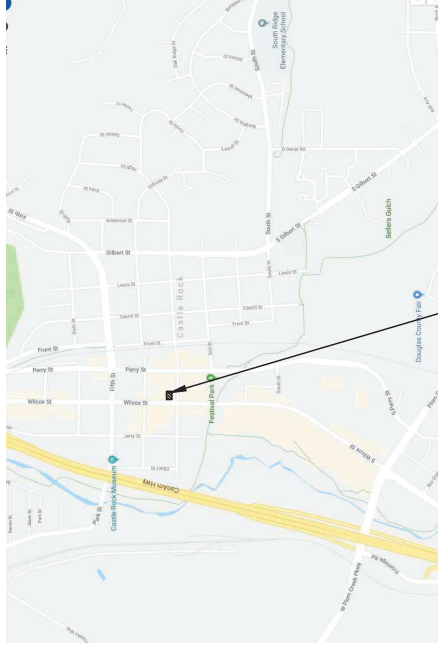


# LOT 8A, TOWN OF CASTLE ROCK, 8TH AMENDMENT

LOCATED WITHIN THE NORTHWEST QUARTER (NW¼) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## VICINITY MAP



302 N WILCOX ST  
CASTLE ROCK, CO 80104



## 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, UNLESS OTHERWISE SPECIFIED IN THE SUBORDINATION CERTIFICATE. THE OWNER SHALL MAINTAIN 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 CONTROLLED 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.
- NO FEIMA REGULATED FLOODPLAINS OR WETLANDS EXIST ON THE SITE.
- 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.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS AND PROCEDURES FOR APPROVAL. 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, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THIS PROPERTY IS ZONED BUSINESS/COMMERCIAL, WITHIN THE DOWNTOWN OVERLAY DISTRICT, DOWNTOWN CORE DISTRICT.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGNS 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 BUILDING OR PORTION 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 ADEQUATE TRACTION. THE SURFACE SHALL BE 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 THESE AREAS. THESE SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 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.
- 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 REVIEW, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ACTIONS INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

## PROJECT DIRECTORY

OWNER/ TENANT	PROVISION BAR PHONE: 303.848.8401 CONTACT: SARAH MILES SARAH.MILES@MILESTONE1TECH.COM
ARCHITECT	ARROW B ARCHITECTURE 6484 S. QUEBEC ST BUILDING 5 SUITE #200 CENTENNIAL, CO 80111 PHONE: 720.489.1609 CONTACT: SHANE MARTIN, AIA SHANE@ARROWBARCHITECTURE.COM
GENERAL CONTRACTOR	ROCKY MOUNTAIN EXCAVATING, INC 1199 ATCHISON COURT CENTENNIAL, CO 80109 PHONE: 720.925.2428 CONTACT: JOSHUA KAMP JOSH@RMEXC.COM
STRUCTURAL ENGINEER	TJF STRUCTURAL DESIGN, INC. 405 GREENWOOD BLVD, STE 120 GREENWOOD VILLAGE, CO 80111 PHONE: 303.625.3305 CONTACT: JAMIE HO JAMIE@TJFSTRUCTURAL.COM
MECHANICAL/ PLUMBING ENGINEER	TECO, INC. 201 HERBEC STREET BUILDING 800, SUITE 211 DENVER, CO 80220 PHONE: 303.321.0550 CONTACT: DAVE COOK DAVIDCOOK@TECO.COM
ELECTRICAL ENGINEER	KAZIN & ASSOCIATES, INC 9884 TEDDY LANE, SUITE 101 LONE TREE, CO 80124 PHONE: 720.489.1609 CONTACT: BRYAN KAZIN BKAZIN@SINRA.COM
FOOD SERVICE	SMITH AND GREENE PHONE: 970.881.0593 CONTACT: ERIC KLEMMANN ERICK@SMITHANDGREENE.COM

## SHEET INDEX

GENERAL	1	COVER SHEET
	2	SITE PLAN
	3	EASTING AND DEMO ELEVATION
	4	PROPOSED ELEVATION

## ATTACHMENT A

### SIGNATURE BLOCKS

#### OWNERSHIP CERTIFICATION:

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

MILESTONE PROPERTIES, LLC  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

#### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS \_\_\_\_\_ OF \_\_\_\_\_ MILESTONE PROPERTIES, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.

#### NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

#### 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 \_\_\_\_\_

#### LAND TITLE GUARANTEE COMPANY

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

#### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS AUTHORIZED REPRESENTATIVE \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

#### NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

#### LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL OWNERS AND MORTGAGEES OF THE CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED ARE ALL BENEFICIARIES OF THE LIEN CREATED BY THE INSTRUMENT RECORDED HEREON RECEPTION NO. 2018015576, DOUGLAS COUNTY COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT BY \_\_\_\_\_

FIRSTIER BANK  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

#### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS OF \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.

#### NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

#### DESIGN REVIEW BOARD APPROVAL:

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

#### CHAIR DATE

ATTEST: \_\_\_\_\_

DEVELOPMENT SERVICES DIRECTOR DATE

#### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAN ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

#### TOWN MANAGER

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

#### TOWN CLERK

#### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_

#### 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 \_\_\_\_\_

TOWN OF CASTLE ROCK PROJECT #SDP19-0033

SITE DEVELOPMENT PLAN

LOT 8A, TOWN OF CASTLE ROCK, 8TH AMENDMENT

LOCATED WITHIN THE NORTHWEST QUARTER (NW¼) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



ISSUE:  
DESIGN REVIEW BOARD  
07.26.2019

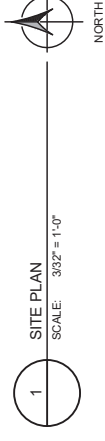
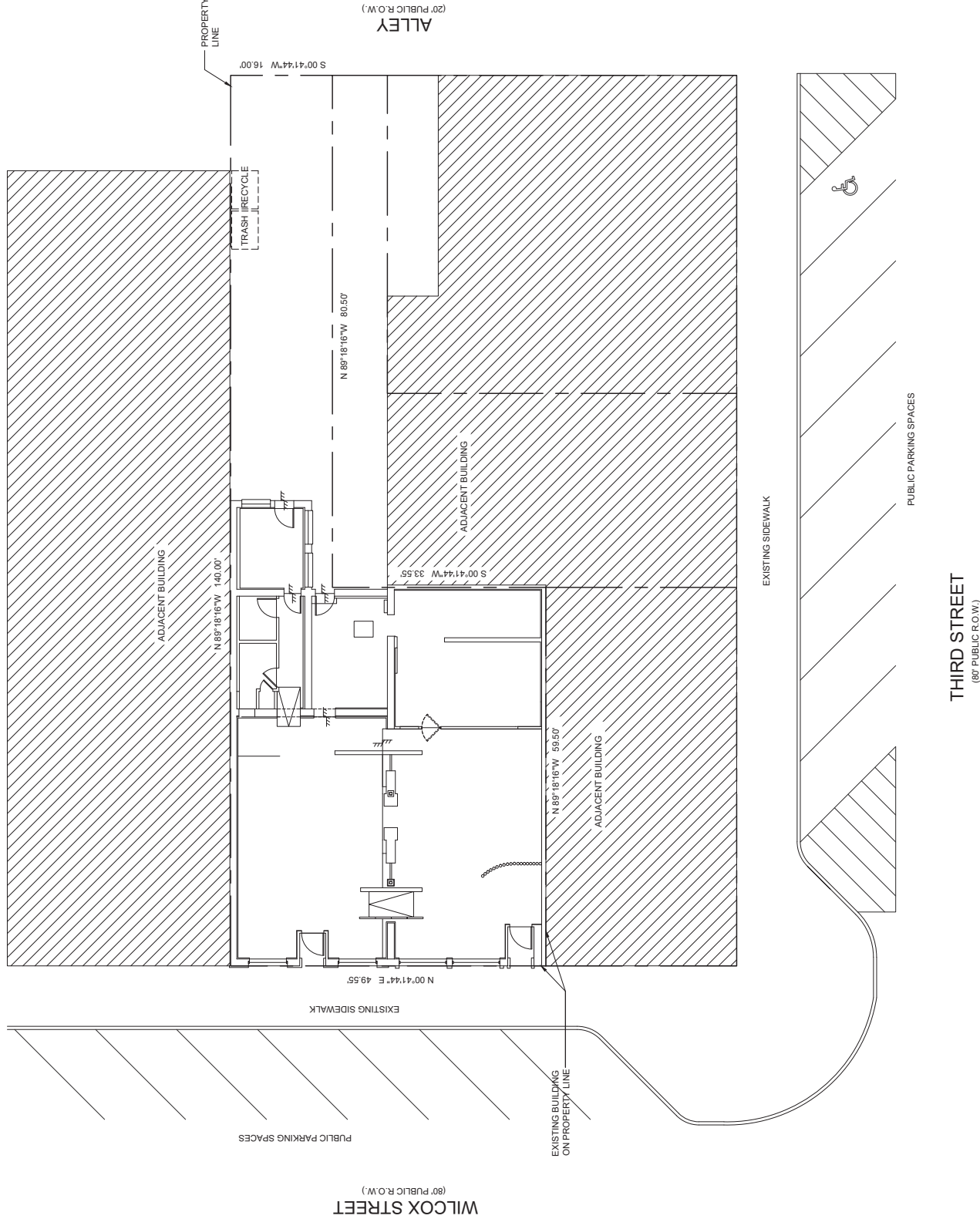
REVISION:

PROVISION BAR  
302 N WILCOX ST  
CASTLE ROCK, CO 80104

PROJ. NO.: 1811.00  
FILE: 1811\_DRB-2-Site Plan.dwg  
SHEET TITLE:  
SITE PLAN

SCALE: 3/32" = 1'-0"

2 OF 4



SITE DEVELOPMENT PLAN

LOT 8A, TOWN OF CASTLE ROCK, 8TH AMENDMENT

LOCATED WITHIN THE NORTHWEST QUARTER (NW<sup>1</sup>/<sub>4</sub>) OF SECTION 11,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



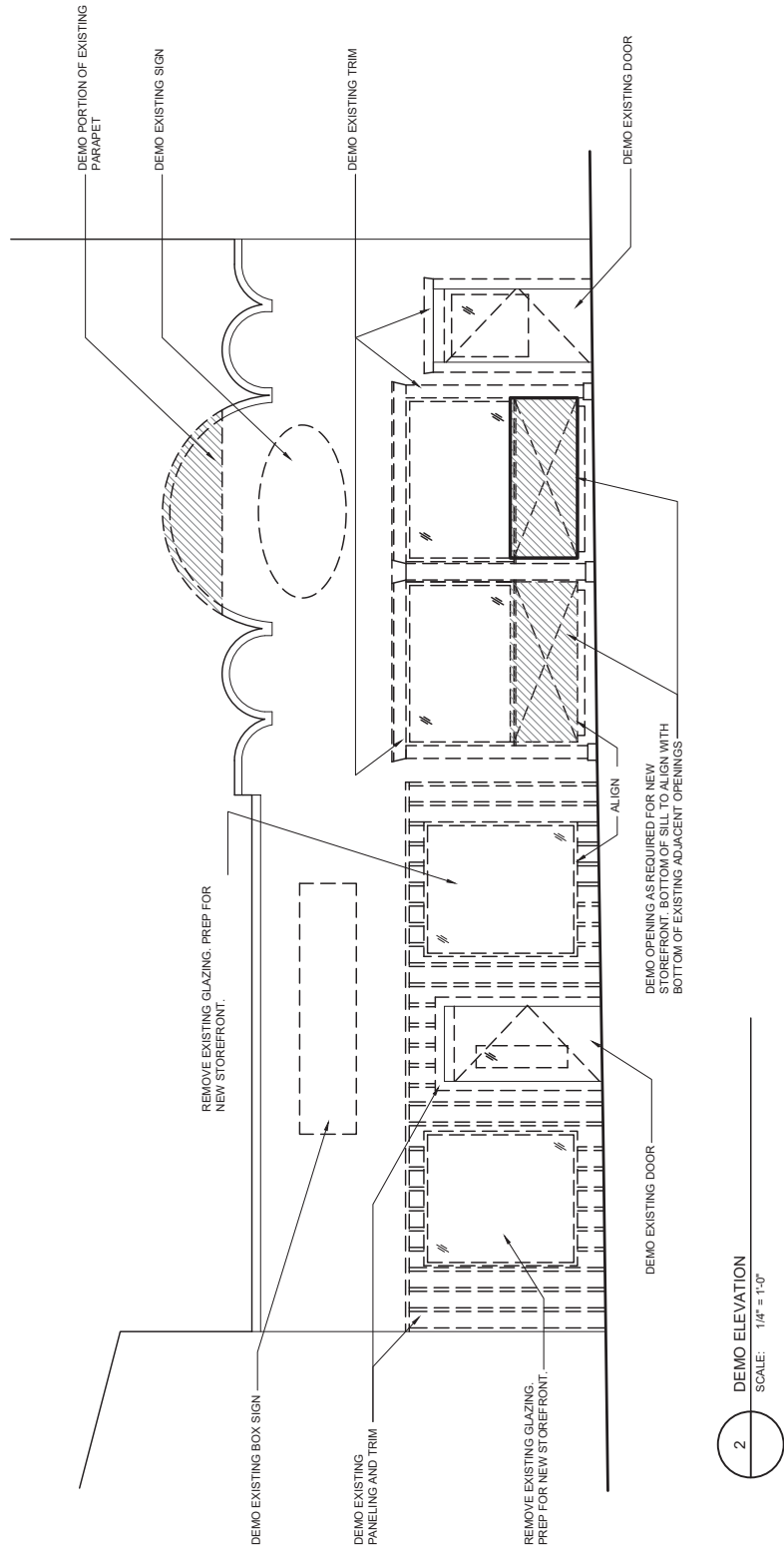
1 EXISTING ELEVATION  
SCALE: N/A

DEMO ELEVATION GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO DEMOLISHING EXTERIOR OPENINGS.
2. DEMO ALL EXTERIOR ELECTRICAL FIXTURES.
3. DEMO ALL EXTERIOR SIGNAGE PRIOR TO SHINGLE TRIM AND WOOD.
4. DEMO ALL EXTERIOR TRIM AND WOOD.



INDICATES AREAS OF DEMO FOR NEW OPENINGS. REFER TO PROPOSED ELEVATIONS.



