

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9446111

DATE: 9-2-94

TIME 14:13

FEE: \$110.⁰⁰ (11 P)

GRANTOR:

(OWNER/SIGNER)

Balfour Meadows Inc.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

*The Meadows #8
final PD Site Plan*

LEGAL:

(SECTION-TOWNSHIP-RANGE)

28-7-67

THE MEADOWS FILING NO. 8

A PART OF THE WESTERLY ONE-HALF OF SECTION 28,
AND THE SOUTHEAST ONE-QUARTER OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 1 OF 11

LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED

SITE AREA: 132.61 AC.
 NO. OF SINGLE FAMILY LOTS: 465
 GROSS DENSITY: 3.52 DU/AC*
 NET DENSITY: 5.86 DU/AC*
 EXISTING ZONING: LSF (1-4 DU/AC)
 SF (4-8 DU/AC)
 OS (OPEN SPACE)
 PROPOSED USE: SINGLE-FAMILY HOMES-DETACHED
 MINIMUM LOT AREA: 4,500 S.F.
 AVERAGE LOT AREA: 7,288 S.F.
 MINIMUM LOT DIMENSIONS: 45' X 100'
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM BUILDING SETBACKS:
 FRONT: 20'
 REAR: 20'
 SIDE: 5'
 SIDE (ABUTTING A PUBLIC STREET) 15'

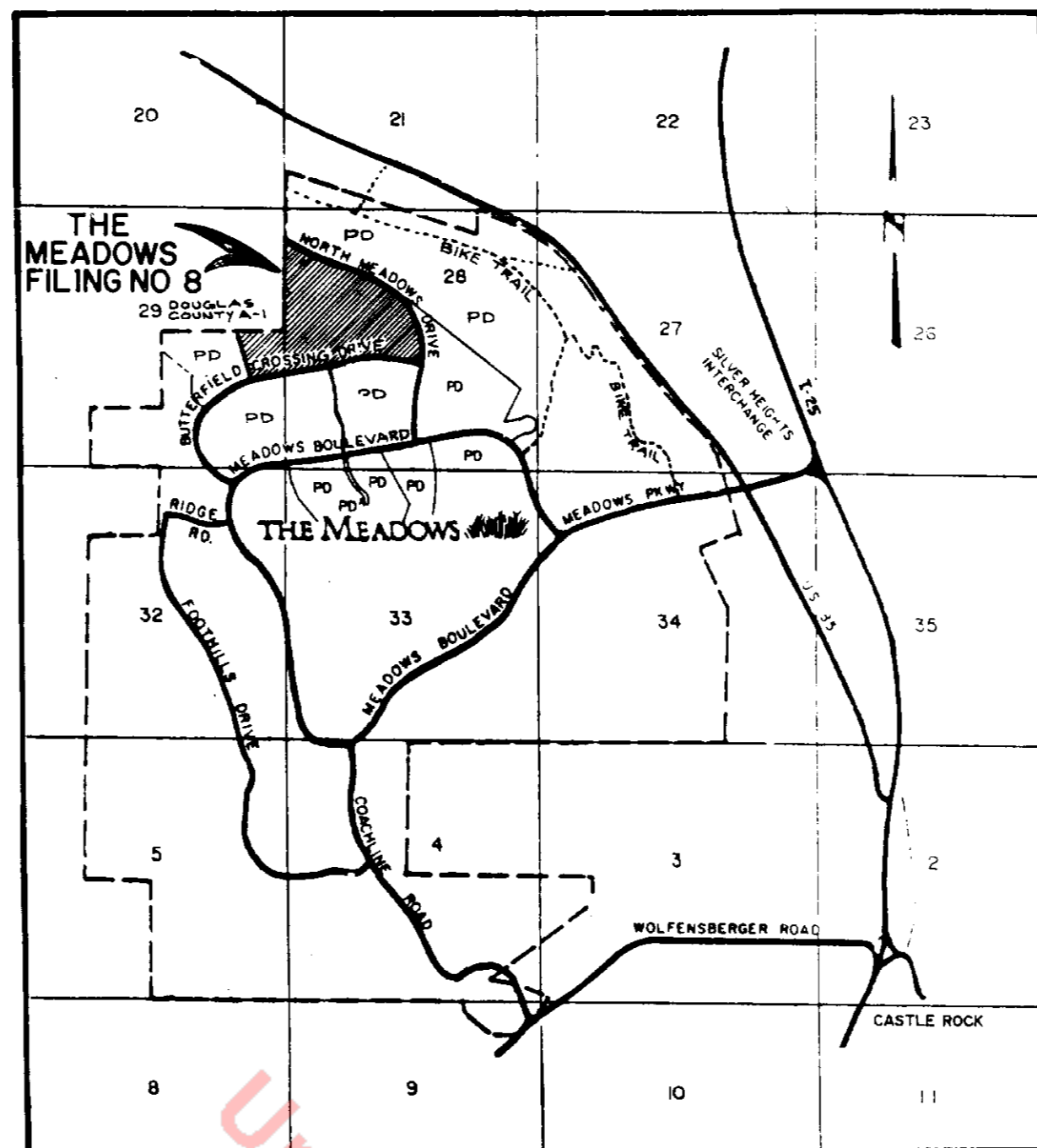
MINIMUM OFF-STREET PARKING SPACES: 2 SPACES PER DWELLING UNIT

* REFER TO "GROSS" AND "NET" DEFINITION CLARIFICATION IN LAND USE SUMMARY.

SUBDIVIDER AND OWNER

BALFOUR MEADOWS L.L.C.
 7000 E. BELLEVIEW AVENUE
 SUITE 350
 GREENWOOD VILLAGE, CO 80111

James M. Ratkovic
 JAMES M. RATKOVIC, MANAGER
 August 18, 1994
 DATE



VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WESTERLY ONE-HALF OF SECTION 28 AND THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER OF SAID SECTION 28, WHENCE THE NORTHWEST CORNER OF SAID SECTION 28 BEARS NORTH 00°28'33" EAST FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28 NORTH 00°28'33" EAST 1863.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH MEADOWS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 66°20'42" EAST 2185.12 FEET TO A POINT OF CURVATURE;
2. THENCE 1760.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73°54'24" AND A RADIUS OF 1365.00 FEET TO A POINT OF TANGENCY;
3. THENCE SOUTH 07°33'42" WEST 107.11 FEET TO A POINT OF CURVATURE;
4. THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET TO A POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE THE FOLLOWING EIGHT (8) COURSES:

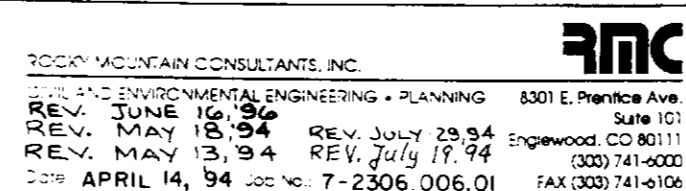
1. NORTH 82°26'18" WEST 315.00 FEET TO A POINT OF CURVATURE;
2. THENCE 177.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°11'13" AND A RADIUS OF 670.00 FEET TO A POINT OF TANGENCY;
3. THENCE NORTH 67°15'05" WEST 160.00 FEET TO A POINT OF CURVATURE;
4. THENCE 675.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°01'46" AND A RADIUS OF 730.00 FEET TO A POINT OF TANGENCY;
5. THENCE SOUTH 59°43'09" WEST 520.01 FEET TO A POINT OF CURVATURE;
6. THENCE 520.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°22'22" AND A RADIUS OF 1090.00 FEET TO A POINT OF TANGENCY;
7. THENCE SOUTH 87°05'31" WEST 979.16 FEET TO A POINT OF CURVATURE;
8. THENCE 137.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°21'32" AND A RADIUS OF 1465.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 18°33'03" WEST 572.70 FEET; THENCE NORTH 11°03'03" WEST 360.00 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 87°26'57" EAST 804.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 132.611 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2 THROUGH 7	LOT LAYOUT
SHEET 8 AND 9	GRADING PLAN
SHEET 10 AND 11	LANDSCAPE PLAN



