

MEADOWS FILING 18 SITE DEVELOPMENT PLAN, AMENDMENT 13 (AN AMENDMENT TO THE PRELIMINARY PLAT AND FINAL PD SITE PLAN)

SDP AMENDMENT NO. SDP21-0052

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 34, TOGETHER WITH PORTIONS OF THE SE 1/4, NE 1/4, AND NW 1/4 OF SECTION 34 AND TOGETHER WITH PORTIONS OF THE NE 1/4, SE 1/4, AND SW 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT E,
THE MEADOWS FILING NO. 18 FINAL PLAT AS RECORDED AT REC. # 2005055505,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO THE MEADOWS FILING NO. 18 PFPD IS TO PROVIDE DETAILED GRADING SHOTS AND REVISED LANDSCAPE PLAN FOR THE PROPOSED RETAINING WALL LOCATED ON TRACT E, AS SEEN ON SHEETS 3, 4 & 5. THIS AMENDMENT AND ALL OTHER PLANS AND DETAILS OF MEADOWS F18 PFPD MAKE UP THE ENTIRETY OF THE APPROVED PLAN.

TITLE CERTIFICATION

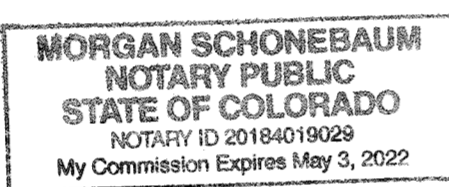
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Las Time Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 20 22, SIGNED THIS 18 DAY OF February, 20 22.

SB
AUTHORIZED REPRESENTATIVE

Las Time Guarantee Co.
TITLE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF February, 20 22
BY Scott Bennett



WITNESS MY HAND AND OFFICIAL SEAL.

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

TOWN OF CASTLE ROCK CERTIFICATE OF OWNERSHIP

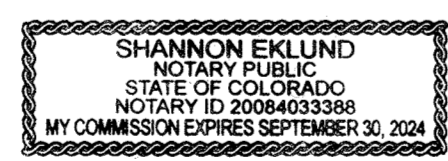
THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY Jason Anderson
MAYOR

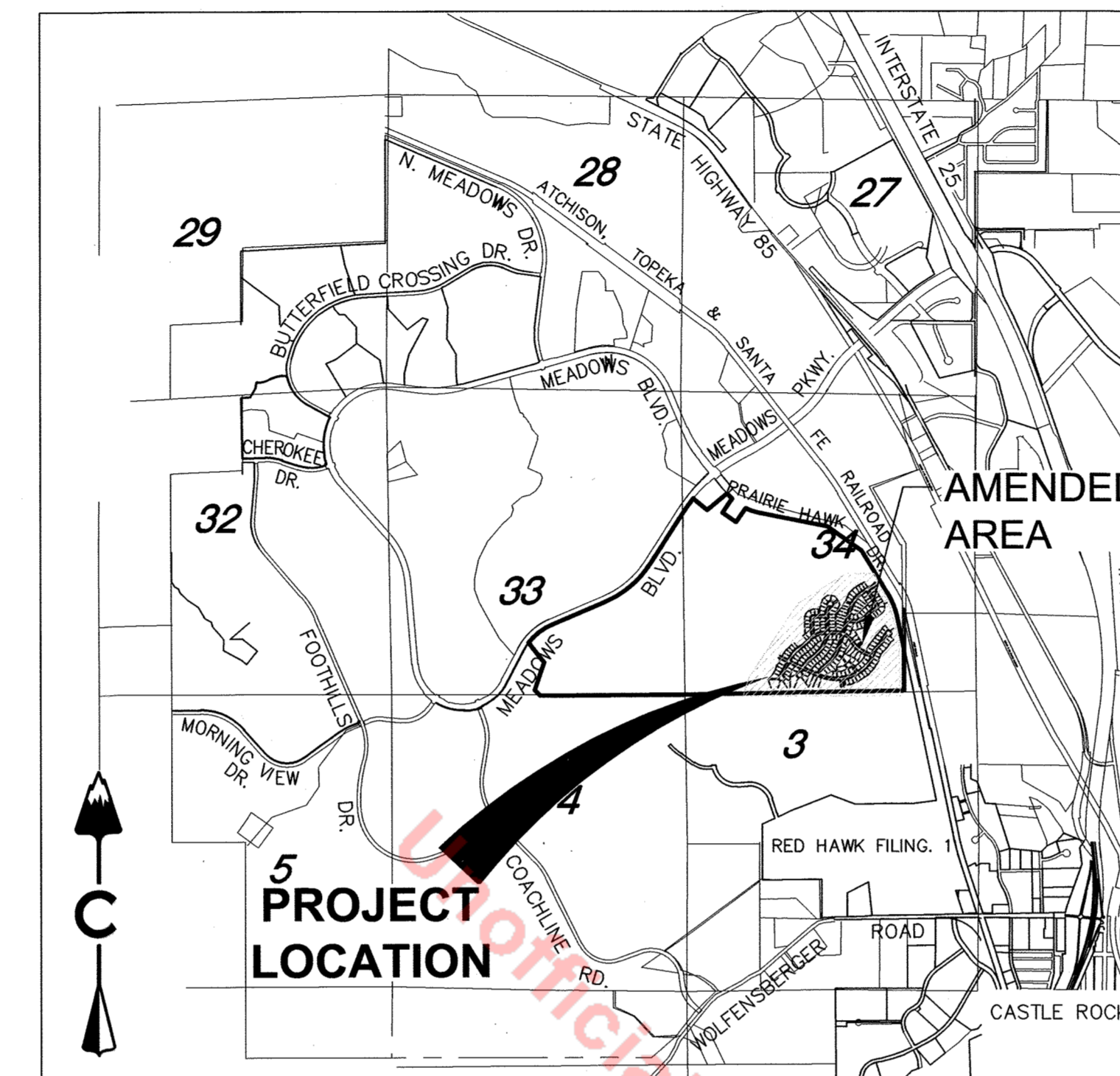
ATTEST:
Lisa Anderson
TOWN CLERK
SIGNED THIS 1st DAY OF March, 20 22



NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF MARCH, 20 22
BY JASON GRAY, AS MAYOR AND BY LISA ANDERSON, AS TOWN CLERK.



WITNESS MY HAND AND OFFICIAL SEAL
Shannon Eklund
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024



VICINITY MAP

1"=3000'

CONTACTS

OWNER
TOWN OF CASTLE ROCK

DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO ST.
DENVER, CO 80237
CONTACT: CHRIS PETRO
EMAIL: Chris.Petro@mdch.com
PHONE: 303-773-1100

CIVIL ENGINEER
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
PHONE: 303-304-6293

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
PHONE: 303-892-1166

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE.
SUITE #1
LITTLETON, CO 80122
PHONE: 303-713-1898

SERVICES

ELECTRIC
CORE Electric Cooperative
5496 NORTH US HWY. 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: 303-688-3100

TELEPHONE
CENTURY LINK
PHONE: 800-475-7526

TELEVISION
COMCAST CABLE
PHONE: 800-266-2278

NATURAL GAS
BLACK HILLS ENERGY
1789 PARK ST.
CASTLE ROCK, CO 80109
PHONE: 800-303-0752

SHEET INDEX

- NO. SHEET TITLE
- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 OVERALL GRADING PLAN
- 4 LANDSCAPE
- 5 DETAILED WALL PLAN

TRACT	SQ. FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT E	241,621	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A

PROJECT BENCHMARK

ORIGIN BENCHMARK: NGS POINT K-23
FOUND BRASS DISK SET IN CONCRETE POST 0.4' ABOVE THE GROUND
LOCATED 0.15 MILES NORTHWEST OF THE INTERSECTION OF HAPPY CANYON ROAD AND U.S. HIGHWAY 85. STATION IS 75+/- FEET SOUTH OF THE CENTERLINES OF HIGHWAY 85. ELEVATION IS 5984.91 FEET, NAVD 1988 DATUM.

PROJECT BENCHMARK NO. 1
SET A #5 REBAR WITH ALUMINUM CAP MARKED "AZTEC-145" SET FLUSH WITH THE GROUND ON THE NORTH SIDE OF MEADOWS PARKWAY APPROXIMATELY 190 FEET NORTHERLY OF THE CENTERLINE OF MEADOWS PARKWAY. ELEVATION IS 6235.49 FEET, NAVD 1988 DATUM.

PROJECT BENCHMARK NO. 2
SET A NO. 5 REBAR WITH ALUMINUM CAP MARKED "AZTEC-123" SET FLUSH WITH THE GROUND ON THE SOUTH SIDE OF MEADOWS BOULEVARD APPROXIMATELY 530 FEET SOUTHERLY OF THE CENTERLINE OF MEADOWS BOULEVARD AND 633 FEET WESTERLY OF THE CENTERLINE OF MEADOWS BOULEVARD. ELEVATION IS 6086.64 FEET, NAVD 1988 DATUM.

