

SHEET INDEX

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2 GRADING & UTILITY PLAN
3 BUILDING ELEVATIONS

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO AMEND THE LOT 1A, BLOCK 10 TOWN OF CASTLE ROCK APPROVED SITE PLAN. THIS SITE DEVELOPMENT PLAN AMENDMENT IS LIMITED TO AMENDING THE NORTH SIDE OF THE SITE, BY ADDING A NON PERMANENT PATIO AS DEPICTED HEREIN. ONE ADDITIONAL DOOR ON THE NORTH SIDE OF THE BUILDING WILL ALSO BE ADDED.
2. 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 IMPROVEMENT AGREEMENT. THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN AND 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.
3. 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.
4. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
5. THERE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON THE SITE PER FEMA FIRM PANEL 08035C0188G, DATED MARCH 16, 2016.
6. 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.
7. 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.
8. APPROVAL OF THIS SITE DEVELOPMENT PLAN AMENDMENT 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.
9. 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.
10. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
11. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/STRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
12. THIS SITE IS ZONED R-3, RESIDENTIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
13. THE 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.
14. 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.
15. 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:

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. 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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LEGAL DESCRIPTION

LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
THE TOTAL LOT AREA IS 12,209.5 SF OR 0.28-ACRES MORE OR LESS.

SITE BENCHMARK

TOP OF #5 REBAR LOCATED AT NORTHEAST CORNER OF PROPERTY, ELEVATION 6206.32, NAVD 88
BASIS OF BEARING
BASIS OF BEARINGS, NORTH LINE OF THE NW $\frac{1}{4}$, SEC 11, T8S, R67W. ASSUMED TO BEAR N00°00'00"W.

CIVIL ENGINEER:



7853 EAST ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
KEVIN ROTH
303-841-9365
KROTH@ROTHLANG.COM

01/17/2019

SHEET NUMBER:

1 OF 3

LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER, SANITARY SEWER AND STORM SEWER LINES IS 10-FT.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 5 YELLOW PRESSURE ZONE.

SITE NOTES

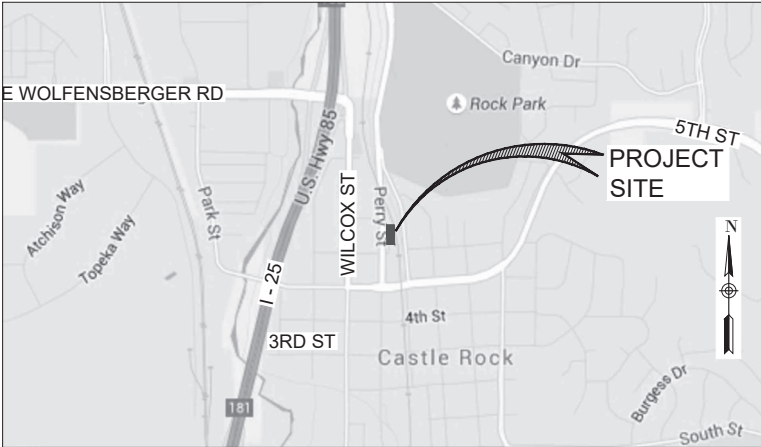
1. ALL EXISTING UTILITIES TO REMAIN.
2. THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TO THE SITE.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS, PRIOR TO ANY EARTH DISTURBING CONSTRUCTION.

BUILDING DATA

1. ZONED R3 RESIDENTIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
2. BUILDING SQUARE FOOTAGE 11,968 SF (NO CHANGE)
3. NEW PATIO SQUARE FOOTAGE: 756 SF NEW PATIO (175 SF ON SITE, 581 SF IN TOWN RIGHT OF WAY)
4. NEW GRAVEL PARKING AND WALK: 449 SF (0 SF ON SITE, 449 SF IN TOWN RIGHT OF WAY)
5. GRADING REVISED ON NORTH END TO ACCOMMODATE PATIO AND GRAVEL PARKING RE: GRADING PLAN SHEET 2

NO CHANGE:

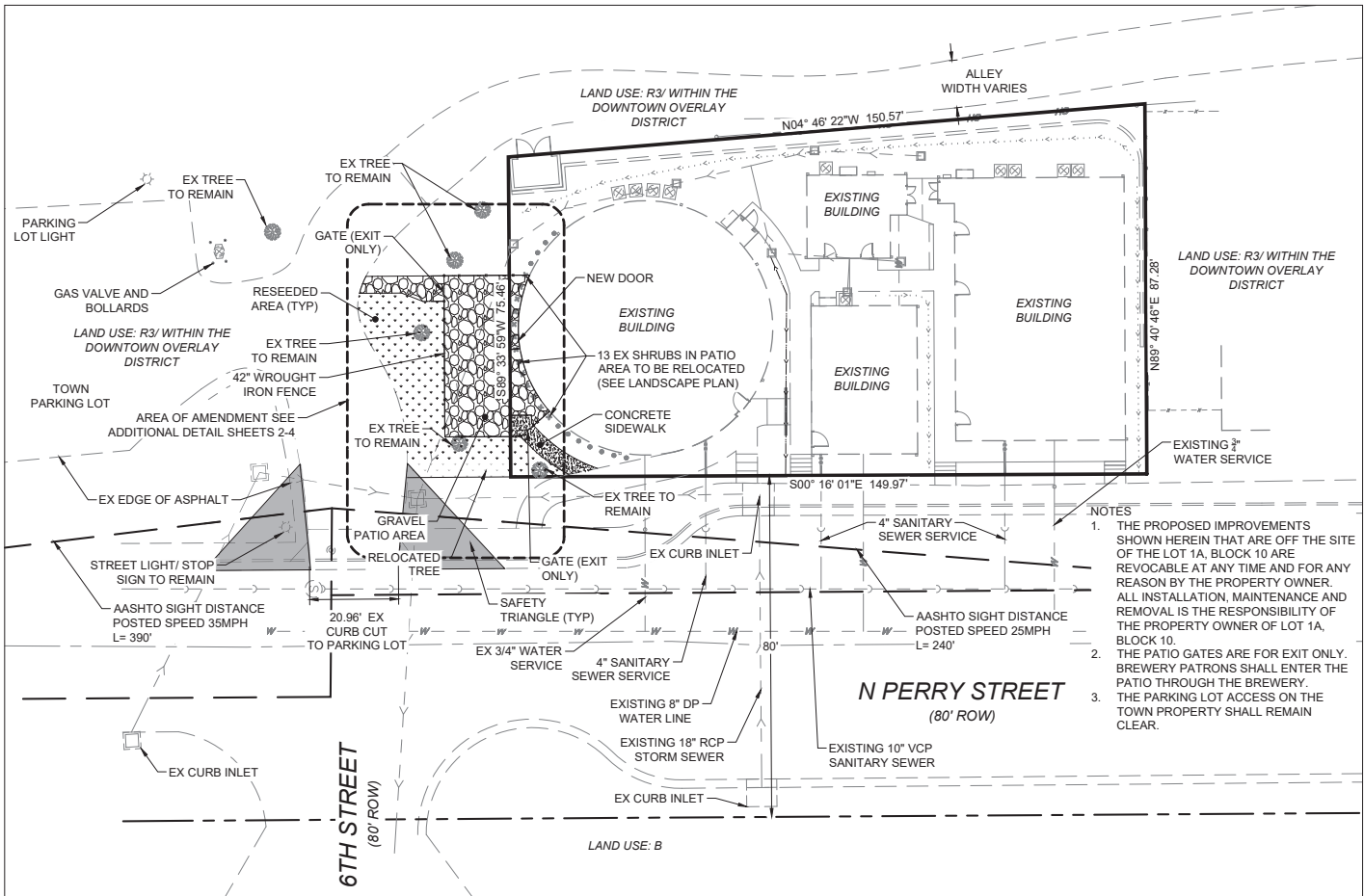
ACCESS POINTS
SITE LAYOUT
BUILDING FOOTPRINTS
SIGNAGE
LIGHTING
PARKING
UTILITIES



