

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

AMENDING THE OAKS AT CASTLE ROCK, FILING NO. 2, PRELIMINARY PLAT/FINAL PD SITEPLAN

LOCATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO RECONCILE MINOR TRACT ACREAGE DIFFERENCES BETWEEN THE CURRENTLY PROPOSED FINAL PLAT AND THE ORIGINALLY APPROVED THE OAKS AT CASTLE ROCK, FILING NO. 2, PRELIMINARY PLAT/FINAL PD SITEPLAN RECORDED ON JUNE 15, 2010 (REC#2010036329). THE CHANGES REPRESENTED ARE REQUIRED TO MEET CURRENT UTILITY AND DRAINAGE CODE REQUIREMENTS AND DO NOT SIGNIFICANTLY MODIFY THE ORIGINAL PLAN'S GOALS AND INTENT. THE TOTAL AMOUNT OF OPEN SPACE PROVIDED EXCEEDS THE ORIGINALLY APPROVED PLAN. **THE SDP AMENDMENT ALSO ALLOWS FOR NEWLY REQUIRED WALLS AND FINALIZED TRAIL CONNECTION THROUGH TRACT G TO BE CAPTURED AND RECORDED.**

BENCHMARK:

DOUGLAS COUNTY GIS MONUMENT NO. 4.020005 BEING A 3-3/4" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 4.020003" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.

ELEVATION = 6569.55' (NAVD 88)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, BEING ASSUMED TO BEAR SOUTH 01°11'22" EAST, SAID LINE BEING MONUMENTED ON THE NORTH BY THE NORTHWEST CORNER OF SAID SECTION 18 BEING A 2.5" ALUMINUM CAP STAMPED "HIGHPLAINS SURVEY PLS 30127 1997" AND ON THE SOUTH BY THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A FOUND 3.25" ALUMINUM CAP STAMPED "N 1/16 TS&T LS 12046 1985", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LEGAL DESCRIPTION

THAT PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

A PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, AND CONSIDERING THE EAST LINE OF SAID SECTION 18 TO BEAR N 00°01'25"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE N89°07'47"E, A DISTANCE OF 1332.06 FEET;
THENCE S00°02'11"W, A DISTANCE OF 543.46 FEET;
THENCE N89°59'07"W, A DISTANCE OF 543.91 FEET;
THENCE N89°23'13"W, A DISTANCE OF 169.97 FEET;
THENCE S12°28'08"W, A DISTANCE OF 108.71 FEET;
THENCE S85°42'32"W, A DISTANCE OF 85.21 FEET;
THENCE S61°23'27"W, A DISTANCE OF 84.01 FEET;
THENCE S86°25'48"W, A DISTANCE OF 107.07 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 62°49'40", A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 148.03 FEET AND A CHORD BEARING N34°59'02"W, A CHORD DISTANCE OF 140.73 FEET;
THENCE N66°23'52"W, A DISTANCE OF 76.87 FEET;
THENCE N90°00'00"W, A DISTANCE OF 232.66 FEET;
THENCE N74°03'00"W, A DISTANCE OF 136.60 FEET;
THENCE N1°08'57"W, A DISTANCE OF 175.33 FEET;
THENCE N18°06'38"E, A DISTANCE OF 212.73 FEET;
THENCE N12°47'05"E, A DISTANCE OF 50.00 FEET;
THENCE S77°13'43"E, A DISTANCE OF 128.50 FEET;
THENCE N00°34'46"E, A DISTANCE OF 19.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 10, 2014 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2014071854, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL II:

A PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE SOUTH 13°23'05" WEST, A DISTANCE OF 18.66 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT FOR A DISTANCE OF 63.51 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 12°07'48" & WHOSE CHORD BEARS SOUTH 83°16'49" EAST FOR A DISTANCE OF 63.39 FEET;
THENCE SOUTH 89°20'43" EAST FOR A DISTANCE OF 72.11 FEET;
THENCE SOUTH 05°03'21" EAST FOR A DISTANCE OF 50.25 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 26.70 FEET, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 90°00'00" & WHOSE CHORD BEARS SOUTH 45°39'17" WEST FOR A DISTANCE OF 24.04 FEET;
THENCE SOUTH 00°39'17" WEST FOR A DISTANCE OF 148.45 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 204.80 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 67°03'09" & WHOSE CHORD BEARS SOUTH 32°52'17" EAST FOR A DISTANCE OF 193.31 FEET;
THENCE SOUTH 66°23'52" EAST FOR A DISTANCE OF 76.87 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC SAID CURVE TO THE RIGHT FOR A DISTANCE OF 202.86 FEET, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 62°49'40" & WHOSE CHORD BEARS SOUTH 34°59'02" EAST FOR A DISTANCE OF 192.85 FEET;
THENCE SOUTH 86°25'48" WEST FOR A DISTANCE OF 50.00 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 148.03 FEET, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 62°49'40" & WHOSE CHORD BEARS NORTH 34°59'02" WEST FOR A DISTANCE OF 140.73 FEET;
THENCE NORTH 66°23'52" WEST FOR A DISTANCE OF 76.87 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 263.31 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 67°03'09" & WHOSE CHORD BEARS NORTH 32°52'17" WEST FOR A DISTANCE OF 248.54 FEET;
THENCE NORTH 00°39'17" EAST FOR A DISTANCE OF 148.52 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 26.38 FEET, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 88°55'26" & WHOSE CHORD BEARS NORTH 43°48'26" WEST FOR A DISTANCE OF 23.81 FEET, TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 67.52 FEET, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 11°03'14" & WHOSE CHORD BEARS NORTH 82°44'32" WEST FOR A DISTANCE OF 67.42 FEET;
THENCE NORTH 77°12'55" WEST FOR A DISTANCE OF 124.27 FEET;
THENCE NORTH 12°47'05" EAST FOR A DISTANCE OF 50.00 FEET;
THENCE SOUTH 77°12'55" EAST FOR A DISTANCE OF 124.27 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

VARIANCES:

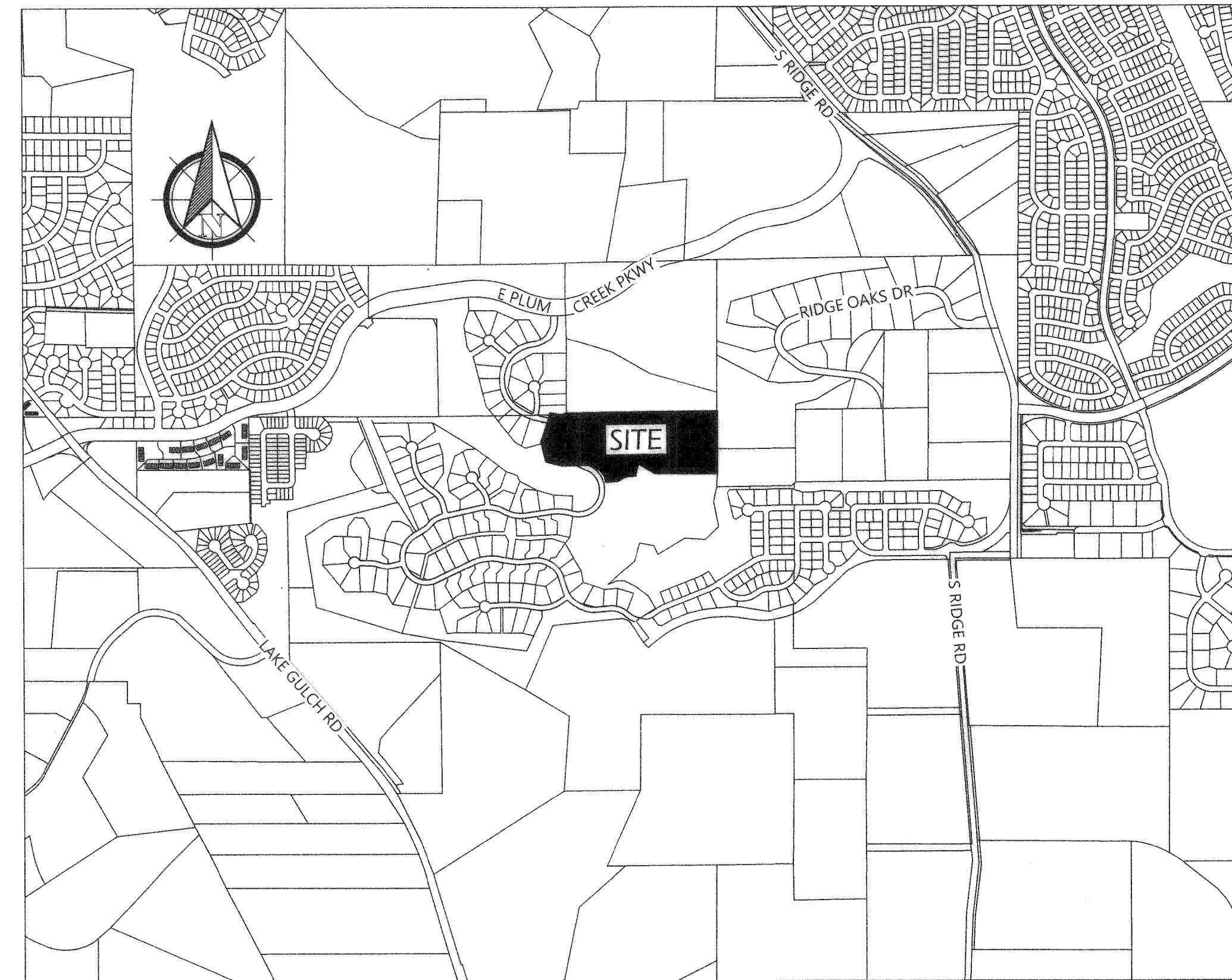
1. TCV25-0071 WATER LINE (APPROVED 02/06/2026)

