



Concept Utility Letter

MEADOWS MEDICAL PLAZA
3737 New Hope Way
Town of Castle Rock, CO
PDP-24-0006

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

PREPARED BY:
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DATE:
April 17, 2025

TABLE OF CONTENTS

I. Approval Block	3
II. General Location and Description.....	4
III. General Location and Description.....	5
Existing Water System Infrastructure.....	5
Existing Sewer System Infrastructure	5
IV. Proposed Utility Systems.....	6
Regulations	6
Proposed Water System	6
Proposed Wastewater System.....	6
VII. Conclusion	7
VIII. References	7

Appendices:

- A. Appendix A – Reference Materials
- B. Appendix B – Vicinity Map
- C. Appendix C – Planned Development Plan
- 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 as part of “*Meadows Filing 21 Final Plat*” (Reception No. 2008027591). The site 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 Ambrosia 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 D**.

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 and its Planned Development Plan (PDP-24-0006) 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. A copy of the Planned Development Plan can be found in **Appendix C**.

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 not identify all areas subject to flooding, particularly from local drainage of small size. The community map repository should be consulted for updated or additional flood hazard information.

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

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 and pertinent floodway data are provided in the Floodway Data table shown on this map.

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 FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

ations on this map are referenced to the North American Vertical Datum of 1988. For use of flood elevations must be compared to structure and ground elevations to the same vertical datum. For information regarding conversion of the National Geodetic Vertical Datum of 1929 and the North American Datum of 1983, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following phone numbers:

ation Services
NGS212
Geodetic Survey
#9222
1400 West Highway
Baltimore, Maryland 21010-3282
#3242

current elevation, description, and/or location information for **bench marks** on 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>.

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

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

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

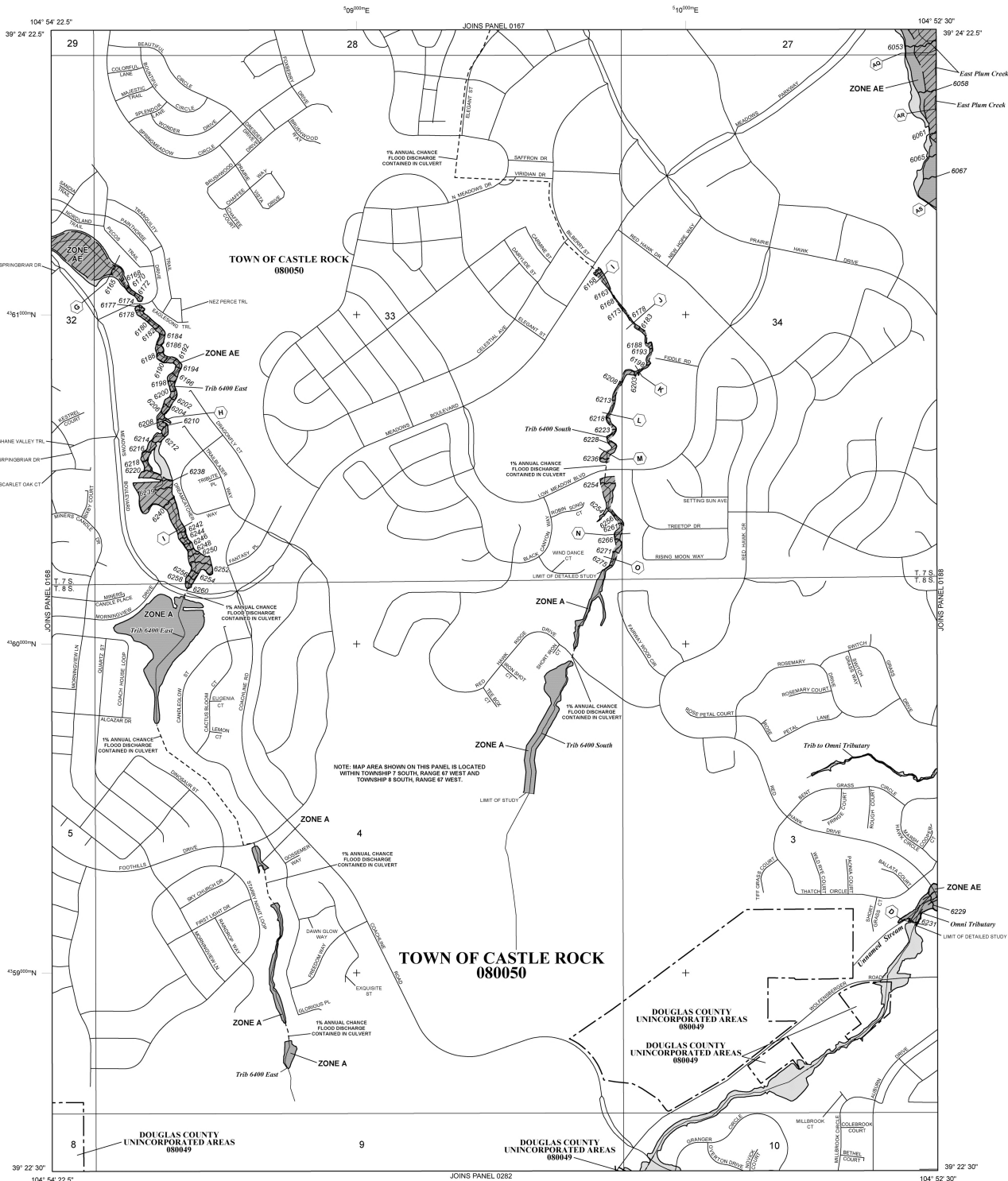
updated topographic information, this map reflects more detailed and **stream channel configurations** and **floodplain delineations** than shown on the previous FIRM for this jurisdiction. As a result, the Flood and Floodway Data tables for multiple streams in the Flood Study Report (which contains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

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

Refer to the separately printed **Map Index** for an overview map of the Douglas County area showing the layout of map panels, community map repository addresses, and a listing of the panels on which each community map is shown.

information on available products associated with this FIRM visit the **Map Center (MFC)** website at <http://mfc.fema.gov>. Available products may include: Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or downloaded from the MFC website.

For **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/cipg>.



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 that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas are subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, and VE. The **Base Flood Elevation** is the water 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 Elevation determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); water depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to protect from the 1% annual chance or greater flood.
- ZONE AR9** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be encompassed so that the 1% annual chance flood can be carried without substantial rise in flood heights.

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

OTHER AREAS
ZONE D 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 Areas.

1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway boundary
Zone D boundary
Zone D boundary
CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas and floodplains
Boundary dividing Special Flood Hazard Areas of different Base Flood flood depths, or flood velocities.

Base Flood Elevation line and value; elevation in feet
Base Flood Elevation value where uniform within zone, feet
(EL 987)

*Referenced to the North American Vertical Datum of 1988
Cross section line
Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
1000-meter Universal Transverse Mercator grid values, zone 13
Bench mark (see explanation in Notes to Users section of this panel)
River Mile

MAP REPOSITORIES
Refer to Map Repository 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 flood elevations, to add special flood hazard areas, to update map format, to add maps made to reflect updated topographic information, to incorporate previously issued letters of map change.

For community map revision history prior to countywide mapping, refer to the Community 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 agent or call the National Flood Insurance Program at 1-800-433-6223.

MAP SCALE 1" = 500'
0 250 500 1000
0 150 300
FEET
METERS



MAP SCALE 1" = 500'
0 250 500 1000
0 150 300
FEET
METERS

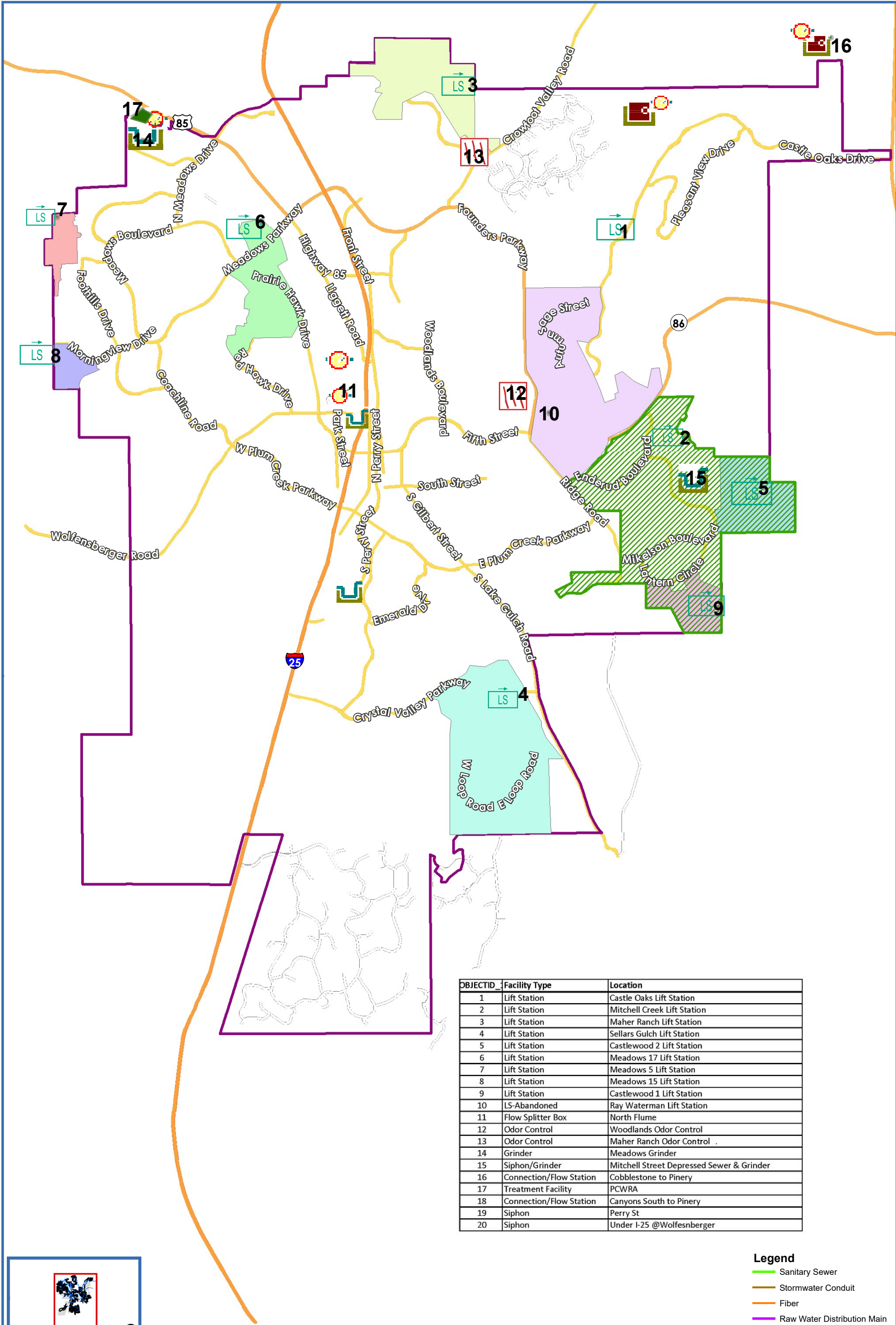
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
DOUGLAS COUNTY, COLORADO
AND INCORPORATED AREAS

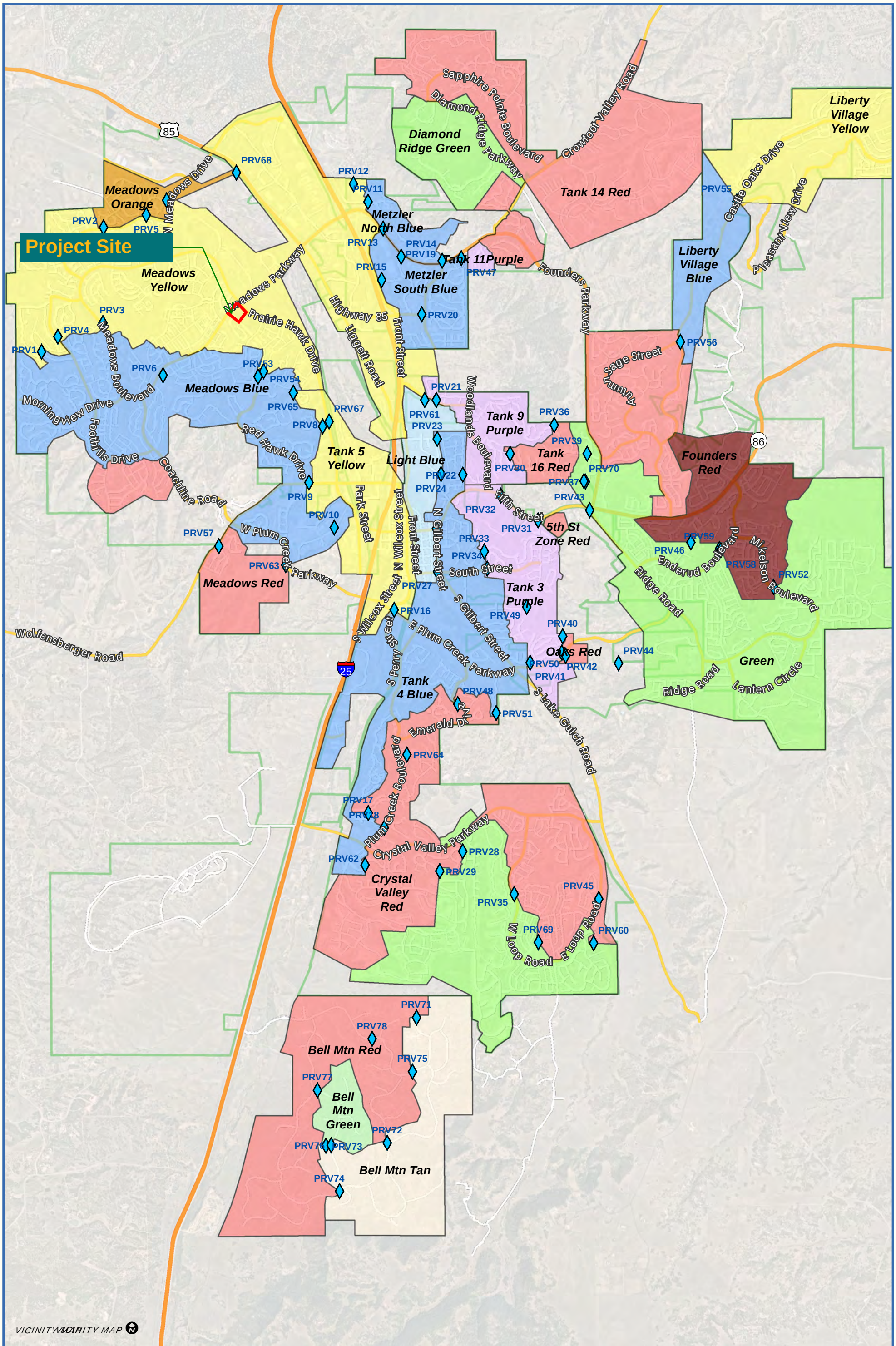
PANEL 169 OF 495
(SEE MAP INDEX FOR FIRM PANEL LIST)

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

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

MAP NUMBER
080350
MAP REVISION
MARCH 16, 2016
Federal Emergency Management Agency





VICINITY MAP



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 its 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

FIGURE 3.6 BUILD-OUT PLANNING NUMBERS

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

PD #	Planned Developments (year initially zoned)	MAXIMUM ZONED UNITS			PLATTED (SF) SDP (MF)				UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout			
		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			PLATTED (SF) SDP (MF)				UNITS BUILT (CO)			Potential HIGH Buildout				Potential LOW Buildout			
		* MF counts shows approved by SDP																	
		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 the Dawson 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

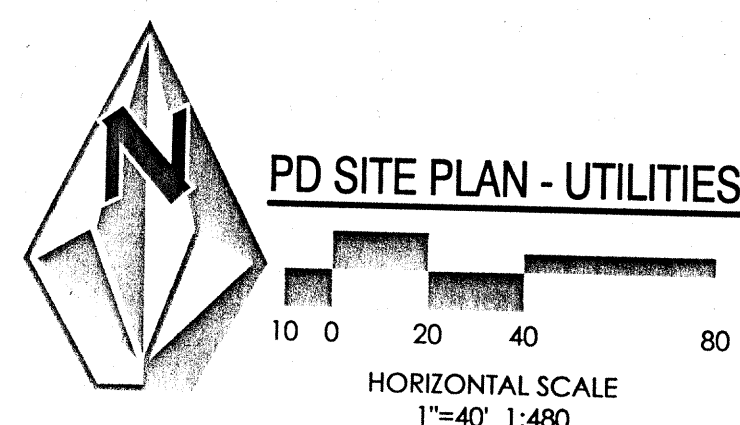
NOTES

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	PROPOSED
--- ROW/PROPERTY BOUNDARY LINE	6160 INDEX CONTOUR
--- EASEMENT LINE	--- INTERMEDIATE CONTOUR
6155 INDEX CONTOUR	59.98 TOP OF CURB
--- INTERMEDIATE CONTOUR	59.48 FLOW LINE OF CURB (SPILL OR CATCH)
ROCK RIP RAP	55.0 TW TOP OF WALL
CURB & GUTTER	52.3 FG/PW FINISHED GRADE AT BOTTOM FACE OF WALL
DECIDUOUS TREE	CURB AND GUTTER
CONIFEROUS TREE	FENCELINE
FENCE LINE	RETAINING WALL
RETAINING WALL	LIGHT POLE
UNDERGROUND ELECTRIC LINE	8" PVC WATER LINE
ELECTRIC TRANSFORMER	WATER VALVE
ELECTRIC VAULT	WATER FITTINGS
LIGHT POLE	FIRE HYDRANT
AIR CONDITIONING UNIT	16" RCP RCP STORM DRAIN LINE
TRAFFIC PULL BOX	STORM DRAIN CURB INLET
TRAFFIC SIGNAL POLE	STORM DRAIN GRATED INLET
TELEVISION CABLE RISER	STORM DRAIN MANHOLE
FIBER OPTIC LINE	STORM DRAIN FLARED END SECTION
GAS LINE	
GAS METER	
WATER LINE	
TELEPHONE PEDISTAL	
WATER VALVE	
FIRE HYDRANT	
IRRIGATION BOX	
SANITARY SEWER LINE	
SANITARY SEWER MANHOLE	
CLEAN OUT	
STORM DRAIN INLET	

BENCHMARK AND DATUM:
THE ELEVATION BENCHMARK NG'S 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).



PD SITE PLAN - UTILITIES

THE MEADOWS
FILING NO. 18

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 LeLay Street, Suite 200
Colorado Springs, Colorado 80909
(719)635-5736 F (719)635-5450

PD Site Plan - Utilities
Sheet 3 of 10



PLAT IDENTIFICATION SHEET

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

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

Grantor (owner)

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 17665, 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 29.00 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 17th DAY OF January, 2008, A.D.

BY [Signature]

NOTARY CERTIFICATE

STATE OF COLORADO)

) SS

COUNTY OF DOUGLAS)

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

BY LORA WINDEN

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES DECEMBER 3 2009



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 [Signature] 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 Michael 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

[Signature]

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 1746 AT PAGE 1253 AND 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 Spencer B. Bailey AS EX VP / 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 Spencer B. Bailey

AS Executive Vice-President of Presbyterian Church (USA)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 3-14-2008



OWNER

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

BY [Signature] James M. Riley

NOTARY CERTIFICATE

STATE OF COLORADO)

) SS

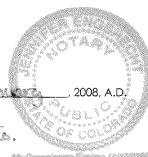
COUNTY OF Denver)

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

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/26/08



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 [Signature] 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

[Signature]

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. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO., LLC

BY [Signature] AS Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO)

) SS

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

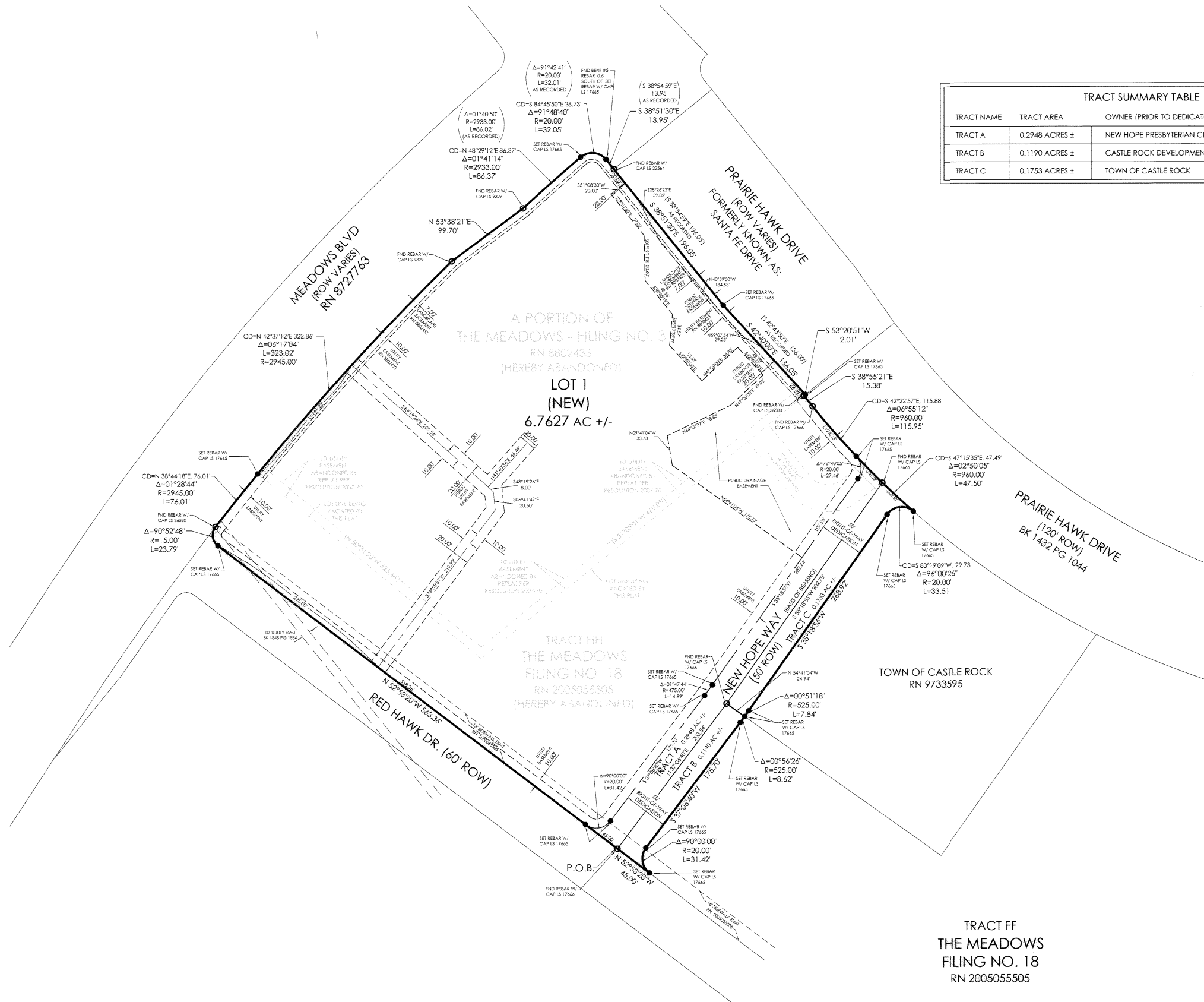
MY COMMISSION EXPIRES: 11/26/08

[Signature]

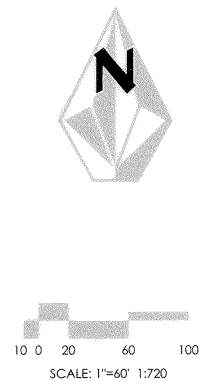
NOTARY PUBLIC

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



LEGEND	
	PLAT BOUNDARY LINE
	LOT LINE
	FOUND MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	LINE HEREBY ABANDONED
	UTILITY EASEMENT
	SIDWALK 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

