

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 1 AND 2

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW THE LOT, TRACT, AND STREET LAYOUT AND UNIT REDUCTION FROM 315 UNITS TO 278 UNITS THAT FORMS THE BASIS FOR THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 6.

PARCEL 1 LEGAL DESCRIPTION

LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 31, LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 33, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 34, LOTS 1 THROUGH 32, INCLUSIVE, BLOCK 35, LOTS 1 AND 2, BLOCK 36, LOT 1, BLOCK 37, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 38, TRACTS 2-E, 2-F, 2-G, 2-R, 2-S, AND 2-T, TOGETHER WITH ALL OF SELLMAN DRIVE, ALL OF KANDINSKY CIRCLE, ALL OF UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2 AS RECORDED UNDER RECEPTION NO. 2006015389 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2 LEGAL DESCRIPTION

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 5, INCLUSIVE AND LOTS 10 THROUGH 14, INCLUSIVE, BLOCK 7, LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 8, LOTS 1 AND 8, BLOCK 9, TRACTS A AND B, AND ALL OF DAIRYLIDE STREET, ALL OF THOMAS DRIVE, AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT AS RECORDED UNDER RECEPTION NO. 2005007628 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, TOGETHER WITH LOTS 6A THROUGH 9A, INCLUSIVE AND LOT 15, BLOCK 7 AND LOTS 2A THROUGH 7A, INCLUSIVE, BLOCK 9, THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT, 1ST AMENDMENT AS RECORDED UNDER RECEPTION NO. 2005001094, IN SAID RECORDS, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33 WHENE THE SOUTHEAST CORNER OF SECTION 33 IS CONSIDERED TO BEAR: SOUTH 01°03'47" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE.

THENCE SOUTH 04°15'36" WEST, A DISTANCE OF 2328.93 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF MEADOWS PARKWAY AS RECORDED UNDER RECEPTION NO. 8727783 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY SOUTH 32°48'29" WEST, A DISTANCE OF 838.59 FEET TO THE NORTHEAST RIGHT-OF-WAY OF ELEGANT STREET AS RECORDED UNDER RECEPTION NO. 2005007628 IN SAID RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 79°10'14" WEST, A DISTANCE OF 10.39 FEET;
2. NORTH 54°28'00" WEST, A DISTANCE OF 306.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 970.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°07'23", AN ARC LENGTH OF 272.96 FEET;
4. TANGENT TO SAID CURVE, NORTH 38°20'38" WEST, A DISTANCE OF 332.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 395.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'02", AN ARC LENGTH OF 16.32 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF DISTANT ROCK AVENUE RECORDED UNDER RECEPTION NO. 2005007628 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 08°25'02" EAST, A DISTANCE OF 7.20 FEET;
2. NORTH 52°26'05" EAST, A DISTANCE OF 534.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 295.00 FEET;
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'11", AN ARC LENGTH OF 77.85 FEET;
4. TANGENT TO SAID CURVE, NORTH 67°33'16" EAST, A DISTANCE OF 18.05 FEET;
5. SOUTH 67°26'44" EAST, A DISTANCE OF 7.07 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF CARMINE STREET RECORDED UNDER RECEPTION NO. 2005007628 IN SAID RECORDS;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 22°26'44" EAST, A DISTANCE OF 10.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 875.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°42'32", AN ARC LENGTH OF 377.34 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 07°08'33" EAST, A DISTANCE OF 10.12 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 57°11'31" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF CELESTIAL AVENUE RECORDED UNDER RECEPTION NO. 2005007628 IN SAID RECORDS;

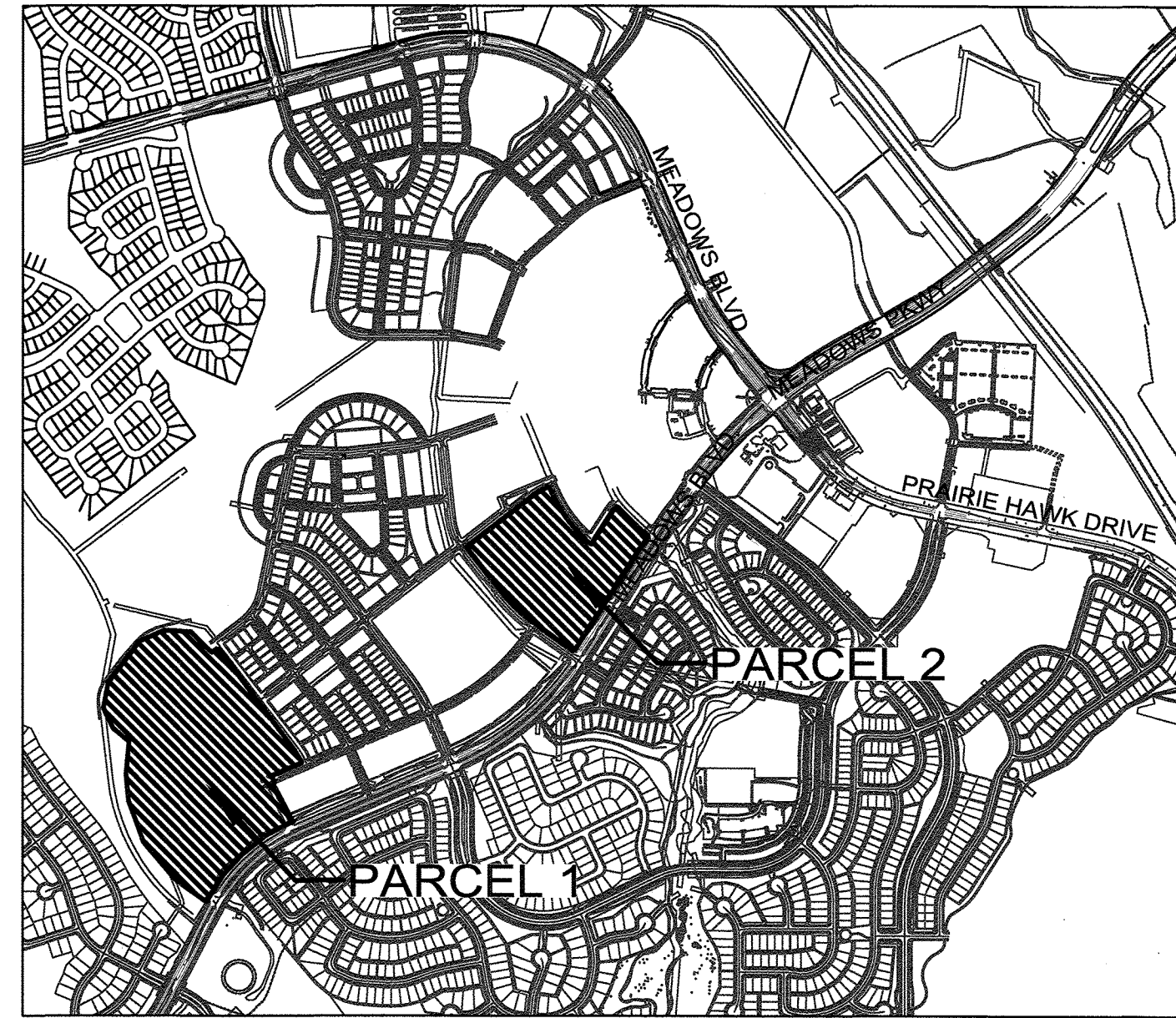
THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 32°48'29" EAST, A DISTANCE OF 233.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'30", AN ARC LENGTH OF 48.23 FEET;
3. NON TANGENT TO SAID CURVE, SOUTH 85°32'59" EAST, A DISTANCE OF 7.07 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF BILBERRY STREET RECORDED UNDER RECEPTION NO. 2005007628 IN SAID RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 355.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°04'32" EAST AND;

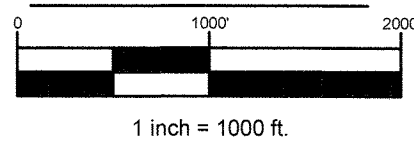
THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'05", AN ARC LENGTH OF 15.60 FEET;
2. SOUTH 43°26'33" EAST, A DISTANCE OF 26.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,030.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°44'58", AN ARC LENGTH OF 67.40 FEET;
4. TANGENT TO SAID CURVE, SOUTH 47°11'31" EAST, A DISTANCE OF 148.42 FEET;
5. SOUTH 07°11'31" EAST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.309 ACRES, (579,753 SQUARE FEET), MORE OR LESS.



VICINITY MAP



Unofficial Copy

TITLE CERTIFICATION

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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. SIGNED THIS DAY OF May, 2017

Scott Bennett
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS }
STATE OF COLORADO }

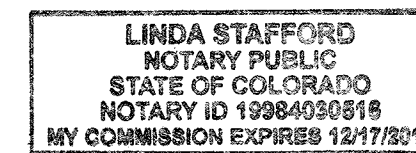
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF May, 2017
BY Scott Bennett AS Title Officer
OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Linda Stafford
NOTARY PUBLIC

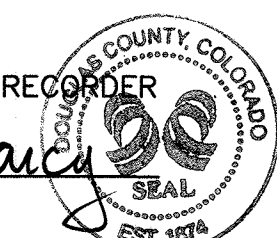
MY COMMISSION EXPIRES: 12-17-18



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 3:52 PM ON THE DAY OF May 18th, 2017 AT RECEPTION NO. 2017033447

DOUGLAS COUNTY CLERK AND RECORDER
BY: Sandra C. March
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: Stephen McLean
AS President

Stephen McLean
COUNTY OF DOUGLAS }
STATE OF COLORADO }

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 2017

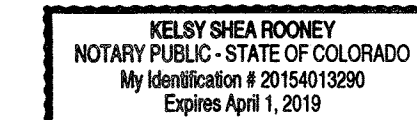
BY Stephen McLean AS President
OF CASTLE ROCK

DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Wm Rooney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19



TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Jennifer Green
MAYOR

ATTEST:

Lisa Anderson
TOWN CLERK

SIGNED THIS 18th DAY OF May, 2017

NOTARY BLOCK

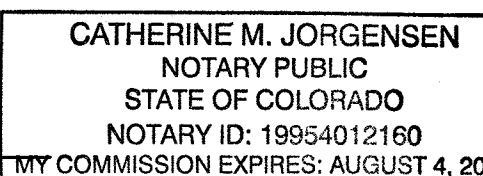
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF May

20 17 BY Jennifer Green AS MAYOR AND BY Lisa Anderson AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

Wm Rooney
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 1, 2019



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.

John A. Fox
CASTLE ROCK LAND CO., LLC

SIGNED THIS 9th DAY OF May, 2017

NOTARY BLOCK

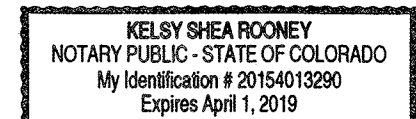
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May

20 17 BY John A. Fox AS Authorized Agent
OF CASTLE ROCK LAND CO., LLC

WITNESS MY HAND AND OFFICIAL SEAL.

Wm Rooney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19



CIVIL ENGINEER'S STATEMENT (PARCEL 1)

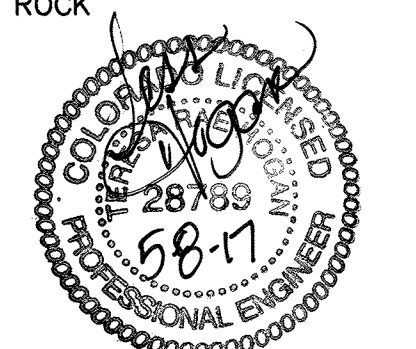
I, MARTIN METSKER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION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



COLORADO PROFESSIONAL ENGINEER 41743

CIVIL ENGINEER'S STATEMENT (PARCEL 2)

I, TERESA R. HOGAN, 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.



COLORADO PROFESSIONAL ENGINEER 28789

Teresa R. Hogan DATE 5-8-17

SURVEYOR'S STATEMENT

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.



DEREK BROWN
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS

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

17 DAY OF MAY, 2017

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES AND SITE DATA
- 3 DETAILS
- 4 PARCEL 1 - PHASING PLAN
- 5-6 PARCEL 1 - SITE PLANS
- 7-8 PARCEL 1 - GRADING PLANS
- 9 PARCEL 2 - PHASING PLAN
- 10-11 PARCEL 2 - SITE LAYOUT AND GRADING PLANS
- 12-14 PARCEL 1 - UTILITY PLANS
- 15-16 PARCEL 2 - UTILITY PLANS
- 17-19 PARCEL 1 - LANDSCAPE PLANS
- 20-21 PARCEL 2 - LANDSCAPE PLANS
- 22 PARCEL 1&2 - LANDSCAPE DETAILS

THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1 AND 2

SITE DEVELOPMENT PLAN

PROJECT# SDP16-0038

COVER SHEET

OWNER
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 410
DENVER, CO 80206
CONTACT: MALCOLM MULRONEY
720-884-6540

ENGINEER (PARCEL 1)
CORE CONSULTANTS, INC.
1950 S. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: MARTIN METSKER
303-703-4444

ENGINEER (PARCEL 2)
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
CONTACT: TESS HOGAN
303-421-4224

**LAND PLANNER /
LANDSCAPE ARCHITECT**
VOGEL AND ASSOCIATES
475 WEST 12TH AVE., STE E
DENVER, CO 80204
CONTACT: JEFF VOGEL
303-893-4288

LAND SURVEYOR
AZTEC CONSULTANTS
8000 SOUTH LINCOLN ST., STE 201
LITTLETON, CO 80122
CONTACT: DEREK BROWN 303-713-1898

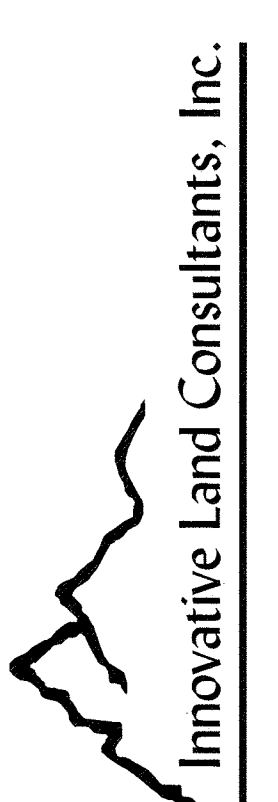
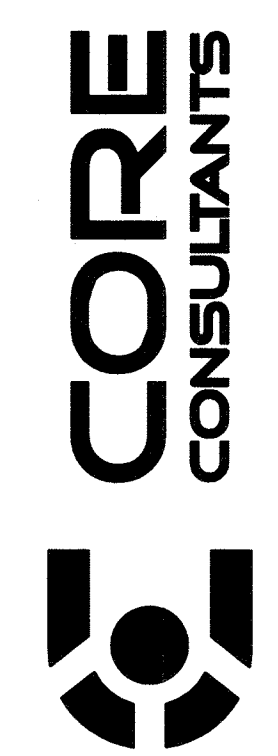
#	REVISIONS	DATE	BY
1	REVISED BASED ON TOWN COMMENTS	7/20/2016	
2	REVISED BASED ON TOWN COMMENTS	9/29/2017	
3	REVISED BASED ON TOWN COMMENTS	04/17/17	
4	REVISED BASED ON TOWN COMMENTS	05/09/17	

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1 & 2
SITE DEVELOPMENT PLAN
COVER SHEET
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 12/16/2016
DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.

SHEET
1 OF 22



THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1 AND 2

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 DOCUMENTS.
- 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 ANY 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.
- FILING NO. 20 IS ZONED AS TO PER THE MEADOWS PD, 4TH AMENDMENT.
- 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 10' UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE 5' 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. ALLOWABLE ENCROACHMENTS INTO SIDE YARD EASEMENTS WILL INCLUDE BUT NOT LIMITED TO WINDOW WELLS, EAVES, CANTILEVERS.
- 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.
- 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.
- THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCRUCH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0169G.
- A PORTION OF THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES. MAXIMUM BUILDING HEIGHT FOR THE AFFECTED LOTS WILL BE 35 FEET. LOTS AFFECTED BY THE MINOR RIDGELINE ARE LOTS 11-15 OF BLOCK 1, LOT 19 OF BLOCK 6, AND LOTS 1-3 OF BLOCK 8.

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.

SITE DEVELOPMENT PLAN GENERAL NOTES (MEADOWS FILING 20, PP/FPDSP):

- 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.
- VARIANCES IN DEVELOPMENT STANDARDS ON THIS FINAL PD SITE PLAN MAY BE ADMINISTRATIVELY APPROVED BY DIRECTOR OF DEVELOPMENT SERVICES.
- FILING 20 MAY BE CONSTRUCTED IN PHASES IN ACCORDANCE WITH MARKET CONDITIONS.
- BLOCK 1, LOT 1; BLOCK 2, LOT 1; BLOCK 3, LOT 1; BLOCK 31, LOT 1; BLOCK 32 LOT 1; TRACT E; TRACT K; AND TRACT P2 ARE SUBMITTED FOR PRELIMINARY PLAT APPROVAL ONLY. TOTAL PERMITTED UNITS FOR THESE BLOCKS ARE NOT TO EXCEED THE MAXIMUM NUMBER OF UNITS SPECIFIED IN THE MEADOWS PRELIMINARY P.O. SITE PLAN, FOURTH AMENDMENT TOWN CENTER (TC) ZONING CLASSIFICATION (3679 DU'S). LANDSCAPING FROM BACK OF CURB TO RIGHT-OF-WAY ADJACENT TO THESE BLOCKS WILL BE SUBMITTED WITH THE FINAL PD SITE PLAN.
- THE EXISTING TOPOGRAPHY SHOWN ON THE PRELIMINARY PLAT WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF ONE (1) FOOT.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 60' WITH THE ABILITY TO INCREASE TO 75' IF PERMITTED BY A USE BY SPECIAL REVIEW, PER TOWN OF CASTLE ROCK MUNICIPAL CODE.
- ALL PUBLIC STREETS SHOWN HEREON ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
- NO PARKING WILL BE ALLOWED ON LOCAL STREETS BETWEEN ALLEY EASEMENT AND MEADOWS PARKWAY AND MEADOWS BOULEVARD RIGHTS-OF-WAY.
- ALL WATER AND SANITARY SEWER MAINS LOCATED WITHIN FILING 20 SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- THE MEADOWS FILING 20 IS CROSSED BY THE FLOOD PLAIN FOR THE 6400 SOUTH FORK TRIBUTARY TO EAST PLUM CREEK. THE FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 0800490170 C, REVISION DATE SEPTEMBER 14, 2011, TRIBUTARY IN ZONE A. A LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA. FIRM PANEL NUMBER 080049 0170 C SHOWS FLOOD HAZARD IN THE FOLLOWING LOTS: BLOCK 2, LOT 1, BLOCK 3 LOT 1, BLOCK 32, LOT 1, BLOCK 33, LOTS 2-7, BLOCK 35 LOT 2.
- NO WETLANDS EXIST WITHIN FILING 20.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS TO BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- EASEMENTS SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR UTILITIES, DRAINAGE, AND EMERGENCY ACCESS BY SEPARATE EASEMENT DOCUMENTS.
- EASEMENTS SHALL BE GRANTED FOR GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION AND POSTAL FACILITIES BY SEPARATE EASEMENT DOCUMENTS.
- EASEMENTS MAY BE GRANTED FOR ALLEYS BY SEPARATE EASEMENT DOCUMENTS.
- EASEMENTS SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) BY SEPARATE EASEMENT DOCUMENTS.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR THE HOA AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB. GROUNDCOVER MUST REPLACE GROUNDCOVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGE OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED PLANT MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE: MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- ALL FILING 20 PRIVATE OPEN SPACE TRACTS, AS SHOWN IN THE SUMMARY TABLE ON COVER SHEET, ARE TO BE DEDICATED AS PRIVATE OPEN SPACE AND CONVEYED BY SEPARATE DOCUMENT TO THE HOMEOWNERS' ASSOCIATION, AND MAY BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS, SIGNAGE, ENTRY FEATURES, AND PARK FACILITIES.
- ALL FILING 20 PUBLIC OPEN SPACE TRACTS ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AND MAY BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, PUBLIC ACCESS, TRAILS, SIGNAGE, ENTRY FEATURES, AND PARK FACILITIES.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, CUT SLOPES, AND BERMS, SHALL BE LOCATED IN THE SITE DISTANCE EASEMENTS AS SHOWN ON THIS PLAN. PLANT MATERIAL IS PERMITTED IF TREES ARE LIMBED UP TO A MINIMUM OF 8' AT MATURITY AND OTHER PLANT MATERIAL NOT EXCEED 30" IN HEIGHT. HEIGHT SHALL BE MEASURED FROM FLOW LINE OF ADJACENT STREET.
- RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.
- 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.
- THE SLOPE ANALYSIS FOR THIS PROJECT HAS BEEN SUBMITTED WITH THE L.S.A.R.
- DOMESTIC & IRRIGATION SERVICE CONNECTIONS SHALL INCLUDE BACKFLOW PREVENTION DEVICES AS PER THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS.
- SPLIT-RAIL FENCING SHALL BE PROVIDED AS A BARRIER BETWEEN THE HOUSES AND THE RETAINING WALL OF THE DETENTION AREA IN THE NORTHERN DRAINAGEWAY AS SHOWN ON THE LANDSCAPE PLANS.
- LOTS DESIGNATED WITH A (C) REPRESENT "CORNER CONDITION" LOTS. DWELLING UNITS BUILT ON THESE LOTS ARE REQUIRED TO HAVE A WRAP-AROUND DETAIL ON BOTH THE FRONT AND SIDE ELEVATIONS FACING THE STREET.
- LOTS DESIGNATED WITH A (E) REPRESENT "END CONDITION" LOTS WITH AT LEAST ONE SIDE ELEVATION FACING AN OPEN SPACE TRACT OR AN ALLEY. DWELLING UNITS BUILT ON THESE LOTS ARE REQUIRED TO HAVE AN ARCHITECTURAL FEATURE SUCH A WRAP-AROUND FRONT PORCH, BAY WINDOW, DORMERS, ETC., ON THE SIDE ELEVATION FACING THE OPEN SPACE TRACT OR ALLEY.
- 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.
- 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 FOR SUCH LOTS.

LAND USE SUMMARY TABLE

AREA	PROPOSED ACREAGE	APPROVED DWELLING UNITS	PROPOSED DWELLING UNITS	PROPOSED % OF SITE	APPROVED GROSS DENSITY	PROPOSED GROSS DENSITY	MIN. LOT AREA	AVG. LOT AREA	MAX LOT AREA	MAX BUILDING HEIGHT (SEE NOTE BELOW)
PARCEL 1	24.44				7.65	5.15				60'
LOT AREA	17.56	187	126	46.53%	-	-	4,500 SF	6,047 SF	9,538 SF	-
ROADWAY AREA	3.90	-	-	10.33%	-	-	-	-	-	-
OPEN SPACE TRACT AREA	2.98	-	-	7.90%	-	-	-	-	-	-
PARCEL 2	13.30				9.62	11.43				60'
LOT AREA	6.52	128	152	17.28%	-	-	1,612 SF	1,867 SF	3,377	-
ROADWAY AREA	1.57	-	-	4.16%	-	-	-	-	-	-
PRIVATE ROAD TRACT AREA	2.47	-	-	6.54%	-	-	-	-	-	-
OPEN SPACE TRACT AREA	2.74	-	-	7.26%	-	-	-	-	-	-
TOTAL	37.74	315	278	100.00%	8.35	7.37				

NOTE:
*A PORTION OF THIS PARCEL 1 DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. MAXIMUM BUILDING HEIGHT FOR THE AFFECTED LOTS WILL BE 35 FEET. SEE SITE DEVELOPMENT PLAN GENERAL NOTES - NOTE 16 FOR LOTS AFFECTED BY SKYLINE/RIDGELINE PROTECTION REGULATIONS.

TRACT USE SUMMARY

PARCEL 1				
TRACT	USE AREA	OWN/MAINTAIN	AREA (sf)	AREA (AC)
A	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	30,115	0.69
B	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	37,394	0.86
C	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	62,109	1.43
PARCEL 2				
TRACT	USE AREA		AREA (sf)	AREA (AC)
A	A.E., U.E., D.E., PRIVATE DRIVE	HOA/HOA	15,538	0.36
B	A.E., U.E., D.E., PRIVATE DRIVE	HOA/HOA	23,741	0.55
C	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	25,805	0.59
D	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	31,285	0.72
E	A.E., LANDSCAPE	HOA/HOA	6,923	0.16
F	U.E., LANDSCAPE	HOA/HOA	2,076	0.05
G	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	6,513	0.15
H	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	4,515	0.10
I	A.E., D.E., U.E., LANDSCAPE	HOA/HOA	1,906	0.04
J	A.E., U.E., D.E., PRIVATE DRIVE	HOA/HOA	49,447	1.14
K	A.E., U.E., D.E., PRIVATE DRIVE	HOA/HOA	18,757	0.43
L	A.E., LANDSCAPE	HOA/HOA	14,829	0.34
M	A.E., LANDSCAPE	HOA/HOA	702	0.02
N	A.E., LANDSCAPE	HOA/HOA	985	0.02
O	A.E., LANDSCAPE	HOA/HOA	12,482	0.29
P	A.E., LANDSCAPE	HOA/HOA	9,611	0.22
Q	U.E., A.E., LANDSCAPE	HOA/HOA	1,290	0.03
R	A.E., LANDSCAPE	HOA/HOA	723	0.02

EASEMENT ABBREVIATIONS	
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
B.S.I.	= BY SEPARATE INSTRUMENT

UTILITY PROVIDERS

WATER	SEWER	GAS
TOWN OF CASTLE ROCK UTILITIES DEPARTMENT 175 KELLOGG COURT CASTLE ROCK, CO 80104 PHONE: (720) 733-6000 FAX: (303) 688-0437	TOWN OF CASTLE ROCK UTILITIES DEPARTMENT 175 KELLOGG COURT CASTLE ROCK, CO 80104 PHONE: (720) 733-6000 FAX: (303) 688-0437	BLACK HILLS ENERGY 1515 WYNKOOP ST., 5TH FLOOR DENVER, CO 80202 PHONE (888) 890-5554
ELECTRIC	CABLE	PHONE
IREA 5496 N. U.S. HWY 85 P.O. DRAWER A SEDALIA, CO 80135 PHONE: (303) 688-3100	COMCAST 118 WILCOX ST., UNIT B CASTLE ROCK, CO 80104 PHONE (303) 930-2000	CENTURY LINK 1801 CALIFORNIA ST. DENVER, CO 80202 PHONE: (303) 296-2787

THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1 AND 2
SITE DEVELOPMENT PLAN
PROJECT# SDPI6-0038
GENERAL NOTES AND SITE DATA

#	DESCRIPTION	DATE BY
1	REVIEWED BASED ON TOWN COMMENTS	12/20/2016
2	REVIEWED BASED ON TOWN COMMENTS	1/27/2017
3	REVIEWED BASED ON TOWN COMMENTS	04/17/17
4	REVIEWED BASED ON TOWN COMMENTS	05/07/17

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1 & 2
SITE DEVELOPMENT PLAN
GENERAL NOTES AND SITE DATA
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 12/16/2016
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO. _____
SHEET 2 OF 22

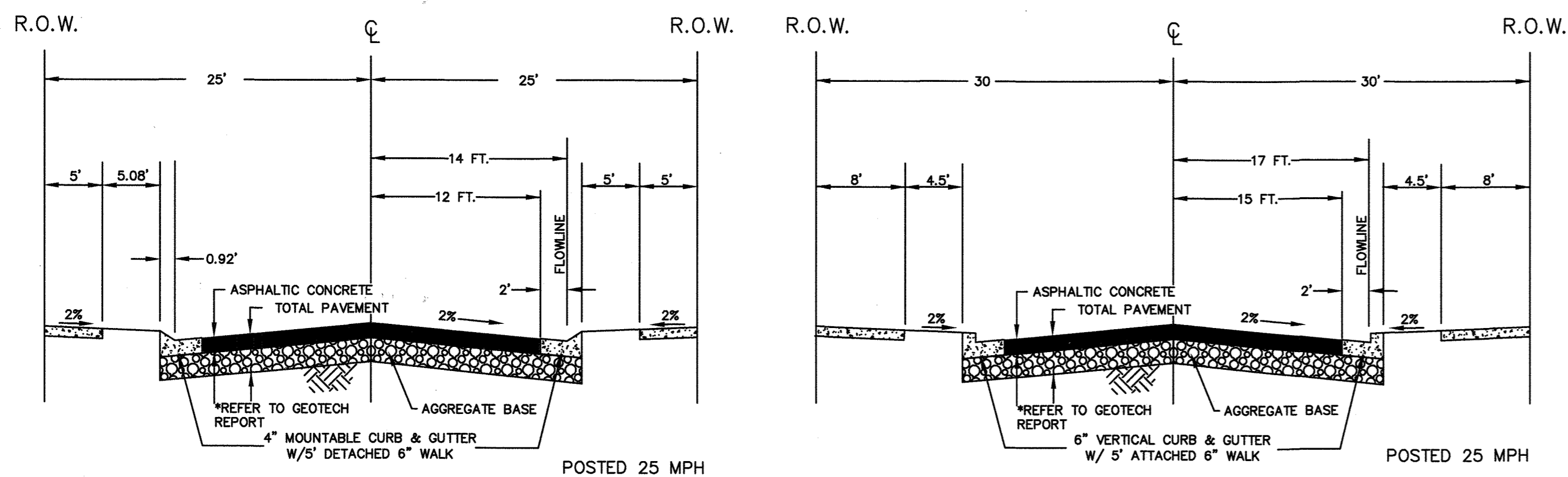
CORE CONSULTANTS
Innovative Land Consultants, Inc.

VOGEL & ASSOCIATES

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 1 AND 2

PARCEL 1 - DETAILS AND NOTES

STREET SECTIONS: (PARCEL 1)



STREET TYPE "B"
N.T.S.
SEE DETAILS CG-1, CG-2.
ALL STREETS EXCLUDING NORTH
MEADOWS DRIVE &
DISTANT ROCK

LOCAL COLLECTOR
N.T.S.
SEE DETAILS CG-1, CG-2.
NORTH MEADOWS DRIVE &
DISTANT ROCK

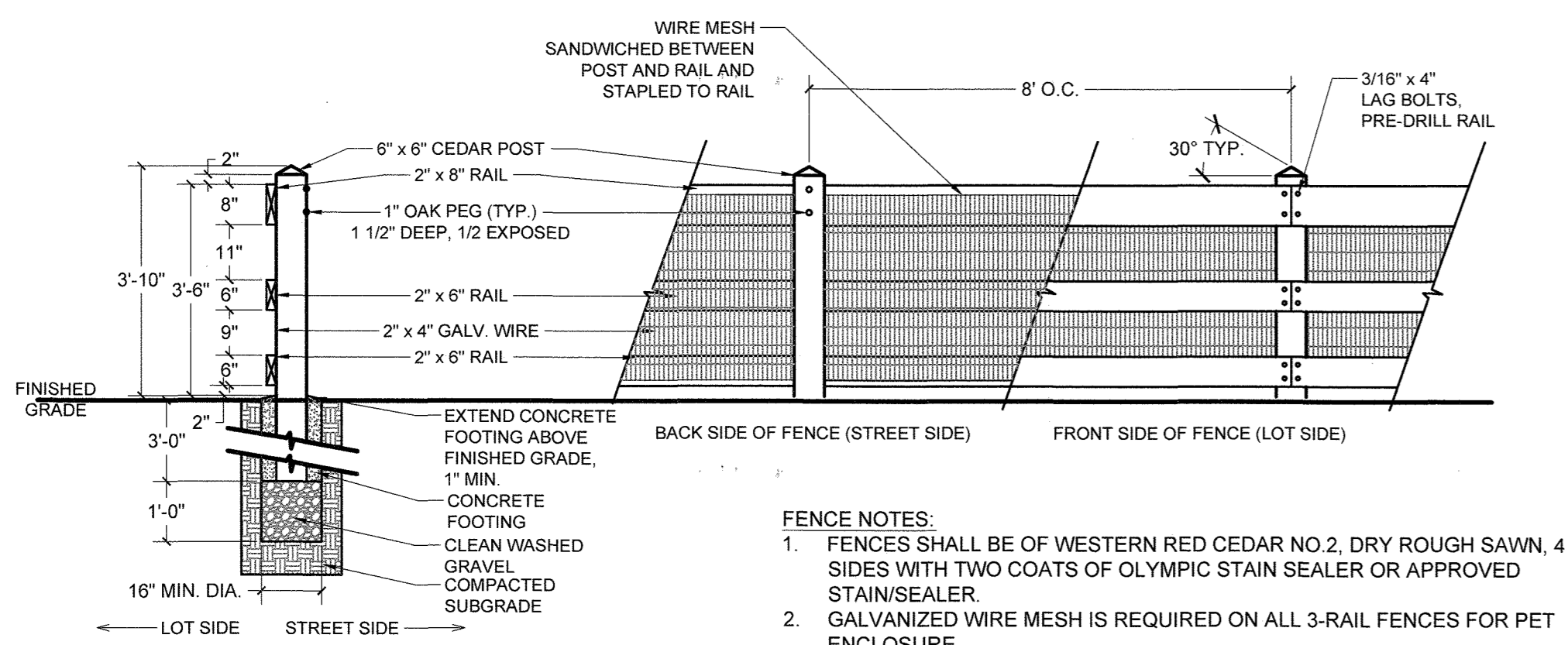
PROJECT BENCHMARK:
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT
2.015030, RECOVERED 3.25" ALUMINUM CAP LOCATED 410'
MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200'
MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

BASIS OF BEARINGS

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.

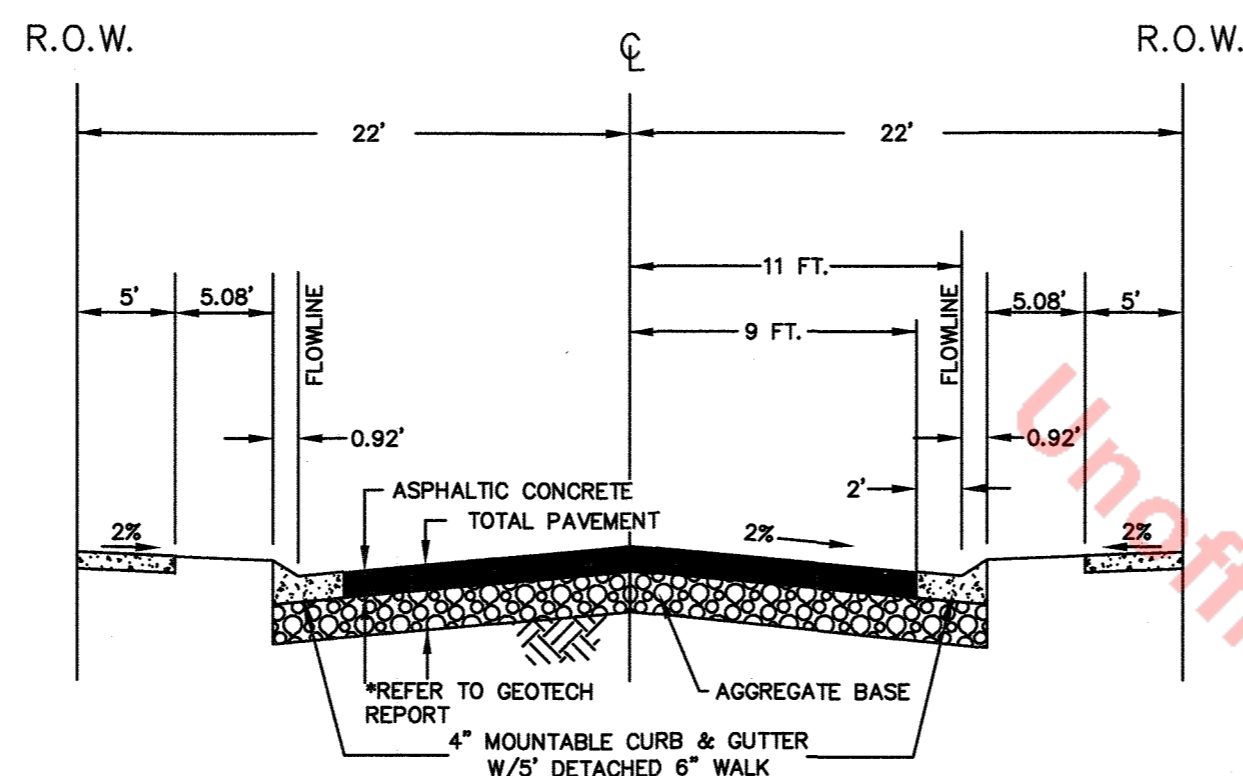
RESIDENTIAL DEVELOPMENT STANDARDS: (PARCEL 1)

- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 24" IN ANY FRONT & REAR SETBACKS.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCOACH IN THE REAR SETBACK UP TO 12".
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCOACH 6' INTO THE REAR YARD SETBACK.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - MINIMUM FRONT SETBACK - 2' EXCEPT THAT THE LENGTH OF THE DRIVEWAY MUST BE A MINIMUM OF 18'.
 - REAR - 15' EXCEPT THAT IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK MINIMUM FOR THE GARAGE SHALL BE 3'.
 - SIDE - MINIMUM SIDE SETBACK - PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT, IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS.
- ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT FOR ANY LOT INCLUDED IN FILING NO. 20. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
 - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - LOTS DESIGNATED WITH AN @ SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
 - LOTS DESIGNATED WITH A @ SYMBOL REPRESENT "CORNER CONDITION" LOTS. DWELLING UNITS BUILT ON THESE LOTS ARE REQUIRED TO HAVE A WRAP-AROUND FRONT PORCH DETAIL ON BOTH THE FRONT AND SIDE ELEVATIONS FACING THE STREET.



TYPICAL FENCE DETAIL (PARCEL 1)

N.T.S.
REFER TO LANDSCAPE SHEETS FOR LOCATIONS

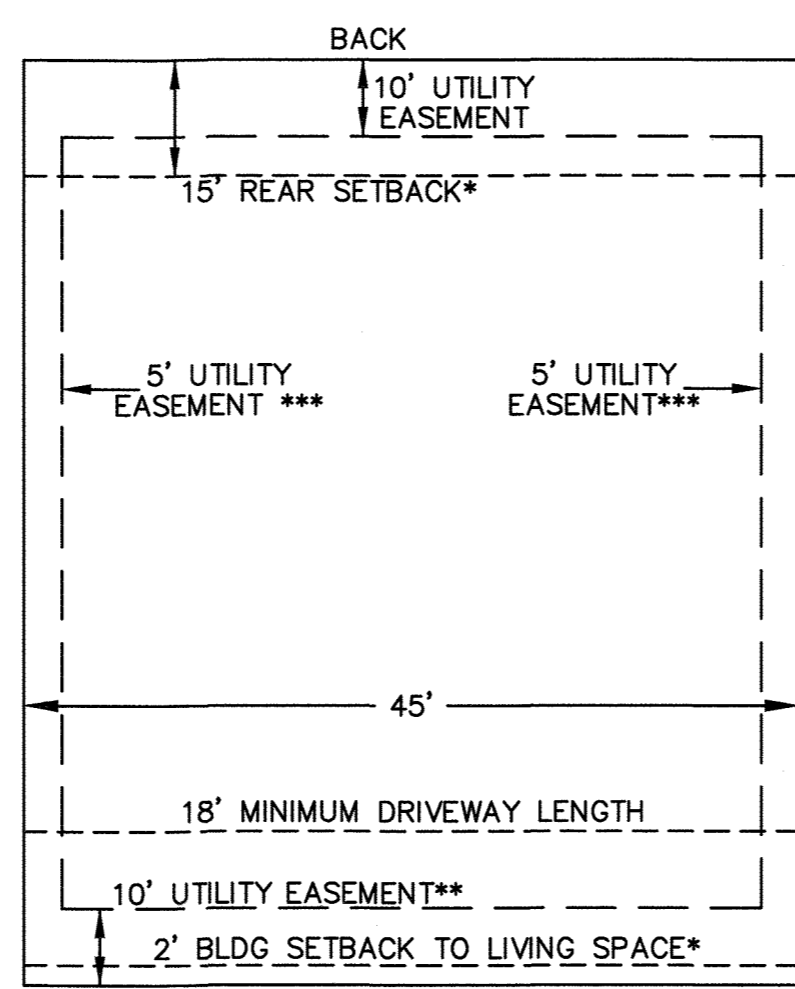


NO PARKING SIGNS WILL BE INSTALLED PER THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.

STREET TYPE "D"
N.T.S.
SEE DETAILS CG-1, CG-2.
UMBER CIRCLE

RESIDENTIAL DEVELOPMENT STANDARDS: (PARCEL 1)

BUILDING SETBACKS (PARCEL 1)	
SETBACKS FRONT TO GARAGE	18'
SETBACKS FRONT TO LIVING AREA	2'
SETBACKS SIDE INTERIOR LOTS	-
SETBACKS SIDE TO STREET	-
MIN. PARKING PER UNIT	2

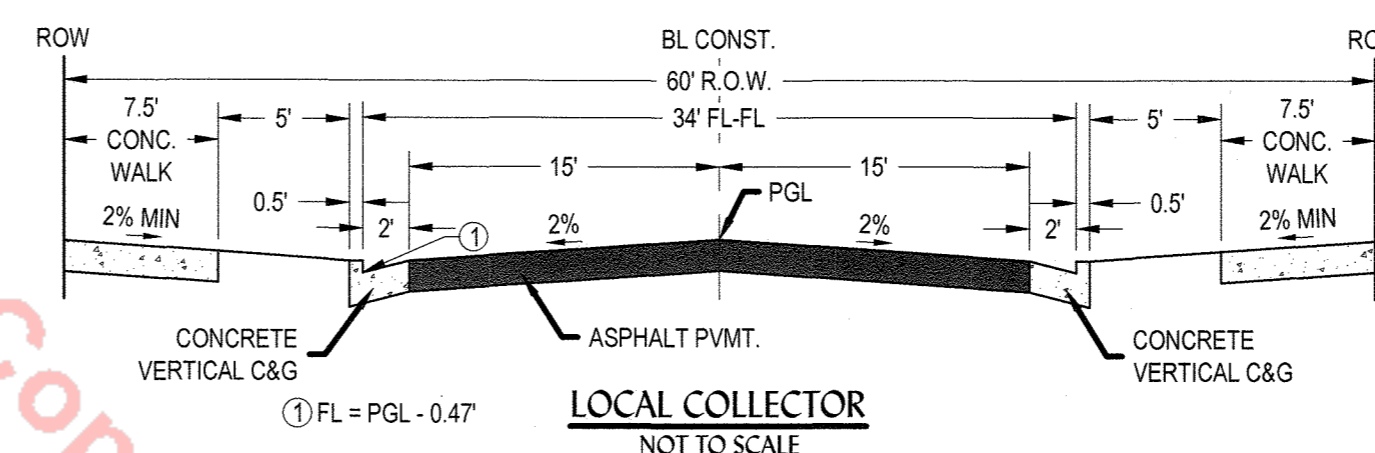
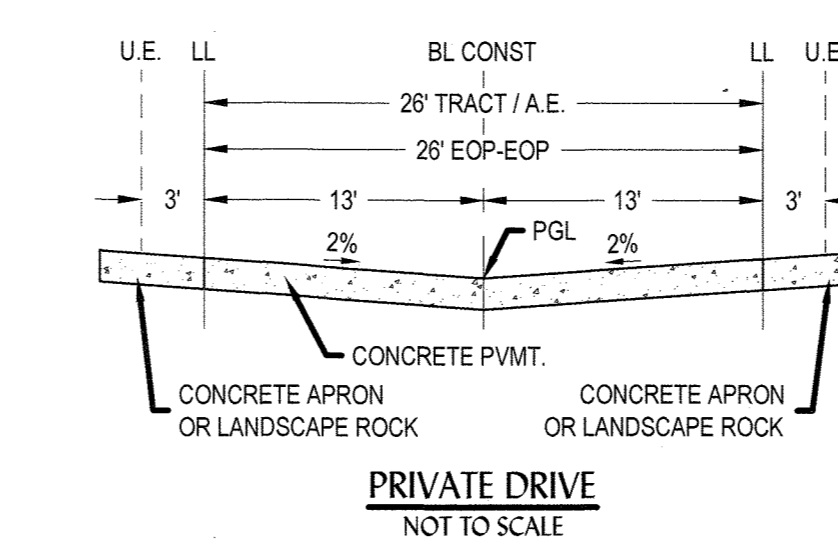
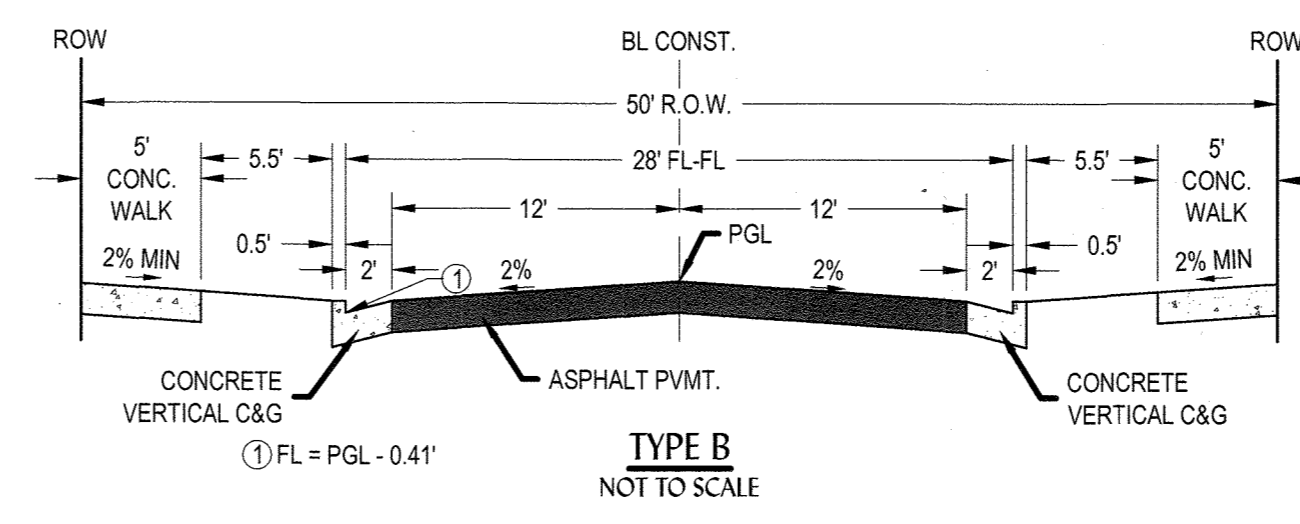


TYPICAL LOT SETBACKS

N.T.S.
* REFER TO LAND USE CHART ABOVE FOR CLARIFICATION
** TO INCLUDE SIGNAGE AND LIGHTING
*** 10' SIDEYARD UTILITY EASEMENT WILL BE PROVIDED WHERE SIDEYARD IS ADJACENT TO PUBLIC ROW.

PARCEL 2 - DETAILS AND NOTES

STREET SECTIONS: (PARCEL 2)



STREET SECTION NOTES:

- LOCAL COLLECTOR STREETS INCLUDE: ELEGANT STREET, BILBERRY STREET, AND DISTANT ROCK AVENUE.
- TYPE B STREETS INCLUDE: CARMINE STREET, DAIRYLIDE STREET, AND CELESTIAL AVENUE.
- PRIVATE DRIVES INCLUDE: DILLON WAY, BRECKENRIDGE WAY, FAIRPLAY WAY, SILVERTON WAY, OURAY WAY, ALMA DRIVE, CRESTONE DRIVE, WESTCLIFFE DRIVE, COMO DRIVE, CREEDE DRIVE, AND LEADVILLE DRIVE.
- VERTICAL CURB & GUTTER PER DETAIL CG-1.

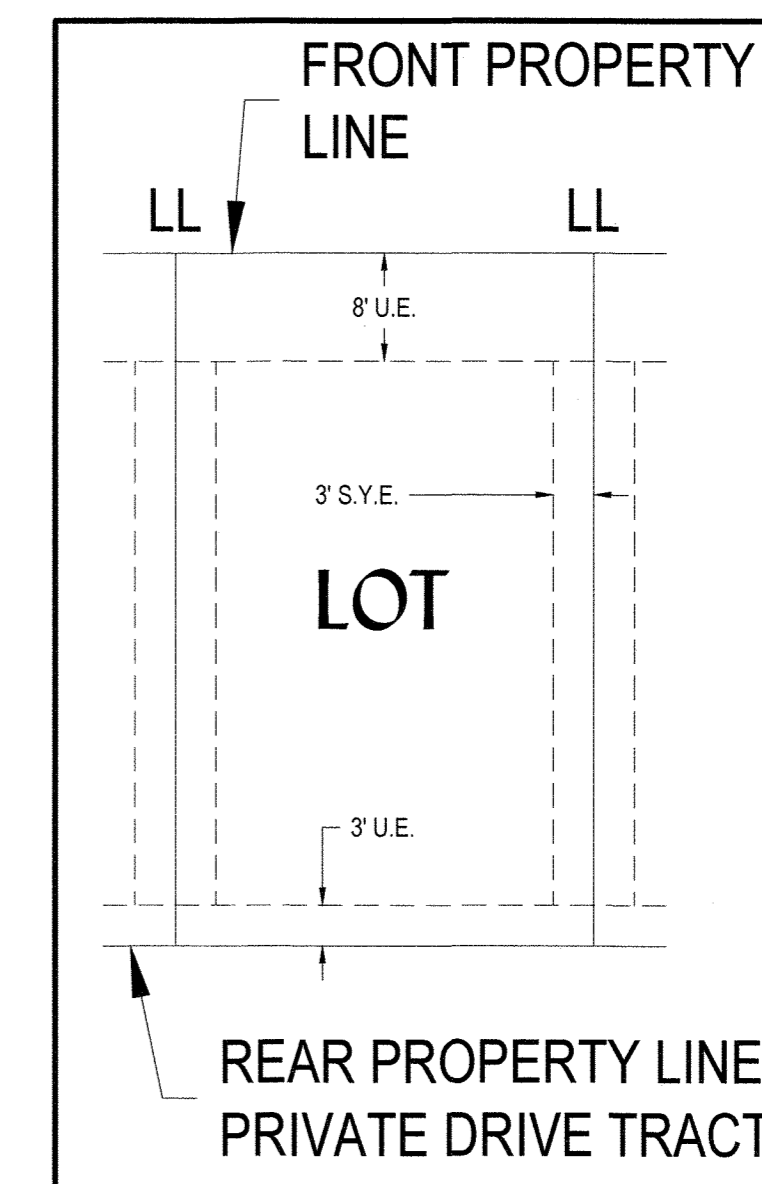
RESIDENTIAL DEVELOPMENT STANDARDS: (PARCEL 2)

BUILDING SETBACKS (PARCEL 2)	
FRONT	18'
REAR ALLEY	5'
SIDE STREET	8'

PROJECT 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 3200'
MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

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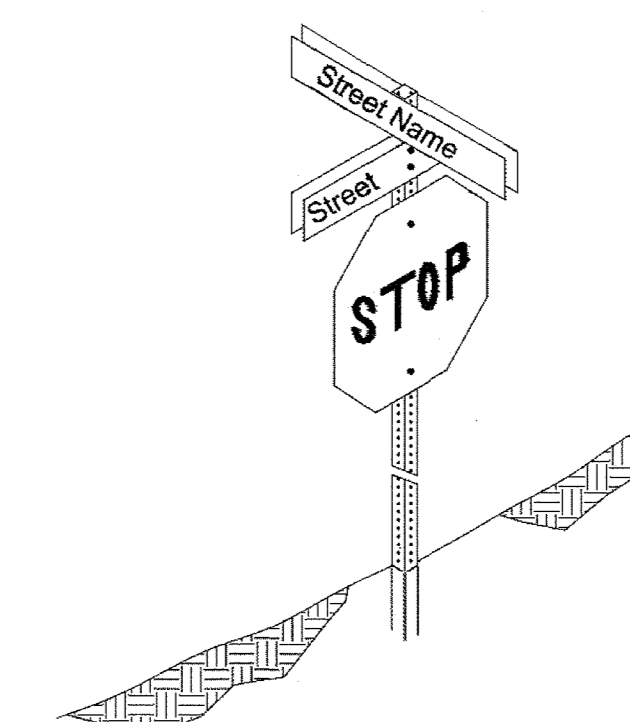


TYPICAL LOT EASEMENT LAYOUT
N.T.S.

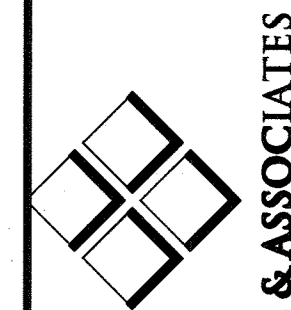
NOTES:

- LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
- S.Y.E. = SIDE YARD USE EASEMENT.

EASEMENT ABBREVIATIONS
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
B.S.I. = BY SEPARATE INSTRUMENT



TYPICAL PRIVATE DRIVE STREET SIGN DETAIL



CORE
CONSULTANTS



Innovative Land Consultants, Inc.

#	DESCRIPTION	DATE	BY
1	REVISION BASED ON TOWN COMMENTS	12/29/2016	
2	REVISION BASED ON TOWN COMMENTS	2/24/2017	
3	REVISION BASED ON TOWN COMMENTS	04/17/17	
4	REVISION BASED ON TOWN COMMENTS	05/07/17	

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1 & 2
SITE DEVELOPMENT PLAN
DETAILS
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 12/19/2016
DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.
SHEET
3 OF 22

THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1 AND 2
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038

DETAILS

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1



- LEGEND:**
- EASEMENT
 - CENTER LINE
 - ROW LINE
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - ⊙ "REAR CONDITION"
 - ⊙ "CORNER CONDITION"

- NOTES:**
- PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FACILITIES IS CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.
 - IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
 - ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL FIRE HYDRANTS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
 - EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
 - AT THE TIME OF INFRASTRUCTURE CONSTRUCTION PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
 - ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.



