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, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for abor, 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 hereon lies in Zone X unshaded per Firm Map No. 08035C0188G, Dated: March 16.

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 entation 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 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.

10. The Zoning recordation information, including date and reception number OR "This site is zoned B, Business/ mercial 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 Figure 1 and a set of the set

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

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 A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HÉRÉBY 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.

REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEER'S STATEMENT

THE STATE OF COLORADO, HERENT THE STATE OF COLORADO, HERENY ATTEST THAT ALL GRADINO, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (SITE DEVELOPMENT PLAN) HAVE BEEN DESIGNATED AND ENSINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER

DESIGN REVIEW BOARD APPROVAL

DIRECTOR OF DEVELOPMENT SERVICES DATE

DATE

CHAIF

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO
ON THE ______ DAY OF _______, 2020

DATE

DATE

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 to32 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

, A MUTHORIZED REPRESENTATIVE OF A TITLE INSURANCE COMPARY UCENSED TO USINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC ECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE ROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDERS

AUTHORIZED REPRESENTATIVE TITLE COMPANY

SIGNED THIS ____ DAY OF _

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS AS AUTHORIZED REPRESENTATIVE

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNERSHIP CERTIFICATION

HE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, JOUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TREANOR INVESTMENTS, LLC, A KANSAS LIMITED LIABILITY COMPANY SIGNED THIS DAY OF 20

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF

20_____BY____ OF TREANOR INVESTMENTS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIONED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HERCIN. THE UNDERSIANDE DIENFECTUARY OF THE LEINE (REARTED BY THE INSTRUMENT RECORDED JANUARY 23, 2020. A TH RECEPTION NO. 202000479 DOUGLAS COUNTY, COLORADO, SUBDROMATES THE SUBJECT LEIN TO THE TERMS,

STORAGE LLC SIGNED THIS DAY OF .20

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF ____ 20 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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 conset provision of C.R.S. 37-90-137(8).

SUMMARY TABLE:		
SENERAL ZONE LOT INFORMATION	SQUARE FEET	ACRES
OT AREA	88,182 SF	2.02 AC
	PERMITTED	PROPOSED
BUILDING GROUND COVERAGE (MAX)	88,182 SF	72,867 SF
BUILDING HEIGHT	PERMITTED	PROPOSED
BUILDING HEIGHT, STORIES (MAX)	6	6
BUILDING HEIGHT, FEET (MAX)	N/A	85'-0*
PARKING	REQUIRED/PERMITTED	PROVIDED
TANDARD	293	ON-STREET = 31, GARAGE = 3
ACCESSIBLE	9 (MIN. 2% OF TOTAL)	ON-STREET = 2, GARAGE = 3
COMPACT (30% PERMITTED)	130 (MAX. 30% OF TOTAL)	0
TOTAL	302 **	432
** PER TABLE 64-1, PARKING REQUIREMENTS ON-SITE PARKING SPACE PER UNIT = 221. OFF	ICE: 4 SPACES PER 1,000 SF = 57. RETA	
ETBACKS	REQUIRED/PERMITTED	PROVIDED
RONTYARD	0	VARIES 25' TO 0'
IDE YARD - NORTH	0	10'-0"
IDE YARD - SOUTH	0	0
REAR YARD	0	0
MAXIMUM BUILDING SETBACK	25% 172.75' (MIN) ***	93% 649'
** 17.42.060 BUILDINGS LINEAR FOOTAGE F		127'-9" = 697' x 0.25 = 174'-3"
PROGRAM SUMMARY		
RETAIL		5.000 SF
DFFICE		14.242 SF
MULTI-FAMILY RESIDENTIAL		182.028 SF
OTAL DWELLING UNITS (DU)		221
DENSITY		107.9 DU/ACRE
INGLE FAMILY EQUIVALENT UNITS		151 SFE
ARKING		135.368 SF
ANDSCAPE SUMMARY - TOTAL SITE		
BUILDING COVERAGE		72,867
PAVEMENT COVERAGE		11,617
ANDSCAPE COVERAGE		5,954
ANDSCAPE COVERAGE		
	ENT	5,954
TOTAL	ENT	5,954
OTAL ANDSCAPE SUMMARY - TOTAL IMPROVEM	ENT	5,954 90,438
TOTAL ANDSCAPE SUMMARY - TOTAL IMPROVEM BUILDING COVERAGE	ENT	5,954 90,438 72,867



LOCATION MAP

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.

