

SITE DEVELOPMENT PLAN

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 3C THE MEADOWS FILING NO.19, PARCEL 2N, AMENDMENT NO. 1.

A PARCEL OF LAND BEING A PORTION OF THAT BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 9754291 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28 AND CONSIDERING THE WEST LINE OF SAID SECTION 28 TO BEAR SOUTH 00°04'11" WEST, A DISTANCE OF 5,266.05 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERE TO;

THENCE SOUTH 56°50'1 2" EAST, A DISTANCE OF 2511.65 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 23°14'28" EAST, A DISTANCE OF 431.16 FEET;

THENCE NORTH 00°11 '47" WEST, A DISTANCE OF 173.99 FEET;

THENCE SOUTH 87°57'06" EAST, A DISTANCE OF 327.91 FEET;

THENCE SOUTH 87°57'22" EAST, A DISTANCE OF 52.53 FEET;

THENCE NORTH 74°38'07" EAST, A DISTANCE OF 28.77 FEET;

THENCE NORTH 88°21'53" EAST, A DISTANCE OF 22.43 FEET;

THENCE SOUTM 23°54'33" WEST, A DISTANCE OF 334.00 FEET;

THENCE SOUTH 66°05'27" EAST, A DISTANCE OF 17.00 FEET;

THEN CE SOUTH 23°54'33" WEST, A DISTANCE OF 191.81 FEET;

THENCE SOUTH 03°19'08" WEST, A DISTANCE OF 20.42 FEET;

THENCE SOUTH 18°30'18" EAST, A DISTANCE OF 110.25 FEET;

THENCE SOUTH 73°29'42" WEST, A DISTANCE OF 25.50 FEET;

THENCE SOUTH 28°29'42" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF A NON -TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 471.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°56'15" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL AN ELE OF 34°10'43", AN ARC LENGTH OF 280. 96 FEET;

THENCE NORTH 66°45'32" WEST, A DISTANCE OF 129.87 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARIN IS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (N AD 83, 2011) REFERENCED TO THE WEST LINE OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°04'11 " WEST, A DISTANCE OF 23. 5,266.05 FEET.

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	THE MEADOWS PD AMENDMENT NO.4-RECEPTION NO. 2003102929 ZONING	
USE AREA		
	ALLOWANCE/REQUIRED	THE MEADOWMARK SDP PROPOSED
USES	C-O-I	C-O-I
SITE SETBACKS		
MIN. FRONT YARD SETBACK (SOUTH)	N/A	20.00'
MIN. REAR YARD SETBACK (NORTH)	N/A	5.00'
MIN. SIDE YARD SETBACK (EAST & WEST)	N/A	5.00'
MIN. SIDE TO STREET SETBACK	N/A	N/A
BUILDING SETBACKS		
MIN. FRONT BLDG SETBACK (SOUTH)	N/A	96.01'
MIN. REAR BLDG SETBACK (NORTH)	N/A	78.41'
MIN. EAST SIDE BLDG SETBACK	N/A	82.03'
MIN. WEST SIDE BLDG SETBACK	N/A	68.71'
MAX. BUILDING HEIGHT	60'-0"	57'-4 5/8"
MAX. FLOOR AREA RATIO	60%	19%
MIN. PARKING SPACES: TOTAL REQUIRED	206	255
1 SPACE PER UNIT (200 UNITS)	200	249
1 SPACE PER EMPLOYEE MAX SHIFT	6	6
STANDARD PARKING SPACES [dimensions]		239 [9' x 18']
HANDICAP PARKING SPACES [dimensions] (REQUIRED QTY BASED ON 2018 IBC)	13 ACCESSIBLE [8.5x18'] 3 VAN ACCESSIBLE [9x18']	13 ACCESSIBLE [8.5x18'] 3 VAN ACCESSIBLE [9x18']
TOTAL BUILDING SQUARE FOOTAGE		183,239 S.F.
LEVEL 1 FLOOR PLATE SQUARE FOOTAGE		46,199 S.F.
DENSITY CALCULATION		36.5 UNITS/ACRE
DWELLING UNITS		200 DU
SITE UTILIZATION (SHOW SF/ACREAGE AND %)		
TOTAL LOT AREA	238,522.039 S.F. / 5.48 AC / 100%	
LOT COVERAGE		
BUILDING(S)	46,199 S.F. / 1.06 AC / 19%	
INTERNAL DRIVES AND PARKING LOT	92,148 S.F. / 2.12 AC / 39%	
SIDEWALKS, TRASH ENCLOSURES, MISC.	24,860 S.F. / 0.57 AC / 10%	
COMMON PUBLIC ACCESS DRIVES	7,430 S.F. / 0.17 AC / 3%	
ROW COVERAGE	5,941 S.F. / 0.14 AC / 2%	
LANDSCAPE/OPEN SPACE COVERAGE	67,885 S.F. / 1.56 AC / 28%	
OTHER COVERAGE:	N/A	

SHEET INDEX

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17	BUILDING HORIZONTAL DIMENSIONS

LIST OF CONTACTS:

OWNER:
CASTLE ROCK DEVELOPMENT COMPANY
3033 E 1ST AVE #410
DENVER, CO 80206

DEVELOPER:
ULYSSES DEVELOPMENT GROUP
210 UNIVERSITY BLVD
DENVER, CO 80206

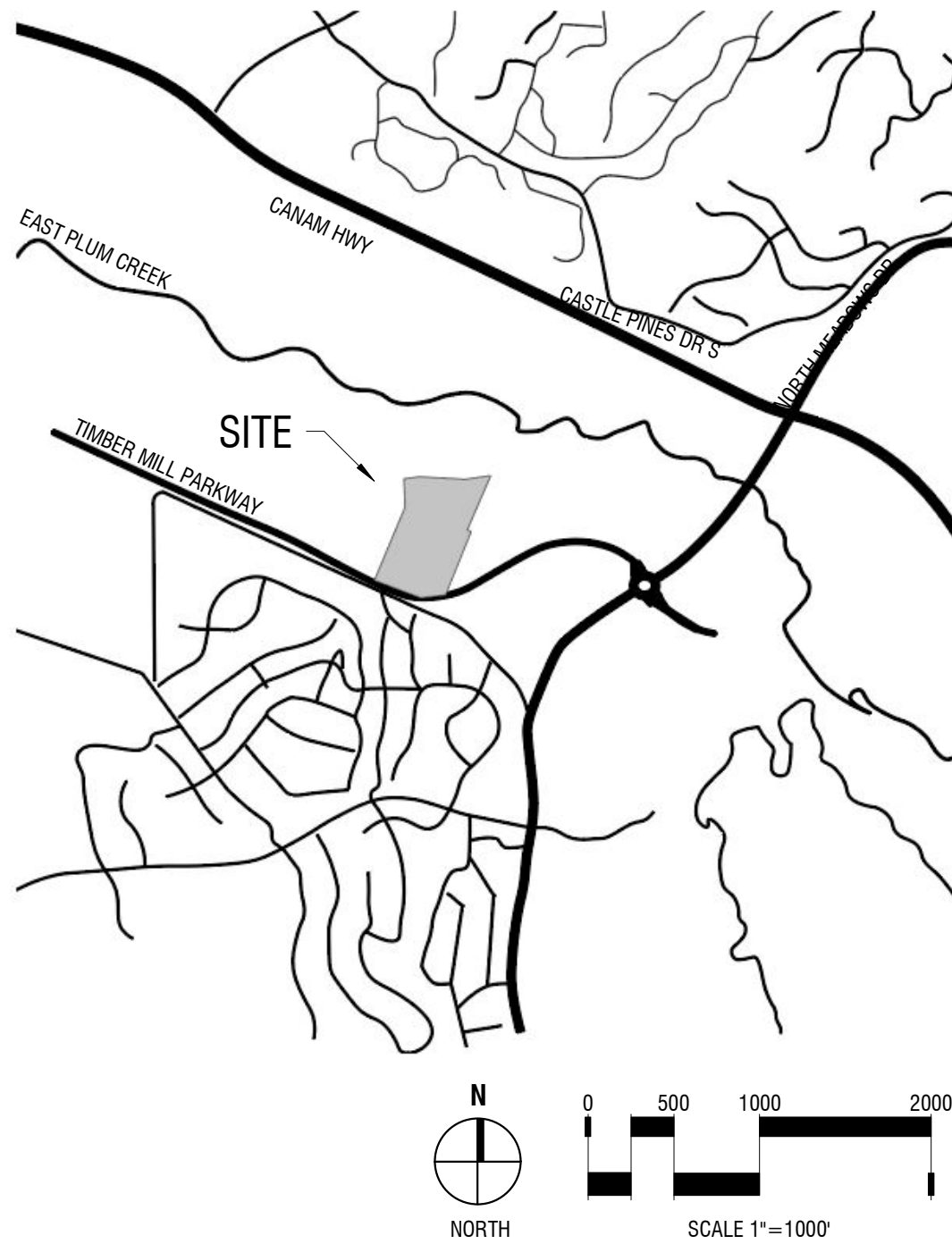
ARCHITECT:
SHOPWORKS ARCHITECTURE
301 W 35TH AVE
DENVER, CO 80216

CIVIL ENGINEER/SURVEYOR:
WARE WALCOMB
900 S BROADWAY #320
DENVER, CO 80209

LANDSCAPE ARCHITECT:
FLOW DESIGN COLLABORATIVE
301 W 35TH AVE
DENVER, CO 80216

ELECTRICAL ENGINEER:
MV CONSULTING
4640 PECOS ST, UNIT F
DENVER, CO 80211

VICINITY MAP



GENERAL NOTES:

1. 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.
2. PURSUANT TO SECTION 4.7 AND 9.3.2 PER THE 2021 TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY 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.
3. 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.
4. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS: ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX, NO. 08035C0167G, MAP REVISED MARCH 16, 2016.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT WILL BE MAINTAINED BY THE MEADOWS METROPOLITAN DISTRICT.
10. 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.
11. THIS SITE IS ZONED THE MEADOWS PD FOURTH AMENDMENT.
12. 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 THE MEADOWS METROPOLITAN DISTRICT.
13. 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.
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
15. 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.
16. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

CERTIFICATES:

OWNERSHIP CERTIFICATION

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

CASTLE ROCK DEVELOPMENT COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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: _____.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK. (1 - 3" DOMESTIC WATER METER = 16.67 SFE AND 1 - 1" IRRIGATION METER = 1.67 SFE, A TOTAL OF 18.34 SFE)

SURVEYOR'S CERTIFICATE

I, _____, 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 _____ DATE _____

FIRE NOTES:

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "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 1032 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. 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.

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

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

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

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

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

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

BY: _____
DEPUTY

PREPARED FOR:

CASTLE VIEW
OWNER LLC

LANDSCAPE
CERTIFICATION:

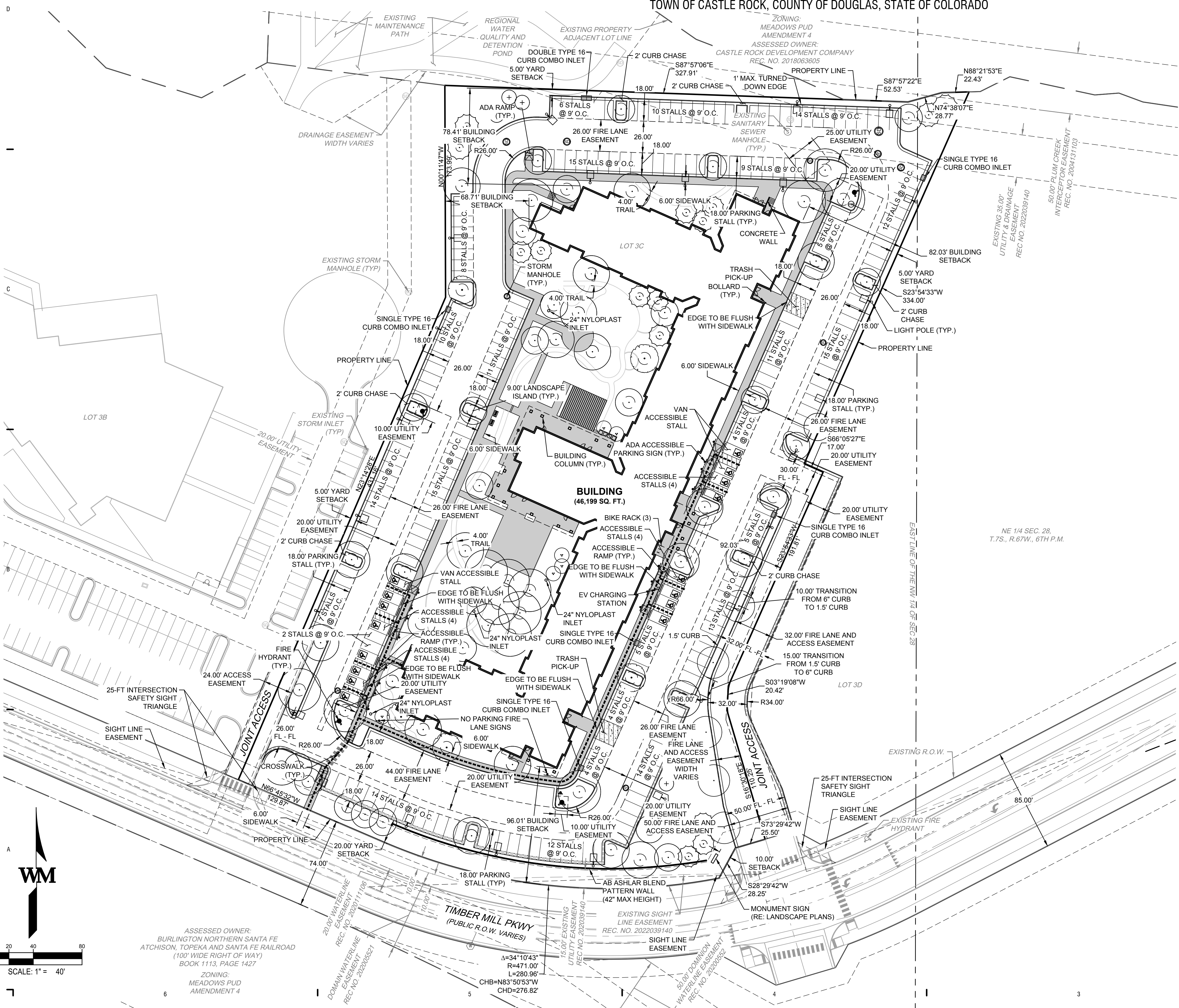
DATE:

SDP_01	05/20/2022
SDP_02	08/24/2022
SDP_03	10/28/2022
SDP_04	12/12/2022
SDP_05	12/29/2022

SHEET TITLE:
COVER SHEET

SITE DEVELOPMENT PLAN
LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1
THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILLCURB
- PROPOSED HANDICAP PARKING
- PROPOSED FIRE LANE AND DRAINAGE EASEMENT
- EXISTING UTILITY EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC W/ KNOX HARDWARE
- KNOX BOX W/ APPROVED HARDWARE
- PROPOSED WATER METER
- PROPOSED SIGN
- PROPOSED SIDEWALK
- 6" PCC PER GEOTECH REPORT
- 5" FULL DEPTH ASPHALT PER GEOTECH REPORT
- PARKING COUNT
- PROPOSED LIGHTS (POLES & BUILDING)
- EXISTING LIGHT POLE
- SIGHT TRIANGLE

NOTES

- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.

FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.

FIRE LANE SIGN
N.T.S.

ICC/ANSI PARKING SIGN
ONE PER SPACE
N.T.S.

HANDICAP PARKING SIGN (TYP.)

ADA PARKING DETAILS
N.T.S.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 S. Broadway Suite 320 Denver, CO 80209
P. 303.561.3333 wmalcomb.com

PREPARED FOR:

CASTLE VIEW
OWNER, LLC

LANDSCAPE
CERTIFICATION:

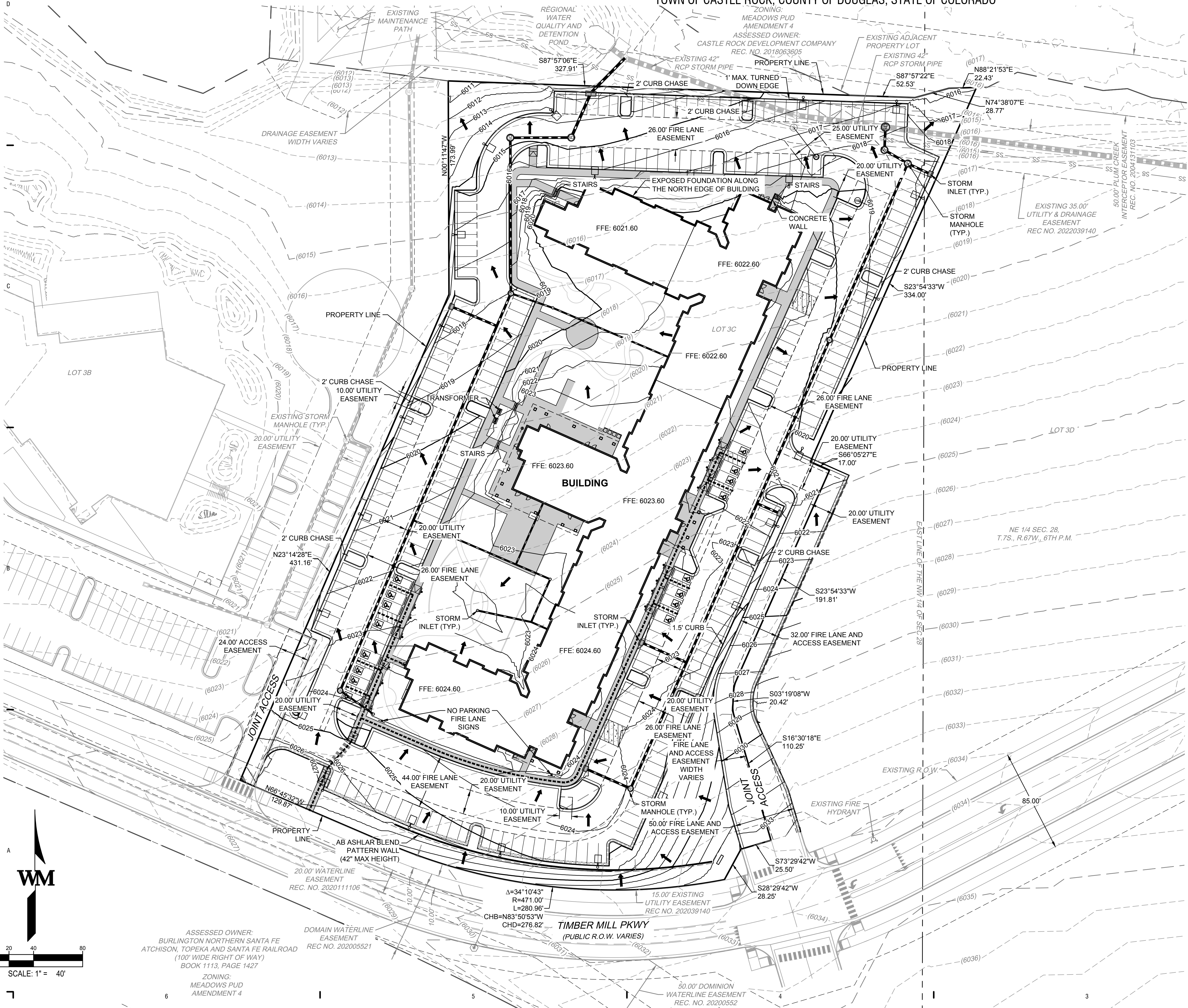
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LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED SPILL CURB
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED SWALE
	PROPOSED SLOPE AND DIRECTION
	PROPOSED FENCE
	FLOW DIRECTION
	HIGH POINT
	LOW POINT
	MATCH EXISTING
	GRADE BREAK
	GRADE AT TOP OF WALL
	GRADE AT BOTTOM OF WALL
	TOP BACK OF CURB

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 s. Broadway suite 320 denver, co 80209
p 303.561.3333 wwaremalcomb.com

PREPARED FOR:

CASTLE VIEW
OWNER, LLC

LANDSCAPE
CERTIFICATION:

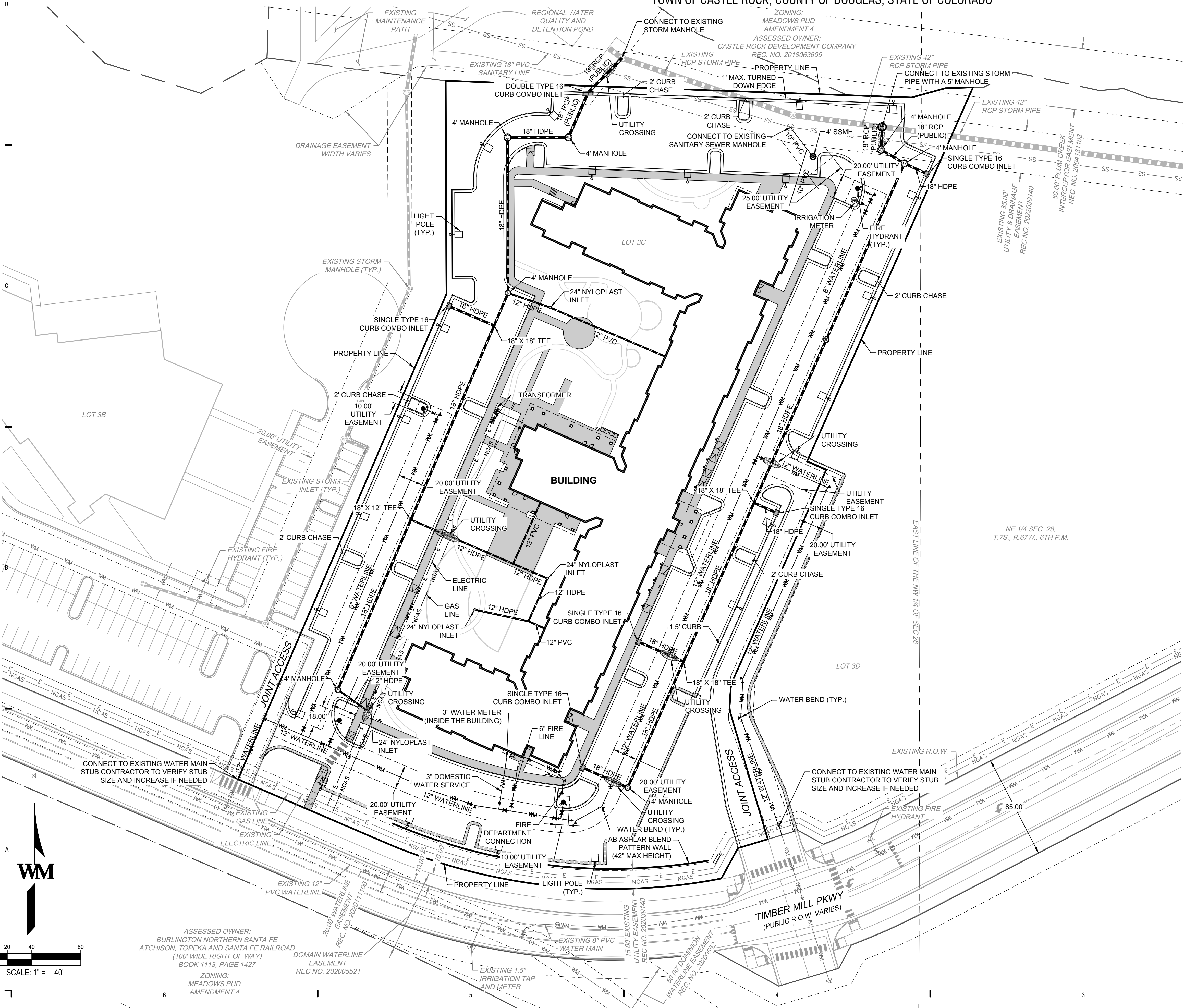
DATE:

SDP_01	05/20/2022
SDP_02	08/22/2022
SDP_03	10/28/2022
SDP_04	12/12/2022
SDP_05	12/29/2022

SHEET TITLE:
GRADING PLAN

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



LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

UTILITY NOTE:

FIRE FLOW DATA:

FIRE FLOW REQUIREMENTS ARE 3,750 GPM MIN @ 20 PSI RESIDUAL PRESSURE

THIS BUILDING REQUIRES 4 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS

EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: VA (COMMERCIAL)
FIRE FLOW CALCULATION AREA: 176,400 ± SF
THIS BUILDING FULLY SPRINKLERED

NOTES

- ALL STORM SEWER PIPES AND STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY OWNER/DEVELOPER.
- ALL SANITARY PIPES AND STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES AND SANITARY 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 ORANGE WATER PLANNING PRESSURE ZONE.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 s. broadway suite 320 denver, co 80209
p 303.561.3333 waremalm.com

PREPARED FOR:

CASTLE VIEW
OWNER, LLC

LANDSCAPE
CERTIFICATION:

DATE:

SDP_01	05/20/2022
SDP_02	08/22/2022
SDP_03	10/28/2022
SDP_04	12/12/2022
SDP_05	12/29/2022

SHEET TITLE:
UTILITY PLAN

SITE DEVELOPMENT PLAN
LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1
THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES:

- 1. FINAL LANDSCAPE AREA, COVERAGE, AND PLANT QUALITIES SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- 2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- 3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- 4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- 5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- 6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- 10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- 11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- 13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- 15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK

MULTIFAMILY LANDSCAPE SITE INVENTORY

GROSS SITE AREA	REQUIRED LANDSCAPE AREA (238,522 X .20)	TURF GRASS SF	REQUIRED TREES (47,704/1000SF) x2	PROPOSED TREES	REQUIRED SHRUBS (47,704/1000SF) x4	PROVIDED SHRUBS	SOIL PREP AMOUNTS CUBIC FEET (LANDSCAPE AREA PROVIDED)	SEPARATE IRRIGATION SERVICE CONNECTIONS
238,522 SF	REQUIRED: 47,704 SF PROVIDED: 67,885 SF	TALL FESCUE MIX 2,361 SF	96	107	192	378	67,885	YES
PARKING LOT AREA	PARKING LOT LANDSCAPE AREA (10% OF 92,148)	NUMBER OF PARKING SPACES	NUMBER OF INTERIOR ISLANDS	MIN WIDTH OF INTERIOR ISLANDS	TREES REQUIRED (# OF ISLANDS)	TREES PROVIDED	SHRUBS REQUIRED (# OF ISLANDS) x4	SHRUBS PROVIDED
92,148 SF	REQUIRED: 9,215 SF PROVIDED: 9,865 SF	255	24	8FT	24	27	96	106

LANDSCAPE REQUIREMENTS CHART

AREA	TOTAL AREA IN SF	REQUIRED LANDSCAPE AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
GROSS SITE	238,522 SF	20% = 47,704 SF	(47,704/1000SF) x2 = 96	107	(47,704/1000SF) X 4 = 192	378
PARKING	92,148 SF	10% = 9,215 SF	(# OF ISLANDS) = 24	27	(# OF ISLANDS) X 4 = 96	106
ROW LANDSCAPE	426 LF	NA	426LF/40 = 11	0*	(426LF/40) X 4 = 44	44

*REFER TO VARIENCE TCV22-0119. DUE TO SIGHT TRIANGLES NO TREES ARE PROPOSED WITHIN THE ROW. DUE TO UTILITY EASEMENT ON BACK OF WALK, NO TREES ARE PROPOSED AT BACK OF WALK. OVERALL LANDSCAPE TREE NUMBER EXCEEDS REQUIREMENT BY 11 TO ACCOMMODATE STREET TREES. OVER 75% OF CANOPY TREES ARE LARGE DECIDUOUS TREES LANDSCAPE WITHIN ROW IS TO BE LOW/VERY LOW HYDROZONE

