

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE CENTERLINE OF WILCOX STREET
BETWEEN A FOUND NO. 8 REBAR IN RANGE BOX AT THE INTERSECTION OF
FIRST STREET AND FOUND NO. 8 REBAR IN RANGE BOX AT THE
INTERSECTION OF SECOND STREET, BEARING NORTH 00°44'00" EAST, A
DISTANCE OF 759.96 FEET.

BENCHMARK:

FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23
1929, DESIGNATED G23 BY THE NATIONAL GEODETIC SURVEY WITH A
PUBLISHED NAVD '88 ELEVATION OF 6231.61.

SITE DEVELOPMENT PLAN GENERAL NOTES:

- 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.
- THIS SITE IS ZONED B - BUSINESS COMMERCIAL DISTRICT, AND RESIDES IN THE DOWNTOWN OVERLAY DISTRICT AND DOWNTOWN CORE DISTRICT.
- THIS PROPERTY IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
- 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 A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- 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 OR 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 TO 32 FEET WIDE.
- "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.
- 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.

PROJECT TEAM

DEVELOPER

RIVERWALK CASTLE ROCK II SPE, LLC
430 INDIANA STREET, SUITE 200
GOLDEN, CO 80401
CONTACT: MR. TONY DE SIMONE
PHONE: 303.643.5799

ARCHITECT

CRAINE ARCHITECTURE
2490 WELTON STREET
DENVER, CO 80205
CONTACT: MR. BRAD CASSMAN
PHONE: 720.457.2012

CIVIL ENGINEER

2N CIVIL, LLC
6 INVERNESS COURT EAST, SUITE 125
ENGLEWOOD, CO 80122
CONTACT: MR. TODD WEST, P.E.
PHONE: 303.925.0547

SURVEYOR

ENCOMPASS SERVICES, INC.
2750 S WADSWORTH BLVD, C-202
DENVER, CO 80227
CONTACT: MR. ELIJAH FRANE, P.L.S.
PHONE: 303.243.0037

LANDSCAPE ARCHITECT

BACK40 LANDSCAPE ARCH
DENVER, CO
CONTACT: MR. WILLIAM BOWEN
PHONE: 720.236.6656

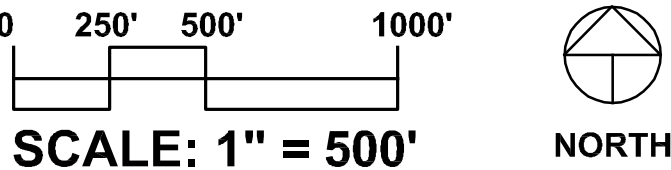
SHEETS INDEX (SDP)	
Sheet Number	Sheet Name
SHEET 1 OF 16	COVER SHEET
SHEET 2 OF 16	SITE PLAN
SHEET 3 OF 16	UTILITY PLAN
SHEET 4 OF 16	GRADING PLAN
SHEET 5 OF 16	BUILDING ELEVATIONS
SHEET 6 OF 16	BUILDING ELEVATIONS
SHEET 7 OF 16	BIRDS EYE PERSPECTIVES
SHEET 8 OF 16	STREET PERSPECTIVES
SHEET 9 OF 16	STREET SECTIONS
SHEET 10 OF 16	LANDSCAPE PLAN - HARDSCAPE
SHEET 11 OF 16	LANDSCAPE PLAN
SHEET 12 OF 16	LANDSCAPE SUMMARY, NOTES, & DETAILS
SHEET 13 OF 16	LANDSCAPE DETAILS
SHEET 14 OF 16	RAILING DETAIL
SHEET 15 OF 16	LIGHTING PLAN
SHEET 16 OF 16	LIGHTING CUT SHEETS

NOTE:

PER DEED RESTRICTION RECORDED UNDER BOOK 1611 AT PAGE 1538 DOUGLAS COUNTY, COLORADO NO STATE OR NATIONAL BANK, INDUSTRIAL BANK, OR CREDIT UNION SHALL BE PERMITTED TO OPERATE ON THE PROPERTY.



VICINITY MAP



SCALE: 1" = 500'

NORTH

PURPOSE STATEMENT:

A SITE DEVELOPMENT AMENDMENT TO RECONFIGURE LANDSCAPING ALONG THIRD STREET TO INCORPORATE A LARGER OUTDOOR DINING AREA AND THE PLACEMENT OF AN ADDITIONAL BIKE RACK ALONG WILCOX, AND TO ADD A 6 FOOT BY 9 FOOT CONCRETE PAD AT THE SOUTHWEST CORNER OF THE BUILDING TO SUPPORT RESTAURANT EQUIPMENT. THIS AMENDMENT ALSO REFLECTS THE RE-PLATTING OF LOT 1-A, BLOCK 23 OF TOWN OF CASTLE ROCK. THIS SDP AMENDMENT REFLECTS ALL PREVIOUS APPROVALS AND AS SUCH IS THE GOVERNING SITE DEVELOPMENT PLAN.

SUMMARY OF VARIANCES

- DRB VARIANCE REQUEST FOR MINIMUM STREET FRONTAGE TREES FOR WILCOX STREET AND THIRD STREET. SEE TCV21-0050.
- VARIANCE APPROVED FOR MINIMUM STREET TREE PLANTING WIDTH FOR WILCOX STREET AND THIRD STREET. SEE TCV21-0088.
- VARIANCE APPROVED FOR CONSTRAINED SITE WATER QUALITY EXCLUSION. SEE TCV22-0047.
- VARIANCE APPROVED FOR 4 FT WIDE X 8 FT LONG TREE GRATES ALONG THIRD STREET. SEE TCV24-0047.

SUMMARY TABLES

Zoning Comparison	
Zoning District	B - Business Commercial
Overlay District	DOD - Downtown Overlay District
DDO Area	Core
Downtown Parking Area	North Non-Residential
Minimum Lot Size SFAcres	Requirement: N/A Provided (this SDP): 16,250 SF/1.373 Acres 65.5% Multi-Family Residential (28 Units)
Permitted Uses	Generally, offices, service, retail, restaurant, and Multi-family residential uses as outlined for the B and DOD per Mun. Code 17.28.030 7.5% Retail 4.9% Restaurant 21.5% Office 43.497 Multi-Family Residential 5,349 Retail 3,332 Restaurant 12,131 GLA Office**
Use by Square Footage	N/A
Non-Residential Square Footage Total	20,682
Square Footage Total	66,633
Building Ground Coverage	12,652
Mins. Sq. Ft. of Multi-family Unit	500 Sq. Ft. 830 Sq. Ft. Maximum Lot Coverage: 100% 78% (12,652/16,250)
Minimum front yard setback	6-Feet 1-foot (north) 2-foot (south)
Minimum rear yard setback	6-Feet 7.5-Feet (west) 6-Feet
Minimum side yard to street setback	6-Feet 1-Foot (east)
Maximum building setback to roadway	20-Feet: A minimum of 25% of a building's linear footage 100% of the building facing Third Street and 100% of the building facing N. Wilcox Street have a 1-foot setback and provide a direct pedestrian connection
Maximum Stories	4 Stories 5 Stories*
Maximum building height	65 feet 63'-0"

Minimum Window Transparency	
Minimum window transparency at the pedestrian level	88% for Wilcox Street (114' / 165')
	35% for the main front elevation
	Total window or transparency = 114' (102' + 12')
	Total building length = 165'
30% for the side elevation that faces a public road	30.7% for Third Street (42' 2" / 153')
	Total window or transparency = 42' 2" (3' 3" + 3' + 22' 8" + 13' 5")
	Total building length = 153' (88' + 65')

Site Utilization	
Building Coverage	12,662 SF
Parking Coverage	0 SF
Street Coverage	0 SF
Landscape/Open Space Coverage	1,812 SF
Waterscape Coverage	1,775 SF
Total	16,250 SF

*Requesting an additional story with corresponding increase in building height
**This calculation uses GLA for office use, consistent with standards for office uses.

221 Wilcox Required Parking	
Total Residential units	28
Required parking for Residential units (1 space per unit)	28 x 1 = 28
Total Non-Res SF	20,682
Total Demolished SF	5,184
Total Non-Res minus total demolished SF	20,682 - 5,184 = 15,498
Exempt SF allowed per code	2,000
Total Non-Res minus total demolished SF minus exempt SF	15,498 - 2,000 = 13,498
Non-Res SF subject to parking requirement	13,498
Required parking for Non-Res (1 space per 500 SF of Non-Res)	13,498 / 500 = 27
Required parking for Residential and Non-Res	28 + 27 = 55
Total Parking Provided	55
On site for Residential	
Off-site for Non-residential at Riverwalk North	27
Minimum ADA Parking	28 to 50 total spaces in lot requires 2 ADA parking spaces Total lot spaces = 28 ADA parking provided = 2
Minimum Bicycle Parking	5% of total parking spaces provided Bicycle parking provided = 2 Bicycle parking required = 2

*This calculation uses GLA for office use, consistent with standards for office uses.

Note: For Multi-Family in the DOD: 1 on-site parking space per unit. 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. Demolished square footage shall be deducted from the new building square footage for parking calculations.

Riverwalk North Parking	
Total Residential units	114
Required parking for Residential units (1 space per unit)	114
Total Non-Res SF	7,943
Total Demolished SF	9,300
Exempt SF allowed per code	2,000
Non-Res SF minus Demolished SF minus Exempt SF	-3,357
Non-Res SF subject to parking requirement	0
Required parking for Non-Res (1 space per 500 SF of Non-Res)	0
Required parking for Residential plus Non-Res	114
Provided parking	141
Parking surplus	27

SURVEYOR'S CERTIFICATION:

I, ELIJAH FRANE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR

DATE

ELIJAH FRANE, P.L.S.
COLORADO LICENSE NUMBER 38376
2750 S WADSWORTH BLVD, C-202
DENVER, CO 80227
(303) 243-0037

CIVIL ENGINEER'S STATEMENT

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

LICENSED PROFESSIONAL ENGINEER

DATE

TODD WEST, P.E.
2N CIVIL, LLC
6 INVERNESS COURT EAST, SUITE 125
ENGLEWOOD, CO 80122
303.925.0547

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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 _____, 20__ BY _____, AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20__.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

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 HEREON.

RIVERWALK CASTLE ROCK II SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY _____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ BY _____, AS

OF RIVERWALK CASTLE ROCK II SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

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 NOVEMBER 15, 2022 AT RECEPTION NO. 2022072504, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST BANK

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ BY _____, AS

OF RIVERWALK CASTLE ROCK II SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

COVER SHEET

SHEET 1 OF 16

08/28/2024

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0026

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

0 20' 40'
SCALE: 1" = 20'

LEGEND

- EX. GRAY CONCRETE PVMT., STANDARD
- EX. ASPHALT
- EX. BUILDING
- PR. GRAY CONCRETE PVMT., STANDARD
- PR. BUILDING
- PR. MULCH TYPE 1 (RE: LANDSCAPE PLAN)
- PR. MULCH TYPE 2 (RE: LANDSCAPE PLAN)
- PROPERTY BOUNDARY
- EXISTING SIGN
- EXISTING CURB & GUTTER
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED RETAINING WALL
- PROPOSED BIKE RACK (RE: LANDSCAPE PLAN FOR DETAILS)

NOTE:

MAINTENANCE OF BRICK PAVERS, PATTERNED CONCRETE AND OTHER ELEMENTS IN THE ROW THAT DO NOT MATCH TOWN STANDARDS WILL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

SIGHT TRIANGLES		
TYPE:	SIZE:	RESTRICTIONS:
INTERSECTION SAFETY - DRIVEWAYS/ALLEYS	15' LEG x 15' LEG	WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION
INTERSECTION SAFETY - STREETS	25' LEG x 25' LEG	WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION
AASHTO ROADWAY (PUBLIC DRIVE)	335' LEG x 14.5' BEHIND FLOWLINE WILCOX POSTED AT 25 MPH	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET

2N CIVIL

Prepared by:
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www.2ncivil.com

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTERLINE OF WILCOX STREET BETWEEN A FOUND NO. 8 REBAR IN RANGE BOX AT THE INTERSECTION OF FIRST STREET AND FOUND NO. 8 REBAR IN RANGE BOX AT THE INTERSECTION OF SECOND STREET, BEARING NORTH 00°44'00" EAST, A DISTANCE OF 759.96 FEET.

