

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

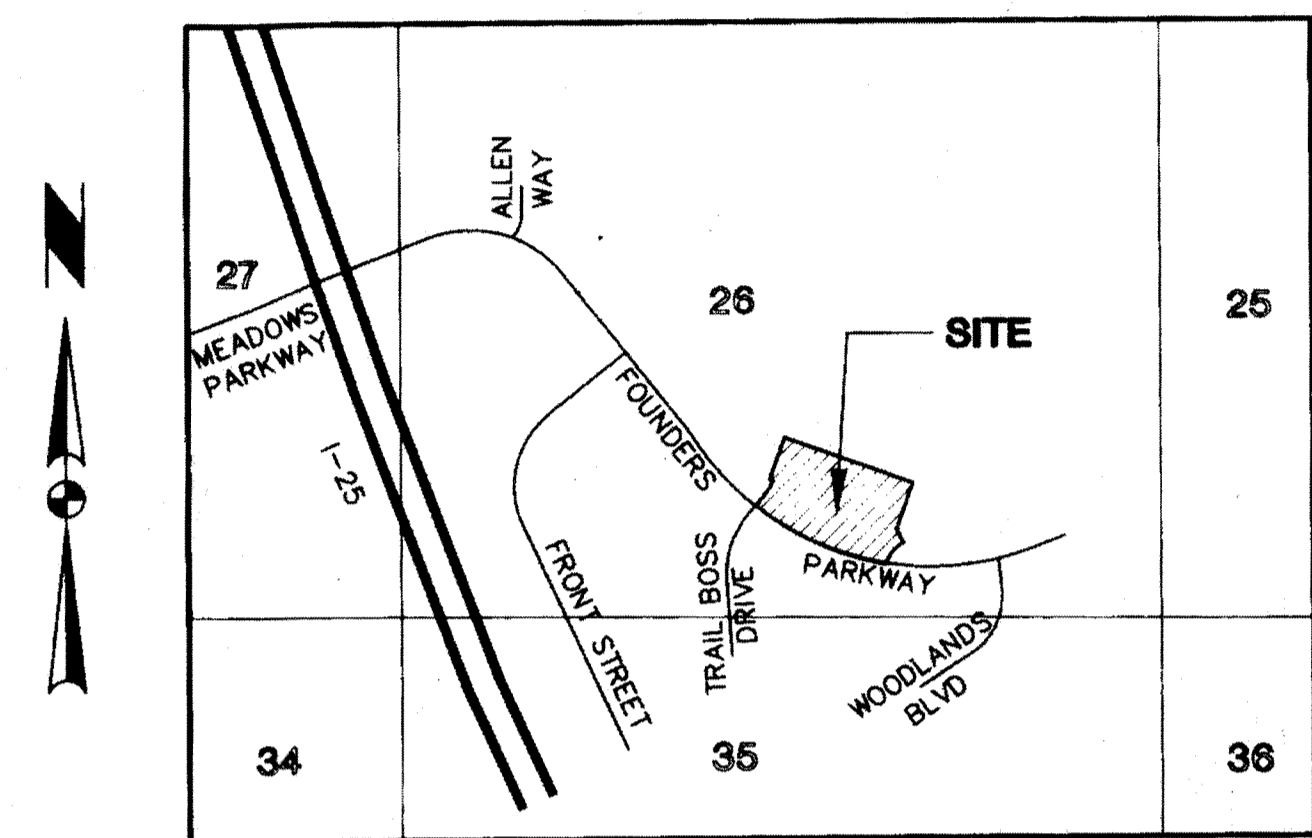
LOT 3A, METZLER RANCH FILING NO. 3, AMENDMENT NO.1

1ST AMENDMENT OF THE METZLER RANCH FILING NO.3, LOT 3, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, 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 4.3E 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 08035C0186G, DATED 3/16/2016, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).
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 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.
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 INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED CTV."
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-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.
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.



VICINITY MAP

LEGAL DESCRIPTION

LOT 3A, AMENDMENT NO.1 TO FINAL PLAT FOR METZLER RANCH FILING NO. 3 LOT 3, 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.

Ken Colman
 TARGET CORPORATION, A MINNESOTA CORPORATION
 SIGNED THIS 1 DAY OF OCTOBER 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF October
 2019 BY Ken Colman

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 1/31/2020

TITLE CERTIFICATION

Kalli L. Ostlie
 FIRST AMERICAN TITLE INSURANCE COMPANY, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN 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 LIEN HOLDER SUBORDINATION CERTIFICATE.

Kalli L. Ostlie
 AUTHORIZED REPRESENTATIVE
 FIRST AMERICAN TITLE INSURANCE COMPANY
 TITLE COMPANY

SIGNED THIS 12th DAY OF FEBRUARY 2020

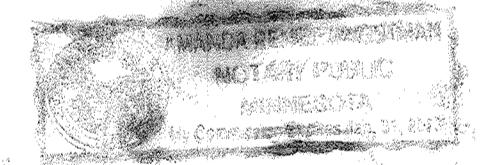
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF February
 2020 BY Kalli Ostlie, aka Amanda B. Angstrom

AS AUTHORIZED REPRESENTATIVE OF First American Title Insurance Co.

WITNESS MY HAND AND OFFICIAL SEAL.

Amanda B. Angstrom
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 1/31/2023

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

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 4th DAY OF March 2020

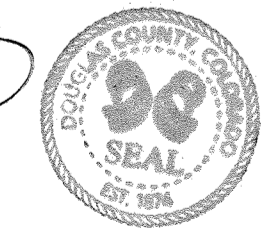
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

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 4:12 PM ON THE 6th DAY OF March 2020 AT RECEPTION NO. 2020016366

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Mary J. Damstra*
 DEPUTY



PURPOSE STATEMENT:

THE TARGET 2020 REMODEL PROGRAM PLANS TO UPDATE THE EXTERIOR BUILDING FAÇADE, AND INCLUDES LED SOFFIT UPGRADES AND WALL SIGN IMPROVEMENTS.

NOTE:
 ANY FUTURE AMENDMENTS TO THIS SITE DEVELOPMENT PLAN WILL REQUIRE AN UPDATED SITE PLAN THAT SHOWS CONFORMANCE WITH ALL TOWN OF CASTLE ROCK REGULATIONS.

SHEET INDEX:
 1. COVER SHEET
 2. BUILDING ELEVATIONS

OWNERS/SUBDIVIDER:
 TARGET CORPORATION
 1000 NICOLLET MALL
 MINNEAPOLIS, MN 55403
 TELEPHONE: (612) 761-1541
 CONTACT: DEAN ZURMLEY

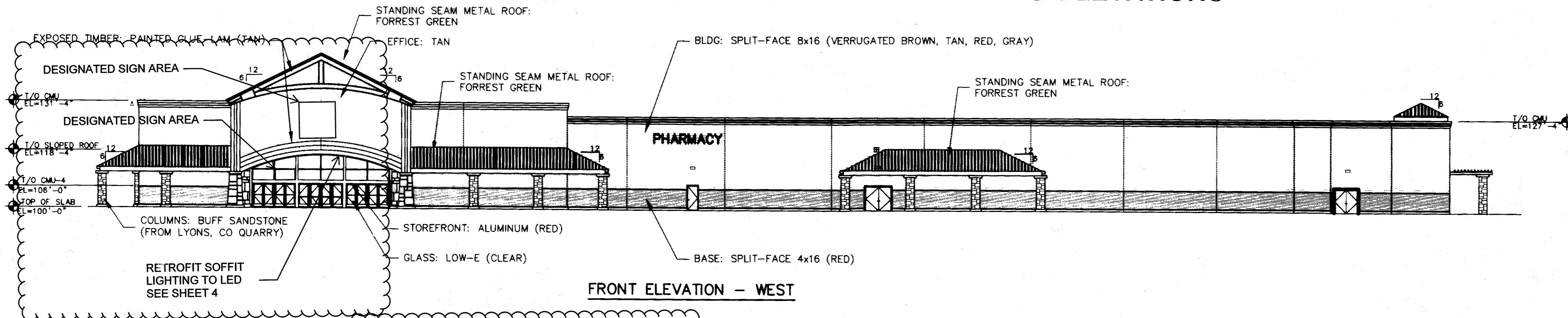
ENGINEER/SURVEYOR:
 TST INC. OF DENVER
 102 INVERNESS TERRACE EAST, SUITE 105
 ENGLEWOOD, CO 80112
 TELEPHONE: (303) 792-0557
 CONTACT: WARD MAHANKE P.E.
 CONTACT: MICHAEL C. CREGGER P.L.S.

TST
TST INC. OF DENVER
 Consulting Engineers
 FINAL PD SITE PLAN UPDATE
 PROJECT NO: SDP19-0013
 METZLER RANCH FILING No. 3, LOT 3
 SHEET 1 OF 2

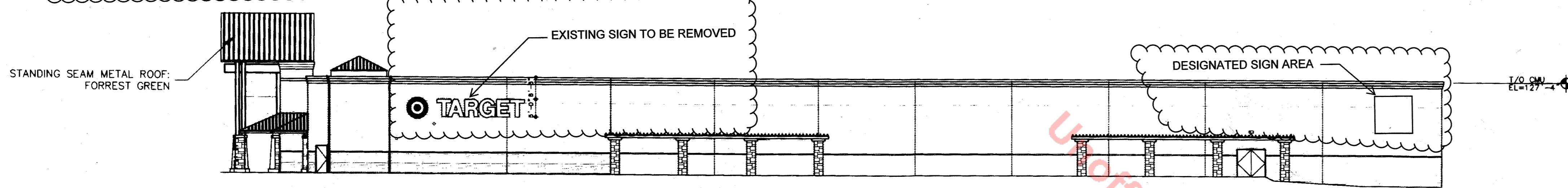
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 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

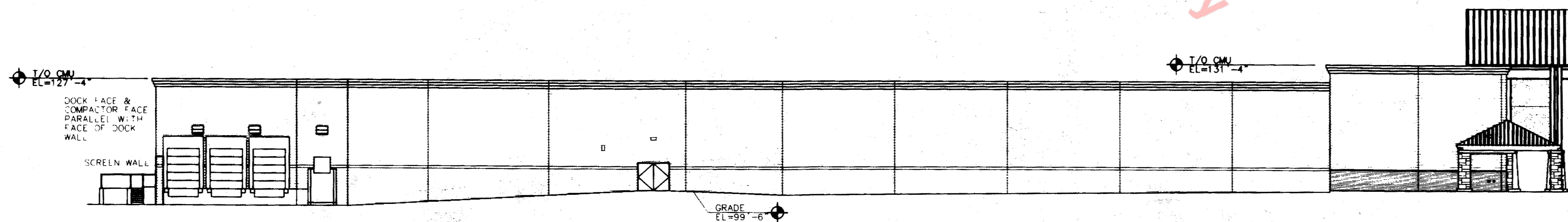
BUILDING ELEVATIONS



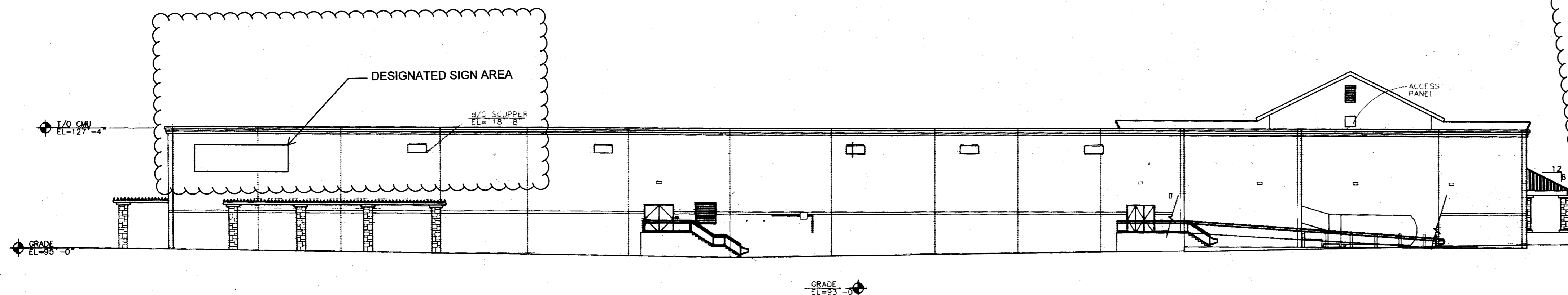
FRONT ELEVATION - WEST



RIGHT ELEVATION - SOUTH



LEFT ELEVATION - NORTH



REAR ELEVATION - EAST

ELEVATIONS 1"=20'

NOTES:

- 1) ARCHITECTURAL TREATMENTS ARE UPGRADED ON ALL FOUR SIDES OF BUILDING FOR FOUR-SIDED VISIBILITY.
- 2) COLORS INDICATED ON THIS PLAN ARE APPROXIMATE. THE ACTUAL COLORS AND MATERIALS WILL BE PART OF THE PRESENTATION TO THE PLANNING COMMISSION AND TOWN COUNCIL.
- 3) ROOFTOP EQUIPMENT SCREENING FROM ADJACENT ROADWAYS BY RAISED PARAPET WALL AROUND THE ENTIRE PERIMETER OF THE BUILDING, BUILT AT A MINIMUM OF FOUR FEET.
- 4) CARTS TO BE STORED ALONG UNDER FREE-STANDING CANOPY.
- 5) ALL DESIGNATED SIGN AREAS MUST CONFORM TO SIGN CODE

LIGHTING GENERAL NOTES

1. THE OBJECTIVE OF THE LIGHTING IN THE REMODEL PROGRAM IS TO REFURBISH THE EXISTING RECESSED SOFFIT LIGHTING TO LED LIGHTS. THE RECESSED LIGHTS WILL NOT EXTEND BEYOND THE CANOPY ABOVE THE ENTRANCE TO THE STORE AND WILL NOT CHANGE LIGHTING LEVELS BEYOND THE BUILDING FOOTPRINT.
2. THERE WILL BE 18 FOOT-CANDLES UNDER THE CANOPY.
3. THE HOURS OF OPERATION FOR THE PROPOSED LIGHTING ARE EXPECTED TO EXTEND A HALF HOUR TO AN HOUR BEYOND THE STORE'S REGULAR HOURS OF SAM TO 10PM. THE LIGHTING WILL BE ON NO LATER THAN 11 PM ON REGULAR BUSINESS DAYS.
4. THE PROPOSED SOFFIT LIGHTING RENOVATION WILL NOT AFFECT NEIGHBORING PROPERTIES.
5. WE ACKNOWLEDGE THAT THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
6. ALL PROPOSED LUMINARIES IN THIS PROJECT ARE LOCATED ABOVE THE MAIN ENTRANCE TO THE BUILDING ON SITE (SEE SHEET 2) AND ARE 10' TO 14' ABOVE FINISHED FLOOR ELEVATION.

NOTE:

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