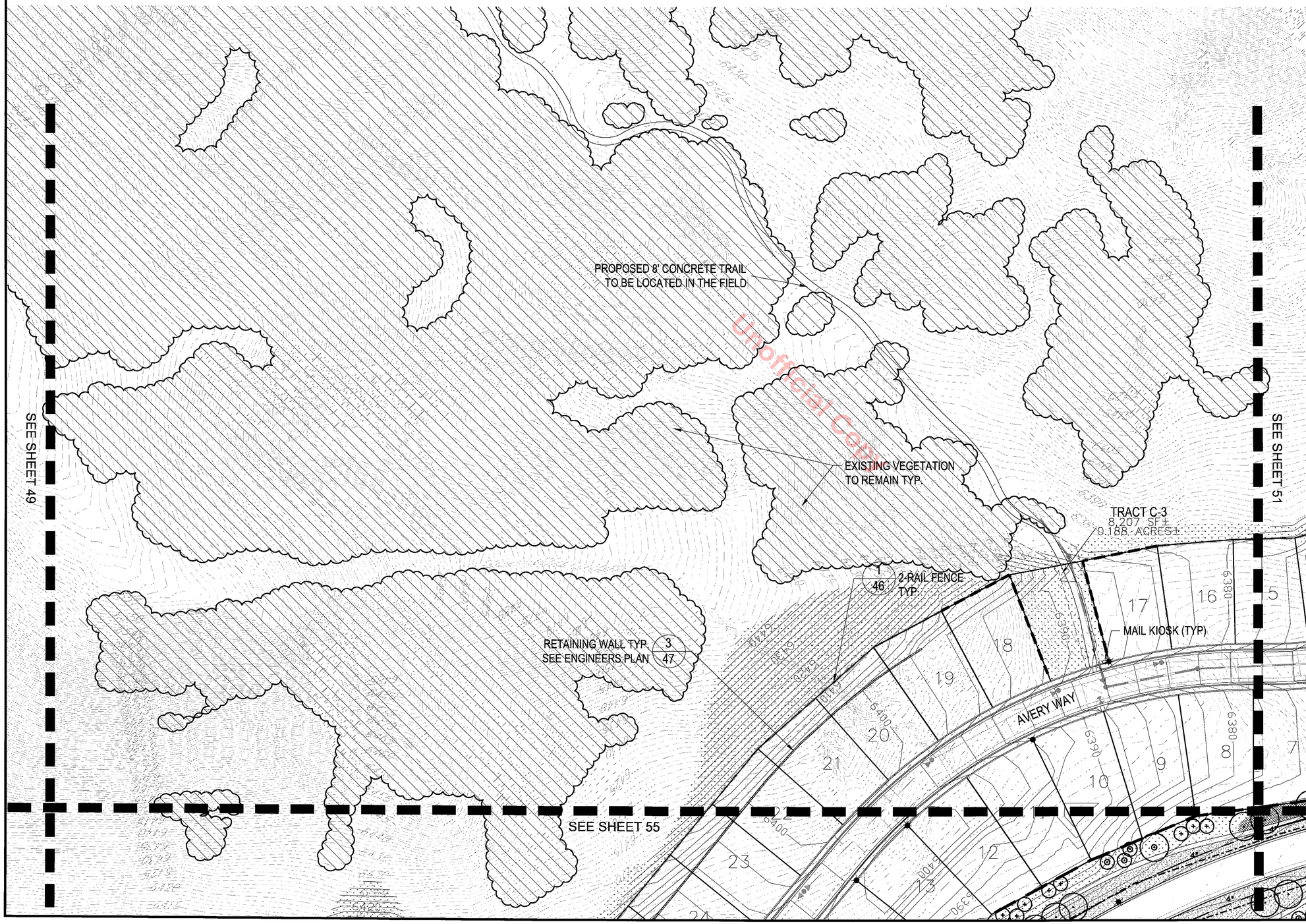
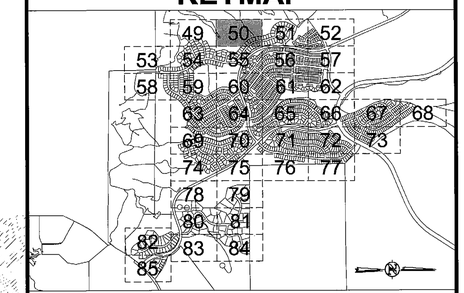
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 50 OF 87



KEYMAP



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- C — (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

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REGISTERED LANDSCAPE ARCHITECT:
SEAN MALONE #322

CIVIL ENGINEER/SURVEYOR
TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
CONTACT: BLAKE R. CALVERT, P.E.
JOB NUMBER: JOB # 3572.044.10

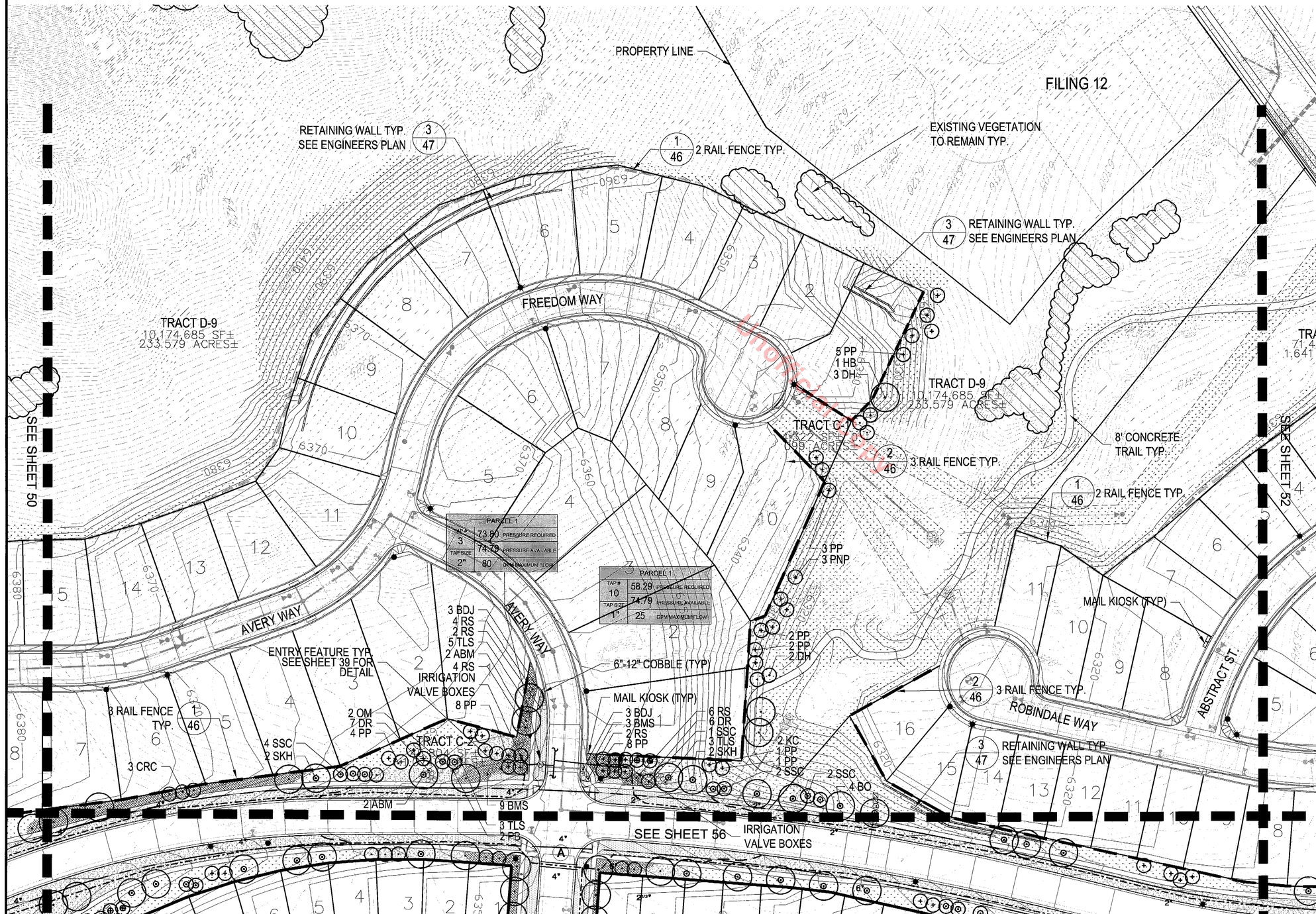
LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 50 OF 87

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 51 OF 87



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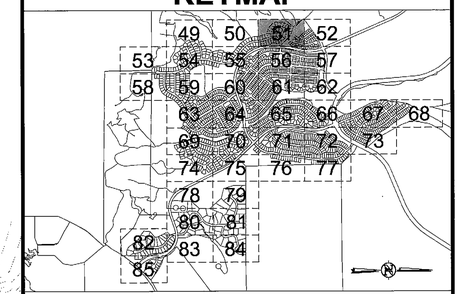

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (C) (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

NOTES:

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50 25 0 50 100

SCALE: 1" = 50'

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PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 51 OF 87

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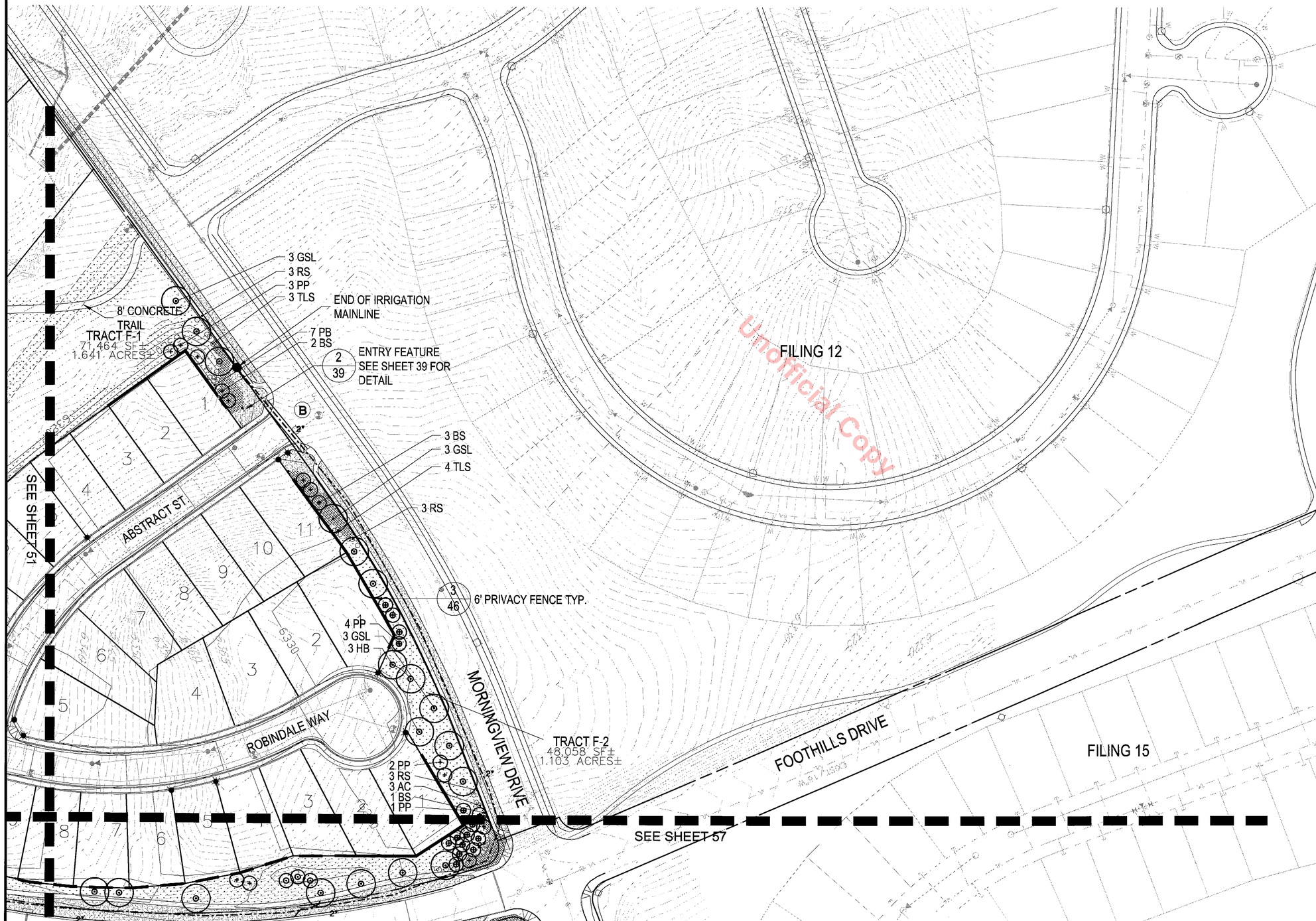
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 52 OF 87



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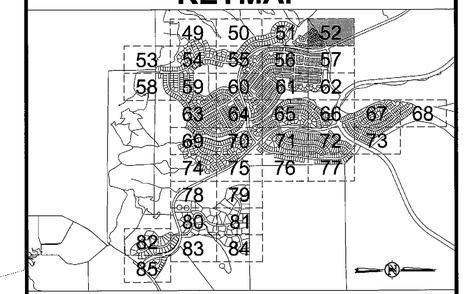

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- Deciduous Canopy Trees
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- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
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- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
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LANDSCAPE PLAN
SHEET 52 OF 87

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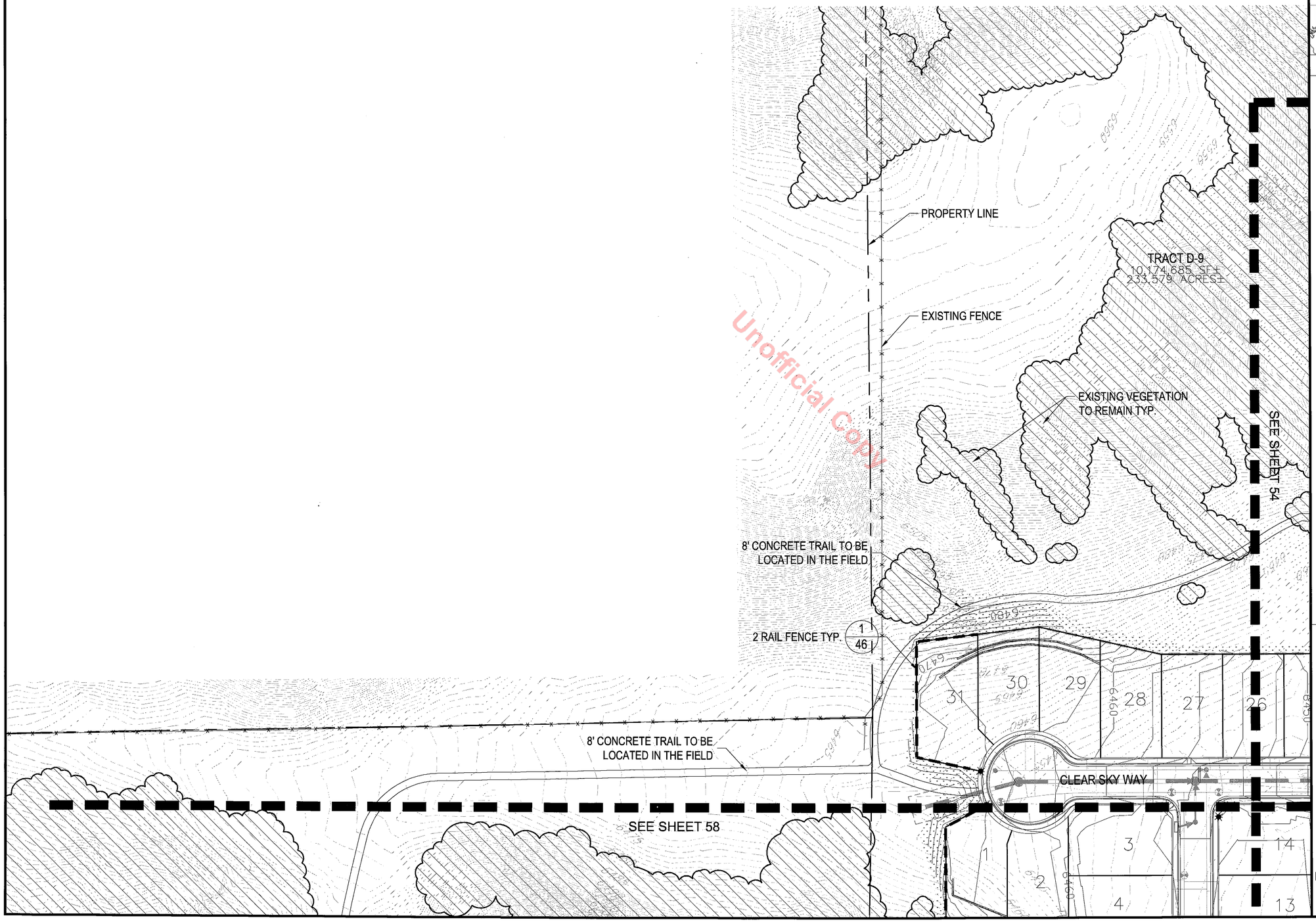
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 53 OF 87



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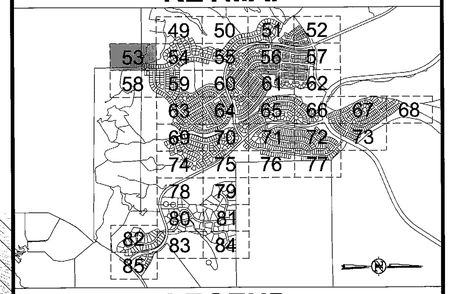

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- Evergreen Trees
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- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
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- Non-irrigated Tall Grass
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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 53 OF 87

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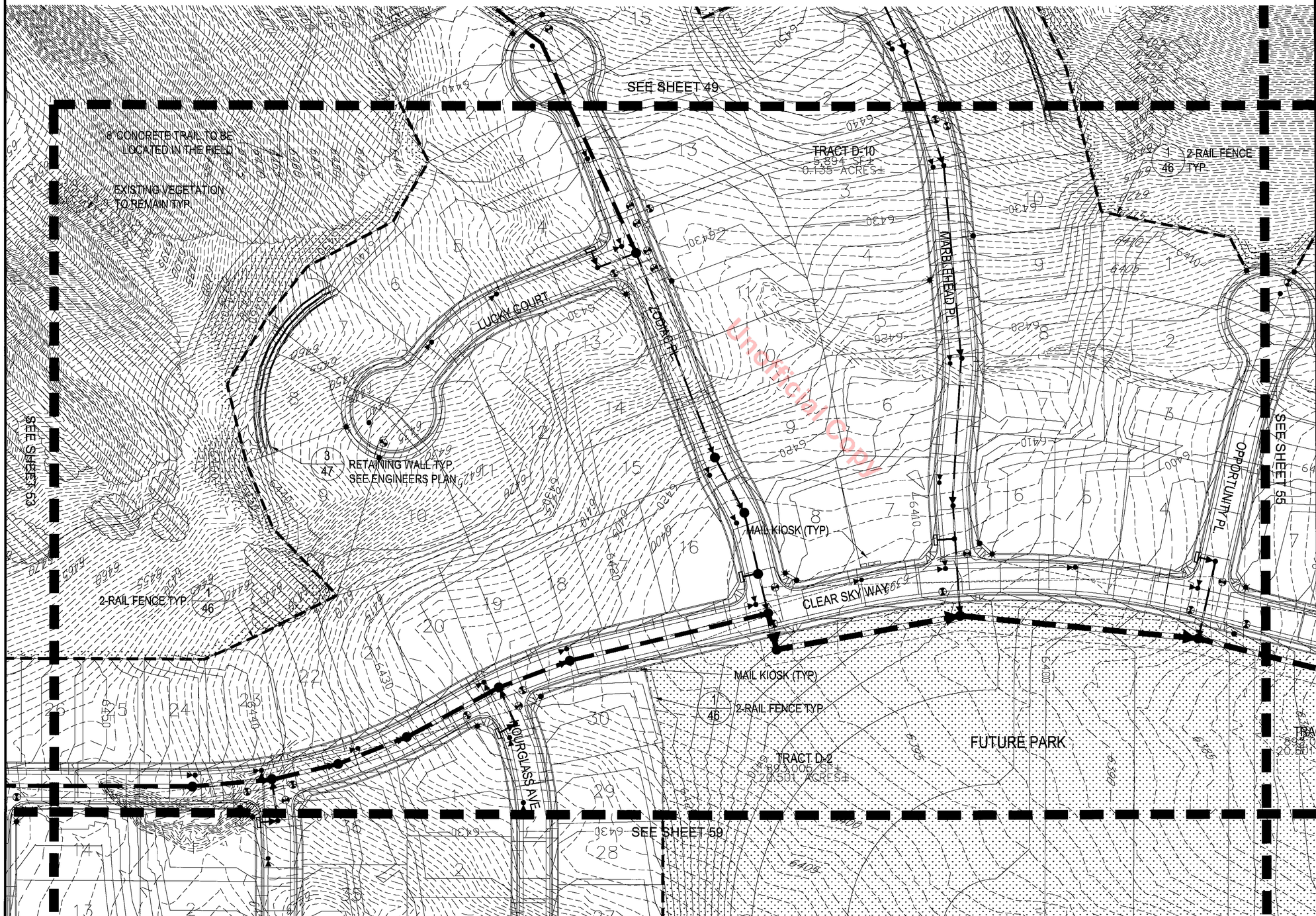
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 54 OF 87



