

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN (Formerly The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan)

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

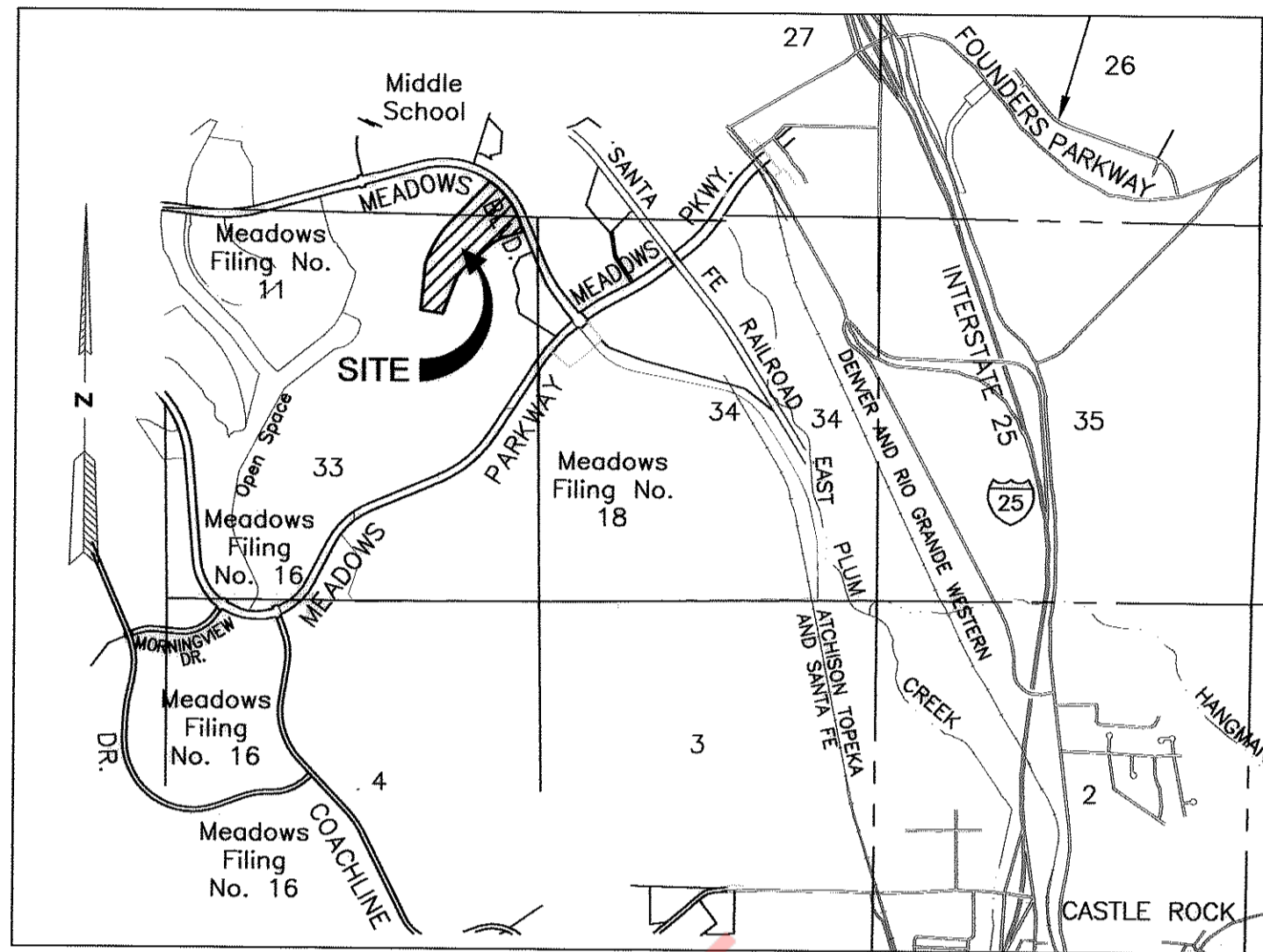
SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN GENERAL NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 15% fee.
- Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The landscape and irrigation plans contained in the SITE DEVELOPMENT PLAN AMENDMENT are conceptual only and subject to change with review of the Construction Documents.
- The following property lies within zone A of special flood hazard areas inundated by 100-year flood for which no base flood elevations have been determined according to FEMA flood insurance rate map (firm), community panel number 080049 0170 C, revision date September 30, 1987, a conditional letter of map revision has been submitted to FEMA with a case number of 04-08-0393R.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this conceptual SITE DEVELOPMENT PLAN AMENDMENT does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- The purpose/use of all tracts and the dedication of all tracts: TRACTS A, B, C, D, E, F, and G are for open space, utility, drainage, private access and shall be owned and maintained by the homeowners association. TRACTS A, B, C, D, E, F, and G will be maintained by the subdivider/homebuilder, its successors or assigns, until such time as the tracts are conveyed to the homeowners association.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- This site is zoned TC "TOWN CENTER".
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- The development standards as shown on sheets 66 and 67 of the previously approved "The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan (recorded 8/19/2004, Reception No. 2004086771) shall remain in effect except as modified on sheets 8 and 9.
- Zoning is per the Meadows Preliminary PD Site Plan - Fourth Amendment - recorded July 10, 2003, Reception Number 2003102969.
- 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.
- 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.
- No wetlands exist within Filing 20.
- 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.

FIRE NOTES

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term all-weather driving capabilities has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- No "Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.



VICINITY MAP
SCALE: 1" = 2,000'
ORIGINAL SCALE: 1" = 2000'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1 of 13	COVER SHEET
2 & 3 of 13	SITE PLAN
4 & 5 of 13	GENERAL GRADING PLAN
6 & 7 of 13	GENERAL UTILITIES PLAN
8 & 9 of 13	KEY LOT DESIGNATIONS
10 thru 13 of 13	LANDSCAPE PLAN

SUMMARY TABLE

LAND AREAS	
SUBDIVISION LOTS (137):	10,293 ACRES
PRIVATE TRACTS A THROUGH G:	03,251 ACRES
TOTAL AREA:	13,544 ACRES
SINGLE FAMILY EQUIVALENT UNITS (SFE's):	137

PROPERTY DESCRIPTION

LOTS 1 AND 2, BLOCK 12, LOTS 1 AND 2, BLOCK 13, LOTS 3, 4, 5, 6 AND 7, BLOCK 14, LOTS 5 AND 6, BLOCK 15, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 16, LOTS 1, 7 AND 8, BLOCK 17 TRACTS I, J, K AND L, THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT AND LOTS 1A AND 2A, BLOCK 14, LOTS 1 A, 2A, 3A AND 4A, BLOCK 15, LOTS 2A, 3A, 4A, 5A, 6A AND 9, BLOCK 17, THE MEADOWS FILING NO. 20 PHASE I FINAL PLAT, 1ST AMENDMENT AND DAWN WONDER WAY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO CONTAINING 13.544 ACRES (589,968 SQUARE FEET), MORE OR LESS.

BENCHMARK

THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK ELEVATION BEING 6082.17FEET, NAVD 1988 DATUM.

BASIS OF BEARINGS

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF SECTION 33 BEARS NORTH 89°26'47" WEST AND IS MONUMENTED AS SHOWN HEREON.

PREPARED FOR
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, SUITE 410
DENVER, COLORADO 80206
303-394-5500

CONTACT LIST

TOWN OF CASTLE ROCK
100 N. WILCOX ST.
CASTLE ROCK, CO. 80104
(720) 733-2471

TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT
300 NORTH PERRY ST.
CASTLE ROCK, CO 80104
(303) 660-1066

OWNER/DEVELOPER
CASTLE ROCK DEVELOPMENT CO. LLC.
3033 EAST FIRST AVENUE
SUITE 410
DENVER, COLORADO 80206
CONTACT: JIM RILEY
(303) 394-5500

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

SURVEYING
AZTEC SURVEYING
8000 S. LINCOLN ST. UNIT #5
LITTLETON, CO. 80122
(303) 713-1898
FAX: (303) 713-1897
CONTACT: DEREK BROWN

ENGINEER
RC AND ASSOCIATES, LLC
4885 WARD ROAD, SUITE 100
WHEAT RIDGE, CO. 80033
(303) 293-8107
CONTACT: GARY E. WELP P.E., CFM

PLANNER
VOGEL & ASSOCIATES
475 W 12TH AVENUE, SUITE E
DENVER, CO 80204
(303) 893-4288
CONTACT: JEFF VOGEL

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

OWNERSHIP CERTIFICATION

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

Castle Rock Development Company, a Colorado Corporation
SIGNED THIS 4th DAY OF December, 2013

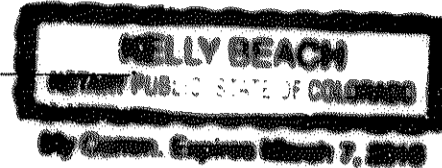
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December

2013 BY James M Riley
WITNESS MY HAND AND OFFICIAL SEAL

Kelly Beach
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-14



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Castle Rock Land CO. LLC, a Colorado Limited Liability Company
SIGNED THIS 4th DAY OF December, 2013

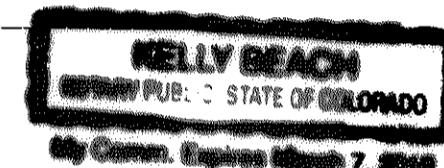
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December

2013 BY John A Fox
WITNESS MY HAND AND OFFICIAL SEAL

Kelly Beach
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-14



TITLE CERTIFICATION

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

Scott Bennett
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Co.
TITLE COMPANY

SIGNED THIS 4th DAY OF December, 2013

NOTARY BLOCK

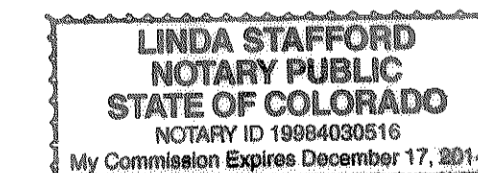
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December

2013 BY Scott Bennett AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

Scott Bennett
WITNESS MY HAND AND OFFICIAL SEAL

Linda Stafford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-2014



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 4th DAY OF December, 2013.

Derek Brown
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATE

I, Derek Brown, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR

CIVIL ENGINEER'S STATEMENT

I, Gary E. Welp, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Gary E. Welp
REGISTERED PROFESSIONAL ENGINEER



