

SITE DEVELOPMENT PLAN AMENDMENT NO. 10
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7
10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0057

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: _____

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

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

ENGINEER

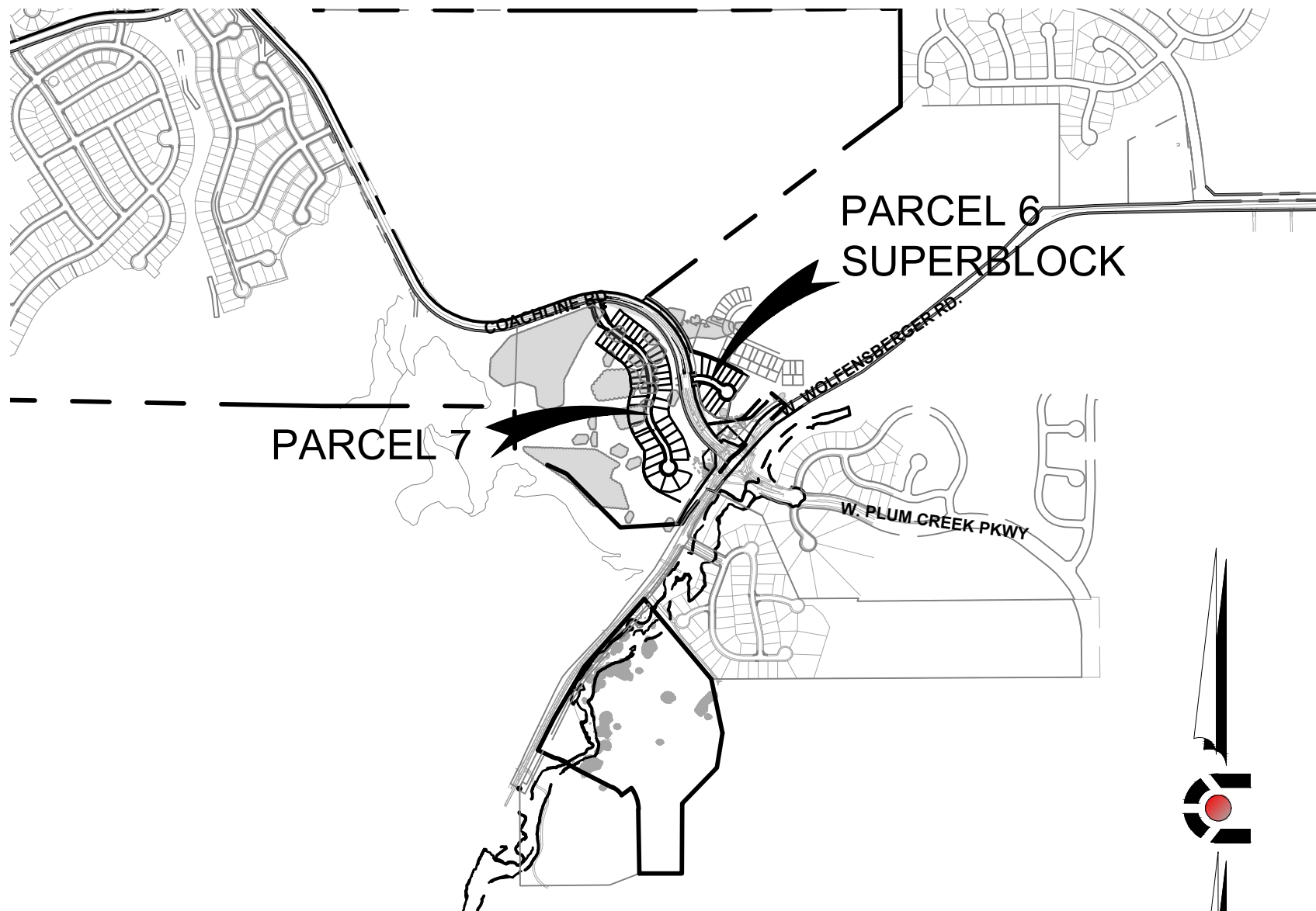
CORE CONSULTANTS, INC.
1950 S. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: MARTIN METSKER 303-703-4444

LAND SURVEYOR

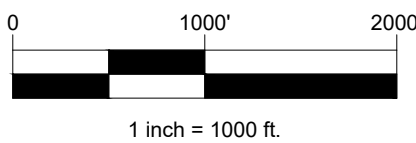
AZTEC CONSULTANTS
8000 SOUTH LINCOLN ST., STE 201
LITTLETON, CO 80122
CONTACT: DON HULSEY 303-713-1888

LANDSCAPE ARCHITECT

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



VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
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CIVIL ENGINEER'S STATEMENT

I, MARTIN METSKER, (CO PE#41743) 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 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 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 NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (EAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12064 TARANTO-STANTON & TAGGE 1984" AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995", AND ASSUMED TO BEAR SOUTH 89°51'05" EAST, A DISTANCE OF 1286.58 FEET.

PROJECT BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.0

11025 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 90' MORE OR LESS NORTH OF WATER TANK FENCE.
ELEVATION = 6351.33 (NAVD 88)

PURPOSE STATEMENT

THIS SDP AMENDMENT AMENDS MEADOWS FILING NO. 16 PPFPPD, RECEPTION NUMBER 2004065186, RECORDED ON JUNE 23, 2004, TO INCREASE THE NUMBER OF LOTS IN PARCEL 6 BY 12 AND THE NUMBER OF LOTS IN PARCEL 7 BY 15.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
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 LOCATION OF ANY UTILITIES. IT IS, HOWEVER, THE USER'S RESPONSIBILITY TO OBTAIN THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
811
Know where you dig
Call before you dig

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

THE MEADOWS
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 10
COVER
TOWN OF CASTLE ROCK, COLORADO

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

JOB NO.
14-003
SHEET
1 OF 12

THE MEADOWS FILING 16 PARCEL 6 SUPERBLOCK & PARCEL 7
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
COVER PROJECT # SDP18-0057

SITE DEVELOPMENT PLAN AMENDMENT NO. 10

THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

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

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.
- NO FEMA REGULATED FLOODPLAINS OR WETLANDS LIE WITHIN THE SITE. THE SITE LIES IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. THE 100-YEAR ZONE A FLOODPLAIN DOES NOT ENCROACH ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0282G & 08035C0169G, REVISED MARCH 16, 2016.
- 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 6 SUPERBLOCK & PARCEL 7 IS ZONED AS R-SF 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.
- LANDSCAPING WITHIN THE ROW TO BE MAINTAINED BY THE HOA OR THE ADJACENT PROPERTY OWNER
- VARIANCES APPROVED FOR THIS PROJECT INCLUDE: AN INTERSECTION SPACING VARIANCE (TCV19-0019), A CHANNEL FREEBOARD VARIANCE (TCV19-0018), AND A SANITARY EASEMENT SLOPE VARIANCE (TCV19-0017).

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.

ADDITIONAL NOTE:

- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND 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.

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.
- 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 @ 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 @ 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.
- RETAINING WALLS AND FENCES ARE PERMITTED WITHIN ALL SETBACKS.
- 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.

TRACT SUMMARY					
TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE	UTILITY MAINTENANCE
TRACT A	25.31	OS/DR/UTIL	HOA	HOA	TOWN
TRACT B*	2.41	OS/DR/UTIL	HOA	HOA	TOWN
TRACT C	0.68	OS	HOA	HOA	N/A
TRACT D	0.22	OS	TOWN	TOWN	N/A
TRACT E	0.27	OS	TOWN	TOWN	N/A

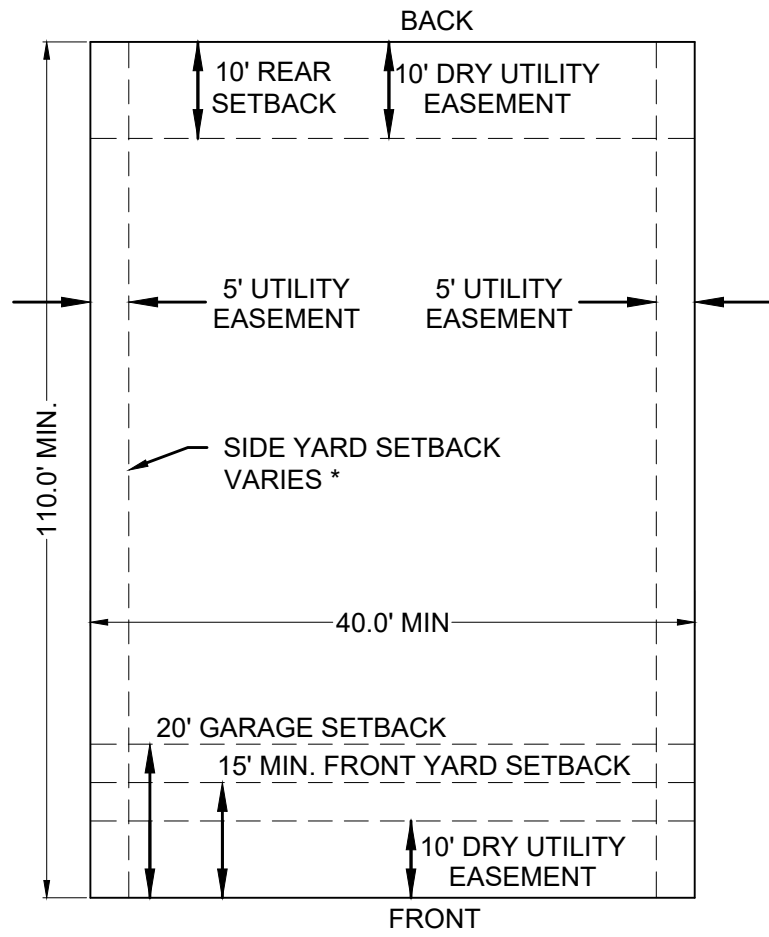
*HOA IS RESPONSIBLE FOR ALL POND MAINTENANCE IN TRACT B

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	R-SF	
USE AREA	PD ZONING ALLOWANCE	PROPOSED
USES		
MIN. FRONT YARD SETBACK	SETBACKS TO BE	15'
MIN. REAR YARD SETBACK	ESTABLISHED WITH THE	10'
MIN. SIDE YARD SETBACK	SITE DEVELOPMENT PLAN,	5'
MIN. SIDE TO STREET SETBACK	PER SECTION 4.8 OF	10'
MIN. FRONT LOADED GARAGE SETBACK	ORDINANCE NO. 2003-08	20'
MAX. BUILDING HEIGHT	35'	35'
MIN. PARKING SPACE	SUBJECT TO TOCR	2 PER UNIT
SINGLE FAMILY EQUIVALENT UNITS (SFE)	MUNICIPAL CODE	57
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	38.6	100%
LOT COVERAGE	7.6	19.7%
ROW COVERAGE	2.1	5.4%
LANDSCAPE/OPEN SPACE COVERAGE	28.9	74.9%

Neighborhood D Density Calculation	
Neighborhood D - Allowable Zoned Units (Preliminary PD Site Plan 4th Amd.)	1467
Neighborhood D - Entitled Units (Filing 16 Preliminary Plat Final PD Site Plan, as Amended)	1398
Remaining Units	69
Filing 16, Parcel 6 Superblock (Proposed Filing 16 SDP, Amendment 10)*	12
Filing 16, Parcel 7 Units (Proposed Filing 16 SDP, Amendment 10)**	15
Total Existing Plus Planned Units	1425
Total Unallocated Units in Neighborhood D	42

