Ref #2020123836, Date: 12/15/2020 12:38 PM, Pages: 1 of 7 ,RECORDING $73.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

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.

Lisa L. Craig

CRAIG REALTY GROUP - CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY.
NAME OF OWNER

SIGNED THIS 9th DAY OF November, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF November, 2020

BY Steven L. Craig. AS Manager OF CRAIG REALTY GROUP - CASTLE ROCK, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, Lisa A. Burton-Largen

LISA A. BURTON-LARGEN COMM. #2289985 Notary Public - California Orange County My Comm. Expires May 25, 2023

MY COMMISSION EXPIRES: May 25, 2023.
COMM. # 2289985
Notary Public, California, Orange County

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 NOVEMBER 18, 2015 AT RECEPTION NO. 2015082542 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BANK OF AMERICA, N.A.
NAME OF MORTGAGEE

K Goodfellow

AUTHORIZED REPRESENTATIVE

SIGNED THIS 29th DAY OF October, 2020.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF October, 2020

BY Cynthia K. Goodfellow.

WITNESS MY HAND AND OFFICIAL SEAL.

MARILYN R. SMITH NOTARY PUBLIC STATE OF COLORADO

Marilyn R. Smith

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/10/2020.

TITLE CERTIFICATION

I, TERRY N. WILLIAMS, AN AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY, 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

HERITAGE TITLE COMPANY
TITLE COMPANY

SIGNED THIS 13TH DAY OF OCTOBER, 2020.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF OCTOBER, 2020

BY TERRY N. WILLIAMS.

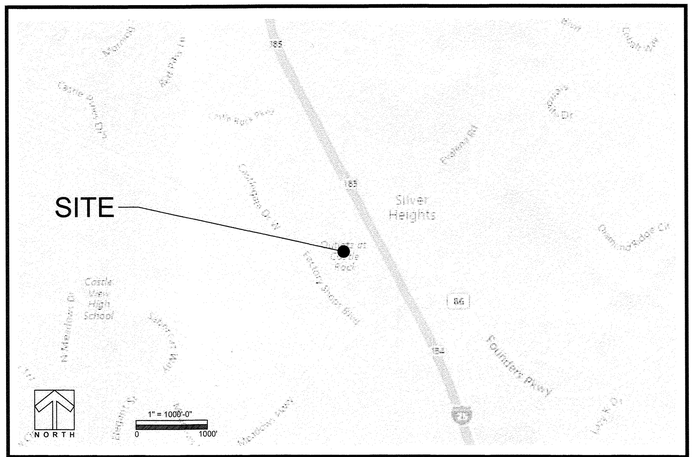
WITNESS MY HAND AND OFFICIAL SEAL.

REBECCA GARCIA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20194036117 My Commission Expires September 20, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/23.

SIGNATURE BLOCKS



VICINITY MAP

PROPERTY OWNER:
CRAIG REALTY GROUP - CASTLE ROCK, LLC - A LIMITED LIABILITY CO.
PH: 949.224.4100

APPLICANT:
VERIZON WIRELESS
3131 S. VAUGHN WAY #550
AURORA, CO 80014

A&E FIRM:
RELIANT LAND SERVICES
8170 N. 86TH PLACE #103
SCOTTSDALE, AZ 85258

CIVIL SURVEYOR:
DALEY LAND SURVEYING, INC.
ROB DALEY, PLS
PH: 303.953.9841

GENERAL MANAGER:
MARGIE MUNOZ, CSM.
5050 FACTORY SHOPS BLVD. #437
CASTLE ROCK, CO 80108
PH: 303.688.2800

CONSTRUCTION MANAGER:
VERIZON WIRELESS
MIKE GIOVANNI
PH: 303.489.0009

ENGINEER OF RECORD
RELIANT LAND SERVICES
CHRIS LEE, PE.
PH: 949.468.9702

POWER COMPANY:
HOUSE POWER
MARGIE MUNOZ FOR ACCESS
PH: 303.688.2800

SITE ACQUISITION:
Q3 CONSULTING, INC.
HERB QUINTANA
PH: 303.915.4556

RF ENGINEER:
VERIZON WIRELESS
LORENA OBLITAS
PH. 817.301.6367

PROJECT MANAGER
RELIANT LAND SERVICES
KEVIN RATIGAN, PM.
PH: 303.518.6807

TELCO COMPANY:
T.B.D.

CONTACT INFORMATION

CONSTRUCTION OF ONE (1) NEW UNOCCUPIED TELECOMMUNICATIONS SITE CONSISTING OF ADDING ONE (1) NEW VZW PANEL ANTENNA AND RELATED EQUIPMENT

PURPOSE STATEMENT

LOT 3, BLOCK 1, CASTLE ROCK FACTORY SHOPS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

1 OF 7	TITLE SHEET	5 OF 7	STORE LEVEL SITE PLAN
2 OF 7	SDP GENERAL NOTES	6 OF 7	ANTENNA & EQUIPMENT PLANS
3 OF 7	OVERALL SITE PLAN	7 OF 7	NE & NW ELEVATIONS
4 OF 7	BUILDING LEVEL SITE PLAN		

SHEET INDEX

SURVEYOR'S CERTIFICATE

I, ROBERT DALEY, 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 EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR — 35597 PLS NUMBER — 10.7.20 DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:38 pm ON THE 15th DAY OF December, 2020 AT RECEPTION NO. 2020123836.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Dana L. Bonham
DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

~~THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.~~

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23RD DAY OF November 2020.

~~DOUGLAS COUNTY CLERK AND RECORDER~~

BY: _____
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

CIVIL ENGINEER'S STATEMENT

I, CHRIS LEE, 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 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER — 44498 PE NUMBER — 10-6-2020 DATE

SIGNATURE BLOCKS

APPLICANT:
verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

DEN OUTLETS SC 03

5050 FACTORY SHOPS BOULEVARD
UNIT 510C
CASTLE ROCK, CO 80108

DOUGLAS COUNTY

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
1	5/7/20	90% ZD's REV A FIBER ROUTE	MC
2	8/7/20	95% ZD's ZONING COMMENTS	MC
3	10/4/20	100% ZD's FINAL ZONING	MC

LICENSURE INFO:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
1 OF 7
SITE DEVELOPMENT PLAN | AMENDMENT NO. 10 FOR A PORTION OF LOT 1, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5 | SDP20-0010

SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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.

2. PURSUANT TO SECTION 4.3 AND 8.2.3 OF 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.

3. 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.

4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL #08035C0186G DATED 3.16.2016.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 THE SITE DEVELOPMENT PLAN.

10. 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.

11. THE ZONING RECORDATION *DATE AND RECEPTION NUMBER - PENDING*.

12. 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.

13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10'-0" UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5'-0" 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.

14. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK MEADOWS YELLOW PROTECTION REGULATIONS. MEADOWS YELLOW AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.

15. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4'-0" 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.

16. 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.

17. 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.

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. 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'-0" 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.

4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150'-0" SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'-0" EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6"

6. 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.

7. "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'-0" WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26'-0" WIDE AND 32'-0" WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32'-0" WIDE.

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

9. 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 WERE NOT CLEARLY VISIBLE DURING INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10'-0"

3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5'-0"

4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.

Unofficial Copy

APPLICANT:
verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

DEN OUTLETS SC 03

5050 FACTORY SHOPS BOULEVARD
UNIT 510C
CASTLE ROCK, CO 80108

DOUGLAS COUNTY

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
1	5/7/20	90% ZD's REV A FIBER ROUTE	MC
2	8/7/20	95% ZD's ZONING COMMENTS	MC
3	10/4/20	100% ZD's FINAL ZONING	MC

LICENSURE INFO:

SHEET TITLE:
SDP
GENERAL NOTES

SHEET NUMBER:
2 OF 7

SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

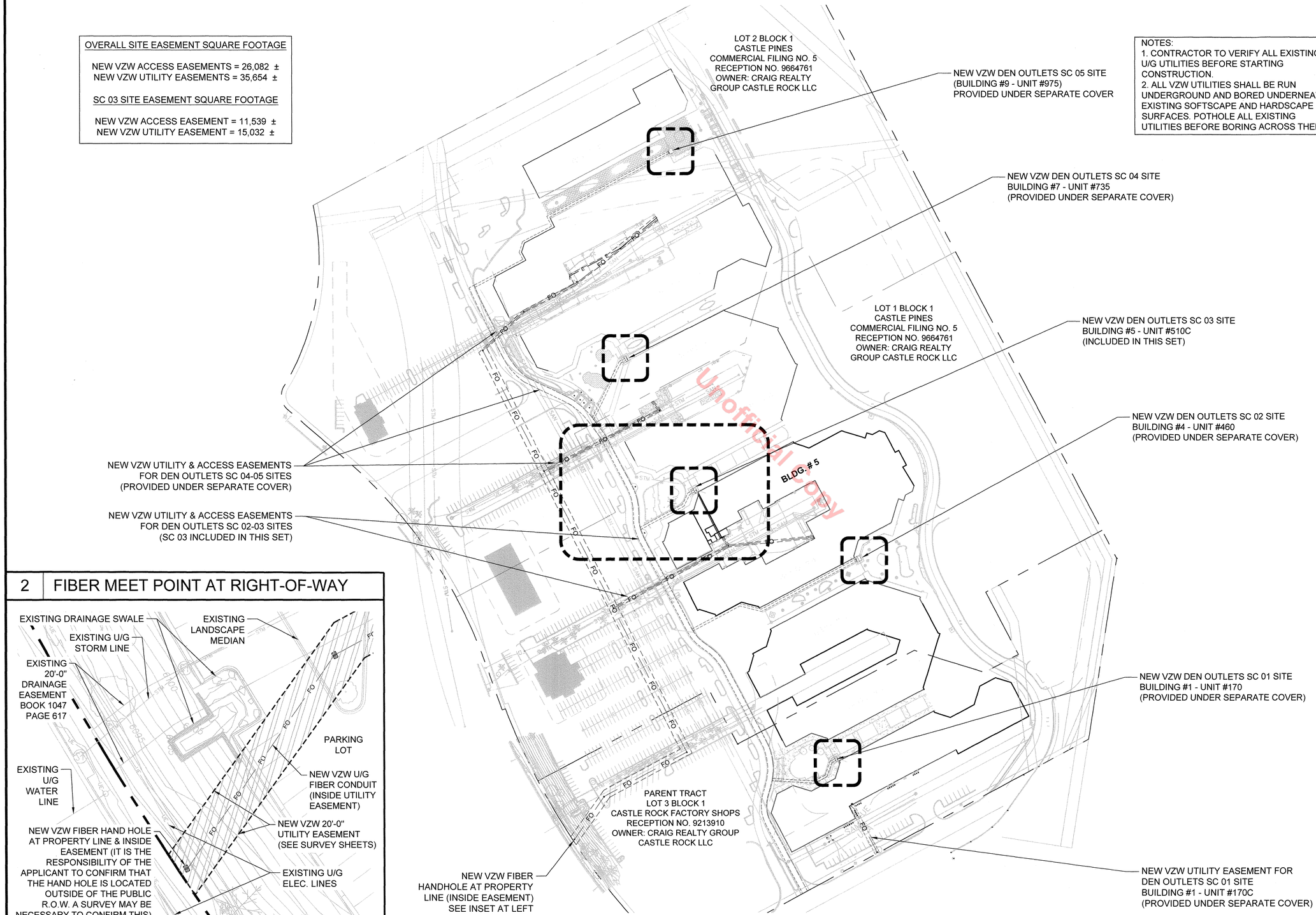
OVERALL SITE EASEMENT SQUARE FOOTAGE

NEW VZW ACCESS EASEMENTS = 26,082 ±
NEW VZW UTILITY EASEMENTS = 35,654 ±

SC 03 SITE EASEMENT SQUARE FOOTAGE

NEW VZW ACCESS EASEMENT = 11,539 ±
NEW VZW UTILITY EASEMENT = 15,032 ±

NOTES:
1. CONTRACTOR TO VERIFY ALL EXISTING U/G UTILITIES BEFORE STARTING CONSTRUCTION.
2. ALL VZW UTILITIES SHALL BE RUN UNDERGROUND AND BORED UNDERNEATH EXISTING SOFTSCAPE AND HARDSCAPE SURFACES. POTHOLE ALL EXISTING UTILITIES BEFORE BORING ACROSS THEM.



1 OVERALL SITE PLAN

2 FIBER MEET POINT AT RIGHT-OF-WAY

100' 50' 0 100' 1" = 100'-0" (FULL SIZE)

APPLICANT:

verizon

VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

DEN OUTLETS SC 03

5050 FACTORY SHOPS BOULEVARD
UNIT 510C
CASTLE ROCK, CO 80108

DOUGLAS COUNTY

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
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LICENSURE INFO:

SHEET TITLE:

OVERALL PROJECT SITE PLAN

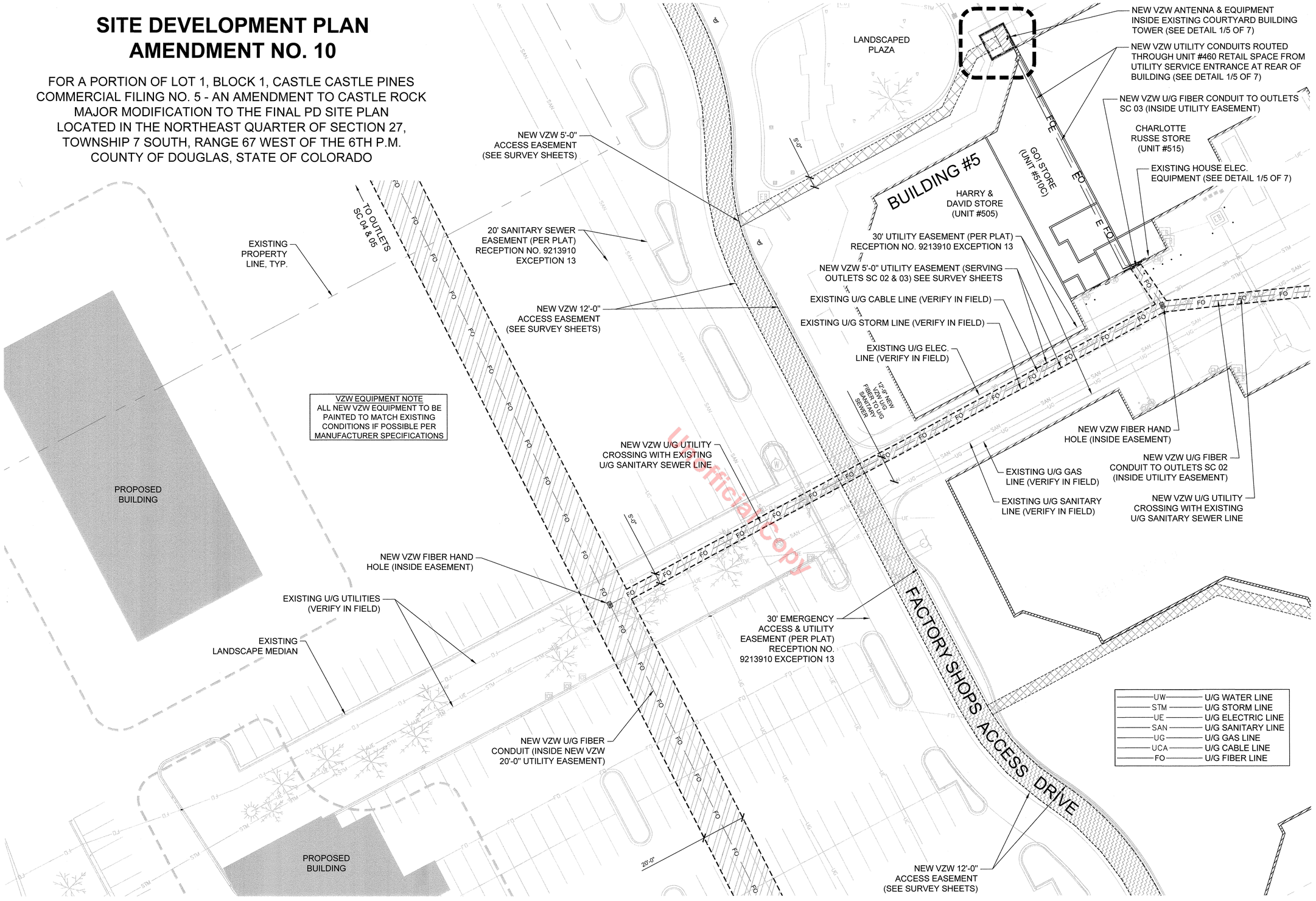
SHEET NUMBER:

3 OF 7

SITE DEVELOPMENT PLAN | AMENDMENT NO. 10 FOR A PORTION OF LOT 1, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5 | SDP20-0010

SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



NORTH

NEW VZW 20'-0" UTILITY EASEMENT
NEW VZW 6'-0" X 11'-0" LEASE AREA (66 SQ. FT.)
NEW VZW 12'-0" ACCESS EASEMENT
NEW VZW 5'-0" ACCESS EASEMENT

NOTES:
1. CONTRACTOR TO VERIFY ALL EXISTING U/G UTILITIES BEFORE STARTING CONSTRUCTION.
2. ALL VZW UTILITIES SHALL BE RUN UNDERGROUND AND BORED UNDERNEATH EXISTING SOFTSCAPE AND HARDSCAPE SURFACES. POTHOLE ALL EXISTING UTILITIES BEFORE BORING ACROSS THEM.
3. IT IS THE RESPONSIBILITY OF THE APPLICANT TO CONFIRM THAT NEW VZW HAND HOLES ARE LOCATED OUTSIDE OF THE PUBLIC R.O.W. A SURVEY MAY BE NECESSARY TO CONFIRM THIS.

1 ENLARGED SITE PLAN

1"=20'-0" (FULL SIZE)

APPLICANT:
verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

DEN OUTLETS SC 03

5050 FACTORY SHOPS BOULEVARD
UNIT 510C
CASTLE ROCK, CO 80108

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2	8/7/20	95% ZD's ZONING COMMENTS	MC
3	10/4/20	100% ZD's FINAL ZONING	MC

LICENSURE INFO:

SHEET TITLE:
ENLARGED BUILDING LEVEL SITE PLAN

SHEET NUMBER:
4 OF 7

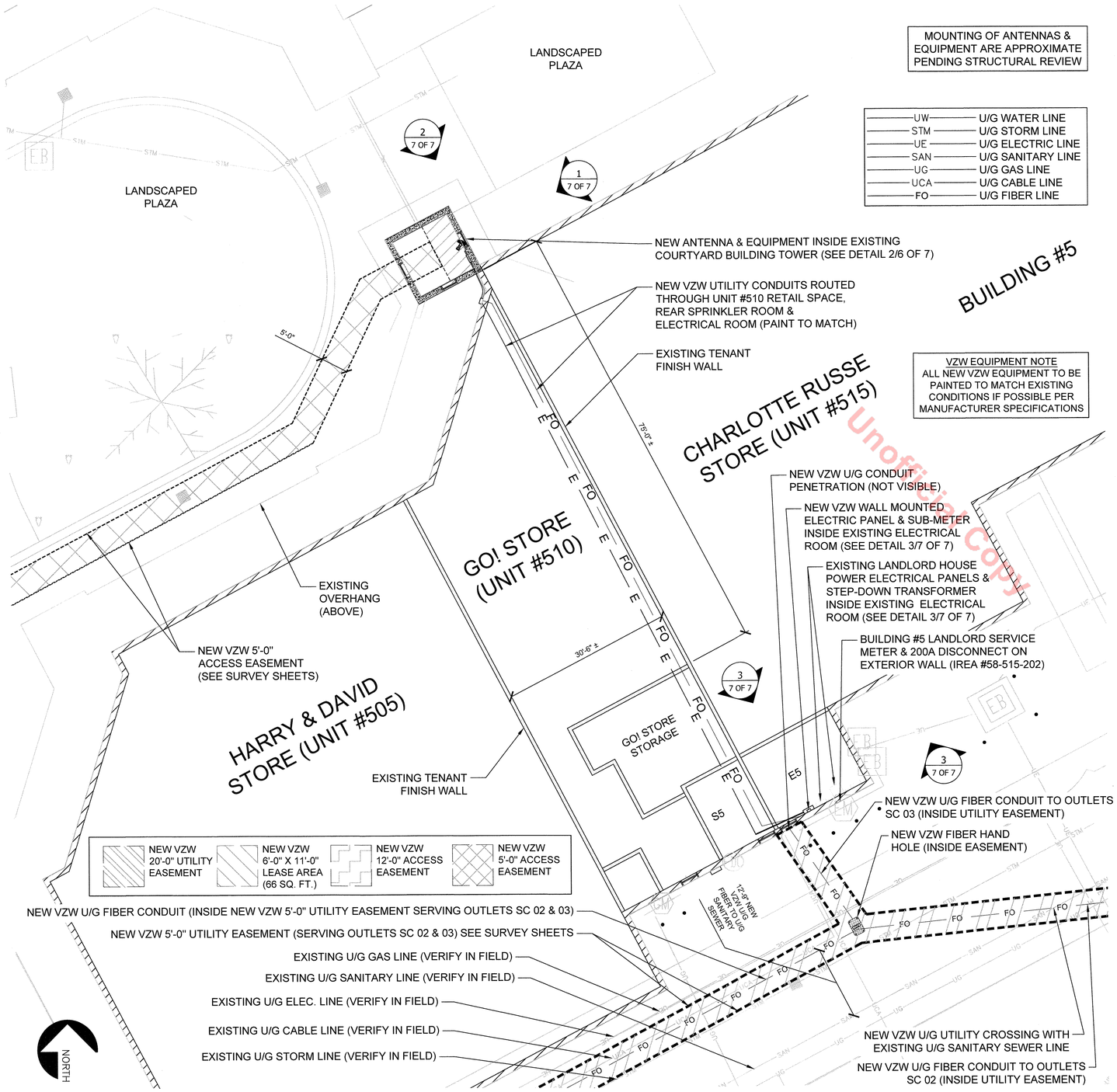
SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES:
1. CONTRACTOR TO VERIFY ALL EXISTING U/G UTILITIES BEFORE STARTING CONSTRUCTION.
2. ALL VZW UTILITIES SHALL BE RUN UNDERGROUND AND BORED UNDERNEATH EXISTING SOFTSCAPE AND HARDSCAPE SURFACES. POTHOLE ALL EXISTING UTILITIES BEFORE BORING ACROSS THEM.

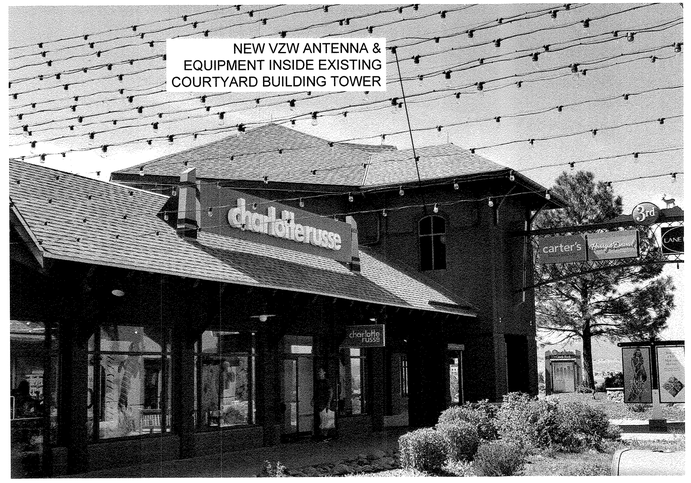
MOUNTING OF ANTENNAS & EQUIPMENT ARE APPROXIMATE PENDING STRUCTURAL REVIEW

UW	U/G WATER LINE
STM	U/G STORM LINE
UE	U/G ELECTRIC LINE
SAN	U/G SANITARY LINE
UG	U/G GAS LINE
UCA	U/G CABLE LINE
FO	U/G FIBER LINE

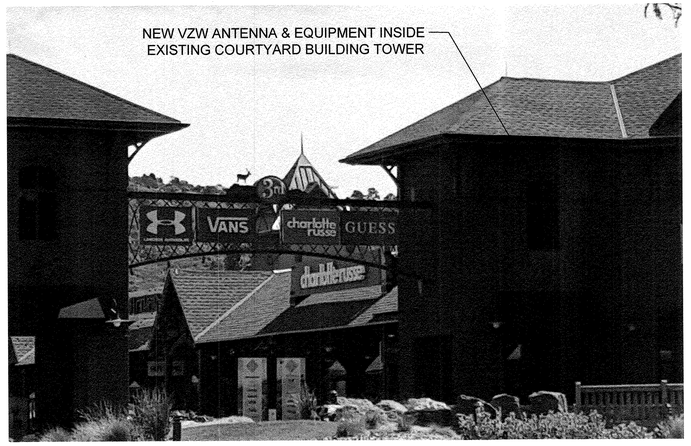


1 STORE LEVEL SITE PLAN

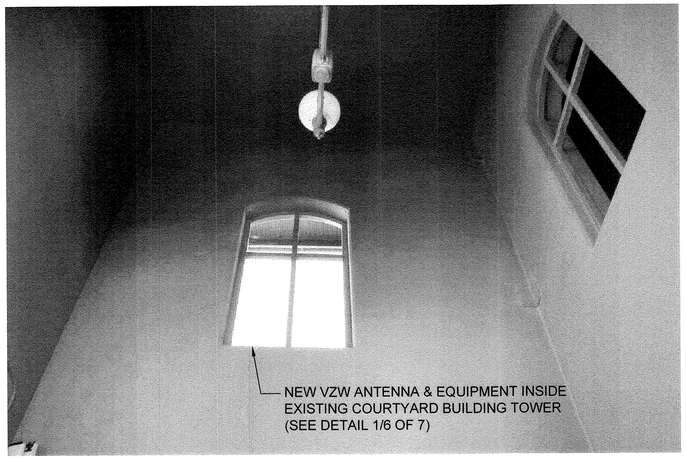
1"=10'-0" (FULL SIZE)



2 TOWER - VIEW FROM THE EAST — SCALE: NTS



3 TOWER - VIEW FROM PARKING — SCALE: NTS



4 TOWER - VIEW FROM THE EAST — SCALE: NTS

VZW EQUIPMENT NOTE
ALL NEW VZW EQUIPMENT TO BE PAINTED TO MATCH EXISTING CONDITIONS IF POSSIBLE PER MANUFACTURER SPECIFICATIONS

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APPLICANT:
verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

DEN OUTLETS SC 03

5050 FACTORY SHOPS BOULEVARD
UNIT 510C
CASTLE ROCK, CO 80108

DOUGLAS COUNTY

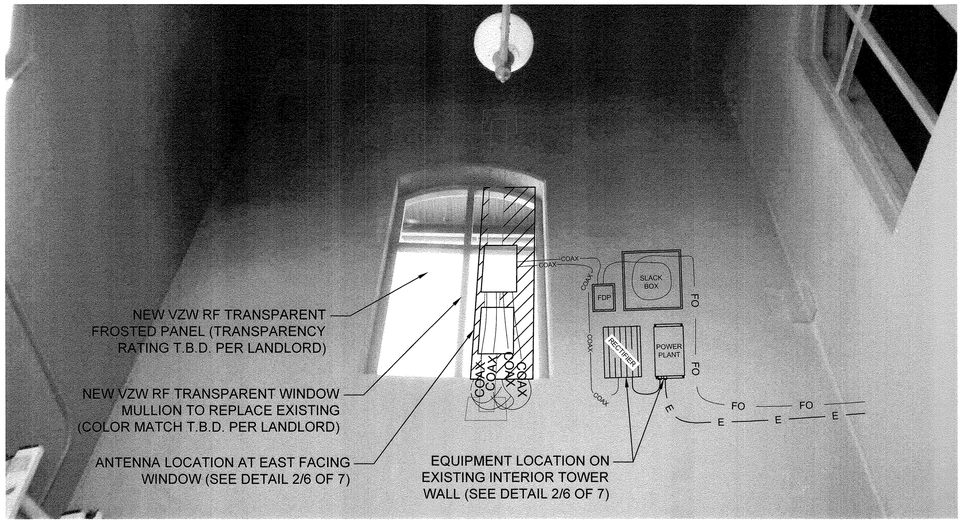
ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
1	5/7/20	90% ZD's REV A FIBER ROUTE	MC
2	8/7/20	95% ZD's ZONING COMMENTS	MC
3	10/4/20	100% ZD's FINAL ZONING	MC

