

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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

LEGAL DESCRIPTION

PARCEL A (TRACT I-1, MEADOWS F-16 PRELIMINARY PLAT):
A PORTION OF A PARCEL OF LAND BEING KNOWN PARCEL 5 AS SHOWN ON THE MEADOWS FILING NO. 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN AS RECORDED UNDER RECEPTION NO. 2004065186 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 01°15'58" WEST, A DISTANCE OF 2768.6 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;
THENCE SOUTH 76°04'20" EAST A DISTANCE OF 1178.08 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 5 AND THE POINT OF BEGINNING;
THENCE, ALONG THE BOUNDARY OF SAID PARCEL 5, THE FOLLOWING SEVEN (7) COURSES:
1. NORTH 02°05'05" EAST, A DISTANCE OF 63.45 FEET;
2. NORTH 05°50'13" WEST, A DISTANCE OF 72.12 FEET;
3. NORTH 09°10'52" WEST, A DISTANCE OF 188.92 FEET;
4. NORTH 14°29'33" WEST, A DISTANCE OF 210.51 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1820.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°31'06" WEST;
5. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°51'24", AN ARC LENGTH OF 1171.35 TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 300.00 FEET;
6. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'31", AN ARC LENGTH OF 65.32 FEET;
7. NORTH 38°51'29" WEST, A DISTANCE OF 223.35 FEET;

THENCE, LEAVING SAID BOUNDARY, THE FOLLOWING FOURTEEN (14) COURSES:
1. NORTH 39°41'19" WEST, A DISTANCE OF 12.50 FEET;
2. NORTH 31°56'25" WEST, A DISTANCE OF 67.59 FEET;
3. NORTH 34°21'04" WEST, A DISTANCE OF 61.63 FEET;
4. NORTH 31°34'21" WEST, A DISTANCE OF 74.93 FEET;
5. NORTH 22°28'27" WEST, A DISTANCE OF 60.97 FEET;
6. NORTH 18°11'34" EAST, A DISTANCE OF 68.21 FEET;
7. NORTH 16°57'59" EAST, A DISTANCE OF 79.73 FEET;
8. NORTH 17°23'58" EAST, A DISTANCE OF 87.76 FEET;
9. NORTH 13°02'20" EAST, A DISTANCE OF 124.82 FEET;
10. NORTH 15°24'04" EAST, A DISTANCE OF 117.36 FEET;
11. NORTH 11°19'02" EAST, A DISTANCE OF 95.55 FEET;
12. NORTH 20°18'27" EAST, A DISTANCE OF 168.50 FEET;
13. NORTH 19°55'38" EAST, A DISTANCE OF 135.22 FEET;
14. NORTH 25°54'56" EAST, A DISTANCE OF 272.53 FEET TO A POINT ON SAID BOUNDARY OF PARCEL 5, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 995.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°30'14" EAST;

THENCE, ALONG SAID BOUNDARY OF PARCEL 5, THE FOLLOWING TEN (10) COURSES:
1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'07", AN ARC LENGTH OF 198.59 FEET;
2. SOUTH 04°00'37" WEST, A DISTANCE OF 182.31 FEET;
3. SOUTH 06°31'45" EAST, A DISTANCE OF 372.64 FEET;
4. SOUTH 33°39'40" EAST, A DISTANCE OF 129.29 FEET;
5. SOUTH 24°08'28" EAST, A DISTANCE OF 256.65 FEET;
6. SOUTH 19°30'45" EAST, A DISTANCE OF 160.00 FEET;
7. SOUTH 45°39'22" EAST, A DISTANCE OF 1030.58 FEET;
8. SOUTH 35°54'26" EAST, A DISTANCE OF 610.46 FEET;
9. SOUTH 46°25'04" EAST, A DISTANCE OF 60.19 FEET;
10. SOUTH 13°37'08" WEST, A DISTANCE OF 774.25 FEET TO THE POINT OF BEGINNING.

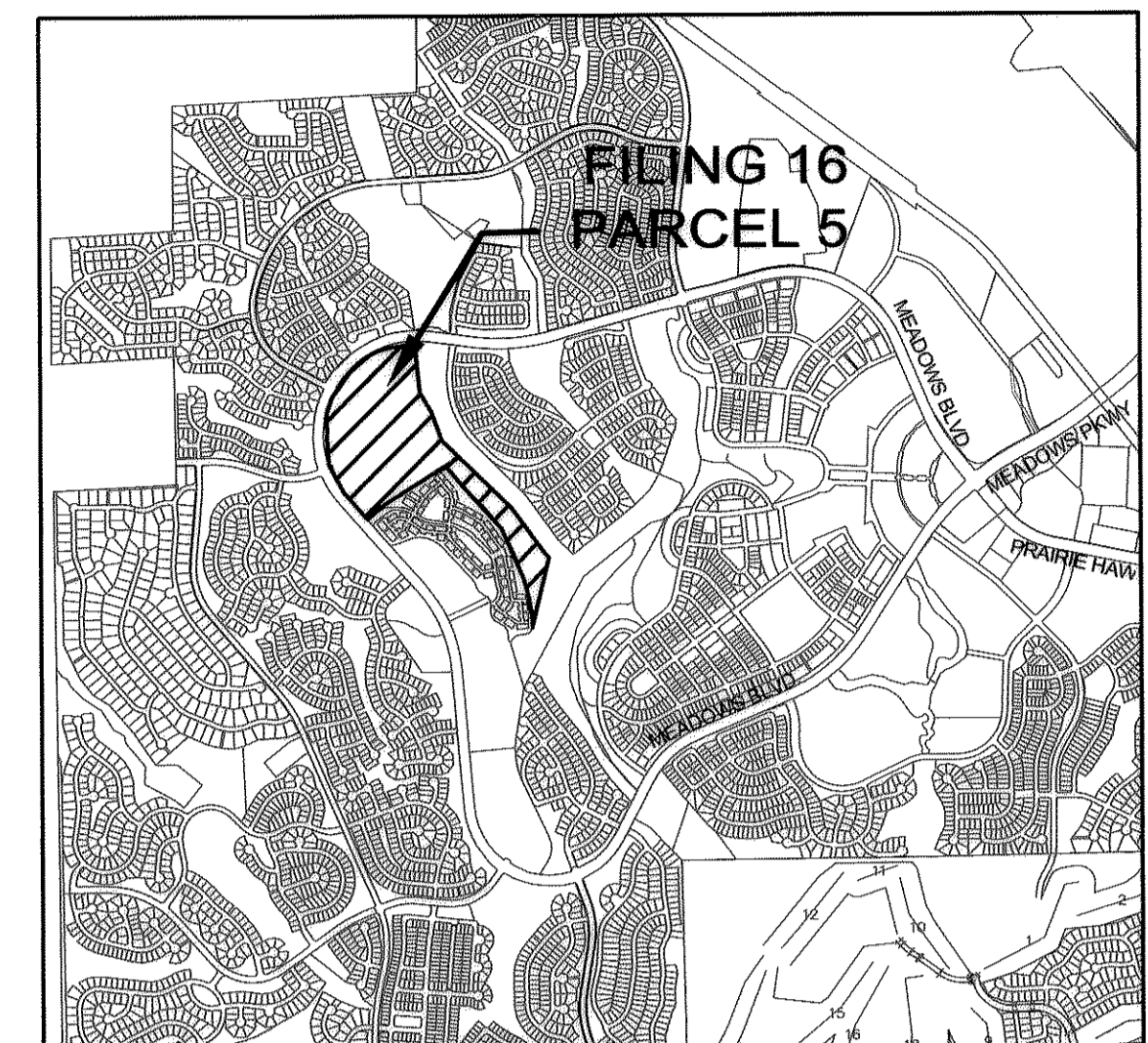
PARCEL B (PORTION OF PARCEL 5, MEADOWS F-16 PRELIMINARY PLAT):
A PORTION OF A PARCEL OF LAND BEING KNOWN PARCEL 5 AS SHOWN ON THE MEADOWS FILING NO. 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN AS RECORDED UNDER RECEPTION NO. 2004065186 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 01°15'58" WEST, A DISTANCE OF 2768.36 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE; THENCE NORTH 34°39'36" WEST A DISTANCE OF 1067.53 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 5 AND THE POINT OF BEGINNING;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 5, THE FOLLOWING SIXTEEN (16) COURSES:
1. NORTH 41°24'42" WEST, A DISTANCE OF 318.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET;
2. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'01", AN ARC LENGTH OF 103.04 FEET;
3. NORTH 25°40'58" WEST, A DISTANCE OF 99.10 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 983.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°13'19" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'16", AN ARC LENGTH OF 100.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET;
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 THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
8. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
9. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°37'45", AN ARC LENGTH OF 549.27 FEET;
10. NORTH 23°24'47" EAST, A DISTANCE OF 99.23 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 983.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°40'10" EAST;
11. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'24", AN ARC LENGTH OF 100.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
12. THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET;
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 THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
15. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 995.00 FEET;
16. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°23'36", AN ARC LENGTH OF 823.03 FEET;

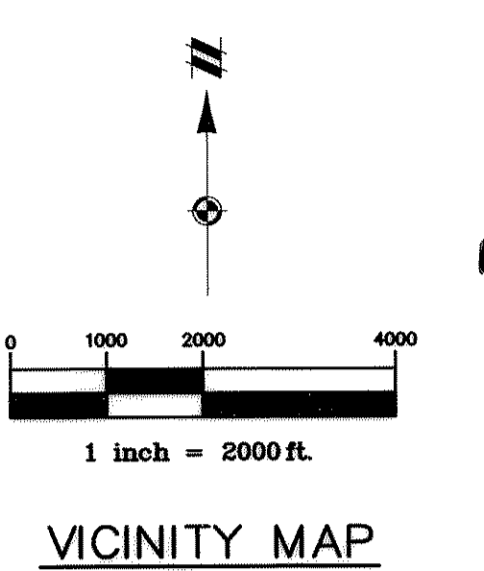
THENCE LEAVING SAID BOUNDARY, THE FOLLOWING FOURTEEN (14) COURSES:
1. SOUTH 25°54'56" EAST, A DISTANCE OF 272.53 FEET;
2. SOUTH 19°55'38" EAST, A DISTANCE OF 135.22 FEET;
3. SOUTH 20°18'27" EAST, A DISTANCE OF 168.50 FEET;
4. SOUTH 11°19'02" EAST, A DISTANCE OF 95.55 FEET;
5. SOUTH 15°24'04" EAST, A DISTANCE OF 117.36 FEET;
6. SOUTH 13°02'20" EAST, A DISTANCE OF 124.82 FEET;
7. SOUTH 17°23'58" EAST, A DISTANCE OF 87.76 FEET;
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10. SOUTH 22°28'27" EAST, A DISTANCE OF 60.97 FEET;
11. SOUTH 31°34'21" EAST, A DISTANCE OF 74.93 FEET;
12. SOUTH 34°21'04" EAST, A DISTANCE OF 61.63 FEET;
13. SOUTH 31°56'25" EAST, A DISTANCE OF 67.59 FEET;
14. SOUTH 39°41'19" EAST, A DISTANCE OF 12.50 FEET TO A POINT ON SAID BOUNDARY OF PARCEL 5;

THENCE ALONG SAID BOUNDARY, THE FOLLOWING THREE (3) COURSES:
1. SOUTH 68°08'43" WEST, A DISTANCE OF 112.84 FEET;
2. SOUTH 57°55'08" WEST, A DISTANCE OF 693.10 FEET;
3. SOUTH 48°35'13" WEST, A DISTANCE OF 211.87 FEET TO THE POINT OF BEGINNING.



SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES & DETAILS
3-5	SITE PLAN
6-7	GRADING PLAN
8-9	UTILITY PLAN
10-12	LANDSCAPE PLANS



PURPOSE OF AMENDMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW THE RECONFIGURED LOT, TRACT, AND STREET LAYOUT THAT FORMS THE BASIS FOR THE MEADOWS FILING 16 PARCEL 5.

OWNERS

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

ENGINEER

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

LAND SURVEYOR

AZTEC CONSULTANTS
8000 SOUTH LINCOLN ST., STE 201
LITTLETON, CO 80122
CONTACT: JAMES LYNCH 303-713-1898

LAND PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: JOHN M. BIRKEY 303-892-1166

UTILITY PROVIDERS

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

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT FOR WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF June 2014.

Michael J. Tronczyk
CHAIR
DATE: 9/19/2014
ATTEST:
Asst. Director of Development Services
DATE: 9-19-14

CIVIL ENGINEER'S STATEMENT

CIVIL ENGINEER'S STATEMENT
I, MARTIN R. METSKER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



MARTIN R. METSKER
PROFESSIONAL ENGINEER, COLORADO PE NO. 41743
FOR AND ON BEHALF OF CORE CONSULTANTS CO.
DATE: 9/3/14

SURVEYOR'S STATEMENT

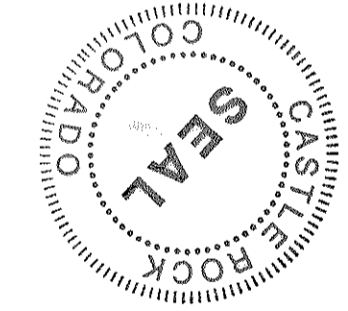
I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT FOR THE MEADOWS FILING 16, PARCEL 5 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

JAMES E. LYNCH
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS
DATE: 9/3/14

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 2nd DAY OF September 2014.

Paul Donohue
MAYOR
DATE: 9/23/14
ATTEST:
Cassidy
TOWN CLERK
DATE: 9/23/14



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:27 AM ON THE 29th DAY OF September 2014 AT RECEPTION NO. 2014055925.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Cassidy
DEPUTY

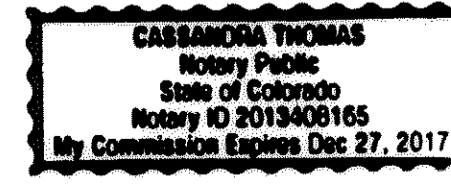
CERTIFICATE OF OWNERSHIP

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

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
BY: James M. Riley
TITLE: PRESIDENT
SIGNED THIS 8th DAY OF September, 2014.

COUNTY OF DOUGLAS)
STATE OF COLORADO)
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF September 2014.
BY JAMES M. RILEY, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL



Cassandra Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec 27, 2017

LIENHOLDER SUBORDINATION CERTIFICATE

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

CASTLE ROCK LAND CO., LLC
SIGNED THIS 8th DAY OF SEPTEMBER 2014.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF SEPTEMBER 2014 BY JOHN FOX AS AGENT OF CASTLE ROCK LAND CO., LLC
WITNESS MY HAND AND OFFICIAL SEAL.

Cassandra Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES: December 27 2017

TITLE CERTIFICATION

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 2014, SIGNED THIS DAY OF September, 2014.

Scott Bennett
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTY CO.
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF Sept 2014.
By Scott Bennett, Authorized Representative Land Title Insurance Co.

