

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13
THE MEADOWS FILING NO. 16, PARCEL 6
13TH AMENDMENT OF THE MEADOWS FILING NO. 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE CERTIFICATION
I, _____, 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 LENDHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF
OWNERSHIP AND LENDHOLDER SUBORDINATION CERTIFICATE 20, _____ SIGNED THIS DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____
TITLE INSURANCE COMPANY _____
COUNTY OF DOUGLAS)
STATE OF COLORADO)
NOTARY PUBLIC _____
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____
WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION
I, _____, ONE OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND
STATE OF COLORADO DESCRIBED HEREIN:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: STEPHANIE L. MCCANDLESS TITLE: PRESIDENT
SIGNED THIS _____ DAY OF _____, 20____
COUNTY OF DOUGLAS)
STATE OF COLORADO)
NOTARY PUBLIC _____
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
BY STEPHANIE L. MCCANDLESS, PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY
WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

UTILITY PROVIDERS

WATER: CASTLE ROCK WATER
175 WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: (303) 986-3000
FAX: (303) 986-3007

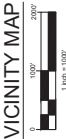
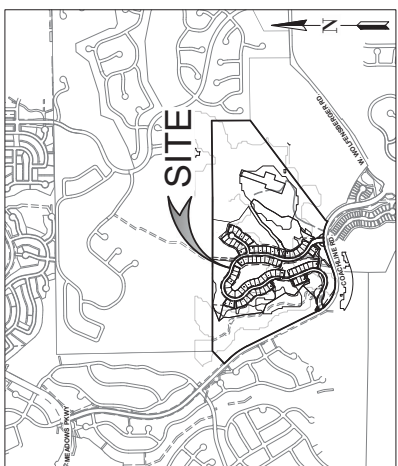
ELECTRIC: SOUTHERN UTILITIES ENERGY
1515 WYNWOOD ST., 5TH FLOOR
DENVER, CO 80202
PHONE: (303) 355-5544

CABLE: COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE: (303) 296-2797

OWNERS: CASTLE ROCK DEVELOPMENT COMPANY
3303 EAST FIRST AVENUE, STE. 305
DENVER, CO 80211
CONTACT: R.C. HANICH 303-384-5139

ENGINEER: LAND PLANNER
475 WEST 12TH AVE., STE E
DENVER, CO 80202
CONTACT: JEFF VOGEL 303-893-4288

LANDSCAPE ARCHITECT: LAND SURVEYOR
15000 PARKWOOD AVE., SUITE A-314
DENVER, CO 80231
CONTACT: JIM LYNCH 303-715-1688



LEGAL DESCRIPTION

A PORTION OF LAND BEING A PORTION OF PARCELS 6, MEADOWS FILING NO. 16, AND FINAL PD SITE PLAN, RECORDED UNDER RECEPTION NO. 20040618 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4;

- THENCE NORTH 89°12' EAST, A DISTANCE OF 1,288.22 FEET;
THENCE SOUTH 69°15' EAST, A DISTANCE OF 666.32 FEET;
THENCE SOUTH 42°30' WEST, A DISTANCE OF 1,320.31 FEET TO THE MOST NORTHERLY CORNER OF TRACT C, THE MEADOWS FILING NO. 16, PARCEL 6 & 7, AS RECORDED UNDER RECEPTION NUMBER 201006091 IN SAID RECORDS;
THENCE SOUTH 69°15' WEST, A DISTANCE OF 1,320.31 FEET TO THE MOST NORTHERLY CORNER OF TRACT C, A DISTANCE OF 1,111 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CASTLE ROCKS RECORDED NUMBER 201006091 IN SAID RECORDS, BEING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1,000 FEET, SOUTHERLY HAVING A RADIUS OF 666.32 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°02'54" WEST;
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'37", AN ARC LENGTH OF 499.62 FEET;
2. SOUTH 17°29'57" WEST, A DISTANCE OF 413.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 530.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°07'07", AN ARC LENGTH OF 767.84 FEET;
4. NORTH 28°29'24" WEST, A DISTANCE OF 1,351.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,230.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°30'27", AN ARC LENGTH OF 387.24 FEET;
6. NORTH 43°35'59" WEST, A DISTANCE OF 123.88 FEET;

THENCE NORTH 48°20'17" EAST, A DISTANCE OF 232.55 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 89°30'37" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 2,807.9 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION IN SPECIAL WARRANTY DEED RECORDED JUNE 20, 2015, UNDER RECEPTION NO. 201004054.

CONTAINING A NET AREA OF 136.361 ACRES (5,939,298 SQUARE FEET), MORE OR LESS.

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO INCREASE THE OPEN SPACE BETWEEN THE PROPOSED RESIDENTIAL LOTS AND THE EXISTING RED HAWK GOLF COURSE, REDUCE THE TYPICAL LOT SIZE, AND INCREASE THE NUMBER OF DWELLING UNITS. THE TOTAL NUMBER OF DWELLING UNITS IS STILL LESS THAN THE ALLOWED MAXIMUM DENSITY FOR REZONED R-67 AS IDENTIFIED ON THE MEADOWS FILING NO. 16 AMENDMENT ZONING DOCUMENT.



CIVIL ENGINEER'S STATEMENT

I, MARTIN METSKER, CO. PEIN 1743, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE SITE DEVELOPMENT PLAN, AMENDMENT NO. 13, AND THE PLANNING COMMISSION RECOMMENDATION, AND I AM Satisfied THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN, AMENDMENT NO. 13, WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

MARTIN METSKER
REGISTERED PROFESSIONAL ENGINEER, CO. PEIN 1743

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE SITE DEVELOPMENT PLAN, AMENDMENT NO. 13, AND THE PLANNING COMMISSION RECOMMENDATION, AND I AM Satisfied THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN, AMENDMENT NO. 13, WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JAMES E. LYNCH, PLS. NO. 37803
FOR AND ON BEHALF OF TACTIC CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

CORR: _____ DATE: _____

ATTEST: _____ DATE: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE: _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

TAYLOR _____ DATE: _____

ATTEST: _____ DATE: _____

TOWN CLERK _____ DATE: _____

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 _____ ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

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 _____ ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____

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 _____ ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____

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 _____ ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN, AMENDMENT NO. 13
PROJECT # 130220021

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13
THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING NO. 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

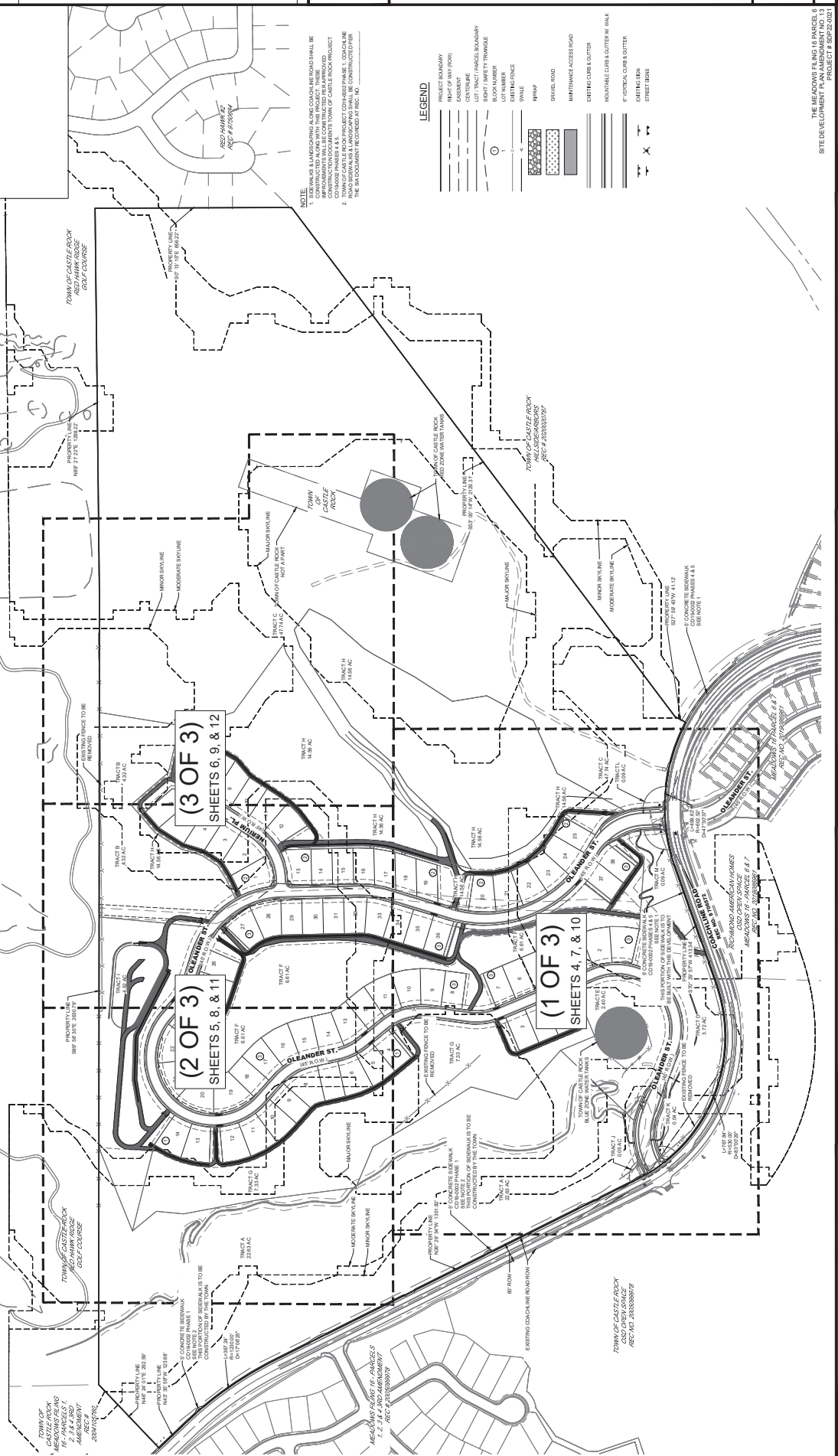
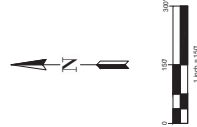


