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.

_____
RG INVESTMENTS NO 1 LLLP

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 COMMISION EXPIRES: _____

CIVIL ENGINEER'S STATEMENT

I, KEVIN KOFFORD, BEING A LICENSED 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.

_____
KEVIN KOFFORD, PE #: 57234 DATE

SURVEYOR'S CERTIFICATE

I, SPENCER BARRON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION PRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION ADN THE MONUMENTS SHOWN THEREON ACTUALLY EXISTING AND THIS SITE DEVELOPMENT PLAN REPRESENTS THAT SURVEY.

_____
SPENCER BARRON, PLS #: 38141 DATE

TITLE CERTIFICATE

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINIATION 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_____.
20_____BY_____AS AUTHORIZED REPRESENTATIVE OF _____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISION EXPIRES: _____

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 _____DAY OF_____ _____, 20_____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES 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 _____, 2024 AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
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.
_____

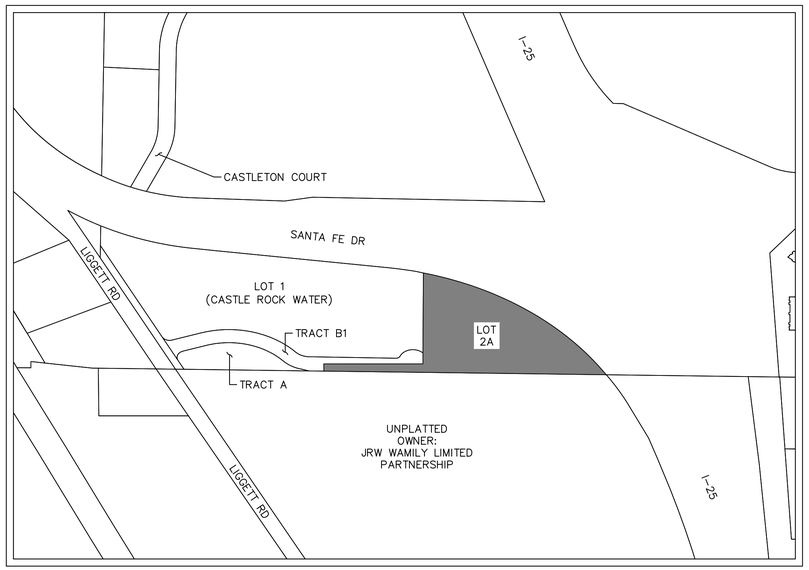
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

SITE DEVELOPMENT PLAN
AMENDING THE FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 2, LOT 2

METZLER RANCH PARKING LOT

LOT 2A, TRACT A, AND TRACT B1, METZLER RANCH FILING NO. 2, 1ST AMENDMENT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
N.T.S

SHEET INDEX		
SHEET TITLE	SHEET NO.	
COVER SHEET	1	SHEET 1 OF 6
GENERAL NOTES	2	SHEET 2 OF 6
SITE PLAN	3	SHEET 3 OF 6
GENERAL GRADING PLAN	4	SHEET 4 OF 6
GENERAL UTILITY PLAN	5	SHEET 5 OF 6
LANDSCAPE PLAN	6	SHEET 6 OF 6

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A PAVED PARKING AREA FOR THE EXISTING U-HAUL BUSINESS (CASTLE ROCK SELF STORAGE & U-HAUL) TO USE FOR STORAGE OF THEIR RENTAL VEHICLES. THE PROJECT IS ALSO RESPONDING TO THE REQUIREMENTS OF THE SIA DATED APRIL 23, 1998. IMPROVEMENTS FOR THE PROJECT INCLUDE 23 PARKING STALLS, A LANDSCAPE ISLAND, REMOVAL OF THE EXISTING ON-SITE SEPTIC SYSTEM, AND CONSTRUCTION OF A SANITARY SEWER CONNECTION TO THE PUBLIC SANITARY SEWER INFRASTRUCTURE IN LIGGETT ROAD. THIS PROJECT IS ALSO SUBJECT TO A RE-PLAT INCLUDING A PARTIAL VACATION OF EASEMENT WITHIN TRACT B TO BE ADJOINED WITH LOT 2, AS LOT 2A.

