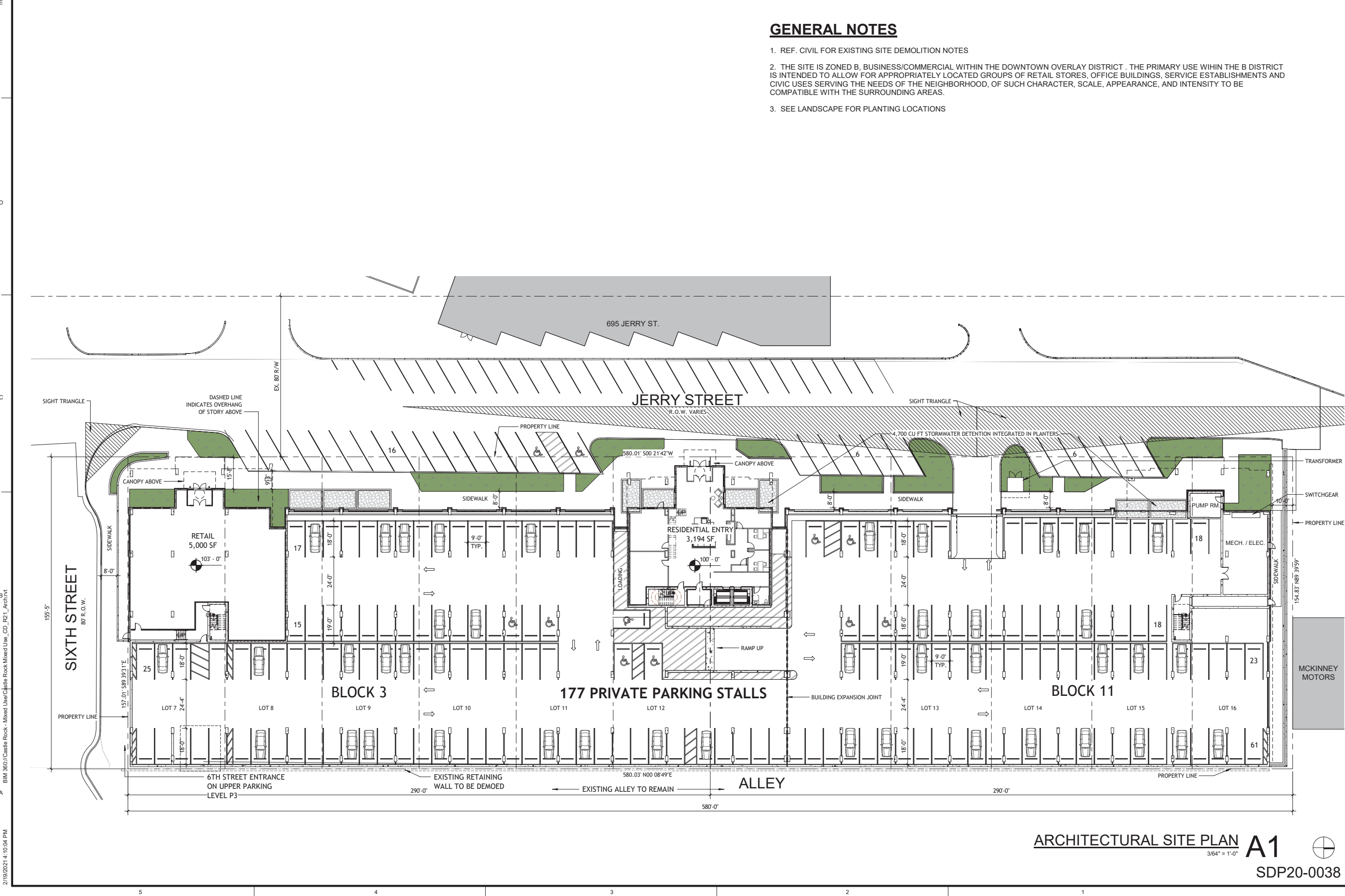


SITE DEVELOPMENT PLAN
LOTS 7 THROUGH 12, BLOCK 3, TOWN OF CASTLE ROCK, INCLUDING A PORTION OF VACATED 7TH STREET AND JERRY STREET, AND LOTS 13 THROUGH 16, BLOCK 11, INCLUDING A PORTION OF VACATED JERRY STREET, WILCOX ADDITION
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK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



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

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NO	DESCRIPTION	DATE

SDP 2
SITE PLAN
2 OF 10
CTD+D NO. 21.0100

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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CT

DESIGN +
DEVELOPMENT

810 Highland Dr.
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Office: 785-760-1055

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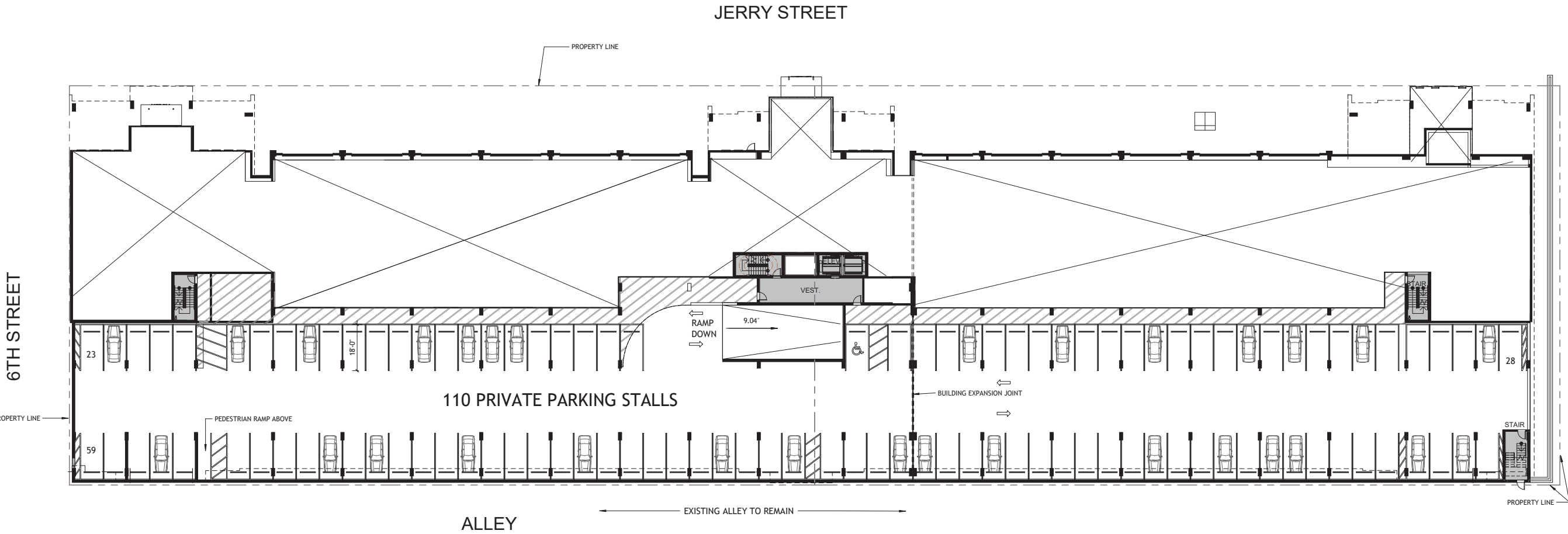
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NO	DESCRIPTION	DATE

SDP 3

P2 LEVEL
3 OF 10

CTD+D NO. 21.0100



P2 LEVEL - PARKING
1" = 20'-0"