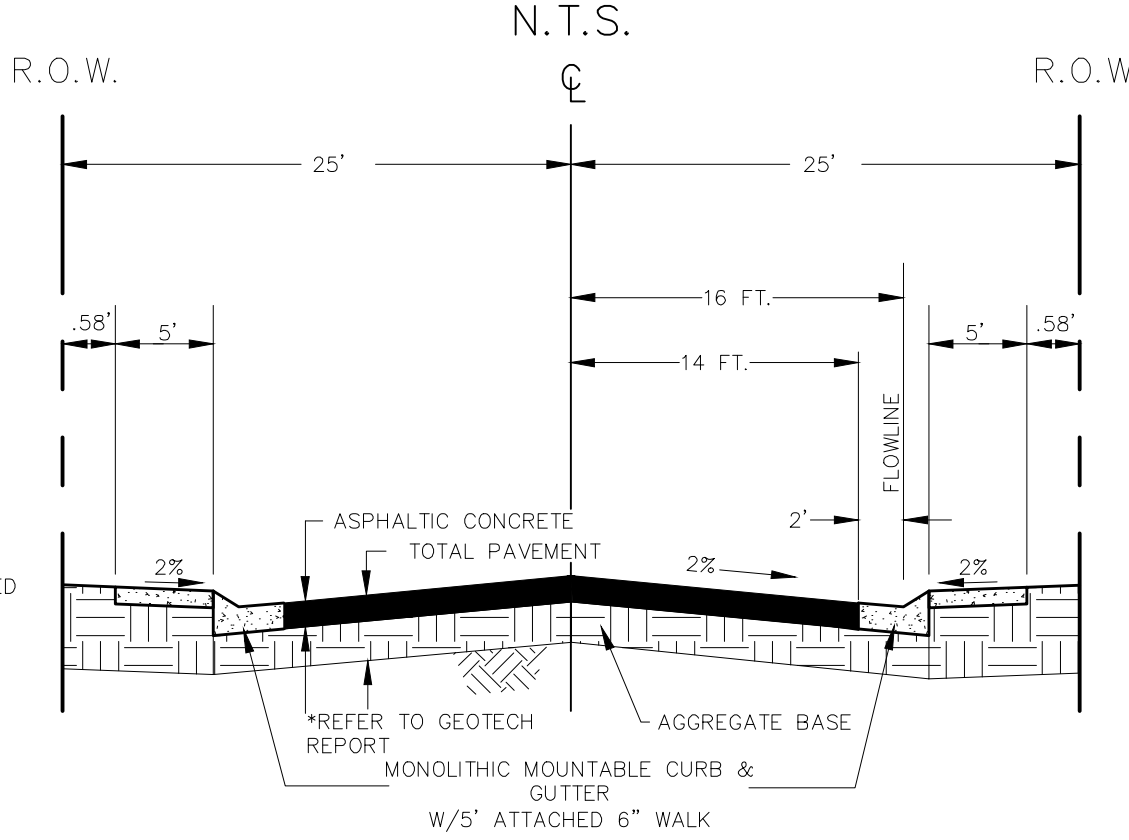
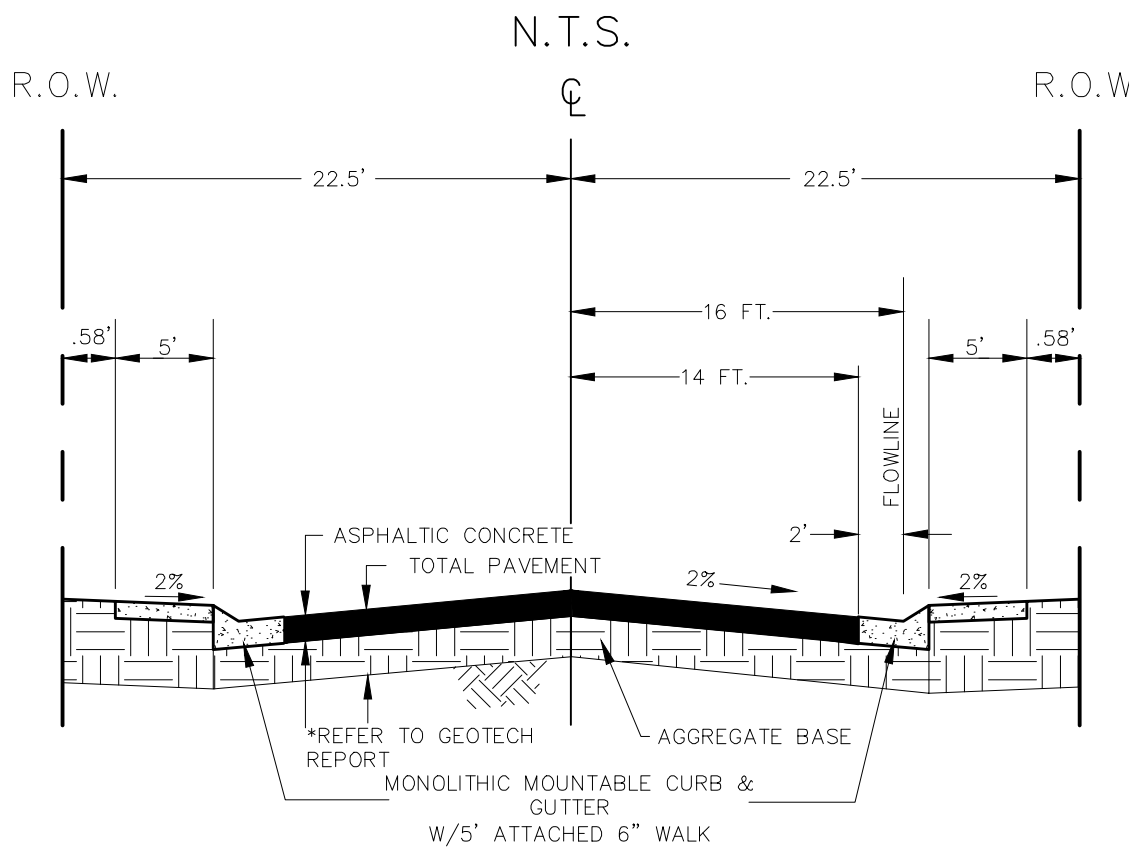
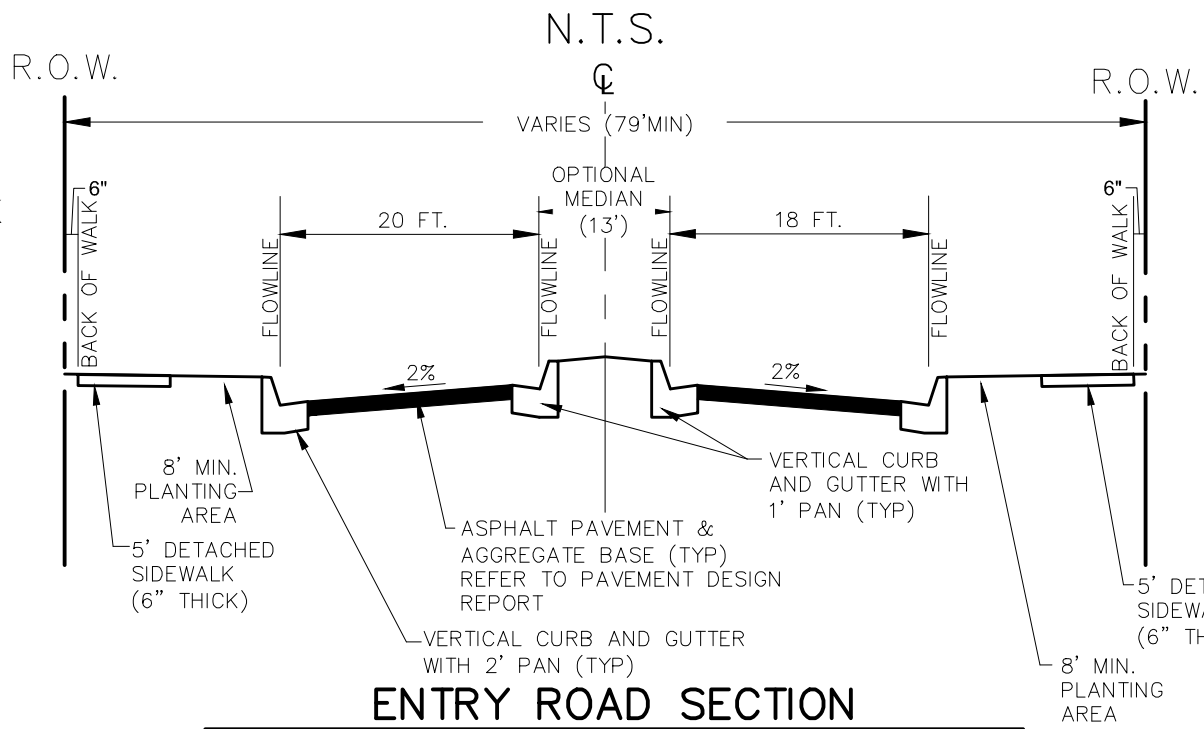
*Note: Filing 16, Parcel 6 has 59 previously approved units accounted for in the 1,398 entitled units.

**Note: Filing 16, Parcel 7 has 30 previously approved units accounted for in the 1,398 entitled units.



TYPICAL LOT SETBACKS

N.T.S.
* SIDE YARD SETBACK = 5' MIN.
SIDE YARD TO STREET SETBACK = 10' MIN.



THE MEADOWS FILING 16 PARCEL 6 SUPERBLOCK & PARCEL 7
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
STANDARD NOTES & DETAILS PROJECT # SDP18-0057

CIVIL ENGINEERING
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DIG, GRADE OR EXCAVATE FOR THE MARKING OF
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ACCURACY OF THE INFORMATION PROVIDED. IT IS, HOWEVER,
THE USER'S RESPONSIBILITY TO OBTAIN THE NECESSARY
PERMITS AND THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