DATE	BY	REVISION DESCRIPTION
03/03/2022	MA	1. 1ST SUBMITTAL
06/08/2022	MA	2. 2ND SUBMITTAL
08/09/2022	MA	3. 3RD SUBMITTAL
11/01/2022	MA	4. 4TH SUBMITTAL
01/27/2023	MA	5. 5TH SUBMITTAL

REVISION DESCRIPTION	DATE	BY
1. 5TH SUBMITTAL	01/27/2023	MA
2. 2ND SUBMITTAL	06/08/2022	MA
3. 3RD SUBMITTAL	08/09/2022	MA
4. 4TH SUBMITTAL	11/01/2022	MA
5. 5TH SUBMITTAL	03/03/2022	MA

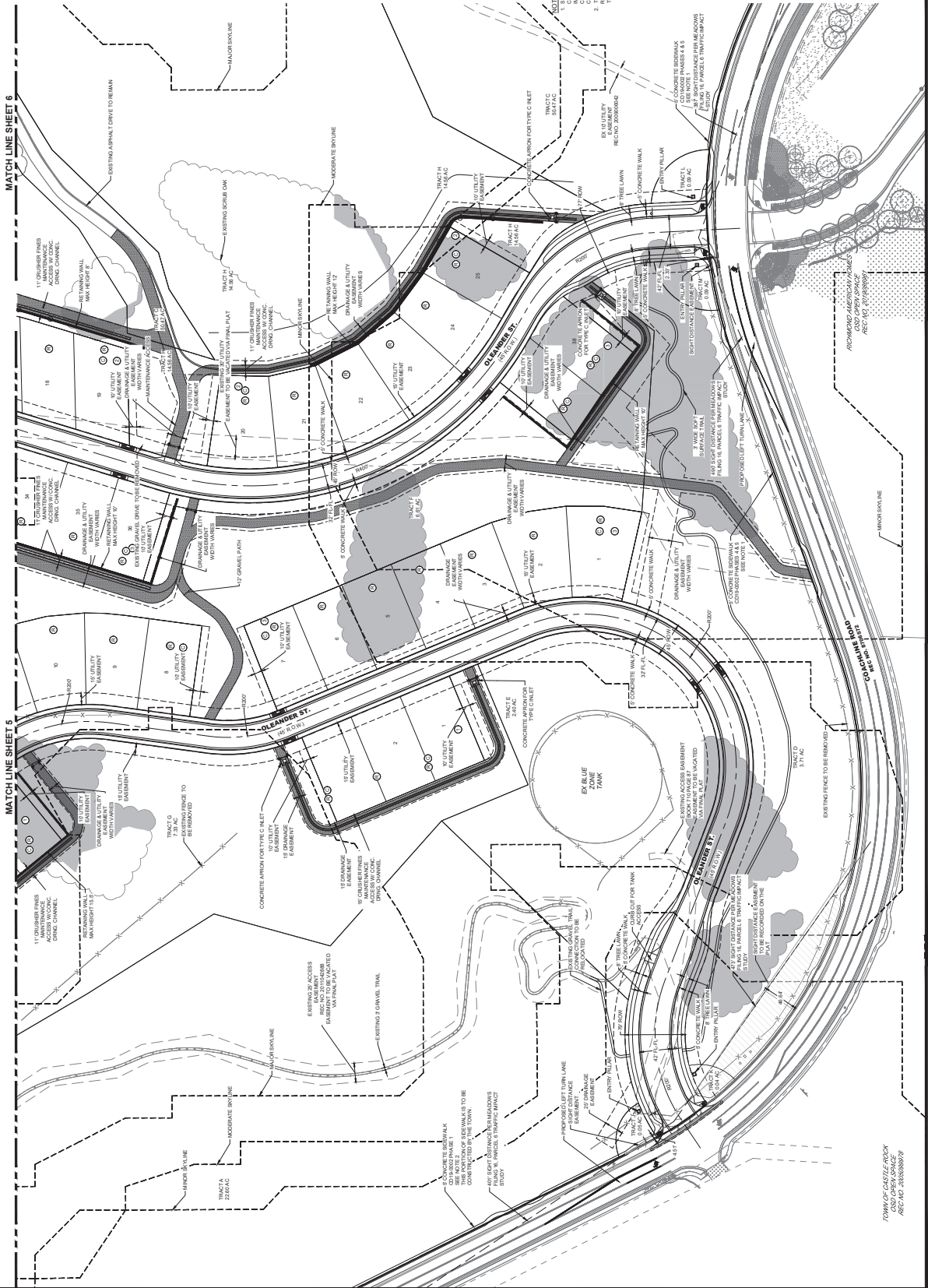
NOT FOR CONSTRUCTION

THE MEADOWS FILING NO. 16 PARCEL 6
SITE DEVELOPMENT PLAN
INDEX
TOWN OF CASTLE ROCK, COLORADO
THE MEADOWS FILING NO. 16 PARCEL 6
SITE DEVELOPMENT PLAN
PROJECT # 2020000079



SITE DEVELOPMENT PLAN, AMENDMENT NO. 13
THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE SHEET 5

MATCH LINE SHEET 6



KEY MAP
SCALE 1" = 100'

LEGEND

- CENTER LINE
- ROW LINE
- EASEMENT
- RIGHT-OF-WAY
- TRACT LINE
- EXISTING FENCE TO BE REMOVED
- SCUB OIL TO BE REMOVED
- MAINTENANCE ACCESS
- EXISTING CURB & GUTTER
- NEW CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- WALKWAY
- HANDICAPPED RAMP
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- "REAR CONDITION"
- "CORNER CONDITION"
- BLOCK NUMBER

NOTE: ALL LANDSCAPING AND CONSTRUCTION SHALL BE CONSTRUCTED WITHIN THE PROJECT. THESE CONSTRUCTION DOCUMENTS SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE PROJECT. THE TOWN OF CASTLE ROCK PROJECT CONSTRUCTION SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE PROJECT. THE TOWN OF CASTLE ROCK PROJECT CONSTRUCTION SHALL BE THE BASIS FOR THE CONSTRUCTION OF THE PROJECT.

NOT FOR CONSTRUCTION

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
SITE PLAN (1 OF 3)

811
SHEET
4 OF 27

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
PROJECT # 2022-002

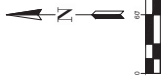
13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (2 OF 3)

Know what's below.
Call before you dig.

