

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN (THE 12TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP20-0027

TITLE CERTIFICATION

I, Scott Bennett 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 1.10.20.

SB
 AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE CO.
 TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF SEPTEMBER 2020
 BY SCOTT BENNETT AS AUTHORIZED REPRESENTATIVE
 OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL
Andy John Steinman
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 16815
 My Commission Expires February 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.

KB HOME, A COLORADO CORPORATION
Randy Carpenter
 BY: RANDY CARPENTER TITLE: PRESIDENT
 SIGNED THIS 31ST DAY OF August 2020

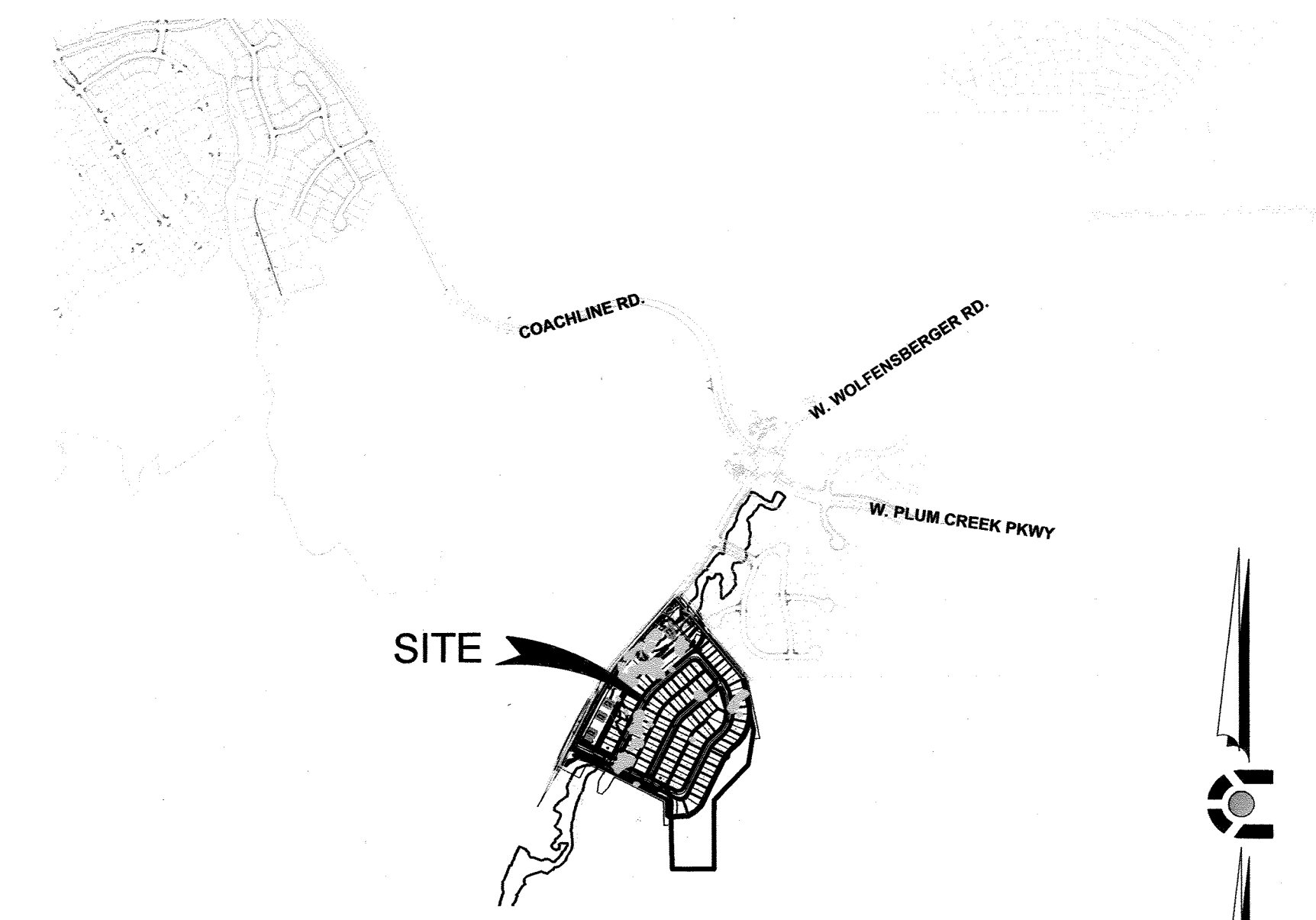
COUNTY OF DOUGLAS) ARAPAHOE
 STATE OF COLORADO)
NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST 2020

BY STEPHANIE L. MCGANDLESS, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY
RANDY CARPENTER, PRESIDENT OF KB HOME, A COLORADO CORPORATION
 WITNESS MY HAND AND OFFICIAL SEAL
Janna McRill
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 20184023708
 MY COMMISSION EXPIRES 02/10/2022

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 7 DAY OF Oct 2020
Merlin Klotz
 DIRECTOR OF DEVELOPMENT SERVICES

UTILITY PROVIDERS

- | | | |
|---|---|---|
| WATER
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437 | SEWER
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437 | GAS
BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554 |
| ELECTRIC
IREA
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100 | CABLE
COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000 | PHONE
CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787 |



OWNERS
 KB HOME
 7807 E PEAKVIEW AVE STE 100
 CENTENNIAL, CO 80111
 CONTACT: MIKE CHADWICK 303-807-1197

OWNERS
 THE TOWN OF CASTLE ROCK
 100 N. WILCOX ST.
 CASTLE ROCK, CO 80104
 CONTACT: 303-660-1015

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

LEGAL DESCRIPTION
 LOTS 1-14, INCLUSIVE, BLOCK 1
 LOTS 1-32, INCLUSIVE, BLOCK 2
 LOST 1-30, INCLUSIVE, BLOCK 3
 LOTS 1-40, INCLUSIVE, BLOCK 4
 TRACTS B, C, D, E AND F,
 THE MEADOWS FILING NO. 16 - PARCEL 8,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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

LAND SURVEYOR
 AZTEC CONSULTANTS
 8000 SOUTH LINCOLN ST., STE 201
 LITTLETON, CO 80122
 CONTACT: TONY PELL 303-327-7483

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	STANDARD NOTES & DETAILS
3	SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	GRADING PLAN
7	OVERALL UTILITY PLAN
8	OVERALL UTILITY PLAN

CIVIL ENGINEER'S STATEMENT

I, MARTIN 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.

