

LEGAL DESCRIPTION

LOT 1B, BLOCK 3 OF THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3 OF THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 10, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO DOCUMENT CERTAIN REVISIONS THAT AFFECT LOT 1B. THESE INCLUDE ADDING 1 HC PARKING SPACE AND 1 STANDARD PARKING SPACE ON LOT 1A BUT WILL BE ALLOCATED TO LOT 1B.

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TC3 LLC, A Colorado Limited Liability Company

BY [Signature] AS member

SIGNED THIS 6th DAY OF August, 2019

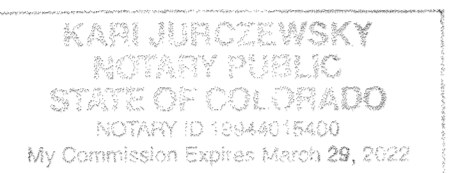
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF August, 2019

BY Douglas E. Decker AS member OF TC3 LLC, A Colorado Limited Liability Company

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/29/22

TITLE CERTIFICATION

I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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.

[Signature]
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 12th DAY OF August, 2019

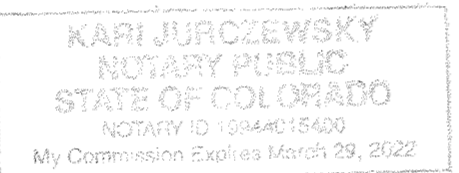
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF August, 2019

BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/29/22

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 MAY 15, 2019 AT RECEPTION NO. 2019, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]

ANB BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF COLORADO

SIGNED THIS 6 DAY OF August, 2019

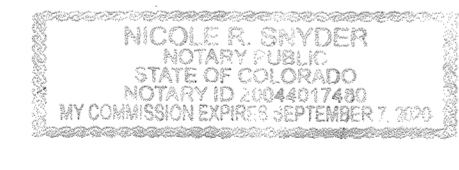
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF August, 2019

BY Michael Shaw

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: September 7, 2020

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 2:10 PM ON THE 8th DAY OF August, 2019 AT RECEPTION NO. 201904891

DOUGLAS COUNTY CLERK AND RECORDER

BY Claire Blegen DEPUTY



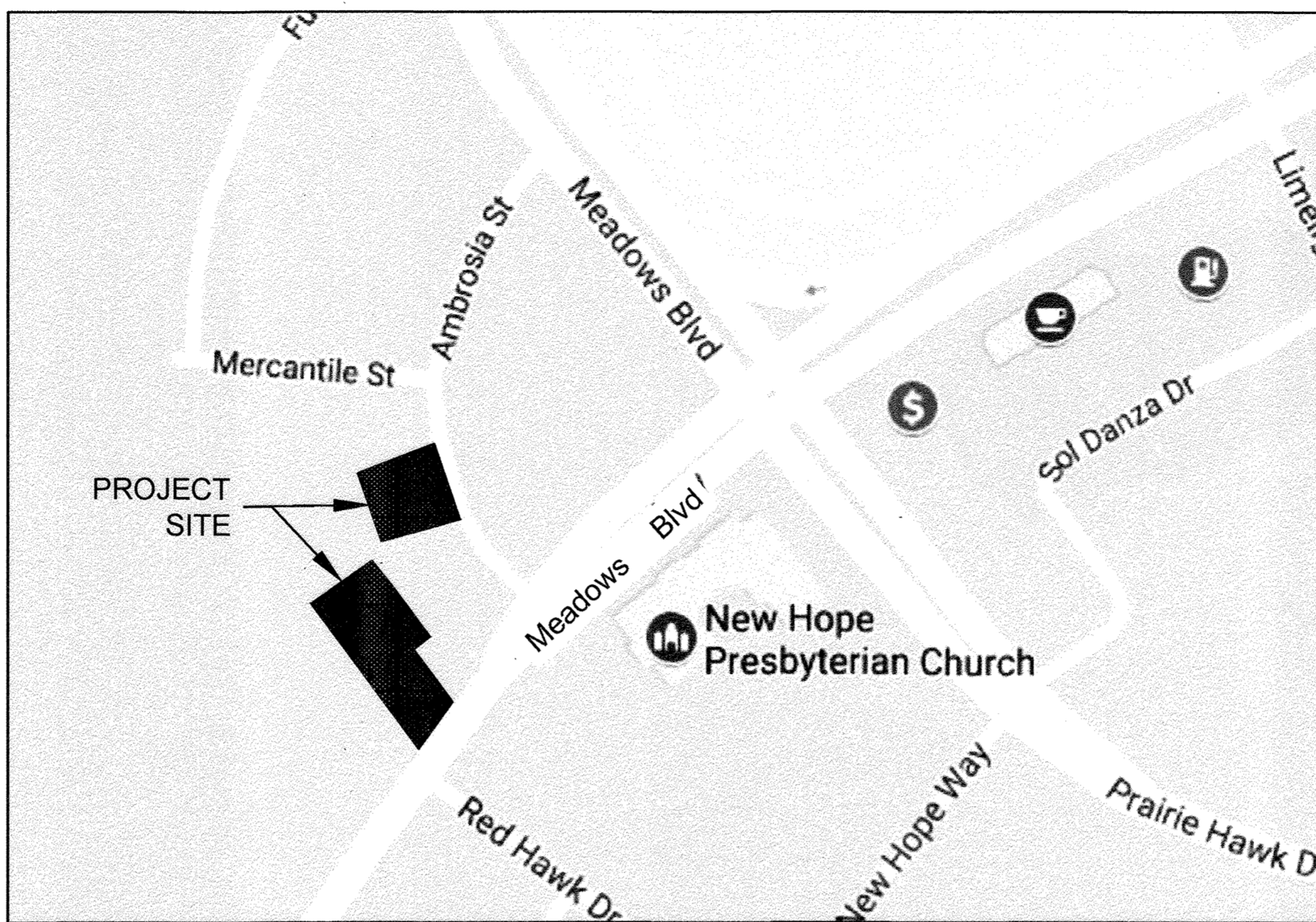
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8 DAY OF August, 2019

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SITE DEVELOPMENT PLAN AMENDMENT 1

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

200 100 0 200 400

SCALE: 1" = 200'

PROJECT SUMMARY TABLE

Table with columns for Zoning Comparison (The Meadows - 4th Amendment), Changes per SDP19-0019, and various zoning requirements like Lot Area, Square Footage, and setbacks.

TECHNICAL CRITERIA VARIANCE

TCV 18-0017: LOTS 1A-1 AND 1B ARE BEING DEVELOPED AS A CONSOLIDATED SITE PLAN. THIS VARIANCE ALLOWS FOR A REDUCTION IN LANDSCAPING ON LOT 1B FROM 10% TO APPROXIMATELY 5% SINCE THE LANDSCAPING ON LOT 1A-1 EXCEEDS 49%. IN ADDITION, THIS VARIANCE ALSO ALLOWS A REDUCTION IN STREET TREES ON LOT 1B FROM 3 TO 1 DUE TO THE WIDTH OF THE SIDEWALK, BUMPER OVERHANG, AND THE SLOPE OF THE SIDEWALK. INSTALLING TREES AND TREE GRATES WOULD INTERFERE WITH THE WALKABLE AREA AND ADA ACCESSIBILITY.

WATER/SANITARY

CASTLE ROCK WATER
175 KELLOGG CT.
CASTLE ROCK, CO
(720) 733-6000

CIVIL ENGINEER

ROTH LANG ENGINEERING, LLC
7853 EAST ARAPAHOE COURT, STE. 2500
CENTENNIAL, CO 80112
(303) 841-9365

ARCHITECT

HB&A
102 EAST MORENO AVENUE
COLORADO SPRINGS, CO 80903
(719) 473-7063

APPLICANT/OWNER

TC3, LLC
PO BOX 2167
CASTLE ROCK, CO 80104

LANDSCAPE

OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002

SURVEYOR

AZTEC CONSULTANTS
8000 S. LINCOLN ST. UNIT 5
LITTLETON, CO 80122
(303) 713-1898

TOWN OF CASTLE ROCK 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 4.3E AND 8.2.3A 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 LANDSCAPE PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- 3. FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL NO. 0803500169G, DATED MARCH 16, 2016. THE PROPERTY IS LOCATED IN ZONE X.
- 4. ANY STREET SIGNS, STRIPINGS, 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.
- 5. 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.
- 6. APPROVAL OF THIS CONCEPTUAL 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.
- 7. 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.
- 8. 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.
- 9. THIS SITE IS ZONED PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
- 10. 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.
- 11. 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 RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 12. THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- 13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 14. 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.

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 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.
- 4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET 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 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- 6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHTING 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 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.
- 8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

BENCHMARK

SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030, RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.17 (NAVD 88).

BASIS OF BEARINGS

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. 3.33 SFE'S ARE DEBITED FROM THE WATER BANK.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN

CIVIL ENGINEER'S STATEMENT

I, KURT LANG, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KURT A. LANG
PE #32249

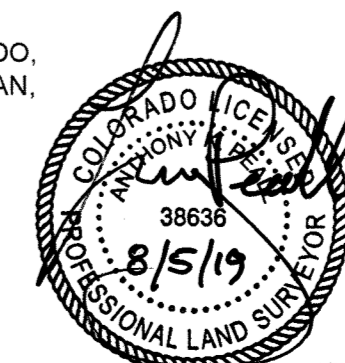


SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

#38636
REGISTERED LAND SURVEYOR

8/5/19
DATE



SITE DEVELOPMENT PLAN AMENDMENT 1
LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 10

PROJECT NO. SDP19-0019

PROTH LANG ENGINEERING GROUP, LLC
7853 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-841-9365

MEADOWS TOWN CENTER BLDG #3
THE MEADOWS, CASTLE ROCK, COLORADO
COVER SHEET

SCALE: AS SHOWN
FILE NO.: 17/201

DRAWN BY: KAL
CHECKED BY: KAL
DATE: JULY 08, 2019

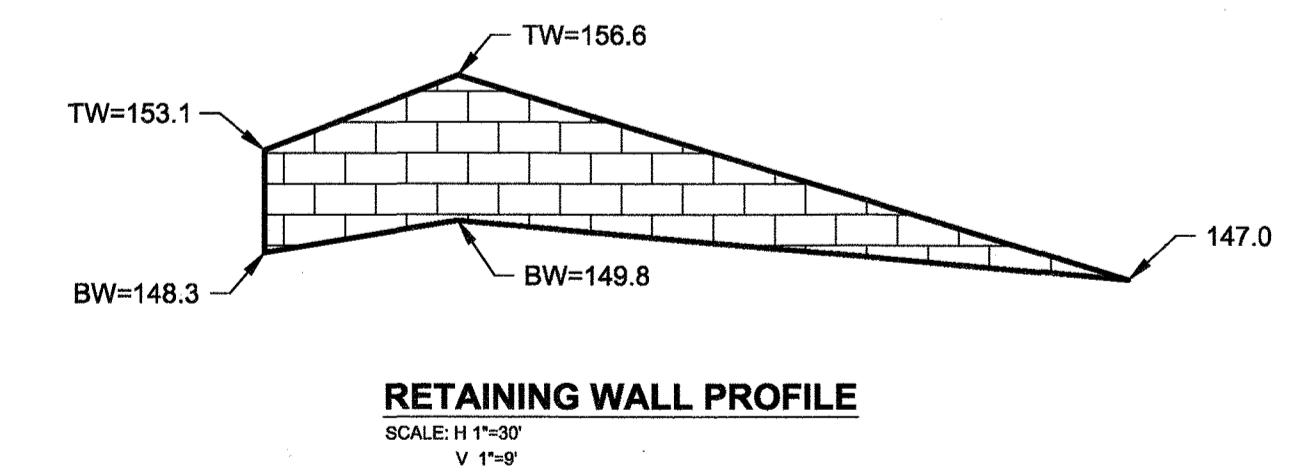
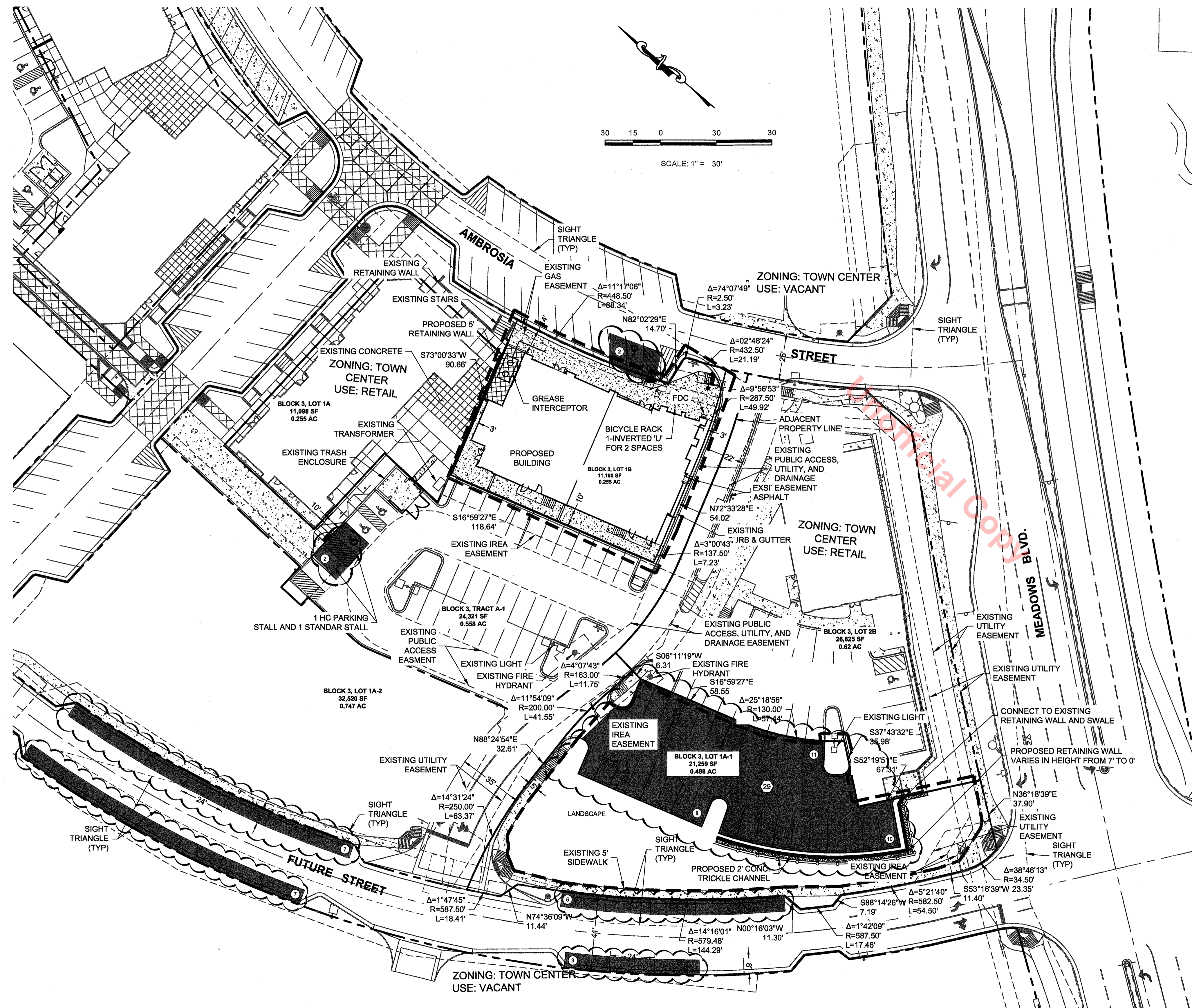
SHEET NUMBER
1 OF 2

SITE DEVELOPMENT PLAN AMENDMENT 1

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
 LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPOSED**
- CATCH CURB
 - SPILL CURB
 - FENCE
 - RETAINING WALL
 - SITE LIGHTING
 - CONCRETE
 - PROPERTY LINE
 - SIGNAGE
 - WHITE STRIPING
 - RIGHT-OF-WAY
 - NOT PART OF SDP
 - LIMITS OF SDP
 - PARKING STALL COUNT
- EXISTING**
- CURB/EDGE PAVEMENT
 - CONCRETE
 - LIGHT POLE
 - SIGNAGE
 - EASEMENT



No.	Revisions	Date	Init.	Appr.	Date

PROTH LANG ENGINEERING GROUP, LLC 7883 E. ARAPAHO COURT, SUITE 2600 CASTLE ROCK, CO 80107 PHONE: 303-641-9885	
MEADOWS TOWN CENTER BLDG #3 THE MEADOWS, CASTLE ROCK, COLORADO SITE PLAN	
SCALE: AS SHOWN	FILE NO: 171201
DRAWN BY: KAL	CHECKED BY: KAL
DATE: JULY 09, 2019	SHEET NUMBER 2 OF 2