

SITE DEVELOPMENT PLAN AMENDMENT 2 FOR TOWN OF CASTLE ROCK
ALL OF LOT 13A-1 OF TOWN OF CASTLE ROCK, AMENDMENT NO. 31, A PORTION OF ADJOINING SECOND STREET AND ALLEY,
AND ALL OF LOT 1 OF TOWN OF CASTLE ROCK, AMENDMENT NO. 29
FORMERLY TOWN OF CASTLE ROCK
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

LEGAL DESCRIPTION:

THOSE PORTIONS OF 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, DESCRIBED AS FOLLOWS:

NORTH PARCEL

ALL OF LOT 13A-1 OF TOWN OF CASTLE ROCK, AMENDMENT No. 31.

TOGETHER WITH THE FOLLOWING:

COMMENCING AT THE CENTERLINE INTERSECTION OF THIRD AND WILCOX STREETS, AS MARKED BY A FOUND #8 REBAR IN RANGE BOX, FROM WHENCE THE CENTERLINE INTERSECTION OF SECOND AND WILCOX STREETS, AS MARKED BY A FOUND #8 REBAR IN RANGE BOX, BEARS SOUTH 00°44'00" WEST A DISTANCE OF 381.09 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG SAID CENTERLINE OF WILCOX STREET, SOUTH 00°44'00" WEST, 340.00 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO A POINT ON THE WEST LINE OF SAID WILCOX STREET, AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL 15X AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED MAY 20, 1997 AT RECEPTION No. 9726866;
THENCE ALONG THE BOUNDARY OF SAID PARCEL 15X, NORTH 89°16'00" WEST, 59.00 FEET TO THE POINT OF BEGINNING,

THENCE LEAVING SAID BOUNDARY, SOUTH 00°44'00" WEST, 19.27 FEET TO A POINT;
THENCE SOUTH 23°18'28" WEST, 13.95 FEET TO A POINT;
THENCE NORTH 82°38'24" WEST, 9.44 FEET TO A POINT;
THENCE NORTH 72°42'38" WEST, 90.00 FEET TO A POINT ON THE AFOREMENTIONED BOUNDARY OF SAID PARCEL 15X;
THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- NORTH 00°44'00" EAST, 5.42 FEET TO A POINT;
- SOUTH 89°16'00" EAST, 101.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±45,599 TOTAL SQUARE FEET OR ±1.047 ACRES OF LAND, MORE OR LESS.

SOUTH PARCEL

ALL OF LOT 1 OF TOWN OF CASTLE ROCK, AMENDMENT No. 29.

CONTAINING ±60,000 TOTAL 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 GEODETIC 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, 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.
- 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 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)	
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SHEET 2	GENERAL SITE PLAN - NORTH BUILDING
SHEET 3	GENERAL GRADING PLAN - NORTH BUILDING
SHEET 4	GENERAL UTILITIES PLAN - NORTH BUILDING
SHEET 5	SOIL RIPRAP BANK PROTECTION PLAN & DETAILS
SHEET 6	SOIL RIPRAP BANK PROTECTION PLAN & DETAILS
SHEET 7	MSE WALL DETAILS
SHEET 8	MSE WALL DETAILS

SHEETS INDEX (CCOD)	
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SHEET 9	MSE WALL DETAILS
SHEET 10	MSE WALL DETAILS
SHEET 11	MSE WALL DETAILS
SHEET 12	MSE WALL DETAILS



VICINITY MAP

PROJECT TEAM

DEVELOPER

CONFLUENCE DEVELOPMENT
15710 W COLFAX AVE, SUITE 202
GOLDEN, CO 80401
CONTACT: MR. TONY DE SIMONE
PHONE: 303.643.5799

ARCHITECT

CRANE ARCHITECTURE
2190 EAST 17TH AVE
DENVER, CO 80206
CONTACT: MR. KIERAN MCGUIRE
PHONE: 720.457.2012

CIVIL ENGINEER

2N CIVIL, LLC
6 INVERNESS COURT EAST, SUITE 125
ENGLEWOOD, CO 80122
CONTACT: MR. ERIC TUIN
PHONE: 303.925.0547

SURVEYOR

POWER SURVEYING COMPANY, INC.
120 W. 84TH AVENUE
THORNTON, CO 80260
CONTACT: MR. RICHARD B. GABRIEL, P.L.S.
PHONE: 303.702.1617

LANDSCAPE ARCHITECT

STUDIO INSITE
3457 RINGSBY COURT, UNIT 223
DENVER, CO 80216
CONTACT: MR. ART MALITO
PHONE: 303.433.7100

VARIANCE APPROVALS BY THE DESIGN REVIEW BOARD

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 17.42.080.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 UNSABLE 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 GULCH 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	SQ. FT.	ACRES	GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
LOT AREA	45,599 SF	1,047 ACRES	LOT AREA	60,000 SF	1,377 ACRES
	PERMITTED	PROPOSED		PERMITTED	PROPOSED
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		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'/0" (25% x 112'-8" = 28'-2")*		
MIN 25% FRONTAGE, SETBACK 0'/0" (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
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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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____.

(U.S. SMALL BUSINESS ADMINISTRATION)

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____.

(FIRST BANK)

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ ATTEST: _____ SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

TOWN CLERK

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.

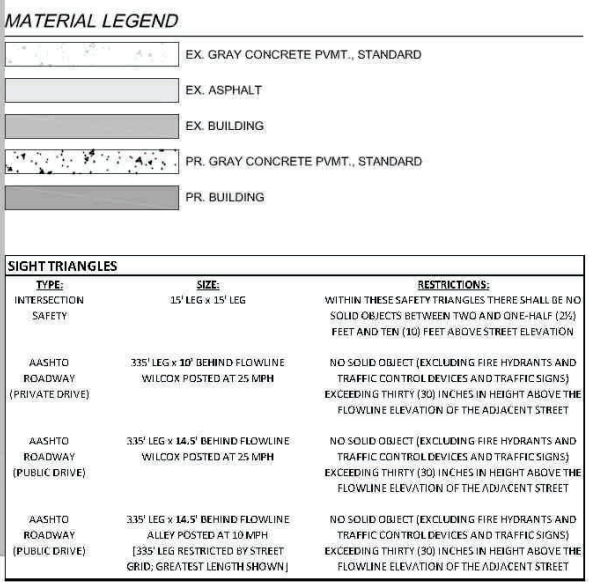
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

2N CIVIL

Prepared by:
2N Civil, LLC
6 Inverness Court E, Suite 125
Englewood, Colorado 80112
Ph. 303.925.0544
www.2ncivil.com



PHASING NOTE:

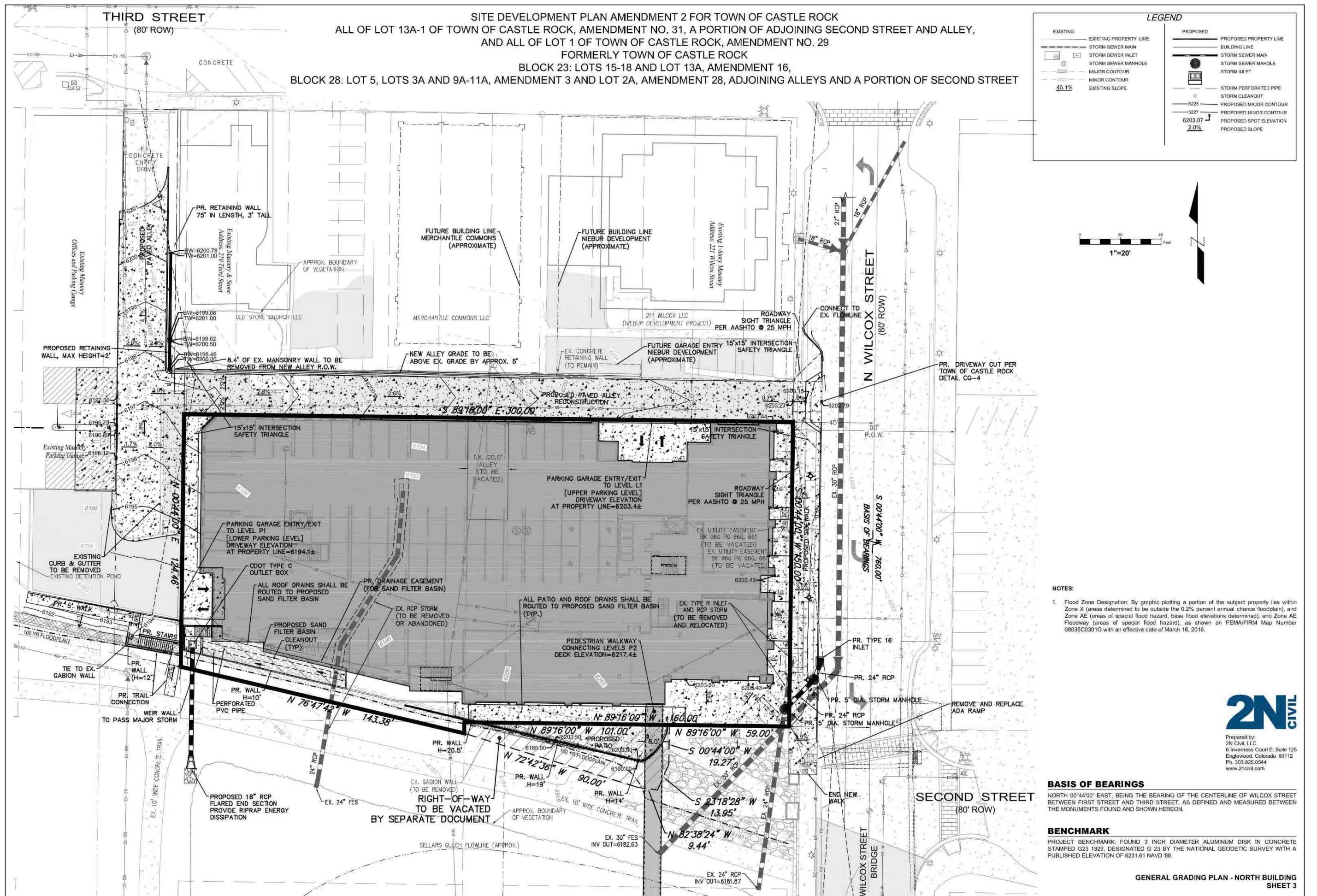
THE RIVERWALK PROJECT WILL BE BUILT IN TWO PHASES. RIVERWALK SOUTH WILL BE CONSTRUCTED FIRST AS PHASE 1, FOLLOWED BY RIVERWALK NORTH AS PHASE 2.