GENERAL PHASING NOTES

1. PHASES MUST BE CONSTRUCTED SEQUENTIALLY BY LETTER (I.E. A BEFORE B), HOWEVER MAY BE CONSTRUCTED NON-SEQUENTIALLY BY NUMBER (I.E. PHASE III MAY BE CONSTRUCTED PRIOR TO PHASE II). CHANGES IN PHASING AND SEQUENCE FROM WHAT IS SHOWN ON THIS PLAN REQUIRE APPROVAL BY THE TOWN OF CASTLE ROCK ENGINEERING DEPARTMENT. PHASE IA MUST BE CONSTRUCTED PRIOR TO ANY OTHER PHASE UNLESS THE PHASING SCHEME IS MODIFIED FROM THAT PRESENTED HEREON.
2. IT IS THE INTENT OF THE PHASING PLAN TO PROVIDE ADEQUATE VEHICULAR CIRCULATION AND UTILITY SERVICE FOR EACH PHASE.
3. FULL STREET, WATER, SANITARY SEWER AND STORM SEWER IMPROVEMENTS TO PRIMROSE LANE AND STARFLOWER ROAD FROM ROSECROWN AVENUE TO THE EASTERLY LINE OF TRACT F.
4. WATER, SANITARY SEWER AND STORM SEWER EXTENSIONS FROM THE SHORT CUL-DE-SACS ON MORNING GLORY DRIVE, ACROSS TRACT C, IN SWEETGRASS COURT, IN BLUE GRASS CIRCLE FROM SWEETGRASS COURT TO TRACT N, IN TRACT N AND TERMINATING IN N. MEADOWS DRIVE.
5. REALIGNMENT OF THE EXISTING 30" RCP STORM DRAIN IN BUTTERFIELD CROSSING DRIVE, FROM N. SUNGOLD LANE TO TRACT F (PROPOSED OPEN CHANNEL).
6. TOT LOT IN TRACT A.
7. THE ENTIRE 8" CONCRETE TRAIL SYSTEM AS DEPICTED ON THE PRELIMINARY LANDSCAPE PLAN (SHEETS 10 AND 11 OF THE FINAL P.D. SITE PLAN).

DEVELOPMENT PHASING SCHEDULE

THERE ARE FOUR PHASES IDENTIFIED FOR THE MEADOWS FILING NO. 8. EACH PHASE INCORPORATES AN A & B SUB-PHASE. FOR EACH OF THE FOUR PHASES, THE SUB-PHASE A PORTION SHOULD BE DEVELOPED PRIOR TO THE B PORTION (WITHIN EACH PARTICULAR NUMBERED PHASE). PHASE IA MUST BE COMPLETED PRIOR TO ANY OTHER PHASE.

PHASE I: 168 LOTS IN THE NORTHERN MOST PORTION OF THE SUBDIVISION

1. GRADING AND EROSION CONTROL FOR THE PHASE I, II AND III LOTS.
2. LOCAL STREETS, WATER, SANITARY SEWER, AND STORM SEWER ALONG FRONTAGE OF LOTS.
3. REGIONAL DETENTION POND IMPROVEMENTS IN TRACT C.
4. OPEN CHANNEL IMPROVEMENTS ALONG EASTERLY SIDE OF ROSECROWN AVENUE.
5. FULL STREET IMPROVEMENTS TO ROSECROWN AVENUE.

PHASE II: 93 LOTS IN THE CENTER OF THE SUBDIVISION

1. LOCAL STREETS, WATER, SANITARY SEWER AND STORM SEWER ALONG FRONTAGE OF LOTS.

PHASE III: 132 LOTS IN THE EASTERLY PORTION OF THE SUBDIVISION

1. LOCAL STREETS, WATER, SANITARY SEWER AND STORM SEWER ALONG FRONTAGE OF LOTS.

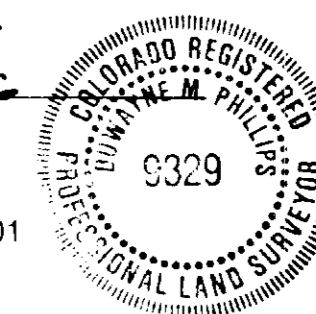
PHASE IV: 72 LOTS IN THE WESTERLY PORTION OF THE SUBDIVISION

1. GRADING AND EROSION CONTROL FOR THE PHASE IV LOTS.
2. LOCAL STREETS, WATER, SANITARY SEWER AND STORM SEWER ALONG FRONTAGE OF LOTS.

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAN ACCURATELY REPRESENTS SAID SURVEY.

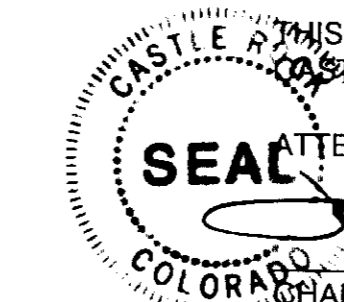
Duwayne M. Phillips
 DUWAYNE M. PHILLIPS
 PROFESSIONAL LAND SURVEYOR
 COLORADO REGISTRATION NO. 9329
 8301 E. PRENTICE AVENUE, SUITE 101
 ENGLEWOOD, COLORADO 80111



APPROVALS

PLANNING COMMISSION APPROVAL

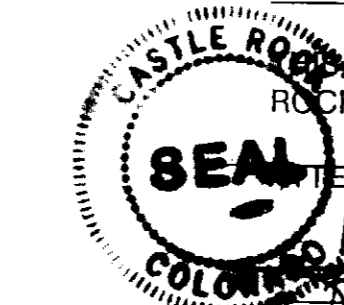
THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 22nd DAY OF May, A.D., 1994.



ATTEST:
Jim Franklin DATE 9/2/94
 JIM FRANKLIN CHAIRMAN
Sally A. Nelson DATE 9-2-94
 SALLY A. NELSON TOWN CLERK

TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 20th DAY OF June, A.D., 1994.



ATTEST:
John H. Hattler DATE
 JOHN H. HATTLER MAYOR
Sally A. Nelson DATE 9-2-94
 SALLY A. NELSON TOWN CLERK

RECORDER'S CERTIFICATE

CLERK AND RECORDER, STATE OF COLORADO, COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 22nd DAY OF Sept 1994, A.D., AT AM/PM, AND WAS RECORDED AT RECEPTION NUMBER 9446131

NUMBER
William Conway
 COUNTY CLERK AND RECORDER

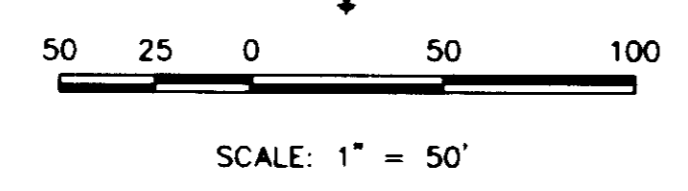
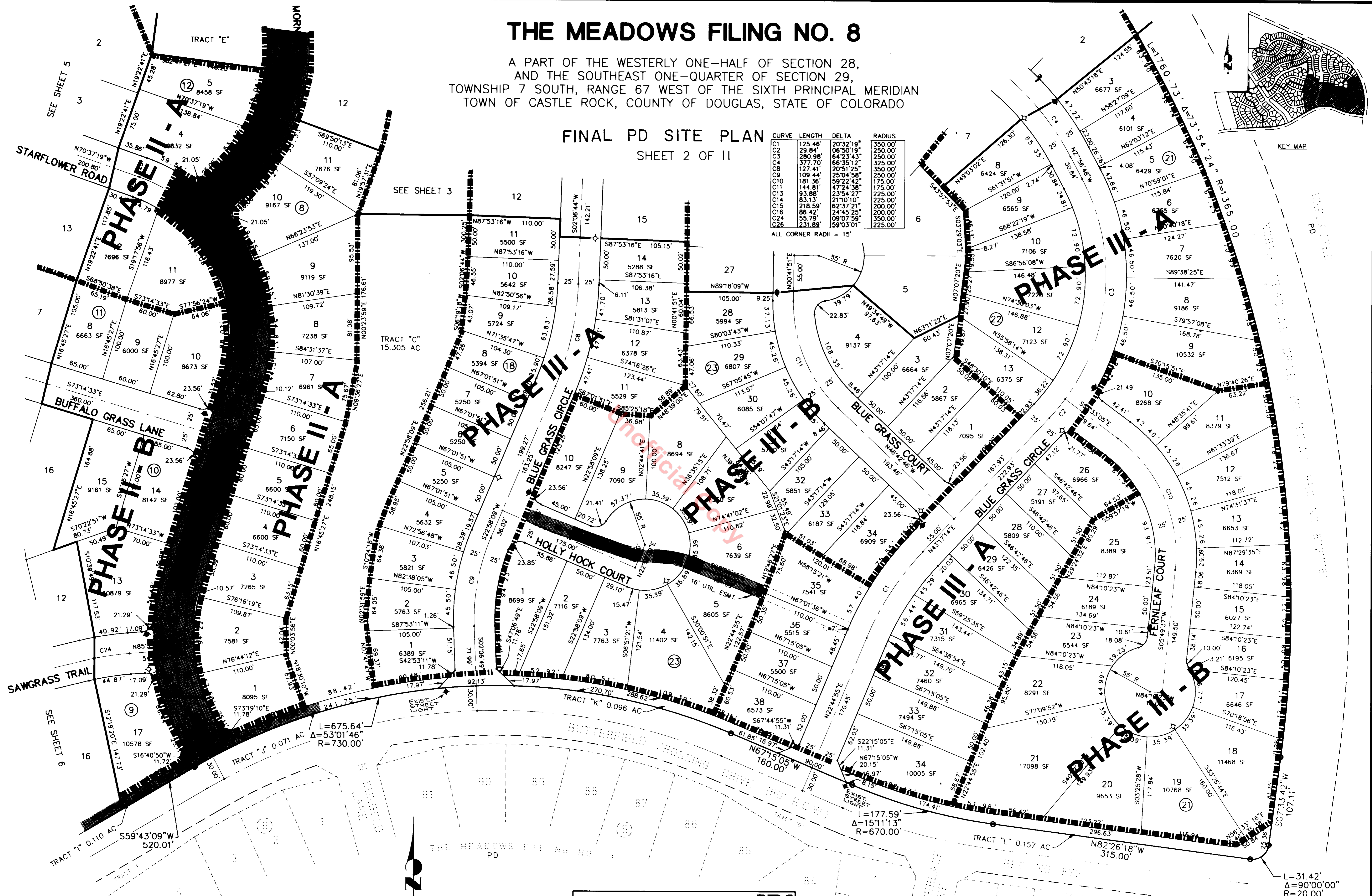
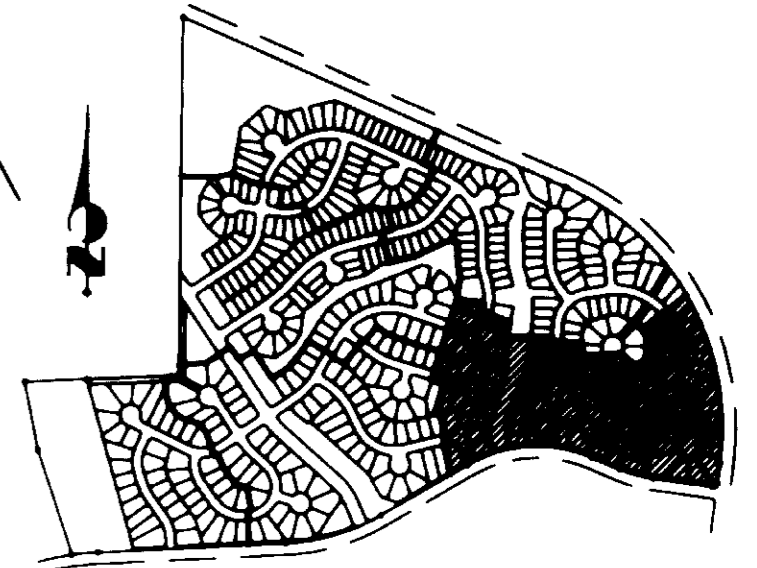
THE MEADOWS FILING NO. 8

