

LEGAL DESCRIPTION

LOT 6-A OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 11, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

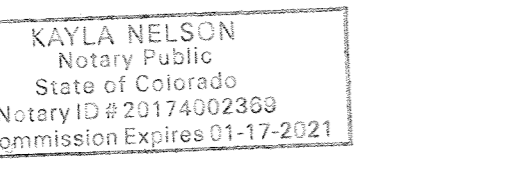
Stephanie McCordles
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
SIGNED THIS 27th DAY OF February, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF February, 2020 BY Stephanie McCordles President OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Kayla Nelson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-17-2021



TITLE CERTIFICATION

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO. 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.

Scott Bennetts
AUTHORIZED REPRESENTATIVE

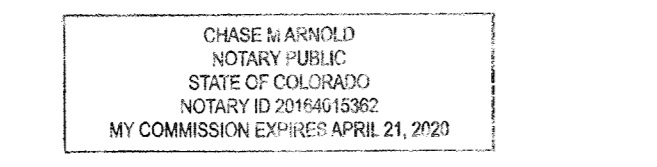
LAND TITLE GUARANTEE CO.
TITLE COMPANY
SIGNED THIS 20th DAY OF FEBRUARY, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF February, 2020 BY Scott Bennetts AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

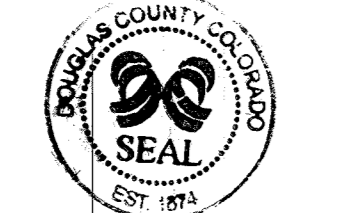
Chase J. Arnold
NOTARY PUBLIC
MY COMMISSION EXPIRES: 04-21-2020



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:27AM ON THE 27th DAY OF March, 2020 AT RECEPTION NO. 2020022809

DOUGLAS COUNTY CLERK AND RECORDER
BY: Michelle Melb
DEPUTY



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK ON THE 11 DAY OF March, 2020.
Bob
DIRECTOR OF DEVELOPMENT SERVICES
DATE 03/11/2020

SURVEYOR'S CERTIFICATE

I, Anthony K. Peall, 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, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR AK DATE 11



CIVIL ENGINEER'S STATEMENT

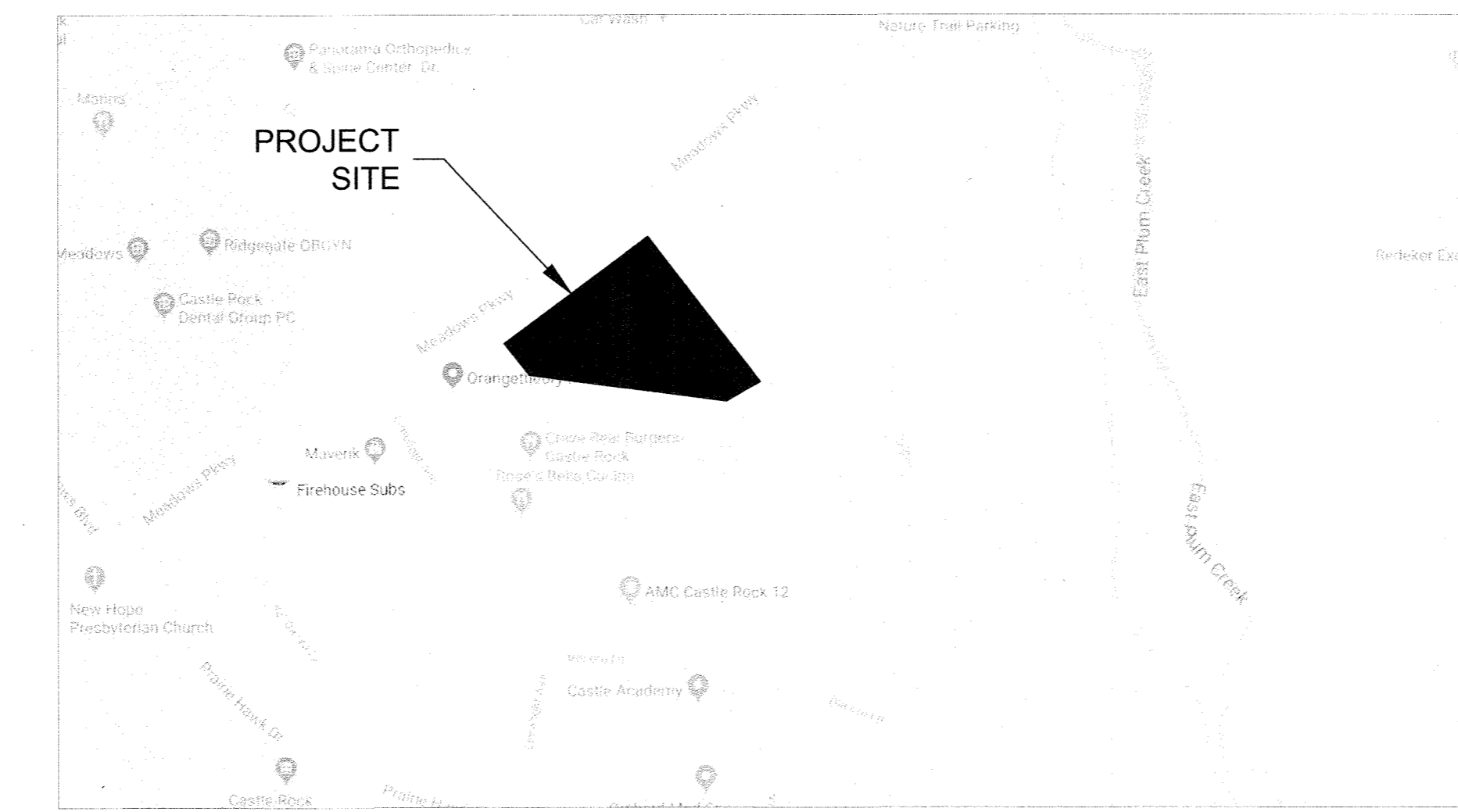
I, Kurt Lang, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KURT A. LANG
PE #32249



SITE DEVELOPMENT PLAN

LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 11 LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PM, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 200'

SITE DATA TABLE

Zoning	The Meadows - 4th Amendment - PD	
Use Area	COI	
Site Area	4.253 AC, 185,256 sf	
SITE	PER 4TH AMEND.	PROVIDED
Min. rear building setback	0'	NA
Min. side building setback	0'	NA
Min. front building setback	0'	NA
Min. side to street setback	0'	NA
Max. Building Height	60'	NA
Max. Building Coverage	100%	NA
Max. FAR (non-residential)	1.5	NA

TOWN OF CASTLE ROCK 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 4.3 AND 8.2.3 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 WITH PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN THE UNSHADED REGION OF ZONE X AS PER FEMA FIRM PANEL NO. 08035C0169G, DATED MARCH 16, 2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE. 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 THIS 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 ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
- 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, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS NOT 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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.

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 WEIGHTING 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.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS, THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SHEET INDEX

- COVER SHEET
- GRADING PLAN
- RETAINING WALL SECTIONS
- OVERALL UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN

BASIS OF BEARINGS

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

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).

LANDSCAPE

VOGEL & ASSOCIATES
475 W 12th AVENUE, SUITE E
DENVER, CO 80204
303-893-4288

SURVEYOR

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80112
(303) 327-7483

APPLICANT/OWNER

CASTLE ROCK DEVELOPMENT CO.
3033 E FIRST AVENUE, SUITE 305
DENVER, CO 80206
(303) 394-5500

CIVIL ENGINEER



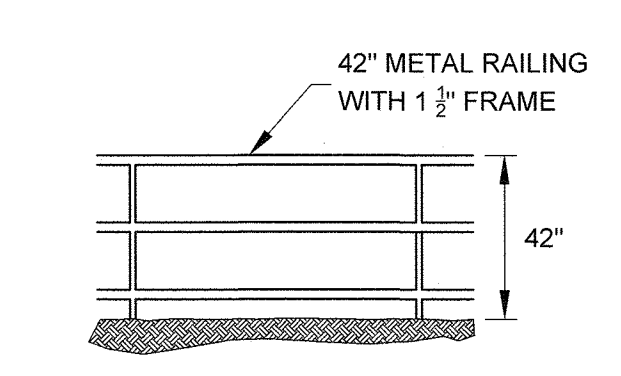
COVER SHEET

SHEET NUMBER
1 OF 6

SITE DEVELOPMENT PLAN
LOT 6-A, THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 11
PROJECT NO. SDP19-0048

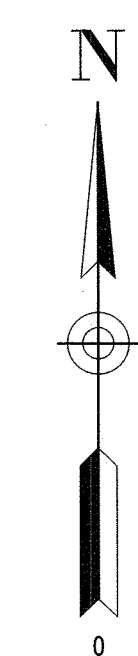
SITE DEVELOPMENT PLAN

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FENCE ELEVATION

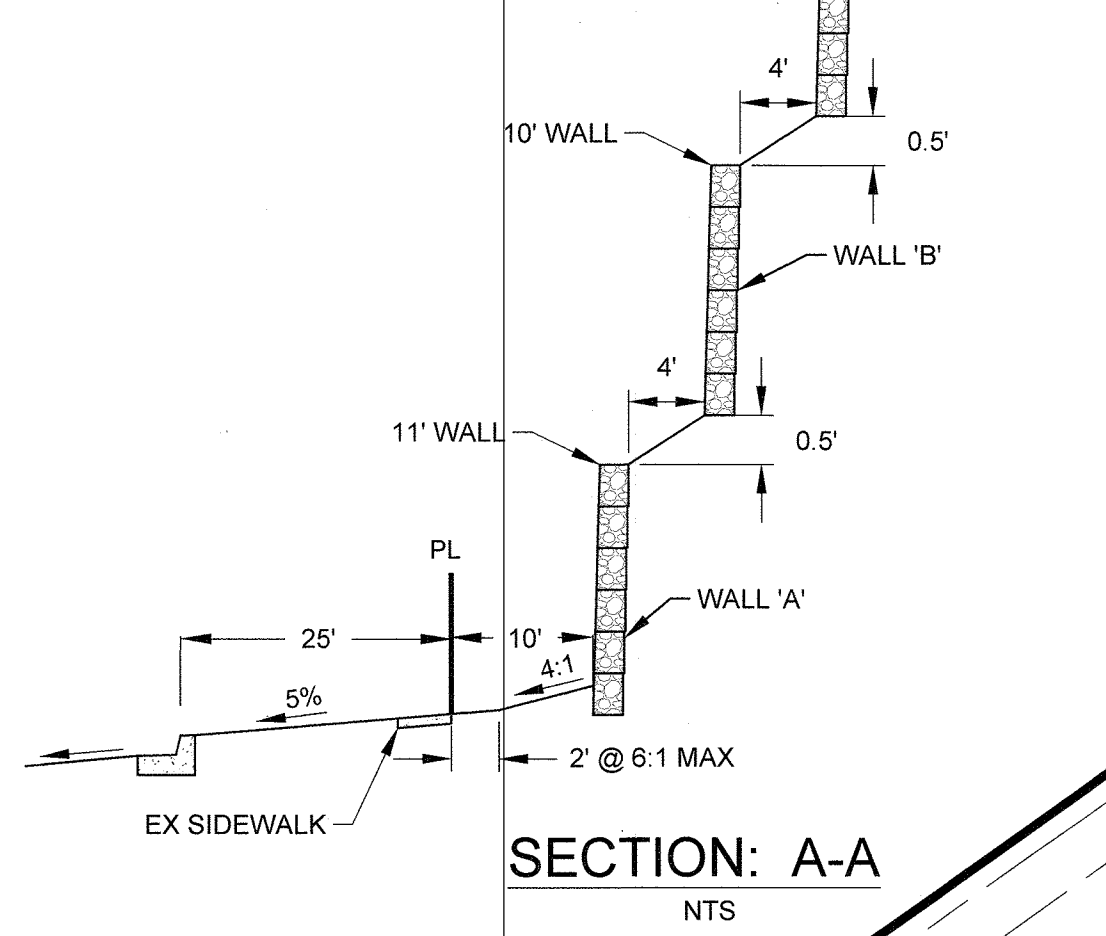
NTS



HORIZONTAL SCALE: 1" = 30'

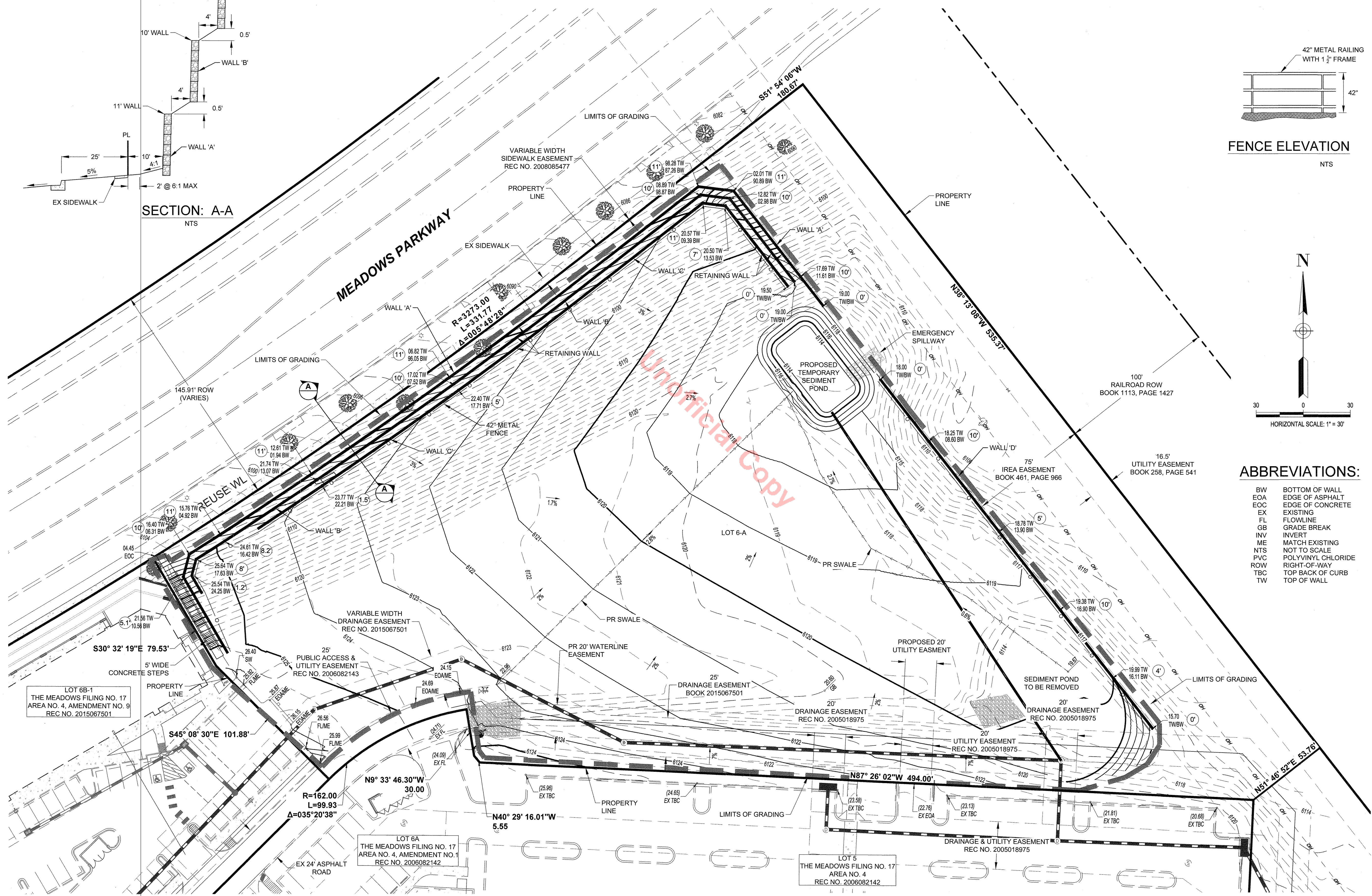
ABBREVIATIONS:

- BW BOTTOM OF WALL
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- EX EXISTING
- FL FLOWLINE
- GB GRADE BREAK
- INV INVERT
- ME MATCH EXISTING
- NTS NOT TO SCALE
- PVC POLYVINYL CHLORIDE
- ROW RIGHT-OF-WAY
- TBC TOP BACK OF CURB
- TW TOP OF WALL