BASIS OF BEARINGS

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE WEST HALF OF SECTION 34 BEARS NORTH 00°44'26" WEST AND IS MONUMENTED AS SHOWN HEREON, AND OR AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.

CIVIL ENGINEER'S STATEMENT

I, JUSTIN R. SIMPSON, 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.

Justin R. Simpson
JUSTIN R. SIMPSON, PE #54224
COLORADO LICENSED PROFESSIONAL ENGINEER
54251

1/31/22
DATE

SURVEYOR'S STATEMENT

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

David R. Lutz
DAVID R. LUTZ
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 35686
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

1/31/22
DATE

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 24 DAY OF February, 2022.

John D. ...
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

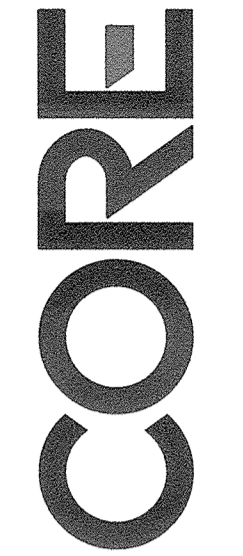
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:59 AM ON THE 21st DAY OF March, 20 22, AT RECEPTION NO. 2022020191

DOUGLAS COUNTY CLERK AND RECORDER
BY: Shirley R. ...
DEPUTY



2021-12-09 (10:37 AM) X:\13-005-Meadow \PLANS CONSTRUCTION\SDP Amendment 01-COVER-10.dwg

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM



#	REVISION DESCRIPTION	DATE	BY
1	SITE DEVELOPMENT PLAN AMENDMENT	18/2022	JRS

MEADOWS FILING 18 - AREA J
TOWN OF CASTLE ROCK, COLORADO
SDP AMENDMENT NO. 12-0052
COVER SHEET

DESIGNED BY: JRS
DRAWN BY: JCP
CHECKED BY: JRS

JOB NO.
13-005
SHEET
1 OF 5

MEADOWS FILING 18 SITE DEVELOPMENT PLAN, AMENDMENT 13 (AN AMENDMENT TO THE PRELIMINARY PLAT AND FINAL PD SITE PLAN)

SDP AMENDMENT NO. SDP21-0052

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 4.3 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 OWNER 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 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.
- THE MEADOWS FILING NO. 18 IS CROSSED BY THE FLOOD INTRUSION RATE MAP (FIRM), DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 0800500170 C, REVISION DATE SEPTEMBER 30, 1987, SHOWS THE 6400 WEST FORK TRIBUTARY IN ZONE A. A LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA, IRLM PANEL NUMBER 0800500170 C SHOWS FLOOD HAZARD IN PORTIONS OF THE FOLLOWING LOTS/BLOCKS/TRACTS: BLOCKS 1-3, TRACTS B AND C, LOTS 82,83 OF BLOCK 17
- 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 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 ABOVE GROUND 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.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- ZONING IS PER THE MEADOWS PRELIMINARY PD SITE PLAN - FOURTH AMENDMENT - RECORDED JULY 10, 2003, RECEPTION NUMBER 2003102969.
- 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, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC 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.
- 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.
- 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 NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USE OF 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.
- ORIGIN BENCHMARK: NGS POINT K-23
FOUND BRASS DISK SET IN CONCRETE POST 0.4' ABOVE THE GROUND LOCATED 0.15 MILES NORTHWEST OF THE INTERSECTION OF HAPPY CANYON ROAD AND U.S. HIGHWAY 85. STATION IS 75+/- FEET SOUTH OF THE CENTERLINES OF HIGHWAY 85. ELEVATION IS 5984.91 FEET, NAVD 1988 DATUM.
PROJECT BENCHMARK NO. 1

