

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC98101201

DATE: 12-9-98

TIME: 11:21

FEE: \$ 100⁰⁰ (10 Pages)

GRANTOR:
(OWNER/SIGNER)

Castle Rock Development Co

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

The Meadows #9
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

23, 7, 32

NOTES:

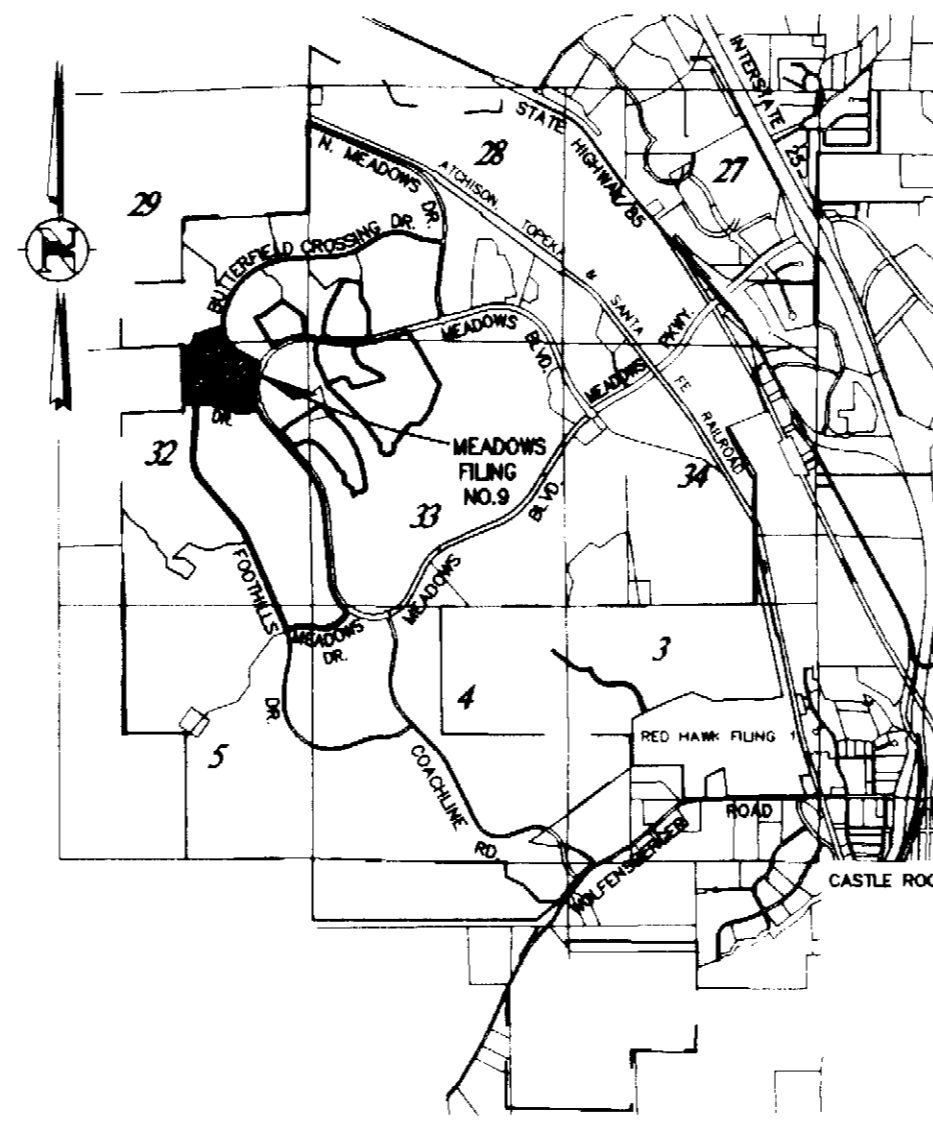
- THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF TWO (2) FEET.
- THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY ROCKY MOUNTAIN CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
- ALL STREETS SHOWN HEREON, IF NOT ALREADY DEDICATED, WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREET RIGHT-OF-WAY.
- ALL THE LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT ROW 7; SIDE LOT AT ROW 15; SIDE LOT BETWEEN LOTS 5; REAR LOT 10' TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENTS COMPANY, A COLORADO CORPORATION, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS, UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS, AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON. SUCH EASEMENT SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.
- TRACTS A, B AND D THROUGH H ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS COMMUNITY ASSOCIATION FOR MEADOWS FILING NO. 9 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES.
- TRACT C IS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC SERVICES.
- ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO TOWN.
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
- UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL CONSTRUCTION DESIGN.
- ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMPS.
- WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICE ARE GENERALLY LOCATED IN THE CENTER OF THE LOT.
- THE MEADOWS FILING NO. 9 IS CROSSED BY THE FLOOD PLAIN FOR 6400 EAST FORK TRIBUTARY TO EAST PLUM CREEK THE FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 0800490170C, REVISION DATE JANUARY 5, 1996 SHOWS THE 6400 EAST FORK TRIBUTARY IN ZONE A. LETTER OF MAP REVISION APPROVED BY FEMA IN 1990 REDEFINED THE FLOODPLAIN LIMITS IN ZONE AE. THE UPDATED FIRM WAS NOT YET PUBLISHED.
- EXISTING ZONING IS PER THIRD P.D. AMENDMENT-MEADOWS SITE PLAN RECORDED 4/20/87 RECEPTION NUMBER 8711346.
- NO TWO BUILDING ELEVATIONS MAY BE THE SAME SIDE BY SIDE FROM EITHER THE FRONT OR THE REAR VIEW OF A STREET.
- MASONRY DETAIL MUST WRAP AT LEAST 2' AROUND FRONT ELEVATION ON ALL STRUCTURES.
- NATURAL OR EARTHTONE COLORS REQUIRED FOR ROOFING MATERIAL AND ADJACENT HOMES SHALL NOT HAVE THE SAME COLOR ROOFS.
- A WIDE VARIATION OF COLOR PALETTES REQUIRED TO MINIMIZE MONOTONY AND HOMES ADJACENT OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER SHALL NOT HAVE THE SAME COLOR BASE PAINT.
- SIDE ENTRY GARAGES ON 30% OF CORNER LOTS.
- OPEN RAIL FENCING REQUIRED ON ALL OPEN SPACE LOTS.
- SIDE YARD FENCING REQUIRED ON ALL CORNER LOTS.
- STREET TREES REQUIRED TO BE INSTALLED BY BUILDER AS DESIGNATED.
- NO TWO ADJACENT HOUSES SHALL HAVE THE SAME FRONT SETBACKS.
- 35' MAXIMUM BUILDING HEIGHT.
- MINIMUM BUILDING SETBACKS:
 - FRONT 20'
 - REAR 20'
 - SIDE 5'
 - SIDE 5'
 - (ABUTTING A PUBLIC RIGHT OF WAY) . . . 15'
- NO ADMINISTRATIVE AMENDMENTS SHALL BE GRANTED FOR SETBACKS IN THIS SUBDIVISION.
- MINIMUM OFF-STREET PARKING SPACES . . . 2 SPACES PER DWELLING UNIT
- ALL 'T' INTERSECTIONS SHALL HAVE THREE (3) RAMPS.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS DISTRICT 1 WATER SERVICE AGREEMENT, RECORDED SEPTEMBER 30, 1993 IN BOOK 1151 AT PAGE 1173 AT RECEPTION NO. 9346159 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 145 SFE ARE DEBITED FROM THE WATER BANK.
- A ONE-STORY RANCH-STYLE HOME SHALL BE PLACED ON EITHER LOT 6 OR 7 BLOCK 1.
- A ONE-STORY RANCH-STYLE HOME SHALL BE PLACED ON EITHER LOT 17,18 OR 19 BLOCK 1.

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN

SHEET 1 OF 10



VICINITY MAP
SCALE 1" = 4000'

SITE DATA

SINGLE FAMILY DETACHED, BLOCK 1-5

| | |
|---------------------------------------------|------------------------|
| 1. NUMBER OF LOTS | 143 |
| 2. GROSS DENSITY | 3.30 LOTS/ACRE |
| 3. LAND USE | RESIDENTIAL |
| 4. BUILDING TYPE | SINGLE FAMILY DETACHED |
| 5. ROADWAY AREA (LOCAL & COLLECTOR ROW) | 7.3 ACRES |
| 6. LOT AREA | 24.4 ACRES |
| 7. PRIVATE OPEN SPACE (TRACTS A,B,D-H) | 8.6 ACRES |
| 8. PUBLIC OPEN SPACE (TRACTS C) | 3.0 ACRES |
| 9. TOTAL PLAN AREA (LOTS, OPEN SPACE & ROW) | 43.3 ACRES |
| 10. MINIMUM LOT AREA | 5,000 S.F. |
| 11. MAXIMUM LOT AREA | 15,655 S.F. |
| 12. AVERAGE LOT AREA | 7,430 S.F. |
| 13. MINIMUM LOT DIMENSIONS | 50'x100' |

| TRACT | SQ.FT. | OWNERSHIP | MAINTENANCE | USAGE |
|-----------|---------|-----------------------------------|-----------------------------------|--------------|
| TRACT "A" | 11553 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |
| TRACT "B" | 6606 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |
| TRACT "C" | 129,756 | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | PUBLIC O.S. |
| TRACT "D" | 33525 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |
| TRACT "E" | 5172 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |
| TRACT "F" | 5500 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |
| TRACT "G" | 622 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |
| TRACT "H" | 310,938 | THE MEADOWS COMMUNITY ASSOCIATION | THE MEADOWS COMMUNITY ASSOCIATION | PRIVATE O.S. |

SHEET INDEX

- SHEET 1 OF 10 COVER SHEET
- SHEET 2 OF 10 FINAL PD SITE PLAN
- SHEET 3 OF 10 FINAL PD SITE PLAN
- SHEET 4 OF 10 FINAL PD SITE PLAN
- SHEET 5 OF 10 OVERALL PHASING AND UTILITY IMPROVEMENT
- SHEET 6 OF 10 GRADING PLAN
- SHEET 7 OF 10 LANDSCAPE PLAN
- SHEET 8 OF 10 LANDSCAPE PLAN
- SHEET 9 OF 10 LANDSCAPE PLAN
- SHEET 10 OF 10 LANDSCAPE PLAN

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 4 DAY OF Dec. 1998 AT 11:21 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 98101201
 [Signature] DOUGLAS COUNTY CLERK AND RECORDER



ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave., Suite 101
 Englewood, CO 80111
 (303) 741-8000
 FAX (303) 741-8108
 Date: NOVEMBER 1998 Job No. 3572.004.00

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 29 and the Northeast Quarter of section 32, Township 7 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado being more particularly described as follows:

