

SITE DEVELOPMENT PLAN GENERAL NOTES

- 1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system.
2. 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.
3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0301G Dated March 16,2016.
4. 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.
5. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards.
6. 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.
7. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are existing to remain.
8. This site is zoned Business.
9. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property.
10. If the project will be located within 300 feet of the 100 yr. floodplain, approval from the U.S. Fish and Wildlife Service will be required for potential disturbance of the Preble's Meadow Jumping Mouse habitat.
11. The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code.

FIRE NOTES

- 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. 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.
4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
5. 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.
6. 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.
7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau.
8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
9. 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) that may arise, and were not clearly visible during the initial reviews, but may require corrective action.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
SELLERS CREEK SUBDIVISION FILING NO. 1, LOT 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY COLORADO

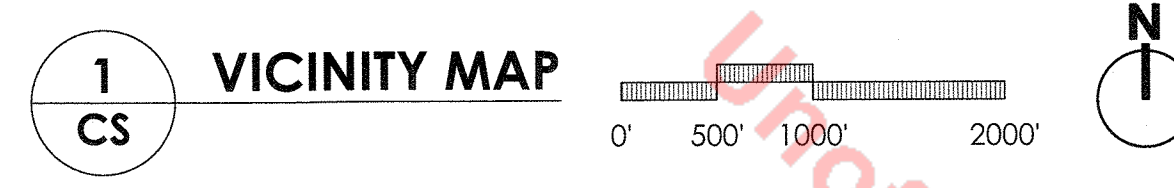
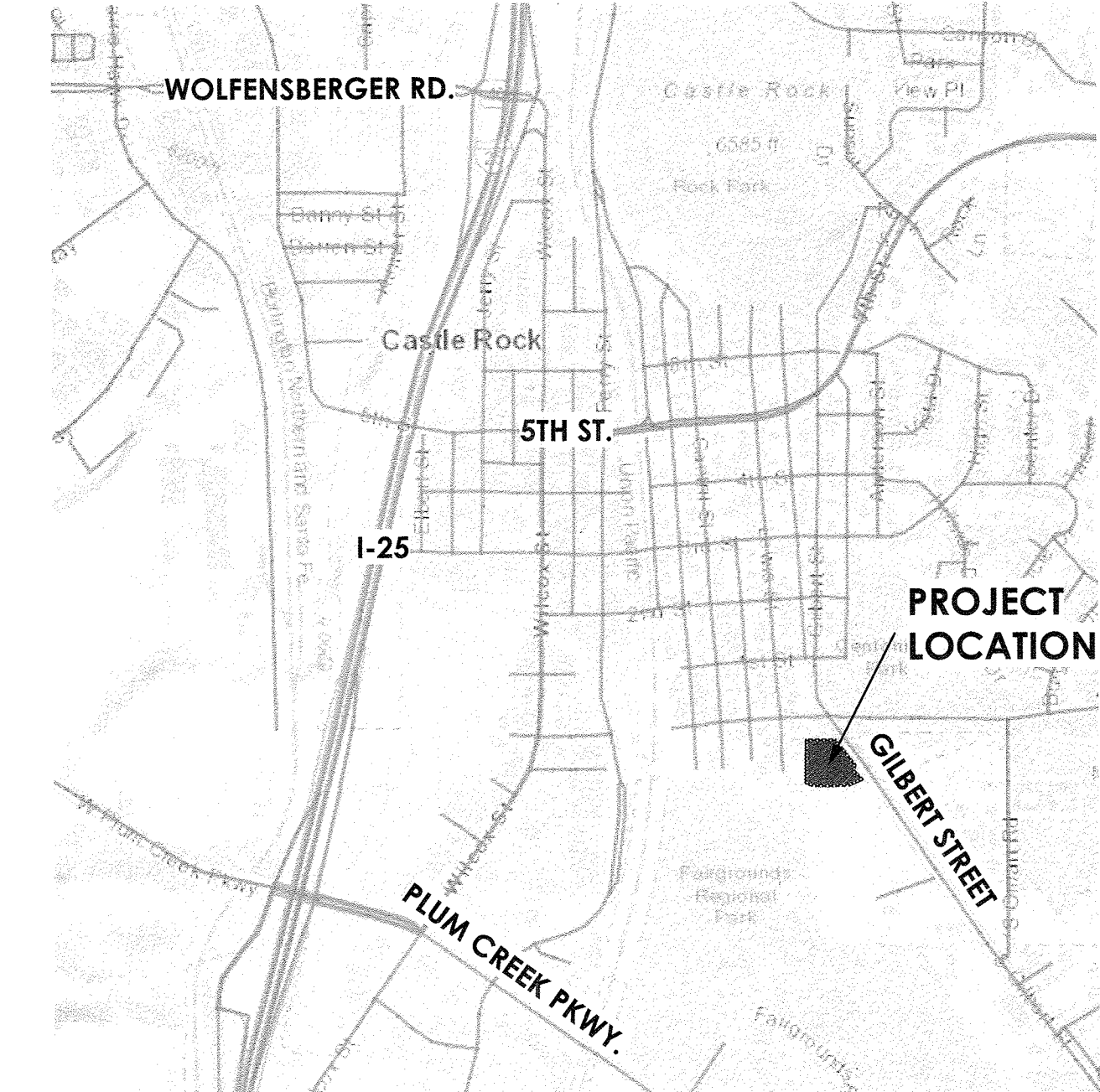


