

# SITE DEVELOPMENT PLAN AMENDMENT 1 CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### SITE DEVELOPMENT PLAN GENERAL NOTES

- 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 Section 4.3 and 8.2.3 of 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/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.
- The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.
- According to FEMA Flood Insurance Rate Map for Douglas County, Colorado Map Number 08035C0188G, last revised on March 16, 2016, the site lies within zone X, "Area of Minimal Flood Hazard".
- 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.
- Approval of this conceptual 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.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline 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 Utility, Drainage, Sidewalk and Emergency Access Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock by separate document.
- This site is zoned I-2.

### FIRE NOTES

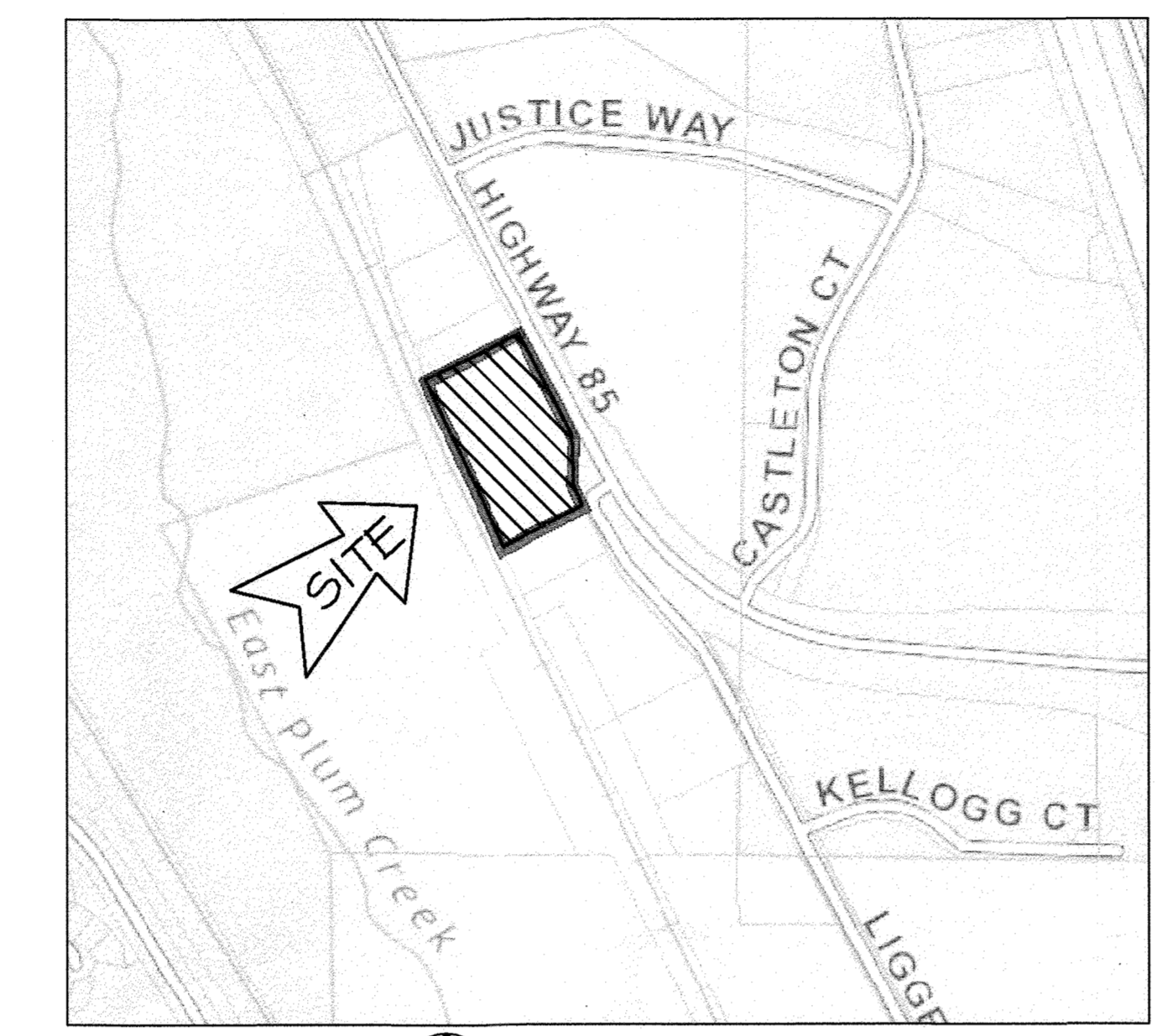
- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- 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 75,000 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 Fire Prevention Bureau. 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.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