LEGAL DESCRIPTION

LOT 2A, TRACT A, AND TRACT B1, METZLER RANCH FILING NO. 2, 1ST AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTH HALF OF SECTION 35, T7S, R67W, 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST WITH A 3" ALUMINUM CAP TAMPED "6935" AND ON THE WEST WITH A #5 REBAR AND RED PLASTIC CAP STAMPED "6935" AND IS ASSUMED TO BEAR N89°09'46" W, A FIELD MEASURED DISTANCE OF 5067.29 FEET.

BENCHMARK

ELEVATIONS ARE BASED UPON NGS MONUMENT "J 23" (ELEVATION=6118.73 NAVD88)

SITE INFORMATION

ZONING CLASSIFICATION:	PLANNED DEVELOPMENT – INDUSTRIAL (REC NO. 9672131)
EXISTING LAND USE:	STORAGE (STORAGE UNITS) & U-HAUL RENTAL
PROPOSED LAND USE:	N/A (NO CHANGE IN LAND USE)
JURISDICTION:	CASTLE ROCK
SITE ADDRESS:	11 KELLOGG COURT
STATE PARCEL NO.:	2351-352-01-001
PROPOSED PARCEL SIZE:	4.700 ACRES (204,708 S.F.)
EXISTING LOT COVERAGE:	ASPHALT PAVEMENT ROADWAY AND LOT COVER WITH NUMEROUS STORAGE UNIT BUILDINGS
EXISTING BUILDING COVERAGE:	37.0%
PROPOSED BUILDING COVERAGE:	N/A (NO ADDITIONAL BUILDING COVERAGE IS PROPOSED)
SITE COVERAGE: (PROPOSED CONDITION)	BUILDING – 75,943 S.F. PAVEMENT/HARDSCAPE – 91,080 S.F. LANDSCAPING (PERVIOUS AREA) – 37,685 S.F.

ZONING COMPARISON		
ZONING	PD - INDUSTRIAL	
ACREAGE	4.700 ACRE (204,708 S.F.)	
USE AREA	STORAGE (STORAGE UNITS) & U-HAUL RENTAL	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	NA	4.700 ACRE
MINIMUM D.U. PER ACRE	NA	NA
MINIMUM FRONT SETBACK	15' (FROM PROPERTY LINE)	Y
MINIMUM REAR SETBACK	0'	Y
MINIMUM SIDE SETBACK	0	Y
MAXIMUM BUILDING HEIGHT	50'	NA
MINIMUM PARKING	1	6
ZONING COMPARISON		
	S.F.	% OF TOTAL
LOT COVERAGE	75,943	37%
BUILDING	75,943	37%
PAVEMENT / HARDSCAPE	91,080	44%
LANDSCAPING (PERVIOUS)	37,685	19%
TOTAL	204,708	100%

CONTACTS

OWNER:
RG INVESTMENTS NO 1, LLLP
6135 ERIN PARK DR, SUITE 101
COLORADO SPRINGS, CO 80918
TEL: (719) 440-9414
CONTACT: RICHARD GRAHAM

APPLICANT:
RG INVESTMENTS NO 1, LLLP
6135 ERIN PARK DR, SUITE 101
COLORADO SPRINGS, CO 80918
TEL: (719) 440-9414
CONTACT: RICHARD GRAHAM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0181
CONTACT: KEVIN KOFFORD, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
(719) 284-7280
CONTACT: JIM HOUK

SURVEYOR:
BARRON LAND, LLC
2790 N. ACADEMY BLVD. SUITE 311,
COLORADO SPRINGS, CO 80917
TEL: (719) 360-6827
CONTACT: SPENCER BARRON, P.L.S

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVE., SUITE 900
COLORADO SPRINGS, CO 80903

DESIGNED BY: RES
DRAWN BY: RES
CHECKED BY: KRK
DATE: 9/19/2024

METZLER RANCH PARKING LOT
LOT 2A, METZLER RANCH FILING NO. 1
SITE DEVELOPMENT PLAN
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196489001

SHEET
1
SHEET 1 OF 6

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SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.

2. THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER ,____ OR "THIS SITE IS ZONED_."

3. **[IF APPLICABLE.]** 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 THIS SITE DEVELOPMENT PLAN.

4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.

5. 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.

6. PURSUANT TO 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.

7. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.

8. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

9. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.

10. 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.

11. 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.

12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY 30 INCHES IN HEIGHT ABOVE THE FLOW LINE 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.

13. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.

14. 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.

15. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.

16. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.

17. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

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. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

4. 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.

5. 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.

6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

7. 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.***

8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.

9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.

10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.

11. 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** 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.

LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.

2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.

4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.

5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.

6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.

7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.

8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.

9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).

10. 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.

11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.

12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.

13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.

14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.

15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVE., SUITE 900
COLORADO SPRINGS, CO 80903

DESIGNED BY: RES
DRAWN BY: RES
CHECKED BY: KRK
DATE: 9/19/2024

METZLER RANCH PARKING LOT
LOT 2A, METZLER RANCH FILING NO. 1
SITE DEVELOPMENT PLAN
GENERAL NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196489001

SHEET
2
SHEET 2 OF 6

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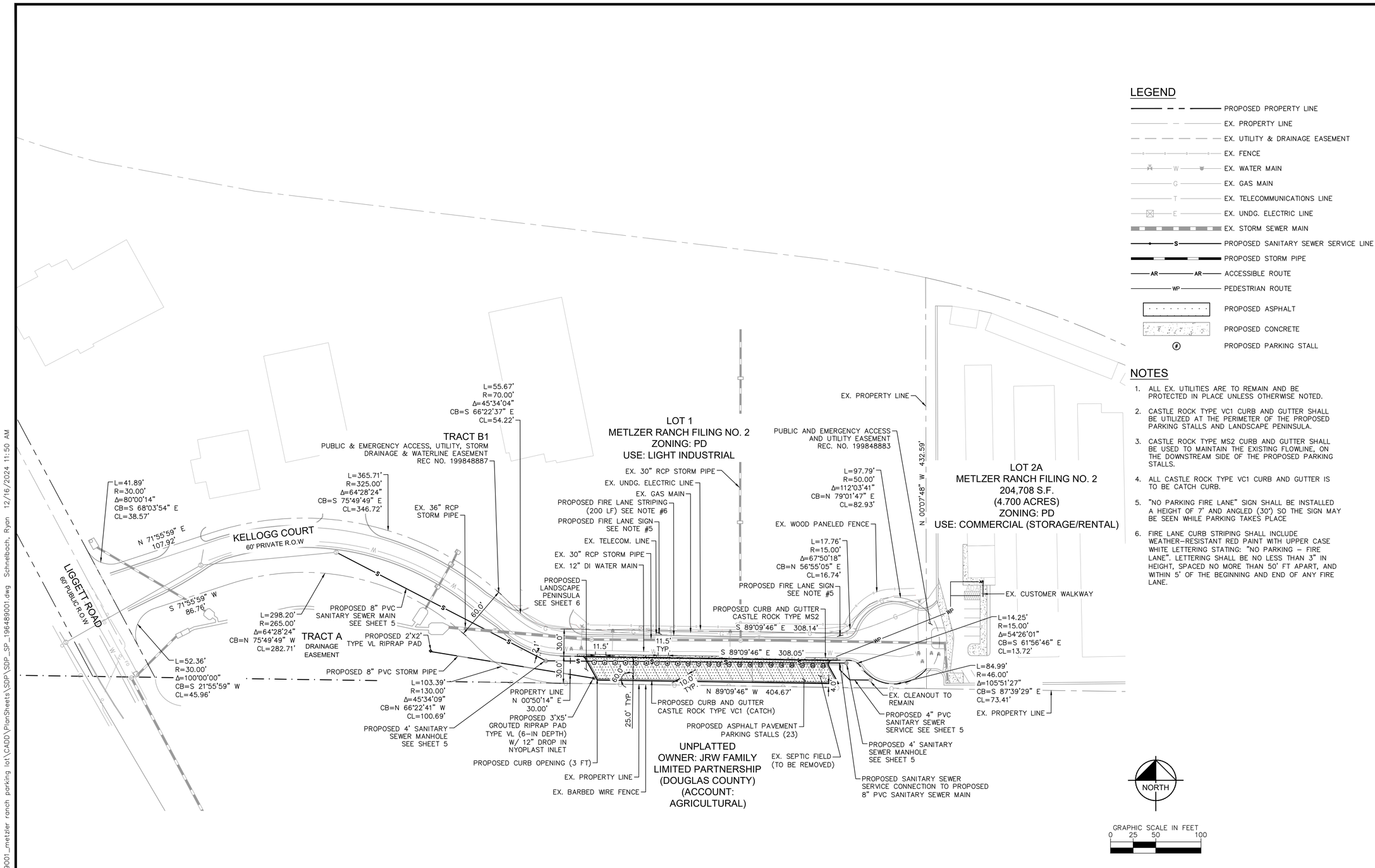

