

LEGAL DESCRIPTION:

NORTH PARCEL

BEING ALL OF LOT 18 OF BLOCK 23 OF THE PLAT OF THE TOWN OF CASTLE ROCK, TOGETHER WITH ALL OF LOT 13A OF THE TOWN OF CASTLE ROCK 16TH AMENDMENT, ALSO TOGETHER WITH ALL OF PARCEL 14X AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED MAY 20, 1997 IN BOOK 1432 AT PAGE 1285, ALSO TOGETHER WITH A PORTION OF A 20' WIDE PUBLIC ALLEY, ALL LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THIRD STREET AND WILCOX STREET, FROM WHENCE THE POINT OF INTERSECTION OF THE CENTERLINES OF FIRST STREET AND WILCOX STREET BEARS SOUTH 00°44'00" WEST A DISTANCE OF 760.31 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO, THENCE ALONG THE CENTERLINE OF WILCOX STREET, SOUTH 00°44'00" WEST, 190.00 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13A, SAID POINT ALSO BEING ON THE WEST LINE OF SAID WILCOX STREET, AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF WILCOX STREET, SOUTH 00°44'00" WEST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 14X; THENCE LEAVING SAID WEST LINE OF SAID WILCOX STREET, ALONG THE BOUNDARY OF SAID PARCEL 14X THE FOLLOWING THREE (3) COURSES:

- NORTH 89°16'00" WEST, 160.00 FEET TO A POINT;
- SOUTH 00°44'00" WEST, 5.42 FEET TO A POINT;
- NORTH 76°47'42" WEST, 143.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 14X, AND BEING ON THE WEST LINE OF SAID BLOCK 23;

THENCE ALONG SAID WEST LINE, NORTH 00°44'00" EAST, 124.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 OF SAID BLOCK 23, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 20' WIDE PUBLIC ALLEY AS SHOWN AND DEDICATED PER SAID PLAT OF THE TOWN OF CASTLE ROCK; THENCE ALONG SAID SOUTH LINE AND ITS SUBSEQUENT PROLONGATION, SOUTH 89°16'00" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±43,591 SQUARE FEET OR ±1.001 ACRES OF LAND, MORE OR LESS.

SOUTH PARCEL
(TOWN OF CASTLE ROCK, 29TH AMENDMENT)

BEING ALL OF LOT 5 OF BLOCK 28 OF TOWN OF CASTLE ROCK, TOGETHER WITH ALL OF LOTS 3A, 9A, 10A AND 11A OF TOWN OF CASTLE ROCK THIRD AMENDMENT, ALSO TOGETHER WITH LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28, ALSO TOGETHER WITH A PORTION OF THAT CERTAIN ALLEY AS DEDICATED ON SAID PLATS OF TOWN OF CASTLE ROCK AND TOWN OF CASTLE ROCK THIRD AMENDMENT, ALL LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF FIRST STREET AND WILCOX STREET, FROM WHENCE THE POINT OF INTERSECTION OF THE CENTERLINES OF THIRD STREET AND WILCOX STREET BEARS NORTH 00°44'00" EAST A DISTANCE OF 760.31 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE CENTERLINE OF WILCOX STREET, NORTH 00°44'00" EAST, 90.00 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 OF BLOCK 28 OF TOWN OF CASTLE ROCK, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND CONTINUING ALONG ITS PROLONGATION, AND ALONG THE SOUTHERLY LINE OF SAID LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28, NORTH 89°16'00" WEST, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2A; THENCE ALONG THE WEST LINE OF SAID LOT 2A AND ALONG ITS PROLONGATION, NORTH 00°44'00" EAST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9A OF SAID TOWN OF CASTLE ROCK THIRD AMENDMENT; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TOWN OF CASTLE ROCK THIRD AMENDMENT, SOUTH 89°16'00" EAST, 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A; THENCE ALONG THE EAST LINE OF SAID LOT 3A AND ITS PROLONGATION, SOUTH 00°44'00" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±60,000 SQUARE FEET OR ±1.377 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK:

FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

SITE DEVELOPMENT PLAN GENERAL NOTES:

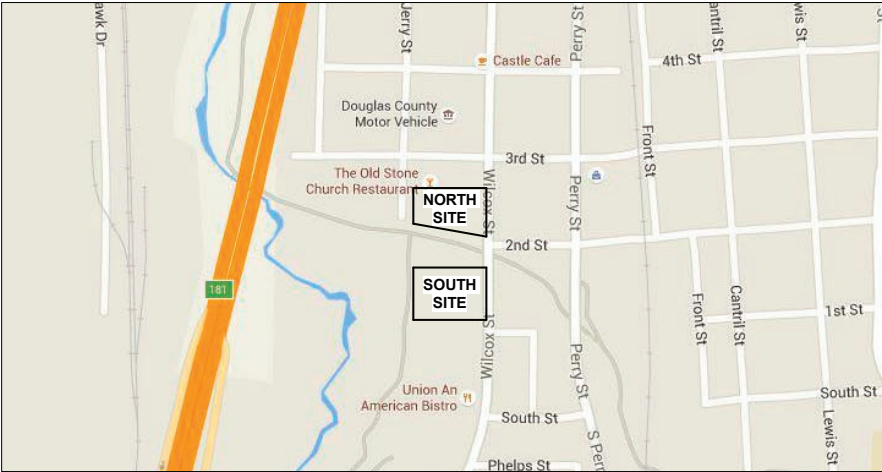
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, 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, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- FLOOD ZONE DESIGNATION: BY GRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AND ZONE AE (AREAS OF SPECIAL FLOOD HAZARD, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE AE FLOODWAY (AREAS OF SPECIAL FLOOD HAZARD), AS SHOWN ON (MAP NUMBER 080035C0301G) WITH AN EFFECTIVE DATE OF 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, 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.
- THIS SITE IS ZONED B - BUSINESS COMMERCIAL DISTRICT, AND RESIDES IN THE DOWNTOWN OVERLAY 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.
- 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4 FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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.

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.

SHEETS INDEX (CCOD)	
Sheet Number	Sheet Name
SHEET 1	COVER SHEET
SHEET 2	BUILDING ELEVATIONS - NORTH BUILDING
SHEET 3	BUILDING ELEVATIONS - NORTH BUILDING
SHEET 4	BUILDING ELEVATIONS - SOUTH BUILDING
SHEET 5	BUILDING ELEVATIONS - SOUTH BUILDING
SHEET 6	BIRDSEYE PERSPECTIVES

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



VICINITY MAP

PROJECT TEAM

DEVELOPER	ARCHITECT	CIVIL ENGINEER	SURVEYOR	LANDSCAPE ARCHITECT
CONFLUENCE DEVELOPMENT 15710 W COLFAX AVE, SUITE 202 GOLDEN, CO 80401 CONTACT: MR. TONY DE SIMONE PHONE: 303.643.5799	CRANE ARCHITECTURE 2190 EAST 11TH AVE DENVER, CO 80206 CONTACT: MR. KIERAN MCGUIRE PHONE: 720.457.2012	2N CIVIL, LLC 6 INVERNESS COURT EAST, SUITE 125 ENGLEWOOD, CO 80122 CONTACT: MR. ERIC TUIN PHONE: 303.925.0547	POWER SURVEYING COMPANY, INC. 120 W. 84TH AVENUE THORNTON, CO 80260 CONTACT: MR. RICHARD B. GABRIEL, P.L.S. PHONE: 303.702.1617	STUDIO INSITE 3457 RINGSBY COURT, UNIT 223 DENVER, CO 80216 CONTACT: MR. ART MALITO PHONE: 303.433.7100

VARIANCE REQUESTS

PROJECT SDP 16-0020: RIVERWALK
TOWN OF CASTLE ROCK

CODE SECTION:
TOWN OF CASTLE ROCK TRANSPORTATION DESIGN CRITERIA MANUAL, SECTION 2.4.8.

CODE SECTION DESCRIPTION:
NO SOLID OBJECTS EXCEEDING (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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 TRIANGLES.

VARIANCE REQUEST DESCRIPTION:
THE PLACEMENT ALONG THE STREET WILL CREATE A STRONGER BUFFER BETWEEN VEHICULAR AND PEDESTRIAN TRAFFIC. ADDITIONALLY, THIS PLACEMENT WILL ALLOW FOR FEWER OBSTRUCTIONS AND CONGESTION ADJACENT TO THE BUILDING ENTRIES WHICH WILL ALLOW FOR BETTER EMERGENCY EGRESS AND EXTERIOR RETAIL SPILL OUT SPACE. REMOVING THE BIKE RACKS WILL ENCOURAGE CYCLISTS TO LOCK THEIR BIKES TO ADJACENT TREES, LIGHT POLES, RAILINGS, AND OTHER ITEMS WHICH MAY CAUSE PROPERTY DAMAGE. NO ADVERSE IMPACTS ARE SEEN THAT WOULD CREATE A DETRIMENT TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

CODE SECTION:
DOWNTOWN OVERLAY DISTRICT (TITLE 17.02.080.B.6)

CODE SECTION DESCRIPTION:
CODE REQUIRES (1) CANOPY TREE PER 22' OF FRONTAGE AND (5) SHRUBS OR (7) PERENNIALS PER REQUIRED TREE. BASED UPON THESE REQUIREMENTS, A TOTAL OF (16) STREET TREES AND (112) PERENNIALS ARE REQUIRED.

