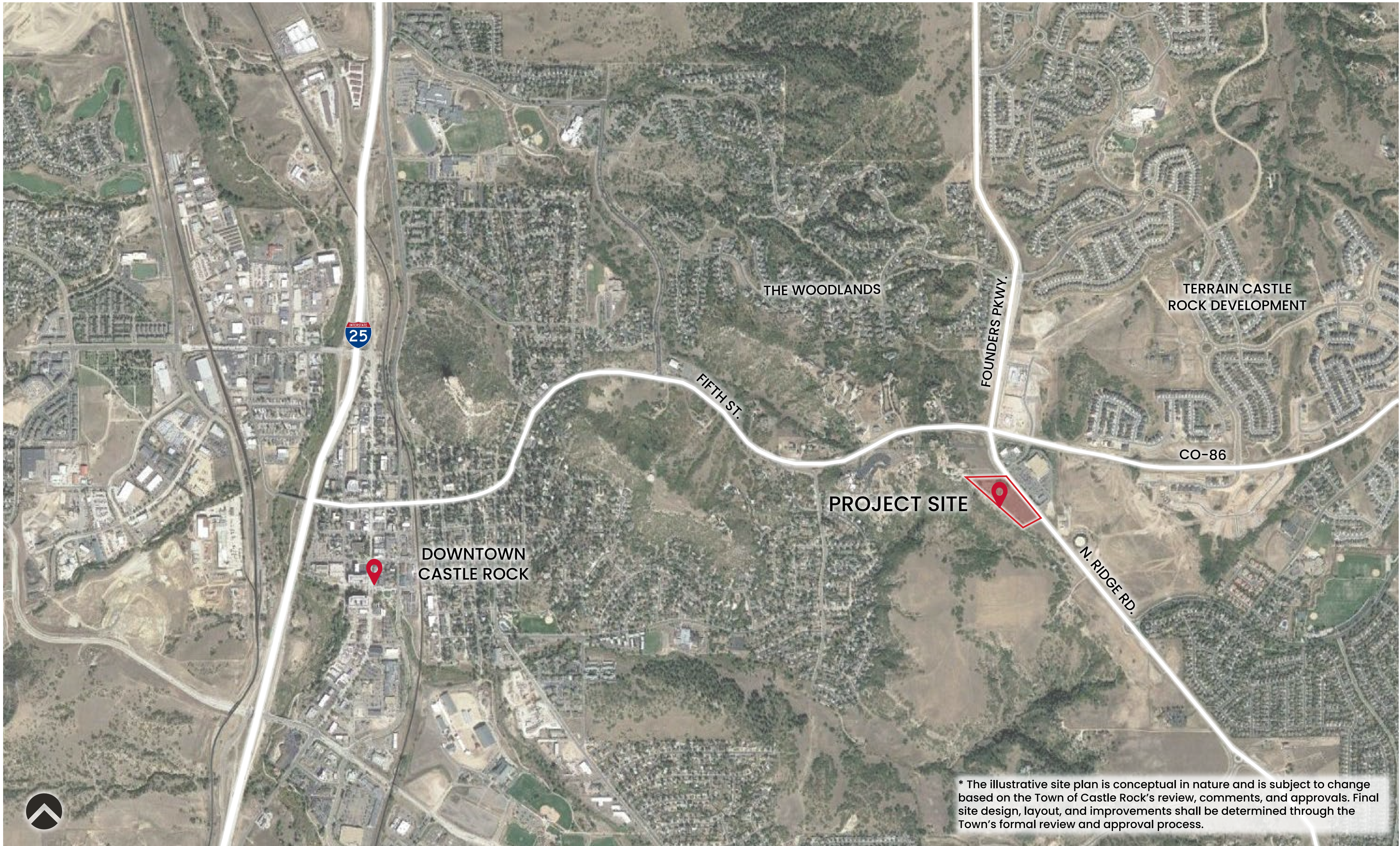




* The illustrative site plan is conceptual in nature and is subject to change based on the Town of Castle Rock's review, comments, and approvals. Final site design, layout, and improvements shall be determined through the Town's formal review and approval process.



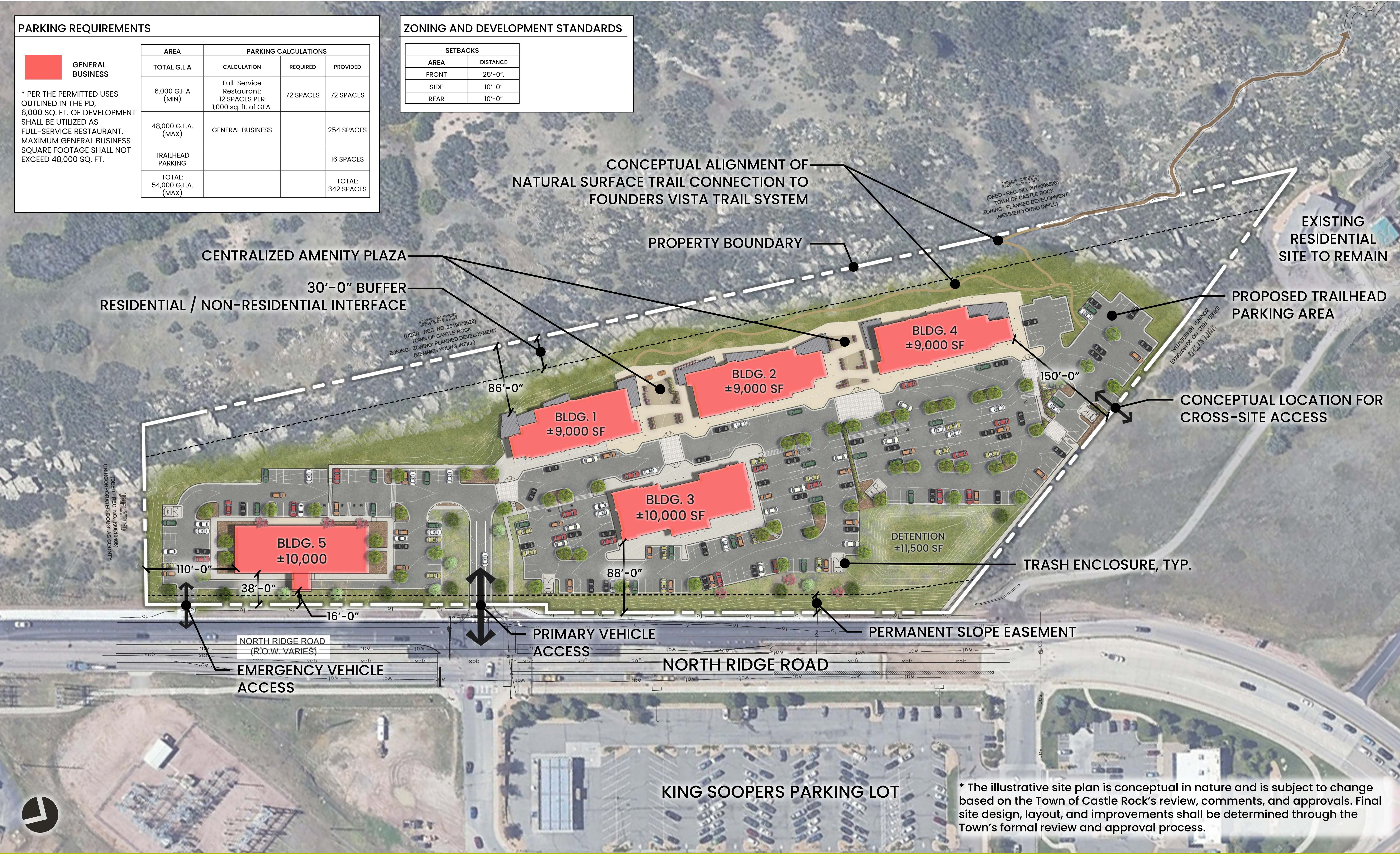
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GENERAL BUSINESS

* PER THE PERMITTED USES OUTLINED IN THE PD, 6,000 SQ. FT. OF DEVELOPMENT SHALL BE UTILIZED AS FULL-SERVICE RESTAURANT. MAXIMUM GENERAL BUSINESS SQUARE FOOTAGE SHALL NOT EXCEED 48,000 SQ. FT.

AREA	PARKING CALCULATIONS		
TOTAL G.L.A	CALCULATION	REQUIRED	PROVIDED
6,000 G.F.A (MIN)	Full-Service Restaurant: 12 SPACES PER 1,000 sq. ft. of GFA.	72 SPACES	72 SPACES
48,000 G.F.A. (MAX)	GENERAL BUSINESS		254 SPACES
TRAILHEAD PARKING			16 SPACES
TOTAL: 54,000 G.F.A. (MAX)			TOTAL: 342 SPACES

SETBACKS	
AREA	DISTANCE
FRONT	25'-0"
SIDE	10'-0"
REAR	10'-0"