Table with 2 columns: Category (PROPERTY OWNER, MORTGAGEE, LIEN HOLDER, ARCHITECT / APPLICANT, SURVEYOR) and Address/Details.

OWNERSHIP CERTIFICATE (15 S. GILBERT ST.):
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
Gene Hodges, Treasurer
SIGNED THIS 16th DAY OF March, 2022

OWNERSHIP CERTIFICATE (17 S. GILBERT ST.):
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
Shawn Gavin, Manager
SIGNED THIS 14th DAY OF March, 2022

SURVEYOR'S CERTIFICATE:
I, CAMERON M. WATSON, A REGISTERED 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 ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

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 8:25 AM ON THE 14th DAY OF April 2022 AT RECEPTION NO. 2022026687

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 13th DAY OF April 2022

SITE UTILIZATION TABLE
LOT AREA: 77.034 S.F. (1.768 ACRES ±)
BUILDING AREAS: 14,250 S.F. AT 17 S. GILBERT ST.
BUILDING COVERAGE: 26.5% (20,327 S.F.)
PARKING AREA: 37.1% (28,607 S.F.)

ZONING COMPARISON TABLE
USE: OFFICE / RETAIL SALES & SERVICE / STORAGE
LOT AREA: 77.034 S.F.
BUILDING COVERAGE: 35% MAX. 26.5%
PARKING REQUIRED: OFFICE: 4 / 1,000 S.F. 4,083 S.F. / 250 = 16.3

LEGAL DESCRIPTION
CONDOMINIUM UNIT(S) 17A, 17B, 17C, 15/17 GILBERT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP, RECORDED ON MARCH 31, 2021 IN BOOK G, PAGE 89.

SHEET INDEX
CS1 COVER SHEET
SP1 SITE PLAN
A1 ELEVATIONS

BASIS OF BEARING & BENCHMARK
BASIS OF BEARINGS: BEING THE SOUTH LINE OF SELLERS CREEK SUBDIVISION FILING NO. 1 AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS S 85°00'00" W.
BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT DESIGNATION 3015010 LOCATED NEAR THE MEMMEN RIDGE OPEN SPACE ON OMAN RD. SOUTH OF SOUTH ST. ELEVATION = 6264.17' NAVD88.

FLOOD ZONE
FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08035C0301G, WITH AN EFFECTIVE DATE OF MARCH 16, 2016. THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PARKING PROVIDED: 89
PARKING REQUIRED: 68

TriForm Architecture, pllc
3545 east menlo circle, mesa, az 85213
480-433-7353 az office / 702-523-8884 nv office

