

LOT 1, METZLER RANCH FILING NO. 11

SITE DEVELOPMENT PLAN, AMENDMENT NO. 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

TOWN OF CASTLE ROCK GENERAL NOTES:

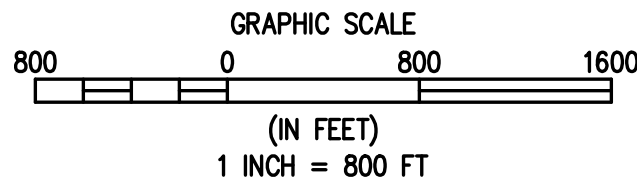
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF AN DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED PD (PLANNED DEVELOPMENT). RECORDED ON MARCH 16TH, 1999. RECEPTION NO. 99023455.
- 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 LANDSCAPING 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 THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OF 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 LIENS, 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 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.
- LEGAL DESCRIPTION: LOT 1 METZLER RANCH 11 15.969

PURPOSE STATEMENT:

THIS AMENDMENT IS TO ADD A CLASSROOM YURT TO THE EXISTING SCHOOL PROPERTY.



VICINITY MAP



SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE       |
|--------------|-------------------|
| 1 OF 4       | COVER             |
| 2 OF 4       | OVERALL SITE PLAN |
| 3 OF 4       | SITE PLAN         |
| 4 OF 4       | ELEVATIONS        |

ZONING COMPARISON TABLE

| ITEM                     | REQUIRED       | PROVIDED           |
|--------------------------|----------------|--------------------|
| FRONT BUILDING SETBACK   | 25 LINEAR FEET | 84 LINEAR FEET     |
| REAR BUILDING SETBACK    | 15 LINEAR FEET | 344 LINEAR FEET    |
| SIDE BUILDING SETBACK    | 86 LINEAR FEET | 86 LINEAR FEET     |
| STANDARD PARKING         | 44 SPACES      | 46 SPACES          |
| HANDICAP PARKING         | 2 SPACES       | 2 SPACES           |
| MAXIMUM GROSS FLOOR AREA |                | 41,917 SQUARE FEET |
| MAXIMUM BUILDING HEIGHT  |                | 37 LINEAR FEET     |

SITE UTILIZATION TABLE

| ITEM              | QUANTITY (SQUARE FEET) |
|-------------------|------------------------|
| PARKING           | 14,310                 |
| BUILDING COVERAGE | 30,255                 |
| STREETS           | 26,396                 |
| OPEN SPACE        | 92,142                 |
| CONCRETE          | 10,764                 |
| GROSS SITE AREA   | 175,000                |

**PROJECT BENCHMARK**  
NGS CONTROL POINT KK0199 DESIGNATION J23.  
BENCHMARK DESCRIPTION - 1.0 MILE NORTHWESTERLY ALONG THE DENVER AND RIO GRANDE RAILROAD FROM ITS JUNCTION WITH INTERSTATE HIGHWAY 25 IN CASTLE ROCK 0.5 MILE SOUTH OF MILEPOST 30, 59' EAST OF THE CENTER OF A ROAD CROSSING, 46.7' NORTHEAST OF THE NORTHEAST RAIL, 15' SOUTHEAST OF THE OF THE CENTERLINE OF A PRIVATE ROAD, 2' SOUTHWEST OF A FENCE, 2' NORTHWEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.5 FEET ABOVE THE GROUND.  
NAVD 88 ELEVATION - 6118.68'

**BASIS OF BEARING**  
THE BASIS OF BEARING IS THE EAST LINE OF LOT 1 METZLER RANCH FILING NO. 11 ASSUMED TO BEAR S01°54'26"W.

