Concept Utility Letter

MEADOWS MEDICAL PLAZA
3737 New Hope Way
Town of Castle Rock, CO

PREPARED FOR:
DCP Meadows Medical LLC.
524 S Tejon St.
Colorado Springs, CO 80903
Contact: Matt Call
Tel: (719) 527-0313

PREPARED BY:
Galloway & Company, Inc.
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Contact: Treven Edwards
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DATE:
August 15, 2024

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B. Appendix B – Vicinity Map
C. Appendix C – Planned Development Plan (Not included on this submittal)
D. Appendix D – Utility Maps

I. Approval Block

CONCEPT UTILITY LETTER APPROVAL BLOCKS

Engineer's Statement:

The enclosed conceptual utility letter, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility letter has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Treven Edwards

Signature: _____
Registered Professional Engineer
State Of Colorado No. _____
(Affix Seal)

Owner/Developer's Statement:

As Owner/Developer of Land(s) identified within this report; I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

_____
Name of Developer

_____
Authorized Signature

II. General Location and Description

The purpose of this report is to demonstrate that the proposed sewer and water system for the proposed commercial site conforms to the current Town of Castle Rock Water and Wastewater System Design Criteria Manuals and does not adversely impact the existing sewer and water system servicing the site.

The project is located within Douglas County, at the southwest corner of Meadows Parkway and Prairie Hawk Drive in Castle Rock, Colorado, and consists of approximately 6.7627 acres. The site has been previously platted and is currently developed and contains a church building with an asphalt parking area. The site is contained in the Northwest Quarter of Section 34, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County Colorado. Specifically, that tract of land being a portion of "The Meadows – Filing No. 3" as recorded under reception No. 8802433 of the records of said Douglas County, together with all of Tract HH and a portion of Tract FF, both of "The Meadows Filing No. 18", as recorded under reception No. 2005055505 of said records, together with a portion of that parcel of land described under reception no. 9733595.

This development will propose to subdivide the existing lot into a new lot of 1.50 acres and propose a 3-story office building of approximately 61,710 square feet. This proposed subdivided lot will be re-zoned commercial. Refer to the Vicinity Map in **Appendix B** for additional information. Water usage will be based on the proposed commercial buildings square footage of 61,710 SF and the anticipated use of retail/offices.

As set forth in the *Water System Design 2018 Criteria Manual* for the Town of Castle Rock, Average Daily Demand (ADD) rates are computed based upon the land use and building square footage of a given development. The Town of Castle Rock also requires the number of Single-Family-Equivalents (SFE) to be calculated as well. The SFE and ADD Calculations are provided in **Table 1** below.

Table 1: SFE and ADD Calculations

Development Name	Land Use	Building Square Footage (SF)	ADD/Unit (From Water Criteria Manual) (GPD/SF)	Calculated ADD (GPD)	SFEs/Unit (From Water Criteria Manual) (SFE/SF)	Calculated SFE
Meadows Medical Plaza	Retail/Offices	61,710	0.2	12,342	0.0005	30.85

The proposed development lies within Zone X, outside of the 100-yr floodplain as shown on FEMA Firm Panel 08035C0169G, dated March 16, 2016. A copy of this map panel can be found in **Appendix A**. The proposed development is located approximately 3000 feet west of East Plum Creek. The site generally drains from west to east.

There are currently no existing irrigation canals or ditches located on the property. There are no significant geological features located on the property. There are currently no on-site wastewater treatment systems or existing water wells located on the property.

III. General Location and Description

Existing Water System Infrastructure

According to the Town of Castle Rock Utilities Map dated March 16, 2023, multiple water mains are located adjacent to the site. All water mains are located within the yellow pressure zone as described in the *2023 Water Master Plan*. An 8" PVC water main runs to the east and north around the proposed development. A 12" water main of unknown material runs East/West along Red Hawk Drive. A 16" DI water main runs north/south along Meadows Blvd. Two existing stubs are located near the proposed development. One 8" PVC stub lies south of the site off Red Hawk Drive. Based upon the *Final Utility Report for The Meadows Filing No. 21,* this stub is connecting to a 2" blow-off assembly. Another 8" DI stub lies West off Meadows Blvd. A copy of the referenced utility map is provided in **Appendix D**.

The proposed development is located within the Meadows Yellow pressure zone as shown in the 2023 Water Master Plan. The closest PRV's are PRV 54 and PRV 5 as shown in the same map. A copy of this map is provided in **Appendix D**. Pressure assumptions are provided in the *Water System Design 2018 Criteria Manual* for a given zone and the max HGL elev. for the Meadows Yellow Pressure zone for which this development is located in is 6352'.

The water supply required to service this development was addressed in the 2023 Water Master Plan update in Figure 3.6. The proposed development is located within PD #70 which is in the Meadows (1985) planned development. Figure 3.6 states that 7786 units have currently been built and that the potential low buildout and high buildout numbers are 7977 and 8489 units respectively. Given that this development has a calculated SFE of 30.85, adequate capacity is available within the system.

Existing Sewer System Infrastructure

According to the Town of Castle Rock Utilities Map dated March 16, 2023, there are existing sewer mains located close to the proposed development. To the south, along New Haven Circle, there is an existing 8" PVC sewer main. To the west, along Future Street, there is an existing 8" PVC main. There is an additional existing 8" PVC sewer main located to the west along Ambrosa street. Finally, there is an existing 8" PVC sewer main located east of the proposed development within the existing Bonaventure Assisted Living facility. This main is noted as going to the Meadows F17 Lift Station. A copy of the referenced utility map is provided in **Appendix A**.

The proposed development is located within the Meadows F17 Lift Station area as described in the *Wastewater Master Plan 2022 Update*. The existing mains that connect to this system are located to the east of the development. The proposed development is not located within any other known collection subbasins. It is noted that the Meadows F17 Lift Station lacks the capacity to service this development should it connect to that system to the east. No capacity issues are noted should this development connect to the systems to the south or west.

IV. Proposed Utility Systems

Regulations

This report conforms to the specifications and design methodology set forth in the *Water System Design 2018 Criteria Manual* and the *Wastewater Collection Design 2018 Criteria Manual* published by the Town of Castle Rock as well as the *Water Master Plan 2023* and the *Wastewater Master Plan 2022 Update* published by the Town of Castle Rock.

Proposed Water System

It is anticipated that this development will tap into the existing water system at 1 of 3 possible locations. The first option is to tap in the existing 8” PVC stub located near the NE Corner of the intersection of Red Hawk Drive and Meadows Boulevard. This existing stub is on the southwest corner of the proposed development. The second option is to tap in to the existing 8” DI stub coming off Meadows Boulevard, on the west-central side of the development. The final option is to tap in to the existing 8” DI water main that loops around the east and north side of the proposed development. As utility connection locations within the proposed development are not yet known at this time, there is currently no preference to one tapping location over another.

As this proposed development will be using a commercial service tap and not extending the distribution system, looping is not a requirement for the site and this development will remain in conformance with the *Water System Design 2018 Criteria Manual.*

As stated in the Existing Utility Infrastructure section of this report, there exists sufficient capacity within the water distribution system to service this development. As stated in **Table 1** earlier in this report, the ADD is estimated at 12,342 GPD and the SFE is estimated at 30.85. No additional supply facilities will need to be proposed to adequately service this development.

Proposed Wastewater System

No sewer mains lie directly adjacent to the proposed development. As such, this development will need to install an 8” PVC main to connect to existing sewer infrastructure. Due to a lack of capacity in the Meadows F17 Lift Station system, only two feasible points of connection for this development exist. One option is to connect to the existing 8” PVC main on New Haven Circle. The other option is to connect to the 8” PVC main on Future Street. The inverts at both of the manholes that can serve as a point of connection for this development were noted as being too shallow to be able to have this development connect through a gravity main. Because of this, a pump station will be required as a part of this development for both possible points of connection. The preferred point of connection for this development at this time is to the sewer manhole located on New Haven Circle. This is due to a shorter horizontal distance to that manhole from this development compared to the manhole on Future Street. Installing pipe to the manhole located on Future Street would also create a more difficult installation as it would require the pipe to be bored across Meadows Boulevard. Any future development of the existing wastewater infrastructure needed to service this site is the responsibility of the developer.

In the *Wastewater Master Plan 2022 Update,* no issues of system capacity were noted for the development area for which this development is a part of. This development would be the furthest upstream connection for either of the two systems that this development can connect to. Since this

development is only increasing demand by 30.85 SFEs, no significant impact is expected on downstream infrastructure

VII. Conclusion

Meadows Medical Plaza conforms to the current criteria set by the Town of Castle Rock in *Water System Design 2018 Criteria Manual, Wastewater Collection Design 2018 Criteria Manual, Water Master Plan 2023,* and *Wastewater Master Plan Update 2022.* More detailed design calculations will be provided and discussed in the subsequent Preliminary Utility Report and Final Utility Report.

VIII. References

1. *Water System Design 2018 Criteria Manual*, dated December 4, 2018, Town of Castle Rock

2. *Wastewater Collection Design 2018 Criteria Manual*, dated December 4, 2018, Town of Castle Rock

3. *Water Master Plan 2023*, dated 2023, Town of Castle Rock

4. *Wastewater Master Plan 2022 Update*, dated 2022, Town of Castle Rock

5. *Final Utility Report for Meadows Filing No. 21,* dated August 2006, M.V.E Inc.

APPENDIX A

Reference Material

NOTES TO USERS

is for use in administering the National Flood Insurance Program. It does
sarily identify all areas subject to flooding, particularly from local drainage
f small size. The **community map repository** should be consulted for
pdated or additional flood hazard information.

more detailed information in areas where **Base Flood Elevations** (BFEs)
oodways have been determined, users are encouraged to consult the Flood
nd Floodway Data and/or Summary of Stillwater Elevations tables shown on
. Users should be aware that BFEs shown on the FIRM represent rounded
t elevations. These BFEs are intended for flood insurance rating purposes
should not be used as the sole source of flood elevation information.
y, flood elevation data presented in the Flood Profiles and Floodway Data
mmary of Stillwater Elevations tables should be utilized in conjunction with
for purposes of construction and/or floodplain management.

es of the **floodways** were computed at cross sections and interpolated
cross sections. The floodways were based on hydraulic considerations with
requirements of the National Flood Insurance Program. Floodway widths
pertinent floodway data are provided in the Floodway Data table shown on

ection used in the preparation of this map was Universal Transverse
(UTM) zone 13. The **horizontal datum was** NAD 83, GRS 1980
Differences in datum, spheroid, projection or UTM zones used in the
n of FIRMs for adjacent jurisdictions may result in slight positional
s in map features across jurisdiction boundaries. These differences do not
accuracy of this FIRM.

vations on this map are referenced to the North American Vertical Datum of
ese flood elevations must be compared to structure and ground elevations
d to the same **vertical datum**. For information regarding conversion
the National Geodetic Vertical Datum of 1929 and the North American
Datum of 1988, visit the National Geodetic Survey website at
ngs.noaa.gov or contact the National Geodetic Survey at the following

rmation Services
NGS12
Geodetic Survey
#9202
-West Highway
ring, Maryland 20910-3282
-3242

current elevation, description, and/or location information for **bench marks**
this map, please contact the Information Services Branch of the National
Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

p information shown on this FIRM was provided by the Douglas
IS Department and the Town of Castle Rock GIS Department. Additional
provided by the City of Lone Tree and Town of Parker. These data are
of 2010.

eas not in Special Flood Hazard Areas may be protected by **flood
tructures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood
Study report for information on flood control structures for this jurisdiction.

e baselines depicted on this map represent the hydraulic modeling baselines
n the flood profiles in the FIS report. As a result of improved topographic data,
e baseline, in some cases, may deviate significantly from the channel
or appear outside the SFHA.

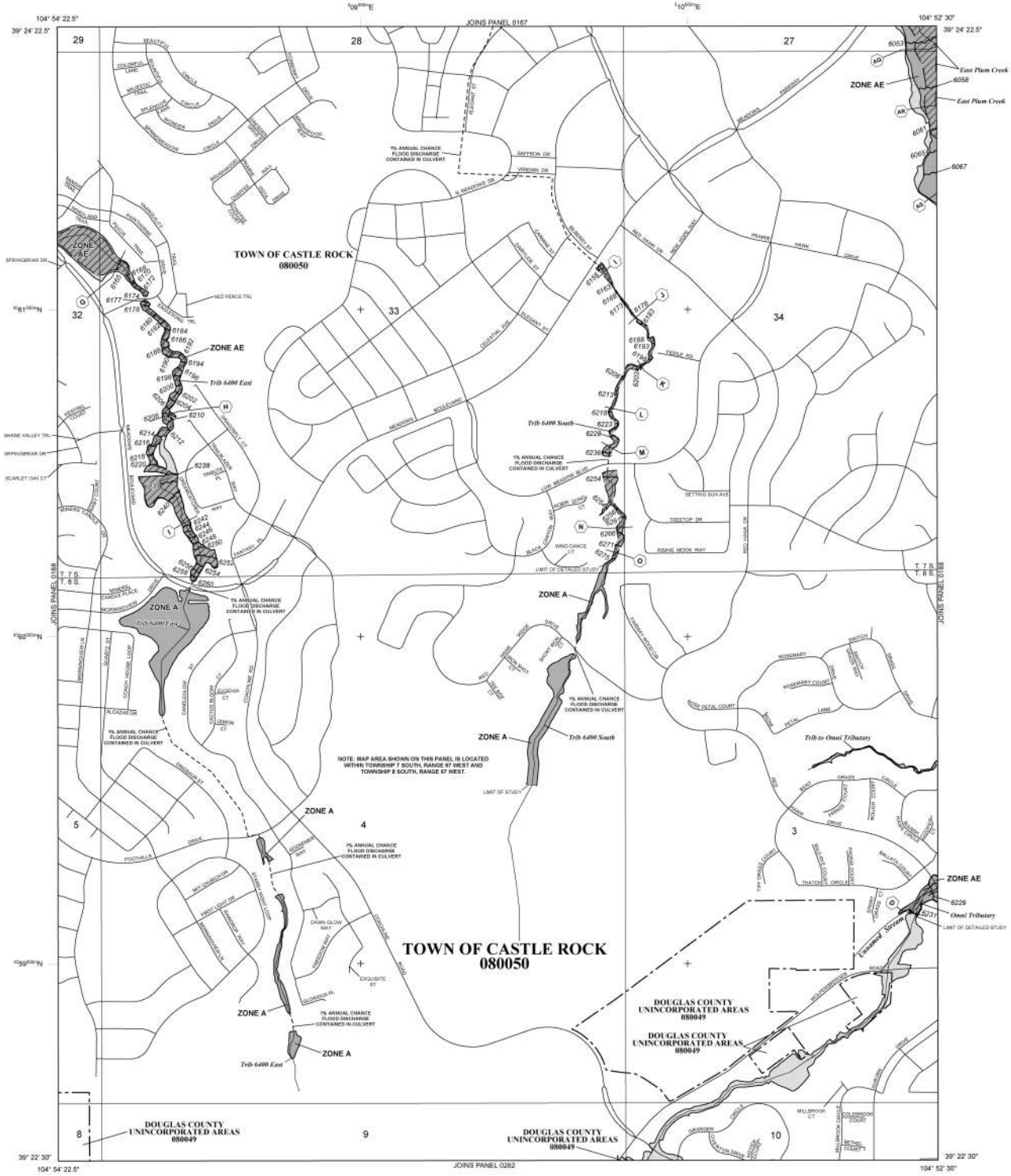
n updated topographic information, this map reflects more detailed and
e stream channel configurations and floodplain delineations than
own on the previous FIRM for this jurisdiction. As a result, the Flood
and Floodway Data tables for multiple streams in the Flood
Study Report (which contains authoritative hydraulic data) may reflect
annel distances that differ from what is shown on the map. Also, the
floodplain relationships for unrevised streams may differ from what is
previous maps.

e limits shown on this map are based on the best data available at the time
tion. Because changes due to annexations or de-annexations may have
after this map was published, map users should contact appropriate
y officials to verify current corporate limit locations.

fer to the separately printed **Map Index** for an overview map of the
owing the layout of map panels; community map repository addresses;
ting of Communities table containing National Flood Insurance Program
each community as well as a listing of the panels on which each community

mation on available products associated with this FIRM visit the **Map
Center (MSC)** website at http://msc.fema.gov. Available products may
reviously issued Letters of Map Change, a Flood Insurance Study Report,
igital versions of this map. Many of these products can be ordered or
directly from the MSC website.

ve questions about this map, how to order products, or the National
urance Program in general, please call the **FEMA Map Information
e (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA
http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood
a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard
the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Haza
include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-s
elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood El determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); av depths determined. For areas of alluvial fan flooding, velocities also de
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual ch flood by a flood control system that was subsequently decertified. Zo AR indicates that the former flood control system is being restored to protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations deter
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Ele determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be k encroachment so that the 1% annual chance flood can be carried without substantial incr flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood wi average depths of less than 1 foot or with drainage areas less than 1 squa mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Are

1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and bo dividing Special Flood Hazard Areas of different Base Flood flood depths, or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; ele feet*

*Referenced to the North American Vertical Datum of 1988

(A)——(A) Cross section line
(23)- - - - -(23) Transect line
45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American D 1983 (NAD 83) Western Hemisphere
9663000 m N — 1000-meter Universal Transverse Mercator grid values, zone
DX5510 × — Bench mark (see explanation in Notes to Users section of th panel)
• M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP

SEPTEMBER 30, 2005

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

MARCH 16, 2016: to update corporate limits, to change base flood elevations, to add b elevations, to add special flood hazard areas, to update map format, to add roads and ro to reflect updated topographic information, to incorporate previously issued letters of ma

For community map revision history prior to countywide mapping, refer to the Communi Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance ag or call the National Flood Insurance Program at 1-800-638-6620.

N

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0169G

FIRM

FLOOD INSURANCE RATE MA

DOUGLAS COUNTY, COLORADO AND INCORPORATED AREA

PANEL 169 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAY

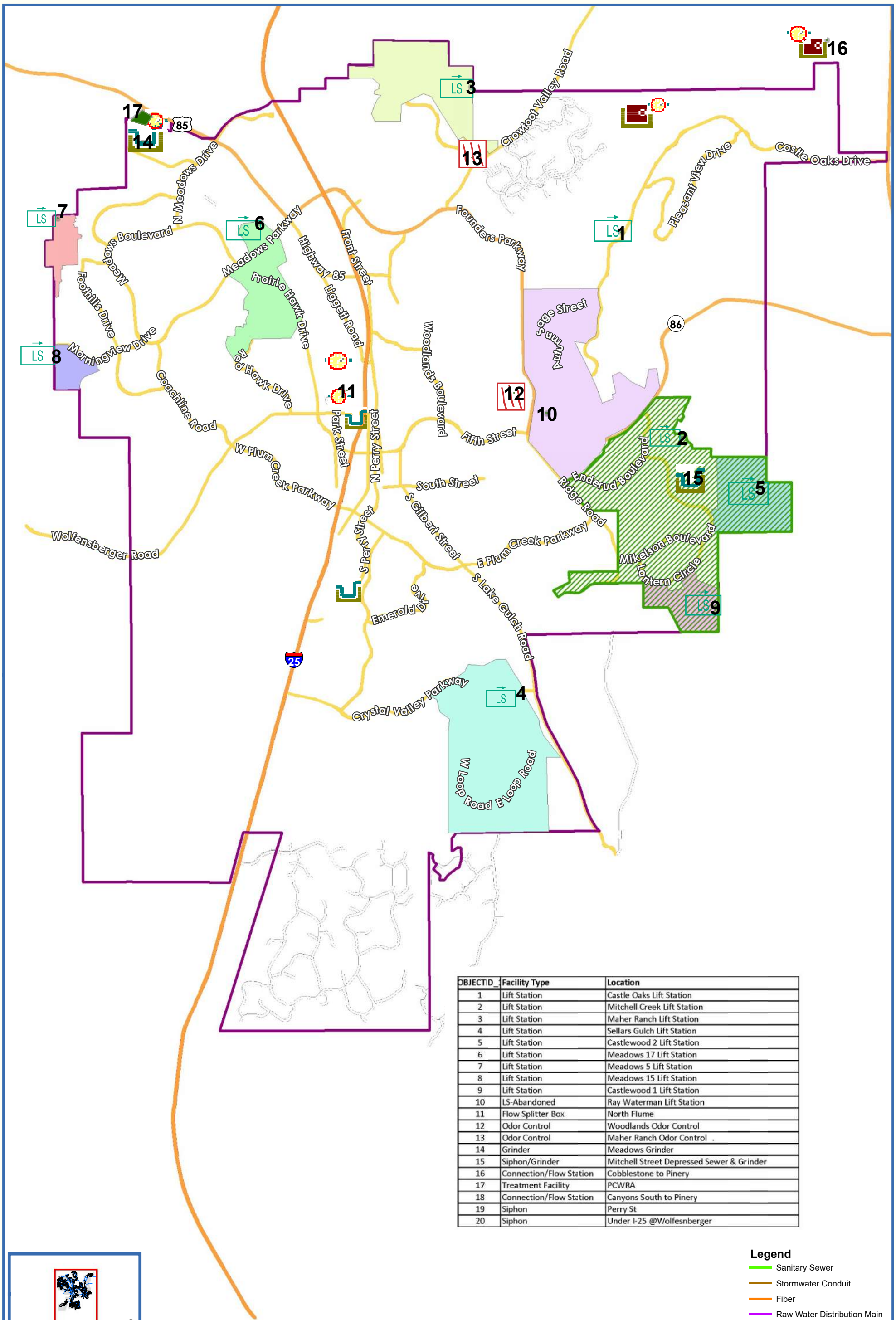
CONTAINS:

COMMUNITY	NUMBER	PANEL
CASTLE ROCK, TOWN OF	080050	0169
DOUGLAS COUNTY	080049	0169

Notice to User: The **Map Number** show should be used when placing map on **Community Number** shown above sh used on insurance applications for the community.

MAP NUM 08035C0
MAP REV MARCH 16,

Federal Emergency Management A



OBJECTID_1	Facility Type	Location
1	Lift Station	Castle Oaks Lift Station
2	Lift Station	Mitchell Creek Lift Station
3	Lift Station	Maher Ranch Lift Station
4	Lift Station	Sellars Gulch Lift Station
5	Lift Station	Castlewood 2 Lift Station
6	Lift Station	Meadows 17 Lift Station
7	Lift Station	Meadows 5 Lift Station
8	Lift Station	Meadows 15 Lift Station
9	Lift Station	Castlewood 1 Lift Station
10	LS-Abandoned	Ray Waterman Lift Station
11	Flow Splitter Box	North Flume
12	Odor Control	Woodlands Odor Control
13	Odor Control	Maher Ranch Odor Control .
14	Grinder	Meadows Grinder
15	Siphon/Grinder	Mitchell Street Depressed Sewer & Grinder
16	Connection/Flow Station	Cobblestone to Pinery
17	Treatment Facility	PCWRA
18	Connection/Flow Station	Canyons South to Pinery
19	Siphon	Perry St
20	Siphon	Under I-25 @Wolfesnberger

VICINITY MAP

Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main

CASTLE ROCK water
Securing our future drop by drop

0 2,350 4,700 9,400 14,100 Feet

1 inch = 4,667 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

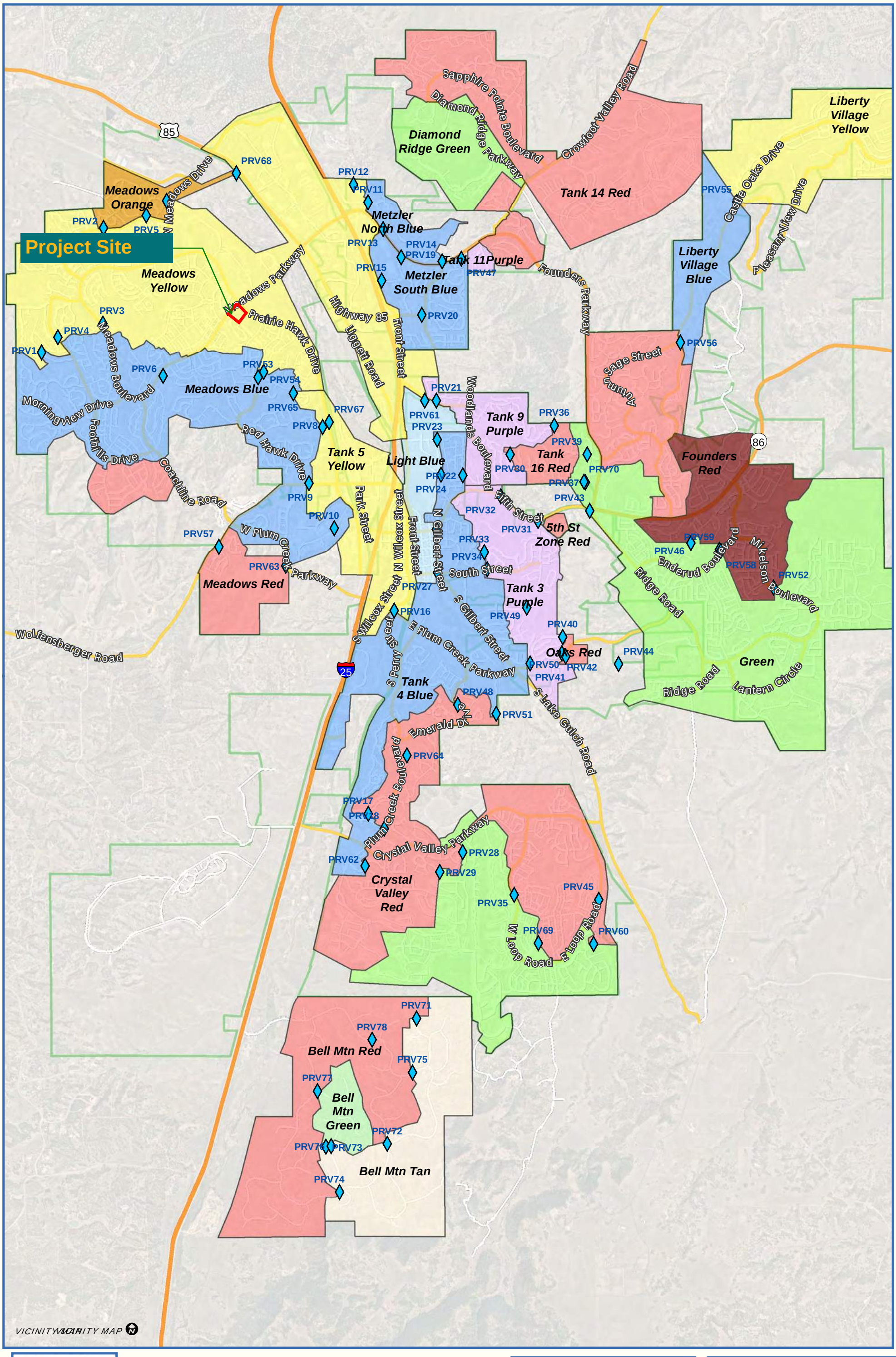
Castle Rock Water
WWMP
Figure 2.1

Date: 11/3/2022 Document Path: J:\B. PLAN & ENG\13.0 Engineering\13.8. Planning\Master Plans\2022 Master plan update\WW Master

Town of Castle Rock
Utilities Department
Wastewater Facilities Inventory **Table 2.2**

Lift Stations

ID	Year Built	Capacity (mgd)	Wet Well (gallons)	Wet Wells	Pumps	HP	GPM	Total Dynamic Head (ft)	Ultimate Capacity (mgd)	Total Dynamic Head (ft)	Force Main Size	Force Main Length (ft)	Flume	Discharge Flow Meter	Standby Power	Type	Standby Power (kW)	Standby Power LS Capacity	Overflow Basin (gal)	Comments	SFE Capacity	2016 SFE Used	2022 SFE Used	Build Out Capacity	Peak Flow (gpm)	Average Flow (gpm)	Overflow Time Peak (min)	Overflow Time Avg (min)
Maher Ranch Lift Station	2003	0.85	2,800	8' dia x 23.2'	2	60	590	174	0.85	174	8" PVC	4,857	No	Yes	Yes	Diesel	140	Full Flow	None		870	844	848	870	590.00	132.00	NA	NA
Mitchell Creek Lift Station	2004	4.30	75,500	(1) 16.8'x24.8'x16.1' (1) 12.2'x16.8'x16.1'	3	125	2986	152	4.30	152	10" PVC 16" PVC	11,296 11,296	No	Yes	Yes	Diesel	400	Full Flow	128,000	Trimmed impellars may need to be replaced to pump build out flows.	2495	2054	3843	5700	1,298.61	381.90	99	335
Seller's Gulch Lift Station	2005	2.56	3,100	(1) 6'x16'x18' (1) 24'x37.5'x11.3'	3	30	1800	54	2.56	54	12" DIP	2,480	Yes	Yes	Yes	Natural Gas		Full Flow	55,000		3021	419	1485	3021	1,777.78	461.50	31	119
Meadows Filing 5 Lift Station	1989	0.24	424	6' dia x 23.1'	2	10	167	81	0.24	81	6"	1,150	No	No	Yes	Diesel	45	Full Flow	12,351	The head is estimated from 35 feet of elevation head and an additional 15% for the dynamic head.	111	143.5	142	111	105.00	23.00	118	537
Meadows Filing 15 Lift Station	2005	0.31	1,672	(1) 7' dia x 14.9' (2) 8' dia x 17.8'	2.00	15	215	81	0.31	81	4" PVC	670	No	Yes	Yes	Natural Gas		Full Flow	7,520		223	223	225	223	218.00	43.70	34	172
Meadows Filing 17 Lift Station	2005	1.18	21,127	(2) 11.5'x21'x14'	2	50	820	95	1.18	95	8" PVC	1,526	No	Yes	Yes	Natural Gas		Full Flow	83,000		1346	688	609	1346	821.20	187.10	101	444
Castle Oaks Lift Station	2005	1.18	16,400	(2) 8'x14'x19.25'	4 - 2 pair in series	55	820	331	2.28	386	12" DIP	11,719	Yes	Yes	Yes	Diesel	350	Full Flow	380,000	Initial SFE capacity of the pumps is 1250. The pumps will need to be replaced with larger pumps beyond 1250 SFES.	1250	921	1659	2760	1,583.00	382.00	240	995
Castlewood Ranch Lift Station #1	2004	0.15	885	5' dia x 14.7'	4 - 2 pair in series	15.00	105	177	0.15	177	4" PVC	2,875	No	Yes	Yes	Natural Gas		Full Flow	None		110	94	115	110	100.80	27.50	NA	NA
Castlewood Ranch Lift Station #2	2004	0.54	1,400	8' dia x 15.2'	2	26	315	95	0.54	95	8" PVC	1,237	No	Yes	Yes	Natural Gas		Full Flow	None		505	477	491	505	373.00	75.00	NA	NA
Total Capacity		**11.30**							**12.40**												**9931**	**5864**	**9417**	**14646**				



CASTLE ROCK water
Securing our future drop by drop

0 1,950 3,900 7,800 11,700 Feet

1 inch = 3,833 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

CASTLE ROCK WATER
FIGURE 2.7
PRESSURE ZONES AND PRVs

Date: 3/9/2023 Document Path: J:\GIS\Standard Maps\10.6\11x17 Portrait.mxd

FIGURE 3.6 BUILD-OUT PLANNING NUMBERS

Data through December 31, 2022, please note that these are estimates, and numbers are subject to change

		MAXIMUM ZONED UNITS			PLATTED (SF) SDP (MF)				UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout			
PD #	Planned Developments (year initially zoned)	SF	MF	Total	SF	MF* SDP	MF platted, no SDP	Total	SF	MF	Total	SF	MF	Total	delta from Max Zoned	SF	MF	Total	delta from Max Zoned
130	Alexander Place (2020)	26	99	**125**	0	0	0	**0**	0	0	**0**	0	134	**134**	9	26	99	**125**	0
5	Arbors (2002)	38	80	**80**	0	0	no	**0**	0	0	**0**	0	80	**80**	0	38	0	**38**	-42
7,8	Auburn Ridge (2013)	0	286	**286**	0	286	no	**286**	0	186	**186**	0	286	**286**	0	0	266	**266**	-20
12	Brookwood (2003)	72	0	**72**	72	0	n/a	**72**	62	0	**62**	72	0	**72**	0	72	0	**72**	0
16	Cambridge Heights (2003)	0	100	**100**	0	0	no	**0**	0	0	**0**	0	63	**63**	-37	35	0	**35**	-65
17	Castle Highlands (1984)	132	200	**332**	131	200	no	**331**	127	200	**327**	131	200	**331**	-1	131	200	**331**	-1
19	Castle Meadows (1989)	0	440	**440**	0	0	no	**0**	0	0	**0**	0	1500	**1500**	1060	0	400	**400**	-40
3,20,21,22,23,117	Castle Oaks /Terrain (2002)	1992	775	**2767**	2172	0	no	**2172**	2101	0	**2101**	2277	0	**2277**	-490	2277	0	**2277**	-490
25,26,27,28,104	Castle Pines Commercial / Promenade (1987)	0	1410	**1410**	0	1362	no	**1362**	0	1062	**1062**	0	1362	**1362**	-48	0	1362	**1362**	-48
29	Castle Ridge East (1996)	30	0	**30**	28	0	n/a	**28**	28	0	**28**	28	0	**28**	-2	28	0	**28**	-2
30,31	Castle Rock Estates - Diamond Ridge (1995)	126	0	**126**	126	0	n/a	**126**	126	0	**126**	126	0	**126**	0	126	0	**126**	0
33,87,88,89,90	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	**574**	239	0	no	**239**	241	0	**241**	367	0	**367**	-207	367	0	**367**	-207
34	Castlewood Ranch (1998)	1300	0	**1300**	1292	0	n/a	**1292**	1282	0	**1282**	1292	0	**1292**	-8	1292	0	**1292**	-8
straight zones, downtown	Central Castle Rock (varies) NO maximum zoning**	1538	3462	**5000**	1533	1437	redevelop-ment potential	**2970**	1535	1188	**2723**	1538	3962	**5500**	500	1538	2962	**4500**	-500
40	Covenant At Castle Rock (2014)	58	0	**58**	58	0	n/a	**58**	58	0	**58**	58	0	**58**	0	58	0	**58**	0
42,43,44,45,46	Crystal Valley Ranch (2000)	2670	753	**3423**	3051	0	no	**3051**	2502	0	**2502**	3051	96	**3147**	-276	3051	0	**3051**	-372
47	Dawson Ridge (1986)	2447	5453	**7900**	0	0	no	**0**	0	0	**0**	3408	2445	**5853**	-2047	2400	1600	**4000**	-3900
52,9	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	2776	2905	**5681**	2634	0	no	**2634**	2597	0	**2597**	3345	0	**3345**	-2336	3234	0	**3234**	-2447
54,55	Hazen Moore (2000)	243	0	**243**	161	0	n/a	**161**	161	0	**161**	161	0	**161**	-82	161	0	**161**	-82
56,57	Heckendorf Ranch (1985)	406	224	**630**	404	0	no	**404**	299	0	**299**	404	0	**404**	-226	404	0	**404**	-226
59	Hillside (2009)	120	0	**120**	54	0	n/a	**54**	0	0	**0**	120	0	**120**	0	120	0	**120**	0
118	Lanterns (2003)	1200	0	**1200**	940	0	n/a	**940**	268	0	**268**	1200	0	**1200**	0	1200	0	**1200**	0
62	Liberty Village (2004)	1245	0	**1245**	1238	0	n/a	**1238**	1081	0	**1081**	1238	0	**1238**	-7	1238	0	**1238**	-7
63,64,65	Maher Ranch (1988)	923	100	**1023**	767	96	no	**863**	771	96	**867**	767	96	**863**	-160	767	96	**863**	-160
70,72,73,74	Meadows (1985)	6867	4002	**10869**	7357	555	yes (12.799 acres in TC)	**7912**	7231	555	**7786**	7434	1055	**8489**	-2380	7422	555	**7977**	-2892
75	Memmen Young Infill (1985)	559	476	**1035**	0	0	no	**0**	0	0	**0**	710	0	**710**	-325	600	0	**600**	-435
76,77,78,79,80	Metzler Ranch (1996)	1037	660	**1697**	751	660	no	**1411**	742	580	**1322**	751	660	**1411**	-286	751	660	**1411**	-286
97,98,99,101,103	Plum Creek (1983)	3025	0	**3025**	1188	360	n/a	**1548**	1189	360	**1549**	1188	360	**1548**	-1477	1188	360	**1548**	-1477
100	Plum Creek Ridge (2006)	92	70	**162**	120	0	no	**120**	120	0	**120**	120	0	**120**	-42	120	0	**120**	-42
102	Plum Creek South (1985)	307	198	**505**	140	0	no	**140**	137	0	**137**	140	0	**140**	-365	140	0	**140**	-365
106,107,108	Red Hawk (1996)	660	268	**928**	887	0	no	**887**	821	0	**821**	887	0	**887**	-41	887	0	**887**	-41
129	Ridge Estates (2020)	52	0	**52**	52	0	0	**52**	0	0	**0**	52	0	**52**	0	52	0	**52**	0
110,111	Scott II (1987)	85	220	**305**	78	220	no	**298**	78	220	**298**	78	220	**298**	-7	78	220	**298**	-7
113	Sellers Landing PD (1982)	0	94	**94**	0	82	0	**82**	0	77	**77**	0	82	**82**	-12	0	82	**82**	-12
115	Stanbro PD (1987)	32	92	**124**	0	0	no	**0**	0	0	**0**	32	92	**124**	0	16	46	**62**	-62
119	Villages at Castle Rock / Echelon (1981)	12	542	**554**	0	238	no	**238**	0	0	**0**	12	238	**250**	-304	0	238	**238**	-316
121	Wolfensberger - formerly Graham PD (1996)	0	56	**56**	0	56	no	**56**	0	56	**56**	0	56	**56**	0	0	56	**56**	0
122,123,124,112	Woodlands - Inc. Scott Ranch (1983) Woodlands Crossing (1987)	990	0	**990**	551	0	n/a	**551**	537	0	**537**	605	0	**605**	-385	605	0	**605**	-385
125,126	Young American (1983)	78	1138	**1216**	375	186	no	**561**	375	186	**561**	1012	186	**1198**	-18	825	186	**1011**	-205
		ZONED UNITS * MF counts shows approved by SDP			PLATTED (SF) SDP (MF)				UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout			
		SF	MF *	Total	SF	MF*	MF platted, no SDP	Total	SF	MF	Total	SF	MF	Total	delta from Max Zoned	SF	MF	Total	delta from Max Zoned
	TOTAL UNITS	**31,386**	**24,429**	**55,777**	**26,399**	**5,738**		**32,137**	**24,469**	**4,766**	**29,235**	**32,604**	**13,173**	**45,777**	**(10,000)**	**31,247**	**9,388**	**40,635**	**(15,142)**
	POPULATION ESTIMATES	**95,413**	**48,858**	**144,271**	**80,253**	**11,476**		**91,729**	**73,178**	**9,532**	**82,710**	**99,116**	**26,346**	**125,462**	**(18,809)**	**94,991**	**18,776**	**113,767**	**(30,505)**

*Castle Meadows does not have a maximum cap in the zoning, however 440 MF units was listed in the most recent traffic study for this property. This property could develop with more or less residential units.

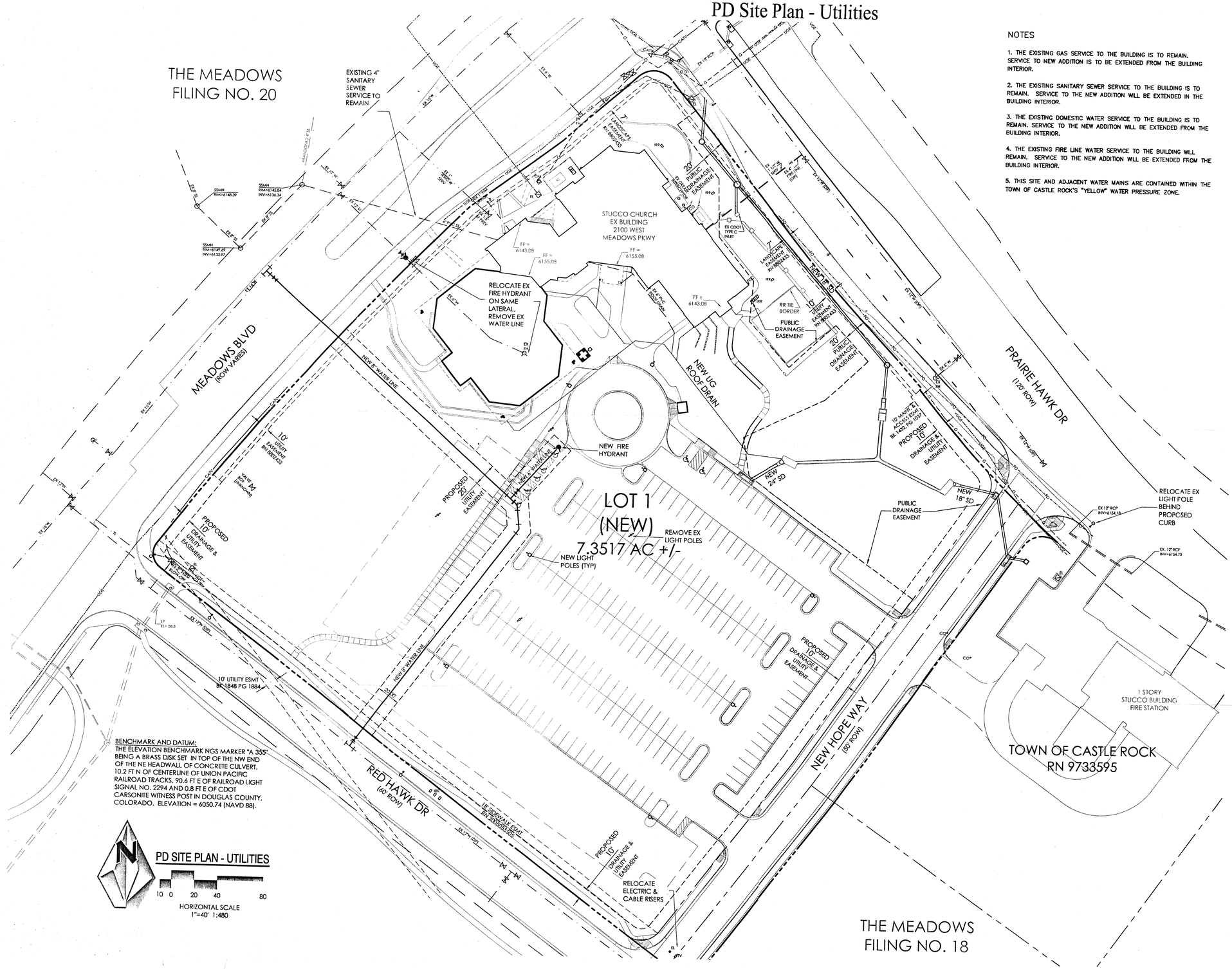
**Central Castle Rock includes straight zoned land as R-1, R-2, R-3, and B zone areas in the Downtown Overlay that allow multifamily. There is no maximum cap in the zoning, so land area and typical densities have been used to determine the area could develop out at 5,000 units.

*** Dawson Trails rezoning was approved by Council in the 3rd Quarter of 2022 (formally Dawson Ridge). As this report is through September 30, 2022, the Dawson Trails zoning documents had not been recorded, therefore theDawson Ridge numbers are shown. Once the zoning documents have been recorded the report will be updated to reflect the new Dawson Trails zoning.

THE MEADOWS FILING No. 21 FINAL PD SITE PLAN

A part of the NW 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M. Lot 1, The Meadows Filing No. 21, According to the recorded plat there of. Town of Castle Rock, Douglas County, Colorado

PD Site Plan - Utilities



BENCHMARK AND DATUM:
THE ELEVATION BENCHMARK NGS MARKER "A 355" BEING A BRASS DISK SET IN TOP OF THE NW END OF THE NE HEADWALL OF CONCRETE CULVERT, 10.2 FT N OF CENTERLINE OF UNION PACIFIC RAILROAD TRACKS, 90.6 FT E OF RAILROAD LIGHT SIGNAL NO. 2294 AND 0.8 FT E OF CDOT CARSONITE WITNESS POST IN DOUGLAS COUNTY, COLORADO. ELEVATION = 6050.74 (NAVD 88).

NOTES

1. THE EXISTING GAS SERVICE TO THE BUILDING IS TO REMAIN. SERVICE TO NEW ADDITION IS TO BE EXTENDED FROM THE BUILDING INTERIOR.

2. THE EXISTING SANITARY SEWER SERVICE TO THE BUILDING IS TO REMAIN. SERVICE TO THE NEW ADDITION WILL BE EXTENDED IN THE BUILDING INTERIOR.

3. THE EXISTING DOMESTIC WATER SERVICE TO THE BUILDING IS TO REMAIN. SERVICE TO THE NEW ADDITION WILL BE EXTENDED FROM THE BUILDING INTERIOR.

4. THE EXISTING FIRE LINE WATER SERVICE TO THE BUILDING WILL REMAIN. SERVICE TO THE NEW ADDITION WILL BE EXTENDED FROM THE BUILDING INTERIOR.

5. THIS SITE AND ADJACENT WATER MAINS ARE CONTAINED WITHIN THE TOWN OF CASTLE ROCK'S "YELLOW" WATER PRESSURE ZONE.

LEGEND

EXISTING
- ROW/PROPERTY BOUNDARY LINE
- EASEMENT LINE
- 6155 INDEX CONTOUR
- INTERMEDIATE CONTOUR
- ROCK RIP RAP
- CURB & GUTTER
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE LINE
- RETAINING WALL
- UGE UNDERGROUND ELECTRIC LINE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- LIGHT POLE
- AC AIR CONDITIONING UNIT
- TRAFFIC PULL BOX
- TRAFFIC SIGNAL POLE
- TV TELEVISION CABLE RISER
- FO FIBER OPTIC LINE
- G GAS LINE
- GM GAS METER
- W WATER LINE
- TEL TELEPHONE PEDISTAL
- WATER VALVE
- FIRE HYDRANT
- IRR IRRIGATION BOX
- SS SANITARY SEWER LINE
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- STORM DRAIN INLET

PROPOSED
- 6160 INDEX CONTOUR
- INTERMEDIATE CONTOUR
- 59.98 / 59.48S TOP OF CURB / FLOW LINE OF CURB (SPILL OR CATCH)
- 55.0 TW / 52.3 FG/FW TOP OF WALL / FINISHED GRADE AT BOTTOM FACE OF WALL
- CURB AND GUTTER
- FENCELINE
- RETAINING WALL
- LIGHT POLE
- 8" PVC WATER LINE WATER LINE
- WATER VALVE
- WATER FITTINGS
- FIRE HYDRANT
- 18" RCP RCP STORM DRAIN LINE
- STORM DRAIN CURB INLET
- STORM DRAIN GRATED INLET
- STORM DRAIN MANHOLE
- STORM DRAIN FLARED END SECTION

New Hope Presbyterian Church
Final PD Site Plan (PDM 06-014) Project No. 05030.1
THE MEADOWS FILING No. 21, FINAL PD SITE PLAN

Owner Address: **New Hope Presbyterian Church**
2100 W. Meadows Parkway
Castle Rock, CO 80104
(303)660-0057 F (303)660-1532

Architect Address **Eidos Architects**
5400 South Syracuse St.
Greenwood Village, CO. 80231
(720)200-0630 F (720)200-0631

Land Surveyor Address: **MVE**
1903 LeLaray Street, Suite 200
Colorado Springs, Colorado 80909
(719)635-5736 F (719)635-5450

Date: **11-15-2006**
Revised: **04-10-2007**
Revised: **08-08-2007**
Revised: **10-31-2007**

PD Site Plan - Utilities
Sheet 3 of 10

2008027591 3 PGS

PLAT IDENTIFICATION SHEET

New Hope Presbyterian Church (USA)
Castle Rock Development Company
Castle Rock, Town of

Grantor (owner)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: $21.00
3 PGS
2008027591
04/18/2008 02:55 PM

Grantor (owner)

Meadows 21 Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Meadows, The Filing: 21

Condo Info: Phase _____ Bldg _____ Unit _____

34	7	67
Section	Township	Range

Cross Reference numbers: (reception #s or book and page)

2007098704	1748/1753	1750/2267
2004081483	3005040377	200481485
88024833	2005055505	9733595

THE MEADOWS FILING NO. 21
FINAL PLAT

A REPLAT OF TRACT HH AND A PORTION OF TRACT FF THE MEADOWS FILING NO. 18 AND A PORTION OF THE MEADOWS-FILING NO. 3 TOGETHER WITH A PORTION OF THE NW 1/4 SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

LAND DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, TO WIT:

THAT TRACT OF LAND BEING A PORTION OF "THE MEADOWS - FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 8802433 OF THE RECORDS OF SAID DOUGLAS COUNTY, TOGETHER WITH ALL OF TRACT HH AND A PORTION OF TRACT FF, BOTH OF "THE MEADOWS FILING NO. 18", AS RECORDED UNDER RECEPTION NO. 2005055505 OF SAID RECORDS, TOGETHER WITH A PORTION OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 9733595, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS DESCRIBED HEREIN ARE RELATIVE TO THE SOUTHEASTERLY LINE OF SAID TRACT HH, SAID LINE BEING MONUMENTED AT EACH END BY A REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED LS 17666, SAID LINE ASSUMED TO BEAR S35°18'56"W WHICH MATCHES THE BEARING SYSTEM USED IN SAID "THE MEADOWS - FILING NO. 3".)

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT HH;

(THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINES OF SAID TRACT HH.)

1. THENCE N52°53'20"W, 563.36 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°52'48", A RADIUS OF 15.00 FEET, FOR AN ARC DISTANCE OF 23.79 FEET;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N38°44'18"E, 76.01 FEET, A CENTRAL ANGLE OF 01°28'44", A RADIUS OF 2945.00 FEET, FOR AN ARC DISTANCE OF 76.01 FEET TO THE MOST WESTERLY CORNER OF SAID "THE MEADOWS - FILING NO. 3";

(THE FOLLOWING FIVE (5) COURSES ARE ALONG THE NORTHWESTERLY AND NORTHEASTERLY LINES OF SAID "THE MEADOWS - FILING NO. 3".)

1. THENCE CONTINUE ALONG SAID ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N42°37'12"E, 322.86 FEET, A CENTRAL ANGLE OF 06°17'04", A RADIUS OF 2945.00 FEET, FOR AN ARC DISTANCE OF 323.02 FEET;

2. THENCE N53°38'21"E, 99.70 FEET;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N48°29'12"E, 86.37 FEET, A CENTRAL ANGLE OF 01°41'14" (01 40'50" RECORDED), A RADIUS OF 2933.00 FEET, FOR AN ARC DISTANCE OF 86.37 FEET (86.02 FEET RECORDED);

4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S84°45'50"E, 28.73 FEET, A CENTRAL ANGLE OF 91°48'40"(91°42'41" RECORDED), A RADIUS OF 20.00 FEET, FOR AN ARC DISTANCE OF 32.05 FEET (32.01 FEET RECORDED);

5. THENCE S38°51'30"E (S38 54'59"E RECORDED), 13.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SANTA FE BLVD. AS DESCRIBED ON SAID "THE MEADOWS - FILING NO. 3";

(THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE.)

1. THENCE S38°51'30"E (S38 54'59"E RECORDED), 196.05 FEET;

2. THENCE S42°40'00"E, 136.05 FEET (S42°43'50"E, 136.00 FEET RECORDED) TO THE SOUTHEASTERLY LINE OF SAID "THE MEADOWS - FILING NO. 3";

THENCE S53°20'51"W, 2.01 FEET ALONG SAID SOUTHEASTERLY LINE OF "THE MEADOWS -FILING NO. 3" TO THE NORTHEASTERLY LINE OF SAID TRACT HH;

(THE FOLLOWING TWO (2) COURSES ARE ALONG SAID NORTHEASTERLY LINE OF SAID TRACT HH.)

1. THENCE S38°55'21"E, 15.38 FEET

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S42°22'57"E, 115.88 FEET, A CENTRAL ANGLE OF 06°55'12", A RADIUS OF 960.00 FEET, FOR AN ARC DISTANCE OF 115.95 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 9733595 OF SAID RECORDS;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S47°15'35"E, 47.49 FEET, A CENTRAL ANGLE OF 02°50'05", A RADIUS OF 960.00 FEET, FOR AN ARC DISTANCE OF 47.50 FEET, SAID CURVE ALSO BEING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 9733595 OF SAID RECORDS;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S83°19'09"W, 29.73 FEET, A CENTRAL ANGLE OF 96°00'26", A RADIUS OF 20.00 FEET, FOR AN ARC DISTANCE OF 33.51 FEET TO A LINE BEING 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT HH;

THENCE S35°18'56"W, 268.92 FEET ALONG SAID PARALLEL LINE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°51'18", A RADIUS OF 525.00 FEET, FOR AN ARC DISTANCE OF 7.84 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 9733595, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID TRACT FF;

THENCE CONTINUE ALONG SAID ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°56'26", A RADIUS OF 525.00 FEET, FOR AN ARC DISTANCE OF 8.62 FEET TO A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID TRACT FF;

THENCE S37°06'40"W, 175.70 FEET ALONG SAID PARALLEL LINE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, FOR AN ARC DISTANCE OF 31.42 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT FF;

THENCE N52°53'20"W, 45.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 7.35 ACRES, MORE OR LESS.

CERTIFICATION OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A SINGLE LOT, THREE TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "THE MEADOWS FILING NO. 21". THE UNDERSIGNED HEREBY DEDICATES, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE TRACTS A AND B TO THE TOWN OF CASTLE ROCK AS PUBLIC RIGHT-OF-WAY. THE UNDERSIGNED HEREBY ESTABLISHES TRACT C AS PUBLIC RIGHT OF WAY. THE UNDERSIGNED ALSO DEDICATES TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE VISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER

NEW HOPE PRESBYTERIAN CHURCH (USA), A COLORADO NON-PROFIT CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 11th DAY OF January 2008. A.D.

BY Lora Lundin

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF JANUARY, 2008, A.D.

BY LORA LUNDIN

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES DECEMBER 3 2008 _______ NOTARY PUBLIC

MORTGAGEE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS "THE MEADOWS FILING NO. 21" IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 24, 2007 UNDER RECEPTION NUMBER 2007098704, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

VECTRA BANK COLORADO, N.A.

BY _______ AS Vice President

NOTARY CERTIFICATE

STATE OF Colorado)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF January 2008, A.D., BY Malcolm Evans

AS Vice President OF Vectra Bank Colorado, N.A.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: My Commission Expires 12/14/2008 _______ NOTARY PUBLIC

MORTGAGEE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS "THE MEADOWS FILING NO. 21" IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED IN BOOK 1748 AT PAGE 1753 AND RE-RECORDED SEPTEMBER 1, 1999 IN BOOK 1750 AT PAGE 2267, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

PRESBYTERIAN CHURCH (USA), A CORPORATION

BY Joey B. Bailey AS EXVP/CFO

NOTARY CERTIFICATE

STATE OF Kentucky)
) SS
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JAN 2008, A.D., BY Joey B. Bailey

AS Executive Vice-President OF Presbyterian Church (U.S.A.), A Corporation

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 3-14-2008 _______ NOTARY PUBLIC

OWNER

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 17th DAY OF January 2008. A.D.

BY _______ James M. Riley, President

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
City & COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF January, 2008, A.D.

BY James M. Riley as President of Castle Rock Development Co.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/4/2008 _______ NOTARY PUBLIC

MORTGAGEE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS "THE MEADOWS FILING NO. 21" IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 UNDER RECEPTION NO. 2004081483, DOUGLAS COUNTY, COLORADO TOGETHER WITH AN AMENDMENT RECORDED AUGUST 6, 2005 UNDER RECEPTION NO. 2005040377. SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CALIFORNIA BANK AND TRUST, A CALIFORNIA BANKING CORPORATION

BY _______ AS Vice President

NOTARY CERTIFICATE

STATE OF)
) SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF January 2008, A.D., BY Jamie Bagley

AS witness OF Castle Rock Development

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 4-19-11

NOTARY PUBLIC

MORTGAGEE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS "THE MEADOWS FILING NO. 21" IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 UNDER RECEPTION NO. 200481485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO., LLC

BY _______ AS Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
City & COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January 2008, A.D., BY John A. Fox

AS Authorized Agent OF Castle Rock Land Co.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11/4/2008

NOTARY PUBLIC

OWNER

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS 1st DAY OF Feb. 2008, A.D.

BY _______ MAYOR _______ TOWN CLERK

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF February 2008, A.D.

BY Randy A. Reed.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-21-2011 _______ NOTARY PUBLIC

NOTES

1. ALL DOCUMENTATION REFERRED TO HEREON, SUCH AS BOOK AND PAGES, RECEPTION NUMBERS, PLAT BOOK AND PAGES, ETC. ARE RECORDED WITH DOUGLAS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO.

2. THIS TRACT OF LAND LIES WITHIN THE NW 1/4, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

3. BEARINGS REFERRED TO HEREON ARE BASED ON THE SOUTHEAST LINE TRACT HH, THE MEADOWS FILING NO. 18 AS DESCRIBED UNDER RECEPTION NO. 2005055505 OF THE RECORDS OF SAID COUNTY, SAID LINE BEING MONUMENTED AT EACH END BY A REBAR AND SURVEYOR'S PLASTIC CAP STAMPED "PLS 17666" AND ASSUMED TO BEAR S35°18'56"W, WHICH MATCHES THE BEARING SYSTEM USED IN "THE MEADOWS-FILING NO. 3" RECORDER UNDER RECEPTION NO. 8802433 OF THE FOREMENTIONED RECORDS.

4. THIS REPLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MVE, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC RELIED ON TITLE COMMITMENTS PREPARED BY LAND TITLE GUARANTEE COMPANY. ORDER NO. ABN70194759.1-3, DATED NOVEMBER 6, 2007.

5. MONUMENTATION RECOVERED AND SET IS SHOWN ON THE REPLAT. ALL CORNERS SET NO. 4 REBAR WITH SURVEYOR'S PLASTIC CAP PLS 17665, UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHOWN ARE ACTUAL FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.

7. THE SUBJECT PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08035C0169F FOR DOUGLAS COUNTY, COLORADO AND UNINCORPORATED AREAS DATED SEPTEMBER 30, 2005.

8. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR LOT LINES AS SHOWN HEREON. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

9. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).

10. PER THE NEW HOPE CHURCH SIA, THE TOWN WILL BE RESPONSIBLE TO PROVIDE FUNCTIONAL MAINTENANCE TO THE DETENTION POND, WHILE THE PROPERTY OWNER WILL PROVIDE GROUND MAINTENANCE.

11. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

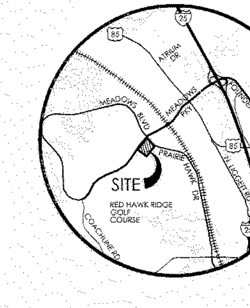
12. PURSUANT TO SECTION 14.02.040 OF THE THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF THE 10 FOOT UTILITY EASEMENT CREATED BY THE FINAL PLAT FOR THE MEADOWS FILING NO. 3 AS DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THIS EASEMENT.

SURVEYORS CERTIFICATE

I, JOHN L. SWAYNE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 17, 2006 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL PROVISIONS, UNDER MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

DATE: 1-7-08

JOHN L. SWAYNE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR PLS 17665
FOR AND ON BEHALF OF M.V.E., INC.
1903 LELARAY STREET SUITE 200
COLORADO SPRINGS, CO 80909



VICINITY MAP
NOT TO SCALE

N

TITLE CERTIFICATE

I, Brenda Becker, BEING AN AUTHORIZED REPRESENTATIVE OF OF LAND TITLE GUARANTEE COMPANY, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 21st DAY OF January 2008.

AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

KARI JURCZEWSKY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 29, 2010

STATE OF COLORADO)
) SS
COUNTY OF ~~EL PASO~~ Douglas)

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF January, 2008, A.D.

BY Brenda Becker.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 3/29/2010 _______ NOTARY PUBLIC

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 24th DAY OF January, 2008.

DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK _______ TOWN MANAGER

DATE 2-1-08 _______ DATE 2/7/08

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ___M. THIS 1st DAY OF April, 2008, AT RECEPTION NO. 2008027597

DOUGLAS COUNTY CLERK AND RECORDER

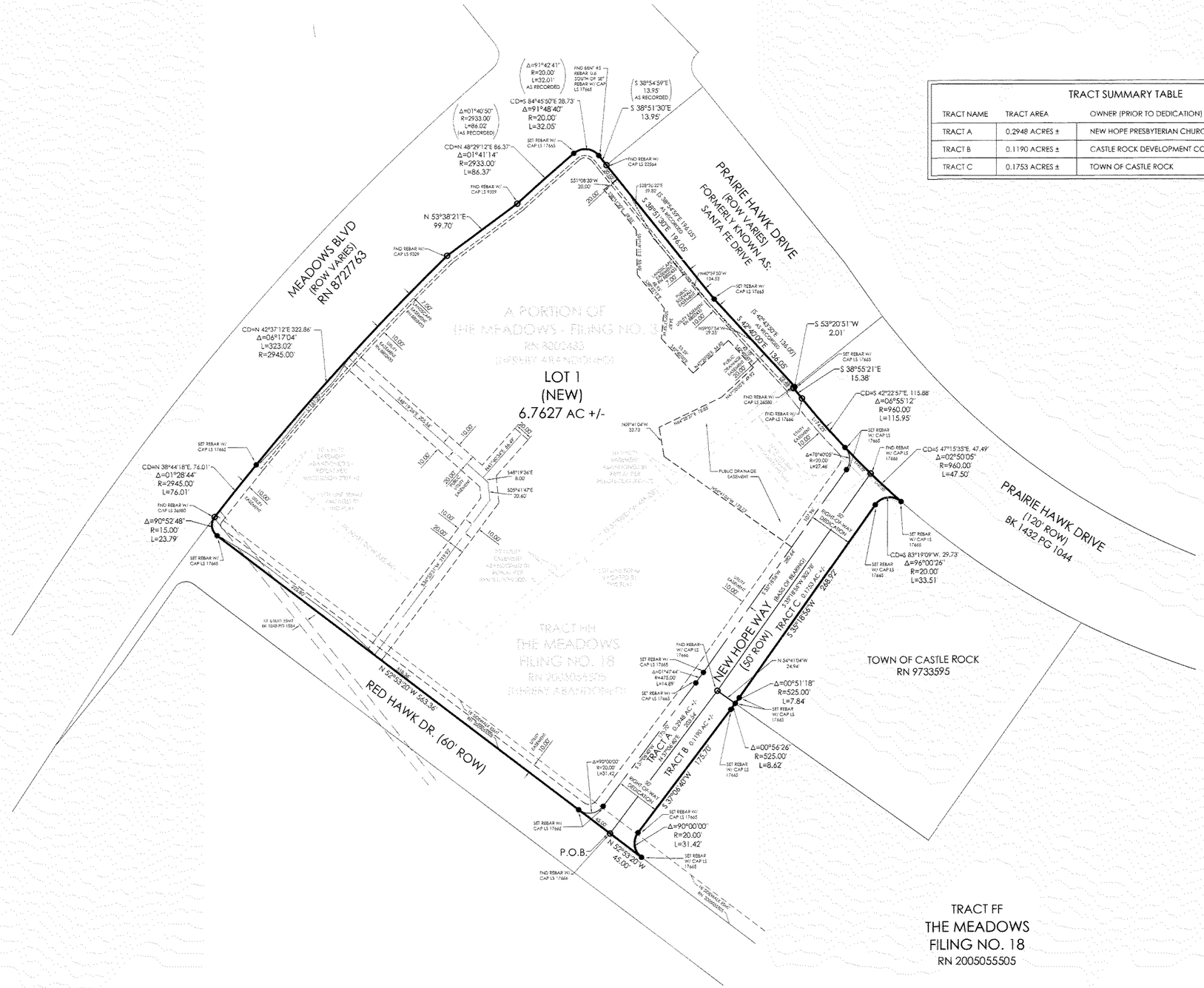
BY: _______
DEPUTY

MONUMENT VALLEY ENGINEERS INC. *** ENGINEERS *** SURVEYORS *** (719) 635-5736 1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909		
THE MEADOWS FILING NO. 21		
SCALE AS SHOWN	DRAWN BY DRG	DWG. NO. 60790013
DATE 01-03-08	CHECKED BY	JOB NO. 60790

SHEET 1 OF 2

THE MEADOWS FILING NO. 21
FINAL PLAT

A REPLAT OF TRACT HH AND A PORTION OF TRACT FF THE MEADOWS FILING NO. 18 AND A PORTION OF THE MEADOWS-FILING NO. 3 TOGETHER WITH A PORTION OF THE NW 1/4 SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



TRACT SUMMARY TABLE			
TRACT NAME	TRACT AREA	OWNER (PRIOR TO DEDICATION)	TRACT USE
TRACT A	0.2948 ACRES ±	NEW HOPE PRESBYTERIAN CHURCH	PUBLIC RIGHT-OF-WAY
TRACT B	0.1190 ACRES ±	CASTLE ROCK DEVELOPMENT COMPANY	PUBLIC RIGHT-OF-WAY
TRACT C	0.1753 ACRES ±	TOWN OF CASTLE ROCK	PUBLIC RIGHT-OF-WAY

N

10 0 20 60 100

SCALE: 1"=60' 1:720

LEGEND

- PLAT BOUNDARY LINE
- LOT LINE
- FND REBAR W/ CAP LS 5356A — FOUND MONUMENT AS NOTED
- FND BENT #5 REBAR 0.6' SOUTH OF SET REBAR W/ CAP LS 17665 — SET MONUMENT AS NOTED
- LINES HEREBY ABANDONED
- UTILITY EASEMENT
- SIDEWALK EASEMENT
- LANDSCAPE EASEMENT

MONUMENT VALLEY ENGINEERS INC.
*** ENGINEERS *** SURVEYORS ***
(719) 635-5736
1911 LELARAY ST., COLORADO SPRINGS, COLORADO 80909

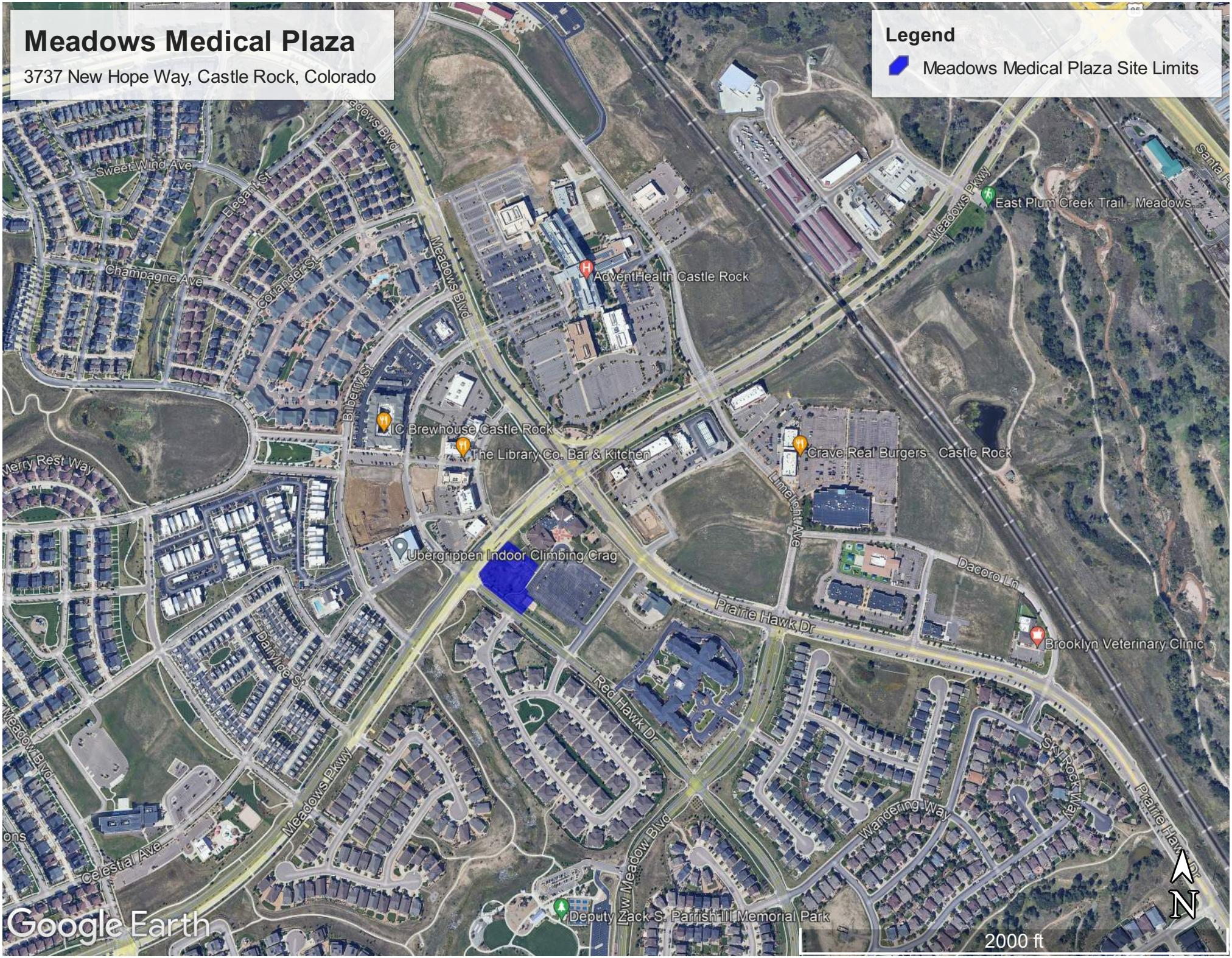
THE MEADOWS FILING NO. 21		
SCALE 1" = 60'	DRAWN BY DRG	DWG. NO. 60790014
DATE 01-03-08	CHECKED BY	JOB NO. 60790

APPENDIX B

Vicinity Map

Meadows Medical Plaza

3737 New Hope Way, Castle Rock, Colorado



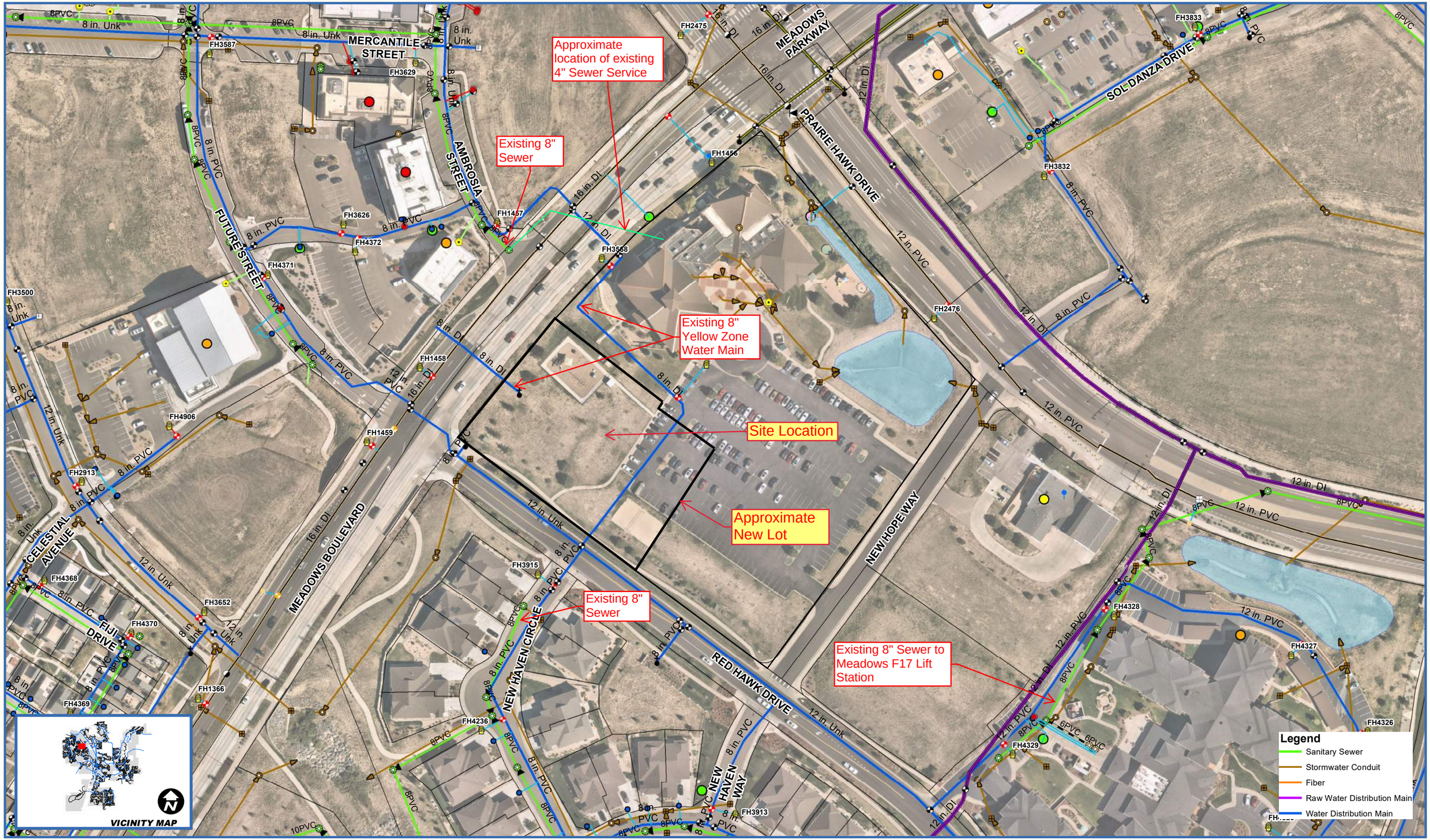
APPENDIX C

Planned Development Plan

(Not included with this submittal)

APPENDIX D

Utility Map



CASTLE ROCK Qwater
Securing our future drop by drop

0 62.5 125 250 375 Feet

1 inch = 125 feet

Date: 3/16/2023

Document Path: J:\GIS\Standard Maps\10.6\11x17 LndScp.mxd

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6056. Copyright 2022, Town of Castle Rock Utilities Mapping.

CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)