### AMENDMENT PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT TO SDP18-0058 IS TO UPDATE THE USE AND REVISE THE EAST AND SOUTH ELEVATIONS OF BUILDING 3 ON LOT 3. THIS AMENDMENT TOGETHER WITH ALL OTHER PLANS AND DETAILS OF SDP18-0058 MAKE UP THE ENTIRETY OF THE APPROVED PLAN.

### PROJECT CONTACTS:

<b>APPLICANT/OWNER</b> SHANE ROTH EO INVESTMENTS, LLC 8160 BLAKELAND DR., UNIT B LITTLETON, CO 80125 CONTACT: SHANE ROTH PHONE: (303) 471-5788	<b>PLANNER</b> APERIO PROPERTY CONSULTANTS LLC 4032 DEFOE ST. STRASBURG, CO 80136 CONTACT: AARON THOMPSON PHONE: (303) 317-3000 aaron@aperiop.com	<b>ARCHITECT</b> HOVER ARCHITECTURE 8089 S. LINCOLN ST., SUITE 201 LITTLETON, CO 80122 CONTACT: TROY KIRSCHMAN PHONE: (720) 773-2801 tkirschman@hoverarchitecture.com	<b>SURVEYOR</b> ROCKY MOUNTAIN MERIDIAN, INC. 19600 E. PARKER SQ. DR., #200 PARKER, CO 80134 CONTACT: BOB FREE PHONE: (303) 481-8567 bfree@rmeridian.com
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VICINITY MAP  
NTS  
NORTH

### LEGAL DESCRIPTION:

LOTS 3, CASTLE ROCK INDUSTRIAL PARK

### WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK INDUSTRIAL PARK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 23RD DAY OF AUGUST, 2018 AT RECEPTION NO. 2018051409 AND ACCORDINGLY 5.34 SFE ARE DEBITED FROM THE WATER BANK.

### SHEET INDEX

- 1 of 3 COVER SHEET
- 2 of 3 SITE PLAN
- 3 of 3 EXTERIOR ELEVATIONS BUILDING 3

### BENCHMARK:

DCBM 2011031, ELEVATION = 6089.99 (NAVD88)

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF THE SUBJECT PROPERTY BEARS S27°58'00"E.

Zoning Comparison						
Zoning	Requirement	General Industrial I-2				
Lot		Provided				
Building		LOT 1A	LOT 2	LOT 3	LOT 4	TRACT A
Project		Building 1	Building 2	Building 3	Building 4	
Building Square Footage		SDP19-0005	SDP19-0005 & SDP17-0006	SDP19-0044 & SDP18-0058	SDP18-0058	SDP17-0006
		Total = 11,400 Warehouse = 8,000 Office = 3,400	Total = 12,900 Warehouse = 9,030 Office = 3,870	Total = 16,440 Warehouse = 1,000 Auto Repair = 9,400 Auto Body = 6,040	Total = 13,225 Warehouse = 9,258 Office = 3,967	N/A
Permitted Uses	Various uses by right and special review per 17.28.030	70% Warehouse 30% Office	70% Warehouse 30% Office	6.1% Warehouse 57.2% Auto Repair 36.7% Auto Body	70% Warehouse 30% Office	Drainage
Maximum Lot Coverage	As limited by applicable standards for development, parking, landscaping and other requirements	11,400 SF (26%)	12,900 SF (33%)	16,440 SF (29%)	13,225 SF (30%)	N/A
Minimum front yard setback	15-feet for lots 1 & 2; 0-feet for flag lots 3, 4 & A	69-feet	69-feet	40-feet	41-feet	N/A
Minimum rear yard setback	0-feet	16-feet	16-feet	41-feet	42-feet	N/A
Minimum side yard setback	0-feet	5-feet	5-feet	49-feet	28-feet	N/A
Maximum height	50-feet	28-feet	30-feet	24-feet	32-feet	N/A
Minimum Parking Spaces	1/1,000 GFA for warehouse, 3/1,000 GFA for office; 1 per empl. + 3 per service bay for auto repair	8,000/1,000 x 1 = 8 3,400/1,000 x 3 = 11	9,030/1,000 x 1 = 10 3,870/1,000 x 3 = 12	12 empl.** = 12 12 bays x 3 = 36 1,000/1,000 x 1 = 1	9,258/1,000 x 1 = 10 3,967/1,000 x 3 = 12	N/A
		Required = 19	Required = 22	Required = 49	Required = 22	N/A
		Provided = 25	Provided = 21*	Provided = 60	Provided = 36 (OPT. 'A') Provided = 29 (OPT. 'B')	N/A
Min. ADA Parking spaces	Per Muni. code 1 ADA space required for 1 to 25 total lot spaces, 2 for 26 to 50 total lot spaces, 3 for 50 to 75 total lot spaces	ADA spaces required = 1 Provided = 1 Van ADA Total lot spaces = 25	ADA spaces required = 1 Provided = 1 Van ADA Total lot spaces = 21	ADA spaces required = 3 Provided = 3 Van ADA Total lot spaces = 60	ADA spaces required = 2 Provided = 2 Van ADA Total lot spaces = 36 (OPT. 'A') Total lot spaces = 29 (OPT. 'B')	N/A

Site Utilization by Lot										
Lot	Requirement	LOT 1		LOT 2		LOT 3		LOT 4		TRACT A
		SF	% of Total	SF	% of Total	SF	% of Total	SF	% of Total	
Building Coverage	N/A	11,400	26%	12,900	33%	16,440	29%	13,225	30%	0
Parking Coverage	N/A	20,175	46%	19,262	50%	28,600	51%	21,243	49%	0
Street Coverage	N/A	0	0%	0	0%	0	0%	-	0%	0
Landscape/Open Space Coverage Calculations										
Irrigated Area						4,759		1,773		
Temporary Irrigated Native Saeed						3,055		3,687		
Non-Irrigated Area (incl. sidewalks)						2,960		3,743		
Total Landscape/Open Space Coverage	10%	12,574	28%	6,607	17%	10,774	19%	9,203	21%	22,610
Other Coverage:	N/A	0	0%	0	0%	0	0%	-	0%	0
Total		44,149	100%	38,769	100%	55,814	100%	43,671	100%	22,610

\*VARIANCE TO REDUCE PARKING REQUIREMENT BY ONE SPACE GRANTED VIA TC17-0037  
\*\*ASSUME 1 EMPLOYEE PER AUTO REPAIR BAY

### 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.

EO INVESTMENTS, LLC By Shane Roth MEMBER  
EO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 20 DAY OF JANUARY, 20 20

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF January 20 20 BY Shane Roth AS Member OF SHANE ROTH EO INVESTMENTS, LLC  
WITNESS MY HAND AND OFFICIAL SEAL.

Megan L. Berger  
NOTARY PUBLIC  
MEGAN L. BERGER  
Notary Public - State of Colorado  
Notary ID 20084027073  
My Commission Expires May 23, 2021

MY COMMISSION EXPIRES: May 23, 2021

### LEIN HOLDER SUBORDINATION CERTIFICATION

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 10, 2019 AT RECEPTION NO. 2019025496, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Shane Roth  
FIRSTBANK  
SIGNED THIS 27 DAY OF Jan, 20 20

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF January 20 20 BY Shane Roth AS member OF SHANE ROTH EO INVESTMENTS, LLC  
WITNESS MY HAND AND OFFICIAL SEAL.

