OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: $661.00
67 PGS
2004086771
08/19/2004 11:02 AM

PLAT IDENTIFICATION SHEET

✓ Castle Rock Land Co. LLC

GRANTOR(owner)

✓ The Meadows 20 Preliminary Plat/Final PD Site Plan

GRANTEE(name of plat)

Meadows, The

Subdivision/Condo Name

20

Filing

Phase

Lot

Building

Block

Unit

✓ 28, 33, 34 | 7 | 67

OLD LEGAL(Section) (Township) (Range)

THE MEADOWS FILING NO. 20

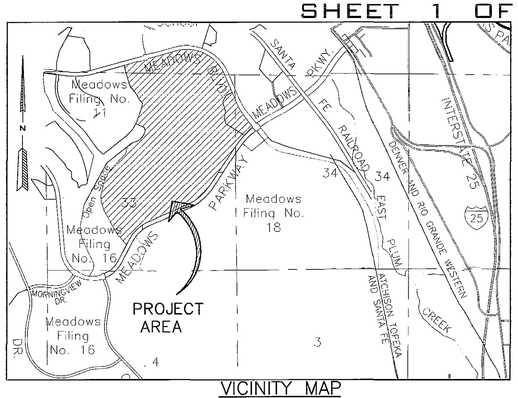
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 1 OF 67

NOTES:

1. ZONING IS PER THE MEADOWS PRELIMINARY PD SITE PLAN – FOURTH AMENDMENT – RECORDED JULY 10, 2003, RECEPTION NUMBER 2003102969.
2. IN THE EVENT OF ANY CONFLICTS BETWEEN TOWN REGULATIONS AND THE DEVELOPMENT STANDARDS SET OUT IN THE MEADOWS PRELIMINARY PD SITE PLAN – FOURTH AMENDMENT AND ZONING REGULATIONS, THE STANDARDS SET FORTH IN THE MEADOWS PRELIMINARY PD SITE PLAN – FOURTH AMENDMENT SHALL GOVERN DEVELOPMENT OF THE PROPERTY. EXCEPT AS OTHERWISE PROVIDED IN THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT.
3. VARIANCES IN DEVELOPMENT STANDARDS ON THIS FINAL PD SITE PLAN MAY BE ADMINISTRATIVELY APPROVED BY DIRECTOR OF DEVELOPMENT SERVICES.
4. FILING 20 MAY BE CONSTRUCTED IN PHASES IN ACCORDANCE WITH MARKET CONDITIONS.
5. BLOCK 1, LOT 1; BLOCK 2, LOT 1; BLOCK 3, LOT 1; BLOCK 31, LOT 1; BLOCK 32 LOT 1; TRACT E; TRACT K; AND TRACT P2 ARE SUBMITTED FOR PRELIMINARY PLAT APPROVAL ONLY. TOTAL PERMITTED UNITS FOR THESE BLOCKS ARE NOT TO EXCEED THE MAXIMUM NUMBER OF UNITS SPECIFIED IN THE MEADOWS PRELIMINARY P.D. SITE PLAN, FOURTH AMENDMENT TOWN CENTER (TC) ZONING CLASSIFICATION (3679 DU'S). LANDSCAPING FROM BACK OF CURB TO RIGHT-OF-WAY ADJACENT TO THESE BLOCKS WILL BE SUBMITTED WITH THE FINAL PD SITE PLAN.
6. STREET CROSS-SECTIONS SHOWN ON THE PRELIMINARY PLAT ARE APPROVED PURSUANT TO THE MEADOWS PRELIMINARY PD SITE PLAN – FOURTH AMENDMENT – RECORDED JULY 10, 2003, RECEPTION NUMBER 2003102969.
7. THE EXISTING TOPOGRAPHY SHOWN ON THE PRELIMINARY PLAT WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF ONE (1) FOOT.
8. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 60' WITH THE ABILITY TO INCREASE TO 75' IF PERMITTED BY A USE BY SPECIAL REVIEW, PER TOWN OF CASTLE ROCK MUNICIPAL CODE.
9. ALL PUBLIC STREETS SHOWN HEREON ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
10. NO PARKING WILL BE ALLOWED ON LOCAL STREETS BETWEEN ALLEY EASEMENT AND MEADOWS PARKWAY AND MEADOWS BOULEVARD RIGHTS-OF-WAY.
11. ALL WATER AND SANITARY SEWER MAINS LOCATED WITHIN FILING 20 SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
12. THE MEADOWS FILING 20 IS CROSSED BY THE FLOOD PLAIN FOR THE 6400 SOUTH FORK TRIBUTARY TO EAST PLUM CREEK. THE FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 080049 0170 C, REVISION DATE SEPTEMBER 30, 1987, SHOWS THE 6400 SOUTH TRIBUTARY IN ZONE A. A LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA. FIRM PANEL NUMBER 080049 0170 C SHOWS FLOOD HAZARD IN THE FOLLOWING LOTS: BLOCK 2, LOT 1, BLOCK 3 LOT 1, BLOCK 32, LOT 1, BLOCK 33, LOTS 2-7, BLOCK 35 LOT 2.
13. NO WETLANDS EXIST WITHIN FILING 20.
14. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS TO 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 SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
15. EASEMENTS SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR UTILITIES, DRAINAGE, AND EMERGENCY ACCESS BY SEPARATE EASEMENT DOCUMENTS.
16. EASEMENTS SHALL BE GRANTED FOR GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION AND POSTAL FACILITIES BY SEPARATE EASEMENT DOCUMENTS.
17. EASEMENTS MAY BE GRANTED FOR ALLEYS BY SEPARATE EASEMENT DOCUMENTS.
18. EASEMENTS SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) BY SEPARATE EASEMENT DOCUMENTS.
19. PURSUANT TO SECTION 17.62.080 OF 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 PROPERTY OWNER OR THE HOA 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, GROUNDCOVER MUST REPLACE GROUNDCOVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGE OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED PLANT 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.
20. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
21. ALL FILING 20 PRIVATE OPEN SPACE TRACTS, AS SHOWN IN THE SUMMARY TABLE ON COVER SHEET, ARE TO BE DEDICATED AS PRIVATE OPEN SPACE AND CONVEYED BY SEPARATE DOCUMENT TO THE HOMEOWNERS' ASSOCIATION, AND MAY BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS, SIGNAGE, ENTRY FEATURES, AND PARK FACILITIES.
22. ALL FILING 20 PUBLIC OPEN SPACE TRACTS ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AND MAY BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS, SIGNAGE, ENTRY FEATURES, AND PARK FACILITIES.
23. 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, CUT SLOPES, AND BERMS, SHALL BE LOCATED IN THE SITE DISTANCE EASEMENTS AS SHOWN ON THIS PLAN. PLANT MATERIAL IS PERMITTED IF TREES ARE LIMBED UP TO A MINIMUM OF 8' AT MATURITY AND OTHER PLANT MATERIAL NOT EXCEED 30" IN HEIGHT. HEIGHT SHALL BE MEASURED FROM FLOW LINE OF ADJACENT STREET.
24. RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.
25. ALL STRUCTURES THAT ARE NOT CONSIDERED PART OF THE PRIMARY STRUCTURE (WITH EXCEPTION OF DETACHED GARAGES) (E.G. DOG HOUSES, STORAGE SHEDS, PLAY EQUIPMENT) ARE PERMITTED WITHIN THE REAR AND SIDE SETBACKS.
26. THE SLOPE ANALYSIS FOR THIS PROJECT HAS BEEN SUBMITTED WITH THE L.S.A.R.
27. DOMESTIC & IRRIGATION SERVICE CONNECTIONS SHALL INCLUDE BACKFLOW PREVENTION DEVICES AS PER THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS.
28. SPLIT-RAIL FENCING SHALL BE PROVIDED AS A BARRIER BETWEEN THE HOUSES AND THE RETAINING WALL OF THE DETENTION AREA IN THE NORTHERN DRAINAGEWAY AS SHOWN ON THE LANDSCAPE PLANS.



VICINITY MAP

2000 0 2000 4000

SCALE: 1" = 2,000'

SHEET INDEX

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET	1	OF	67	COVER SHEET
SHEET	2	OF	67	BLOCK SUMMARY/STREET SECTIONS
SHEET	3	OF	67	OVERALL BOUNDARY MAP/LEGAL DESCRIPTION
SHEET	4	OF	67	EXISTING PD ZONING MAP
SHEET	5	OF	67	REGIONAL AND PROGRESSIVE PHASING MAP
SHEET	6	OF	67	SITE PHASING MAP
SHEET	6A	OF	67	OVERALL WATER UTILITY PLAN
SHEET	6B	OF	67	OVERALL SEWER UTILITY PLAN
SHEETS	7–21	OF	67	SITE PLAN AND GRADING PLAN
SHEETS	22–36	OF	67	UTILITY PLAN
SHEET	37	OF	67	LANDSCAPE NOTES AND PLANT SCHEDULE
SHEETS	38–39	OF	67	LANDSCAPE DETAILS
SHEET	39A	OF	67	LANDSCAPE PARKS AND TRAILS PLAN
SHEETS	40–53	OF	67	LANDSCAPE PLAN
SHEET	54	OF	67	PLAZA PLAN
SHEET	55	OF	67	PLAZA SECTION
SHEETS	55A–58	OF	67	NOT INCLUDED IN SET
SHEET	59	OF	67	NOT INCLUDED IN SET
SHEETS	60–64	OF	67	NEIGHBORHOOD PARK PLAN
SHEET	65	OF	67	MAIL KIOSK AND IRRIGATION METER PLAN
SHEET	66	OF	67	DEVELOPMENT STANDARDS
SHEET	67	OF	67	DEVELOPMENT STANDARDS

TOTAL SHEETS 66

TRACT TABLE

TRACT	AREA (sf)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
A	23,213	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
B	16,697	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
C	34,583	TOCR	HOA	OSD	O.S./U/D/P.A.
D	48,836	TOCR	HOA	OSD	O.S./U/D/P.A.
E	436,223	TOCR	TOCR	PLD	SCHOOL
F	27,814	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
G	1,500	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
H	2,200	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
I	24,286	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
J	36,137	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
K	80,153	TOCR	TOCR	OSD	WELL SITE
L	1,812,908	TOCR	TOCR	OSD	O.S./U/D/P.A.
M	3,234	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
O	24,422	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
P	9,787	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
Q	5,715	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
R	296,961	TOCR	HOA	OSD	O.S./U/D/P.A.
S	34,776	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
T	11,358	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
U	77,303	TOCR	HOA	OSD	O.S./U/D/P.A.
V	2,200	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.

OWNER

CASTLE ROCK LAND CO. LLC.
3033 EAST FIRST AVENUE
SUITE 410
DENVER, COLORADO 80206
CONTACT: JOHN FOX
PHONE : (303) 394-5500

DEVELOPER

CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE
SUITE 410
DENVER, COLORADO 80206
CONTACT: SCOTT CHOMIAK
PHONE : (303) 394-5500

CIVIL ENGINEER

VENTURE ENGINEERING CORP.
2953 S. PEORIA STREET
SUITE 201
AURORA, COLORADO 80014
CONTACT: MARK T. NICKLESS
PHONE : (303) 337-4700

SURVEYOR

AZTEC CONSULTANTS, INC.
8000 SOUTH LINCOLN STREET
UNIT 5
LITTLETON, COLORADO 80122
CONTACT: REY TENNEY
PHONE : (303) 713-1898

PLANNER

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE STREET
DENVER, COLORADO 80204
CONTACT: ARLO BRAUN
PHONE : (303) 623-0701

PLANNER

RTKL
1717 PACIFIC AVENUE
DALLAS, TEXAS 75201
CONTACT: PARIS RUTHERFORD
PHONE : (214) 468-7677

LANDSCAPE ARCHITECT

DESIGN WORKSHOP
1390 LAWRENCE STREET
SUITE 200
DENVER, COLORADO 80204
CONTACT: TODD WENSKOSKI
PHONE : (303) 623-5186

SITE DATA FILING NO. 20 – 298.16 AC.

1.	NUMBER OF DU / LOTS IN FINAL PD SITE PLAN	1180/503	
2.	MAXIMUM NUMBER OF SF UNITS IN FINAL PD SITE PLAN	420	
3.	MAXIMUM NUMBER OF MF UNITS IN FINAL PD SITE PLAN	760	
4.	NUMBER OF LOTS IN PRELIMINARY PLAT	508	
5.	TOTAL LOT AREA	150.68 AC.	= 51%
6.	TOTAL RIGHT OF WAY AREA	55.05 AC.	= 18%
7.	TOTAL PRIVATE OPEN SPACE AREA	13.46 AC.	= 5%
8.	OPEN SPACE DEDICATION AREA (OSD)	68.96 AC.	= 23%
9.	PUBLIC LAND DEDICATION AREA (PLD)	10.01 AC.	= 3%
10.	TOTAL FILING	298.16 AC.	= 100%
11.	MINIMUM LOT AREA	4,400 sq.ft.	
12.	MAXIMUM LOT AREA	646,258 sq.ft.	
13.	AVERAGE LOT AREA	12,935 sq.ft.	
14.	MAXIMUM GROSS FLOOR AREA	100%	
15.	MAXIMUM FAR INFORMATION	1.5	

TOCR = TOWN OF CASTLE ROCK
HOA = HOME OWNERS ASSOCIATION
PLD = PUBLIC LAND DEDICATED
OS = OPEN SPACE
OSD = OPEN SPACE DEDICATED
U = UTILITY
D = DRAINAGE
P.A. = PUBLIC ACCESS

TRACT TABLE

TRACT	AREA (sf)	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
W	97,539	TOCR	HOA	OSD	O.S./U/D/P.A.
X	3,843	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
Y	36,642	TOCR	HOA	OSD	O.S./U/D/P.A.
Z	36,218	TOCR	HOA	OSD	O.S./U/D/P.A.
AA	44,593	HOA	HOA	PRIVATE O.S.	O.S./U/D/P.A.
P1	39,227	HOA	HOA	PRIVATE O.S.	PARK
P2	482,614	TOCR	TOCR	OSD	O.S./U/D/P.A.
P3	8,150	HOA	HOA	PRIVATE O.S.	PARK
P4	6,545	HOA	HOA	PRIVATE O.S.	PARK
P5	9,386	HOA	HOA	PRIVATE O.S.	PARK
P6	50,951	HOA	HOA	PRIVATE O.S.	PARK
P7	21,975	HOA	HOA	PRIVATE O.S.	PARK
P8	6,777	HOA	HOA	PRIVATE O.S.	PARK
P9	38,635	HOA	HOA	PRIVATE O.S.	PARK
P10	4,270	HOA	HOA	PRIVATE O.S.	PARK
P11	12,509	HOA	HOA	PRIVATE O.S.	PARK
P12	20,550	HOA	HOA	PRIVATE O.S.	PARK
P13	40,093	HOA	HOA	PRIVATE O.S.	PARK
P14	36,955	HOA	HOA	PRIVATE O.S.	PARK
P15	4,209	HOA	HOA	PRIVATE O.S.	PARK
P16	14,693	HOA	HOA	PRIVATE O.S.	PARK

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK.
CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: John Fox AS AUTHORIZED AGENT.
JOHN FOX

SIGNED THIS 4th DAY OF August, 2004

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th OF August, 2004
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Leggy Salisbury
MY COMMISSION EXPIRES 9/16/05

TITLE CERTIFICATION

I Laryce L. Nitsch AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDERS SUBORDINATION CERTIFICATE.

SIGNED THIS 4th DAY OF August, 2004
Laryce L Nitsch
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF August, 2004
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Sandra D. Dawson
MY COMMISSION EXPIRES 10-20-04

CIVIL ENGINEER'S STATEMENT

I, DAVID R. BOLES, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

DAVID R. BOLES, P.E. #36210
FOR AND ON BEHALF OF VENTURE ENGINEERING CORP.
DATE 7-22-04

COLORADO REGISTERED DAVID R. BOLES 36210 PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

I, C. REY TENNEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

C. Rey Tenney 8/4/04
C. REY TENNEY DATE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 17666
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

COLORADO REGISTERED C. REY TENNEY 17666 PROFESSIONAL LAND SURVEYOR 8/4/04

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE MEADOWS FILING 20 PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20__.

CHAIRMAN 12 Aug 04 DATE
ATTEST:
DIRECTOR OF DEVELOPMENT SERVICES 8/12/04 DATE

B. TOWN COUNCIL APPROVAL

THE MEADOWS FILING 20 PRELIMINARY PLAT AND FINAL PD SITE PLAN WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20__.

MAYOR Ray Watkins 8/17/04 DATE
ATTEST:
TOWN CLERK 8-17-04 DATE

SEAL

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT (1102) ON THE 19th DAY OF Aug, 20 04, AT RECEPTION NO. 2004086771

DOUGLAS COUNTY CLERK AND RECORDER
BY: Beth Sinton DEPUTY

DOUGLAS COUNTY, COLORADO SEAL

LANDSCAPE REGISTRATION

TODD WENSKOWSKI, REGISTERED LANDSCAPE ARCHITECT IN THE TOWN OF CASTLE ROCK

TODD WENSKOWSKI #316
FOR AND ON BEHALF OF DESIGN WORKSHOP, INC.
8/9/04 DATE

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#4	PER TOWN COMMENTS	05/29/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: DRB
JOB NO. CRDC-0304A

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
COVER SHEET
SHEET 1 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 2 OF 67

DENSITY TABLE

BLOCK/LOTS	MAX SINGLE FAMILY UNITS	MAX MULTI FAMILY UNITS	BLOCK/LOTS	MAX SINGLE FAMILY UNITS	MAX MULTI FAMILY UNITS
1/1	N/A	N/A	25/1	N/A	34
2/1	N/A	N/A	26/1–11	11	N/A
3/1	N/A	N/A	26/12	N/A	3
4/1	N/A	8	26/13	N/A	16
4/2	N/A	10	26/14	N/A	3
4/3	N/A	4	27/1–6	6	N/A
4/4	N/A	4	27/7	N/A	6
4/5	N/A	16	27/8–10	3	N/A
5/1	N/A	11	28/1	N/A	3
5/2–7	6	N/A	28/2	N/A	10
5/8	N/A	10	28/3	N/A	3
6/1	N/A	16	28/4	N/A	10
6/2–8	7	N/A	29/1	N/A	11
7/1–14	14	N/A	29/2	N/A	11
8/1–5	5	N/A	30/1–6	6	N/A
8/6	N/A	3	30/7	N/A	6
8/7	N/A	6	30/8	N/A	12
8/8	N/A	6	31/1	N/A	N/A
8/9–10	2	N/A	32/1	N/A	N/A
9/1–11	11	N/A	33/1–2	2	N/A
9/12	N/A	6	33/3	N/A	6
9/13	N/A	6	33/4	N/A	10
9/14	N/A	16	33/5	N/A	12
9/15	N/A	7	33/6	N/A	8
9/16	N/A	6	33/7	N/A	6
10/1–8	8	N/A	34/1–5	5	N/A
10/9	N/A	6	34/6	N/A	12
10/10	N/A	5	35/1	N/A	10
10/11	N/A	5	35/2	N/A	8
10/12	N/A	3	36/1	N/A	5
10/13	N/A	3	36/2	N/A	8
11/1–22	22	N/A	37/1	N/A	7
11/23	N/A	12	37/2–7	6	N/A
12/1–14	14	N/A	37/8	N/A	14
12/15	N/A	10	38/1	N/A	9
13/1–13	13	N/A	38/2–6	5	N/A
13/14	N/A	8	38/7	N/A	14
14/1–15	15	N/A	38/8	N/A	14
15/1–7	7	N/A	39/1–6	6	N/A
15/8	N/A	4	39/7	N/A	4
15/9	N/A	6	39/8	N/A	6
15/10	N/A	10	39/9–16	8	N/A
15/11	N/A	6	40/1–8	8	N/A
16/1–13	13	N/A	40/9	N/A	6
16/14	N/A	9	40/10–20	11	N/A
16/15	N/A	14	41/1–13	13	N/A
16/16	N/A	6	42/1–17	17	N/A
16/17	N/A	6	43/1	N/A	8
17/1–10	10	N/A	43/2–8	7	N/A
18/1–31	31	N/A	43/9	N/A	6
18/32	N/A	16	43/10–15	6	N/A
19/1	N/A	48	43/16	N/A	8
20/1–13	13	N/A	44/1	N/A	8
21/1–7	7	N/A	44/2–11	10	N/A
21/8	N/A	9	44/12	N/A	9
21/9–12	4	N/A	45/1–15	15	N/A
22/1–5	5	N/A	46/1–6	6	N/A
22/6	N/A	9	46/7	N/A	6
22/7–12	6	N/A	46/8–16	9	N/A
23/1–9	9	N/A	46/17	N/A	10
23/10	N/A	12	47/1	N/A	30
23/11–20	10	N/A	48/1	N/A	24
24/1–16	16	N/A	49/1	N/A	2
24/17	N/A	6	49/2	N/A	2
24/18	N/A	6	50/1	N/A	3
24/19–30	12	N/A	50/2	N/A	3
			TOTAL	420	2402

LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPR. LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

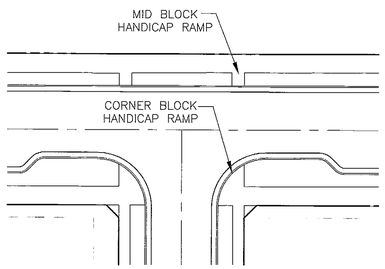
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN
- UTILITY EASEMENT
- ALLEY EASEMENT
- LINE OF SIGHT CROSSING ROW
- EXISTING INTERMEDIATE CONTOURS
- —6100— EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- —6100— PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY

ROAD	ROAD NAME
A	AMBROSIA STREET
B	MERCANTILE AVENUE
C	SAFFRON DRIVE
D	VIRIDIAN DRIVE
E	BILBERRY STREET
F	FIRECLOUD DRIVE
G	ELEGANT STREET
H	CHAMPAGNE AVENUE
I	DISTANT ROCK AVENUE
J	ELEGANT STREET
K	FREELARK STREET
L	HYDRANGEA WAY
M	GRAPEVINE WAY
N	FELL MIST WAY
O	CADENCE DRIVE
P	VINDALOO DRIVE
Q	SWEET WIND AVENUE
R	CYAN CIRCLE
S	SHADOW CIRCLE
T	FOSSIL WAY

ROAD	ROAD NAME
U	DAWN WONDER WAY
V	CELESTIAL AVENUE
W	MERRY REST WAY
X	SANGUINE CIRCLE
Y	BARROWS WAY
Z	SUMMER DANCE WAY
AA	SUMMER DAY AVENUE
BB	OCHRE CIRCLE
CC	FENNEL STREET
DD	CARMINE STREET
EE	DAIRYLIDE STREET
FF	THOMAS DRIVE
GG	EMILY STREET
HH	HARDIN STREET
II	IRELAND MOSS STREET
JJ	JONQUIL STREET
KK	UMBER CIRCLE
LL	KANDINSKY CIRCLE
MM	SELLMAN DRIVE
NN	CORIANDER STREET

NOTE:

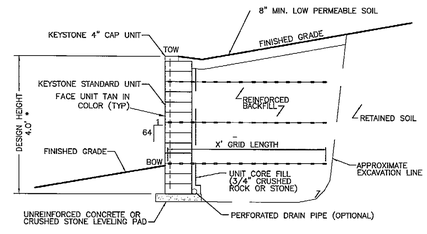
1. ROAD NAMES SHOWN ON THIS PLAN MAY BE CHANGED ADMINISTRATIVELY UPON APPROVAL FROM THE TOWN OF CASTLE ROCK AND DOUGLAS COUNTY.



TYPICAL HANDICAP RAMP

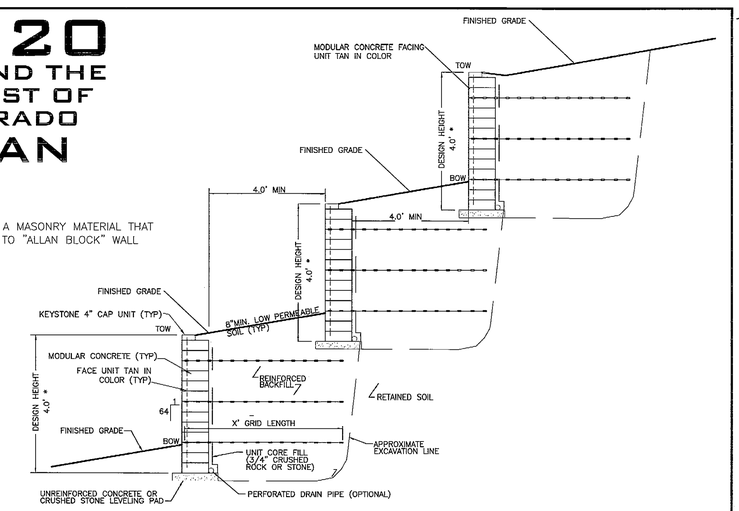
SCALE: N.T.S.

MATERIALS NOTE:
STRUCTURAL WALLS SHALL BE CONSTRUCTED OF A MASONRY MATERIAL THAT RESEMBLES NATURAL STONE AND IS EQUIVALENT TO "ALLAN BLOCK" WALL MATERIALS.



TYPICAL RETAINING WALL

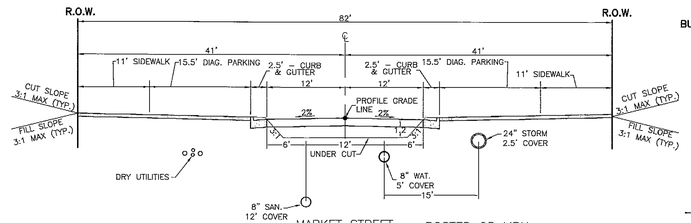
STANDARD UNIT – NEAR VERTICAL SETBACK
FINAL DESIGN BY MANUFACTURER



* NOTE:
ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT AND OR SUBJECT TO TRAFFIC LOADS MUST BE ENGINEERED.

KEYSTONE RETAINING WALL

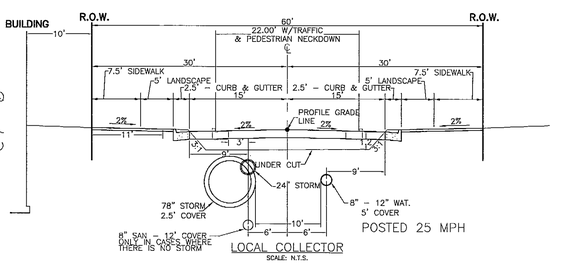
NOT TO SCALE



MARKET STREET
SCALE: N.T.S.

POSTED 25 MPH

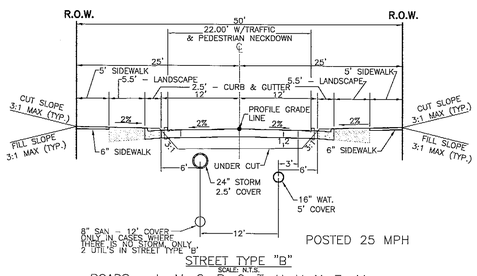
ROADS – B, C & D



LOCAL COLLECTOR
SCALE: N.T.S.

POSTED 25 MPH

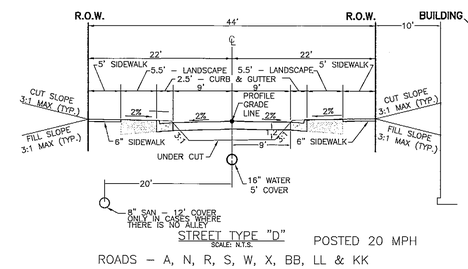
ROADS – E, F, G, H, I, J & K



STREET TYPE "B"
SCALE: N.T.S.

POSTED 25 MPH

ROADS – L, M, O, P, Q, T, U, V, Y, Z, AA, CC, DD, EE, FF, GG, HH, II, JJ, MM & NN

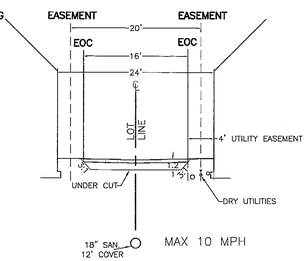


STREET TYPE "D"
SCALE: N.T.S.

POSTED 20 MPH

ROADS – A, N, R, S, W, X, BB, LL & KK

SIGNS WILL BE INSTALLED ON ONE SIDE OF ALL TYPE "D" STREETS PER THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS. FIRE LANE SIGNS SHALL BE USED IN COMMERCIAL AREAS. NO PARKING SIGNS SHALL BE USED IN RESIDENTIAL AREAS.



ALLEY
SCALE: N.T.S.

MAX 10 MPH

NOTES:

1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL–WEATHER DRIVING CAPABILITIES. THE TERM ALL–WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
3. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
4. RIGHT–OF–WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
5. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING".
6. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2046 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#6	PER TOWN COMMENTS	07/12/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
BLOCK SUMMARY/STREET SECTIONS
SHEET 2 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

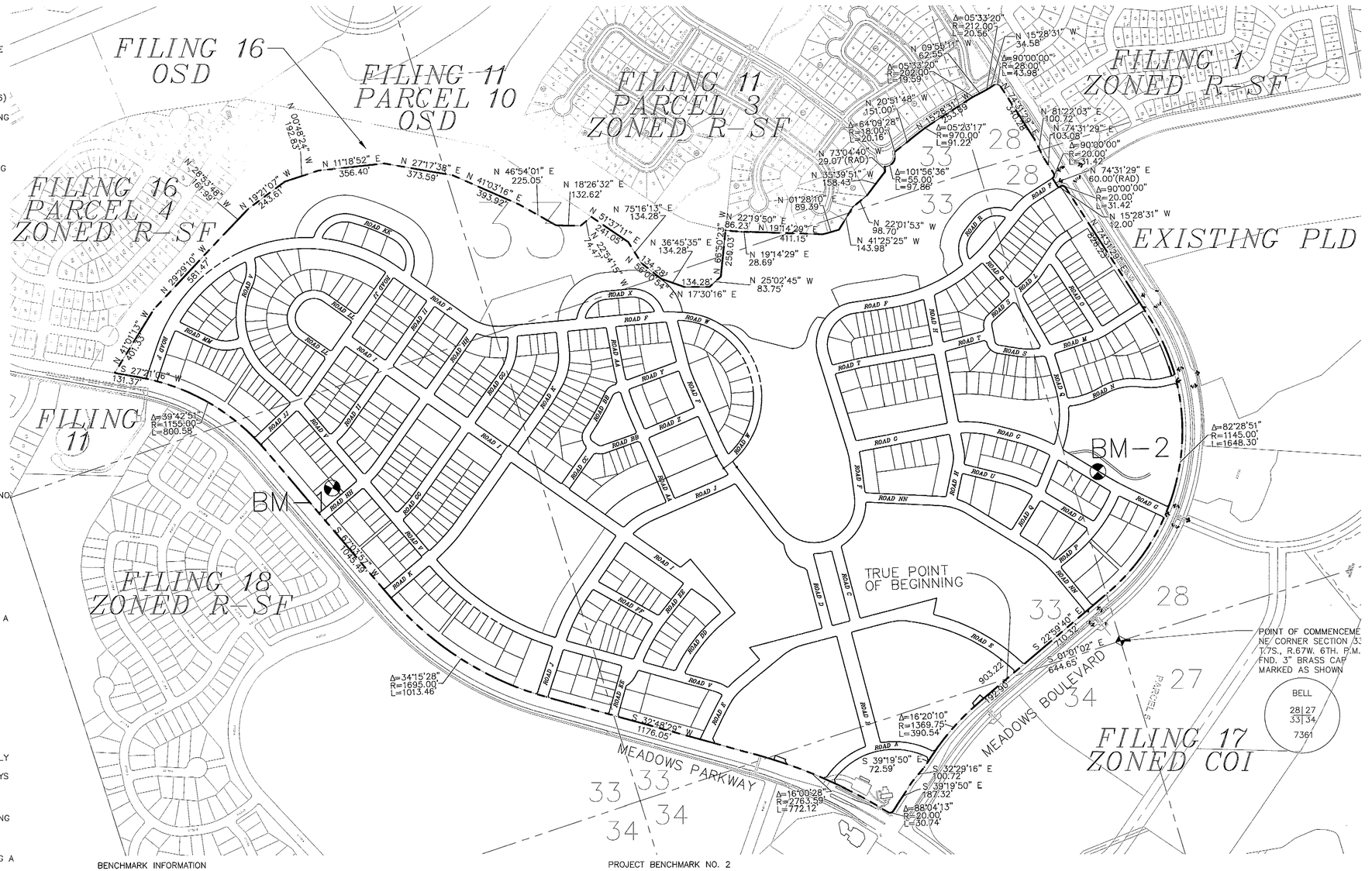
SHEET 3 OF 67

LEGAL DESCRIPTION – THE MEADOWS FILING NO. 20

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 28, SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH ALL BEARINGS MADE AS A REFERENCE HEREON, SOUTH 01°01'02" EAST 644.65 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS DEDICATED ON THE FINAL PLAT OF MEADOWS BOULEVARD RECORDED UNDER RECEPTION NO. 8727783 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE TRUE POINT OF BEGINNING;
THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:
1. SOUTH 22°59'40" EAST 192.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1369.75 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 390.54 FEET THROUGH A CENTRAL ANGLE OF 16°20'10";
3. TANGENT TO SAID CURVE, SOUTH 39°19'50" EAST 72.59 FEET;
4. SOUTH 32°29'16" EAST 100.72 FEET;
5. SOUTH 39°19'50" EAST 187.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF SOUTH 50°42'31" WEST;
6. SOUTHERLY ALONG SAID CURVE 30.74 FEET THROUGH A CENTRAL ANGLE OF 88°04'13" TO NORTHERLY RIGHT-OF-WAY OF SAID MEADOWS BOULEVARD BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2763.59 FEET AND A RADIAL BEARING OF SOUTH 41°11'03" EAST;
THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:
1. SOUTHWESTERLY ALONG SAID CURVE 772.12 FEET THROUGH A CENTRAL ANGLE OF 16°00'28";
2. TANGENT TO SAID CURVE, SOUTH 32°48'29" WEST 1176.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1695.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE 1013.46 FEET THROUGH A CENTRAL ANGLE OF 34°15'28";
4. TANGENT TO SAID CURVE, SOUTH 67°03'57" WEST 1045.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1155.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE 800.58 FEET THROUGH A CENTRAL ANGLE OF 39°42'51";
6. TANGENT TO SAID CURVE, SOUTH 27°21'06" WEST 131.37 FEET;
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 41°01'13" WEST 401.33 FEET;
THENCE NORTH 29°29'10" WEST 581.47 FEET;
THENCE NORTH 28°53'48" WEST 161.99 FEET;
THENCE NORTH 19°21'07" WEST 243.61 FEET;
THENCE NORTH 00°48'24" WEST 192.83 FEET;
THENCE NORTH 11°18'52" EAST 356.40 FEET;
THENCE NORTH 27°17'38" EAST 373.59 FEET;
THENCE NORTH 41°03'16" EAST 393.92 FEET;
THENCE NORTH 46°54'01" EAST 225.05 FEET;
THENCE NORTH 18°26'32" EAST 132.62 FEET;
THENCE NORTH 22°54'15" WEST 74.47 FEET;
THENCE NORTH 51°37'11" EAST 241.05 FEET;
THENCE NORTH 75°16'13" EAST 134.28 FEET;
THENCE NORTH 56°00'54" EAST 134.28 FEET;
THENCE NORTH 36°45'35" EAST 134.28 FEET;
THENCE NORTH 17°30'16" EAST 134.28 FEET;
THENCE NORTH 25°02'45" WEST 83.75 FEET;
THENCE NORTH 66°50'23" WEST 250.03 FEET TO THE EASTERLY BOUNDARY OF THE MEADOWS FILING 11–PARCEL NO. 3 AS RECORDED UNDER RECEPTION NO. 9910124O OF SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES:
1. NORTH 22°19'50" EAST 86.23 FEET;
2. NORTH 19°14'29" EAST 28.69 FEET;
3. NORTH 19°14'29" EAST 411.15 FEET;
4. NORTH 01°28'10" EAST 89.39 FEET;
5. NORTH 41°25'25" WEST 143.98 FEET;
6. NORTH 22°01'53" WEST 98.70 FEET;
7. NORTH 35°39'51" WEST 158.43 FEET;
8. NORTH 73°04'40" WEST 29.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET AND A RADIAL BEARING OF NORTH 73°04'40" WEST;
9. NORTHERLY ALONG SAID CURVE 97.86 FEET THROUGH A CENTRAL ANGLE OF 101°56'36" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 18.00 FEET;
10. NORTHWESTERLY ALONG SAID CURVE 20.16 FEET THROUGH A CENTRAL ANGLE OF 64°09'28";
11. TANGENT TO SAID CURVE, NORTH 20°51'48" WEST 151.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 970.00 FEET;
12. NORTHWESTERLY ALONG SAID CURVE 91.22 FEET THROUGH A CENTRAL ANGLE OF 05°23'17";
13. TANGENT TO SAID CURVE, NORTH 15°28'31" WEST 253.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 202.00 FEET;
14. NORTHERLY ALONG SAID CURVE 19.59 FEET THROUGH A CENTRAL ANGLE OF 05°33'20";
15. TANGENT TO SAID CURVE, NORTH 09°55'11" WEST 62.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 212.00 FEET;
16. NORTHERLY ALONG SAID CURVE 20.56 FEET THROUGH A CENTRAL ANGLE OF 05°33'20";
17. TANGENT TO SAID CURVE, NORTH 15°28'31" WEST 34.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28.00 FEET;
18. NORTHEASTERLY ALONG SAID CURVE 43.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE SOUTHERLY RIGHT-OF-WAY OF SAID MEADOWS BOULEVARD;
THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID SOUTHERLY AND SOUTHWESTERLY RIGHT-OF-WAYS THE FOLLOWING TEN (10) COURSES:
1. TANGENT TO SAID CURVE, NORTH 74°31'29" EAST 340.28 FEET;
2. NORTH 81°22'03" EAST 100.72 FEET;
3. NORTH 74°31'29" EAST 103.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
5. RADIAL TO SAID CURVE, NORTH 74°31'29" EAST 60.00 FEET;
6. NORTH 15°28'31" WEST 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
8. TANGENT TO SAID CURVE, NORTH 74°31'29" EAST 826.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1145.00 FEET;
9. SOUTHEASTERLY ALONG SAID CURVE 1648.30 FEET THROUGH A CENTRAL ANGLE OF 82°28'51";
10. TANGENT TO SAID CURVE, SOUTH 22°59'40" EAST 710.32 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 298.164 ACRES (12,988,005 SQ. FT.), MORE OR LESS.



BENCHMARK INFORMATION

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 5981.61 FEET, (NGVD 1929 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 6232.19 FEET (NGVD 1929 DATUM).

PROJECT BENCHMARK NO. 2

SET #5 REBAR WITH ALUMINUM CAP MARKED "AZTEC–123" SET FLUSH WITH 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 6083.34 FEET (NGVD 1929 DATUM).

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. AS BEING ASSUMED TO BEAR SOUTH 01°01'02" EAST AND IS MONUMENTED AS SHOWN HEREON.

