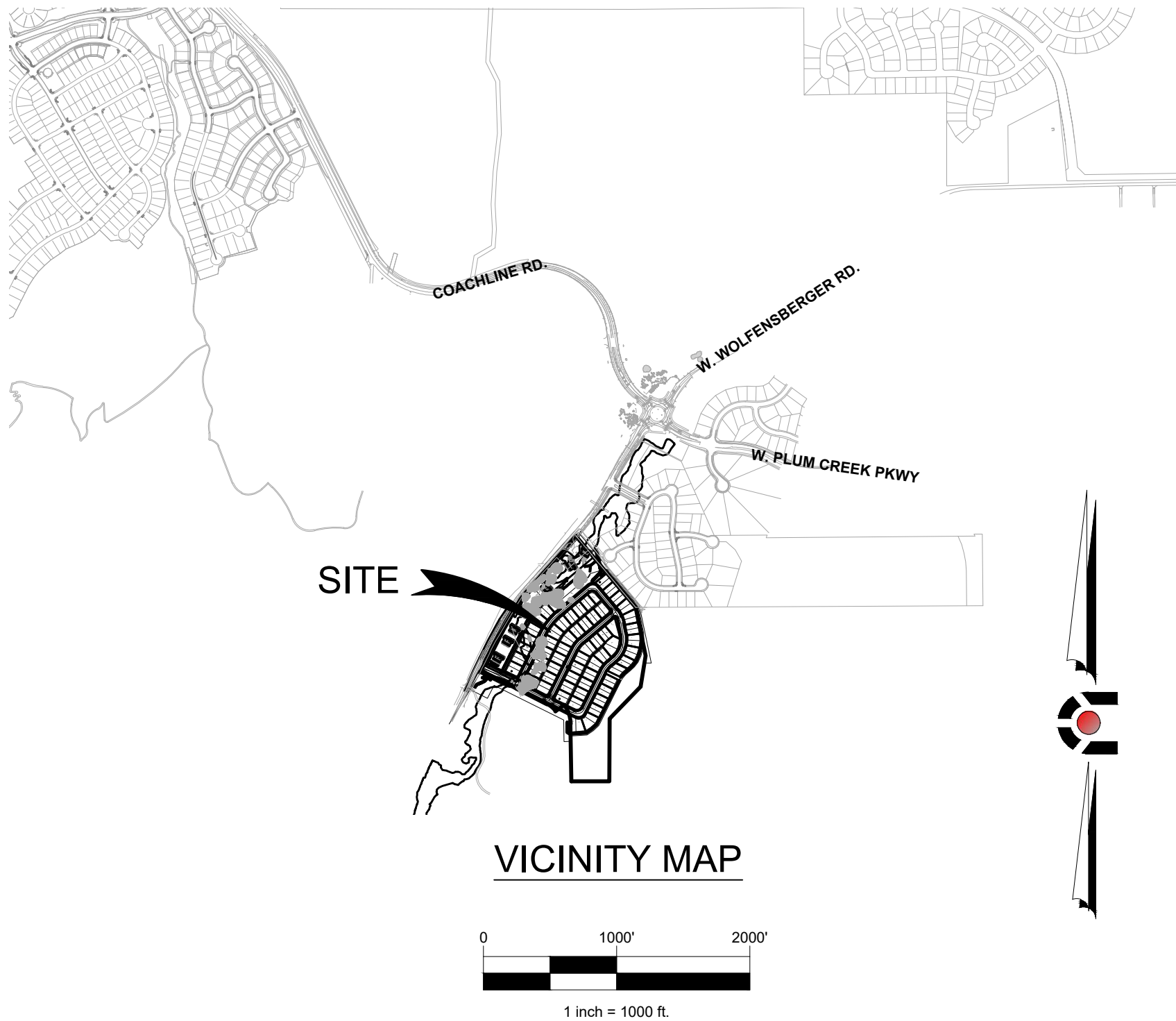


THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP18-0028

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OWNERS

CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 305
DENVER, CO 80206
CONTACT: MALCOLM MULRONEY 303-394-5500

LAND PLANNER

VOGEL AND ASSOCIATES
475 WEST 12TH AVE., STE E
DENVER, CO 80204
CONTACT: ANTHONY FILES 303-893-4288

OWNERS

THE TOWN OF CASTLE ROCK
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
CONTACT: 303-660-1015

LAND SURVEYOR

AZTEC CONSULTANTS
8000 SOUTH LINCOLN ST., STE 201
LITTLETON, CO 80122
CONTACT: DON HULSEY 303-713-1898

ENGINEER

CORE CONSULTANTS, INC.
1950 S. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: MARTIN METSKER 303-703-4444

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS NORTH 01°04'50" WEST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;
THENCE SOUTH 17°56'51" WEST, A DISTANCE OF 1353.38 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 40°01'50" EAST, A DISTANCE OF 701.87 FEET;
THENCE SOUTH 11°39'47" EAST, A DISTANCE OF 371.09 FEET;
THENCE SOUTH 09°15'46" WEST, A DISTANCE OF 234.94 FEET;
THENCE SOUTH 44°14'09" WEST, A DISTANCE OF 33.500 FEET;
THENCE SOUTH 00°03'28" WEST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 89°59'23" WEST, A DISTANCE OF 285.00 FEET;
THENCE NORTH 00°58'57" WEST A DISTANCE OF 430.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 251.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°59'19" FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 34°55'23", AN ARC LENGTH OF 152.99 FEET;
THENCE SOUTH 54°03'56" WEST, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 170.00 FEET, THE RADIUS OF SAID CURVE BEARS 54°03'56" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'18", AN ARC LENGTH OF 81.81" FEET;
THENCE NORTH 63°30'22" WEST, A DISTANCE OF 258.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 380.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°57'57", AN ARC LENGTH OF 52.83 FEET;
THENCE NORTH 55°32'25" WEST, A DISTANCE OF 22.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'10", AN ARC LENGTH OF 44.51 FEET;
THENCE NORTH 63°30'35" WEST, A DISTANCE OF 16.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 102.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'56", AN ARC LENGTH OF 27.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 118.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'56", AN ARC LENGTH OF 31.92 FEET;
THENCE NORTH 63°30'35" WEST, A DISTANCE OF 104.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF W. WOLFENBERGER ROAD, RECORDED AT RECEPTION NUMBER 2004019347 IN THE RECORDS OF THE CLERK AND RECORDER'S OF SAID DOUGLAS COUNTY;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:
1) NORTH 26°25'10" EAST, A DISTANCE OF 238.84 FEET;
2) NORTH 30°38'52" EAST, A DISTANCE OF 399.69 FEET;
3) NORTH 41°14'54" EAST, A DISTANCE OF 607.55 FEET TO THE POINT OF BEGINNING.

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. 20____, SIGNED THIS DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

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: _____

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL 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 BLOCK

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: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____ MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

BY _____ AS MAYOR AND BY

_____, AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

UTILITY PROVIDERS

WATER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

SEWER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

GAS

BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554

ELECTRIC

IREA
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

CABLE

COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000

PHONE

CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER, CO PE #41743

DATE

SURVEYOR'S STATEMENT

I, DON HULSEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT FOR THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

DON HULSEY
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38291
FOR AND ON BEHALF OF AZTEC CONSULTANTS

DATE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR DENIAL 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 AMENDMENT 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 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:

DEPUTY

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995" AND AT THE EAST QUARTER CORNER BY A STONE ¼ CHISELED 0.7 X 0.9 X 0.5, ASSUMED TO BEAR SOUTH 01°06'19" EAST.

PROJECT BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.011025 RECOVERED A 3" BRASS CAP LOCATED 220' MORE OR LESS EAST AUBURN DR., 200' MORE OR LESS WEST OF THE END OF ATCHISON CT. AND 80' MORE OR LESS NORTH OF WATER TANK FENCE.

ELEVATION = 6351.33 (NAVD 88)

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONS
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 11
Littleton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS (HORIZONTAL AND VERTICAL) OR FOR THE
ACCURACY OF ANY INFORMATION. IT IS, HOWEVER,
FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,
THE LOCATION OF ALL UTILITIES FROM TO THE
CORRESPONDENCE OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	X/X/XX	

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
COVER
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: JMM

JOB NO.
14-003
SHEET
1 OF 11

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN (THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP18-0028

SITE DEVELOPMENT PLAN 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 4.3E AND 8.2.3A 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 WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY 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 LANDSCAPE PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- A PORTION OF THE OMNI TRIBUTARY, A MAJOR DRAINAGE WAY, IS WITHIN THE SITE.
- 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 CONCEPTUAL 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 ELEVATION 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.
- THE PURPOSE/USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- FILING 16 PARCEL 8 IS ZONED AS R-LMF PER THE MEADOWS PD, 4TH AMENDMENT.
- 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, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE 5' 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 IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN 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 ISSUANCE OF THE PUBLIC WORKS PERMIT. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT FROM THE BOTTOM OF THE FOOTER TO THE TOP OF THE WALL ARE PROHIBITED IN SETBACKS. ALL RETAINING WALLS WILL BE DESIGNED AND ENGINEERED TO ACCOMMODATE PLANTINGS AND IRRIGATION AS SHOWN ON THE LANDSCAPE PLAN.
- ALL RETAINING WALLS SHALL BE ALLOWED TO BE CONSTRUCTED WITHIN LOT SETBACKS, PER THE MEADOWS FILING 16, 1ST PD MINOR AMENDMENT, RECEPTION NO. 2004126946.
- 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.
- THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCOACH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0282G, REVISED MARCH 16, 2016. SHADED ZONE X LIES WITHIN THE SITE. BLOCK 1, LOTS 1 & 4-10 & BLOCK 4, LOTS 1-5 ARE LOCATED WITHIN AN UNDESIGNATED 100-YEAR FLOODPLAIN AS PER TOWN OF CASTLE ROCK FLOOD HAZARD AREA DELINEATION FOR OMNI TRIBUTARY. SAID LOTS SHALL BE RESTRICTED FROM BUILDING PERMITS UNTIL PROPOSED FLOODPLAIN IMPROVEMENTS HAVE BEEN CONSTRUCTED AND BASE FLOOD ELEVATIONS HAVE BEEN CERTIFIED.
- LANDSCAPING WITHIN THE ROW TO BE MAINTAINED BY THE HOA OR THE ADJACENT PROPERTY OWNER.
- BUILDING PERMITS FOR LOTS 1,4-11 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 4 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.

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 A 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 NO LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET, 6 INCHES.
- 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.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PROTECTION 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 IF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND 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.

RESIDENTIAL DEVELOPMENT STANDARDS:

- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK, AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 12'.
 - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - 15': MAY BE REDUCED TO 10' IF ALL OF THE BUILDING IN THE FRONT 20' OF THE LOT IS SINGLE STORY OR IF THERE IS A SIDE LOADED GARAGE ORIENTATION. AT NO TIME SHALL THE MINIMUM FOR A FRONT LOADED GARAGE BE LESS THAN 18'.
 - REAR - 18': IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK FOR THE GARAGE MAY BE REDUCED TO A MINIMUM OF 3' IF AN ALTERNATIVE UTILITY EASEMENT IS PROVIDED.
 - SIDE - 3' PROVIDED THAT THERE IS A MINIMUM 10' SEPARATION BETWEEN THE FOUNDATION OF ADJACENT BUILDINGS. SIDE ABUTTING PUBLIC RIGHT OF WAY - 15'.
- ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
 - FENCING TO BE PROVIDED AS SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
 - LOTS DESIGNATED WITH AN 'R' SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
 - LOTS DESIGNATED WITH A "C" SYMBOL REPRESENT "CORNER CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED CORNER ARCHITECTURAL DETAILS INCLUDING AN ARCHITECTURAL FEATURE, SUCH AS A WRAP-AROUND FRONT PORCH DETAIL, BAY WINDOW, ETC. ON BOTH THE FRONT AND SIDE ELEVATIONS FACING BOTH STREETS.
 - NOT MORE THAN TWO FRONT BUILDING ELEVATIONS MAY BE THE SAME IF SIDE BY SIDE OR ACROSS THE STREET FROM EACH OTHER. NO TWO REAR ELEVATIONS MAY BE THE SAME IF SIDE-BY-SIDE AND VISIBLE FROM A COLLECTOR STREET OR OPEN SPACE TRACT.
 - IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF A BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
 - HOUSES ADJACENT TO EACH OTHER AND DIRECTLY ACROSS THE STREET FROM EACH OTHER SHALL NOT USE THE SAME COLOR OF PAINT FOR THE BODY OF THE HOUSE.
 - NOT MORE THAN THREE ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK AND SAID FRONT SETBACK WHERE VARIED, WILL BE VARIED BY AT LEAST 3 FEET.

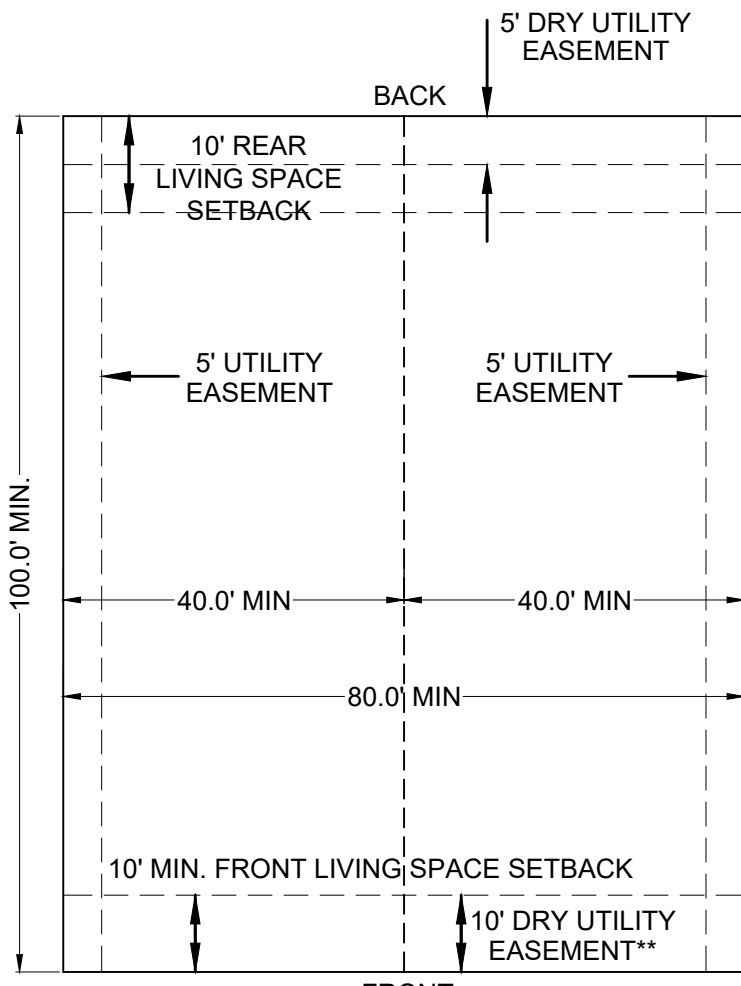
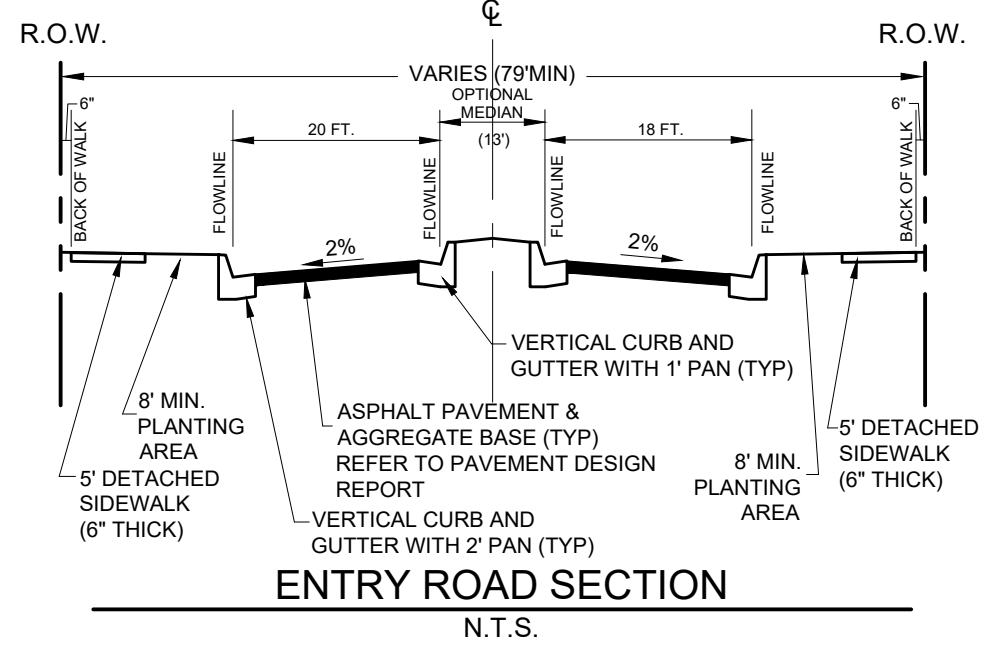
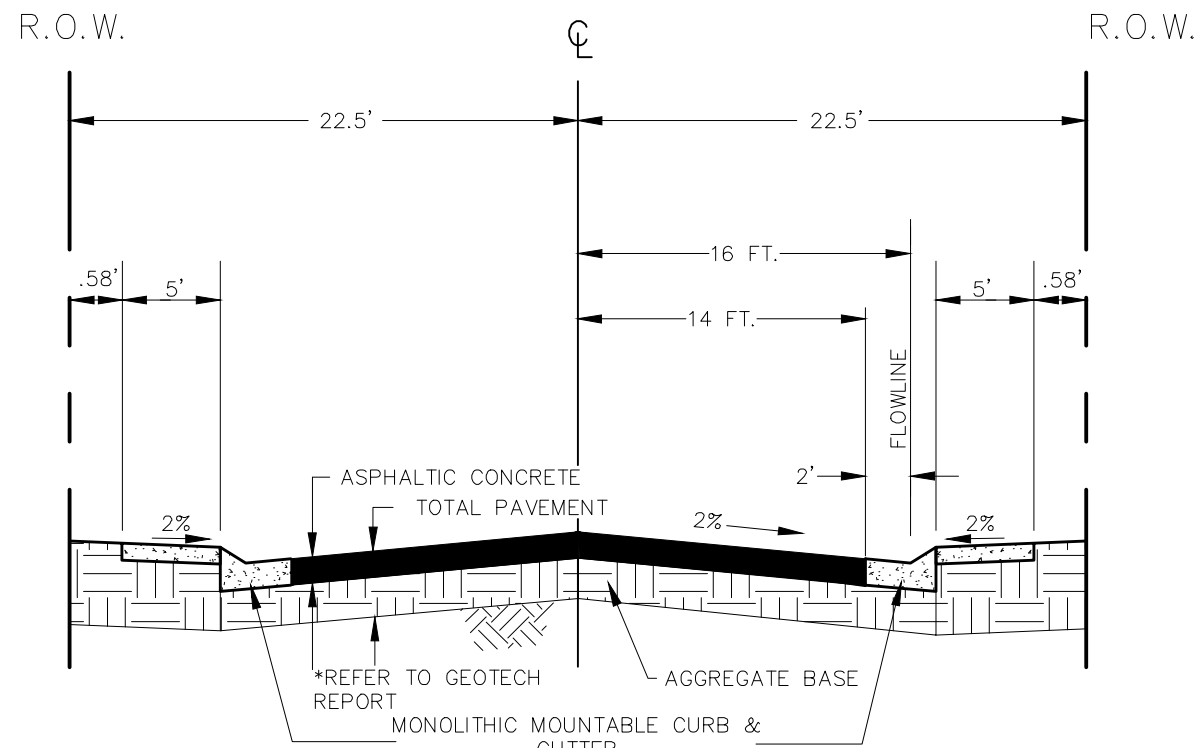
4. RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.

5. ALL STRUCTURES THAT ARE NOT CONSIDERED PART OF THE PRIMARY STRUCTURE (WITH THE EXCEPTION OF DETACHED GARAGES) (E.G. DOG HOUSES, STORAGE SHEDS, PLAY EQUIPMENT) ARE PERMITTED WITHIN THE REAR AND SIDE SETBACKS SO LONG AS THEY ADHERE TO THE HOA GUIDELINES.

6. ALL SHARED DRIVEWAYS SHALL BE MINIMUM 16' WIDE.

7. BLOCK 2 LOTS 1-8 SHALL BE SINGLE STORY BUILDINGS.

8. BLOCK 3 LOTS 15-18 SHALL BE UNIQUE SETBACKS.

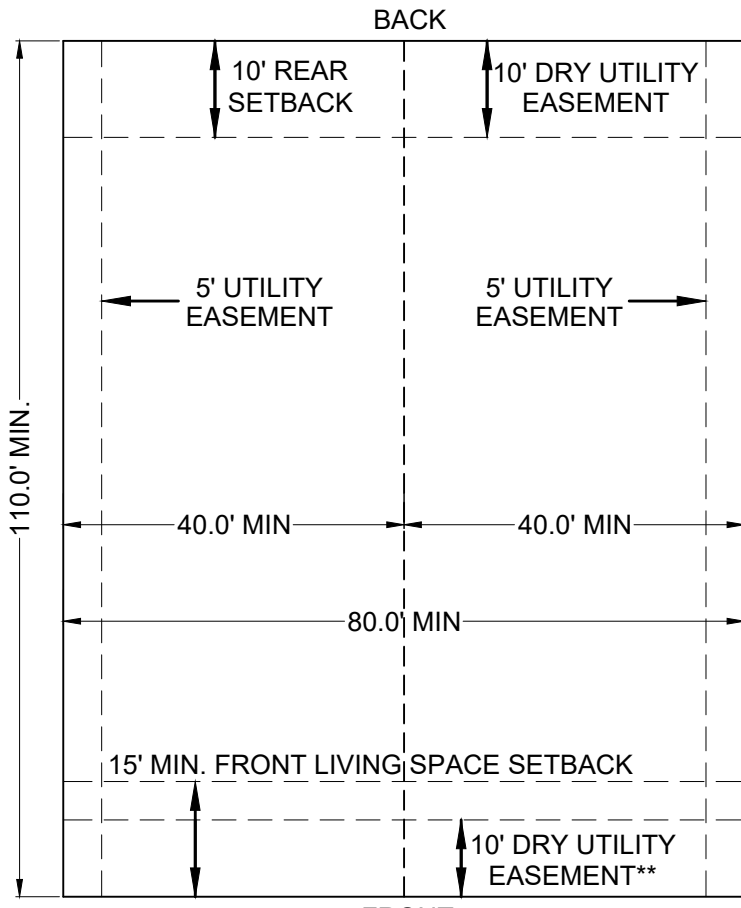


LOTS 15-18, BLOCK 3

LOT SETBACKS

N.T.S.

*SIDE TO INTERIOR/SIDE TO STREET
**VARIES PER PLAN, TO INCLUDE SIGNAGE & LIGHTING
***SIDE LOADED GARAGE = 10' SETBACK
FRONT LOADED GARAGE = 10' SETBACK



TYPICAL LOT SETBACKS

N.T.S.