A1

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

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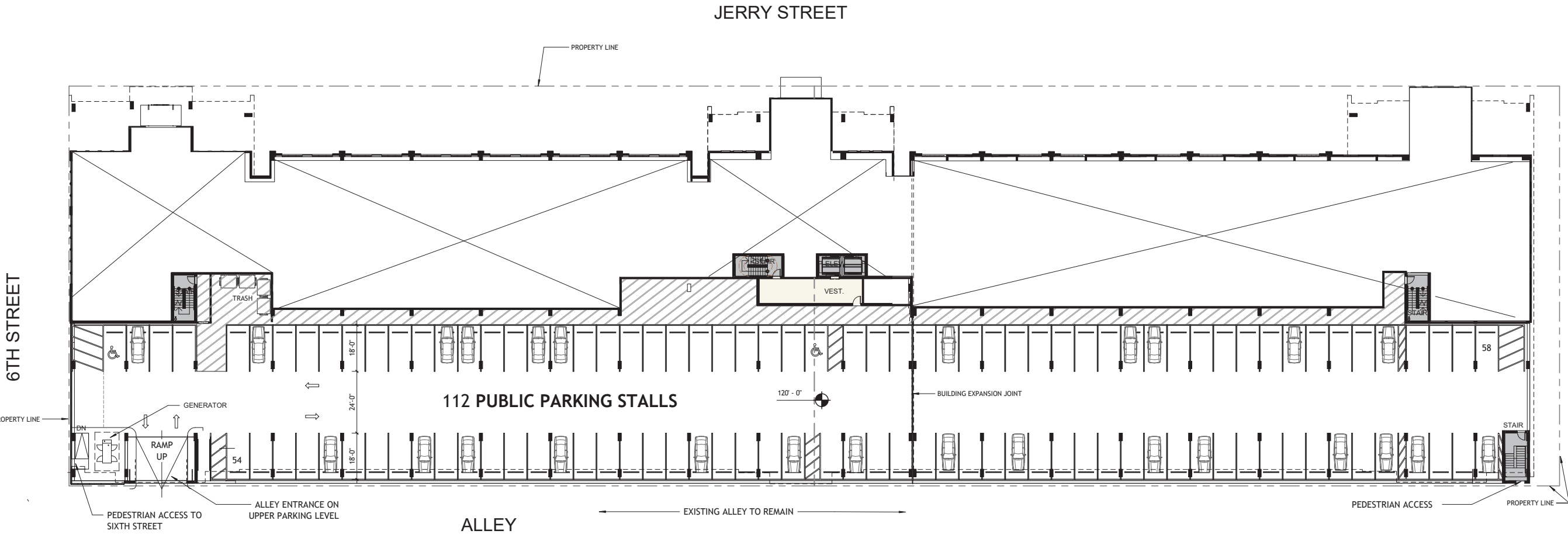
NO	DESCRIPTION	DATE

SDP 4

P3 LEVEL

4 OF 10

CTD+D NO. 21.0100



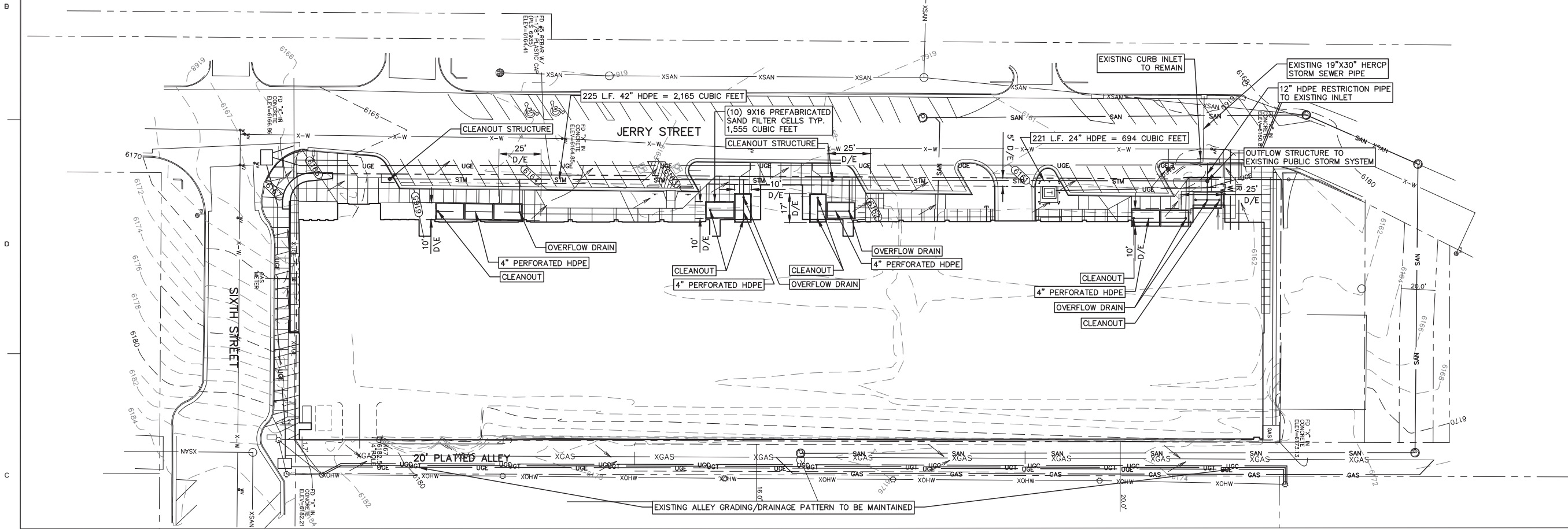
P3 LEVEL - PARKING

1" = 20'-0"

A1

SDP20-0038

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP20-0038



LEGEND

- IRON PIN FOUND (AS NOTED)
- ⊗ CP IRON PIN SET
- ⊗ U/E CONTROL POINT
- (M) UTILITY EASEMENT
- (P) MEASURED
- ⊕ PLATTED
- ⊕ EXISTING GAS METER
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING ELECTRICAL BOX
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING TRANSFORMER
- IRAN EXISTING BORE HOLE
- BH EXISTING WATER METER
- WM EXISTING WATER VALVE
- WV EXISTING FIRE HYDRANT
- FH EXISTING GAS LINE
- X-GAS EXISTING GAS LINE
- X-W EXISTING WATER LINE
- X-UG EXISTING UNDERGROUND ELECTRICAL LINE
- X-UGT EXISTING UNDERGROUND TELEPHONE LINE
- X-OHW EXISTING OVERHEAD ELECTRICAL LINE
- X-OHP EXISTING OVERHEAD TELEVISION LINE (CABLE)
- X-FO EXISTING FIBER OPTIC CABLE
- FW PROPOSED FIRE LINE
- W PROPOSED WATERLINE
- SAN PROPOSED SANITARY SEWER
- STM PROPOSED STORM SEWER