SHEET



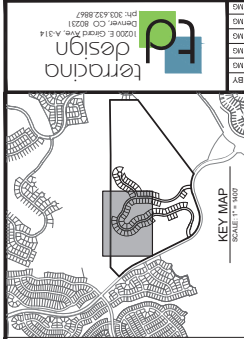
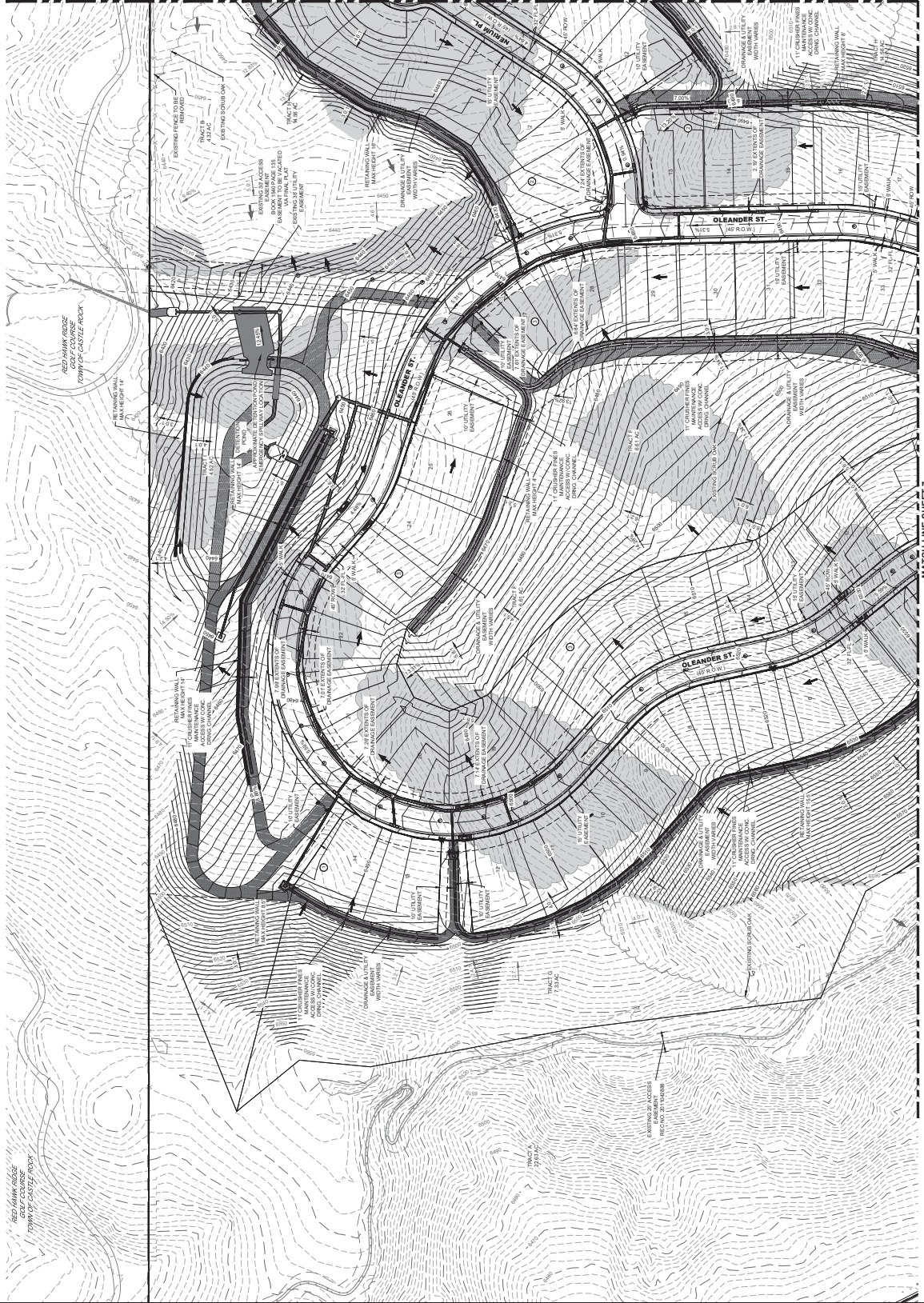
LEGEND	
	CENTER LINE
	ROW LINE
	EASEMENT
	SHORT TRIANGLE
	TRACT LINE
	EXISTING FENCE TO BE REMOVED
	SCRUB OAK TO BE REMOVED
	MAINTENANCE ACCESS
	VERTICAL CURB & GUTTER
	6" VERTICAL CURB & GUTTER
	CURB
	GUTTER
	WANTED WALK
	HANDICAPPED RAMP
	EXISTING STREET LIGHT
	"REAL CONDITION"
	"CORNER CONDITION"
	BLOCK NUMBER

NOT FOR

2023-02-24 9:03 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP SDP-SITE PLAN.DWG

SITE DEVELOPMENT PLAN, AMENDMENT NO. 13
THE MEADOWS FILING NO. 16, PARCEL 6

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DATE	REVISION DESCRIPTION
01/27/2022	1. 1ST SUBMITTAL
02/01/2022	2. 2ND SUBMITTAL
02/01/2022	3. 3RD SUBMITTAL
02/01/2022	4. 4TH SUBMITTAL
02/01/2022	5. 5TH SUBMITTAL

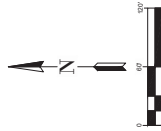
NOT FOR CONSTRUCTION

LEGEND

- EXISTING STREETS
- PROPOSED STREETS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING UTILITY LINES
- PROPOSED UTILITY LINES
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING INLET
- PROPOSED INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING TREE
- PROPOSED TREE
- EXISTING BUSH
- PROPOSED BUSH
- EXISTING GRASS
- PROPOSED GRASS
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING ROCK
- PROPOSED ROCK
- EXISTING SAND
- PROPOSED SAND
- EXISTING SILT
- PROPOSED SILT
- EXISTING CLAY
- PROPOSED CLAY
- EXISTING GROUNDWATER
- PROPOSED GROUNDWATER
- EXISTING SURFACE WATER
- PROPOSED SURFACE WATER
- EXISTING AIR
- PROPOSED AIR
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING ROCK
- PROPOSED ROCK
- EXISTING SAND
- PROPOSED SAND
- EXISTING SILT
- PROPOSED SILT
- EXISTING CLAY
- PROPOSED CLAY
- EXISTING GROUNDWATER
- PROPOSED GROUNDWATER
- EXISTING SURFACE WATER
- PROPOSED SURFACE WATER
- EXISTING AIR
- PROPOSED AIR

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
GRADING PLAN (2 OF 3)

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



#	REVISION DESCRIPTION	1	2	3	4	5
	1ST SUBMITTAL					
	2ND SUBMITTAL					
	3RD SUBMITTAL					
	4TH SUBMITTAL					
	5TH SUBMITTAL					

NOT FOR

2023-02-24 9:05 AM X:\14-003 MEADOWS\CADD\CIVIL\FILING 16-6 LARGE LOTS\SDP SDP-GRADING PLAN.I

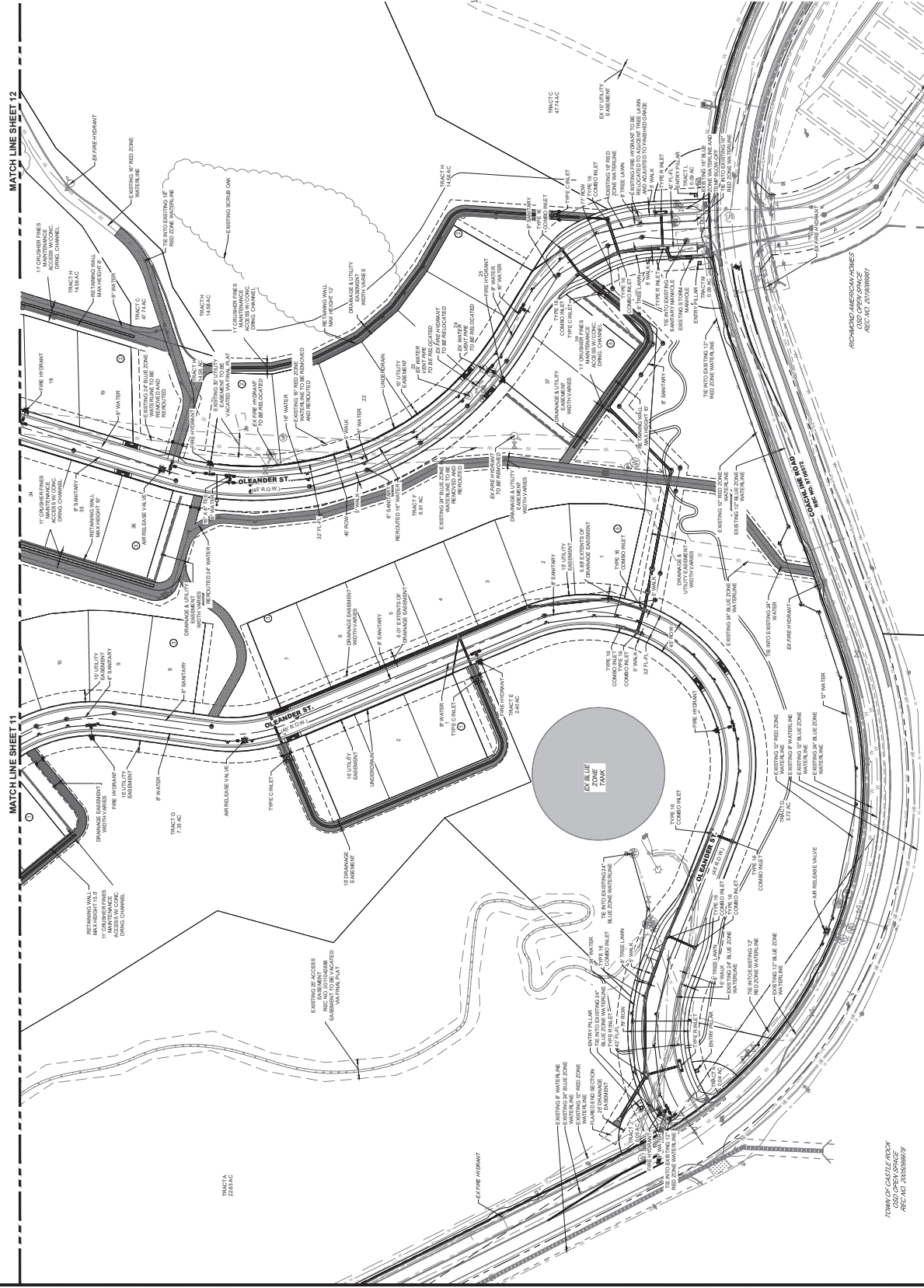
THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (3 OF 3)

