

LOT 1, CASTLE OAKS ESTATES FILING NO. 4 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 (FORMERLY LOT 1, CASTLE OAKS ESTATES FILING NO. 4 FINAL PD SITE PLAN)

SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 PROJECT # SDP20-0005

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 2 IS TO AMEND THE EXISTING PROPERTY BOUNDARY BETWEEN THE TERRAIN SWIM CLUB AND THE TERRAIN DOG BONE PARK. AN EASEMENT WILL ALSO BE ADDED TO PROVIDE ACCESS TO THE EXISTING IRRIGATION LINE BETWEEN THE TWO PROPERTIES.

LEGAL DESCRIPTION

~~LOTS 1A & 1B, CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 3 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. LOT 1, CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 1 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.~~

NOTES

1. AN UNSHADED ZONE X FLOODZONE EXISTS ON CASTLE OAKS ESTATES FILING 4 LOTS 1A & 1B, PER FEMA FIRM MAP PANEL NO. 08035C0189G (EFFECTIVE 03/16/2016).

TITLE CERTIFICATION

Karen Biags, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co., 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. 20, SIGNED THIS DAY OF April 27, 2020.

Karen Biags
 AUTHORIZED REPRESENTATIVE

First American Title Insurance Company
 TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

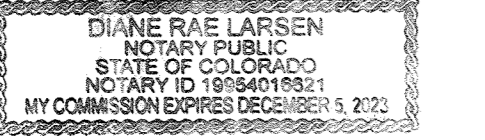
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF April, 2020.

BY Karen Biags, Authorized Representative of First American Title Insurance Company

Diane R. Larsen
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/5/23



CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Craig Campbell TITLE: AUTHORIZED SIGNATORY FOR SLV CASTLE OAKS, LLC

SIGNED THIS 23 DAY OF March, 2020.

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK

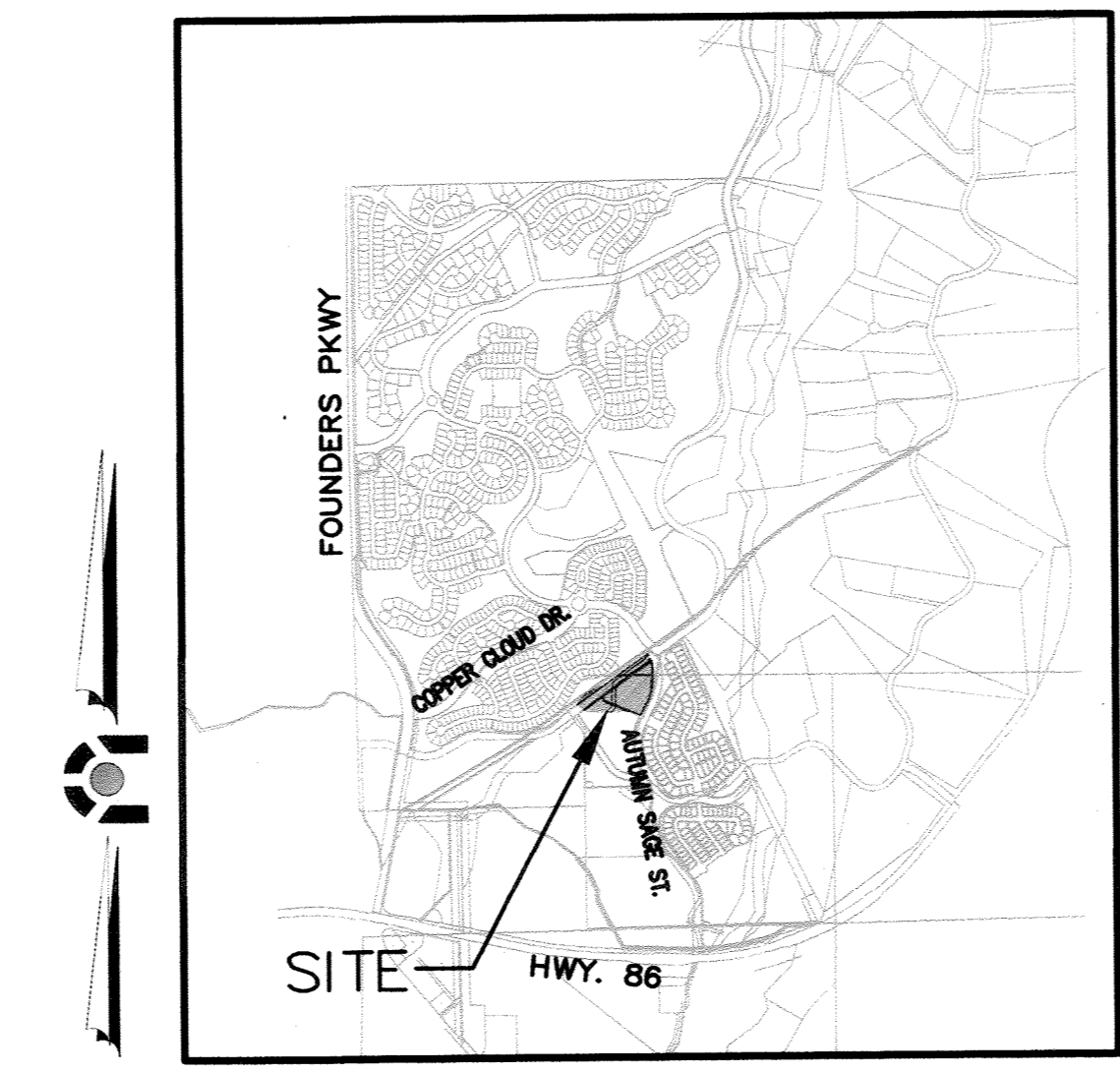
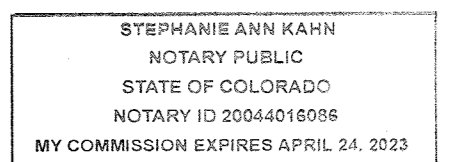
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF March, 2020.

