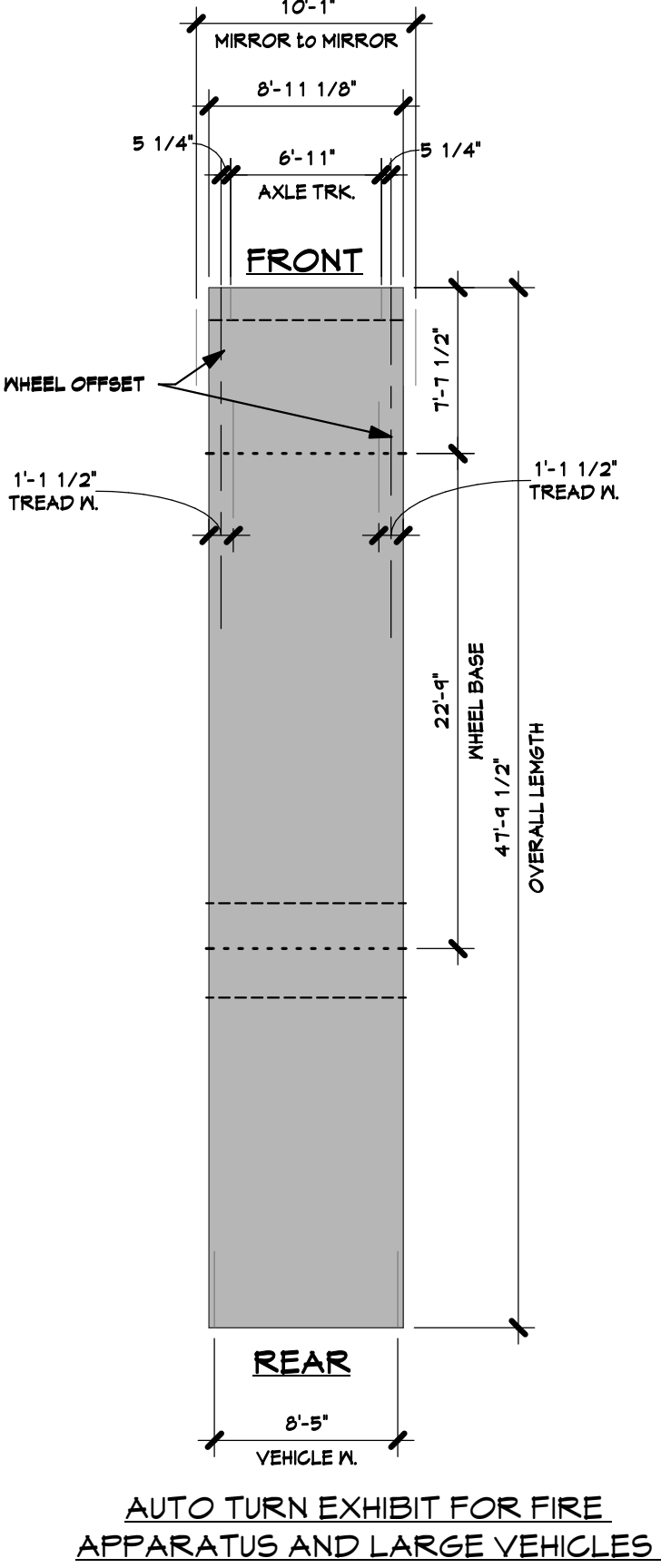
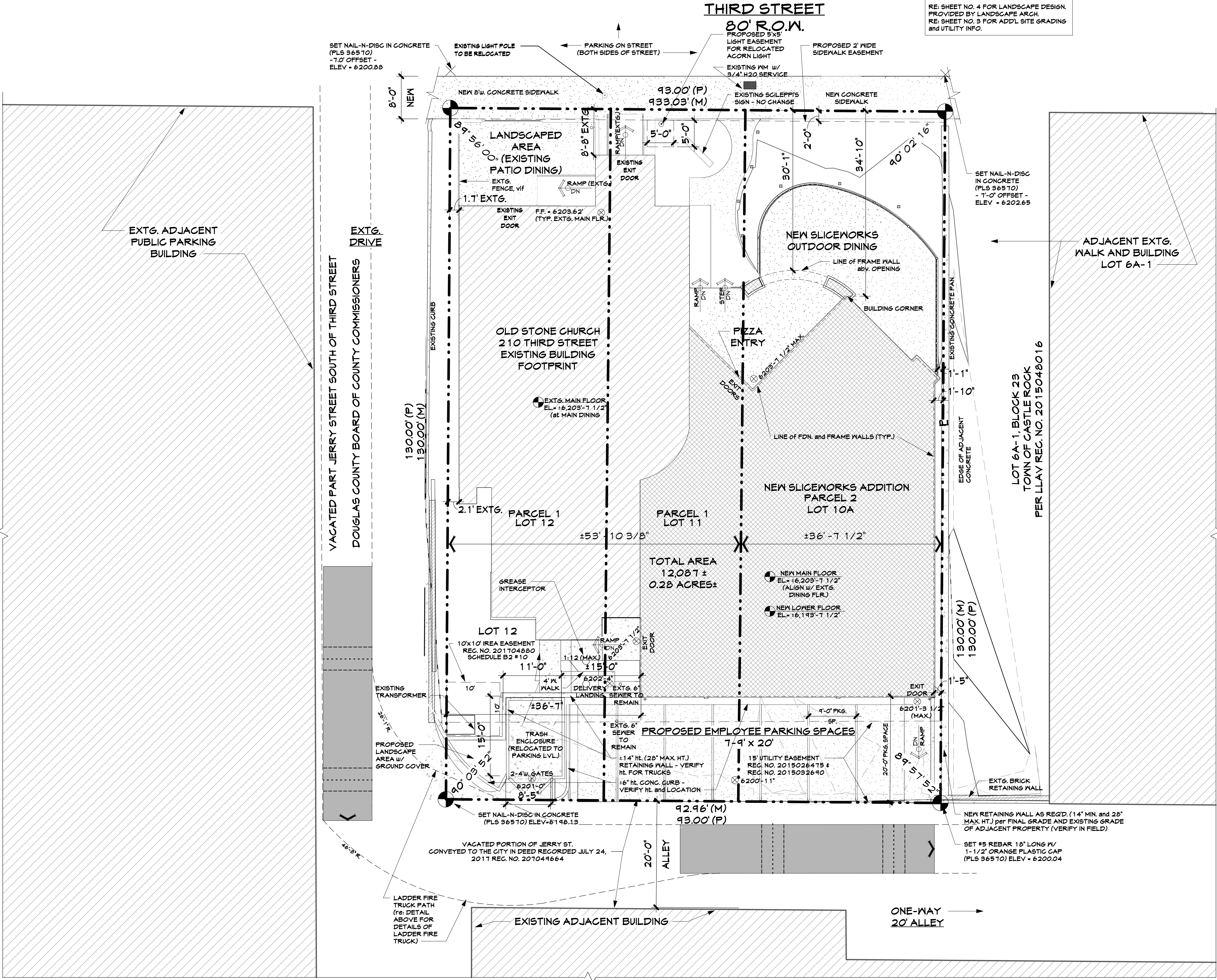


SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

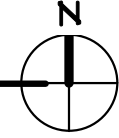
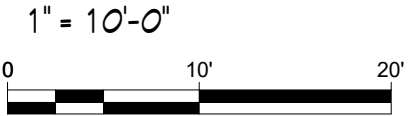
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

LEGEND	
	PROPERTY LINE
	SETBACK
	EASEMENT
	NEW OR UNCHANGED CONTOUR
	EXISTING CONTOUR TO BE RE-GRADED
	EXISTING STRUCTURE
	NEW STRUCTURE
	EXISTING ROAD
	NEW ROAD



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS OF CITY OF CASTLE ROCK & DOUGLAS COUNTY.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER AND DEVELOPER OF ANY DISCREPANCIES.
 - ALL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CASTLE ROCK MUNICIPAL CODE TITLE 14 SIGN CODE REGULATIONS.
 - re: PROOF CIVIL CONSULTING ENGINEER'S DRAWINGS FOR ALL DETAILS OF EXISTING AND PROPOSED SANITARY SERVICE, EXISTING OR NEW GREASE INTERCEPTOR, WASTEWATER IMPROVEMENTS, UPGRADES, SERVICES, ETC., HOW THE ADDITION IS SERVED BY TOWN WATER AND WASTEWATER SYSTEMS, EXISTING WATER METER/TAP SIZE AND ANY SERVICE LINE UPSIZING.
- ZONING & LAND USE:**
CURRENT ZONING / LAND USE - DOD/B (BUSINESS / COMMERCIAL) (DOWNTOWN OVERLAY) USE: RESTAURANT
PROPOSED USE - NO CHANGE
- BENCHMARK STATEMENT and BASIS OF BEARING STATEMENT**
DCBM - 3020015
ELEVATION = 6,295.22 (NAVD88)

SITE DEVELOPMENT PLAN - SITE PLAN



SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPER

CONTRACTOR

MESA
PROPERTIES

WWW.builtwithmesa.com

44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-0890

SITE PLAN

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 10.12.2022
JOB NO.:
DRAWN BY: SS / AR
APPROVED:

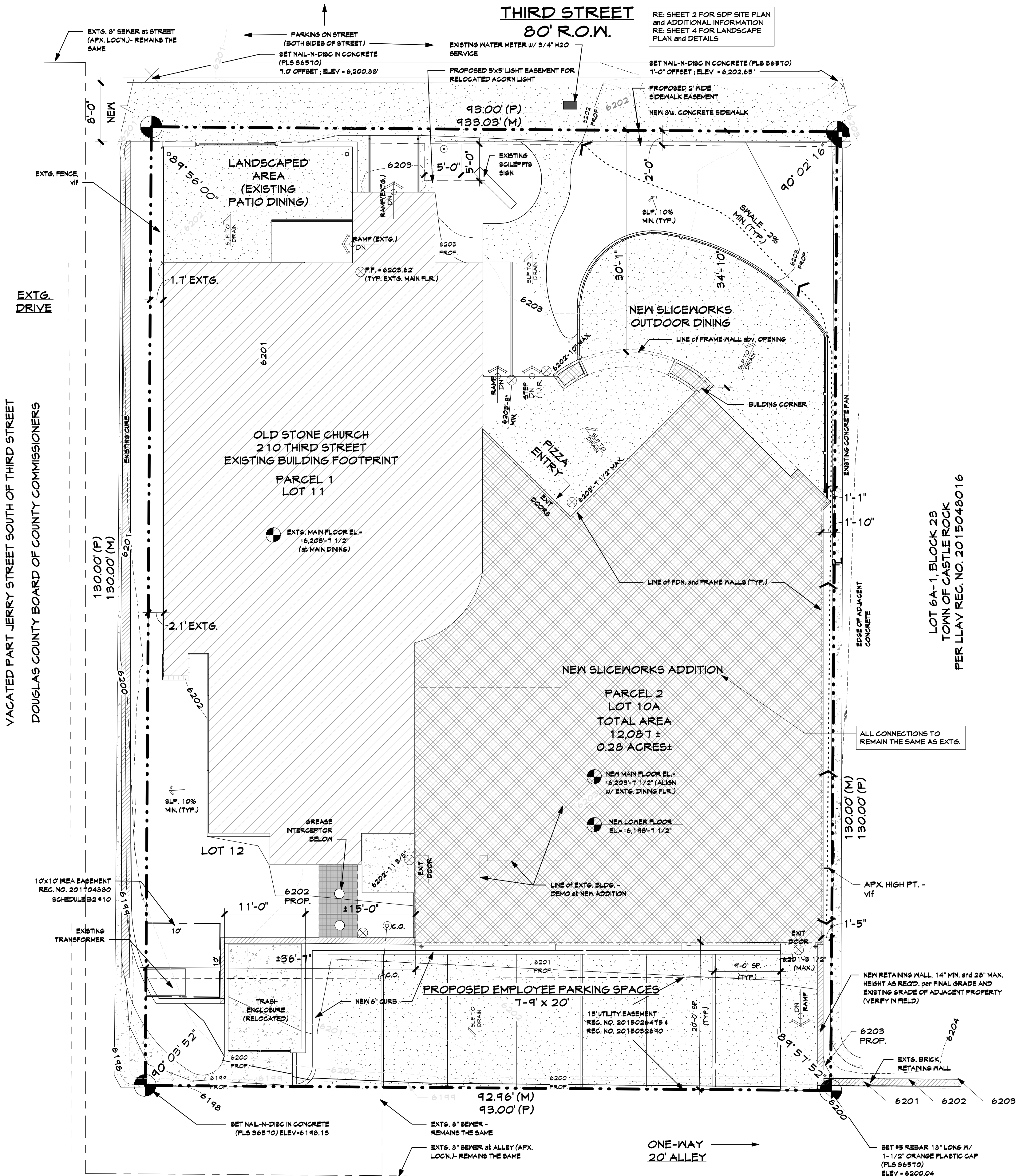
SHEET

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

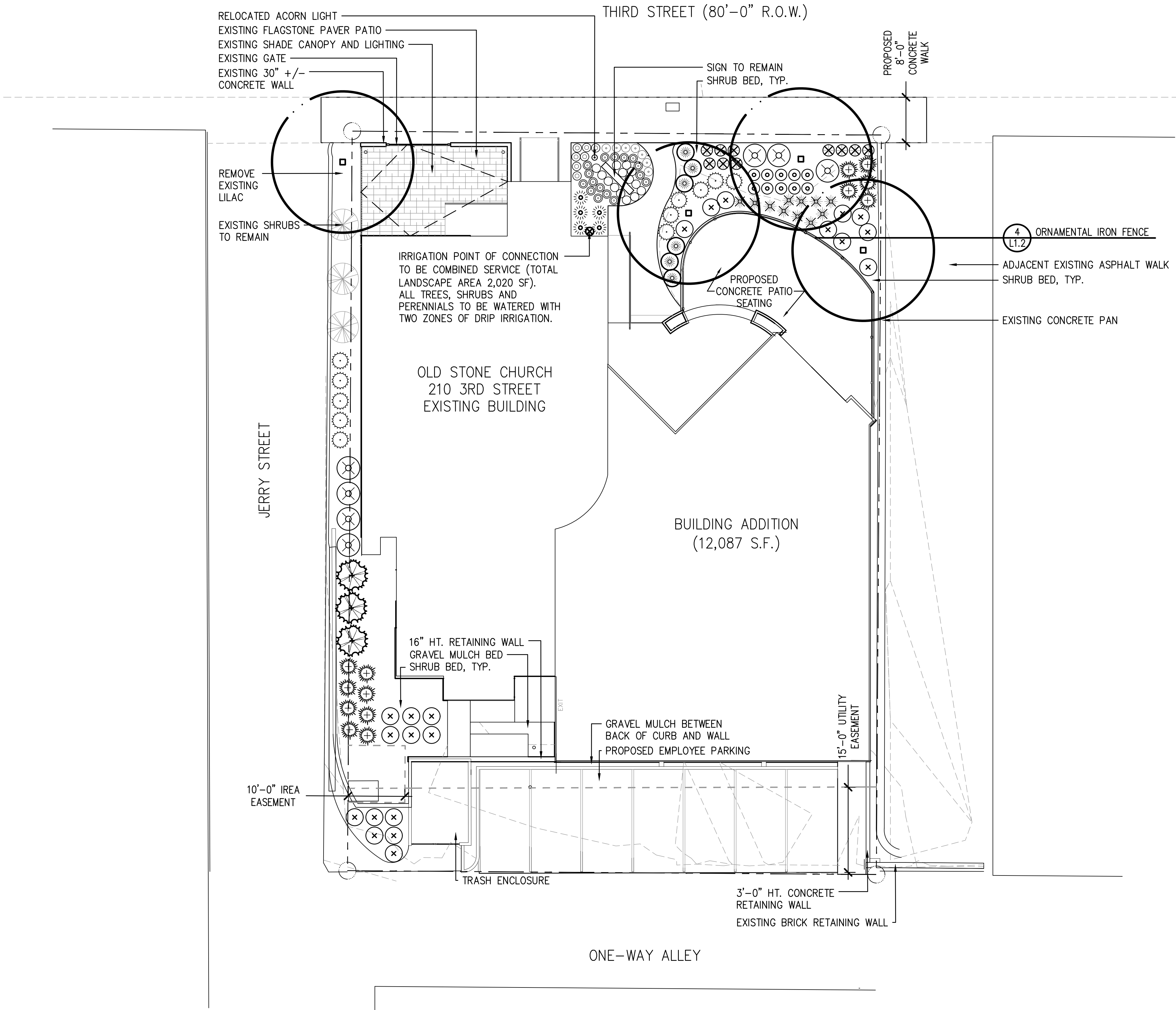
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



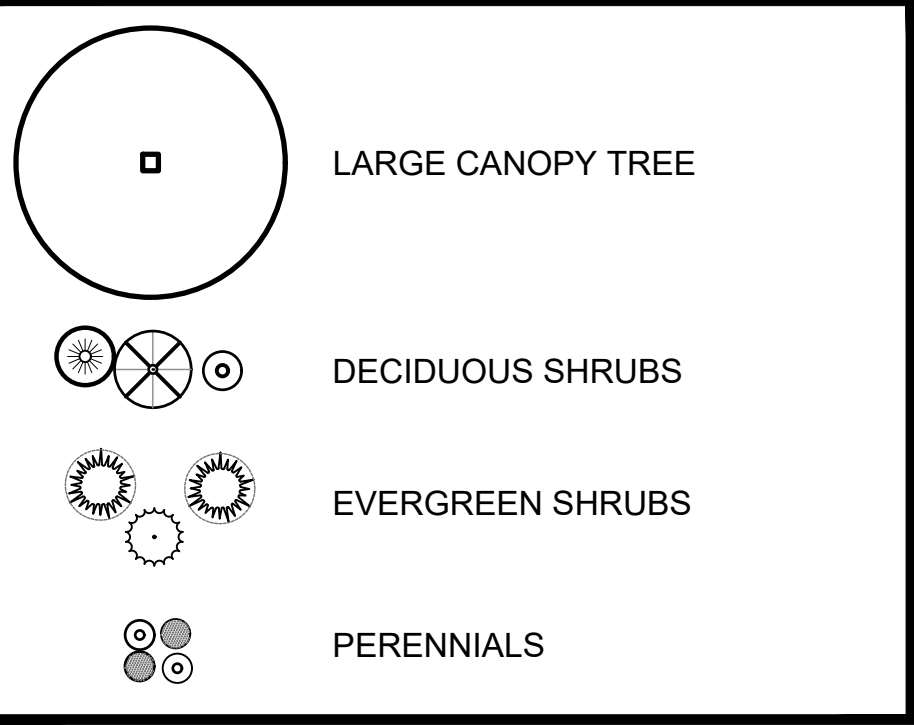
SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



LEGEND



TOWN OF CASTLE ROCK SITE CATEGORY CALCULATIONS

DO/DOWNTOWN OVERLAY DISTRICT REQUIREMENTS			
LANDSCAPE FRONTAGE			
STREET NAME		LINEAR FOOTAGE	
Third Street		93'	
LARGE CANOPY TREES (1/22 LF)		SHRUBS REQUIRED/PROVIDED	
REQUIRED/PROVIDED		4/4	
		20/49	

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 09-16-2022

JOB NO.:

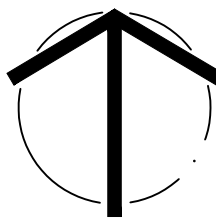
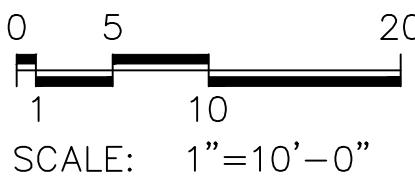
DRAWN BY: DHM

APPROVED: DHM

SHEET

4 of 9

REGISTERED LANDSCAPE ARCHITECT: COLORADO LICENSE #175
Bill Neumann, TOCR CERTIFICATION # 8009



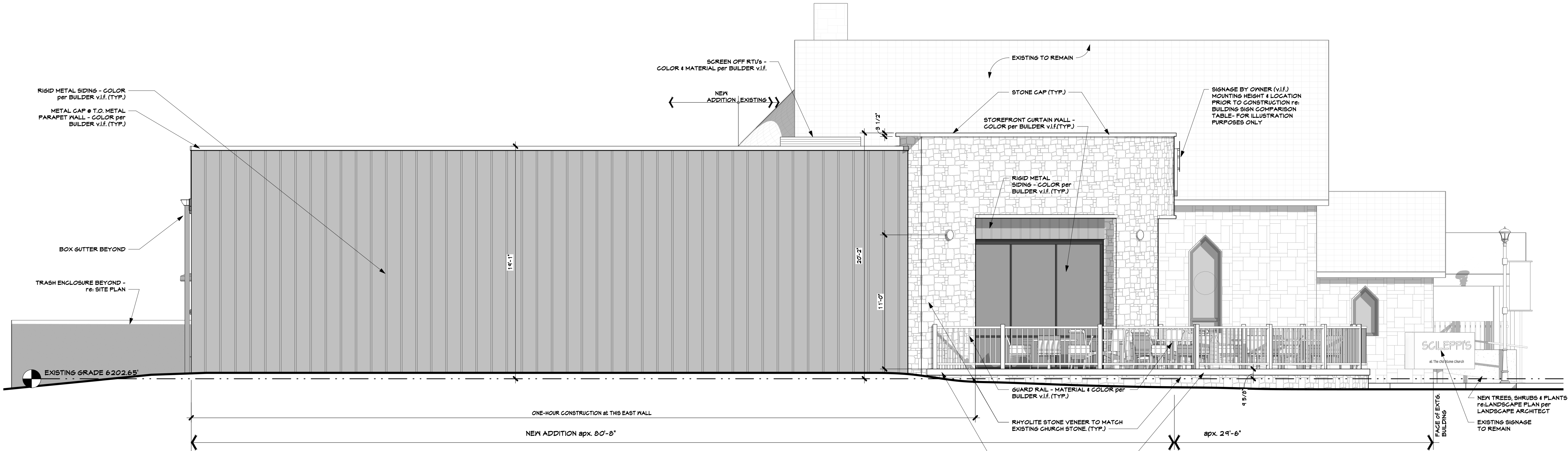
Know what's below.
Call before you dig,
or www.UCC2.org

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A
PORTION OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY,
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RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

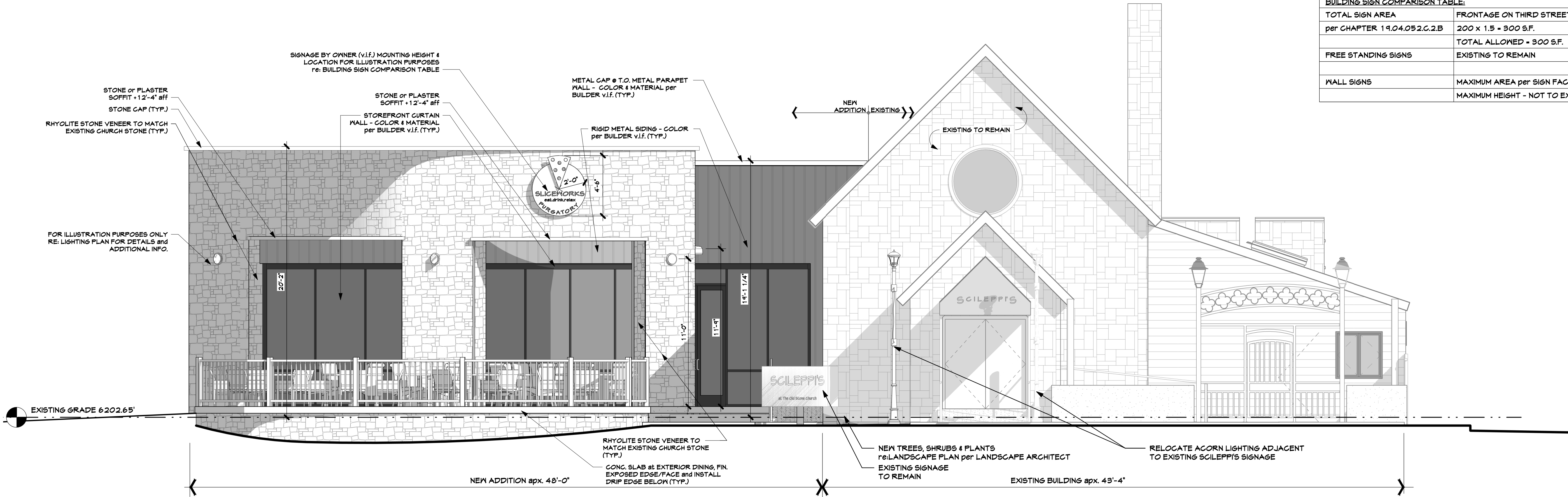
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



EAST ELEVATION - SDP

1/4" = 1'-0"

BUILDING SIGN COMPARISON TABLE:	
TOTAL SIGN AREA	FRONTAGE ON THIRD STREET = 90.58 FT.
per CHAPTER 19.04.052.C.2.B	200 x 1.5 = 300 S.F.
TOTAL ALLOWED	300 S.F.
FREE STANDING SIGNS	EXISTING TO REMAIN
WALL SIGNS	MAXIMUM AREA per SIGN FACE - shall NOT EXCEED 25% OF THE WALL
	MAXIMUM HEIGHT - NOT TO EXCEED HEIGHT OF THE WALL



NORTH ELEVATION - SDP

1/4" = 1'-0"

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR
MESA
PROPERTIES
WWW.BUILDWITHMESA.COM
44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-4080