CLWUR Chart for the Town of Castle Rock

Irrig. Zone	Landscape Area (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 irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
4	TURF AREA		HW	0.03	2361	4	67,885	0.14
3	TREES/SHRUBS/GROUND COVER		MOD	0.27	18240	3	67,885	0.81
2	OR IRRIGATED NATIVE SEED		L	0.37	25001	2	67,885	0.74
1	NATIVE SEED		VL	0.33	22,283	1	67,885	0.33
Total of the CLWUR=								2.01



PREPARED FOR:

CASTLE VIEW OWNER, LLC

LANDSCAPE CERTIFICATION:

CHRISTOPHER CHARLES HOY
LICENSE NUMBER 476
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

DATE:

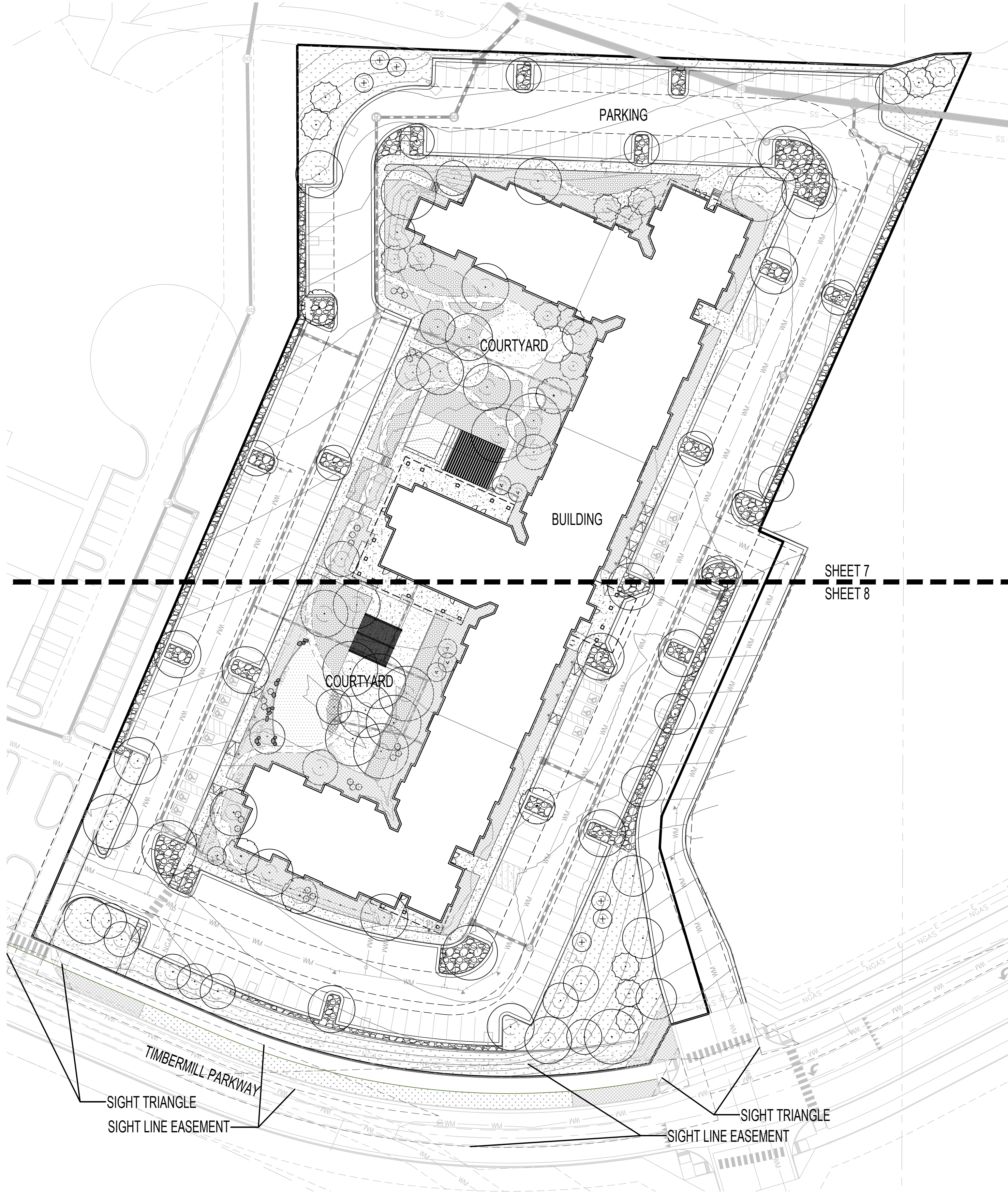
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SDP_05	12/29/2022

SHEET TITLE:

LANDSCAPE NOTES & SCHEDULE

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1
THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PREPARED FOR:

CASTLE VIEW
OWNER, LLC

LANDSCAPE
CERTIFICATION:

CHRISTOPHER CHARLES HOY

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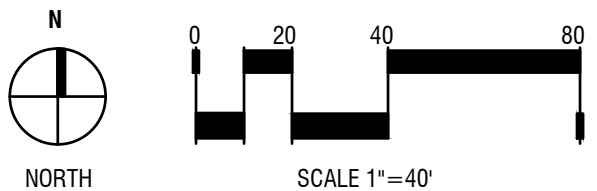
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SHEET TITLE:

OVERALL LANDSCAPE PLAN



LOT 2N D2A, THE MEADOWS FILING NO. 19
SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK PROJECT NO. SPD 22-0032

6

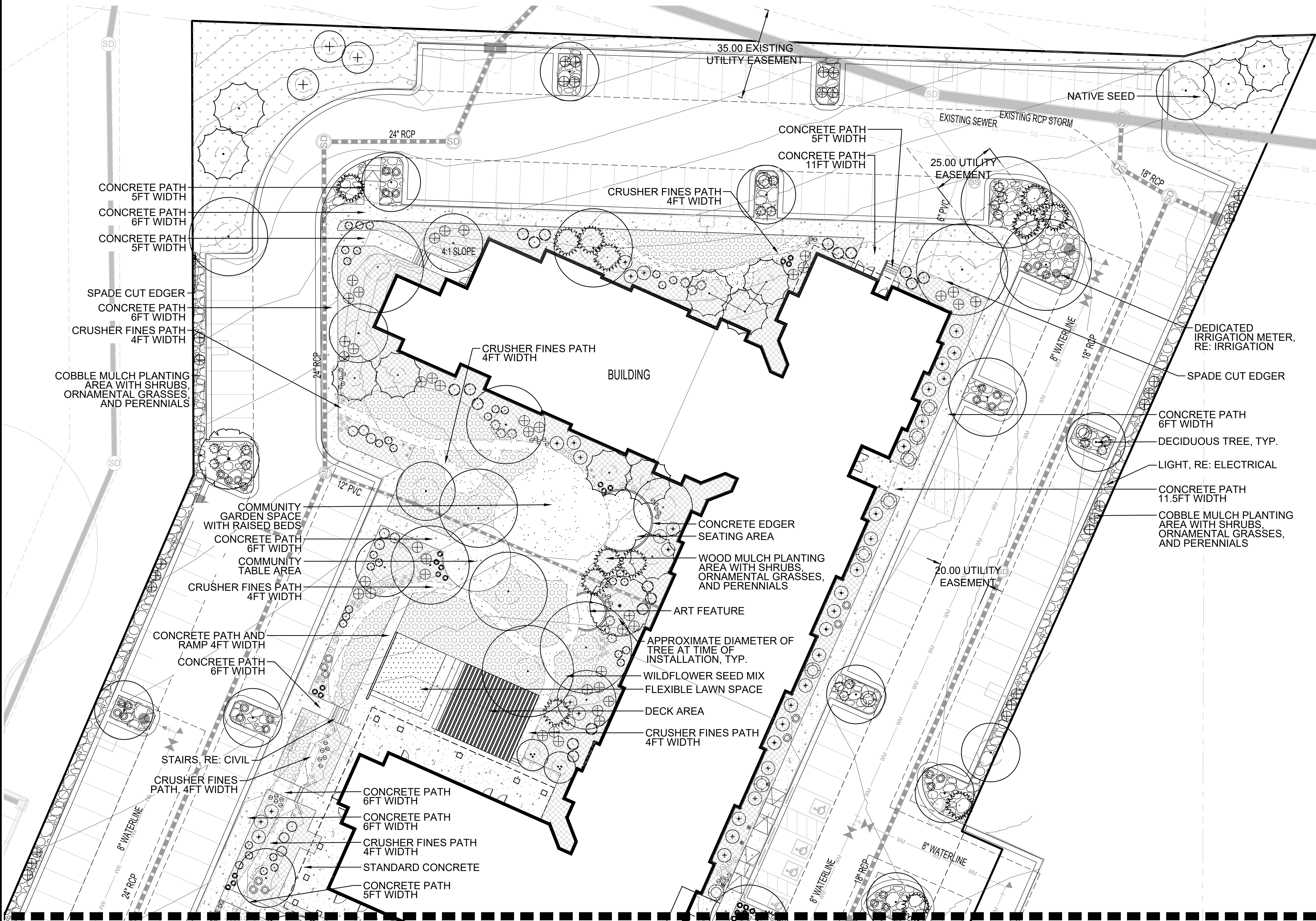
SHEET 6 OF 17

SITE DEVELOPMENT PLAN

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- CONCRETE PAVING
- CRUSHER FINES
- NATIVE SEED
- LOW GROW NATIVE SEED
- WILDFLOWER SEED
- COBBLE MULCH WITH SHRUBS
GRASSES/PERENNIALS
- CEDAR MULCH WITH
SHRUBS/GRASSES/
PERENNIALS
- SOD
- SPADE CUT EDGER
- STEEL EDGER
- SPADE CUT EDGER
- LARGE CANOPY
DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL

PREPARED FOR:

CASTLE VIEW
 OWNER, LLC

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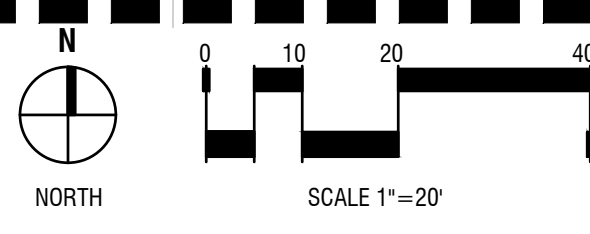
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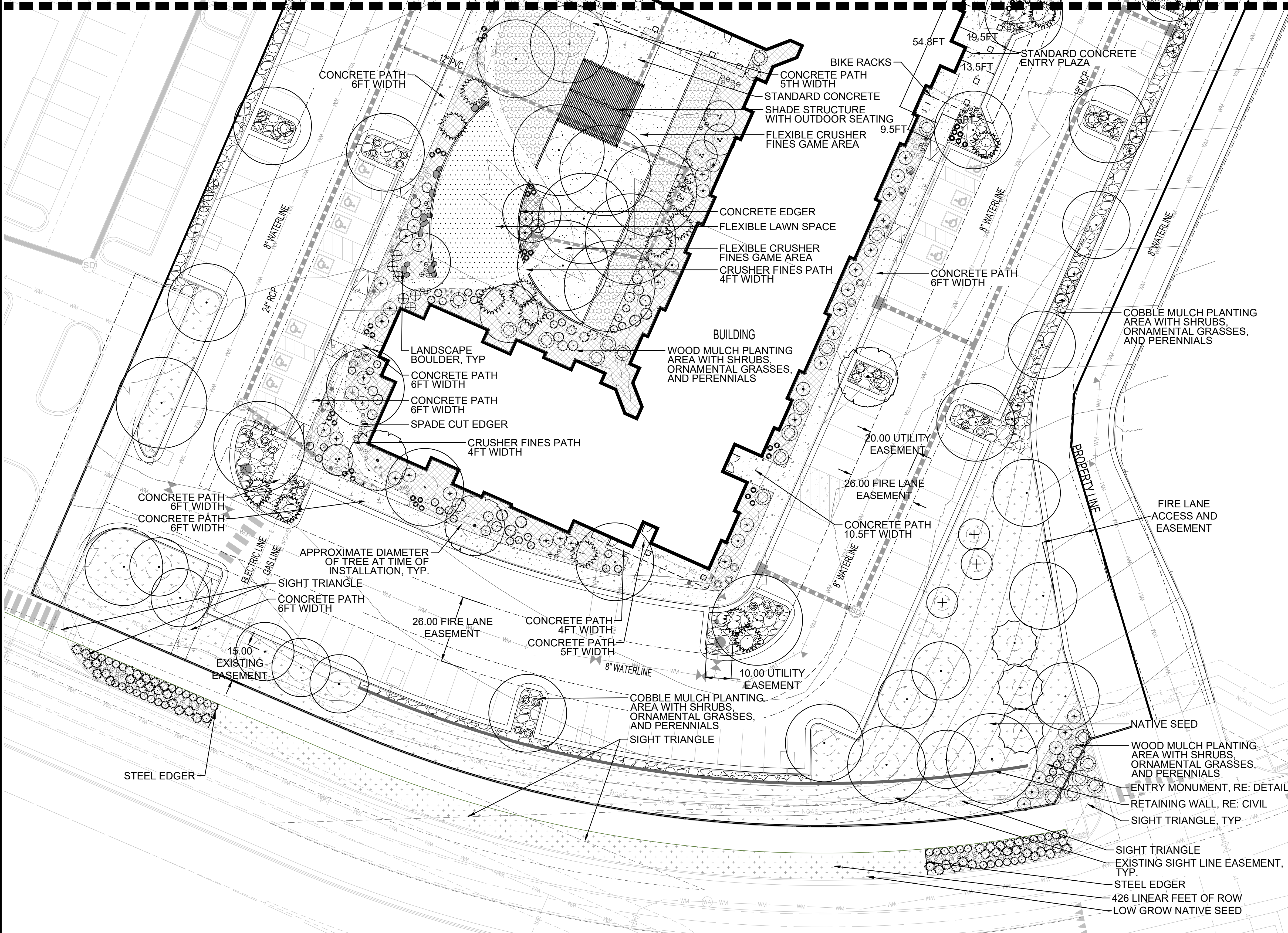
SHEET TITLE:

LANDSCAPE PLAN



SITE DEVELOPMENT PLAN
LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1
THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