VARIANCE REQUEST DESCRIPTION:
APPROXIMATELY 33'-6" OF BUILDING FRONTAGE ON THE SOUTH PROPERTY FRONTS THE EXISTING BRIDGE MAKING IT UNUSABLE FOR TREE PLACEMENT. AS AN EXTENSION TO THE BRIDGE, EGRESS SPACE IS NECESSARY FOR THE EXISTING ATTACHED BRIDGE WALKWAY. ADDITIONALLY, TREES HAVE BEEN EXCLUDED TO ALLOW OPEN VIEWS TO THE ADJACENT GILCHRICH ARCHITECTURE, AND TO AVOID CONFLICT WITH THE EXISTING 24" STORM LINE ON THE SOUTHEAST CORNER OF THE NORTH SITE. THIS SPACING ALLOWS FOR PROPER LIGHT FIXTURE SPACING BETWEEN TREES THAT IS CONSISTENT WITH THE WILCOX STREETSCAPE. A TOTAL OF (8) STREET TREES AND (235) PERENNIALS ARE PROPOSED ALONG WILCOX.

SUMMARY TABLES:

SUMMARY TABLE - NORTH SITE			SUMMARY TABLE - SOUTH SITE		
GENERAL ZONE LOT INFORMATION			GENERAL ZONE LOT INFORMATION		
LOT AREA	SQ. FT.	ACRES	LOT AREA	SQ. FT.	ACRES
43,591 SF	PERMITTED	1,001 ACRES	60,000 SF	PERMITTED	1,377 ACRES
BUILDING GROUND COVERAGE	43,591 SF	37202.5 SF	BUILDING GROUND COVERAGE	60,000 SF	38,206 SF
BUILDING HEIGHT - NORTH SITE	PERMITTED	PROPOSED	BUILDING HEIGHT - NORTH SITE	PERMITTED	PROPOSED
BUILDING HEIGHT, STORIES (MAX)	4	5	BUILDING HEIGHT, STORIES (MAX)	6	6
VARIANCE FOR ADDITIONAL STORY FOR BUILDING LOCATED WITHIN DOWNTOWN CORE DISTRICT, APPROVED BY DRB 9/14/16			BUILDING HEIGHT, FEET (MAX)	NA	70'-0"
BUILDING HEIGHT, FEET (MAX)	60'	59'-0"	PARKING	REQUIRED / PERMITTED	PROVIDED
PARKING	REQUIRED / PERMITTED	PROVIDED	STANDARD	NA	143
STANDARD	NA	158	ACCESSIBLE	6	6
ACCESSIBLE	6	6	COMPACT (30% PERMITTED)	52 (PERMITTED)	20
COMPACT (30% PERMITTED)	47 (PERMITTED)	0	TOTAL	NA	169
TOTAL	NA	158	SETBACKS	REQUIRED (MIN)	PROVIDED
SETBACKS	REQUIRED (MIN)	PROVIDED	FRONT YARD	0	5'-4"
FRONT YARD	0	9'-4"	SIDE YARD - NORTH	0	0'-7"
SIDE YARD - NORTH	0	0'-6"	SIDE YARD - SOUTH	0	50'-4 1/4"
SIDE YARD - SOUTH	0	9'-9 1/2"	REAR YARD	0	14'-9"
REAR YARD	0	5'-8"	MAXIMUM BUILDING SETBACK -	28'-2"	112'-8"
MAXIMUM BUILDING SETBACK -	31'-11"	127'-9 1/2"	*MIN 25% FRONTAGE, SETBACK 0'/20' (25% x 112'-8" = 28'-2")*		
MIN 25% FRONTAGE, SETBACK 0'/20' (25% x 127'-9 1/2" = 31'-11")			PROGRAM SUMMARY		
PROGRAM SUMMARY			RETAIL	5,065 SF	
RETAIL	7,943 SF		OFFICE	34,520 SF	
RESIDENTIAL	104,409 SF		RESIDENTIAL	113,500 SF	
TOTAL DWELLING UNITS (DU)	114 DU		TOTAL DWELLING UNITS (DU)	114 DU	
DENSITY	114 DU / ACRE		DENSITY	82.79 DU / ACRE	
SINGLE FAMILY EQUIVALENT UNITS	121.97 SFE		SINGLE FAMILY EQUIVALENT UNITS	151.6 SFE	
PARKING	58,854 SF		PARKING	68,275 SF	
LANDSCAPE SUMMARY			LANDSCAPE SUMMARY		
BUILDING COVERAGE	35,229 SF		BUILDING COVERAGE	38,206 SF	
PAVEMENT COVERAGE	5,490 SF		PAVEMENT COVERAGE	16,217 SF	
LANDSCAPE COVERAGE	3,095 SF		LANDSCAPE COVERAGE	5,577 SF	
TOTAL	43,814 SF		TOTAL	60,000 SF	

SURVEYOR'S CERTIFICATION:

I, _____, 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 THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

RICHARD B. GABRIEL, P.L.S.
COLORADO LICENSE NUMBER 37929
120 W. 84TH AVENUE
THORNTON, CO 80260
(303) 702-1617

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN 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.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

ERIC TUIN, LLC
2N CIVIL, LLC
6 INVERNESS COURT EAST, SUITE 125
ENGLEWOOD, CO 80122
303.925.0547

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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.