ROCK VIEW HOLDINGS, LLC A COLORADO LIMITED LIABILITY COMPANY SIGNED THIS DAY OF 20

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF

20 BY OF ROCK VIEW HOLDINGS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES:

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HERCON. THE UNDERSIGNED BHERCHARY OF THE LENK RECREATED BY THE BRITMUNET RECORDED JUNE 29, 2020 AT RECEPTION NO. 202005975 DOUGLAS COUNTY, COURADO, SUBDRIDNATES THE SUBJECT LENT TO THE TERMS,

FIRST MISSOURI BAN SIGNED THIS DAY OF .20

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF ____

NOTARY PUBLIC

20 BY

MY COMMISSION EXPIRES

20		
DAY OF		

WITNESS MY HAND AND OFFICIAL SEAL.

OWNERSHIP CERTIFICATION UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, NTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DOUGLAS COUNTY PROPERTIES, LLC A KANSAS LIMITED LIABILITY COMPANY SIGNED THIS DAY OF 20

MY COMMISSION EXPIRES:

SIGNED THIS DAY OF

WITNESS MY HAND AND OFFICIAL SEAL

STORAGE LLC

NOTARY BLOCK

20 BY

NOTARY PUBLIC

SIGNATURES

DOUGLAS COUNTY CLERK AND RECORDER

CERTIFICATE

DEPUTY

DOUGLAS COUNTY CLERK AND RECORDERS

THIS (name of document) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ______ ON THE _____ DAY OF ______ AT RECEPTION NO. ______

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF

LIENHOLDER SUBORDINATION CERTIFICATION

THE LINERSDIVED DAE ALL THE MARTICALESS AND LISHWALDREAD COSTUNAL MADE AN THE TORING OF ANTLE REPORTED TO THE DOLLAR AND ETHER OF COMMON DESTINATION RECORDED ANALYSY AND ANALYSY ANAL

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20_____BY_____ OF DOLICEAS COUNTY PROPERTIES 11 WITNESS MY HAND AND OFFICIAL SEAL.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF ____

NOTARY PUBLIC

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

ATTAC

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

LEGAL DESCRIPTION

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

I ANDSCAPE ARCHITECT: TREANORH CONTACT: ANDY BUCHWITZ PHONE: (785) 842-4858 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) 716-1270 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

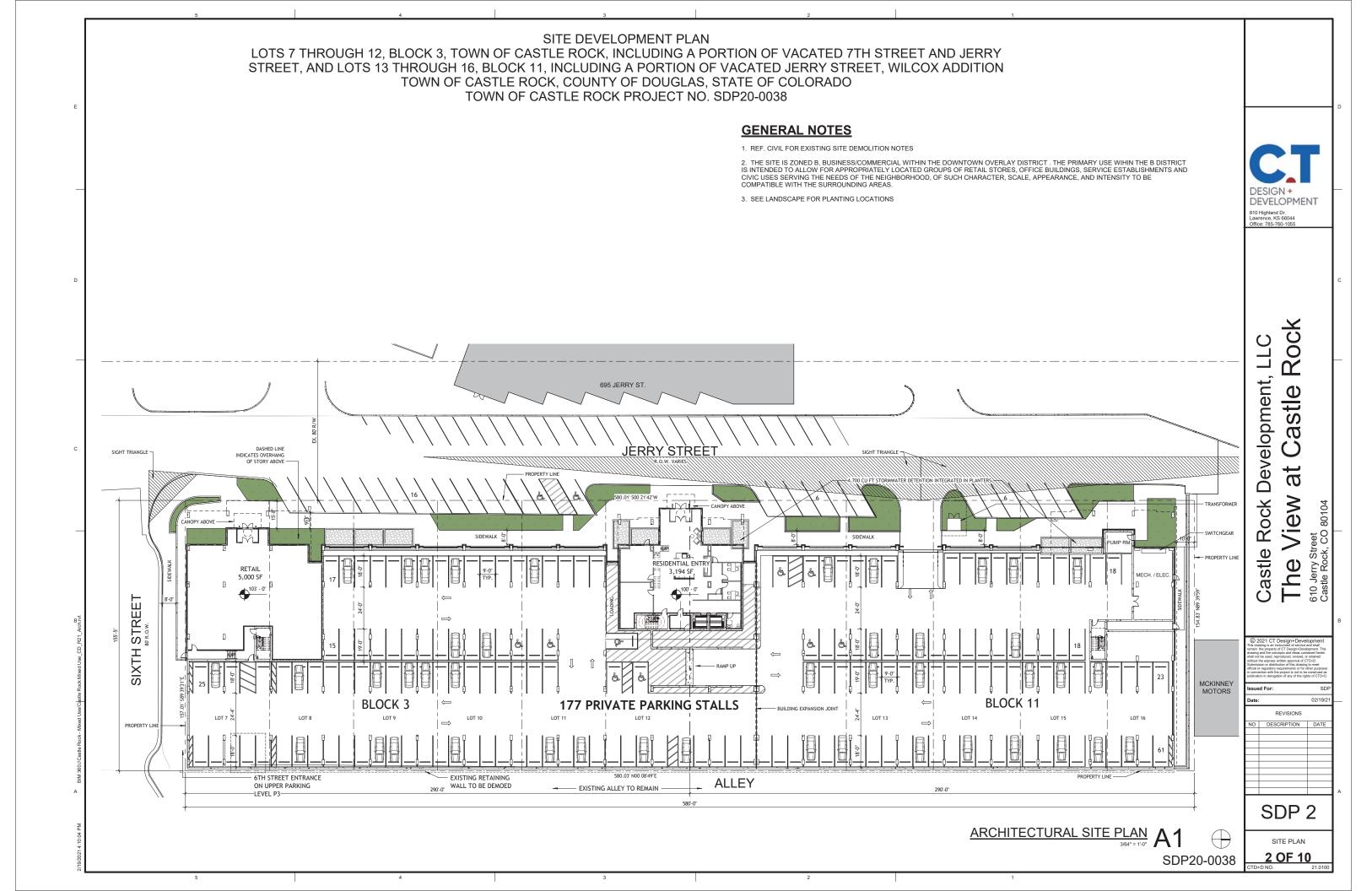
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF LOT 47 BEARS N00°33'24"W AS SHOWN HEREON DETWEEN THE MONUMENTS IDENTIFIED

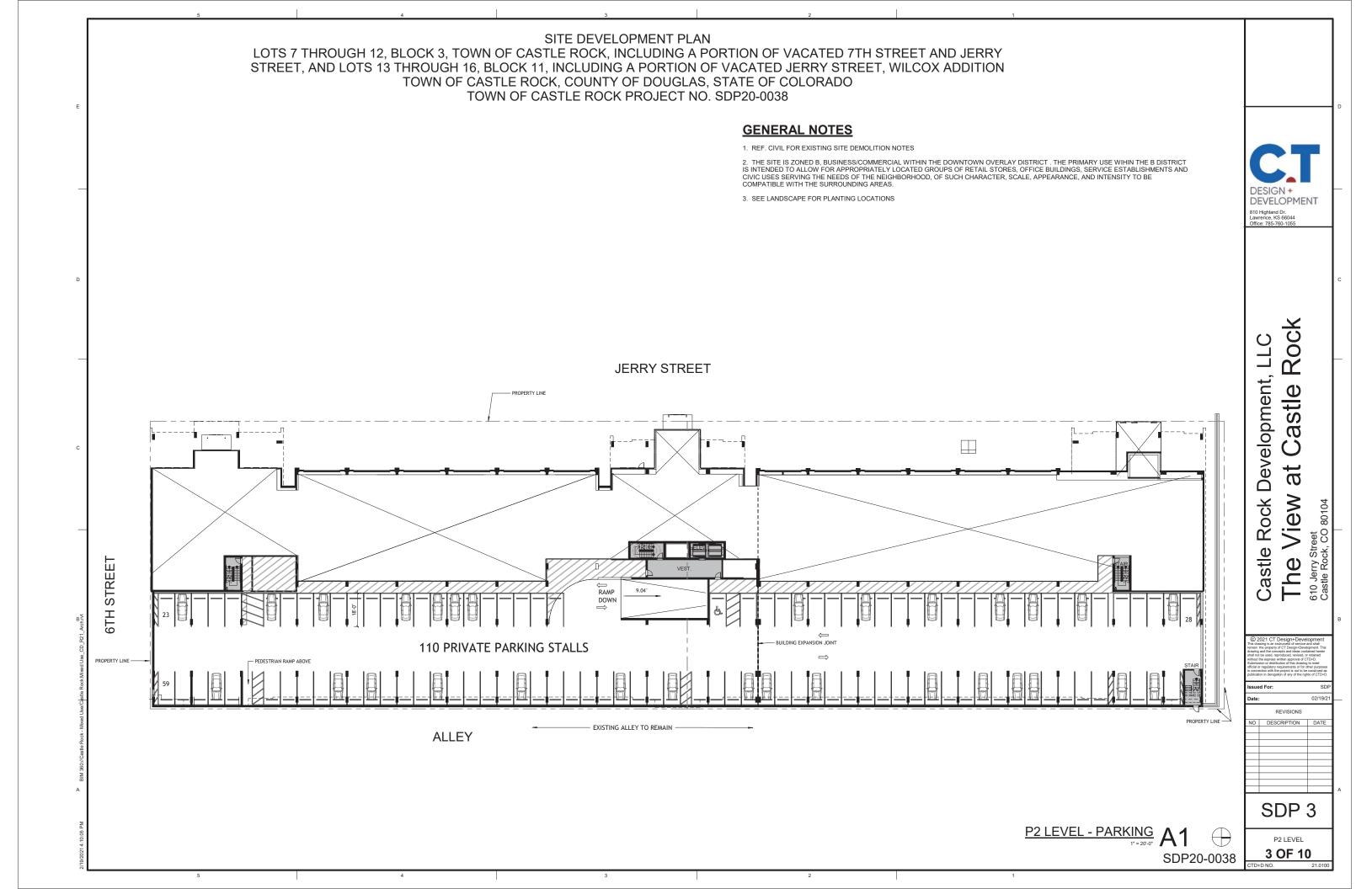
DOUGLAS COUNTY BENCHMARK

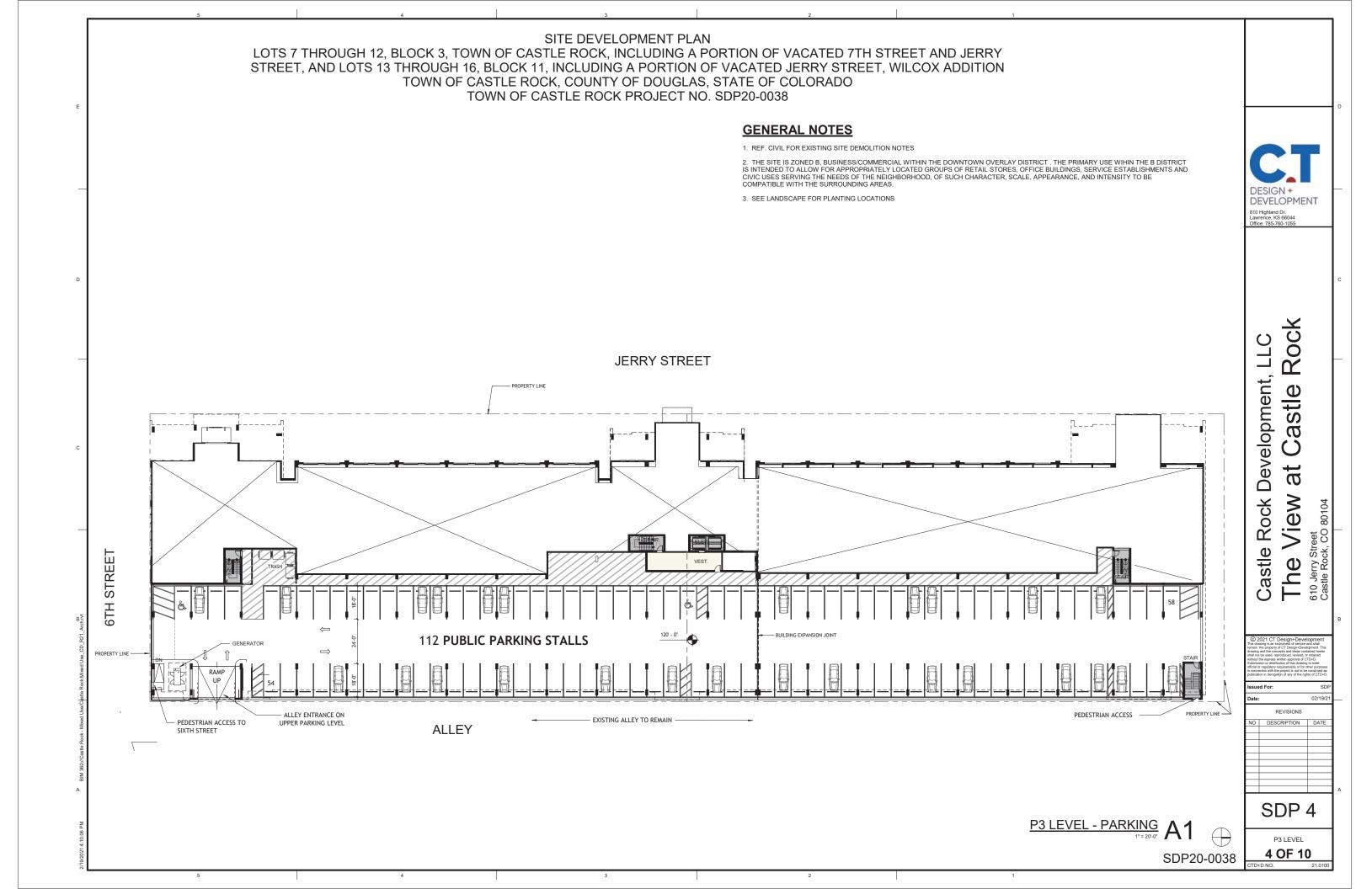
DCBM 3005015 ELEVATION = 6197.57 (NAVD88)

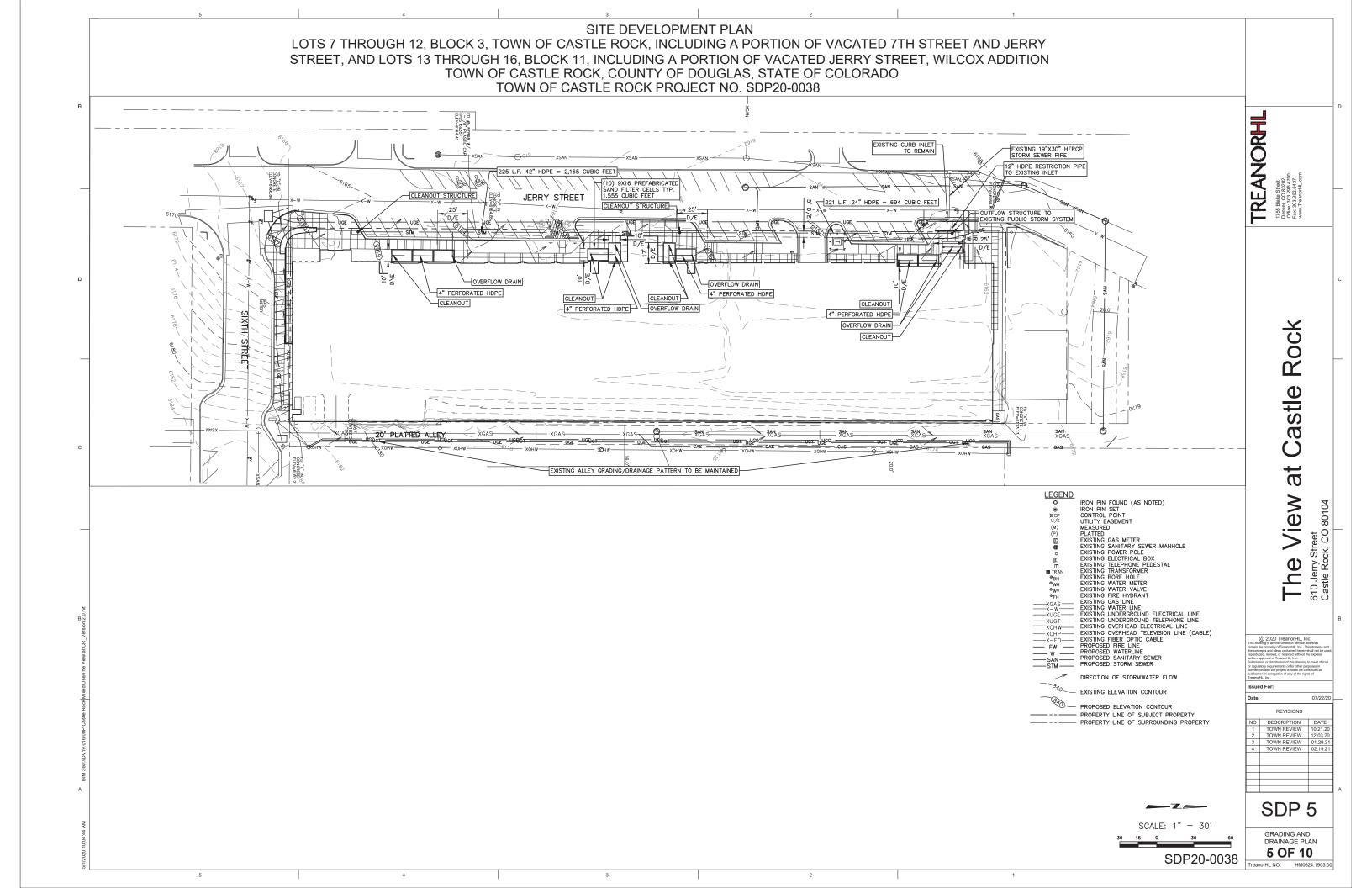
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