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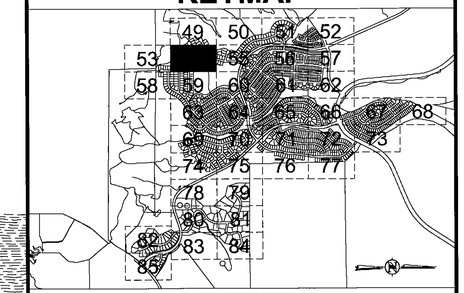

LEGEND

- Deciduous Canopy Trees
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- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
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- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
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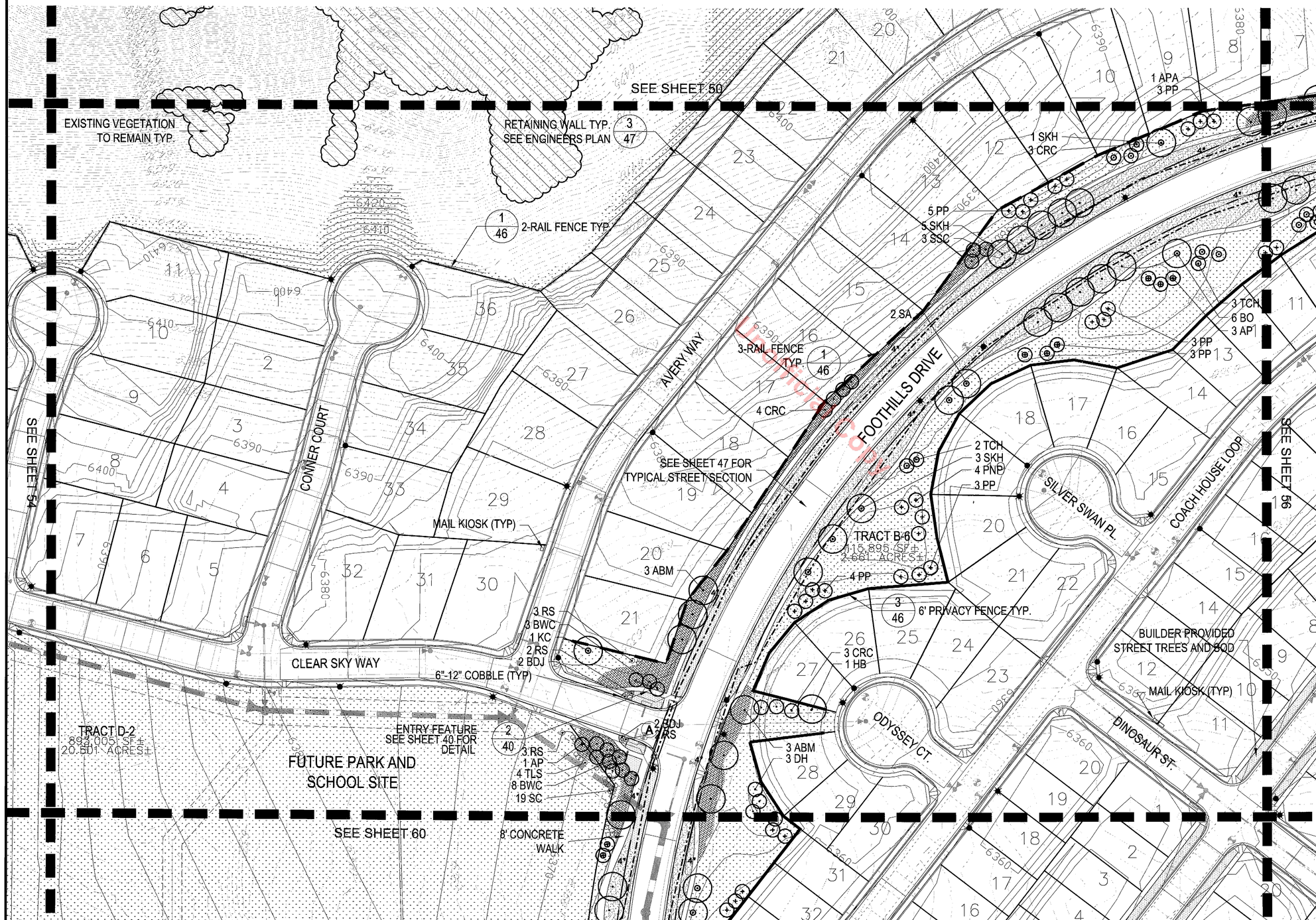
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 55 OF 87



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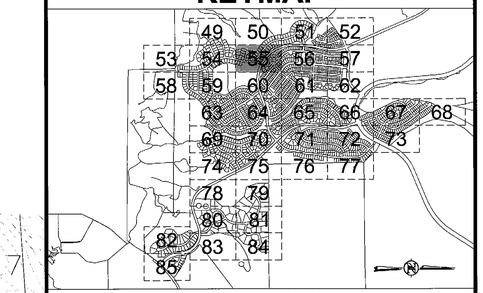

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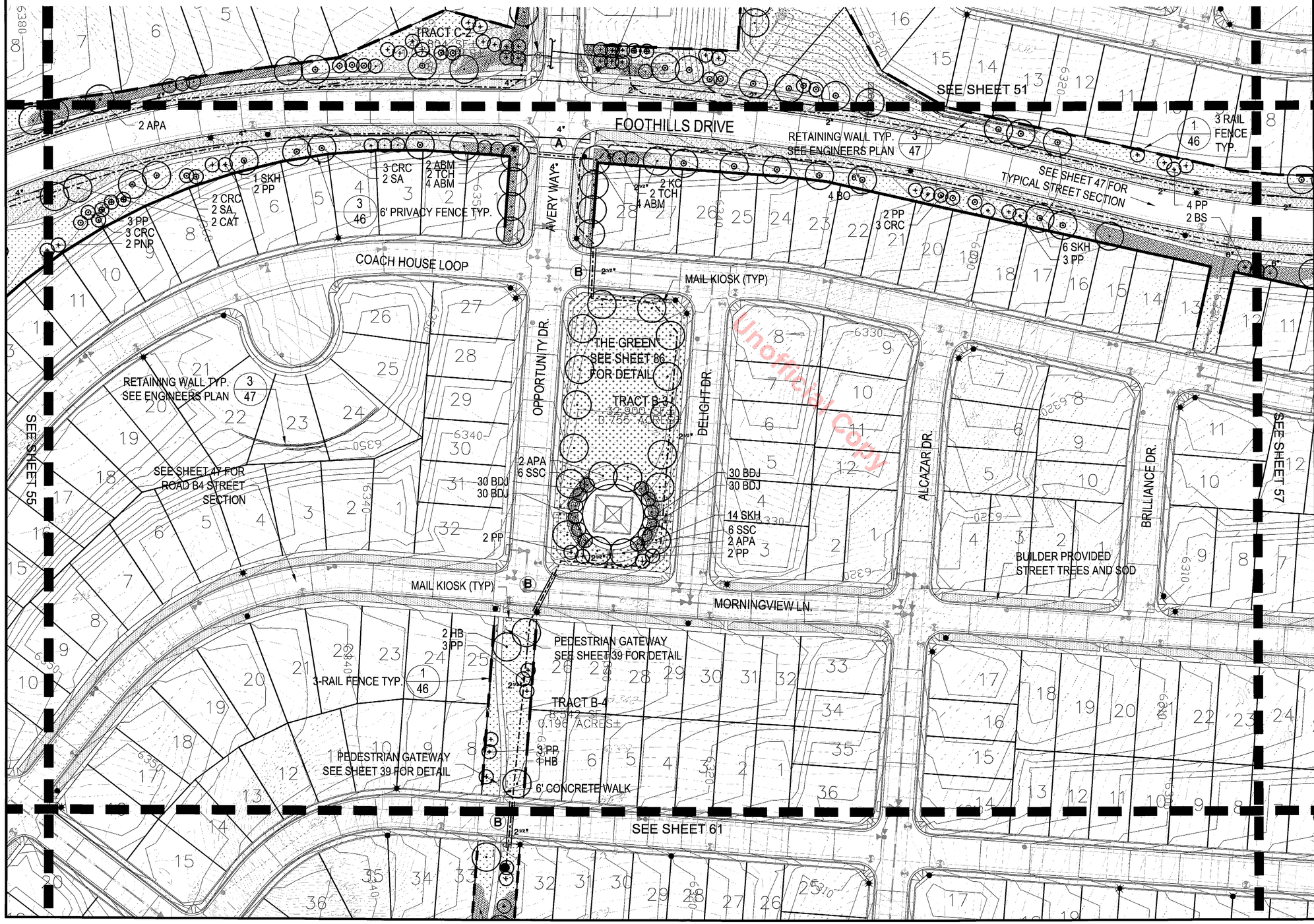
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 56 OF 87



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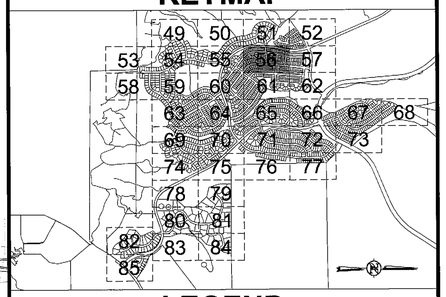

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5. ALL LANDSCAPE AREAS BELOW 4' IN WIDTH TO BE 6"-12" COBBLE W/ WEED CONTROL FABRIC.

50 25 0 50 100

SCALE: 1" = 50'

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JOB NUMBER: JOB # 3572.044.10

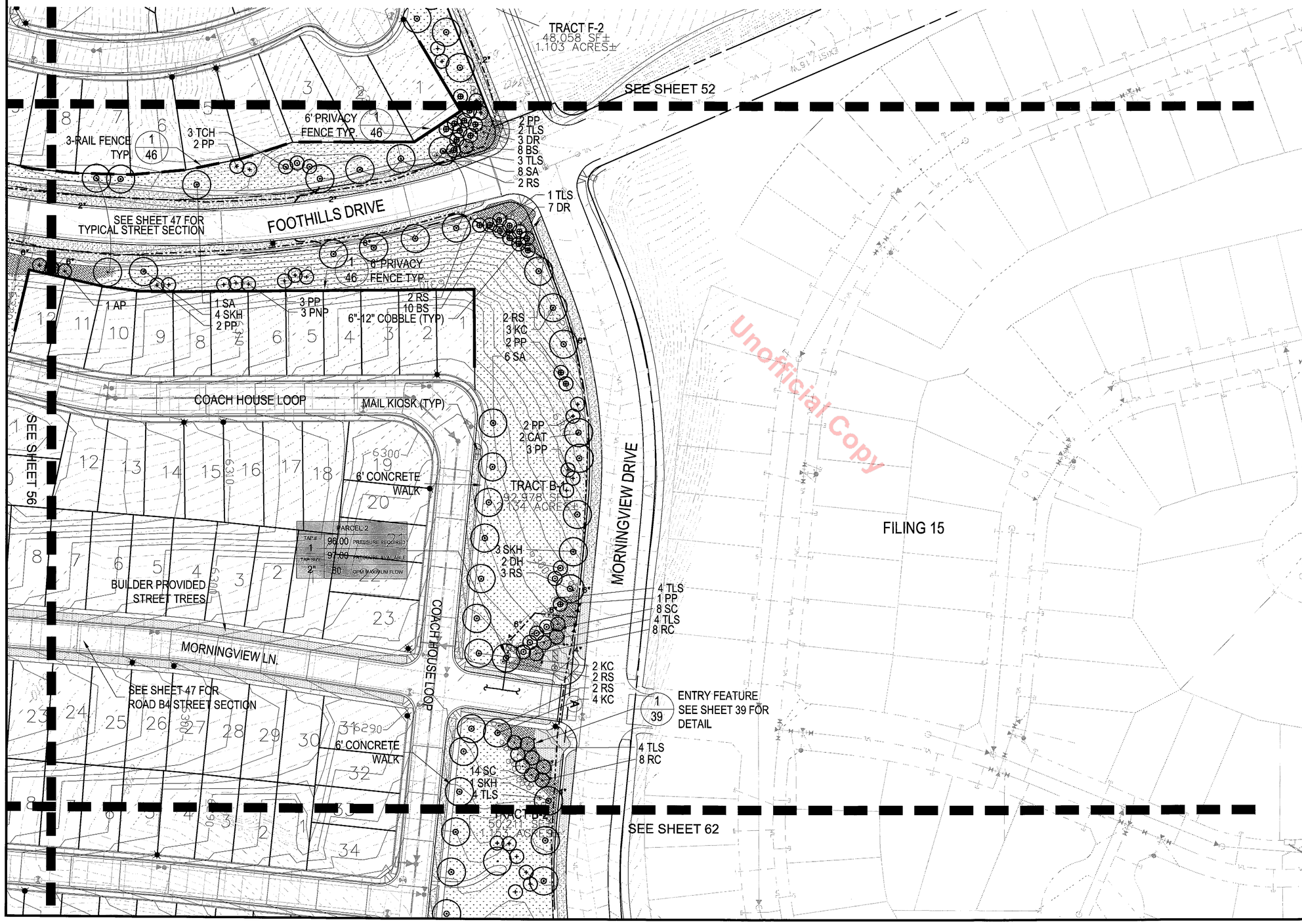
LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 56 OF 87

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 57 OF 87



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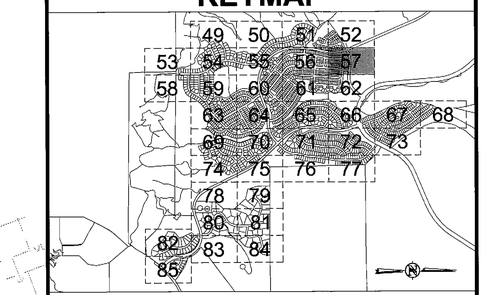

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
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SHEET 57 OF 87

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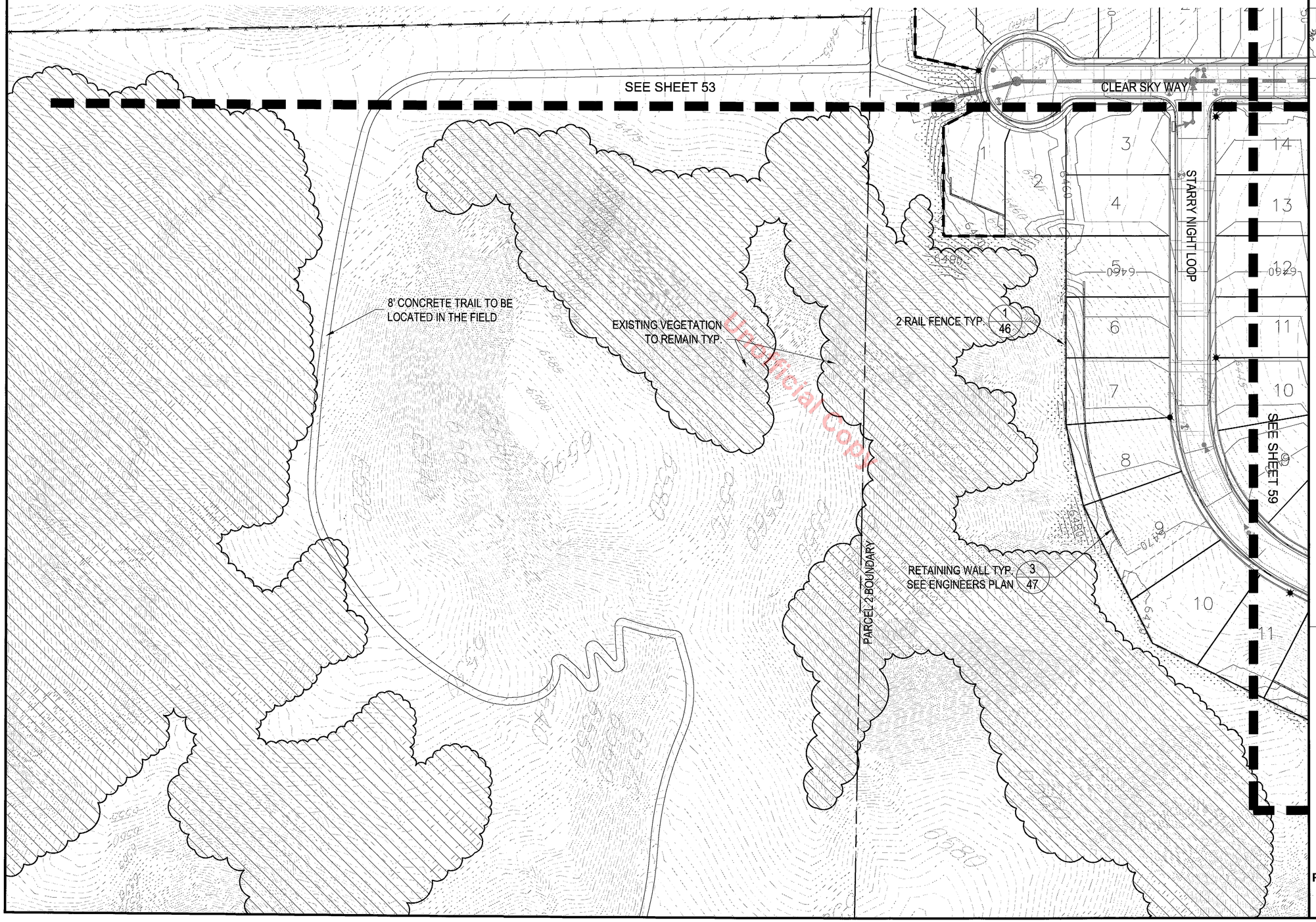
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 58 OF 87



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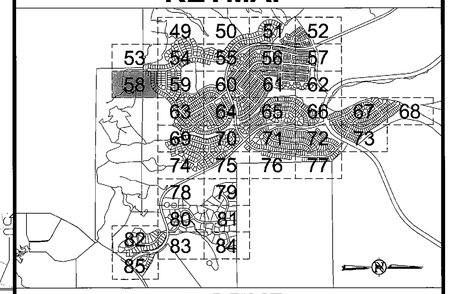

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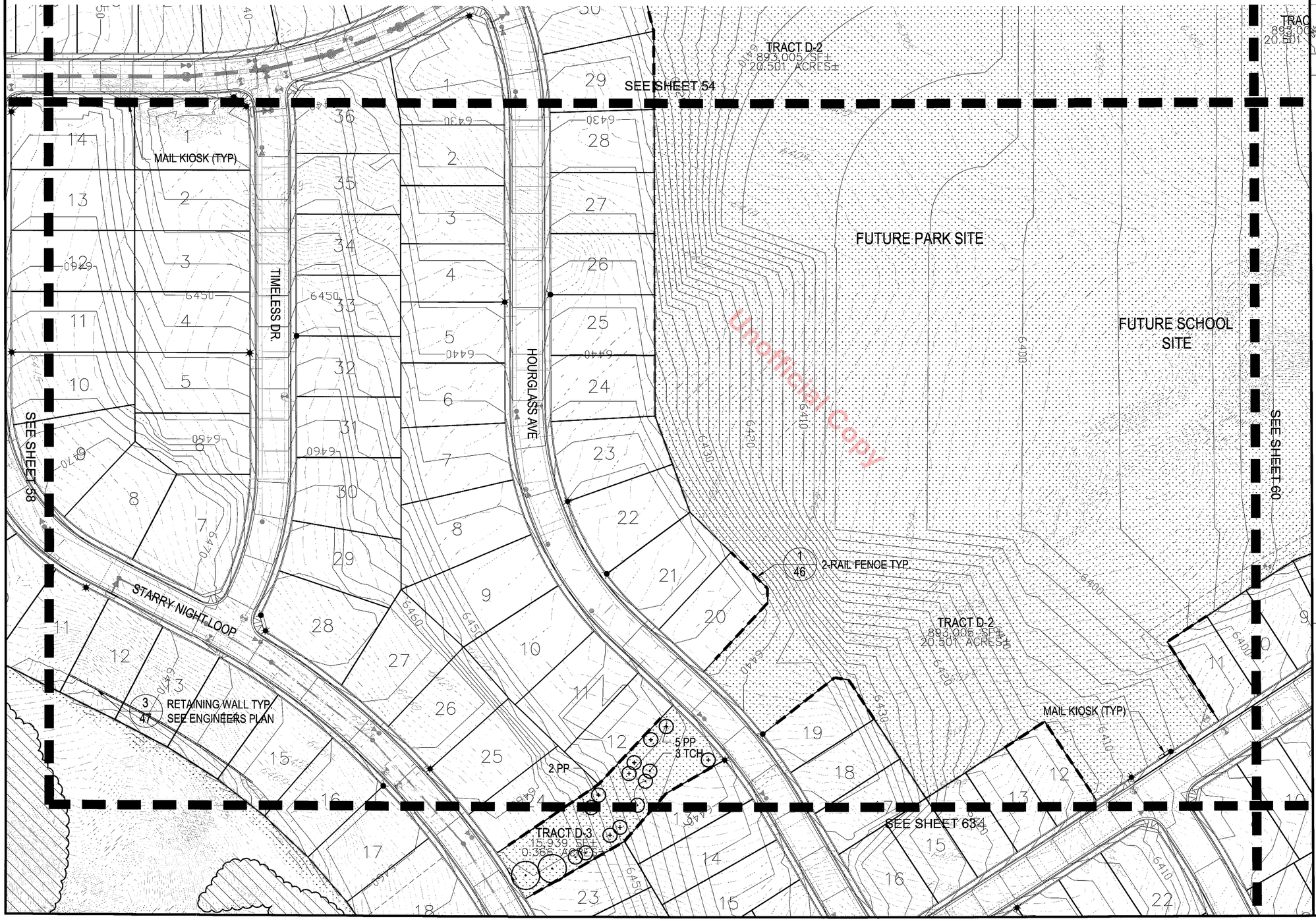
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 59 OF 87