BUILDING ELEVATIONS

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 10. 12. 2022
JOB NO.:
DRAWN BY: SS / AR
APPROVED:

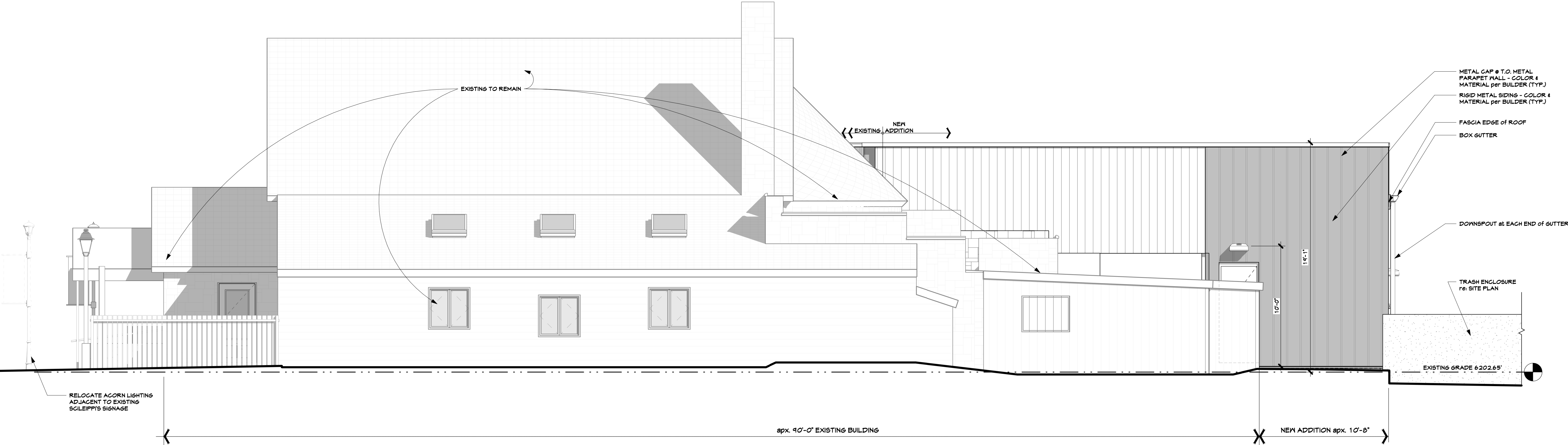
SHEET

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A
PORTION OF VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

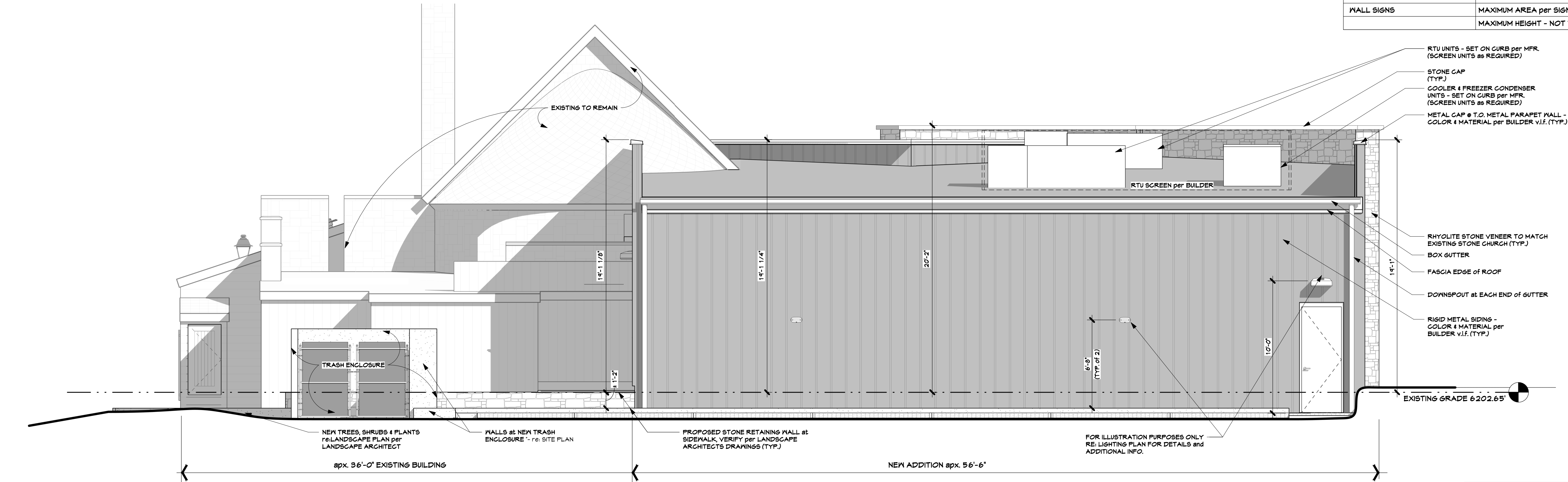
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



WEST ELEVATION - SPD

1/4" = 1'-0"

BUILDING SIGN COMPARISON TABLE:	
TOTAL SIGN AREA	FRONTAGE ON THIRD STREET = 90.50 FT.
per CHAPTER 19.04.052.C.2.B	200 x 1.5 = 300 S.F.
	TOTAL ALLOWED = 300 S.F.
FREE STANDING SIGNS	EXISTING TO REMAIN
WALL SIGNS	MAXIMUM AREA per SIGN FACE - shall NOT EXCEED 25% OF THE WALL
	MAXIMUM HEIGHT - NOT TO EXCEED HEIGHT OF THE WALL



SOUTH ELEVATION - SDP

1/4" = 1'-0"

SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST 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 SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR



BUILDING ELEVATIONS

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 10. 12. 2022

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

SHEET

SITE DEVELOPMENT PLAN

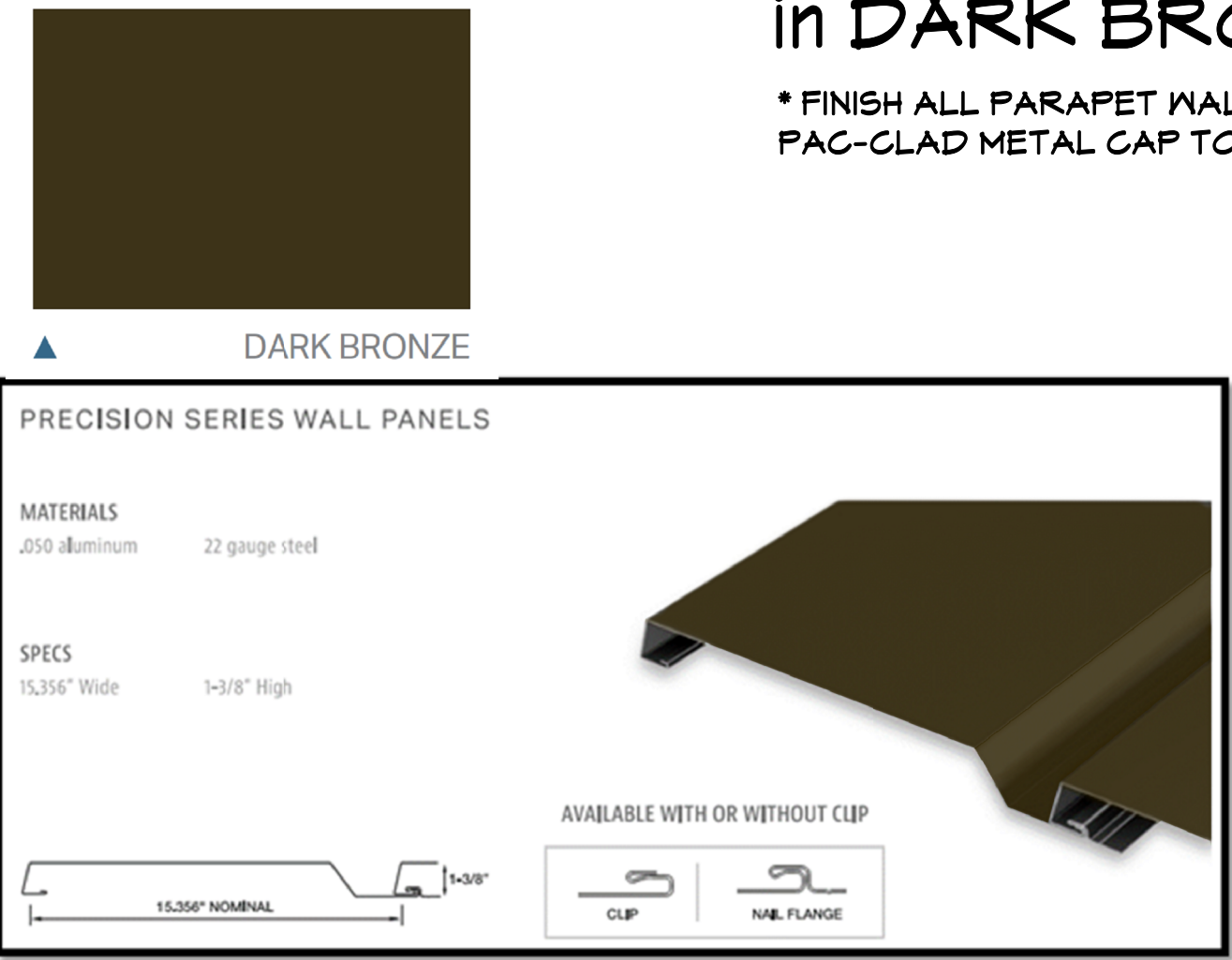
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET X 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY,
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF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

