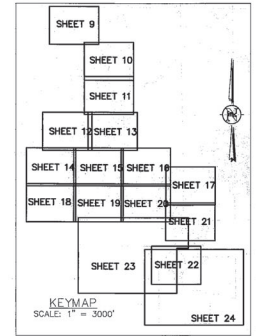
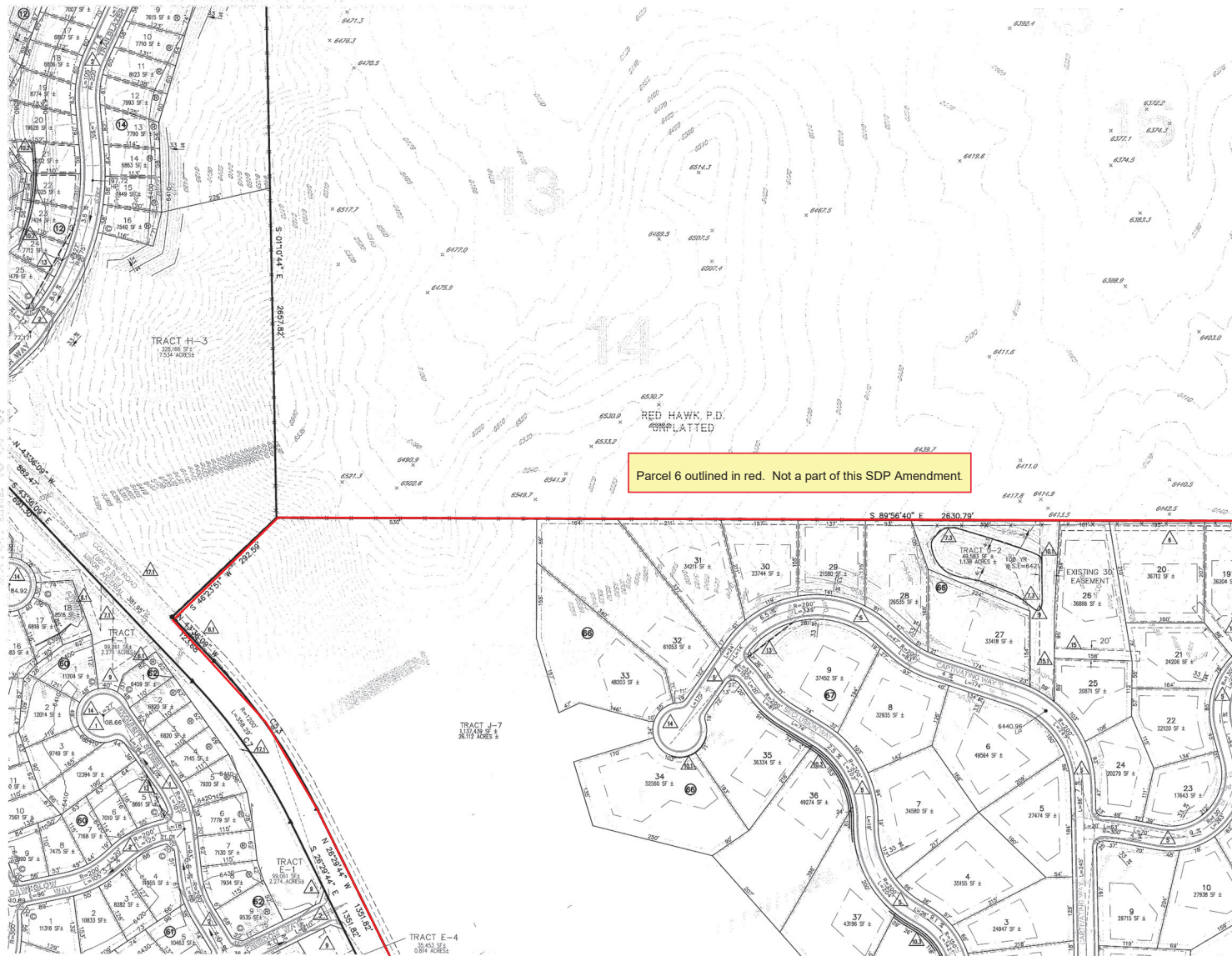


# THE MEADOWS FILING 16

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH TOGETHER WITH PORTIONS OF SECTIONS 1, 4, 5, 9 AND 10 OF TOWNSHIP 8 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 16 OF 87



SCALE: 1" = 100'

- GENERAL NOTES:**
1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
  2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
  3. FOR BOUNDARY CORNER TABLE SEE SHEET 5.
  4. PROPOSED CONTOURS REFLECT OVERLAP GRADING WITH NO ROADWAY CROWN.

### LEGEND

- |  |   |   |
|--|---|---|
| 6200                                   | EXISTING CONTOURS   | LOCAL TYPE I-50' R.O.W. 36" E-E PER T.O.C.R. STANDARDS-SHEET 5    |
| 6210                                   | PROPOSED CONTOURS   | LOCAL TYPE II-50' R.O.W. 36" E-E PER T.O.C.R. STANDARDS-SHEET 5   |
| 100 YR FLOOD PLAIN                     |   | MINOR COLLECTOR-60" R.O.W. 36" E-E PER T.O.C.R. STANDARDS-SHEET 5 |
| RIGHT OF WAY LINE                      |   | ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 36" E-E-SHEET 5           |
| LOT LINE                               |   | ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' E-E W/ 4' MEDIAN       |
| BUILDING ENVELOPE                      |   | MODIFIED LOCAL TYPE II-60' R.O.W. 32" E-E-SHEET 5                 |
| EASEMENT                               |   | MODIFIED LOCAL TYPE II-50' R.O.W. 32" E-E-SHEET 5                 |
| LINE OF SIGHT                          |   | UTILITY EASEMENT (20' WIDTH)                                      |
| CENTER LINE OF ROAD                    |   | UTILITY EASEMENT (30' WIDTH)                                      |
| FLOWLINE                               |   | DRAINAGE EASEMENT (25' WIDTH)                                     |
| CROSS PAN                              |   | DRAINAGE EASEMENT (30' WIDTH)                                     |
| 5                                      | BLOCK NUMBER  | DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)                    |
| C                                      | CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE 3. D.   | BLANKET UTILITY EASEMENT (AS DIMENSIONED)                         |
| 6                                      | KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE 3. C. | 0'-4' SINGLE RETAINING WALL                                       |
| EXISTING FENCE                         |   | 4'-8' DOUBLE RETAINING WALLS                                      |
| EXISTING CABLE TV                      |   | 8'-8' TRIPLE RETAINING WALLS                                      |
| EXISTING ELECTRIC                      |   | CONNECT TO EXISTING WATER STUB                                    |
| EXISTING GAS                           |   | W/ WET TAP AND VALVE  |
| EXISTING TELEPHONE                     |   | CONNECT TO EXISTING SANITARY SEWER MAIN                           |
| EXISTING STREET LIGHT                  |   | SIGHT EASEMENT  |
| PROPOSED STREET LIGHT                  |   | TYPICAL CUL-DE-SAC SEE SHEET 2                                    |
| EXISTING SANITARY SEWER W/ MANHOLE     |   | PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)          |
| PROPOSED SANITARY SEWER W/ MANHOLE     |   | PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)                 |
| EXISTING WATER LINE W/ FIRE HYDRANT    |   | FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CROWN                   |
| PROPOSED WATER LINE W/ FIRE HYDRANT    |   | 5' DETACHED CONCRETE WALK   |
| EXISTING WATER LINE W/ GATE VALVE      |   | 8' CONCRETE WALK/REGIONAL TRAIL                                   |
| EXISTING STORM SEWER                   |   | EXISTING FIRE HYDRANT   |
| PROPOSED STORM SEWER                   |   | PROPOSED FIRE HYDRANT   |
| EXISTING INLET                         |   | IRRIGATION TAP W/ BACK FLOW PREVENTION                            |
| PROPOSED INLETS                        |   |   |
| PROPOSED HEADWALL                      |   |   |
| PROPOSED FLARED END SECTION W/ RIP RAP |   |   |

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CONTACT: BLAKE R. CALVERT, P.E. JOB NUMBER: JOB # 3572.044.0C

**MEADOWS FILING  
PRELIMINARY PLAT AND FINAL PD SITE PLAN  
SITE PLAN AND GRADING PI  
SHEET 16 OF**

ATTACHMENT D



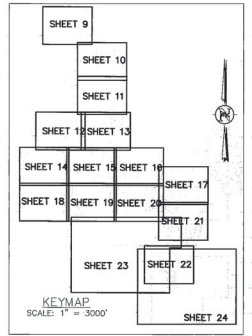
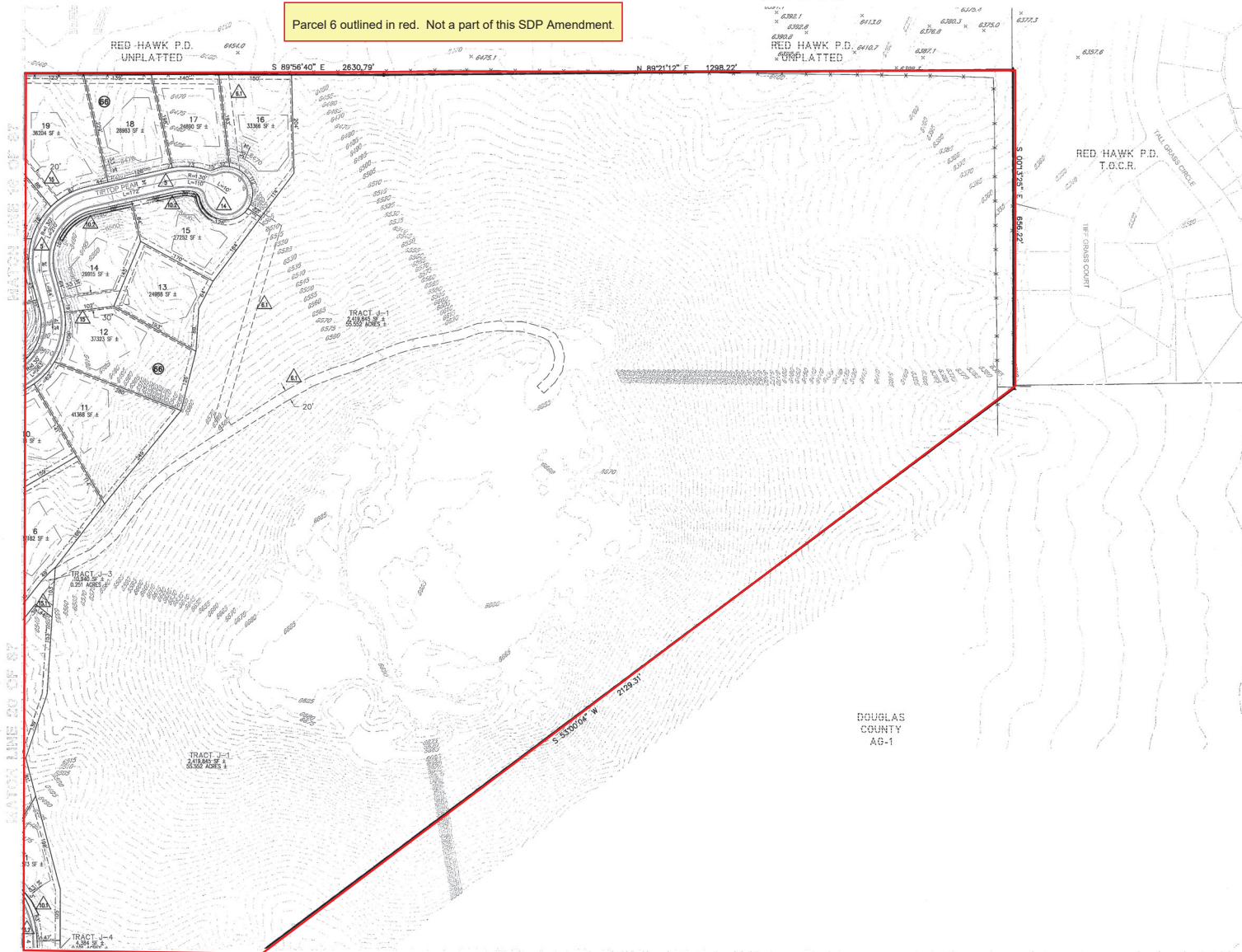
# THE MEADOWS FILING 16

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## PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 17 OF 87

Parcel 6 outlined in red. Not a part of this SDP Amendment.



- SCALE: 1" = 100'
- GENERAL NOTES:**
1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
  2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
  3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
  4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.

LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	BOUNDARY LINE
	100 YR FLOOD PLAIN
	RIGHT OF WAY LINE
	LOT LINE
	BUILDING ENVELOPE
	EASEMENT
	LINE OF SIGHT
	CENTER LINE OF ROAD
	FLOWLINE
	CROSS PAN
	BLOCK NUMBER
	CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
	KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
	EXISTING FENCE
	EXISTING CABLE TV
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING WATER LINE W/ FIRE HYDRANT
	PROPOSED WATER LINE W/ FIRE HYDRANT
	EXISTING W/GATE VALVE
	PROPOSED WATER LINE W/GATE VALVE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING INLET
	PROPOSED INLETS
	PROPOSED HEADWALL
	PROPOSED FLARED END SECTION W/ RIP RAP
	LOCAL TYPE I-50' R.O.W. 36' E-E PER T.O.C.R. STANDARDS-SHEET 5
	LOCAL TYPE II-50' R.O.W. 36' E-E PER T.O.C.R. STANDARDS-SHEET 5
	MINOR COLLECTOR-60' R.O.W. 38' E-E PER T.O.C.R. STANDARDS-SHEET 5
	ENTRY STREET-COLLECTOR (MIN 52' R.O.W. 38' E-E-SHEET 5)
	ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' E-E W/ 4' MEDIAN
	MODIFIED LOCAL TYPE II-60' R.O.W. 32' E-E-SHEET 5
	MODIFIED LOCAL TYPE II-50' R.O.W. 32' E-E-SHEET 5
	UTILITY EASEMENT (20' WIDTH)
	UTILITY EASEMENT (30' WIDTH)
	DRAINAGE EASEMENT (25' WIDTH)
	DRAINAGE EASEMENT (30' WIDTH)
	DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
	DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
	BLANKET UTILITY EASEMENT (AS DIMENSIONED)
	0'-4' SINGLE RETAINING WALL
	4'-8' DOUBLE RETAINING WALLS
	8'+ TRIPLE RETAINING WALLS
	CONNECT TO EXISTING WATER STUB
	CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
	CONNECT TO EXISTING SANITARY SEWER MAIN
	SIGHT EASEMENT
	TYPICAL CUL-DE-SAC SEE SHEET 2
	PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
	PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)
	FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLOAR
	8' DETACHED CONCRETE WALK
	8' CONCRETE WALK/REGIONAL TRAIL
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	IRRIGATION TAP W/ BACK FLOW PREVENTION

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CONTACT: BLAKE R. CALVERT, P.E. JOB NUMBER: JOB # 3572.044.00

**MEADOWS FILING 16**  
**PRELIMINARY PLAT AND FINAL PD SITE PLAN**  
**SITE PLAN AND GRADING PLAN**  
**SHEET 17 OF 87**