Allison G. Aslan
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 19914017051
My Commission Expires: December 16, 2015

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12.16.15

CIVIL ENGINEERING DEVELOPMENT CONSULTING LAND SURVEYING
303.703.4444
1950 W. LITTLETON BLVD., Ste. 109
LITTLETON, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN FIELD VERIFIED. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE BY
#	DESCRIPTION

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
COVER SHEET
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 09/29/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
01 OF 12

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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

BENCHMARK

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

BASIS OF BEARINGS

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

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION PLANS.
- THE SITE LIES OUTSIDE OF ANY OF ANY FEMA FLOODPLAIN PER THE FEMA FIRM MAP PANEL NUMBER 08035C0168F.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS, AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS WILL BE FOR OPEN SPACE, UTILITIES, AND DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED AS R-SF.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE 5' UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT.

LEGEND

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE'S	PROPOSED % OF SITE ACREAGE	NET DENSITY	MIN. LOT AREA	AVE. LOT AREA	MAX LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. HEIGHT
R-SF PARCEL 5 SF DETACHED	23.143 AC	160	49.8%	6.91	5,500 SF	7,620 SF	10,573 SF	20'	15'	15'	5'	15'	32'
OSP OPEN SPACE DEDICATION PRIVATE	4.995 AC	-	10.8%	-	-	-	-	-	-	-	-	-	-
OSD OPEN SPACE DEDICATION PUBLIC	11.804 AC	-	25.4%	-	-	-	-	-	-	-	-	-	-
ROW PROPOSED LOCAL STREETS	6.498 AC	-	14.0%	-	-	-	-	-	-	-	-	-	-
	46.440 AC	160	100%	3.45 DU/AC									

LAND USE SUMMARY

TRACT SUMMARY

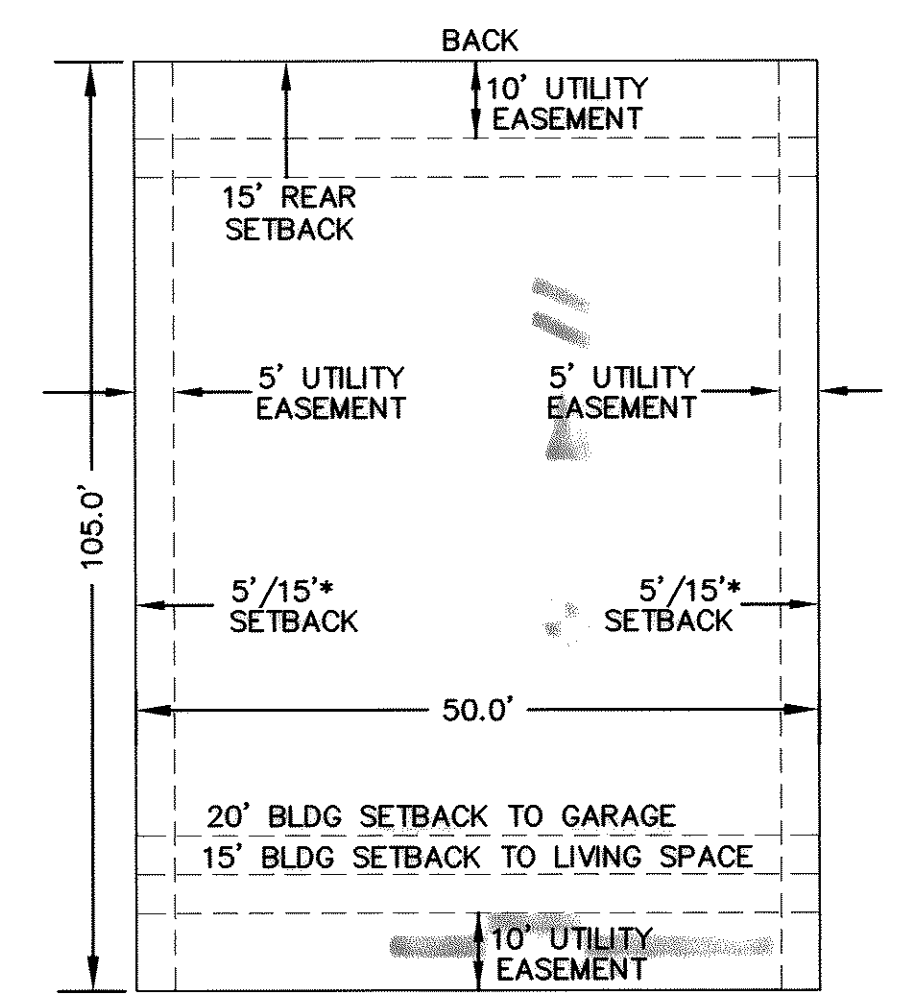
TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	0.833 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT B	1.050 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT C	0.102 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT D	0.093 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT E	0.521 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT F	1.701 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT G	0.362 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT H	0.079 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT I	0.080 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT J	0.174 AC	OSP/DRAINAGE/UTILITY	HOA	HOA
TRACT K	11.804 AC	OSD/DRAINAGE/UTILITY	TOCR	TOCR

FIRE NOTES:

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

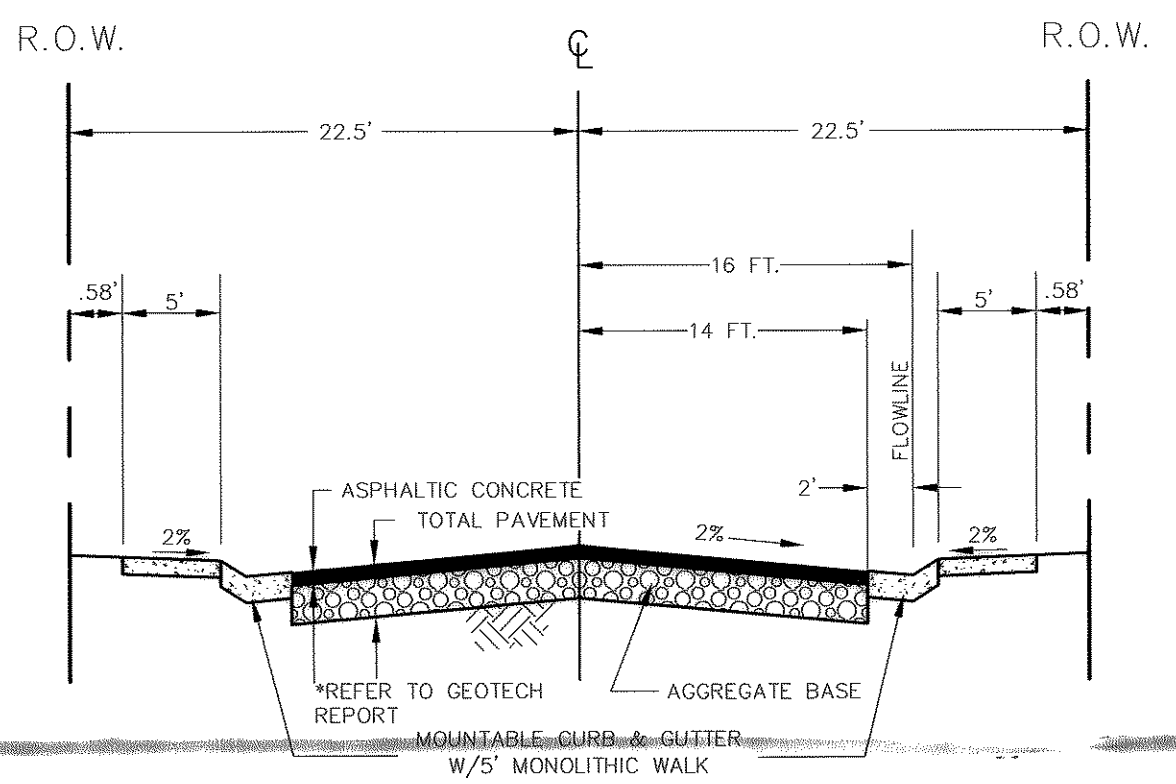
DEVELOPMENT STANDARDS:

- RESIDENTIAL DEVELOPMENT STANDARDS
- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCR OACH IN THE REAR SETBACK UP TO 12'.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCR OACH 6' INTO THE REAR YARD SETBACK.
 - MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - 15'. MAY BE REDUCED TO 10' IF ALL OF THE BUILDING IN THE FRONT 20' OF THE LOT IS SINGLE STORY OR IF THERE IS A SIDE LOADED GARAGE ORIENTATION. AT NO TIME SHALL THE MINIMUM FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - REAR - 18'. IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK FOR THE GARAGE MAY BE REDUCED TO A MINIMUM OF 3' IF AN ALTERNATIVE UTILITY EASEMENT IS PROVIDED.
 - SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
 - ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLETED WITH:
 - FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - LOTS DESIGNATED WITH AN @ SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
 - LOTS DESIGNATED WITH A @ SYMBOL REPRESENT "CORNER CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED CORNER ARCHITECTURAL DETAILS INCLUDING AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
 - NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE-BY-SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
 - IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF A BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
 - HOUSES ADJACENT TO EACH OTHER AND DIRECTLY ACROSS THE STREET FROM EACH OTHER SHALL NOT USE THE SAME COLOR OF PAINT FOR THE BODY OF THE HOUSE.
 - NOT MORE THAN THREE ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK AND SAID FRONT SETBACK WHERE VARIED, WILL BE VARIED BY AT LEAST 3 FEET.
 - RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.
 - ALL STRUCTURES THAT ARE NOT CONSIDERED PART OF THE PRIMARY STRUCTURE (WITH THE EXCEPTION OF DETACHED GARAGES) (E.G. DOG HOUSES, STORAGE SHEDS, PLAY EQUIPMENT) ARE PERMITTED WITHIN THE REAR AND SIDE SETBACKS.

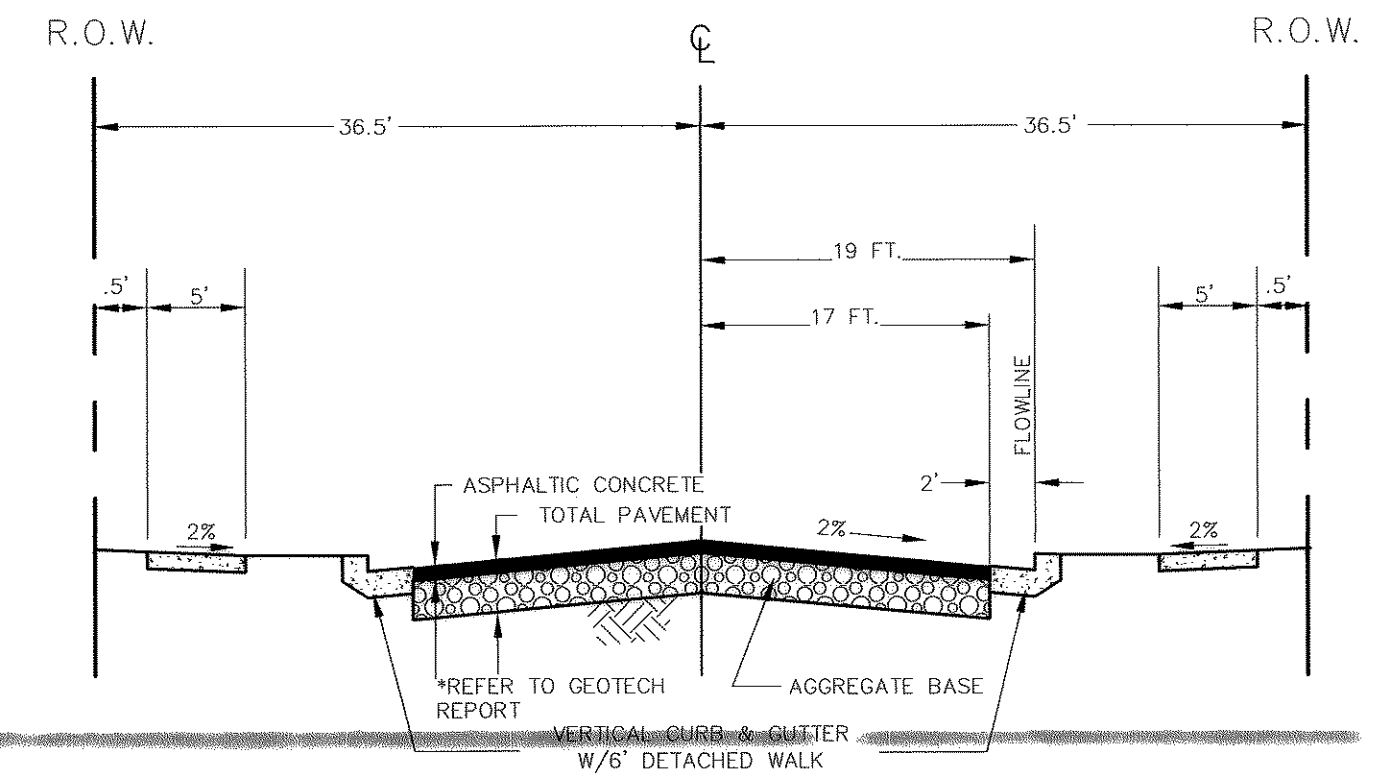


TYPICAL LOT SETBACKS
N.T.S.

*SIDE TO INTERIOR/SIDE TO STREET



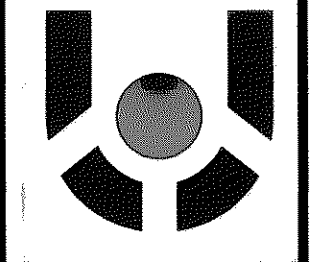
LOCAL RESIDENTIAL (TYP)
N.T.S.



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

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Littleton, CO 80120

CORE
CONSULTANTS



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

REVISIONS	DATE	BY	DESCRIPTION
#			

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
GENERAL NOTES & DETAILS
CASTLE ROCK, COLORADO

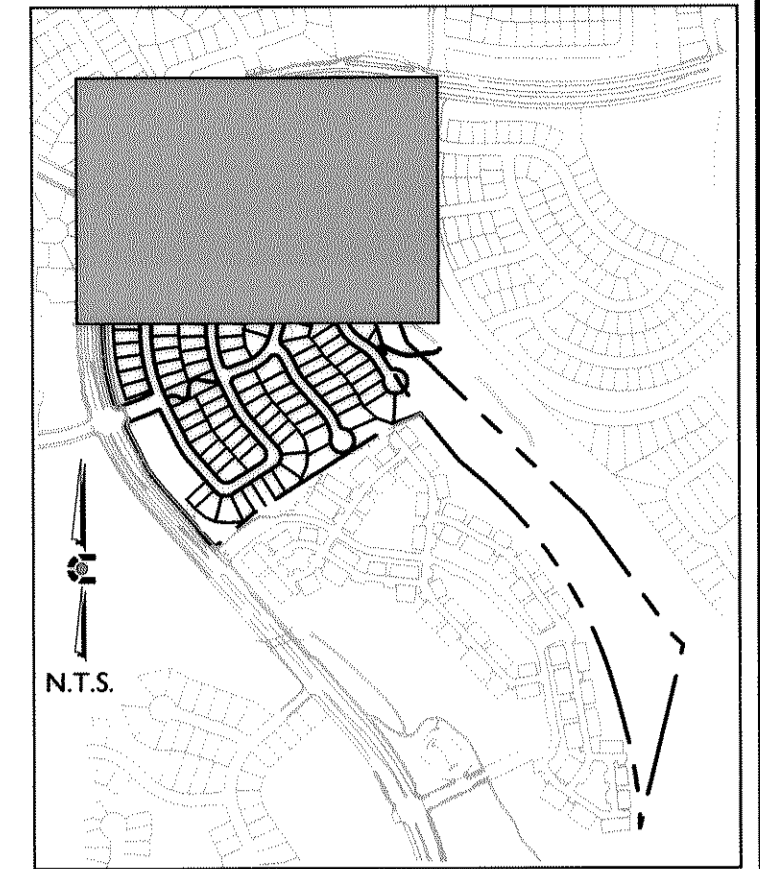
INITIAL PLAN
RELEASE: 05/20/2014
DESIGNED BY: MIRM
DRAWN BY: MIRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
02 OF 12

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

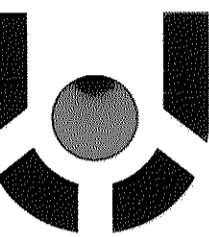
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BUTTERFIELD CROSSING PARK
REC NO. 19872780
OSD



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Littleton, CO 80120

CORE CONSULTANTS



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLACED IN THE FIELD BY THE LOCATION OF UTILITIES FROM THE CONSTRUCTION OF THIS PLAN. CONSULT UTILITIES.



