

SITE DEVELOPMENT PLAN

AMENDMENT NO. 1 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION:

LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 SAID PARCEL CONTAINS 14,024 SQUARE FEET OR 0.3219 ACRES MORE OR LESS ACCORDING TO THE LOT LINE VACATION RECORDED AT RECEPTION NO. 2018010377 OF THE DOUGLAS COUNTY, COLORADO RECORDS.

BENCHMARK:

NGS BENCHMARK PID KK1334, BRASS DISK IN CENTER OF EAST END OF ROCK OUTCROPPING ALONG COUNTY ROAD 25.
 ELEVATION = 6222.12 FEET (NAVD1988) DATUM
 SITE BENCHMARK: TOP OF ALLOY DISK STAMPED PLS 38284 AT THE SOUTHWEST PROPERTY CORNER.
 ELEVATION = 6187.05 (NAVD 1988 DATUM)

STATISTICAL INFORMATION:

ZONING: B-BUSINESS COMMERCIAL DISTRICT
 DOWNTOWN OVERLAY / NORTH DISTRICT
 MICRO-BREWERY
 14,024 SF / 0.3219 ACRES
 MICRO-BREWERY
 3,441 SQUARE FEET PROPOSED
 UNLIMITED / SIX STORIES PERMITTED
 22'-11" / 1 STORY PROPOSED
 BUILDING HEIGHT: 0 FEET
 0 FEET
 0 FEET
 0 FEET
 BUILDING SETBACKS: FRONT (EAST): 100% OF BUILDING IS WITHIN 20' OF 6TH STREET
 SIDES (NORTH): 48% OF BUILDING IS WITHIN 20' OF WILCOX STREET
 SIDE (SOUTH):
 REAR (WEST):
 MAXIMUM BUILDING SETBACK: NONE
 MINIMUM 25% MUST BE WITHIN 0-20' OF PROPERTY LINE WITH DIRECT PEDESTRIAN ACCESS: NONE
 PARKING REQUIRED: 5,185 SF 37% SITE COVERAGE
 PARKING PROVIDED: 3,441 SF 24.5%
 SITE COVERAGE: 1,744 SF 12.5% (NOT INCLUDING EXIST. TO BE DEMOLISHED)
 BUILDING COVERAGE TOTAL: 0%
 PROPOSED: 8,839 SF 63% SITE COVERAGE
 EXISTING:
 PARKING: 0%
 STREET COVERAGE:
 OPEN SPACE / LANDSCAPED AREA:
 TRANSPARENCY: MIN. 35% FRONT 62% PROVIDED
 MAIN STREET MIN. 30% SIDE 48% PROVIDED
 SIDE STREET
 FENCE: 10' MAXIMUM HEIGHT
 6' PROVIDED / 3' PROVIDED
 FINISHED FLOOR ELEVATION: 100'-0" = 6186.00'
 WATER SYSTEM DEMAND DESIGN CRITERIA 25,8075 SFE's

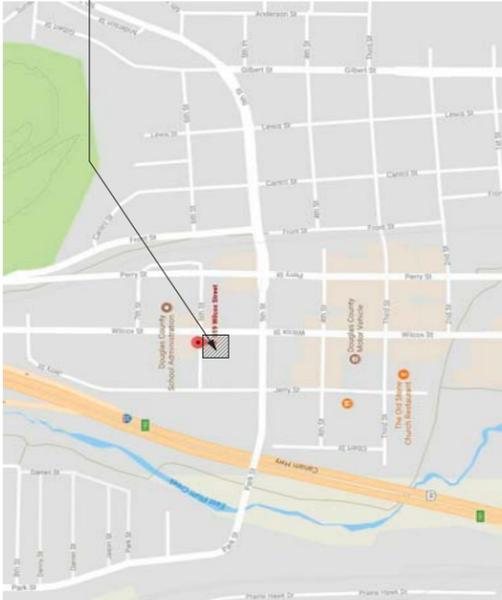
PROJECT TEAM:

ARCHITECT
 CLUTCH DESIGN STUDIO
 309 W 1ST AVENUE
 DENVER, CO 80223

LANDSCAPE ARCHITECT
 KIRBY SMITH & ASSOCIATES, INC.
 6201 S. HUDSON COURT
 CENTENNIAL, CO 80121

CIVIL ENGINEER
 MARTIN MARTIN CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE
 LAKEWOOD, CO 80215

ELECTRICAL ENGINEER
 HUNT ELECTRIC, INC.
 8020 SOUTHWARK CIRCLE, SUITE 100
 LITTLETON, CO 80120



PROJECT LOCATION
 515 W. COCKSCREEK
 CASTLE ROCK, CO 80104

VICINITY MAP: SCALE 1"=500'

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 and shall provide for the maintenance of all drainage facilities and shall provide for the maintenance of all drainage facilities and shall provide for the maintenance of all drainage facilities.
- Pursuant to Section 4.3E and 6.2.3A 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 will be public responsibility. The Property Owner shall be responsible for the maintenance of all drainage facilities and shall provide for the maintenance of all drainage facilities. 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 plants. The Town of Castle Rock Water Conservation Ordinance regulates the watering of plants and the watering of plants. The Town of Castle Rock Water Conservation Ordinance regulates the watering of plants and the watering of plants.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- 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 the applicable codes, ordinances, rules and regulations of the Town of Castle Rock. All 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 flow line elevations of the adjacent street, including but not limited to utility vaults, manholes, catch basins, cut slopes, and signs, shall be placed within sight distance lines and sight distance easements.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Traffic Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plan.
- The Zoning reclassification information, including date and reception number OR "This site is zoned B, Business/Commercial within the North District of the Downtown Overlay District."
- 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.
- 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 be a minimum 150 feet or all portions of the road shall be a minimum 150 feet wide. The 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 designed to support the maximum 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 that are not required by the Fire Department. Signs shall be placed on both sides of the roadway, fire lanes, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, 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.

SHEET INDEX

SHEET NUMBER	SHEET NAME
01 OF 02	COVER PAGE
02 OF 02	BUILDING ELEVATIONS

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.
 WASSON FAMILY 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 WASSON FAMILY HOLDINGS, LLC
 AS _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

AN AUTHORIZED REPRESENTATIVE OF _____ A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO HAS REVIEWED THE RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LENDHOLDER AND THAT THE PROPERTY IS SUBJECT TO THE 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 AND AMENDMENT HAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____

CHAIR _____ DATE _____
 ATTEST: _____ DATE _____
 DEVELOPMENT SERVICES DIRECTOR _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AND AMENDMENT HAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AS _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____
 DOUGLAS COUNTY CLERK AND RECORDER _____
 BY _____ DEPUTY

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LENDHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
 THE UNDERSIGNED HEREBY CERTIFY THAT THE LIEN CREATED BY THE INSTRUMENT DESCRIBED HEREIN IS SUBORDINATED TO THE LIEN OF THE LIENHOLDER OF THE PROPERTY DESCRIBED IN THE INSTRUMENT.
 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

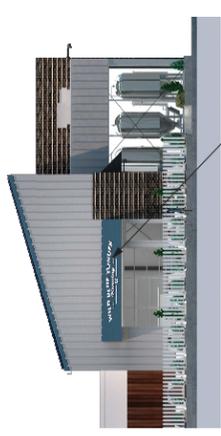
NOTARY BLOCK

SIGNED THIS _____ DAY OF _____, 20____
 BY _____ OF MIDWESTSTONE BANK
 AS _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

SITE DEVELOPMENT PLAN

AMENDMENT NO.1 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



EAST ELEVATION SIGN EXAMPLE

MAIN ELEVATION (WILCOX STREET)

- 1 FABRIC SIGN
- AWNING SIGN
- AWNING SIZE: 50 SF
- SIGN SIZE: 22 SF
- PERCENT SIGNAGE: 44%

SIDE STREET ELEVATION (6TH STREET)

- 2 SIGNS
- 1 AWNING SIGN
- AWNING SIZE: 20 SF
- SIGN SIZE: 87.5 SF
- PERCENT SIGNAGE: 43.75%
- 1 WALL SIGN
- WALL AREA: 994 SF
- SIGN AREA: 100 SF
- PERCENT SIGNAGE: 10%

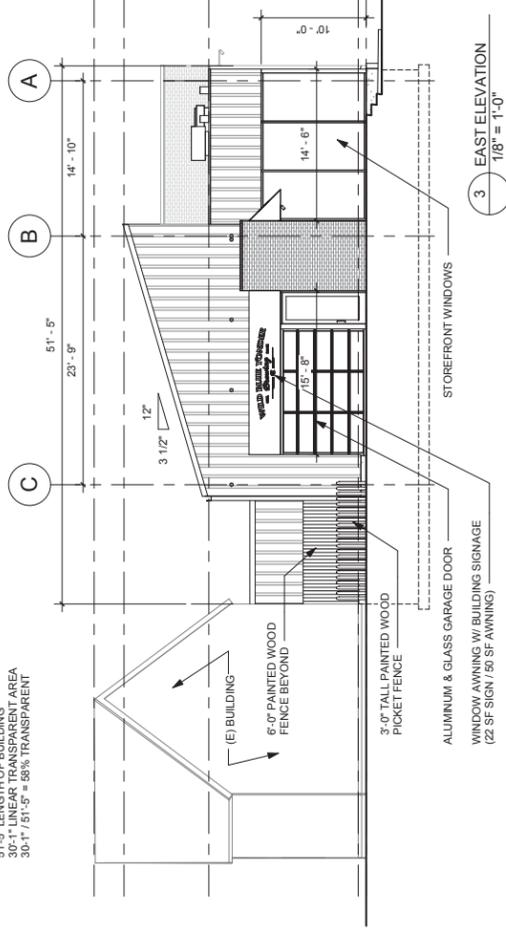
SIGN TABLE



NORTH ELEVATION SIGN EXAMPLE

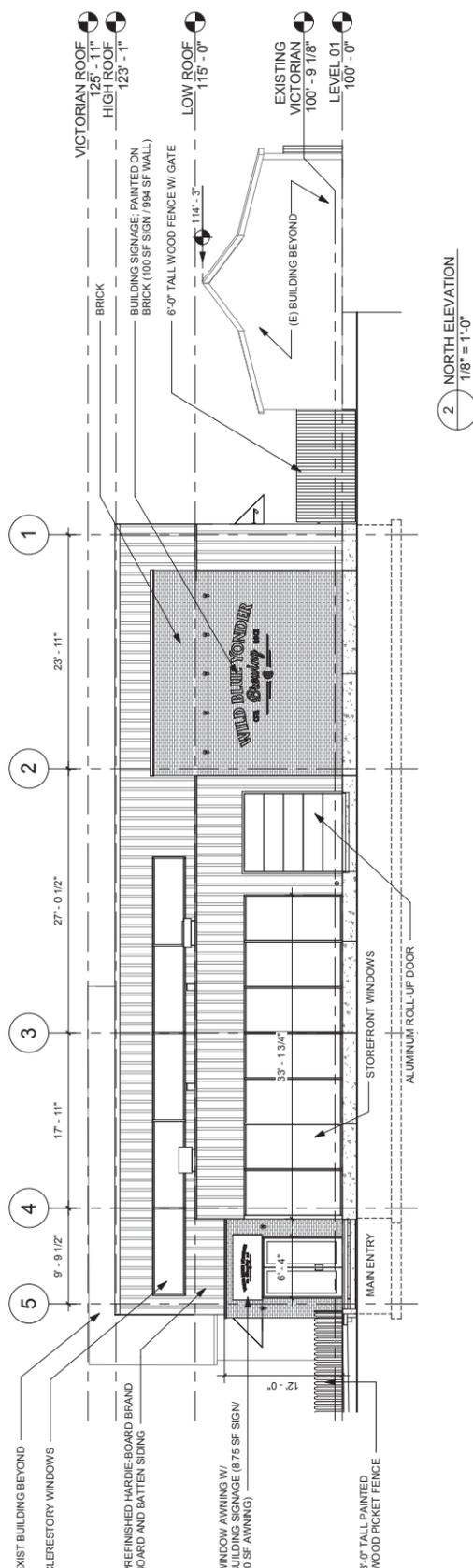
PAINTED SIGNAGE

EAST ELEVATION TRANSPARENCY
 30% MIN. SIDE STREET REQUIREMENT
 81'-2 1/2" LENGTH OF BUILDING
 39'-4 1/2" LINEAR TRANSPARENT AREA
 30'-1" / 51'-5" = 58% TRANSPARENT

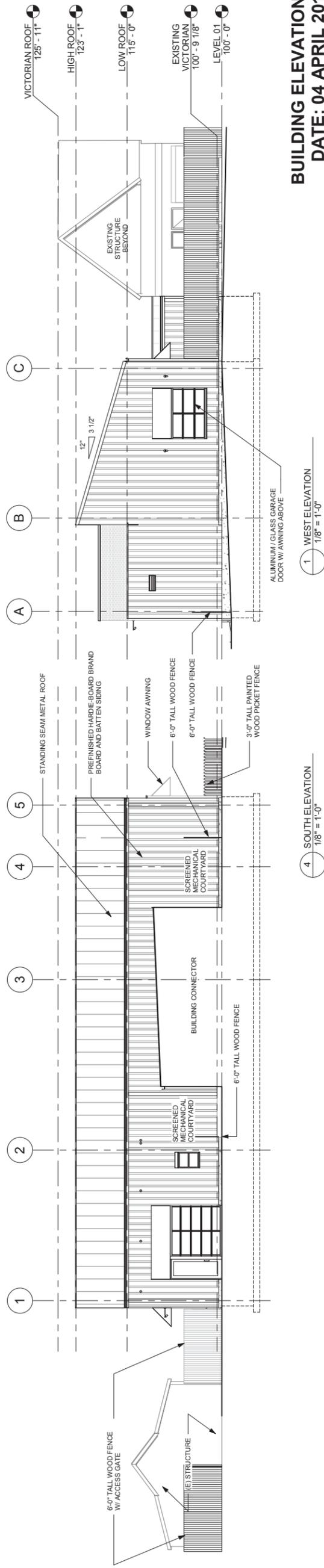


3 EAST ELEVATION
 1/8" = 1'-0"

NORTH ELEVATION TRANSPARENCY
 30% MIN. SIDE STREET REQUIREMENT
 81'-2 1/2" LENGTH OF BUILDING
 39'-4 1/2" LINEAR TRANSPARENT AREA
 39'-4 1/2" / 81'-2 1/2" = 48% TRANSPARENT



2 NORTH ELEVATION
 1/8" = 1'-0"



4 SOUTH ELEVATION
 1/8" = 1'-0"

1 WEST ELEVATION
 1/8" = 1'-0"

BUILDING MATERIAL KEY

JAMES HARDIE BRAND CEMENT BOARD BOARD & BATTEN SIDING	PEARL GRAY
STANDING SEAM METAL ROOF	COOL COBALT BLUE
BRICK MASONRY UNITS	BLACK DIAMOND
ALUMINUM DOORS	SILVER FINISH
WINDOW AWNINGS	COOL COBALT BLUE
GLASS	LOW IRON GLASS

BUILDING ELEVATIONS
 DATE: 04 APRIL 2018
 SHEET 2 OF 2
 PROJECT NO. SDP18-0015

SITE DEVELOPMENT PLAN
 AMENDMENT NO. 01 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK