

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE
2. PURSUANT TO SECTION 4.3 AND 8.2.3 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C0301G, DATED 03/16/2016.
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 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. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED B1D0
11. 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.
12. 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN ASURCHARGE 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.
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.
15. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USE ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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 25 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 25 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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

PROPERTY DESCRIPTION:

(RECEPTION #2017076157)

PARCEL 1:
LOTS 11 & 12 INCLUSIVE, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF VACATED JERRY STREET ADJOINING BLOCK 23, TOWN OF CASTLE ROCK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 23, THENCE WEST, 5 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 3 AT PAGE 325, THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 3 AT PAGE 325, A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE EAST, 5 FEET TO THE WEST LINE OF SAID LOT 12, THENCE ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT THAT PORTION OF JERRY STREET ADJOINING BLOCK 23 AT REC. 2017049664 DATED JULY 24, 2017.

LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE LINE ADJUSTMENT CERTIFICATE RECORDED MAY 20, 2015, UNDER RECEPTION NO. 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK STATEMENT and BASIS OF BEARINGS STATEMENT

DCBM - 3020015
ELEVATION = 6,255.22 (NAVD83)

SIDEWALK AND LIGHT EASEMENT DESCRIPTION:

A SIDEWALK EASEMENT BEING THE NORTH 2 FEET OF THE HERON DESCRIBED PROPERTY.

LOTS 11 AND 12 INCLUSIVE, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO. TOGETHER WITH THAT PORTION OF VACATED JERRY STREET ADJOINING BLOCK 23, TOWN OF CASTLE ROCK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 23, THENCE WEST, 5 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 3 AT PAGE 325, THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 3 AT PAGE 325, A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE EAST, 5 FEET TO THE WEST LINE OF SAID LOT 12, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12,

A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE LOT LINE ADJUSTMENT CERTIFICATE RECORDED MAY 20, 2015, UNDER RECEPTION NO. 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO. TOGETHER WITH A LIGHT EASEMENT IN THE ABOVE DESCRIBED PROPERTY, COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED SIDEWALK EASEMENT; THENCE EAST ALONG THE SOUTH LINE OF SAID EASEMENT A DISTANCE OF 37.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE

CONTINUING ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED SIDEWALK EASEMENT A DISTANCE OF 5.00 FEET; THENCE SOUTH AND PERPENDICULAR TO THE SOUTH LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 5.00 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 5.00 FEET; THENCE NORTH AND PERPENDICULAR TO THE SOUTH LINE OF SAID SIDEWALK EASEMENT 5.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF JOHNNY CALVIN HICKS, PLS36570 FOR AND ON BEHALF OF DAVID E. ARCHER AND ASSOCIATES, INC.

SITE
FEMA FLOOD
ZONE "x"

FEMA FLOOD
ZONE "AE"



VICINITY MAP

1" = 50'-0"
0 50' 100'

SITE FLOOD ZONE: ZONE X (UNSHADED) FEMA FIRM MAP NO. 08035C0301G MAP REVISED: MARCH 16TH, 2016

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.

LOU SCIEPPI, MANAGER
SCIEPPI PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS ____ DAY OF ____, 20__

NOTARY BLOCK

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

20__ BY ____,
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED 06/30/2022 AT RECEPTION NO. 126650-102, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDFIRST BANK

SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK

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

20__ BY ____,
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____

TITLE CERTIFICATION

I, GARY CELLAR, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE

SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK

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

20__ BY ____,
AS AUTHORIZED REPRESENTATIVE

OF ____,

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____

SURVEYOR'S CERTIFICATE

I, JOHNNY CALVIN HICKS, 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.

REGISTERED LAND SURVEYOR
JOHNNY CALVIN HICKS PLS36570

CIVIL ENGINEER'S STATEMENT

I, JASON DEYOUNG, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (SITE DEVELOPMENT PLAN) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD

OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____, 20__.

CHAIR

ATTEST:

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 ____ ON THE ____ DAY OF ____, 20__ AT RECEPTION NO. ____

BY: _____

DEPUTY

PROJECT DIRECTORY

CONTRACTOR: MESA PROPERTIES
44 INVERNESS DRIVE EAST
ENGLEWOOD, COLORADO 80112
303.694.4080
WWW.BUILDWITHMESA.COM

ARCHITECT: TKP ARCHITECTS, INC.
1659 WASHINGTON AVENUE
GOLDEN, COLORADO 80401
303.278.8840
WWW.TKPARCH.COM

LANDSCAPE ARCHITECT: BILL NEUMANN
DHM DESIGN CO.
490 S. BROADWAY #300
DENVER, COLORADO 80209
303.882.5566

SITE SURVEYOR: MICHAEL ARCHER
DAVID E. ARCHER & ASSOCIATES, INC.
165 WILCOX STREET
CASTLE ROCK, COLORADO 80104
303.688.4642

OWNER(S): LOU SCIEPPI
210 THIRD STREET
CASTLE ROCK, COLORADO 80104
303.688.9000

MORTGAGEE / LIENHOLDER: MIDFIRST BANK
P.O. BOX 390510
MINNEAPOLIS, MN. 55439-0510

LAND PLANNER/CIVIL ENGINEER: JASON DEYOUNG
PROOF CIVIL CO.
600 GRANT STREET, STE. 210
DENVER, COLORADO 80203
303.325.5709

ZONING COMPARISON TABLE

¹PER SECTIONS 17.28.040 & 17.42.060 CITY OF CASTLE ROCK MUNICIPAL CODE

ZONING COMPARISON		
ZONING DISTRICT	B - BUSINESS COMMERCIAL	
OVERLAY DISTRICT	DOD - DOWNTOWN OVERLAY DISTRICT	
DOD AREA	CORE	
DOWNTOWN PARKING AREA	NORTH NON-RESIDENTIAL	
	REQUIREMENT	PROVIDED
MINIMUM LOT SIZE S.F./ACRES	N/A	N/A
PERMITTED USES	Generally, office, service, retail, restaurant, and Multi-family residential uses as outlined for the B and DOD per Municipal Code 17.28.030	RESTAURANT
USE BY S.F.	N/A	RESTAURANT
BUILDING GROUND COVERAGE	100 %	54%
MAXIMUM LOT COVERAGE	100 %	100 %
MINIMUM FRONT YARD SETBACK	0-FT	20-FT (NORTH)
MINIMUM REAR YARD SETBACK	0-FT	15-FT (SOUTH)
MINIMUM SIDE YARD SETBACK	0-FT	0-FT (WEST)
MINIMUM SIDE YARD TO STREET SETBACK	0-FT	0-FT (EAST)
MAXIMUM BUILDING SETBACK TO ROADWAY	20-Foot. A minimum of 25% of a building's linear footage facing a public roadway must have a setback of 0- to 20-feet with a direct pedestrian connection	PROVIDED 20' SETBACK
MAXIMUM STORIES	4-STORIES	1-STORY
MAXIMUM BUILDING HEIGHT	60-FT	APPROX 31'-0" TO T.O. EXTG. CHIMNEY @ CHURCH
MINIMUM PARKING	For the North Non-Residential Downtown Parking Area: 1 parking space per 500 sq. ft. of new construction. The first 2,000 sq. ft. of new non-residential construction shall be exempt from parking requirements. Daminished square footage shall be deducted from the new building square footage for parking calculations.	RE: PARKING TABLE BELOW
MINIMUM ADA PARKING	1-25 SPACES IN LOT REQUIRES 1 ADA PARKING SPACES	
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING SPACES PROVIDED	

REQUIRED PARKING

TOTAL COMMERCIAL (GROSS S.F.)	EXTG. TO REMAIN: 4,286 S.F.	NEW: 6,189 S.F.
TOTAL DEMOLISHED (GROSS S.F.)	-485 S.F.	
TOTAL NEW COMMERCIAL S.F. MINUS TOTAL DEMOLISHED (GROSS S.F.)	5,704 S.F.	
EXEMPT S.F. ALLOWED per CODE	2,000 S.F.	
TOTAL COMMERCIAL S.F. TO BE PARKED	3,704 S.F.	
TOTAL REQUIRED PARKING	7 PARKING SPACES	
TOTAL PARKING TO BE PROVIDED	11 TOTAL PARKING SPACES: 6 PARKING SPACES ON SITE AND 5 NEW ON STREET SPACES (INCLUDES 1 ADA PARKING AND AISLE SPACES)	
MINIMUM ADA PARKING	1 TO 25 TOTAL SPACES IN LOT REQUIRES 1 ADA PARKING SPACE	TOTAL LOT SPACES = 7 PARKING SPACES ADA PARKING PROVIDED = 1
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING SPACES PROVIDED	BICYCLE PARKING REQUIRED = 1 BICYCLE PARKING PROVIDED = 1

SITE UTILIZATION TABLE

SITE UTILIZATION		
CATEGORY	S.F.	% of TOTAL
GROSS SITE S.F.	12,087 S.F.	100 %
BUILDING COVERAGE:	6,451S.F.	54 %
PARKING COVERAGE:	1,146 S.F.	9 %
STREET COVERAGE:	0 S.F.	0 %
LANDSCAPE/OPEN SPACE COVERAGE:	1,900 S.F.	17 %
OTHER COVERAGE:	2,467 S.F.	20 %
TOTAL:	12,087 S.F.	100 %

ITEM:	DESCRIPTION:	
BUILDING SIZE: 1-STORY	BASEMENT EXTG TO REMAIN:	997 S.F.
	MAIN and UPPER FLR EXTG TO REMAIN:	3,092 S.F.
	BASEMENT NEW:	2,665 S.F.
	MAIN FLR NEW:	3,359 S.F.
	MAIN FLR NEW + EXTG. TO REMAIN:	6,451 S.F.
	BASEMENT NEW + EXTG. TO REMAIN:	3,662 S.F.
	TOTAL NEW + EXTG. TO REMAIN:	10,113 S.F.

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3 OF 11	GENERAL GRADING/CIVIL DRAINAGE PL.
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11 OF 11	DIGITAL MATERIAL BOARD/3D VIEWS



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SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

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LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-4080

