

SITE DEVELOPMENT PLAN
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
TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038

SITE DEVELOPMENT 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. 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 of subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- 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. 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.
- 3. 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.
- 4. The subject property shown herein lies in Zone X unshaded per Firm Map No. 08035C01860, Dated: March 16, 2018.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the finished 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.
- 9. 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 Plan.
- 10. The Zoning recordation information, including date and reception number OR "This site is zoned B, Business/Commercial within the Downtown Overlay District, North District."
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.

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. 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.
- 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. 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.
- 7. "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.
- 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. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

SIGNATURES

TITLE CERTIFICATION
I, [Signature], an AUTHORIZED REPRESENTATIVE of [Signature], a TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, WAS MADE AN EXAMINER OF THE PUBLIC RECORDS AND IS LISTED IN THE CERTIFICATE OF OWNERSHIP AND LENDER HOLDER SUBMITTED HEREON.
NOTARIES BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME this 16th day of August, 2021.
BY [Signature] AS AUTHORIZED REPRESENTATIVE of [Signature].
WITNESSED MY HAND AND OFFICIAL SEAL.
APRIL SODOLSKY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY # 203460004
MY COMMISSION EXPIRES November 11, 2024

SIGNATURES

DOUGLAS COUNTY CLERK AND RECORDER
CERTIFICATE
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE COUNTY CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, CO, 11:50 AM ON the 16th day of August, 2021. AT RECEPTION NO. 2021090400.
DOUGLAS COUNTY CLERK AND RECORDER
BY [Signature] DEPUTY
[Seal]

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(B).

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.

SUMMARY TABLE

GENERAL ZONE/LOT INFORMATION	SQUARE FEET	ACRES
LOT AREA	88,312 SF	2.02 AC
BUILDING FOOTPRINT	88,312 SF	PROPOSED
BUILDING FOOTPRINT (MAX)	88,312 SF	PROPOSED
BUILDING HEIGHT (FEET) (MAX)	6	6
BUILDING HEIGHT (FEET) (MIN)	6	6
PARKING	REQUIRED/PERMITTED	PROPOSED
STANDARD	82	ONE STREET + 13 GARAGE + 192
ACCESSIBLE	1/4 INCH, 2% OF TOTAL	ONE STREET + 13 GARAGE + 192
COMPACT (20% PERMITTED)	0	0
TOTAL	225	0
***CMC 17.42.082.7, credit of existing building square footage to be demolished + 31,000 SF. No additional non-residential parking spaces required, 221 residential spaces required, 432 parking spaces provided, 399 on-site in building, 31 on-street spaces provided.		
SEWERAGE	REQUIRED/PERMITTED	PROPOSED
SEWERAGE	0	VARIABLE TO 10'
SEWERAGE - NORTH	0	0
SEWERAGE - SOUTH	0	0
SEWERAGE	0	0
MAXIMUM BUILDING SETBACK	25% (32.75' MIN) ***	32% MIN
*** 17,000 BUILDINGS LINEAR FOOTAGE MATCHING A PUBLIC ROADWAY 369' 3" x 127' 0" = 467' 0.025 x 174' 3"		
PROGRAM SUMMARY		
RETAIL		5,000 SF
OFFICE		14,000 SF
MULTI-FAMILY RESIDENTIAL		182,028 SF
TOTAL DWELLING UNITS (DU)		411
DENSITY		107 DU/ACRE
SINGLE FAMILY EQUIVALENT UNITS		183,597
TOTAL		129,326 SF
LANDSCAPE SUMMARY - TOTAL SITE		71,857
PAVEMENT COVERAGE		11,617
LANDSCAPE COVERAGE		6,964
TOTAL		20,488
LANDSCAPE SUMMARY - TOTAL IMPROVEMENT		71,857
PAVEMENT COVERAGE		11,617
LANDSCAPE COVERAGE		6,964
TOTAL		20,488

LOCATION MAP



OWNERSHIP CERTIFICATION

I, the undersigned, being all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein, do hereby certify that the above is a true and correct copy of the original as recorded in the public records of Douglas County, Colorado.
I, [Signature] AS OWNER OF THE PROPERTY DESCRIBED HEREIN.
NOTARIES BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME this 16th day of August, 2021.
BY [Signature] AS OWNER OF THE PROPERTY DESCRIBED HEREIN.
WITNESSED MY HAND AND OFFICIAL SEAL.
APRIL SODOLSKY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY # 203460004
MY COMMISSION EXPIRES June 6, 2025

OWNERSHIP CERTIFICATION

I, the undersigned, being all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein, do hereby certify that the above is a true and correct copy of the original as recorded in the public records of Douglas County, Colorado.
I, [Signature] AS OWNER OF THE PROPERTY DESCRIBED HEREIN.
NOTARIES BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME this 6th day of August, 2021.
BY [Signature] AS OWNER OF THE PROPERTY DESCRIBED HEREIN.
WITNESSED MY HAND AND OFFICIAL SEAL.
JUDITH L. FRIEDHOLD
Notary Public
State of Colorado
Notary # 203460001 47
My Commission Expires 04-04-2024

LIENHOLDER SUBORDINATION CERTIFICATION

I, the undersigned, being all the lienholders and owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein, do hereby certify that the above is a true and correct copy of the original as recorded in the public records of Douglas County, Colorado.
I, [Signature] AS LIENHOLDER OF THE PROPERTY DESCRIBED HEREIN.
NOTARIES BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME this 23rd day of July, 2021.
BY [Signature] AS LIENHOLDER OF THE PROPERTY DESCRIBED HEREIN.
WITNESSED MY HAND AND OFFICIAL SEAL.
MANUEL TORRES
Notary Public
State of Colorado
Notary # 1663078
My Commission Expires 11-01-2021