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 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

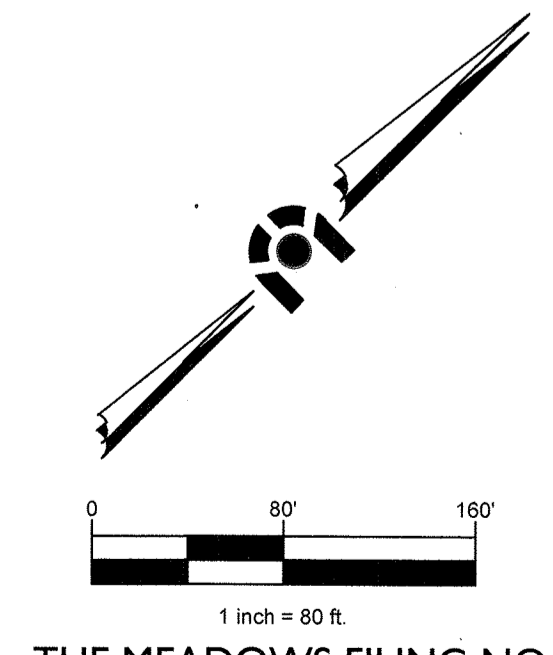


CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKINGS OF UTILITIES. THE OWNER OR CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS DRAWING. THESE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
# DESCRIPTION	5/11/17	MM
1 SDP APPROVAL		

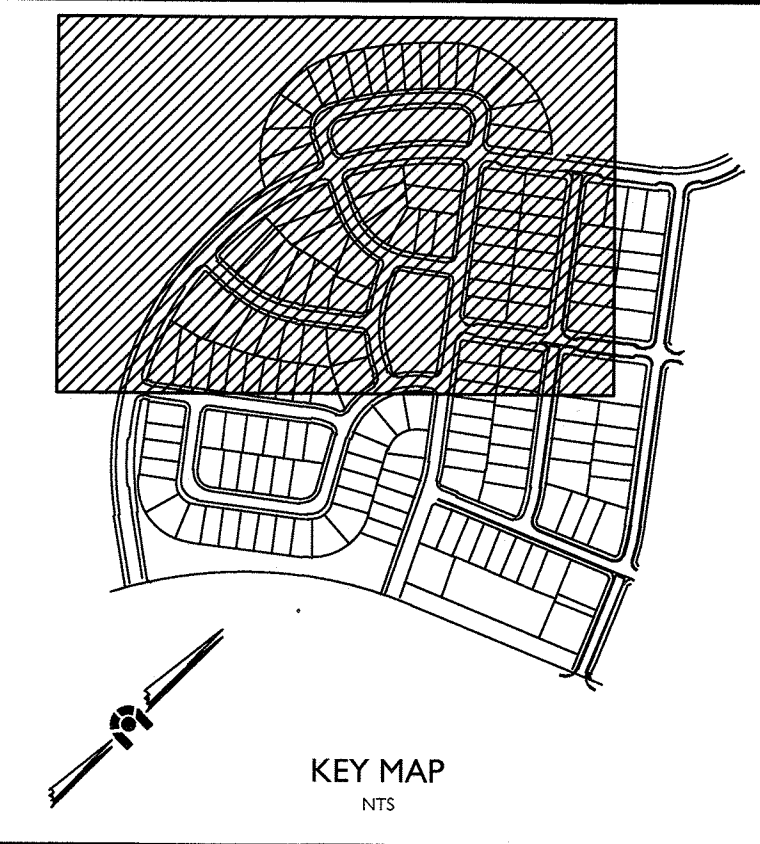
THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
 SITE DEVELOPMENT PLAN
 PHASING PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASED: 8/2/2016 DESIGNED BY: JAF DRAWN BY: JAF CHECKED BY: MRM	JOB NO. 14-003-001
SHEET 4 OF 22	

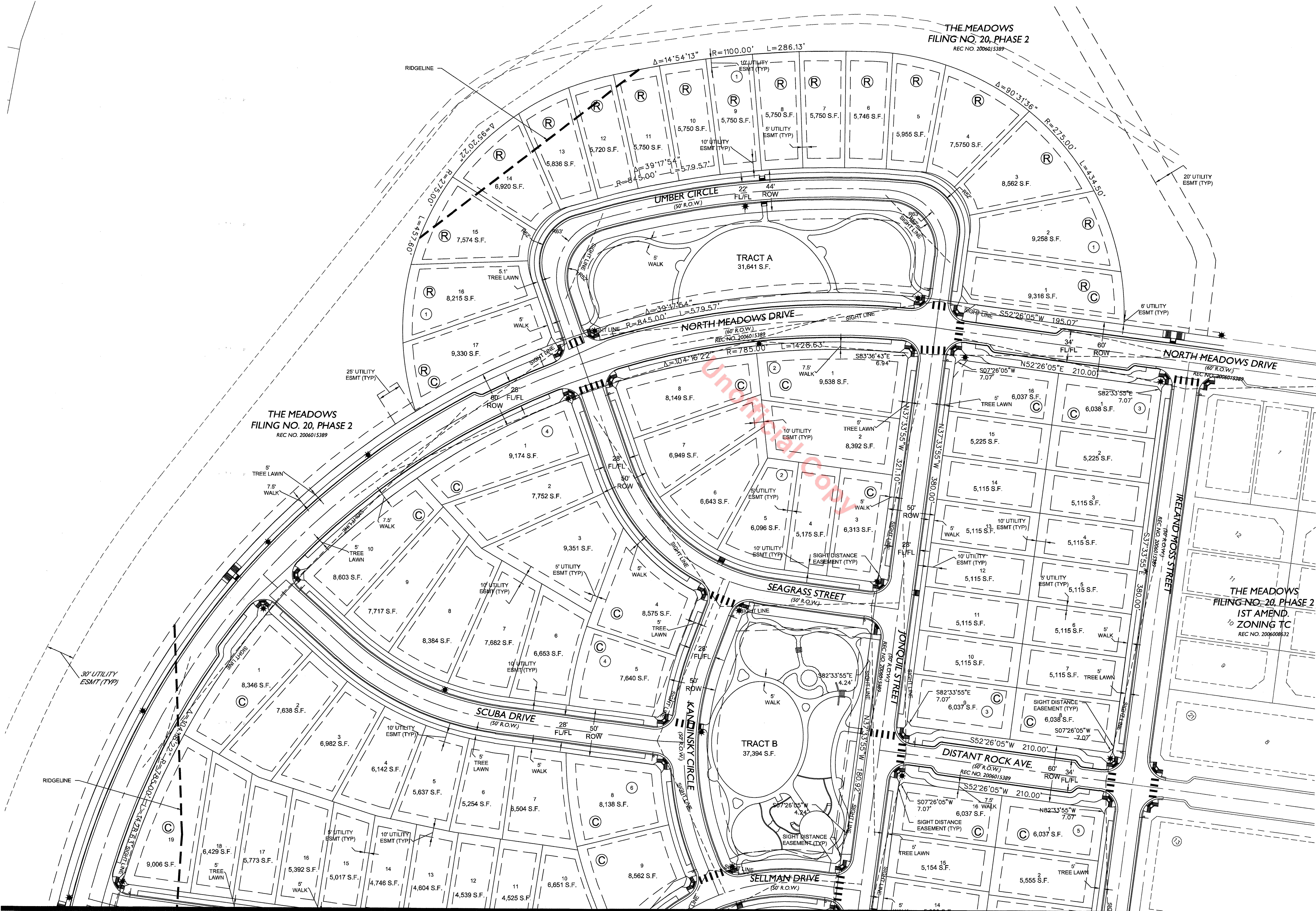


THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 1
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 PHASING PLAN

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1



- LEGEND:**
- EASEMENT
 - CENTER LINE
 - ROW LINE
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - ⊙ "REAR CONDITION"
 - ⊙ "CORNER CONDITION"



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 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



CALL ALL MEASUREMENTS AND DIMENSIONS FROM THE
 2007 D.C. GRADE OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 OWNER OR CONSULTANTS ASSUMES NO RESPONSIBILITY
 FOR EXISTING UTILITY LOCATIONS. HORIZONTAL AND
 VERTICAL LOCATIONS OF UTILITIES SHOWN ON THIS
 DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE
 RECORDS. THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL
 UTILITIES AND TO BE RESPONSIBLE FOR THE PROTECTION OF ANY
 UTILITIES ENCOUNTERED DURING CONSTRUCTION.

REVISIONS

#	DESCRIPTION	DATE BY
1	SDP APPROVAL	5/17/17 MJK

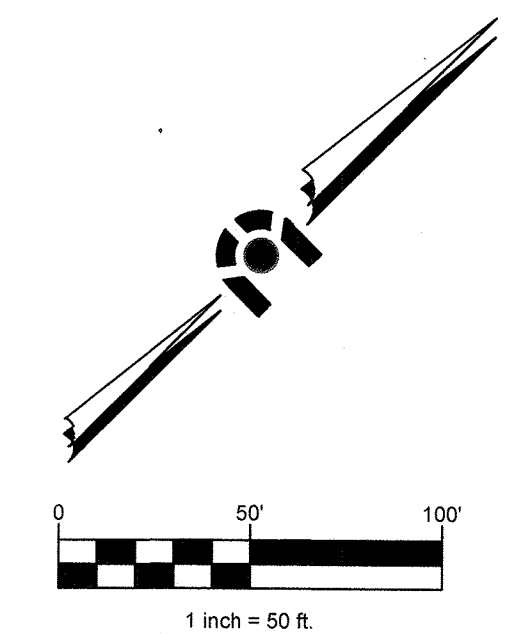
THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
 SITE DEVELOPMENT PLAN
 SITE PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 8/2/2016
 DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: MRM

JOB NO.
 14-003-001

SHEET
 5 OF 22

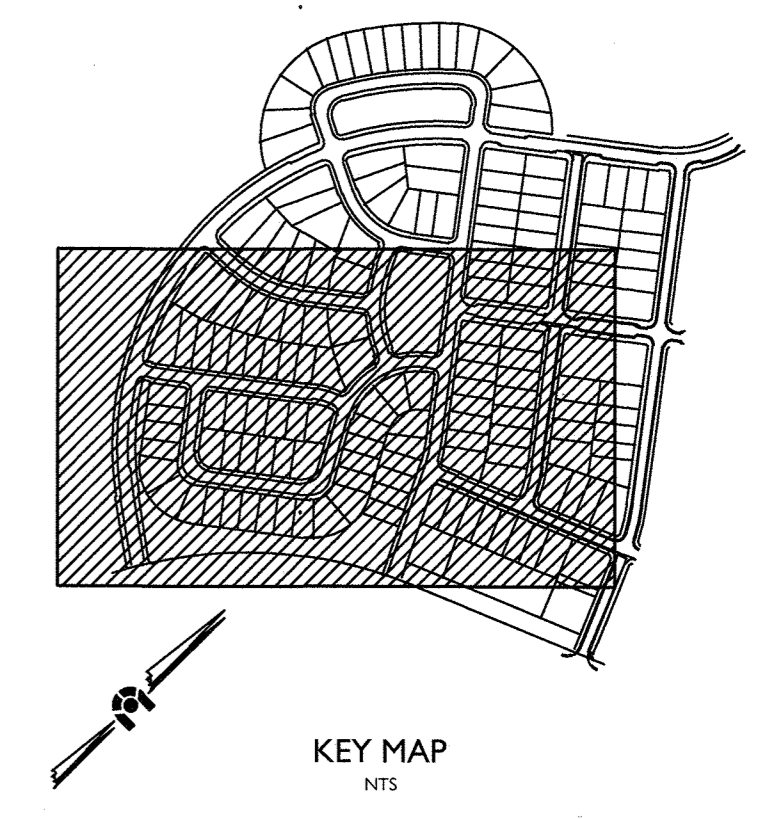
SEE SHEET 6



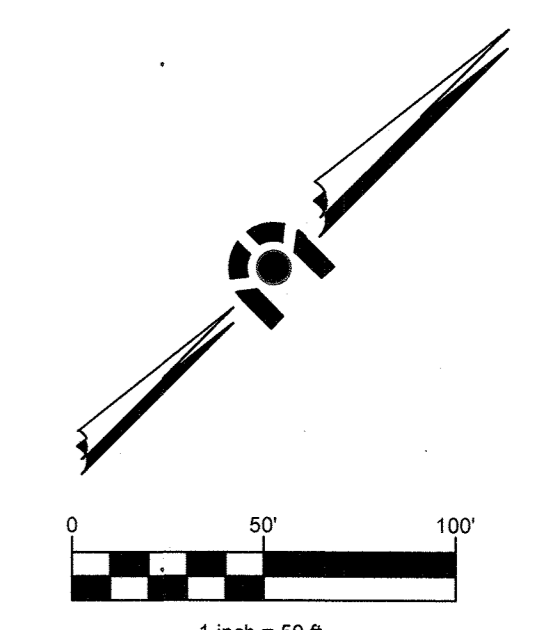
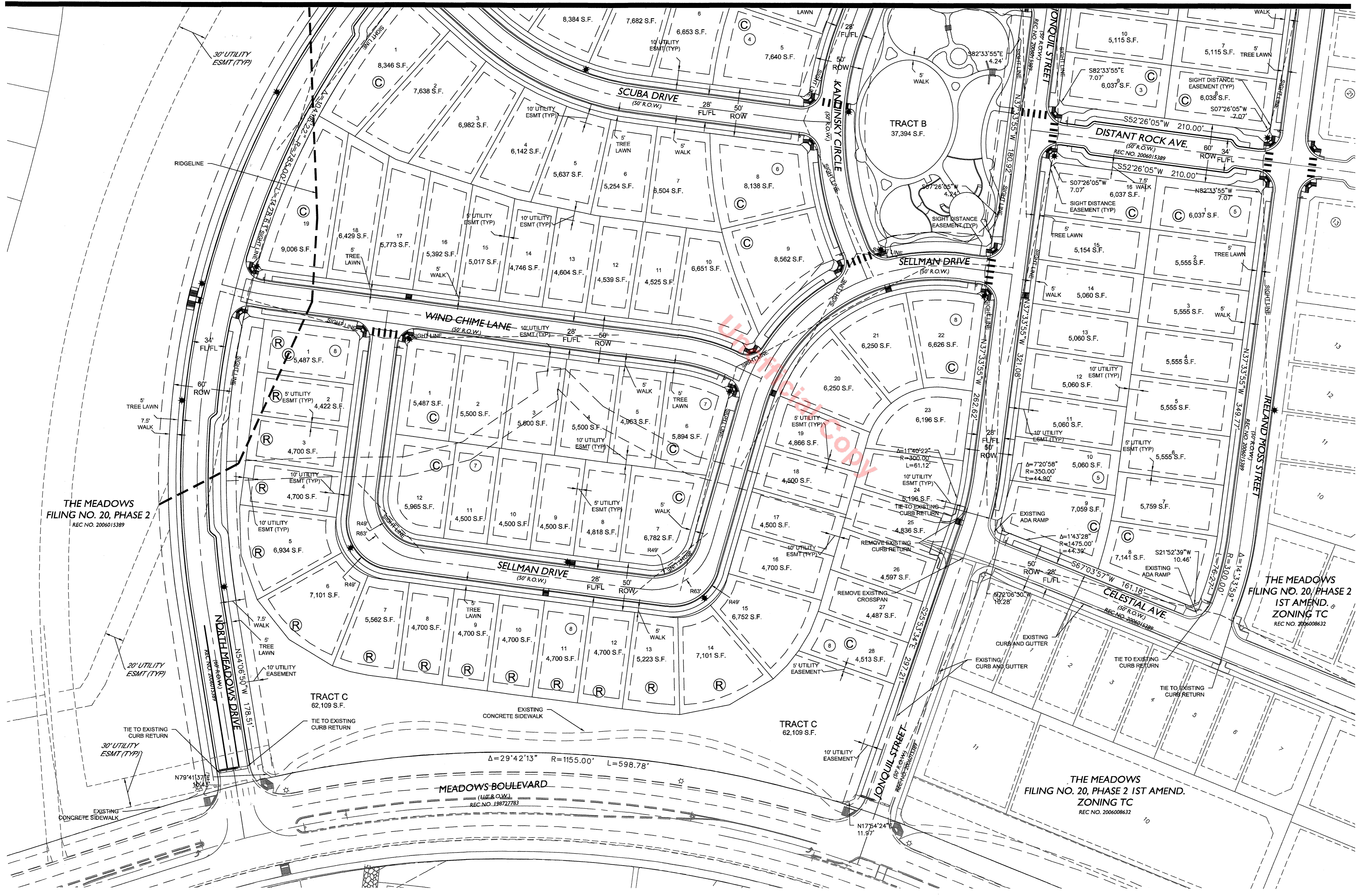
THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 1
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 SITE PLAN

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1

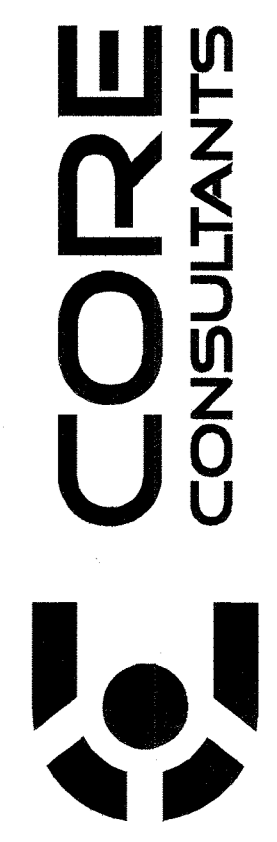
SEE SHEET 5



- LEGEND:**
- EASEMENT
 - - - CENTER LINE
 - ROW LINE
 - ⬇️ HANDICAPPED RAMP
 - ⬆️ PROPOSED STREET LAMP
 - ⬆️ EXISTING STREET LAMP
 - ⊙ "REAR CONDITION"
 - ⊙ "CORNER CONDITION"



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 Littleton, CO 80120



CALL BUSINESS OFFICE IN ADVANCE BEFORE
 CALLING TO ORDER. UTILITIES ARE NOT
 MARKING OF UNDERGROUND MEMBER
 OWNER OR CONSULTANT ASSUMES NO RESPONSIBILITY
 FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND
 VERTICAL. CONTRACTOR TO VERIFY LOCATION OF ALL
 UTILITIES PRIOR TO THE COMMENCEMENT OF ANY
 CONSTRUCTION ACTIVITIES.



REVISIONS	#	DESCRIPTION	DATE BY
1	SDP APPROVAL	5/11/17	MMR

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
 SITE DEVELOPMENT PLAN
 SITE PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 8/2/2016
 DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: MRM

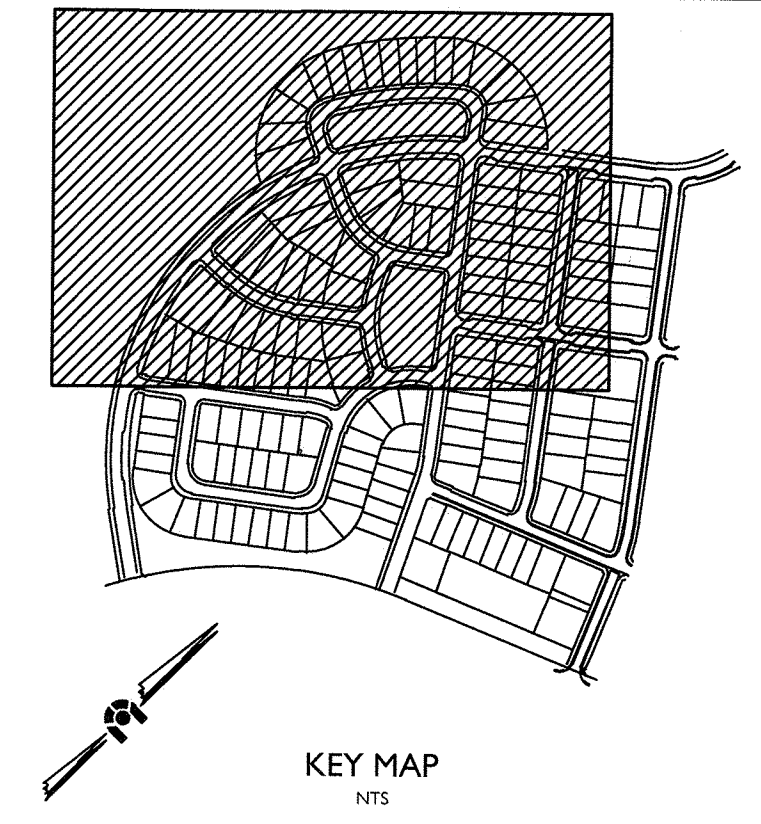
JOB NO.
 14-003-001
 SHEET
 6 OF 22

THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 1
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 SITE PLAN

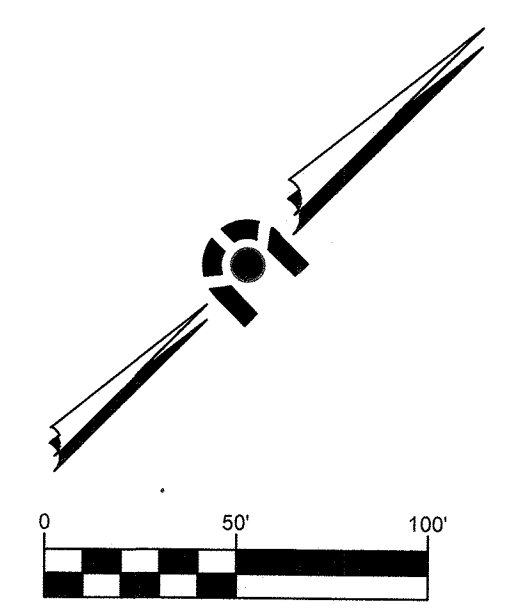
THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1



SEE SHEET 8



- LEGEND:**
- PROPOSED STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - EXISTING STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - GAS LINE
 - EASEMENT
 - CENTER LINE
 - PROPERTY BOUNDARY LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR



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 Littleton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UTILITIES. THE MEMBER OWNER OR CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE EXISTING UTILITIES SHOWN ON THIS VERTICAL. IT IS ADVISORY THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

REVISIONS	
#	DESCRIPTION
1	SDP APPROVAL

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
 SITE DEVELOPMENT PLAN
 GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 8/2/2016
 DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: MRM

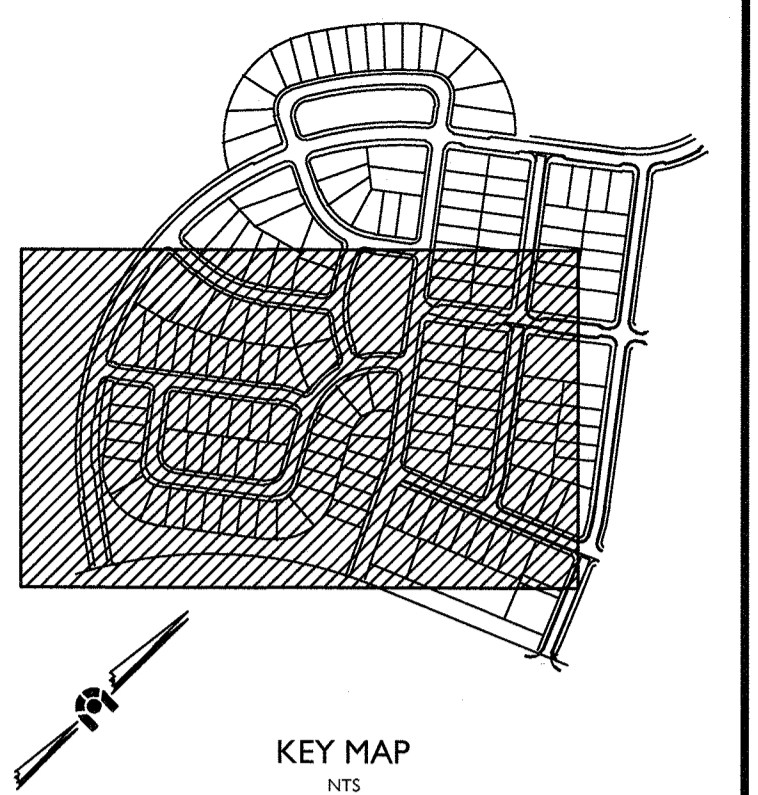
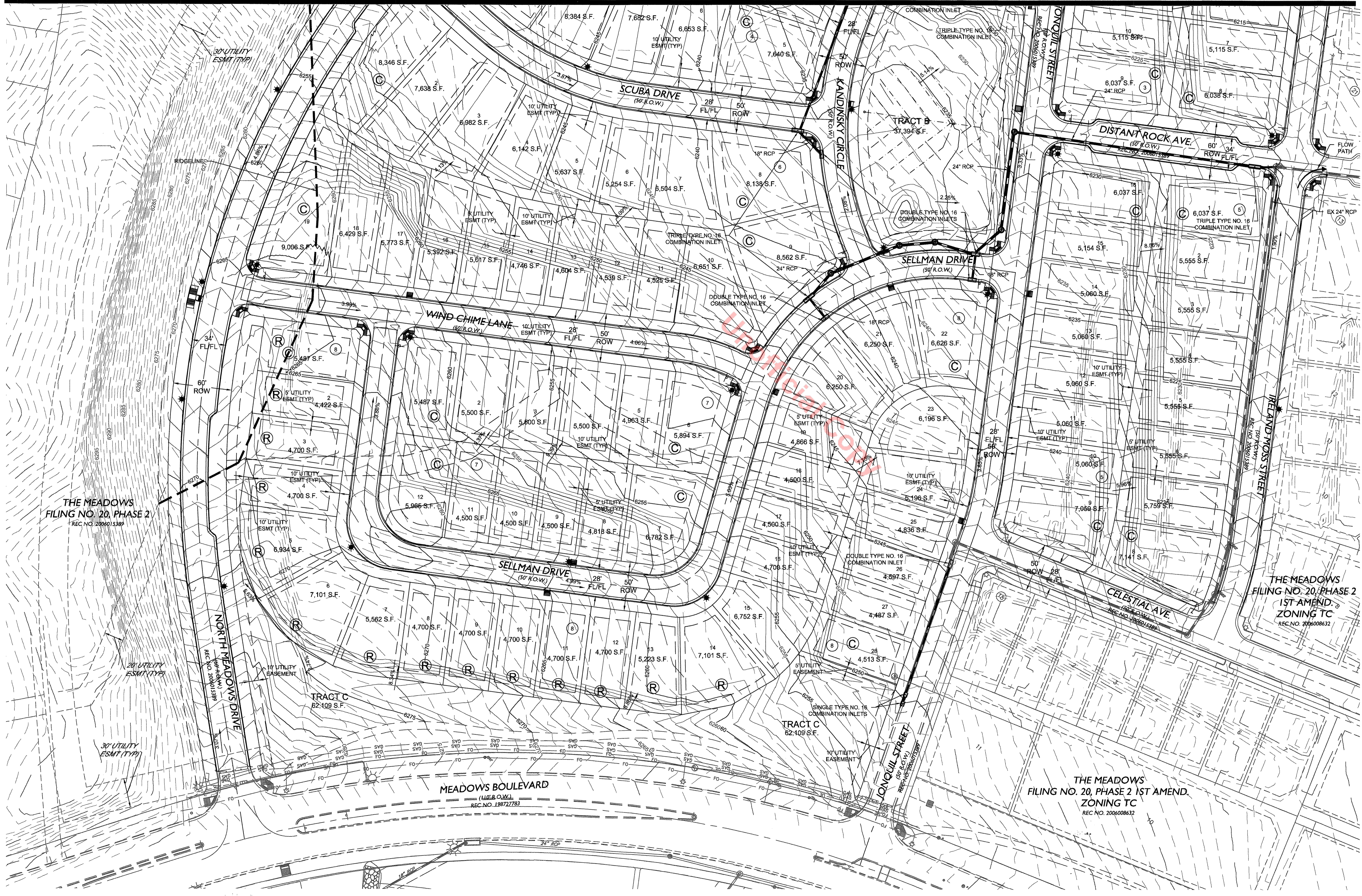
JOB NO.
14-003-001

SHEET
7 OF 22

THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 1
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 GRADING PLAN

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1

SEE SHEET 7

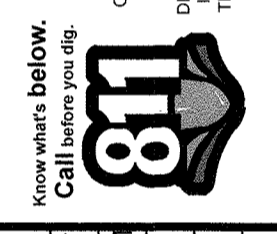


- LEGEND:**
- PROPOSED STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - EXISTING STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
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 - CENTER LINE
 - PROPERTY BOUNDARY LINE
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 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

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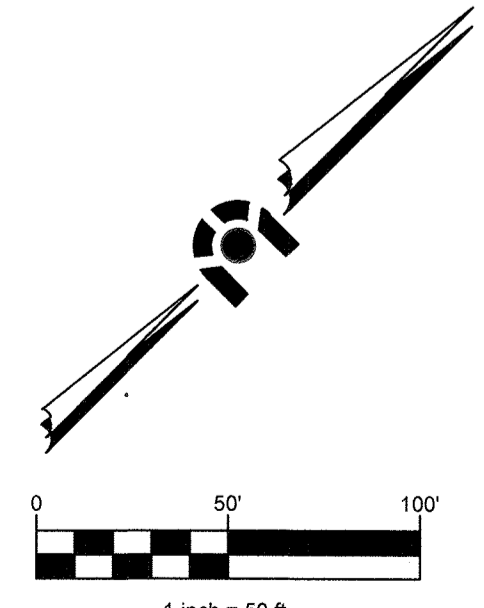


CALL SURVEYOR TO ADVISE BEFORE
 ANY CONSTRUCTION OF ANY TYPE
 BEGINS. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR VERIFYING THE
 LOCATION OF ALL UTILITIES PRIOR TO
 THE COMMENCEMENT OF ANY
 CONSTRUCTION ACTIVITIES.