Know what's below.
Call before you dig.



SHEET
9 OF 27

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

[illegible]

UTILITY NOTES

1. PAVEMENT DEGRADATION FEES WILL BE ASSESSED FOR UTILITY CUTS IN EXISTING ROADS.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. THE MINIMUM SEPARATION BETWEEN WATER LINES, 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 RED WATER RESERVE ZONE.

THE MEADOWS FILING 16 PARCE
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (1 OF 3)

Know what's below.
Call before you dig.



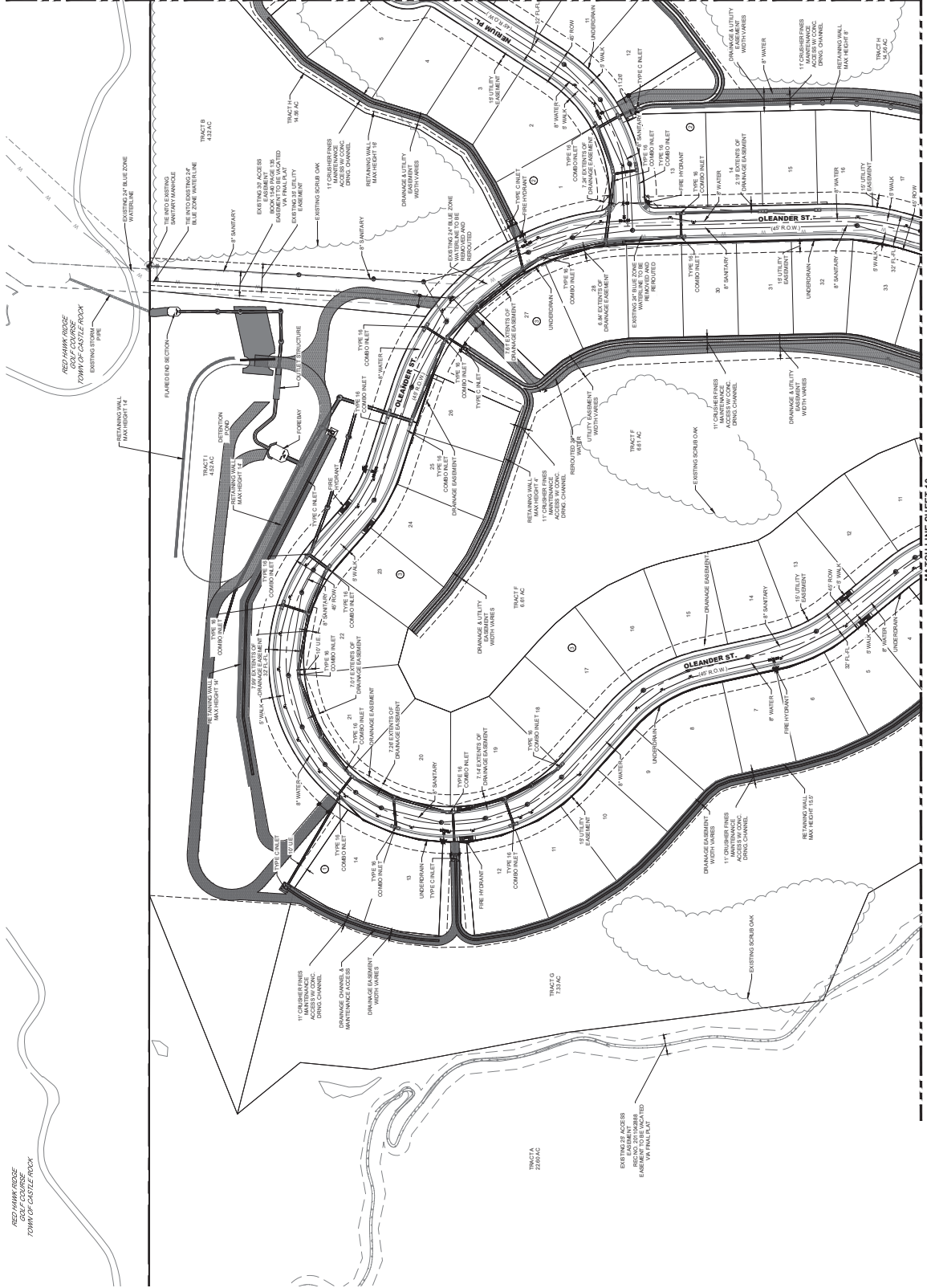
SHEET
10 OF 27

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 13
PROJECT # SDP22-0021

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 13
THE MEADOWS FILING NO. 16, PARCEL 6**

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

RED HAWK RESERVE
GOLF COURSE
TOWN OF CASTLE ROCK



MATCH LINE SHEET 10

MATCH LINE SHEET 12

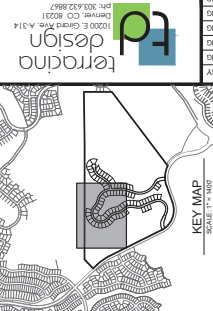
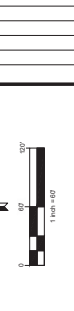
SHEET 11 OF 27



THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, COLORADO
UTILITY PLAN (2 OF 3)

NOT FOR CONSTRUCTION

REVISION DESCRIPTION	DATE	BY
1. 1ST SUBMITTAL	09/10/2022	MS
2. 2ND SUBMITTAL	11/01/2022	MS
3. 3RD SUBMITTAL	02/01/2023	MS
4. 4TH SUBMITTAL	02/01/2023	MS
5. 5TH SUBMITTAL	02/01/2023	MS



td
terra design
1000 E. CHERRY AVE., SUITE 101
CASTLE ROCK, CO 80109
TEL: 303.432.8827

13TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3 & 4 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



