Town Certification

DIRECTOR OF DEVELOPMENT SERVICES

A. PLANNING COMMISSION RECOMMENDATION:

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ___

B. TOWN COUNCIL APPROVAL THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _

MAYOR DATE ATTEST: TOWN CLERK DATE

Surveyor's Certification

I, JOHN E. KRATZ, 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.

JOHN E. KRATZ REG. # 20142

Douglas County Clerk and Recorder's Certificate

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE ____ DAY OF _____, 20____ AT RECEPTION NO. _______.

DOUGLAS COUNTY CLERK AND RECORDER

Legal Description

Lot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendment, Town of Castle Rock, County of Douglas, according to the recorded plat

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,

2. Pursuant to Section 4.3E and 8.2.3A 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 landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with

4. According to FEMA Flood Insurance Rate Map Number 08035C030IG. Dated March 16, 2016. No Portion of the Site Lies Within a FEMA Designated 100-YR Floodplain.

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

1. 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 8. 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.

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 Plat. Revised: 11/4/2014

10. This Site is Zoned Planned Development. II. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.

12. 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.

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.

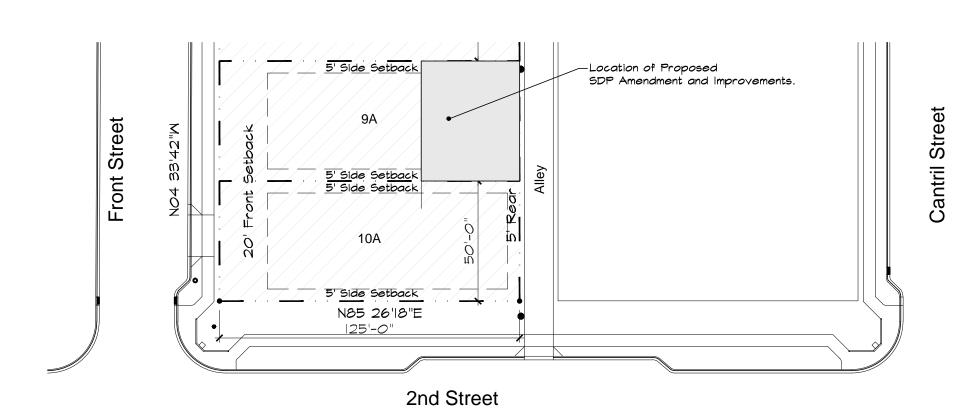
4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

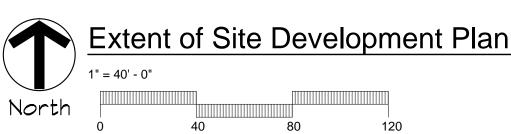
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

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.

. "No Parkina 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 roadway: 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