BEGINNING at the North One-Quarter corner of said Section 32, said point being on the Southerly boundary line of the Meadows Filing No. 9 a plat recorded at reception number 8808526 of the records of said Douglas County, thence along said boundary line the following eight (8) courses:
 1) North 86°37'24" East, a distance of 160.00 feet;
 2) Thence North 29°09'24" East, a distance of 189.07 feet;
 3) Thence North 12°27'34" East, a distance of 114.00 feet to a point of curve;
 4) Thence along the arc of said curve to the left through a central angle of 35°59'08" an arc distance of 157.02 feet, having a radius of 250.00 feet and a chord bearing North 84°28'00" East, a distance of 154.45 feet;
 5) Thence North 66°28'25" East, a distance of 104.57 feet to a point of curve;
 6) Thence along the arc of said curve to the right through a central angle of 17°14'29" an arc distance of 219.16 feet, having a radius of 728.31 feet and a chord bearing North 75°05'39" East, a distance of 218.34 feet;
 7) Thence North 83°42'55" East, a distance of 52.63 feet;
 8) Thence South 52°51'24" East, a distance of 43.82 feet to a point on a curve and a point on the Southerly right-of-way line of Butterfield Crossing Drive as recorded at reception number 8727776 of the records of said Douglas County;
 Thence, along said Southerly right-of-way line of Butterfield Crossing Drive the following two (2) courses:
 1) Along the arc of said curve to the left through a central angle of 51°12'46" an arc distance of 652.50 feet, having a radius of 730.00 feet and a chord bearing South 36°13'49" East, a distance of 630.99 feet;
 2) Thence South 61°50'12" East, a distance of 433.53 feet to a point of curve on the Westerly right-of-way line of Meadows Boulevard as recorded at reception number 8727783 of the records of said Douglas County;
 Thence, along said Westerly right-of-way line of Meadows Boulevard the following four (4) courses:
 1) Along the arc of said curve to the right through a central angle of 87°27'10" an arc distance of 30.53 feet, having a radius of 20.00 feet and a chord bearing South 18°06'37" East, a distance of 27.65 feet to a point of reverse curve;
 2) Thence along the arc of said curve to the left through a central angle of 33°28'08" an arc distance of 645.48 feet, having a radius of 1105.00 feet and a chord bearing South 08°52'54" West, a distance of 636.34 feet;
 3) Thence South 03°36'21" East, a distance of 100.82 feet to a point of curve;
 4) Thence along the arc of said curve to the left through a central angle of 05°09'28" an arc distance of 100.55 feet, having a radius of 1117.00 feet and a chord bearing South 15°35'45" East, a distance of 100.52 feet to a point of reverse curve on the Northerly right-of-way line of Cherokee Drive as recorded at reception number 8727777 of the records of said Douglas County;
 Thence, along said Northerly right-of-way line of Cherokee Drive the following six (6) courses:
 1) Along the arc of said curve to the right through a central angle of 87°12'57" an arc distance of 30.44 feet, having a radius of 20.00 feet and a chord bearing South 25°26'42" West, a distance of 27.59 feet;
 2) Thence South 69°03'10" West, a distance of 1.85 feet to a point of curve;
 3) Thence along the arc of said curve to the right through a central angle of 39°05'40" an arc distance of 481.04 feet, having a radius of 705.00 feet and a chord bearing South 88°36'00" West, a distance of 471.76 feet;
 4) Thence North 71°51'10" West, a distance of 315.18 feet to a point of curve;
 5) Thence along the arc of said curve to the left through a central angle of 18°52'38" an arc distance of 317.94 feet, having a radius of 965.00 feet and a chord bearing North 81°17'29" West, a distance of 316.50 feet;
 6) Thence South 89°16'12" West, a distance of 409.84 feet to a point on the West line of said Northeast Quarter of Section 32;
 Thence, along said West line, North 00°49'57" West, a distance of 1084.43 feet to the POINT OF BEGINNING.
 Said parcel of land contains 1,886,931 square feet or 43.318 acres, more or less.

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 26th DAY OF October, A.D., 1998
 [Signature] 12/8/98 [Signature] 12/6/98
 CHAIRMAN DATE PLANNING DIRECTOR DATE



TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF November, 1998
 [Signature] [Signature] 12-8-98
 MAYOR DATE TOWN CLERK DATE

CERTIFICATE OF DEDICATION AND OWNERSHIP

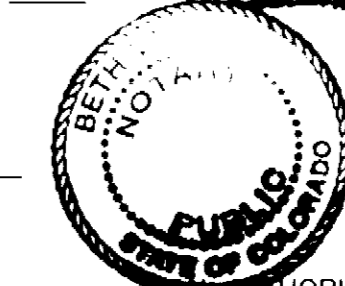
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 9. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACT C AND ALL SEWER AND STORM DRAINAGE EASEMENTS AND DEDICATE TO THE MEADOWS COMMUNITY ASSOCIATION TRACTS A, B AND D THROUGH H AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES, AND APPURTENANCES TO PROVIDE SUCH UTILITY COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THE UTILITY EASEMENTS AS DEFINED IN NOTE 4. UNDER ALONG, AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER ALONG AND ACROSS SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNER: CASTLE ROCK DEVELOPMENT COMPANY

ATTEST: BY: [Signature] J.C. Thomas PRESIDENT

SUBSCRIBED AND SWORN TO ME BEFORE THIS 13th DAY OF December, 1998
 BY: [Signature] Beth VanDusen
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1/21/01



TITLE CERTIFICATE

I, Eric Stearns, LAND TITLE GUARANTEE COMPANY, 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 13th DAY OF December, 1998

[Signature] Title Officer
 AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

THE MEADOWS FILING NO. 9
 FINAL PD SITE PLAN
 SHEET 1 OF 10

PREPARED FOR:
 CASTLE ROCK DEVELOPMENT COMPANY
 3033 E. 1ST AVENUE / SUITE 840
 DENVER, COLORADO 80206
 PHONE NUMBER: (303) 394-5500
 CONTACT: JIM RILEY

PROPERTY OWNERS
 CASTLE ROCK DEVELOPMENT COMPANY
 3033 E. 1ST AVENUE / SUITE 840
 DENVER, COLORADO 80206
 PHONE NUMBER: (303) 394-5500
 CONTACT: JIM RILEY

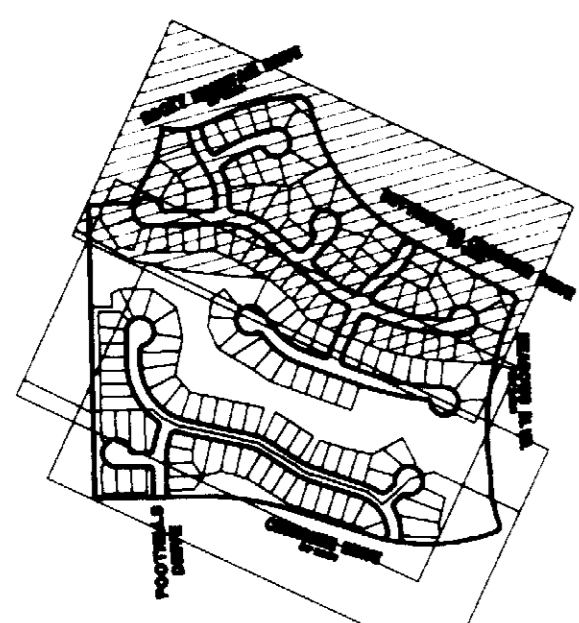
CIVIL ENGINEER/SURVEYOR
 ROCKY MOUNTAIN CONSULTANTS, INC.
 8301 E. PRENTICE AVE./SUITE 101
 ENGLEWOOD, CO 80111
 TELEPHONE (303) 741-8000
 CONTACT: MARK T. NICKLESS

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

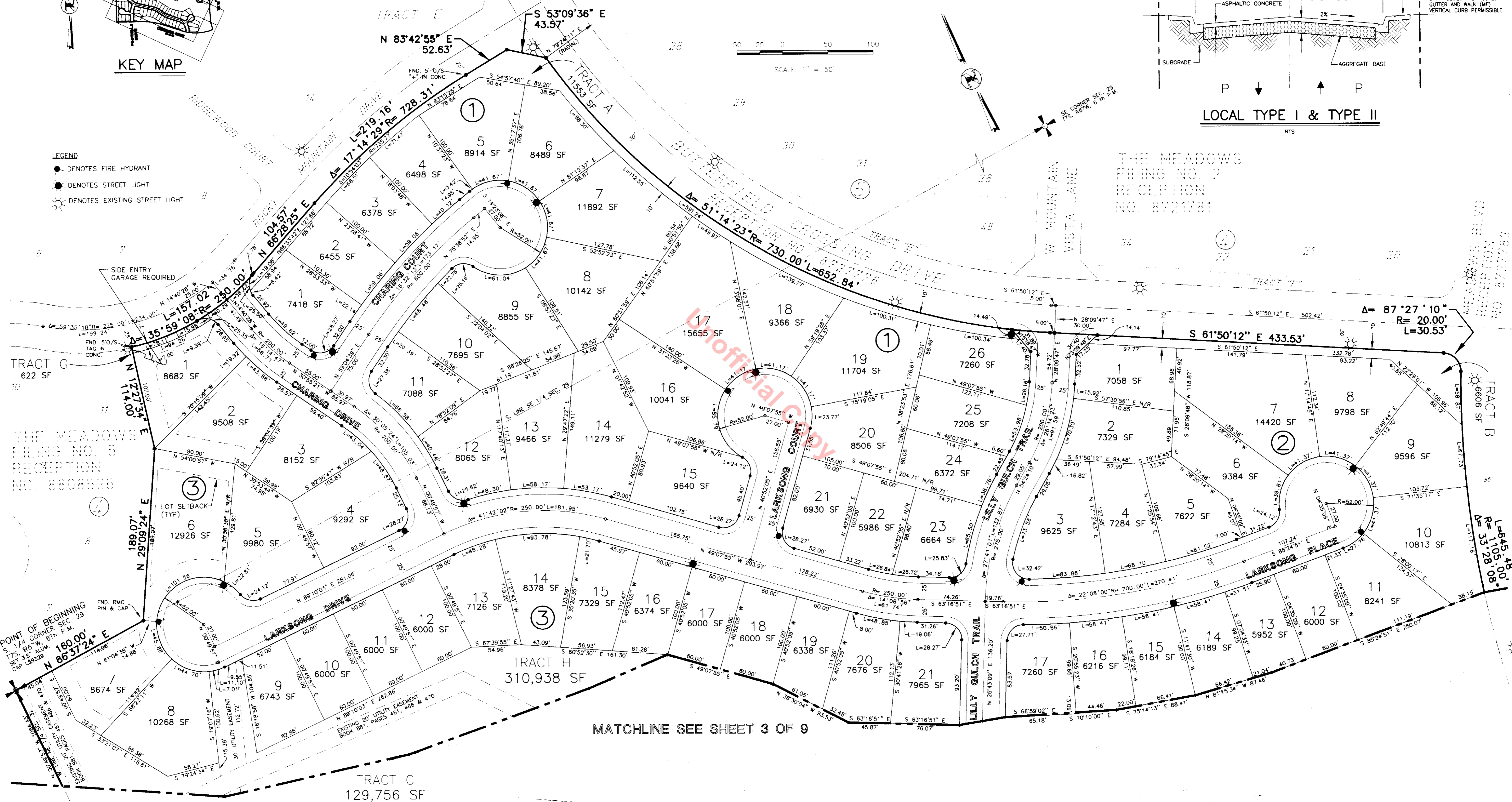
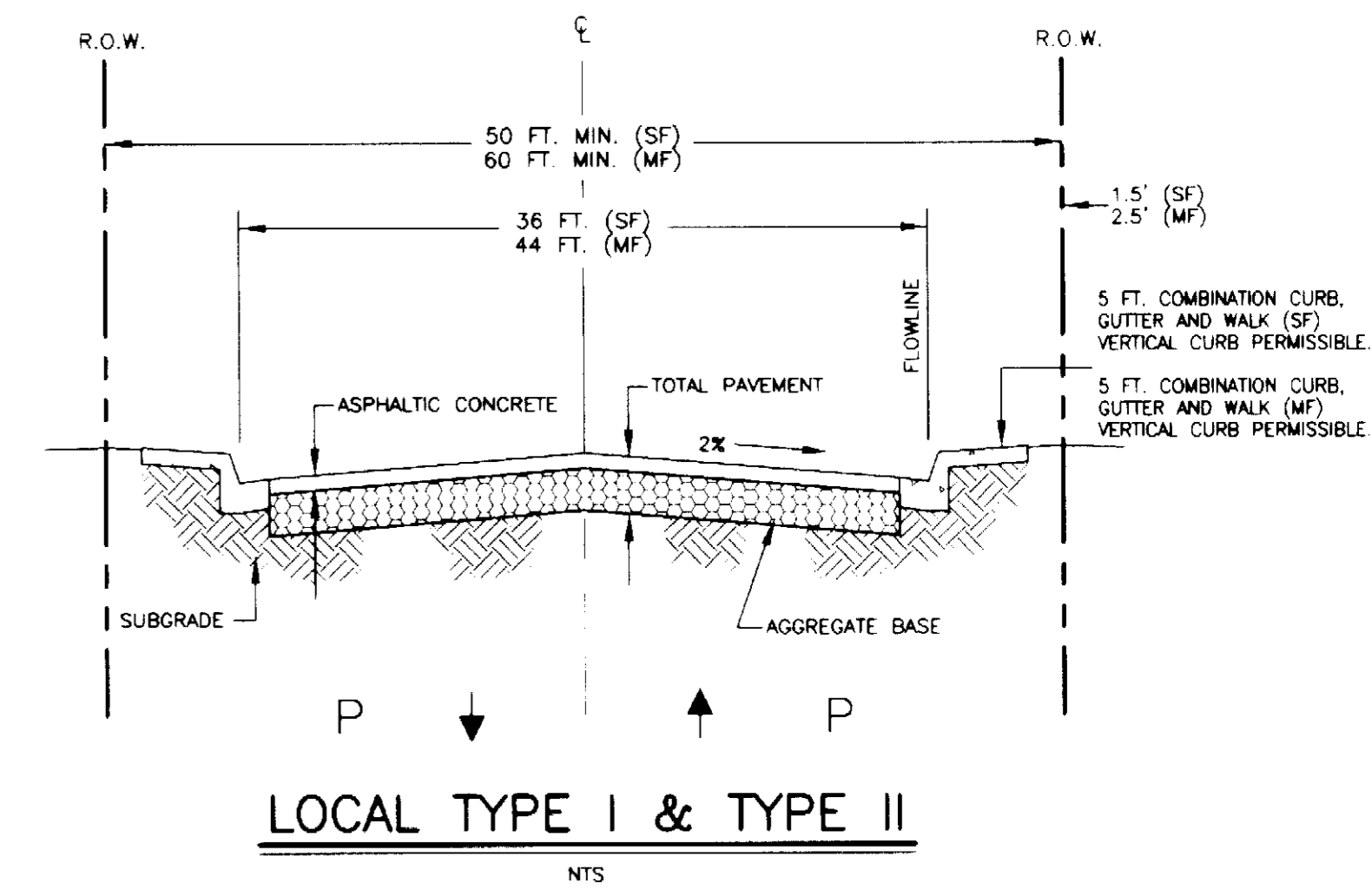
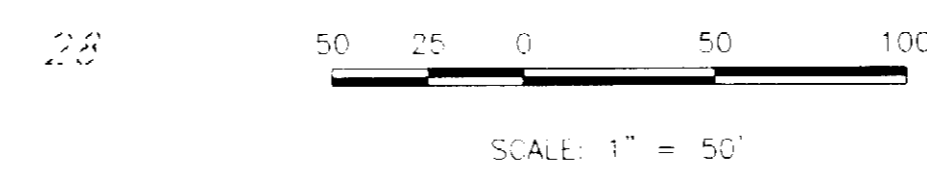
FINAL PD SITE PLAN