BASIS OF BEARINGS

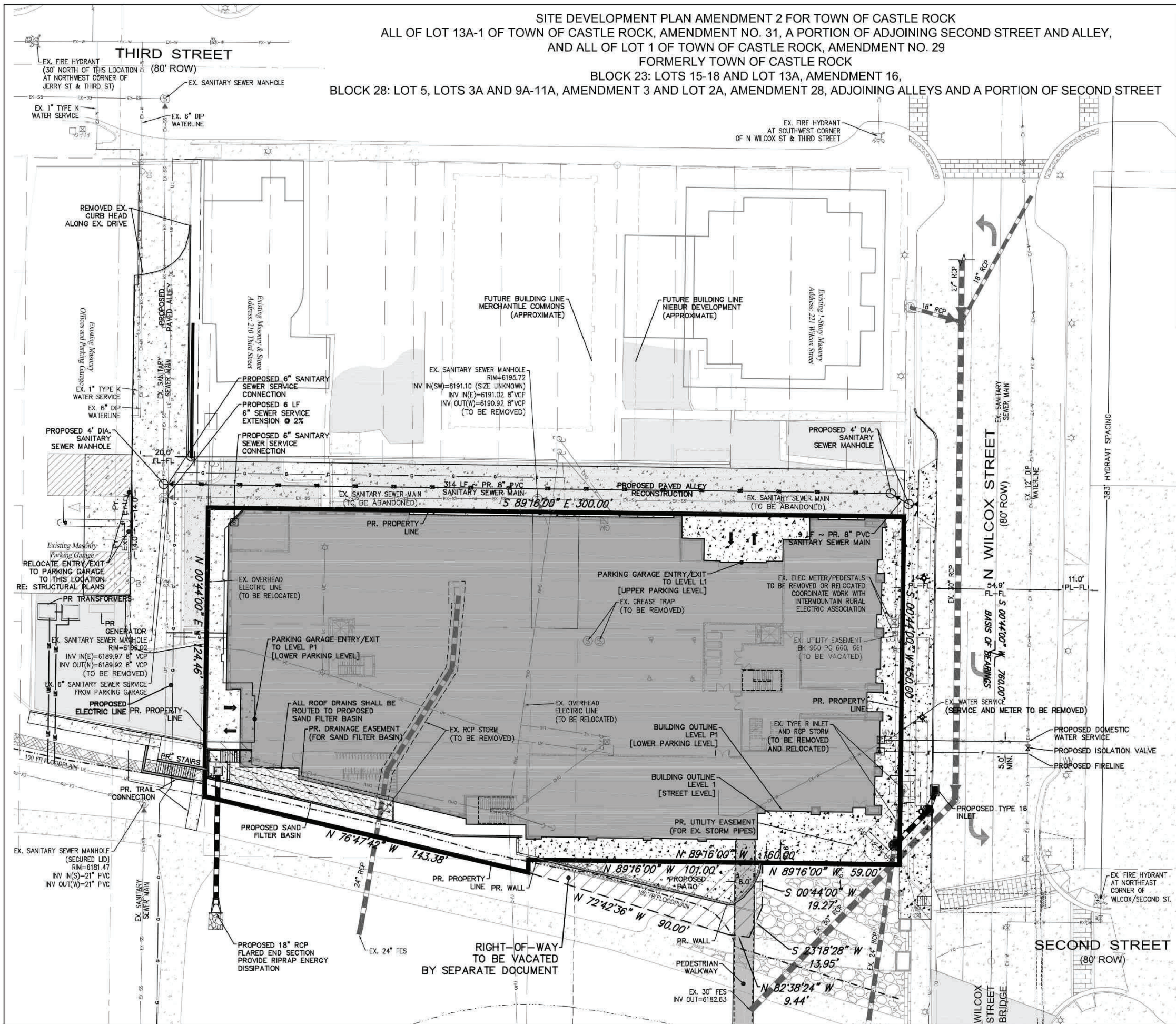
NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK

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

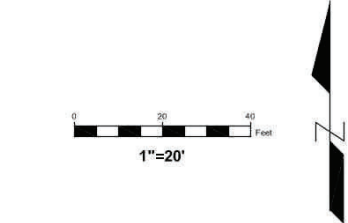


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FORMERLY TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16,
BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



LEGEND

EXISTING	PROPOSED
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
SANITARY SEWER MAIN	BUILDING LINE
SANITARY SEWER MANHOLE	SANITARY SEWER SERVICE
SANITARY SERVICE LINE	STORM SEWER MAIN
STORM SEWER MAIN	PERFORATED PIPE
STORM SEWER INLET	STORM SEWER CLEANOUT
STORM SEWER MANHOLE	STORM SEWER MANHOLE
EXISTING WATER LINE	FIRE LINE
FIRE HYDRANT VALVE	FIRE HYDRANT
WATER SERVICE & METER	WATER SERVICE & METER
OVERHEAD UTILITY LINE	WATER VALVE
ELECTRIC MANHOLE	
LIGHT POLE	
POWER POLE	
ELECTRIC BOX	
TRAFFIC BOX	
BURIED COMM. LINE	
GAS LINE	
BURIED ELECTRIC LINE	
GAS METER	
CLEANOUT	
FIBER OPTIC	



- 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. This site is located within the Town of Castle Rock YELLOW water pressure zone.

FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS: 2,250 GPM

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 2 FIRE HYDRANTS

CODE USED FOR ANALYSIS: 2012 IFC APPENDIX B
OCCUPANCY GROUP(S): A-2, S-2, B, M, R-2, A-3

FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE I-A: 66,263 SF
FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE V-A: 98,189 SF

THIS BUILDING IS FULLY SPRINKLERED

2N CIVIL

Prepared by:
2N Civil, LLC
6 Inverness Court E, Suite 125
Englewood, Colorado 80112
Ph. 303.925.0544
www.2ncivil.com