BY CRAIG CAMPBELL, AS AUTHORIZED SIGNATORY FOR SLV CASTLE OAKS, LLC

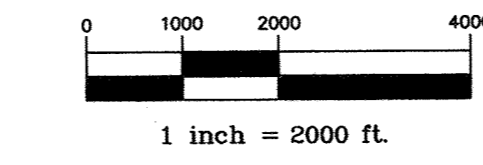
Craig Campbell
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-2023



VICINITY MAP



SHEET INDEX

- CIVIL PLANS
 1 COVER SHEET
 2 SITE PLAN

OWNERS

SLV CASTLE OAKS, LLC
 4900 N. SCOTTSDALE ROAD, SUITE 1000
 SCOTTSDALE, AZ 85251
 CONTACT: KURT JONES 720-346-2800

ENGINEER

CORE CONSULTANTS, INC.
 1950 S. LITTLETON BLVD. STE. 109
 LITTLETON, CO 80120
 CONTACT: KEVIN ROHRBOUGH 303-703-4444

LAND SURVEYOR

CORE CONSULTANTS, INC.
 1950 S. LITTLETON BLVD. STE. 109
 LITTLETON, CO 80120
 CONTACT: TOM GIRARD 303-773-4444

UTILITY PROVIDERS

WATER & SEWER

CASTLE ROCK WATER
 175 KELLOGG COURT
 CASTLE ROCK, CO 80104
 PHONE: (720) 733-6000
 FAX: (303) 688-0437

CABLE

COMCAST
 118 WILCOX ST., UNIT B
 CASTLE ROCK, CO 80104
 PHONE (303) 930-2000

GAS

BLACK HILLS ENERGY
 1515 WYNKOOP ST., 5TH FLOOR
 DENVER, CO 80202
 PHONE (888) 890-5554

Official Copy

CIVIL ENGINEER'S STATEMENT

I, KEVIN J. ROHRBOUGH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 2 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Kevin J. Rohrbaugh
 KEVIN J. ROHRBOUGH
 PROFESSIONAL ENGINEER REGISTRATION NO. 48992



3-20-2020
 DATE

SURVEYOR'S STATEMENT

I, THOMAS M. GIRARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT NO. 2 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 2 ACCURATELY REPRESENTS THAT SURVEY.