SECTION: A-A

NTS



GRADING PLAN

SHEET NUMBER

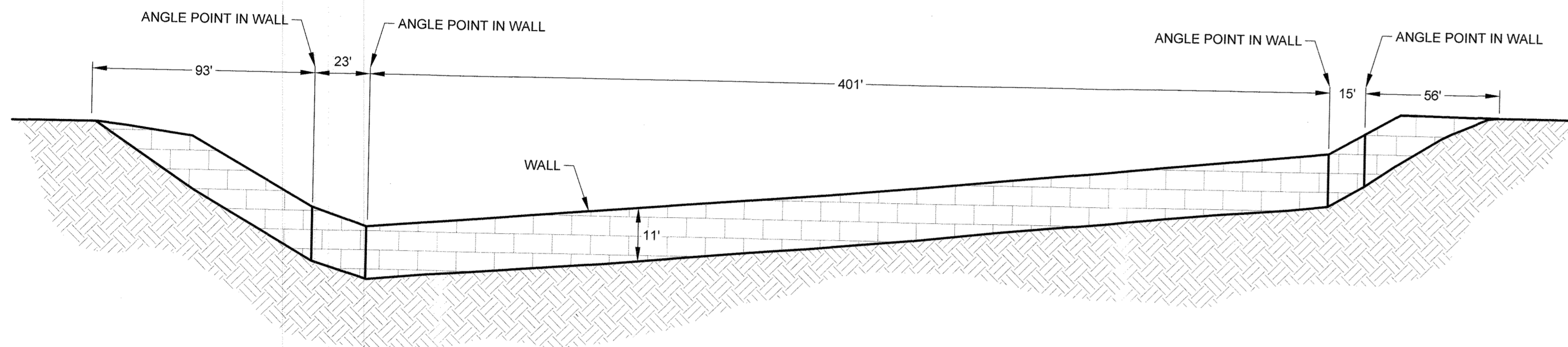
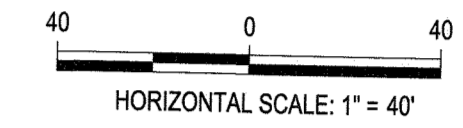
2 OF 6

SITE DEVELOPMENT PLAN
LOT 6-A, THE MEADOWS FILING NO. 17,
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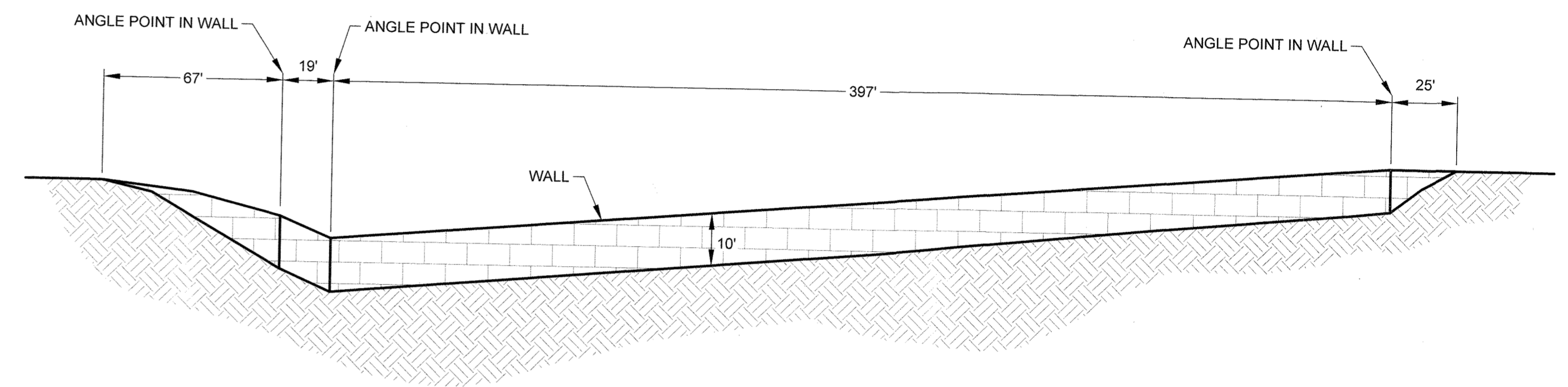
2/7/2020

SITE DEVELOPMENT PLAN

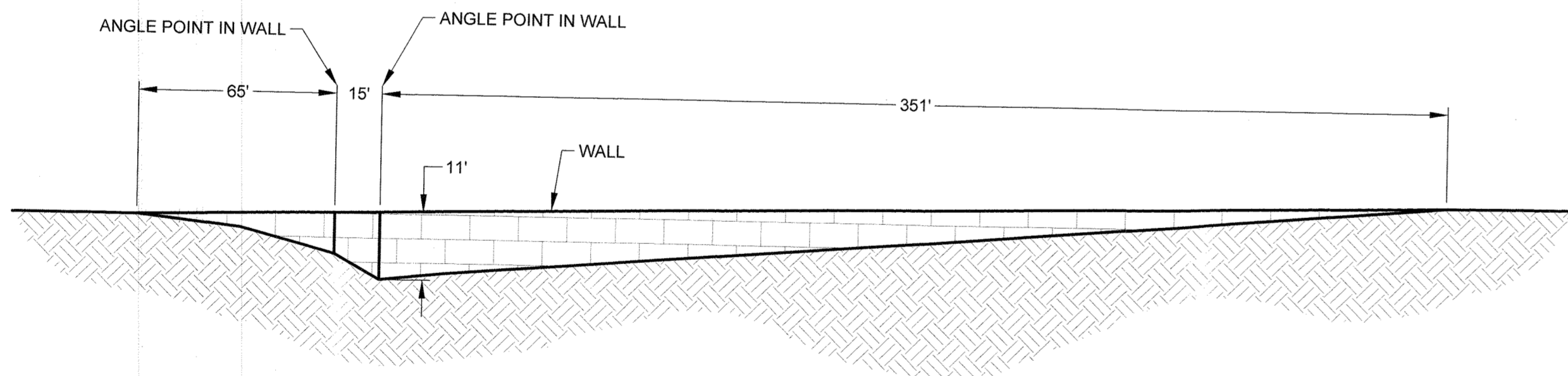
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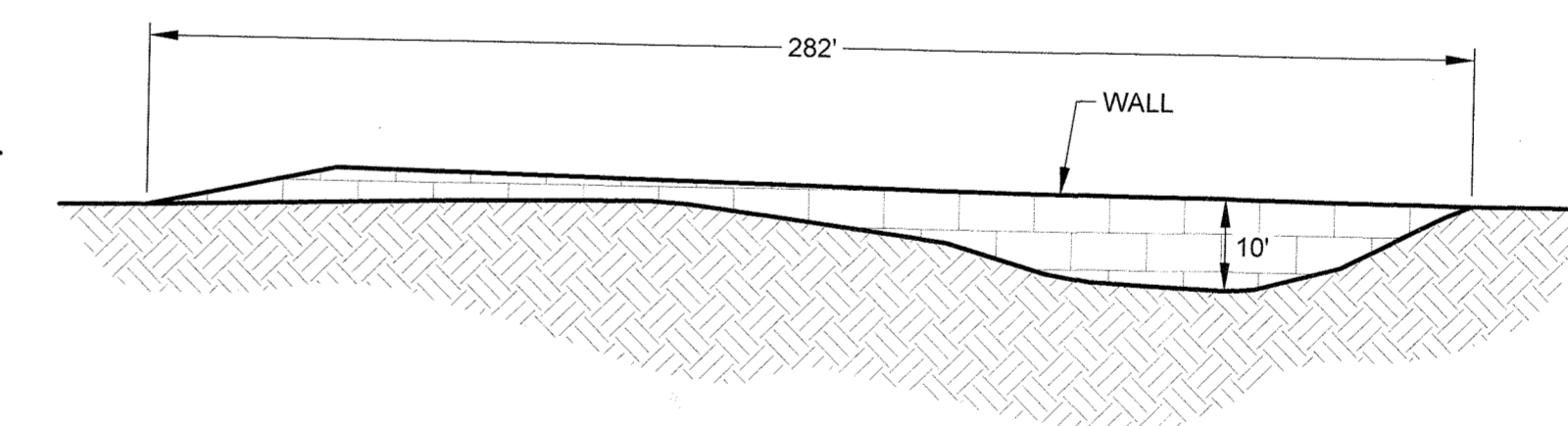
PROFILE - WALL A
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE = 1" = 2'



PROFILE - WALL B
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE = 1" = 2'



PROFILE - WALL C
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE = 1" = 2'



PROFILE - WALL D
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE = 1" = 2'

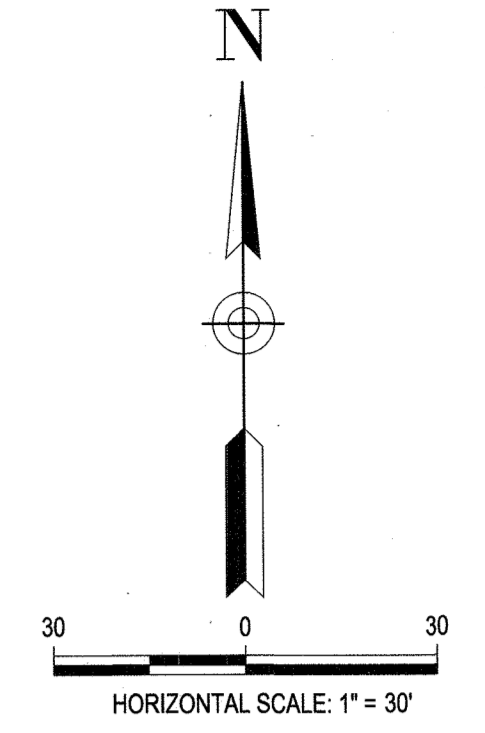
Unofficial Copy

NOTE:

BLOCK SHALL BE ASHLAR BLEND TO MATCH ADJACENT BUILDING TO THE SOUTH

SITE DEVELOPMENT PLAN

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LINETYPE LEGEND	
PROPOSED	EXISTING

SYMBOLS LEGEND	
	DOOR
	DUMPSTER
	FIRE HYDRANT
	LIGHT POLE
	SANITARY MANHOLE
	STORM INLET
	STORM MANHOLE
	STREET SIGN
	UTILITY POLE

