SITE DEVELOPMENT PLAN, AMENDMENT NO. 15

FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024

PURPOSE STATEMENT

THE PURPOSE OF THIS SDP AMENDMENT IS TO CREATE ONE TENANT PAD AREA FOR FUTURE DEVELOPMENT.

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, ACCORDING TO THE PLAT RECORDED JANUARY 13, 2021, AT RECEPTION NO. 2021004687, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY BM 2.020020 - ELEVATION 6252.07 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE.

SITE ADDRESS

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

TOWN OF CASTLE ROCK GENERAL NOTES

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.

2. THIS SITE IS ZONED "IB" WITHIN THE CASTLE PINES COMMERCIAL PLANNED DEVELOPMENT.

3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016.

4. 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 REQUIRE A BUILDING PERMIT.

5. 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.

6. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS 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.

7. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.

8. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

9. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.

10. 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.

11. 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.

12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.

13. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.

14. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINE. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.

15. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.

16. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.

17. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

TOWN OF CASTLE ROCK FIRE NOTES

1. 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.

2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

4. 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.

5. 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.

6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

7. 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**.

8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.

9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.

10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT, REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') FEET APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.

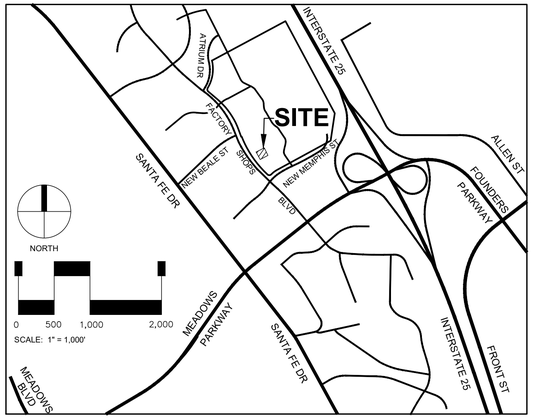
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE **TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

Parking Requirement for the Outlets at Castle Rock

	REQUIRED	PROVIDED
Total GLA*		477,682
GLA per use		463,645 SF Shopping Center 9,119 SF Fast Food, 2,018 Patio 2,900 SF Bank with drive through
Minimum & Maximimum Required Parking	For shopping center 4 spaces per 1,000 SF of GLA minimum and 4.5 spaces per 1,000 SF of GLA maximum. For Fast Food 10 spaces per 1,000 SF of GFA. For Fast Food outdoor dining (> than 500 SF) 10 spaces per 1,000 SF of GFA.	Required = 1,981 to 2,212
		463,645/1,000 x 4 = 1,855
		463,645/1,000 x 4.5 = 2,086
		9,119/1,000 x 10 = 91
		2,018/1,000 x 12 = 20
		2,900/1,000 x 3.5 + 5 (EMP) = 15
		Total Required: Minimum = 1,981 / Maximum = 2,212
		Total Provided for all lots = 2,212
Minimum ADA Parking	Per Municipal Code 1,001 and over total lot spaces requires 20 spaces plus 1 for each 100 over 1,000.	Total ADA spaces required = 40
		Total ADA Provided for all lots = 62

* GLA is actual square footage based on recent survey information and is different than square footage shown on SDP's

VICINITY MAP



Zoning Comparison

Zoning	Castle Pines Commercial PD	
Use Area	Integrated Business (IB)	
Lot	Lot 1	
Lot Square Footage	2,430,700 SF (55.8012 Acres)	
	PD Requirement	Provided (This SDP20-0024)
Permitted Uses	As per Section V of the PD Zoning Regulations	Retail Shopping Center (existing), Fast Food Restaurant (existing), Bank (proposed)
Gross Leasable Area per use (GLA)		463,645 S.F. Retail shopping center 9,119 S.F. Fast food, 2,018 S.F. Patio 2,900 S.F. Bank
Total Gross Leasable Area		477,682 S.F.
Totals Building Square Footage (footprint)		500,720 S.F.
Maximum Building Coverage	35%	21%
Minimum front yard setback*	25-feet	46-feet (Fast food restaurant, In-N-Out)
Minimum rear yard setback*	25-feet	396-feet (Shopping center)
Minimum side yard setback*	0-feet	74-feet (Fast food restaurant)
Minimum setback to Public Street	25-feet	46-feet (Fast food restaurant)
Maximum Buildable Slopes*	3:1	3:1
Maximum Building Height	50-feet	28-feet (Shopping center)

Lot 1 Utilization (SDP24-00XX)

Unit	SF	% of Total
Building Coverage	500,720	21%
Parking/Hardscape Coverage	1,452,614	60%
Landscape/Open Space Coverage	477,366	19%
Street Coverage	0	0
Total	2,430,700	100%

* Per Section 5.5 of the PD Zoning Regulations to provide maximum flexibility for innovative design, minimum building setbacks and maximum buildable slopes are to be determined at time of SDP.

NOTE: AN SDP AMENDMENT WILL BE REQUIRED TO CONSTRUCT A BUILDING ON ANY PAD AREA.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 OVERALL SITE PLAN
SHEET 3 SITE PLAN
SHEET 4 GENERAL GRADING PLAN
SHEET 5 GENERAL UTILITY PLAN
SHEET 6 GENERAL LANDSCAPE PLAN
SHEET 7 GENERAL LANDSCAPE NOTES & WORKSHEETS
SHEET 8 BUILDING AND DUMPSTER ELEVATIONS
SHEET 9 ILLUMINATION PLAN
SHEET 10 ILLUMINATION DETAILS

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 SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTS AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
REGISTERED LAND SURVEYOR DATE:

CIVIL ENGINEER'S STATEMENT

I, JAY M. NEWELL, BEING A REGISTERED 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.

_____ _____
JAY M. NEWELL, P.E. COLORADO REGISTRATION NO. 35219 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

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____.

NOTARY BLOCK

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: _____ .

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.

_____
CRAIG REALTY GROUP - CASTLE ROCK, LLC
A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____ , 20_____ .

NOTARY BLOCK

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

BY _____ AS _____ OF CRAIG REALTY GROUP - CASTLE ROCK, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 JUNE 30, 2022 AT RECEPTION NO. 2022046092 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

EMPOWER ANNUITY INSURANCE COMPANY OF AMERICA, A COLORADO CORPORATION,FKA

_____
GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY, A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

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: _____ .

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON THE 14TH DAY OF JUNE, 1995 AT RECEPTION NO. 9531415, AND ACCORDINGLY, 0.0005 SFE ARE DEBITED FROM THE WATER BANK.

Please correct the planned SFE debit.

Adriana Alfaro, Water Resources Program Analyst
aalfaro@crgov.com

History of Outlets at Castle Rock

Plan name	Reception #	Application	Project #	Description
Castle Rock Factory Shops Plat	199213910	Plat		Original plat of outlets; Lots 1, 2, & 3 of Caste Rock Factory Shops (CRFS)
Castle Rock Factory Shops Final PD Site Plan	199213911	SDP		Original SDP of outlets; Lots 1, 2, & 3 of CRFS planned for 5 buildings
Castle Rock Factory Shops Final PD Site Plan Major Modification	199249155	SDP		Lot 2, Block 1 of CRFS SDP modification of grading and lighting.
Castle Pines Commercial Filing 5 Plat	199664761	Plat		replat of Lot 1 & Lot 2 of CRFS and vacated ROW; became Lot 1 & Lot 2 of Castle Pines Commercial Filing 5 (CPC F5).
Castle Pines Commercial F5	2003082026	SDP		Lot 2 of CPC F5 SDP for two addtional buildings and parking.
Castle Pines Commercial F5 1st Amendment	2007068835	SDP		Lot 1 & Lot 2 of CPC F5 amendment for signs.
Castle Pines Commercial F5 Amendment No. 2	2011030983	SDP	PDM10-0007	all lots amendment for LED sign.
Castle Pines Commercial F5, Lot 2, Block 1, Amendment No. 3	2014050326	SDP	SDP13-0008	Lot 2 of CPC F5 SDP amendment to add parking on the north side and rearrange/reduce parking on northeast side.
Castle Pines Commercial F5, Lot 2, Block 1, Amendment No. 4	2014068532	SDP	SDP14-0018	Lot 2 of CPC F5 SDP amendment to reduce an undefined amount of building SF and to rearrange/add parking on west side.
Castle Pines Commercial F5 SDP Amendment No. 5	2015036721	SDP	SDP14-0026	Lot 2 of CPC SDP amendment for monument sign relocation
Castle Rock Factory Shops SDP Amendment No. 1	2015004541	SDP	SDP14-0007	portion of Lot 3 of CRFS SDP amendment for 5,252 sq. ft. fast food restaurants with drive-through, 1,320 sq. ft. dining patio & to rearrange/reduce parking.
Castle Rock Factory Shops SDP Amendment No. 2	Withdrawn	SDP	SDP19-0023	Lot 3 of CRFS SDP for 1,993 sq. ft. building addition.
Site Development Plan, Amendment No. 6	2020103596	SDP	SDP19-0040	portion of Lot 2 of CPC F5 SDP amendment for one tenant pad area, no building and to rearrange/reduce parking.
Site Development Plan, Amendment No. 8	2021004680	SDP	SDP20-0029	portion of Lot 2 of CPC F5 SDP amendment for 3,867 sq. ft. fast food restaurant with drive-through, and 698 sq. ft. dining patio
Outlets at Castle Rock Filing No. 1	2021004687	Plat	PL20-0009	Replat of Lot 1 & Lot 2 of CPC F5 and Lot 3 of CRFS into one lot; became Lot 1 of Outlets at Castle Rock (OCR)
Site Development Plan, Amendment No. 7	202107419	SDP	SDP20-0056	portion of Lot 1 of OCR to widen access drive and realign water main loop
Site Development Plan, Amendment No. 9	2020123791	SDP	SDP20-0009	portion of Lot 1 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 10	2020123836	SDP	SDP20-0010	portion of Lot 1 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 11	2020123971	SDP	SDP20-0011	portion of Lot 2 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 12	2020123978	SDP	SDP20-0012	portion of Lot 2 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 13	2020123989	SDP	SDP20-0013	portion of Lot 3 of CRFS SDP amendment for WCF.
Site Development Plan, Amendment No. 14	2023041344	SDP	SDP20-0004	portion of Lot 1 of OCR SDP amendment for three tenant pad areas, no buildings and to reduce parking
Site Development Plan, Amendment No. 15	in process	SDP	SDP24-00XX	portion of Lot 1 of OCR SDP amendment for a single tenant pad area, and to reduce parking

OWNER

CRAIG REALTY GROUP
4100 MACARTHUR BLVD, SUITE 220
NEWPORT BEACH, CA 92660
(303) 468-1684
CONTACT: PATRICK WENTLAND

CIVIL ENGINEER

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: DOUG KLINE, PE

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
(303) 337-1393
CONTACT: CHARLES BECKSTROM

LANDSCAPE ARCHITECT

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: MIKE HAAF, PLA

PROJECT NO. SDP24-0024

Farnsworth GROUP
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GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

OUTLETS AT CASTLE ROCK -PAD B1

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE:	9/11/2024
DESIGNED:	JDS
DRAWN:	DJM
REVIEWED:	JDS
FIELD BOOK NO.:	

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
1 of 10