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

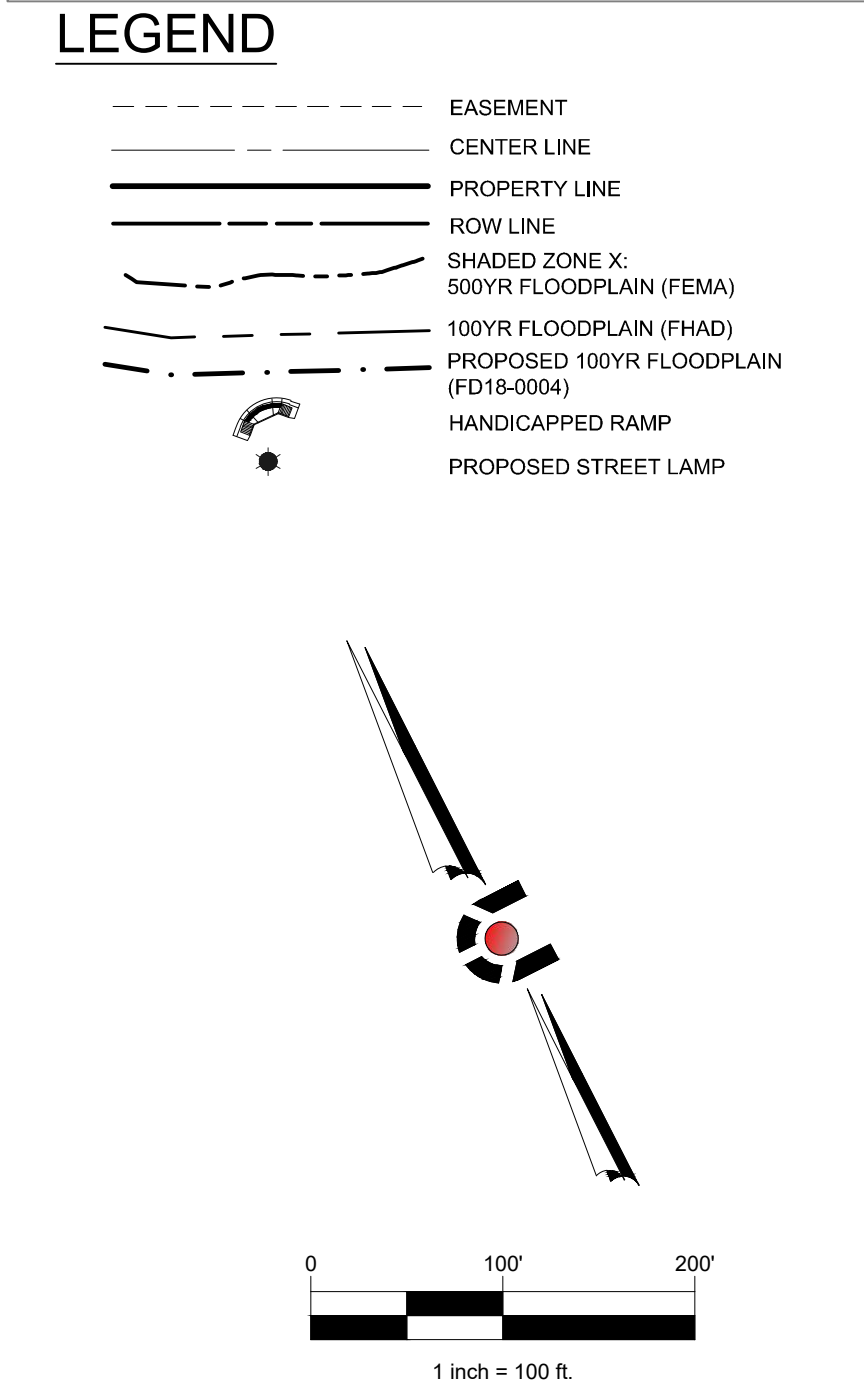
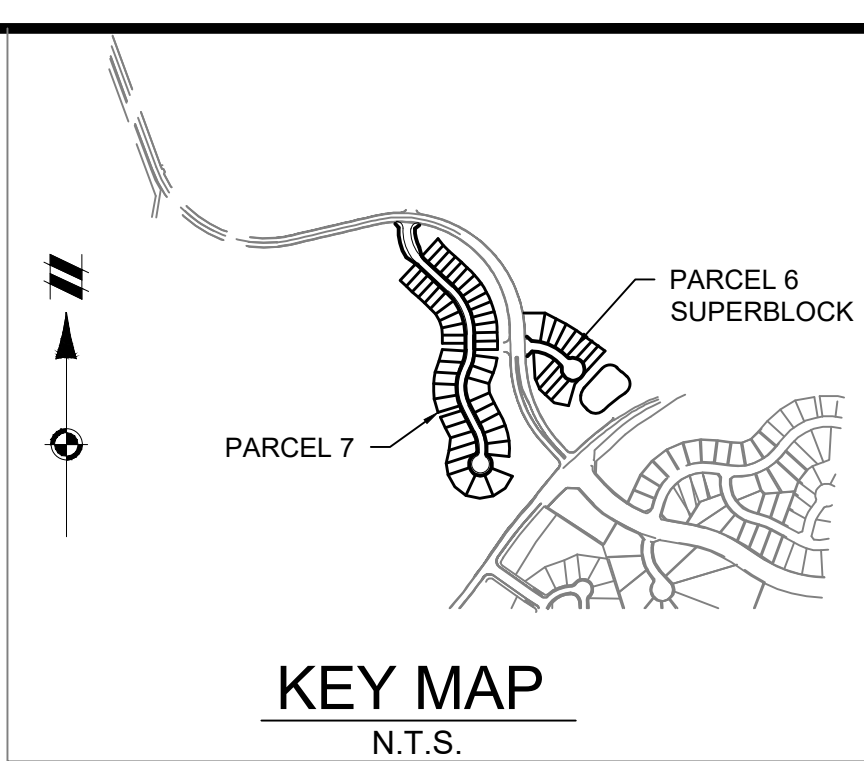
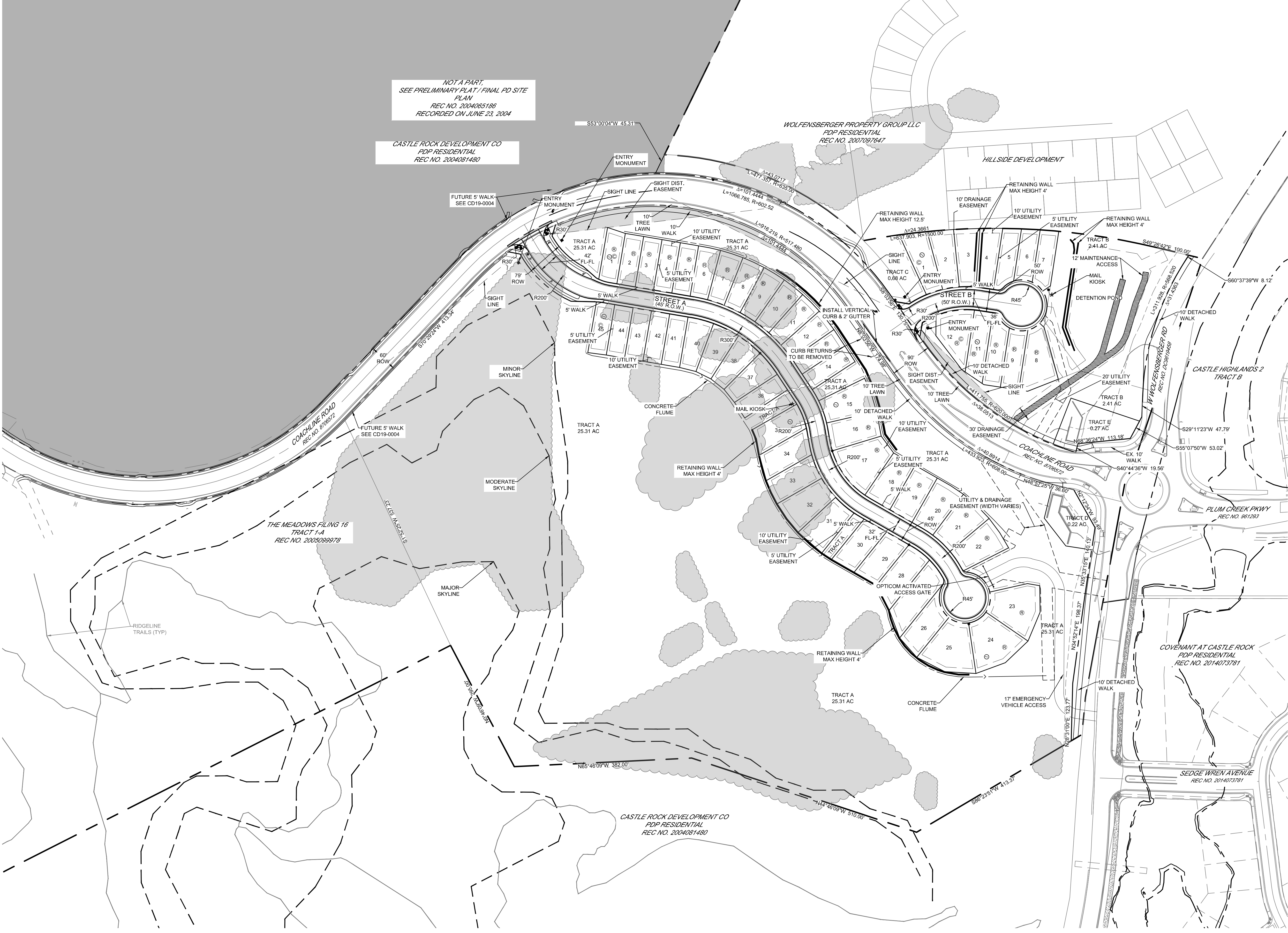
THE MEADOWS
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 10
STANDARD NOTES & DETAILS
TOWN OF CASTLE ROCK, COLORADO

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

JOB NO.
14-003
SHEET
2 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 10
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

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



NOTES:
1. ADJOINING INFO SHOWN FOR HILLSIDE DEVELOPMENT IS A GRAPHICAL REPRESENTATION ONLY

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#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	XX/XX	

THE MEADOWS

FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 10

OVERALL SITE PLAN

TOWN OF CASTLE ROCK, COLORADO

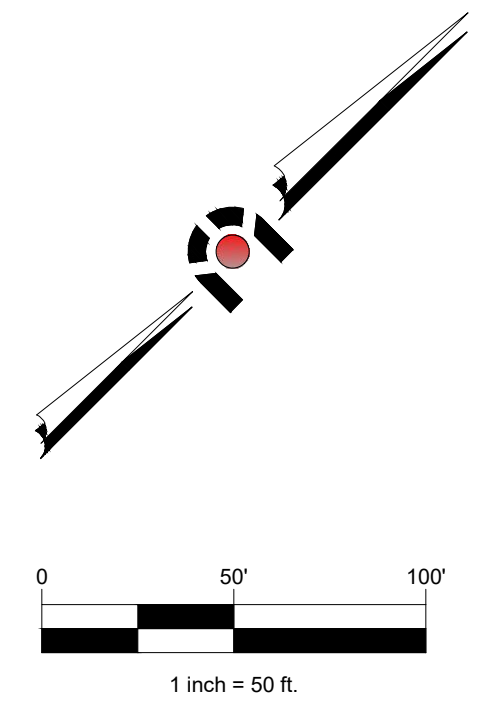
DESIGNED BY: NDW
DRAWN BY: NDW
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JOB NO.
14-003

SHEET
3 OF 12

8/20/2019 11:54 AM: X:\14-003 MEADOWS\CD\CD\FILING 16\PARCEL 7\SDP\OVERALL SITE PLAN.DWG.

10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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THE MEADOWS
FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM, NO. 10
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

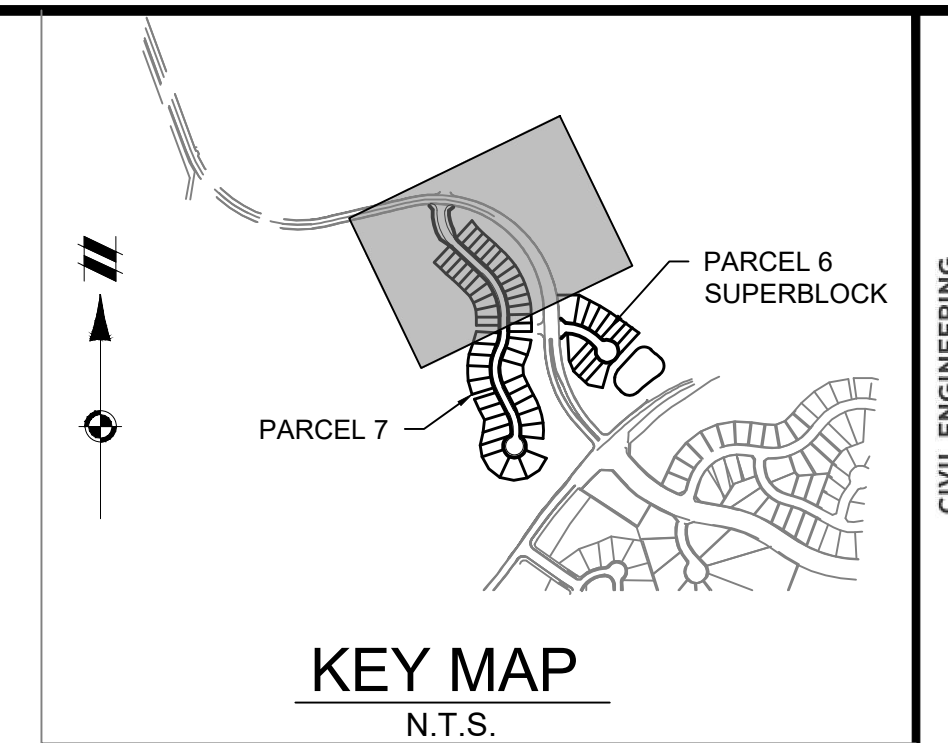
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JOB NO.
14-003

SHEET
4 OF 12

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

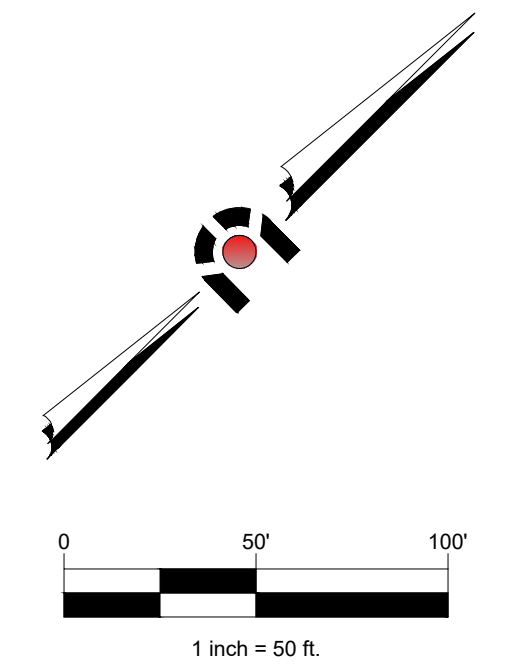


KEY MAP

N.T.S.