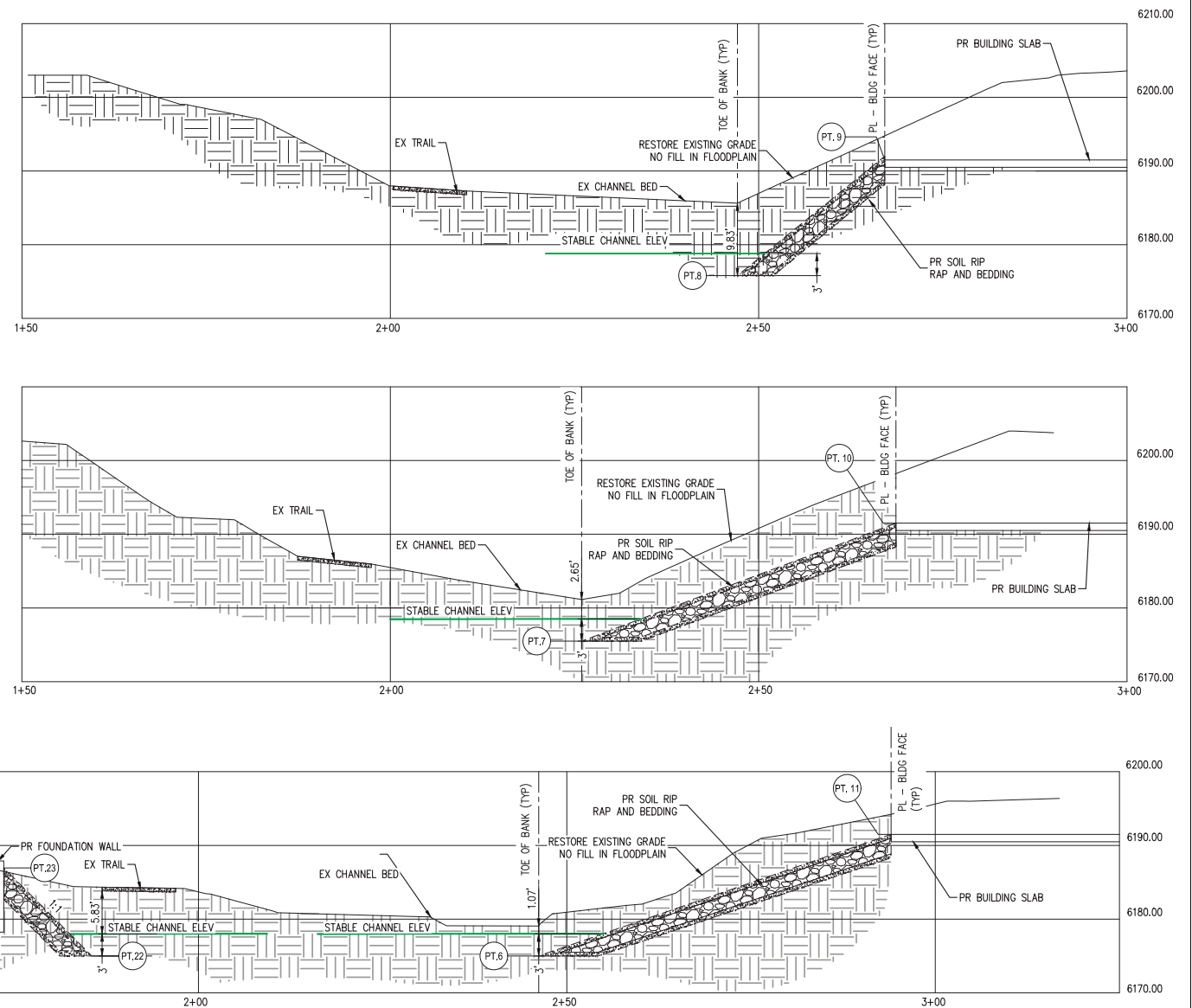
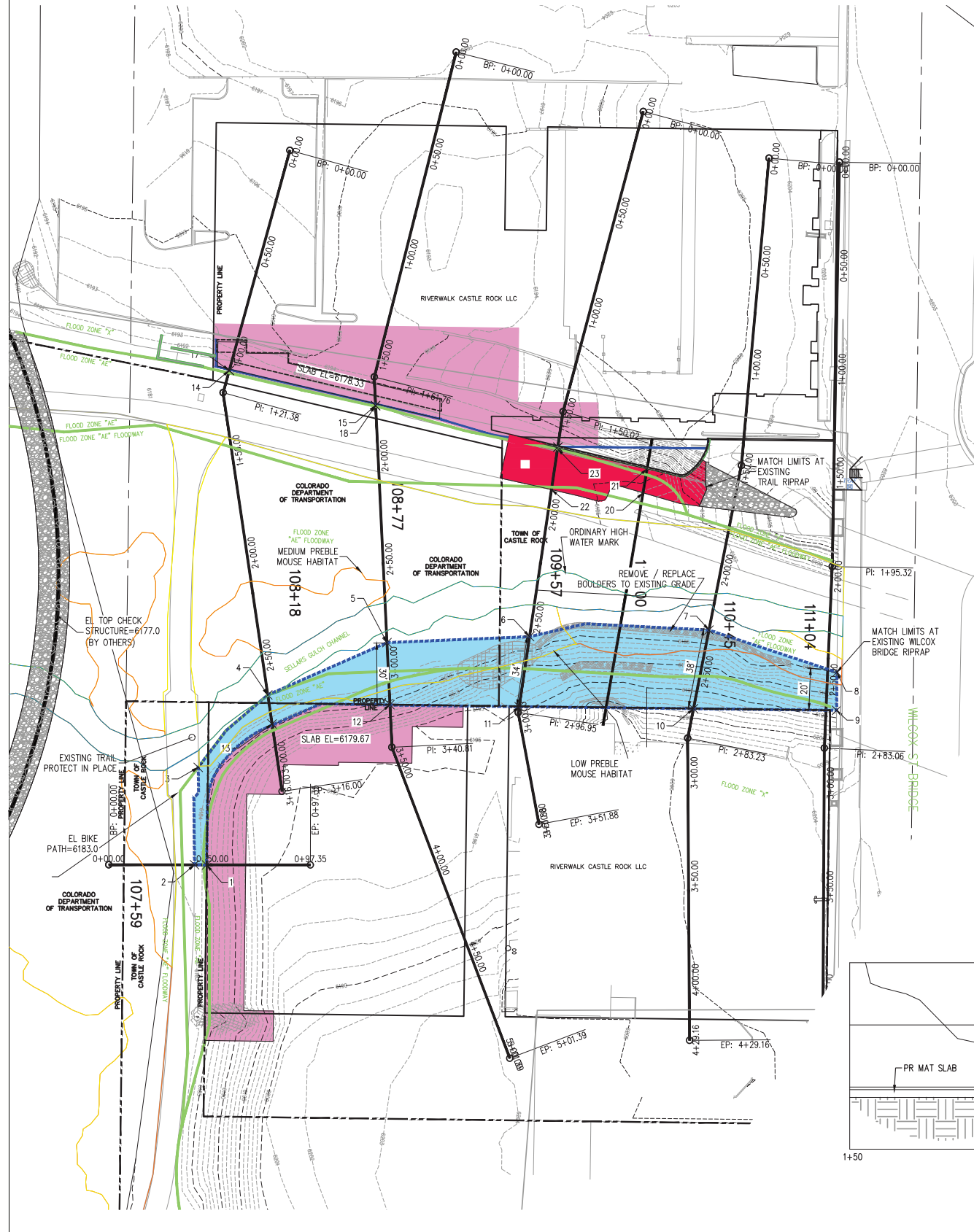
BASIS OF BEARINGS

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

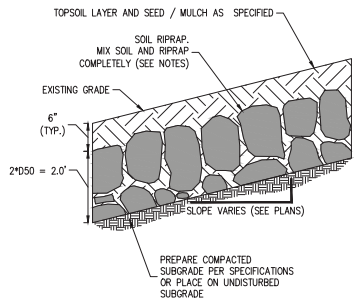
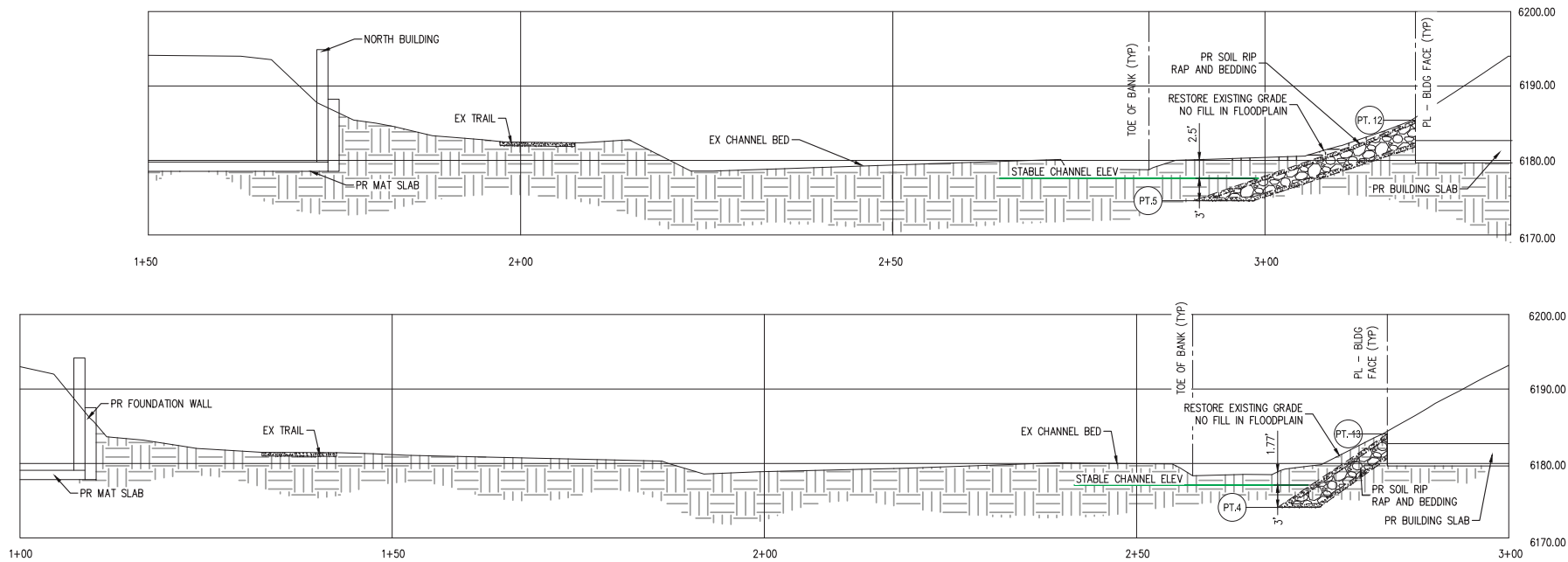
PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