REGISTERED PROFESSIONAL ENGINEER, CO PE #41743



SURVEYOR'S STATEMENT

I, ANTHONY K PELL, 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.

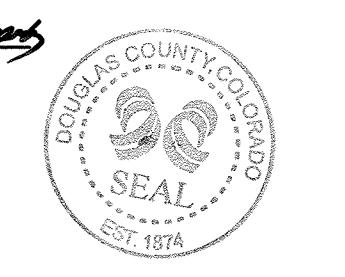
ANTHONY K PELL
 PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38636
 FOR AND ON BEHALF OF AZTEC CONSULTANTS



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 9:31 AM ON THE 5th DAY OF March 2021 AT RECEPTION NO. 2021028795

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Stephanie L. McGandle
 DEPUTY



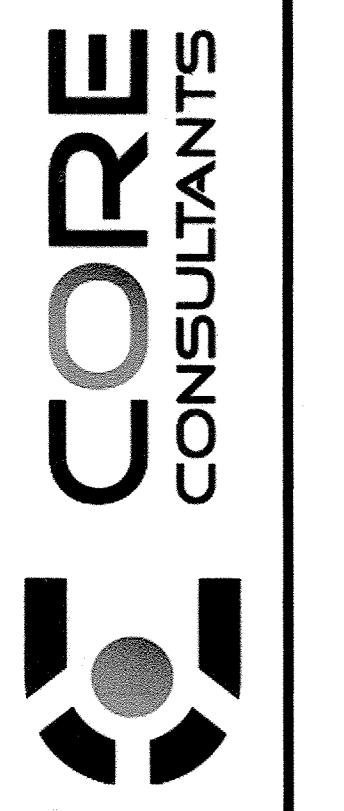
BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995" AND AT THE EAST QUARTER CORNER BY A STONE 1/2 CHISELED 0.7 X 0.9 X 0.5, ASSUMED TO BEAR SOUTH 01°06'19" EAST.

PROJECT BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.011025 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)

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



CALL SURVEYORS AND CIVIL ENGINEERS BEFORE YOU DIG. CALL BEFORE YOU EXCAVATE FOR THE MARKING OF UNDERGROUND HEREBY UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE EXISTENCE OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



DATE BY	REVISION DESCRIPTION
X/XX/XX	SDP APPROVAL

THE MEADOWS
 FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 12
 COVER
 TOWN OF CASTLE ROCK, COLORADO

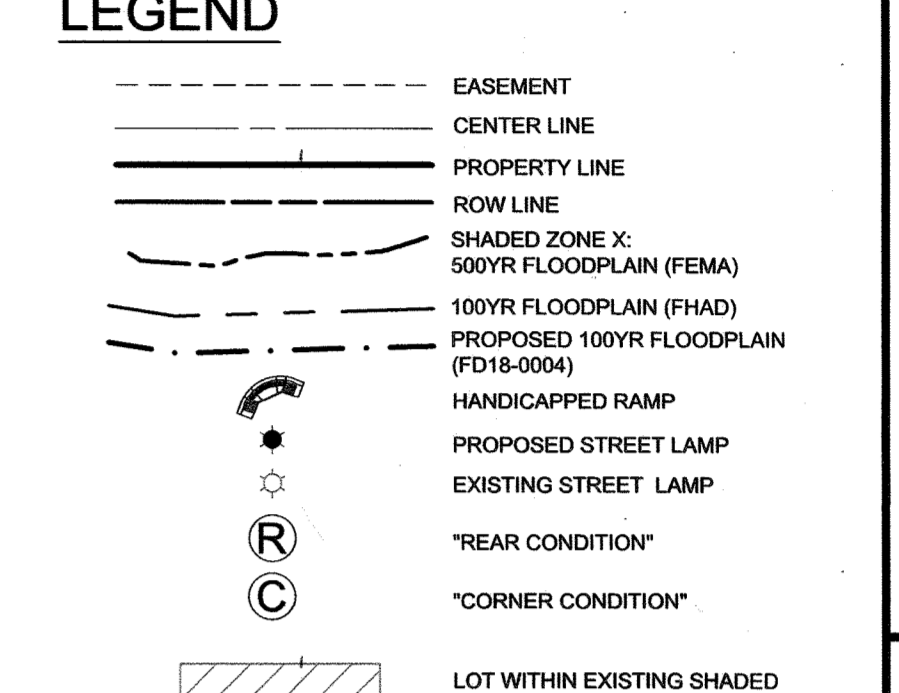
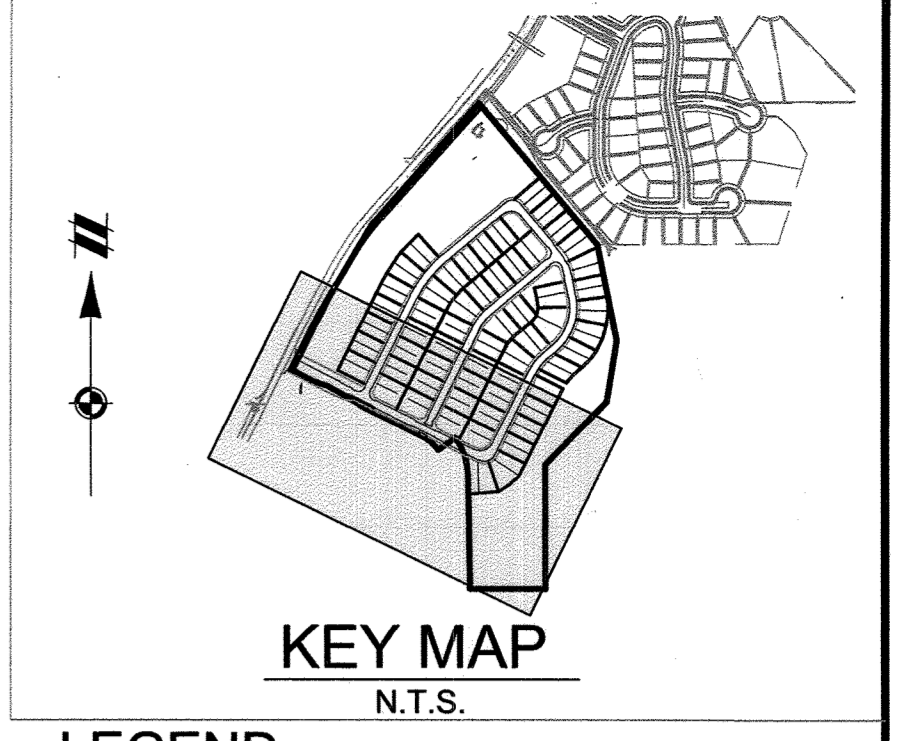
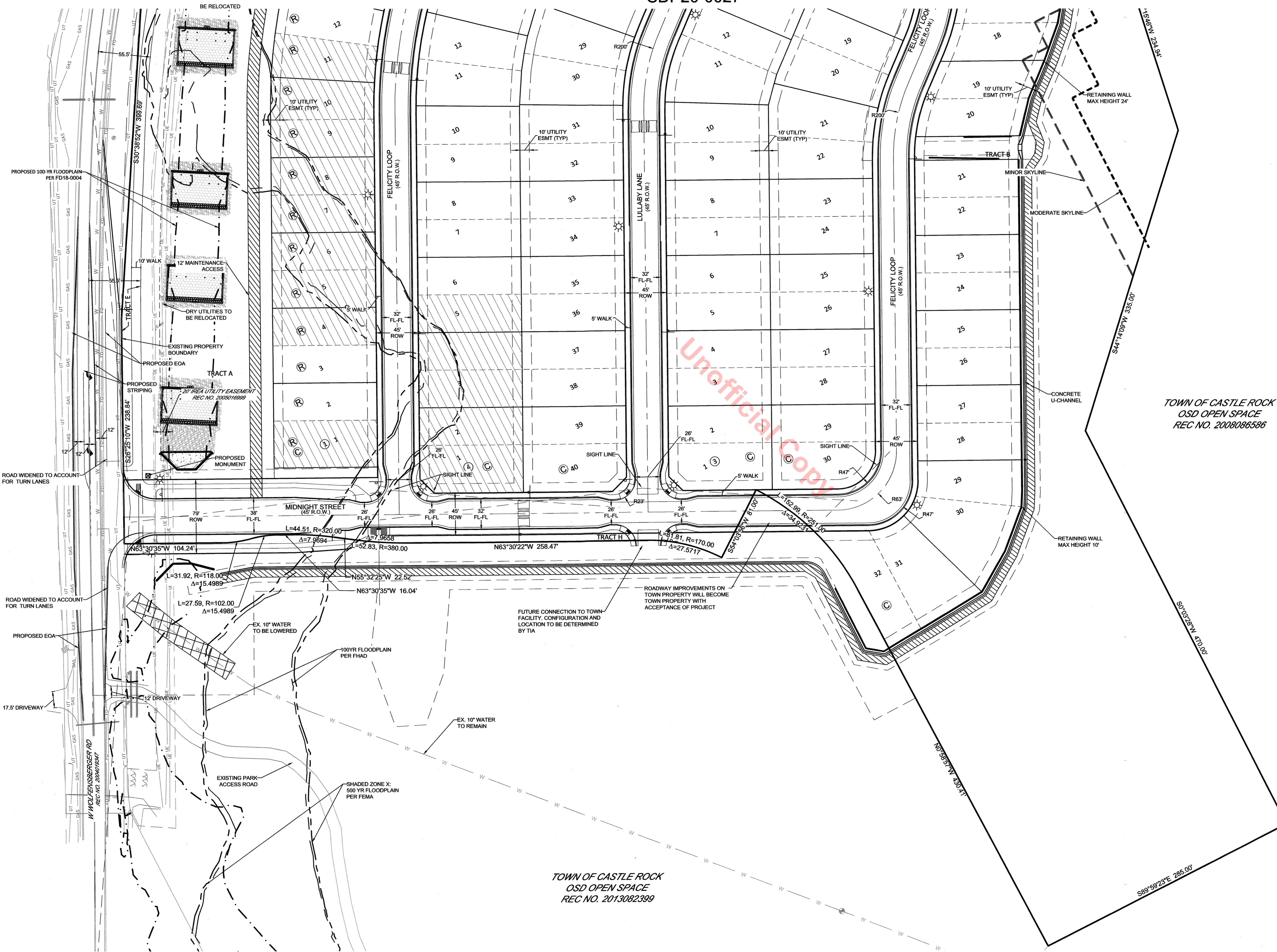
DESIGNED BY: NDW
 DRAWN BY: NDW
 CHECKED BY: JHM

JOB NO.
 14-003
 SHEET
 1 OF 8

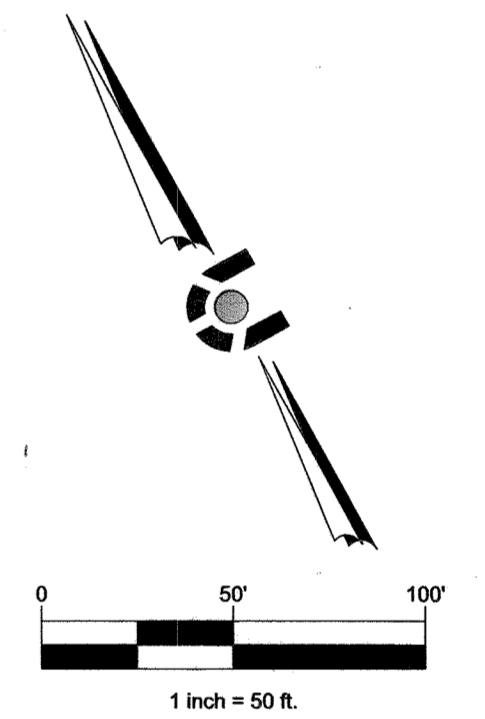
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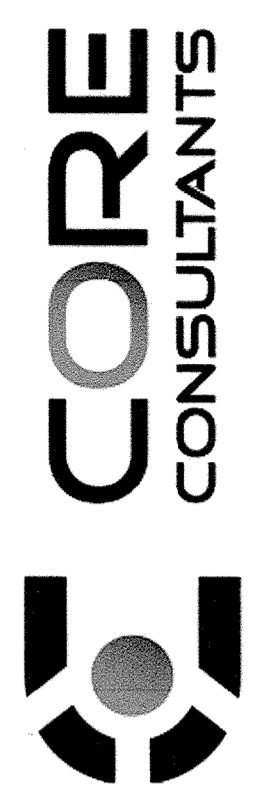
SDP20-0027



- NOTE**
- BUILDING PERMITS FOR LOTS 1-4-11 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 4 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.
 - CONSTRUCTION DOCUMENTS WILL INCLUDE AN EASTBOUND RIGHT-TURN ACCELERATION LANE ON WOLFENBERGER AS DETERMINED BY TOCR TRANSPORTATION CRITERIA MANUAL.
 - * BLOCK 2 LOTS 1-8 SHALL BE SINGLE STORY BUILDINGS.
 - ** BLOCK 3 LOTS 15-18 SHALL BE UNIQUE SETBACKS.



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



CALL US BEFORE YOU MAKE ANY DECISIONS. WE CAN SAVE YOU MONEY AND TIME BY PROVIDING YOU WITH THE BEST SOLUTIONS FOR YOUR PROJECTS. WE ARE A FULL SERVICE ENGINEERING AND ARCHITECTURAL FIRM. WE CAN HANDLE EVERY ASPECT OF YOUR PROJECT FROM CONCEPT TO CONSTRUCTION. WE ARE COMMITTED TO YOUR SUCCESS.



DATE BY	REVISION DESCRIPTION
X/XX	SDP APPROVAL

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 12
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

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

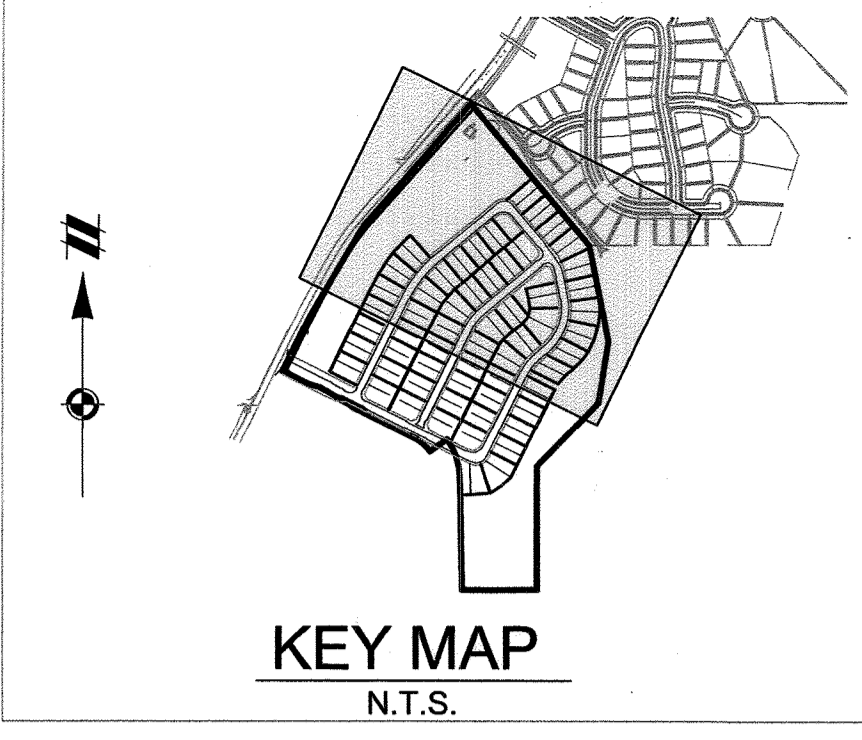
JOB NO.
14-003

SHEET
3 OF 8

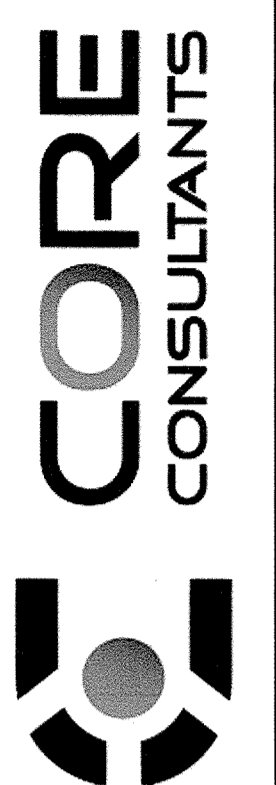
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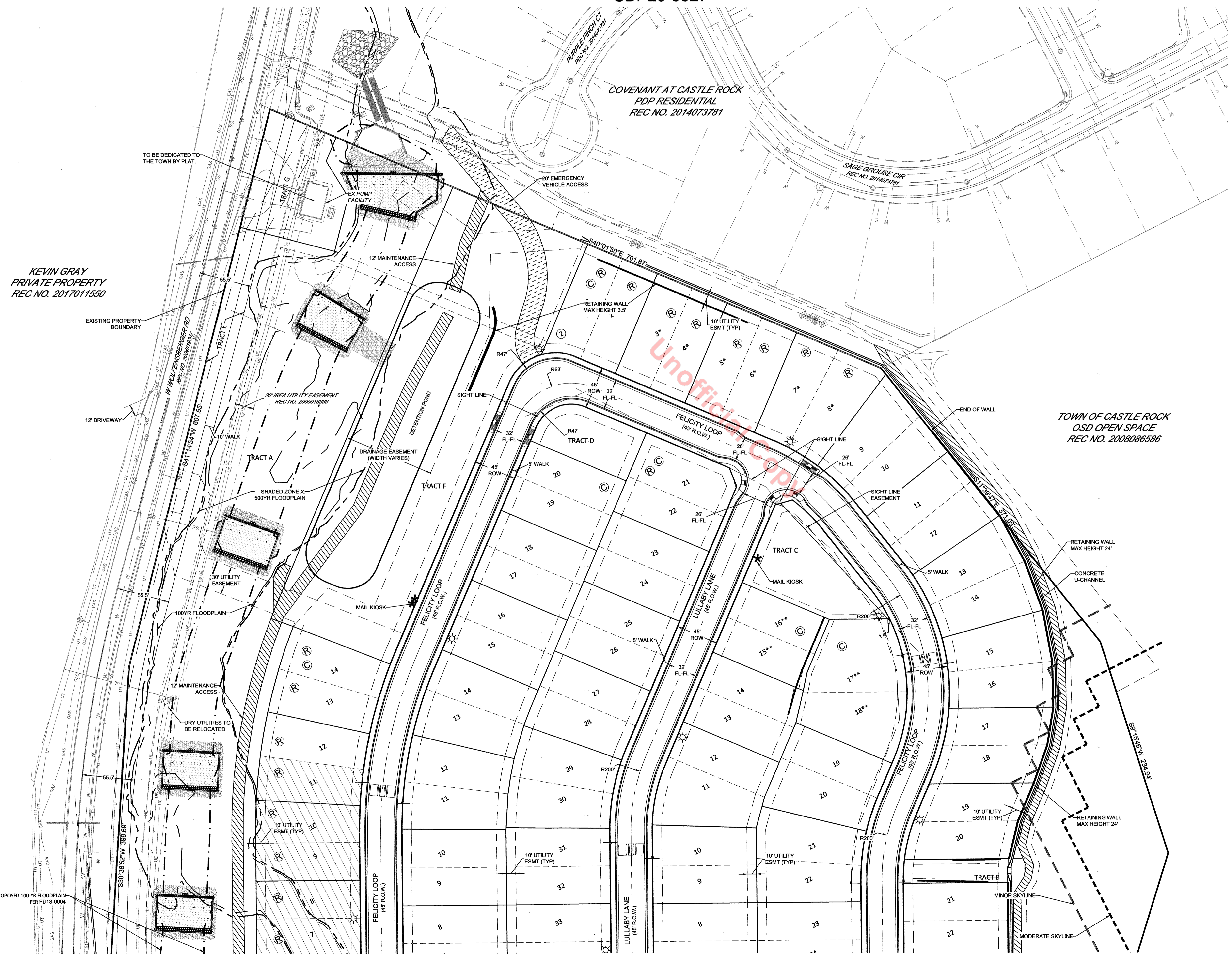
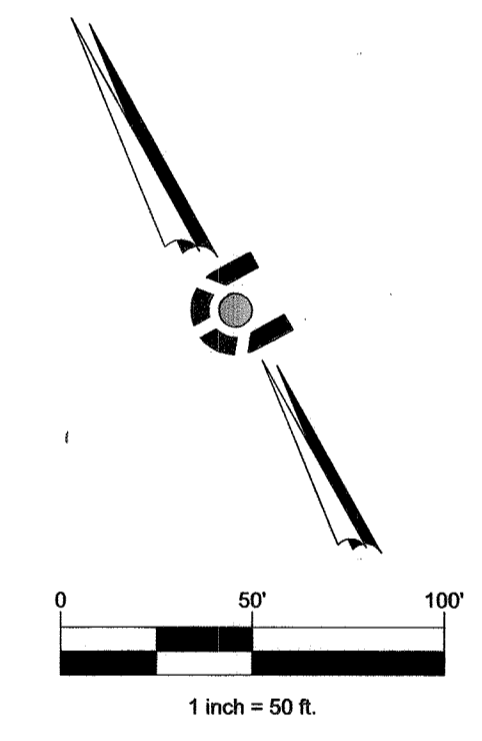


