

Ownership Certificate

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

SCILEPPI PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS ____ DAY OF ____ 20____

NOTARY BLOCK

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

BY _____ AS OF HGC PLUM CREEK, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Title Certification

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____ 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDERS SUBORDINATION CERTIFICATE. THE SIGNATORIES ON THE LIEN-HOLDER SUBORDINATION CERTIFICATE HAVE BEEN VERIFIED.

AUTHORIZED REPRESENTATIVE

TITLE INSURANCE 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 _____

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 BENEFICIARIES OF THE LIEN LOCATED BY THE AMENDMENT RECORDED JULY 21, 2022, AT REGISTRATION 202200284, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDFIRST BANK

SIGNED THIS ____ DAY OF ____ 20____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 ATTEST: _____ DATE: _____

DIRECTOR OF DEVELOPMENT SERVICES DATE: _____

Site Development Plan

General Notes:

- Approval of this Site Development Plan does not constitute approval of any deviation from Town of Castle Rock regulations and standards. Any deviation from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
- This site is zoned B - Business Commercial.
- Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.
- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to ensure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns are responsible for 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 drainage facilities, the HOA or Metro District may do so for the purpose 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 costs for labor, equipment and materials and a 25% fee.

- Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the upkeep, maintenance of the area subject to the applicable landscape requirements. All rights and responsibilities to maintain the property shall be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, pruning, mowing, pest control, and replacement of dead or damaged plants. Within 45 days of notice to the Owner, 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.

- Final landscape area coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.

- The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.

- A sign permit for each sign must be obtained from the Town of Castle Rock Zoning 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 or applicable Planned Development Zoning regulations.

- 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.

- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the floor line elevations of the adjacent street, including but not limited to buildings, utility boxes, signs, fences, landscape plantings, crops, cut slopes, and permeable shall be placed within eight distance lines and eight distance elevations.

- All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Utility Easements as shown on the Site Development Plan are conceptual and shall be established with a plot or separate document.

- 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 8-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, electrical, gas, water, telephone, fire hydrants, and curb boxes, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.

- All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system, and erosion control facilities, telecommunications and utility requirements to provide each utility to each occupied structure in the subdivision.

- No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.

- Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless from any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1, BLOCK 23, TOWN OF CASTLE ROCK, AMENDMENT 35

AMENDING THE SITE DEVELOPMENT PLAN FOR

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH THE ADJACENT 5 FEET X 140 FEET OF VACATED JERRY STREET

RIGHT-OF-WAY

AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Vicinity Map

1" = 600'-0"
0 600' 1000' 1400'

Zoning Comparison And Development Standards

Zoning:	B - Business Commercial		
Overlay District:	DOD - Downtown Overlay District		
DOD Area:	Core		
Downtown Parking Area	North Non-Residential		
Requirement	Provided SDP22-0044	Provided This SDP	
Minimum Lot Size S.F./Acres	N/A	N/A	N/A
Permitted Uses	Restaurant and Others	Restaurant	Restaurant
Use By S.F.	N/A	Restaurant	Restaurant
Building Ground Coverage	Max 100%	54%	53%
Maximum Lot Coverage	Max 100%	100%	100%
Minimum Front Yard Setback	20'-FT	46.7% (18.3 FT EXG)	46.7% (18.3 FT EXG)
Minimum Rear Yard Setback	0'-FT	54% (20 FT EXG)	59% (20 FT EXG)
Minimum Side Yard Setback	0'-FT	46.7% (1.8 FT EXG)	46.7% (1.8 FT EXG)
Minimum Side Yard to Street Setback	0'-FT	43.1% (1.6 FT EXG)	43.1% (1.6 FT EXG)
Maximum Building Setback to Roadway	20'-Feet. A Minimum of 25% of a Building's Linear Footage Facing a Public Roadway Must Have a Setback of 0 to 20 Feet With a Direct Pedestrian Connection	46.7% (43.3 Linear Footage)	46.7% (43.3 Linear Footage)
Maximum Stories	4-Stories	1-Story	1-Story
Maximum Building Height	60'-FT	Approximately 31'-0" to T.O. Existing Chimney @ Church	Approximately 31'-0" to T.O. Existing Chimney @ Church
Minimum Parking	For the North Non-Residential Downtown Parking Area - Parking Space Per 200 S.F. of New Construction. The First 2000 S.F. of New Construction-Building Area Shall be Exempt From Parking Requirements. Demolished Square Footage Shall Be Deducted From The New Building Footage Used For Parking Calculations.		
Minimum ADA Parking	1-25 Spaces in Lot Requires 1 ADA Parking Spaces	See Parking Table	See Parking Table
Minimum Bicycle Parking	5% of Total Parking Spaces Provided	See Parking Table	See Parking Table