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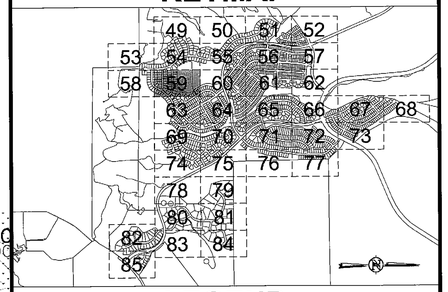

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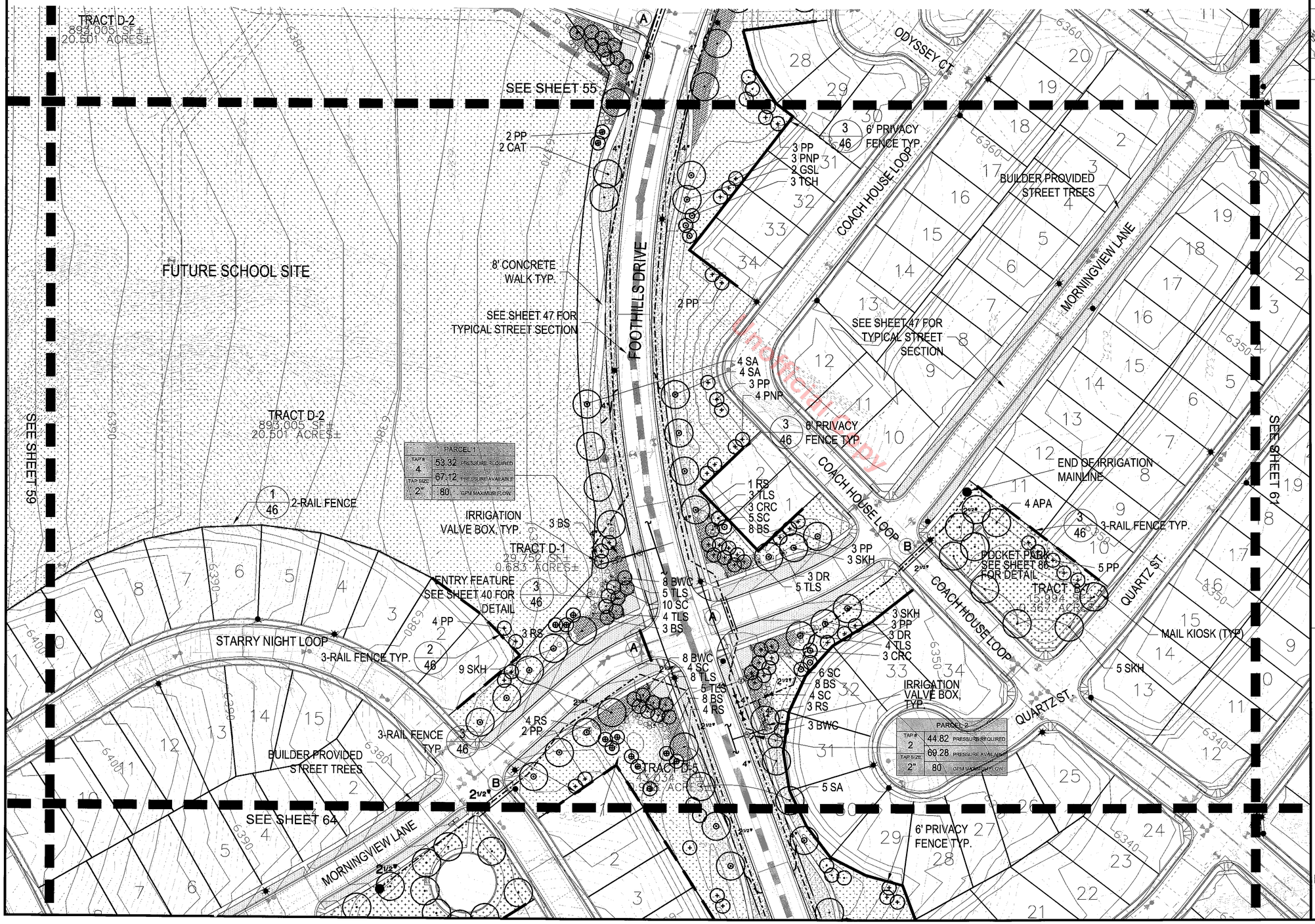
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 60 OF 87



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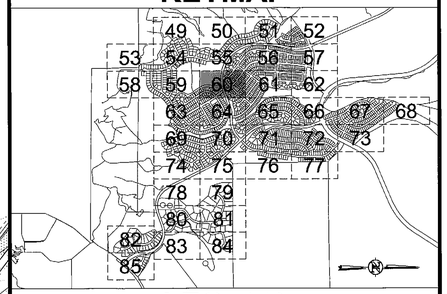

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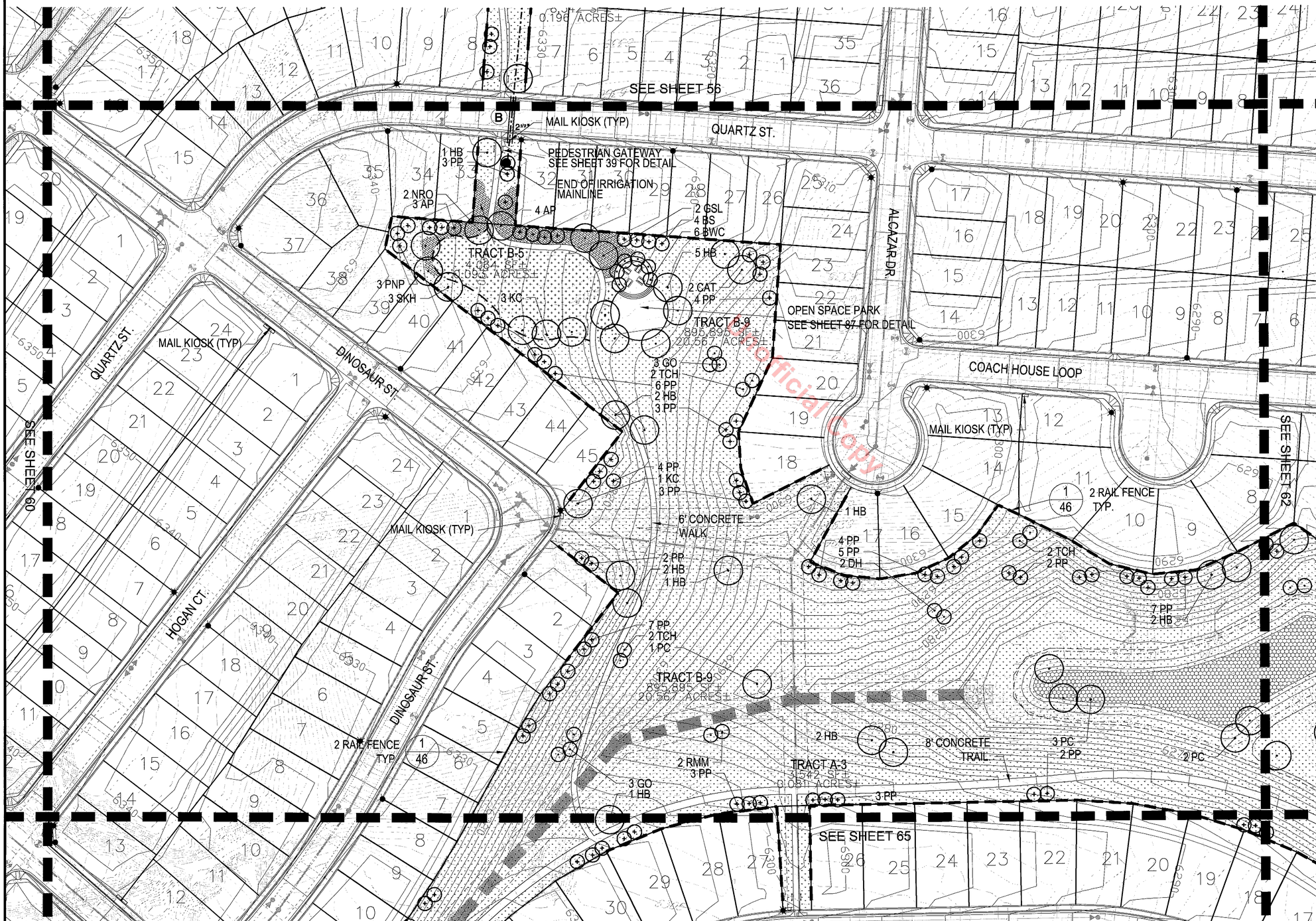
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 61 OF 87



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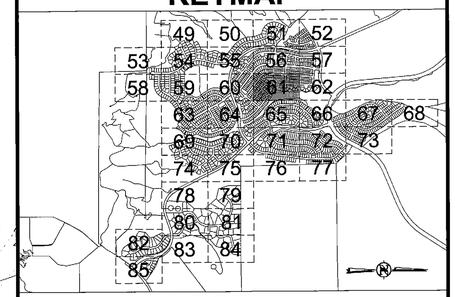

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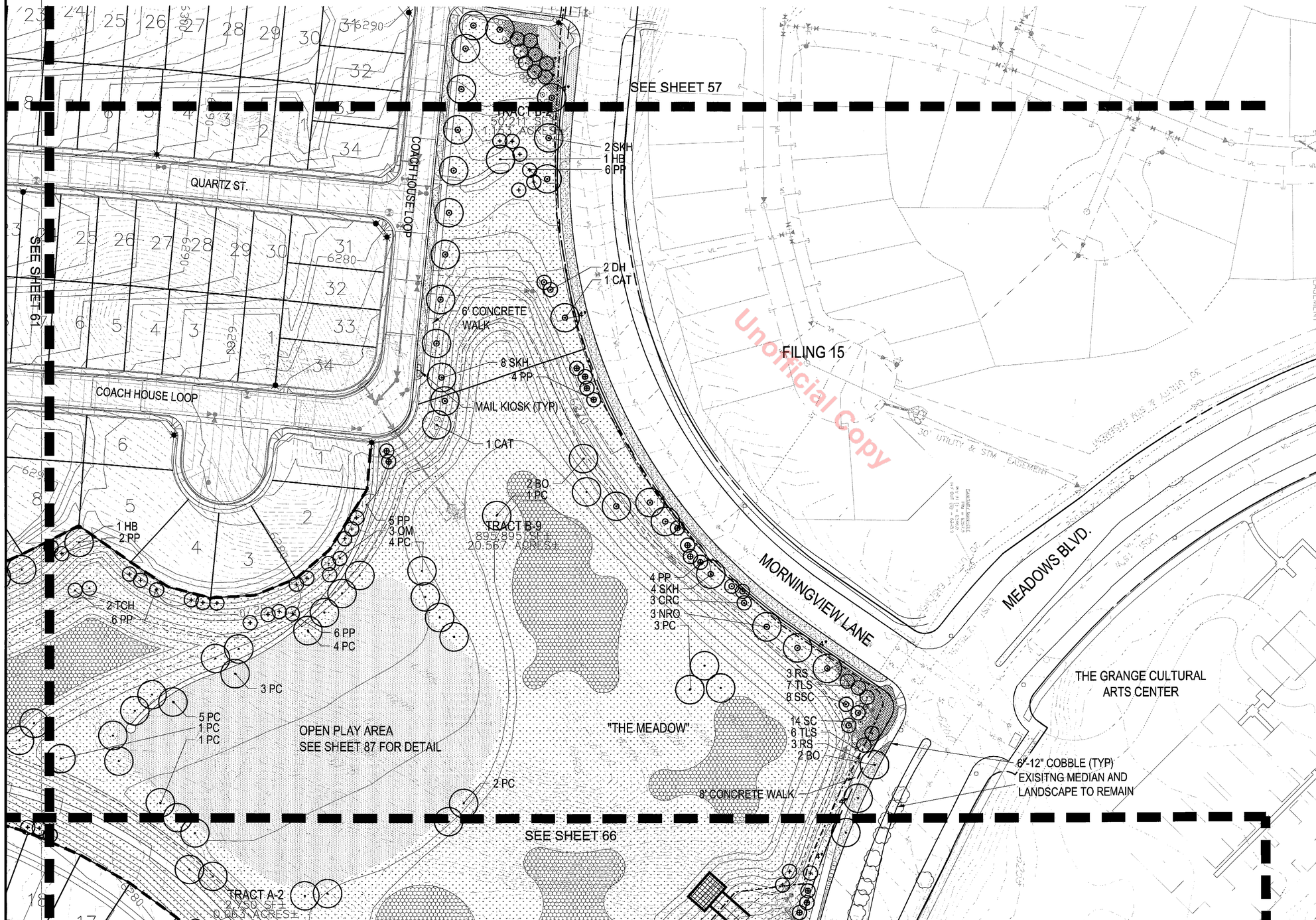

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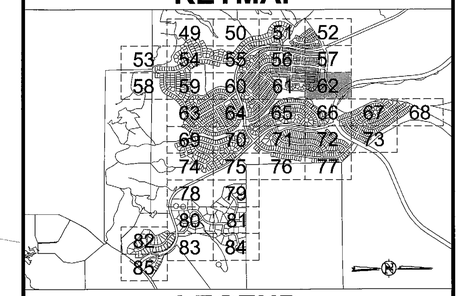

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
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SCALE: 1" = 50'

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MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 62 OF 87

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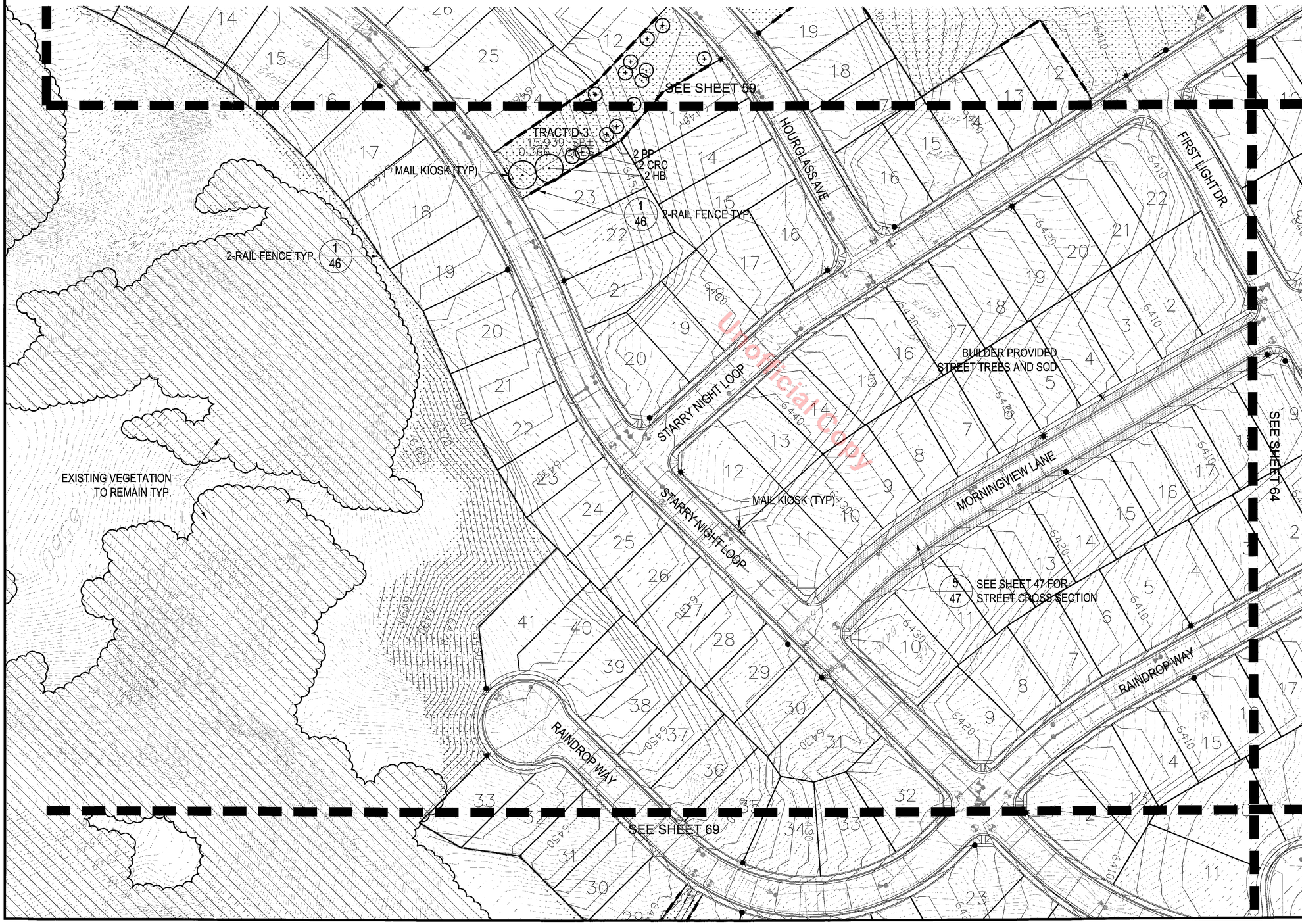

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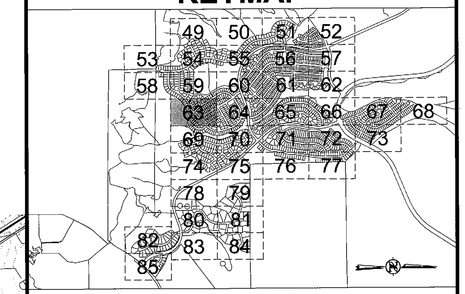

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SHEET 63 OF 87

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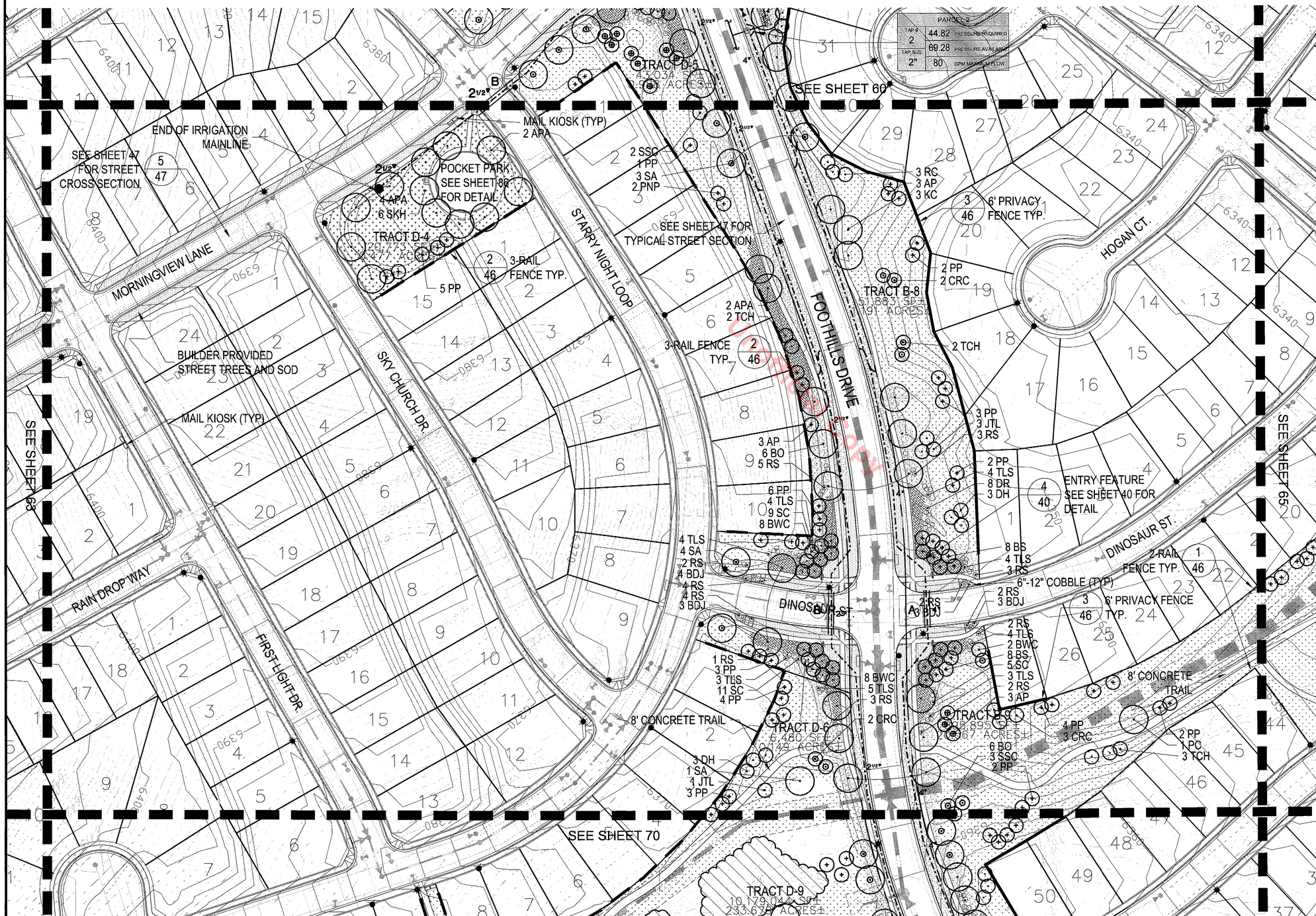
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 64 OF 87