SHEET 2 OF 10



KEY MAP

- LEGEND
- DENOTES FIRE HYDRANT
 - DENOTES STREET LIGHT
 - ☀ DENOTES EXISTING STREET LIGHT



THE MEADOWS FILING NO. 5
RECEPTION NO. 8808528

THE MEADOWS FILING NO. 2
RECEPTION NO. 8721781

THE MEADOWS FILING NO. 9
RECEPTION NO. 8721781

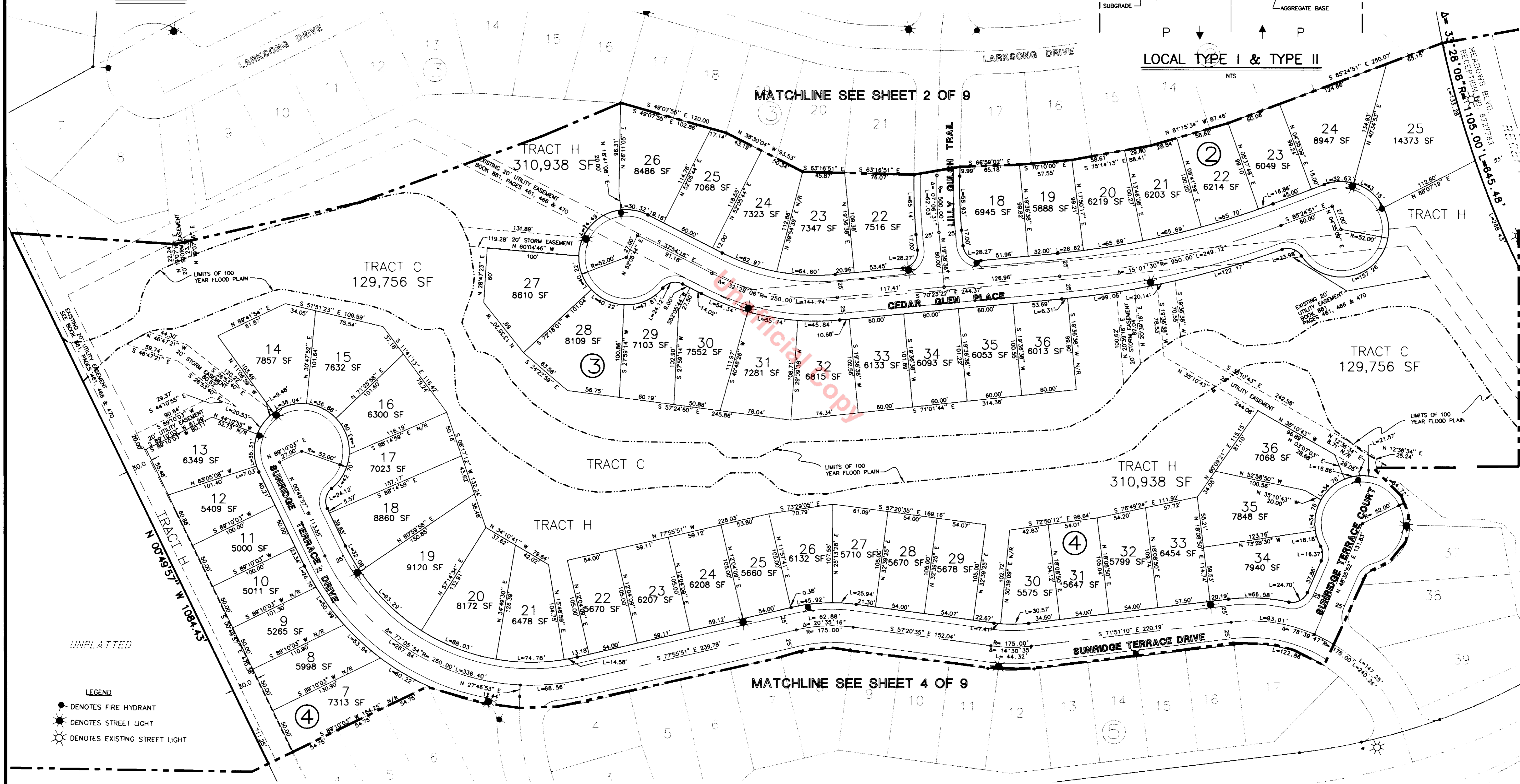
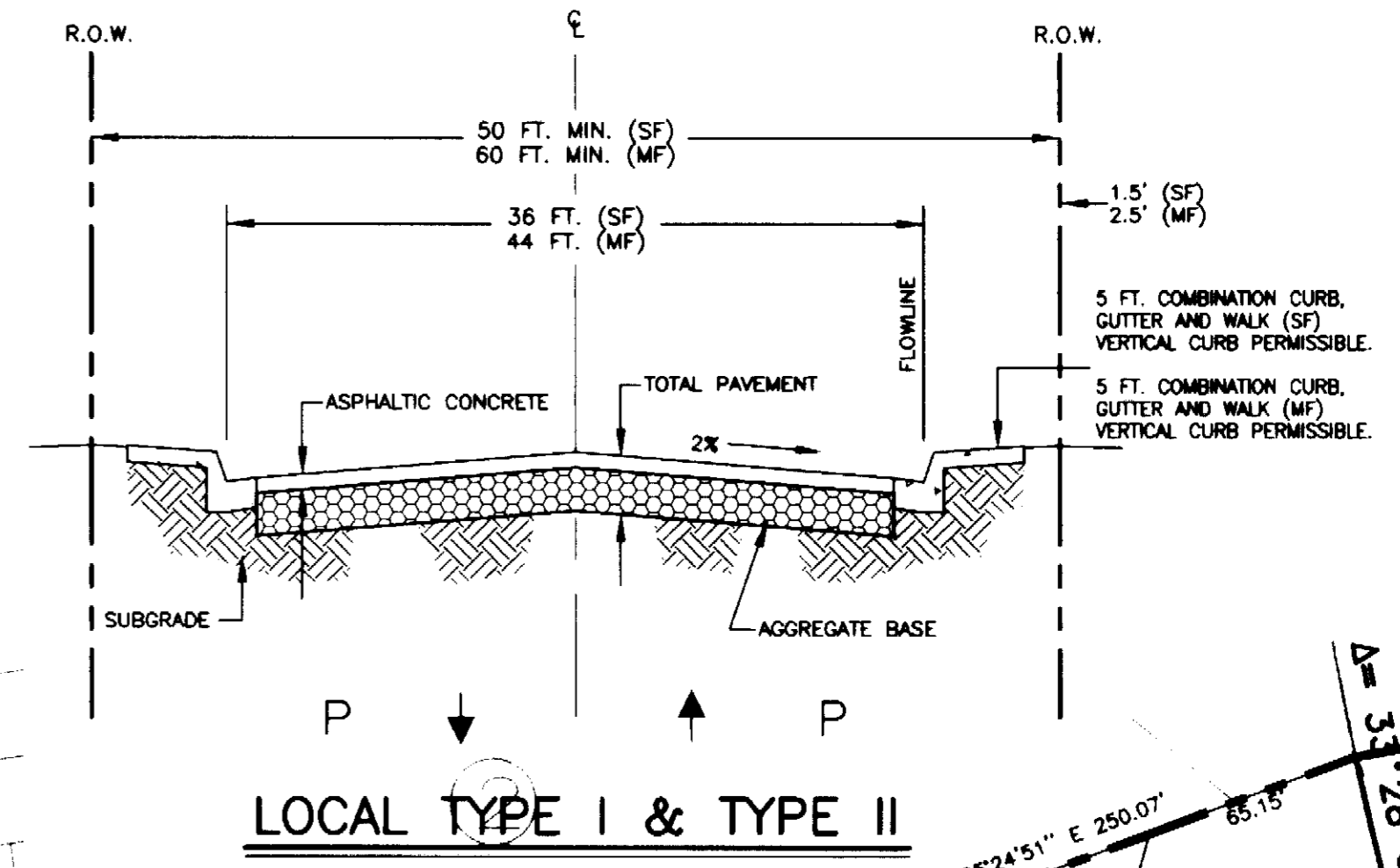
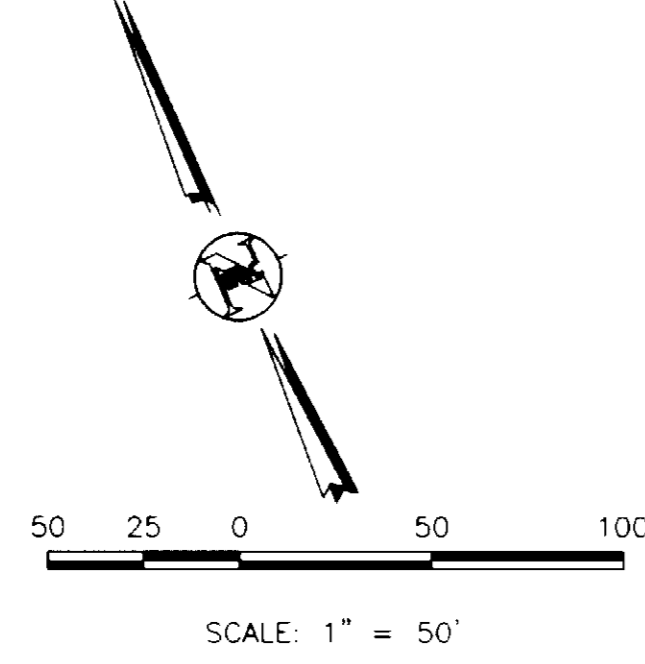
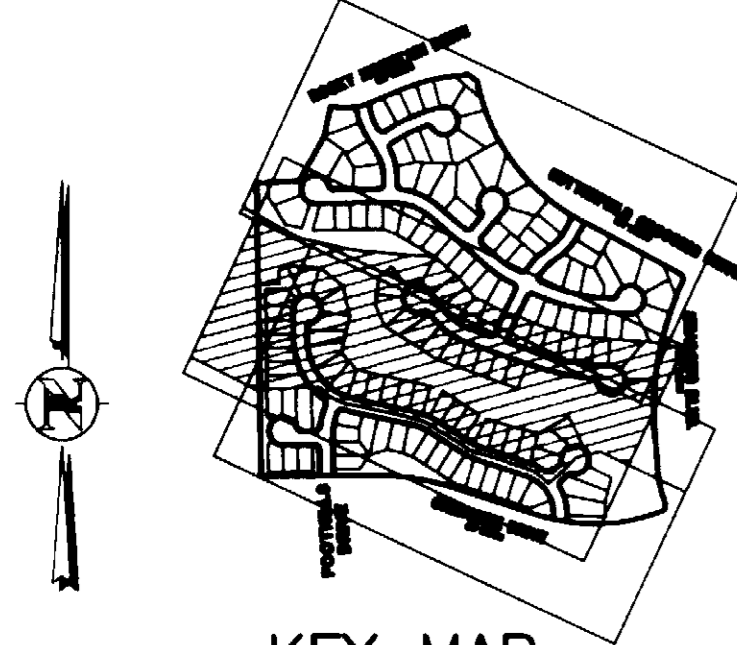
RMCI
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-6106
Date: NOVEMBER 1998 Job No. 3572.004.00

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN

SHEET 3 OF 10



- LEGEND**
- DENOTES FIRE HYDRANT
 - ⊙ DENOTES STREET LIGHT
 - ☼ DENOTES EXISTING STREET LIGHT

Rocky Mountain Consultants, Inc. (RMC)
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave., Suite 101
 Englewood, CO 80111
 (303) 741-6000
 FAX (303) 741-6106

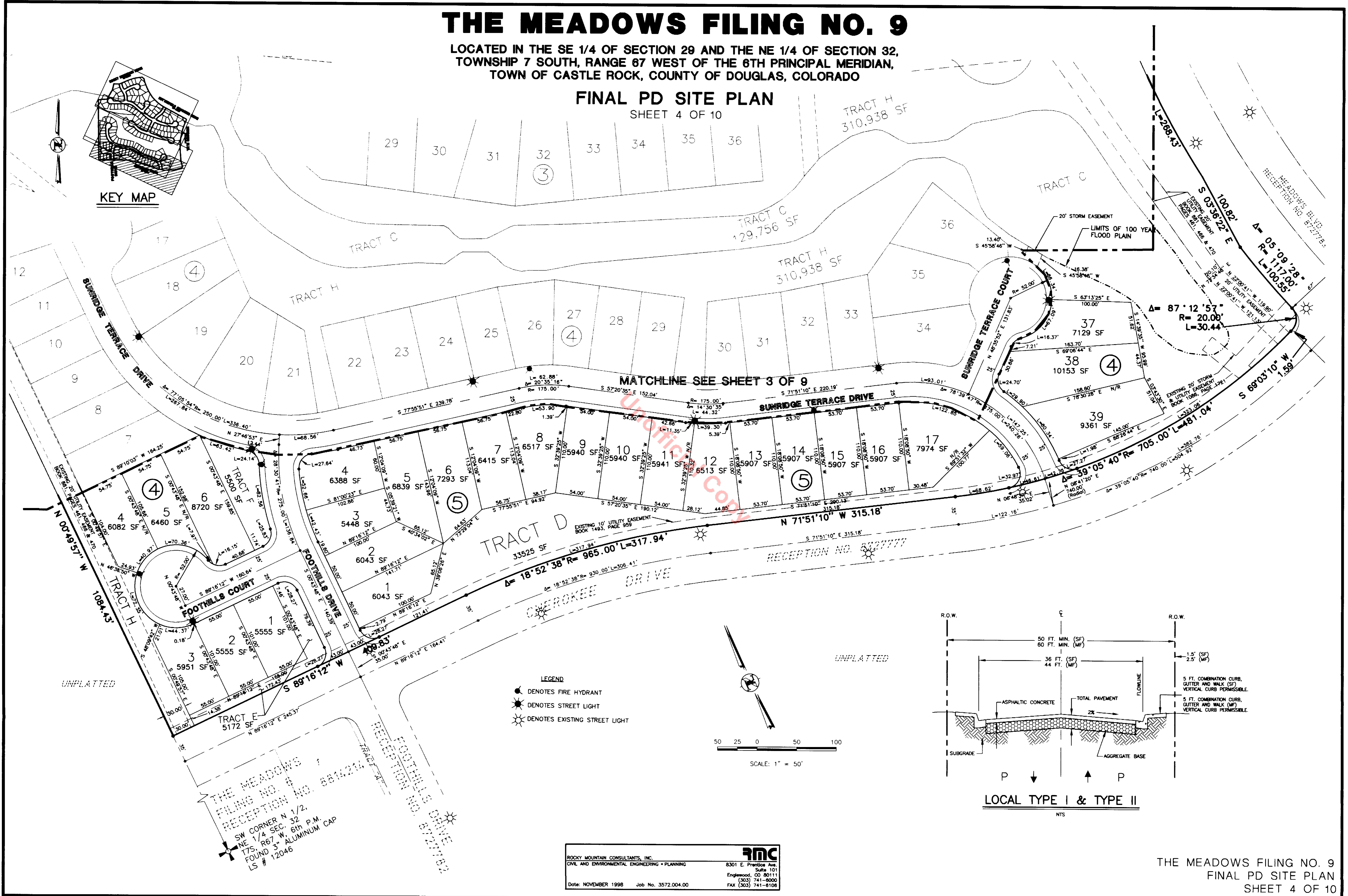
Date: NOVEMBER 1998 Job No. 3572.004.00

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN

SHEET 4 OF 10

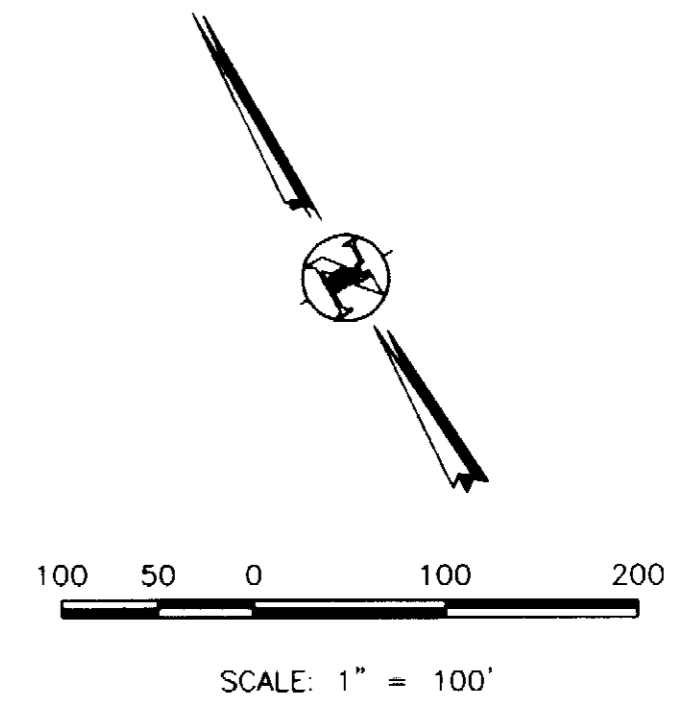


THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN

SHEET 5 OF 10
OVERALL PHASING AND UTILITY IMPROVEMENT



- LEGEND**
- SEWER - TO BE COMPLETED IN PHASE 1
 - WATER & SEWER - TO BE COMPLETED IN PHASE 1
 - WATER - TO BE COMPLETED IN PHASE 1
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED SANITARY w/ MANHOLE
 - EXISTING MANHOLE
 - PROPOSED WATER w/ VALVE
 - EXISTING VALVE
 - EXISTING SIDEWALK
 - EXISTING TELEPHONE
 - EXISTING ELECTRICAL
 - EXISTING CABLE TV

PHASING NOTES:

OVERLOT GRADING FOR ENTIRE SITE TO BE DONE IN PHASE 1
 • SANITARY SEWER SERVICE FOR BLOCK 2 LOTS 18 + 19
 AND BLOCK 3 LOTS 22 THROUGH 28 **MUST** BE INSTALLED
 AND LOCATION CLEARLY MARKED **PRIOR** TO OVERLOT GRADING
 IN THAT AREA.