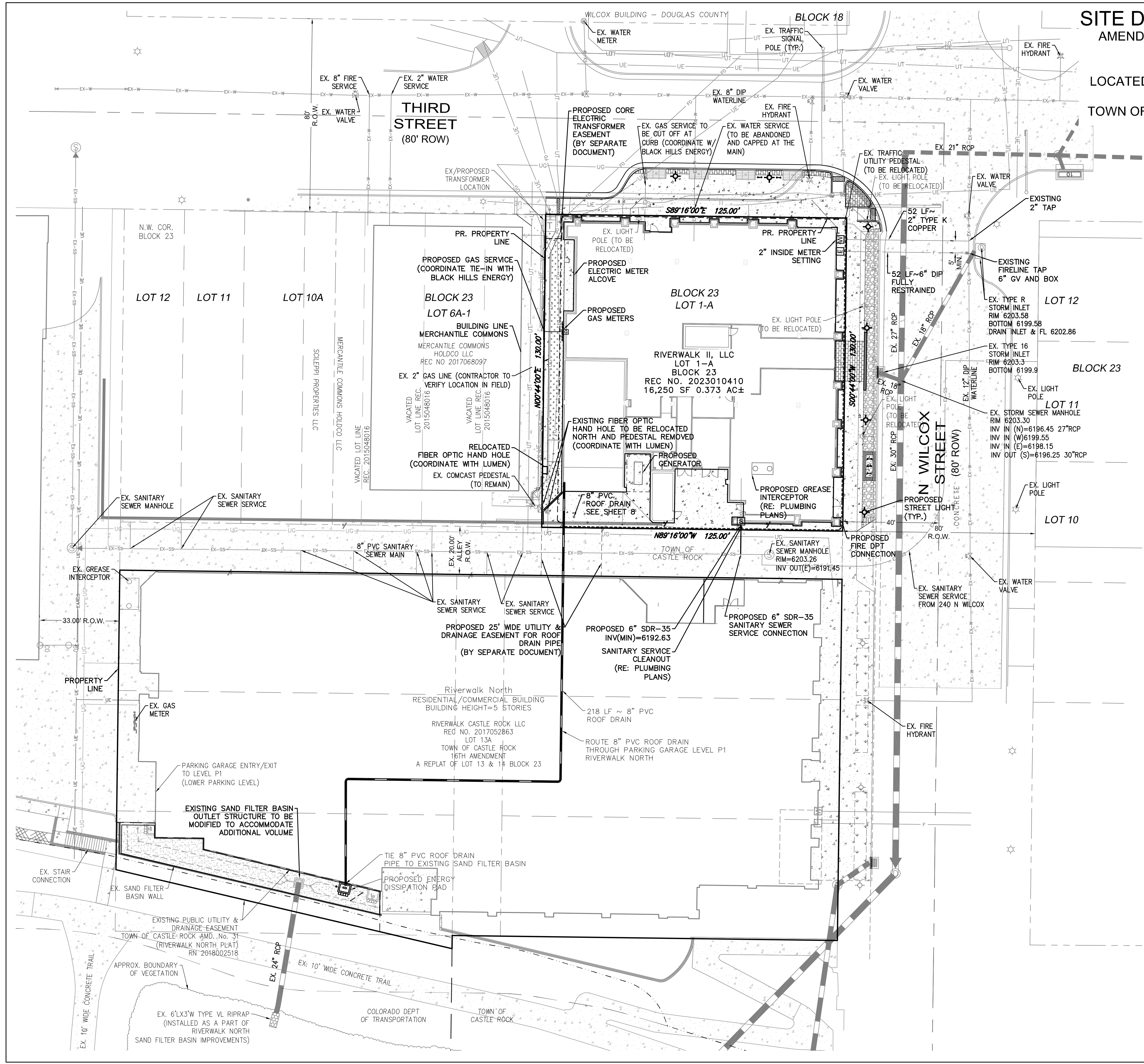
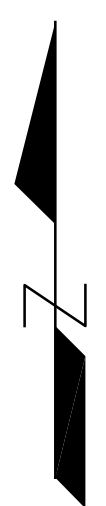
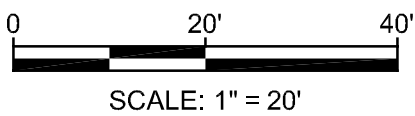
BENCHMARK

A FOUND 3 INCH DIAMETER ALUMINUM CAP IN CONCRETE STAMPED G23 1929, DESIGNATED G23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED NAVD88 ELEVATION OF 6231.61.

**SITE PLAN
SHEET 2 OF 16**
08/28/2024

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0026

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5,
BLOCK 23, TOWN OF CASTLE ROCK
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

EXISTING	
EX-SS	SANITARY SEWER MAIN
SS	SANITARY SEWER MANHOLE
SS	SANITARY SERVICE LINE
EX-ST	STORM SEWER MAIN
ST	STORM SEWER INLET
ST	STORM SEWER MANHOLE
EX-W	EXISTING WATER LINE
W	FIRE HYDRANT
W	VALVE
WM	WATER SERVICE & METER
OHU	OVERHEAD UTILITY LINE
EMH	ELECTRIC MANHOLE
LP	LIGHT POLE
PP	POWER POLE
EB	ELECTRIC BOX
TRB	TRAFFIC BOX
UT	BURIED COMM. LINE
G	GAS LINE
UE	BURIED ELECTRIC LINE
GM	GAS METER
CO	CLEANOUT
FO	FIBER OPTIC
SL	STREET LIGHT

PROPOSED	
PROPOSED PROPERTY LINE	
BUILDING LINE	
SANITARY SEWER SERVICE	
STORM SEWER MAIN	
PERFORATED PIPE	
STORM SEWER CLEANOUT	
STORM SEWER INLET	
FIRE LINE	
FIRE HYDRANT	
WATER SERVICE & METER	
WATER VALVE	
STREET LIGHT	

- UTILITY NOTES
1. All proposed easements must be recorded prior to issuance of construction permits.
 2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 3. The minimum separation between water service lines is 5 feet.
 4. This site is located within the Town of Castle Rock YELLOW water pressure zone.

FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS: 1,500 GPM

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT

CODE USED FOR ANALYSIS: 2018 IFC APPENDIX B
OCCUPANCY GROUP(S): A-2, B, R-2, S-2

FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE I-A: 25,951 SF
FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE V-A: 55,378 SF

THIS BUILDING IS FULLY SPRINKLERED

2N CIVIL

Prepared by:
2N Civil, LLC
6 Inverness Court E, Suite 125
Englewood, Colorado 80112
Ph. 303.925.0544
www.2ncivil.com

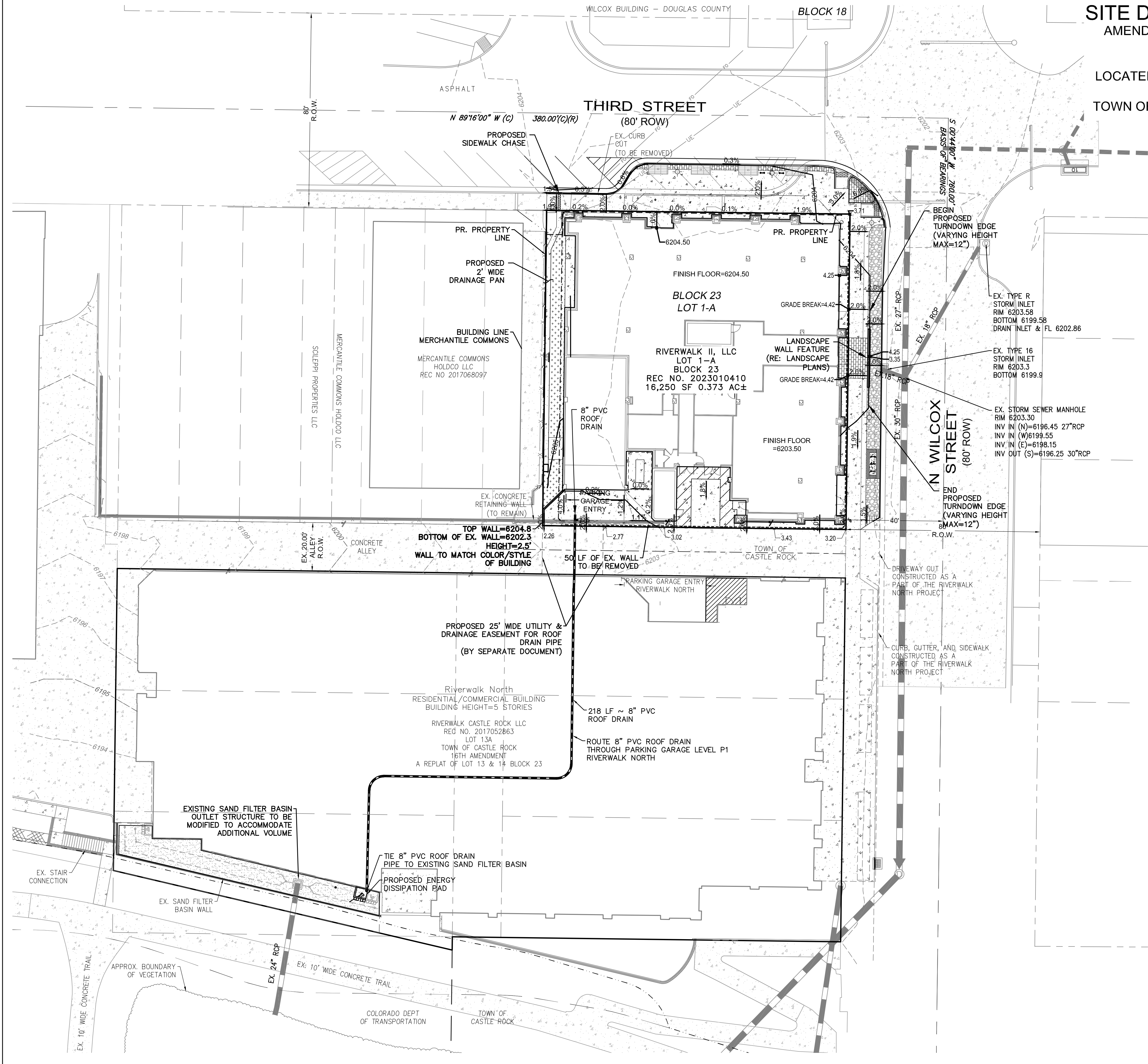
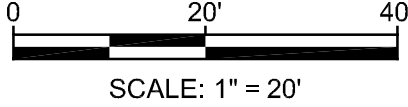
BASIS OF BEARINGS

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LEGEND	
EXISTING	PROPOSED
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
STORM SEWER MAIN	BUILDING LINE
STORM SEWER INLET	STORM SEWER MAIN
STORM SEWER MANHOLE	STORM SEWER MAHOLE
MAJOR CONTOUR	STORM SEWER INLET
MINOR CONTOUR	PROPOSED MAJOR CONTOUR
EXISTING SLOPE	PROPOSED MINOR CONTOUR
EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE

TECHNICAL CRITERIA VARIANCE	
TCV#	PURPOSE/DESCRIPTION
TCV22-0047	THIS SITE MEETS THE CRITERIA FOR A CONSTRAINED REDEVELOPMENT SITE. THUS A PORTION OF THE SITE IS EXCLUDED FROM WATER QUALITY REQUIREMENTS.
TCV21-0088	MINIMUM STREET TREE PLANTING WIDTH FOR WILCOX STREET AND THIRD STREET
TCV24-0047	PROVIDE 4' WIDE X 8' LONG TREE GRATES ALONG THIRD STREET TO ALLOW FOR 8' WIDE UNOBSTRUCTED SIDEWALK

DRB APPROVED VARIANCE	
TCV#	PURPOSE/DESCRIPTION
TCV21-0050	MINIMUM STREET FRONTAGE TREES FOR WILCOX STREET AND THIRD STREET

2N CIVIL

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIALS LEGEND:

- STUCCO
MODULAR BRICK
C.M.U.

EXTERIOR GENERAL NOTES:

- 1 PROVIDE STUCCO CONTROL JOINTS. STUCCO AREAS NOT TO EXCEED 144 SF OR 18 FT VERTICALLY OR HORIZONTALLY
2 PROVIDE MASONRY EXPANSION JOINTS AT 20 FT MAX DISTANCE. INSTALL JOINTS BETWEEN 2-4 FT OFF ONE SIDE OF EVERY INSIDE AND OUTSIDE CORNER.
3 REFER TO SHEET A400 FOR EXTERIOR MATERIALS AND COLORS

KEYNOTE LEGEND

Keynote #	Keynote Text
101	ALUMINUM STOREFRONT WINDOW, DARK BRONZE
102	ALUMINUM STOREFRONT AND ENTRY SYSTEM, DARK BRONZE
106	METAL BULKHEAD, DARK BRONZE
110	METAL COMPOSITE PANEL, DARK BRONZE
112	STUCCO WALL ASSEMBLY, BEIGE
115	ALUMINUM SCREEN, POWDER-COAT FINISH, DARK BRONZE
117	CONCRETE COLUMN, NATURAL CLEAR FINISH
118	GLASS GUARDRAIL
120	METAL ENTRY CANOPY, DARK BRONZE
121	METAL CANOPY, DARK BRONZE
127	STAIR PENTHOUSE BEYOND
128	POTENTIAL BUILDING SIGNAGE, NOTE: ALL PROPOSED SIGNAGE TO BE SUBMITTED FOR REVIEW WITH THE SIGN PERMIT APPLICATION
129	WOOD SIDING NICHHA, CEDAR
131	PRECAST CONCRETE BAND
132	SEMI-RECESSED METAL BALCONY ASSEMBLY, DARK BRONZE
133	8" PRECAST LINTEL
134	PRECAST SILL
135	STEEL CHANNEL, DARK BRONZE
136	MASONRY WALL ASSEMBLY, SPRINGFIELD
137	METAL PANEL WALL ASSEMBLY, COLOR: WARM GRAY
140	WINDOW ASSEMBLY AT MASONRY, DARK BRONZE
141	WINDOW ASSEMBLY AT STUCCO, BEIGE
142	MASONRY FLEMISH BOND, 1" RECESS, SPRINGFIELD
148	HUNG METAL BALCONY ASSEMBLY, DARK BRONZE



2 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



1 BUILDING ELEVATION - EAST
3/32" = 1'-0"

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MATERIALS LEGEND:

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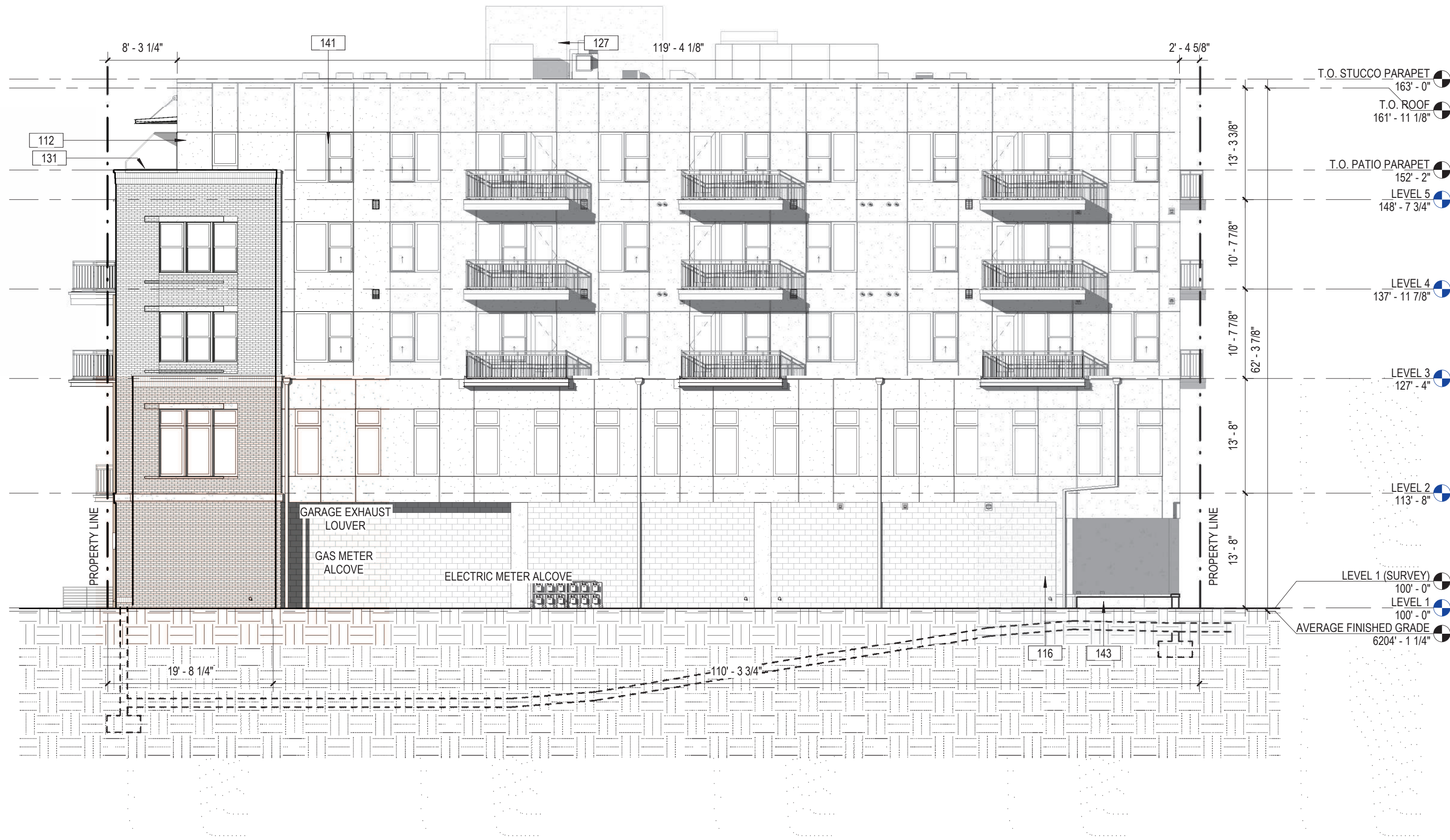
- 3 REFER TO SHEET 1460 FOR EXTERIOR MATERIALS AND COLORS

KEYNOTE LEGEND

Keynote #	Keynote Text
101	ALUMINUM STOREFRONT WINDOW, DARK BRONZE
112	STUCCO WALL ASSEMBLY, BEIGE
116	8"x8"x16" C.M.U., PADRE BROWN
125	GENERATOR WITH RATED ALCOVE
127	STAIR PENTHOUSE BEYOND
131	PRECAST CONCRETE BAND
133	8" PRECAST LINTEL
134	PRECAST SILL
136	MASONRY WALL ASSEMBLY, SPRINGFIELD
141	WINDOW ASSEMBLY AT STUCCO, BEIGE
143	C.M.U. SITE RETAINING WALL; COLOR BROWN/RED MIX
145	HOLLOW METAL DOOR, COLOR SIMILAR TO C.M.U.
146	CONCRETE WALL ASSEMBLY
147	RECESSED BRICK, SPRINGFIELD
148	HUNG METAL BALCONY ASSEMBLY, DARK BRONZE



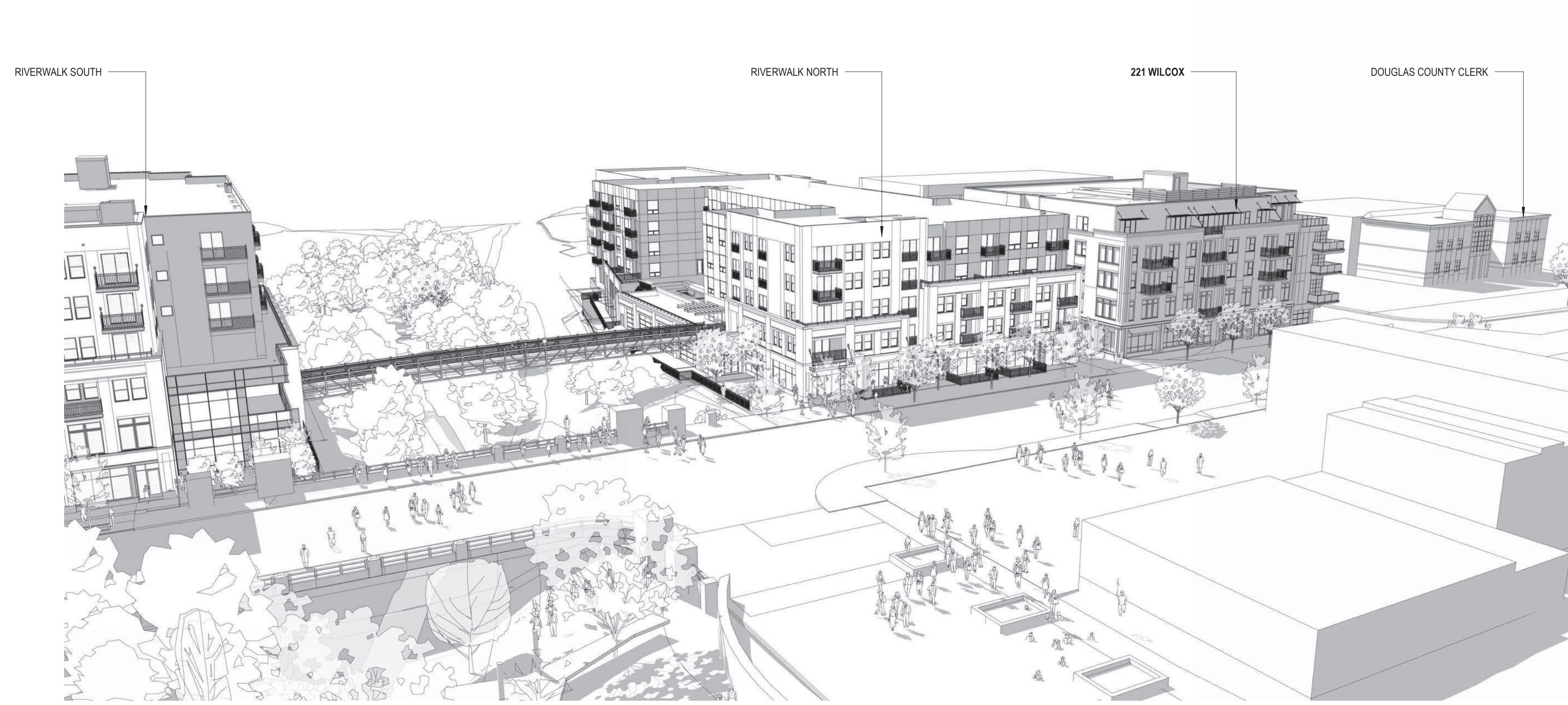
2 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"



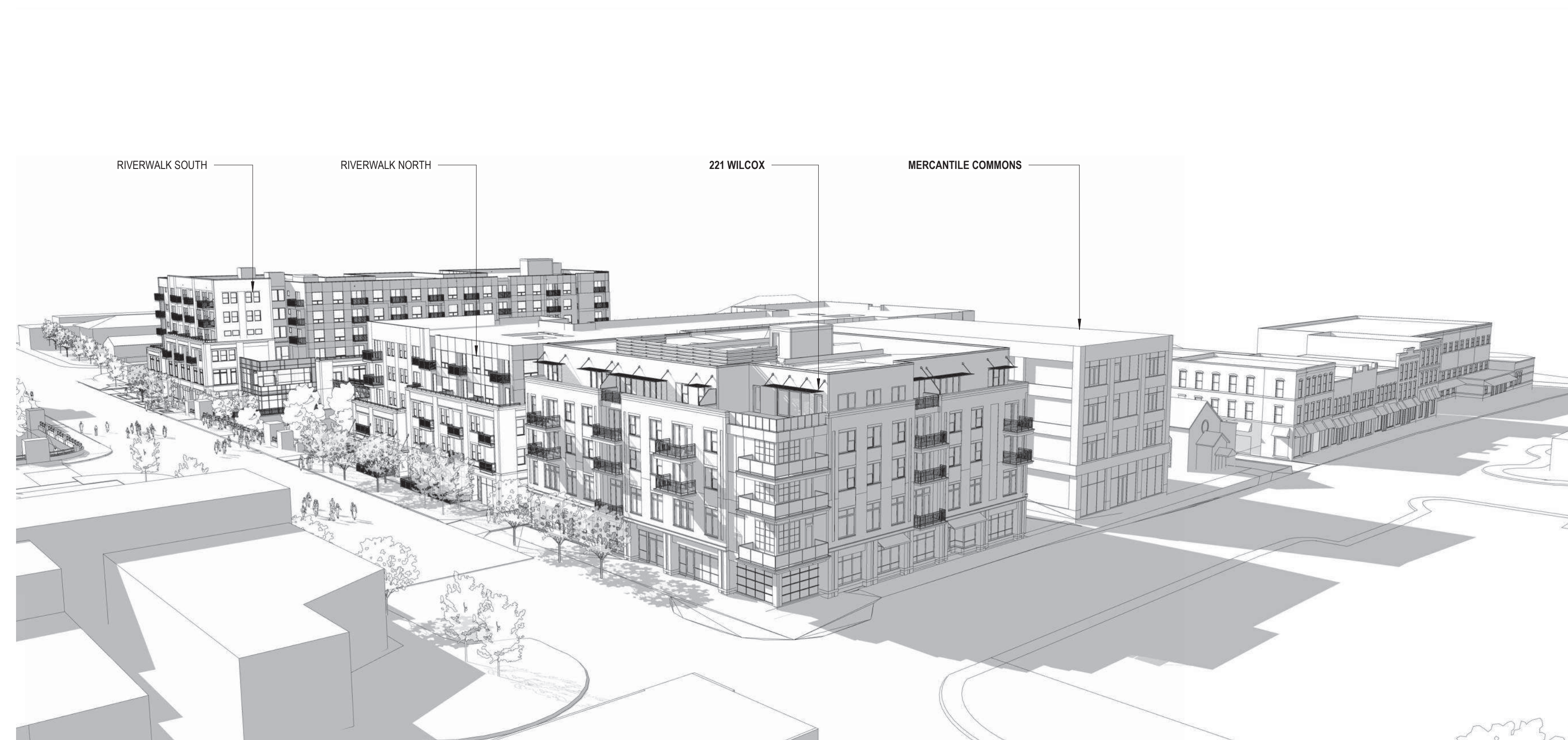
1 BUILDING ELEVATION - WEST
3/32" = 1'-0"

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2 AERIAL PERSPECTIVE - FROM SOUTHEAST
NTS



1 AERIAL PERSPECTIVE - FROM NORTHEAST
NTS

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3 STREET VIEW - WILCOX FROM FESTIVAL PARK
NTS

