

SITE DEVELOPMENT PLAN AMENDMENT 2

LOTS 7 THROUGH 12, BLOCK 3, TOWN OF CASTLE ROCK, INCLUDING A PORTION OF VACATED 7TH STREET AND JERRY STREET, AND LOTS 13 THROUGH 16, BLOCK 11, INCLUDING A PORTION OF VACATED JERRY STREET, WILCOX ADDITION TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT 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 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.
- 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.
- The subject property shown hereon lies in Zone X unshaded per Firm Map No. 08035C0188G, Dated: March 16, 2016.
- 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 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, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- The Zoning recordation information, including date and reception number OR "This site is zoned B, Business/Commercial within the Downtown Overlay District, North District."
- 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.
- Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock.
- 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. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.
- 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. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan

UTILITY LOCATE AND UTILITY CUTS NOTES:

- All utilities are reviewed for area of placement (location) including, in easement/ROW, horizontal and vertical clearances, and conflicts with other utilities per the Transportation Design Criteria Manual, Water System Design Criteria Manual, Wastewater Collection System Design Criteria Manual, Storm Drainage Design and Technical Criteria Manual, and all other utility owner and operator criteria.
- All utility cuts within ROW are to be backfilled with Flowable Fill up to subgrade. Edge Mill required around perimeter of sawcut. Match existing asphalt depth. Coordinate with Public Works Inspector.

SIGNATURES

SURVEYOR'S CERTIFICATE
I, Thomas C. Hicks, 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 ACTUALLY EXIST AND THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
DATE: 1/13/22

CIVIL ENGINEER'S STATEMENT
I, Matthew Lee Murrphy, a REGISTERED PROFESSIONAL ENGINEER LICENSED BY THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (SITE DEVELOPMENT PLAN) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
DATE: 7 Jan 2022

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 13 DAY OF January, 2022
DATE: 1/13/22

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.
- 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. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc

SIGNATURES

TITLE CERTIFICATION
I, Brenda Backer, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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.
DATE: 12th DAY OF January, 2022

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.
I, Michael Treanor, AS Manager OF TREANOR INVESTMENTS, LLC, DOUGLAS COUNTY PROPERTIES, LLC, A KANSAS LIMITED LIABILITY COMPANY, SIGNED THIS 29th DAY OF December, 2021.
DATE: 29th DAY OF December, 2021
BY Michael Treanor, Manager
DATE: 29th DAY OF December, 2021

SIGNATURES

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:32 PM ON THE 19th DAY OF January, 2022, AT RECEPTION NO. 2022004403
DATE: 19th DAY OF January, 2022

LOCATION MAP
A map showing the project location within the town of Castle Rock, Colorado.

PURPOSE STATEMENT:

This Site Development Plan is submitted to demonstrate compliance with the Vision 2030, 2030 Comprehensive Master Plan, zoning codes, general design principles, and technical manuals.

WATER RIGHTS DEDICATION:

The Town of Castle Rock has acquired control of the Water Rights through the adoption of Ordinance No. 97-17 and pursuant to the implied consent provision of C.R.S. 37-90-137(8).

DESIGN REVIEW BOARD LANDSCAPE VARIANCE APPROVAL

On March 10, 2021, the Design Review Board approved a landscape variance to allow 13 trees along Jerry Street and zero trees, 17 shrubs, and 10 perennials along Sixth Street.

GENERAL ZONE LOT INFORMATION	SQUARE FEET	ACRES
LOT AREA	88,182 SF	2.02 AC
BUILDING GROUND COVERAGE (MAX)	88,182 SF	72,867 SF
BUILDING HEIGHT	PERMITTED	PROPOSED
BUILDING HEIGHT, FEET (MAX)	6	6
BUILDING HEIGHT, STORIES (MAX)	N/A	85'-0"
PARKING	REQUIRED/PERMITTED	PROVIDED
STANDARD	82	ON-STREET = 31, GARAGE = 392
ACCESSIBLE	9 (MIN. 2% OF TOTAL)	ON-STREET = 2, GARAGE = 7
COMPACT (30% PERMITTED)	130 (MAX. 30% OF TOTAL)	0
TOTAL	221 **	432

**Per CRMC 17.42.080.7, credit of existing building square footage to be demolished = 33,000 SF. No additional non-residential parking spaces required, 221 residential spaces required, 432 parking spaces provided, 399 on-site in garage, 33 on-street spaces provided.
TOTAL REQUIRED: 220 + 57 + 25 = 302 SPACES

SETBACKS	REQUIRED/PERMITTED	PROVIDED
FRONTYARD	0	VARIES 25' TO 0'
SIDE YARD - NORTH	0	10'-0"
SIDE YARD - SOUTH	0	0
REAR YARD	0	0
MAXIMUM BUILDING SETBACK	25% 172.75' (MIN) ***	93% 649'
*** 17.42.060 BUILDINGS LINEAR FOOTAGE FACING A PUBLIC ROADWAY: 569'-3" + 127'-9" = 697' x 0.25 = 174'-3"		