LEGEND

- | | |
|---|----------------------|
| ----- | EASEMENT |
| ----- | CENTER LINE |
| ===== | PROPERTY LINE |
| ----- | ROW LINE |
|  | HANDICAPPED RAMP |
|  | PROPOSED STREET LAMP |
|  | EXISTING STREET LAMP |
|  | "REAR CONDITION" |
|  | "CORNER CONDITION" |



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Call 811 to request a utility locate service. A trained professional will call the utility companies to determine the location of all utilities prior to the commencement of any construction activities. The contractor is responsible for existing utility locations (horizontal and vertical). The existing utilities shown on the drawing have been located by the utility company. The contractor is responsible for the location of all utilities prior to the commencement of any construction activities.

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

THE MEADOWS

TOWN OF CASTLE ROCK, COLORADO

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CHECKED BY: MM

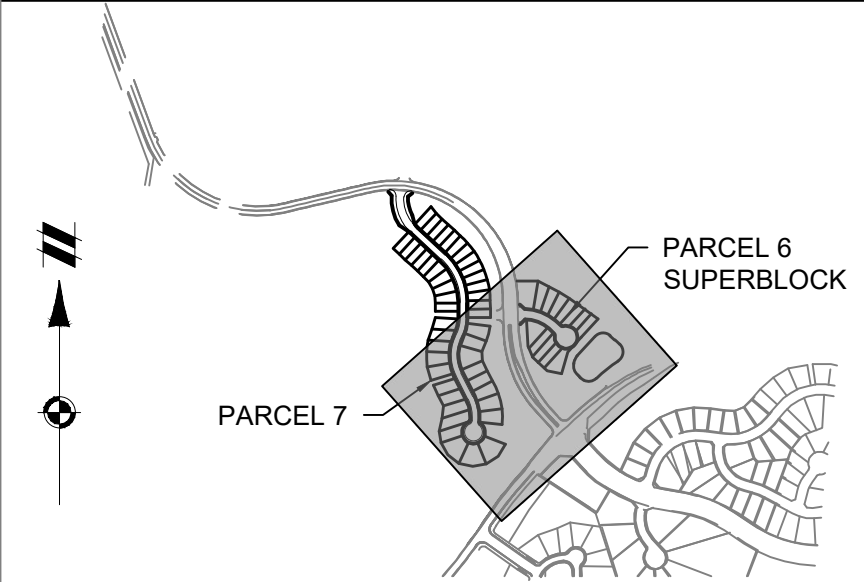
JOB NO.
14-003

SHEET
5 OF 12

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SITE DEVELOPMENT PLAN AMENDMENT NO. 10
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

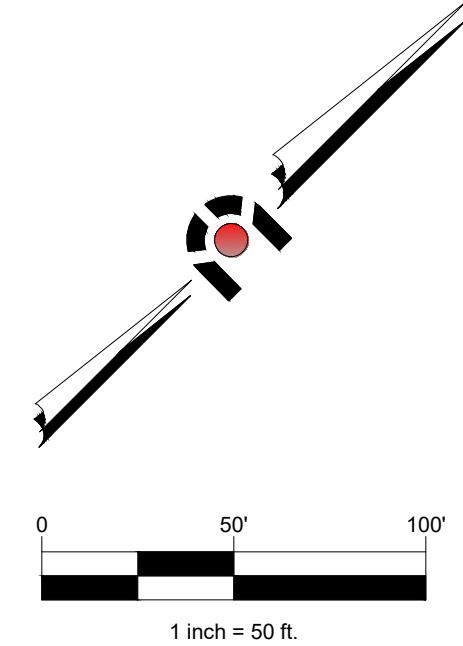
10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
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
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



NOTES:

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COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

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	SDP APPROVAL	XX/XX	

THE MEADOWS

FILING 16 PARCELS 6 & 7. SITE DEVELOPMENT PLAN, AM. NO. 10

GRADING PLAN

TOWN OF CASTLE ROCK, COLORADO

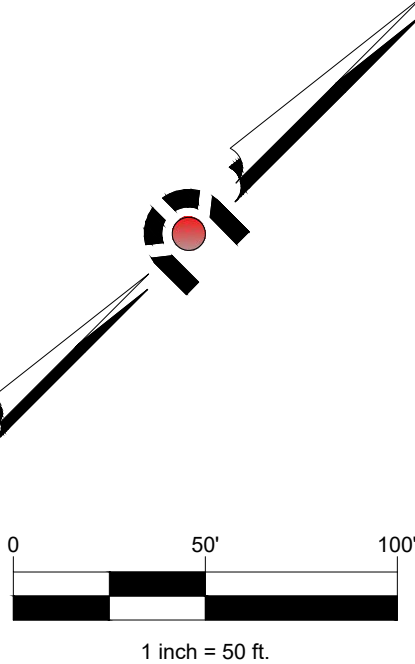
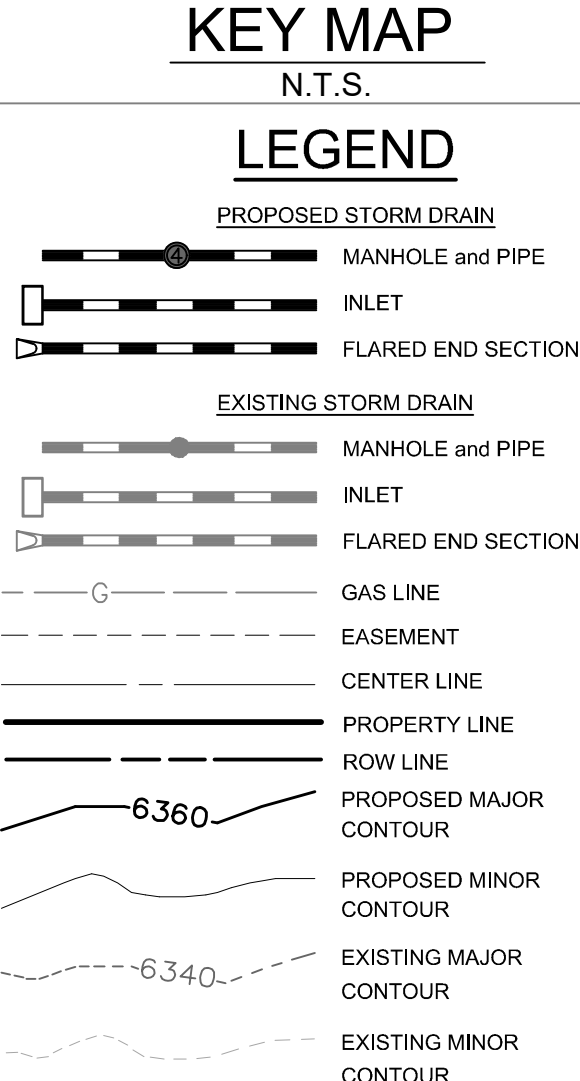
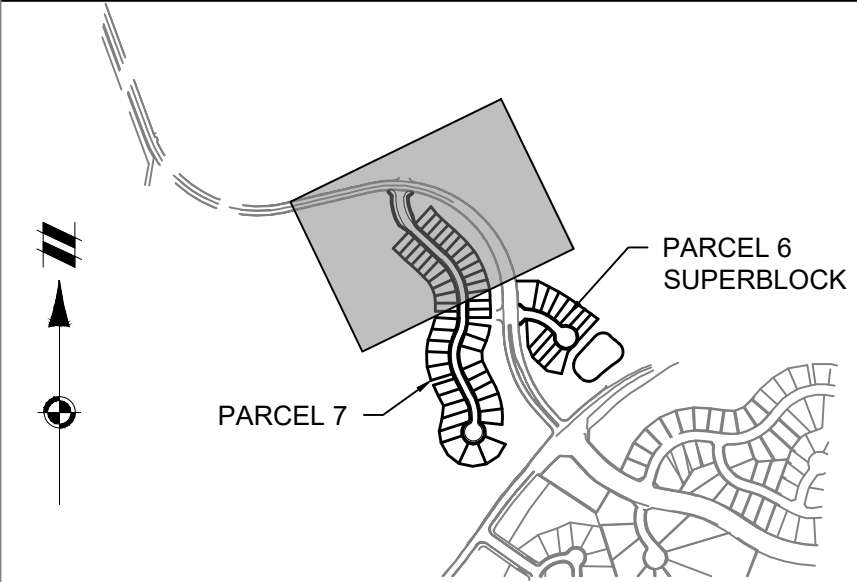
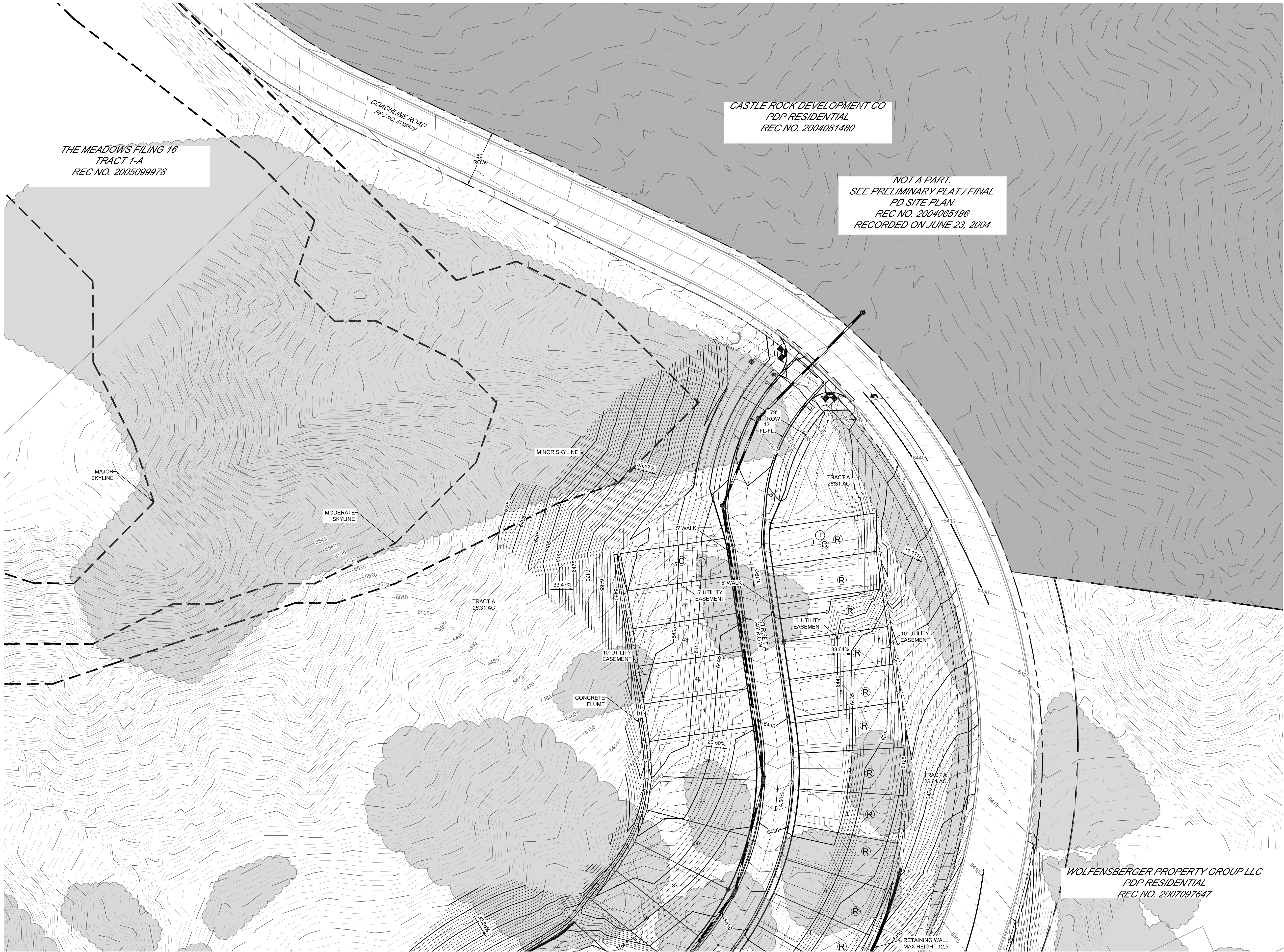
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14-003

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6 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 10
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

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



NOTES:
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#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	XX/XX	

THE MEADOWS
FILING 16 PARCELS 6 & 7. SITE DEVELOPMENT PLAN, AM. NO. 10
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

