

LEGAL DESCRIPTION

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

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.

CHARLES H. SIMPSON, TRUSTEE OF THE SIMPSON FAMILY TRUST

LOUISE P. SIMPSON, TRUSTEE OF THE SIMPSON FAMILY TRUST

SIGNED THIS _____ DAY OF _____, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2019

BY CHARLES H. SIMPSON AS TRUSTEE OF SIMPSON FAMILY TRUST

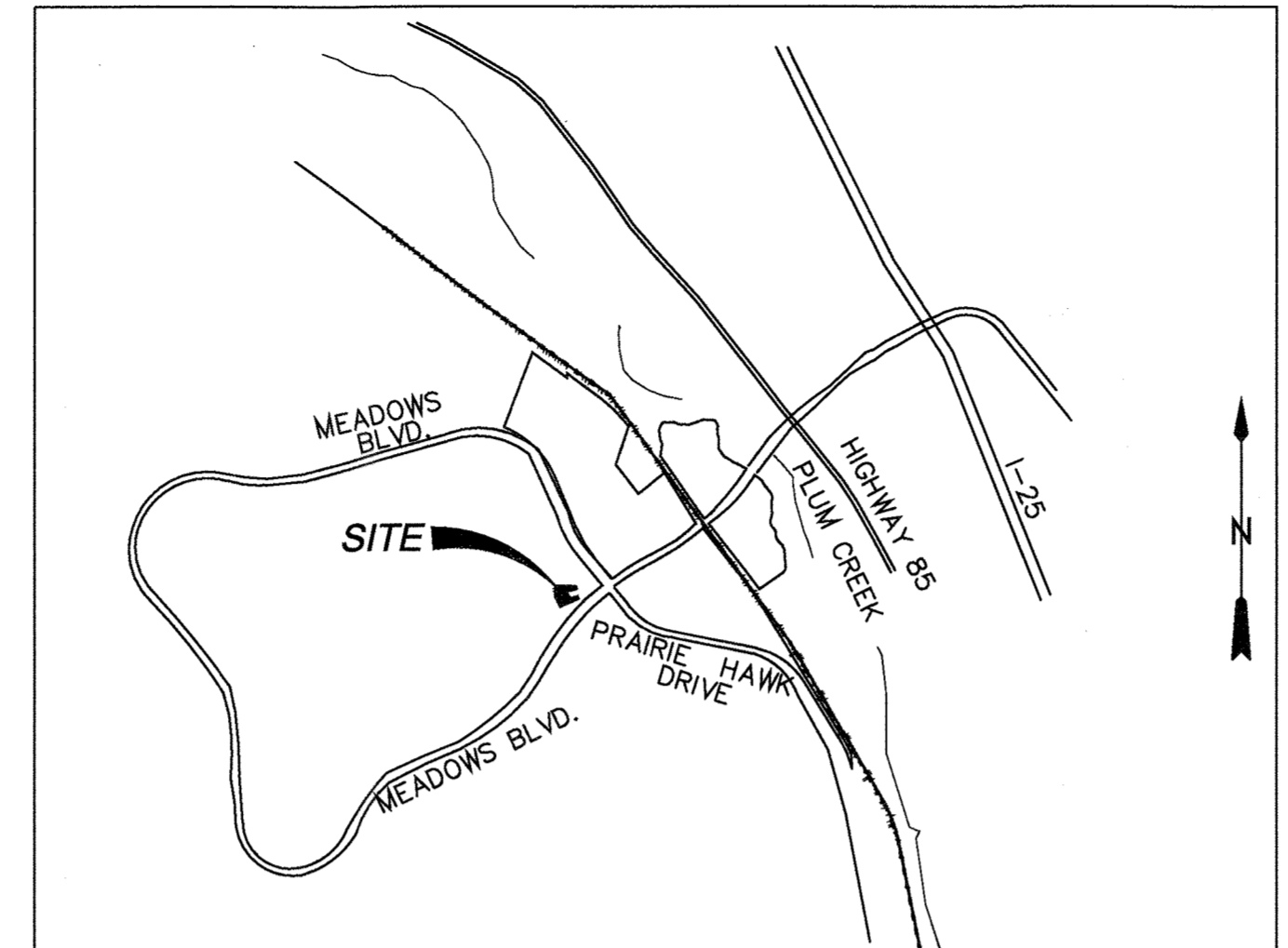
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

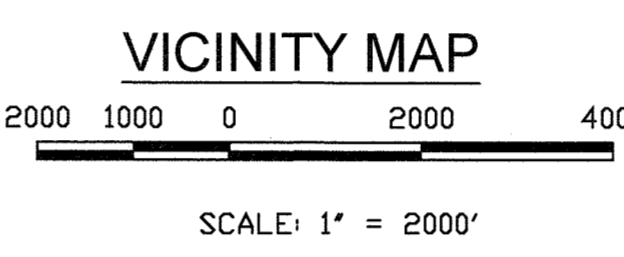
MY COMMISSION EXPIRES: _____

SITE DEVELOPMENT PLAN - AMENDMENT 1

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



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



TITLE CERTIFICATION

I, Freddie Beckler, 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.

Freddie Beckler
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 5th DAY OF August, 2019

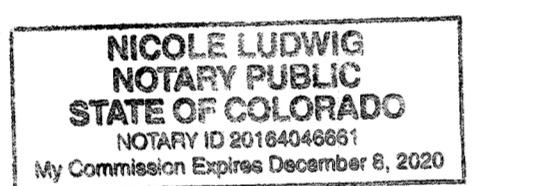
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF August, 2019
BY Freddie Beckler AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Nicole Ludwig
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/9/20



PROJECT SUMMARY TABLE

TRACT A-1 AND LOT 1A

Table with columns: Zoning, Use Area, PD Zoning Allowance, Approved FPD08-003, Proposed SDP19-0020. Includes sections for Zoning Comparison and Development Standards, Parking Required, Parking Provided, and Site Utilization.

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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. 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. FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL NO. 08035C0169G, DATED MARCH 16, 2016. THE PROPERTY IS LOCATED IN ZONE X. 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 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. 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 PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA. 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. 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. 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. 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. 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. 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.

BENCHMARK

THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET, NAVD 1988 DATUM.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEING NORTH 00°04'44" EAST A DISTANCE OF 2629.60 FEET: -THE EAST QUARTER CORNER BEING A FOUND 3.25" ALUM. CAP, LS 174166. -THE SOUTHEAST CORNER BEING A FOUND 2.5" ALUM. CAP, LS 17666.

PURPOSE STATEMENT

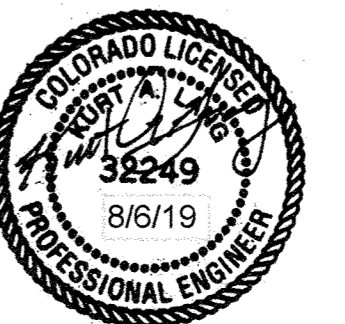
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO ALIGN THE SITE TO CURRENT CONDITIONS AND TO ADD CERTAIN ITEMS TO THE PLAN WHICH WILL BE CONSTRUCTED WITH THE ADJACENT PROPERTY, LOT 1B.

THE CHANGES ARE TO VACATE A TEMPORARY EMERGENCY ACCESS EASEMENT, CREATE 2 ADDITIONAL ON-SITE PARKING STALLS, 1 HANDICAP ON-SITE PARKING STALL AND 1 STANDARD PARKING STALL WHICH BOTH WILL BE ALLOCATED TO LOT 1B, AND TO ENLARGE THE TRASH ENCLOSURE.

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



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 10:46 AM ON THE 6th DAY OF September, 2019 AT RECEPTION NO. 2019 056 246

DOUGLAS COUNTY CLERK AND RECORDER
BY: Angela C. Slaney
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 26 DAY OF August

DIRECTOR OF DEVELOPMENT SERVICES

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.

38436
REGISTERED LAND SURVEYOR

DATE

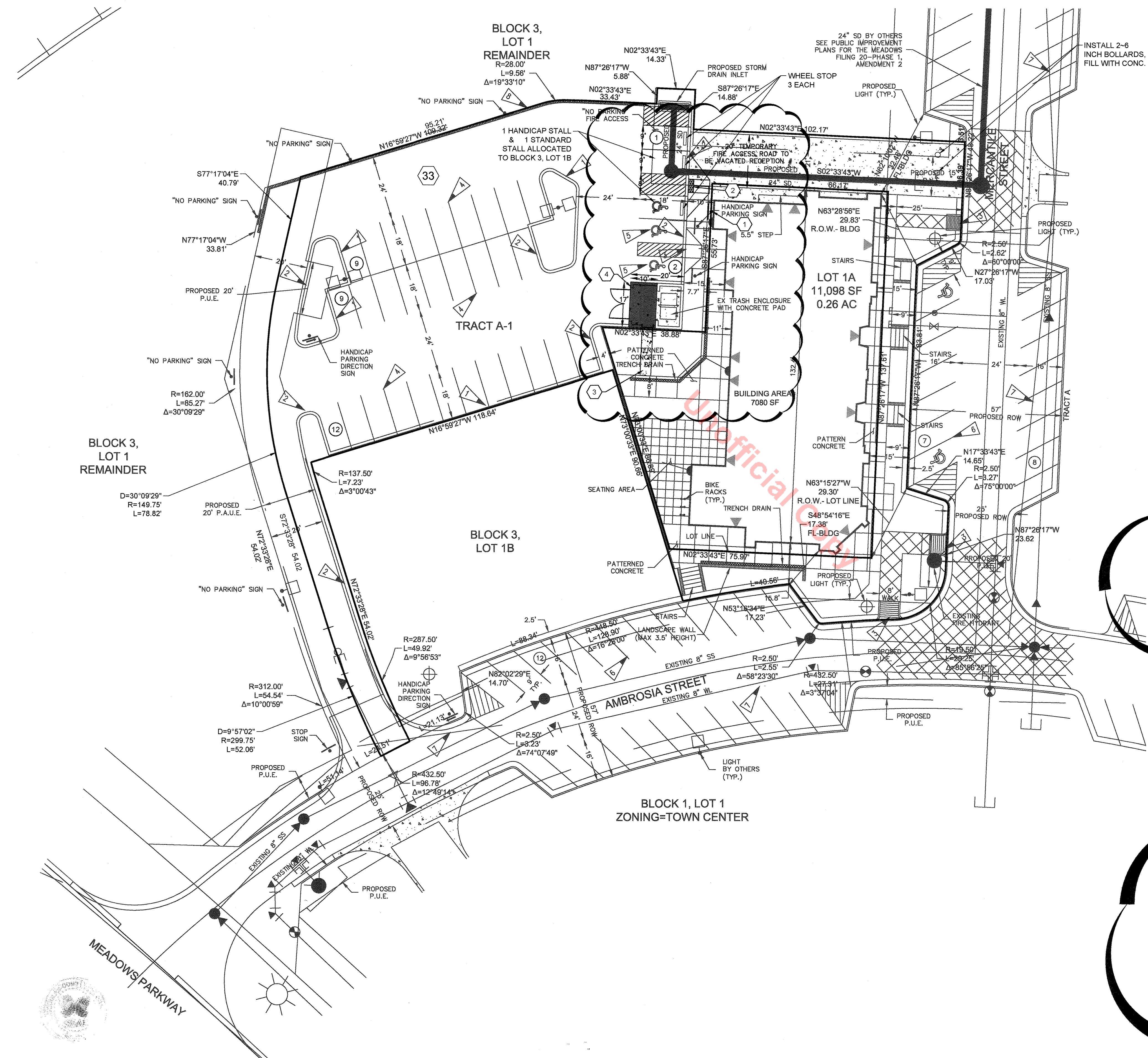


MEADOWS TOWN CENTER THE MEADOWS, CASTLE ROCK, COLORADO
SCALE: AS SHOWN
DRAWN BY: AS SHOWN
CHECKED BY: VAL
DATE: July 11, 2019
FILE NO: 171201
SHEET NUMBER
1 OF 2
Revisions: No. Date Init. Appr. Date



SITE DEVELOPMENT PLAN - AMENDMENT 1

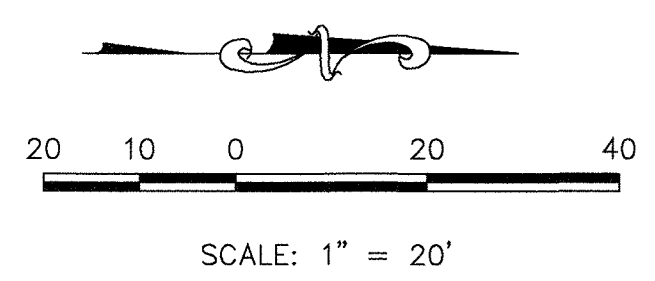
LOT 1A, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 AND
 TRACT A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPOSED FIRE HYDRANT		SPILL CURB
	EXISTING FIRE HYDRANT		CATCH CURB
	PROPOSED WATER LINE		HANDICAP RAMP
	EXISTING WATER LINE		STANDARD 9'x18' PARKING STALL
	PROPOSED MANHOLE		HANDICAP PARKING AREA
	EXISTING MANHOLE		9'x18' PARKING STALLS WITH 5' WIDE STRIPING STALL
	PROPOSED SANITARY LINE		60' DIAGONAL PARKING STALL 9' WIDE