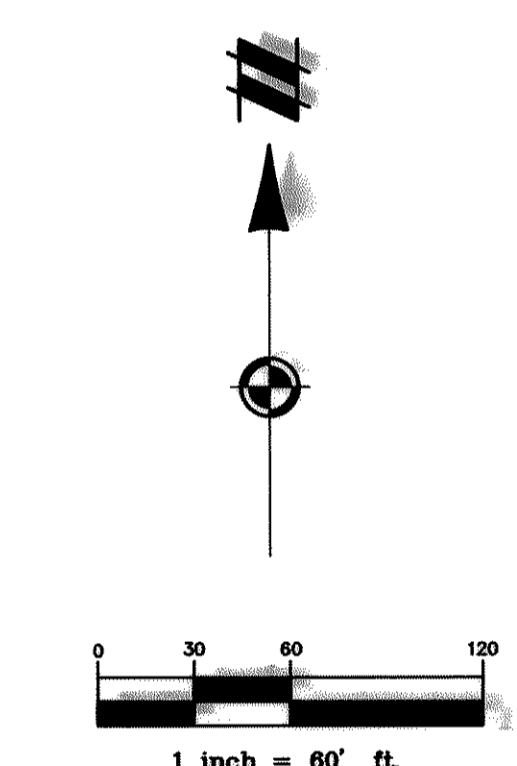
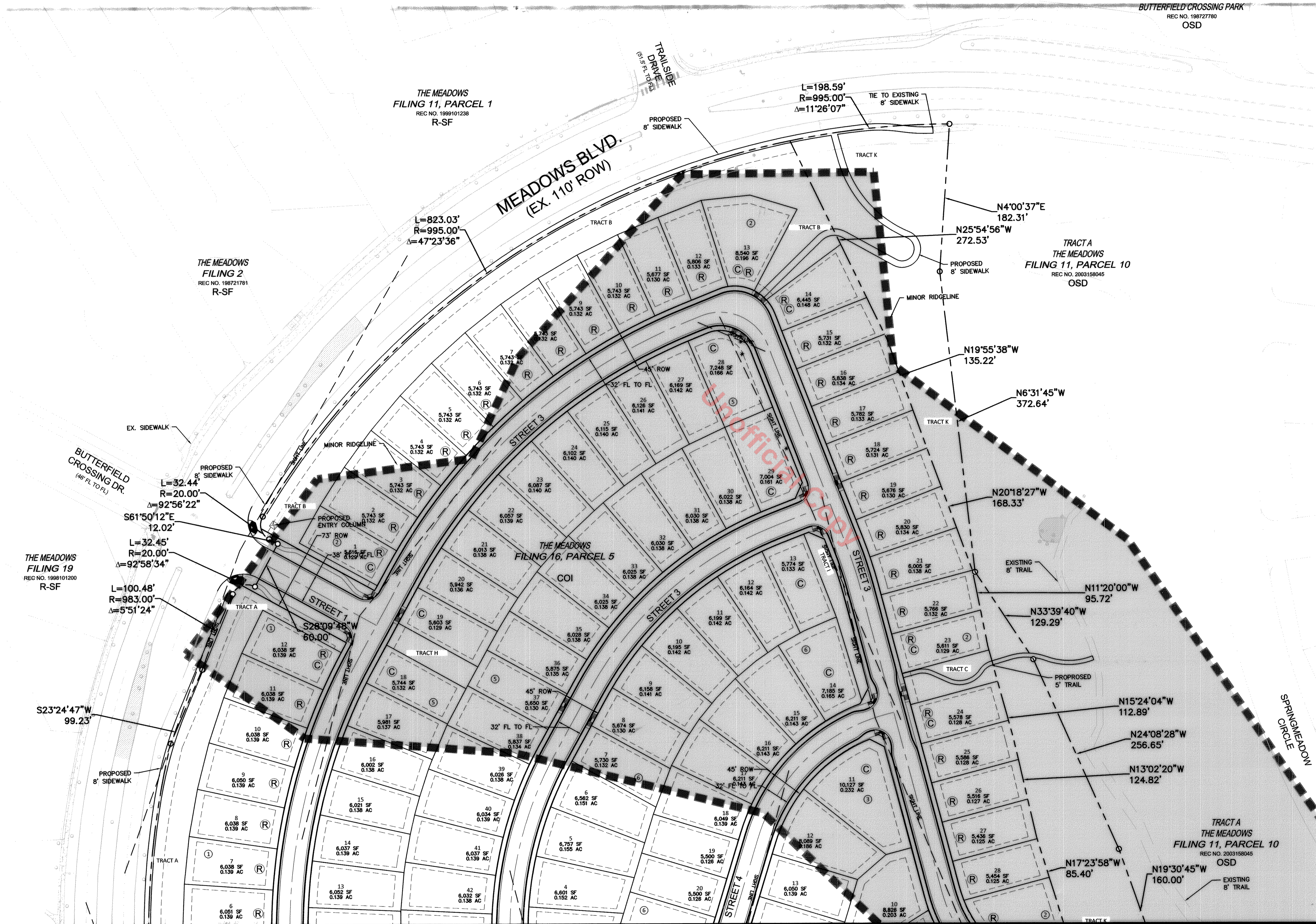
REVISIONS	DATE BY
#	DESCRIPTION

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
SITE PLAN
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASED: 06/20/2014
DESIGNED BY: NRM
DRAWN BY: NRM
CHECKED BY: BRP

JOB NO.
14-003-001
SHEET
03 OF 12

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008



- LEGEND:**
- MINOR RIDGELINE - IMPROVEMENTS TO COMPLY WITH MUNICIPAL CODE 17-69-060 C
 - BOUNDARY LINE
 - HANDICAPPED RAMP
 - EXISTING TREES
 - EXISTING FENCE
 - PROPOSED FENCE/WALL
 - SIGHT LINE EASEMENT (SEE NOTE THIS SHEET)
 - CORNER LOT CONDITIONS
 - REAR LOT CONDITIONS
 - EASEMENT
 - CENTERLINE

NOTE:
SIDE YARD, REAR YARD, FRONT YARD FENCING AND ANY OTHER STRUCTURAL OR NON-STRUCTURAL ENCROACHMENT IN EXCESS OF 2.5' IN HEIGHT ABOVE THE ADJACENT FLOWLINE ELEVATION IS NOT ALLOWED WITHIN THE SIGHT LINE EASEMENT OF THE FOLLOWING LOTS AND BLOCKS:

- LOT 28, BLOCK 5
- LOT 29, BLOCK 5

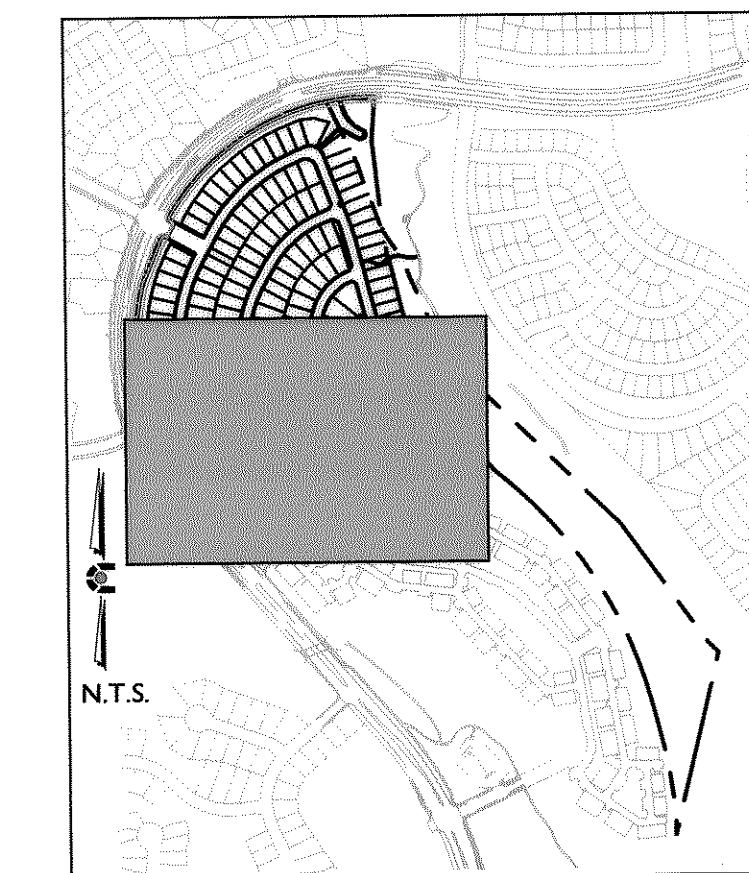
AS SHOWN HEREON *

SEE SHEET 4

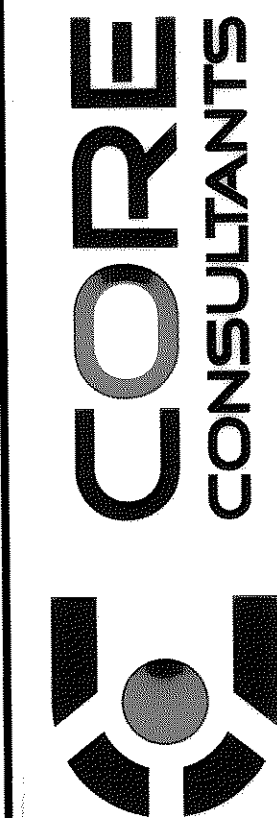
THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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

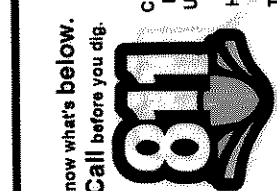
SEE SHEET 3



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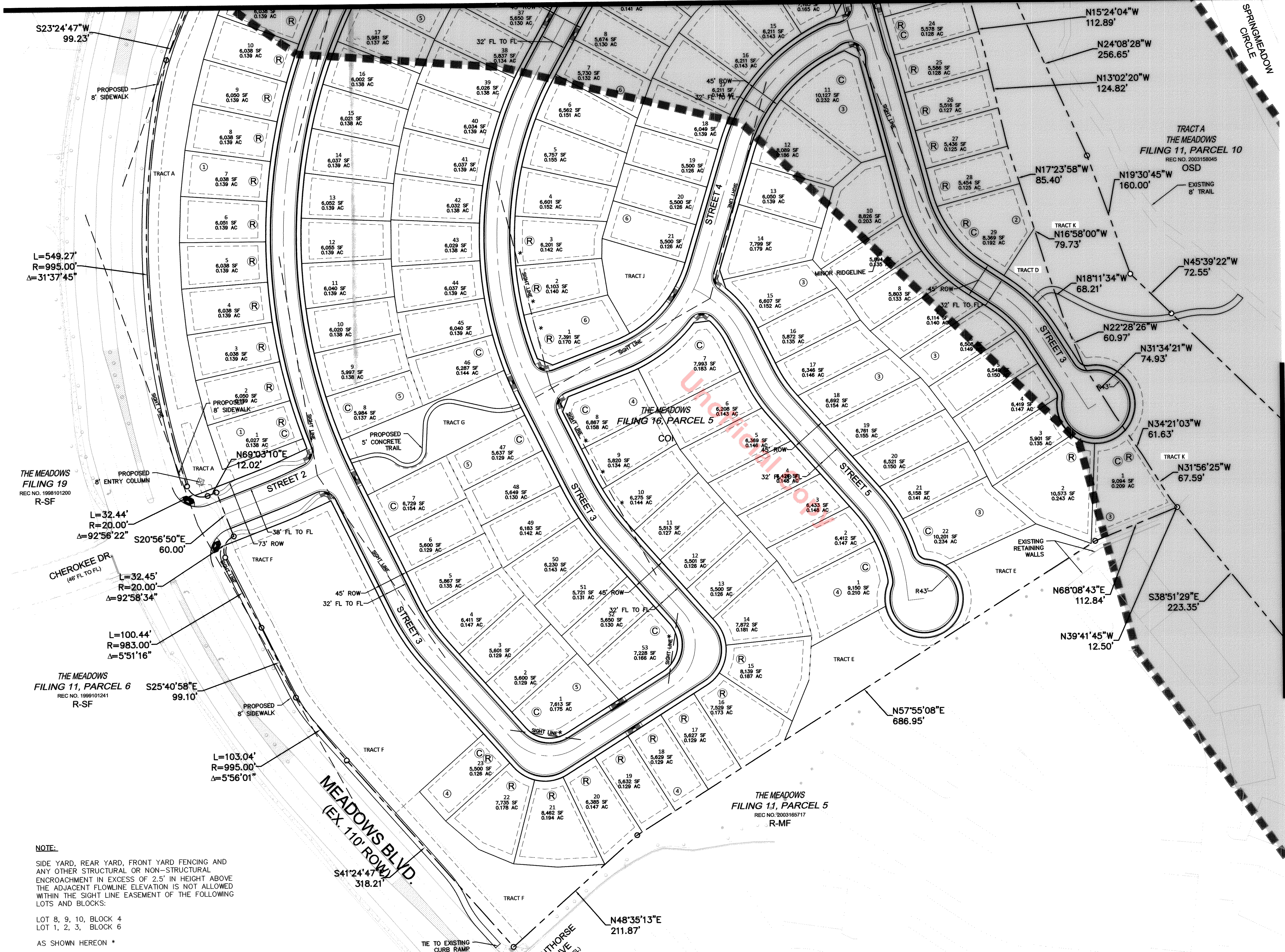


