

MEADOWS MEDICAL
PRELIMINARY P.D. SITE PLAN

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF _____, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS _____ FOR THE PURPOSE OF _____ TRACTS _____ WILL BE DEDICATED TO _____ BY SEPARATE INSTRUMENT FOR THE PURPOSES OF _____..

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

(Name of owner)

SIGNED THIS _____ DAY OF _____, 20 _____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATE

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 LEINHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20 _____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATE:

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

(Name of owner)

SIGNED THIS _____ DAY OF _____, 20 _____

NOTARY BLOCK

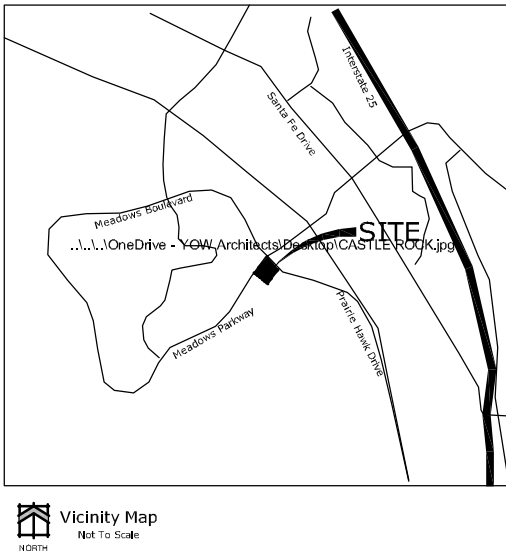
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SE 1/4 SECTION 29, SECTION 32,33, AND 34 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. AND PART OF THE SW 1/4 OF SECTION 3, SECTION 4, 5, 9, AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

SIGNED THIS _____ DAY OF _____, 20 _____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

TOWN MANAGER

ATTEST:

TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PD SITE PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20 _____.

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20 _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISIONS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____, _____ AT RECEPTION NO. _____ AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (name of document) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PD SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR

DATE

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER

DATE

PLANNING COMMISSION RECOMMENDATION

THIS PD SITE 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 PD SITE 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

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

BY _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20 _____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SHEET INDEX

COVER SHEET1
SITE PLAN.....2
ZONE CHANGE REGULATIONS.....3



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

THE MEADOWS PRELIMINARY

P.D. SITE PLAN

3737 New Hope Way
Castle Rock, Colorado

Job No. 201018
Directory Planning
File development plan
Drawn By DBN
Date 8.20.2024
Revised

DRAWING NO.

1 of 3

ZONE CHANGE
COVER PAGE



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

THE MEADOWS PRELIMINARY
P.D. SITE PLAN

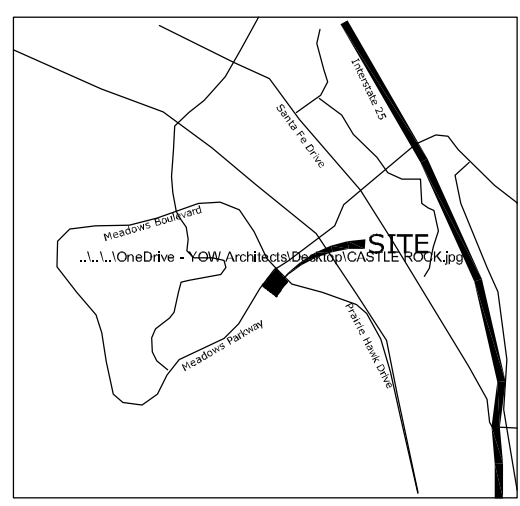
3737 New Hope Way
Castle Rock, Colorado

Job No. 20209
Directory Planning
File development plan
Drawn By DBN
Date 8.20.2024
Revised

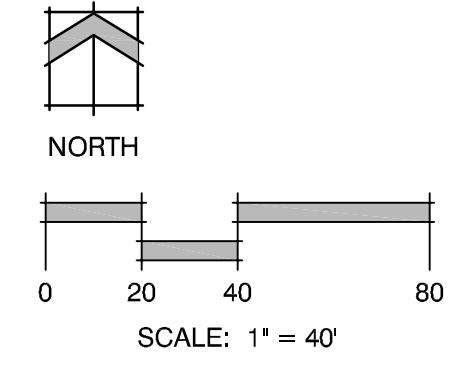
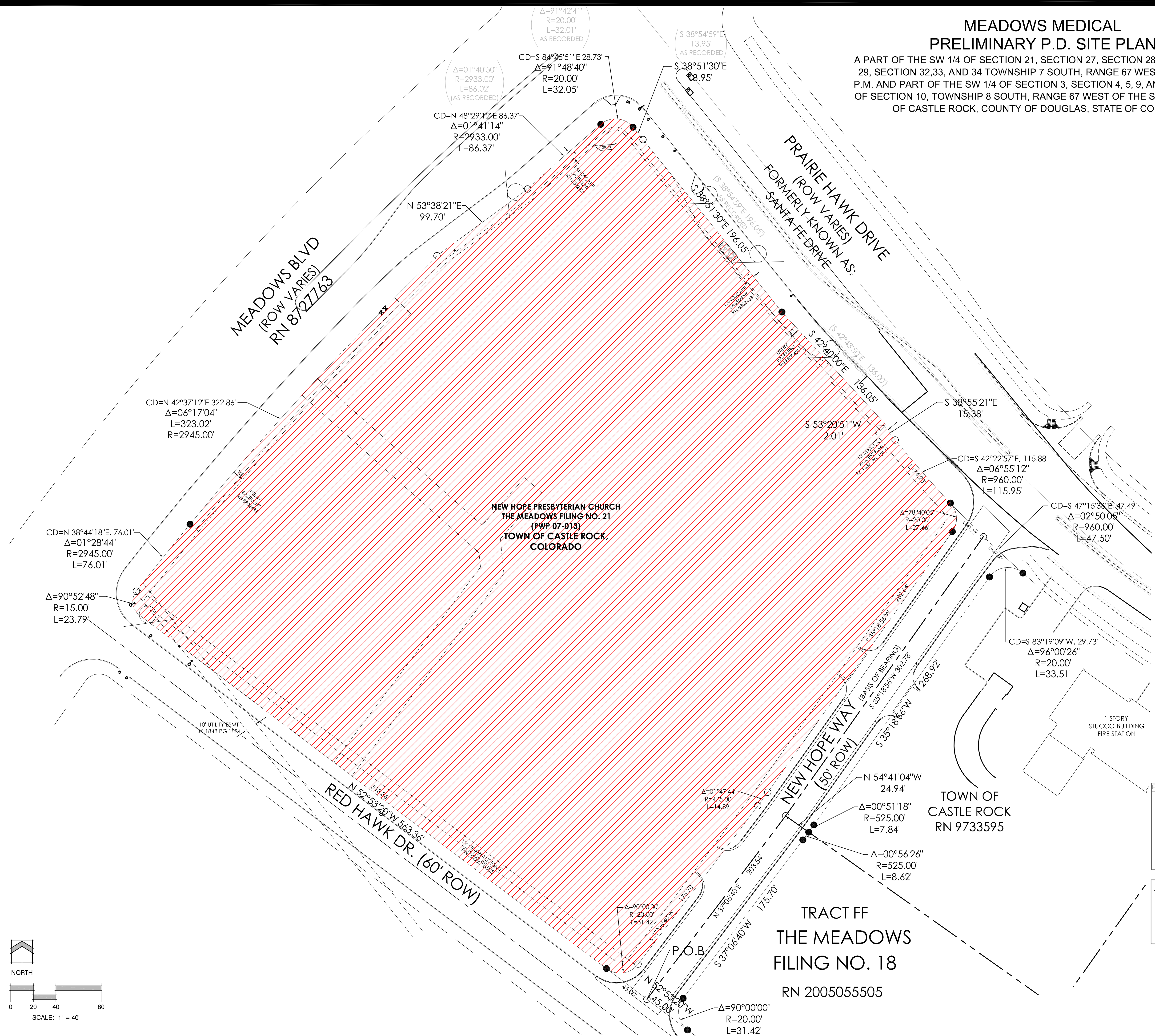
DRAWING NO.
2 of 3
ZONE CHANGE
EXHIBIT

MEADOWS MEDICAL PRELIMINARY P.D. SITE PLAN

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SE 1/4 SECTION 29, SECTION 32,33, AND 34 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. AND PART OF THE SW 1/4 OF SECTION 3, SECTION 4, 5, 9, AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Vicinity Map
1/8" = 1' Scale



PROPOSED MEADOWS MEDICAL ZONING DEVELOPMENT STANDARDS:		
Maximum F.A.R. (Non-residential Use)		1.50 FAR
Minimum Setbacks		20'
Maximum Building Height *		50'
Maximum Building Coverage		60%
Maximum Lot Coverage		80%

- Permitted Uses:**
1. Medical offices.
 2. Offices.
 3. Churches, synagogues, places of worship.
 4. Daycare

TRACT FF
THE MEADOWS
FILING NO. 18
RN 2005055505

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE TOWN OF CASTLE ROCK.

2.. ALL SIGNS MUST CONFORM TO THE TOWN OF CASTLE ROCK SIGN CODE.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVIE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL, DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX11, AND CABO/ANS 117.1.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS.

8. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MUST BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

10. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA PLANNING OFFICE AT THE MUNICIPAL BUILDING. LIKEWISE, SITE PLANS ARE REQUIRED TO SUBSTANTIALLY AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF THE BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED.

11. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

13. NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG, FOUNDATION, FOOTER, CANTILEVERED WALL, ETC.) CAN ENCROACH INTO ANY EASEMENT.