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- CRUSHER FINES
- NATIVE SEED
- LOW GROW NATIVE SEED
- WILDFLOWER SEED
- COBBLE MULCH WITH SHRUBS GRASSES/PERENNIALS
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- SOD
- STEEL EDGER
- SPADE CUT EDGER
- LARGE CANOPY DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL

PREPARED FOR:

CASTLE VIEW
OWNER, LLC

**LANDSCAPE
CERTIFICATION:**

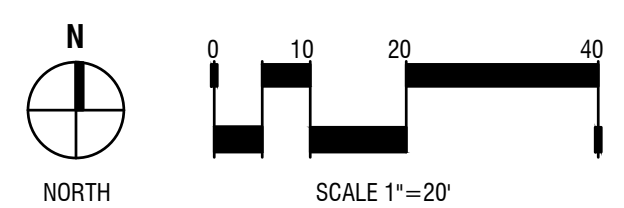
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SHEET TITLE:

LANDSCAPE PLAN



LOT 2N D2A, THE MEADOWS FILING NO. 19
SITE DEVELOPMENT PLAN

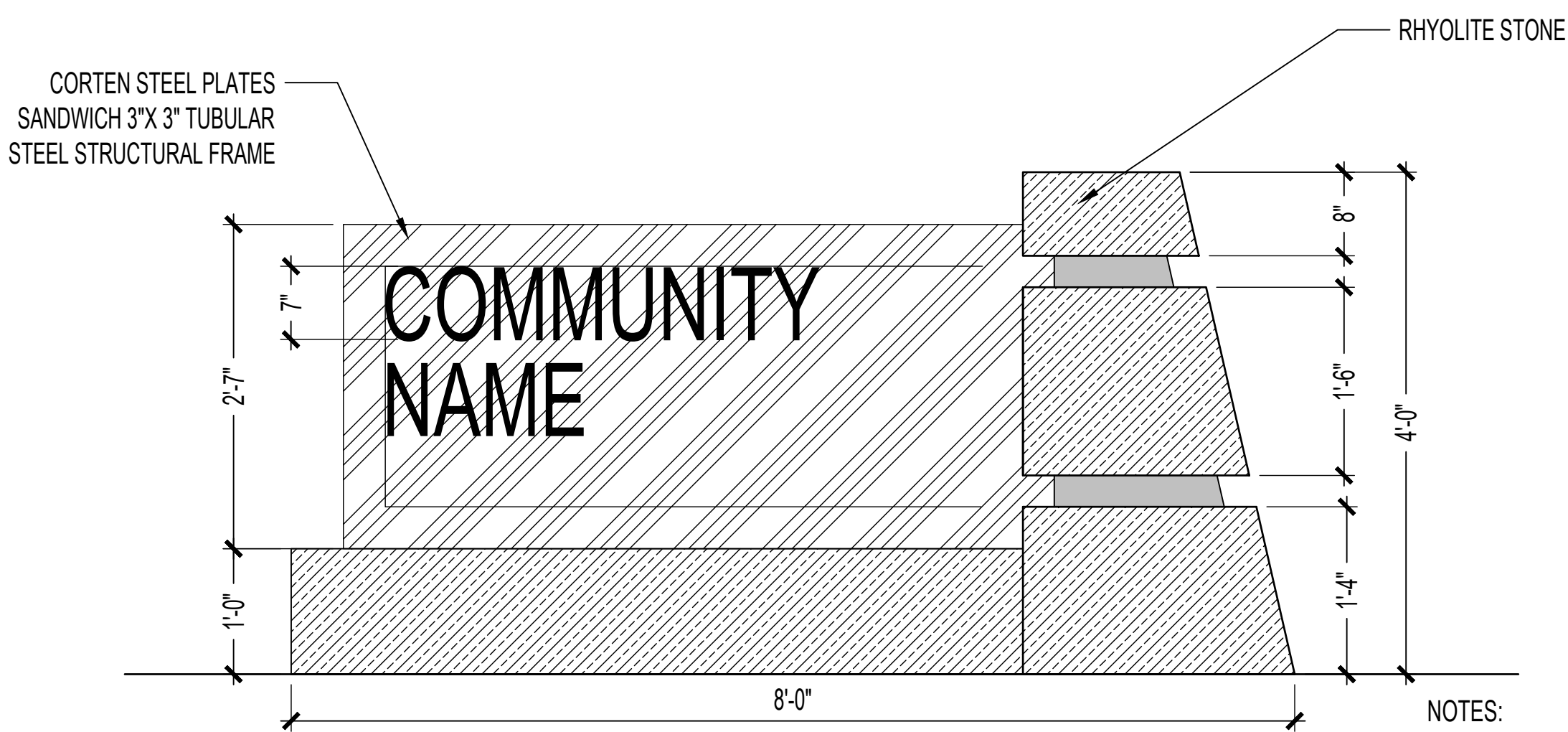
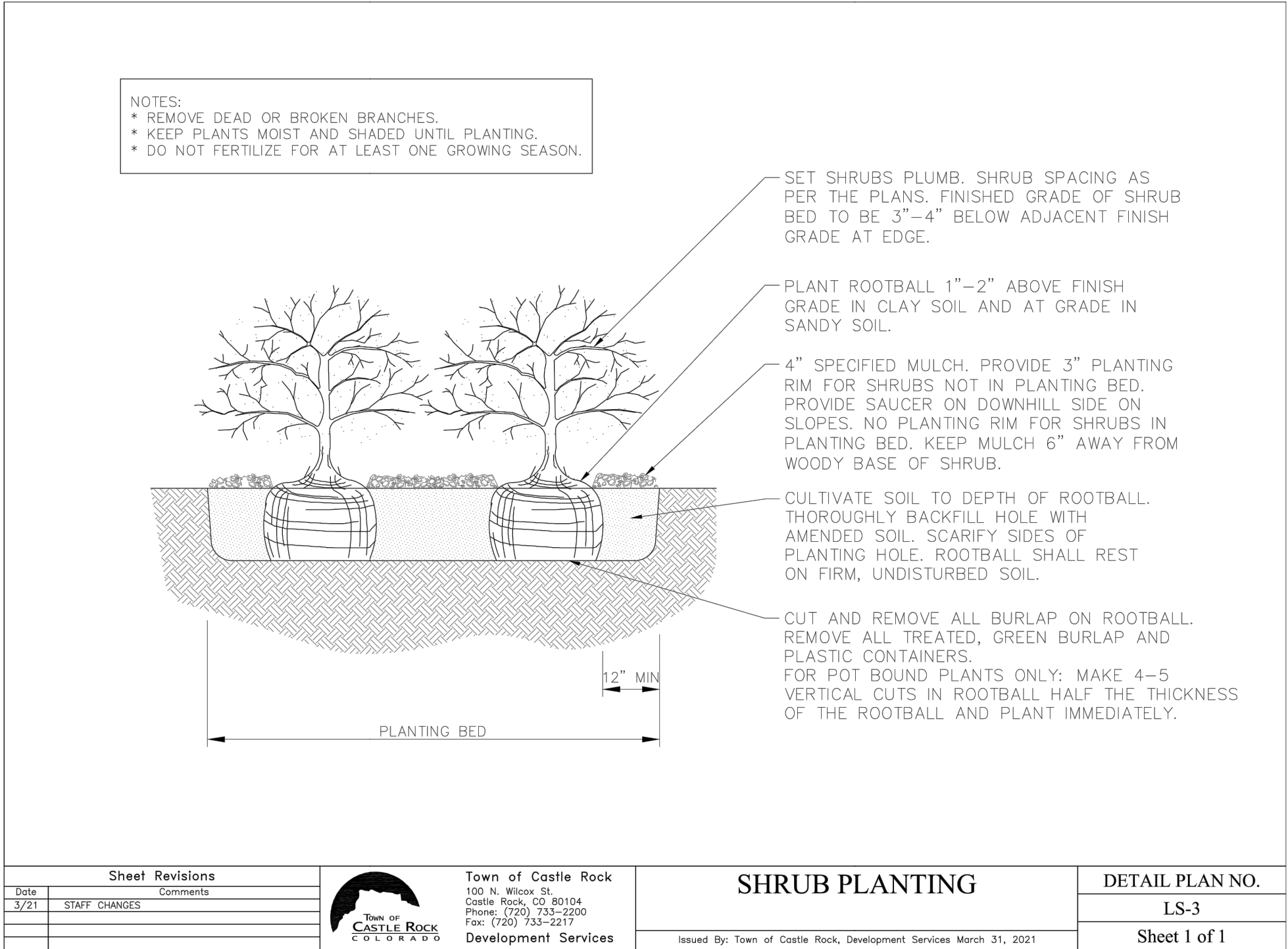
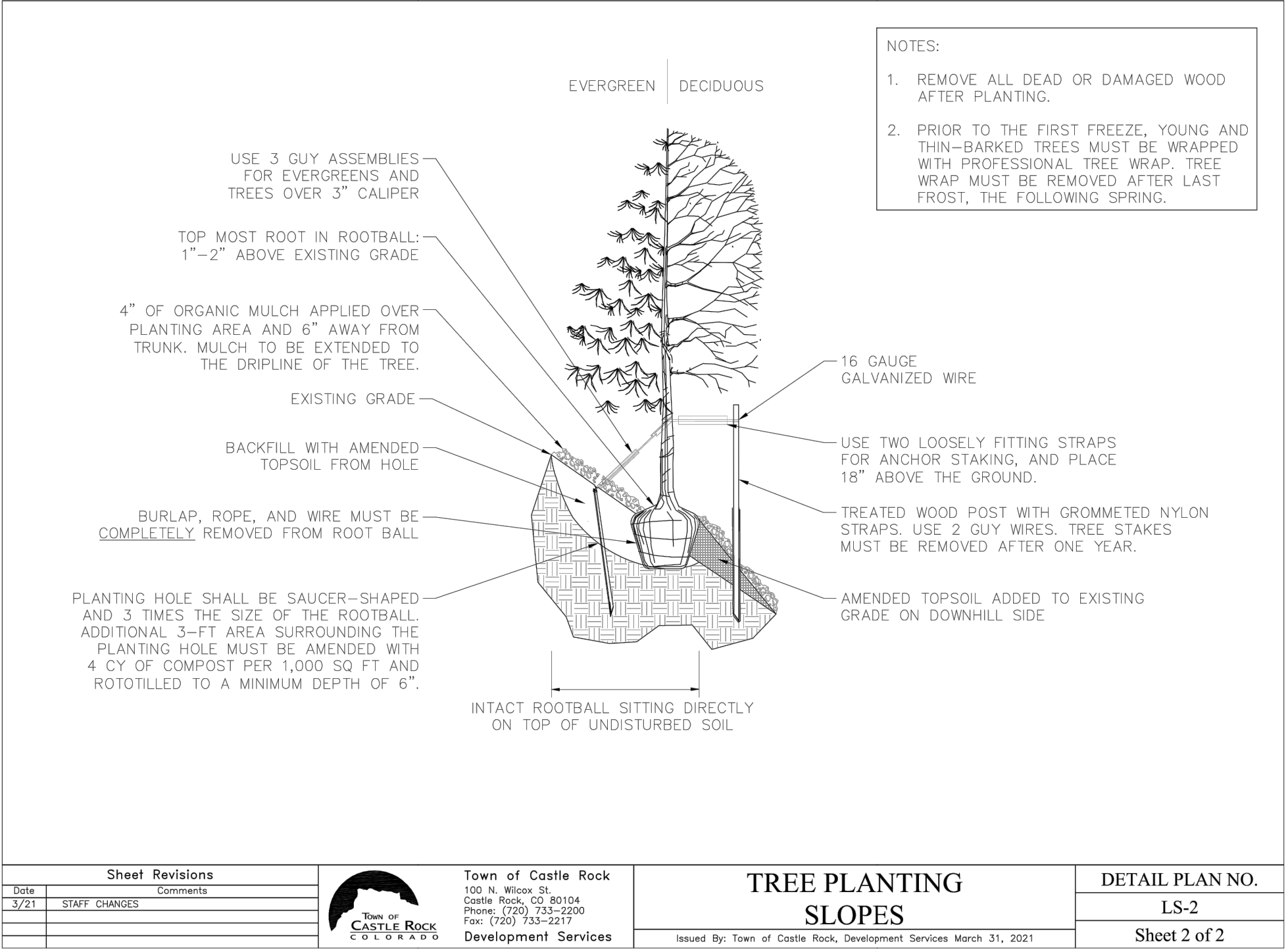
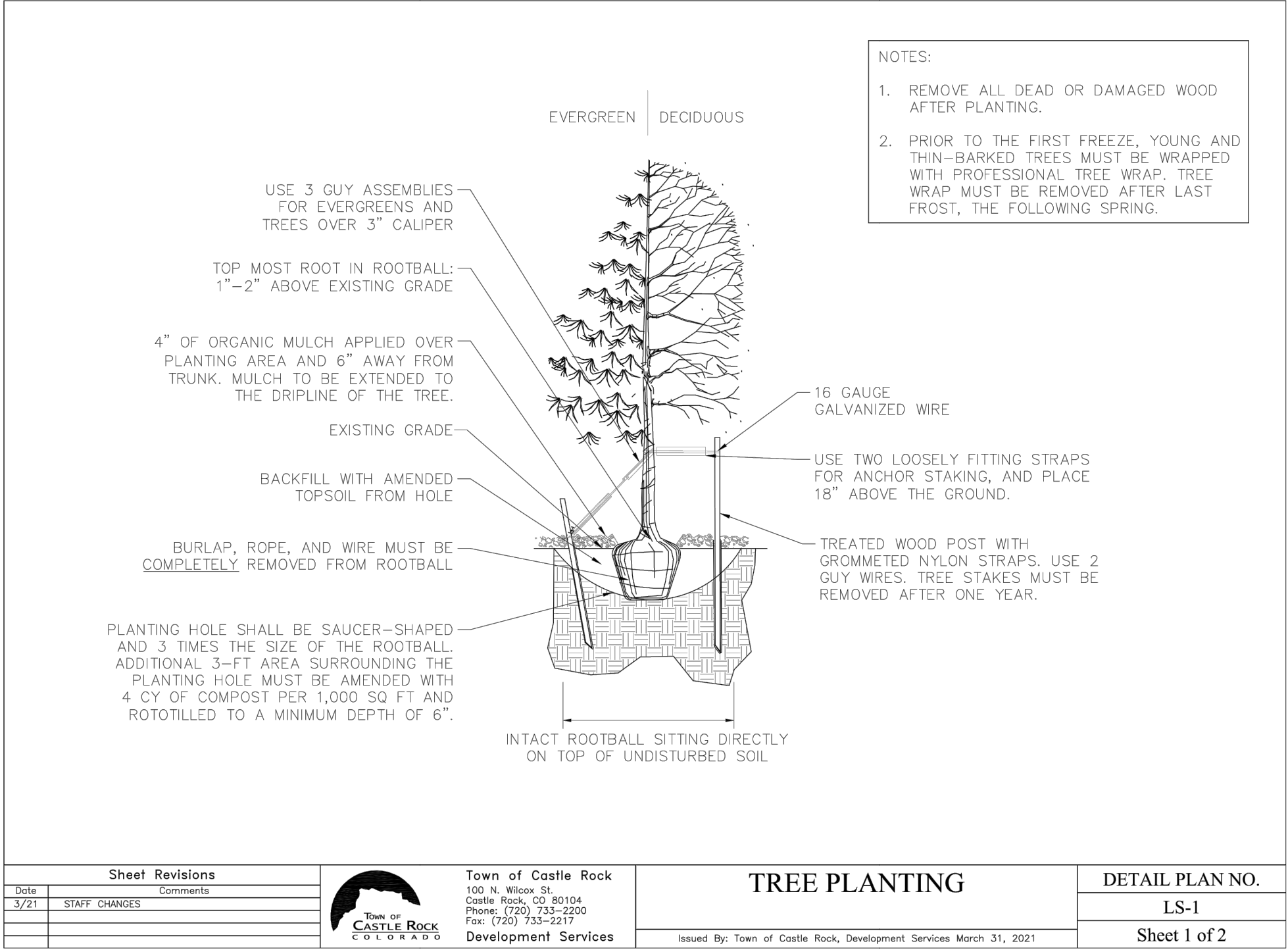
TOWN OF CASTLE ROCK PROJECT NO. SPD 22-0032

SITE DEVELOPMENT PLAN

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



BUILDING SIGN CODE COMPARISON		
MEASUREMENT	SIGN CODE	PROPOSED
HEIGHT	20FT	4FT
SQUARE FOOTAGE	50SF	32SF

*SIGN TO BE APPROVED IN SEPARATE SIGN PERMIT
PROPOSED SIGN MEETS THE TIMBER MILL PARKWAY DESIGN STANDARDS

- NOTES:
1. REFERENCE TIMEBERMILL PARKWAY DESIGN STANDARDS
 2. DETAIL FOR DESIGN INTENT ONLY, PROVIDE SHOPS AT TIME OF CONSTRUCTION
 3. ALL SIGNAGE WILL BE APPROVED AT SEPARATE PERMIT

A ENTRY MONUMENT

SCALE: NOT TO SCALE

PREPARED FOR:

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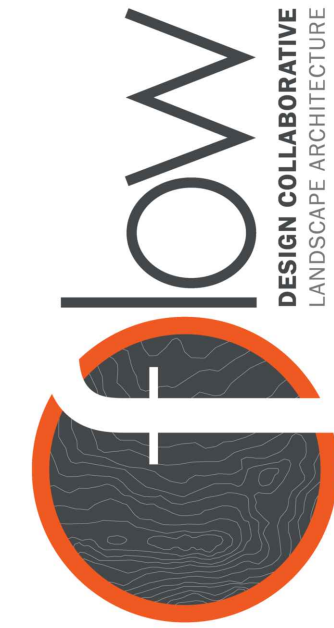
LANDSCAPE
DETAILS

SITE DEVELOPMENT PLAN





LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



HYDROZONE LEGEND

	TEMPORARY IRRIGATION FOR ESTABLISHMENT (ON-GRADE STAKED POP-UP MP ROTATORS)
	IRRIGATED NATIVE SEED (12\" POP-UP MP ROTATORS)
	IRRIGATED SOD (6\" POP-UP MP ROTATORS)
	DRIP IRRIGATION (POINT SOURCE EMITTERS)

HYDROZONE CALCULATIONS

	HYDROZONE CATEGORY	IRRIGATED AREA (SF)
4	HIGH: TURF	2,361 SF
3	MODERATE: TREES/SHRUBS/GROUNDCOVERS	18,240 SF
2	LOW: TREES/SHRUBS/GROUNDCOVERS OR IRRIGATED NATIVE SEED	25,001 SF
1	VERY LOW: NATIVE SEED	22,283 SF

PREPARED FOR:

CASTLE VIEW
OWNER, LLC

LANDSCAPE CERTIFICATION:

CHRISTOPHER CHARLES HOY
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STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

IRRIGATION NARRATIVE

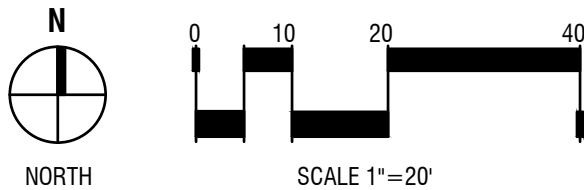
- ALL LANDSCAPE PLANT MATERIAL WILL BE ESTABLISHED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE IRRIGATION WILL BE FED FROM A DOMESTIC WATER TAP WITH A DEDICATED METER, A REDUCED PRESSURE BACKFLOW ASSEMBLY, MASTER VALVE AND FLOW METER WILL BE INSTALLED DOWNSTREAM OF THE METER.
- PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH.
- TURF AREAS WILL BE TURF TYPE TALL FESCUE AND WILL BE IRRIGATED USING 6" POP-UP ROTATOR TYPE SPRINKLER HEADS.
- PLANTING BEDS WITH TREES, SHRUBS, GROUNDCOVERS AND ORNAMENTAL GRASSES WILL BE IRRIGATED USING POINT SOURCE DRIP AND DRIPPERLINE IRRIGATION METHODS.
- NATIVE SEED AREAS IDENTIFIED AS "VERY LOW WATER" USE WILL BE IRRIGATED WITH AN ABOVE-GROUND, TEMPORARY IRRIGATION SYSTEM UNTIL FULL ESTABLISHMENT. REMOTE CONTROL IRRIGATION VALVES WILL BE INSTALLED ON THE PERMANENT IRRIGATION MAINLINE. LATERAL IRRIGATION LINES AND SPRINKLER HEADS WILL BE INSTALLED ON THE SURFACE. REMOTE CONTROL VALVES WILL BE WIRED TO AND MANAGED THROUGH THE IRRIGATION CONTROLLER. UPON ESTABLISHMENT OF THE NATIVE SEED, THE TEMPORARY IRRIGATION LATERALS AND SPRINKLER HEADS WILL BE REMOVED FROM THE SYSTEM.
- TREES LOCATED WITHIN THE NATIVE SEED AREAS WILL BE IRRIGATED USING A SEPARATE, PERMANENT DRIP IRRIGATION ZONE WHICH WILL REMAIN IN PLACE FOLLOWING REMOVAL OF THE TEMPORARY IRRIGATION FOR SEED ESTABLISHMENT.
- ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEEDED. ALL RE-SEEDED AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

DATE:

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SDP_02	08/22/2022
SDP_03	10/28/2022
SDP_04	12/12/2022
SDP_05	12/29/2022

SHEET TITLE:

IRRIGATION PLAN



LOT 2N D2A, THE MEADOWS FILING NO. 19
SITE DEVELOPMENT PLAN

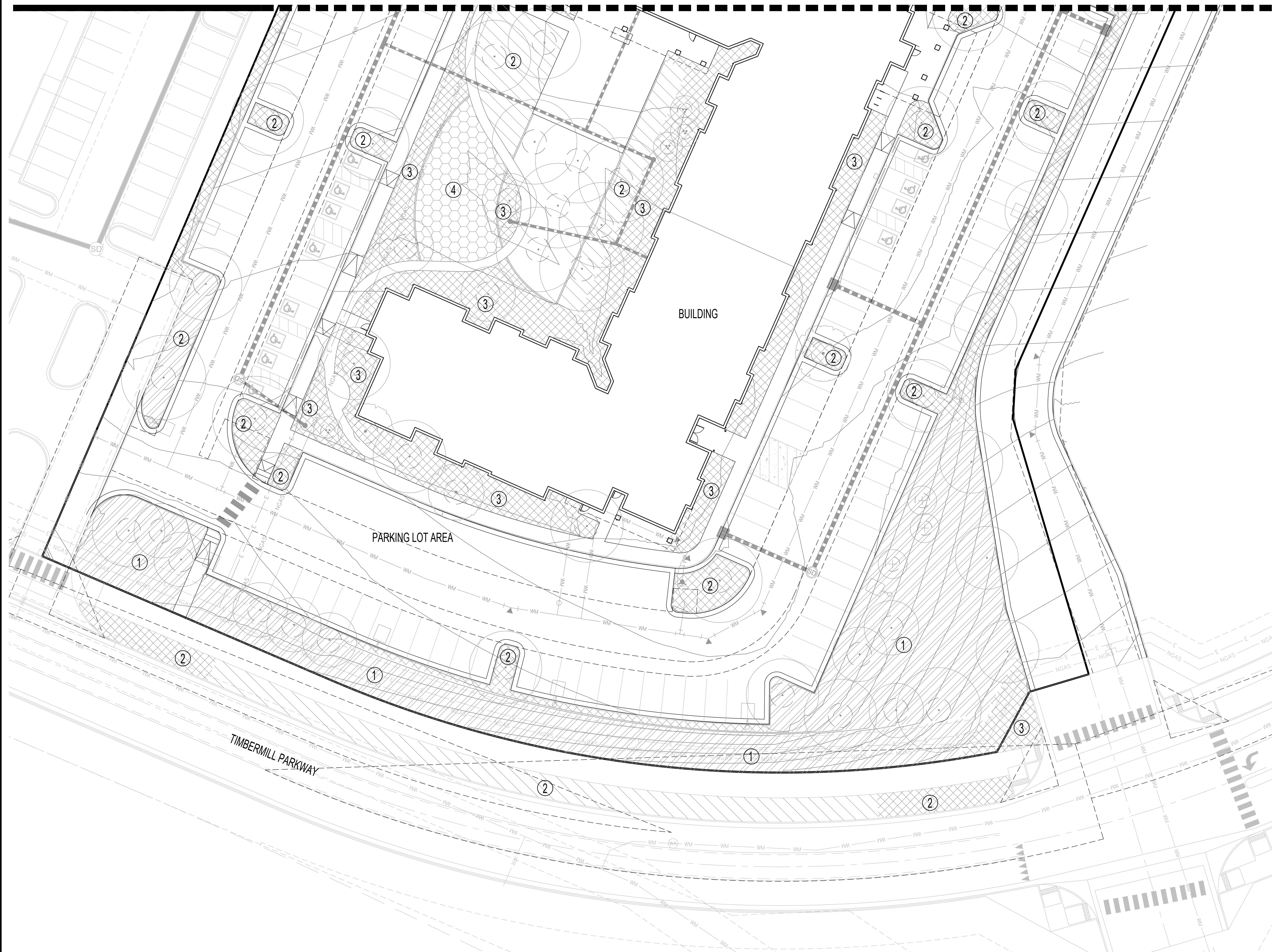
TOWN OF CASTLE ROCK PROJECT NO. SPD 22-0032

SITE DEVELOPMENT PLAN

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



HYDROZONE LEGEND

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- [Symbol] IRRIGATED NATIVE SEED (12" POP-UP MP ROTATORS)
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HYDROZONE CALCULATIONS

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PREPARED FOR:

CASTLE VIEW
OWNER, LLC

LANDSCAPE
CERTIFICATION:

CHRISTOPHER CHARLES HOY
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STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

IRRIGATION NARRATIVE

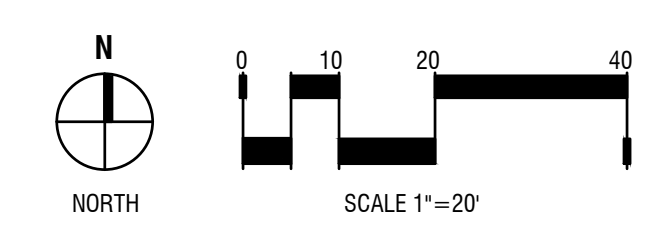
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- ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEEDED. ALL RE-SEEDED AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

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SHEET TITLE:

IRRIGATION PLAN



LOT 2N D2A, THE MEADOWS FILING NO. 19
SITE DEVELOPMENT PLAN

TOWN OF CASTLE ROCK PROJECT NO. SPD 22-0032

SITE DEVELOPMENT PLAN

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

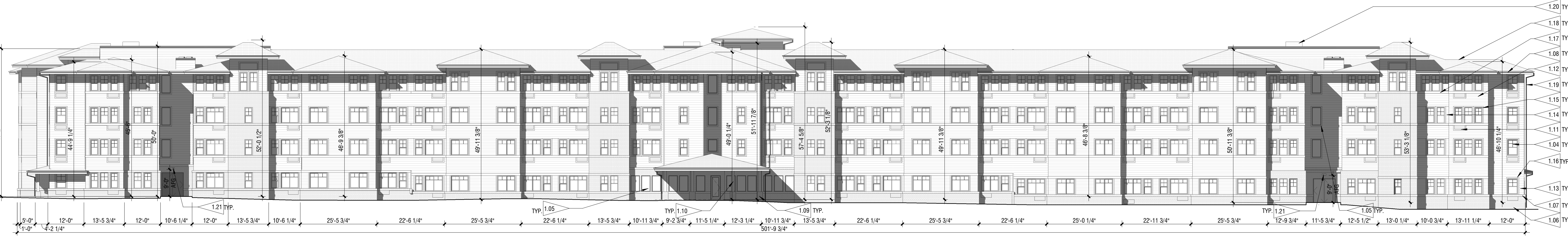
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A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST

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

UNIVERSITY OF COLORADO

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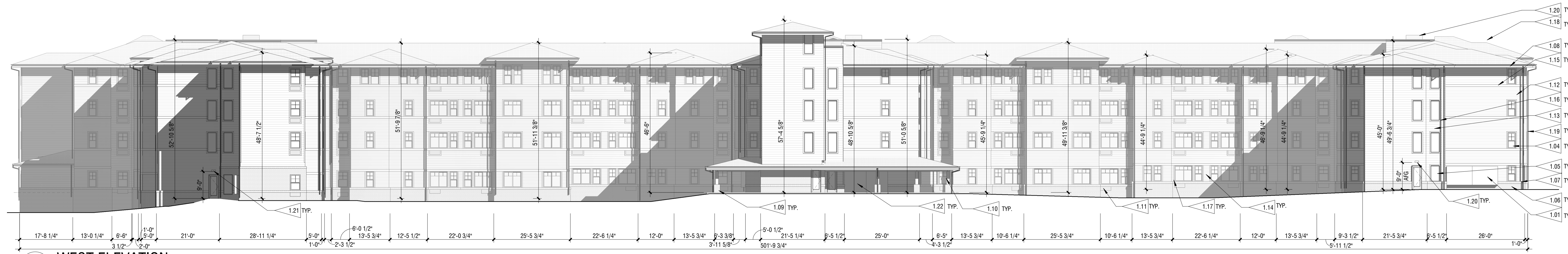


1 EAST ELEVATION

1/16" = 1'-0"

PREPARED FOR:

CASTLE VIEW
OWNER LLC



2 WEST ELEVATION

1/16" = 1'-0"

LANDSCAPE
CERTIFICATION:

FLAGNOTES	
1.01	ELECTRICAL METERS, PAINT TO MATCH ADJACENT FINISH.
1.04	VINYL WINDOWS TYPICAL AT UNITS, ALMOND FINISH
1.05	FIBER COMPOSITE WINDOWS TYPICAL AT PUBLIC SPACES AND AMENITIES, ALMOND FINISH
1.06	BRICK MASONRY VENEER, RE: LEGEND
1.07	BRICK ACCENT BAND
1.08	FIBER CEMENT FASCIA PAINT SW 6384, WITH PREFINISHED METAL GUTTER TO MATCH
1.09	BRICK VENEER COLUMN BASE TO MATCH BLDG BRICK, TYP ON EXTERIOR GLULAM COLUMNS
1.10	EXPOSED DOUGLAS FIR GLULAM COLUMN, SAND AND SEAL FOR NATURAL WOOD FINISH ON BRICK VENEER BASE TO MATCH BLDG BRICK
1.11	MECHANICAL PTAC EXTERIOR LOUVER, ANODIZED ALUMINUM FINISH
1.12	SIDING 1, RE: LEGEND
1.13	SIDING 2, RE: LEGEND
1.14	SIDING 3, RE: LEGEND
1.15	SIDING 1 TRIM, RE: LEGEND
1.16	SIDING 2 TRIM, RE: LEGEND
1.17	SIDING 3 TRIM, RE: LEGEND
1.18	ASPHALT SHINGLE ROOF, RE: LEGEND
1.19	DOWNSPOUT, MEDIUM BRONZE
1.20	ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM RIGHT OF WAY, RE: LEGEND
1.21	EXTERIOR WALL MOUNTED LED AREA LIGHT, RE: ELECTRICAL
1.22	ELECTRICAL DISCONNECT, PAINTED TO MATCH EXTERIOR FINISHES

ELEVATIONS MATERIAL LEGEND	
	MODULAR - LAKEWOOD BRICK COMPANY- EBONY SMOOTH W/ EBONY GRAIN ACCENTS.
	SIDING 1- ALLURA FIBER CEMENT TRADITIONAL LAP SIDING 6'-1/4" - PRIMED FOR PAINT, SW 7602 DEES WAX, SIDING 1 TRIM - ALLURA TRIM 1" x 6" - SW 6384 CUT THE MUSTARD.
	SIDING 2- ALLURA FIBER CEMENT SMOOTH LAP SIDING 9'-1/4" - PRIMED FOR PAINT, SW 6672 MORNING SUN - SIDING 2 TRIM- ALLURA TRIM 1" x 6" - SW 7026 GRIFFIN.
	SIDING 3- ALLURA FIBER CEMENT SMOOTH LAP SIDING - PRIMED FOR PAINT, SW 7027 HICKORY SMOKE - SIDING 3 TRIM- ALLURA TRIM 1" x 6" - SW 7026 GRIFFIN.
	ASPHALT SHINGLE ROOF - CERTAINTED LANDMARK SOLARIS - MOJAVE TAN

GENERAL NOTES	
GENERAL NOTES:	
1. ALL VERTICAL DIMENSIONS TO ROOF HEIGHTS ARE FROM FINISH FLOOR ELEVATION.	
2. ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREEN FROM VIEW FROM RIGHT AWAY.	
3. ALL EXTERIOR BUILDING MOUNTED ELECTRICAL EQUIPMENT WILL BE PAINTED TO MATCH ADJACENT BUILDING MATERIALS.	
4. THERE IS NO PROPOSED BUILDING SIGNAGE, REFER TO THE LANDSCAPE PLAN AND DETAILS FOR MONUMENT SIGN.	

DATE:

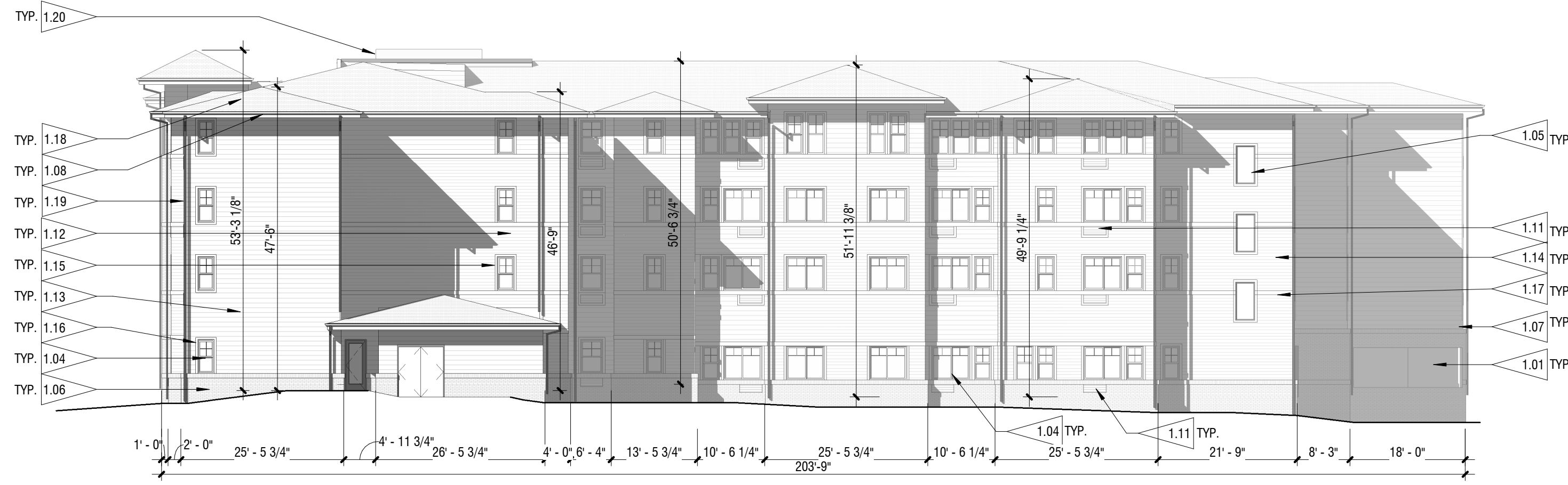
SDP_01	05/20/2022
SDP_02	08/24/2022
SDP_03	10/28/2022
SDP_04	12/12/2022
SDP_05	12/29/2022

SHEET TITLE:

BUILDING
ELEVATIONS

SITE DEVELOPMENT PLAN
LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1
THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



4 NORTH ELEVATION
1/16" = 1'-0"

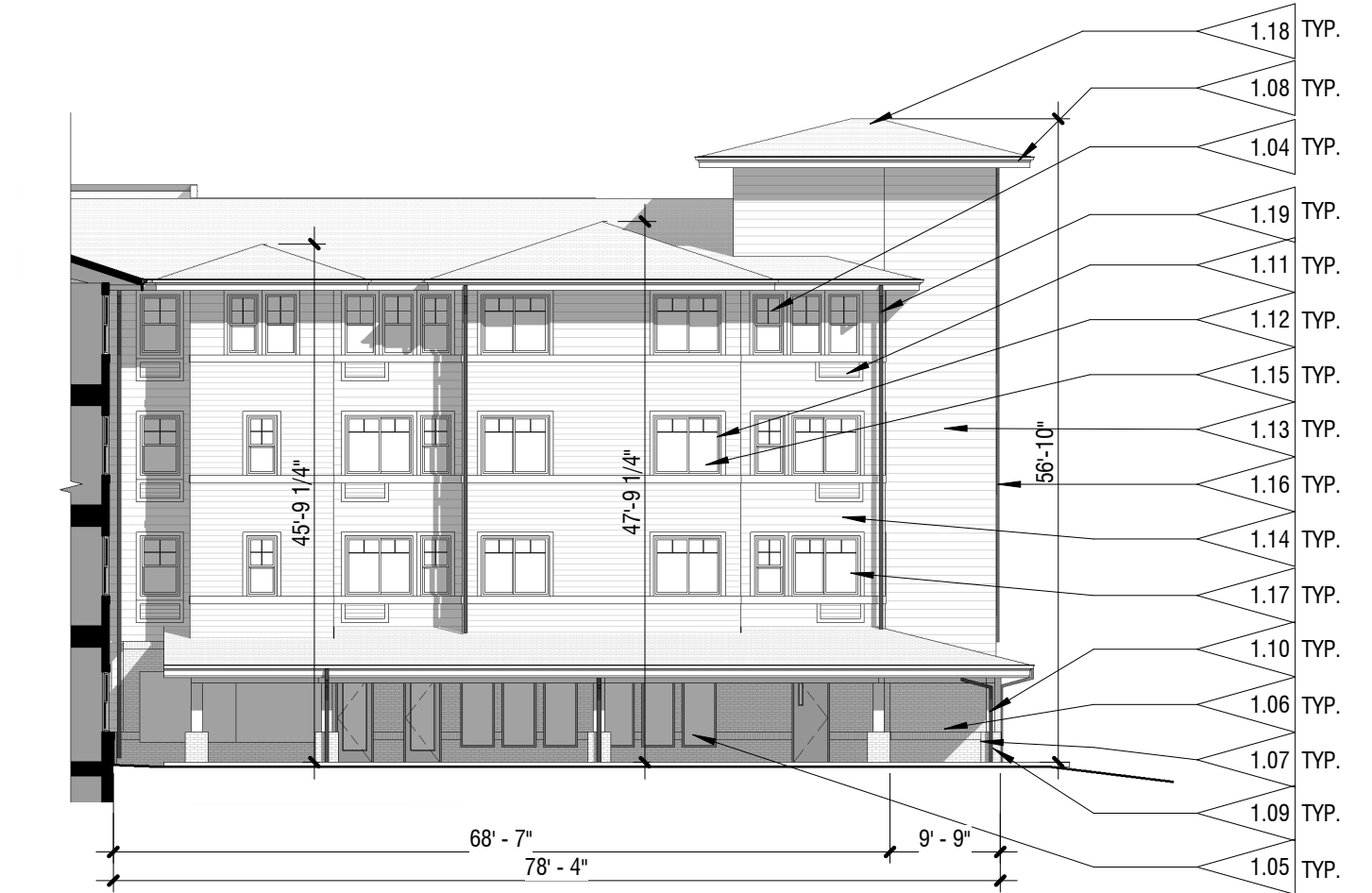


3 NORTH WING - SOUTH ELEVATION
1/16" = 1'-0"

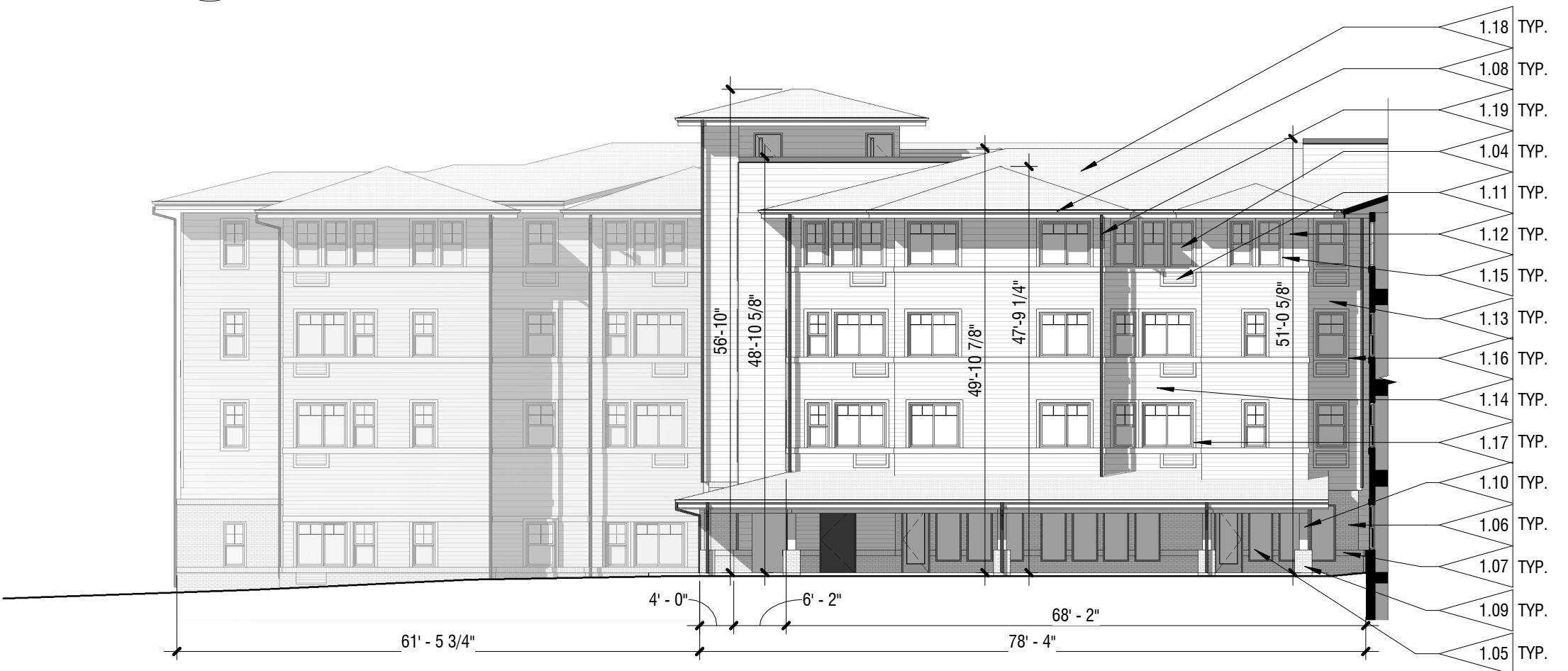
ELEVATIONS MATERIAL LEGEND	
	MODULAR - LAKEWOOD BRICK COMPANY- EBONY SMOOTH W/ EBONY GRAIN ACCENTS.
	SIDING 1- ALLURA FIBER CEMENT TRADITIONAL LAP SIDING 6-1/4" - PRIMED FOR PAINT; SW 7682 BEES WAX. SIDING 1 TRIM - ALLURA TRIM 1" x 6" - SW 6384 CUT THE MUSTARD.
	SIDING 2- ALLURA FIBER CEMENT SMOOTH LAP SIDING 9-1/4" - PRIMED FOR PAINT; SW 5672 MORNING SUN - SIDING 2 TRIM- ALLURA TRIM 1" x 6" - SW 7026 GRIFFIN.
	SIDING 3- ALLURA FIBER CEMENT SMOOTH LAP SIDING - PRIMED FOR PAINT; SW 7027 HICKORY SMOKE - SIDING 3 TRIM- ALLURA TRIM 1" x 6" - SW 7026 GRIFFIN.
	ASPHALT SHINGLE ROOF - CERTAINTED LANDMARK SOLARIS - MOJAVE TAN

GENERAL NOTES	
GENERAL NOTES:	
1.	ALL VERTICAL DIMENSIONS TO ROOF HEIGHTS ARE FROM FINISH FLOOR ELEVATION.
2.	ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREEN FROM VIEW FROM RIGHT AWAY.
3.	ALL EXTERIOR BUILDING MOUNTED ELECTRICAL EQUIPMENT WILL BE PAINTED TO MATCH ADJACENT BUILDING MATERIALS.
4.	THERE IS NO PROPOSED BUILDING SIGNAGE. REFER TO THE LANDSCAPE PLAN AND DETAILS FOR MONUMENT SIGN.

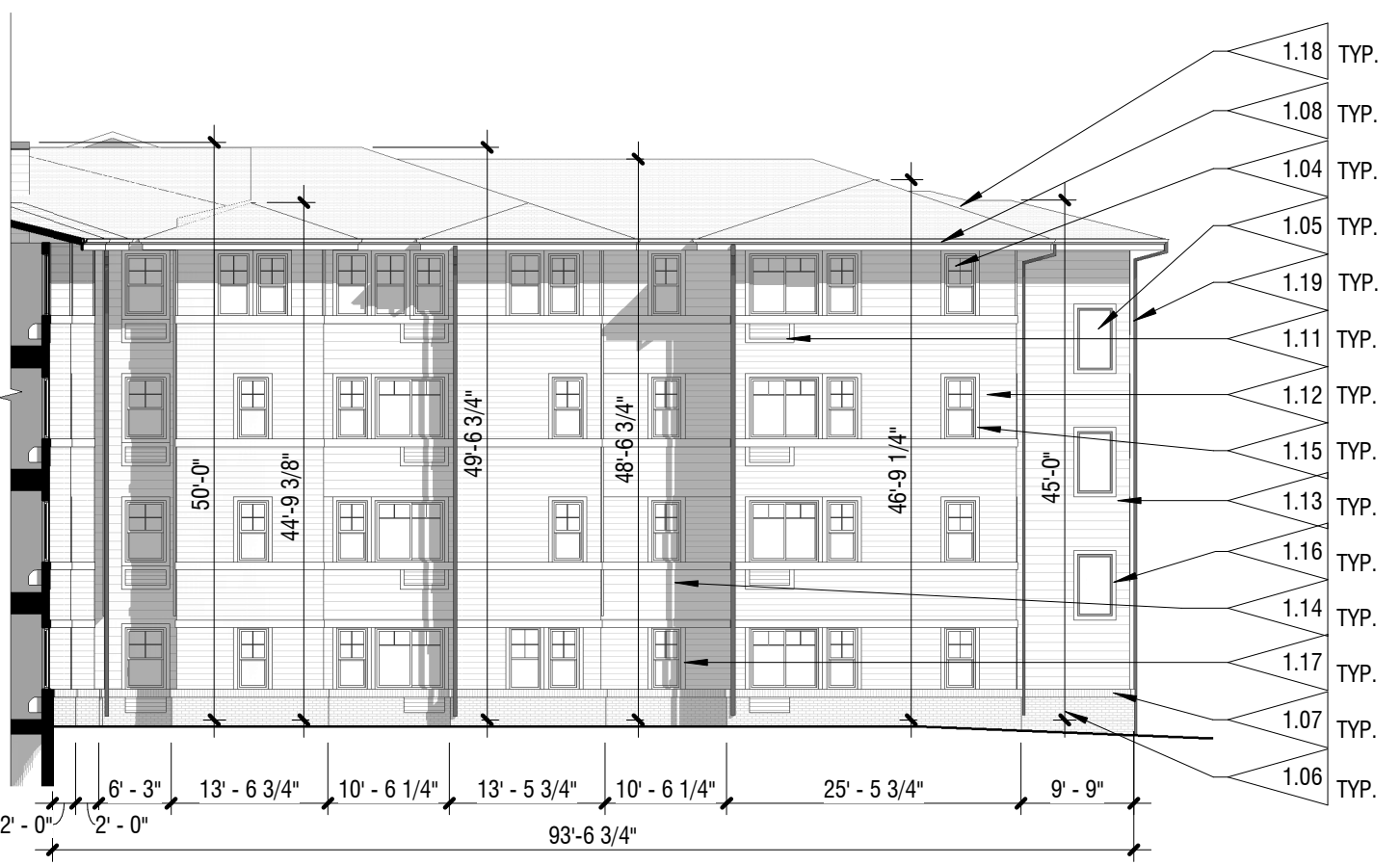
FLAGNOTES	
1.01	ELECTRICAL METERS, PAINT TO MATCH ADJACENT FINISH.
1.03	RECESSED KNOX BOX, LOCATION TO BE COORDINATED WITH AHJ
1.04	VINYL WINDOWS TYPICAL AT UNITS, ALMOND FINISH
1.05	FIBER COMPOSITE WINDOWS TYPICAL AT PUBLIC SPACES AND AMENITIES, ALMOND FINISH
1.06	BRICK MASONRY VENEER, RE: LEGEND
1.07	BRICK ACCENT BAND
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1.18	ASPHALT SHINGLE ROOF, RE: LEGEND
1.19	DOWNSPOUT, MEDIUM BRONZE
1.20	ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM RIGHT OF WAY, RE: LEGEND



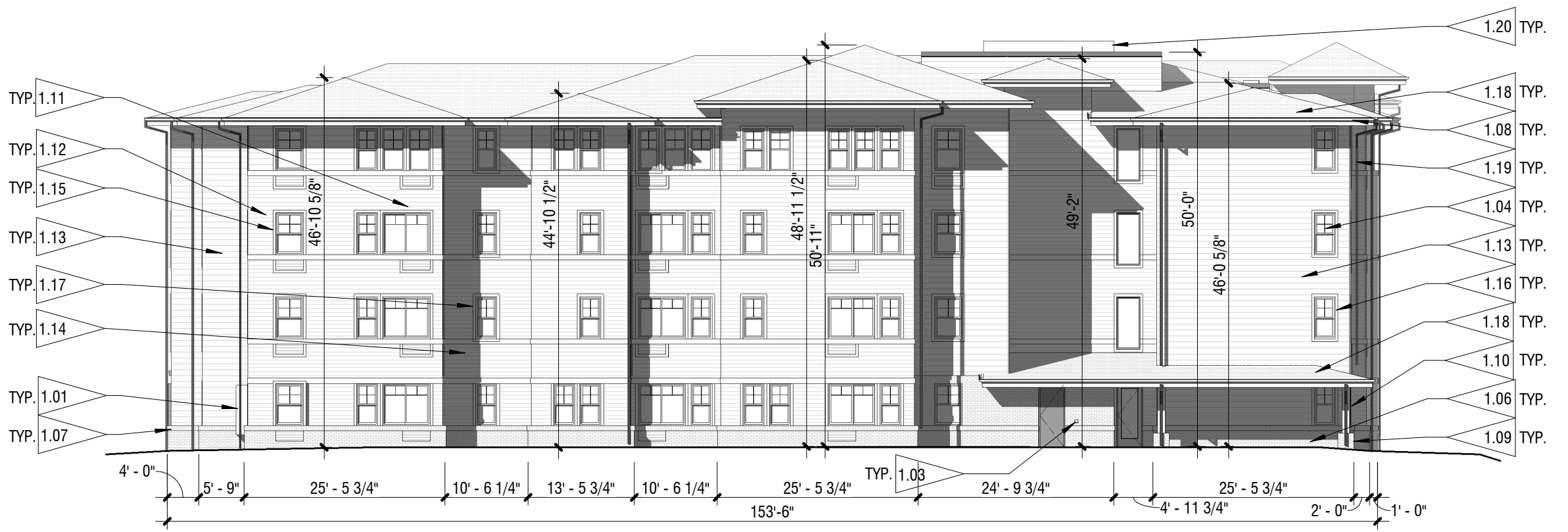
6 CENTRAL WING - NORTH ELEVATION
1/16" = 1'-0"



5 CENTRAL WING - SOUTH ELEVATION
1/16" = 1'-0"



8 SOUTH WING - NORTH ELEVATION
1/16" = 1'-0"



7 SOUTH ELEVATION
1/16" = 1'-0"

UNIVERSITY OF COLORADO

PREPARED FOR:

CASTLE VIEW
OWNER LLC

LANDSCAPE
CERTIFICATION:

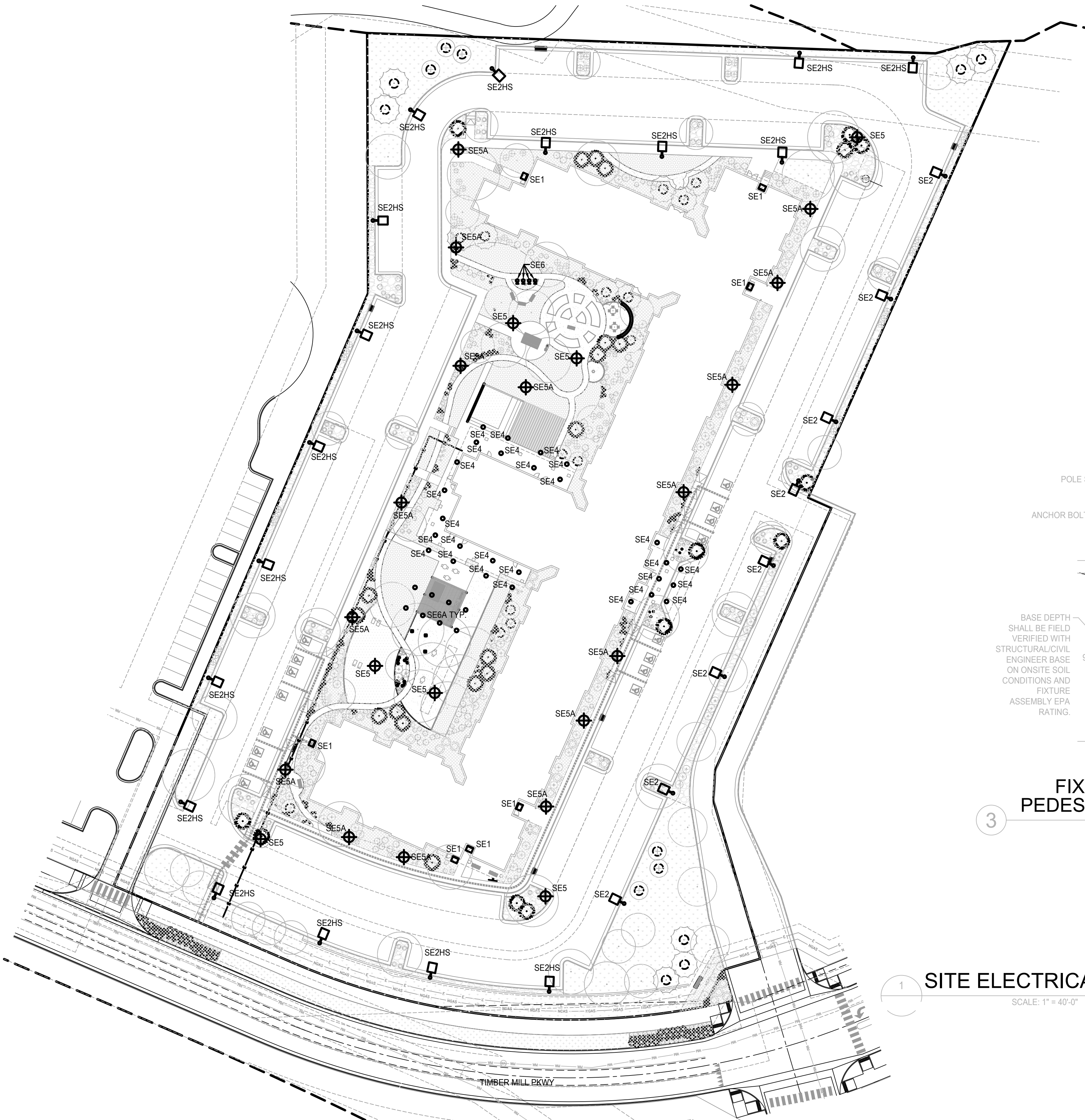
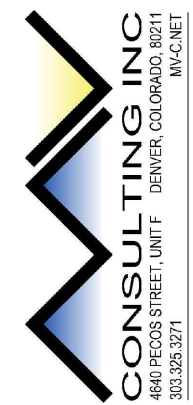
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SHEET TITLE:
BUILDING
ELEVATIONS