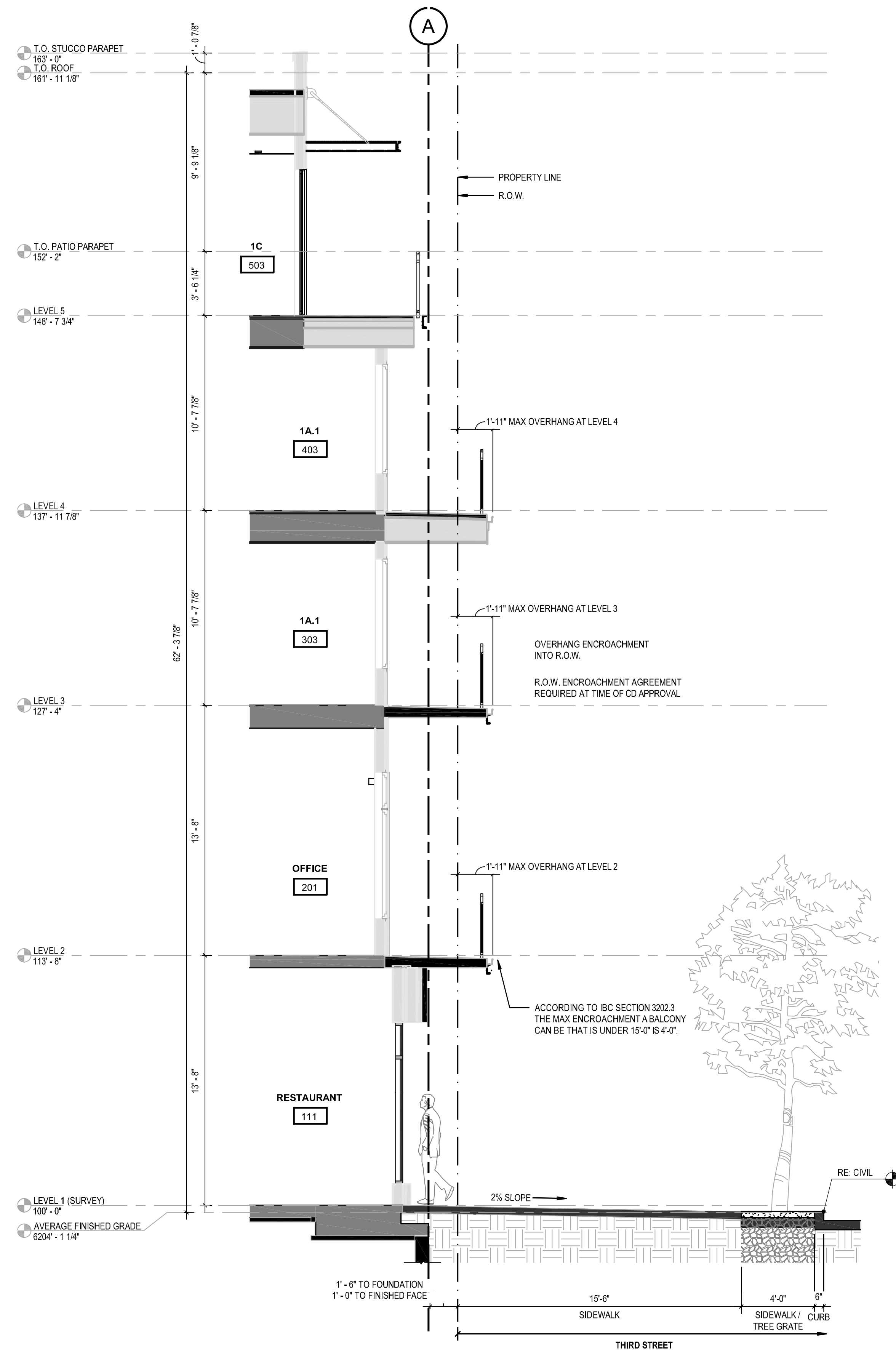


2 STREET VIEW - 3RD AT JERRY STREET
NTS

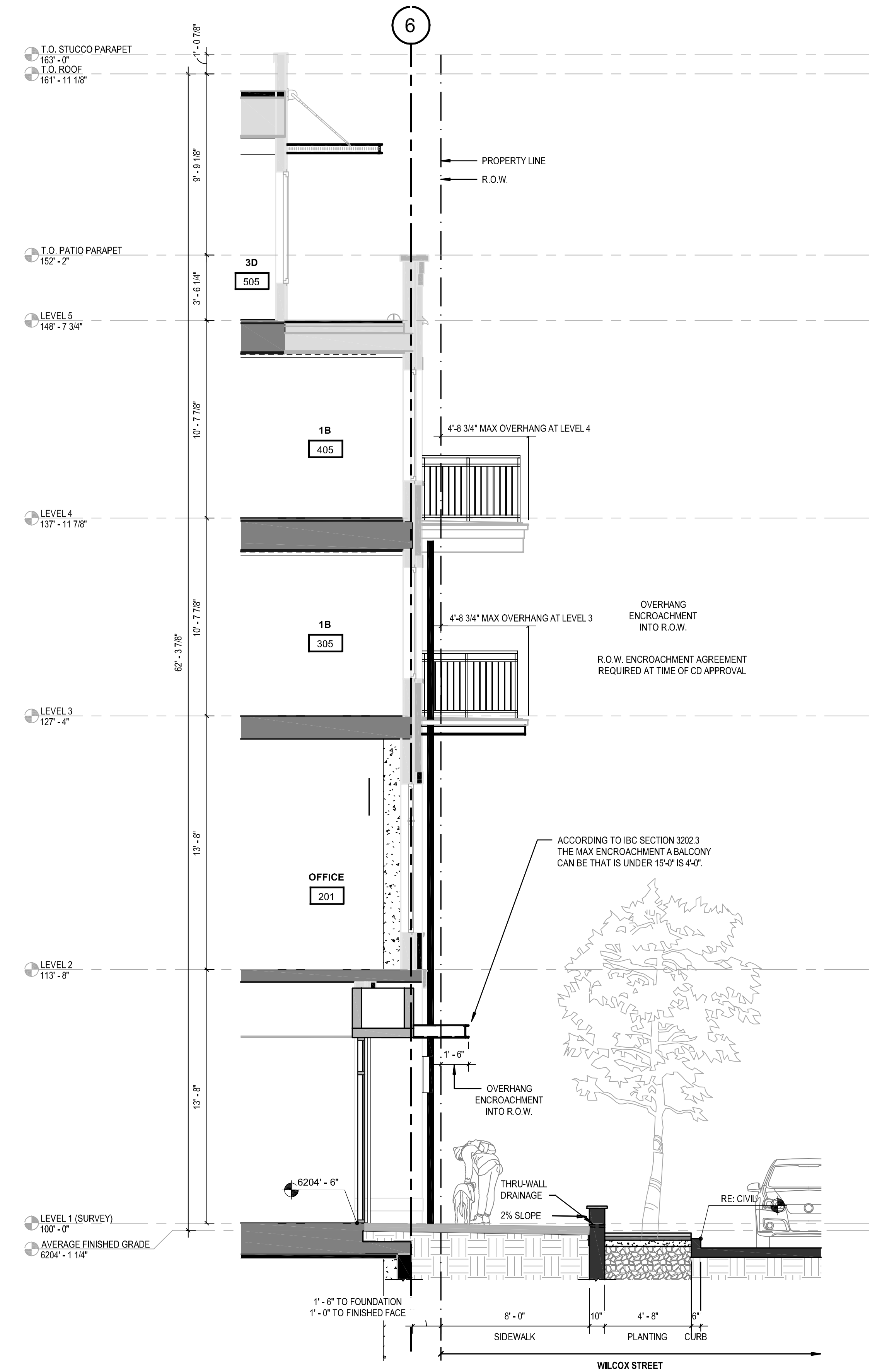


1 STREET VIEW - 3RD AT WILCOX
NTS

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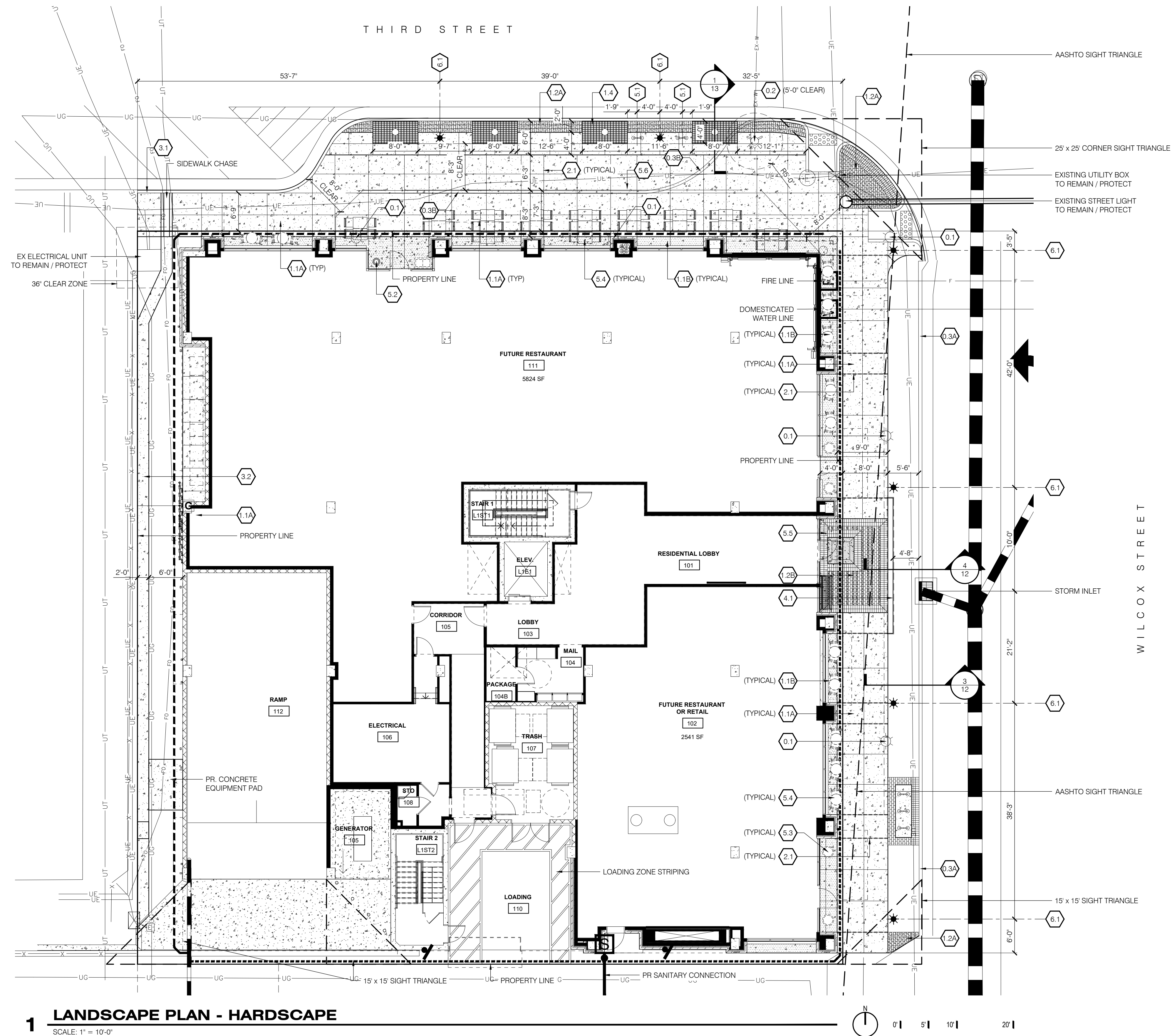


2 STREET SECTION - THIRD STREET
1/4" = 1'-0"



1 STREET SECTION - WILCOX STREET
1/4" = 1'-0"

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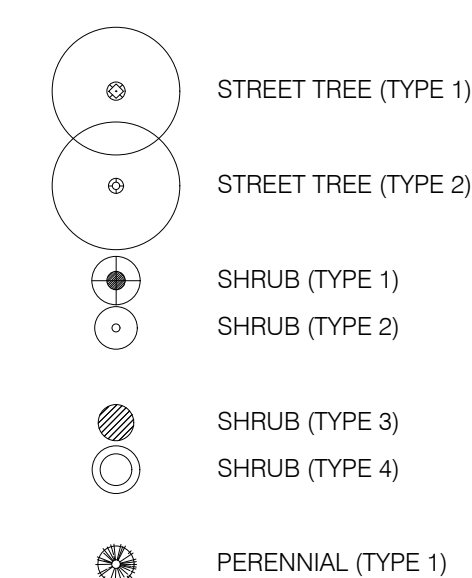
- MATERIAL KEYNOTES**
- 0.0 EXISTING CONDITIONS
 - 0.1 EXISTING STREET LIGHT TO BE REFURBISHED AND RELOCATED
 - 0.2 EXISTING FIRE HYDRANT TO REMAIN
 - 0.3A EXISTING CURB TO REMAIN
 - 0.3B EXISTING CURB TO BE REMOVED
 - 1.0 PAVING
 - 1.1A CONCRETE PAVING, NATURAL COLOR, BROOM FINISH
 - 1.1B CONCRETE PAVING, INTEGRAL COLOR, SANDSCAPE FINISH
 - 1.2A CONCRETE UNIT PAVERS - TYPE A (MATCH RIVERWALK NORTH)
 - 1.2B CONCRETE UNIT PAVERS - TYPE B
 - 1.3 DETECTABLE WARNING PAVERS
 - 1.4 TREE GRATE (4'x8')
 - 2.0 PAVEMENT JOINTING
 - 2.1 SAW CUT JOINTS
 - 3.0 CURBS, EDGES, STEPS
 - 3.1 CONCRETE CURB
 - 3.2 CONCRETE GUTTER PAN
 - 4.0 WALLS
 - 4.1 CONCRETE CURB / WALL
 - 5.0 SITE FURNISHINGS AND ELEMENTS
 - 5.1 BIKE RACK (INVERTED U)
 - 5.2 LITTER / RECYCLING RECEPTACLE PER TENANT
 - 5.3 PLANTER PER TENANT
 - 5.4 OUTDOOR SEATING PER TENANT
 - 5.5 BENCH
 - 5.6 OUTDOOR DINING PATIO RAIL
 - 6.0 SITE LIGHTING
 - 6.1 REFURBISHED PEDESTRIAN STREET LIGHT

- MATERIALS LEGEND**
- 1.1A CONCRETE PAVING, NATURAL COLOR, SAWN JOINTS, BROOM FINISH
 - 1.1B CONCRETE PAVING, INTEGRAL COLOR, SAWN JOINTS, SANDSCAPE FINISH
 - 1.2A CONCRETE UNIT PAVERS - TYPE A
 - 1.2B CONCRETE UNIT PAVERS - TYPE B

- UTILITIES LEGEND**
- SS SANITARY SEWER LINE
 - EX-W EXISTING WATER LINE
 - ST STORM SEWER LINE
 - UE UNDERGROUND ELECTRICAL LINE
 - G GAS LINE
- NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL
UTILITY INFORMATION AND SYMBOLS.

1 LANDSCAPE PLAN - HARDSCAPE
SCALE: 1" = 10'-0"

PLANT SCHEDULE



7.0 PLANTING

7.1 DECIDUOUS TREE

7.2 MULCH, 3/4" CRUSHED GRANITE (PLANTING AREA)

 MULCH, 3/4" CRUSHED GRANITE (PLANTING AREA)

— SS — SANITARY SEWER LINE

— EX-W — EXISTING WATER LINE

— ST — STORM SEWER LINE

— UE — UNDERGROUND ELECTRICAL LINE

— G — GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL
UTILITY INFORMATION AND SYMBOLS.

 CU STRUCTURAL SOIL EXTENT

GENERAL METHOD OF IRRIGATION: PERENNIAL BEDS AND TREES WATERED WITH POINT SOURCE DRIP EMITTERS.

IRRIGATION ZONES: AS CALLED OUT ON DRAWING (IRRIGATION ZONE 1 AND IRRIGATION ZONE 2)

IRRIGATION POINT OF CONNECTION: AS CALLED OUT ON DRAWING

LANDSCAPE COVERAGE SUMMARY

Town of Castle Rock
COLORADO

Multi-family Landscape Site Inventory

Town of Castle Rock Registered Professional: WILLIAM T. BOWEN

Town of Castle Rock Registration #: N/AState of Colorado License Landscape Architect #: WILLIAM T. BOWEN

Company Name: BACK40 LANDSCAPE ARCHITECTUREAddress: 2329 CHERRY STREET, DENVER, COLORADO 80207

Phone: 720.236.6656Email: BILL@BACK40LA.COMDate: 2024-09-03

PROJECT NAME: 221 WILCOX

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 1,000 Sq.Ft.)	Separate Irrigation Service Connections
16,250 SF	1,260 SF	N/A	N/A	12	9*	60	170	5.04 CY (4 CY PER 1,000 SF)	Yes ___ No <u>X</u>
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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

STREETSCAPE

LANDSCAPE REQUIREMENTS								
ITEM	LENGTH	UNITS	TREES REQUIRED (1 PER 22'-0")	TREES PROVIDED	SHRUBS REQUIRED (5 PER REQUIRED TREE)	SHRUBS PROVIDED	PERENNIALS REQUIRED	PERENNIALS PROVIDED
WILCOX STREET	130'-0"	FEET	6	5*	30	73	0	10
THIRD STREET	125'-0"	FEET	6	4*	30	0	0	0
TOTALS			12	9	60	73	0	10

1. *DRB VARIANCE REQUEST FOR MINIMUM STREET FRONTAGE TREES FOR WILCOX STREET AND THIRD STREET. SEE TCV21-0050.
2. VARIANCE APPROVED FOR MINIMUM STREET TREE PLANTING WIDTH FOR WILCOX STREET AND THIRD STREET. SEE TCV21-0088.