Point Table				
Point #	Elevation	Northing	Easting	Description
1	6184.20	4645.16	4695.42	A TOP
2	6181.80	4645.24	4689.59	B BOTTOM
3	6177.10	4692.28	4691.35	B BOTTOM
4	6174.10	4727.27	4724.95	B BOTTOM
5	6174.60	4752.54	4782.49	B BOTTOM
6	6175.00	4755.42	4851.34	B BOTTOM
7	6175.50	4758.61	4937.95	B BOTTOM
8	6175.80	4738.21	4999.74	B BOTTOM
9	6192.00	4719.84	4999.58	A TOP
10	6191.50	4720.63	4930.48	A TOP
11	6191.50	4721.59	4846.31	A TOP
12	6185.40	4722.58	4783.92	A TOP
13	6186.40	4713.24	4727.02	A TOP
14	6178.33	4883.98	4706.34	B BOTTOM
15	6178.33	4867.00	4777.03	B BOTTOM
16	6178.33	4846.96	4865.02	B BOTTOM
17	6187.80	4883.98	4706.34	TOP WALL
18	6188.00	4867.00	4777.03	TOP WALL
19	6188.00	4846.96	4865.02	TOP WALL



SOIL RIPRAP BANK PROTECTION PLAN & DETAILS
SHEET 5

SITE DEVELOPMENT PLAN AMENDMENT 2 FOR TOWN OF CASTLE ROCK
ALL OF LOT 13A-1 OF TOWN OF CASTLE ROCK, AMENDMENT NO. 31, A PORTION OF ADJOINING SECOND STREET AND ALLEY,
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SOIL RIPRAP WITH SEED/MULCH TYPICAL SECTION DETAIL

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ * (INCHES)
TYPE M	70 - 100	21	12
	50 - 70	18	
	35 - 50	12	
	2 - 10	4	
*D ₅₀ = MEAN ROCK SIZE			

RIPRAP AND SOIL RIPRAP PLACEMENT AND GRADATION

Table A-2. Upland area seed mix - sandy soil						
Common Name	Scientific Name	Growth habit	Growth form	% Mix	Live (PL's)	
Grasses						
Stitchgrass	<i>Poa annua</i>	Warm	Sod Grass	10	2.3	
Prostrate brome	<i>Calamagrostis canadensis</i>	Warm	Sod	10	2.2	
Redtop grass	<i>Bromus ciliaris</i>	Warm	Sod	10	2.1	
Blue grass	<i>Bromus graminifolius</i>	Warm	Sod	10	0.7	
Redtop grass	<i>Chenopodium minus</i>	Cool	Branch	10	4.8	
Wireless chertgrass	<i>Chenopodium minus</i>	Cool	Sod	10	3.5	
Little bluestem	<i>Sorghastrum nutans</i>	Warm	Branch	10	3.3	
Seed dropped	<i>Sporobolus vaginatus</i>	Warm	Branch	10	6.1	
Common sandgrass	<i>Stipa viridula</i>	Cool	Branch	10	3.3	
Forbs and Wildflowers						
Prostrate sage	<i>Artemisia frigida</i>			3	6.1	
Blackfoot daisy	<i>Gnaphalium angustifolium</i>			2	6.9	
Tussock aster	<i>Macrorhynchus laevis</i>			2	6.2	
TOTAL PLS POUNDS/ACRE				100	28	

PLS = Pure Live Seed - If seed count reading, double the rate

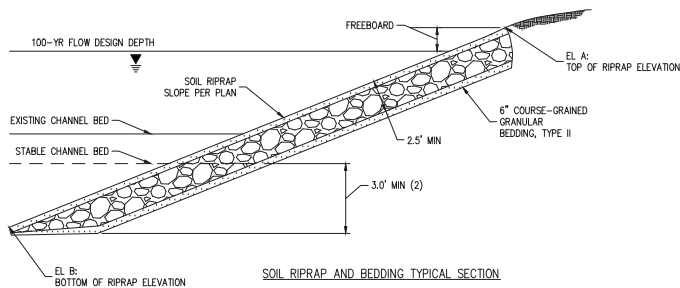
SOIL RIPRAP CONSTRUCTION NOTES:

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORM ALLY 65% RIPRAP BY WITH 35% OF APPROVED SOIL VOLUME BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND ALL LEVEL TO ELIMINATE VOIDS AND ROCKS PROJECTING DESIGN ABOVE RIPRAP TOP GRADE.
- CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ELEVATION TOLERANCES FOR THE SOIL RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE SOIL RIPRAP IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
- A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP TO A 6-INCH THICKNESS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

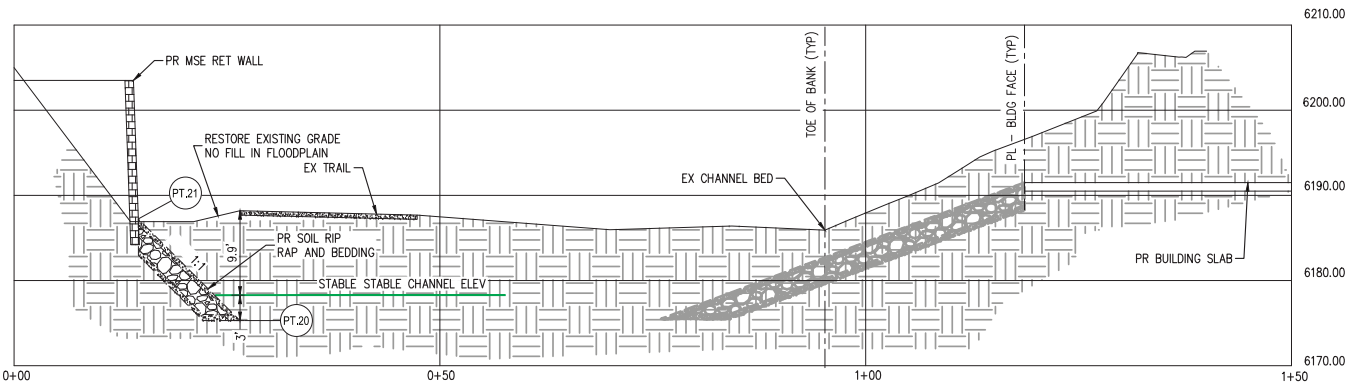
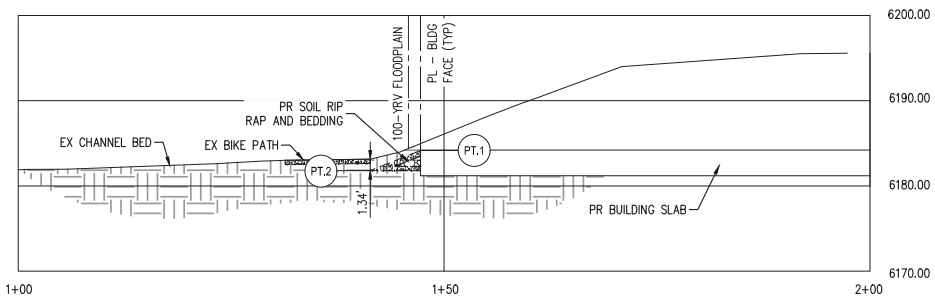
GRADATION FOR GRANULAR BEDDING	
U.S. STANDARD SIEVE SIZE	TYPE II COOT SECT. 703.09 CLASS A
3 INCHES	90 - 100
1 1/2 INCHES	-
3/4 INCHES	20 - 90
3/8 INCHES	-
#4	0 - 20
#16	-
#50	-
#100	-
#200	0 - 3

THICKNESS REQUIREMENTS FOR GRANULAR BEDDING	
RIPRAP DESIGNATION	COARSE-GRAINED SOILS
	TYPE II
M (D ₅₀ = 12 IN)	6

RIPRAP BEDDING REQUIREMENTS



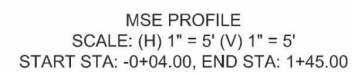
SOIL RIPRAP AND BEDDING TYPICAL SECTION



SOIL RIPRAP BANK PROTECTION PLAN & DETAILS
SHEET 6

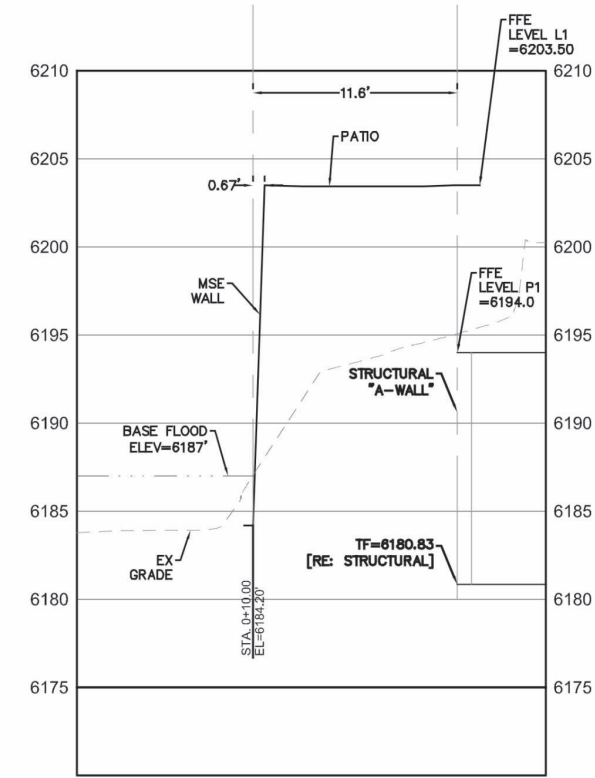
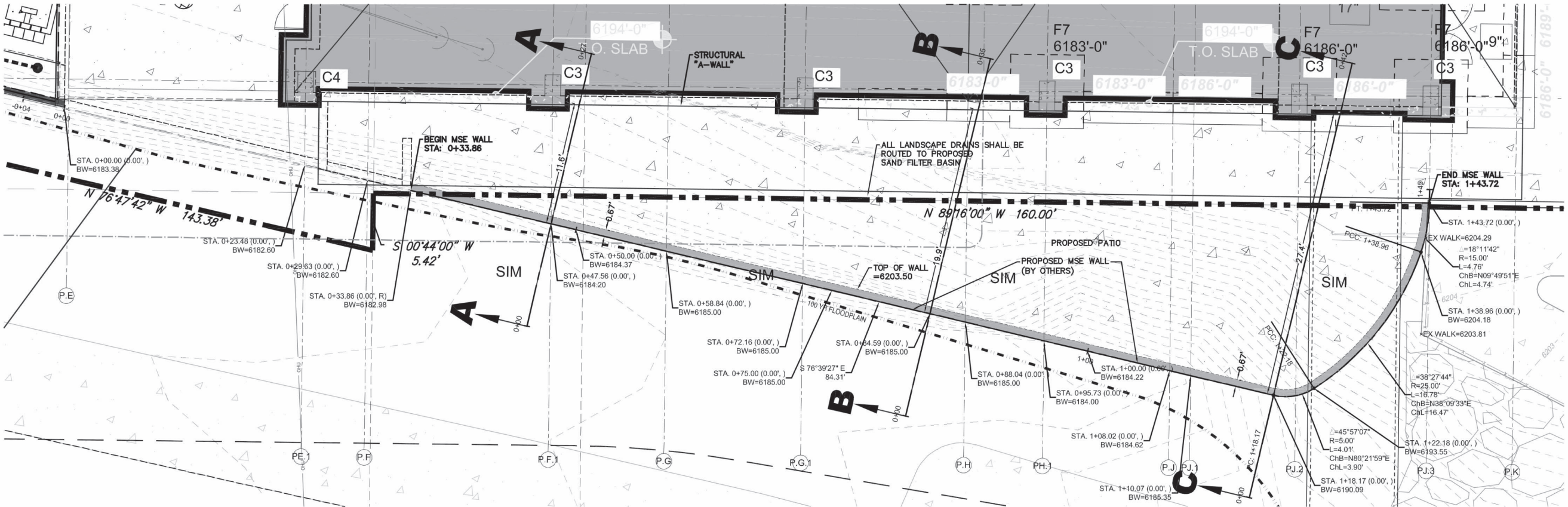
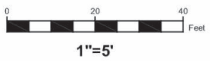
0 20 40 Feet

1"=5'

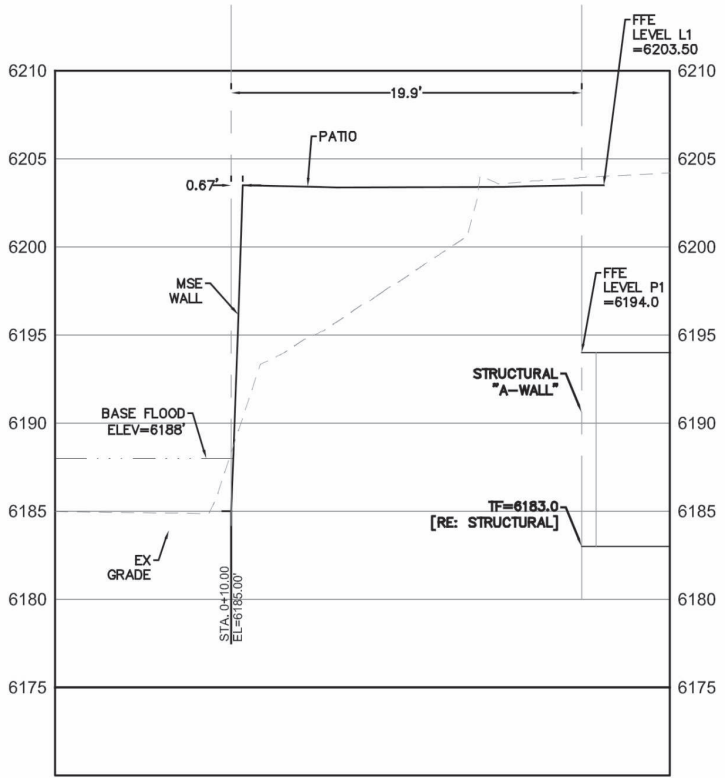


SITE DEVELOPMENT PLAN AMENDMENT 2 FOR TOWN OF CASTLE ROCK
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PROJECT NO. SDP18-0024

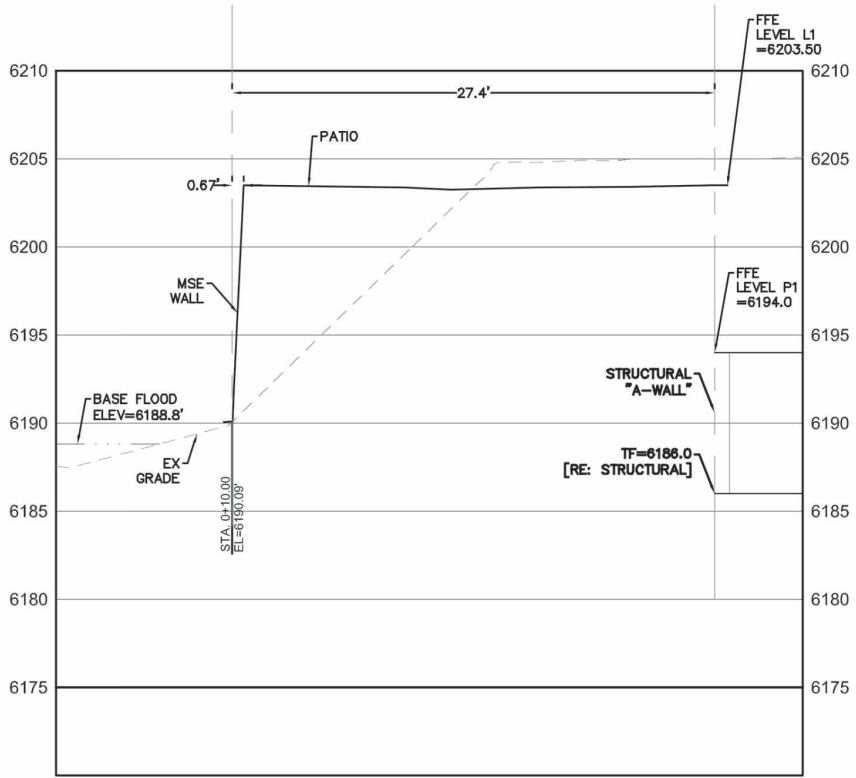
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MSE Wall Section A-A PROFILE
SCALE: (H) 1" = 5' (V) 1" = 5'
START STA: 0+00.00, END STA: 0+26.62