	EXISTING SANITARY LINE		SIGHT TRIANGLE
	PROPOSED SANITARY LINE CLEANOUT		CONSTRUCT TEMPORARY ASPHALT CURB, SEE DETAIL B, SHEET 3
	EXISTING SANITARY LINE CLEANOUT		PROPOSED LIGHTS
	PROPOSED RIGHT OF WAY		PROPOSED LANDSCAPE WALL
	EXISTING RIGHT OF WAY		PROPOSED EASEMENT
	PROPOSED PROPERTY LINE		EXISTING EASEMENT
	ASPHALT PAVEMENT		
	PATTERNED HARDSCAPE		
	NO PARKING FIRE ACCESS		
	PARKING STALL COUNT		

P.U.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
 P.A.U.E. — PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT



PARKING SUMMARY

BLOCK 3, LOT 1A

PARKING REQUIRED	33
OFFSTREET STANDARD PARKING PROVIDED	35
OFFSTREET HANDICAP PARKING PROVIDED	3
OFFSTREET STANDARD PARKING ALLOCATED TO LOT 1B	-1
OFFSTREET HANDICAP PARKING ALLOCATED TO LOT 1B	-1
TOTAL PARKING PROVIDED TO LOT 1A	33

CONSTRUCTION NOTES:

- 1 HANDICAP SIGNAGE
- 2 HANDICAP RAMP
- 3 4 FOOT WIDE CONCRETE SIDEWALK
- 4 ENLARGE TRASH ENCLOSURE 10 FEET USING THE SAME MATERIAL, ELEVATIONS, AND COLORS AS EXISTING.

PROTH LANG ENGINEERING GROUP, LLC				MEADOWS TOWN CENTER THE MEADOWS, CASTLE ROCK, COLORADO	SCALE: AS SHOWN	FILE NO: 171201	DATE: July 11, 2019
				SHEET NUMBER	2 OF 2		