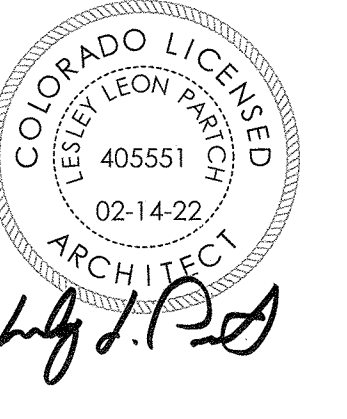
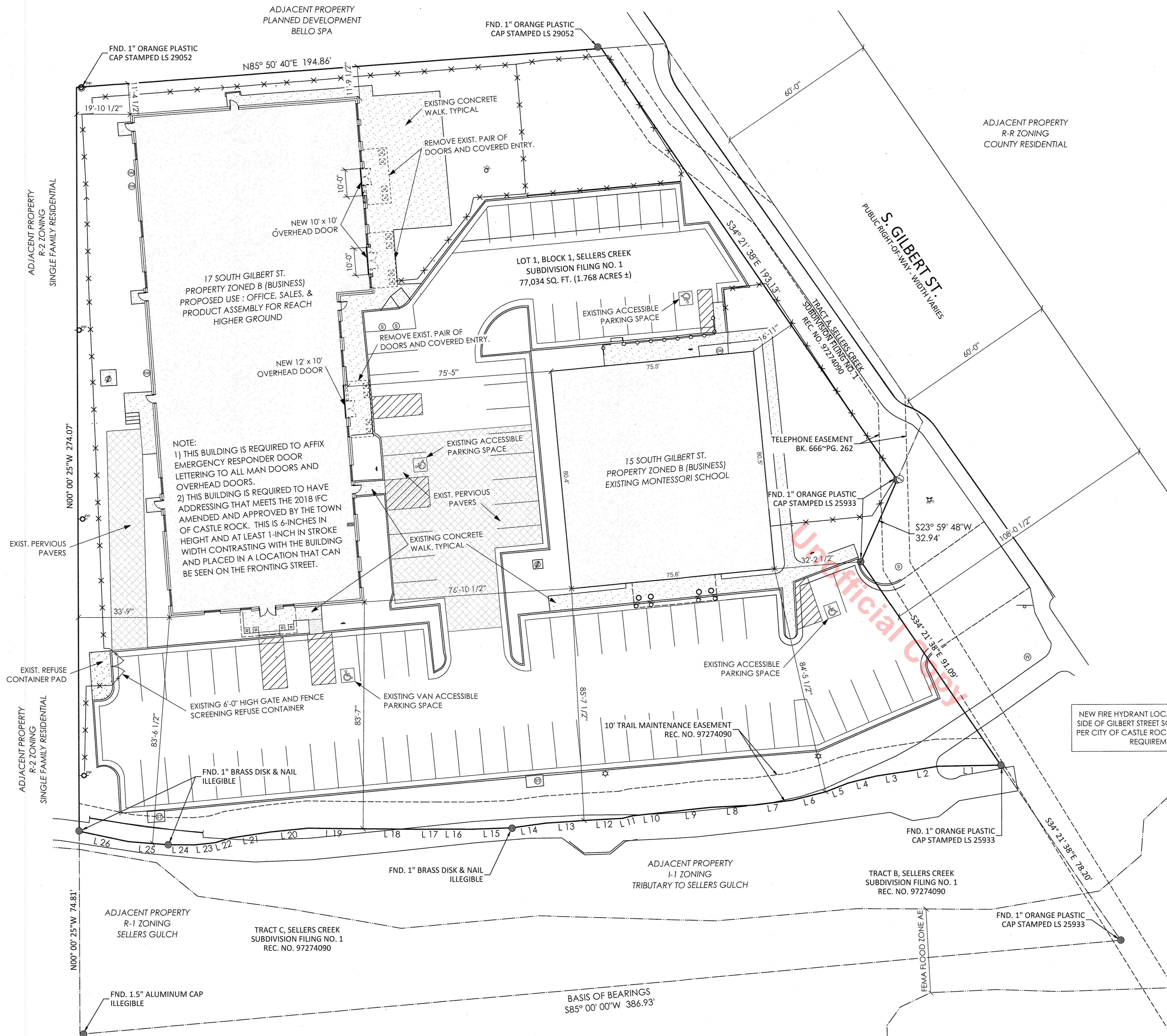


Table with 2 columns: Date (01/27/22) and Drawing Date.

SITE DEVELOPMENT PLAN AMENDMENT FOR REACH HIGHER GROUND INCORPORATED AT SELLERS CREEK GILBERT STREET CASTLE ROCK COLORADO BY TRAIL STAR DEVELOPMENT

PROJECT TF2104 SHEET NO. CS1 1 OF 3 SELLERS CREEK SUBDIVISION AND SITE DEVELOPMENT PLAN



LEGAL DESCRIPTION:

LOT 1, BLOCK 1, SELLERS CREEK SUBDIVISION FILING NO. 1, RECORDED MAY 22, 1997 AT RECEPTION NO. 97274090, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BEING THE SOUTH LINE OF SELLERS CREEK SUBDIVISION FILING NO. 1 AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS S 85°00'00" W.
2. BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT DESIGNATION 3015010 LOCATED NEAR THE MEMMEN RIDGE OPEN SPACE ON OMAN RD. SOUTH OF SOUTH ST. ELEVATION = 6264.17' NAVD88
3. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
4. FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08035C0301G, WITH AN EFFECTIVE DATE OF MARCH 16, 2016, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LINE TABLE			LINE TABLE		
TAG #	LENGTH	DIRECTION	TAG #	LENGTH	DIRECTION
L 1	23.18'	S89°02'44"W	L 14	12.91'	S82°11'25"W
L 2	11.75'	S80°54'24"W	L 15	14.79'	S87°58'03"W
L 3	11.62'	S81°21'40"W	L 16	13.05'	N89°49'06"W
L 4	10.68'	S76°06'58"W	L 17	4.57'	S89°36'44"W
L 5	8.83'	S69°07'51"W	L 18	23.29'	N89°28'16"W
L 6	12.82'	S76°09'48"W	L 19	19.81'	N89°04'13"W
L 7	14.12'	S83°03'25"W	L 20	13.72'	S84°16'39"W
L 8	15.85'	S87°22'15"W	L 21	15.01'	S81°40'58"W
L 9	15.08'	S84°15'44"W	L 22	6.14'	S73°23'22"W
L 10	14.28'	S84°04'44"W	L 23	7.70'	S84°10'19"W
L 11	3.94'	S76°13'06"W	L 24	9.75'	N89°32'37"W
L 12	13.04'	S87°06'42"W	L 25	14.83'	N85°29'30"W
L 13	15.11'	S86°17'10"W	L 26	18.54'	N78°01'42"W

SITE PLAN LEGEND:

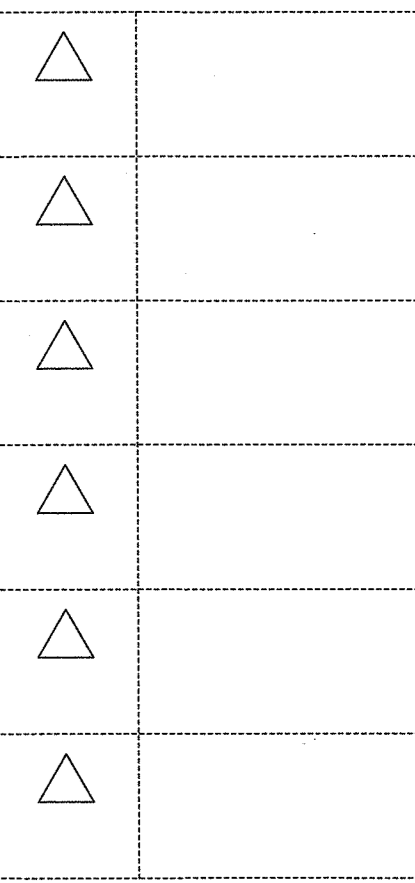
- FOUND MONUMENT AS DESCRIBED
- ⊕ SIGN
- ⊙ BOLLARD
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ GAS METER
- ⊕ CLEAN OUT
- ⊕ SANITARY MANHOLE
- ⊕ DOWNSPOUT
- ⊕ STORM DRAIN MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER VAULT
- ⊕ IRRIGATION CONTROL
- ⊕ IRRIGATION CONTROL
- ⊕ MONITORING WELL

- BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- FEMA DESIGNATION LINE
- EDGE OF ASPHALT
- ROAD/PARKING STRIPING
- FENCE LINE (WOOD BOARD)
- FENCE LINE (CHAINLINK)
- BUILDING

TriForm Architecture, pllc
 3545 east menlo circle, mesa, az 85213
 480-433-7353 az office / 702-523-8884 nv office



01/27/22 DRAWING DATE



SITE DEVELOPMENT PLAN AMENDMENT

FOR

REACH HIGHER GROUND INCORPORATED

AT

17 SOUTH GILBERT STREET
 CASTLE ROCK COLORADO

BY

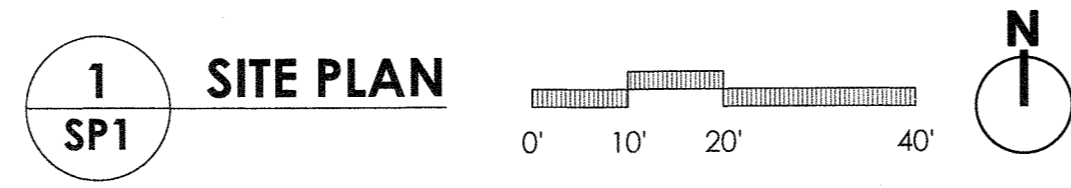
TRAIL STAR DEVELOPMENT

PROJECT TF2104

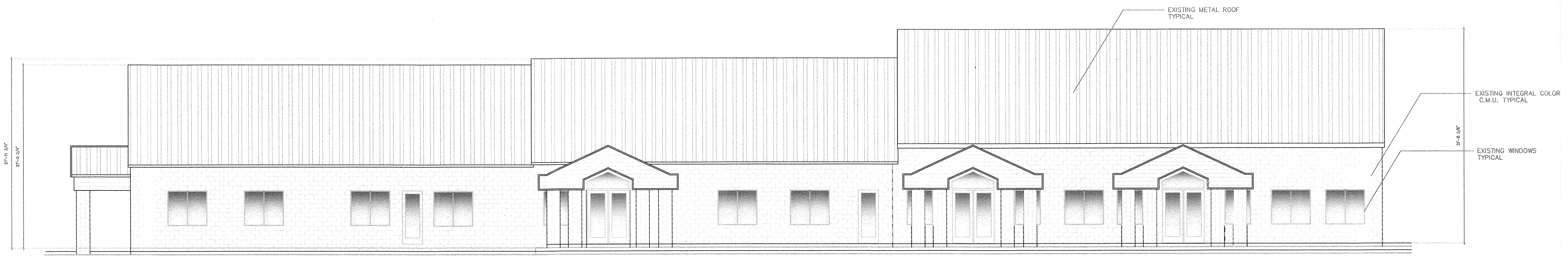
SHEET NO.

SP1

SDP21-0056 SELLERS CREEK SUBDIVISION AND 1 2 OF 3 Site Development Plan

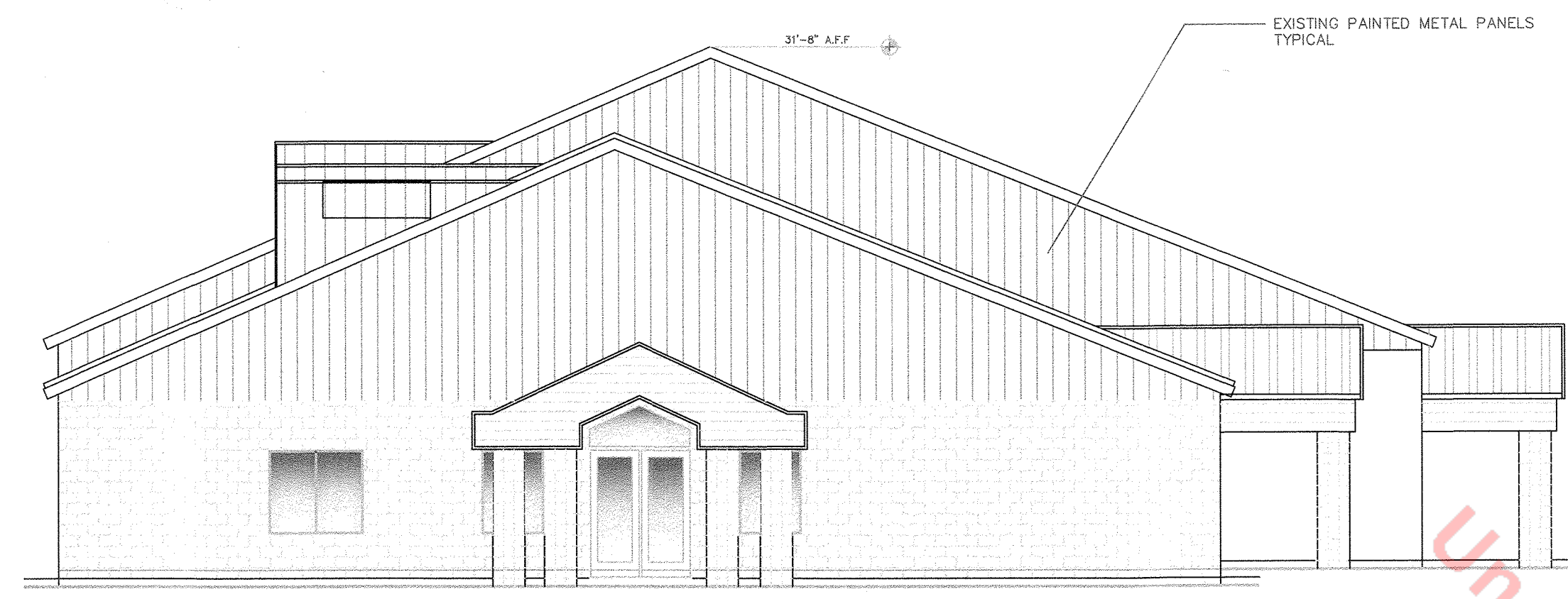


1 SITE PLAN
 SP1

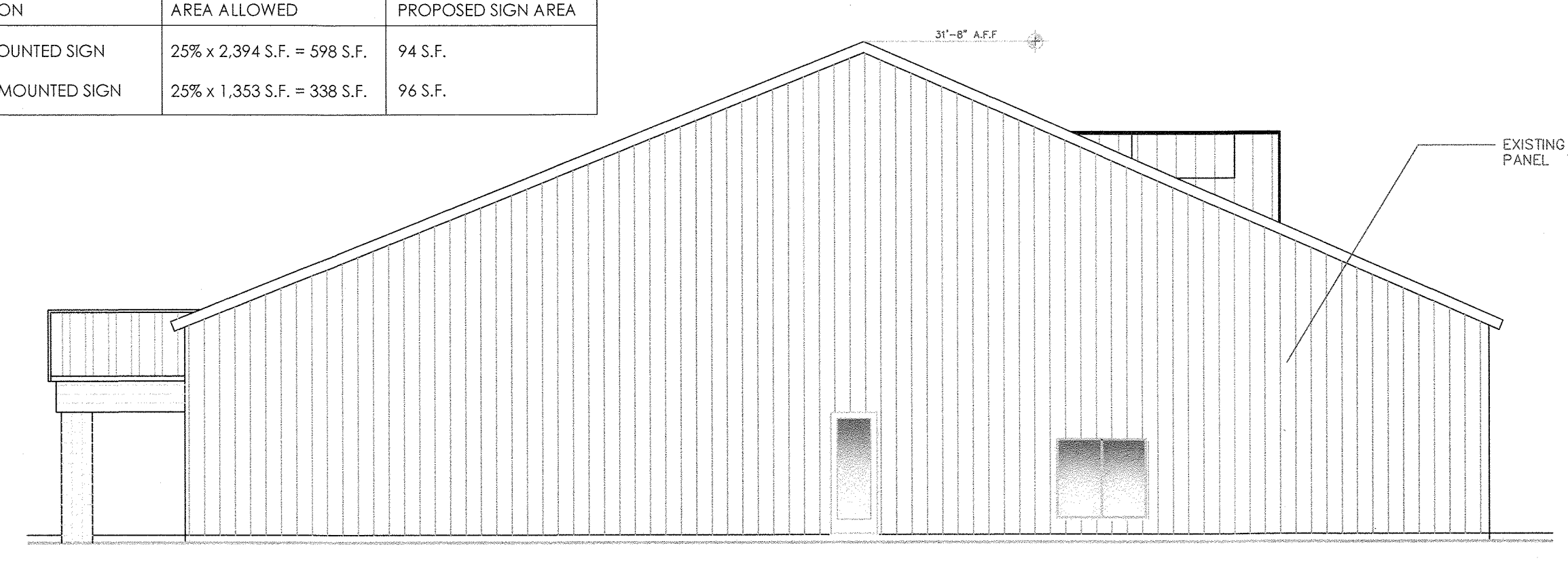


1 A1 EXISTING EAST ELEVATION
Scale: 1/8" = 1'-0"

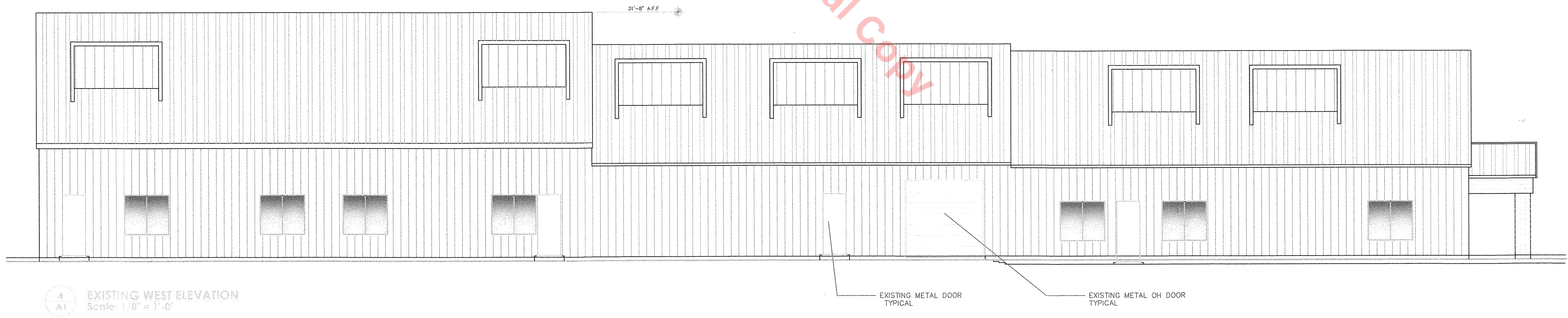
SIGN TYPE AND LOCATION	AREA ALLOWED	PROPOSED SIGN AREA
EAST BUILDING WALL MOUNTED SIGN	25% x 2,394 S.F. = 598 S.F.	94 S.F.
SOUTH BUILDING WALL MOUNTED SIGN	25% x 1,353 S.F. = 338 S.F.	96 S.F.



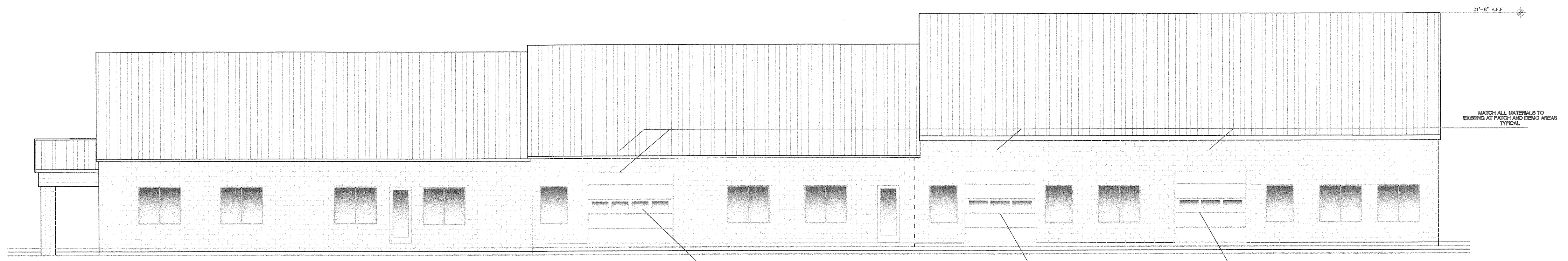
3 A1 EXISTING SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2 A1 EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"



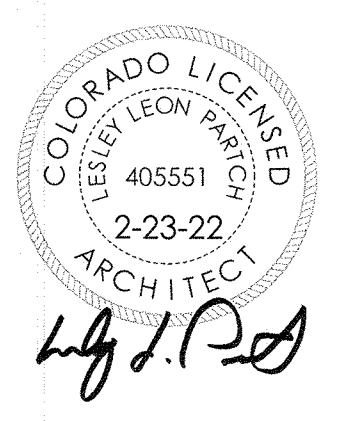
4 A1 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



5 A1 NEW MODIFIED EAST ELEVATION
Scale: 1/8" = 1'-0"

Unofficial Copy

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S.D.P.21-0056
 SELLERS CREEK SUBDIVISION AND 1
 TRAIL STAR DEVELOPMENT
 SHEET NO. A1