COVER SHEET

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 01.20.2023

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

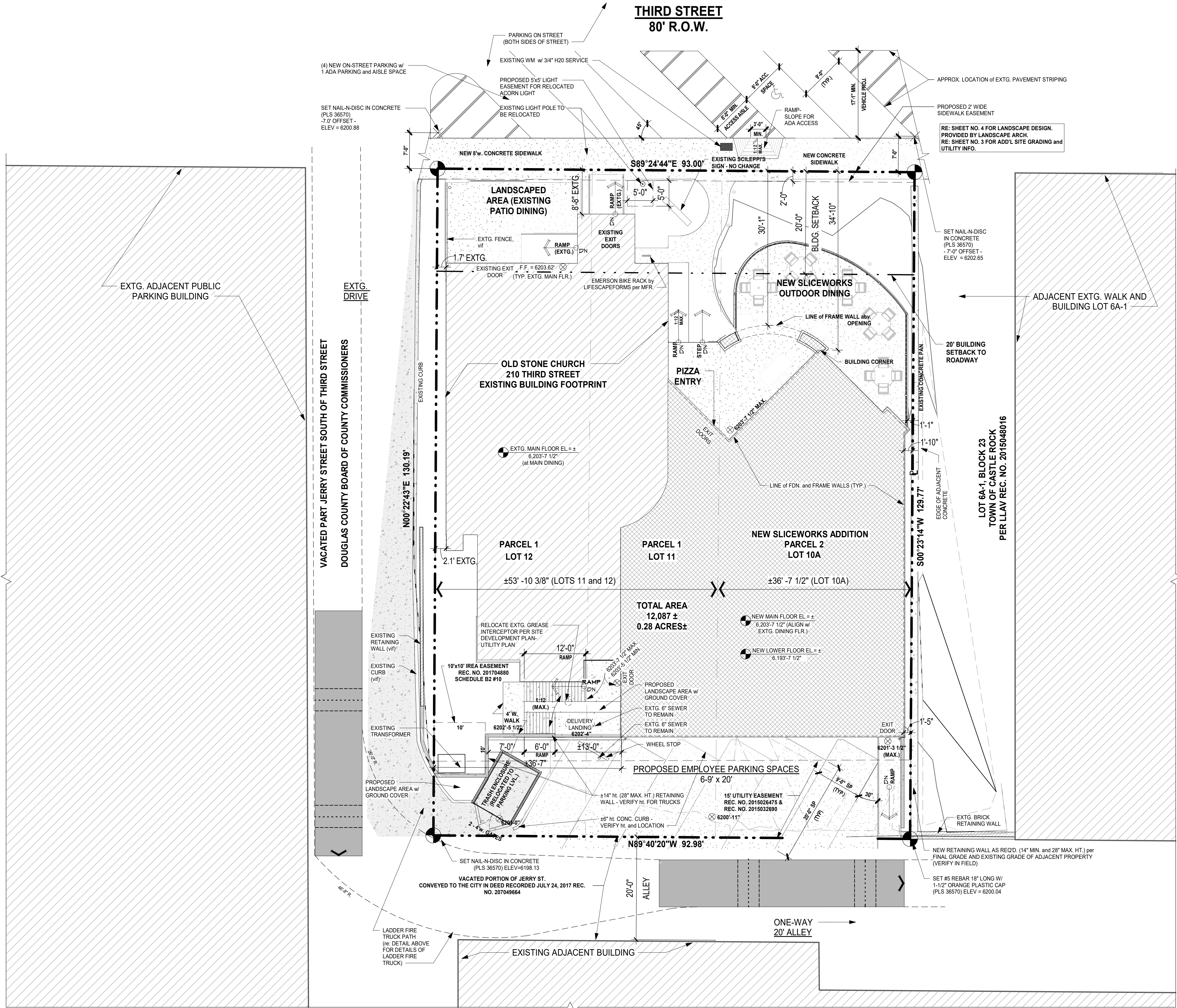
SHEET

1 of 11

SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

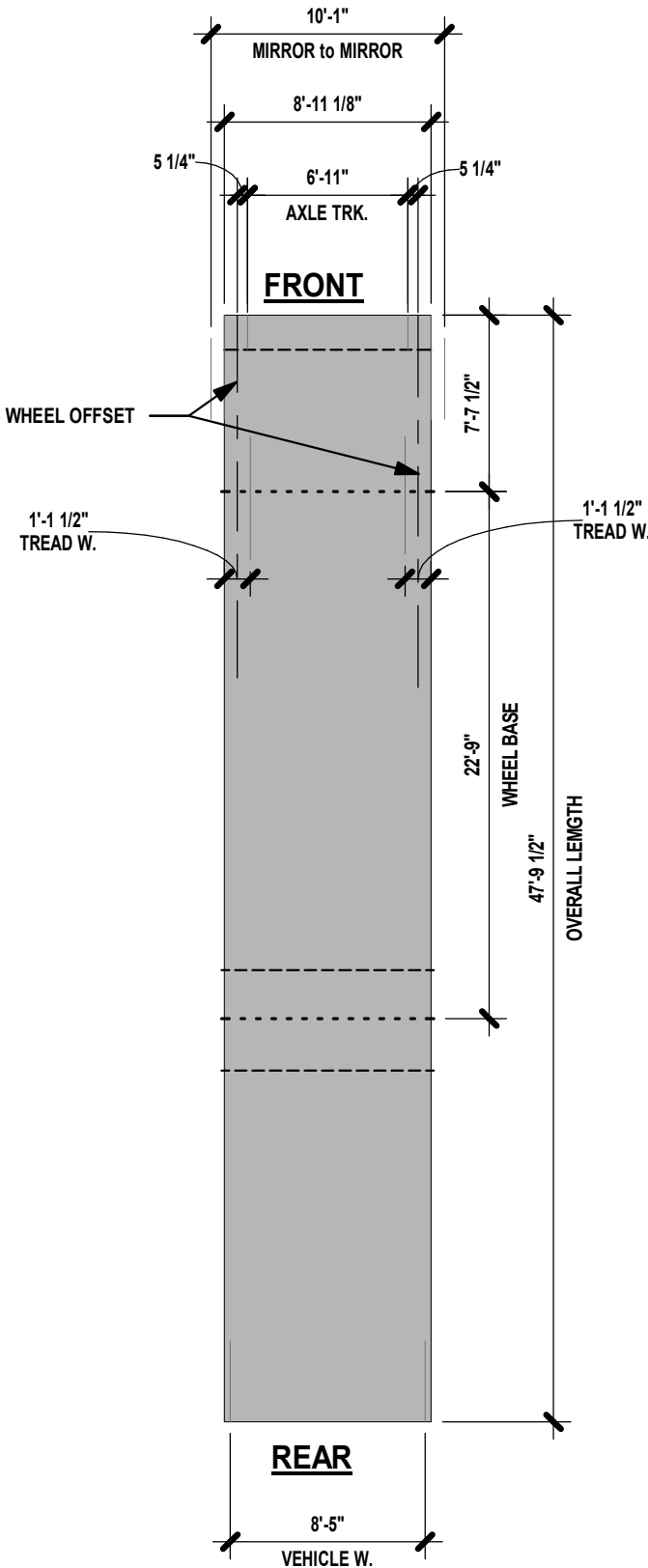


LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- NEW OR UNCHANGED CONTOUR
- EXISTING CONTOUR TO BE RE-GRADED
- EXISTING STRUCTURE
- NEW STRUCTURE
- EXISTING ROAD
- NEW ROAD

UTILITY NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.



GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS OF CITY OF CASTLE ROCK & DOUGLAS COUNTY.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER AND DEVELOPER OF ANY DISCREPANCIES.
- ALL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CASTLE ROCK MUNICIPAL CODE TITLE 19 SIGN CODE REGULATIONS.
- PROOF OF CIVIL CONSULTING ENGINEER'S DRAWINGS FOR ALL DETAILS OF EXISTING AND PROPOSED SANITARY SERVICE, EXISTING OR NEW GREASE INTERCEPTOR, WASTEWATER IMPROVEMENTS, UPGRADES, SERVICES, ETC., HOW THE ADDITION IS SERVED BY TOWN WATER AND WASTEWATER SYSTEMS, EXISTING WATER METER/TAP SIZE AND ANY SERVICE LINE UP SIZING.

ZONING & LAND USE:

CURRENT ZONING / LAND USE - DODIB (BUSINESS / COMMERCIAL) (DOWNTOWN OVERLAY) USE: RESTAURANT

PROPOSED USE - NO CHANGE

BENCHMARK STATEMENT and BASIS OF BEARINGS STATEMENT

DCBM - 3020015
ELEVATION = 6,255.22 (NAVD88)



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LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK

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TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR

MESA PROPERTIES

WWW.bsdwitmesa.com

44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-4080

SITE DEVELOPMENT PLAN
SITE PLAN

SITE DEVELOPMENT PLAN

NO. SDP22-0044

DATE: 01.20.2023

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

SHEET

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

THIRD STREET
80' R.O.W.

RE: SHEET 4 FOR LANDSCAPE PLAN AND DETAILS

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

**LOT 64-1, BLOCK 23
TOWN OF CASTLE ROCK
PER LLAV REC. NO. 2015048016**

EXISTING 8" SEWER IN STREET (APX. LOC'N.) - REMAINS THE SAME

EXTG. FENCE, vif

EXTG. DRIVE

LANDSCAPED AREA (EXISTING PATIO DINING)

**OLD STONE CHURCH
210 THIRD STREET
EXISTING BUILDING FOOTPRINT
PARCEL 1
LOT 11**

EXTG. MAIN FLOOR EL. = ± 6,203'-7 1/2" (at MAIN DINING)

NEW SLICEWORKS OUTDOOR DINING

PIZZA ENTRY

NEW SLICEWORKS ADDITION

**PARCEL 2
LOT 10A
TOTAL AREA
12,087 ±
0.28 ACRES ±**

NEW MAIN FLOOR EL. = ± 6,203'-7 1/2" (ALIGN W/ EXTG. DINING FLR.)

NEW LOWER FLOOR EL. = ± 6,193'-3 1/2"

**PROPOSED EMPLOYEE PARKING SPACES
6'-9" x 20'**

**15' UTILITY EASEMENT
REC. NO. 201502475 &
REC. NO. 2015032690**

EXTG. 6" SEWER - REMAINS THE SAME

EXTG. 8" SEWER AT ALLEY (APX. LOC'N.) - REMAINS THE SAME

ONE-WAY 20' ALLEY

SET NAIL-N-DISC IN CONCRETE (PLS 36570) ELEV = 6,200.88'

EXISTING WATER METER w/ 24" H2O SERVICE

PROPOSED 5x5' LIGHT EASEMENT FOR RELOCATED ACORN LIGHT

SET NAIL-N-DISC IN CONCRETE (PLS 36570) 7'-0" OFFSET; ELEV = 6,202.65'

PROPOSED 2' WIDE SIDEWALK EASEMENT

NEW 8" W. CONCRETE SIDEWALK

NEW 4" WATER FOR SPRINKLER SYSTEM - vif

SLP. 10% MIN. (TYP.)

SWALE - 2'-0" MIN. (TYP.)

LINE OF FRAME WALL abv. OPENING

BUILDING CORNER

LINE OF FDN. and FRAME WALLS (TYP.)

EDGE OF ADJACENT CONCRETE

ALL CONNECTIONS TO REMAIN THE SAME AS EXTG.

APX. HIGH PT. - vif

NEW RETAINING WALL, 14" MIN. and 28" MAX. HEIGHT AS REQ'D. per FINAL GRADE AND EXISTING GRADE OF ADJACENT PROPERTY (VERIFY IN FIELD)

EXTG. BRICK RETAINING WALL

SET #5 REBAR 18" LONG W/ 1-1/2" ORANGE PLASTIC CAP (PLS 36570) ELEV = 6,200.04

STORE SHOVELED SNOW IN LANDSCAPE AREAS (HATCHED) TO MAXIMUM EXTENT POSSIBLE per the DRAINAGE LETTER

10' x 10' IREA EASEMENT REC. NO. 201704880 SCHEDULE 02 #10

EXISTING TRANSFORMER

RELOCATE EXTG. GREASE INTERCEPTOR PER SITE DEVELOPMENT PLAN - UTILITY PLAN

NEW 14' HT. RETAINING WALL

TRASH ENCLOSURE (RELOCATED)

NEW 6" CURB

SET NAIL-N-DISC IN CONCRETE (PLS 36570) ELEV = 6,198.13

EXTG. 6" SEWER - REMAINS THE SAME

EXTG. 8" SEWER AT ALLEY (APX. LOC'N.) - REMAINS THE SAME

ONE-WAY 20' ALLEY

SET NAIL-N-DISC IN CONCRETE (PLS 36570) ELEV = 6,200.88'

EXISTING WATER METER w/ 24" H2O SERVICE

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PROPOSED 2' WIDE SIDEWALK EASEMENT

NEW 8" W. CONCRETE SIDEWALK

NEW 4" WATER FOR SPRINKLER SYSTEM - vif

SLP. 10% MIN. (TYP.)

SWALE - 2'-0" MIN. (TYP.)

LINE OF FRAME WALL abv. OPENING

BUILDING CORNER

LINE OF FDN. and FRAME WALLS (TYP.)

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LINE OF FRAME WALL abv. OPENING

BUILDING CORNER

LINE OF FDN. and FRAME WALLS (TYP.)

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LINE OF FRAME WALL abv. OPENING

BUILDING CORNER

LINE OF FDN. and FRAME WALLS (TYP.)

EDGE OF ADJACENT CONCRETE

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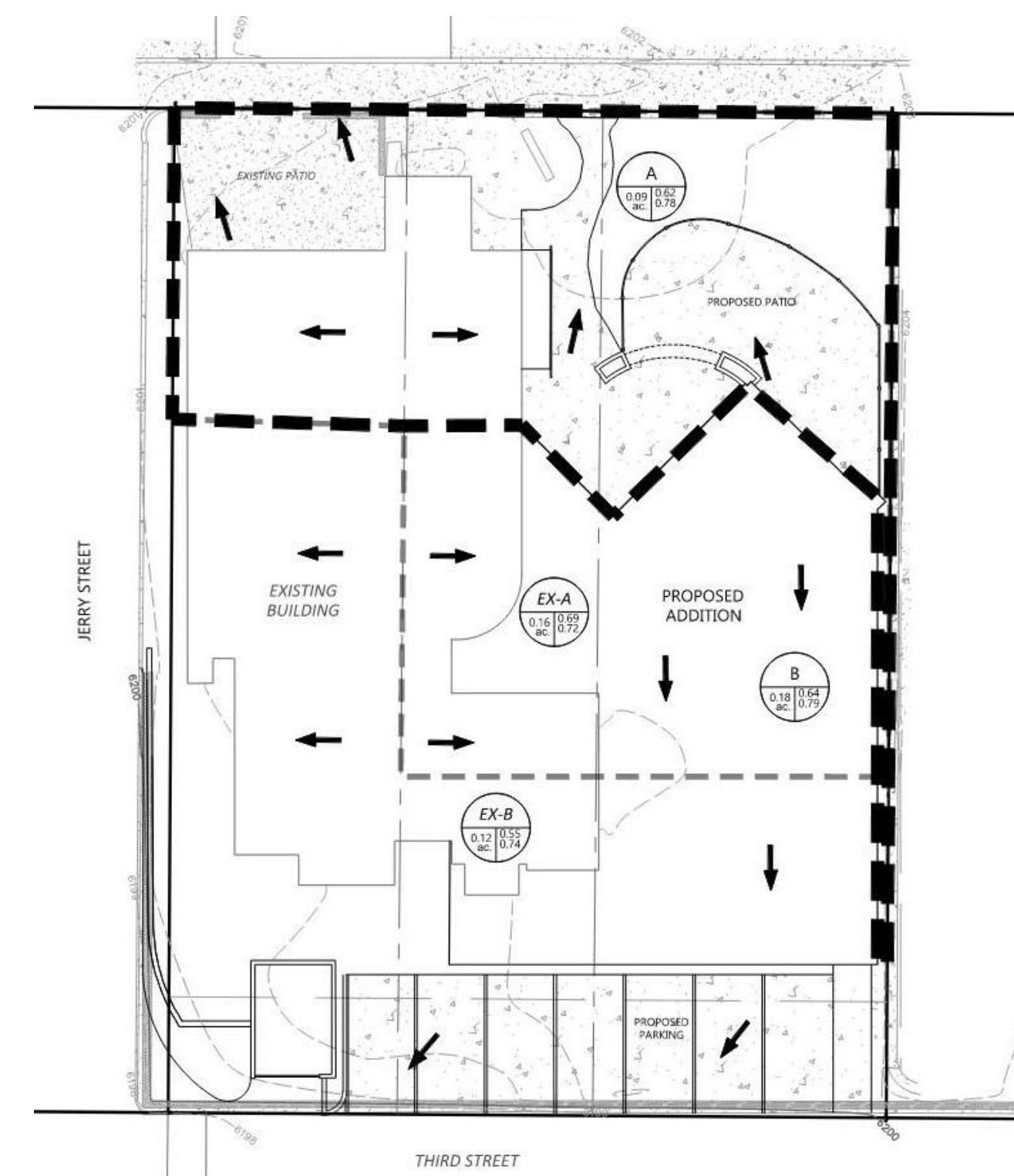
SET NAIL-N-DISC IN CONCRETE (PLS 36570) 7'-0" OFFSET; ELEV = 6,202.65'

PROPOSED 2' WIDE SIDEWALK EASEMENT

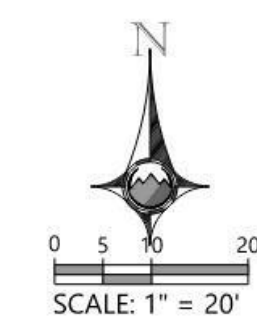
NEW 8" W. CONCRETE SIDEWALK

NEW 4" WATER FOR SPRINKLER SYSTEM - vif

SLP. 10% MIN. (TYP.)</

$$1/8'' = 1'-0''$$


[Solid black line]	PROPERTY LINE
[Hatched pattern line]	PROPOSED BUILDING
[Thin solid grey line]	EXISTING BUILDING
[Long dashed line]	PROPOSED EASEMENT
[Short dashed line]	EXISTING EASEMENT
[Thick solid black line]	PROPOSED BASIN BOUNDARY
[Dashed line with dots]	HISTORICAL BASIN BOUNDARY
[Line with '5400' label]	PROPOSED 5' CONTOUR
[Line with '5401' label]	PROPOSED 1' CONTOUR
[Line with '5400' label]	EXISTING 5' CONTOUR
[Line with '5401' label]	EXISTING 1' CONTOUR
[Thick solid black line with arrow]	PROPOSED STORM LINE W/F.E.S.
[Thick dashed black line with arrow]	EXISTING STORM LINE W/F.E.S.
[Dashed line]	PROPOSED SAWCUT
[Computer monitor icon]	PROPOSED STORM INLET
[Grid icon]	EXISTING STORM INLET
[Curved arrow]	FLOW DIRECTION
[Wider curved arrow]	OVERFLOW PATH
[Circle with crosshair and '25.25']	PROPOSED SPOT GRADE
[Circle with crosshair and '25.25']	EXISTING SPOT GRADE
[Arrow with '2.00%']	SLOPE AND DIRECTION
[Circle with 'HP']	HIGH POINT
[Circle with 'LP']	LOW POINT
[Circle with 'GB']	GRADE BREAK
[Circle with 'A1']	BASIN ID
[Circle with 'BASIN IDENTIFICATION TAG']	BASIN IDENTIFICATION TAG
[Circle with '0.80']	5-YR RUNOFF COEFFICIENT
[Circle with '0.90']	100-YR RUNOFF COEFFICIENT
[Circle with '1.50 ac.']	BASIN ACREAGE



DRAINAGE PLAN

DATE:	6/9/2022
SCALE:	1"=20'
REF. NO.:	22042

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT #0A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

CONTRACTOR



MESA
PROPERTIES

WWW.builddwithmesa.com

44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-4080

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 01.20.2023
JOB NO.:
DRAWN BY: TKP / PE
APPROVED:
SHEET

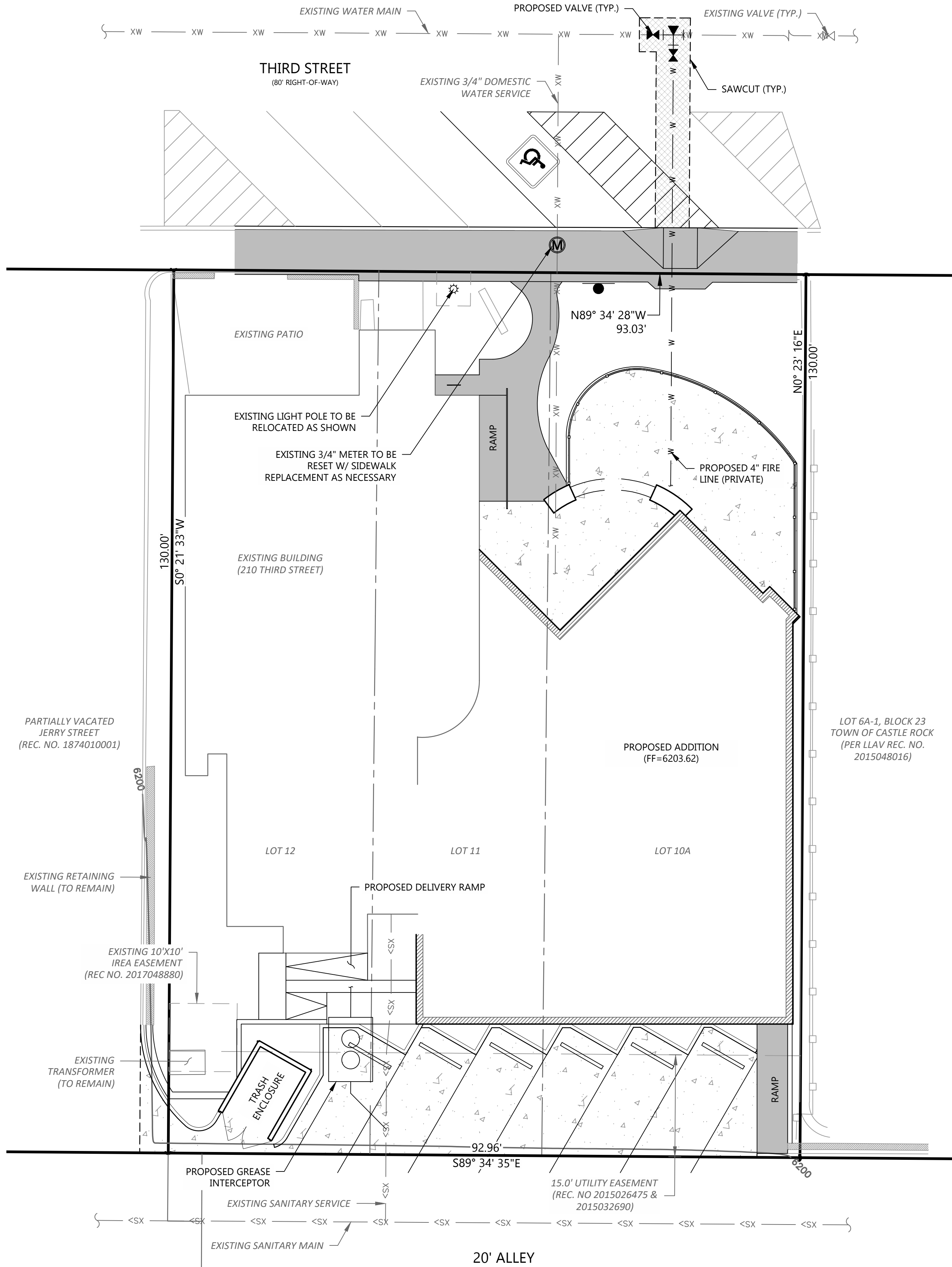
3 of 11

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY
STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED INLET
- EXISTING INLET
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED HYDRANT & VALVE
- EXISTING HYDRANT & VALVE
- PROPOSED SAN SEWER LINE
- EXISTING SAN SEWER LINE
- EXISTING ELECTRICAL LINE
- EXIST. OVERHEAD ELEC. LINE
- EXISTING TELECOMM LINE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE

- NOTES:
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 5 YELLOW WATER PRESSURE ZONE.

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT
5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND
LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR

MESA PROPERTIES
WWW.BUILDWITHMESA.COM
44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-4080

SITE DEVELOPMENT PLAN
UTILITY PLAN

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 01/20/2023

JOB NO.: 22042

DRAWN BY: ANM/JGD

APPROVED:

SHEET

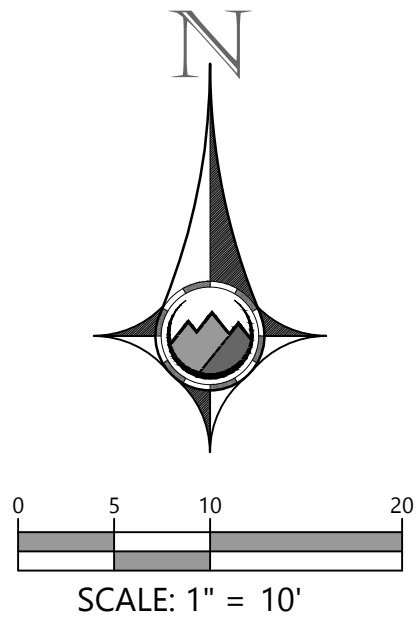
4 OF 11



SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A
PORTION OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



Know what's below.
Call before you dig,
or www.UNCC2.org



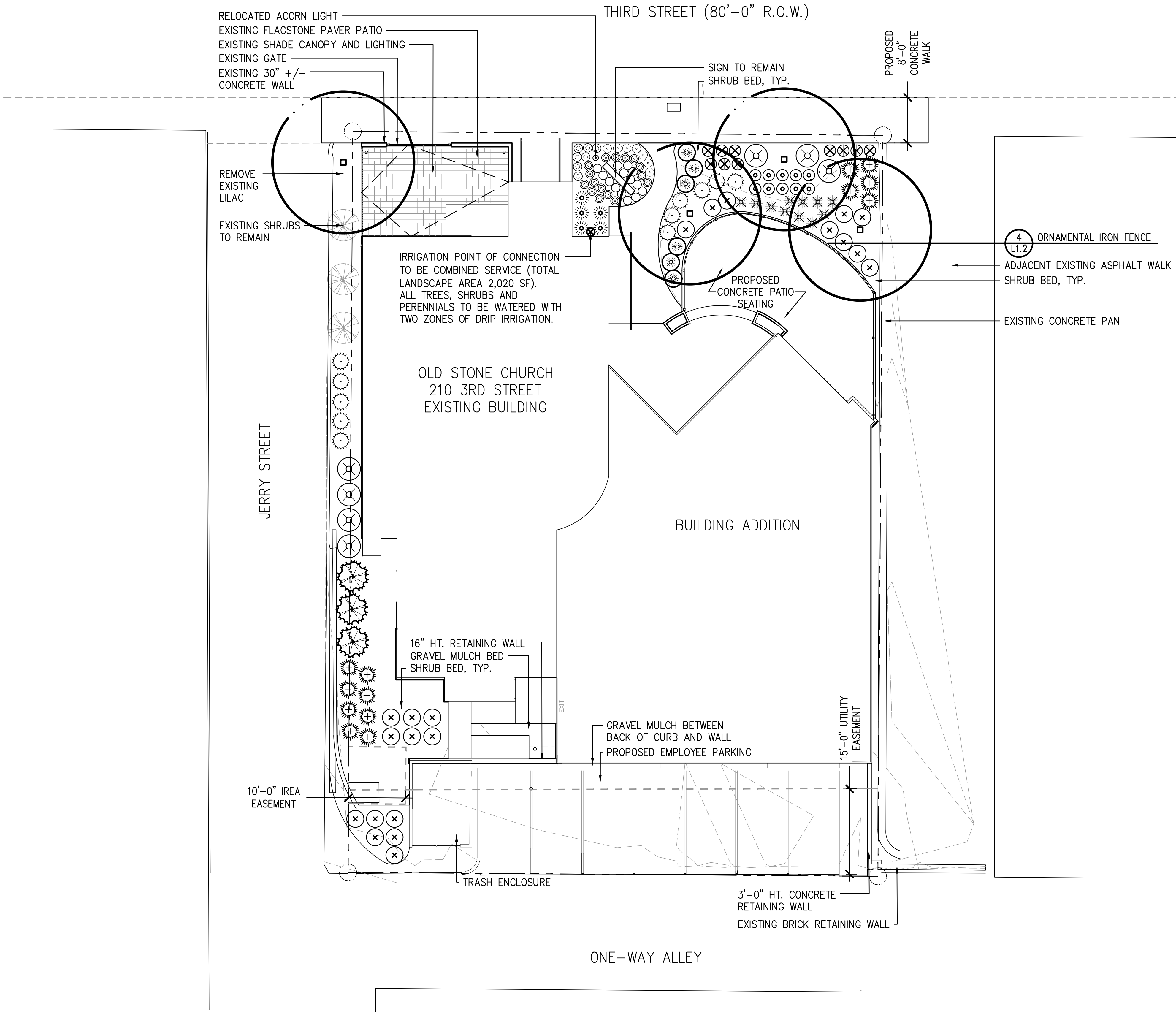
SITE DEVELOPMENT PLAN - UTILITY PLAN

SCALE 1"=10'