AUTHORIZED REPRESENTATIVE _____ TITLE COMPANY _____ SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____.

DESIGN REVIEW BOARD APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

CHAIR _____ DATE _____ DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

LIENHOLDER SUBORDINATION CERTIFICATE:

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 HEREON:

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JUNE 20, 2002 IN BOOK 2353 AT PAGE 1656, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____, SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF U.S. SMALL BUSINESS ADMINISTRATION.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED NOVEMBER 3, 2015 AT RECEPTION NO. 2015079682, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____, SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF FIRST BANK.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS SITE DEVELOPMENT PLAN 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

BY: _____
DEPUTY

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 HEREON.

BATES LEASING COMPANY, LTD., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY _____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF BATES LEASING COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____.

CD - WILCOX, LLC, A COLORADO LIMITED LIABILITY COMPANY

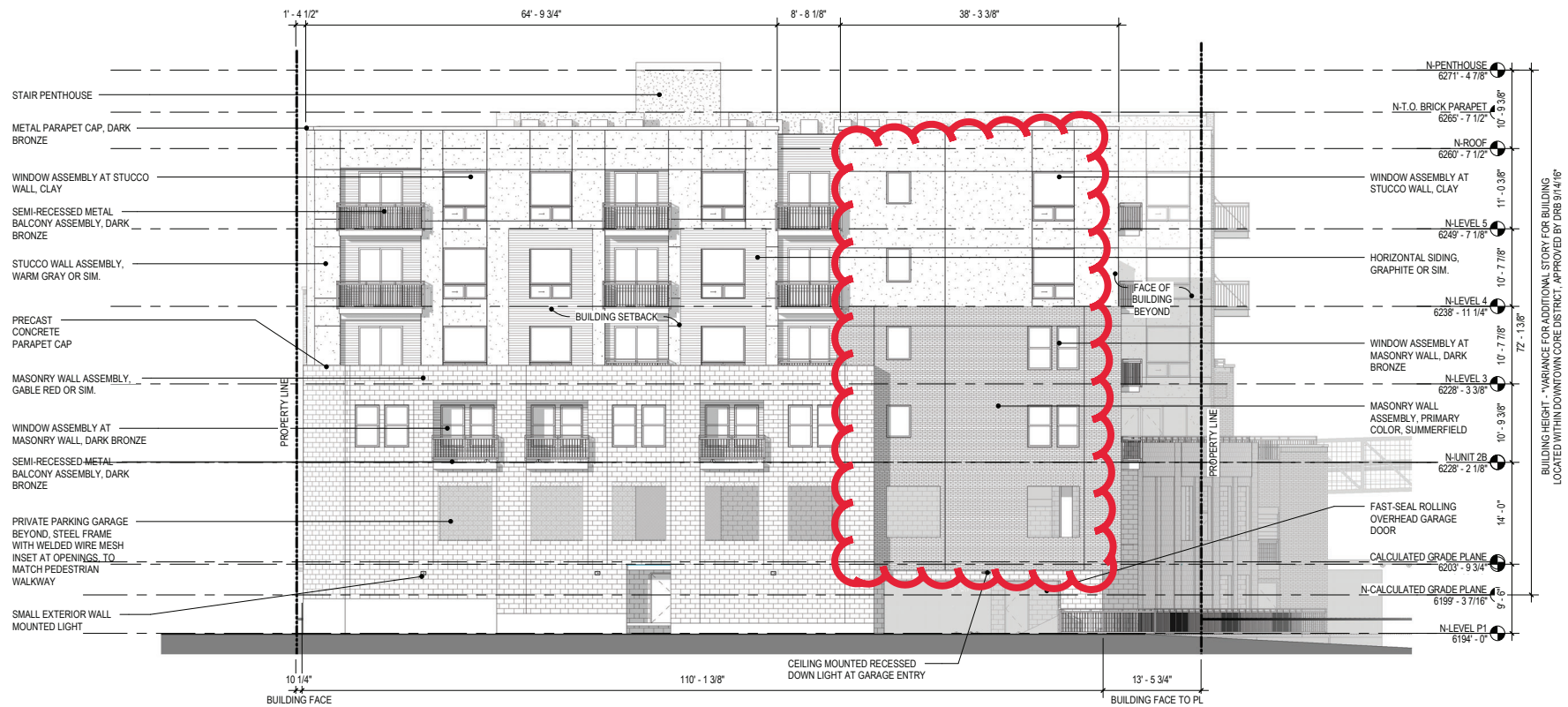
BY _____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF CD-WILCOX, LLC.

