

SITE DEVELOPMENT PLAN - MEADOWS FILING 17 AREA 2 -JOINT IDENTIFICATION MONUMENT SIGN

LOCATED IN THE SOUTH HALF OF SECTION 27 AND NORTH HALF OF 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW A PROPOSED JOINT IDENTIFICATION MONUMENT SIGN ADJACENT TO THE EXISTING ENTRY PROJECT MONUMENT SIGN ON MEADOWS PARKWAY.

LEGAL DESCRIPTION

A PORTION OF LOT 5, THE MEADOWS FILING NO. 17 AREA NO. 2 SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2017009633, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE CERTIFICATION

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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.

Scott Bennett
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE CO.
TITLE COMPANY

SIGNED THIS 3rd DAY OF March, 2020.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF March

2020 BY Scott Bennett AS AUTHORIZED REPRESENTATIVE

OF Land Title Guarantee

WITNESS MY HAND AND OFFICIAL SEAL
Thomas Amick
NOTARY PUBLIC

TERESA ANN HESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20194000035
My Commission Expires January 2, 2022

MY COMMISSION EXPIRES: 1/2/2022

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.

Stephanie McCandless, President
CASTLE ROCK DEVELOPMENT COMPANY,
A COLORADO CORPORATION

SIGNED THIS 3rd DAY OF MARCH, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF March

2020 BY Stephanie McCandless, President of Castle Rock Development Company

WITNESS MY HAND AND OFFICIAL SEAL.

Kayla Nelson
NOTARY PUBLIC

KAYLA NELSON
Notary Public
State of Colorado
Notary ID # 20174502359
My Commission Expires 01-17-2021

MY COMMISSION EXPIRES: 01-17-2021

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE

11 DAY OF March, 2020

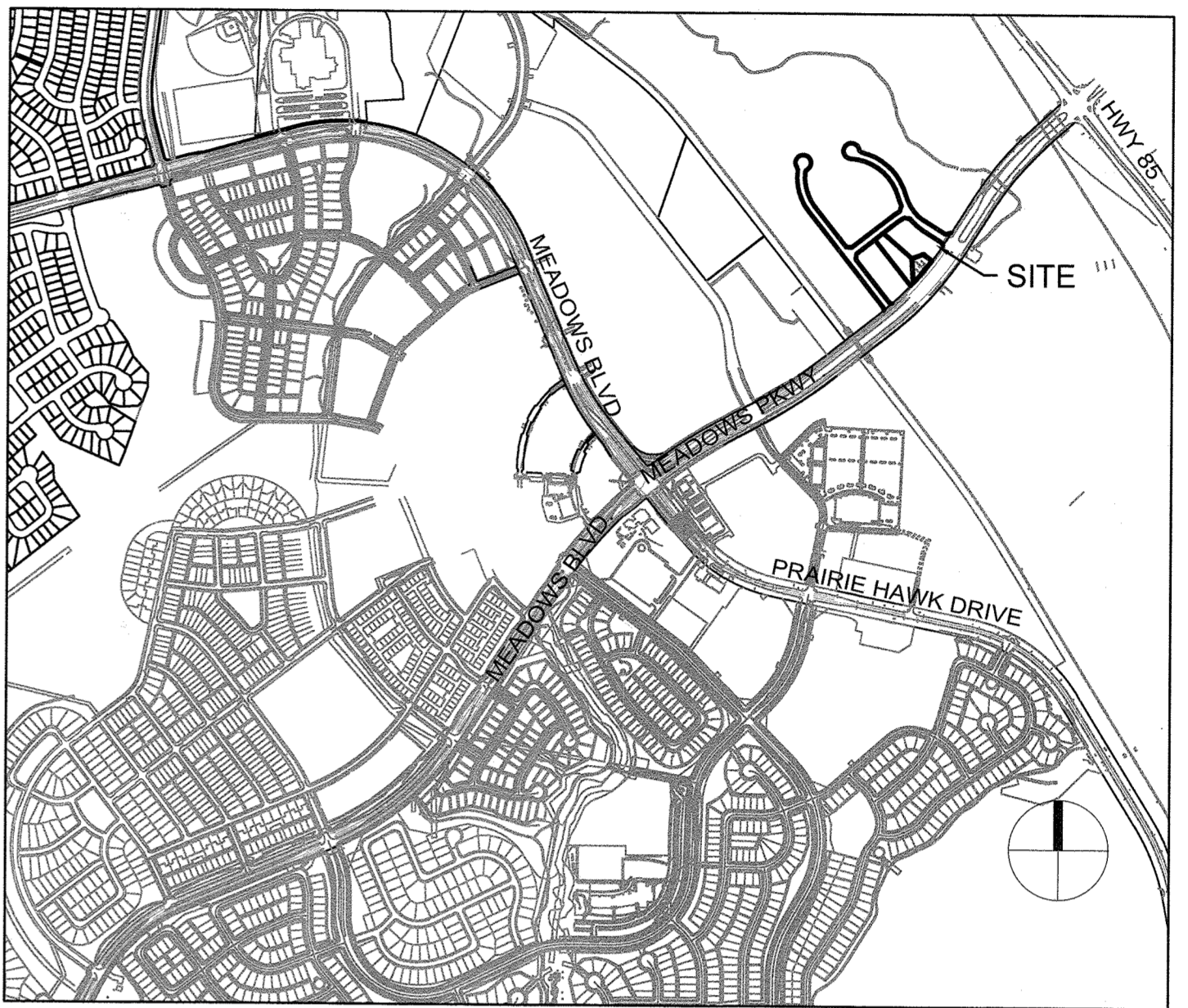
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:25 AM ON THE 27th DAY OF March, 2020 AT RECEPTION NO. 2020022806

DOUGLAS COUNTY CLERK AND RECORDER

BY: Nick Mills
DEPUTY



VICINITY MAP
1 inch = 1000 ft.

SITE DEVELOPMENT PLAN 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 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.
- 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.
- The property shown hereon lies within flood zone x (500-year flood plain), being defined as "other areas determined to be outside the 0.2% annual chance flood per federal emergency management agency flood insurance rate map no. 08035C0167g, panel no. 167 of 495, with a map revision date of march 16, 2016 and map no. 08035C0169g, panel no. 169 of 495, with a map revision date of march 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.
- 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 Plan.
- This site is Zoned PD- The Meadows 4th Amendment- CO1
- 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, as well as perpetual rights for ingress and egress for installation, maintenance and replacement of such lines.
- 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 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.

LANDSCAPE NOTES

- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

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 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.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°27'31" WEST, A DISTANCE OF 2657.54 FEET FROM A FOUND 2-1/2" ALUMINUM CAP STAMPED "SURVEY MONUMENT ARCHER & ASSOC. LS 6935 1998" AT THE SOUTH QUARTER CORNER OF SAID SECTION TO A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38064 2014" AT THE SOUTHWEST CORNER OF SAID SECTION 27.

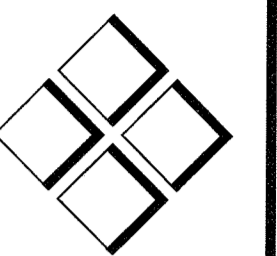
OWNER
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 410
DENVER, CO 80206
CONTACT: RC HANISCH
720-884-6540

LAND PLANNER
VOGEL AND ASSOCIATES
475 WEST 12TH AVE., STE E
DENVER, CO 80204
CONTACT: JEFF VOGEL
303-893-4288

SHEET INDEX

- 1 COVER SHEET / GENERAL NOTES
- 2 SITE PLAN
- 3 SIGN DETAIL

VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE LAYING OF UTILITIES.
OWNERS OR CONTRACTORS ASSUME NO RESPONSIBILITY FOR THE EXISTING UTILITIES SHOWN ON THIS INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	DESCRIPTION	DATE
1	XX	XX/XX/XX

MEADOWS FILING 17 ENTRY MONUMENT SIGN
SITE DEVELOPMENT PLAN
COVER/GENERAL NOTES
TOWN OF CASTLE ROCK, COLORADO

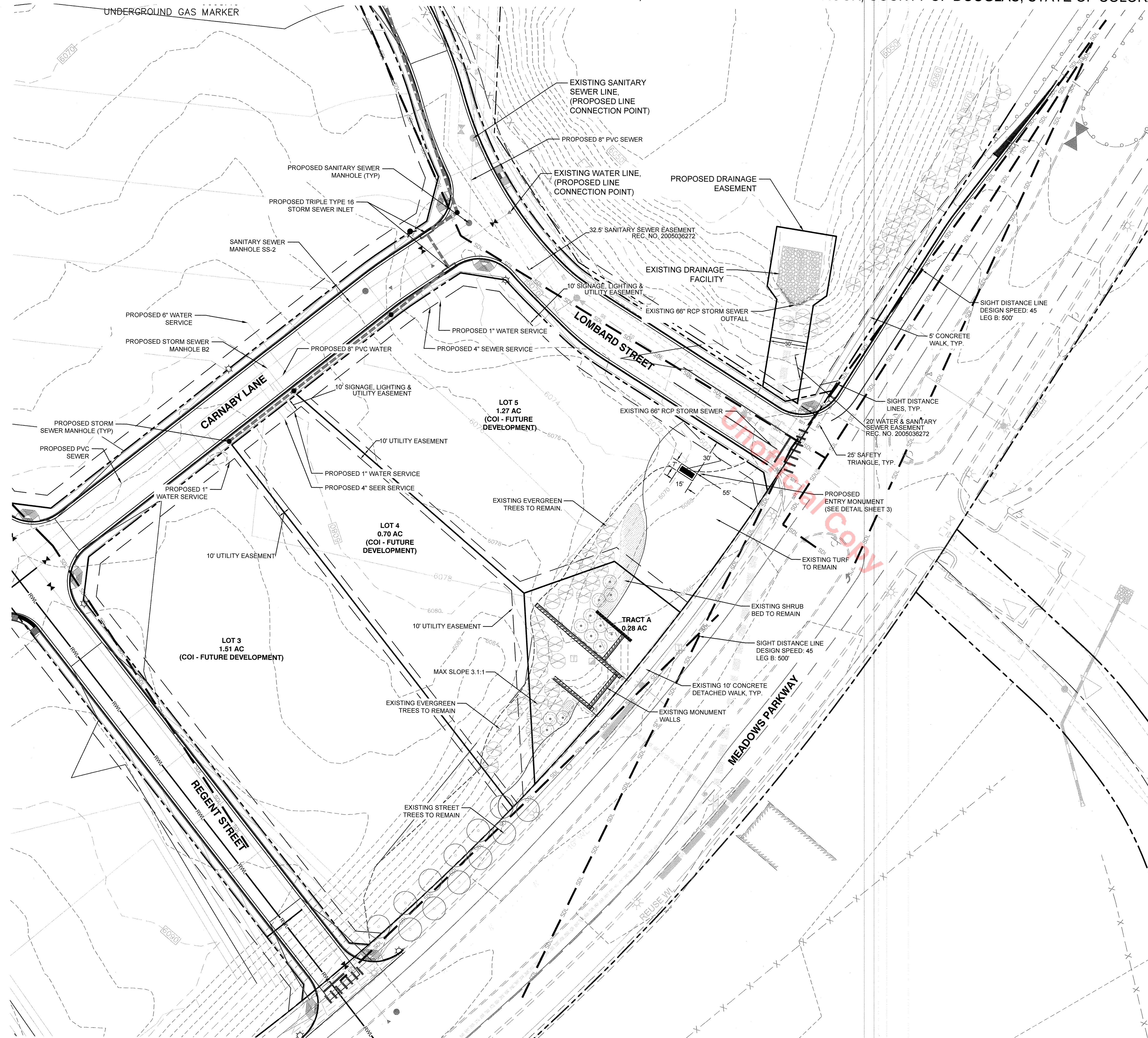
INITIAL PLAN
RELEASE: 07/12/17
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

JOB NO.
SHEET
1 OF 3

MEADOWS FILING 17
ENTRY MONUMENT SIGN -
SITE DEVELOPMENT PLAN
PROJECT# SDP19-0047
COVER/ GENERAL NOTES

SITE DEVELOPMENT PLAN - MEADOWS FILING 17 AREA 2 -JOINT IDENTIFICATION MONUMENT SIGN

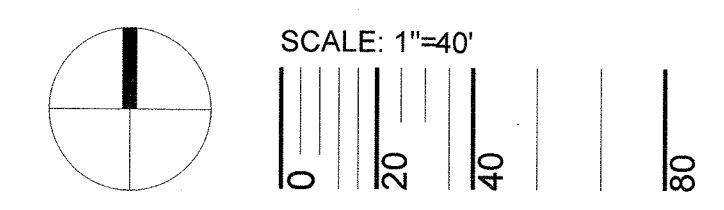
LOCATED IN THE SOUTH HALF OF SECTION 27 AND NORTH HALF OF 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES

- NO NEW OR MODIFIED UTILITIES, GRADING, STREETS, OR SIDEWALKS ARE PROPOSED WITHIN THIS SDP.
- ALL SITE WORK SHOWN IS PART OF THE APPROVED "PUBLIC IMPROVEMENT CONSTRUCTION PLAN FOR THE MEADOWS FILING NO. 17, LOT NO. 8 TOWN OF CASTLE ROCK COLORADO PROJECT # CD 15-0021" APPROVED SEPTEMBER 30, 2015.
- ENTRY MONUMENT SIGN OWNERSHIP AND MAINTENANCE BY OTHERS

LEGEND	
	PROPOSED ENTRY MONUMENT (SEE DETAIL SHEET 3)
	EXISTING EVERGREEN TREE
	EXISTING ORNAMENTAL TREE
	SIGHT DISTANCE LINE
	SIGHT DISTANCE TRIANGLE
	SANITARY SEWER
	WATER
	RAW WATER LINE



MEADOWS FILING 17
ENTRY MONUMENT SIGN -
SITE DEVELOPMENT PLAN
PROJECT# SDP19-0047
SITE PLAN

VOGEL & ASSOCIATES
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE MARKING OF UNDERGROUND MEMBER UTILITIES. OWNER OR CONSULTANT HAS NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE RESPONSIBILITY OF THE DRAWING HAS BEEN DELETED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. **811**

REVISIONS	DATE	DESCRIPTION
#	DATE	DESCRIPTION
1	XX/XX/XXXX	1 XX

MEADOWS FILING 17 ENTRY MONUMENT SIGN
SITE DEVELOPMENT PLAN
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 07/12/17
DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.
SHEET 2 OF 3

SITE DEVELOPMENT PLAN - MEADOWS FILING 17 AREA 2 -JOINT IDENTIFICATION MONUMENT SIGN

LOCATED IN THE SOUTH HALF OF SECTION 27 AND NORTH HALF OF 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

A D/F Multi-Tenant Pylon Sign
 Quantity: 1 ea., manufacture and Install Scale: 3/8" = 1'-0"

- Fabricated aluminum cap with 4" square tube frame and 6" square tube supports painted MP32195 Staid Gray Metallic.
- 4" aluminum square tube mullions painted MP25829 Taos Sand Beige with heavy textured finish.
- Engineered stone veneer to match existing stone on site (see photo below). Substrate to be masonry board over steel angle frame.

Electrical requirements: (2) circuits: 7 amps, 4 amps (second one for future expansion)

Sign Area: 100.0 Sq. Ft.

Stone Area: 50.0 Sq. Ft.

MATCH EXISTING STONE VENEER

ART SUPERIMPOSED ON PHOTO, SHOWN AT APPROXIMATE RELATIVE SIZE

2930 West 9th Avenue - Denver, Colorado 80204 - 303.629.6121 - www.gordonsign.com

Underwriters Laboratories Inc. Gordon Sign Meets UL Safety Requirements	IMPORTANT ELECTRICAL NOTE: ILL 2161 COMPLIANT PER NEC AND MANUFACTURING RECOMMENDATIONS ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS Voltage: _____	Castle Rock Development Company 19413-12 Permit Revisions: 09 - 11/20/19 Redesign. -KL 10 - 12/4/19 Changed name on top cabinet. -KL 11 - 1/8/19 Gas pricers off until later. -JH. 12 - 1/9/19 More notes, placeholder copy removed. -JH.	Account Rep.: Debbie Ramirez Client: Castle Rock Development Company Date: 8/1/19 3033 E. 1st Ave., Suite 305 Drawn by: <i>Vreg</i> Denver, CO 80206 Client Approval: _____ Landlord Approval: _____
Gordon Sign will endeavor to closely match colors, including PMS colors where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.		Sheet 1 of 1	© This design is the exclusive property of Gordon Sign and cannot be reproduced either in whole or in part without their consent.

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 (303) 893-4288

CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
 OWNER OR CONSULTANT ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONSULT UTILITIES.

Know what's below. Call before you dig. **811**

REVISIONS	
#	DESCRIPTION
1	XX/XX/XXXX

MEADOWS FILING 17 ENTRY MONUMENT SIGN
 SITE DEVELOPMENT PLAN
 SIGN DETAIL
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 07/12/17
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____

JOB NO. _____

SHEET 3 OF 3