

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		
PERMITTED USE:	MICRO-BREWERY		
LOT SIZE:	14,024 SF / 0.3219 ACRES		
PROPOSED USE:	MICRO-BREWERY		
GROSS FLOOR AREA:	3,441 SQUARE FEET PROPOSED		
BUILDING HEIGHT:	UNLIMITED / SIX STORIES PERMITTED		
BUILDING SETBACKS:	22'-11" / 1 STORY PROPOSED		
	FRONT (EAST):	0 FEET	
	SIDES (NORTH):	0 FEET	
	SIDE (SOUTH):	0 FEET	
	REAR (WEST):	0 FEET	
MAXIMUM BUILDING SETBACK	100% OF BUILDING IS WITHIN 20' OF 6TH STREET		
MINIMUM 25% MUST BE WITHIN 0-20' OF PROPERTY LINE WITH DIRECT PEDESTRIAN ACCESS	46% OF BUILDING IS WITHIN 20' OF WILCOX STREET		
PARKING REQUIRED:	NONE		
PARKING PROVIDED:	NONE		
SITE COVERAGE:	5,185 SF	37% SITE COVERAGE	
	3,441 SF	24.5%	
	1,744 SF	12.5% (NOT INCLUDING EXIST. TO BE DEMOLISHED)	
	0%		
PARKING:	0%		
STREET COVERAGE:	8,839 SF	63% SITE COVERAGE	
OPEN SPACE / LANDSCAPED AREA:			
TRANSPARENCY:	MIN. 35% FRONT	62% PROVIDED	
	MAIN STREET	MIN. 30% SIDE	48% PROVIDED
FENCE :	10' MAXIMUM HEIGHT		
	6' PROVIDED / 3' PROVIDED		
FINISHED FLOOR ELEVATION:	100'-0" = 6186.00'		
WATER SYSTEM DEMAND DESIGN CRITERIA	25,807.5 SFE's		

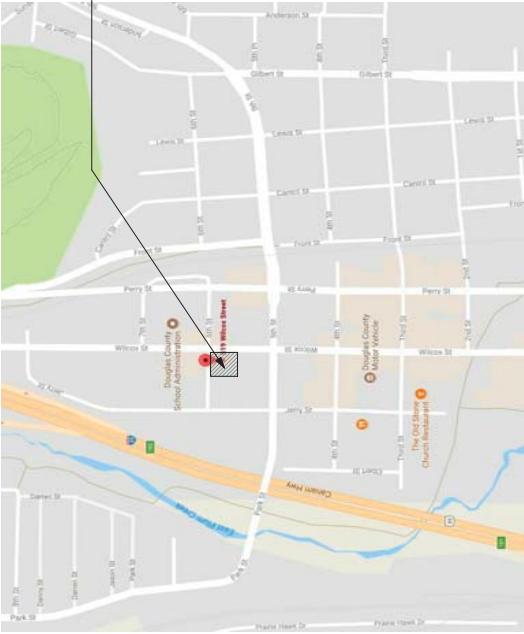
PROJECT TEAM:

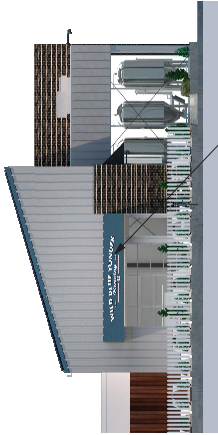
ARCHITECT	LANDSCAPE ARCHITECT
CLUTCH DESIGN STUDIO 309 W 71ST AVENUE DENVER, CO 80223	KIRBY SMITH & ASSOCIATES, INC. 6201 S. HUDSON COURT CENTENNIAL, CO 80121
CIVIL ENGINEER	ELECTRICAL ENGINEER
MARTIN MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE LAKEWOOD, CO 80215	HUNT ELECTRIC, INC. 8020 SOUTHBARK CIRCLE, SUITE 100 LITTLETON, CO 80120

SITE DEVELOPMENT PLAN

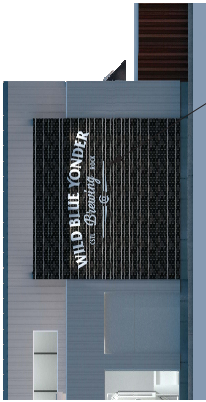
AMENDMENT NO. 1 LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK

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.





AWNING SIGNAGE



PAINTED SIGNAGE

EAST ELEVATION SIGN EXAMPLE

NORTH ELEVATION SIGN EXAMPLE

MAIN ELEVATION (WILCOX STREET)

1 AWNING SIGNAGE

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 875 SF

PERCENT SIGNAGE 43.75%

1 WALL SIGN

WALL AREA 994 SF

SIGN AREA 100 SF

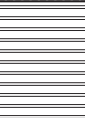


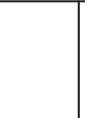


PERCENT SIGNAGE 10%

SIGN TABLE

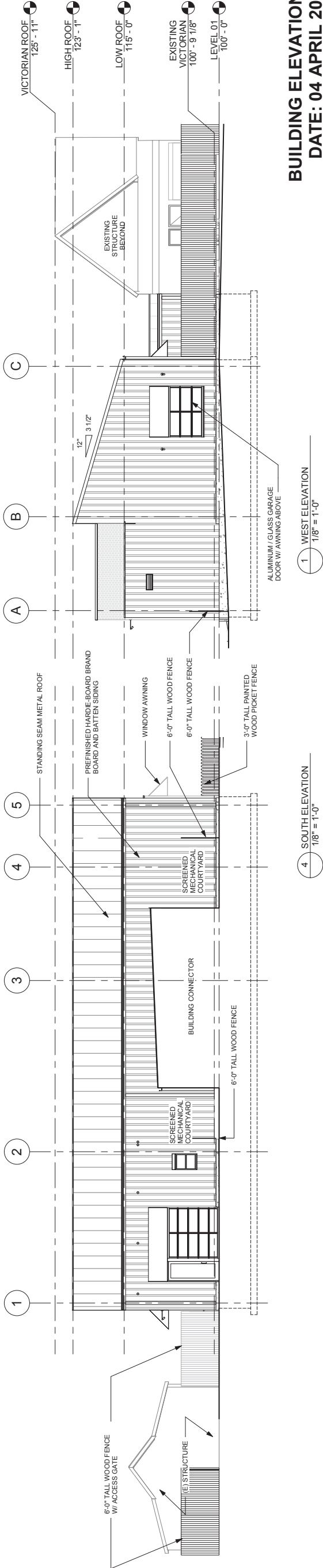
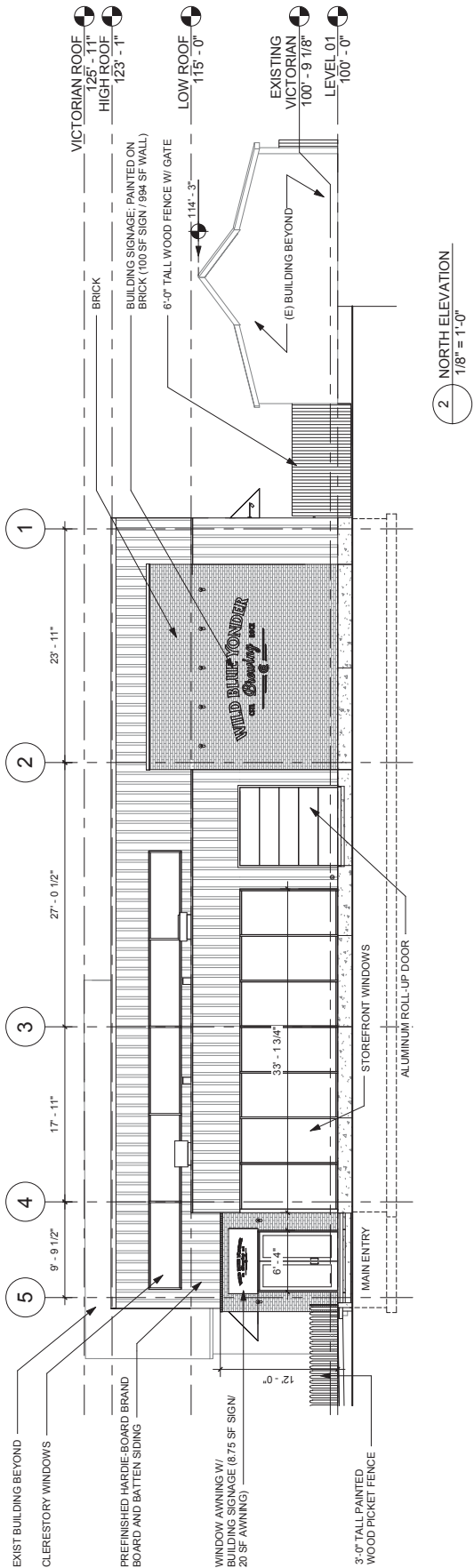
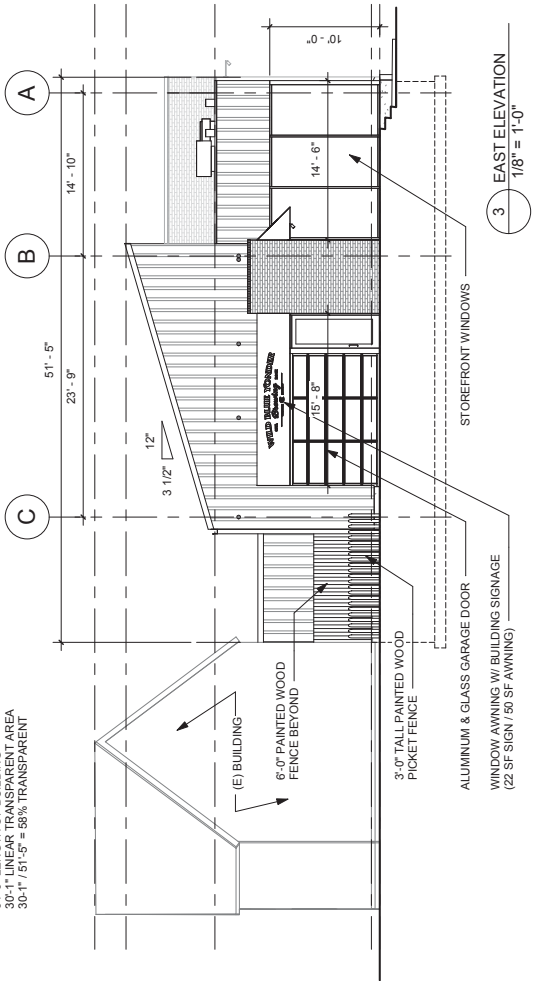
SITE DEVELOPMENT PLAN

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

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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	

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



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