SHEET 2 OF 2

APPENDIX B

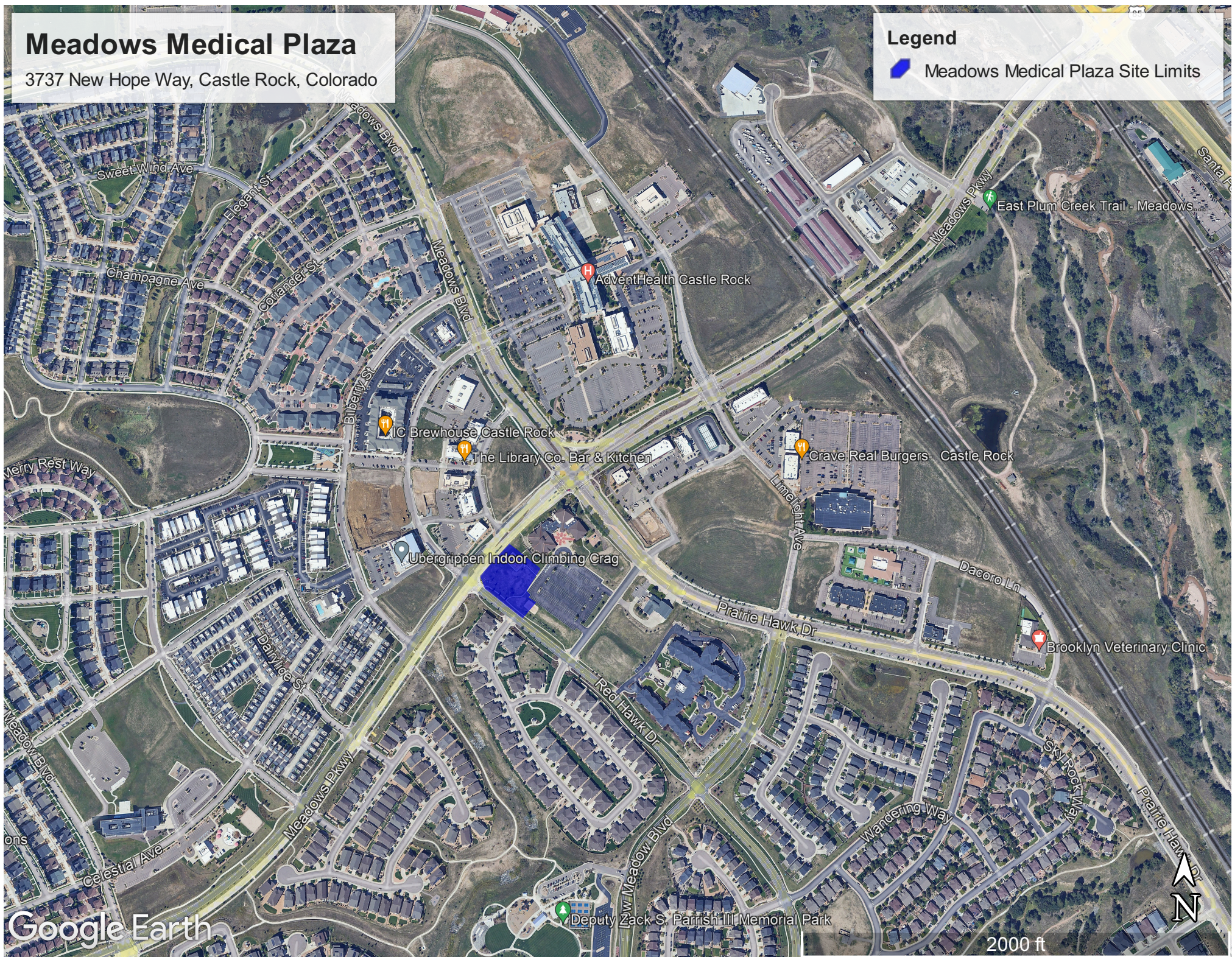
Vicinity Map

Meadows Medical Plaza

3737 New Hope Way, Castle Rock, Colorado

Legend

 Meadows Medical Plaza Site Limits

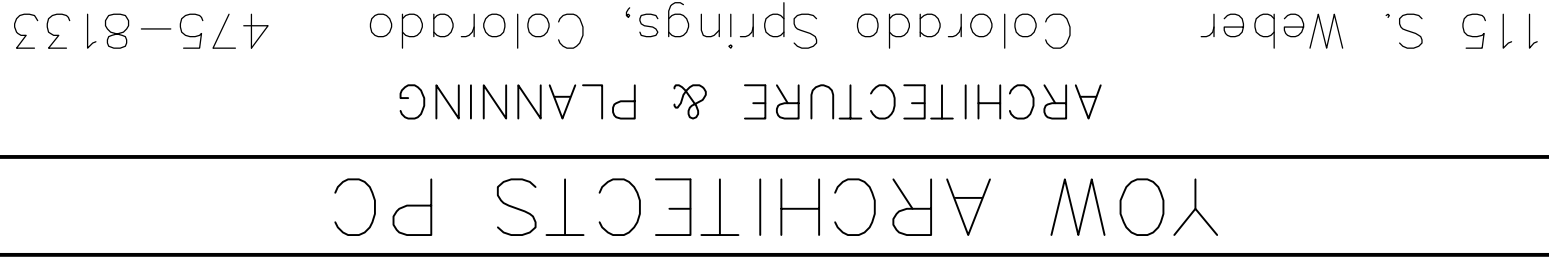


APPENDIX C

Planned Development Plan

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SW 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

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SW 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



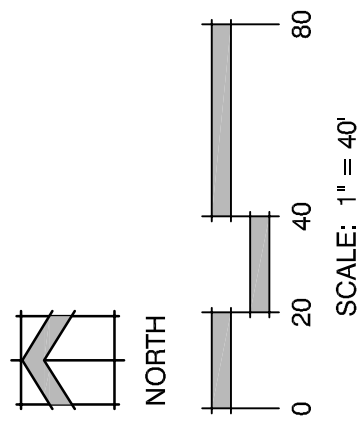
Structural:
Electrical:
Mechanical:
Plumbing:

Job No.	20.028
Directory	Planning
File	development plan
Drawn By	DBN
Date	8.20.2024

DRAWING NO.

2 of 3

ZONE CHANGE
EXHIBIT



FILE NUMBER : PDP-24-0006

APPENDIX D

Utility Map