PD DESIGN STANDARDS:

INTRODUCTION:

This piece of property was omitted from The Meadows Preliminary PD Site Plans. We propose to create a continuous zoning designation for the entire lot. Currently the lot in discussion is where the existing Hew Hope Presbyterian church is located (3737 New Hope Way). The property has two different zoning designations. The first being the northwest portion where the building sits is zoned Multi-family under The Meadows PD Site Plan filing No. 3 (reception no. 8802433). The second zoning is Town Center associated with The Meadows PD Site Plan filing No. 4 (reception no. 2005055505). With this DP amendment application we propose to rezone to Town Center. Below are the guidelines we propose for this requested zoning designation.

LEGAL DESCRIPTIONS:

Parcel A

The Meadows Filing No. 3 as recorded under Reception No. 8802433 of the records of Douglas Country, Colorado.

Parcel B

Tract HH, The Meadows Filing No. 18 Final Plat as recorded under Reception No. 2005055505 of the records of Douglas Country, Colorado.

Overall Lot:

Lot 1, The Meadows Filing No. 21
7.3517 Acres

Proposed zoning within planned area: Meadows Medical:

The primary intent of the meadows medical zone is to provide appropriately located groups of retails stores, office buildings, service establishments and civic uses serving the needs of the surrounding neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.

PERMITTED USES:

1. Medical offices.
2. Offices.
3. Churches, synagogues, places of worship.
4. Daycare

DEVELOPMENT STANDARDS:

The Development standards below shall be implemented on all development within this PD area. The landscape setback along Red hawk Dr. in considered a Residential/Nonresidential Interface. The setback shall be 30' to help the transition (these requirements can be found within section 17.50). All development shall conform to the maximum number of units, maximum Non-Residential Floor Area, Building Height and Building Ground Coverage requirements provided in the Table V as follows:

PROPOSED MEADOWS MEDICAL ZONING DEVELOPMENT STANDARDS:		
Maximum F.A.R. (Non-residential Use)		1.50 FAR
Minimum Setbacks		20'
Maximum Building Height *		50'
Maximum Building Coverage		60%
Maximum Lot Coverage		80%

* Building Height:

The vertical distance from the average finished grade surrounding a structure to the uppermost point of the roof structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above roof level are not to be considered in determining building height.

PARKING:

Off-street parking is required to be provided for this piece of property. Except as provided in **Section 8.2** below, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock regulations at the time of Final PD Site Plan review. The developer may request fewer or smaller spaces at the time of the Final PD Site Plan review. Such request shall be administratively granted if it can be demonstrated to the satisfaction of Town staff that shared parking is warranted because peak parking demand for two or more uses occurs at different times or it is otherwise demonstrated that provision of a lesser number of spaces or spaces of a lessor size will still provide adequate off-street parking for the proposed use(s).

Meadows Medical:

Off-street parking for this Use Area shall be provided in accordance with the parking ratios provided at **Table VI**. On-street parking within 300' of a proposed use may be counted to meet the parking requirements for retail and other Non-Residential uses. Assignment of on-street parking shall be allocated at the time of approval of the Final PD Site Plan.

TABLE VI PARKING REQUIREMENTS		
USE	Parking Space Requirements	
Multi-Family Dwelling Units	One space per bedroom	
	One space for each 250 sf of useable retail floor area	
Retail	One space for each 100 sf of dining space floor area	
Restaurant	One space per guest room	
Hotel/Motel	One space per 330 sf of useable office space	
Office	One space per 330 sf of useable floor area	
Civic/Institutional Uses		

LANDSCAPING:

In the Town Center Area, street tree planting and tree lawn areas shall be provided. All landscaping shall conform to the Castle Rock water conservation standards. Tree planting areas and tree lawn areas may be located within public right-of-way and shall meet the requirements shown at **Table VII** and the diagrams attached hereto as **Exhibit C**.

TABLE VII LANDSCAPING		
STREET TYPE	MAXIMUM TREE SPACING	TREE LAWN
Boulevard	35 feet on center	5'
Market Street	35 feet on center	NA
Local Collector	35 feet on center	5'
Residential Streets	35 feet on center	5'
Alleys	NA	NA
Street Types – B, C, D, E	35 feet on center	5'

Submission of Final PD Site Plans and Plats and Additional Information

Following approval of this Preliminary PD Site Plan, the landowners may submit a Preliminary Plat for any portion or all of the Neighborhood Use Areas as are then ready for development. No building permit shall be issued until Final PD Site Plan and Final Subdivision Plat has been approved for such potion of the Property by the Town and duly recorded. Building permits for temporary uses may be issued at the discretion of the Director of Development Services or such Town of Castle Rock official authorized in the same or similar capacity.



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

475–8133

Colorado Springs, Colorado

115 S. Weber

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

THE MEADOWS PRELIMINARY
P.D. SITE PLAN

3737 New Hope Way
Castle Rock, Colorado

Job No. 20109
Directory Planning
File development plan
Drawn By DBN
Date 8.20.2024
Revised

DRAWING NO.

3 of 3

ZONING
REGULATIONS