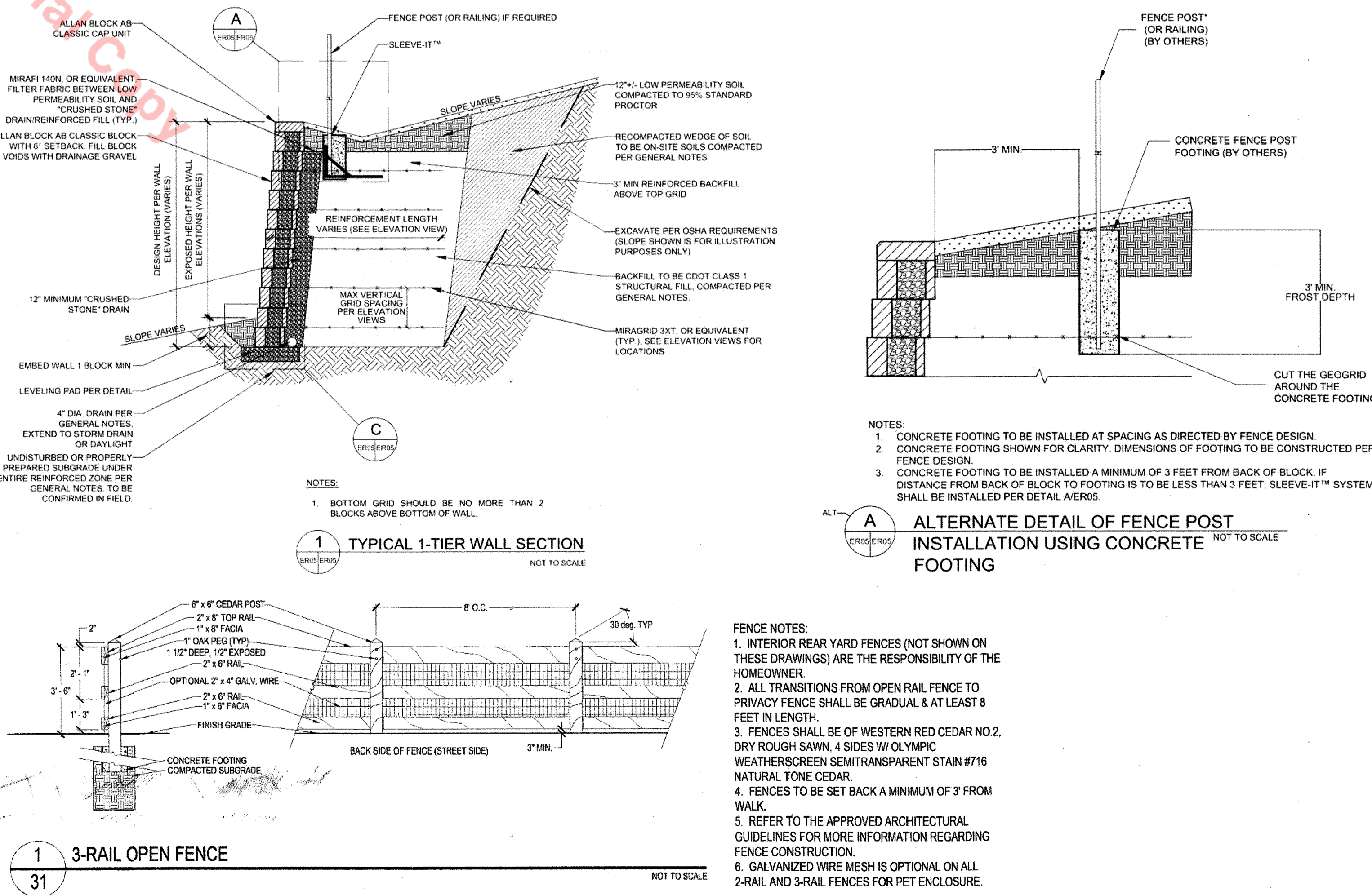
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PROJECT BENCHMARK NO. 2

SET A NO. 5 REBAR WITH ALUMINUM CAP MARKED "AZTEC-123" SET FLUSH WITH THE GROUND ON THE SOUTH SIDE OF MEADOWS BOULEVARD APPROXIMATELY 530 FEET SOUTHERLY OF THE CENTERLINE OF MEADOWS BOULEVARD AND 633 FEET WESTERLY OF THE CENTERLINE OF MEADOWS BOULEVARD. ELEVATION IS 6086.64 FEET, NAVD 1988 DATUM.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE WEST HALF OF SECTION 34 BEARS NORTH 00°44'26" WEST AND IS MONUMENTED AS SHOWN HEREON, AND OR AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.
- THIS SDP AMENDMENT DOES NOT REVISE THE DEVELOPMENT STANDARDS OR SITE UTILIZATION ESTABLISHED BY THE MEADOWS FILING 18 PRELIMINARY PLAT/FINAL PD SITE PLAN (PPFPD) RECEPTION NUMBER 200410163, THEREFORE THE SITE DATA FROM SAID PPFPD HAS NOT BEEN RESTATED ON THIS SDP AMENDMENT.

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 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.
- AROUND-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 NOT 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 PREVENTION 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 OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR 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.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE 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.



