

# SITE DEVELOPMENT PLAN AMENDMENT NO. 11 THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

## 11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

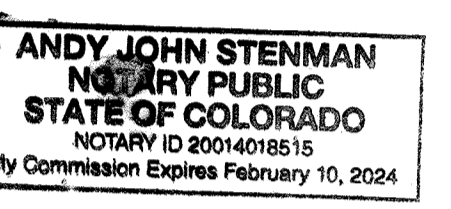
SDP20-0013

### TITLE CERTIFICATION

I, Scott Bennetts AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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. 2020 SIGNED THIS DAY OF October, 2020

SR  
AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Co.  
TITLE INSURANCE COMPANY  
AS ARAPAHOE  
COUNTY OF DOUGLAS  
STATE OF COLORADO

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF OCTOBER, 2020  
BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE  
OF LAND TITLE GUARANTEE CO.



WITNESS MY HAND AND OFFICIAL SEAL  
ajst

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2-10-2024

### OWNERSHIP CERTIFICATION

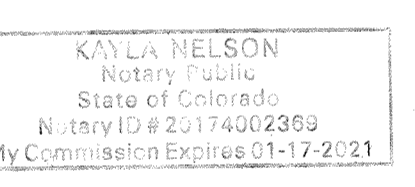
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
Stephanie L. McCandless  
BY: STEPHANIE L. MCCANDLESS TITLE: PRESIDENT

SIGNED THIS 20 DAY OF OCTOBER, 2020  
AS ARAPAHOE  
COUNTY OF DOUGLAS  
STATE OF COLORADO

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF OCTOBER, 2020  
BY STEPHANIE L. MCCANDLESS, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
Kayla Nelson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 01-17-2021



### TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

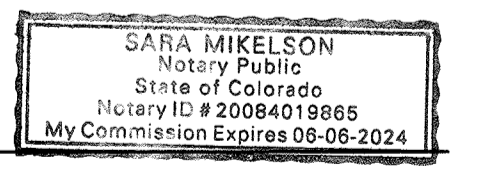
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
BY JE May  
MAYOR

ATTEST:  
Lisa Anderson  
TOWN CLERK  
SIGNED THIS 23 DAY OF October, 2020

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF October, 2020  
BY Jason Gray AS MAYOR AND BY Lisa Anderson AS TOWN CLERK



WITNESS MY HAND AND OFFICIAL SEAL  
Sara Mikelson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 06/06/2024



### OWNERS

CASTLE ROCK DEVELOPMENT COMPANY  
3033 EAST FIRST AVENUE, STE 305  
DENVER, CO 80206  
CONTACT: R. C. HANISCH 303-394-5139

### LAND PLANNER

VOGEL AND ASSOCIATES  
475 WEST 12TH AVE., STE E  
DENVER, CO 80204  
CONTACT: ANTHONY FILES 303-893-4288

### ENGINEER

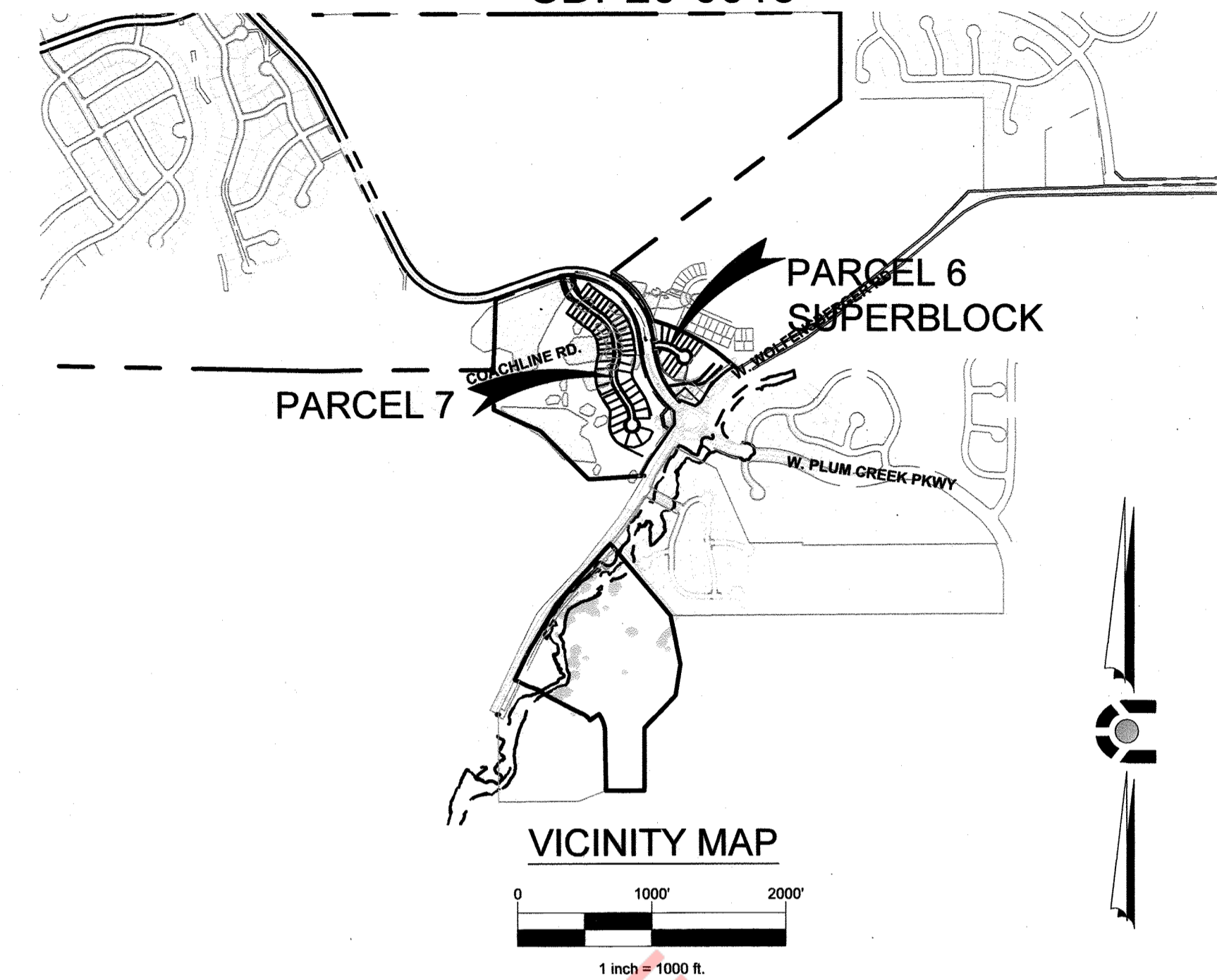
CORE CONSULTANTS, INC.  
1950 S. LITTLETON BLVD. STE. 109  
LITTLETON, CO 80120  
CONTACT: MARTIN METSKER 303-703-4444

### LAND SURVEYOR

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

### LANDSCAPE ARCHITECT

VOGEL AND ASSOCIATES  
475 WEST 12TH AVE., STE E  
DENVER, CO 80204  
CONTACT: ANTHONY FILES 303-893-4288



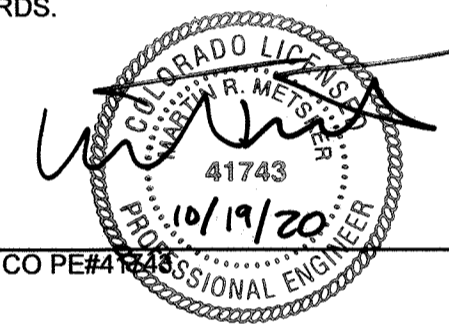
Sheet Number	Sheet Title
1	COVER
2	NOTES
3	OVERALL SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	GRADING PLAN
7	GRADING PLAN
8	GRADING PLAN
9	UTILITY PLAN
10	LANDSCAPE PLANS
11	LANDSCAPE PLANS
12	LANDSCAPE PLANS

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL  
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21<sup>st</sup> DAY OF Oct, 2020

BY: [Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### CIVIL ENGINEER'S STATEMENT

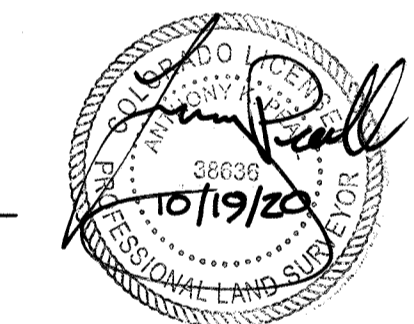
I, MARTIN METSKER, (CO PE#1743) BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



REGISTERED PROFESSIONAL ENGINEER, CO PE#1743 DATE

### SURVEYOR'S STATEMENT

I, ANTHONY K. PEALL, 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 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

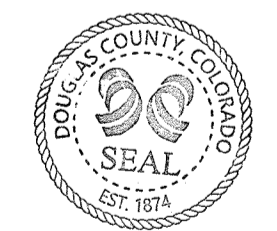


ANTHONY K. PEALL  
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS

### 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 7:58 AM ON THE 26<sup>th</sup> DAY OF October, 2020 AT RECEPTION NO. 2020103601

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Nancy Mills  
DEPUTY



### BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (EAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12064 TARANTO-STANTON & TAGGE 1984" AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995", AND ASSUMED TO BEAR SOUTH 89°5'105" EAST, A DISTANCE OF 1286.58 FEET.

### PROJECT BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.0  
11025 RECOVERED A 3" BRASS CAP LOCATED 220' MORE OR LESS EAST AUBURN DR., 200' MORE OR LESS WEST OF THE END OF ATCHISON CT. AND 80' MORE OR LESS NORTH OF WATER TANK FENCE.  
ELEVATION = 6351.33 (NAVD 88)

### PURPOSE STATEMENT

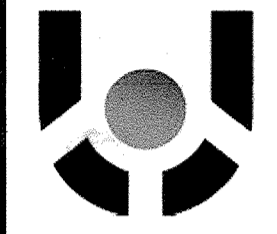
THE PURPOSE OF THIS SDP AMENDMENT IS TO REVISE WALL PLACEMENTS AND GRADING.

LEGAL DESCRIPTION:  
LOTS 1 THROUGH 45, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2; TRACTS A, B, C, D AND E, TOGETHER WITH ALL RIGHT-OF-WAY AS PLATTED AND DEDICATED ON THE PLAT OF THE MEADOWS FILING NO. 16-PARCEL 6 & 7 RECORDED UNDER RECEPTION NUMBER 2019086961 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS:  
THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST ENDEAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12064 TARANTO-STANTON & TAGGE 1984" AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995", AND ASSUMED TO BEAR SOUTH 89°5'105" EAST, A DISTANCE OF 1286.58 FEET.

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES 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  
CALL FOR YOUR COPY OF THE RECORDS OF THE  
COUNTY CLERK AND RECORDER'S OFFICE.  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU  
CALL FOR YOUR COPY OF THE RECORDS OF THE  
COUNTY CLERK AND RECORDER'S OFFICE.  
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CALL FOR YOUR COPY OF THE RECORDS OF THE  
COUNTY CLERK AND RECORDER'S OFFICE.

#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	8/20/19	
1	AMENDMENT NO. 11	10/20/20	

THE MEADOWS  
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
COVER-AMI - COVER  
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW  
DRAWN BY: NDW  
CHECKED BY: MM

JOB NO.  
14-003  
SHEET  
1 OF 12

# SITE DEVELOPMENT PLAN AMENDMENT NO. 11 THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

## 11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- NO FEMA REGULATED FLOODPLAINS OR WETLANDS LIE WITHIN THE SITE. THE SITE LIES IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCRoACH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0282G & 08035C0169G, REVISED MARCH 16, 2016.
- 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 TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- ANY 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, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- 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.
- FILING 16 PARCEL 6 SUPERBLOCK & PARCEL 7 IS ZONED AS R-SF PER THE MEADOWS PD, 4TH AMENDMENT.
- 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 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. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT FROM THE BOTTOM OF THE FOOTER TO THE TOP OF THE WALL ARE PROHIBITED IN SETBACKS. ALL RETAINING WALLS WILL BE DESIGNED AND ENGINEERED TO ACCOMMODATE PLANTINGS AND IRRIGATION AS SHOWN ON THE LANDSCAPE PLAN.
- ALL RETAINING WALLS SHALL BE ALLOWED TO BE CONSTRUCTED WITHIN LOT SETBACKS, PER THE MEADOWS FILING 16, 1ST PD MINOR AMENDMENT, RECEPTION NO. 2004126946
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- LANDSCAPING WITHIN THE ROW TO BE MAINTAINED BY THE HOA OR THE ADJACENT PROPERTY OWNER
- VARIANCES APPROVED FOR THIS PROJECT INCLUDE: AN INTERSECTION SPACING VARIANCE (TCV19-0019), A CHANNEL FREEBOARD VARIANCE (TCV19-0018), AND A SANITARY EASEMENT SLOPE VARIANCE (TCV19-0017).

### 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 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.

### ADDITIONAL NOTE:

- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADAPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

### 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 ENCRoACH IN THE REAR SETBACK UP TO 12'.
  - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCRoACH 6" INTO THE REAR YARD SETBACK.
- ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
  - FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
  - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
  - LOTS DESIGNATED WITH AN @ SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION 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.
- DETACHED 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 SO LONG AS THEY ADHERE TO THE HOA GUIDELINES.

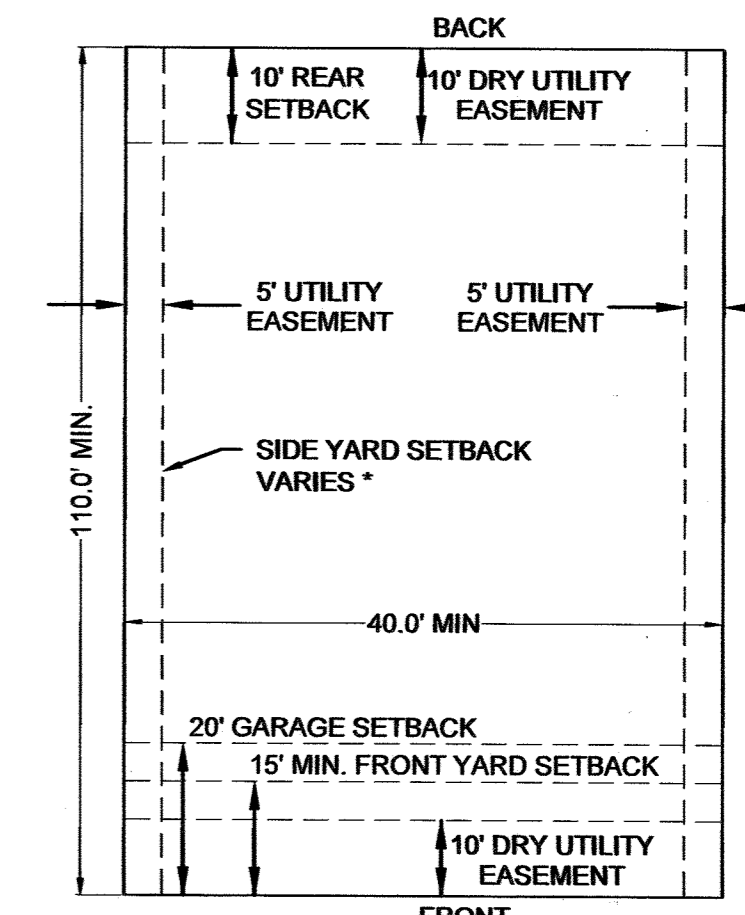
TRACT SUMMARY					
TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE	UTILITY MAINTENANCE
TRACT A	25.30	OS/DR/UTIL	HOA	HOA	TOWN
TRACT B*	2.41	OS/DR/UTIL	HOA	HOA	TOWN
TRACT C	0.68	OS	HOA	HOA	N/A
TRACT D	0.23	OS	HOA	HOA	N/A
TRACT E	0.28	OS	HOA	HOA	N/A

\*HOA IS RESPONSIBLE FOR ALL POND MAINTENANCE IN TRACT B

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING USE AREA	R-SF	
	PD ZONING ALLOWANCE	PROPOSED
USES		
MIN. FRONT YARD SETBACK	SETBACKS TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN,	15'
MIN. REAR YARD SETBACK	ESTABLISHED WITH THE SITE DEVELOPMENT PLAN,	10'
MIN. SIDE YARD SETBACK	PER SECTION 4.8 OF ORDINANCE NO. 2003-08	10'
MIN. FRONT LOADED GARAGE SETBACK		20'
MAX. BUILDING HEIGHT	35'	35'
MIN. PARKING SPACE	SUBJECT TO TOCR MUNICIPAL CODE	2 PER UNIT
SINGLE FAMILY EQUIVALENT UNITS (SFE)		57
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	38.6	100%
LOT COVERAGE	7.6	19.7%
ROW COVERAGE	2.1	5.4%
LANDSCAPE/OPEN SPACE COVERAGE	28.9	74.9%

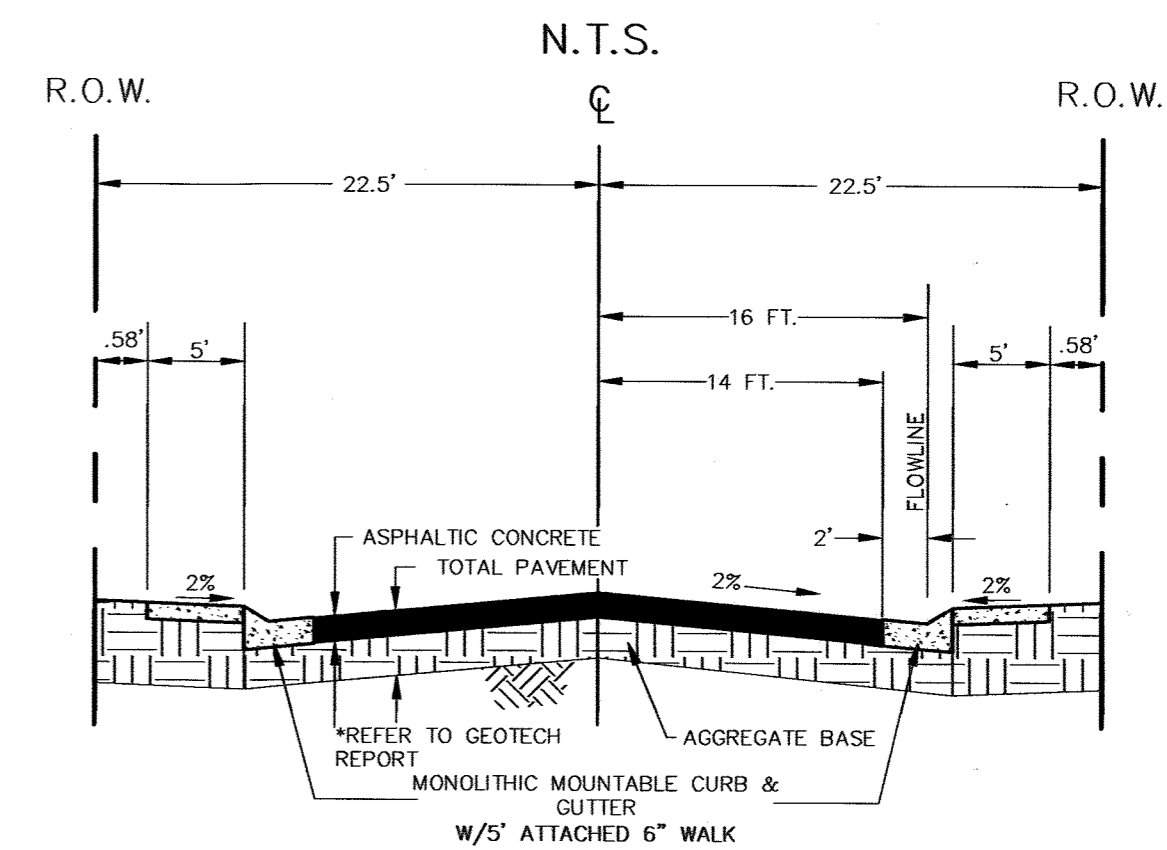
Neighborhood D Density Calculation	
Neighborhood D - Allowable Zoned Units (Preliminary PD Site Plan 4th Amd.)	1467
Neighborhood D - Entitled Units (Filing 16 Preliminary Plat Final PD Site Plan, as Amended)	1398
Remaining Units	69
Filing 16, Parcel 6 Superblock (Proposed Filing 16 SDP, Amendment 10)*	12
Filing 16, Parcel 7 Units (Proposed Filing 16 SDP, Amendment 10)**	15
Total Existing Plus Planned Units	1425
Total Unallocated Units in Neighborhood D	42

\*Note: Filing 16, Parcel 6 has 59 previously approved units accounted for in the 1,398 entitled units.  
\*\*Note: Filing 16, Parcel 7 has 30 previously approved units accounted for in the 1,398 entitled units.

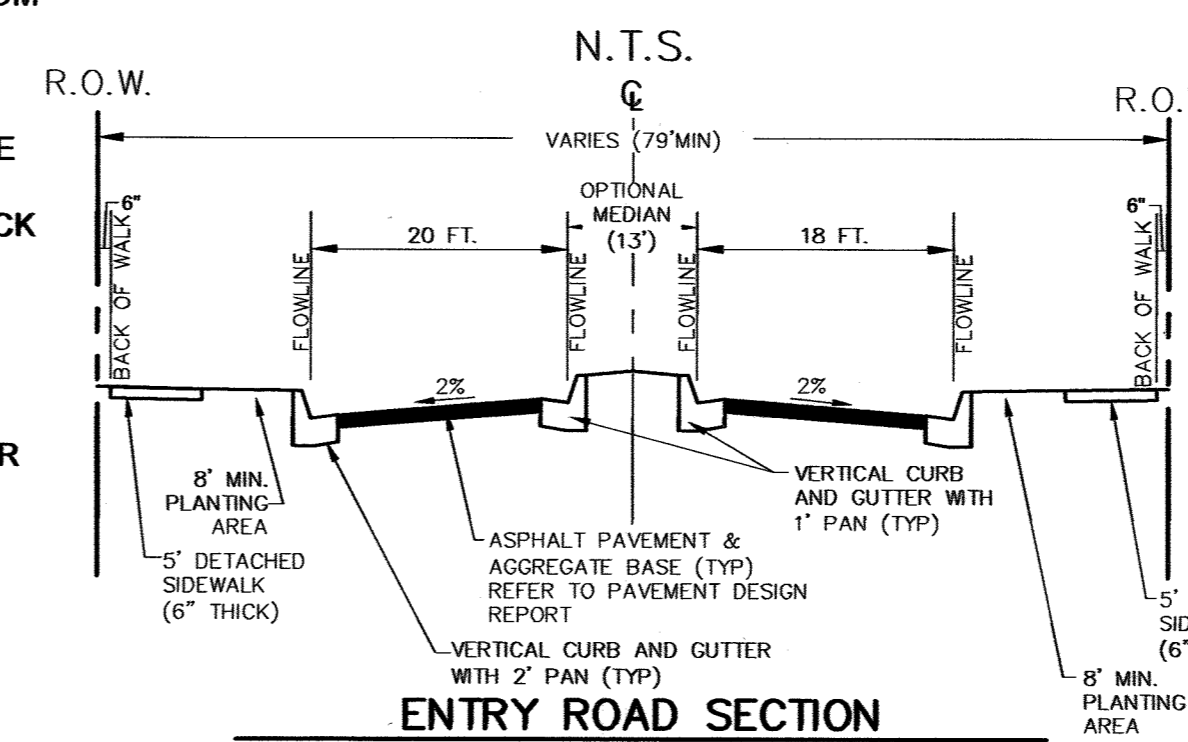


TYPICAL LOT SETBACKS  
N.T.S.

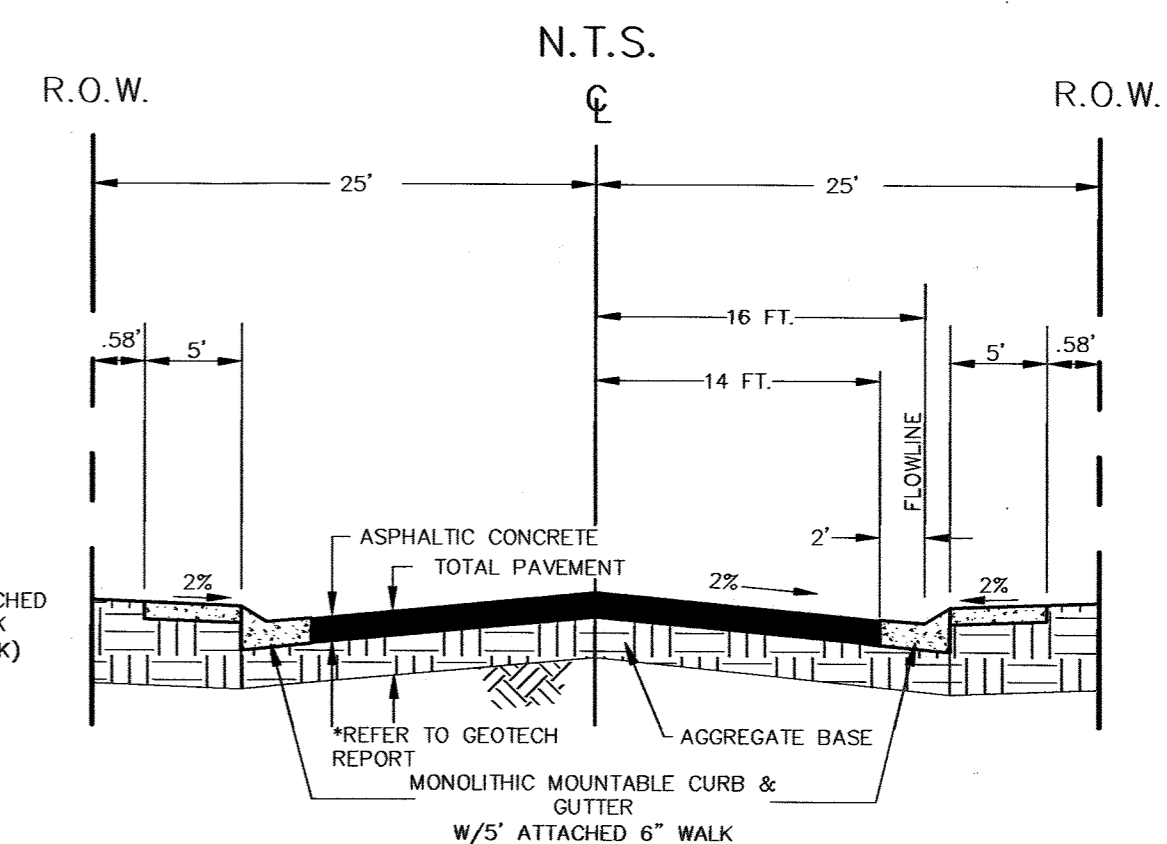
\* SIDE YARD SETBACK = 5' MIN.  
SIDE YARD TO STREET SETBACK = 10' MIN.



