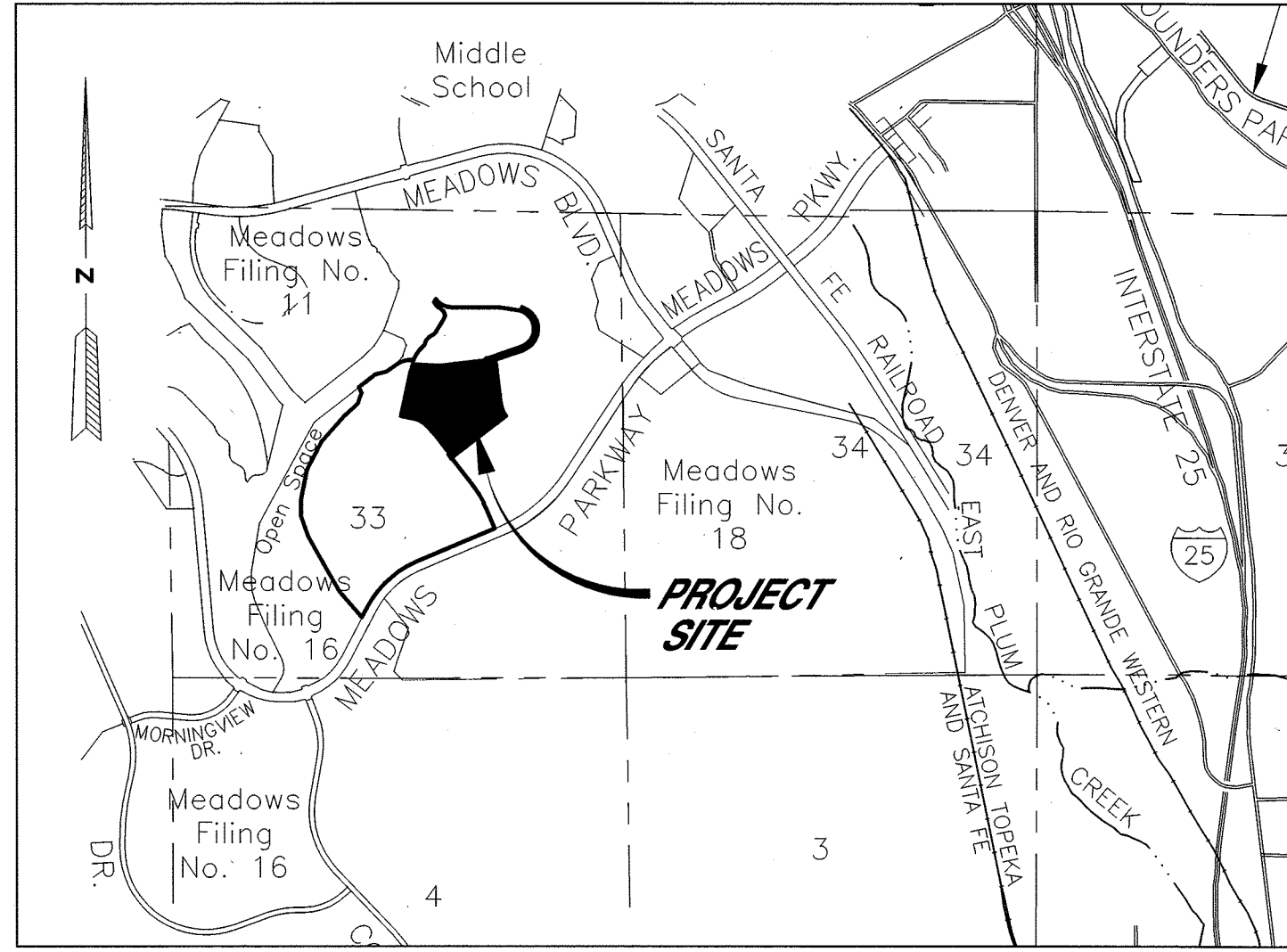


# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT /FINAL PD SITE PLAN)

LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION**

MEADOWS FILING NO. 20-PAIRED HOMES SDP  
 TRACT G AND TRACT F, THE MEADOWS FILING NO. 20, PHASE 1 AS RECORDED UNDER RECEPTION NO. 2005007628 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 41, LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 42, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 46; LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 47; LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 48, LOTS 1 AND 2, BLOCK 49, TRACT 2-N, TRACT 2-O AND TRACT 2-P, THE MEADOWS FILING NO. 20, PHASE 2 AS RECORDED UNDER RECEPTION NO. 2006015389 IN SAID RECORDS, LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



**VICINITY MAP**  
 SCALE: 1" = 2,000'

**LIENHOLDER SUBORDINATION CERTIFICATE**

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

SIGNED THIS 8 DAY OF June, 2016.

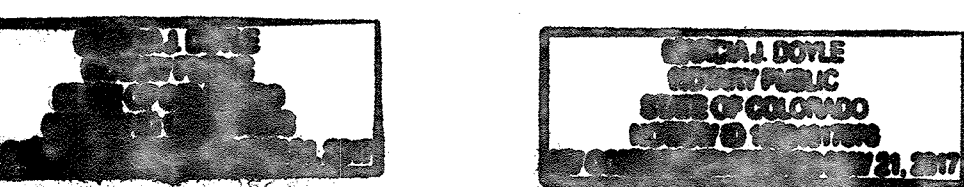
**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF June, 2016 BY John A. Fox AS Auth. Agent OF CASTLE ROCK LAND CO., LLC

WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/21/2017  
 Notary ID 19924017676



Unofficial Copy

**SHEET INDEX**

- 1 COVER SHEET
- 2 GENERAL NOTES & DETAILS
- 3 TYPICAL SECTIONS
- 4 OVERALL PLAN
- 5-6 SITE PLAN
- 7-8 GRADING PLAN
- 9-10 UTILITY PLAN
- 11-13 LANDSCAPE PLANS

**VARIANCES:**

- 1. VARIANCE TCV16-0029 (THE USE OF A TYPE R INLET)

**DEVELOPMENT STANDARDS:**

- 1. REFERENCE THE MEADOWS FILING NO. 20, PRELIMINARY PLAT/FINAL P.D. SITE PLAN
- 2. RESIDENTIAL DEVELOPMENT STANDARDS IN THE TOWN CENTER APPLY

**FLOODPLAIN NOTE:**

- 1. THE PROJECT SITE IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN PURSUANT TO THE FLOOD INSURANCE RATE MAP NO. 08035C01696, DATED MARCH 16, 2016.

**PURPOSE OF AMENDMENT**

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW THE RECONFIGURED LOTS, TRACT AND ALLEY LAYOUT THAT FORMS THE BASIS FOR THE MEADOWS FILING 20, AMENDMENT NO. 4 PLAT.

**OWNERS**

CASTLE ROCK DEVELOPMENT COMPANY  
 3033 EAST FIRST AVENUE, STE 410  
 DENVER, CO 80206  
 CONTACT: JIM RILEY 303-394-5500

**LAND SURVEYOR**

AZTEC SURVEYING  
 300 E. MINERAL AVE, SUITE 1  
 LITTLETON, CO. 80122  
 (303) 713-1898  
 CONTACT: DEREK BROWN

**ENGINEER**

LUND PARTNERSHIP  
 12265 W. BAYAUD AVENUE, SUITE 130  
 LAKEWOOD, CO 80228  
 (303) 989-1461  
 CONTACT: JAMIE OVERGAARD

**LANDSCAPE ARCHITECT**

DESIGN WORKSHOP  
 1390 LAWRENCE STREET, STE 100  
 DENVER, CO 80204  
 303-623-5186  
 CONTACT: JAMIE FOGLE

**UTILITY PROVIDERS**

- WATER TOWN OF CASTLE ROCK
- SEWER TOWN OF CASTLE ROCK
- GAS BLACK HILLS ENERGY
- ELECTRICITY IREA
- TELEPHONE CENTURY LINK
- CATV COMCAST

**CIVIL ENGINEER'S STATEMENT**

CIVIL ENGINEER'S STATEMENT  
 I, JAMIE K. OVERGAARD, 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.

JAMIE K. OVERGAARD, PE NO. 32256  
 COLORADO LICENSED PROFESSIONAL ENGINEER  
 FOR AND ON BEHALF OF THE LUND PARTNERSHIP, INC.  
 12265 W. BAYAUD AVE, SUITE 130  
 LAKEWOOD, CO 80228  
 PHONE: (303) 989-1461



**SURVEYOR'S STATEMENT**

I, DEREK S. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT FOR THE MEADOWS FILING 20, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

DEREK S. BROWN, PLS NO. 38064  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
 300 E. MINERAL AVE., SUITE 1  
 LITTLETON, CO 80122  
 PHONE: (303) 713-1898



**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 9 DAY OF June, 2016.

*[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

**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 11:56 am ON THE 17<sup>th</sup> DAY OF June, 2016 AT RECEPTION NO. 2016039119.

DOUGLAS COUNTY CLERK AND RECORDER:  
 BY: *[Signature]*  
 DEPUTY



**CERTIFICATE OF OWNERSHIP**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: *[Signature]* TITLE: PRESIDENT

SIGNED THIS 9<sup>th</sup> DAY OF June, 2016.

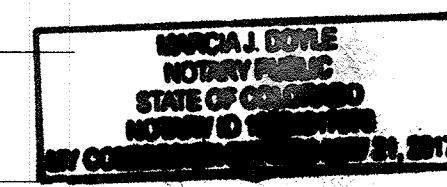
COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF June, 2016.  
 BY JAMES M. RILEY, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6/8/16

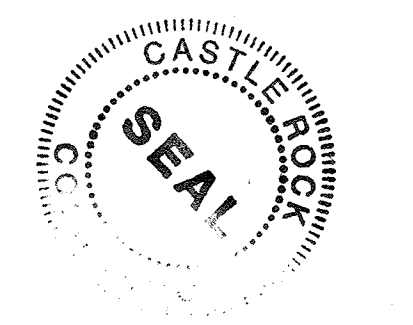


**CERTIFICATE OF OWNERSHIP**

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY *[Signature]*  
 MAYOR

ATTEST: *[Signature]*  
 TOWN CLERK



SIGNED THIS 14<sup>th</sup> DAY OF June, 2016

DATE: <u>JUNE 1, 2016</u>
DESIGNED BY: <u>  </u>
DRAWN BY: <u>JF</u>
CHECKED BY: <u>JO</u>
JOB NO. <u>677-0101</u>
SHEET <u>1</u> OF <u>13</u>

**THE MEADOWS FILING 20  
 SITE DEVELOPMENT PLAN,  
 AMENDMENT NO. 4  
 PROJECT NO. SDP16-0006**

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LUND**  
PARTNERSHIP  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228  
P.303.989.1461 F. 303.989.4094  
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

**BENCHMARK**

SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2,015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3,200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION=6082.17 (NAVD 88).

**BASIS OF BEARINGS**

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 38064" AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 33204" AND ASSUMED TO BEAR SOUTH 01°03'47" EAST, A DISTANCE OF 5451.93 FEET.

**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 25% 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 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 THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION PLANS.
- THE SITE LIES OUTSIDE OF ANY ANY FEMA FLOODPLAIN PER THE FEMA FIRM MAP PANEL NUMBER 08035C0168F.
- 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 WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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 WILL BE FOR OPEN SPACE, UTILITIES, AND DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THE ALLEYS WILL BE PRIVATE AND WILL BE LOCATED IN AN ACCESS EASEMENT DEDICATED ON THE MEADOWS FILING NO. 20, PHASE 2, 1ST AMENDMENT PLAT.
- THIS SITE IS ZONED AS TOWN CENTER (TC).
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 5' UTILITY EASEMENT ALONG THE FRONT LOT LINES AND A 10' UTILITY EASEMENT ON SIDE LOTS ADJACENT TO PUBLIC RIGHT OF WAY. SEE TYPICAL LOT EASEMENT, THIS SHEET FOR ADDITIONAL EASEMENTS. 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.
- 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 ISSUANCE OF THE PUBLIC WORKS PERMIT.

**LEGEND**

LAND USE	LAND USE SUMMARY												
	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE's	PROPOSED % OF SITE ACREAGE	NET DENSITY	MIN. LOT AREA	AVE. LOT AREA	MAX LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. HEIGHT
TC PARCEL	14.803 AC	152	61.36%	6.3	3,300	3,400 SF	646,258 SF	2'	2'	**	0'	10'	60'
OSP OPEN SPACE DEDICATION PRIVATE	1.986 AC	-	8.23%	-	-	-	-	-	-	-	-	-	-
OSD OPEN SPACE DEDICATION PUBLIC	0.887 AC	-	3.68%	-	-	-	-	-	-	-	-	-	-
ROW PROPOSED LOCAL STREETS *	6.450 AC	-	26.73%	-	-	-	-	-	-	-	-	-	-
	24.126 AC	152	100%	6.3 DU/AC									

\* DEDICATED PURSUANT TO THE MEADOWS FILING NO. 20, PHASE 2 FINAL PLAT (RECEPTION #2006015389)  
\*\* MINIMUM REAR SETBACK TO GARAGE IS 2' FROM THE 10' ALLEY EASEMENT (12' FROM THE REAR PROPERTY LINE)

**TRACT SUMMARY**

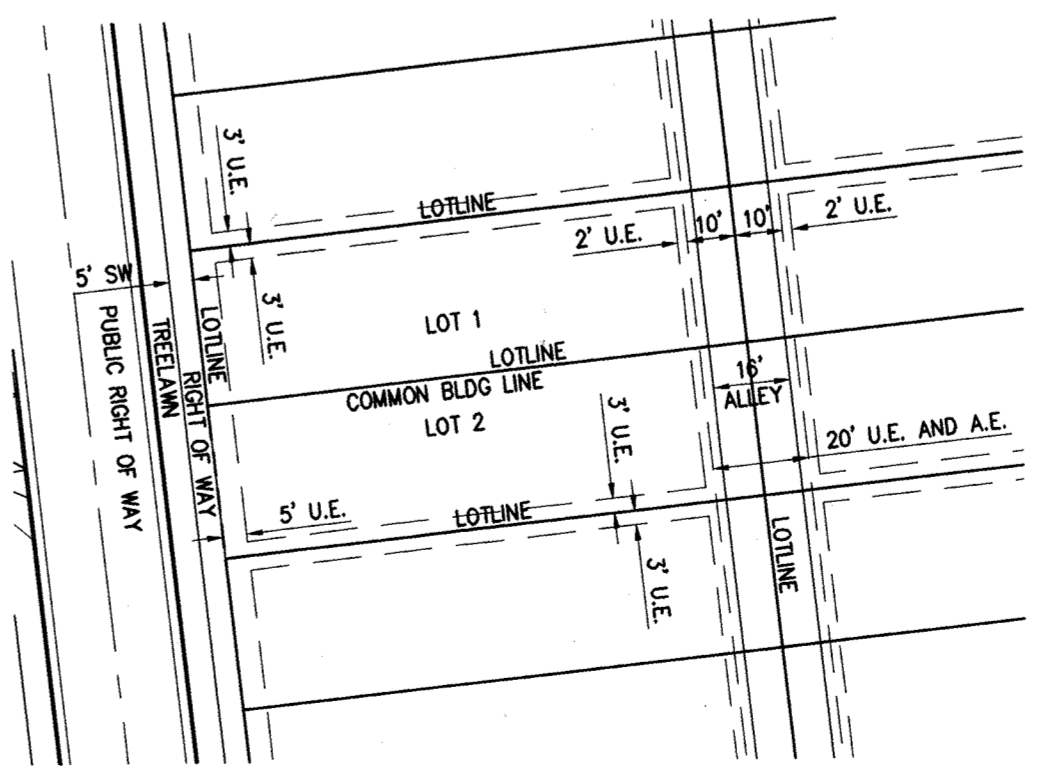
TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	0.089 AC	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS	HOA	HOA
TRACT F	1.066 AC	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS	HOA	HOA
TRACT G	0.831 AC	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS	HOA	HOA

**DEVELOPMENT STANDARDS:**

- REFERENCE THE MEADOWS FILING NO. 20, PRELIMINARY PLAT/FINAL P.D. SITE PLAN
- RESIDENTIAL DEVELOPMENT STANDARDS IN THE TOWN CENTER APPLY

**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 A 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 NO 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 PROTECTION 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 IF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND 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.



A.E.=ACCESS EASEMENT  
U.E.=UTILITY EASEMENT  
**TYPICAL LOT EASEMENT**  
SCALE: N.T.S.

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 4**

**GENERAL NOTES AND DETAILS**

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE. SUITE 410  
DENVER, CO 80206

**CALL UTILITY NOTIFICATION CENTER OF COLORADO**  
811  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: AS SHOWN

**SHEET**  
2 OF 13

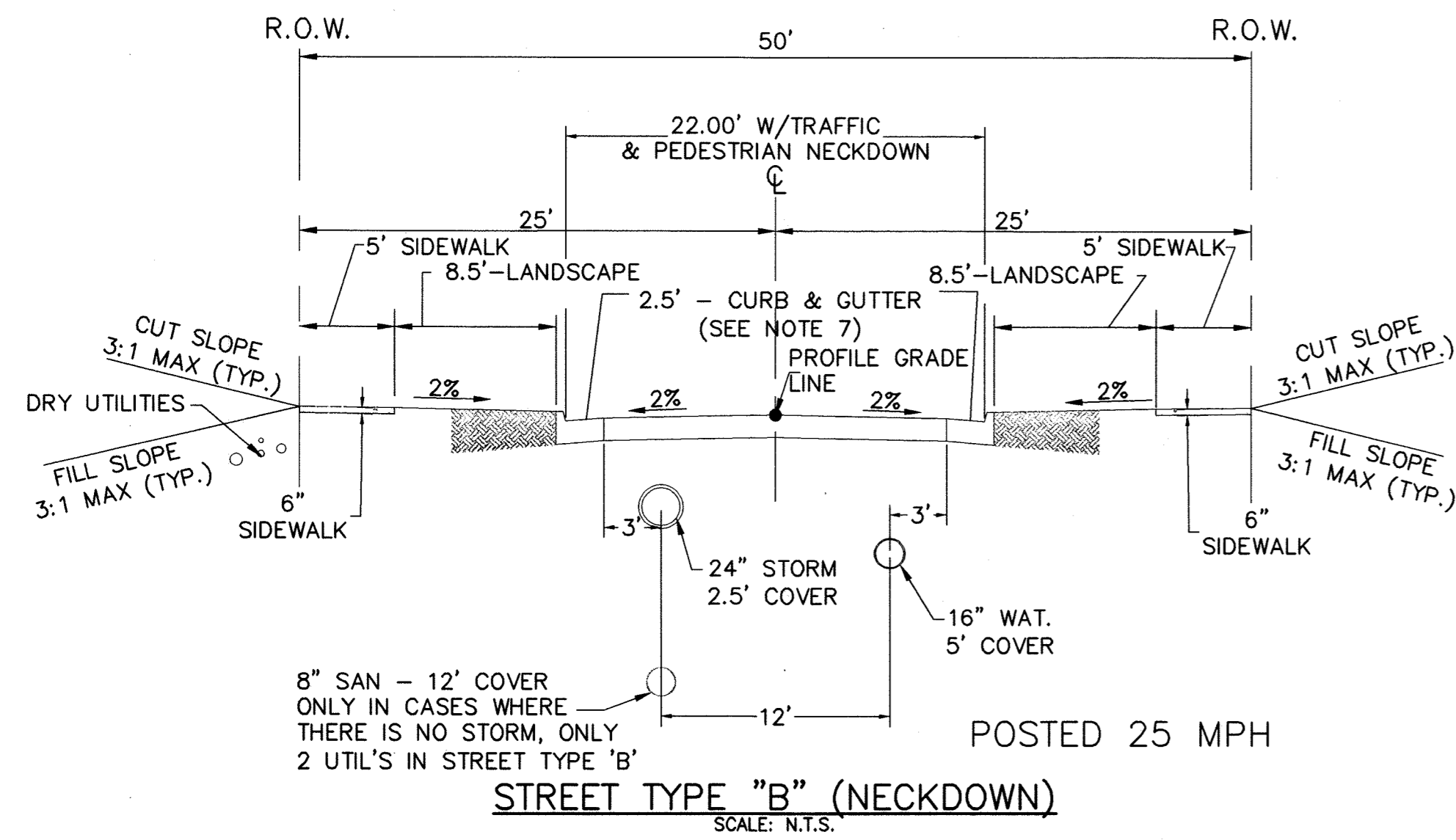
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PROJECT NO. SDP16-0006**

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

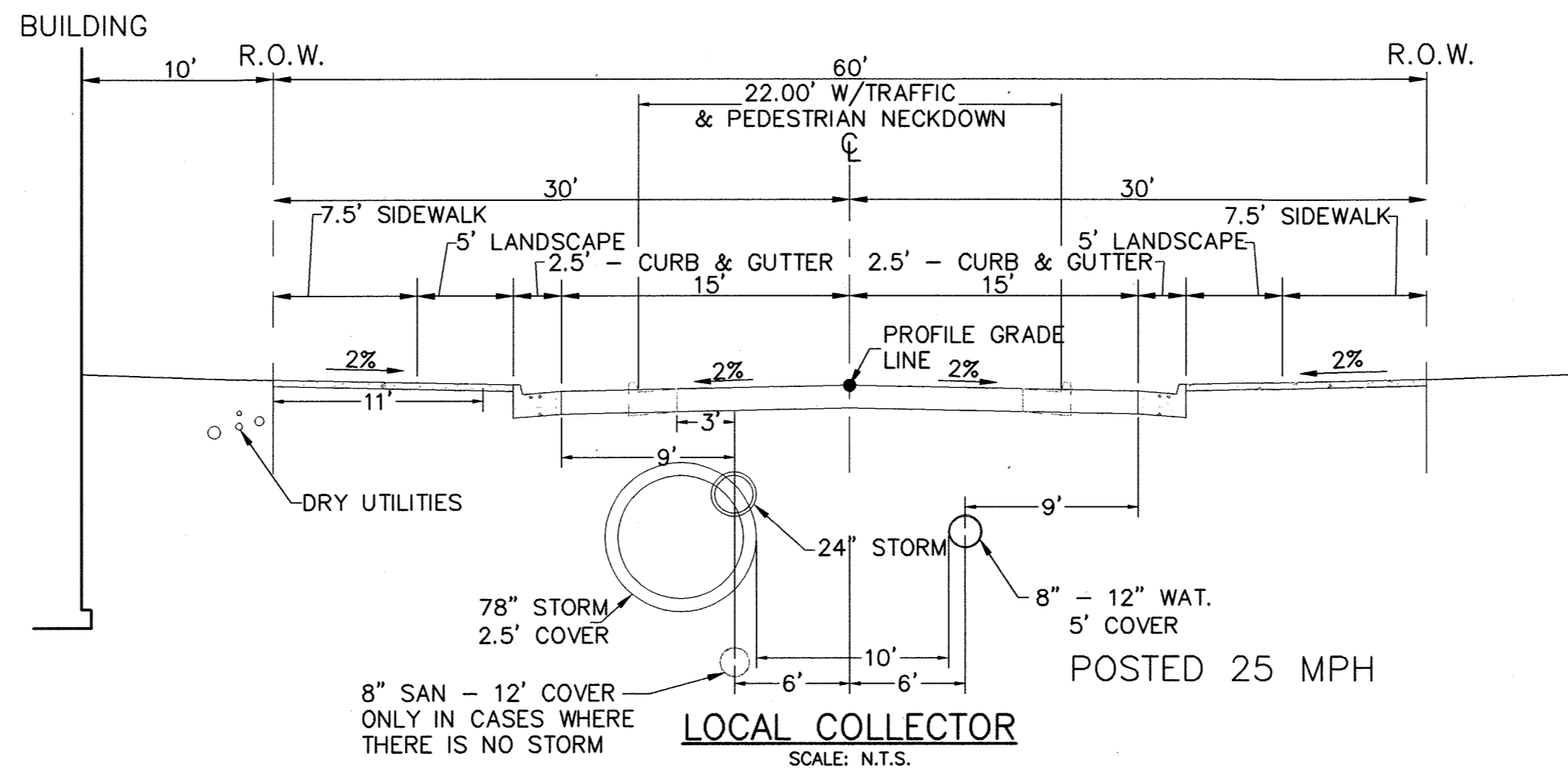
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**LUND**  
PARTNERSHIP  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228  
P: 303.989.1461 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING

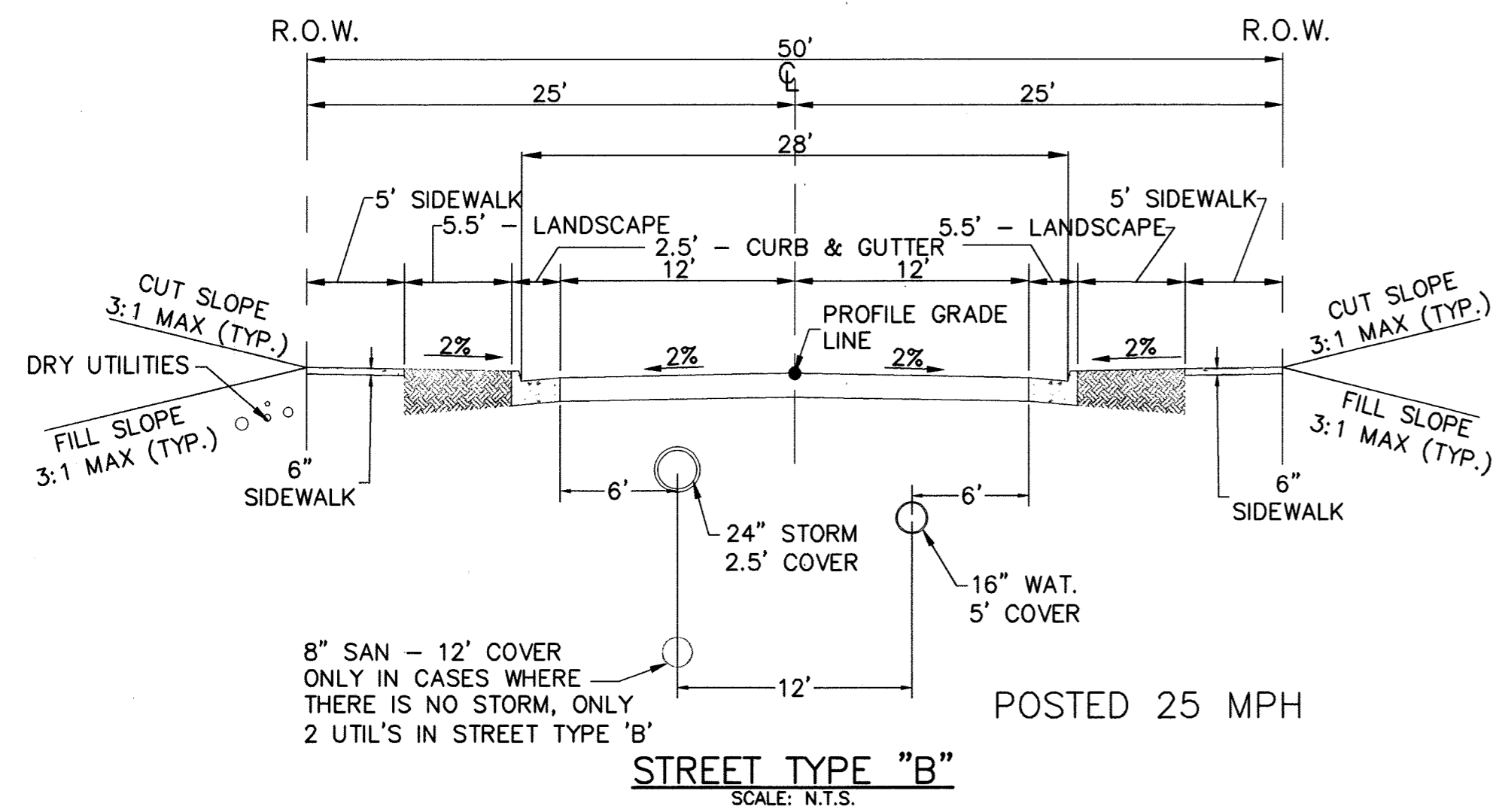
No.	Revision	Date	By



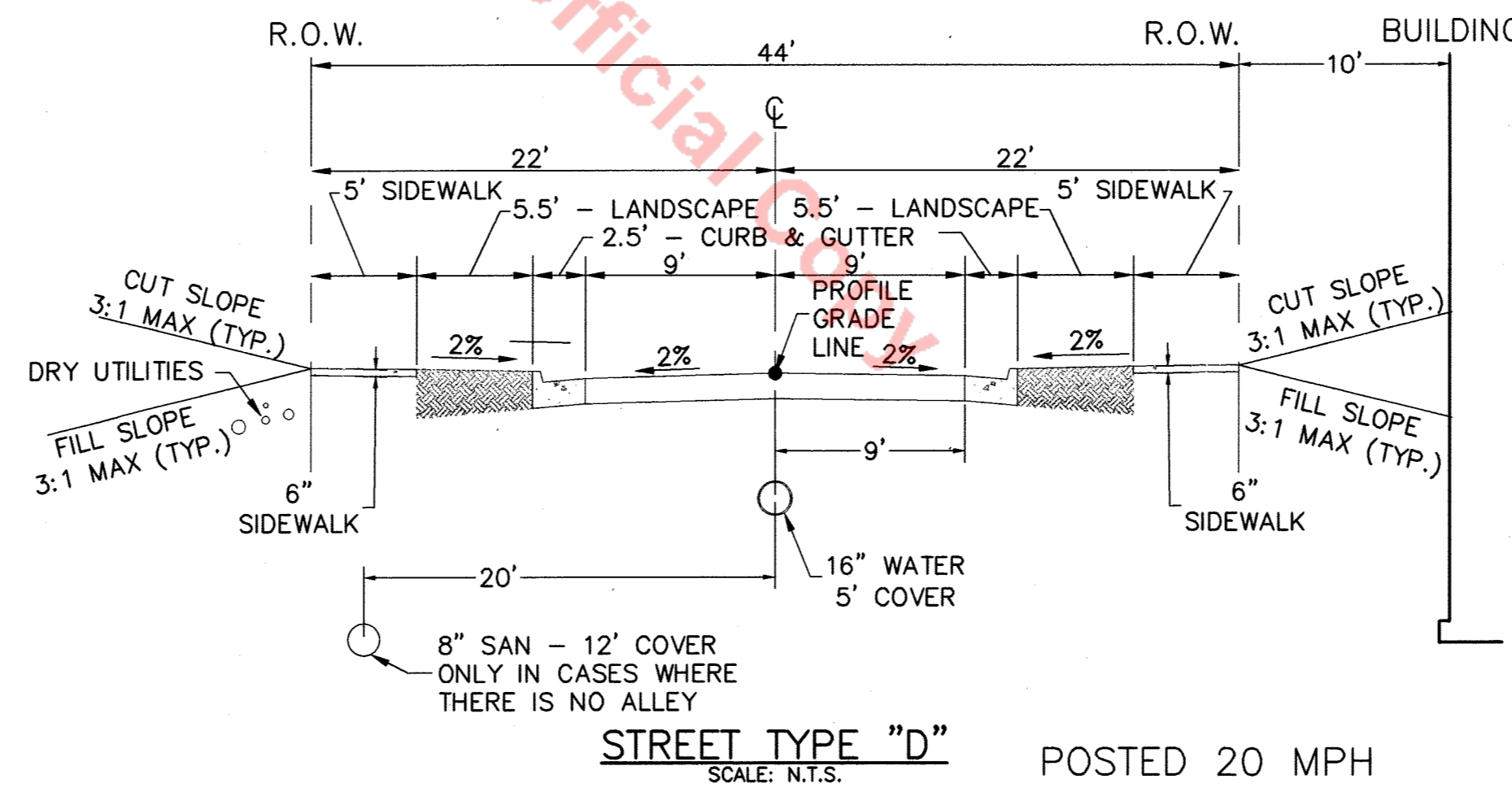
SUMMER DAY AVE., FENNEL ST., EMILY ST.



DISTANT ROCK AVE., LOW MEADOW BLVD., N. MEADOWS DR.

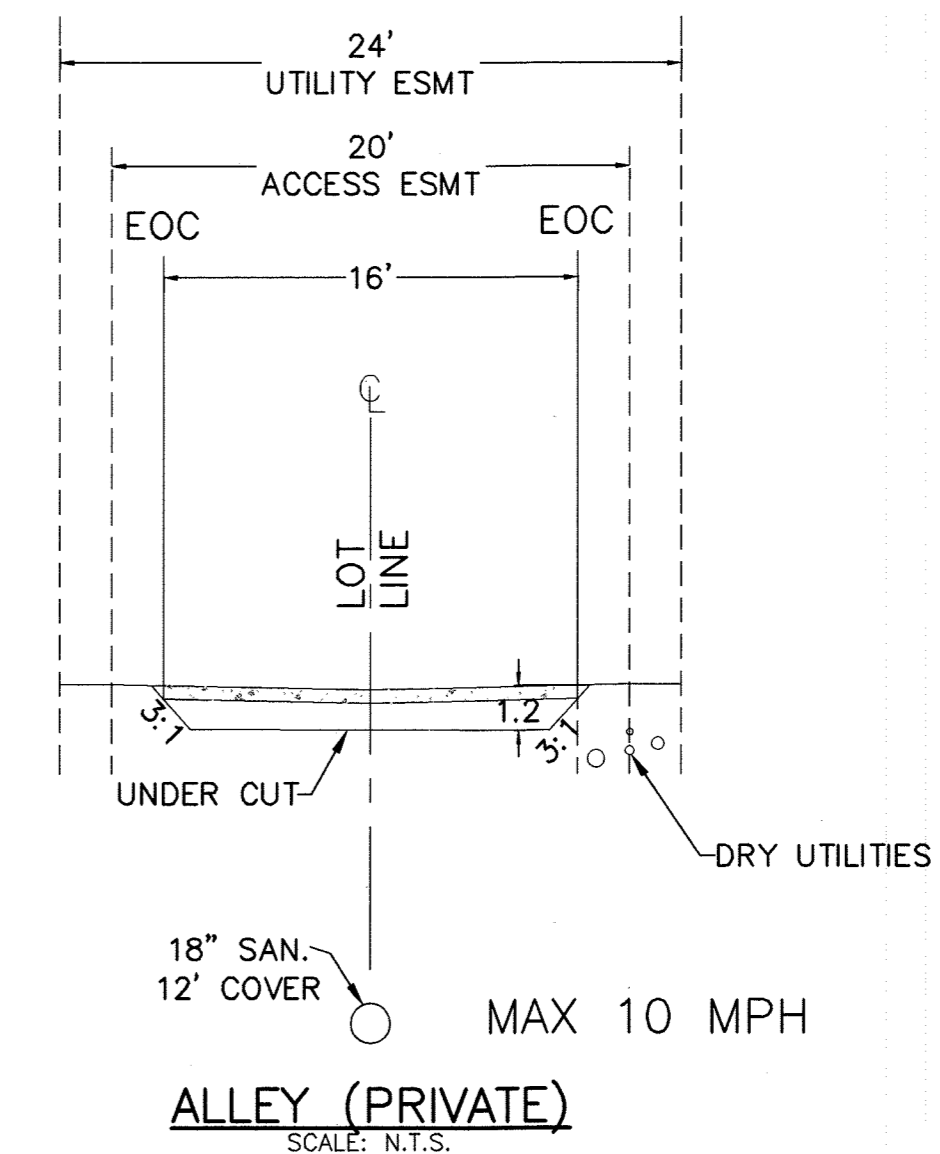


SUMMER DAY AVE., FENNEL ST., EMILY ST.



HAPPYHEART WAY.

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



SITE DEVELOPMENT PLAN, AMENDMENT NO. 4  
TYPICAL SECTIONS

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE. SUITE 410  
DENVER, CO 80206

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**811**  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: AS SHOWN

SHEET  
3 OF 13

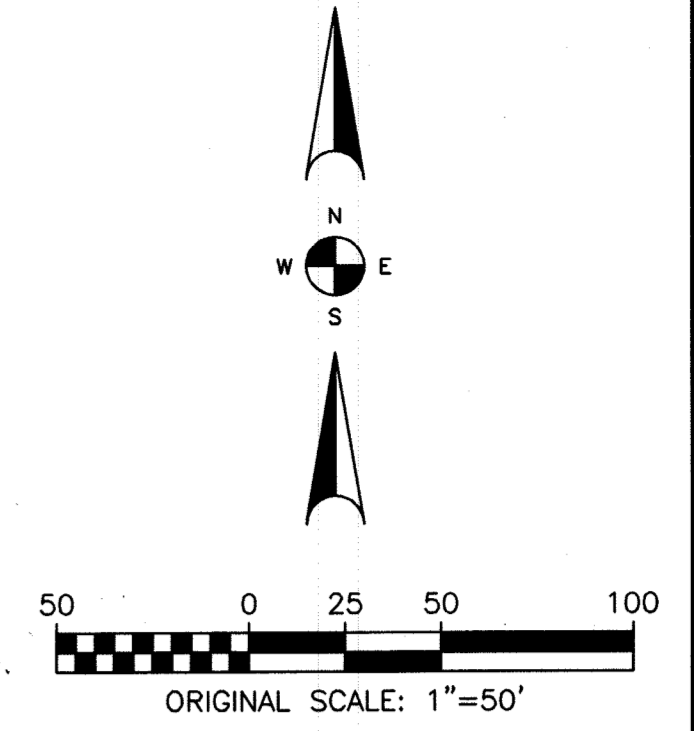
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PROJECT NO. SDP16-0006



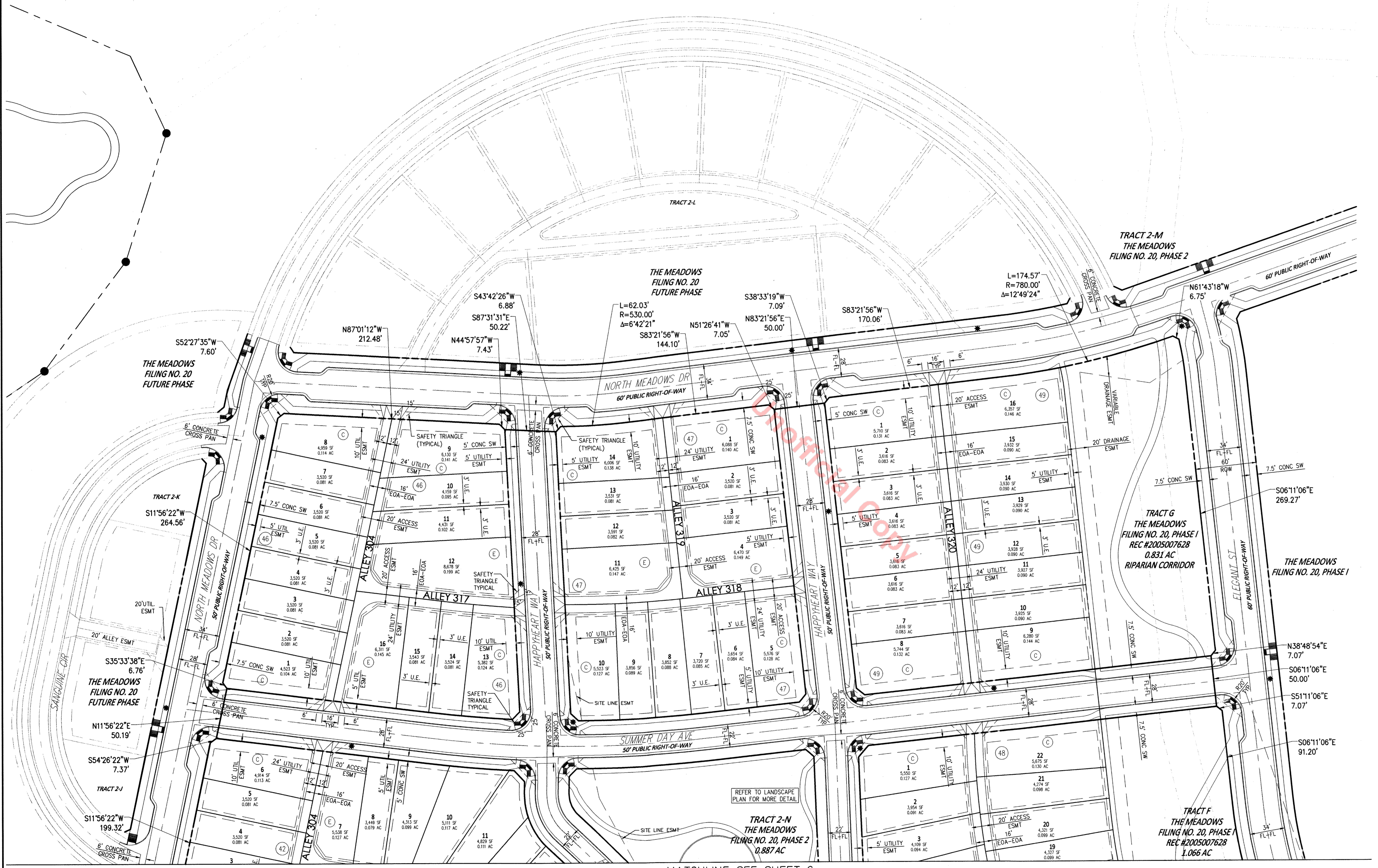
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LUND PARTNERSHIP**  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228  
P: 303.989.1461 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING



No.	Revision	Date	By

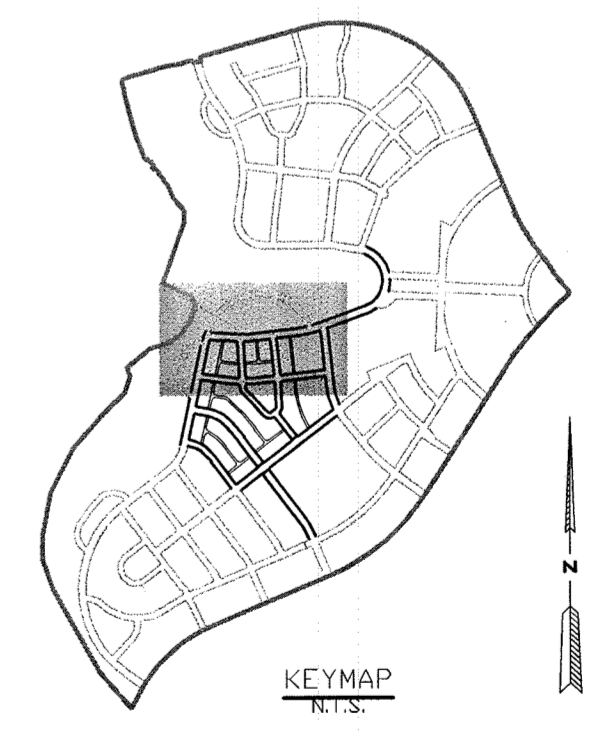


**SITE DEVELOPMENT PLAN, AMENDMENT NO. 4**

**SITE PLAN**

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE., SUITE 410  
DENVER, CO 80206

**CALL UTILITY NOTIFICATION CENTER OF COLORADO 811**  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



MATCHLINE SEE SHEET 6

SEE SHEET 4 FOR PHASE LINES

- LEGEND:**
- DRAINAGE CROSS PAN
  - PROPOSED STREET LIGHT
  - BLOCK NUMBER
  - PROPOSED BOUNDARY
  - UTILITY EASEMENT
  - ALLEY EASEMENT
  - KEY CORNER CONDITION REQUIRES WRAP AROUND PORCH REFER TO THE MEADOWS FILING NO 20, PRELIMINARY PLAT/FINAL PD SITE PLAN
  - END UNIT CONDITION (ALLEY END) REQUIRES END ENHANCEMENT (BAY WINDOW, BOX WINDOW, ETC.) REFER TO THE MEADOWS FILING NO 20, PRELIMINARY PLAT/FINAL PD SITE PLAN

DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: 1"=50'

**SHEET**

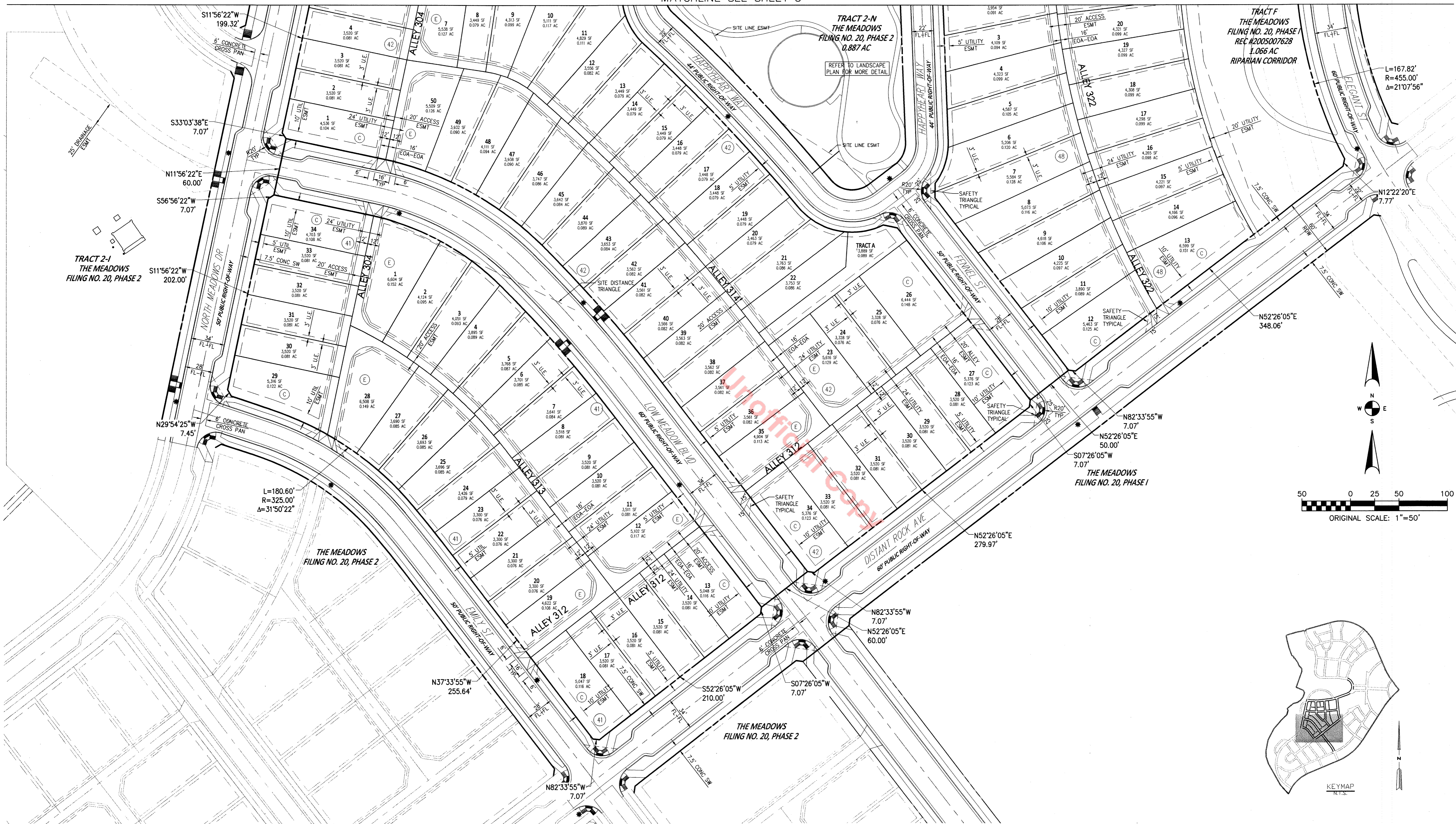
**5 OF 13**

**THE MEADOWS FILING 20  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 4  
PROJECT NO. SDP16-0006**

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE SEE SHEET 5



**LEGEND:**

- DRAINAGE CROSS PAN
- PROPOSED STREET LIGHT
- BLOCK NUMBER
- PROPOSED BOUNDARY
- UTILITY EASEMENT
- ALLEY EASEMENT
- KEY CORNER REQUIRES WRAP AROUND PORCH  
REFER TO THE MEADOWS FILING NO. 20, PRELIMINARY PLAT/FINAL PD SITE PLAN
- END UNIT CONDITION (ALLEY END) REQUIRES END ENHANCEMENT  
(BAY WINDOW, BOX WINDOW, ETC.)  
REFER TO THE MEADOWS FILING NO. 20, PRELIMINARY PLAT/FINAL PD SITE PLAN

SEE SHEET 4 FOR PHASE LINES

**LUND**  
PARTNERSHIP  
12265 W. Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228  
P: 303.989.1461 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By

SITE DEVELOPMENT PLAN, AMENDMENT NO. 4  
SITE PLAN

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE. SUITE 410  
DENVER, CO 80206

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
811  
CALL 3 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: 1"=50'

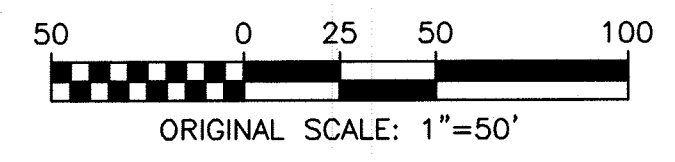
SHEET  
6 OF 13

THE MEADOWS FILING 20  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 4  
PROJECT NO. SDP16-0006

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LUND PARTNERSHIP**  
12285 W. Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228  
P: 303.989.1461 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING



No.	Revision	Date	By



**GENERAL NOTES**

- EXISTING CONTOURS ARE ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE TWO FOOT INTERVALS EXCEPT FOR TRACT 2-N, TRACT F AND TRACT G WHICH ARE ONE FOOT CONTOUR INTERVALS.
- GRADING SHALL BE PERFORMED IN 2 PHASES, PHASE 1 AND PHASE 2. PHASE 2 INCLUDES PHASE 2A AND PHASE 2B. (PHASES 2A AND 2B WILL BE GRADED AT THE SAME TIME)

**LEGEND**

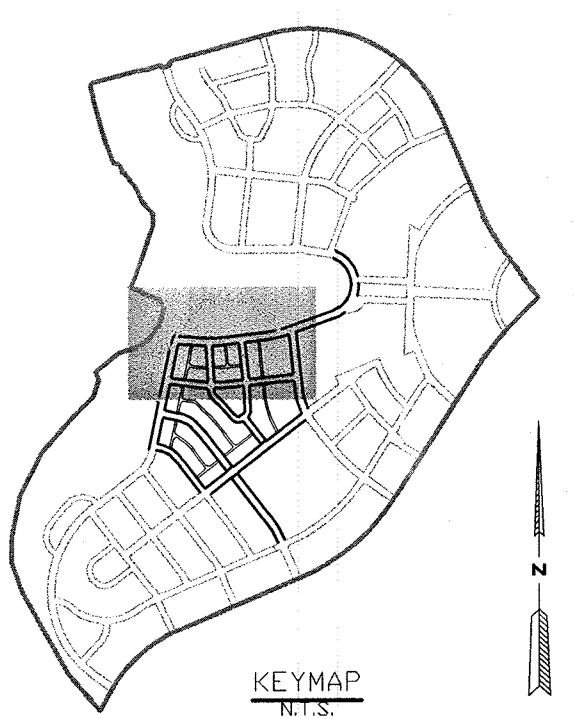
- 6330 PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- 6310 EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- LIMITS OF CONSTRUCTION PER PHASE
- RIGHT OF WAY
- x73.10 PROPOSED SPOT ELEVATION

SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

GRADING PLAN

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE. SUITE 410  
DENVER, CO 80206

**CALL UTILITY NOTIFICATION CENTER OF COLORADO 811**  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



MATCHLINE SEE SHEET 8

DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: 1"=50'

SHEET  
7 OF 13

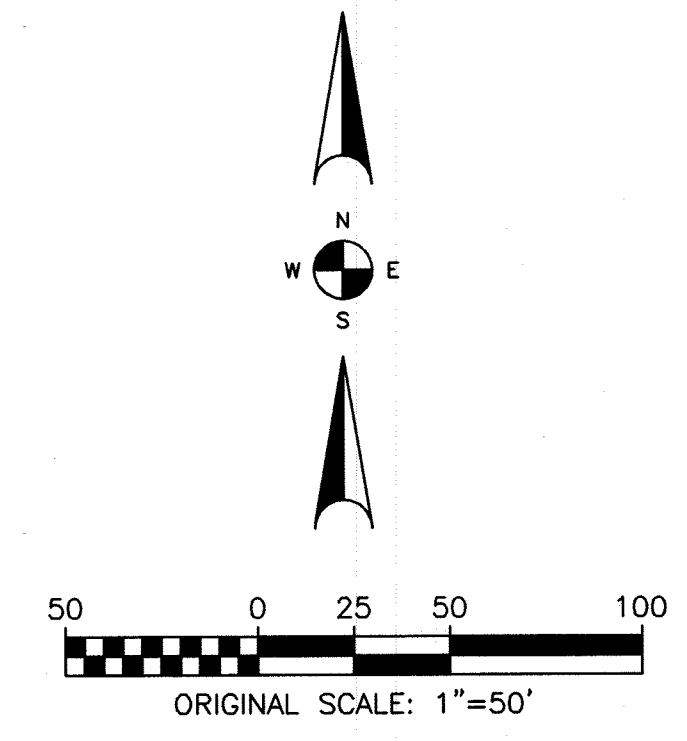
THE MEADOWS FILING 20  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 4  
PROJECT NO. SDP16-0006

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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**LUND**  
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No.	Revision	Date	By



MATCHLINE SEE SHEET 7



**GENERAL NOTES**

1. EXISTING CONTOURS ARE ONE FOOT INTERVALS.
2. PROPOSED CONTOURS ARE TWO FOOT INTERVALS EXCEPT FOR TRACT 2-N, TRACT F AND TRACT G WHICH ARE ONE FOOT CONTOUR INTERVALS.
3. GRADING SHALL BE PERFORMED IN 2 PHASES, PHASE 1 AND PHASE 2. PHASE 2 INCLUDES PHASE 2A AND PHASE 2B. (PHASES 2A AND 2B WILL BE GRADED AT THE SAME TIME)