Rebecca A. Ritter  
NOTARY PUBLIC  
REBECCA A. RITTER  
Notary Public - State of Colorado  
Notary ID 20084028046  
My Commission Expires 03/15/2022

MY COMMISSION EXPIRES: 03/15/2022

### TITLE CERTIFICATION

I, Jennifer Williams, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, 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.

Jennifer Williams  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN TITLE INSURANCE COMPANY

SIGNED THIS 17th DAY OF January, 20 20

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF January 20 20 BY Jennifer Williams AS AUTHORIZED REPRESENTATIVE OF First American Title  
WITNESS MY HAND AND OFFICIAL SEAL.

Tammy Dietz  
NOTARY PUBLIC  
TAMMY DIETZ  
Notary Public - State of Colorado  
Notary ID 20084024199  
My Commission Expires February 5, 2023

MY COMMISSION EXPIRES: 2/5/23

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17th DAY OF Feb, 20 20.

John A. DeBiller  
DIRECTOR OF DEVELOPMENT SERVICES

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:02 PM ON THE 17th DAY OF February, 20 20 AT RECEPTION NO. 2020010068.

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Mary Hamilton  
DEPUTY



### SURVEYOR'S CERTIFICATE

I, ROBERT FREE, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY REPRESENT AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THE SURVEY.