REVISIONS	DATE BY	DESCRIPTION
#		

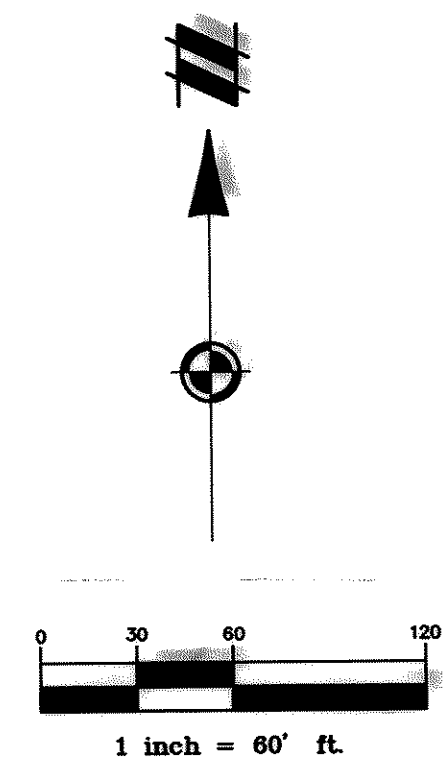
THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 09/20/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
04 OF 12



SEE SHEET 5



- LEGEND:**
- MINOR RIDGELINE - IMPROVEMENTS TO COMPLY WITH MUNICIPAL CODE 17-48-060 C
 - BOUNDARY LINE
 - HANDICAPPED RAMP
 - EXISTING TREES
 - EXISTING FENCE
 - PROPOSED FENCE/WALL (SEE NOTE THIS SHEET)
 - SIGHT LINE EASEMENT (SEE NOTE THIS SHEET)
 - CORNER LOT CONDITIONS
 - REAR LOT CONDITIONS
 - EASEMENT
 - CENTERLINE

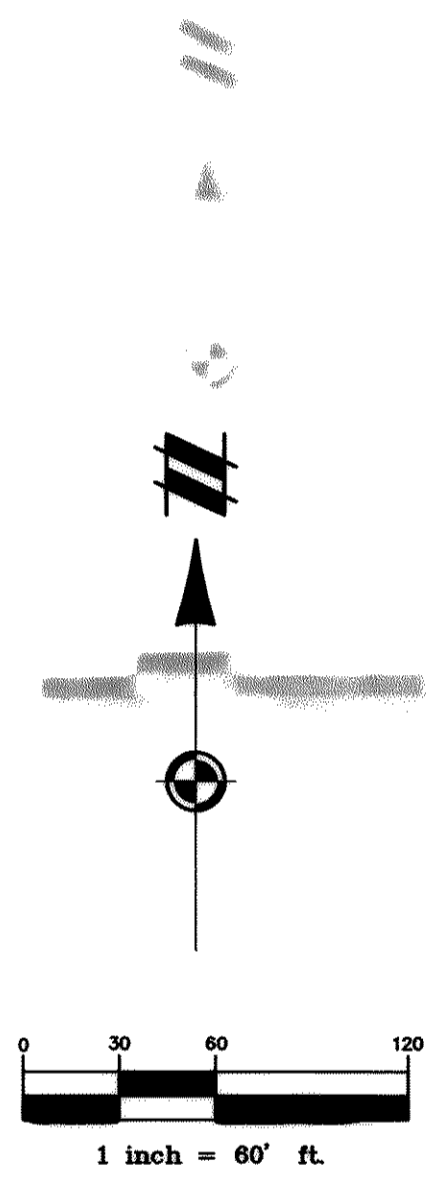
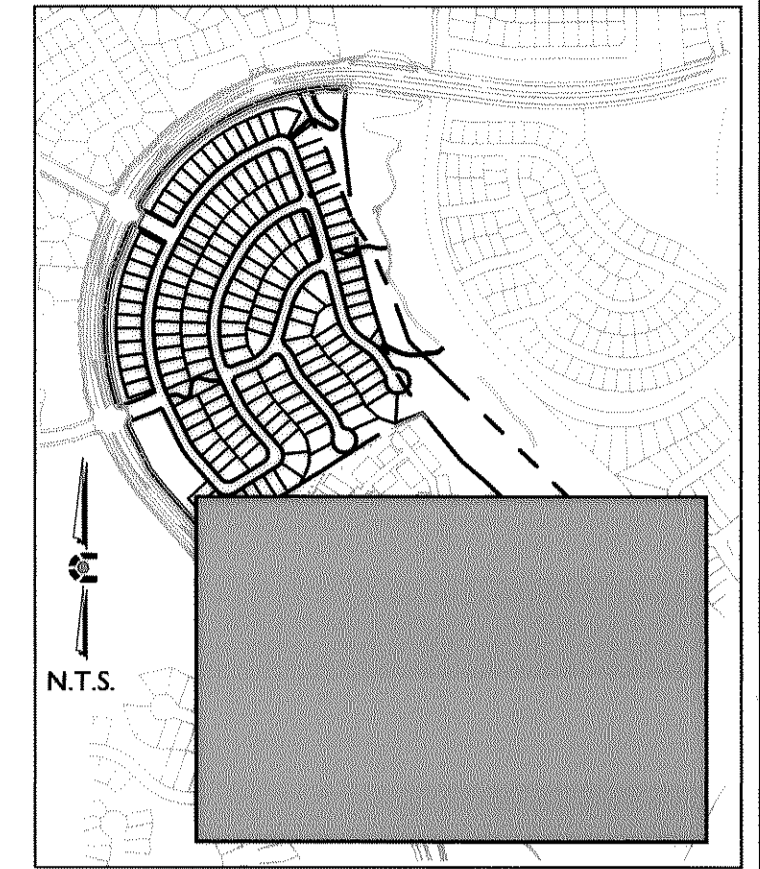
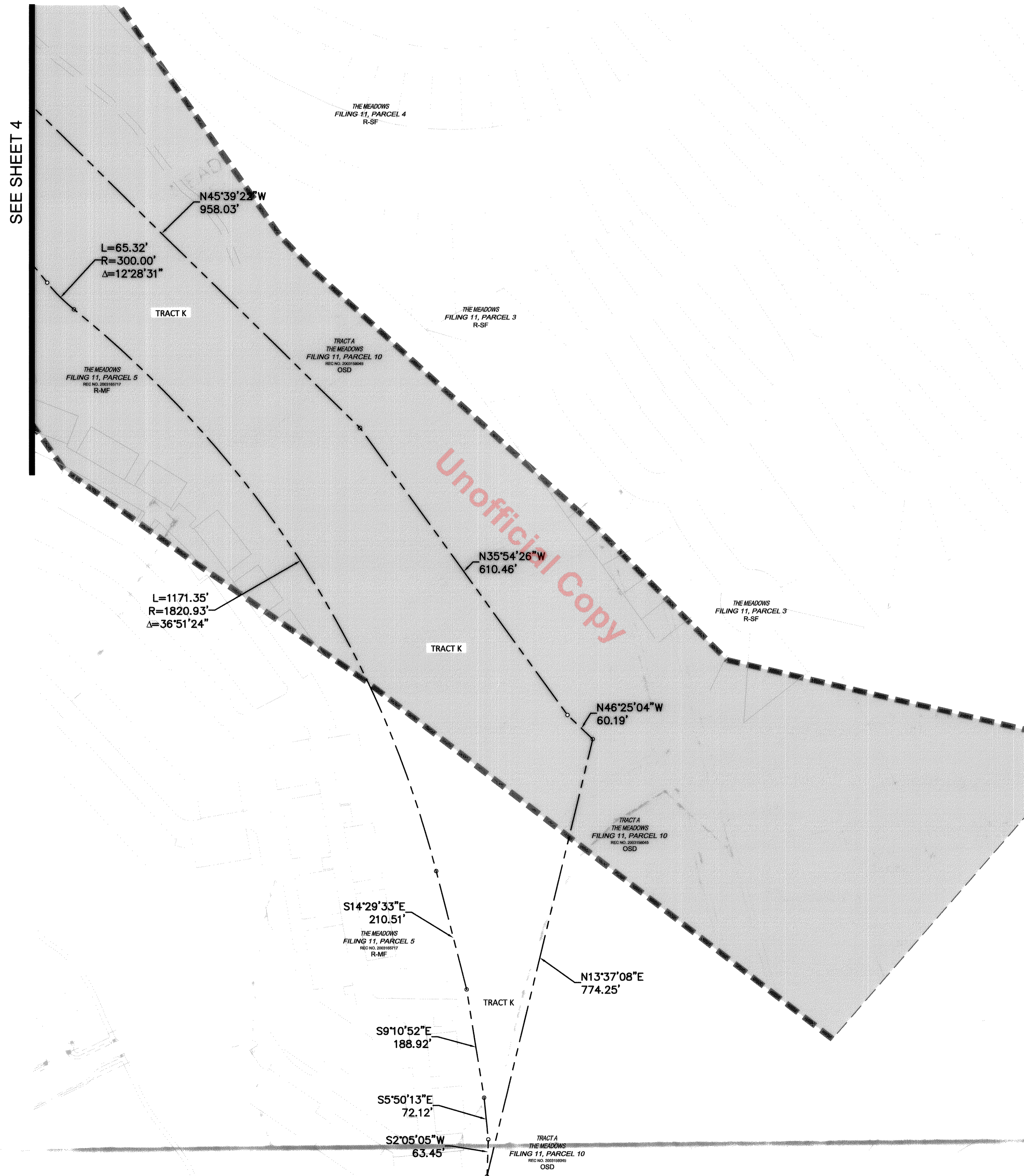
NOTE:
SIDE YARD, REAR YARD, FRONT YARD FENCING AND ANY OTHER STRUCTURAL OR NON-STRUCTURAL ENCROACHMENT IN EXCESS OF 2.5' IN HEIGHT ABOVE THE ADJACENT FLOWLINE ELEVATION IS NOT ALLOWED WITHIN THE SIGHT LINE EASEMENT OF THE FOLLOWING LOTS AND BLOCKS:
LOT 8, 9, 10, BLOCK 4
LOT 1, 2, 3, BLOCK 6
AS SHOWN HEREON *

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7

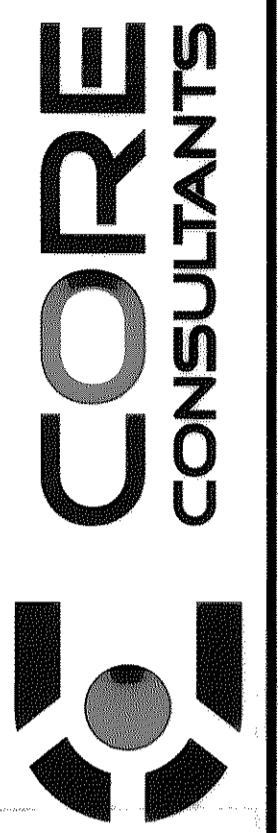
(FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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



- LEGEND:**
- MINOR RIDGELINE - IMPROVEMENTS TO COMPLY WITH MUNICIPAL CODE 17-48-080 C
 - BOUNDARY LINE
 - HANDICAPPED RAMP
 - EXISTING TREES
 - EXISTING FENCE
 - PROPOSED FENCE/WALL
 - SIGHT LINE EASEMENT (SEE NOTE THIS SHEET)
 - CORNER LOT CONDITIONS
 - REAR LOT CONDITIONS
 - EASEMENT
 - CENTERLINE

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LITCHTON, CO 80120



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CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE COMPLETION OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE	BY

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
SITE PLAN
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 05/20/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

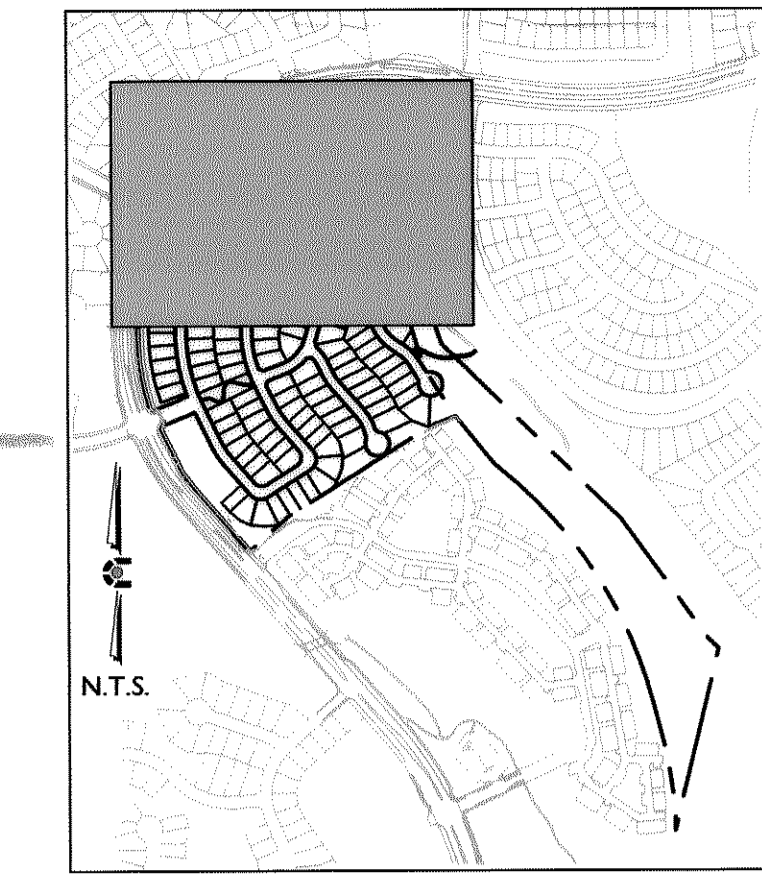
JOB NO.
14-003-001
SHEET
05 OF 12

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

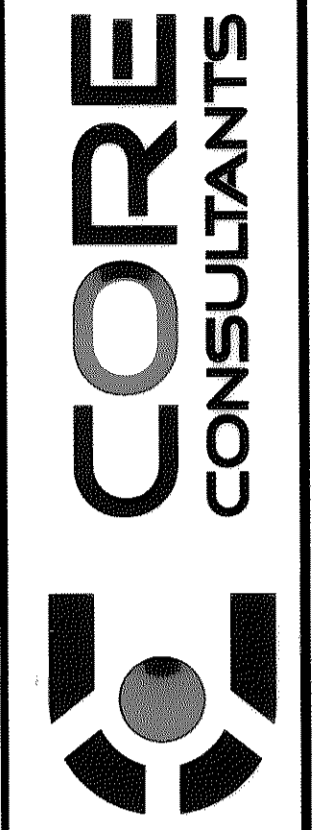
THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7