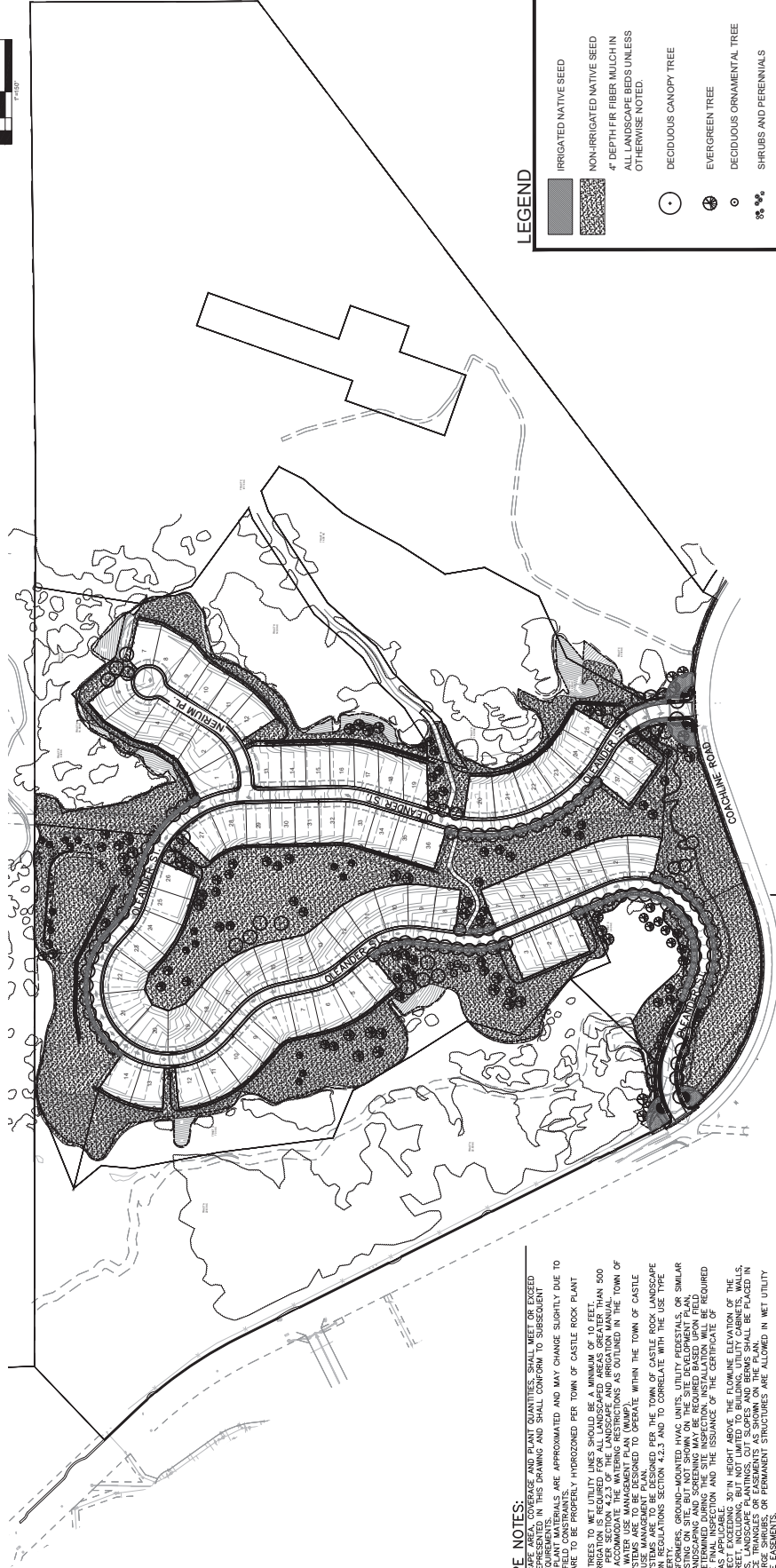
THE MEADOWS FILING 16 PARCEL 6	TOWN OF CASTLE ROCK, COLORADO	SITE DEVELOPMENT PLAN	UTILITY PLAN (3 OF 3)
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Know what's below.
Call before you dig.



800-4-A-DIG

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

[illegible]

	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED
	4" DEPTH FR FIBER MULCH IN ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED
	DECIDUOUS CANOPY TREE
	EVERGREEN TREE
	DECIDUOUS ORNAMENTAL TREE
	SHRUBS AND PERENNIALS
	3' RAIL OPEN FENCE
	TEMPORARY TREE PROTECTION

REVISION DESCRIPTION		DATE	BY
1	SOP SUBMITTAL	04/15/2023	CHM
2	SOP SUBMITTAL	05/24/2023	CHM
3	SOP SUBMITTAL	08/08/2023	CHM
4	SOP SUBMITTAL	12/19/2023	CHM
5	SOP SUBMITTAL	01/19/2023	CHM

NOT FOR CONSTRUCTION

P:\DENVER\MEADOWS FILING 16-6 - 21043\6_CD\CAD\1\SHEET\S\SDP 1-21043-LANDSCAPE.DWG 2021-09-29

MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN (1 OF 15)

No one's at it's below.
Call before you dig.

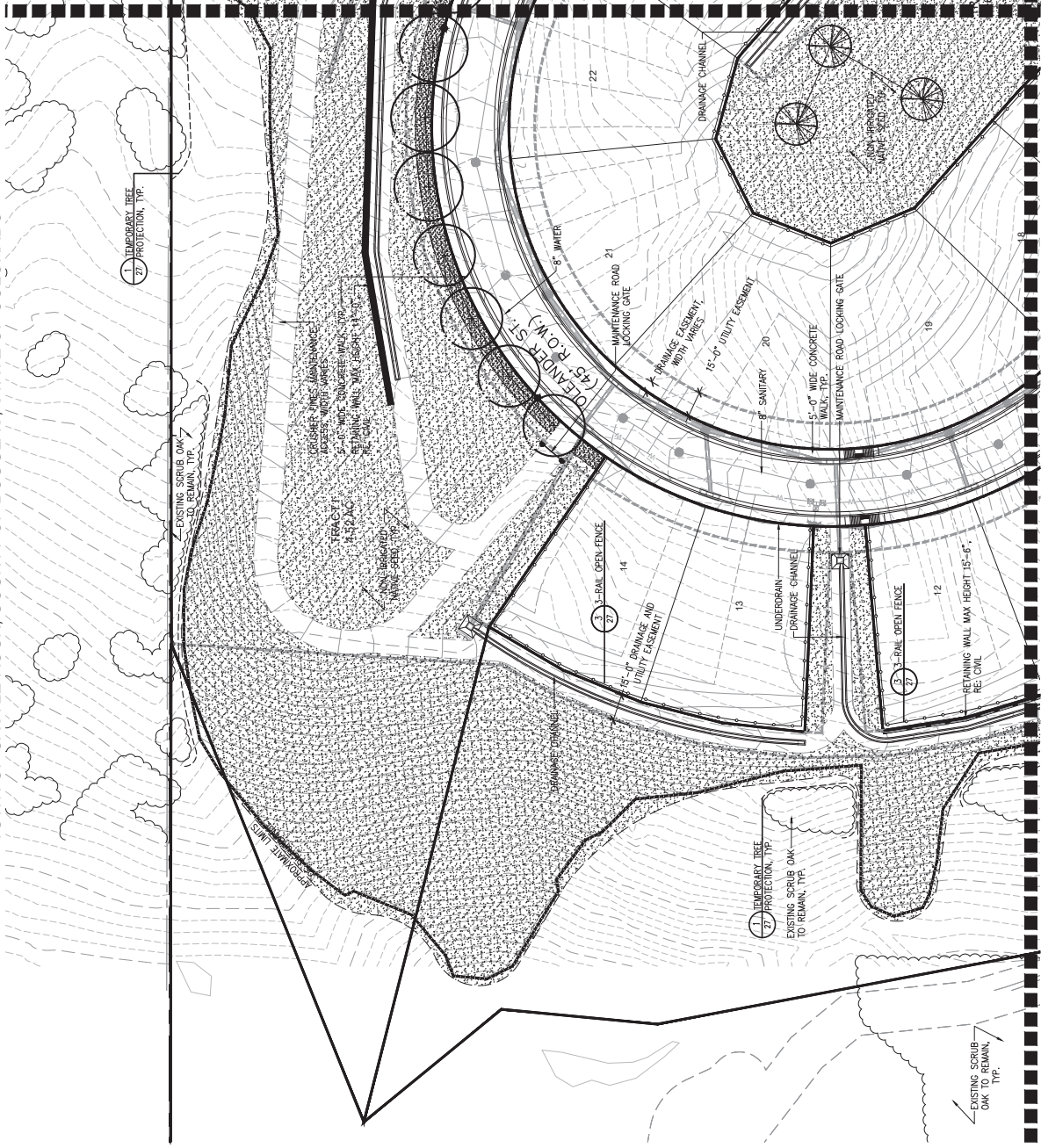


SHEET
13 OF 27

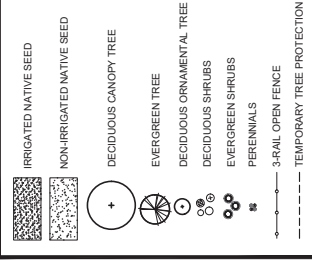
REGISTERED LANDSCAPE ARCHITECT: Bill Neumann, TOCR CERTIFICATION # 8009 COLORADO LICENSE # 175

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

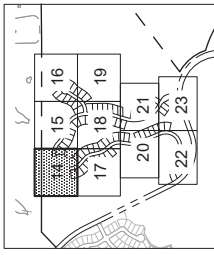
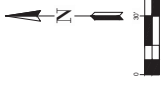