LOCAL RESIDENTIAL 45' R.O.W.  
PARCEL 7 OLEANDER STREET



ENTRY ROAD SECTION

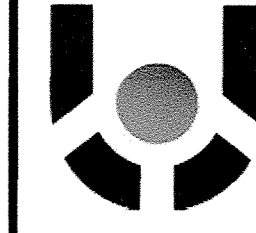


LOCAL RESIDENTIAL 50' R.O.W.  
PARCEL 6 SUPERBLOCK BRAMBLE STREET

THE MEADOWS FILING 16 PARCEL 6 SUPERBLOCK & PARCEL 7  
SITE DEVELOPMENT PLAN AMENDMENT NO. 11  
STANDARD NOTES & DETAILS PROJECT # SDP20-0013

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Littleton, CO 80120

CORE  
CONSULTANTS



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG. GRABBER, SHIELDING, UNDERGROUND UTILITY  
LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING  
DRAWING IS A GENERAL REFERENCE ONLY. THE EXISTING  
DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT  
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY  
THE EXISTING CONDITIONS AND OBTAIN NECESSARY  
PERMITS FOR ANY CONSTRUCTION ACTIVITIES.



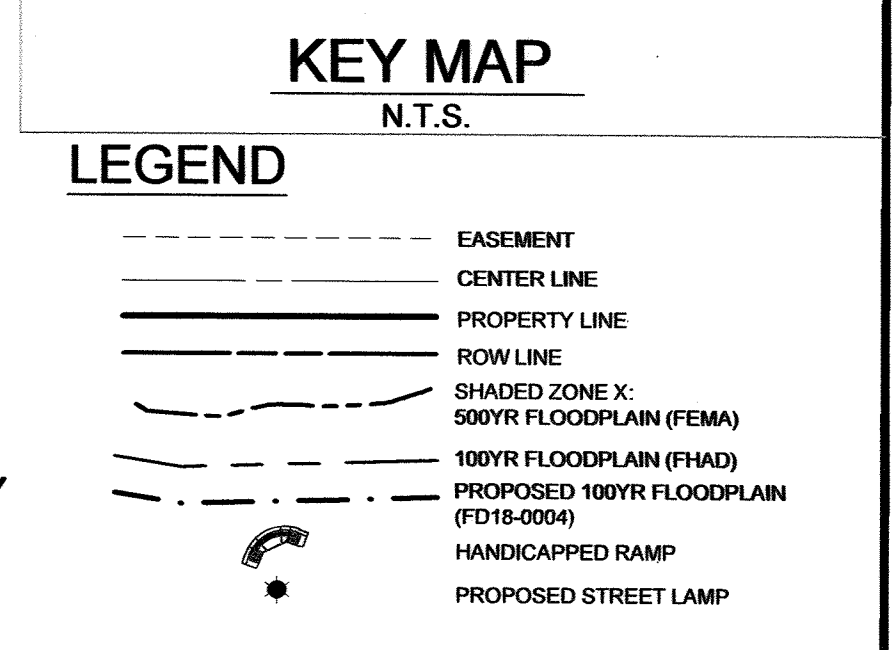
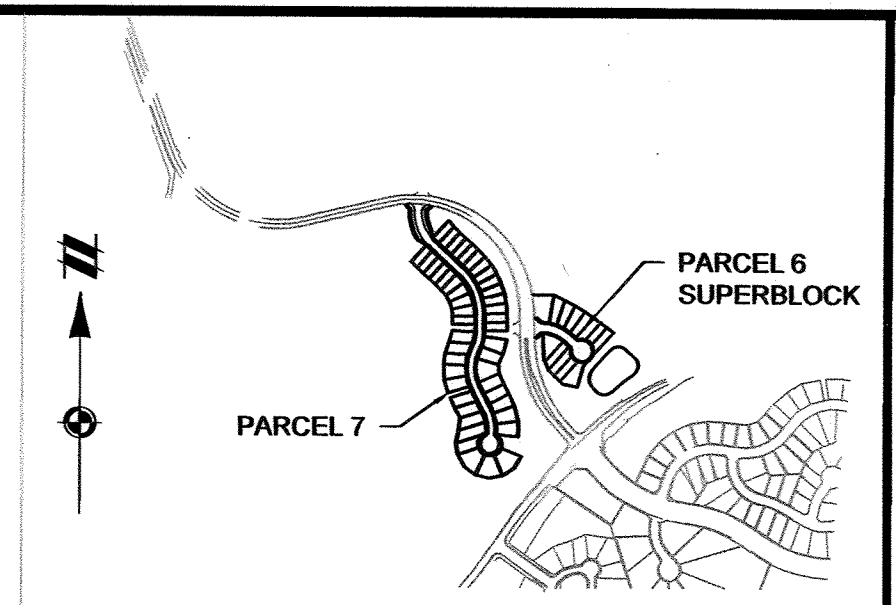
DATE BY	REVISION DESCRIPTION
8/20/19	SDP APPROVAL
10/20/20	AMENDMENT NO. 11

THE MEADOWS  
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
COVER-AMI - NOTES  
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW  
DRAWN BY: NDW  
CHECKED BY: MM  
JOB NO.  
14-003  
SHEET  
2 OF 12

# SITE DEVELOPMENT PLAN AMENDMENT NO. 11 THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN  
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOT A PART,  
SEE PRELIMINARY PLAT / FINAL PD SITE  
PLAN  
REC NO. 2004085186  
RECORDED ON JUNE 23, 2004

CASTLE ROCK DEVELOPMENT CO  
PDP RESIDENTIAL  
REC NO. 2004081480

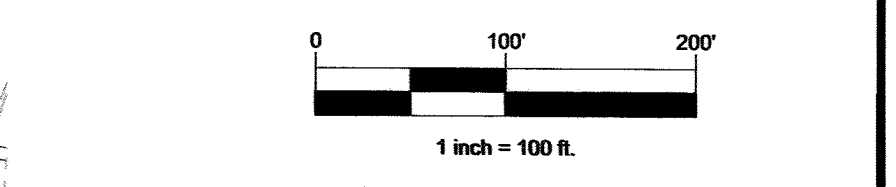
WOLFENBERGER PROPERTY GROUP LLC  
PDP RESIDENTIAL  
REC NO. 2007057647

THE MEADOWS FILING 16  
TRACT 1-A  
REC NO. 2005089978

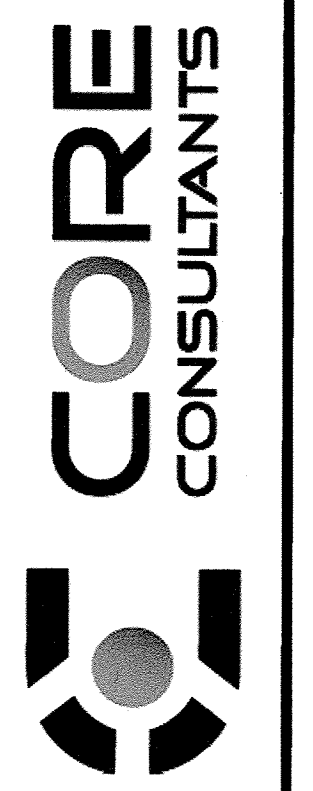
CASTLE ROCK DEVELOPMENT CO  
PDP RESIDENTIAL  
REC NO. 2004081480

COVENANT AT CASTLE ROCK  
PDP RESIDENTIAL  
REC NO. 2014073781

- NOTES:**
- ADJOINING INFO SHOWN FOR HILLSIDE DEVELOPMENT IS A GRAPHICAL REPRESENTATION ONLY.
  - MEADOWS NEIGHBORHOOD COMPANY IS RESPONSIBLE FOR MAINTAINING WALLS.



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CALL & BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG. GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.  
Know what's below.  
Call before you dig.  
811

#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	8/20/19	
1	AMENDMENT NO. 11	10/20/20	

**THE MEADOWS**  
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
OVERALL SITE PLAN-AM1 - 1  
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW  
DRAWN BY: NDW  
CHECKED BY: HM

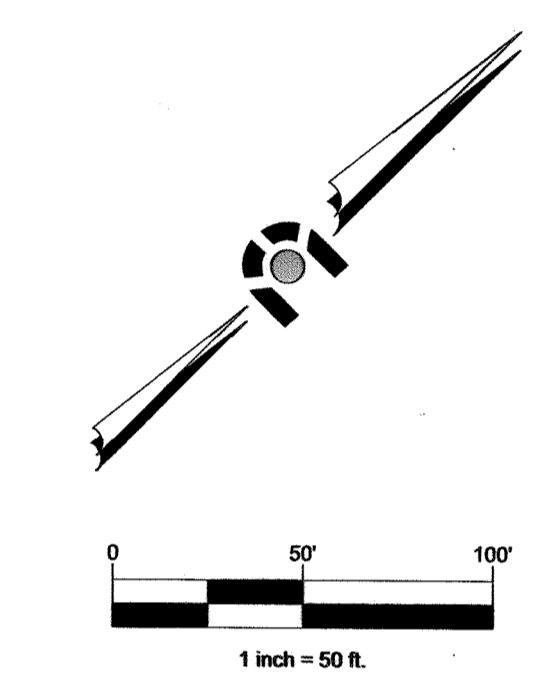
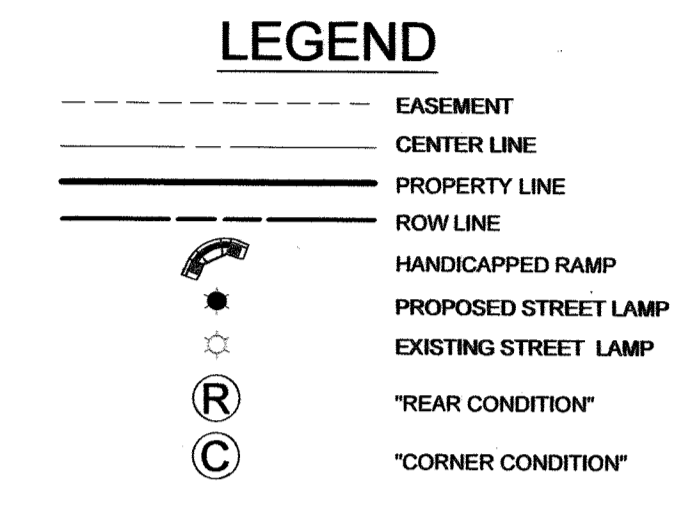
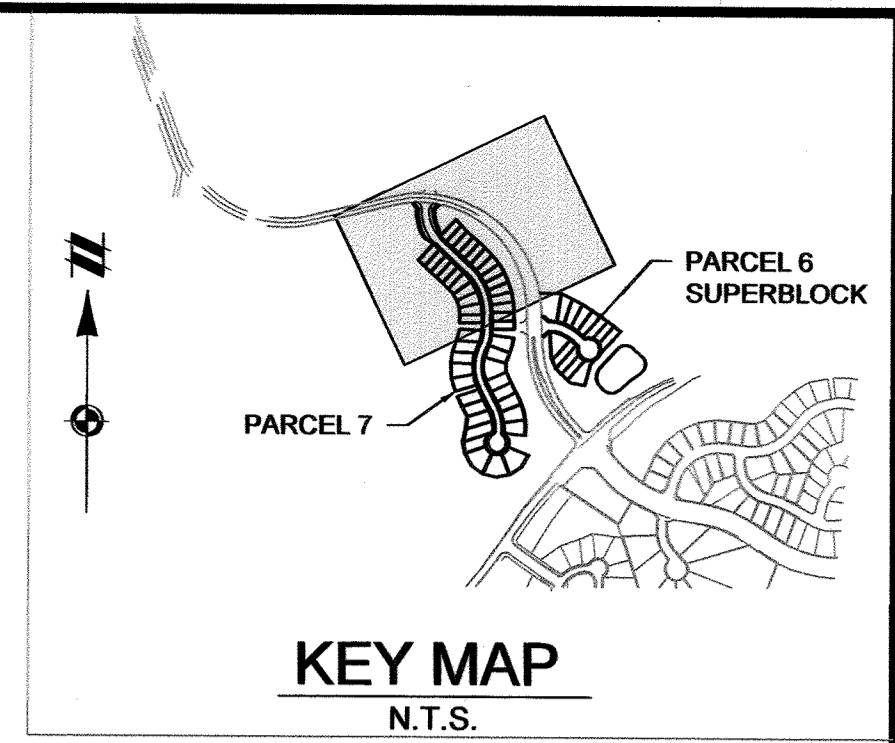
JOB NO.  
14-003  
SHEET  
3 OF 12