2021-12-09 (10:37 AM) X:\13-005-Meadow_J\PLANS CONSTRUCTION\SDP Amendment\01-COVER-10.dwg

CORE CONSULTANTS, INC.
 3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIFE@CORE.COM

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

CORE

Know what's below.
 Call before you dig.
811

#	REVISION DESCRIPTION	DATE	BY
1	SITE DEVELOPMENT PLAN AMENDMENT	1/20/22	JRS

MEADOWS FILING 18 - AREA J
 TOWN OF CASTLE ROCK, COLORADO
 SDP AMENDMENT NO. 12-0052
 GENERAL NOTES

DESIGNED BY: JRS
 DRAWN BY: JCP
 CHECKED BY: JRS

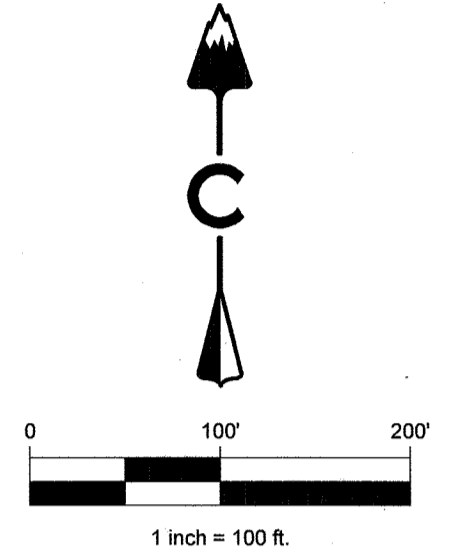
JOB NO.
 13-005

SHEET
 2 OF 5

THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN
 AMENDMENT NO. 13 - TOWN OF CASTLE ROCK PROJECT NO. SDP21-0052

MEADOWS FILING 18 SITE DEVELOPMENT PLAN, AMENDMENT 13 (AN AMENDMENT TO THE PRELIMINARY PLAT AND FINAL PD SITE PLAN)

SDP AMENDMENT NO. SDP21-0052



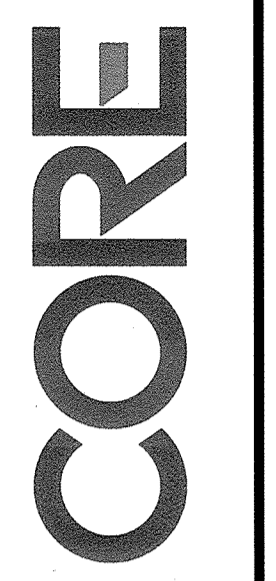
LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- BLOCK NUMBER
- A LOT, B LOT, WALKOUT, TRANSITION
- EXISTING PROPOSED
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- CRUSHER FINES
- MAINTENANCE ACCESS
- RIPRAP

ABBREVIATIONS:

- TOW TOP OF WALL
- BOW BOTTOM OF WALL FINISH GRADE

CORE CONSULTANTS, INC.
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ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM



DATE	BY	REVISION DESCRIPTION
1/18/2022	JRS	1 SITE DEVELOPMENT PLAN AMENDMENT

MEADOWS FILING 18 - AREA J
TOWN OF CASTLE ROCK, COLORADO
SDP AMENDMENT NO. 12-0052
OVERALL GRADING PLAN

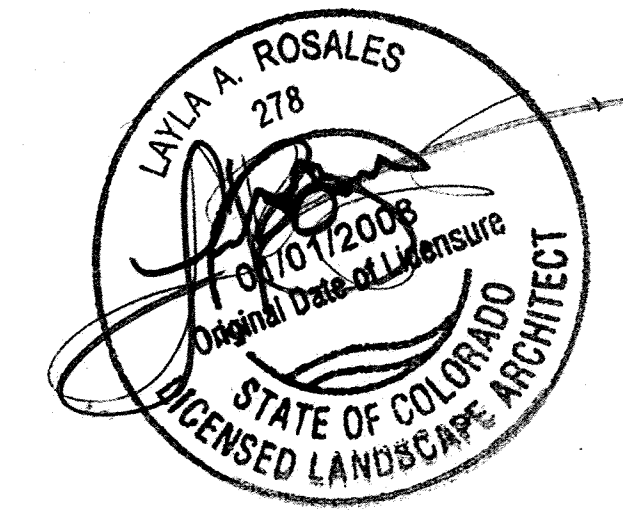
DESIGNED BY: JRS
DRAWN BY: JCP
CHECKED BY: JRS