REVISIONS	DATE BY
# DESCRIPTION	5/11/17 JAF
1 SDP APPROVAL	

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
 SITE DEVELOPMENT PLAN
 GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO



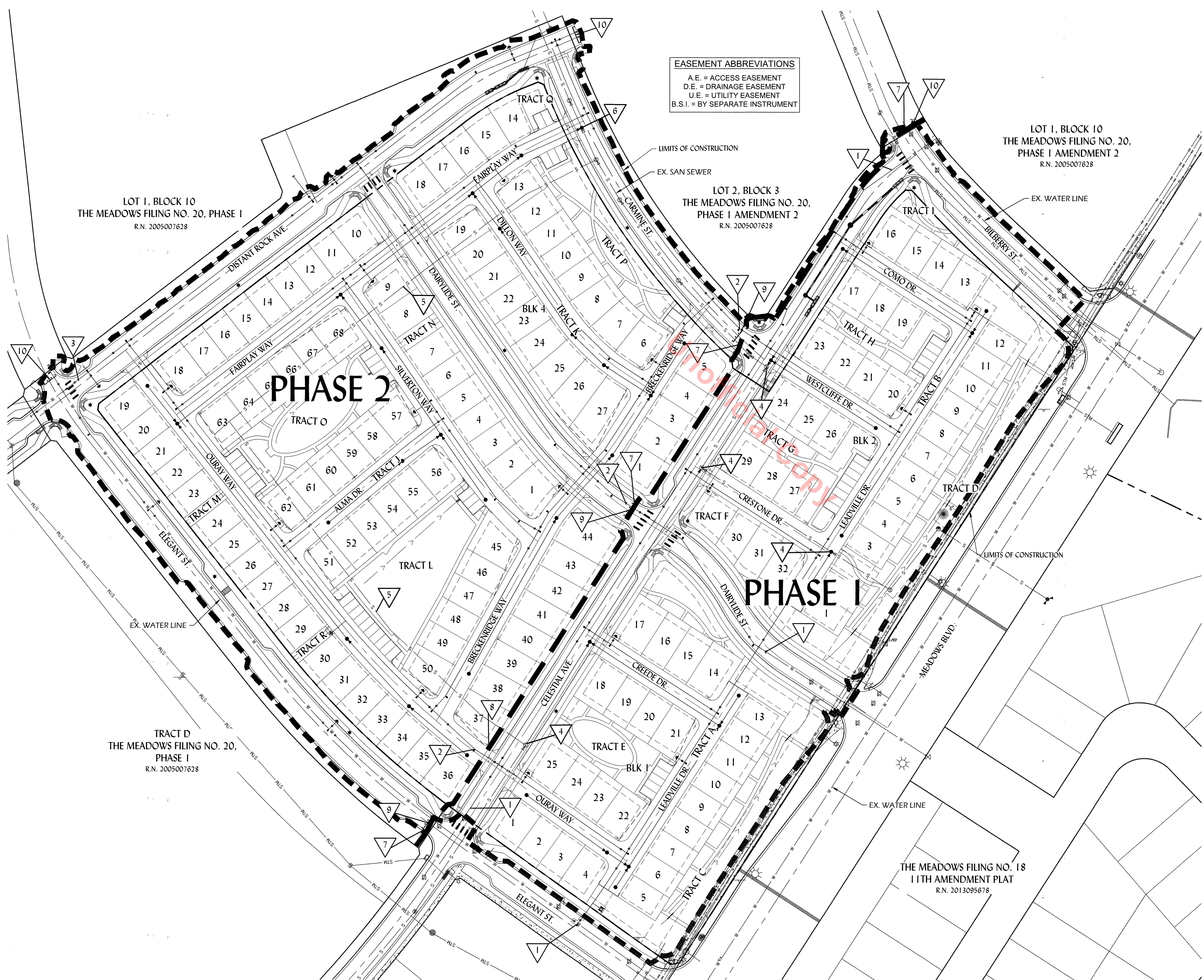
THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 1
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 GRADING PLAN

INITIAL PLAN
 RELEASE: 8/2/2016
 DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: MRM

JOB NO.
 14-003-001

SHEET
 8 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 2



EASEMENT ABBREVIATIONS
 A.E. = ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 B.S.I. = BY SEPARATE INSTRUMENT

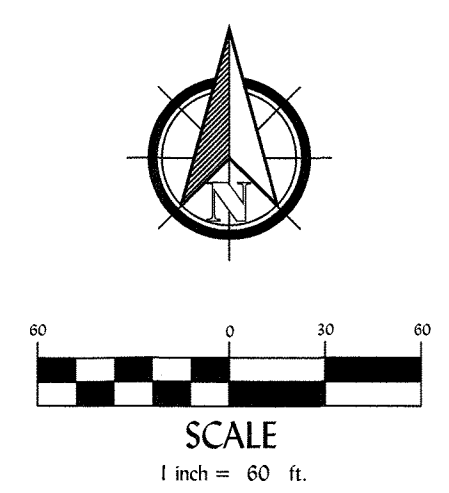
LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- - - Sight Distance Triangle
- Limits of Construction
- Drainage Swale
- Phase Line
- Prop. Sanitary Sewer Manhole
- Prop. Fire Hydrant
- Prop. Water Valve
- Prop. Thrust Block
- Prop. Plug and Blowoff
- Prop. Sampling Station
- Prop. Type R Inlet
- Street Sign
- Street Light
- Ex. Storm Inlet
- Ex. Storm Manhole
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sanitary Sewer Manhole
- Ex. Street Light
- Proposed Asphalt Pavement
- Proposed Sidewalk
- Proposed Concrete Drive
- Existing Asphalt Pavement
- Sight Distance Area
- Prop. Water Line
- Prop. Sanitary Sewer Line
- Prop. Storm Sewer Line
- WS --- SS --- Prop. Water Service
- SS --- S --- Prop. Sanitary Sewer Service
- W --- S --- Ex. Water Line
- S --- Ex. Sanitary Sewer Line
- STM --- Ex. Storm Sewer

PHASING LEGEND

- △ 1 Phase Line
- △ 2 Phase 1 Connection to Ex. Water Line
- △ 3 Phase 1 Water Line Plug
- △ 4 Phase 2 Connection to Ex. Water Line
- △ 5 Phase 1 Connection to Ex. Sanitary Sewer
- △ 6 Ex. Sanitary Sewer to Remain Until Phase 1 Connection (See Note 2)
- △ 7 Phase 2 Connection to Ex. Sanitary Sewer
- △ 8 Phase 1 End Construction of Curb, Gutter, Asphalt & Walk
- △ 9 Phase 1 End Construction at Back of Driveway
- △ 10 Phase 1 Type III Barricade
- △ 10 Permanent Type III Barricade

- NOTES:**
- CONSTRUCTION OF CURB, GUTTER & WALK SHALL BE TO NEAREST JOINT FROM PHASE LIMITS.
 - CALLOUT 5: EXISTING SANITARY SEWER SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL NEW SANITARY SEWER MAIN AT CELESTIAL AVENUE IS CONSTRUCTED AND APPROVED.
 - ALL IMPROVEMENTS WITHIN PHASE BOUNDARIES SHALL BE CONSTRUCTED IN THEIR ENTIRETY DURING THE PERTAINING PHASE UNLESS OTHERWISE NOTED ON THIS PLAN.
 - ALL PHASE I BARRICADES AND SIGNS SHALL BE REMOVED ONCE PHASE 2 CONSTRUCTION IS COMPLETED.
 - SEE THE PLAN AND PROFILE SHEETS FOR DETAILED LOCATION OF PHASE 1 CONSTRUCTION LIMITS OF CURB & GUTTER, ASPHALT, WATER, SANITARY SEWER, AND STORM SEWER.



THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 2
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 PARCEL 2 - PHASING PLAN

CALL & BUSINESS HOURS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER. OWNER OR CONSULTANT ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. DRAWING HAS BEEN PLOTTED FROM THE BEST AVAILABLE DATA. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND ADJUST AS NECESSARY.

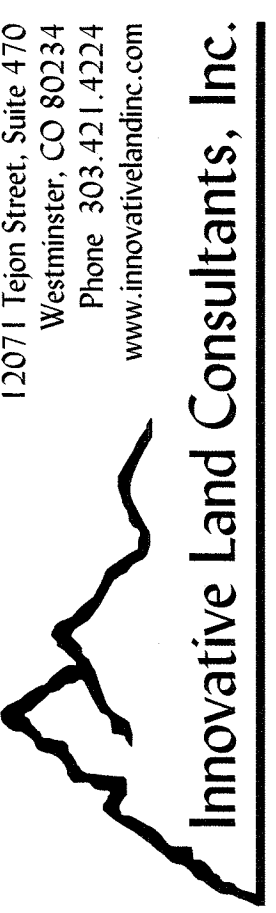


REVISIONS		DATE BY
#	DESCRIPTION	
1		
2		
3		
4		

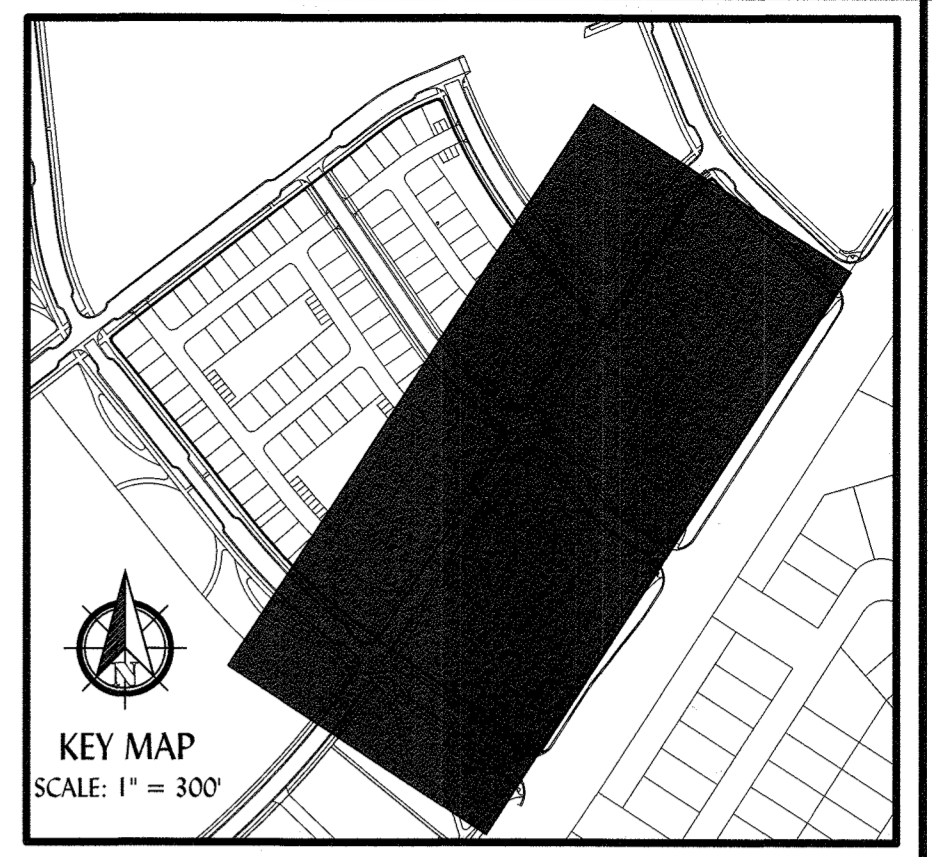
THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
 SITE DEVELOPMENT PLAN
 PARCEL 2 - PHASING PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 5/1/2017
 DESIGNED BY: ROC
 DRAWN BY: ROC
 CHECKED BY: TRH

JOB NO.
 1045-01
 SHEET
 9 OF 22

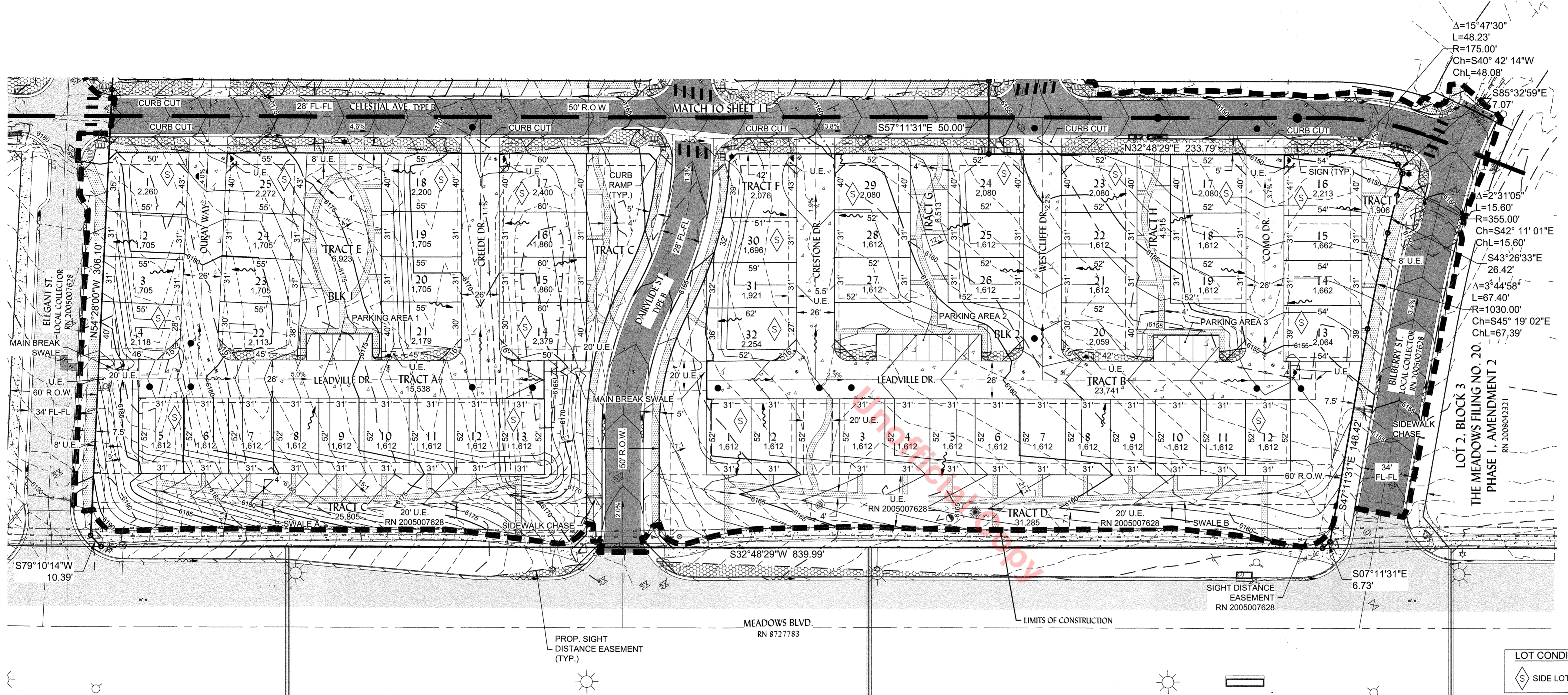


THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 2



12071 Tejon Street, Suite 470
Westminster, CO 80234
Phone 303.421.4224
www.innovativelandinc.com

Innovative Land Consultants, Inc.



LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- Sight Distance Triangle
- Limits of Construction
- Drainage Swale
- Prop. Sanitary Sewer Manhole
- Prop. Fire Hydrant
- Prop. Water Valve
- Prop. Thrust Block
- Prop. Plug and Blowoff
- Prop. Sampling Station
- Prop. Type R Inlet
- Street Sign
- Street Light
- Ex. Storm Inlet
- Ex. Storm Manhole
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sanitary Sewer Manhole
- Ex. Street Light
- Proposed Asphalt Pavement
- Proposed Sidewalk
- Proposed Concrete Drive
- Existing Asphalt Pavement
- Sight Distance Area
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Flow Direction Arrow
- Street / Grading Slope

EASEMENT ABBREVIATIONS

- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- B.S.I. = BY SEPARATE INSTRUMENT

LOT CONDITION LEGEND

- SIDE LOT CONDITION

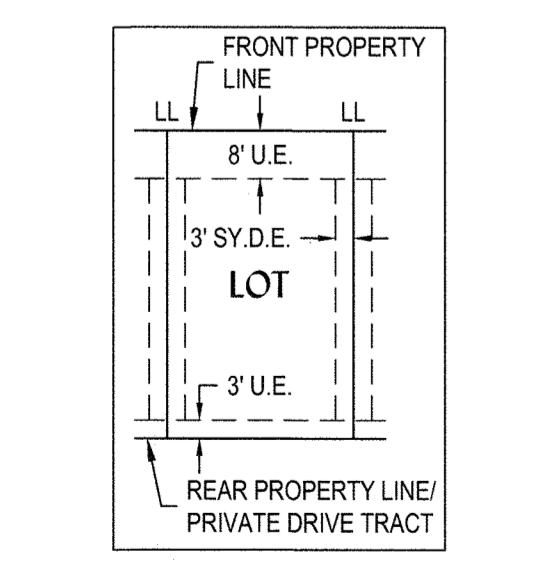
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND UTILITIES. OWNER OR CONSULTANT HAS NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. DRAWINGS HAVE BEEN PREPARED FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE RESPONSIBILITY OF OBTAINING UP-TO-DATE INFORMATION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what you dig. Call before you dig. **811**

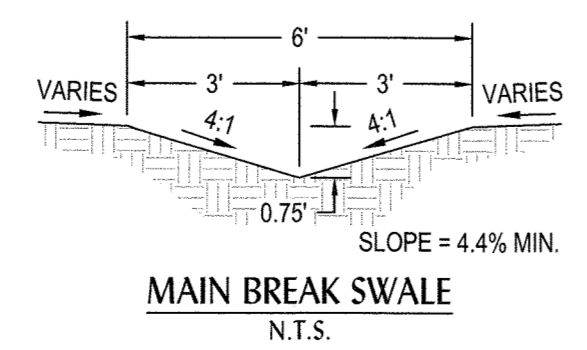
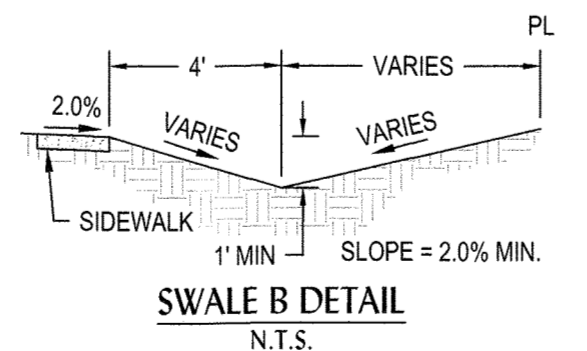
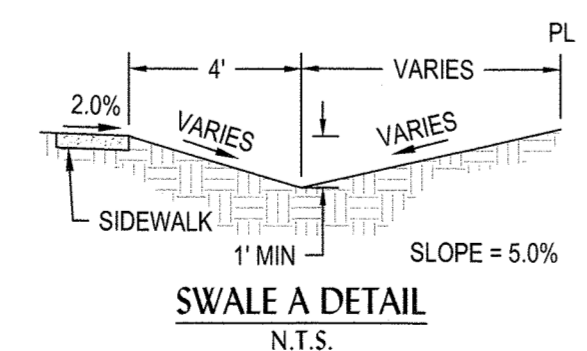
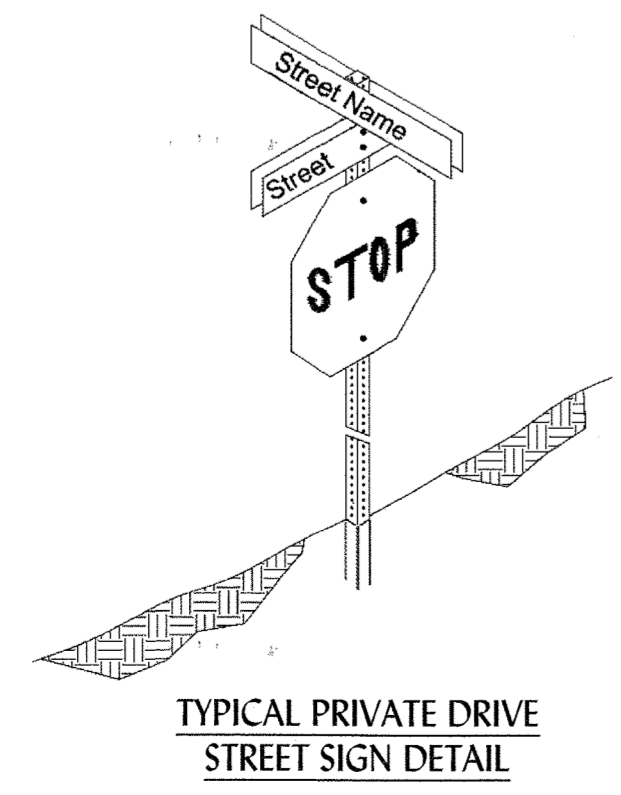
REVISIONS

#	DESCRIPTION	DATE	BY
1			
2			
3			
4			

SEE SHEET 3 FOR TYPICAL STREET SECTION DETAILS



- TYPICAL PRIVATE DRIVE STREET SIGN DETAIL**
- NOTES:
- LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
 - SY.D.E. = SIDE YARD USE & DRAINAGE EASEMENT.



PROPOSED SITE DATA

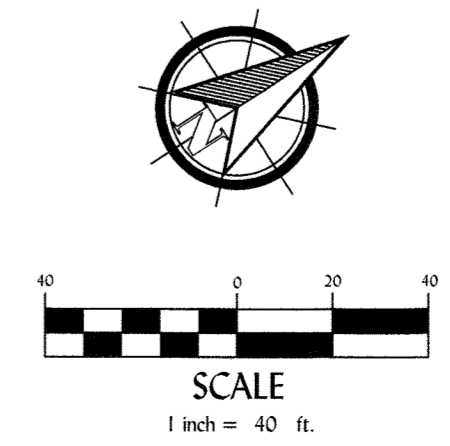
LOT AREA	SQ. FT.	ACRES	%
LOT AREA	284,057	6.52	49.0%
ROADWAY AREA	68,569	1.57	11.8%
PRIVATE ROAD TRACT AREA	107,483	2.47	18.5%
OPEN SPACE TRACT AREA	119,643	2.75	20.6%
TOTAL AREA	579,752	13.31	100.0%

PARKING AREAS

PARKING NO.	STALLS	LENGTH (FT)	WIDTH (FT)
1	5	18	9'
2	8	18	9'
3	5	18	9'
4	10	18	9'
5	3	18	9'
6	6	18	9'
7	5	18	9'
8	2	18	9'
9	3	18	9'
10	2	18	9'
TOTAL	49		

PROJECT BENCHMARK:

DOUGLAS COUNTY CONTROL MONUMENT 2.015030.
RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).



SITE PLAN NOTES

- AREAS OUTSIDE OF LIMITS OF CONSTRUCTION ARE DESIGNED BY OTHERS (DBO), SHOWN FOR INFORMATION ONLY, AND NOT PART OF THESE PLANS.
- ALL LOT AND TRACT AREAS SHOWN AS SQUARE FEET (SF) UNLESS OTHERWISE SHOWN.
- NO SOLID OBJECTS EXCEEDING 30 INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION ARE PERMITTED WITHIN THE SIGHT DISTANCE EASEMENTS, INCLUDING FENCES, WALLS, AND LANDSCAPING ITEMS.
- STREET CLASSIFICATION:
 - LOCAL COLLECTOR: ELEGANT STREET, BILBERRY STREET, AND DISTANT ROCK AVENUE.
 - TYPE B: CARMINE STREET, DAIRYLIDE STREET, AND CELESTIAL AVENUE.
- PRIVATE DRIVE: DILLON WAY, BRECKENRIDGE WAY, FAIRPLAY WAY, SILVERTON WAY, OURAY WAY, ALMA DRIVE, CRESTONE DRIVE, WESTCLIFFE DRIVE, COMO DRIVE, CREEDE DRIVE, AND LEADVILLE DRIVE.
- DWELLING UNITS BUILT ON SIDE CONDITION LOTS ARE REQUIRED TO HAVE ENHANCED SIDE ELEVATION ARCHITECTURAL DETAILS THAT ARE JUDGED BY CASTLE ROCK DEVELOPMENT COMPANY TO BE SUBSTANTIAL AND APPROPRIATE FOR SUCH LOTS.

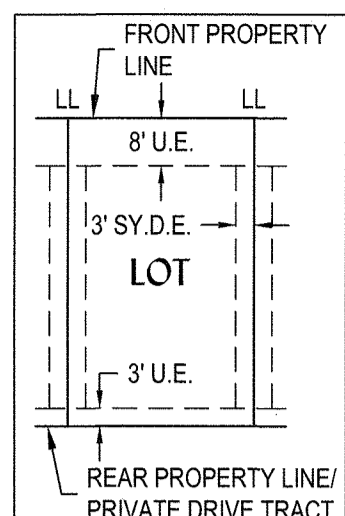
THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 2
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
SITE DEVELOPMENT PLAN
PARCEL 2 - SITE LAYOUT AND GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 5/12/2017
DESIGNED BY: ROC
DRAWN BY: ROC
CHECKED BY: TRH

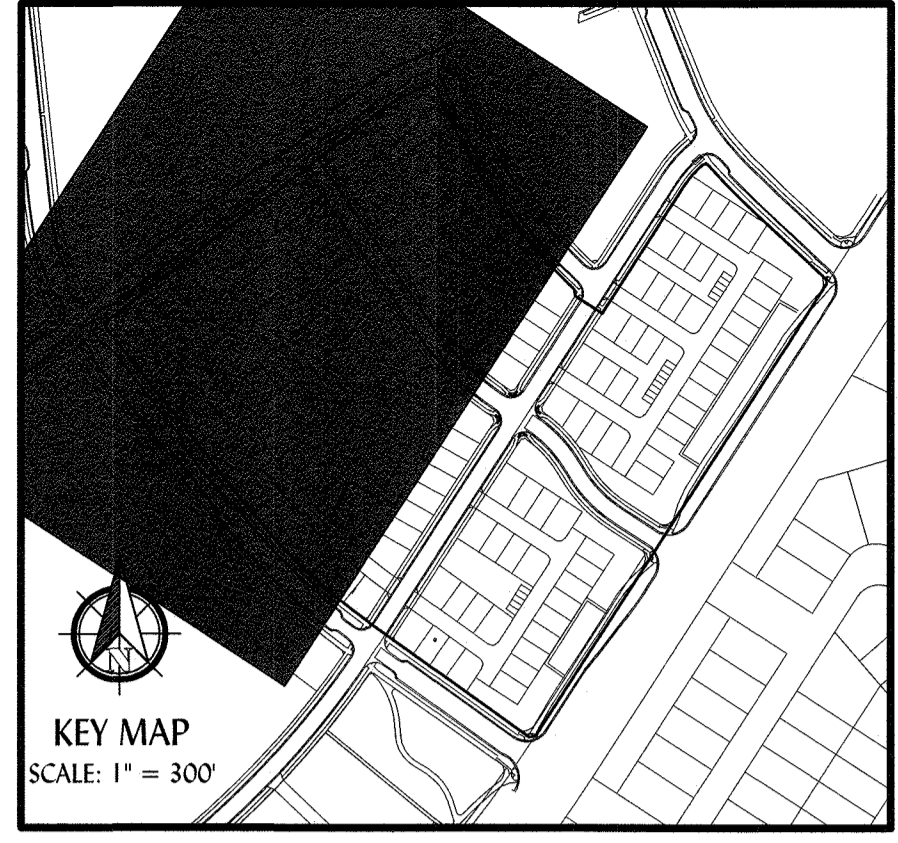
JOB NO. 1045-01
SHEET 10 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 2

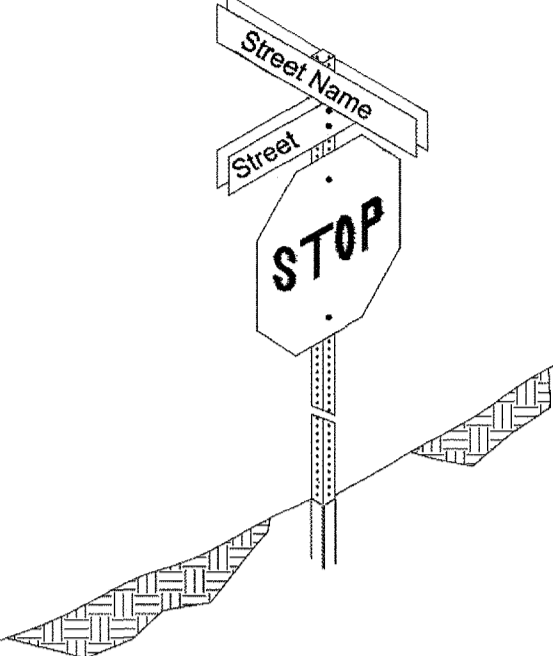
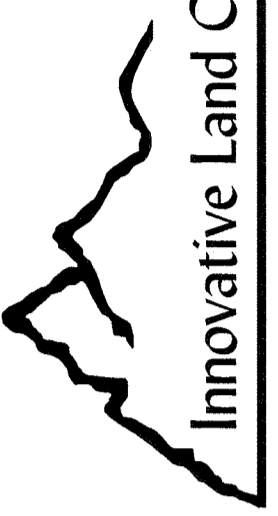


TYPICAL LOT EASEMENT LAYOUT
N.T.S.