12/13
DATE

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK

AND RECORDER OF DOUGLAS COUNTY AT 2:29 PM ON THE 13th DAY OF December, 2013 AT RECEPTION NO. 2013096114

Douglas County Clerk and Recorder

Danielle M...
DEPUTY



THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN

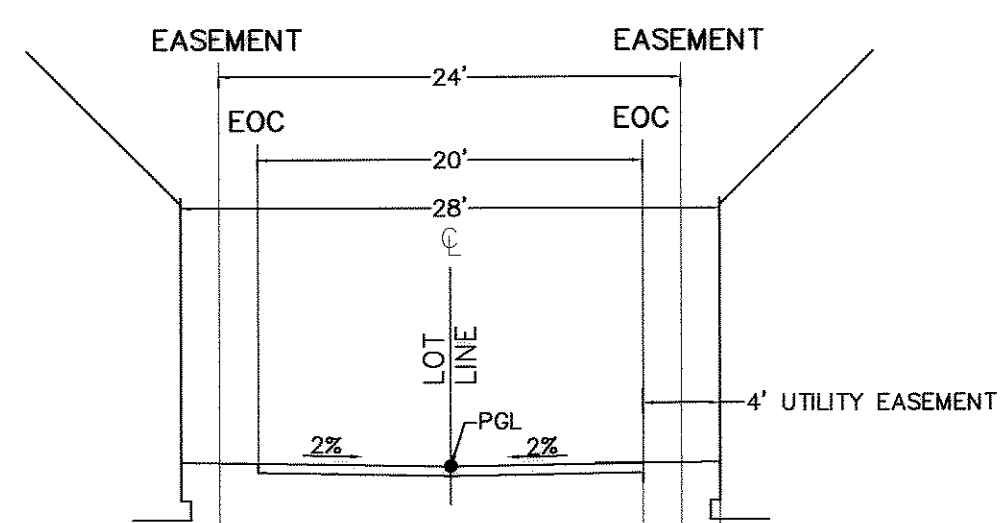
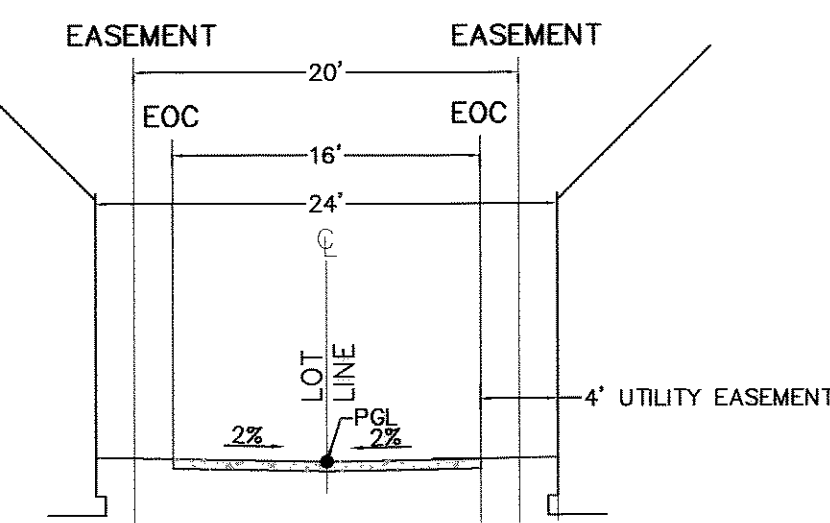
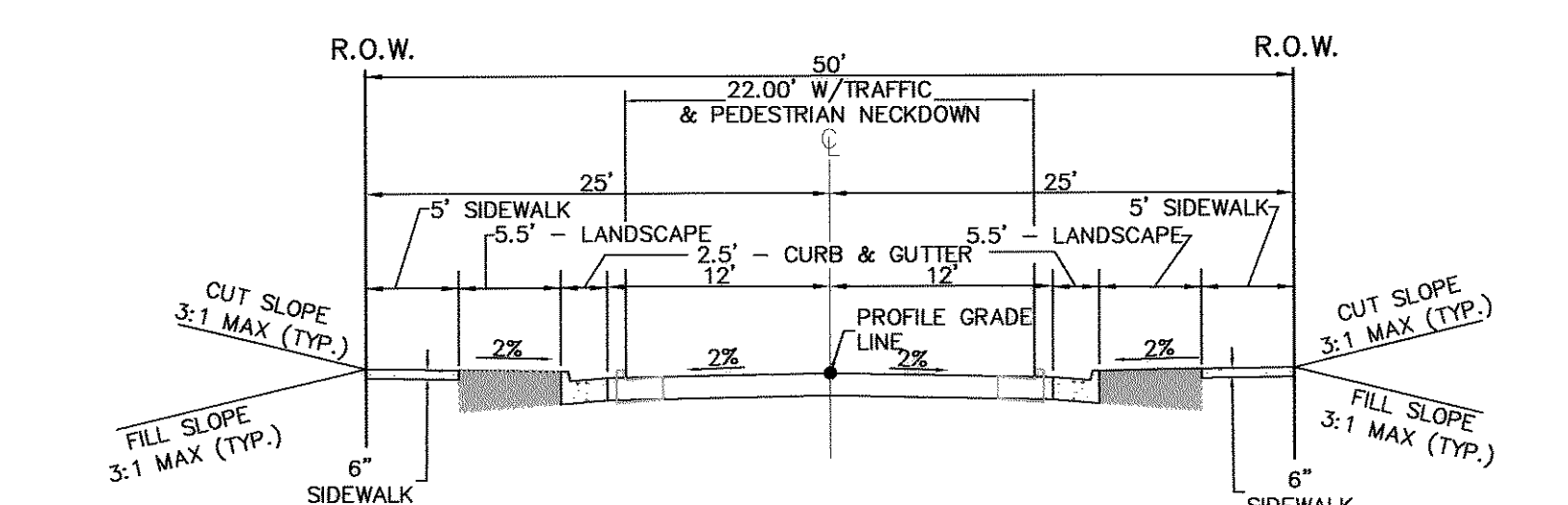
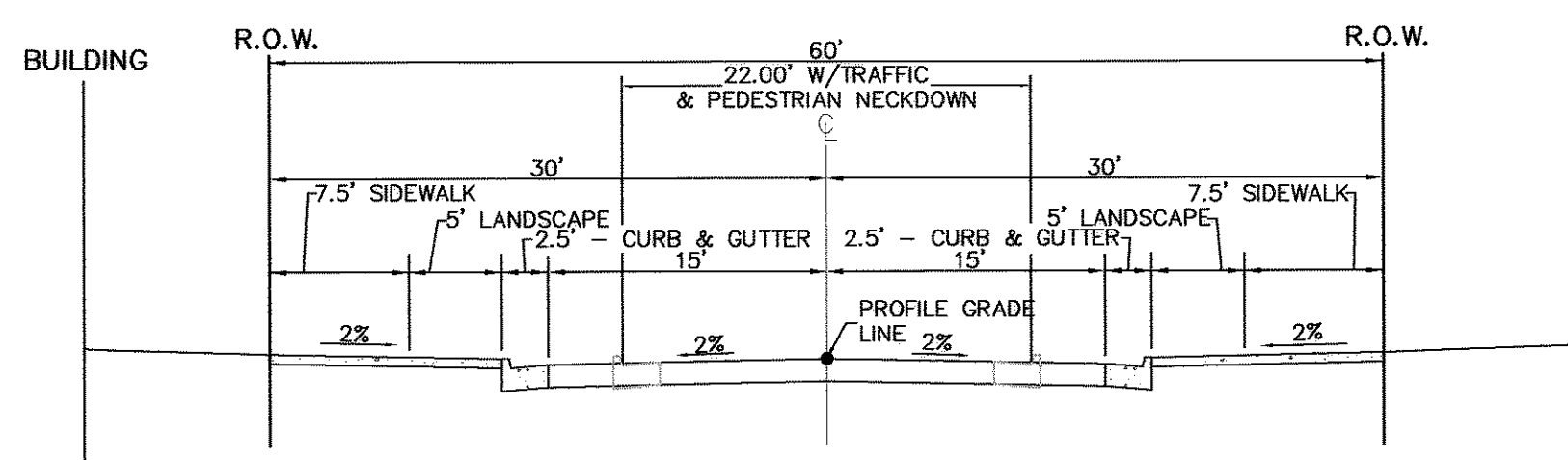
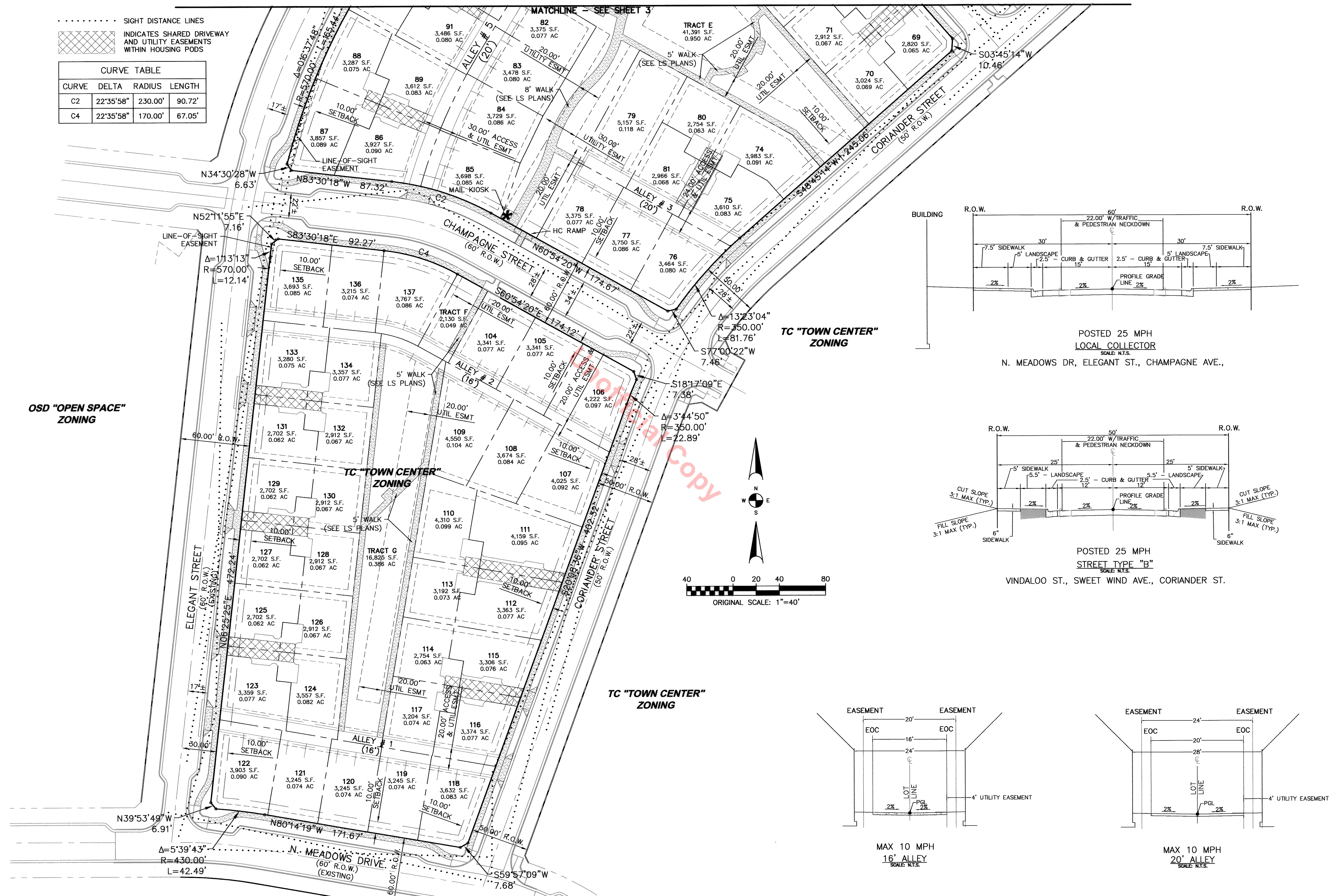
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SITE DEVELOPMENT PLAN

..... SIGHT DISTANCE LINES
 [Hatched Box] INDICATES SHARED DRIVEWAY AND UTILITY EASEMENTS WITHIN HOUSING PODS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	22°35'58"	230.00'	90.72'
C4	22°35'58"	170.00'	67.05'



48 hours before you file, call UTILITY NOTIFICATION CENTER OF COLORADO (Unec) **811**
 General Excavation, Fire, Gas, and Telephone Services
SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

RG AND ASSOCIATES, LLC
 4875 Ward Road, Suite 100 - Wheat Ridge, CO - 80033
 303-293-8107 - 303-293-8106 (fax) - www.rgengineers.com

SITE PLAN

prepared for
 Castle Rock Development Company
 3038 E. First Ave, Suite 410
 Denver, Colorado 80206

The Meadows Filing 20 - Phase 1B

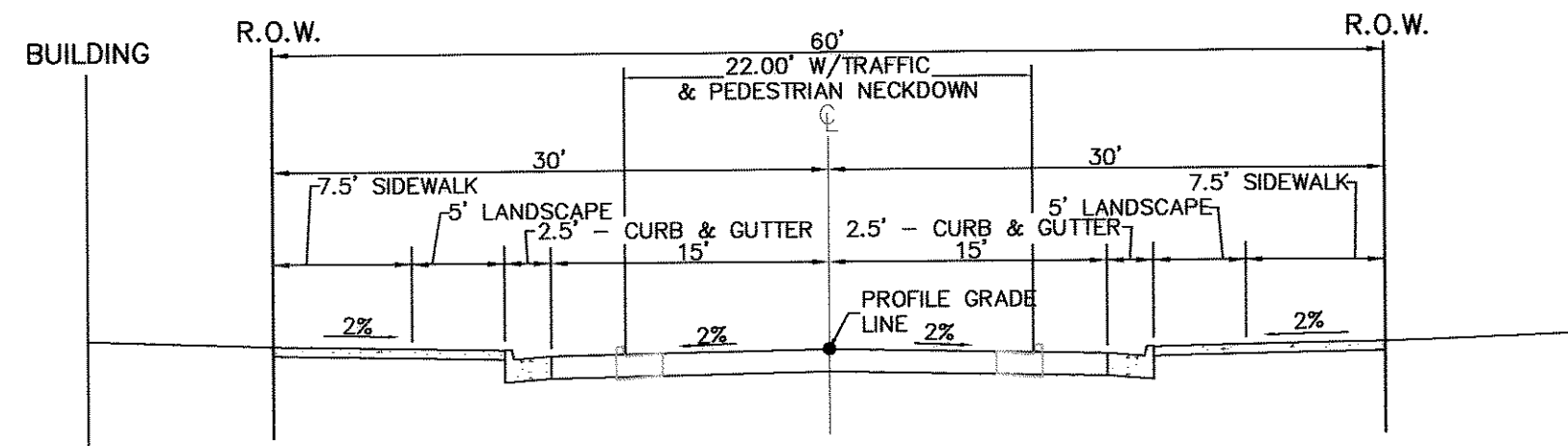
DRAWN BY:	DESIGNED BY:
WPM	
JOB NUMBER:	820.0027
DATE:	07-26-13
SCALE:	1"=40'
DRAWING NAME:	
SHEET NO:	2 of 13

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN

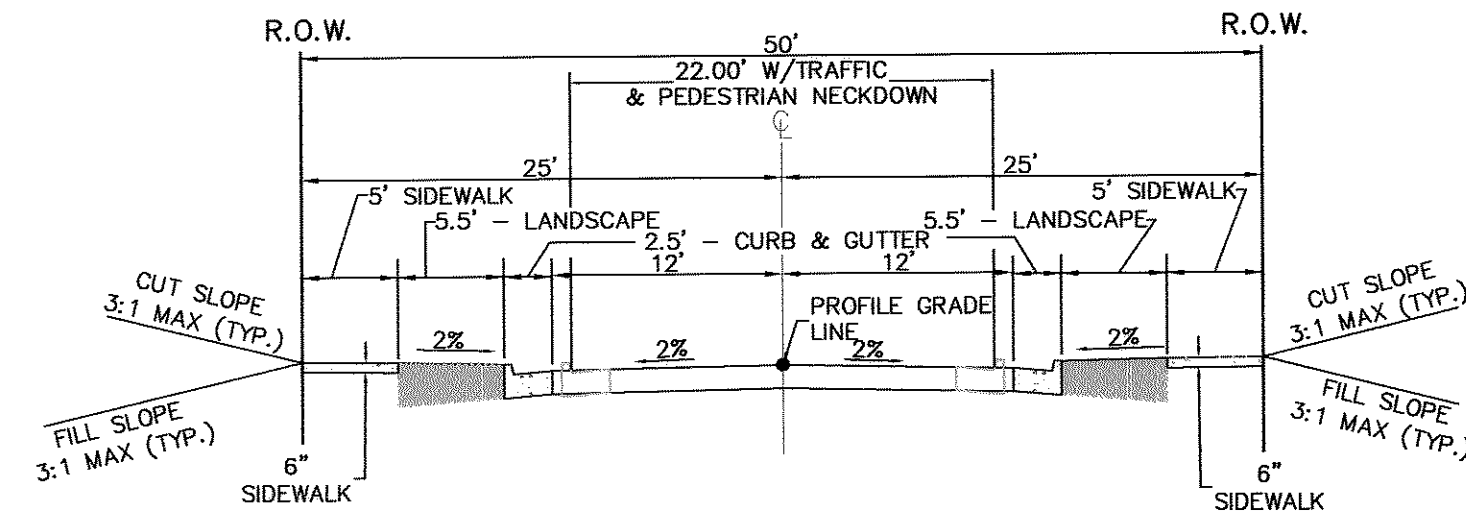
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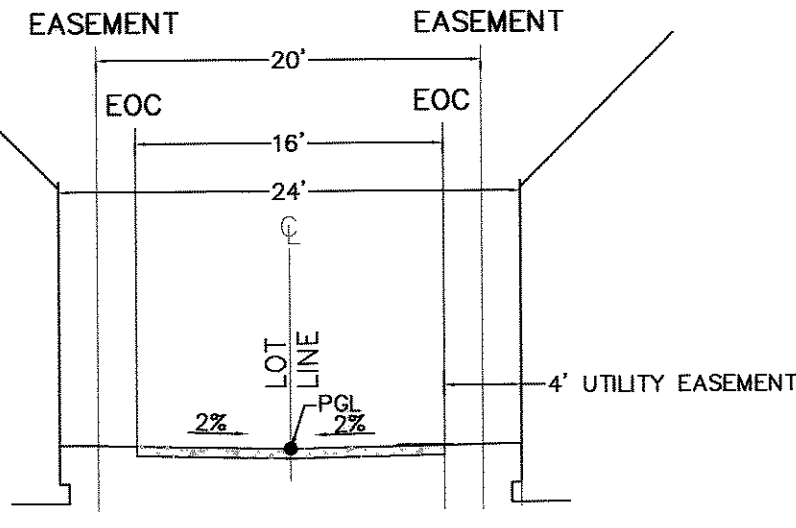
SITE DEVELOPMENT PLAN



POSTED 25 MPH
LOCAL COLLECTOR
SCALE: N.T.S.
N. MEADOWS DR, ELEGANT ST., CHAMPAGNE AVE.,

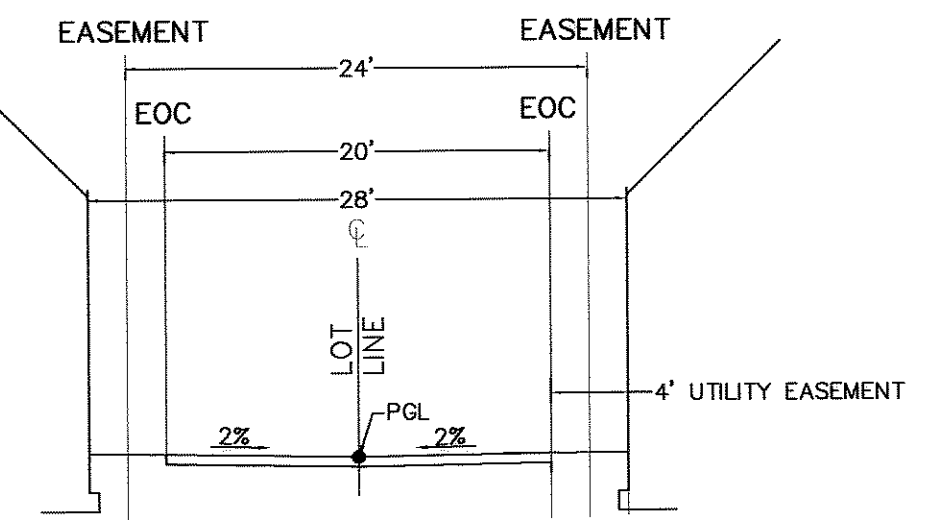


POSTED 25 MPH
STREET TYPE "B"
SCALE: N.T.S.
VINDALOO ST., SWEET WIND AVE., CORIANDER ST.



MAX 10 MPH
16' ALLEY
SCALE: N.T.S.

OSD "OPEN SPACE"
ZONING



MAX 10 MPH
20' ALLEY
SCALE: N.T.S.

COI "COMMERCIAL,
OFFICE, INDUSTRIAL"
ZONING

INDICATES SHARED DRIVEWAY AND UTILITY EASEMENTS WITHIN HOUSING PODS

CURVE	DELTA	RADIUS	LENGTH
C1	9°13'39"	225.00'	36.24'
C3	9°13'39"	175.00'	28.18'

OSD "OPEN SPACE"
ZONING

TC "TOWN CENTER"
ZONING



811

48 hours before you dig, call UTILITY NOTIFICATION CENTER OF COLORADO (UNCC)
Go to www.811.com for more information
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY

NO.	DATE	BY	DESCRIPTION

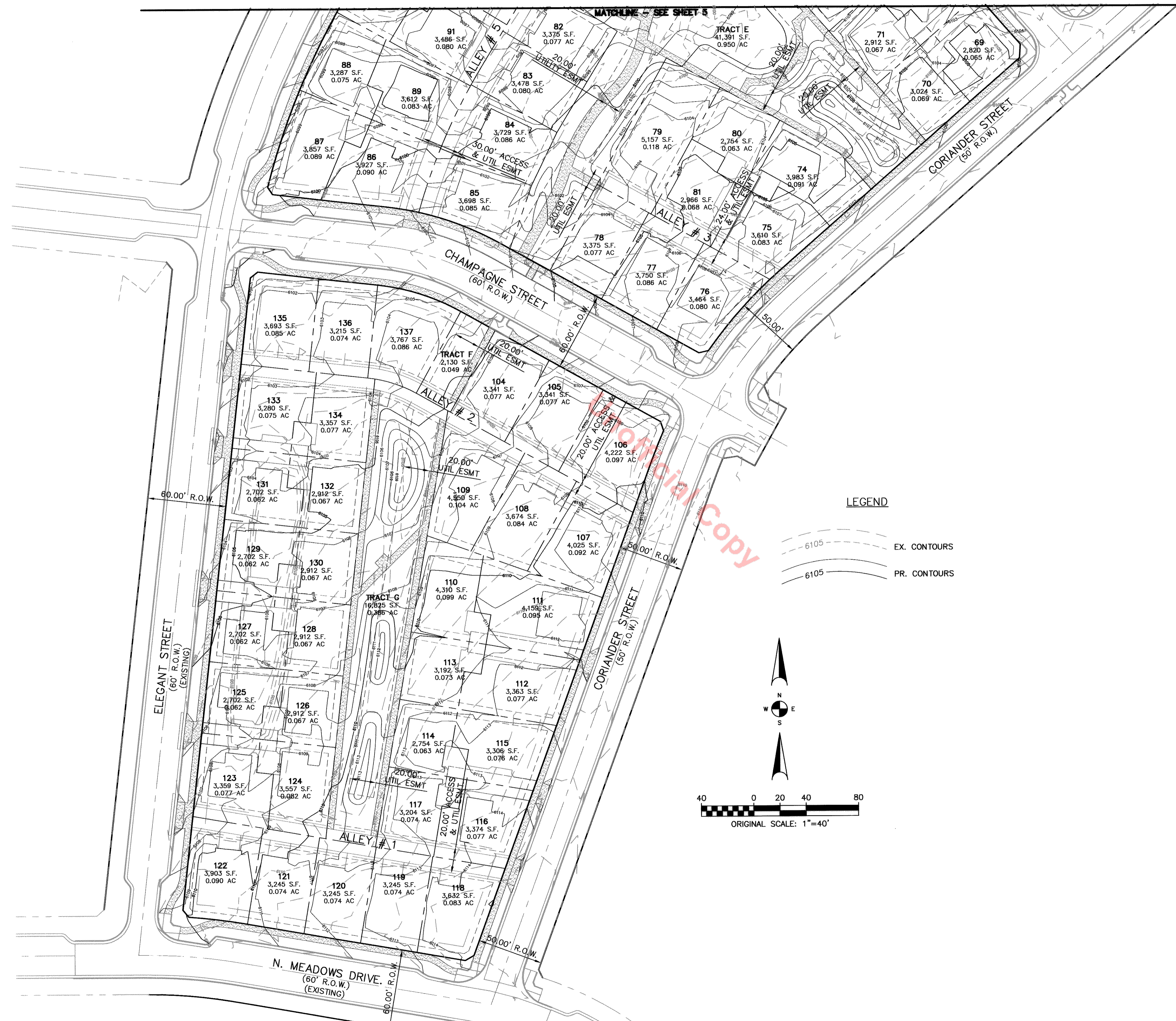
REVISIONS

RG and Associates, LLC
4875 Ward Road, Suite 100 • Wheat Ridge, CO • 80033
303-293-8107 • 303-293-8106 (fax) • www.rgengineers.com

The Meadows Filing 20 - Phase 1B
SITE PLAN
prepared for
Castle Rock Development Company
3038 E. Alameda, Suite 410
Denver, Colorado 80202

DRAWN BY: WPM	DESIGNED BY:
JOB NUMBER: 820.0027	
DATE: 07-26-13	
SCALE: 1"=40'	
DRAWING NAME:	
SHEET NO: 3	of 13

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
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SITE DEVELOPMENT PLAN



48 hours before you dig, CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) **811**
 Complete City and Township Information Locations
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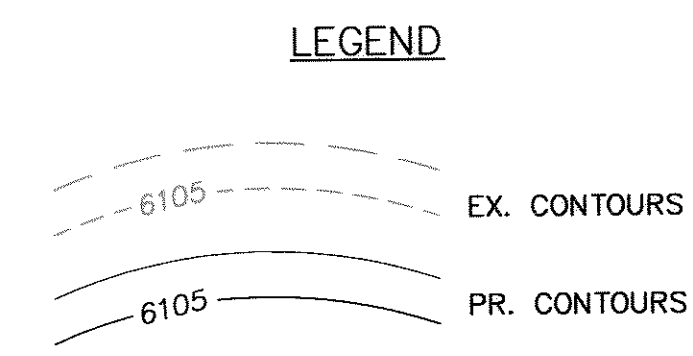
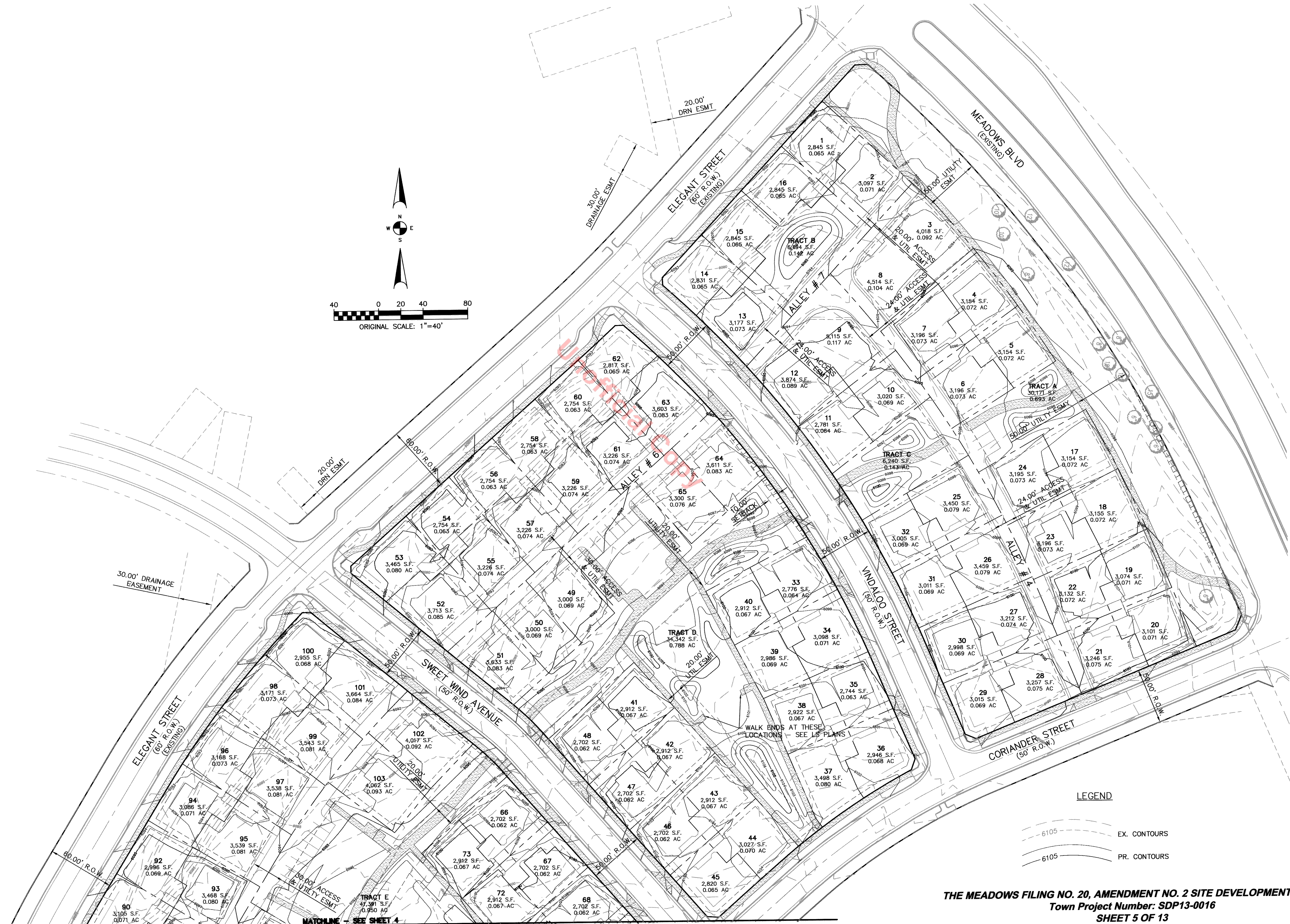
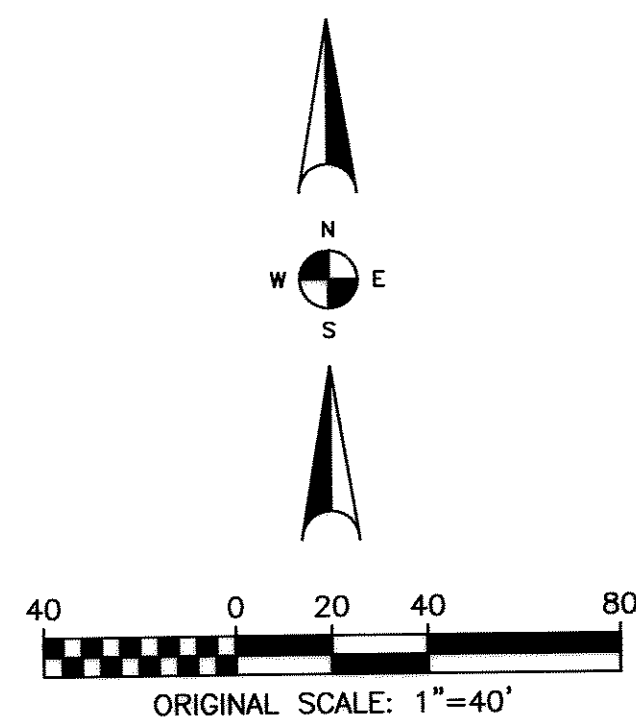
NO.	DATE	BY	REVISIONS DESCRIPTION

RG AND ASSOCIATES, LLC
 4875 Ward Road, Suite 100 • Wheat Ridge, CO • 80033
 303-993-8107 • 303-293-8106 (fax) • www.rgengineers.com

The Meadows Filing 20 - Phase 1B
 description
GENERAL GRADING PLAN
 prepared for
 Castle Rock Development Company
 3039 E. First Ave. Suite 410
 Denver, Colorado 80206

DRAWN BY: WPM	DESIGNED BY:
JOB NUMBER: 820.0027	
DATE: 07-26-13	
SCALE: 1"=40'	
DRAWING NAME:	
SHEET NO: 4	of 13

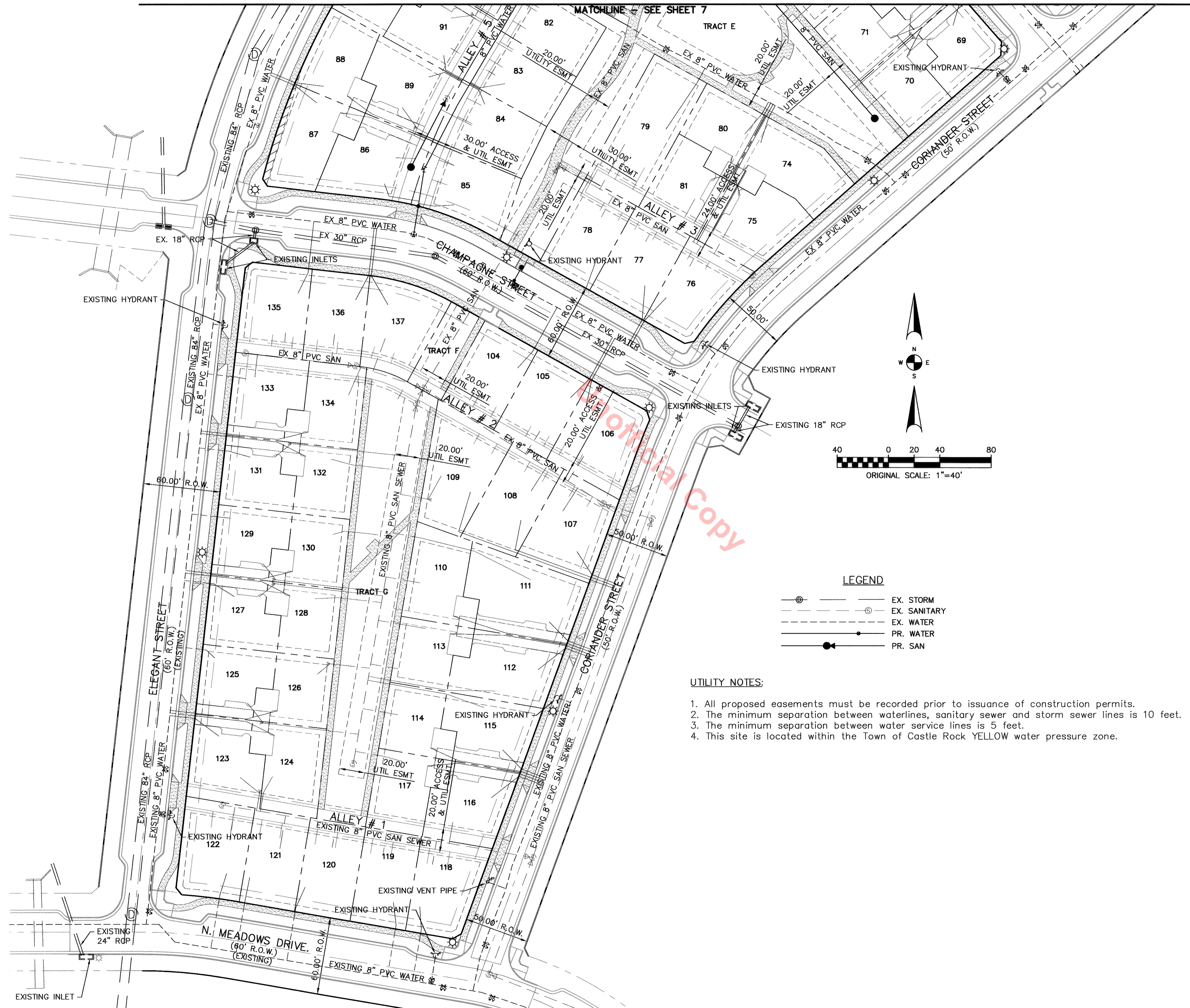
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SITE DEVELOPMENT PLAN



THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
 Town Project Number: SDP13-0016
SHEET 5 OF 13

Drawn by: WPM Job Number: 820.0027 Date: 07-26-13 Scale: 1"=40' Drawing Name:		Designed by: Prepared for: Castle Rock Development Company 3059 E. Foothills Parkway, Suite 470 Denver, Colorado 80206	
The Meadows Filing 20 - Phase 1B GENERAL GRADING PLAN		RG AND ASSOCIATES, LLC 4875 Ward Road, Suite 100 - Wheat Ridge, CO - 80033 303-293-8107 - 303-293-8106 (fax) - www.rgengineers.com	
REVISIONS NO. DESCRIPTION DATE BY		SCALE VERIFICATION City Engineer, Castle Rock, CO and Planning & Engineering, Pipeline Locations 811 BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY	

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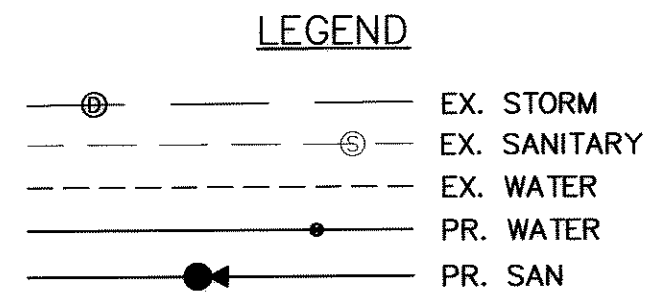
LEGEND

	EX. STORM
	EX. SANITARY
	EX. WATER
	PR. WATER
	PR. SAN

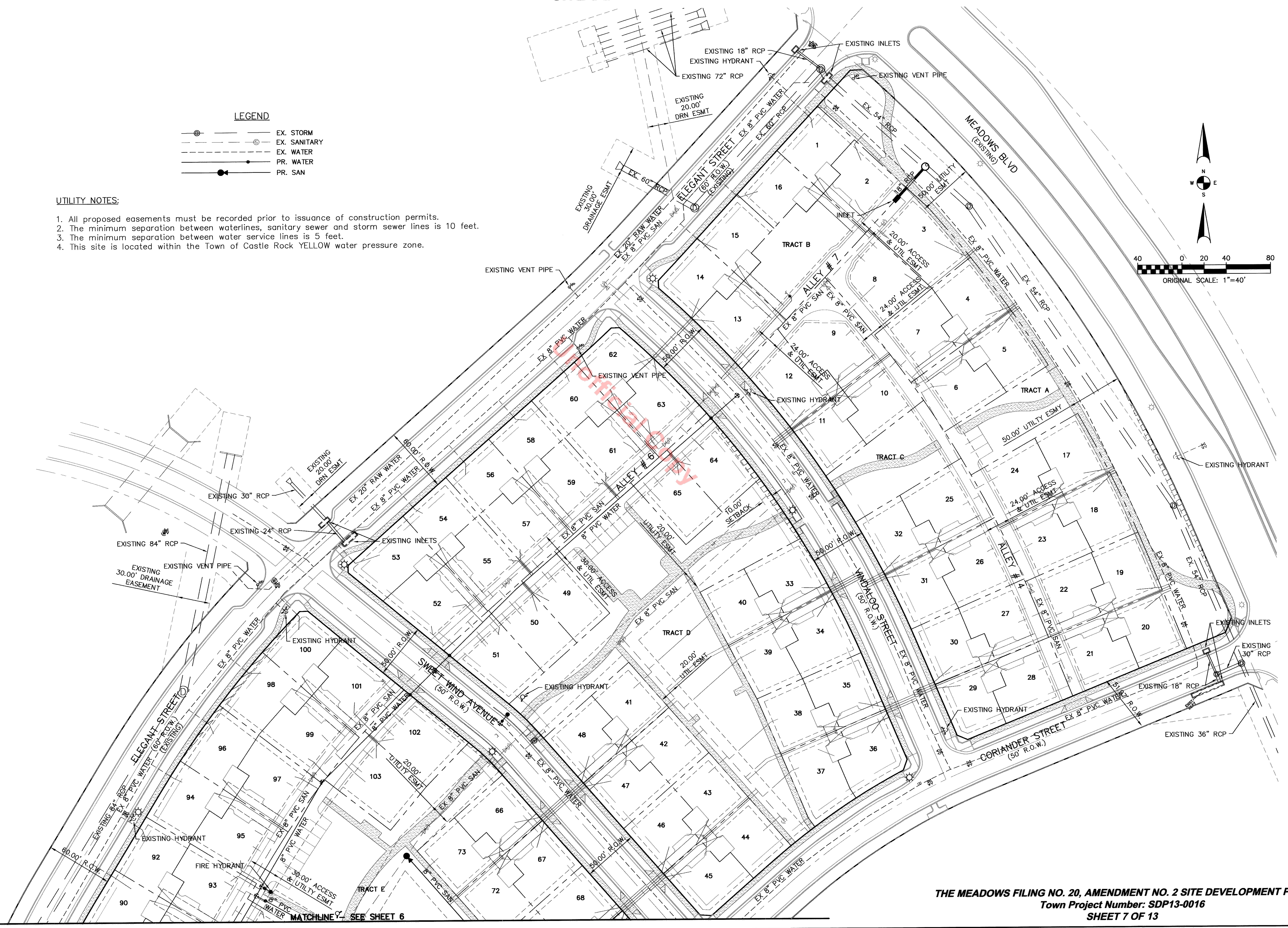
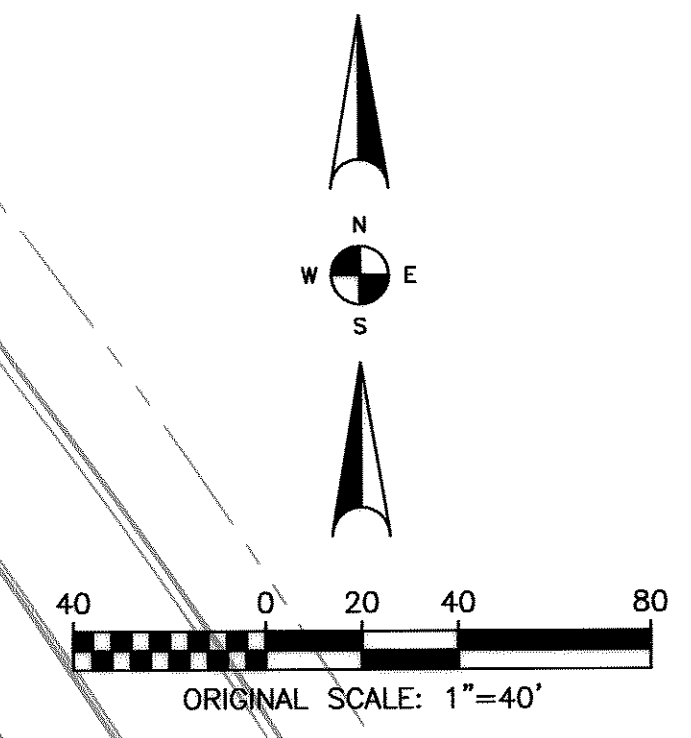
- UTILITY NOTES:**
1. All proposed easements must be recorded prior to issuance of construction permits.
 2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 3. The minimum separation between water service lines is 5 feet.
 4. This site is located within the Town of Castle Rock YELLOW water pressure zone.