LEGEND



KEY MAP

SCALE: NTS



NOT FOR CONSTRUCTION

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN (2 OF 15)
LANDSCAPE PLAN (2 OF 15)

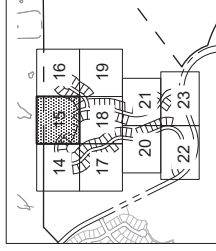
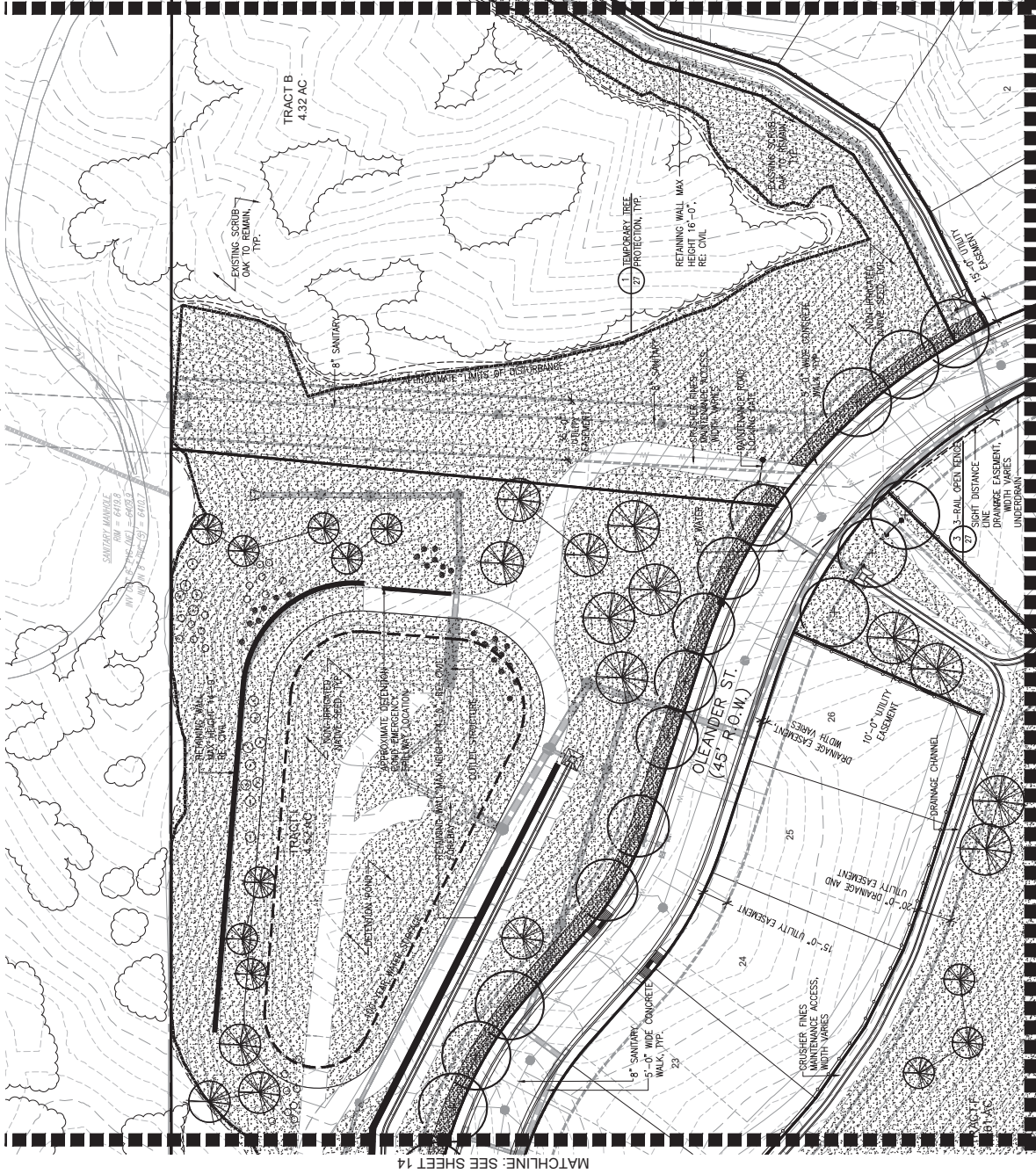
REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #715
TORR CERTIFICATION # 8009
BRI Neumann
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN (2 OF 15)
LANDSCAPE PLAN (2 OF 15)

MATCHLINE: SEE SHEET 17

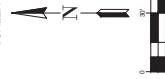
MATCHLINE: SEE SHEET 15

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: NTS



LEGEND

- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- 3-RAIL OPEN FENCE
- TEMPORARY TREE PROTECTION

NOT FOR CONSTRUCTION

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN (3 OF 15)
TOWN OF CASTLE ROCK, COLORADO

811
Colorado
REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
BRII Meunier
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
PROJECT # 809220005
SHEET 15 OF 27

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOT FOR

N OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (4 OF 15)



CHTCHT: COLORADO LICENSE #175
CERTIFICATION # 8009



IRRIGATED NATIVE SEED

NON-IRRIGATED NATIVE SEED

DECIDUOUS CANOPY TREE

EVERGREEN TREE

DECIDUOUS ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

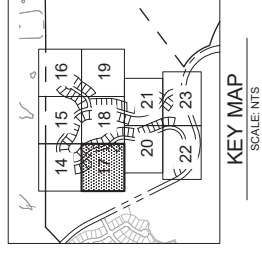
PERENNIALS

3-RAL OPEN FENCE

TEMPORARY TREE PROTECTION

12TH AMENDMENT OF THE MEADOWS FILING '16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

12TH AMENDMENT OF THE MEADOWS FILING '16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



#	REVISION DESCRIPTION
1	SDP SUBMITTAL
2	SDP SUBMITTAL
3	SDP SUBMITTAL
4	SDP SUBMITTAL
5	SDP SUBMITTAL

NOT FOR CONSTRUCTION

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (5 OF 15)

Now what's be low.
Call before you dig.

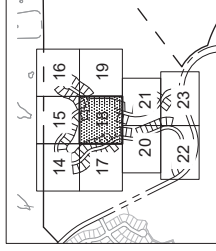
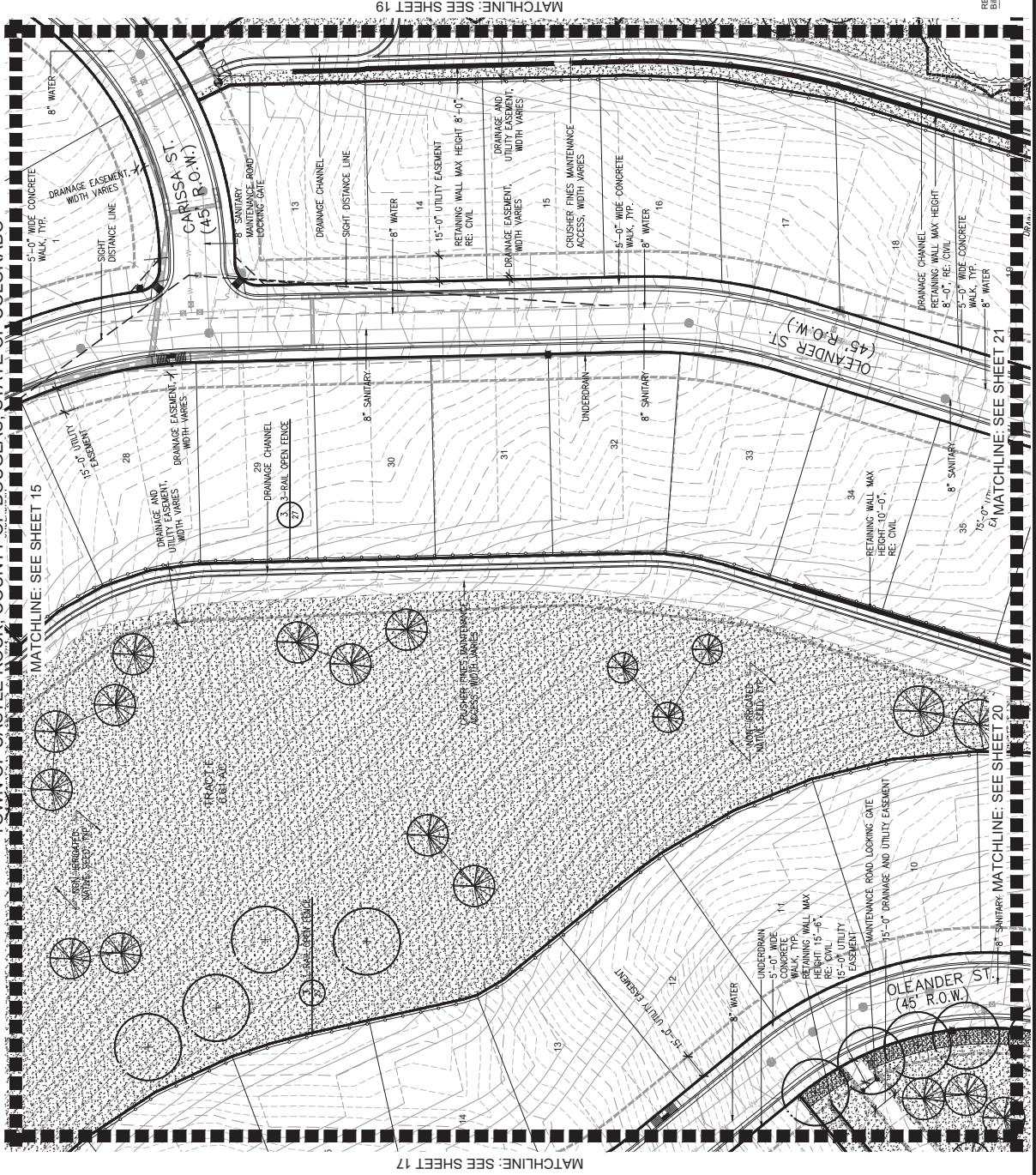


SHEET
17 OF 27

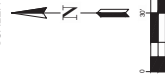
REGISTERED LANDSCAPE ARCHITECT:
Bill Neumann

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SCALE: NTS



LEGEND

- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- 3-RAIL OPEN FENCE
- TEMPORARY TREE PROTECTION

#	REVISION DESCRIPTION	DATE	BY
1	SCIP SUBMITTAL	04/15/2022	CHM
2	SCIP SUBMITTAL	04/15/2022	CHM
3	SCIP SUBMITTAL	04/15/2022	CHM
4	SCIP SUBMITTAL	04/15/2022	CHM
5	SCIP SUBMITTAL	04/15/2022	CHM

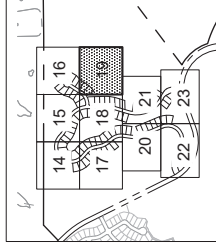
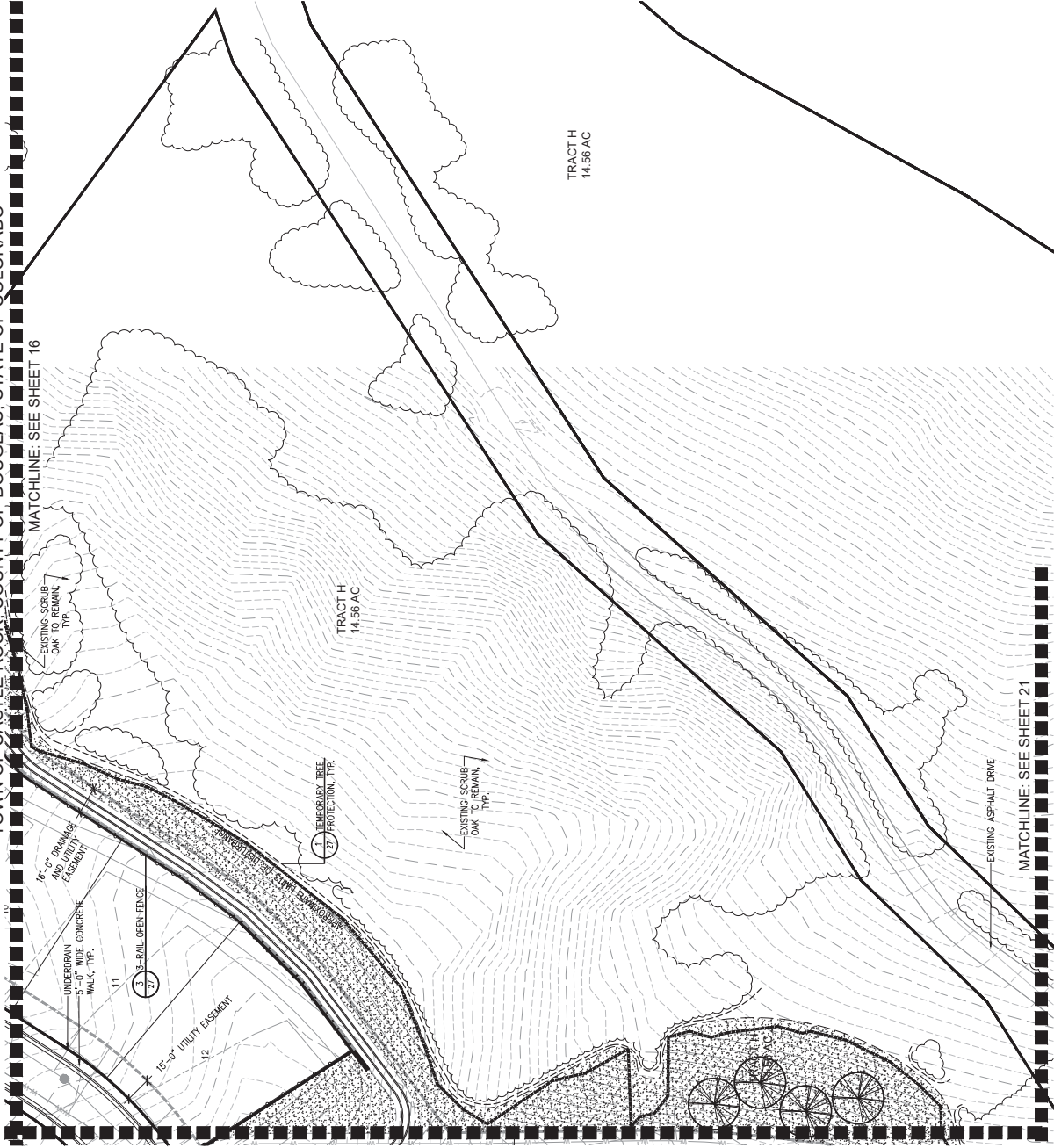
NOT FOR CONSTRUCTION

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN (6 OF 15)
TOWN OF CASTLE ROCK, COLORADO

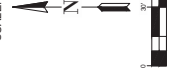
REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
BRI Neumann
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN PROJECT # SD22-0005
SHEET 18 OF 27

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SCALE: NTS



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14.56 AC

TRACT I
14.56 AC

LEGEND

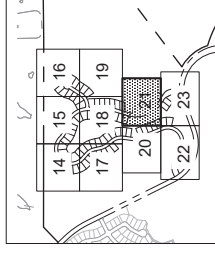
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- 3-RAIL OPEN FENCE
- TEMPORARY TREE PROTECTION

#	REVISION DESCRIPTION	DATE	BY
1	SCIP SUBMITTAL	04/15/2022	CHM
2	SCIP SUBMITTAL	04/15/2022	CHM
3	SCIP SUBMITTAL	04/15/2022	CHM
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NOT FOR CONSTRUCTION

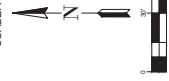
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, COLORADO
LANDSCAPE PLAN (7 OF 15)

12TH AMENDMENT OF THE MEADOWS FILING '16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

[illegible]

KEY MAP

SCALE: NTS



#	REVISION DESCRIPTION
1	SDP SUBMITTAL
2	SDP SUBMITTAL
3	SDP SUBMITTAL
4	SDP SUBMITTAL
5	SDP SUBMITTAL

NOT FOR

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (9 OF 15)

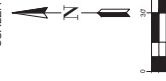


SHEET
21 OF 27

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
PROJECT # SDP22-0000

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

[illegible]

MATURE HEIGHT FOR
VEGETATION IN SIGHT LINES IS
24" FROM ADJACENT FLOWLINE)

IRRIGATED NATIVE SEED

NON-IRRIGATED NATIVE SEED

DECIDUOUS CANOPY TREE

DECIDUOUS ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

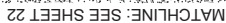
PERENNIALS

3-RAL OPEN FENCE

TEMPORARY TREE PROTECTION

SHEET
22 OF 27

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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2021-09-29 P:\DENVER\MEADOWS FILING 10-6-21043\6 CD\CAD\1\SHEET\SIDP 1-21043-LANDSCAPE.DWG

Know what's below.
Call before you dig.

