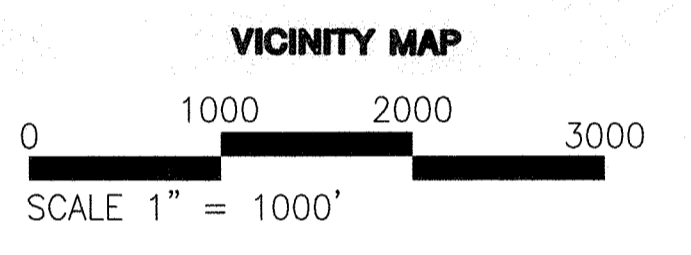
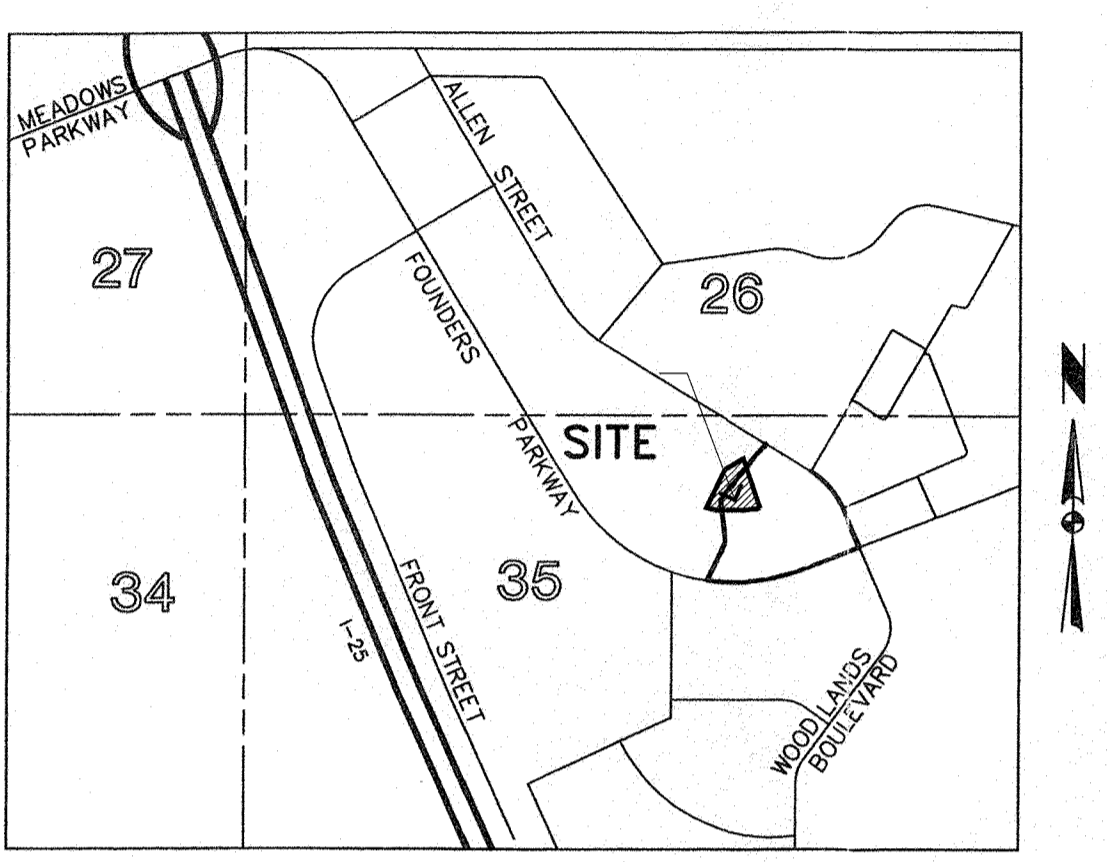


# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 4-A, METZLER RANCH FILING NO. 3,

### 2ND AMENDMENT AN AMENDMENT TO THE FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 1 LOT - 1.00 ACRES  
 SHEET 1 OF 2



**SHEET INDEX**

SHEET 1	COVER SHEET-SIGNATURE SHEET
SHEET 2	LANDSCAPE PLAN
SHEET 3-4	NOTARY

BUILDING COVERAGE ON SITE	4,775 SQ. FT.-(.11 ACRE)-11.23% OF TOTAL SITE AREA
PARKING LOT AND SIDEWALKS	24,700 SQ. FT.-(.57 ACRE)-58.12% OF TOTAL SITE AREA
LANDSCAPED AREA OF SITE	13,025 SQ. FT.-(.30 ACRE)-30.65% OF TOTAL SITE AREA

1. ZONING	B-2 OFFICE
2. BUILDING USE	ORTHODONTIST OFFICE DENTAL OFFICE SPEC OFFICE SPACE
3. TOTAL AREA OF SITE	43,560 SQ. FT. (1.00 ACRE)
4. LANDSCAPED AREA OF SITE	13,598 SQ. FT. - 31.21% OF TOTAL SITE AREA
5. PLANT MATERIAL REQUIRED	26 TREES, 52 SHRUBS
PLANT MATERIAL INDICATED	27 TREES, 53 SHRUBS
6. SETBACK	15 FT. FROM FRONT PROPERTY LINE ONLY
7. BUILDING SQ. FT.:	
a. FIRST FLOOR	4,775 SQ. FT.
b. SECOND FLOOR	3,700 SQ. FT.
TOTAL SQ. FT. OF FINISHED BUILDING	8,475 SQ. FT.
8. REQUIRED PARKING	39 PARKING STALLS
	39 STALLS
9. TOTAL OFF-STREET PARKING	50 FT.
10. PERMITTED MAXIMUM HEIGHT OF BUILDING	41 FT. 6 IN.
11. PROPOSED HEIGHT OF BUILDING	METZLER RANCH FINAL PLAT APPROVED-12/31/02
12. PROPOSED SCHEDULE	BEGIN CONSTRUCTION-FEBRUARY 2003 COMPLETE CONSTRUCTION-DECEMBER 2003

6050 SQ. FT. - MEDICAL OFFICE BUILDING	ONE STALL PER 200 SQ. FT. = 30.25 STALLS.
2425 SQ. FT. - OFFICE BUILDING	ONE STALL PER 300 SQ. FT. = 8.08 STALLS.
TOTAL PARKING STALLS REQUIRED	- 39.

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LOT 4-A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK.

SIGNED THIS 25<sup>th</sup> DAY OF MARCH, 2019  
John Watobe  
 718 MALETA LANE, LLC A COLORADO LIMITED LIABILITY COMPANY STATE OF COLORADO  
 JOHN WATOBÉ, MANAGER  
 NOTARY BLOCK SEE SHEET 3

SUBSCRIBED AND SWORN IN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LOT 4-A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK.

SIGNED THIS 25<sup>th</sup> DAY OF MARCH, 2019  
John Watobe  
 718 MALETA LANE II, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 STATE OF COLORADO  
 JOHN WATOBÉ, MANAGER  
 NOTARY BLOCK SEE SHEET 4

SUBSCRIBED AND SWORN IN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 4-A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6/24/02 IN BOOK 2355 AT PAGE 1917 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:  
Wendy C. ...

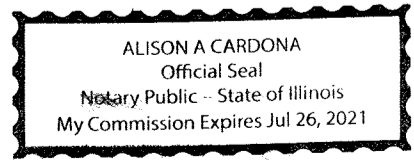
MIDLAND STATES BANK  
 SIGNED THIS 15<sup>th</sup> DAY OF April, 2019

STATE OF COLORADO Illinois  
 COUNTY OF will

**NOTARY BLOCK**

SUBSCRIBED AND SWORN IN BEFORE ME THIS 15<sup>th</sup> DAY OF APRIL, 2019  
 BY MARIA CISNEROS AS AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/21

**TITLE CERTIFICATION**

I, Peter S. Graf, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance 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  
Peter S. Graf, Vice President

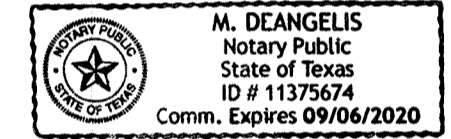
ALTA OWNER'S POLICY, First American Title Insurance Company

SIGNED THIS 8<sup>th</sup> DAY OF April, 2019

**NOTARY BLOCK**

SUBSCRIBED AND SWORN IN BEFORE ME THIS 8<sup>th</sup> DAY OF April, 2019  
 BY Peter S. Graf AS AUTHORIZED REPRESENTATIVE  
 OF First American Title Insurance Co.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-6-2020

**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 11 DAY OF April, 2019.

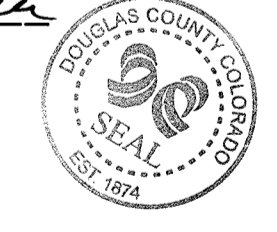
Bill Detweiler 11 Apr 2019  
 DIRECTOR OF DEVELOPMENT SERVICES DATE

**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 1:05 p.m. ON THE 17<sup>th</sup> DAY OF April, 2019.  
 AT RECEPTION NO. 2019020038

**DOUGLAS COUNTY CLERK AND RECORDER**

BY: Kathy Mann  
 DEPUTY



**LEGAL DESCRIPTION**

LOT 4A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO CONTAINING 1 ACRE±

OWNER  
 718 MALETA LANE, LLC & 718 MALETA LANE II, LLC  
 3740 DACORO LANE, SUITE 200  
 CASTLE ROCK, CO 80109

**SURVEYOR**

TST INC. OF DENVER  
 9222 TEDDY LANE  
 LONE TREE, COLORADO 80124

SITE DEVELOPMENT PLAN  
 AMENDMENT NO. 1 LOT 4-A,  
 METZLER RANCH FILING NO. 1  
 LOT 4-A, METZLER RANCH  
 FILING NO. 3 2ND AMENDMENT  
 AN AMENDMENT TO THE FINAL  
 PD SITE PLAN SDP18-0054

The Town requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner 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 Subdivider's 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 operations 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.

No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding 30" in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, trees, landscape plantings, cut slopes, and berms, shall be placed in a Sight Distance Easement.

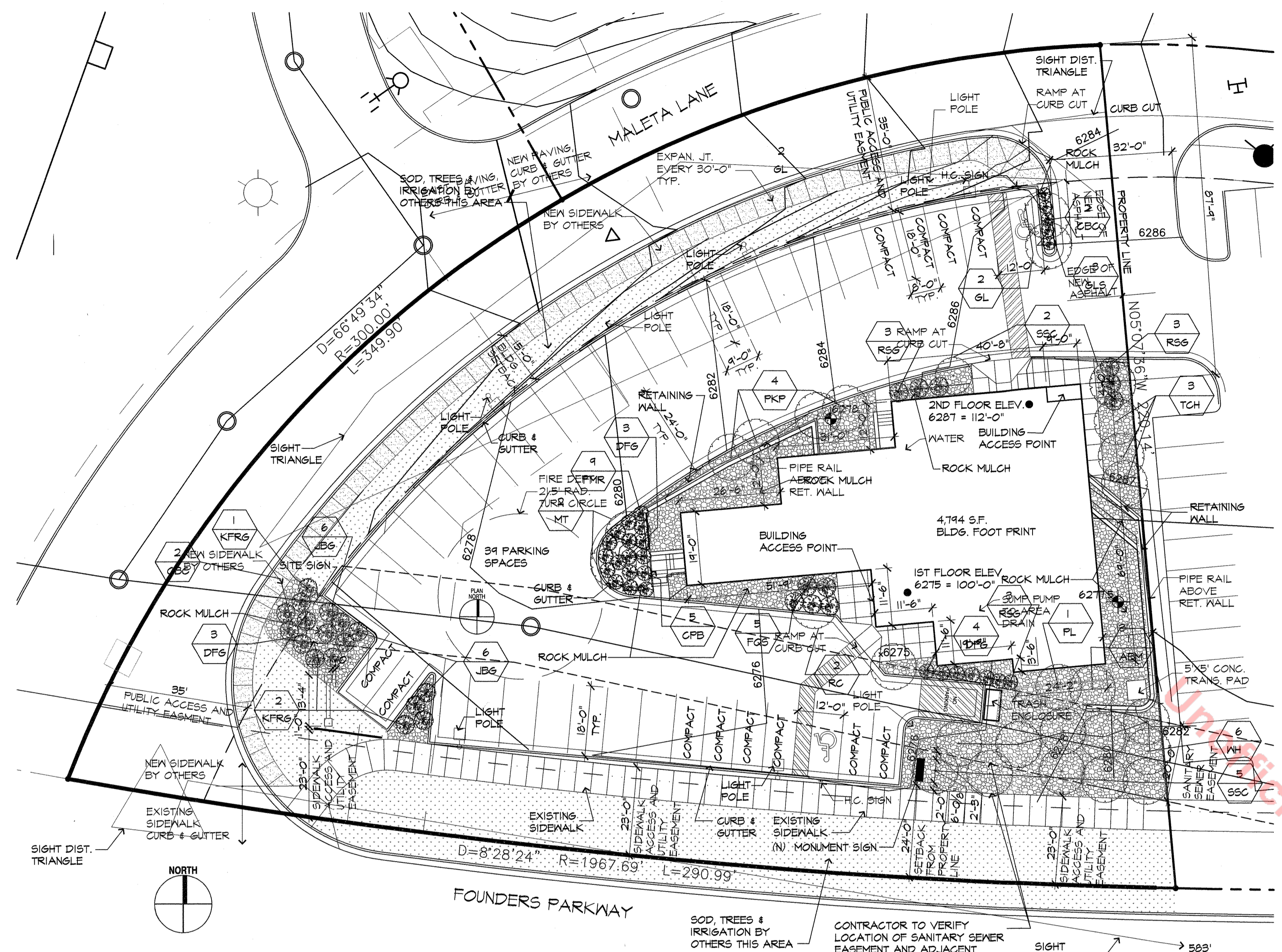
The Developer shall be responsible for compliance with the Town of Castle Rock's Water Use Management Program Implementation Policy, as amended from time to time, for this project.

Pursuant to Section 4.3E and 8.23A 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, if 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.

Approval of this Conceptual Site Development Plan does not constitute approval of any deviations from Town regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.

THERE ARE NOT ANY FEMA REGULATED FLOODPLAINS OR WETLANDS ON SITE.

<b>REVISED FINAL PD SITE PLAN</b>	
<b>718 MALETA LANE, LLC &amp; 718 MALETA LANE II, LLC</b>	
Town of Castle Rock, Colorado	
Lot 4A, Metzler Ranch Filing NO. 3, 2nd Amendment	
Eidos Architects, LLC Architecture/Planning/Design 7315 East Orchard Road Suite 100 Greenwood Village, Colorado 80111 (720) 200-0630	
Date: 02/25/2019	SHEET 1 OF 2



**LANDSCAPE PLAN**

SCALE 1" = 20'  
 20 0 20 40  
 LANDSCAPE INCHES  
 SCALE 1" = 20' feet

**SQUARE FOOTAGE OF LANDSCAPE AREAS**

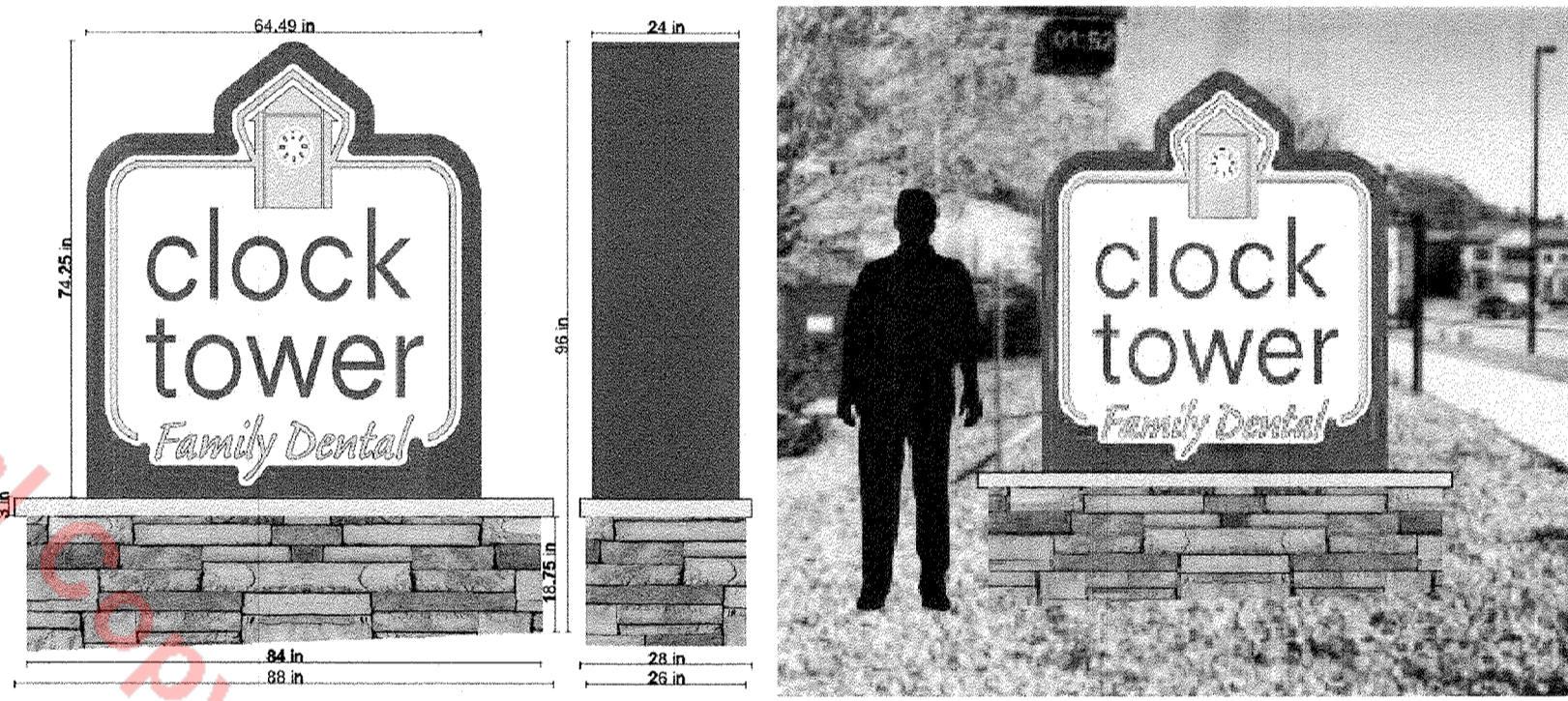
ROCK MULCH AND SHRUBS	3004 SQ. FT.
ROCK MULCH ONLY	2784 SQ. FT.
TURF	7810 SQ. FT.
<b>TOTAL</b>	<b>13,598 SQ. FT.</b>

**TURFGRASS SPECIES—SOD OF GRASS AS FOLLOWS:**

- FULL SUN: BLUEGRASS
- SUN AND PARTIAL SHADE—PROPORTIONED BY WEIGHT AS FOLLOWS:
  - 60 PERCENT BLUEGRASS
  - 20 PERCENT FINE FESCUE
  - 20 PERCENT PERINNEAL RYE
- SHADE—PROPORTIONED AS FOLLOWS:
  - 40 PERCENT BLUEGRASS
  - 30 PERCENT FINE FESCUE
  - 30 PERCENT PERENNIAL RYE

- ROCK MULCH AROUND ALL AREAS OF SHRUBRY, MINIMUM OF 3" DEEP OVER LANDSCAPE FILTER FABRIC.
- A LOW VOLUME IRRIGATION SYSTEM, ADEQUATE TO IRRIGATE THE NEW PLANTINGS ACCORDING TO THEIR NEEDS, SHALL BE PROVIDED.
- LAWN AREAS SHALL BE IRRIGATED ON SEPARATE ZONES FROM OTHER PLANTS. DRIP IRRIGATION IS PREFERRED ON ALL PLANTS EXCEPT LAWN. ALL SPRINKLER HEADS ARE TO BE ORIENTED AWAY FROM THE BUILDING.
  - MAXIMUM HEIGHT FOR FREE STANDING SIGNS SHALL BE EIGHT (8) FEET.
  -

**Site Sign**



SIGN TYPE	QUANTITY	SQUARE FOOTAGE
MONUMENT SIGN	1	X 54
MONUMENT SIGN	1	X 33.25
<b>TOTAL</b>	<b>X 87.25</b>	<b>(LESS THAN 342)</b>

**Landscape Table**

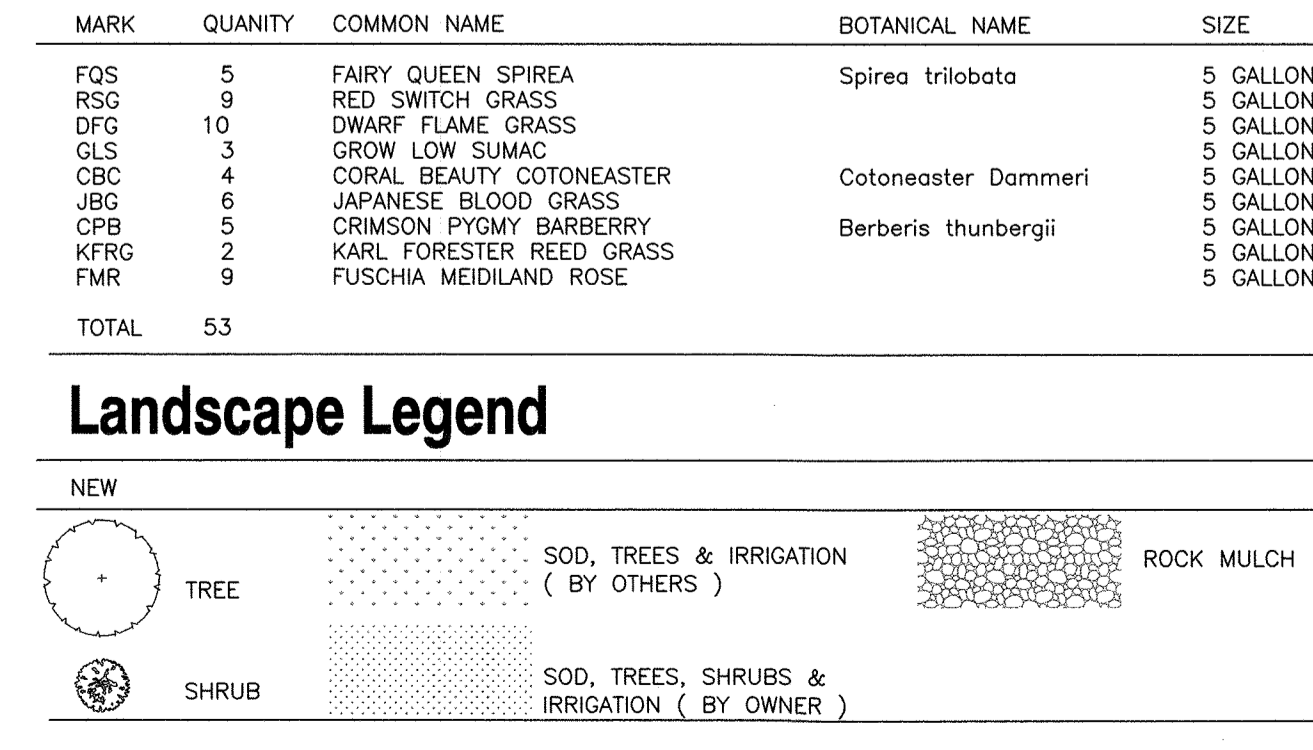
**Trees**

MARK	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
ABM	1	AUTUMN BLAZE MAPLE	Acer X freemani	2" Caliper min. 4" above ground
GL	2	GREENSPIRE LINDEN	Tilia cordata	2" Caliper min. 4" above ground
MT	2	MAYDAY TREE	Prunus padus	1 1/2" Caliper min. 4" above ground
TCH	3	THORNLESS COCKSPUR HAWTHORN	Crataegus crus-galli 'inermis'	1 1/2" Caliper min. 4" above ground
PKP	4	PRINCESS KAY PLUM	Prunus Flexilis	1 1/2" Caliper min. 4" above ground
PL	1	LIMBER PINE	Pinus Flexilis	6'-0" Tall min.
RC	2	RADIANT CRABAPPLE	Malus Radiant	1 1/2" Caliper min. 4" above ground
SSC	7	SPRING SNOW GRAPPLLE	Malus Spring Snow	1 1/2" Caliper min. 4" above ground
WH	6	WESTERN HACKBERRY	Celtis Occidentalis	1 1/2" Caliper min. 4" above ground
<b>TOTAL</b>	<b>28</b>			

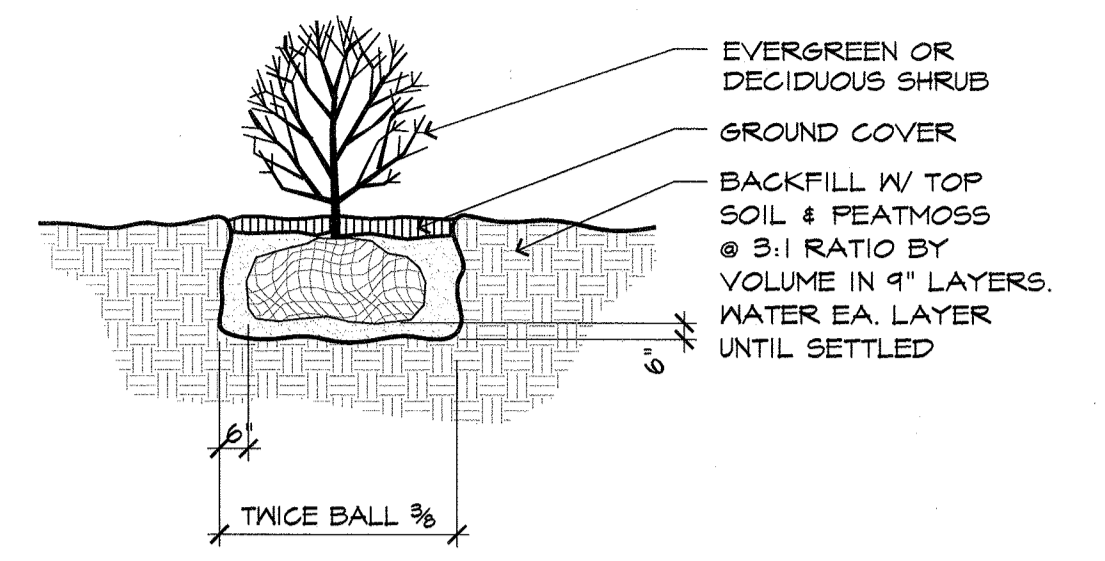
**Shrubs**

MARK	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
FMS	5	FAIRY QUEEN SPIREA	Spiraea trilobata	5 GALLON
RSG	9	RED SWITCH GRASS		5 GALLON
DFG	10	DWARF FLAME GRASS		5 GALLON
GLS	3	GROW LOW SUMAC		5 GALLON
CBC	4	CORAL BEAUTY COTONEASTER	Cotoneaster Dammeri	5 GALLON
JBG	6	JAPANESE BLOOD GRASS		5 GALLON
CPB	5	CRIMSON PYGMY BARBERRY	Berberis thunbergii	5 GALLON
KFRG	2	KARL FORESTER REED GRASS		5 GALLON
FMR	9	FUSCHIA MEIDLAND ROSE		5 GALLON
<b>TOTAL</b>	<b>53</b>			

**Landscape Legend**

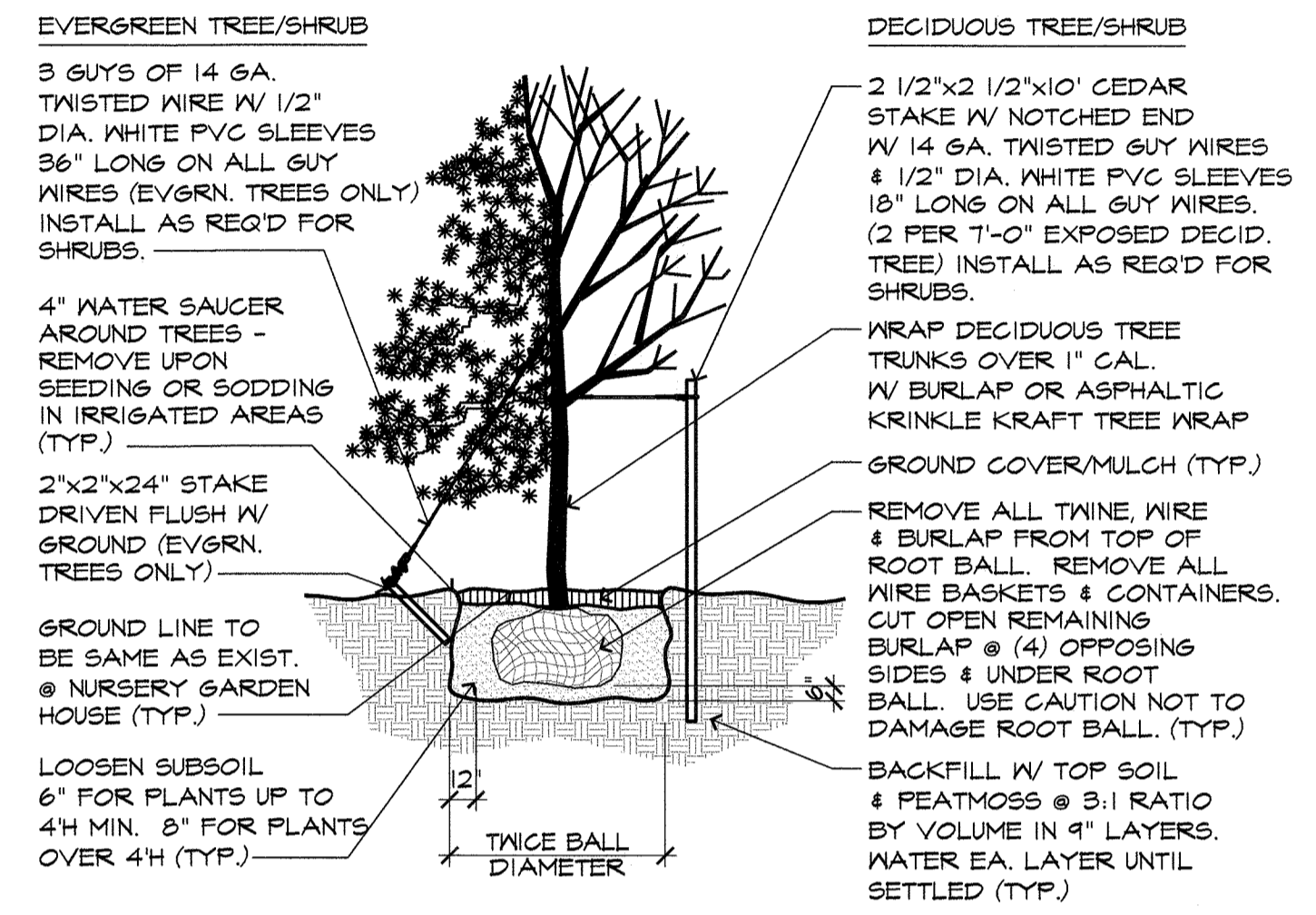


SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 4-A, METZLER RANCH FILING NO. 1 LOT 4-A, METZLER RANCH FILING NO. 3 2ND AMENDMENT AN AMENDMENT TO THE FINAL PD SITE PLAN SDP18-0054



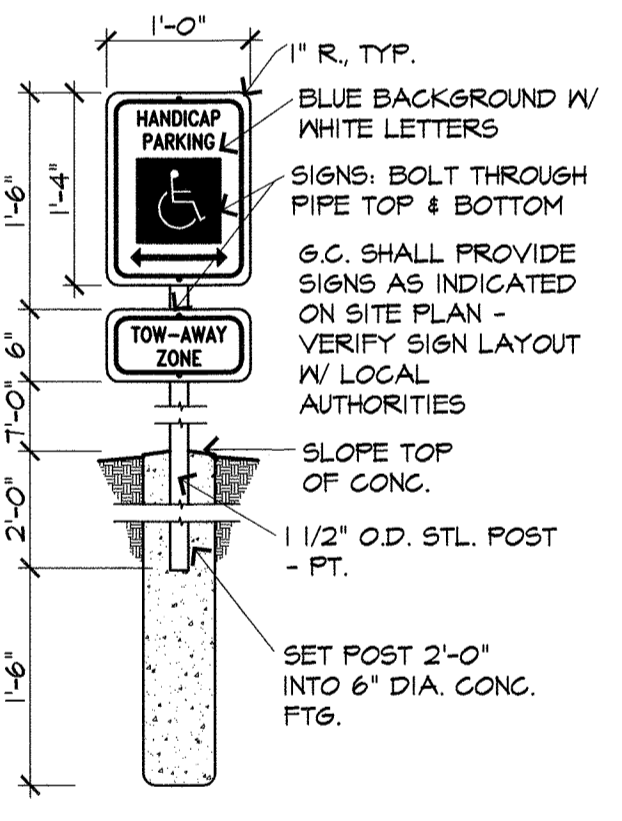
**Shrub Detail**

Scale: 1/4" = 1'-0"



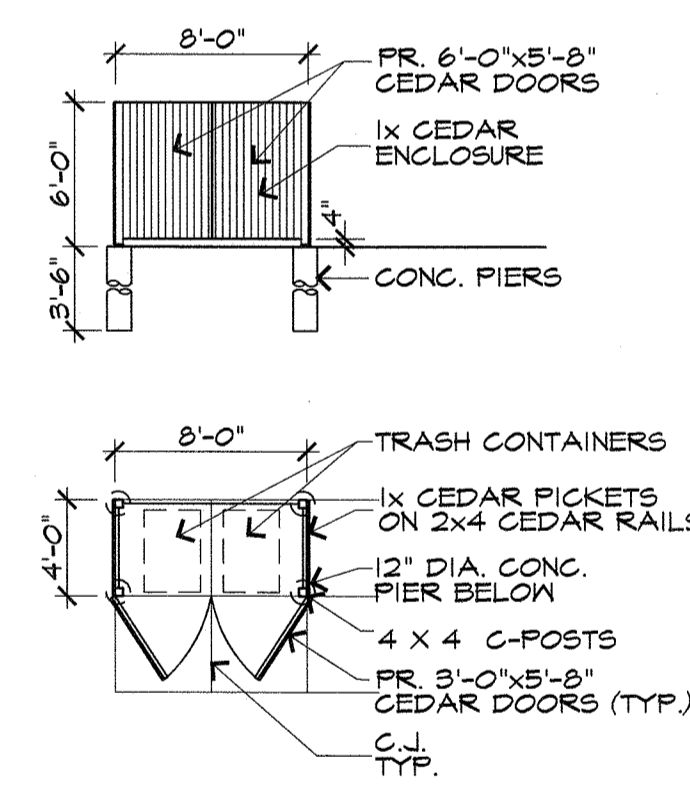
**Tree Detail**

Scale: 1/4" = 1'-0"



**Handicap Sign Detail**

Scale: 1/2" = 1'-0"



**Trash Enclosure Detail**

Scale: 1/4" = 1'-0"

**REVISED FINAL PD SITE PLAN**  
**718 MALETA LANE, LLC & 718 MALETA LANE II, LLC**  
 Town of Castle Rock, Colorado  
 Lot 4A, Metzler Ranch Filing NO. 3, 2nd Amendment

Eidos Architects, LLC  
 Architecture/Planning/Design  
 7315 East Orchard Road Suite 100  
 Greenwood Village, Colorado 80111  
 (720) 200-0630

Date: 02/25/2019 SHEET 2 OF 2