NOTES:
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
2. S.Y.D.E. = SIDE YARD USE & DRAINAGE EASEMENT.



120711 Lejon Street, Suite 410
Westminster, CO 80234
Phone: 303-421-4224
www.innovativelandinc.com



TYPICAL PRIVATE DRIVE STREET SIGN DETAIL

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- Sight Distance Triangle
- Limits of Construction
- Drainage Swale
- Prop. Sanitary Sewer Manhole
- Prop. Fire Hydrant
- Prop. Water Valve
- Prop. Thrust Block
- Prop. Plug and Blowoff
- Prop. Sampling Station
- Prop. Type R Inlet
- Street Sign
- Street Light
- Ex. Storm Inlet
- Ex. Storm Manhole
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sanitary Sewer Manhole
- Ex. Street Light
- Proposed Asphalt Pavement
- Proposed Sidewalk
- Proposed Concrete Drive
- Existing Asphalt Pavement
- Sight Distance Area
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Flow Direction Arrow
- Street / Grading Slope

EASEMENT ABBREVIATIONS
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
B.S.I. = BY SEPARATE INSTRUMENT

LOT CONDITION LEGEND
SIDE LOT CONDITION

SITE PLAN NOTES

- AREAS OUTSIDE OF LIMITS OF CONSTRUCTION ARE DESIGNED BY OTHERS (DBO), SHOWN FOR INFORMATION ONLY, AND NOT PART OF THESE PLANS.
- ALL LOT AND TRACT AREAS SHOWN AS SQUARE FEET (SF) UNLESS OTHERWISE SHOWN.
- NO SOLID OBJECTS EXCEEDING 30 INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION ARE PERMITTED WITHIN THE SIGHT DISTANCE EASEMENTS, INCLUDING FENCES, WALLS, AND LANDSCAPING ITEMS.
- STREET CLASSIFICATION:
 - LOCAL COLLECTOR: ELEGANT STREET, BILBERRY STREET, AND DISTANT ROCK AVENUE
 - TYPE B: CARMINE STREET, DAIRYLIDE STREET, AND CELESTIAL AVENUE
 - PRIVATE DRIVE: DILLON WAY, BRECKENRIDGE WAY, FAIRPLAY WAY, SILVERTON WAY, OURAY WAY, ALMA DRIVE, CRESTONE DRIVE, WESTCLIFFE DRIVE, COMO DRIVE, CREEDE DRIVE, AND LEADVILLE DRIVE
- DWELLING UNITS BUILT ON SIDE CONDITION LOTS ARE REQUIRED TO HAVE ENHANCED SIDE ELEVATION ARCHITECTURAL DETAILS THAT ARE JUDGED BY CASTLE ROCK DEVELOPMENT COMPANY TO BE SUBSTANTIAL AND APPROPRIATE FOR SUCH LOTS.

CALL US BEFORE YOU MAKE ANY CHANGES TO YOUR DESIGN OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER OWNERS OR CONSULTANTS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. DRAWINGS HAVE BEEN PREPARED FROM THE BEST AVAILABLE INFORMATION AND THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



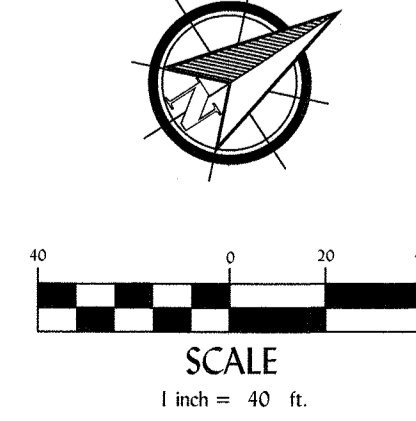
REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
SITE DEVELOPMENT PLAN
PARCEL 2 - SITE LAYOUT AND GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 5/11/2017
DESIGNED BY: ROC
DRAWN BY: ROC
CHECKED BY: TRH

JOB NO. 1045-01
SHEET 11 OF 22

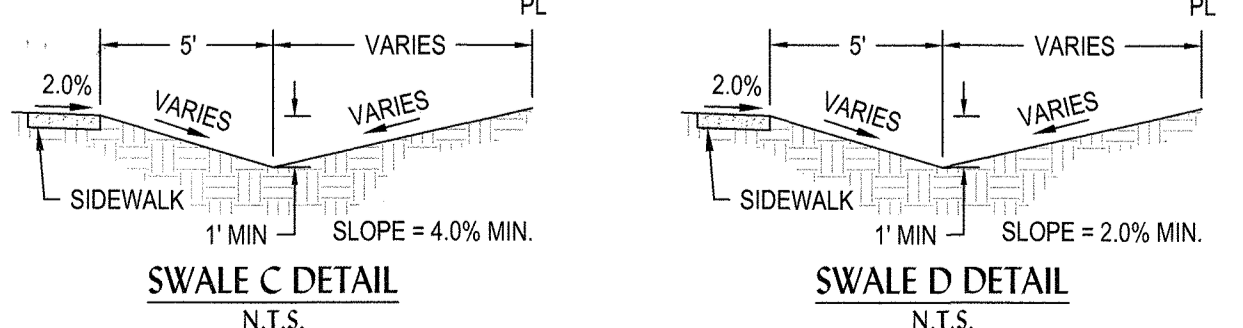
THE MEADOWS FILING NO. 20, AMENDMENT NO. 6 - PARCEL 2
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038
PARCEL 2 - SITE LAYOUT AND GRADING PLAN



PROJECT BENCHMARK:
DOUGLAS COUNTY CONTROL MONUMENT 2.015030.
RECOVERED 3.25" ALUMINUM GAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

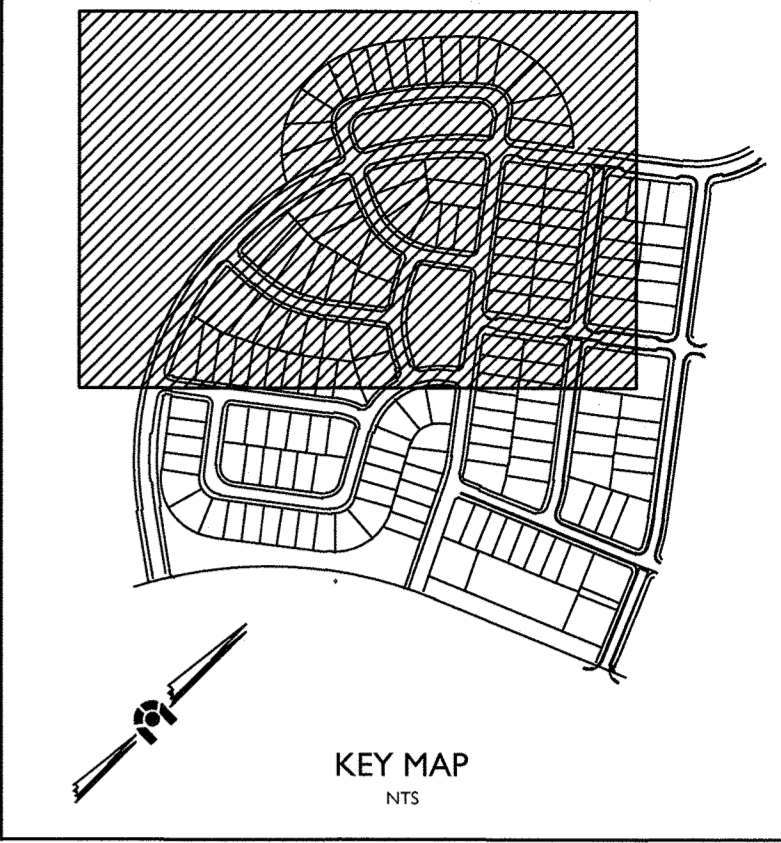
PARKING AREAS			
PARKING	NO. STALLS	LENGTH (FT)	WIDTH (FT)
1	5	18	9'
2	8	18	9'
3	5	18	9'
4	10	18	9'
5	3	18	9'
6	6	18	9'
7	5	18	9'
8	2	18	9'
9	3	18	9'
10	2	18	9'
TOTAL	49		

PROPOSED SITE DATA			
LOT AREA	SQ. FT.	ACRES	%
ROADWAY AREA	284,057	6.52	49.0%
PRIVATE ROAD TRACT AREA	68,569	1.57	11.8%
OPEN SPACE TRACT AREA	107,483	2.47	18.5%
TOTAL AREA	119,643	2.75	20.6%
TOTAL AREA	579,752	13.31	100.0%



SEE SHEET 3 FOR TYPICAL STREET SECTION DETAILS

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1

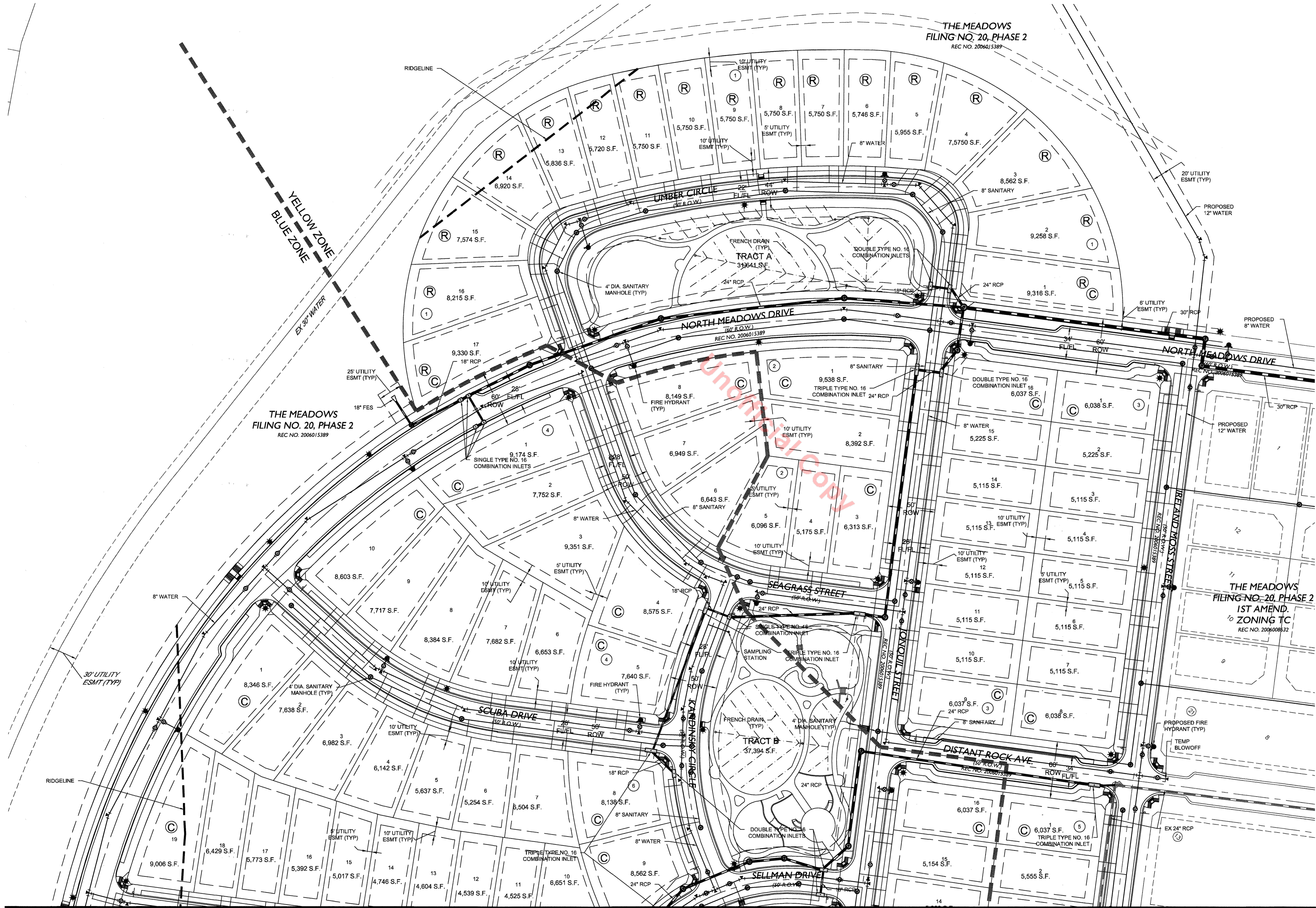


KEY MAP

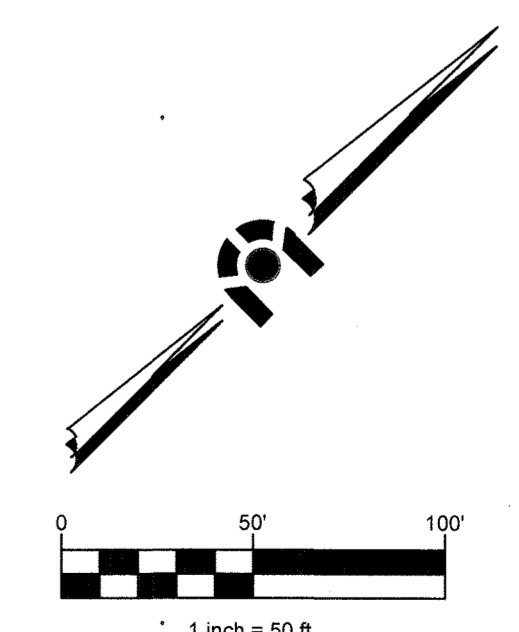
LEGEND:

- SANITARY SEWER**
- PROPOSED GRAVITY SEWER PIPE with MANHOLE
 - PIPE with PLUG
 - SANITARY SERVICE, 4" EXISTING GRAVITY SEWER PIPE with MANHOLE
 - WATER TRANSMISSION MAIN
 - RAW WATER LINE
 - IRRIGATION LINE
 - PIPE with PLUG & B.O.
 - WATER SERVICE
 - WATER VALVE
 - FIRE HYDRANT
 - BEND and THRUST BLOCK
 - EXISTING TRANSMISSION MAIN
 - STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - EX. MANHOLE and PIPE
 - EXISTING DRY UTILITY
 - GAS LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - FIBER OPTIC LINE
 - EASEMENT
 - CENTER LINE
 - ROW LINE
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "REAR CONDITION"
 - "CORNER CONDITION"

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



SEE SHEET 13



THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 1
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 UTILITY PLAN

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1850 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UTILITIES.
 OWNER OR CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE LOCATION OF ALL UTILITIES CONSTRUCTION ACTIVITIES.

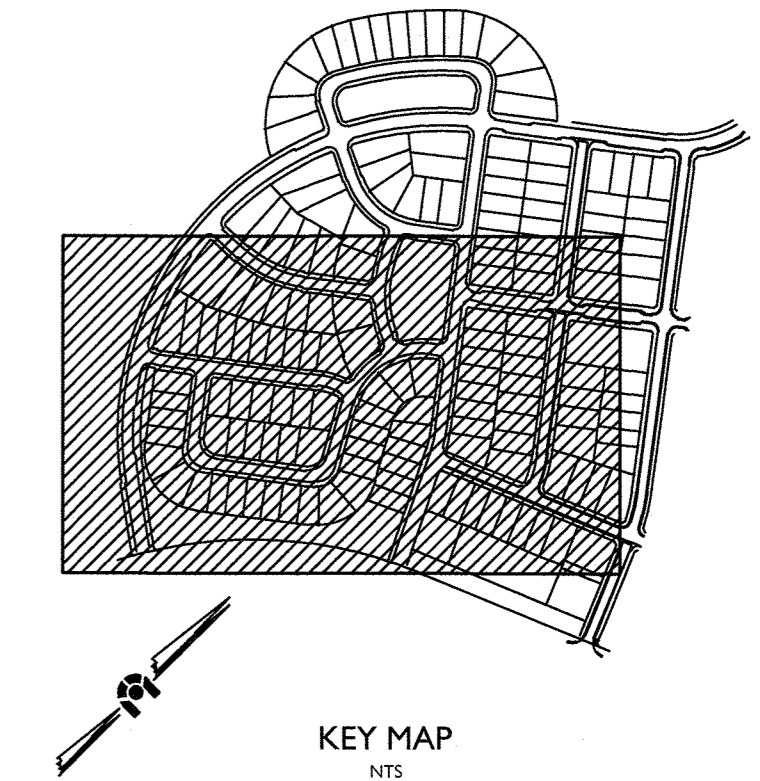
REVISIONS	DATE BY	DESCRIPTION
1	5/11/17 MM	SDP APPROVAL

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
 SITE DEVELOPMENT PLAN
 UTILITY PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 8/2/2016
 DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: MRM
 JOB NO. 14-003-001
 SHEET 12 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 1

SEE SHEET 12



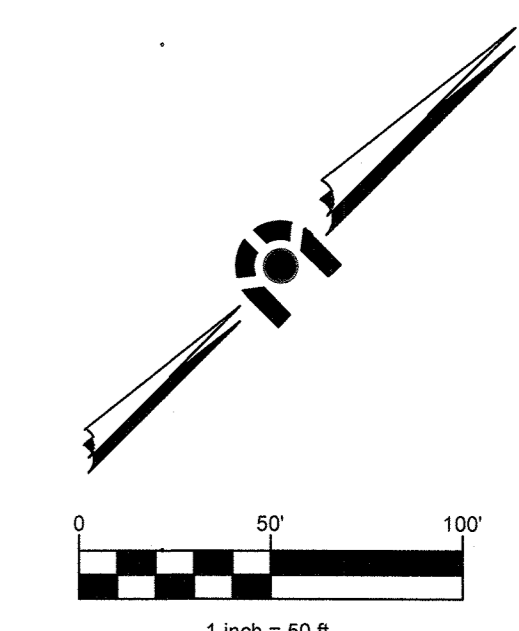
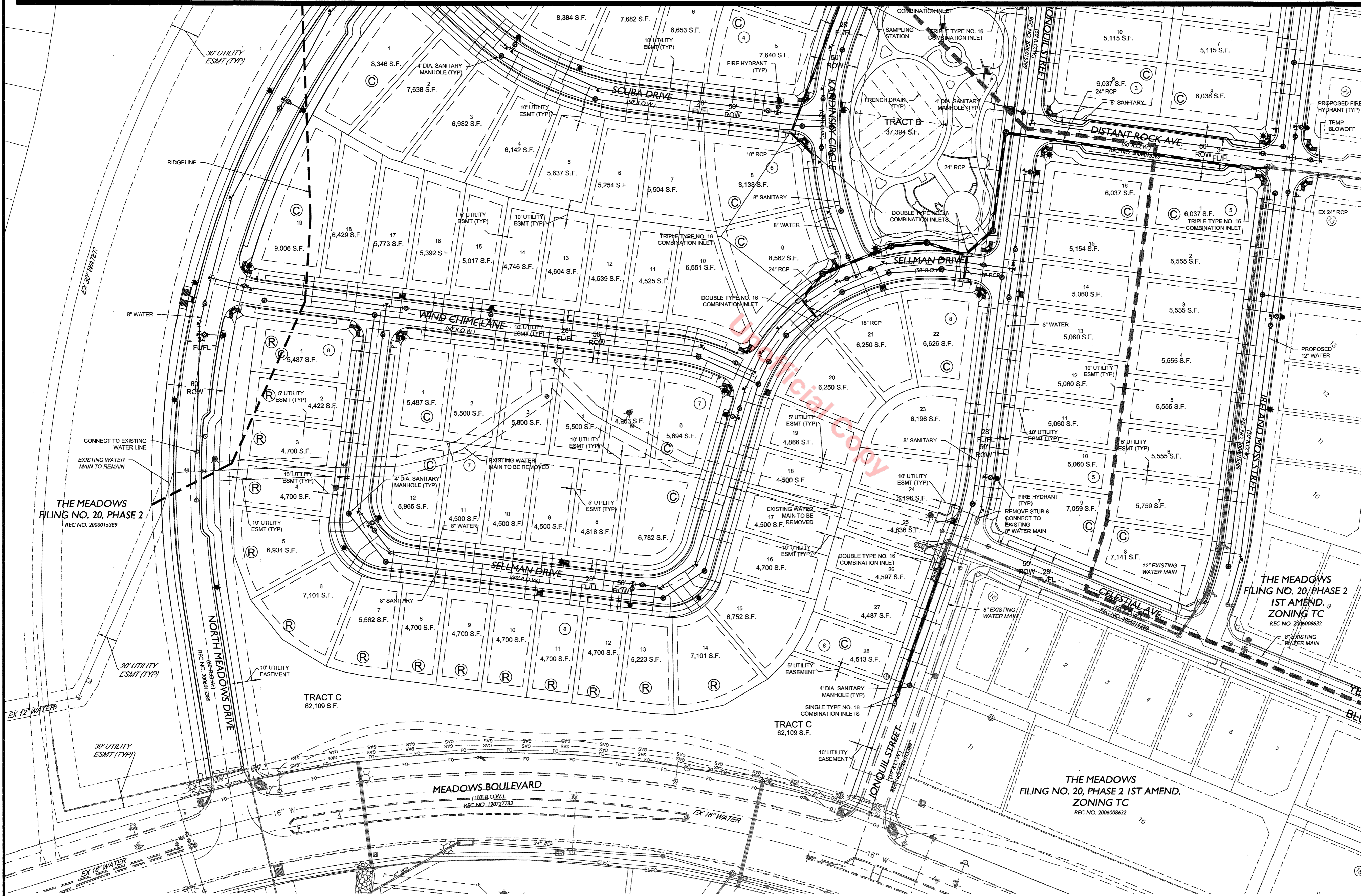
LEGEND:

- SANITARY SEWER**
- PROPOSED GRAVITY SEWER PIPE WITH MANHOLE
 - PIPE WITH PLUG
 - SANITARY SERVICE, 4" EXISTING GRAVITY SEWER PIPE WITH MANHOLE
 - WATER
 - RW— TRANSMISSION MAIN
 - RW— RAW WATER LINE
 - IR— IRRIGATION LINE
 - PIPE WITH PLUG & B.O.
 - WATER SERVICE
 - WATER VALVE
 - FIRE HYDRANT
 - BEND AND THRUST BLOCK
 - EXISTING TRANSMISSION MAIN
 - STORM DRAIN
 - MANHOLE AND PIPE
 - INLET
 - FLARED END SECTION
 - EX. MANHOLE AND PIPE
 - EXISTING DRY UTILITY
 - GAS LINE
 - UE— UNDERGROUND ELECTRIC
 - UT— UNDERGROUND TELEPHONE
 - FO— FIBER OPTIC LINE
 - EASEMENT
 - CENTER LINE
 - ROW LINE
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "REAR CONDITION"
 - "CORNER CONDITION"

SEE SHEET 14

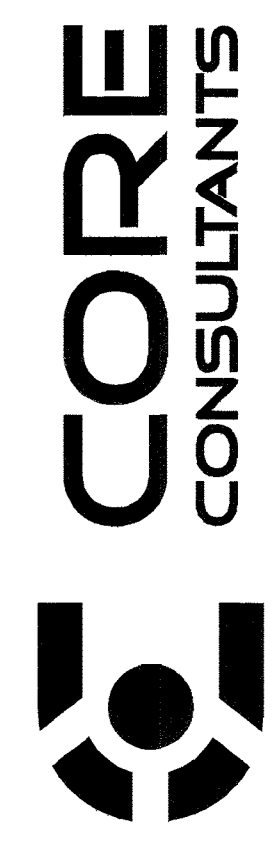
UTILITY NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW AND BLUE WATER PRESSURE ZONES.



THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038
UTILITY PLAN

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES.
 OWNER OR CONSULTANT HAS RESPONSIBILITY
 FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND
 DEPTH. THE RESPONSIBILITY OF THE UTILITY
 INFORMATION, IF IT IS HOWEVER, THE RESPONSIBILITY OF
 THE UTILITY INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE
 RECORDS PRIOR TO THE COMMENCEMENT OF ANY
 CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE BY
1	SDP APPROVAL	5/17/17 MRM

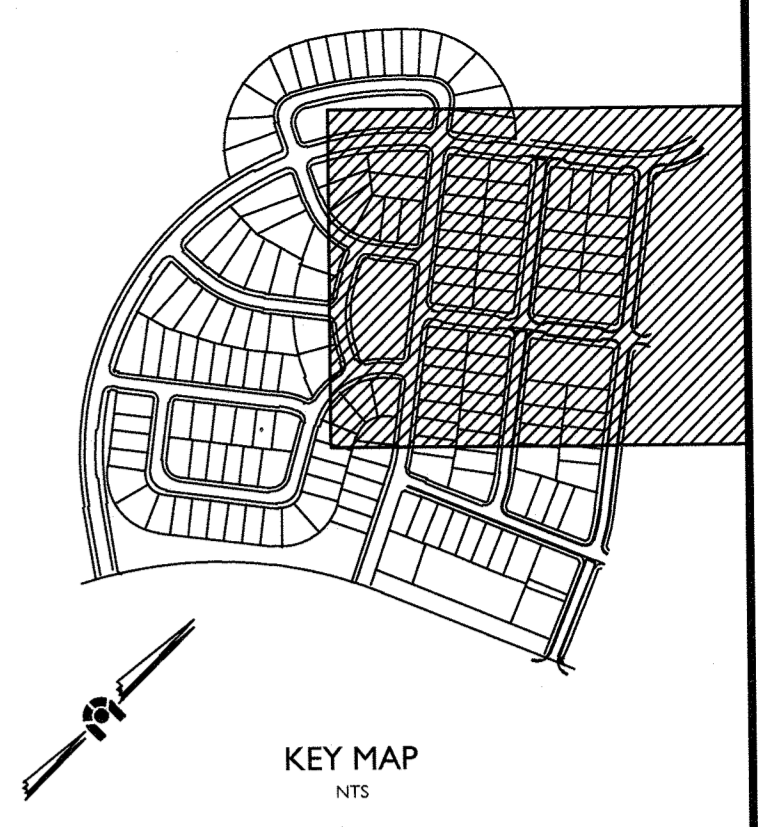
THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
SITE DEVELOPMENT PLAN
UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 8/2/2016
 DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: MRM

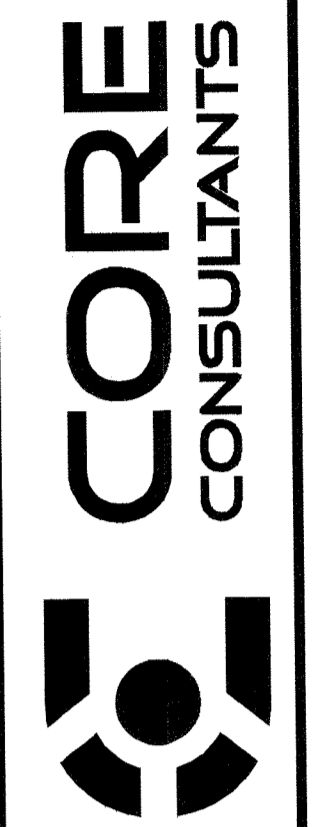
JOB NO.
 14-003-001

SHEET
 13 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 1



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.705.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UTILITIES.
OWNER OR CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE EXISTING UTILITIES SHOWN ON THIS PLAN. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.



REVISIONS	
#	DESCRIPTION
1	SDP APPROVAL

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
SITE DEVELOPMENT PLAN
UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

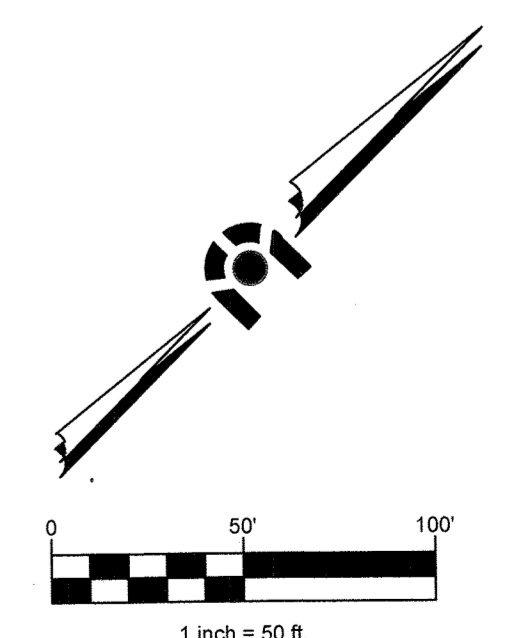
INITIAL PLAN
RELEASE: 02/2016
DESIGNED BY: JAE
DRAWN BY: JAE
CHECKED BY: MRM

JOB NO.
14-003-001

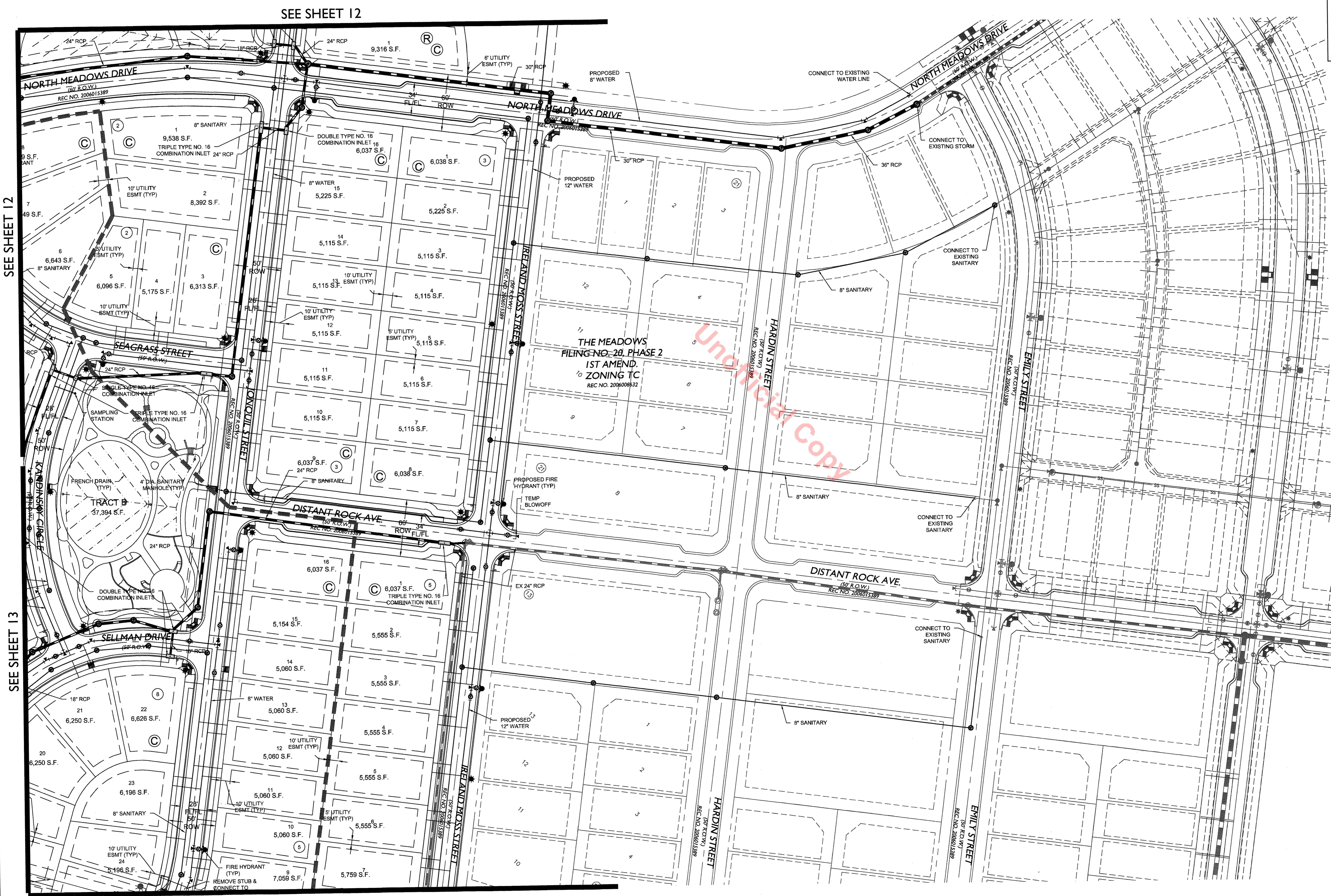
SHEET
14 OF 22

- LEGEND:**
- SANITARY SEWER
 - PROPOSED GRAVITY SEWER PIPE with MANHOLE
 - PIPE with PLUG
 - SANITARY SERVICE, 4" EXISTING GRAVITY SEWER PIPE with MANHOLE
 - WATER DRAIN
 - TRANSMISSION MAIN
 - RAW WATER LINE
 - IRRIGATION LINE
 - WATER SERVICE PIPE with PLUG & B.O.
 - WATER VALVE
 - FIRE HYDRANT
 - BEND and THRUST BLOCK
 - EXISTING TRANSMISSION MAIN
 - STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
 - EX. MANHOLE and PIPE
 - EXISTING DRY UTILITY
 - GAS LINE
 - UNDERGROUD ELECTRIC
 - UNDERGROUD TELEPHONE
 - FIBER OPTIC LINE
 - EASEMENT
 - CENTER LINE
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 - HANDICAPPED RAMP
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 - EXISTING STREET LAMP
 - "REAR CONDITION"
 - "CORNER CONDITION"

- UTILITY NOTES:**
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 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW AND BLUE WATER PRESSURE ZONES.



THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038
UTILITY PLAN



SEE SHEET 12

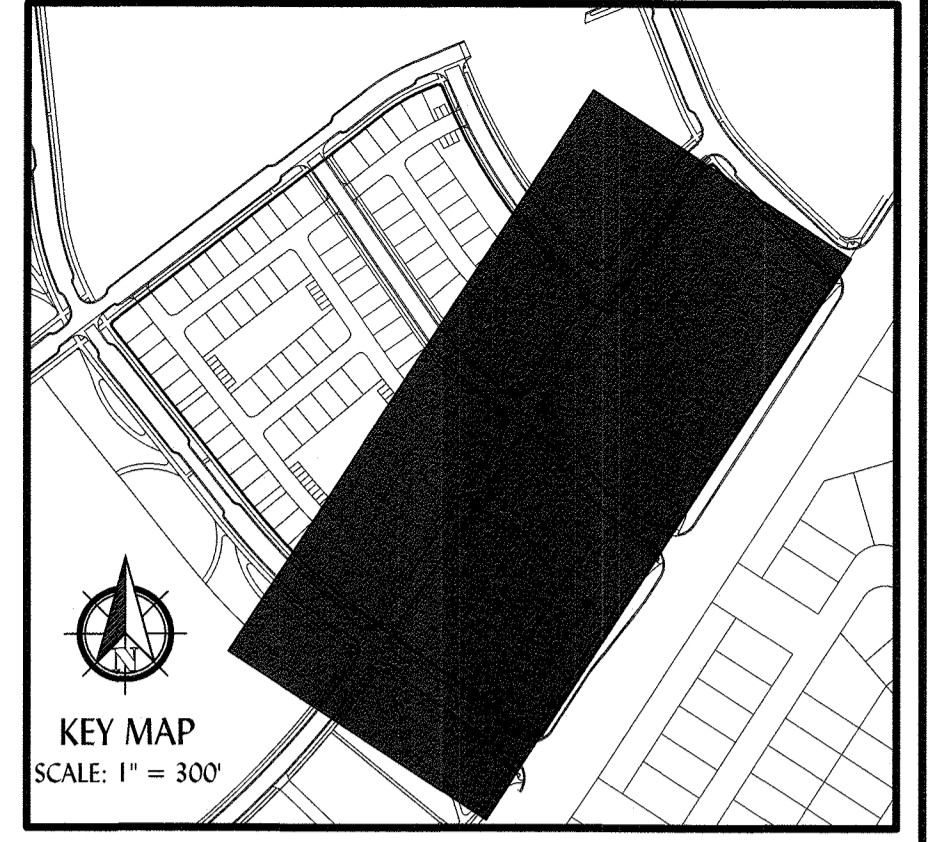
SEE SHEET 12

SEE SHEET 13

SEE SHEET 13

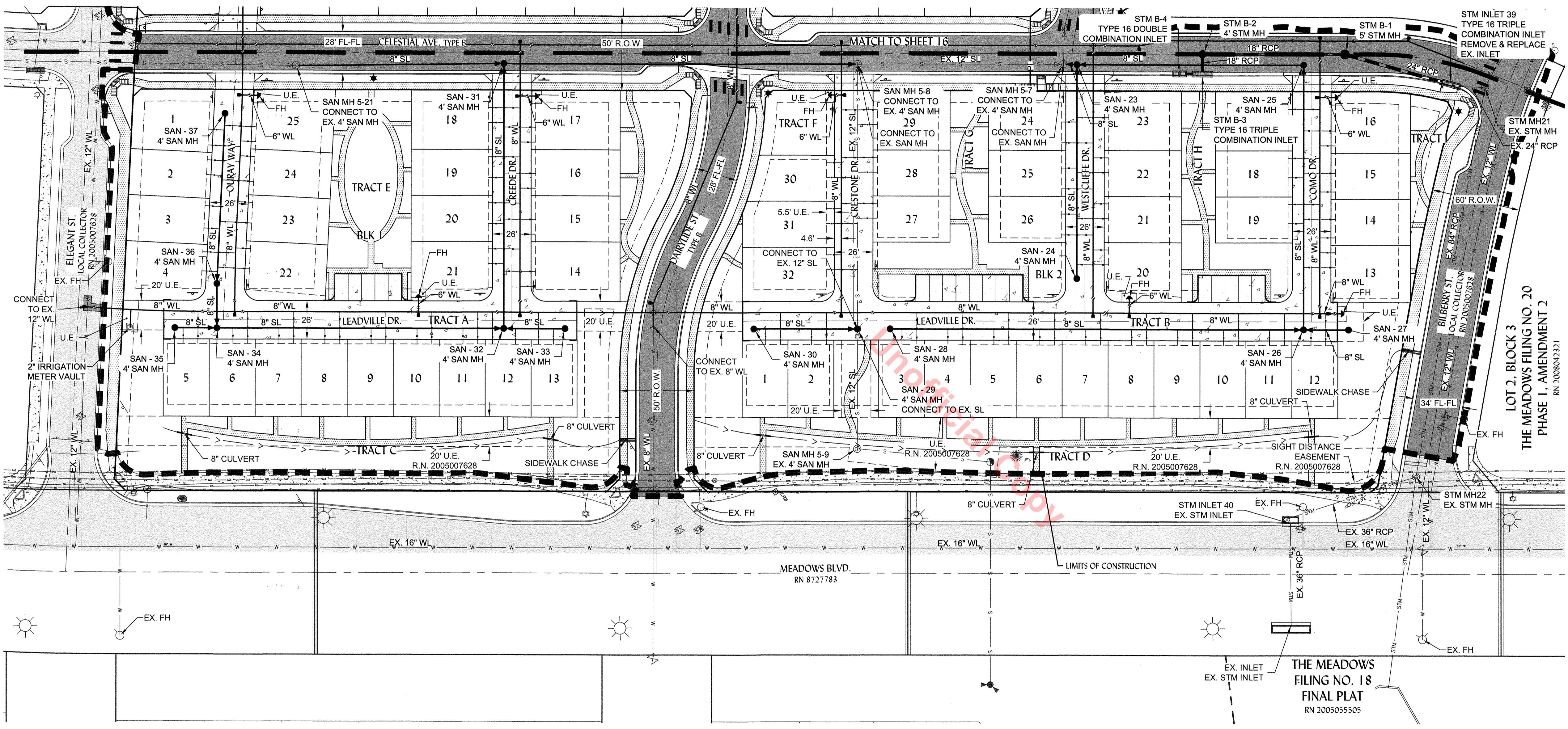
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THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 2



12071 Tejon Street, Suite 470
Westminster, CO 80234
Phone: 303.421.4224
www.innovativelandinc.com

Innovative Land Consultants, Inc.



LEGEND

	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Setback Line
	Sight Distance Triangle
	Limits of Construction
	Drainage Swale
	Prop. Sanitary Sewer Manhole
	Prop. Fire Hydrant
	Prop. Water Valve
	Prop. Thrust Block
	Prop. Plug and Blowoff
	Prop. Sampling Station
	Prop. Type R Inlet
	Street Sign
	Street Light
	Ex. Storm Inlet
	Ex. Storm Manhole
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Sanitary Sewer Manhole
	Ex. Street Light
	Proposed Asphalt Pavement
	Proposed Sidewalk
	Proposed Concrete Drive
	Existing Asphalt Pavement
	Sight Distance Area
	Prop. Water Line
	Prop. Sanitary Sewer Line
	Prop. Storm Sewer Line
	Prop. Water Service
	Prop. Sanitary Sewer Service
	Ex. Water Line
	Ex. Sanitary Sewer Line
	Ex. Storm Sewer

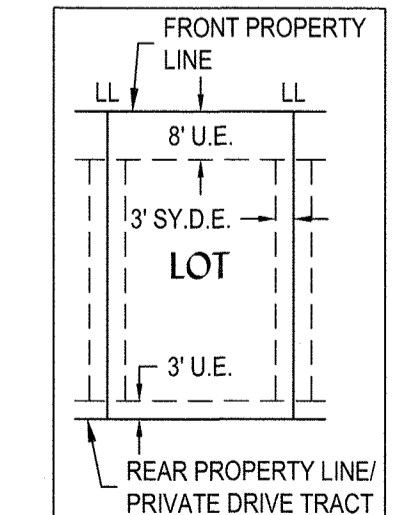
CALL THESE NOTES FIRST AND BEFORE
ANY OTHER NOTES ARE EXAMINED FOR THE
MARKING OF UNDERGROUND MEMBERS
UTILITIES.
OWNER OR CONSULTANT'S RESPONSIBILITY
FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND
VERTICAL, IS NOT TRANSFERRED TO THE DESIGNER.
DRAWING HAS BEEN PLOTTED FROM THE BEST AVAILABLE
DATA. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.



REVISIONS

#	DESCRIPTION	DATE	BY
1			
2			
3			
4			

EASEMENT ABBREVIATIONS
 A.E. = ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 B.S.I. = BY SEPARATE INSTRUMENT



- NOTES:**
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
 2. S.Y.D.E. = SIDE YARD USE & DRAINAGE EASEMENT.

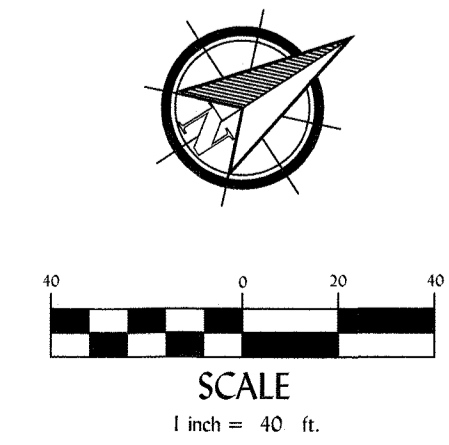
TOWN OF CASTLE ROCK STANDARD UTILITY PLAN NOTES

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.

UTILITY PLAN NOTES

1. AREAS OUTSIDE OF LIMITS OF CONSTRUCTION ARE DESIGNED BY OTHERS (DBO), SHOWN FOR INFORMATION ONLY, AND NOT PART OF THESE PLANS.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
4. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
5. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
6. PIPE MATERIAL:
SANITARY SEWER MAINS & SERVICES: PVC
WATER MAINS: PVC
WATER SERVICES: TYPE K COPPER
STORM SEWER: RCP
DRAINAGE CULVERTS: PVC

PROJECT BENCHMARK:
 DOUGLAS COUNTY CONTROL MONUMENT 2.015030,
 RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR
 LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR
 LESS NORTH OF MEADOWS PARKWAY.
 ELEVATION = 6082.17 (NAVD 88).

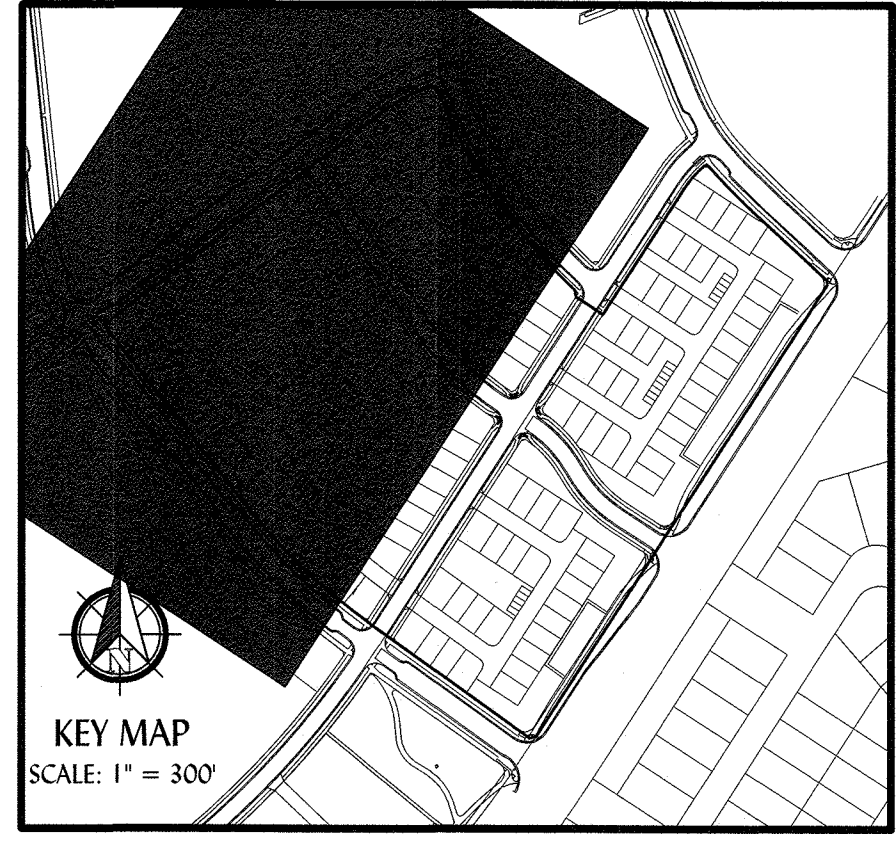
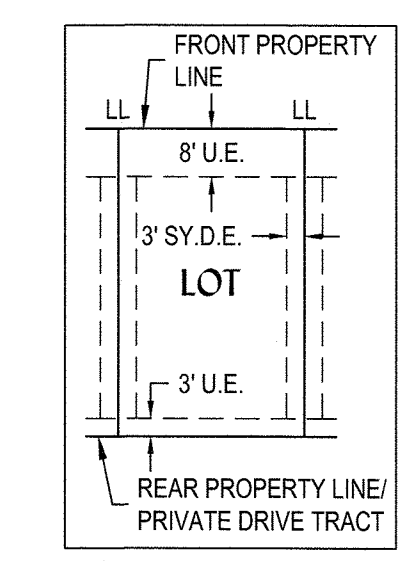
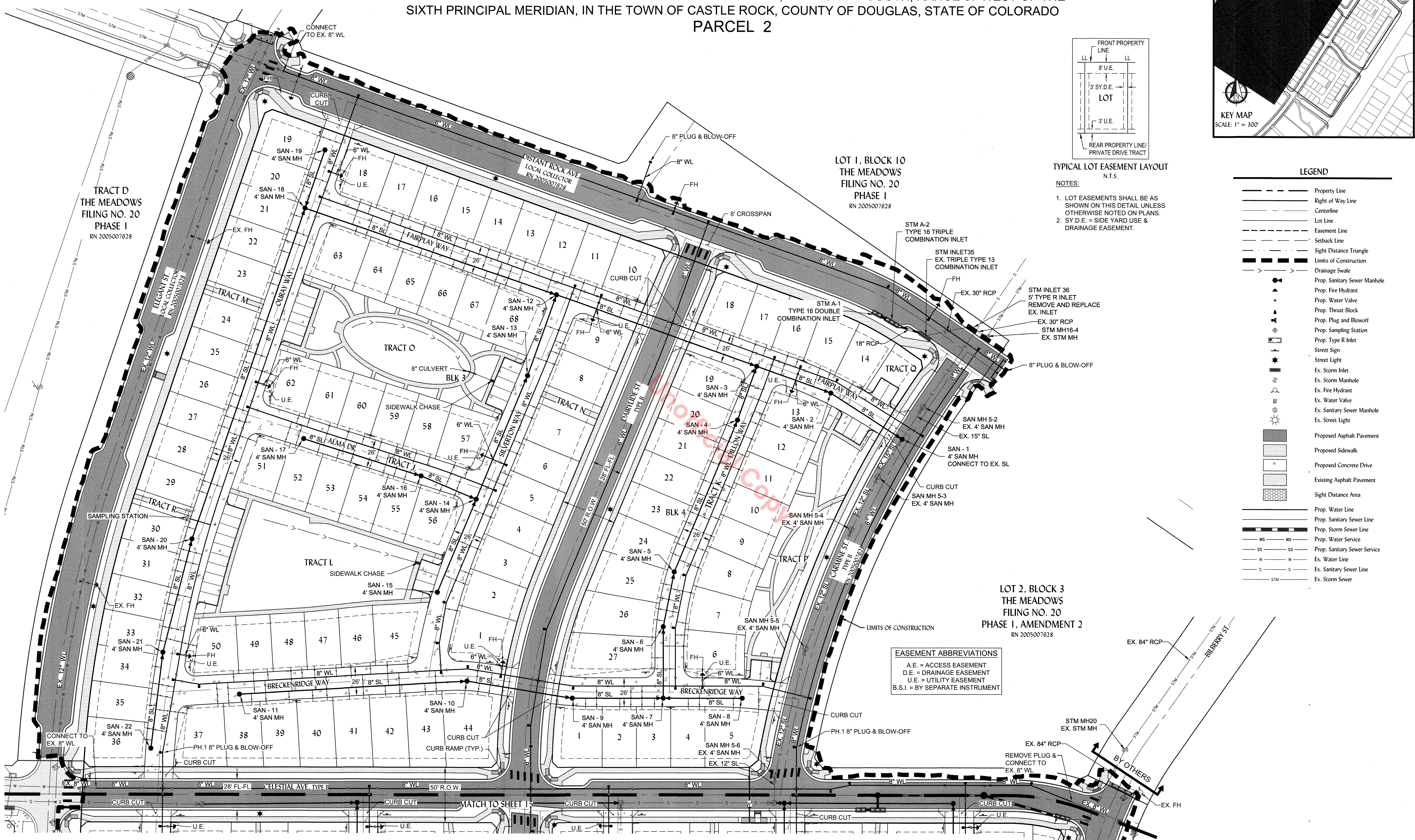


THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 2
 SITE DEVELOPMENT PLAN
 PROJECT# SDPI 6-0038
 PARCEL 2 - UTILITY PLAN

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
 SITE DEVELOPMENT PLAN
 PARCEL 2 - UTILITY PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 5/1/2017
 DESIGNED BY: ROC
 DRAWN BY: ROC
 CHECKED BY: TRH
 JOB NO.
 1045-01
 SHEET
 15 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 2



NOTES:
 1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
 2. SY.D.E. = SIDE YARD USE & DRAINAGE EASEMENT.

LEGEND

	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Setback Line
	Sight Distance Triangle
	Limits of Construction
	Drainage Swale
	Prop. Sanitary Sewer Manhole
	Prop. Fire Hydrant
	Prop. Water Valve
	Prop. Thrust Block
	Prop. Plug and Blowoff
	Prop. Sampling Station
	Prop. Type R Inlet
	Street Sign
	Ex. Storm Inlet
	Ex. Storm Manhole
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Sanitary Sewer Manhole
	Ex. Street Light
	Proposed Asphalt Pavement
	Proposed Sidewalk
	Existing Asphalt Pavement
	Sight Distance Area
	Prop. Water Line
	Prop. Sanitary Sewer Line
	Prop. Storm Sewer Line
	Prop. Water Service
	Prop. Sanitary Sewer Service
	Ex. Water Line
	Ex. Sanitary Sewer Line
	Ex. Storm Sewer

EASEMENT ABBREVIATIONS
 A.E. = ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 B.S.I. = BY SEPARATE INSTRUMENT

TOWN OF CASTLE ROCK STANDARD UTILITY PLAN NOTES

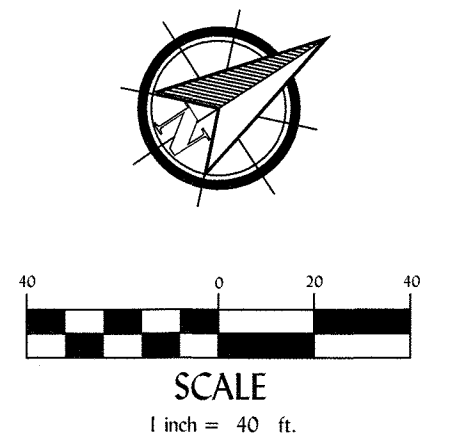
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW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

UTILITY PLAN NOTES

- AREAS OUTSIDE OF LIMITS OF CONSTRUCTION ARE DESIGNED BY OTHERS (DPO), SHOWN FOR INFORMATION ONLY, AND NOT PART OF THESE PLANS.
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- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

PIPE MATERIAL:
 SANITARY SEWER MAINS & SERVICES: PVC
 WATER MAINS: PVC
 WATER SERVICES: TYPE K COPPER
 STORM SEWER: RCP
 DRAINAGE CULVERTS: PVC

PROJECT BENCHMARK:
 DOUGLAS COUNTY CONTROL MONUMENT 2.015030.
 RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
 ELEVATION = 6082.17 (NAVD 88).



THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 2
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 PARCEL 2 - UTILITY PLAN

CALL A BUSINESS ADVISOR IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER. OWNER OR CONSULTANTS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.