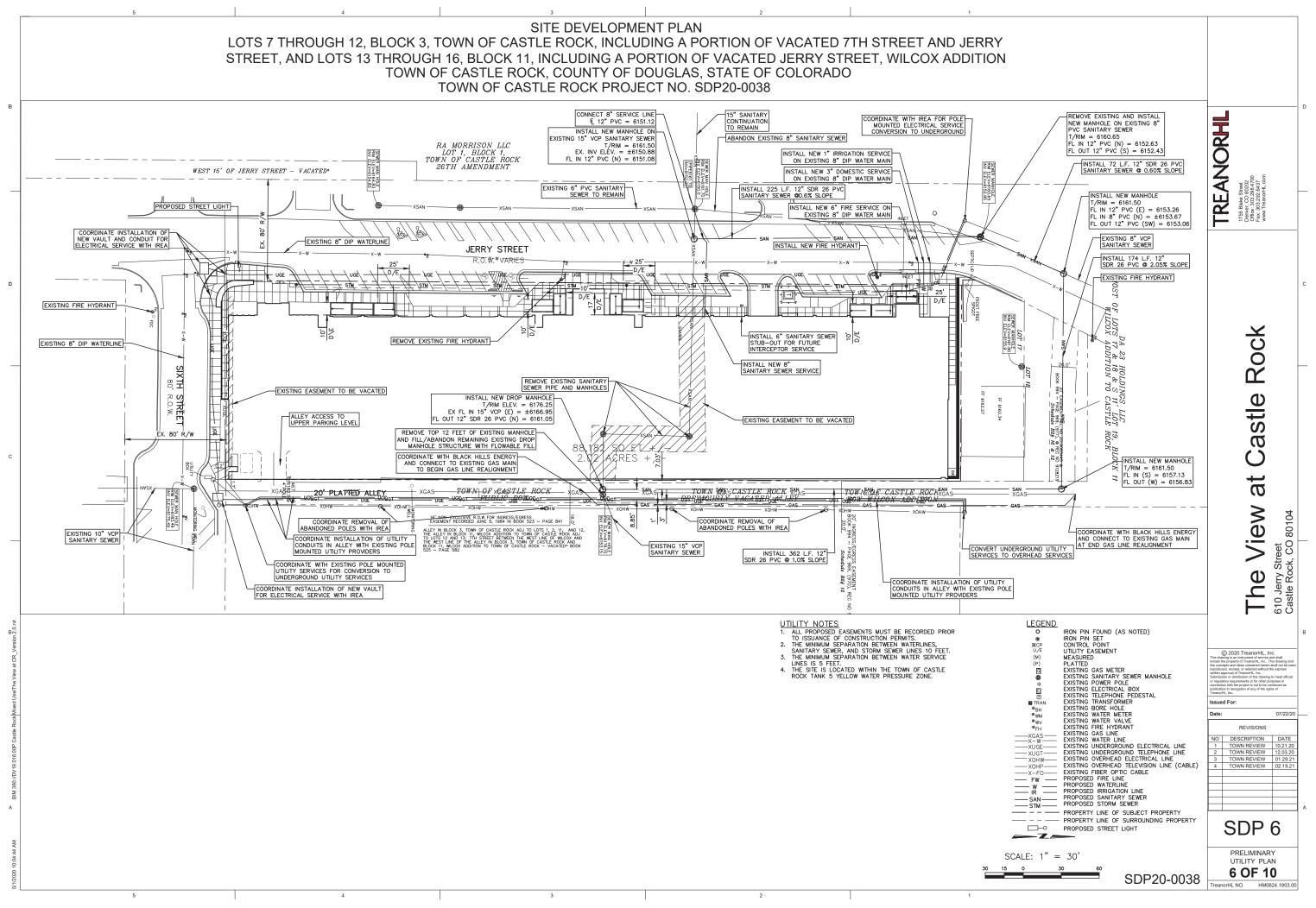
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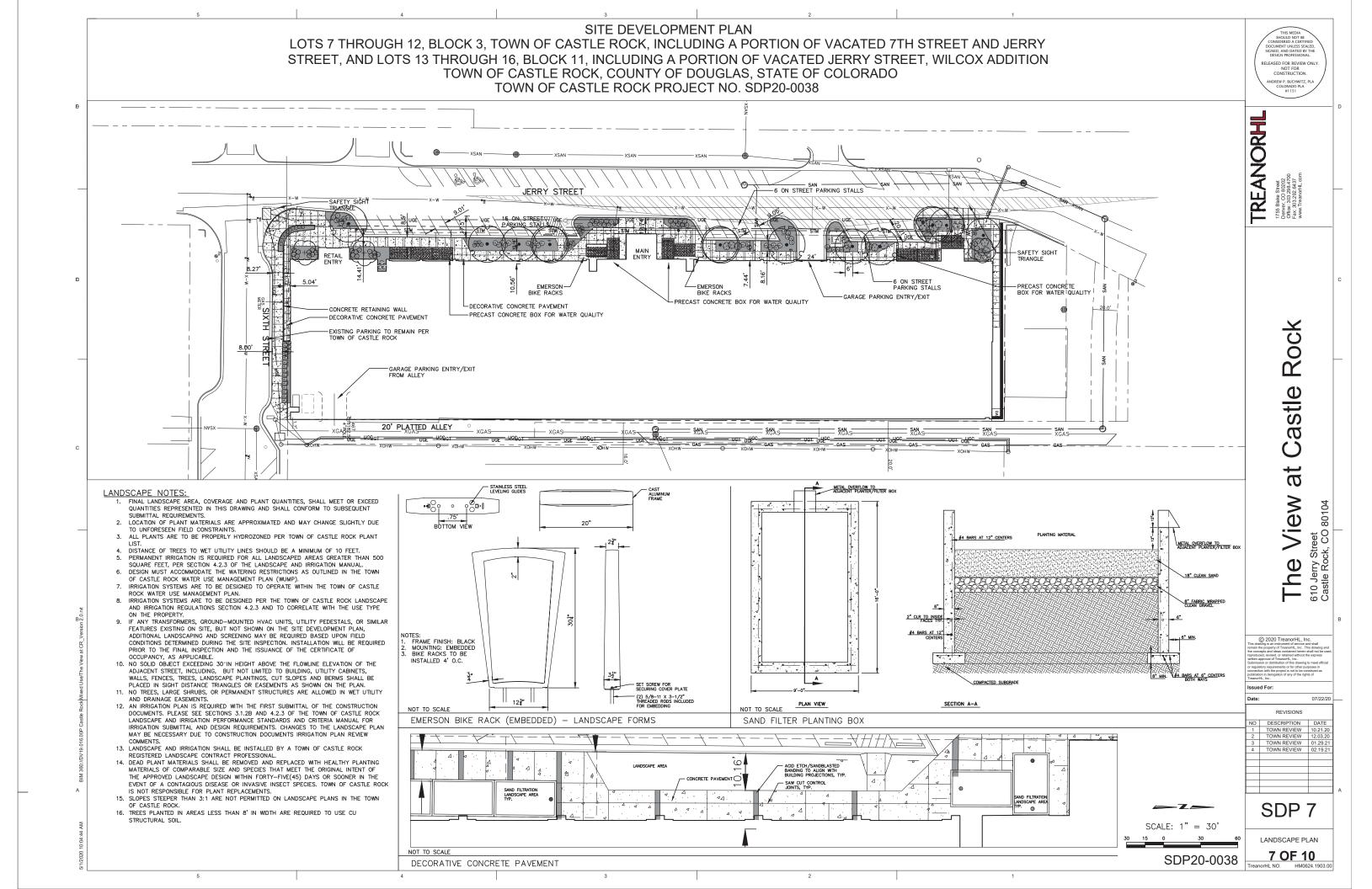


