

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
THE MEADOWS FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY. UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTIONS 4.7 AND 9.3.2 OF THE TOWN OF CASTLE ROCK 2021 LANDSCAPE CRITERIA MANUAL THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED 3/16/2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PD.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND 10-FOOT ALONG THE REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 10-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE PROJECT IS LOCATED IN THE MEADOWS HABITAT CONSERVATION PLAN BOUNDARY, WHICH HAS APPROVAL FROM THE U. S. FISH AND WILDLIFE SERVICE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- STORAGE WITHIN CORE 75-FOOT EASEMENT IS LIMITED TO 8-FEET TALL AND MUST MAINTAIN CLEAR PATHWAY OF 20-FEET ON EITHER SIDE OF THE EXISTING 115 KV TRANSMISSION LINE.

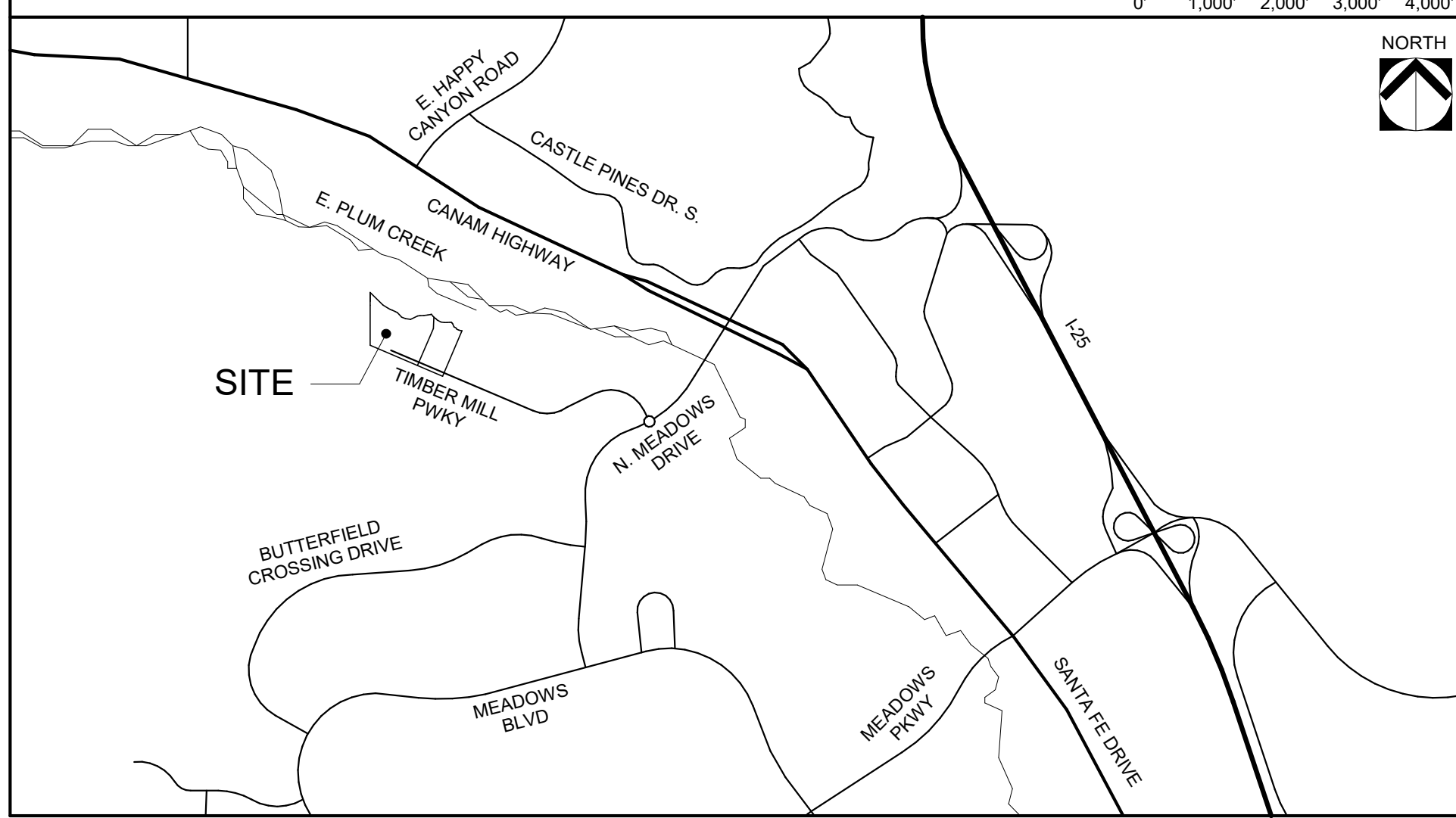
FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY. BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION, THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND THEY WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

DEDICATED TRACT SUMMARY

TRACT A AND TRACT B ARE DEDICATED, BY PLAT, FOR THE USE OF DRAINAGE CONVEYANCE AND STORAGE AND UTILITIES.

VICINITY MAP



PURPOSE STATEMENT:

THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO PROVIDE ADDITIONAL PARKING BASED ON TENANT OCCUPANCY REQUIREMENTS.

BENCHMARK:

DOUGLAS COUNTY CONTROL MONUMENT 2.015030 (AZTEC #910), RECOVERED 3.25" ALUMINUM CAP LOCATED 410', MORE OR LESS, EAST OF THE RAILROAD TRACKS AND 3200', MORE OR LESS, NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.185 (NAVD 88).

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 2.5" BRASS CAP STAMPED "PELS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR S 00°04'11" W, 5,266.05 FEET.

LEGAL DESCRIPTION:

THE MEADOWS FILING 19, PARCEL 2 NORTH, LOT 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, WHENCE THE WEST LINE OF SAID SECTION 28 BEARS SOUTH 00°04'11" WEST, 5,266.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE; ALONG SAID WEST LINE, SOUTH 00°04'11" WEST, 154.12 FEET TO THE **POINT OF BEGINNING**; DEPARTING SAID WEST LINE, SOUTH 89°55'49" EAST, 18.49 FEET; SOUTH 74°35'44" EAST, 94.16 FEET; NORTH 15°24'16" EAST, 202.54 FEET; SOUTH 45°19'43" EAST, 19.94 FEET; SOUTH 59°05'51" EAST, 80.05 FEET; SOUTH 89°45'22" EAST, 35.33 FEET; SOUTH 68°55'18" EAST, 45.81 FEET; SOUTH 65°08'34" EAST, 30.22 FEET; SOUTH 44°27'38" EAST, 37.02 FEET; SOUTH 39°36'38" EAST, 51.49 FEET; SOUTH 70°47'14" EAST, 59.59 FEET; SOUTH 83°11'13" EAST, 2.18 FEET; SOUTH 66°45'32" EAST, 312.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.50 FEET; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 42.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 39.50 FEET; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 22.40 FEET;
SOUTH 66°45'32" EAST, 26.21 FEET; SOUTH 23°14'28" WEST, 465.50 FEET; NORTH 66°45'32" WEST, 20.50 FEET; SOUTH 23°14'28" WEST, 9.00 FEET; NORTH 66°45'32" WEST, 309.00 FEET; NORTH 23°14'28" EAST, 9.00 FEET; NORTH 66°45'32" WEST, 41.00 FEET; SOUTH 23°14'28" WEST, 9.00 FEET; NORTH 66°45'32" WEST, 51.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 271.00 FEET; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'47", AN ARC LENGTH OF 63.52 FEET; NORTH 53°19'45" WEST, 102.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 349.00 FEET; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'47", AN ARC LENGTH OF 81.80 FEET; NORTH 66°45'32" WEST, 30.38 FEET TO THE WEST LINE OF SAID SECTION 28; ALONG SAID WEST LINE, NORTH 00°04'11" EAST, 272.22 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 8.322 ACRES, (362,514 SQUARE FEET), MORE OR LESS.

THE MEADOWS FILING 19, PARCEL 2 NORTH, TRACT B

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21 AND CONSIDERING THE WEST LINE OF SAID SECTIN 28 BEARS SOUTH 00°04'11" WEST, 5,266.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE; ALONG THE WEST LINE OF SAID SECTION 21, NORTH 00°04'14" EAST, 176.92 FEET; DEPARTING SAID WEST LINE, SOUTH 45°19'43" EAST, 228.73 FEET; SOUTH 15°24'16" WEST, 202.54 FEET; NORTH 74°35'44" WEST, 94.16 FEET; NORTH 89°55'49" WEST, 18.49 FEET TO THE WEST LINE OF SAID SECTION 28; ALONG SAID WEST LINE, NORTH 00°04'11" EAST, 154.12 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.874 ACRES, (38,068 SQUARE FEET), MORE OR LESS.