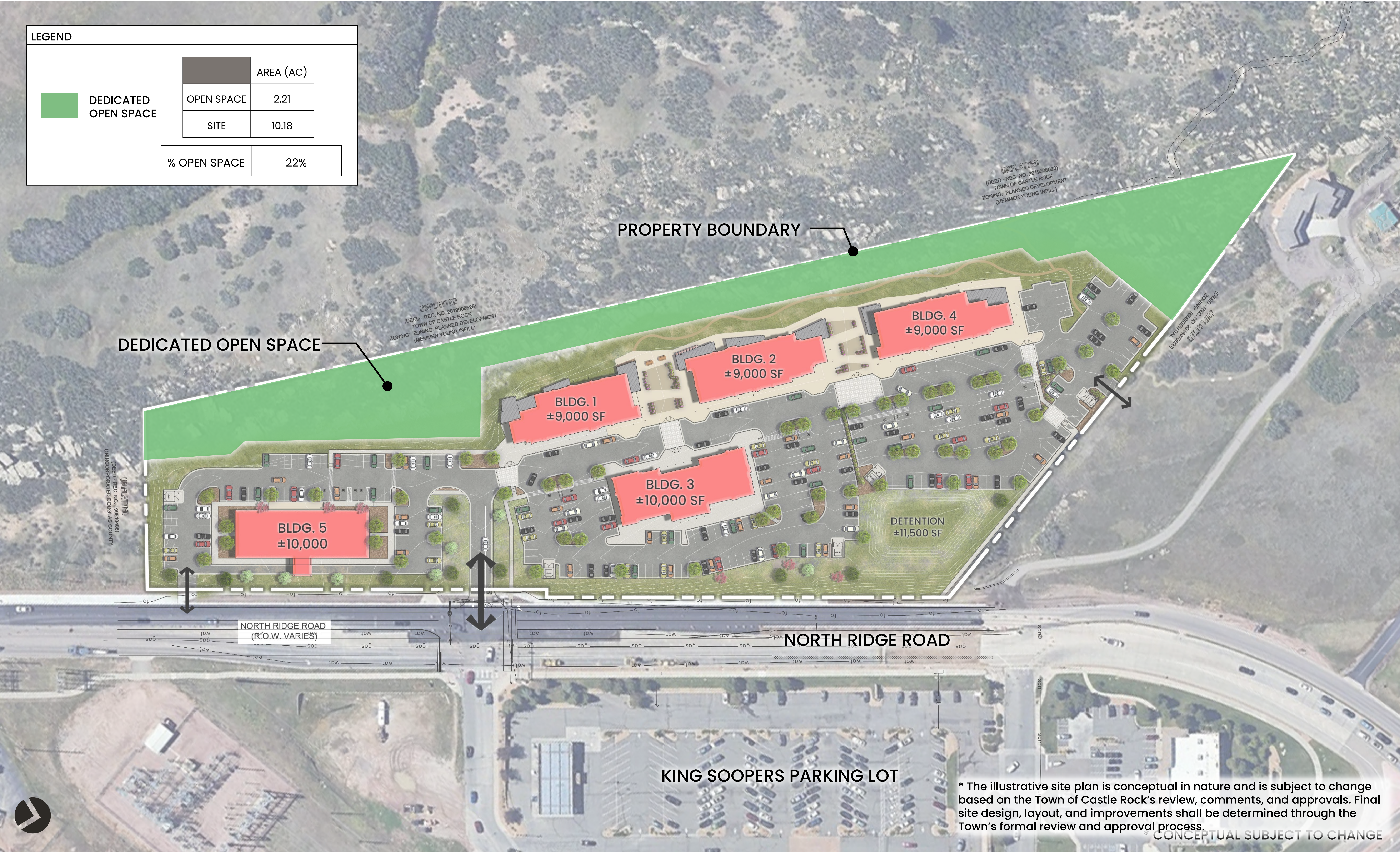
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LEGEND

DEDICATED OPEN SPACE

	AREA (AC)
OPEN SPACE	2.21
SITE	10.18

% OPEN SPACE	22%
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[illegible]RIDGEVIEW
TOWN CENTER

PROJECT ADDRESS
895 N. RIDGE ROAD
CASTLE ROCK, CO

Drawn By:
BP
Checked By:
FM
Document Date:
04/27/2026

PROJECT NO.

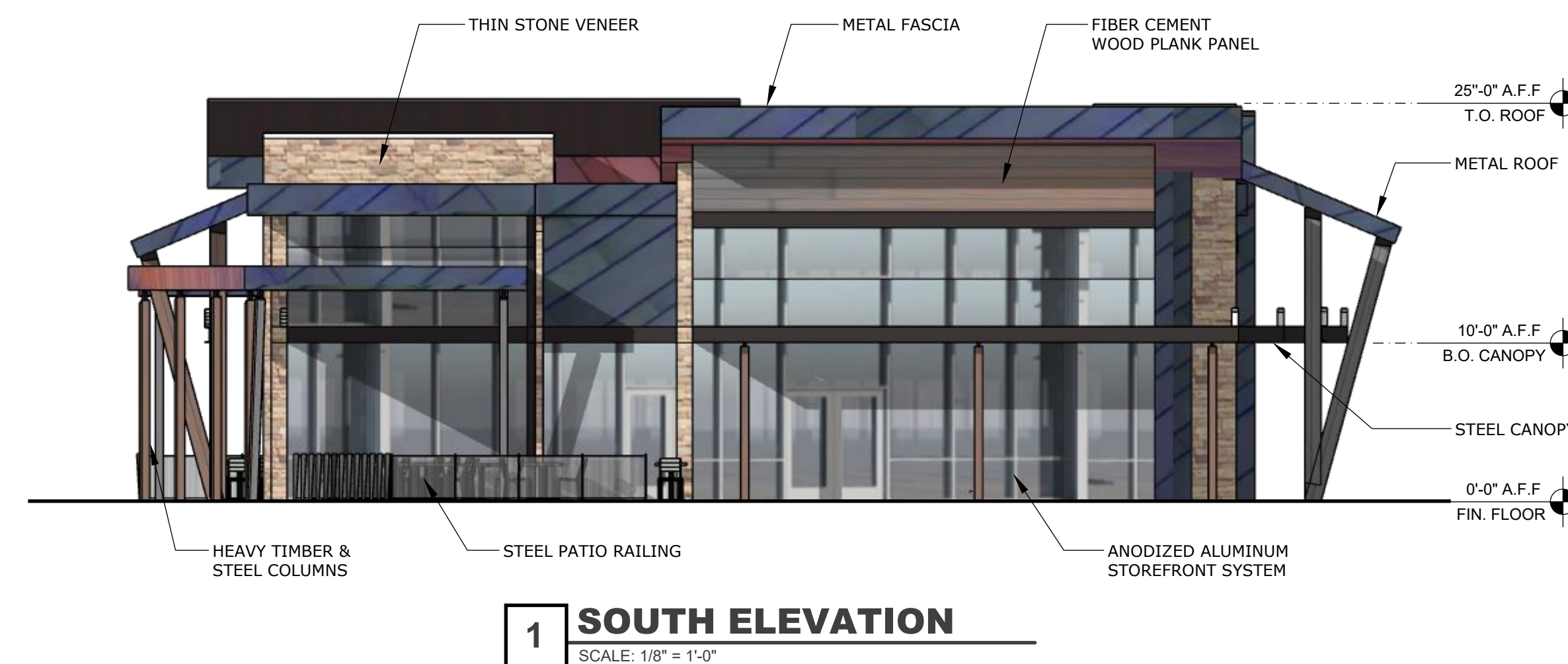
CO-2601

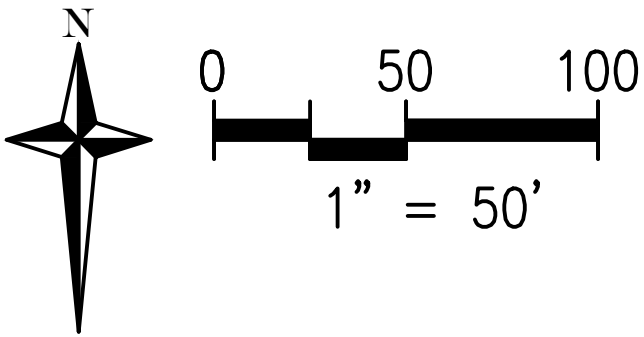
PROFESSIONAL SEAL:

SHEET TITLE:
ELEVATIONS

SHEET NO.

A1.1





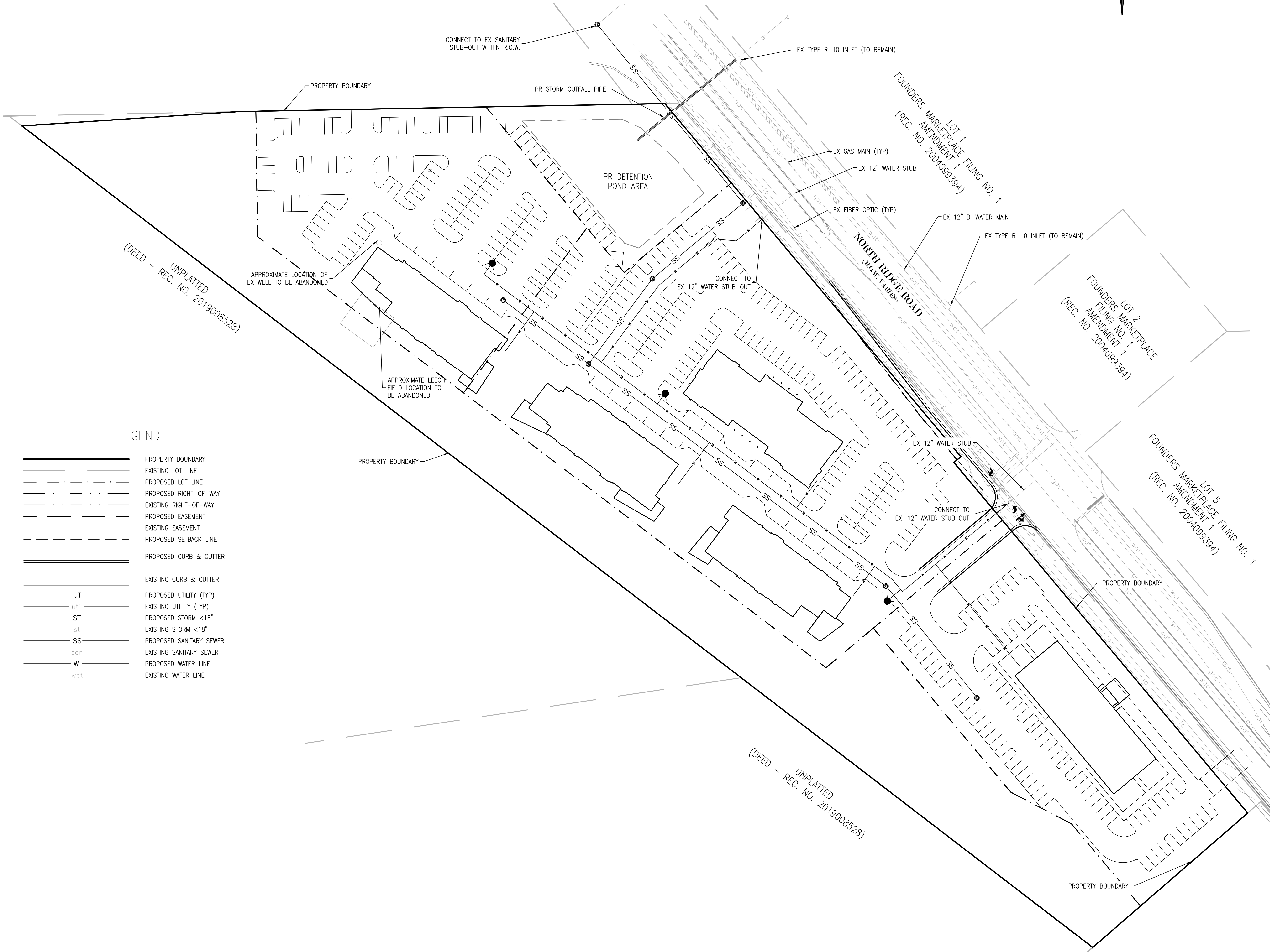
PROJECT #	PC2203
PROJECT DATE	00/00/00
DESIGNER	SAK
REVIEWER	JSD



CONSTRUCTION DOCUMENTS
RIDGEVIEW TOWN CENTER 895 NORTH RIDGE ROAD CASTLE ROCK, CO 80104 CHARLES KEENER JR., P.E.

REVISION NUMBER	REVISION DESCRIPTION	DATE

CONCEPT UTILTIY PLAN



LEGEND

—	PROPERTY BOUNDARY
- - -	EXISTING LOT LINE
- . - . -	PROPOSED LOT LINE
- - - - -	PROPOSED RIGHT-OF-WAY
- . - . -	EXISTING RIGHT-OF-WAY
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
- - - - -	PROPOSED SETBACK LINE
==	PROPOSED CURB & GUTTER
==	EXISTING CURB & GUTTER
— UT —	PROPOSED UTILITY (TYP)
— util —	EXISTING UTILITY (TYP)
— ST —	PROPOSED STORM <18"
— st —	EXISTING STORM <18"
— SS —	PROPOSED SANITARY SEWER
— son —	EXISTING SANITARY SEWER
— W —	PROPOSED WATER LINE
— wat —	EXISTING WATER LINE