2 DEMO ELEVATION  
SCALE: 1/4" = 1'-0"



646 S. QUERES ST.  
BUILDING 5 SUITE 300  
CENTENNIAL, CO 80111  
ARROWBARCHITECTURE.COM

ISSUE:  
DESIGN REVIEW BOARD  
07/26/2019

REVISION:

PROVISION BAR  
302 N WILCOX ST  
CASTLE ROCK, CO 80104

PROJ. NO.: 1811.00  
FILE: 1811\_DRB-3-Existing Elevation.dwg

SHEET TITLE:  
EXISTING AND  
DEMO ELEVATION

SCALE: 1/4" = 1'-0"  
**3 OF 4**

SITE DEVELOPMENT PLAN

LOT 8A, TOWN OF CASTLE ROCK, 8TH AMENDMENT

LOCATED WITHIN THE NORTHWEST QUARTER (NW<sup>1</sup>/<sub>4</sub>) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR FIXTURES

- SC1 - EXTERIOR SCIENCE 1 - SIGN LIGHT  
BASELITE SIGN LIGHT A810P1-EG-61-LED12W
- SC2 - EXTERIOR SCIENCE 2 - GAS LANTERN  
BEVOLO GAS MODERNIST ORIGINAL BRACKET MOUNT MOD-OB