CLWUR CHART

LANDSCAPE ZONE	LWUR RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	1.5 to 3.0
Moderate Water Use	3.0 to 4.5
High Water Use	4.5

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (WIR)	LWUR RATING (WIR x 0.1) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR = Σ LWUR x IA)	TOTAL AREA (TA)
Shrub Bed	Low	Planter Beds	Drip	10 in./yr.	2	1,260	2,520	2,520
							2,520	2,520

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR x LWUR x IA)2.50

NOTES:

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

OTHER LANDSCAPE NOTES

1. ALL PLANT AREAS SHALL BE MULCHED WITH 2-3" COBBLE MULCH.
2. ALL DISTURBED LANDSCAPED AREAS SHALL BE SEEDED WITH A DROUGHT TOLERANT NATIVE SEED GRASS MIX OR DROUGHT TOLERANT TURF MIX AS RECOMMENDED IN THE TOWN OF CASTLE ROCK RECOMMENDED PLANT LIST. THESE AREAS SHALL RECEIVE INITIAL SPRAY IRRIGATION TO ESTABLISH PLANT MATERIAL AND SHALL DECREASE IRRIGATION VOLUME AND FREQUENCY AS PLANTS BECOME ESTABLISHED.
3. ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND TREE AREAS SHALL BE DRIP IRRIGATED UNLESS OTHERWISE SPECIFIED.
4. CORNELL UNIVERSITY (CU) STRUCTURAL SOIL REQUIRED FOR ALL STREETSCAPE PLANTING AREAS LESS THAN 8'-0" IN WIDTH.
5. TOTAL MINIMUM IS 4 CU YDS OF ORGANIC MATTER PER 1,000 SF OF LANDSCAPE AREA. THIS IS TO BE ROTOTILLED TO A DEPTH OF 6 INCHES. CLASS I COMPOST IS REQUIRED.

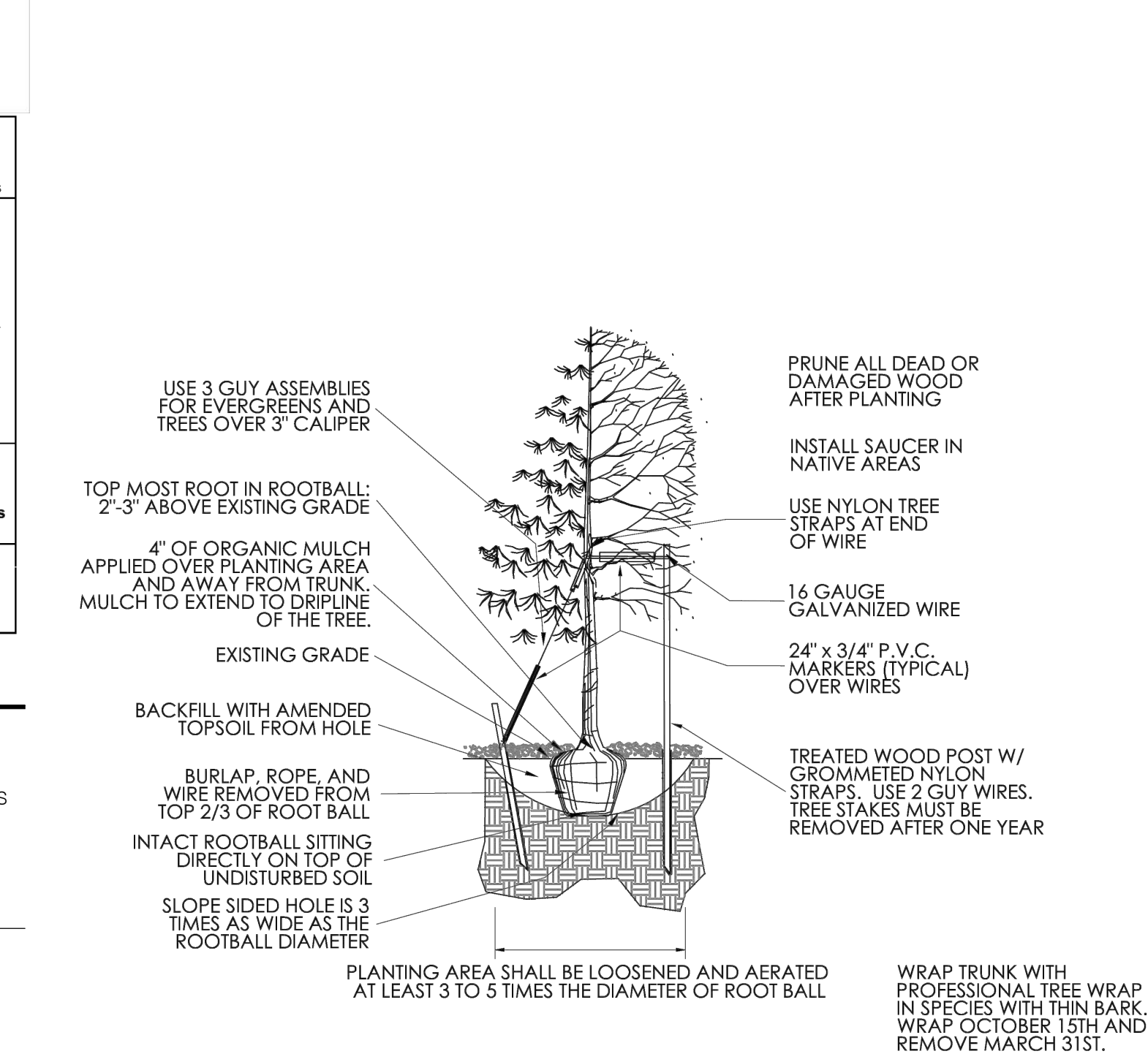
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK

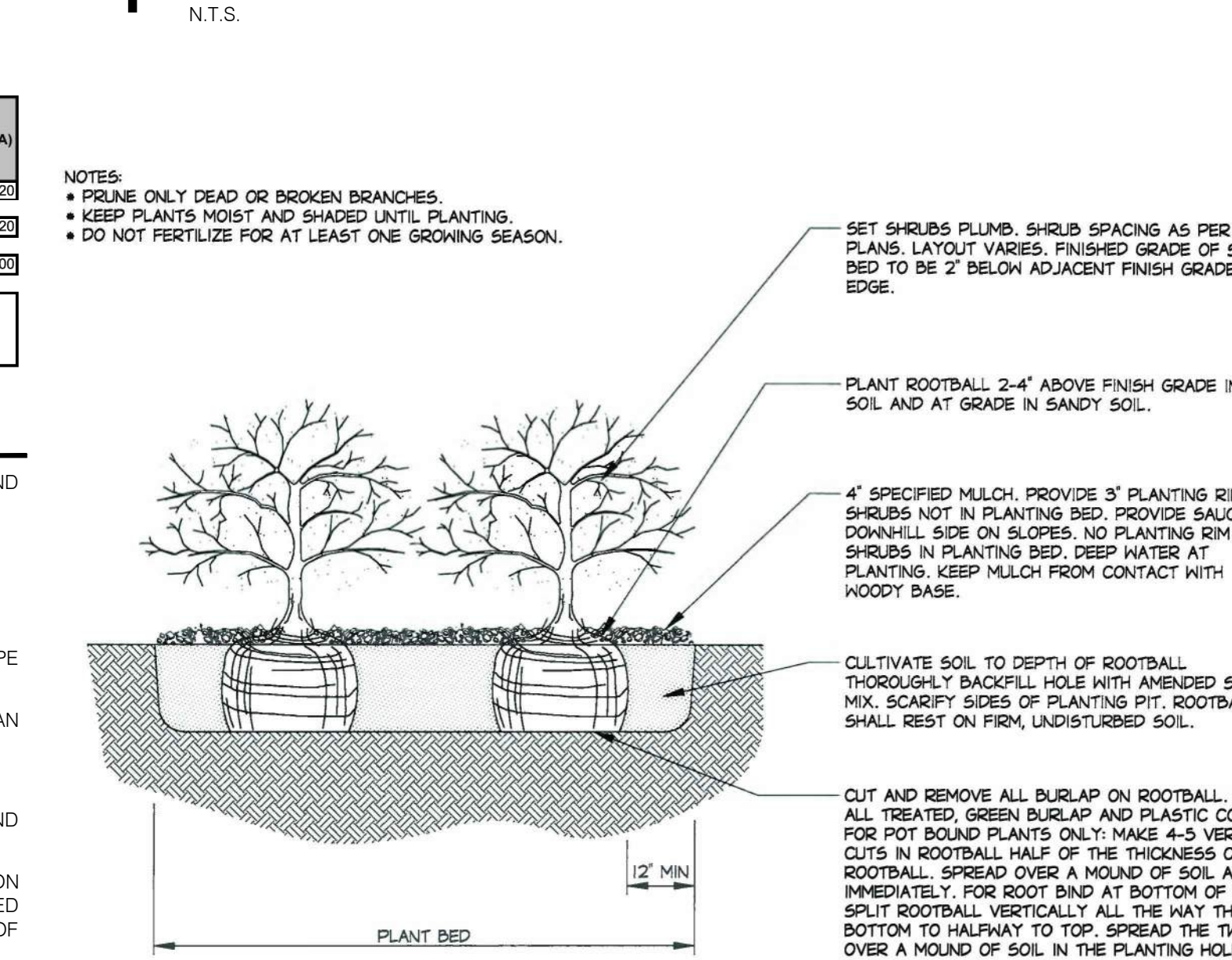
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34

ATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 TREE PLANTING

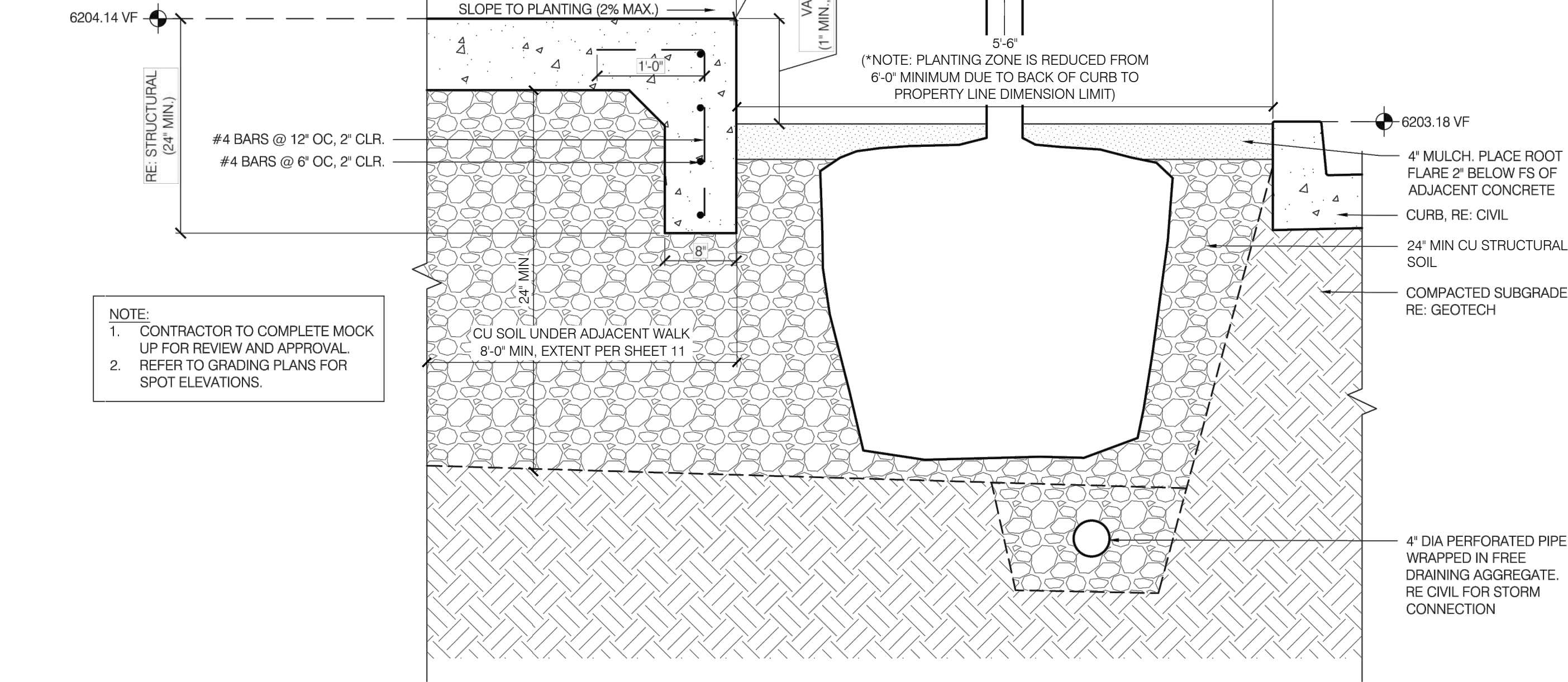


2 SHRUB PLANTING

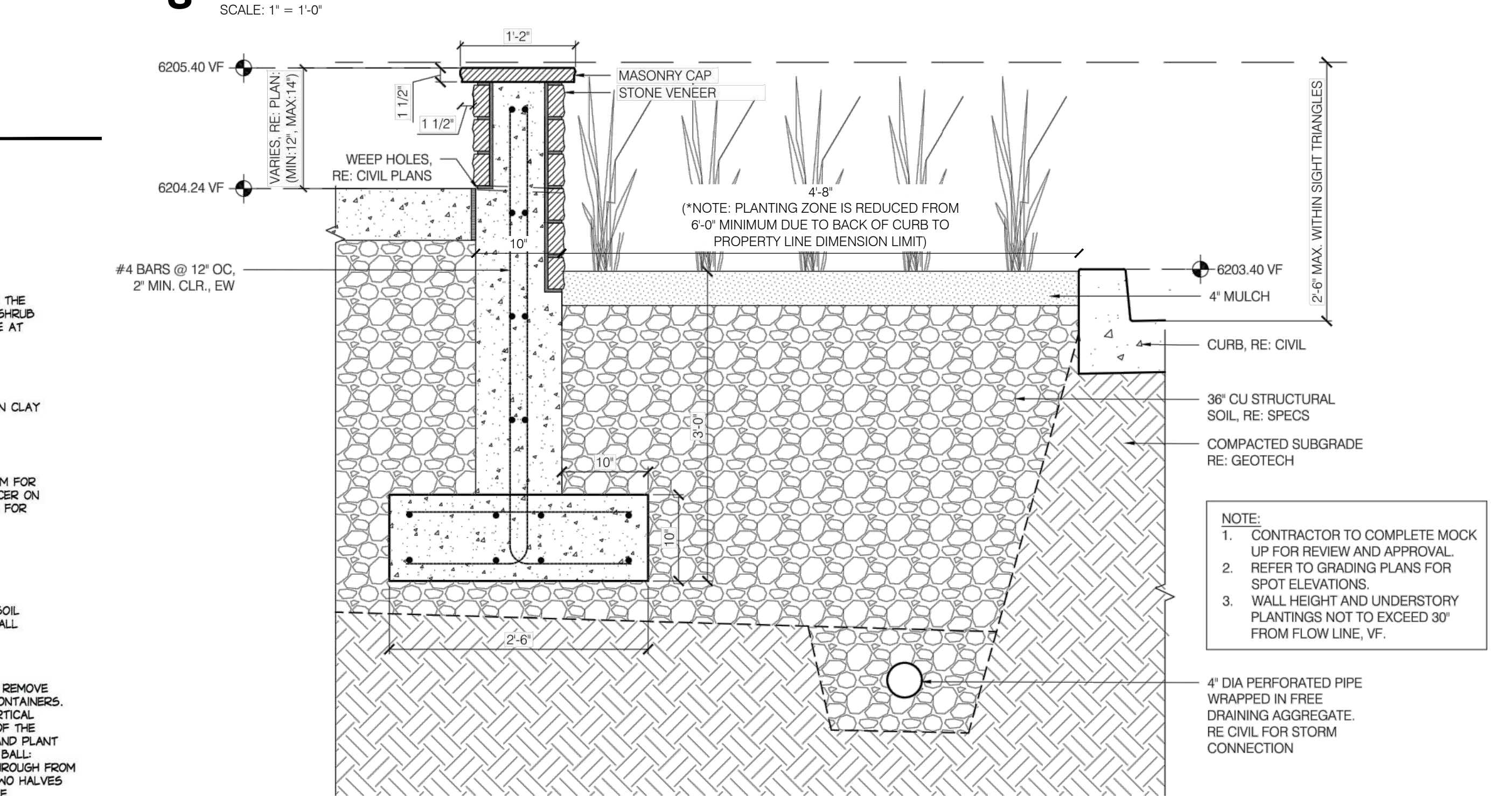


5 BIKE RACK

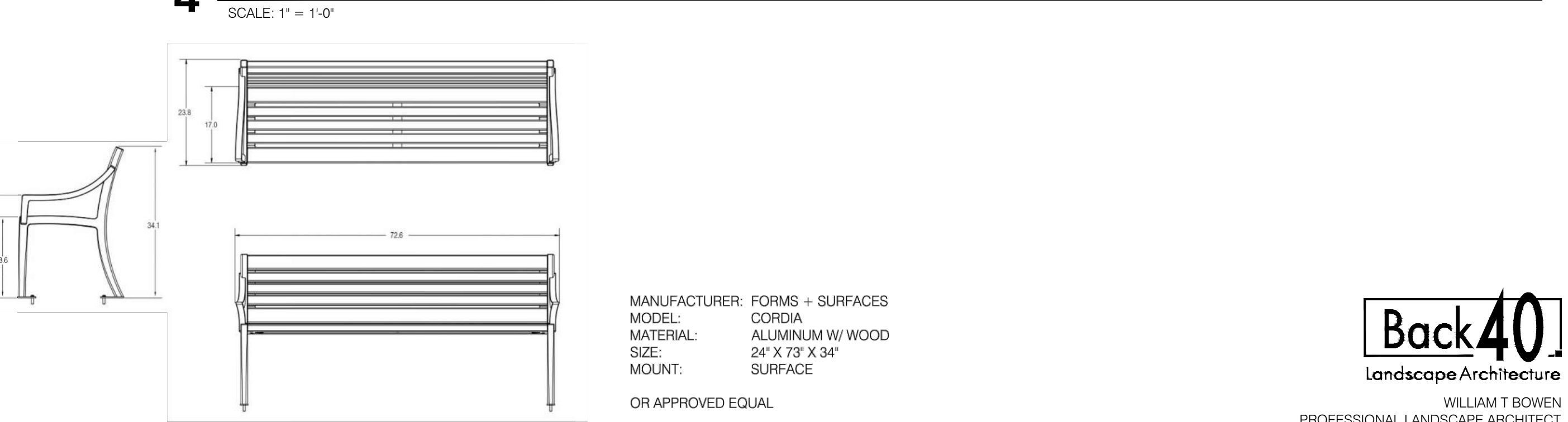
N.T.S.



3 TURNED DOWN CONCRETE WALK AT PLANTING AREA



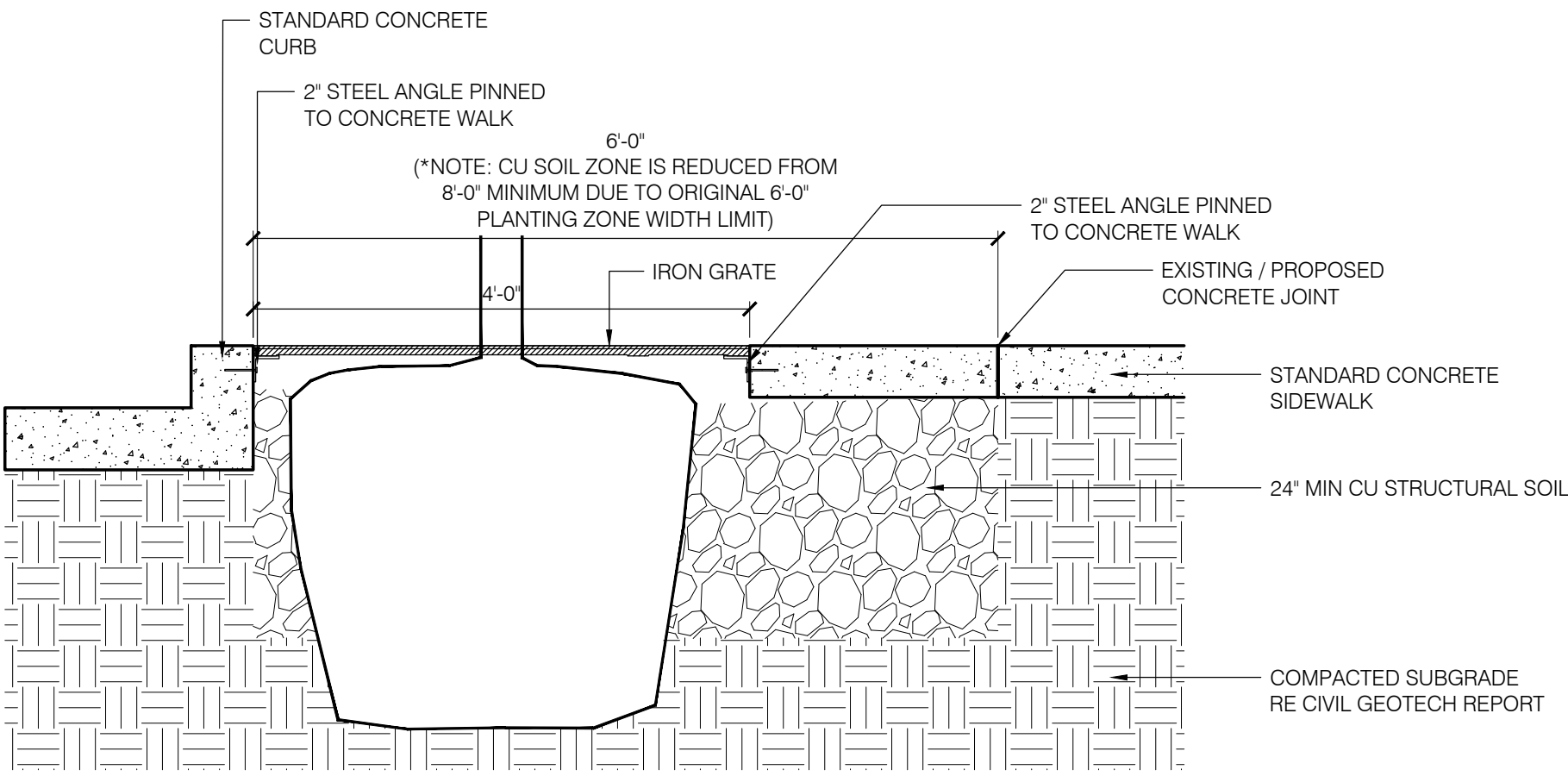
4 TURNED DOWN CONCRETE CURB AT PLANTING AREA



6 STREETSCAPE BENCH

N.T.S.

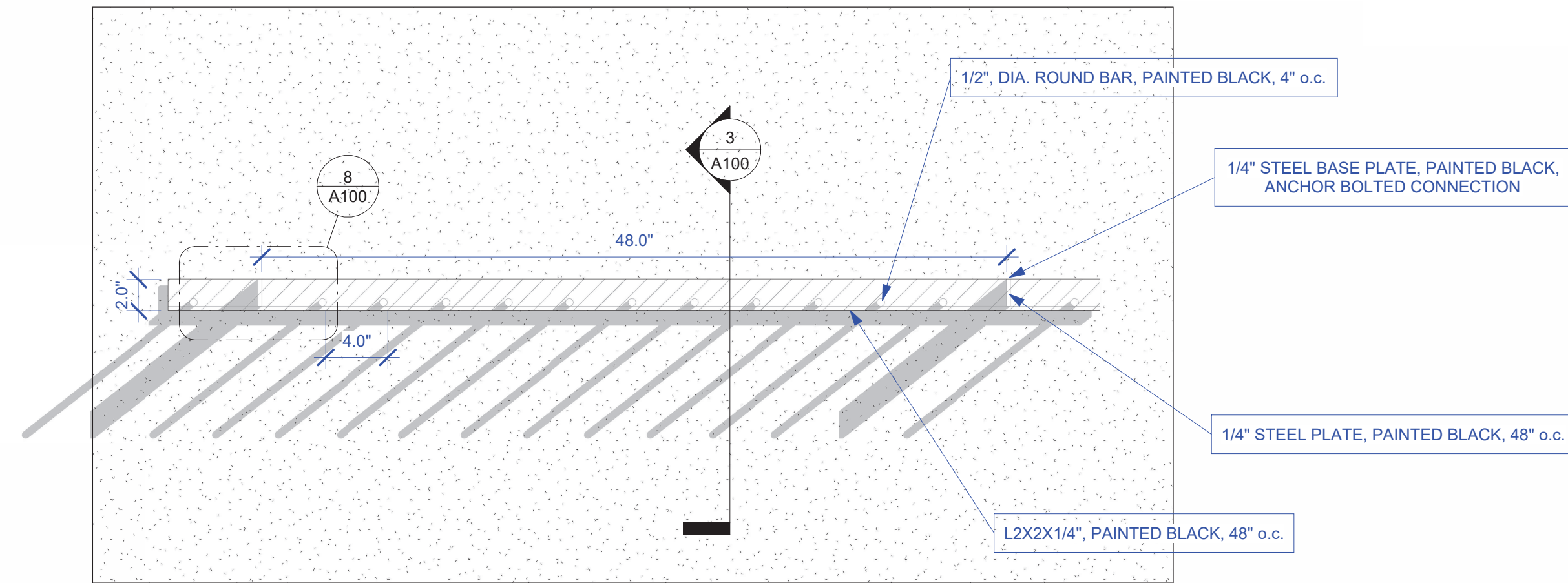
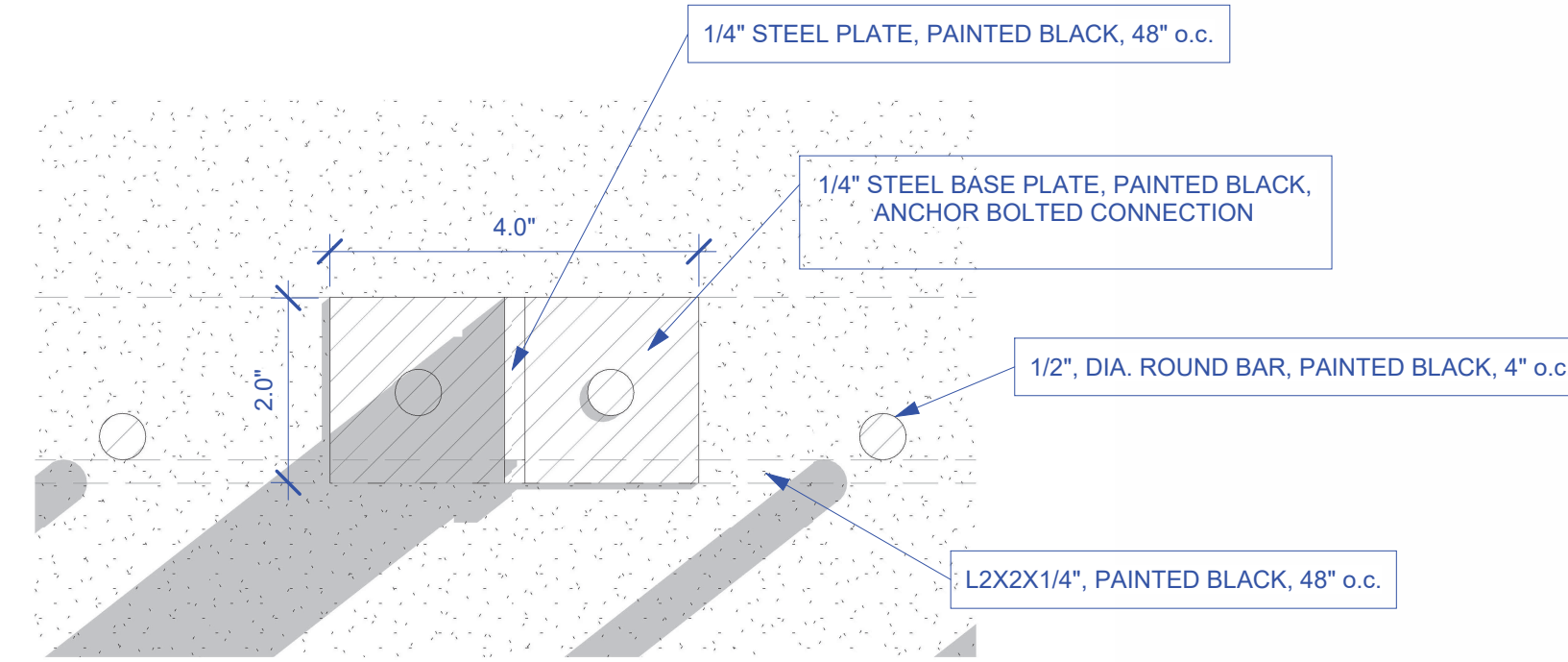
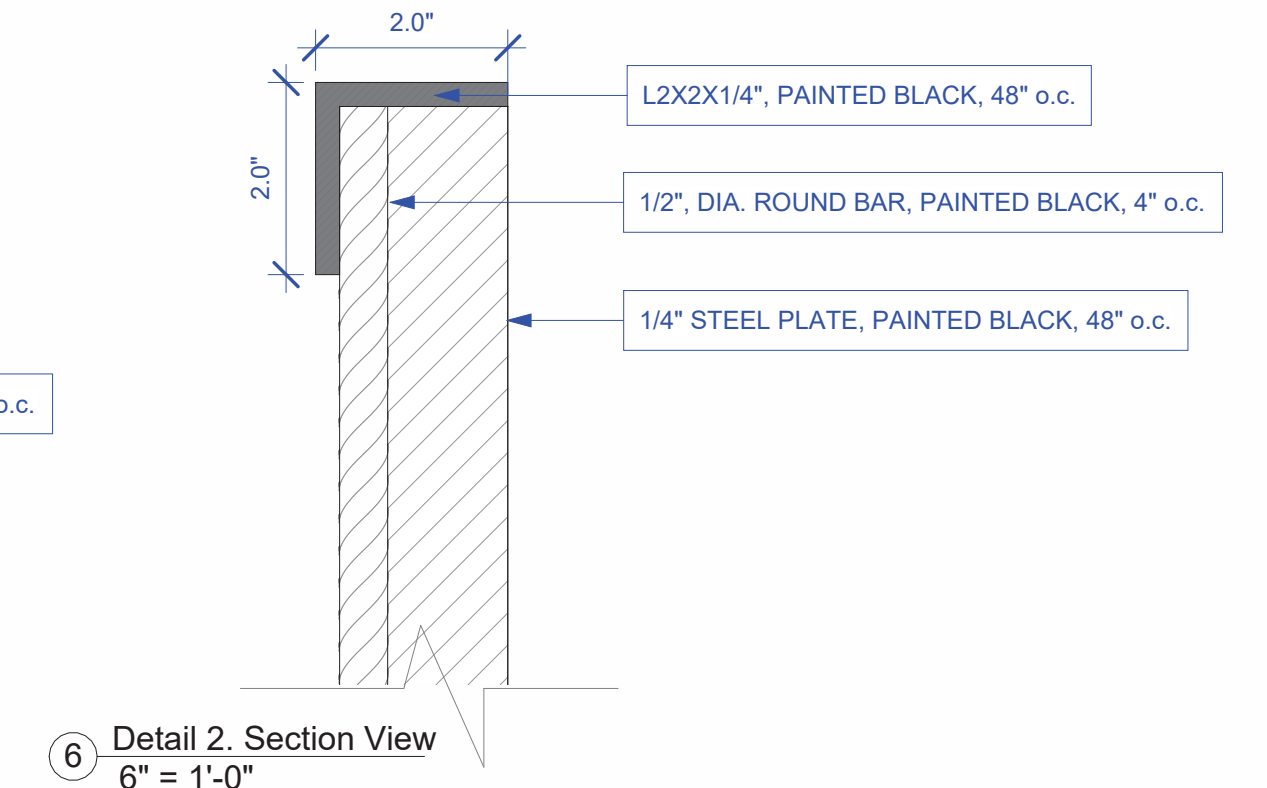
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



