

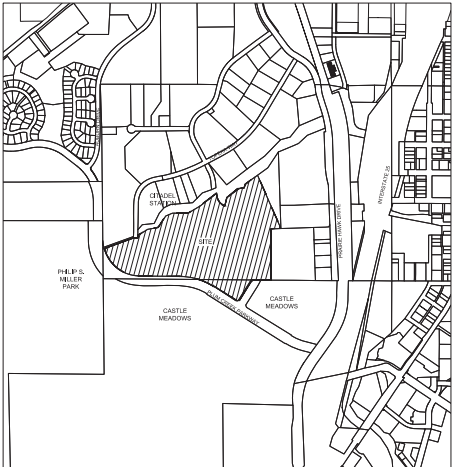
MILLER'S LANDING

INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN

A PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

INTERCHANGE OVERLAY (OO) RESIDENTIAL USE RESTRICTION
ALL RESIDENTIAL USES ARE PROHIBITED WITHIN THE MILLER'S LANDING INTERCHANGE OVERLAY PLANNED DEVELOPMENT. ANY REFERENCES TO RESIDENTIAL USES OR RESIDENTIAL DESIGN STANDARDS IN THE INTERCHANGE OVERLAY DEVELOPMENT STANDARDS ARE NOT APPLICABLE TO THE MILLER'S LANDING OO PLANNED DEVELOPMENT PLAN.

VICINITY MAP



NOTES:

1. THE PURPOSE OF THIS PLANNED DEVELOPMENT PLAN IS TO REZONE THE PROPERTY TO INTERCHANGE OVERLAY.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED.
3. THE DEVELOPABLE PORTION OF THIS SITE DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN, NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. A LOMR IS NOT ANTICIPATED BUT WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN, IF NECESSARY.
5. UNDER INTERCHANGE OVERLAY ZONING, THIS DEVELOPMENT IS NOT SUBJECT TO THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS.
6. DEPENDING ON USES, THIS DEVELOPMENT PLAN MAY BE IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. ANY INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
7. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY SPECIES PROTECTED BY THE U.S. FISH & WILDLIFE SERVICE.
8. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
9. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
10. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
11. THE PD ZONING REGULATIONS ARE THE INTERCHANGE OVERLAY PLANNED DEVELOPMENT ORDINANCE AND THE CURRENT INTERCHANGE OVERLAY PLANNED DEVELOPMENT STANDARDS.

VESTING

THIS MILLER'S LANDING INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-66-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THAT MAY EXTEND THROUGH DECEMBER 31, 2036, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY ACCORDING WITH THIS PLANNED DEVELOPMENT PLAN.

LEGAL DESCRIPTION:
PARCEL ONE:

A PARCEL OF LAND SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6, COUNTY OF DOUGLAS STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING WHICH WAS RELEASED BY PARTIAL RELEASE RECORDED NOVEMBER 12, 2008 AT RECEPTION # 2008075749,

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN DOUGLAS COUNTY, COLORADO, ALSO BEING A PORTION OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 10, A 3 1/2 ALUMINUM CAP (LS 12048) ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE SOUTH 89°27'29" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 DISTANCE OF 1,303.43 FEET;
2. THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A DISTANCE OF 263.73 FEET, SAID CURVE HAS A RADIUS OF 864.50 FEET, A CENTRAL ANGLE OF 17°28'53", AND A LONG CHORD THAT BEARS NORTH 80°43'05" WEST A DISTANCE OF 262.74 FEET;
3. THENCE NORTH 89°27'31" WEST A DISTANCE OF 548.00 FEET;
4. THENCE ON THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 655.56 FEET, SAID CURVE HAS A RADIUS OF 500.50 FEET, A CENTRAL ANGLE OF 75°02'48", AND A LONG CHORD THAT BEARS NORTH 51°56'07" WEST A DISTANCE OF 609.89 FEET TO A POINT ON THE SOUTHERLY LINE OF OUTLOT B OF SAID CITADEL STATION FILING NO. 6;
5. THENCE ALONG SAID LINE SOUTH 70°14'23" WEST A DISTANCE OF 21.53 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION;
6. THEN ALONG SAID LINE SOUTH 00°35'37" EAST A DISTANCE OF 403.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 10, A 2 1/2" ALUMINUM CAP (LS 6935), THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, NORTH 89°27'29" WEST, A DISTANCE OF 587.50 FEET TO THE TRUE POINT OF BEGINNING;

