

SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 16, PARCEL 8, AMENDMENT NO. 2

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

SDP22-0004

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO CLARIFY LOT SETBACKS.

TITLE CERTIFICATION

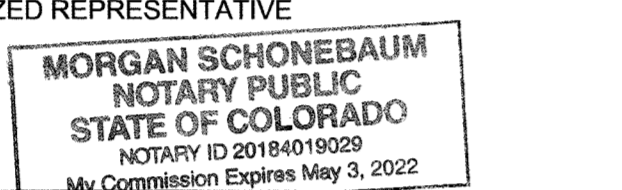
I, Scott Benne HS AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 2022 SIGNED THIS DAY OF 3.4, 2022.

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 4th DAY OF March, 2022
 BY Scott Benne HS AS AUTHORIZED REPRESENTATIVE
 OF Land Title Guarantee Co.



WITNESS MY HAND AND OFFICIAL SEAL

M Schonebaum
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 5/3/22

OWNERSHIP CERTIFICATION

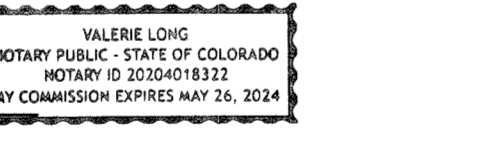
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

KB HOME COLORADO INC., A COLORADO CORPORATION
Randel D Carpenter
 BY: RANDEL D. CARPENTER TITLE: PRESIDENT
 SIGNED THIS 7th DAY OF March, 2022

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF March, 2022
 BY RANDEL D. CARPENTER, PRESIDENT OF KB HOME COLORADO INC.



WITNESS MY HAND AND OFFICIAL SEAL

Val L
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: May 26, 2024

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 1 DAY OF April, 2022

[Signature]
 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

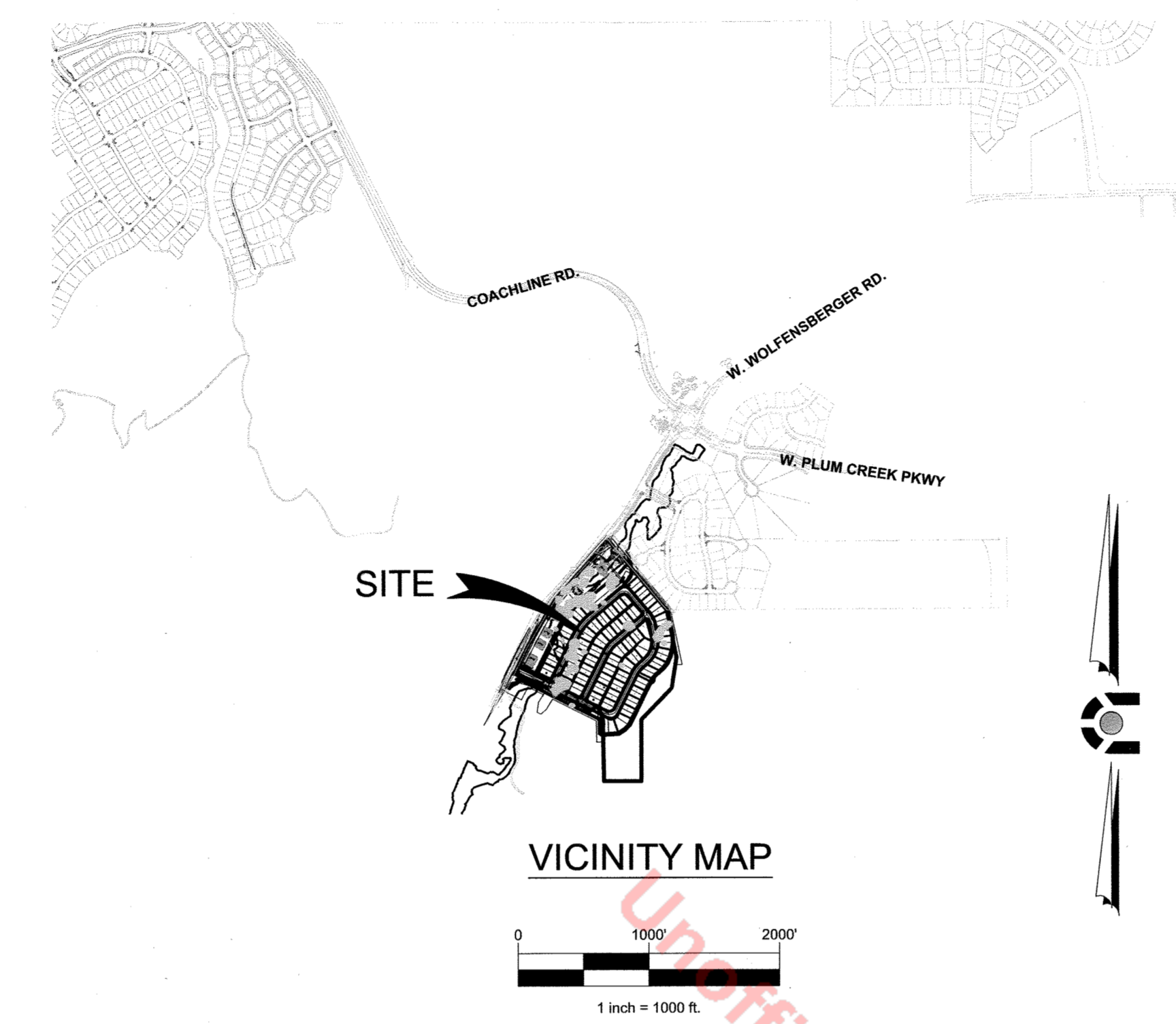
SEWER
 CASTLE ROCK WATER
 175 KELLOGG COURT
 CASTLE ROCK, CO 80104
 PHONE: (720) 733-6000
 FAX: (303) 688-0437

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



SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	STANDARD NOTES & DETAILS

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

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

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

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

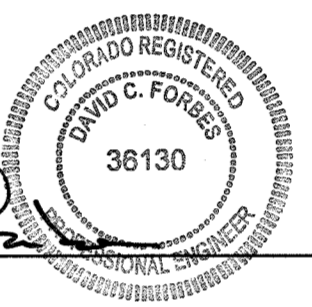
ENGINEER
 CORE CONSULTANTS, INC.
 3473 S BROADWAY
 ENGLEWOOD, CO 80113
 CONTACT: DAVID FORBES 303-703-4444

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

CIVIL ENGINEER'S STATEMENT

I, DAVID FORBES, 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.

[Signature]
 REGISTERED PROFESSIONAL ENGINEER, CO PE #36130



3.2.22
 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 THE SURVEY.

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



3/1/22
 DATE

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 12:37 PM ON THE 13th DAY OF April, 2022 AT RECEPTION NO. 2022026515

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature]
 DEPUTY



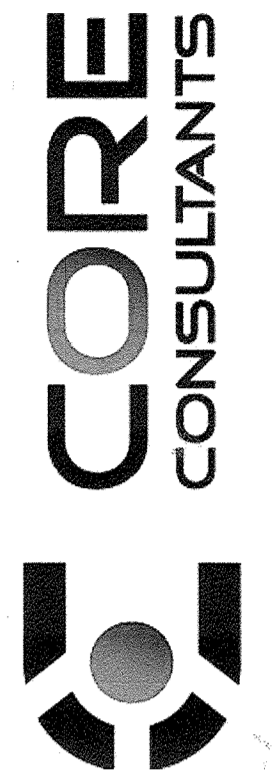
BASIS OF BEARINGS

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 1/4 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 THESE DRAWINGS AS A SERVICE MARK OF CORE CONSULTANTS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF CORE CONSULTANTS. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	8/20/19	MM
	SDP AMENDMENT	1/17/22	DF

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: MM

JOB NO.
 14-003

SHEET
 1 OF 2

SITE DEVELOPMENT PLAN THE MEADOWS FILING NO. 16, PARCEL 8, AMENDMENT NO. 2

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
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SDP22-0004

SITE DEVELOPMENT PLAN GENERAL NOTES:

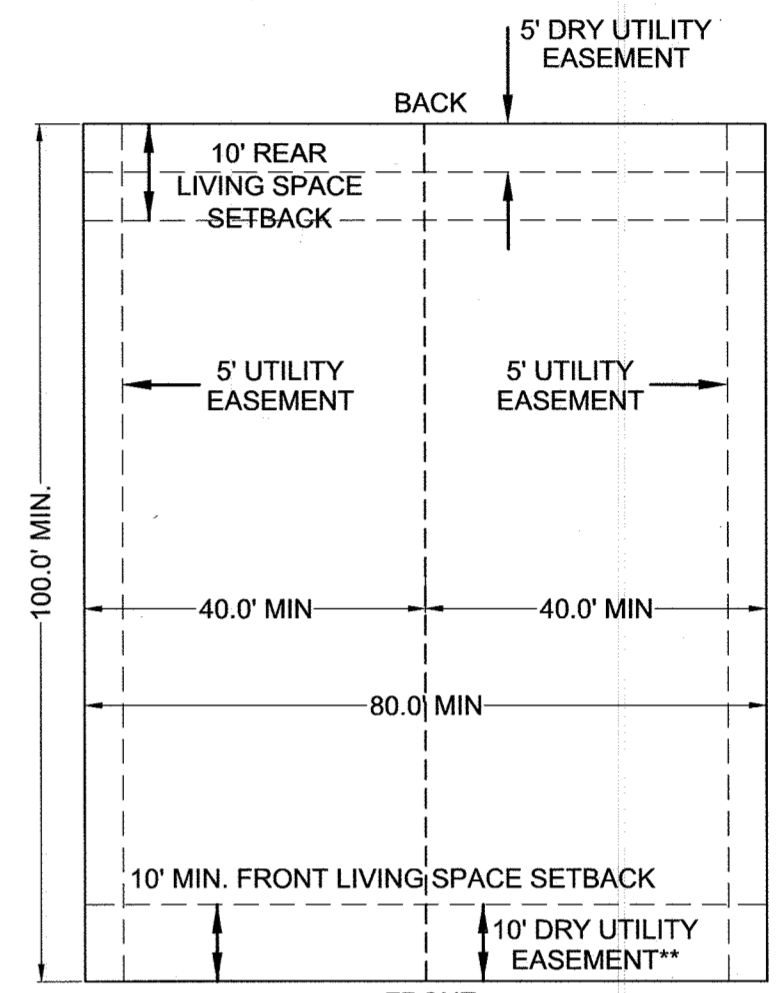
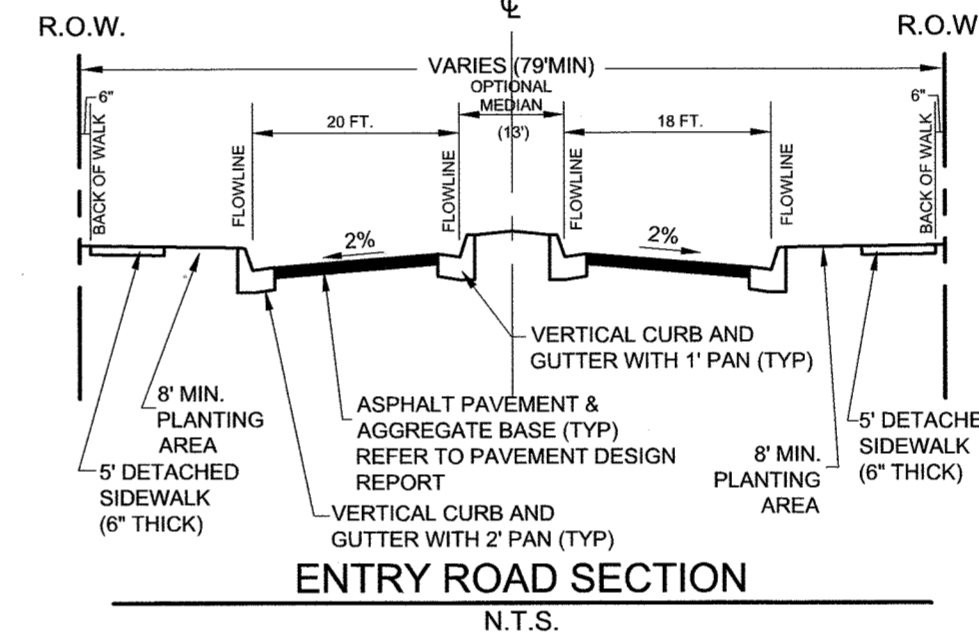
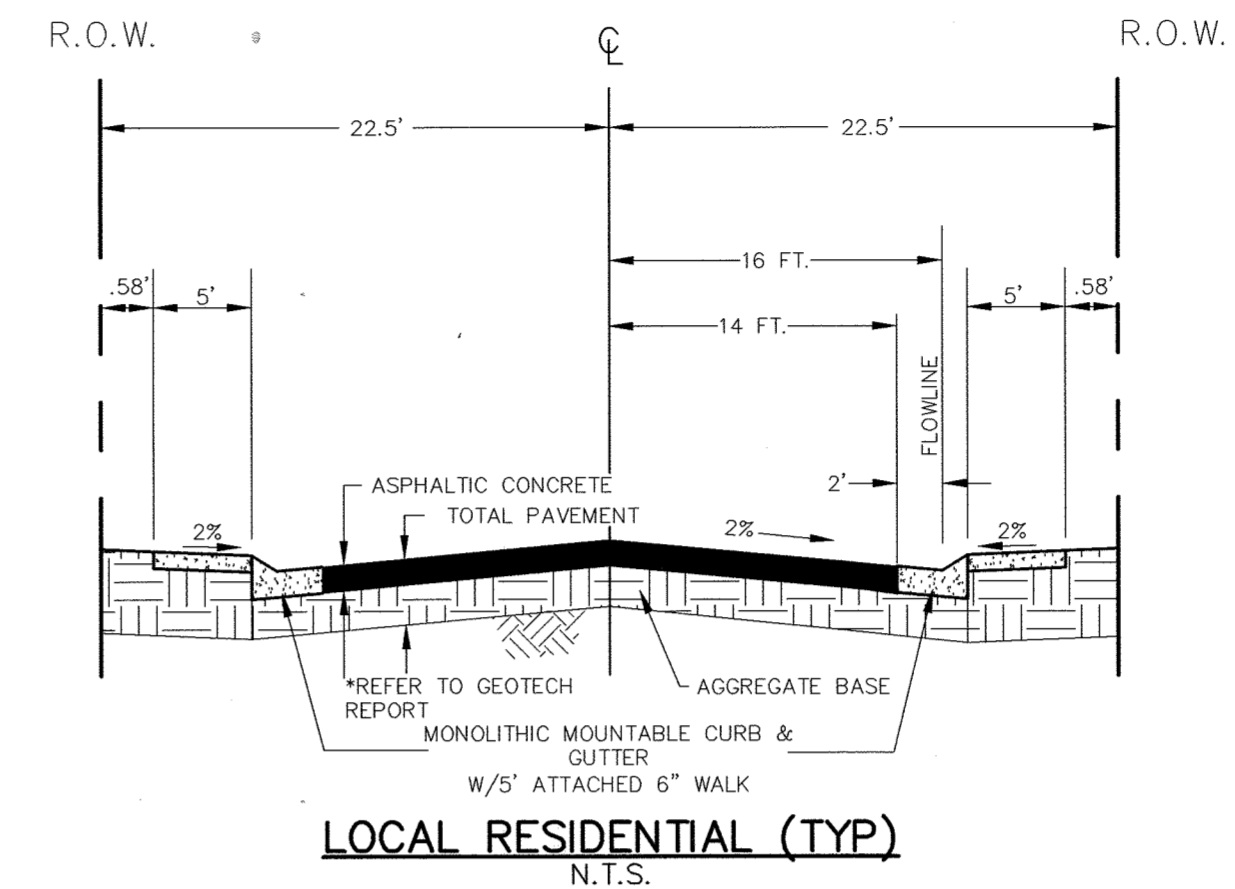
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, 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 8.2.3 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0282G DATED 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.
- 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 (INCLUDING FIRE HYDRANTS, ELEVATION CONTROL DEVICES AND TRAFFIC SIGNALS) 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 8 IS ZONED AS R-LMF 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 GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
- 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.
- THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCROACH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0282G, REVISED MARCH 16, 2016. SHADED ZONE X LIES WITHIN THE SITE. BLOCK 1, LOTS 1 & 4-10 & BLOCK 4, LOTS 1-5 ARE LOCATED WITHIN AN UNDESIGNATED 100-YEAR FLOODPLAIN AS PER TOWN OF CASTLE ROCK FLOOD HAZARD AREA DELINEATION FOR OMNI TRIBUTARY. SAID LOTS SHALL BE RESTRICTED FROM BUILDING PERMITS UNTIL PROPOSED FLOODPLAIN IMPROVEMENTS HAVE BEEN CONSTRUCTED AND BASE FLOOD ELEVATIONS HAVE BEEN CERTIFIED.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

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.

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.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - 15' TO LIVING SPACE. 12' TO SIDE LOADED GARAGE. AT NO TIME SHALL THE MINIMUM FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - REAR - 10'
 - SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
- ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
 - FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - LOTS DESIGNATED WITH AN 'R' 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 'C' SYMBOL REPRESENT "CORNER CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED CORNER ARCHITECTURAL DETAILS INCLUDING AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
 - 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 SO LONG AS THEY ADHERE TO THE HOA GUIDELINES.
- ALL SHARED DRIVEWAYS SHALL BE MINIMUM 16' WIDE.
- BLOCK 2 LOTS 1-8 SHALL BE SINGLE STORY BUILDINGS.
- BLOCK 3 LOTS 15-18 SHALL BE UNIQUE SETBACKS.

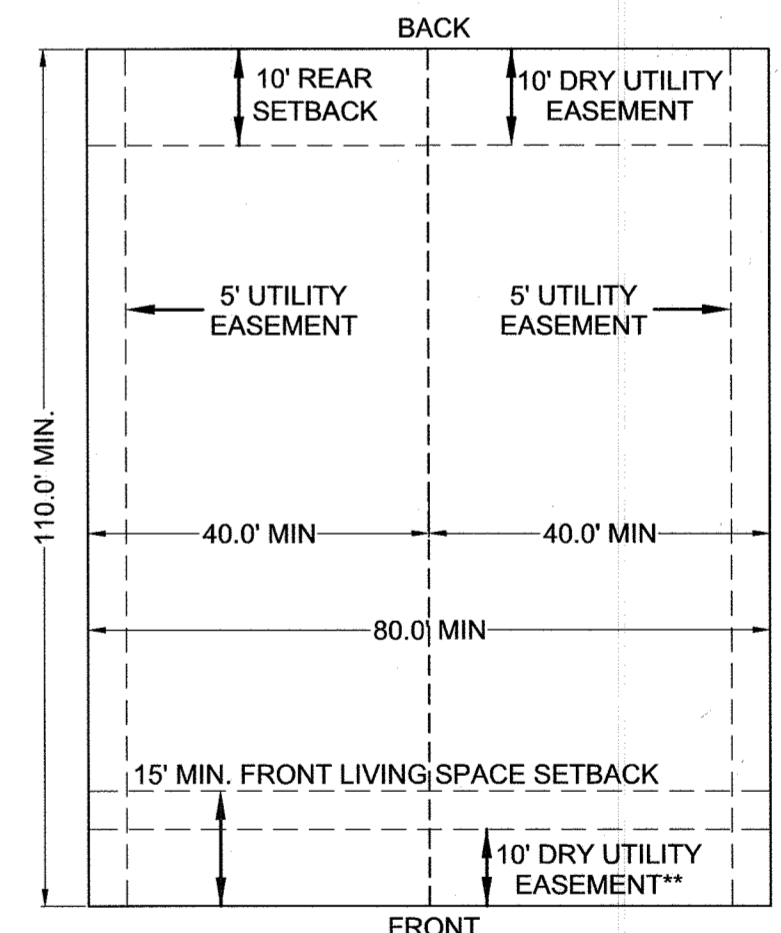


LOTS 15-18, BLOCK 3
LOT SETBACKS
N.T.S.