A PART OF THE WESTERLY ONE-HALF OF SECTION 28,
AND THE SOUTHEAST ONE-QUARTER OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 2 OF 11

CURVE	LENGTH	DELTA	RADIUS
C1	125.46'	20°32'19"	350.00'
C2	29.84'	06°50'19"	250.00'
C3	280.98'	64°23'43"	250.00'
C4	377.70'	66°35'12"	325.00'
C5	127.41'	20°51'25"	350.00'
C6	109.44'	25°04'58"	350.00'
C7	181.36'	59°22'42"	175.00'
C8	144.81'	47°24'38"	175.00'
C9	93.88'	23°54'27"	225.00'
C10	83.13'	21°01'10"	225.00'
C11	218.59'	62°37'21"	200.00'
C12	86.42'	24°45'25"	200.00'
C13	55.79'	09°07'59"	350.00'
C14	231.89'	59°03'01"	225.00'

ALL CORNER RADII = 15'



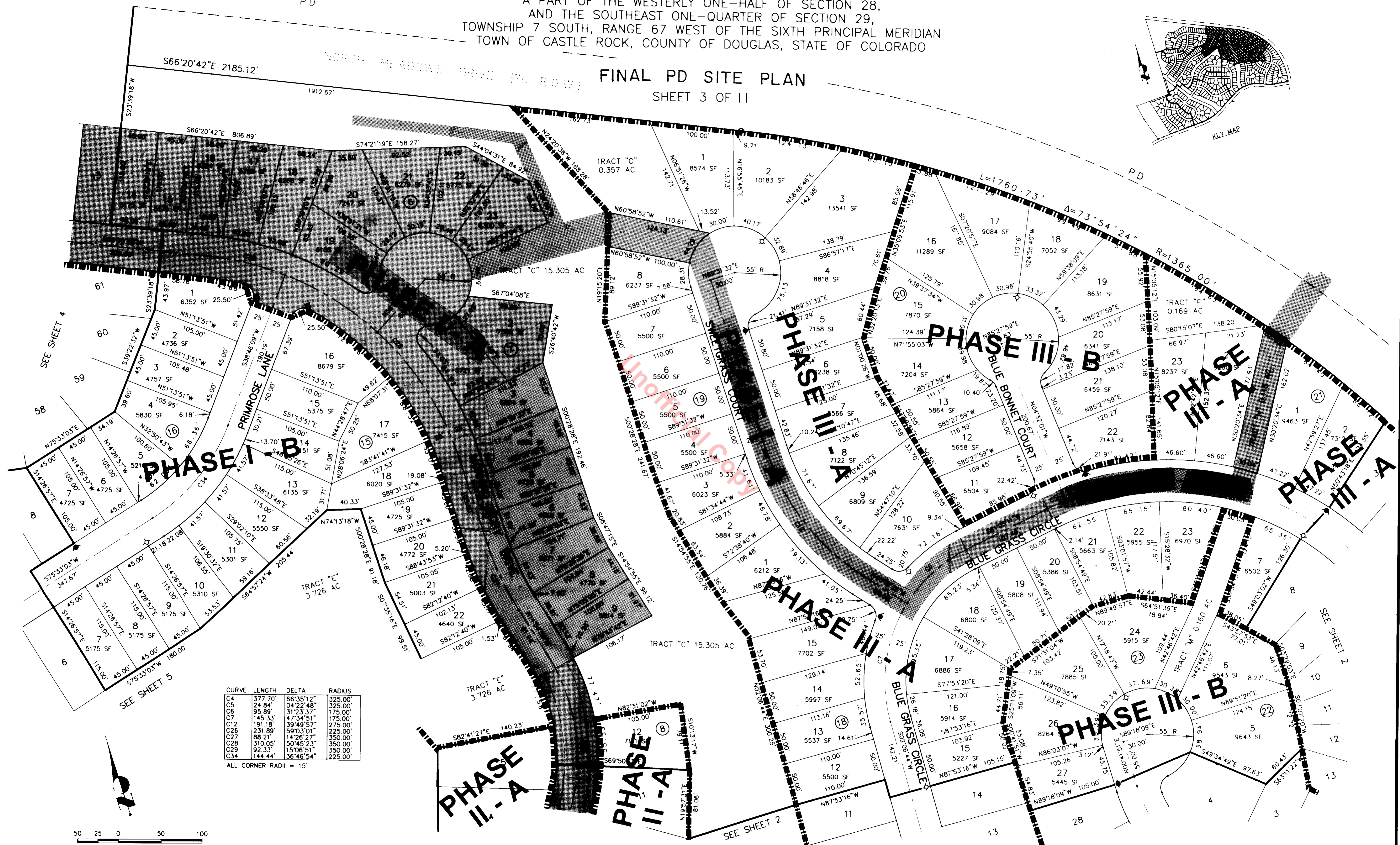
RMCC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
8301 E. Prentiss Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8108
Reviewed: 07-08-94
Date: 08-21-94
Job No. 2308.008.01

- ▲ DENOTES FIRE HYDRANT
- ◆ DENOTES STREET LIGHT

THE MEADOWS FILING NO. 8

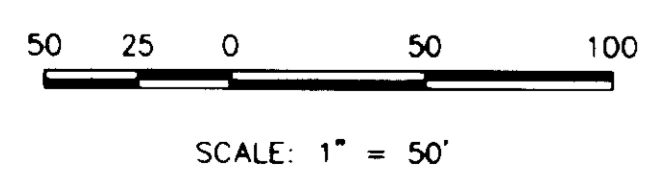
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 3 OF 11



CURVE	LENGTH	DELTA	RADIUS
C4	377.70'	66°35'12"	325.00'
C6	24.84'	04°22'48"	325.00'
C7	95.89'	31°23'37"	175.00'
C12	145.33'	47°34'51"	175.00'
C12	191.18'	39°49'57"	275.00'
C26	231.89'	59°03'01"	225.00'
C27	88.21'	14°26'27"	350.00'
C28	310.05'	50°45'23"	350.00'
C29	92.33'	15°06'51"	350.00'
C34	144.44'	36°46'54"	225.00'

ALL CORNER RADII = 15'



ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING PLANNING
 8301 E. Prentice Ave.
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 Englewood, CO 80111
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 FAX (303) 741-8108