HATCHING LEGEND	
	ADA RAMP
	CONCRETE PAVING
	TRUNCATED DOMES

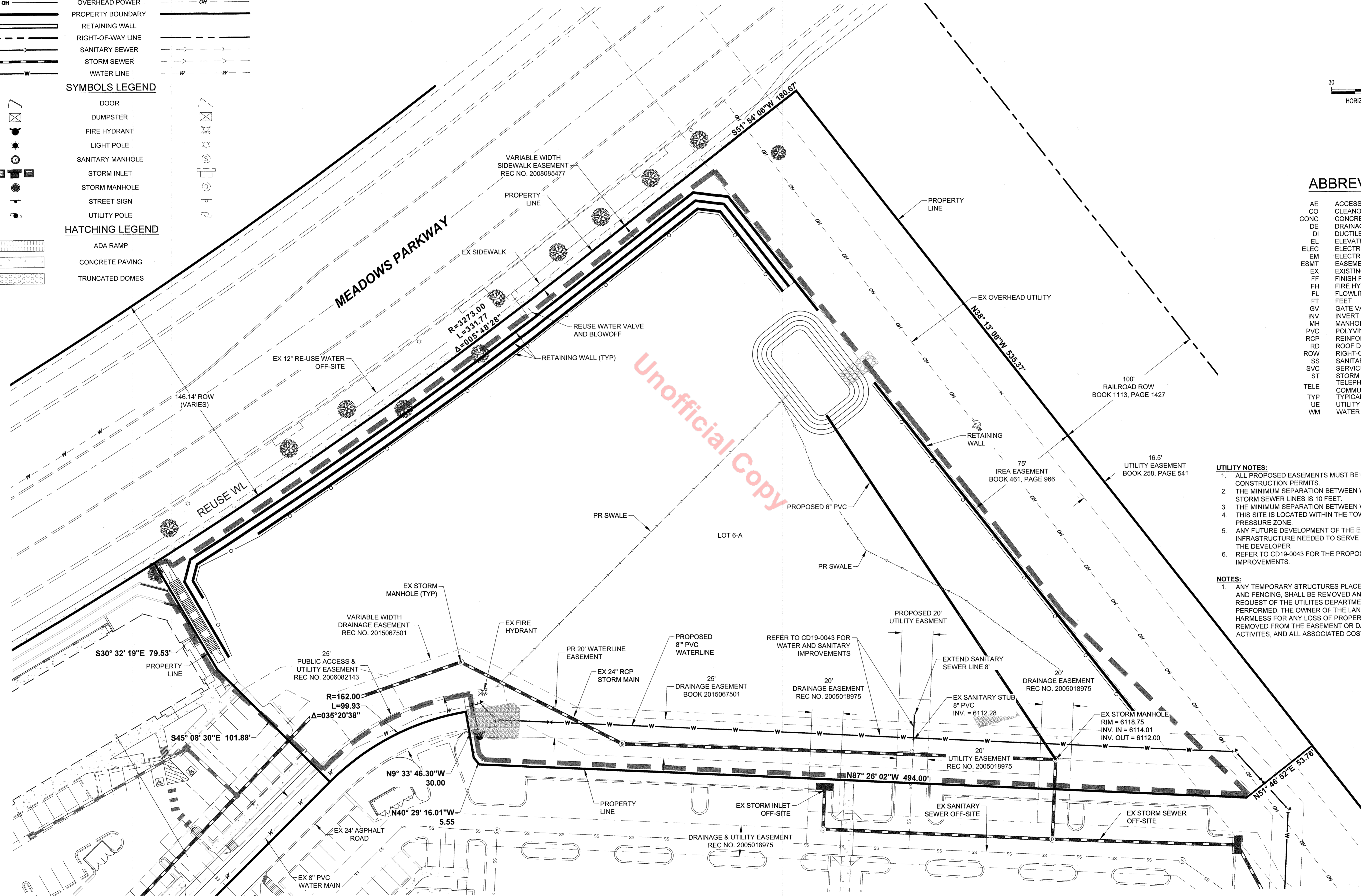
ABBREVIATIONS:

AE	ACCESS EASEMENT
CO	CLEANOUT
CONC	CONCRETE
DE	DRAINAGE EASEMENT
DI	DUCTILE IRON
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FT	FEET
GV	GATE VALVE
INV	INVERT
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
SVC	SERVICE
ST	STORM
TELE	TELEPHONE / COMMUNICATIONS
TYP	TYPICAL
UE	UTILITY EASEMENT
WM	WATER METER

- 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 WATER PRESSURE ZONE.
 - ANY FUTURE DEVELOPMENT OF THE EXISTING WATER OR WASTEWATER INFRASTRUCTURE NEEDED TO SERVE THIS SITE IS THE RESPONSIBILITY OF THE DEVELOPER
 - REFER TO CD19-0043 FOR THE PROPOSED WATER AND SANITARY IMPROVEMENTS.