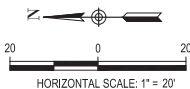
VICINITY MAP

SCALE 1" = 1000'

IMAGE PROVIDED BY GOOGLE MAPS



SITE PLAN
1"=20'



OWNER/DEVELOPER:

THE ACME WATER TOWER CENTER, LLC.
C/O HIER & COMPANY, INC.
823 S. PERRY ST. #120
CASTLE ROCK, CO 80104
303-688-3105
NICK.HIER@HIERANDCOMPANY.COM

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.

THE ACME WATER TOWER CENTER, LLC.

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____

OF THE ACME WATER TOWER CENTER, 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

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

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 AT RECEPTION NO. 2018027465, DOUGLAS COUNTY, COLORADO, CONSENTS TO AMENDMENTS, AS SET FORTH IN THIS DOCUMENT, OF THE SITE DEVELOPMENT PLAN RECORDED APRIL 23, 2014 AT RECEPTION NO. 2014020139, DOUGLAS COUNTY, COLORADO.

UNITED FARM FAMILY LIFE INSURANCE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____

OF UNITED FARM FAMILY LIFE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

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 AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER

DATE

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT 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 _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT 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

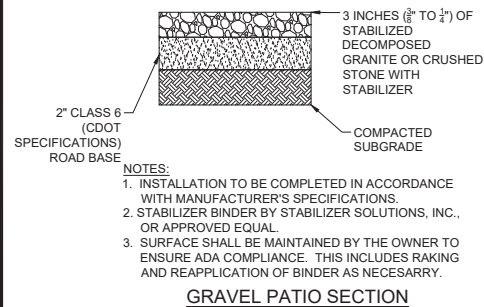
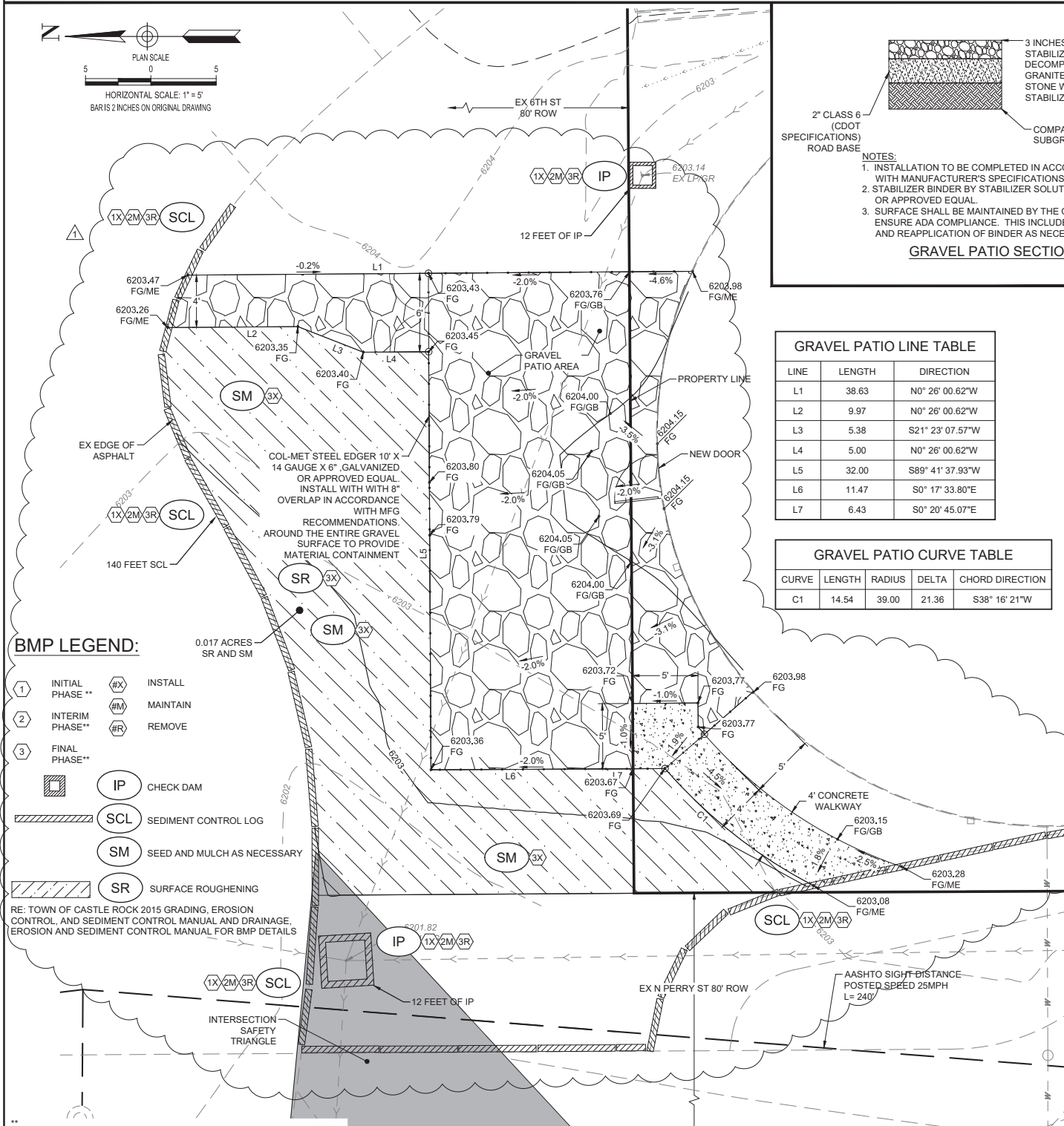
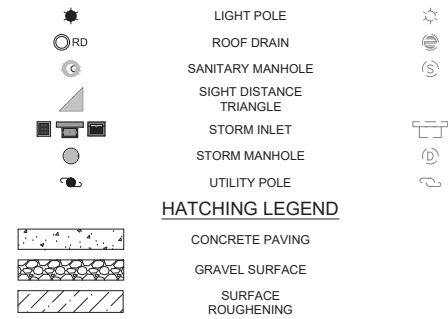
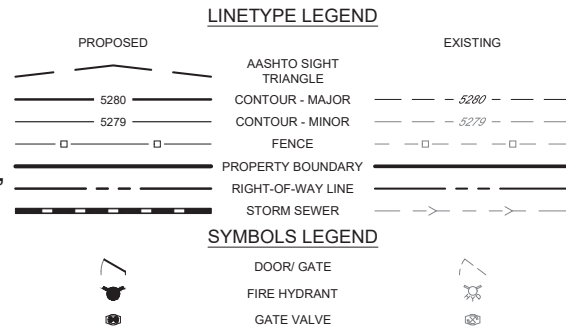
BY: _____