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 27 DAY OF July, 2026

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

7/27/2026
DATE



VICINITY MAP

SCALE: 1" = 1000'

OWNER

CASTLE 13, LLC
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 796-0900
CONTACT: MICHAEL BLUMENTHAL

CIVIL ENGINEER

LJA ENGINEERING, INC.
1765 WEST 121ST AVE, SUITE 300
WESTMINSTER, CO 80234
PHONE: (303) 421-4224
CONTACT: KEVIN R. LOVELACE, PE

SURVEYOR

LJA SURVEYING, INC.
7800 E. UNION AVE., SUITE 575
DENVER, CO 80237
PHONE: (303) 390-8510
CONTACT: MARK A. HALL, PLS

SHEET INDEX

SHEET	SHEET TITLE
1	COVER SHEET
2	SITE PLAN

SITE UTILIZATION CHART

TYPE	LOTS	SQ. FT.	ACRES	%
LOT AREA - RESIDENTIAL	18	562,131	12.905	73.0%
PUBLIC RIGHT-OF-WAY AREA	-	90,745	2.083	11.8%
TRACTS - (5)	-	117,188	2.691	15.2%
TOTALS	18	770,064	17.679	100.0%

TRACT SUMMARY CHART											
The Oaks Filing No. 2 Preliminary Plat/Final PD Site Plan Rec. No. 2010036329*						Proposed The Oaks of Castle Rock Filing No. 2, Amendment No. 1					
TRACT	USE	OWNED	MAINTAINED	SQ.FT.	ACRES	TRACT	USE	OWNED	MAINTAINED	SQ.FT.	ACRES
Tract G*	Drainage, Private Open Space	HOA	HOA	1,636	0.038	Tract A*	Open Space, Utilities	HOA	HOA	1,680	0.04
Tract H*	Drainage, Private Open Space	HOA	HOA	20,648	0.474	Tract B*	Open Space, Utilities	HOA	HOA	19,979	0.45
Tract I*	Drainage, Private Open Space	HOA	HOA	62,808	1.442	Tract C*	Access, Open Space	HOA	HOA	67,196	1.5
Tract F*	Drainage, Open Space	Town of Castle Rock	Town of Castle Rock	28,834	0.662	Tract D*	Access, Open Space	HOA	HOA	24,446	0.56
						Tract E	Drainage, Open Space, Utilities	HOA	HOA	3,887	0.09
TOTAL AREA*				113,926	2.616	TOTAL AREA				117,188	2.65

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

AMENDING THE OAKS AT CASTLE ROCK, FILING NO. 2,

PRELIMINARY PLAT/FINAL PD SITEPLAN

LOCATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

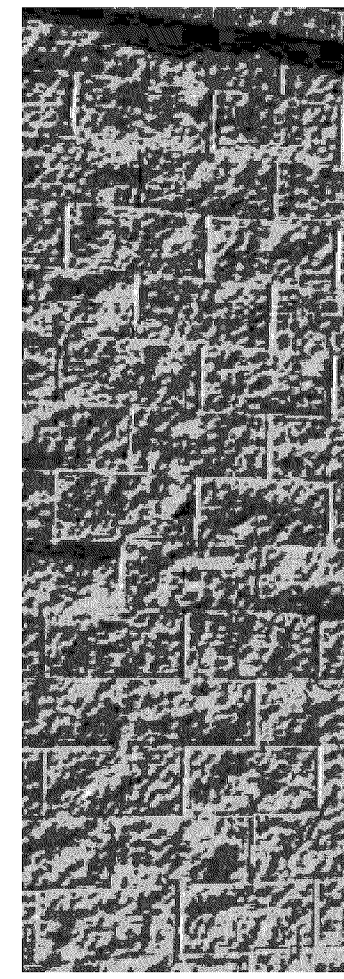
BK. PG. = BOOK AND PAGE
U.E. = UTILITY EASEMENT HEREBY GRANTED
U.U.A.E. = UTILITY UNDERGROUND ACCESS EASEMENT
W.E. = WATER EASEMENT HEREBY GRANTED
T.E. = TRAIL EASEMENT HEREBY GRANTED
REC. NO. = RECEPTION NUMBER