UTILITY LOCATE AND UTILITY CUTS NOTES:

- 1. 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.
- 2. 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, JOHNNY CALVIN HICKS, a REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE SURVEY AND LEGAL DESCRIPTION HEREON AND THE SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THAT THE PROPERTY DESCRIBED HEREON EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
REGISTERED PROFESSIONAL SURVEYOR
DATE 8/16/21
CIVIL ENGINEER'S STATEMENT
I, [Signature], being a REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE INFORMATION ON THIS SITE DEVELOPMENT PLAN HAS BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
REGISTERED PROFESSIONAL ENGINEER
DATE 11/16/2021
DESIGN REVIEW BOARD APPROVAL
THE SITE DEVELOPMENT PLAN AS WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO.
DATE 8/12/2021
DATE 8/12/2021
DATE 8/12/2021

SHEET INDEX

- 1 OF 10 COVER SHEET
- 2 OF 10 SITE PLAN
- 3 OF 10 P2 LEVEL
- 4 OF 10 P3 LEVEL
- 5 OF 10 GENERAL GRADING PLAN
- 6 OF 10 GENERAL UTILITY PLAN
- 7 OF 10 LANDSCAPE PLAN
- 8 OF 10 LANDSCAPE DETAILS
- 9 OF 10 BUILDING ELEVATIONS
- 10 OF 10 GENERAL SITE LIGHTING PLAN

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 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. 226444 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) 780-1055
EMAIL: CTREANOR@CTDESIGNDEV.COM

CIVIL ENGINEER: TREANORHL
CONTACT: MATT MURPHY
PHONE: (785) 842-8558
EMAIL: MAMURPHY@TREANORHL.COM

LANDSCAPE ARCHITECT: TREANORHL
CONTACT: ANDY BUCHWITZ
PHONE: (785) 842-8558
EMAIL: ABUCHWITZ@TREANORHL.COM

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

MEP ENGINEER: GIVEN & ASSOCIATES, INC.
CONTACT: TREVOR KINDELL
PHONE: (303) 716-1710
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) 333-1106
EMAIL: LSC@LSCDENVER.COM

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

DOUGLAS COUNTY BENCHMARK:
DCBM 3005015
ELEVATION = 6197.57 (NAVD83) SDP20-0038



810 Highland Dr
Lawrence, KS 66844
Office: 785-780-1055

Castle Rock Development, LLC
The View at Castle Rock
810 Jerry Street
Castle Rock, CO 80104

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Revised For: SDP
Date: 02/19/21

REVISIONS

NO	DESCRIPTION	DATE

SDP 1
COVER SHEET
1 OF 10
CTD&D NO. 210103

SITE DEVELOPMENT PLAN
 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
 TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038

GENERAL NOTES

1. REF. CIVIL FOR EXISTING SITE DEMOLITION NOTES
2. THE SITE IS ZONED B, BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT. THE PRIMARY USE WITHIN THE B DISTRICT IS INTENDED TO ALLOW FOR APPROPRIATELY LOCATED GROUPS OF RETAIL STORES, OFFICE BUILDINGS, SERVICE ESTABLISHMENTS AND CIVIC USES SERVING THE NEEDS OF THE NEIGHBORHOOD, OF SUCH CHARACTER, SCALE, APPEARANCE, AND INTENSITY TO BE COMPATIBLE WITH THE SURROUNDING AREAS.
3. SEE LANDSCAPE FOR PLANTING LOCATIONS

CT
 DESIGN + DEVELOPMENT
 810 Highland Dr.
 Lawton, KS 66044
 Office: 785-785-1055

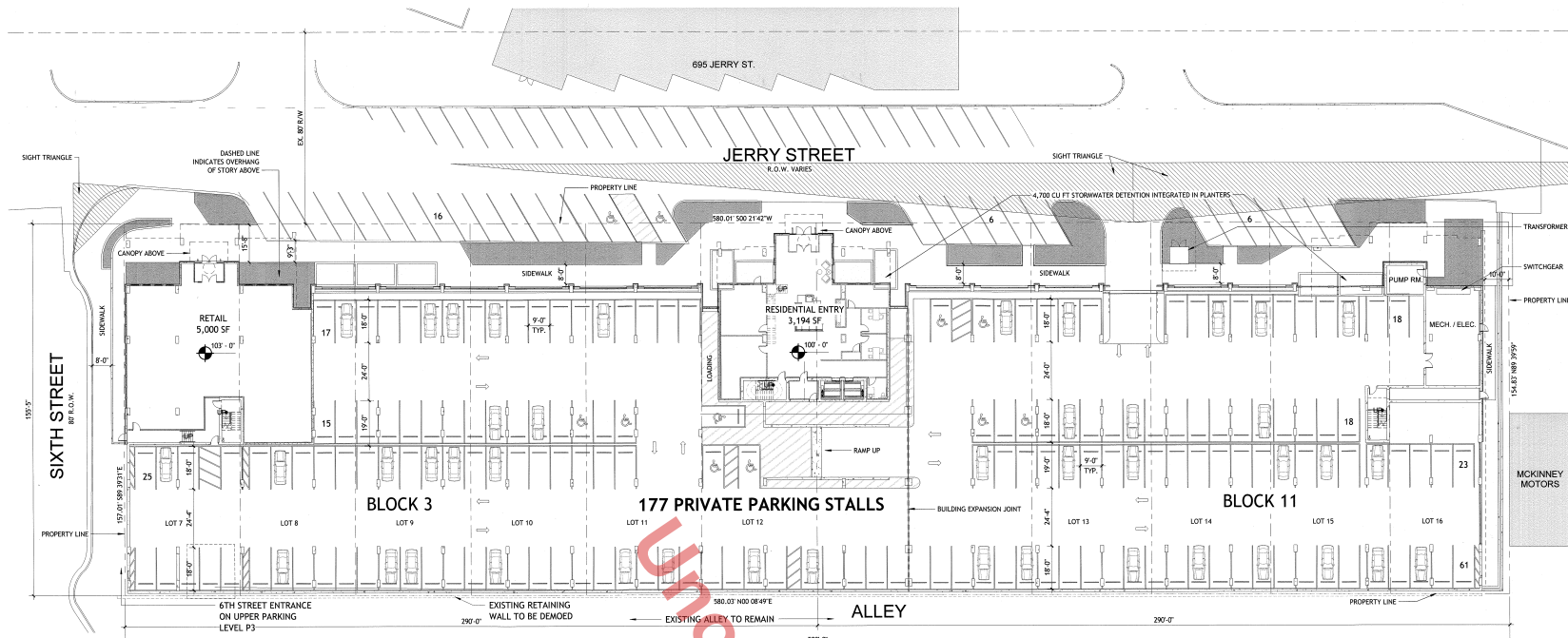
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Issued For: SDP
 Date: 02/19/21

REVISIONS		
NO	DESCRIPTION	DATE

SDP 2
 SITE PLAN
2 OF 10
 SDP20-0038
 CTCHD NO. 21-0100



ARCHITECTURAL SITE PLAN A1
 3/6" = 1'-0"
SDP20-0038

SITE DEVELOPMENT PLAN
 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
 TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038

GENERAL NOTES

1. REF. CIVIL FOR EXISTING SITE DEMOLITION NOTES
2. THE SITE IS ZONED B, BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT. THE PRIMARY USE WITHIN THE B DISTRICT IS INTENDED TO ALLOW FOR APPROPRIATELY LOCATED GROUPS OF RETAIL STORES, OFFICE BUILDINGS, SERVICE ESTABLISHMENTS AND CIVIC USES SERVING THE NEEDS OF THE NEIGHBORHOOD, OF SUCH CHARACTER, SCALE, APPEARANCE, AND INTENSITY TO BE COMPATIBLE WITH THE SURROUNDING AREAS.
3. SEE LANDSCAPE FOR PLANTING LOCATIONS

CT
 DESIGN + DEVELOPMENT
 810 Highland Dr.
 Lawrence, KS 66044
 Office: 785-750-1000

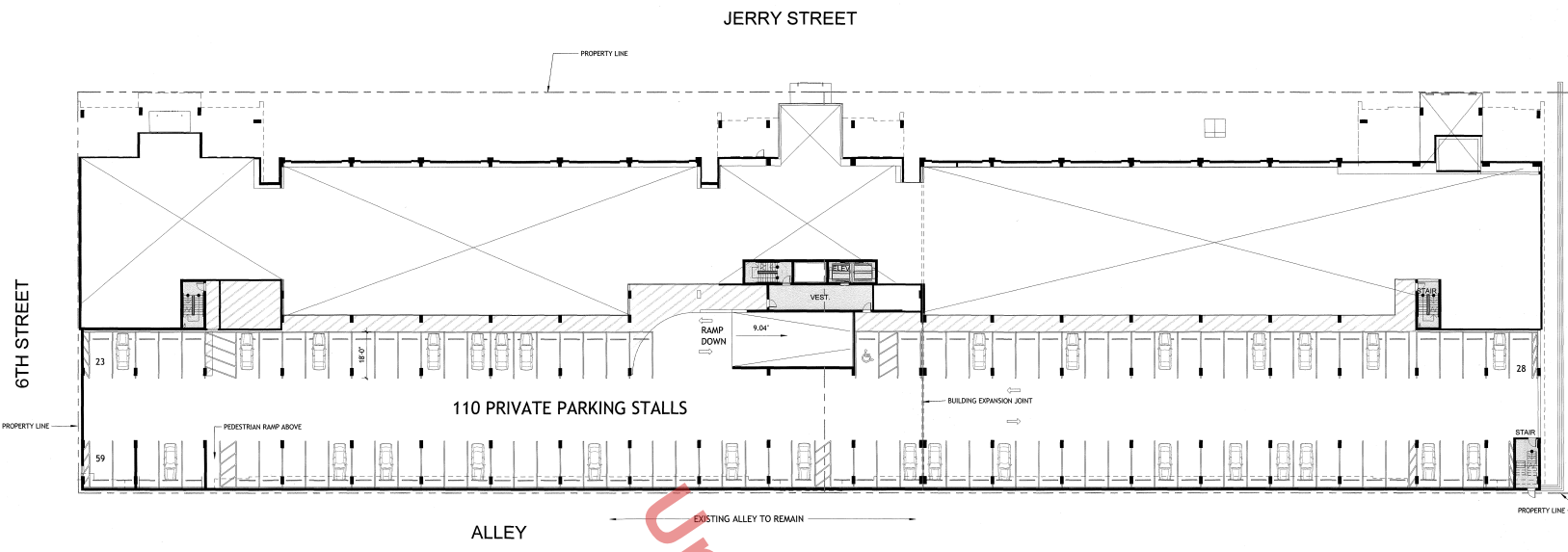
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Issued For: SDP
 Date: 02/19/21

REVISIONS		
NO	DESCRIPTION	DATE

SDP 3
 P2 LEVEL
3 OF 10
 CTD-MD 210100



P2 LEVEL - PARKING A1
 1" = 20'-0"
SDP20-0038

Unofficial Copy

SITE DEVELOPMENT PLAN
 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
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Issued For: SDP
 Date: 02/19/21