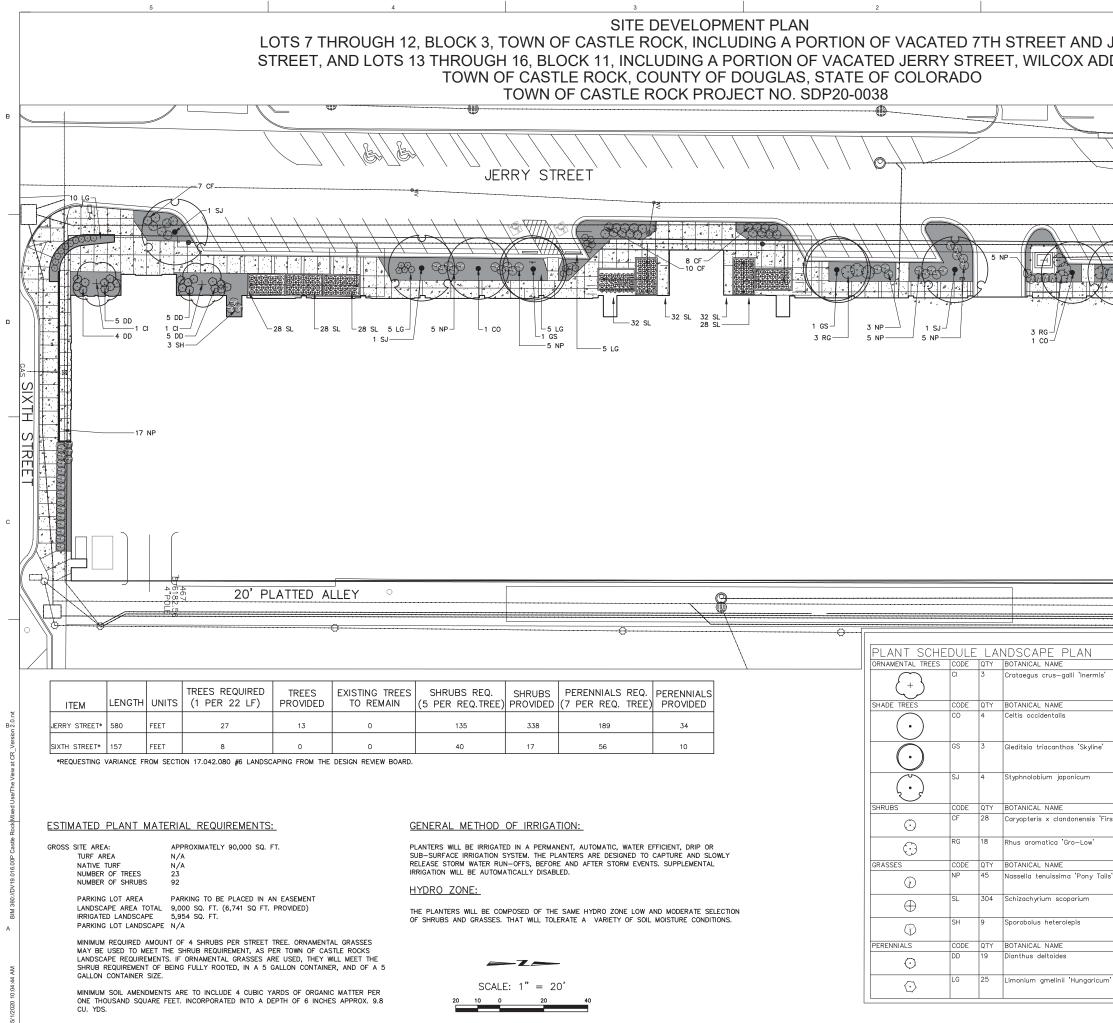












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JERR` DITIO					THIS BEERIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS SEALED, SIGNED, AND DATED BY THE DSIGN WORDSSIONLL, RELEASED FOR REVEW ONLY. NOT FOR CONSTRUCTION. ANDREW P. BUCHNITZ, PLA COLORADO PLA #1151
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∟3 RG _1 SJ	32 SL 1 Cl				The View at Castle Rock
	COMMON NAME Thornless Hawthorn	SIZE 2" Cal.	CONTAINER B&B	HYDROZONE 2	he V Jerry Stre stle Rock, C
	COMMON NAME Common Hackberry	SIZE 3" Cal.	CONTAINER B&B	HYDROZONE 2	∎ Ca
	Skyline Honey Locust	3" Cal.	B&B	2	© 2020 TreanorHL, Inc. This drawing is an instrument of service and shall remain the property of TreanorHL, Inc. This drawing and the corcepts and ideas contained herein shall not be used, reproduced, review() or the servers
	Japanese Pagodatree	3" Cal.	B&B	2	reproduced, revised, or relating without the express written approval of TreanoHH, Inc. Submission or distribution of this drawing to meet official or regulatory requirements or for dorbe purposes in policiation in decogation of any of the rights of TreanoHL, Inc. Issued For:
st Choice'	COMMON NAME First Choice Bluebeard	SIZE 5 gal.	CONTAINER Pot	HYDROZONE 2 & 3	Date: 07/22/20
	Gro-Low Fragrant Sumac	5 gal.	Pot	2	REVISIONS NO DESCRIPTION DATE 1 TOWN REVIEW 10.21.20
5	COMMON NAME Mexican Feathergrass	SIZE 5 gal.	CONTAINER Pot	HYDROZONE 2	2 TOWN REVIEW 12.03.20 3 TOWN REVIEW 01.29.21
5	Little Bluestem Grass	5 gal.	Pot	2	4 TOWN REVIEW 02.19.21
	Prairie Dropseed	5 gal.	Pot	2	
	COMMON NAME Maiden Pink	SIZE 1 gal.	CONTAINER Pot	HYDROZONE 2 & 3	SDP 8
e	Statice	1 gal.	Pot	2	LANDSCAPE DETAILS
					8 OF 10
1			SDP	20-0038	TreanorHL NO. HM0624.1903.00