PHASE 1 - WATER AND SEWER TO BE INSTALLED IN LARKSONG DRIVE,
 LARKSONG COURT, LILLY GULCH TRAIL, CHARING DRIVE,
 CHARING COURT, SUNRIDGE TERRACE DRIVE AND SUNRIDGE
 TERRACE COURT.
 SEWER MAIN WILL CONTINUE IN LILLY GULCH TRAIL TO
 THE EXISTING 15" SEWER MAIN IN CEDAR GLEN PLACE.
 SEWER MAIN WILL CONTINUE IN LARKSONG DRIVE TO
 THE EXISTING 21" SEWER MAIN IN THE DRAINAGE CHANNEL.
 SEWER MAIN WILL CONTINUE IN SUNRIDGE TERRACE DRIVE
 TO EXISTING 15" SEWER ALONG WEST EDGE OF PROPERTY.
 WATER SERVICE WILL CONTINUE IN LILLY GULCH TRAIL TO
 CEDAR GLEN PLACE AND THEN THROUGH THE DRAINAGE
 CHANNEL TO SUNRIDGE TERRACE COURT.
 WATER SERVICE WILL CONTINUE IN FOOTHILLS DRIVE TO
 THE EXISTING 16" WATER MAIN IN CHEROKEE DRIVE.
 ALL DRAINAGE CHANNEL IMPROVEMENTS.

PHASE 2 - WATER AND SEWER IN FOOTHILLS COURT AND
 LARKSONG PLACE.
 SEWER IN FOOTHILLS DRIVE.
 ALL REMAINING WATER IN CEDAR GLEN PLACE,
 LARKSONG DRIVE AND SUNRIDGE TERRACE DRIVE.

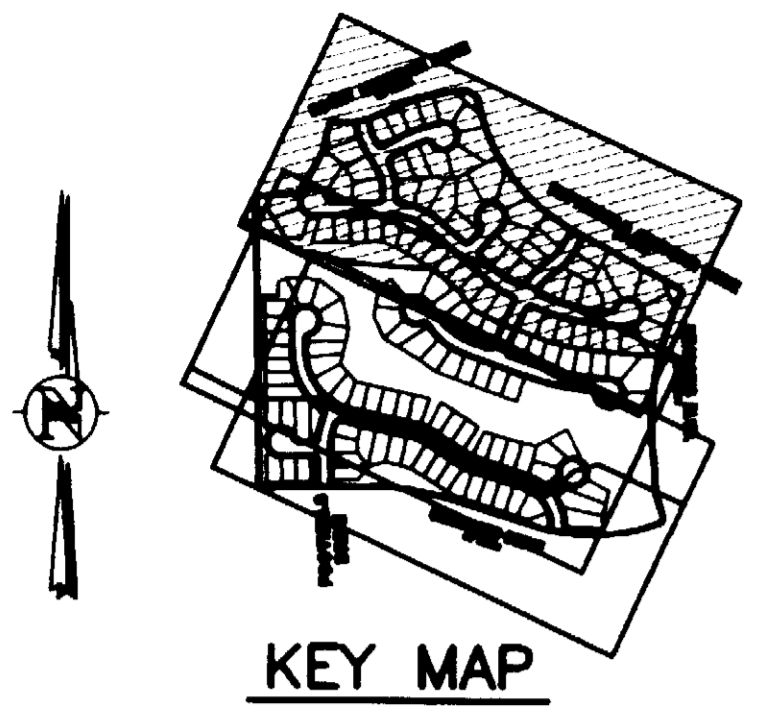
ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave., Suite 101
 Englewood, CO 80111
 (303) 741-8000
 FAX (303) 741-8108

Date: NOVEMBER 1998 Job No. 3572.004.00

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN SHEET 7 OF 10 LANDSCAPE PLAN

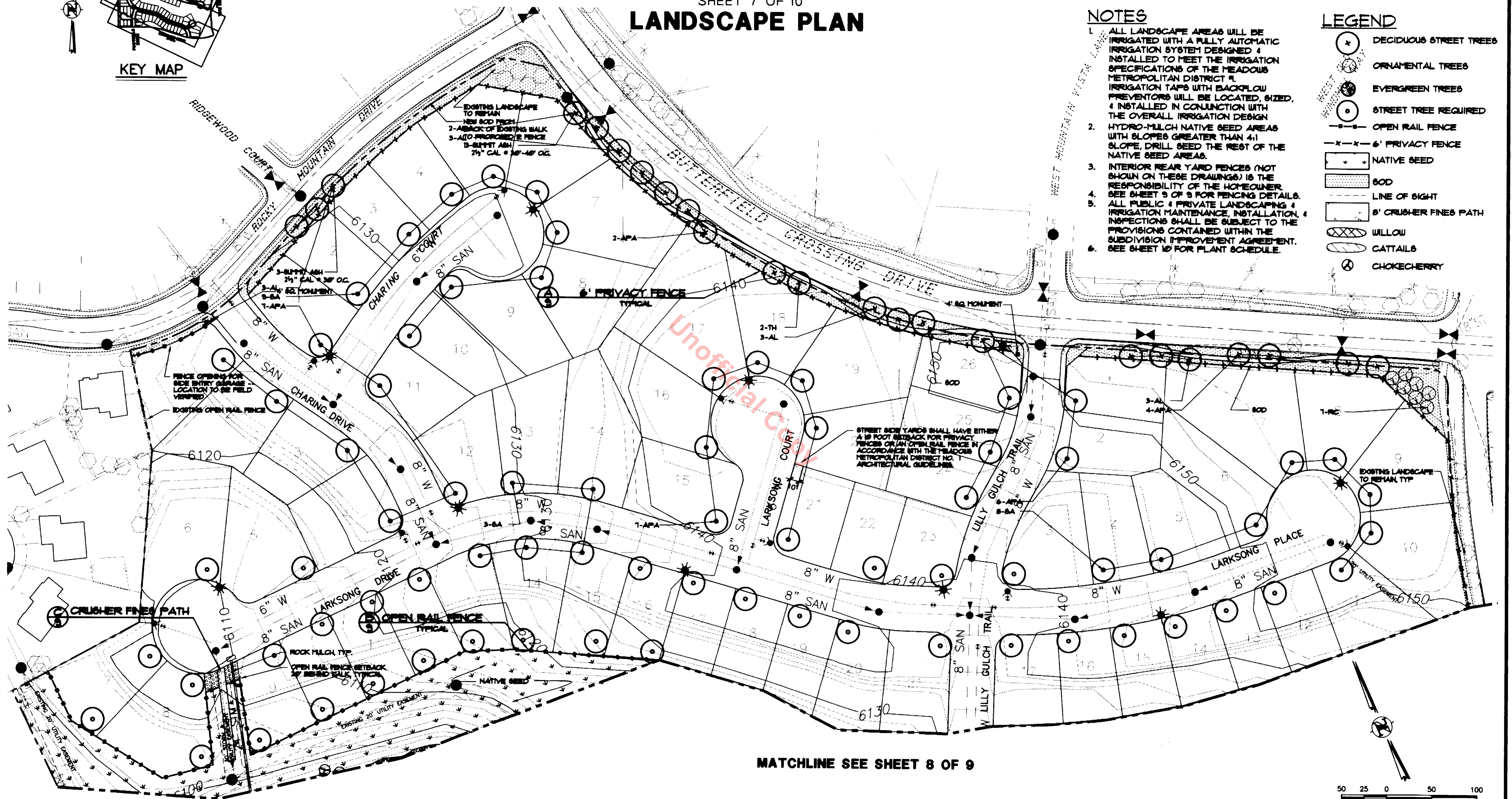


NOTES

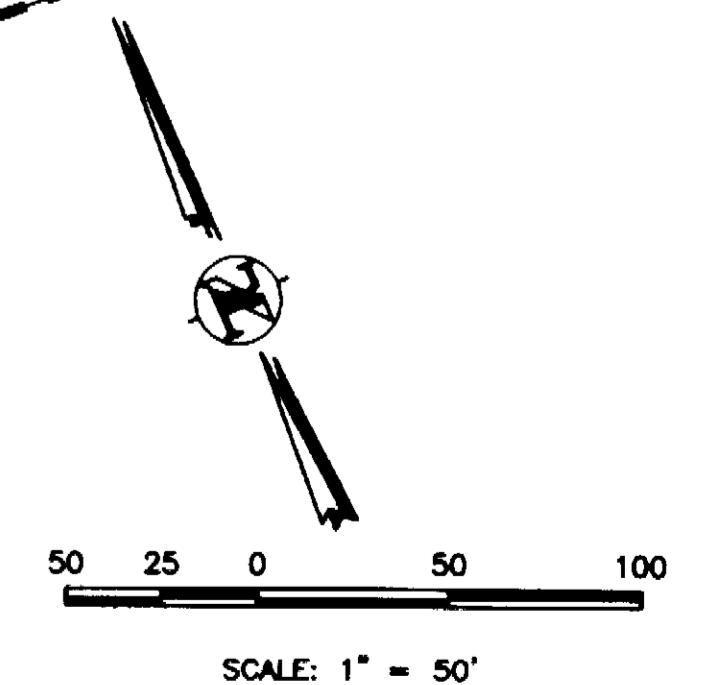
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1. SLOPE, DRILL SEED THE REST OF THE NATIVE SEED AREAS.
- INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER. SEE SHEET 3 OF 9 FOR FENCING DETAILS.
- ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION, & INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT. SEE SHEET 10 FOR PLANT SCHEDULE.