LEGEND

- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- SHADED ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD 18-0094)
- HANDICAPPED RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP
- *REAR CONDITION*
- *CORNER CONDITION*
- LOT WITHIN EXISTING SHADED ZONE X FLOODPLAIN

NOTE

1. BUILDING PERMITS FOR LOTS 1-4-11 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 4 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.
2. CONSTRUCTION DOCUMENTS WILL INCLUDE AN EASTBOUND RIGHT-TURN ACCELERATION LANE ON WOLFENBERGER AS DETERMINED BY TOCR TRANSPORTATION CRITERIA MANUAL.
3. * BLOCK 2 LOTS 1-8 SHALL BE SINGLE STORY BUILDINGS.
4. ** BLOCK 3 LOTS 15-18 SHALL BE UNIQUE SETBACKS.



KEVIN GRAY
PRIVATE PROPERTY
REC. NO. 2017011550

TO BE DEDICATED TO
THE TOWN BY PLAT.

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC. NO. 2008086586

DATE	BY
XX/XX/XX	

#	REVISION DESCRIPTION
	SDP APPROVAL

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 12
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

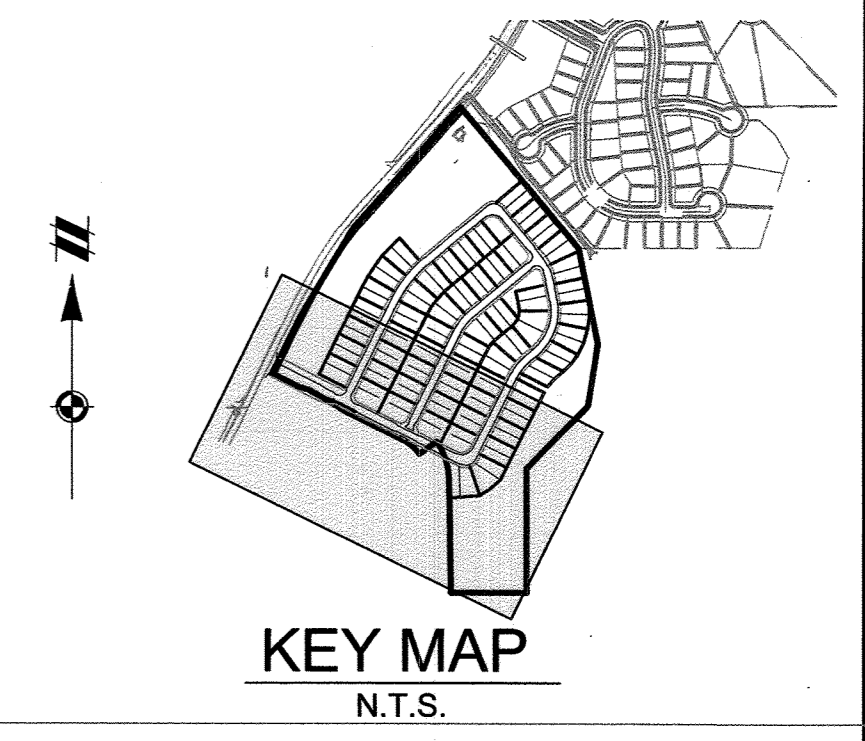
DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM

JOB NO.
14-003
SHEET
4 OF 8

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SDP20-0027



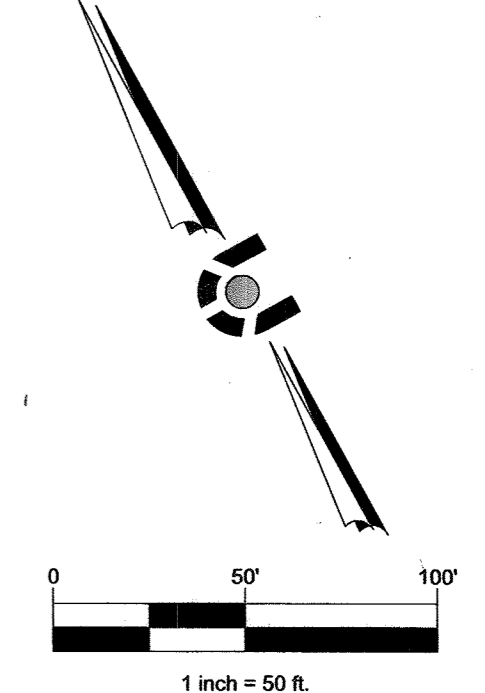
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NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS

KEY MAP
N.T.S.

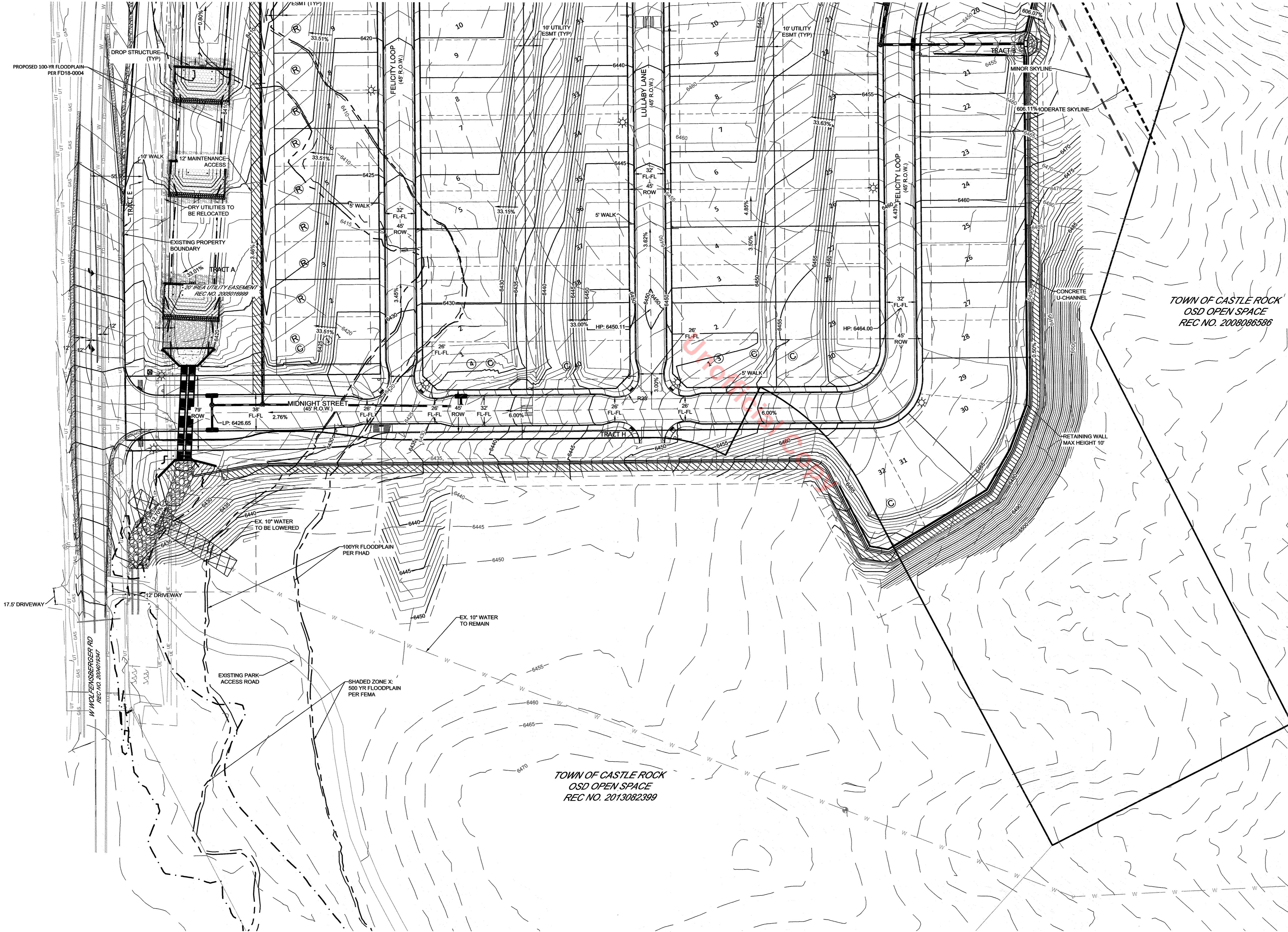
LEGEND

- 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
- SHADED ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD18-0004)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



NOTES:

- MINIMUM 2 FT FREEBOARD ABOVE BASE FLOOD ELEVATIONS REQUIRED FOR ALL LOTS ADJACENT TO THE PROPOSED FLOODPLAIN. MINIMUM FINISH FLOOR ELEVATIONS (INCLUDING BASEMENT) SHALL BE PROVIDED ON CONSTRUCTION DOCUMENTS.



TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2008086586

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2013082399

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UTILITIES. CALL 811 BEFORE YOU DIG. YOUR LOCAL GAS, WATER, SINK, AND TELEPHONE UTILITIES. SHOWN ON THE DRAWING HAVE BEEN LOCATED BY THE SURVEYOR. THE CONTRACTOR TO FIELD VERIFY THE RESPONSIBILITY OF ANY CONSTRUCTION ACTIVITIES.



DATE BY	REVISION DESCRIPTION
XX/XX/XX	SDP APPROVAL

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 12
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

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

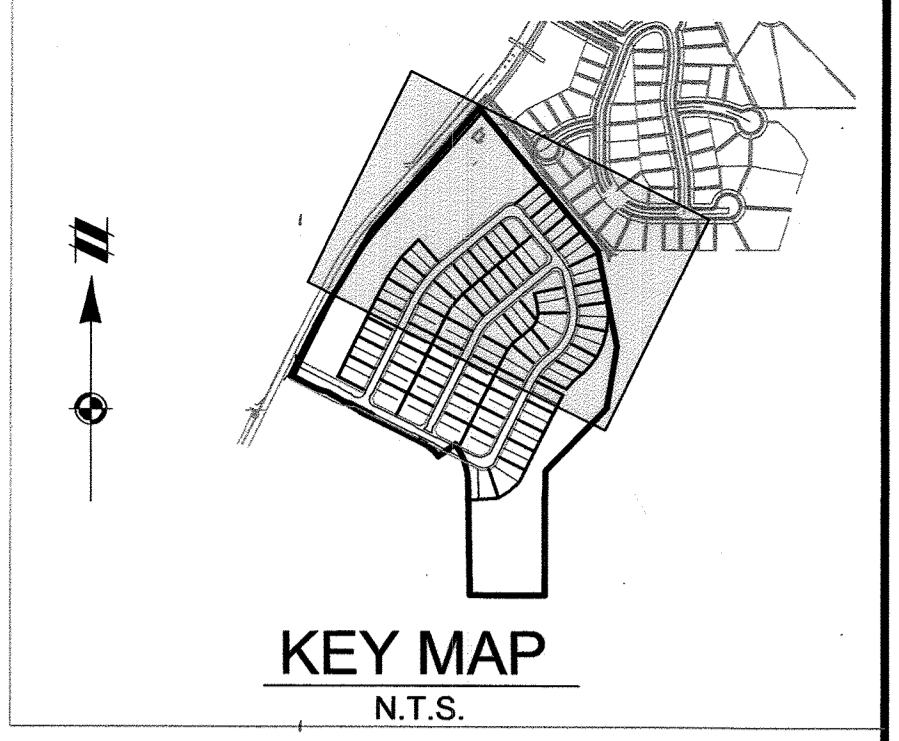
JOB NO.
14-003

SHEET
5 OF 8

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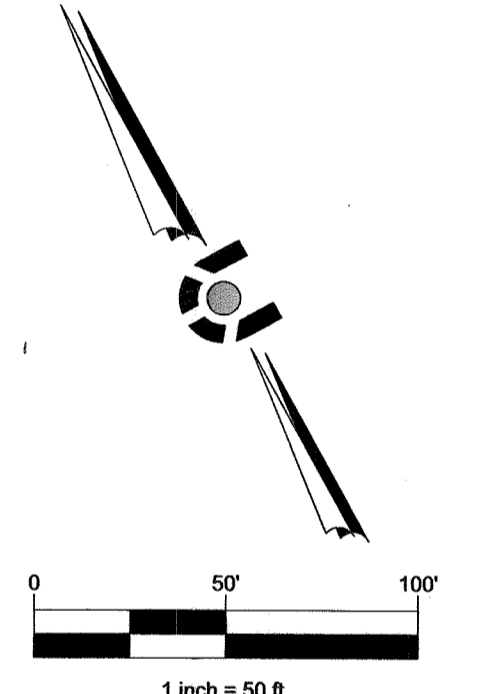
SDP20-0027



KEY MAP
N.T.S.

LEGEND

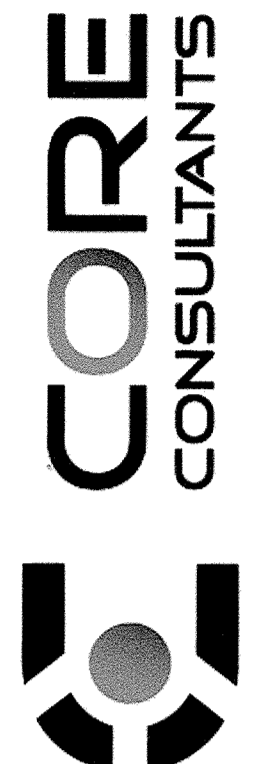
- PROPOSED STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
- EXISTING STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
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- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- SHADED ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD18-004)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



NOTES:

- MINIMUM 2 FT FREEBOARD ABOVE BASE FLOOD ELEVATIONS REQUIRED FOR ALL LOTS ADJACENT TO THE PROPOSED FLOODPLAIN. MINIMUM FINISH FLOOR ELEVATIONS (INCLUDING BASEMENT) SHALL BE PROVIDED ON CONSTRUCTION DOCUMENTS.

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



CALL A SURVEYOR FIRST TO ADVISE BEFORE YOU
 DIG, GAZE, OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.
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	SDP APPROVAL	XX/XX/XX

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 GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO

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

JOB NO. 14-003
 SHEET 6 OF 8



KEVIN GRAY
 PRIVATE PROPERTY
 REC NO. 2017011550

EXISTING PROPERTY
 BOUNDARY

12' DRIVEWAY

100YR FLOODPLAIN

12' MAINTENANCE
 ACCESS

10' UTILITY
 ESMT (TYP)

PROPOSED 100-YR FLOODPLAIN
 PER FD18-0004

COVENANT AT CASTLE ROCK
 PDP RESIDENTIAL
 REC NO. 2014073781

SAGE GROUSE CIR
 REC NO. 2014073781

TOWN OF CASTLE ROCK
 OSD OPEN SPACE
 REC NO. 2008086586

RETAINING WALL
 MAX HEIGHT 24'

CONCRETE
 U-CHANNEL

RETAINING WALL
 MAX HEIGHT 24'