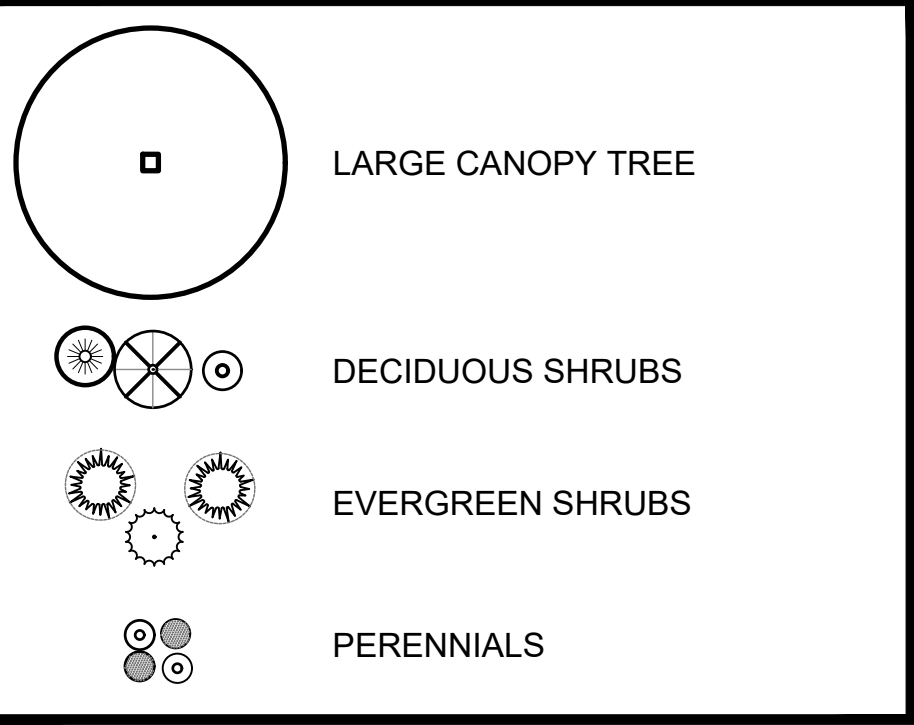
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RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



LEGEND



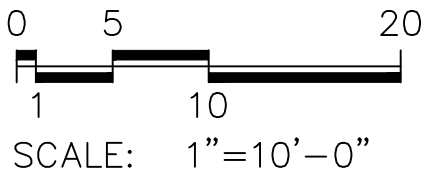
TOWN OF CASTLE ROCK SITE CATEGORY CALCULATIONS

DO/DOWNTOWN OVERLAY DISTRICT REQUIREMENTS			
LANDSCAPE FRONTAGE			
STREET NAME		LINEAR FOOTAGE	
Third Street		93'	
LARGE CANOPY TREES (1/22 LF)		SHRUBS REQUIRED/PROVIDED	
REQUIRED/PROVIDED		4/4	
		20/49	

LANDSCAPE PLAN

SCALE 1"=10'

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009



Know what's below.
Call before you dig,
or www.UCC2.org

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A
PORTION OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

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QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



LANDSCAPE PLAN
(INCLUDES IRRIGATION NOTES)

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

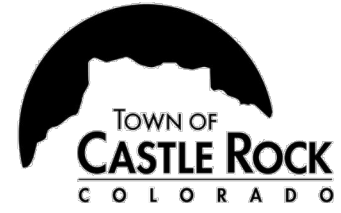
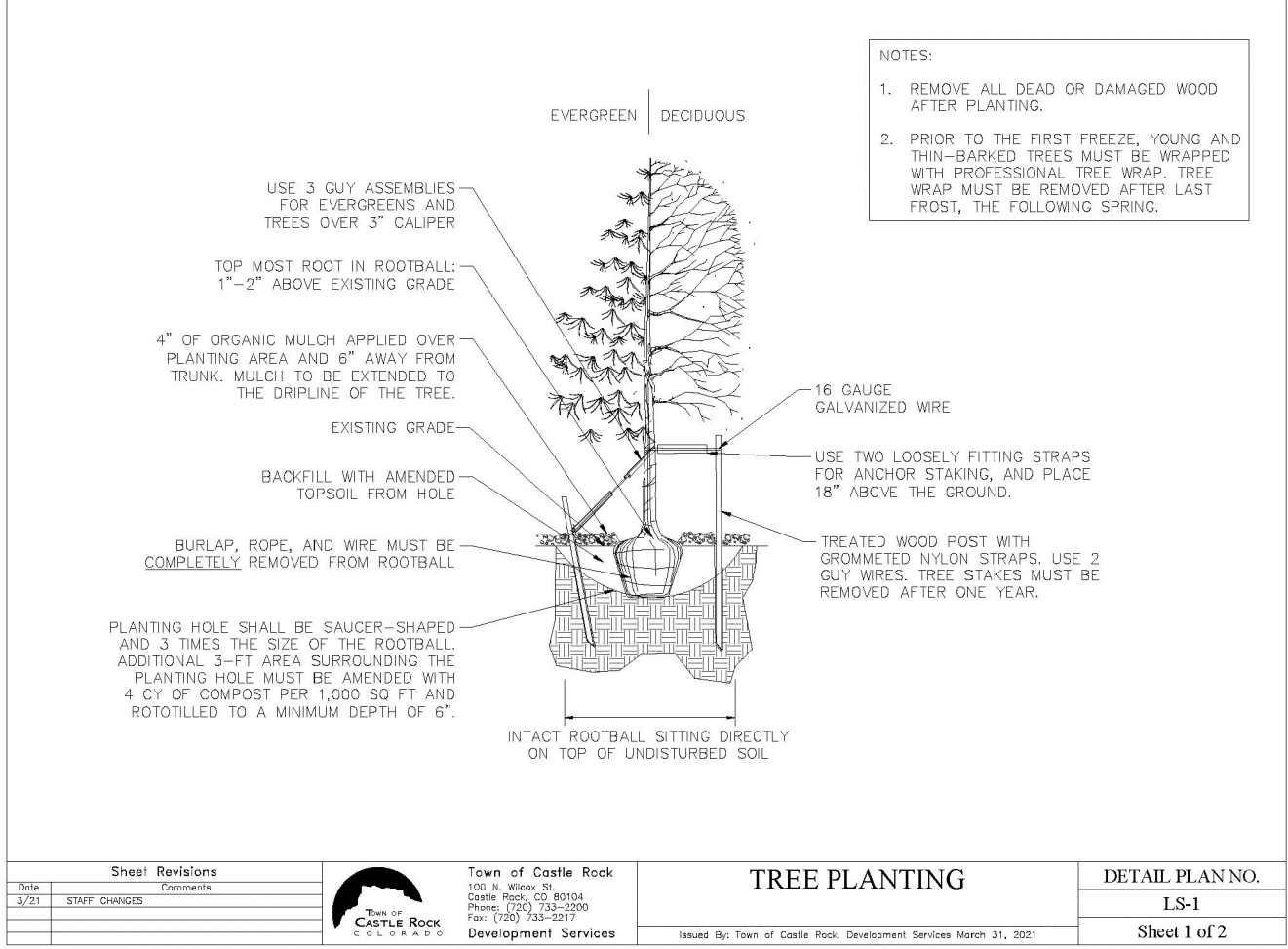
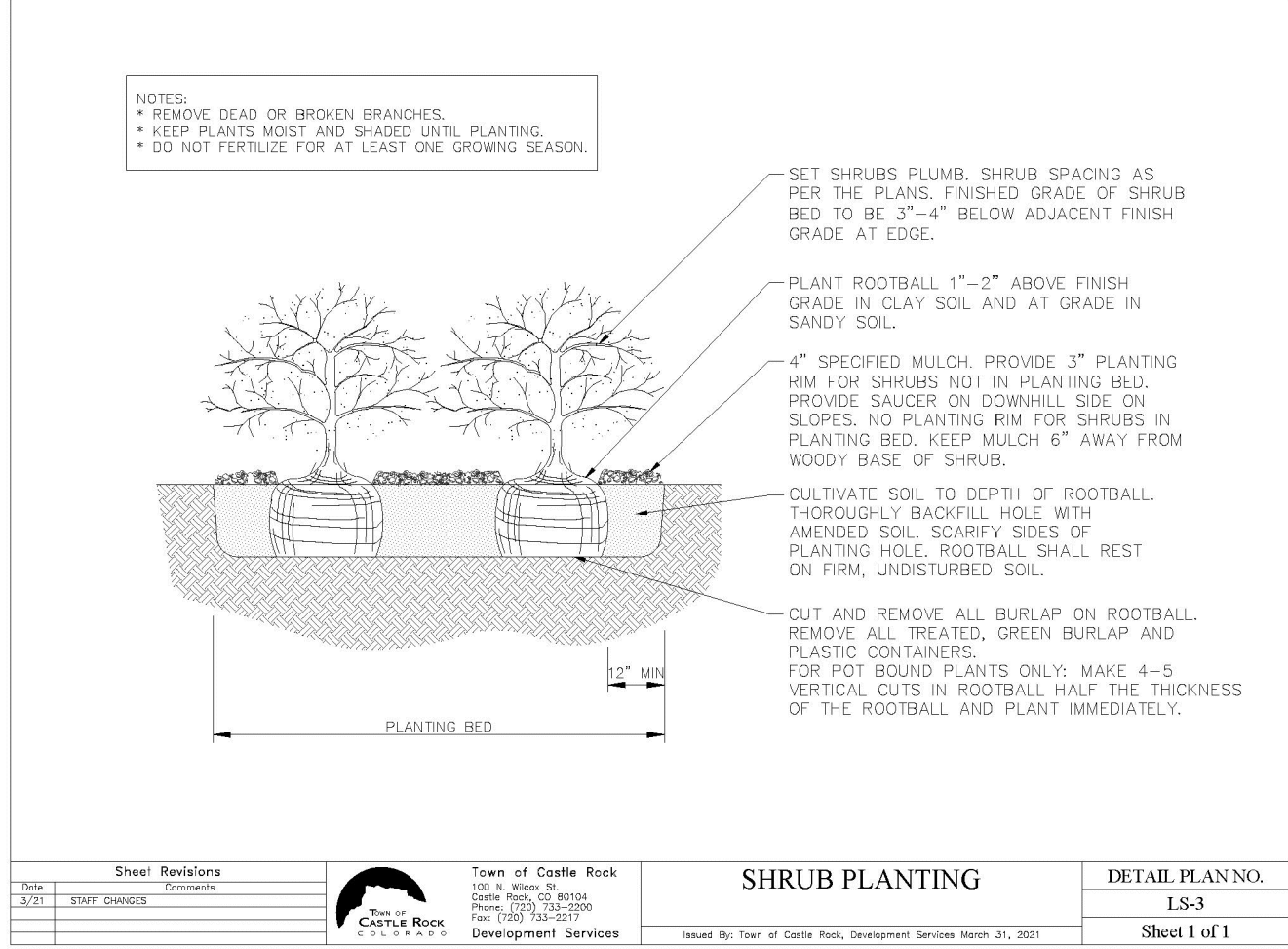
DATE: 11-16-2022
JOB NO.:
DRAWN BY: DHM
APPROVED: DHM

SHEET

SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



PLANT LIST

Registered Professional **Bill Neumann** Registration # **8009**

Company Name **DHM Design Corp.** Address **900 South Broadway Suite 300, Denver, CO 80209**

Phone **303.892.5566** Email **bneumann@dhmdesign.com**

Irrigation Zone	Size	No. of Plants
DECIDUOUS SHADE TREES		
Low	2-1/2" cal.	4

EVERGREEN SHRUBS

Very Low/Low	5 gal.	27
--------------	--------	----

DECIDUOUS SHRUBS

Very Low/Low	5 gal.	54
--------------	--------	----

ORNAMENTAL GRASSES

Low	1 gal.	16
-----	--------	----

PERENNIALS/ GROUNDCOVER

Low	1 gal.	41
-----	--------	----



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **Bill Neumann**

Town of Castle Rock Registration # **8009** State of Colorado License Landscape Architect # **175**

Company Name **DHM Design** Address **900 S. Broadway #300, Denver, CO 80209**

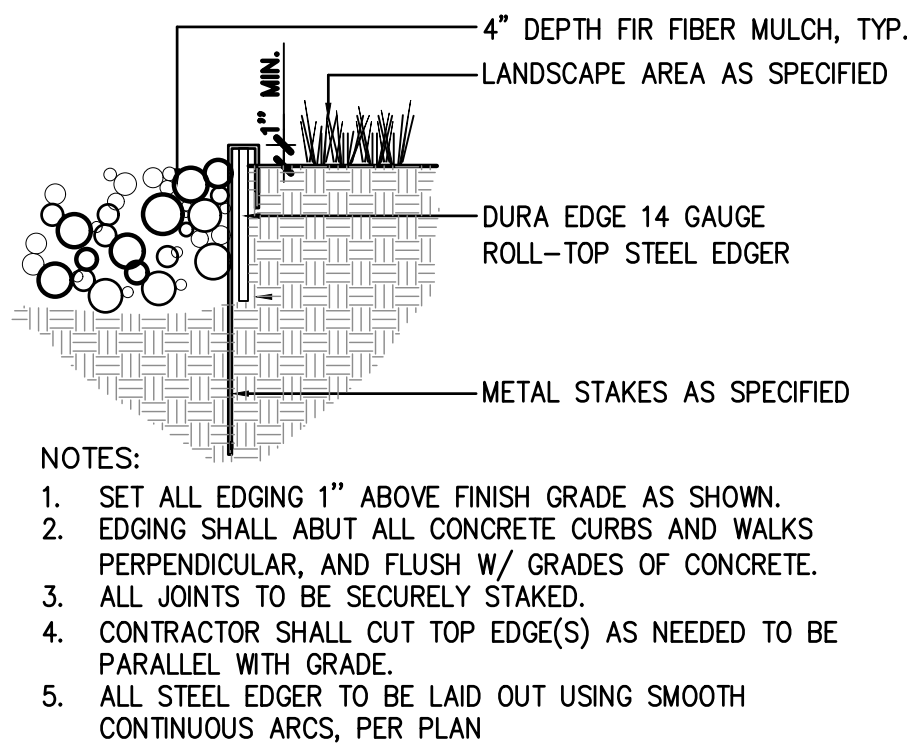
Phone **(303) 892-5566** Email **bneumann@dhmdesign.com** Date **9-12-2022**

PROJECT NAME **Scolecip's at the Old Stone Church Addition and Remodel**

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
12,087 SF	2,020 SF	N/A	120 SF	N/A	N/A	N/A	35	1,900 SF	Yes ___ No X __
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
1,162 SF	166 SF	7	72 SF	0	0	0	0	0	6