Robert Free  
REGISTERED LAND SURVEYOR  
DATE 01/13/2020

### CIVIL ENGINEER'S CERTIFICATE

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

Greg Kelly  
REGISTERED PROFESSIONAL ENGINEER  
DATE 01/07/2020



**Aperio**  
Property Consultants, llc  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

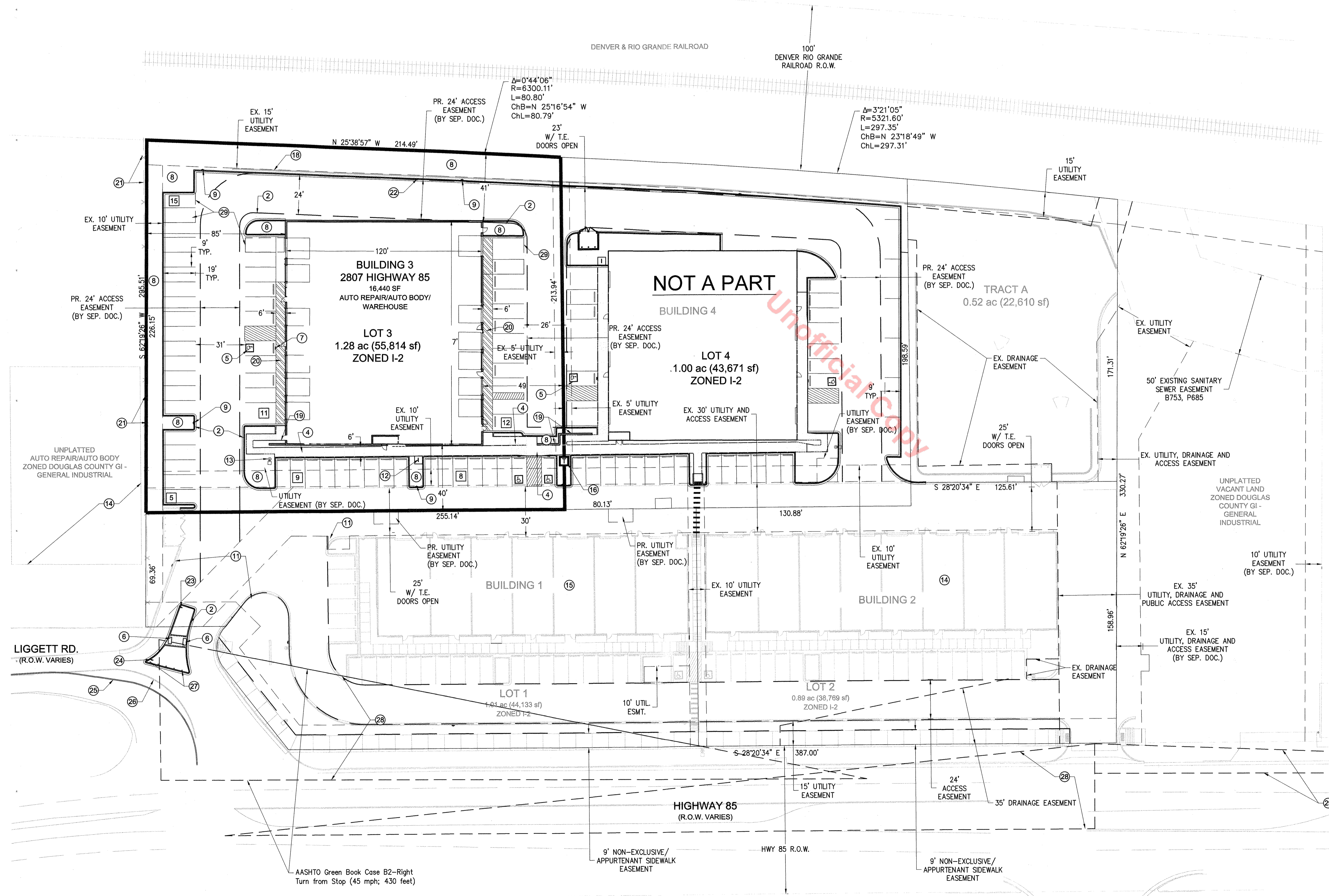
COVER SHEET  
1 OF 3  
12-26-19

# SITE DEVELOPMENT PLAN AMENDMENT 1 CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

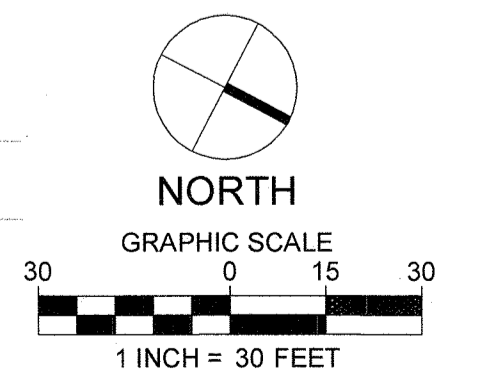
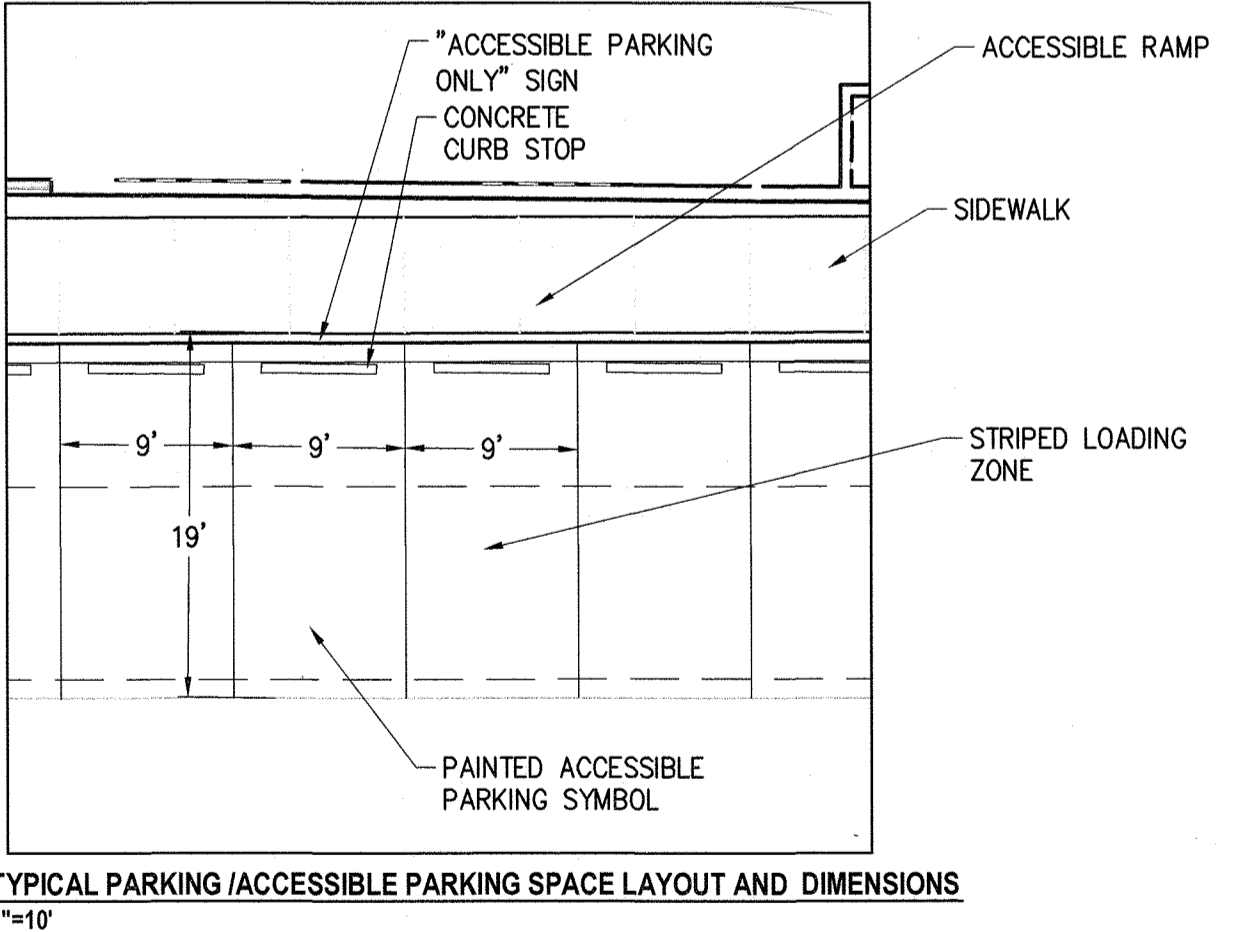
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### SITE PLAN KEYNOTES