811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLAN
LOT 2A, TRACT A, AND TRACT B1, METZLER RANCH FILING NO. 2, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0016

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVE., SUITE 900
COLORADO SPRINGS, CO 80903

DESIGNED BY: RES
DRAWN BY: RES
CHECKED BY: KRK
DATE: 9/19/2024

METZLER RANCH PARKING LOT
LOT 2A, METZLER RANCH FILING NO. 1
SITE DEVELOPMENT PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 196489001

SHEET 3
SHEET 3 OF 6

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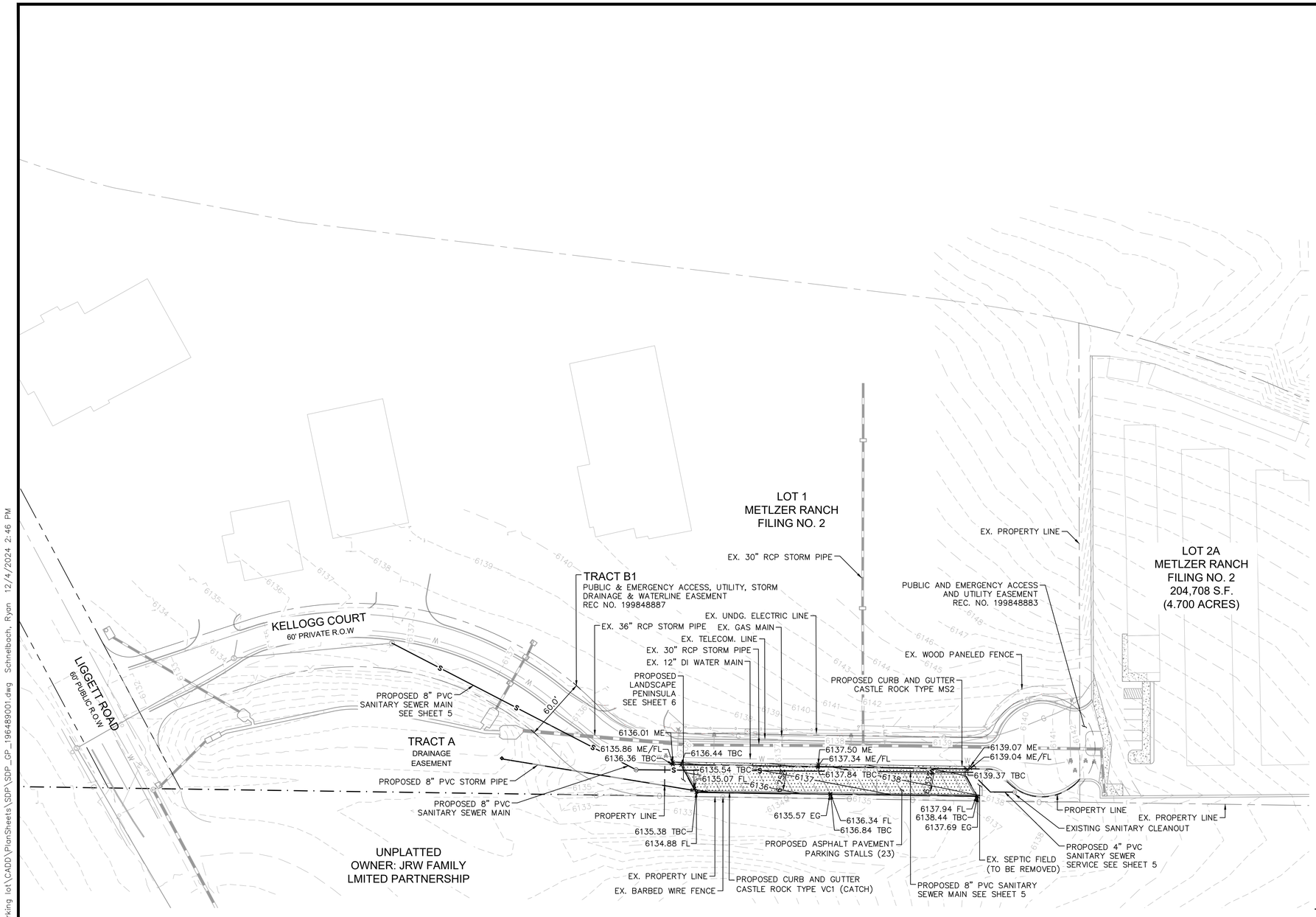

LEGEND

	PROPOSED PROPERTY LINE
	EX. PROPERTY LINE
	EX. UTILITY & DRAINAGE EASEMENT
	EX. FENCE
W	EX. WATER MAIN
G	EX. GAS MAIN
T	EX. TELECOMMUNICATIONS LINE
E	EX. UNDG. ELECTRIC LINE
	EX. STORM SEWER MAIN
S	PROPOSED SANITARY SEWER SERVICE LINE
	APPROXIMATE FLOW LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
61XX	EX. MAJOR CONTOUR
61XX	EX. MINOR CONTOUR
61XX	PROPOSED MAJOR CONTOUR
61XX	PROPOSED MINOR CONTOUR
EG	EXISTING GRADE
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TBC	TOP BACK OF CURB

NOTES

1. ALL EX. UTILITIES ARE TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
2. CASTLE ROCK TYPE VC1 CURB AND GUTTER SHALL BE UTILIZED AT THE PERIMETER OF THE PROPOSED PARKING STALLS AND LANDSCAPE PENINSULA.
3. CASTLE ROCK TYPE MS2 CURB AND GUTTER SHALL BE USED TO MAINTAIN THE EXISTING FLOWLINE, ON THE DOWNSTREAM SIDE OF THE PROPOSED PARKING STALLS.
4. ALL CASTLE ROCK TYPE VC1 CURB AND GUTTER IS TO BE SPILL CURB.
5. TRANSITIONS BETWEEN VC1 AND MS2 CURB AND GUTTER IS TO BE PER CR DETAIL CG-1

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's **below.** **Call** before you dig.