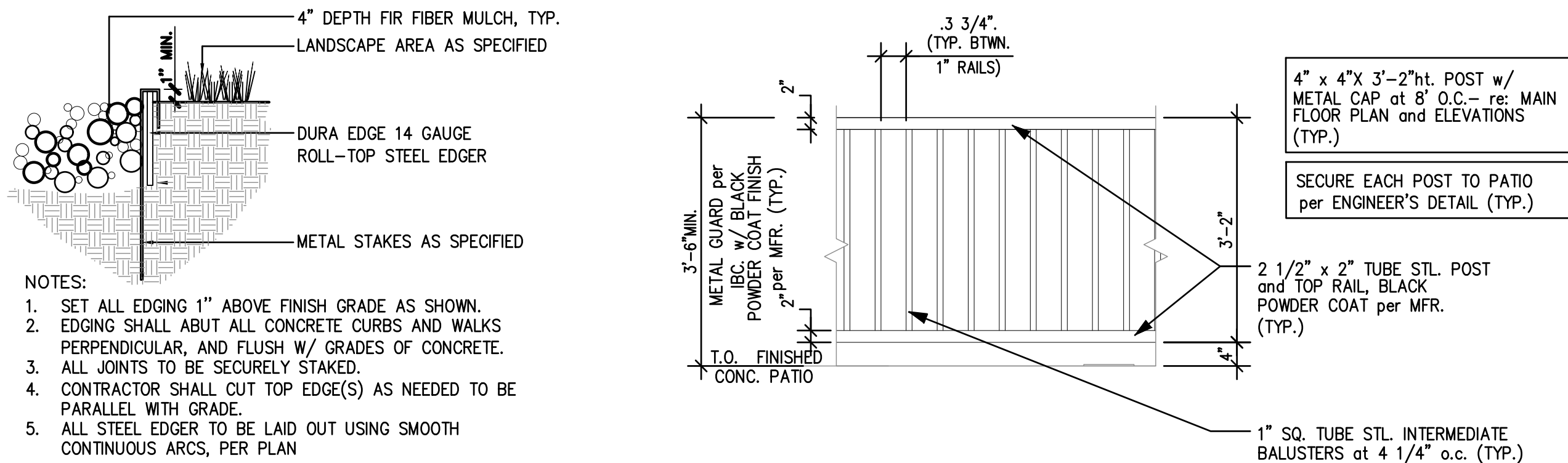
1 TYP. SHRUB PLANTING

SCALE: N.T.S. STANDARD TOCR DETAIL



2 TYP. EVERGREEN/DECIDUOUS TREE PLANTING

SCALE: N.T.S. STANDARD TOCR DETAIL



3 STEEL EDGER

SCALE: N.T.S.

LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE SOONER IN THE EVENT OF CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

NOTES:

1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, WEEDS, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS.
2. AERATION, TOP DRESSING AND FERTILIZATION TO BE PROVIDED ANNUALLY IN THE SPRING. OWNER TO PROVIDE MONTHLY MOWING AND WEEDING PERFORMED THROUGH APRIL - OCTOBER. PRUNING TO BE PROVIDED ANNUALLY WHEN TREES AND SHRUBS ARE DORMANT. MAINTENANCE CONTRACTOR TO PROVIDE WINTER WATERING AFTER TWO CONSECUTIVE WEEKS OF ABOVE FREEZING CONDITIONS THROUGHOUT WINTER MONTHS. IRRIGATION SYSTEM MAINTENANCE TO INCLUDE SYSTEM INITIALIZATION, ANNUAL BACKFLOW PREVENTION TESTING, MONTHLY WATER APPLICATION ADJUSTMENTS AND A SCHEDULE OF SYSTEM INSPECTIONS.
3. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT (720)- 733- 6045 FOR AN ON-SITE PRECONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.

PLANT REPLACEMENT WITHIN			
TYPE	1 YEAR	2-5 YEARS	6+ YEARS
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Deciduous	Increase height by 2'	Increase height by 2' plus, increase qty. by 1 (original size)	Increase height by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE TOWN OF CASTLE ROCK

LANDSCAPE DETAILS

NO SCALE

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009

NO.	REVISION	DATE	BY
1	SDP SUBMITTAL	07/14/2022	DHM
2	SDP SUBMITTAL	09/16/2022	DHM

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



LANDSCAPE DETAILS

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 11-16-2022

JOB NO.:

DRAWN BY: DHM

APPROVED: DHM

SHEET

6 of 11



Know what's below.
Call before you dig,
or www.UNCC2.org

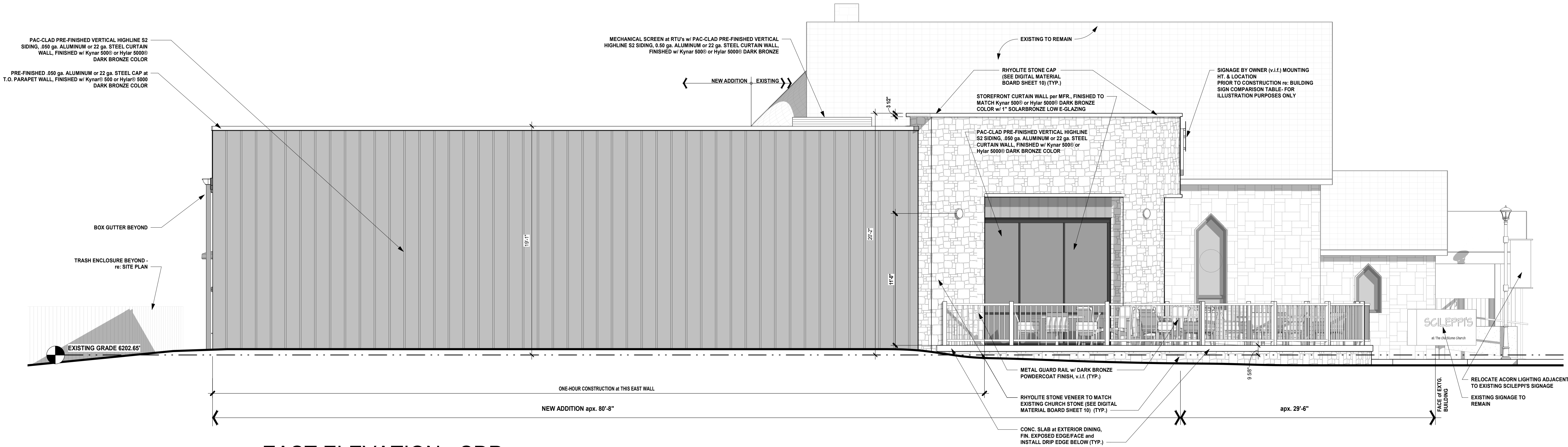
SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

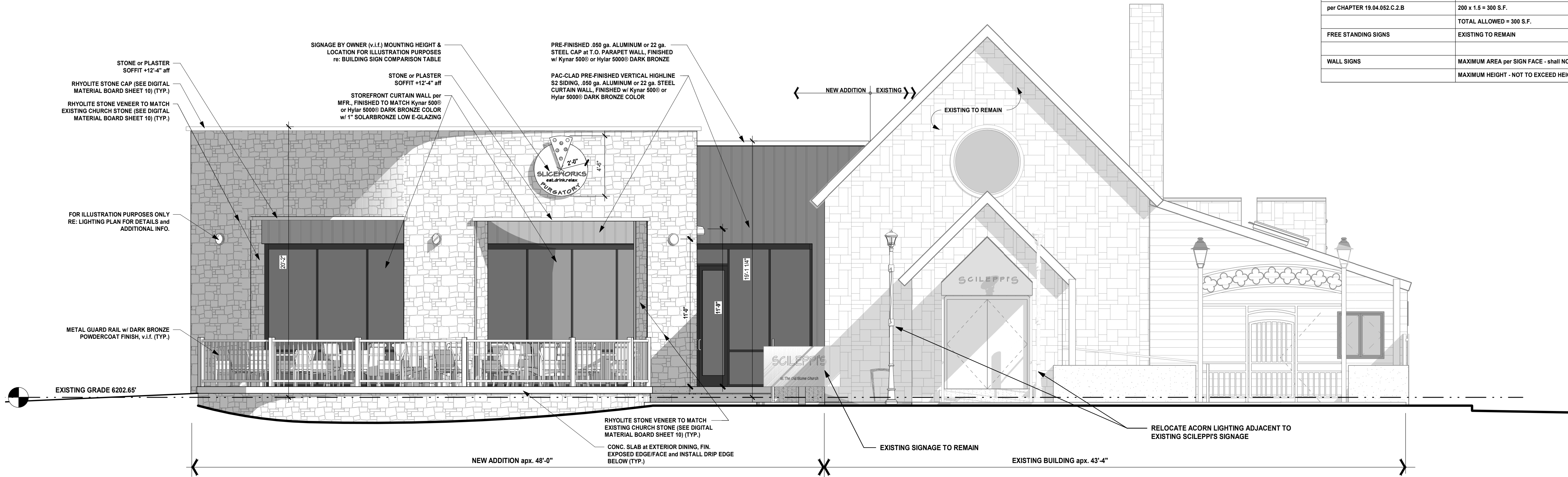
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



EAST ELEVATION - SDP

1/4" = 1'-0"

BUILDING SIGN COMPARISON TABLE:	
TOTAL SIGN AREA	FRONTAGE ON THIRD STREET = 90.58 FT.
per CHAPTER 19.04.052.C.2.B	200 x 1.5 = 300 S.F.
TOTAL ALLOWED = 300 S.F.	
FREE STANDING SIGNS	EXISTING TO REMAIN
WALL SIGNS	MAXIMUM AREA per SIGN FACE - shall NOT EXCEED 25% OF THE WALL MAXIMUM HEIGHT - NOT TO EXCEED HEIGHT OF THE WALL



NORTH ELEVATION - SDP

1/4" = 1'-0"

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



BUILDING ELEVATIONS

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 01.20.2023

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

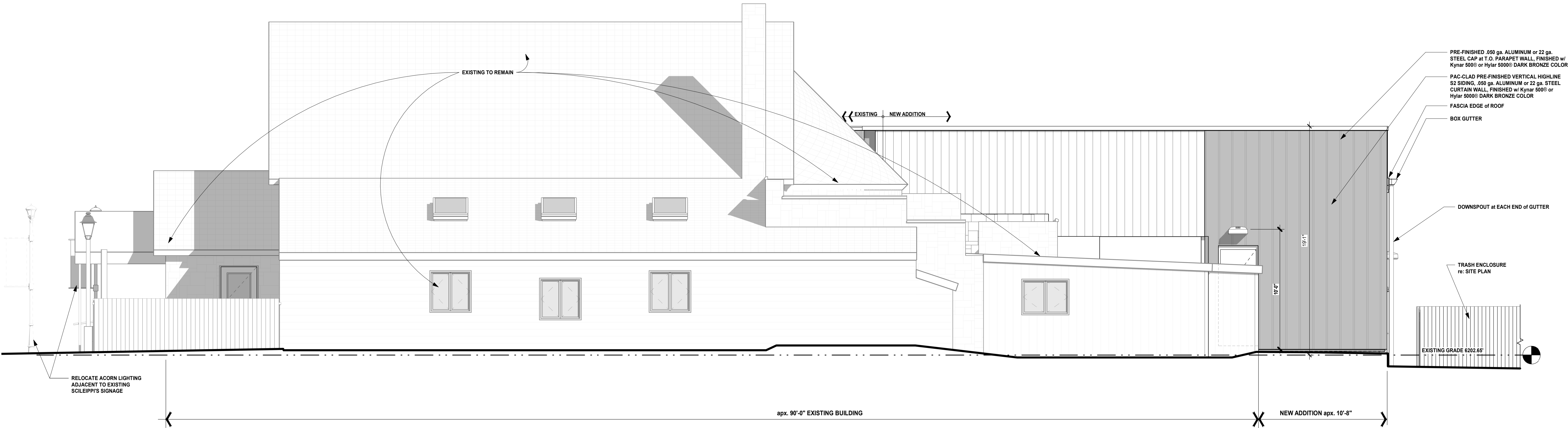
SHEET

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY,
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RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

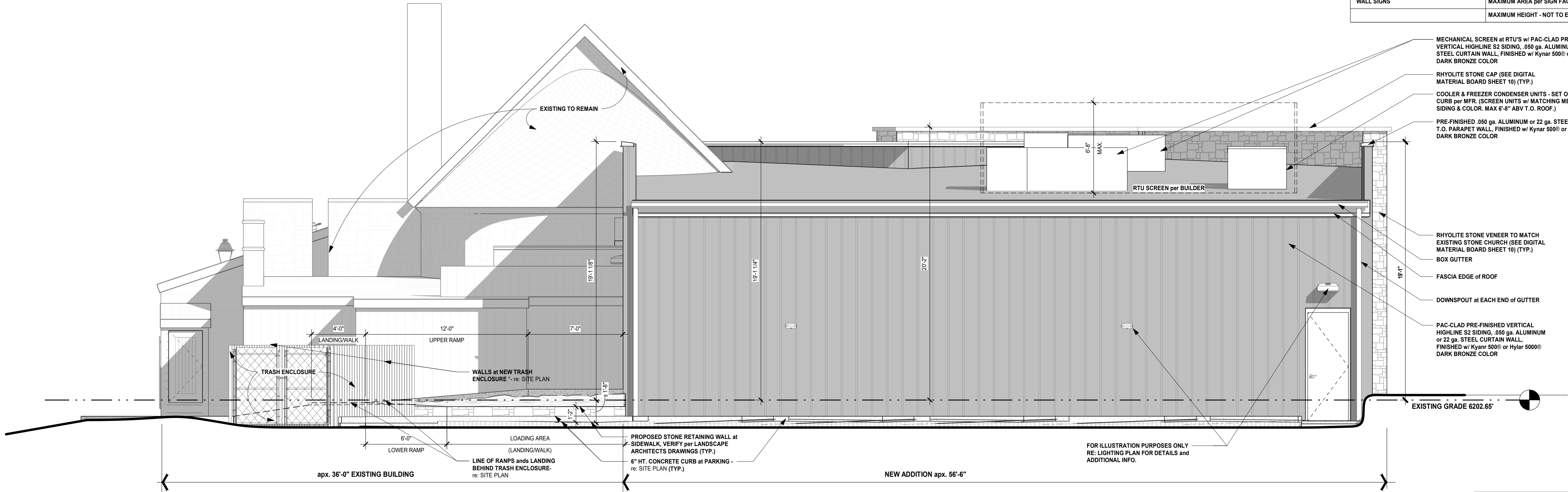
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



