



April 8, 2026

Town of Castle Rock

Castle Rock, Colorado 80108

RE: Presubmittal Narrative
EVGo Promenade at Castle Rock Site
IMEG #

Dear :Town

The EVGo site in the Town of Castle Rock is proposed as a commercial lot providing service access for electric vehicles. The project generally includes 22 parking stalls with individual charging stations and associated power supply and site parking lot upgrades. This site is currently undeveloped but includes certain easements for wet and dry utilities that may be in partial conflict with the proposed charging station.

- Among the items we would like to discuss are the possibility of vacating certain areas of easements depending on actual utility placement of the facilities on the site.
- We would also like to address the approval process for the development of this facility.
- Zoning on site is preliminary PD zoning (RN 8729368) as part of the Castle Pines Commercial property. We would like to confirm that there are no unusual zoning requirements for an EV parking lot.

Sincerely,

Rick A. Rome

rick.a.rome@imegcorp.com

PROPOSED STALL COUNT : 24
FOR DISCUSSION PURPOSES ONLY
CANOPY READY : YES



LEGAL DESCRIPTION PER SERVICE REPORT ORD-4610332-S1Y2T3

LOT 5A, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT, COUNTY OF DOUGLAS, STATE OF COLORADO

ITEMS OF RECORD PER SERVICE REPORT ORD-4610332-S1Y2T3

- Easements Covenants, Conditions and Restrictions 07/18/2006 Document No. 2006061136 (**AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE**)
- Master Declaration of Easements, Covenants, Conditions and Restrictions 04/16/2015 Document No. 2015024611 (**AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE**)
- Declaration of Easements, Covenants, Conditions and Restrictions 04/17/2015 Document No. 2015024654 (**AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE**)
- Right-of-Way Easement 12/19/1981 Book: 428 Page: 736 (**NOT WITHIN EXHIBIT AREA**)
- Easement Deed 04/24/1992 Document No. 9213913 (**NOT WITHIN EXHIBIT AREA**)
- Easement Deed 01/05/1989 Document No. 8900316 (**NOT WITHIN EXHIBIT AREA**)
- Easement Agreement 12/20/1995 Document No. 9560842 (**NOT WITHIN EXHIBIT AREA**)
- Easement Deed 04/24/1992 Document No. 9213914 (**SHOWN ON EXHIBIT**)
- Easement Deed 04/24/1992 Document No. 9213915 (**NOT WITHIN EXHIBIT AREA**)
- General Right of Way Easement 07/15/1997 Document No. 9738118 (**NOT WITHIN EXHIBIT AREA**)
- Easement Agreement 01/11/2010 Document No. 2010001827 (**SHOWN ON EXHIBIT**)
- Easement Agreement 01/11/2010 Document No. 2010001829 (**SHOWN ON EXHIBIT**)
- General Right-of-Way Easement 06/09/2016 Document No. 2016036554 (**SHOWN ON EXHIBIT**)
- General Right-of-Way Easement 06/09/2016 Document No. 2016036555 (**SHOWN ON EXHIBIT**)
- Site Development Plan Amendment No. 1 04/05/2016 Document No. 2016020264 (**AFFECTS SUBJECT PROPERTY, NO EASEMENTS SHOWN ON PLAN**)
- Plot 04/24/1992 Document No. 9213910 (**UNDERLYING PLAT**)
- Plot 07/11/2006 Document No. 2006058659 (**SHOWN ON EXHIBIT**)
- Castle Pines Commercial Filing No. 10A Amendment No. 1 Plat 08/13/2015 Document No. 2015057852 (**SHOWN ON EXHIBIT**)
- Castle Pines Commercial Filing No. 10A Amendment No. 2 Plat 06/01/2017 Document No. 2017036446 (**SHOWN ON EXHIBIT**)

SURVEYOR'S NOTES

- This exhibit was prepared using First Corporate Solutions, Service Report Number ORD-4610332-S1Y2T3 having an effective date of 1/15/2026.
- The underground utilities shown have been located from field survey information provided by BLVD on 1/22/2026. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Subject property appears to be classified as Zone "X" (Area of minimal flood hazard), when scaled from Flood Insurance Rate Map Community - Panel Number 08035C0167G & 08035C186G - Dated 3/16/2016.
- The subject property is zoned PD (Planned Development) per the City of Castle Rock, Colorado zoning map. No zoning information was provided by the client. For zoning code, contact the City of Castle Rock, Colorado Planning and Zoning Department.
- Elevations are based on NAVD83 Datum. Benchmark: (Rebar with control cap), as shown hereon. Elevation: 6085.56 feet.
- This is a topographic exhibit only. All boundary and title exception lines displayed are approximate and shown for graphical reference. The approximate boundary line was placed using found monumentation, but a full boundary survey was not performed on the subject property and this exhibit does not meet Colorado Minimum Standards for Boundary Surveys. This exhibit is only intended to depict observed features and improvements shown.
- Coordinate system is based upon NAD83 Colorado State Planes, Central Zone, US Survey Foot.

SURVEYOR'S STATEMENT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Colorado.

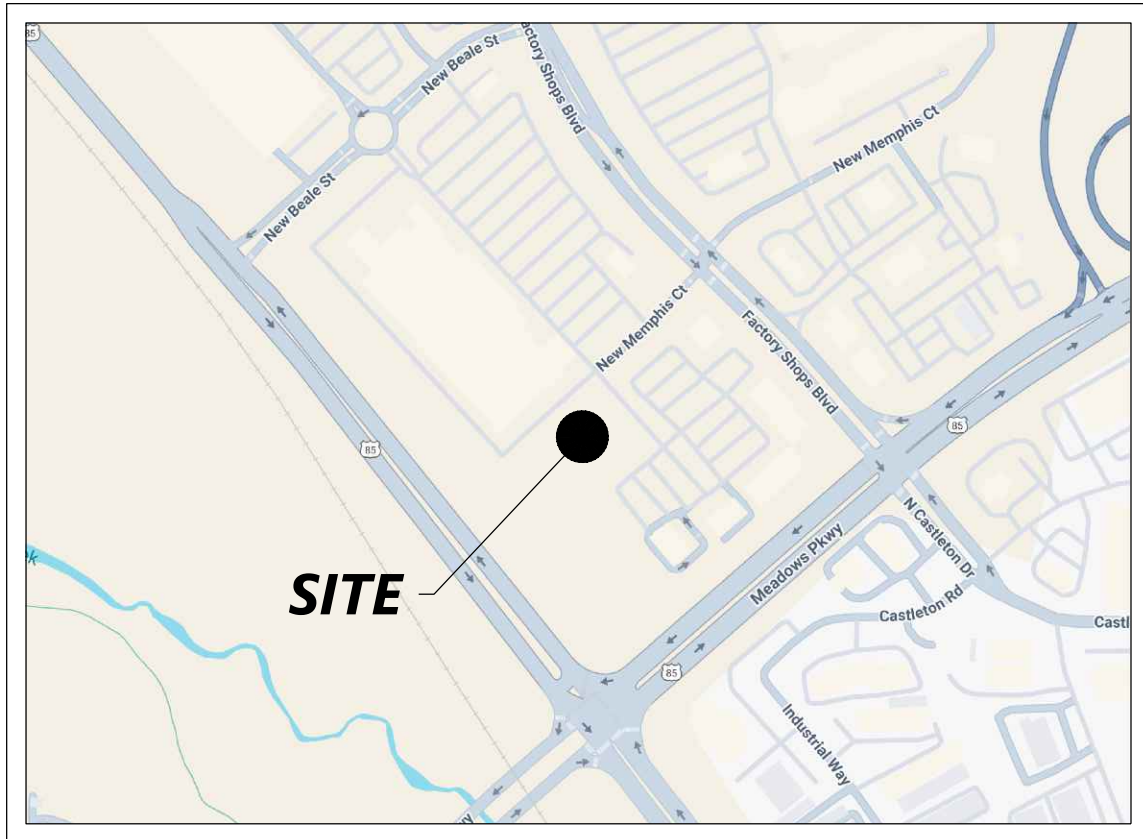


MATTHEW WELINSKI, LS DATE 1/26/2026
CO LICENSE NO. 38822, EXPIRATION 10/31/2027

LEGEND

	SANITARY MANHOLE		HANDICAPPED STALL
	SEWER CLEANOUT		MISCELLANEOUS PEDESTAL
	GREASE TRAP		UNKNOWN MANHOLE
	STORM MANHOLE		MISCELLANEOUS METER
	CATCH BASIN		TELEPHONE BOX
	FLARED END SECTION		IRRIGATION VALVE
	HYDRANT		CONIFEROUS TREE
	GATE VALVE		DECIDUOUS TREE
	WATER METER		RECORD BOUNDARY LINE
	FIRE DEPARTMENT CONNECTION		RIGHT-OF-WAY LINE
	DOUBLE DETECTOR CHECK VALVE		LOT LINE
	POST INDICATOR VALVE		EASEMENT LINE
	ELECTRIC BOX		WALL
	EV CHARGER		FENCE LINE
	ELECTRIC METER		GAS LINE
	ELECTRIC MANHOLE		POWER OVERHEAD
	STREET LIGHT		POWER UNDERGROUND
	POWER POLE WITH LIGHT		SANITARY SEWER
	MAST ARM		STORM SEWER
	MAST ARM W/ LIGHT		WATERMAIN
	TRAFFIC SIGNAL		FIBER OPTIC
	HAND HOLE/UNCTION BOX		IRRIGATION LINE
	FIBER OPTIC PEDESTAL		MISC. UNKNOWN UTILITY
	NATURAL GAS METER		FEMA LINE
	NATURAL GAS VALVE		CURB & GUTTER
	SIGN		CONCRETE SURFACE
	BOLLARD		BITUMINOUS SURFACE
	FLAG POLE		PAVER SURFACE
			GRAVEL SURFACE

VICINITY MAP (NOT TO SCALE)



DESIGNED: _____
CHECKED: MIW
DRAWN: ALM
HORIZONTAL SCALE: 20'

REVISIONS:

PREPARED FOR:

Electrify America, LLC

2003 Edmund Halley Drive
Reston, VA 20191

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 368-2001 Sartell, MN 56377
Toll Free (800) 270-9495 [westwoodps.com](http://www.westwoodps.com)
Westwood Professional Services, Inc.

**Site 219049
Promenade at Castle Rock**
4981 Factory Shops Boulevard
Castle Rock, CO 80108

Topographic Exhibit

A PORTION OF LOT 5A, CASTLE PINES COMMERCIAL
FILING NO. 10A, AMENDMENT NO. 2 PLAT,
CITY OF CASTLE ROCK, DOUGLAS COUNTY, CO

PROJECT NUMBER: 0034170.0281

SHEET NUMBER:

1 OF

1

DATE: 1/26/2026