DEPUTY

LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK

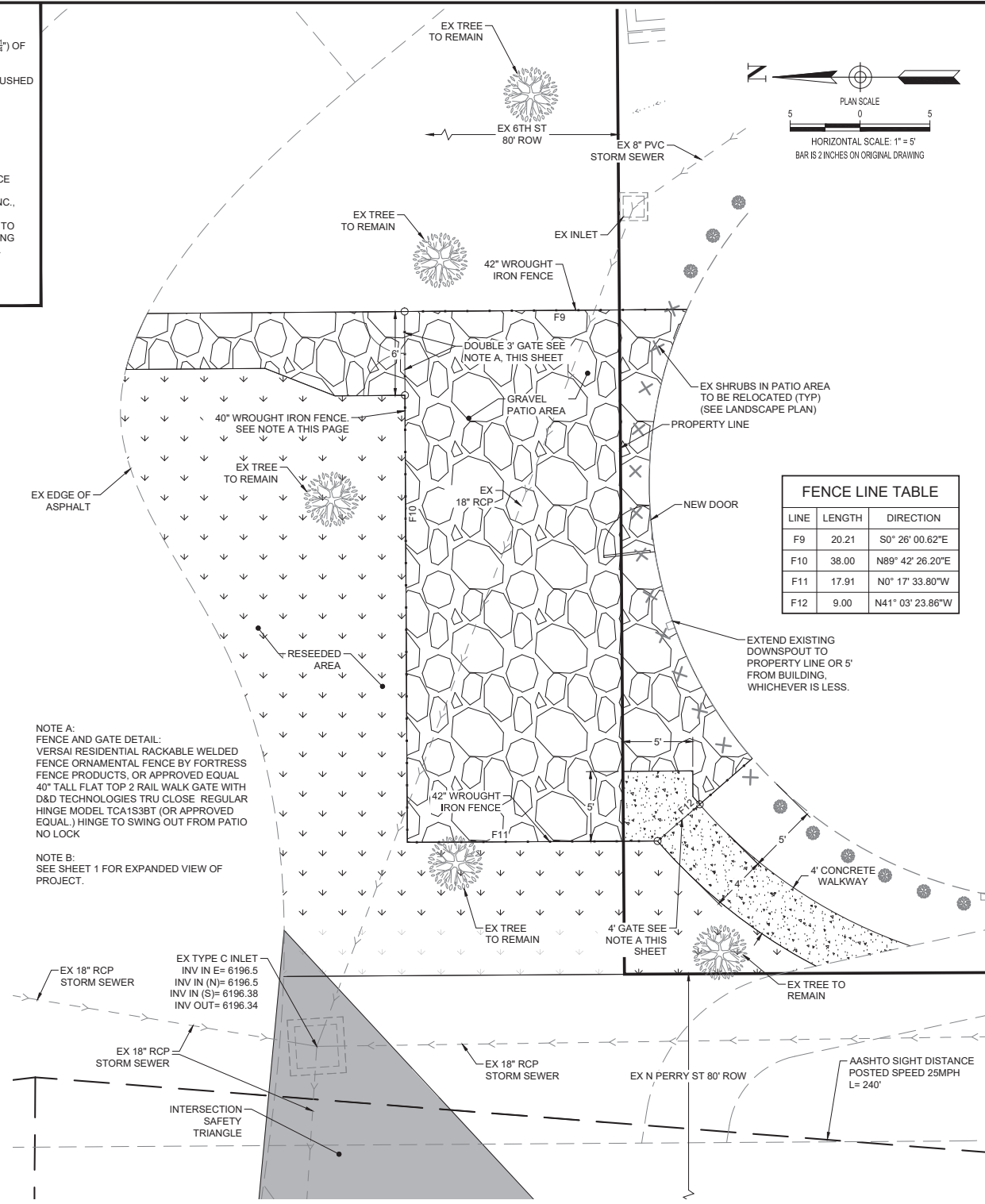
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, STATE OF COLORADO



GRAVEL PATIO LINE TABLE		
LINE	LENGTH	DIRECTION
L1	38.63	N0° 26' 00.62"W
L2	9.97	N0° 26' 00.62"W
L3	5.38	S21° 23' 07.57"W
L4	5.00	N0° 26' 00.62"W
L5	32.00	S89° 41' 37.93"W
L6	11.47	S0° 17' 33.80"E
L7	6.43	S0° 20' 45.07"E

GRAVEL PATIO CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	14.54	39.00	21.36	S38° 16' 21"W



7853 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-941-9385 FAX: 303-948-5212

LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK
SITE DEVELOPMENT PLAN AMENDMENT NO.2

THE ACME WATER TOWER CENTER, LLC.
823 S. PERRY ST. #120
CASTLE ROCK, CO 80104

ISSUE DATE: 01/17/2019

DESIGNED BY: KSR

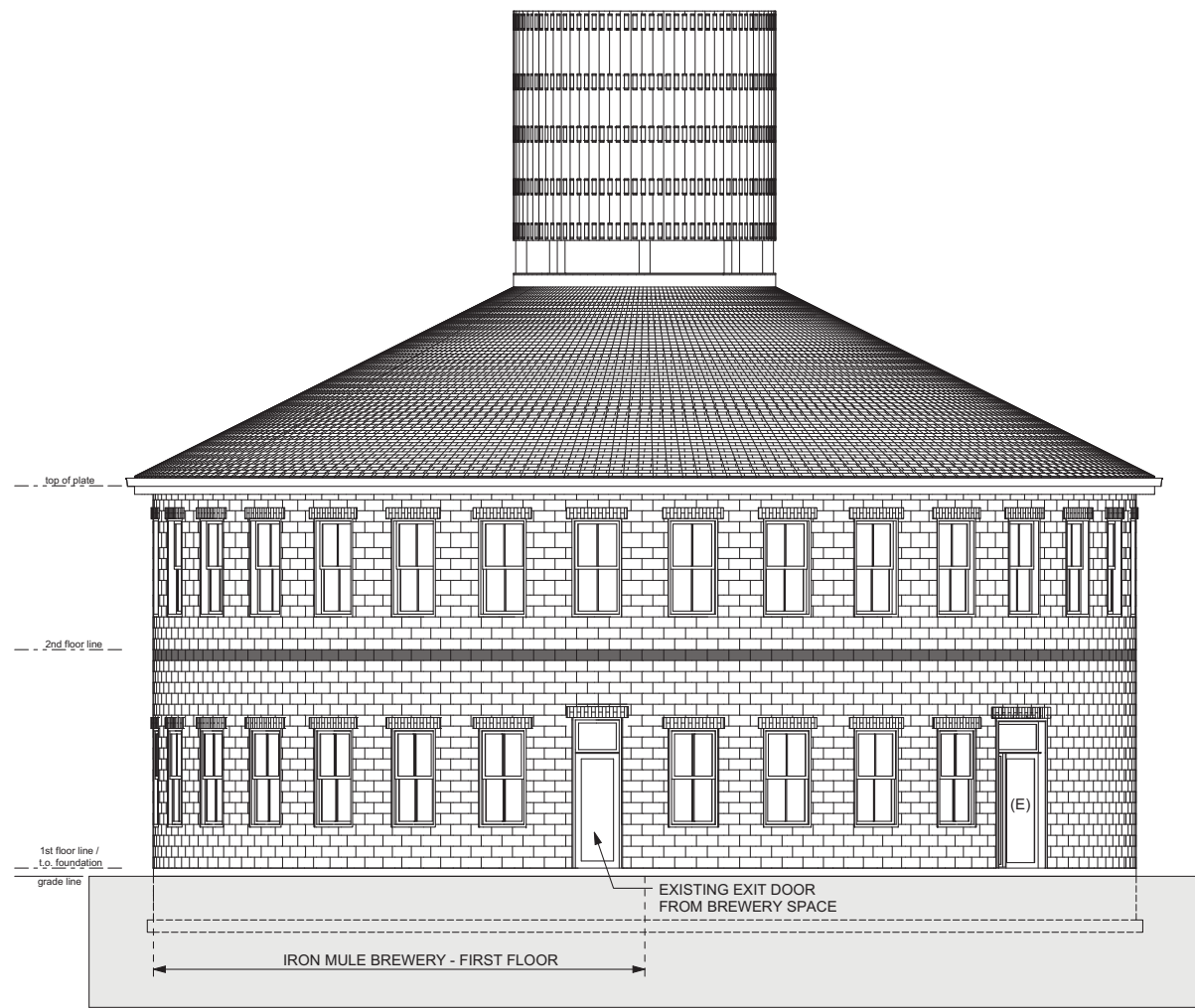
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JOB NUMBER: 160502

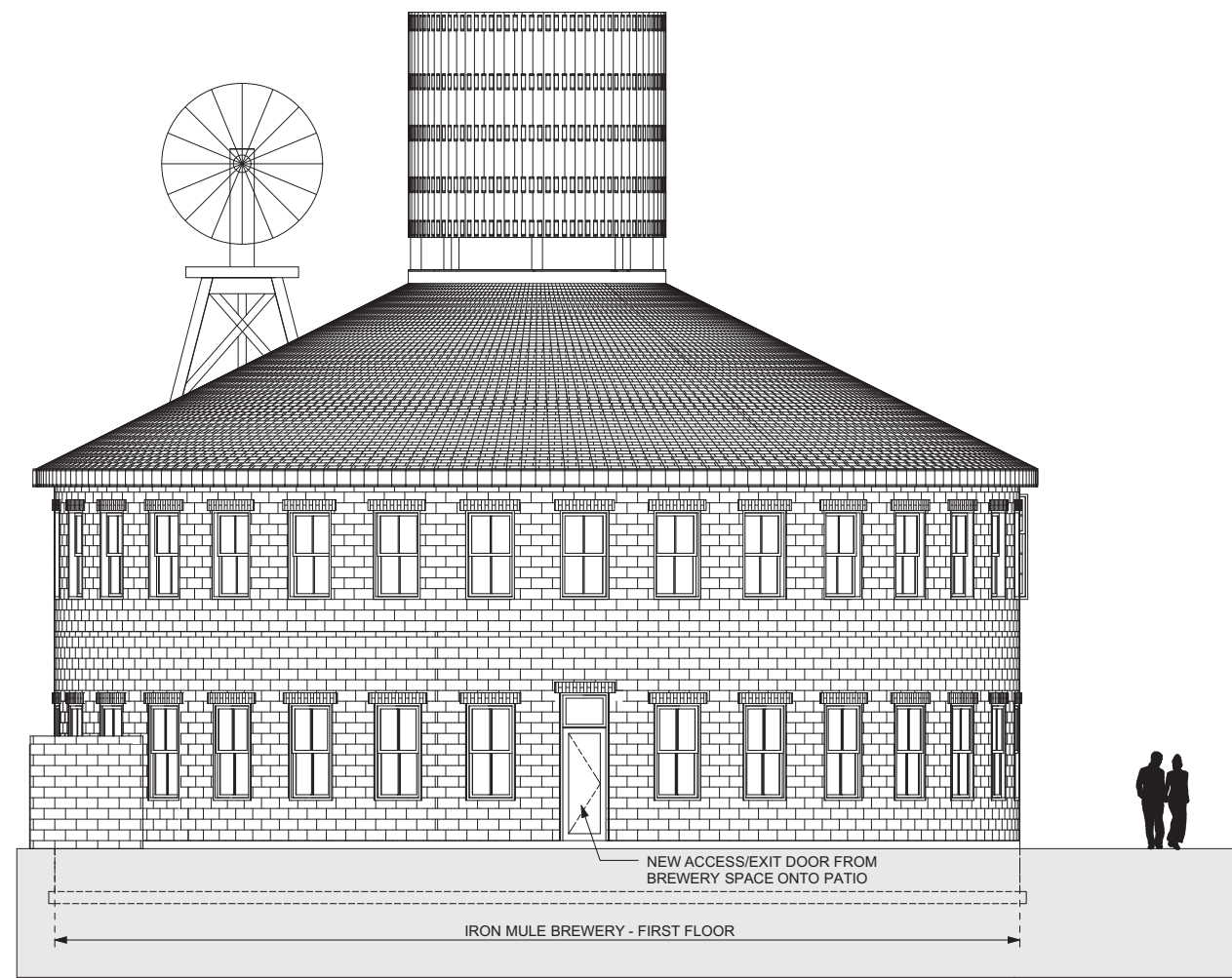
GRADING &
UTILITY PLAN

SHEET NUMBER:

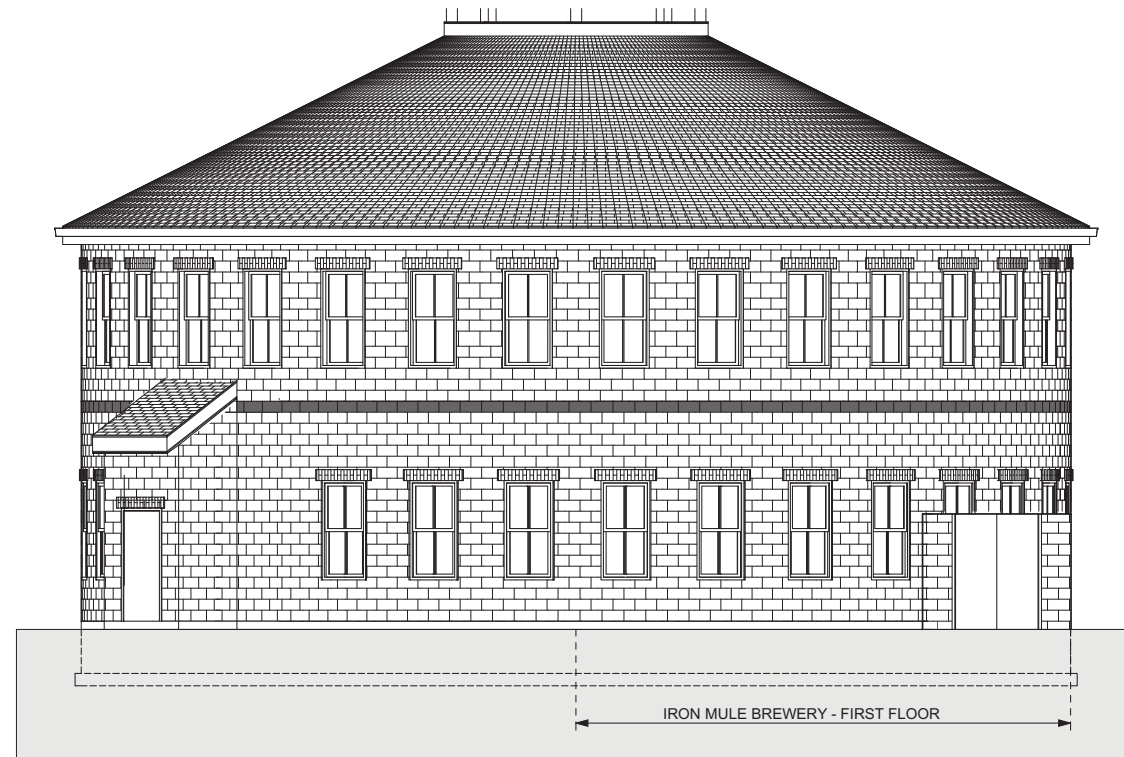
2 OF 3



WEST ELEVATION - WATER TOWER BUILDING
3/16" = 1'-0"



NORTH ELEVATION - WATER TOWER BUILDING
3/16" = 1'-0"



EAST ELEVATION - WATER TOWER BUILDING
3/16" = 1'-0"

IRON MULE BREWERY -- ELEVATIONS --



MITCHELL ARCHITECTURE, PC
1324 E. GREEN MEADOW LANE
GREENWOOD VILLAGE, CO 80121
303-795-8202

THE ACME WATERTOWER CENTER LLC
367 SANDY HOLLOW TRAIL
FRANKTOWN, COLORADO 80116
303-803-6326

IRON MULE BREWERY
THE ACME WATERTOWER CENTER
514-522 N. PERRY STREET
CASTLE ROCK, COLORADO

date: 1-10-2019
rev.:

1

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