Ref #2022076480, Date: 12/12/2022 1:54 PM, Pages: 1 of 4 ,RECORDING $28.00
Electronically Recorded Douglas County, CO. Merlin Klotz, Clerk and Recorder

# TOWN OF CASTLE ROCK
# NON-MATERIAL SITE DEVELOPMENT PLAN AMENDMENT CERTIFICATE

**NAME OF SITE DEVELOPMENT PLAN:**
Lot 2, Burt at Castle Rock, Amendment No. 2, Site Development Plan, Amendment No. 1

**RECEPTION NO. OF SITE DEVELOPMENT PLAN:** 2020013895

**PURPOSE STATEMENT:**
Lot 2, Burt at Castle Rock, Amendment No. 2, Site Development Plan, Amendment No. 1 created the site layout for the U-Haul storage site at 2269 Manatt Ct. The owner wishes to amend the SDP to allow for a double sloped roof on two of the buildings originally approved with a single-sloped roof, as shown on the attached ***Amendment Exhibit***.

**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.

Amerco Real Estate Company

SIGNED THIS 29th DAY OF November, 2022

STATE OF ~~COLORADO~~ ARIZONA )
) ss.
COUNTY OF ~~DOUGLAS~~ Maricopa )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF November, 2022 BY Matthew F. Braccia AS President OF Amerco real Estate

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

Notary Public State of Arizona
Maricopa County
Codie Church
My Commission Expires 07/14/2024
Commission Number 587895

MY COMMISSION EXPIRES: 7/14/2024.

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**
THIS NON-MATERIAL SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12th DAY OF December, 2022.

DIRECTOR OF DEVELOPMENT SERVICES

TOCR Project #SDP22-050
Amending TOCR Project #SDP19-0037

# LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 2, SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COLORADO
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET No. 1

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

## LEGAL DESCRIPTION

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE PURPOSE OF THIS SDP AMENDMENT TO SDP16-0043 IS AS FOLLOWS:
BUILDING A: MODIFY THE NORTH AND EAST ELEVATIONS BY ADDING AN ADDITIONAL LOADING DOCK DOOR; FIRE HYDRANT RELOCATION, FIRE LINE AND FDC CHANGE
BUILDING E: BUILDING FOOTPRINT CHANGE, FIRE LINE AND FDC ADDED.

