

SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP-19-0009

LEGAL DESCRIPTION

LOT 2A-2, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 3.613 ACRES (157,400.6 SQ. FT), MORE OR LESS.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 2.015030 (AZTEC #810), RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.

NAVD88 ELEV=6882.185'

BASIS OF BEARINGS

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 010347° EAST.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 35.00 SFEs ARE DEBITED FROM THE WATER BANK.

PURPOSE OF THIS DEVELOPMENT

THE PURPOSE OF THIS DEVELOPMENT IS TO PROVIDE A MIXED-USE PROJECT LOCATED IN THE MEADOWS TOWN CENTER, CONSISTING OF A SINGLE, FOUR-STORY BUILDING CONTAINING 111 MULTIFAMILY RESIDENTIAL UNITS ALONG WITH A CLUBHOUSE/LEASING OFFICE AND RESTAURANT INTEGRATED WITHIN THE GROUND FLOOR. TWO INTERIOR COURTYARDS PROVIDE GATHERING SPACE AND AMENITIES, AND A DOG PARK IS PROVIDED NORTH OF THE BUILDING.

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 COMPANY _____

COUNTY OF DOUGLAS)
STATE OF COLORADO)
NOTARY BLOCK

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

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY

BY: CASTLE ROCK DEVELOPMENT COMPANY, OWNER _____

SIGNED THIS _____ DAY OF _____, 20 ____.

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK

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

BY: THE GARRETT COMPANIES, MANAGER _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DEVELOPER

THE GARRETT COMPANIES, INC.
1051 GREENWOOD SPRINGS BLVD, SUITE 101
GREENWOOD, IN 46143
CONTACT: JOSH DESMOND (317-886-7923)

OWNER

CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVE., SUITE 305
DENVER, CO 80206
CONTACT: R.C. HANISCH (303-384-5139)

ENGINEER

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD, SUITE 109
LITTLETON, CO 80120
CONTACT: ANDREW KIDDER (303-703-4444)

LAND SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
CONTACT: ANTHONY K. PEALL (303-713-1898)

ARCHITECT

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5229 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
CONTACT: GRACE L. JONES (972-701-9636)

LANDSCAPE ARCHITECT

HPLA STUDIO
5229 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
CONTACT: SPENCER OKESON (972-701-9636)

SHEET INDEX

CIVIL PLANS

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LANDSCAPE PLANS

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ARCHITECTURAL PLANS

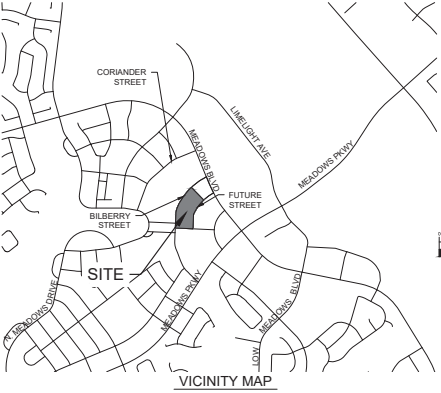
- BUILDING 1 ELEVATIONS
- BUILDING 1 ELEVATIONS
- DETACHED GARAGE AND TRASH ENCLOSURE
- MATERIAL BOARDS

LIGHTING PLANS

- LIGHTING PLAN
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WATER TAPS

THIS SITE WILL REQUIRE:
2 - 6" FIRE TAPS
1 - 4" DOMESTIC TAP
1 - 1" DOMESTIC TAP
1 - 1/2" IRRIGATION TAP



PLANNING COMMISSION RECOMMENDATION

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

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

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

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, ANDREW KIDDER, 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.

ANDREW KIDDER, PE #38465 _____ DATE _____

SURVEYOR'S STATEMENT

I, ANTHONY K. PEALL, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

ANTHONY K. PEALL _____ DATE _____
PROFESSIONAL LAND SURVEYOR COLORADO PLS #38636

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

TALLS FLATS UNIT TABULATIONS

UNIT	TYPE	NET AREA (SF)	UNIT COUNT	BED COUNT	PERCENT	% BREAKDOWN	% UNIT TYPE	TOTAL NET AREA (SF)
A1-1	1B0/1BA	659	14	14	12.6%	12.6%	53.2%	9,226
A2-1	1B0/1BA	761	7	7	6.3%	27.0%		5,327
A2-2	1B0/1BA	761	21	21	18.9%			15,981
A2-ANSI	1B0/1BA	761	2	2	1.8%			1,522
A3-1	1B0/1BA	877	12	12	10.8%	10.8%		10,524
A4-1	1B0/1BA	761	3	3	2.7%	2.7%		2,283
B1-1	2B0/2BA	1095	4	8	3.6%	25.2%	41.4%	4,380
B1-2	2B0/2BA	1106	16	32	14.4%			17,696
B1-3	2B0/2BA	1106	8	16	7.2%			8,848
B2-1	2B0/2BA	1188	1	2	0.9%	9.9%		1,188
B2-2	2B0/2BA	1186	9	18	8.1%			10,674
B2-ANSI	2B0/2BA	1194	1	2	0.9%			1,194
B3-1	2B0/2BA	1265	1	2	0.9%	6.3%		1,265
B3-2	2B0/2BA	1265	2	4	1.8%			2,530
B3-3	2B0/2BA	1265	2	4	1.8%			2,530
B3-4	2B0/2BA	1248	2	4	1.8%			2,496
C1-2	3B0/3BA	1430	1	3	0.9%	5.4%	5.4%	1,430
C1-3	3B0/3BA	1435	4	12	3.6%			5,740
C1-ANSI	3B0/3BA	1435	1	3	0.9%			1,435
TOTALS			111	169	100%		100%	106,269

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE BRICK, GARAGES, PATIOS, BALCONIES OR PATIO/BALCONY STORAGE CLOSETS.

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PROJECT NO. SDP-19-0009

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCE CONSULTING
LAND SURVEYING
1950 W. LITTLETON BLVD, Ste. 109
LITTLETON, CO 80120

CORE
CONSULTANTS



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. _____.

REVISION DESCRIPTION
1. 1ST SUBMITTAL
2. 2ND SUBMITTAL
3. 3RD SUBMITTAL
4. 4TH SUBMITTAL
5. 5TH SUBMITTAL
6. 6TH SUBMITTAL
7. 7TH SUBMITTAL
8. 8TH SUBMITTAL

MEADOWS F-20 PHASE 1, AMEND. 13
ROCK, COLORADO
DEVELOPMENT PLAN
OVERLAY SHEET

DESIGNER
DATE

EXHIBIT 1

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COUNTY OF DOUGLAS, STATE OF COLORADO
SDP-19-0009

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) PER THE FEMA FIRM MAP PANEL NUMBER 08035C0169G (EFF. DATE MARCH 16, 2016)
5. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS 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.
8. 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, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. 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.
10. THIS SITE IS ZONED MEADOWS FOURTH AMENDMENT PLANNED DEVELOPMENT.
11. 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, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. 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 THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS LONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
14. THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS.
15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

2020.05.11 12:44 PM X:\19-019 MEADOWS\BUILDING\MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13\SDP-19-0009\GENERAL NOTES - SDP-19-0009.DWG

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCE CONSULTING
AND SURVEYING
1950 W. Litchton Blvd., Ste. 109
Litchton, CO 80120



SCALE: 1/8" = 1'-0" (SEE EXHIBIT A FOR DETAILS)
DATE: 05/11/2020
DRAWN BY: J.A.K.
CHECKED BY: J.A.K.
DESIGNED BY: J.A.K.
PROJECT: LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13



DATE: 05/11/2020
DRAWN BY: J.A.K.
CHECKED BY: J.A.K.
DESIGNED BY: J.A.K.

REVISION DESCRIPTION	DATE	BY
1. 1/8" SUBMITTAL	05/11/2020	J.A.K.
2. 1/8" SUBMITTAL	05/11/2020	J.A.K.
3. 1/8" SUBMITTAL	05/11/2020	J.A.K.
4. 1/8" SUBMITTAL	05/11/2020	J.A.K.
5. 1/8" SUBMITTAL	05/11/2020	J.A.K.

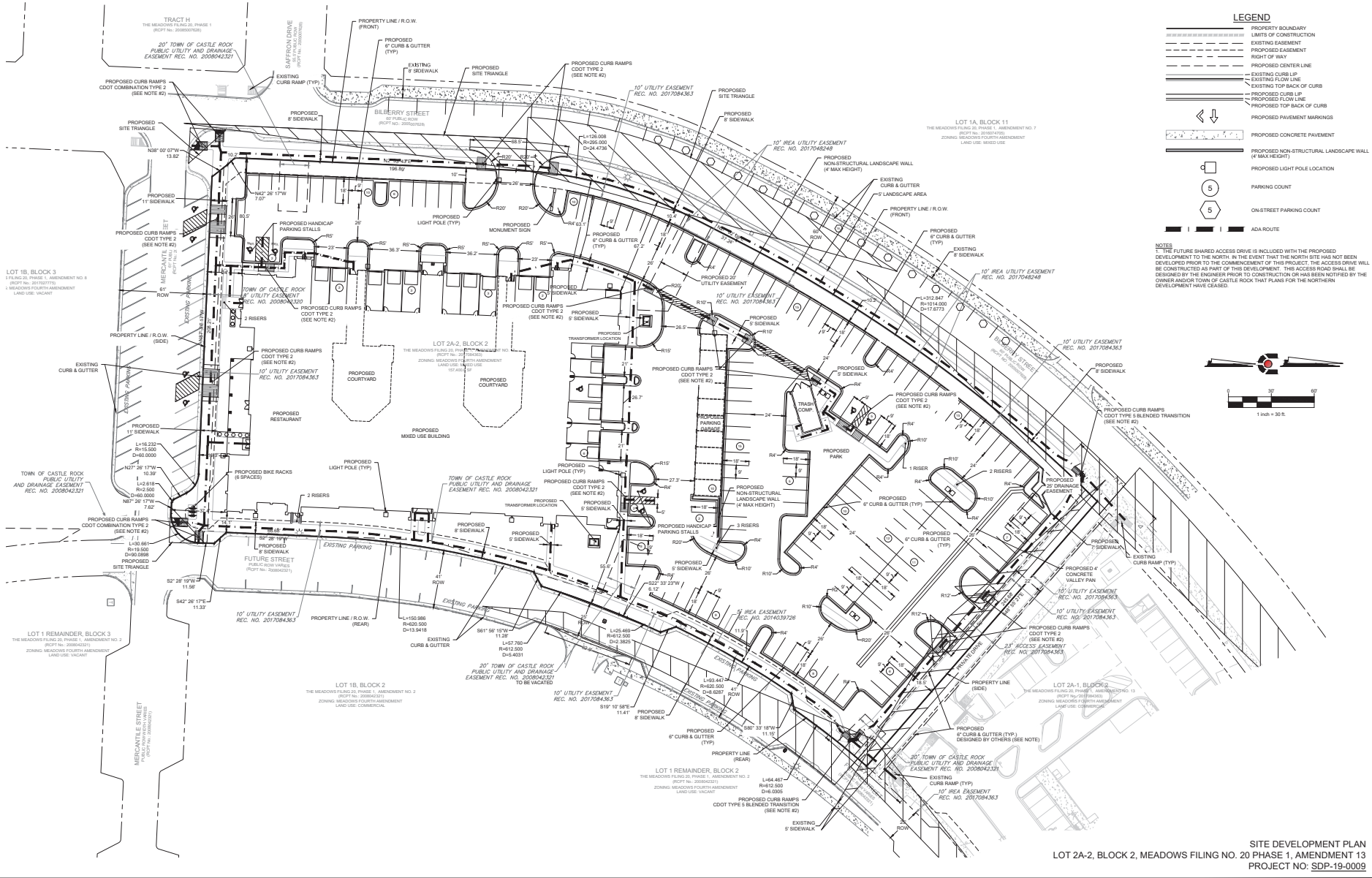
LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

DESIGNED BY: J.A.K.
DRAWN BY: J.A.K.
CHECKED BY: J.A.K.

JOB NO.
19-019
SHEET
2 OF 15

SITE DEVELOPMENT PLAN
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 SDP-19-0009



CORE CONSULTANTS
 CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCE CONSULTING
 LAND SURVEYING
 1950 W. Laramie Blvd., Ste. 109
 LITTLETON, CO 80120

DATE
 10/1/2019

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	10/1/2019	1. 10% SUBMITTAL
2	10/1/2019	2. 10% SUBMITTAL
3	10/1/2019	3. 10% SUBMITTAL
4	10/1/2019	4. 10% SUBMITTAL
5	10/1/2019	5. 10% SUBMITTAL

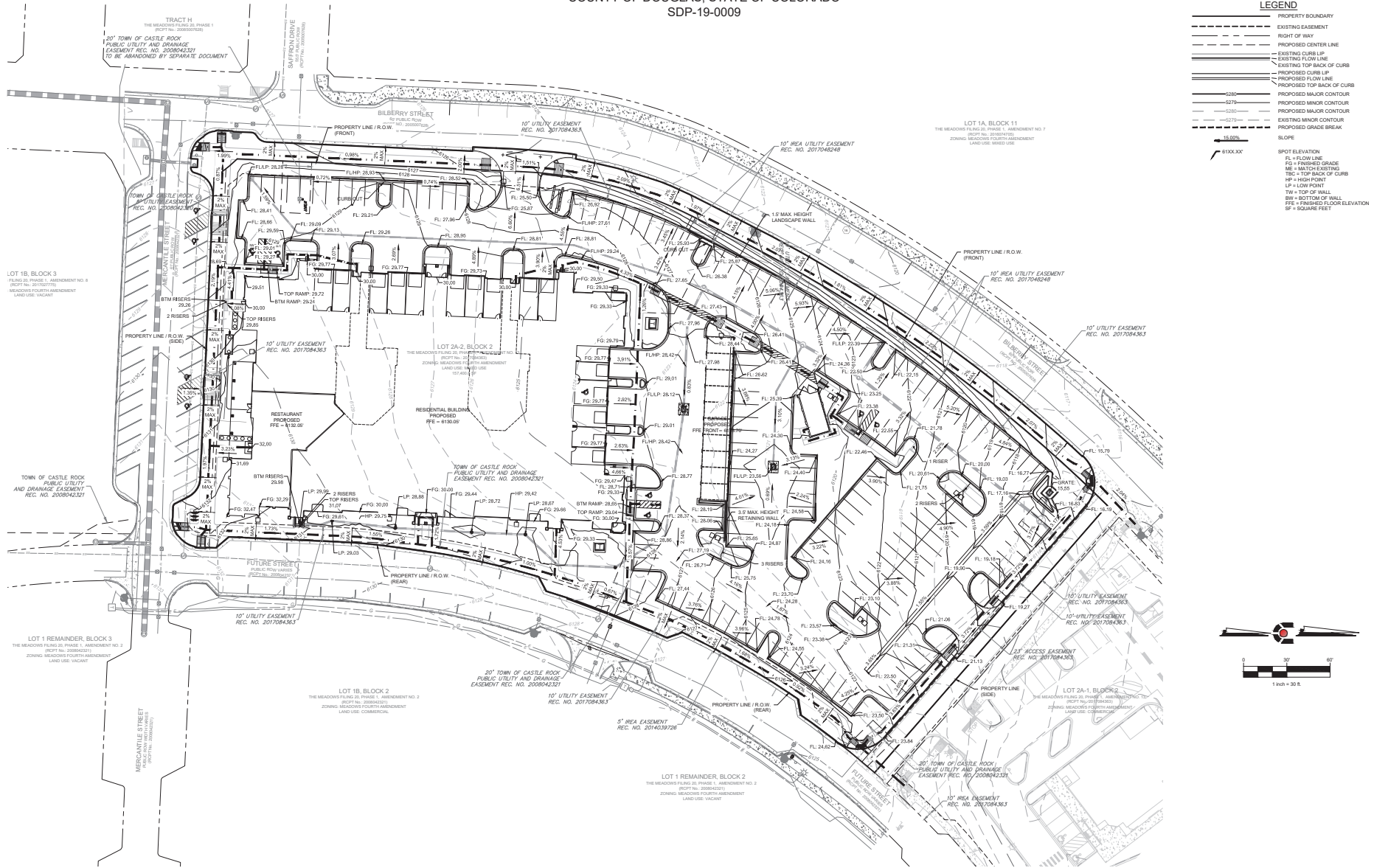
LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: R.N.
 DRAWN BY: R.N.
 CHECKED BY: J.M.K.

JOB NO.
 19-019

SHEET
 3 OF 15

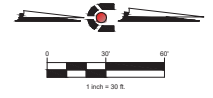
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LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- RIGHT OF WAY
- PROPOSED CENTER LINE
- EXISTING CURB LIP
- EXISTING FLOW LINE
- EXISTING TOP BACK OF CURB
- PROPOSED CURB LIP
- PROPOSED FLOW LINE
- PROPOSED TOP BACK OF CURB
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED GRADE BREAK
- PROPOSED GRADE BREAK
- 15.00%
- 1:1000 XX

SPOT ELEVATION
 FL = FLOW LINE
 FGA = FINISHED GRADE
 ME = MATCH EXISTING
 TOP = TOP BACK OF CURB
 HP = HIGH POINT
 LP = LOW POINT
 TW = TOP OF WALL
 BW = BOTTOM OF WALL
 FFE = FINISHED FLOOR ELEVATION
 SF = SQUARE FEET



CORE ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCES CONSULTING
 AND SURVEYING
 3600 W. LARSEN BLVD. STE. 109
 LITTLETON, CO 80120

CORE
 CONSULTANTS

DESIGNED BY: R.N.
 DRAWN BY: R.N.
 CHECKED BY: J.M.K.

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 OVERALL GRADING PLAN

SHEET
 4 OF 15

DATE: 10/1/2019

REVISION DESCRIPTION:

1	10/1/2019	10/1/2019	10/1/2019
2	10/1/2019	10/1/2019	10/1/2019
3	10/1/2019	10/1/2019	10/1/2019
4	10/1/2019	10/1/2019	10/1/2019
5	10/1/2019	10/1/2019	10/1/2019
6	10/1/2019	10/1/2019	10/1/2019
7	10/1/2019	10/1/2019	10/1/2019
8	10/1/2019	10/1/2019	10/1/2019
9	10/1/2019	10/1/2019	10/1/2019
10	10/1/2019	10/1/2019	10/1/2019
11	10/1/2019	10/1/2019	10/1/2019
12	10/1/2019	10/1/2019	10/1/2019
13	10/1/2019	10/1/2019	10/1/2019
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BY AK AK AK AK AK

#	REVISION DESCRIPTION	DATE
1	4TH SUBMITTAL	7/18/19
2	5TH SUBMITTAL	7/25/19
3	6TH SUBMITTAL	8/22/19
4	7TH SUBMITTAL	9/10/19

CK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO

LOT 2A-2, BLO

DESIGNED BY: R.J.
DRAWN BY: R.J.
CHECKED BY: A.H.

JOB NO.
19-019

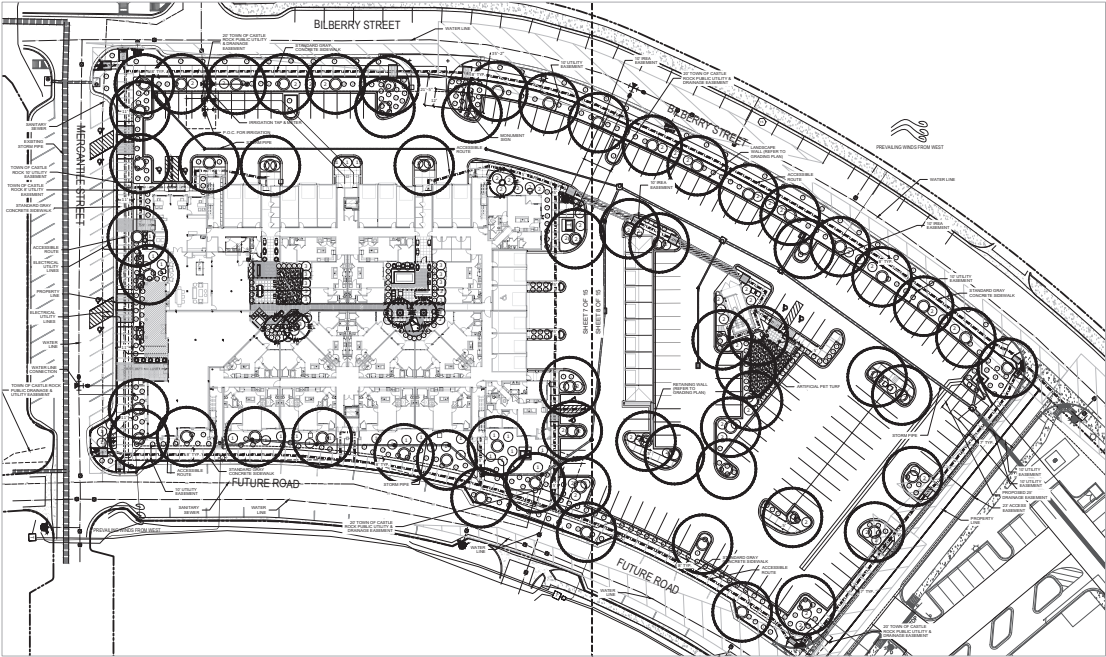
SHEET
5 OF 15

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 YELLOW WATER PRESSURE ZONE.

LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP-19-0009

07/25/19 10:47 AM 2:00 PM PLANS 19-019-0000-00 CASTLE ROCK-BILBERRY-VEGETAL-0001 LANDSCAPE - SDP-0000

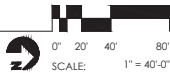
SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP-19-0009



TREE TYPE	ESTIMATED QUANTITIES
EVERGREEN TREE	00
DECIDUOUS TREE	61
ORNAMENTAL TREE	05
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
1 VERY LOW	347
2 LOW	223
3 MODERATE	18

- Landscape Plan Standard Notes
1. Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
 2. Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
 3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
 4. Distance of trees to utility lines should be a minimum of 10 feet.
 5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation manual.
 6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
 7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
 8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
 9. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
 10. No solid object exceeding 30" in height above finished elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fence, trees, landscape plantings, cut slopes, and berms shall be placed in sight distance triangles or easements as shown on the plan.
 11. No trees, large shrubs, or permanent structures are allowed in utility and drainage easements.
 12. An irrigation plan is required with the first submittal of construction documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
 13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
 14. Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
 15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

LANDSCAPE ARCHITECTURAL SITE PLAN



MULTI-FAMILY LANDSCAPE SITE INVENTORY TABLE:									
GROSS SITE AREA	LANDSCAPE AREA / OPEN SPACE	TURFGRASS SPECIES / AREA	NONLIVING ORNAMENTAL AREA	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS	SEP. IRRIGATION SERVICE CONN.
157,401 SF	43,821 SF	0 SF	1406 SF	63	66	126	314	4 CUB. YD / 1000 SF	YES
PARKING LOT	PARKING LOT LANDSCAPE AREA	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL AREA	NO. OF INT. LANDSC. ISLANDS	MIN. WIDTH OF INT. LANDSC. ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
68,174 SF	14,595 SF	194	687 SF	5	8'	14	28	28	173

LANDSCAPE ARCHITECTURE, L.L.C.
3339 ALPHA ROAD SUITE 300
CASTLE ROCK, CO 80108
T: (972) 701-4638
F: (972) 701-4639
www.hplastudio.com
LA 0000000100000001 # 877

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DATE BY

7/18/19 AN

7/25/19 AN

8/2/19 AN

8/2/19 AN

8/13/19 AN

REVISION DESCRIPTION

1 1ST SUBMITTAL

2 2ND SUBMITTAL

3 3RD SUBMITTAL

4 4TH SUBMITTAL

5 5TH SUBMITTAL

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN - OVERALL SITE

DESIGNED BY: SD

DRAWN BY: SD

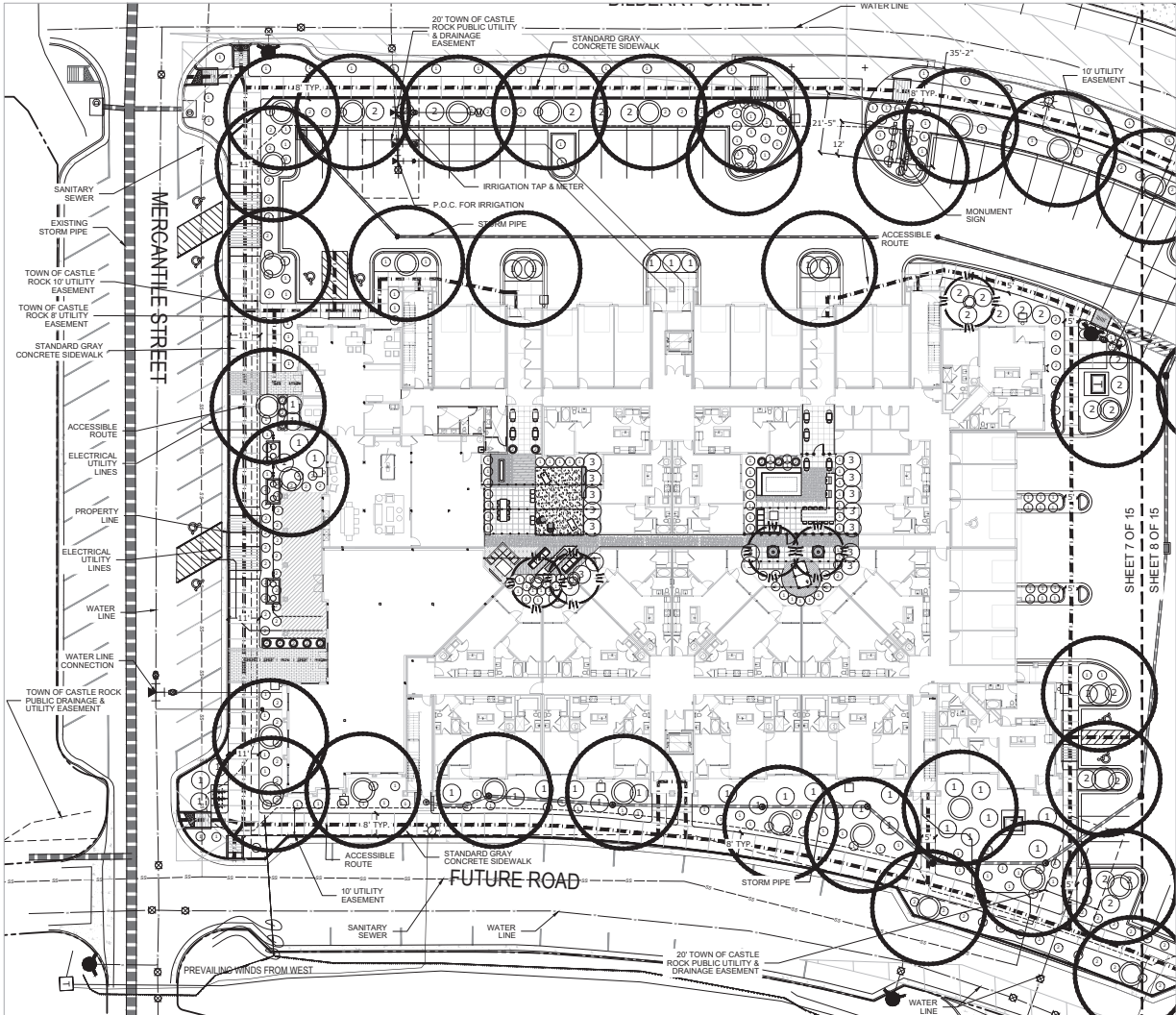
CHECKED BY: DE

JOB NO.
19-019

SHEET
06 OF 15




SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP-19-0009

SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP-19-0009



LANDSCAPE PLAN - SOUTH ENLARGEMENT



MATURE SIZE INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	00
	DECIDUOUS TREE	61
	ORNAMENTAL TREE	05
SHRUB HYDROZONE TYPE		ESTIMATED QUANTITIES
①	VERY LOW	347
②	LOW	223
③	MODERATE	18

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2	5TH SUBMITTAL	7/23/19
3	6TH SUBMITTAL	8/2/19
4	7TH SUBMITTAL	8/23/19
5	8TH SUBMITTAL	8/23/19

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN - SOUTH ENLARGEMENT

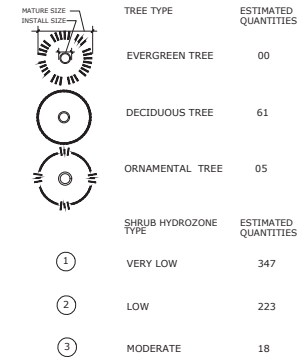
DESIGNED BY: SD
DRAWN BY: SD
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19-019
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07 OF 15

LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"



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4	7TH SUBMITTAL	9/10/19	AK
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LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO

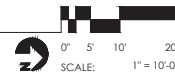
DESIGNED BY: SO
DRAWN BY: SO & IK
CHECKED BY: DE

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19-019

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08 OF 15

LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP-19-0009

9/27/2019 11:11 AM : Z:\JOBS-HPLA\2019\H19-100 CASTLE ROCK III-BILBERRY 18256\LA00 - LANDSCAPE - SDP.DWG



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L.A. Daniel R. Eilandson # 877

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1	4TH SUBMITTAL	7/18/19	AK
2	5TH SUBMITTAL	7/25/19	AK
3	6TH SUBMITTAL	9/22/19	AK
4	7TH SUBMITTAL	9/10/19	AK
5	8TH SUBMITTAL	9/18/19	AK

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DRAWN BY: SO & IK
CHECKED BY: DE

JOB NO.
19-019

SHEET
09 OF 15

LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP-19-0009

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1/10/19	AK
1/18/19	AK



REPTION					



D. 13

SE 1, AMEN

CK 2, MEADOWS F-20 PHA
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

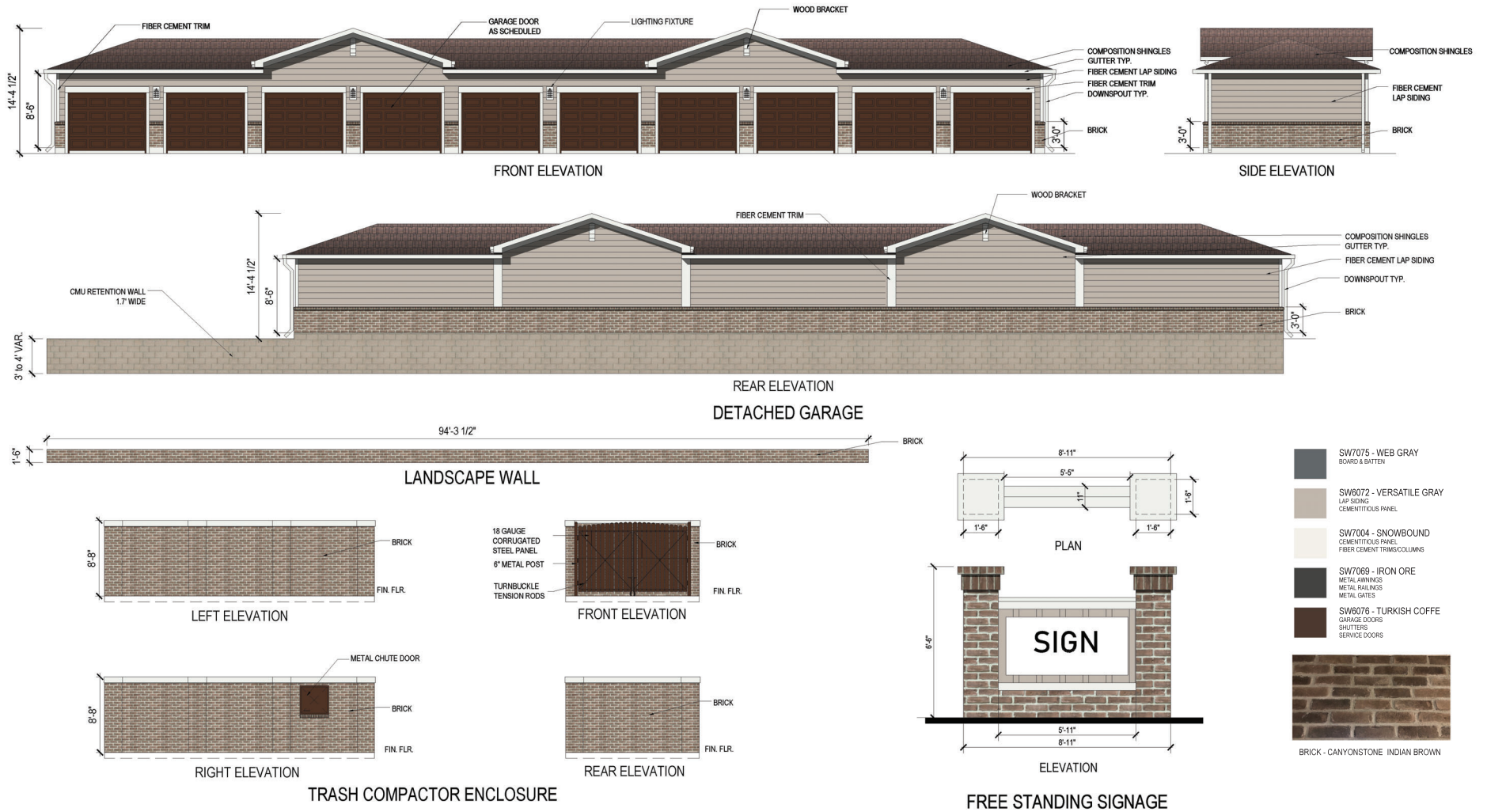
LOT 2A-2, BLO

DESIGNED BY: RJN
DRAWN BY: RJN
CHECKED BY: AHK

JOB NO.
19-019

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11 OF 15

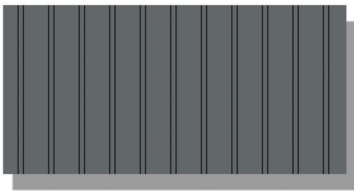
SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP-19-0009



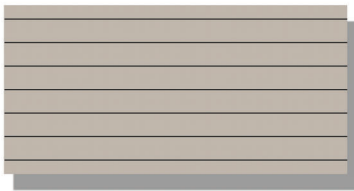
SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
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SDP-19-0009



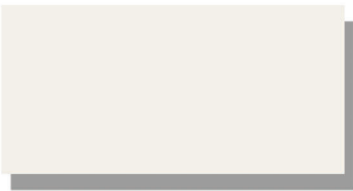
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TYPE: INDIAN BROWN



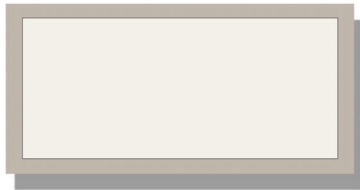
BOARD & BATTEN
COLOR: SW 7075 WEB GRAY



LAP SIDING
COLOR: SW 6072 VERSATILE GRAY



CEMENTITIOUS PANEL / FIBER CEMENT
COLOR: SW 7004 SNOWBOUND



CEMENTITIOUS PANEL
COLOR: SW 7004 SNOWBOUND & SW 6072 VERSATILE GRAY



AWNINGS / METAL RAILINGS / METAL GATES
COLOR: SW 7069 IRON ORE



GARAGE DOORS / SHUTTERS / SERVICE DOORS
COLOR: SW 6076 TURKISH COFFEE

MATERIAL BOARD

SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
PROJECT NO: SDP-19-0009

DESIGNED BY: RJN
DRAWN BY: RJN
CHECKED BY: JAK
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13 OF 15

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE	BY
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4	7TH SUBMITTAL	8/13/19	AKK
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3/16/2019 4:17 PM: M:\ACADRAGO\TALLUS MEADOW\CAD DRAWINGS\SITE LIGHTING PLAN.DWG



- ## SITE LIGHTING PLAN

SHEET
14 OF 15

CK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO

#	REVISION DESCRIPTION	DATE	BY
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4	7TH SUBMITTAL	9/10/19	AK
5	8TH SUBMITTAL	9/18/19	AK



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Littleton, CO 80120

3/16/2019 4:17 PM : M:\ACAD\RUGO\ITALIUS MEADOW\CAD DRAWINGS\LIGHTING SCHEDULES DWG:

Calculation Summary						
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ADA Route Footcandles_3	0.17	0.3	0.1	1.70	3.00	17
ADA Route Footcandles_4	1.86	4.6	0.0	N.A.	N.A.	14
ADA Route Footcandles_5	1.88	4.5	0.1	18.89	45.89	16
GROUND FOOTCANDLES	1.10	4.6	0.0	N.A.	N.A.	268

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.



DATE	BY
7/18/19	AK
7/25/19	AK
8/22/19	AK
9/10/19	AK
9/18/19	AK

REVISION DESCRIPTION
4TH SUBMITTAL
5TH SUBMITTAL
6TH SUBMITTAL
7TH SUBMITTAL
8TH SUBMITTAL

1. Site lighting objective: To provide tenant parking and pathway illumination for wayfinding, safety and energy optimization.
2. Hours of operation: dusk to dawn
3. Mitigation to adjacent properties: Pole mounted lights will not be aimed at building's facade and all other lights will be full cut off and shielded.
4. The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at a building facade, and unshielded wall packs.

CATALOG# _____

PROCESS#1 _____



TYPE# _____


Series

INOSOL

LED Outdoor Sign Lighter

DRAWINGS & IMAGES



LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13
SITE DEVELOPMENT PLAN
PROJECT NO: SDP-19-0009

CK 2, MEADOWS F-20 PHASE 1, AMEND. 13
CASTLE ROCK, COLORADO

DESIGNED BY: RJN
DRAWN BY: RJN
CHECKED BY: ANK

JOB NO.
19-019

SHEET
15 OF 15