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

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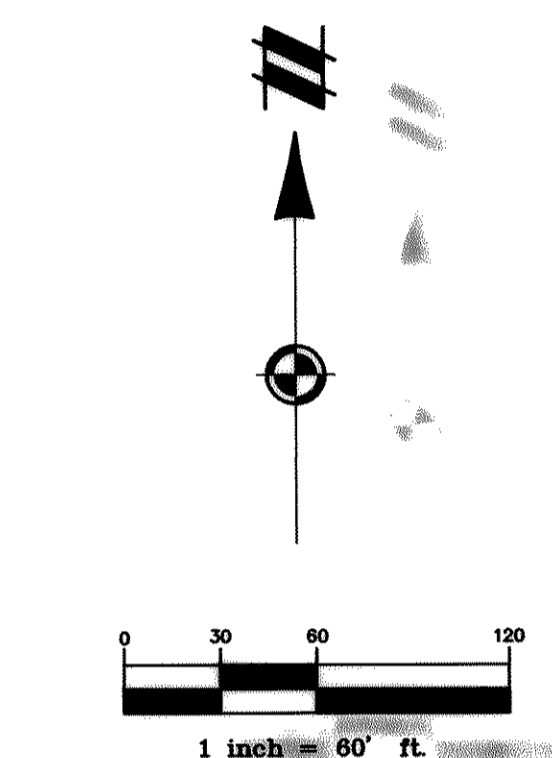
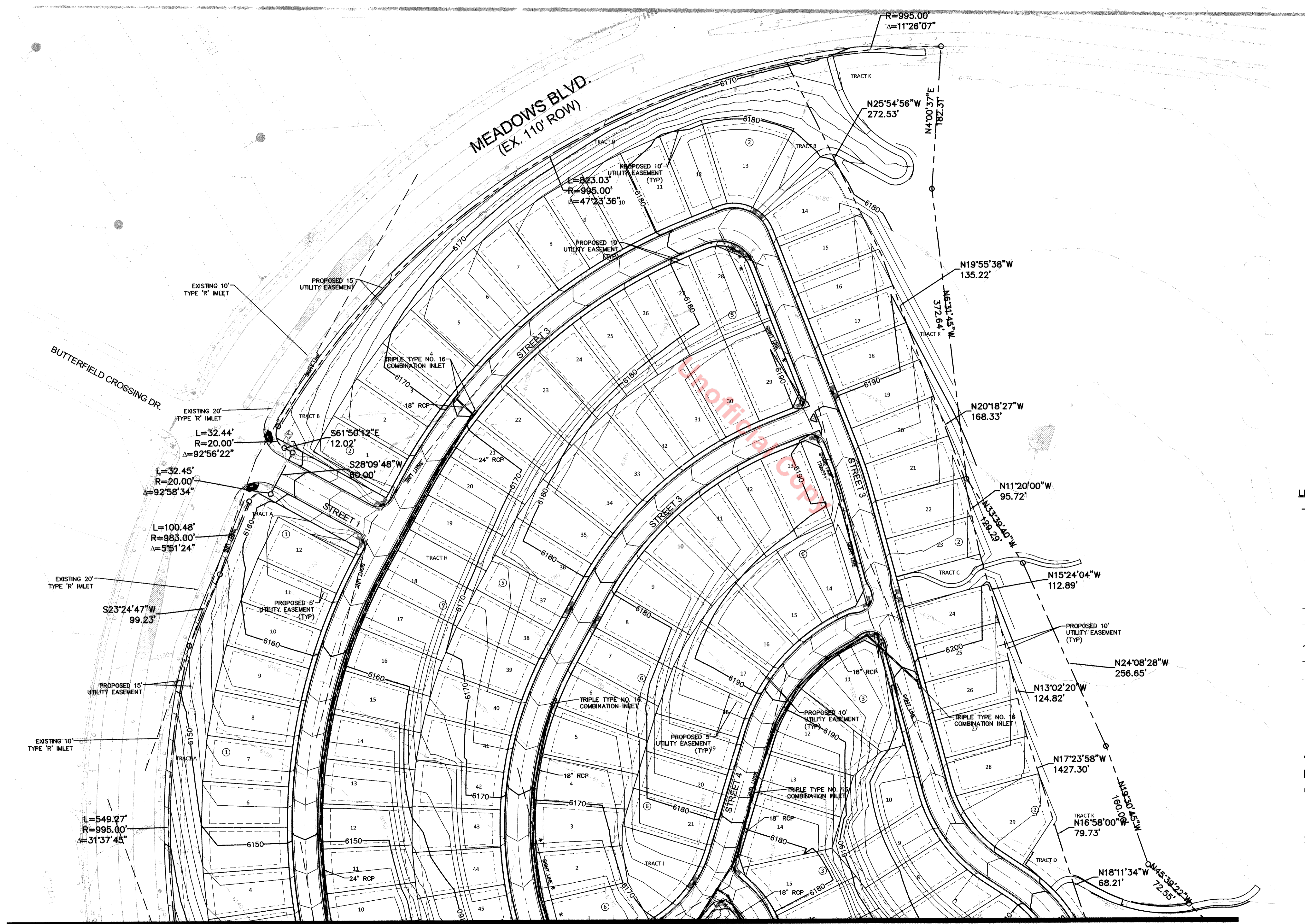
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UTILITIES.
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811

REVISIONS	DATE	BY
#	DESCRIPTION	

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
GRADING PLAN
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 05/20/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
06 OF 12



- LEGEND:**
- BOUNDARY LINE
 - HANDICAPPED RAMP
 - EXISTING TREES
 - EXISTING FENCE
 - PROPOSED FENCE/WALL
 - SIGHT LINE EASEMENT (SEE NOTE THIS SHEET)
 - EASEMENT
 - CENTERLINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - STREET GRADE
 - H.P. HIGH POINT
 - L.P. LOW POINT
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - EXISTING STORM MANHOLE
 - EXISTING MANHOLE and PIPE
 - EXISTING INLET
 - EXISTING FLARED END SECTION

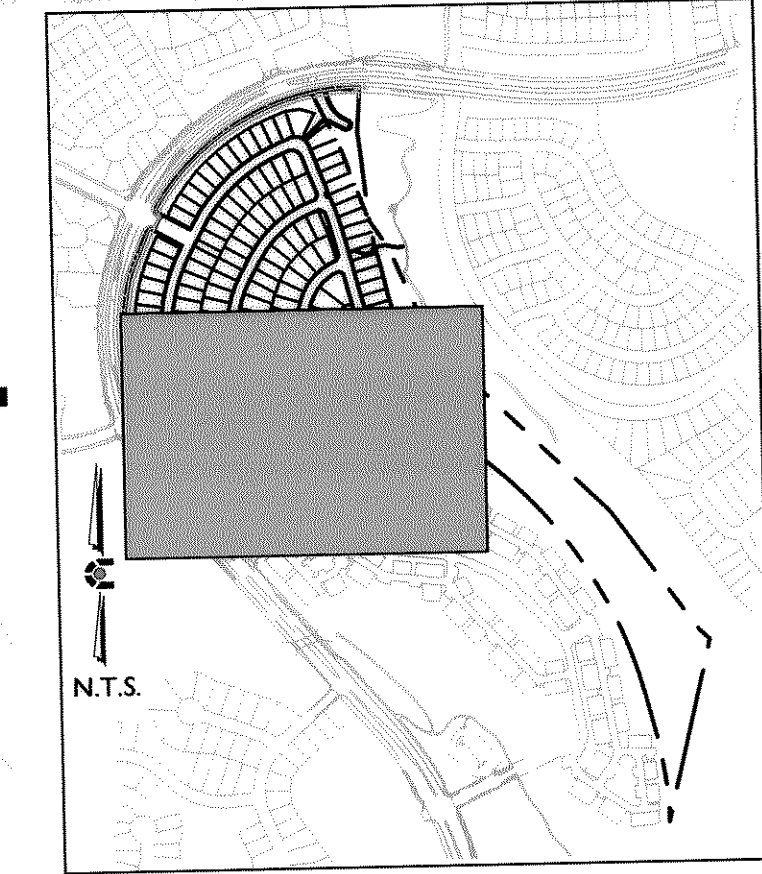
SEE SHEET 7

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

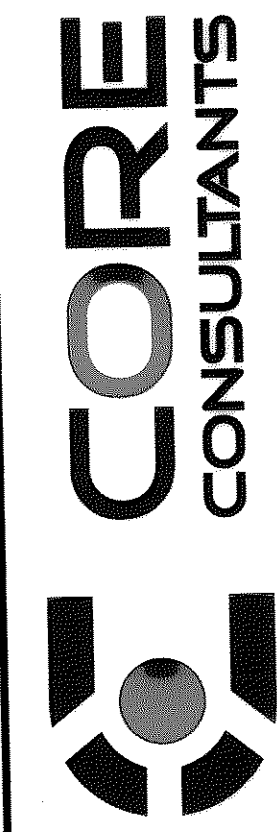
THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 6



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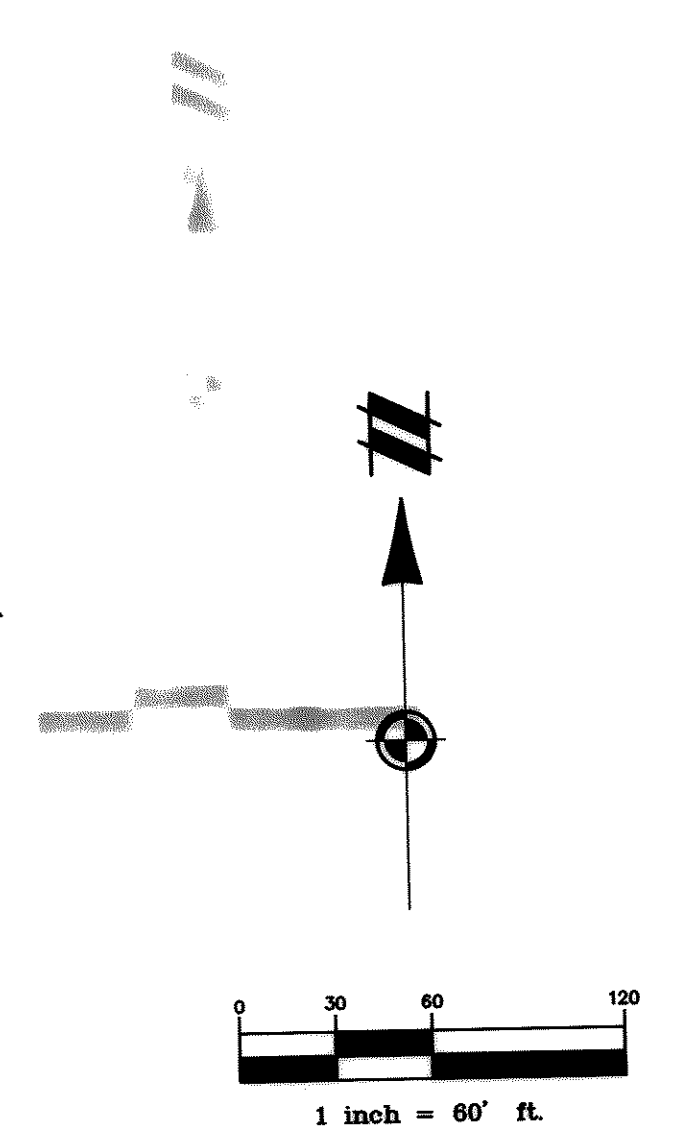
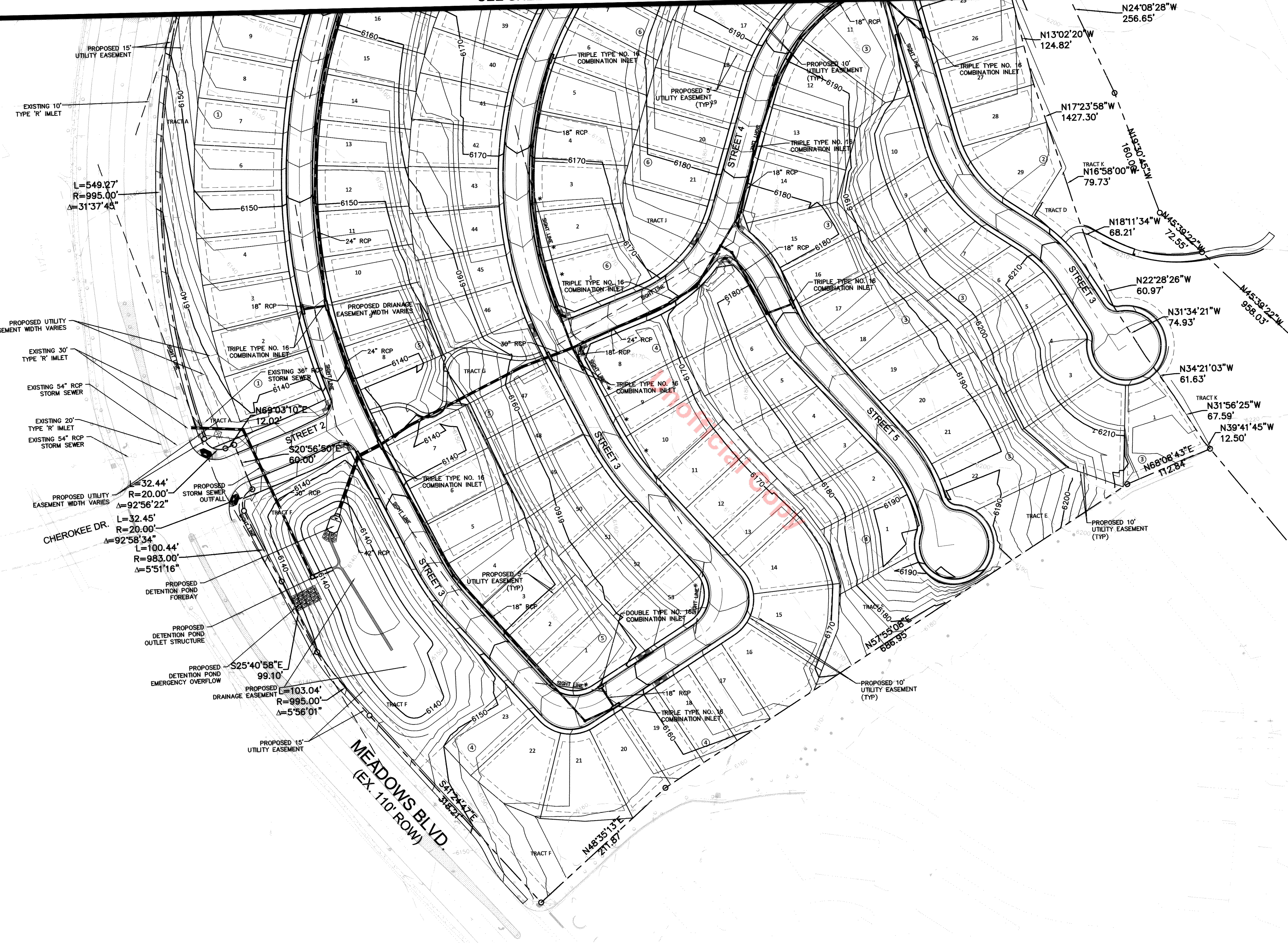
CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS TO BE FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
Know what you dig.
811

REVISIONS	DATE BY
# DESCRIPTION	

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
GRADING PLAN
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 05/20/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
07 OF 12



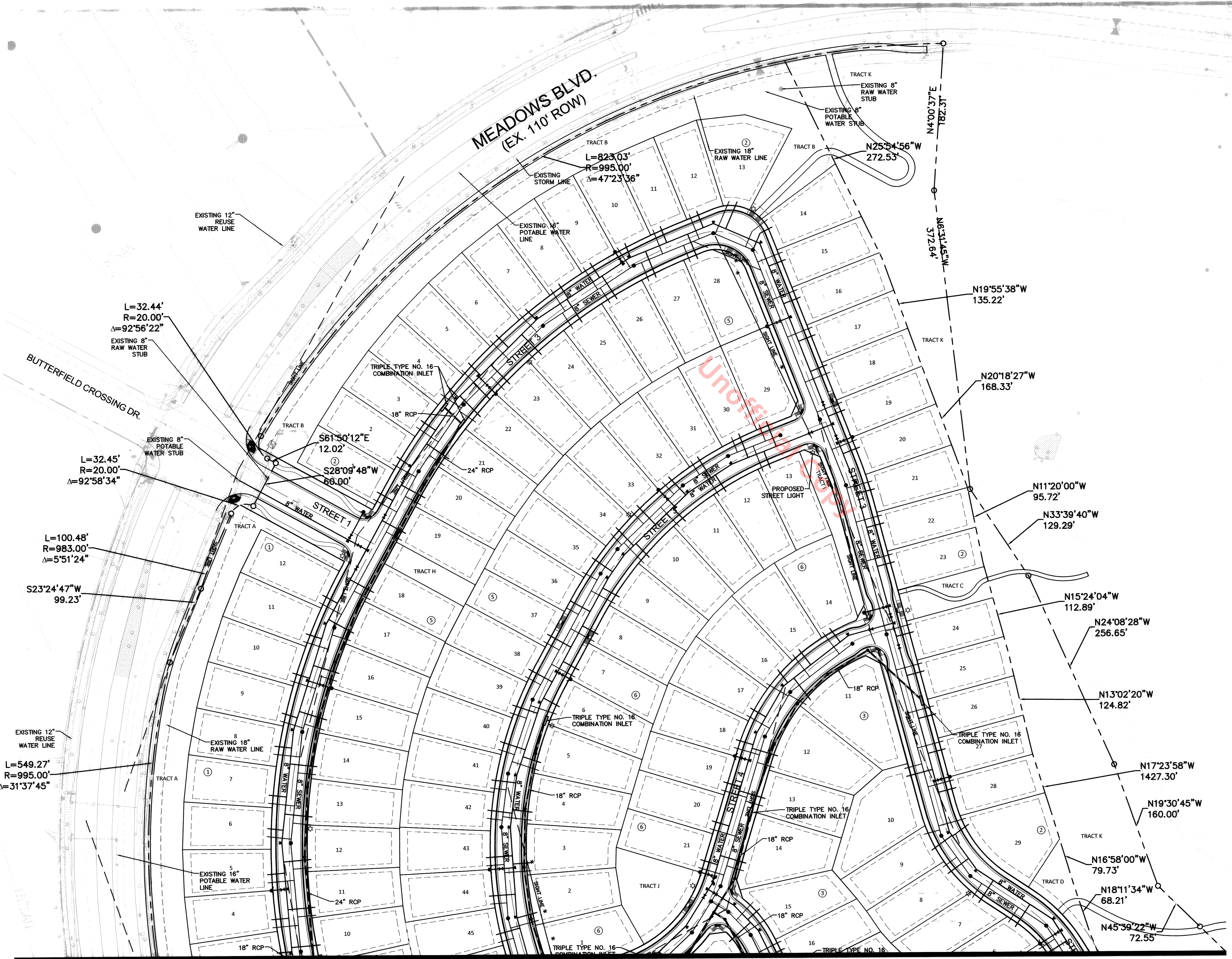
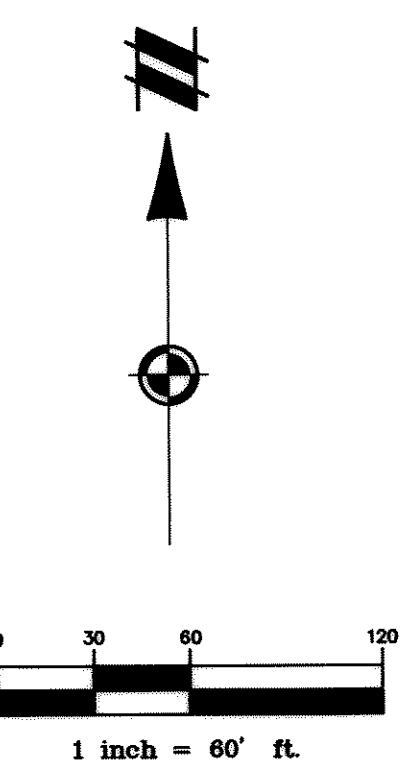
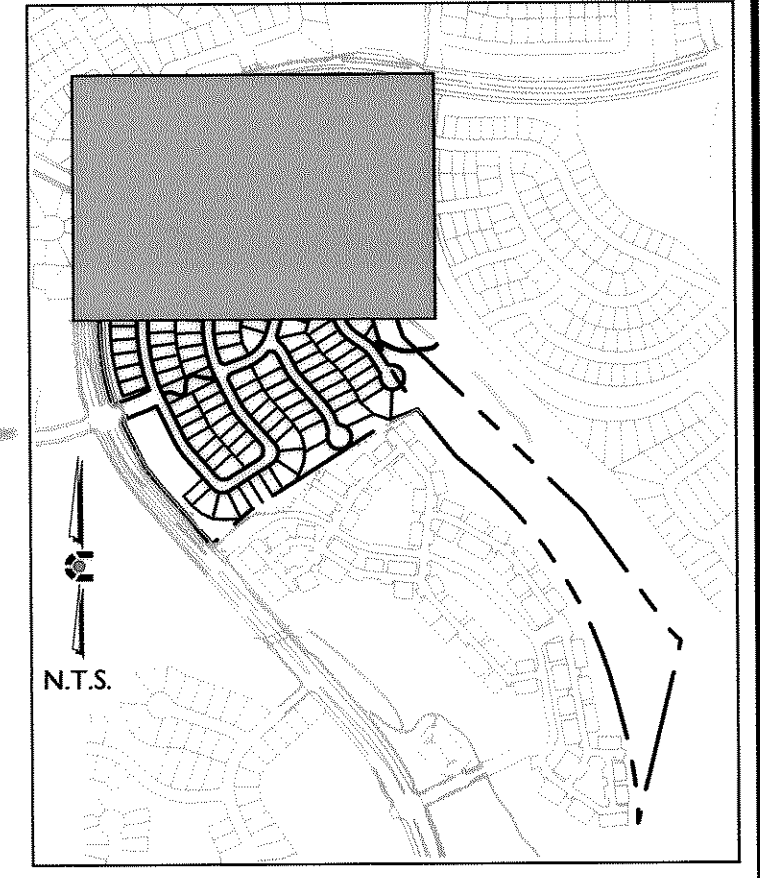
- LEGEND:**
- BOUNDARY LINE
 - HANDICAPPED RAMP
 - EXISTING TREES
 - EXISTING FENCE
 - - - PROPOSED FENCE/WALL
 - *
 - - - SIGHT LINE EASEMENT (SEE NOTE THIS SHEET)
 - - - EASEMENT
 - CENTERLINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - 4% STREET GRADE
 - X.H.P. HIGH POINT
 - X.L.P. LOW POINT
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - EXISTING STORM MANHOLE
 - EXISTING MANHOLE and PIPE
 - EXISTING INLET
 - EXISTING FLARED END SECTION

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

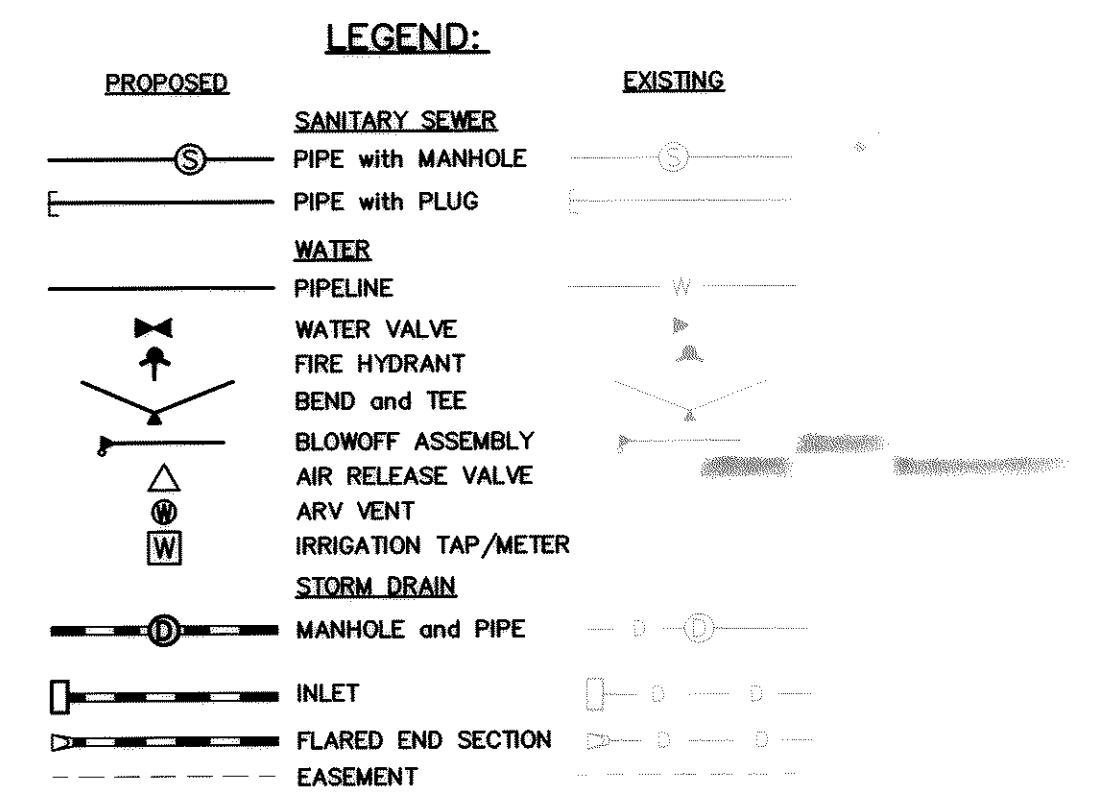
THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7

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

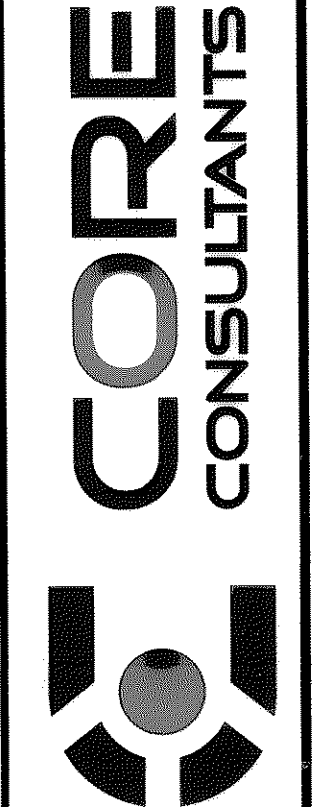
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITH THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.



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



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD DRAWINGS. THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
#		
DESCRIPTION		

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
UTILITY PLAN
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 05/20/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
08 OF 12

SEE SHEET 9

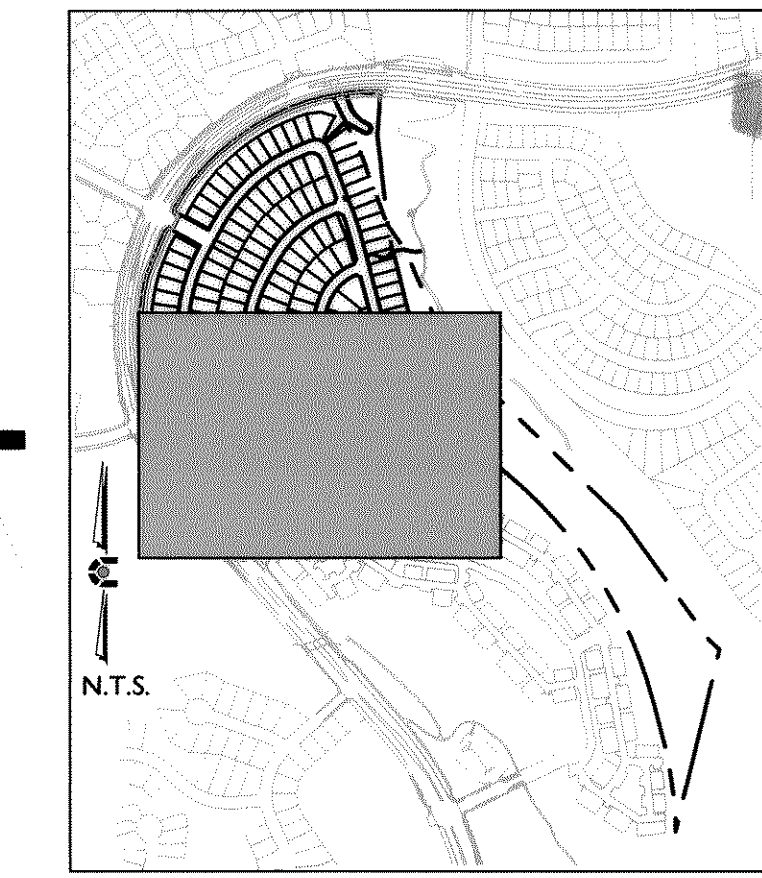
THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7

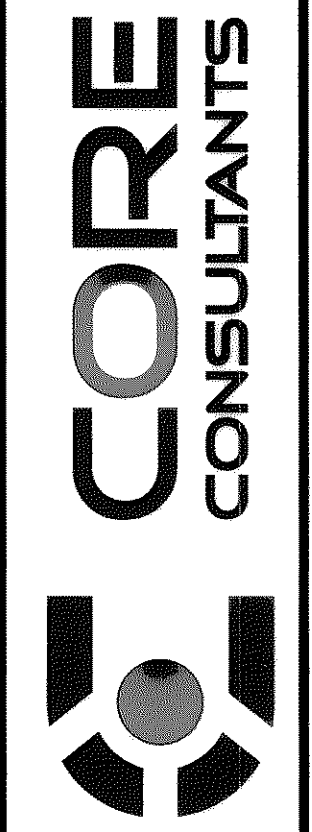
(FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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

SEE SHEET 8



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1850 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ANY UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

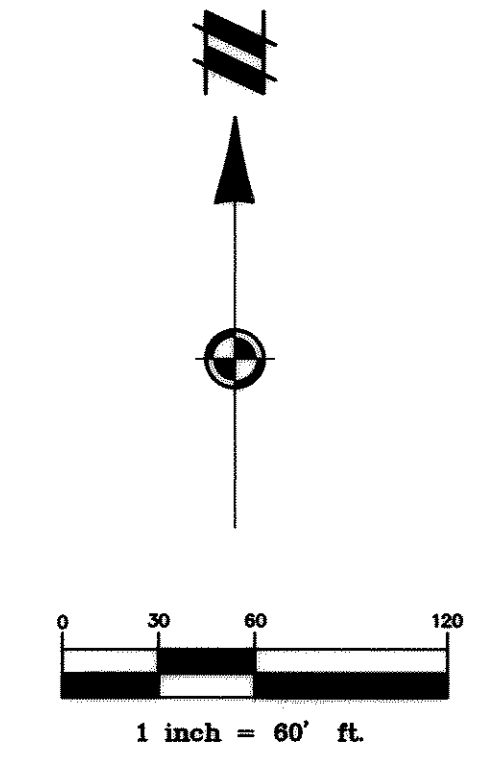
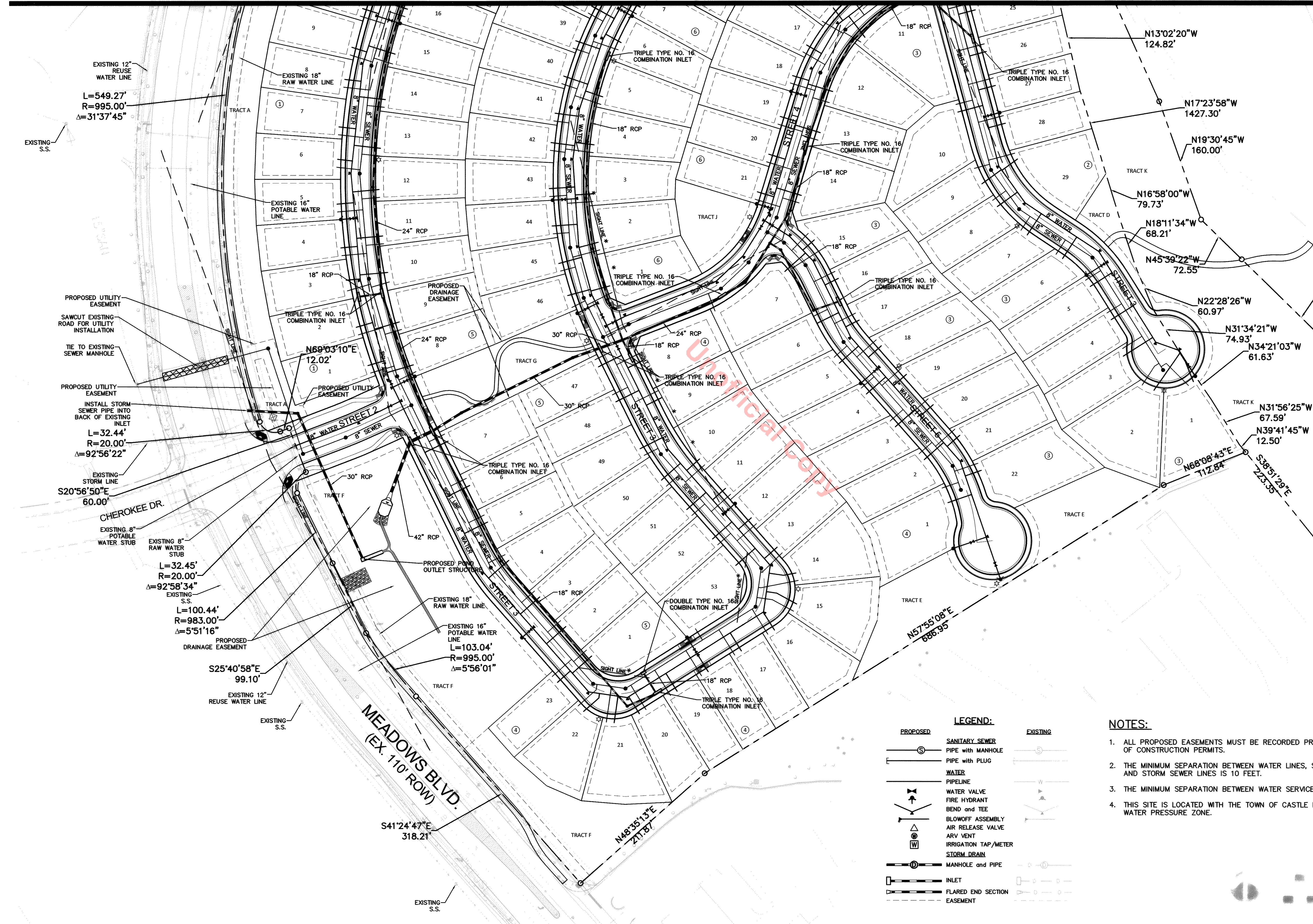


REVISIONS	DATE	BY
#	DESCRIPTION	

THE MEADOWS FILING NO. 16, PARCEL NO. 5
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
UTILITY PLAN
CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 05/20/2014
DESIGNED BY: MRM
DRAWN BY: MRM
CHECKED BY: BRC

JOB NO.
14-003-001
SHEET
09 OF 12



LEGEND:

	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED WATER PIPELINE		EXISTING WATER PIPELINE
	PROPOSED MANHOLE		EXISTING MANHOLE
	PROPOSED INLET		EXISTING INLET
	PROPOSED EASEMENT		EXISTING EASEMENT

- NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITH THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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



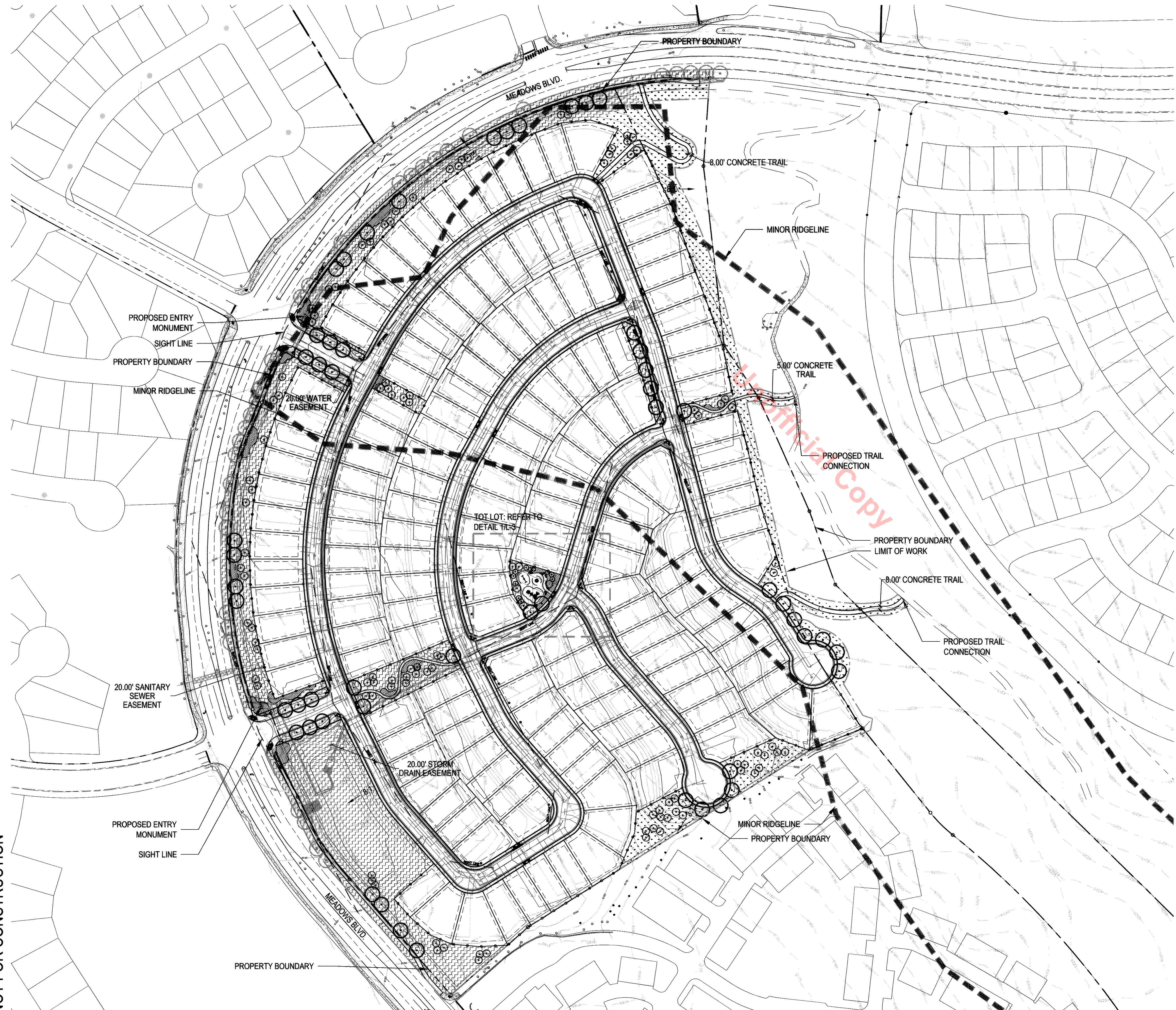
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

MEADOWS FILING 16 PARCEL 5
SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

LEGEND

- MATCHLINE
- ~ RETAINING WALL
- ~ STEEL EDGER
- ~ SPADE CUT EDGE
- ~ CONCRETE TRAIL
- LIMIT OF WORK
- OPEN RAIL FENCE
- LOW/MODERATE HYDROZONE
DRIP IRRIGATED SHRUB BED
- ▨ VERY LOW HYDROZONE
IRRIGATED GRASS SEED MIX
- ▩ NON-IRRIGATED GRASS SEED MIX
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- EXISTING CANOPY TREE TO REMAIN
- MINOR RIDGELINE

NOTE: PER CHAPTER 17.48.060, OF THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS, MINOR RIDGELINE MITIGATION WILL BE MET AND MAINTAINED BY HOMEOWNER.



PREPARED FOR:
CASTLE ROCK
DEVELOPMENT
COMPANY

LANDSCAPE
CERTIFICATION:
JOHN M. BIRNEY, RLA, ASLA AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER. TOWN OF CASTLE
ROCK REGISTRATION NUMBER IS 5163. THIS IS
VALID THROUGH FEBRUARY 1, 2015. COLORADO
LICENCE NUMBER IS 855

DATE:

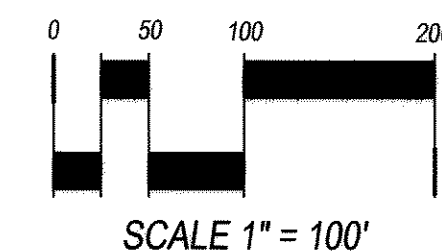
- 01/15/2014 : CLIENT REVIEW
- 03/10/2014 : SDP SUBMITTAL
- 04/30/2014 : 2nd SDP SUBMITTAL
- 05/12/2014 : 3rd SDP SUBMITTAL
- 15/20/2014 : 4th SDP SUBMITTAL

SHEET TITLE:
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER:
L-1
SHEET 10 OF 12



NORTH



Know what's below.
Call before you dig.

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

CHECKED BY: JB
DRAWN BY: RB

NOT FOR CONSTRUCTION

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
DRIP	TREES IN NATIVE *	2.0 in./mo.	LOW	6.3%	14,148	2.0	225,184	0.13
DRIP	SHRUB BED	2.0 in./mo.	LOW	4.5%	10,096	2.0	225,184	0.09
SPRAY ROTORS	IRRIGATED GRASS SEED MIX	1.5 in./mo.	VERY LOW	89.2%	200,940	1.5	225,184	1.34
TOTALS				100			225,184	1.55

TOTAL OF THE CLWUR	1.6
---------------------------	------------

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

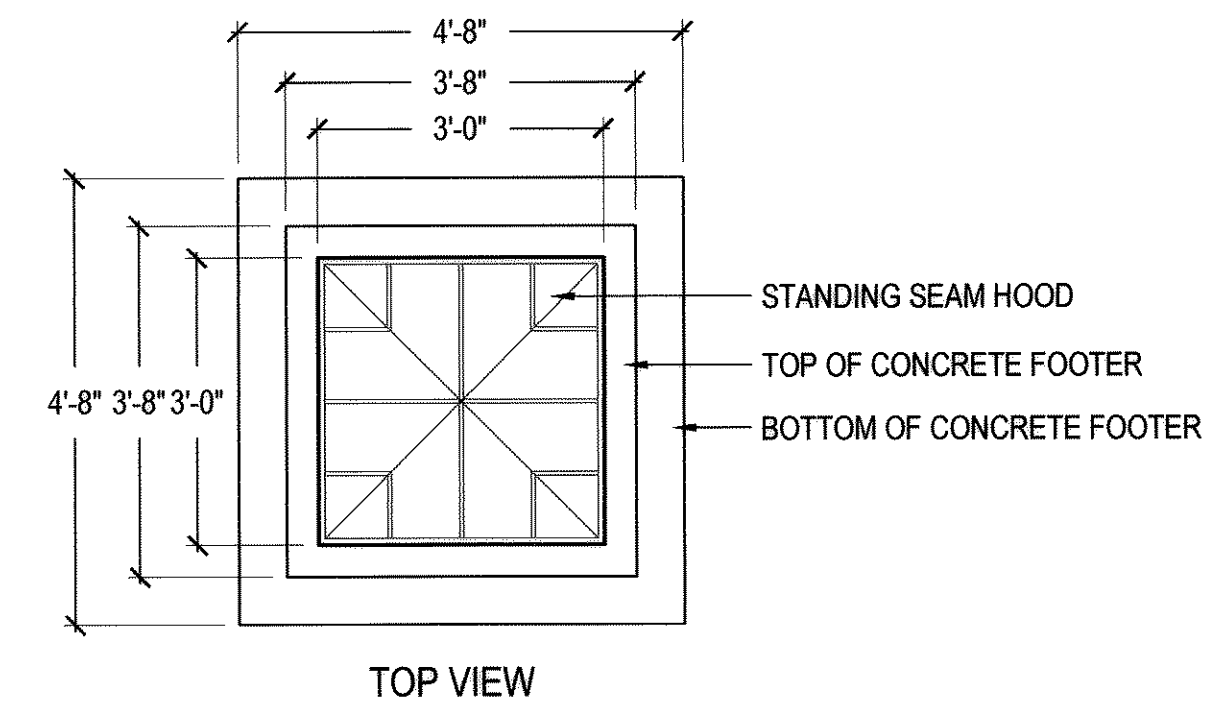
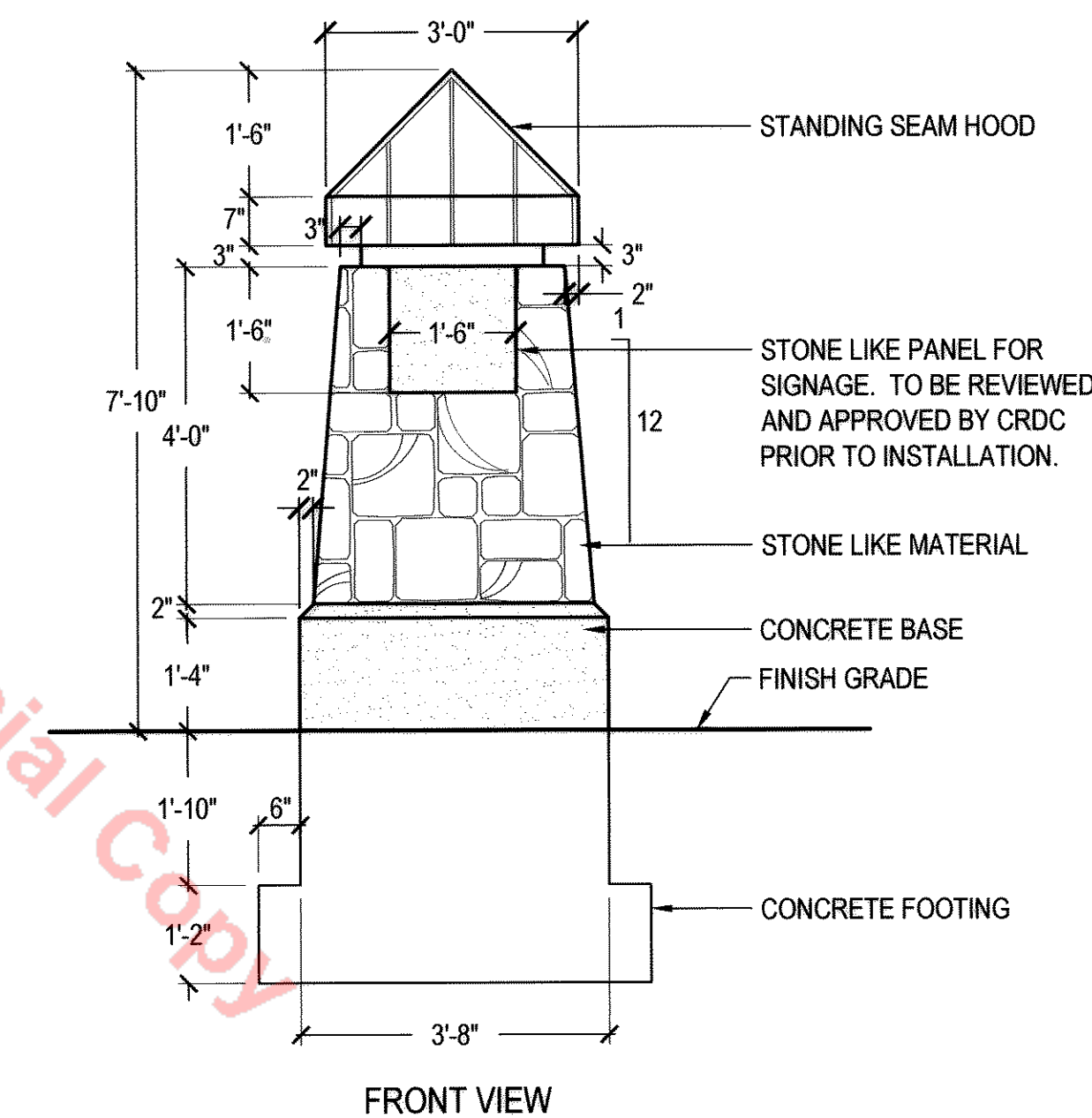
LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED DRYLAND GRASS	200,940	85.4%
NON-IRRIGATED DRYLAND GRASS	82,069	26.7%
IRRIGATED TREES*	14,148	4.6%
IRRIGATED SHRUBS	10,096	3.3%
TOTAL AREA LANDSCAPE	307,253	100.0%
NON-DISTURBED AREAS: N/A		
REQUIRED STREETScape TREES/SHRUBS (2449 LF): 61 TREES/244 SHRUBS**		
PROVIDED STREETScape TREES/SHRUBS (2449 LF): 31 EXISTING TREES, 18 PROPOSED CANOPY TREES, 31 EVERGREEN TREES/265 SHRUBS**		
TOTAL TREE/SHRUBS/GRASSES PROPOSED: 151 TREES/372 SHRUBS**/N/AGRASSES		