PROVIDERS:

MUNICIPALITY

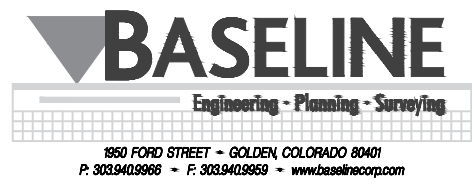
TOWN OF CASTLE ROCK  
100 N. WILCOX STREET  
CASTLE ROCK, CO 80104  
CONTACT: DANIEL ROBERTS, P.E.  
720.733.2202

CIVIL ENGINEER

BASILINE ENGINEERING  
112 N RUBEY DR  
GOLDEN, CO 80403  
CONTACT: JORDAN PIASKOWY, P.E.  
303.940.9966

ARCHITECT

EWERS ARCHITECTURE  
1420 WASHINGTON AVENUE  
GOLDEN, CO 80401  
CONTACT: PETER EWERS  
303.271.0977



INDEMNIFICATION AND ADHERENCE  
TO STANDARDS STATEMENTS

These plans have been reviewed by the Town Of Castle Rock for concept only. The review does not imply responsibility by the reviewing department, the Town Engineer, or the Town of Castle Rock for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the Town for additional quantities of items shown that may be required during the construction phase.

All work shall be constructed in accordance with the Town Of Castle Rock Municipal Code, Technical Manuals and/or other Town-approved applicable standards.

TOWN OF CASTLE ROCK APPROVAL

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

DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION 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 FULL RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS

JORDAN PIASKOWY, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

LOT 1, METZLER RANCH FILING NO. 11  
SITE DEVELOPMENT PLAN, AMENDMENT NO. 3

COVER SHEET

|                |            |
|----------------|------------|
| SCALE          | NA         |
| PROJECT NUMBER | 1400       |
| DRAWN BY       | MFE        |
| CHECKED BY     | JTP        |
| DATE           | 08/03/2026 |
| REVISIONS      |            |
| AMENDMENT 3    | 08/03/2026 |