*SIDE TO INTERIOR/SIDE TO STREET
**VARIES PER PLAN, TO INCLUDE SIGNAGE & LIGHTING
***SIDE LOADED GARAGE = 12' SETBACK
FRONT LOADED GARAGE = 18' SETBACK

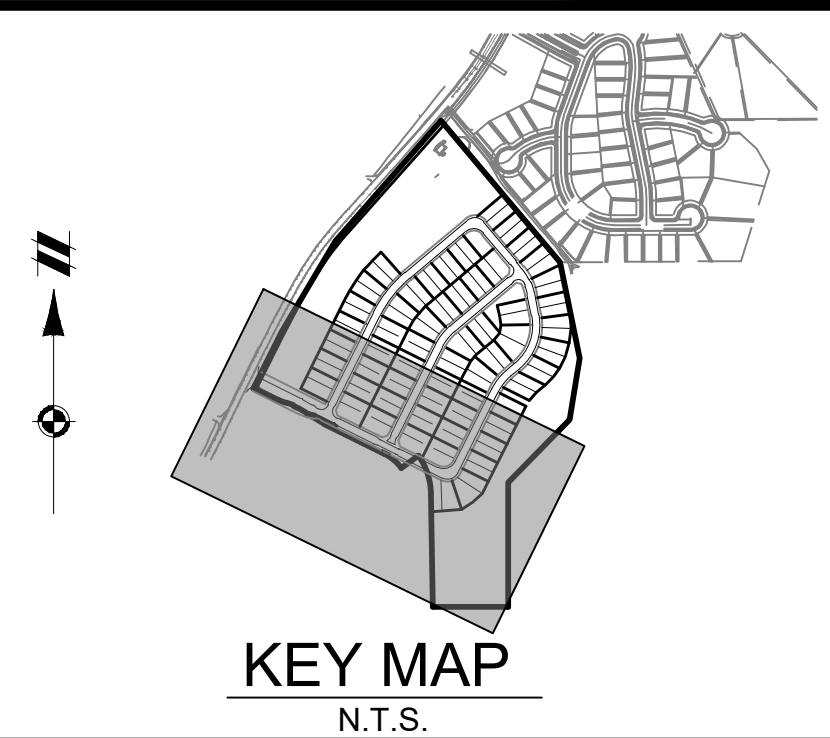
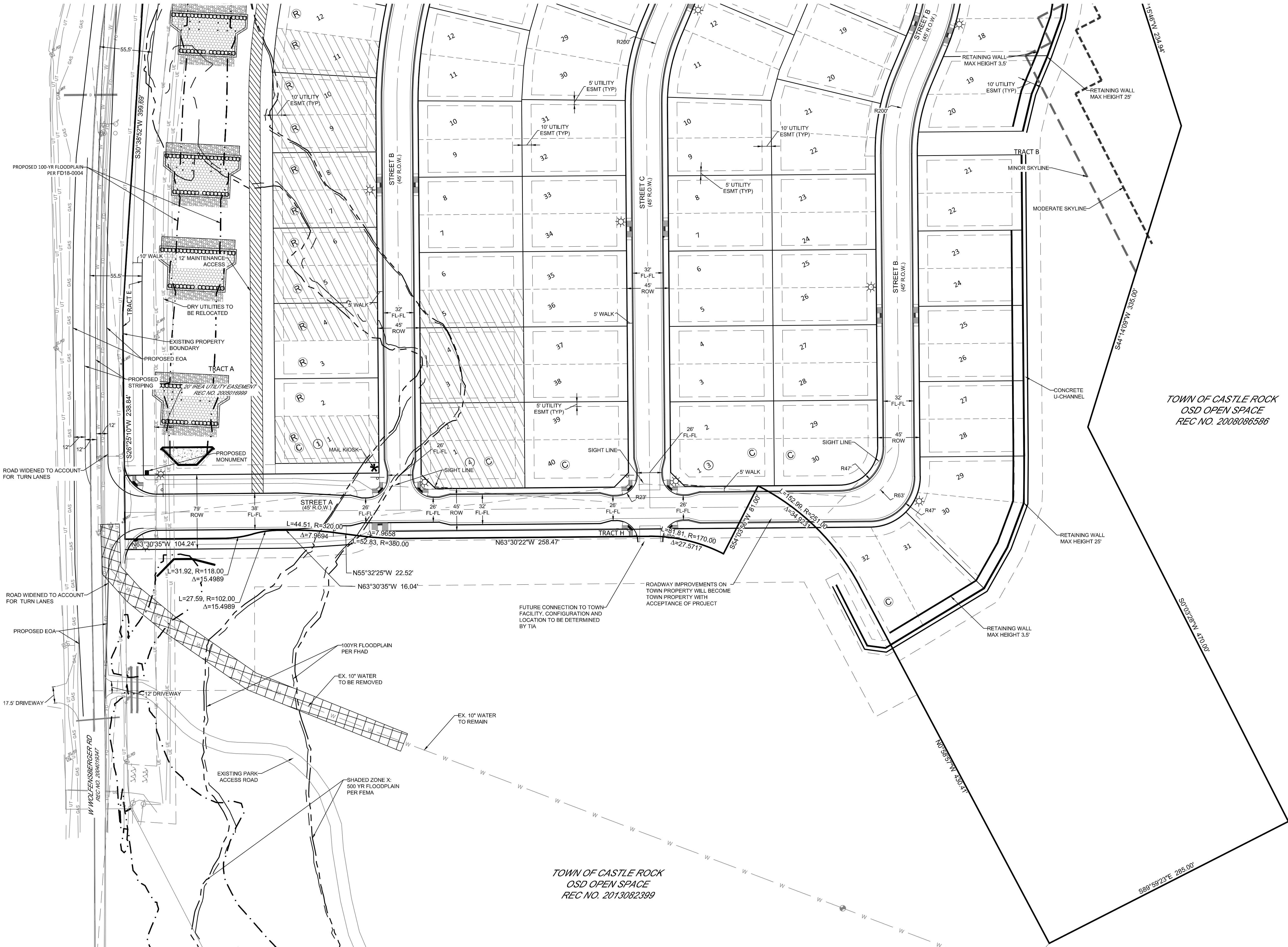
ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	R-LMF	
USE AREA	SM	
	PD ZONING ALLOWANCE	PROPOSED TYPICAL
USES		
MIN. FRONT YARD SETBACK		15'
MIN. REAR YARD SETBACK		10'
MIN. SIDE YARD SETBACK		0'
MIN. SIDE TO STREET SETBACK		10'
MIN. SIDE LOADED GARAGE SETBACK		12'
MIN. FRONT LOADED GARAGE SETBACK		18'
MAX. BUILDING HEIGHT	50'	35'
MIN. PARKING SPACE		2 PER UNIT
SINGLE FAMILY EQUIVALENT UNITS (SFE)	116	116
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	26.9	100%
LOT COVERAGE	12.4	46.1%
ROW COVERAGE	4.0	14.9%
LANDSCAPE/OPEN SPACE COVERAGE	10.5	39.0%

TRACT SUMMARY				
TRACT	AC	LAND USE	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOCR UTILITIES
TRACT A	3.50	OS/DR/UTIL	TOWN	HOA
TRACT B	4.25	OS/DR	HOA	HOA
TRACT C	0.24	OS/DR/UTIL	HOA	HOA
TRACT D	0.13	OS	HOA	HOA
TRACT E	0.50	OS/DR/UTIL/PUBLIC ACCESS/FUTURE R.O.W.	HOA	HOA
TRACT F	1.59	OS/DR/UTIL/PUBLIC ACCESS	TOWN	HOA
TRACT G	0.26	OS/UTIL/PUBLIC ACCESS/FUTURE R.O.W.	TOWN	TOWN
TRACT H	0.08	OS/DR/UTIL/PUBLIC ACCESS/FUTURE R.O.W.	TOWN	TOWN

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

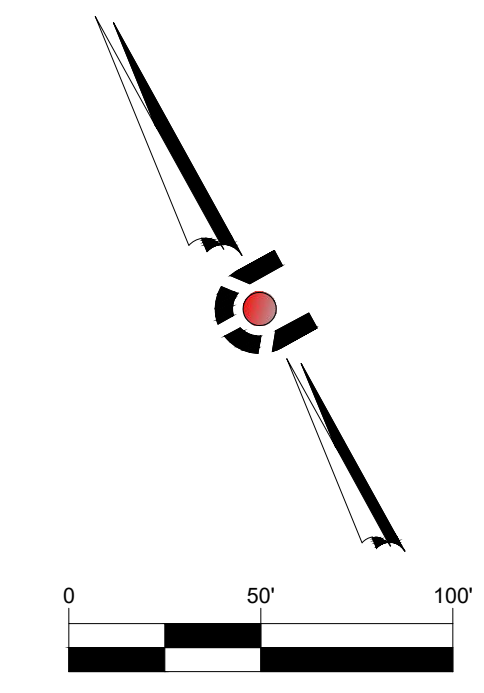
LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP18-0028



- LEGEND**
- EASEMENT
 - CENTER LINE
 - PROPERTY LINE
 - ROW LINE
 - SHADED ZONE X
 - 500YR FLOODPLAIN (FEMA)
 - 100YR FLOODPLAIN (FHAD)
 - PROPOSED 100YR FLOODPLAIN (FD18-0004)
 - HANDICAPPED RAMP
 - PROPOSED STREET LAMP
 - EXISTING STREET LAMP
 - "REAR CONDITION"
 - "CORNER CONDITION"
 - LOT WITHIN EXISTING SHADED ZONE X FLOODPLAIN

- NOTE**
- BUILDING PERMITS FOR LOTS 1-11 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 4 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.
 - CONSTRUCTION DOCUMENTS WILL INCLUDE AN EASTBOUND RIGHT-TURN ACCELERATION LANE ON WOLFENBERGER AS DETERMINED BY TOCR TRANSPORTATION CRITERIA MANUAL.
 - * BLOCK 2 LOTS 1-4 SHALL BE SINGLE STORY BUILDINGS.
 - ** BLOCK 3 LOTS 15-18 SHALL BE UNIQUE SETBACKS.



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UNDERGROUND MEMBER UTILITIES.

CALL BEFORE YOU DIG
811

#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	X/X/XX	

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM

JOB NO.
14-003

SHEET
3 OF 11

2/15/2019 11:53 AM, X:\14-003 MEADOWS\CD\DWG\FILING 16 PARCEL 8\SDP SITE PLAN.DWG.

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- NOTE

1. BUILDING PERMITS FOR LOTS 1.4-11 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 4 WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND A FINAL FLOODPLAIN MODIFICATION STUDY IS APPROVED.
2. CONSTRUCTION DOCUMENTS WILL INCLUDE AN EASTBOUND RIGHT-TURN ACCELERATION LANE ON WOLFENBERGER AS DETERMINED BY TOCR TRANSPORTATION CRITERIA MANUAL.
3. * BLOCK 2 LOTS 1-8 SHALL BE SINGLE STORY BUILDINGS.
4. ** BLOCK 3 LOTS 15-18 SHALL BE UNIQUE SETBACKS.

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ONE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE. THE CONTRACTOR ASSUMES THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	X/XX	

THE MEADOWS

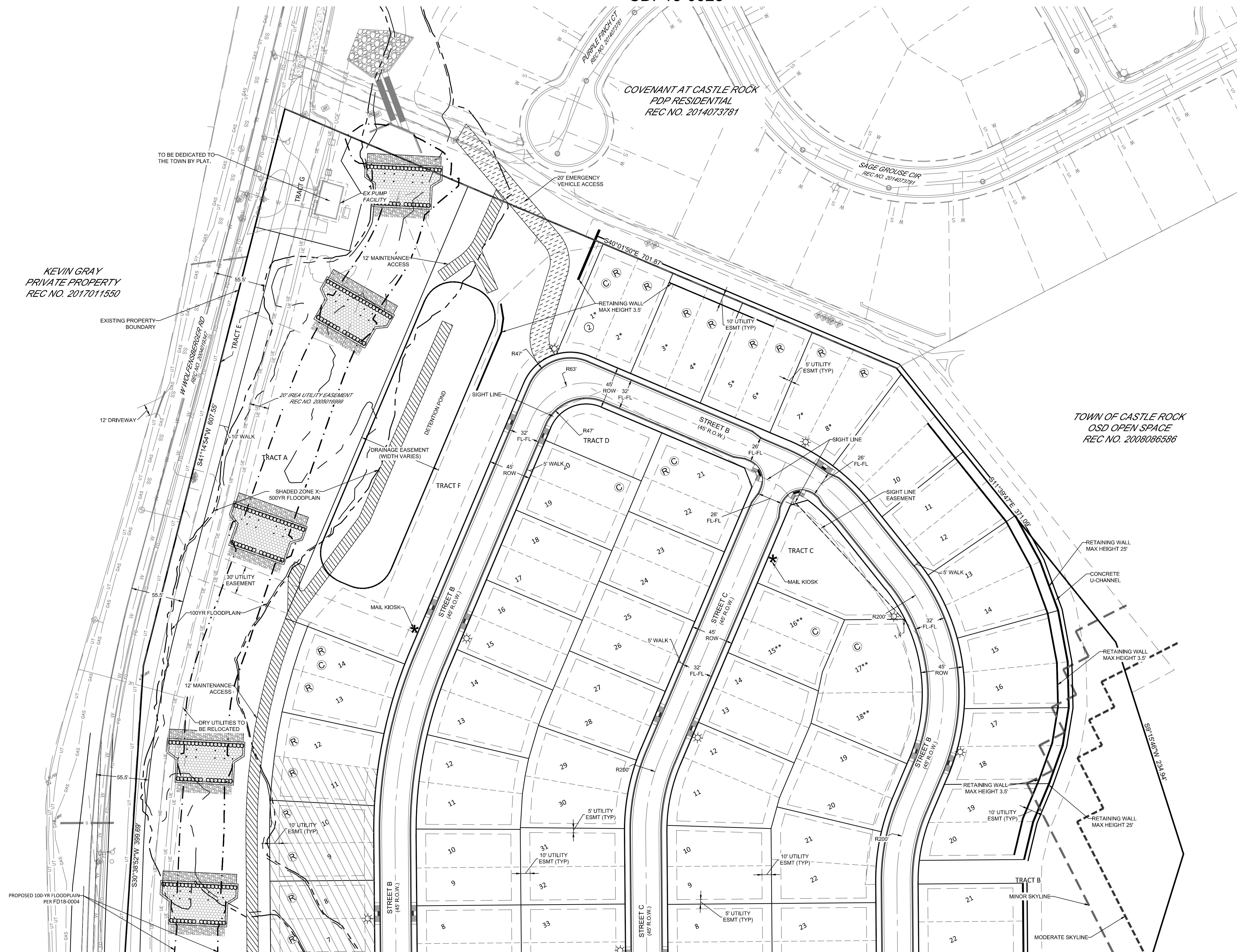
TOWN OF CASTLE ROCK, COLORADO
SITE PLAN

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM

JOB NO.
14-003

SHEET
4 OF 11

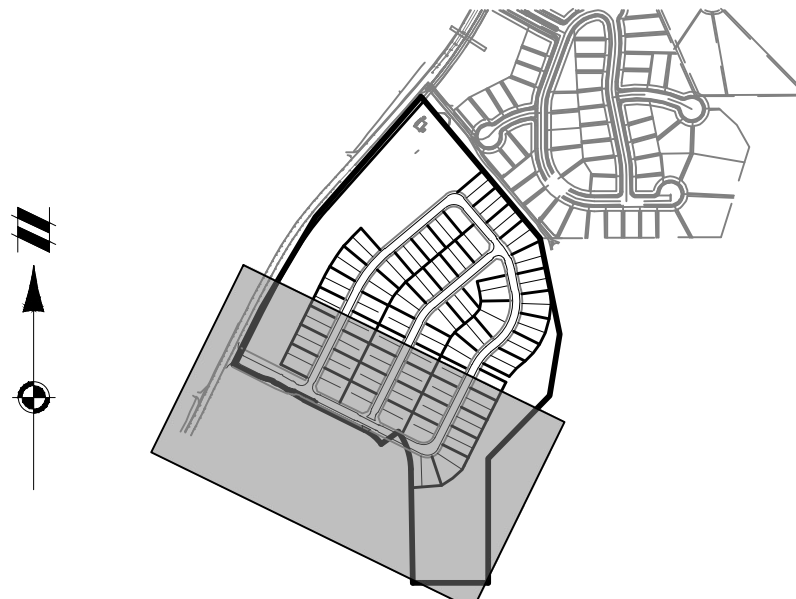
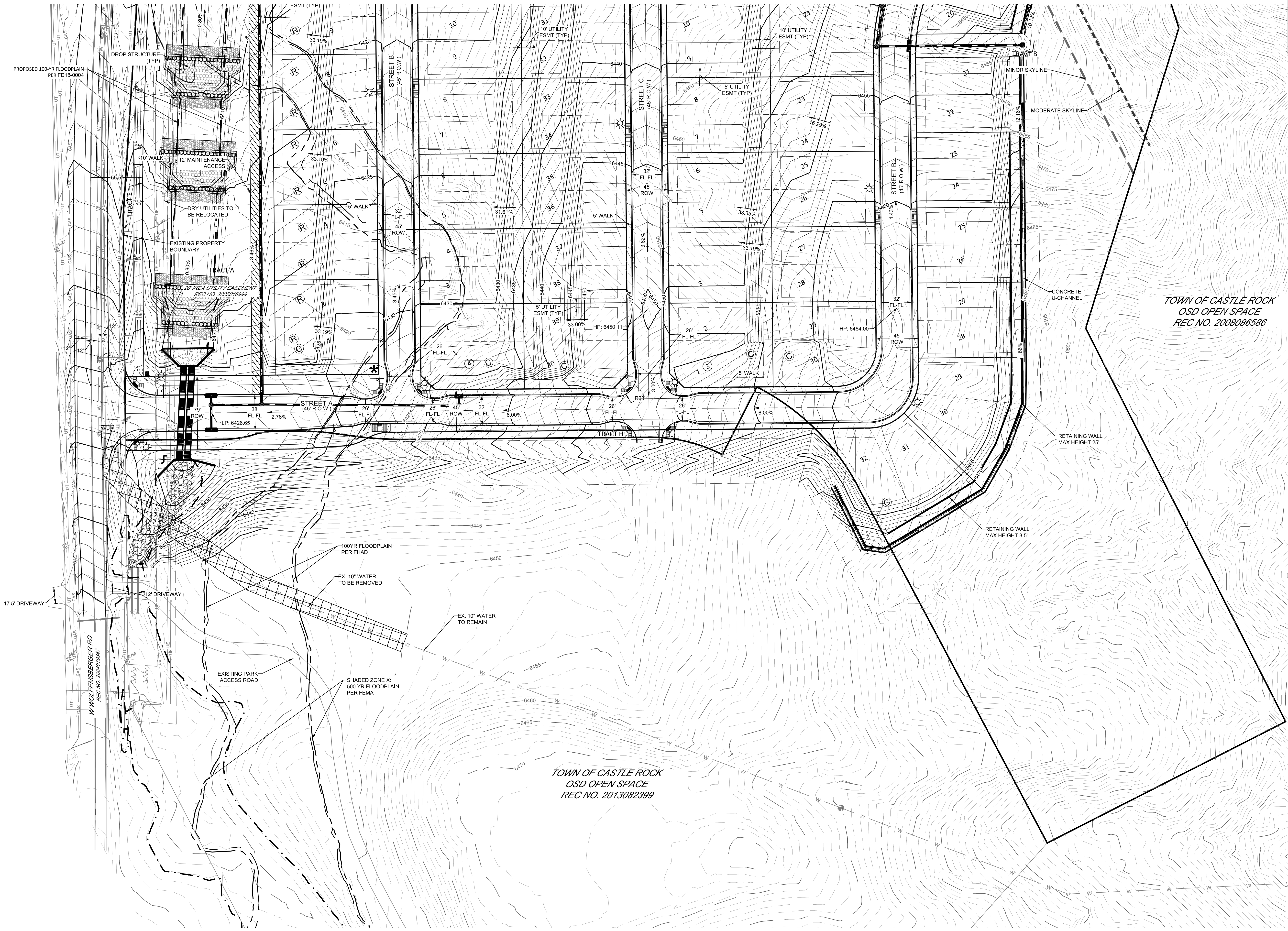
THE MEADOWS FILING 16, PARCEL 8 SITE DEVELOPMENT PLAN
(9TH AM. TO THE MEADOWS FILING 16 FPD)
SITE PLAN PROJECT # SDP18-0028



THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP18-0028



LEGEND

PROPOSED STORM DRAIN

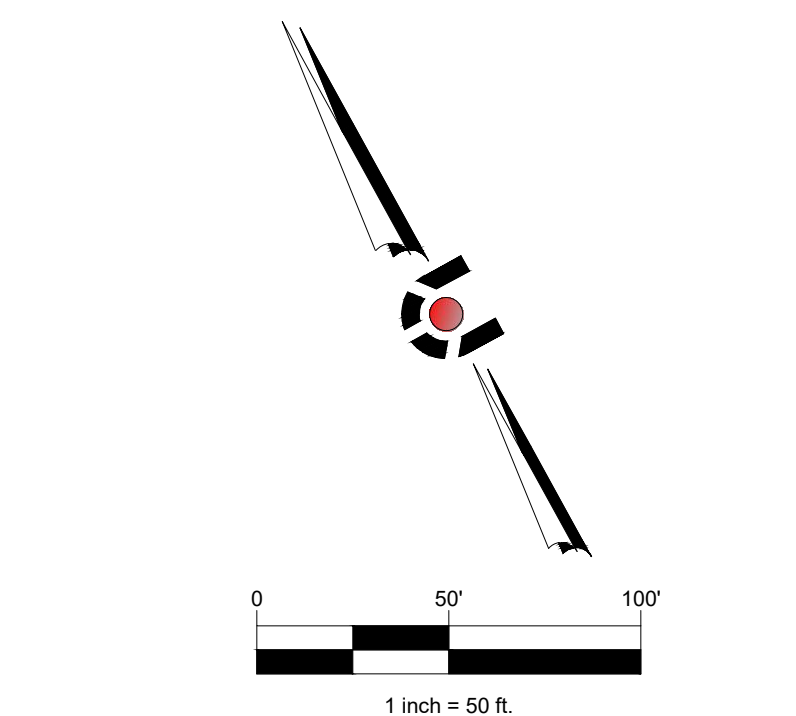
- MANHOLE and PIPE
- INLET
- FLARED END SECTION

EXISTING STORM DRAIN

- MANHOLE and PIPE
- INLET
- FLARED END SECTION

OTHER FEATURES

- GAS LINE
- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- SHADED ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD18-0004)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



NOTES:

1. MINIMUM 2 FT FREEBOARD ABOVE BASE FLOOD ELEVATIONS REQUIRED FOR ALL LOTS ADJACENT TO THE PROPOSED FLOODPLAIN. MINIMUM FINISH FLOOR ELEVATIONS (INCLUDING BASEMENT) SHALL BE PROVIDED ON CONSTRUCTION DOCUMENTS.

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#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	XX/XX	

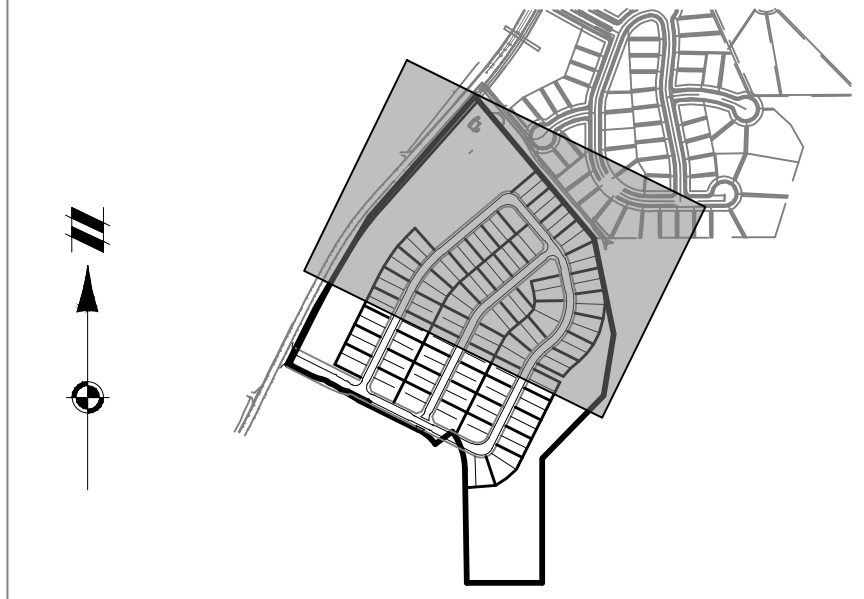
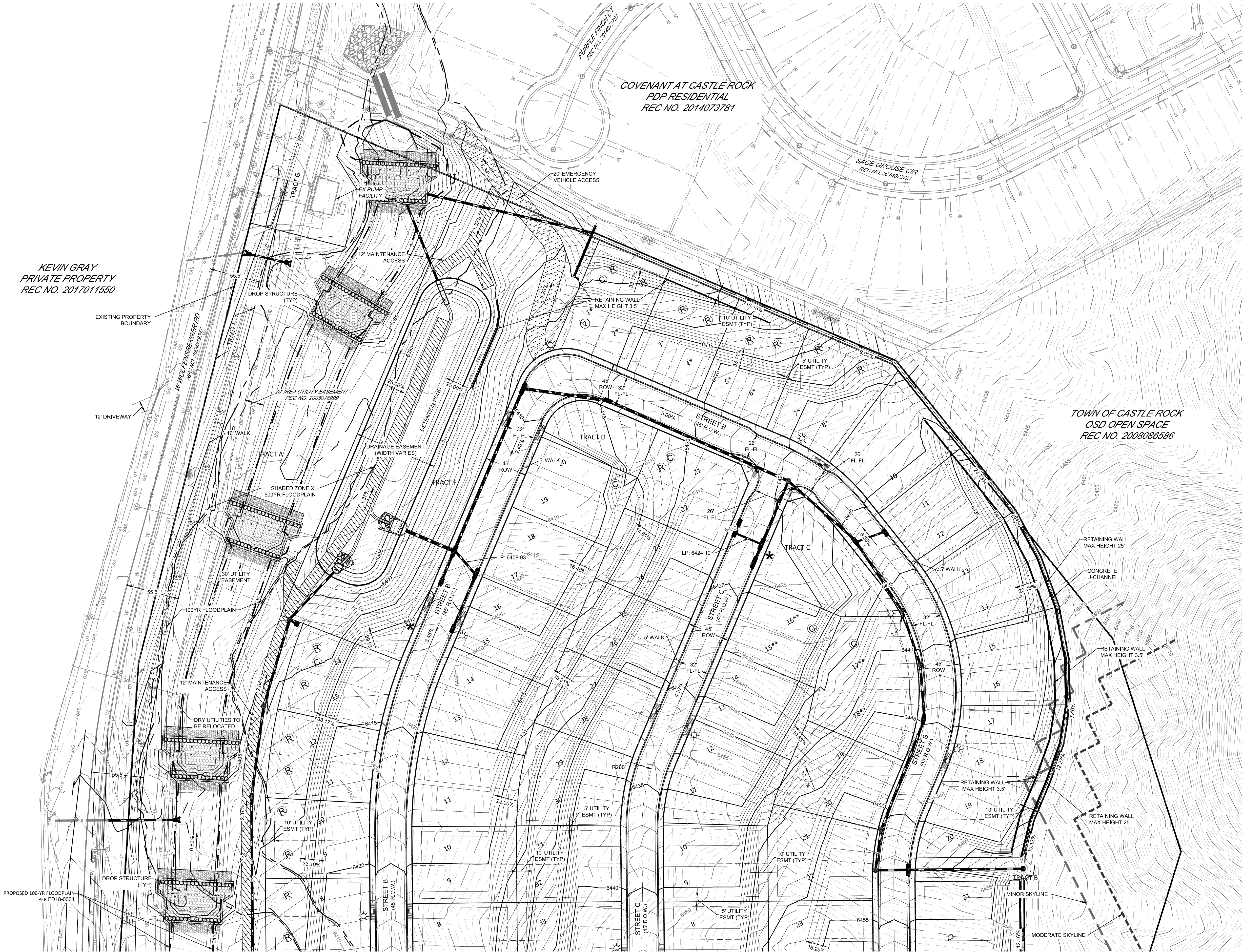
THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM
JOB NO. 14-003
SHEET 5 OF 11

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

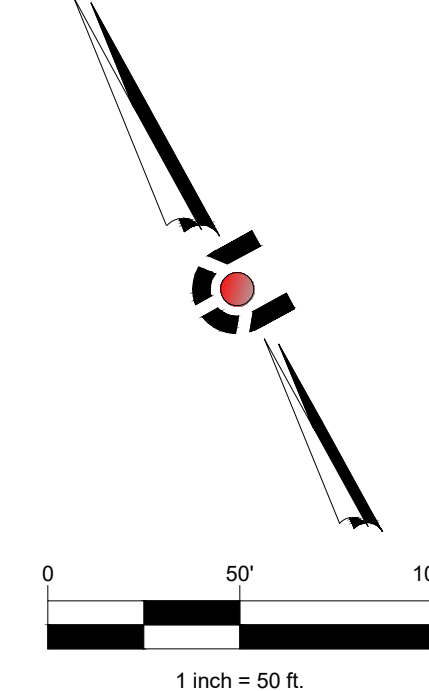
SDP18-0028



KEY MAP
N.T.S.

LEGEND

- PROPOSED STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
- EXISTING STORM DRAIN
 - MANHOLE and PIPE
 - INLET
 - FLARED END SECTION
- GAS LINE
- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- SHADED ZONE X:
 - 500YR FLOODPLAIN (FEMA)
 - 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD18-0004)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



- NOTES:
- MINIMUM 2 FT FREEBOARD ABOVE BASE FLOOD ELEVATIONS REQUIRED FOR ALL LOTS ADJACENT TO THE PROPOSED FLOODPLAIN. MINIMUM FINISH FLOOR ELEVATIONS (INCLUDING BASEMENT) SHALL BE PROVIDED ON CONSTRUCTION DOCUMENTS.

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PERMITS AND TO BE RESPONSIBLE FOR ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	XX/XX	

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

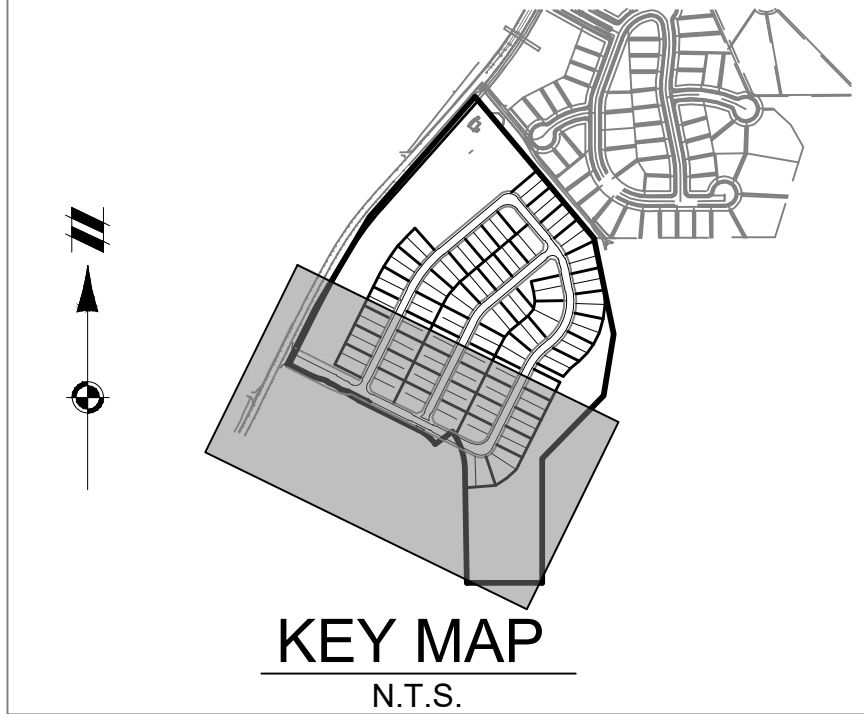
DESIGNED BY: NDW
DRAWN BY: NDW
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JOB NO. 14-003
SHEET 6 OF 11

21/5/2019 11:35 AM: X:\14-003 MEADOWS CADD\CIVIL\FILING 16 PARCEL 8\SDP GRADING PLAN.DWG.

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)

LOCATED IN THE EAST HALF OF SECTION 9, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP18-0028



KEY MAP
N.T.S.

LEGEND:

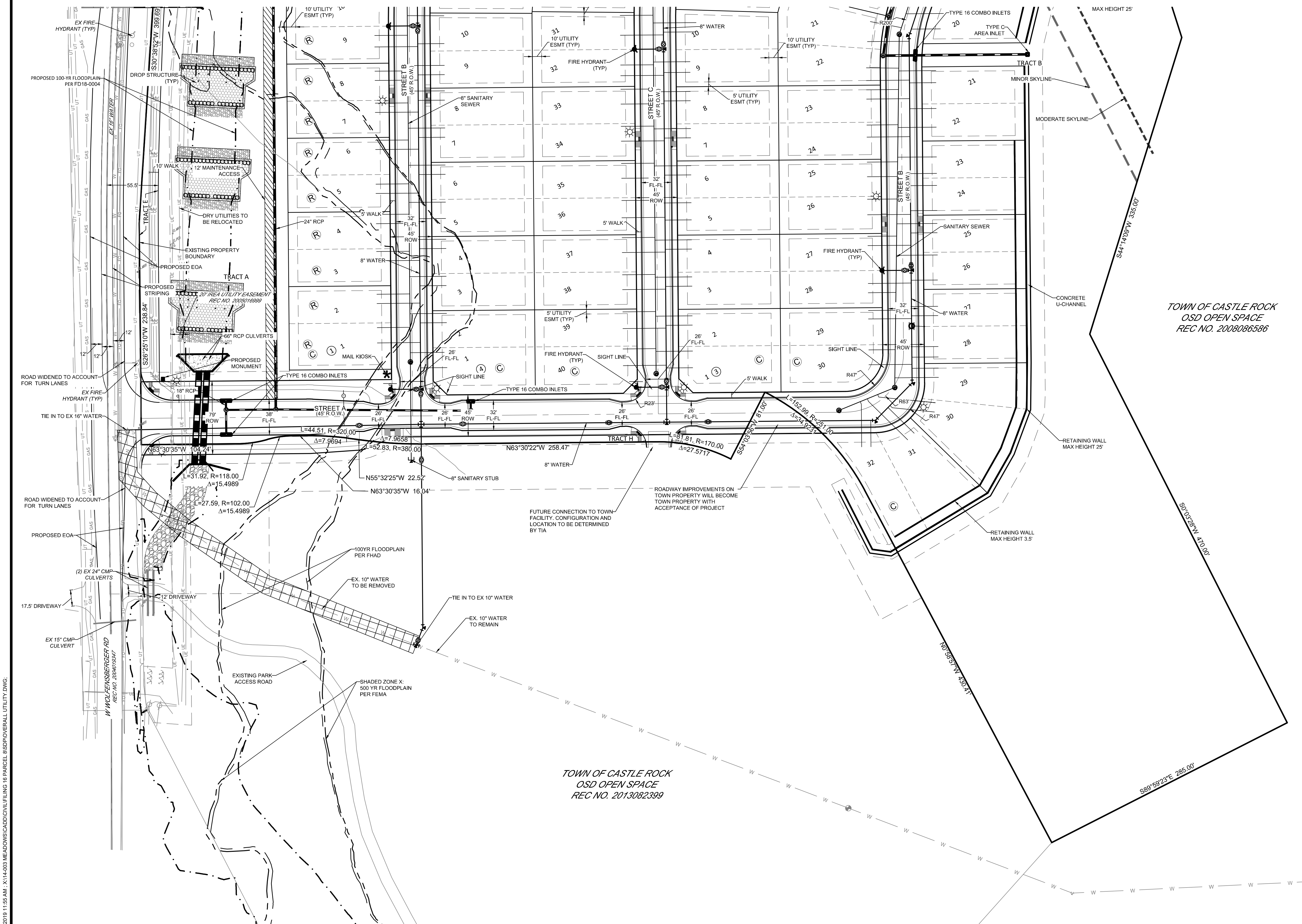
- SANITARY SEWER
- PROPOSED GRAVITY SEWER
- PIPE WITH MANHOLE
- PIPE WITH PLUG
- SANITARY SERVICE, 4"
- EXISTING GRAVITY SEWER
- PIPE WITH MANHOLE
- WATER
- TRANSMISSION MAIN
- RAW WATER LINE
- IRRIGATION LINE
- PIPE WITH PLUG & B.O.
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT
- BEND WITH THRUST BLOCK
- EXISTING TRANSMISSION MAIN
- STORM DRAIN
- MANHOLE WITH PIPE
- INLET
- FLARED END SECTION
- EX. MANHOLE WITH PIPE
- EXISTING DRY UTILITY
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FIBER OPTIC LINE
- EASEMENT
- CENTER LINE
- PROPERTY LINE
- ROW LINE
- SHADED ZONE X: 500YR FLOODPLAIN (FEMA)
- 100YR FLOODPLAIN (FHAD)
- PROPOSED 100YR FLOODPLAIN (FD18-0004)
- HANDICAPPED RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP
- "REAR CONDITION"
- "CORNER CONDITION"

- 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 RED WATER PRESSURE ZONE.

0 50' 100'
1 inch = 50 ft.

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2008086586

TOWN OF CASTLE ROCK
OSD OPEN SPACE
REC NO. 2013082399



21/5/2019 11:35 AM X:\14-003 MEADOWS CADD\UTILITY\16 PARCEL 8\SDP18-0028 UTILITY.DWG.

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CORRESPONDENCE OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	X/XX/XX	

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
OVERALL UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

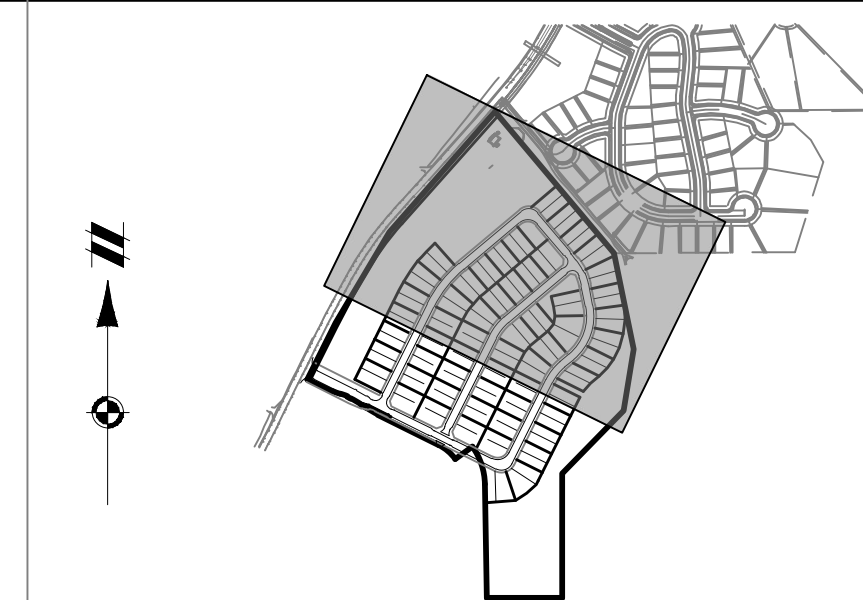
DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM

JOB NO.
14-003
SHEET
7 OF 11

THE MEADOWS FILING 16, PARCEL 8 SITE DEVELOPMENT PLAN
(9TH AM. TO THE MEADOWS FILING 16 FPD)
OVERALL UTILITY PLAN PROJECT # SDP18-0028

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)
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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP18-0028



KEY MAP
N.T.S.

LEGEND:

- SANITARY SEWER
PROPOSED GRAVITY SEWER
PIPE WITH MANHOLE
PIPE WITH PLUG
SANITARY SERVICE, 4"
EXISTING GRAVITY SEWER
PIPE WITH MANHOLE
WATER
TRANSMISSION MAIN
RAW WATER LINE
IRRIGATION LINE
PIPE WITH PLUG & B.O.
WATER SERVICE
WATER VALVE
FIRE HYDRANT
BEND WITH THRUST BLOCK
EXISTING
TRANSMISSION MAIN
STORM DRAIN
MANHOLE WITH PIPE
INLET
FLARED END SECTION
EX. MANHOLE WITH PIPE
EXISTING DRY UTILITY
G
UE
UT
FO
EASEMENT
CENTER LINE
PROPERTY LINE
ROW LINE
SHADED ZONE X:
500YR FLOODPLAIN (FEMA)
100YR FLOODPLAIN (FHAD)
PROPOSED 100YR FLOODPLAIN
(FD18-0004)
HANDICAPPED RAMP
PROPOSED STREET LAMP
EXISTING STREET LAMP
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- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.

1 inch = 50 ft.

THE MEADOWS FILING 16, PARCEL 8 SITE DEVELOPMENT PLAN
(9TH AM. TO THE MEADOWS FILING 16 FPD)
OVERALL UTILITY PLAN PROJECT # SDP18-0028

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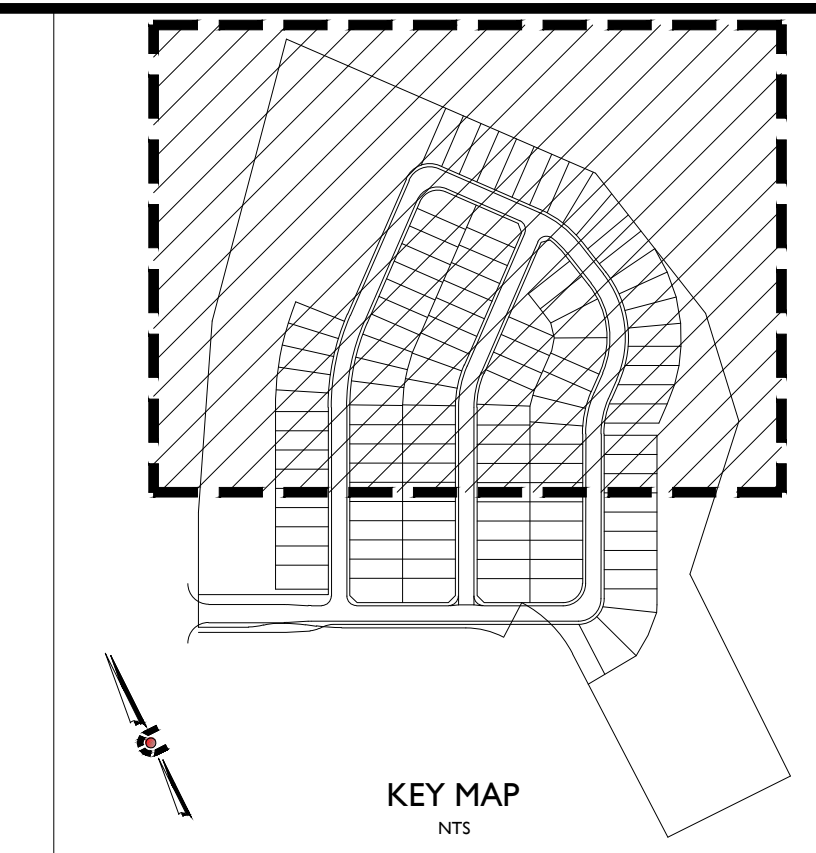
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FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,
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COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	XX/XX	

THE MEADOWS
FILING 16 PARCEL 8, SITE DEVELOPMENT PLAN AM. NO. 9
OVERALL UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: NDW
DRAWN BY: NDW
CHECKED BY: MM
JOB NO.
14-003
SHEET
8 OF 11

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)
LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 & A PORTION OF THE NORTHWEST
QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
SDP18-0028



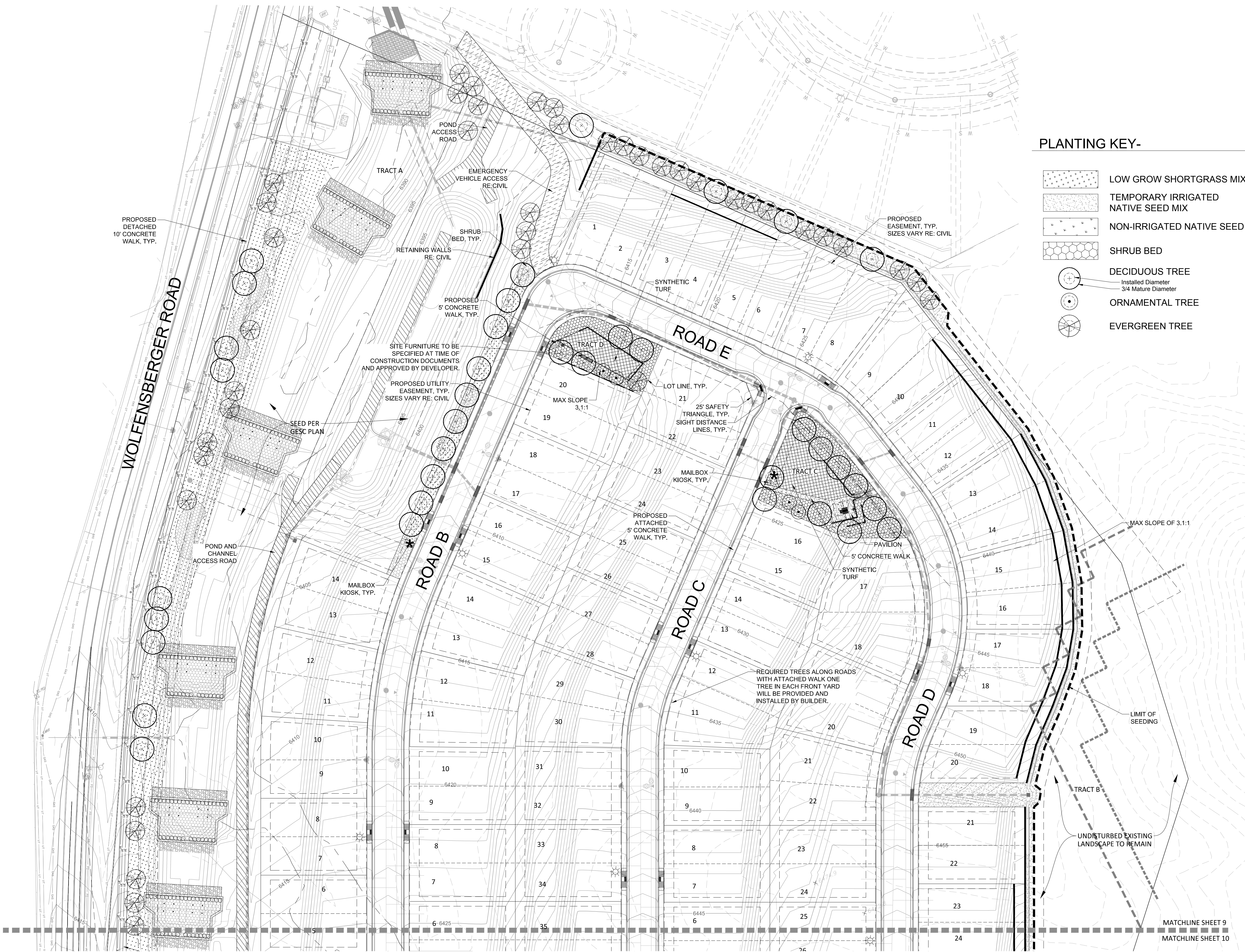
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DRAWING. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS, HORIZONTAL AND VERTICAL. THE EXISTING
LOCATIONS ARE SHOWN FOR INFORMATION ONLY. IT IS THE USER'S
RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
#	DESCRIPTION	

INITIAL PLAN RELEASE: 06/22/2018 DESIGNED BY: WB DRAWN BY: AF CHECKED BY: WB	JOB NO.
9	OF 11



PLANTING KEY-

- LOW GROW SHORTGRASS MIX
- TEMPORARY IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED NATIVE SEED MIX
- SHRUB BED
- DECIDUOUS TREE
Installed Diameter
3/4 Mature Diameter
- ORNAMENTAL TREE
- EVERGREEN TREE

HYDROZONES

- Low
- Very Low
- N/A
- Low / Moderate
- Low / Moderate
- Low / Moderate
- Low / Moderate