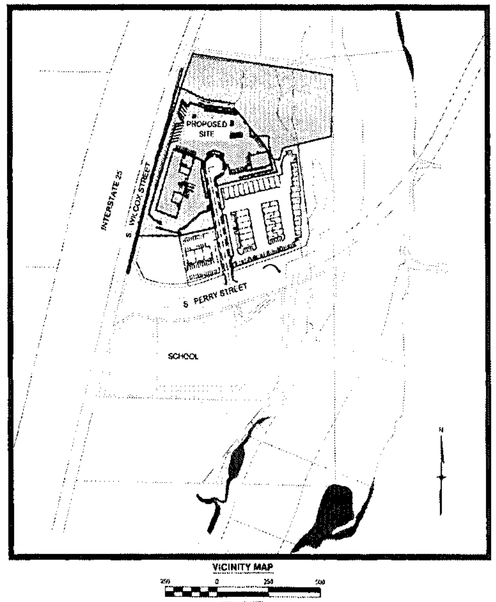
Zoning Comparison

| Zoning | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Use Area | | | | | | | | | | | |
| SDP | | SDP16-0043 | | | | | SDP19-0037/SDP22-0050* | | | | |
| | Requirement | Provided | | | | | Provided | | | | |
| Building | | A | B | C | D | E | A | B | C | D | E |
| Building Coverage Square Feet | | 29,358 | 1,600 | 2,000 | 3,000 | 6,540 | 29,462 | 1,600 | 2,000 | 3,000 | 5,859 |
| Total Building Coverage Square Feet | | 42,508 | | | | | 41,927 | | | | |
| Gross Square Feet | | 86,549 | 1,600 | 2,000 | 3,000 | 6,540 | 86,424 | 1,600 | 2,000 | 3,000 | 5,859 |
| Total Gross Square Feet | | 99,789 | | | | | 98,883 | | | | |
| Permitted Uses | As per section 3.3 of the Amended PD Zoning Regulations | 3% (2,570 SF) Retail/Office 97% Mini-warehouse (790 units) | 100% Mini-warehouse (16 units) | 100% Mini-warehouse (20 units) | 100% Mini-warehouse (30 units) | 100% Warehouse | 3% (2,570 SF) Retail/Office 97% Mini-warehouse (790 units) | 100% Mini-warehouse (16 units) | 100% Mini-warehouse (20 units) | 100% Mini-warehouse (30 units) | 100% Warehouse |
| Minimum Lot Size | N/A | 377,194 SF | | | | | 377,194 SF | | | | |
| Maximum Building Coverage | 40% | 11% | | | | | 11% | | | | |
| Maximum Floor Area Ratio | 0.40 | 0.26 | | | | | 0.26 | | | | |
| Minimum front yard setback | 15 feet | 49.66 | >15 | >15 | >15 | 106.21 | 49.8 | 178.57 | 130.67 | 98.32 | 120.88 |
| Minimum rear yard setback | 15 feet | 254.34 | 35.75 | 75.81 | 125.53 | 18.42 | 254.34 | 33.75 | 75.81 | 125.53 | 18.42 |
| Minimum side yard setback | 15 feet | 57.12 | >15 | >15 | >15 | 35.83 | 57.12 | 463.79 | 481.82 | 441.46 | 35.84 |
| Minimum side to street setback | 15 feet | 56.2 | 141.53 | 196.67 | 209.96 | N/A | 56.2 | 141.53 | 196.67 | 209.96 | 391.6 |
| Maximum building height feet | 40 feet | 40 | 11 | 11 | 11 | 37 | 40 | 11 | 11 | 11 | 40 |
| Minimum Parking Spaces | Warehouse requires 1 space per 1,000 S.F. of GFA plus 3 spaces per 1,000 S.F. of Retail or Office plus 1 space per Company Vehicle. Mini-warehouse requires 1 space per 100 units | 33 Provided<br>31 Total Required<br>6,540/1,000 x 1 = 7<br>2,970/1,000 x 3 = 9<br>856 units/100 = 9<br>6 Company Vehicles = 6 | | | | | 33 Provided<br>30 Total Required<br>5,859/1,000 x 1 = 6<br>2,970/1,000 x 3 = 9<br>856 units/100 = 9<br>6 Company Vehicles = 6 | | | | |
| Minimum ADA Parking Spaces | Per Muni Code 2 ADA spaces required for 26 to 50 total lot spaces | Provided = 3<br>Total lot spaces = 33 | | | | | Provided = 3<br>Total lot spaces = 33 | | | | |

Site Utilization

| SDP | | SDP16-0043 | | SDP19-0037/SDP22-0050 | |
|---|---|---|---|---|---|
| | | SF | % of total | SF | % of total |
| Building Coverage | N/A | 42,508 | 11.3 | 41,927 | 11.1 |
| Parking Coverage | N/A | 76,217 | 20.2 | 76,898 | 20.4 |
| Street Coverage | N/A | 0 | 0.0 | 0 | 0.0 |
| Landscape/Open Space Coverage | N/A | 61,289 | 16.2 | 61,289 | 16.2 |
| Other Coverage: Detention | N/A | 155,479 | 41.2 | 155,479 | 41.2 |
| Other Coverage: Paved Area (not street or parking) | N/A | 41,601 | 11.1 | 41,601 | 11.1 |
| Total Site Area | N/A | 377,194 | 100% | 377,194 | 100% |

*No changes proposed from SDP19-0037 for amendment number SDP22-0050



VICINITY MAP

## SHEET INDEX

1 TITLE SHEET
2 SITE PLAN
3 BUILDING - ELEVATIONS

## DEVELOPER / PROPERTY OWNER

AMERCO REAL ESTATE
CO/U-HAUL CONSTRUCTION DEPT.
DAVID POLLOCK, PRINCIPAL PLANNER
2727 N. CENTRAL AVENUE 9N
PHOENIX, AZ 85004
602-263-6502 EXT. 615126

## LAND SURVEYOR

LDC, INC.
DAVID V. HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909

## ARCHITECT

AMERCO REAL ESTATE
CO/U-HAUL CONSTRUCTION DEPT.
DAVID POLLOCK, PRINCIPAL PLANNER
2727 N. CENTRAL AVENUE 9N
PHOENIX, AZ 85004
602-263-6502 EXT. 615126

## PROJECT BENCHMARK

A 3/4" STAINLESS STEEL ROD SET INSIDE NGS LOGO RANGE BOX SET FLUSH WITH SURFACE NAVD88 6221.46, USING A SCALE FACTOR OF 1.00033460244

## PROJECT BASIS OF BEARING

BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST, AS SHOWN ON THE ALTA SURVEY DATED 09/03/14 BY LAND DEVELOPMENT CONSULTANTS LLC

## WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BURT AT CASTLE ROCK ANNEXATION AGREEMENT AND DEVELOPMENT AGREEMENT, RECORDED ON THE 7 DAY OF JULY 2014 AT RECEPTION NO. 2004070058 AND ACCORDINGLY 2.67 SFE WERE DEBITED FROM THE WATER BANK UNDER RECEPTION NO. 2018027925

## SURVEYOR'S CERTIFICATE

I DAVID V. HOSTETLER A REGISTERED 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.

[signature] 02-21-20
COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681 DATE

[seal] 02-21-20

REFERENCE DRAWINGS

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: R:\16.093.001 (U-Haul)\Dwg\Site Development Plan\SDP_TS01.dwg
CTB FILE: ---
PLOT DATE: December 20, 2019 3:31:57 PM

SHEET KEY

PREPARED BY: Matrix DESIGN GROUP

SEAL [seal] 24320

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 16.093.001

PROJECT NO. SDP22-0050

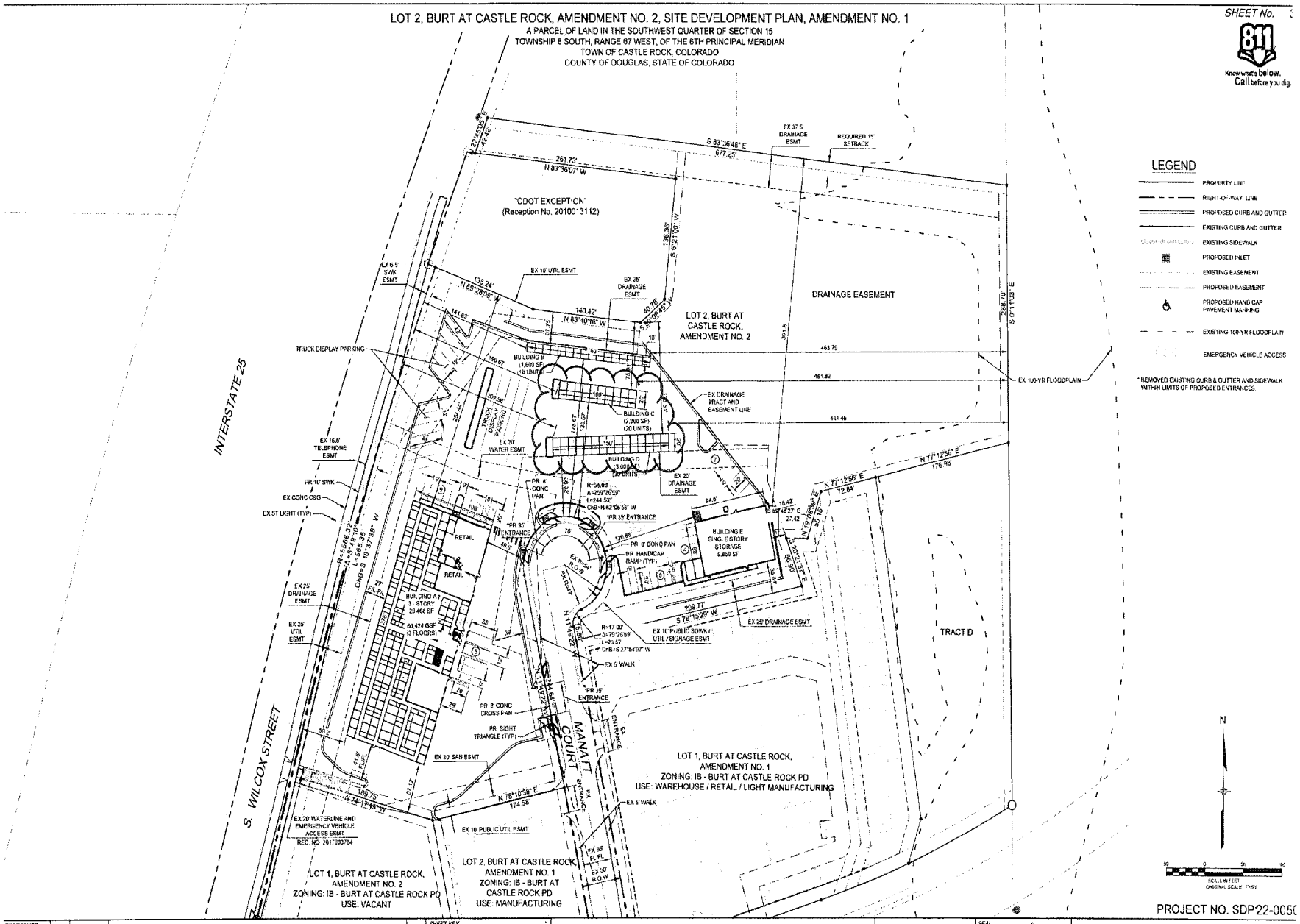
LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 2