REVISIONS		
NO.	DESCRIPTION	DATE

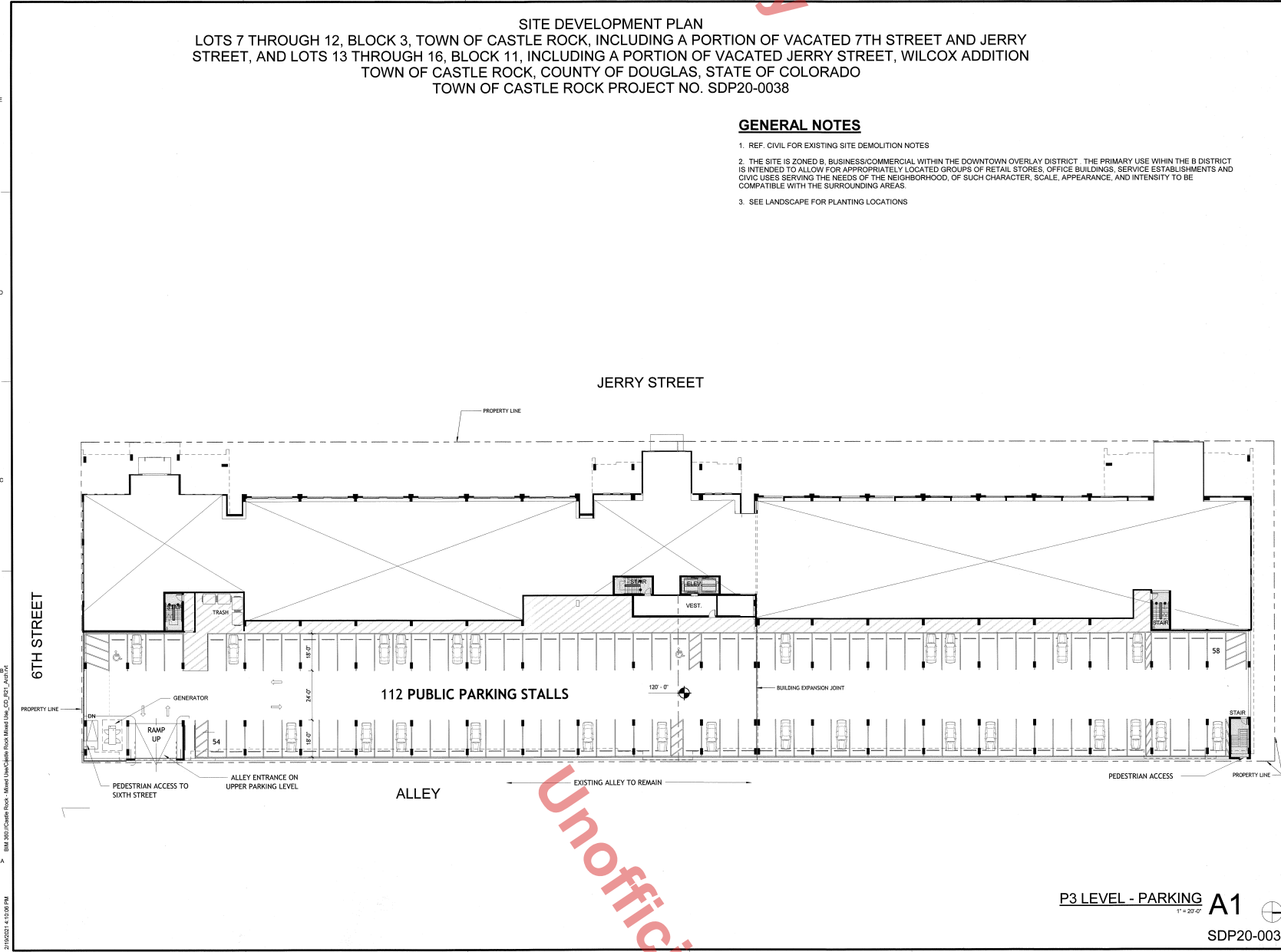
SDP 4

P3 LEVEL
4 OF 10

SDP20-0038

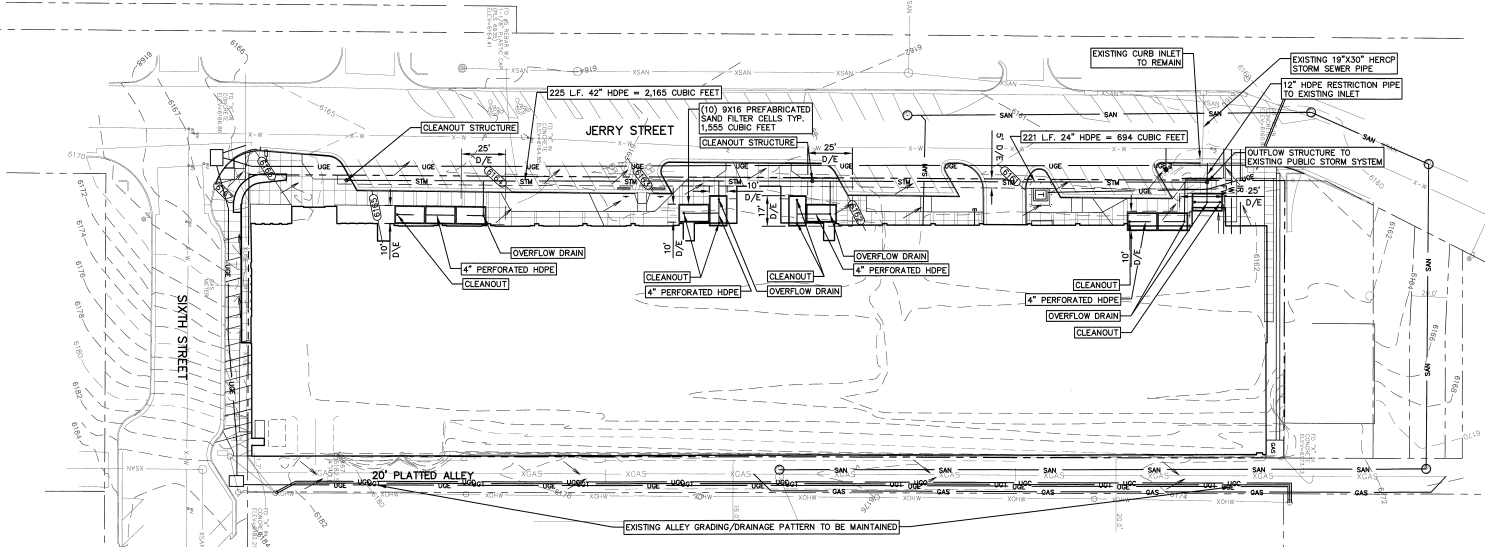
P3 LEVEL - PARKING A1
1" = 20'-0"

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BIM 300 (Castle Rock - Mixed) Use: Castle Rock Mixed Use_CDD_P3_A1.dwg
 2/19/2021 4:12:08 PM

SITE DEVELOPMENT PLAN
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
TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038



- LEGEND**
- IRON PIN FOUND (AS NOTED)
 - IRON PIN SET
 - * CONTROL POINT
 - D/E UTILITY EASEMENT
 - (M) MEASURED
 - (P) PLATTED
 - ⊕ EXISTING GAS METER
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊖ EXISTING POWER POLE
 - ⊞ EXISTING ELECTRICAL BOX
 - ⊟ EXISTING TELEPHONE PEDESTAL
 - ⊠ EXISTING TRANSFORMER
 - ⊡ EXISTING BORE HOLE
 - ⊢ EXISTING WATER METER
 - ⊣ EXISTING WATER VALVE
 - ⊤ EXISTING FIRE HYDRANT
 - ⊥ EXISTING GAS LINE
 - X—W— EXISTING WATER LINE
 - X—E— EXISTING UNDERGROUND ELECTRICAL LINE
 - X—T— EXISTING UNDERGROUND TELEPHONE LINE
 - X—H— EXISTING OVERHEAD ELECTRICAL LINE
 - X—F— EXISTING OVERHEAD TELEVISION LINE (CABLE)
 - X—S— EXISTING FIBER OPTIC CABLE
 - FW— PROPOSED FIRE LINE
 - W— PROPOSED WATERLINE
 - S— PROPOSED SANITARY SEWER
 - STM— PROPOSED STORM SEWER
 - DIRECTION OF STORMWATER FLOW
 - ELEV— EXISTING ELEVATION CONTOUR
 - PROV— PROPOSED ELEVATION CONTOUR
 - PR— PROPERTY LINE OF SUBJECT PROPERTY
 - SR— PROPERTY LINE OF SURROUNDING PROPERTY

SCALE: 1" = 30'

SDP20-0038

TREANORHL
 1750 Blake Street
 Denver, CO 80202-4700
 www.treanorhl.com

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

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Issued For: _____
 Date: 07/22/20

REVISIONS		
NO	DESCRIPTION	DATE
1	TOWN REVIEW	10.21.20
2	TOWN REVIEW	12.03.20
3	TOWN REVIEW	01.29.21
4	TOWN REVIEW	02.19.21

SDP 5
 GRADING AND DRAINAGE PLAN
5 OF 10
 TreanorHL, Inc. HMO024.1903.00

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SITE DEVELOPMENT PLAN
 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
 TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038

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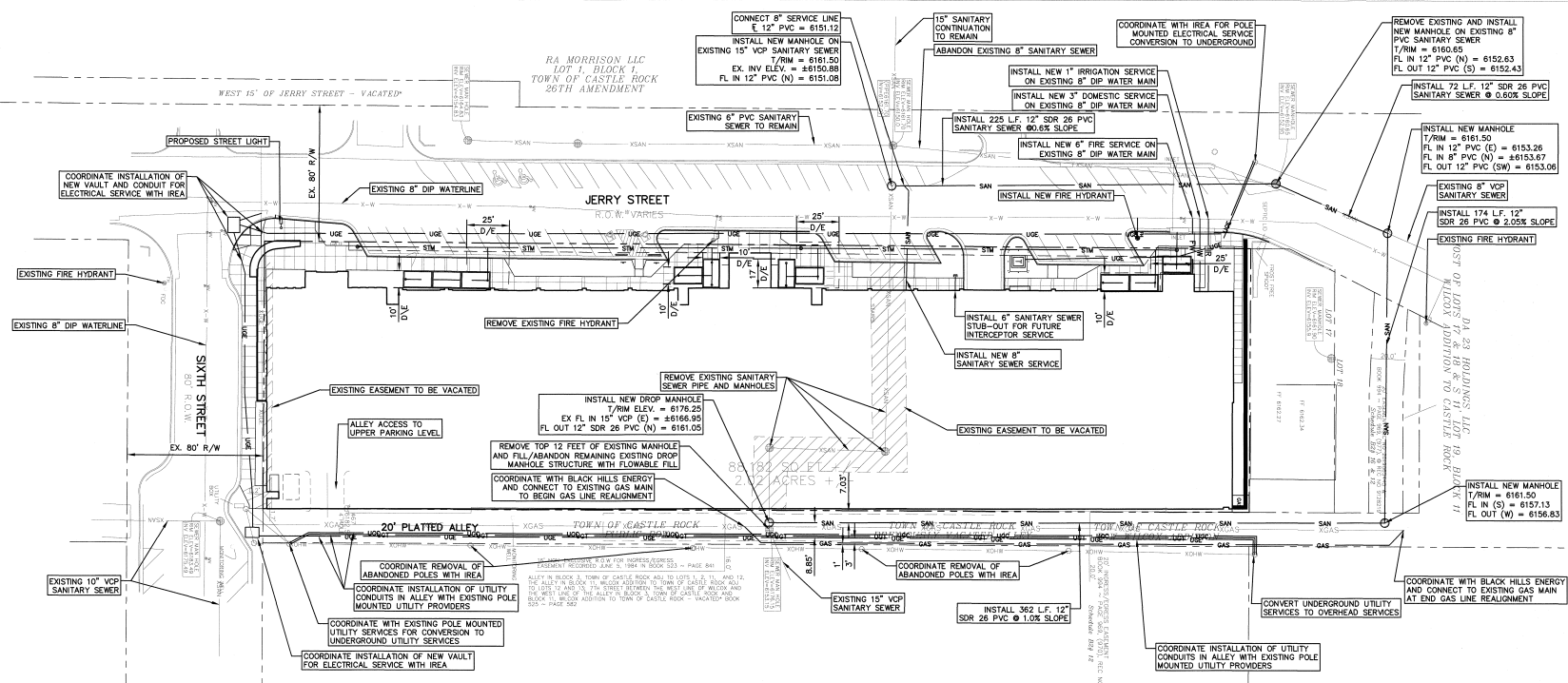
The View at Castle Rock
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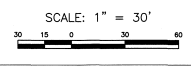
NO	REVISIONS	DATE
1	TOWN REVIEW	10/21/20
2	TOWN REVIEW	10/28/20
3	TOWN REVIEW	01/26/21
4	TOWN REVIEW	02/18/21

SDP 6
 PRELIMINARY UTILITY PLAN
6 OF 10
 TreanorHL No. H49054-1903.00



- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 5 YELLOW WATER PRESSURE ZONE.

- LEGEND**
- IRON PIN FOUND (AS NOTED)
 - IRON PIN SET
 - ⊕ CONTROL POINT
 - UTILITY EASEMENT
 - MEASURED
 - ⊕ PLATTED
 - ⊕ EXISTING GAS METER
 - ⊕ EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING ELECTRICAL BOX
 - ⊕ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING TRANSFORMER
 - ⊕ EXISTING BORE HOLE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - XGAS EXISTING GAS LINE
 - X-W EXISTING WATER LINE
 - XUG EXISTING UNDERGROUND ELECTRICAL LINE
 - XUT EXISTING UNDERGROUND TELEPHONE LINE
 - XOH EXISTING OVERHEAD ELECTRICAL LINE
 - XOT EXISTING OVERHEAD TELEVISION LINE (CABLE)
 - X-FO EXISTING FIBER OPTIC CABLE
 - FW PROPOSED FIRE LINE
 - W PROPOSED WATERLINE
 - IR PROPOSED IRRIGATION LINE
 - SAN PROPOSED SANITARY SEWER
 - STM PROPOSED STORM SEWER
 - — — PROPERTY LINE OF SUBJECT PROPERTY
 - — — PROPERTY LINE OF SURROUNDING PROPERTY
 - PROPOSED STREET LIGHT



SDP20-0038

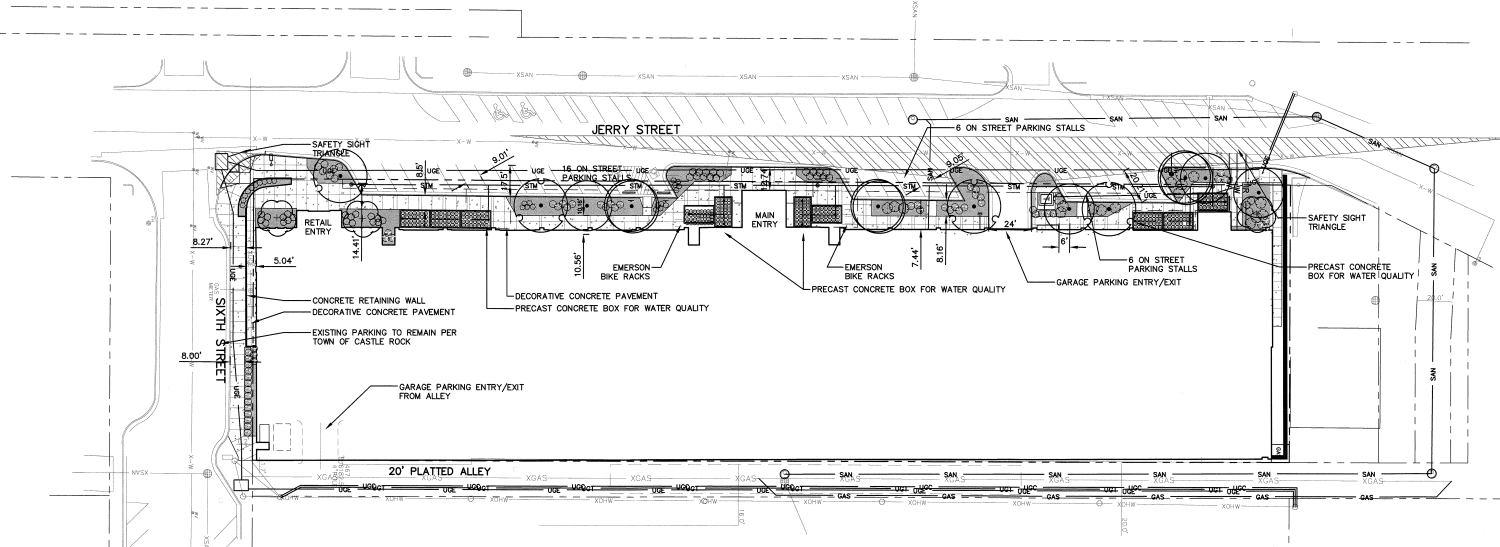
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SITE DEVELOPMENT PLAN
LOTS 7 THROUGH 12, BLOCK 3, TOWN OF CASTLE ROCK, INCLUDING A PORTION OF VACATED 7TH STREET AND JERRY STREET, AND LOTS 13 THROUGH 16, BLOCK 11, INCLUDING A PORTION OF VACATED JERRY STREET, WILCOX ADDITION
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038

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 ANDREW F. REICHERTZ, P.A.
 COLORADO, P.A.
 #1151

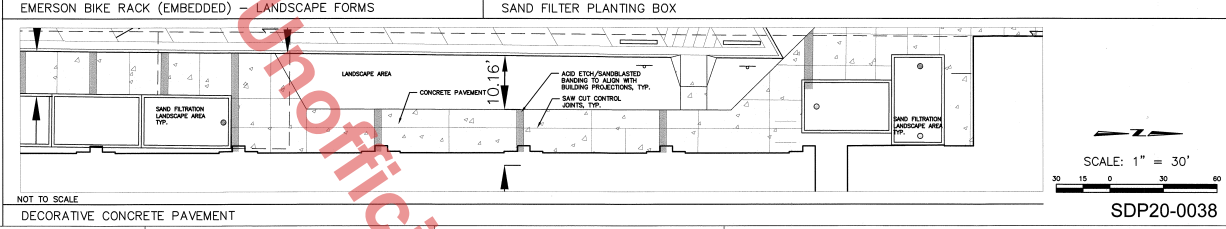
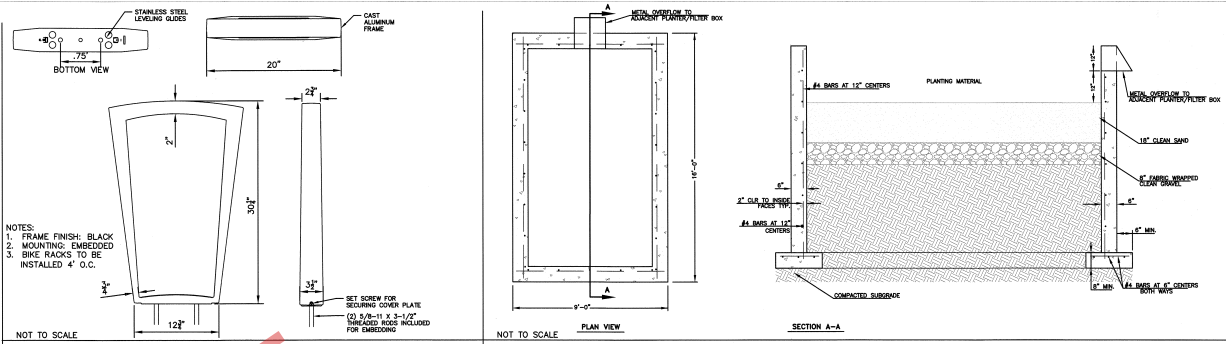
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LANDSCAPE NOTES:

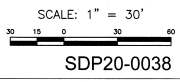
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESSEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.28 AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- TREES PLANTED IN AREAS LESS THAN 8' IN WIDTH ARE REQUIRED TO USE CU STRUCTURAL SOIL.



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 Date: 07/22/20

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN REVIEW	10.21.20
2	TOWN REVIEW	12.03.20
3	TOWN REVIEW	01.29.21
4	TOWN REVIEW	03.19.21

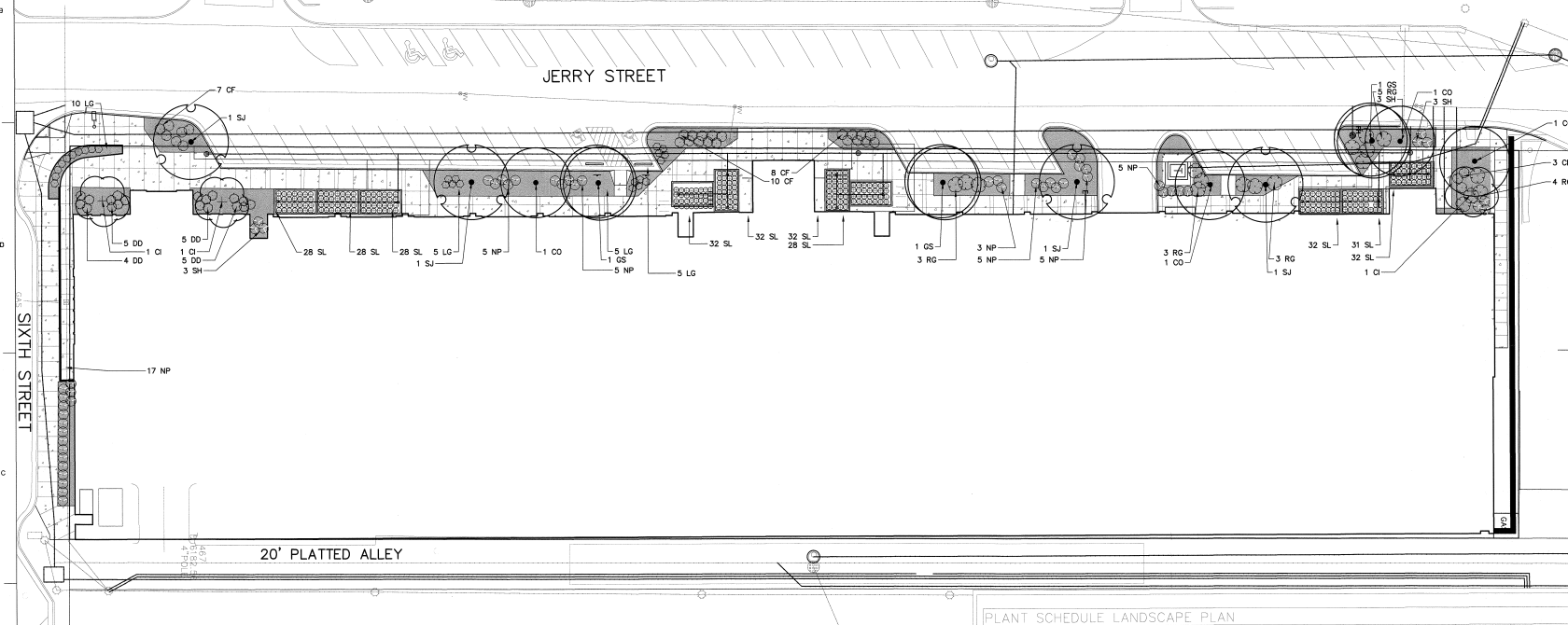
SDP 7
 LANDSCAPE PLAN
7 OF 10
 TreanorHL No. HMD24.1903.00