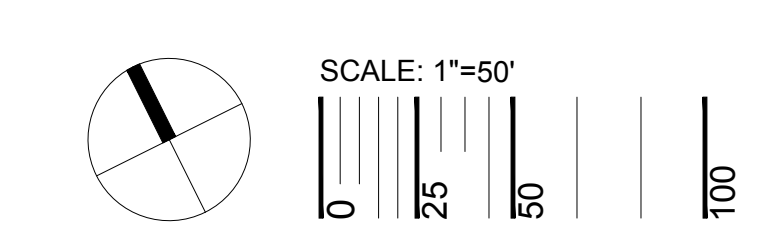
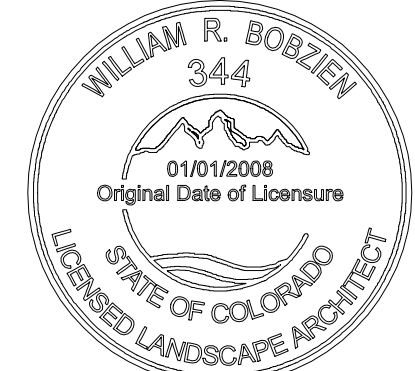
IRRIGATION TYPE

- Overhead Spray
- Overhead Spray
- N/A
- Drip
- Drip
- Drip
- Drip

LEGEND

- HARDSCAPE / CONCRETE
- SYNTHETIC TURF
- LOW GROW SHORTGRASS MIX
- TEMPORARY IRRIGATED NATIVE SEED MIX
- NON IRRIGATED NATIVE SEED MIX
- SHRUB BED
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- MAILBOX KIOSK
- SIGHT DISTANCE LINE
- SIGHT DISTANCE TRIANGLE

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



NOT FOR CONSTRUCTION

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

THE MEADOWS FILING NO. 16, PARCEL 8
SITE DEVELOPMENT PLAN (THE 9TH AMENDMENT
TO THE MEADOWS FILING 16 FPD)
PROJECT# SDP18-0028
LANDSCAPE PLAN

THE MEADOWS FILING NO. 16, PARCEL 8 SITE DEVELOPMENT PLAN
(THE 9TH AMENDMENT TO THE MEADOWS FILING 16 FPD)
LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 & A PORTION OF THE NORTHWEST
QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
SDP18-0028

STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WATER, SANITARY, AND STORM WATER UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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

- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACTOR PROFESSIONAL. MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- OVERHEAD IRRIGATION IS PERMITTED ON SLOPES EQUAL TO 3:1. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS AND ARE NOT PERMITTED TO HAVE ANY TYPE OF IRRIGATION AND NO BOULDERS OVER 3 FEET IN DIAMETER ARE TO BE IN UTILITY EASEMENTS.
- AT THE TIME OF INSTALLATION PLANTS SHALL BE FERTILIZED WITH 1 LB. NITROGEN AND 1 LB. PHOSPHORUS PER 1,000 S.F. IN THE EVENT THAT PLANTS REQUIRE ADDITIONAL FERTILIZATION BEYOND WHAT IS SPECIFIED, IT SHALL BE ACCORDING TO THE RECOMMENDATIONS OF A SOIL ANALYSIS WHICH IS SUBMITTED TO TOWN INSPECTOR.
- 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.
- 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.
- WITHIN THE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.
- ALL RETAINING WALLS WILL BE DESIGNED AND ENGINEERED TO ACCOMMODATE THE LANDSCAPE PLAN AS SHOWN ON THESE PLANS.

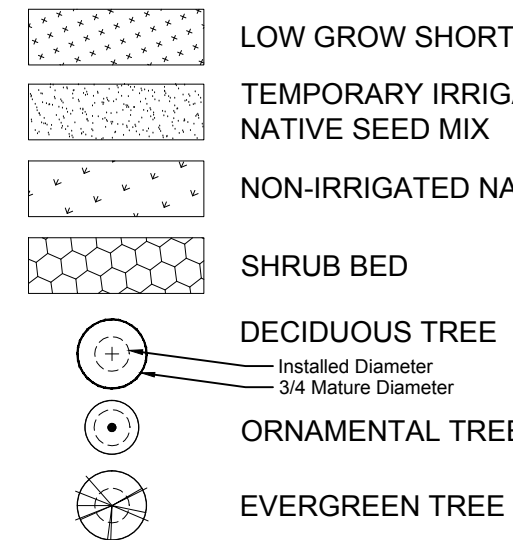
LANDSCAPE SUMMARY TABLE:

INTERIOR LANDSCAPE AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
GROSS SITE LANDSCAPE AREA:	431,449					
INTERIOR OPEN SPACE (1):	31,788		13	13	51	51
IRRIGATED LANDSCAPE (SITE):	25,333	6%				
IRRIGATED TURF:	0	0%				
LIVING GROUND COVER:	424,994	99%				
NON-LIVING GROUND COVER:	6,455	1%				
UNDISTURBED AREA	172,654	40%				
POND AND CHANNEL	176,071	41%				
STREETSCAPE						
STREETSCAPE AREA:	50,936					
IRRIGATED LANDSCAPE:	13,856	27%				
IRRIGATED TURF:	0	0%				
LIVING GROUND COVER:	13,856	27%				
NON-LIVING GROUND COVER:	0	0%				

	LINEAR FEET	TREES REQUIRED (3)	TREES PROVIDED (ROW)	SHRUBS REQUIRED	SHRUBS PROVIDED
WOLFENBERGER ROAD (SOUTH SIDE)	1048	26	26	104	104
ROAD A (NORTH SIDE)	247	6	6	24	24
ROAD A (SOUTH SIDE) (2)	247	6	6	24	24
ROAD B (NORTH SIDE)	383	10	10	40	40
ROAD B (SOUTH SIDE)	47	1	1	4	4
ROAD C (SOUTH SIDE)	100	3	3	12	12
ROAD E (WEST SIDE)	272	7	7	28	28
(1) INTERIOR OPEN SPACE EXCLUDES UNDISTURBED AREA AND DRAINAGE CHANNEL AND POND.					
(2) ROAD A SOUTH SIDE - PAST THE INTERSECTION OF ROAD B STREET TREES AND LANDSCAPE WILL BE A PART OF PARK IMPROVEMENT PLANS					
(3) REQUIRED TREES ALONG ROADS WITH ATTACHED WALK ONE TREE IN EACH FRONT YARD WILL BE PROVIDED AND INSTALLED BY BUILDER.					

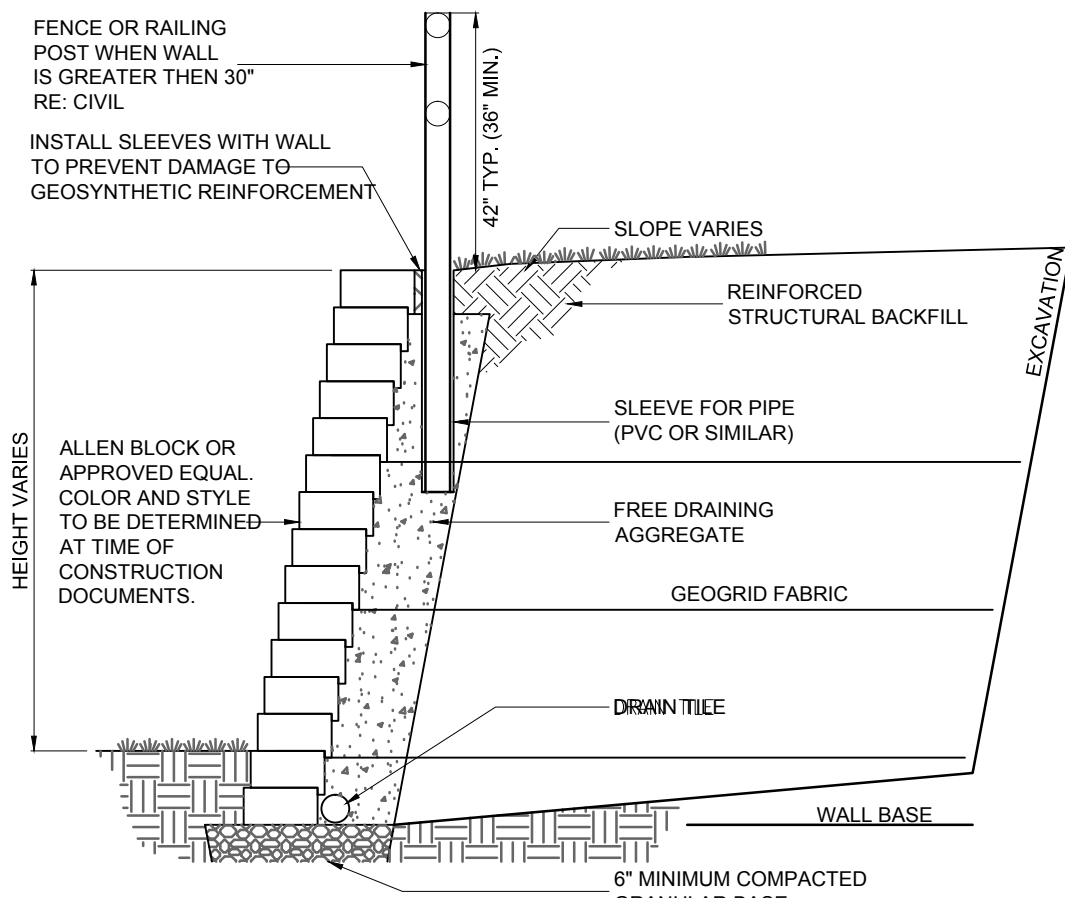
CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Name (Common)	App Rate (Inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
LOW	LOW GROW/ STREETSCAPE TREE	2"	L	17.7%	6,923	1.5	39,189	0.26
VERY LOW	TEMPORARY IRRIGATED NATIVE SEED	2"	VL	40.3%	15,802	1.5	39,189	0.60
MODERATE	SHRUB BED / POCKET PARK TREE	3"	MOD	42.0%	16,464	3.0	39,189	1.26
						Total of the CLWUR=		2.13

PLANTING KEY-



HYDROZONES

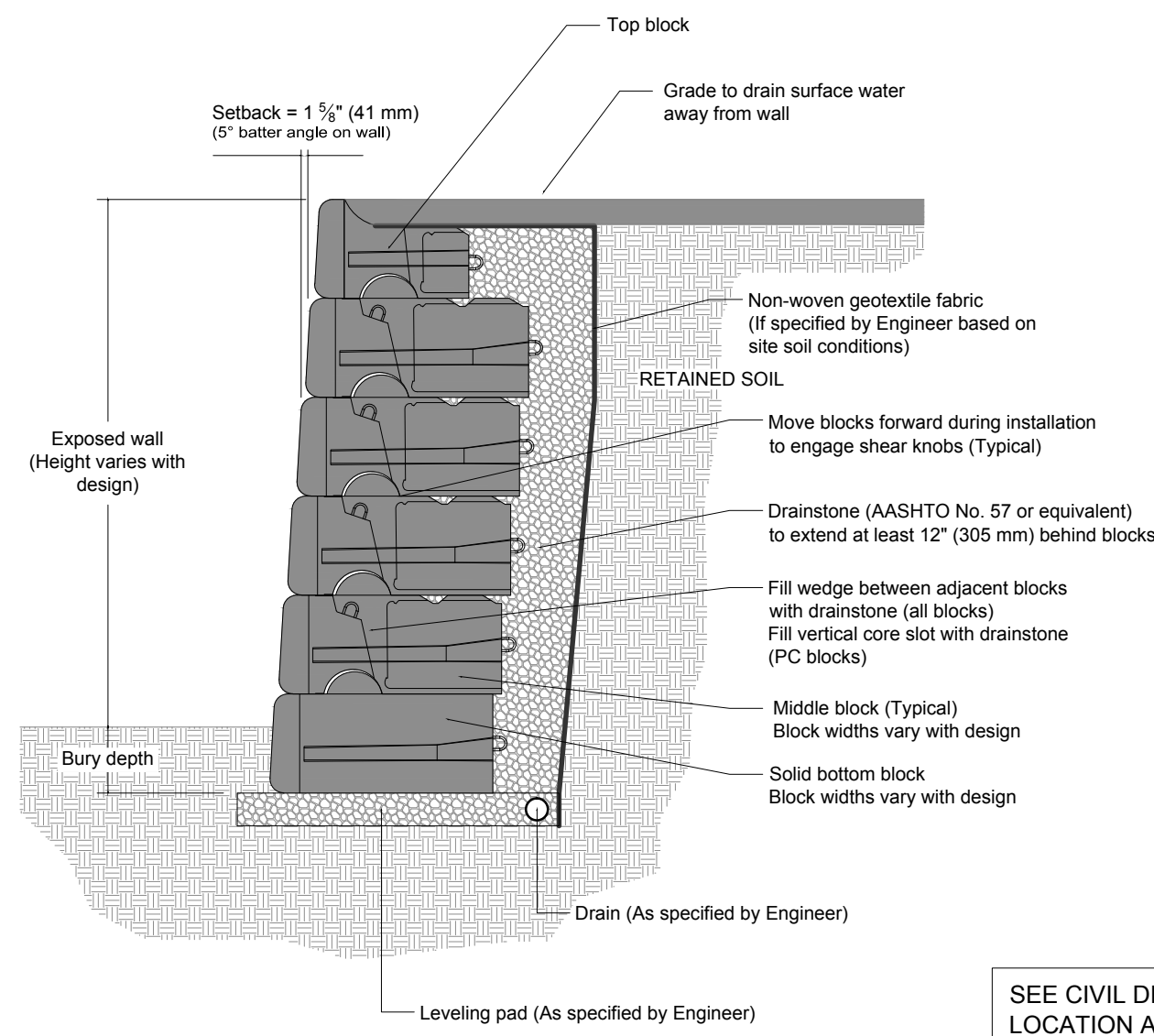
IRRIGATION TYPE



3 11 TYPICAL RETAINING WALL (BY OTHERS)

NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

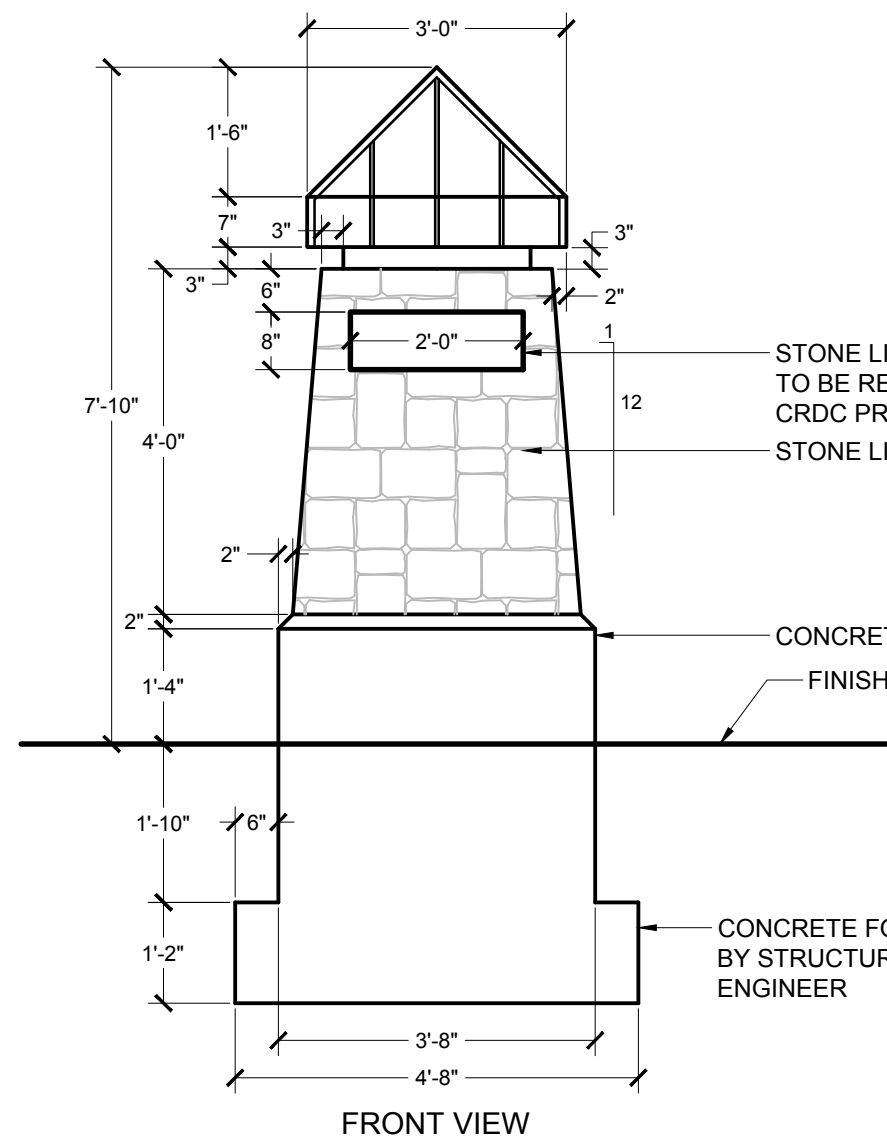
NOT TO SCALE



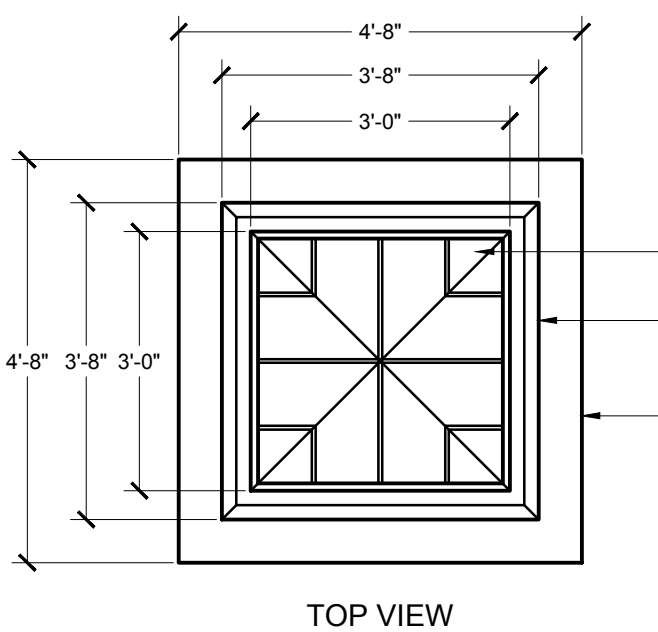
4 11 RETAINING WALL ADJACENT TO OPEN SPACE (BY OTHERS)

NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

NOT TO SCALE

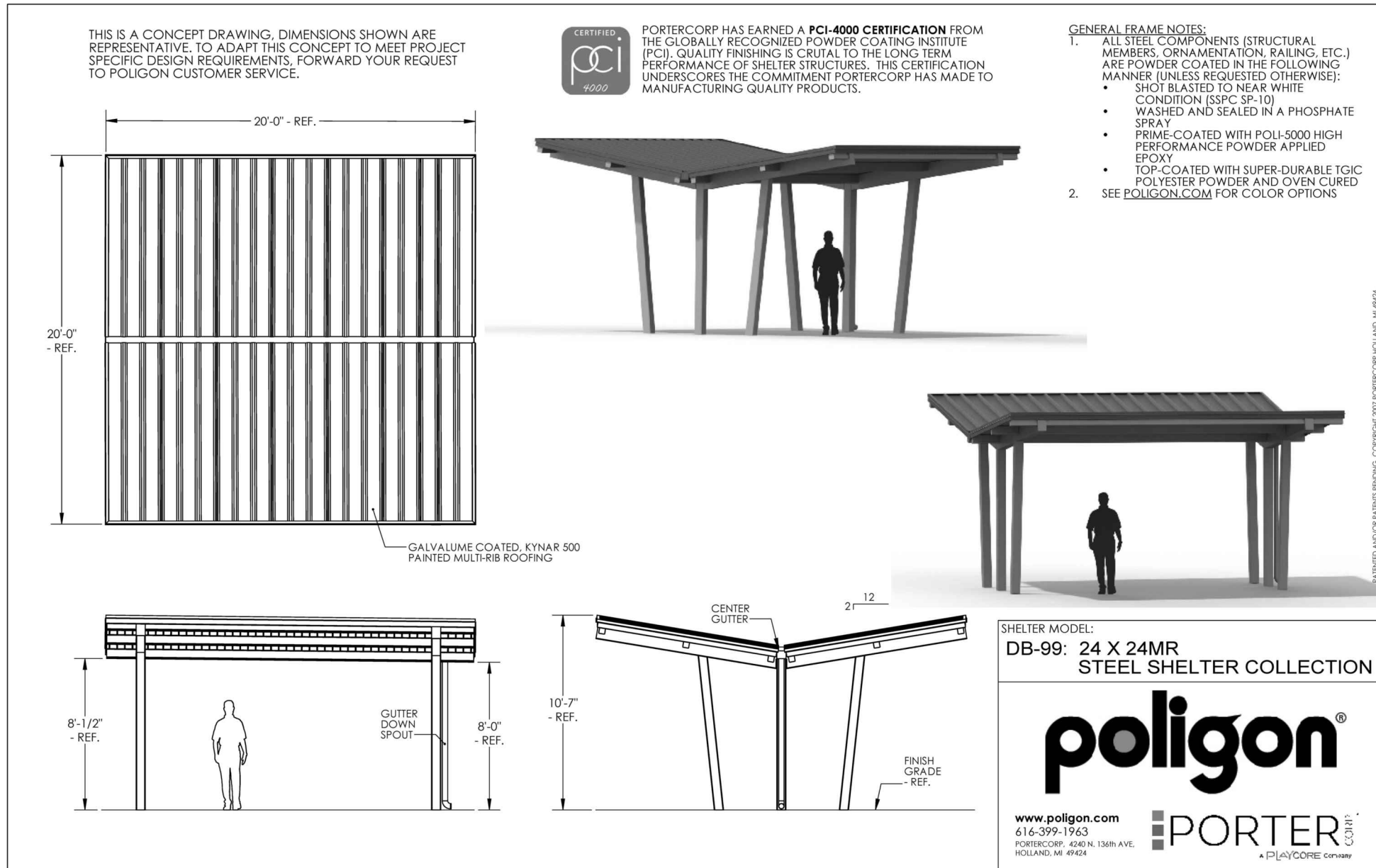


NOTE: MONUMENT IS SUBJECT TO APPROVAL BY CASTLE ROCK DEVELOPMENT COMPANY REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR BUILDING PERMIT.



1 11 ENTRY MONUMENT DETAIL

NOT TO SCALE

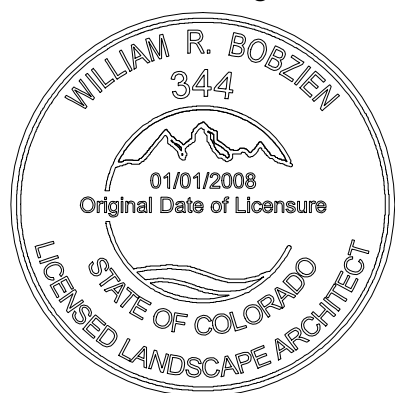


2 11 PAVILION DETAIL

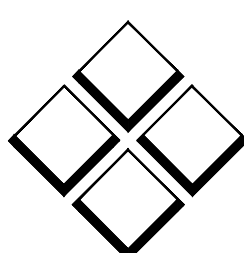
NOTE: COLOR, STYLE, AND MANUFACTURE MAY CHANGE AT TIME OF CONSTRUCTION DOCUMENT. OVERALL DIMENSION WILL BE SIMILAR.

NOT TO SCALE

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



NOT FOR CONSTRUCTION

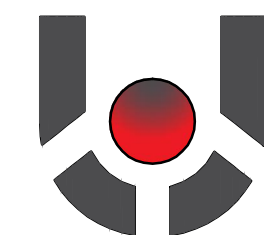


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TO THE MEADOWS FILING 16 FPD)
PROJECT# SDP18-0028
LANDSCAPE NOTES AND DETAILS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



CALL US BEFORE YOU START ANY WORK. WE CAN SAVE YOU TIME AND MONEY BY IDENTIFYING UNDERGROUND UTILITIES BEFORE YOU BEGIN EXCAVATION. CORE ASSURES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL) THE EXISTING UTILITY LOCATIONS ARE SHOWN ON THE DRAWING FOR INFORMATION ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	DATE	BY
#	DESCRIPTION	

INITIAL PLAN
RELEASE: 06/22/2018
DESIGNED BY: WB
DRAWN BY: AF
CHECKED BY: WB
JOB NO.
SHEET 11 OF 11