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

TITLE SHEET

DRAWING No. TS01 — SHEET 1 OF 3

Ref # 2022076480, Pages: 2 of 4




PROJECT NO. SDP22-0050

REFERENCE DRAWINGS

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|

REVISIONS

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CTB FILE: —
PLOT DATE: December 20, 2019 4:35:30 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE

SHEET KEY

PREPARED BY: Matrix DESIGN GROUP

SEAL

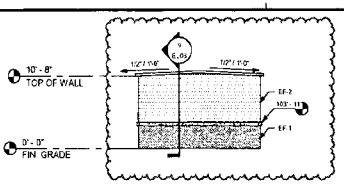
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 16.893.001

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 2

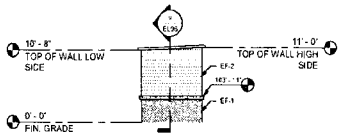
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

SITE PLAN

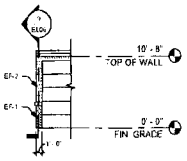
DESIGNED BY: ACH
DRAWN BY: ACH
CHECKED BY: DRK
SCALE: HORIZ. 1"=50' VERT. NA
DATE ISSUED: FEBRUARY 2019
SHEET: Sheet 2 of 3
DRAWING No. SP03



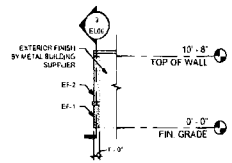

1 BUILDING C/D WEST ELEVATION
1/8" = 1'-0"



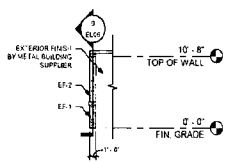

2 BUILDING B WEST ELEVATION
1/8" = 1'-0"



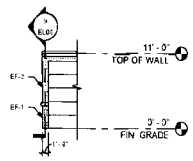

3 BUILDING C/D SOUTH ELEVATION
1/8" = 1'-0"




4 BUILDING C/D NORTH ELEVATION
1/8" = 1'-0"




5 BUILDING B NORTH ELEVATION
1/8" = 1'-0"

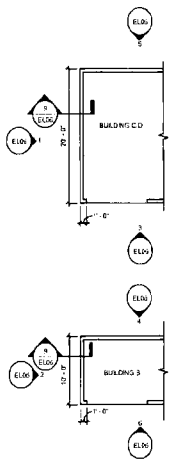



