

SITE DEVELOPMENT PLAN

LOT 3, CASTLE PLAZA SOUTH-1ST AMENDMENT

LOT 3, CASTLE PLAZA SOUTH 1ST AMENDMENT
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS
STATE OF COLORADO

THE PROPOSED PROJECT SCOPE FOR RIVERS CHURCH IS TO PROVIDE A TENANT FINISH DESIGN FOR 136 / 138 S. WILCOX STREET. THE EXISTING STUCCO FINISH OF THE WEST SIDE OF THE BUILDING WILL BE REPLACED WITH A COMBINATION OF STONE WAINSCOTING, METAL SIDING FINISHES (BLACK & GREY) & FIBER CEMENT WOOD SIDING. THERE WILL BE A NEW METAL SIDING AWNING ADDED & THE PARAPET OF THE FAÇADE WILL BE RAISED 2'-6" ABOVE THE EXISTING PARAPET.

- 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.
- The site is zoned B - Business/Commercial, Downtown Overlay District.
- 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 maintenance and 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 areabescript 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 correct or replace damaged or dead landscape material. In the case of diseased landscape material, the material and quantity to be replaced 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.
- Signage for the site shall 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, but not limited to, utility poles, 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, gaslines, 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.
- If any structure or improvement 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.

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 to 32 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 background 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.

ARCHITECT:
LEE ARCHITECTS
2525 SOUTH WADSWORTH BLVD., SUITE 21
DENVER, CO 80227
303.989.4500
CONTACT: KEITH ZAHLLER
KZAHLLER@LEEARCHITECTS.COM

RIVERS CHURCH
200 S. WILCOX ST., SUITE 137
CASTLE ROCK, CO 80104
CONTACT: ANDREW LAND, SR. PASTOR

ISAIAH 58:12 FOUNDATION, INC.
10940 S. PARKER RD., SUITE 778
PARKER, CO 80134
CONTACT: BRIAN PAYNE

ZONING: B - BUSINESS/ COMMERCIAL		DISTRICT (DOD)		DOWNTOWN OVERLAY	
	ZONING ALLOWANCE	EXISTING	PROPOSED		
USE	PER B - BUSINESS/COMMERCIAL AND DOD	MIXED COMMERCIAL	PLACE OF PUBLIC ASSEMBLY		
LOT SIZE	N/A	45,103 SF (1.04 AC)	45,103 SF (1.04 AC)		
BUILDING COVERAGE	100% MAX	14,000 SF/ 31 %	14,000 SF/ 31 %		
BUILDING SETBACKS	ZONING ALLOWANCE	EXISTING	PROPOSED		
	FRONT (WEST)	0' MIN	0'		0'
	REAR (EAST)	0' MIN	0'		0'
	SIDE (NORTH)	0' MIN	0'		0'
	SIDE (SOUTH)	0' MIN	0'		0'
MAX BUILDING SETBACK	A MINIMUM OF 25% OF A BUILDING'S LINEAR FOOTAGE FACING A PUBLIC ROADWAY MUST HAVE A SETBACK OF 0'-20' WITH A DIRECT PEDESTRIAN CONNECTION	N/A	N/A		
BUILDING HEIGHT	6 STORES MAX	1 STORY (20'-3")	1 STORY (23'-3")		
DESCRIPTION OF USES	ZONING ALLOWANCE	EXISTING	PROPOSED		
SEATS IN MAIN ASSEMBLY AREA	N/A	N/A	365		
FLOOR AREA FOR OTHER ASSEMBLY	N/A	N/A	6343		
PARKING USE CATEGORY	REQ'D PER CODE	EXISTING	PROPOSED		
PLACES OF PUBLIC ASSEMBLY (1 SPACE/3 FIXED SEATS IN THE MAIN ASSEMBLY AREA PLUS 5 SPACES/1,000 SF OF FLOOR AREA FOR OTHER ROOMS USED FOR ASSEMBLY PLUS REQUIRED SPACES FOR EACH ADDITIONAL USE)	122 for seats, 32 for other 154 Total	43 stalls on Lot 3	43 stalls on Lot 3		
TOTAL SPACES		43 *	42		
ACCESSIBLE PARKING (1 VAN PER 6 ACCESSIBLE) (INCLUDED IN TOTAL SPACES)	2 (1 VAN)	0 (0 VAN)	2 (1 VAN)		
EV ACCESSIBLE PARKING NON-DESIGNATED (INCLUDED IN TOTAL SPACES)	N/A	0	0		
EV/SE INSTALLED PARKING (INCLUDED IN TOTAL SPACES)	N/A	0	0		
BICYCLE PARKING (5% OF TOTAL SPACES)	3 required				

Notes: * Existing Parking from Mixed Commercial previously with Gym (4 spaces per 1,000 sq. ft. GFA) and Full Service Restaurant (1 space per 3 seats OR 12 spaces per 1,000 sq. ft. of GFA, whichever provides the most parking). This lot is part of a larger shopping center (Castle Plaza South) that shares parking.

	EXISTING		PROPOSED	
	SF	% OF TOTAL	SF	% OF TOTAL
BUILDING COVERAGE	14,000	31%	14,000	31%
OPEN SPACE / LANDSCAPE COVERAGE	4,006	9%	4,006	9%
PARKING COVERAGE	25,380	56%	25,380	56%
OTHER COVERAGE (SIDEWALKS, GUTTERS, CURBS, AND MISC. HARDSCAPE)	1,717	4%	1,717	4%

1 OF 6	COVER SHEET
2 OF 6	SITE PLAN
3 OF 6	EXISTING BUILDING ELEVATIONS
4 OF 6	PROPOSED BUILDING ELEVATIONS
5 OF 6	PHOTOMETRIC PLAN
6 OF 6	LIGHTING DETAILS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____.
 20____ BY _____ AS _____ OF _____.
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

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 MAY 21, 2026 AT RECEPTION NO. 202625282, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
 20____ BY _____.
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

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.

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
20____ BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____.

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

rs church
Castle Rock
Willcox Street Castle Rock, CO 80104

Revisions / Submittals:

No.	Date	Description
1.	09.30.2026	- SITE SUBMITTAL #5

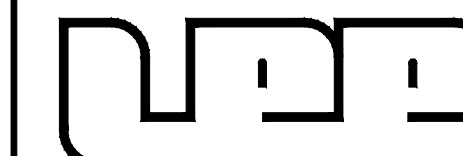
Drawn by	Checked by
MBP	KPZ

Title COVER SHEET

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LOCATED IN THE SOUTHWEST ONE-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

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drivers church

Castle Rock

Castle Rock, CO 80104

136 - 138 South Wilcox Street

Job No: 26010

Revisions / Submittals:		
No.	Date	Description
1.	09.30.2026	- SITE SUBMITTAL #5

Date
07.20.2026

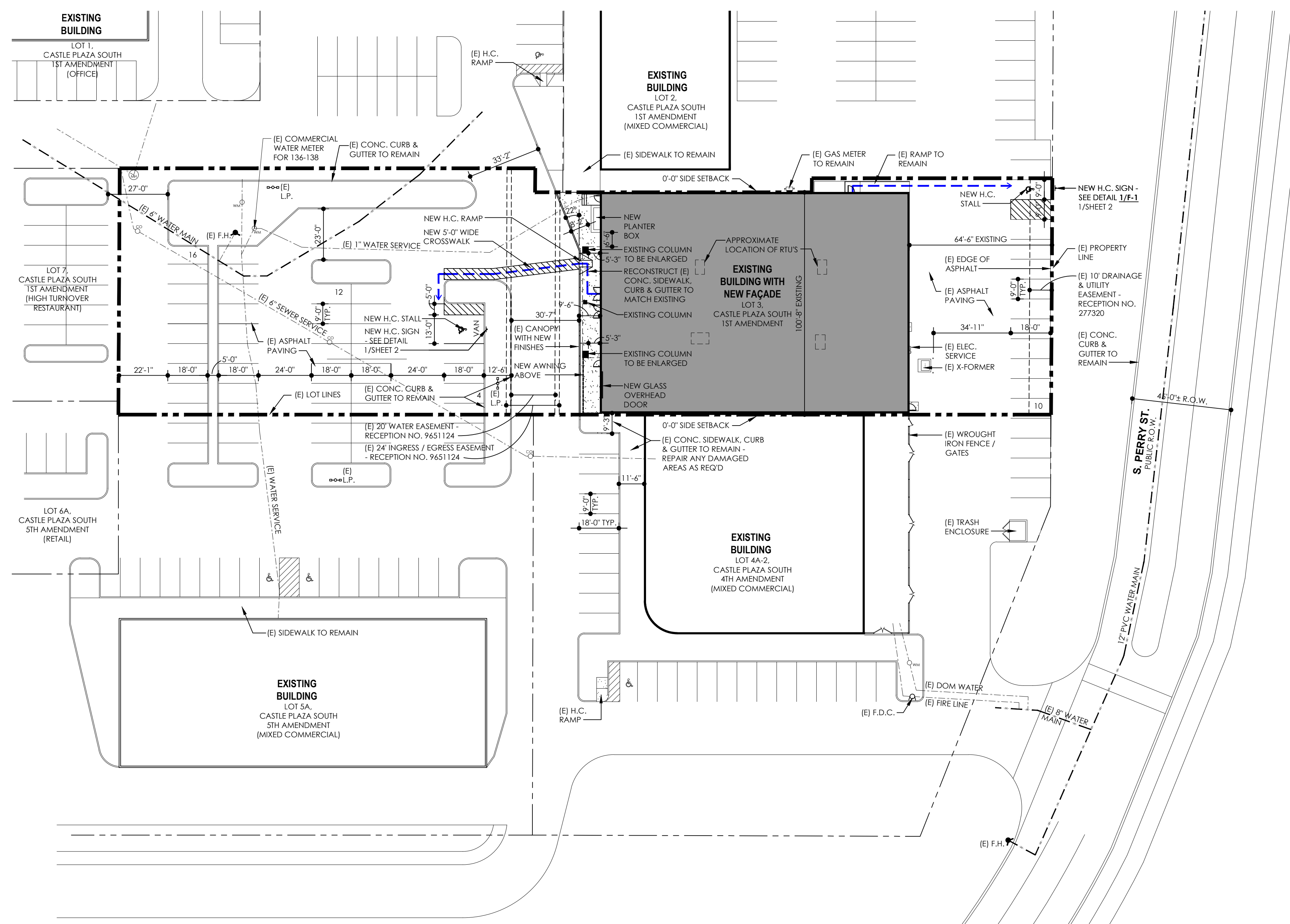
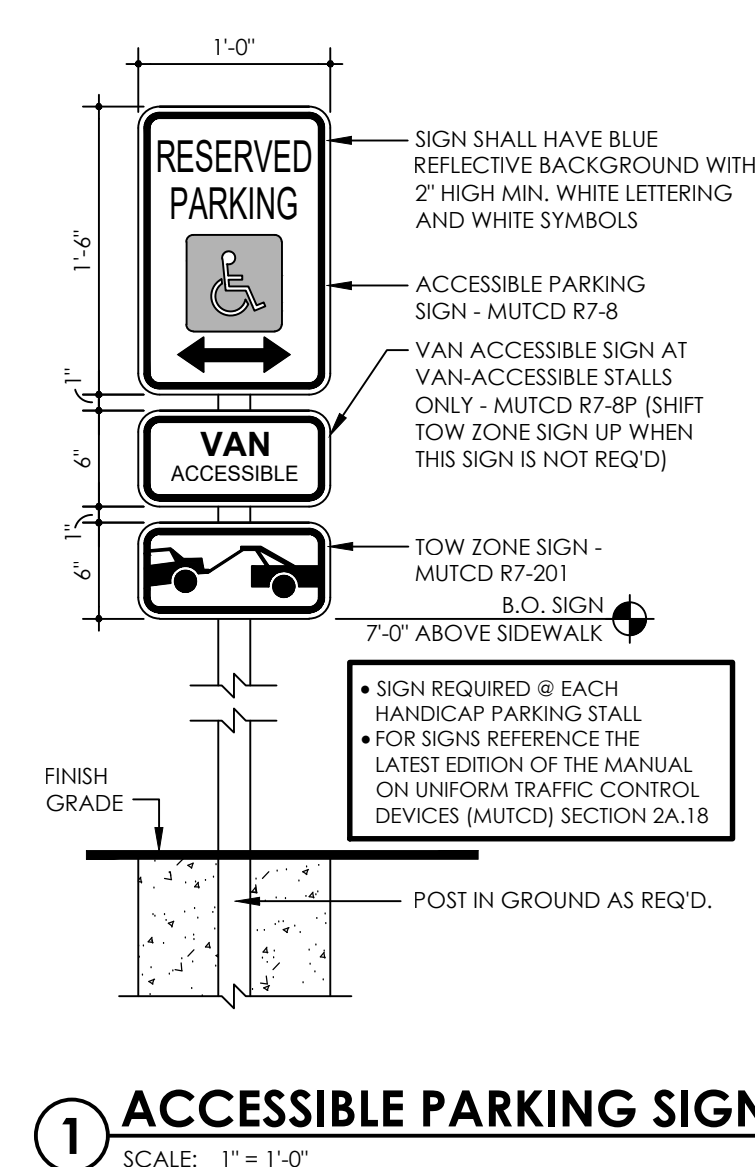
Drawn by
MBP

Checked by
KPZ

Title
SITE PLAN

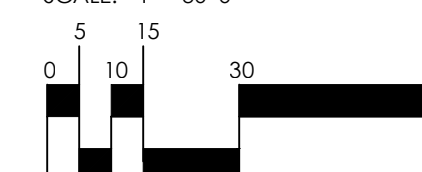
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SITE PLAN

SCALE: 1" = 30'-0"

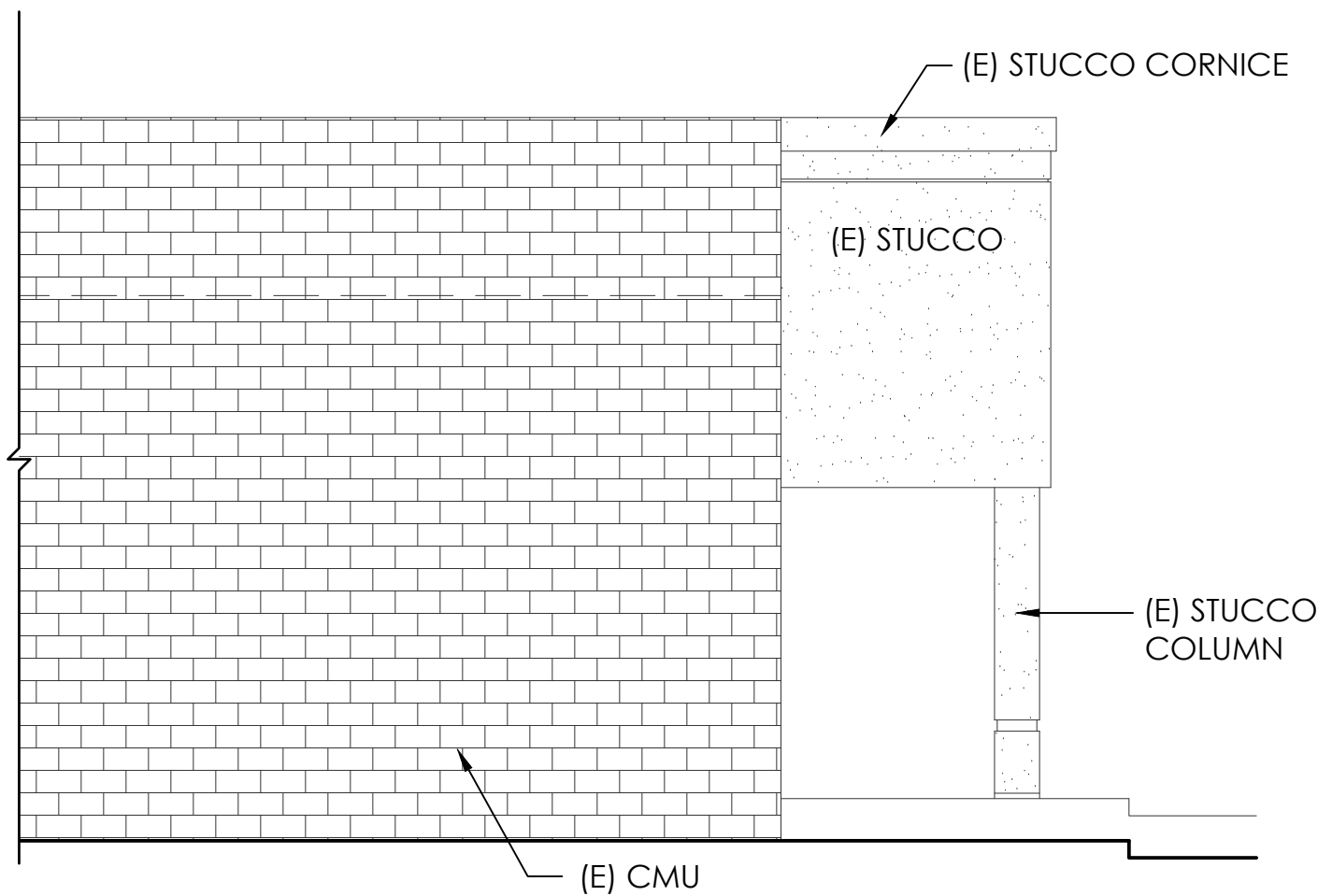


SITE DEVELOPMENT PLAN
LOT 3, CASTLE PLAZA SOUTH-1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0011

SITE DEVELOPMENT PLAN
LOT 3, CASTLE PLAZA SOUTH-1ST AMENDMENT
LOCATED IN THE SOUTHWEST ONE-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

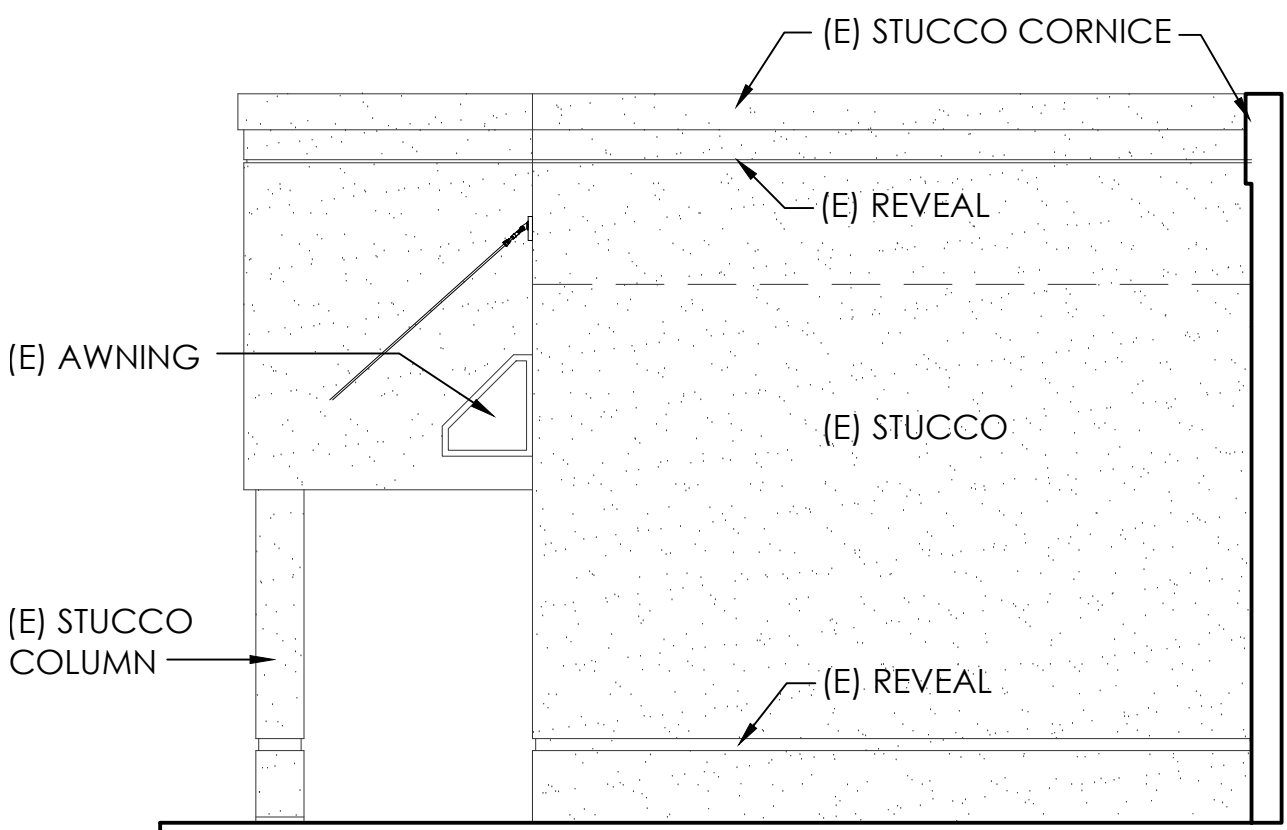


EXISTING FACADE



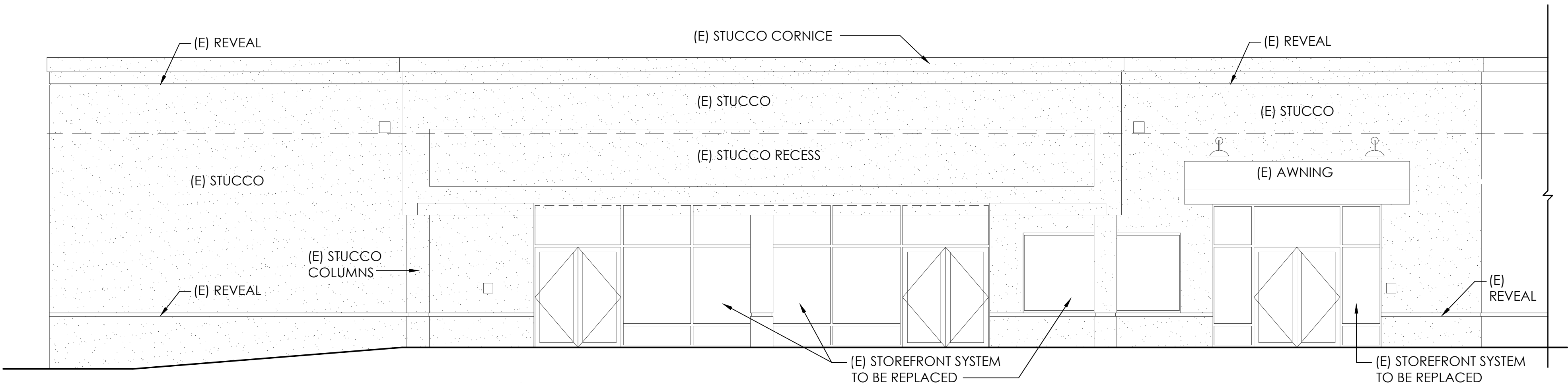
EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"

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rivers church
Castle Rock
136 - 138 South Wilcox Street Castle Rock, CO 80104

Job No: 26010

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No. Date Description
1. 09.30.2026 - SITE SUBMITTAL #5

Date 07.20.2026

Drawn by MBP Checked by KPZ

Title EXISTING
BUILDING
ELEVATIONS

3 OF 6

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SITE DEVELOPMENT PLAN
LOT 3, CASTLE PLAZA SOUTH-1ST AMENDMENT
LOCATED IN THE SOUTHWEST ONE-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. ELDORADO-STONE
CLIFFSTONE
COLOR: BANFF SPRINGS 737

2. WOODTONE RUSTIC SERIES
SUBSTRATE: ALLURA
PROFILE: LAP
COLOR: SAND CASTLE

CORRESPONDING TRIM
COLOR: WHOLE WHEAT

3. ALUCUBOND
ALUMINUM COMPOSITE PANELS,
OR EQUAL
COLOR: TRI-CORN BLACK

4. ALUCOBOND
ALUMINUM COMPOSITE PANELS,
OR EQUAL
COLOR: GREYHOUND

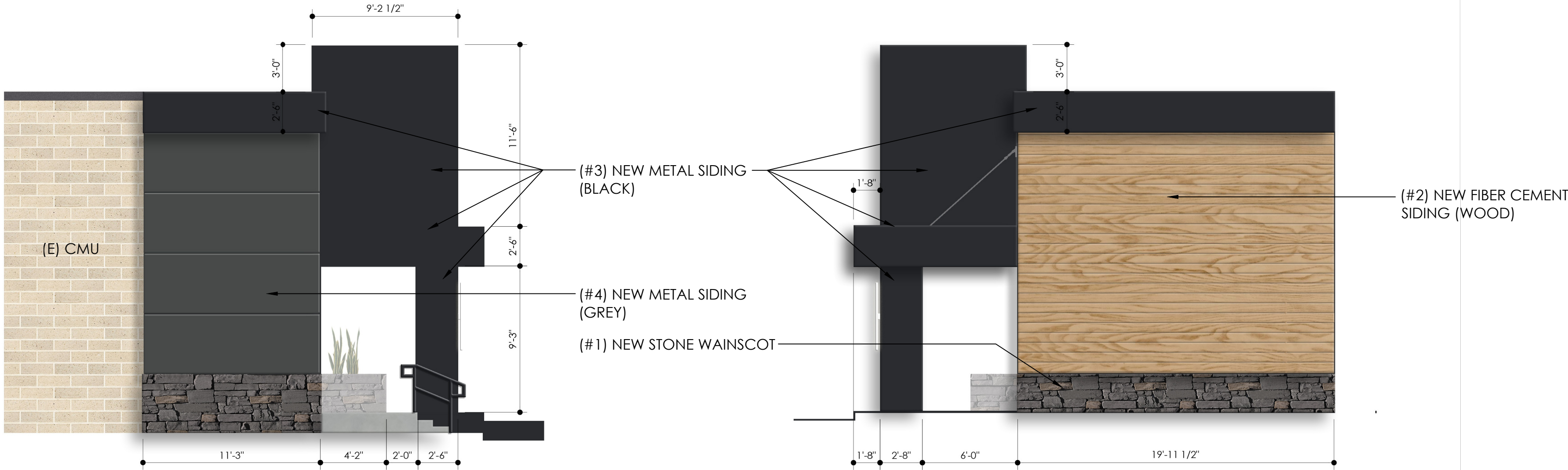
5. OLDCASTLE
STOREFRONT
COLOR: SOLAR GRAY

BLACK DOOR & WINDOW FRAMES

MATERIAL BOARD



RENDERING



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

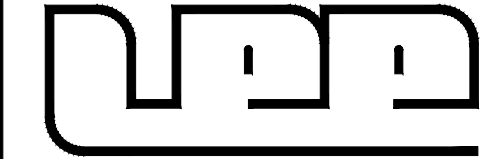
TRANSPARENCY CALCULATIONS:
TOTAL LINEAR WIDTH OF BUILDING = 99.96'
TOTAL LINEAR TRANSPARENCY (WINDOWS & DOORS THAT QUALIFY) = 54.04
54.04/99.96 = 54.06% TRANSPARENCY



WEST ELEVATION
SCALE: 3/16" = 1'-0"

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Title PROPOSED
BUILDING
ELEVATIONS

4 OF 6

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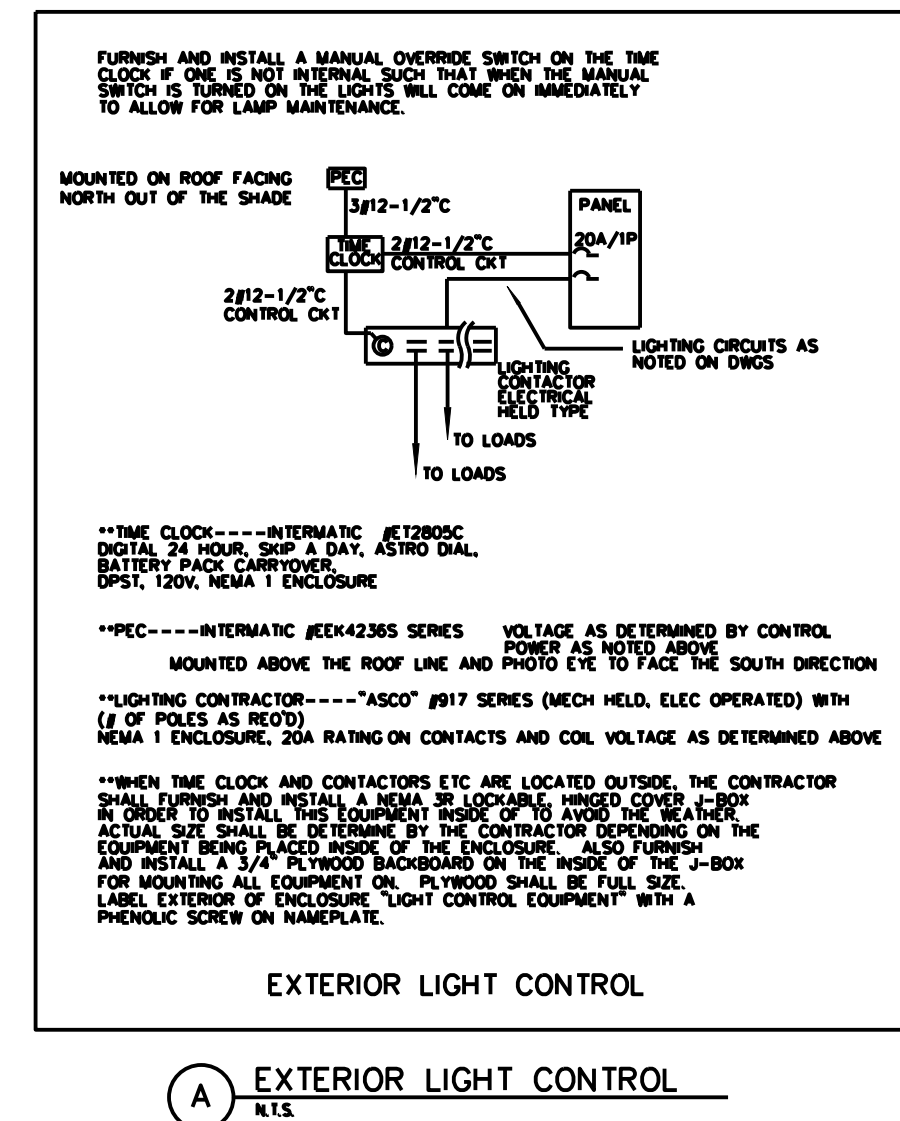
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6.) Forward Throw Luminaires: The following lighting types are prohibited: Forward throw luminaires (Type IV distribution), pole mounted lights aimed at a building's facade, and unshielded wall packs are prohibited.

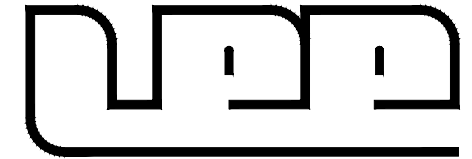
Lighting Hours of Operation						
Sunday	Monday	Tuesday	Weds.	Thurs.	Friday	Saturday
5pm-10pm	5pm-9pm	5pm-9pm	5pm-9pm	5pm-9pm	5pm-9pm	5pm-10pm

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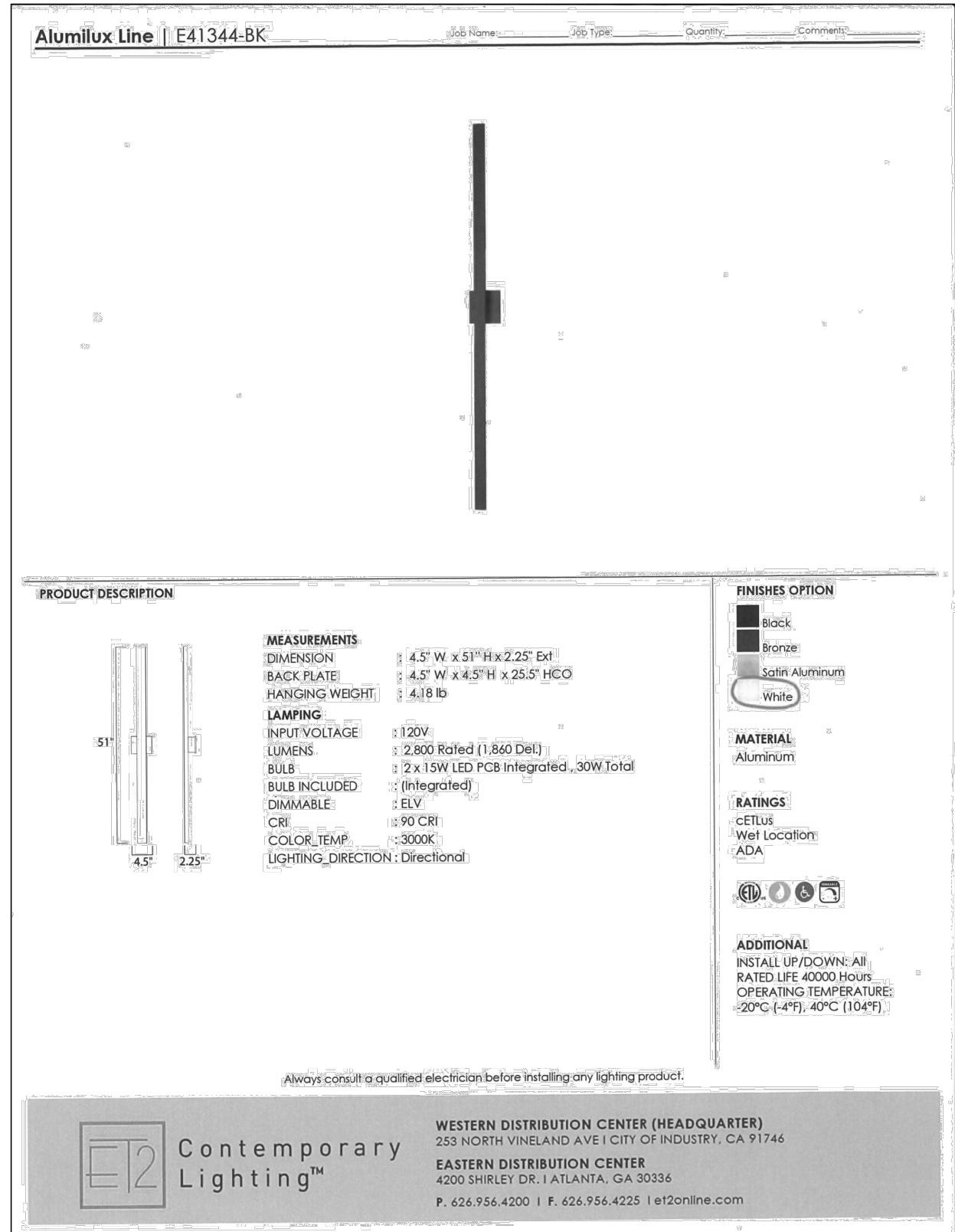
Title LIGHTING DETAILS

6 OF 6

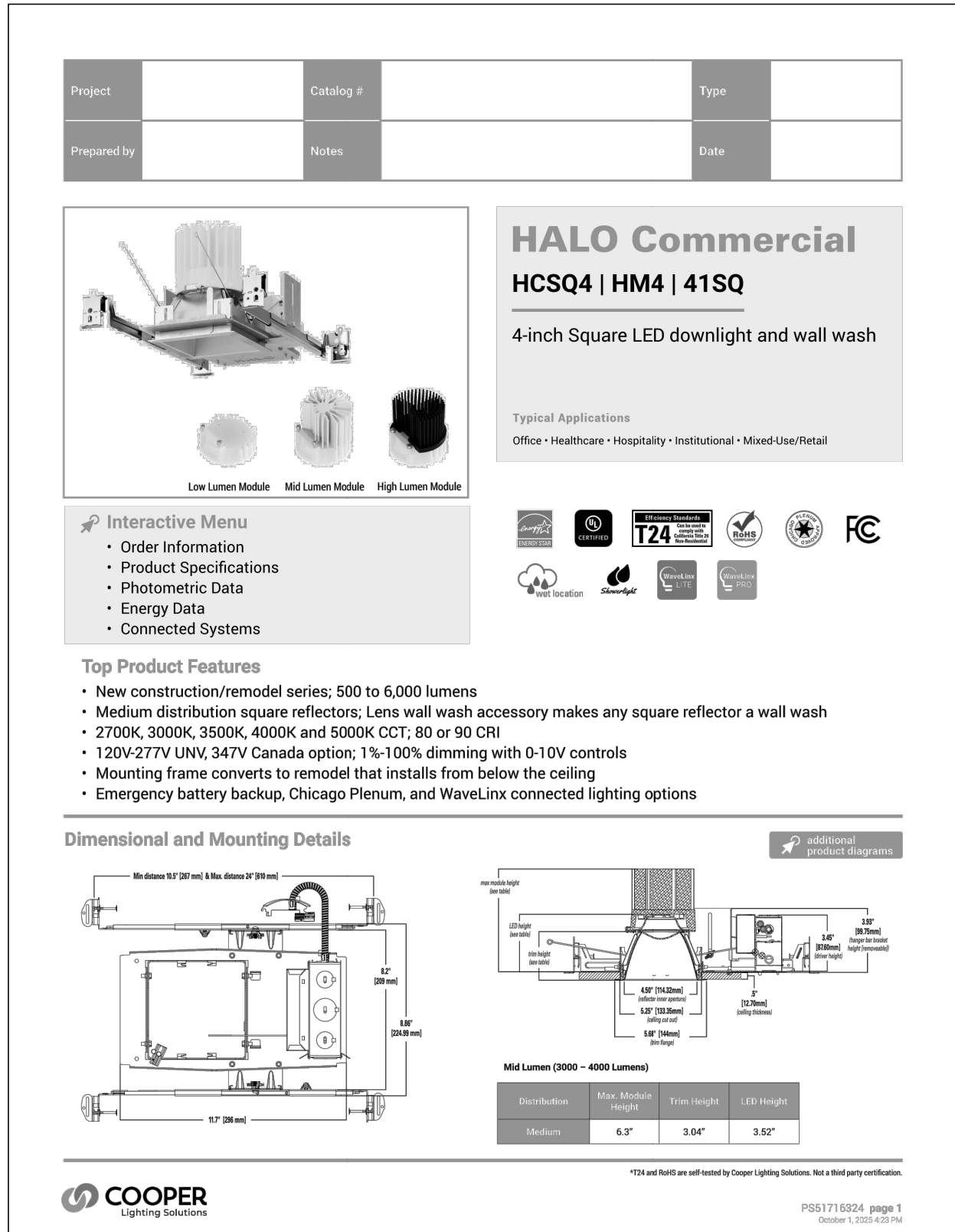
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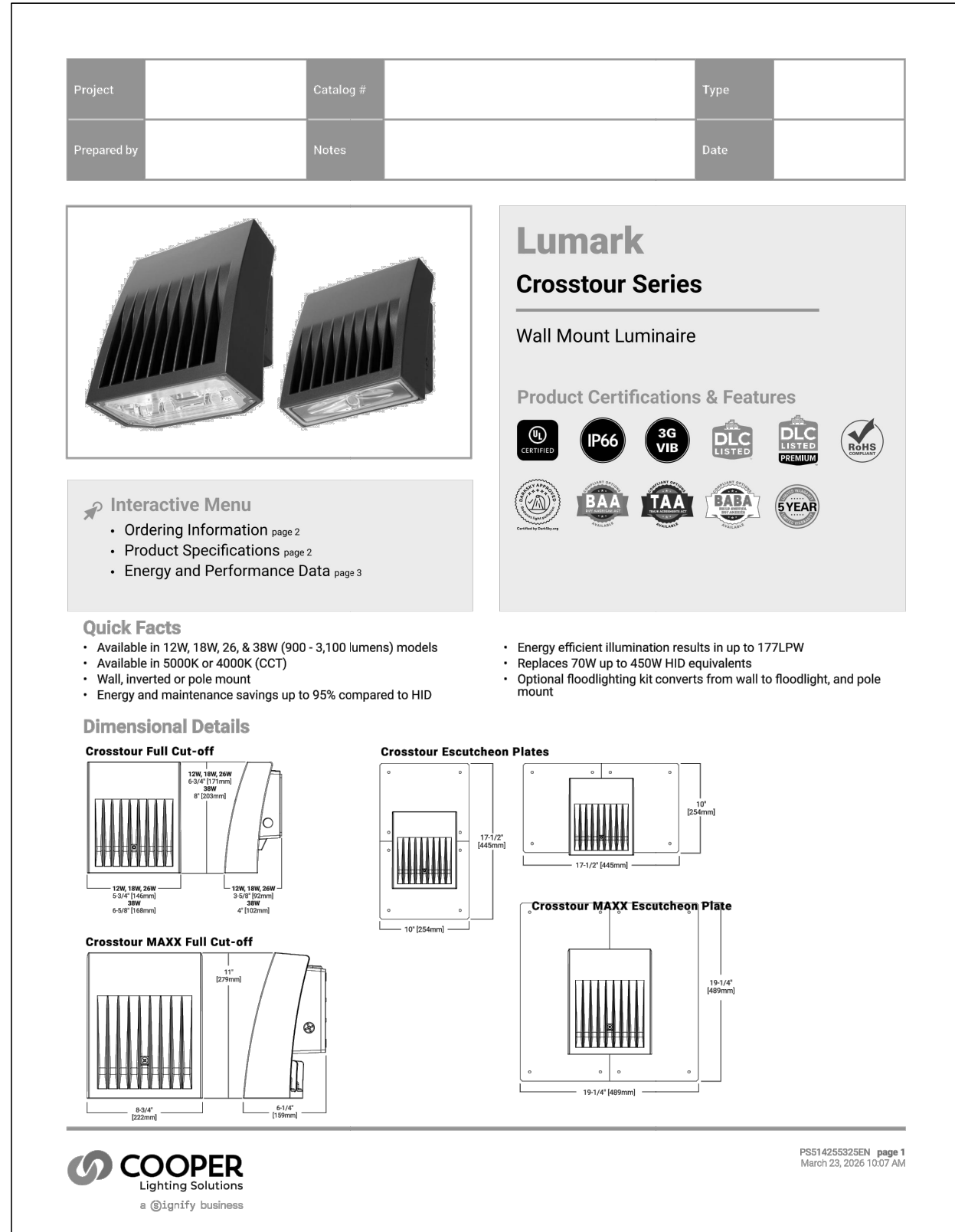
1 TYPE 'E1': EXISTING HIGH PRESSURE SODIUM POLE LIGHT
6 NTS



2 TYPE 'AA': FT2ONLINE - ALUMILUX LINE, E41344-WH
6 NTS



3 TYPE 'BB': HALO - HCSQ407D010-HM40525830-41SQMB
6 NTS



4 TYPE 'CC': COOPER - XTOR2B-Y
6 NTS



5 TYPE 'DD': COOPER - GLAN-SA1C-730-U-SL3-HSS
6 NTS

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