- ① NOT USED
- ② 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- ④ SIDEWALK
- ⑤ 9' x 19' HANDICAP PARKING STALL
- ⑥ HANDICAP ACCESSIBLE RAMP
- ⑦ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑧ LANDSCAPE AREA
- ⑨ FIRE LANE - NO PARKING SIGN
- ⑩ TRASH ENCLOSURE - SEE SHEET 8 FOR DETAILS
- ⑪ EXISTING CURB AND GUTTER
- ⑫ BIKE RACK - SEE SHEET 8 FOR DETAILS
- ⑬ POLE-MOUNTED LIGHT
- ⑭ EXISTING BUILDING
- ⑮ FUTURE BUILDING
- ⑯ TRANSFORMER LOCATION
- ⑰ PAINTED CROSSWALK
- ⑱ EXISTING RETAINING WALL
- ⑲ BLOCK RETAINING WALL - 1' TO 2.0' HEIGHT
- ⑳ 6' STRIPED PEDESTRIAN WALKWAY
- ㉑ EXISTING FENCE TO REMAIN
- ㉒ VARIABLE HEIGHT CURB, 12" TO 18"
- ㉓ "NO LEFT TURN" SIGN
- ㉔ "NO LEFT TURN" (GRAPHICAL) SIGN/SPECIAL CAUTION SIGN
- ㉕ PROPOSED DOUBLE YELLOW STRIPING
- ㉖ EXISTING DOUBLE YELLOW STRIPING
- ㉗ PLASTIC DELINEATOR (TYP.)
- ㉘ SIGHT DISTANCE TRIANGLE
- ㉙ INOPERABLE VEHICLE PARKING PER LETTER AMENDMENT
- ㉚ STALL COUNT



PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	ROWLINE EASEMENT	
	SIGHT TRIANGLE	
	SECTION LINE	
	BACK OF CURB	
	CONCRETE HATCH	
	EDGE OF PAVEMENT / PAV	
	FLOWLINE	
	SIDEWALK	
	SEWAGE HATCH	
	PAVEMENT MARKING	
	TRAFFIC SIGN	
	BOLLARD	
	LIGHT POLE	



**Aperio**  
Property Consultants, llc  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

### SITE PLAN