JOB NO.
13-005

SHEET
3 OF 5

MEADOWS FILING 18 SITE DEVELOPMENT PLAN, AMENDMENT 13 (AN AMENDMENT TO THE PRELIMINARY PLAT AND FINAL PD SITE PLAN)

SDP AMENDMENT NO. SDP21-0052



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
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CORE



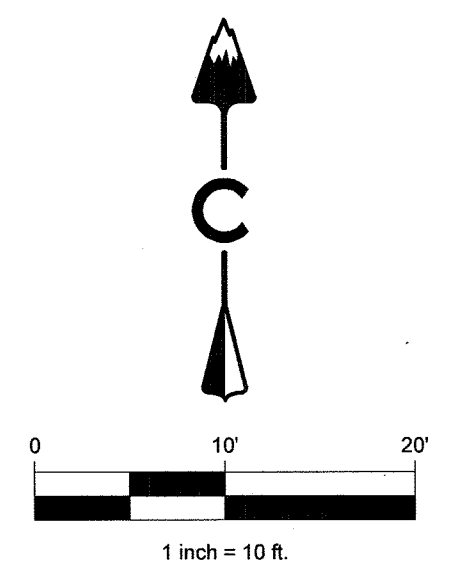
DATE	BY	REVISION DESCRIPTION
10/20/22	JRS	1 SITE DEVELOPMENT PLAN AMENDMENT

MEADOWS FILING 18 - AREA J
TOWN OF CASTLE ROCK, COLORADO
SDP AMENDMENT NO. 12-0052
LANDSCAPE

DESIGNED BY: JRS
DRAWN BY: JCP
CHECKED BY: JRS

JOB NO.
13-005

SHEET
4 OF 5



LEGEND

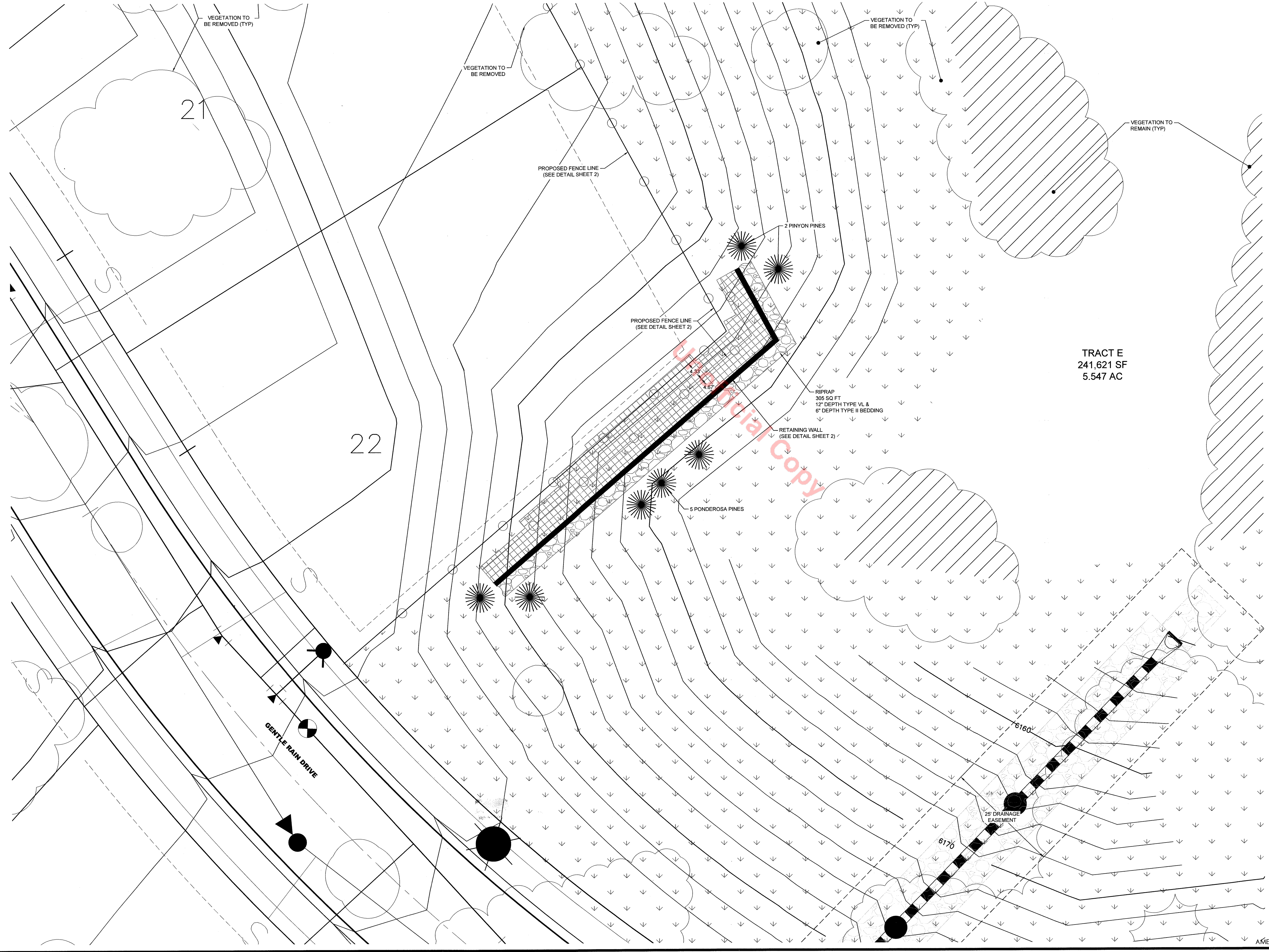
- 5280 PROPOSED MAJOR CONTOUR
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- PROPOSED CURB & GUTTER
- RETAINING WALL
- EXISTING PROPOSED
- STORM MANHOLES
- STORM INLETS
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- RIPRAP
- EROSION CONTROL MIX
- EXISTING VEGETATION TO REMAIN
- VEGETATION TO BE REMOVED
- PROPOSED PINES (5 PONDEROSA 2 PINYON)

ABBREVIATIONS:

- TW TOP OF WALL
- BW BOTTOM OF WALL AT FINISH GRADE

NOTES:

1. SEE SHEET 2 OF WALL DETAILS.
2. RETAINING WALL BE MAINTAINED BY THE HOA.
3. GEOGRID WILL NOT BE COMPROMISED BY THE TREE PLANTINGS AND FENCE INSTALLATION. SEE SHEET 2 FOR DETAIL.
4. IN ORDER TO PROTECT THE STRUCTURAL INTEGRITY OF THE WALL GEOGRID HAS BEEN INSTALLED ON LOT 22, BLOCK 10. THE HOMEOWNER IS AWARE THAT COMPROMISING THE GEOGRID IS PROHIBITED AND COULD CAUSE STRUCTURAL DAMAGE.

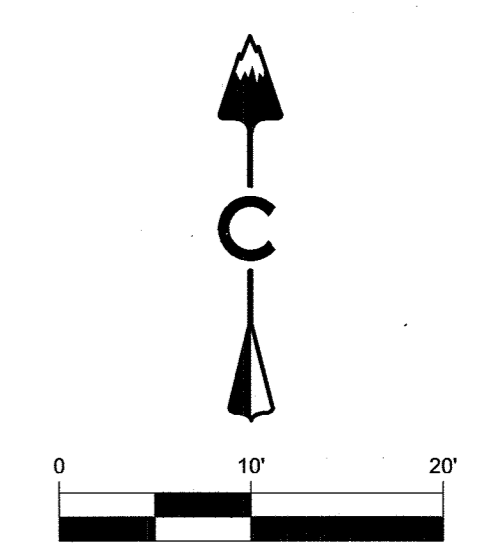
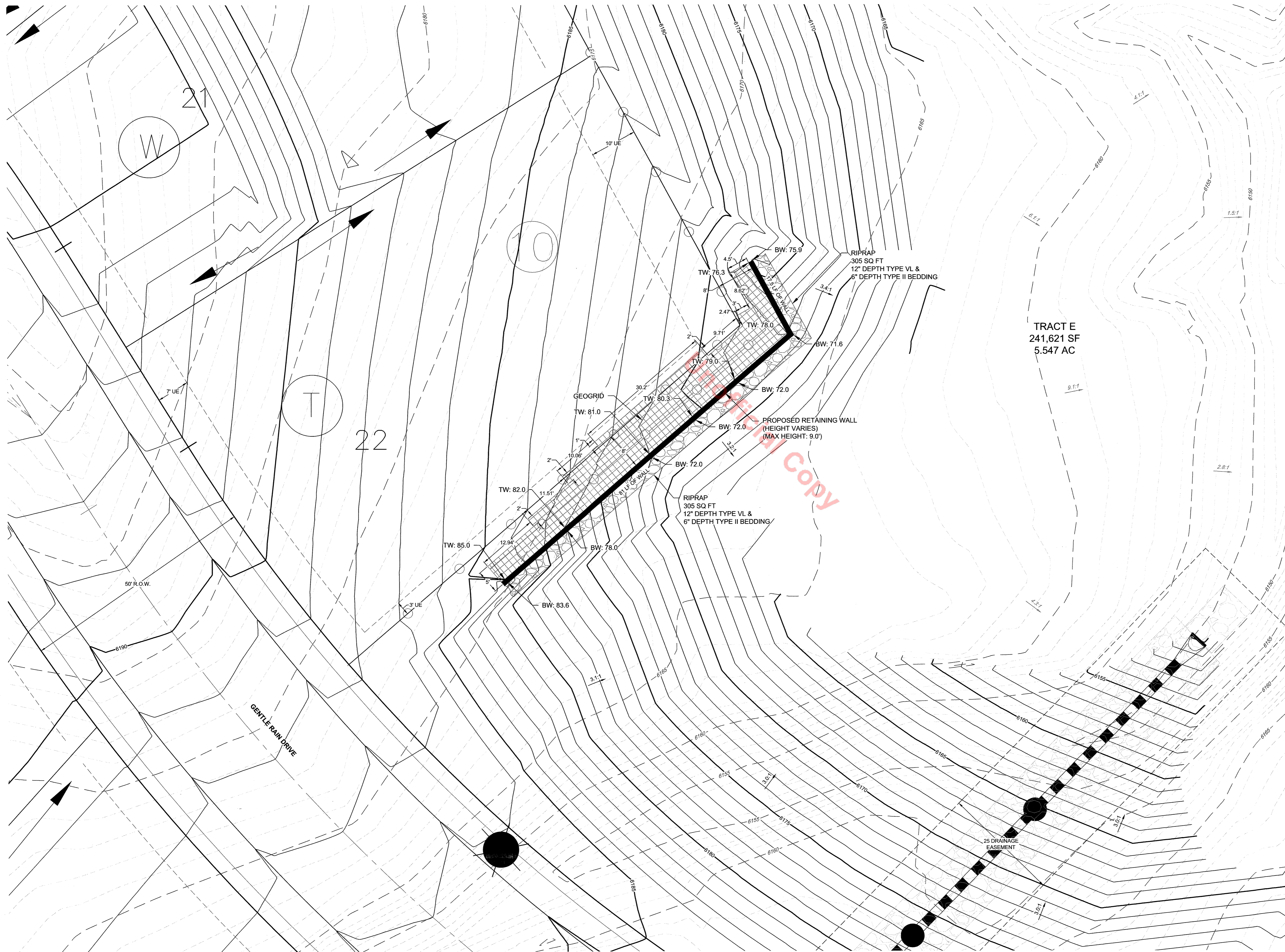


TRACT E
241,621 SF
5.547 AC

Final Copy

MEADOWS FILING 18 SITE DEVELOPMENT PLAN, AMENDMENT 13 (AN AMENDMENT TO THE PRELIMINARY PLAT AND FINAL PD SITE PLAN)

SDP AMENDMENT NO. SDP21-0052



LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	EMERGENCY OVERFLOW ROUTE
	SPOT ELEVATION
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	RETAINING WALL
	EXISTING STORM MANHOLES
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP

- ABBREVIATIONS:**
 TW TOP OF WALL
 BW BOTTOM OF WALL AT FINISH GRADE
- NOTES:**
- SEE SHEET 2 OF WALL DETAILS.
 - RETAINING WALL BE MAINTAINED BY THE HOA.
 - GEOGRID WILL NOT BE COMPROMISED BY THE TREE PLANTINGS AND FENCE INSTALLATION. SEE SHEET 2 FOR DETAIL.
 - IN ORDER TO PROTECT THE STRUCTURAL INTEGRITY OF THE WALL GEOGRID HAS BEEN INSTALLED ON LOT 22, BLOCK 10. THE HOMEOWNER IS AWARE THAT COMPROMISING THE GEOGRID IS PROHIBITED AND COULD CAUSE STRUCTURAL DAMAGE.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE
811

DATE BY
12/29/21 JS

REVISION DESCRIPTION
1 SITE DEVELOPMENT PLAN AMENDMENT

MEADOWS FILING 18 - AREA J
TOWN OF CASTLE ROCK, COLORADO
SDP AMENDMENT NO. 12-0052
DETAILED WALL PLAN

DESIGNED BY: JS
DRAWN BY: JS
CHECKED BY: KR

JOB NO.
13-005

SHEET
5 OF 5

THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN
AMENDMENT NO. 13 - TOWN OF CASTLE ROCK PROJECT NO. SDP21-0052