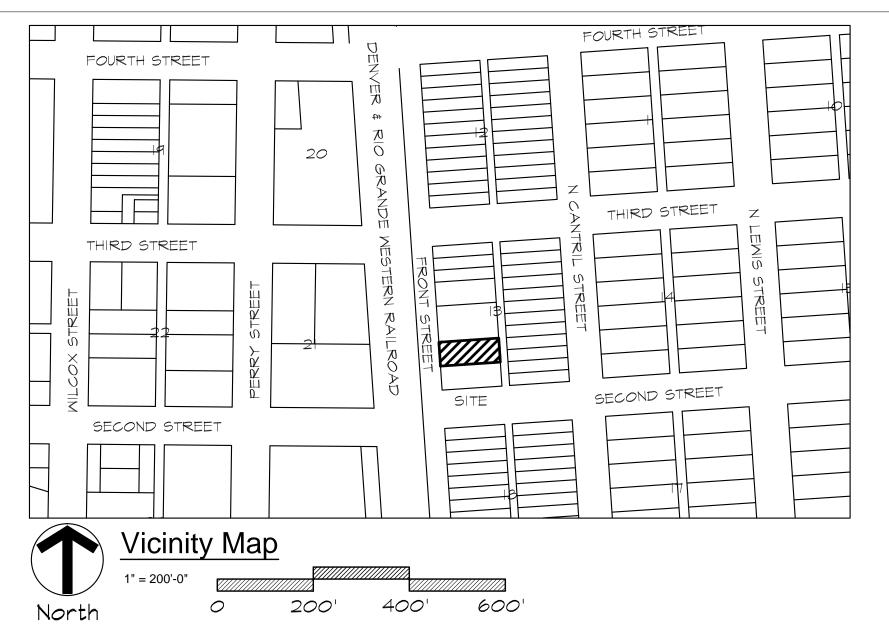


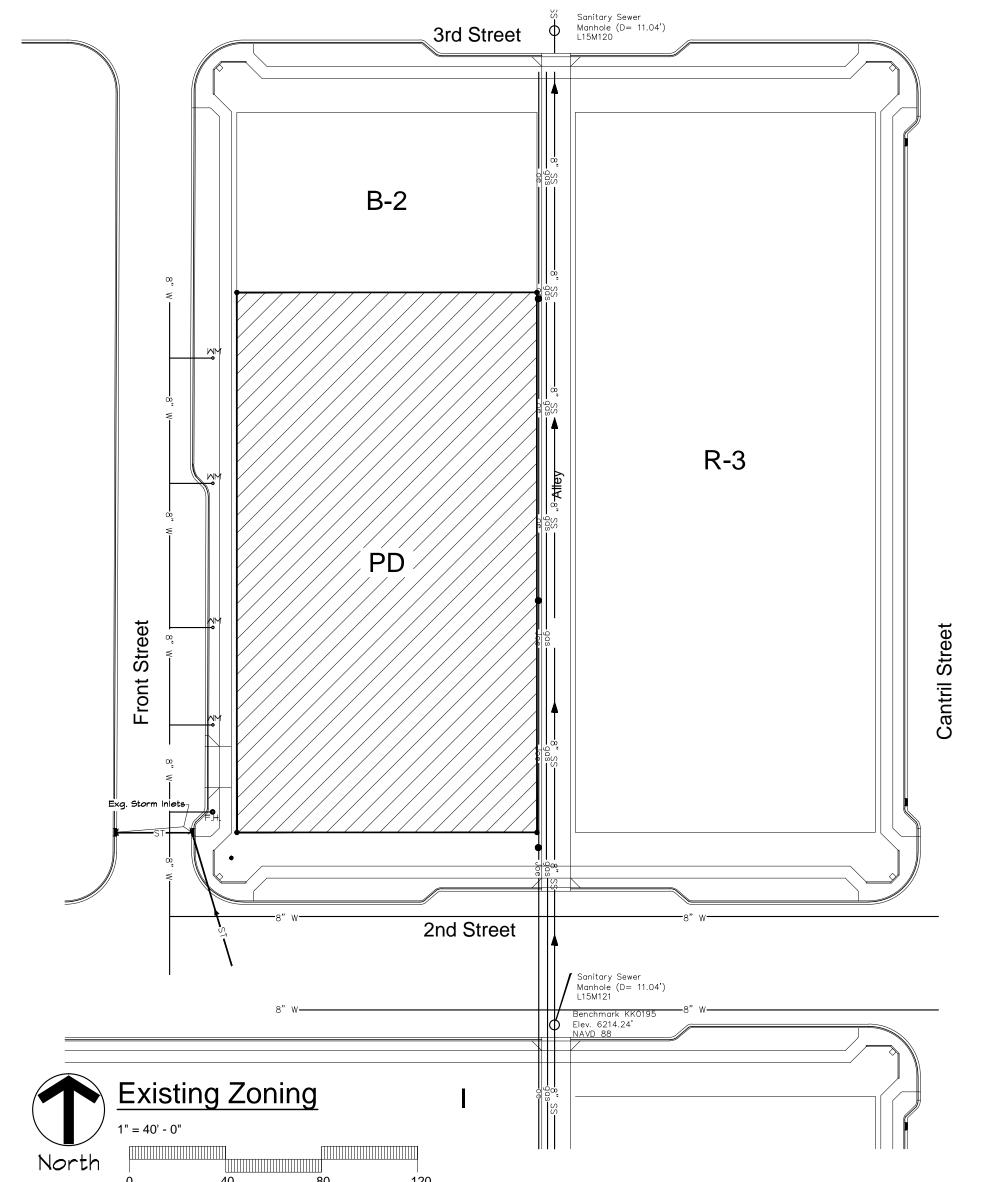
P.S. MILLER HOUSE

Site Development Plan, Amendment No. 1

(An Amendment to the P.S. Miller House Final PD Site Plan) Lot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendment Located in Section 11, Township 8 South, Range 67 West of the 6th Principal

Meridian, County of Douglas, State of Colorado





Permitted Uses

Offices Medical Offices

Daycare

Single Family Detached Dwellings Multi Family Attached Housing Personal Śervice

Site Data

Castle Rock, CO 80104

Douglas County

Town of Castle Rock Fire Dept. PD Lot Sizes:

Lot 4A: 6,250 S.F. or .1435 Acres Lot 5A: 9,375 S.F. or .2152 Acres Lot 9A: Lot IOA: 6,250 S.F. or 1435 Acres 28,125 S.F. or .6457 Acres

PD Total Building Footprint SF:

Lot 5A: 1,394 S.F. (Existing) Lot 9A: 888 S.F. (Existing) +576 (Proposed) Lot IOA: 1,974 S.F. (Existing) 4,256 S.F. (Existing) <u>4,832 S.F.</u> (w/ Proposed)

PD Total Building GROSS Floor Area SF: Lot 4A: Vacant Lot 5A: 1,394 S.F. (Existing) Lot 9A: 888 S.F. (Existing) +576 (Proposed)

Lot IOA: 3,138 S.F. (Existing)

Total: 5,420 S.F. (Existing) <u>5,996 S.F.</u> (w/ Proposed) -Per the PS Miller PD Zoning The combined Lots Shall Not Exceed a Building Coverage of 14,157 SF AND Not Exceed a Building GROSS Floor Area SF of 14,200. -Building Height Not to Exceed 25 Feet (Proposed)