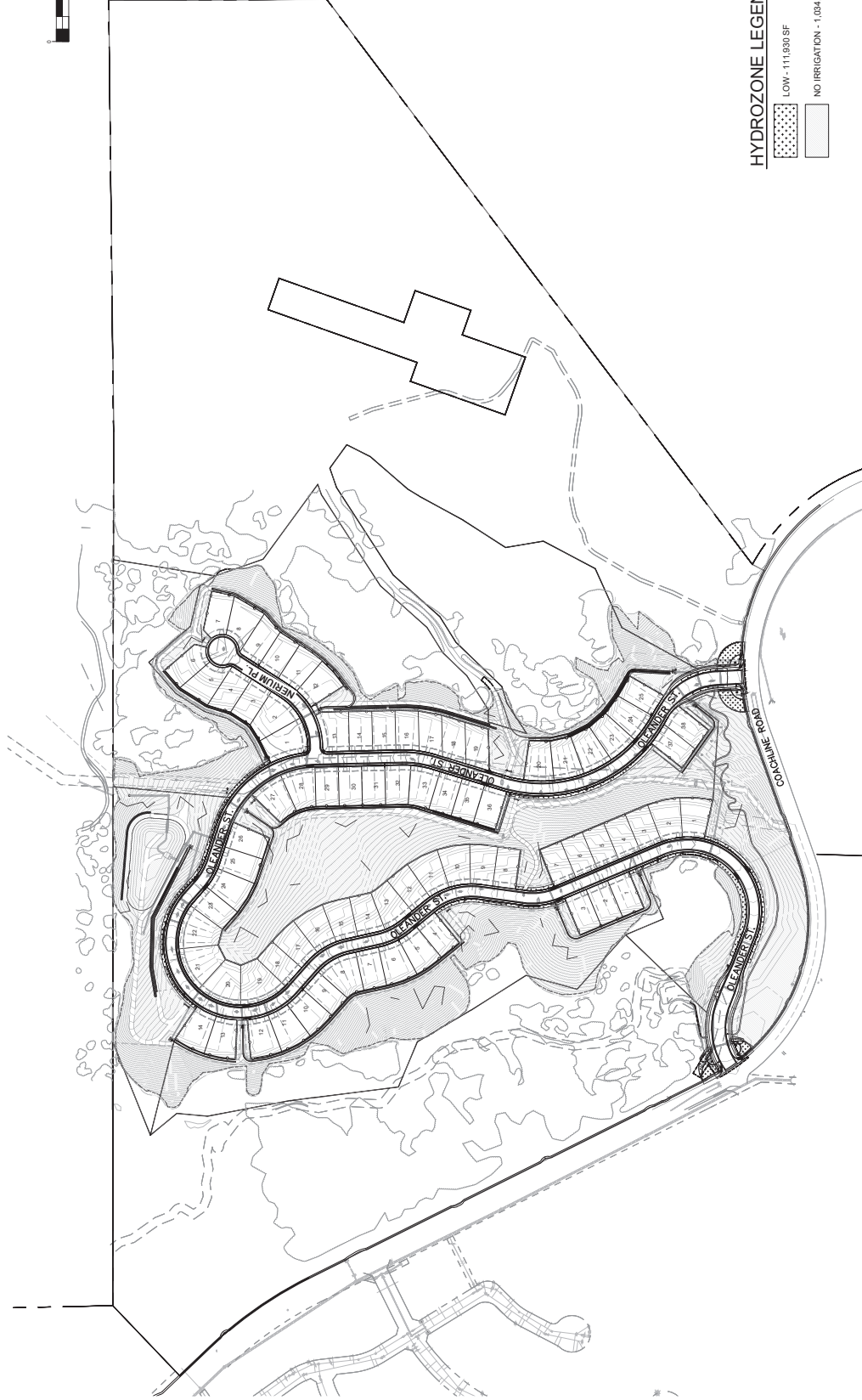


SHEET
23 OF 27

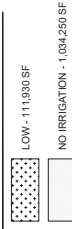
REGISTERED LANDSCAPE ARCHITECT: **B. Neumann**, TOC CERTIFICATION # 8009 COLORADO LICENSE #175

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN

12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



HYDROZONE LEGEND



REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 5009
THE MEADOWS FILING 16 PARCEL 6
SITE DEVELOPMENT PLAN
PROJECT #5092.000.0

817
CRAFTSMANSHIP
DESIGN & CONSTRUCTION

THE MEADOWS FILING 16 PARCEL 6
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN (12 OF 15)

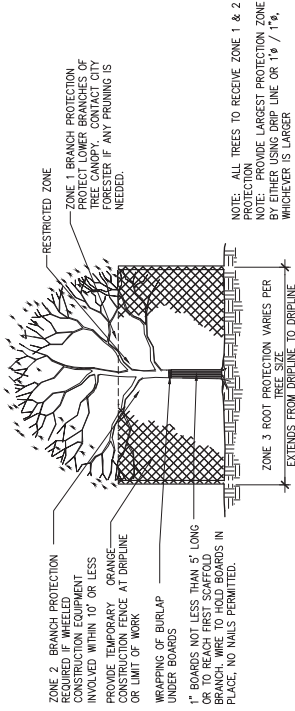
NOT FOR
CONSTRUCTION

#	REVISION DESCRIPTION	DATE	BY
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3	SCIP SUBMITTAL	04/26/2022	CHM
4	SCIP SUBMITTAL	12/19/2022	CHM
5	SCIP SUBMITTAL	01/13/2023	CHM

OWN DESIGN
CRAFTSMANSHIP
DESIGN & CONSTRUCTION
10000 E. 10th Ave., Suite 100
Denver, CO 80231
303.755.8177
www.craftsmanshipdesign.com

THE MEADOWS FILING NO. 16, PARCEL 6
SITE DEVELOPMENT PLAN

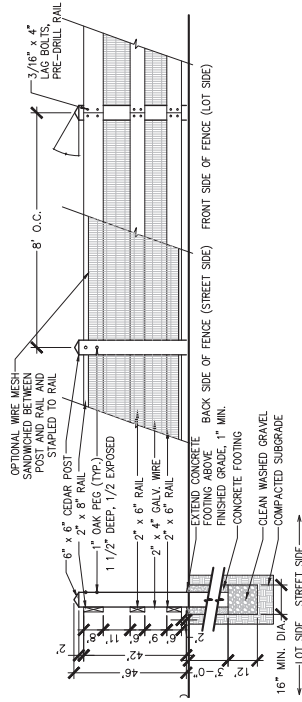
12TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE: ALL TREES TO RECEIVE ZONE 1 & 2
PROTECTION. PROVIDE LARGEST PROTECTION ZONE
BY EITHER USING DRIP LINE OR 1 1/2' / 1 1/4'
WHICHEVER IS LARGER

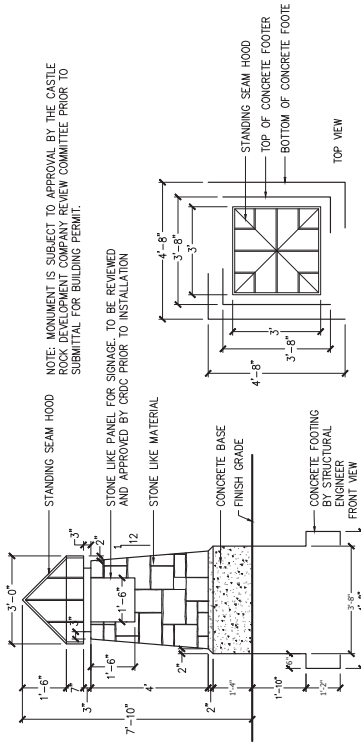
1 TEMPORARY TREE PROTECTION

NOT TO SCALE



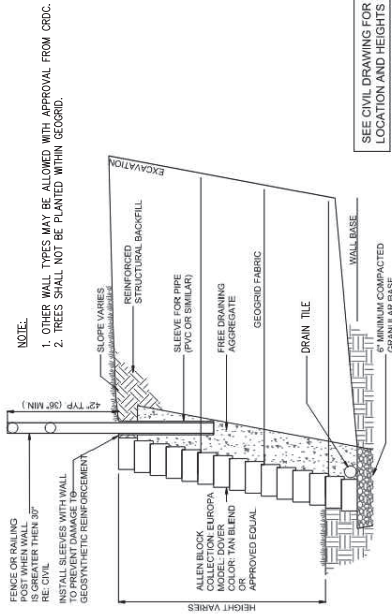
3 3-RAIL OPEN FENCE

NOT TO SCALE



2 ENTRY COLUMN

NOT TO SCALE



4 TYPICAL RETAINING WALL (BY OTHERS)

NOT TO SCALE