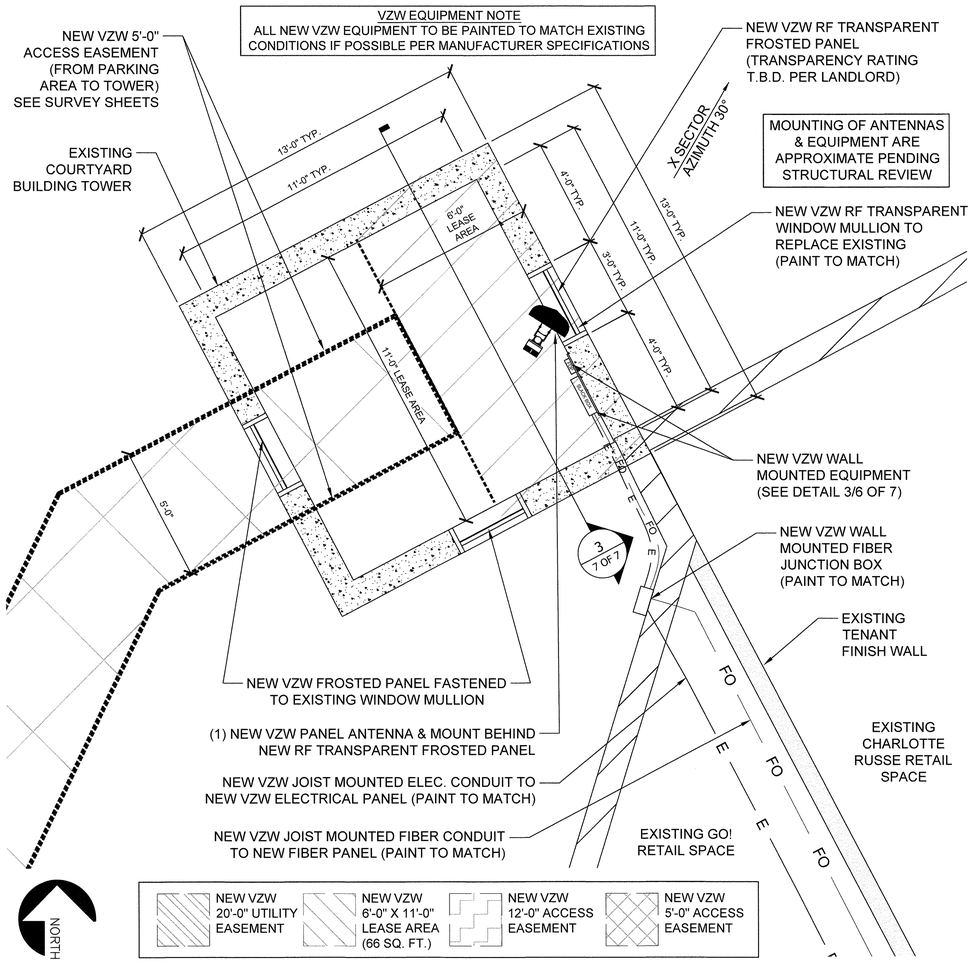
LICENSURE INFO:

SHEET TITLE:
STORE LEVEL SITE PLAN

SHEET NUMBER:
5 OF 7



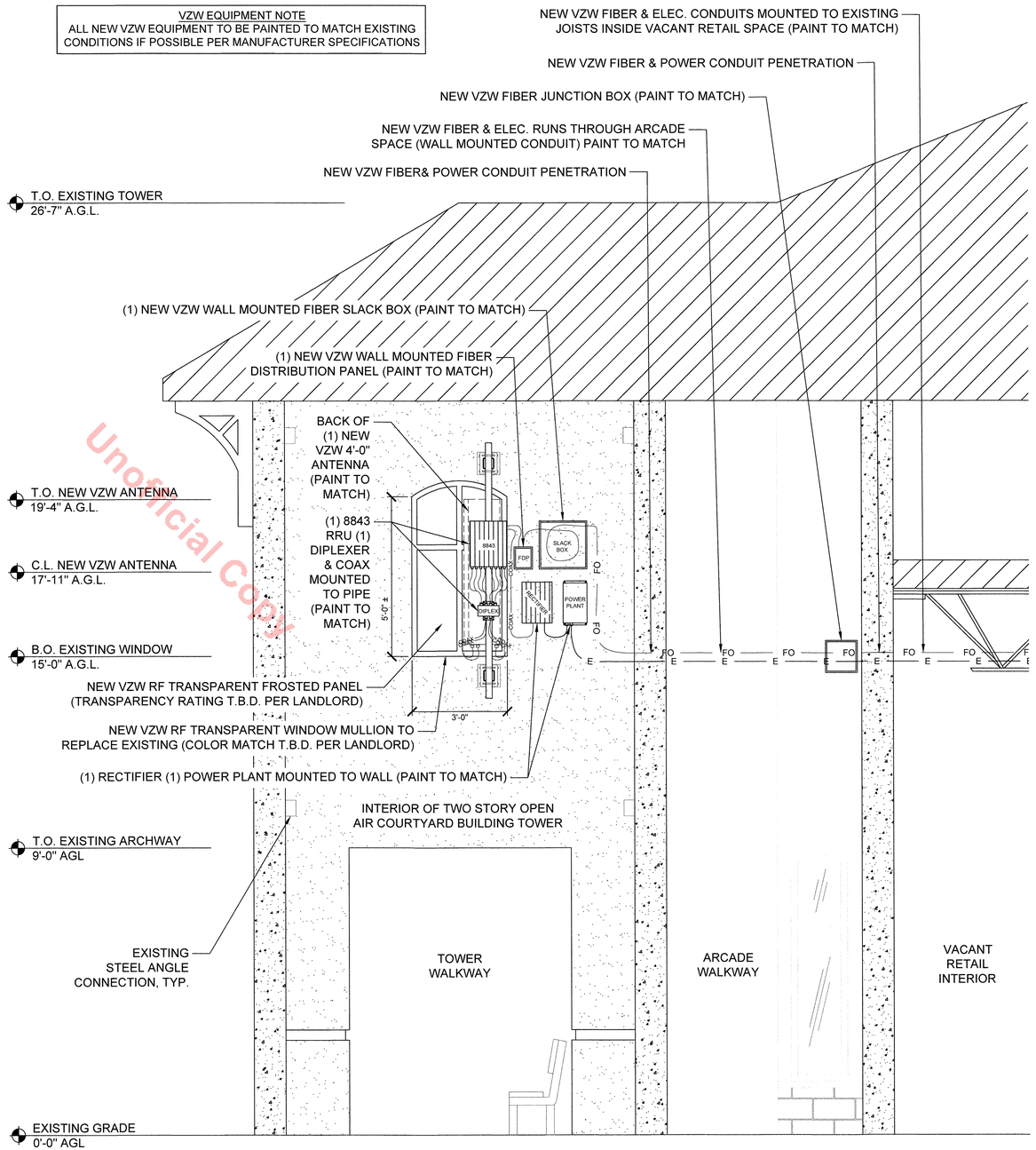
1 TOWER OPEN INTERIOR — SCALE: NTS — SCALE: NTS — NOT TO SCALE



2 TOWER ANTENNA PLAN — 3' 0 3' — 3/8"=1'-0" (FULL SIZE)

SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



3 TOWER EQUIPMENT INTERIOR SECTION — 2' 1' 0 2' — 1/2"=1'-0" (FULL SIZE)

Unofficial Copy

APPLICANT:
verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PLANS PREPARED BY:
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RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

DEN OUTLETS SC 03

5050 FACTORY SHOPS BOULEVARD
UNIT 510C
CASTLE ROCK, CO 80108

DOUGLAS COUNTY

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
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2	8/7/20	95% ZD's ZONING COMMENTS	MC
3	10/4/20	100% ZD's FINAL ZONING	MC

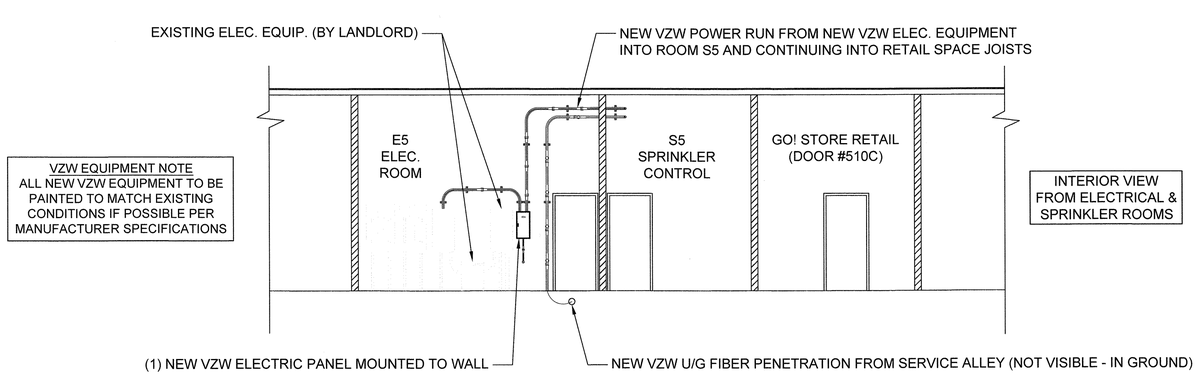
LICENSURE INFO:

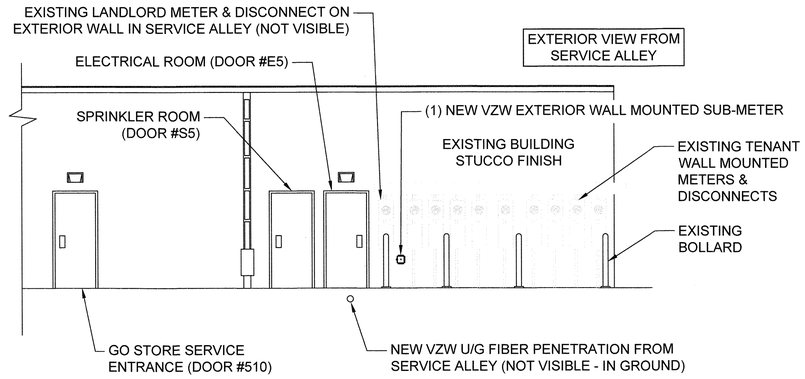
SHEET TITLE:
COURTYARD BUILDING TOWER ANTENNA & EQUIPMENT PLANS

SHEET NUMBER:
6 OF 7

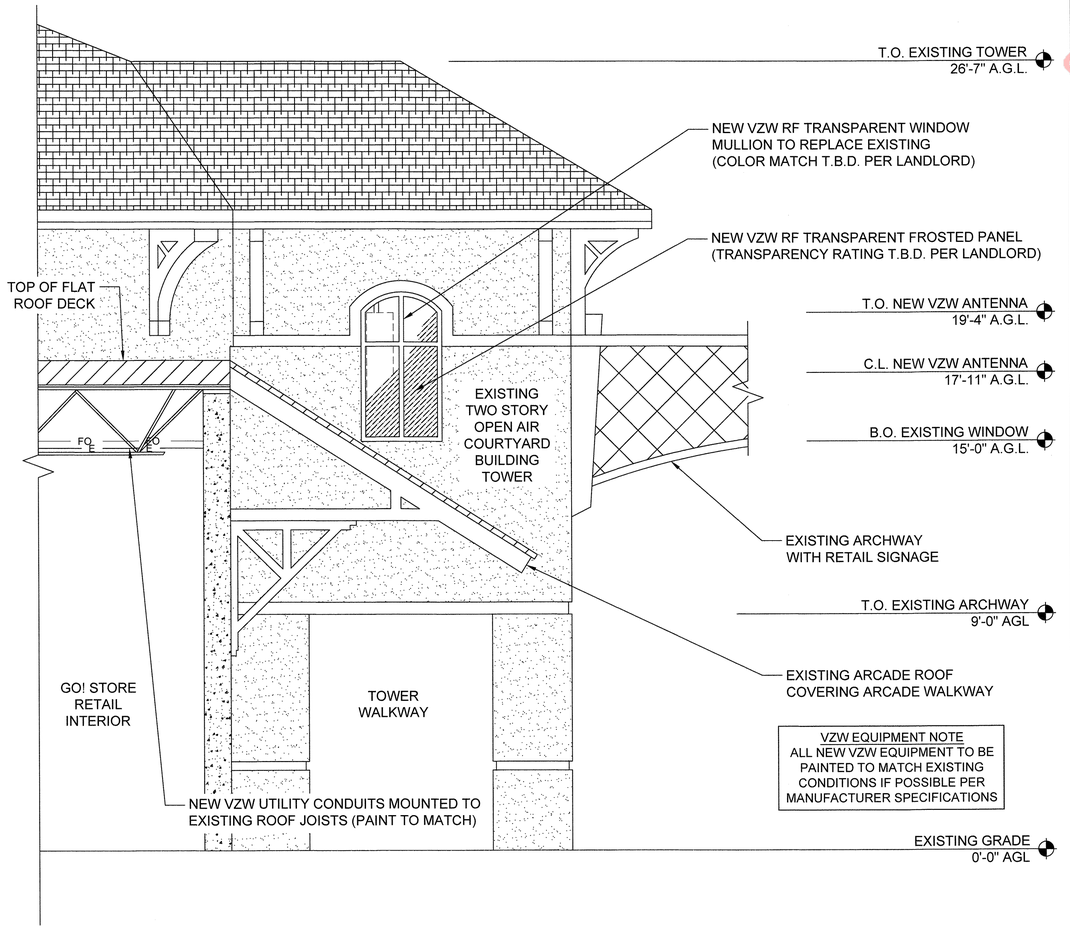
SITE DEVELOPMENT PLAN AMENDMENT NO. 10

FOR A PORTION OF LOT 1, BLOCK 1, CASTLE CASTLE PINES COMMERCIAL FILING NO. 5 - AN AMENDMENT TO CASTLE ROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

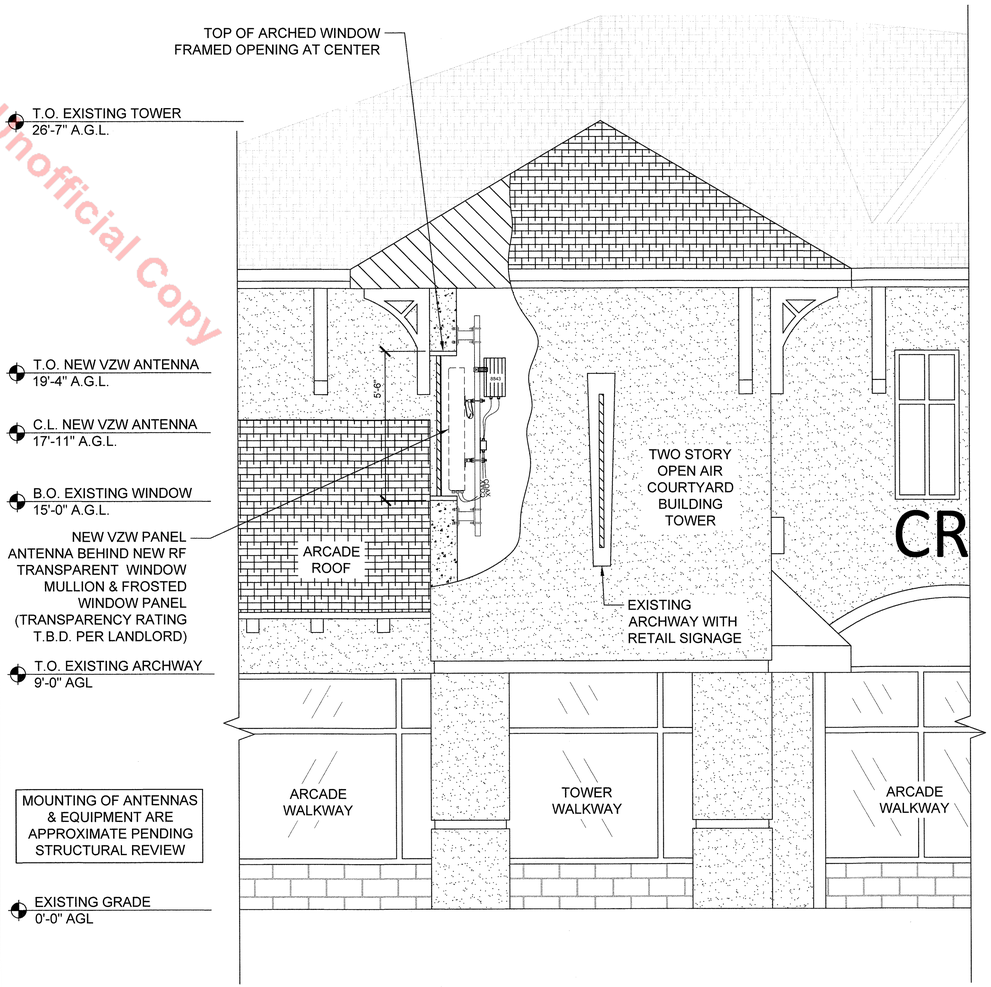




3	BUILDING #5 SERVICE AREA INTERIOR REAR ELEVATIONS - NEW VZW WALL MOUNTED ELECTRICAL EQUIPMENT	SCALE: NTS SCALE: NTS	NOT TO SCALE



1	NORTHEAST ELEVATION	3' 0 3'	3/8"=1'-0" (FULL SIZE)



2	NORTHWEST ELEVATION	3' 0 3'	3/8"=1'-0" (FULL SIZE)

Unofficial Copy

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verizon
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ISSUED FOR:

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LICENSURE INFO:

SHEET TITLE:
NORTHEAST & NORTHWEST ELEVATIONS

SHEET NUMBER:
7 OF 7