SC1 LIGHT FIXTURE



SC2 GAS LANTERN FIXTURE

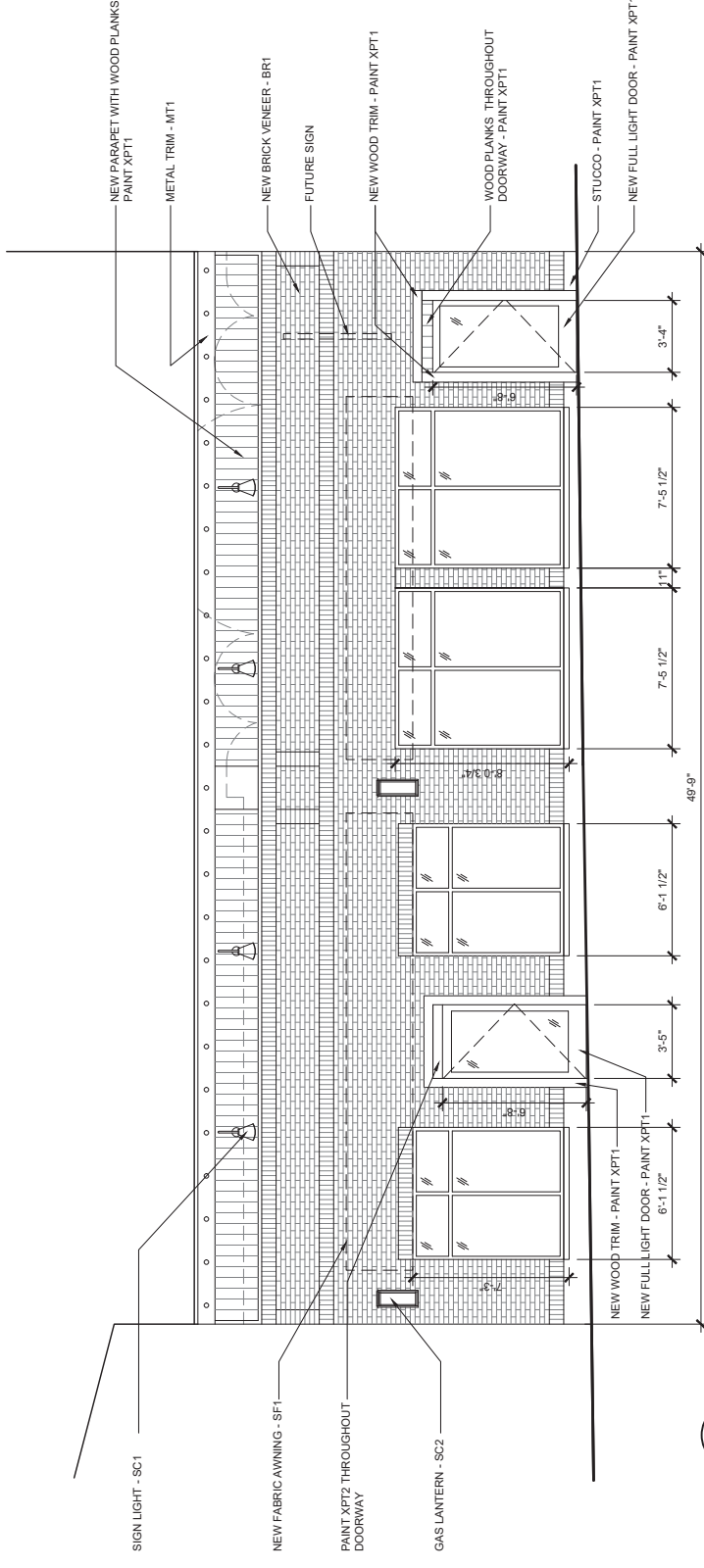


1 RENDERED ELEVATION  
SCALE: N/A

EXTERIOR FINISH LIST

- ALUMINUM STOREFRONT  
DARK BRONZE ANODIZED, TYP.
- BRICK  
BR1 - SUMMIT BRICK COMPANY THIN BRICK COLOR: LANDMARK
- EXTERIOR PAINT  
XPT1 - BLACK IRON 2120-20  
XPT2 - GRAYSTONE 1475  
NOTE: ALL PAINT TO BE BENJAMIN MOORE ULTRA SPEC EXT PAINT, SATIN FINISH 448.
- GLAZING  
OLDCASTLE SOLARBAN 60 CLEAR, LOW-E GLASS
- METAL  
MT1 - BERRIDGE MATTE BLACK
- SHADE FABRIC  
SF1 - SUNBRELLA CLARITY BLACK
- STUCCO  
ST1 - THREE COAT TRADITIONAL STUCCO SYSTEM

2 PROPOSED ELEVATION  
SCALE: 1/4" = 1'-0"



PROVISION BAR  
302 N WILCOX ST  
CASTLE ROCK, CO 80104

PROJ. NO.: 1811.00  
FILE: 1811\_DRB-4-Proposed Elevation.dwg

SHEET TITLE:  
PROPOSED  
ELEVATION

SCALE: 1/4" = 1'-0"

4 OF 4



ARROW B  
ARCHITECTURE  
646 S. QUEBEC ST.  
BUILDING 5 SUITE 200  
CENTENNIAL, CO 80111  
ARROWBARCHITECTURE.COM

ISSUE:  
DESIGN REVIEW BOARD  
07/26/2019

REVISION: