

THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 8

GENERAL NOTES:

- THE EXISTING TOPOGRAPHY, SHOWN ON THE SITE DEVELOPMENT PLAN, WAS PRODUCED FROM AS BUILT FIELD SURVEY FROM 3/06 THROUGH 8/06 AT CONTOUR INTERVALS OF TWO (2) FEET.
- A PRELIMINARY DRAINAGE STUDY FOR THIS AREA HAS BEEN PREPARED BY ENGINEERING PARTNERS, INC. AND IS INCLUDED AS PART OF THIS SUBMITTAL.
- ALL STREETS SHOWN HEREON, IF NOT ALREADY DEDICATED, WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
- ALL THE LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAYS, AS SHOWN HEREON, AND SHALL HAVE SIDE LOT EASEMENTS ONLY WHERE SHOWN HEREON, AND ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT ROW 10', SIDE LOT AT ROW 15', SIDE LOT BETWEEN LOTS (ONLY WHERE SHOWN) MINIMUM 3'; REAR LOT 10', TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS, UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS AS SHOWN HEREON. SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.
- ALL MEADOWS FILING 18, AMENDMENT 8 PRIVATE OPEN SPACE TRACTS ARE TO BE DEDICATED TO THE MEADOWS NEIGHBORHOOD COMPANY AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS AND PARK FACILITIES.
- ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO THE TOWN.
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
- UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL CONSTRUCTION DESIGN.
- ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMPS. ALL 'T' INTERSECTIONS SHALL HAVE THREE (3) HANDICAP RAMPS.
- WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICES ARE GENERALLY LOCATED 15' FROM THE LOW SIDE LOT LINE.
- NO FEDERAL EMERGENCY MANAGEMENT AGENCY-DELINEATED FLOODPLAIN EXISTS IN THE MEADOWS FILING 18, AMENDMENT 6, AS REFLECTED ON FLOOD INSURANCE RATE MAP NUMBER 080050 0170 C, REVISION DATE SEPTEMBER 30, 1987. NO WETLANDS EXIST WITHIN MEADOWS FILING 18, AMENDMENT 6.
- ZONING IS PER THE MEADOWS PRELIMINARY PD SITE PLAN FOURTH AMENDMENT, RECORDED JULY 10, 2003, RECEPTION NUMBER 2003102969.
- ALL WATER AND SANITARY SEWER MAINS LOCATED WITHIN MEADOWS FILING 18, AMENDMENT 8 SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE IN ACCORDANCE WITH MARKET CONDITIONS.
- ALL EASEMENTS (ACCESS, UTILITY, ETC.) LOCATED OUTSIDE OF THE MEADOWS FILING 18 AMENDMENT 8 WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
- SKYLINE LOTS: THE AREA SHOWN ON SHEET 3 IDENTIFIES LOTS AFFECTED BY SKYLINE/RIDGELINE REQUIREMENTS. PER RESOLUTION PC-2012-01, LOTS AFFECTED BY THE MODERATE SKYLINE HAVE A MAXIMUM HEIGHT OF 35 FEET AND ALL LOTS AFFECTED BY THE MINOR OR MODERATE SKYLINE MUST MEET THE MITIGATION REQUIREMENTS FOUND IN SECTION 17.48.060.C.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MNC, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS MONTHS 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 DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN, EXCEPT THAT TREES WHICH ARE PLANTED IN MEDIAN ISLANDS MUST BE LIMBED UP A MINIMUM OF 8' ABOVE FLOWLINE AT MATURITY AND OTHER PLANT MATERIAL SHALL NOT EXCEED 24" IN HEIGHT ABOVE TRAVELED WAY IN AND AROUND MEDIAN INTERSECTIONS TO FACILITATE ADEQUATE SIGHT DISTANCE.

ADD'L GENERAL NOTES:

- Pursuant to Section 3.3.4E5-7 and 4.2.5 of the Town of Castle Rock Landscape Regulations, the Owner of the property, 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 Homeowners Association, if 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.
- Any street signs, striping and street lights are conceptual only and subject to Town review with the CDs. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- Approval of the 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.

LEGAL DESCRIPTION

LOTS 1 THROUGH 7, BLOCK 1, LOTS 1 THROUGH 26, BLOCK 2, LOTS 1 THROUGH 15, BLOCK 3, LOTS 1 THROUGH 34, BLOCK 4, LOTS 1 THROUGH 42, BLOCK 5, LOTS 1 THROUGH 26, BLOCK 6, TRACTS WA.1, NA.2, WA.1, YA.1, THE MEADOWS FILING NO. 18, 9TH AMENDMENT LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

ORIGIN BENCHMARK NGS POINT K-23

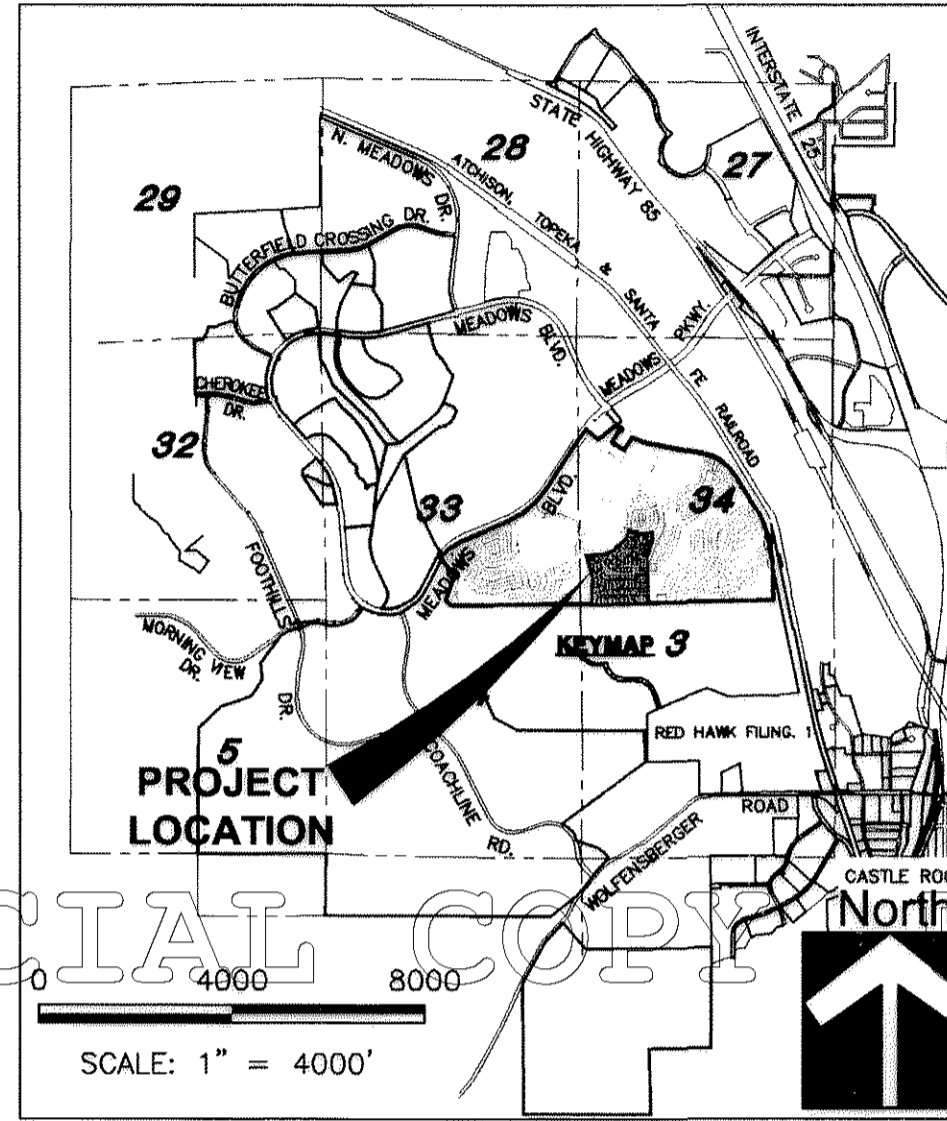
FOUND BRASS DISK SET IN CONCRETE POST 0.4' ABOVE THE GROUND LOCATED 0.15 MILES NORTHWEST OF THE INTERSECTION OF HAPPY CANYON ROAD AND U.S. HIGHWAY 85. STATION IS 75 +/- FEET SOUTH OF THE CENTERLINES OF HIGHWAY 85. ELEVATION IS 5984.91 FEET, (NAVD 1988 DATUM)

PROJECT BENCHMARK NO. 1

SET #5 REBAR WITH ALUMINUM CAP MARKED "AZTEC-145" SET FLUSH WITH 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).

BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER BY A 3 1/2" ALUMINUM CAP STAMPED "PLS 38064 2011" AND AT THE NORTH QUARTER CORNER BY A 2 1/2" ALUMINUM CAP STAMPED "LS 6935 1998" AND ASSUMED TO BEAR NORTH 00°44'26" WEST, A DISTANCE OF 5379.32 FEET.



MEADOWS FILING 18 SITE DATA

- TOTAL NO. PROPOSED DWELLING UNITS 150
TOTAL NO. EXISTING DWELLING UNITS 175
DECREASE IN UNITS = 29 = 14.3%
- SINGLE FAMILY EQUIVALENT (SFE) UNITS 150
IRRIGATION AREA 5
TOTAL SFE'S = 155
- MAXIMUM BUILDING HEIGHT = 35'
- SETBACKS/BLDG SEPARATION
SEE SHEET 2
- GROSS AREA 1,137,863 SF (26.122 AC)
- OPEN SPACE/LANDSCAPED AREA
TRACT YA.1 124,382 SF (2.855 AC)
TRACT WA.1 3,250 SF (0.075 AC)
TOTAL OPEN SPACE = 127,632 SF (2.930 AC) = 11.22% OF GROSS AREA
- LARGEST LOT AREA 18,516 SF
- SMALLEST LOT AREA 5,000 SF

MORTGAGEES

CASTLE ROCK LAND CO., LLC
A COLORADO LIMITED LIABILITY COMPANY
3033 E. 1ST AVENUE / SUITE 200
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500

OWNER/DEVELOPER

CASTLE ROCK DEVELOPMENT COMPANY,
A COLORADO CORPORATION
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
CONTACT: JIM RILEY

SHEET INDEX

SHEET 1	COVER SHEET/NOTES
SHEET 2	SITE PLAN
SHEET 3	GRADING / PLAN
SHEET 4	UTILITY PLAN
SHEETS 5	LANDSCAPE PLAN
SHEETS 6	LANDSCAPE NOTES/CHARTS
SHEET 7	LANDSCAPE DETAILS
SHEETS 8	PARK DETAILS

THE UNDERSIGNED ARE ALL OF THE OWNERS AND/OR MORTGAGEES OF THE PROPERTY DESCRIBED HEREIN, IN THE TOWN OF CASTLE ROCK.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: *Jim Riley* AS *President*

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF May, 2013
BY Jim Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 3-7-16

NOTARY PUBLIC Kelly Beach

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5TH, 2004, RECEPTION # 2004081485 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY: *John Fox*

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 9th DAY OF MAY, 2013

NOTARY CERTIFICATE

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF May, 2013

BY John Fox

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 3-7-16

NOTARY PUBLIC Kelly Beach

TITLE CERTIFICATION

I, Drenda Beecher, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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

SIGNED THIS 9th DAY OF May, 2013

Drenda Beecher

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 2013

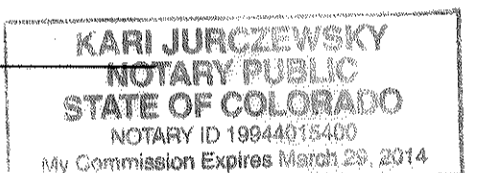
BY Drenda Beecher, Authorized Agent of Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL

Kari Jurczewsky

NOTARY PUBLIC

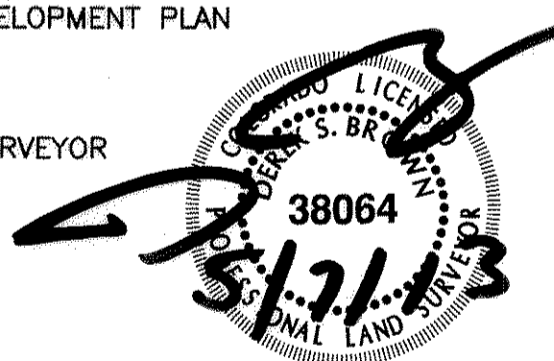
MY COMMISSION EXPIRES 3/29/14



SURVEYOR'S STATEMENT

I, DEREK BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN, AMENDMENT #8 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38064
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.



TOWN CERTIFICATION

THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO. 8 WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE 10 DAY OF MAY, 2013.

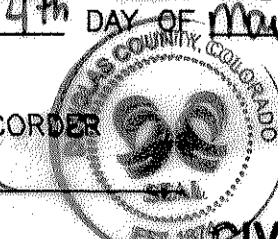
Derek Brown
DIRECTOR OF DEVELOPMENT SERVICES

5/13/13
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 9:27 A.M. ON THE 14th DAY OF May, 2013, AT RECEPTION NO. 2013029553

DOUGLAS COUNTY CLERK AND RECORDER
BY: *DeLayna Lou*



CIVIL ENGINEER

SURVEYOR

AzTEC CONSULTANTS, Inc.
A LAND SURVEYING COMPANY
8000 South Lincoln Street, Ste 201 Littleton, Colorado 80122
Ph. (303) 713-8996 Fax. (303) 713-8997

CONTACT: DEREK BROWN

LAND PLANNER/LANDSCAPE ARCHITECT

NORRIS DESIGN
Planning/Landscape Architecture
1101 Bannock Street
Denver, Colorado 80204
P 303.882.1166
F 303.882.1188
www.norris-design.com

CONTACT: SEAN MALONE #6098

Engineering Partners, Inc.
Right On Time.
1650 W. Littleton Blvd., Suite 109
Littleton, CO 80120
main:303.702.4444
www.ep-partners.com

CONTACT: SCOTT PEASE

PURPOSE

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO CREATE A TOTAL OF 150 DWELLING UNITS BY INCREASING OVERALL LOT SIZE FROM THE PREVIOUS AMENDMENT.

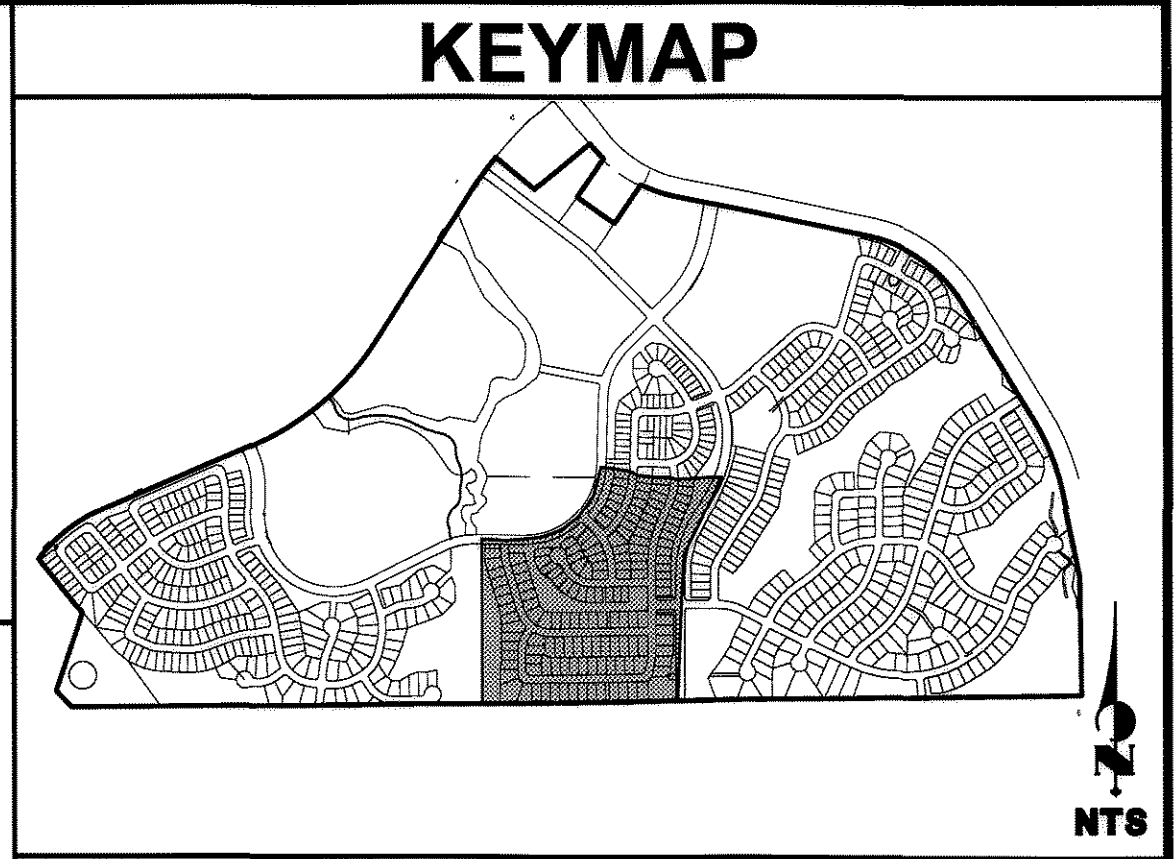
REVISIONS

NO.	DATE	DESCRIPTION
8	11/29/2012	INITIAL SUBMITTAL

SDP12-0002
**THE MEADOWS FILING NO. 18
SITE DEVELOPMENT PLAN AMENDMENT NO.8
COVER SHEET AND NOTES
SHEET 1 OF 8**

THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

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SHEET 2 OF 8



LEGEND

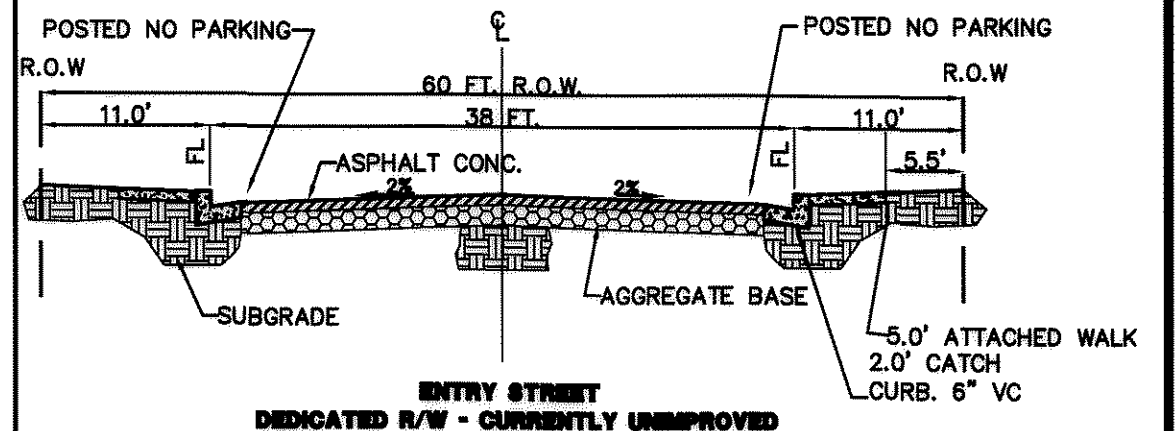
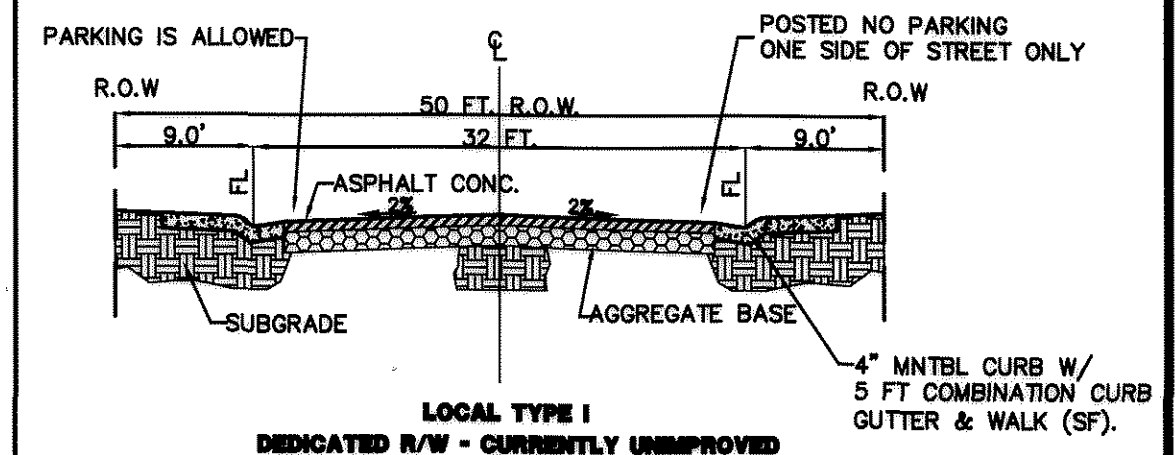
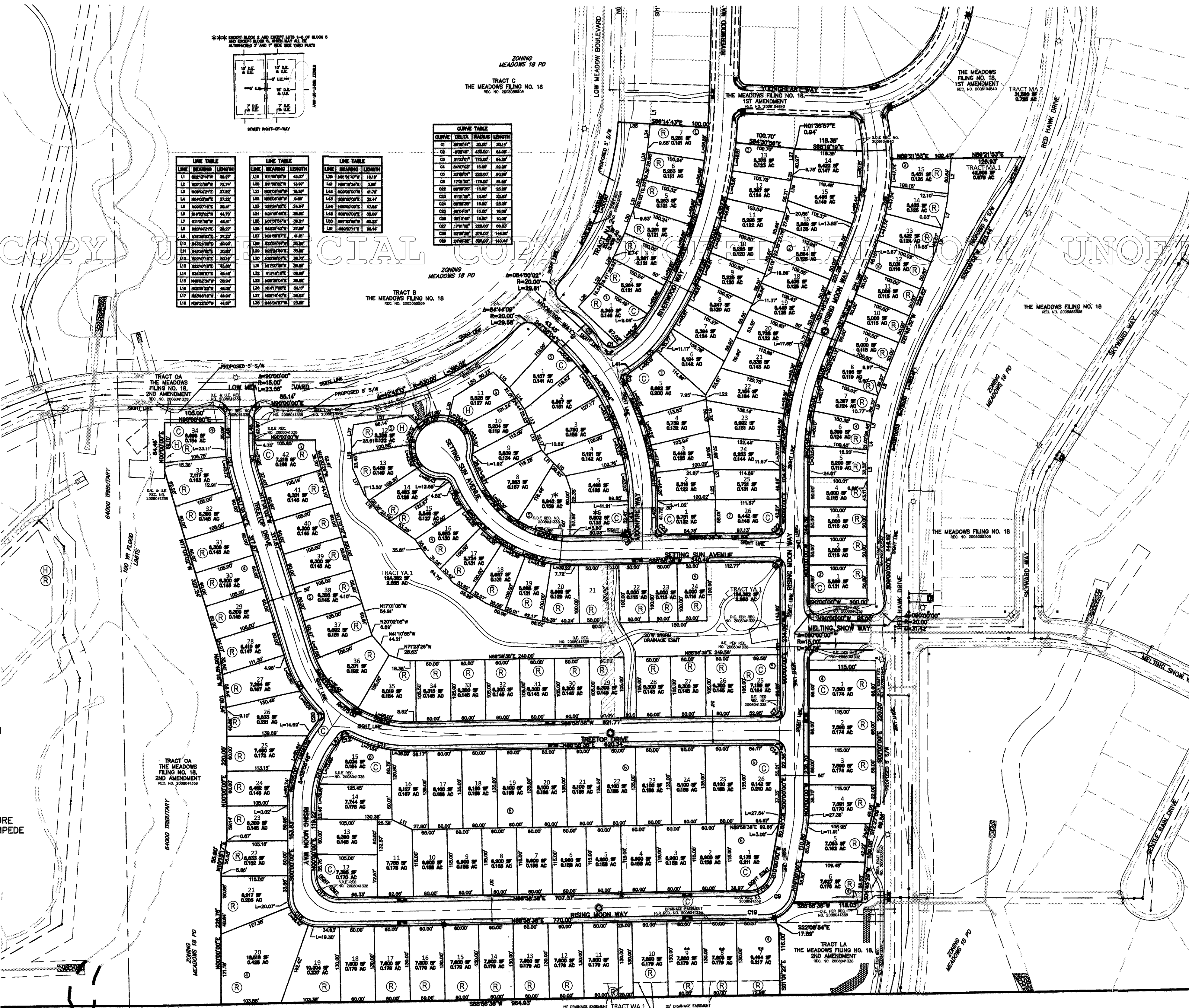
- 100-YR FEMA FLDP.
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- ⊙ BLOCK NUMBER
- ⊙ EXIST. STREET LIGHT
- ⊙ PROP. STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING STORM SEWER
- WATER ZONE BOUNDARY
- EXISTING INLET
- EXISTING RIPRAP
- PROP MAIL KIOSK

DEVELOPMENT STANDARDS:

- RESIDENTIAL DEVELOPMENT STANDARDS**
- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 12".
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 5' ABOVE THE GROUND MAY ENCROACH 6" INTO THE REAR YARD SETBACK.
 - MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - 15': MAY BE REDUCED TO 10' IF ALL OF THE BUILDING IN THE FRONT 20' OF THE LOT IS SINGLE STORY OR IF THERE IS A SIDE LOADED GARAGE ORIENTATION. AT NO TIME SHALL THE MINIMUM FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - REAR - 18': IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK FOR THE GARAGE MAY BE REDUCED TO A MINIMUM OF 3' IF AN ALTERNATIVE UTILITY EASEMENT IS PROVIDED.
 - SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
 - ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT FOR ANY LOT INCLUDED IN FILING NO. 18. 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.
 - LOTS DESIGNATED WITH A H SYMBOL REPRESENT "HIGH VISIBILITY CONDITION" LOTS. HIGH VISIBILITY CONDITION LOTS MAY ALSO BE CORNER CONDITION LOTS AND REAR CONDITION LOTS AND ARE REQUIRED TO HAVE ENHANCED ARCHITECTURAL DETAILS THAT ARE JUDGED BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL COMMITTEE TO BE SUBSTANTIAL AND APPROPRIATE FOR A HIGH VISIBILITY CONDITION LOT.
 - 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 WITH 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.

* NOTE:
SIDE YARD, REAR YARD AND FRONT YARD FENCING IS NOT ALLOWED WITHIN THE SIGHT LINE EASEMENT OF LOTS 6 & 7, BLOCK 5, AS SHOWN HEREON.

* * NOTE:
REAR YARD FENCING WITHIN LOTS 7,8,9 OF BLOCK 4 SHALL BE SPLIT RAIL OR SIMILAR, WHICH WILL NOT IMPEDE DRAINAGE FLOW FROM THE SOUTH INTO THE REAR YARD DRAINAGE EASEMENT. SIDE YARD FENCING WITHIN THE DRAINAGE EASEMENT SHALL SIMILAR. GRADING WITHIN THE DRAINAGE EASEMENT SHALL NOT BE ALTERED, NOR SHOULD ANY STRUCTURE OR OTHER IMPROVEMENT BE PLACED WITHIN THE EASEMENT WHICH MAY IMPEDE DRAINAGE FLOW UNLESS APPROVED BY THE TOWN.

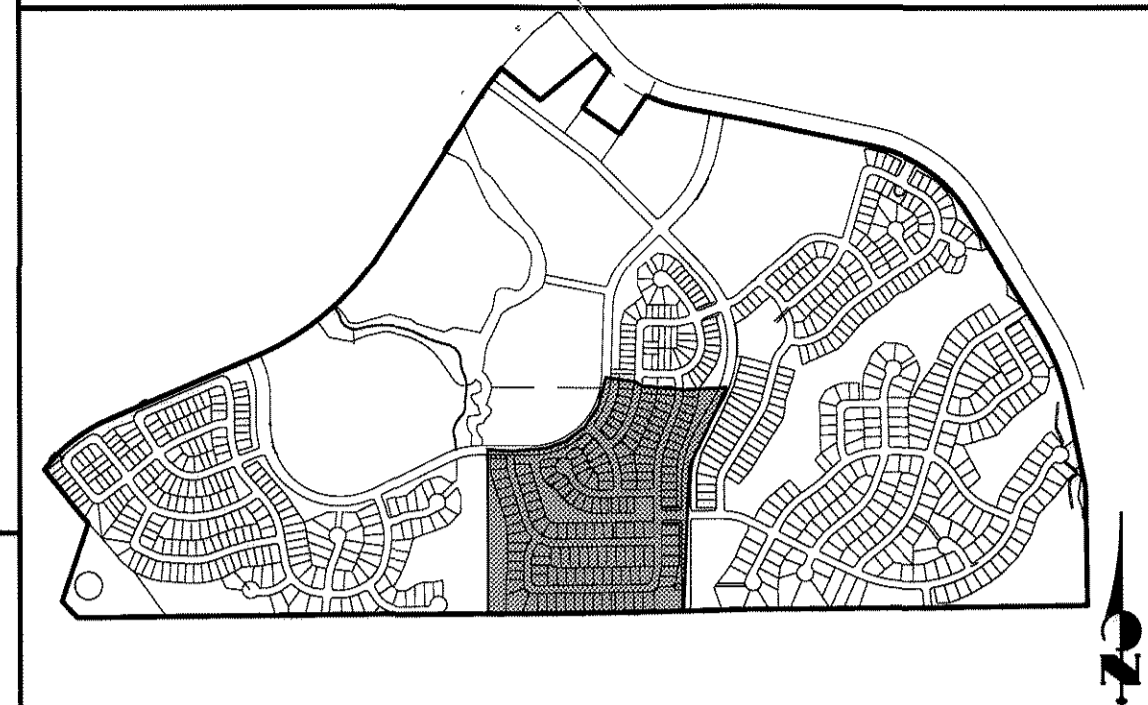


THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHWEST ONE-QUARTER OF SECTION 34,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

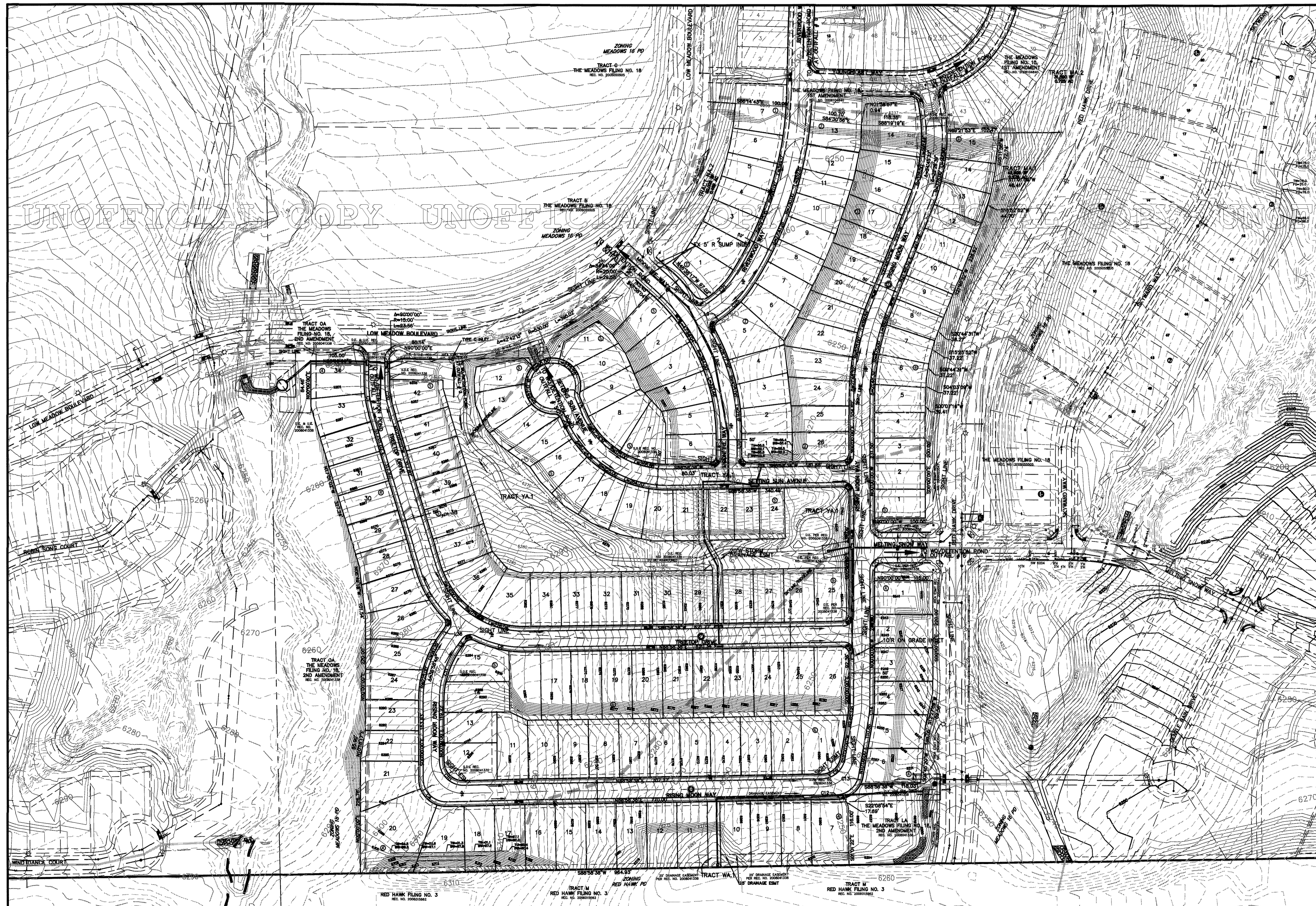
SHEET 3 OF 8

KEYMAP



LEGEND

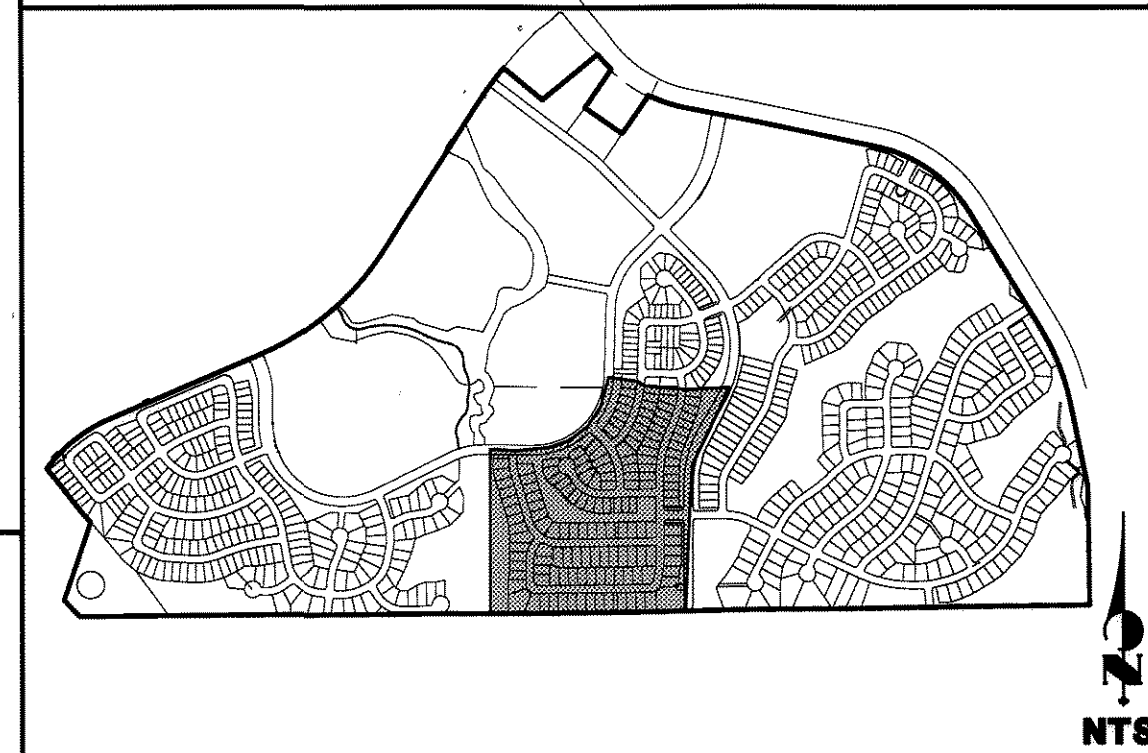
- EXISTING CONTOURS
- 6210 PROPOSED CONTOURS
- BOUNDARY LINE
- 100-YR FEMA FLP.
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- ⑤ BLOCK NUMBER
- ☼ EXIST. STREET LIGHT
- ☼ PROP. STREET LIGHT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLETS
- PROPOSED HEADWALL
- EXISTING RIPRAP
- PROPOSED FLARED END SECTION W/ RIP RAP
- MINOR SKYLINE/RIDGELINE MITIGATION AREA
- DRAINAGE DIRECTIONAL ARROW



THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

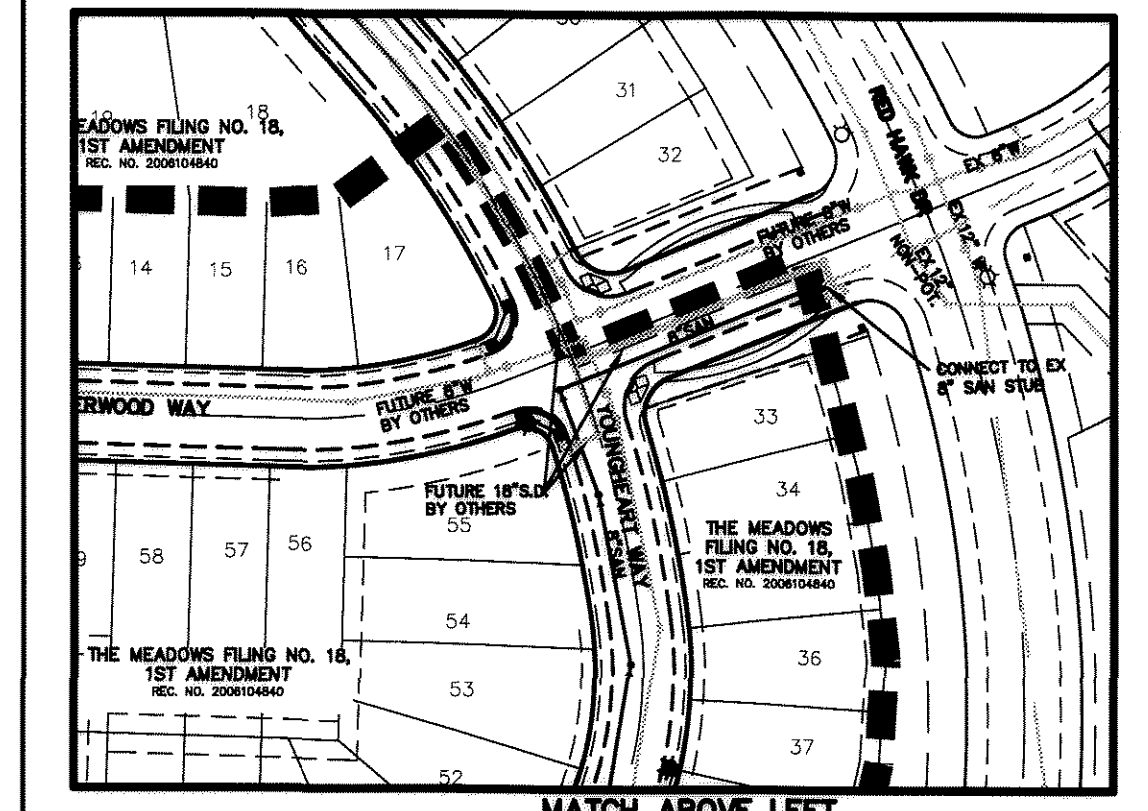
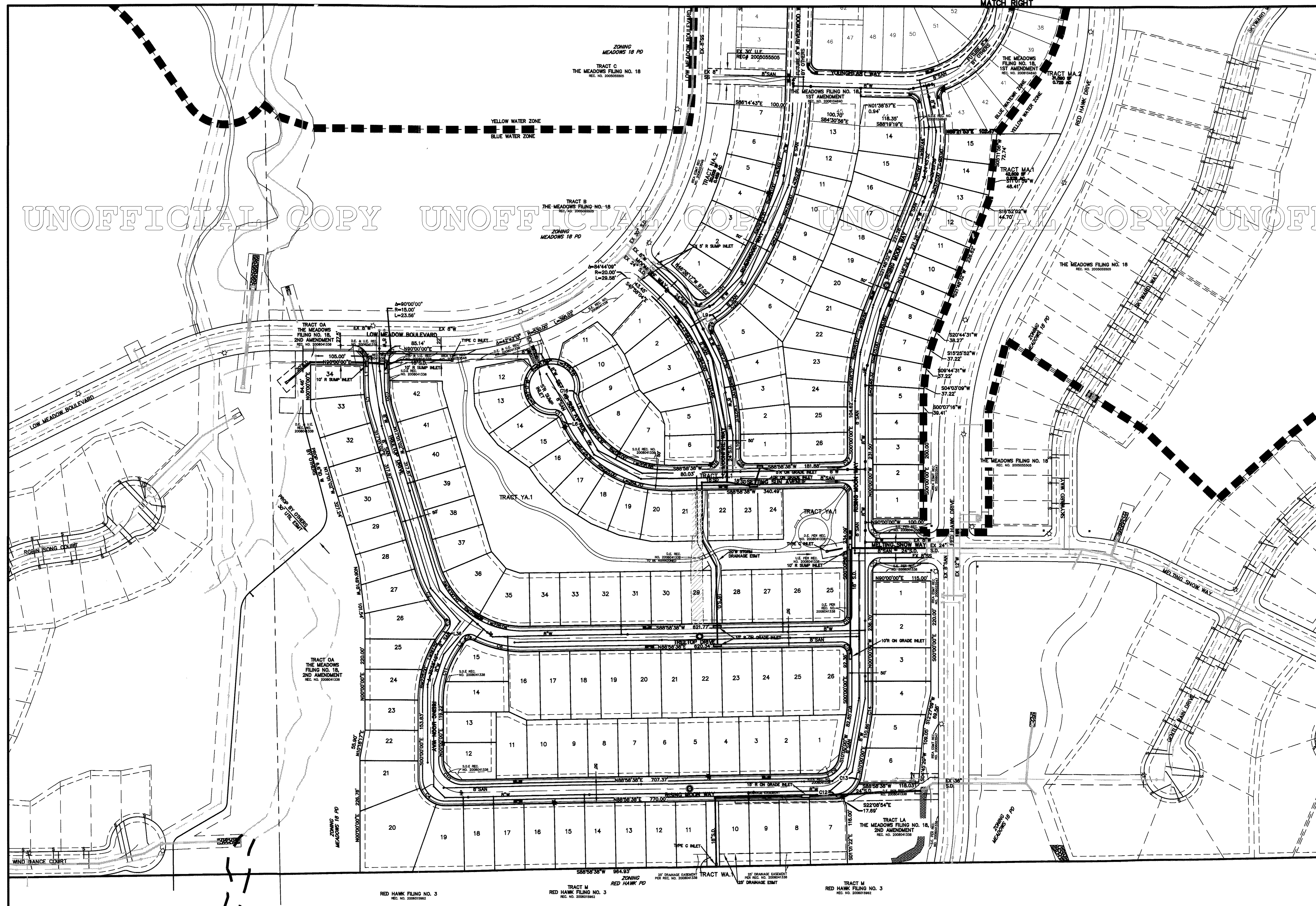
PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 8

KEYMAP



LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT
- - - CENTER LINE OF ROAD
- - - FLOWLINE
- ⊕ CROSS PAN
- ⊙ BLOCK NUMBER
- ⊛ EXIST. STREET LIGHT
- ⊛ PROP. STREET LIGHT
- ⊖ EXISTING SANITARY SEWER W/ MANHOLE
- ⊖ PROP. SANITARY SEWER W/ MANHOLE
- ⊕ EXISTING WATER LINE W/ FIRE HYDRANT
- ⊕ PROP. WATER LINE W/ FIRE HYDRANT
- ⊕ EXISTING GATE VALVE
- ⊕ PROP. GATE VALVE
- ⊕ PROP. BLOW OFF
- ⊕ EXISTING STORM SEWER
- ⊕ PROP. STORM SEWER
- ⊕ WATER ZONE BOUNDARY
- ⊕ EXISTING INLET
- ⊕ PROP. INLETS
- ⊕ PROP. HEADWALL
- ⊕ EXISTING RIPRAP
- ⊕ PROP. FLORED END SECTION W/ RIP RAP



SCALE: 1" = 100'

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INITIAL SUBMITTAL DATE:
NOV 29, 2012

**THE MEADOWS FILING NO. 18
SITE DEVELOPMENT PLAN AMENDMENT NO.8
UTILITY PLAN
SHEET 4 OF 8**

SDP12-0002

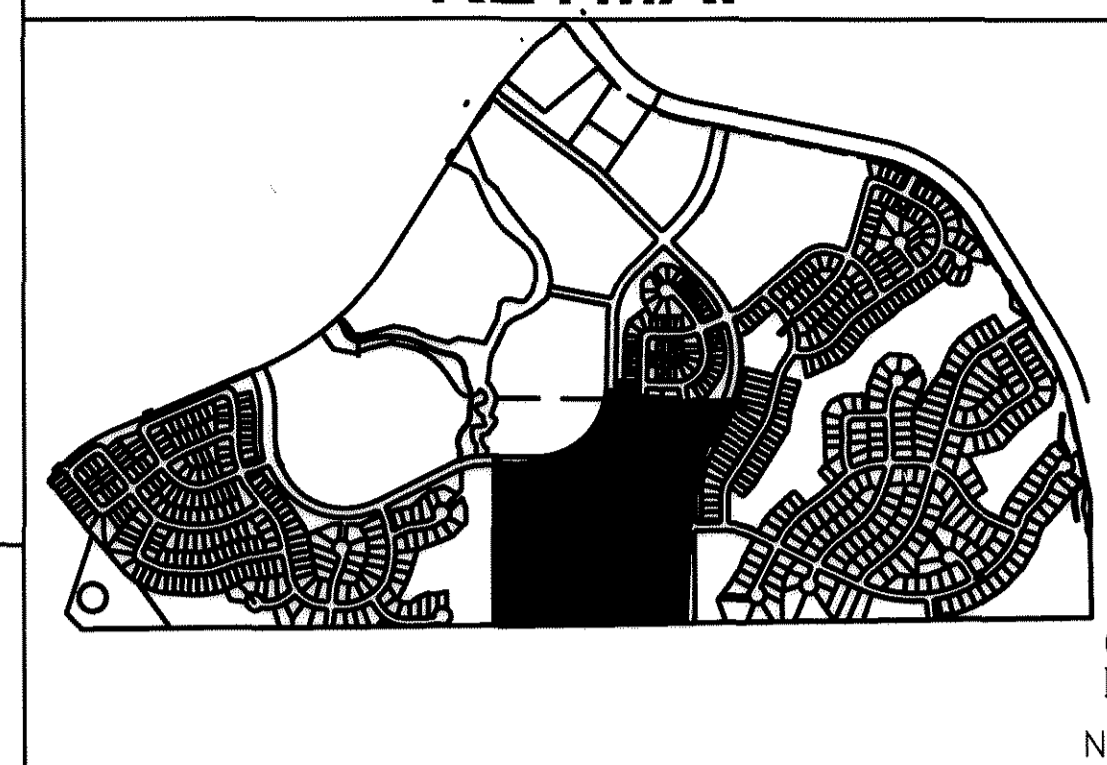
THE MEADOWS FILING NO. 18

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHWEST ONE-QUARTER OF SECTION 34,
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SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

SHEET 5 OF 8

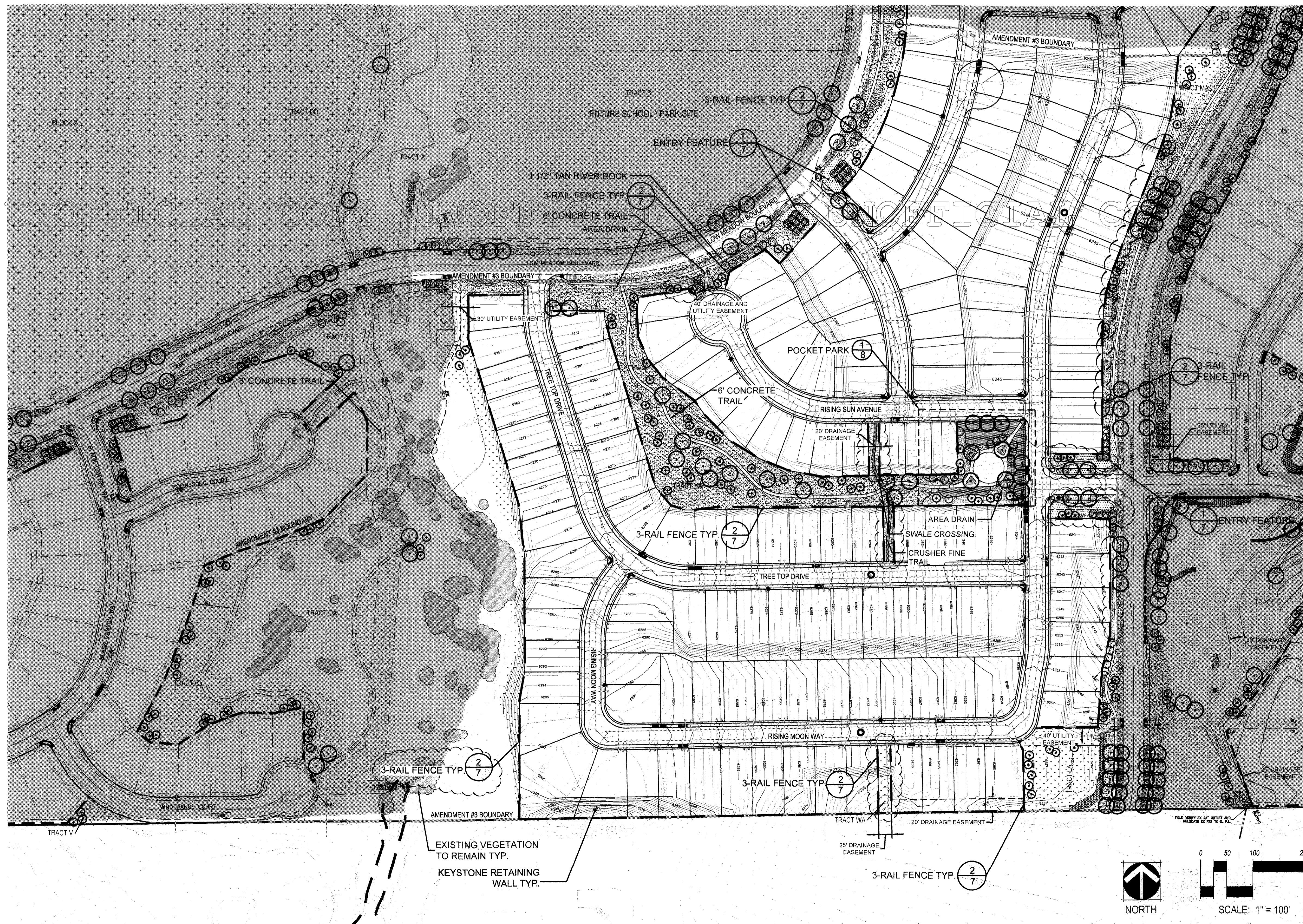
KEYMAP



LEGEND

	Deciduous Canopy Trees		Existing Vegetation To Remain
	Evergreen Trees		Proposed Street Light
	Deciduous Ornamental Trees		Fire Hydrant
	Shrubs and Ornamental Grasses		Mail Kiosk
	Irrigated Texas Hybrid Bluegrass 'Reveille' Turf Grass		3-Rail Fence
	Irrigated Fescue Turf Grass		Sight Triangle
	Irrigated Tall Grass		Crusher Fines Trail
	Non-Irrigated Tall Grass		
	Wildflower Mix		
	Perennial Bed		

NOTES:
 1. ANY LANDSCAPE REVISIONS MAY BE ADMINISTRATIVELY APPROVED BY THE TOWN STAFF AS LONG AS IT MEETS THE COMPOSITE IRRIGATED LANDSCAPE RATING IDENTIFIED IN THE IRRIGATED PUBLIC AREA WATER CONSERVATION CODE IN EFFECT AS OF FEBRUARY 2004.
 2. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF DROUGHT TOLERANT TREES, SHRUBS AND AREAS LABELED AS 'NON-IRRIGATED TALL GRASS SEED' WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
 3. ALL AREAS ADJACENT TO OPEN SPACE AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED IN NON-IRRIGATED TALL GRASS UNLESS OTHERWISE INDICATED ON PLAN.
 4. ALL WALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED ON PLAN.



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**THE MEADOWS FILING NO. 18
 SITE DEVELOPMENT PLAN AMENDMENT NO.8
 LANDSCAPE PLAN
 SDP12-0002 SHEET 5 OF 8**

THE MEADOWS FILING NO. 18

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHWEST ONE-QUARTER OF SECTION 34,
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SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

SHEET 6 OF 8

NOTES

- ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1 AND TOWN OF CASTLE ROCK REQUIREMENTS. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) ARE THE RESPONSIBILITY OF THE HOMEOWNER.
- ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE, INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
- STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY AND UTILITY LOCATIONS. TOTAL TREES TO BE PLANTED WILL NOT BE REDUCED.
- REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, & HC RAMPS.
- IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. TRAILS SHALL BE FIELD LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE TO ACHIEVE THIS END.
- MINIMUM SOIL AMENDMENT FOR TURF AREAS SHALL BE FOUR CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET AND LANDSCAPE PLANTING AREAS SHALL BE TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES.
- PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT FOR THE LANDSCAPE AREA.
- THE LANDSCAPE PLAN SHALL MEET TOCR LANDSCAPE REGULATIONS AND PRINCIPLES AT TIME OF FINAL PD APPROVAL AND IRRIGATION PLANS MEET REGULATIONS AND WATER USE MANAGEMENT PLAN AT TIME OF CONSTRUCTION.
- MONOCULTURE BLUE GRAMA SEED AREAS SEEDED AT 22 LBS/ACRE.
- INSTALLATION AND MAINTENANCE OF LANDSCAPE AND IRRIGATION SHALL BE BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTS, CUT SLOPES AND BERMS SHALL BE PLACED IN A RIGHT DISTANCE EASEMENT.
- IRRIGATION SYSTEM SHALL HAVE A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- ALL SHRUB AND PERENNIAL FLOWER BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, DOUBLE SHREDDED CEDAR BARK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.

COMPOSITE LANDSCAPE WATER USE RATING: WITH THE USE OF IRRIGATED TALL GRASS SEED ALONG THE COLLECTOR AND ARTERIAL ROAD STREETSCAPES AND FINE FESCUE SOD AT PROMINENT ENTRY POINTS. PARKS SEEDED WITH BLUEGRASS TURF. MONOCULTURE TALL GRASS SEED AND SHRUB BEDS IN MEDIANS.

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT	LWU RATING (IWR/5.0) (LWUR)	QUANTITY & UNIT	IRRIGATED AREA (sf)	COMPOSITE LWU RATING	TOTAL AREA
Reveille Bluegrass Turf (Seed)	High	Parks	Spray	19 IN/YR	3.8	32,365	122,987	32,365	
Fine Fescue Grass (Sod)	Moderate	Entries	Spray	15 IN/YR	3	174,658	523,974	174,658	
Irrigated Tall Grass (Seed)	Low	Open Space	Spray	10 IN/YR	2	330,548	661,096	330,548	
Irrigated Monoculture Grass	Moderate	Medians	Spray	12 IN/YR	2.4	22,978	55,147	22,978	
Wildflower (Seed)	Moderate	Accent Areas	Spray	15 IN/YR	3	23,981	71,943	23,981	
Shrub Bed (Irrigation, Fabric Mulch and Edger)	Low	Entries	Spray	10 IN/YR	2	88,418	176,836	88,418	
Ornamental Tree Irrigation	Low	Streetscapes	Drip	10 IN/YR	2	59 ea.	11,800	23,600	11,800
Evergreen Tree Irrigation	Low	Streetscapes	Drip	10 IN/YR	2	42 ea.	8,400	16,800	8,400
Canopy Tree Irrigation	Low	Streetscapes	Drip	10 IN/YR	2	270 ea.	54,000	108,000	54,000
Perennials	Low	Accent Areas	Spray	10 IN/YR	2	6,853	13,706	6,853	
TOTAL							754,001	1,774,089	754,001
TOTAL COMPOSITE LAND USE WATER RATING (C/LWUR: sum LWUR IA/TA)									2.35

LANDSCAPE ZONE	LWU RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

NOTE: THE IRRIGATION WATER REQUIREMENTS (IWRs) ARE BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

LANDSCAPE SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED FINE FESCUE TURF	174,658	5.2%
IRRIGATED REVEILLE BLUEGRASS	29,478	0.9%
IRRIGATED TALL GRASS	620,033	18.3%
IRRIGATED WILDFLOWERS	24,949	0.7%
NON-IRRIGATED TALL GRASS	2,435,570	72.1%
IRRIGATED PERENNIALS	6,853	0.2%
IRRIGATED SHRUBS	88,418	2.6%
TOTAL AREA LANDSCAPE	3,378,663	100%
NON-DISTURBED AREAS	927,882 SF	
REQUIRED TREES/SHRUBS:	N/A	
PROVIDED TREES/SHRUBS:	1,491 TREES 7,510 SHRUBS/GRASSES	

NOTES

- LANDSCAPE SUMMARY TABLE EXCLUDES AREAS OF EROSION CONTROL SEED.
- POCKET PARKS AREA SUMMARY
TRACT E: 8,706 SF IRRIGATED REVEILLE BLUEGRASS TURF
TRACT T: 10,235 SF IRRIGATED REVEILLE BLUEGRASS TURF
TRACT YA: 10,986 SF IRRIGATED REVEILLE BLUEGRASS TURF

IRRIGATION SYSTEM NOTES

- IRRIGATION SHALL OCCUR DURING REGULAR LARGE IRRIGATOR HOURS BETWEEN 11 P.M. AND 4 A.M. EVERY THIRD DAY USING THE CIRCLE, DIAMOND, AND SQUARE SYSTEM.
- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
- THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 50-80 GPM (AS NOTED ON PLANS). THE STATIC PRESSURE AVAILABLE AT THE SITE IS 80 PSI MIN. NO BOOSTER PUMP WILL BE REQUIRED.

IRRIGATION DESIGN APPROACH

TURF AREAS

SMALL AREAS (10 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH DRIP OR SUB-SURFACE IRRIGATION. NO SPRAY IRRIGATION IS ALLOWED IN AREAS 10' OR LESS.

SHRUB BED AREAS

SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.

PERENNIAL AND ANNUAL BED AREAS

PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10'-0" O.C.

EROSION CONTROL SEED NOTES

SEEDING AND MULCHING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- AREA OF SEEDING AND MULCHING.
- TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
- ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSE PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
- SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4" INCH AND NOT MORE THAN 3/4" INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
- IF THE PERMITEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4" INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
- TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS. (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.8 +/- 0.2%; ASH CONTENT = 2.7 +/- 0.2%; FIBER = 4.0 +/- 0.4%; PH 1% SOLUTION = 6.5 +/- 0.5. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. 6, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

- ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
- SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
- RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
- NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
- REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	BOUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOTS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

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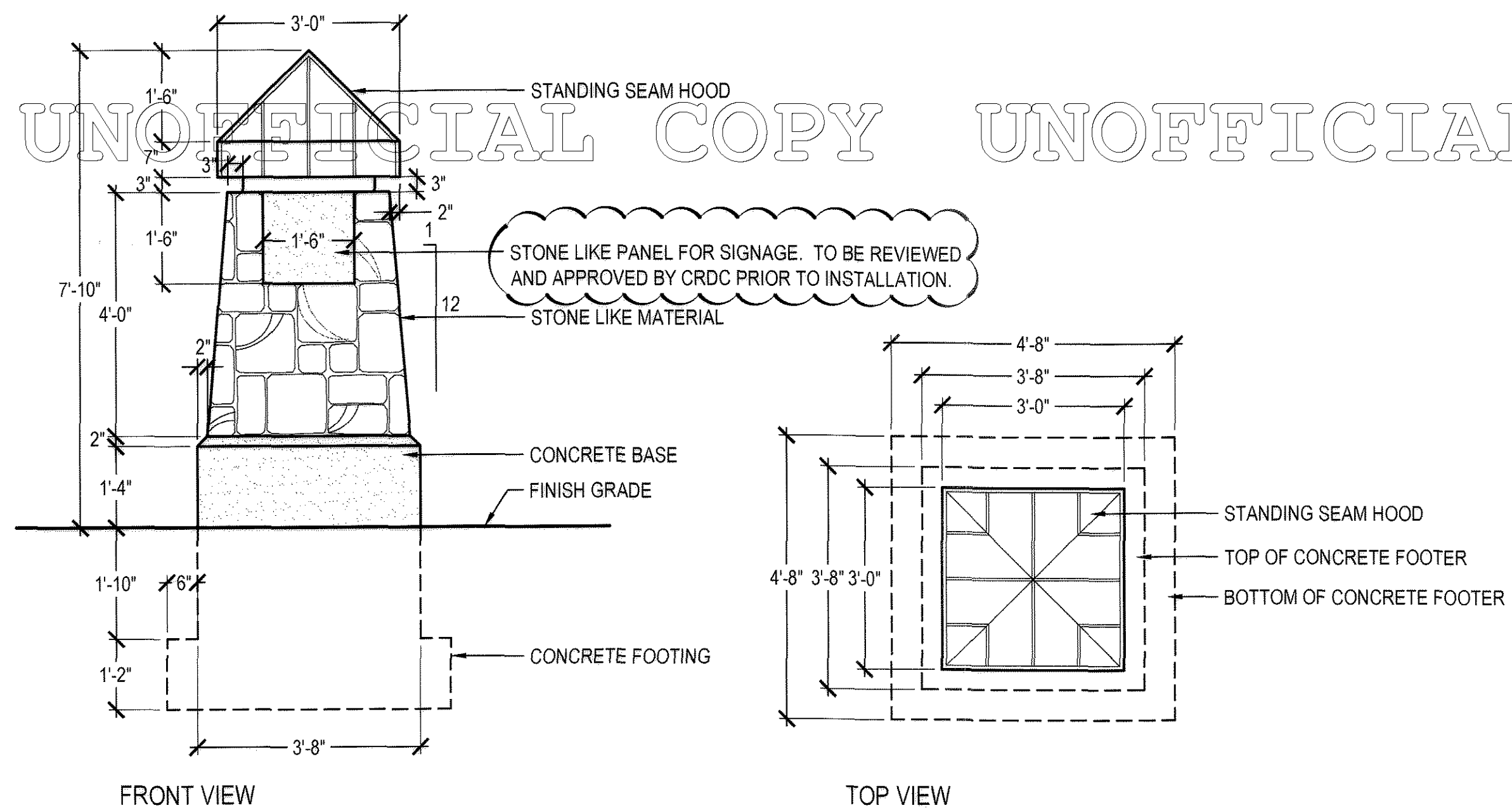
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SITE DEVELOPMENT PLAN AMENDMENT NO.8
LANDSCAPE NOTES & CHARTS
SDP12-0002 SHEET 6 OF 8

THE MEADOWS FILING NO. 18

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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

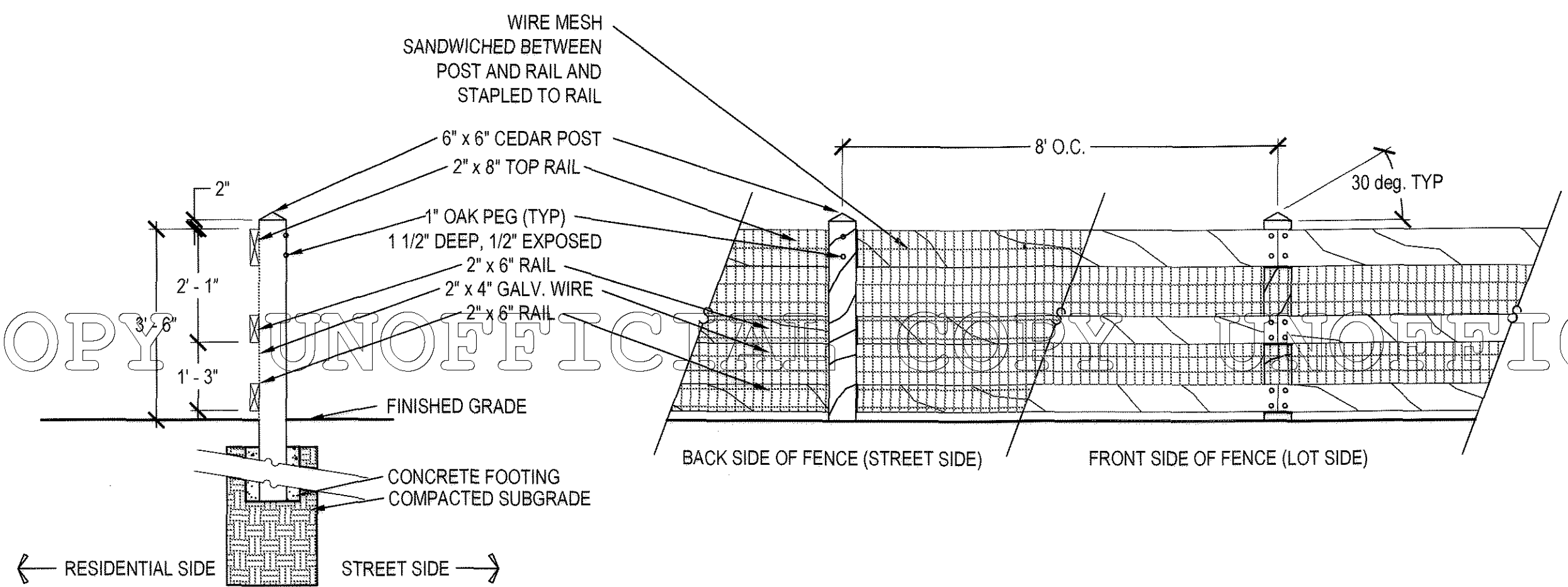
SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

SHEET 7 OF 8



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

1 MEDIUM COLUMN
Scale: 1/2" = 1'



- FENCE NOTES:**
1. ALL FENCE MAINTENANCE AND REPAIR (INCLUDING THE FENCES SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE LOT OWNER.
 2. ALL TRANSITIONS FROM OPEN RAIL FENCE TO PRIVACY FENCE SHALL BE GRADUAL & AT LEAST 6 FEET IN LENGTH.
 3. FENCES SHOWN ON THESE DRAWINGS SHALL BE OF WESTERN RED CEDAR NO.2, DRY ROUGH SAWN, 4 SIDES STAINED WITH OLYMPIC WEATHER SCREEN SEMITRANSSPARENT STAIN #716 NATURAL TONE CEDAR.
 4. FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
 5. REFER TO THE APPROVED ARCHITECTURAL GUIDELINES FOR THE APPLICABLE HOMEOWNERS ASSOCIATION FOR MORE INFORMATION REGARDING FENCE CONSTRUCTION.
 6. GALVANIZED WIRE MESH IS REQUIRED ON ALL OPEN RAIL FENCES SHOWN ON THESE DRAWINGS FOR PET ENCLOSURE.

SPECIAL NOTE: FENCES SHALL NOT BE BUILT WITHIN SIGHT DISTANCE EASEMENTS. SEE LOTS 6A.1 & 7A.1 BLOCK 17 FOR EXAMPLE OF WHERE THIS RESTRICTION APPLIES.

2 3-RAIL OPEN FENCE

NOT TO SCALE

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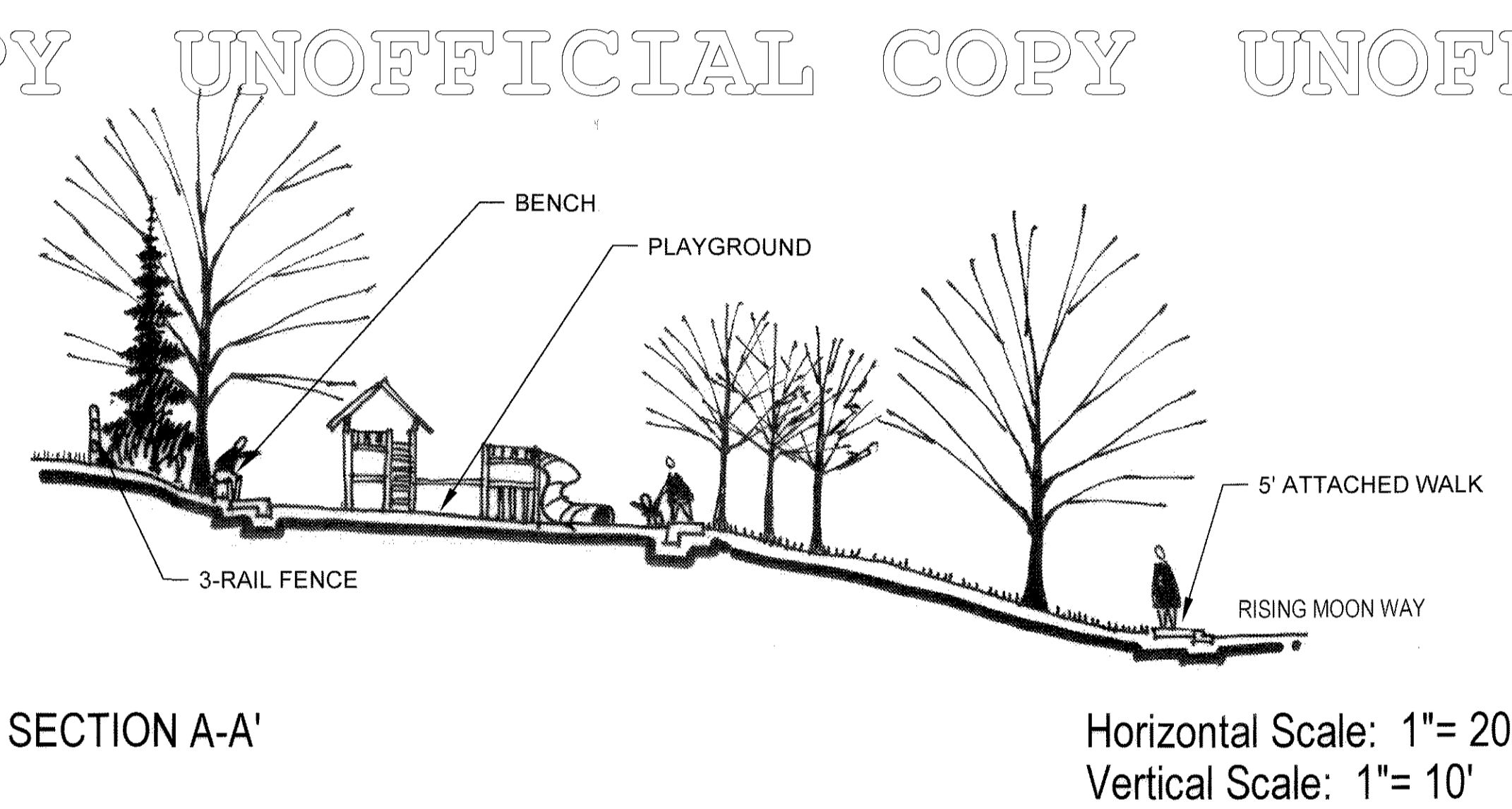
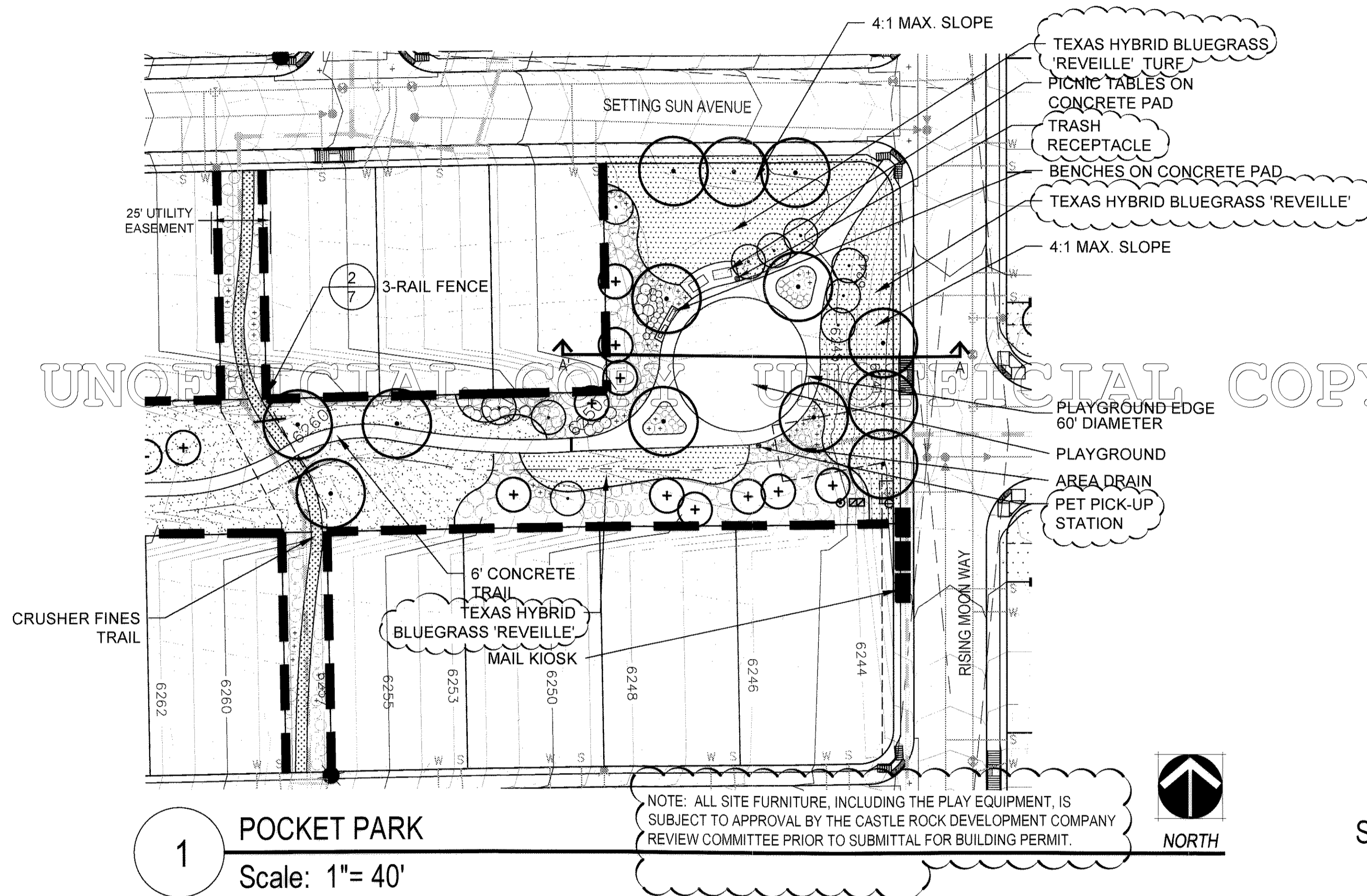
INITIAL SUBMITTAL DATE:
 NOV 21, 2012

THE MEADOWS FILING NO. 18

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND THE SOUTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN AMENDMENT NO.8 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #3)

SHEET 8 OF 8



LEGEND

- Deciduous Canopy Trees
- ⊗ Evergreen Trees
- ⊗ Deciduous Ornamental Trees
- ⊗ Shrubs and Ornamental Grasses
- Existing Vegetation To Remain
- ⊗ Proposed Street Light
- Fire Hydrant
- Mail Kiosk
- Irrigated Texas Hybrid Bluegrass 'Reveille' Turf Grass
- Irrigated Fescue Turf Grass
- Irrigated Tall Grass
- Non-Irrigated Tall Grass
- Wildflower Mix
- Perennial Bed
- 3-Rail Fence
- △ Sight Triangle
- Crusher Fines Trail

NOTES:

1. ANY LANDSCAPE REVISIONS MAY BE ADMINISTRATIVELY APPROVED BY THE TOWN STAFF AS LONG AS IT MEETS THE COMPOSITE IRRIGATED LANDSCAPE RATING IDENTIFIED IN THE IRRIGATED PUBLIC AREA WATER CONSERVATION CODE IN EFFECT AS OF FEBRUARY 2004.
2. ALL LANDSCAPE AREAS SHOWN ON THIS SHEET, WITH THE EXCEPTION OF DROUGHT TOLERANT TREES, SHRUBS AND AREAS LABELED AS 'NON-IRRIGATED TALL GRASS SEED' WILL BE IRRIGATED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACK FLOW PREVENTORS WILL BE LOCATED, SIZED AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN. NATIVE PLANTS WILL BE HAND WATERED DURING INITIAL ESTABLISHMENT.
3. ALL AREAS ADJACENT TO OPEN SPACE AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDDED IN NON-IRRIGATED TALL GRASS UNLESS OTHERWISE INDICATED ON PLAN.
4. ALL WALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED ON PLAN.

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