PROGRAM SUMMARY	SQ. FT.
RETAIL	5,000 SF
OFFICE	14,242 SF
MULTI-FAMILY RESIDENTIAL	182,028 SF
TOTAL DWELLING UNITS (DU)	221
DENSITY	107.9 DU/ACRE
SINGLE FAMILY EQUIVALENT UNITS	151 SFE
PARKING	135,368 SF
LANDSCAPE SUMMARY - TOTAL SITE	
BUILDING COVERAGE	72,867
PAVEMENT COVERAGE	11,617
LANDSCAPE COVERAGE	5,954
TOTAL	90,438
LANDSCAPE SUMMARY - TOTAL IMPROVEMENT	
BUILDING COVERAGE	72,867
PAVEMENT COVERAGE	11,617
LANDSCAPE COVERAGE	5,954
TOTAL	90,438

SHEET INDEX

1 OF 2 COVER SHEET
2 OF 2 BUILDING ELEVATIONS

LEGAL DESCRIPTION

LOTS 7 THROUGH 12, INCLUSIVE BLOCK 3, TOWN OF CASTLE ROCK.

LOTS 13 THROUGH 16, INCLUSIVE BLOCK 11, WILCOX ADDITION TO THE TOWN OF CASTLE ROCK.

TOGETHER WITH THAT PART OF VACATED SEVENTH STREET BETWEEN THE EAST LINE OF JERRY STREET TO THE WEST LINE OF THE ALLEY IN BLOCK 3, TOWN OF CASTLE ROCK AND BLOCK 11, WILCOX ADDITION TO THE TOWN OF CASTLE ROCK; AND TOGETHER WITH THAT PART OF VACATED JERRY STREET DESCRIBED AS FOLLOWS:

THE EAST 15 FEET OF JERRY STREET FROM THE SOUTH LINE OF LOT 10, BLOCK 3, TOWN OF CASTLE ROCK, NORTHERLY TO THE NORTH LINE OF LOT 16, BLOCK 11, WILCOX ADDITION TO THE TOWN OF CASTLE ROCK.

SUBJECT TO THE EASEMENT RESERVED BY THE GRANTOR IN WARRANTY DEED RECORDED OCTOBER 13, 1978 AT RECEPTION NO. 225144 DESCRIBED AS AN EASEMENT OVER AND ACROSS THE SOUTHERLY FIVE (5) FEET OF LOT 7, BLOCK 3, TOWN OF CASTLE ROCK FOR THE PURPOSE OF THE INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER LINES AND A SEWER LIFT STATION.

COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT TEAM

CLIENT: CASTLE ROCK DEVELOPMENT, LLC
CONTACT: BANKS FLOODMAN
PHONE: (785) 393-2102
EMAIL: BFLOODMAN@SUNFLOWERKC.COM

CONSTRUCTION MANAGER: FIRST CONSTRUCTION
CONTACT: ROBERT GREEN
PHONE: (785) 841-7333
EMAIL: RGREEN@FIRSTMANAGEMENTINC.COM

ARCHITECT: CT DESIGN+DEVELOPMENT
CONTACT: CONNOR TREANOR
PHONE: (785) 760-1055
EMAIL: CTREANOR@CTDESIGNDEV.COM

CIVIL ENGINEER: TREANORHL
CONTACT: MATT MURPHY
PHONE: (785) 842-4858
EMAIL: MMURPHY@TREANORHL.COM

LANDSCAPE ARCHITECT: TREANORHL
CONTACT: ANDY BUCHWITZ
PHONE: (785) 842-4858
EMAIL: ABUCHWITZ@TREANORHL.COM

STRUCTURAL ENGINEER: ANCHOR ENGINEERING
CONTACT: RICHARD SCHAUPPIER
PHONE: (303) 783-4797
EMAIL: RICHARD@ANCHORENG.COM

MEP ENGINEER: GIVEN & ASSOCIATES, INC.
CONTACT: TREVOR KINDELL
PHONE: (303) 716-1270
EMAIL: TREVORK@GIVENANDASSOCIATES.COM

SURVEYOR: ARCHER & ASSOCIATES, INC.
CONTACT: JOHNNY HICKS
PHONE: (303) 688-4642

TRAFFIC: LSC TRANSPORTATION CONSULTANTS, INC.
CONTACT: CHRISTOPHER MCGRANAHAN
PHONE: (303) 333-1105
EMAIL: LSC@LSCDENVER.COM

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF LOT 47 BEARNS N00 33'24"W AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.

DOUGLAS COUNTY BENCHMARK:

DCBM 3005015
ELEVATION = 6197.57 (NAVD88)

SDP 1
COVER SHEET
1 OF 2
SDP21-0051,
AMENDING SDP20-0038



Castle Rock View Investors, LLC
The View at Castle Rock
610 Jerry Street
Castle Rock, CO 80104

© 2021 CT Design+Development
This drawing is an instrument of service and shall remain the property of CT Design+Development. This drawing and the concepts and ideas contained herein shall not be used, reproduced, copied, or related without the express written approval of CT Design+Development. Submission or distribution of this drawing to meet official or regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of any of the rights of CT Design+Development.

Issued For: SDP
Date: 11/10/21

NO	DESCRIPTION	DATE
1		

CTD+D NO. 21.0100