THE MEADOWS FILING 19, PARCEL 2 NORTH, TRACT C

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, WHENCE THE WEST LINE OF SAID SECTION 28 BEARS SOUTH 00°04'11" WEST, 5,266.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE; ALONG SAID WEST LINE, SOUTH 00°04'11" WEST, 184.13 FEET; DEPARTING SAID WEST LINE, SOUTH 89°55'49" EAST, 490.47 FEET TO THE **POINT OF BEGINNING**; SOUTH 83°11'13" EAST, 65.83 FEET; NORTH 64°46'02" EAST, 106.98 FEET; NORTH 84°30'43" EAST, 27.31 FEET; NORTH 88°23'13" EAST, 11.30 FEET; NORTH 85°53'18" EAST, 48.16 FEET; NORTH 82°12'37" EAST, 56.62 FEET; NORTH 80°37'48" EAST, 37.35 FEET; NORTH 78°15'32" EAST, 13.52 FEET; SOUTH 35°24'57" EAST, 32.35 FEET; SOUTH 46°03'50" EAST, 42.14 FEET; SOUTH 04°17'21" WEST, 154.43 FEET; NORTH 66°45'32" WEST, 44.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 39.50 FEET; WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 22.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.50 FEET; WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 42.81 FEET; NORTH 66°45'32" WEST, 312.93 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1.016 ACRES, (44,270 SQUARE FEET), MORE OR LESS.

SHARED PARKING TABLE

TENANT USE* AND AREAS	PARKING REQUIREMENTS	PEAK HOURS	DAYS OF OPERATION
OFFICE/ WAREHOUSE 3,796 SF OFFICE 11,888 SF WRHSE TOTAL = 15,684 SF	OFFICE: 3 SPACES/ 1,000 SF = 11.39 SPACES WAREHOUSE: 1 SPACE/ 1,000 SF = 11.88 SPACES COMPANY VEHICLES = 3 TOTAL = 28.27 = 27 SPACES	9 PM - 4 PM	MONDAY - FRIDAY
OFFICE/ WAREHOUSE 6,329 SF OFFICE 17,477 SF WRHSE TOTAL = 23,806 SF	OFFICE: 3 SPACES/ 1,000 SF = 18.99 SPACES WAREHOUSE: 1 SPACE/ 1,000 SF = 17.48 SPACES COMPANY VEHICLES = 3 TOTAL = 39.47 = 40 SPACES	9 PM - 4 PM	MONDAY - FRIDAY
VOLLEYBALL TRAINING FACILITY 2,311 SF OFFICE 3,434 SF STORAGE 10,500 SF COURTS (6 COURTS @ 1,750 SF) 5,434 SF EXERCISE 1,380 SPECTATOR 15,639 SF CIRC. TOTAL = 38,678 SF	COMMERCIAL RECREATION, SPORTS INSTRUCTION FACILITY: 4 SPACES/ 1,000 SF = 154.71 = 155 SPACES 25% REDUCTION PER CASTLE ROCK MUNICIPAL CODE SECTION 17.54.090 = 155 x 0.75 = 116.25 TOTAL = 117 SPACES	5 PM - 7 PM	TUESDAY - SATURDAY
TOTAL BUILDING AREA = 78,168 SF	TOTAL PARKING FOR OFFICE/ WRHSE USE = 87 SPACES TOTAL PARKING FOR VOLLEYBALL USE = 117 SPACES PARKING PROVIDED = 137 SPACES INCLUDING: (1) STANDARD ACCESSIBLE PARKING SPACE (4) VAN ACCESSIBLE SPACES	*NOTE: ANY CHANGES TO THE EXISTING USES, SQUARE FOOTAGE OF TENANT SPACE, PEAK HOURS OR DAYS OF OPERATION, OR REQUIRED NUMBER OF PARKING SPACES BY USE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN AND APPROVAL OF A MODIFIED JOINT USE OF PARKING SPACES PLAN.	

SUMMARY TABLE

ZONING	THE MEADOWS FOURTH AMENDMENT PD	
USE AREA	C-O-1 - COMMERCIAL, OFFICE, INDUSTRIAL	
	PDP REQUIREMENTS	PROPOSED SITE DEVELOPMENT PLAN
	AS PER SECTION 5.4 OF THE PDP ZONING REGULATIONS	OFFICE/ WAREHOUSE VOLLEYBALL TRAINING FACILITY (INDIVIDUAL & GROUP YOUTH TRAINING & SPEED/ AGILITY FITNESS)
LOT SIZE	N/A	362,514 SF (8.322 AC)
BUILDING COVERAGE	MAX. COVERAGE: 60%	22% (80,000 SF)
BUILDING SETBACKS	FRONT = NOT SPECIFIED, DEFINED BY SDP REAR = NOT SPECIFIED, DEFINED BY SDP SIDE = NOT SPECIFIED, DEFINED BY SDP	FRONT = 19' REAR = 37' SIDE (EAST) = 45' SIDE (WEST) = 51'
BUILDING HEIGHT	60' MAX	PROPOSED BUILDING - 1 STORY, 37'
BUILDING SEPARATION	NOT SPECIFIED	N/A
PARKING	SEE SHARED PARKING TABLE	137 SPACES INCLUDING: (1) STANDARD ACCESSIBLE PARKING SPACE (4) VAN ACCESSIBLE SPACES F.A.R. = 0.22
SITE COVERAGE	MAXIMUM F.A.R. = 0.60	
BUILDING COVERAGE	22% (80,000 SF)	
LANDSCAPE/ OPEN SPACE/ PERMEABLE SURFACE COVERAGE	54% (195,062.56 SF)	
PAVEMENT COVERAGE	24% (87,451.44 SF)	
TOTAL	100% (362,514 SF)	

OWNERSHIP CERTIFICATION:

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

BY: CASTLE ROCK DEVELOPMENT COMPANY

SIGNED THIS _____ DAY OF _____, 20____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF

_____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, _____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

PLS NO. _____ DATE _____

REGISTERED LAND SURVEYOR

CIVIL ENGINEER'S STATEMENT:

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

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

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

DIRECTOR OF DEVELOPMENT SERVICES _____

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 4.33 SFE ARE DEBITED FROM THE WATER BANK.

WATER METER SIZING:

DOMESTIC = 1.5" = 3.33 SFE

IRRIGATION = 0.75" = 1 SFE

PROJECT TEAM

OWNER
SAUNDERS COMMERCIAL DEVELOPMENT COMPANY, LLC
86 INVERNESS PLACE NORTH
ENGLEWOOD, CO 80112
GRAHAM CODDINGTON
PHONE: 303.617.6548
g.coddington@saundersinc.com

ARCHITECT:
INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80120
CONTACT: CHRIS SIBILIA
PHONE: (303) 738-8877
csibilia@igarch.com

CIVIL ENGINEER:
ROTH LANG ENGINEERING
7853 E. ARAPAHOE COURT
SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303.841.9365

LANDSCAPE ARCHITECT:
STACKLOT
5639 S. CURTIS ST.
LITTLETON, CO 80120
CONTACT: JUSTIN HAY
PHONE: (303) 883-2735

SURVEYOR:
AZTEC CONSULTANTS INC.
300 E. MINERAL AVE., STE #1
LITTLETON, CO 80122
CONTACT: ANTHONY PEALL
PHONE: (303) 713-1898

PHOTOMETRICS:
AE DESIGN
1900 WAZEE ST., STE 205
DENVER, CO 80202
CONTACT: ERIC REITAN
PHONE: (303) 296-4443

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TCV22-0037 APPROVED ON 4/13/2022 TO ALLOW TREES WITHIN 10' OF A STORM SEWER LINE

PROJECT NO. SDP24-0004

REVISIONS	DESCRIPTION
DATE	4TH SUBMITTAL
BY	5TH SUBMITTAL
CW	6TH SUBMITTAL
CW	AMENDMENT
CW	AMENDMENT RESUBMITTAL

DRAWN _____

CW

CHECKED _____

CS

DESIGNED _____

KS

FILENAME _____

CS-11102

COVER SHEET

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

architecture

planning

interiors

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2264
www.igarch.com

JOB NO. _____

CS-11102

SCALE _____

AS SHOWN

DATE _____

SHEETS _____

14

SHEET _____

1

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
THE MEADOWS FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYNOTES:

- 01.01 FULL DEPTH ASPHALT PAVING FOR CAR, TRUCK, AND EMERGENCY VEHICLE TRAFFIC.
- 01.02 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE ELEVATION SHEETS FOR TRASH ENCLOSURE ELEVATIONS.
- 01.03 6" VERTICAL CONCRETE CURB AND GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS. TYP. SEE GRADING PLAN. ALL LANDSCAPING AT CONCRETE CURBS TO BE FLUSH WITH TOP OF CURB.
- 01.04 REINFORCED CONCRETE PAVING AT TRUCK RAMP.
- 01.05 CONCRETE SIDEWALK WITH BROOM FINISH.
- 01.06 LANDSCAPE AREA.
- 01.07 VAN ACCESSIBLE HANDICAP PARKING SPACE - 9'-6" X 18' WITH 8' AISLE. PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW.
- 01.10 ELECTRICAL TRANSFORMER ON CONCRETE PAD.
- 01.12 GAS METER LOCATION.
- 01.13 LIGHT POLE WITH CUT-OFF STYLE FIXTURE.
- 01.14 PROPOSED FIRE HYDRANT.
- 01.15 CONCRETE STAIR WITH PAINTED STEEL HANDRAIL.
- 01.16 NO PARKING - FIRE LANE SIGN PER TOWN OF CASTLE ROCK STANDARDS. SEE SITE DETAILS AND CIVIL DRAWINGS.
- 01.19 CONCRETE PANEL SCREEN WALL.
- 01.20 REINFORCED CONCRETE PAVING AT TRUCK APRON AND LOADING DOCKS.
- 01.21 SEGMENTAL BLOCK RETAINING WALL.
- 01.22 SLOPED CONCRETE RETAINING WALL.
- 01.23 PAINTED STEEL STAIR WITH PAINTED STEEL GUARDRAIL.
- 01.24 MONUMENT SIGN.
- 01.25 DETENTION POND/WATER QUALITY, SEE CIVIL DRAWINGS.
- 01.46 ELECTRICAL METER AND EQUIPMENT CABINETS.
- 01.48 FIRE DEPARTMENT "KNOX BOX" LOCATION.
- 01.53 SAFETY TRIANGLE.
- 01.54 ROADWAY SIGHT DISTANCE TRIANGLE.
- 01.55 PUBLIC FIRE HYDRANT BY OTHERS.
- 01.56 6' H. GALVANIZED WIRE CHAIN LINK FENCE, GROUNDED PER CORE REQUIREMENTS.
- 01.57 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) LOCATION.

- 01.59 ACCESSIBLE H.C. PARKING SPACE - 9'-0" x 18'-0". PROVIDE STANDARD H.C. PARKING SIGN. SEE DETAILS 1 & 3/A8.0.
- 01.60 NEW HC PARKING SIGN. SEE DETAIL 2 /A8.1.
- 01.67 SHADED PARKING SPACES ARE BUILDING TENANT JOINT USE PARKING SPACES (42 TOTAL SPACES).

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND 10-FOOT ALONG THE REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 10-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

LEGEND

- PROPERTY LINE BOUNDARY
- RIGHT OF WAY BOUNDARY
- EASEMENT / DEDICATION
- FENCE
- OVERHEAD UTILITY

SITE PLAN

SCALE: 1" = 40'-0"



PROJECT NO. SDP24-0004

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'49"E	18.49'
L2	S74°35'44"E	94.16'
L3	S45°19'43"E	19.94'
L4	S59°06'55"E	80.05'
L5	S58°45'22"E	35.33'
L6	S68°36'08"E	29.75'
L7	S66°55'18"E	45.61'
L8	S65°08'34"E	30.22'
L9	S44°27'38"E	37.02'
L10	S39°36'36"E	51.49'
L11	S70°47'14"E	59.59'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S83°11'13"E	2.18'
L13	S66°45'32"E	26.21'
L14	N66°45'32"W	20.50'
L15	S23°14'28"W	9.00'
L16	N23°14'28"E	9.00'
L17	N66°45'32"W	41.00'
L18	S23°14'28"W	9.00'
L19	N66°45'32"W	51.65'
L20	N53°19'45"W	102.80'
L21	N66°45'32"W	90.38'

By: Author

3/14/2024 9:16:31 AM

REVISIONS		DESCRIPTION
BY	DATE	
CW	2-24-2022	4TH SUBMITTAL
CW	3-29-2022	5TH SUBMITTAL
CW	4-18-2022	6TH SUBMITTAL
CW	1-22-2024	AMENDMENT
CW	3-1-2024	AMENDMENT RESUBMITTAL

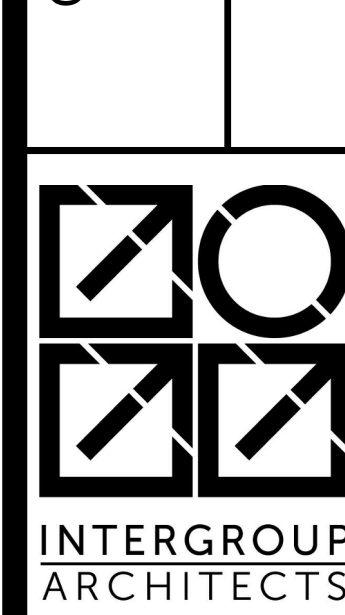
DRAWN
CW

CHECKED
CS

DESIGNED
KS

FILENAME
CS-11102

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1



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CS-11102

SCALE
AS SHOWN

DATE

SHEETS
14

SHEET
2

SITE PLAN