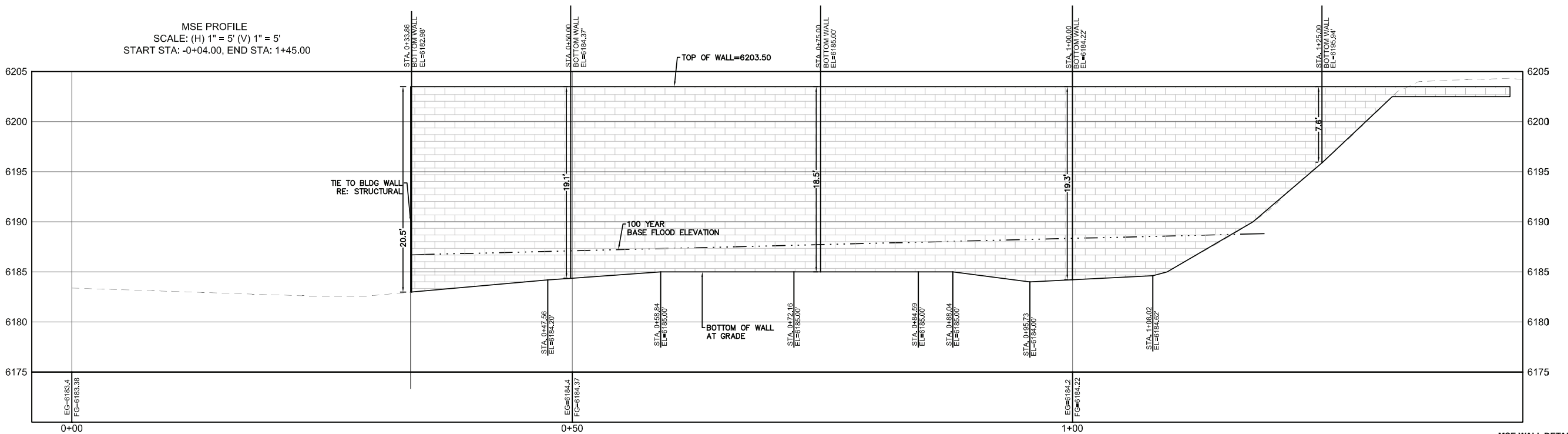
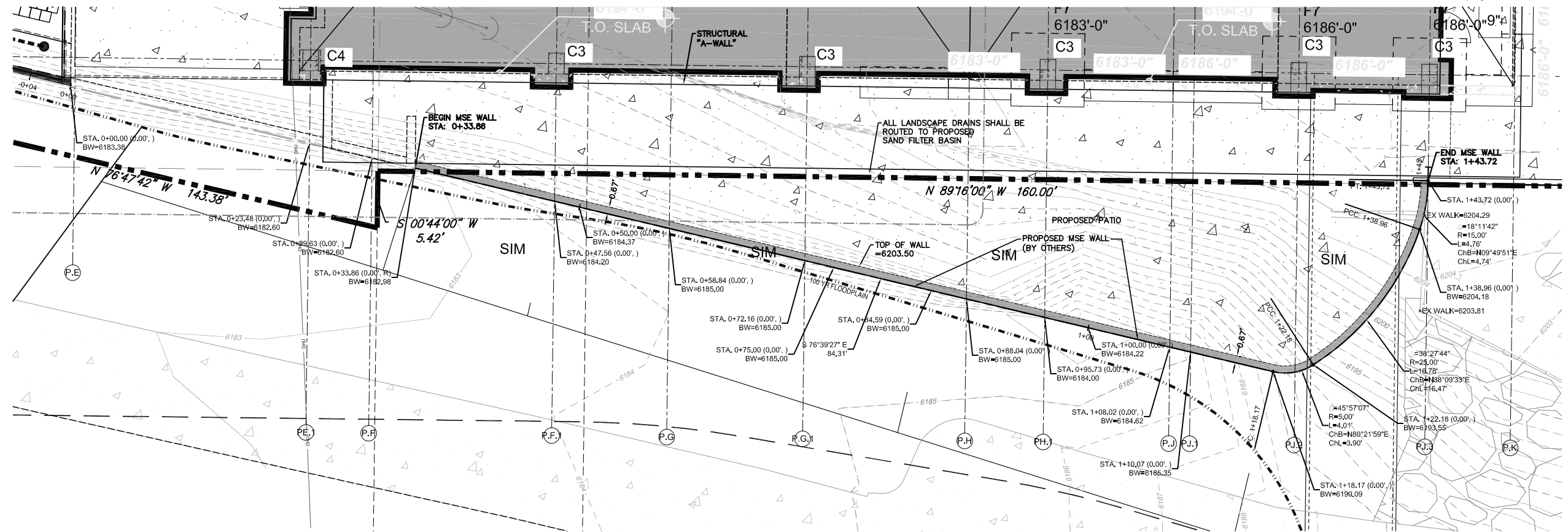


MSE Wall Section B-B PROFILE
SCALE: (H) 1" = 5' (V) 1" = 5'
START STA: 0+00.00, END STA: 0+34.90



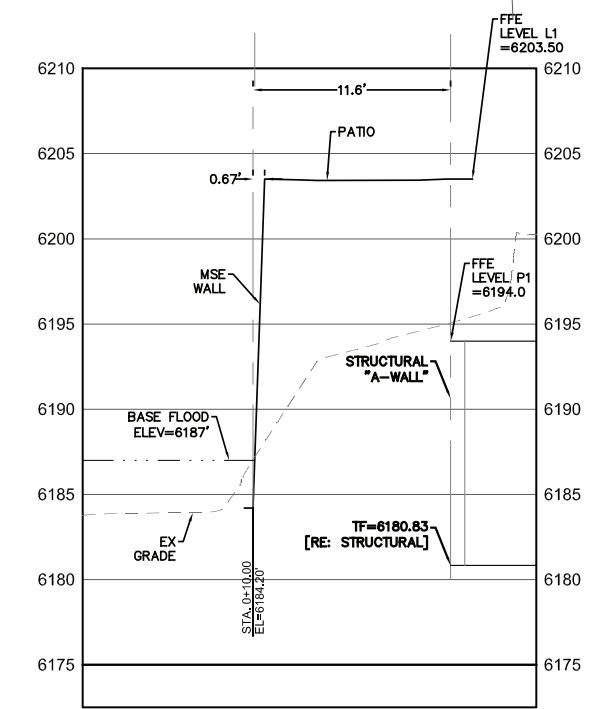
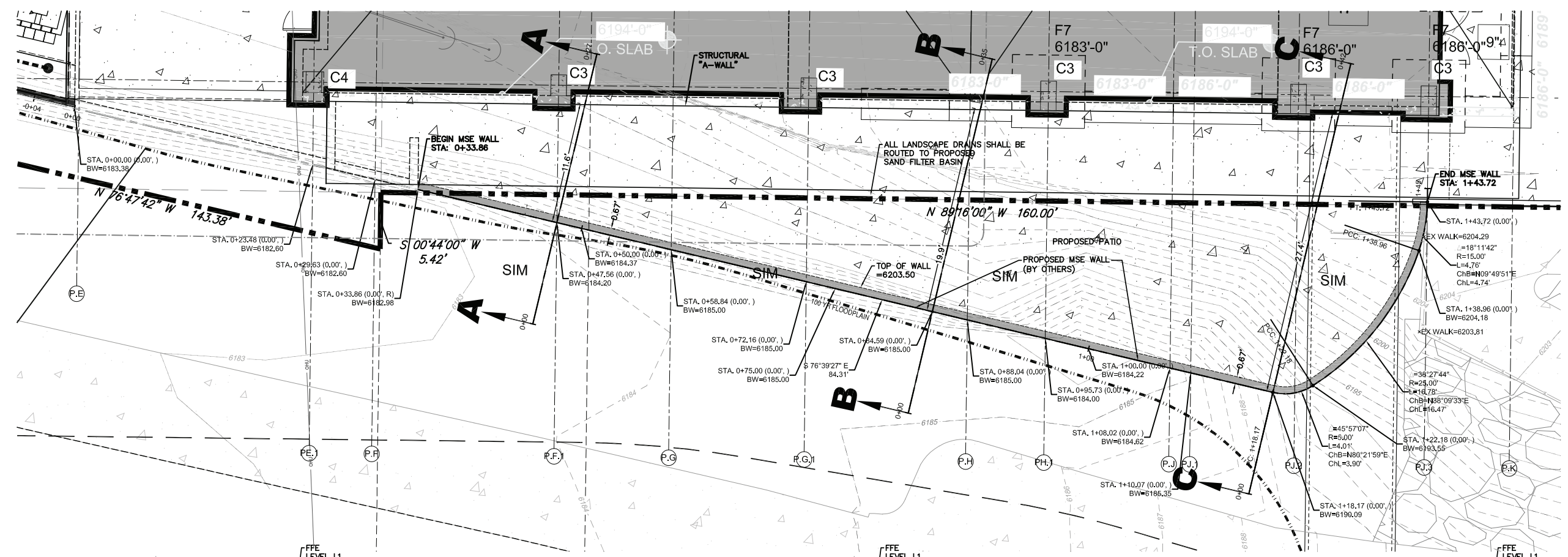
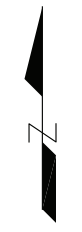
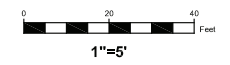
MSE Wall Section C-C PROFILE
SCALE: (H) 1" = 5' (V) 1" = 5'
START STA: 0+00.00, END STA: 0+42.42

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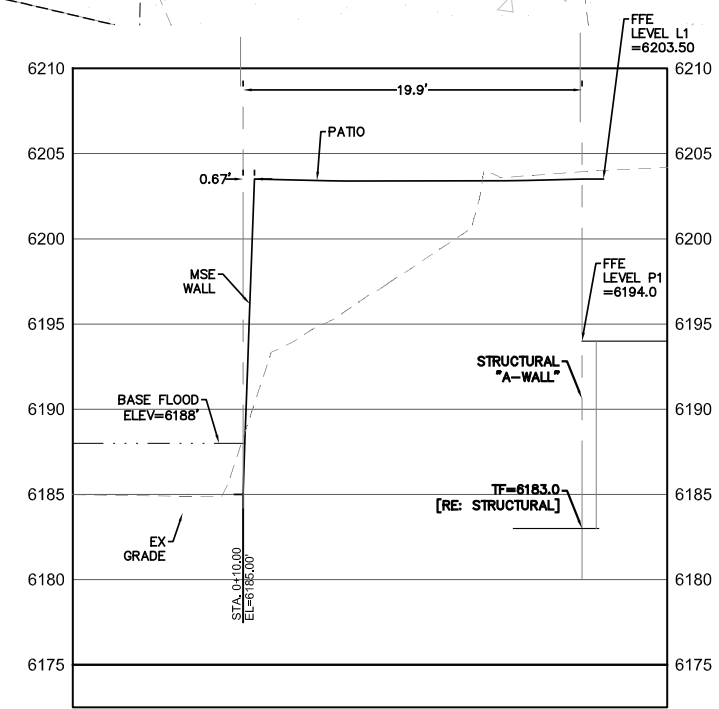


MSE WALL DETAILS
SHEET 9

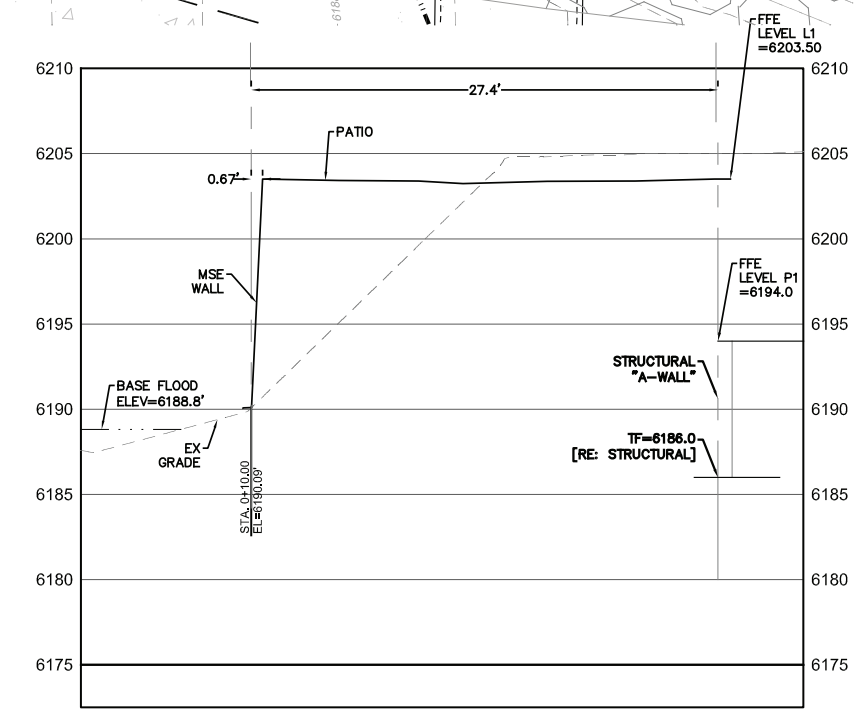
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 SCALE: (H) 1" = 5' (V) 1" = 5'
 START STA: 0+00.00, END STA: 0+26.62

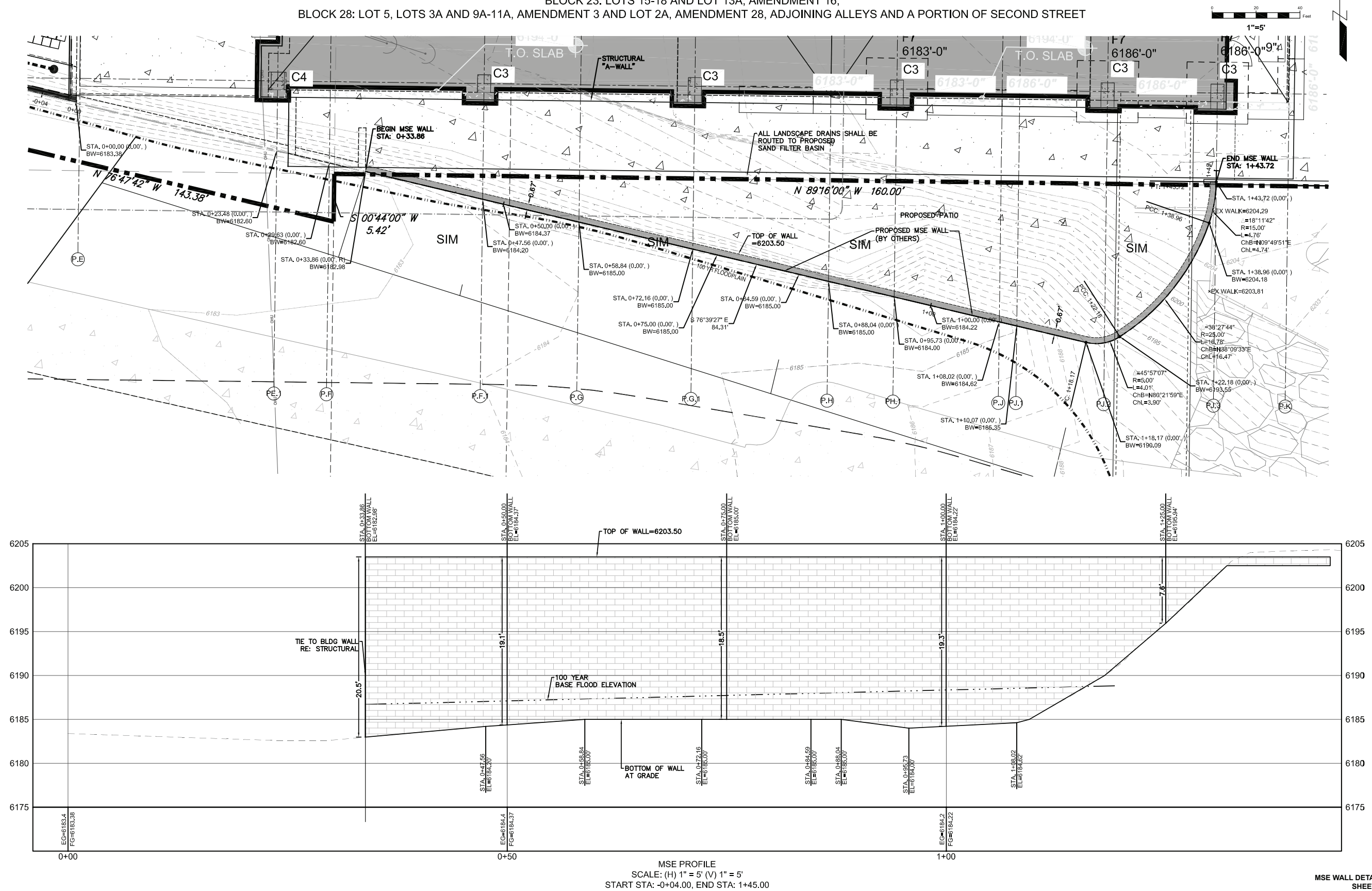


MSE Wall Section B-B PROFILE
 SCALE: (H) 1" = 5' (V) 1" = 5'
 START STA: 0+00.00, END STA: 0+34.90



MSE Wall Section C-C PROFILE
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 START STA: 0+00.00, END STA: 0+42.42

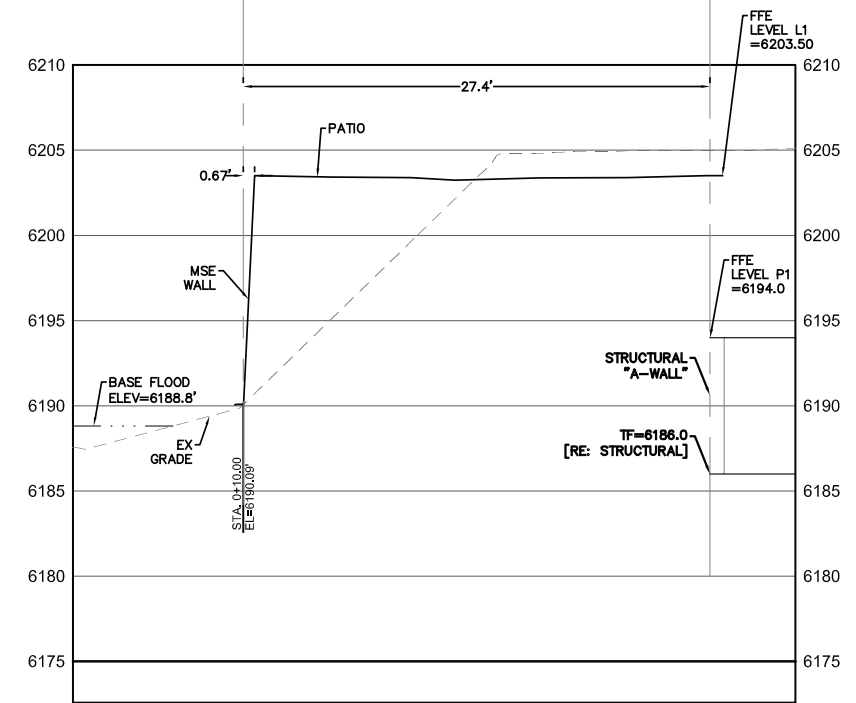
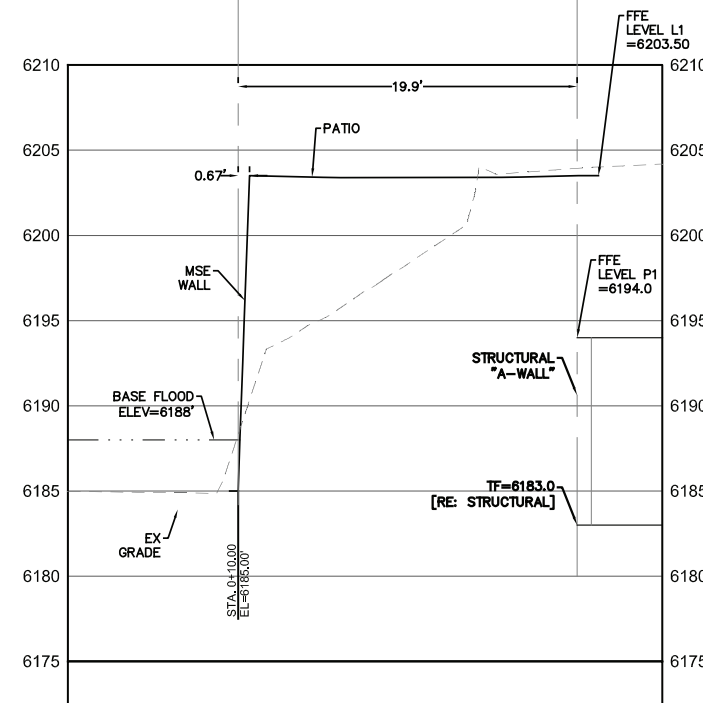
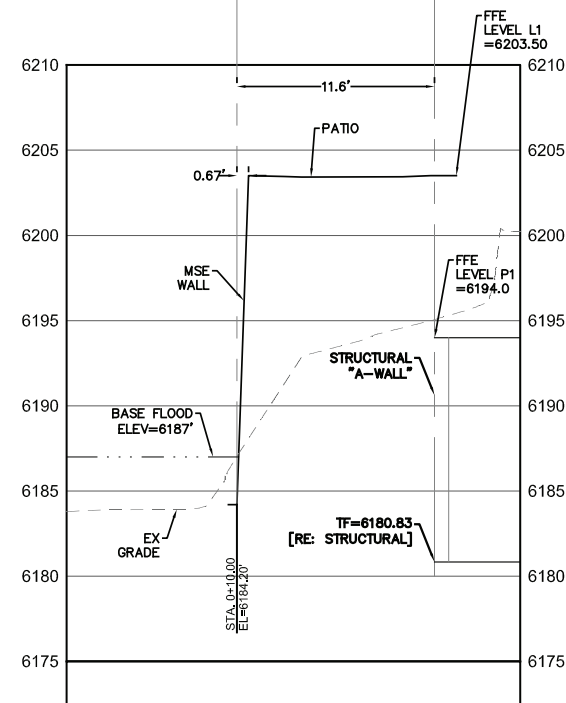
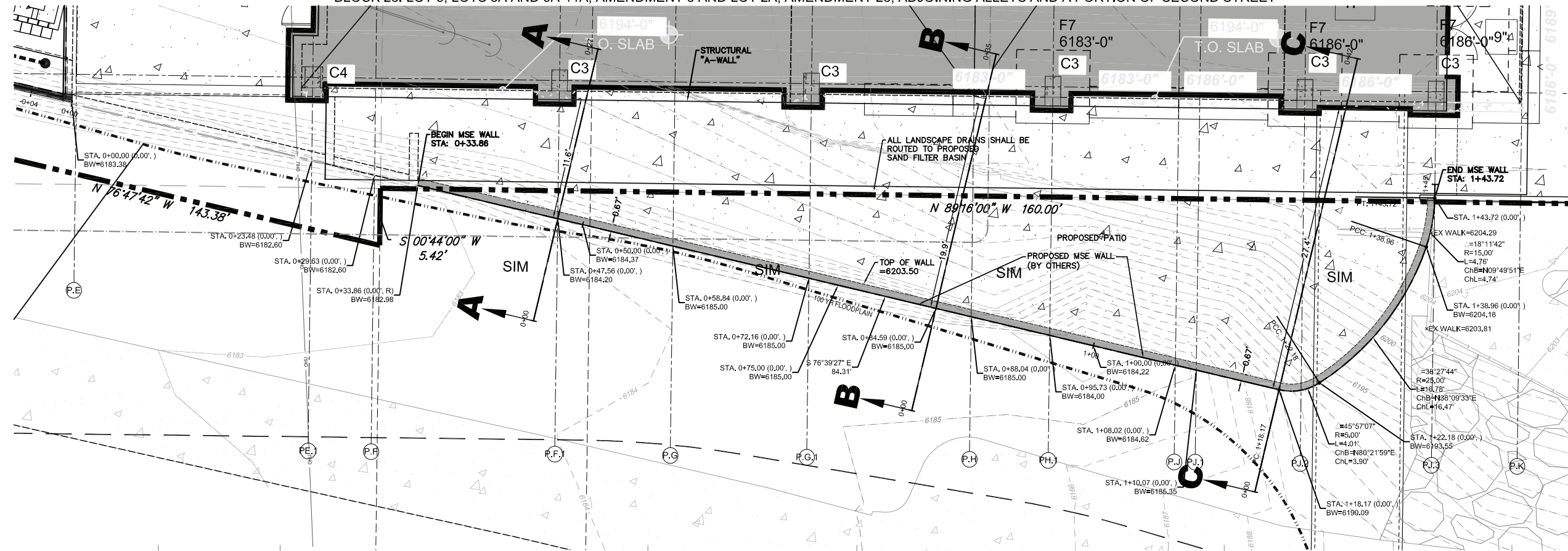
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MSE WALL DETAILS
SHEET 12