14 Total Parking Spaces Req'd for the Entire P.D. * 6 Spaces Required for Lots 9A \$ 10A * 6 Provided for Lots 9A \$ 10A - 5 Parking Spaces Allowed On Street - 1 ADA Parking Space

* A 25% Reduction in Required Parking was Approved with TCV16-0003 SFEs: 2

<u>Setbacks:</u> Minimum Front Setback = 20'-0" Minimum Side Setback = 5'-0"

<u>Parking:</u>

Minimum Rear Setback = 5'-0" NO CHANGE TO EXISTING BUILDING FOOTPRINTS

Site Notes

A Maximum of One (1) Residential Dwelling Unit is Permitted Per Lot within the P.S. Miller Planned

All existina utilities to remain. New utilities on 9A include new 42" water meter pit with one new irrigation and one relocated domestic There are no significant natural features on or

adjacent to this project.

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 an Assians. The Maintenance Costs Shall Include all actual costs for Labor, Equipment, Materials and a 25% Fee.

<u>Landscape Notes</u>

Historical plantings will be used to match the architecture of the buildings. All plantings shall be

Signage Notes

All signage shall have a max height of 5' above the adjacent grade and shall have a maximum square footage of 20 square feet. Changeable signage is encouraged. Exterior above mounted lighting is encouraged. Backlighted or internal lighted signage is not allowed. Landscaping around the base of the signage is encouraged.

Front Porches

Open unenclosed uncovered or covered porches can encroach 10' into the 20' front yard setback.

Easement Note: No Utility Easements on this Site.

Sheet Index

3 - Site Plan and Grading Plan 4 - Landscape Plan 5 - Photometric Site Plan 6 - Exterior Elevations

Benchmark Benchmark KK0195

<u>Owner:</u>

Elevation 6214.24' - NAVD 88 Datum

Project Roster

Dave Hieronymus DLH Holdings, LLC Castle Rock, CO 80104 PH. 303-688-5273 No Mortgagees or Lienholders

<u>Developer:</u> DLH Holdings, LLC 200 Front Street Castle Rock, CO 80104 PH. 303-688-5273

FX. 303-814-3370 <u> Plan Preparer:</u> DLH Architecture 200 Front Street

Castle Rock, CO 80104 PH. 303-688-5273 FX. 303-814-3370

B & J Surveying 794 Ventura St, #B Aurora, CO 80011 Contact: John E. Kratz PH. 303-850-0559

Drawn

Scale:

Revisions

Cover Sheet

Title Sheet



velopment to the P.S. Id Gould's vanship 8 Sounty of E k 13, Craig and Gould' Section 11, Township 8

9A

Checked By: DLH

9-17-15

RGB

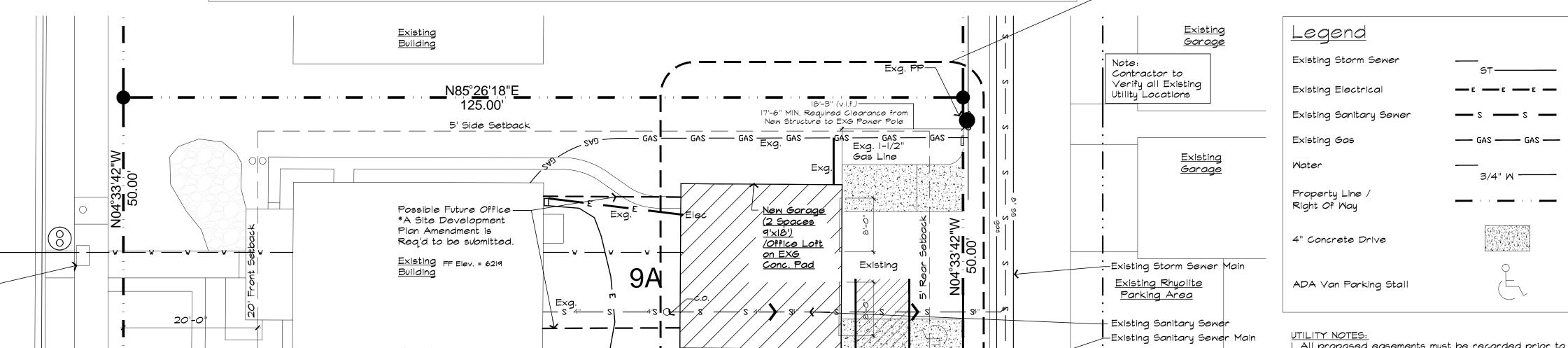
P.S. MILLER HOUSE

Site Development Plan, Amendment No. 1

(An Amendment to the P.S. Miller House Final PD Site Plan)

Lot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendment Located in Section 11, Township 8 South, Range 67 West of the 6th Principal

Meridian, County of Douglas, State of Colorado



<u>UTILITY NOTES:</u>
I. All proposed easements must be recorded prior to issuance of