REVISIONS

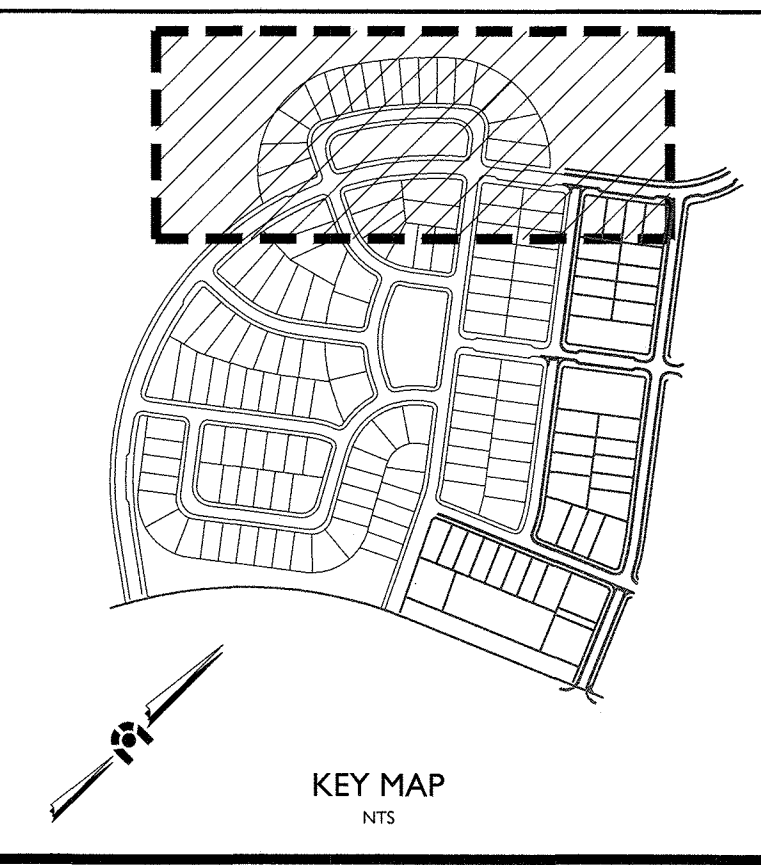
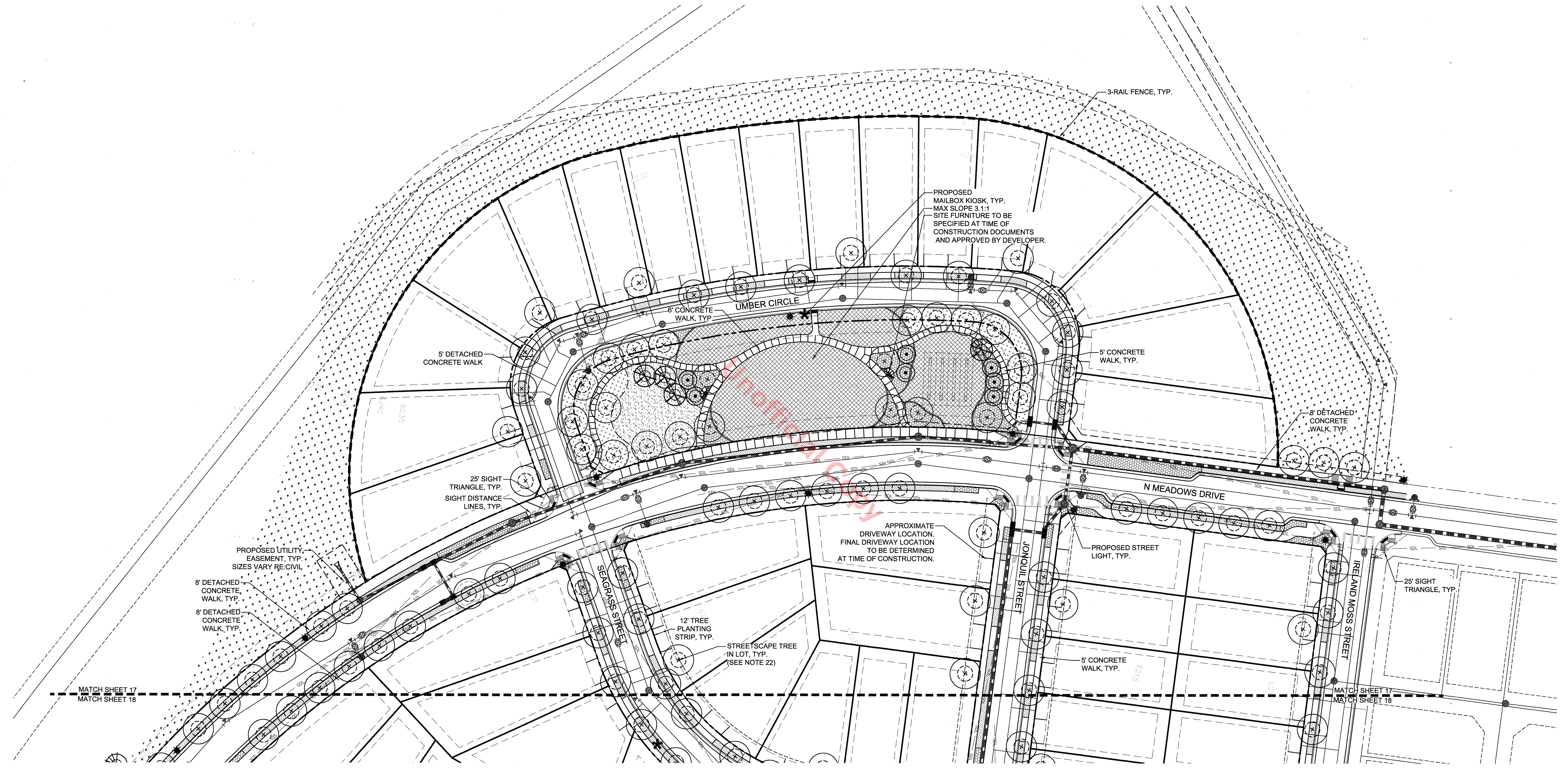
#	DESCRIPTION	DATE	BY
1			
2			
3			
4			

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
 SITE DEVELOPMENT PLAN
 PARCEL 2 - UTILITY PLAN
 TOWN OF CASTLE ROCK, COLORADO

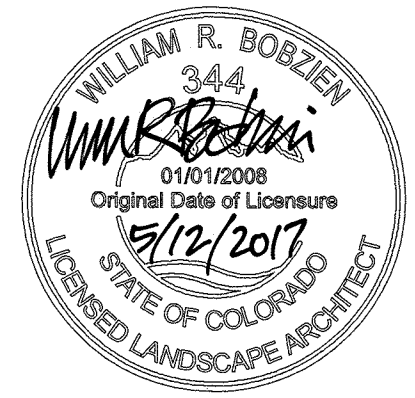
INITIAL PLAN
 RELEASE: 5/1/2017
 DESIGNED BY: ROC
 DRAWN BY: ROC
 CHECKED BY: TRH
 JOB NO.
 1045-01
 SHEET
 16 OF 22

Innovative Land Consultants, Inc.
 12071 Tejon Street, Suite 470
 Westminster, CO 80234
 Phone: 303.421.4224
 www.innovativelandinc.com

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 1

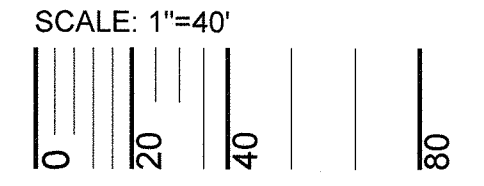
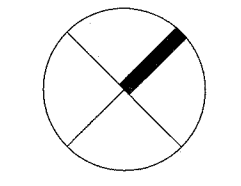


Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates



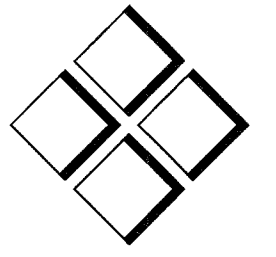
LEGEND	
	ENVIRO-TURF SOD
	SYNTHETIC TURF
	LOW GROW SHORTGRASS MIX
	ROCKY MOUNTAIN NATIVE SEED MIX
	SHRUB BED
	3-RAIL OPEN FENCE
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

NOT FOR CONSTRUCTION

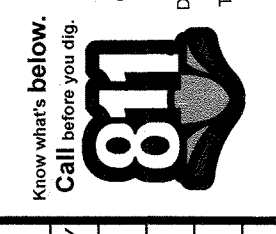


THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038
LANDSCAPE PLAN

VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288



CALL TO BUSINESS BEFORE YOU BEGIN ANY WORK. BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER. OWNER OR CONSULTANT ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. DRAWINGS HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



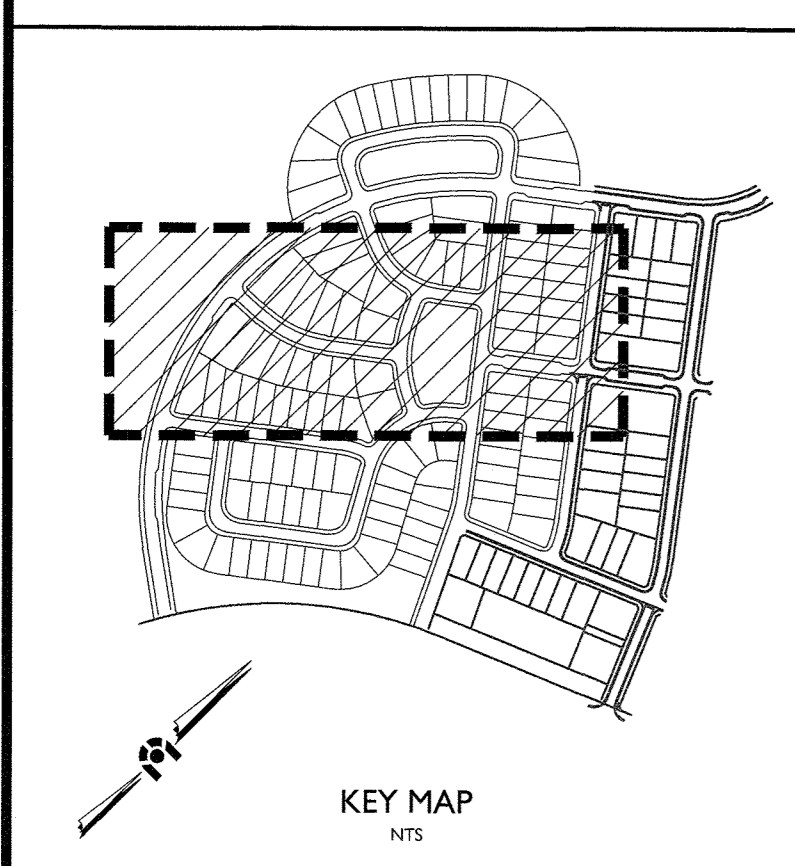
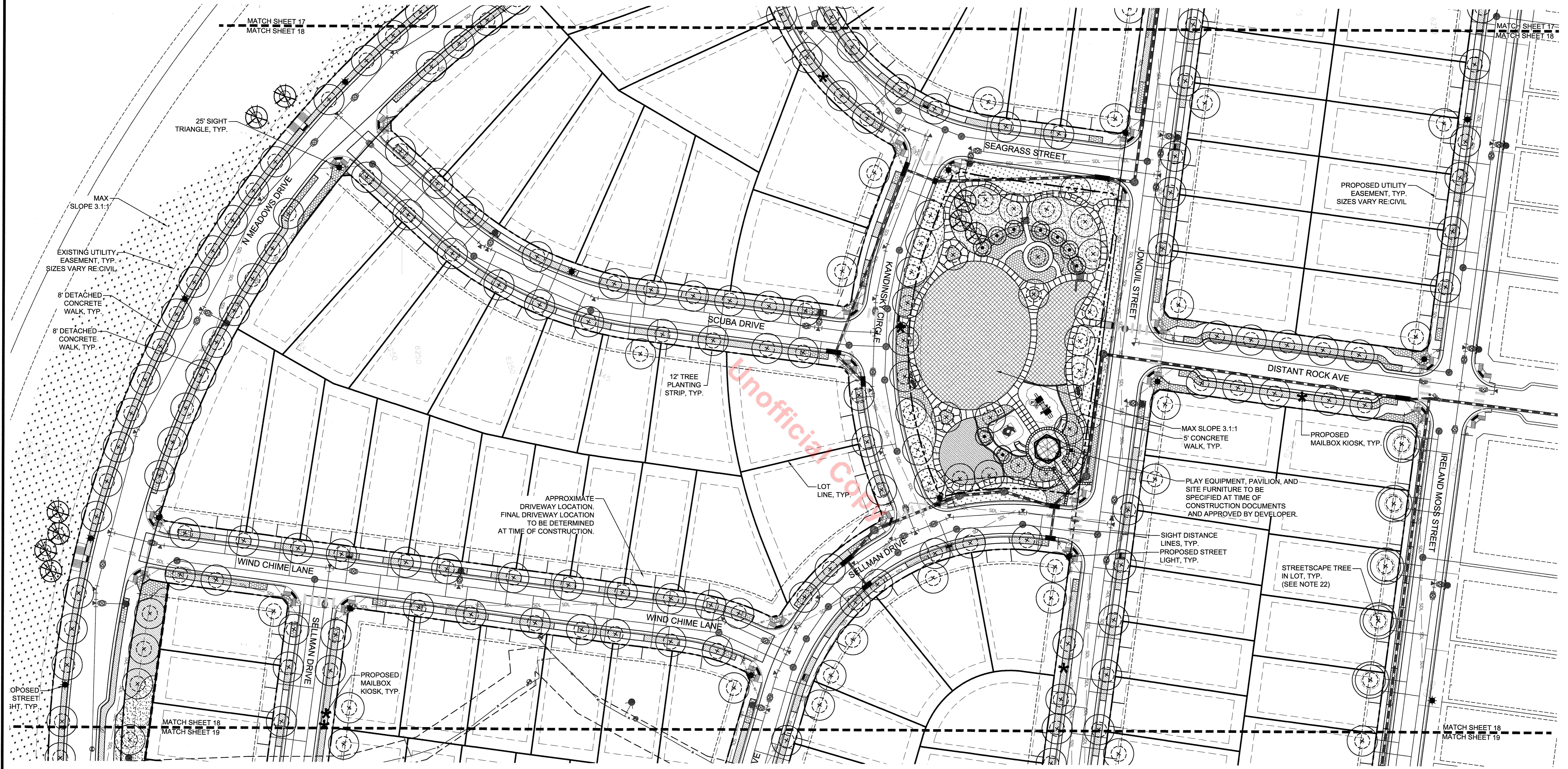
REVISIONS	DATE BY
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2. REVISED BASED ON TOWN COMMENTS	12/24/2017
3. REVISED BASED ON TOWN COMMENTS	04/17/17
4. REVISED BASED ON TOWN COMMENTS	05/01/17

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

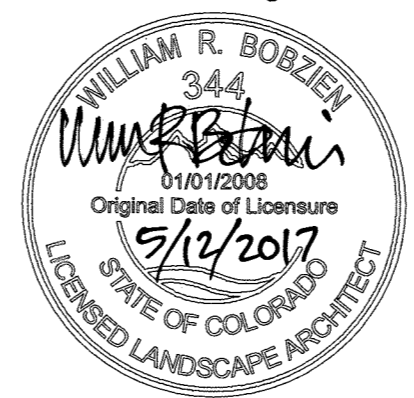
INITIAL PLAN	RELEASE: 12/18/2016
DESIGNED BY: <u>WB</u>	
DRAWN BY: <u>AF</u>	
CHECKED BY: <u>WB</u>	
JOB NO.	SDP16-0038
SHEET	17 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO
PARCEL 1



Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates



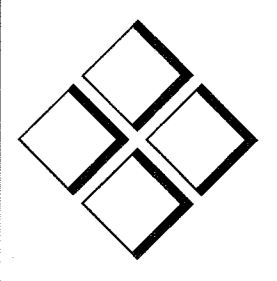
LEGEND	
	ENVIRO-TURF SOD
	SYNTHETIC TURF
	LOW GROW SHORTGRASS MIX
	ROCKY MOUNTAIN NATIVE SEED MIX
	SHRUB BED
	3-RAIL OPEN FENCE
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

NOT FOR CONSTRUCTION

SCALE: 1"=40'

THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038
LANDSCAPE PLAN

VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND UTILITIES. CHANGES TO EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL SHALL BE THE RESPONSIBILITY OF THE DRAWING. IT IS ADVISED THAT THE RESPONSIBILITY OF UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what you dig. Call before you dig.

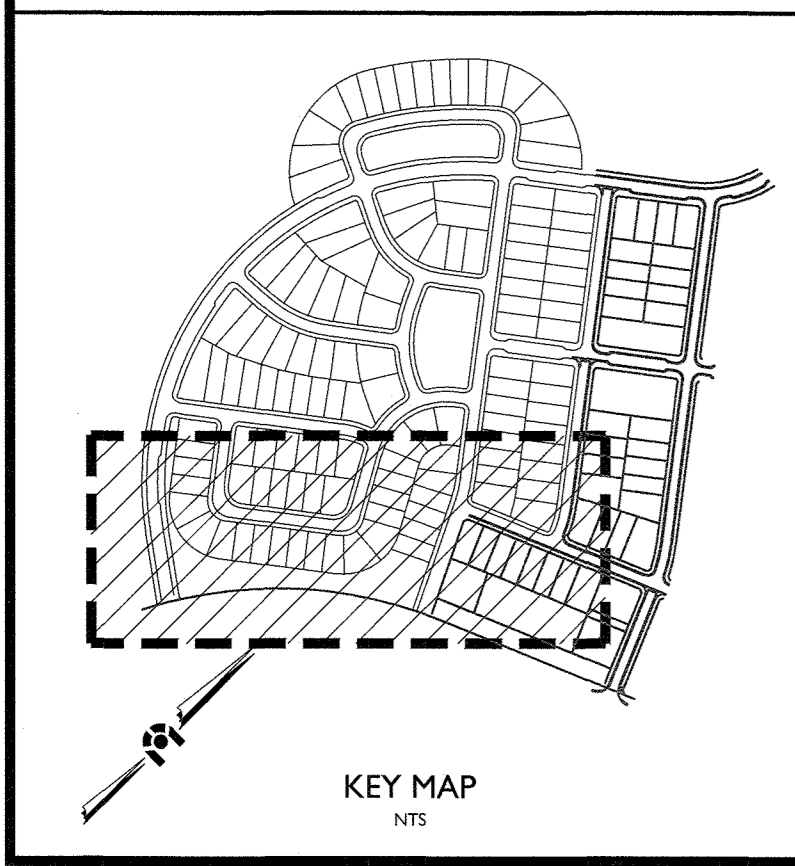
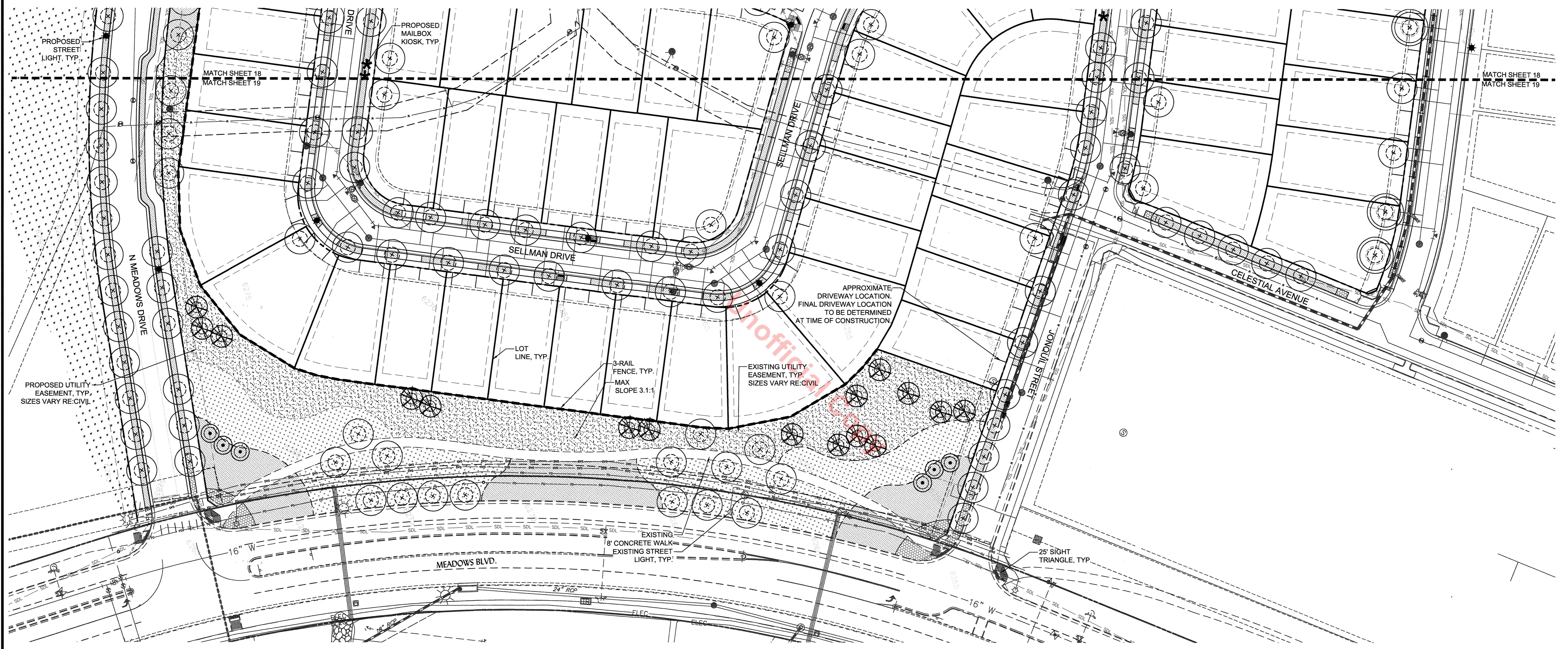
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3	REVISED BASED ON TOWN COMMENTS	04/17/17	AF
4	REVISED BASED ON TOWN COMMENTS	05/07/17	AF

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

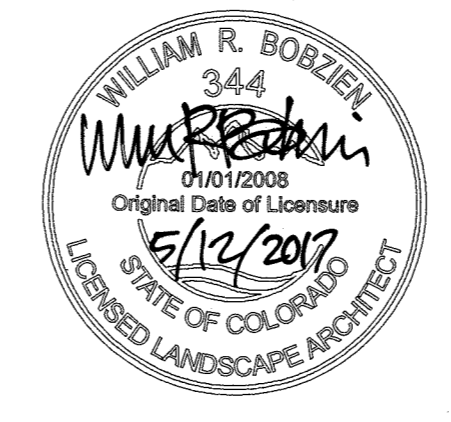
INITIAL PLAN RELEASE: 12/16/2016
DESIGNED BY: WVB
DRAWN BY: AF
CHECKED BY: WVB
JOB NO. SDP16-0038
SHEET 18 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)

LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO
PARCEL 1

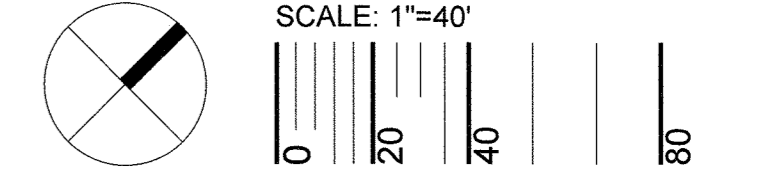


Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates



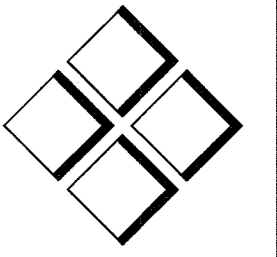
LEGEND	
	ENVIRO-TURF SOD
	SYNTHETIC TURF
	LOW GROW SHORTGRASS MIX
	ROCKY MOUNTAIN NATIVE SEED MIX
	SHRUB BED
	3-RAIL OPEN FENCE
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

NOT FOR CONSTRUCTION

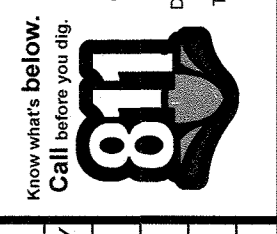


THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1
SITE DEVELOPMENT PLAN
PROJECT# SDPI6-0038
LANDSCAPE PLAN

VOGEL & ASSOCIATES
475 W. 12th Avenue, Suite E
Denver, CO 80202-3688
(303) 983-4288



CALL 24 HOURS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES. OWNER OR CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES. CONSTRUCTION ACTIVITIES.