THE MEADOWS FILING 16 PARCEL 6 SUPERBLOCK & PARCEL 7  
SITE DEVELOPMENT PLAN AMENDMENT NO. 11  
OVERALL SITE PLAN PROJECT # SDP20-0013



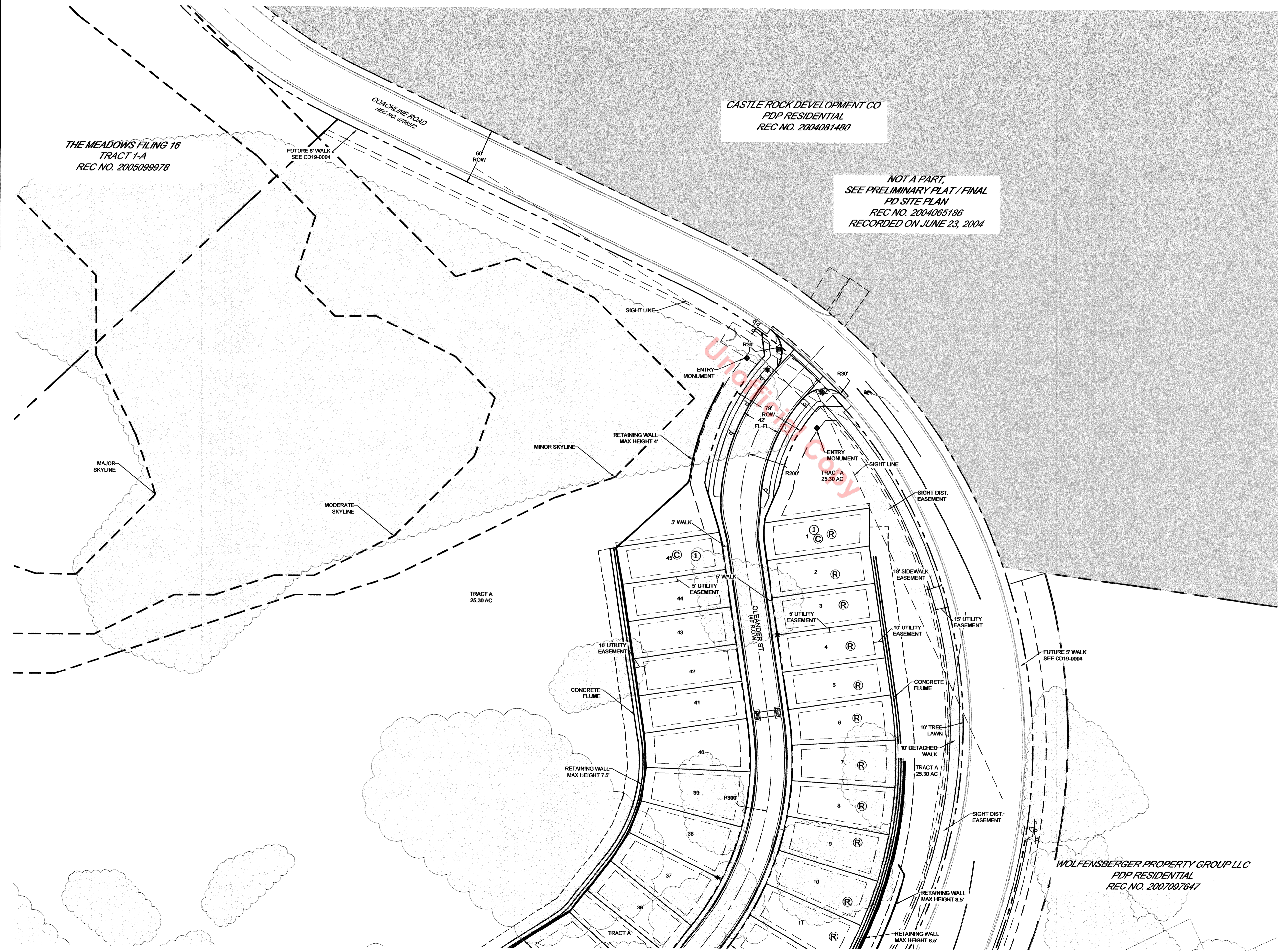
# SITE DEVELOPMENT PLAN AMENDMENT NO. 11 THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN  
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



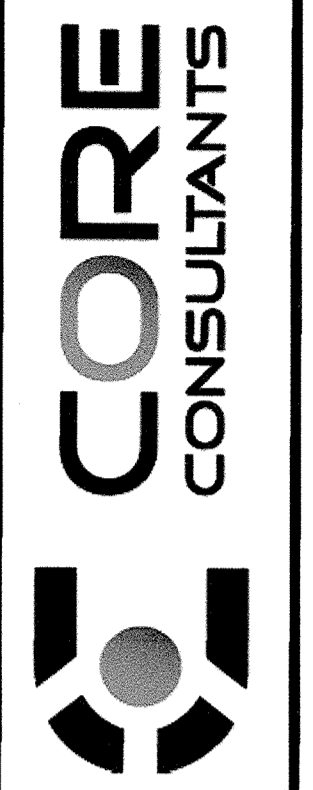
CASTLE ROCK DEVELOPMENT CO  
PDP RESIDENTIAL  
REC NO. 2004081480

NOT A PART,  
SEE PRELIMINARY PLAT / FINAL  
PD SITE PLAN  
REC NO. 2004065186  
RECORDED ON JUNE 23, 2004



**NOTES:**  
1. ADJOINING INFO SHOWN FOR HILLSIDE DEVELOPMENT IS A GRAPHICAL REPRESENTATION ONLY

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CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRUBBERS NO RESPONSIBILITY FOR DISTURBING UTILITIES. CALL 811 BEFORE YOU DIG. THE BEST AVAILABLE INFORMATION IS PROVIDED FOR THE INFORMATION OF THE CONTRACTOR TO FIELD VERIFY THE ACCURACY OF ANY CONSTRUCTION ACTIVITY.

#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	8/20/19	
1	AMENDMENT NO. 11	10/20/20	

**THE MEADOWS**  
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
SITE PLAN-AM1 - 2  
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW  
DRAWN BY: NDW  
CHECKED BY: JMT

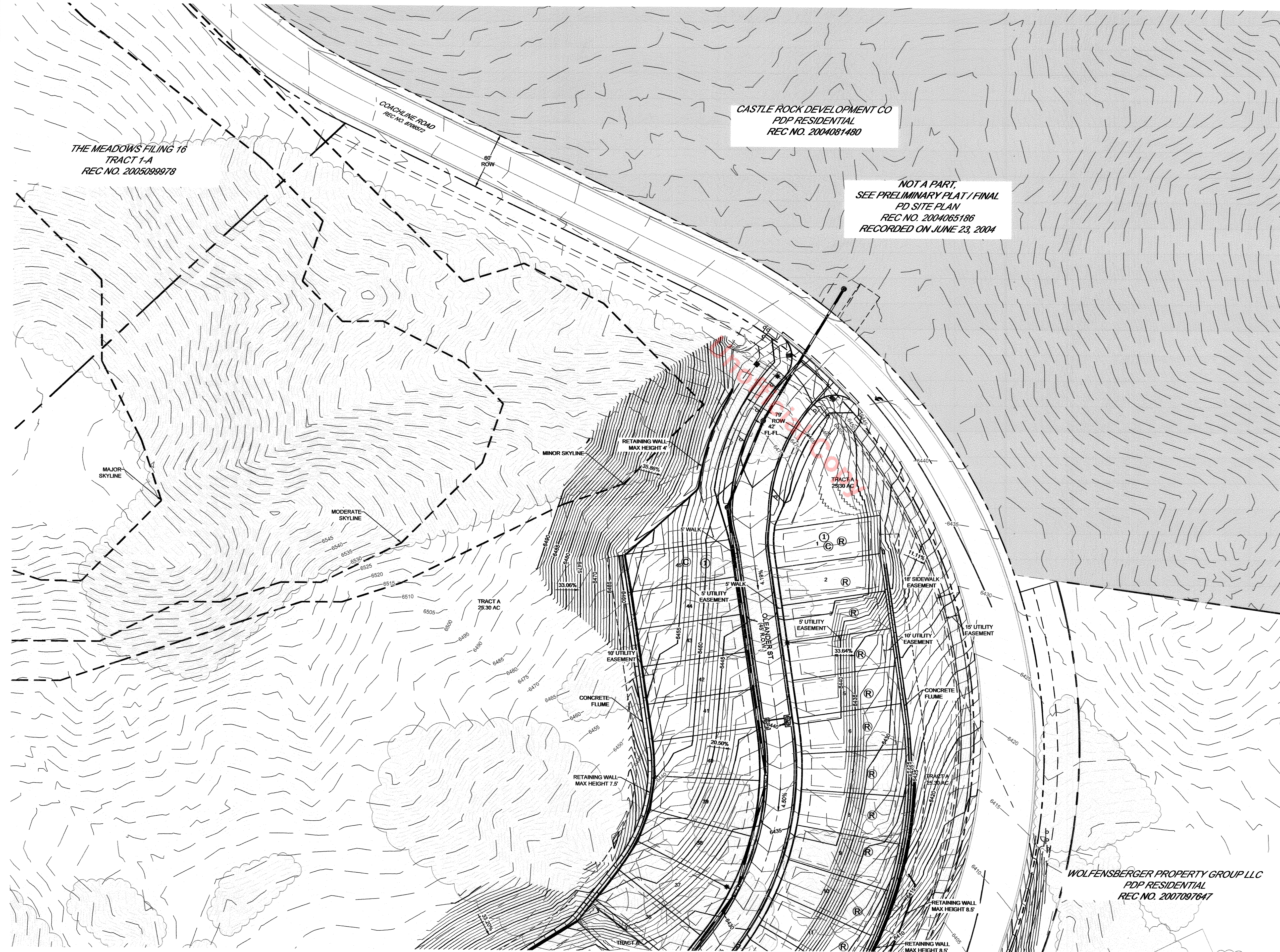
JOB NO. 14-003  
SHEET 5 OF 12

10/19/2020 8:00 AM - X:\14-003 MEADOWS\CD\DWG\FILING 16 PARCEL 7\SDP AMENDMENT 11\SITE PLAN-AM1.DWG



# SITE DEVELOPMENT PLAN AMENDMENT NO. 11 THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN  
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

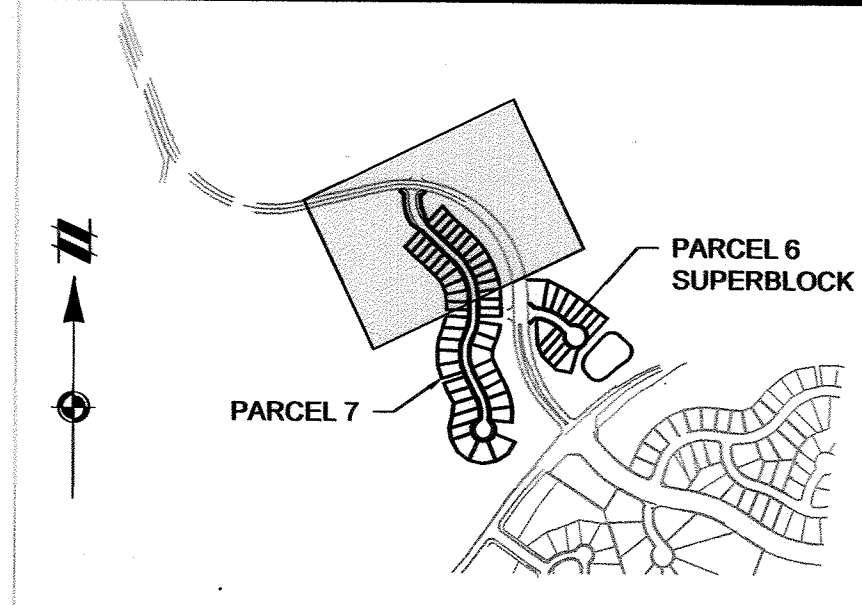


THE MEADOWS FILING 16  
TRACT 1-A  
REC. NO. 2005099978

CASTLE ROCK DEVELOPMENT CO  
PDP RESIDENTIAL  
REC. NO. 2004081480

NOT A PART,  
SEE PRELIMINARY PLAT / FINAL  
PD SITE PLAN  
REC. NO. 2004065186  
RECORDED ON JUNE 23, 2004

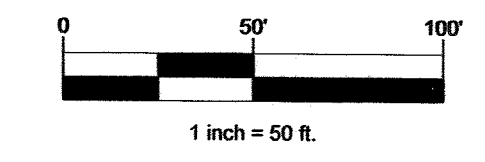
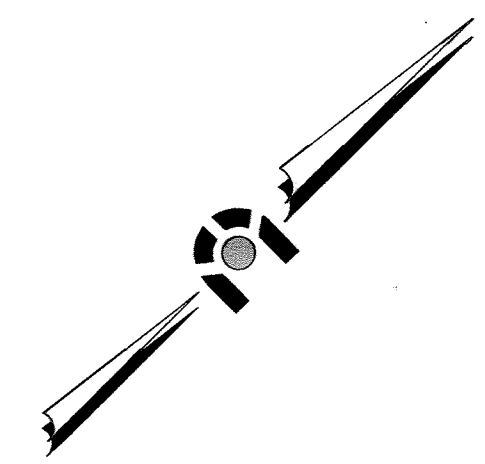
WOLFENSBERGER PROPERTY GROUP LLC  
PDP RESIDENTIAL  
REC. NO. 2007087647



KEY MAP  
N.T.S.