Revised: 07-06-94
 Date: 08-21-94
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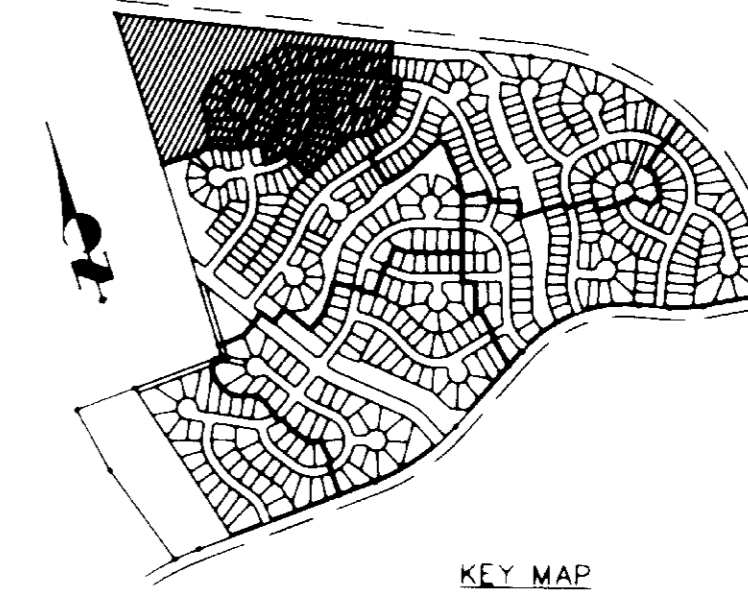
- ▲ DENOTES FIRE HYDRANT
- ◊ DENOTES STREET LIGHT

THE MEADOWS FILING NO. 8

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

FINAL PD SITE PLAN

SHEET 4 OF 11



KEY MAP

P D

P D

NORTH MEADOWS DRIVE (PROPOSED)

S66°20'42"E 2185.12'

1912.67'

TRACT "C" 15.305 AC

TRACT "C" 15.305 AC

DOUGLAS COUNTY
A-1 COUNTY

N01°00'35"E 1893.75'
1321.04'

PHASE I - A

PHASE I - B

OWNER:
WAVERTON SERVICES CORP.
BK 447, PG. 565

CURVE	LENGTH	DELTA	RADIUS
C30	64.27'	10°31'15"	350.00'
C31	355.12'	58°08'03"	350.00'
C32	226.75'	37°07'12"	350.00'
C38	111.65'	11°37'54"	550.00'
C39	319.02'	73°06'52"	250.00'

ALL CORNER RADII = 15'
UNLESS OTHERWISE NOTED

SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prantice Ave., Suite 101
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Phone: (303) 741-8000
Fax: (303) 741-6106
Revised: 07-06-94
Date: 06-21-94
Job No. 2306.006.01

SCALE 1" = 50'

- ▲ DENOTES FIRE HYDRANT
- ◇ DENOTES STREET LIGHT

THE MEADOWS FILING NO. 8

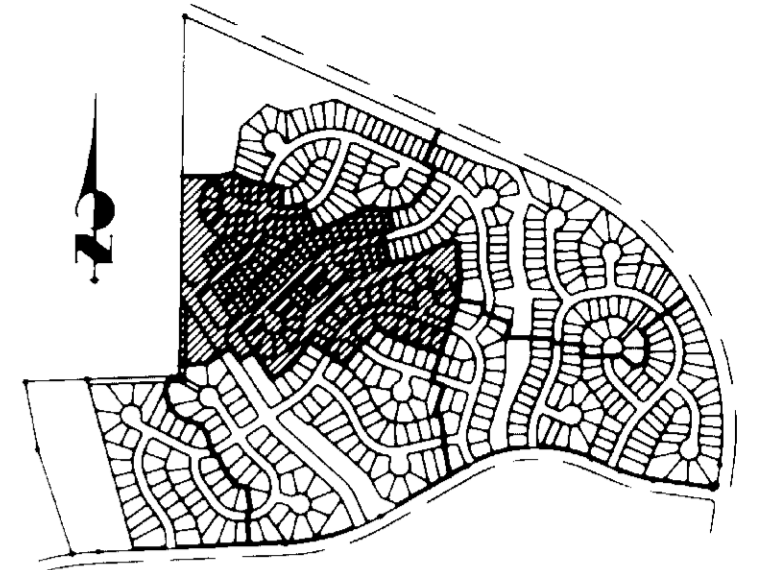
FINAL PD SITE PLAN
SHEET 4 OF 11

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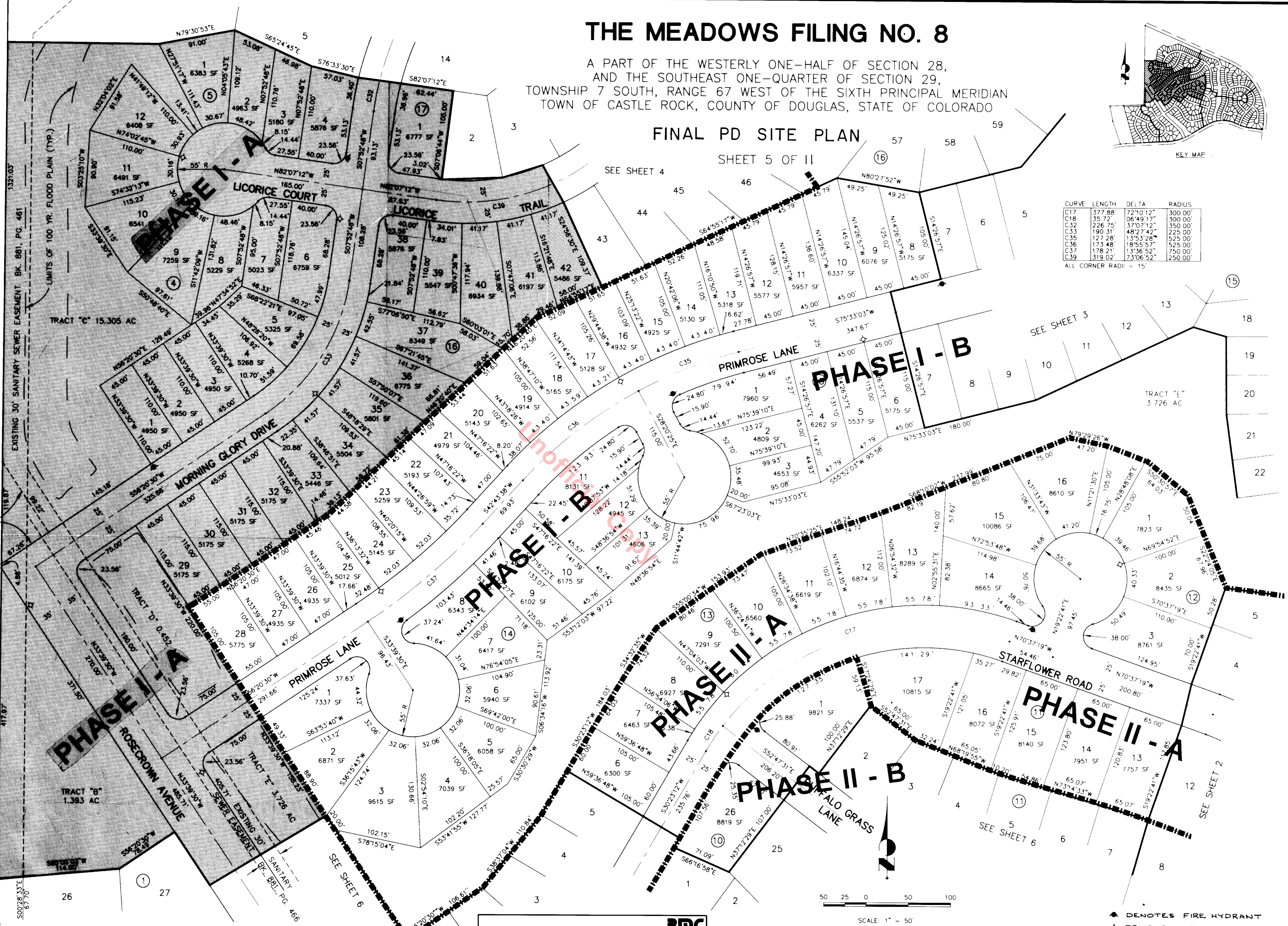
FINAL PD SITE PLAN

SHEET 5 OF 11



CURVE	LENGTH	DELTA	RADIUS
C17	377.88'	72°10'12"	300.00'
C18	35.75'	06°49'17"	300.00'
C32	226.75'	3°07'12"	300.00'
C33	190.31'	48°27'42"	225.00'
C35	127.28'	13°53'28"	525.00'
C36	173.48'	18°55'57"	525.00'
C37	178.21'	13°36'52"	750.00'
C39	319.02'	7°30'52"	250.00'

ALL CORNER RADII = 15'



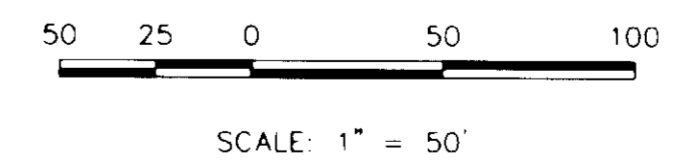
OWNER:
WAVERTON SERVICES CORP.
BK 447, PG. 565

DOUGLAS COUNTY
A-1

POINT OF BEGINNING
WEST 1/4 COR.
SECTION 28, T7S,
R67W, 6th P.M.
FOUND 2-1/2" BRASS
CAP LS NO. 7134

Rocky Mountain Consultants, Inc.
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Revised: 07-06-94
Date: 06-21-94
Job No. 2306.006.01



- DENOTES FIRE HYDRANT
- ⊕ DENOTES STREET LIGHT

A-1
POINT OF BEGINNING
WEST 1/4 COR. SEC. 28
T7S, R67W, 6th. P.M.
FOUND 2-1/2" BRASS CAP
LS NO. 7134

THE MEADOWS FILING NO. 8

FINAL PD SITE PLAN

SHEET 6 OF 11



PHASE I - B

PHASE II - A

PHASE II - A

PHASE IV - A

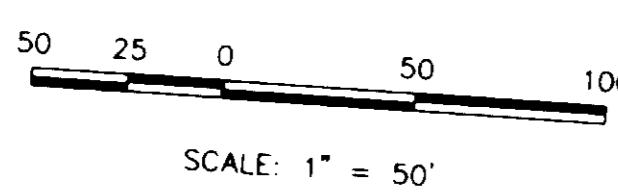
PHASE II - B

PHASE IV - B

PHASE II - B

CURVE	LENGTH	DELTA	RADIUS
C19	9.74	01°35'41"	350.00'
C20	148.81	24°21'37"	350.00'
C21	193.60	31°41'36"	350.00'
C22	245.08	70°12'40"	200.00'
C23	24.47	07°00'31"	200.00'
C24	55.79	09°07'59"	350.00'
C25	91.02	20°27'02"	255.00'
C40	141.18	24°30'42"	330.00'
C41	57.25	14°54'36"	220.00'
C42	131.98	43°12'44"	175.00'
C49	183.13	69°56'55"	150.00'
C50	172.03	65°42'41"	150.00'
C51	58.55	14°54'36"	225.00'

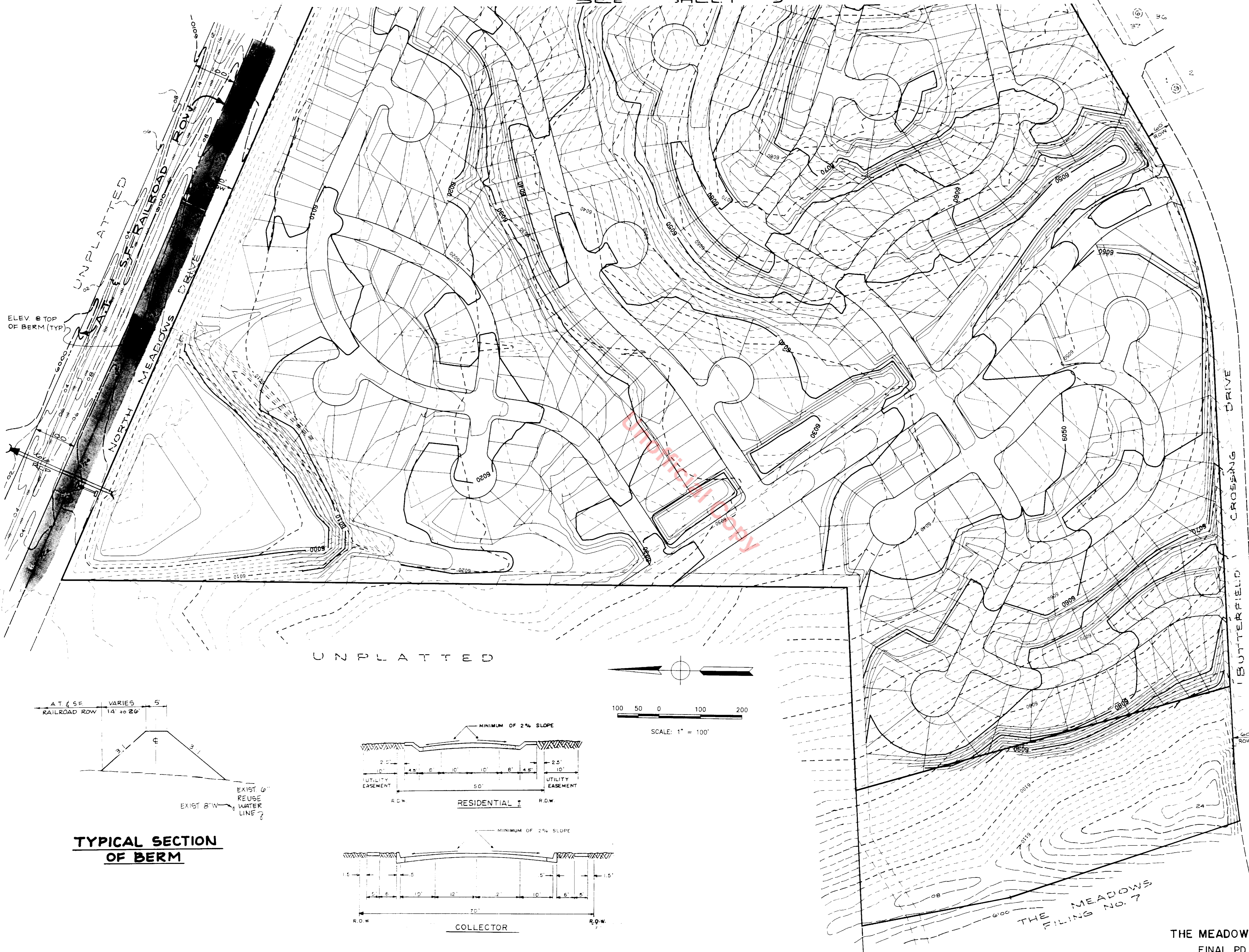
ALL CORNER RADII = 15'



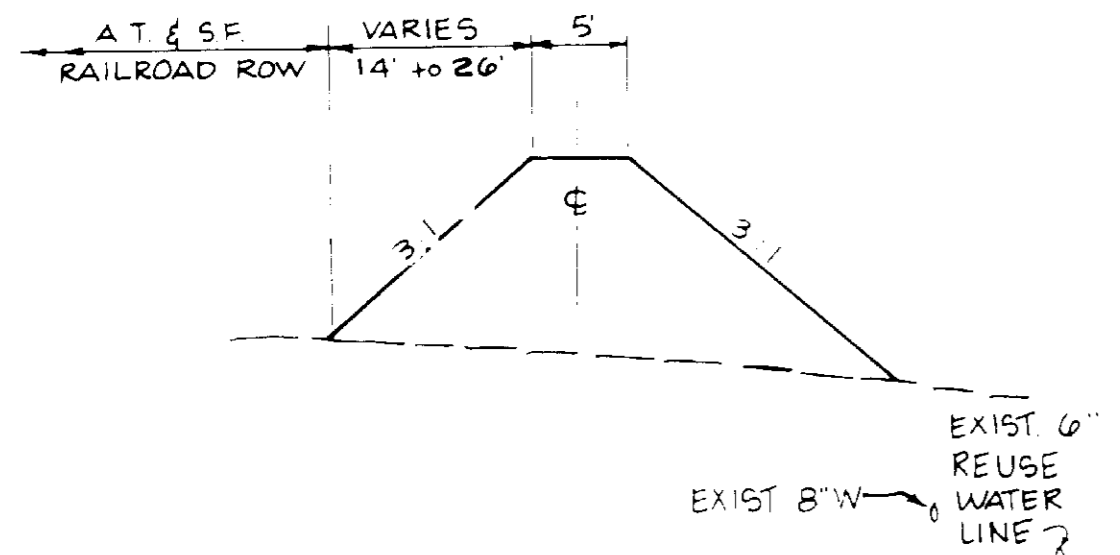
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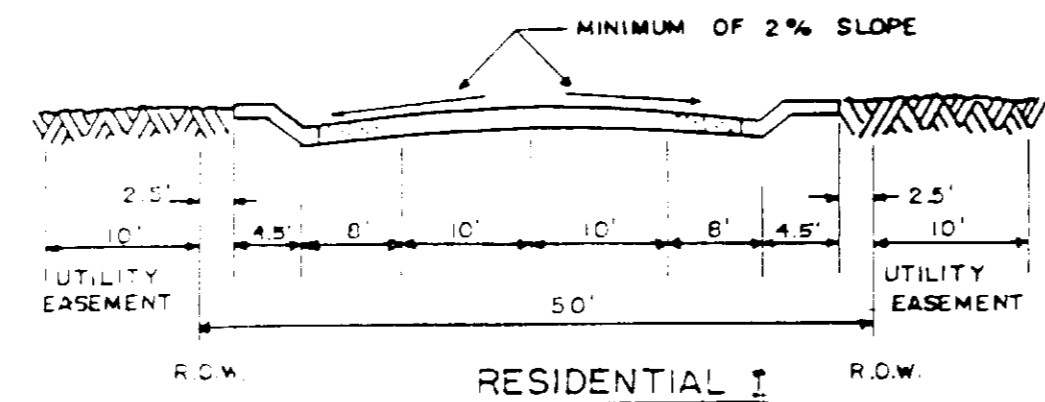
▲ DENOTES FIRE HYDRANT
 ◆ DENOTES STREET LIGHT



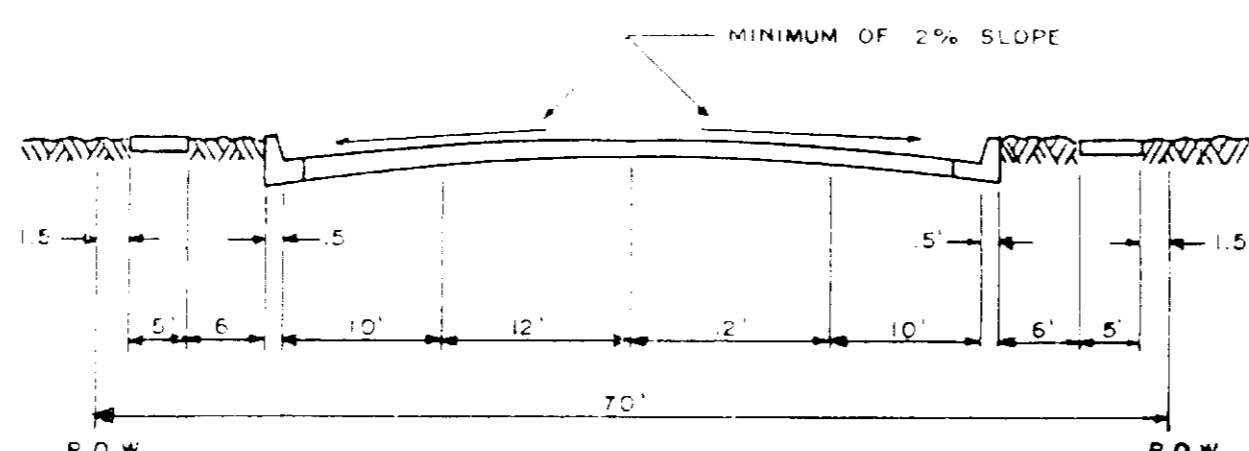
ELEV @ TOP OF BERM (TYP)



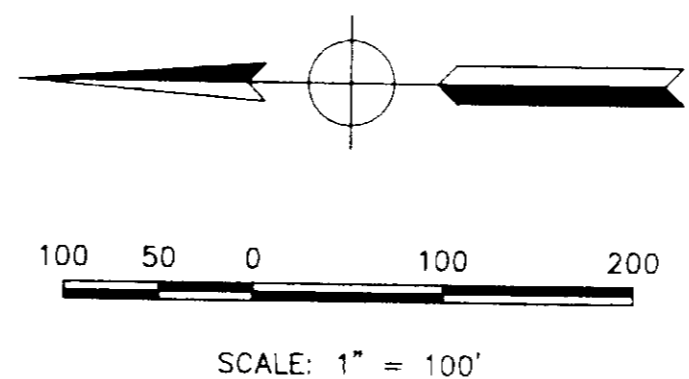
TYPICAL SECTION OF BERM



RESIDENTIAL



COLLECTOR



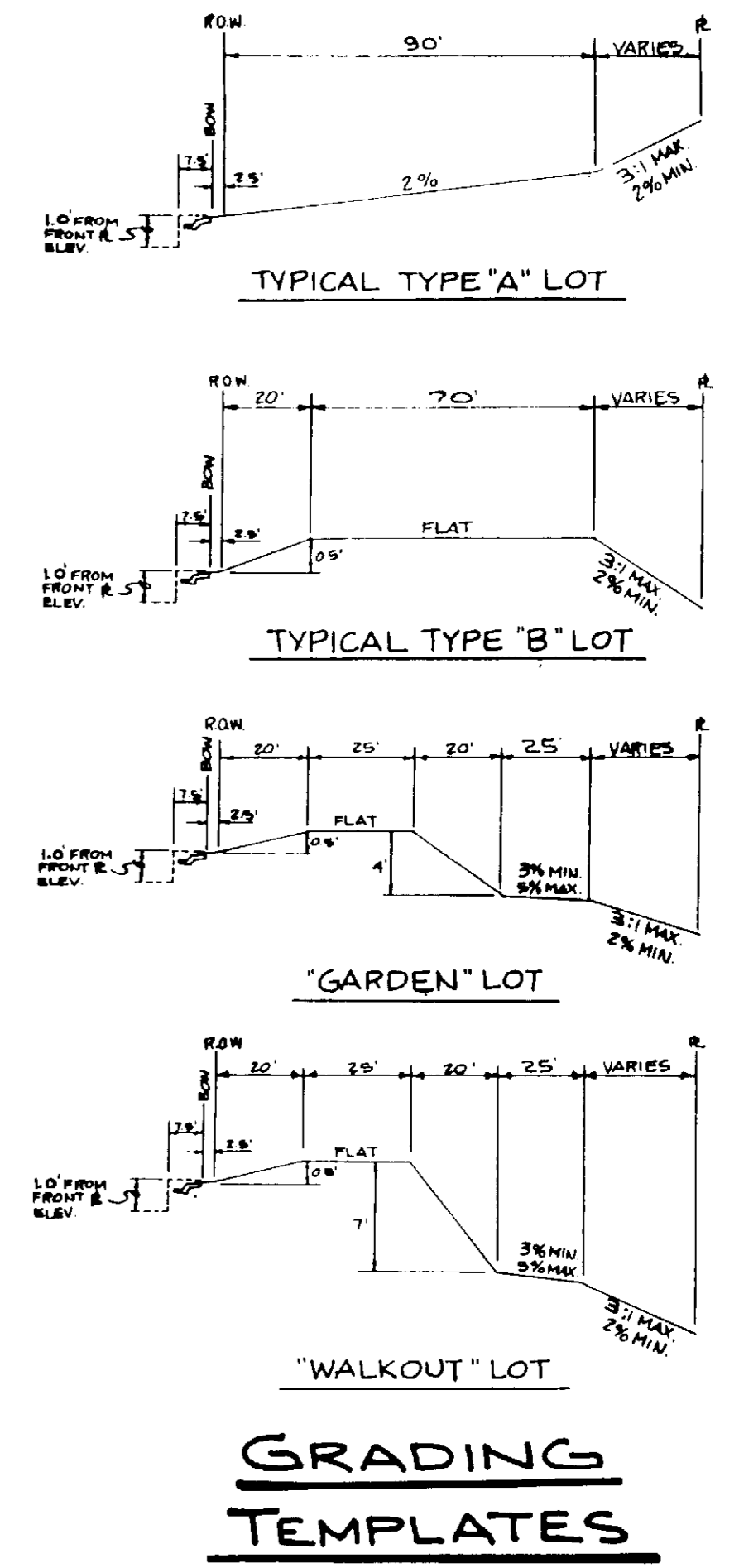
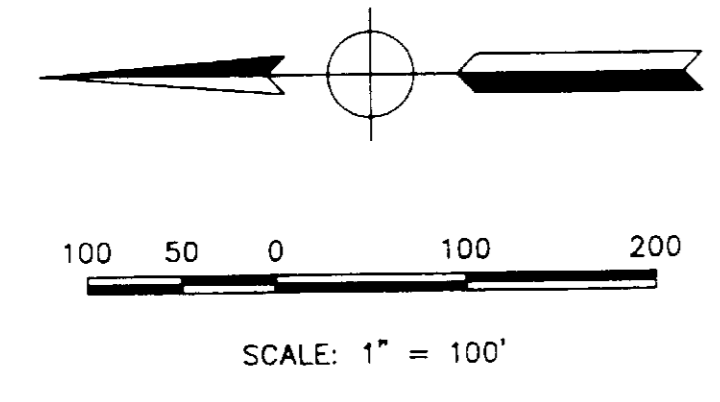
NO.	REVISIONS	DATE	DESCRIPTION

THE MEADOWS FILING NO. 8
FINAL PD SITE PLAN
GRADING

DATE **APRIL '94**
 DESIGNED BY
 DRAWN BY
 CHECKED BY

JOB NO
2306.006.01
 SHEET
8 OF 11

THE MEADOWS FILING NO. 8
FINAL PD SITE PLAN



**GRADING
TEMPLATES**

SEE SHEET 8

THE MEADOWS FILING NO. 8
FINAL PD SITE PLAN

SHEET 9 OF 11

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

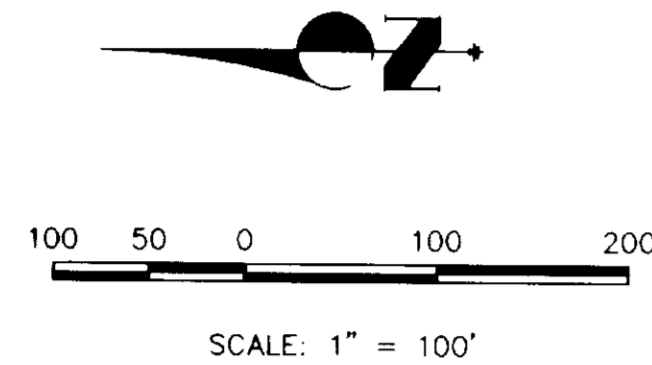
**THE MEADOWS FILING NO. 8
FINAL PD SITE PLAN
GRADING**

DATE APRIL '94
DESIGNED BY
DRAWN BY
CHECKED BY

JOB NO.
2306.006.01
SHEET
9 OF 11

PLANT MATERIALS - LANDSCAPED OUTLOT ALONG BUTTERFIELD DRIVE

COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	QUANTITY
TREES				
HACKBERRY	CELITIS OCCIDENTALIS	2" CALIPER	50'-80'	23
RUSSIAN HAWTHORN	CRATEAGUS AMBIGUA	1 1/2" CAL.	20'	19
AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIPER	50'-60'	15
PONDEROSA PINE	PINUS PONDEROSA	5'-8" B&B	30'-40'	37



DESIGN INTENT

THE DESIGN CONCEPTS FOCUS ON THE NATIVE LANDSCAPE. EXISTING VEGETATION WILL BE PRESERVED AND PROTECTED WHEREVER POSSIBLE. OPEN SPACE AREAS WILL CONSIST OF TWO ZONES.

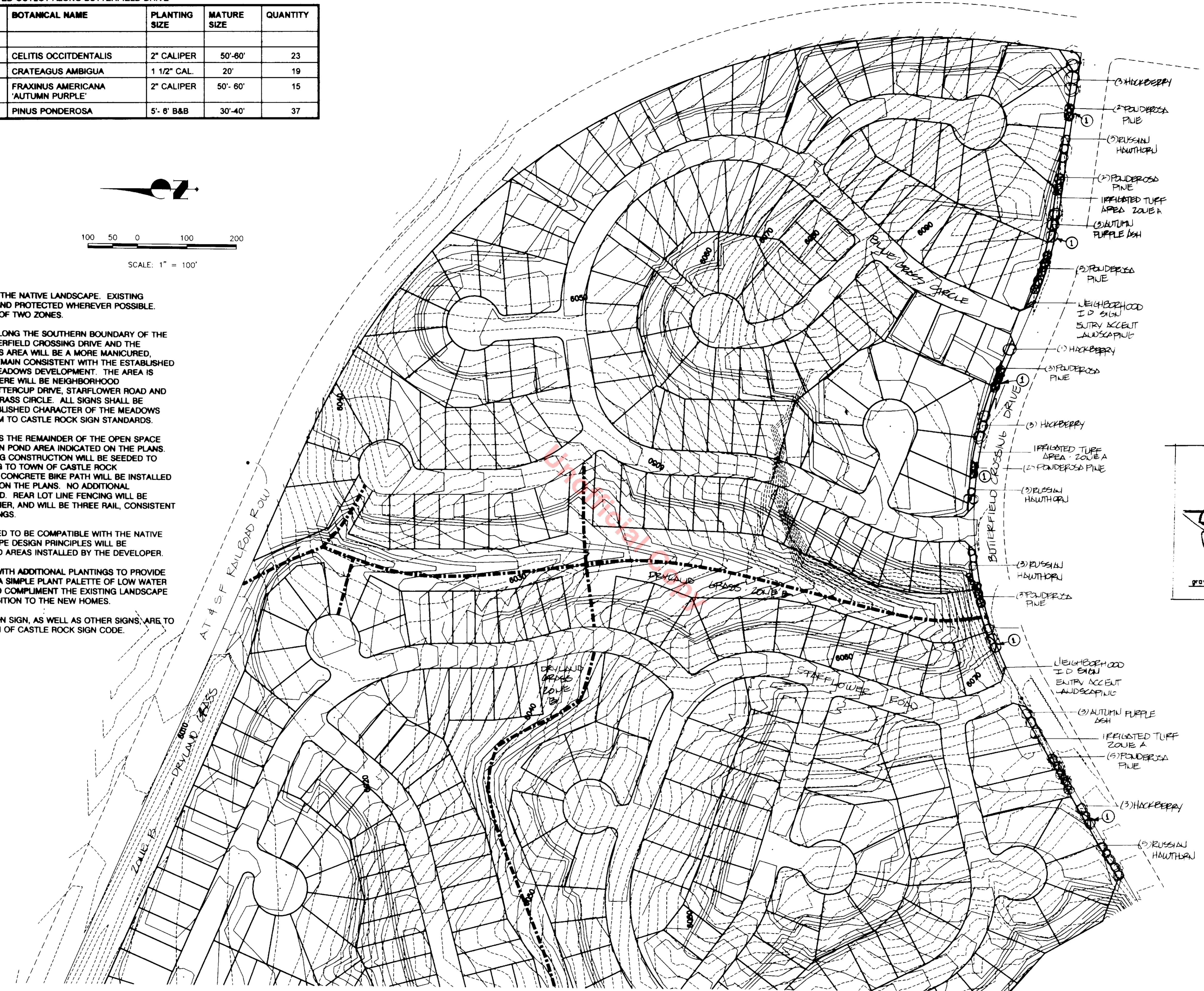
ZONE A: THIS IS THE AREA ALONG THE SOUTHERN BOUNDARY OF THE SUBDIVISION BETWEEN BUTTERFIELD CROSSING DRIVE AND THE PROPOSED NEW HOMES. THIS AREA WILL BE A MORE MANICURED, IRRIGATED LANDSCAPE TO REMAIN CONSISTENT WITH THE ESTABLISHED STREETSCAPE WITHIN THE MEADOWS DEVELOPMENT. THE AREA IS INDICATED ON THE PLAN. THERE WILL BE NEIGHBORHOOD IDENTIFICATION SIGNS AT BUTTERCUP DRIVE, STARFLOWER ROAD AND THE EASTERN END OF BLUEGRASS CIRCLE. ALL SIGNS SHALL BE CONSISTENT WITH THE ESTABLISHED CHARACTER OF THE MEADOWS DEVELOPMENT AND CONFORM TO CASTLE ROCK SIGN STANDARDS.

ZONE B: THIS AREA INCLUDES THE REMAINDER OF THE OPEN SPACE OUTLOTS AND THE DETENTION POND AREA INDICATED ON THE PLANS. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE SEED TO NATIVE GRASSES, ACCORDING TO TOWN OF CASTLE ROCK SPECIFICATIONS. AN 8' WIDE CONCRETE BIKE PATH WILL BE INSTALLED IN THE LOCATION INDICATED ON THE PLANS. NO ADDITIONAL PLANTINGS WILL BE INSTALLED. REAR LOT LINE FENCING WILL BE INSTALLED BY THE HOMEOWNER, AND WILL BE THREE RAIL, CONSISTENT WITH EARLIER MEADOWS FILINGS.

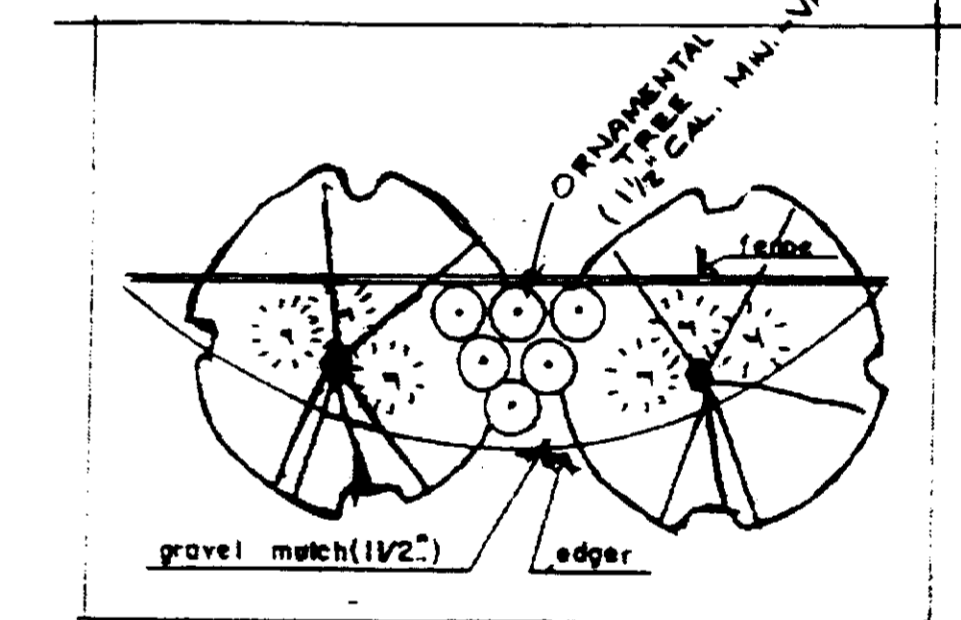
PLANT MATERIALS WILL BE SELECTED TO BE COMPATIBLE WITH THE NATIVE LANDSCAPE IN THE AREA. XERISCAPE DESIGN PRINCIPLES WILL BE INCORPORATED IN ALL LANDSCAPED AREAS INSTALLED BY THE DEVELOPER.

ENTRY AREAS WILL BE ACCENTED WITH ADDITIONAL PLANTINGS TO PROVIDE SEASONAL INTEREST AND COLOR. A SIMPLE PLANT PALETTE OF LOW WATER PLANTINGS HAS BEEN SELECTED TO COMPLEMENT THE EXISTING LANDSCAPE IN THE AREA AND PROVIDE A TRANSITION TO THE NEW HOMES.

THE NEIGHBORHOOD IDENTIFICATION SIGN, AS WELL AS OTHER SIGNS, ARE TO BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK SIGN CODE.



- (1) HACKBERRY
- (2) PONDEROSA PINE
- (1) RUSSIAN HAWTHORN
- (2) PONDEROSA PINE
- IRRIGATED TURF AREA ZONE A
- (1) AUTUMN PURPLE ASH
- (2) PONDEROSA PINE
- NEIGHBORHOOD ID SIGN ENTRY ACCENT LANDSCAPING
- (1) HACKBERRY
- (2) PONDEROSA PINE
- (1) HACKBERRY
- (2) PONDEROSA PINE
- IRRIGATED TURF AREA ZONE A
- (2) PONDEROSA PINE
- (1) RUSSIAN HAWTHORN
- (3) RUSSIAN HAWTHORN
- (2) PONDEROSA PINE
- NEIGHBORHOOD ID SIGN ENTRY ACCENT LANDSCAPING
- (1) AUTUMN PURPLE ASH
- IRRIGATED TURF AREA ZONE A
- (5) PONDEROSA PINE
- (3) HACKBERRY
- (1) RUSSIAN HAWTHORN



① TYPICAL SHRUBBED SECTION

LEGEND
 ○ PROP DECIDUOUS TREE
 ⊗ PROP EVERGREEN TREE
 - - - PROP BIKEWAY

SEE SHEET 11 OF 11

NO.	DESCRIPTION	DATE	BY
1	REV. NOTES	5-18-94	

THE MEADOWS FILING NO. 8
 PRELIMINARY LANDSCAPE PLAN

DATE: 4/15/94
DESIGNED BY: B.B.
DRAWN BY: COMBO
CHECKED BY: B.B.
JOB NO. 2306.006.00
SHEET: 10 OF 11

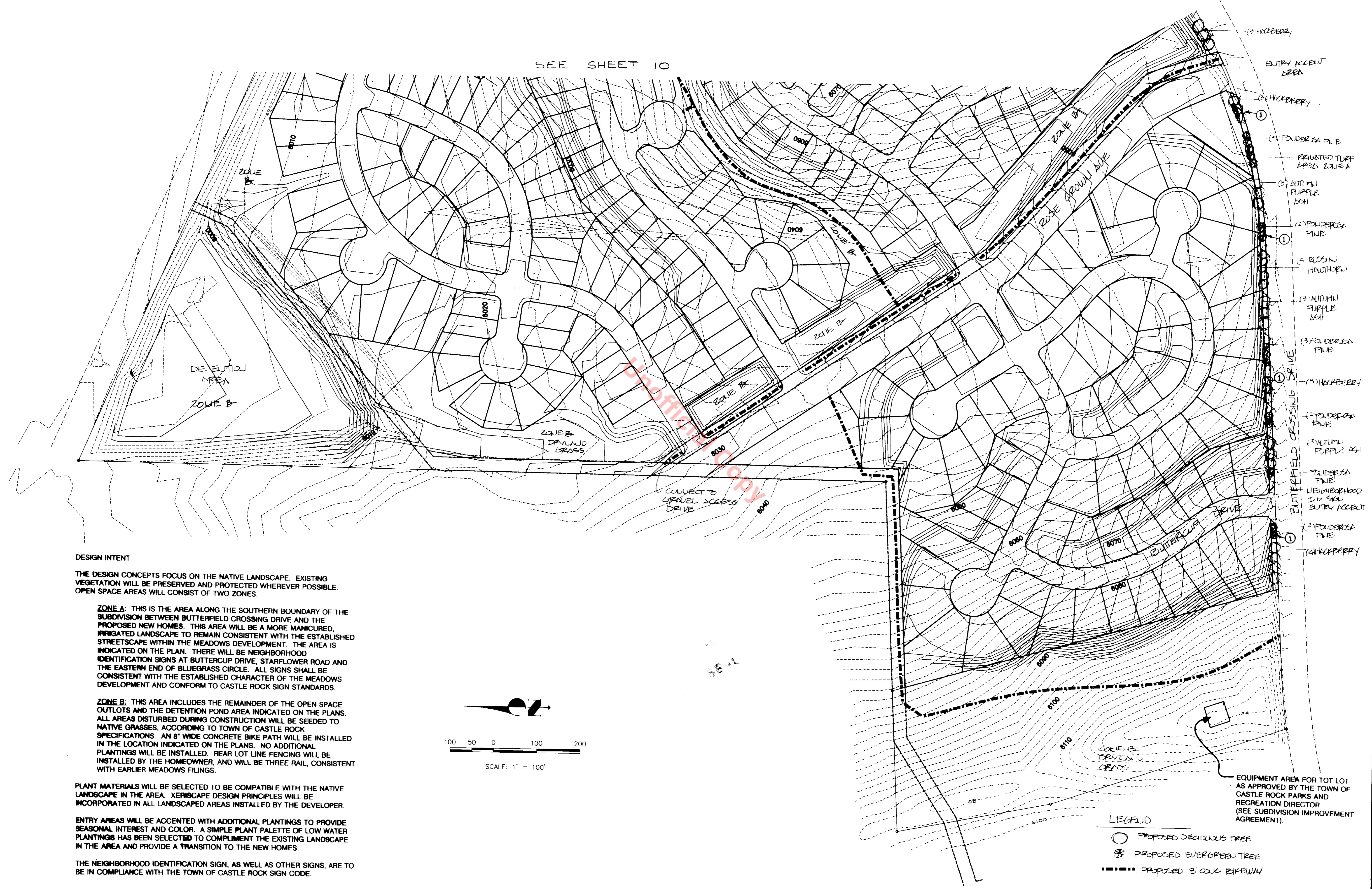
D:\2306\006\MEADOW1 Thu Apr 14 11:48:17 1994

NO.	REVISION	DATE	BY
1	ADD TO LOT NOTE		
2	REV. TOT. LOT NOTE		

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 PRELIMINARY LANDSCAPE PLAN

DATE: 4/15/94
DESIGNED BY: B.B.
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CHECKED BY: B.B.
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SHEET: 11 OF 11

SEE SHEET 10



DESIGN INTENT

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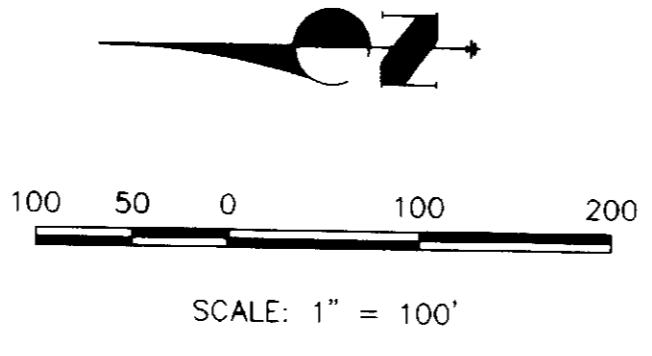
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LEGEND

- PROPOSED DECIDUOUS TREE
- ◻ PROPOSED EVERGREEN TREE
- — — — — PROPOSED 3' OAK BIKEWAY