S.D.E. = SIGHT DISTANCE EASEMENT HEREBY GRANTED
= STREET NAME CHANGE
N89°07'13"E = INDICATES AS-MEASURED BEARING
N89°07'47"E DEED = INDICATES BEARING FROM VESTING DEED/TITLE COMMITMENT

= BUILDABLE AREA
= SKYLINE MODERATE
= SKYLINE MINOR
= RETAINING WALL

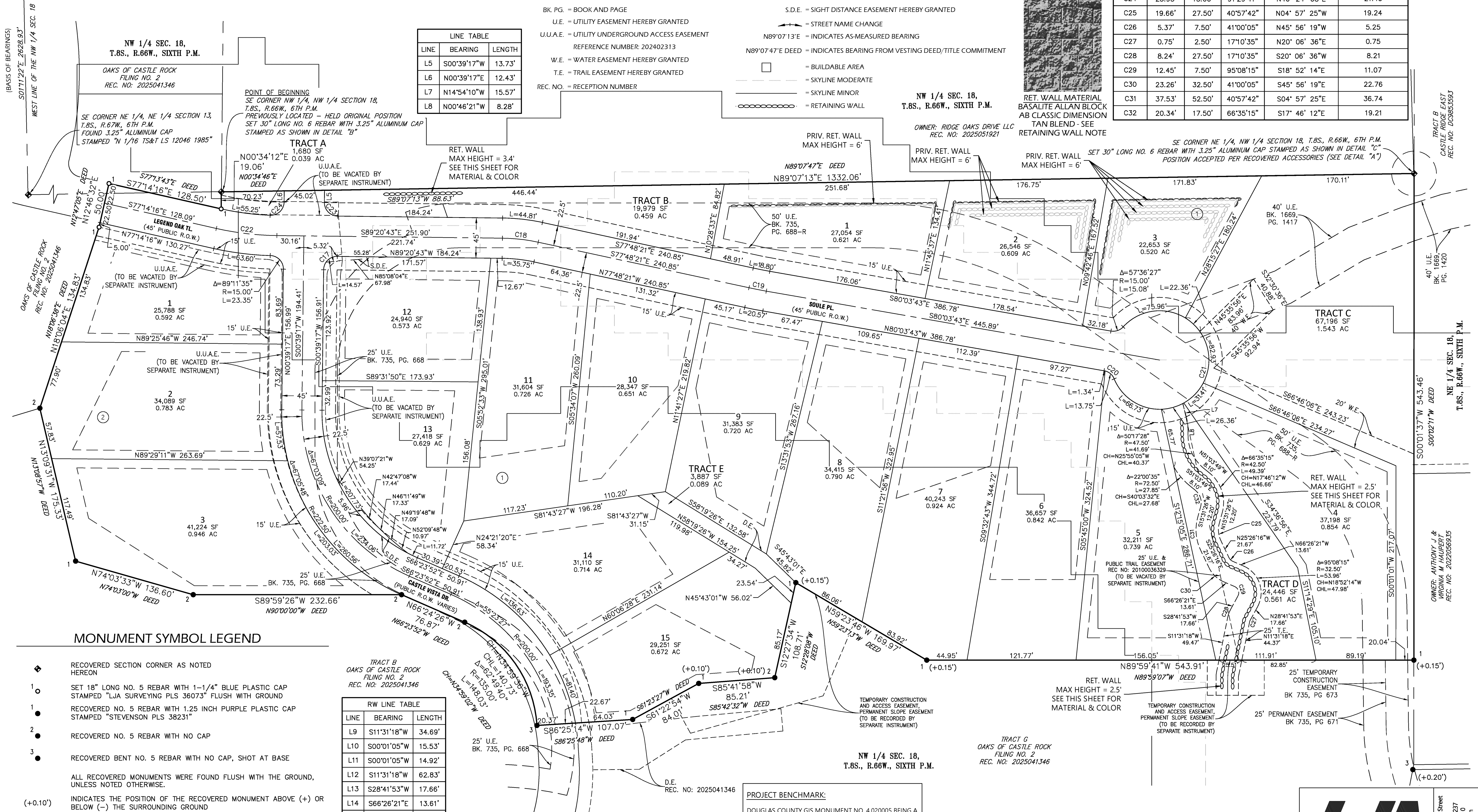
LINE TABLE		
LINE	BEARING	LENGTH
L5	S00°39'17"W	13.73'
L6	N00°39'17"E	12.43'
L7	N14°34'10"W	15.57'
L8	N00°46'21"W	8.28'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	23.56'	15.00'	90°00'00"	S45° 39' 17"W	21.21
C18	40.28'	200.00'	11°32'22"	S83° 34' 32"E	40.21
C19	19.69'	500.00'	2°15'22"	S78° 56' 02"E	19.69
C20	15.08'	15.00'	57°36'27"	N51° 15' 29"W	14.45
C21	283.39'	55.00'	295°12'55"	S09° 56' 17"W	58.93
C22	68.15'	322.50'	12°06'27"	S83° 17' 30"E	68.02
C23	23.56'	15.00'	90°00'00"	S44° 20' 43"E	21.21
C24	23.95'	15.00'	91°29'41"	N46° 24' 08"E	21.49
C25	19.66'	27.50'	40°57'42"	N04° 57' 25"W	19.24
C26	5.37'	7.50'	41°00'05"	N45° 56' 19"W	5.25
C27	0.75'	2.50'	17°10'35"	N20° 06' 36"E	0.75
C28	8.24'	27.50'	17°10'35"	S20° 06' 36"W	8.21
C29	12.45'	7.50'	95°08'15"	S18° 52' 14"E	11.07
C30	23.26'	32.50'	41°00'05"	S45° 56' 19"E	22.76
C31	37.53'	52.50'	40°57'42"	S04° 57' 25"E	36.74
C32	20.34'	17.50'	66°35'15"	S17° 46' 12"E	19.21