LEGEND

- PROPOSED STORM DRAIN**
  - MANHOLE and PIPE
  - INLET
  - FLARED END SECTION
- EXISTING STORM DRAIN**
  - MANHOLE and PIPE
  - INLET
  - FLARED END SECTION
- GAS LINE
- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



**NOTES:**  
1. ADJOINING INFO SHOWN FOR HILLSIDE DEVELOPMENT IS A GRAPHICAL REPRESENTATION ONLY

16/19/2020 8:08 AM: X:\14-003 MEADOWS\CAD\CIVIL\FILING 16 PARCEL 7\SDP AMENDMENT\11 GRADING PLAN-AMI.DWG

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CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND UTILITY.

CONTRACTOR ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
UTILITIES SHOWN ON THE DRAWING HAVE BEEN LOCATED  
BY THE CONTRACTOR TO THE BEST OF HIS KNOWLEDGE.  
THE RESPONSIBILITY OF THE CONTRACTOR TO SHOW THE  
LOCATION OF ALL UTILITIES PRIOR TO THE  
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
1	SDP APPROVAL	8/20/19
1	AMENDMENT NO. 11	10/20/20

DESIGNED BY: NDW  
DRAWN BY: NDW  
CHECKED BY: JMH

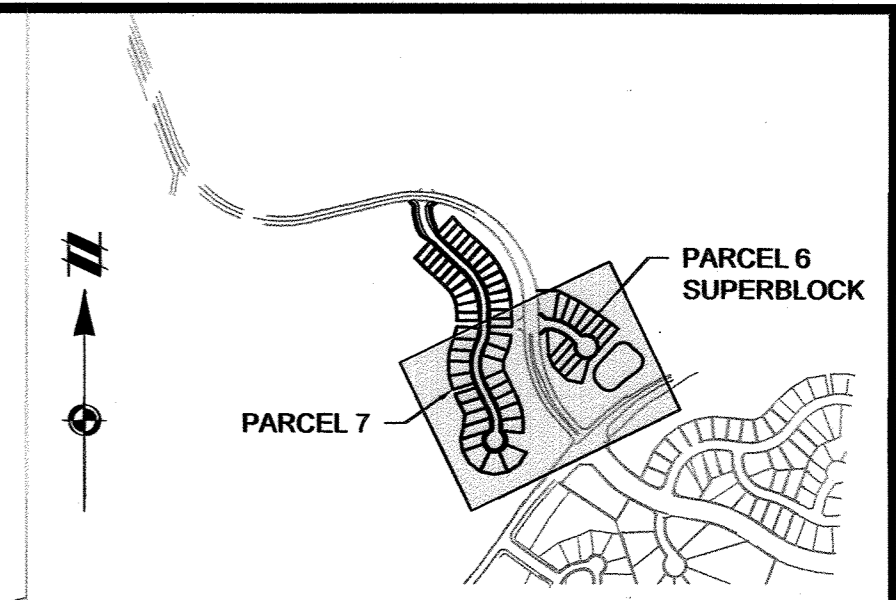
JOB NO.  
14-003

SHEET  
7 OF 12

**THE MEADOWS**  
 FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
 GRADING PLAN-AMI - 2  
 TOWN OF CASTLE ROCK, COLORADO

# SITE DEVELOPMENT PLAN AMENDMENT NO. 11 THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN  
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### KEY MAP N.T.S.

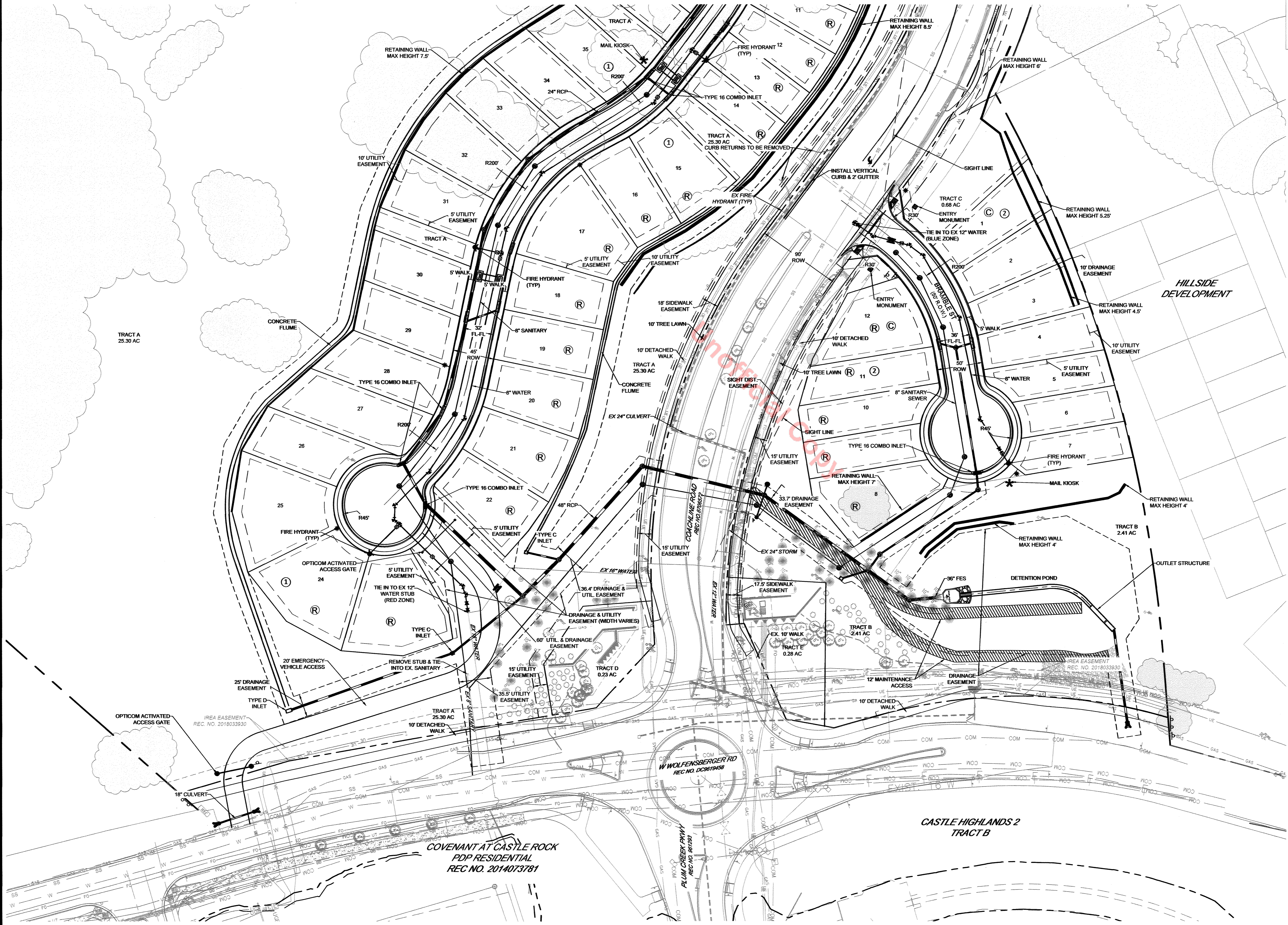
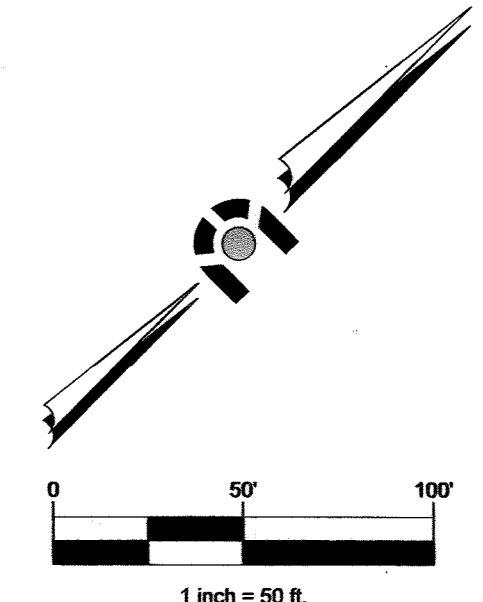
#### LEGEND:

- SANITARY SEWER**
- PROPOSED GRAVITY SEWER PIPE WITH MANHOLE
- PIPE WITH PLUG
- SANITARY SERVICE, 4"
- EXISTING GRAVITY SEWER PIPE WITH MANHOLE
- WATER**
- TRANSMISSION MAIN
- RAW WATER LINE
- IRRIGATION LINE
- PIPE WITH PLUG & B.O.
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT
- BEND WITH THRUST BLOCK
- EXISTING TRANSMISSION MAIN
- STORM DRAIN
- MANHOLE WITH PIPE
- INLET
- FLARED END SECTION
- EX. MANHOLE WITH PIPE
- EXISTING DRY UTILITY
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FIBER OPTIC LINE
- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- HANDICAPPED RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP
- 'REAR CONDITION'
- 'CORNER CONDITION'

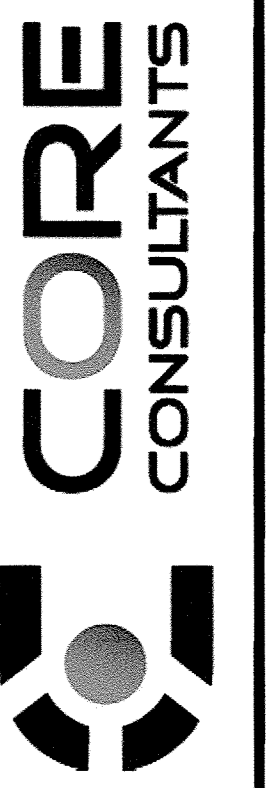
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. PARCEL 7 IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
5. PARCEL 6 SUPERBLOCK IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

#### NOTES:

1. ADJOINING INFO SHOWN FOR HILLSIDE DEVELOPMENT IS A GRAPHICAL REPRESENTATION ONLY



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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. CALL 24 HOURS BEFORE YOU DRILL. CALL 48 HOURS BEFORE YOU UNDERGROUND UTILITY. CALL 72 HOURS BEFORE YOU UNDERGROUND WATER UTILITY.

CORE CONSULTANTS IS RESPONSIBLE FOR THE LOCATION, HORIZONTAL AND VERTICAL, OF THE EXISTING AND PROPOSED UTILITIES SHOWN ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION AND THE COMPLETION OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	8/20/19	
1	AMENDMENT NO. 11	10/20/20	

**THE MEADOWS**  
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
UTILITY PLAN-AMI - 1  
TOWN OF CASTLE ROCK, COLORADO

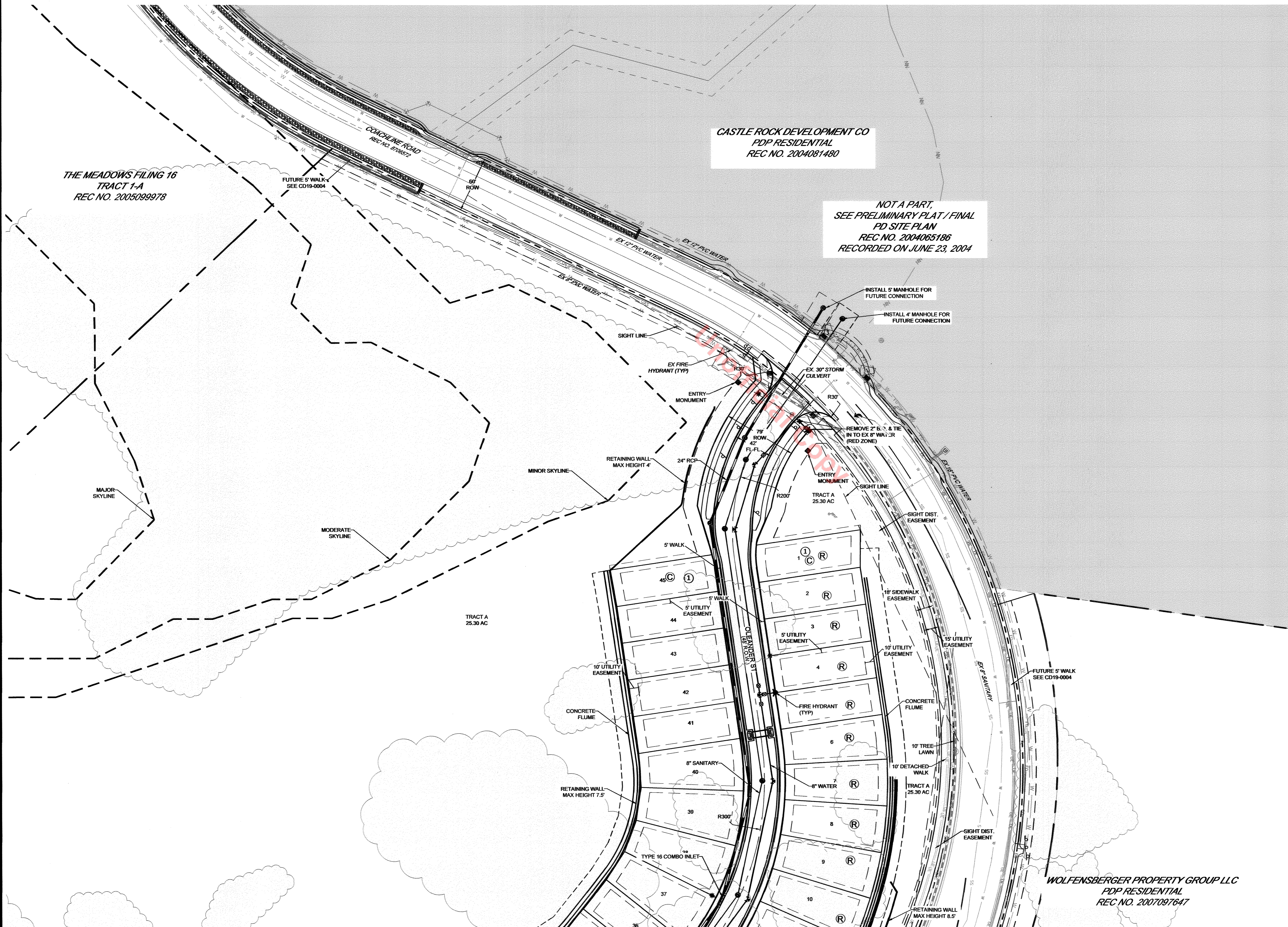
DESIGNED BY: NDW  
DRAWN BY: NDW  
CHECKED BY: MM

JOB NO.  
14-003  
SHEET  
8 OF 12

# SITE DEVELOPMENT PLAN AMENDMENT NO. 11

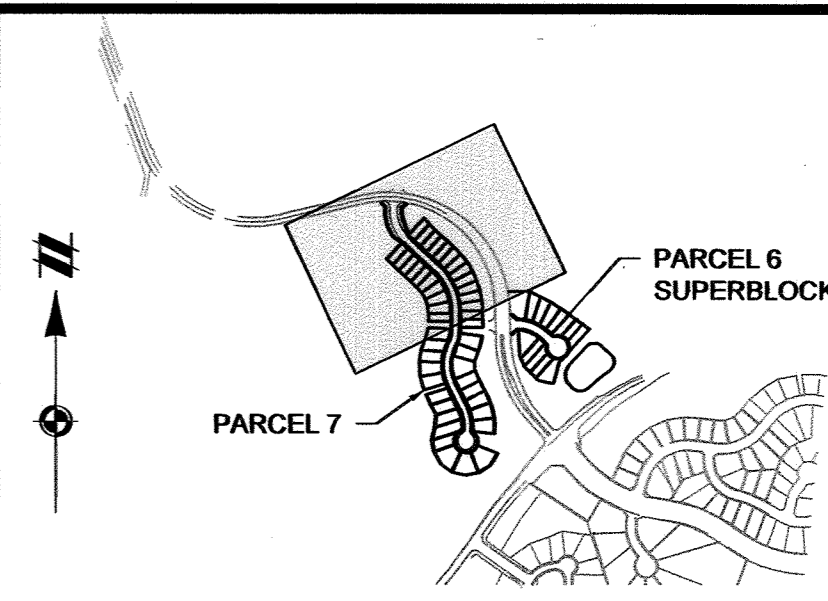
## THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

11TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN  
 LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

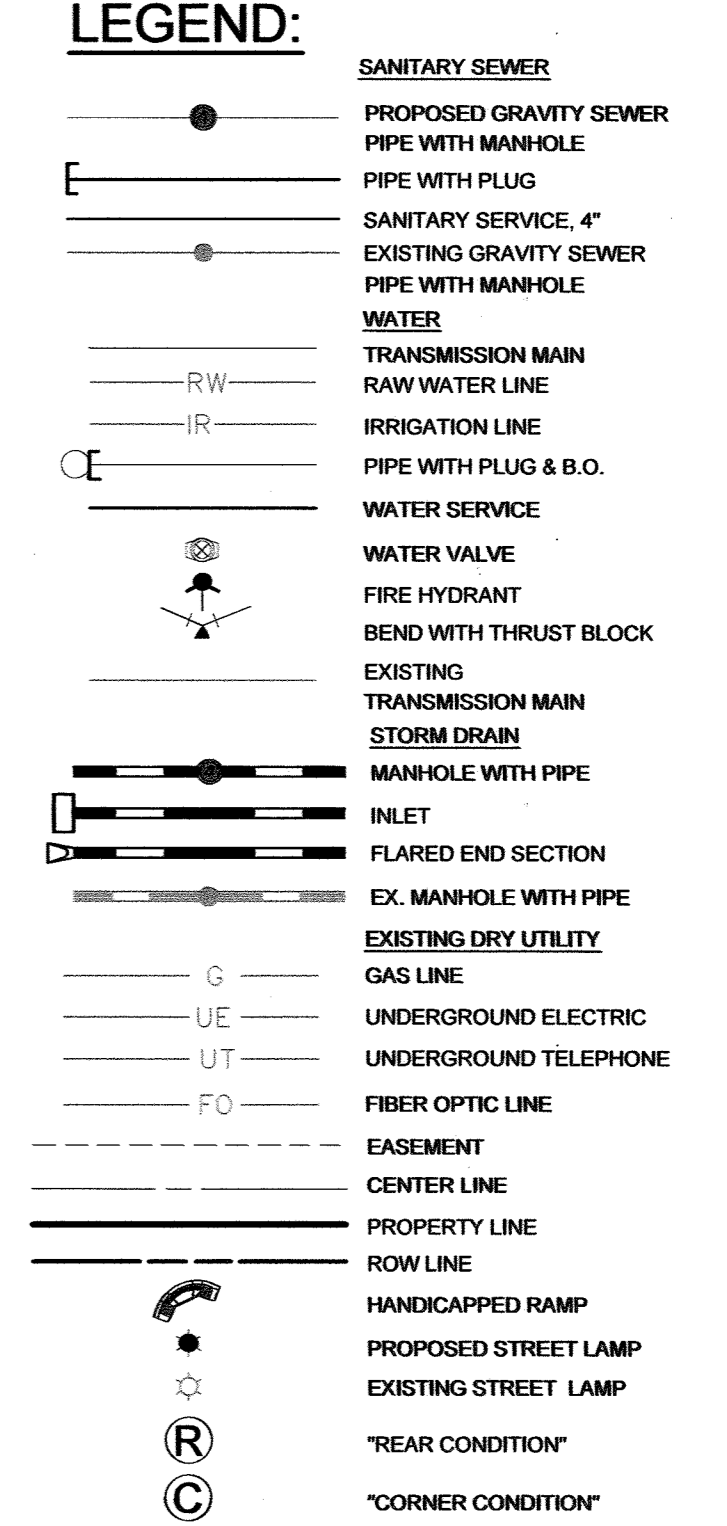


CASTLE ROCK DEVELOPMENT CO  
 PDP RESIDENTIAL  
 REC NO. 2004081480

NOT A PART,  
 SEE PRELIMINARY PLAN / FINAL  
 PD SITE PLAN  
 REC NO. 2004065186  
 RECORDED ON JUNE 23, 2004

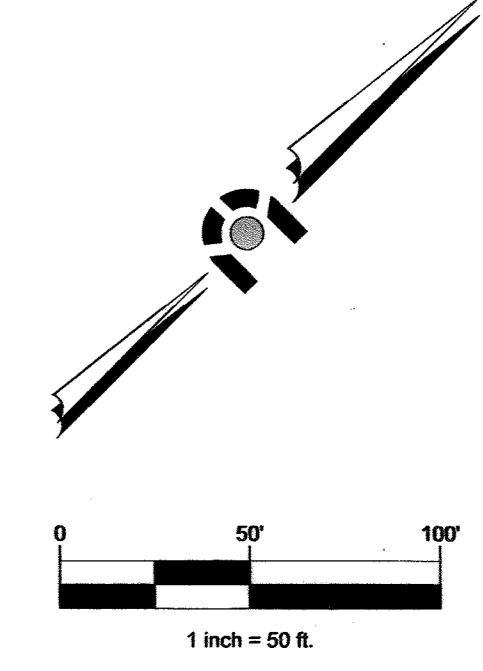


### KEY MAP N.T.S.

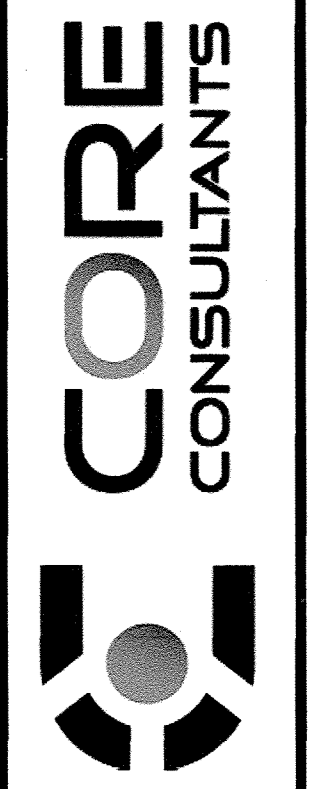


- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- PARCEL 7 IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
- PARCEL 6 SUPERBLOCK IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

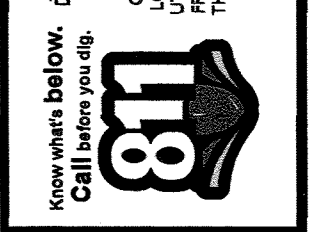
**NOTES:**  
 1. ADJOINING INFO SHOWN FOR HILLSIDE DEVELOPMENT IS A GRAPHICAL REPRESENTATION ONLY



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CALL 24 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.  
 CALL 811 BEFORE YOU DIG.  
 LOCALS ARE NOT RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	8/20/19	
2	AMENDMENT NO. 11	10/20/20	

**THE MEADOWS**  
 FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 11  
 UTILITY PLAN-AMI - 2  
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW  
 DRAWN BY: NDW  
 CHECKED BY: MM

JOB NO.  
 I4-003  
 SHEET  
 9 OF 12

WOLFENBERGER PROPERTY GROUP LLC  
 PDP RESIDENTIAL  
 REC NO. 2007097647



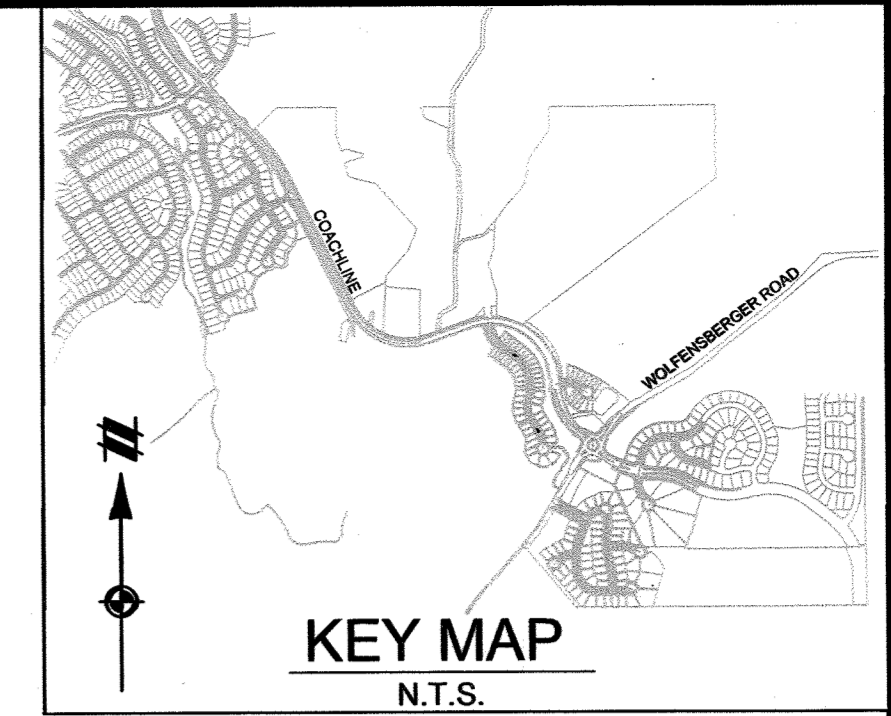
# SITE DEVELOPMENT PLAN

## THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

### 10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN

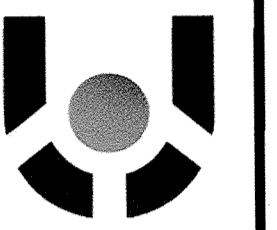
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP20-0013

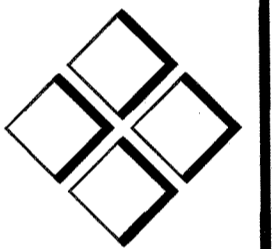


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DEVELOPMENT CONSULTING  
NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
303.703.4444  
1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120

**CORE**  
CONSULTANTS



**VOGEL & ASSOCIATES**  
475 W. 12th Avenue - Suite E  
Denver, Colorado 80204-3688  
(303) 893-4288



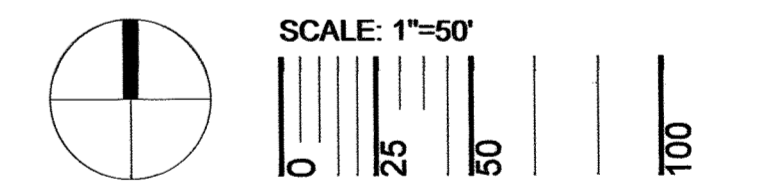
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
LOCATIONS UNLESS SHOWN ON THE DRAWING. UNLESS NOTED  
OTHERWISE, THE DRAWING HAS BEEN PLOTTED FROM THE  
LATEST VERSION OF THE DRAWING. THE CONTRACTOR TO VERIFY  
THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY  
THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.



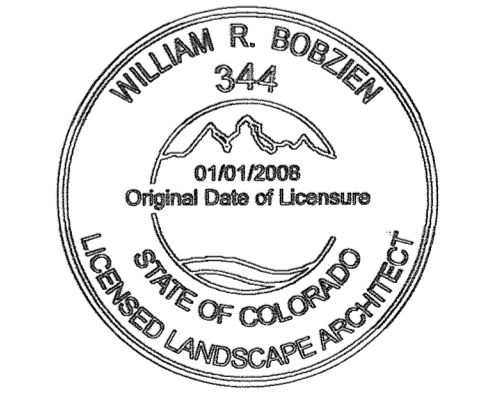
#	REVISION DESCRIPTION	DATE	BY
1	SDP20-0013		WRT

**LEGEND**

	TURF - SEED (LOW WATER FESCUE BLEND)
	IRRIGATED NATIVE SEED MIX
	NON-IRRIGATED NATIVE SEED MIX
	SHRUBS
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE
	UTILITY EASEMENT



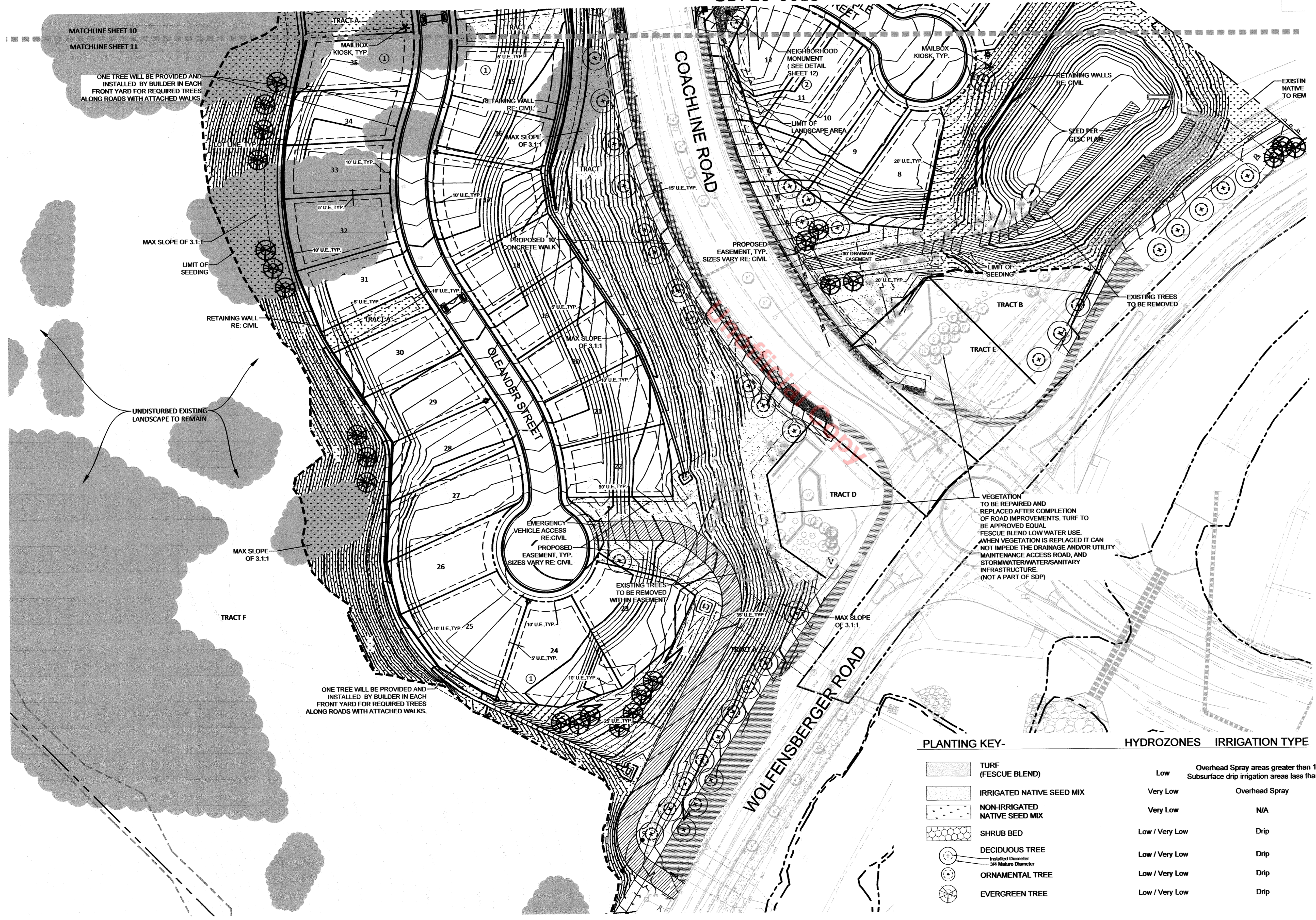
Landscape Registration  
William R. Bobzien - #344  
For and on behalf of Vogel and Associates



**VOGEL & ASSOCIATES**  
475 W. 12th Avenue - Suite E  
Denver, Colorado 80204-3688  
(303) 893-4288

SITE DEVELOPMENT PLAN  
THE MEADOWS FILING 16,  
PARCEL 6 SUPERBLOCK & PARCEL 7  
10TH AMENDMENT OF THE  
MEADOWS FILING 16 - FINAL PD  
SITE PLAN  
PROJECT# SDP20-0013  
LANDSCAPE PLANS

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
JOB NO. \_\_\_\_\_  
SHEET 11 OF 12



8/24/2020 11:01 AM - H:\VOGEL\MEADOWS TODDING\SUBMITTALS\FILING 16 - PARCEL 6 & 7\SDP\FILING 16 PARCEL 6 & 7\SDP20-0013 LANDSCAPE.DWG

# SITE DEVELOPMENT PLAN

## THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

### 10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN

LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP20-0013

**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 WATER, SANITARY, AND STORM WATER 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.

**GENERAL LANDSCAPE NOTES**

- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACTOR PROFESSIONAL.
- MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS AND ARE NOT PERMITTED TO HAVE ANY TYPE OF IRRIGATION.
- NO BOULDERS OVER 3 FEET IN DIAMETER ARE TO BE IN UTILITY EASEMENTS.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING ANY TYPE OF LANDSCAPE ITEM REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR.
- AFTER THE INITIAL INSTALLATION OF THE LANDSCAPING PLAN AS SET FORTH ON THIS SITE DEVELOPMENT PLAN (AND AS FURTHER DEFINED IN THE APPROVED LANDSCAPING CONSTRUCTION DRAWINGS) THE OWNER(S) OF THE PRIVATE O.S. TRACTS MAY, AT OWNER'S FULL DISCRETION, REPLACE DEAD OR DYING PLANTS WITH SIMILAR PLANTS BUT NOT NECESSARILY THE SAME SPECIES OF PLANT. FOR EXAMPLE, A DEAD OR DYING DECIDUOUS TREE/SHRUB CAN BE REPLACED WITH A DECIDUOUS TREE/SHRUB OF A DIFFERENT SPECIES. REPLACEMENT PLANTS MUST BE LISTED ON THE TOWN OF CASTLE ROCK PLANT SPECIES LIST AVAILABLE ONLINE AT WWW.CRGOV.COM.
- WITHIN THE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.
- ALL RETAINING WALLS WILL BE DESIGNED AND ENGINEERED TO ACCOMMODATE THE LANDSCAPE PLAN AS SHOWN ON THESE PLANS.
- PER TOWN OF CASTLE ROCK PUBLIC WORKS DIRECTOR, WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET, AS MEASURED FROM THE ADJACENT STREET FLOWLINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. THE TREE SPECIES WILL BE OF A TYPE THAT WILL NATURALLY CONFORM TO THESE SPECIFICATIONS WHEN MATURE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW THE 8 FEET HEIGHT.

**LANDSCAPE SUMMARY TABLE:**

INTERIOR LANDSCAPE AREA	AREA (SQ.FT.)	PERCENTAGE OF TOTAL	TREES REQUIRED	MINIMUM TREES TO BE PROVIDED	SHRUBS REQUIRED	MINIMUM SHRUBS TO BE PROVIDED
GROSS SITE LANDSCAPE AREA:	482,996					
INTERIOR OPEN SPACE (1):	158,421		26	26	106	106
IRRIGATED LANDSCAPE (SITE):	31,444	7%				
IRRIGATED NATIVE SEED:	31,444	7%				
LIVING GROUND COVER:	158,421	33%				
NON-LIVING GROUND COVER:	0	0%				
POND AND CHANNEL:	41,379	9%				
<b>STREETSCAPE</b>	<b>STREETSCAPE AREA:</b>					
	194,384					
	IRRIGATED LANDSCAPE:	79%				
	IRRIGATED NATIVE SEED:	60%				
	LIVING GROUND COVER:	79%				
	NON-LIVING GROUND COVER:	21%				

	LINEAR FEET	TREES REQUIRED (2)	TREES (ROW)	SHRUBS REQUIRED	MINIMUM SHRUBS TO BE PROVIDED
COACHLINE ROAD (WEST SIDE)	1338	33	33	132	132
COACHLINE ROAD (EAST SIDE)	611	15	15	60	60
OLEANDER STREET (WEST SIDE)	330	8	8	32	32
OLEANDER STREET (EAST SIDE)	182	6	6	24	24
BRAMBLE STREET (NORTH SIDE)	85	2	2	8	8
WOLFENBERGER ROAD (EAST SIDE)	436	11	11	44	44
WOLFENBERGER ROAD (WEST SIDE)	472	12	12	48	48

(1) INTERIOR OPEN SPACE EXCLUDES UNDISTURBED AREA AND POND.  
(2) REQUIRED TREES ALONG ROADS A AND B WITH ATTACHED WALK ONE TREE IN EACH FRONT YARD WILL BE PROVIDED AND INSTALLED BY BUILDER.

**CLWUR Chart for the Town of Castle Rock**

Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	Zone (VL,L,Mod,H,W)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
VERY LOW	IRRIGATED NATIVE SEED	2"	VL	79.2%	147,240	1.5	185,802	1.19
LOW	TURF (FESCUE BLEND)	3"	L	16.8%	31,177	1.5	185,802	0.25
	SHRUB BED / TREES	3"	L	4.0%	7,385	1.5	185,802	0.06
<b>Total of the CLWUR=</b>								<b>1.50</b>

**PLANTING KEY-**

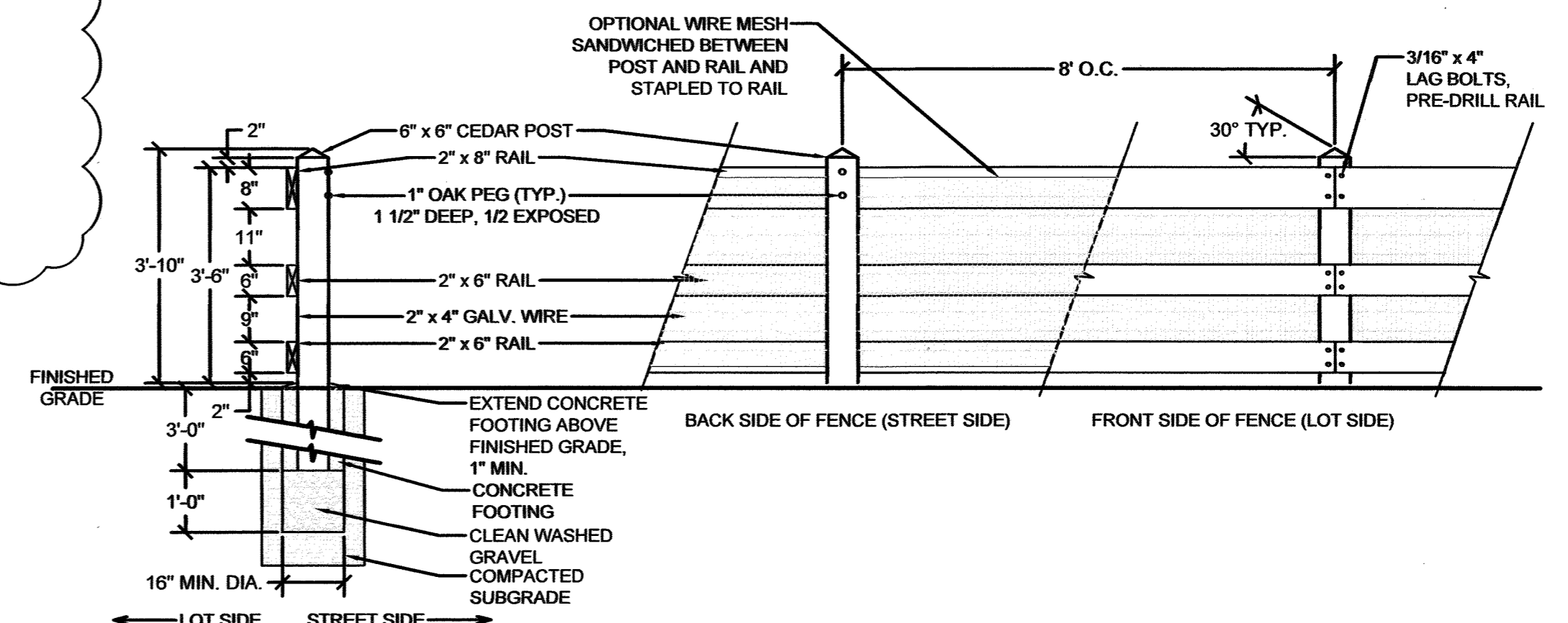
- TURF (FESCUE BLEND)
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED MIX
- SHRUB BED
- DECIDUOUS TREE  
Installed Diameter 3/4 Mature Diameter
- ORNAMENTAL TREE
- EVERGREEN TREE

**HYDROZONES IRRIGATION TYPE**

Hydrozone	Irrigation Type
Low	Overhead Spray areas greater than 10 ft. Subsurface drip irrigation areas less than 10 ft.
Very Low	Overhead Spray
Very Low	N/A
Low / Very Low	Drip
Low / Very Low	Drip
Low / Very Low	Drip

**FENCING NOTES**

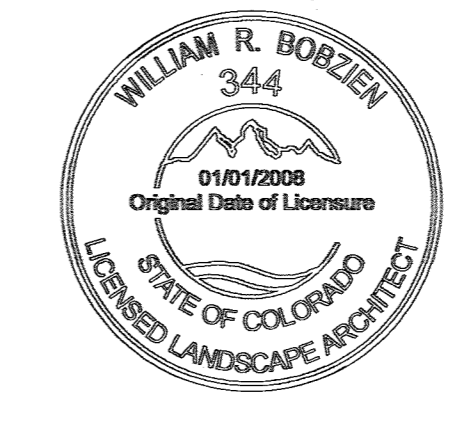
- ALL FENCING SHALL BE INSTALLED IN ACCORDANCE WITH A FENCE PLAN APPROVED BY CASTLE ROCK DEVELOPMENT COMPANY. SUCH FENCE PLAN SHALL PROVIDE A PRIVATE, ENCLOSED OUTDOOR SPACE FOR EACH DWELLING UNIT ON EACH LOT.
- FENCING ALONG PERIMETER STREETS SHALL BE PLACED ON THE ADJACENT LOTS IN A WAY THAT MITIGATES THE NEGATIVE AESTHETIC IMPACT OF THE FENCING AS JUDGED BY CASTLE ROCK DEVELOPMENT COMPANY.



**3-RAIL OPEN FENCE**

NOT TO SCALE

Landscape Registration  
William R. Bobzien - #344  
For and on behalf of Vogel and Associates

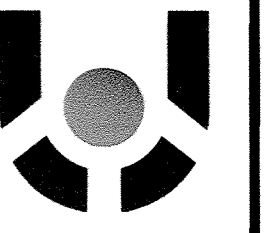
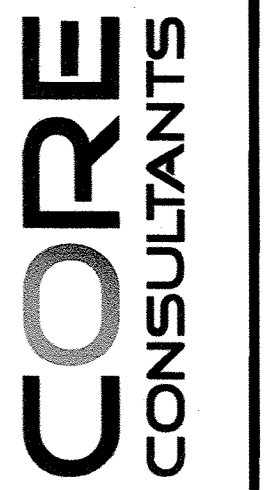


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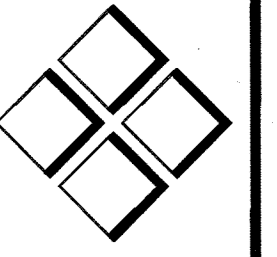
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LANDSCAPE DETAILS AND NOTES

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



**VOGEL & ASSOCIATES**  
475 W. 12th Avenue - Suite E  
Denver, Colorado 80204-3688  
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CALL 3-BURRER DAYS IN ADVANCE BEFORE YOU  
DISCONTINUE ANY FENCING OR  
LANDSCAPING WORK.  
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DATE BY	REVISION DESCRIPTION
MT	
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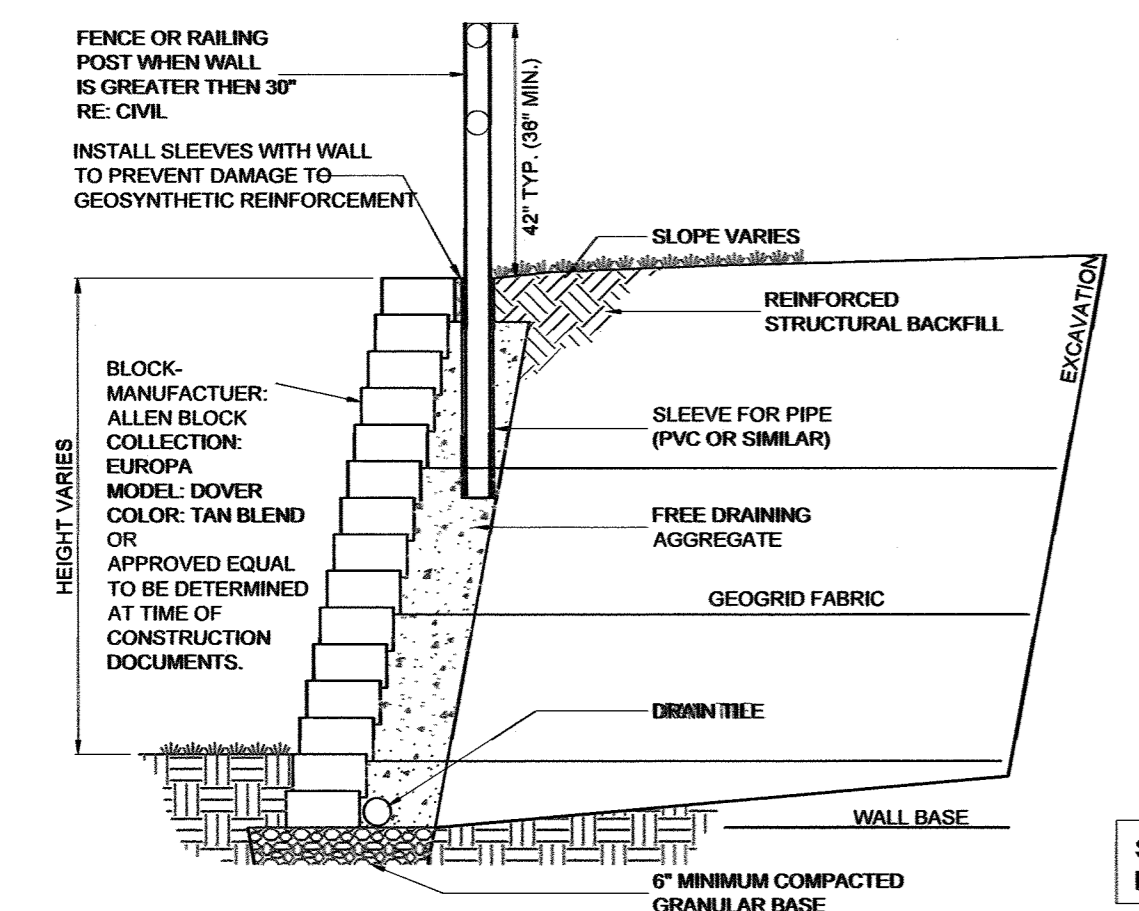
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SHEET  
12 OF 12

**3 TYPICAL RETAINING WALL (BY OTHERS)**

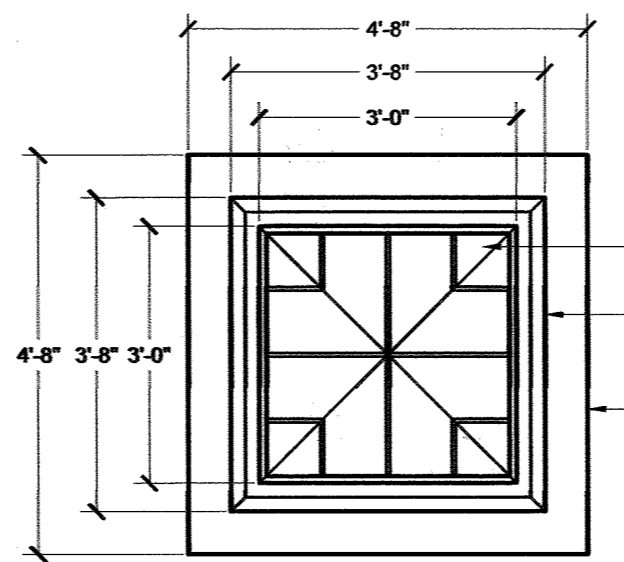
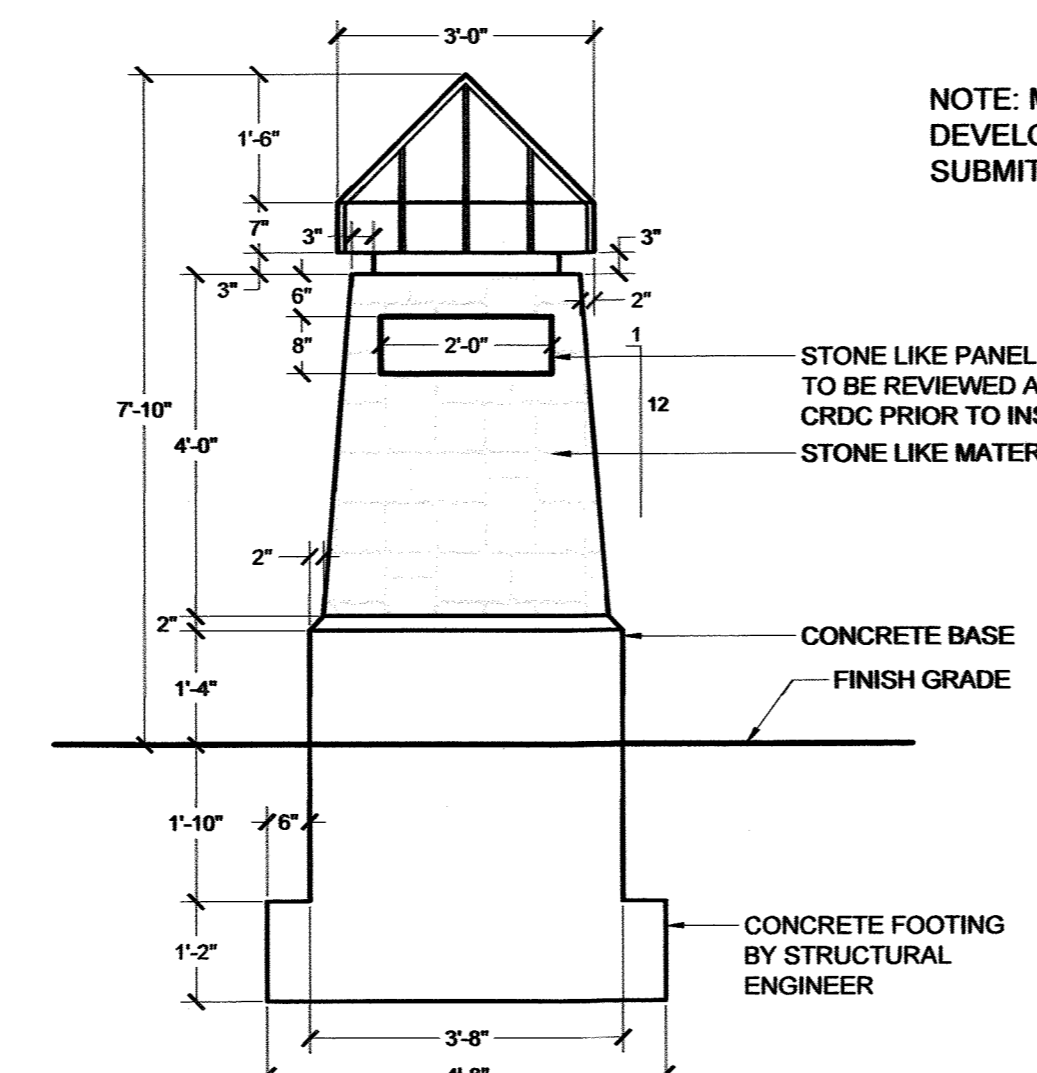
NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.



SEE CIVIL DRAWING FOR LOCATION AND HEIGHTS

**1 ENTRY MONUMENT DETAIL**

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



STANDING SEAM HOOD  
TOP OF CONCRETE FOOTER  
BOTTOM OF CONCRETE FOOTER

NOT TO SCALE