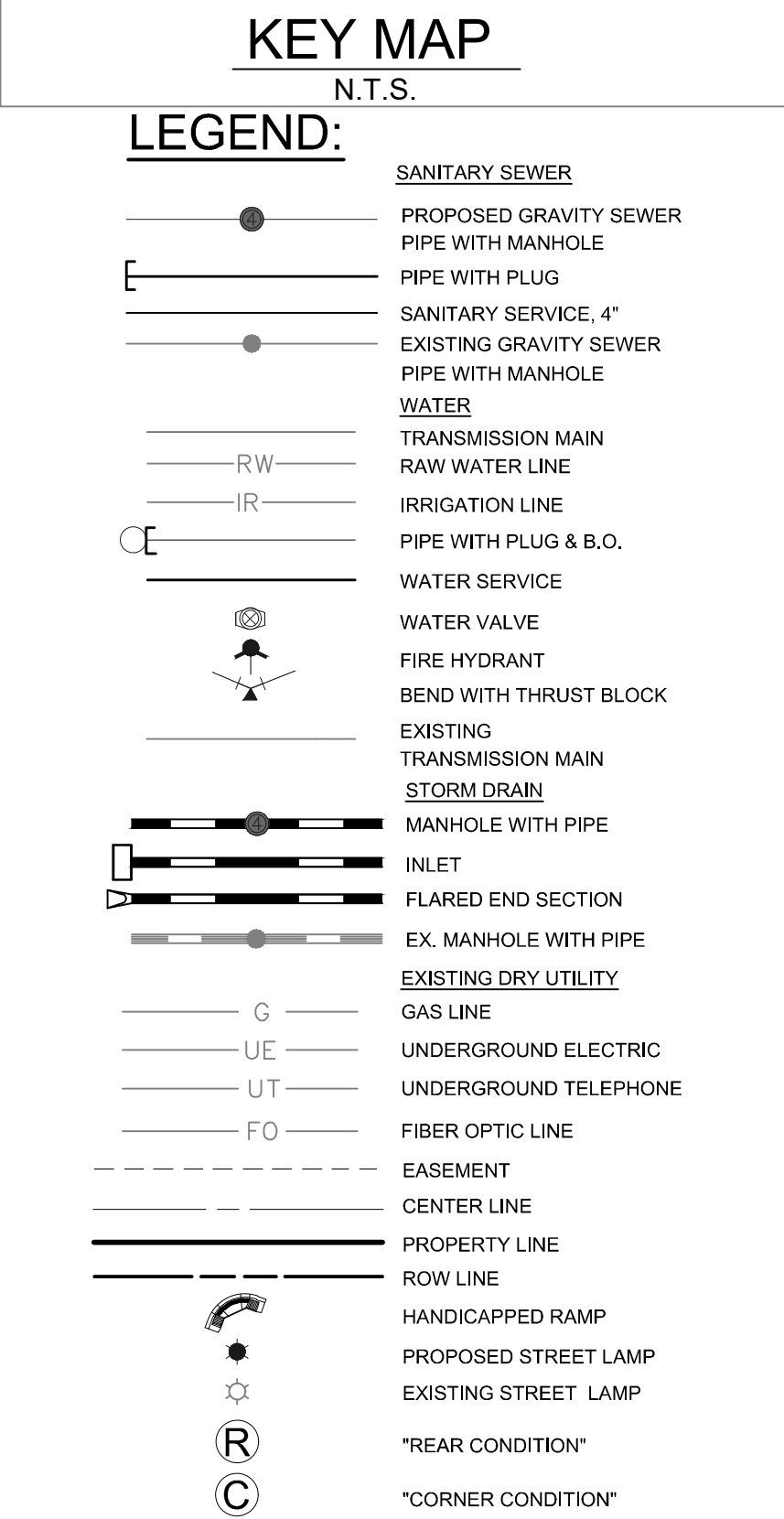
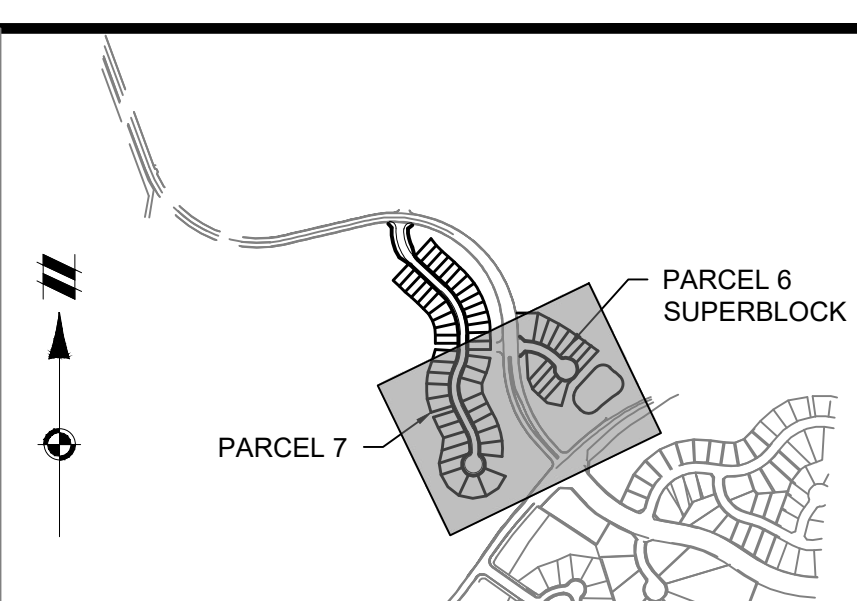
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7 OF 12

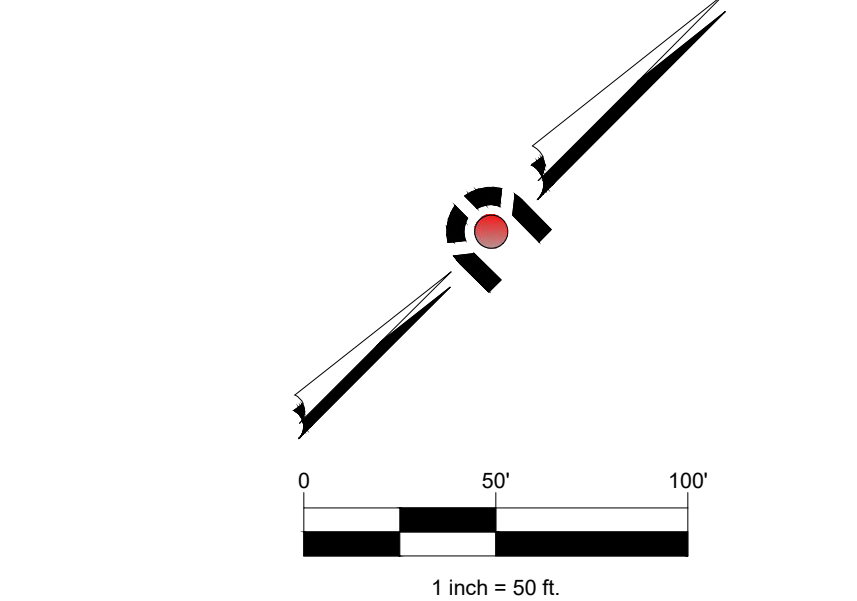
THE MEADOWS FILING 16 PARCEL 6 SUPERBLOCK & PARCEL 7
SITE DEVELOPMENT PLAN AMENDMENT NO. 10
GRADING PLAN PROJECT # SDP18-0057

SITE DEVELOPMENT PLAN AMENDMENT NO. 10
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

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



- NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.



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AND DEPTHS OF ALL UTILITIES PRIOR TO THE
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#	REVISION DESCRIPTION	DATE	BY
	SDP APPROVAL	XX/XX/XX	

THE MEADOWS
FILING 16 PARCELS 6 & 7. SITE DEVELOPMENT PLAN, AM. NO. 10
UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

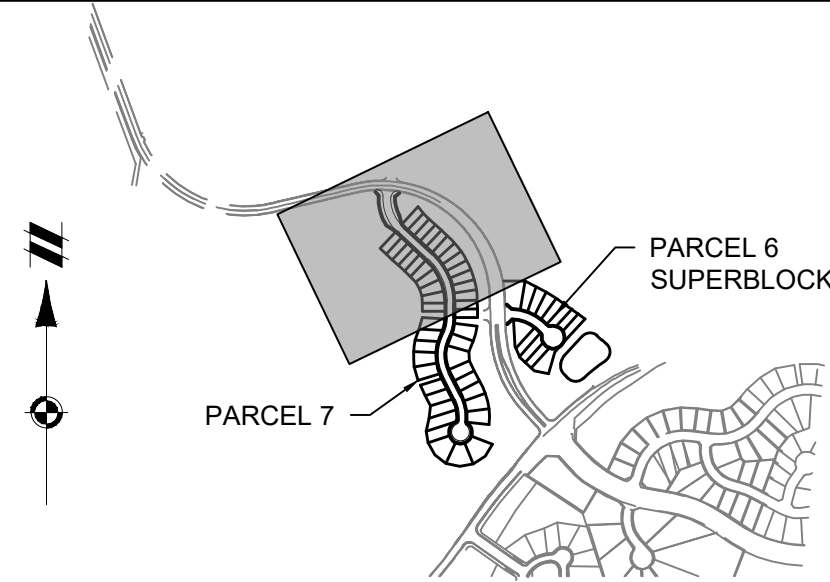
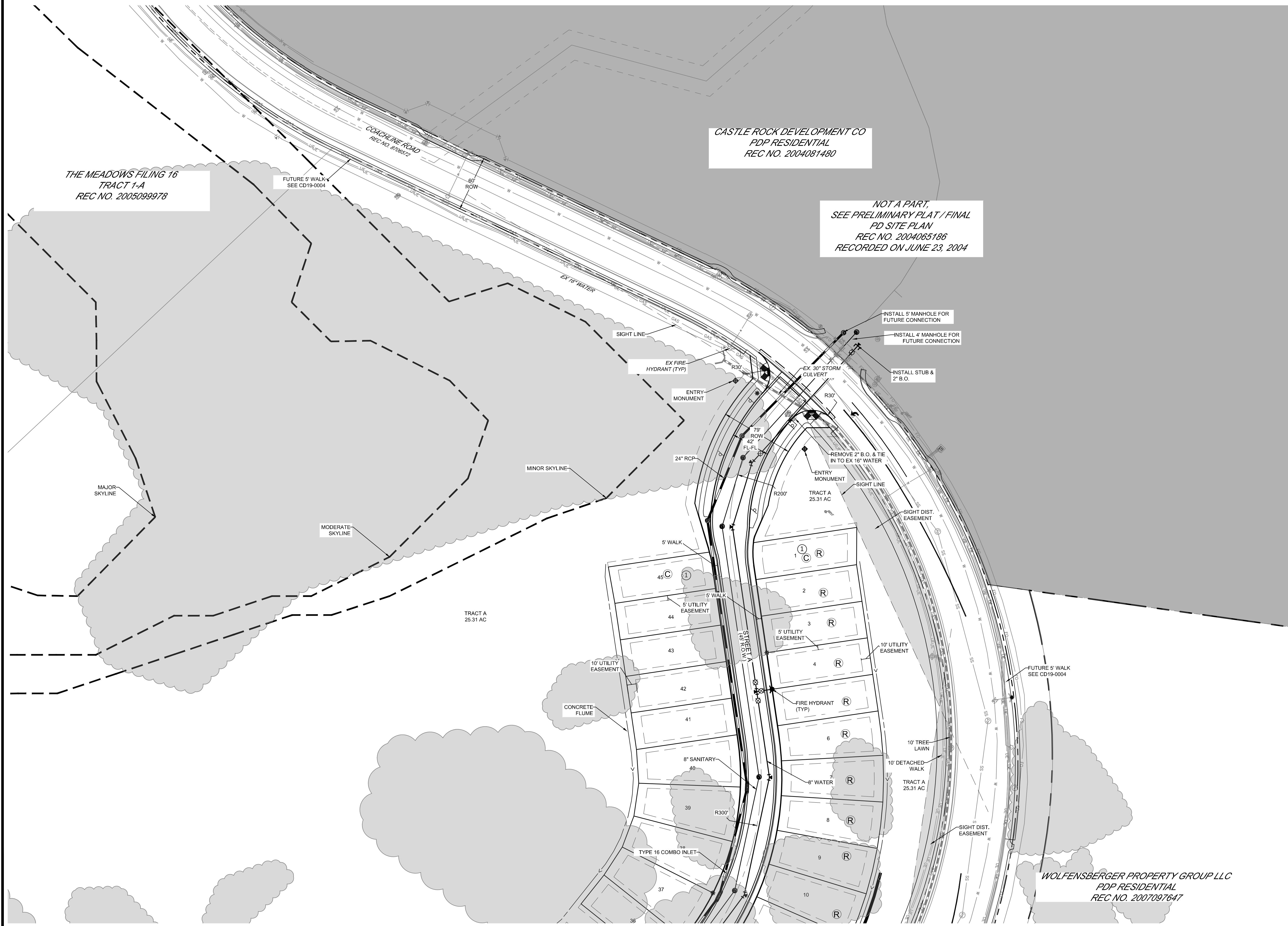
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SHEET
8 OF 12