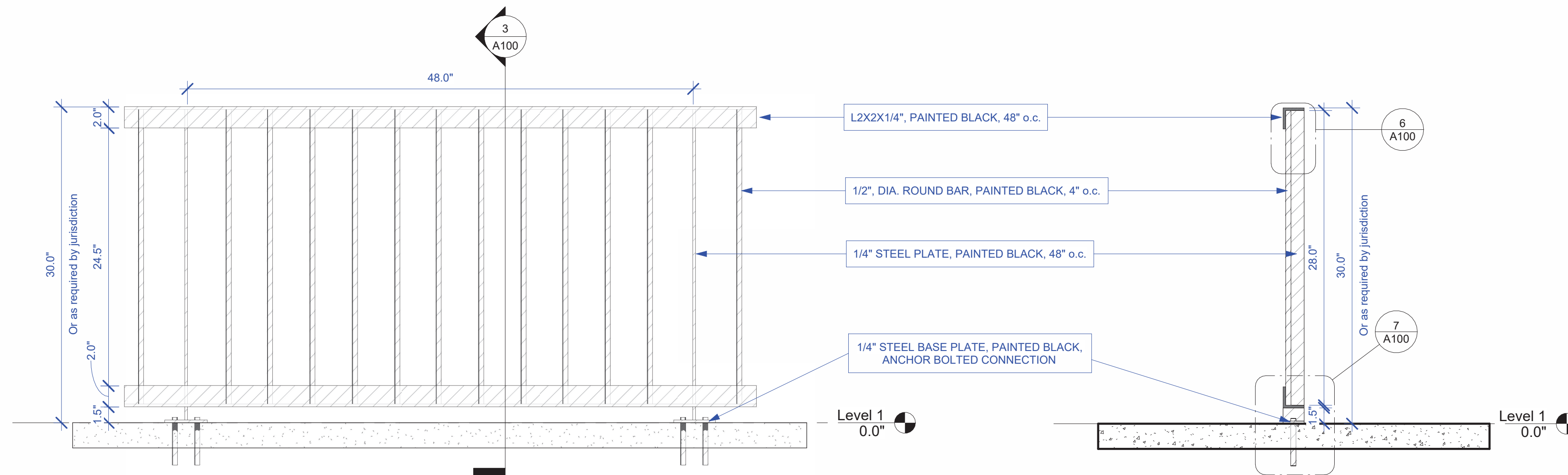
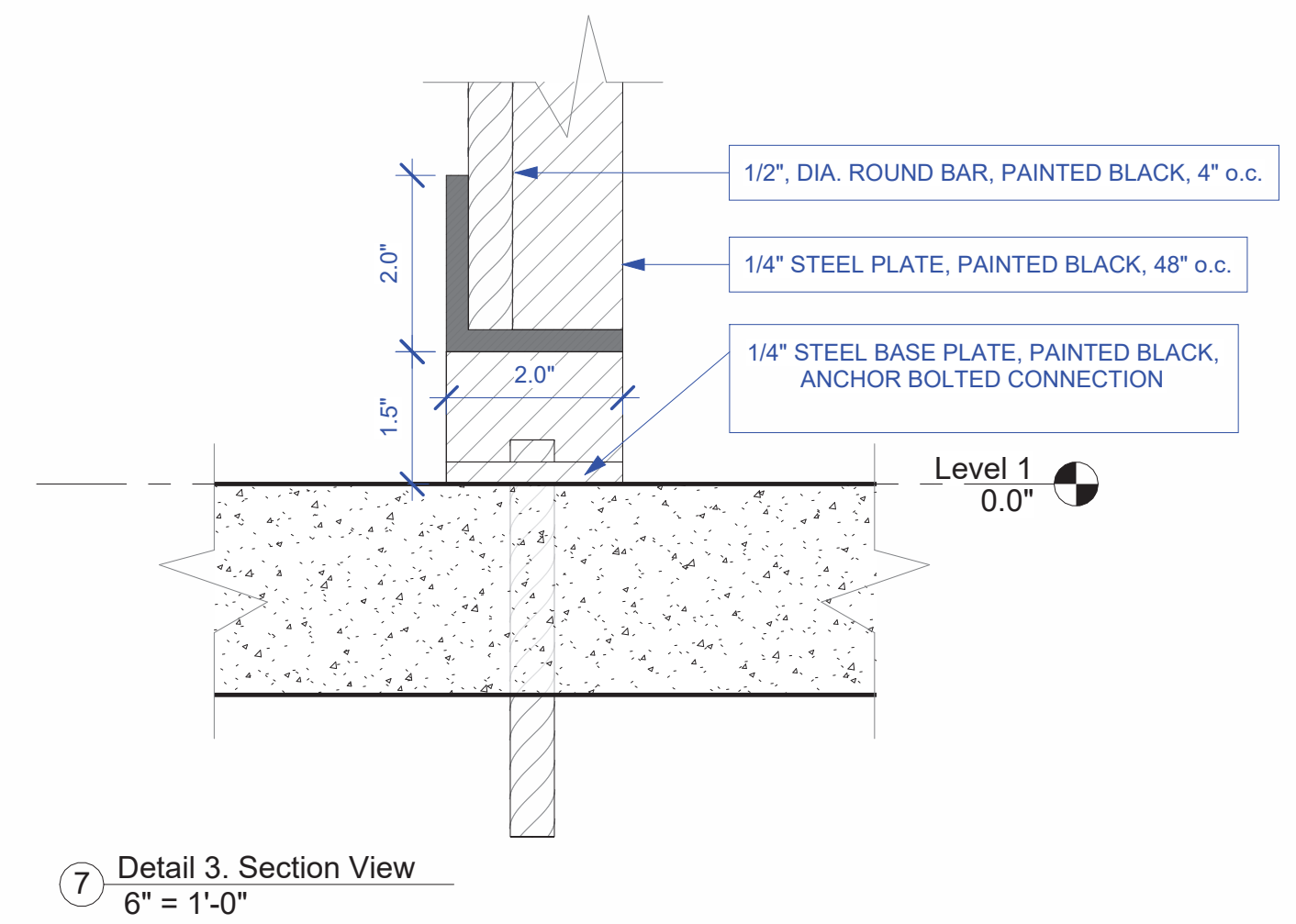
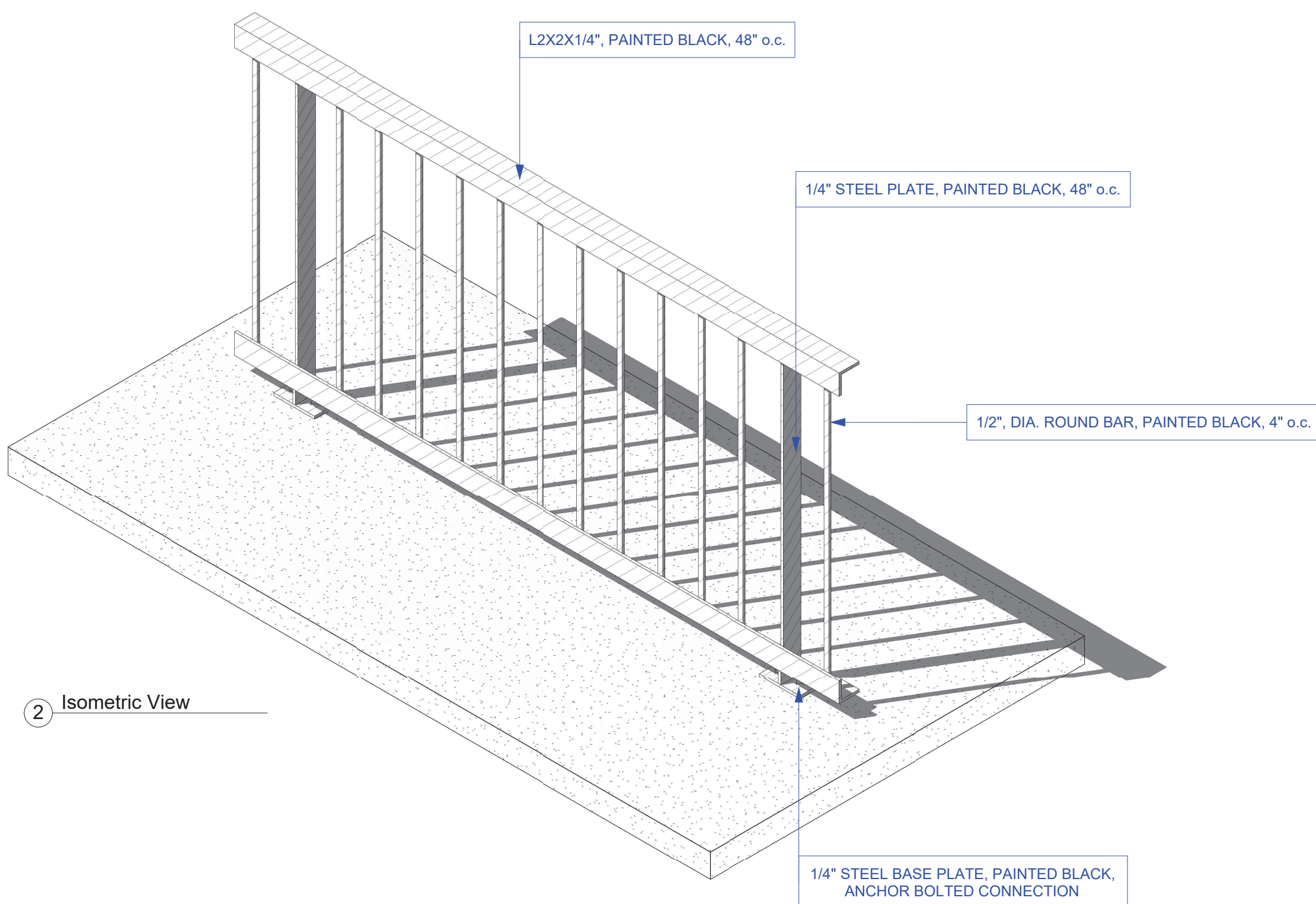
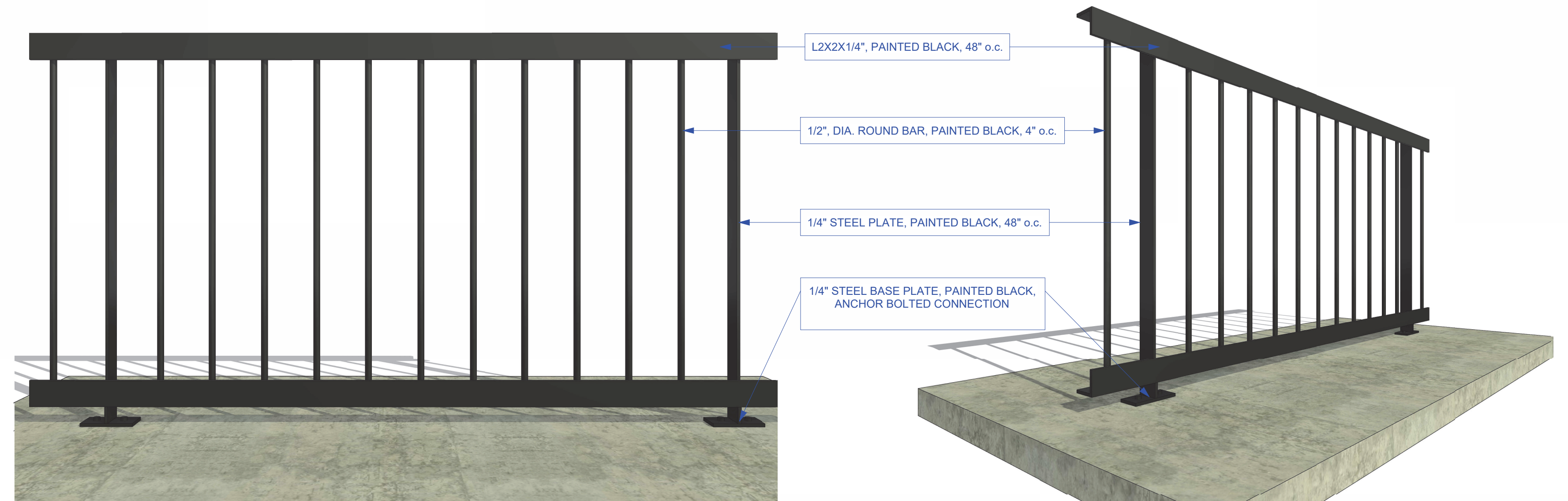
1 3RD STREET SECTION - TREE GRATE
SCALE: 3/4" = 1'-0"