SITE DEVELOPMENT PLAN
LOT 2A, TRACT A, AND TRACT B1, METZLER RANCH FILING NO. 2, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0016

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVE., SUITE 900
COLORADO SPRINGS, CO 80903

DESIGNED BY: RES
DRAWN BY: RES
CHECKED BY: KRK
DATE: 9/19/2024

METZLER RANCH PARKING LOT
LOT 2A, METZLER RANCH FILING NO. 1
SITE DEVELOPMENT PLAN
GENERAL GRADING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196489001

SHEET
4
SHEET 4 OF 6

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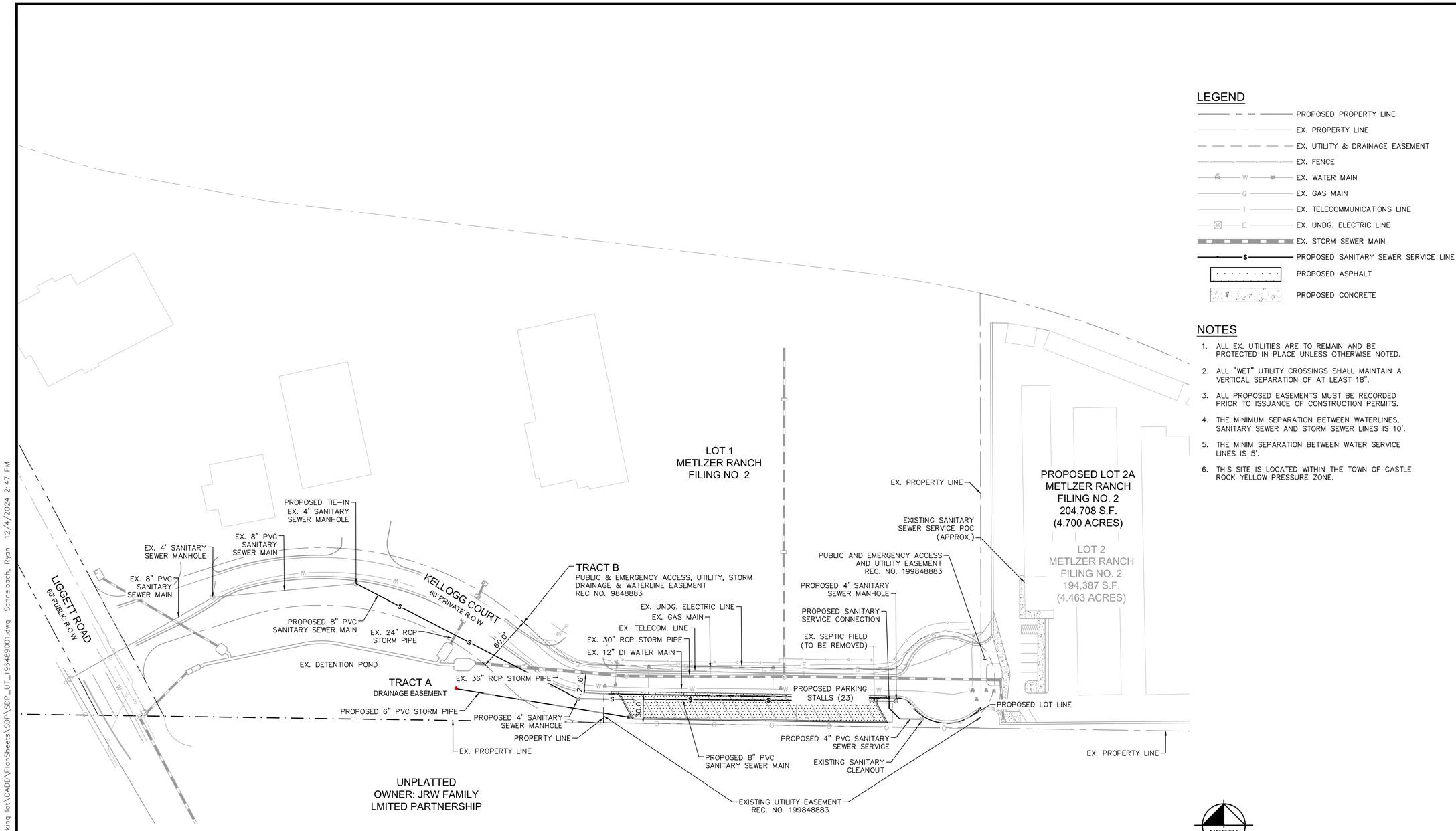

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SITE DEVELOPMENT PLAN
LOT 2A, TRACT A, AND TRACT B1, METZLER RANCH FILING NO. 2, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0016

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COLORADO SPRINGS, CO 80903

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DRAWN BY: RES
CHECKED BY: KRK
DATE: 9/19/2024

METZLER RANCH PARKING LOT
LOT 2A, METZLER RANCH FILING NO. 1
SITE DEVELOPMENT PLAN
GENERAL UTILITY PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196489001

SHEET
5
SHEET 5 OF 6

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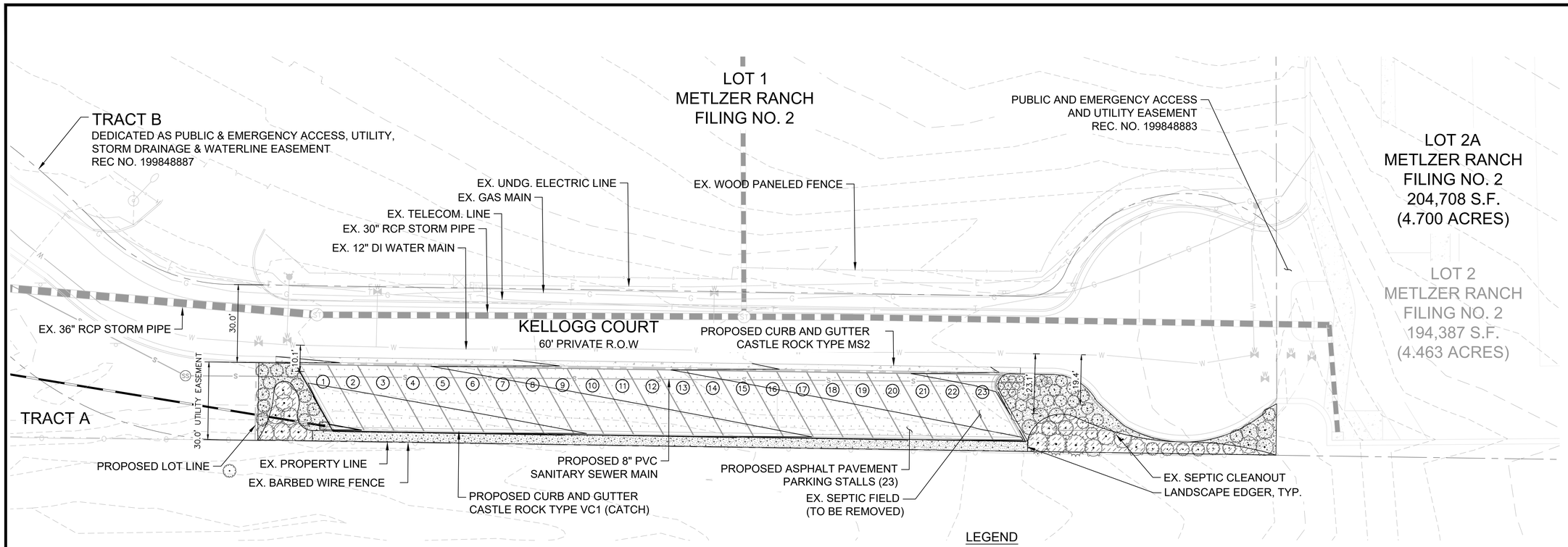

PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE/WTR USE	SPACING	WIDTH	HEIGHT	HYDROZONE	CASTLE ROCK PLANT SIZE
DECIDUOUS SHRUBS								
	CM	5	5 GAL	SEE PLAN	4'-6'	4'-6'	1	MEDIUM
	HD	3	5 GAL	SEE PLAN	7'-9'	5'-7'	1	MEDIUM
EVERGREEN SHRUBS								
	AC	8	5 GAL	SEE PLAN	2'-3'	3'-4'	1	MEDIUM
	AT	8	5 GAL	SEE PLAN	3'-5'	4'-6'	1	MEDIUM
	AU	20	5 GAL	SEE PLAN	5'-6'	10"-12"	1	SMALL
	EE	15	5 GAL	SEE PLAN	5'-7'	4'-6'	1	MEDIUM
	JC	12	5 GAL	SEE PLAN	4'-6'	1'-2'	1	SMALL

SYMBOL	CODE	QTY	TYPE	INSTALL RATE	WEED FABRIC	MFR.
GROUND COVERS						
	MULCH	922 SF	WOOD MULCH	4" DEPTH	YES	C&C SAND
	ROCK	2,341 SF	ROCK MULCH	4"	YES	C&C SAND

INTERNAL LANDSCAPING	
GROSS SITE AREA:	10,299 SF (0.24 AC)
PERCENT MINIMUM INTERNAL AREA:	10%
INTERNAL LANDSCAPE AREA REQ. / PROV.	1,030 SF / 3,821 SF
TREES AND SHRUBS PER SF REQ.	2 TREES AND 4 SHRUBS PER 1000 SF
INTERNAL TREES REQ. / PROV.	2 / 0
SHRUBS REQ. / PROV.	8 / 28
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

NOTE: ADDITIONAL SHRUBS INCLUDED TO MEET INTERNAL GROUND PLANE COVERAGE REQUIREMENT AND IN FULFILLMENT OF REQUESTED TECHNICAL VARIANCE DUE TO WET UTILITY EASEMENT THAT ENCOMPASSES THE ENTIRETY OF THE AVAILABLE PLANTING AREA.

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	24
PARKING LOT SF:	7,227 SF
REQUIRED LANDSCAPE AREA (%):	10%
LANDSCAPE AREA REQ. / PROV. (SF):	723 SF / 3,281 SF
TREES AND SHRUBS PER SF REQ.	2 TREES AND 4 SHRUBS PER 1000 SF
SHADE TREES REQ. / PROV.:	2 / 0
SHRUBS REQ. / PROV.:	8 / 40

NOTE: ADDITIONAL SHRUBS INCLUDED TO MEET INTERNAL GROUND PLANE COVERAGE REQUIREMENT AND IN FULFILLMENT OF REQUESTED TECHNICAL VARIANCE DUE TO WET UTILITY EASEMENT THAT ENCOMPASSES THE ENTIRETY OF THE AVAILABLE PLANTING AREA.
NOTE: PER DISCUSSION WITH CITY PLANNING, NO PARKING LOT SCREENING IS REQUIRED

LEGEND

- PROPOSED PROPERTY LINE
- EX. PROPERTY LINE
- EX. UTILITY & DRAINAGE EASEMENT
- EX. FENCE
- EX. WATER MAIN
- EX. GAS MAIN
- EX. TELECOMMUNICATIONS LINE
- EX. UNDG. ELECTRIC LINE
- EX. STORM SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PARKING STALL

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

_____
DEVELOPMENT SERVICES DATE:

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL LANDSCAPE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JAMES HOUK 388 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

12/4/2024
_____ _____
JIM HOUK, CO P.L.A. LA388 DATE:

Know what's below. Call before you dig.

SITE DEVELOPMENT PLAN
LOT 2A, TRACT A, AND TRACT B1, METZLER RANCH FILING NO. 2, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0016

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DESIGNED BY: RES
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LOT 2A, METZLER RANCH FILING NO. 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196489001

SHEET
6
SHEET 6 OF 6

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