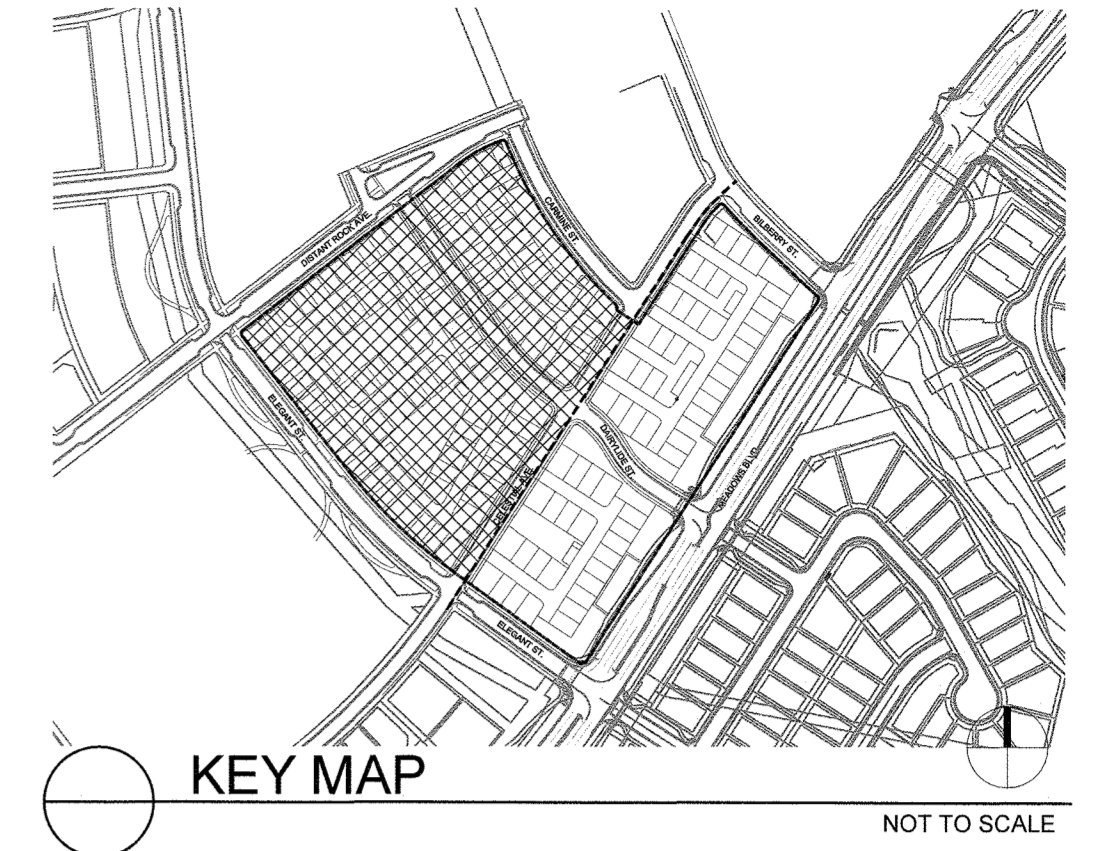
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3	REVISED BASED ON TOWN COMMENTS	10/17/17
4	REVISED BASED ON TOWN COMMENTS	10/30/17

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

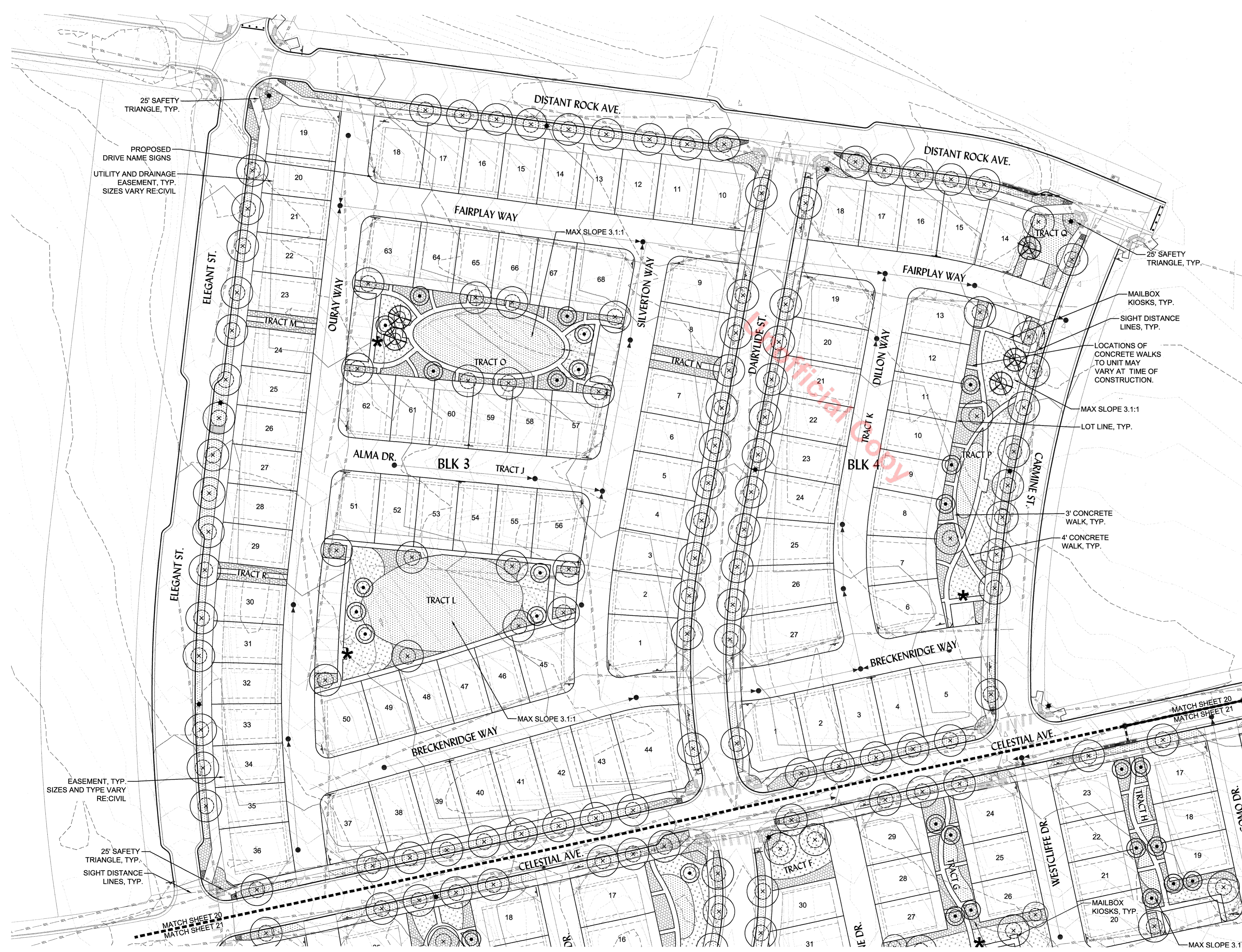
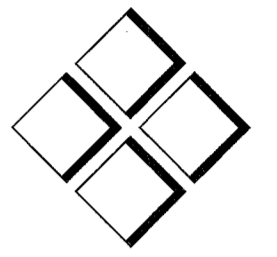
INITIAL PLAN RELEASE: 12/18/2016
DESIGNED BY: WB
DRAWN BY: AF
CHECKED BY: WB

JOB NO. SDP16-0038
SHEET 19 OF 22

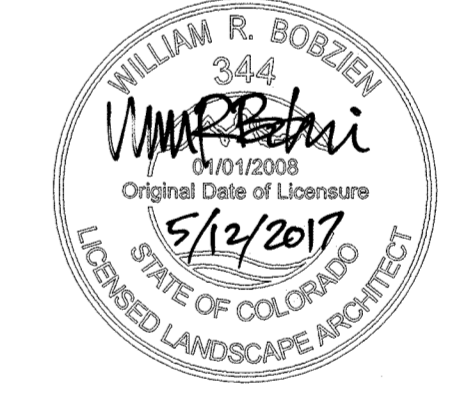
THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
 COLORADO
PARCEL 2



VOGEL & ASSOCIATES
 475 W. 12th Avenue - Suite E
 Denver, Colorado 80204-3688
 (303) 893-4288



Landscape Registration
 William R. Bobzien - #344
 For and on behalf of Vogel and Associates



LEGEND

	ENVIRO-TURF SOD
	LOW GROW SHORTGRASS MIX
	ROCKY MOUNTAIN NATIVE SEED MIX
	SHRUB BED
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK LOCATION
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

NOT FOR CONSTRUCTION
 SCALE: 1"=40'

THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 2
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 LANDSCAPE PLAN

CALL ALL UTILITIES AND KNOW WHERE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBERS. OWNER OR CONSULTANT TAKES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. HORIZONTAL AND VERTICAL UTILITY LOCATIONS SHOWN IN THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. **811**

REVISIONS

#	DESCRIPTION	DATE BY
1	REVISED BASED ON TOWN COMMENTS	12/20/16
2	REVISED BASED ON TOWN COMMENTS	7/24/17
3	REVISED BASED ON TOWN COMMENTS	04/17/17
4	REVISED BASED ON TOWN COMMENTS	05/01/17

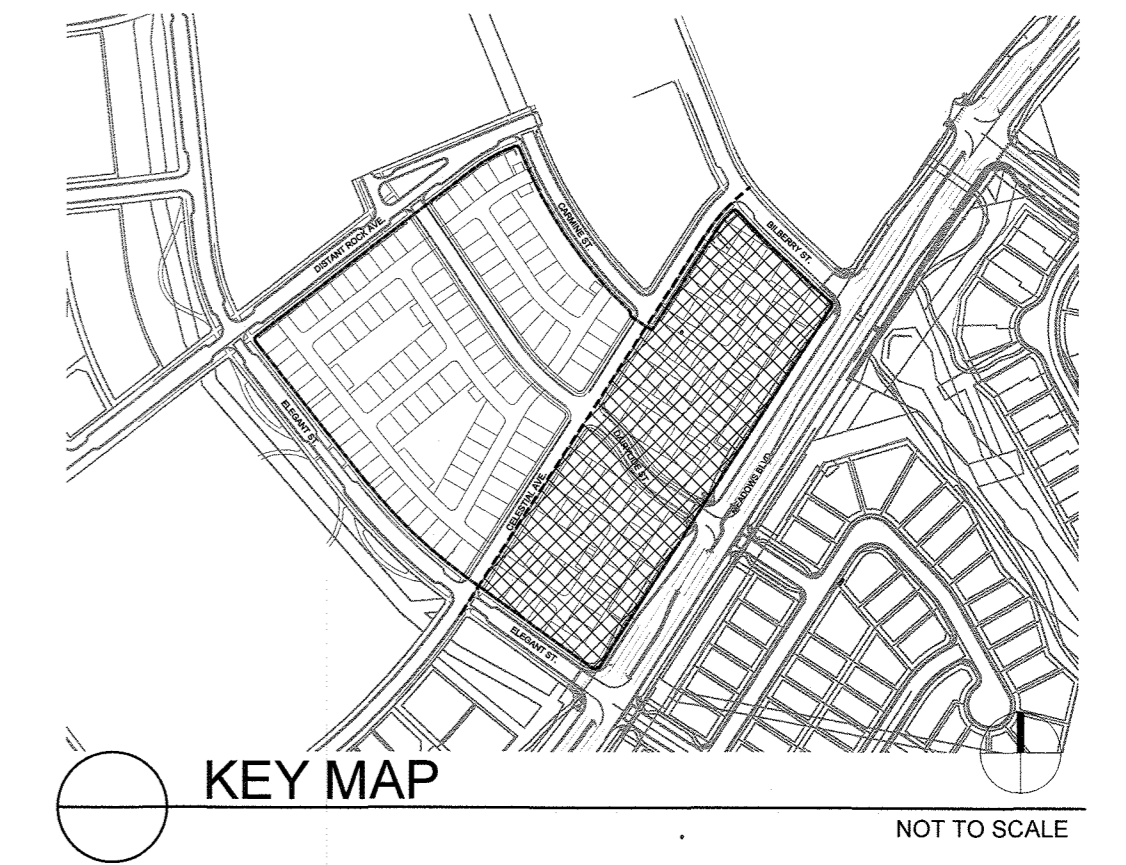
THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
 SITE DEVELOPMENT PLAN
 LANDSCAPE PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 12/19/2016
 DESIGNED BY: WVB
 DRAWN BY: AF
 CHECKED BY: WVB

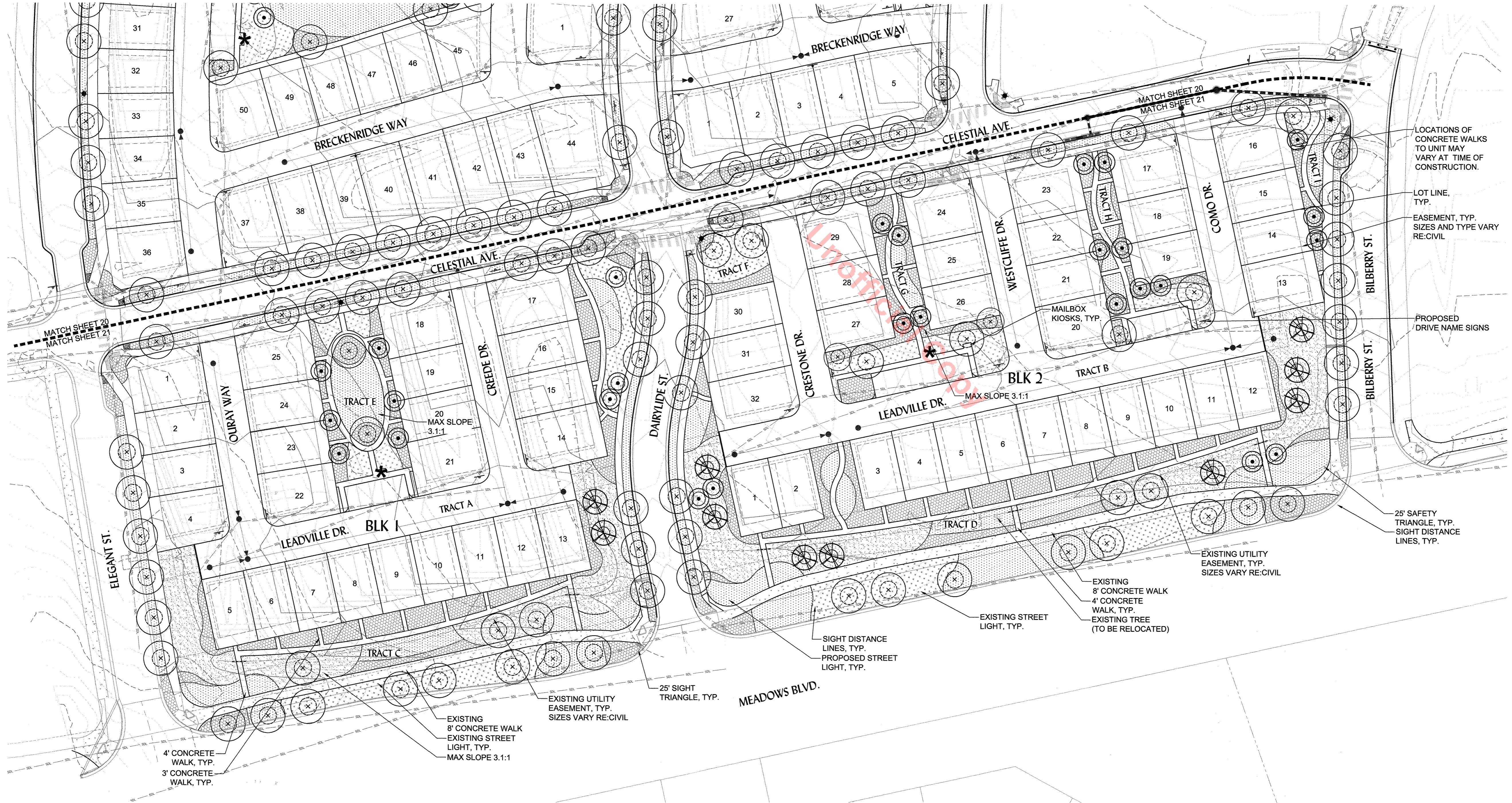
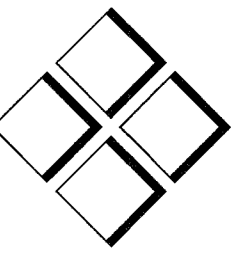
JOB NO.
 SDP16-0038

SHEET
 20 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6
(AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN)
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
 COLORADO
PARCEL 2



VOGEL & ASSOCIATES
 475 W. 12th Avenue - Suite E
 Denver, Colorado 80204-3688
 (303) 893-4288



LOCATIONS OF CONCRETE WALKS TO UNIT MAY VARY AT TIME OF CONSTRUCTION.

LOT LINE, TYP.

EASEMENT, TYP. SIZES AND TYPE VARY RE: CIVIL

PROPOSED DRIVE NAME SIGNS

25' SAFETY TRIANGLE, TYP. SIGHT DISTANCE LINES, TYP.

EXISTING UTILITY EASEMENT, TYP. SIZES VARY RE: CIVIL

EXISTING 8' CONCRETE WALK
 4' CONCRETE WALK, TYP.
 EXISTING TREE (TO BE RELOCATED)

SIGHT DISTANCE LINES, TYP.
 PROPOSED STREET LIGHT, TYP.

EXISTING UTILITY EASEMENT, TYP. SIZES VARY RE: CIVIL

25' SIGHT TRIANGLE, TYP.

MEADOWS BLVD.

EXISTING 8' CONCRETE WALK
 EXISTING STREET LIGHT, TYP.
 MAX SLOPE 3.1:1

4' CONCRETE WALK, TYP.
 3' CONCRETE WALK, TYP.

EXISTING UTILITY EASEMENT, TYP. SIZES VARY RE: CIVIL

EXISTING UTILITY EASEMENT, TYP. SIZES VARY RE: CIVIL

MAILBOX KIOSKS, TYP. 20

MAX SLOPE 3.1:1

TRACT A, B, C, D, E, F

BLK 1, BLK 2

CELESTIAL AVE.

BRECKENRIDGE WAY

LEADVILLE DR.

DAIRYLIDE ST.

CREEDLE DR.

WESTCLIFFE DR.

COMO DR.

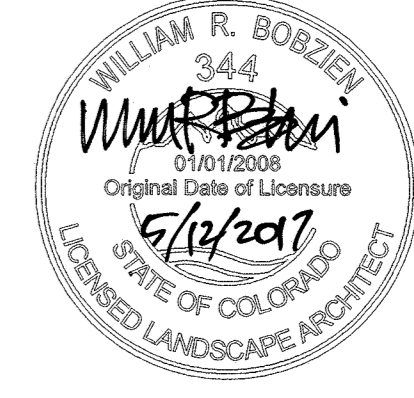
BILBERRY ST.

ELEGANT ST.

OURAY WAY

MATCH SHEET 20
 MATCH SHEET 21

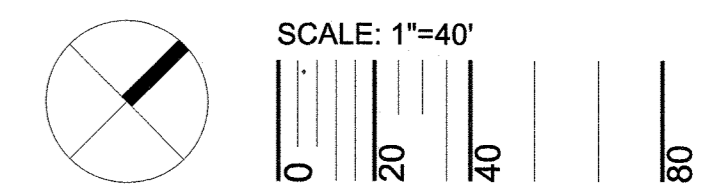
Landscape Registration
 William R. Bobzien - #344
 For and on behalf of Vogel and Associates



LEGEND

	ENVIRO-TURF SOD
	LOW GROW SHORTGRASS MIX
	ROCKY MOUNTAIN NATIVE SEED MIX
	SHRUB BED
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK LOCATION
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE

NOT FOR CONSTRUCTION



THE MEADOWS FILING NO. 20,
 AMENDMENT NO. 6 - PARCEL 2
 SITE DEVELOPMENT PLAN
 PROJECT# SDP16-0038
 LANDSCAPE PLAN

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UTILITIES.

OWNER OR CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS VERTICAL. THE EXISTING UTILITIES SHOWN ON THIS INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811

REVISIONS

#	DESCRIPTION	DATE	BY
1	REVISED BASED ON TOWN COMMENTS	12/20/16	
2	REVISED BASED ON TOWN COMMENTS	2/24/17	
3	REVISED BASED ON TOWN COMMENTS	04/17/17	
4	REVISED BASED ON TOWN COMMENTS	05/30/17	

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 2
 SITE DEVELOPMENT PLAN
 LANDSCAPE PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 12/19/2016
 DESIGNED BY: WB
 DRAWN BY: AF
 CHECKED BY: WB

JOB NO.
 SDP16-0038

SHEET
 21 OF 22

THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO. 6 (AN AMENDMENT TO THE MEADOWS FILING 20 PRELIMINARY PLAT/FINAL PD SITE PLAN) LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PARCEL 1 AND 2

STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WATER, SANITARY, AND STORM WATER UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
10. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACTOR PROFESSIONAL.
11. MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
12. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
13. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR STEEPER.
14. 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.
15. 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.
16. 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.
17. WITHIN THE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.
18. WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET, AS MEASURED FROM THE ADJACENT STREET FLOWLINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. THE TREE SPECIES WILL BE OF A TYPE THAT WILL NATURALLY CONFORM TO THESE SPECIFICATIONS WHEN MATURE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW THE 8 FEET HEIGHT.
19. DRIVEWAY SHOWN ARE APPROXIMATE AND CAN BE MOVED AND ADJUSTED AT TIME OF CONSTRUCTION OF EACH HOME. SHRUBS, TREES, AND TURF AREAS IN TREE LAWN MAY BE RELOCATED OR ADJUSTED AT TIME OF CONSTRUCTION OF DRIVEWAYS AS LONG AS THE REQUIRED NUMBER OF TREES AND SHRUBS REQUIRED ARE PROVIDED.
20. LARGE CANOPY TREES SHALL BE PROVIDED IN FRONT YARDS THAT COUNT TOWARD THE REQUIRED STREETScape TREES PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL SECTION 8.2.2 - 2.B.II.2. PER TOWN STANDARDS, THE TREE SHALL BE PLANTED WITHIN 12' OF BACK OF SIDEWALK FOR DETACHED WALKS AND WITHIN 18' OF BACK OF CURB OR ATTACHED WALKS. THE LOCATION OF THE REQUIRED TREES MAY BE ADJUSTED IN THE FIELD AT TIME OF PLANTING AS LONG AS THE TREE IS WITHIN THE LOT SHOWN ON THE PLANS AND IS WITHIN THE 12' OR 18' STREET TREE PLANTING STRIP DESCRIBED ABOVE. THE NUMBER OF TREES REQUIRED FOR EACH STREET IS NOTED IN THE LANDSCAPE SUMMARY TABLE. HOMEOWNER OR BUILDER IS RESPONSIBLE FOR PROVIDING TREES.
21. ALL STREET TREES ALONG NORTH MEADOW DRIVE WITHIN SIGHT DISTANCE LINE AREAS SHALL RECEIVE REGULAR, ON-GOING TREATMENTS OF A LIQUID APPLIED PLANT GROWTH REGULATOR EQUAL TO CAMBISTAT (PACLOBUTRAZOL), OR APPROVED EQUAL.

LANDSCAPE SUMMARY TABLE:

INTERIOR LANDSCAPE AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
GROSS SITE LANDSCAPE AREA:	152,592					
PASSIVE OPEN SPACE:	122,716		101	101	496	496
IRRIGATED LANDSCAPE (SITE):	81,950	67%				
IRRIGATED TURF:	17,070	14%				
LIVING GROUND COVER:	81,950	67%				
NON-LIVING GROUND COVER:	70,642	58%				
NON-IRRIGATED LANDSCAPE:	0	0%				
NON-DISTURBED AREAS:	0	0%				

STREETSCAPE

STREETSCAPE AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
STREETSCAPE AREA:	239,457					
IRRIGATED LANDSCAPE:	208,014	87%				
IRRIGATED TURF:	88,384	37%				
LIVING GROUND COVER:	208,014	87%				
NON-LIVING GROUND COVER:	31,444	13%				
NON-IRRIGATED LANDSCAPE:	0	0%				
NON-DISTURBED AREAS:	0	0%				

PARCEL 1

LINEAR FEET	TREES REQUIRED	TREES PROVIDED (ROW)	TREES PROVIDED (FRONT YARD)	SHRUBS REQUIRED	SHRUBS PROVIDED
MEADOWS BLVD (NORTH SIDE)	601	15	15	60	60
UMBER CIRCLE (NORTH SIDE)	712	18	12	6	71
N MEADOWS DRIVE (EAST SIDE)	1578	40	40	158	158
N MEADOWS DRIVE (WEST SIDE)	1720	43	43	172	172
IRELAND MOSS STREET (WEST SIDE)	778	20	8	12	78
CELESTIAL STREET (NORTH SIDE)	180	5	5	18	18
DISTANT ROCK AVE (NORTH SIDE)	183	5	5	18	18
DISTANT ROCK AVE (SOUTH SIDE)	183	5	5	18	18
JONQUIL STREET (EAST SIDE)	802	20	13	7	80
JONQUIL STREET (WEST SIDE)	800	20	13	7	80
SEAGRASS STREET (NORTH SIDE)	402	10	8	2	40
SEAGRASS STREET (SOUTH SIDE)	257	6	6	26	26
KANDINSKY CIRCLE (WEST SIDE)	190	3	2	12	12
SCUBA DRIVE (NORTH SIDE)	393	10	10	39	39
SCUBA DRIVE (SOUTH SIDE)	425	11	10	42	42
WIND CHIME LANE (NORTH SIDE)	488	12	12	48	48
WIND CHIME LANE (SOUTH SIDE)	388	10	9	1	39
SELLMAN DRIVE (NORTH SIDE)	658	17	13	4	66
SELLMAN DRIVE (SOUTH SIDE)	1099	28	22	6	110

PARCEL 2

LINEAR FEET	TREES REQUIRED	TREES PROVIDED (ROW)	TREES PROVIDED (FRONT YARD)	SHRUBS REQUIRED	SHRUBS PROVIDED
MEADOWS BLVD. (NORTH SIDE)	851	21	21	84	84
BILBERRY ST. (WEST SIDE)	261	7	7	28	28
CARMINE ST. (WEST SIDE)	341	9	9	36	36
CELESTIAL AVE. (NORTH SIDE)	548	14	14	56	56
CELESTIAL AVE. (SOUTH SIDE)	737	18	18	72	72
DAIRYLIDE ST. (EAST SIDE)	720	18	18	72	72
DAIRYLIDE ST. (WEST SIDE)	729	18	18	72	72
DISTANT ROCK AVE. (SOUTH SIDE)	597	15	15	60	60
ELEGANT ST. (EAST SIDE)	895	22	22	88	88

PASSIVE OPEN SPACE CHART

TRACT	GROSS AREA (SF)	LINEAR FEET OF ROW	TOTAL TREES REQUIRED IN PASSIVE OPEN SPACE	TOTAL TREES PROVIDED IN PASSIVE OPEN SPACE	MIN. SHRUBS REQUIRED	SHRUBS PROVIDED	REQUIRED DECIDUOUS SHADE TREES OR EVERGREEN TREES ALONG ROW	PROVIDED DECIDUOUS SHADE TREES OR EVERGREEN TREES ALONG ROW
PARCEL 1								
TRACT A	31,640	893	13	13	127	127	20	20
TRACT B	37,394	805	21	21	150	150	18	18
PARCEL 2								
TRACT E	6,923	-	8	8	28	28	-	-
TRACT G	6,513	-	8	8	27	27	-	-
TRACT H	4,515	-	10	10	19	19	-	-
TRACT L	14,829	-	13	13	60	60	-	-
TRACT O	12,482	-	19	19	50	50	-	-
TRACT P	9,611	239	9	9	39	39	6	7

CLWUR Chart for the Town of Castle Rock

Irrig. Zone	Plant Name (Common)	App Rate (Inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
LOW	LOW GROW SHORT GRASS	2"	L	23.1%	67,008	1.5	289,964	0.35
	COLORADO NATIVE SEED MIX	2"	VL	20.5%	59,360	1.5	289,964	0.31
MODERATE	SHRUB BED	3"	Mod.	20.1%	58,142	3.0	289,964	0.60
	ENVIRO-TURF	3"	Mod.	36.4%	105,454	3.0	289,964	1.09
Total of the CLWUR=								2.35

PLANTING KEY-

- ENVIRO-TURF SOD Turf Master
- LOW GROW SHORTGRASS MIX Arkansas Valley Seed
- ROCKY MOUNTAIN NATIVE SEED MIX Arkansas Valley Seed
- SHRUB BED
- SYNTHETIC TURF
- DECIDUOUS TREE
Installed Diameter
3/4 Mature Diameter
- ORNAMENTAL TREE
- EVERGREEN TREE

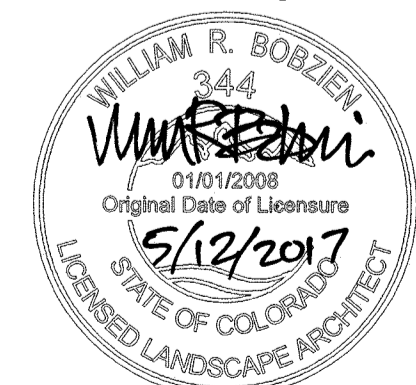
HYDROZONES

- Moderate
- Low
- Low
- Moderate
- N/A
- Low / Moderate
- Low / Moderate
- Low / Moderate

IRRIGATION TYPE

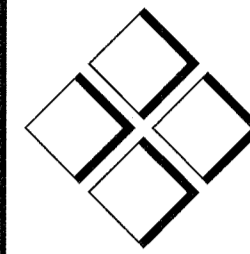
- Sub-Surface/Overhead Spray
- Overhead Spray
- Overhead Spray
- Drip
- N/A
- Drip
- Drip
- Drip

Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates



THE MEADOWS FILING NO. 20,
AMENDMENT NO. 6 - PARCEL 1 AND 2
SITE DEVELOPMENT PLAN
PROJECT# SDP16-0038
LANDSCAPE DETAILS

VOGEL & ASSOCIATES
 475 W. 12th Avenue - Suite E
 Denver, Colorado 80204-3688
 (303) 883-4288



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE THE MARKING OF UNDERGROUND UTILITIES. VOGEL & ASSOCIATES HAS NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF ANY UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	#	DESCRIPTION	DATE	BY
1	REVISED BASED ON TOWN COMMENTS	12/29/2016		
2	REVISED BASED ON TOWN COMMENTS	2/24/2017		
3	REVISED BASED ON TOWN COMMENTS	04/17/17		
4	REVISED BASED ON TOWN COMMENTS	05/07/17		

THE MEADOWS FILING 20 AMENDMENT 6, PARCEL 1 & 2
 SITE DEVELOPMENT PLAN
 LANDSCAPE DETAILS
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN	RELEASE: 02/24/2017
DESIGNED BY: WB	
DRAWN BY: AF	
CHECKED BY: WB	
JOB NO. SDP16-0038	
SHEET 22 OF 22	