- NOTES:**
- ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

Unofficial Copy



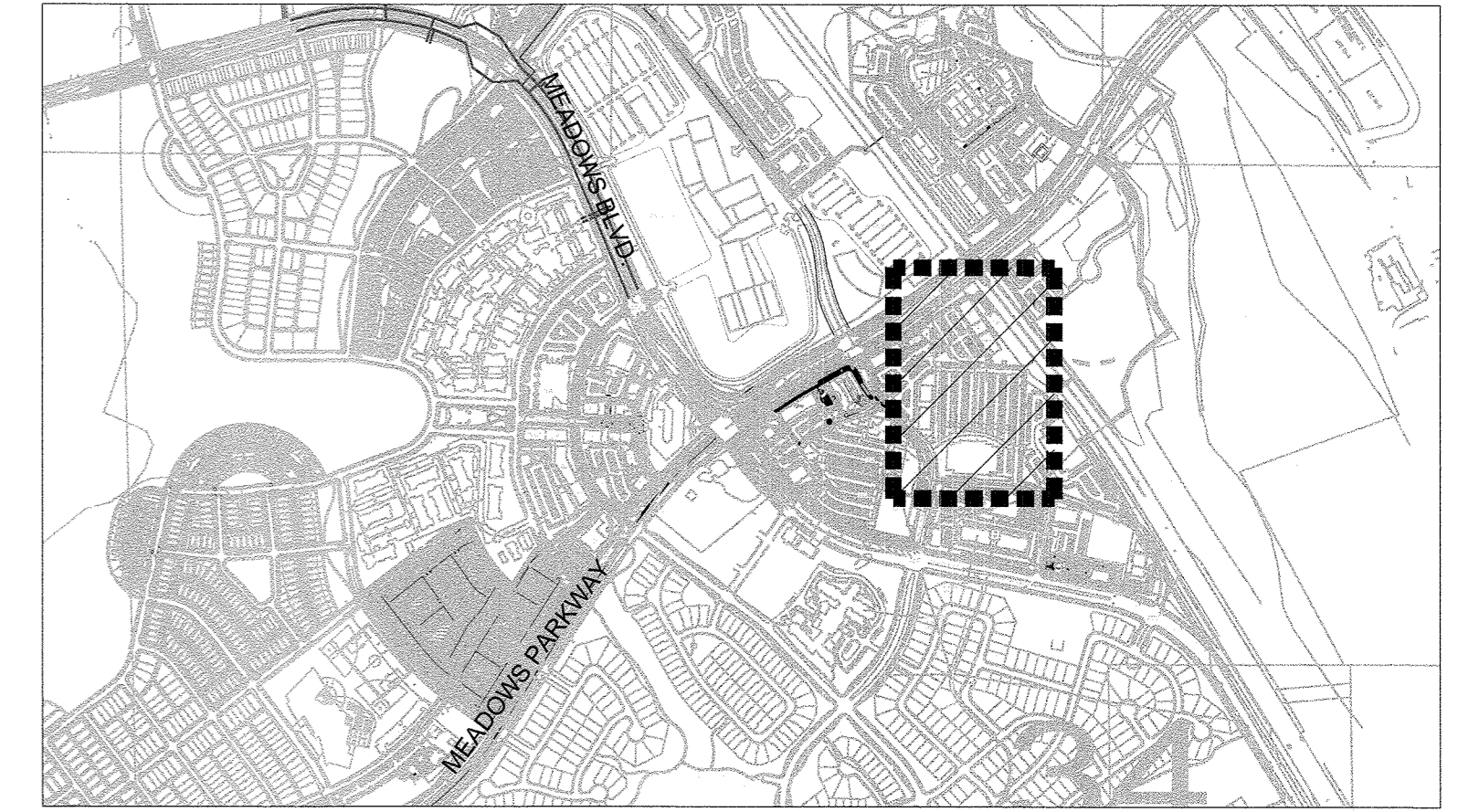
OVERALL UTILITY PLAN

SHEET NUMBER
4 OF 6

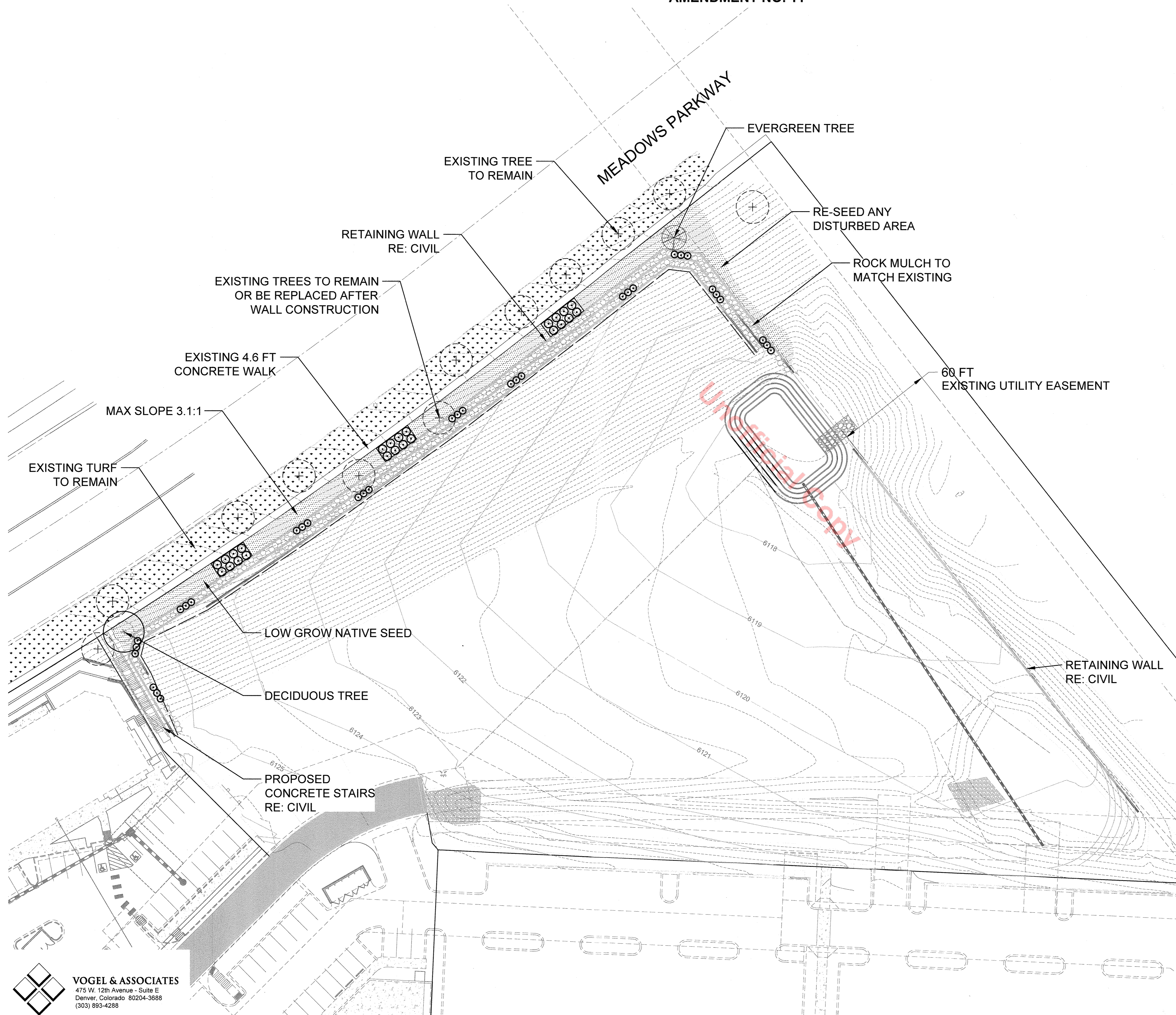
SITE DEVELOPMENT PLAN
LOT 6-A, THE MEADOWS FILING NO. 17,
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PROJECT NO. SDP19-0048

SITE DEVELOPMENT PLAN

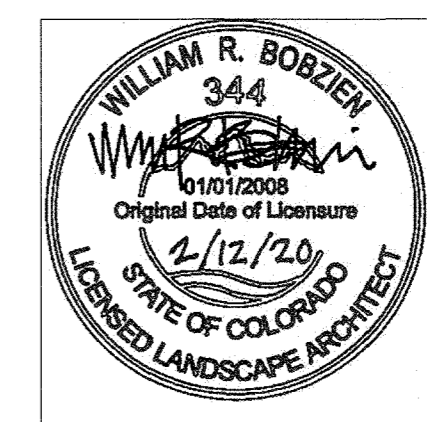
LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 4,
AMENDMENT NO. 11



KEY MAP
N.T.S.



PLANTING KEY-	HYDROZONES	IRRIGATION TYPE
LOW GROW NATIVE SEED	Low	Overhead Spray areas greater than 10 ft. Subsurface drip irrigation areas less than 10 ft.
SHRUB BED	Low / Very Low	Drip
DECIDUOUS TREE <small>Installed Diameter 3/4 Mature Diameter</small>	Low / Very Low	Drip
EVERGREEN TREE	Low / Very Low	Drip

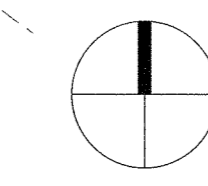


Landscape Registration
William R. Bobzien - #344
For and on behalf of Vogel and Associates

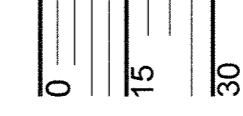
LEGEND	
	EXISTING TURF TO REMAIN
	LOW GROW NATIVE SEED
	PLANTING BED
	SHRUBS
	DECIDUOUS TREE
	EVERGREEN TREE
	EXISTING TREE

NOT FOR CONSTRUCTION

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



SCALE: 1"=30'



SITE DEVELOPMENT PLAN
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LANDSCAPE PLAN
SHEET NUMBER
5 OF 6

SITE DEVELOPMENT PLAN

LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 11

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.

GENERAL LANDSCAPE NOTES

1. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACTOR PROFESSIONAL.
3. MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
4. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
5. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS AND ARE NOT PERMITTED TO HAVE ANY TYPE OF IRRIGATION.
6. NO BOULDERS OVER 3 FEET IN DIAMETER ARE TO BE IN UTILITY EASEMENTS.
7. 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.
8. 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.
9. WITHIN THE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.
10. ALL RETAINING WALLS WILL BE DESIGNED AND ENGINEERED TO ACCOMMODATE THE LANDSCAPE PLAN AS SHOWN ON THESE PLANS.
11. PER TOWN OF CASTLE ROCK PUBLIC WORKS DIRECTOR, 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.

LANDSCAPE SUMMARY TABLE:

STREETSCAPE (ROW)	AREA (SQ.FT.)	PERCENTAGE OF TOTAL						
STREETSCAPE AREA:	20,234							
EXISTING-TURF:	8,950	44%						
IRRIGATED LANDSCAPE:	17,820	88%						
LIVING GROUND COVER:	17,820	88%						
NON-LIVING GROUND COVER:	2,414	12%						
	LINEAR FEET	TREES REQUIRED	EXISTING TREE	PROPOSED TREE	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	
MEADOWS PARKWAY	510	13	12	2	14	51	57	

Unofficial Copy

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)
VERY LOW	IRRIGATED SHORT GROW NATIVE SEED	2"	VL	54.0%	4,786	1.5	8,870	0.81
LOW	SHRUB BED / TREES	2"	L	46.0%	4,084	1.5	8,870	0.69
							Total of the CLWUR=	1.50

PLANTING KEY- HYDROZONES IRRIGATION TYPE

	LOW GROW NATIVE SEED	Low	Overhead Spray areas greater than 10 ft. Subsurface drip irrigation areas less than 10 ft.
	SHRUB BED	Low / Very Low	Drip
	DECIDUOUS TREE	Low / Very Low	Drip
	EVERGREEN TREE	Low / Very Low	Drip

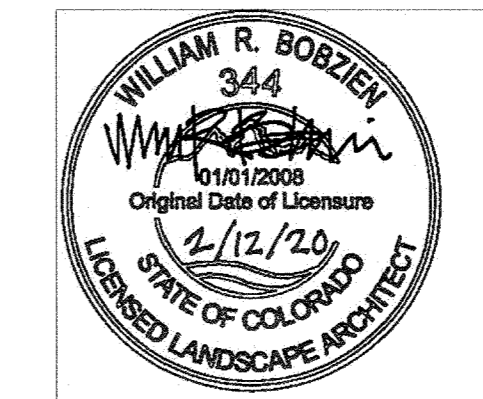


Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # WILLIAM R. BOBZIEN #344
 Company Name VOGEL & ASSOCIATES Address 475 W. 12TH AVENUE, SUITE E, DENVER CO
 Phone 303.893.4288 Email JVOGEL@VOGELASSOC.COM Date 12/08/2019
 PROJECT NAME: LOT 6-A THE MEADOWS FILING NO. 17, AREA NO. 4

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
4.25 Acres	8,870	Fescue blend seed - 8,950	2,414	13	14	51	57	4 cu.yds/1000 sq.ft.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Revised April 2013



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

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SHEET NUMBER

6 OF 6

SITE DEVELOPMENT PLAN
 LOT 6-A, THE MEADOWS FILING NO. 17,
 AREA NO. 4, AMENDMENT NO. 11
 PROJECT NO. SDP19-0048