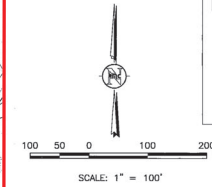
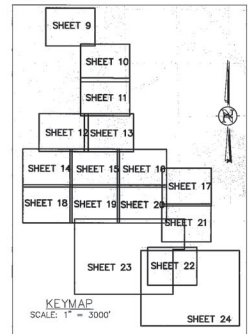
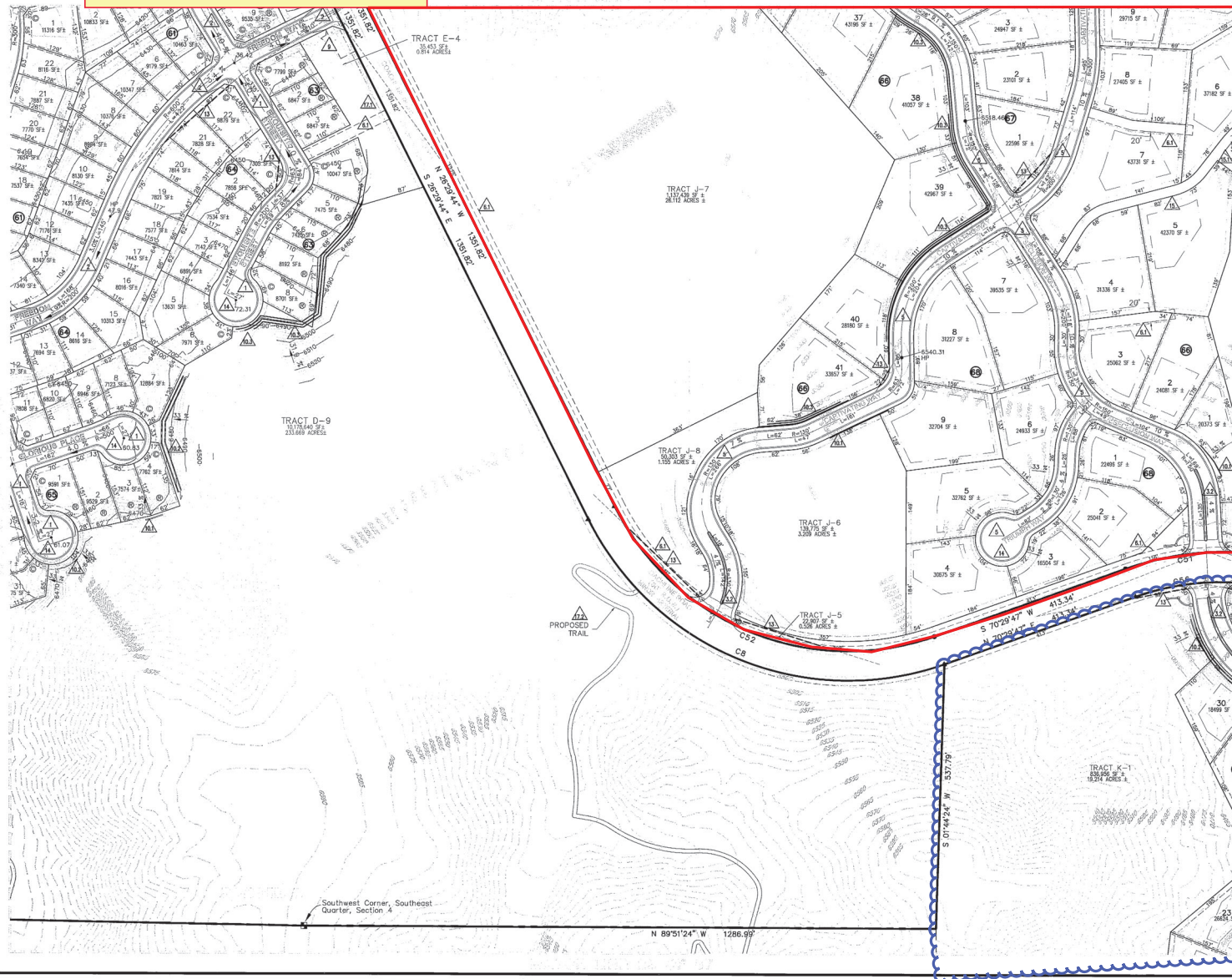
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## PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 20 OF 87

Parcel 6 outlined in red. Not a part of this SDP Amendment.  
Parcel 7 area to be amended is clouded in blue.



- GENERAL NOTES:**
1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
  2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
  3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
  4. PROPOSED CONTOURS REFLECT OVERLAP GRADING WITH NO ROADWAY CROWN.

LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	BOUNDARY LINE
	100 YR FLOOD PLAIN
	RIGHT OF WAY LINE
	LOT LINE
	BUILDING ENVELOPE
	EASEMENT
	LINE OF SIGHT
	CENTER LINE OF ROAD
	FLOWLINE
	CROSS PAN
	BLOCK NUMBER
	CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.
	KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.
	EXISTING FENCE
	EXISTING CABLE TV
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING WATER LINE W/ FIRE HYDRANT
	PROPOSED WATER LINE W/ FIRE HYDRANT
	EXISTING W/GATE VALVE
	PROPOSED W/GATE VALVE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING INLET
	PROPOSED INLET
	PROPOSED HEADWALL
	PROPOSED FLARED END SECTION W/ RIP RAP
	TYPICAL CUL-DE-SAC SEE SHEET 2
	PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
	PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)
	FLOOD PLAIN REVISIONS REQUIRED PER FUTURE FLOOD
	5' DETACHED CONCRETE WALK
	8' CONCRETE WALK/REGIONAL TRAIL
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	IRRIGATION TAP W/ BACK FLOW PREVENTION

**DEVELOPER**  
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**MEADOWS FILING 16**  
**PRELIMINARY PLAT AND FINAL PD SITE PLAN**  
**SITE PLAN AND GRADING PLAN**  
**SHEET 20 OF 87**



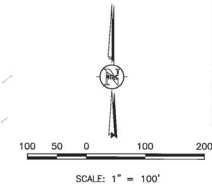
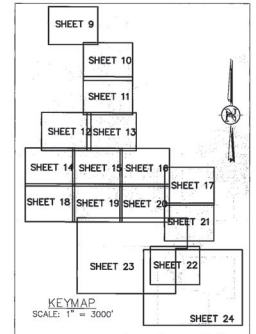
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## PRELIMINARY PLAT AND FINAL PD SITE PLAN

SHEET 21 OF 87

Parcel 6 portion to be amended is clouded in red.  
Parcel 7 area to be amended is clouded in blue.