1. THENCE ALONG SAID NORTH 89° 27'29" WEST, A DISTANCE OF 725.68 FEET;
2. THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DISTANCE OF 214.59 FEET, SAID CURVE HAS A RADIUS OF 864.50 FEET, A CENTRAL ANGLE OF 14°13'19", AND A DISTANCE OF 214.04 FEET;
3. THENCE NORTH 32°14'41" EAST, A DISTANCE OF 6.00 FEET;
4. THENCE SOUTH 57°45'19" EAST, A DISTANCE OF 380.82 FEET;
5. THENCE NORTH 83°29'12" EAST, A DISTANCE OF 33.31 FEET;
6. THENCE NORTH 32°14'41" EAST, A DISTANCE OF 274.89 FEET;
7. THENCE ON THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 53.16 FEET TO THE TRUE POINT OF BEGINNING, SAID CURVE HAS A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 3°51'20", AND A LONG CHORD THAT BEARS NORTH 30°10'01" EAST, A DISTANCE OF 53.15 FEET;

COUNTY OF DOUGLAS,

STATE OF COLORADO.

SHEET INDEX:

1. COVER SHEET
2. PLANNED DEVELOPMENT PLAN
3. PLANNED DEVELOPMENT PLAN

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.

FENWAY PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

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

20____ BY _____ AS
OF FENWAY PARTNERS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE 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

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE

PLANNING COMMISSION RECOMMENDATION:

THIS INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL:

THIS INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

MAYOR DATE

ATTEST:

TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS INTERCHANGE OVERLAY PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

LAND USE SUMMARY TABLE

LAND USE	ACREAGE	PERCENT
TOTAL AREA	48.166	100%
15% OPEN SPACE REQUIRED		
- OPEN SPACE DEDICATED (OSD)	2.9	
- OPEN SPACE PRIVATE (OSP)	4.4	
TOTAL	7.3	15.2%
PUBLIC LAND DEDICATION REQUIRED SEE NOTE 4 BELOW/ PLANNING AREAS		
- PA1 - IOD	40.9	84.8%
POTENTIAL DEDICATED ROW NET ACRES	+/- 3.5 (5) +/- 44.7	7.3% 92.7%

NOTES:

1. THE MAJOR LAND USE CLASSIFICATIONS INCLUDING PUBLIC AND PRIVATE OPEN SPACE, RIGHT-OF-WAYS, DENSITIES, MAXIMUM AND MINIMUM LOT SIZES, MAXIMUM GROSS FLOOR AREA OR FLOOR AREA RATIO (FAR), NUMBER AND TYPE OF DWELLING UNITS AND NUMBER OF RESIDENTIAL LOTS WILL COMPLY WITH THE INTERCHANGE OVERLAY ZONE DISTRICT AND MILLER'S LANDING PD ORDINANCE.
2. A MINIMUM OF 15% OF THE SITE WILL BE OPEN SPACE. THE FINAL LOCATION, DESIGN, AND ORIENTATION OF THE OPEN SPACE WILL BE DETERMINED DURING THE SITE PLAN AND PLATTING PROCESS.
3. A TWENTY PERCENT (20%) CHANGE OR ADJUSTMENT TO THE ACREAGE OR BOUNDARIES OF OPEN SPACE AREAS AND/OR PLANNING AREAS MAY BE MADE WITH THE SITE DEVELOPMENT PLAN / PLAT.
4. THE TOWN MAY CONSIDER CASH-IN-LIEU OF PLD. SEE THE MILLER'S LANDING DEVELOPMENT AGREEMENT.
5. POTENTIAL DEDICATED RIGHT OF WAY ACREAGE IS SUBJECT TO FINAL DESIGN AND CONFIGURATION. TO BE DETERMINED AT FINAL PLAT.

MILLER'S LANDING INTERCHANGE OVERLAY
PLANNED DEVELOPMENT PLAN

PROJECT NO. PDP16-0003

PLANNER:



APPLICANT:

CITADEL DEVELOPMENT, LLC

135 SOUTH LASALLE ST
SUITE 3025
CHICAGO, IL 60603
847-323-5277

ENGINEER:

CORE CONSULTANTS

1950 W LITTLETON BLVD

SUITE 109

LITTLETON, CO 80120

303-703-4444

SURVEYOR:

SURVEY SYSTEMS, INC.

PO BOX 2168

EVERGREEN, CO 80437

303-679-8122

DATE:

08/16/16: SUBMITTAL

09/12/16: REVISIONS

10/11/16: REVISIONS

10/20/16: REVISIONS

SHEET TITLE:

COVER

SHEET

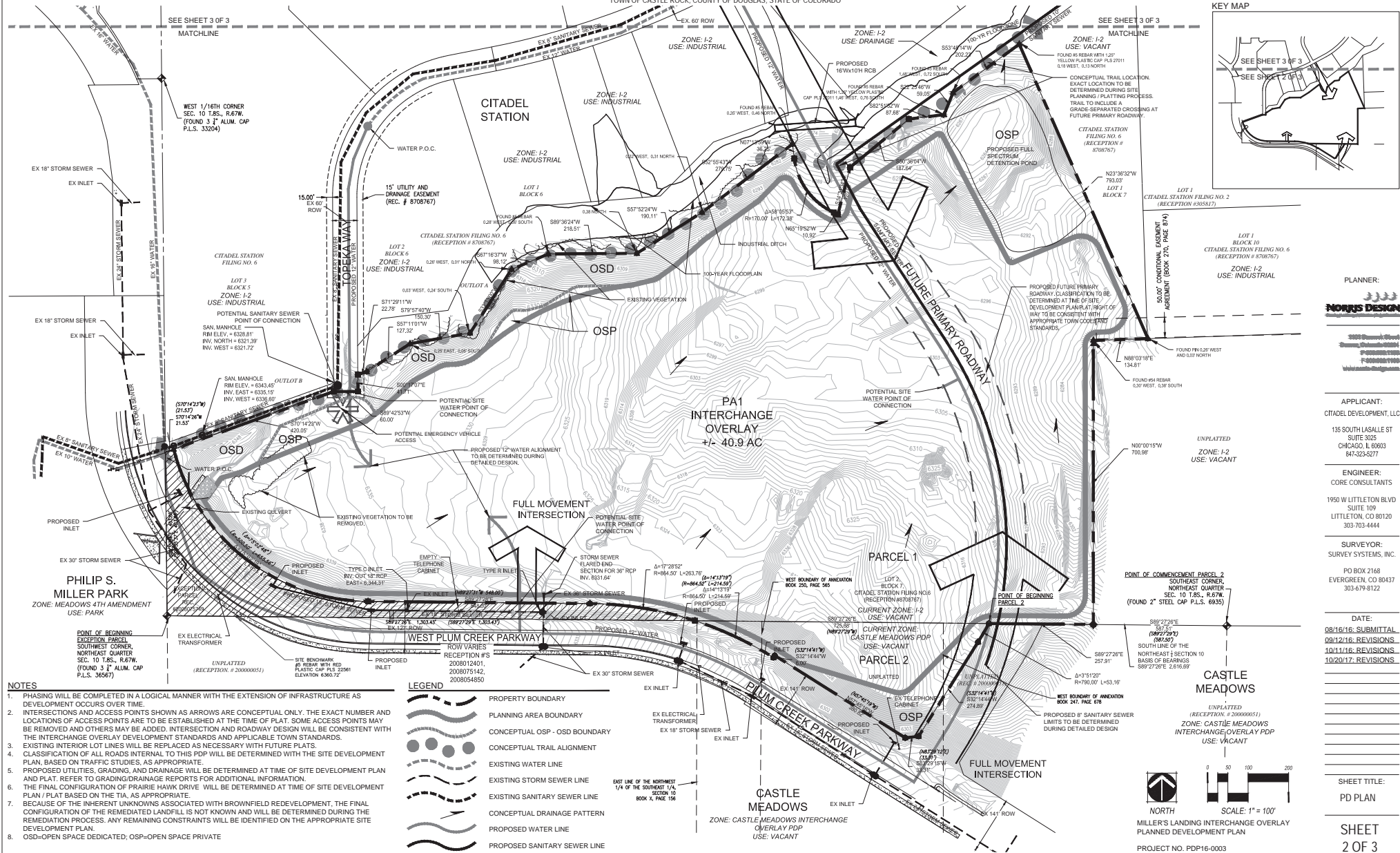
SHEET

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A PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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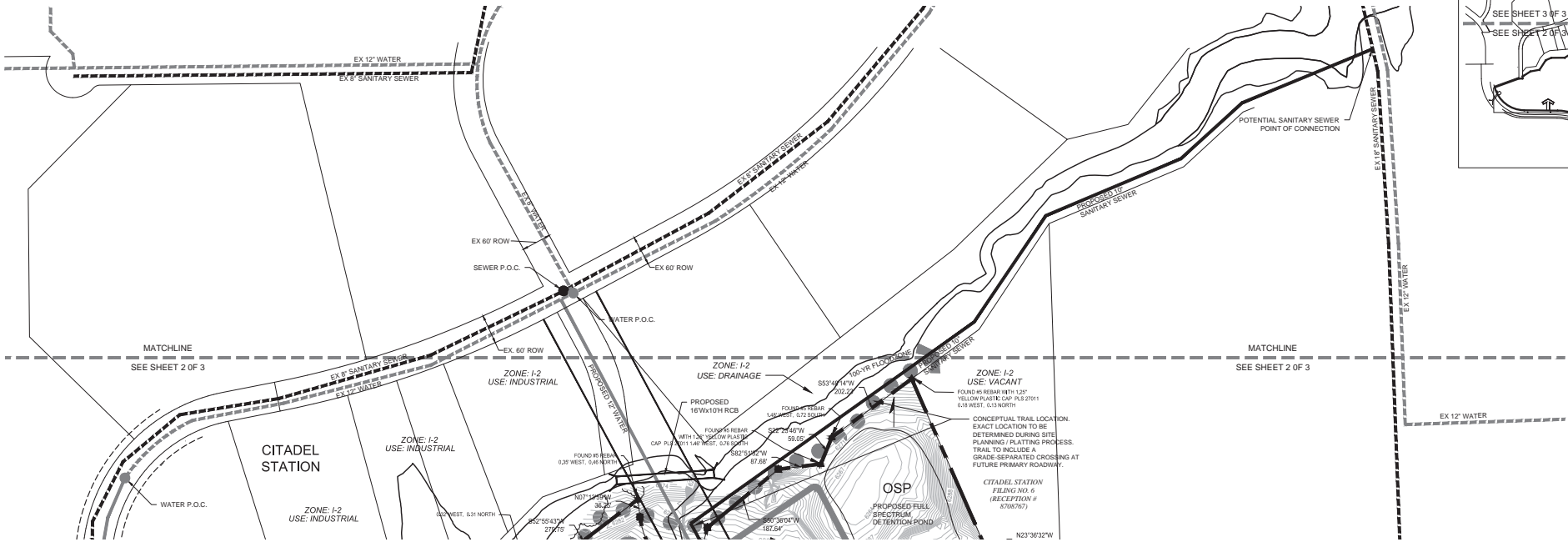


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KEY MAP



NOTES

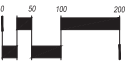
1. PHASING WILL BE COMPLETED IN A LOGICAL MANNER WITH THE EXTENSION OF INFRASTRUCTURE AS DEVELOPMENT OCCURS OVER TIME.
2. INTERSECTIONS AND ACCESS POINTS SHOWN AS ARROWS ARE CONCEPTUAL ONLY. THE EXACT NUMBER AND LOCATIONS OF ACCESS POINTS ARE TO BE ESTABLISHED AT THE TIME OF PLAT. SOME ACCESS POINTS MAY BE REMOVED AND OTHERS MAY BE ADDED. INTERSECTION AND ROADWAY DESIGN WILL BE CONSISTENT WITH THE INTERCHANGE OVERLAY DEVELOPMENT STANDARDS AND APPLICABLE TOWN STANDARDS.
3. EXISTING INTERIOR LOT LINES WILL BE REPLACED AS NECESSARY WITH FUTURE PLATS.
4. CLASSIFICATION OF ALL ROADS INTERNAL TO THIS PDP WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLAN, BASED ON TRAFFIC STUDIES, AS APPROPRIATE.
5. PROPOSED UTILITIES, GRADING, AND DRAINAGE WILL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN AND PLAT. REFER TO GRADING/DRAINAGE REPORTS FOR ADDITIONAL INFORMATION.
6. THE FINAL CONFIGURATION OF PRAIRIE HAWK DRIVE WILL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN / PLAT BASED ON THE TIA, AS APPROPRIATE.
7. BECAUSE OF THE INHERENT UNKNOWN ASSOCIATED WITH BROWNFIELD REDEVELOPMENT, THE FINAL CONFIGURATION OF THE REMEDIATED LANDFILL IS NOT KNOWN AND WILL BE DETERMINED DURING THE REMEDIATION PROCESS. ANY REMAINING CONSTRAINTS WILL BE IDENTIFIED ON THE APPROPRIATE SITE DEVELOPMENT PLAN.
8. OSD=OPEN SPACE DEDICATED; OSP=OPEN SPACE PRIVATE

LEGEND

	PROPERTY BOUNDARY
	PLANNING AREA BOUNDARY
	CONCEPTUAL OSP - OSD BOUNDARY
	CONCEPTUAL TRAIL ALIGNMENT
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	CONCEPTUAL DRAINAGE PATTERN
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE



NORTH



SCALE: 1" = 100'

PLANNER:



3000 Durand Blvd
Suite 100
Chicago, IL 60630
Tel: 773.325.1100
www.morrisdesign.com

APPLICANT:

CITADEL DEVELOPMENT, LLC
135 SOUTH LASALLE ST
SUITE 3025
CHICAGO, IL 60603
(847) 323-5277

ENGINEER:

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1950 W LITTLETON BLVD
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SURVEYOR:

SURVEY SYSTEMS, INC.
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303-679-8122

DATE:

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10/20/17: REVISIONS

SHEET TITLE:

PD PLAN

SHEET
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MILLER'S LANDING INTERCHANGE OVERLAY
PLANNED DEVELOPMENT PLAN
PROJECT NO. PDP16-0003