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

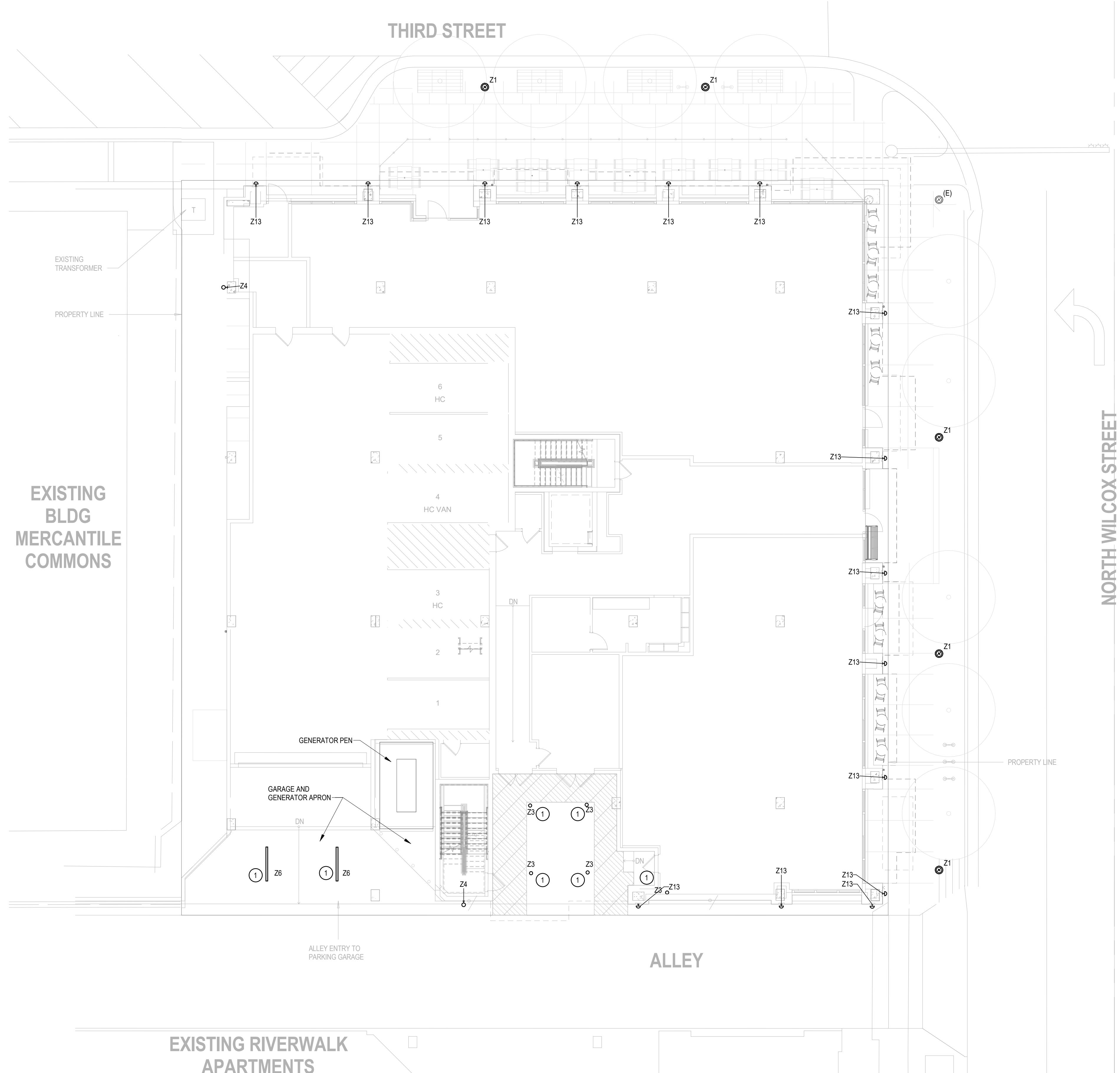
AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 Level 1
1 1/2" = 1'-0"



SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
AMENDING THE SITE DEVELOPMENT PLAN FOR LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- GENERAL NOTES:**
1. REFER TO LUMINAIRE SCHEDULE FOR LIGHTING USES / OBJECTIVES.
 2. EXTERIOR LIGHTING OPERATION IS DUSK TO DAWN, WITH PHOTOCELL & TIME SWITCH CONTROL.
- MITIGATION TO ADJACENT PROPERTIES:
- A. FIXTURE TYPES Z3, Z4 & Z6 ARE FULL CUT-OFF OR DOWNLIGHT ONLY.
 - B. TYPE Z1 IS PER THE TOWN STANDARD.
3. NO FORWARD THROW (TYPE IV), POLE-MOUNTED FACADE, OR UNSHIELDED WALL PACKS ARE UTILIZED HEREIN.
REFER TO LUMINAIRE SCHEDULE FOR LIGHTING USES/OBJECTIVES.

- DRAWING NOTES:**
- ① LIGHT IS MOUNTED TO STRUCTURE UNDER CANOPY.

1 LIGHTING PLAN
1" = 10'-0"

GIVEN
& ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 21069

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

[illegible]

CONTECH
LIGHTING | a **VELTON**
company

Catalog No. _____

Type **TYPE Z3**

Project _____

ArchiThin SMTR SMTs LED Surface Mount Downlights

Specifications/Features

Luminaire

Slim architectural design with optical diffusion lens providing even illumination.

Edge-to-edge LED configuration for low glare light pattern.

Available in Round and Square.

Standard finish options include White and Silver. Black finish available upon request, please consult factory.
Mounts to NEC approved 4" round or octagon junction box with minimum depth of 1 1/2".

Lamp/Electrical

5" Round: 11W, 850 Delivered Lumens

7" Round: 14W, 1100 Delivered Lumens

4" Square: 11W, 850 Delivered Lumens

6" Square: 14W, 1100 Delivered Lumens
Standard color temperature options include 3000K (80 and 90 CRI) and 4000K, 80 CRI. All other color temperature options are available upon request, please consult factory. Designed and rated for 50,000 hours at 75% lumen maintenance.

Integrated driver options:

- 120VAC input, TRAC,ELV Dimming
- 120-277VAC input, with 0-10V Dimming

Warranty

This complete fixture is covered by ConTech's full five (5) year limited warranty from date of purchase.

Listing

cETLus listed. Suitable for wet locations (covered ceiling).

Energy Star Listed.

Suitable for use in closets when installed in accordance with NFPA 70, NEC® Section 410.16.

CONTRACTOR TO VERIFY WITH 4\"/>

Ordering Information

Example Order: SMT530K12D1 = 5

Fixture

Color Temperature

Driver

Finish

SMTS: 5" Round LED
SMTR: 7" Round LED
SMTS4: 4" Square LED
SMTS6: 6" Square LED

300K = 3000K-90CRI
300KC = 3000K-90CRI
400K = 4000K-80CRI

1201 120V Trac
MD02 120-277V
0-10V Dimming

S = Silver/Aluminum
W = White

**ARCHITECT TO
VERIFY**

1-847-555-5500

www.contechlighting.com

Please ♻️ Recycle

All specifications subject to change without notice.

MARK ARCHITECTURAL LIGHTING®

The Fin LED Series

Type:

TYPE Z

Fin LED is a decorative accent fixture with a clean, geometric form that complements any environment.

Versatile and ornamental, it is perfect for making a statement, creating intriguing patterns of light or enhancing other design elements.

Fin can be mounted horizontally or vertically and is available in a choice of clear sides with frosted edges or frosted sides with frosted edges. Mount from 2 to 8 feet, and the depth below the fixture door can be 2, 3 or 4 inches.

Project:

Catalog Number:

DO NOT TYPE HERE. Antiquipolled field.

Specification Features

Housing
Frosted and integral components, cold-rolled steel.

Finish
Matte white.

Reflector
Prism-formed steel, high reflectant white.

Shielding
Nominal 12" x12" acrylic fin.

LED Components
Linear
Nichia® LED (20-40 CR) (20-40 CR)
Nominal Output: 4 W/12 W
Hi Output: 12 W/18 W

Accu-LED LED Driver for 0-10V
Universal, Rickard LED driver for 2 to 100V.
Universal input voltage 120-277VAC.
500,000+ integrated thermal-bidle lifetime components to prevent over heating.

Color Consistency
The Accu-LED Branch circuit boards for the linear LED components was a precise

bining algorithm which creates a consistent temperature and color to board to board. The color is variation of at greater than 2.5 SDCM (delta E 12, 5,000K) along the body body lous

Integrated Controls
Standard 0-10V dimmed controls make luminaires addressable - allowing them to be controlled by a variety of dimmers, switches, controllers, sensors and photocontrols. Simply connect the light-weight control device to universal CXTS Cabling.

As an external luminaire management system provides intelligent data that activity manages the LED light source so that the constant luminance is maintained over the system's life, creating a consistently illuminated environment while preventing energy waste. (option -d88)

Mounting

Fin is designed a structural ceiling, in-mounted or surface to surface. Consult fixture for other ceiling types.

Certification
CA certified to meet U.S. and Canadian Standards, rated for Chicago climate.

Warranty

Fin is 5-year limited warranty. Complete warranty terms located at: www.marklighting.com/terms-and-conditions

Note: Accu-LED warranty may differ as per applicable local codes.

Applications
All applications require for typical, used, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Ordering

Example: FIN1 2FT 20 N34SD 120 CF N80

Series	Length	Fin Depth Below Face of Door	Linear LED Output ¹	Linear LED Color Temp	Driver	Voltage	Finish	Integrated Controls	Options
FIN - Frosted	2FT	2"	20 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light without Lowmount	CF Clear location location location location
	4FT	4"	40 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	6FT	6"	60 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	8FT	8"	80 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	10FT	10"	100 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	12FT	12"	120 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	14FT	14"	140 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	16FT	16"	160 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	18FT	18"	180 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	20FT	20"	200 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	22FT	22"	220 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	24FT	24"	240 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	26FT	26"	260 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	28FT	28"	280 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	30FT	30"	300 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	32FT	32"	320 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N800 N800-Light with 80% Lowmount	CF Clear location location location location
	34FT	34"	340 W N80 ²	3000K	AC/DC Constant Current 120V-100V	120V	CF Clear, frosted, frosted, frosted	N80	

Wesley 1 Light LED Wall Light Textured Architectural Bronze		49278AZTLED
SPECIFICATIONS		© 2021 Kichler Lighting LLC. All Rights Reserved
Certifications/Qualifications		TYPE Z13
Dark Sky Compliant	Yes	
UL Title 24 Compliant	Yes	
	www.kichler.com/warranty	
Dimensions		
Base Backplate	6.50 X 4.25	
Extension	4.00"	
Weight	2.07 LBS	
Height from center of Wall opening (Spec Sheet)	3.75"	
Height	7.50"	
Width	7.00"	
Light Source		
Delivered Lumens	450	
Dimmable	Yes	
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .	
Equivalent Light Source	Incandescent 40000	
Expected Life Span (Hours)	Integrated LED	
Lamp Included	SW	
Light Source	1	
Max or Nominal Watt	8W	
# of Bulb/LED Modules	1	
Mounting/Installation		
Interior/Exterior	Exterior	
Location Rating	Wall Mount	
Mounting Style	2.07 LBS	
Mounting Weight		
Photometrics		
Color Rendering Index	90	
Color Temperature Range	3000	
Delivered Efficacy (Lumens/Watt)	8000	
Kelvin Temperature	3000K	
FIXTURE ATTRIBUTES		
Housing		
Primary Material	ALUMINUM	
Product/Ordering Information		
SKU	49278AZTLED	
Finish	Textured Architectural Bronze	
Style	Contemporary	
UPC	783927458690	
Finish Options		
Black		
Platinum		
Textured Architectural Bronze		
White		
		
ALSO IN THIS FAMILY		
		49278BKLED
		49278WHLED
		49279BKLED
		49279WHLED
		49278PLLED
		49279AZTLED

Kichler.com

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SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 1-A, TOWN OF CASTLE ROCK, AMENDMENT 34
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0026