6 BUILDING B SOUTH ELEVATION
1/8" = 1'-0"

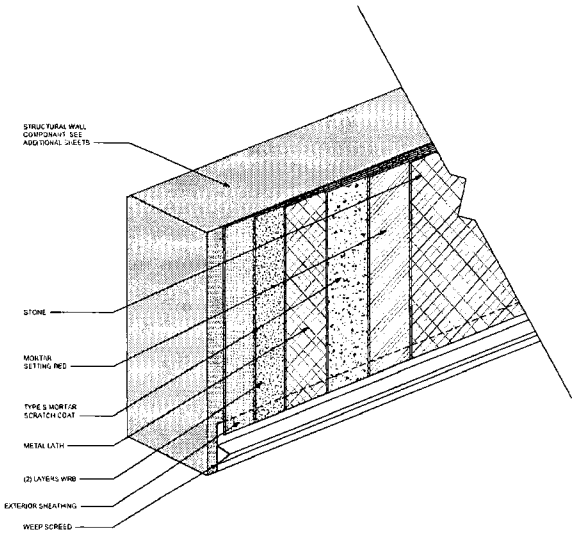
| SHEET NOTES | WALL LEGEND |
|---|---|
| A. INFORMATION PROVIDED ON THIS SHEET REGARDS EXTERIOR MATERIAL APPLICATION ONLY. REFER TO ADDITION SHEETS FOR MORE WALL INFORMATION. | EXISTING CONSTRUCTION TO REMAIN<br>NEW CONSTRUCTION |

**EXTERIOR FINISH SCHEDULE**

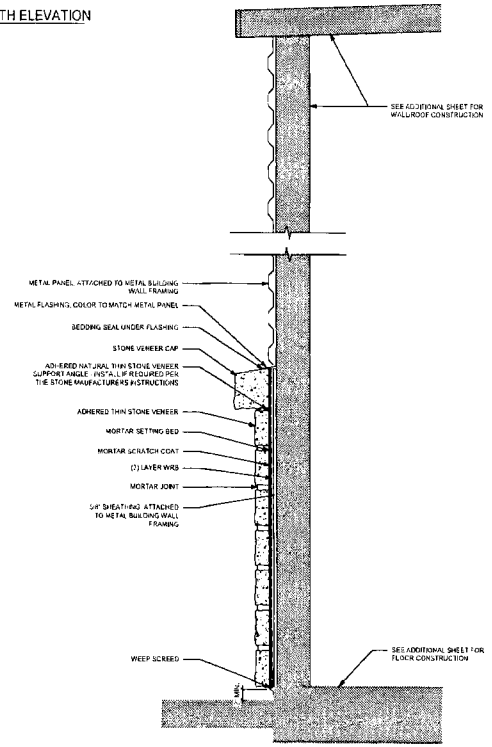
| MARK | MATERIAL TYPE | MANUFACTURER | MODEL / SIZE | COLOR | COMMENTS |
|---|---|---|---|---|---|
| EF-1 | ADHERED STONE VENEER | EDWARDS STONE | ASHLAR | CHEYENNE | |
| EF-2 | METAL PANEL | MBCI | | ALMOND | HORIZONTAL |




7 PARTIAL PLAN
1/8" = 1'-0"




8 BASE OF WALL AT ADHERED STONE LOCATIONS
NOT TO SCALE




9 SECTION
1 1/2" = 1'-0"

ISG

STATE OF COLORADO
JEREMY P. WIESEN
ARCH.00106651
LICENSED ARCHITECT

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PROJECT

**U-HAUL**
**CASTLE ROCK**

CASTLE ROCK COLORADO

REVISION SCHEDULE

| DATE | DESCRIPTION | BY |
|---|---|---|
| MM/DD/YY | | |

| | |
|---|---|
| PROJECT NO. | 22-27078 |
| FILE NAME | 27078 Arch R22 |
| DRAWN BY | CGR |
| DESIGNED BY | EMS |
| REVIEWED BY | JPW |
| ORIGINAL ISSUE DATE | 05/17/2022 |
| CLIENT PROJECT NO. | |

# ELEVATIONS

SDP22-0050

SHEET
3 of 3

Ref # 2022076480, Pages: 4 of 4