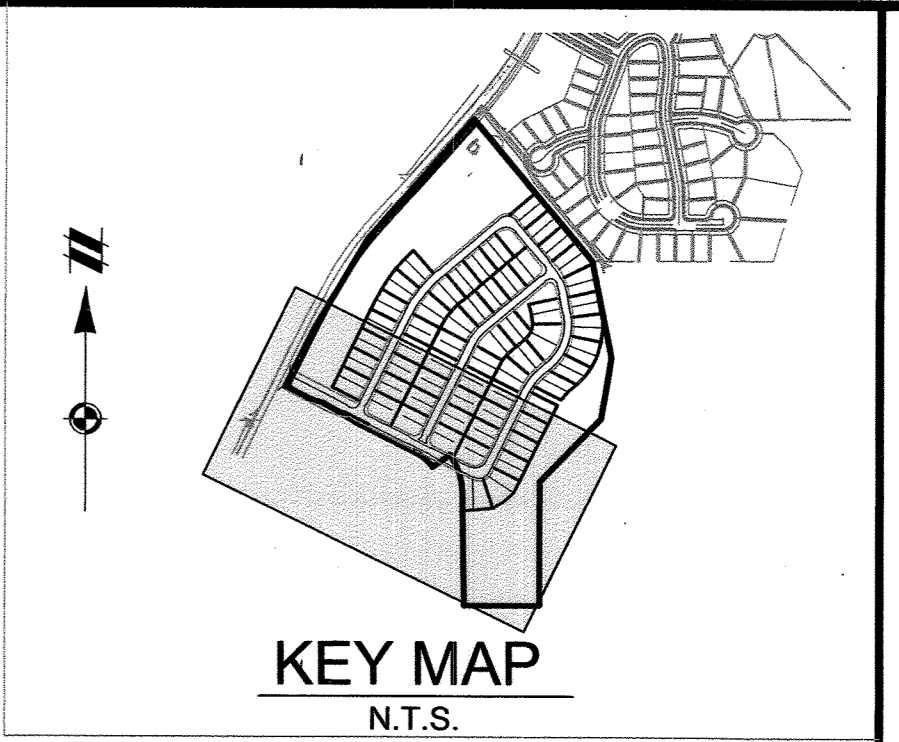
MINOR SKYLINE

60% 11% COOPERATE SKYLINE

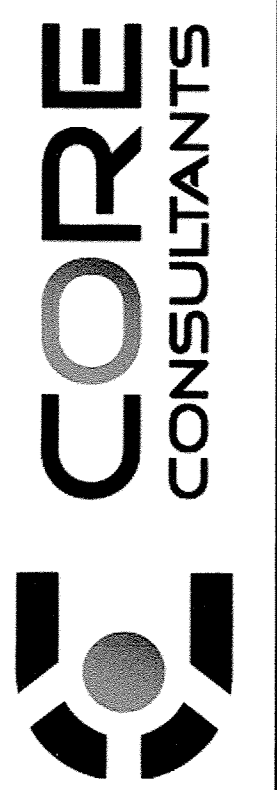
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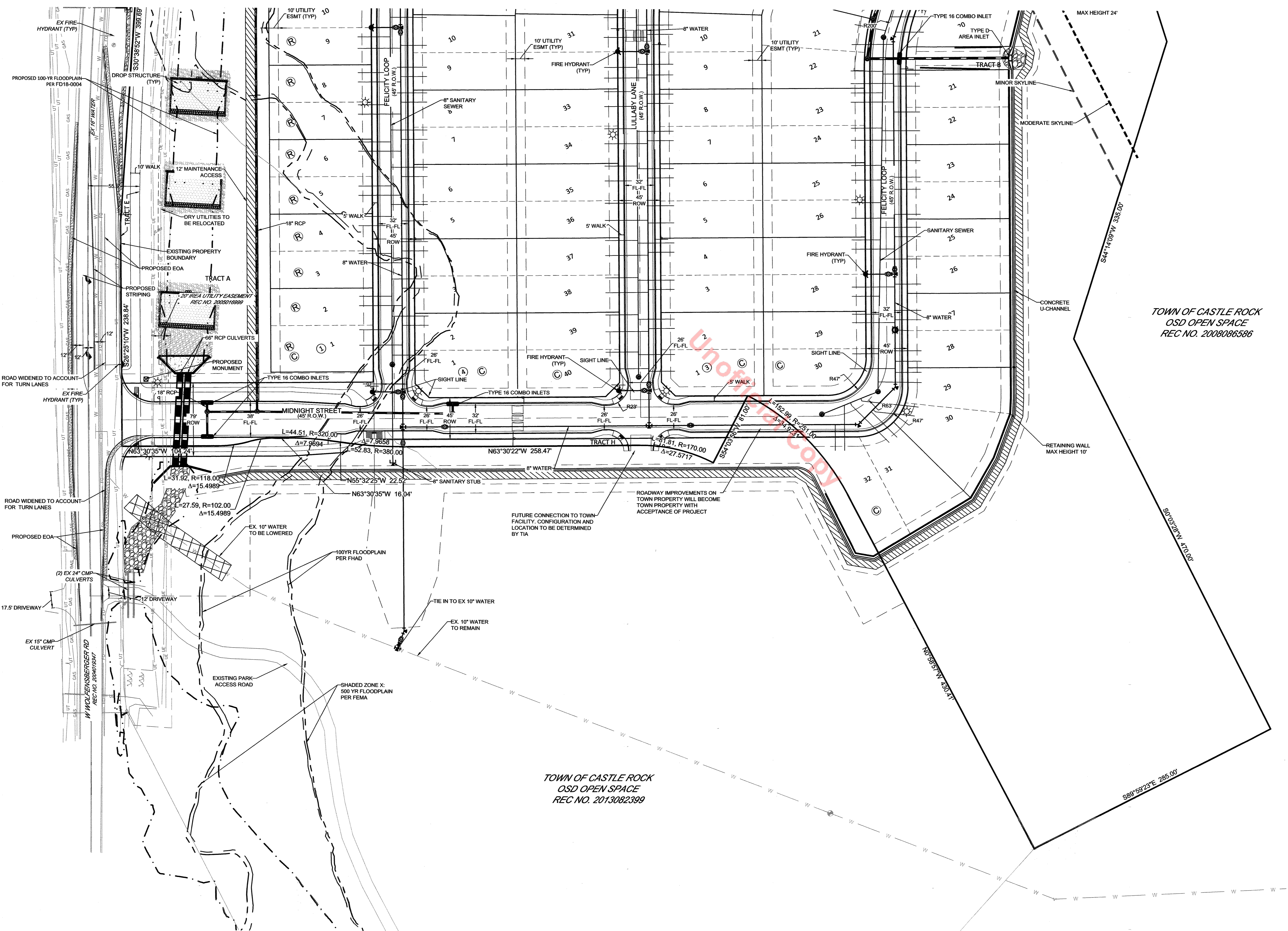
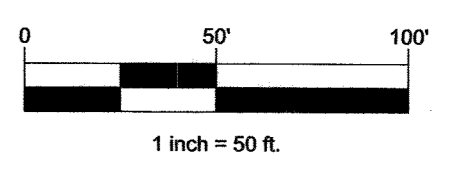
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LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



LEGEND:

- SANITARY SEWER
- PROPOSED GRAVITY SEWER PIPE WITH MANHOLE
- SANITARY SERVICE, 4" PIPE WITH PLUG & B.O.
- EXISTING GRAVITY SEWER PIPE WITH MANHOLE
- WATER
- TRANSMISSION MAIN
- RAW WATER LINE
- IRRIGATION LINE
- 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
- SHADED ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD18-0004)
- 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. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.



TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2008086586

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2013082399

CALL BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LINES. THE BEST AVAILABLE INFORMATION IS SHOWN ON THIS DRAWING. IT IS, HOWEVER,
THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.



#	REVISION DESCRIPTION	DATE BY
1	SDP APPROVAL	XX/XX/XX

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 12
OVERALL UTILITY
TOWN OF CASTLE ROCK, COLORADO

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

JOB NO.
14-003
SHEET
7 OF 8

