

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 GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE PURSUANT TO 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.
2. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT, THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C0301G, DATED 03/16/2015.
4. 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.
5. 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.
6. APPROVAL OF THIS SITE DEVELOPMENT PLAN 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.
7. 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.
8. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAN.
9. THIS SITE IS ZONED B10.
10. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND 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.
11. 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.
12. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
13. 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.
14. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

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.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

PROPERTY DESCRIPTION:

(RECEPTION #2017076157)

PARCEL 1:
LOTS 11 & 12 INCLUSIVE, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF VACATED JERRY STREET ADJOINING BLOCK 23, TOWN OF CASTLE ROCK, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 23, THENCE WEST, 5 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN BOOK 3 AT PAGE 325, THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 3 AT PAGE 325, A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE EAST, 5 FEET TO THE WEST LINE OF SAID LOT 12, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT THAT PORTION OF JERRY STREET ADJOINING BLOCK 23 AT REC. 2017049664 DATED JULY 24, 2017.

PARCEL 2:

LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE LINE ADJUSTMENT CERTIFICATE RECORDED MAY 20, 2015, UNDER RECEPTION NO. 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK STATEMENT and BASIS OF BEARINGS STATEMENT

DCBM - 3020015
ELEVATION = 6,255.22 (NAVD88)

SIDEWALK AND LIGHT EASEMENT DESCRIPTION:

A SIDEWALK EASEMENT BEING THE NORTH 2 FEET OF THE HEREOF DESCRIBED PROPERTY.

LOTS 11 AND 12 INCLUSIVE, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO. TOGETHER WITH THAT PORTION OF VACATED JERRY STREET ADJOINING BLOCK 23, TOWN OF CASTLE ROCK, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 23, THENCE WEST, 5 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 3 AT PAGE 325, THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 3 AT PAGE 325, A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE EAST, 5 FEET TO THE WEST LINE OF SAID LOT 12, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE LOT LINE ADJUSTMENT CERTIFICATE RECORDED MAY 20, 2015, UNDER RECEPTION NO. 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO. TOGETHER WITH A LIGHT EASEMENT IN THE ABOVE DESCRIBED PROPERTY, COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED SIDEWALK EASEMENT; THENCE EAST ALONG THE SOUTH LINE OF SAID EASEMENT A DISTANCE OF 37.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED SIDEWALK EASEMENT A DISTANCE OF 5.00 FEET; THENCE SOUTH AND PERPENDICULAR TO THE SOUTH LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 5.00 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 5.00 FEET; THENCE NORTH AND PERPENDICULAR TO THE SOUTH LINE OF SAID SIDEWALK EASEMENT 5.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF JOHNNY CALVIN HICKS, PLS36570 FOR AND ON BEHALF OF DAVID E. ARCHER AND ASSOCIATES, INC.

SITE
FEMA FLOOD
ZONE "x"

FEMA FLOOD
ZONE "AE"



VICINITY MAP

1" = 50'-0"
0 50' 100'

SITE FLOOD ZONE: ZONE X (UNSHADED) FEMA FIRM MAP NO. 08035C0301G MAP REVISED: MARCH 16TH, 2016

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.

LOU SCILEPPI, MANAGER
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 ____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGES 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 06/09/2022 AT RECEPTION NO. 1266560-102, DOUGLAS COUNTY, COLORADO, SUBORDINATES 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: ____.

TITLE CERTIFICATION

I, GARY CELLAR, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE

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: ____.

SURVEYOR'S CERTIFICATE

I, JOHNNY CALVIN HICKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (SITE DEVELOPMENT PLAN) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR
JOHNNY CALVIN HICKS PLS36570

CIVIL ENGINEER'S STATEMENT

I, JASON DEYOUNG, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (SITE DEVELOPMENT PLAN) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
JASON DeYoung CO #45332

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN 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 ____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN 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. ____.

BY: ____
DEPUTY

PROJECT DIRECTORY

CONTRACTOR: MESA PROPERTIES
44 INVERNESS DRIVE
ENGLEWOOD, COLORADO 80112
303.694.4080
WWW.BUILDWITHMESA.COM

ARCHITECT: TKP ARCHITECTS, INC.
1509 WASHINGTON AVENUE
GOLDEN, COLORADO 80401
303.278.8840
WWW.TKPARCH.COM

LANDSCAPE ARCHITECT: BILL NEUMANN
DHM DESIGN CO.
900 S. BROADWAY #300
DENVER, COLORADO 80209
303.892.5566

SITE SURVEYOR: MICHAEL ARCHER
DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX STREET
CASTLE ROCK, COLORADO 80104
303.688.4642

OWNER(S): LOU SCILEPPI
210 THIRD STREET
CASTLE ROCK, COLORADO 80104
303.688.9000

MORTGAGEE / LIENHOLDER: MIDFIRST BANK
P.O. BOX 390510
MINNEAPOLIS, MN. 55439-0510

LAND PLANNER/CIVIL ENGINEER: JASON DEYOUNG
PROOF CIVIL CO
600 GRANT STREET, STE. 210
DENVER, COLORADO 80203
303.325.5709

ZONING COMPARISON TABLE

*per SECTIONS 17.28.040 & 17.42.000 CITY OF CASTLE ROCK MUNICIPAL CODE

ZONING COMPARISON		
ZONING DISTRICT	B - BUSINESS COMMERCIAL	
OVERLAY DISTRICT	DOD - DOWNTOWN OVERLAY DISTRICT	
DOD AREA	CORE	
DOWNTOWN PARKING AREA	NORTH NON-RESIDENTIAL	
	REQUIREMENT	PROVIDED
MINIMUM LOT SIZE S.F./ACRES	N/A	N/A
PERMITTED USES	Generally, office, service, retail, restaurant, and Multi-family residential uses as outlined for the B and DOD per Municipal. Code 17.28.030	RESTAURANT
USE BY S.F.	N/A	RESTAURANT
BUILDING GROUND COVERAGE	100 %	54%
MAXIMUM LOT COVERAGE	100 %	100%
MINIMUM FRONT YARD SETBACK	20-FT	46.7% (18.3 FT EXISTING FRONT SETBACK)
MINIMUM REAR YARD SETBACK	0-FT	59% (NEW - 20 FT. PROVIDED REAR SETBACK)
MINIMUM SIDE YARD SETBACK	0-FT	46.7% (NEW - 1.8 FT. PROVIDED EAST SETBACK)
MINIMUM SIDE YARD TO STREET SETBACK	0-FT	43.1% (1.6 FT. EXISTING WEST SETBACK)
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 FT. LINEAR FOOTAGE)
MAXIMUM STORIES	4-STORIES	1-STORY
MAXIMUM BUILDING HEIGHT	60-FT	APPROX 31'-0" TO T.O. EXTG. CHIMNEY @ CHURCH
MINIMUM PARKING	For the North Non-Residential Downtown Parking Area: 1 parking space per 500 sq. ft. of new construction. The first 2,000 sq. ft. of new non-residential construction shall be exempt from parking requirements. Demolished square footage shall be deducted from the new building square footage for parking calculations.	RE: PARKING TABLE BELOW
MINIMUM ADA PARKING	1-25 SPACES IN LOT REQUIRES 1 ADA PARKING SPACES	
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING SPACES PROVIDED	

REQUIRED PARKING		
TOTAL COMMERCIAL (GROSS S.F.)	EXTG. TO REMAIN: 4,286 S.F.	NEW: 6,189 S.F.
TOTAL DEMOLISHED (GROSS S.F.)	- 485 S.F.	
TOTAL NEW COMMERCIAL S.F. MINUS TOTAL DEMOLISHED (GROSS S.F.)	5,704 S.F.	
EXEMPT S.F. ALLOWED per CODE	2,000 S.F.	
TOTAL COMMERCIAL S.F. TO BE PARKED	3,704 S.F.	
TOTAL REQUIRED PARKING	7 PARKING SPACES	
TOTAL PARKING TO BE PROVIDED	11 TOTAL PARKING SPACES: 7 PARKING SPACES ON SITE AND 5 NEW ON-STREET SPACES (INCLUDES 2 ADA PARKING WITH 1 AISLE SPACE AT ON-STREET SPACES)	
MINIMUM ADA PARKING	1 TO 25 TOTAL SPACES IN LOT REQUIRES 1 ADA PARKING SPACE	TOTAL LOT SPACES = 7 PARKING SPACES ADA PARKING PROVIDED = 2
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING SPACES PROVIDED	BICYCLE PARKING REQUIRED = 1 BICYCLE PARKING PROVIDED = 2

SITE UTILIZATION TABLE

SITE UTILIZATION		
CATEGORY	S.F.	% of TOTAL
GROSS SITE S.F.	12,087 S.F.	100 %
BUILDING COVERAGE:	6,451S.F.	54 %
PARKING COVERAGE:	1,146 S.F.	9 %
STREET COVERAGE:	0 S.F.	0 %
LANDSCAPE/OPEN SPACE COVERAGE:	1,900 S.F.	17 %
OTHER COVERAGE:	2,467 S.F.	20 %
TOTAL:	12,087 S.F.	100 %
ITEM:	DESCRIPTION:	
BUILDING SIZE: 1-STORY	BASEMENT EXTG TO REMAIN:	997 S.F.
	MAIN AND UPPER FLR EXTG TO REMAIN:	3,092 S.F.
	BASEMENT NEW:	2,665 S.F.
	MAIN FLR NEW:	3,359 S.F.
	MAIN FLR NEW + EXTG. TO REMAIN:	6,451 S.F.
	BASEMENT NEW + EXTG. TO REMAIN:	3,662 S.F.
	TOTAL NEW + EXTG. TO REMAIN:	10,113 S.F.

