



Revisions Narrative

August 22, 2025

Town of Castle Rock
Attn: Sandy Vossler, Senior Planner
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109

RE: SDP24-0022 – Brickyard Mixed Use SDP Supplemental Narrative

This narrative highlights changes to the previous SDP submission. This is a supplemental to the Project Written Comments Response document.

DEVELOPMENT DATA

1. Sheet 1
 - a. All items have been addressed.
2. Sheet 2
 - a. The *Zoning Comparison and Development Standards* table has been updated based on discussion and feedback with staff at the Town work session on 8/19/2025.
 - b. All comments on sheet have been addressed.
 - c. Key Plan and Tables (also applying to other drawings): Building 1 and Building 3 are combined as one building with callout as “Building 1- Great Hall / Sawtooth.” Per discussion with staff at the Town work session on 8/19/2025, this building will be reviewed as one building by Fire and Building Departments. It will be reviewed as one building for zoning uses.
3. Sheet 3
 - a. Sheet 3 is updated with setbacks showing actual dimensions measured from tact line to face of building.
 - b. Per discussion with staff at the Town work session on 8/19/2025, setbacks are shown only on this sheet and have been deleted from the civil plans.
4. Sheet 4
 - a. The drawing has been updated to correspond with the current plan. All comments have been addressed.
 - b. In the parking diagram, the angled parking dimensions are based on the PD Plan and Zoning Regulations – note reference to street sections has been added.
 - c. The “Parking Summary By Phase” table has been updated.
5. Sheet 5
 - a. Sheet 5 has been updated with study showing the three parking demand charts: Phase 1, Phase 1 & 2, and Phase 3 Full buildout.

CIVIL

1. Sheet 6 and civil drawing series
 - a. All comments have been addressed.
2. Sheet 7
 - a. Comments for General Notes and parking summary have been addressed / revised.
3. Sheet 8



- a. Data tables have been updated. Other comments have been addressed.
- 4. Sheets 10 - 13
 - a. All comments have been addressed.
 - b. Setbacks are shown only on sheet 3 per discussion with staff at the Town work session on 8/19/2025.
- 5. Sheets 15 - 26
 - a. Drawings have been updated to correspond with the current plan. Comments from all disciplines and staff have been addressed.

LANDSCAPE

Sheets 27 to 43 (Landscape & Irrigation)

- 1. Drawings have been updated to correspond with the current plan. All comments have been addressed.
- 2. Sheet 29
 - a. This previous sheet 29 – Landscape Open Space Plan has been deleted from the plan set per discussion with staff at the Town work session on 8/19/2025.

ARCHITECTURE

Sheets 45 to 58

- 1. General notes:
 - a. All building elevation sheets – graphic of building material samples have been added to the sheet per discussion with staff at the Town work session on 8/19/2025.
- 2. Sheets 44 & 45:
 - a. Building design – comments have been addressed. Canopy feature on the building has been addressed as part of the overall design.
 - b. Drawing 3 / Sheet 44 – addressing the screening. This is a graphic error representing incorrectly. It was carried over from a design study. It has been deleted from the building design.
- 3. Sheets 46 & 47: Building 2 (Hotel): No change.
- 4. Sheet 48:
 - a. Building 3 (Parking Garage): Comment on material colors has been addressed – materials to have variation of colors.
 - b. Trash enclosure – comments have been addressed. A note has been added to address that “material and colors to match adjacent building.”
- 5. Sheets 49 & 50: Building 4 (Luxe): No change.
- 6. Sheets 51 to 55: Building 5 (Brickyard Apts.): No change.
- 7. Sheet 56: Building 6: No change.
- 8. Sheets 57 & 58: Building 7 (Bowling Alley): All comments have been addressed.

LIGHTING

Sheets 59 to 62

- a. All comments have been addressed.
 - b. The enlarged plans have been deleted from this plan set per discussion with staff at the Town work session on 8/19/2025.
 - c. Comments on the lighting detail sheets have been addressed.



Thank you in advance for your facilitation of the review process.

Sincerely,
Craine Architecture

A handwritten signature in dark gray ink, reading "Fong Lee". The signature is written in a cursive, flowing style.

Fong Lee