<p>48 hours before you dig, call UTILITY NOTIFICATION CENTER OF COLORADO (UNCC)</p> <p>811</p> <p>One Stop Digging Service 1-800-481-4811 www.1call811.com</p> <p>SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY</p>	<p>NO.</p> <p>REVISIONS</p> <p>DESCRIPTION</p> <p>DATE</p> <p>BY</p>	<p align="center">RG AND ASSOCIATES, LLC</p> <p align="center">4875 Ward Road, Suite 100 - Wheat Ridge, CO - 80033 303-293-8107 - 303-293-8106 (fax) - www.rgengineers.com</p> <p align="center">GENERAL UTILITIES PLAN</p> <p align="center">Prepared for Castle Rock Development Company 3033 E. First Ave. Suite 410 Denver, Colorado 80206</p>
<p><i>The Meadows Filing 20 - Phase 1B</i></p>		
<p>DRAWN BY: _____ DESIGNED BY: _____</p> <p>JOB NUMBER: 820.0027</p> <p>DATE: 07-26-13</p> <p>SCALE: 1"=40'</p> <p>DRAWING NAME: _____</p> <p>SHEET NO: 6 of 13</p>		

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
(Formerly The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan)
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN



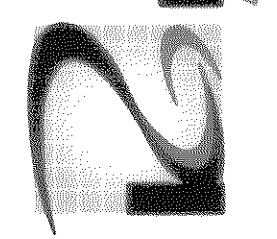
- UTILITY NOTES:**
1. All proposed easements must be recorded prior to issuance of construction permits.
 2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 3. The minimum separation between water service lines is 5 feet.
 4. This site is located within the Town of Castle Rock YELLOW water pressure zone.



48 hours before you dig, CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) **811**
 One Electric Telephone City - only
 Post Office Box 1000
SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

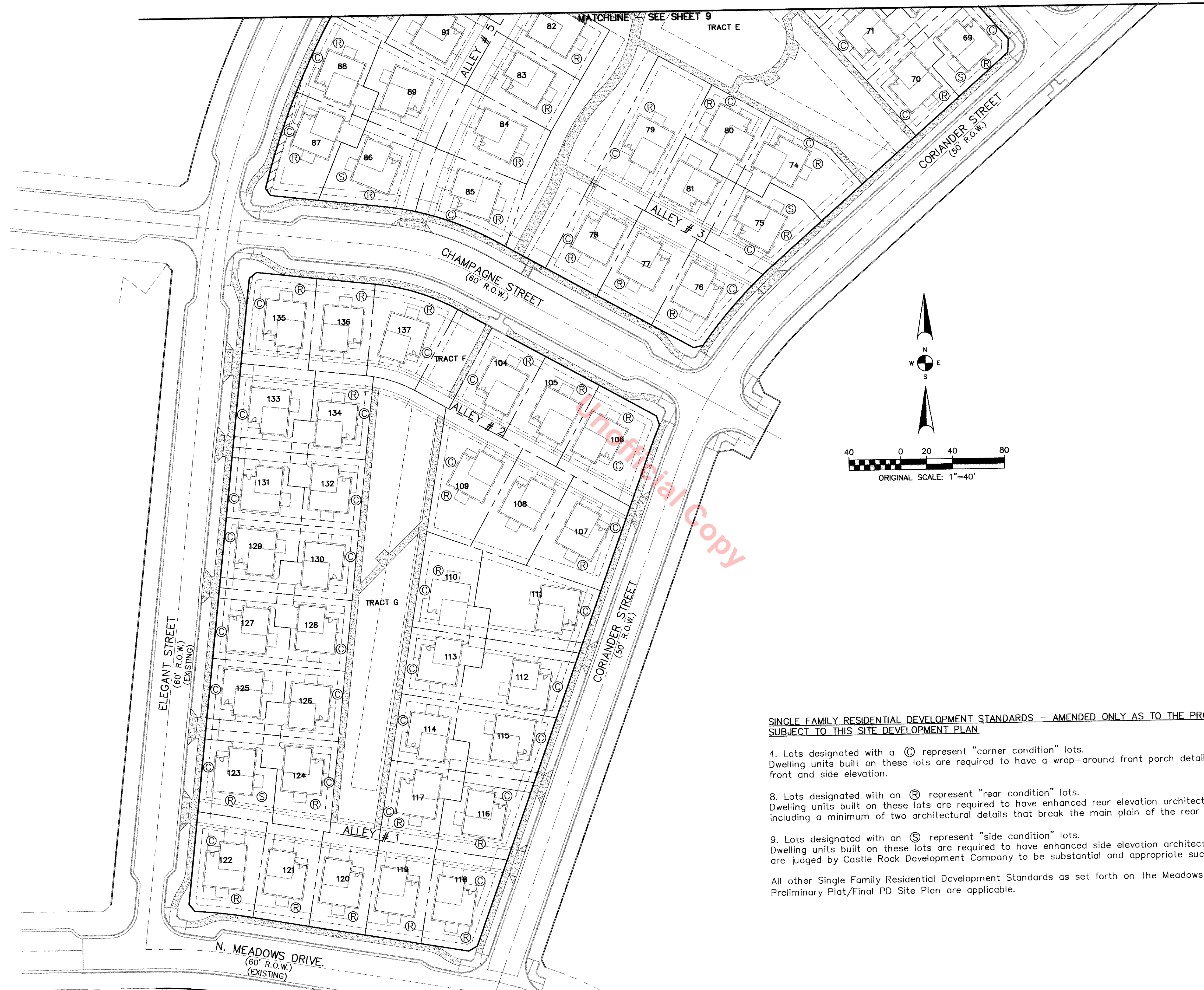
RG AND ASSOCIATES, LLC
 4875 Ward Road, Suite 100 • Wheat Ridge, CO • 80033
 303-293-8107 • 303-293-8106 (fax) • www.rgengineers.com



The Meadows Filing 20 - Phase 1B
 description
GENERAL UTILITIES PLAN
 prepared for
 Castle Rock Development Company
 3088 E. Foothill Parkway, Suite 410
 Denver, Colorado, 80206

DRAWN BY:	DESIGNED BY:
WPM	
JOB NUMBER:	820.0027
DATE:	07-26-13
SCALE:	1"=40'
DRAWING NAME:	
SHEET NO.:	7 of 13

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
(Formerly The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan)
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN



SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS – AMENDED ONLY AS TO THE PROPERTY SUBJECT TO THIS SITE DEVELOPMENT PLAN

- 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 elevation.
 - 8. Lots designated with an (R) represent "rear condition" lots. Dwelling units built on these lots are required to have enhanced rear elevation architectural details including a minimum of two architectural details that break the main plain of the rear elevation.
 - 9. Lots designated with an (S) represent "side condition" lots. Dwelling units built on these lots are required to have enhanced side elevation architectural details that are judged by Castle Rock Development Company to be substantial and appropriate such lots.
- All other Single Family Residential Development Standards as set forth on The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan are applicable.

48 hours before you sign, CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) **811**
 Gas, Electric, Telephone, Cable TV, and Potable Water, Sewer, Stormwater, and Irrigation
SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY

NO.	REVISIONS DESCRIPTION	DATE	BY

RG AND ASSOCIATES, LLC
 4875 Ward Road, Suite 100 - Wheat Ridge, CO - 80033
 303-293-8107 - 303-293-8106 (fax) - www.rgengineers.com

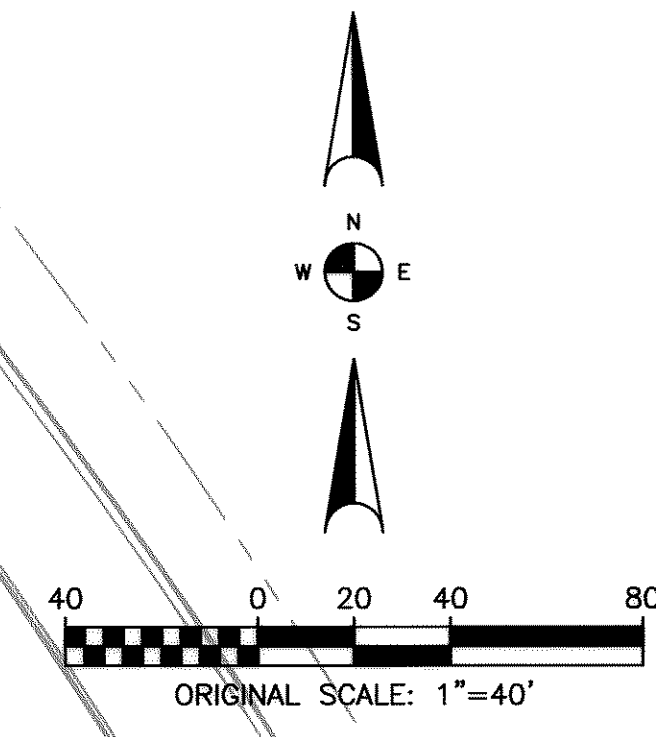
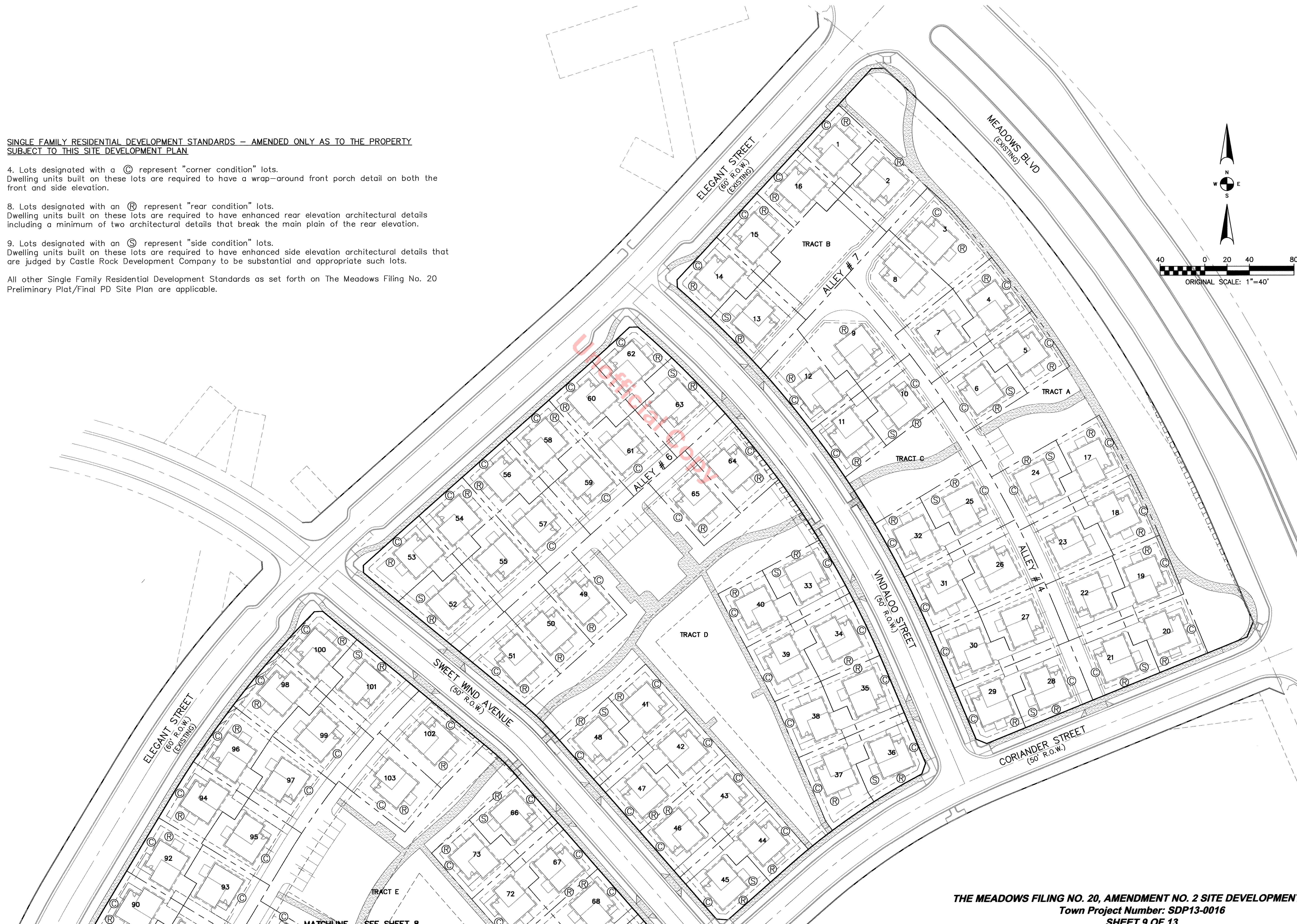
The Meadows Filing 20 – Phase 1B
KEY LOT DESIGNATIONS
 prepared for
 Castle Rock Development Company
 3000 E. Platte River, Suite 410
 Denver, Colorado 80206

DRAWN BY:	DESIGNED BY:
WPM	
JOB NUMBER:	820.0027
DATE:	07-26-13
SCALE:	1"=40'
DRAWING NAME:	
SHEET NO:	8 of 13

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
(Formerly The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan)
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS – AMENDED ONLY AS TO THE PROPERTY SUBJECT TO THIS SITE DEVELOPMENT PLAN

- 4. Lots designated with a © 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 elevation.
 - 8. Lots designated with an ® represent "rear condition" lots. Dwelling units built on these lots are required to have enhanced rear elevation architectural details including a minimum of two architectural details that break the main plain of the rear elevation.
 - 9. Lots designated with an © represent "side condition" lots. Dwelling units built on these lots are required to have enhanced side elevation architectural details that are judged by Castle Rock Development Company to be substantial and appropriate such lots.
- All other Single Family Residential Development Standards as set forth on The Meadows Filing No. 20 Preliminary Plat/Final PD Site Plan are applicable.