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION
**SHRUBS CALCULATED AT 5' O.C.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

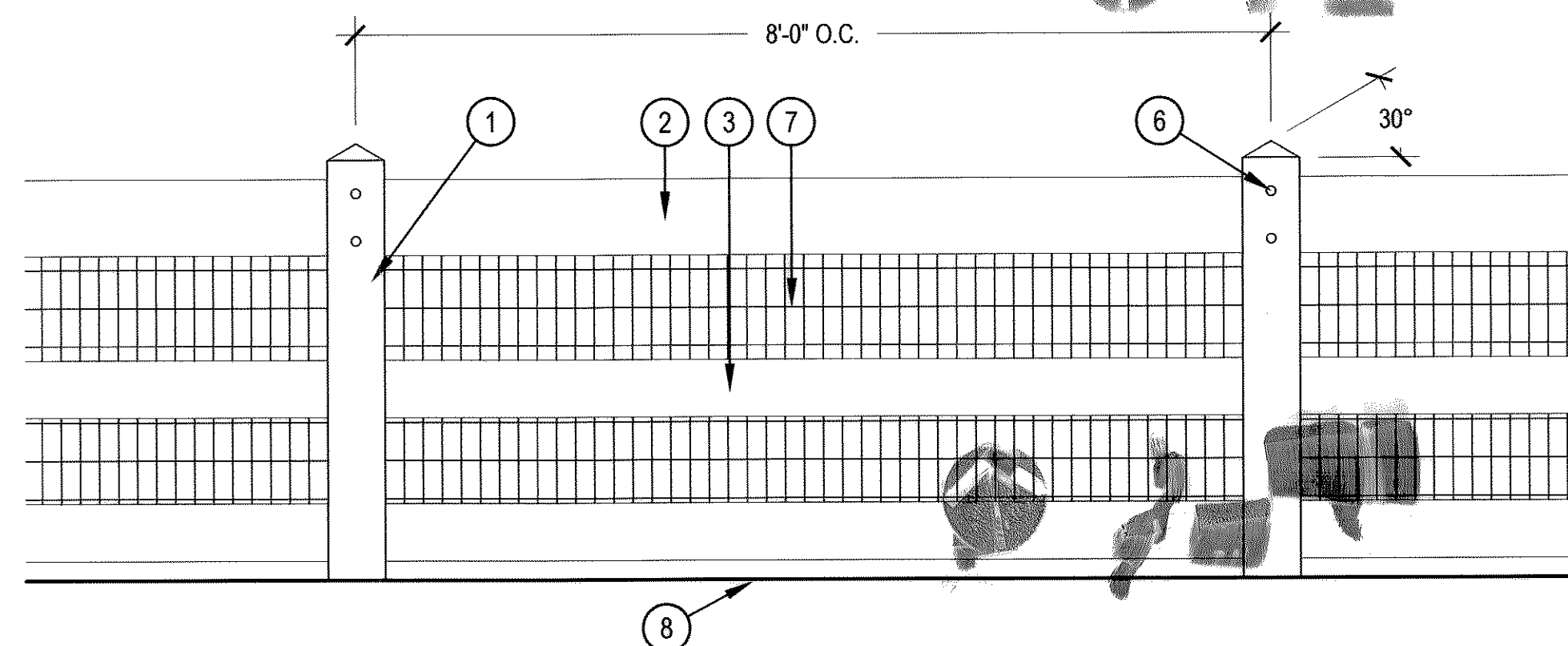
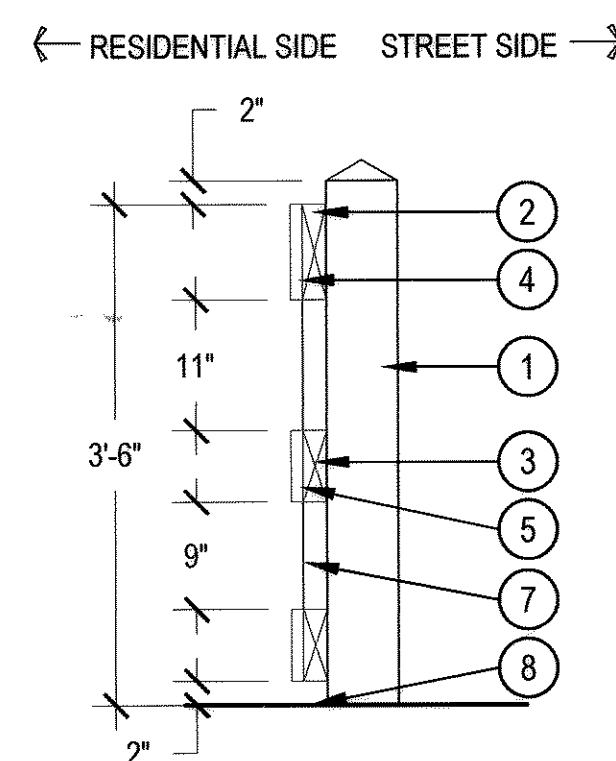
- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.



NOTE: MONUMENT IS SUBJECT TO APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR BUILDING PERMIT.

1 ENTRY COLUMN MONUMENT

SCALE: 1/2" = 1'-0"



- 6"x6" CEDAR POST
- 2"x8" TOP RAIL
- 2"x6" RAIL
- 1"x8" FACIA
- 1"x6" FACIA
- 1" OAK PEG (TYP), 1-1/2" DEEP, 1/2" EXPOSED
- OPTIONAL 2"x4" GALVANIZED WIRE (TYP)
- FINISH GRADE

SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION

2 3-RAIL FENCE

MEADOWS FILING 16 PARCEL 5
SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

PREPARED FOR:
CASTLE ROCK
DEVELOPMENT
COMPANY

LANDSCAPE
CERTIFICATION:
I, JONATHAN BERRY, R.L.A., S.E.L.A. AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER. TOWN OF CASTLE
ROCK REGISTRATION NUMBER IS 3113. THIS IS
VALID THROUGH FEBRUARY 1, 2015. COLORADO
LICENSE NUMBER IS 855.

Jonathan Berry

DATE:
01/15/2014 : CLIENT REVIEW
03/10/2014 : SDP SUBMITTAL
04/30/2014 : 2nd SDP SUBMITTAL
05/12/2014 : 3rd SDP SUBMITTAL
15/20/2014 : 4th SDP SUBMITTAL

SHEET TITLE:
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER:
L-2
SHEET 11 OF 12

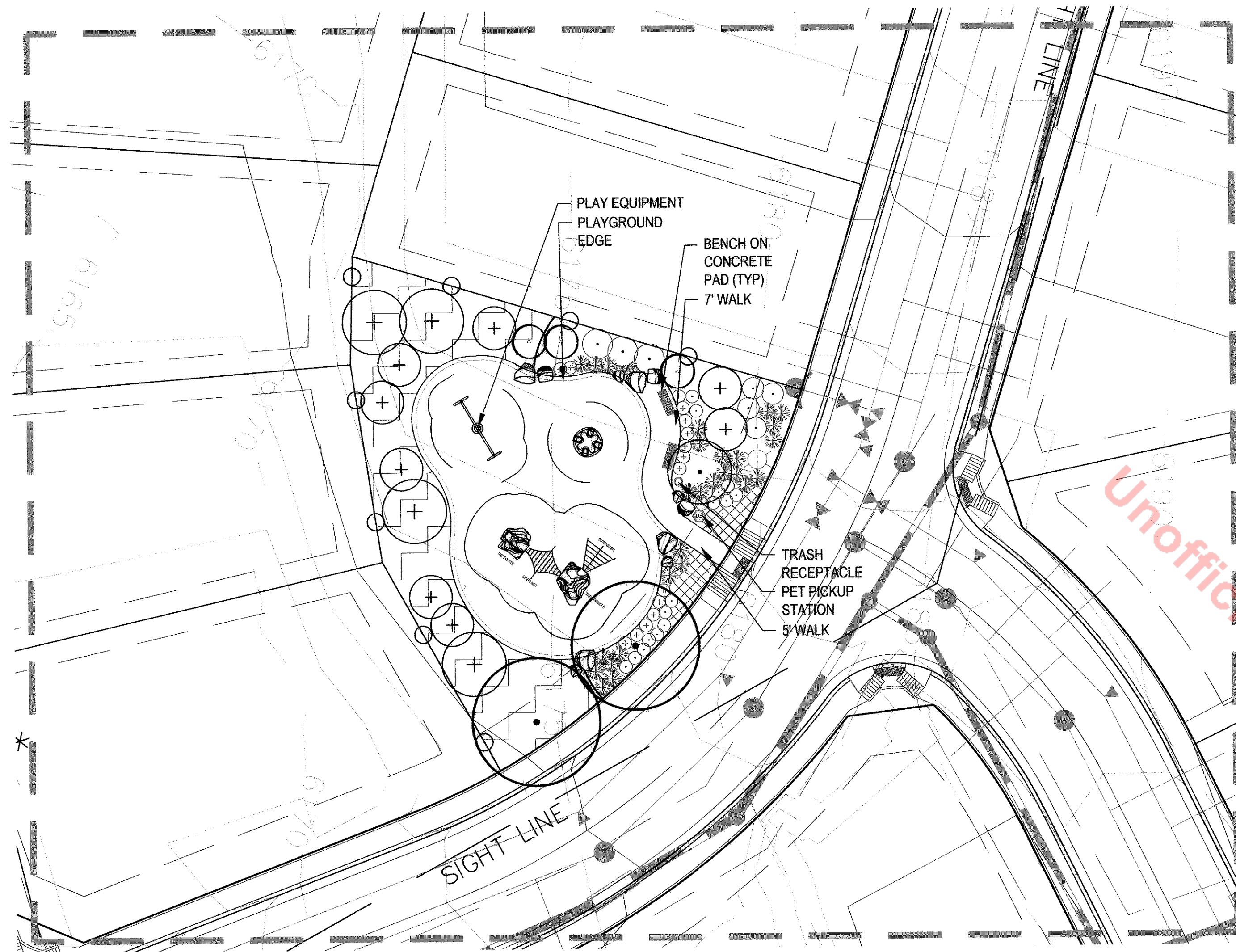


Know what's below.
Call before you dig.

THE MEADOWS FILING NO.16 PARCEL NO.5
SITE DEVELOPMENT PLAN AMENDMENT NO. 7
PROJECT NO. SDP14-0008

THE MEADOWS FILING NO.16 PARCEL NO.5 SITE DEVELOPMENT PLAN AMENDMENT NO. 7 (FORMERLY A PORTION OF THE MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN)

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

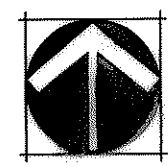


LEGEND

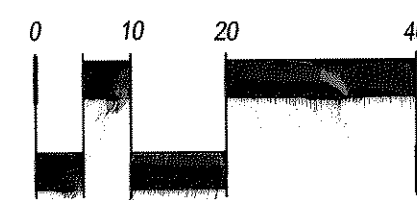
- MATCHLINE
- STEEL EDGER
- CONCRETE TRAIL
- OPEN RAIL FENCE
- IRRIGATED GRASS SEED MIX
- PERENNIAL
- DECIDUOUS CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS

NOTE: ALL SITE FURNITURE, INCLUDING THE PLAY EQUIPMENT, IS SUBJECT TO APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY REVIEW COMMITTEE PRIOR TO CONSTRUCTION.

1 TOT LOT



NORTH



SCALE 1" = 20'