→ DIRECTION OF STORMWATER FLOW

— 540 — EXISTING ELEVATION CONTOUR

— 640 — PROPOSED ELEVATION CONTOUR

— — — — — PROPERTY LINE OF SUBJECT PROPERTY

— — — — — PROPERTY LINE OF SURROUNDING PROPERTY



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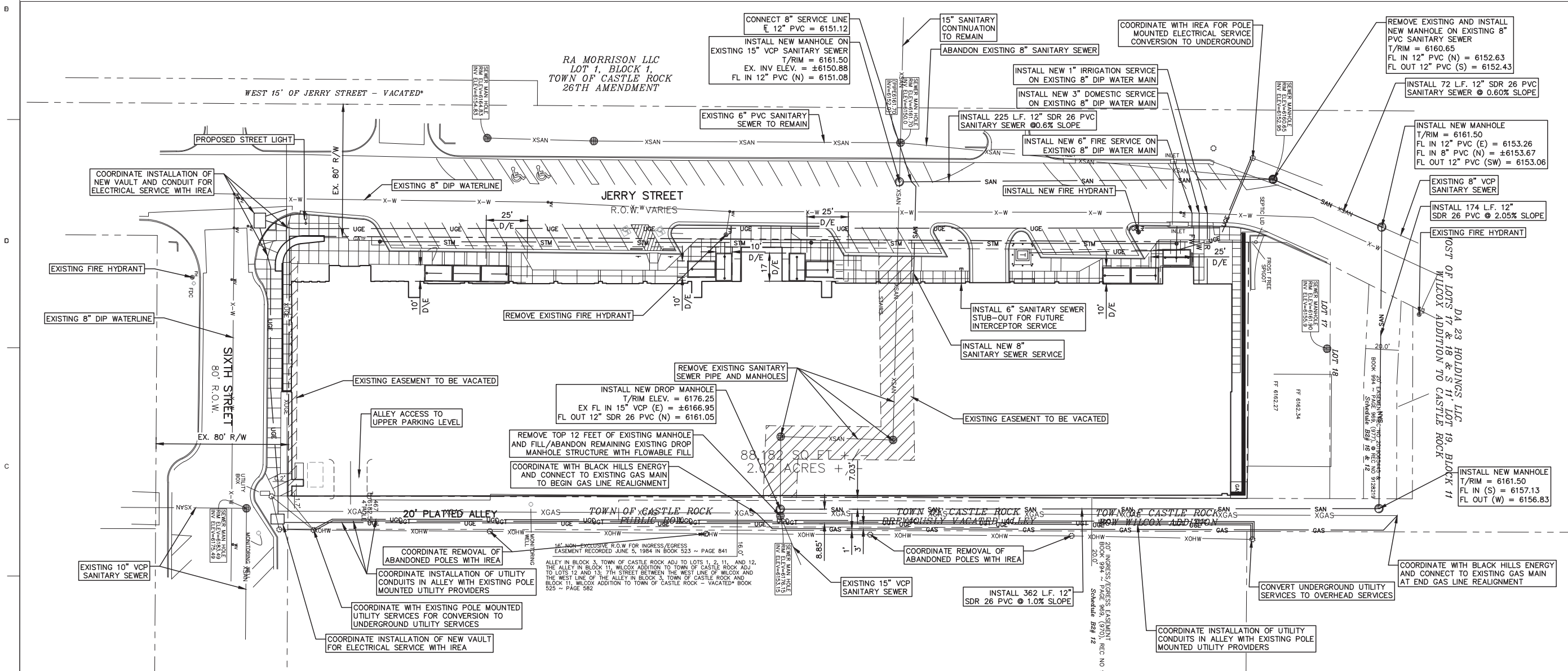
Date: 07/22/20

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	02.19.21

SDP 5
GRADING AND DRAINAGE PLAN
5 OF 10
TreanorHL NO. HM0624.1903.00

5 4 3 2 1

SITE DEVELOPMENT PLAN
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ANDREW P. BUCHWITZ, PLA
COLORADO PLA
#1151

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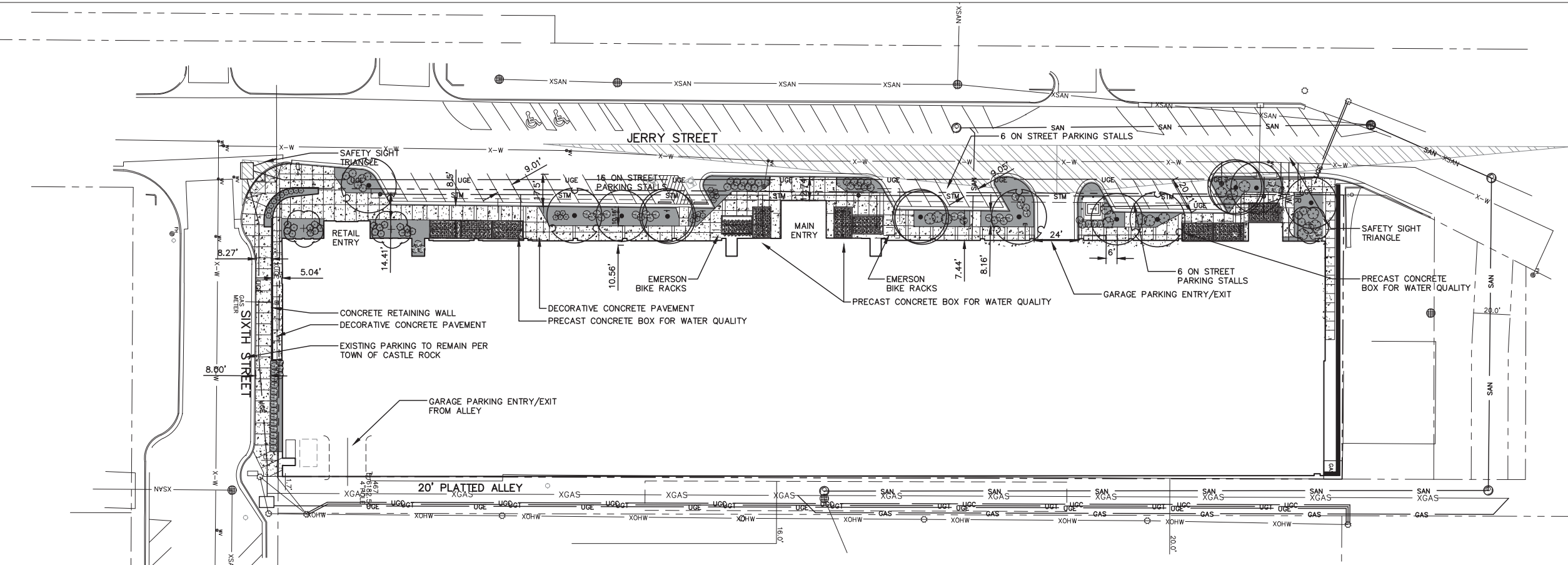
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NO	DESCRIPTION	DATE
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4	TOWN REVIEW	02.19.21