1 OF 4

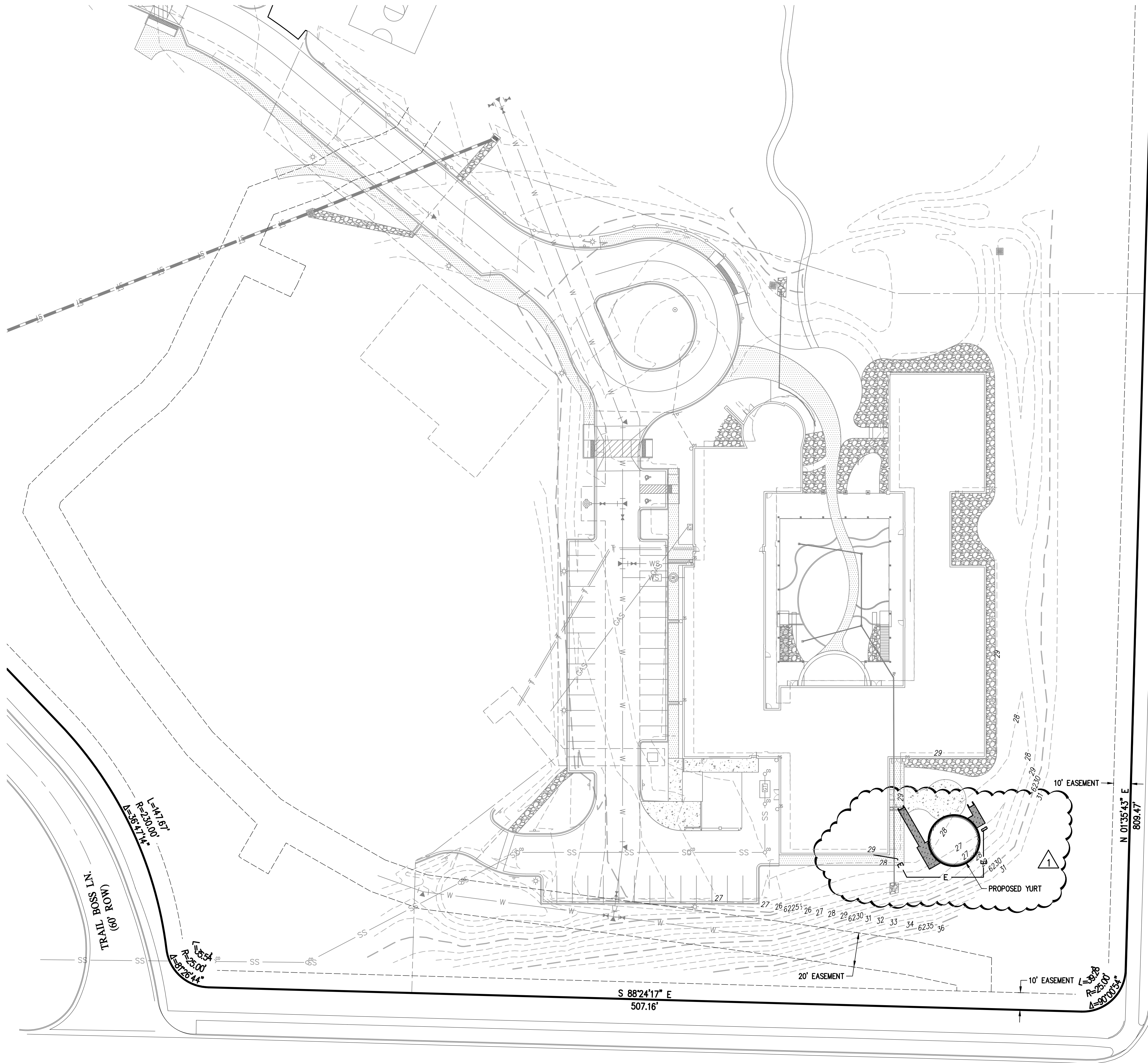
SITE DEVELOPMENT PLAN



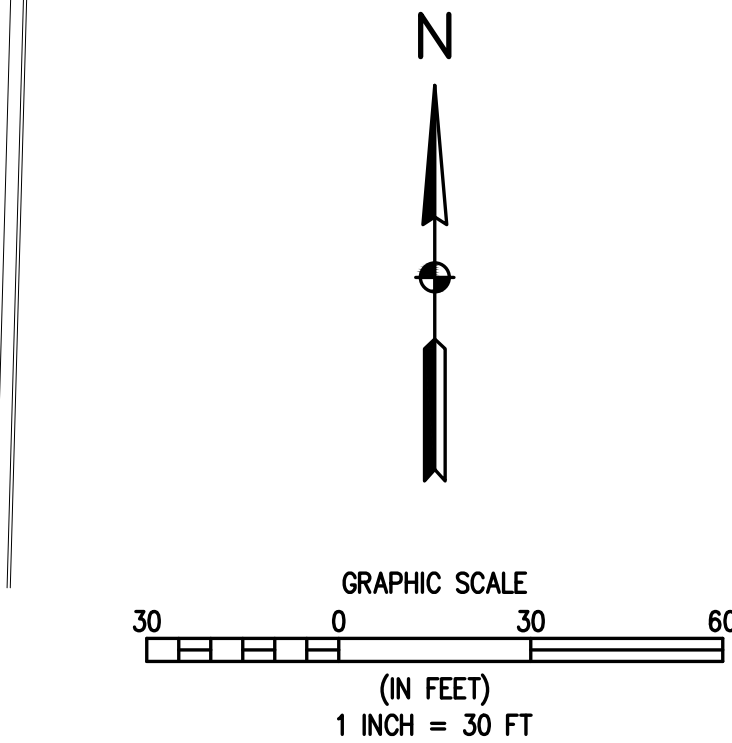
RENAISSANCE SECONDARY SCHOOL

TRAIL BOSS LANE, CASTLE ROCK, COLORADO





| LEGEND             |                               |
|--------------------|-------------------------------|
| EXISTING LINETYPES | PROPOSED LINETYPES            |
| 81                 | MINOR CONTOUR (1' INTERVAL)   |
| 5280               | MAJOR CONTOUR (5' INTERVAL)   |
|                    | PROPERTY BOUNDARY             |
|                    | LOT LINE                      |
|                    | EASEMENT                      |
|                    | EDGE OF ASPHALT               |
|                    | EDGE OF GRAVEL                |
|                    | CURB AND GUTTER (SPILL/CATCH) |
|                    | EDGE OF BUILDING              |
|                    | UNDERGROUND ELECTRIC          |
|                    | STORM SEWER                   |
|                    | SANITARY SEWER SERVICE        |



1  
2 OF 4  
OVERALL SITE PLAN

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OVERALL SITE PLAN

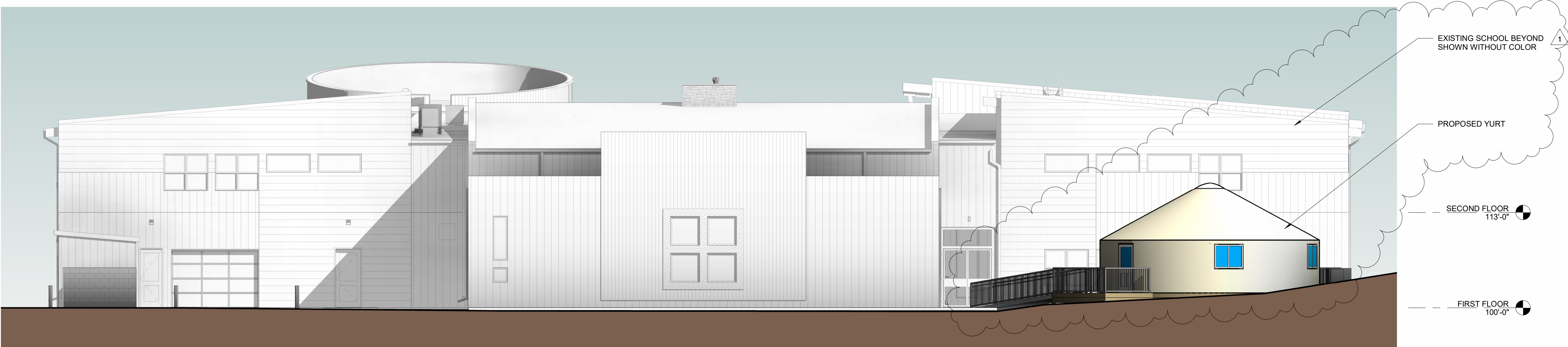
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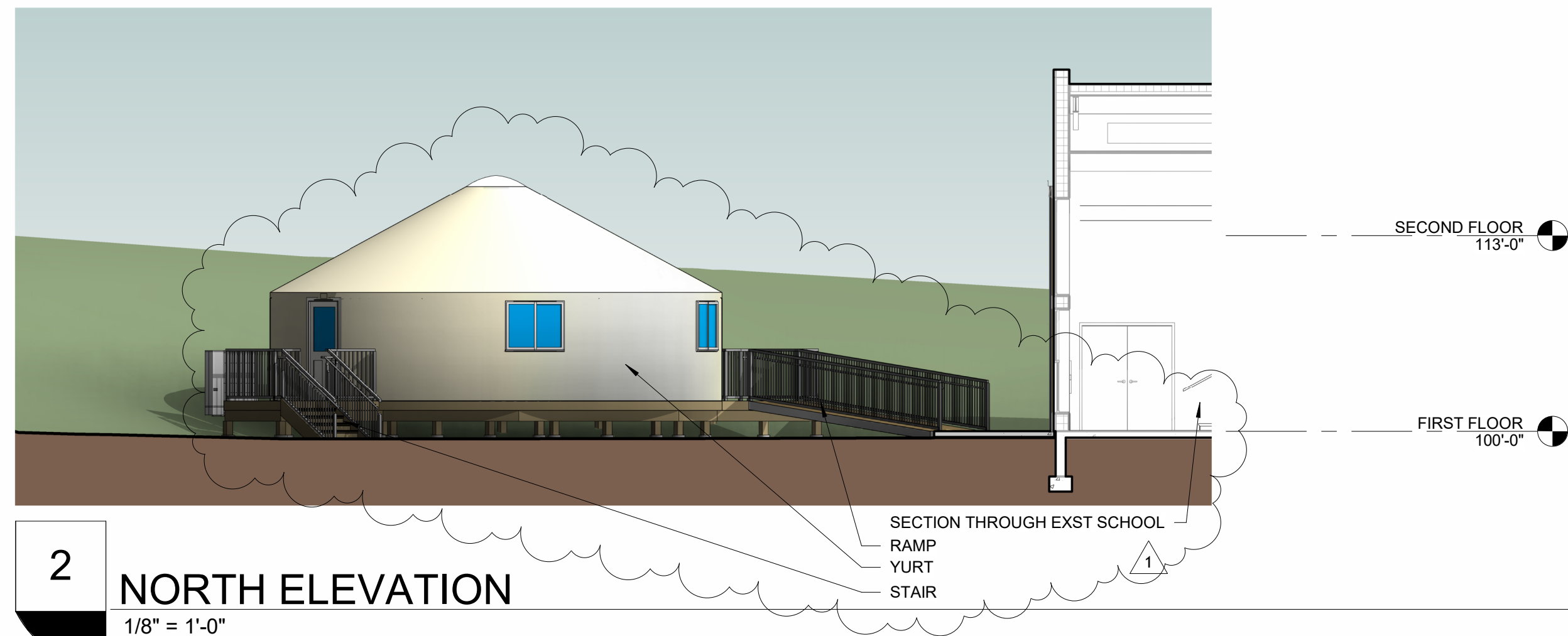
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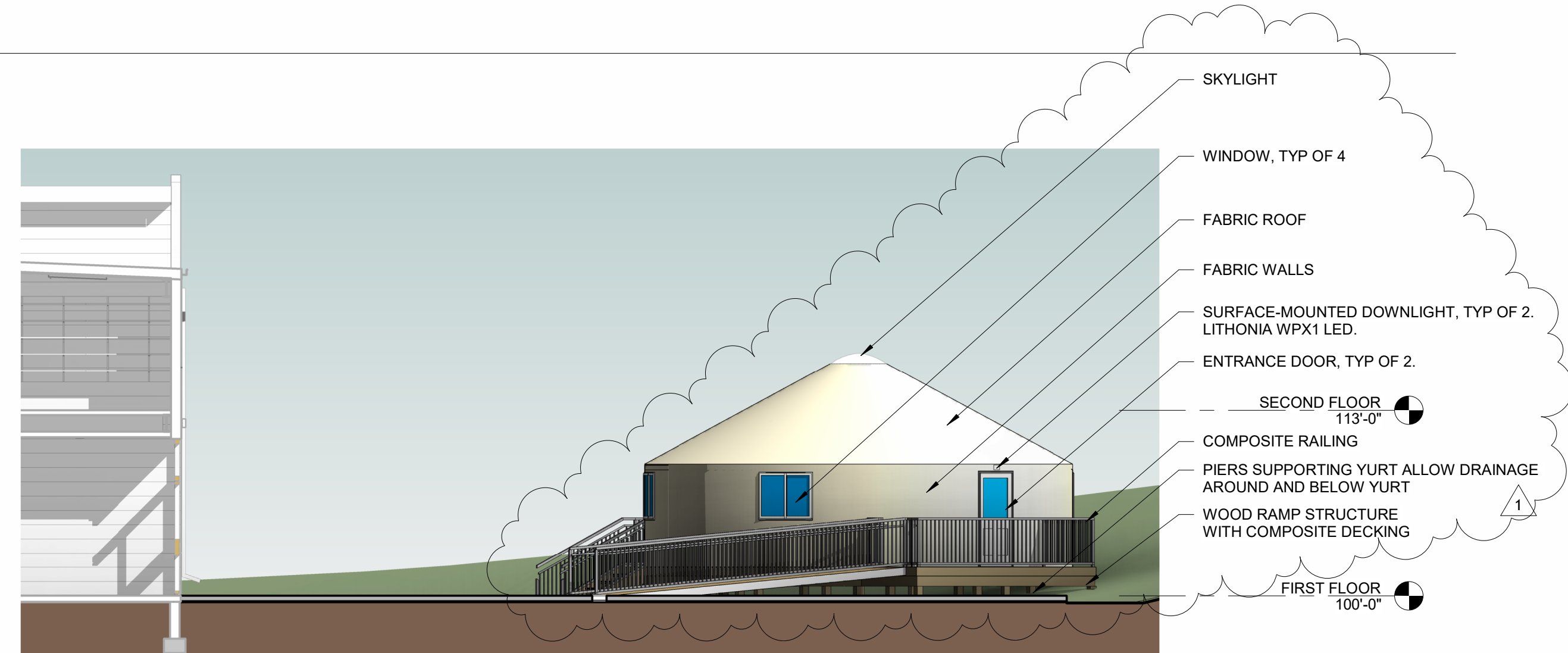
4  
SOUTH ELEVATION  
1/8" = 1'-0"



3  
EAST ELEVATION  
1/8" = 1'-0"



2  
NORTH ELEVATION  
1/8" = 1'-0"



1  
WEST ELEVATION  
1/8" = 1'-0"

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