### GENERAL NOTES:

1. FOR BENCHMARK LOCATIONS SEE SHEET 3.
2. FOR TRACT SUMMARY TABLE SEE SHEET 2.
3. FOR BOUNDARY CURVE TABLE SEE SHEET 9.
4. PROPOSED CONTOURS REFLECT OVERLOT GRADING WITH NO ROADWAY CROWN.

### LEGEND

	EXISTING CONTOURS		LOCAL TYPE I-50' R.O.W. 36' E-E
	PROPOSED CONTOURS		LOCAL TYPE II-50' R.O.W. 36' E-E
	BOUNDARY LINE		MINOR COLLECTOR-50' R.O.W. 36' E-E
	100 YR FLOOD PLAIN		ENTRY STREET-(COLLECTOR) MIN 52' R.O.W. 36' E-E-SHEET 5
	RIGHT OF WAY LINE		ENTRY STREET-(ARTERIAL) MIN 66' R.O.W. 52' E-E W/ 4' MEDIAN
	LOT LINE		MODIFIED LOCAL TYPE II-60' R.O.W. 32' E-E-SHEET 5
	BUILDING ENVELOPE		MODIFIED LOCAL TYPE II-50' R.O.W. 32' E-E-SHEET 5
	EASEMENT		UTILITY EASEMENT (20' WIDTH)
	LINE OF SIGHT		UTILITY EASEMENT (30' WIDTH)
	CENTER LINE OF ROAD		DRAINAGE EASEMENT (25' WIDTH)
	FLOWLINE		DRAINAGE EASEMENT (30' WIDTH)
	CROSS PAN		DRAINAGE/MAINTENANCE AND ACCESS EASEMENT
	BLOCK NUMBER		DRAINAGE AND UTILITY EASEMENT (AS DIMENSIONED)
	CORNER CONDITION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. D.		BLANK UTILITY EASEMENT (AS DIMENSIONED)
	KEY REAR ELEVATION SEE SHEET 2 DEVELOPMENT STANDARDS NOTE: 3. C.		0'-4' SINGLE RETAINING WALL
	EXISTING FENCE		4'-8' DOUBLE RETAINING WALLS
	EXISTING CABLE TV		8'+ TRIPLE RETAINING WALLS
	EXISTING ELECTRIC		CONNECT TO EXISTING WATER STUB
	EXISTING GAS		CONNECT TO EXISTING WATER LINE W/ WET TAP AND VALVE
	EXISTING TELEPHONE		CONNECT TO EXISTING SANITARY SEWER MAIN
	EXISTING STREET LIGHT		SIGHT EASEMENT
	PROPOSED STREET LIGHT		TYPICAL CUL-DE-SAC SEE SHEET 2
	EXISTING SANITARY SEWER W/ MANHOLE		PRIVATE DRIVEWAY ACCESS/UTILITY EASEMENT (20'-30' WIDTH)
	PROPOSED SANITARY SEWER W/ MANHOLE		PRIVATE DRIVEWAY TURN-AROUND EASEMENT (30' WIDTH)
	EXISTING WATER LINE W/ FIRE HYDRANT		FLOOD PLAIN REVISIONS REQUIRED PER FUTURE CLEAR
	PROPOSED WATER LINE W/ FIRE HYDRANT		5' DETACHED CONCRETE WALK
	EXISTING WATER LINE W/ GATE VALVE		8' CONCRETE WALK/REGIONAL TRAIL
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER		PROPOSED FIRE HYDRANT
	EXISTING INLET		IRRIGATION TAP W/ BACK FLOW PREVENTION
	PROPOSED INLETS		
	PROPOSED HEADWALL		
	PROPOSED FLARED END SECTION W/ RIP RAP		

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**PRELIMINARY PLAT AND FINAL PD SITE PLAN**  
**SITE PLAN AND GRADING PLAN**  
**SHEET 21 OF 87**