SDP 7

LANDSCAPE PLAN

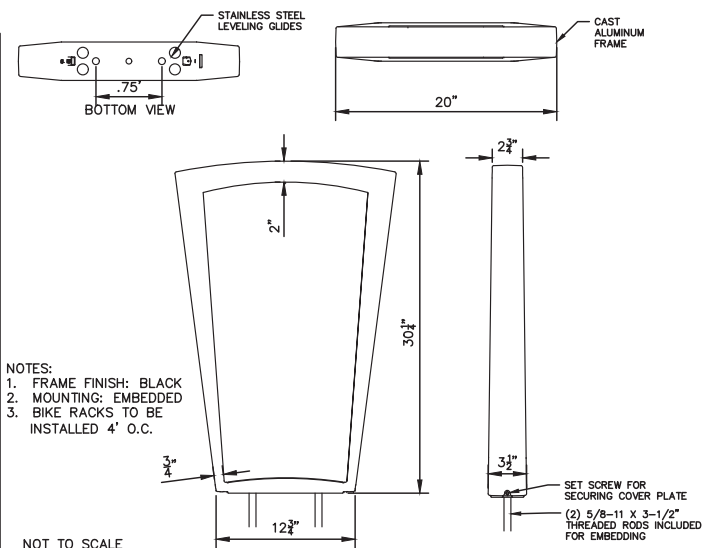
7 OF 10

TreanorHL NO. HM0624.1903.00



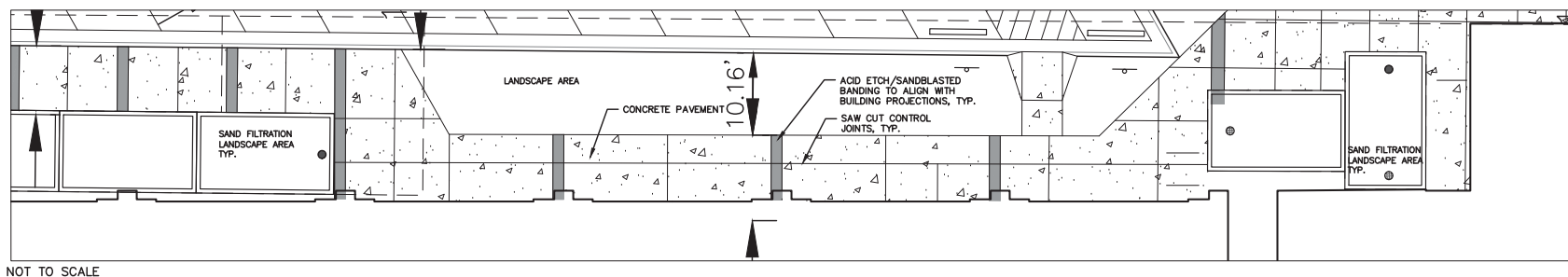
LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. 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.
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B 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.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. 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.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
16. TREES PLANTED IN AREAS LESS THAN 8' IN WIDTH ARE REQUIRED TO USE CU STRUCTURAL SOIL.



EMERSON BIKE RACK (EMBEDDED) – LANDSCAPE FORMS

SAND FILTER PLANTING BOX



SCALE: 1" = 30'
30 15 0 30 60

SDP20-0038

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ANDREW P. BUCHWITZ, PLA
COLORADO PLA
#1151



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

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Date: 07/22/20

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5/12/2020 10:04:44 AM BIM 360://DV19.016.00P Castle Rock Mixed Use/The View at CR_Version 2.0.rvt

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
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GENERAL NOTES

1. ALL ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW ON ALL SIDES.
2. ALL BUILDING SIGNAGE WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO FINAL PERMIT.

TRANSPARENCY CALCULATION - FRONT ELEVATION (WEST)

BUILDING LENGTH: 569' - 3"
REQ. MIN. 35% TRANSPARENCY LENGTH: 199' - 2 7/8"

PROVIDED:
TRANSPARENCY LENGTH: 300' - 4"
TRANSPARENCY PERCENTAGE: 52%

TRANSPARENCY CALCULATION - SIDE ELEVATION (SOUTH)

BUILDING LENGTH: 127' - 9"
REQ. MIN. 30% TRANSPARENCY LENGTH: 38' - 3 7/8"

PROVIDED:
TRANSPARENCY LENGTH: 40' - 0"
TRANSPARENCY PERCENTAGE: 31%

SOUTH C3
3/64" = 1'-0"

NORTH C1
3/64" = 1'-0"

WEST B1
3/64" = 1'-0"

EAST A1
3/64" = 1'-0"

SDP20-0038



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NO	DESCRIPTION	DATE

SDP 9

BUILDING ELEVATIONS
9 OF 10

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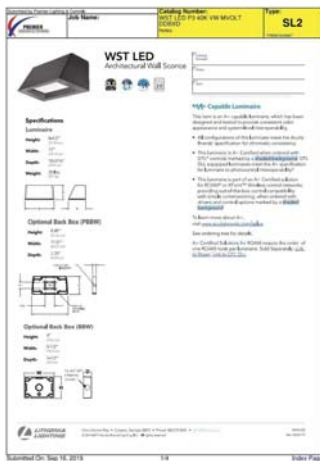
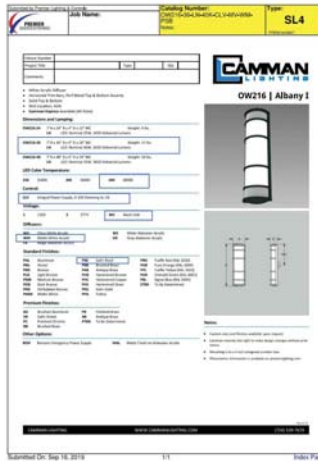
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LIGHT FIXTURE SCHEDULE

- WALL MOUNTED SCNCE: CAMMAN LIGHTING OW216, MOUNTED 10'-0" ABOVE STREET LEVEL
WALL MOUNTED LED FIXTURE: WST LED, MOUNTED 10'-0" ABOVE STREET LEVEL (EXC. @ ALLEY)
COVE WALL MOUNTED ACCENT LIGHT: ECOVLINE XL WET 1.5 ECVLXW2, MOUNTED 30'-0" ABOVE STREET LEVEL