Thomas M. Girard
 THOMAS M. GIRARD
 PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38151
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



3/20/2020
 DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 2 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 18 DAY OF May, 2020.

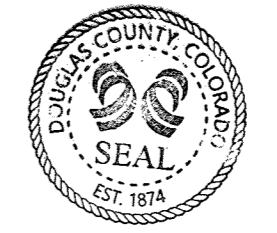
Thomas M. Girard
 DIRECTOR OF DEVELOPMENT SERVICES

5/18/2020
 DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 2 WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:50pm ON THE 2nd DAY OF June, 2020 AT RECEPTION NO. 2020047317.

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Mary DeMott
 DEPUTY



SITE COVERAGE				
ITEM	S.F. LOT 1A	S.F. LOT 1B	TOTAL S.F.	% OF NET AREA
TOTAL SITE	78,309	211,488	289,797	NA
RIGHT-OF-WAY DEDICATION	NA	NA	NA	NA
NET SITE AREA	78,309	211,488	289,797	100%
BUILDING AREA (MAXIMUM PERMITTED BUILDING GROUND COVERAGE IS 35% OF NET ACREAGE EXCLUDING DEDICATED ROADS)	NA	2,474	2,474	1%
PARKING AND DRIVES	NA	26,640	26,640	9%
PRIVATE ROADWAYS	NA	NA	NA	NA
SIDEWALKS	3,036	13,145	16,181	6%
LANDSCAPE (LANDSCAPING AREA IS 20% OF NET SITE AREA MINUS PRIVATE ROADWAYS)	33,313	121,824	155,137	54%

ZONING COMPARISON CHART				
ITEM	PD MIN.	PD MAX.	PROPOSED	
			LOT 1A	LOT 1B
GROSS BUILDING S.F.	NA	NA	400	NA
SHELTER HEIGHT	NA	35	NA	15
BUILDING SEPARATION	NA	NA	NA	NA
REQUIRED PARKING	39	NA	40	13
HANDICAP PARKING STALLS	1	NA	2	NA

REQUIRED PARKING CALCULATIONS* :	
4 SPACES PER 1,000 SQUARE FEET FOR RECREATION CENTER	
5 SPACES PER 1,000 SQUARE FEET FOR SWIMMING POOL	
AREA OF POOL DECK: 7,127 SF / 1000 SF X 5 = 36 STALLS	
AREA OF BUILDING: 600 SF / 1000 SF X 4 = 3 STALLS	
LOT 1A STALLS REQUIRED: 39	
LOT 1B STALLS REQUIRED: 13	
LOT 1A STALLS PROVIDED: 53	
LOT 1B STALLS PROVIDED: 0	

* EXISTING PARKING EASEMENT PER PLAT PL20-0003, RECEPTION NUMBER _____

LOT 1, CASTLE OAKS ESTATES FILING NO. 4
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
 PROJECT# SDP20-0005

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF. THE LOCATION OF ALL UTILITIES FROM TO THE COMPROMISE OF ANY CONSTRUCTION PROJECT.

REVISIONS
 # DESCRIPTION DATE BY
 1 SDP AMEND. 2 - 1ST SUBMITTAL 11/10/20 KR
 2 SDP AMEND. 2 - 2ND SUBMITTAL 2/21/20 KR
 3 SDP AMEND. 2 - 3RD SUBMITTAL 3/20/20 KR

CASTLE OAKS ESTATES FILING NO. 4
 AMENDMENT NO. 2 - SITE DEVELOPMENT PLAN
 COVER SHEET
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LM
 DRAWN BY: LM
 CHECKED BY: KR

JOB NO.
 14-001-001
 SHEET
 1 OF 2

LOT I, CASTLE OAKS ESTATES FILING NO. 4 SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
(FORMERLY LOT I, CASTLE OAKS ESTATES FILING NO. 4 FINAL PD SITE PLAN)
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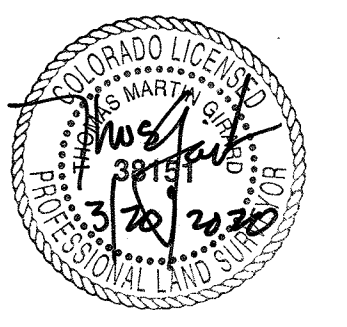
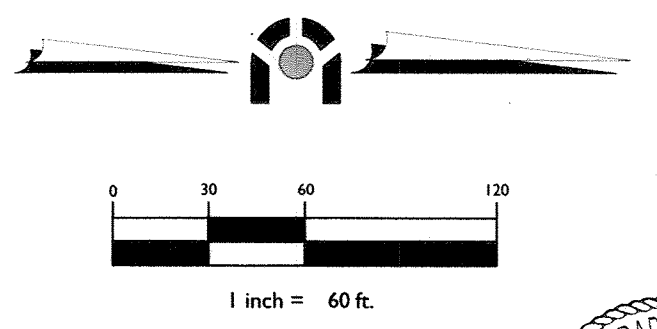
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	68.34'	N 14° 16' 42" E
L2	114.44'	S 54° 26' 23" W
L3	147.88'	S 58° 14' 11" E
L4	146.82'	N 89° 59' 25" E
L5	13.92'	N 29° 33' 06" W
L6	56.62'	N 51° 00' 28" E
L7	35.96'	N 36° 00' 21" W
L8	14.14'	N 71° 15' 15" W

CURVE TABLE

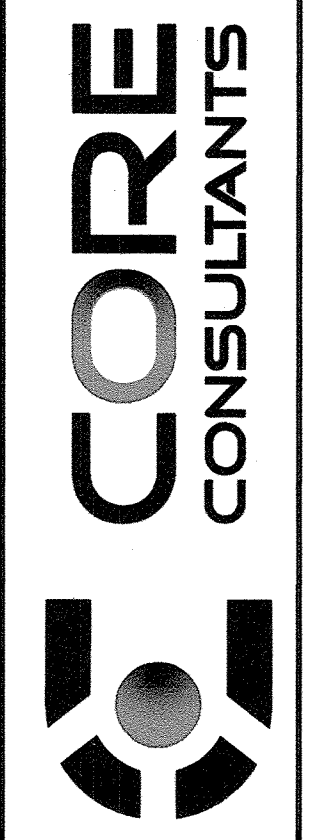
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	456.00'	45° 18' 05"	S54° 59' 09" W	351.22'	360.54'
C2	105.00'	75° 42' 43"	N52° 08' 04" E	128.87'	138.75'
C3	20.00'	80° 33' 33"	N10° 43' 41" E	25.86'	28.12'
C4	15.00'	87° 00' 50"	N7° 30' 03" E	20.65'	22.78'
C5	60.00'	79° 13' 42"	N15° 43' 53" W	76.51'	82.97'

- NOTE:**
- LOT OWNERS RESPONSIBLE FOR LANDSCAPING SHOWN ON THEIR LOT PER THE LANDSCAPING PLAN OF SDP14-0001, RECEPTION NO. 20150369720.
 - EXISTING PARKING EASEMENT PER PLAT PL20-0003, RECEPTION NO. _____.
 - ACCESS TO WATERLINE TO BE ACHIEVED THROUGH PROPOSED UTILITY EASEMENT THROUGH LOT 1A TO LOT 1B PROPERTY BOUNDARY (WIDTH VARIES).



LOT I, CASTLE OAKS ESTATES FILING NO. 4
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 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN FLOTTED BY THE CONTRACTOR TO FIELD VERIFY THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE BY
1	SDP AMEND 2.1 - 1ST SUBMITTAL	1/10/20 KR
2	SDP AMEND 2.2 - 2ND SUBMITTAL	2/12/20 KR
3	SDP AMEND 2.3 - 3RD SUBMITTAL	3/20/20 KR

CASTLE OAKS ESTATES FILING NO. 4
 AMENDMENT NO. 2 - SITE DEVELOPMENT PLAN
 SITE PLAN
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LM
 DRAWN BY: LM
 CHECKED BY: KR

JOB NO. 14-001-001
 SHEET 2 OF 2