2. The minimum separation between waterlines, sanitary sewer and storm

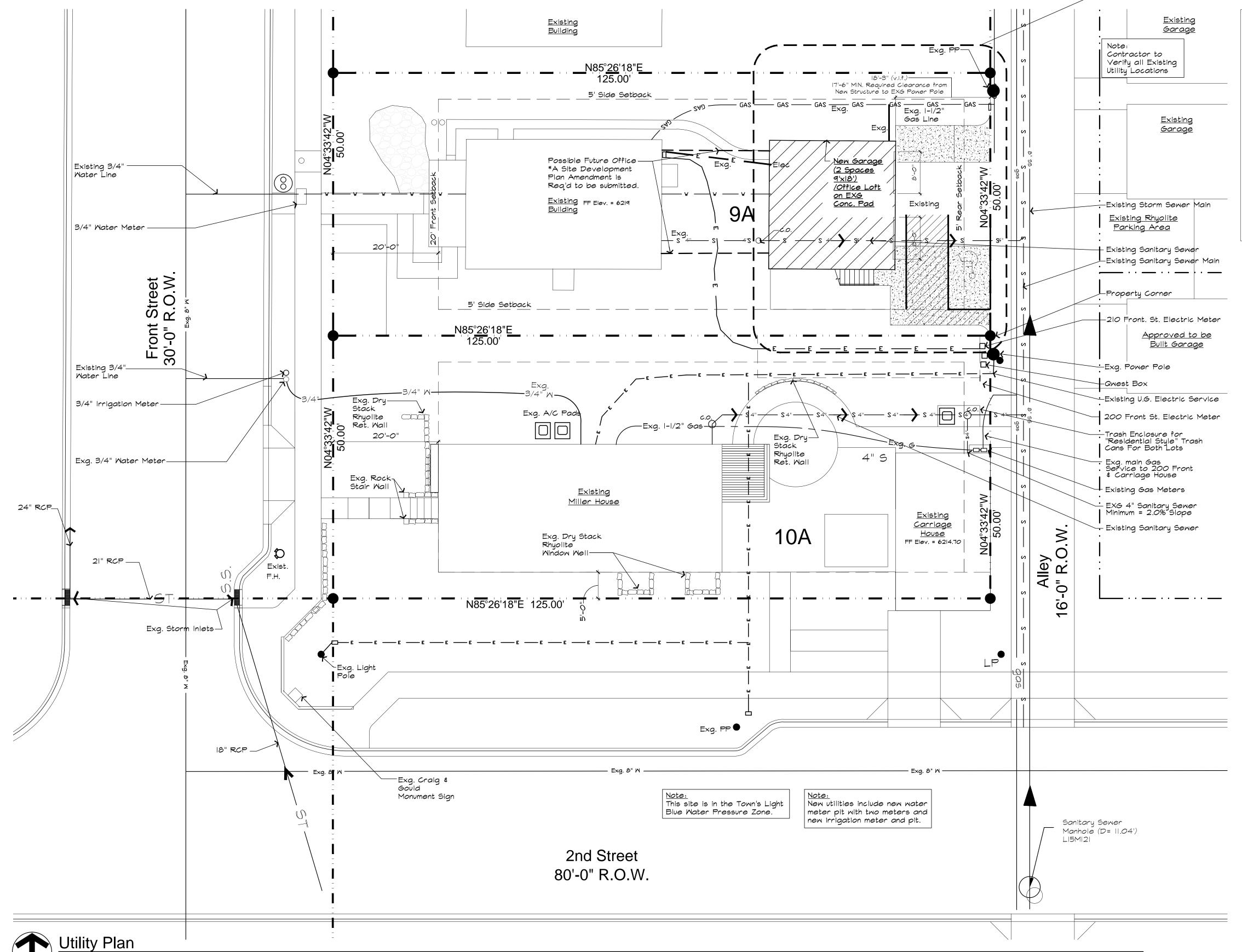
4. This site is located within the Town of Castle Rock light blue water

-Area of Amendment

Site Development Plan, Amendment to the P.S. Miller House F Lot 9A, Block 13, Craig and Gould's Addition to Cas Located in Section 11, Township 8 South, Range 6 Meridian, County of Douglas, State

Architecture

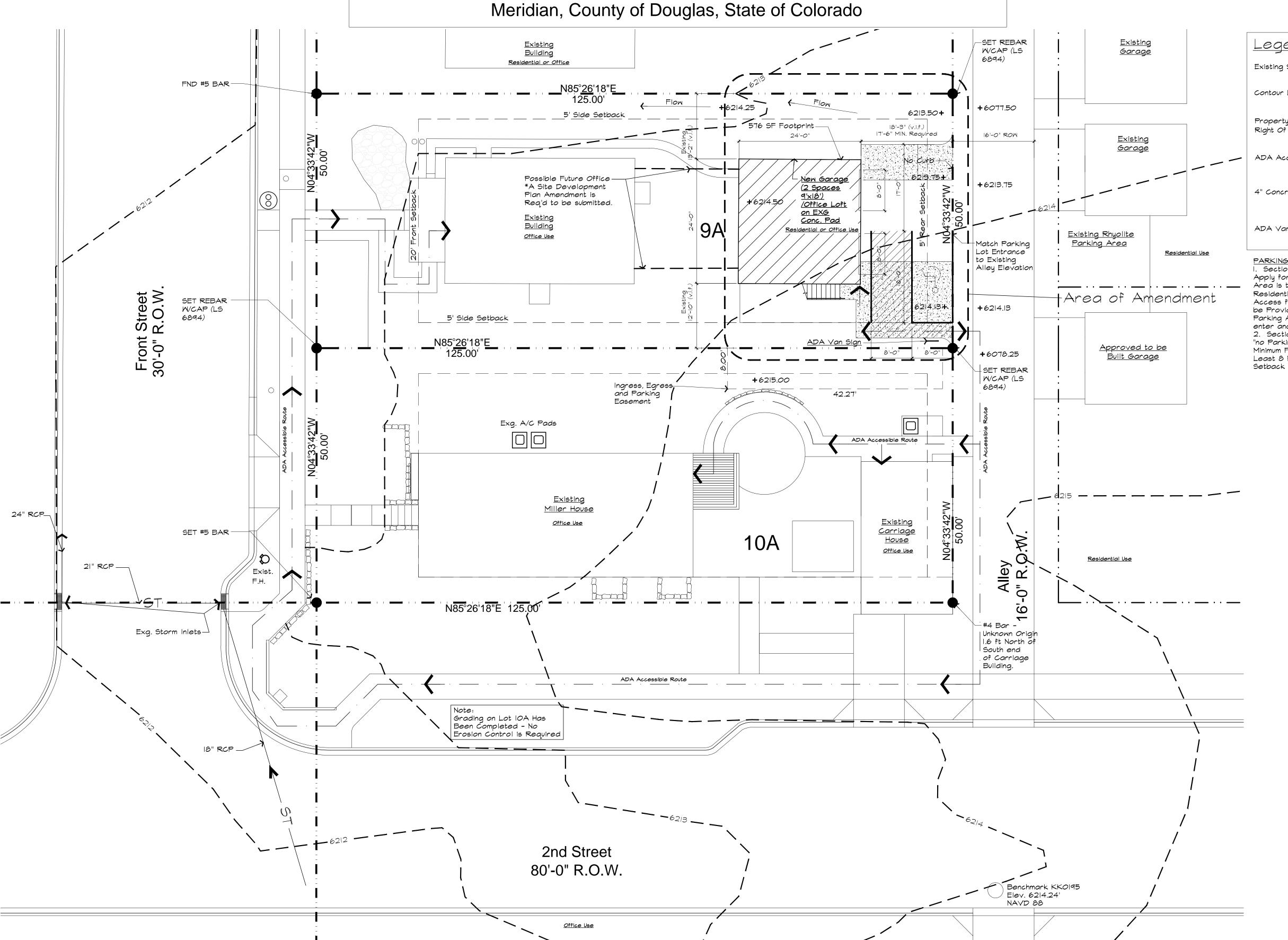
9-17-15 Drawn Revisions

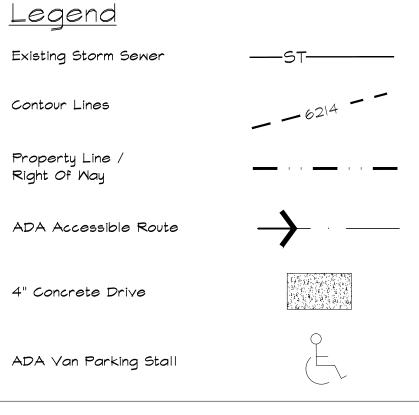


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Located in Section 11, Township 8 South, Range 67 West of the 6th Principal





PARKING NOTES:

1. Section 17.54.100 "The Following Requirements Shall Apply for all Parking Areas, Except Where the Parking Area is to Serve Single-Family and Attached Single Family Residential Uses. (A.I) Unobstructed Direct and Convenient Access for Vehicles to and From a Street or Alley Shall be Provided for all Off Street Parking Spaces. All Parking Areas must be Designed to allow Vehicles to enter and exit the Roadway in a Forward Motion.

2. Section 17.54.070B Parking for Non Residential Uses "no Parking Space or Drive aisles Shall be Located in a Minimum Front Yard or Side Yard Setback and Shall be at Least & Feet from any Right of Way, Regardless of Setback

P.S. MILLER HO Site Development Plan, A (An Amendment to the P.S. Miller H Lot 9A, Block 13, Craig and Gould's Addition