GENERAL NOTES

1. ALL BUILDING SIGNAGE LIGHTING WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO FINAL PERMIT.
2. WAY FINDING AND LIFE SAFETY LIGHTING WILL BE PROVIDED THROUGH OUT AND AROUND THE SITE PERIMETER 24-7.
3. LIGHT POLLUTION WILL BE MITIGATED TO ADJACENT PROPERTIES PER TOWN STANDARDS.
4. FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT THE BUILDING FACADE, AND UNSHIELDED WALL PACKS WILL NOT BE PERMITTED.
5. LUMINARY SUMMARY TABLE WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO FINAL PERMIT.



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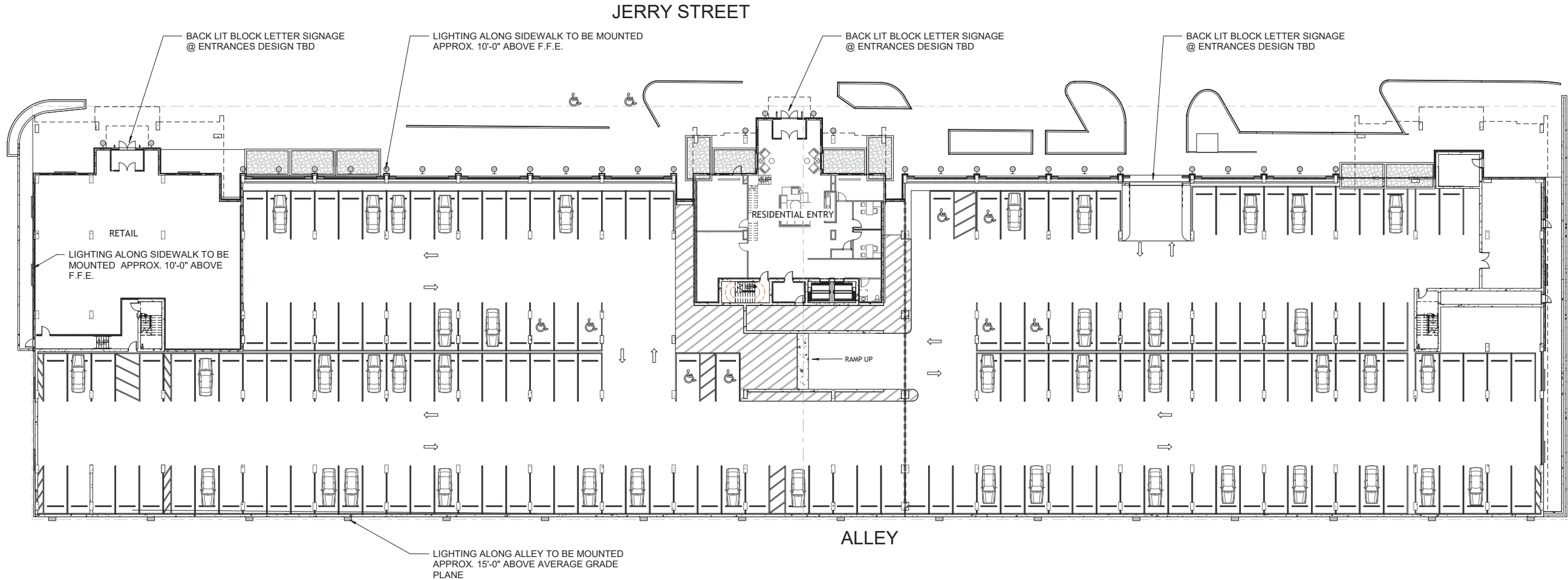
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SDP 10

GENERAL SITE LIGHTING PLAN
10 OF 10
CTD+D NO. 21.0100



SITE LIGHTING PLAN
1" = 20'-0"

A1

SDP20-0038