LEGEND

- DECIDUOUS STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- STREET TREE REQUIRED
- OPEN RAIL FENCE
- 6' PRIVACY FENCE
- NATIVE SEED
- SOD
- LINE OF SIGHT
- 8' CRUSHER FINES PATH
- WILLOW
- CATTAILS
- CHOKEYCHERRY



MATCHLINE SEE SHEET 8 OF 9



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8108
Date: NOVEMBER 1998 Job No. 3572.004.00

NAME: MAB SCALE: 1"=50' DATE: 11/27/98 PLOTTED: 11/27/98 PROJECT: # 98224

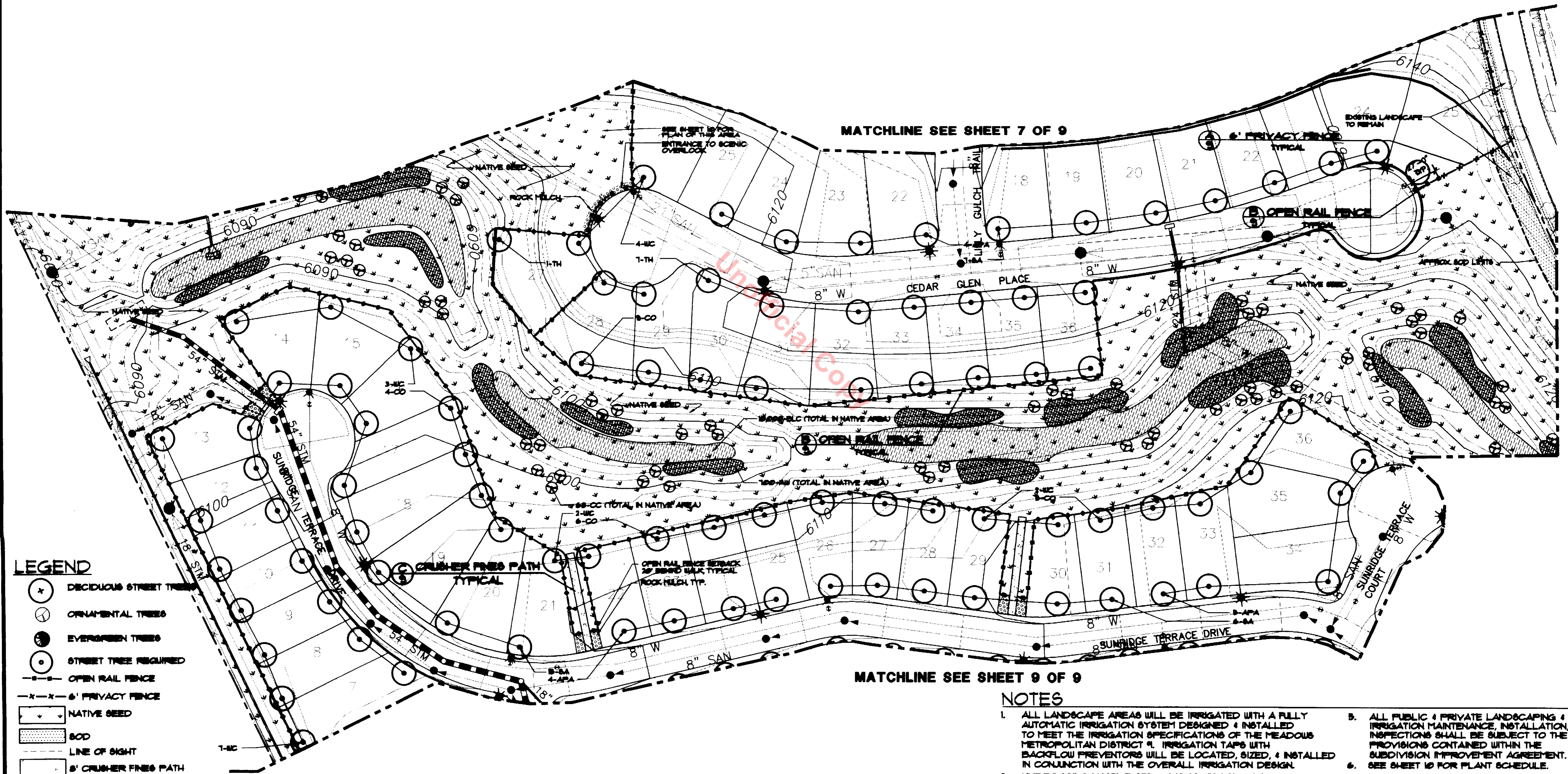
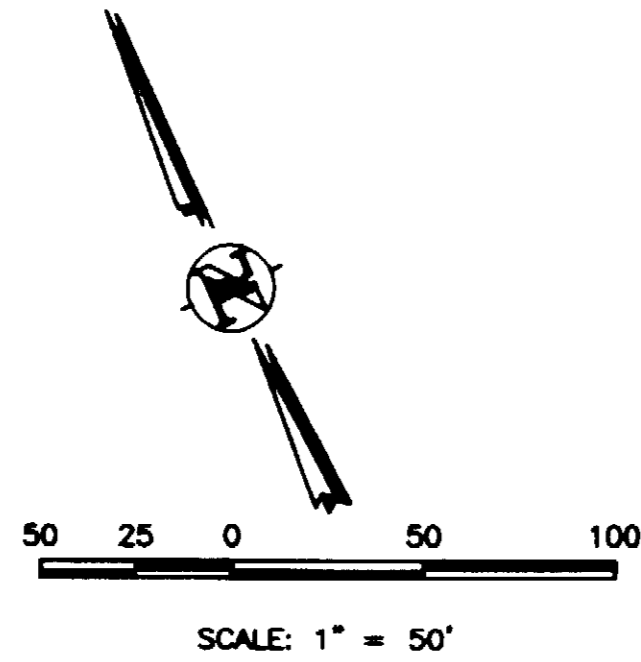
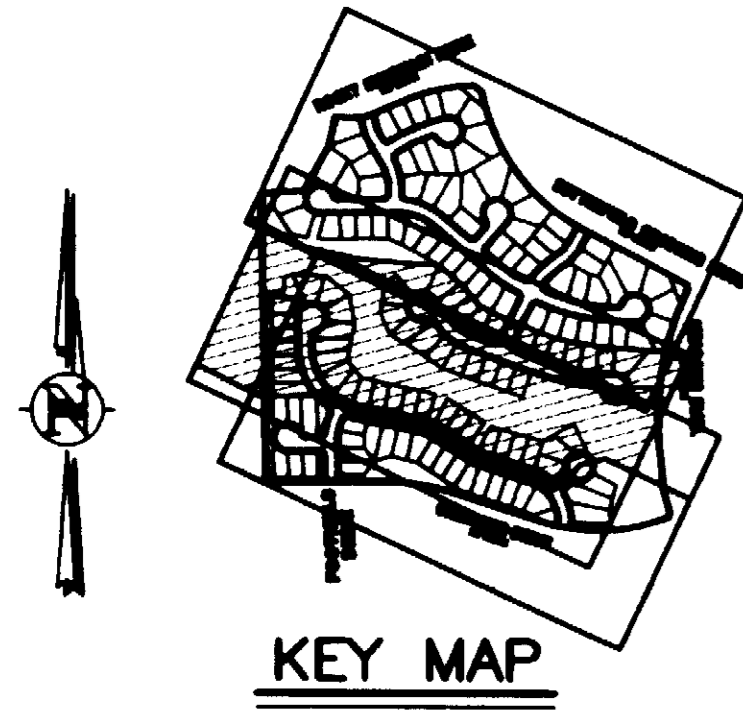
THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN

SHEET 8 OF 10

LANDSCAPE PLAN



LEGEND

- DECIDUOUS STREET TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- STREET TREE REQUIRED
- OPEN RAIL FENCE
- 6' PRIVACY FENCE
- NATIVE SEED
- BOD
- LINE OF SIGHT
- 8' CRUSHER FINES PATH
- WILLOW
- CATTAILS
- CHOKECHERRY

NOTES

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
2. HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REST OF THE NATIVE SEED AREAS.
3. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER. SEE SHEET 9 OF 9 FOR FENCING DETAILS.
4. ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION, & INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
5. SEE SHEET 10 FOR PLANT SCHEDULE.

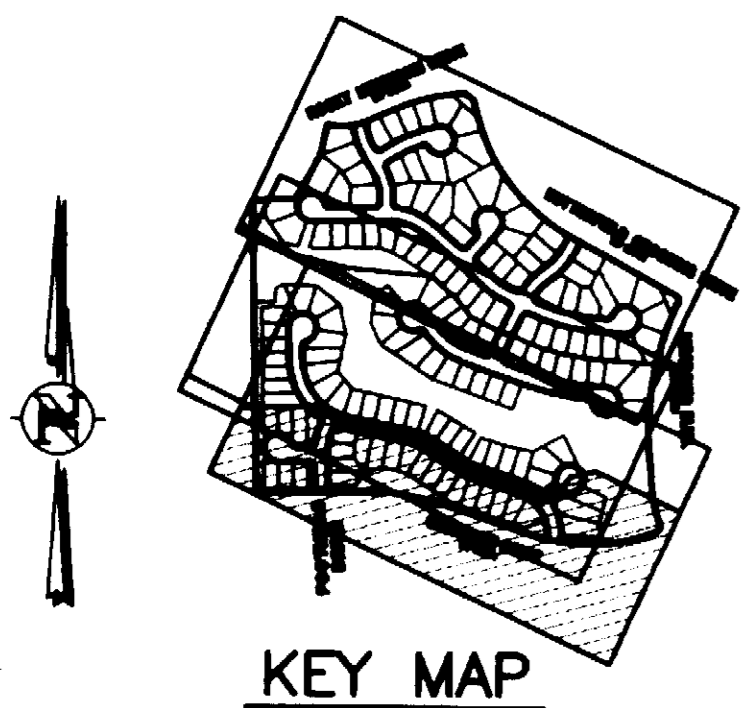
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8106
Date: NOVEMBER 1998 Job No. 3572.002.00

THE MEADOWS FILING NO. 9
FINAL PD SITE PLAN
SHEET 8 OF 10

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

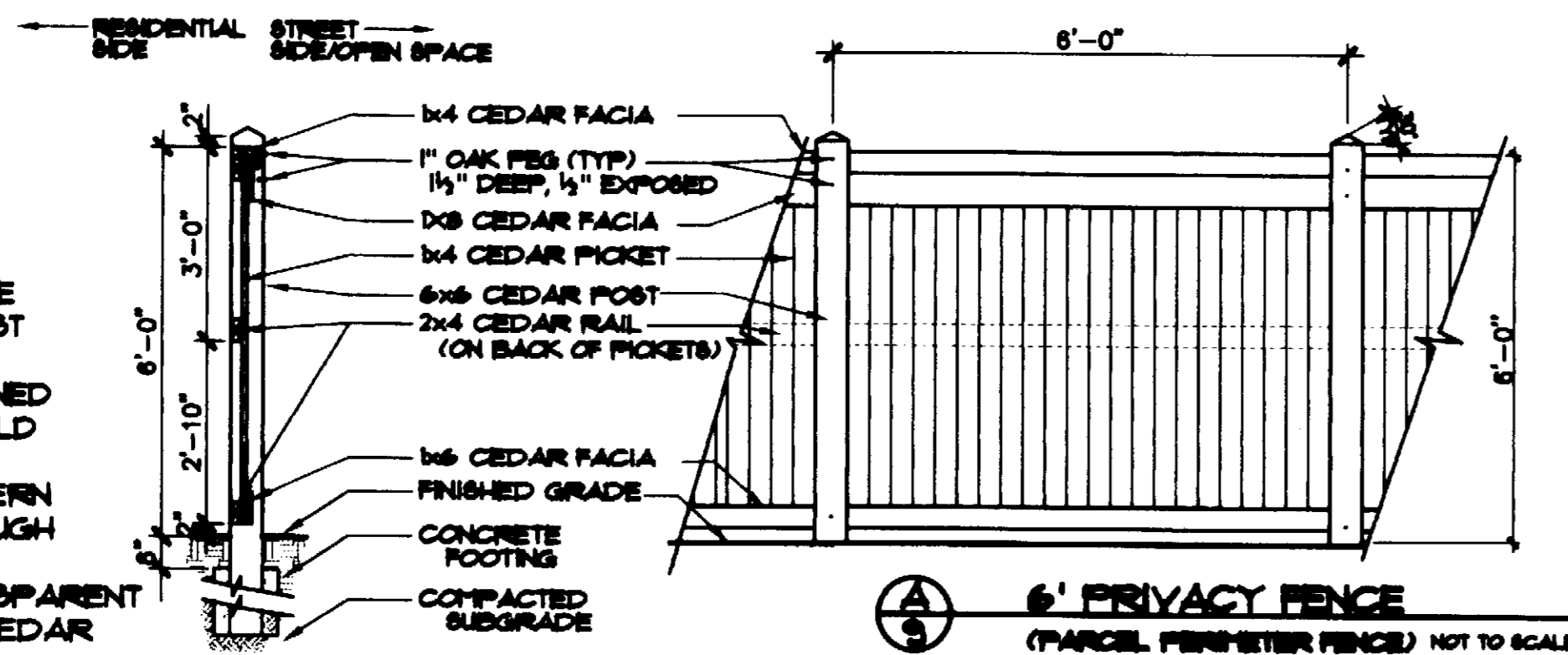
FINAL PD SITE PLAN SHEET 9 OF 10 LANDSCAPE PLAN



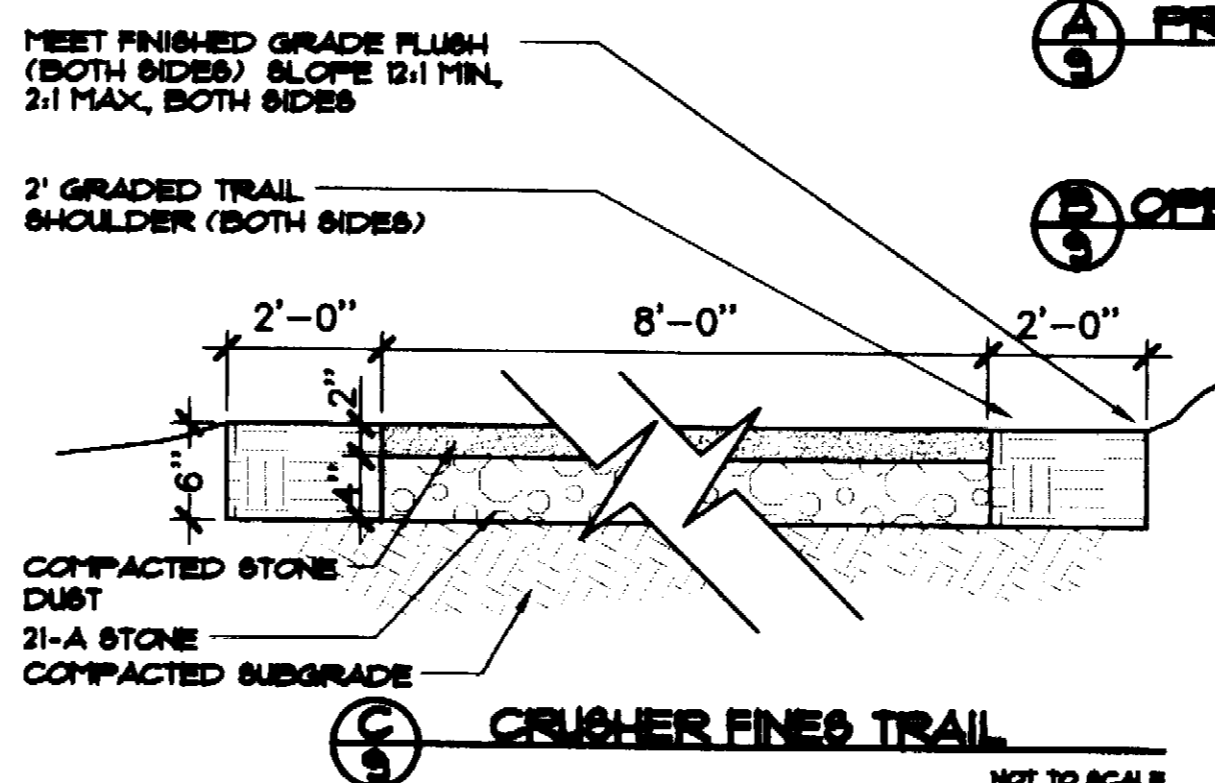
KEY MAP

NOTES:

1. ALL TRANSITIONS FROM OPEN RAIL FENCE TO PRIVACY FENCE SHALL BE GRADUAL & AT LEAST 8 FEET IN LENGTH.
2. PERIMETER FENCE TO BE STAINED TO MATCH EXISTING BUTTERFIELD DRIVE FENCE.
3. FENCES SHALL BE OF WESTERN RED CEDAR NO. 2, DRY ROUGH SAUN, 4 SIDES W/ OLYMPIC WEATHERSCREEN SEMITRANSSPARENT STAIN #16 NATURAL TONE CEDAR.
4. FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
5. REFER TO THE APPROVED ARCHITECTURAL GUIDELINES FOR MORE INFORMATION REGARDING FENCE CONSTRUCTION.

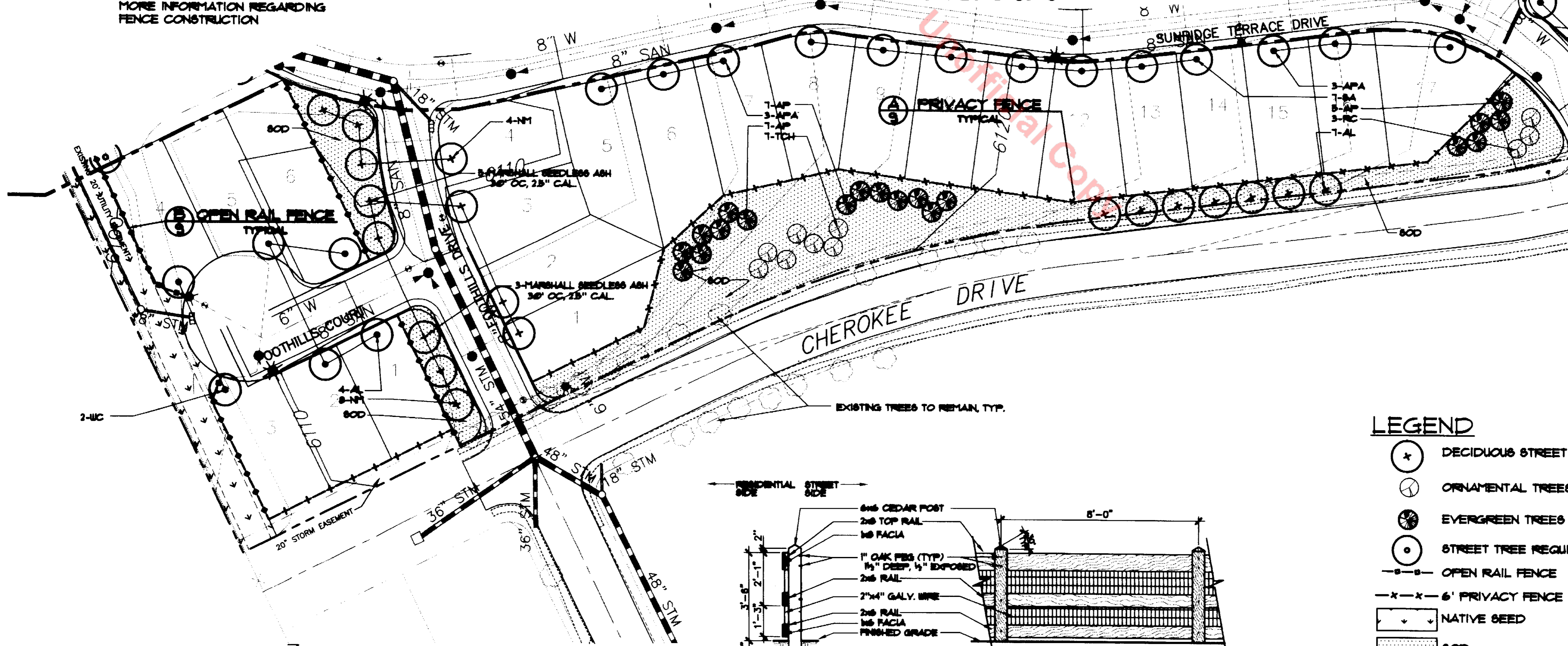


6' PRIVACY FENCE (PARCEL PERIMETER FENCE) NOT TO SCALE



CRUSHER FINES TRAIL NOT TO SCALE

MATCHLINE SEE SHEET 8 OF 9

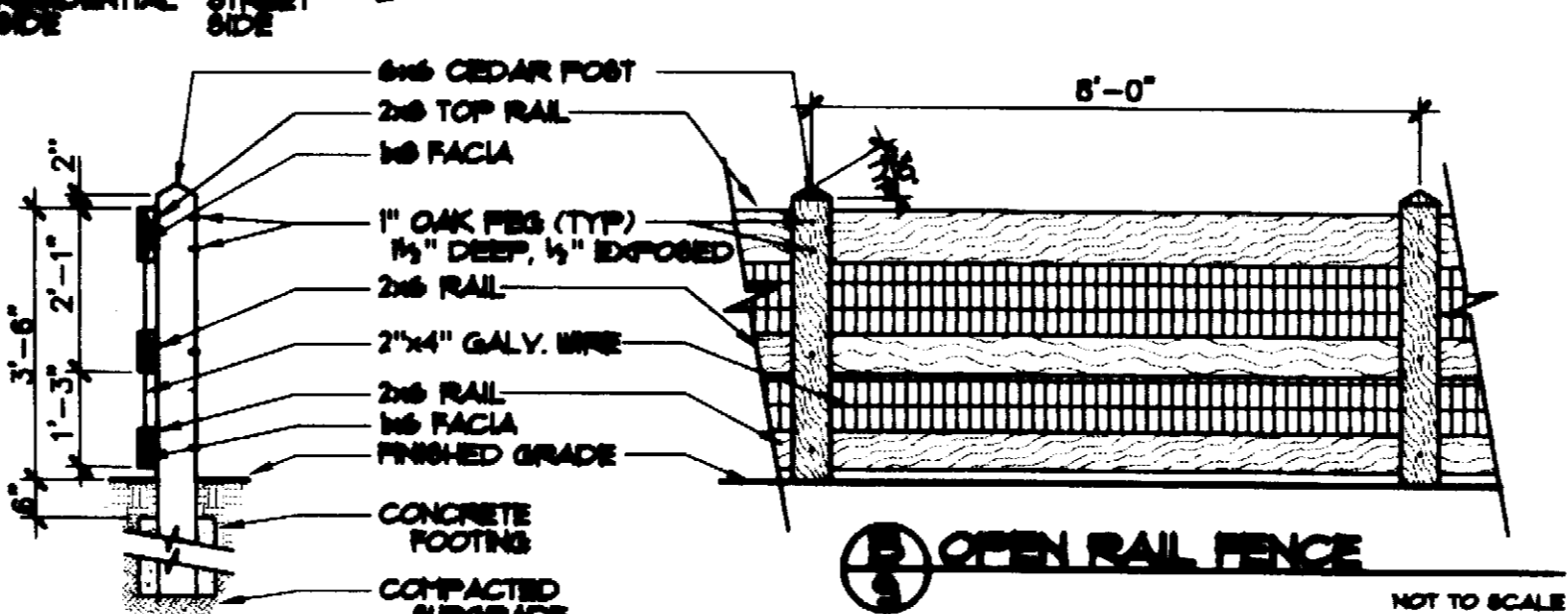


NOTES

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE MEADOWS METROPOLITAN DISTRICT #1. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, & INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
2. HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REST OF THE NATIVE SEED AREAS.
3. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
4. ALL PUBLIC & PRIVATE LANDSCAPING & IRRIGATION MAINTENANCE, INSTALLATION, & INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
5. SEE SHEET 10 FOR PLANT SCHEDULE.

LEGEND

- (*) DECIDUOUS STREET TREES
- (○) ORNAMENTAL TREES
- (●) EVERGREEN TREES
- (○) STREET TREE REQUIRED
- - - - - OPEN RAIL FENCE
- x - x - 6' PRIVACY FENCE
- (▨) NATIVE SEED
- (▨) SOD
- (---) LINE OF SIGHT
- (▨) 8' CRUSHER FINES PATH
- (▨) WILLOW
- (▨) CATTAILS
- (⊗) CHOKECHERRY



OPEN RAIL FENCE NOT TO SCALE

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Date: NOVEMBER 1998 Job No. 3572.004.00

RMC
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106



SCALE: 1" = 50'

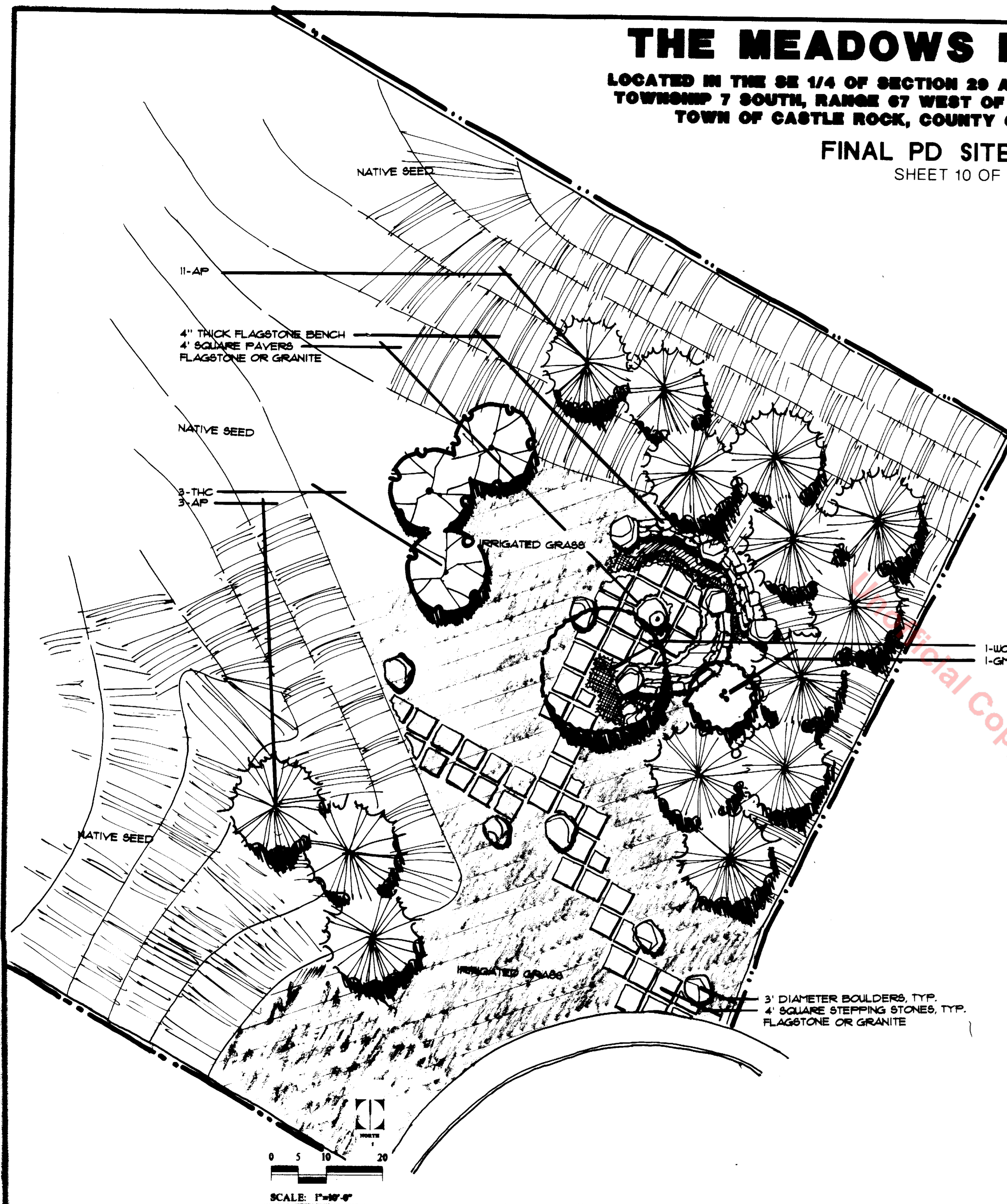
THE MEADOWS FILING NO. 9
FINAL PD SITE PLAN
SHEET 9 OF 10

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PD SITE PLAN

SHEET 10 OF 10



PROJECT PLANT LIST, AND TYPICAL PLAN SYMBOLS

| QTY. | SYMBOL | COMMON NAME/BOTANICAL NAME | SIZE | REMARKS |
|---------------|--------|----------------------------------------------------------------------|------------------|---------------------------------------------------|
| TREES | | | | |
| 23 | AL | Redmond Linden <i>Tilia americana</i> 'Redmond' | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |
| 19 | AP | Austrian Pine <i>Pinus nigra</i> | 8' ht. min. | B4B, full form, guyed Specimen Quality, 20' OC |
| 54 | APA | Autumn Purple Ash <i>Frax. americana</i> 'Autumn Purple' | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |
| 24 | CO | Hackberry <i>Celtis occidentalis</i> | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |
| 12 | NM | Norway Maple <i>Acer platanoides</i> | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |
| 10 | RC | Radiant Crabapple <i>Malus 'Radiant'</i> | 2 1/2" min. cal. | B4B, specimen quality, staked |
| 76 | SA | Summit Ash <i>Frax. pennsylvanica</i> 'Summit' | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |
| 11 | TH | Thornless Honeylocust <i>Gleditsia triacanthus</i> 'Inermis' | 2 1/2" min. cal. | B4B, specimen quality, staked |
| 7 | THC | Thornless Cockspur Hawthorn <i>Crataegus crus-galli</i> 'Inermis' | 2 1/2" min. cal. | B4B, specimen quality, staked |
| 20 | WC | Western Catalpa <i>Catalpa speciosa</i> | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |
| SHRUBS | | | | |
| 700 | AW | Arctic Dwarf Willow <i>Salix purpurea</i> nana | 5 gal. | 18" - 24" spread, 5 canes min. 6' OC |
| 62 | CC | Western Chokecherry <i>Prunus virginiana</i> melanocarpa | 5 gal. | 18" - 24" spread, 5 canes min. spaced as shown |
| 10,000 | BLC | Broad-leaved Cattail <i>Typha latifolia</i> | Flat of 32 | 24" OC |

NOTE: Plant counts should be taken from the plans. If there is a discrepancy in numbers, accept the number of plant symbols on the plan as correct.



OVERLOOK AREA PLANT LIST, AND TYPICAL PLAN SYMBOLS

| QTY. | SYMBOL | COMMON NAME/BOTANICAL NAME | SIZE | REMARKS |
|------|--------|----------------------------------------------------------------------|-------------------------|----------------------------------------------------|
| 14 | AP | Austrian Pine <i>Pinus nigra</i> | 8' ht. min. | B4B, full form, guyed Specimen Quality, 20' OC |
| 1 | GM | Amur Maple <i>Acer ginnala</i> | 2" Cal. Largest Stem | B4B, specimen quality, staked, Clump Form |
| 3 | THC | Thornless Cockspur Hawthorn <i>Crataegus crus-galli</i> 'Inermis' | 2" Cal. | 4-6 Stems Min. B4B, specimen quality, staked |
| 1 | WC | Western Catalpa <i>Catalpa speciosa</i> | 2 1/2" min. cal. | B4B, full crown, staked Specimen Quality |

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Date: NOVEMBER 1998 Job No. 3572.002.00

TIRC
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8108

NAME: MAB SCALE: 1"=20'-0"
 DATE: 11/18/98 PROJECT: # 88254