*SIDE TO INTERIOR/SIDE TO STREET
**VARIES PER PLAN, TO INCLUDE SIGNAGE & LIGHTING
***SIDE LOADED GARAGE = 10' SETBACK
FRONT LOADED GARAGE = 10' SETBACK

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	R-LMF	
USE AREA	SM	
	PD ZONING ALLOWANCE	PROPOSED TYPICAL
USES		
MIN. FRONT YARD SETBACK		15'
MIN. REAR YARD SETBACK		10'
MIN. SIDE YARD SETBACK		0'
MIN. SIDE TO STREET SETBACK		10'
MIN. SIDE LOADED GARAGE SETBACK		12'
MIN. FRONT LOADED GARAGE SETBACK		18'
MAX. BUILDING HEIGHT	50'	35'
MIN. PARKING SPACE		2 PER UNIT
SINGLE FAMILY EQUIVALENT UNITS (SFE)	116	116
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	26.9	100%
LOT COVERAGE	12.4	46.1%
ROW COVERAGE	4.0	14.9%
LANDSCAPE/OPEN SPACE COVERAGE	10.5	39.0%

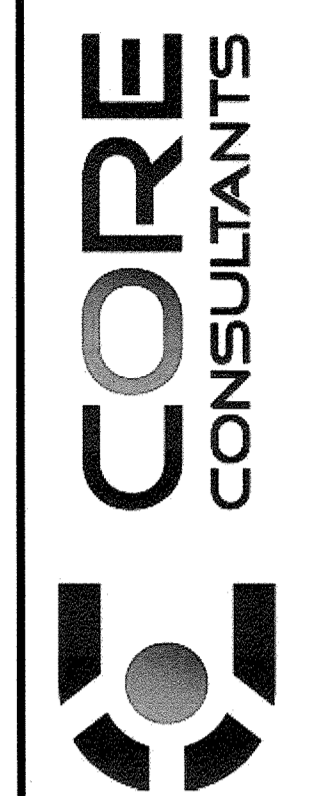
TRACT SUMMARY				
TRACT	AC	LAND USE	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOCR UTILITIES
TRACT A	3.50	OS/DR/UTIL	TOWN	HOA
TRACT B	4.25	OS/DR	HOA	HOA
TRACT C	0.24	OS/DR/UTIL	HOA	HOA
TRACT D	0.13	OS	HOA	HOA
TRACT E	0.50	OS/DR/UTIL/PUBLIC ACCESS/FUTURE R.O.W.	HOA	HOA
TRACT F	1.59	OS/DR/UTIL/PUBLIC ACCESS	TOWN	HOA
TRACT G	0.26	OS/UTIL/PUBLIC ACCESS/FUTURE R.O.W.	TOWN	TOWN
TRACT H	0.08	OS/DR/UTIL/PUBLIC ACCESS/FUTURE R.O.W.	TOWN	TOWN



TYPICAL LOT SETBACKS
N.T.S.

*SIDE TO INTERIOR/SIDE TO STREET
**VARIES PER PLAN, TO INCLUDE SIGNAGE & LIGHTING
***SIDE LOADED GARAGE = 12' SETBACK
FRONT LOADED GARAGE = 18' SETBACK

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.705.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL US BEFORE YOU MAKE ANY DECISIONS TO DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LOCATIONS. 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, I.E. RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF ALL UTILITIES FROM THE COMPONENTS OF ANY CONSTRUCTION ACTIVITIES.

DATE BY	REVISION DESCRIPTION
8/20/19 JMM	SDP APPROVAL
11/22/21 DF	SDP AMENDMENT

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

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: JMM

JOB NO. 14-003
SHEET 2 OF 2