WEST ELEVATION - SPD

1/4" = 1'-0"

BUILDING SIGN COMPARISON TABLE:	
TOTAL SIGN AREA	FRONTAGE ON THIRD STREET = 90.58 FT.
per CHAPTER 19.04.082.C.2.B	200 x 1.5 = 300 S.F.
	TOTAL ALLOWED = 300 S.F.
FREE STANDING SIGNS	EXISTING TO REMAIN
WALL SIGNS	MAXIMUM AREA per SIGN FACE - shall NOT EXCEED 25% OF THE WALL
	MAXIMUM HEIGHT - NOT TO EXCEED HEIGHT OF THE WALL



SOUTH ELEVATION - SDP

1/4" = 1'-0"



Know what's below.
Call before you dig,
or www.UNCC2.org

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A
PORTION OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT
5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND
LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



BUILDING ELEVATIONS

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 01.20.2023

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

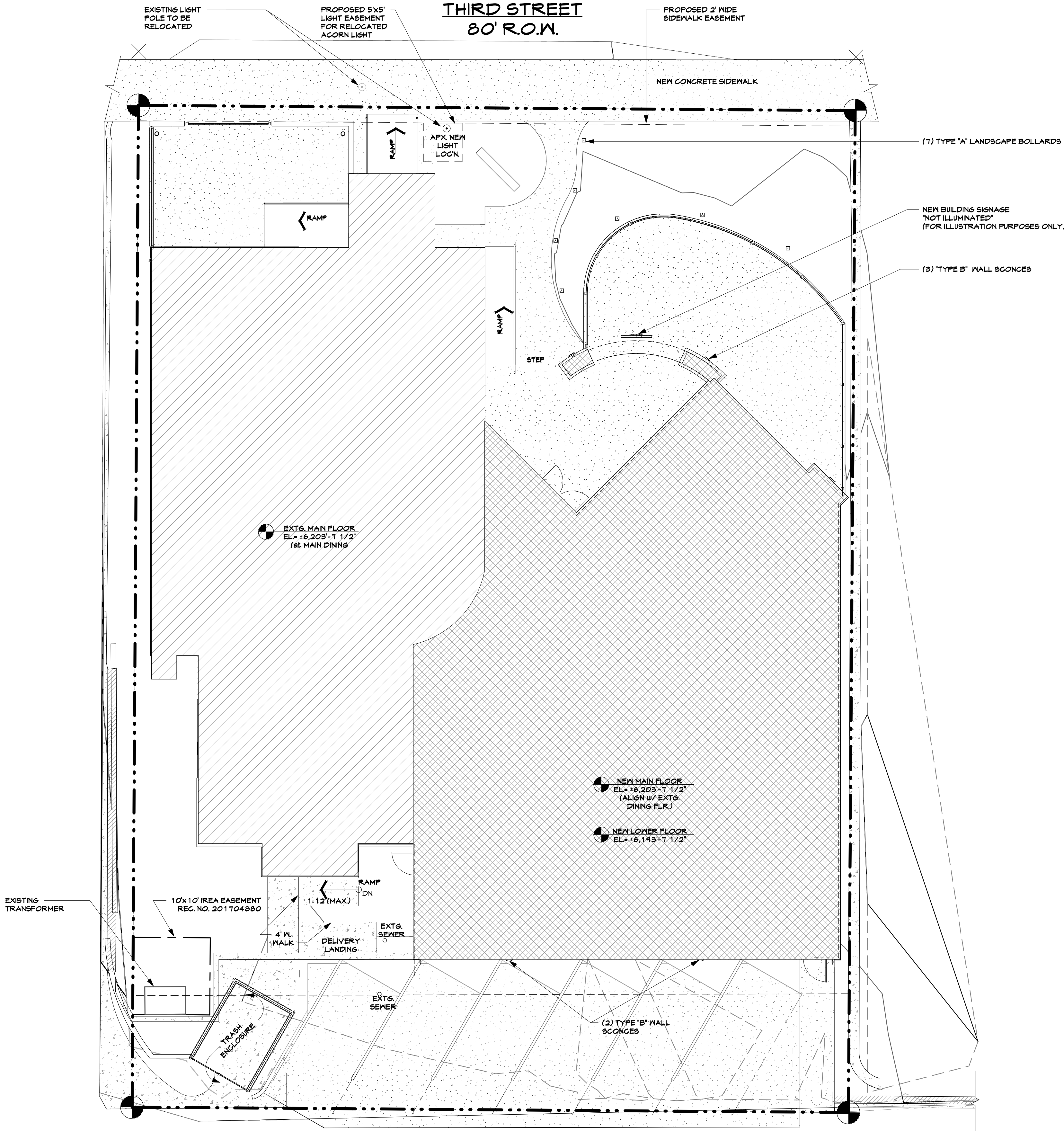
SHEET

8 of 11

SITE DEVELOPMENT PLAN

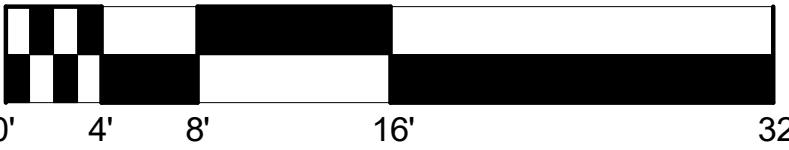
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TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



GENERAL LIGHTING PLAN

1/8" = 1'-0"



GENERAL LIGHTING PLAN NOTES:			
• RE: CUT SHEETS FOR ADDITIONAL LUMINARY INFO.			

MARK	LIGHTING STYLE	LIGHTING TYPE	LOCATION & HEIGHT
A	LANDSCAPE BOLLARD	LED	SEE PLAN (4' ABV. GRADE)
B	MALL SCONCE	LED	SEE PLAN (APPROX. 14' ABV. GRADE)



A



B

LIGHTING STYLES

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 1.24.2023

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

SHEET

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

EX-Lite

B



Ordering SKU:

Model	Wattage	CCT	Control	Color	Voltage
WPS	20W=20W	30K=3000K	(blank)=none, Std	(blank)=Bronze, Std	(blank)=120/277VAC, Std
Slim Wall Pack	35W=35W	40K=4000K	PCB=Button Photocell	BL=Black	HV=347/480VAC
	75W=75W	50K=5000K	OCC01=On/Off Sensor	WH=White	
	120W=120W		OCC01=Bi-Level Sensor	GR=Gray	
			EM=Emergency Backup		

SPECS:

WPS-75W	75W	9,750lm	130lm/W	3000K/4000K/5000K	70+
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Features & Specs

Construction:

- Slim, Low profile Dies cast aluminum housing with hidden cooling fins.
- Corrosion resistant polyester powder coat finish, available in custom colors.
- Independent driver compartment separated from light engine that optimizing driver lifespan and watertight.
- Rotatable light engine.

Mounting:

- Regular wall mount.

Electrical:

- High Power Factor, low THD UL listed driver with 5KV surge protection.
- Universal line voltage input 120-277V, 347/480V optional.

Optical:

- Forward-throw optic to maximize light utilization.

Controls Options:

- Button style eye photocell.
- External occupancy sensor.

Warranty:

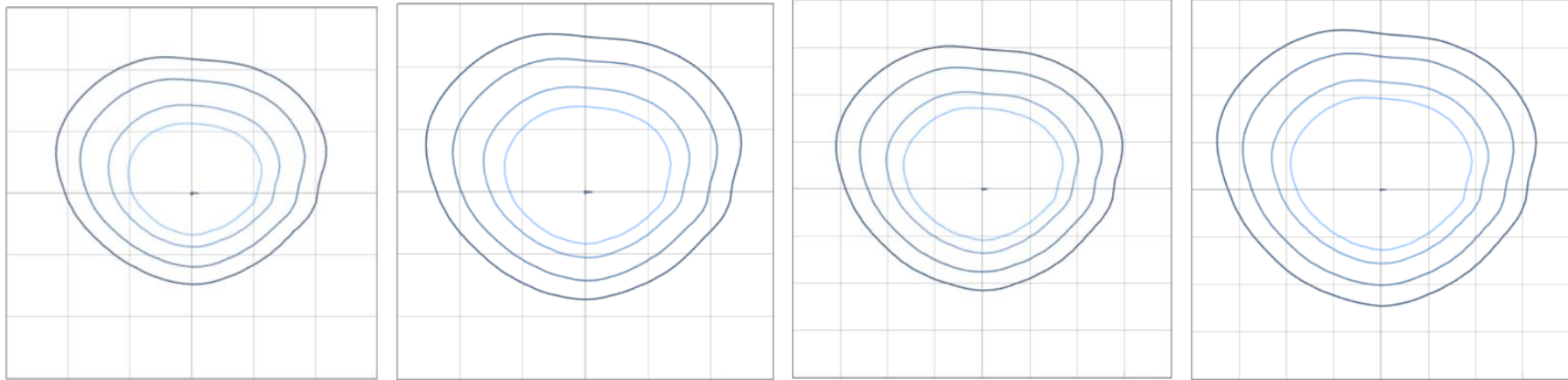
- 5 years warranty for complete fixture.

Listings:

- UL
- DLC Premium
- RoHS
- IP65



Photometrics:

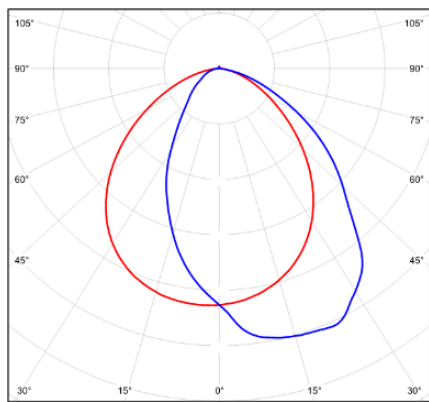


20W@15FT

35W@15FT

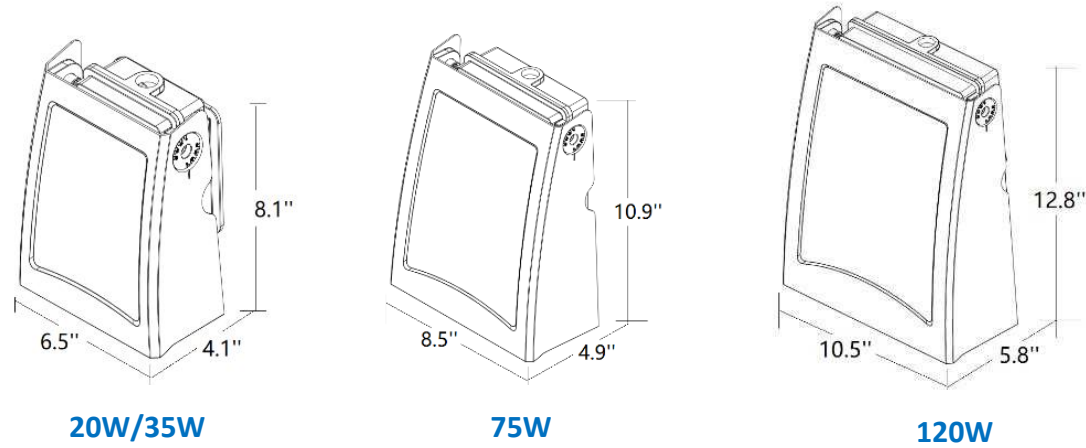
70W@15FT

120W@15FT



Polar Distribution

Dimensions:



20W/35W

75W

120W



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or www.UNCC2.org

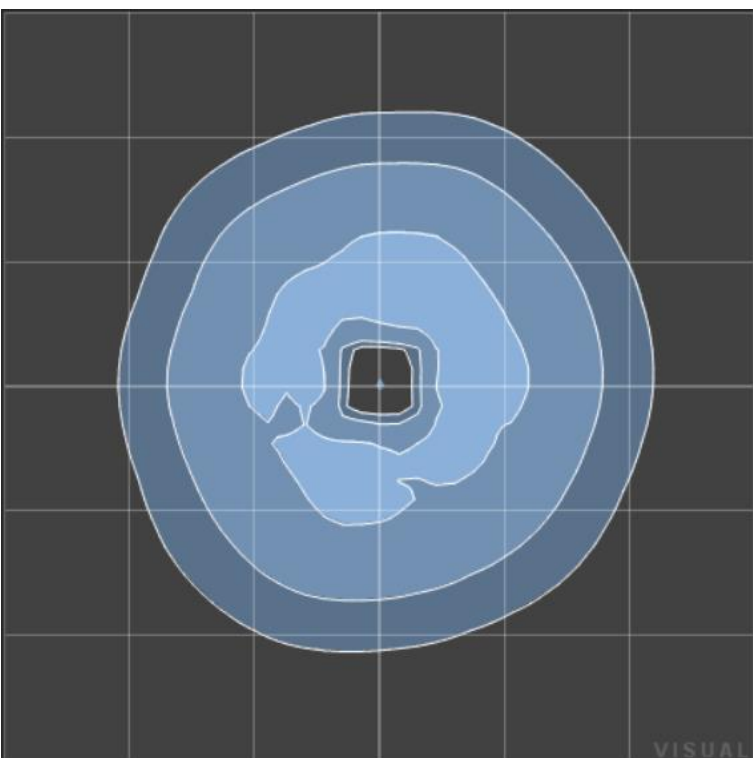
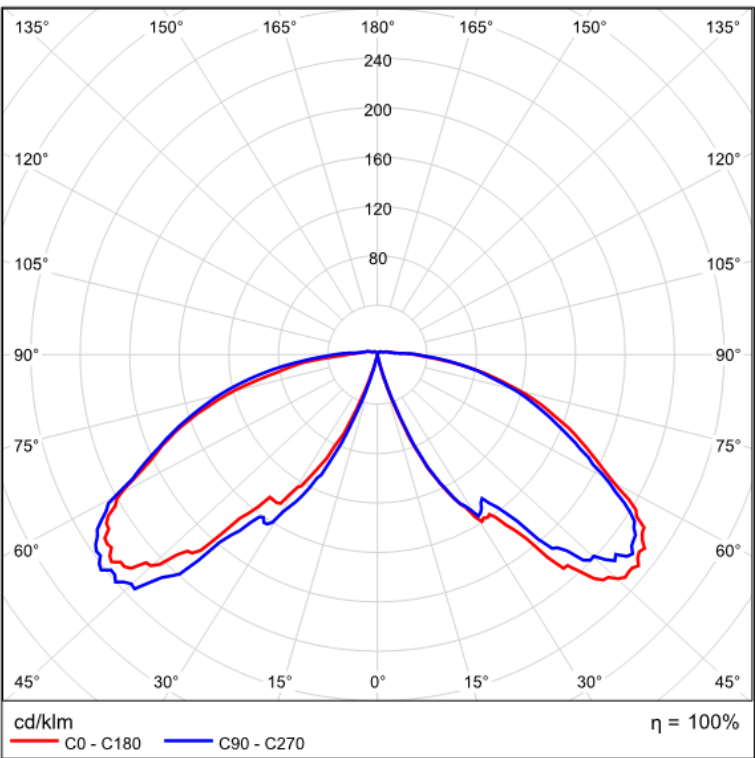
EX-Lite

LED Bollards

Specs:

Style	Wattage	Lumens	CCT	Height	OD
Crystal Head	12W	1,440lm	3000K/4000K/5000K	42"	6.3"
Louver Head	16W	1,920lm	3000K/4000K/5000K	42"	6.3"
	22W	2,640lm	3000K/4000K/5000K	42"	6.3"

Photometrics:



General Description:

The EX-LITE BL series are LED bollards with the latest CCT and wattage selecting technology. It has three different wattages and CCTs all in one bollard.

Construction:

- Corrosion resistant polyester powder coat finish, available in custom colors.
- Cast aluminum structure that resists high shock and vibration.

Electrical:

- Wattage selectable from 12W, 16W & 22W.
- High Power Factor, low THD UL listed driver with 10KV surge protection.
- Universal line voltage input 120-277V, 347/480V optional
- 0-10V dimmable

Optical:

- Ultra wide beam light distribution
- CCT selectable from 30K, 40K & 50K

Warranty:

- 5 years' warranty for complete fixture

Listings:

- ETL
- FCC
- DLC
- IP65



Ordering Information:

Family Model	Style	Wattage	CCT	Finish Color	Control	Input Voltage
BLRD	CY=Crystal Head	12W=12W	50K=5000K	(blank)=Bronze, Std	(blank)=None, Std	(blank)=110/277V, Std
	LV=Louver Head	16W=16W	40K=4000K	WH=White	PCB=Button Photocell	HV=480V
		22W=22W	30K=3000K	GR=Gray		
				BL=Black		

SCILEPPI'S SITE LIGHTING

SITE LIGHTING FIXTURE SCHEDULE

MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	DIMMING	QUANTITY	MOUNTING	TYPE	WATTS	LUMENS	COLOR TEMP / CRI
EX-LITE	BLRD - CY	N/A	LED BOLLARD CRYSTAL HEAD	36"	NO	7	GROUND	LED	16W	1,920 LM	5000K
EX-LITE	WPS - 75W	N/A	SLIM WALL PACK	15 FT.	NO	5	WALL	LED	75W	9,750 LM	5000K

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



LIGHTING CUT SHEETS

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 1.24.2023

JOB NO.:

DRAWN BY: SS / AR

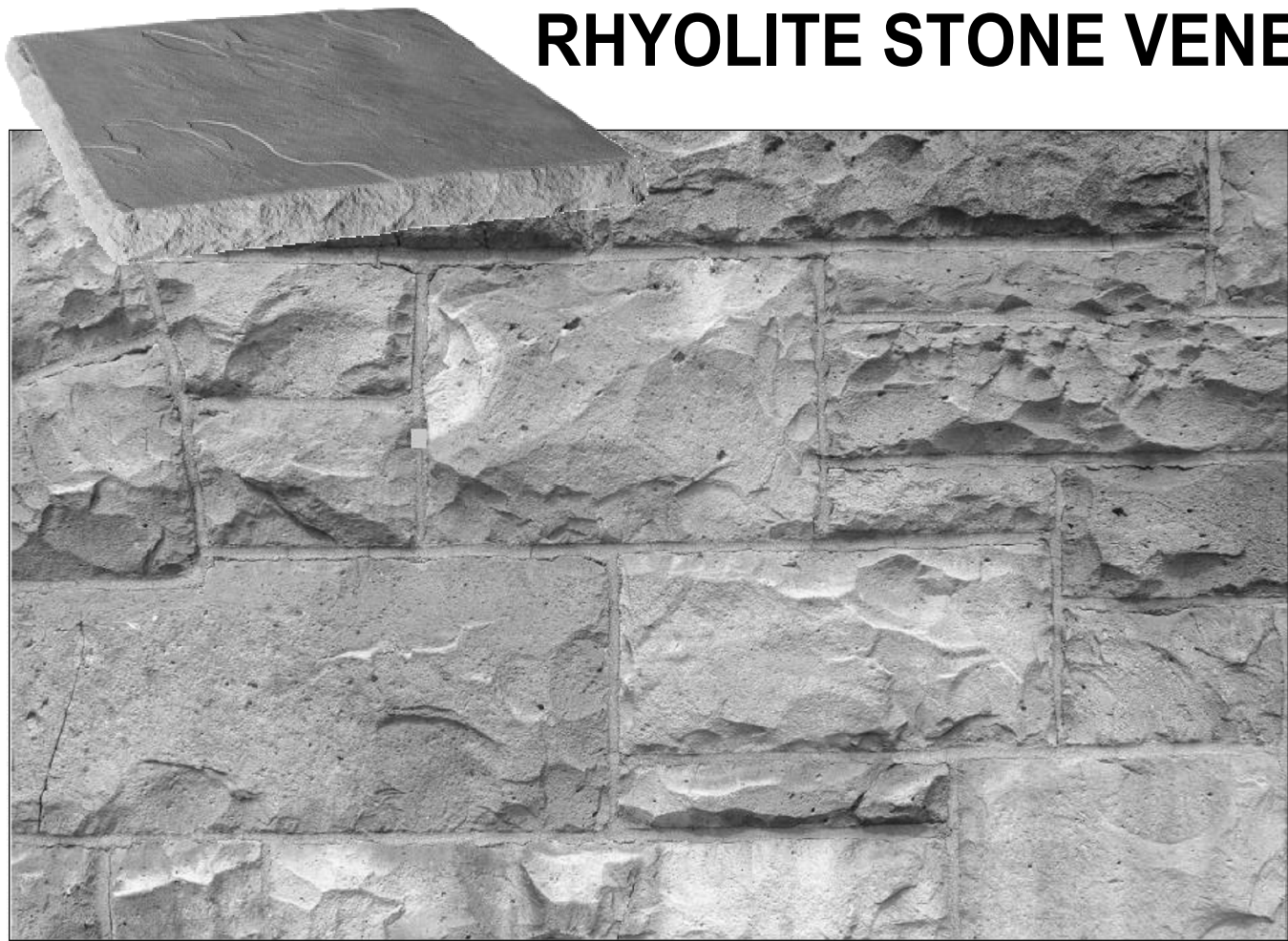
APPROVED:

SHEET

SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



RHYOLITE STONE VENEER & STONE CAP



ADJACENT BUILDING MASSING

ALUMINUM STOREFRONT ANODIZED FINISHES



#40

DARK BRONZE

AA-M10C21A44

Architectural Class I
(0.7 mils minimum)

STOREFRONT CURTAIN WALL per
MFR., FINISHED TO MATCH Kynar 500
or Hylar 5000 DARK BRONZE COLOR w/
1" SOLARBRONZE LOW E-GLAZING

METAL GUARD RAIL w/ DARK BRONZE
POWDERCOAT FINISH, v.i.f. (TYP.)



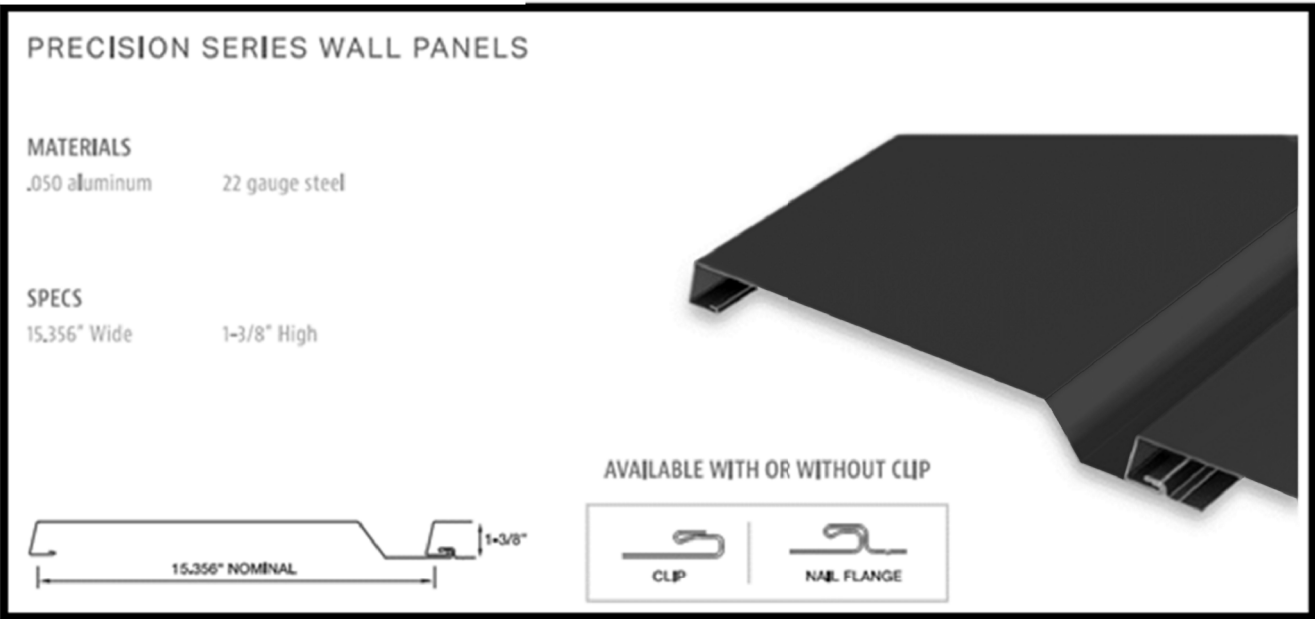
DARK BRONZE

PRE-FINISHED .050 ga. ALUMINUM or 22 ga.
STEEL CAP at T.O. PARAPET WALL,
FINISHED w/ Kynar 500® or Hylar 5000®
DARK BRONZE COLOR

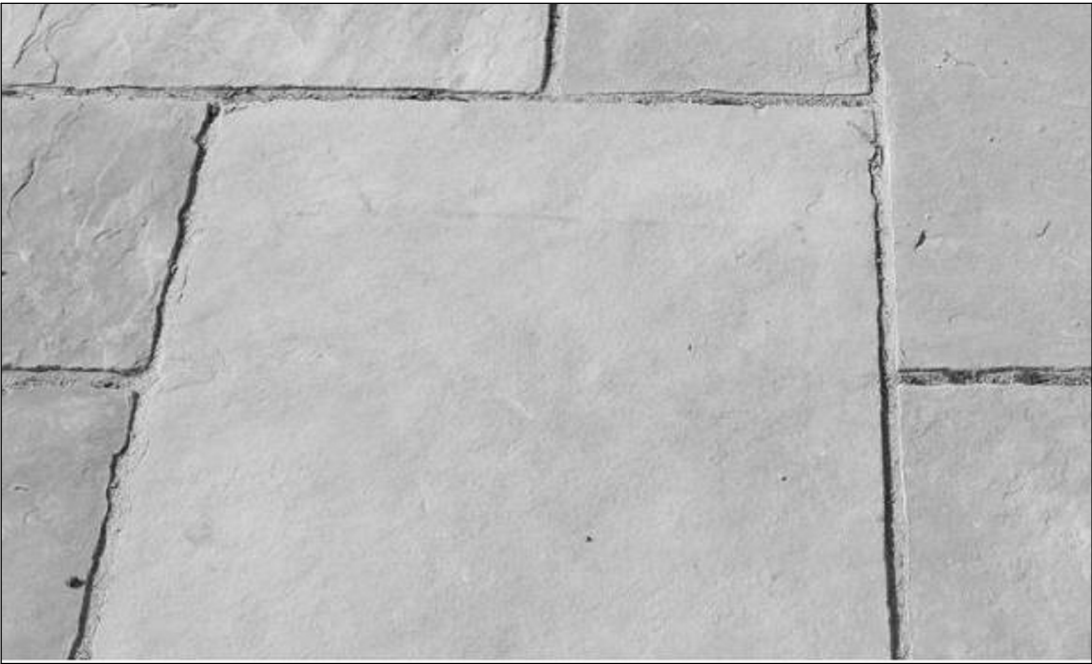
PAC-CLAD PRE-FINISHED VERTICAL HIGHLINE
S2 SIDING, .050 ga ALUMINUM or 22 ga. STEEL
CURTAIN WALL, FINISHED w/ Kynar 500® or
Hylar 5000® DARK BRONZE COLOR

PAC-CLAD RIGID METAL SIDING in
DARK BRONZE

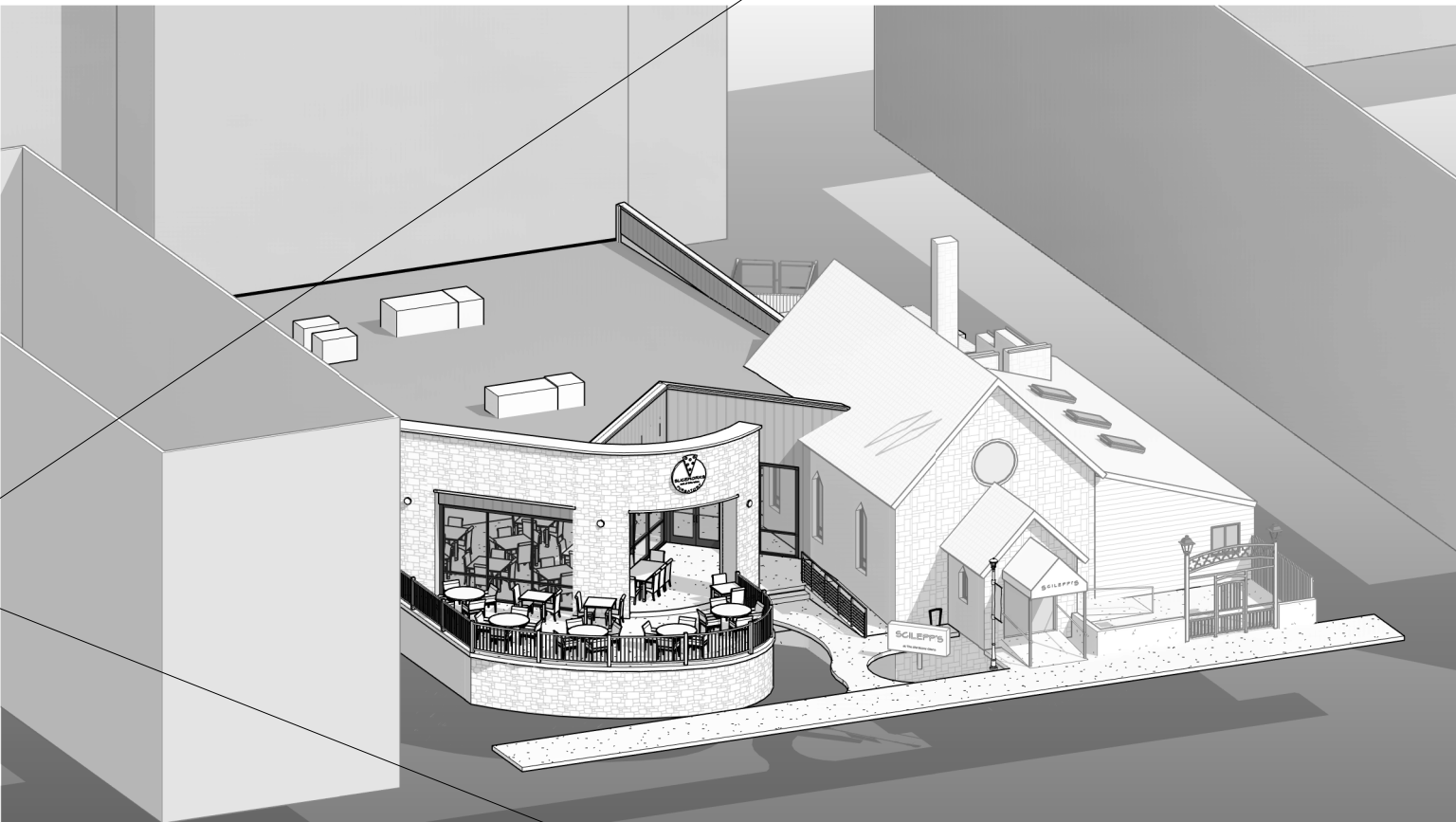
* FINISH ALL PARAPET WALLS w/
PAC-CLAD METAL CAP TO MATCH



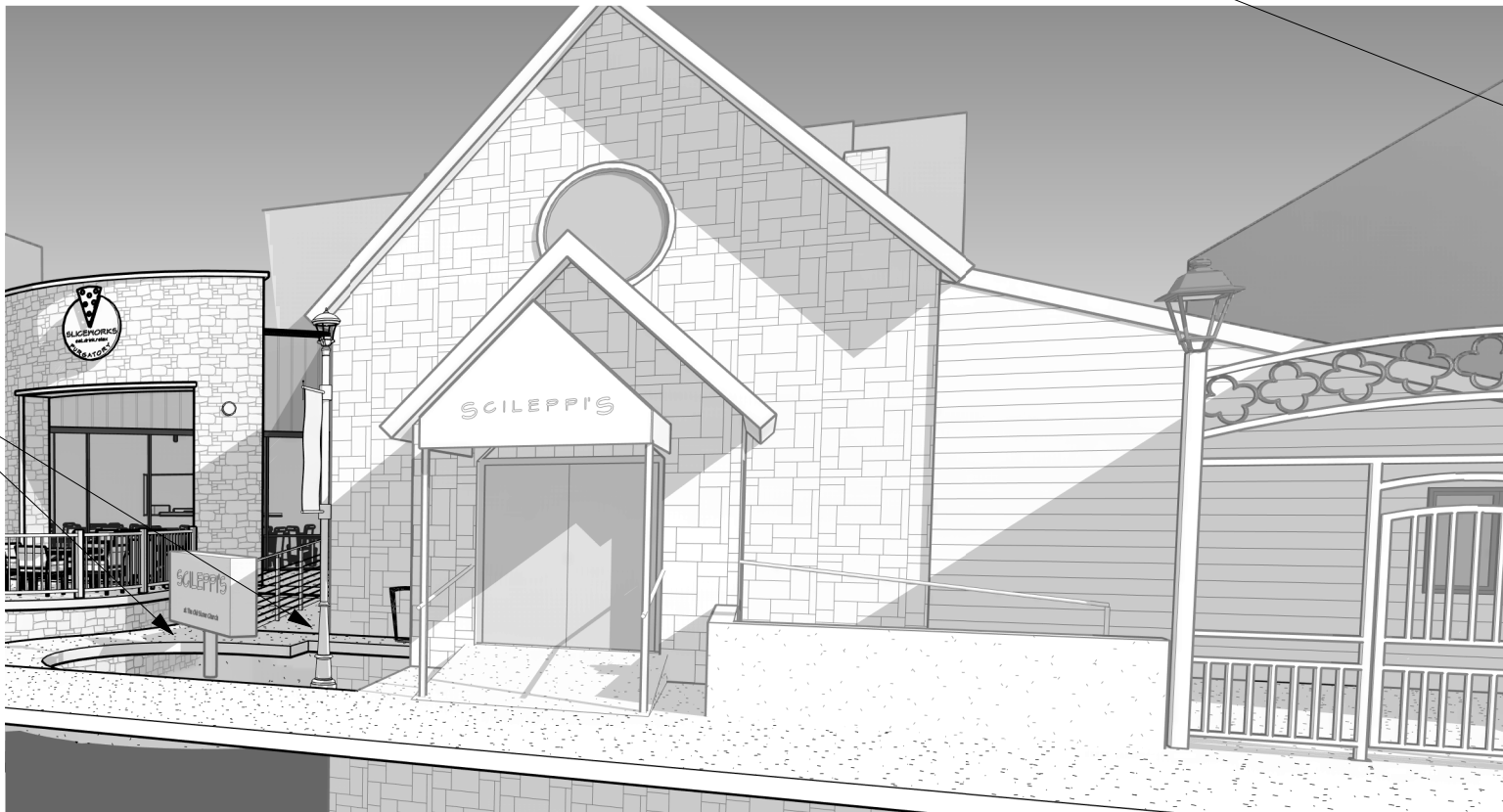
EARTHSTONE BLUFF FLAGSTONE PAVERS



NORTH VIEW



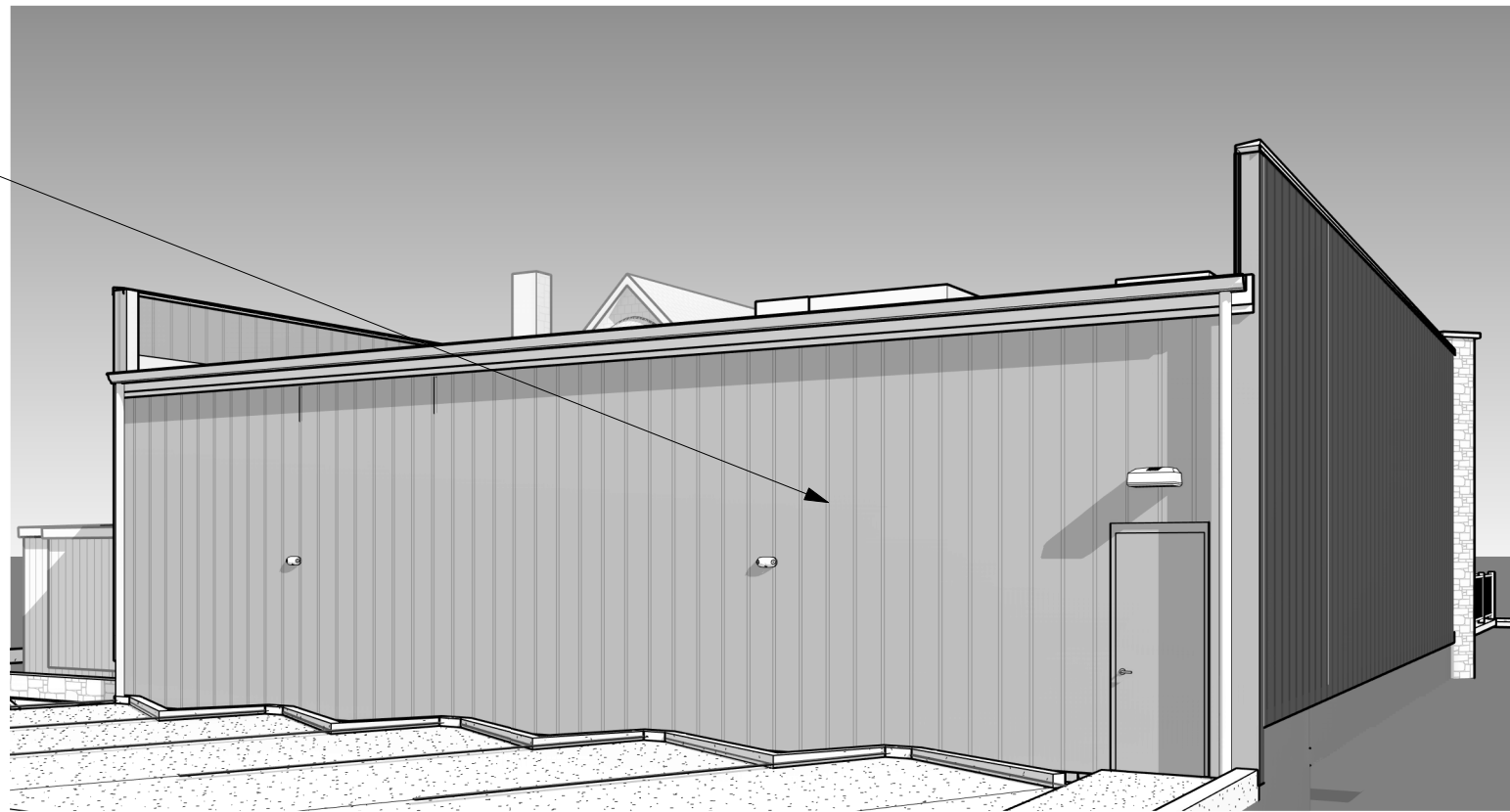
NORTHEAST VIEW



SLICEWORK ENTRY



NORTHWEST VIEW



SOUTHEAST VIEW

SITE DEVELOPMENT PLAN

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DEVELOPER

CONTRACTOR
MESA
PROPERTIES
WWW.builtwithmesa.com
44 INVERNESS DRIVE EAST
BUILDING D SUITE 100
ENGLEWOOD, COLORADO 80112
303-684-4080

SITE DEVELOPMENT
PLAN-DIGITAL
MATERIAL BOARD

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 01.20.2023

JOB NO.:

DRAWN BY: JC

APPROVED:

SHEET

11 of 11

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A
PORTION OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044