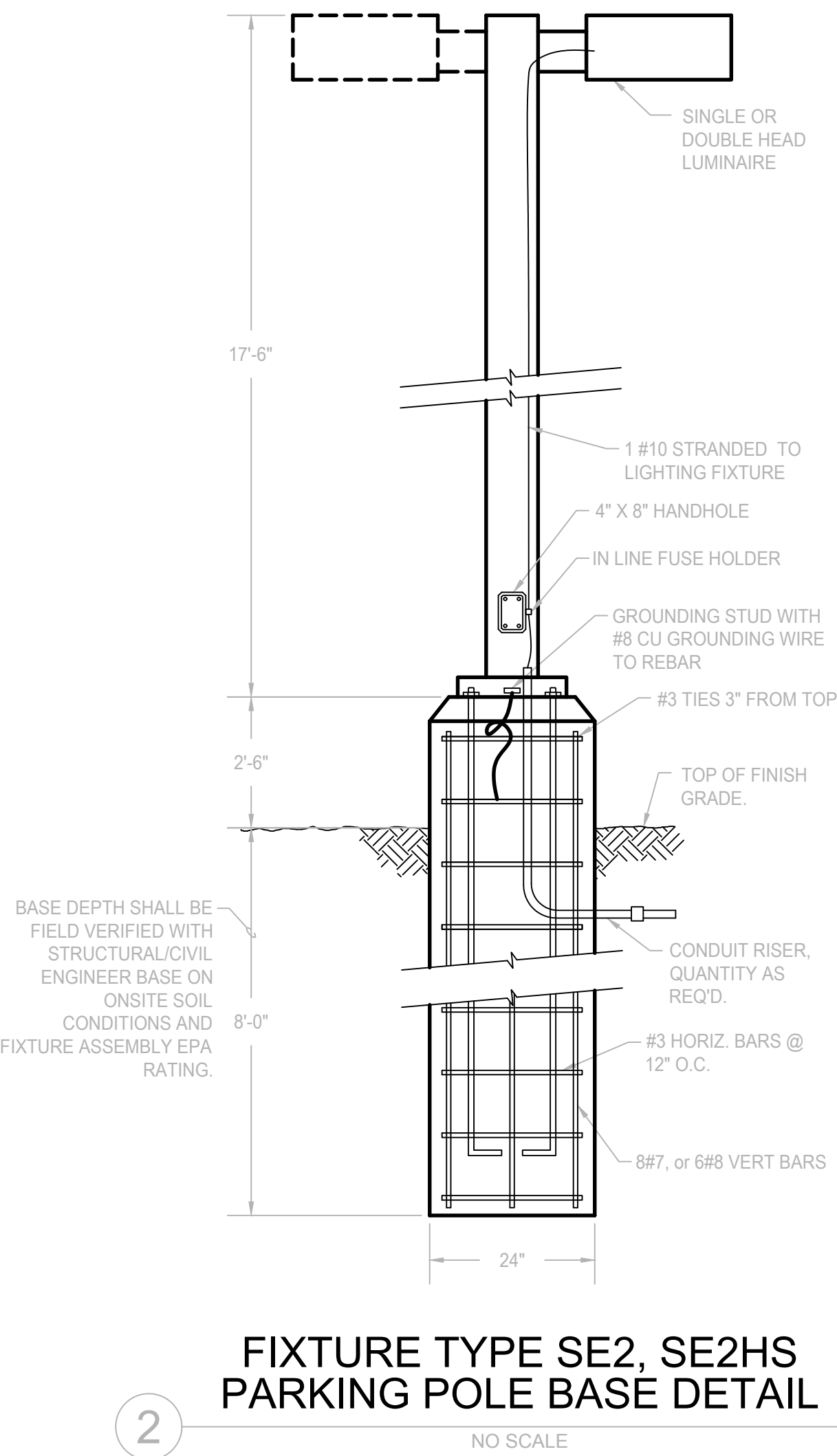
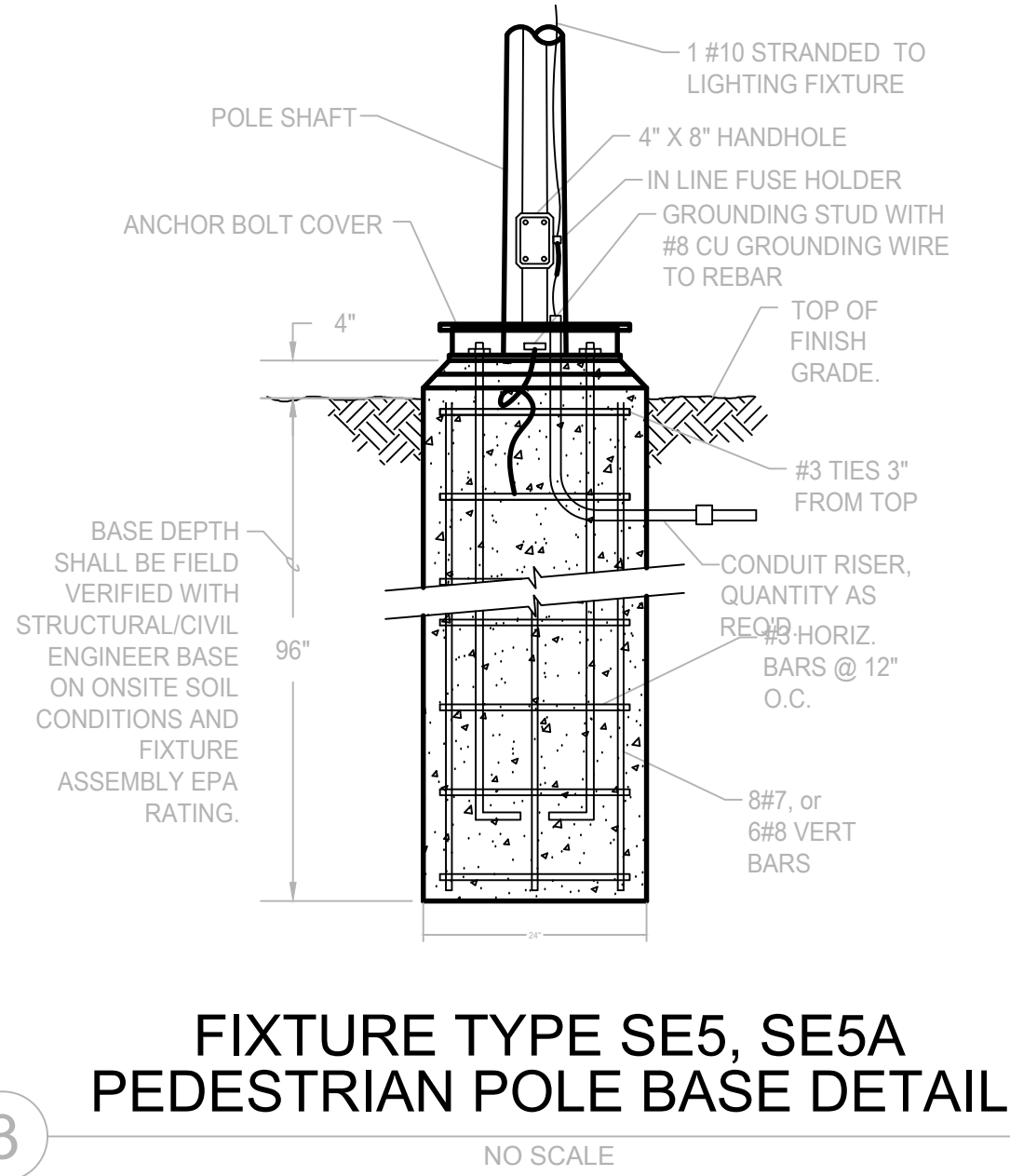
SITE DEVELOPMENT PLAN
LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1
THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

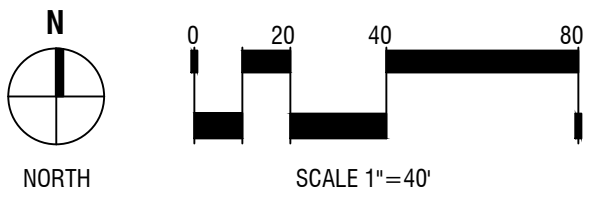


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	5.0 fc	0.0 fc	N/A	N/A

- GENERAL NOTES**
- ALL GENERAL AREA LIGHTING AT PARKING LOTS AND BUILDING ENTRIES, FIXTURE TYPES SE1, SE2, AND SE4 SHALL BE PHOTO CELL ON AT DUSK, AND TIME CLOCK OFF AT DAWN, AND SHALL BE DIMMED BY 30% FROM MIDNIGHT TO DAWN.
 - DECORATIVE PATHWAY PEDESTRIAN LIGHTING, TRELLIS LIGHTING, AND LANDSCAPE LIGHTING SHALL BE PHOTOCELL ON AT DUSK AND TIME CLOCK OFF AT MIDNIGHT.
 - ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
 - LIGHT FIXTURES SHALL LOCATED, SHIELDED OR AIMED TO MITIGATE LIGHT TRESPASS ONTO ADJACENT PROPERTIES.
 - ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES TO COMPLY WITH SEC. 10.7.4.2.A.1.
 - NO FORWARD THROW DISTRIBUTION FIXTURE, POLE MOUNTED FIXTURES AIMED AT THE BUILDING FACADE, OR UNSHIELDED WALL PACKS HAVE BEEN SPECIFIED.



1 SITE ELECTRICAL PLAN
SCALE: 1" = 40'-0"



PREPARED FOR:

CASTLE VIEW
OWNER LLC

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SHEET TITLE:
SITE
ELECTRICAL
PLAN

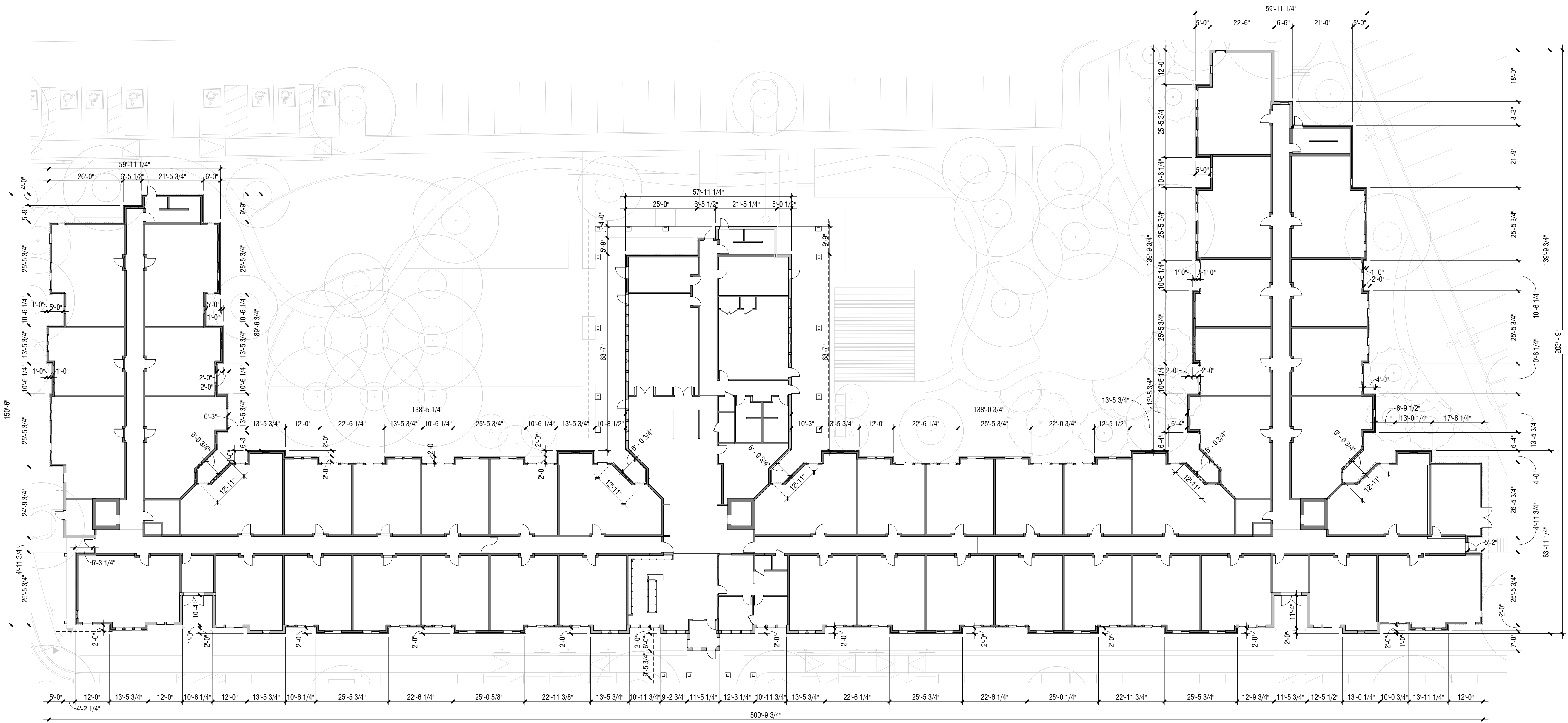
SITE DEVELOPMENT PLAN

LOT 3C THE MEADOWS FILING NO.19 PARCEL 2N AMENDMENT NO. 1

THE MEADOWMARK

A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST

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



TRUE N
PLAN N

1 BUILDING DIMENSIONS

1" = 20'-0"

UNIVERSITY OF COLORADO

PREPARED FOR:

CASTLE VIEW
OWNER LLC

LANDSCAPE
CERTIFICATION:

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SDP_04	12/12/2022
SDP_05	12/29/2022

SHEET TITLE:

BUILDING
HORIZONTAL
DIMENSIONS