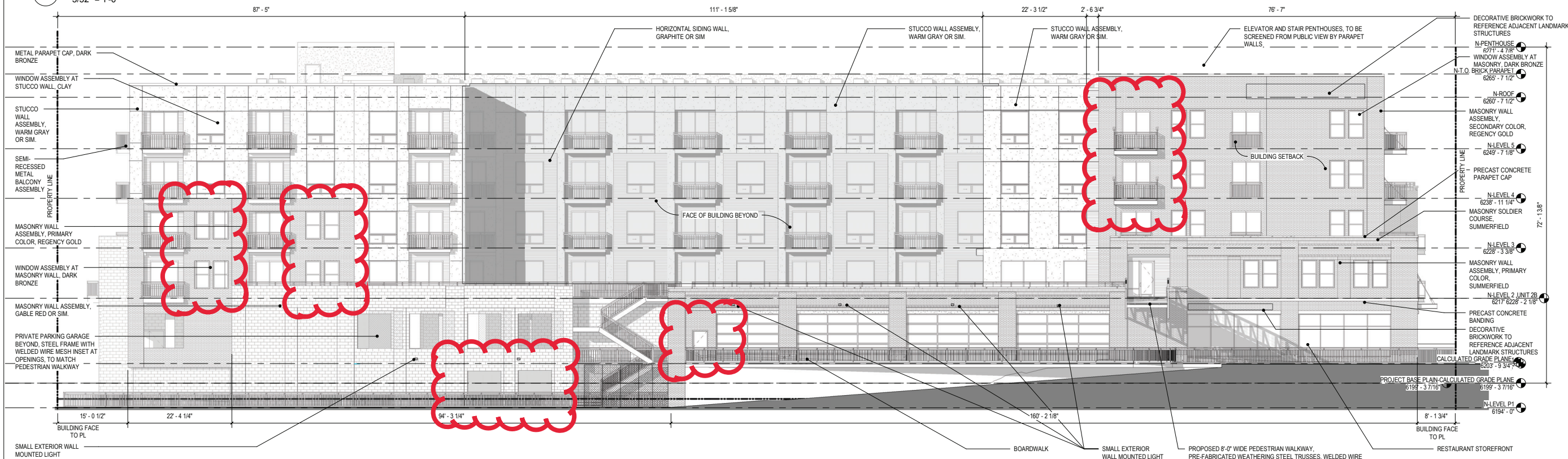
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____.

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 NORTH BUILDING - WEST ELEVATION
3/32" = 1'-0"

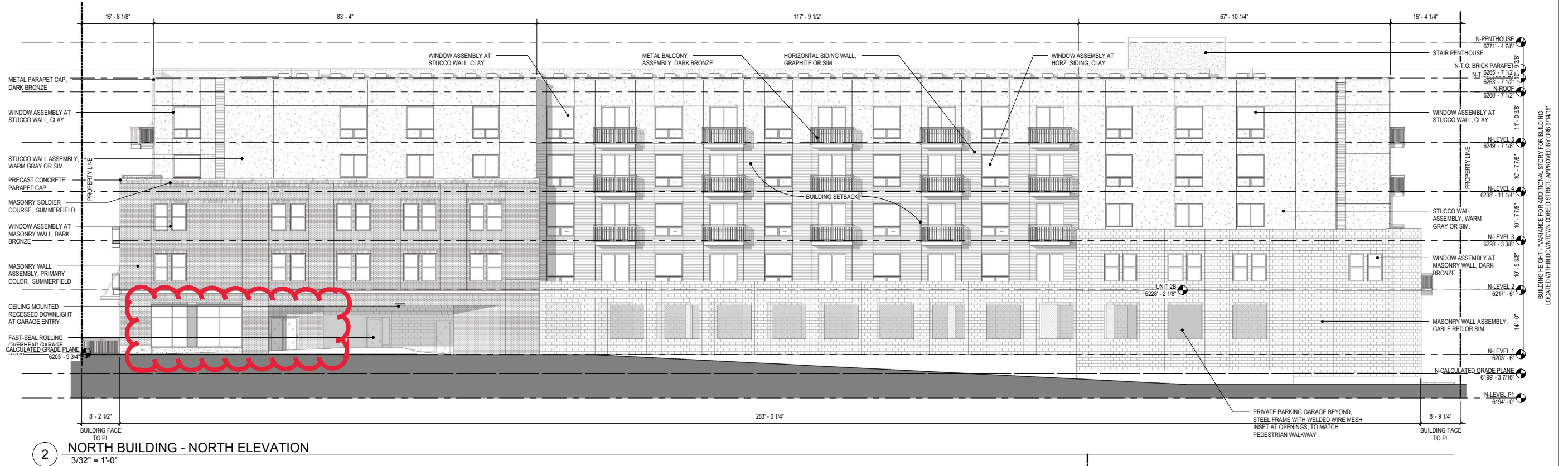


1 NORTH BUILDING - SOUTH ELEVATION
3/32" = 1'-0"

BUILDING ELEVATIONS - NORTH BUILDING
SHEET 2

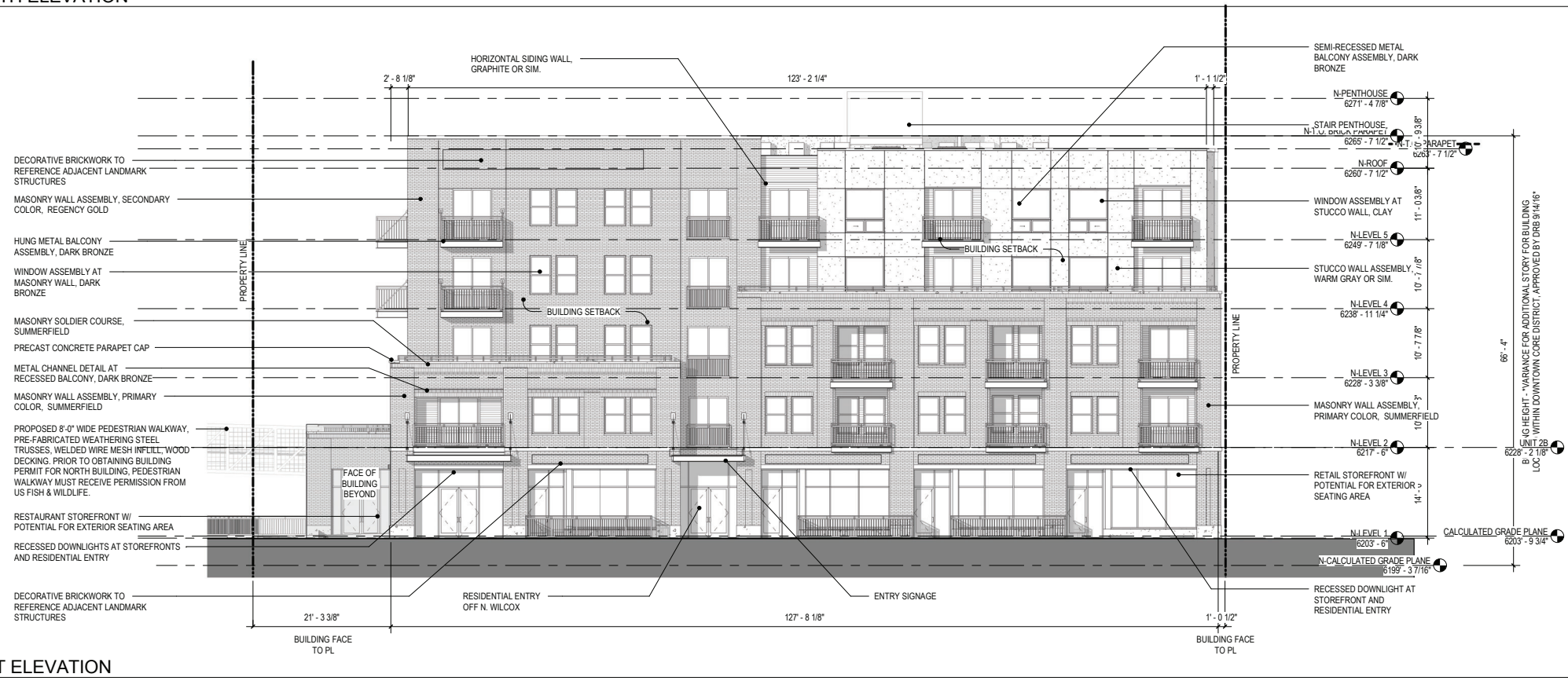
1/31/2019 9:51:20 AM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2

NORTH BUILDING - NORTH ELEVATION
3/32" = 1'-0"