N

300 150 0 300 600

SCALE: 1" = 300'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

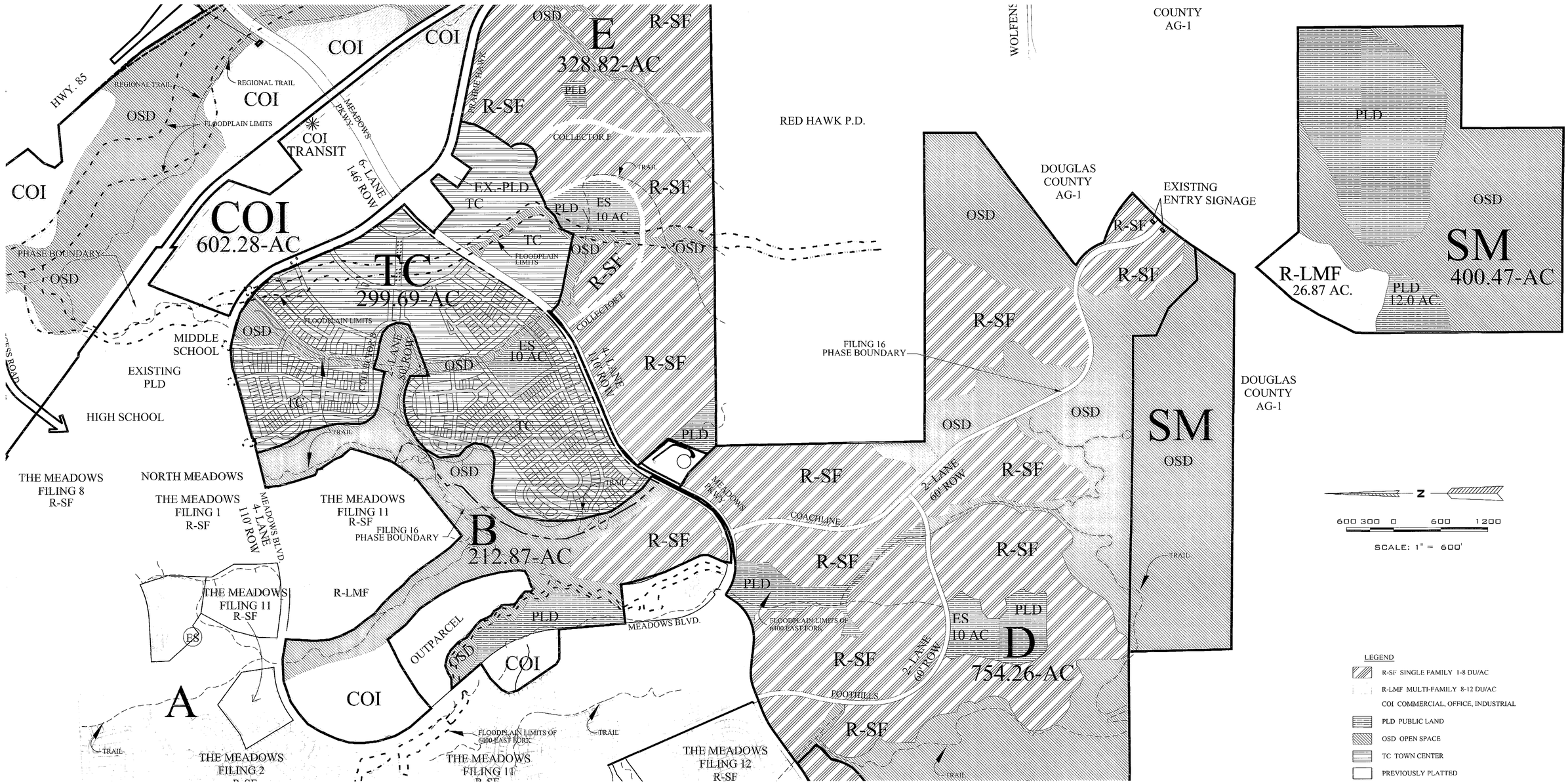
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
OVERALL BOUNDARY MAP/LEGAL DESCRPTION
SHEET 3 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 4 OF 67



LEGEND

- R-SF SINGLE FAMILY 1-8 DU/AC
- R-LMF MULTI-FAMILY 8-12 DU/AC
- COI COMMERCIAL, OFFICE, INDUSTRIAL
- PLD PUBLIC LAND
- OSD OPEN SPACE
- TC TOWN CENTER
- PREVIOUSLY PLATTED
- TRAIL

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5185 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
EXISTING PD ZONING MAP
SHEET 4 OF 67

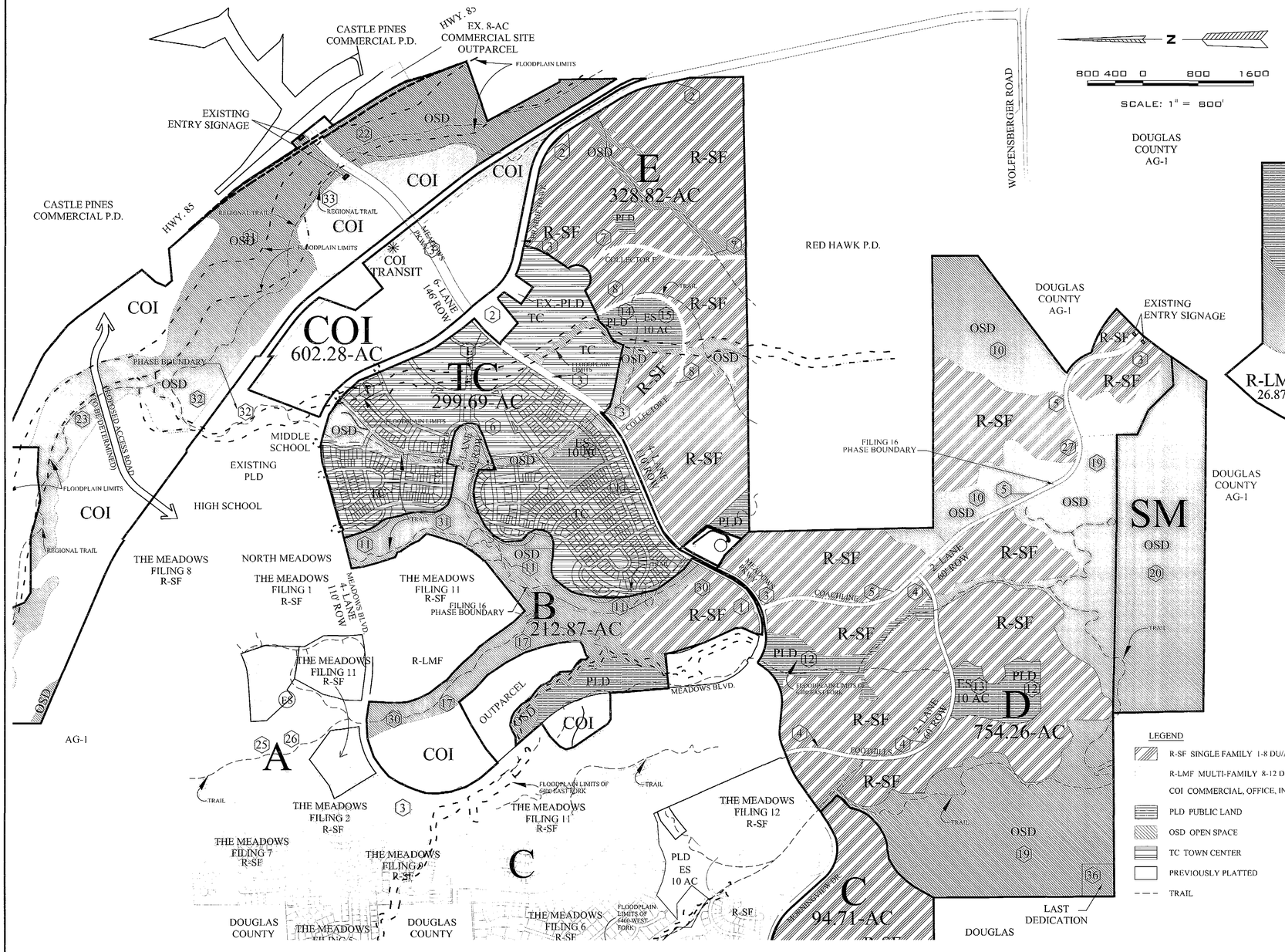
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 5 OF 67

NOTES
1. ALL PHASE NUMBERS CORRESPOND TO THE MEADOWS PRELIMINARY PD SITE PLAN 4TH AMENDMENT PHASING. ALL UNLISTED PHASES ARE DESCRIBED ON THE 4TH AMENDMENT PHASE MAP.
2. (P) DENOTES A PROGRESSIVE IMPROVEMENT
3. (R) DENOTES A REGIONAL IMPROVEMENT



LEGEND
- R-SF SINGLE FAMILY 1-8 DU/AC
- R-LMF MULTI-FAMILY 8-12 DU/AC
- COI COMMERCIAL, OFFICE, INDUSTRIAL
- PLD PUBLIC LAND
- OSD OPEN SPACE
- TC TOWN CENTER
- PREVIOUSLY PLATTED
- TRAIL

Transportation Improvements

		Required at such time as
1	Widening of Meadows Pkwy from Prairie Hawk to Coachline -- Add two additional lanes and sidewalk	at 15,000 vpd or when traffic on Meadows Blvd between Meadows Pkwy and North Meadows reaches 25,000 vpd or when 50% of the adjacent parcels are developed
2	Widening of Prairie Hawk from Meadows Pkwy to Property Line -- Add two additional lanes and sidewalk	at 14,000 vpd or when 50% of the adjacent parcels are developed
3	Traffic Lights -- Eight total (8)	as warranted
4	Extension of Foothills Collector -- As collector per PW regulations	at first plat for adjacent Neighborhood D area
5	Coachline Road Sidewalk	at first plat for adjacent areas
6	Collector B -- As collector per TC zoning	at first plat for adjacent Town Center area
7	Collector F -- As collector per PW regulations	at first plat for adjacent Neighborhood E area
8	Collector E -- As collector per PW regulations	at first plat for adjacent Neighborhood E area

Parks and Open Space

		Required at such time as
9	Dedication of 12 acre more or less PLD in South Meadows	at first plat in Neighborhood Phase area or as further defined in Development Agreement
10	Dedication of OSD in Neighborhood D	at first plat in Neighborhood Phase area
11	Dedication of OSD adjacent to Town Center	at first plat in Neighborhood Phase area
12	Dedication of Neighborhood Park D in Neighborhood D	at first plat in Neighborhood Phase area
13	Dedication of Elementary school site Neighborhood D	at first plat in Neighborhood Phase area
14	Dedication of Neighborhood Park E in Neighborhood E	at first plat in Neighborhood Phase area
15	Dedication of Elementary school site Neighborhood E	at first plat in Neighborhood Phase area
16	Dedication of Elementary school site TC	at first plat in Neighborhood Phase area
17	Dedication of OSD in Neighborhood B	at first plat in Neighborhood Phase area
18	Dedication of PLD in South Meadows	at first plat in Neighborhood Phase area or as further defined in Development Agreement
19	Dedication of OSD adjacent to Neighborhood D	at first plat in Neighborhood Phase area
20	Dedication of SM OSD	at first plat in Neighborhood Phase area
21	Dedication of OSD at Plum Creek north of Meadows Pkwy	at first plat in Neighborhood Phase area
22	Dedication of OSD at Plum Creek south of Meadows Pkwy	at first plat in Neighborhood Phase area
23	Trail construction	with two years of land dedication
24	Park construction	by TOCR within 5 years of land dedication as determined by budget and TABOR constraints

Water Facilities

		Required at such time as
25	Water Treatment Plant Expansion #1 (WTP #1)	Design complete, first expansion at 3774 SFE building permits
26	Water Treatment Plant Expansion #2 (WTP #2)	Design started at 6000 SFE building permits. Construction commenced at 6800 SFE building permits. Second expansion complete at 7548 SFE Based upon continued platting and building permits to create water demand
27	Water Storage	as required by final plat
28	Wells	as required by final plat
29	Miscellaneous Pipelines	as required by final plat
30	30 inch WTP to yellow zone tank	at same time as WTP #1
31	24 inch raw well water to WTP	at same time as WTP #2

Wastewater Facilities

		Required at such time as
32	21" Eastern basin interceptor	prior to building permit in TC, COI and or Neighborhood E
33	Basin 7 Lift station	prior to building permit in COI service area served by that lift station
34	Basin 1 lift station	prior to building permit in Filing 15 service area served by that lift station
35	Miscellaneous wastewater pipelines	as required by final plat
36	Dedication of Final OSD	upon platting of last lot in development

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-6260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
REGIONAL AND PROGRESSIVE PHASING MAP
SHEET 5 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 6 OF 67

REQUIRED IMPROVEMENTS AT SAME TIME AS 1ST PHASE

DRAINAGE

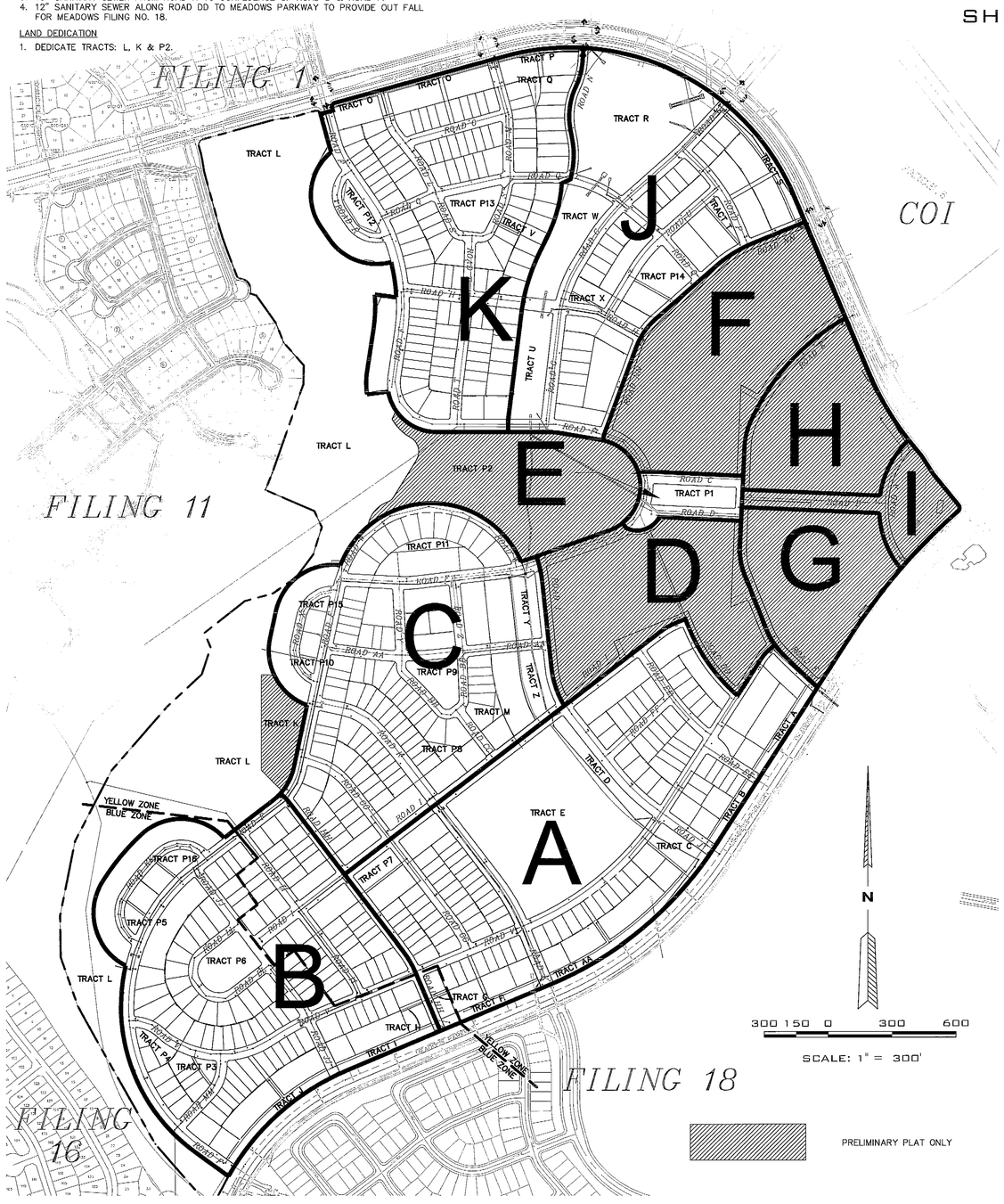
1. DETENTION POND 'A' SOUTH OF MEADOWS BLVD., LOCATED IN TRACT R.
2. 96" CULVERT UNDER ROAD Q & ROAD H.
3. CHANNEL IMPROVEMENTS TRACT U & TRACT W.
4. INFRASTRUCTURE STORM SEWER UNDER ROAD F, TRACT M, TRACT P1 & ROAD E, TO MEADOWS PARKWAY TO PROVIDE OUT FALL FOR MEADOWS FILING NO. 18.

SANITARY SEWER

1. 18" SANITARY SEWER FROM OUT FALL AT MEADOWS BLVD. ALONG ROAD G & ROAD P.
2. 18" SANITARY SEWER ALONG ALLEY BETWEEN ROAD U & ROAD G TO ROAD H.
3. 15" SANITARY SEWER FROM ROAD H TO CONFLUENCE OF ROAD D & ROAD F.
4. 12" SANITARY SEWER ALONG ROAD DD TO MEADOWS PARKWAY TO PROVIDE OUT FALL FOR MEADOWS FILING NO. 18.

LAND DEDICATION

1. DEDICATE TRACTS: L, K & P2.



PHASE A - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS PARKWAY & ROADS E, EE, J, K, & HH.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE A.

UTILITY IMPROVEMENTS

WATER

1. 12" BLUE ZONE WATER CONNECTION TO EXISTING AT MEADOWS PARKWAY & ROAD HH.
2. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.
2. SANITARY SEWER IN PHASE C PARALLEL TO ROAD I THROUGH ALLEY TO ROAD F TO MAIN OUTFALL.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE A.

LANDSCAPING

1. TRACT LANDSCAPING ASSOCIATED WITH PHASE A.

LAND DEDICATION

1. DEDICATE TRACTS: A, B, C, D, E, F, G, AA & P7.

PHASE B - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS PARKWAY & ROADS HH, JJ, & F.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE B.

UTILITY IMPROVEMENTS

WATER

1. 12" BLUE ZONE WATER CONNECTION TO EXISTING AT MEADOWS PARKWAY & ROAD HH.
2. 12" BLUE ZONE WATER CONNECTION TO EXISTING AT ROAD G3 IN MEADOWS FILING NO. 16.
3. 12" YELLOW ZONE WATER CONNECTION TO EXISTING IN TRACT L.
4. COMPLETION OF YELLOW ZONE WATER LOOP THROUGH PHASE A ALONG ROADS I, & J CONNECT TO EXISTING AT ROAD J & MEADOWS PARKWAY.
5. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE B.
2. STORM DRAINAGE IN PHASE C ALONG ROAD F TO MAIN TRUNK LINE.

LANDSCAPING

1. TRACT LANDSCAPING ASSOCIATED WITH PHASE B.

LAND DEDICATION

1. DEDICATE TRACTS: H, I, J, P3, P4, P5, P6 & P16.

PHASE C - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. COMPLETE EXTENTION OF ROAD J TO MEADOWS PARKWAY.
2. COMPLETE EXTENTION OF ROAD K TO MEADOWS PARKWAY.
3. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE C.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE C.

LANDSCAPING

1. TRACT LANDSCAPING ASSOCIATED WITH PHASE C.

LAND DEDICATION

1. DEDICATE TRACTS: M, Y, Z, P8, P9, P10, P11 & P15.

PHASE D - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. COMPLETE EXTENTION OF ROAD E TO MEADOWS PARKWAY.
2. COMPLETE EXTENTION OF ROAD J TO MEADOWS PARKWAY.
3. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE D.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE D.

LANDSCAPING

1. LANDSCAPING ASSOCIATED WITH PHASE D.

PHASE E - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE E.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE E.

LANDSCAPING

1. TRACT LANDSCAPING ASSOCIATED WITH PHASE E.

LAND DEDICATION

1. DEDICATE TRACT: P1.

PHASE F - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS BOULEVARD & ROADS E, & NN.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE F.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE F.

LANDSCAPING

1. LANDSCAPING ASSOCIATED WITH PHASE F.

PHASE G - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS PARKWAY & ROADS A & E.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE G.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE G.

LANDSCAPING

1. LANDSCAPING ASSOCIATED WITH PHASE G.

PHASE H - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS BOULEVARD & ROADS A & E.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE H.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE H.

LANDSCAPING

1. LANDSCAPING ASSOCIATED WITH PHASE H.

PHASE I - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS PARKWAY & ROAD A.
2. INTERSECTION IMPROVEMENTS OF MEADOWS BOULEVARD & ROAD A.
3. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE I.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE I.

LANDSCAPING

1. LANDSCAPING ASSOCIATED WITH PHASE I.

PHASE J - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS BOULEVARD & ROADS G, N, & NN.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE J.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE J.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE J.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE J.

LANDSCAPING

1. TRACT LANDSCAPING ASSOCIATED WITH PHASE J.

LAND DEDICATION

1. DEDICATE TRACTS: R, S, T, U, W, X & P14.

PHASE K - REQUIRED IMPROVEMENTS

ROAD IMPROVEMENTS

1. INTERSECTION IMPROVEMENTS OF MEADOWS BOULEVARD & ROADS F, M, & N.
2. LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH PHASE K.

UTILITY IMPROVEMENTS

WATER

1. WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE K.

SANITARY SEWER

1. SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE K.

DRAINAGE

1. STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PHASE K.

LANDSCAPING

1. TRACT LANDSCAPING ASSOCIATED WITH PHASE K.

LAND DEDICATION

1. DEDICATE TRACTS: O, P, Q, V, P12 & P13.

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PHASING MAP
SHEET 6 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 6A OF 67

LEGEND

- PROPOSED WATER PIPE
- PROPOSED RAW WATER PIPE
- ZONE BOUNDARY
- EXISTING WATER PIPE

200 100 0 200 400

SCALE: 1" = 200'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5185 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

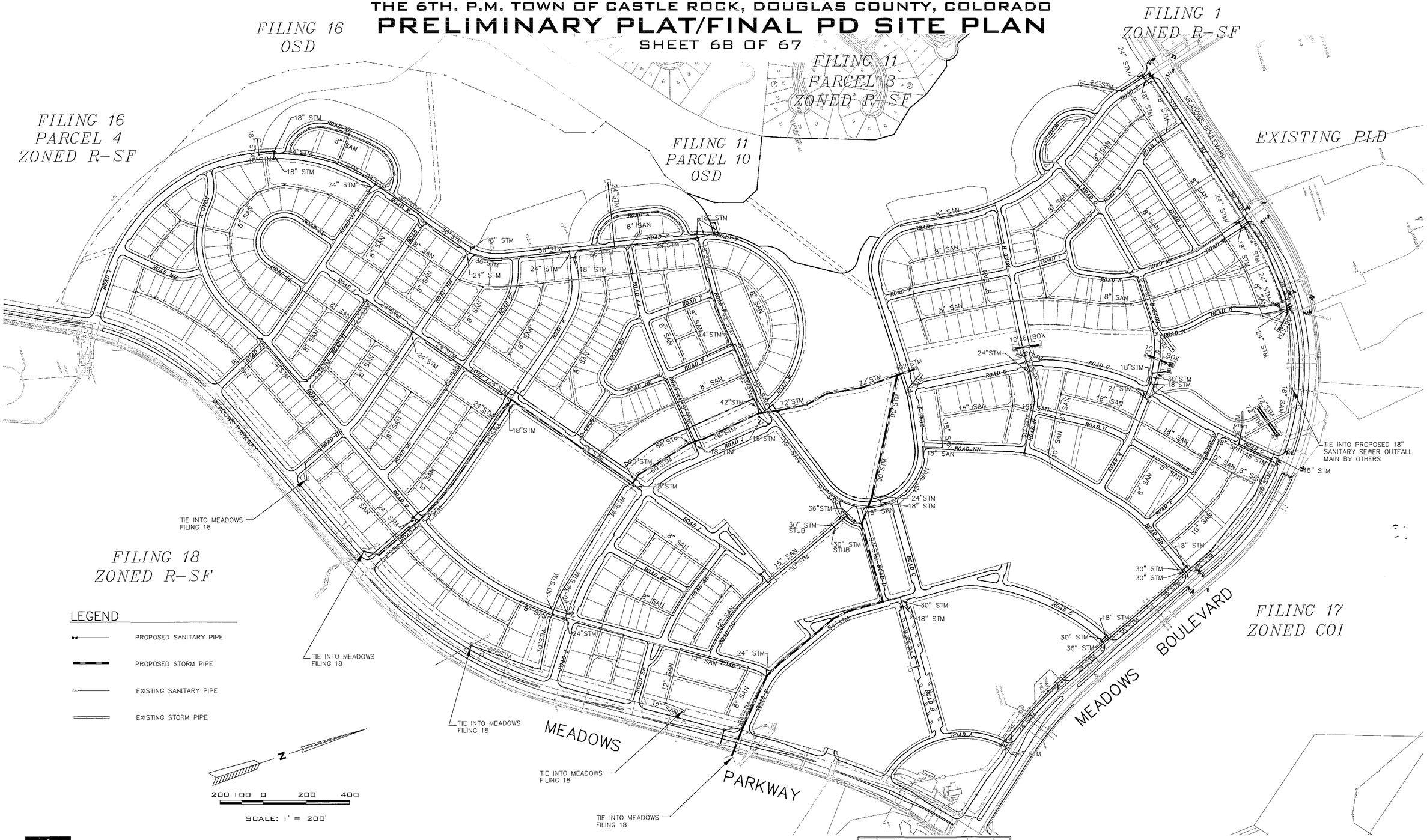
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
OVERALL WATER UTILITY PLAN
SHEET 6A OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 6B OF 67



ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
OVERALL SEWER UTILITY PLAN
SHEET 6B OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 7 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

50 25 0 50 100

SCALE: 1" = 50'

N

KEYMAP N.T.S.

THE MEADOWS FILING NO. 1 ZONED R-SF

PLD

N. MEADOWS DRIVE

W. CALYPSO CT.

N. WILDFLOWER WAY

N. FOXTAIL DR.

MEADOWS BLVD.

EXISTING CURB-CUT

3/4 MOVEMENT INTERSECTION

FULL MOVEMENT INTERSECTION

EXISTING ROADWAY

419'

659'

340.28'

N 74°31'29" E

N 81°22'03" E 100.72'

N 74°31'29" E 103.08'

Δ=90°00'00" R=20.00' L=31.42'

Δ=90°00'00" R=28.00' L=43.98'

N 15°28'31" W 34.58'

Δ=05°33'20" R=212.00' L=20.56'

N 09°55'11" W 62.55'

Δ=05°33'20" R=202.00' L=19.59'

N 15°28'31" W 25.58'

SPRUCE DELL DRIVE

SPRINGMEADOW CIR.

THE MEADOWS FILING NO. 11 PARCEL 3 ZONED R-SF

TRACT L
1,812,908 SF
41.619 AC

30.00' DRAINAGE EASEMENT

ROAD R (LOCAL COLL.)

ROAD L (TYPE B)

ROAD M (TYPE B)

ROAD Q (TYPE B)

ROAD S

117.01' EXISTING ROW

813.04'

N 74°31'29" E

826.23'

446.44'

6084.90

6083.90

6116.34

6106.86

6110.94

6099.06

6090.53

6108.49

6112.30

TRACT O 24,422 SF 0.561 AC

TRACT P 9,787 SF 0.225 AC

TRACT P12 20,550 SF 0.472 AC

TRACT P13 40,093 SF 0.920 AC

8.00' SIDEWALK IN TRACT N

4.00' SIDEWALK IN TRACT N

4.00' SIDEWALK IN TRACT O

8.00' SIDEWALK IN TRACT O

25.00' UTILITY & DRAINAGE EASEMENT

20.00' ALLEY EASEMENT

20.00' UTILITY EASEMENT

20.00' EASEMENT

16.00' EOC-EOC

28.00' FL-FL

22.00' FL-FL

34.00' FL-FL

44.00' ROW

50.00' ROW

60.00' ROW

1 24,448 SF MAX MF DU's - 8

12 27,036 SF MAX MF DU's - 9

17 24,200 SF MAX MF DU's - 10

1 64,305 SF MAX MF DU's - 30

7 13,248 SF MAX MF DU's - 6

16 19,351 SF MAX MF DU's - 8

15 8,657 SF

14 5,206 SF

13 5,619 SF

12 5,285 SF

11 4,950 SF

10 4,950 SF

9 6,163 SF

8 6,732 SF

7 7,650 SF

6 5,648 SF

1 7,148 SF

11 7,783 SF

16 8,321 SF

15 5,478 SF

1 6,065 SF

1 6,758 SF

4 5,378 SF

5 5,420 SF

10 10,809 SF

9 12,471 SF

15 7,839 SF

MAX MF DU's - 9

MATCHLINE SEE SHEET 8 OF 67

MATCHLINE SEE SHEET 9 OF 67

KEYMAP
SHEET 1 SHEET 2 SHEET 3 SHEET 4 SHEET 5 SHEET 6 SHEET 7 SHEET 8 SHEET 9 SHEET 10 SHEET 11 SHEET 12 SHEET 13 SHEET 14 SHEET 15 SHEET 16 SHEET 17 SHEET 18 SHEET 19 SHEET 20 SHEET 21

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-6186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 7 OF 67

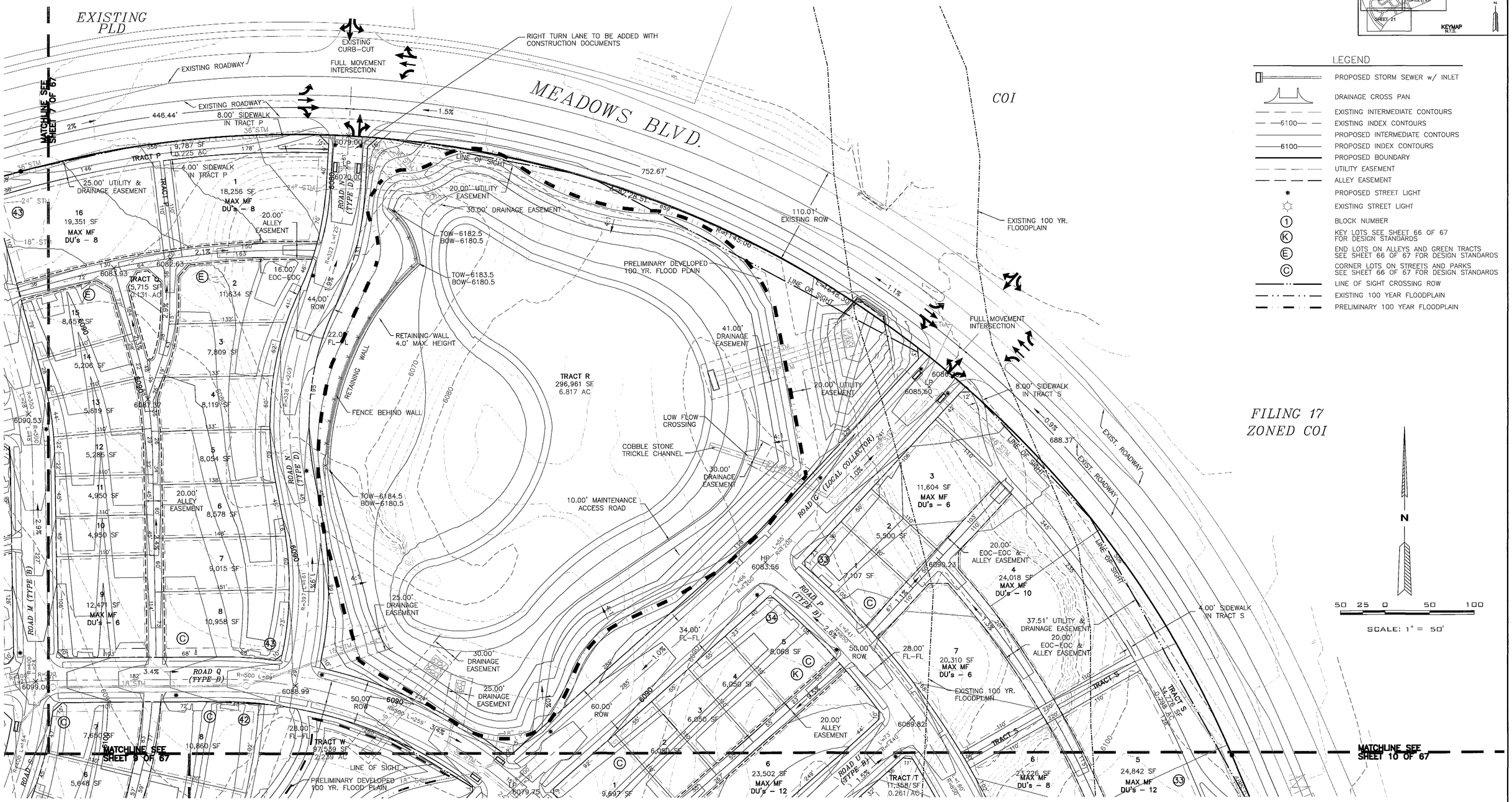
THE MEADOWS FILING NO. 20

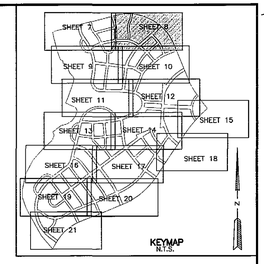
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 8 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.





LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

FILING 17
ZONED COI

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#4	PER TOWN COMMENTS	05/29/04	DRB
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 8 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 9 OF 67

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

NOTES:

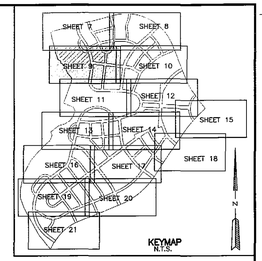
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

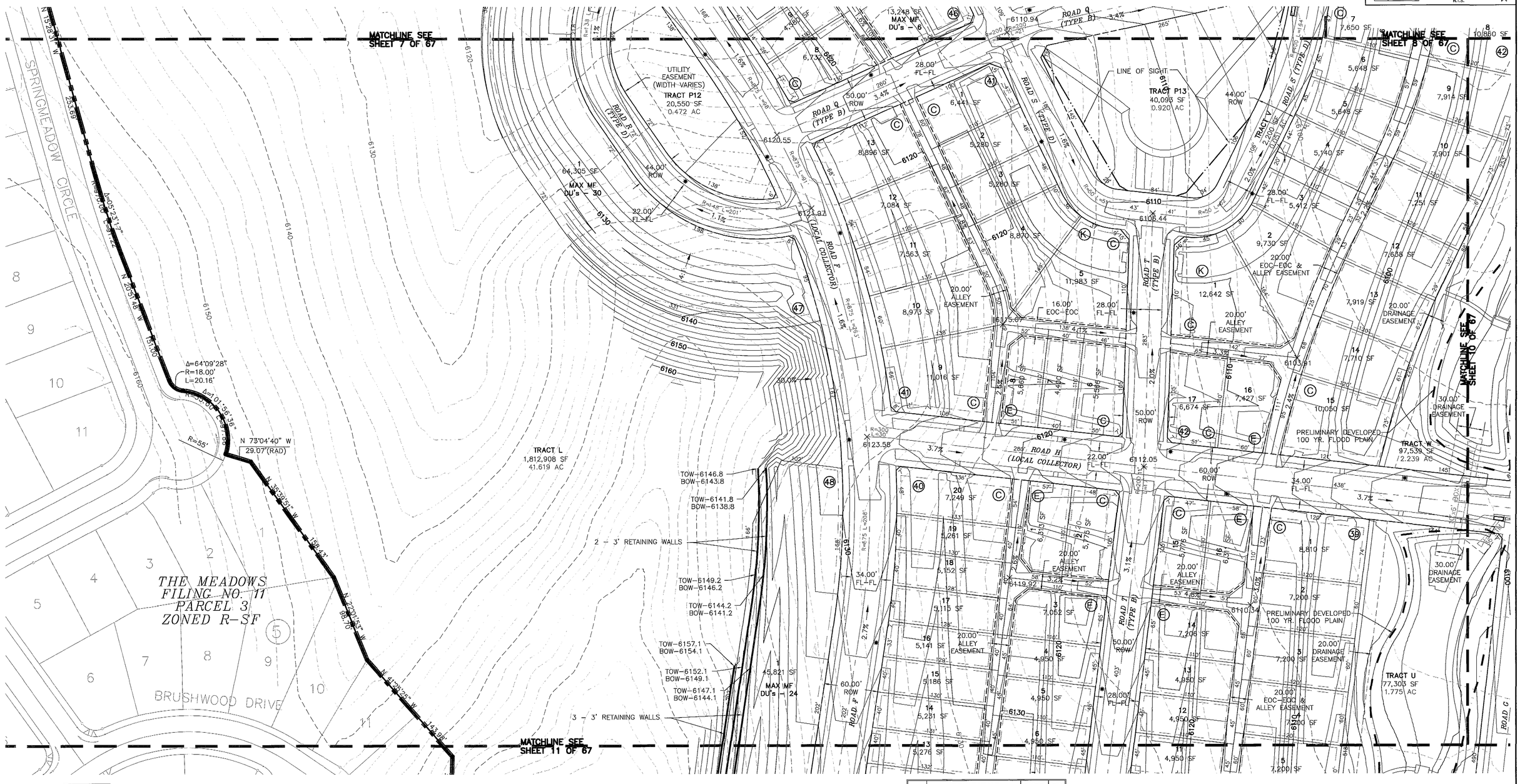
N

50 25 0 50 100

SCALE: 1" = 50'

KEYMAP





ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5185 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
GRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 9 OF 67

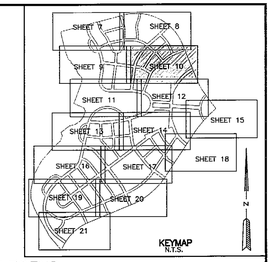
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 10 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.



LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARD
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARD
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 10 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 11 OF 67

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

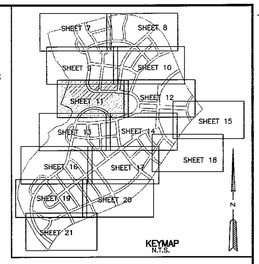
NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

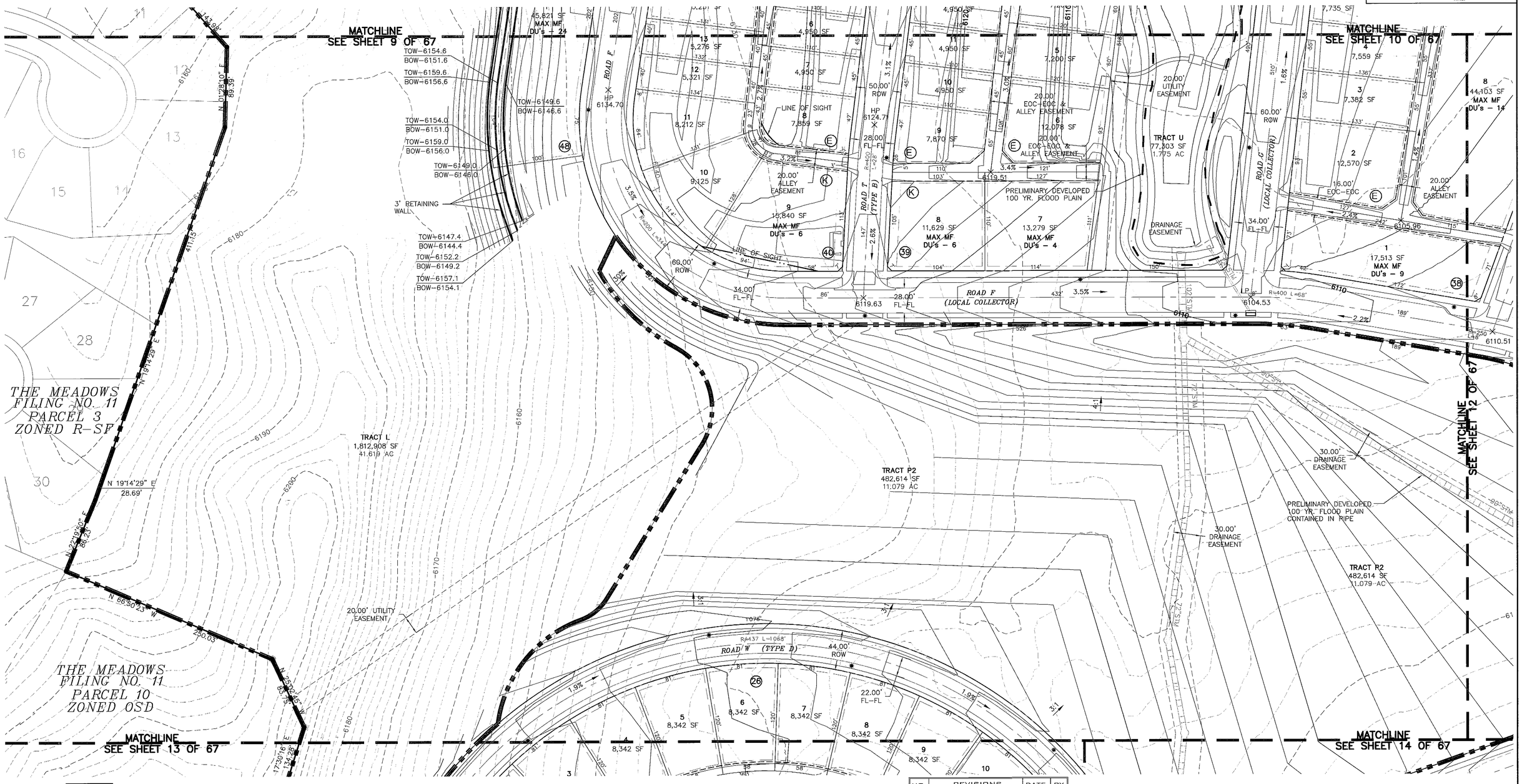
N

50 25 0 50 100

SCALE: 1" = 50'

KEYMAP





ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 11 OF 67

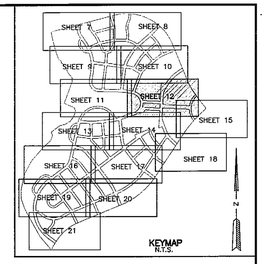
THE MEADOWS FILING NO. 20

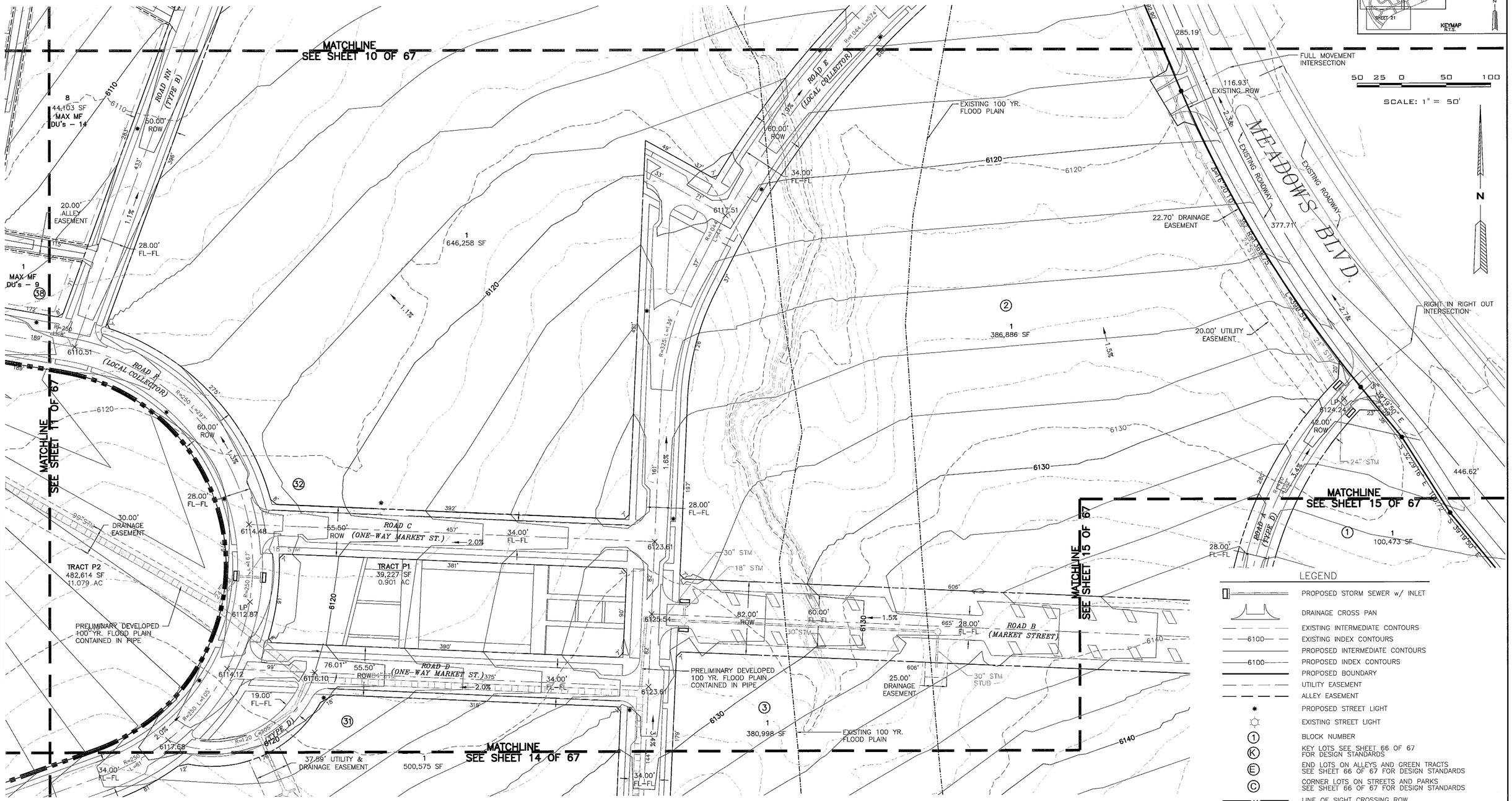
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 12 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.





LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 12 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 13 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

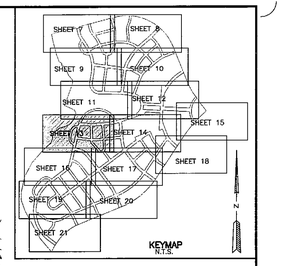
N

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN



MATCHLINE SEE SHEET 11 OF 67

THE MEADOWS FILING NO. 11 PARCEL 10 ZONED OSD

THE MEADOWS FILING NO. 11 PARCEL 10 ZONED OSD

THE MEADOWS FILING NO. 16 ZONED OSD

TRACT L 1,812,908 SF 41.619 AC

TRACT K 80,153 SF 1.840 AC

TRACT P15 4,209 SF 0.097 AC

TRACT P10 4,270 SF 0.098 AC

TRACT P11 12,508 SQ. FT. 0.287 ACRES

TRACT P9 38,635 SF 0.887 AC

TRACT M 3,234 SF 0.074 AC

ROAD F (LOCAL COLLECTOR)

ROAD X (TYPE D)

ROAD Y (TYPE B)

ROAD Z

ROAD AA (TYPE B)

ROAD BB (TYPE D)

MATCHLINE SEE SHEET 16 OF 67

MATCHLINE SEE SHEET 14 OF 67

MATCHLINE SEE SHEET 17 OF 67

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tildbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 13 OF 67

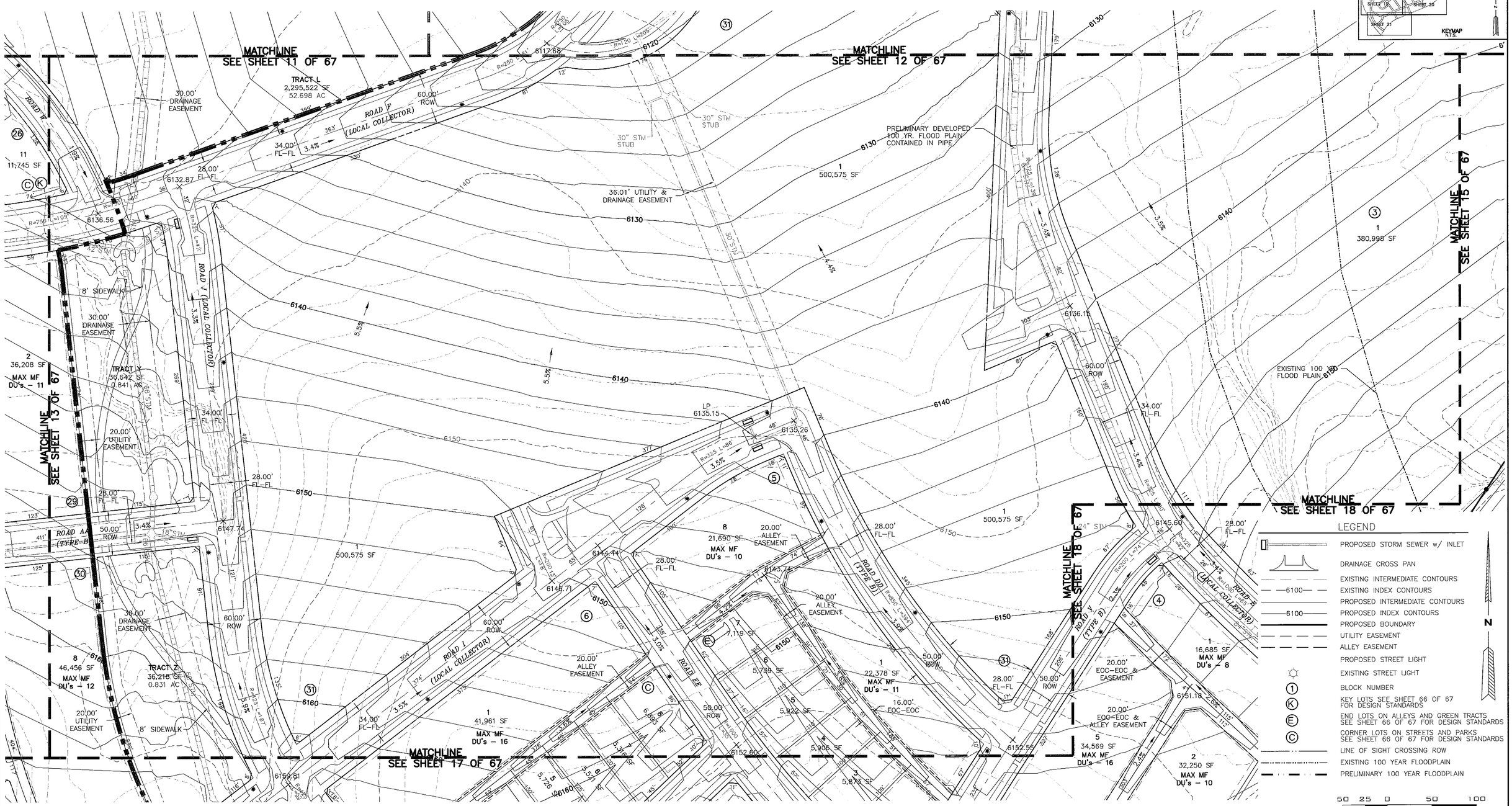
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 14 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.



LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

50 25 0 50 100

SCALE: 1" = 50'

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 14 OF 67

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
1058 DELAWARE ST. DENVER, CO. 80202
(303) 623-0701 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

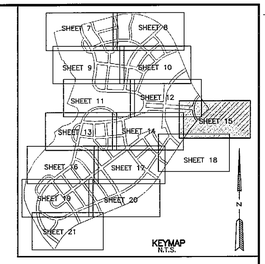
THE MEADOWS FILING NO. 20

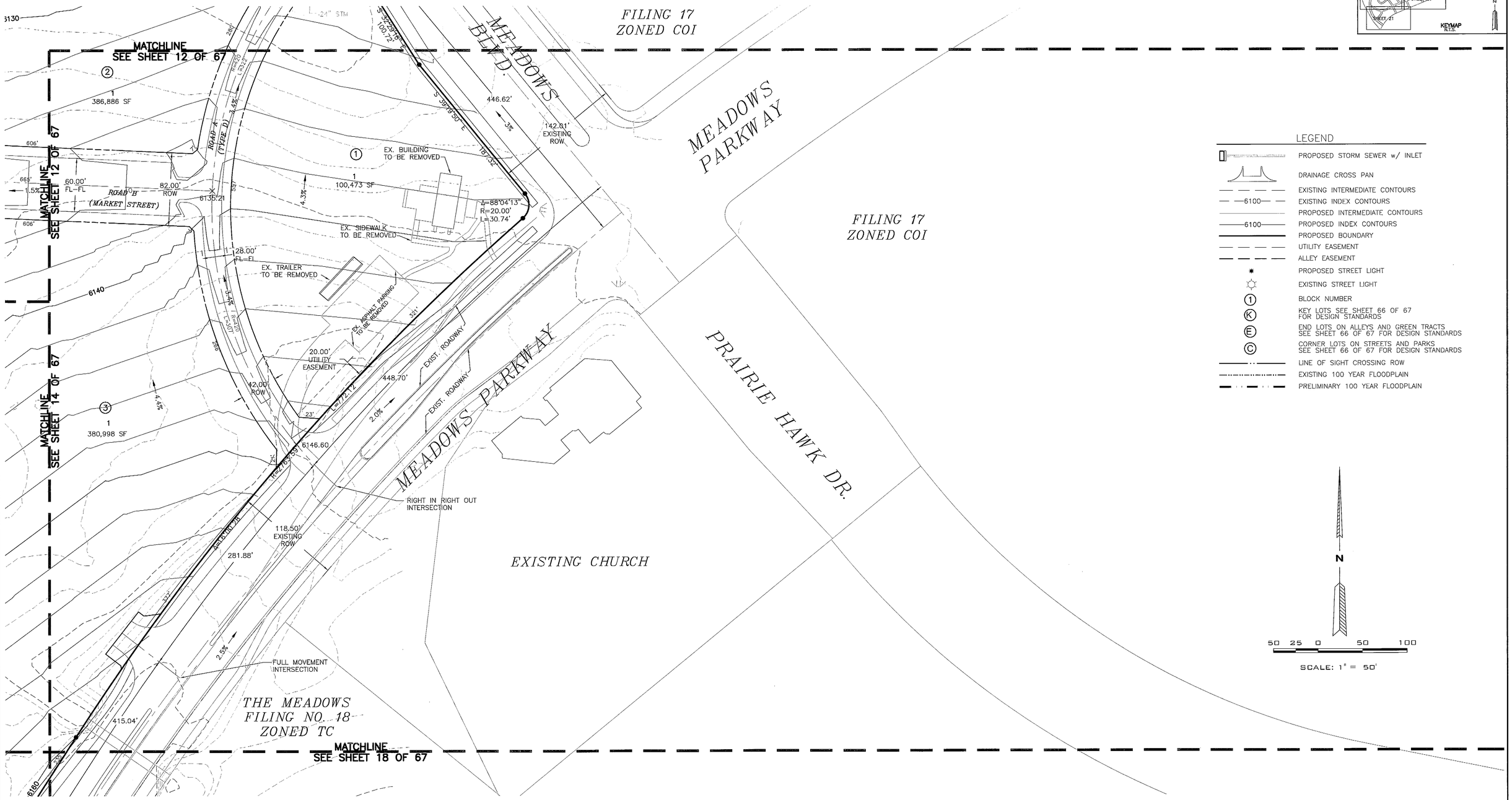
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 15 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.





LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 15 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 16 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

50 25 0 50 100

SCALE: 1" = 50'

KEYMAP N.T.S.

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

MATCHLINE SEE SHEET 13 OF 67

MATCHLINE SEE SHEET 19 OF 67

MATCHLINE SEE SHEET 17 OF 67

MATCHLINE SEE SHEET 20 OF 67

THE MEADOWS FILING 16 OSD

TRACT K
80,153 SF
1.840 AC
WELL SITE

TRACT L
1,812,908 SF
41.619 AC

TRACT P16
14,693 SF
0.337 AC

TRACT P7
21,478 SF
0.564 AC

ROAD F (LOCAL COLLECTOR)

ROAD KK (TYPE D)

ROAD JJ (TYPE B)

ROAD GG (TYPE B)

ROAD HH (TYPE B)

ROAD K (LOCAL COLLECTOR)

ROAD (LOCAL COLL.)

N 45°54'01" E 393.92'

N 41°03'16" E 373.59'

N 27°17'38" E 356.40'

N 11°18'52" E

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1300 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 16 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 17 OF 67

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

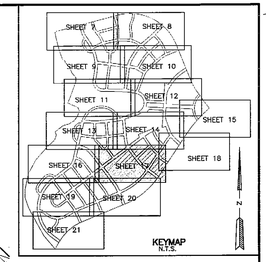
NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

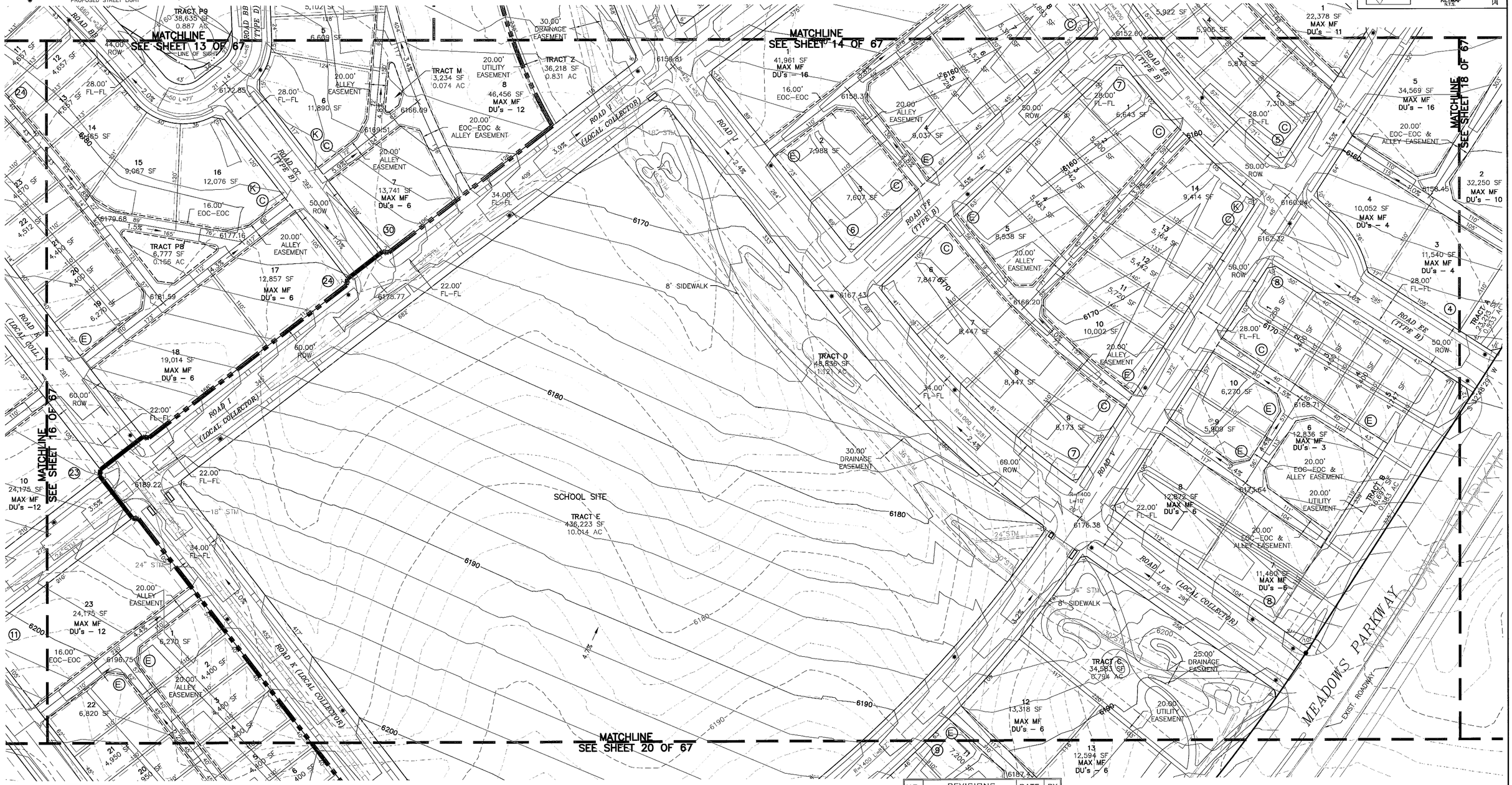
N

50 25 0 50 100

SCALE: 1" = 50'

KEYMAP N.T.S.





ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 17 OF 67

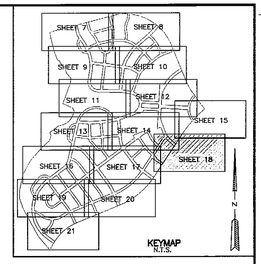
THE MEADOWS FILING NO. 20

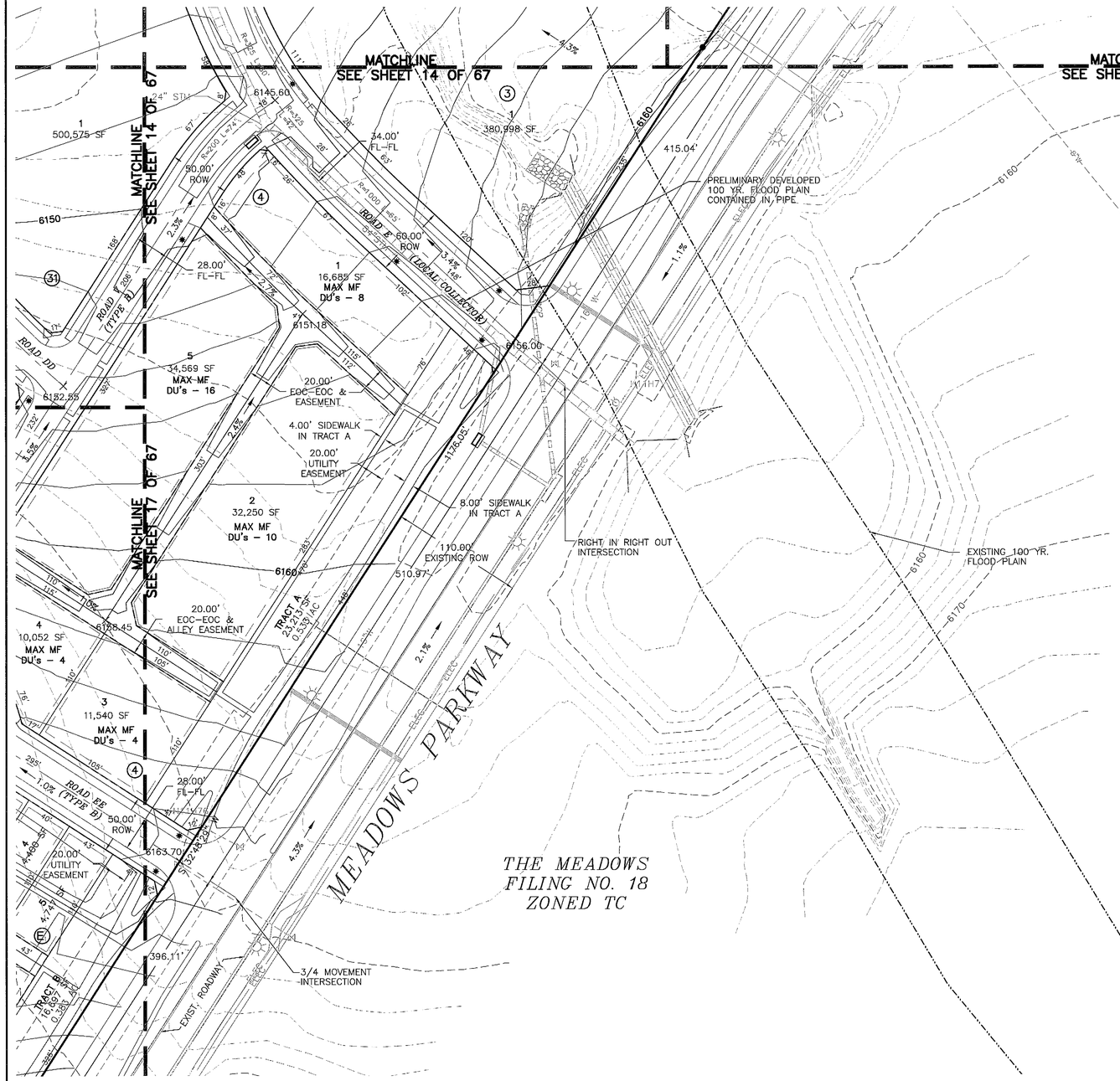
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 18 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.





LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2280
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 18 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 19 OF 67

LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS CORNER LOTS ON STREETS AND PARKS
- (C) SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

NOTES:

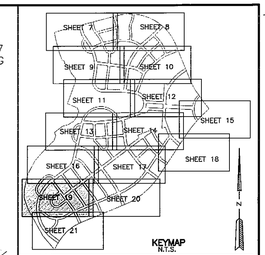
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

N

50 25 0 50 100

SCALE: 1" = 50'

KEYMAP



MATCHLINE SEE SHEET 16 OF 67

MATCHLINE SEE SHEET 20 OF 67

MATCHLINE SEE SHEET 21 OF 67

TRACT U
1,812,908 /SF
41.619 AC

TRACT P5
9,386 SF
0.215 AC

TRACT P6
50,951 SF
1.170 AC

TRACT P4
6,545 SF
0.150 AC

TRACT P7
21,975 SF
0.504 AC

N 11°18'52" E 356.40'

N 00°48'24" W 192.83'

N 19°21'07" W 243.61'

N 28°53'45" W 161.99'

THE MEADOWS FILING NO. 16 ZONED OSD

ROAD KK (TYPE D)

ROAD E (LOCAL COLLECTOR)

ROAD JJ

ROAD II (TYPE B)

ROAD LL (TYPE D)

ROAD I (LOCAL COLLECTOR)

ROAD V (TYPE B)

ROAD HH

ROAD W

LINE OF SIGHT

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 19 OF 67

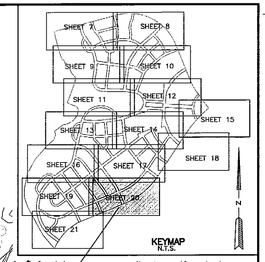
THE MEADOWS FILING NO. 20

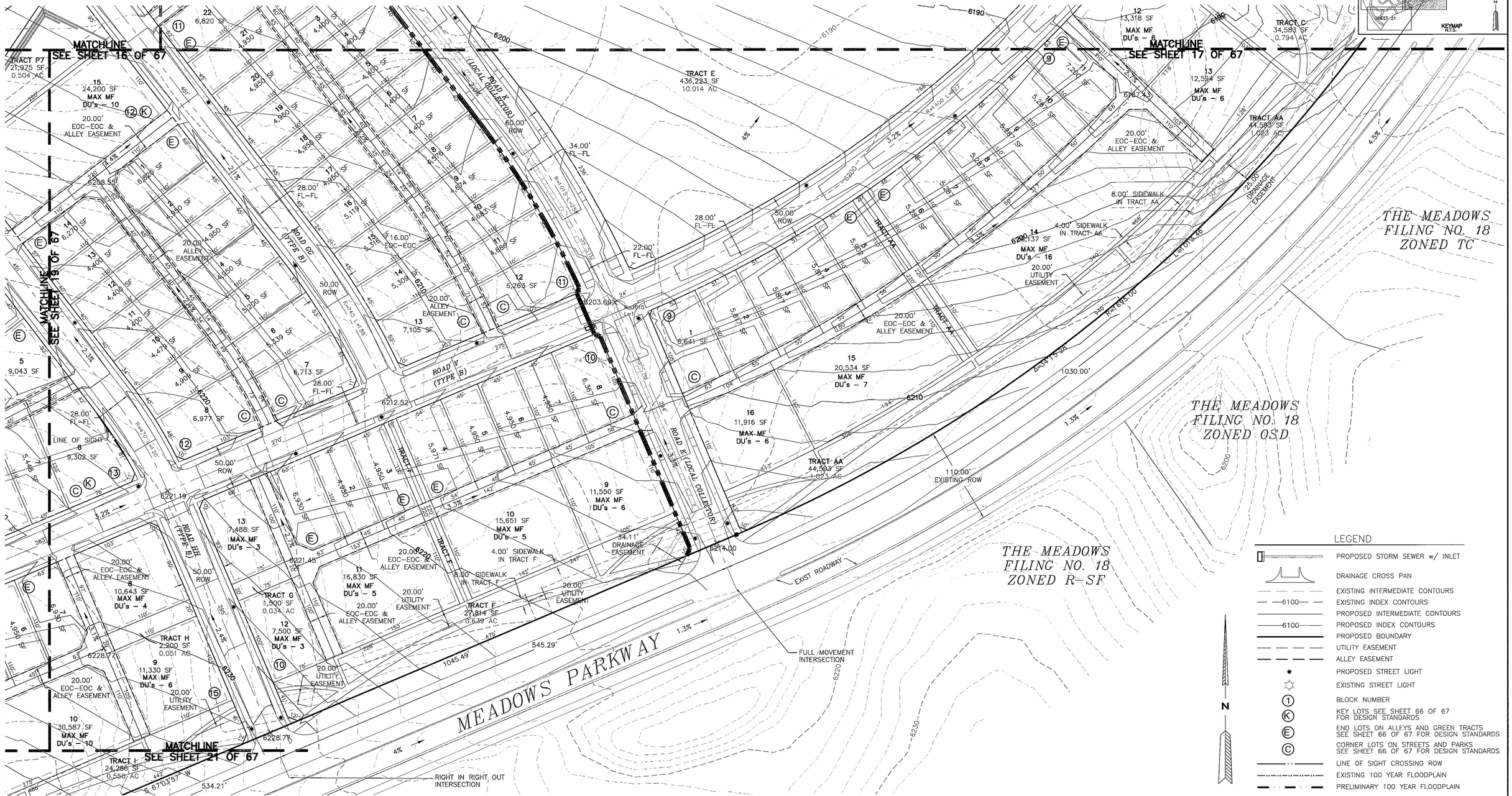
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 20 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 1 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.





LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 20 OF 67

THE MEADOWS FILING NO. 20

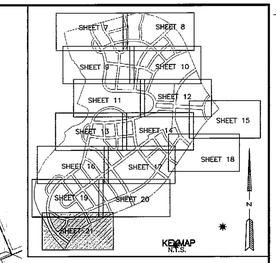
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

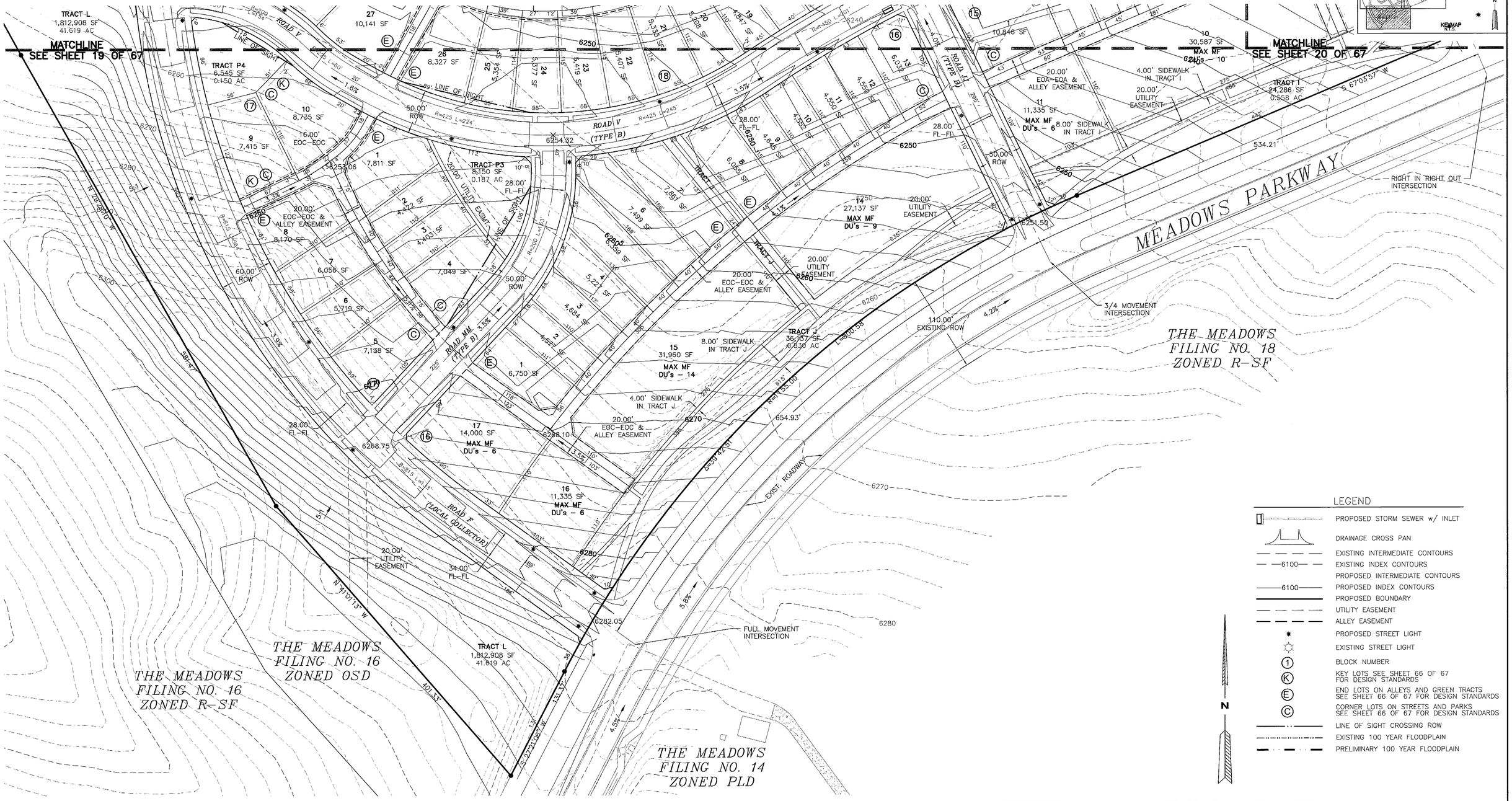
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 21 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67
2. FOR TRACT SUMMARY TABLE SEE SHEET 21 OF 67
3. PROPOSED CONTOURS REFLECT OVERLOT GRADING W/UNDERCUT ROAD GRADING.

KEYMAP





LEGEND

- PROPOSED STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- EXISTING INTERMEDIATE CONTOURS
- 6100 EXISTING INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- 6100 PROPOSED INDEX CONTOURS
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- (K) KEY LOTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (E) END LOTS ON ALLEYS AND GREEN TRACTS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- (C) CORNER LOTS ON STREETS AND PARKS SEE SHEET 66 OF 67 FOR DESIGN STANDARDS
- LINE OF SIGHT CROSSING ROW
- EXISTING 100 YEAR FLOODPLAIN
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 209 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

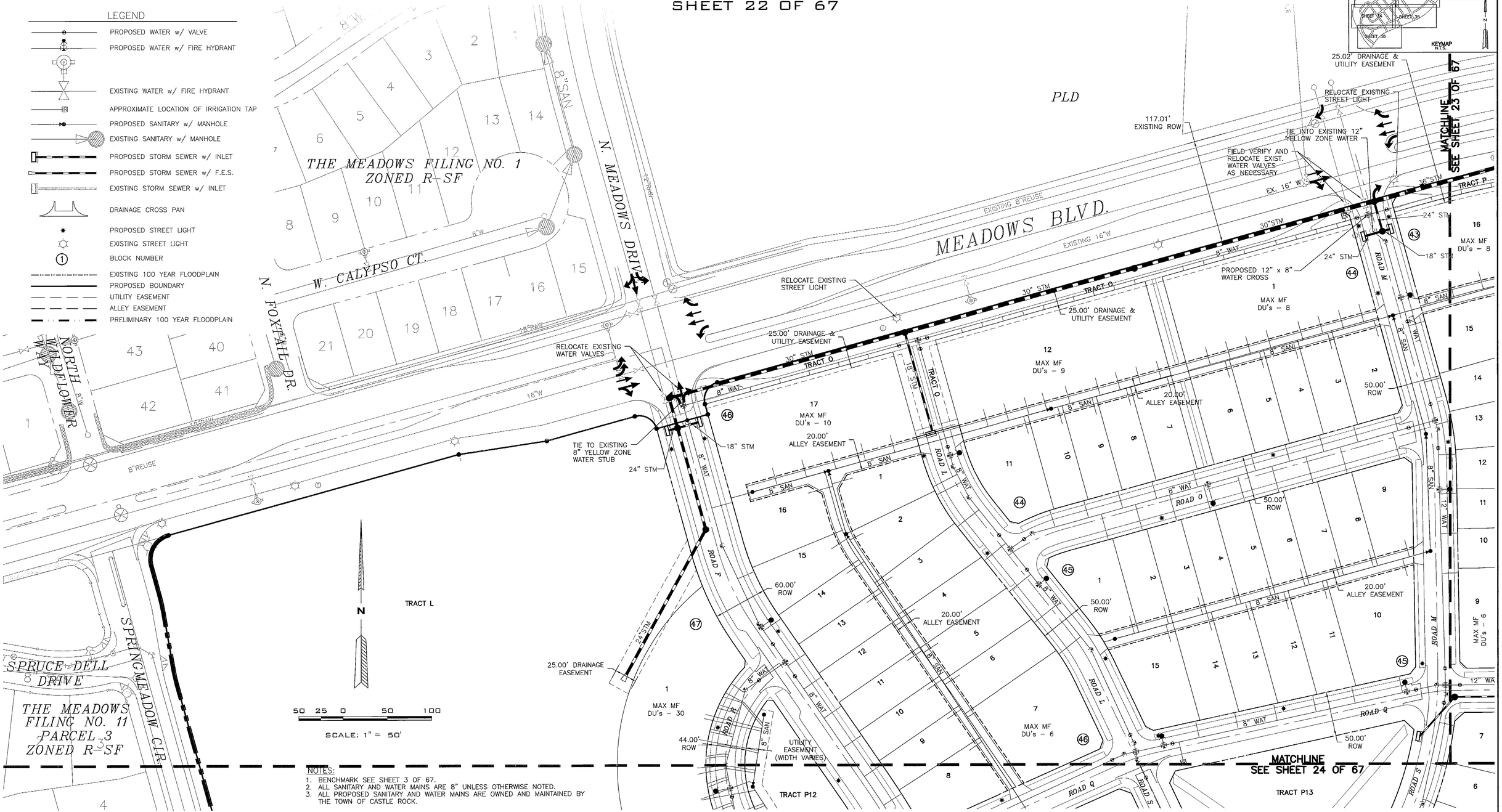
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN/GRADING PLAN
SHEET 21 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 22 OF 67



NOTES:

1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 22 OF 67

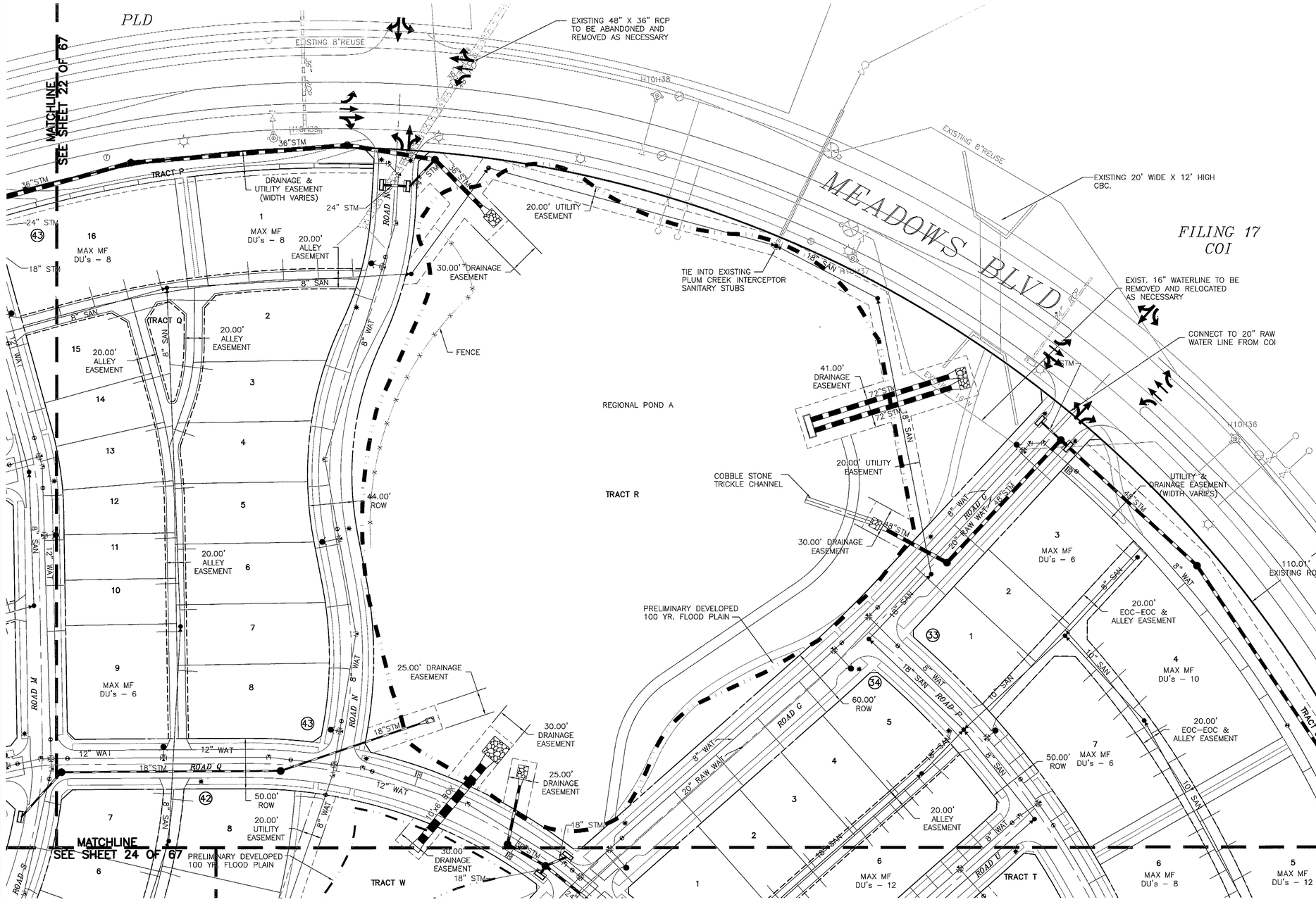
THE MEADOWS FILING NO. 20

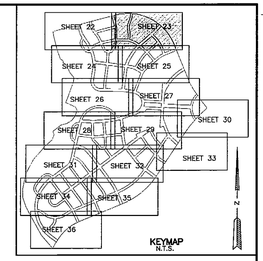
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 23 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.





N

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
1058 DELAWARE ST. DENVER, CO. 80202
(303) 623-0701 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO. CRDC-0304A

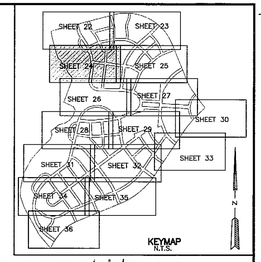
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 23 OF 67

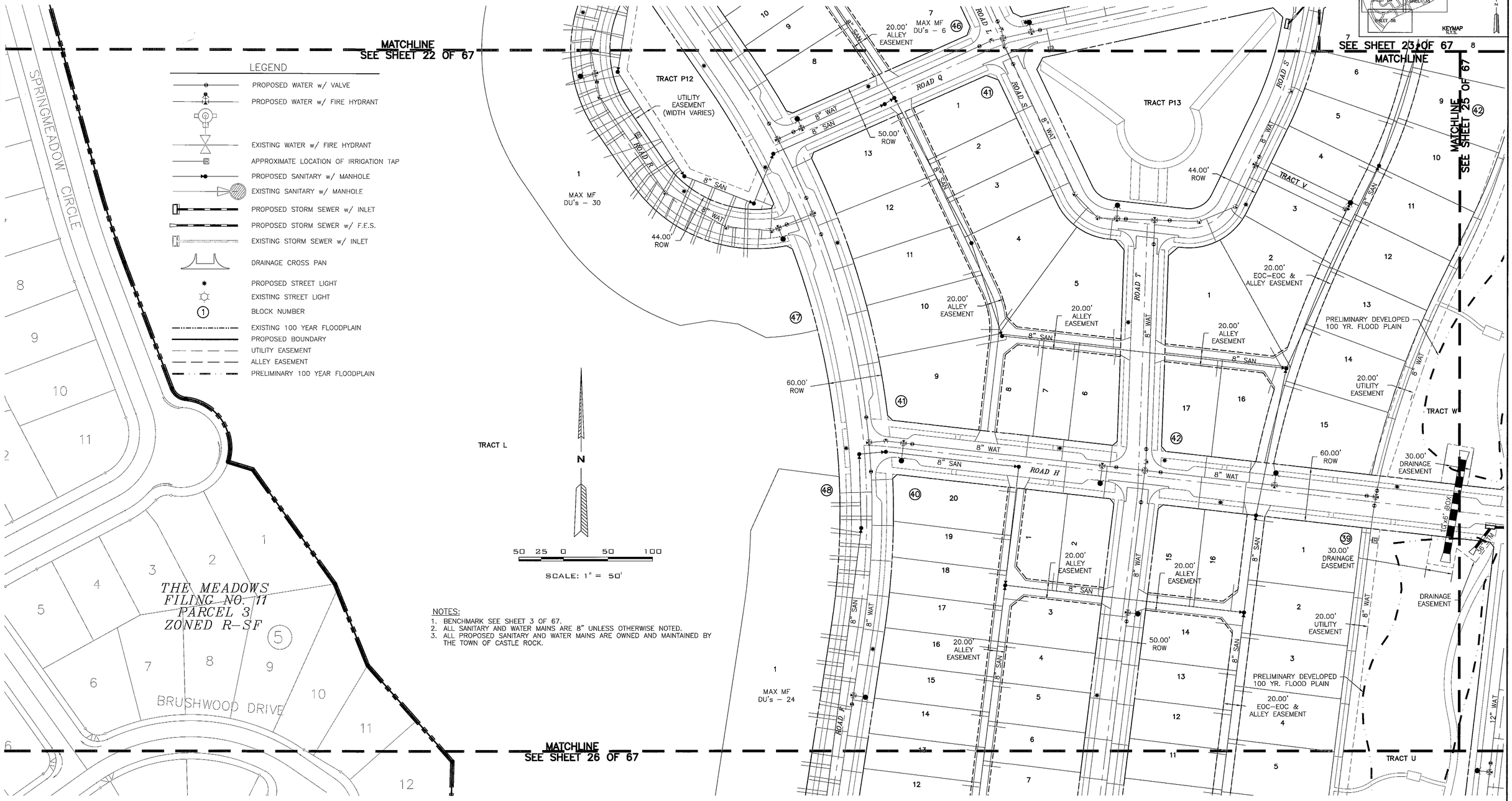
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 24 OF 67





NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 24 OF 67

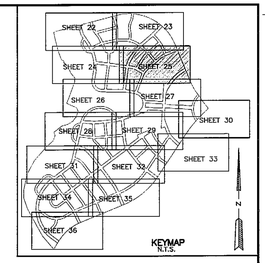
THE MEADOWS FILING NO. 20

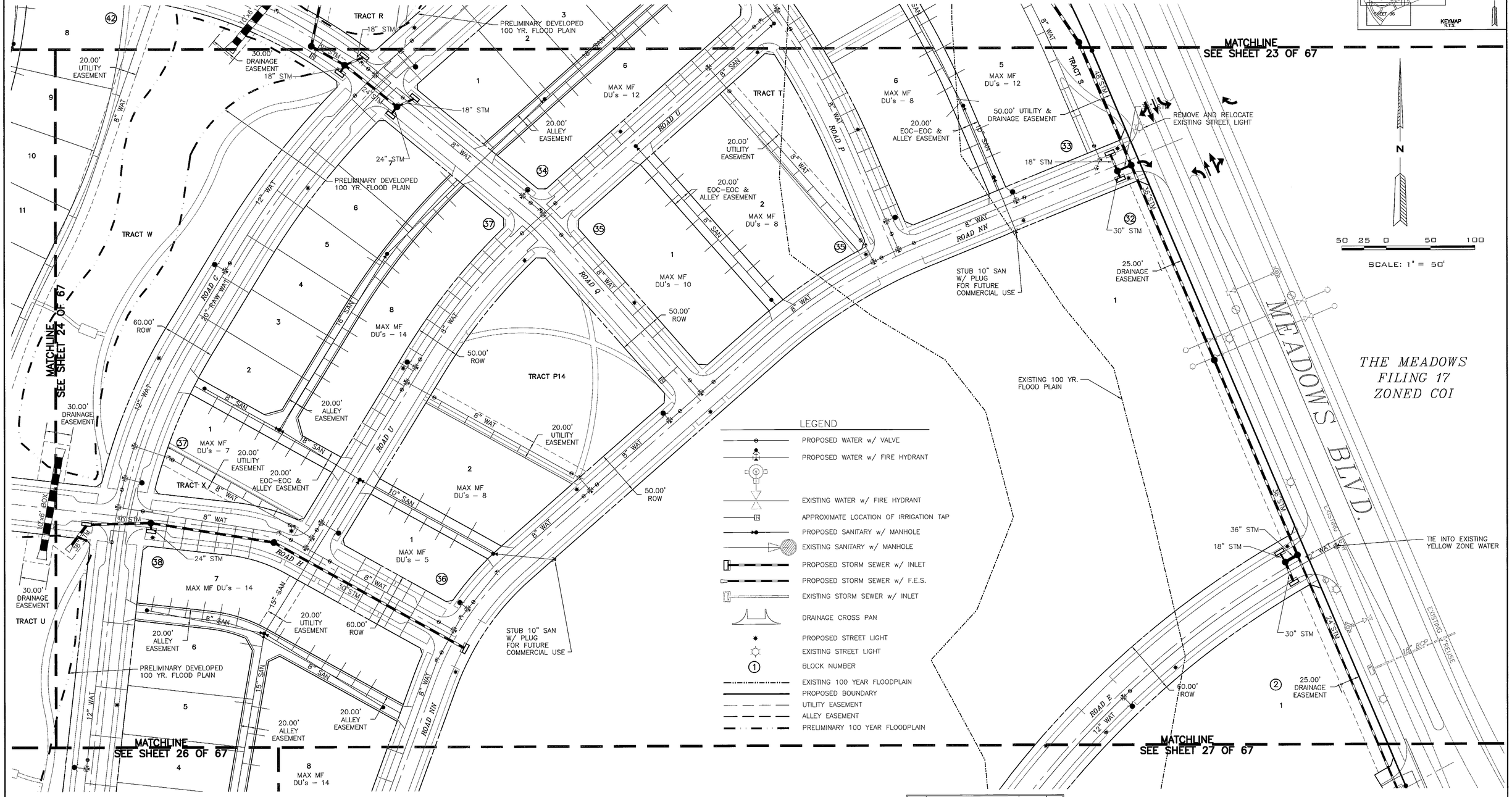
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 25 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.





LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

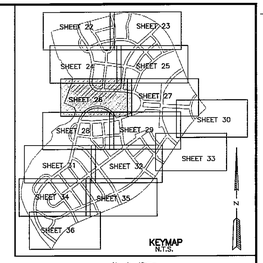
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 25 OF 67

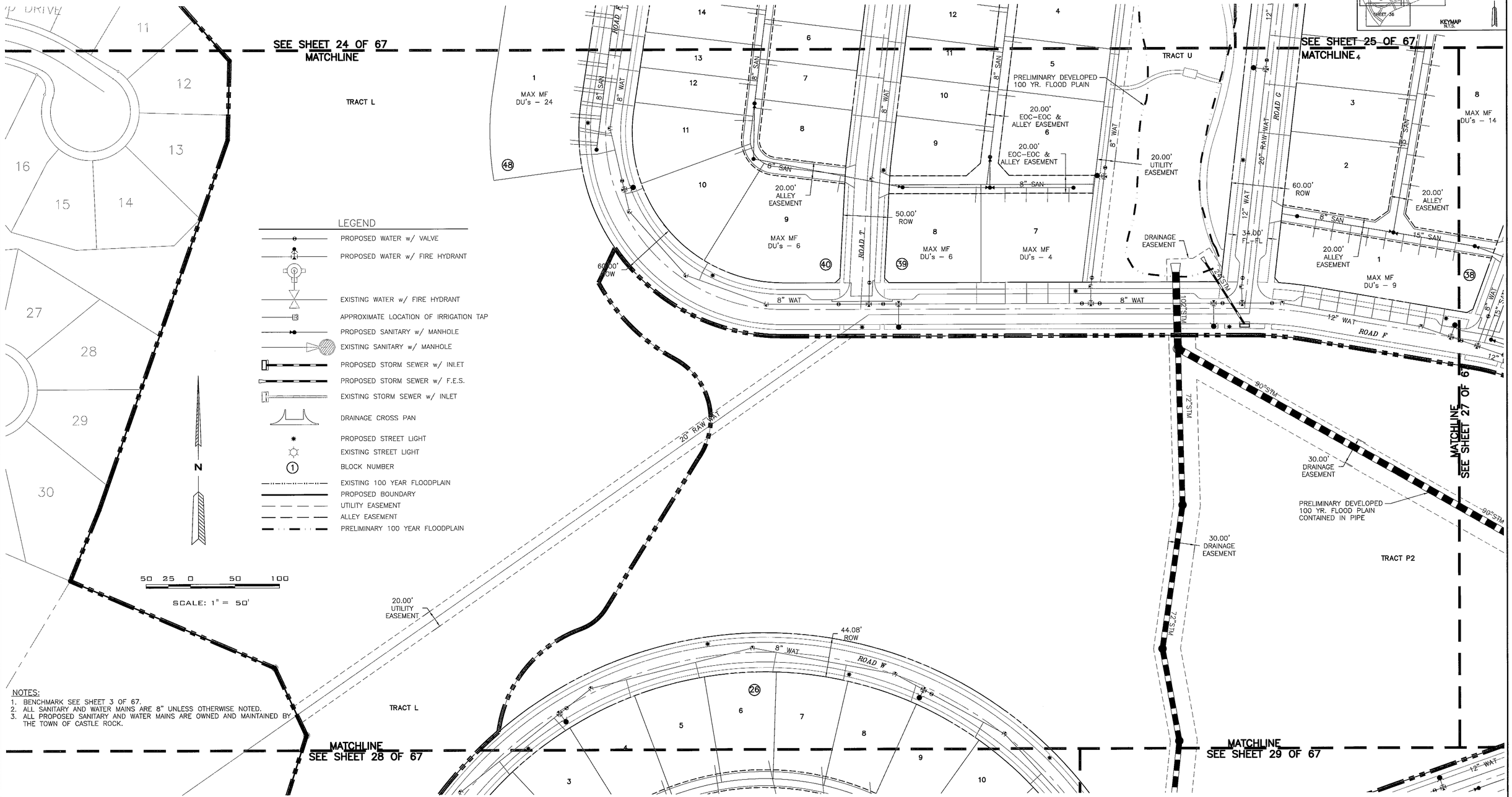
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 26 OF 67





NOTES:

1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 26 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

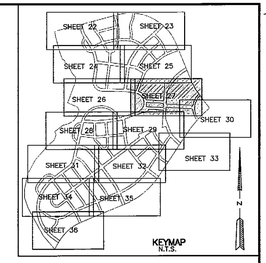
PRELIMINARY PLAT/FINAL PD SITE PLAN

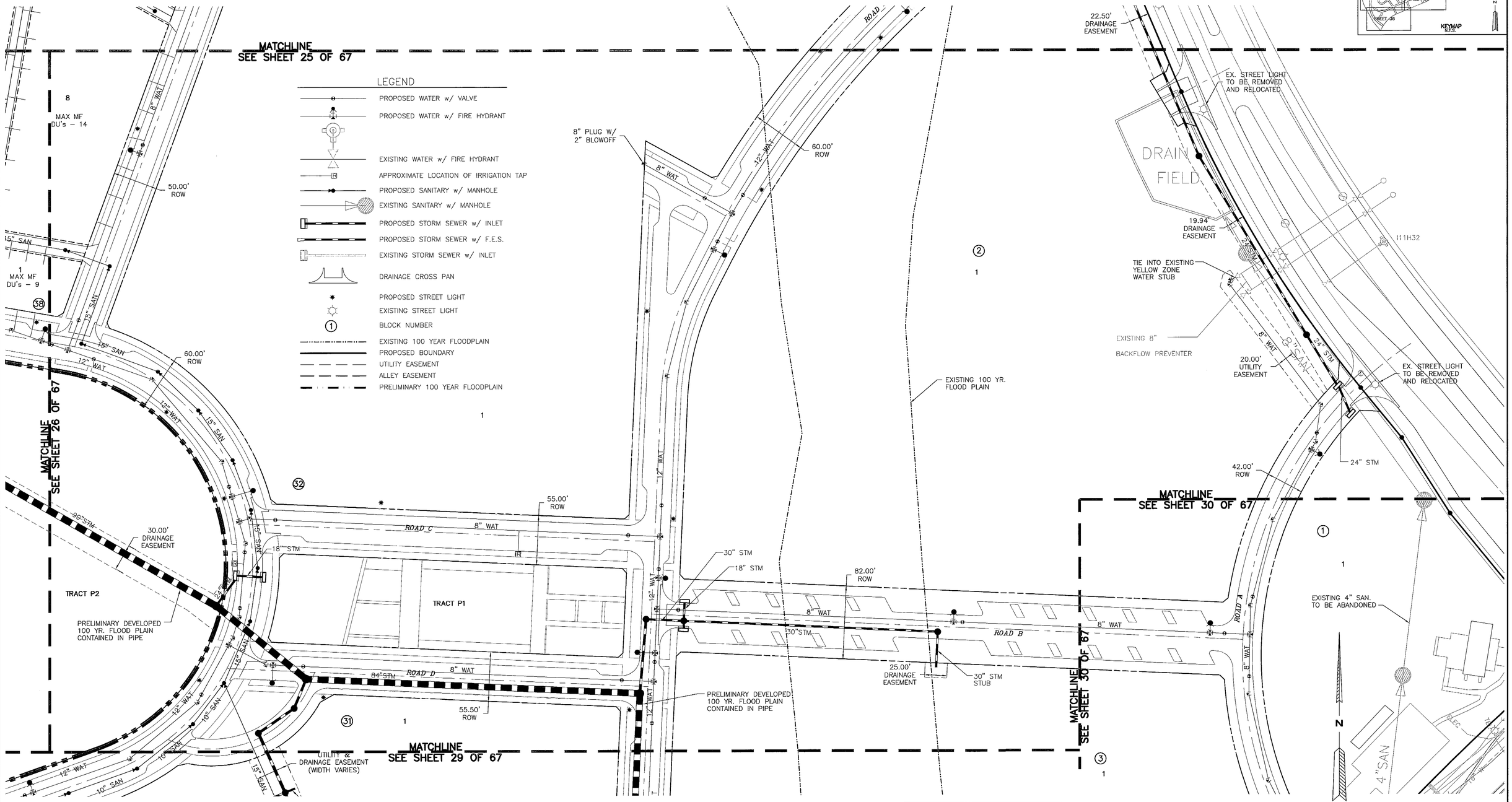
SHEET 27 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

50 25 0 50 100

SCALE: 1" = 50'





ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

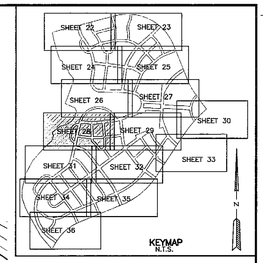
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 27 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

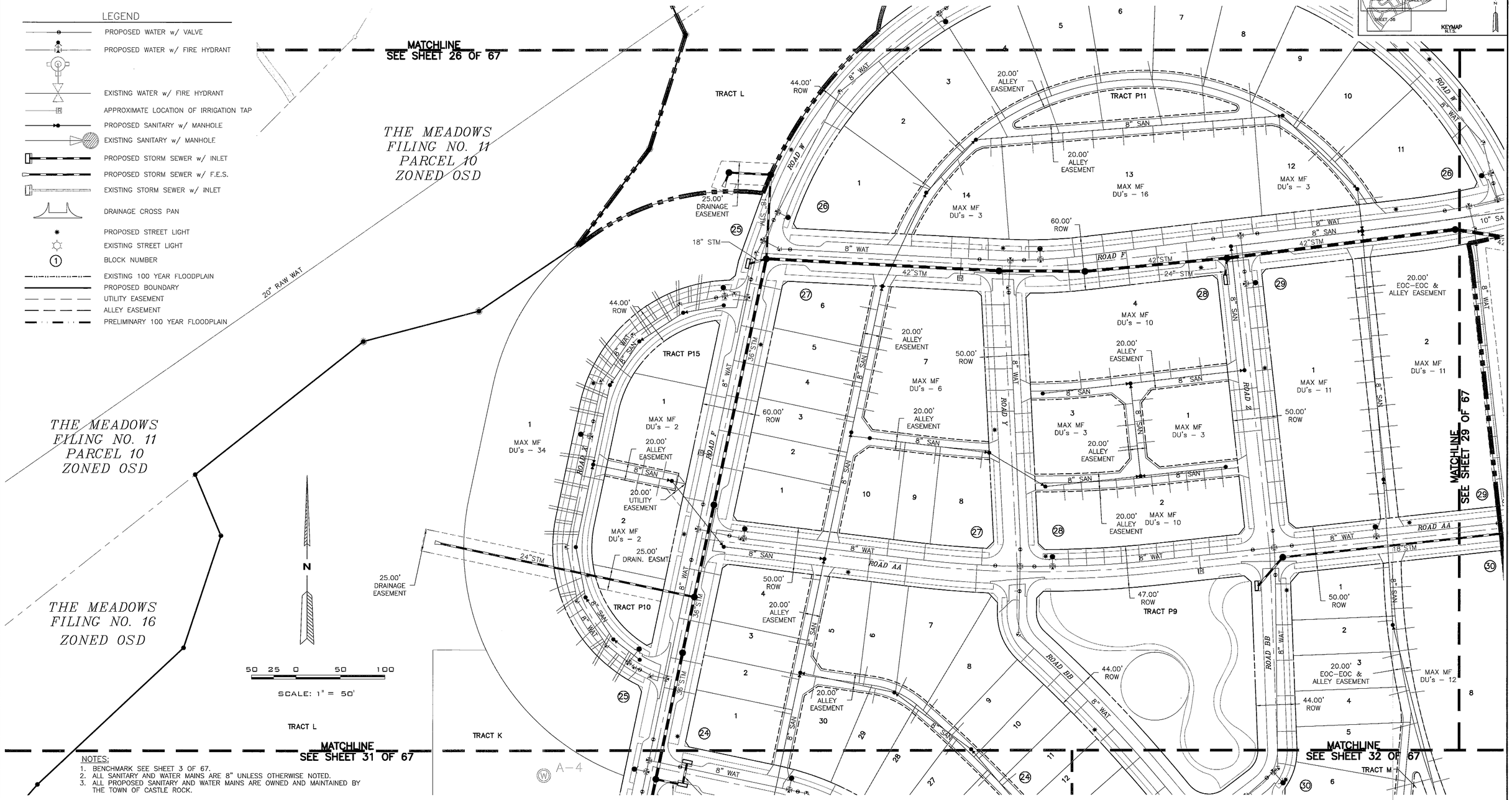
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 28 OF 67



LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN



NOTES:

1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 28 OF 67

THE MEADOWS FILING NO. 20

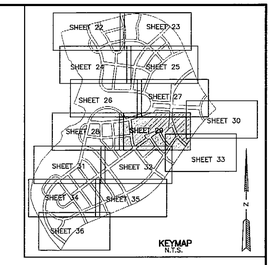
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 29 OF 67

50 25 0 50 100

SCALE: 1" = 50'



MATCHLINE SEE SHEET 26 OF 67

MATCHLINE SEE SHEET 27 OF 67

MATCHLINE SEE SHEET 28 OF 67

MATCHLINE SEE SHEET 30 OF 67

MATCHLINE SEE SHEET 32 OF 67

MATCHLINE SEE SHEET 33 OF 67

TRACT P2

TRACT Y

TRACT Z

TRACT A

ROAD A

ROAD T

ROAD DD

ROAD EE

ROAD FF

ROAD V

ROAD B

30.00' DRAINAGE EASEMENT

60.00' ROW

20.00' UTILITY EASEMENT

4' SIDEWALK

8' SIDEWALK

5' SIDEWALK

STUB OUT

30" STM STUB

35.80' UTILITY & DRAINAGE EASEMENT

8" PLUG W/ 2" BLOWOFFF

20.00' ALLEY EASEMENT

50.00' ROW

EXISTING 100 YR. FLOOD PLAIN

PRELIMINARY DEVELOPED 100 YR. FLOOD PLAIN CONTAINED IN PIPE

24" STM

OUT FALL FOR MEADOWS FILING NO. 18 84" STORM REALIGNMENT

CONNECT TO EX. 16" WATER MAIN

20.00' EOC-EOC & EASEMENT

20.00' EOC-EOC & ALLEY EASEMENT

MAX MF DU's – 11

MAX MF DU's – 12

MAX MF DU's – 10

MAX MF DU's – 16

MAX MF DU's – 8

MAX MF DU's – 10

MAX MF DU's – 16

2 MAX MF DU's – 10

MEADOWS PARKWAY

LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

N

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL
#5	PER TOWN COMMENTS	07/02/04	DRB

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

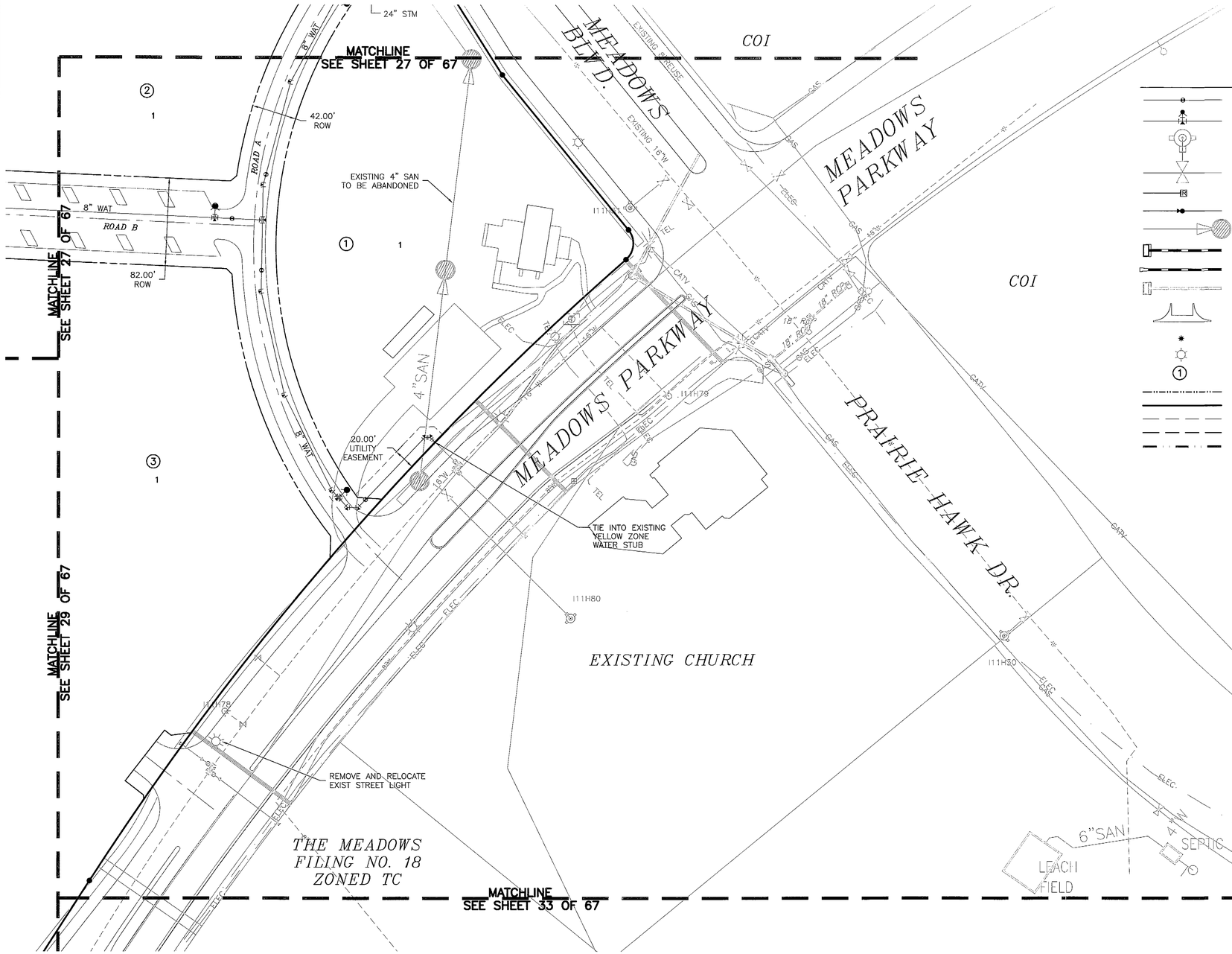
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 29 OF 67

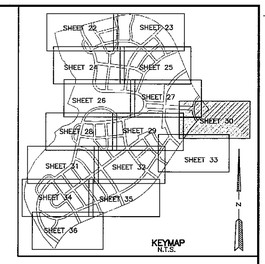
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 30 OF 67





LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 30 OF 67

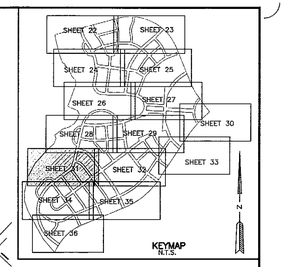
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 31 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.



MATCHLINE SEE SHEET 28 OF 67

THE MEADOWS FILING NO. 11 ZONED R-SF

TIE INTO EXISTING 30" YELLOW ZONE WATER

12" WAT

20.00' UTILITY EASEMENT

YELLOW WATER ZONE
BLUE WATER ZONE

N

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

TRACT L

TRACT K

TRACT P16

TRACT P7

EXISTING WELL SITE A-4

EXISTING WELL SITE D-6

EXISTING WELL SITE DA-6

ROAD F

ROAD K

ROAD GG

ROAD HH

ROAD I

8" WAT

8" SAN

18" STM

24" STM

30" STM

60.00' ROW

50.00' ROW

44.00' ROW

20.00' ALLEY EASEMENT

20.00' UTILITY EASEMENT

8" PLUG W/ 2" BLOWOFF

MAX MF DU's – 48

MAX MF DU's – 3

MAX MF DU's – 9

MAX MF DU's – 12

23 MAX MF DU's – 12

MATCHLINE SEE SHEET 34 OF 67

MATCHLINE SEE SHEET 35 OF 67

MATCHLINE SEE SHEET 32 OF 67

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5185 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#2	PER TOWN COMMENTS	03/19/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDD-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 31 OF 67

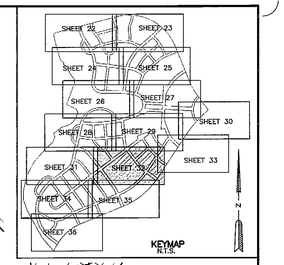
THE MEADOWS FILING NO. 20

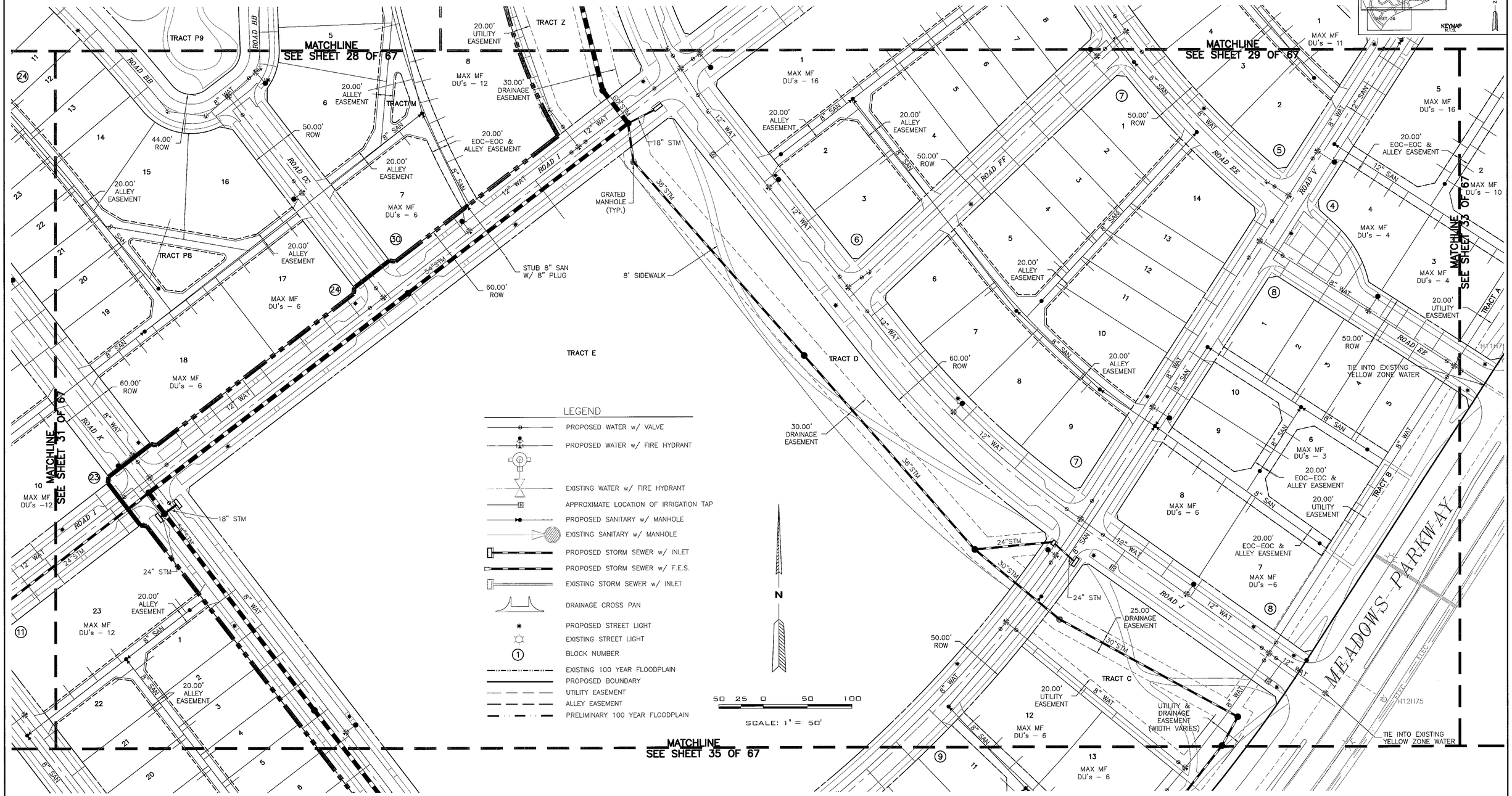
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 32 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.





LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2045 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

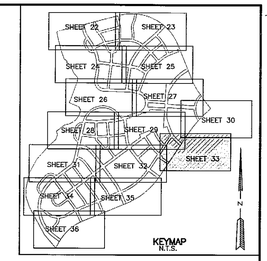
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 32 OF 67

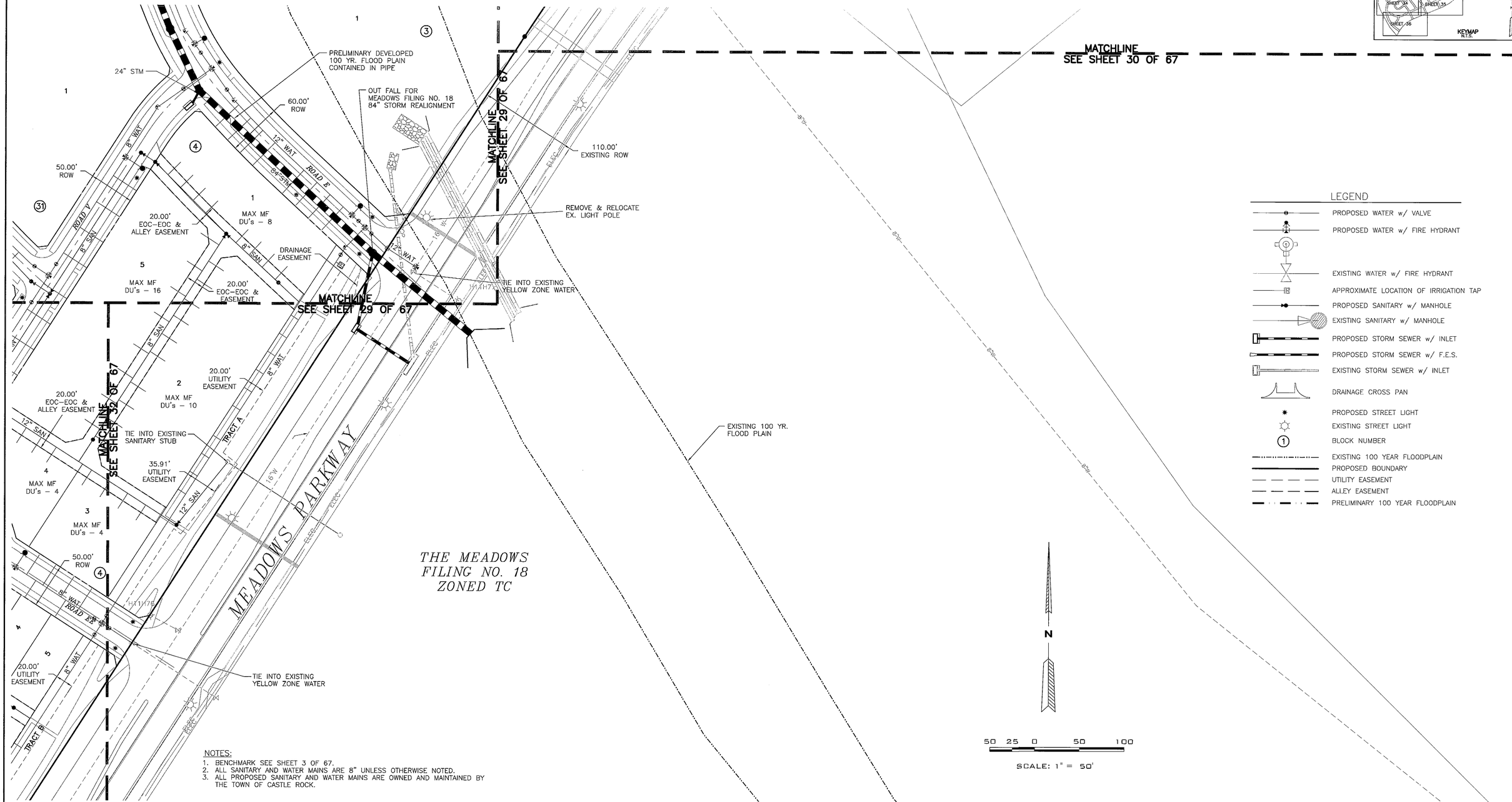
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 33 OF 67





NOTES:

1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL
#3	PER TOWN COMMENTS	04/14/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

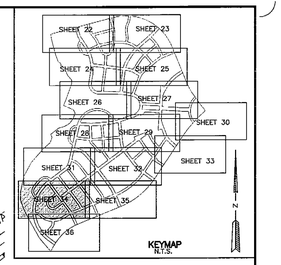
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 33 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

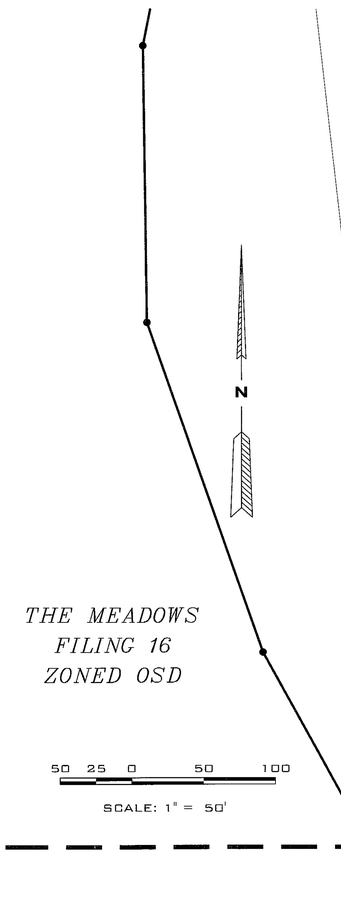
PRELIMINARY PLAT/FINAL PD SITE PLAN

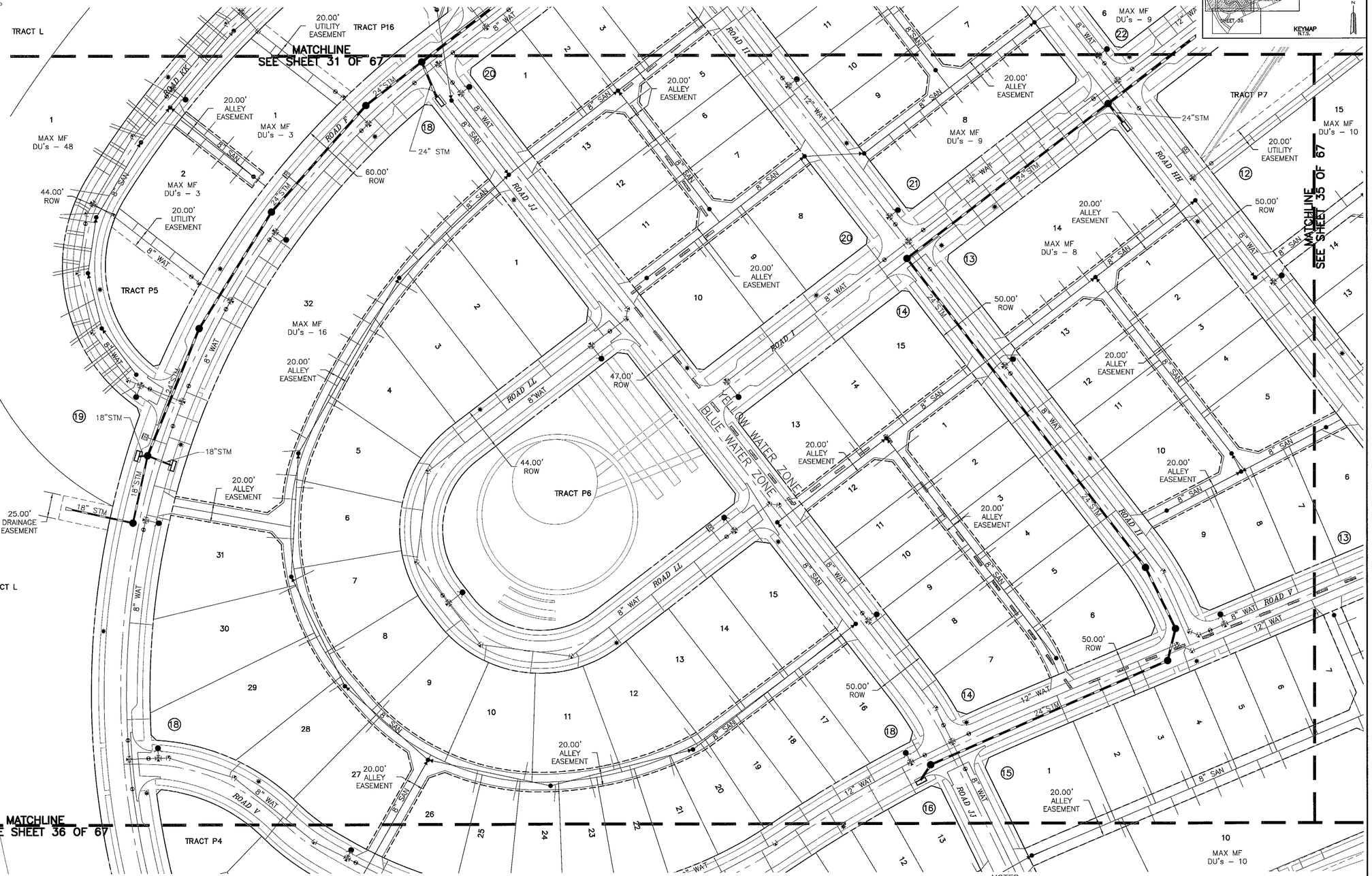
SHEET 34 OF 67



LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN





ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 34 OF 67

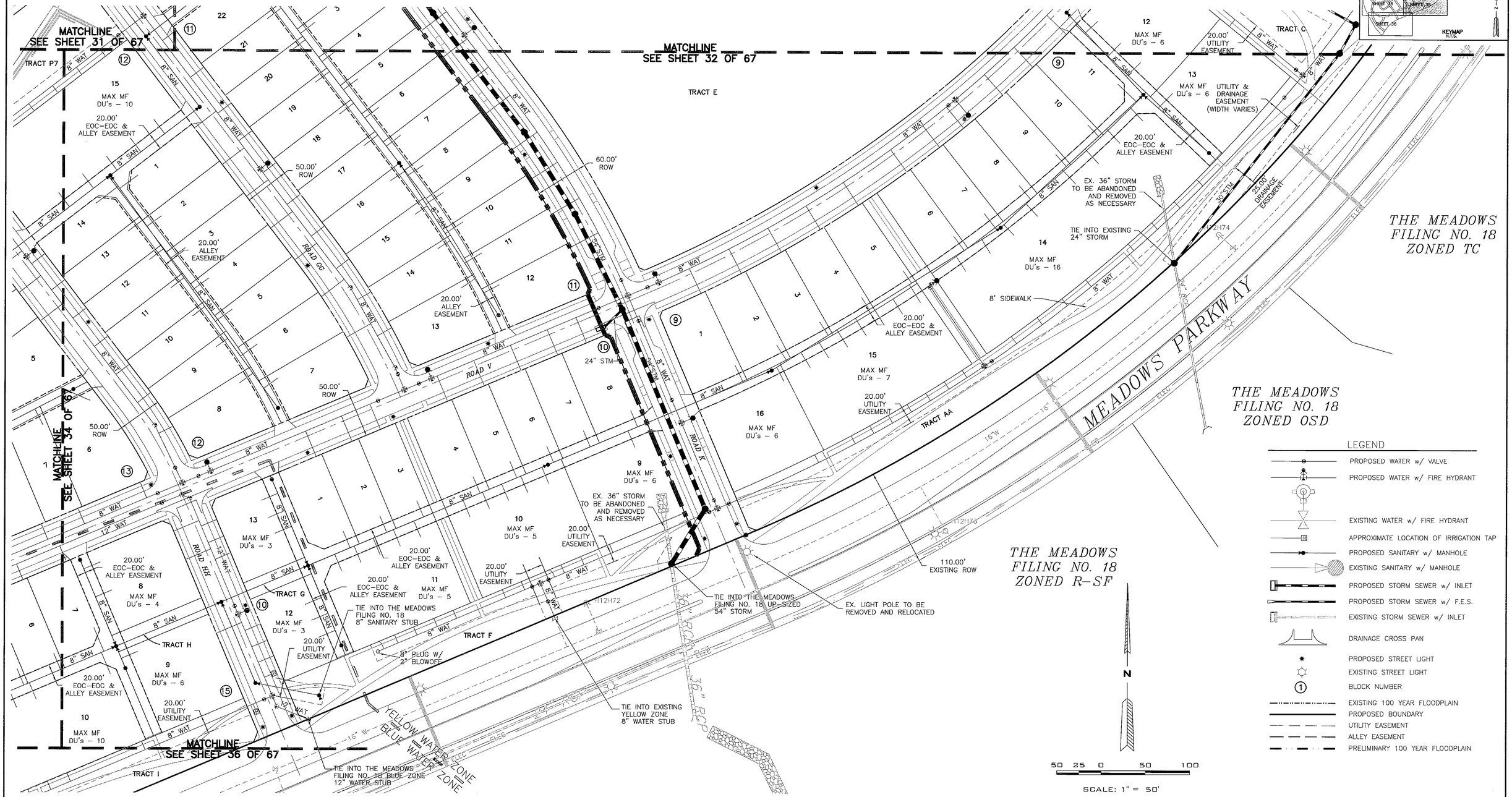
THE MEADOWS FILING NO. 20

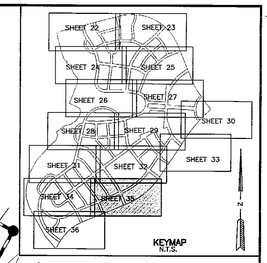
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 35 OF 67

NOTES:
1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.





LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
1058 DELAWARE ST.
DENVER, CO. 80202
(303) 623-0701
FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: 12/12/03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-03004A

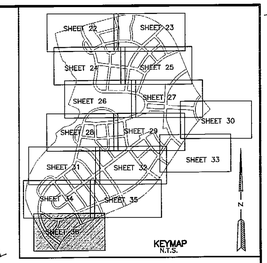
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 35 OF 67

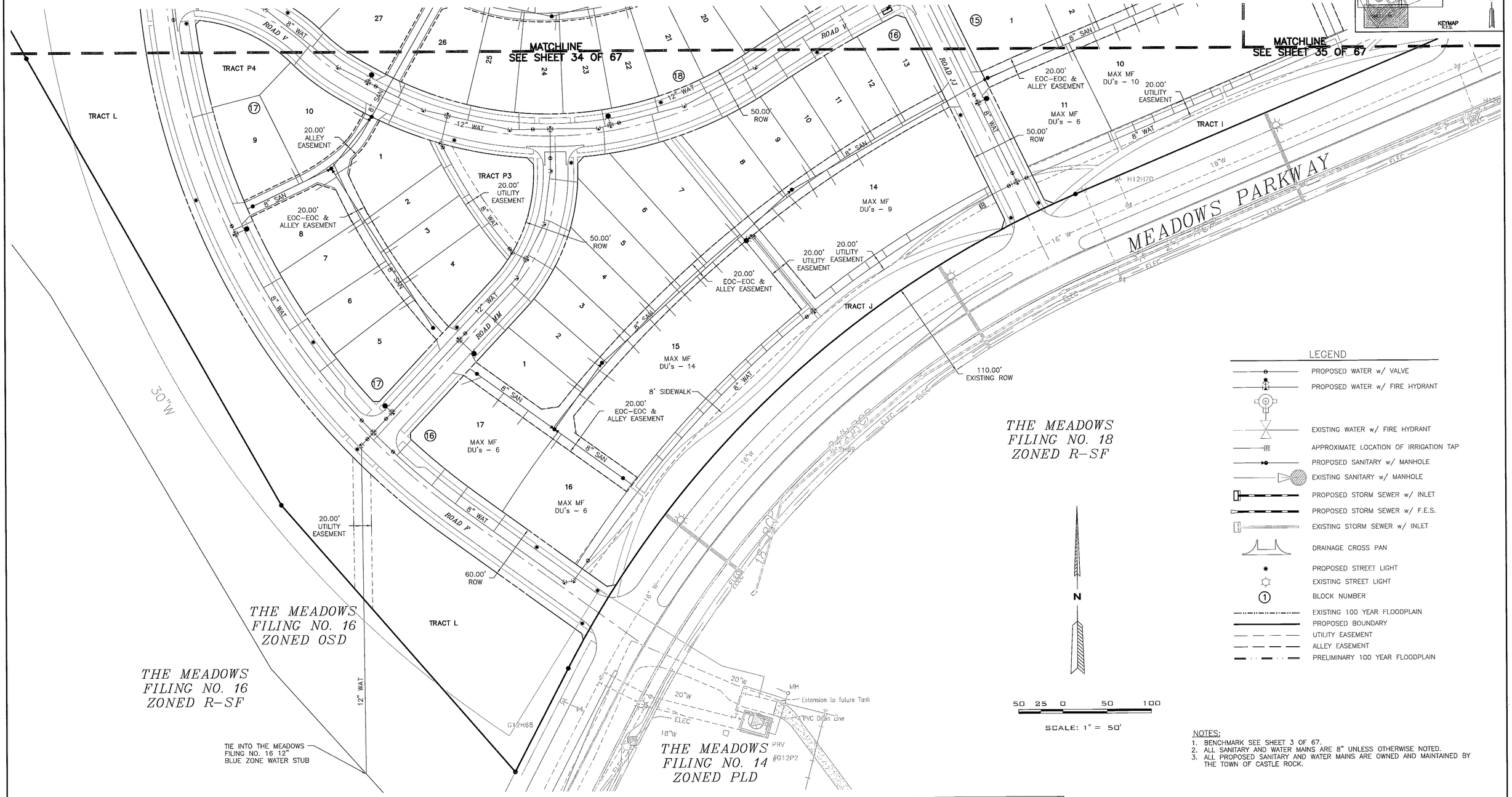
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 36 OF 67





LEGEND

- PROPOSED WATER w/ VALVE
- PROPOSED WATER w/ FIRE HYDRANT
- EXISTING WATER w/ FIRE HYDRANT
- APPROXIMATE LOCATION OF IRRIGATION TAP
- PROPOSED SANITARY w/ MANHOLE
- EXISTING SANITARY w/ MANHOLE
- PROPOSED STORM SEWER w/ INLET
- PROPOSED STORM SEWER w/ F.E.S.
- EXISTING STORM SEWER w/ INLET
- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- (1) BLOCK NUMBER
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- PRELIMINARY 100 YEAR FLOODPLAIN

N

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

1. BENCHMARK SEE SHEET 3 OF 67.
2. ALL SANITARY AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED SANITARY AND WATER MAINS ARE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1300 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
#1	PER TOWN COMMENTS	02/13/04	MJL

DATE: DEC. 2003
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN
SHEET 36 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 37 OF 67

GENERAL NOTES

1. All landscaped areas, excluding native seeding, will be amended with 3 cubic yards per 1,000 square feet of Biocomp organic compost and 250 pound per acre of diammonium phosphate 18-46-0 (N-P-K) fertilizer.
2. All sidewalks will be concrete with a medium broom finish unless noted otherwise. Finish shall comply with minimum ADA requirements for slip resistance.
3. All 'Irrigated Landscape' Areas will be irrigated with a fully automatic irrigation system designed and installed to meet the irrigation specifications of the Town of Castle Rock. Irrigation taps with backflow preventers will be located, sized and installed in conjunction with the overall landscape design.
4. All concrete sidewalk widths are as drawn.
5. Refer to Civil Engineer's drawings for connections to drains.
6. Source of base sheets is NMA Engineering.
7. All irrigation meters to be located within designated rights-of-way.
8. Hydro-mulch native seed areas with slopes greater than 4:1 slope, drill seed the remainder of native seed areas.
9. Contractor shall avoid unnecessary disturbance of native vegetation during construction process. Trails will be confirmed in the field by owners authorized representative prior to final construction to achieve this end.
10. Refer to Town of Castle Rock standard specifications for more information regarding curb and gutter, concrete work, trails and walks.
11. Street tree spacing shall average 35' distance between trees. Distances vary to reinforce street design and pattern.
12. A minimum of 3 Cubic yards of organic matter ammendments will be used unless a soil analysis requires more organic mater to be added.
13. 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.

IRRIGATION SYSTEM NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A THREE DAY WATER SCHEDULE, FIVE HOUR PER NIGHT WATERING PERIOD. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE EVERY THIRD DAY FROM 11 PM – 4 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. TURF AREAS

   IRRIGATION DESIGN APPROACH

   TREE LAWNS LESS THAN 10' WIDTH AND OTHER AREAS LESS THAN 10' IN WIDTH SHALL BE IRRIGATED WITH SUB-SURFACE NETIFIM TYPE SYSTEM OR DRIP TYPE SYSTEM. NO ABOVE GROUND SPRAYS WILL BE ALLOWED IN THESE AREAS.

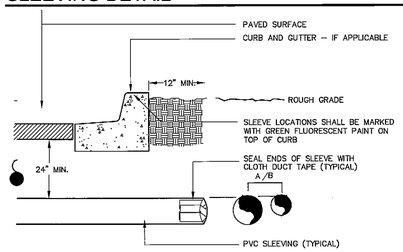
   SMALL AREAS (11 FEET TO 25 FEET) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.

   LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.

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

   PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 5'-0" O.C.
4. BUILDERS WILL CONTACT TOCR UTILITY DEPARTMENT PRIOR TO INSTALLATION OF IRRIGATION SYSTEM
5. ALL AREAS WITH OVER A 3:1 SLOPE CAN NOT BE IRRIGATED

SLEEVING DETAIL



NOTE: ALL SLEEVING TO BE CLASS 200 PVC, SIZE AS NOTED.

SLEEVING LEGEND

- (A) (1)4" AND (1)2" CL 200 PVC SLEEVE AT 24" DEPTH
- (B) (1)8" AND (1)4" CL 200 PVC SLEEVE AT 24" DEPTH
- (C) (1)4" CL 160 PVC SLEEVE AT 24" DEPTH

HydroSystems-KDI, Inc. Irrigation Consulting
300 Union Blvd. Suite 405
Lakewood, Colorado 80228
303-980-5327
(fax) 303-980-5384

PLANT LIST

QTY.	ABR SYM	COMMON NAME	BOTANICAL NAME	WATER REQ'T	SIZE	COMMENTS/ LOCATIONS
		EVERGREEN TREES				
9	RMJ	Rocky Mountain Juniper	*Juniperus scopulorum*	LOW	15 gal.	Min. 6' height
8	PY	Pinyon Pine	*Pinus edulis*	LOW	B&B	Min. 6' height
48	PP	Ponderosa Pine	*Pinus ponderosa*	LOW	B&B	Min. 6' height
65						
		DECIDUOUS CANOPY TREES				
29	WC	Western Catalpa	*Catalpa speciosa*	LOW	2" cal.	Streets/Drainages/ Parks
127	HB	Hackberry	*Celtis Occidentalis*	LOW	2" cal.	Streets/Drainages/ Parks/Open Space
4	EA	Empire Ash	*Fraxinus americana 'Empire'*	MOD	2" cal.	Streets/Parks
180	APA	Autumn Purple Ash	*Fraxinus americana 'Autumn Purple'*	MOD	2" cal.	Streets/Parks
116	SA	Summit Ash	*Fraxinus pennsylvanica 'Summit'*	MOD	2" cal..	Streets/Parks
7	PSG	Princeton Sentry Ginkgo	*Ginkgo Biloba 'Princeton Sentry'*	MOD	2" cal.	Streets/Parks/Buffers
24	STH	Skyline Thornless Honeylocust	*Gleditsia triacanthos 'Skyline'*	LOW	2" cal.	Streets/Parks/Buffers
128	LC/PC	Lanceleaf Cottonwood	*Populus x acuminata*	MOD	2" cal.	Drainages/Meadows Parkway Buffer
209	RO	Red Oak	*Quercua rubra*	MOD	2" cal.	Streets/Parks
41	BL	Black 'Purple Robe' Locust	*Robina pseudoacacia 'Purple Robe'*	LOW	2" cal.	Drainages
421	ABM	Autumn Blaze Maple	*Acer X Freemanii 'Autumn Blaze'*	MOD	2" cal.	Streets/Parks
67	GL	Greenspire Linden	*Tilia Cordata 'Green Spire'*	MOD	2" cal.	Streets/Parks
221	SWO	Swamp White Oak	*Quercus ruba*	MOD	2" cal.	Streets/Parks
6	RMM	Rocky Mountain Maple	*Acer Glabrum*	MOD	2" cal.	Streets/Parks
1580						
		ORNAMENTAL TREES				
80	AM	Amur Maple	*Acer ginnala*	MOD	2" cal.	Streets
182	TWH/TCH	Thornless Washington Hawthorne	*Crataegus crusgalli var inermis*	LOW	2" cal.	Drainage edges
6	WKH	Winter King Hawthorne	*Crataegus viridis 'Winter King"*	MOD	2" cal.	Drainage edges
35	PSC	Purple-leaf Sand Cherry	*Prunus x cistena*	LOW	2" cal.	Drainage edges
303						
		DECIDUOUS SHRUBS - LARGE				
32	SS	Shadblow Serviceberry	*Amelanchier canadensis*	MOD	5 gal.	Drainage bottoms
24	MM	Curl Leaf Mountain Mahogany	*Cercocarpus ledifolius*	LOW	5 gal.	Drainage edges/ Streets
15	TBR	Tall Blue Rabbitbrush	*Chrysothamnus nauseosus subs. albicaulis*	LOW	5 gal.	Drainage edges/ Streets
8	ID	Isanti Dogwood	*Cornus sericea 'Isanti'*	HIGH	5 gal.	Drainage bottoms
17	RD	Redosier Dogwood	*Cornus sericea*	LOW	5 gal.	Drainage edges/ Streets
23	ST	Smoketree	*Cotinus coggygria*	MOD	5 gal.	Drainage edges/ Streets
8	WSC	Western Sand Cherry	*Prunus besseyi*	LOW	5 gal.	Drainage edges/ Streets
9	TLS	Three Leaf Sumac	*Rhus trilobata*	LOW	5 gal.	Drainage edges/ Streets
18	GC	Golden Currant	*Ribes aureum*	LOW	5 gal.	Drainage edges
2	CY	Coyote Willow	*Salix exigua*	HIGH	5 gal.	Drainage bottoms
24	CW	Dwarf Artic Willow	*Salix purpurea 'Nana'*	HIGH	5 gal.	Drainage bottoms
121	CL	Common Lilac	*Syringa vulgari*	MOD	5 gal.	Drainage edges
48	BB	Butterfly Bush	*Buddleia davidii*	MOD	5 gal.	Drainage edges
349						
		DECIDUOUS SHRUBS - SMALL				
95	BMS	Blue Mist Spirea	*Caryopteris x clandonensis*	LOW	5 gal.	Drainage edges/ Streets
22	DBR	Dwarf Blue Rabbitbrush	*Chrysothamnus nauseosus subs. nauseosus*	LOW	5 gal.	Drainage edges/ Streets
112	AP	Apache Plume	*Fallugia paradoxa*	LOW	5 gal.	Drainage edges/ Streets
84	RS	Russian SageBush	*Perovskia atrplicifolia*	LOW	5 gal.	Drainage edges/ Streets
48	MM	Butterfly Milkweed	*Asclepsias tuberosa*	LOW	5 gal.	Drainage edges
135	CC	Cranberry Cotoneaster	*Cotoneaster apiculatus*	LOW	5 gal.	Streets
135	PS	Potentilla Sutter's Gold	*Potentilla fruticosa 'Sutter's Gold'*	LOW	5 gal.	Streets
135	DFS	Dwarf Fragrant Sumac	*Rhus aromatica 'Gro-Low'*	LOW	5 gal.	Streets
135	SC	Squaw Currant	*Ribes cerum*	LOW	5 gal.	Streets
901						
		ORNAMENTAL GRASSES				
484	FG	Karl Foerster Feather Reed Grass	*Calamagrostis x acutiflora*	MOD	1 gal.	Riparian Corridor/Buffers/Parks
378	LBG	Little Bluestem grass	*Schizachyrium scopulorumis*	MOD	1 gal.	Riparian Corridor/Buffers/Parks
362	FLG	Flame Grass	*Micanthus sinensis "Purpurascens'*	LOW	1 gal.	Riparian Corridor/Buffers/Parks
1224						

TURF/ SEED TYPES

IRRIGATED FESCUE TURF GRASS SEED MIX

Common Name	PLS/LB
Perennial Ryegrass	
Sheep Fescue - Losar CT	5.0
Blue Fescue - SR 3200	5.0
Hard Fescue	5.0

IRRIGATED TALL GRASS SEED MIX

Common Name	
Western Wheat grass	5.0
Slender Wheatgrass	3.0
Blue Grama	2.25
Sideoats Gramma	2.0
Switchgrass	1.0
Big Bluestem	2.0
Little Bluestem	2.0

NON-IRRIGATED TALL GRASS SEED MIX

Common Name	
Western Wheat grass	3.0
Slender Wheatgrass	3.0
Blue Grama	2.25
Buffalograss	2.25
Sodar Streambank Wheatgrass	2.25
Sherman Big Bluegrass	1.50
Canada Wildrye	.75

RIPARIAN GRASS SEED MIX

Common Name	
Western Wheat grass	2.0
Redtop	0.5
Meadow Foxtail	2.0
Slender Wheatgrass	2.25
Nebraska Sedge	1.0
Bluejoint Wheatgrass	1.0
Tufted Hairgrass	1.0

Weed Seed: Do not exceed 1.5%.
PLS= Pure Live Seed

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 6980 PROPOSED SPOT ELEVATION
- SLOPE
- 5990 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

LANDSCAPE AREA CHART

TOTAL LANDSCAPE AREA	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	864,190 SF	30%
IRRIGATED TALL GRASS	626,525 SF	22%
LIVING GROUND COVER	30,796 SF	1%
NON-LIVING GROUND COVER	70,825 SF	2%
MULCH ROCK	70,825 SF	
NON DISTURBED AREAS	1,267,596 SF	45%
TOTALS	2,859,932 SF	100%

REQUIRED TREES	N/A	REQUIRED SHRUBS	N/A
PROVIDED TREES	N/A	PROVIDED SHRUBS	N/A

1) Plants that are not included in the Water Conserving Plant List but in this case as an exception would be approved in drainage areas (The drainage corridor that runs along the multipurpose trail, through parts of the park and continuing along the multipurpose trail, ending at the detention pond area):

ABR	COMMON NAME	SCIENTIFIC NAME	Water use	LOCATION	See bottom notes	Additional comments
LC	Lanceleaf Cottonwood	Populus x acuminata	MOD	Drainage/Parks	Used at PMM/RL	Instead of Plains Cottonwood
TWH	**Thornless** Washington Hawthorne	Crataegus crusgalli **v.inermis**	LOW	Drainage	RL	Soil stabilizing + wildlife/bird qualities
WKH	Winter King Hawthorne	Crataegus viridis "Winter King"	LOW	Drainage edges/Parks	RL	Soil stabilizing + wildlife/bird qualities. Seasonal interest
CY	Coyote Willow	Salix exigua	HIGH	Drainage bottoms	RH	Soil stabilizing/flooding and drought resistant. Seasonal interest.Soil stabilizing/ flood & drought resistant. Seasonal interest
CW	Dwarf Artic Willow	Salix purpurea 'Nana'	HIGH	Drainage bottoms	RH	
BMS	Blue Mist Spirea	Caryopteris x clandonensis	LOW	Drainage edges/ Streets	RL	Very drought tolerant. Seasonal interest
MM	Butterfly Milkweed/ Pleurisy Root	Asclepias tuberosa Malus 'Spring Snow'	LOW	Drainage edges	RL	Host and/or nectar plant for butterflies
SSC	Spring Snow Crabapple	Pyrus calleryana 'redspire'	MOD	Drainage/Parks	RM	Or any "Malus spp" for wildlife and birds qualities. Seasonal interest
CP	Redspire pear	Robina pseudoacacia 'Purple Robe'	MOD	Drainage/Parks	RS/RM	
BL	Black 'Purple Robe' Locust instead of Thornless Honey Locust	Gleditsia triacanthos inermis	MOD	Drainage edges	RS/RL	Wildlife and bird qualities. Seasonal interest
					Any Gleditsia recommended in City of Aurora	'this Gleditsia cultivar = Black 'Purple Robe' is proposed for its seasonal interest/ used along the drainage corridor

2) Street trees that are not yet included in the Water Conserving Plant List but are suggested to be added to the Castle Rock Plant list.

EA Empire Ash Fraxinus americana 'Empire' LOW/MOD Streets/Parks RS/RL
APA Autumn Purple Ash Fraxinus americana 'Autumn Purple' LOW/MOD Streets/Parks RS/RL

Notes*
PMM =Used at: Parks Meadows Mall Entrance
RS = Recommended Street tree in City of Aurora
RL= Recommended Low water use plant in City of Aurora
RM= Recommended Medium water use plant in City of Aurora
RH= Recommended High water use plant in City of Aurora

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560
ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

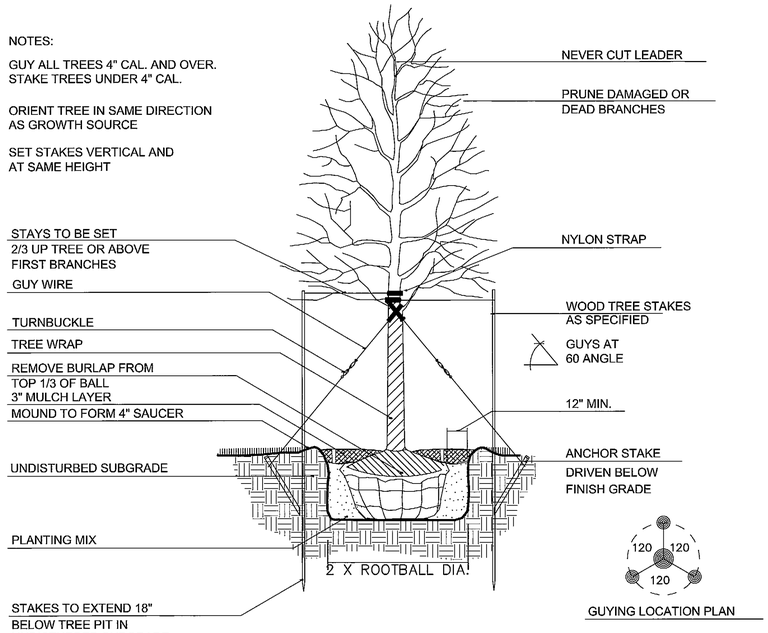
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE NOTES AND PLANT SCHEDULE
SHEET 37 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

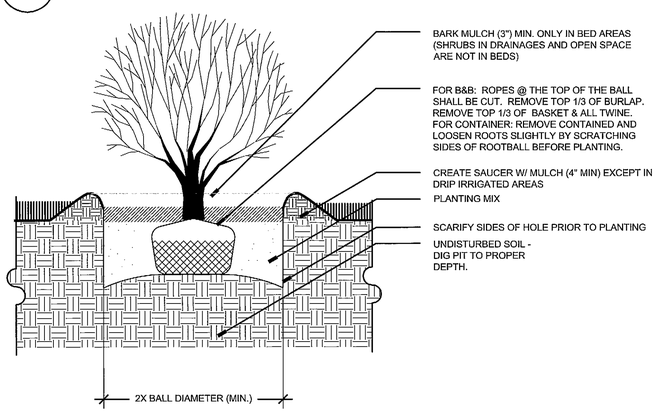
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 38 OF 67



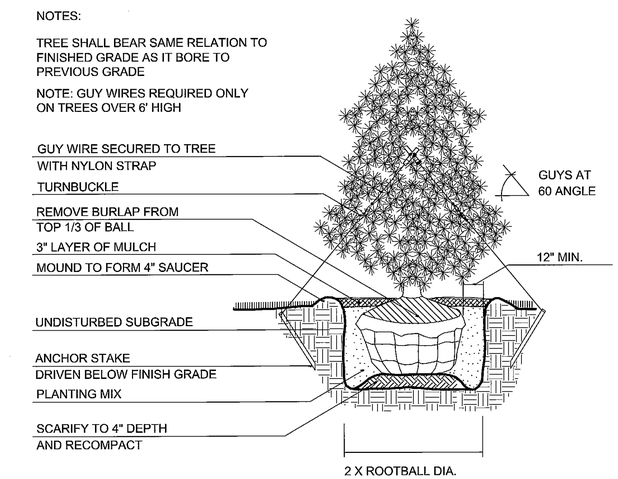
1 DECIDUOUS TREE

1/2"=1'-00"



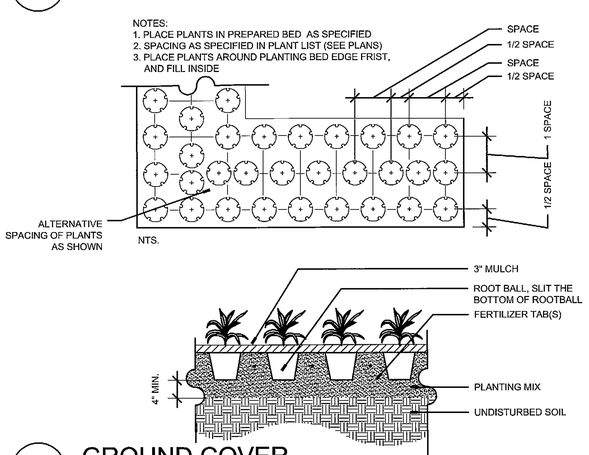
3 SHRUB PLANTING

3/4"=1'-00"



2 EVERGREEN TREE

1/2"=1'-00"



4 GROUND COVER

3/4"=1'-00"

The Meadows Filing 20 - Use Analysis

Filing 20, also known as The Meadows Town Center is proposed to be the center and main activity area of the overall Meadows Community. The Town Center uses traditional neighborhood design principles as the foundation to the mixed-use plan. Traditional neighborhood design principles are based on creating a community that provides the opportunity for the resident to live, work, shop, learn, and play within a reasonable walking distance. These principles include a mix of housing types, offices, retail experiences, schools, and parks within a close proximity. This is partially made possible by narrowing conventional road widths, providing ample pedestrian comfortable sidewalks and trails, minimizing the size of individual yards, and reducing front yard set backs. The reduced private domain is then compensated by very usable streetscapes, parks, and other public plazas and open spaces.

The Meadows Town Center is also part of the larger master planned community of the Meadows which has access via trails and sidewalks to other schools, churches, parks, cultural facilities, regional trail systems, and sometime in the future, additional retail experiences. Three distinct landscape zones have been created as a way to structure the community and to concentrate high water use plants in highly visible and high use areas while providing clean transitions into non-irrigated naturalized areas to complement the surrounding indigenous landscape. These zones include Arterial Streetscapes, Active Open Spaces and Passive Open Spaces.

Arterial Streetscapes

Meadows Parkway - Meadows Parkway serves as the main public roadway that carries the general public and residents from the main entry at Highway 85 to Filing 20. The median design uses large areas of low water use monoculture grasses, mulch, limited areas of low water use fescue, and deciduous street trees to create a distinguishable entry experience blending water conserving meadow plant species within a formal tree-lined parkway.

Turf applications have been limited to the areas between the walk and curb and immediately adjacent to the front of residential homes facing the Parkway to reduce water use and to transition from the established landscape pattern at the Meadows. The area between these turf areas is made up primarily of large areas of irrigated tall grasses, tree plantings, crusher fines, and a paved walkway. This planting technique limits the use of turf while providing a buffer between the residential homes and Meadows Parkway.

Meadows Boulevard - Meadows Boulevard is designed to transition the existing streetscape associated with the while maintaining the low water use principals and creating a buffer for the homes fronting the Boulevard. Like Meadows Parkway, turf is limited to the area between the walk and the curb and immediately adjacent to the front of residential homes facing the Boulevard. The area between these turf areas is made up primarily of large areas of irrigated tall grasses, shrub beds, and deciduous trees.

Active Open Spaces

Neighborhood Parks- Unique to the Meadows Town Center are the several neighborhood pocket parks that act as neighborhood gathering areas and front yards to many of the residential homes. These parks reinforce the overall water conserving strategy by concentrating higher water use plant materials in heavily used and highly visible areas. These areas will act as central gathering spaces offering a variety of activities for the residents and are specifically designed to provide value and identity to each neighborhood. Many of the parks will provide children's play areas in the form of play structures, sand boxes or climbing boulders. The remaining parks are programmed as more passive areas offering flexible use areas and comfortable seating areas. Each park is fronted by homes, fostering an active social setting and providing "eyes on the park" to encourage safe and useable spaces. To sustain the extensive use and complement the residential landscapes, these parks will consist of irrigated turf and durable tree plantings. This will assist with long term maintenance and reduce the need for plant and turf replacement.

The Central Plaza - The Town Center Plaza is a public plaza space creating a terminus for market street. The plaza has three distinct areas providing a variety of spaces for the community. The plaza has an informal seating area, open lawn space for events including the holiday Christmas tree and formal gardens. The plaza functions as an outdoor room and transitions the mixed-use retail area and the residential neighborhoods.

Linear Riparian Park - Unlike the neighborhood parks, this park acts as a primary connecting green space linking the North and South neighborhoods. However, like the neighborhood parks, it will be considered the front yard of many of the residential homes immediately facing the park and it is anticipated that it will have a high level of use.

The park also acts as the natural drainage way for the Town Center which allows for a mix of higher water use plants and native grasses, establishing a vital habitat connection to the Plum Creek ecosystem. Topography and land forms have been designed to create shallow swales and wet areas that collect surface runoff and will support limited riparian vegetation. The park also features an eight foot multi-use community trail which connects the overall Meadows Community to the Plum Creek Regional Trail which is anticipated to be extended to downtown Castle Rock and areas north. Turf areas have been again limited and are primarily used to create flexible play areas and front yards for the adjacent residential homes.

Passive Open Spaces

Passive Open Spaces are primarily the areas along the ridgeline west of the Town Center. It is composed of non-disturbed areas and non-irrigated naturalized areas. The Passive Open Space ties the developed core of the Town Center to the natural character of the surrounding indigenous landscape.

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

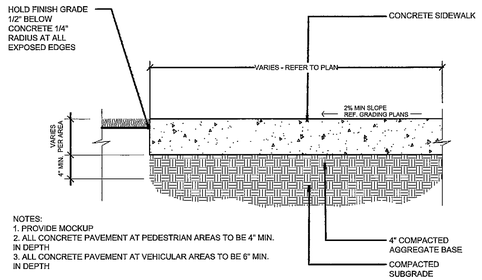
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE DETAILS
SHEET 38 OF 67

THE MEADOWS FILING NO. 20

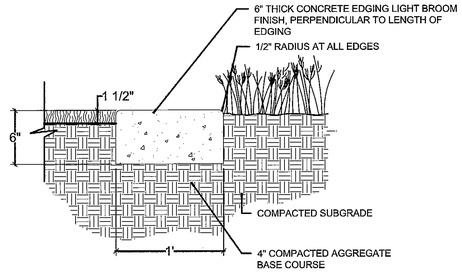
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 39 OF 67



1 4" CIP CONCRETE PAVING
1"=1'-00"



2 CONCRETE EDGING
1"=1'-00"

OVERALL COMPOSITE LANDSCAPE WATER USE RATING

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)	TOTAL AREA (TA)
Fine Fescue Turf	Very Low	Tree Lawns less than 10'	Sub Surface	15 In./Yr.	3	440,332	1,320,996	440,332
Fine Fescue Turf	Very Low	Landscape Areas & Buffers	Spray	15 In./Yr.	3	330,704	992,112	330,704
Bluegrass Turf	High	Parks	Spray	25 In./Yr.	5	174,675	873,375	174,675
Irrigated Tall Grass	Very Low	Drainage Way & Buffers	Spray	7 In./Yr.	1.4	667,376	934,320	667,376
Shrub Bed	Low	Accent Areas	Drip	10 In./Yr.	2	32,416	64,832	32,416
							4,185,641	1,645,503
OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)								2.5

POCKET PARKS - COMPOSITE LANDSCAPE WATER USE RATING

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)	TOTAL AREA (TA)
Fine Fescue Turf	Very Low	Tree Lawns less than 10'	Sub Surface	15 In./Yr.	3	0	0	0
Bluegrass Turf	High	Parks	Spray	25 In./Yr.	5	174,675	873,375	174,675
Irrigated Tall Grass	Very Low	Drainage Way	Spray	7 In./Yr.	1.4	0	0	0
Shrub Bed	Low	Accent Areas	Drip	10 In./Yr.	2	5,396	10,792	5,396
							884,167	180,071
OVERALL POCKET PARKS LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)								4.9

TREE LAWNS - COMPOSITE LANDSCAPE WATER USE RATING

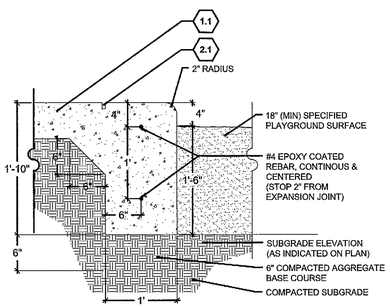
LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)	TOTAL AREA (TA)
Fine Fescue Turf	Very Low	Tree Lawns less than 10'	Sub Surface	15 In./Yr.	3	440,332	1,320,996	440,332
Bluegrass Turf	High	Parks	Spray	25 In./Yr.	5	0	0	0
Irrigated Tall Grass	Very Low	Drainage Way	Spray	7 In./Yr.	1.4	0	0	0
Shrub Bed	Low	Accent Areas	Drip	10 In./Yr.	2	0	0	0
							1,320,996	440,332
OVERALL TREE LAWN LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)								3.0

PARKWAY/BOULEVARD/RIPARIAN CORRIDOR - COMPOSITE LANDSCAPE WATER USE RATING

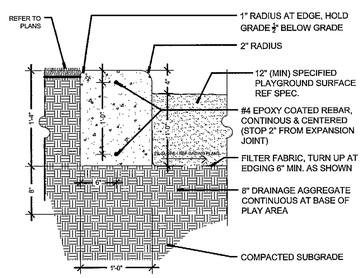
LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER	LWU RATING	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)	TOTAL AREA (TA)
Fine Fescue Turf	Very Low	Lawn in low use areas	Surface	15 In./Yr.	3	494,324	1,482,972	494,324
Bluegrass Turf	High	Parks	Spray	25 In./Yr.	5	0	0	0
Irrigated Tall Grass	Very Low	Drainage Way	Spray	7 In./Yr.	1.4	505,376	707,526	505,376
Shrub Bed	Low	Accent Areas	Drip	10 In./Yr.	2	25,400	50,800	25,400
							2,241,298	1,025,100
OVERALL PARKWAY/BOULEVARD/RIPARIAN CORRIDOR COMPOSITE LANDSCAPE WATER USE RATING (CLWUR=∑ LWUR IA/TA)								2.2

NOTES:
1. Square footage take-offs are based on plans dated: 3/19/04
2. The school site is not included.
3. For areas that are being submitted for Final PD Site Plan Only

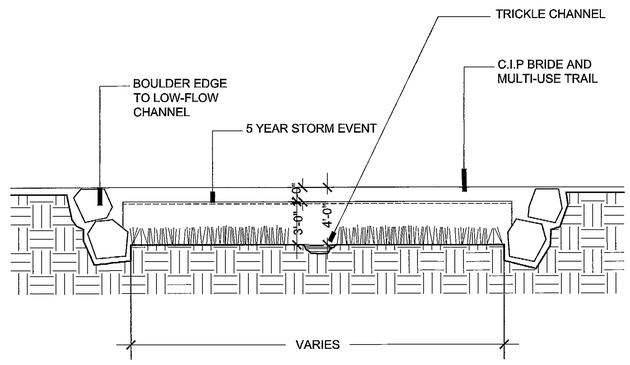
Non-Irrigated Tall Grass	No	Open Space	NA	0	In./Yr.	0	1,267,595	No Irrigation	No Irrigation
Undisturbed Open Space	No	Open Space	NA	0	In./Yr.	0	0	No Irrigation	No Irrigation



3 THICKENED C.I.P. EDGE AT PLAYGROUND
1"=1'-00"



4 PLAYGROUND EDGING
1"=1'-00"



5 CHANNEL CROSSING
1"=1'-00"

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-3260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE DETAILS
SHEET 39 OF 67

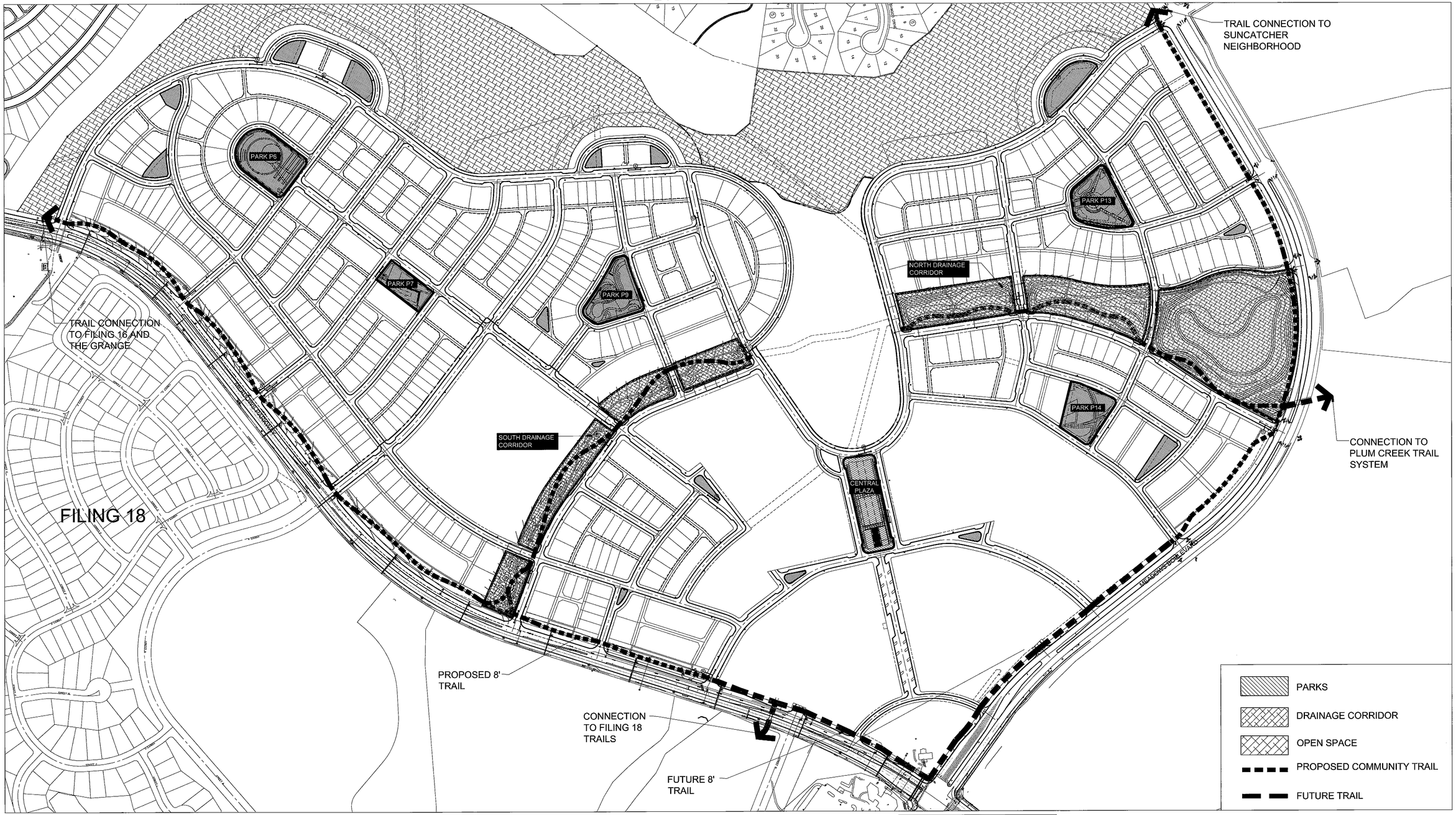
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 39A OF 67

NORTH 0 100' 200' 400'
1"=200'-0"



ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2266
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PARKS AND TRAILS PLAN
SHEET 39A OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 40 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- PROPOSED SPOT ELEVATION
- SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

TAP #	Location	ROAD M
#24	Size	2"
	Peak Flow-gpm	80

TAP #	Location	ROAD Q1
#26	Size	3"
	Peak Flow-gpm	120

MEADOWS BOULEVARD

CALYPSO CT.

WEST CALYPSO CT.

CADENCE DRIVE

CRADLEPINE WAY

SWEET WIND AVENUE

TRACT L

TRACT P12

TRACT P13 NEIGHBORHOOD PARK SEE SHEET 60

TRACT Q

LIMITS OF FINAL PD SITE PLAN

LIMIT OF DISTURBANCE

MATCHLINE SEE SHEET 41

MATCHLINE SEE SHEET 42

MATCHLINE SEE SHEET 43

MATCHLINE SEE SHEET 44

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
W W W . D E S I G N W O R K S H O P . C O M
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 40 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

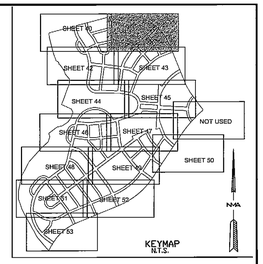
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 41 OF 67

NORTH

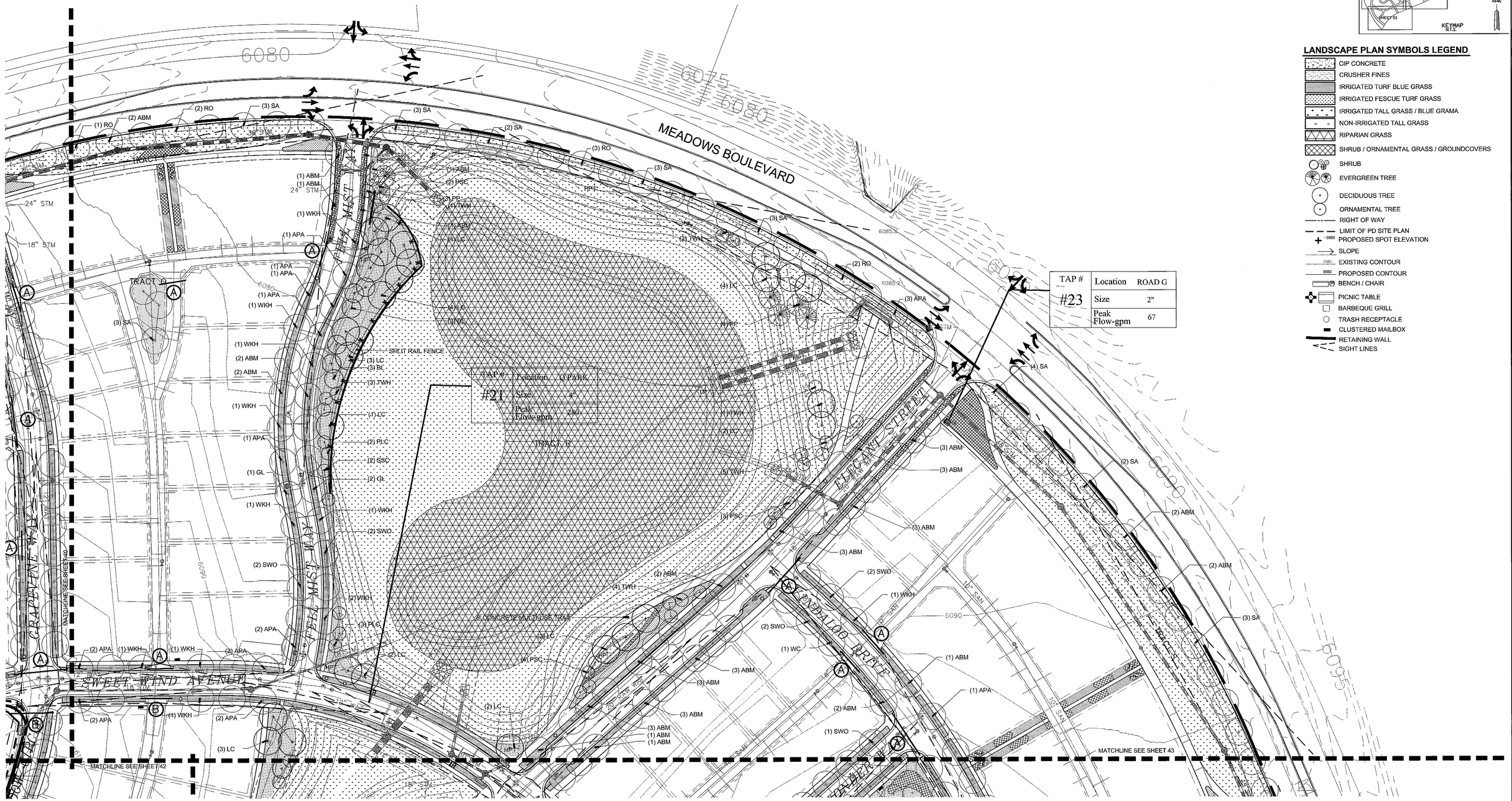
0 25' 50' 100'

1"=50'-0"



LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES



ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Project Management
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 41 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 42 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.

SHEET 40 SHEET 41 SHEET 43 SHEET 44 SHEET 45 NOT USED SHEET 46 SHEET 47 SHEET 48 SHEET 49 SHEET 50 SHEET 51 SHEET 52 SHEET 53

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5070 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

MATCHLINE SEE SHEET 40

MATCHLINE SEE SHEET 41

MATCHLINE SEE SHEET 44

TAP #	Location	ROAD R
#25	Size	2"
	Peak Flow-gpm	80

TAP #	Location	RD H-PARK
#20	Size	3"
	Peak Flow-gpm	120

TRACT P12

TRACT P13
NEIGHBORHOOD PARK
SEE SHEET 60

TRACT W

TRACT X

TRACT U

STREET WIND AVENUE

CHAMPAGNE AVENUE

OUTLOOK POINT DRIVE

FIRECLOUD DRIVE

PELICAN STREET

8' CONCRETE MULTI-USE TRAIL

LIMIT OF DISTURBANCE

LIMIT OF PD SITE PLAN

WOOD DRIVE

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 42 OF 67

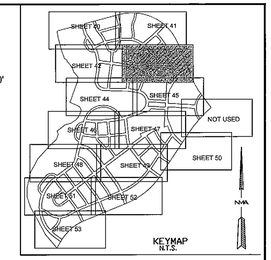
THE MEADOWS FILING NO. 20

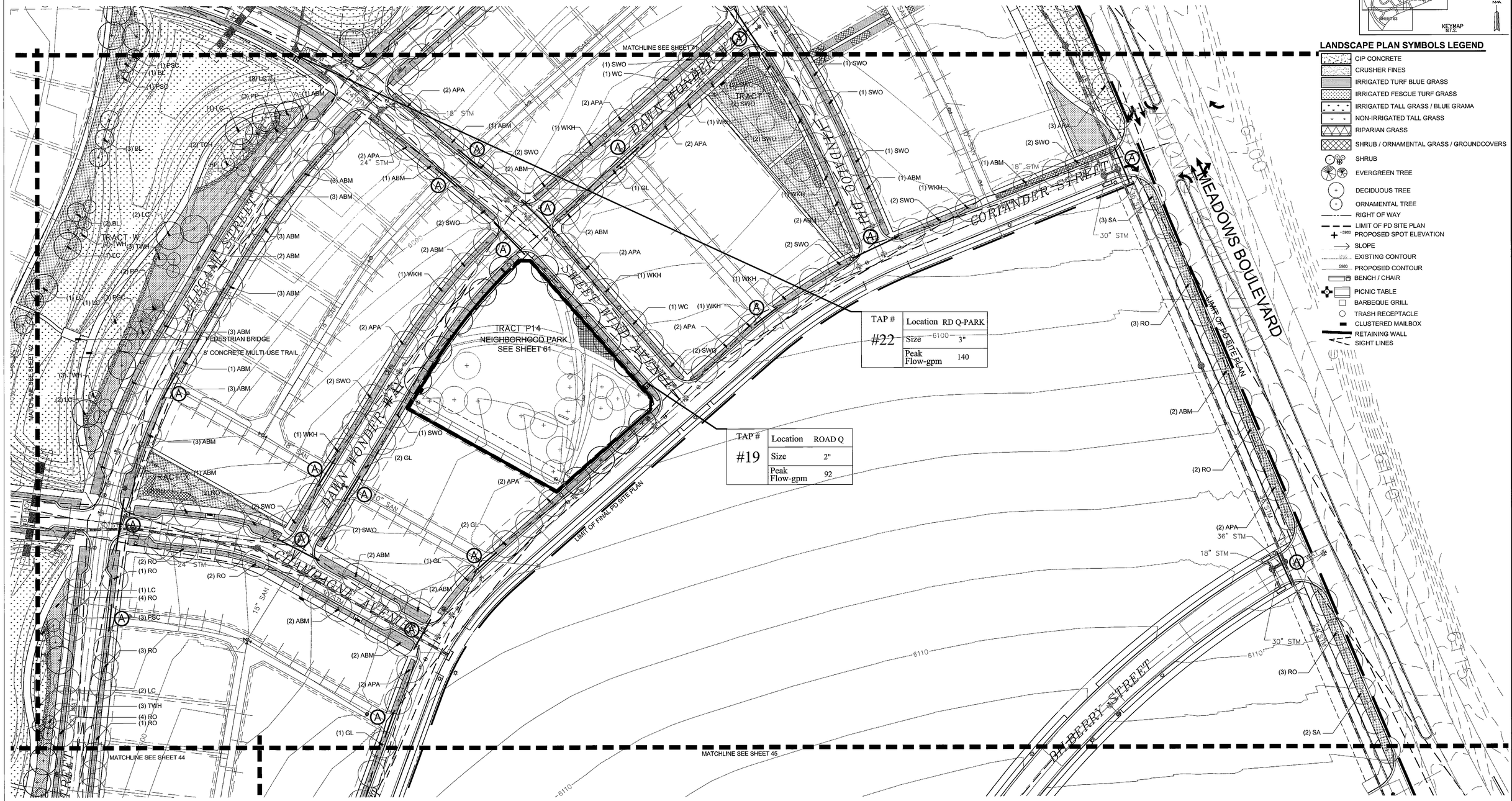
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 43 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"





LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 43 OF 67

THE MEADOWS FILING NO. 20

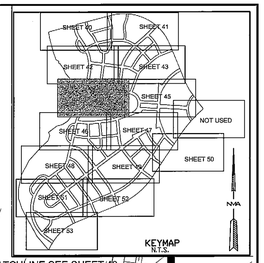
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 44 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.



LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 6980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

MATCHLINE SEE SHEET 42

MATCHLINE SEE SHEET 43

MATCHLINE SEE SHEET 45

MATCHLINE SEE SHEET 46

MATCHLINE SEE SHEET 47

TRACT L

TRACT P2

TRACT U

LIMIT OF PD SITE PLAN

LIMIT OF DISTURBANCE

8' CONCRETE MULTI-USE TRAIL

20' BASEWAY

FIRESTONE DRIVE

ELBERT AVENUE

MIKELY COURT

15" SAN

8" SAN

12" W

8" W

12" S

30" STM

72" STM

(1) GL (2) SWO (3) ABM (1) APA (2) APA (1) WKH (2) ABM (4) ABM (9) PP (1) PSC (1) LC (2) BL (3) PSC (4) RO (3) RO (1) RO (3) PP (1) ABM (2) WKH (1) SWO (3) SWO

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 44 OF 67

THE MEADOWS FILING NO. 20

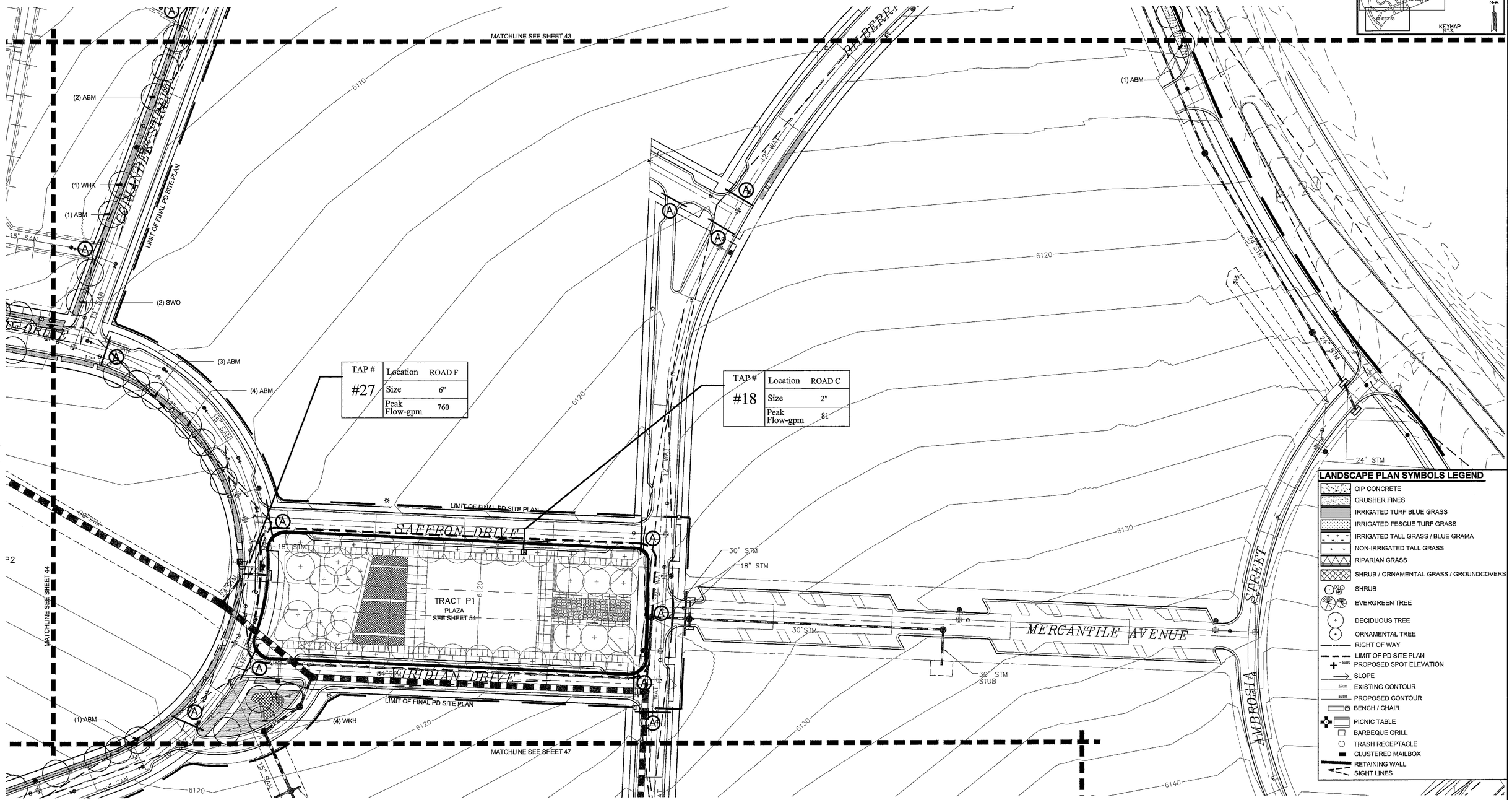
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

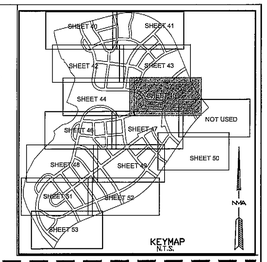
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 45 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.





LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5930 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture | Planning | Urban Design | Golf Course Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 45 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 46 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

TAP #	Location	ROAD F/
#15	Size	2"
	Peak Flow-gpm	84

TAP #	Location	RD AA-PARK
#13	Size	2"
	Peak Flow-gpm	73

TAP #	Location	RD F-PARK
#14	Size	2"
	Peak Flow-gpm	60

MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 47

MATCHLINE SEE SHEET 48

LIMIT OF DISTURBANCE

LIMIT OF PD SITE PLAN

20" RAW WAT

TRACT P11

NEIGHBORHOOD PARK SEE SHEET 62 TRACT P9

FIREFLOOD DRIVE

SUMMER DAY AVENUE

SUMMER DAY CIRCLE

MERRY MEADOW PLACE

MARIGOLD PLACE

SUMMER DAY PLACE

SUMMER DAY COURT

SUMMER DAY WAY

SUMMER DAY

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
1058 DELAWARE ST. DENVER, CO. 80202
(303) 623-0701 FAX (303) 623-0560

DESIGN WORKSHOP
Landscape Architecture Planning Urban Design Real Estate Development
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 46 OF 67

THE MEADOWS FILING NO. 20

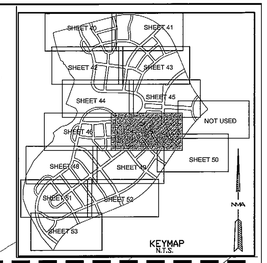
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 47 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.



MATCHLINE SEE SHEET 44

MATCHLINE SEE SHEET 45

MATCHLINE SEE SHEET 49

MATCHLINE SEE SHEET 50

MATCHLINE SEE SHEET 50

TAP #	Location	ROAD F
#12	Size	2"
	Peak Flow-gpm	75

TAP #	Location	ROAD I
#17	Size	2"
	Peak Flow-gpm	65

TAP #	Location	~~ROAD AA~~
#11	Size	2"
	Peak Flow-gpm	74

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 47 OF 67

THE MEADOWS FILING NO. 20

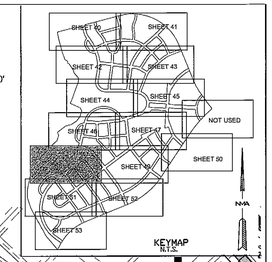
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 48 OF 67

NORTH 1"=50'-0" (0, 25', 50', 100')

KEYMAP (N.T.S.)



LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 6150 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 48 OF 67

THE MEADOWS FILING NO. 20

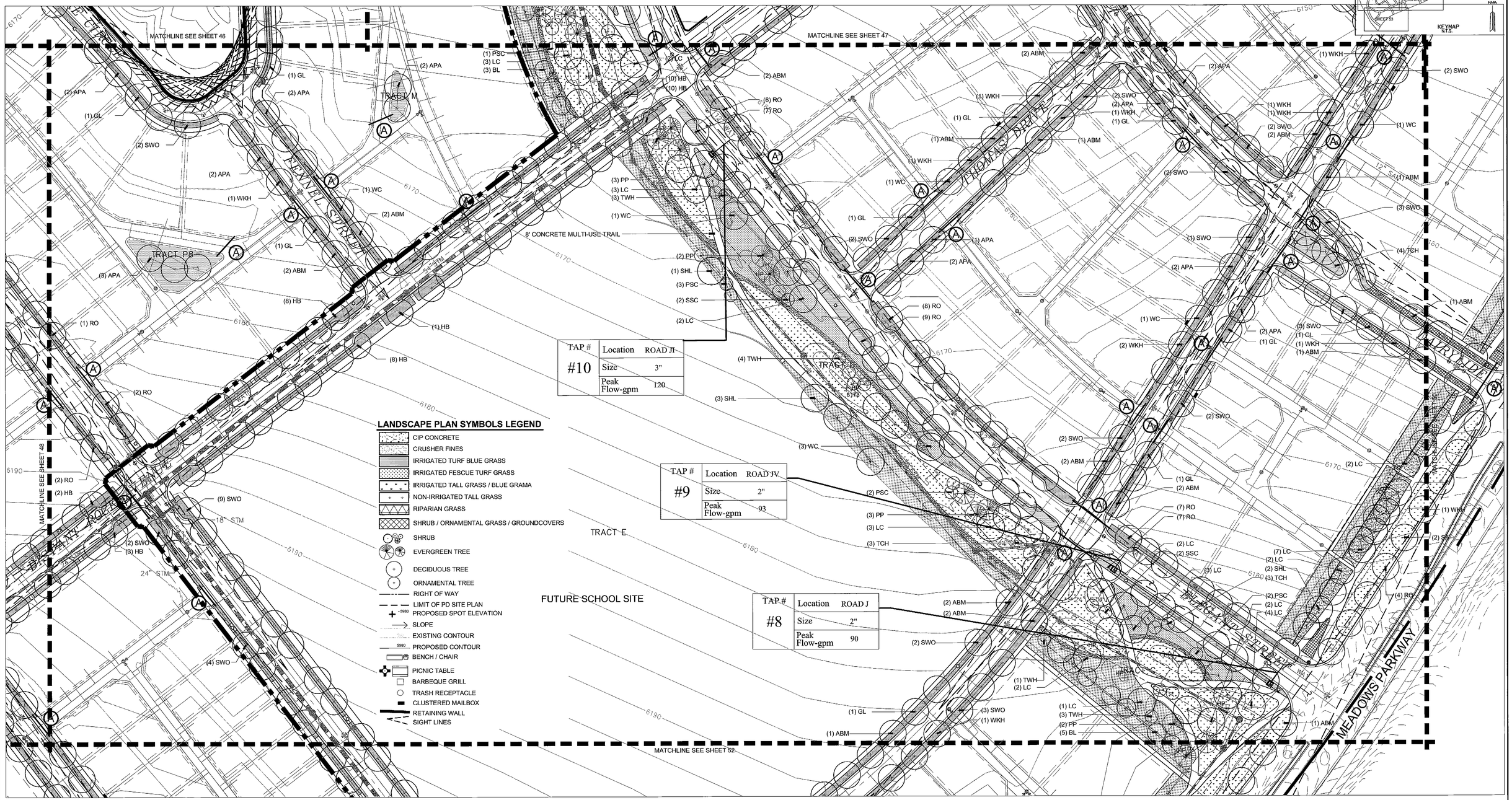
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 49 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.



LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. DENVER, CO. 80202
(303) 623-0701 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 49 OF 67

THE MEADOWS FILING NO. 20

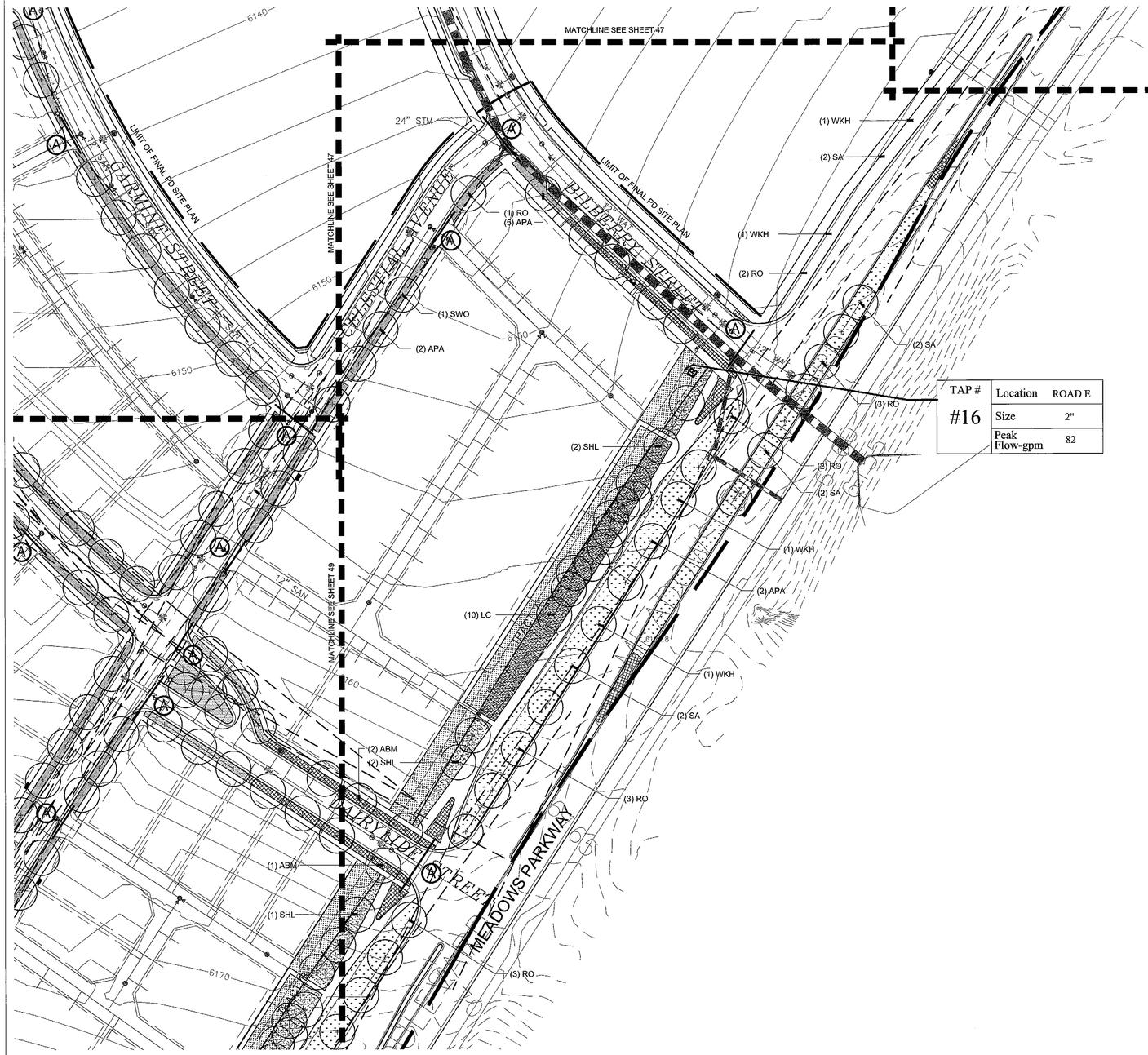
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 50 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.



FILING 18

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2046 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 50 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 51 OF 67

NORTH

0 25' 50' 100'

1"=50'-0"

KEYMAP N.T.S.

SHEET 40 · SHEET 41 · SHEET 42 · SHEET 43 · SHEET 44 · SHEET 45 · SHEET 46 · SHEET 47 · NOT USED · SHEET 48 · SHEET 49 · SHEET 50 · SHEET 52 · SHEET 53

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5952 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

TAP #	Location RD.F PARK
#4	Size 2"
	Peak Flow-gpm 93

TAP #	Location ROAD F
#2	Size 2"
	Peak Flow-gpm 70

TAP #	Location RD.JJ-PARK
#3	Size 2"
	Peak Flow-gpm 88

TAP #	Location RD.HH-PARK
#7	Size 2"
	Peak Flow-gpm 94

TRACT P5 · TRACT P6 NEIGHBORHOOD PARK SEE SHEET 64 · TRACT P7 NEIGHBORHOOD PARK SEE SHEET 63 · TRACT P4

MATCHLINE SEE SHEET 48 · MATCHLINE SEE SHEET 53 · MATCHLINE SEE SHEET 53

LIMIT OF DISTURBANCE · LIMIT OF PD SITE PLAN

WATER CANYON CIRCLE · ONQUETA STREET · KANDINSKY CIRCLE · DISCOVERY ROCK AVENUE · CELESTIAL HEIGHTS AVENUE

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture, Urban Design, Environmental Graphics, Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 51 OF 67

THE MEADOWS FILING NO. 20

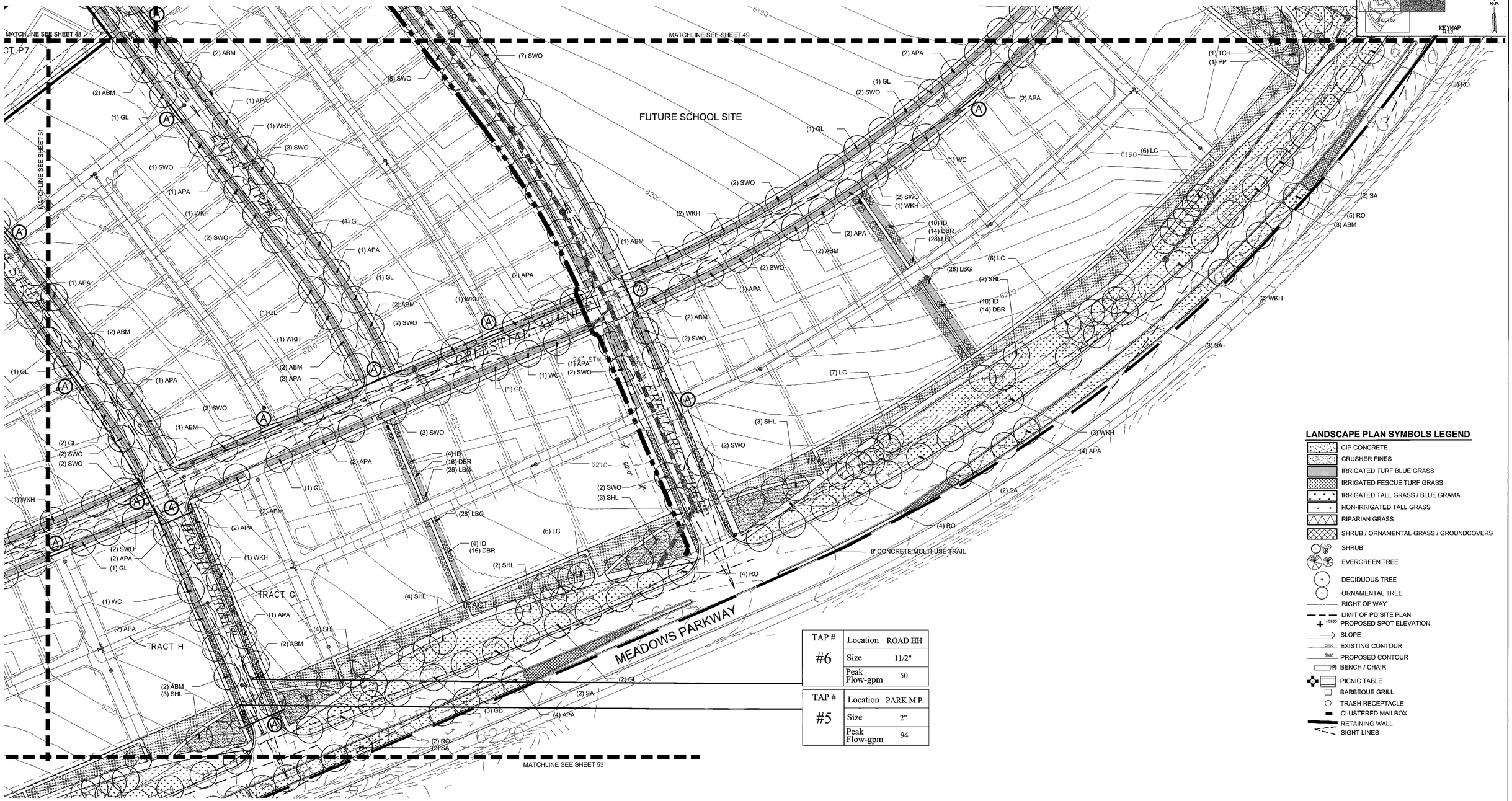
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 52 OF 67

NORTH
0 25' 50' 100'
1"=50'-0"

KEYMAP N.T.S.
SHEET 40 · SHEET 41 · SHEET 42 · SHEET 43 · SHEET 44 · SHEET 45 · NOT USED · SHEET 46 · SHEET 47 · SHEET 48 · SHEET 49 · SHEET 50 · SHEET 51 · SHEET 52 · SHEET 53



TAP #		
#6	Location	ROAD HH
	Size	11/2"
	Peak Flow-gpm	50

TAP #		
#5	Location	PARK M.P.
	Size	2"
	Peak Flow-gpm	94

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5990 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
W W W . D E S I G N W O R K S H O P . C O M
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 52 OF 67

THE MEADOWS FILING NO. 20

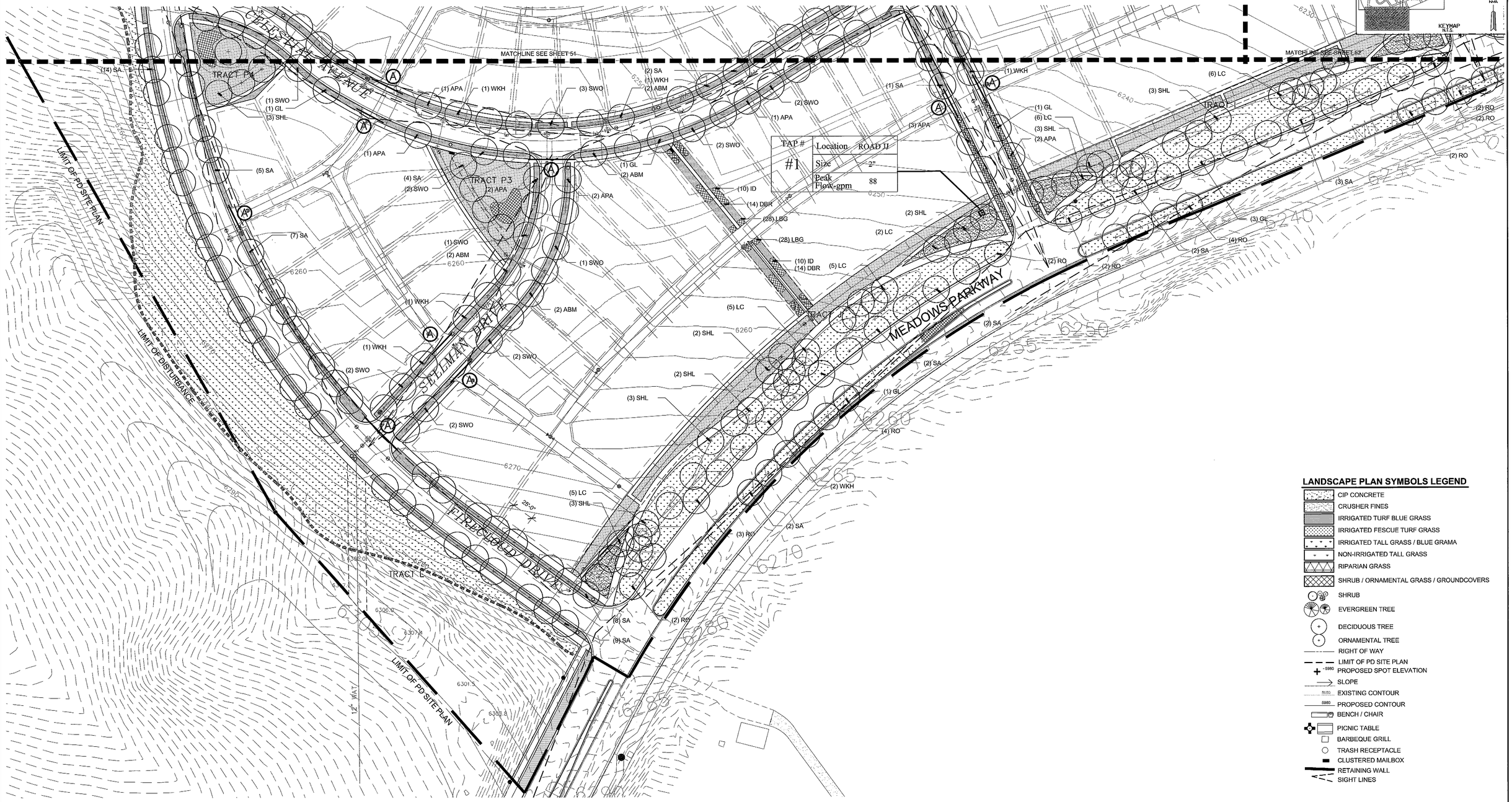
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 53 OF 67

NORTH 0 25' 50' 100' 1"=50'-0"

KEYMAP N.T.S.



LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- PROPOSED SPOT ELEVATION
- SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture, Land Planning & Urban Design Services
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

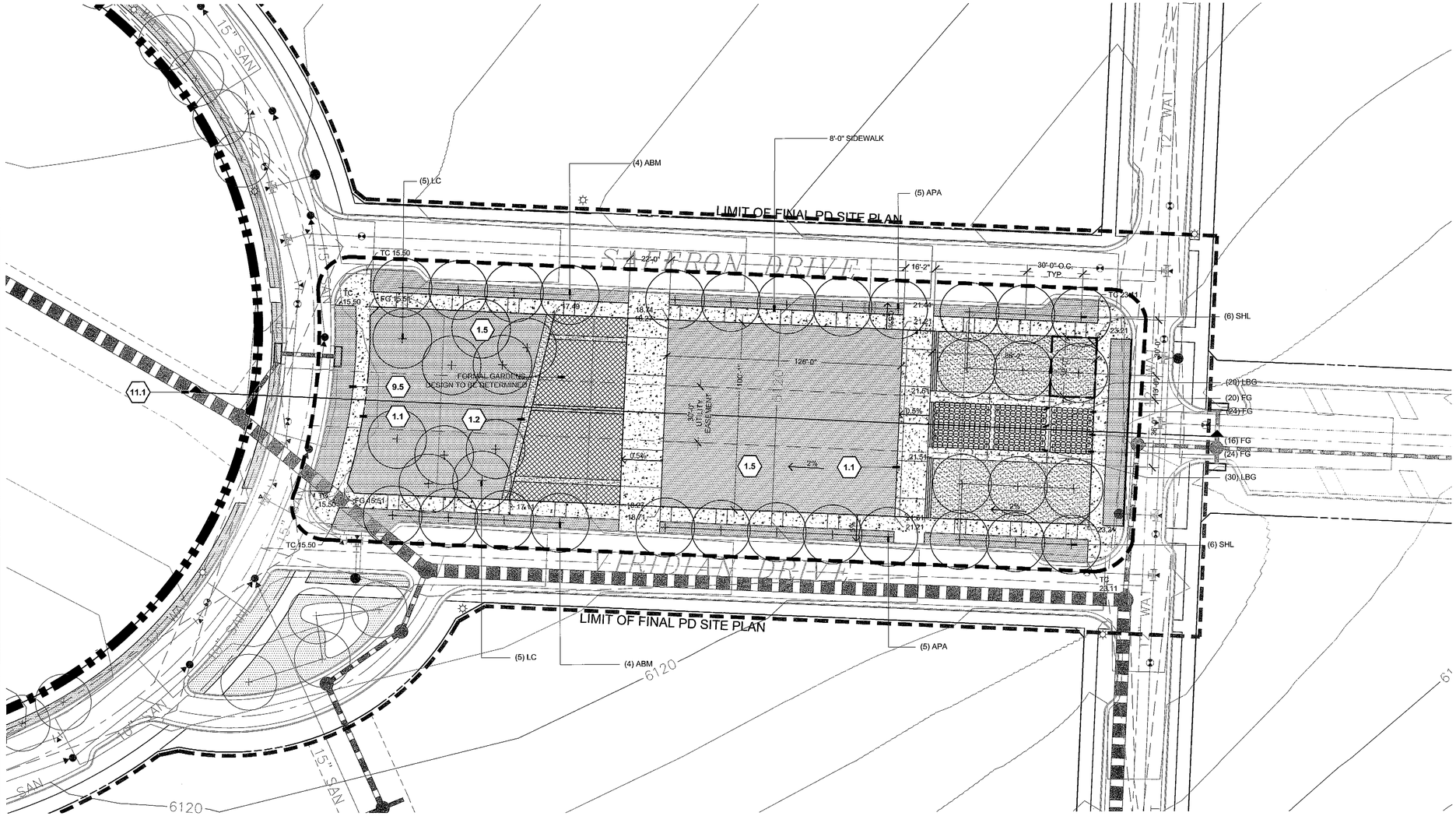
THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE PLAN
SHEET 53 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 54 OF 67

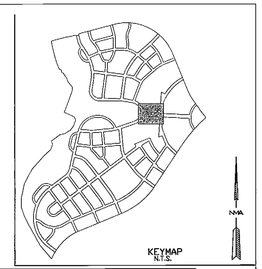


1 **TOWN CENTER PLAZA - 39,227 s.f.**

1"=20'-0"

NORTH 0 15' 30' 60'

1"=30'-0"



LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- SHRUB
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

SITE DETAIL KEYNOTES:

			DETAIL/SHEET
0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**		
	0.1	NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**		
	1.1	CIP CONCRETE PAVEMENT	0/ L0-01
	1.2	CRUSHED STONE PAVING	0/ L0-01
	1.3	CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**		
	2.1	NOT USED	0/ L0-01
3.0	**STEPS**		
	3.1	STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**		
	4.1	SITE WALL	XX
5.0	**SITE FURNITURE**		
	5.1	INDIVIDUAL SEAT	XX
	5.2	BENCH	XX
	5.3	PICNIC TABLE	XX
	5.4	PLAY STRUCUTRE	XX
	5.5	TRASH RECEPTACLE	XX
	5.6	BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**		
	6.1	NOT USED	XX
7.0	**SITE LIGHTING**		
	7.1	STREET LIGHT	XX
	7.2	PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**		
	8.1	NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**		
	9.1	DECIDUOUS TREE	XX
	9.2	ORNAMENTAL TREE	XX
	9.3	EVERGREEN TREE	XX
	9.4	SHRUB / GROUNCOVER PLANTING	XX
	9.5	SOD/SEED	XX
	9.6	NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**		
	10.1	NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**		
	11.1	PLAZA SECTION	XX
	11.2	CENTRAL PARK SECTION	59
	11.3	CENTRAL PARK SECTION	59
	11.4	NEIGHBORHOOD PARK P14 SECTION	XX
	11.5	NEIGHBORHOOD PARK P13 SECTION	XX
	11.6	NEIGHBORHOOD PARK P9 SECTION	XX
	11.7	NEIGHBORHOOD PARK P6 SECTION	XX
	11.8	NEIGHBORHOOD PARK P3 SECTION	XX

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGN WORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
PLAZA PLAN
SHEET 54 OF 67

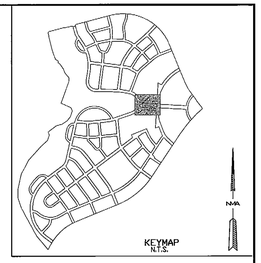
THE MEADOWS FILING NO. 20

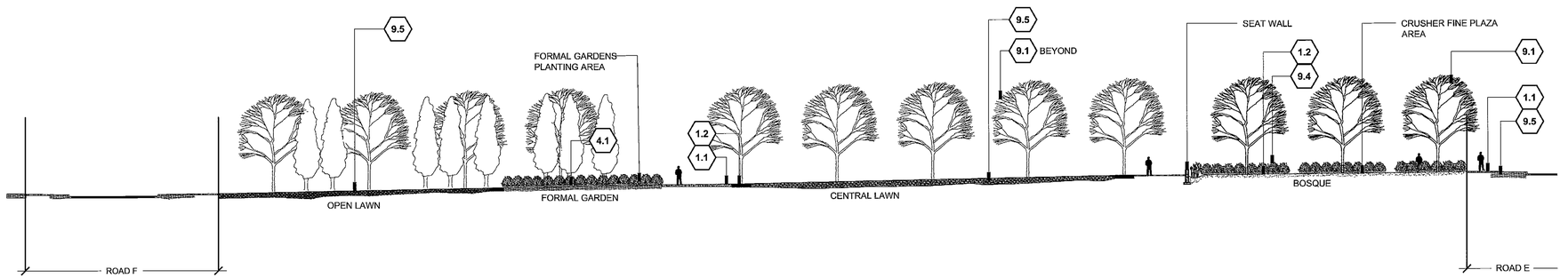
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 55 OF 67

NORTH 0 10' 20' 40'
1"=20'-0"





1 PLAZA SECTION

1"=20'-0"

11.1 For Illustrative Purpose Only

SITE DETAIL KEYNOTES:

		DETAIL/SHEET
0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**	
0.1	NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**	
1.1	CIP CONCRETE PAVEMENT	0/ L0-01
1.2	CRUSHED STONE PAVING	0/ L0-01
1.3	CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**	
2.1	NOT USED	0/ L0-01
3.0	**STEPS**	
3.1	STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**	
4.1	SITE WALL	XX
5.0	**SITE FURNITURE**	
5.1	INDIVIDUAL SEAT	XX
5.2	BENCH	XX
5.3	PICNIC TABLE	XX
5.4	PLAY STRUCUTRE	XX
5.5	TRASH RECEPTACLE	XX
5.6	BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**	
6.1	NOT USED	XX
7.0	**SITE LIGHTING**	
7.1	STREET LIGHT	XX
7.2	PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**	
8.1	NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**	
9.1	DECIDUOUS TREE	XX
9.2	ORNAMENTAL TREE	XX
9.3	EVERGREEN TREE	XX
9.4	SHRUB / GROUNCOVER PLANTING	XX
9.5	SOD/SEED	XX
9.6	NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**	
10.1	NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**	
11.1	PLAZA SECTION	XX
11.2	CENTRAL PARK SECTION	59
11.3	CENTRAL PARK SECTION	59
11.4	NEIGHBORHOOD PARK P14 SECTION	XX
11.5	NEIGHBORHOOD PARK P13 SECTION	XX
11.6	NEIGHBORHOOD PARK P9 SECTION	XX
11.7	NEIGHBORHOOD PARK P6 SECTION	XX
11.8	NEIGHBORHOOD PARK P3 SECTION	XX

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
Landscape Architecture • Community Planning • Urban Design
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

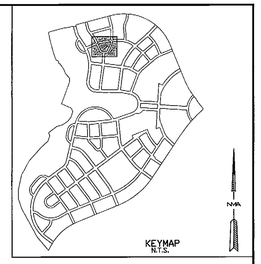
PRELIMINARY PLAT/FINAL PD SITE PLAN

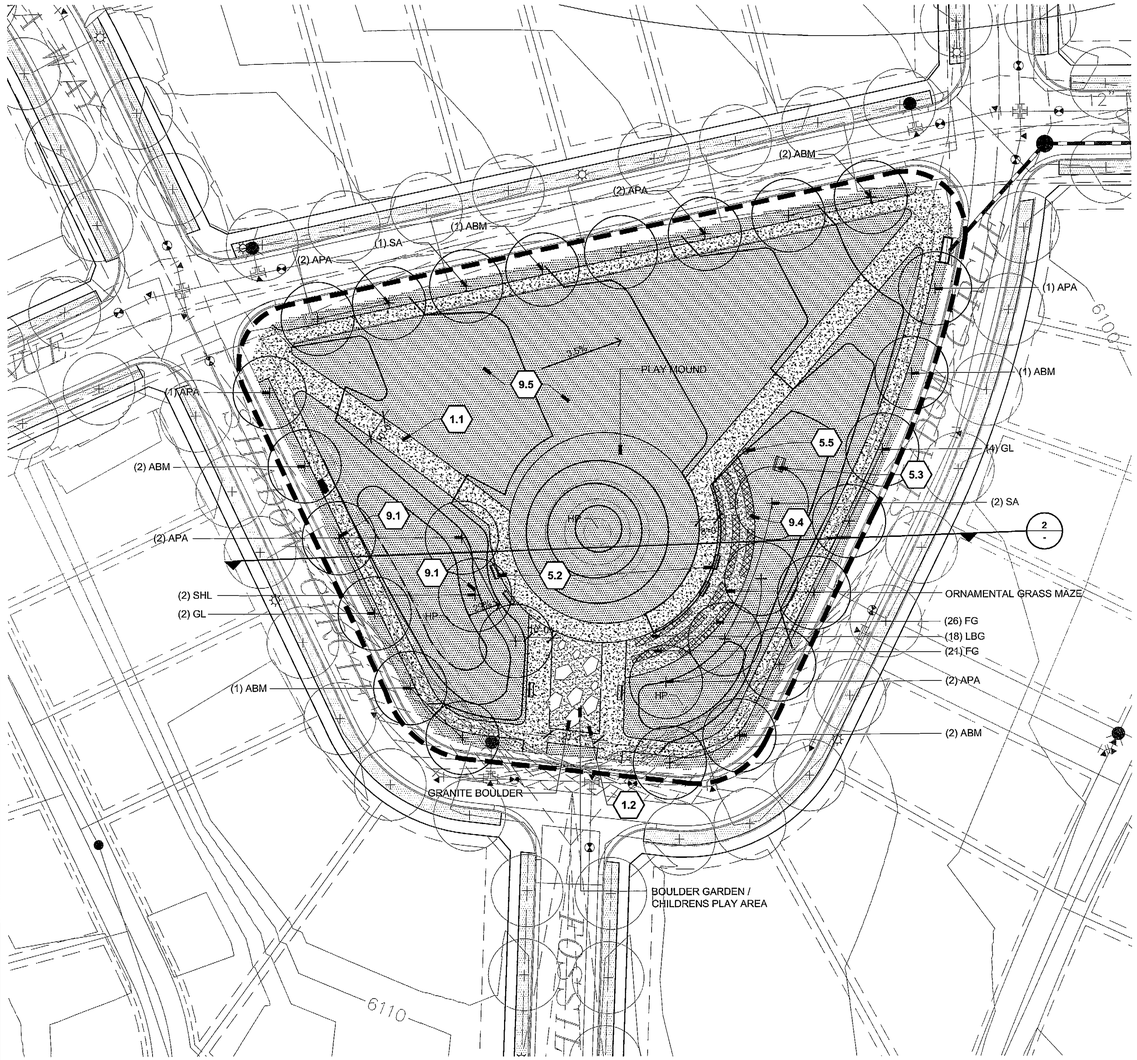
SHEET 60 OF 67

NORTH

0 15' 30' 60'

1"=30'-0"





1 NEGHBORHOOD PARK P-13 - 40,093 s.f.

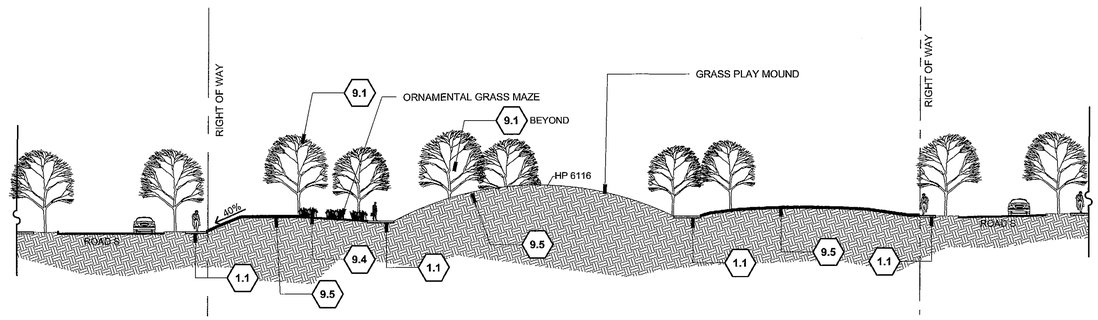
1"=30'-0"

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5970 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

SITE DETAIL KEYNOTES:

		DETAIL/SHEET
0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**	
0.1	NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**	
1.1	CIP CONCRETE PAVEMENT	0/ L0-01
1.2	CRUSHED STONE PAVING	0/ L0-01
1.3	CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**	
2.1	NOT USED	0/ L0-01
3.0	**STEPS**	
3.1	STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**	
4.1	SITE WALL	XX
5.0	**SITE FURNITURE**	
5.1	INDIVIDUAL SEAT	XX
5.2	BENCH	XX
5.3	PICNIC TABLE	XX
5.4	PLAY STRUCUTRE	XX
5.5	TRASH RECEPTACLE	XX
5.6	BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**	
6.1	NOT USED	XX
7.0	**SITE LIGHTING**	
7.1	STREET LIGHT	XX
7.2	PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**	
8.1	NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**	
9.1	DECIDUOUS TREE	XX
9.2	ORNAMENTAL TREE	XX
9.3	EVERGREEN TREE	XX
9.4	SHRUB / GROUNCOVER PLANTING	XX
9.5	SOD/SEED	XX
9.6	NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**	
10.1	NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**	
11.1	PLAZA SECTION	XX
11.2	CENTRAL PARK SECTION	59
11.3	CENTRAL PARK SECTION	59
11.4	NEIGHBORHOOD PARK P14 SECTION	XX
11.5	NEIGHBORHOOD PARK P13 SECTION	XX
11.6	NEIGHBORHOOD PARK P9 SECTION	XX
11.7	NEIGHBORHOOD PARK P6 SECTION	XX
11.8	NEIGHBORHOOD PARK P3 SECTION	XX



2 SECTION

1"=20'-0"

11.4

For Illustrative Purpose Only

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2046 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
NEIGHBORHOOD PARK PLAN
SHEET 60 OF 67

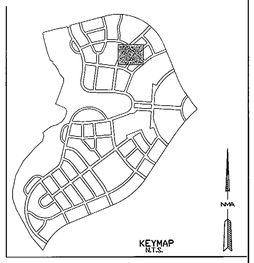
THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 61 OF 67

NORTH 0 15' 30' 60'
1"=30'-0"



1 NEIGHBORHOOD PARK P-14 - 36,955 s.f.

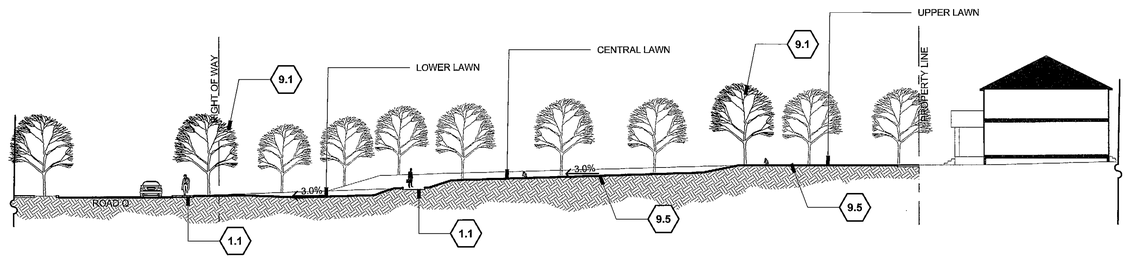
1"=30'-0"

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5960 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

SITE DETAIL KEYNOTES:

		DETAIL/SHEET
0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**	
0.1	NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**	
1.1	CIP CONCRETE PAVEMENT	0/ L0-01
1.2	CRUSHED STONE PAVING	0/ L0-01
1.3	CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**	
2.1	NOT USED	0/ L0-01
3.0	**STEPS**	
3.1	STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**	
4.1	SITE WALL	XX
5.0	**SITE FURNITURE**	
5.1	INDIVIDUAL SEAT	XX
5.2	BENCH	XX
5.3	PICNIC TABLE	XX
5.4	PLAY STRUCUTRE	XX
5.5	TRASH RECEPTACLE	XX
5.6	BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**	
6.1	NOT USED	XX
7.0	**SITE LIGHTING**	
7.1	STREET LIGHT	XX
7.2	PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**	
8.1	NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**	
9.1	DECIDUOUS TREE	XX
9.2	ORNAMENTAL TREE	XX
9.3	EVERGREEN TREE	XX
9.4	SHRUB / GROUNCOVER PLANTING	XX
9.5	SOD/SEED	XX
9.6	NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**	
10.1	NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**	
11.1	PLAZA SECTION	XX
11.2	CENTRAL PARK SECTION	59
11.3	CENTRAL PARK SECTION	59
11.4	NEIGHBORHOOD PARK P14 SECTION	XX
11.5	NEIGHBORHOOD PARK P13 SECTION	XX
11.6	NEIGHBORHOOD PARK P9 SECTION	XX
11.7	NEIGHBORHOOD PARK P6 SECTION	XX
11.8	NEIGHBORHOOD PARK P3 SECTION	XX



2 SECTION

1"=20'-0"

11.5

For Illustrative Purpose Only

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
NEIGHBORHOOD PARK PLAN
SHEET 61 OF 67

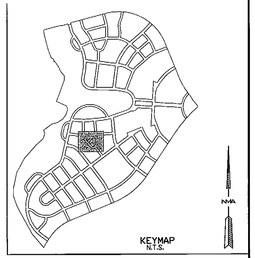
THE MEADOWS FILING NO. 20

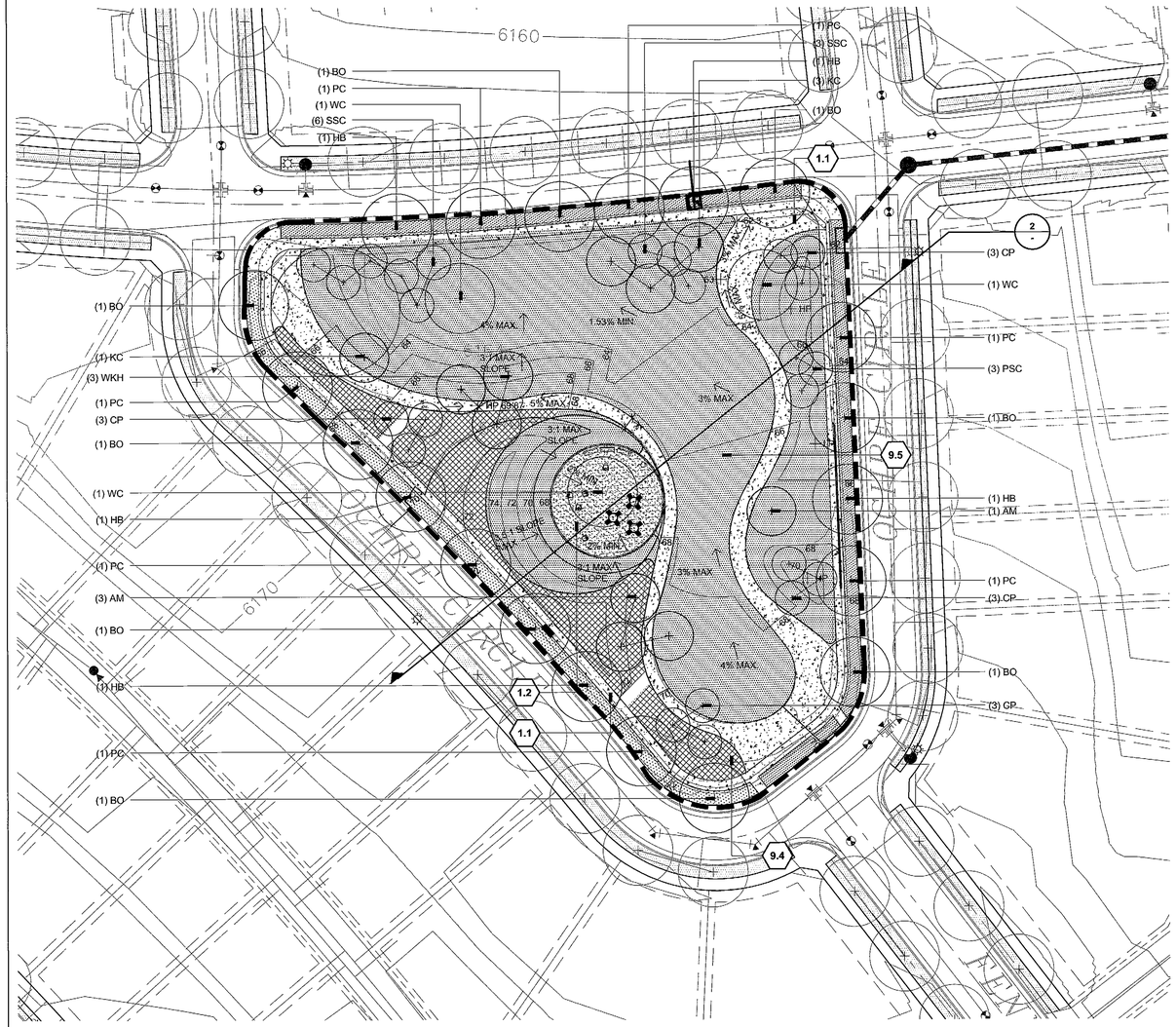
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 62 OF 67

NORTH 0 15' 30' 60' 1"=30'-0"





1 NEiGHBORHOOD PARK P-9 - 38,635 s.f.

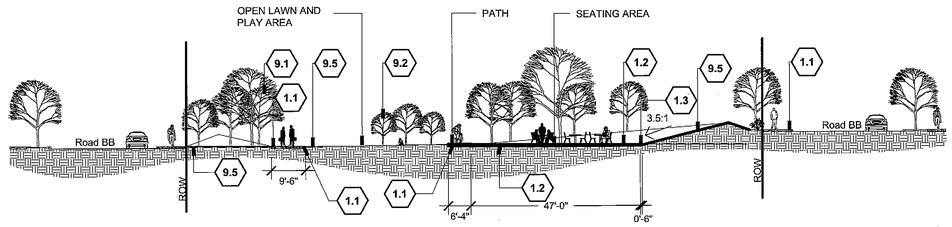
1"=30'-0"

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

SITE DETAIL KEYNOTES:

		DETAIL/SHEET
0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**	
0.1	NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**	
1.1	CIP CONCRETE PAVEMENT	0/ L0-01
1.2	CRUSHED STONE PAVING	0/ L0-01
1.3	CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**	
2.1	NOT USED	0/ L0-01
3.0	**STEPS**	
3.1	STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**	
4.1	SITE WALL	XX
5.0	**SITE FURNITURE**	
5.1	INDIVIDUAL SEAT	XX
5.2	BENCH	XX
5.3	PICNIC TABLE	XX
5.4	PLAY STRUCUTRE	XX
5.5	TRASH RECEPTACLE	XX
5.6	BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**	
6.1	NOT USED	XX
7.0	**SITE LIGHTING**	
7.1	STREET LIGHT	XX
7.2	PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**	
8.1	NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**	
9.1	DECIDUOUS TREE	XX
9.2	ORNAMENTAL TREE	XX
9.3	EVERGREEN TREE	XX
9.4	SHRUB / GROUNCOVER PLANTING	XX
9.5	SOD/SEED	XX
9.6	NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**	
10.1	NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**	
11.1	PLAZA SECTION	XX
11.2	CENTRAL PARK SECTION	59
11.3	CENTRAL PARK SECTION	59
11.4	NEIGHBORHOOD PARK P14 SECTION	XX
11.5	NEIGHBORHOOD PARK P13 SECTION	XX
11.6	NEIGHBORHOOD PARK P9 SECTION	XX
11.7	NEIGHBORHOOD PARK P6 SECTION	XX
11.8	NEIGHBORHOOD PARK P3 SECTION	XX



2 SECTION

1"=20'-0"

11.6

For Illustrative Purpose Only

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2049 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
NEIGHBORHOOD PARK PLAN
SHEET 62 OF 67

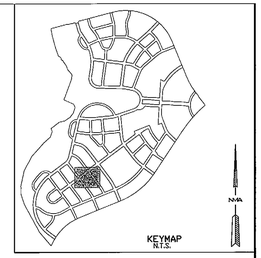
THE MEADOWS FILING NO. 20

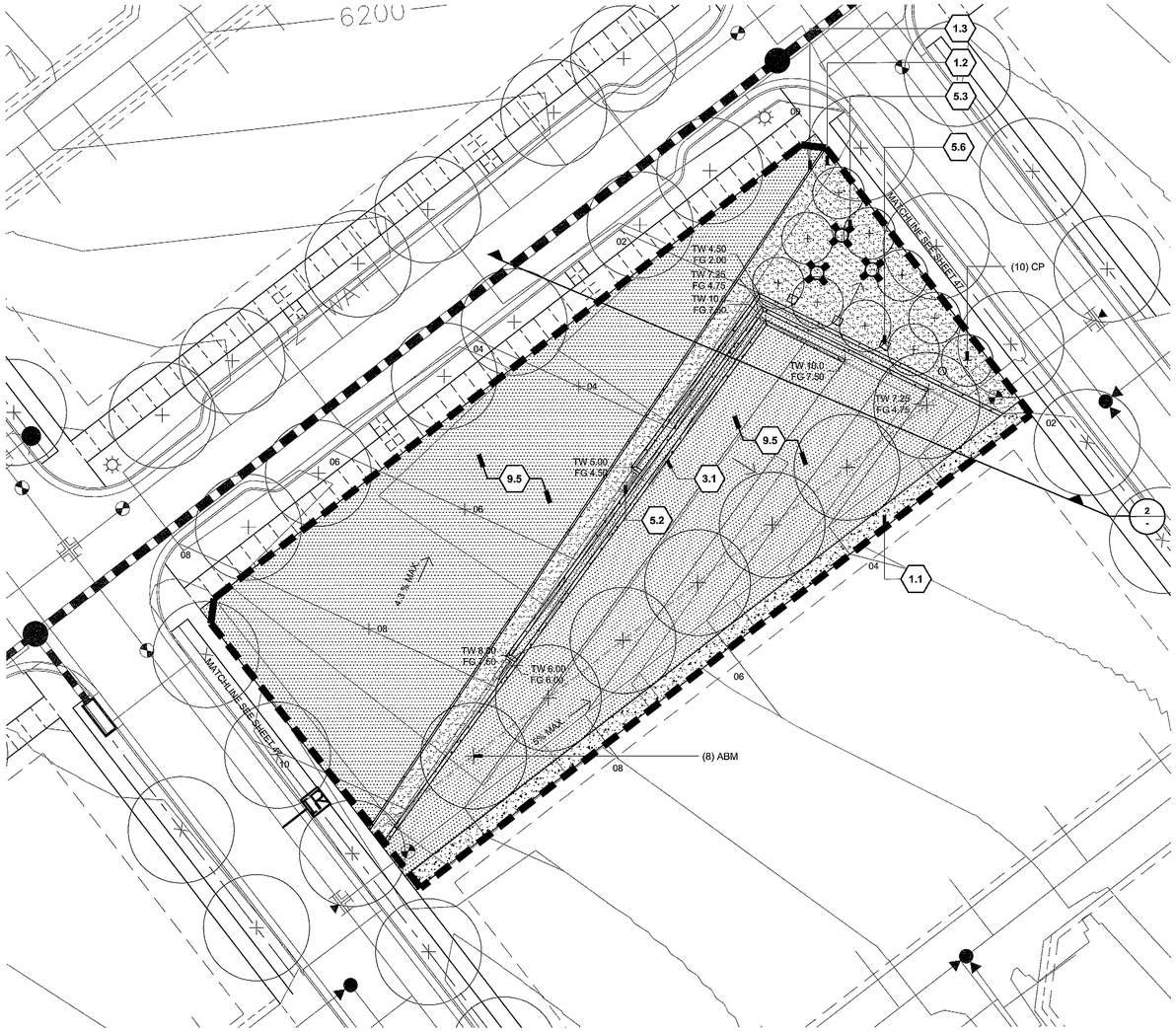
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 63 OF 67

NORTH 0 10' 20' 40'
1"=20'-0"





1 NEIGHBORHOOD PARK P-6

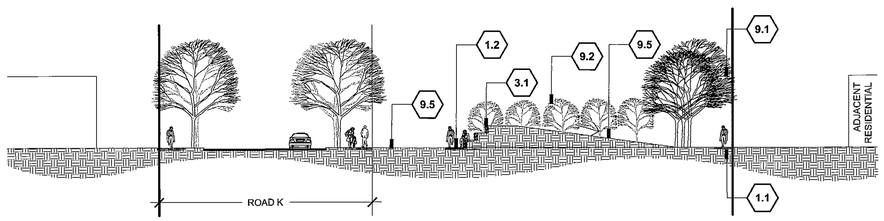
1"=20'-0"

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

SITE DETAIL KEYNOTES: DETAIL/SHEET

0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**	
	0.1 NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**	
	1.1 CIP CONCRETE PAVEMENT	0/ L0-01
	1.2 CRUSHED STONE PAVING	0/ L0-01
	1.3 CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**	
	2.1 NOT USED	0/ L0-01
3.0	**STEPS**	
	3.1 STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**	
	4.1 SITE WALL	XX
5.0	**SITE FURNITURE**	
	5.1 INDIVIDUAL SEAT	XX
	5.2 BENCH	XX
	5.3 PICNIC TABLE	XX
	5.4 PLAY STRUCUTRE	XX
	5.5 TRASH RECEPTACLE	XX
	5.6 BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**	
	6.1 NOT USED	XX
7.0	**SITE LIGHTING**	
	7.1 STREET LIGHT	XX
	7.2 PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**	
	8.1 NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**	
	9.1 DECIDUOUS TREE	XX
	9.2 ORNAMENTAL TREE	XX
	9.3 EVERGREEN TREE	XX
	9.4 SHRUB / GROUNCOVER PLANTING	XX
	9.5 SOD/SEED	XX
	9.6 NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**	
	10.1 NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**	
	11.1 PLAZA SECTION	XX
	11.2 CENTRAL PARK SECTION	59
	11.3 CENTRAL PARK SECTION	59
	11.4 NEIGHBORHOOD PARK P14 SECTION	XX
	11.5 NEIGHBORHOOD PARK P13 SECTION	XX
	11.6 NEIGHBORHOOD PARK P9 SECTION	XX
	11.7 NEIGHBORHOOD PARK P6 SECTION	XX
	11.8 NEIGHBORHOOD PARK P3 SECTION	XX



2 SECTION

1"=20'-0"

11.7

For Illustrative Purpose Only

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
NEIGHBORHOOD PARK PLAN
SHEET 63 OF 67

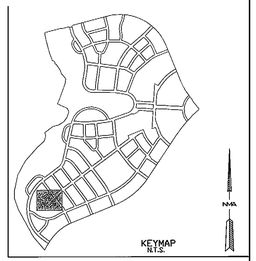
THE MEADOWS FILING NO. 20

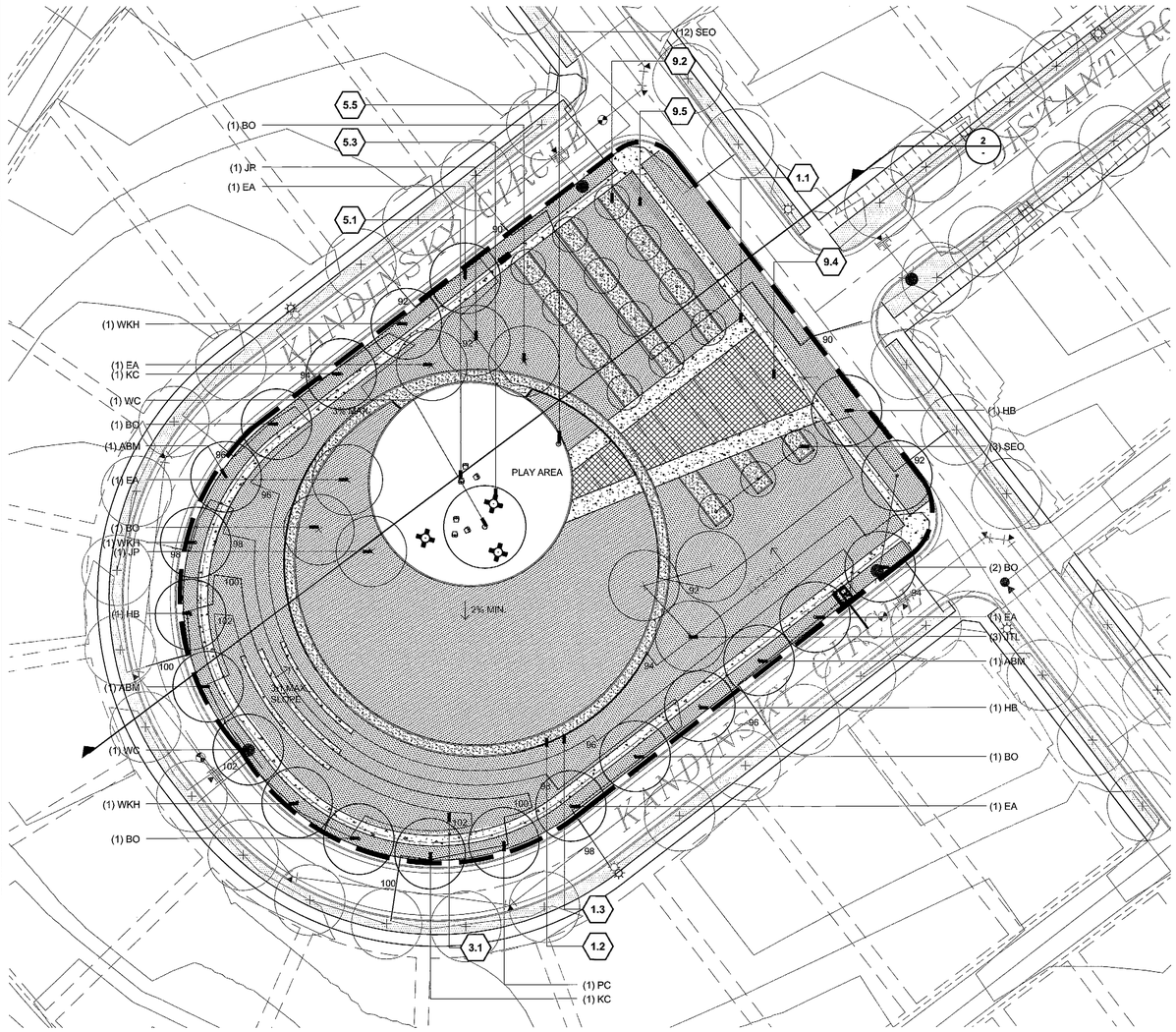
LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 64 OF 67

NORTH 0 15' 30' 60'
1"=30'-0"





1 NEIGHBORHOOD PARK P6 - 50,951 s.f.

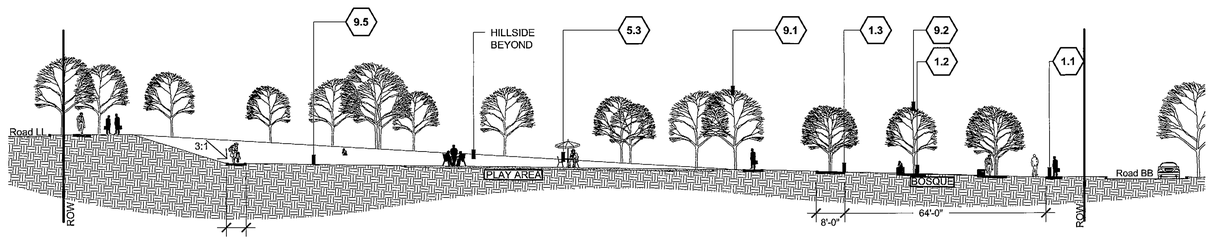
1"=30'-0"

LANDSCAPE PLAN SYMBOLS LEGEND

- CIP CONCRETE
- CRUSHER FINES
- IRRIGATED TURF BLUE GRASS
- IRRIGATED FESCUE TURF GRASS
- IRRIGATED TALL GRASS / BLUE GRAMA
- NON-IRRIGATED TALL GRASS
- RIPARIAN GRASS
- SHRUB / ORNAMENTAL GRASS / GROUNDCOVERS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- RIGHT OF WAY
- LIMIT OF PD SITE PLAN
- 5980 PROPOSED SPOT ELEVATION
- SLOPE
- 5980 EXISTING CONTOUR
- 5980 PROPOSED CONTOUR
- BENCH / CHAIR
- PICNIC TABLE
- BARBEQUE GRILL
- TRASH RECEPTACLE
- CLUSTERED MAILBOX
- RETAINING WALL
- SIGHT LINES

SITE DETAIL KEYNOTES: DETAIL/SHEET

0.0	**EXISTING CONDITIONS/ WORK BY OTHERS**		
	0.1	NOT USED	XX
1.0	**PAVEMENTS, RAMPS, CURBS**		
	1.1	CIP CONCRETE PAVEMENT	0/ L0-01
	1.2	CRUSHED STONE PAVING	0/ L0-01
	1.3	CIP CONCRETE EDGER	0/ L0-01
2.0	**JOINTING**		
	2.1	NOT USED	0/ L0-01
3.0	**STEPS**		
	3.1	STEPS	0/ L0-01
4.0	**SITE WALLS/ EMBANKMENTS**		
	4.1	SITE WALL	XX
5.0	**SITE FURNITURE**		
	5.1	INDIVIDUAL SEAT	XX
	5.2	BENCH	XX
	5.3	PICNIC TABLE	XX
	5.4	PLAY STRUCUTRE	XX
	5.5	TRASH RECEPTACLE	XX
	5.6	BARBEQUE GRILL	XX
6.0	**RAILINGS, BARRIERS, FENCING**		
	6.1	NOT USED	XX
7.0	**SITE LIGHTING**		
	7.1	STREET LIGHT	XX
	7.2	PEDESTRIAN LIGHT	XX
8.0	**DRAINAGE**		
	8.1	NOT USED	XX
9.0	**PLANTING AND LANDSCAPE**		
	9.1	DECIDUOUS TREE	XX
	9.2	ORNAMENTAL TREE	XX
	9.3	EVERGREEN TREE	XX
	9.4	SHRUB / GROUNCOVER PLANTING	XX
	9.5	SOD/SEED	XX
	9.6	NATIVE MIX	XX
10.0	**MISCELLANEOUS ELEMENTS**		
	10.1	NOT USED	XX
11.0	**SECTIONS AND ELEVATIONS**		
	11.1	PLAZA SECTION	XX
	11.2	CENTRAL PARK SECTION	59
	11.3	CENTRAL PARK SECTION	59
	11.4	NEIGHBORHOOD PARK P14 SECTION	XX
	11.5	NEIGHBORHOOD PARK P13 SECTION	XX
	11.6	NEIGHBORHOOD PARK P9 SECTION	XX
	11.7	NEIGHBORHOOD PARK P6 SECTION	XX
	11.8	NEIGHBORHOOD PARK P3 SECTION	XX



2 SECTION

1"=20'-0"

11.8 For Illustrative Purpose Only

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF
JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
NEIGHBORHOOD PARK PLAN
SHEET 64 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET **65** OF 67

NORTH 0 100' 200' 400'
1"=200'-0"

SYMBOLS LEGEND

- MAIL KIOSK
- M IRRIGATION METER AND TAP LOCATION
- 8' CONCRETE MULTI-USE TRAIL
- FUTURE 8' CONCRETE TRAIL CONNECTIONS

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING

ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

DESIGNWORKSHOP
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5188 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

VENTURE ENGINEERING CORP.
2953 S. PEORIA ST. - SUITE 201
AURORA, CO 80014
(303) 337-4700
(303) 337-7079 (FAX)

NO.	REVISIONS	DATE	BY
1	PER TOWN	2/13/04	TTW
	COMMENTS		
2	PER TOWN	3/19/04	TTW
	COMMENTS		
3	PER TOWN	7/15/04	EET
	COMMENTS		

DATE: 12/12/03
DESIGNED BY: TTW
DRAWN BY: RM
CHECKED BY: JF

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT/FINAL PD SITE PLAN
MAIL KIOSK AND IRRIGATION METER PLAN
SHEET 65 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 66 OF 67

DEFINITIONS

Articulation A horizontal offset in the primary elevation or a change in the height of front elevation rooflines.

Elevation Any side of a building.

Massing The overall composition of the exterior of the volumes of a building.

Party-wall A wall used jointly by contiguous structures, erected upon a line dividing two parcels of land, each of which is a separate real estate entity.

Primary Elevation Any elevation that is clearly visible from a street.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. SETBACK AND ENCROACHMENT CRITERIA FOR DWELLING UNITS WITH "ALLEY SERVED GARAGES":
   A. MINIMUM FRONT SETBACK - 2'
   B. MINIMUM REAR SETBACK TO GARAGE - 2' FROM THE 10' ALLEY EASEMENT (12' FROM THE REAR PROPERTY LINE)
   C. MINIMUM SIDE SETBACK - PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS.
   D. ENCROACHMENTS SUCH AS EAVES, FIREPLACES, BOX OR BAY WINDOWS, ROOF OVERHANGS, RETAINING WALLS, CANTILEVERS, WINDOW PLANTERS, PATIOS, DECKS, STOOPS, FRONT AND SIDE COVERED & UNCOVERED PORCHES, FIRE ESCAPES, MECHANICAL UNITS OR SIMILAR ARCHITECTURAL APPURTENANCES SHALL NOT PROJECT INTO THE MINIMUM FRONT, REAR AND SIDE SETBACKS AS SET FORTH IN ITEMS A, B, AND C.

2. SETBACK AND ENCROACHMENT CRITERIA FOR DWELLING UNITS WITH "STREET SERVED GARAGES":
   A. MINIMUM FRONT SETBACK- 2' EXCEPT THAT THE LENGTH OF THE DRIVEWAY MUST BE A MINIMUM OF 18'
   B. MINIMUM REAR SETBACK - 15' EXCEPT THAT IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK MINIMUM FOR THE GARAGE SHALL BE 3'
   C. MINIMUM SIDE SETBACK- PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS.
   D. ENCROACHMENTS SUCH AS EAVES, FIREPLACES, BOX OR BAY WINDOWS, ROOF OVERHANGS, CANTILEVERS, WINDOW PLANTERS, PATIOS, DECKS STOOPS, FRONT AND SIDE COVERED PORCHES, FIRE ESCAPES, MECHANICAL UNITS OR SIMILAR ARCHITECTURAL APPURTENANCES MAY PROJECT UP TO 4' INTO ANY MINIMUM REAR SETBACK AS SET FORTH IN ITEM B. UNLESS THE MINIMUM REAR SETBACK IS REDUCED TO 3' AS PERMITTED IN ITEM B. SUCH ENCROACHMENTS SHALL NOT PROJECT INTO THE MINIMUM FRONT AND SIDE SETBACKS AS SET FORTH IN ITEMS A AND C.

3. STREET TREES AS SHOWN ON THESE FINAL PD PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE DWELLING UNIT 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.

4. LOTS DESIGNATED WITH A (C) REPRESENT "CORNER CONDITION" LOTS. DWELLING UNITS BUILT ON THESE LOTS ARE REQUIRED TO HAVE A WRAP-AROUND FRONT PORCH DETAIL ON BOTH THE FRONT AND SIDE ELEVATIONS FACING THE STREET.

5. LOTS DESIGNATED WITH A (E) REPRESENT "END CONDITION" LOTS WITH AT LEAST ONE SIDE ELEVATION FACING AN OPEN SPACE TRACT OR AN ALLEY. DWELLING UNITS BUILT ON THESE LOTS ARE REQUIRED TO HAVE AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH, BAY WINDOW, DORMERS, ETC. ON THE SIDE ELEVATION FACING THE OPEN SPACE TRACT OR ALLEY.

6. LOTS DESIGNATED WITH A (K) REPRESENT "KEY CONDITION" LOTS. KEY CONDITION LOTS ARE ONES THAT, BECAUSE OF THEIR SIZE AND LOCATIONS, PROVIDE AN OPPORTUNITY FOR UNIQUE ARCHITECTURAL DESIGN AND DETAILING. ALL DWELLING UNITS BUILT ON THESE LOTS MUST EMBODY SPECIAL ARCHITECTURAL QUALITIES THAT DISTINGUISH THE DWELLING UNITS FROM OTHERS IN A POSITIVE WAY. FOR EXAMPLE, USE OF BRICK & BRICK DETAILING, USE OF COPPER ROOFING AND COPPER GUTTERS, LARGE, WRAP-AROUND PORCHES WITH ROUNDED CORNER, EXTRA & ORNATE DETAILING.

7. ALL FINAL ARCHITECTURE, LOT LANDSCAPING, AND PLOT PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE PLOT PLANS ARE IN COMPLIANCE WITH THESE DEVELOPMENT STANDARDS.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. SETBACK AND ENCROACHMENT CRITERIA FOR MULTI-FAMILY BUILDINGS WITH "ALLEY SERVED GARAGES":
   A. MINIMUM FRONT SETBACK - 2'
   B. MINIMUM REAR SETBACK TO GARAGE - 2' FROM THE 10' ALLEY EASEMENT (12' FROM THE REAR PROPERTY LINE)
   C. MINIMUM SIDE SETBACK - PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS
   D. ENCROACHMENTS SUCH AS EAVES, FIREPLACES, BOX OR BAY WINDOWS, ROOF OVERHANGS, RETAINING WALLS, CANTILEVERS, WINDOW PLANTERS, PATIOS, DECKS, STOOPS, FRONT AND SIDE COVERED & UNCOVERED PORCHES, FIRE ESCAPES, MECHANICAL UNITS OR SIMILAR ARCHITECTURAL APPURTENANCES SHALL NOT PROJECT INTO THE MINIMUM FRONT, REAR AND SIDE SETBACKS AS SET FORTH IN ITEMS A, B, AND C.

2. SETBACK AND ENCROACHMENT CRITERIA FOR MULTI-FAMILY BUILDINGS WITH "STREET SERVED GARAGES":
   A. MINIMUM FRONT SETBACK- 2' EXCEPT THAT THE LENGTH OF THE DRIVEWAY MUST BE A MINIMUM OF 18'
   B. MINIMUM REAR SETBACK - 15'
   C. MINIMUM SIDE SETBACK- PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS
   D. ENCROACHMENTS SUCH AS EAVES, FIREPLACES, BOX OR BAY WINDOWS, ROOF OVERHANGS, CANTILEVERS, WINDOW PLANTERS, PATIOS, DECKS STOOPS, FRONT AND SIDE COVERED PORCHES, FIRE ESCAPES, MECHANICAL UNITS OR SIMILAR ARCHITECTURAL APPURTENANCES MAY PROJECT UP TO 4' INTO ANY MINIMUM REAR SETBACK AS SET FORTH IN ITEM B. SUCH ENCROACHMENTS SHALL NOT PROJECT INTO THE MINIMUM FRONT AND SIDE SETBACKS AS SET FORTH IN ITEMS A AND C.

3. STREET TREES AS SHOWN ON THESE FINAL PD PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE MULTI-FAMILY BUILDING ON THE LOTS 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.

4. ALL FINAL ARCHITECTURE, SITE LANDSCAPING DETAILS AND PLOT PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE PLOT PLANS ARE IN COMPLIANCE WITH THESE DEVELOPMENT STANDARDS, INCLUDING THE GUIDELINES AND STANDARDS FOLLOWING THIS TEXT.

5. THE FOLLOWING GUIDELINES AND STANDARDS PROVIDE ADDITIONAL REQUIREMENTS FOR ALL MULTI-FAMILY BUILDINGS REGULATED BY THE MEADOWS FILING 20 FINAL PD SITE PLAN. THE PROPOSED BUILDING TYPES INCLUDE MANSION CONDOMINIUMS AND ROW HOUSES:

I. MANSION CONDOMINIUMS

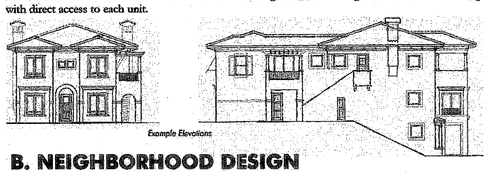
A. INTRODUCTION

The following guidelines are intended to help designers and builders create Mansion Condominium buildings that function as interesting form-givers in the creation of the pedestrian friendly spaces of streets and parks.

Conceptual illustrative - for exemplar purposes only.

1. PRODUCT TYPE

Mansion Condominiums are residential flats combined within a small building designed to resemble a large single family home. Typical lots are 103' x 110' and are intended to accommodate buildings with three to eight units with a broad range of square footage and two car garages with direct access to each unit.



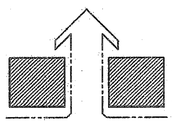
Example Elevations

B. NEIGHBORHOOD DESIGN

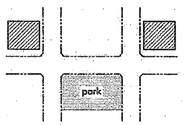
1. DEFINING THE PUBLIC REALM

Mansion condominium buildings are located at key intersections to frame and physically define entry ways to residential streets and neighborhoods.

- Special attention shall be given to the orientation and composition of mansion condominium buildings and landscape features in defining street corners and framing neighborhood entry ways.



Example of paired mansion condominium buildings framing the way into a neighborhood



Example of mansion condominium buildings located at park corners

- Mansion condominium buildings are primarily located on corner lots; both sides facing the street are considered primary elevations.
- Building corners should be emphasized through design while still being integrated into the architectural character of the entire building.
- Paired mansion condominium buildings framing the way into a neighborhood are encouraged to be "mirrored" or designed with a similar architectural style.
- "Key condition" lots, designated on the plan by (K), are lots that, because of their size and locations, provide an opportunity for unique architectural design and detailing. All dwelling units built on these lots must embody special architectural qualities that distinguish the dwelling units from others in a positive way. For example, use of brick and brick detailing, use of copper roofing and copper gutters, extra and ornate detailing.

Example of a wrap-around porch appropriately addressing the street corner

2. BUILDING RELATIONSHIPS

- Mansion condominium buildings are primarily located next to other housing types. As such, their design should relate to adjacent houses and buildings through color, materials and form.

3. PEDESTRIAN ORIENTED DESIGN

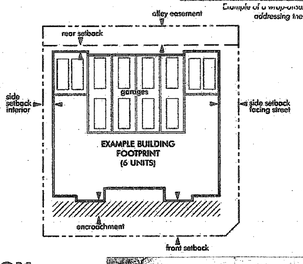
- Human-scaled design elements such as entries, windows, lighting, and railings shall be provided along the streetscape.

C. LOT DESIGN

1. MANSION CONDOMINIUM LOT DIAGRAM

Mansion Condominium buildings are primarily on corner lots and are made up of a series of individual condominium units grouped in one building.

- Typical lots are 103' x 110', including the alley easement, to accommodate units that are approximately 1,000 to 1,500 square feet.



D. ARCHITECTURAL DESIGN

1. ARCHITECTURAL CHARACTER

- Mansion condominium building designs should have an architectural character that is comfortable with or enhances Castle Rock.

Example of mansion condominium building appearing as a large single family home

2. ELEVATION DESIGN

- Mansion condominium buildings should resemble a large single family home.
- Building designs should emphasize one primary architectural massing with supporting secondary forms.
- Primary elevations shall have at least three articulations.
- Side and rear elevations may be designed with a lesser level of architectural expression than primary elevations, but should still use compatible materials and colors, and incorporate elements and details that unify the building's composition.

Example of an appropriate projection

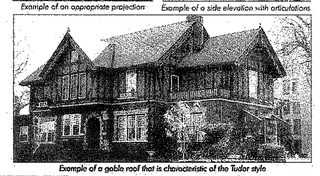
Example of a side elevation with articulations

3. BAYS & PROJECTIONS

- Bays, projections and related brackets, trim and materials shall be consistent with the architectural style of the building.
- Second story bays and projections shall be supported by an architectural element.

4. ROOF FORMS

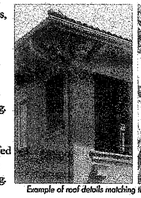
- Roof forms and pitches shall clearly reflect the architectural style of the building.
- Roofs shall consist of one primary form with complimentary secondary forms.
- Secondary roofs include dormers, bays, cross gables, hips and porch roofs.
- Roof overhangs, fascias, soffits, and eaves shall be detailed and scaled appropriately for the architectural style of the building.



Example of a gable roof that is characteristic of the Tudor style

5. DORMERS

- Dormers shall be designed, roofed and located to clearly reflect the architectural style of the building.
- Dormers are encouraged.



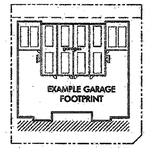
Example of roof details matching the building's architectural style

Example of roof forms and detailing complimenting the style of the building

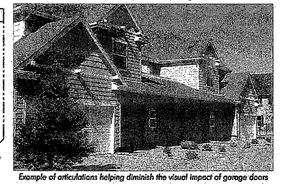
6. GARAGES

Two types of garage configurations are typical for mansion condominiums: the side-by-side attached and the tandem attached.

- Direct private access to each residence from the garage is encouraged.
- Rear elevations should be articulated to help diminish the visual impact of garage doors.



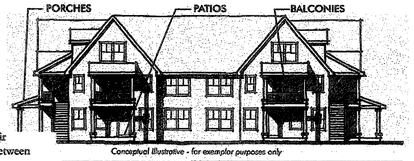
Example of tandem and side-by-side garage layouts with direct access to the private residences



Example of articulations helping diminish the visual impact of garage doors

7. OUTDOOR SPACES

- Each residence is encouraged to have a minimum of one private, usable outdoor space directly accessible from the residence.
- Possible outdoor spaces include: porches, patios, balconies, enclosed sun rooms, and decks.



Conceptual illustrative - for exemplar purposes only

8. ENTRIES & DOORS

- Front entries shall be well defined and detailed. Their design should aim to provide a graceful transition between the public and private realms.
- Entries may be either appended or recessed.
- Entries shall be scaled in proportion to the size of the building.
- The scale, color and detailing of entries and front doors shall reflect the architectural style of the building.
- Sliding glass doors are not permitted on primary elevations.

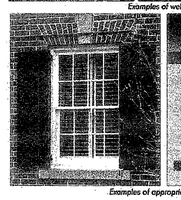
Examples of welcoming entries

9. WINDOWS

- Window type, proportions, trim, and their composition shall clearly reflect the architectural style of the residence.
- Permitted window types: double-hung, single-hung, casement, and awning. Sliders are not permitted on primary elevations.
- Window muntins shall be appropriate to the architectural style of the residence.
- Exterior shutters shall be proportionally sized to window height and width and match architectural style.

10. LIGHTING

- Exterior light fixtures shall be appropriate to the building's architectural style.
- Flood lights are not permitted.



Examples of appropriate window treatments

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

NMA CIVIL ENGINEERING CONSULTANTS
NMA ENGINEERING, INC.
2953 S. PEORIA ST. - SUITE 201 (303) 337-4700
AURORA, CO. 80014 FAX (303) 337-7079

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	02/13/04	KL
2	SHEET TITLE UPDATED	07/12/04	KL

DATE: 12.12.03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL
JOB NO. CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT AND FINAL PD SITE PLAN
DEVELOPMENT STANDARDS
SHEET 66 OF 67

THE MEADOWS FILING NO. 20

LOCATED IN THE SE 1/4 OF SECTION 28, A PART OF SECTION 33, AND THE NW 1/4 OF SECTION 34 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

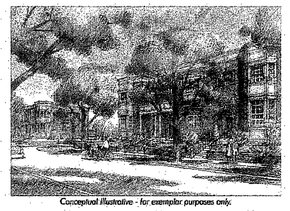
SHEET 67 OF 67

II. ROW HOUSES

A. INTRODUCTION

There are many types of row houses which satisfy different living preferences and a range of sales prices. Examples used in these guidelines illustrate four primary types of row houses: "Backyard," "Stacked," "Uphill," and "Row House Flats."

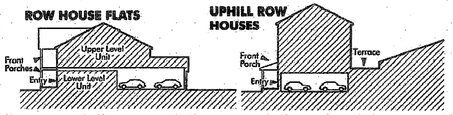
The following guidelines are intended to help designers and builders create row house buildings that function as interesting form-givers in the creation of the pedestrian friendly spaces of streets and parks.

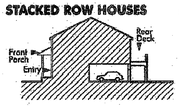


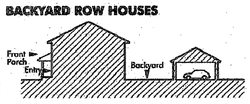
Conceptual illustrative - for exemplar purposes only.

1. PRODUCT TYPES

Row house buildings are characterized by their vertical arrangement of living spaces and the location of front entries, garages and private exterior spaces. The following are examples of the four primary types.







B. NEIGHBORHOOD DESIGN

1. DEFINING THE PUBLIC REALM

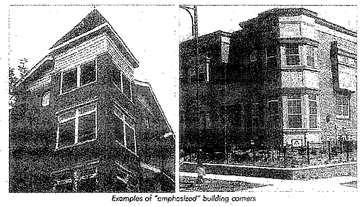
- A primary role of row houses and their landscaping is the physical definition of streets and public spaces as places of shared use.

Example of row house buildings defining public spaces

2. FRAMING & TERMINATING VIEWS

Special attention shall be given to the orientation and composition of row house buildings and landscape features when they frame or terminate streets and views.

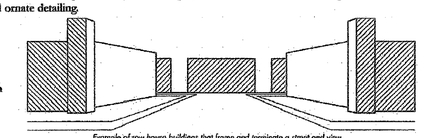
- At important entries to the neighborhood, at special intersections, and at end units adjacent to alleys, streets, or open space tracts, architecturally emphasized building corners are required.
- When framing and terminating street views, row house buildings shall use thoughtfully designed architectural features, materials, and colors.
- Alleys, garage entries and utility areas shall not be located at the terminus of street views.
- "Key condition" lots, designated on the plan by Ⓚ, are lots that, because of their size and locations, provide an opportunity for unique architectural design and detailing. All dwelling units built on these lots must embody special architectural qualities that distinguish the dwelling units from others in a positive way. For example, use of brick and brick detailing, use of copper roofing and copper gutters, extra and ornate detailing.



Examples of "emphasized" building corners

3. BUILDING RELATIONSHIPS

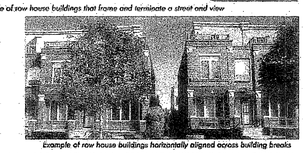
- Row house buildings that, together with other product types, form a street, square or special intersection should relate to each other through color, material and form.
- Special attention shall be given to the scale relationships and horizontal alignment of architectural features of neighboring buildings.



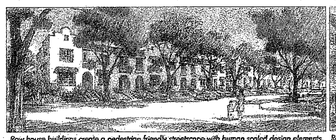
Example of row house buildings that frame and terminate a street end view

4. PEDESTRIAN ORIENTED DESIGN

- Human-scaled design elements such as entries, windows, lighting, and railings shall be provided along the streetscape.



Example of row house buildings horizontally aligned across building breaks



Row house buildings create a pedestrian friendly streetscape with human scaled design elements.

Row house buildings relate to each other across building breaks through color, material, and form.

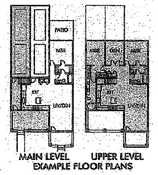
Conceptual illustratives - for exemplar purposes only

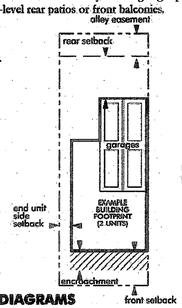
C. LOT DESIGN

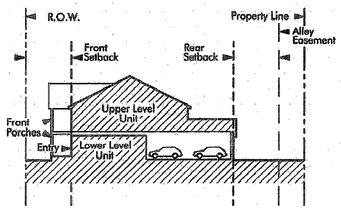
1. ROW HOUSE FLATS LOT DIAGRAMS

Row House Flats are vertically stacked, single-level-living condominium units in modules that are party-wall configured as residential buildings typically two stories in height. Front entries are near sidewalk level. Alley-served garages provide direct access to the units. Private exterior spaces may be provided by covered front porches or by ground-level rear patios or front balconies.

- A typical module is intended to accommodate two units that are approximately 850 to 1,300 square feet.



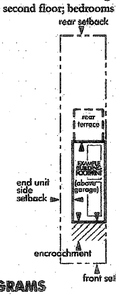


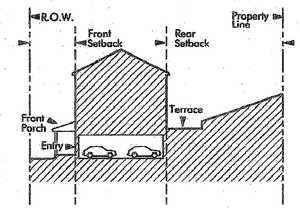


2. UPHILL ROW HOUSE LOT DIAGRAMS

The **Uphill Row House** is a small party-wall configured residential building two to three stories in height. Its front entry may be near sidewalk level. A street-served garage may be under living areas on the second floor; bedrooms are on the third floor. Private exterior space may be provided by a terrace, deck, or covered porch off second level living areas, or by a front balcony.

- Typical lots are intended to accommodate row houses that are approximately 900 to 1,400 square feet.

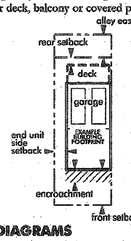


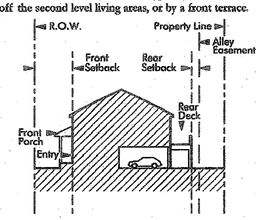


3. STACKED ROW HOUSE LOT DIAGRAMS

The **Stacked Row House** is a small party-wall configured residential building two to three stories in height. Its front entry may be near or significantly raised above sidewalk level. An alley-served garage may be under living areas on the second floor; bedrooms are typically on the third floor. Private exterior space may be provided by a front or rear deck, balcony or covered porch off the second level living areas, or by a front terrace.

- Typical lots are intended to accommodate row houses that are approximately 1,100 to 2,000 square feet.

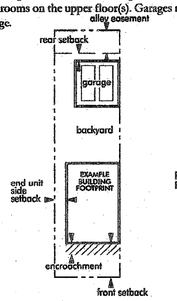


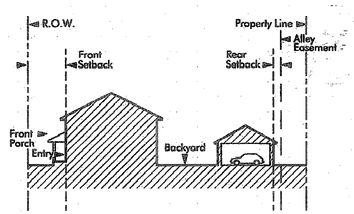


4. BACKYARD ROW HOUSE LOT DIAGRAMS

The **Backyard Row House** is a party-wall configured residential building two to three stories in height, with its front entry near sidewalk level. Typically, the living areas are on the first floor with bedrooms on the upper floor(s). Garages may be alley-served and typically detached. The private exterior space, a "backyard," is between the house and garage.

- Typical lots are intended to accommodate row houses that are approximately 1,800 to 2,200 square feet.





D. ARCHITECTURAL DESIGN

1. ARCHITECTURAL CHARACTER

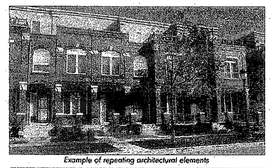
- Row house buildings should possess an architectural character that is comfortable with or enhances Castle Rock, with features such as simple roof forms and repeating elements that are practical and simple, yet decorative.

2. BUILDING FORM & MASSING

- Row houses shall be individually expressed yet cohesively contribute to the character and design of a building.
- Roof forms and pitches should be similar to those commonly found in Castle Rock or Front Range neighborhoods.
- Penthouses and roof decks are permitted.

3. ELEVATION DESIGN

- The primary elevations of buildings shall provide a balance between the repetition and variety of architectural elements such as entries, porches, windows, bays, dormers, and cornices.
- Three horizontal divisions are encouraged: "base," "middle," and "top." However, distinctive corner, entry and other architectural features that respond to the building's context may break the pattern to allow for their emphasis.
- Usable porches, terraces, and upper level balconies are encouraged to activate the street.
- Side and rear elevations may be designed with a lesser level of architectural expression than primary elevations, but should still use compatible materials and colors, and incorporate elements and details that unify the building's composition.



Example of repeating architectural elements

Example of individually expressed row house units

Example of balance between repetition and variety of architectural elements

4. BAYS & PROJECTIONS

- Bays, projections and related brackets, trim and materials shall be consistent with the architectural style of the building.
- Second story bays and projections shall be supported by an architectural element.

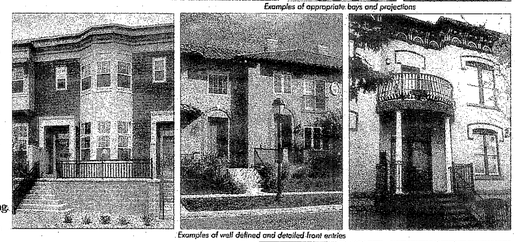
5. OUTDOOR SPACES

- Each residence should have a minimum of one private, usable outdoor space directly accessible from the residence.
- Examples of outdoor spaces include: porches, patios, balconies, enclosed sunrooms, yards and decks.

Examples of appropriate bays and projections

6. ENTRIES & DOORS

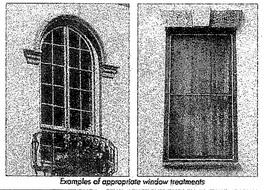
- Front entries shall be well defined and detailed. Their design should aim to provide a graceful transition between the public and private realms.
- Entries should reflect individual units.
- Entries may either be appended or recessed.
- Entries shall be scaled in proportion to the size of the building.
- The scale, character, detailing, and color of front doors shall compliment the architectural character of the building.
- Sliding glass doors are not permitted on primary elevations.



Examples of well defined and detailed front entries

7. WINDOWS

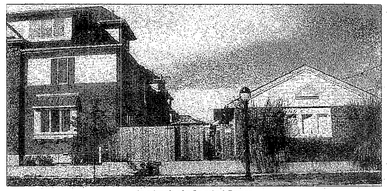
- Window types, proportions, muntins, and trim shall be consistent with the architectural style of the building.
- Exterior shutters shall be proportionally sized to window height and width and match architectural style.



Examples of appropriate window treatments

8. GARAGES

- The architectural style of garages shall be consistent with the principal building's architectural style.
- Decks are permitted above detached garages. Special attention shall given to building massing, sunlight conditions and backyard area.



An example of a Detached Garage

Example of Attached, Rear-Loaded Garages

Example of Attached, Front-Loaded Garages

9. LIGHTING

- Exterior light fixtures shall be appropriate to the building's architectural style.
- Flood lights are not permitted.

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
1390 Lawrence St. • Suite 200 • Denver, CO 80204-2048 • 303-623-0186 Facsimile 303-623-2260
WWW.DESIGNWORKSHOP.COM
Contact: Todd Wenskoski, Elin Tidbeck

ARLO BRAUN & ASSOCIATES
ARCHITECTURE | PLANNING
ARLO BRAUN AND ASSOCIATES
1058 DELAWARE ST. (303) 623-0701
DENVER, CO. 80202 FAX (303) 623-0560

NMA CIVIL ENGINEERING CONSULTANTS
NMA ENGINEERING, INC.
2953 S. PEORIA ST. - SUITE 201 (303) 337-4700
AURORA, CO. 80014 FAX (303) 337-7079

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	02/13/04	KL
2	SHEET TITLE UPDATED	07/12/04	KL

DATE: 12.12.03
DESIGNED BY: MJL
DRAWN BY: AAB
CHECKED BY: MJL

JOB NO.
CRDC-0304A

THE MEADOWS FILING NO. 20
PRELIMINARY PLAT AND FINAL PD SITE PLAN
DEVELOPMENT STANDARDS
SHEET 67 OF 67