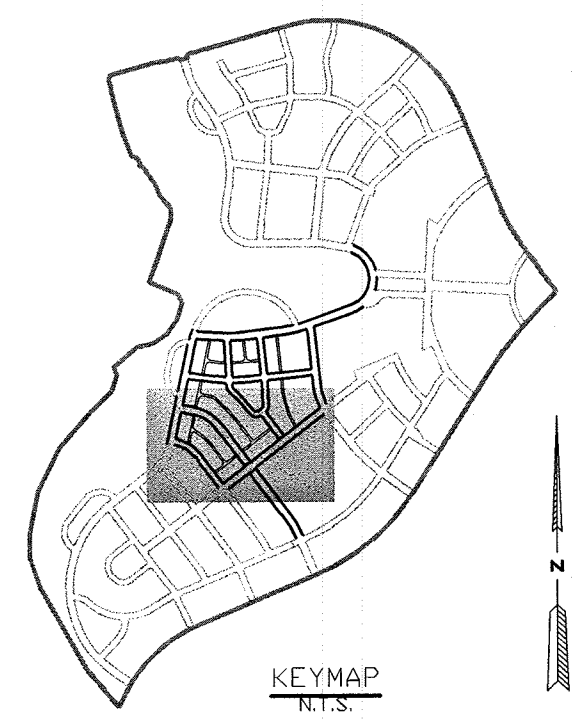
**LEGEND**

- 6330— PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- - -6310- - - EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- LOC ■■■■■■■■ LIMITS OF CONSTRUCTION PER PHASE
- - - - - RIGHT OF WAY
- x73.10 PROPOSED SPOT ELEVATION

SITE DEVELOPMENT PLAN, AMENDMENT NO. 4  
GRADING PLAN

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE., SUITE 410  
DENVER, CO 80206

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**811**  
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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



**THE MEADOWS FILING 20  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 4  
PROJECT NO. SDP16-0006**

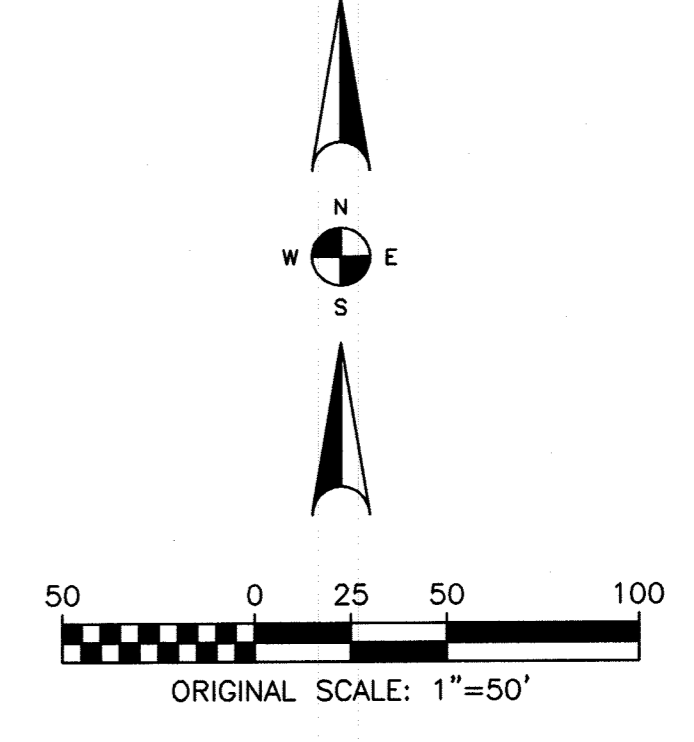
DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: 1"=50'

SHEET  
8 OF 13

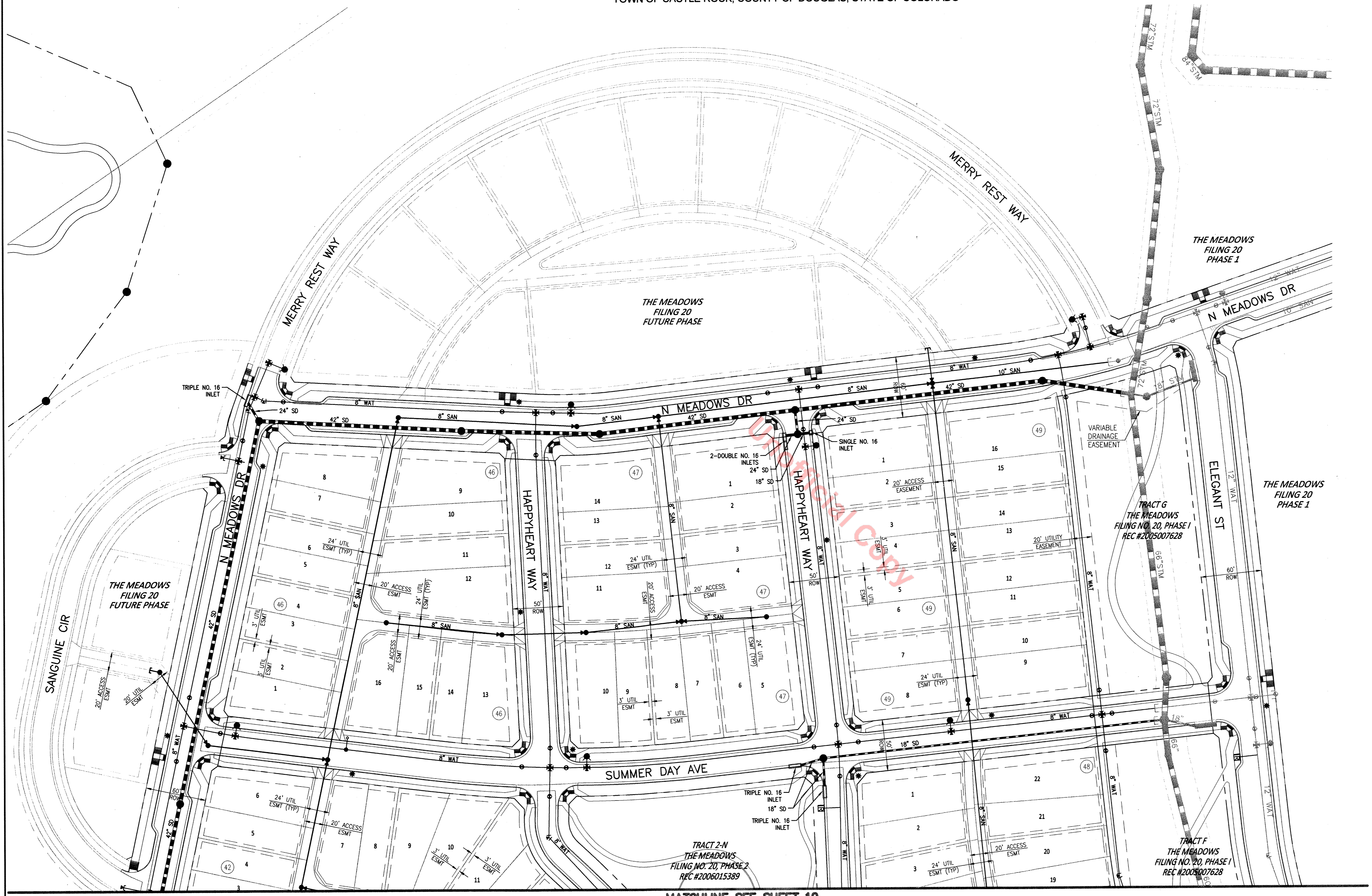
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LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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**LUND PARTNERSHIP**  
12265 W. Bayaud Avenue, Suite 130  
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CIVIL ENGINEERING & SURVEYING



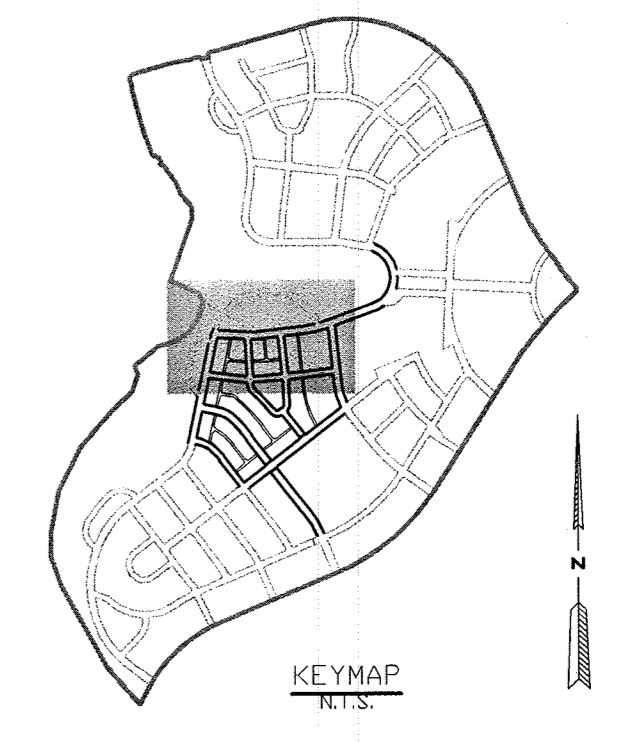
No.	Revision	Date	By



**SITE DEVELOPMENT PLAN, AMENDMENT NO. 4**  
**UTILITY PLAN**

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE., SUITE 410  
DENVER, CO 80206

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**811**  
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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES



MATCHLINE SEE SHEET 10

SEE SHEET 4 FOR PHASE LINES

LEGEND	
	PROPOSED WATER w/ VALVE
	PROPOSED WATER w/ FIRE HYDRANT
	EXISTING WATER w/ FIRE HYDRANT
	APPROXIMATE LOCATION OF IRRIGATION TAP
	PROPOSED SANITARY w/ MANHOLE
	EXISTING SANITARY w/ MANHOLE
	PROPOSED STORM SEWER w/ INLET
	PROPOSED STORM SEWER w/ F.E.S.
	EXISTING STORM SEWER w/ INLET
	DRAINAGE CROSS PAN
	PROPOSED STREET LIGHT
	BLOCK NUMBER
	UTILITY EASEMENT

- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPERATION BETWEEN WATER LINES, SANITARY SEWER AND STORM DRAIN LINES IS 10 FEET.
  - THE MINIMUM SEPERATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  - THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE YELLOW ZONE.