RET. WALL MATERIAL
BASALITE ALLAN BLOCK
AB CLASSIC DIMENSION
TAN BLEND - SEE
RETAINING WALL NOTE

NW CORNER SECTION 18,
T.8S., R.66W., 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "HIGHPLAINS
SURVEY PLS 30127 1997"



MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- RECOVERED NO. 5 REBAR WITH 1.25 INCH PURPLE PLASTIC CAP STAMPED "STEVENSON PLS 38231"
- RECOVERED NO. 5 REBAR WITH NO CAP
- RECOVERED BENT NO. 5 REBAR WITH NO CAP, SHOT AT BASE
- ALL RECOVERED MONUMENTS WERE FOUND FLUSH WITH THE GROUND, UNLESS NOTED OTHERWISE.
- (+0.10') INDICATES THE POSITION OF THE RECOVERED MONUMENT ABOVE (+) OR BELOW (-) THE SURROUNDING GROUND
- ACCESSORY

RW LINE TABLE		
LINE	BEARING	LENGTH
L9	S11°31'18"W	34.69'
L10	S00°01'05"W	15.53'
L11	S00°01'05"W	14.92'
L12	S11°31'18"W	62.83'
L13	S28°41'53"W	17.66'
L14	S66°26'21"E	13.61'
L15	S25°26'16"E	21.67'
L16	S15°31'26"W	12.20'
L17	S51°03'49"E	8.10'
L18	S00°46'21"E	8.28'

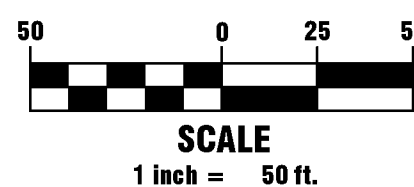
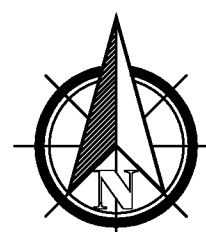
RETAINING WALL NOTE:

THE BLOCK RETAINING WALLS INSTALLED IN THE TRACTS WITH FILING 2B SHALL MATCH THE BLOCK RETAINING WALLS INSTALLED IN FILING 2A.

PROJECT BENCHMARK:

DOUGLAS COUNTY GIS MONUMENT NO. 4.020005 BEING A 3-3/4" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 4.020005" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.

ELEVATION = 6569.55' (NAVD 88)



THE OAKS OF CASTLE ROCK
FILING NO. 2, AMENDMENT NO. 1
SITE DEVELOPMENT PLAN AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO: SDP26-0018



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