SITE DEVELOPMENT PLAN
 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
 TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038

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ITEM	LENGTH	UNITS	TREES REQUIRED (1 PER 22 LF)	TREES PROVIDED	EXISTING TREES TO REMAIN	SHRUBS REQ. (5 PER REQ. TREE)	SHRUBS PROVIDED	PERENNIALS REQ. (7 PER REQ. TREE)	PERENNIALS PROVIDED
JERRY STREET*	580	FEET	27	13	0	135	338	189	34
SIXTH STREET*	157	FEET	8	0	0	40	17	56	10

*REQUESTING VARIANCE FROM SECTION 17.042.080 #6 LANDSCAPING FROM THE DESIGN REVIEW BOARD.

ESTIMATED PLANT MATERIAL REQUIREMENTS:

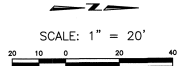
GROSS SITE AREA: APPROXIMATELY 90,000 SQ. FT.
 TURF AREA: N/A
 NATIVE TURF: N/A
 NUMBER OF TREES: 23
 NUMBER OF SHRUBS: 92
 PARKING LOT AREA: PARKING TO BE PLACED IN AN EASEMENT
 LANDSCAPE AREA TOTAL: 9,000 SQ. FT. (6,741 SQ. FT. PROVIDED)
 IRRIGATED LANDSCAPE: 5,954 SQ. FT.
 PARKING LOT LANDSCAPE: N/A
 MINIMUM REQUIRED AMOUNT OF 4 SHRUBS PER STREET TREE. ORNAMENTAL GRASSES MAY BE USED TO MEET THE SHRUB REQUIREMENT, AS PER TOWN OF CASTLE ROCK'S LANDSCAPE REQUIREMENTS. IF ORNAMENTAL GRASSES ARE USED, THEY WILL MEET THE SHRUB REQUIREMENT OF BEING FULLY ROOTED, IN A 5 GALLON CONTAINER, AND OF A 5 GALLON CONTAINER SIZE.
 MINIMUM SOIL AMENDMENTS ARE TO INCLUDE 4 CUBIC YARDS OF ORGANIC MATTER PER ONE THOUSAND SQUARE FEET, INCORPORATED INTO A DEPTH OF 6 INCHES APPROX. 9.8 CU. YDS.

GENERAL METHOD OF IRRIGATION:

PLANTERS WILL BE IRRIGATED IN A PERMANENT, AUTOMATIC, WATER EFFICIENT, DRIP OR SUB-SURFACE IRRIGATION SYSTEM. THE PLANTERS ARE DESIGNED TO CAPTURE AND SLOWLY RELEASE STORM WATER RUN-OFFS, BEFORE AND AFTER STORM EVENTS. SUPPLEMENTAL IRRIGATION WILL BE AUTOMATICALLY DISABLED.

HYDRO ZONE:

THE PLANTERS WILL BE COMPOSED OF THE SAME HYDRO ZONE LOW AND MODERATE SELECTION OF SHRUBS AND GRASSES, THAT WILL TOLERATE A VARIETY OF SOIL MOISTURE CONDITIONS.



ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HYDROZONE
	CI	3	<i>Crataegus crus-galli 'sterigmis'</i>	Thornless Hawthorn	2" Cal.	B&B	2
	CO	4	<i>Celtis occidentalis</i>	Common Hackberry	3" Cal.	B&B	2
	GS	3	<i>DeadSia hircanensis 'Skyline'</i>	Skyline Honey Locust	3" Cal.	B&B	2
	SJ	4	<i>Styphnolobium japonicum</i>	Japanese Pagodatree	3" Cal.	B&B	2
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HYDROZONE
	CF	28	<i>Coryphæa x clandonensis 'First Choice'</i>	First Choice Blueberry	5 gal.	Pot	2 & 3
	RG	18	<i>Rhus aromatica 'Gra-Low'</i>	Gra-Low Fragrant Sumac	5 gal.	Pot	2
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HYDROZONE
	NP	45	<i>Nassella tenuissima 'Pony Tails'</i>	Mexican Feathergrass	5 gal.	Pot	2
	SL	304	<i>Schizachyrium scoparium</i>	Little Bluestem Grass	5 gal.	Pot	2
	SH	9	<i>Sporobolus heterolepis</i>	Prairie Dropseed	5 gal.	Pot	2
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HYDROZONE
	DD	19	<i>Dianthus deltoides</i>	Maiden Pink	1 gal.	Pot	2 & 3
	LG	25	<i>Limonium gmelini 'hungaricum'</i>	Statice	1 gal.	Pot	2

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SDP 8
 LANDSCAPE DETAILS
8 OF 10
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