RHYOLITE STONE VENEER
& STONE CAP

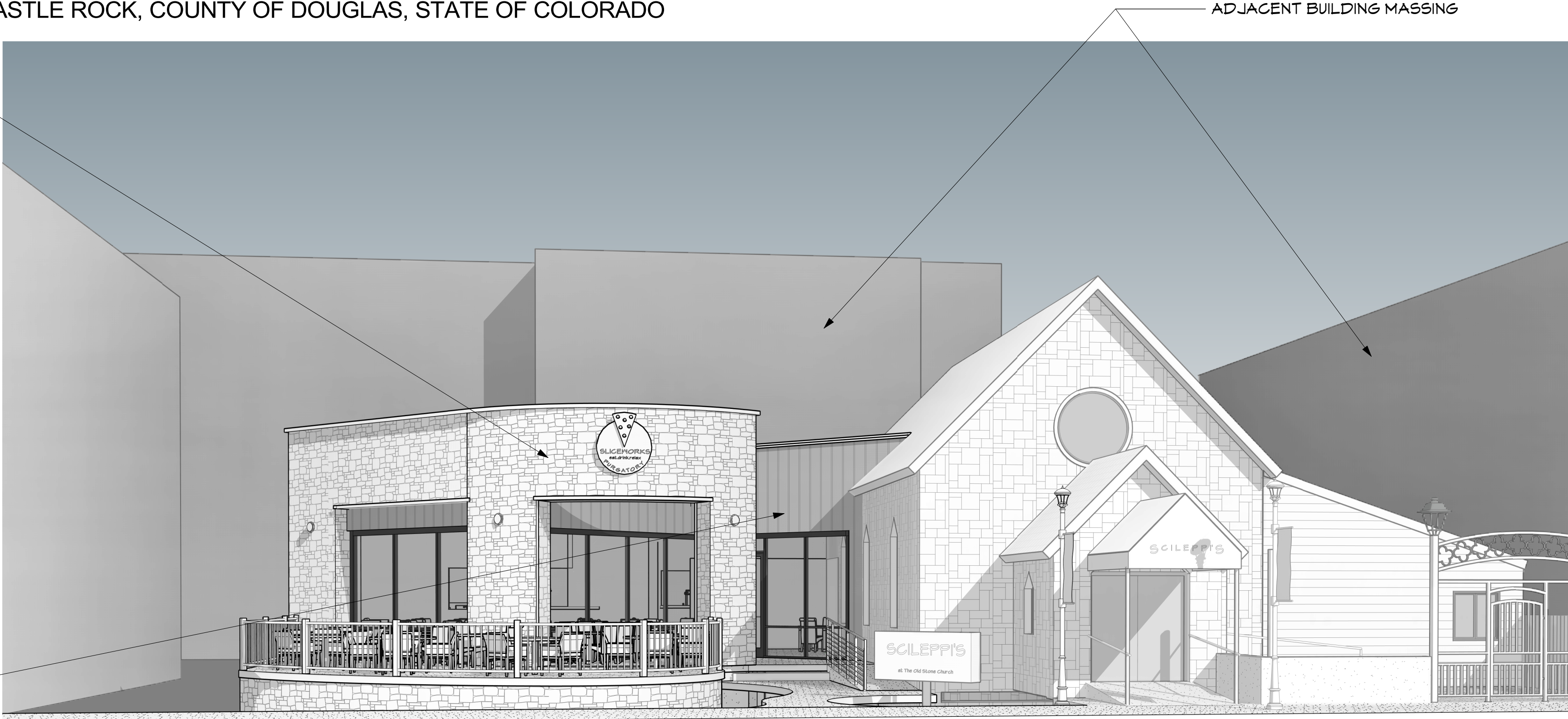


PAC-CLAD RIGID METAL SIDING
in DARK BRONZE

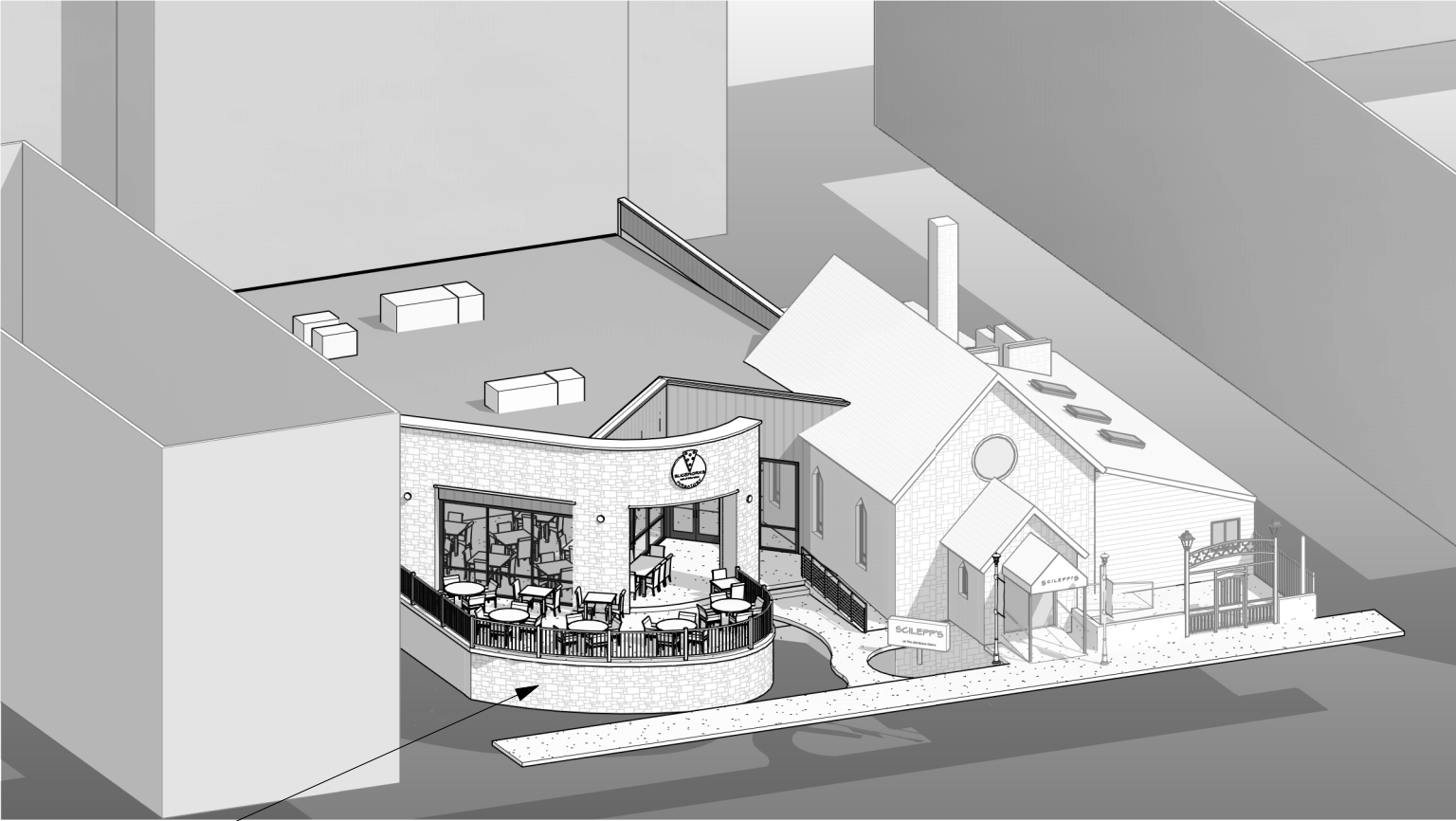
* FINISH ALL PARAPET WALLS W/
PAC-CLAD METAL CAP TO MATCH



EARTHSTONE BLUFF
FLAGSTONE PAVERS



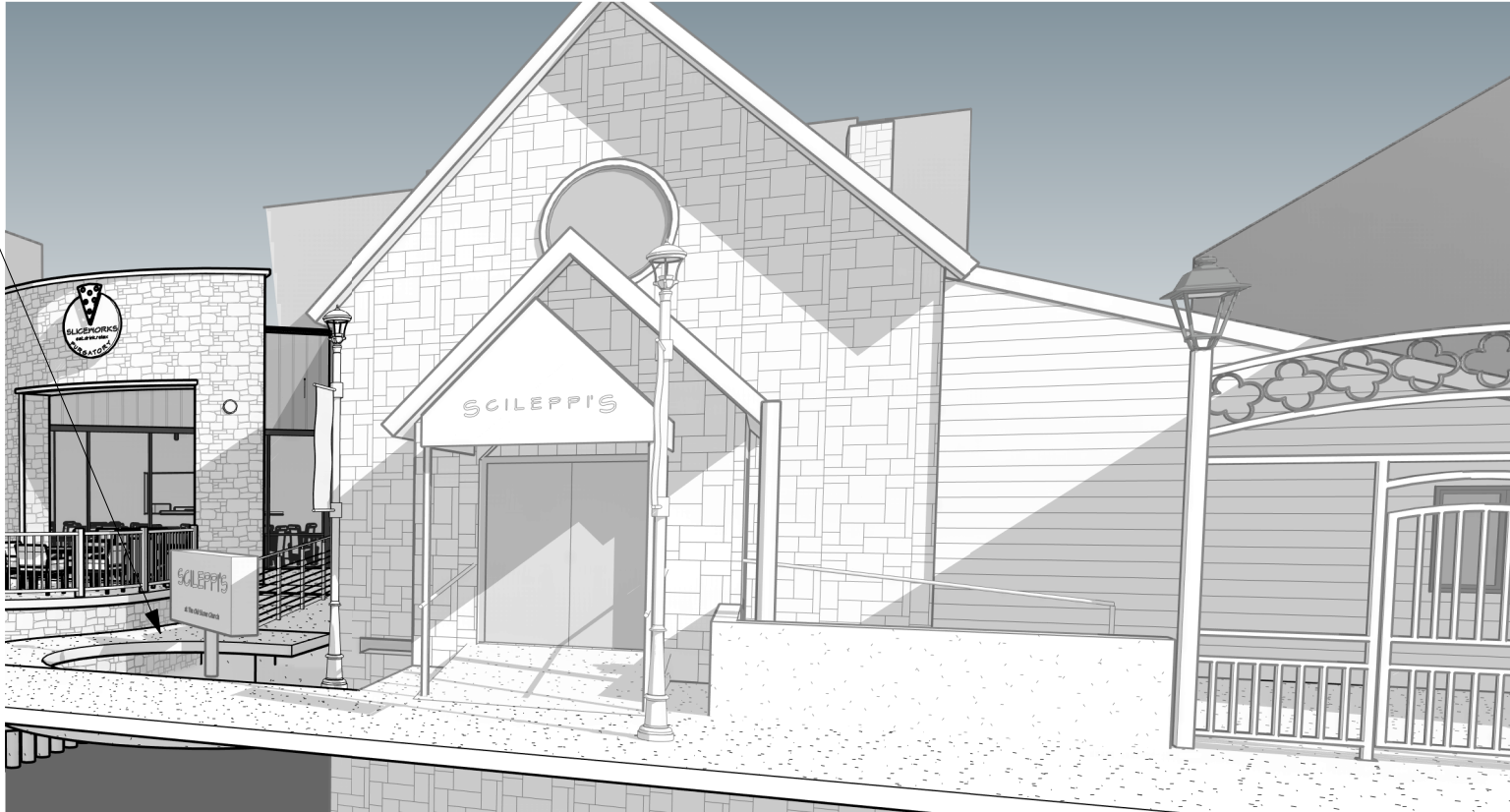
NORTH VIEW



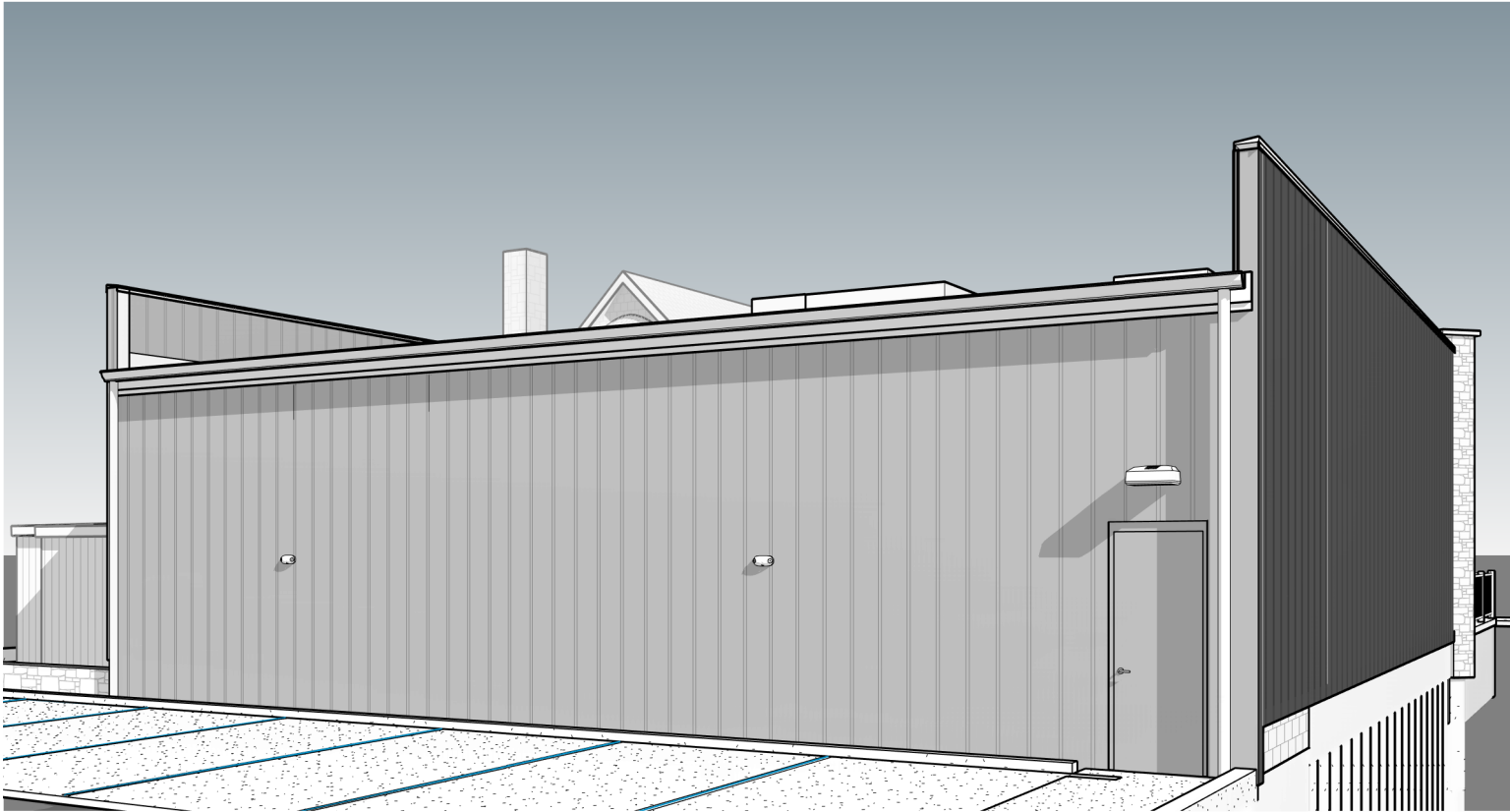
NORTHEAST VIEW



NORTHWEST VIEW



SLICEWORK ENTRY



SOUTHEAST VIEW

SITE DEVELOPMENT PLAN
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF
VACATED JERRY STREET RIGHT-OF-WAY,
AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

NO.	REVISION	DATE	BY

LOTS 10A, 11 & 12 BLOCK 23 TOWN OF CASTLE ROCK, 0.165 AM/L
IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6th P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY COLORADO
PLANNING AREA B/D/O, 0.28 ACRES ±
SITE DEVELOPMENT PLAN - NO. 1-SDP-21-0019

DEVELOPER

CONTRACTOR
811
Know what's below.
Call before you dig.
or www.UNCC2.org
MESA
PROPERTIES
WWW.BUILDWITHMESA.COM
44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-4080

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 10.12.2022
JOB NO.:
DRAWN BY: JC
APPROVED:

SHEET
9 of 9