Architecture

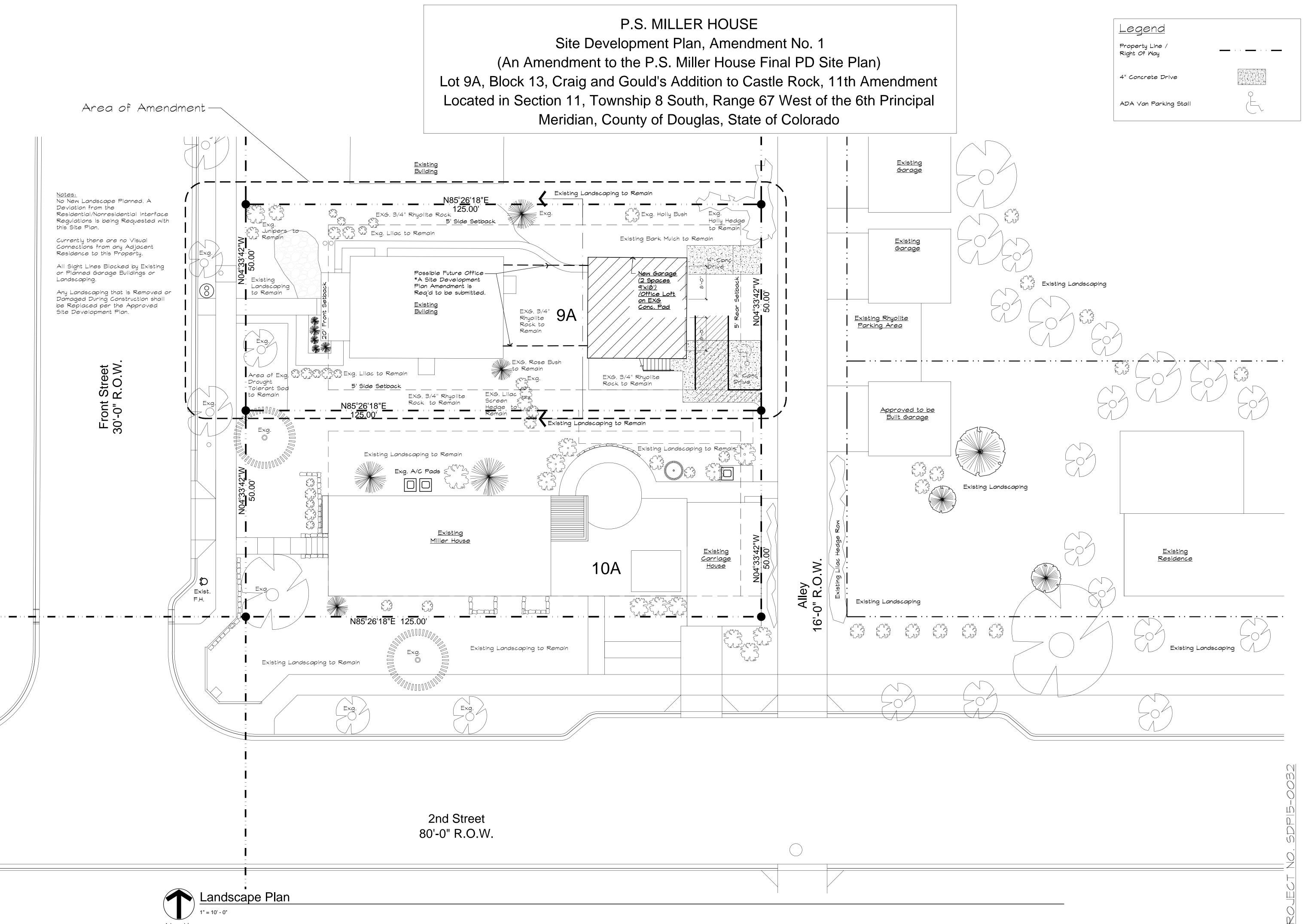
Project #: 0820
Date: 9-17-15
Drawn By: RGB
Checked By: DLH
Scale: As Noted
Revisions:

Sheet

Site and Grading Plan

Site Plan and Grading Plan

1" = 10' - 0"



DLH Architecture is a Limited Liability Corporation Established in 1992

Site Development Plan, Amendment No. 1

(An Amendment to the P.S. Miller House Final PD Site Plan)

ot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendme

Sheet #

Revisions:

4 Landscape Plan

9-17-15

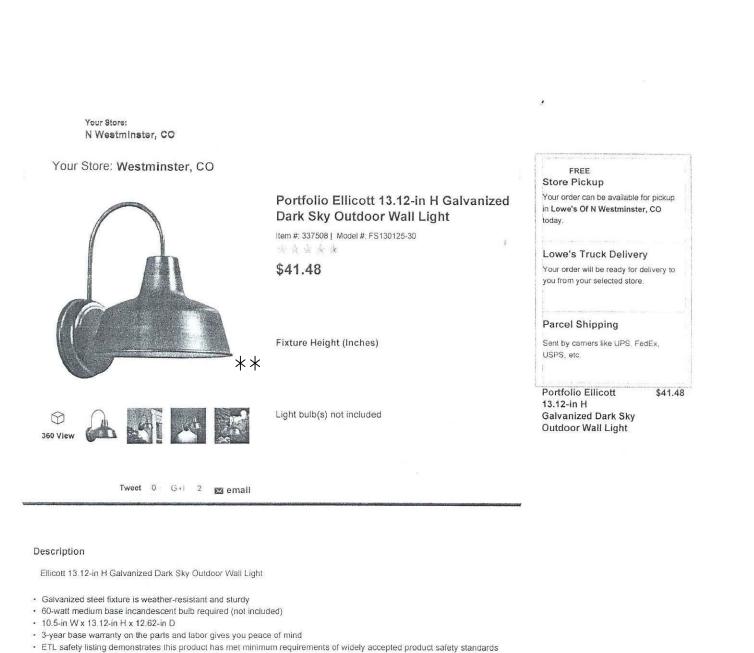
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North



Fixture Width (Inches) Fixture Depth (Inches) Weather Resistant/Weatherproo

Maximum Bulb Wattage

Bulbs Included Number of Bulbs Required

UL Safety Listing

CSA Safety Listing ETL Safety Listing

Hardware Included

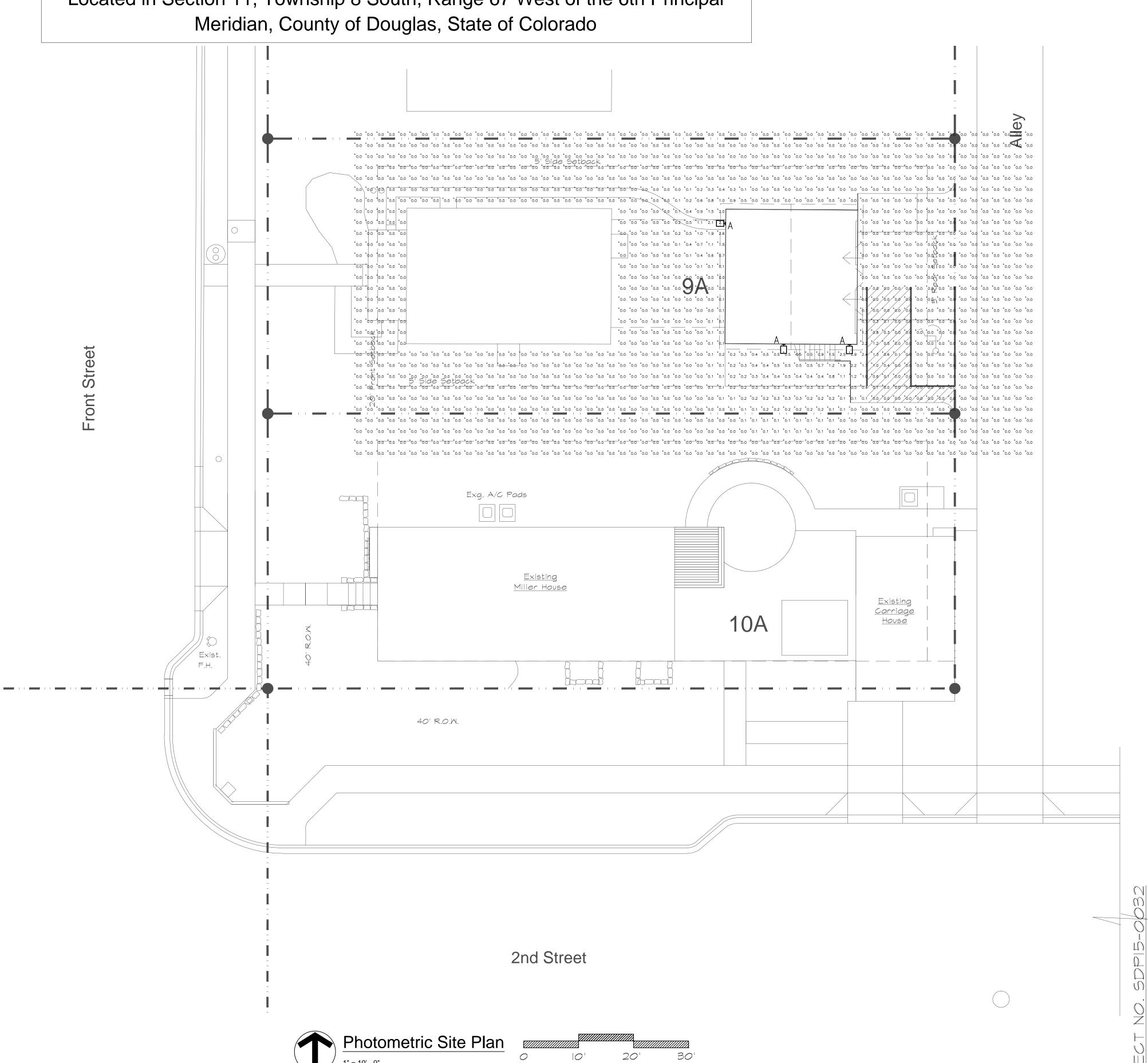
Light Bulb Base Type

http://www.lowes.com/pd_337508-43501-FS130125-30___?productId=50106276&pl=1&... 9/18/2015

** BULB TO BE RECESSED (DOES NOT EXTEND BELOW RIM) TO ENSURE FULL CUT-OFF

	Type	Description	Catalog Number	Lamp	Lumens	LLF	Quantity	Mounting
	Α	Decorative Entry Light	Portfollio Ellicot 13.12 W Galv. Darksky	A1-LED	800	1	3	7 ′ AFG *
* AFG = Above Finish Grade FIXTURE CONTROL - PHOTOCELL ON, TIME SWITCH OFF @ 2 HOURS AFTER CL								ER CLOSING
		Numeric Summary						
			_		fc) Min (fc 2,9 0) Avg/Min O N/A O	Max/Min N/A	

LIGHTING NOTE: Lighting calculations do not include public street/alley lighting. Calculations based on building lighting (Wall Fixtures) only. Lighting calc's based on 3 wall lights. The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at building facade, and unshielded wall packs.



Checked By:

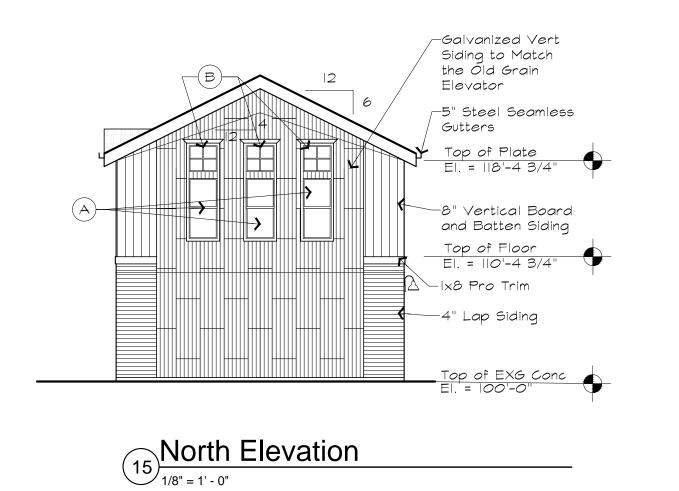
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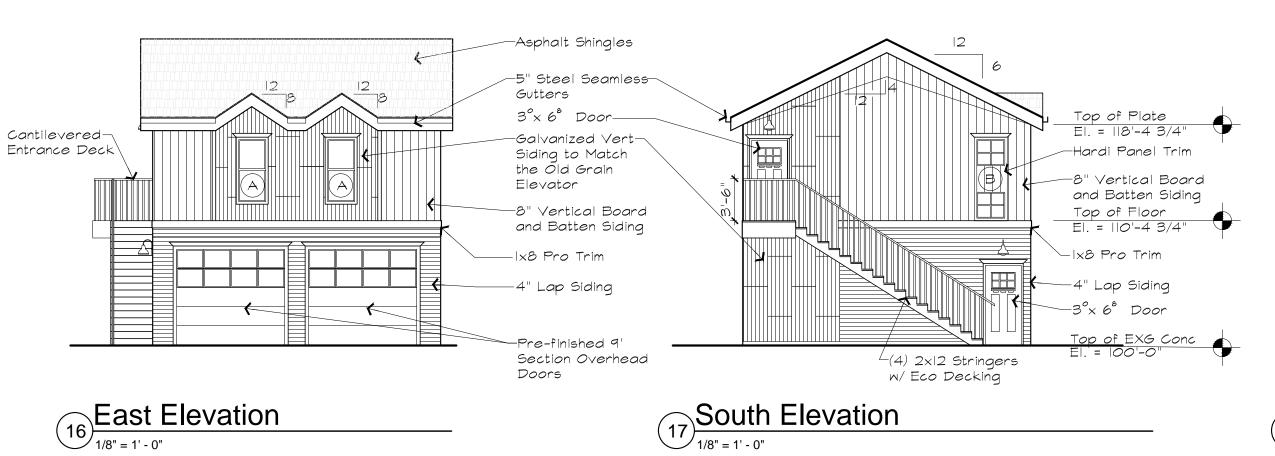
Scale: Revisions: 9-17-15

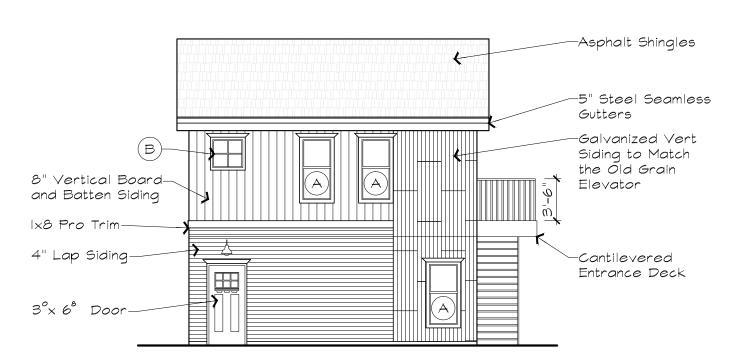
Photometric Site Plan

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Mindow Legend

A 2°x 5° Dbl Hung Wood Window

West Elevation

18

1/8" = 1' - 0"

RGE Drawn By: Scale: Revisions:

Sheet # Exterior Elevations