MATCHLINE - SEE SHEET 8

THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
 Town Project Number: SDP13-0016
SHEET 9 OF 13

DRAWN BY: WPM	DESIGNED BY:	JOB NUMBER: 820.0027	DATE: 07-26-13	SCALE: 1"=40'	DRAWING NAME:
SHEET NO: 9 of 13					
THE MEADOWS FILING 20 - Phase 1B					
KEY LOT DESIGNATIONS					
prepared for Castle Rock Development Company 3033 E. First Ave. Suite 410 Denver, Colorado 80206					
 RG AND ASSOCIATES, LLC 4875 Ward Road, Suite 100 - Wheat Ridge, CO - 80033 303-299-8107 - 303-293-8106 (fax) - www.rgengineers.com					
NO.	REVISIONS DESCRIPTION	DATE	BY	48 hours before you dig, CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 811 See Electric, Gas, Sewer, Water, and Phone Lines before you dig. SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY	

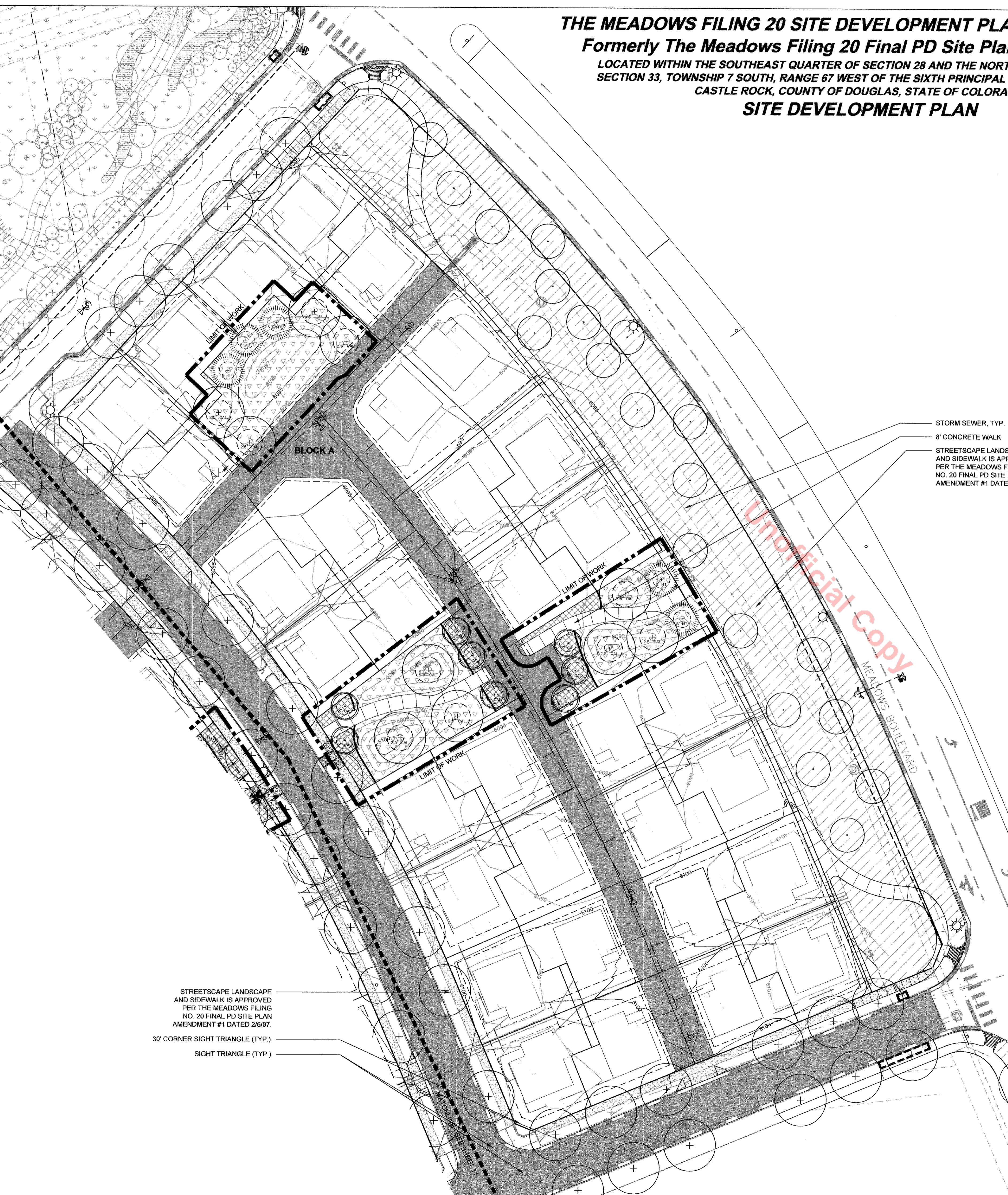
THE MEADOWS FILING 20 SITE DEVELOPMENT PLAN AMENDMENT 2
Formerly The Meadows Filing 20 Final PD Site Plan Amendment 1
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN

STANDARD NOTES

- Trees, large shrubs and permanent structures are not allowed in utility or drainage easements in the Town of Castle Rock.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Maintenance shall meet Town of Castle Rock requirements.
- No slopes greater than 3:1 are permitted.
- Overhead irrigation is not permitted on slopes equal to 3:1
- No Boulders over 3 feet in diameter are to be in utility easements.
- At the time of installation plants shall be fertilized with 1 lb. nitrogen and 1 lb. phosphorus per 1,000 s.f. In the event that plants require additional fertilization beyond what is specified, it shall be according to the recommendations of a soil analysis which is submitted to Town Inspector.
- Contact the Town of Castle Rock utilities department at 720.733.6045 for an on-site preconstruction meeting before beginning installation of the landscaping.
- Town of Castle Rock is not responsible for replacing any type of landscape item removed in utility easements due to utility line maintenance or repair.
- Streetscape Landscape and sidewalk is approved per the Meadows Filing No. 20 Final PD Site Plan Amendment #1 dated 2/6/07.
- After the initial installation of the landscaping plan as set forth on this Site Development Plan (and as further defined in the approved Landscaping Construction Drawings) the owner(s) of the Private O.S. tracts may, at owner's full discretion, replace dead or dying plants with similar plants but not necessarily the same species of plant without obtaining Town of Castle Rock approval for the replacement of such plantings. For example, a dead or dying deciduous tree/shrub can be replaced with a deciduous tree/shrub of a different species.

FENCING NOTES

- The only permitted fence design is the 4' Bar Style Fence--see detail on Sheet 13 of 13.
- All fencing shall be stained using Sherwin Williams semi-transparent stain in the color of Mountain Ash (SW3540) or such other brand/color as deemed to be substantially the same by Castle Rock Development Company.
- All fencing shall be installed in accordance with a Fence Plan approved by Castle Rock Development Company. Such fence plan shall provide a private, enclosed outdoor space for each dwelling unit on each lot.
- Fencing along Elegant Street shall be placed on the adjacent lots in a way that mitigates the negative aesthetic impact of the fencing as judged by Castle Rock Development Company.
- The rear property line fencing for Lots 76 thru 78, Lots 104 thru 106, Lots 118 thru 122, and Lots 135 thru 137 that abut public right-of-way shall include a uniform gate detail on each lot. Such gate detail shall be approved by Castle Rock Development Company.



STORM SEWER, TYP.
 8" CONCRETE WALK
 STREETScape LANDSCAPE AND SIDEWALK IS APPROVED PER THE MEADOWS FILING NO. 20 FINAL PD SITE PLAN AMENDMENT #1 DATED 2/6/07.

Unofficial Copy

PLANTING KEY-

- ENVIRO TURF
Arkansas Valley Seed
- LOW GROW SHORTGRASS MIX
Arkansas Valley Seed
- COLORADO NATIVE SEED MIX
Arkansas Valley Seed
- SHRUB BED
- NOT PART OF THIS AMENDMENT
- DECIDUOUS TREE
Installed Diameter
3/4 Mature Diameter
- ORNAMENTAL TREE
- EVERGREEN TREE

HYDROZONES

- High
- Moderate
- Low
- Moderate
- Moderate
- Low / Moderate
- Low / Moderate
- Low / Moderate

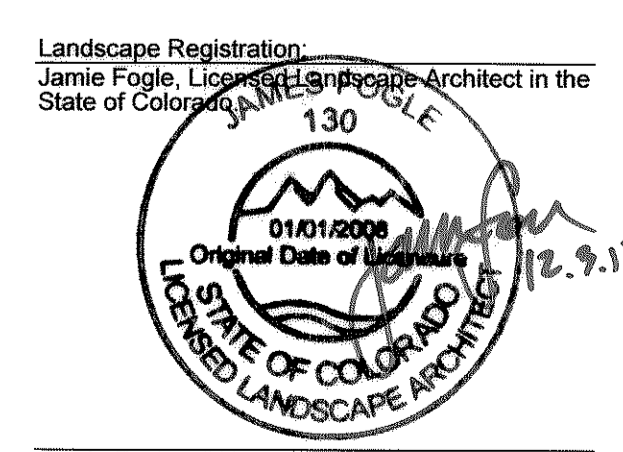
IRRIGATION TYPE

- Overhead Spray
- Overhead Spray
- Overhead Spray
- Drip
- Drip
- Drip
- Drip
- Drip

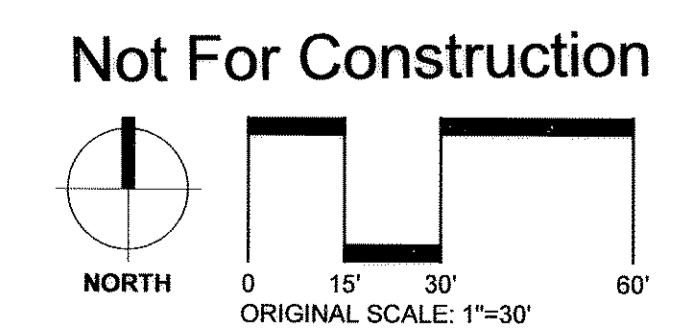
ESTIMATED PLANT MATERIAL

	GROSS SITE AREA	TURF	IRRIGATED SHORTGRASS	IRRIGATED NATIVE	SHRUB BED	TREES
BLOCK A	14,440 sq. ft.	0 sq. ft.	0 sq. ft.	10,857 sq. ft.	1,936 sq. ft.	23 qty.
BLOCK B/C	32,420 sq. ft.	3,851 sq. ft.	4,226 sq. ft.	12,207 sq. ft.	3,511 sq. ft.	41 qty.
BLOCK D/E	38,820 sq. ft.	7,434 sq. ft.	0 sq. ft.	15,125 sq. ft.	5,493 sq. ft.	38 qty.
BLOCK F	17,965 sq. ft.	0 sq. ft.	0 sq. ft.	11,329 sq. ft.	2,595 sq. ft.	21 qty.

STREETScape LANDSCAPE AND SIDEWALK IS APPROVED PER THE MEADOWS FILING NO. 20 FINAL PD SITE PLAN AMENDMENT #1 DATED 2/6/07.
 30' CORNER SIGHT TRIANGLE (TYP.)
 SIGHT TRIANGLE (TYP.)



Jamie Fogle - #130
 For and on behalf of DESIGNWORKSHOP, Inc.



THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
 Town Project Number: SDP13-0016
SHEET 10 OF 13

1390 Lawrence Street, Suite 200
 Denver, CO 80204-2046
 (303) 623-5166
 Facsimile (303) 623-2260
 WWW.DESIGNWORKSHOP.COM

DESIGNWORKSHOP

LANDSCAPE PLAN

THE MEADOWS FILING 20 SDP AMENDMENT 2

DRAWN BY: CC
 JOB NUMBER: 5008
 DATE: 11-26-2013
 SCALE:

DESIGNED BY: JF
 PREPARED BY:

REVISIONS: NO. DESCRIPTION

BY: DATE

SHEET NO. 10

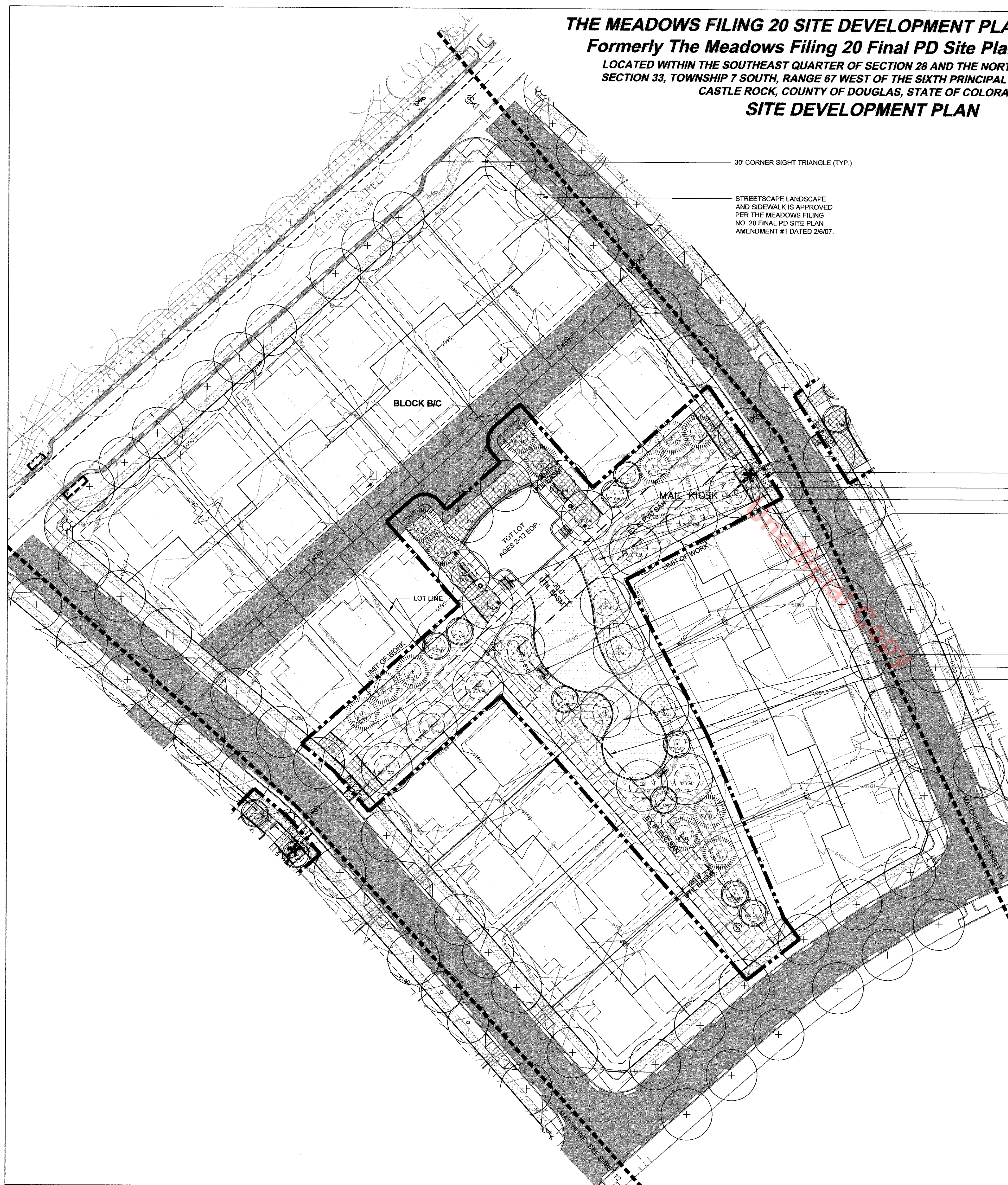
OF 13

THE MEADOWS FILING 20 SITE DEVELOPMENT PLAN AMENDMENT 2

Formerly The Meadows Filing 20 Final PD Site Plan Amendment 1

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN



STANDARD NOTES

- Trees, large shrubs and permanent structures are not allowed in utility or drainage easements in the Town of Castle Rock.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Maintenance shall meet Town of Castle Rock requirements.
- No slopes greater than 3:1 are permitted.
- Overhead irrigation is not permitted on slopes equal to 3:1
- No Boulders over 3 feet in diameter are to be in utility easements.
- At the time of installation plants shall be fertilized with 1 lb. nitrogen and 1 lb. phosphorus per 1,000 s.f. In the event that plants require additional fertilization beyond what is specified, it shall be according to the recommendations of a soil analysis which is submitted to Town inspector.
- Contact the Town of Castle Rock utilities department at 720.733.6045 for an on-site preconstruction meeting before beginning installation of the landscaping.
- Town of Castle Rock is not responsible for replacing any type of landscape item removed in utility easements due to utility line maintenance or repair.
- Streetscape Landscape and sidewalk is approved per the Meadows Filing No. 20 Final PD Site Plan Amendment #1 dated 2/6/07.
- After the initial installation of the landscaping plan as set forth on this Site Development Plan (and as further defined in the approved Landscaping Construction Drawings) the owner(s) of the Private O.S. tracts may, at owner's full discretion, replace dead or dying plants with similar plants but not necessarily the same species of plant without obtaining Town of Castle Rock approval for the replacement of such plantings. For example, a dead or dying deciduous tree/shrub can be replaced with a deciduous tree/shrub of a different species.

FENCING NOTES

- The only permitted fence design is the 4' Bar Style Fence--see detail on Sheet 13 of 13.
- All fencing shall be stained using Sherwin Williams semi-transparent stain in the color of Mountain Ash (SW3540) or such other brand/color as deemed to be substantially the same by Castle Rock Development Company.
- All fencing shall be installed in accordance with a Fence Plan approved by Castle Rock Development Company. Such fence plan shall provide a private, enclosed outdoor space for each dwelling unit on each lot.
- Fencing along Elegant Street shall be placed on the adjacent lots in a way that mitigates the negative aesthetic impact of the fencing as judged by Castle Rock Development Company.
- The rear property line fencing for Lots 76 thru 78, Lots 104 thru 106, Lots 118 thru 122, and Lots 135 thru 137 that abut public right-of-way shall include a uniform gate detail on each lot. Such gate detail shall be approved by Castle Rock Development Company.

PLANTING KEY-

- ENVIRO TURF
Arkansas Valley Seed
- LOW GROW SHORTGRASS MIX
Arkansas Valley Seed
- COLORADO NATIVE SEED MIX
Arkansas Valley Seed
- SHRUB BED
- NOT PART OF THIS AMENDMENT
- DECIDUOUS TREE
Installed Diameter
3/4 Mature Diameter
- ORNAMENTAL TREE
- EVERGREEN TREE

HYDROZONES

- High
- Moderate
- Low
- Moderate
- Moderate
- Low / Moderate
- Low / Moderate
- Low / Moderate

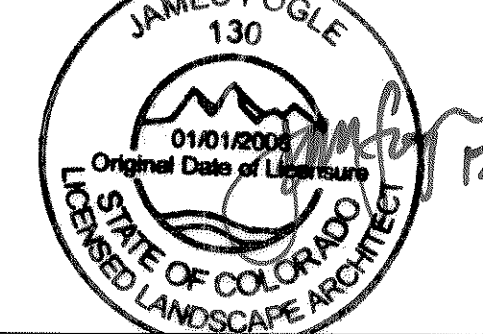
IRRIGATION TYPE

- Overhead Spray
- Overhead Spray
- Overhead Spray
- Drip
- Drip
- Drip
- Drip
- Drip

ESTIMATED PLANT MATERIAL

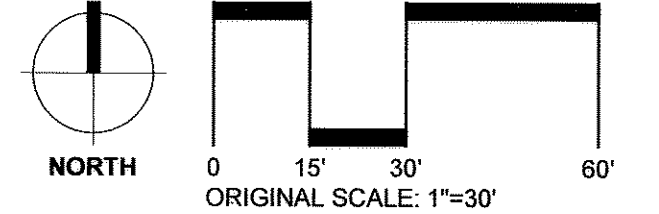
	GROSS SITE AREA	TURF	IRRIGATED SHORTGRASS	IRRIGATED NATIVE	SHRUB BED	TREES
BLOCK A	14,440 sq. ft.	0 sq. ft.	0 sq. ft.	10,857 sq. ft.	1,936 sq. ft.	23 qty.
BLOCK B/C	32,420 sq. ft.	3,851 sq. ft.	4,226 sq. ft.	12,207 sq. ft.	3,511 sq. ft.	41 qty.
BLOCK D/E	38,820 sq. ft.	7,434 sq. ft.	0 sq. ft.	15,125 sq. ft.	5,493 sq. ft.	38 qty.
BLOCK F	17,965 sq. ft.	0 sq. ft.	0 sq. ft.	11,329 sq. ft.	2,595 sq. ft.	21 qty.

Landscape Registration:
Jamie Fogle, Licensed Landscape Architect in the State of Colorado.



Jamie Fogle - #130
For and on behalf of DESIGNWORKSHOP, Inc.

Not For Construction



THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
Town Project Number: SDP13-0016
SHEET 11 OF 13

DESIGNWORKSHOP
1390 Lawrence Street, Suite 200
Denver, CO 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
WWW.DESIGNWORKSHOP.COM

THE MEADOWS FILING 20 SDP AMENDMENT 2
LANDSCAPE PLAN

DESIGNED BY: JF
DRAWN BY: CC
JOB NUMBER: 5008
DATE: 11-26-2013
SCALE: 1"=30'
DRAWING NAME:
SHEET NO: 11 of 13

NO. _____ DATE _____ BY _____

REVISIONS DESCRIPTION

811
NOTIFICATION CENTER OF DOUGLAS COUNTY
City of Castle Rock, Douglas County, and
Poudre Eastern Pipeline Locations
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
SCALE ACCORDINGLY

THE MEADOWS FILING 20 SITE DEVELOPMENT PLAN AMENDMENT 2
Formerly The Meadows Filing 20 Final PD Site Plan Amendment 1
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN



STANDARD NOTES

- Trees, large shrubs and permanent structures are not allowed in utility or drainage easements in the Town of Castle Rock.
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- Maintenance shall meet Town of Castle Rock requirements.
- No slopes greater than 3:1 are permitted.
- Overhead irrigation is not permitted on slopes equal to 3:1
- No Boulders over 3 feet in diameter are to be in utility easements.
- At the time of installation plants shall be fertilized with 1 lb. nitrogen and 1 lb. phosphorus per 1,000 s.f. In the event that plants require additional fertilization beyond what is specified, it shall be according to the recommendations of a soil analysis which is submitted to Town inspector.
- Contact the Town of Castle Rock utilities department at 720.733.6045 for an on-site preconstruction meeting before beginning installation of the landscaping.
- Town of Castle Rock is not responsible for replacing any type of landscape item removed in utility easements due to utility line maintenance or repair.
- Streetscape Landscape and sidewalk is approved per the Meadows Filing No. 20 Final PD Site Plan Amendment #1 dated 2/6/07.
- After the initial installation of the landscaping plan as set forth on this Site Development Plan (and as further defined in the approved Landscaping Construction Drawings) the owner(s) of the Private O.S. tracts may, at owner's full discretion, replace dead or dying plants with similar plants but not necessarily the same species of plant without obtaining Town of Castle Rock approval for the replacement of such plantings. For example, a dead or dying deciduous tree/shrub can be replaced with a deciduous tree/shrub of a different species.

FENCING NOTES

- The only permitted fence design is the 4' Bar Style Fence—see detail on Sheet 13 of 13.
- All fencing shall be stained using Sherwin Williams semi-transparent stain in the color of Mountain Ash (SW3540) or such other brand/color as deemed to be substantially the same by Castle Rock Development Company.
- All fencing shall be installed in accordance with a Fence Plan approved by Castle Rock Development Company. Such fence plan shall provide a private, enclosed outdoor space for each dwelling unit on each lot.
- Fencing along Elegant Street shall be placed on the adjacent lots in a way that mitigates the negative aesthetic impact of the fencing as judged by Castle Rock Development Company.
- The rear property line fencing for Lots 76 thru 78, Lots 104 thru 106, Lots 118 thru 122, and Lots 135 thru 137 that abut public right-of-way shall include a uniform gate detail on each lot. Such gate detail shall be approved by Castle Rock Development Company.

PLANTING KEY-

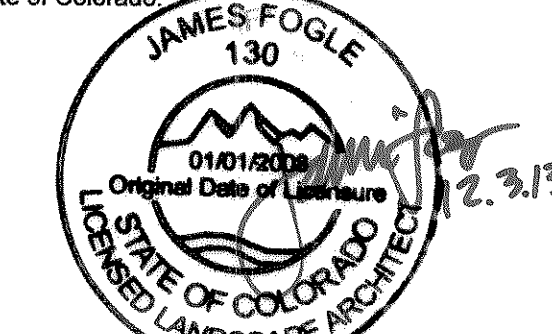
	HYDROZONES	IRRIGATION TYPE
ENVIRO TURF Arkansas Valley Seed	High	Overhead Spray
LOW GROW SHORTGRASS MIX Arkansas Valley Seed	Moderate	Overhead Spray
COLORADO NATIVE SEED MIX Arkansas Valley Seed	Low	Overhead Spray
SHRUB BED	Moderate	Drip
NOT PART OF THIS AMENDMENT	Moderate	Drip
DECIDUOUS TREE Installed Diameter 3/4 Mature Diameter	Low / Moderate	Drip
ORNAMENTAL TREE	Low / Moderate	Drip
EVERGREEN TREE	Low / Moderate	Drip

ESTIMATED PLANT MATERIAL

	GROSS SITE AREA	TURF	IRRIGATED SHORTGRASS	IRRIGATED NATIVE	SHRUB BED	TREES
BLOCK A	14,440 sq. ft.	0 sq. ft.	0 sq. ft.	10,857 sq. ft.	1,936 sq. ft.	23 qty.
BLOCK B/C	32,420 sq. ft.	3,851 sq. ft.	4,226 sq. ft.	12,207 sq. ft.	3,511 sq. ft.	41 qty.
BLOCK D/E	38,820 sq. ft.	7,434 sq. ft.	0 sq. ft.	15,125 sq. ft.	5,493 sq. ft.	38 qty.
BLOCK F	17,965 sq. ft.	0 sq. ft.	0 sq. ft.	11,329 sq. ft.	2,595 sq. ft.	21 qty.

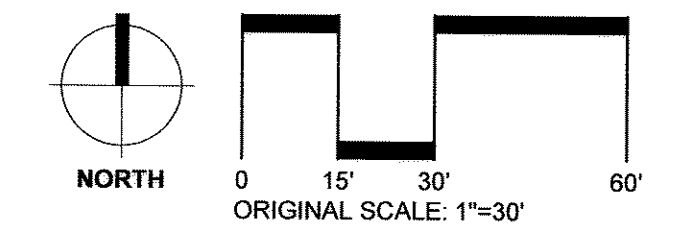
- 5' CONCRETE WALK
- 6' BENCH (TYP.)
- 8' CONCRETE WALK
- STREETSCAPE LANDSCAPE AND SIDEWALK IS APPROVED PER THE MEADOWS FILING NO. 20 FINAL PD SITE PLAN AMENDMENT #1 DATED 2/6/07.
- LOT LINE, TYP.
- 30' CORNER SIGHT TRIANGLE (TYP.)

Landscape Registration:
 Jamie Fogle, Licensed Landscape Architect in the State of Colorado.



Jamie Fogle - #130
 For and on behalf of DESIGNWORKSHOP, Inc.

Not For Construction



THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
 Town Project Number: SDP13-0016
SHEET 12 OF 13

48 hours before you dig. CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) **811**
 Call 811 to report a gas leak, downed power lines, or other utility emergencies.
 SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET SCALE ACCORDINGLY

NO.	DATE	BY	REVISIONS DESCRIPTION

DESIGNWORKSHOP
 1390 Lawrence Street, Suite 200
 Denver, CO 80204-2046
 (303) 625-5186
 Facsimile (303) 623-2280
 WWW.DESIGNWORKSHOP.COM

THE MEADOWS FILING 20 SDP AMENDMENT 2
 LANDSCAPE PLAN
 DRAWN BY: CC
 DESIGNED BY: JF
 JOB NUMBER: 5008
 DATE: 11-26-2013
 SCALE:
 DRAWING NAME:
 SHEET NO: 12 of 13

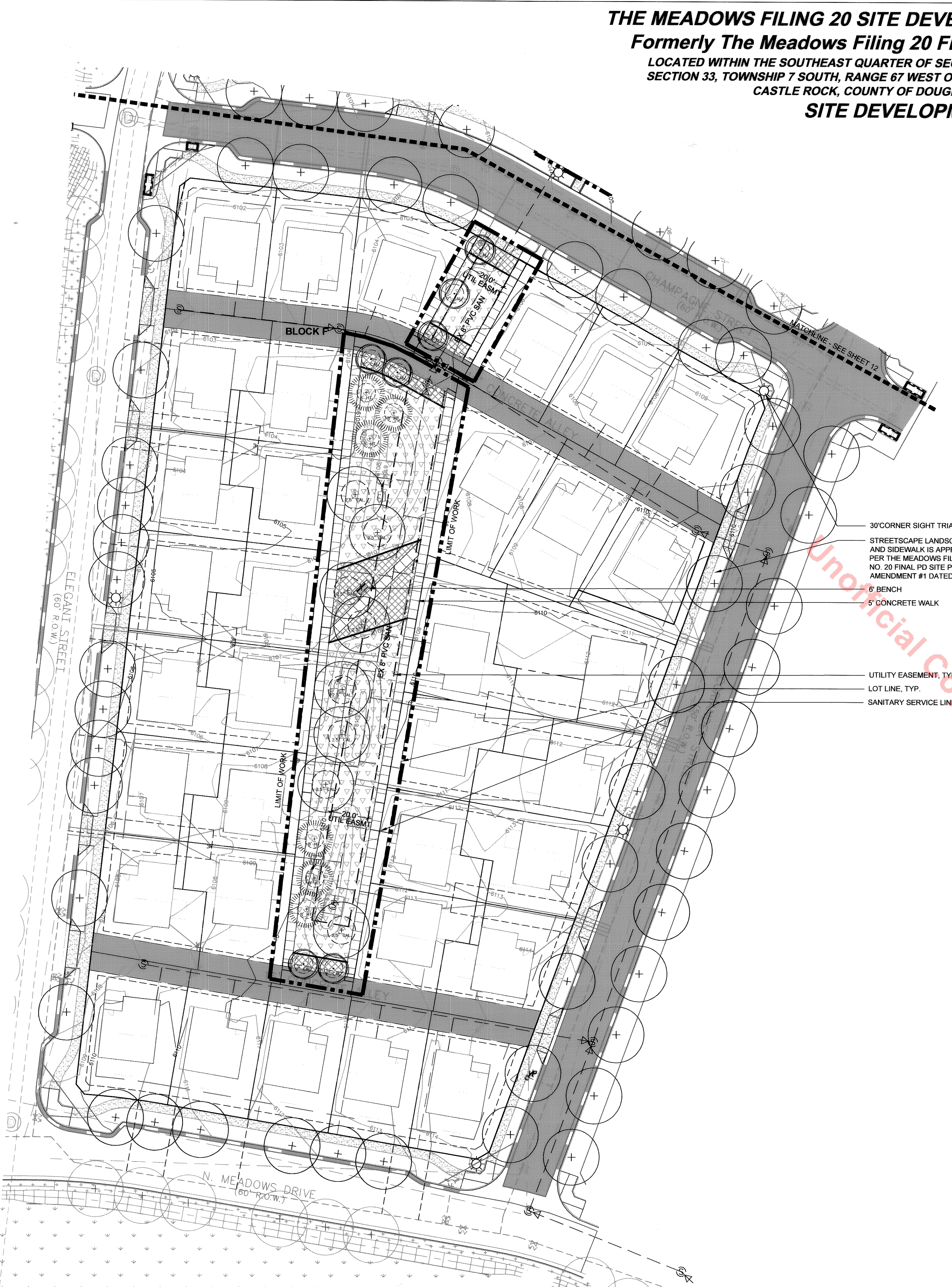
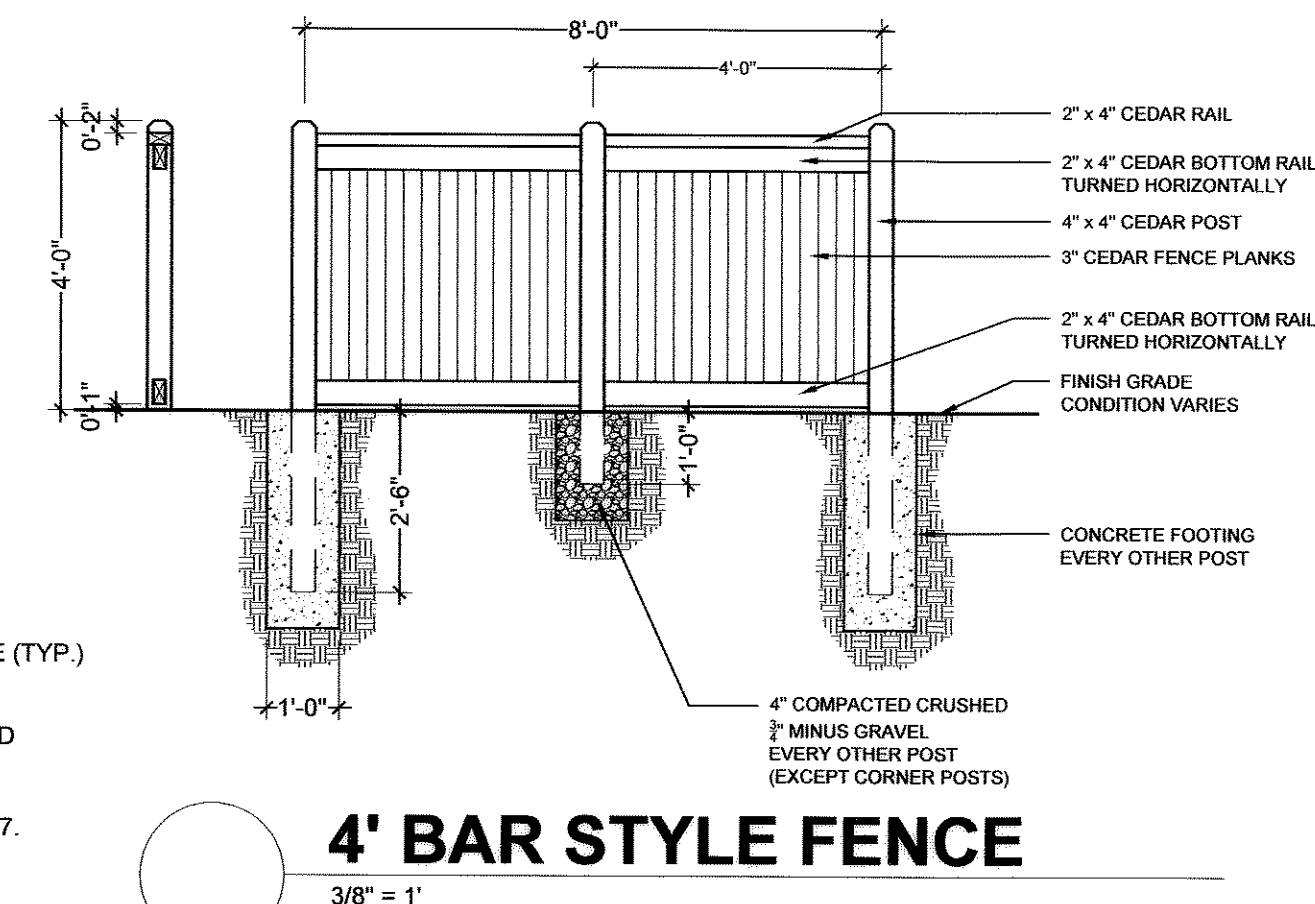
THE MEADOWS FILING 20 SITE DEVELOPMENT PLAN AMENDMENT 2
Formerly The Meadows Filing 20 Final PD Site Plan Amendment 1
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN

STANDARD NOTES

- Trees, large shrubs and permanent structures are not allowed in utility or drainage easements in the Town of Castle Rock.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Maintenance shall meet Town of Castle Rock requirements.
- No slopes greater than 3:1 are permitted.
- Overhead irrigation is not permitted on slopes equal to 3:1.
- No Boulders over 3 feet in diameter are to be in utility easements.
- At the time of installation plants shall be fertilized with 1 lb. nitrogen and 1 lb. phosphorus per 1,000 s.f. In the event that plants require additional fertilization beyond what is specified, it shall be according to the recommendations of a soil analysis which is submitted to Town Inspector.
- Contact the Town of Castle Rock utilities department at 720.733.6045 for an on-site preconstruction meeting before beginning installation of the landscaping.
- Town of Castle Rock is not responsible for replacing any type of landscape item removed in utility easements due to utility line maintenance or repair.
- Streetscape Landscape and sidewalk is approved per the Meadows Filing No. 20 Final PD Site Plan Amendment #1 dated 2/6/07.
- After the initial installation of the landscaping plan as set forth on this Site Development Plan (and as further defined in the approved Landscaping Construction Drawings) the owner(s) of the Private O.S. tracts may, at owner's full discretion, replace dead or dying plants with similar plants but not necessarily the same species of plant without obtaining Town of Castle Rock approval for the replacement of such plantings. For example, a dead or dying deciduous tree/shrub can be replaced with a deciduous tree/shrub of a different species.

FENCING NOTES

- The only permitted fence design is the 4' Bar Style Fence—see detail on Sheet 13 of 13.
- All fencing shall be stained using Sherwin Williams semi-transparent stain in the color of Mountain Ash (SW3540) or such other brand/color as deemed to be substantially the same by Castle Rock Development Company.
- All fencing shall be installed in accordance with a Fence Plan approved by Castle Rock Development Company. Such fence plan shall provide a private, enclosed outdoor space for each dwelling unit on each lot.
- Fencing along Elegant Street shall be placed on the adjacent lots in a way that mitigates the negative aesthetic impact of the fencing as judged by Castle Rock Development Company.
- The rear property line fencing for Lots 76 thru 78, Lots 104 thru 106, Lots 118 thru 122, and Lots 135 thru 137 that abut public right-of-way shall include a uniform gate detail on each lot. Such gate detail shall be approved by Castle Rock Development Company.



30' CORNER SIGHT TRIANGLE (TYP.)
 STREETScape LANDSCAPE AND SIDEWALK IS APPROVED PER THE MEADOWS FILING NO. 20 FINAL PD SITE PLAN AMENDMENT #1 DATED 2/6/07.
 6' BENCH
 5' CONCRETE WALK
 UTILITY EASEMENT, TYP.
 LOT LINE, TYP.
 SANITARY SERVICE LINE, TYP.

PLANTING KEY-

- ENVIRO TURF
Arkansas Valley Seed
- LOW GROW SHORTGRASS MIX
Arkansas Valley Seed
- COLORADO NATIVE SEED MIX
Arkansas Valley Seed
- SHRUB BED
- NOT PART OF THIS AMENDMENT
- DECIDUOUS TREE
Installed Diameter
3/4 Mature Diameter
- ORNAMENTAL TREE
- EVERGREEN TREE

HYDROZONES

- High
- Moderate
- Low
- Moderate
- Moderate
- Low / Moderate
- Low / Moderate
- Low / Moderate

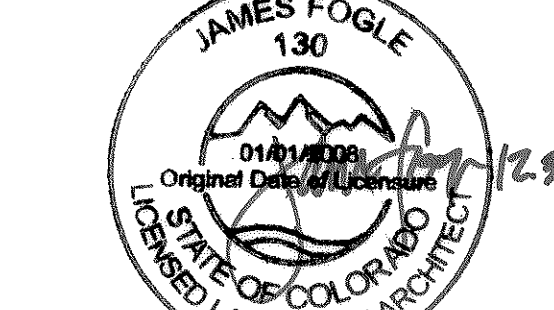
IRRIGATION TYPE

- Overhead Spray
- Overhead Spray
- Overhead Spray
- Drip
- Drip
- Drip
- Drip
- Drip

ESTIMATED PLANT MATERIAL

	GROSS SITE AREA	TURF	IRRIGATED SHORTGRASS	IRRIGATED NATIVE	SHRUB BED	TREES
BLOCK A	14,440 sq. ft.	0 sq. ft.	0 sq. ft.	10,857 sq. ft.	1,936 sq. ft.	23 qty.
BLOCK B/C	32,420 sq. ft.	3,851 sq. ft.	4,226 sq. ft.	12,207 sq. ft.	3,511 sq. ft.	41 qty.
BLOCK D/E	38,820 sq. ft.	7,434 sq. ft.	0 sq. ft.	15,125 sq. ft.	5,493 sq. ft.	38 qty.
BLOCK F	17,965 sq. ft.	0 sq. ft.	0 sq. ft.	11,329 sq. ft.	2,585 sq. ft.	21 qty.

Landscape Registration:
 Jamie Fogle, Licensed Landscape Architect in the State of Colorado



Jamie Fogle - 7/13/13
 For and on behalf of DESIGNWORKSHOP, Inc.

Not For Construction



THE MEADOWS FILING NO. 20, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN
 Town Project Number: SDP13-0016
SHEET 13 OF 13

DESIGNWORKSHOP
 1390 Lawrence Street, Suite 200
 Denver, CO 80204-2046
 (303) 623-5166
 Facsimile (303) 623-2260
 WWW.DESIGNWORKSHOP.COM

NO.	REVISIONS	DESCRIPTION	DATE	BY

THE MEADOWS FILING 20 SDP AMENDMENT 2
 LANDSCAPE PLAN
 DRAWN BY: CC
 DESIGNED BY: JF
 JOB NUMBER: 5008
 DATE: 11-26-2013
 SCALE:
 DRAWING NAME:
 SHEET NO.: 13 of 13

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