**THE MEADOWS FILING 20  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 4  
PROJECT NO. SDP16-0006**

DATE: JUNE 1, 2016  
JOB NUMBER: 677-0101  
SCALE: AS SHOWN

**SHEET**  
**9 OF 13**

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 4 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

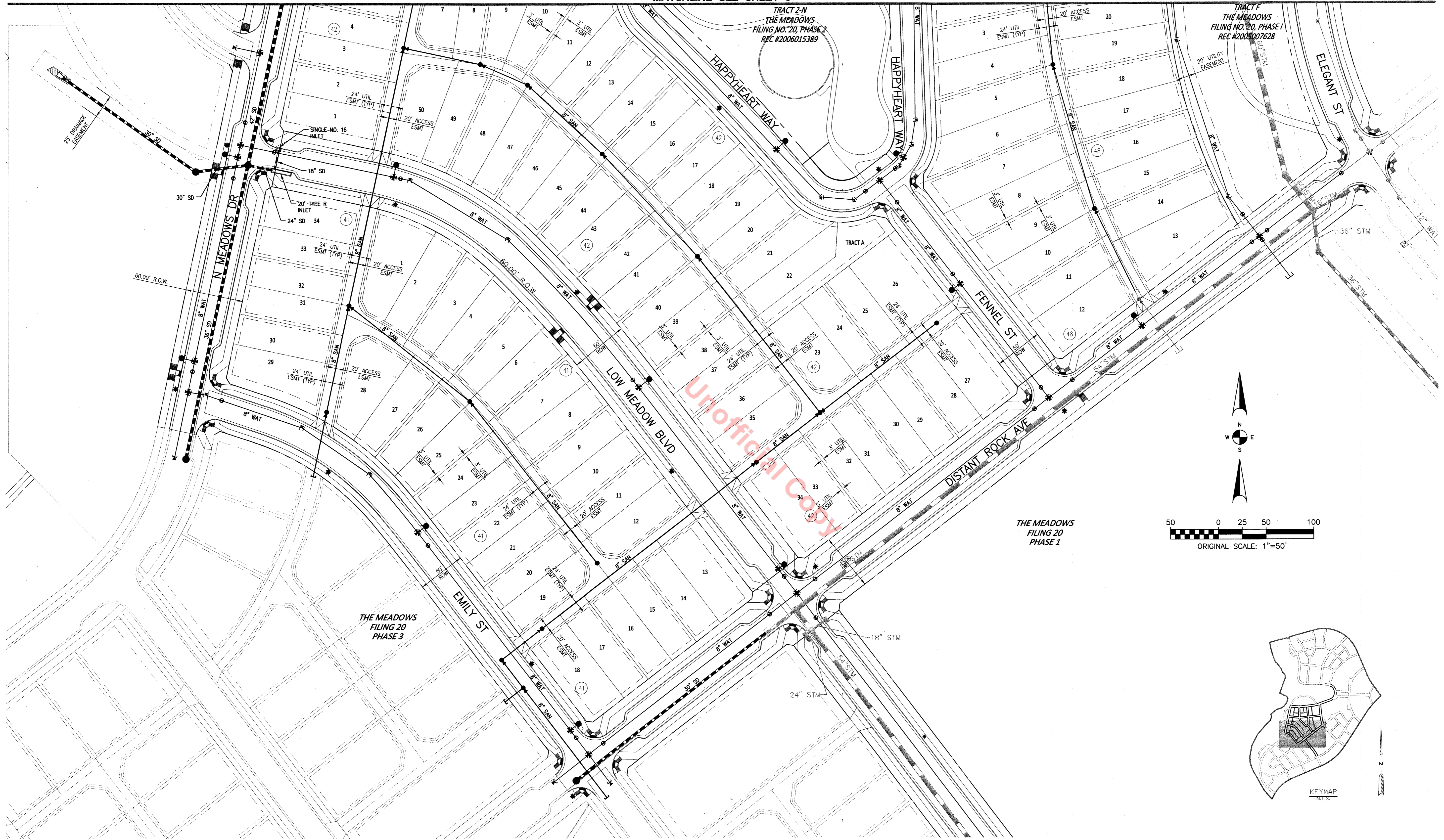
LOCATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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MATCHLINE SEE SHEET 9

**LUND**  
PARTNERSHIP

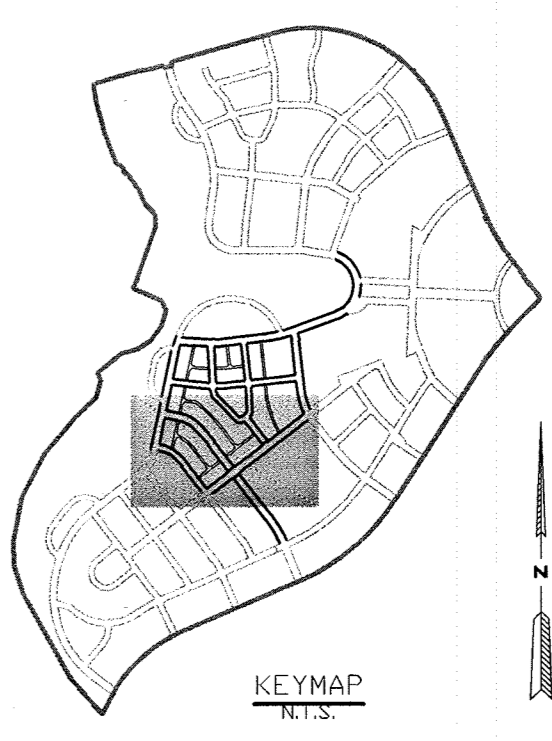
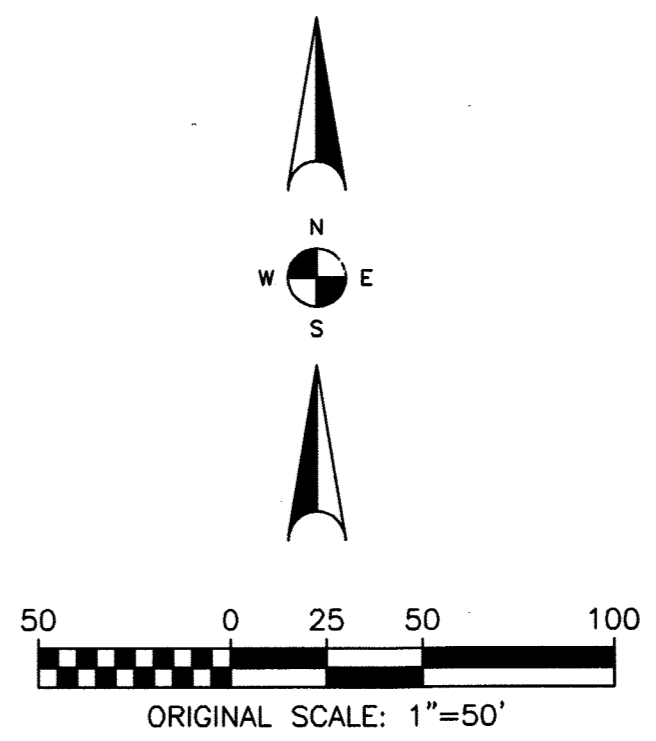
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P: 303.989.1461 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING

No.	Revision	Date	By



Unofficial Copy

THE MEADOWS  
FILING 20  
PHASE 1



LEGEND	
<ul style="list-style-type: none"> <li> PROPOSED WATER w/ VALVE</li> <li> PROPOSED WATER w/ FIRE HYDRANT</li> <li> EXISTING WATER w/ FIRE HYDRANT</li> <li> APPROXIMATE LOCATION OF IRRIGATION TAP</li> <li> PROPOSED SANITARY w/ MANHOLE</li> <li> EXISTING SANITARY w/ MANHOLE</li> <li> PROPOSED STORM SEWER w/ INLET</li> </ul>	<ul style="list-style-type: none"> <li> PROPOSED STORM SEWER w/ F.E.S.</li> <li> EXISTING STORM SEWER w/ INLET</li> <li> DRAINAGE CROSS PAN</li> <li> PROPOSED STREET LIGHT</li> <li> BLOCK NUMBER</li> <li> UTILITY EASEMENT</li> </ul>

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

SEE SHEET 4 FOR PHASE LINES

SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

UTILITY PLAN

PREPARED FOR: CASTLE ROCK DEVELOPMENT COMPANY  
ADDRESS: 3033 E. FIRST AVE., SUITE 410  
DENVER, CO 80206

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DATE: JUNE 1, 2016  
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SCALE: AS SHOWN

SHEET  
10 OF 13

**THE MEADOWS FILING 20  
SITE DEVELOPMENT PLAN,  
AMENDMENT NO. 4  
PROJECT NO. SDP16-0006**