Site Utilization Table (Show SF/Acreage and %)

Category	Provided SDP22-0044	Provided This SDP	% of Total
Gross Site S.F.	12,087 S.F.	12,087 S.F.	100 %
Building Coverage	6,451 S.F.	6,394 S.F.	53 %
Parking Coverage	1,146 S.F.	1,146 S.F.	9 %
Street Coverage	0 S.F.	0 S.F.	0 %
Landscape Open Space Coverage	1,900 S.F.	1,952 S.F.	17 %
Other Coverage	2,467 S.F.	2,467 S.F.	21 %
TOTAL	12,087 S.F.	12,087 S.F.	100 %

Building Size Table

Description	Provided SDP22-0044	Provided This SDP
Basement Existing to Remain	997 S.F.	3,662 S.F.
Main Level Existing	3,092 S.F.	6,451 S.F.
Basement New	2,665 S.F.	No Change
Main Floor New	3,359 S.F.	-52 S.F. (Reduction)
Main Level Existing + New	6,451 S.F.	6,394 S.F.
Basement Existing + New	3,362 S.F.	No Change
Total Existing + New	10,113 S.F.	10,061 S.F.

Name & Addresses

Owner:
Scileppi Properties LLC
Contact: Lou Scileppi
Ph: 303-419-2886

Plan Preparer:
DLH Architecture, LLC
200 Front Street
Castle Rock, Colorado 80104
Contact: Dave Hieronymus
Ph: 303-688-5273
Email: nabeer@dlharchitecture.com

Black Hills Energy:
P.O. Box 6006
Rapid City, SD 57704
Ph: 1-888-890-5554

CORE:
5496 US-85
Seadale, CO 80125
Ph: 303-688-3100

Town of Castle Rock Public Works:
4175 N. Castle Rock Court
Castle Rock, Colorado 80104
Ph: 720-733-2462

Castle Rock Water:
175 Kellogg Court
Castle Rock, Colorado 80104
Ph: 720-733-6000

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A10 Exterior Elevations

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A12 Exterior Elevation

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G13 General Cover Sheet

A13 Exterior Elevation

A23 Exterior Elevation

Legal Description

LOT 1 BLOCK 23 TOWN OF CASTLE ROCK AMD 35

Sheet Index

G14 General Cover Sheet

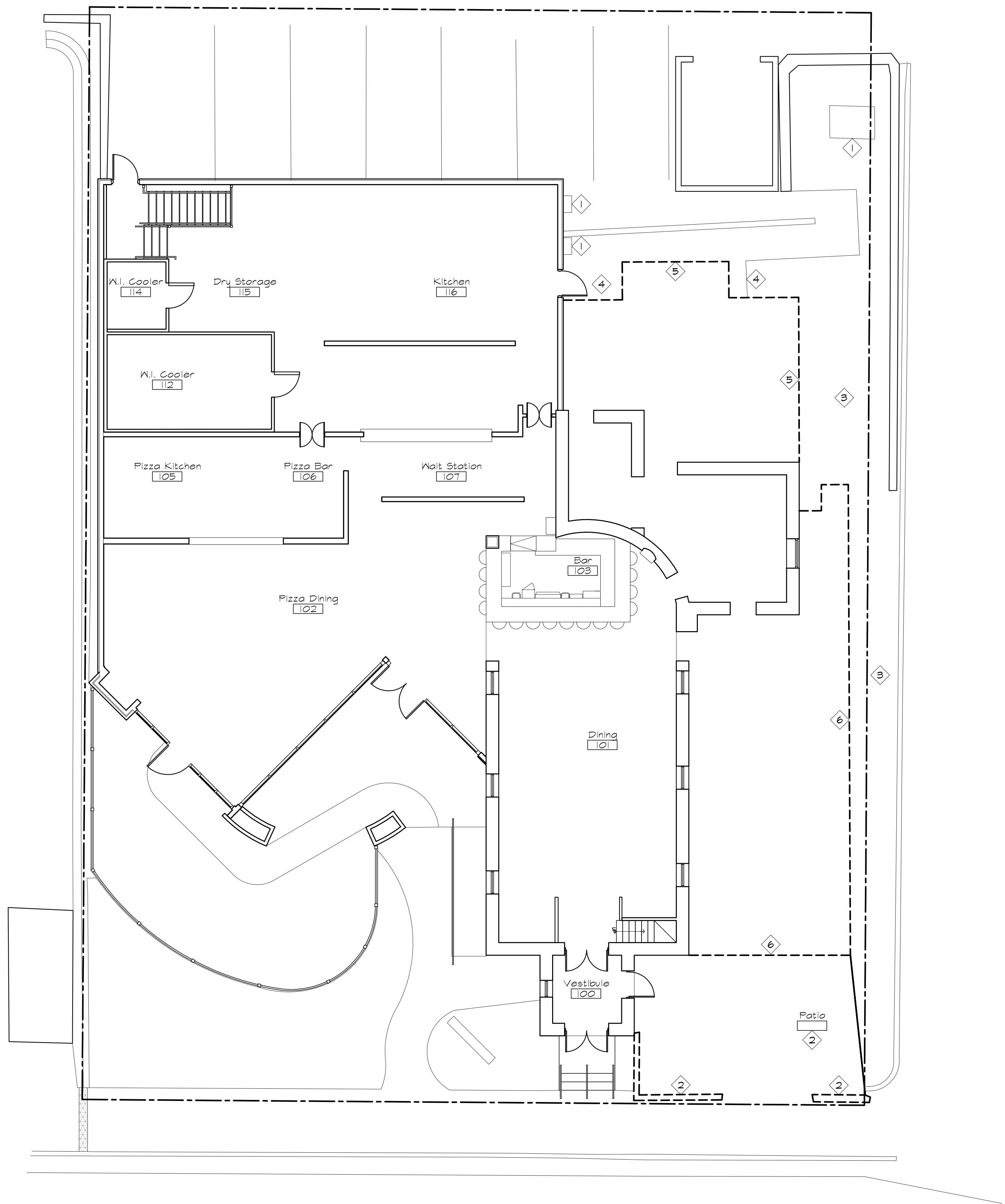
A14 Exterior Elevation

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 LOTS 11 AND 12, BLOCK 23, TOGETHER WITH THE ADJACENT 5 FEET X 140 FEET OF VACATED JERRY STREET
 RIGHT-OF-WAY
 AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Key Notes

- ① Existing Transformer, Fused Disconnect, and Electrical Meter Protect To Remain.
- ② Demo Existing Concrete Patio.
- ③ Existing Landscaping Gravel to Be Removed and Stored For Reinstalation After Footer Construction.
- ④ Existing Concrete Sidewalk Demo To Build Foundation To Be Restored After Construction.
- ⑤ Demo Existing Kitchen Structure.
- ⑥ Demo Existing Dining Structure.



Existing Site Demo Plan

1/4" = 1' - 0"

Scilleppi's Exterior Renovation
 210 Third Street
 Castle Rock, CO 80104

Project #: 2426
 Date: 6/29/25
 Drawn By: RGB
 Checked By: NWA
 Scale: as noted

Sheet 2 of 4

Site Demo Plan
 A1.0

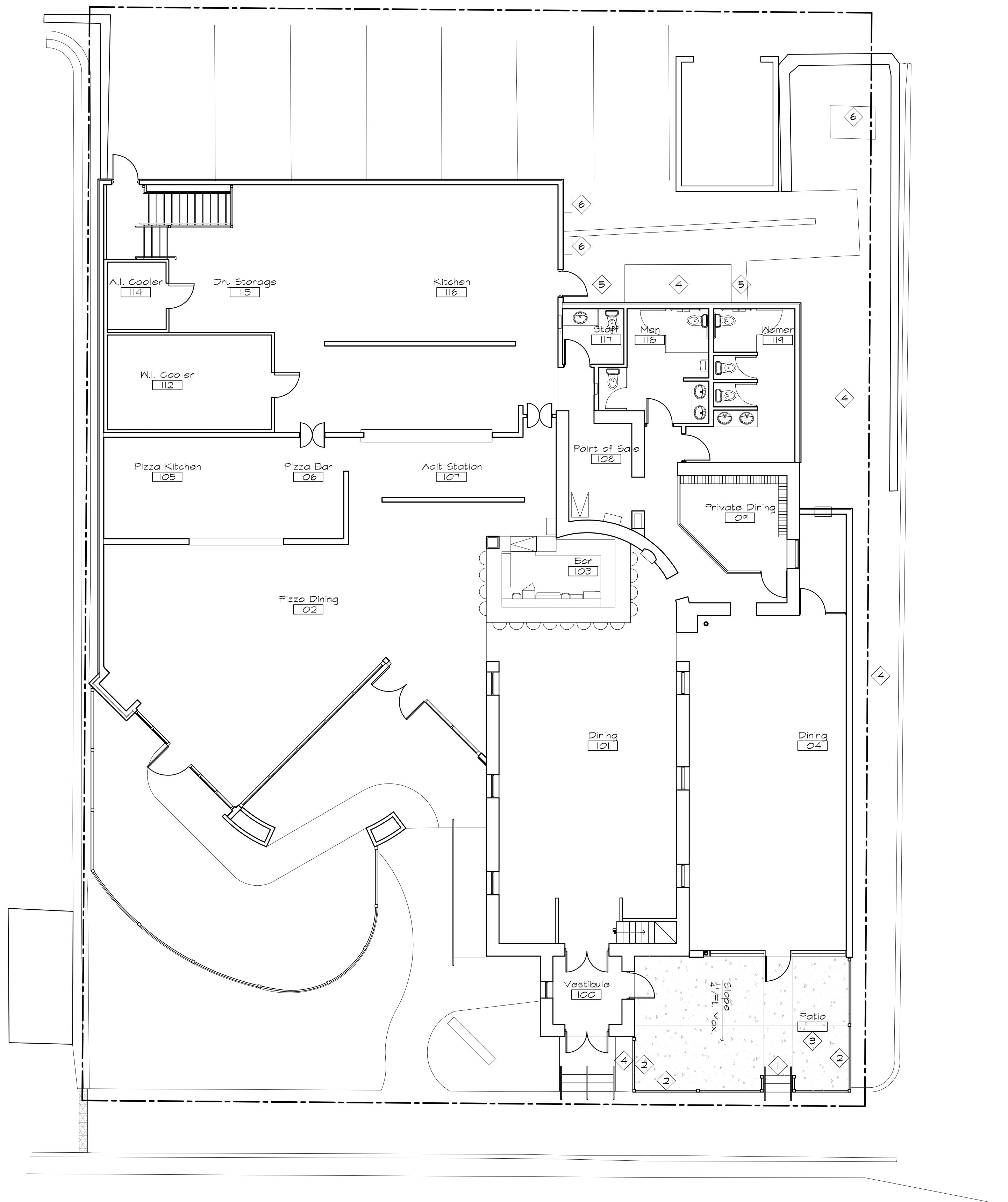
SITE DEVELOPMENT PLAN
 AMENDMENT NO. 1 LOT 1 BLOCK
 23 TOWN OF CASTLE ROCK
 TOWN OF CASTLE ROCK
 PROJECT NO. SDP25-0011

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Key Notes

- 1 Provide New Concrete Stair and Handrail.
- 2 Provide New Patio Railing System Match Existing on East Side.
- 3 Provide New Concrete Patio.
- 4 Existing Landscaping Gravel to Be Restored After Construction.
- 5 Existing Concrete Sidewalk to Be Restored After Construction.
- 6 Existing Transformer, Fused Disconnect, and Electrical Meter Protect To Remain.

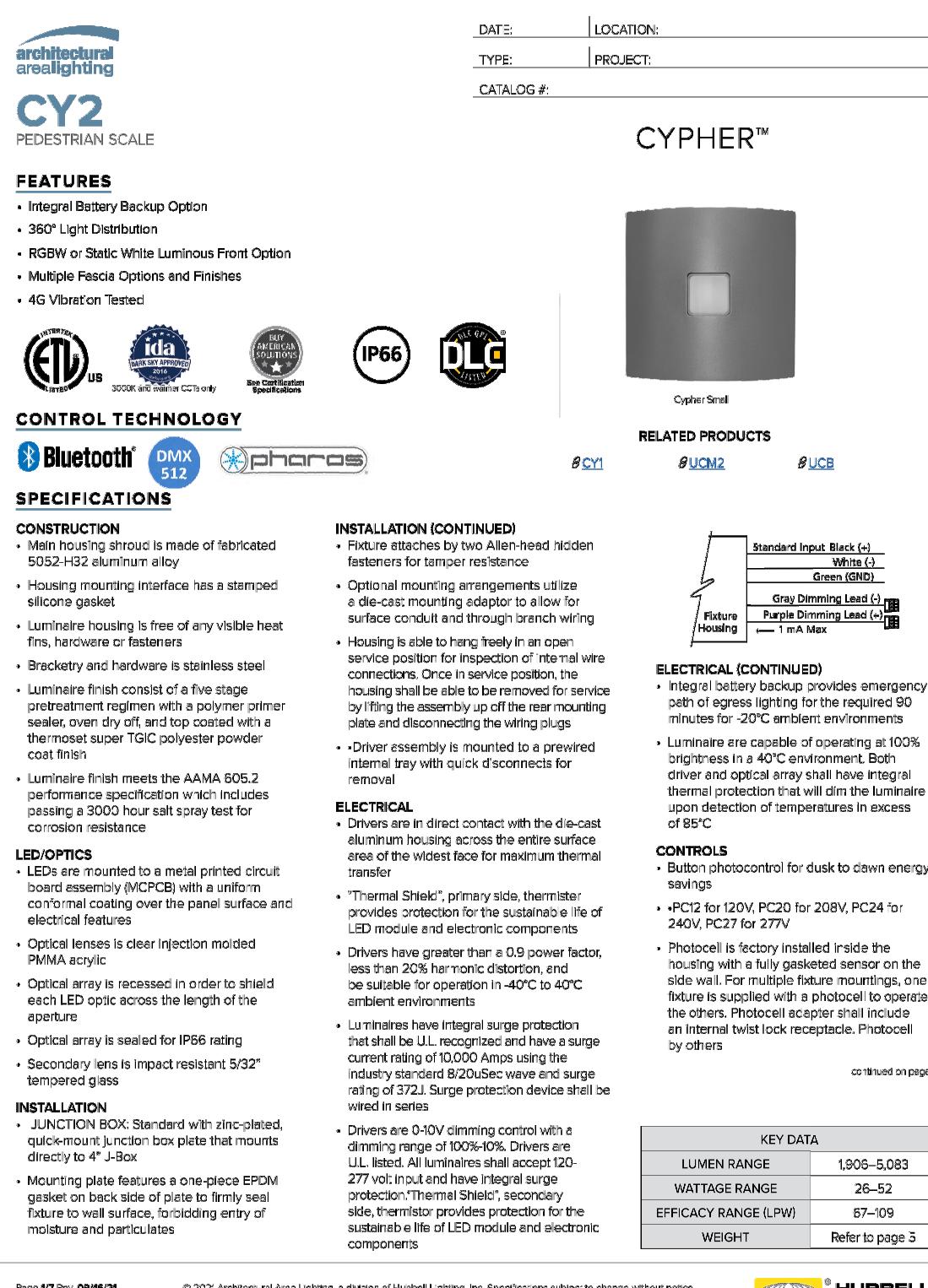


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Elevation Key Notes

- 1) Prefinished Metal Cap Flashing Match Existing.
- 2) Prefomed Vertical Metal Siding Panel, Match Existing.
- 3) Protect Existing Building to Remain.
- 4) Aluminum Storefront Windows, Factory Finish, Match Existing.
- 5) Prefinished Metal Collector & Downspout.
- 6) Prefinished Metal Scupper - Overflow.
- 7) Lambs Tongue, See Detail.
- 8) Exterior Lighting, AFO Emergency Light.
- 9) Exterior Lighting, CY2 Accent Light.



AFO

Signature

Die-Cast Architectural Emergency Light

Signature