

EXISTING ZONING:

THE MEADOWS PPD 4TH AMENDMENT - TOWN CENTER

LEGAL DESCRIPTION:

LOTS 1 AND 16, BLOCK 20, LOTS 1 AND 12, BLOCK 21, LOT 17, BLOCK 23, LOT 2, BLOCK 26, AND TRACTS P AND T OF MEADOWS FILING 20, PHASE 1, DOUGLAS COUNTY, COLORADO.

PURPOSE:

THE PURPOSE OF THE SITE DEVELOPMENT PLAN IS TO CREATE 69 SINGLE FAMILY ATTACHED DWELLING UNITS.

NOTES:

ALL NOTES FROM THE ORIGINAL PRELIMINARY PLAT/FINAL PD SITE PLAN DATED AUGUST 4, 2004, ARE STILL IN EFFECT FOR THIS AMENDMENT NO. 3.

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.

[Signature]
CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY CO.
SIGNED THIS 20th DAY OF April, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF April, 2016 BY John A Fox AS Officer OF CASTLE ROCK LAND CO. LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
KELLY BEACH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104029276
MY COMMISSION EXPIRES MARCH 7, 2020

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.

[Signature]
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
SIGNED THIS 20th DAY OF April, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF April, 2016 BY James Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
KELLY BEACH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104029276
MY COMMISSION EXPIRES MARCH 7, 2020

TITLE CERTIFICATION

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranteec 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.

[Signature]
LAND TITLE GUARANTEE CO.
TITLE COMPANY
SIGNED THIS 21 DAY OF April, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF April, 2016 BY Scott Bennetts AS AUTHORIZED REPRESENTATIVE OF Land Title Guaranteec Co.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
THERESE MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19864013976
My Commission Expires August 13, 2016

PROJECT 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 = 6082.17 FEET, NAVD 1988 DATUM.

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3

SITE DEVELOPMENT PLAN

(AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

INDEX OF SHEETS	
1	COVER SHEET
2	NOTES
3	SITE PLAN - MEADOWS BLVD TOWNHOMES
4	SITE PLAN - CYAN CIRCLE TOWNHOMES
5	GRADING PLAN - MEADOWS BLVD TOWNHOMES
6	GRADING PLAN - CYAN CIRCLE TOWNHOMES
7	UTILITY PLAN - MEADOWS BLVD TOWNHOMES
8	UTILITY PLAN - CYAN CIRCLE TOWNHOMES
9	PHASING PLAN
10	PHASING PLAN
11	LANDSCAPE PLAN - MEADOWS BLVD TOWNHOMES
12	TYPICAL FRONT YARD LANDSCAPE
13	LANDSCAPE PLAN - CYAN CIRCLE TOWNHOMES
14	ELEVATIONS - MEADOWS BLVD TOWNHOMES
15	ELEVATIONS - CYAN CIRCLE TOWNHOMES

WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 8.89 SFE ARE CREDITED TO THE WATER BANK.

SURVEYOR'S CERTIFICATE
I, *Wm J Gibbs*, 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 MONUMENT SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

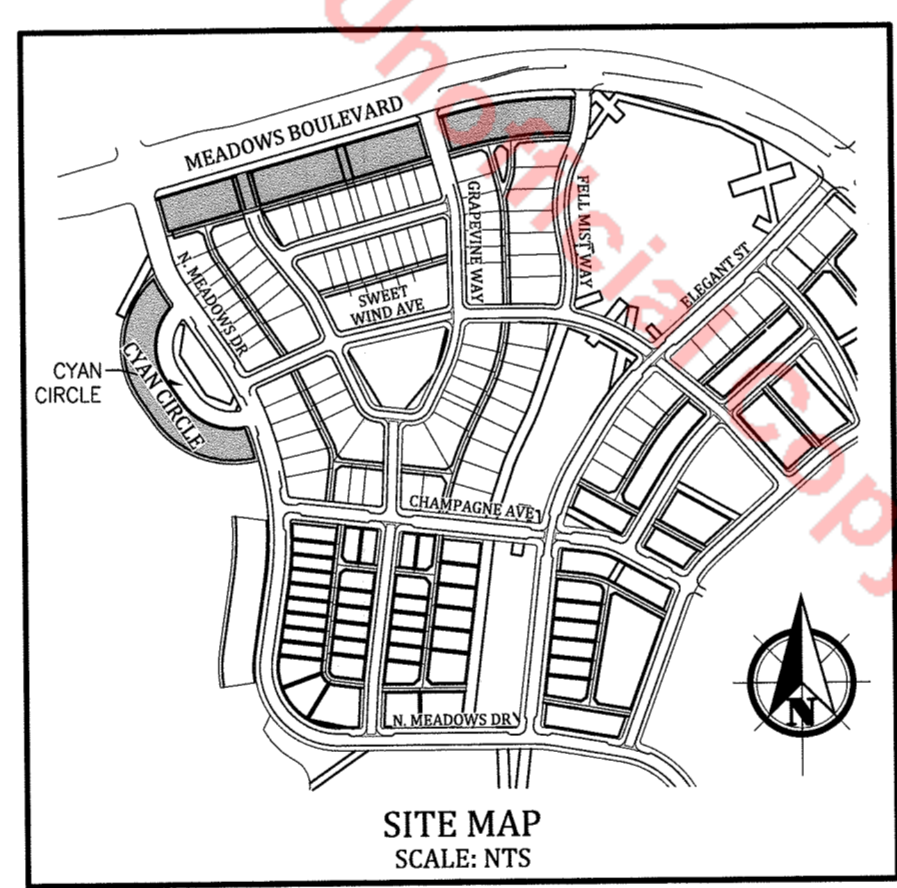
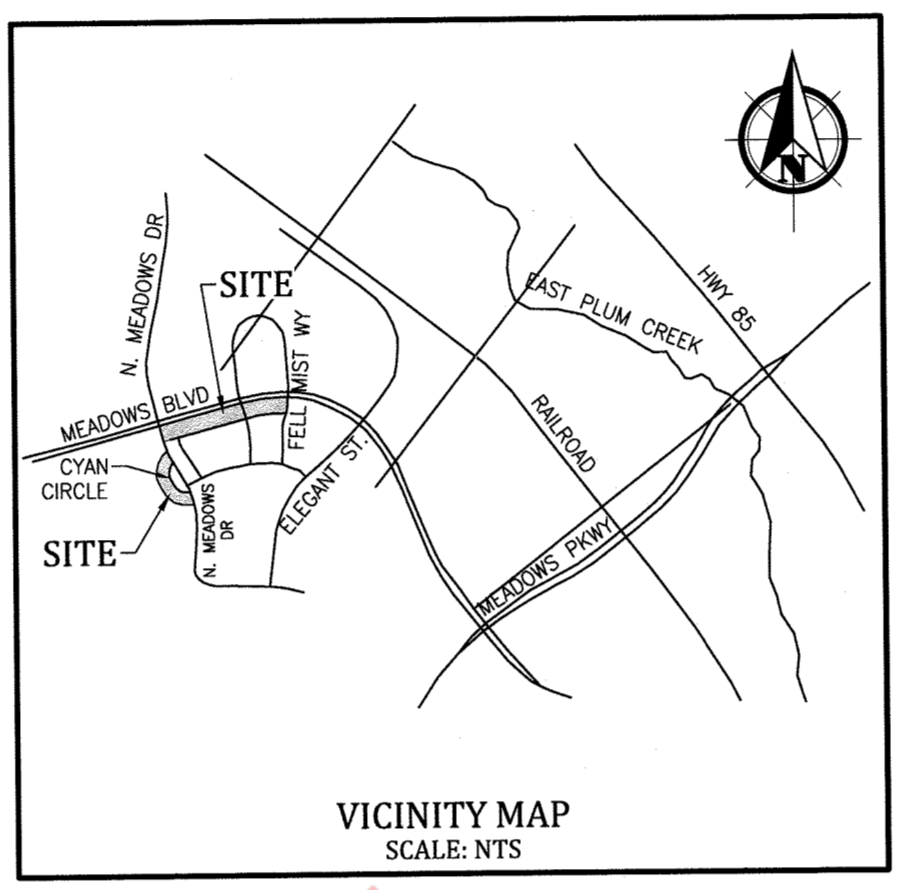
SIGNATURE: *[Signature]* DATE: _____

CIVIL ENGINEER'S STATEMENT
I, *Matthew W Erickson*, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO 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.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 29 DAY OF APRIL, 2016.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:30 PM ON THE 6th DAY OF May, 2016 AT RECEPTION NO. 2016028270.

BY: *Jody Blauser*
DEPUTY



DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3303 EAST FIRST AVENUE
DENVER, COLORADO 80206
TEL: 303-394-6500

- AGENCY LIST**
- TOWN OF CASTLE ROCK PUBLIC WORKS DEPARTMENT**
100 N. WILCOX ST.
CASTLE ROCK, COLORADO 80104
PHONE: 303-860-1393
 - MEADOWS METROPOLITAN DISTRICT**
SPENCER FANE & GRIMSHAW LLP
1700 LINCOLN STREET, SUITE 3800
DENVER, COLORADO 80203
PHONE: 303-839-3800
 - UTILITY NOTIFICATION CENTER OF COLORADO**
2801 SOUTH YOUNGFIELD STREET, SUITE 301
GOLDEN, COLORADO 80401
PHONE: 800-922-1987
 - COLORADO STATE HEALTH DEPARTMENT**
4210 E. 11TH AVENUE
DENVER, COLORADO 80222
PHONE: 303-761-1340

SUMMARY	
RESIDENTIAL UNITS	
SINGLE FAMILY ATTACHED UNITS	69
SETBACKS	
MIN. FRONT SETBACK	2'
MIN. REAR SETBACK TO GARAGE	12'
MIN. SIDE SETBACK*	0'
PARKING	
MINIMUM PARKING REQUIREMENTS	2/ UNIT
BUILDING HEIGHTS	
MAXIMUM BUILDING HEIGHT	60'
AREAS	
LOTS (AC)	3.362
TRACTS (AC)	1.447
TOTAL (AC)	4.809
DENSITY (DU/AC)	14.348
SINGLE FAMILY EQUIVALENT	46.23
BUILDING COVERAGE (SQ. FT.)	58,739
PARKING (SQ. FT.)	N/A
STREET COVERAGE (SQ. FT.)	N/A
OPEN SPACE/LANDSCAPED AREA (SQ. FT.)	110,503

* PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, NO BUILDING SETBACK IS REQUIRED.

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP15-0040

Date: 10/28/2015
Revisions:
3/08/16 CITY COMMENTS

THE MEADOWS FILING NO. 20
CASTLE ROCK, CO
SITE DEVELOPMENT PLAN

LOKAL COMMUNITIES, LLC
6021 S. SYRACUSE WAY
GREENWOOD VILLAGE, CO
SUITE 104 80111

COVER SHEET

1

FILED: 2016028270 - 4/17/2016 1:53 PM By: N.C. Fleming

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
 (AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7
 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

TOWN OF CASTLE ROCK - SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. NO FEMA REGULATED FLOODPLAINS OR WETLANDS ARE LOCATED ON THE SITE.
5. 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.
6. 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.
7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. 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.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
10. 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. (MODIFY AS APPROPRIATE.) THIS SITE IS ZONED TOWN CENTER.
11. 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.
12. RETAINING WALLS. SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
13. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

TOWN OF CASTLE ROCK - FIRE NOTES

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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 SURFACES DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARD NOTES:

1. 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.
2. 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. REFER TO THE TOWN OF CASTLE ROCK "LANDSCAPING AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA" MANUAL, SECTION 8.
3. 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 TO THE TOWN THAT THE PLOT PLANS ARE IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS, INCLUDING THE GUIDELINES AND STANDARDS FOLLOWING THIS TEXT.
4. 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.
5. THE LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THEIR PRIVATE DRIVE.

Date: 10/28/2015

Revisions:

3/08/16 CITY COMMENTS

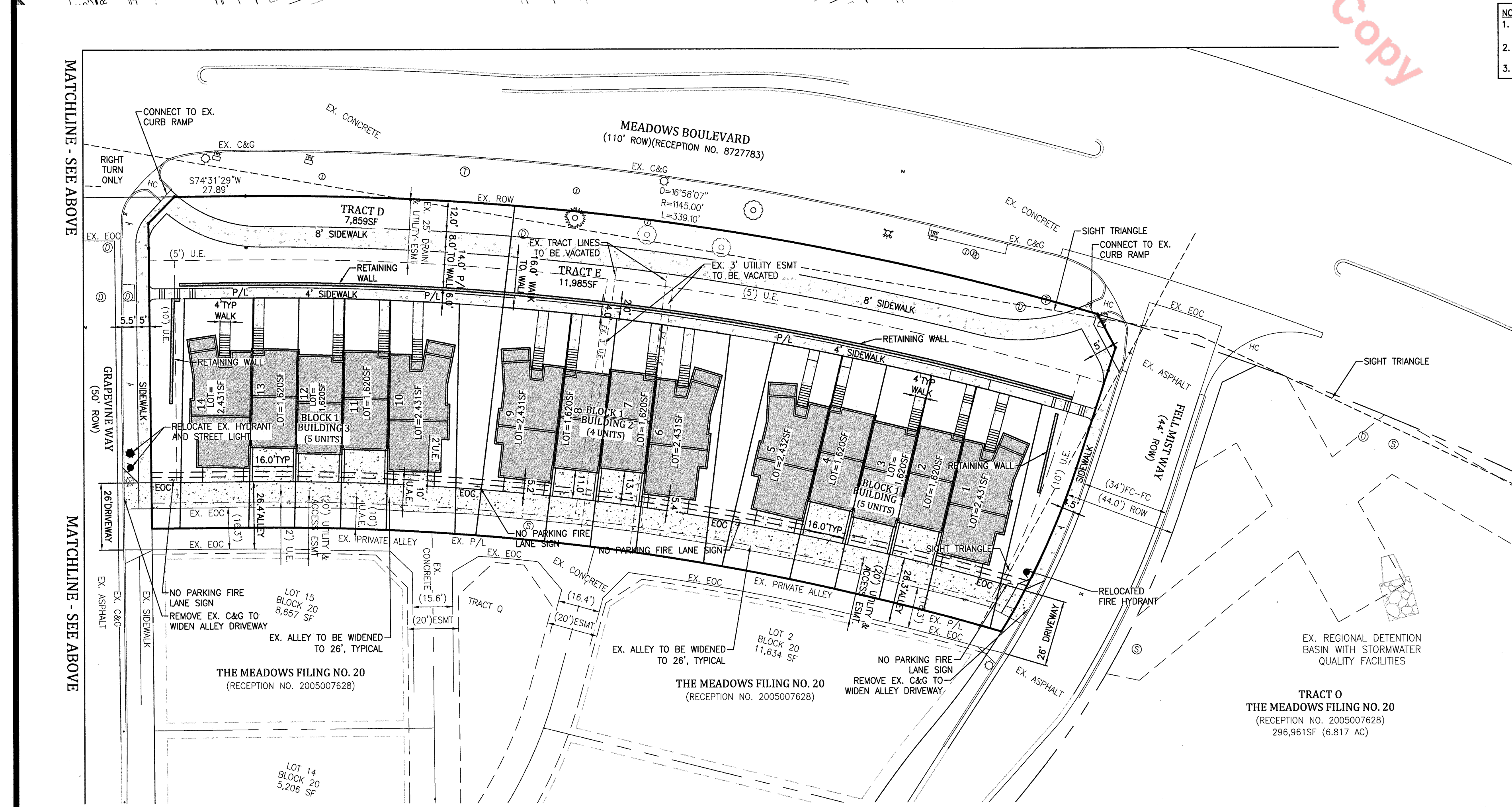
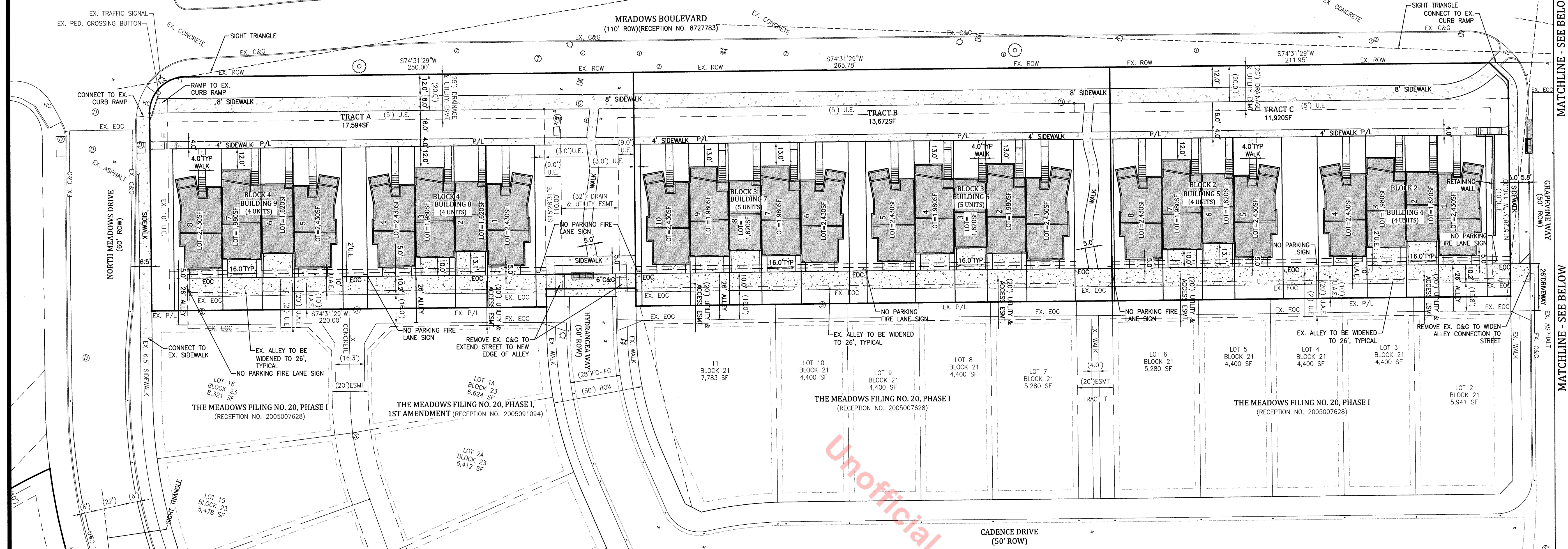
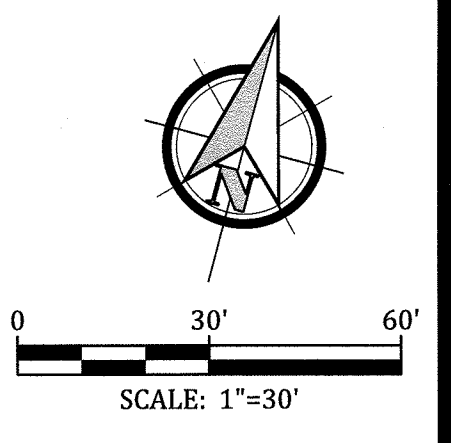
THE MEADOWS FILING NO. 20
CASTLE ROCK, CO
SITE DEVELOPMENT PLAN

LOKAL COMMUNITIES, LLC
 6021 S. SYRACUSE WAY
 GREENWOOD VILLAGE, CO
 SUITE 104 80111

NOTES

2

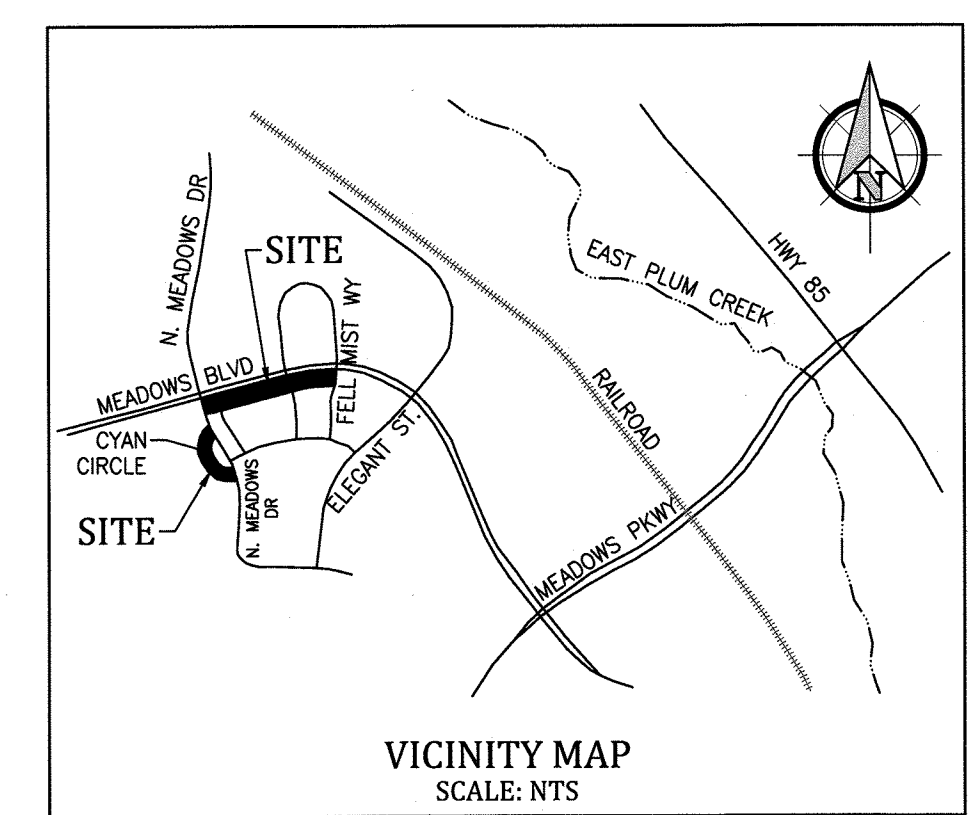
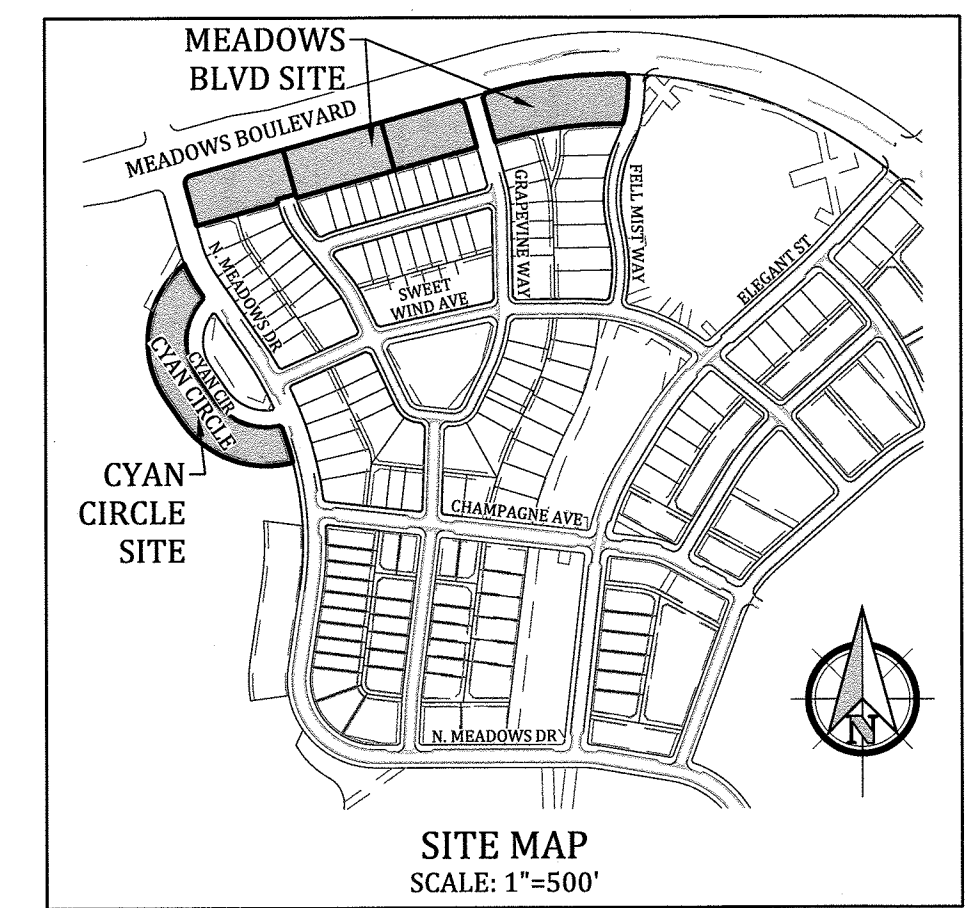
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SITE DEVELOPMENT PLAN
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 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



- NOTES:**
- EXISTING DIMENSIONS AND EXISTING UTILITY EASEMENTS ARE CALLED OUT WITH "EX." OR INCLUDE PARENTHESES AROUND THE DIMENSION INDICATING IT IS EXISTING (EXAMPLE: (10') AND (10')U.E.).
 - RECEPTION NUMBER FOR THE EXISTING EASEMENTS ON THIS SHEET IS RECEPTION #2005007628 UNLESS OTHERWISE NOTED.
 - ZONING: TOWN CENTER. LAND USE: MIXED USE.

LEGEND

	6" CURB & GUTTER
	SIDEWALK & CONCRETE ALLEY
	CONCRETE ALLEY OR DRIVEWAY
	PROPOSED BUILDING
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT, REFER TO UTILITY PLAN
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE TO BE REMOVED
	PROPOSED LIGHT POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE TV PEDESTAL
	EXISTING CABLE TV BOX
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX OR TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	EXISTING IRRIGATION BOX
	EXISTING TRAFFIC CONTROL BOX
	PROPERTY OR ROW LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING DECIDUOUS TREE
	EXISTING DIMENSION OR EXISTING EASEMENT WIDTH



ABBREVIATIONS

A.E. = ACCESS EASEMENT	MB = MAILBOX
BNDF = BOUNDARY	MH = MANHOLE
C&G = CURB & GUTTER	NTS = NOT TO SCALE
CS = CROSS SLOPE	P/L = PROPERTY LINE
D.U.E. = DRAINAGE, UTILITY ESMT	PL = PROPERTY LINE
EL = ELEVATION	ROW = RIGHT OF WAY
EOA = EDGE OF ASPHALT	SS = SANITARY SEWER
ESMT = EASEMENT	TOA = TOP OF ASPHALT
EX = EXISTING	TOC = TOP OF CONCRETE
FC = FACE OF CURB	TOCR = TOWN OF CASTLE ROCK
FL = FLOWLINE	TYP = TYPICAL
HP = HIGH POINT	U.A.E. = UTILITY & ACCESS EASEMENT
LP = LOW POINT	UE = UTILITY EASEMENT

DIMENSIONS SHOWN IN PARENTHESES ARE EXISTING

Kiowa
 Engineering Corporation
 7175 West Jefferson Avenue, Suite 1300
 Lakewood, Colorado 80235
 (303) 692-0369

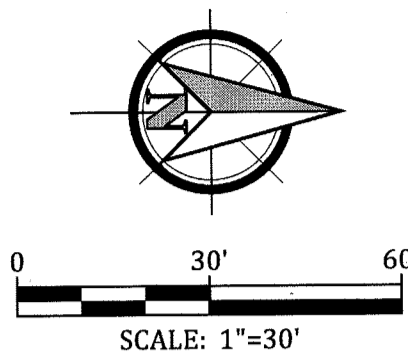
THE MEADOWS TOWNHOMES - MEADOWS BOULEVARD
THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN - SITE PLAN
 TOWN OF CASTLE ROCK, COLORADO

Project No.:	15060
Date:	March 4, 2016
Design:	MWE
Drawn:	MWE
Check:	TCF
Revisions:	
SHEET	3

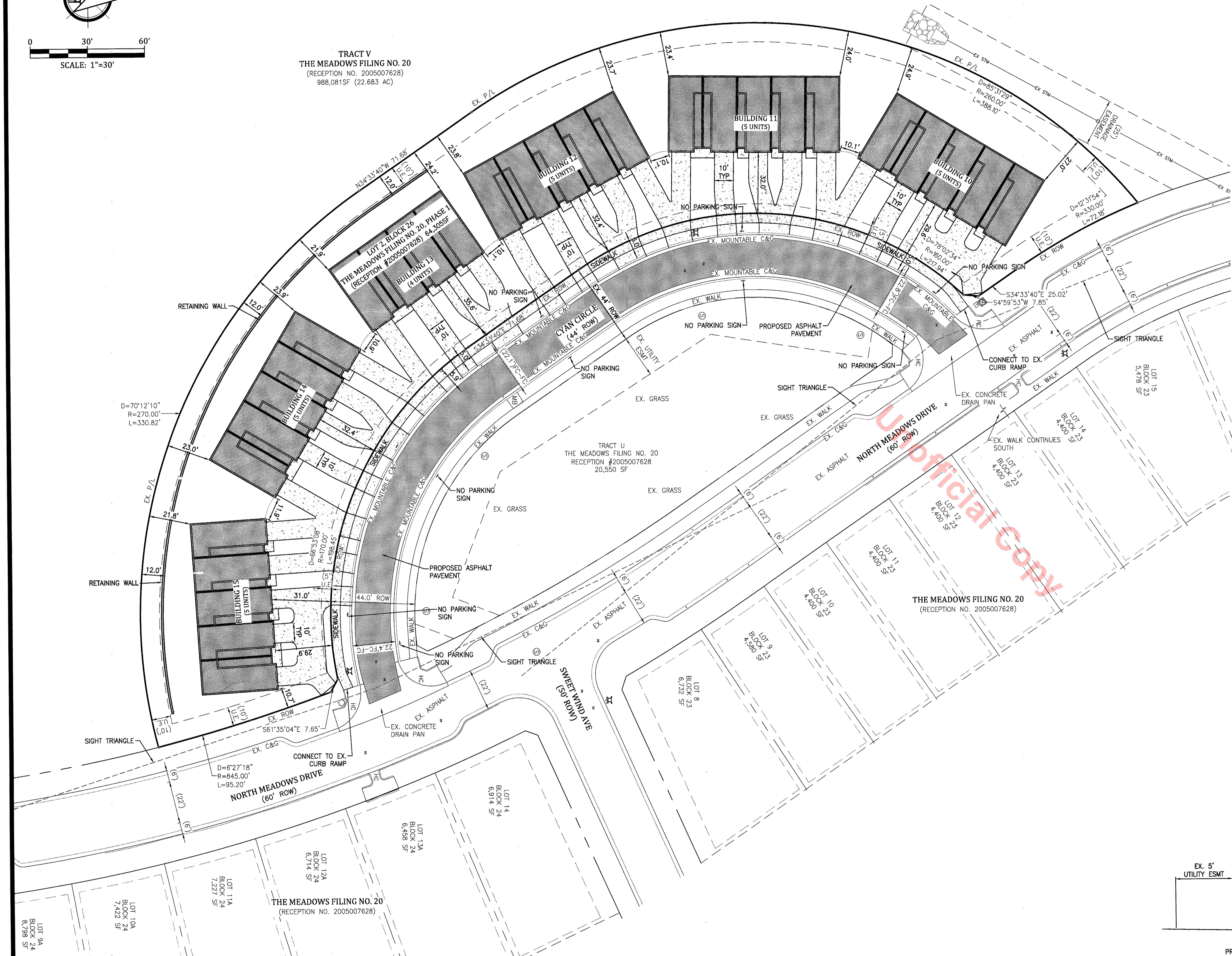
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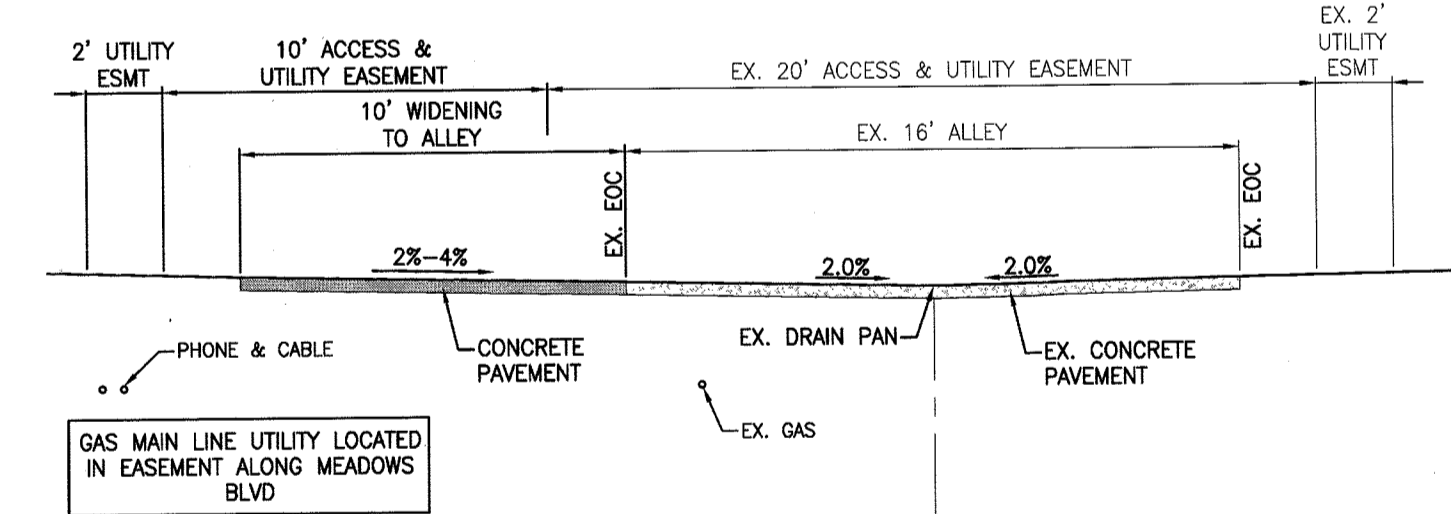


TRACT V
 THE MEADOWS FILING NO. 20
 (RECEPTION NO. 2005007628)
 988,081 SF (22.683 AC)

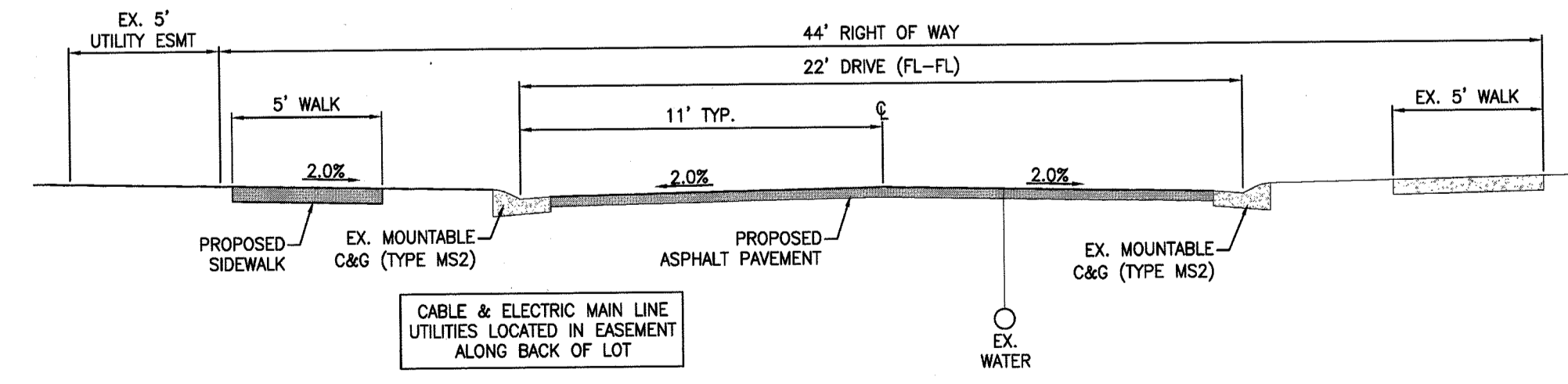


LEGEND	
	6" CURB & GUTTER
	SIDEWALK & CONCRETE ALLEY
	CONCRETE ALLEY OR DRIVEWAY
	ASPHALT PAVEMENT
	PROPOSED BUILDING
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT, REFER TO UTILITY PLAN
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE TO BE REMOVED
	PROPOSED LIGHT POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE TV PEDESTAL
	EXISTING CABLE TV BOX
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX OR TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	EXISTING IRRIGATION BOX
	EXISTING TRAFFIC CONTROL BOX
	PROPERTY OR ROW LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING DIMENSION OR EXISTING EASEMENT WIDTH

NOTES:
 1. EXISTING DIMENSIONS AND EXISTING UTILITY EASEMENTS ARE CALLED OUT WITH "EX." OR INCLUDE PARANTHESES AROUND THE DIMENSION INDICATING IT IS EXISTING (EXAMPLES: (10') AND (10')I.E.).
 2. RECEPTION NUMBER FOR THE EXISTING EASEMENTS ON THIS SHEET IS RECEPTION #2005007628 UNLESS OTHERWISE NOTED.
 3. ZONING: TOWN CENTER. LAND USE: MIXED USE.



A
 C100 TYPICAL PRIVATE ALLEY SECTION
 MEADOWS BOULEVARD SITE
 SCALE: NTS

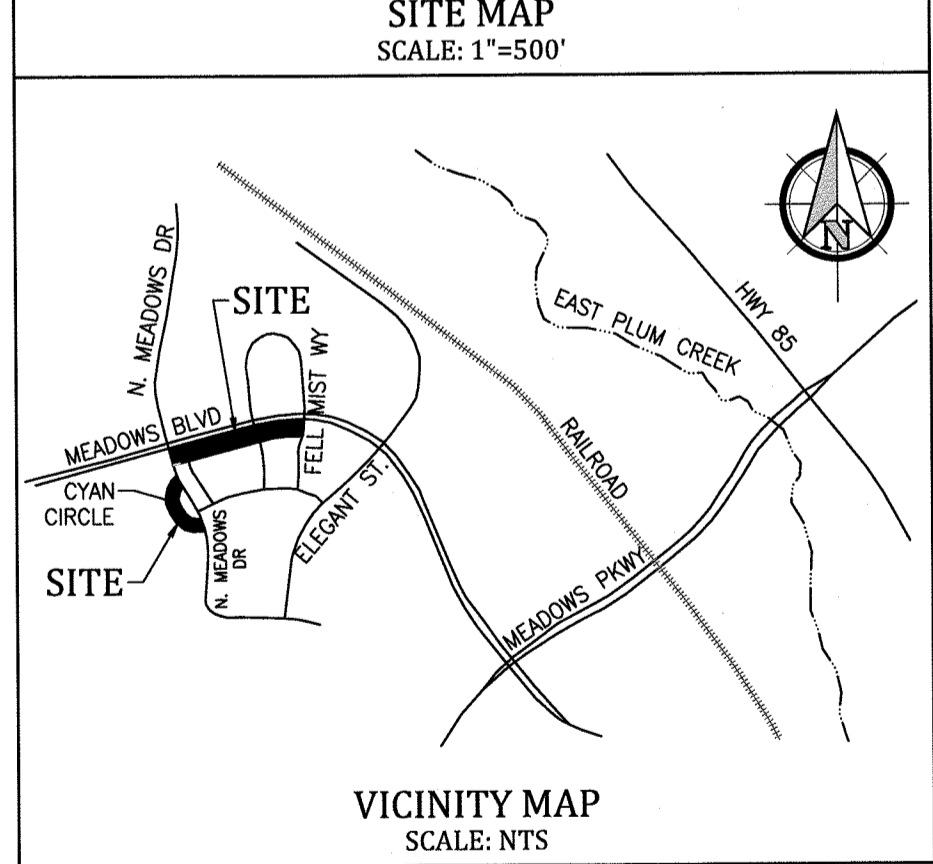
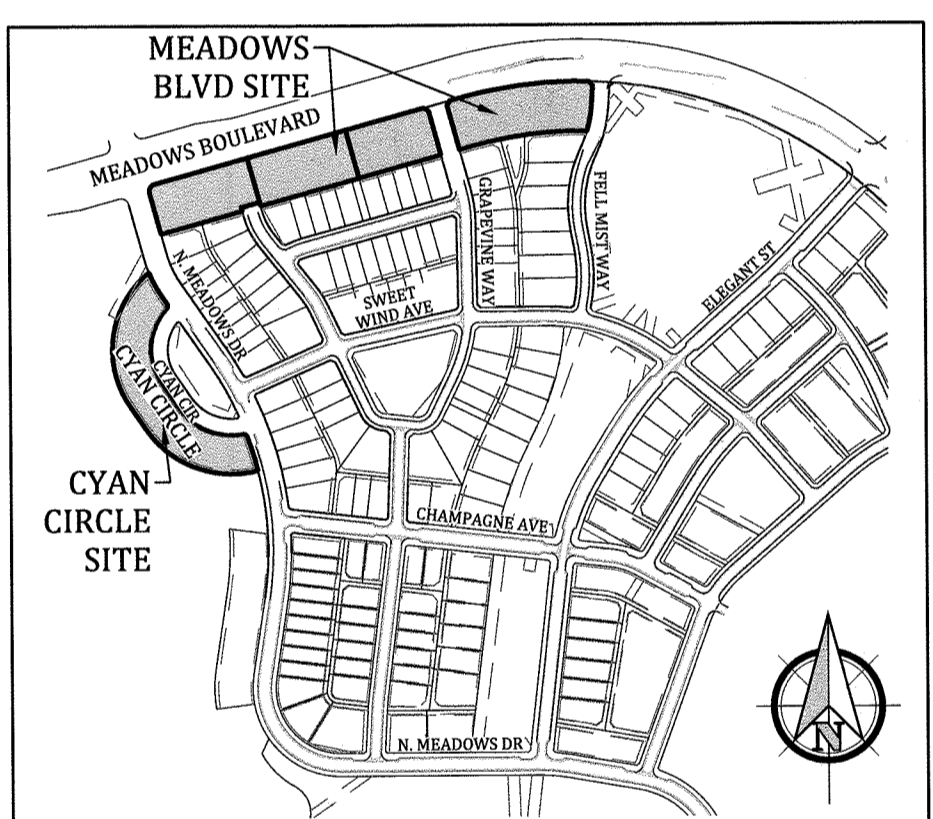
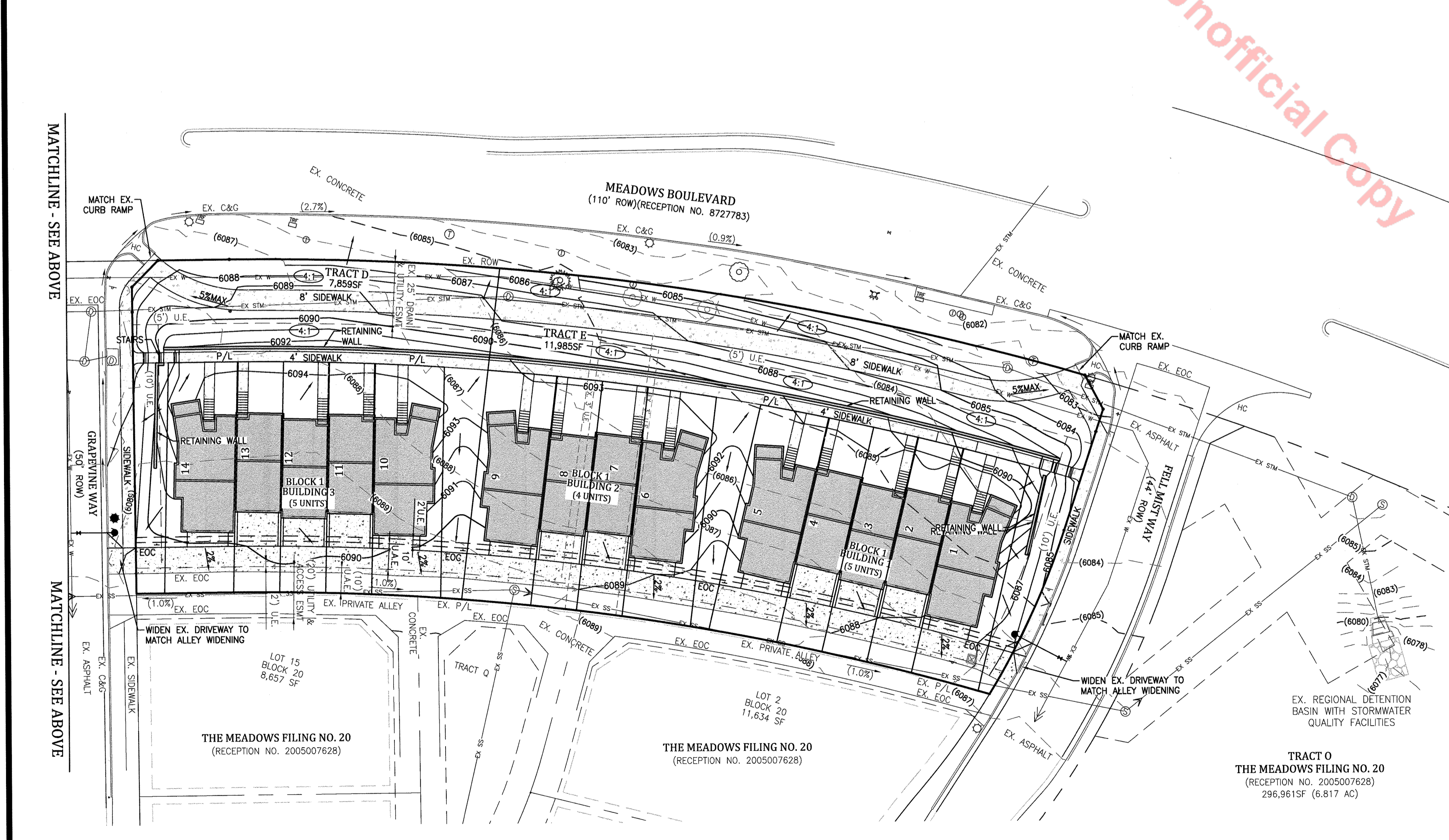
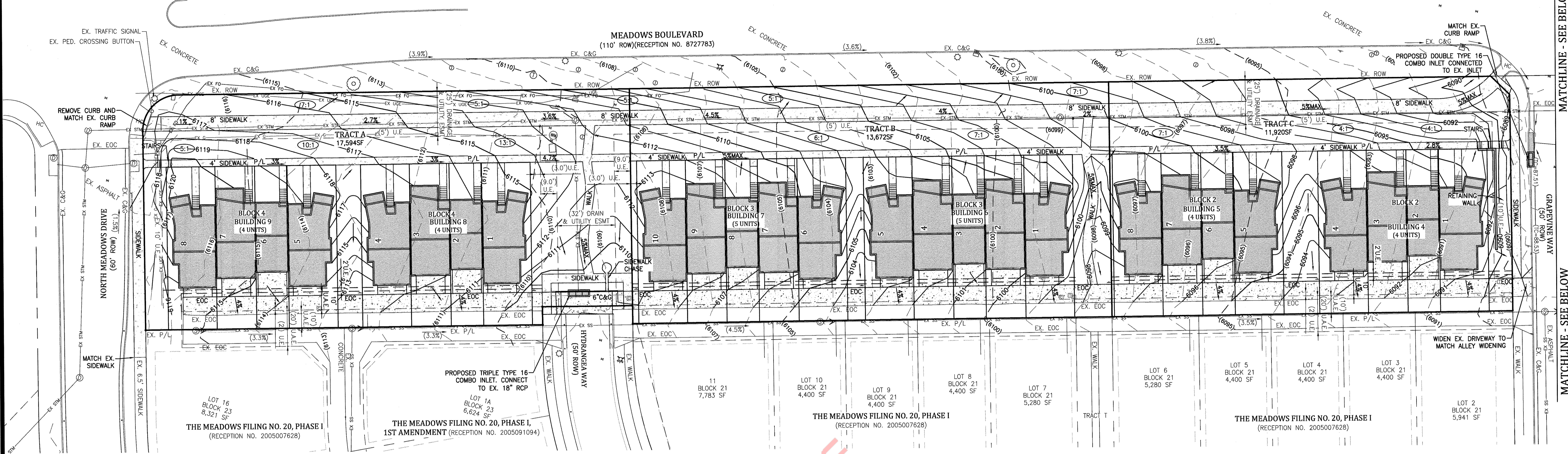
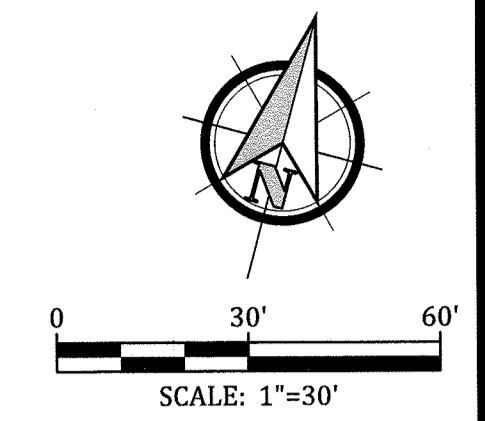


B
 C100 CYAN CIRCLE STREET SECTION
 SCALE: NTS

THE MEADOWS TOWNHOMES - CYAN CIRCLE
 THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
 SITE DEVELOPMENT PLAN - SITE PLAN
 TOWN OF CASTLE ROCK, COLORADO

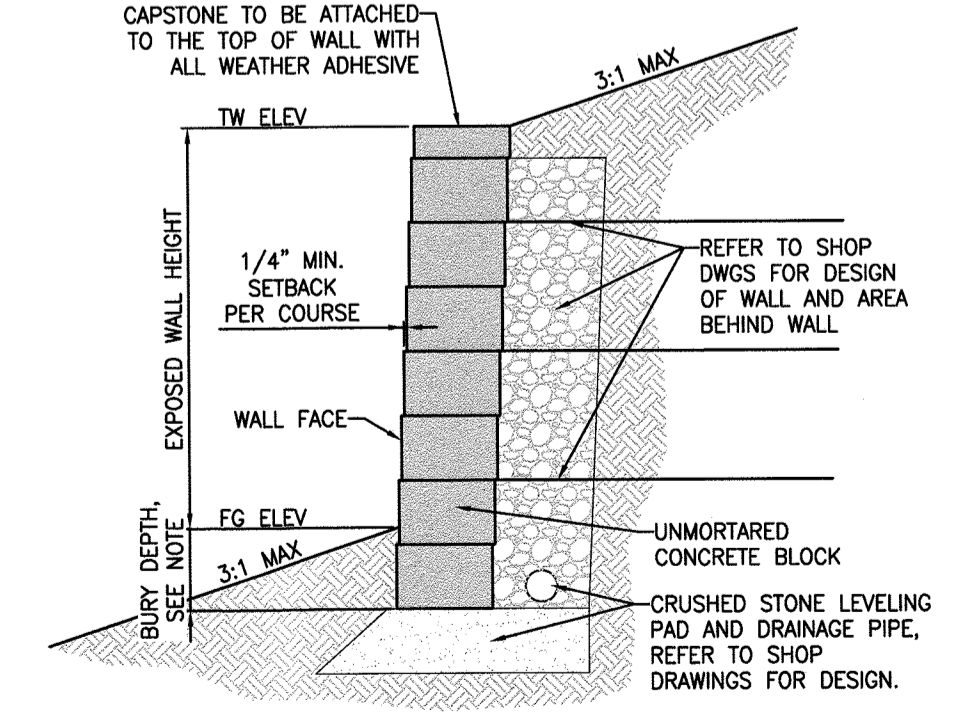
Project No.:	15060
Date:	March 4, 2016
Design:	MWE
Drawn:	MWE
Check:	TCF
Revisions:	

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
 (AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN SOUTHEAST QUARTER OF SECTION 28 AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LEGEND	
	PROPERTY OR ROW LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT ELEVATION
	APPROXIMATE EXISTING SPOT ELEVATION. ELEVATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
	PROPOSED SPOT ELEVATION
	EXISTING FLOW DIRECTION AND SLOPE
	PROPOSED FLOW DIRECTION AND SLOPE

- WALL NOTES:**
1. WALL COLOR SELECTION AND SHOP DRAWINGS DEPICTING THE DESIGN OF THE MODULAR BLOCK WALL SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR APPROVAL. DESIGN SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A PROPERLY REGISTERED PROFESSIONAL ENGINEER WITH THE STATE OF COLORADO. FINAL CONSTRUCTION DRAWINGS SHALL BEAR HIS/HER SEAL AND SIGNATURE. WALL COLOR TO BE VERIFIED BY THE OWNER.
 2. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
 3. VERIFY AND INSTALL ALL WALLS PER THE MANUFACTURER'S RECOMMENDATIONS.
 4. TW=TOP OF WALL. SEE WALL DETAILS.
FG=BOTTOM OF EXPOSED WALL. ELEVATION DOES NOT INCLUDE BURIED DEPTH OF WALL. BURY DEPTH: WALL DESIGNER TO DETERMINE BURY DEPTH OF WALL.



MSE BLOCK WALL TYPICAL DETAIL
 REFER TO SHOP DRAWINGS FOR WALL DESIGN
 SCALE: NTS

PROJECT 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 = 6082.17 FEET, NAVD 1988 DATUM.

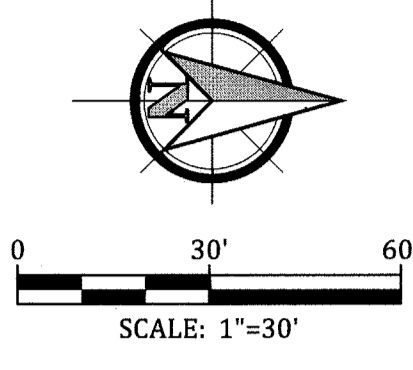
- NOTES:**
1. EXISTING DIMENSIONS AND EXISTING UTILITY EASEMENTS ARE CALLED OUT WITH "EX." OR INCLUDE PARANTHESES AROUND THE DIMENSION INDICATING IT IS EXISTING (EXAMPLE: (10') AND (10')U.E.).
 2. RECEPTION NUMBER FOR THE EXISTING EASEMENTS ON THIS SHEET IS RECEPTION #2005007628 UNLESS OTHERWISE NOTED.
 3. ZONING: TOWN CENTER. LAND USE: MIXED USE.
 4. REFER TO THE SITE PLAN FOR SITE INFORMATION, LOT SQUARE FOOTAGE, EXTERIOR PROPERTY LINE DIMENSIONS AND BEARINGS; EXISTING AND PROPOSED EASEMENT RECORDATION INFORMATION AND DIMENSIONS.

Kiowa
 Engineering Corporation
 7175 West Jefferson Avenue, Suite 1300
 Lakewood, Colorado 80235
 (303) 692-0369

THE MEADOWS TOWNHOMES - MEADOWS BOULEVARD
THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN - GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO

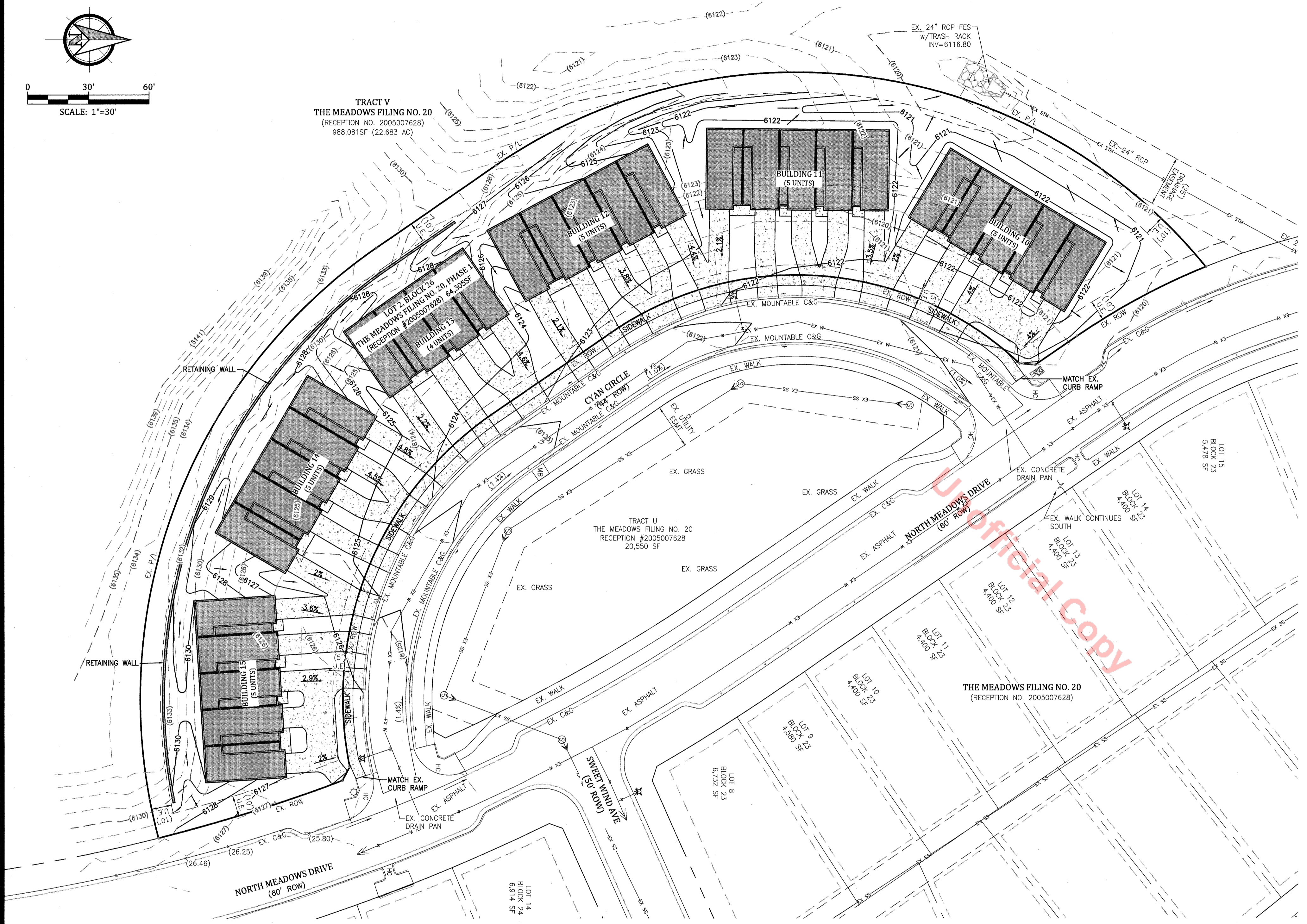
Project No.:	15060
Date:	March 4, 2016
Design:	MWE
Drawn:	MWE
Check:	TCF
Revisions:	

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
 (AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN SOUTHEAST QUARTER OF SECTION 28 AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LEGEND	
	PROPERTY OR ROW LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CONTOURS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT ELEVATION
	APPROXIMATE EXISTING SPOT ELEVATION. ELEVATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
	PROPOSED SPOT ELEVATION
	EXISTING FLOW DIRECTION AND SLOPE
	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED SLOPE

- NOTES:**
- EXISTING DIMENSIONS AND EXISTING UTILITY EASEMENTS ARE CALLED OUT WITH "EX." OR INCLUDE PARANTHESES AROUND THE DIMENSION INDICATING IT IS EXISTING (EXAMPLE: (10') AND (10')U.E.).
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 - ZONING: TOWN CENTER. LAND USE: MIXED USE.
 - REFER TO THE SITE PLAN FOR SITE INFORMATION, LOT SQUARE FOOTAGE, EXTERIOR PROPERTY LINE DIMENSIONS AND BEARINGS; EXISTING AND PROPOSED EASEMENT RECORDATION INFORMATION AND DIMENSIONS.



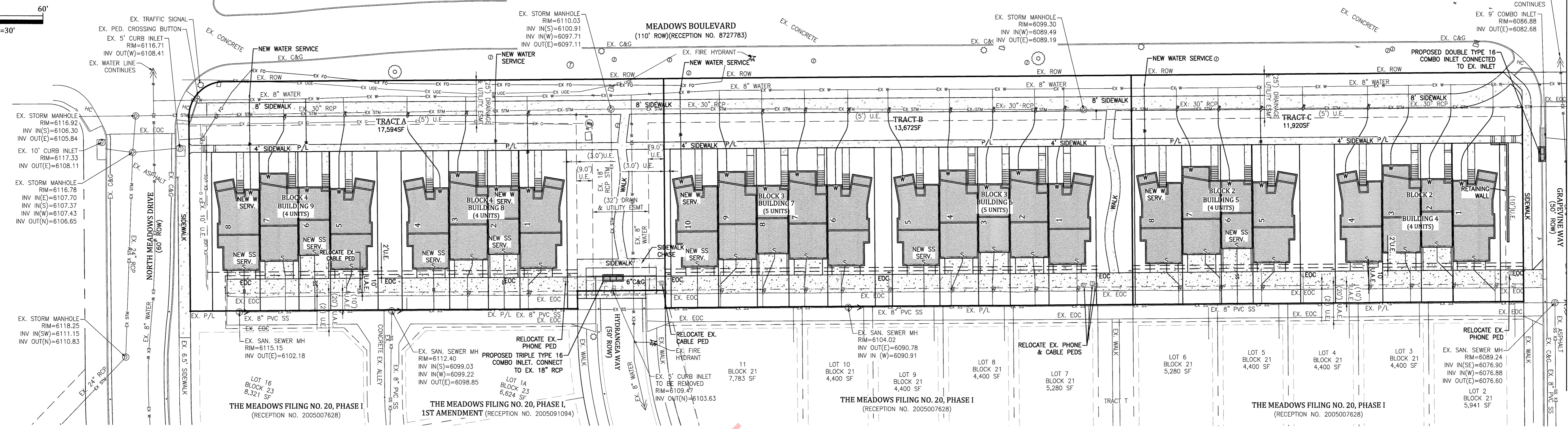
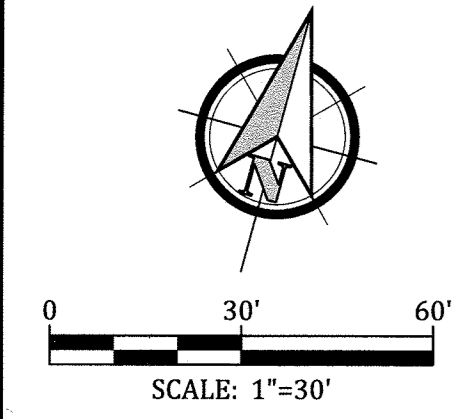
PROJECT BENCHMARK:
 THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION = 6082.17 FEET, NAVD 1988 DATUM.

THE MEADOWS TOWNHOMES - CYAN CIRCLE
THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN - GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO

Project No.:	15060
Date:	March 4, 2016
Design:	MWE
Drawn:	MWE
Check:	TCF
Revisions:	

Kiowa
 Engineering Corporation
 7175 West Jefferson Avenue, Suite 1900
 Lakewood, Colorado 80235
 (303) 692-0969

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
 (AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN SOUTHEAST QUARTER OF SECTION 28 AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

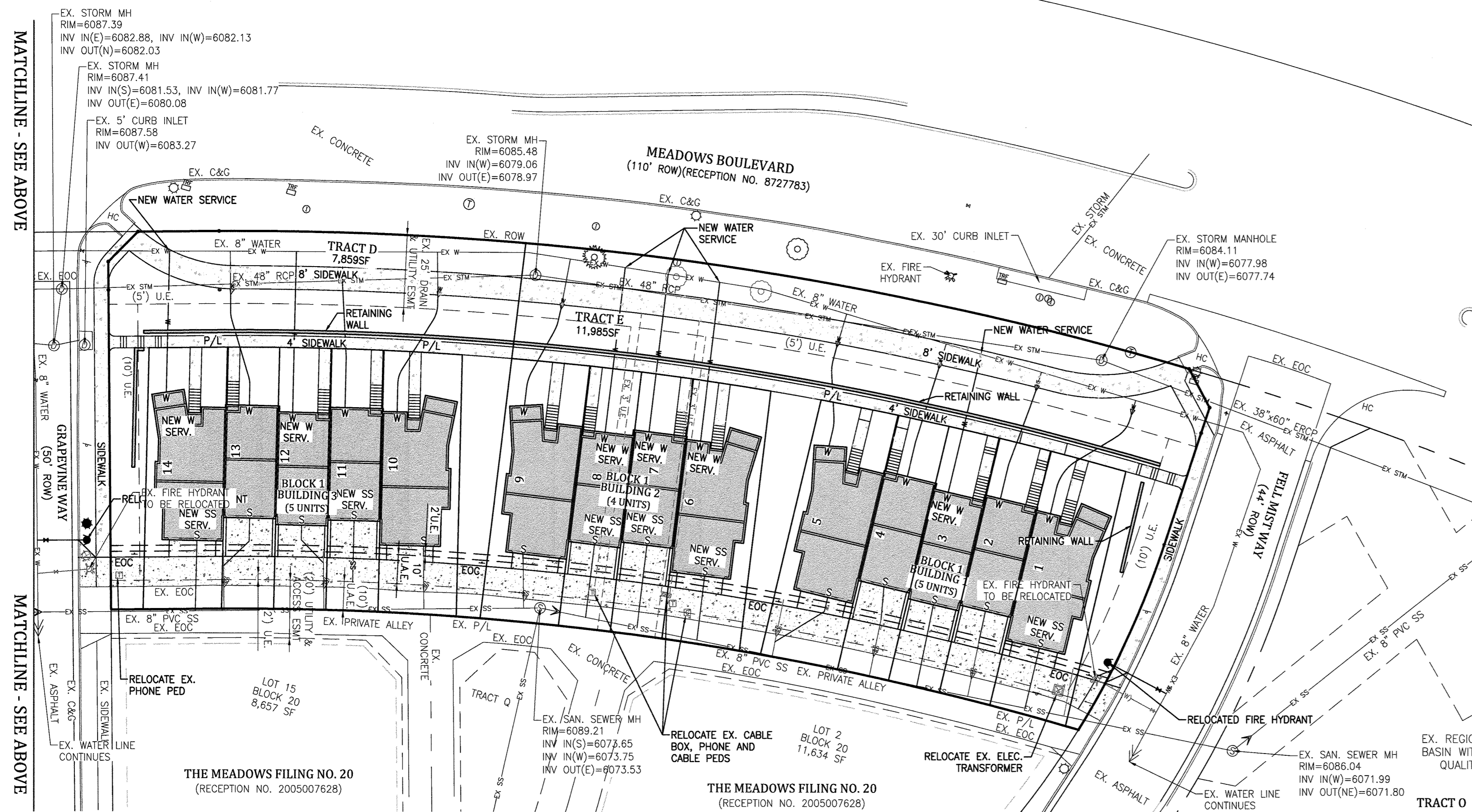


TOWN OF CASTLE ROCK UTILITY NOTES:
 1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS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

NOTES:
 1. RECEPTION NUMBER FOR THE EXISTING EASEMENTS ON THIS SHEET IS RECEPTION #2005007628 UNLESS OTHERWISE NOTED. EXISTING WATER AND SANITARY SERVICES TO BE EXTENDED TO PROPOSED BUILDING UNITS, UNLESS A NEW SERVICE IS NOTED.
 2. EXISTING WATER SERVICE SIZES ARE 3/4-INCH COPPER AND EXISTING SANITARY SERVICES ARE 4-INCH PVC.
 3. WATER AND SANITARY SERVICE SIZING TO BE DETERMINED AS PART OF CONSTRUCTION DOCUMENTS PHASE.
 4. UNUSED WATER SERVICE LINES SHALL BE ABANDONED IN ACCORDANCE WITH TOCR DETAIL W-27 AND UNUSED SANITARY SEWER SERVICE LINES SHALL BE ABANDONED IN ACCORDANCE WITH TOCR DETAIL SS-9.
 5. PROPOSED GAS, ELECTRIC, PHONE AND CABLE LOCATIONS TO BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENTS PHASE.
 6. THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN IN AN APPROXIMATE WAY ONLY.
 7. ZONING: TOWN CENTER. LAND USE: MIXED USE.
 8. REFER TO THE SITE PLAN FOR SITE INFORMATION, LOT SQUARE FOOTAGE, EXTERIOR PROPERTY LINE DIMENSIONS AND BEARINGS; EXISTING AND PROPOSED EASEMENT RECORDATION INFORMATION AND DIMENSIONS.
 9. EXISTING WATER MAIN MATERIAL TYPE IS UNKNOWN.

LEGEND

	PROPOSED BUILDING
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM AND SAN. SEWER LOCATOR
	EXISTING WATER MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE TO BE REMOVED
	PROPOSED LIGHT POLE
	EXISTING ELECTRIC BOX OR TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	EXISTING IRRIGATION BOX
	EXISTING TRAFFIC CONTROL BOX
	EXISTING OR PROPOSED PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EX. WATER SERVICE TO BE REMOVED OR RELOCATED
	EXISTING SANITARY SEWER & FLOW DIRECTION
	EX. SANITARY SERVICE TO BE REMOVED OR RELOCATED
	EXISTING STORM SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EX. UG ELEC LINE TO BE REMOVED OR RELOCATED
	EXISTING UNDERGROUND TELEPHONE LINE
	EX. PHONE LINE TO BE REMOVED OR RELOCATED
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EX. GAS LINE TO BE REMOVED OR RELOCATED
	PROPOSED SANITARY SERVICE AND CLEAN OUT
	PROPOSED WATER SERVICE
	PROPOSED WATER LINE AND THRUST BLOCK
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED STORM GRATED INLET



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 (303) 682-0369

THE MEADOWS TOWNHOMES - MEADOWS BOULEVARD
THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
 SITE DEVELOPMENT PLAN - UTILITY PLAN
 TOWN OF CASTLE ROCK, COLORADO

Project No.:	15060
Date:	March 4, 2016
Design:	MWE
Drawn:	MWE
Check:	TCF
Revisions:	

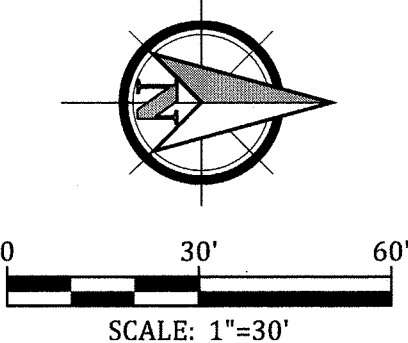
SHEET
7

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3

SITE DEVELOPMENT PLAN

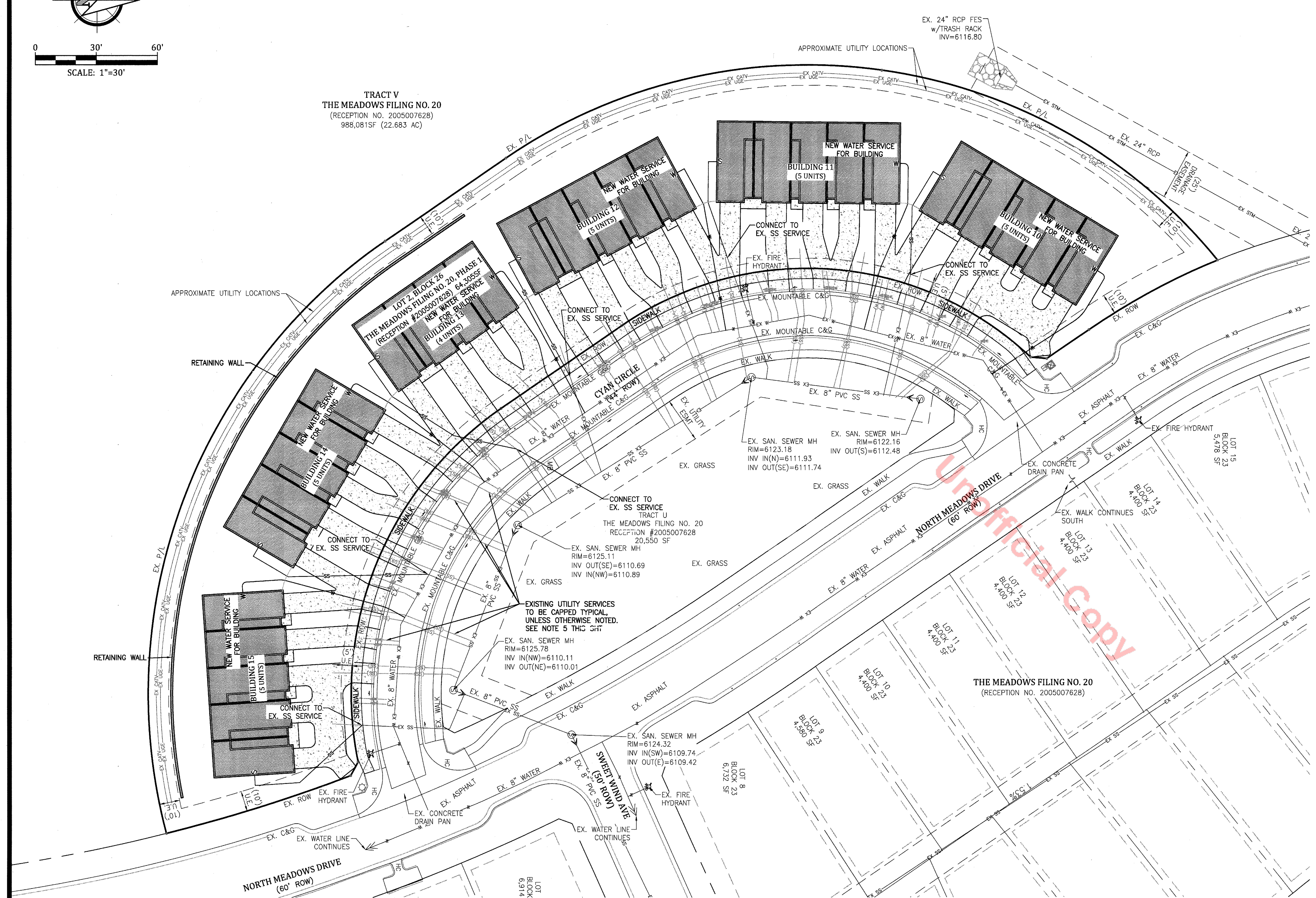
(AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN SOUTHEAST QUARTER OF SECTION 28 AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



TRACT V
THE MEADOWS FILING NO. 20
(RECEPTION NO. 2005007628)
988,081SF (22.683 AC)

LEGEND	
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING WATER AND SAN. SEWER SERVICE LOCATOR
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	EXISTING WATER MANHOLE
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING CABLE TV PEDESTAL
[Symbol]	EXISTING CABLE TV BOX
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[Symbol]	EXISTING LIGHT POLE TO BE REMOVED
[Symbol]	PROPOSED LIGHT POLE
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[Symbol]	EXISTING OR PROPOSED PROPERTY LINE
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[Symbol]	EX. GAS LINE TO BE REMOVED OR RELOCATED
[Symbol]	PROPOSED SANITARY SERVICE AND CLEAN OUT
[Symbol]	PROPOSED WATER SERVICE



TOWN OF CASTLE ROCK 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.

NOTES:

1. RECEPTION NUMBER FOR THE EXISTING EASEMENTS ON THIS SHEET IS RECEPTION #2005007628 UNLESS OTHERWISE NOTED. PROPOSED WATER SERVICES SHALL BE NEW CONNECTIONS TO THE EXISTING WATER MAIN. UNUSED SERVICES TO BE CAPPED.
2. PROPOSED SANITARY SERVICES TO BE EXTENDED FROM EXISTING SANITARY SERVICES.
3. EXISTING WATER SERVICE SIZES ARE 3/4-INCH COPPER AND EXISTING SANITARY SERVICES ARE 4-INCH PVC.
4. WATER AND SANITARY SERVICE SIZING TO BE DETERMINED AS PART OF CONSTRUCTION DOCUMENTS PHASE.
5. UNUSED WATER SERVICE LINES SHALL BE ABANDONED IN ACCORDANCE WITH TOCR DETAIL W-27 AND UNUSED SANITARY SEWER SERVICE LINES SHALL BE ABANDONED IN ACCORDANCE WITH TOCR DETAIL SS-9.
6. PROPOSED GAS, ELECTRIC, PHONE AND CABLE LOCATIONS TO BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENTS PHASE.
7. THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN IN AN APPROXIMATE WAY ONLY.
8. REFER TO THE SITE PLAN FOR SITE INFORMATION, LOT SQUARE FOOTAGE, EXTERIOR PROPERTY LINE DIMENSIONS AND BEARINGS; EXISTING AND PROPOSED EASEMENT RECORDATION INFORMATION AND DIMENSIONS.
9. EXISTING WATER MAIN MATERIAL TYPE IS UNKNOWN.

THE MEADOWS TOWNHOMES - CYAN CIRCLE
THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN - UTILITY PLAN
 TOWN OF CASTLE ROCK, COLORADO

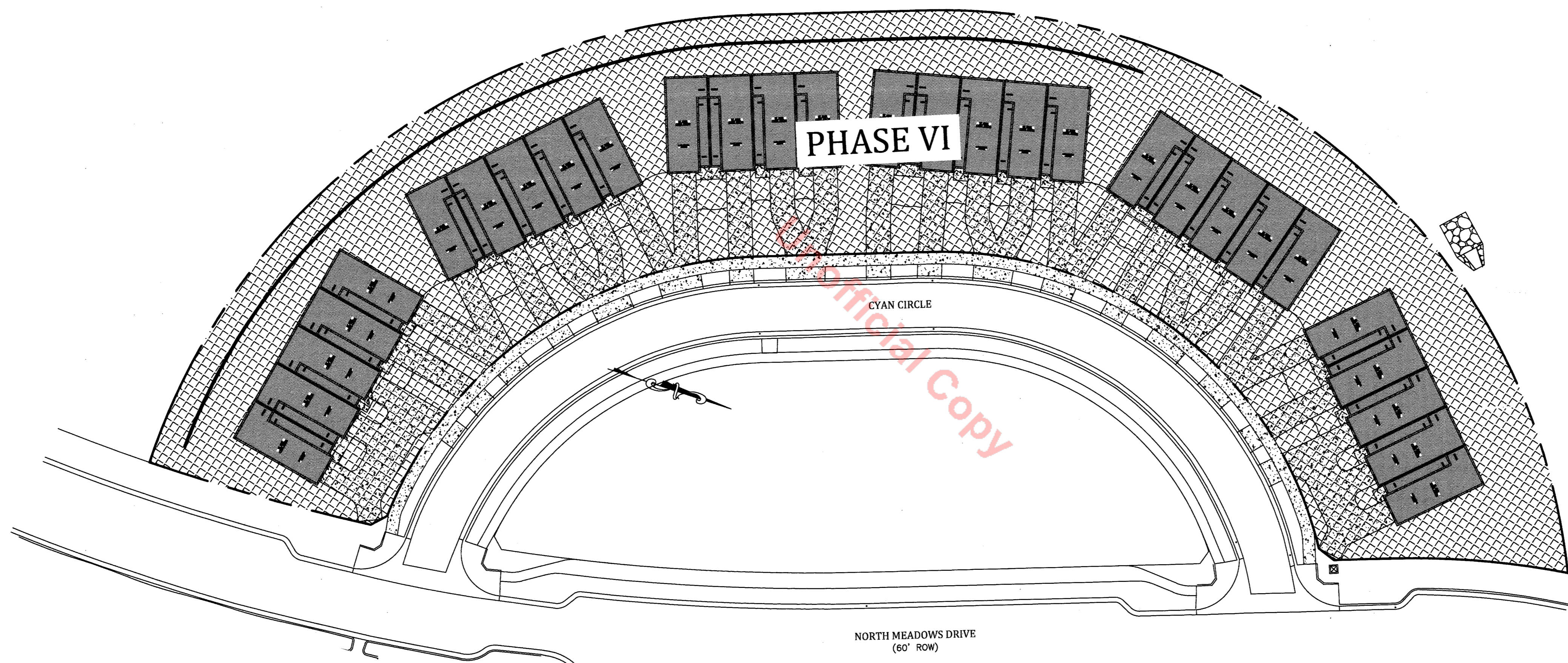
Kiowa
 Engineering Corporation
 7175 West Jefferson Avenue, Suite 1900
 Lakewood, Colorado 80235
 (303) 692-0369

Project No.:	15060
Date:	March 4, 2016
Design:	MWE
Drawn:	MWE
Check:	TCF
Revisions:	

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3

SITE DEVELOPMENT PLAN

(AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



NOTE: PHASING IS FOR FINANCIAL PURPOSES ONLY

Date: 10/28/2015
Revisions:
3/08/16 CITY COMMENTS

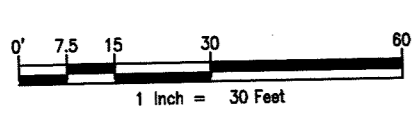
THE MEADOWS FILING NO. 20
 CASTLE ROCK, CO
 SITE DEVELOPMENT PLAN

LOKAL COMMUNITIES, LLC
 6021 S. SYRACUSE WAY
 GREENWOOD VILLAGE, CO
 SUITE 104 80111

PHASING PLAN

10

Plotted: 3/18/2016 12:32 AM By: Nic Fleming

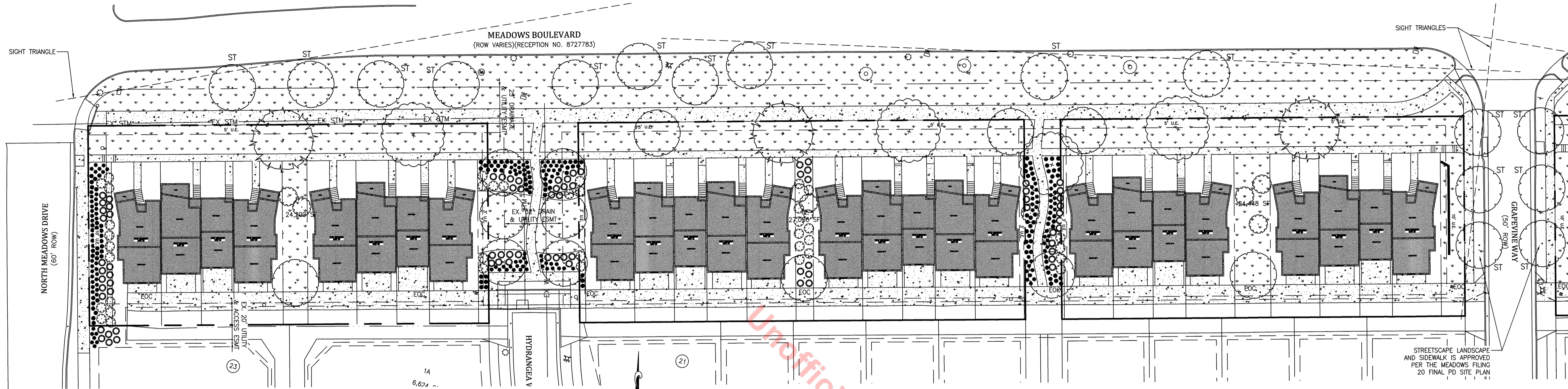


THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP15-0040

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3

SITE DEVELOPMENT PLAN

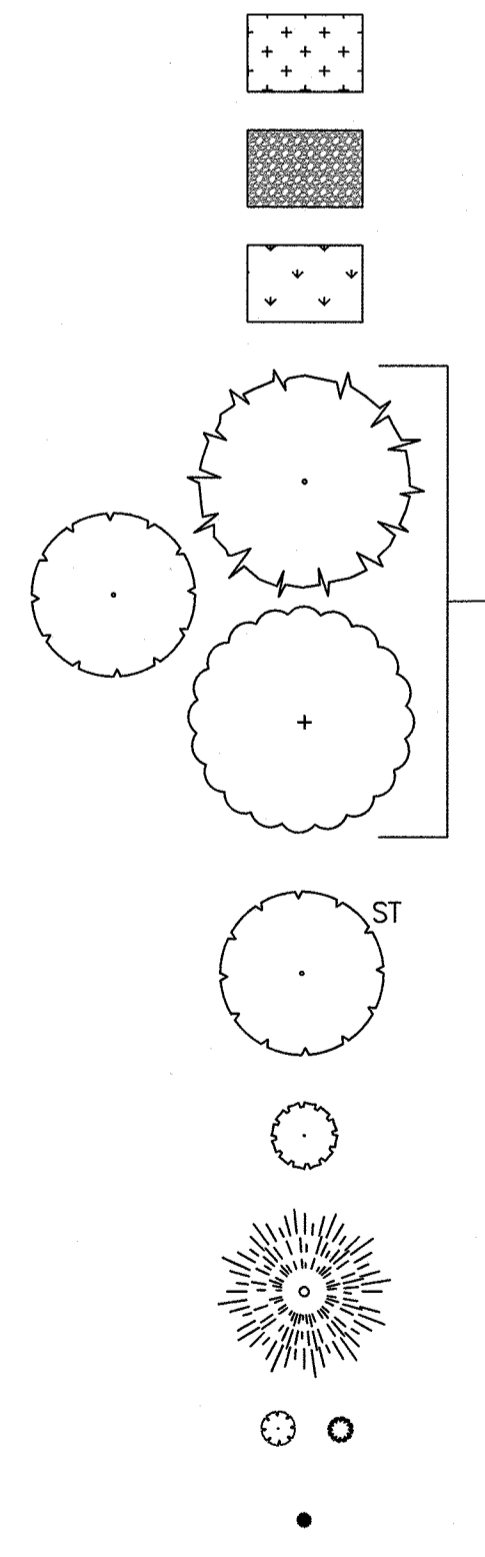
(AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7
 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



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 or in areas less than 10' in width
- 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.
- 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
- 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. For example, a dead or dying deciduous tree/shrub can be replaced with a deciduous tree/shrub of a different species. Replacement plants must be listed on the Town of Castle Rock plant species list available online at www.crgov.com
- Landscape plans contained in the site development plan are conceptual only and subject to change with review of the construction documents
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP)
- Irrigation systems are to be designed per the town of Castle Rock Landscape and Irrigation regulations section 4.2.3 and to correlate with the use type on the property.

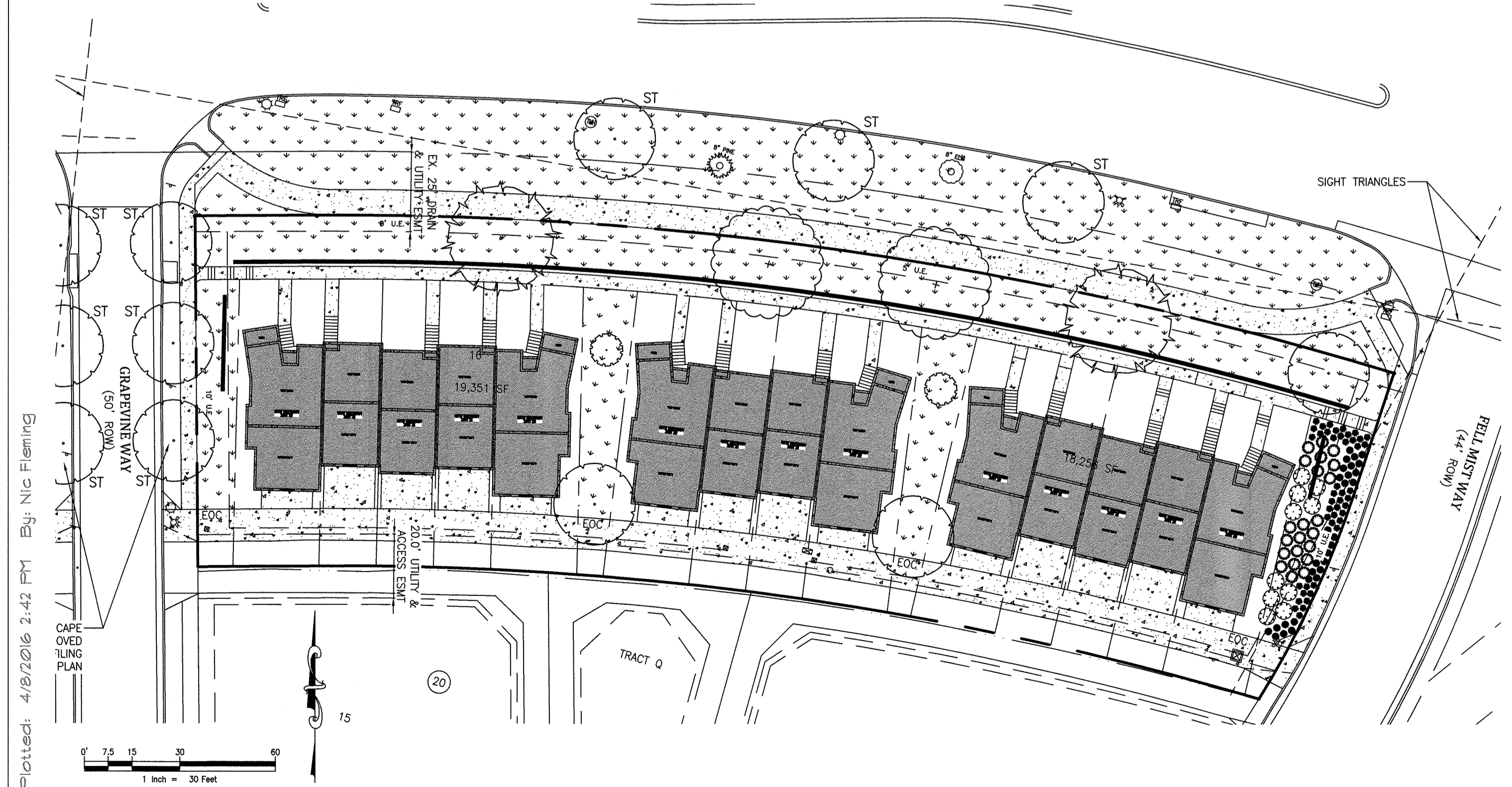
PLANTING KEY



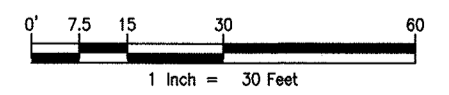
HYDROZONES

IRRIGATION

PLANTING KEY	HYDROZONES	IRRIGATION
LOW GROW SHORTGRASS MIX Arkansas Valley Seed	Moderate	Overhead Spray
COBBLE MULCH	N/A	N/A
TURF	Moderate	Overhead Spray
DECIDUOUS TREES	Low/Moderate	Drip
ORNAIMENTAL TREE	Low/Moderate	Drip
EVERGREEN TREE	Low/Moderate	Drip
DECIDUOUS SHRUBS	Low/Moderate	Drip
ORNAIMENTAL GRASS	Low	Drip



Plotted: 4/8/2016 2:42 PM By: Nic Fleming
 CAPE OVED FILING PLAN



Date: 10/28/2015

Revisions:
 3/08/16 CITY COMMENTS

THE MEADOWS FILING NO. 20
 CASTLE ROCK, CO
 SITE DEVELOPMENT PLAN

LOKAL COMMUNITIES, LLC
 6021 S. SYRACUSE WAY
 GREENWOOD VILLAGE, CO
 SUITE 104 80111

LANDSCAPE PLAN

11

THE MEADOWS FILING NO. 20, AMENDMENT NO. 3
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP15-0040

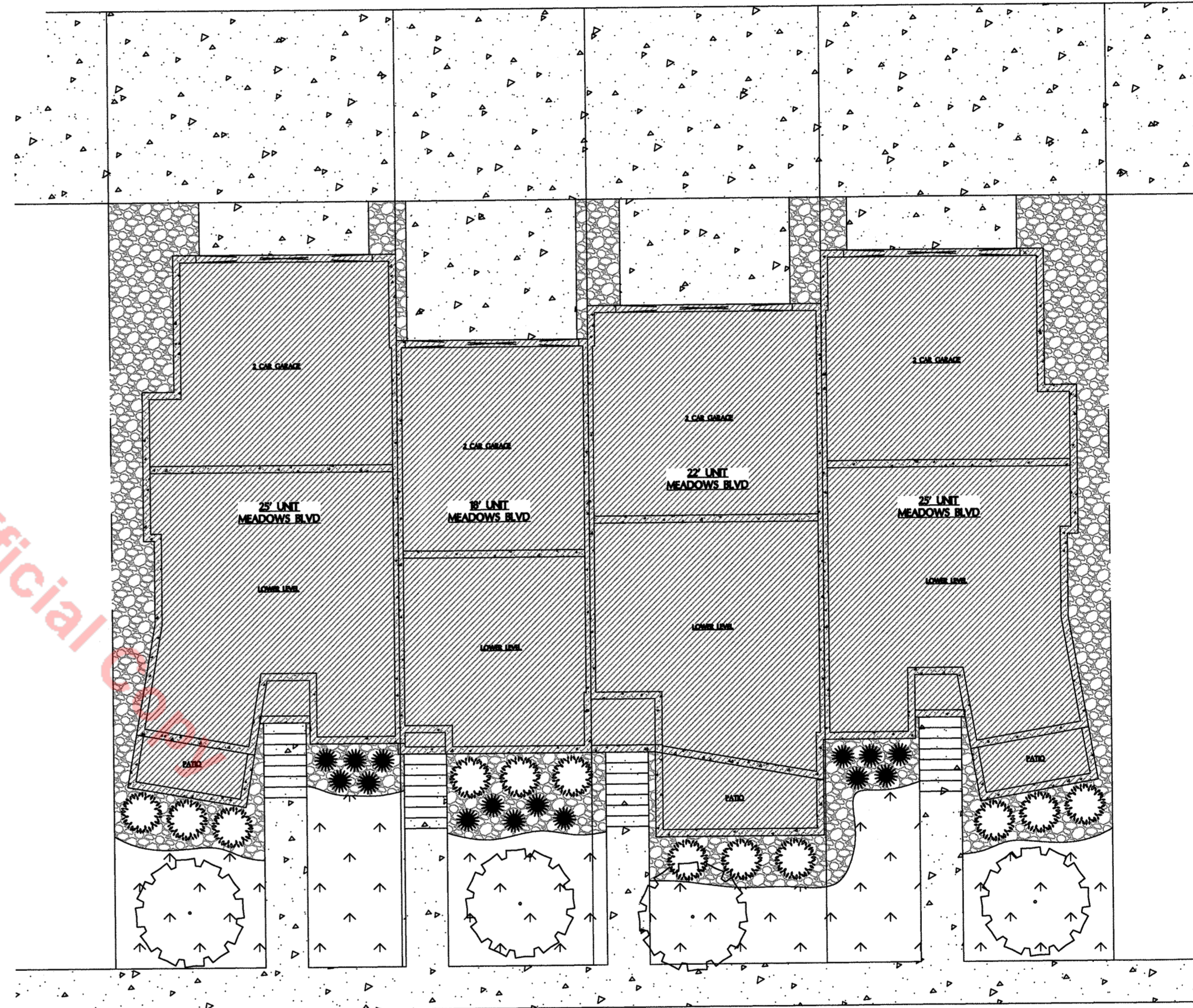
THE MEADOWS FILING NO. 20, AMENDMENT NO. 3

SITE DEVELOPMENT PLAN

(AN AMENDMENT TO THE MEADOWS FILING NO. 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7
 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PLANTING KEY HYDROZONES IRRIGATION

	LOW GROW SHORTGRASS MIX Arkansas Valley Seed	Moderate	Overhead Spray
	COBBLE MULCH	N/A	N/A
	TURF	Moderate	Overhead Spray
	DECIDUOUS TREES	Low/Moderate	Drip
	REQUIRED STREET TREE PER THE MEADOWS FILING NO. 20 FINAL PD SITE PLAN		
	ORNAMENTAL TREE	Low/Moderate	Drip
	EVERGREEN TREE	Low/Moderate	Drip
	DECIDUOUS SHRUBS	Low/Moderate	Drip
	ORNAMENTAL GRASS	Low	Drip



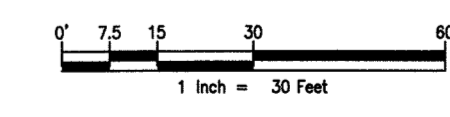
TYPICAL LANDSCAPING FOR INDIVIDUAL UNITS

Multi-family Landscape Site Inventory

Town of Castle Rock Registered Professional Kenneth Puncerelli
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # LA-461
 Company Name LAI Design Group Address 88 Inverness Circle East, Englewood, CO 80112
 Phone 303-734-1777 Email kpuncerelli@laidesigngroup.com Date 3-07-16
 PROJECT NAME The Meadows Filing 20

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
211,408	93,488	40,990 Fine Fescue	5,719	86	89	172	344	4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Revised April 2013



Date: 10/20/2015

Revisions:
3/08/16 CITY COMMENTS

THE MEADOWS FILING NO. 20
 CASTLE ROCK, CO
 SITE DEVELOPMENT PLAN

LOKAL COMMUNITIES, LLC
 6021 S. SYRACUSE WAY
 GREENWOOD VILLAGE, CO
 SUITE 104 80111

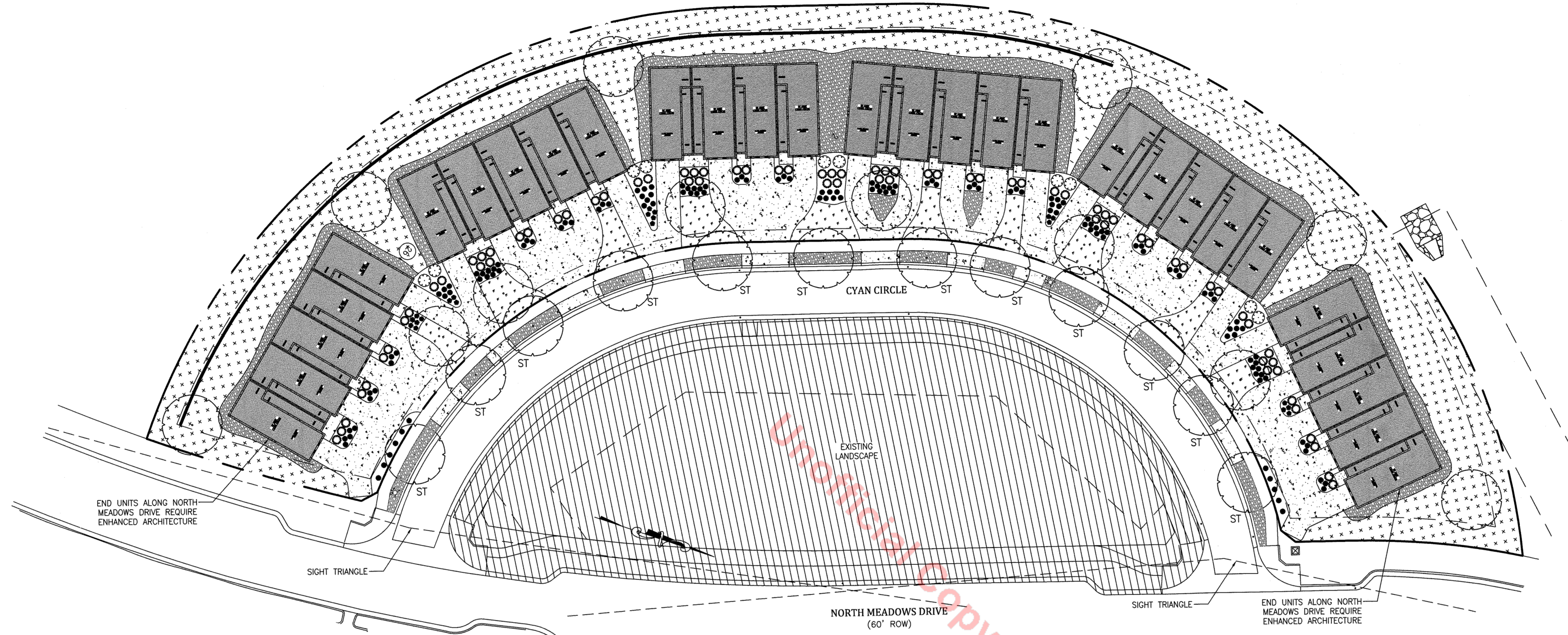
TYPICAL UNIT LANDSCAPE

Plotted: 4/8/2016 2:42 PM By: Nic Fleming

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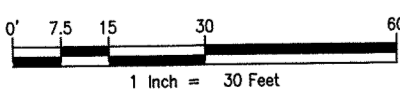


NOTES:

- 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 or in areas less than 10' in width.
- 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.
- 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
- 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. For example, a dead or dying deciduous tree/shrub can be replaced with a deciduous tree/shrub of a different species. Replacement plants must be listed on the Town of Castle Rock plant species list available online at www.crgov.com
- Landscape plans contained in the site development plan are conceptual only and subject to change with review of the construction documents
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP)
- Irrigation systems are to be designed per the town of Castle Rock Landscape and Irrigation regulations section 4.2.3 and to correlate with the use type on the property.

PLANTING KEY

		HYDROZONES	IRRIGATION
	LOW GROW SHORTGRASS MIX Arkansas Valley Seed	Moderate	Overhead Spray
	COBBLE MULCH	N/A	N/A
	TURF	Moderate	Overhead Spray
	DECIDUOUS TREES	Low/Moderate	Drip
	REQUIRED STREET TREE PER THE MEADOWS FILING NO. 20 FINAL PD SITE PLAN		
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	EVERGREEN TREE	Low/Moderate	Drip
	DECIDUOUS SHRUBS	Low/Moderate	Drip
	ORNAMENTAL GRASS	Low	Drip



Plotted: 4/8/2016 2:42 PM By: Nic Fleming

Date: 10/28/2015
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 CASTLE ROCK, CO
 SITE DEVELOPMENT PLAN

LOKAL COMMUNITIES, LLC
 6021 S. SYRACUSE WAY
 GREENWOOD VILLAGE, CO
 SUITE 104 80111

LANDSCAPE PLAN

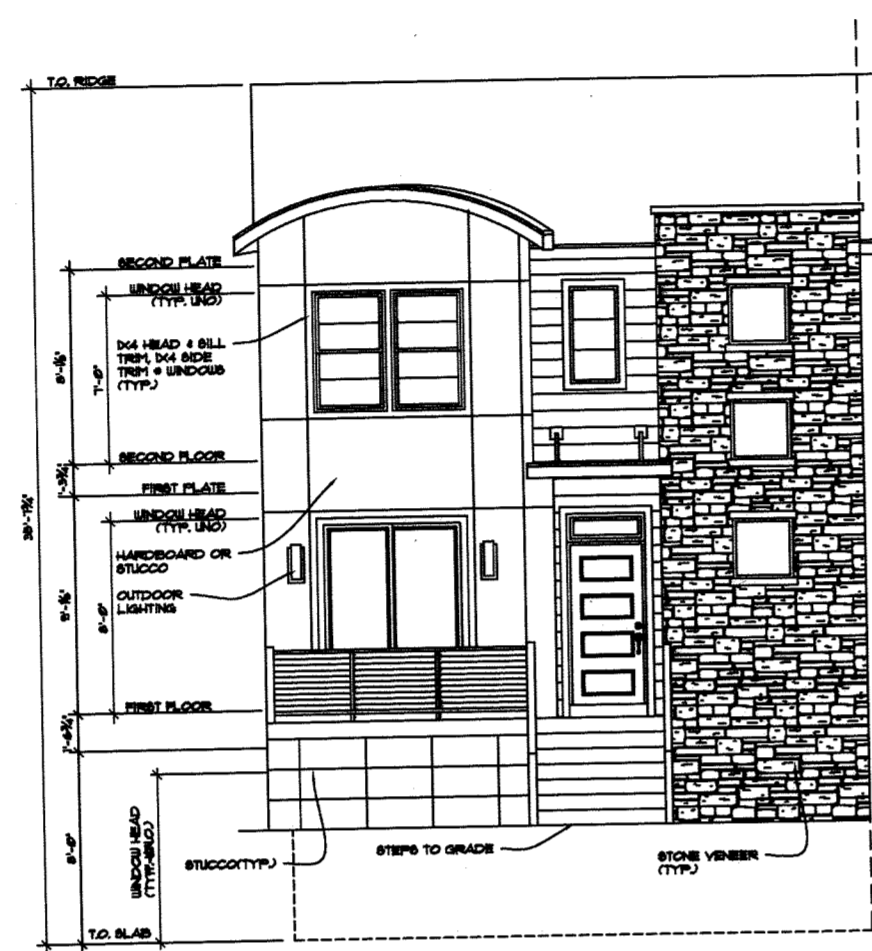
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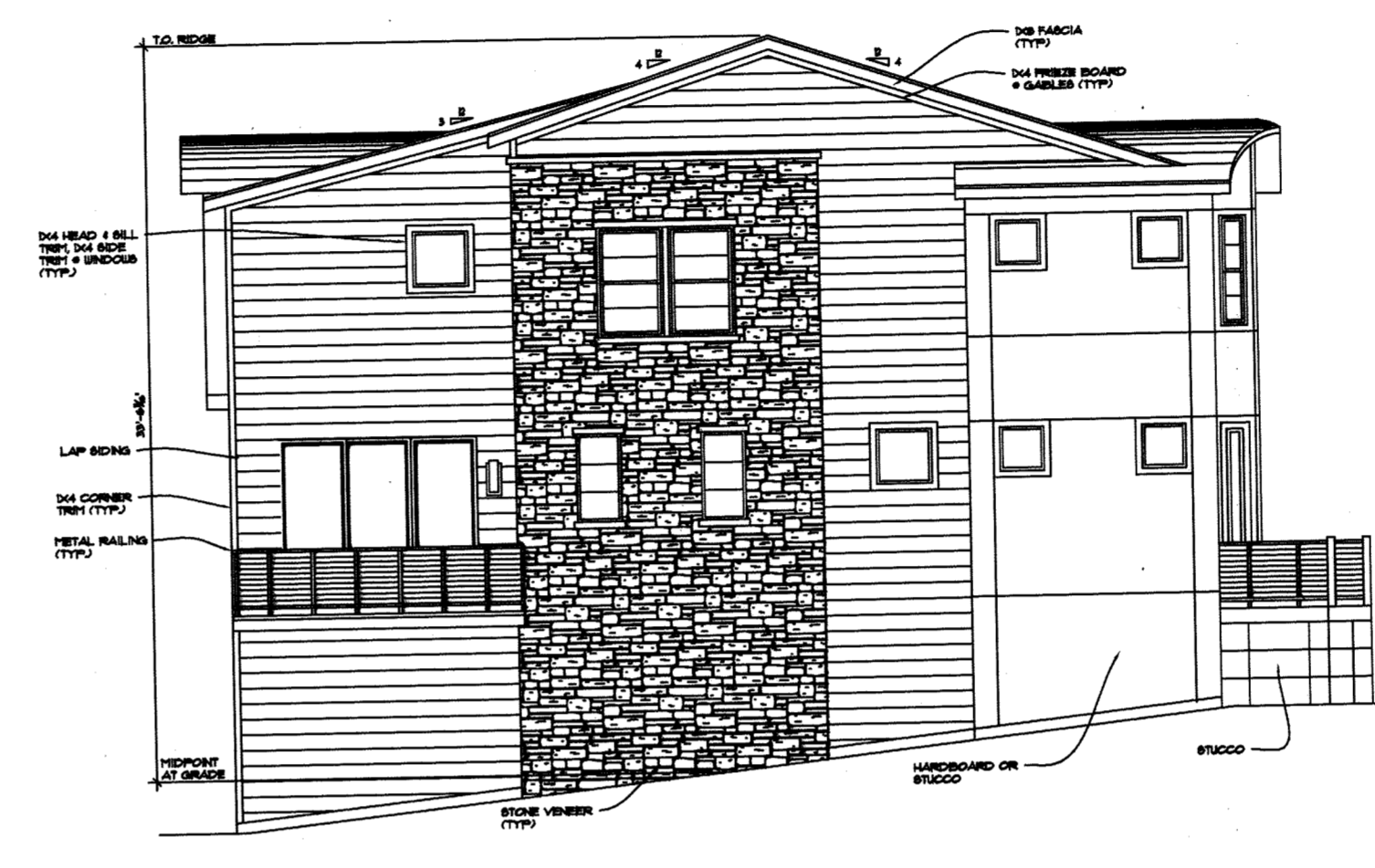
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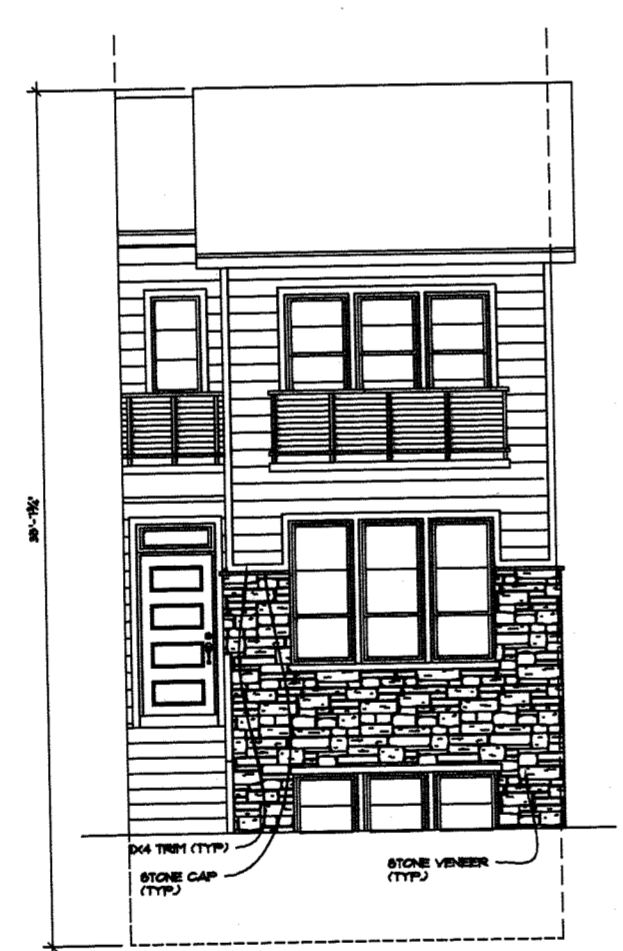
FRONT ELEVATION - 25' UNIT



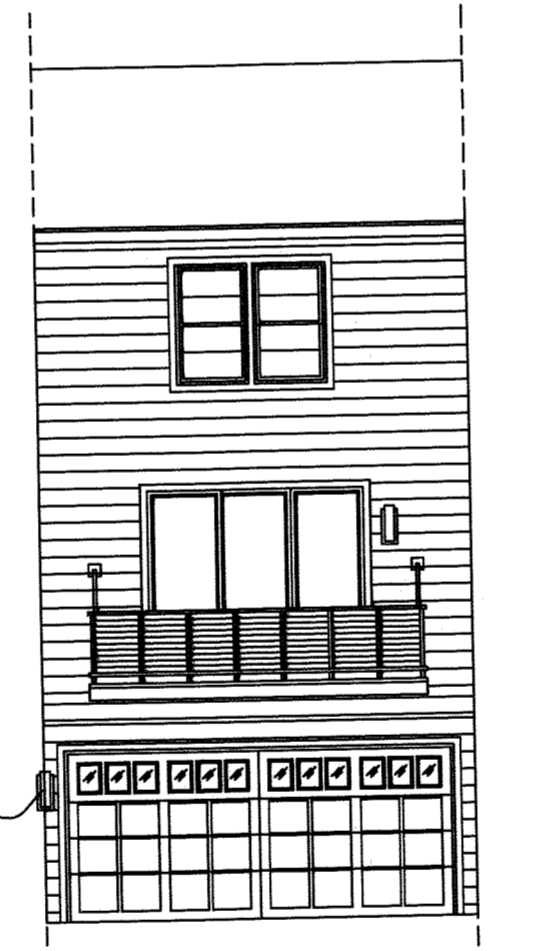
REAR ELEVATION - 25' UNIT



SIDE ELEVATION - 25' UNIT



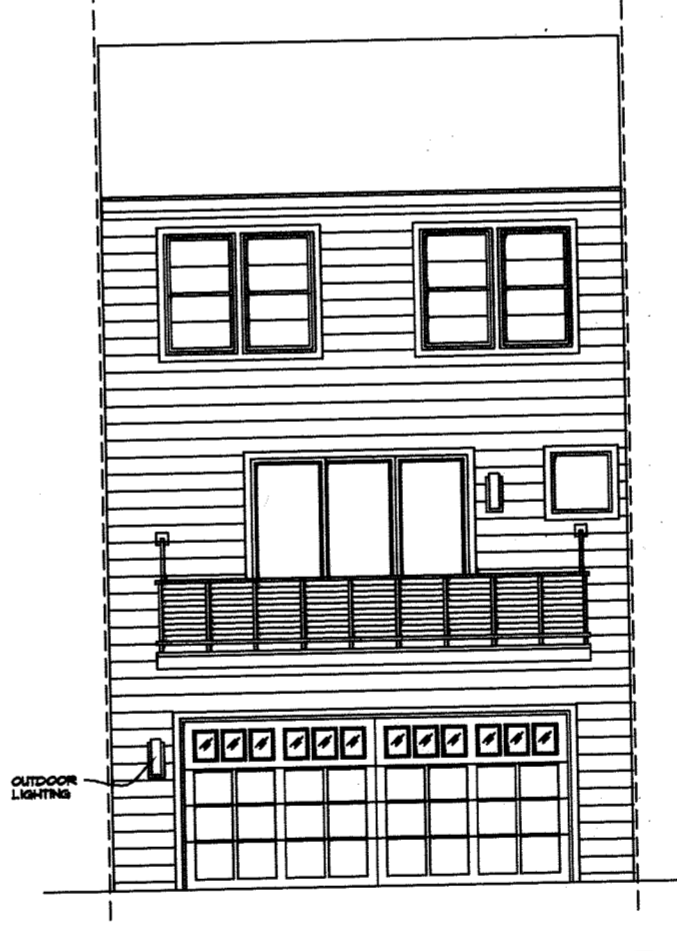
FRONT ELEVATION - 18' UNIT



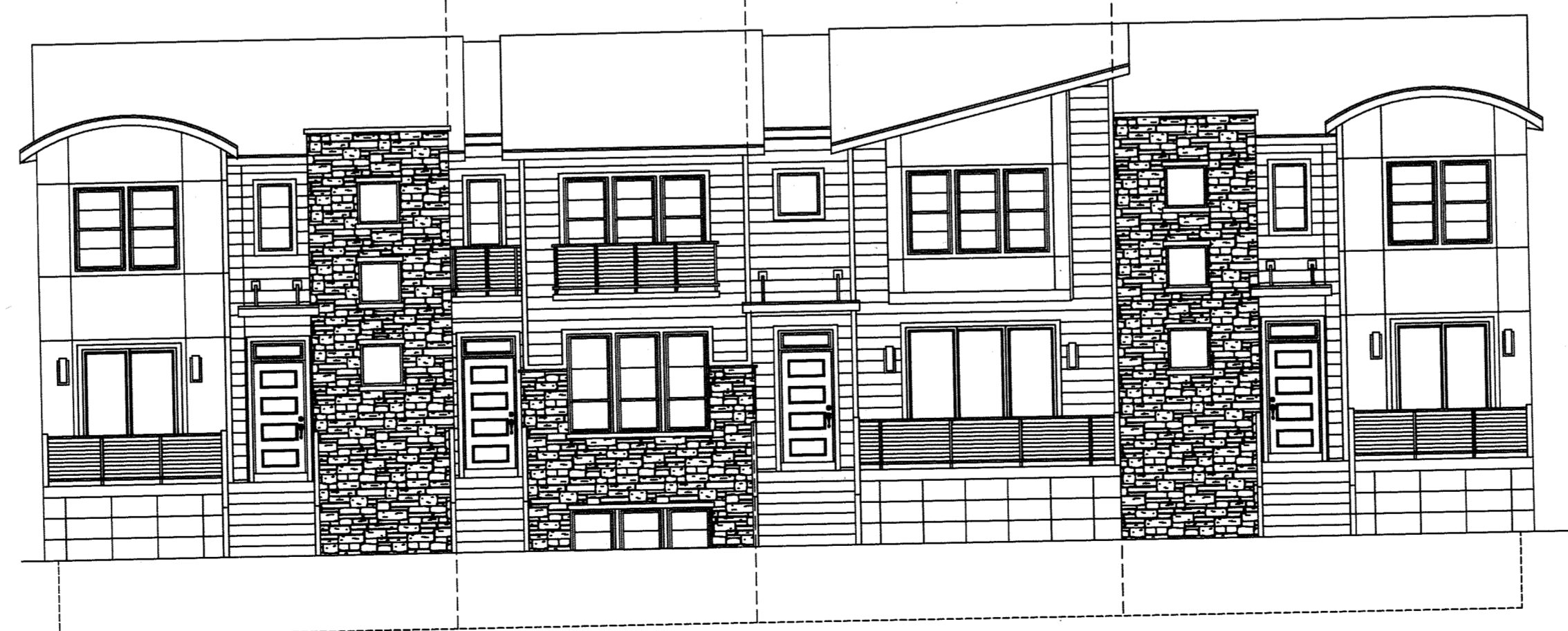
REAR ELEVATION - 18' UNIT



FRONT ELEVATION - 22' UNIT



REAR ELEVATION - 22' UNIT



SAMPLE BLOCK PLAN - NOTE: OVERALL BUILDING ELEVATIONS AND ROOF LINES WILL VARY BASED ON THE COMBINATION OF UNITS BUILT TOGETHER

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MEADOWS BLVD.
ELEVATIONS