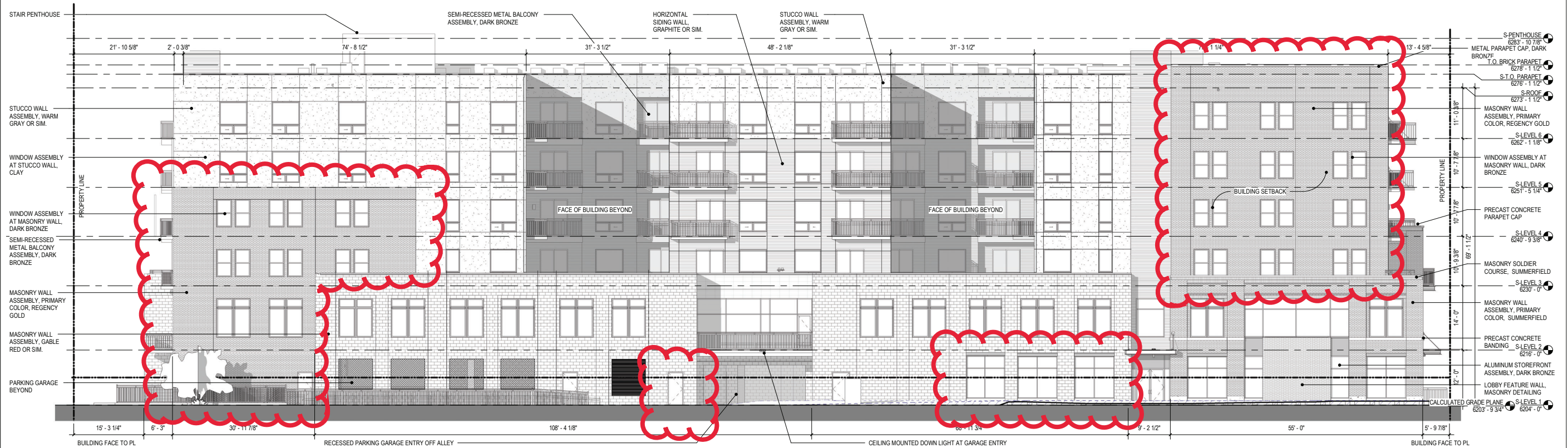
1

NORTH BUILDING - EAST ELEVATION
3/32" = 1'-0"

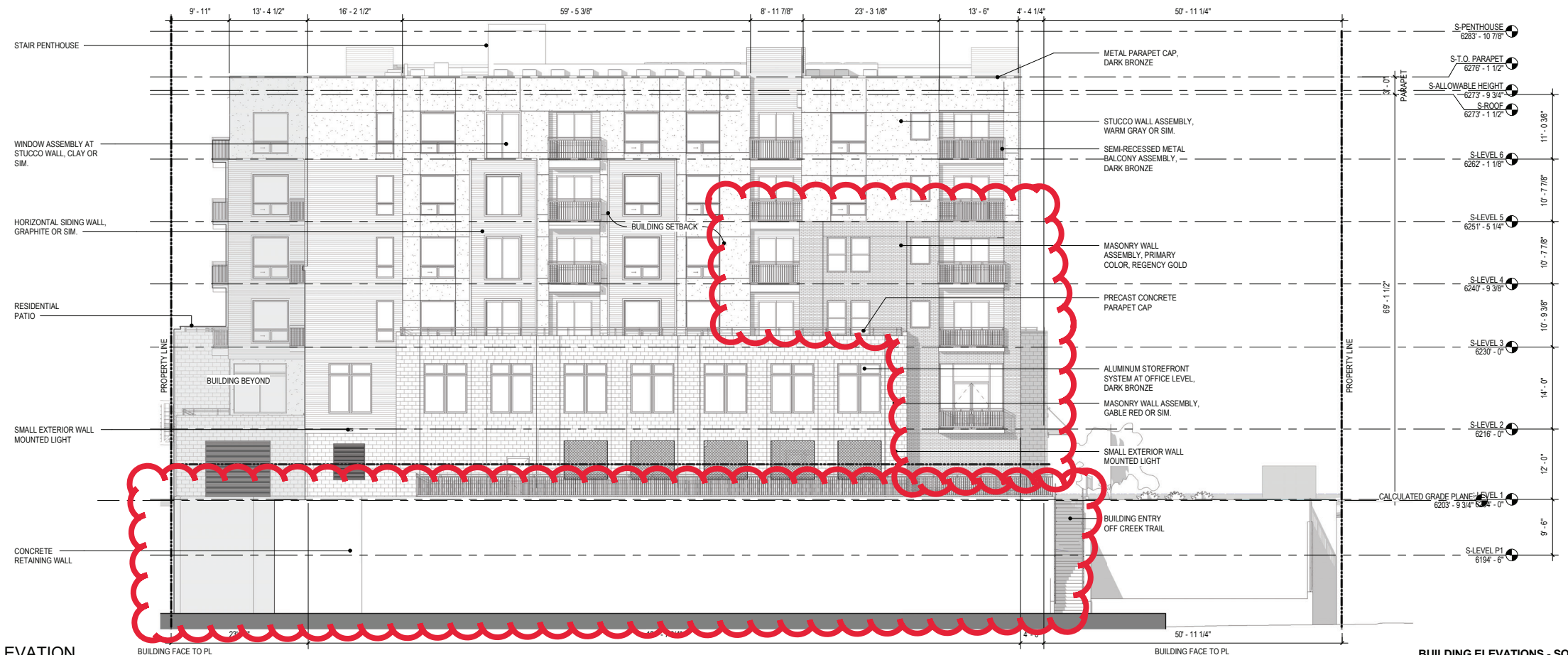
SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1
 BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
 AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



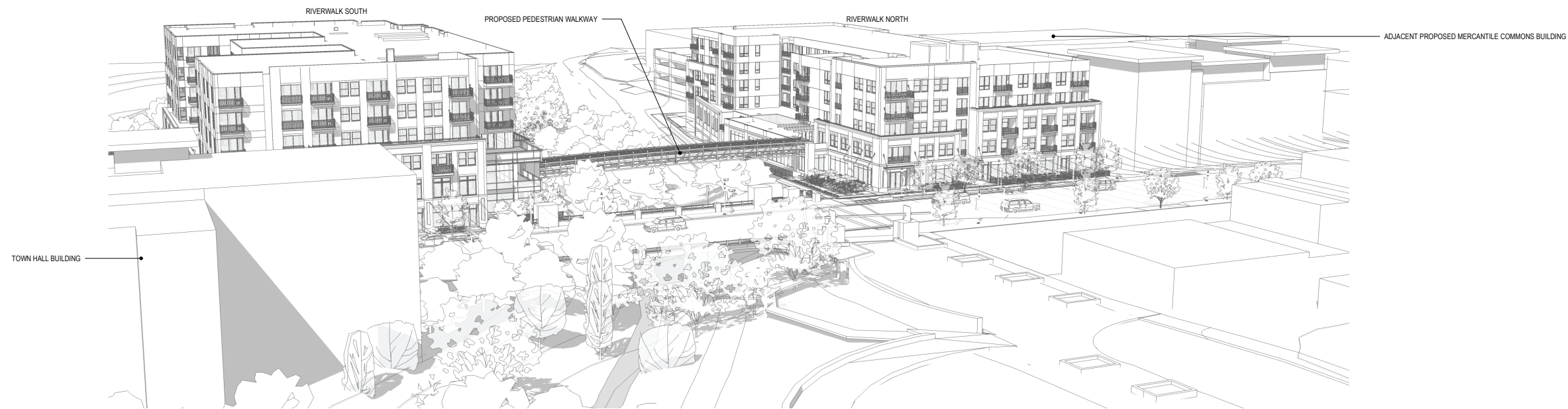
2 SOUTH BUILDING - SOUTH ELEVATION
 3/32" = 1'-0"



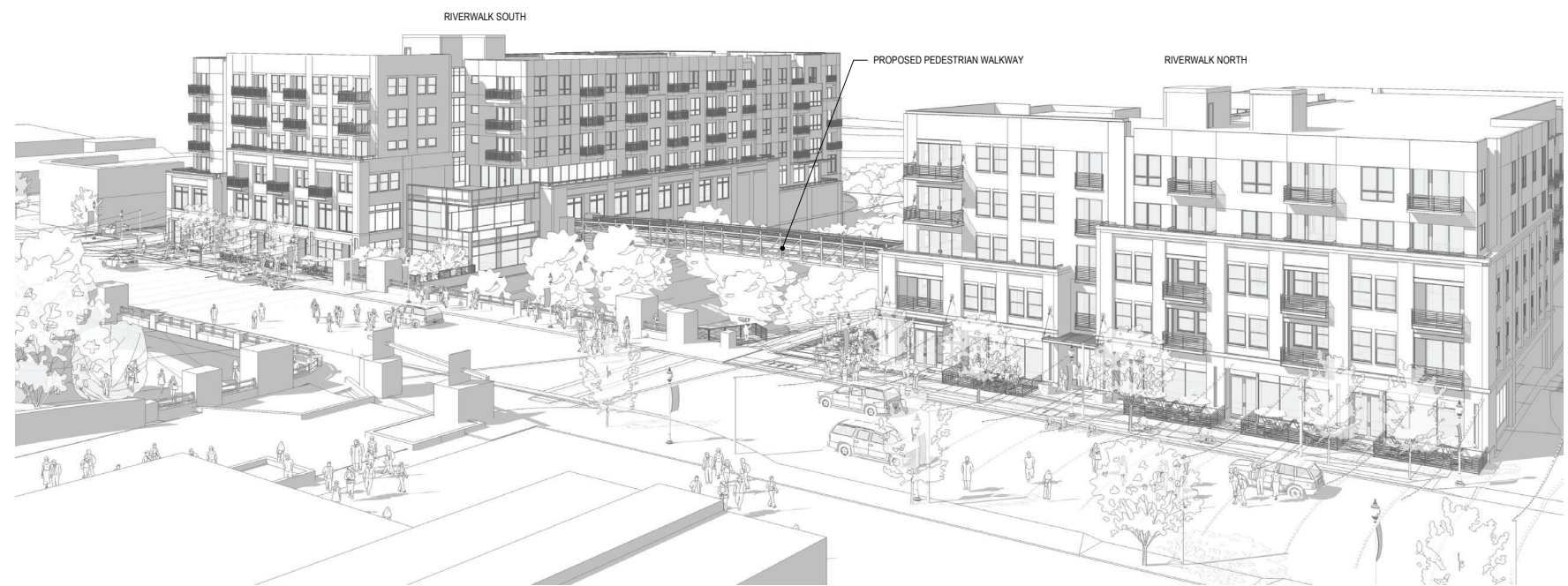
1 SOUTH BUILDING - WEST ELEVATION
 3/32" = 1'-0"

BUILDING ELEVATIONS - SOUTH BUILDING
 SHEET 5

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK - AMENDMENT 1
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 AERIAL PERSPECTIVE - FROM SOUTH EAST
1" = 10'-0"



1 AERIAL PERSPECTIVE - FROM NORTHEAST
1" = 10'-0"