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SITE DEVELOPMENT PLAN AMENDMENT NO. 10
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

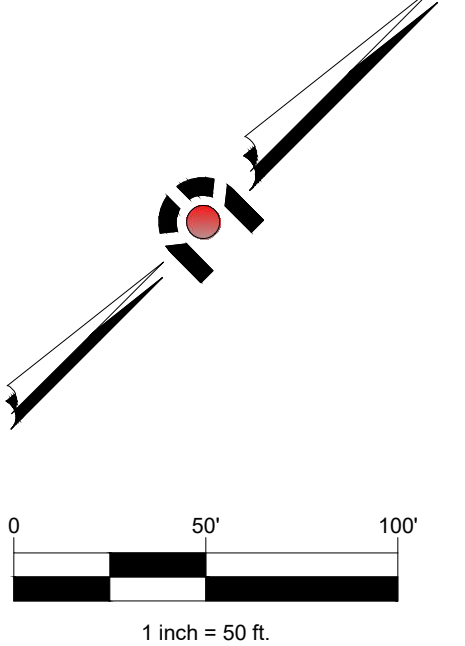
10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

	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
	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
	HANDICAPPED RAMP
	PROPOSED STREET LAMP
	EXISTING STREET LAMP
	"REAR CONDITION"
	"CORNER CONDITION"

- NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.



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#	REVISION DESCRIPTION	DATE	BY
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THE MEADOWS

FILING 16 PARCELS 6 & 7, SITE DEVELOPMENT PLAN, AM. NO. 10

UTILITY PLAN

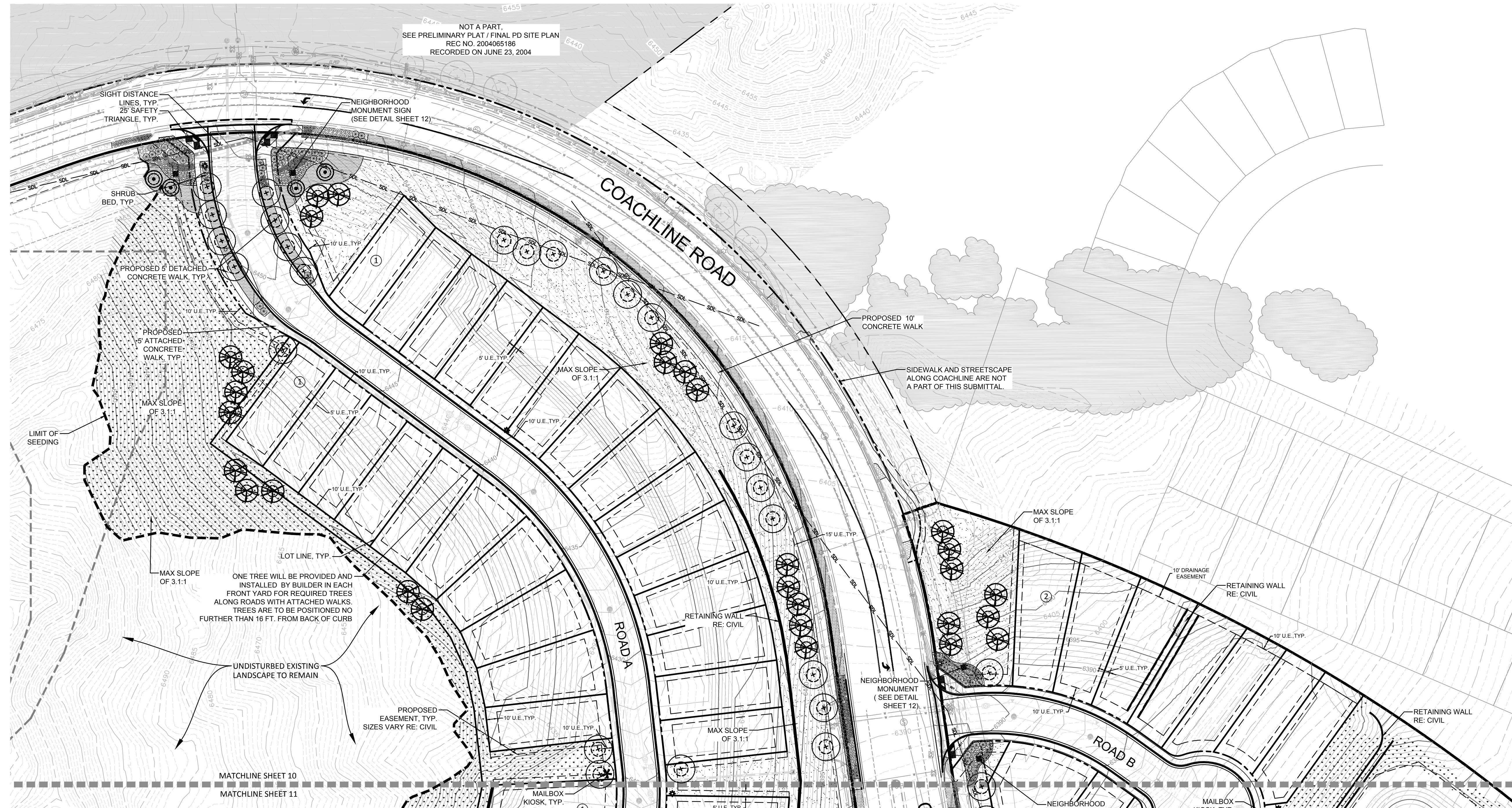
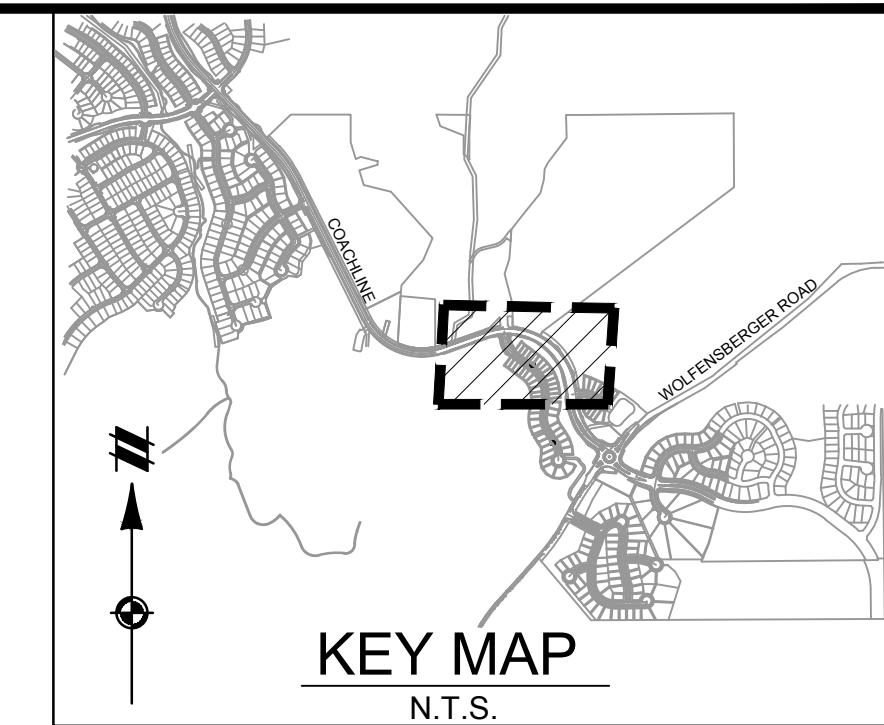
TOWN OF CASTLE ROCK, COLORADO

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JOB NO. 14-003

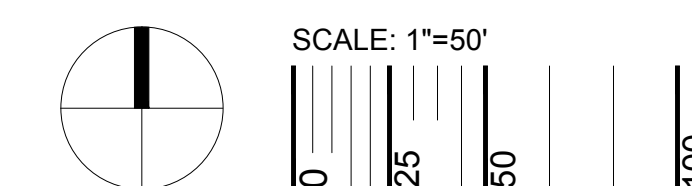
SHEET 9 OF 12

SITE DEVELOPMENT PLAN
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7
10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0057

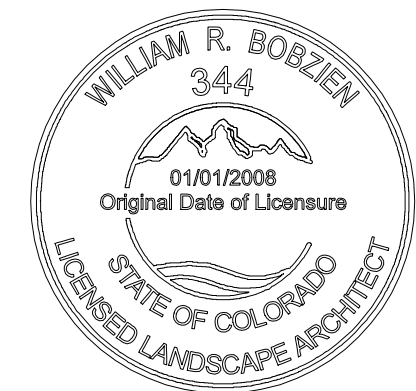


LEGEND

	TURF - SEED (LOW WATER FESCUE BLEND)
	IRRIGATED NATIVE SEED MIX
	NON-IRRIGATED NATIVE SEED MIX
	SHRUBS
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE
	UTILITY EASEMENT



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



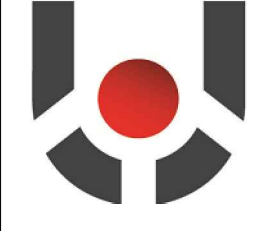
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Denver, Colorado 80204-3688
(303) 893-4288

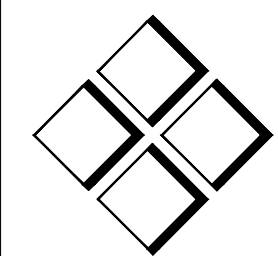
SITE DEVELOPMENT PLAN
THE MEADOWS FILING 16,
PARCEL 6 SUPERBLOCK & PARCEL 7
10TH AMENDMENT OF THE
MEADOWS FILING 16 - FINAL PD SITE PLAN
PROJECT# SDP18-0057
LANDSCAPE PLANS

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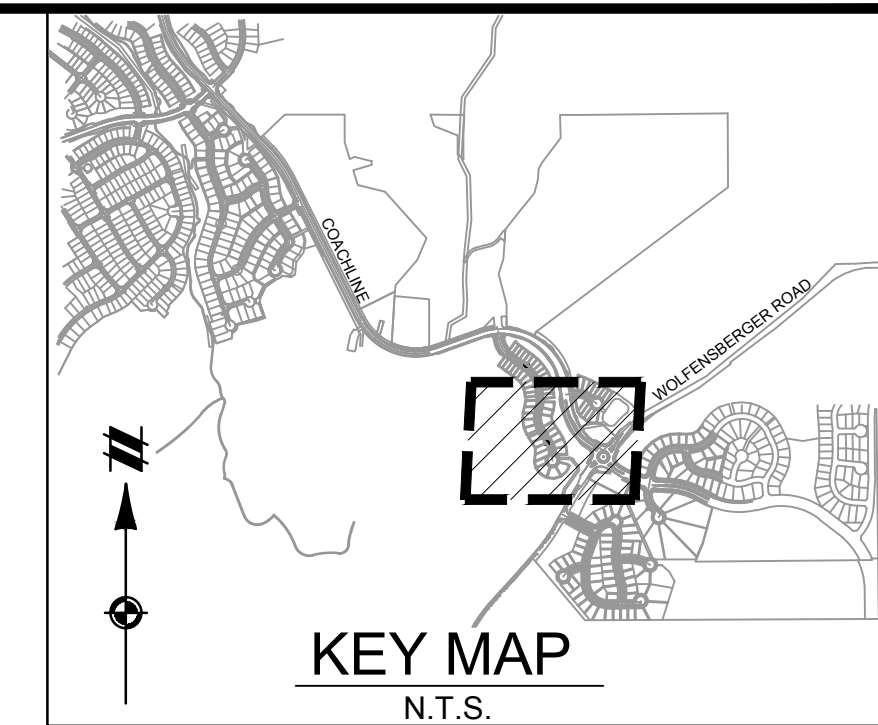


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SDP APPROVAL	XXX	XXX

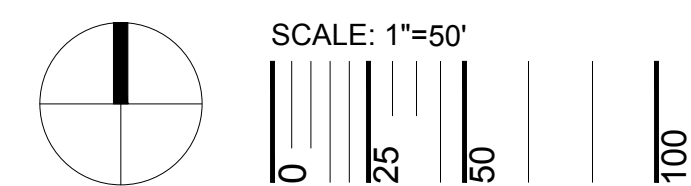
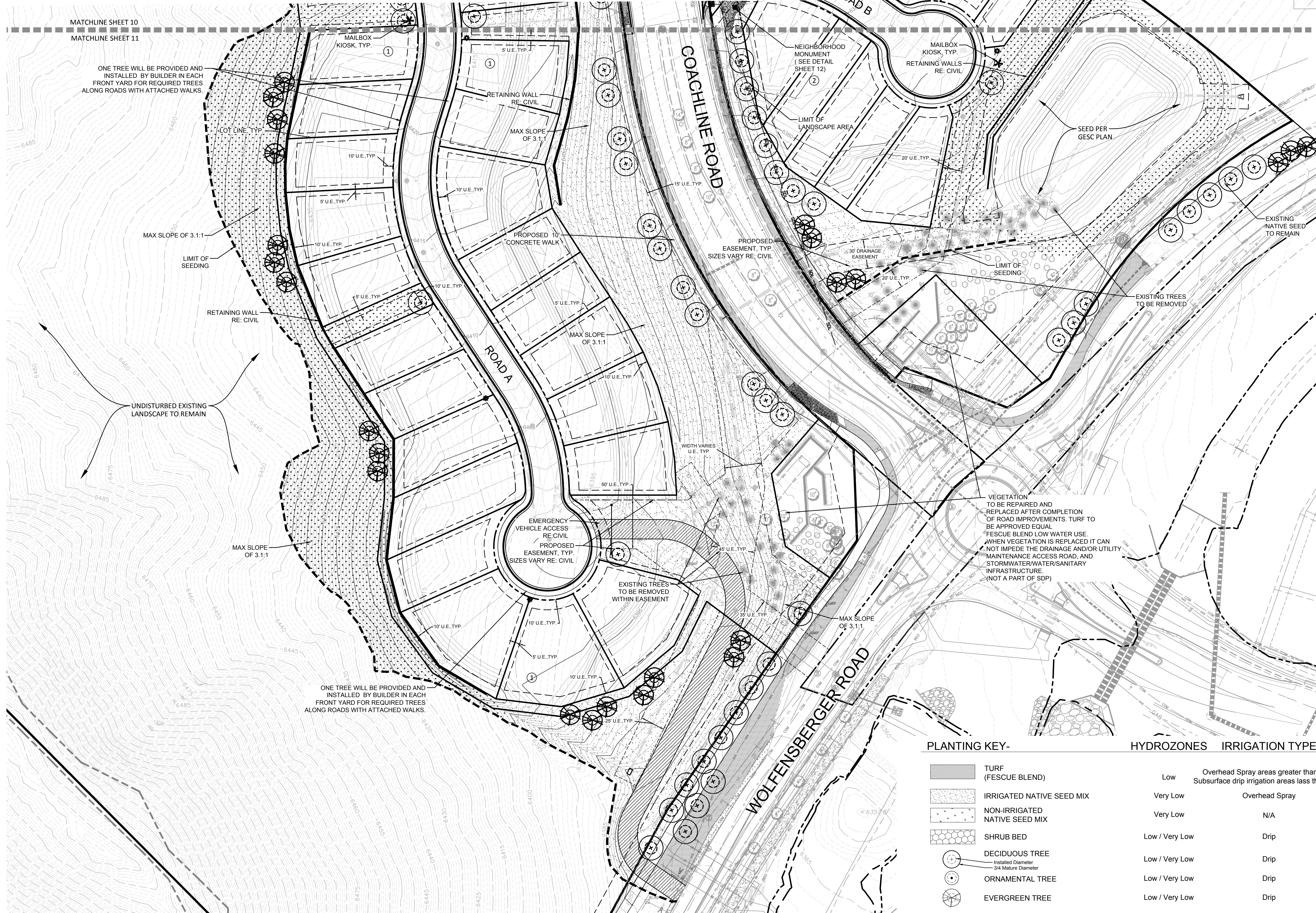
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SHEET	10 OF 12

SITE DEVELOPMENT PLAN
THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7
10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN

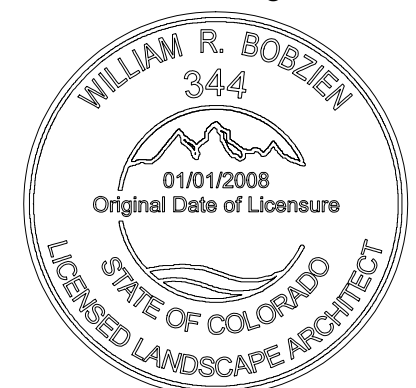
LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP18-0057



LEGEND	
	TURF - SEED (LOW WATER FESCUE BLEND)
	IRRIGATED NATIVE SEED MIX
	NON-IRRIGATED NATIVE SEED MIX
	SHRUBS
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	MAILBOX KIOSK
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE
	U.E. UTILITY EASEMENT



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



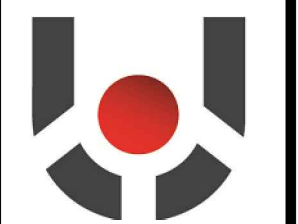
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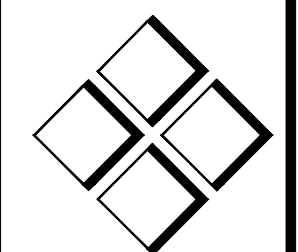
SITE DEVELOPMENT PLAN
THE MEADOWS FILING 16,
PARCEL 6 SUPERBLOCK & PARCEL 7
10TH AMENDMENT OF THE
MEADOWS FILING 16 - FINAL PD SITE PLAN
PROJECT# SDP18-0057
LANDSCAPE PLANS

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CALL YOUR SUBMITTAL TO VOGEL & ASSOCIATES FOR
SUBMITTAL INSTRUCTIONS AND FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.
CON: ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS HORIZONTAL AND VERTICAL. THE BASTING
FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,
THE FINDER'S RESPONSIBILITY TO VERIFY
THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.



DATE	BY
XXX	
REVISION	DESCRIPTION
SDP APPROVAL	

#	REVISION	DESCRIPTION
	SDP APPROVAL	
	DESIGNED BY:	
	DRAWN BY:	
	CHECKED BY:	
	JOB NO.	
	SHEET	11 OF 12

SITE DEVELOPMENT PLAN

THE MEADOWS FILING 16, PARCEL 6 SUPERBLOCK & PARCEL 7

10TH AMENDMENT OF THE MEADOWS FILING 16 - FINAL PD SITE PLAN

LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP18-0057

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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS AND ARE NOT PERMITTED TO HAVE ANY TYPE OF IRRIGATION
- NO BOULDERS OVER 3 FEET IN DIAMETER ARE TO BE IN UTILITY EASEMENTS.
- 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.
- PER TOWN OF CASTLE ROCK PUBLIC WORKS DIRECTOR, WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET, AS MEASURED FROM THE ADJACENT STREET FLOWLINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. THE TREE SPECIES WILL BE OF A TYPE THAT WILL NATURALLY CONFORM TO THESE SPECIFICATIONS WHEN MATURE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW THE 8 FEET HEIGHT.

LANDSCAPE SUMMARY TABLE:

INTERIOR LANDSCAPE AREA	AREA (SQ.FT.)	PERCENTAGE OF TOTAL	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
GROSS SITE LANDSCAPE AREA:	490,465					
INTERIOR OPEN SPACE (1):	162,780		27	27	109	109
IRRIGATED LANDSCAPE (SITE):	36,322	7%				
IRRIGATED NATIVE SEED:	36,322	7%				
LIVING GROUND COVER:	162,780	33%				
NON-LIVING GROUND COVER:	0	0%				
POND AND CHANNEL	21,321	4%				
STREETSCAPE	STREETSCAPE AREA: 202,687					
	IRRIGATED LANDSCAPE: 162,661	80%				
	IRRIGATED NATIVE SEED: 123,942	61%				
	LIVING GROUND COVER: 162,661	80%				
	NON-LIVING GROUND COVER: 40,026	20%				

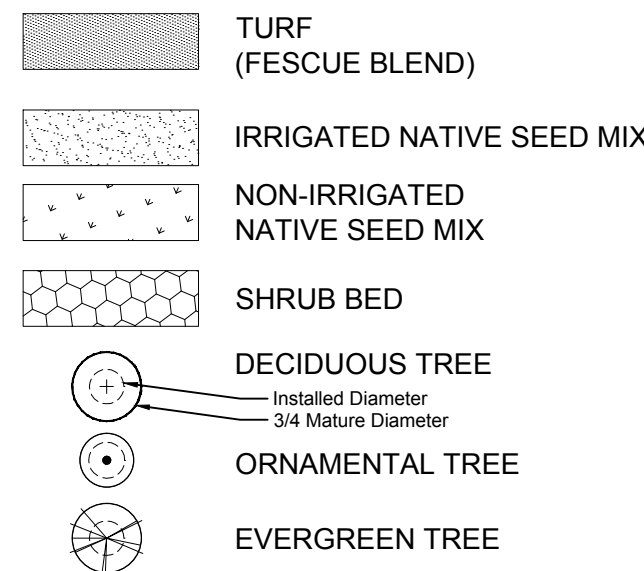
	LINEAR FEET	TREES REQUIRED (2)	TREES PROVIDED (ROW)	SHRUBS REQUIRED	SHRUBS PROVIDED
COACHLINE ROAD (WEST SIDE)	1338	33	33	132	132
COACHLINE ROAD (EAST SIDE)	611	15	15	60	60
ROAD A (WEST SIDE)	330	8	8	32	32
ROAD A (EAST SIDE)	182	6	6	24	24
ROAD B (NORTH SIDE)	20	2	2	8	8
WOLFENSBERGER ROAD (EAST SIDE)	436	11	11	44	44
WOLFENSBERGER ROAD (WEST SIDE)	472	12	12	48	48

(1) INTERIOR OPEN SPACE EXCLUDES UNDISTURBED AREA AND POND.

(2) REQUIRED TREES ALONG ROADS A AND B 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)
VERY LOW LOW	IRRIGATED NATIVE SEED	2"	VL	80.5%	160,264	1.5	198,982	1.21
	TURF (FESCUE BLEND)	3"	L	15.7%	31,177	1.5	198,982	0.24
	SHRUB BED / TREES	3"	L	3.8%	7,541	1.5	198,982	0.06
Total of the CLWUR=								1.50

PLANTING KEY-



HYDROZONES

IRRIGATION TYPE

Low Overhead Spray areas greater than 10 ft.
Subsurface drip irrigation areas less than 10 ft.

Very Low Overhead Spray

Very Low N/A

Low / Very Low Drip

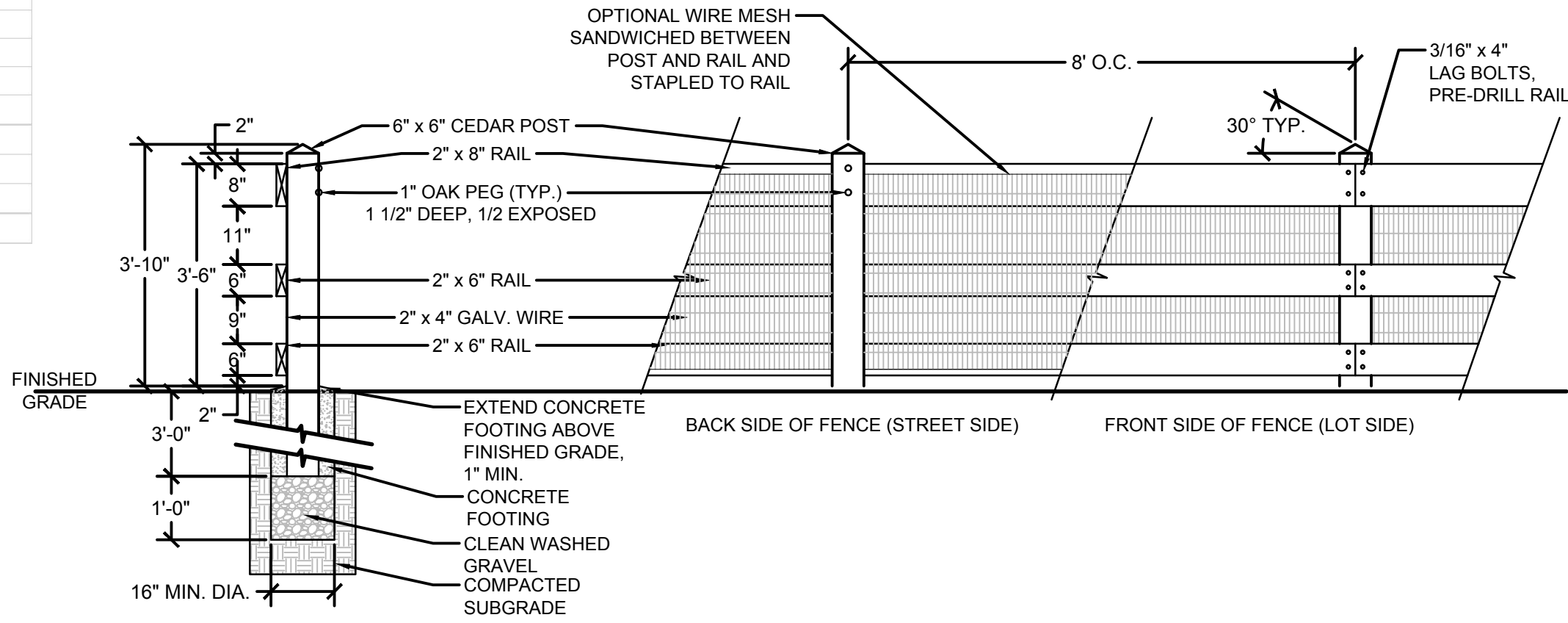
Low / Very Low Drip

Low / Very Low Drip

Low / Very Low Drip

FENCING NOTES

- ALL FENCING SHALL BE INSTALLED IN ACCORDANCE WITH A FENCE PLAN APPROVED BY CASTLE ROCK DEVELOPMENT COMPANY. SUCH FENCE PLAN SHALL PROVIDE A PRIVATE, ENCLOSED OUTDOOR SPACE FOR EACH DWELLING UNIT ON EACH LOT.
- FENCING ALONG PERIMETER STREETS SHALL BE PLACED ON THE ADJACENT LOTS IN A WAY THAT MITIGATES THE NEGATIVE AESTHETIC IMPACT OF THE FENCING AS JUDGED BY CASTLE ROCK DEVELOPMENT COMPANY.

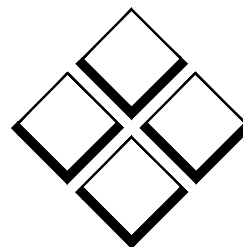
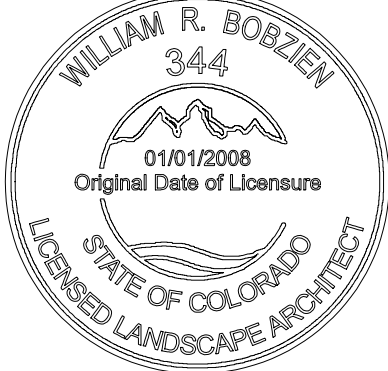


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3-RAIL OPEN FENCE

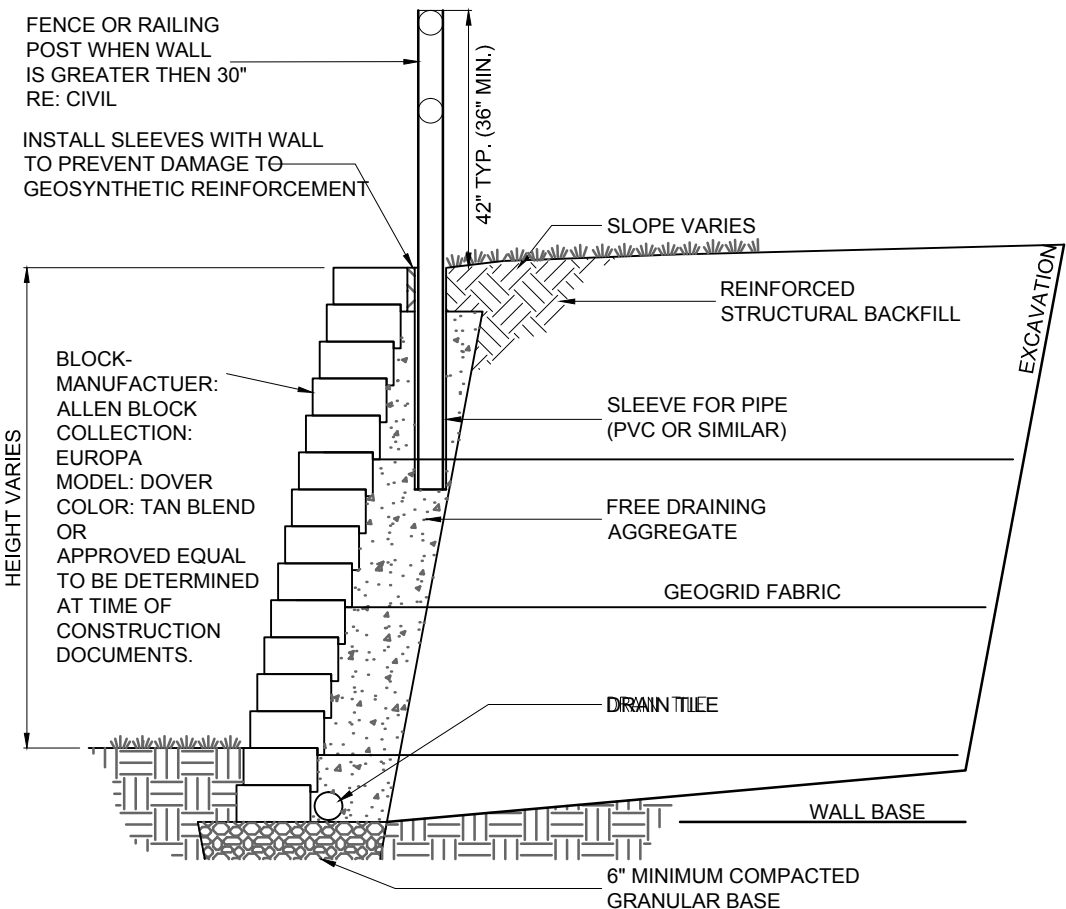
NOT TO SCALE

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



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

SITE DEVELOPMENT PLAN
 THE MEADOWS FILING 16,
 PARCEL 6 SUPERBLOCK & PARCEL 7
 10TH AMENDMENT OF THE
 MEADOWS FILING 16 - FINAL PD SITE PLAN
 PROJECT# SDP18-0057
 LANDSCAPE DETAILS AND NOTES

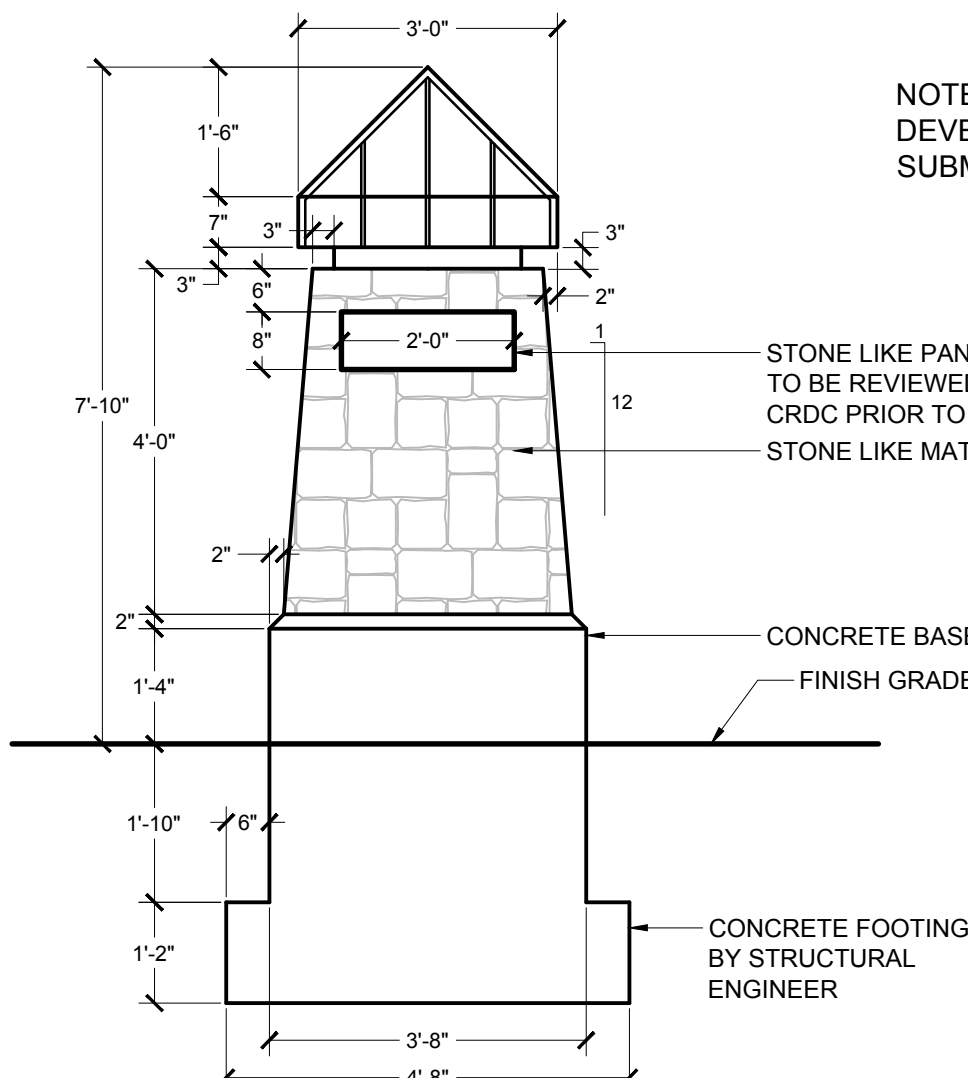


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TYPICAL RETAINING WALL (BY OTHERS)

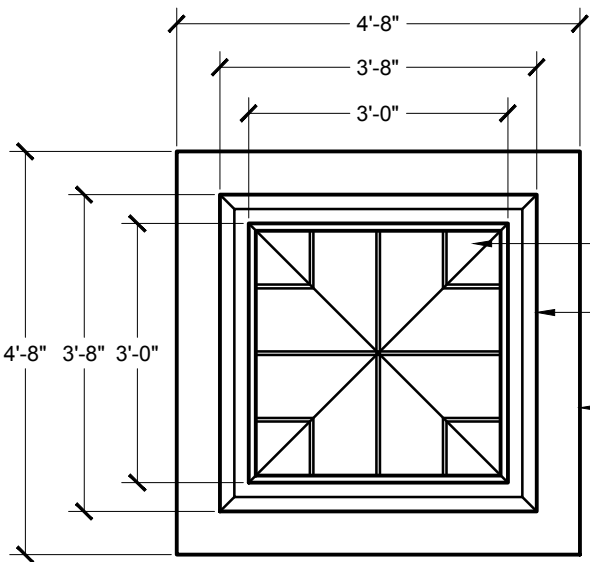
NOTE: WALLS OVER 4' IN HEIGHT ARE TO BE REVIEWED BY THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT AND PERMITTED BEFORE CONSTRUCTION.

NOT TO SCALE



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ENTRY MONUMENT DETAIL



NOT TO SCALE