

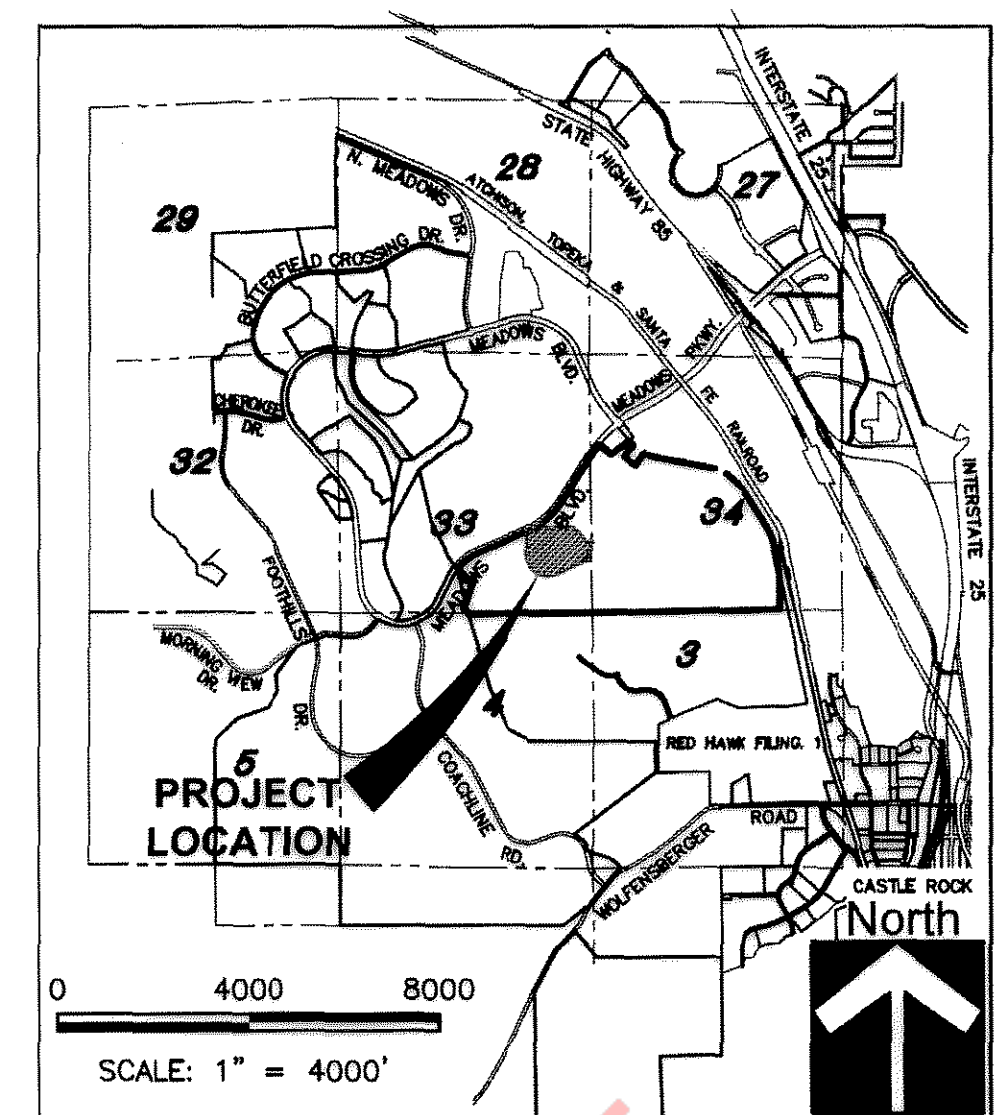
# THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.9 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #6)

PORTIONS OF THE SE 1/4 OF SECTION 33, AND SW 1/4 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 10

**GENERAL NOTES:**

1. 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.
2. A PRELIMINARY DRAINAGE STUDY FOR THIS AREA HAS BEEN PREPARED BY ENGINEERING PARTNERS, INC. AND IS INCLUDED AS PART OF THIS SUBMITTAL.
3. ALL STREETS SHOWN HEREON, IF NOT ALREADY DEDICATED, WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
4. 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.
5. ALL MEADOWS FILING 18, AMENDMENT 10 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.
6. ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO THE TOWN.
7. SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
8. STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
9. UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL CONSTRUCTION DESIGN.
10. ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMPS. ALL 'T' INTERSECTIONS SHALL HAVE THREE (3) HANDICAP RAMPS.
11. 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.
12. NO FEDERAL EMERGENCY MANAGEMENT AGENCY-DELINEATED FLOODPLAIN EXISTS IN THE MEADOWS FILING 18, AMENDMENT 10, AS REFLECTED ON FLOOD INSURANCE RATE MAP NUMBER 080050 0170 C, REVISION DATE SEPTEMBER 30, 1987. NO WETLANDS EXIST WITHIN MEADOWS FILING 18, AMENDMENT 10.
13. ZONING IS PER THE MEADOWS PRELIMINARY PD SITE PLAN - FOURTH AMENDMENT - RECORDED JULY 10, 2003, RECEPTION NUMBER 2003102969.
14. ALL WATER AND SANITARY SEWER MAINS LOCATED WITHIN MEADOWS FILING 18, AMENDMENT 10 SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
15. THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE IN ACCORDANCE WITH MARKET CONDITIONS.
16. ALL EASEMENTS (ACCESS, UTILITY, ETC.) LOCATED OUTSIDE OF THE MEADOWS FILING 18 AMENDMENT 10 WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
17. 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.
18. 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.
19. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) 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, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE LINES.



VICINITY MAP  
 MEADOWS FILING 18 SITE DATA - TRACT DD

1) TOTAL NO. PROPOSED DWELLING UNITS	108
2) SINGLE FAMILY EQUIVALENT (SFE) UNITS	108
IRRIGATION AREA	5
TOTAL SFE'S	= 113
3) MAXIMUM BUILDING HEIGHT	= 35'
4) SETBACKS/BLDG SEPARATION	SEE SHEET 2
5) GROSS AREA	1126,213 SF (25.854 AC)
6) OPEN SPACE/LANDSCAPED AREA	
TRACT A	73,600 SF (1.69 AC)
TRACT B	2,812 SF (0.065 AC)
TRACT C	7,982 SF (0.183 AC)
TRACT D	59,293 SF (1.361 AC)
TRACT E	43,202 SF (0.992 AC)
TOTAL OPEN SPACE	= 186,889 SF (4.290 AC) = 16.59% OF GROSS AREA
7) LARGEST LOT AREA	14,167 SF
8) SMALLEST LOT AREA	5,000 SF
9) ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.	

PLANNING COMMISSION RECOMMENDATION

This Site Development Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado on the 25<sup>th</sup> of July, 2013.

*[Signature]* 14 August 2013  
 CHAIR DATE

*[Signature]* 8/14/2013  
 DIRECTOR OF DEVELOPMENT SERVICES DATE

**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.

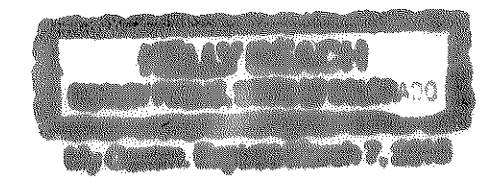
**OWNER:**

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
 BY: *[Signature]* AS President

**NOTARY CERTIFICATE**

STATE OF COLORADO  
 COUNTY OF Denver  
 SUBSCRIBED AND SWORN BEFORE ME THIS 12<sup>th</sup> DAY OF August, 2013  
 BY Jim Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 3-7-14  
 NOTARY PUBLIC Kelley Beach



**LIENHOLDER SUBORDINATION CERTIFICATE**

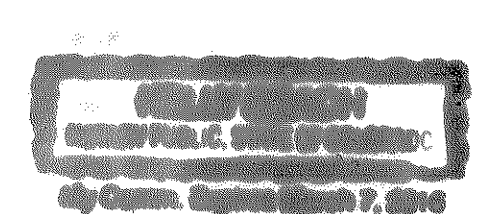
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5TH, 2004, RECEPTION # 2004081485 DOUGLAS COUNTY, COLORADO, SUBORDINATES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

BY: *[Signature]*  
 CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY  
 SIGNED THIS 12<sup>th</sup> DAY OF August, 2013

**NOTARY CERTIFICATE**

SUBSCRIBED AND SWORN BEFORE ME THIS 12<sup>th</sup> DAY OF August, 2013  
 BY John A. Fox

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 3-7-14  
 NOTARY PUBLIC Kelley Beach

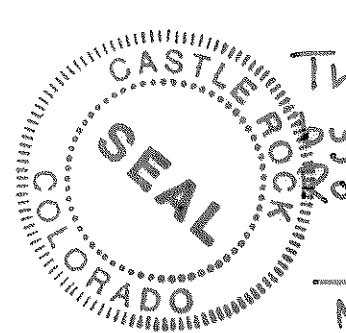


TOWN COUNCIL APPROVAL

This Site Development Plan was approved by the Town Council of the Town of Castle Rock, Colorado on the 6<sup>th</sup> day of August, 2013.

*[Signature]* 8/15/13  
 Mayor DATE

*[Signature]* 8/15/13  
 Attest: Town Clerk DATE



**ADD'L GENERAL NOTES:**

- 1 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 Amendment. 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.
- 2 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.
- 3 Approval of the Site Development Plan Amendment 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**

TRACT DD, THE MEADOWS FILING NO. 18, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 34, AND THE SOUTHEAST QUARTER OF SECTION 33, 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 SHOWN ON THIS PLAT ARE BASED UPON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. AS BEING ASSUMED TO BEAR NORTH 89°29'14" EAST.

**PURPOSE**

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT, IS TO CREATE A TOTAL OF 108 SINGLE FAMILY DWELLING UNITS.

REVISIONS		
NO.	DATE	DESCRIPTION
		INITIAL SUBMITTAL

**SURVEYOR**

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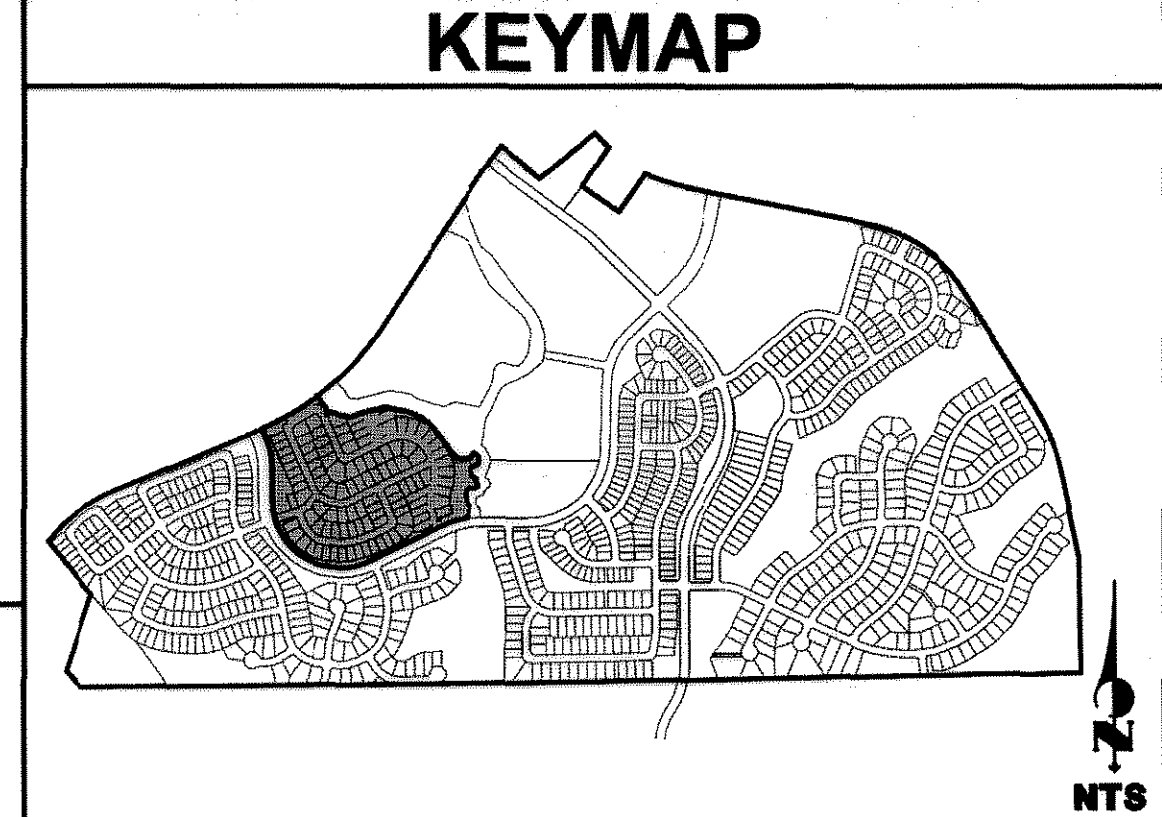
**CIVIL ENGINEER**

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CONTACT: DEREK BROWN CONTACT: SEAN MALONE #6098

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SHEET 2 OF 8



## LEGEND

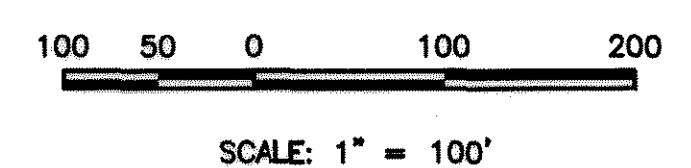
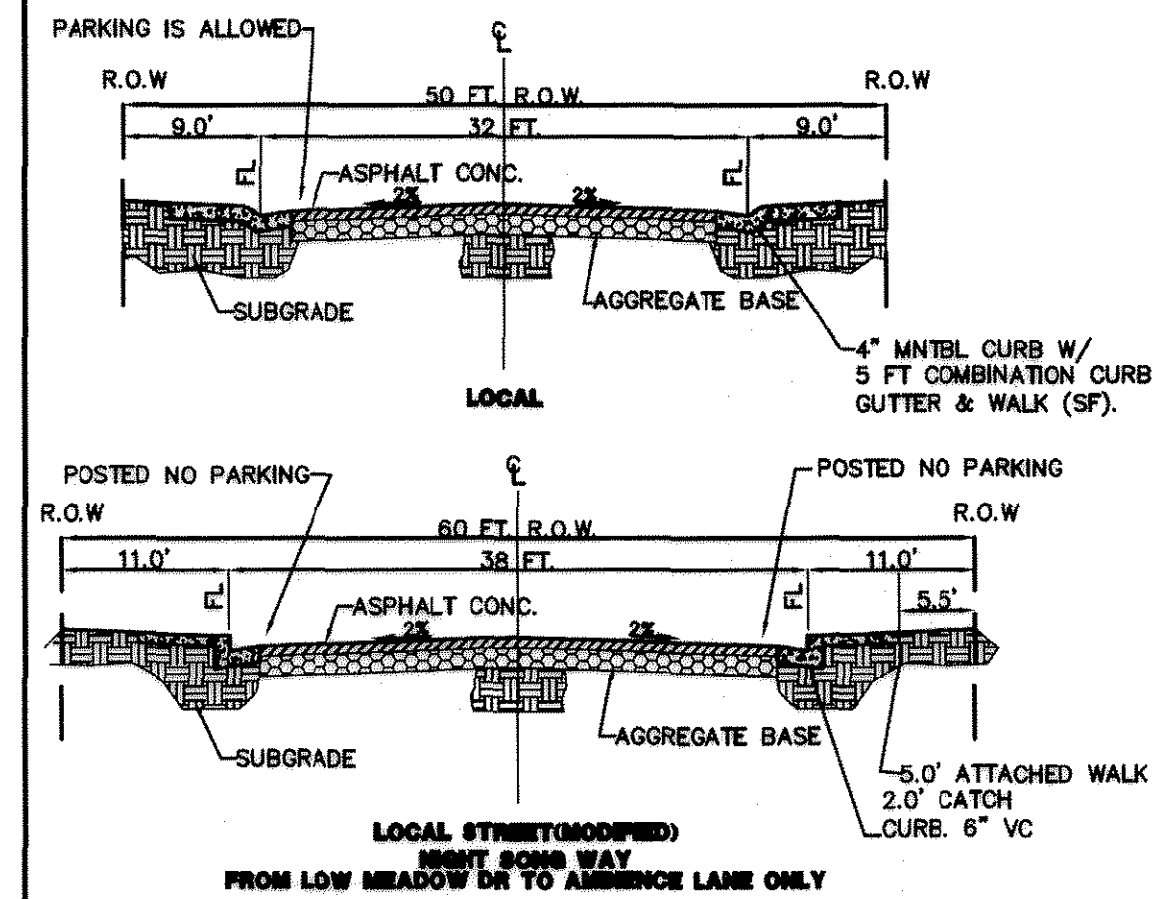
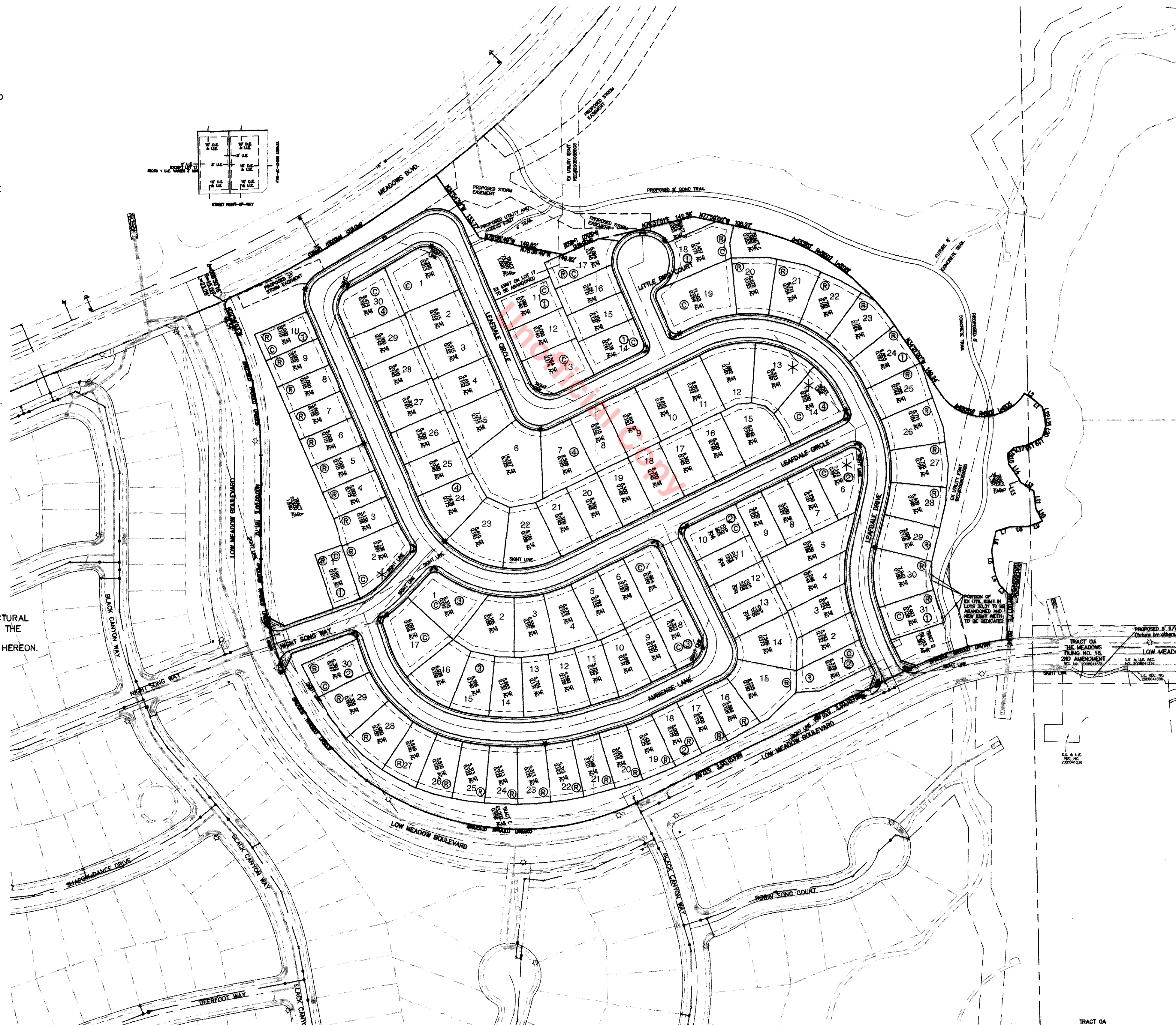
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- EXISTING STORM SEWER
- WATER ZONE BOUNDARY
- EXISTING INLET
- EXISTING RIPRAP
- PROP MAIL KIOSK

### DEVELOPMENT STANDARDS:

#### RESIDENTIAL DEVELOPMENT STANDARDS

1. THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
  - A. 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.
  - B. 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'.
  - C. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
  - A. 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'.
  - B. 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.
  - C. SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS, SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
3. 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:
  - A. FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
  - B. 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.
  - C. 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.
  - D. 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.
  - E. 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.
  - F. 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.
  - G. 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.
  - H. 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.
  - I. 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.
4. RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.
5. 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 AND ANY OTHER STRUCTURAL OR NON STRUCTURAL ENCROACHMENT IN EXCESS OF 2.5' IN HEIGHT ABOVE THE ADJACENT FLOWLINE ELEVATION IS NOT ALLOWED WITHIN THE SIGHT LINE EASEMENT OF LOTS 2 BLK 1, LOT 6 BLK 2, LOTS 13,14 BLK 4, AS SHOWN HEREON.



**DEVELOPER**  
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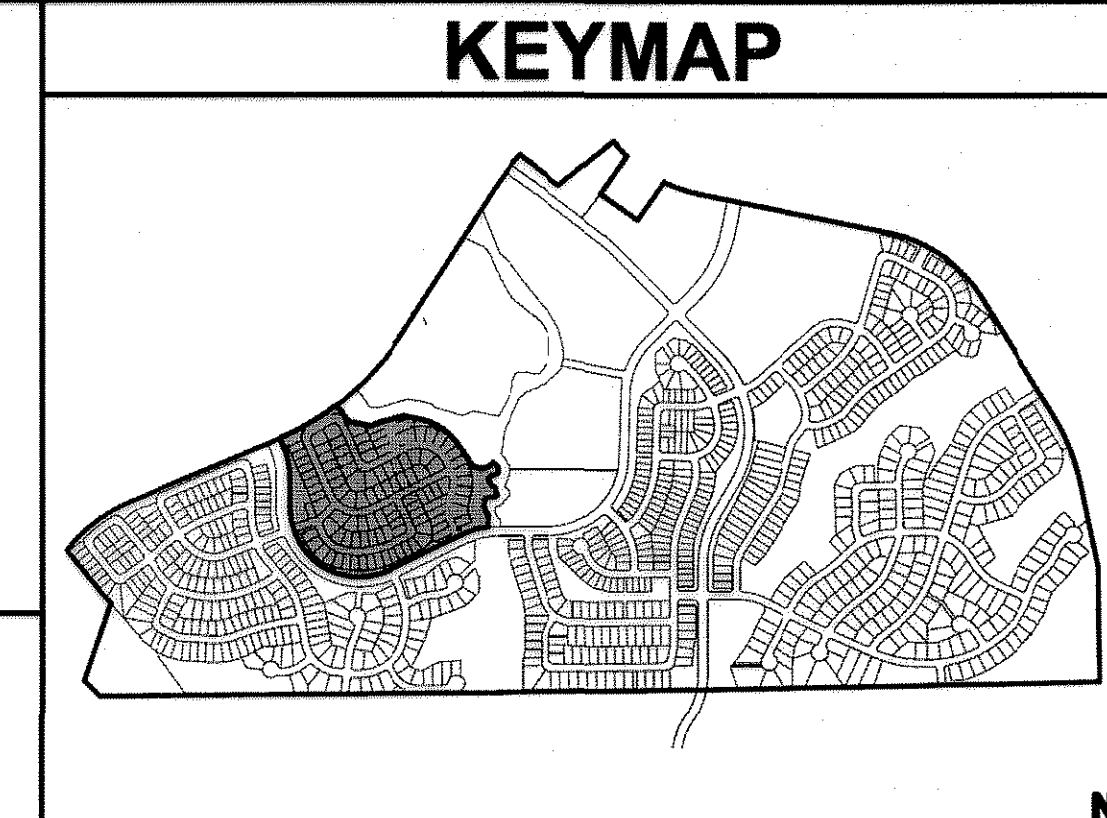
**Engineering Partners, Inc.**  
Right. On Time. INITIAL SUBMITTAL DATE: 4-9-2013  
1950 W. Littleton Blvd., Suite 109  
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main: 303.759.4444  
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**THE MEADOWS FILING NO. 18  
SITE DEVELOPMENT PLAN AMENDMENT NO.9  
SITE PLAN  
SHEET 2 OF 8**

SDP13-0007

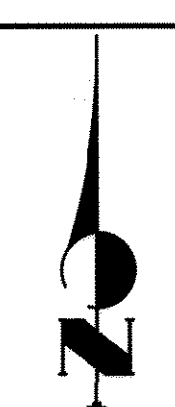
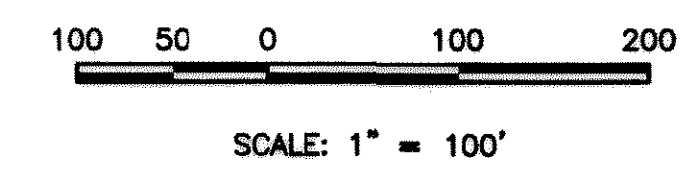
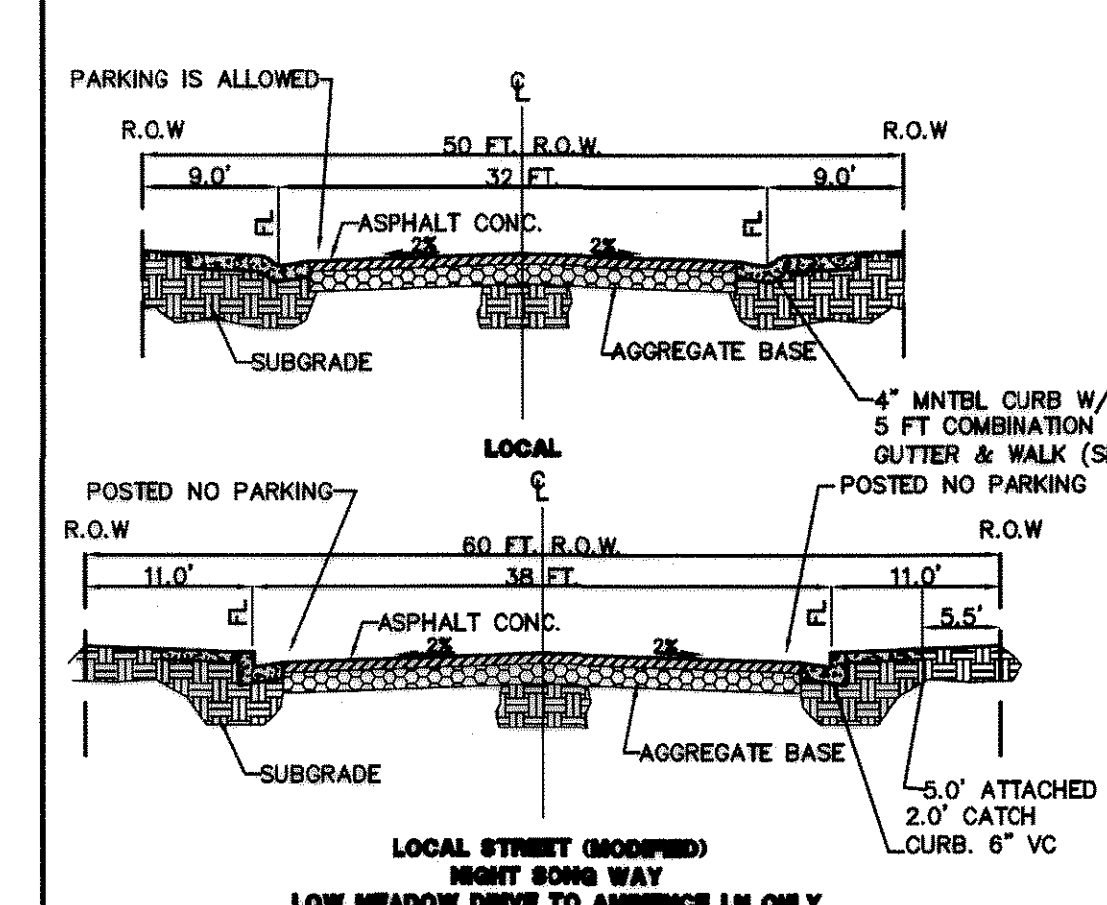
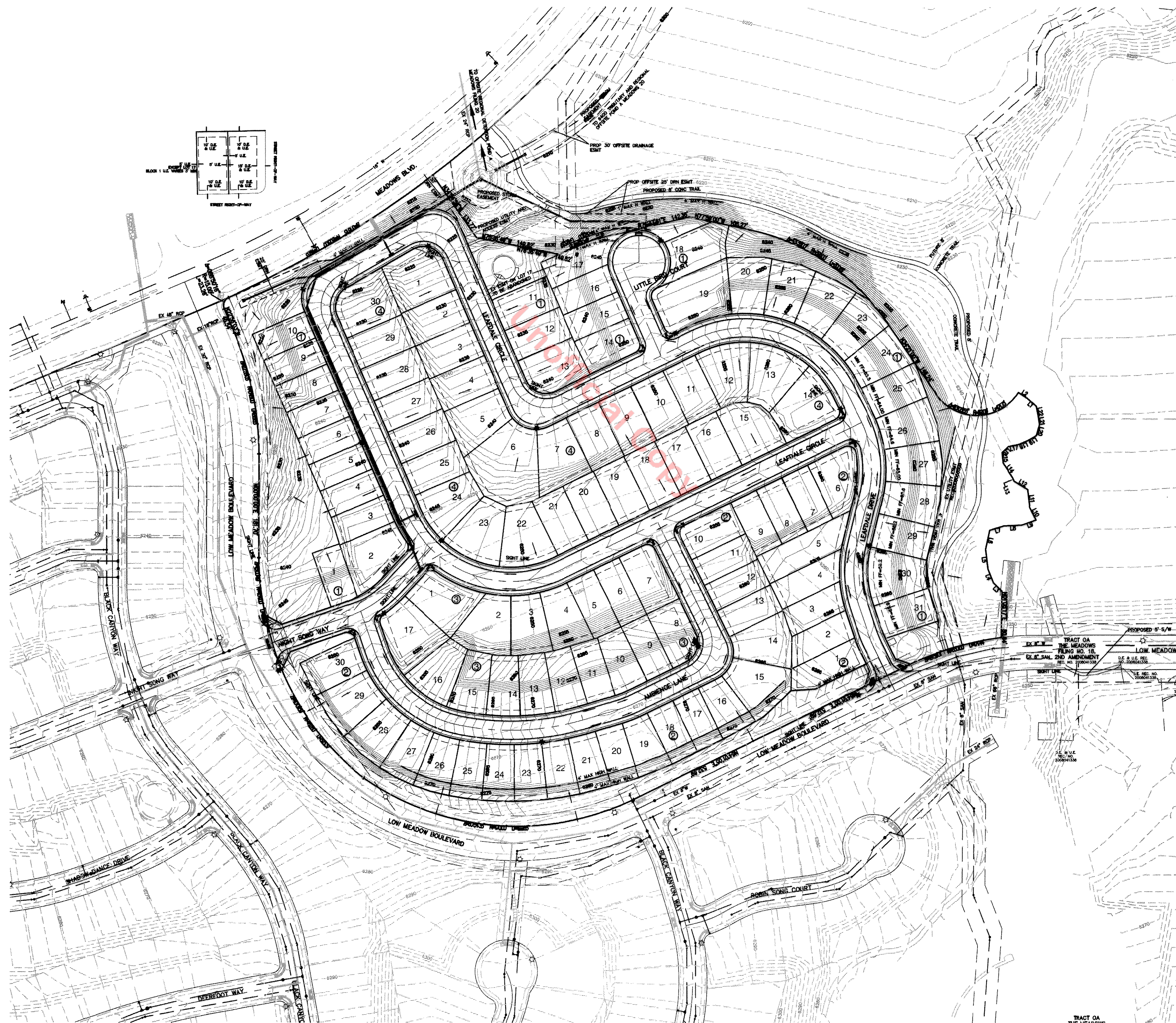
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SHEET 3 OF 8



## 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
- DRAINAGE DIRECTIONAL ARROW



**DEVELOPER**  
CASTLE ROCK DEVELOPMENT COMPANY  
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DENVER, COLORADO 80206  
PHONE NUMBER: (303) 394-8500  
FAX NUMBER: (303) 394-8508  
CONTACT: JIM RILEY

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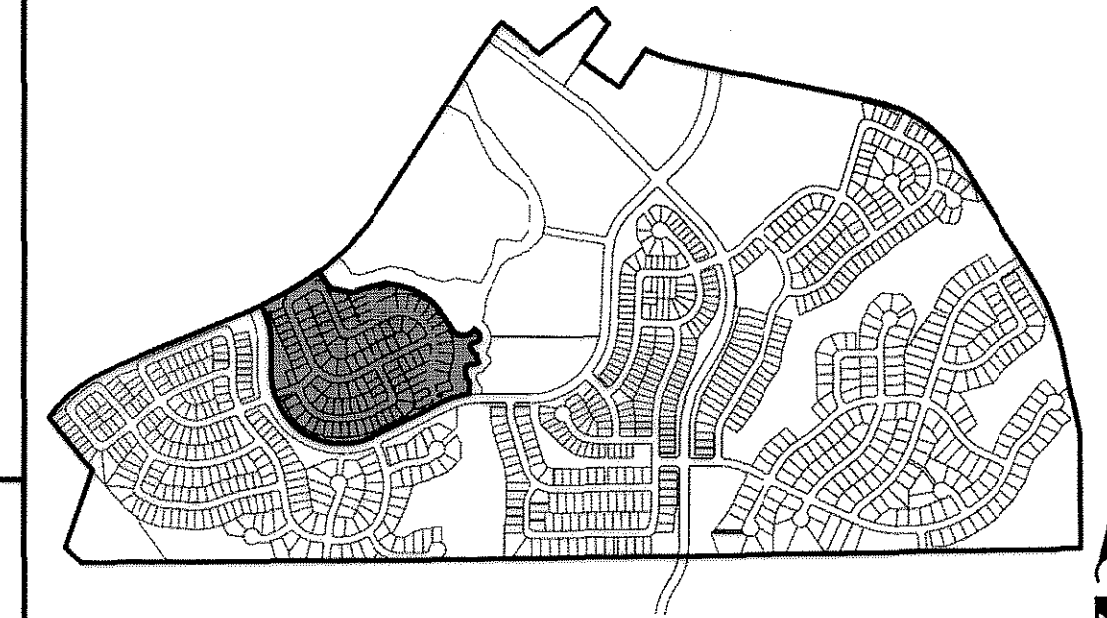
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SHEET 3 OF 8**  
SDP13-0007

# THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.9 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #6)

PORTIONS OF THE SE 1/4 OF SECTION 33, AND SW 1/4 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

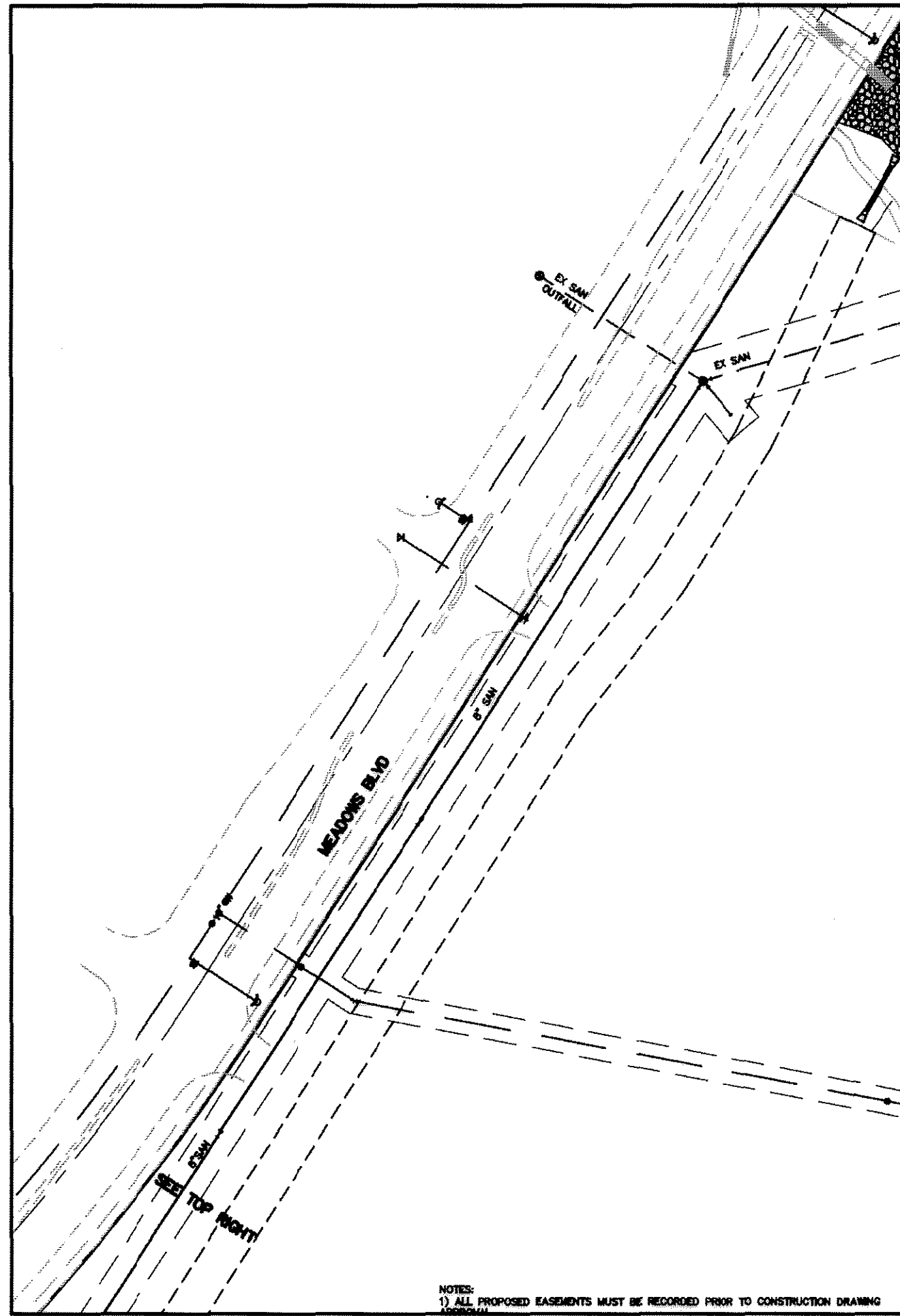
## KEYMAP



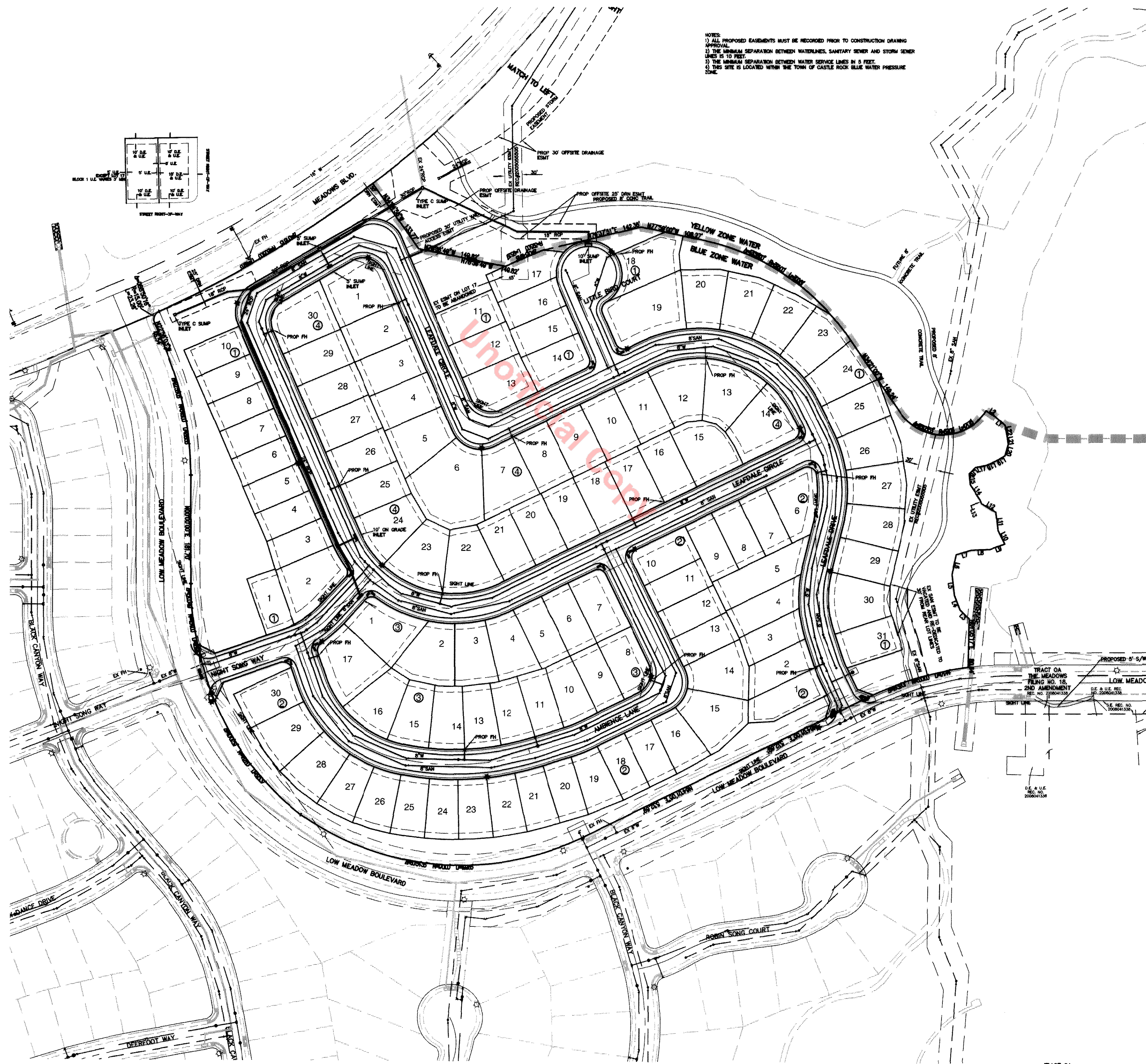
NTS

## LEGEND

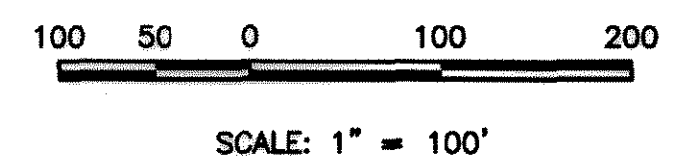
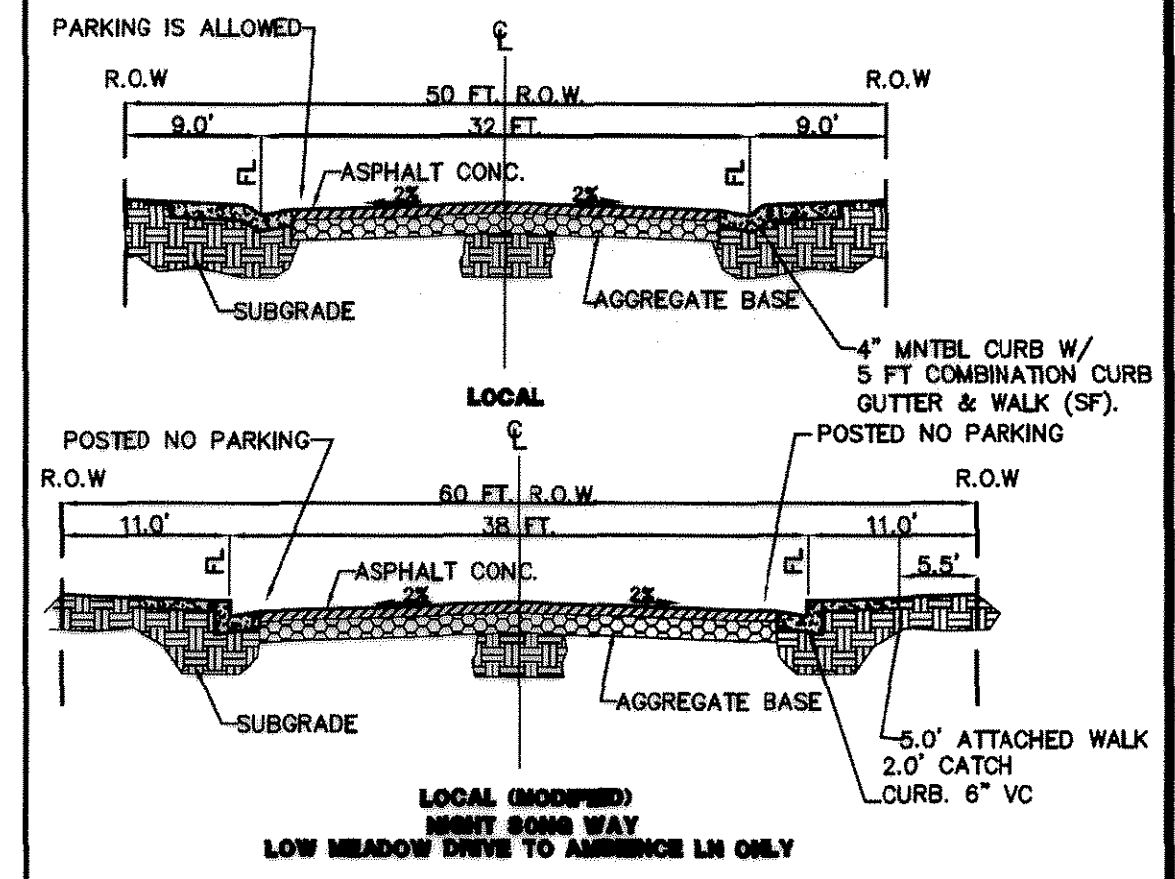
- 100-YR FEMA FLDP.
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- LINE OF SIGHT
- CENTER LINE OF ROAD
- FLOWLINE
- CROSS PAN
- ⊙ BLOCK NUMBER
- ⊙ EXIST. STREET LIGHT
- ⊙ PROP. STREET LIGHT
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING STORM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



NOTES:  
1) ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO CONSTRUCTION DRAWING APPROVAL.



NOTES:  
1) ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO CONSTRUCTION DRAWING APPROVAL.  
2) THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.  
3) THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IN 5 FEET.  
4) THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.



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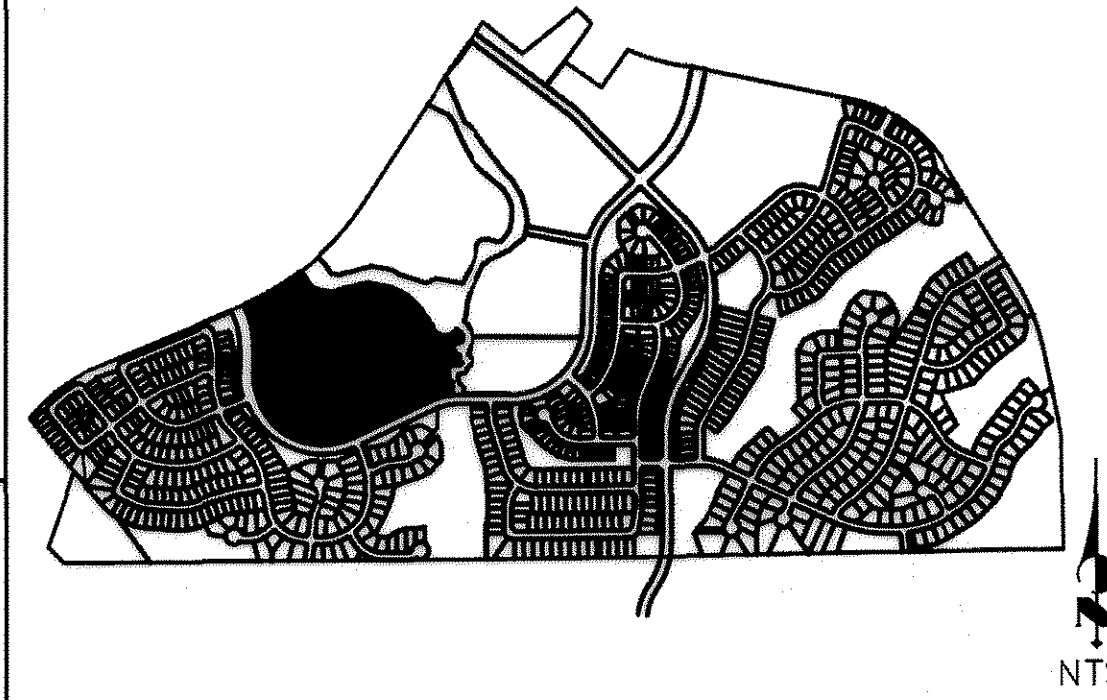
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THE MEADOWS FILING NO. 18  
SITE DEVELOPMENT PLAN AMENDMENT NO.9  
UTILITY PLAN  
SHEET 4 OF 8  
SDP13-0007

# THE MEADOWS FILING NO. 18 SITE DEVELOPMENT PLAN AMENDMENT NO.9 (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #6)

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, AND SW 1/4 SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**SHEET 5 OF 8**

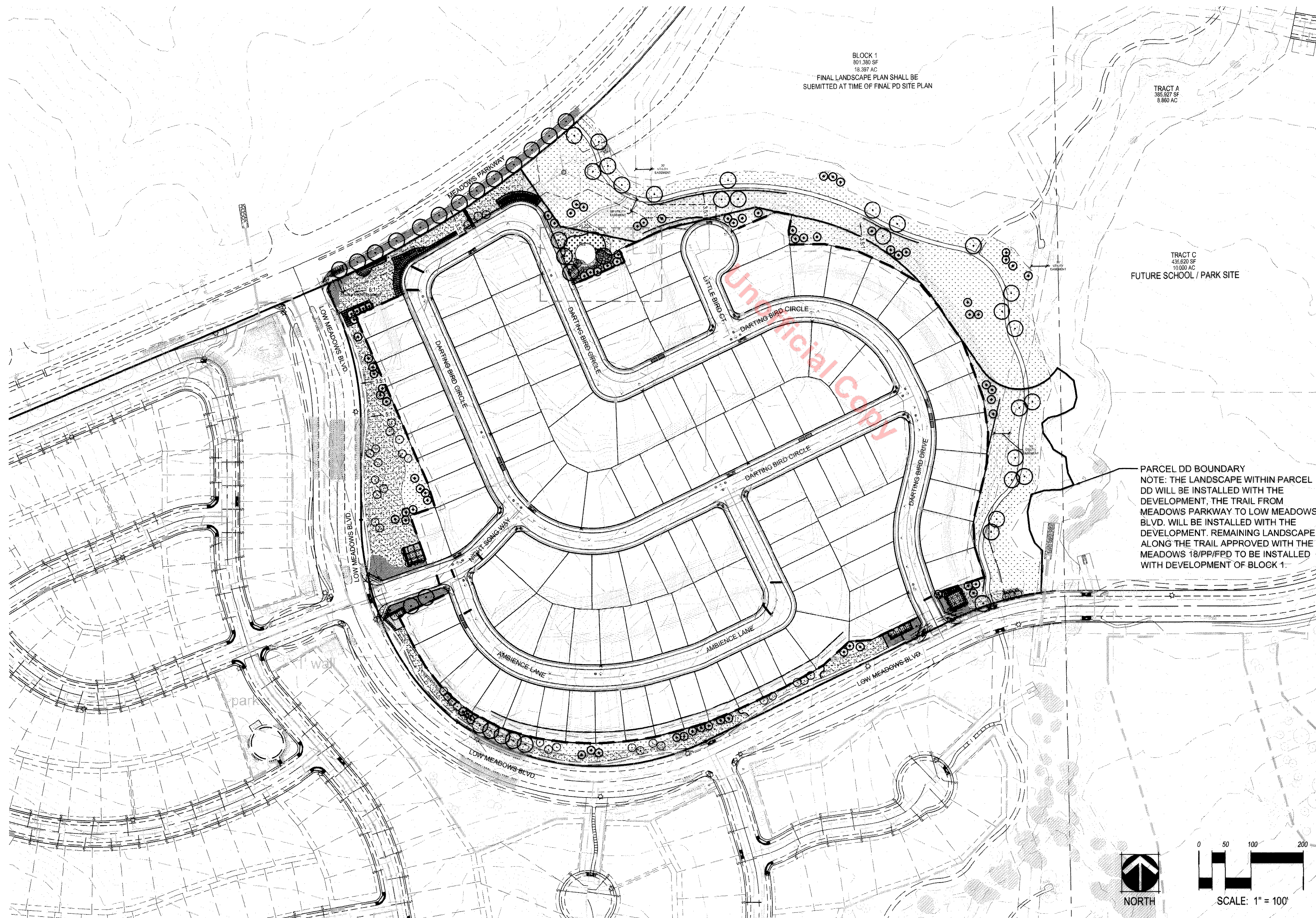
## KEYMAP



## LEGEND

	Deciduous Canopy Trees		Perennial Bed
	Evergreen Trees		Existing Vegetation To Remain
	Deciduous Ornamental Trees		Proposed Street Light
	Shrubs and Ornamental Grasses		Fire Hydrant
	Irrigated Texas Hybrid 'Reveille' Bluegrass Turf Grass (19 IN/YR)		Mail Kiosk
	Irrigated Fescue Turf Grass (15 IN/YR)		Pet Pick-Up Station
	Irrigated Tall Grass		Trash Receptacle
	Non-Irrigated Tall Grass		3-Rail Fence
	Wildflower Mix		Retaining Wall

- 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.
  5. NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
  6. 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 A SIGHT DISTANCE EASEMENT.



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INITIAL SUBMITTAL DATE:  
NOV 29, 2012

# THE MEADOWS FILING NO. 18

## SITE DEVELOPMENT PLAN AMENDMENT NO.9

### (FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #6)

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, AND SW 1/4 SECTION 34,  
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**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 SIGHT 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 GROUND COVER 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 SOAT 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	High	Parks	Spray	19 IN/YR	3.8		3,155	11,989	3,155
Irrigated Fescue Turf Grass	Moderate	Entries	Spray	15 IN/YR	3		8,430	25,290	8,430
Irrigated Tall Grass (Seed)	Low	Open Space	Spray	10 IN/YR	2		61,399	122,798	61,399
Wildflower (Seed)	Moderate	Accent Areas	Spray	15 IN/YR	3		2,494	7,482	2,494
Shrub Bed (Irrigation, Fabric Mulch and Edger)	Low	Entries	Spray	10 IN/YR	2		9,933	19,866	9,933
Ornamental Tree Irrigation*	Low	Streetscapes	Drip	10 IN/YR	2	17 ea.	3,400	6,800	3,400
Evergreen Tree Irrigation*	Low	Streetscapes	Drip	10 IN/YR	2	46 ea.	9,200	18,400	9,200
Canopy Tree Irrigation*	Low	Streetscapes	Drip	10 IN/YR	2	23 ea.	4,600	9,200	4,600
Perennials	Low	Accent Areas	Spray	10 IN/YR	2		401	802	401
<b>TOTAL</b>							<b>103,012</b>	<b>222,627</b>	<b>103,012</b>
<b>TOTAL COMPOSITE LAND USE WATER RATING (CLWRU: sum LWUR IA/TA)</b>									<b>2.16</b>
* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION									

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 (IWR) ARE BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

#### 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 7.5 FPS.
- 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 BIRDWEED, JOHNSON GRASS, KNAP 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 DROOP 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). PAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSEND 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 4 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 LOOSEND (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 LOOSEND 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 LBS. OF STRAW PER ACRE.
- IF THE PERMITTEE 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 IRRAWHWEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/- 0.2%; ASH CONTENT = 2.7 +/- 0.2%; FIBER = 4.0 +/- 0.4%; PH 1% SOLUTION = 6.5 - 8.0. 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. 8, 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 AND MULCHING 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.

#### LANDSCAPE SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED FINE FESCUE TURF	8,430	8%
IRRIGATED REVELLE BLUEGRASS	3,155	3%
IRRIGATED TALL GRASS	61,399	60%
IRRIGATED WILDFLOWERS	2,494	2%
IRRIGATED PERENNIALS	401	TRACE%
IRRIGATED SHRUBS	9,933	10%
IRRIGATED TREES*	17,200	17%
<b>TOTAL AREA LANDSCAPE</b>	<b>103,012</b>	<b>100%</b>
NON-DISTURBED AREAS	N/A	
REQUIRED TREES/SHRUBS:	N/A	
PROVIDED TREES/SHRUBS:	189 TREES 597 SHRUBS/GRASSES	

\*NO PROPOSED CHANGES TO PREVIOUSLY APPROVED STREETSCAPE. THE LANDSCAPE REGULATIONS IN PLACE WHEN THE PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED DID NOT REQUIRE A MINIMUM NUMBER OF STREETSCAPE TREES/SHRUBS.

\* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

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**LANDSCAPE NOTES & CHARTS**  
**SDP13-0007** **SHEET 6 OF 8**

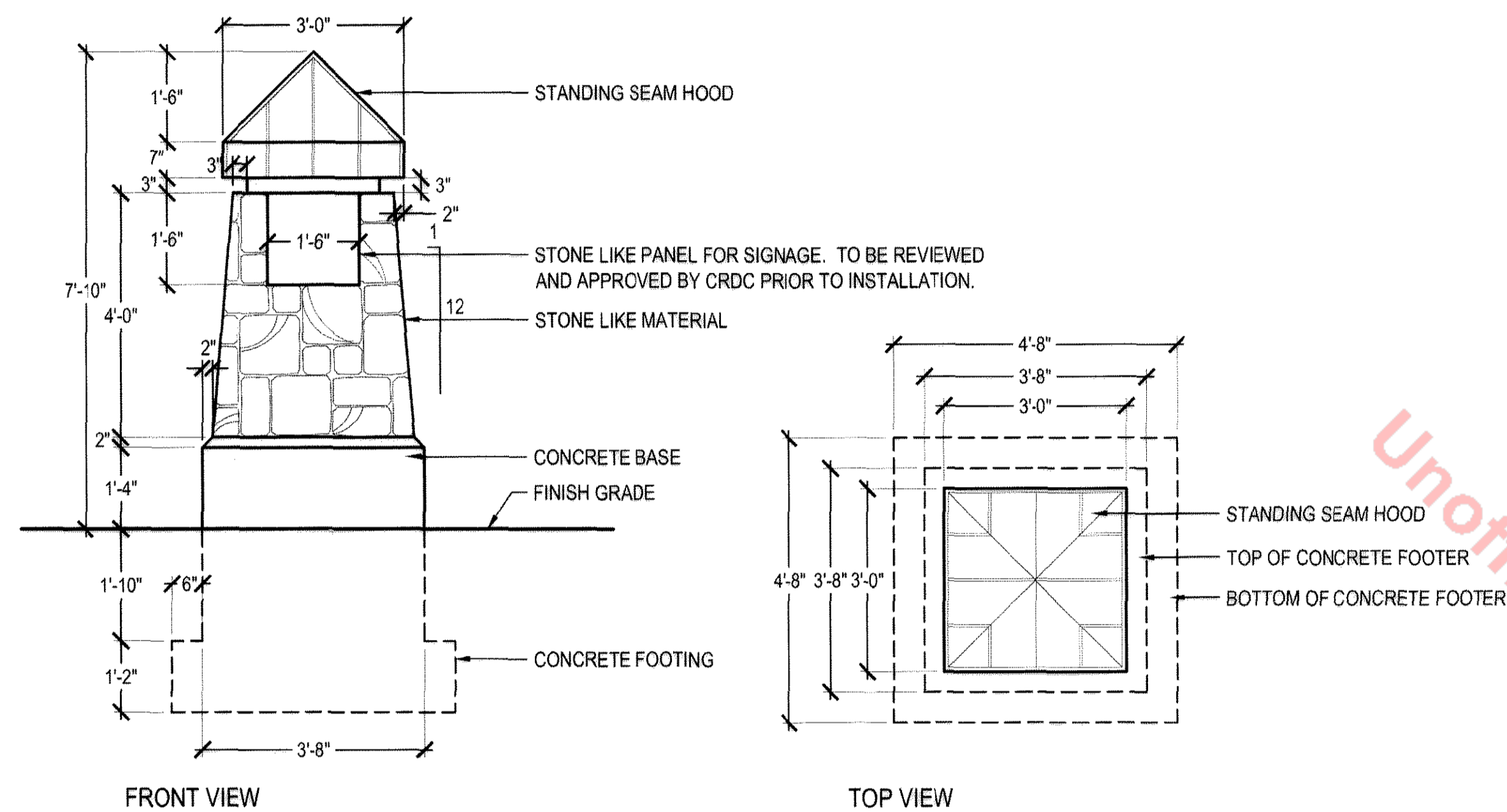


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## SITE DEVELOPMENT PLAN AMENDMENT NO.9

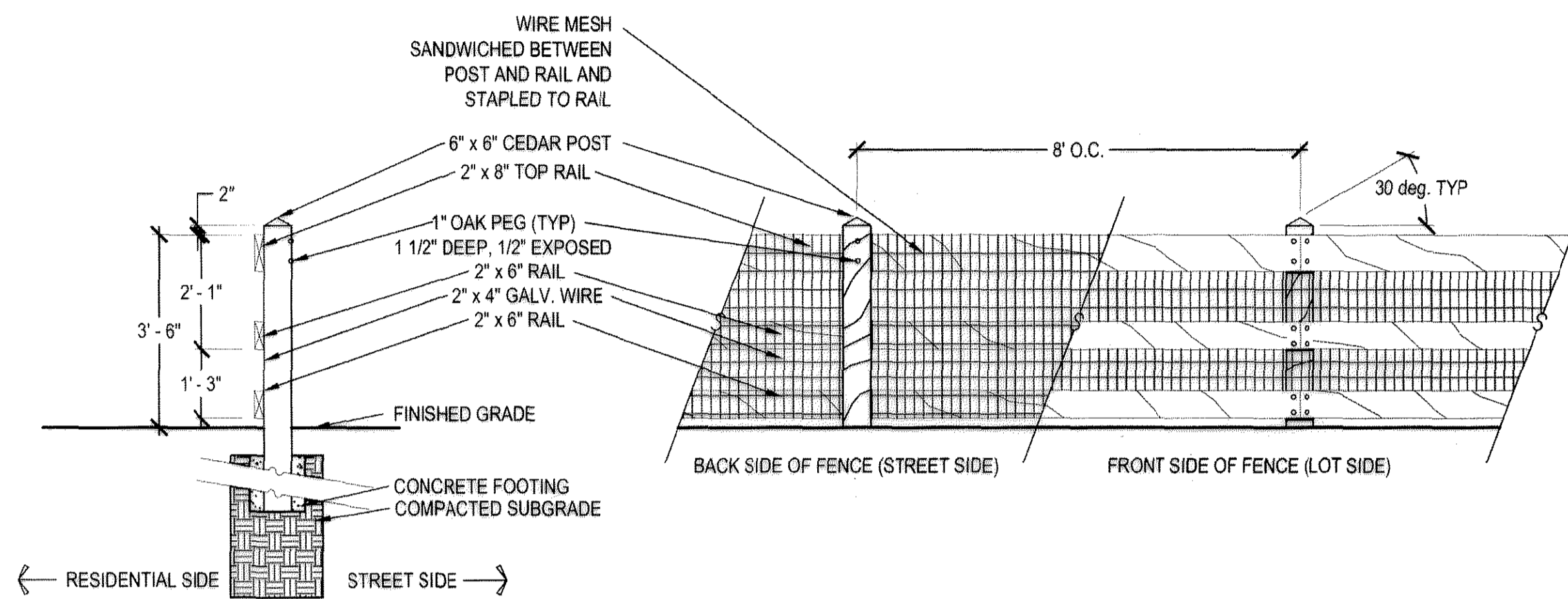
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**SHEET 7 OF 8**



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 29, 2012

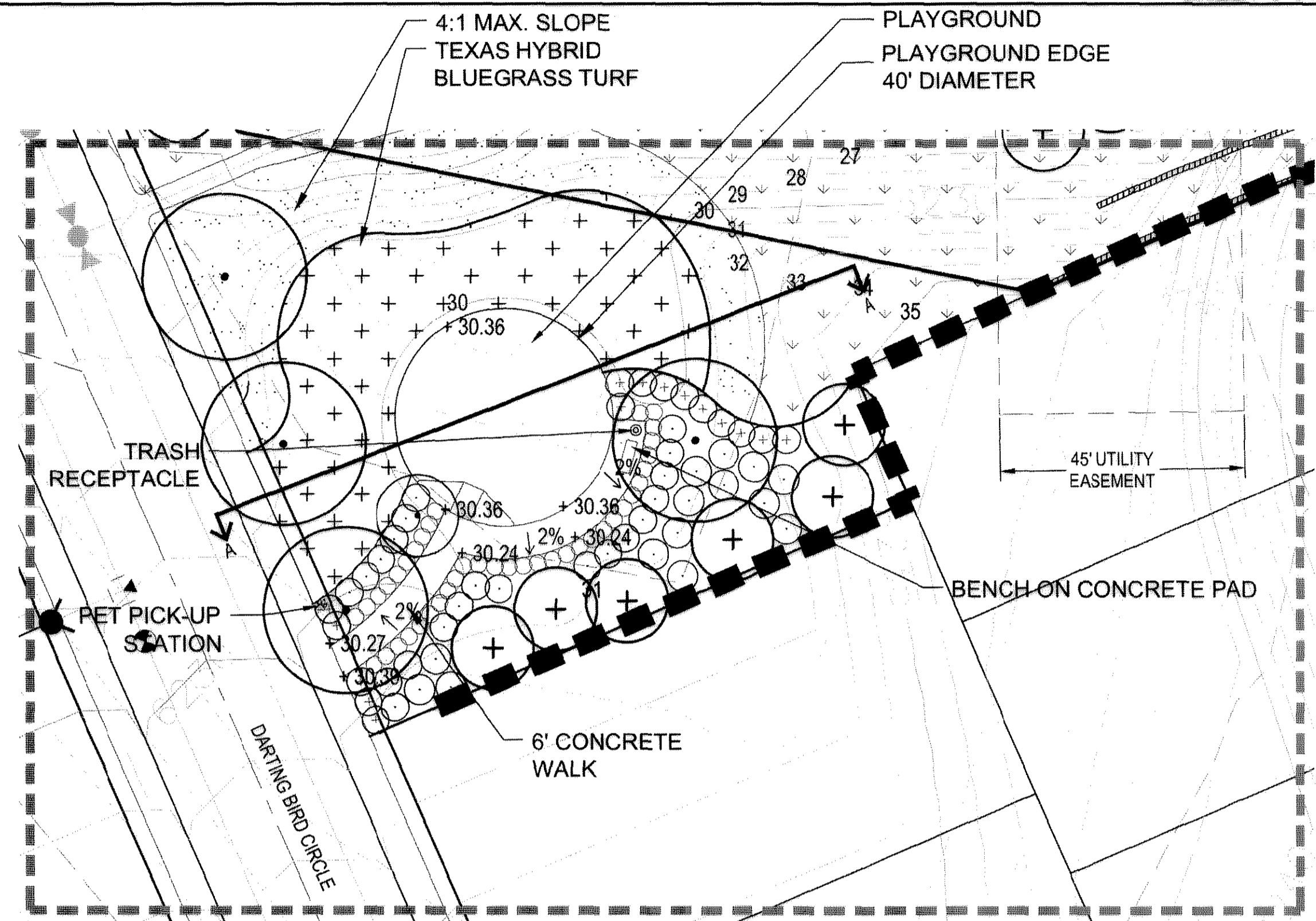
# THE MEADOWS FILING NO. 18

## SITE DEVELOPMENT PLAN AMENDMENT NO.9

(FORMERLY PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT #6)

PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, AND SW 1/4 SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 8 OF 8



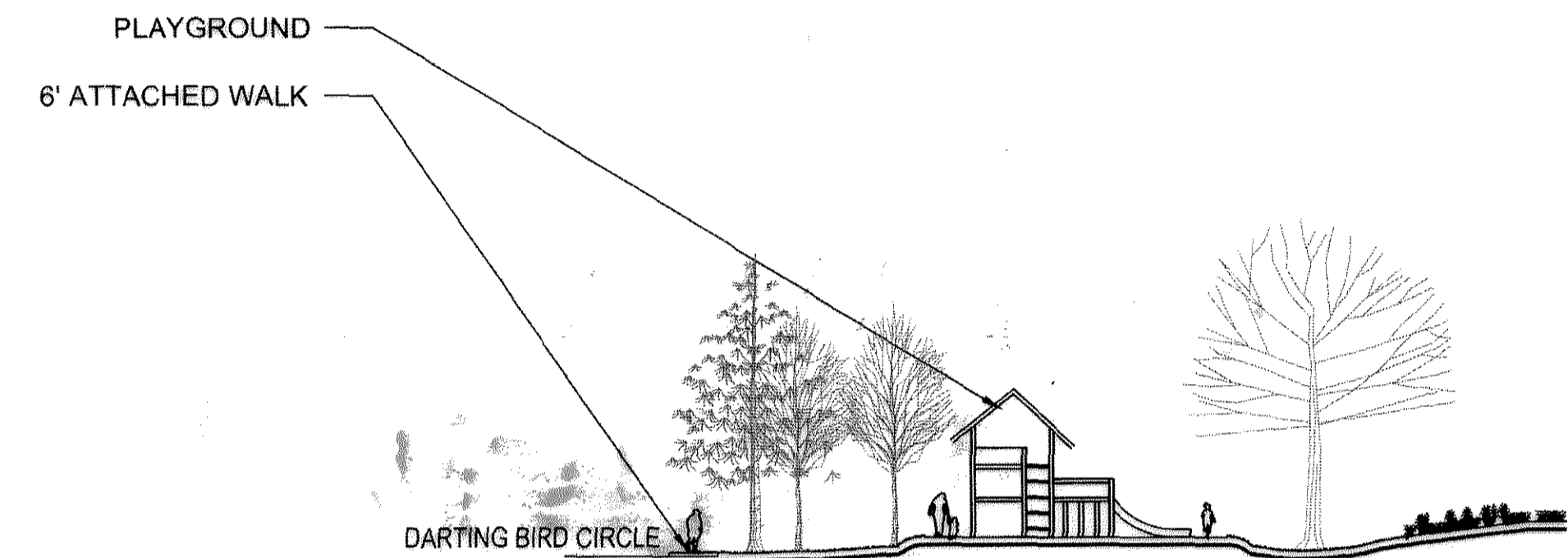
NOTE: ALL SITE FURNITURE, INCLUDING THE PLAY EQUIPMENT, IS SUBJECT TO APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR BUILDING PERMIT.



1 POCKET PARK  
Scale: 1"= 20'

### LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated Texas Hybrid 'Reveille' Bluegrass Turf Grass
- Irrigated Fescue Turf Grass
- Irrigated Tall Grass
- Non-Irrigated Tall Grass
- Wildflower Mix
- Perennial Bed
- Existing Vegetation To Remain
- Proposed Street Light
- Fire Hydrant
- Pet Pick-Up Station
- Trash Receptacle
- 3-Rail Fence



2 POCKET PARK - SECTION A-A  
Scale: 1"= 20'

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