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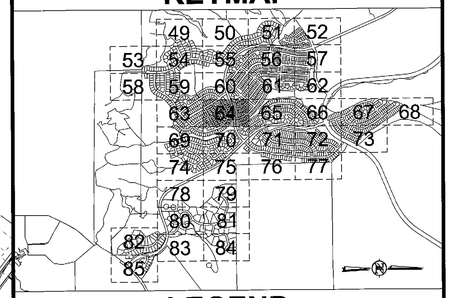

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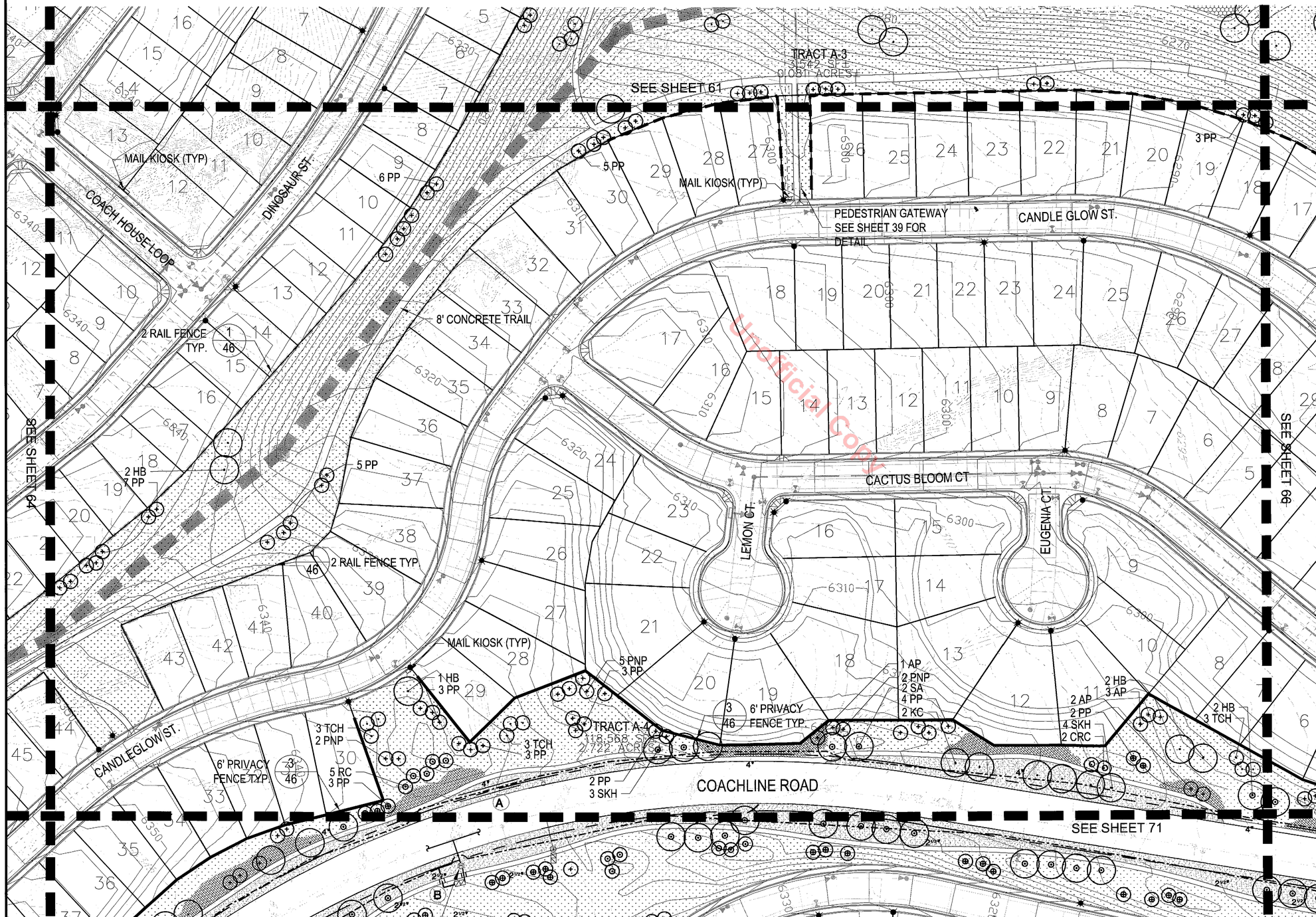
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 65 OF 87



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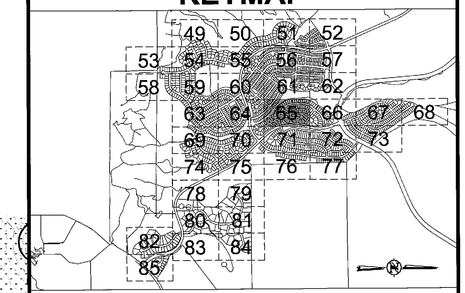

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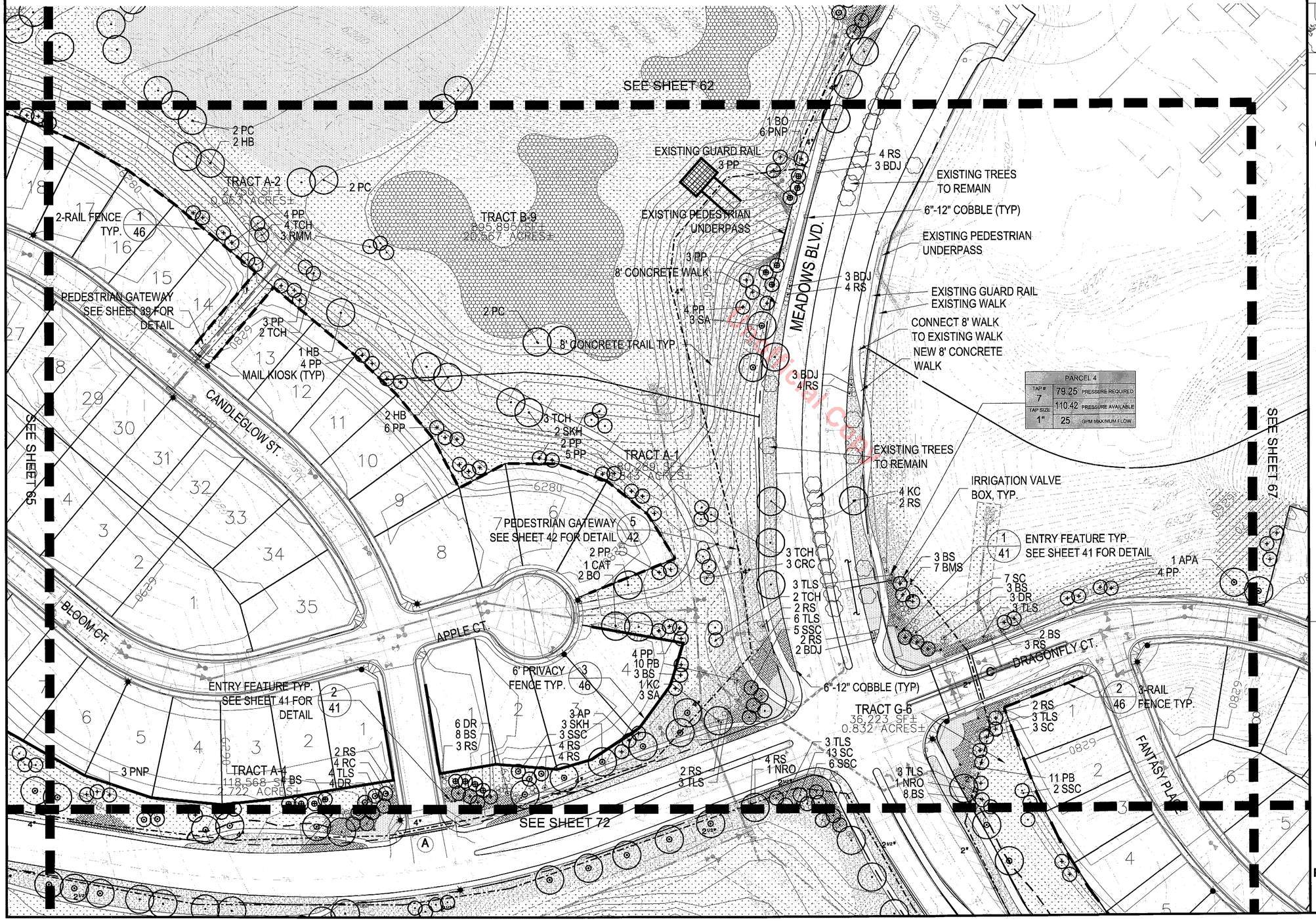

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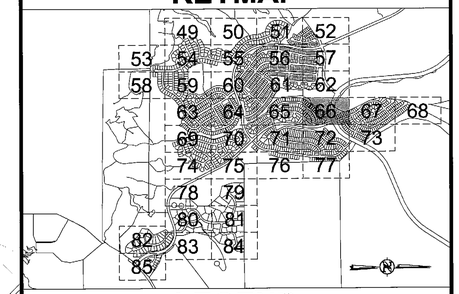

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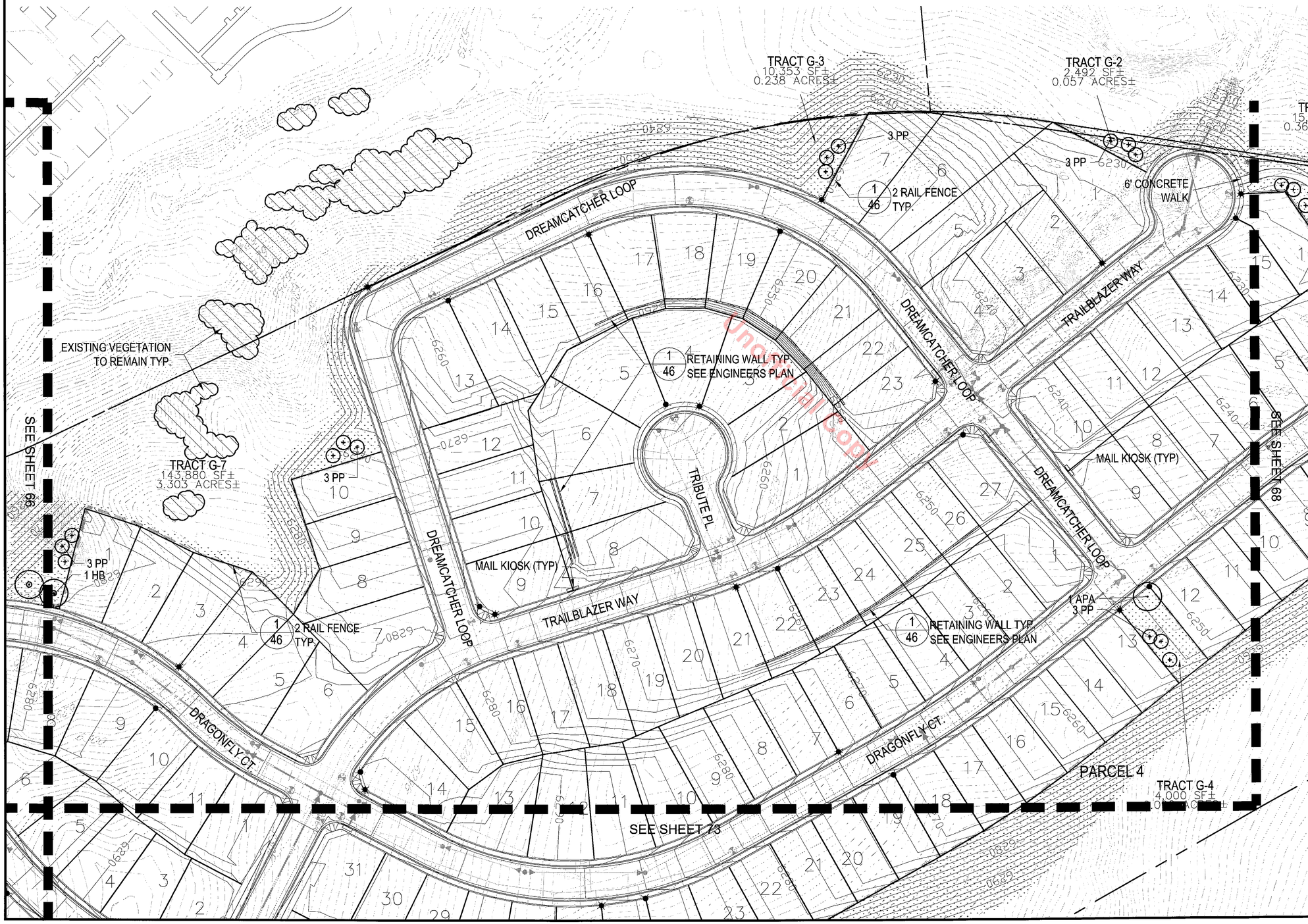
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 67 OF 87



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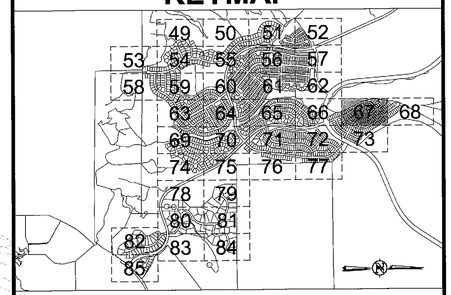

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REGISTERED LANDSCAPE ARCHITECT:
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CONTACT: BLAKE R. CALVERT, P.E.
JOB NUMBER: JOB # 3572.044.10

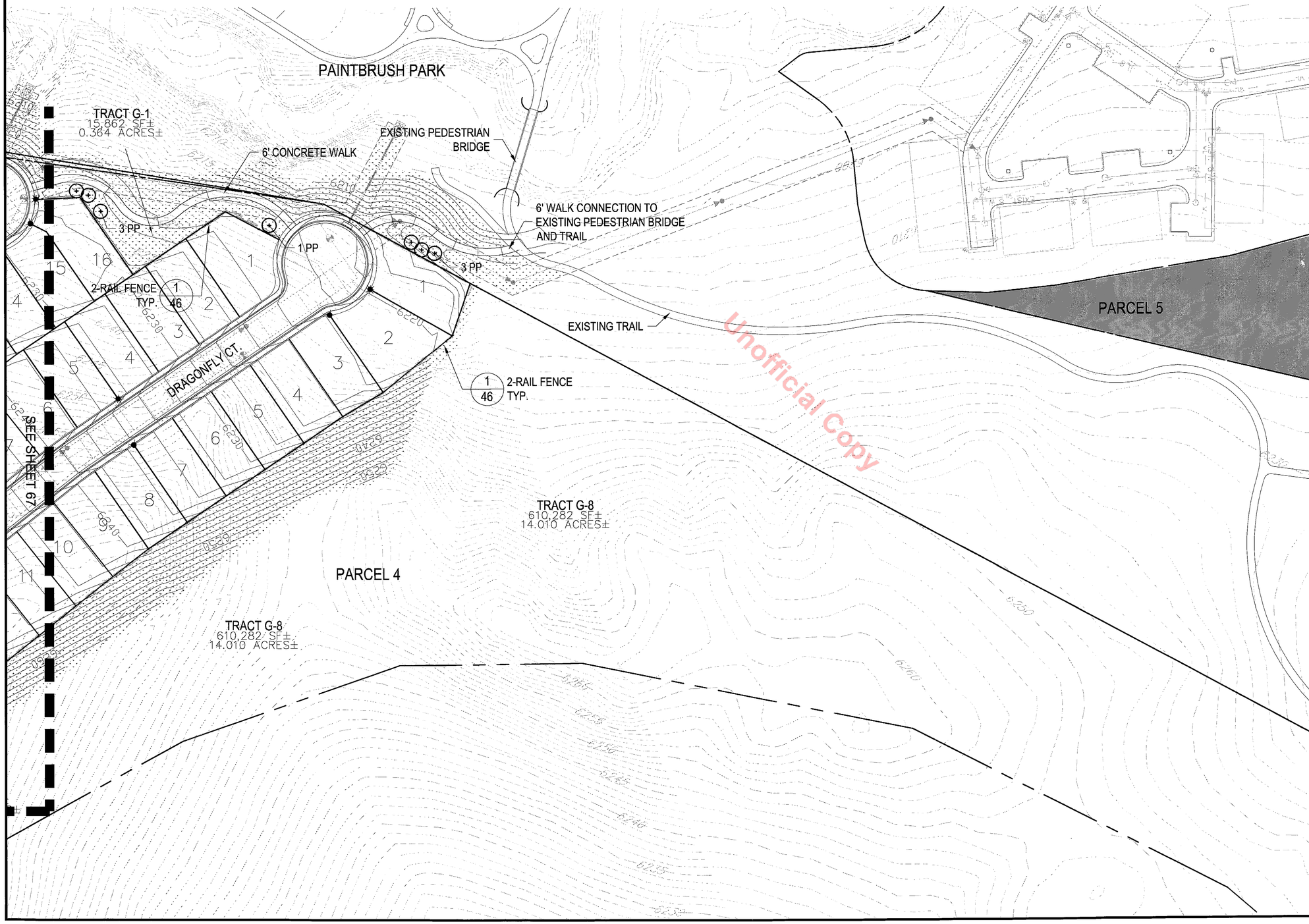
LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 67 OF 87

THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN 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 68 OF 87



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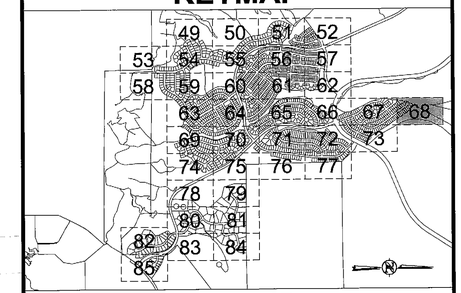

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
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SCALE: 1" = 50'

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SHEET 68 OF 87

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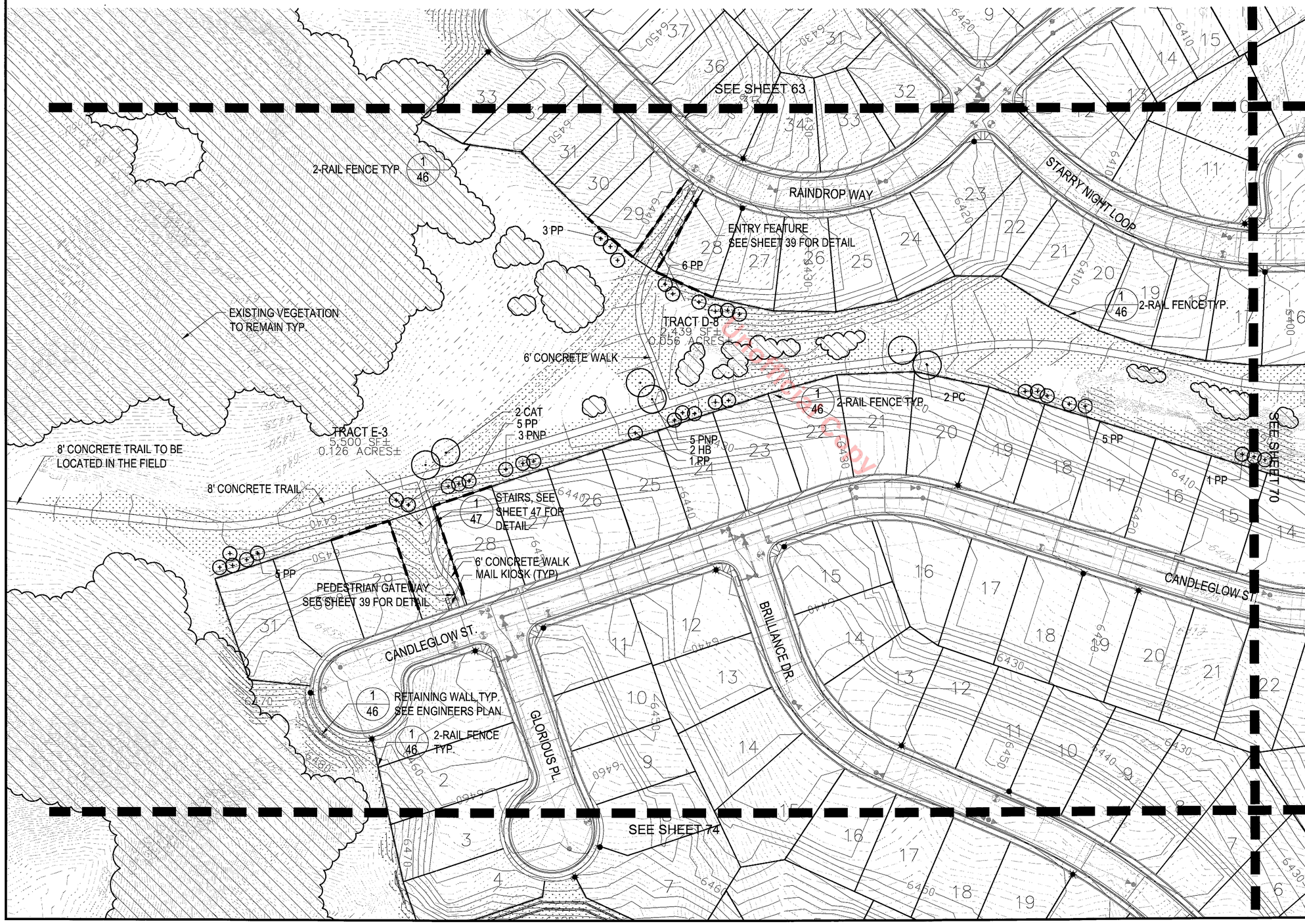
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 69 OF 87



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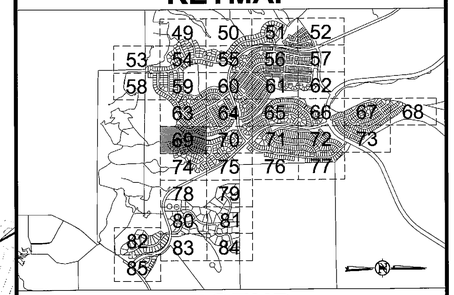

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SHEET 69 OF 87

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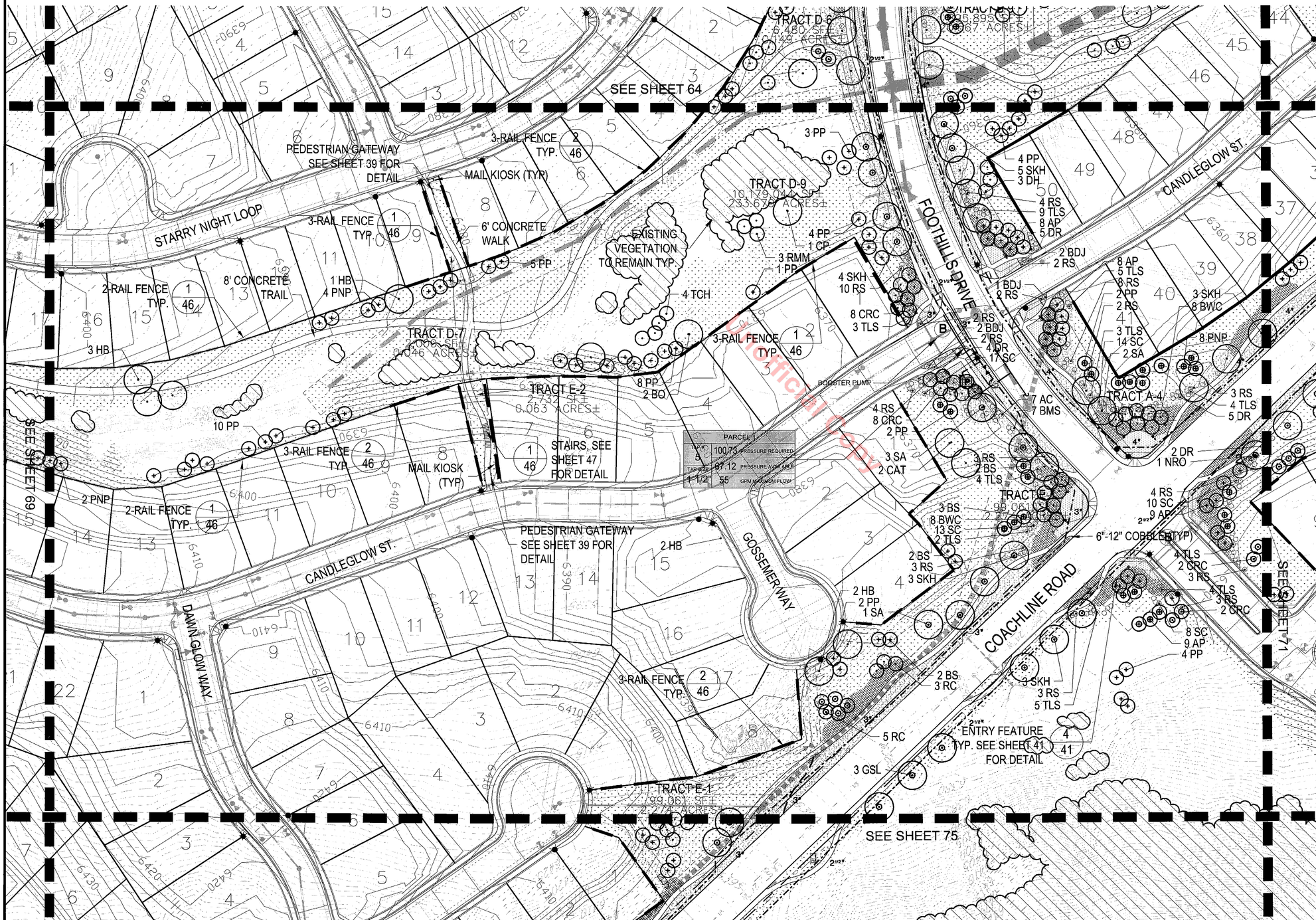
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 70 OF 87



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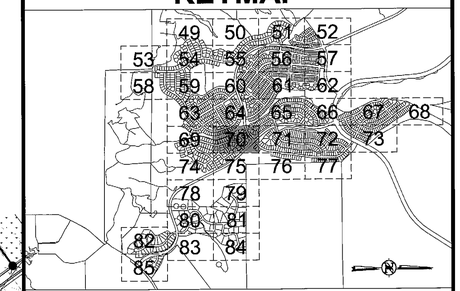

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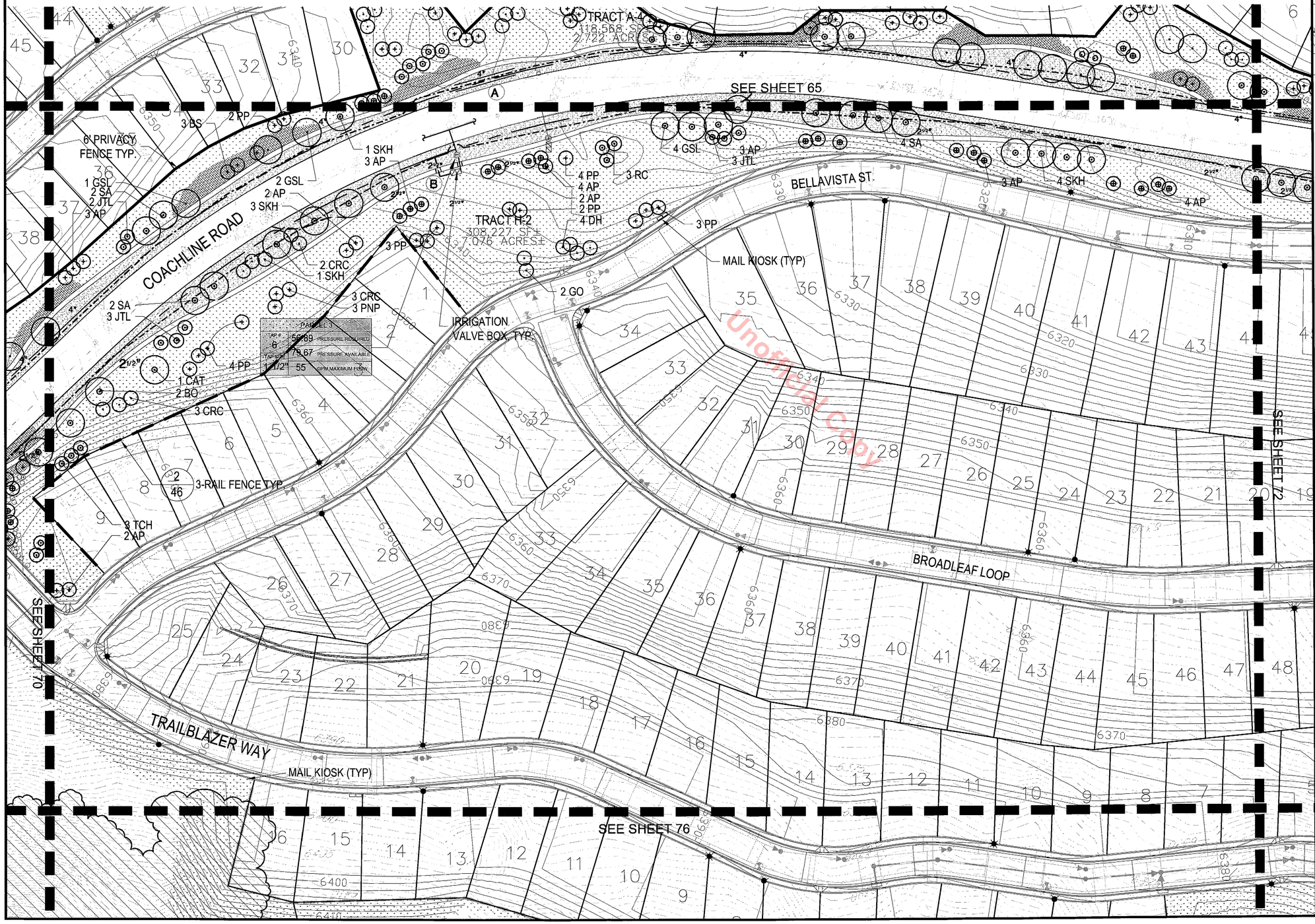
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 71 OF 87



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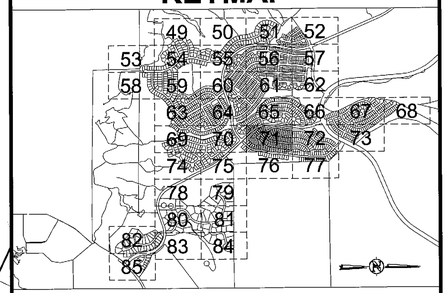

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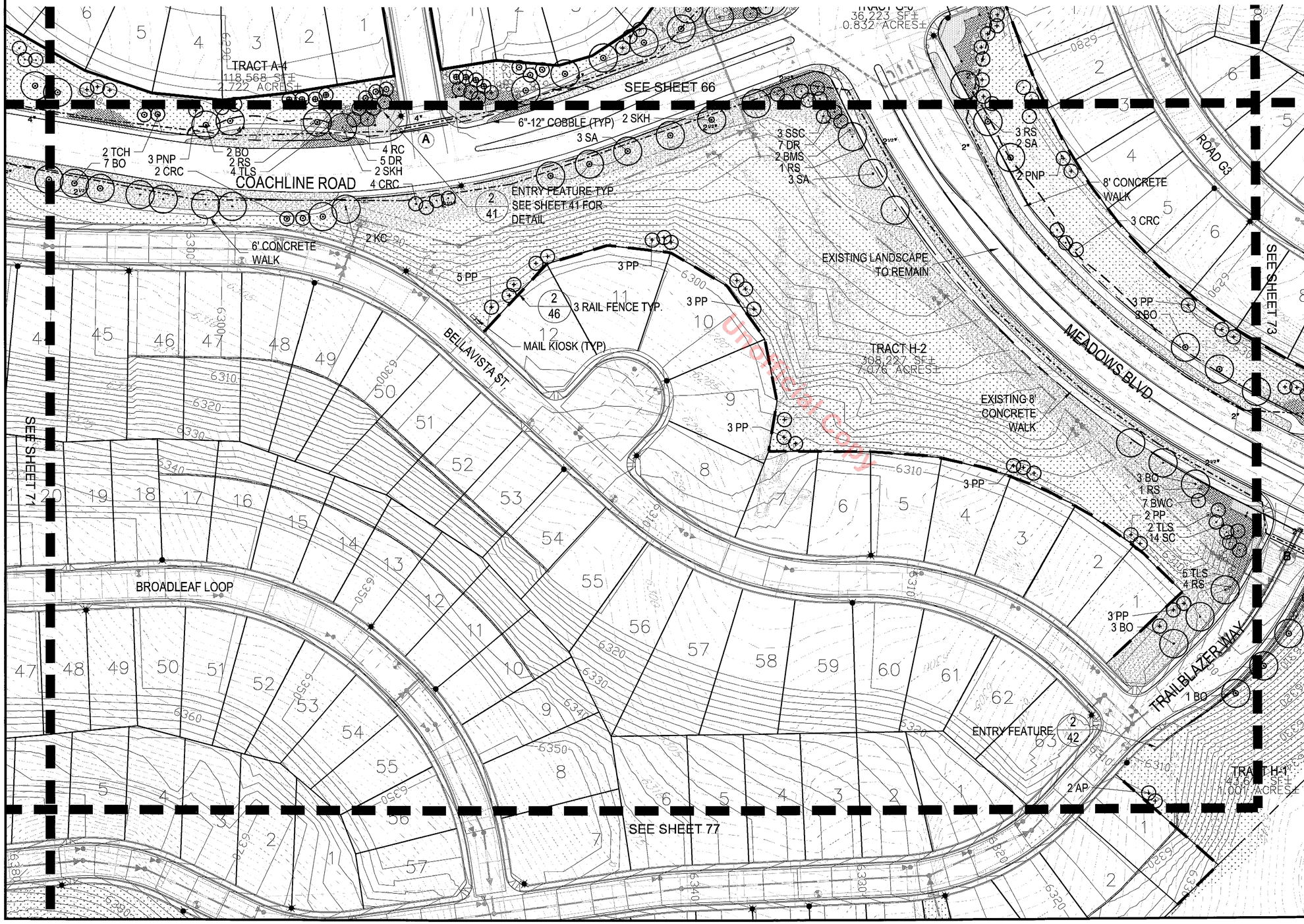
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 72 OF 87



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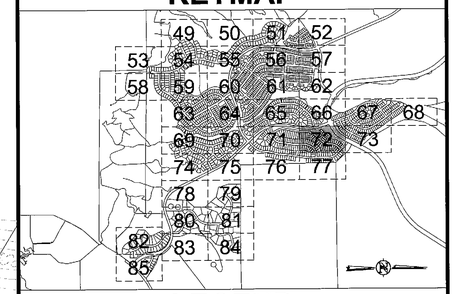

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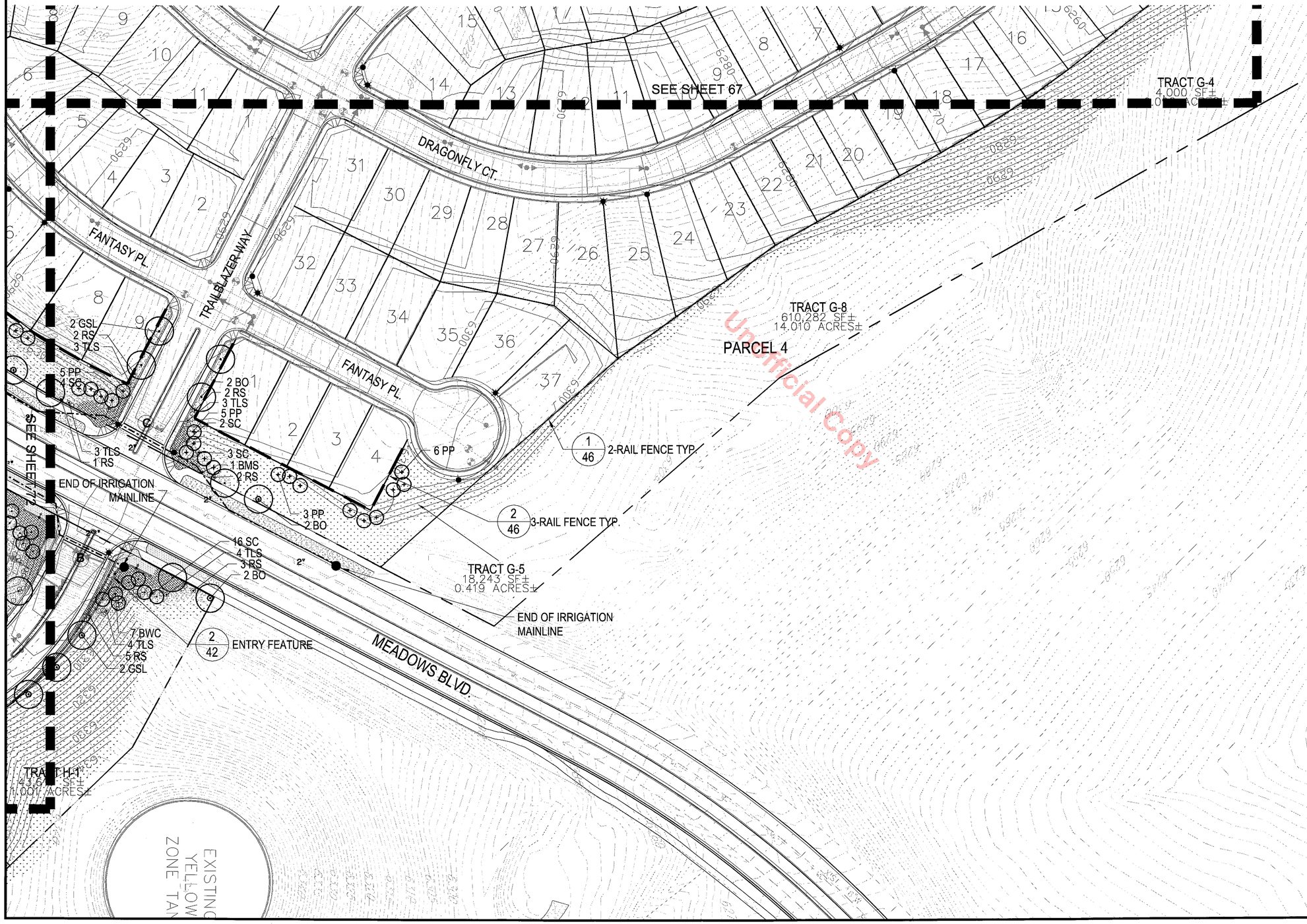

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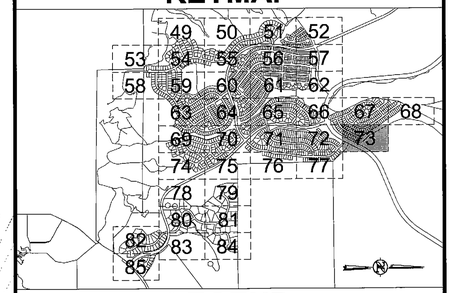

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5. ALL LANDSCAPE AREAS BELOW 4' IN WIDTH TO BE 6"-12" COBBLE W/ WEED CONTROL FABRIC.

50 25 0 50 100

SCALE: 1" = 50'

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 73 OF 87

THE MEADOWS FILING 16

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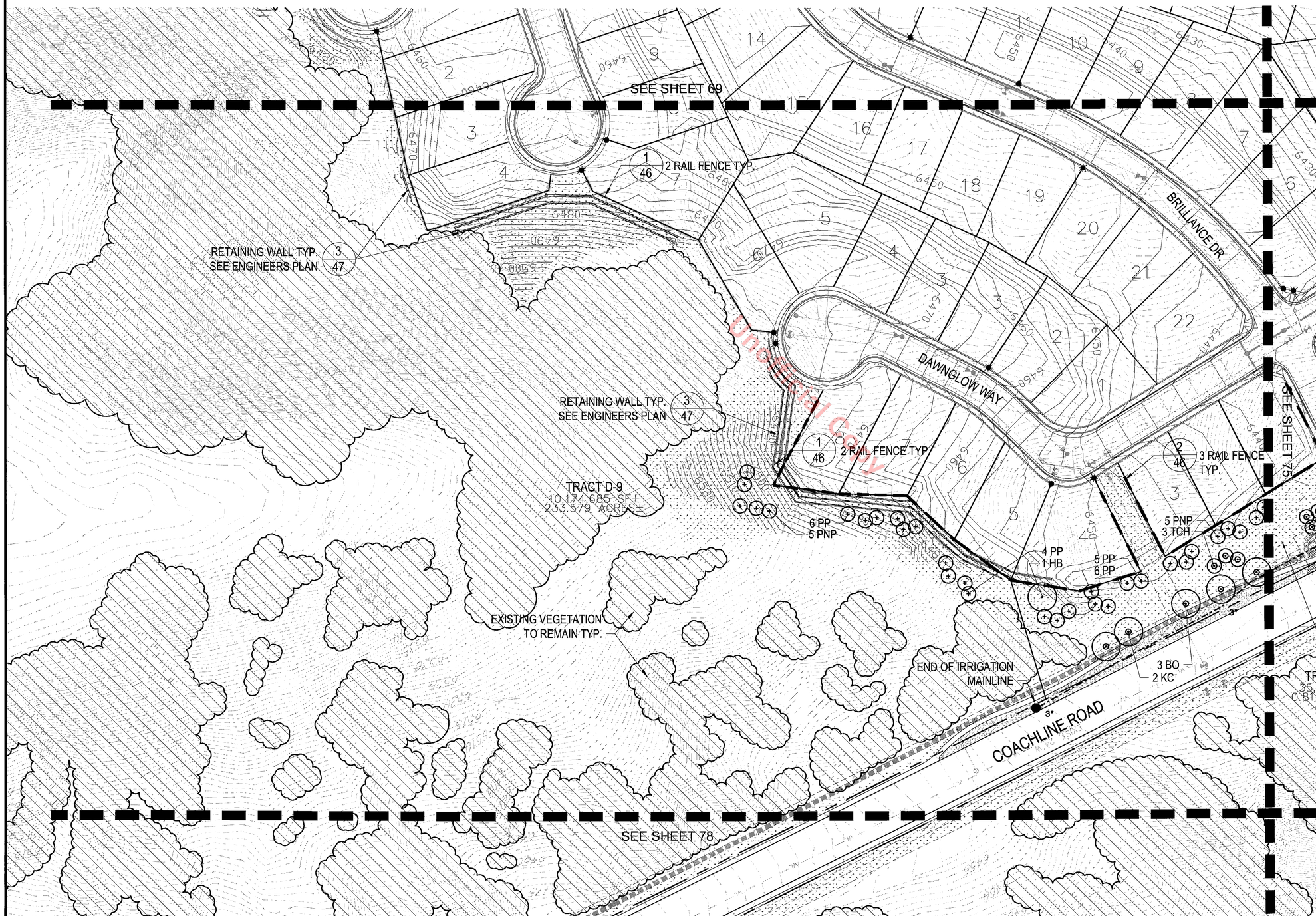
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 74 OF 87



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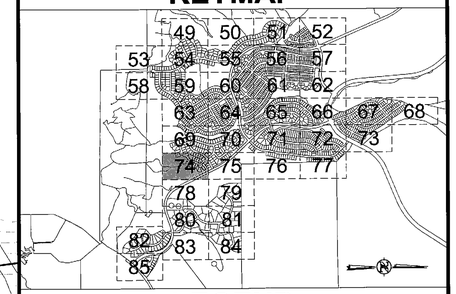

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
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SHEET 74 OF 87

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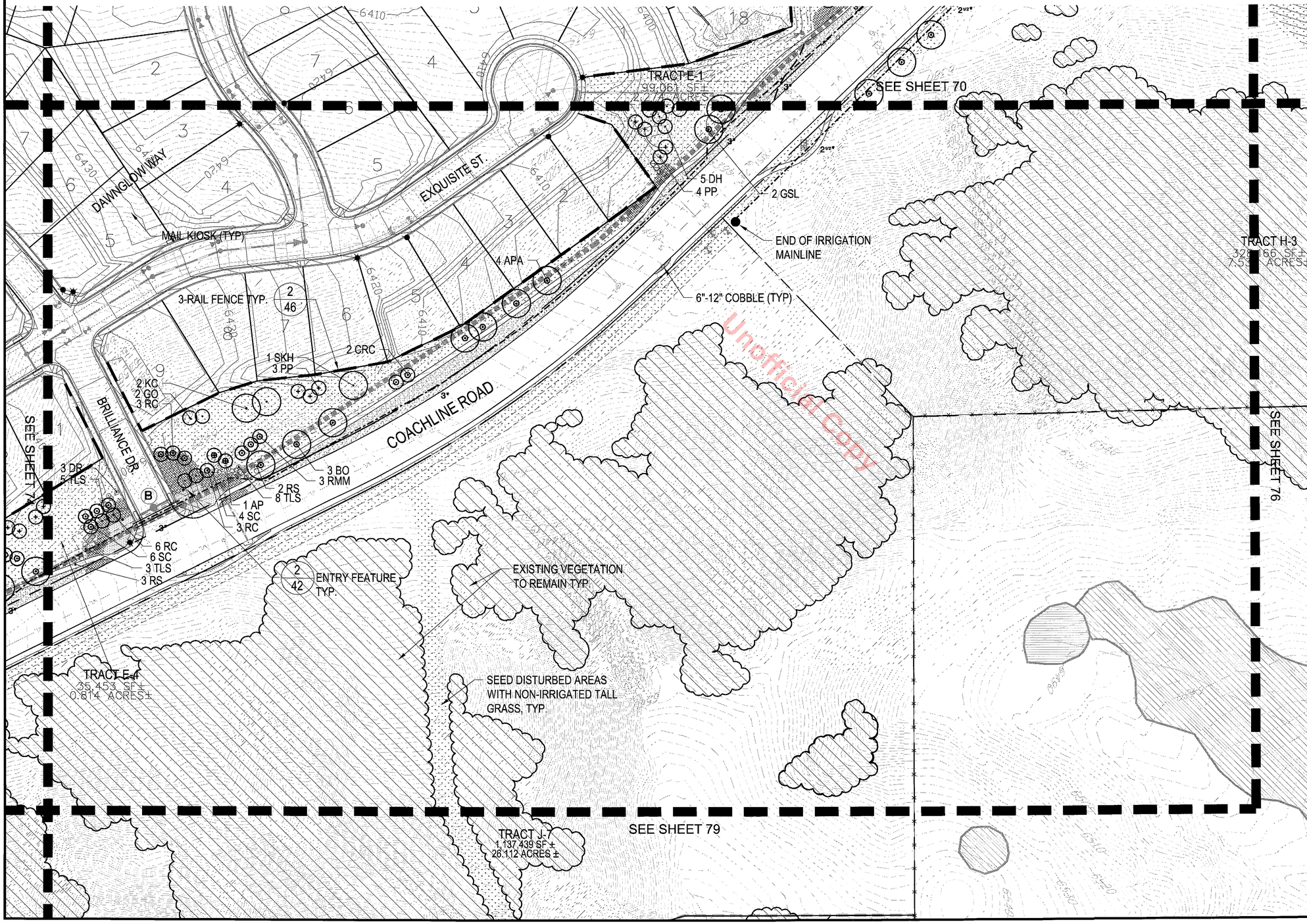
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 75 OF 87



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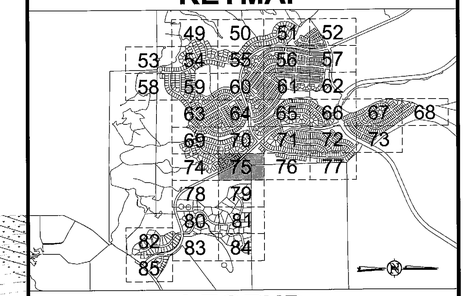

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- Deciduous Canopy Trees
- Evergreen Trees
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- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
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- Riparian Mix
- Wildflower Mix
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LANDSCAPE PLAN
SHEET 75 OF 87

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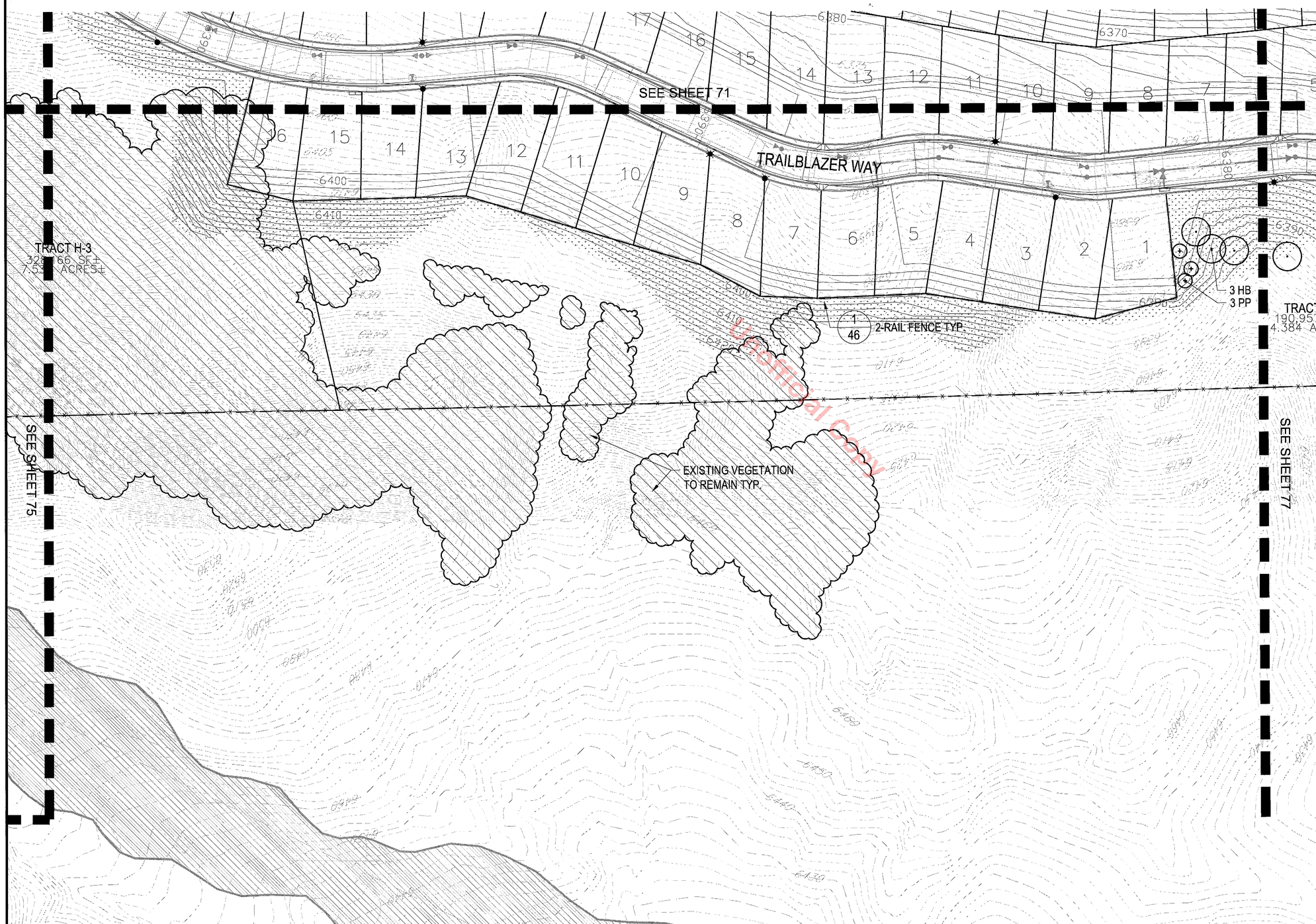
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 76 OF 87



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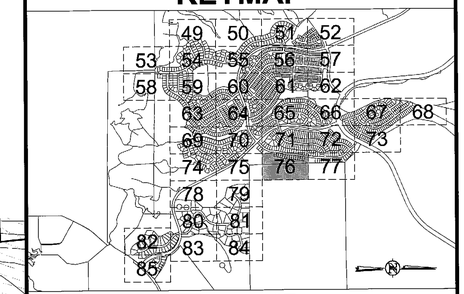

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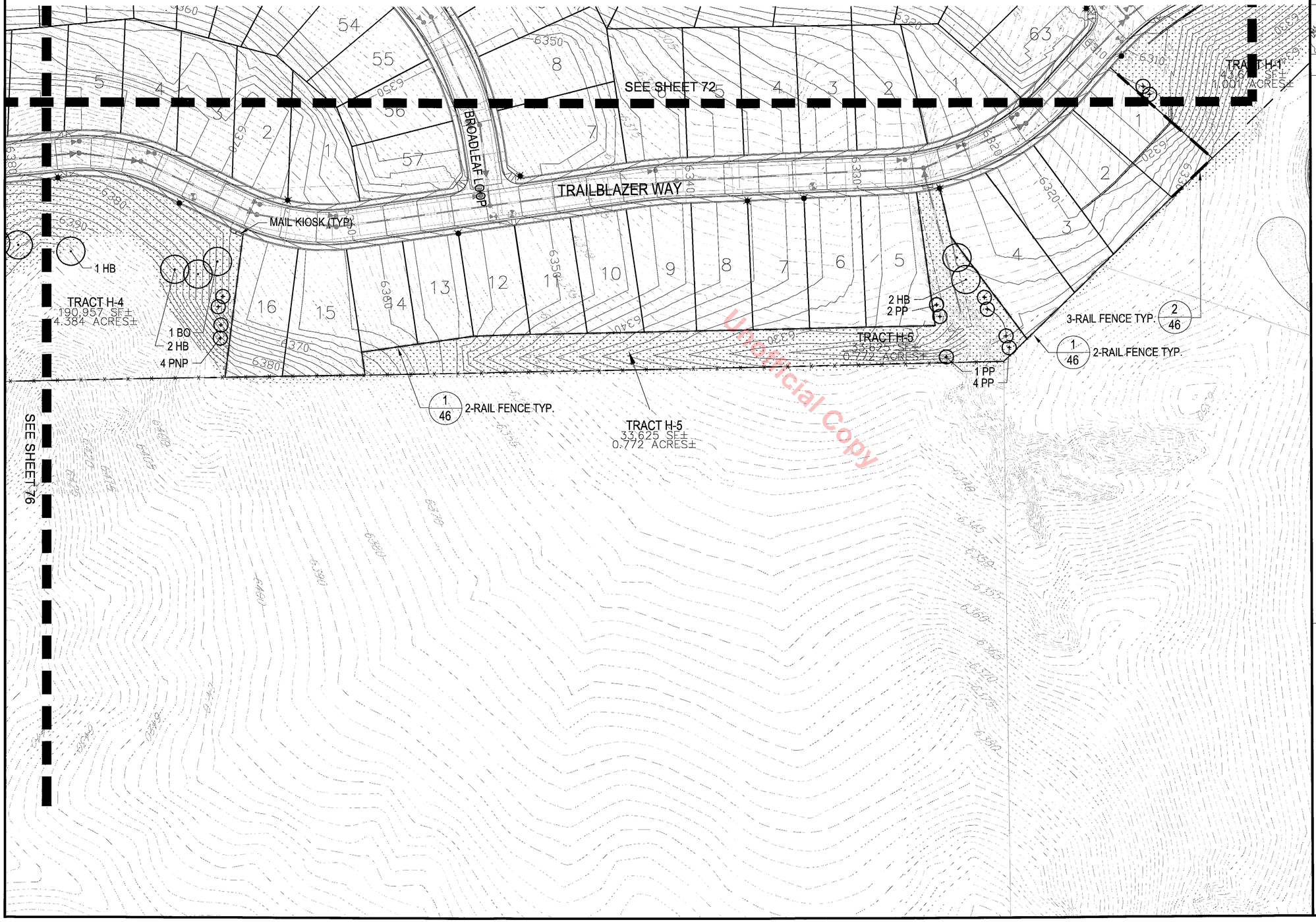
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 77 OF 87



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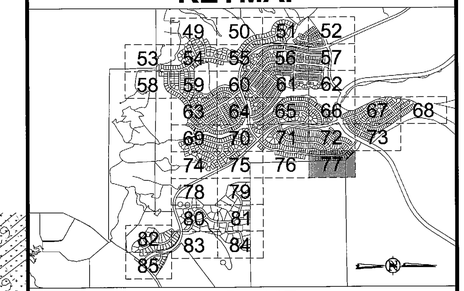

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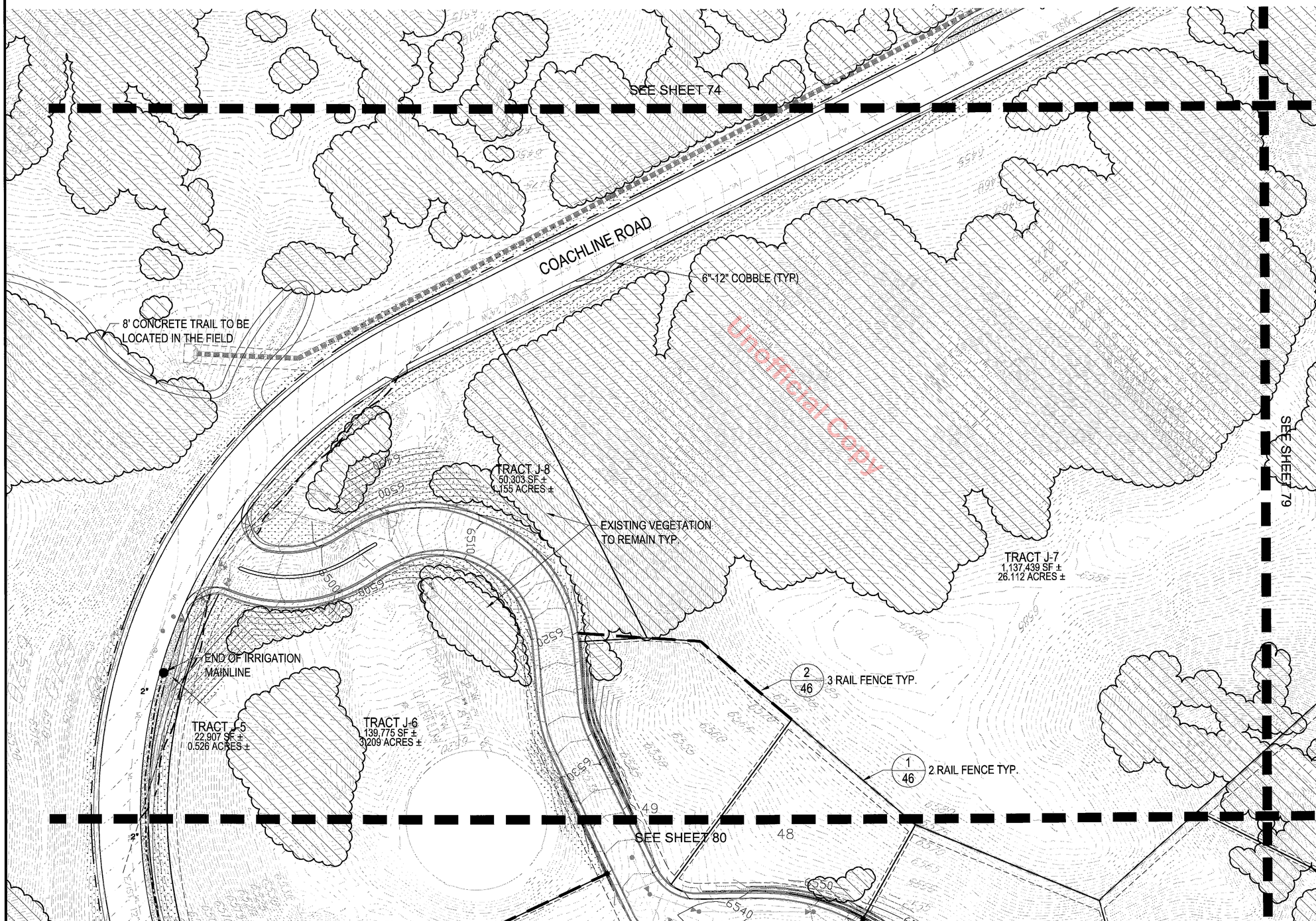
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 78 OF 87



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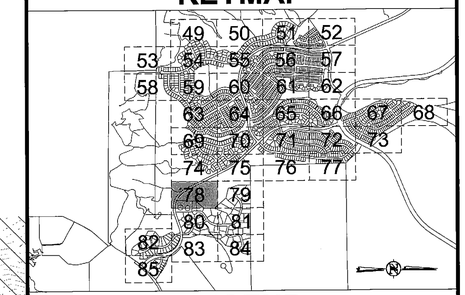

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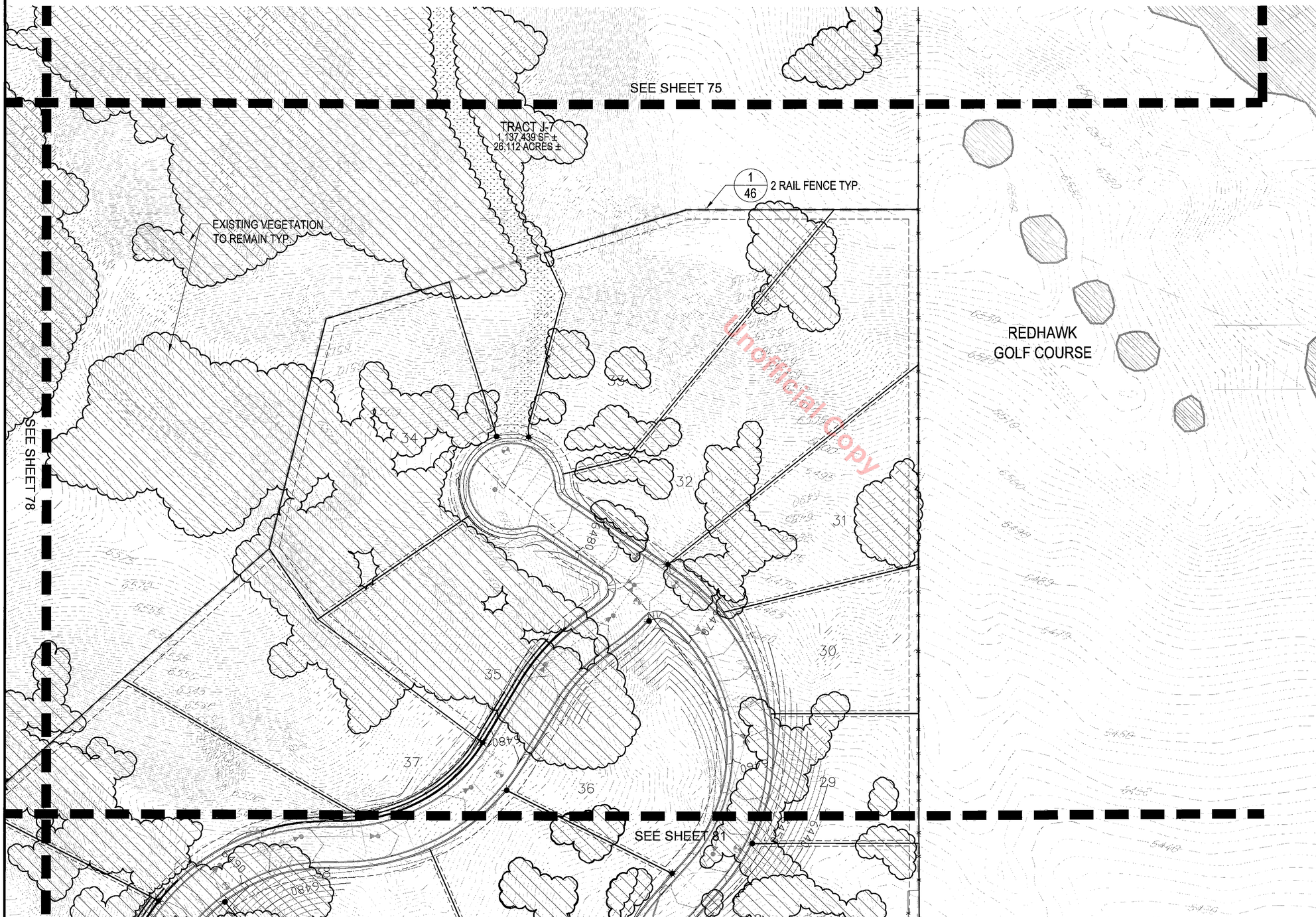
PRELIMINARY PLAT AND FINAL PD SITE PLAN



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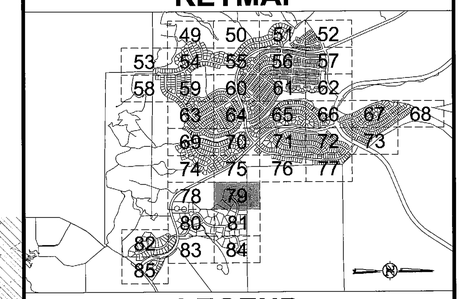

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (C) (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

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4. ALL WALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED ON PLAN.
5. ALL LANDSCAPE AREAS BELOW 4' IN WIDTH TO BE 6"-12" COBBLE W/ WEED CONTROL FABRIC.

50 25 0 50 100

SCALE: 1" = 50'

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LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 79 OF 87

THE MEADOWS FILING 16

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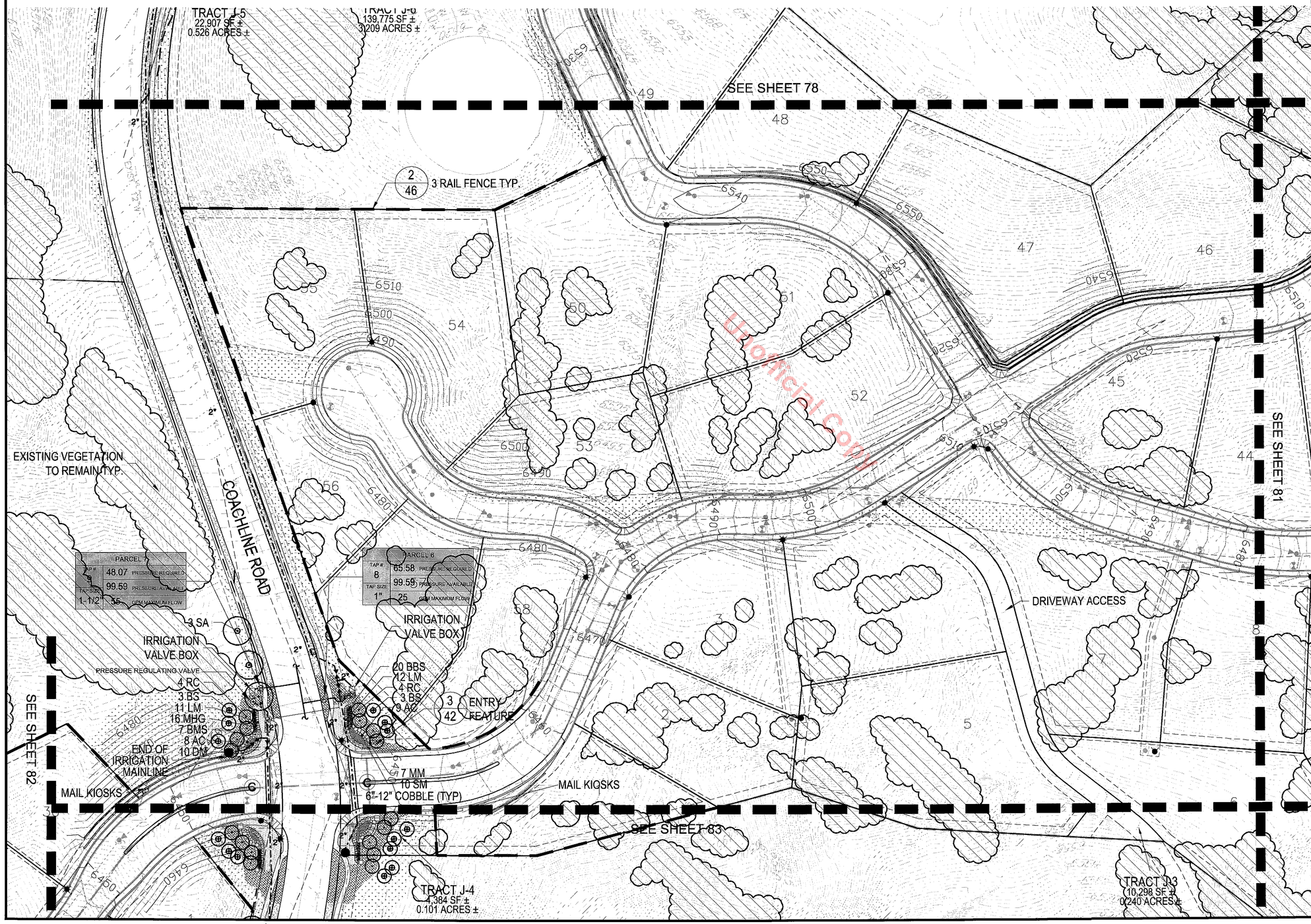
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 80 OF 87



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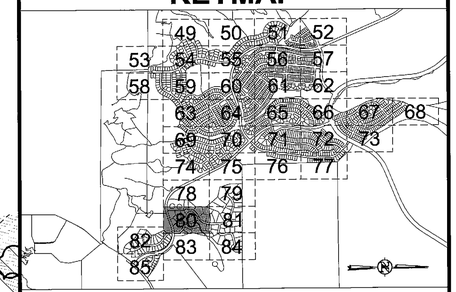

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PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 80 OF 87

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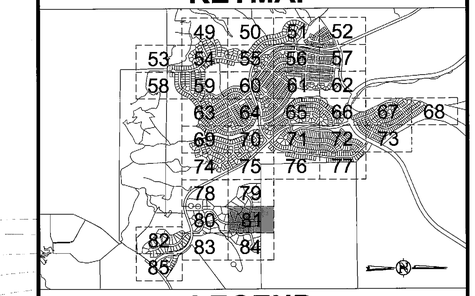
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 81 OF 87

KEYMAP



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SHEET 81 OF 87

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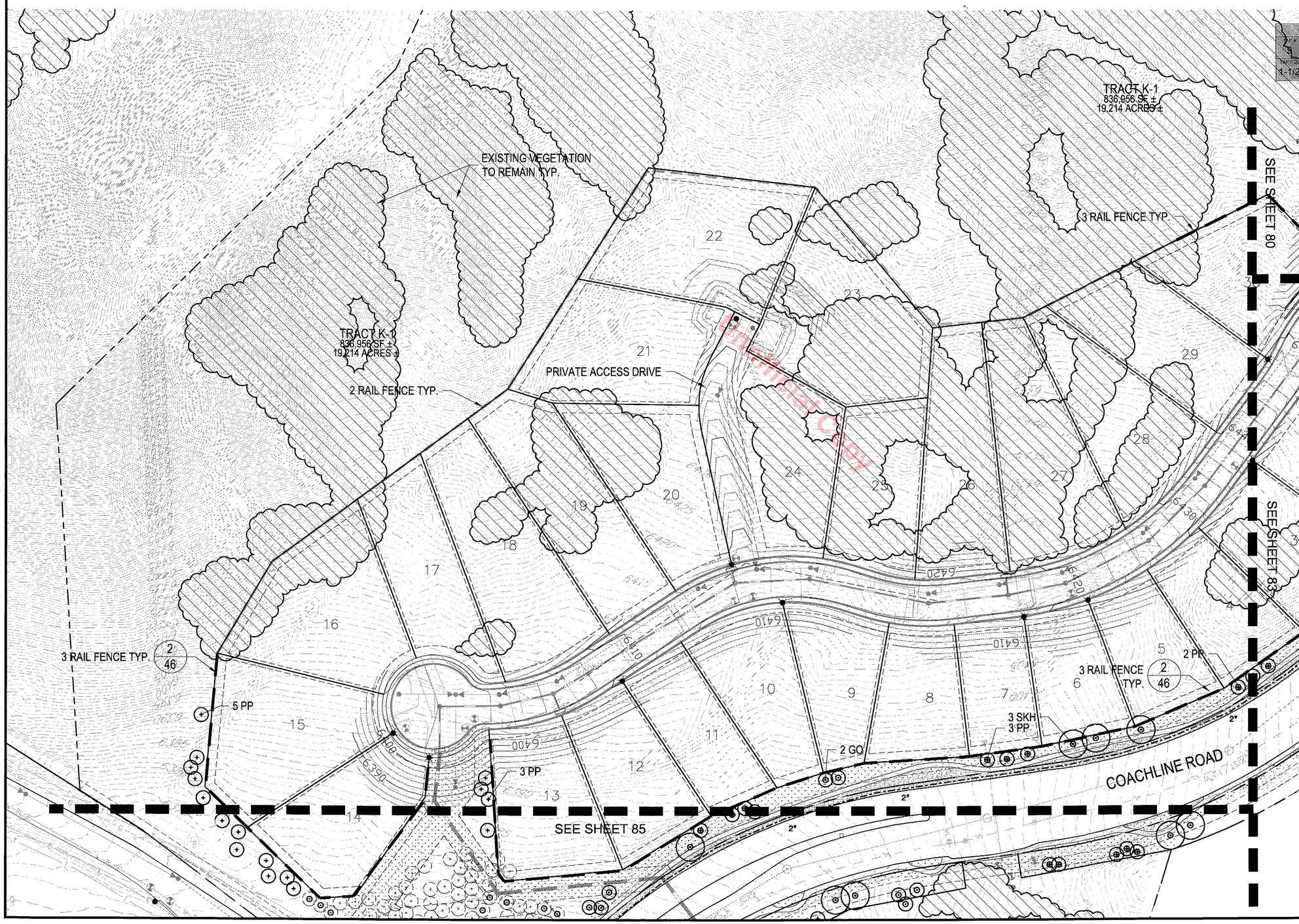
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 82 OF 87



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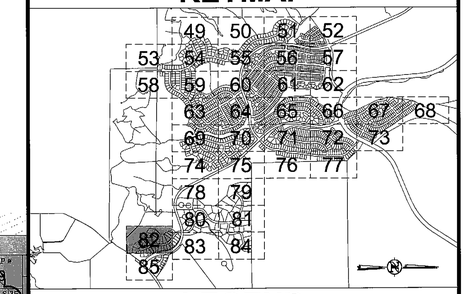

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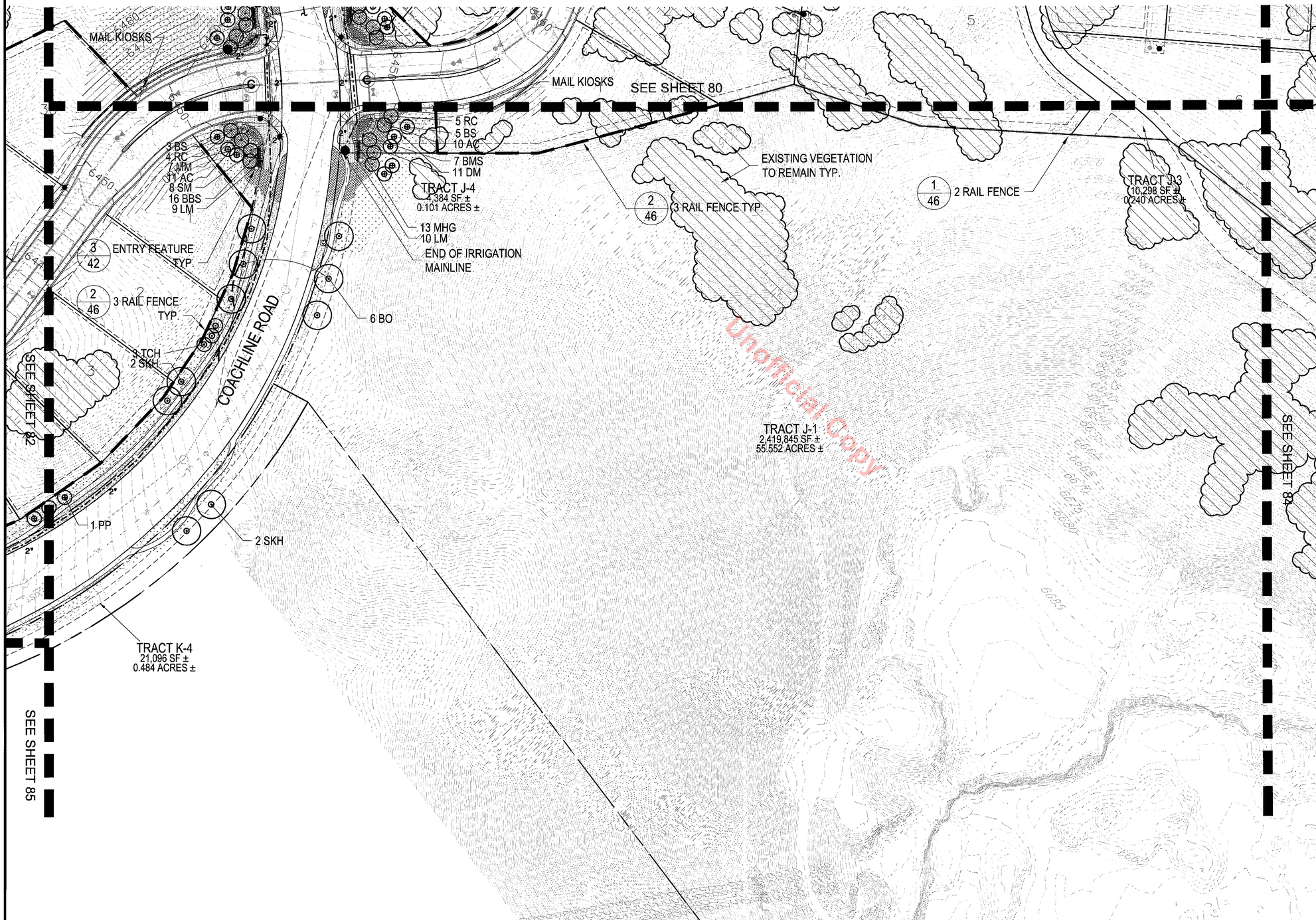
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 83 OF 87



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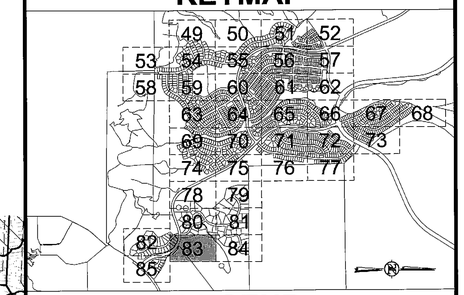

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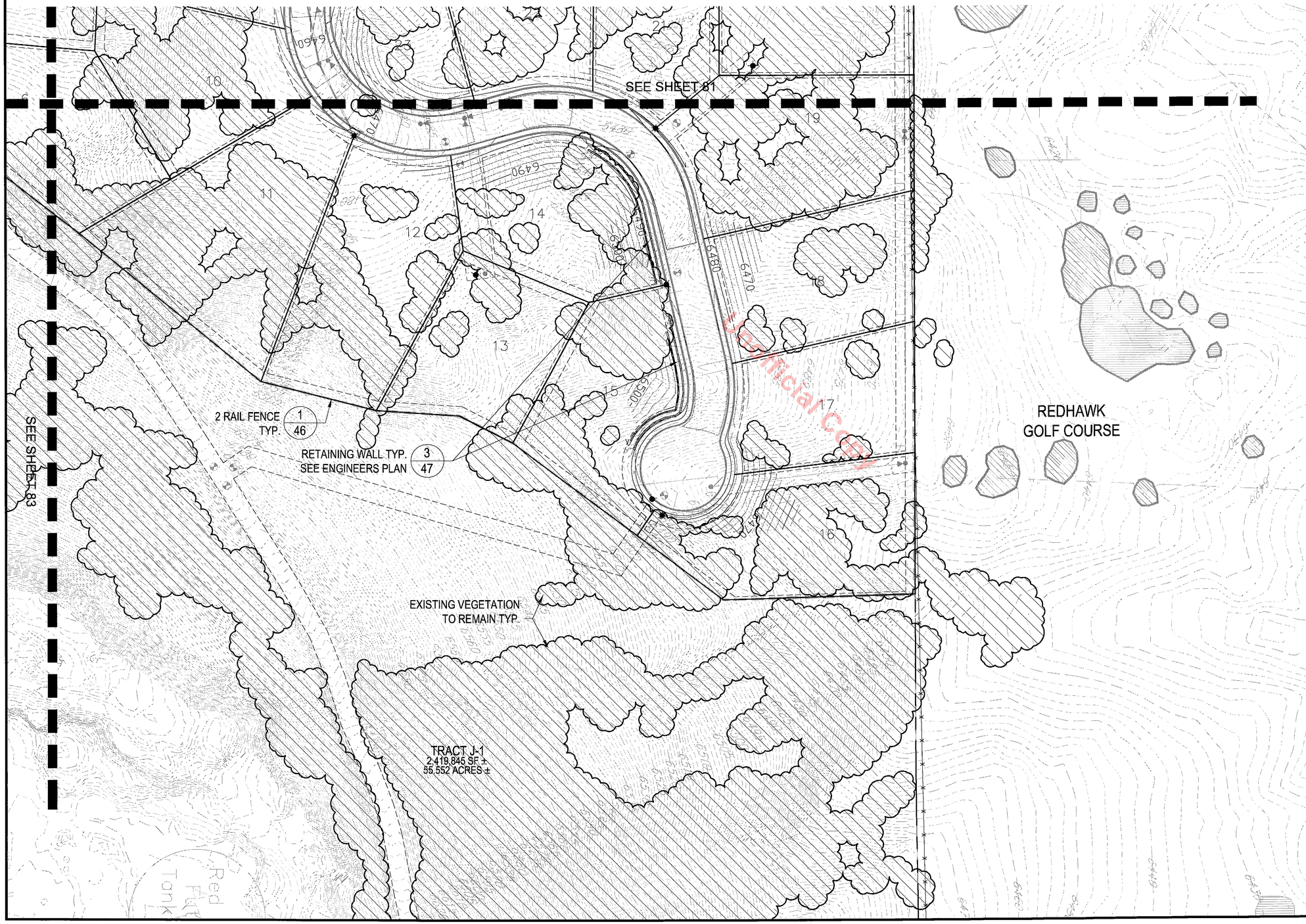
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 84 OF 87



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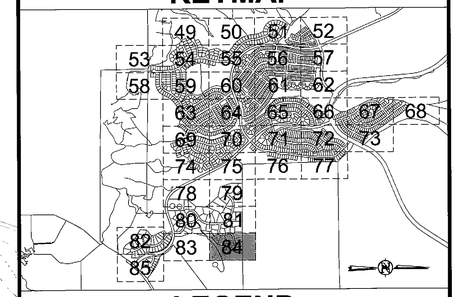

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JOB NUMBER: JOB # 3572.044.10

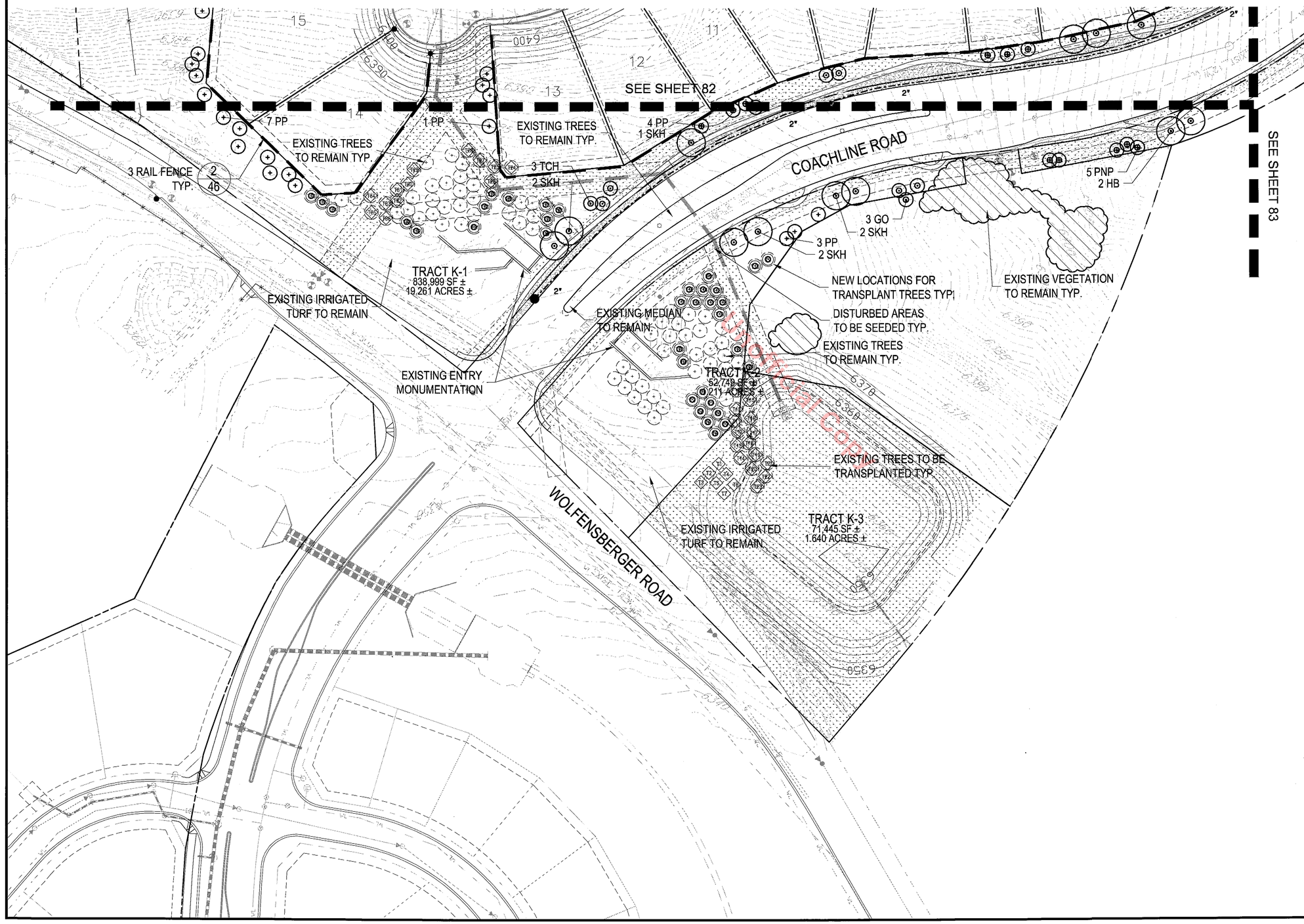
LANDSCAPE PLAN 04.30.04
MEADOWS FILING 16
PRELIMINARY PLAT AND FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 84 OF 87

THE MEADOWS FILING 16

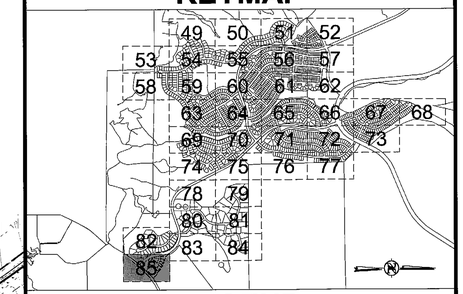
A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 3, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 85 OF 87



KEYMAP



LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated BlueGrass Turf
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Existing Vegetation To Remain
- Drip Irrigated Canopy Tree
- Drip Irrigated Evergreen Tree
- Drip Irrigated Ornamental Tree
- Street Light
- Fire Hydrant
- Mail Kiosk
- 2-Rail Fence
- 3-Rail Fence
- 6' Privacy Fence
- Irrigation Mainline

SLEEVING LEGEND

- (A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH
- (C) (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

NOTES:

1. ANY LANDSCAPE REVISIONS SHALL BE ADMINISTRATIVELY APPROVED BY TOWN STAFF CONSISTENT WITH THE PUBLIC WORKS REGULATIONS, SECTION 1, 1.1.7.1.A MINOR MODIFICATIONS.
2. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF NATIVE TREES, SHRUBS AND AREAS LABELED AS "NATIVE SEED" WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
3. ALL AREAS ADJACENT TO OPEN SPACE AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED IN NON-IRRIGATED TALL GRASS UNLESS OTHERWISE INDICATED ON PLAN.
4. ALL WALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED ON PLAN.
5. ALL LANDSCAPE AREAS BELOW 4' IN WIDTH TO BE 6"-12" COBBLE W/ WEED CONTROL FABRIC.

50 25 0 50 100

SCALE: 1" = 50'

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LANDSCAPE PLAN
SHEET 85 OF 87

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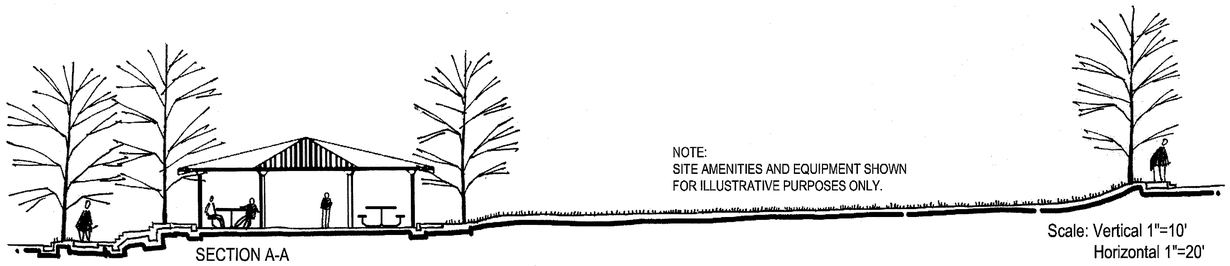
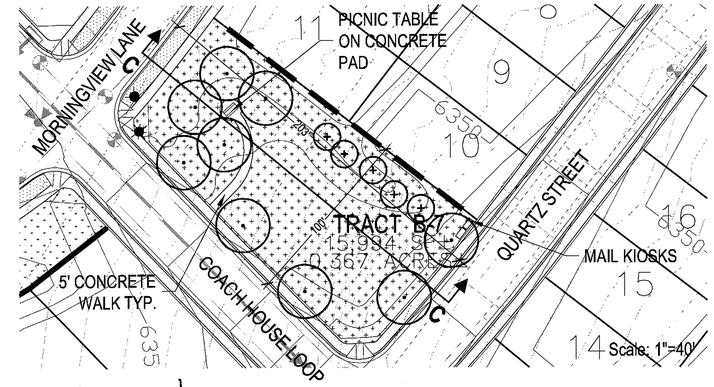
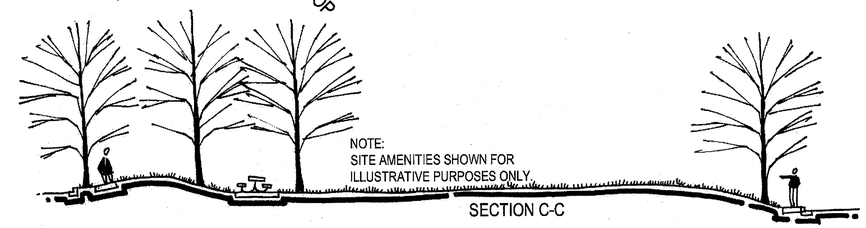
PRELIMINARY PLAT AND FINAL PD SITE PLAN



SECTION A-A

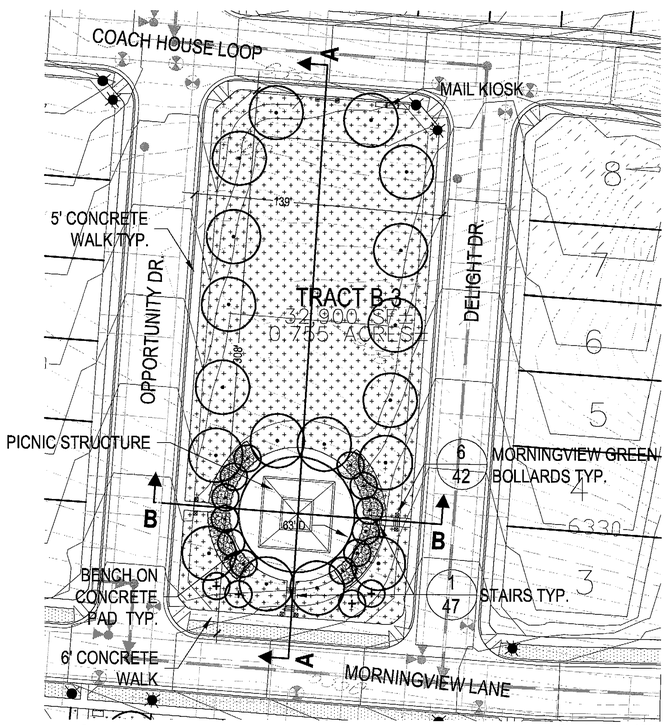
SECTION B-B



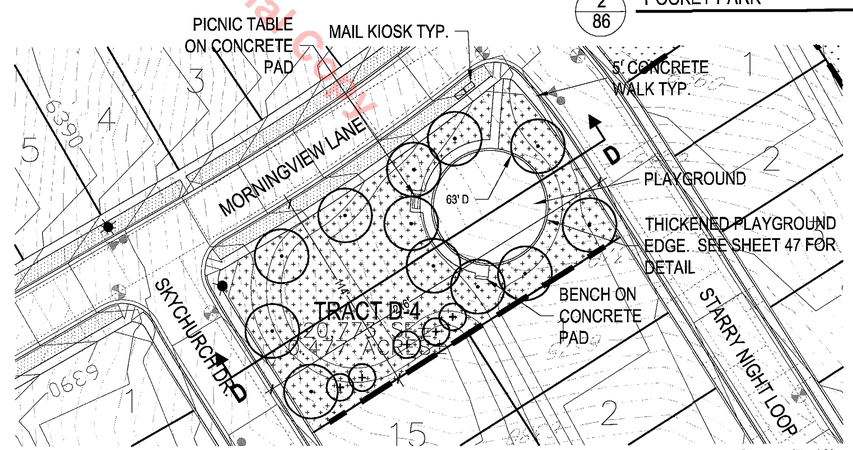


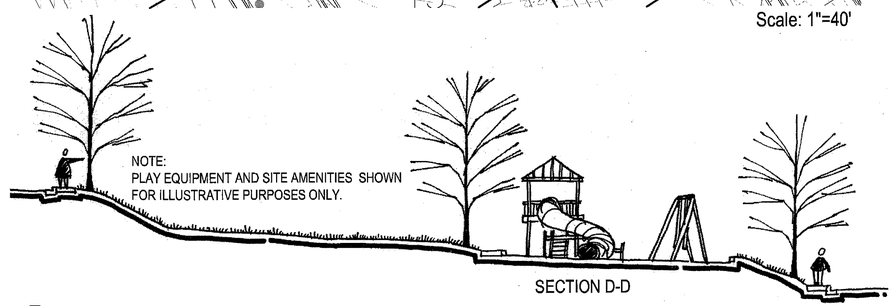
SECTION C-C

2/86 POCKET PARK — TRACT B-7 — Scale: Vertical 1"=10' Horizontal 1"=20'



1/86 "THE GREEN" — TRACT B-3





SECTION D-D

3/86 POCKET PARK — TRACT D-6 — Scale: Vertical 1"=10' Horizontal 1"=20'

Unofficial Copy

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SHEET 86 OF 87

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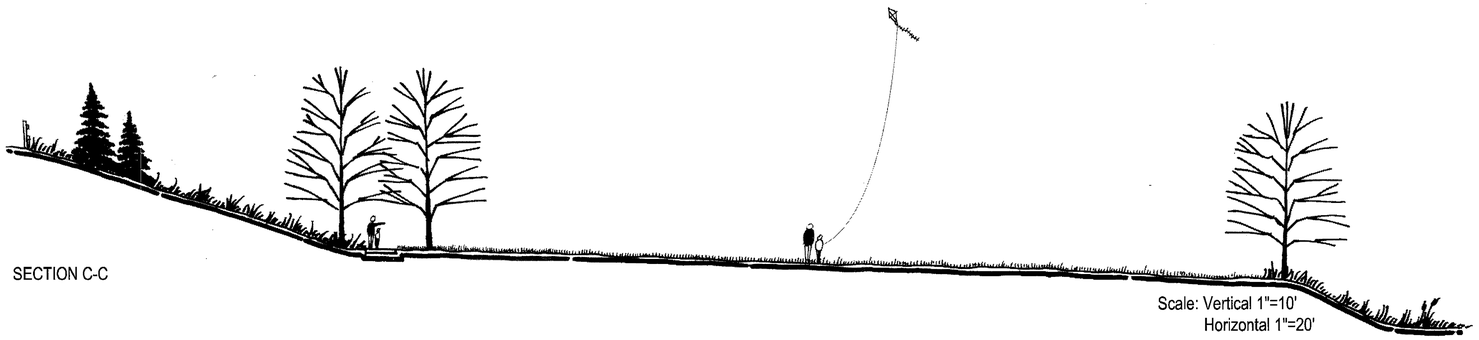
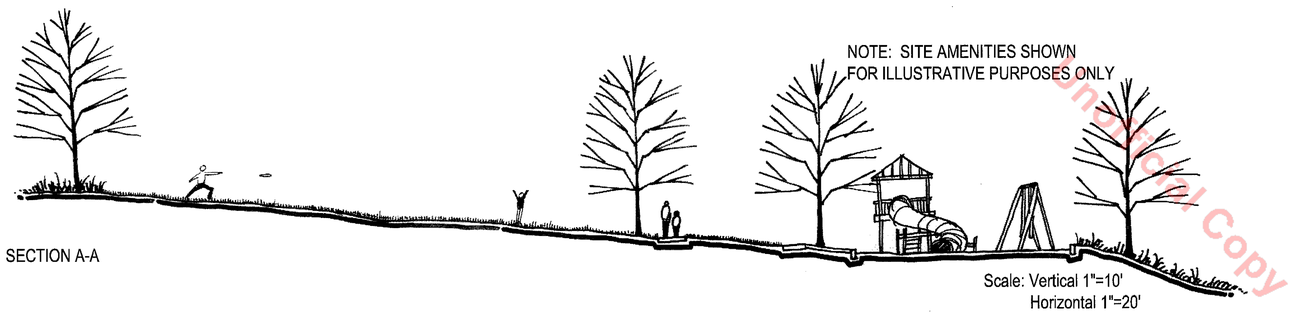
PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 87 OF 87



SECTION C-C

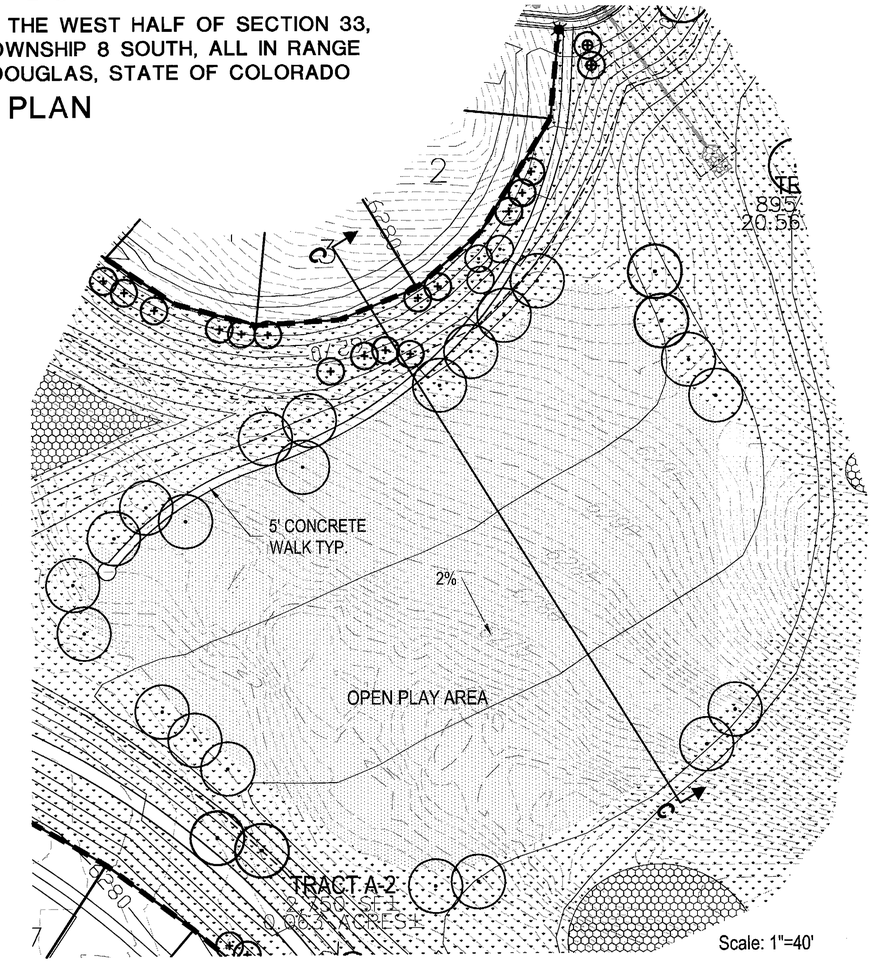
Scale: Vertical 1"=10'
Horizontal 1"=20'



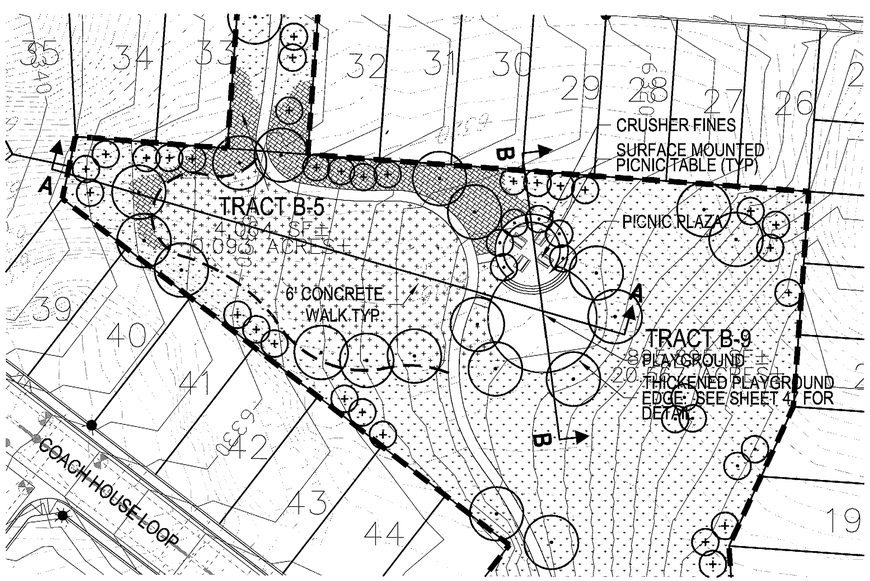
SECTION A-A

Scale: Vertical 1"=10'
Horizontal 1"=20'

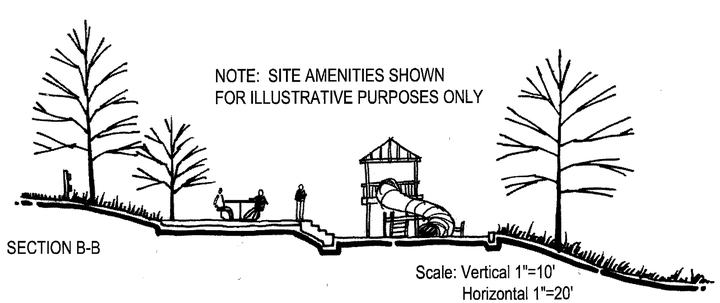
Unofficial Copy



2/87 OPEN PLAY AREA - TRACT B-9



1/87 OPEN SPACE PARK - TRACT B-9



SECTION B-B

Scale: Vertical 1"=10'
Horizontal 1"=20'

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