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

REVISIONS

CONTRACTOR

MESA PROPERTIES
WWW.BUILDWITHMESA.COM

44 INVERNESS DRIVE EAST
BUILDING D, SUITE 101
ENGLEWOOD, COLORADO 80112
303-694-4080

COVER SHEET

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 03. 05. 2023
JOB NO.:
DRAWN BY: SS / AR
APPROVED:

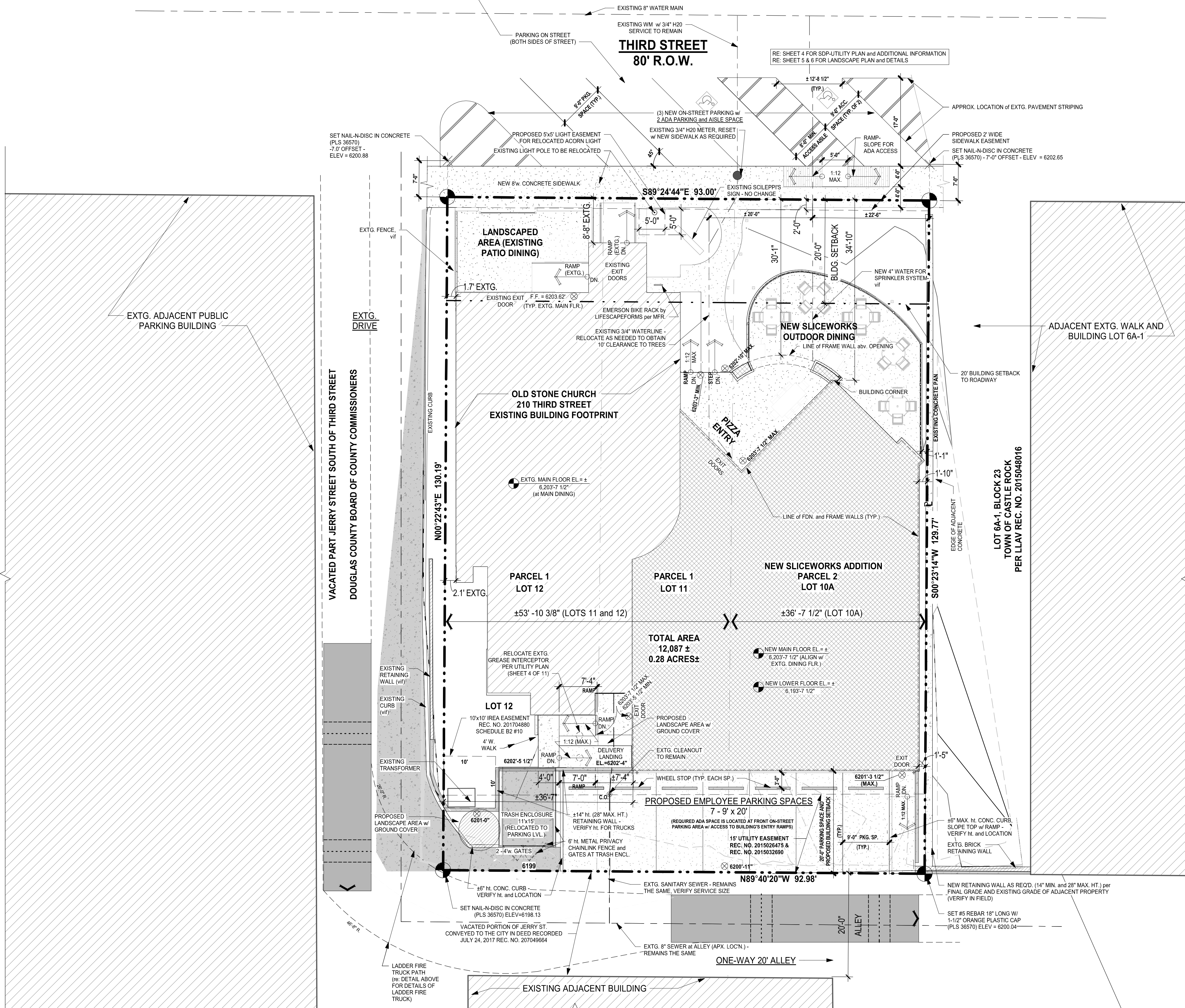
SHEET

1 of 11

SITE DEVELOPMENT PLAN

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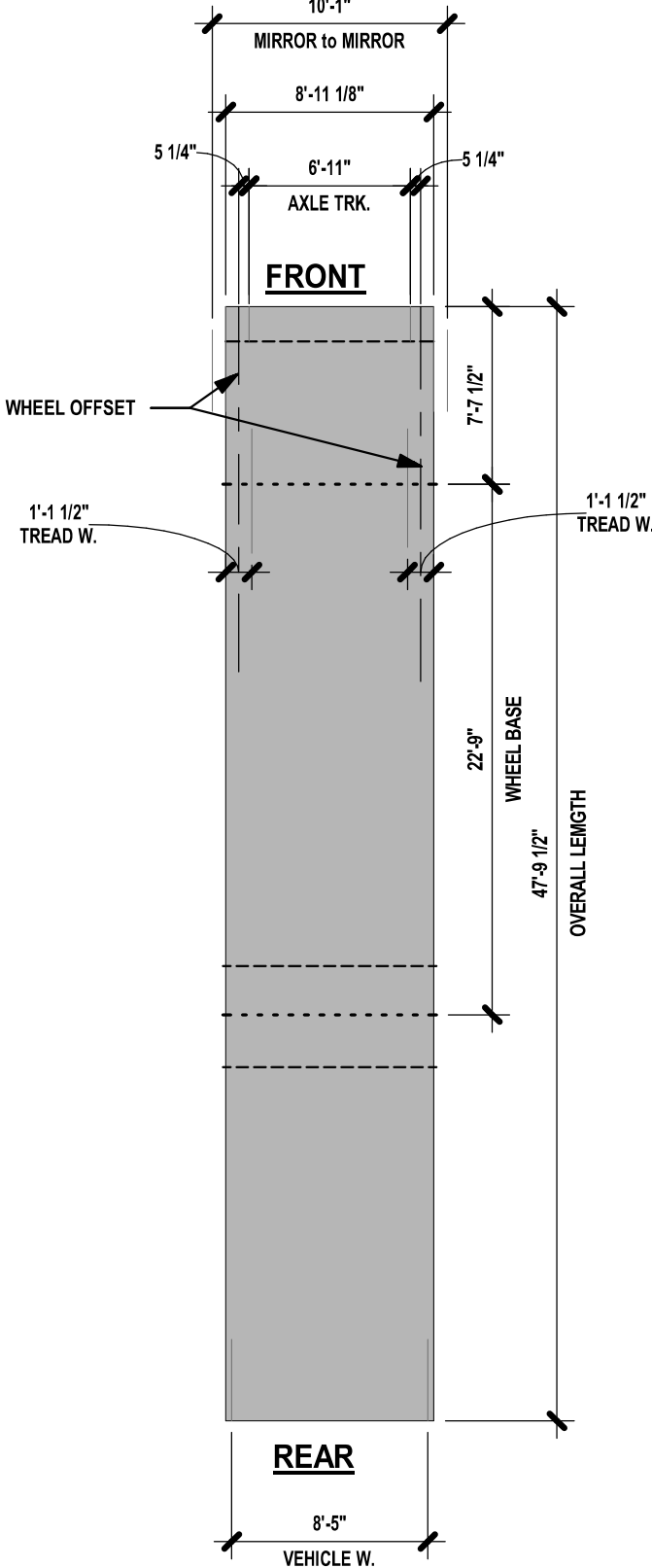
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



LEGEND

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

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



AUTO TURN EXHIBIT FOR FIRE APPARATUS AND LARGE VEHICLES

- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS OF CITY OF CASTLE ROCK & DOUGLAS COUNTY.
 2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND NOTIFY THE ENGINEER AND DEVELOPER OF ANY DISCREPANCIES.
 3. ALL SIGN SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CASTLE ROCK MUNICIPAL CODE TITLE 19 SIGN CODE REGULATIONS.
 4. 10' 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/APP SIZE AND ANY SERVICE LINE UP SIZING.

ZONING & LAND USE:
CURRENT ZONING / LAND USE - DOD/B (BUSINESS / COMMERCIAL)
(DOWNTOWN OVERLAY) USE: RESTAURANT
PROPOSED USE - NO CHANGE

BENCHMARK STATEMENT and BASIS OF BEARINGS STATEMENT
DCBM - 3020015
ELEVATION = 6,255.22 (NAVD88)



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
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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
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DEVELOPER



SITE DEVELOPMENT PLAN
SITE PLAN

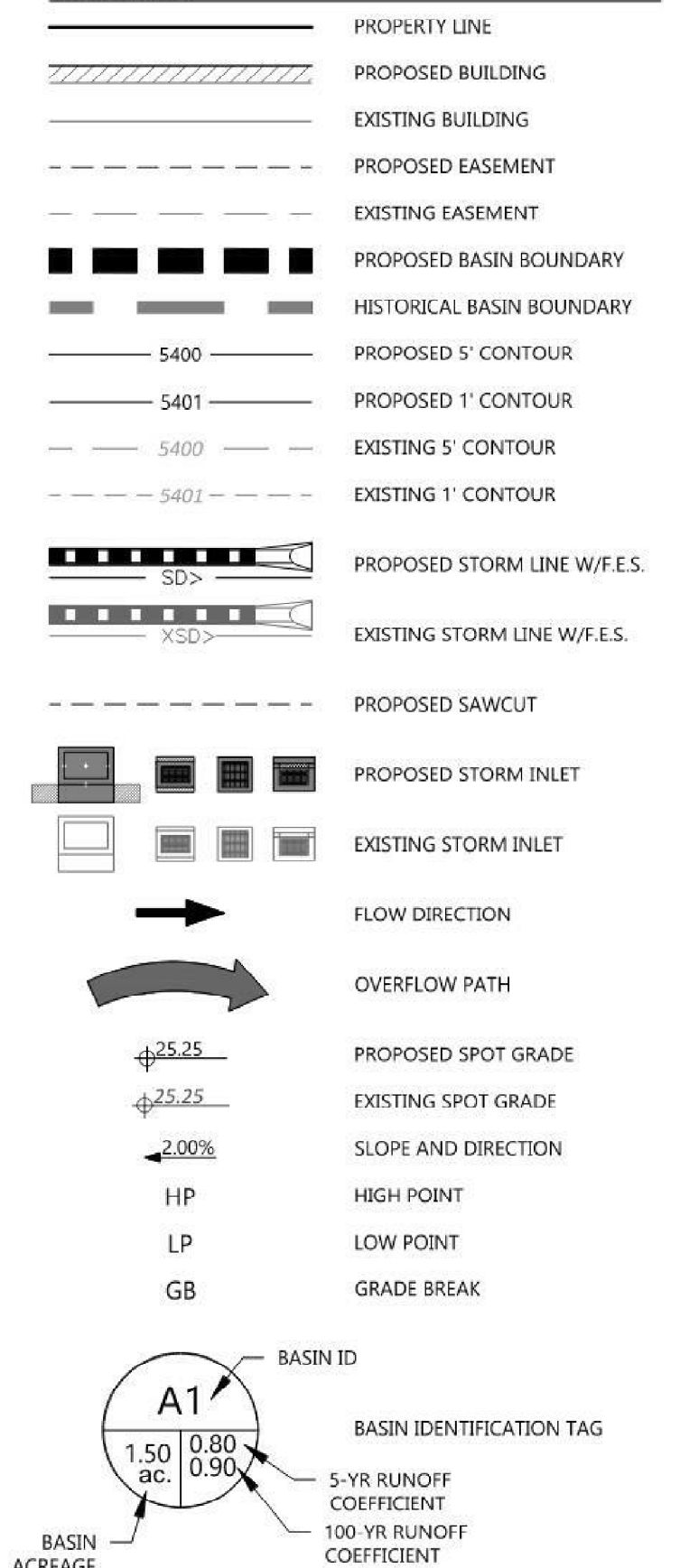
SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 03. 05. 2023
JOB NO.:
DRAWN BY: SS / AR
APPROVED:

SHEET

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

LEGEND:



PROOFCIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

DATE:	6/9/2022
SCALE:	1"=20'
REF. NO.:	22042

1/8" = 1'-0"

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

DEVELOPER

CONTRACTOR

 **MESA**
PROPERTIES

WWW.buildwithmesa.com

44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-0080

GENERAL GRADING PLAN AND DRAINAGE PLAN

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE:	03. 05. 2023
JOB NO.:	
DRAWN BY:	TKP / PE
APPROVED:	

3 of 11

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

EXISTING 8" WATER MAIN

THIRD STREET
(80' RIGHT-OF-WAY)

EXISTING 3/4" DOMESTIC WATER SERVICE

PROPOSED VALVE (TYP.)

EXISTING VALVE (TYP.)

SAWCUT (TYP.)

EXISTING PATIO

EXISTING LIGHT POLE TO BE RELOCATED AS SHOWN

EXISTING 3/4" METER TO BE RESET W/ SIDEWALK REPLACEMENT AS NECESSARY

RAMP

PROPOSED 4" FIRE LINE (PRIVATE)

N89° 34' 28" W
93.03'

NO° 23' 16" E
130.00'

EXISTING BUILDING
(210 THIRD STREET)

PROPOSED ADDITION
(FF=6203.62)

LOT 12

LOT 11

LOT 10A

PARTIALLY VACATED JERRY STREET
(REC. NO. 1874010001)

EXISTING RETAINING WALL (TO REMAIN)

EXISTING 10'X10' IREA EASEMENT
(REC NO. 2017048880)

EXISTING TRANSFORMER (TO REMAIN)

PROPOSED DELIVERY RAMP

TRASH ENCLOSURE

PROPOSED GREASE INTERCEPTOR

EXISTING SANITARY SERVICE

EXISTING 8" SANITARY MAIN

20' ALLEY

15.0' UTILITY EASEMENT
(REC. NO 2015026475 & 2015032690)

LOT 6A-1, BLOCK 23
TOWN OF CASTLE ROCK
(PER LLAV REC. NO. 2015048016)

S89° 34' 35" E
92.96'

82.00'

	PROPERTY LINE
	LIMITS OF PLANNING AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

NOTES:

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
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 WATER PRESSURE ZONE.

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 70A, 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



44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
GLEWOOD, COLORADO 80112
303-694-4080

UTILITY PLAN

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 03/05/2023

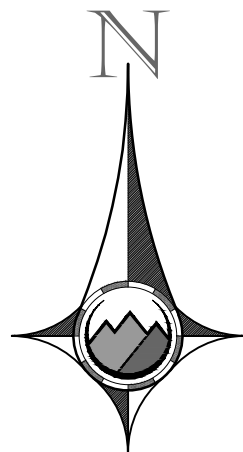
OB NO.: 22042

DRAWN BY: ANM/JGD

APPROVED:

SHEET

4 OF 11



SCALE: 1" = 10'



Know what's below.
Call before you dig
or www.UNCC2.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

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

THIRD STREET (80'-0" R.O.W.)

RELOCATED ACORN LIGHT
EXISTING FLAGSTONE PAVEMENT PATIO
EXISTING SHADE CANOPY AND LIGHTING
EXISTING GATE
EXISTING 30" +/- CONCRETE WALL

REMOVE EXISTING LILAC

EXISTING SHRUBS TO REMAIN

IRRIGATION POINT OF CONNECTION TO BE COMBINED SERVICE (TOTAL LANDSCAPE AREA 2,020 SF). ALL TREES, SHRUBS AND PERENNIALS TO BE WATERED WITH TWO ZONES OF DRIP IRRIGATION.

OLD STONE CHURCH
210 3RD STREET
EXISTING BUILDING

BUILDING ADDITION

14" HT. RETAINING WALL
GRAVEL MULCH BED
SHRUB BED, TYP.

10'-0" AREA EASEMENT

TRASH ENCLOSURE

3'-0" HT. CONCRETE RETAINING WALL
EXISTING BRICK RETAINING WALL

15'-0" UTILITY EASEMENT

GRAVEL MULCH BETWEEN BACK OF CURB AND WALL
PROPOSED EMPLOYEE PARKING

EXIT

SIGN TO REMAIN
SHRUB BED, TYP.

PROPOSED 8'-0" CONCRETE WALK

10'-0" MIN. FROM WATERLINE
10'-0" MIN. FROM WATERLINE

PROPOSED CONCRETE PATIO SEATING

ADJACENT EXISTING ASPHALT WALK
SHRUB BED, TYP.

EXISTING CONCRETE PAVEMENT

ORNAMENTAL IRON FENCE

4
LT.2

JERRY STREET

N00°22'43"E 130.19'

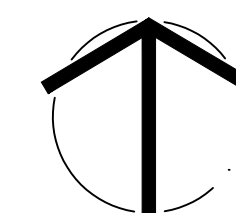
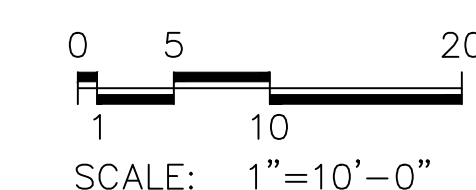
S89°24'44"E 93.00'

S00°23'14"W 129.77'

N89°40'20"W 92.98'

ONE-WAY ALLEY

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



Know what's below
Call before you dig
or www.UNCC2.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

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

SITE DEVELOPMENT 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

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER

CONTRACTOR

LANDSCAPE
PLAN

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 03. 06. 2023

JOB NO.:

DRAWN BY: DHM

APPROVED: DHM

SHEET

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

PAC-CLAD PRE-FINISHED VERTICAL HIGHLINE S2 SIDING, .050 ga. ALUMINUM or 22 ga. STEEL CURTAIN WALL, FINISHED w/ Kynar 5000® or Hylar 5000® DARK BRONZE COLOR

PRE-FINISHED .050 ga. ALUMINUM or 22 ga. STEEL CAP at T.O. PARAPET WALL, FINISHED w/ Kynar 5000® or Hylar 5000® DARK BRONZE COLOR

BOX GUTTER BEYOND

TRASH ENCLOSURE BEYOND - re: SITE PLAN

EXISTING GRADE 6202.65'

MECHANICAL SCREEN at RTU's w/ PAC-CLAD PRE-FINISHED VERTICAL HIGHLINE S2 SIDING, .050 ga. ALUMINUM or 22 ga. STEEL CURTAIN WALL, FINISHED w/ Kynar 5000® or Hylar 5000® DARK BRONZE

NEW ADDITION | EXISTING

WALL-PACK LIGHT 'F' - re: SHT. 9 of 11 FOR PHOTOMETRICS (TYPICAL of 2)

19'-1"

20'-2"

11'-0"

11'-0"

3'-12"

EXISTING TO REMAIN

RHYOLITE STONE CAP (SEE DIGITAL MATERIAL BOARD SHEET 10) (TYP.)

STOREFRONT CURTAIN WALL per MFR, FINISHED TO MATCH Kynar 5000® or Hylar 5000® DARK BRONZE COLOR w/ 1" SOLARBRONZE LOW E-GLAZING

WALL-PACK LIGHT 'D' - re: SHT. 10 of 11 FOR PHOTOMETRICS (TYPICAL of 2)

PAC-CLAD PRE-FINISHED VERTICAL HIGHLINE S2 SIDING, .050 ga. ALUMINUM or 22 ga. STEEL CURTAIN WALL, FINISHED w/ Kynar 5000® or Hylar 5000® DARK BRONZE COLOR

SIGNAGE BY OWNER (v.i.t.) MOUNTING HT. & LOCATION PRIOR TO CONSTRUCTION re: BUILDING SIGN COMPARISON TABLE FOR ILLUSTRATION PURPOSES ONLY

ONE-HOUR CONSTRUCTION at THIS EAST WALL

NEW ADDITION apx. 80'-8"

METAL GUARD RAIL w/ DARK BRONZE POWDERCOAT FINISH, v.i.t. (TYP.)

RHYOLITE STONE VENEER TO MATCH EXISTING CHURCH STONE (SEE DIGITAL MATERIAL BOARD SHEET 10) (TYP.)

9'-0"

apx. 29'-6"

BOLLARD LIGHT 'B' - re: SHT. 10 of 11 FOR PHOTOMETRICS (TYPICAL. ADJ. TO OUTDR. DINING AREA)

BOLLARD LIGHT 'A' - re: SHT. 10 of 11 FOR PHOTOMETRICS (TYPICAL AT ENTRY SIDEWALK)

FACE of EXTG. BUILDING

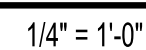
RELOCATE ACORN LIGHTING ADJACENT TO EXISTING SCILEPPIS SIGNAGE

EXISTING SIGNAGE TO REMAIN

SCILEPPIS at The Holy Cross Church

$$1/4" = 1'-0"$$

NOTE! re: SHEETS 9 & 10 of 11 FOR EXTERIOR LIGHTING INFO. AND PHOTOMETRICS



SITE DEVELOPMENT PLAN

5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND
LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT
LOT '0A, 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: 03. 05. 2023

DOB NO.:

RAWN BY: SS / AR

APPROVED: _____

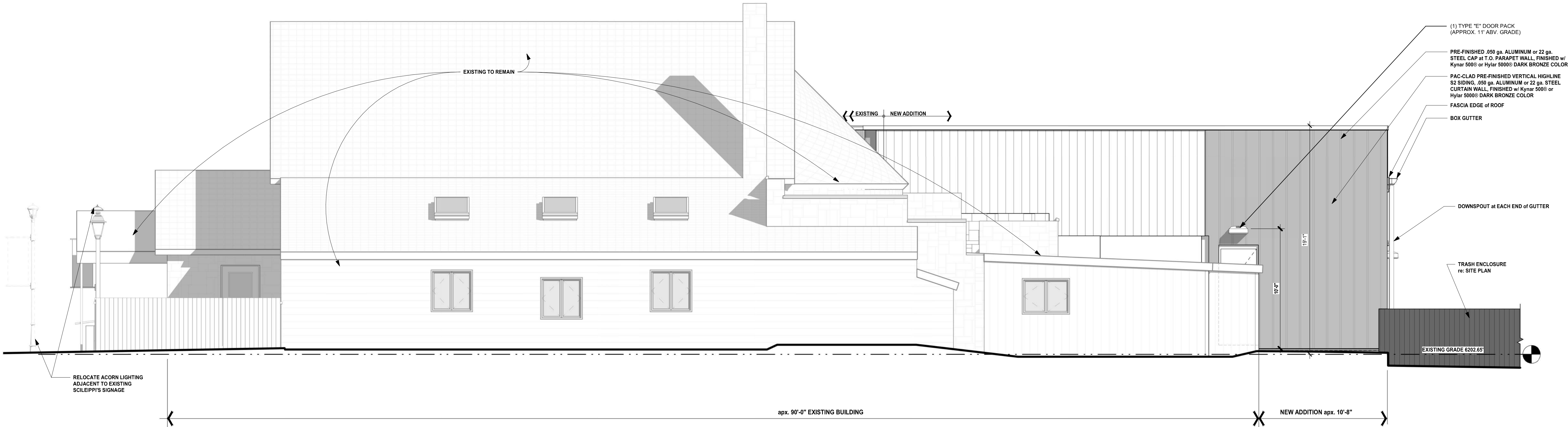
SHEET

7 of 11

SITE DEVELOPMENT PLAN

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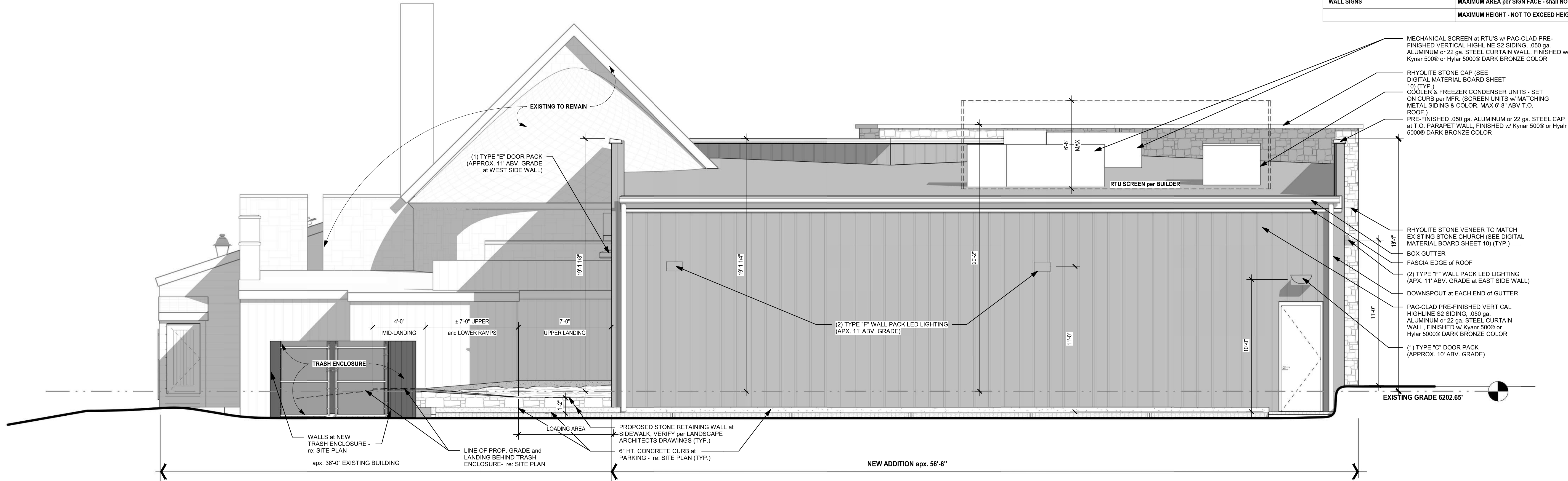
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



WEST ELEVATION - SPD

1/4" = 1'-0"

BUILDING SIGN COMPARISON TABLE:	
TOTAL SIGN AREA	FRONTAGE ON THIRD STREET = 90.58 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



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
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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: 03. 05. 2023

JOB NO.:

DRAWN BY: SS / AR

APPROVED:

SHEET

8 of 11

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

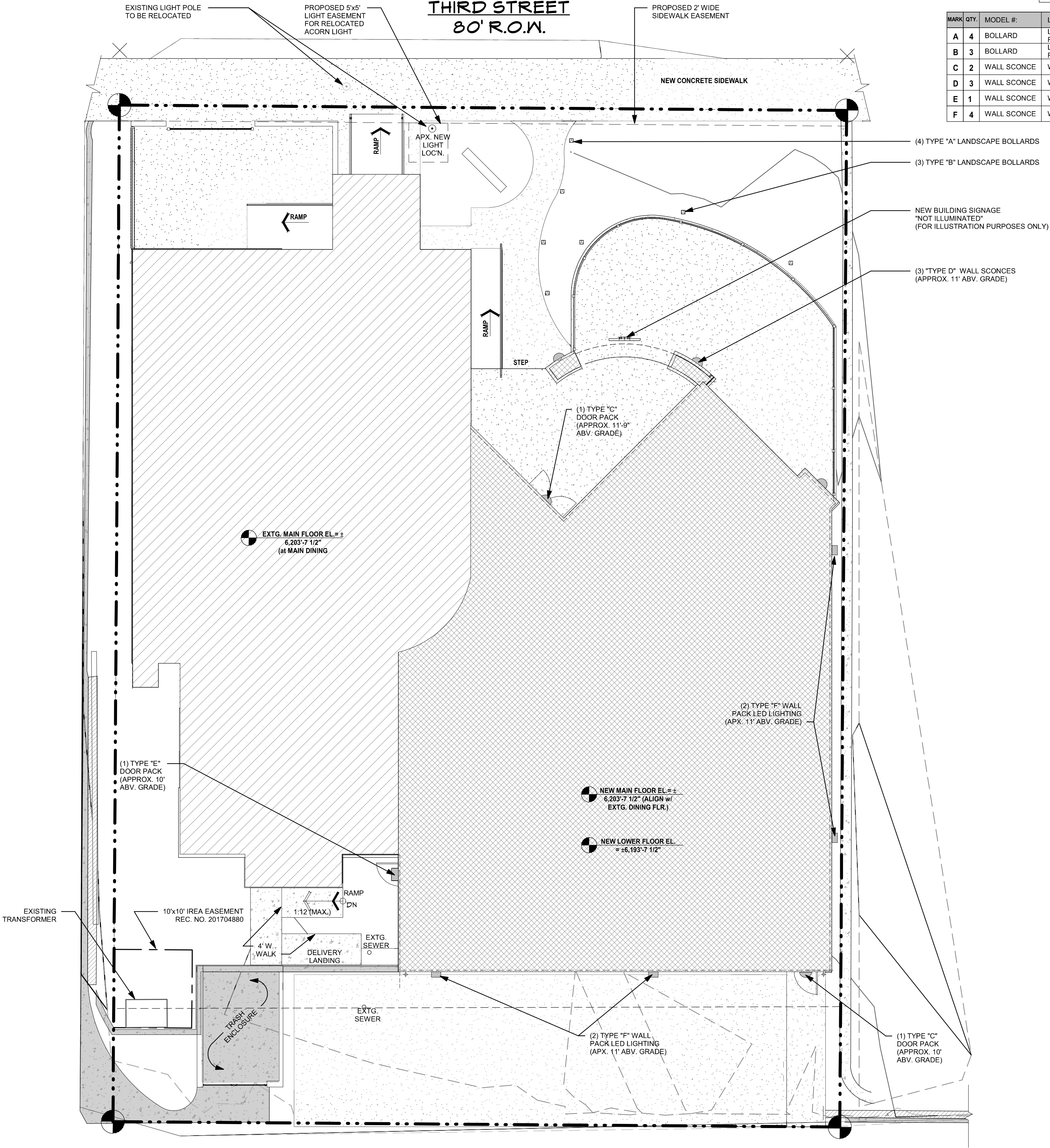
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

THIRD STREET
80' R.O.W.

GENERAL LIGHTING PLAN NOTES:

- RE: CUT SHEETS FOR ADDITIONAL LUMINARY INFO., SHEET #10 OF 11
- LIGHTING OBJECTIVE: PROVIDE SAFETY AND SECURITY FOR THE RESTAURANT'S PATRONS AND EMPLOYEES.
- HOURS OF OPERATION: FROM DUSK TO DAYLIGHT.
- MITIGATION: PROVIDED VIA LIGHTING TYPES (DARK SKY APPROVED) PER CODE.

MARK	QTY	MODEL #:	LIGHTING STYLE:	COLOR:	LIGHTING TYPE:	LOCATION & HEIGHT:
A	4	BOLLARD	LANDSCAPE BOLLARD w/ LOUVERS FOR DARK SKY ILLUM. 360° LIGHTING	BRONZE	LED	SEE PLAN (42" ABV. GRADE)
B	3	BOLLARD	LANDSCAPE BOLLARD w/ DOWNLIGHTING FOR DARK SKY ILLUM. 180° LIGHTING	BRONZE	LED	SEE PLAN (42" ABV. GRADE)
C	2	WALL SCONCE	WALL SCONCE w/ EMERGENCY LIGHT	BRONZE	LED	SEE PLAN (10' AND 11'-9" HT. ABV. GRADE)
D	3	WALL SCONCE	WALL SCONCE	BRONZE	LED	SEE PLAN (APPROX. 11' ABV. GRADE)
E	1	WALL SCONCE	WALL SCONCE w/ ILLUM. DARK SKY APP'D.	BRONZE	LED	SEE PLAN (APPROX. 10' ABV. GRADE)
F	4	WALL SCONCE	WALL PACK	BRONZE	LED	SEE PLAN (APPROX. 11' ABV. GRADE)



A



B



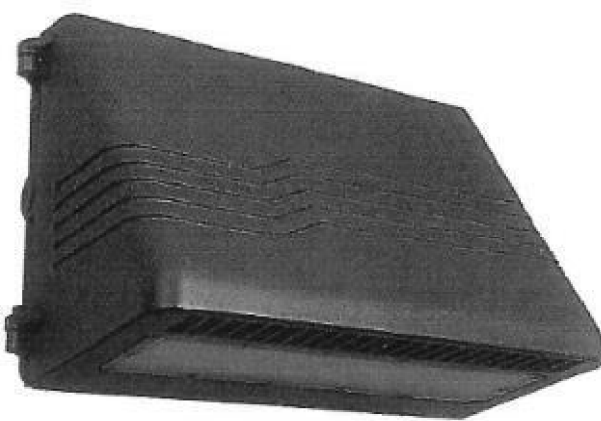
C



D



E

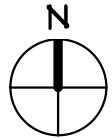
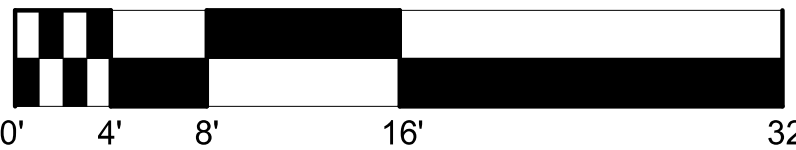


F

LIGHTING STYLES

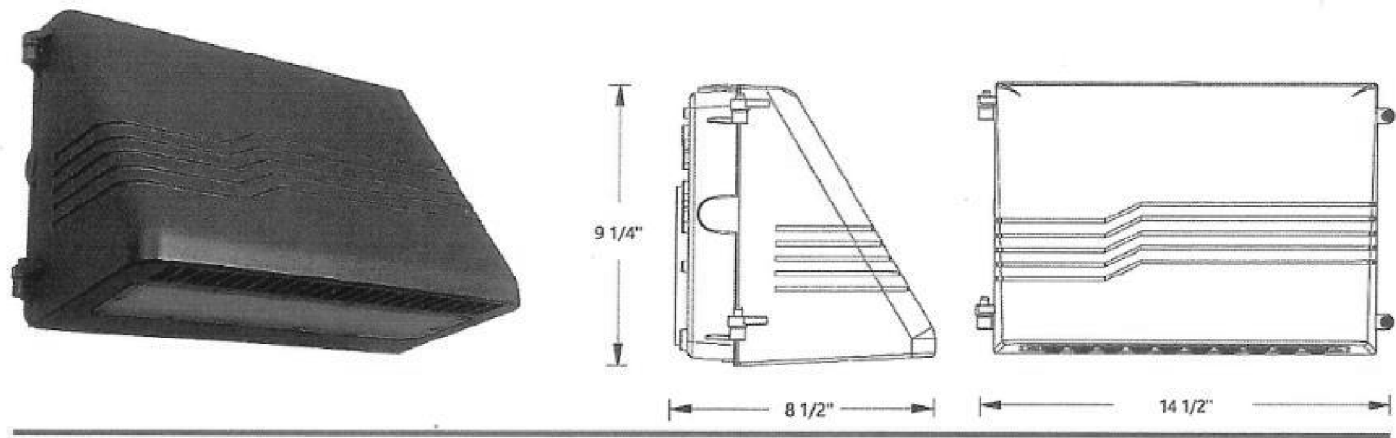
GENERAL LIGHTING PLAN

1/8" = 1'-0"



EX-Lite

Cut-Off LED Wall Pack



General Description:
The WPCL is a large size Cut-Off style wall pack designed to be Dark-Sky compliant.
A wide range of control options are available including Occ sensor, Photocell and Emergency backup.

Construction:
-Heavy duty aluminum housing
-Glare-free optic
-IP65 for wet and damp locations

Mounting:
-Regular in-wall J-box

Electrical:
-High Power Factor, low THD UL listed driver with 5KV surge protection.
-Universal line voltage input 120-277V, 347/480V optional
-0-10V dimmable optional

Optical:
-Glare-free Polycarbonate lens.

Controls:
-Button style eye photocell.
-Bi-Level Occupancy sensor.
-Build-in emergency backup.

Warranty:
-5 years warranty for complete fixture

Listings:
ETL
DLC
RoHS
IP65



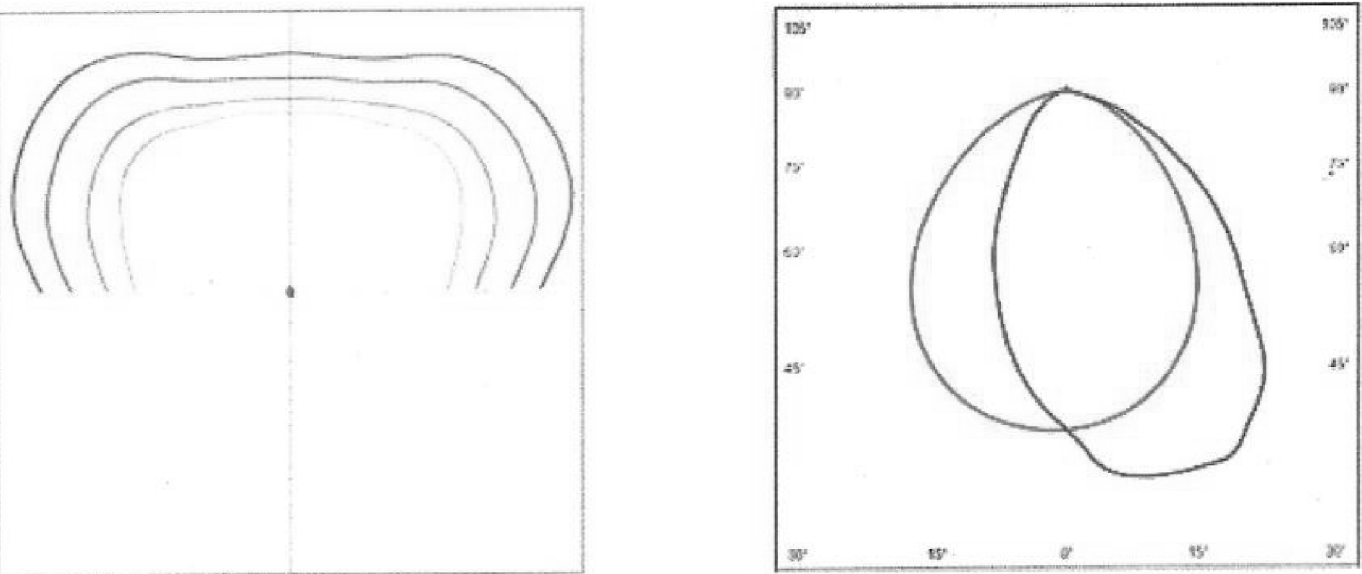
Order Info:

Model	Wattage	CCT	Control	Color	Voltage
WPCL	25W-25W	30K-3000K	(blank)=none, Std	(blank)=Bronze, Std	(blank)=120/277VAC, Std
Large Cut-Off Wall Pack	40W-40W	40K-4000K	PCB=Button Photocell	BL=Black	HW=347/480VAC
	60W-60W	50K-5000K	OCC=Bi-Level Sensor	WH=White	
	80W-80W		EM=Emergency Backup	GR=Gray	

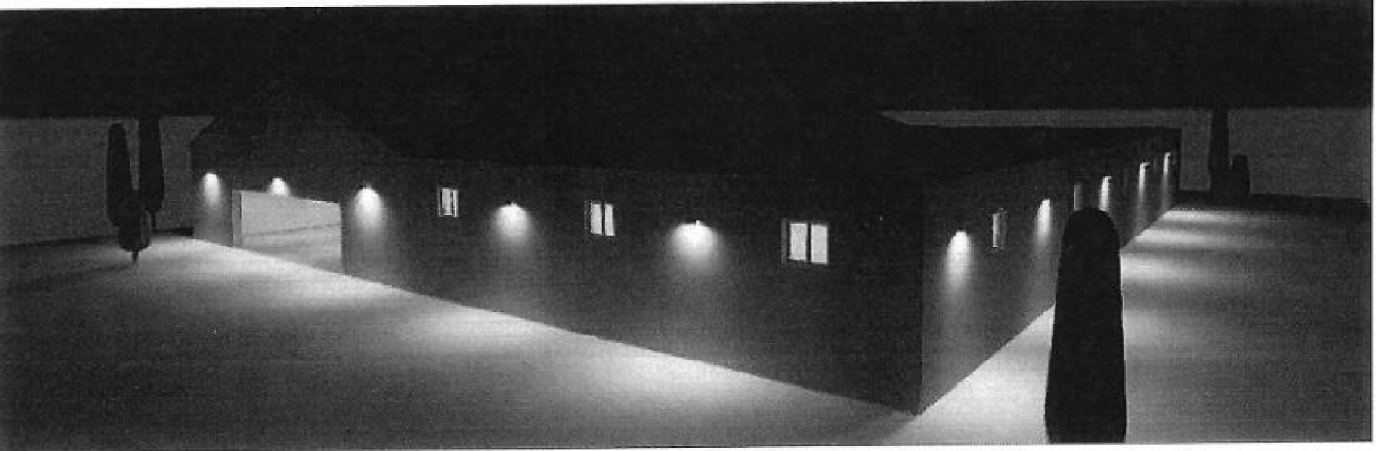
Specs:

Family Model	Wattage	Lumens	lm/W	CCT	CRI
WPCL-25W	25W	3,250lm	130lm/W	3000K/4000K/5000K	70+
WPCL-40W	40W	5,200lm	130lm/W	3000K/4000K/5000K	70+
WPCL-60W	60W	7,800lm	130lm/W	3000K/4000K/5000K	70+
WPCL-80W	80W	10,400lm	130lm/W	3000K/4000K/5000K	70+

Photometrics:



Lighting Layout:



NOTE! re: SHEET #10 OF 11 FOR LIGHT TYPES A THROUGH E

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

DESIGNER

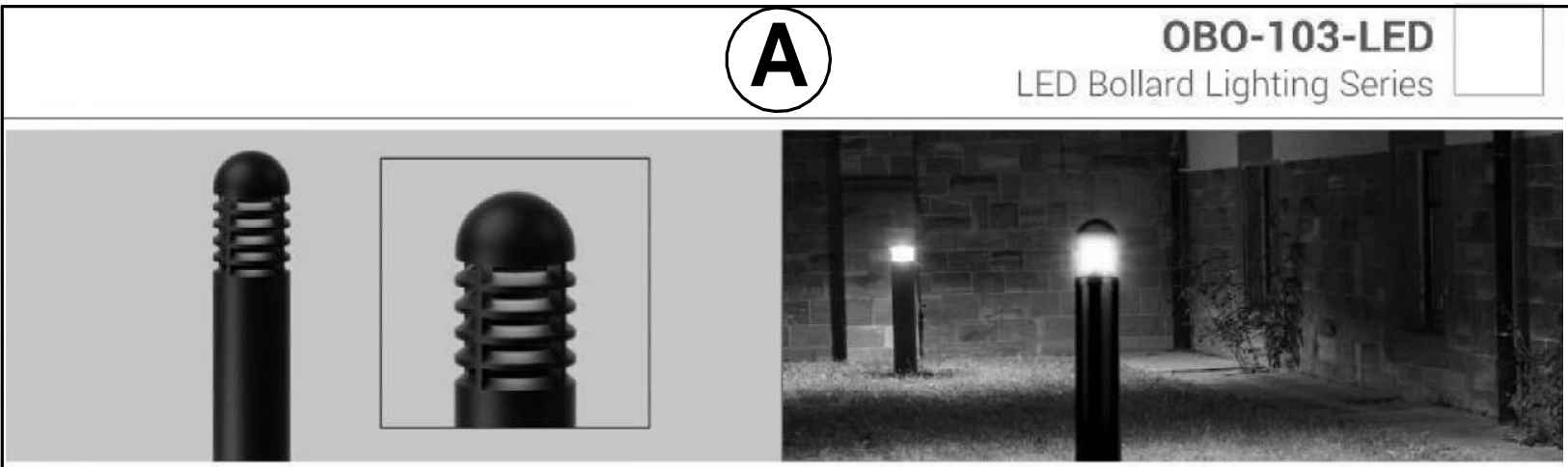
CONTRACTOR
MESA
PROPERTIES
WWW.BUILDWITHMESA.COM
44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-694-0090

GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 03.05.2023
JOB NO.:
DRAWN BY: SS / AR
APPROVED:

SHEET



FEATURES

The LED louvered bollard 103 has a sleek traditional profile appearance and stylish design to provide extreme vandal resistance. Horizontal louver blades with a 60° upward pitch and delivering light source cutoff above horizontal. Small but durable and gasketed to seal out outside contaminants, the LED Bollard is perfect for entrances, courtyards, walkways, office grounds, residential, and hospitality applications.

FINISH

TGIC thermoset polyester powder coat that reinforces durability and resistance to fade and corrosion. Standard finishes in bronze or black.

CONSTRUCTION

One-piece 7-inch round extruded aluminum, 125" thick side walls for increased durability. Top covered is one-piece die-cast aluminum round, secured to louvers by hidden Allen screws in keyhole slots. Die-cast aluminum louvers with stacked ribs placed vertically at 90° intervals. Horizontal louver blades with a 60° upward pitch and delivering light source cutoff above horizontal. Louver secured to shaft by four internal tie rods. Fixture head allows for ventilation surrounding the luminaire enclosure. Overall height is 43" standard.

PHOTOMETRIC TESTS

In Accordance with IES LM79-08, LM80 and TM-30, TM-21

PHOTOMETRIC DATA

EBOL-R-27L-5K

Luminaire Data

Zone	Lumens	%Ft
0-30°	157	5.6%
0-60°	1,584	56.7%
0-90°	2,485	88.9%
0-120°	2,796	100.0%

Longitudinal Classification

Very Short

EBOL Round Bollards

FEATURES

- Available in 4000k (neutral white) and 5000 (cool white) color temperatures.
- Long-life LEDs provide at least 70% of initial lumen output (L₇₀) for > 180,000 hours of operation, and at least 50% of initial lumen output (L₅₀) for > 54,000 hours of operation.
- LED chromaticity based on < 5-step ANSI quadrangles.
- LED color maintenance < 0.001 chromaticity shift (Δu'v') over the initial 6,000 hours of operation.
- 2,700 nominal lumens.
- 21 nominal watts.
- 0-10Vdc dimming drivers, which provide 10% continuous dimming are standard.
- Universal 120-277V AC voltage (50-60Hz) is standard.
- Power factor > 0.90.
- Total harmonic distortion < 20%.
- Color rendering index (Ra) > 80. Red color rendering of at least 15.
- Cast aluminum housing with dark bronze, powder coat finish.
- High-impact, polycarbonate lens.
- Easy installation in new construction or retrofit applications.

WARRANTY & LISTINGS

- cULus listed for wet locations in ambient temperatures from 40°C to 50°C (104°F to 122°F).
- IP65 rated for ingress protection.
- DLC 5.1 premium approved.
- Complies with FCC Part 15, class A.
- Complies with IEC61000-4, input transient surge protection (line-neutral & 4kV; line-neutral-ground & 6kV).
- Complies with RoHS (Restriction on Hazardous Substances) requirements.
- 5-year warranty of all electronics and housing.

PHOTOMETRIC DATA

EBOL-R-27L-5K

Luminaire Data

Zone	Lumens	%Ft
0-30°	157	5.6%
0-60°	1,584	56.7%
0-90°	2,485	88.9%
0-120°	2,796	100.0%

Longitudinal Classification

Very Short

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

OBO-103-LED

LED Bollard Lighting Series

OPTICAL SYSTEM

Clear polycarbonate lens with internal flutes and full gasketing at bottom edge provides durability and superior resistance to vandalism.

CONSTRUCTION

One-piece 7-inch round extruded aluminum, 125" thick side walls for increased durability. Top covered is one-piece die-cast aluminum round, secured to louvers by hidden Allen screws in keyhole slots. Die-cast aluminum louvers with stacked ribs placed vertically at 90° intervals. Horizontal louver blades with a 60° upward pitch and delivering light source cutoff above horizontal. Louver secured to shaft by four internal tie rods. Fixture head allows for ventilation surrounding the luminaire enclosure. Overall height is 43" standard.

FINISH

TGIC thermoset polyester powder coat that reinforces durability and resistance to fade and corrosion. Standard finishes in bronze or black.

CONSTRUCTION

One-piece 7-inch round extruded aluminum, 125" thick side walls for increased durability. Top covered is one-piece die-cast aluminum round, secured to louvers by hidden Allen screws in keyhole slots. Die-cast aluminum louvers with stacked ribs placed vertically at 90° intervals. Horizontal louver blades with a 60° upward pitch and delivering light source cutoff above horizontal. Louver secured to shaft by four internal tie rods. Fixture head allows for ventilation surrounding the luminaire enclosure. Overall height is 43" standard.

PHOTOMETRIC TESTS

In Accordance with IES LM79-08, LM80 and TM-30, TM-21

OBO-103-LED

LED Bollard Lighting Series

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PHOTOMETRIC TESTS

In Accordance with IES LM79-08, LM80 and TM-30, TM-21

DISTRIBUTION MATRIX

FASCIA FORM

DISTRIBUTION

DELIVERED LUMENS

Nominal Output (lm)	System Watts	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI			
			Lumen	Bug Rating	Efficacy	Spacing	Lumen	Bug Rating	Efficacy	Spacing	Lumen	Bug Rating	Efficacy	Spacing
2,500	26	Type 1	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 2	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 3	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 4	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 5	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 6	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 7	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 8	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 9	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 10	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 11	2499	0	0	98	2598	0	0	100	2836	0	0	109
		Type 12	2499	0	0	98	2598	0	0	100	2836	0	0	109

OBO-103-LED-2000-DIM10-MVOLT-30K-85

INPUT WATTS: 36.9 CRI: 85 EFFICACY: 54 CCT: 3000K TEST NO.: EL06281992 SPACING CRITERIA: 11.52

Candle Power Distribution (Candela)

Zonal Lumens Summary

Zone	Lumens	%Ft
0-30°	157	5.6%
0-60°	1,584	56.7%
0-90°	2,485	88.9%
0-120°	2,796	100.0%

COEFFICIENTS OF UTILIZATION - ZONAL CAVITY METHOD

Effective Floor Cavity Reflectance 0.20

ORDERING INFORMATION

MODEL	WATTAGE UP	WATTAGE DOWN	COLOR TEMPERATURE (CCT)	HOUSING COLOR	OPTIONS & ACCESSORIES
EDCSHM-UD	12W	12W	27K 2700K - WARM WHITE	BZ BRONZE	NO MOTION SENSOR
		24W	30K 3000K - WARM WHITE	WZ WHITE	D1 0-10V DIMMING
		36W	40K 4000K - NEUTRAL WHITE	BL BLACK	D2 STEP DIMMING
		48W	50K 5000K - COOL WHITE	CC CUSTOM COLOR	EM EMERGENCY BATTERY PACK
		60W	58K 5800K - DAYLIGHT		V1 48V 48V INPUT (120-277V STANDARD)

PEDESTRIAN SCALE

CYPHER™

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Facade Options and Finishes
- 4x Vibration Tested

CONTROL TECHNOLOGY

- Bluetooth
- DMX 512
- Pharos

SPECIFICATIONS

- CONSTRUCTION: Main housing shroud is made of fabricated 5052-H32 aluminum alloy.
- HOUSING: Housing mounting interface has a stamped silicone gasket.
- HOUSING: Luminaire housing is free of any visible heat fins, hardware or fasteners.
- HOUSING: Bracketry and hardware is stainless steel.
- HOUSING: Luminaire finish consists of a five stage pretreatment regimen with a polymer primer seal, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- HOUSING: Luminaire finish meets the AAMA 606-2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.
- HOUSING: Luminaire finish is sealed for IP66 rating.
- HOUSING: Secondary lens is impact resistant 5/32" tempered glass.
- HOUSING: Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- HOUSING: Drivers are 0-10V dimming control with a dimming range of 100% to 10%. Drivers are UL listed.
- HOUSING: All luminaires shall accept 120-277 volt input and have integral surge protection "Thermal Shield", secondary side, thermostat provides protection for the sustainable life of LED module and electronic components.
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ELM-LED-807

Outdoor Die-Cast LED Emergency Light with Battery Back-Up

Architectural

Self Diagnostic Test

LED

ELM-LED-807

TEST NO.: EL12131939

SPACING CRITERIA: 3.06

CY2

PEDESTRIAN SCALE

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Facade Options and Finishes
- 4x Vibration Tested

CONTROL TECHNOLOGY

- Bluetooth
- DMX 512
- Pharos

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PEDESTRIAN SCALE

CYPHER™

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Facade Options and Finishes
- 4x Vibration Tested

CONTROL TECHNOLOGY

- Bluetooth
- DMX 512
- Pharos

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Series

Style

Lumen Output

Color Temperature

Required Mounting Means Order Separately

EBOL

R

Round

2,700 lm

4K

4000k

BOL-R-MTGKIT

Anchor bolt for round bollard

Model

Color Temperature

CRI¹

Luminaire Lumens

Luminaire Watts

Lumens Per Watt

Input Voltage

Input Current (A)

Power Factor

THD²

t₉₀ Hours³

EBOL-R-27L-4K

5000K

> 80

2,772

22

129

120-277

0.18

0.09

0.08

> 90%

< 20%

180,000

EBOL-R-27L-5K

5000K

> 80

2,785

21

130

120-277

0.18

0.09

0.08

> 90%

< 20%

180,000

EBOL-R-27L-4K

4000K

> 80

2,739

22

125

120-277

0.18

0.09

0.08

> 90%

< 20%

180,000

EBOL-R-27L-5K

4000K

> 80

2,756

21

130

120-277

0.18

0.09

0.08

> 90%

< 20%

180,000

PHOTOMETRIC DATA

EBOL-R-27L-5K

Luminaire Data

Zone	Lumens	%Ft
0-30°	157	5.6%
0-60°	1,584	56.7%
0-90°	2,485	88.9%
0-120°	2,796	100.0%

Longitudinal Classification

Very Short

ELM-LED-807

Outdoor Die-Cast LED Emergency Light with Battery Back-Up

Architectural

Self Diagnostic Test

LED

ELM-LED-807

TEST NO.: EL12131939

SPACING CRITERIA: 3.06

CY2

PEDESTRIAN SCALE

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Facade Options and Finishes
- 4x Vibration Tested

CONTROL TECHNOLOGY

- Bluetooth
- DMX 512
- Pharos

SPECIFICATIONS

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PEDESTRIAN SCALE

CYPHER™

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Facade Options and Finishes
- 4x Vibration Tested

CONTROL TECHNOLOGY

- Bluetooth
- DMX 512
- Pharos

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ELECTRICAL CHARACTERISTICS

LUMEN PACKAGE	SYSTEM WATTAGE	LINE VOLTAGE	INPUT				MIN. POWER FACTOR	MAX THD (%)	DIMMING RANGE	SOURCE/SINK CURRENT (mA)		ABSOLUTE VOLTAGE RANGE ON 0-10V (+) PULSE	
			VAC	HZ	120	277				347	480	MIN.	MAX.
2,500	26												
3,500	40	120	50/60										
4,500	52												

TM 21 LIFETIME CALCULATION (5000h)

LUMEN PACKAGE	AMBIENT ENVIRONMENT °C	PROJECTED LUMEN MAINTENANCE (L70)					REPORTED L70
		25	35	50	60	75	
4,500	25	95%	94%	90%	89%	83%	>60khrs
	40	93%	91%	84%	82%	73%	

SPECIFICATIONS

CONTROL (CONTINUED)

- Each fixture comes equipped with a dual control driver that supports Bluetooth® operation of individual fixtures or DMX control of an entire system of fixtures.

Bluetooth®:

- Free Bluetooth® Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the Internet at Apple App Store or Google Play.
- Modular wiring harness in the service area provides user access to the dimming circuitry via DMX.

DMX:

- Fully DMX/RDM Compatible
- Utilizes 4 DMX Channels per fixture

DMX Map

- Start Address - Red
- Start Address +1 - Green
- Start Address +2 - Blue
- Start Address +3 - White

DMX Addressing is performed by using a compatible RDM handheld unit or via the Bluetooth® App.

- Performed by using a compatible RDM handheld unit or via the Bluetooth® App

DMX Wiring Color Code

- Red Wire - DMX +
- Brown Wire - DMX -
- Yellow Wire - Shield/Ground

DMX termination must be achieved by adding a DMX terminator to the last fixture in a Daisy-Chain. Fixture does not auto terminate.

- Kim Lighting is proud to offer the Pharos Architectural Controllers DMX Controllers and Touch Screens. See Pharos Spec Sheet for more details.

See the Pharos® Spec Sheet for more details.

Mobile App:

- Mobile App specification in additional information section.
- Mobile App: dimming range from 0% to 100% through the use of HUBBELL LIGHTING RGBW app (available on iOS and Android).
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.

KEY DATA

LUMEN RANGE	1906-5083
WATTAGE RANGE	26-52
EFFICACY RANGE (lm/W)	67-109
WEIGHT	Refer to page 5

CERTIFICATIONS

- Luminaire is listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA cUL. C22-2 no.250
- IP66 rated assembly
- IDA approved, 3000K and warmer CCTs only
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- ANSI C83.31-2010 4G Vibration tested and compliant
- Complies with "Americans with Disabilities Act" or "ADA" on select versions for low mounting height applications (fixtures extend maximum of 4 inches from wall for mounting heights of 80 inches or less)
- This product qualifies as a "Designated country construction material" per FAR 52.225-11 Buy American Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY

- See www.bolwithmesa.com for additional information
- The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth® SIG, Inc. and any use of such marks by Kim Lighting is under license. Other trademarks and trade names are those of their respective owners. Apple, the Apple logo, iPad, iPhone, and iPod Touch are trademarks of Apple Inc., registered in the U.S. and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc.

Bluetooth®

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Available on the

Google Play

Available on the

App Store

811

Know what's below. Call before you dig. or www.UCC22.org

NOTE! re: SHEET 8 OF 11 FOR LIGHT TYPE

DATE: 03. 05. 2023

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

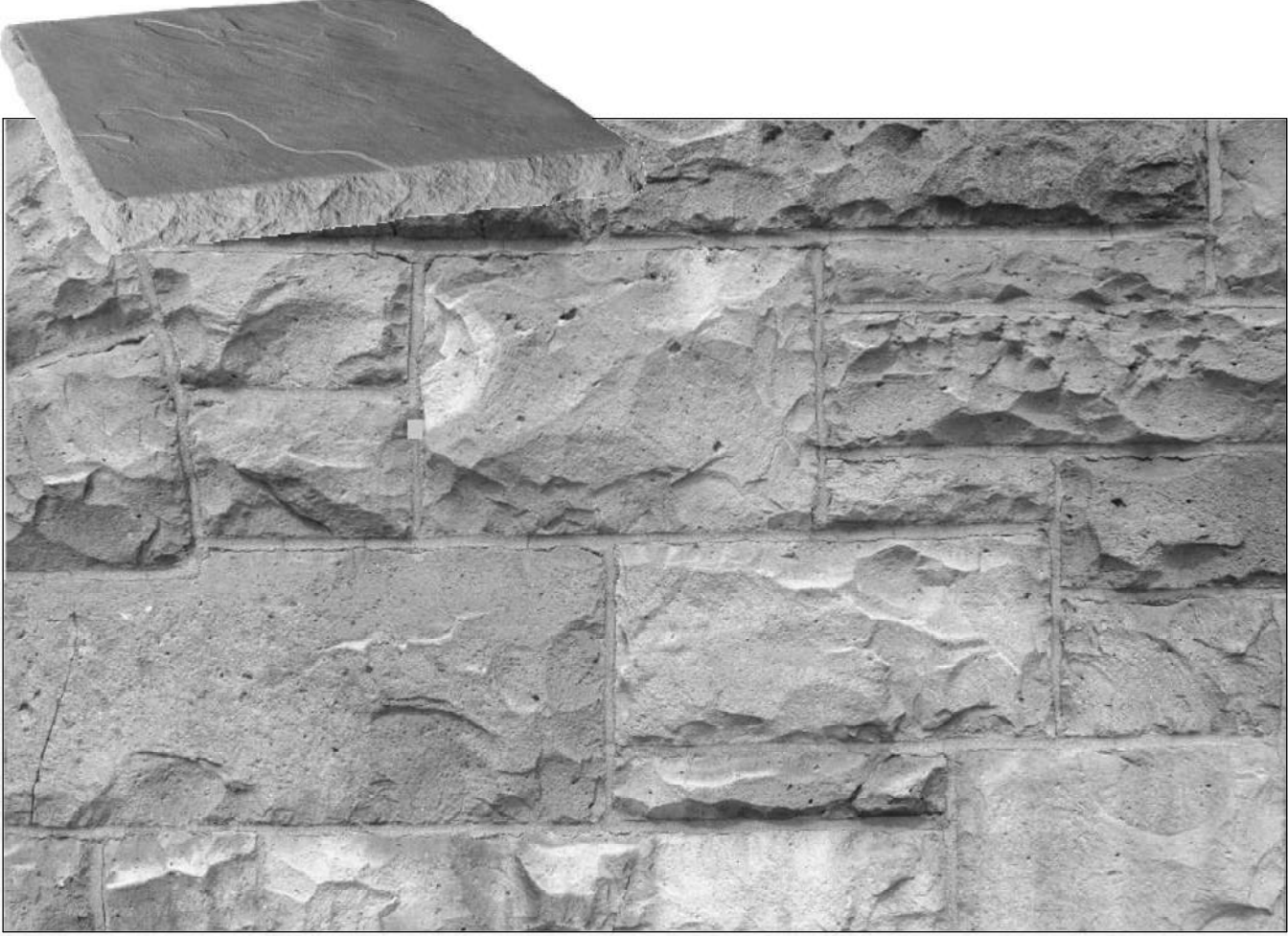
10 of 11

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

RHYOLITE STONE VENEER & STONE CAP



ALUMINUM STOREFRONT ANODIZED FINISHES

STOREFRONT CURTAIN WALL per MFR., FINISHED TO MATCH Kynar 500 or
Hylar 5000 DARK BRONZE COLOR w/ 1" SOLARBRONZE LOW E-GLAZING



PAC-CLAD RIGID METAL SIDING in DARK BRONZE

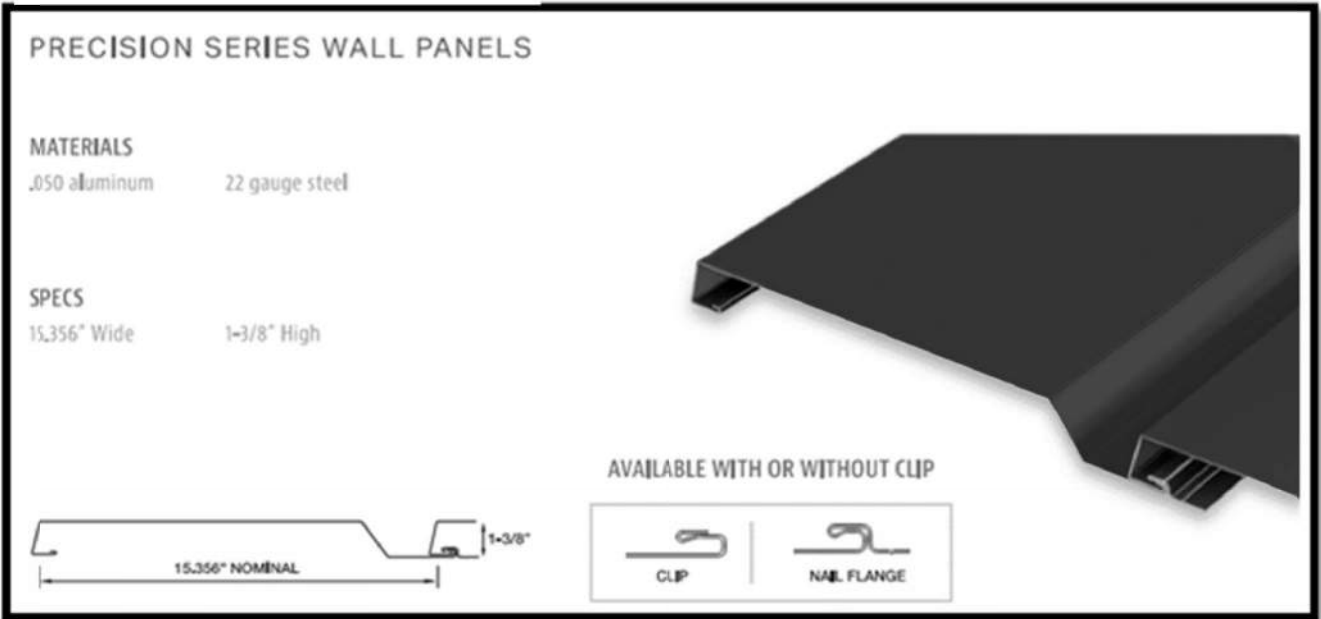
PRE-FINISHED .050 ga. ALUMINUM or 22 ga. STEEL CAP at T.O. PARAPET
WALL, FINISHED w/ Kynar 500® or Hylar 5000® DARK BRONZE COLOR

PAC-CLAD PRE-FINISHED VERTICAL HIGHLINE S2 SIDING, .050 ga ALUMINUM or 22 ga.
STEEL CURTAIN WALL, FINISHED w/ Kynar 500® or Hylar 5000® DARK BRONZE COLOR

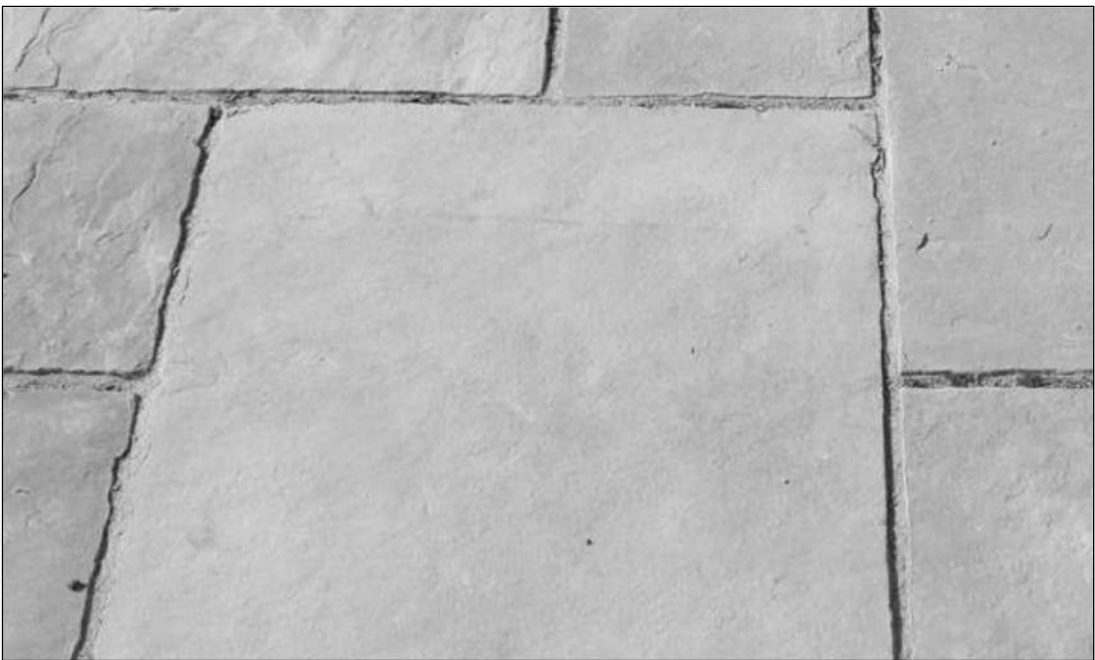
* FINISH ALL PARAPET WALLS w/ PAC-CLAD METAL CAP TO MATCH



METAL GUARD RAIL w/ DARK BRONZE
POWDERCOAT FINISH, v.i.f. (TYP.)



EARTHSTONE BLUFF FLAGSTONE PAVERS



NORTH VIEW



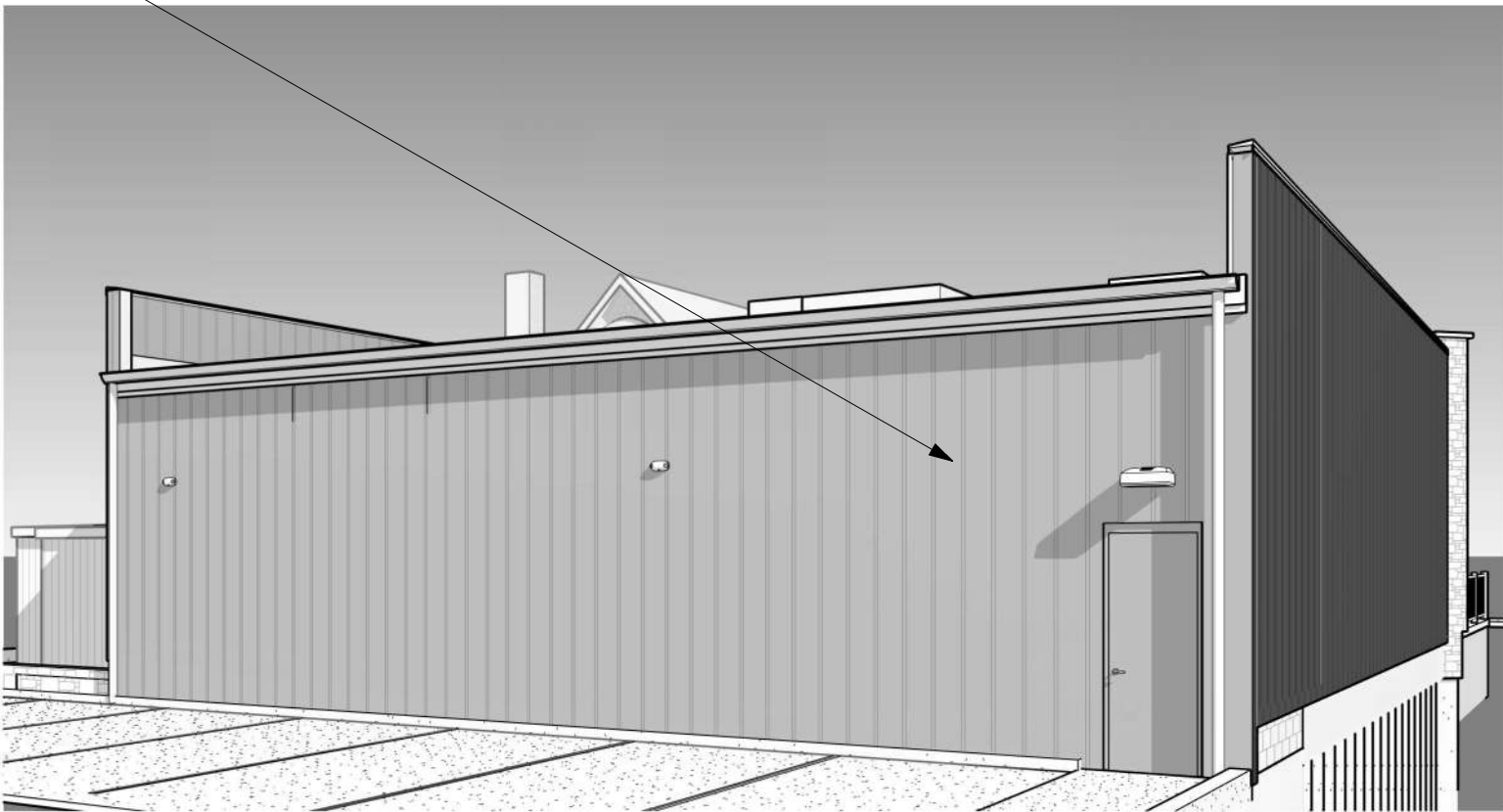
NORTHEAST VIEW



SLICEWORK ENTRY



NORTHWEST VIEW



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

SITE DEVELOPMENT PLAN

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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.builtwithmesa.com
44 INVERNESS DRIVE EAST
BUILDING D, SUITE 100
ENGLEWOOD, COLORADO 80112
303-684-4080

DIGITAL MATERIAL
BOARD

SITE
DEVELOPMENT
PLAN
NO. SDP22-0044

DATE: 03. 05. 2023
JOB NO.:
DRAWN BY: JC
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, 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

RHYOLITE STONE VENEER & STONE CAP



ALUMINUM STOREFRONT ANODIZED FINISHES

STOREFRONT CURTAIN WALL per MFR., FINISHED TO MATCH Kynar 500 or Hylar 5000 DARK BRONZE COLOR w/ 1" SOLARBRONZE LOW E-GLAZING



PAC-CLAD RIGID METAL SIDING in DARK BRONZE

PRE-FINISHED .050 ga. ALUMINUM or 22 ga. STEEL CAP at T.O. PARAPET WALL, FINISHED w/ Kynar 500® or Hylar 5000® DARK BRONZE COLOR

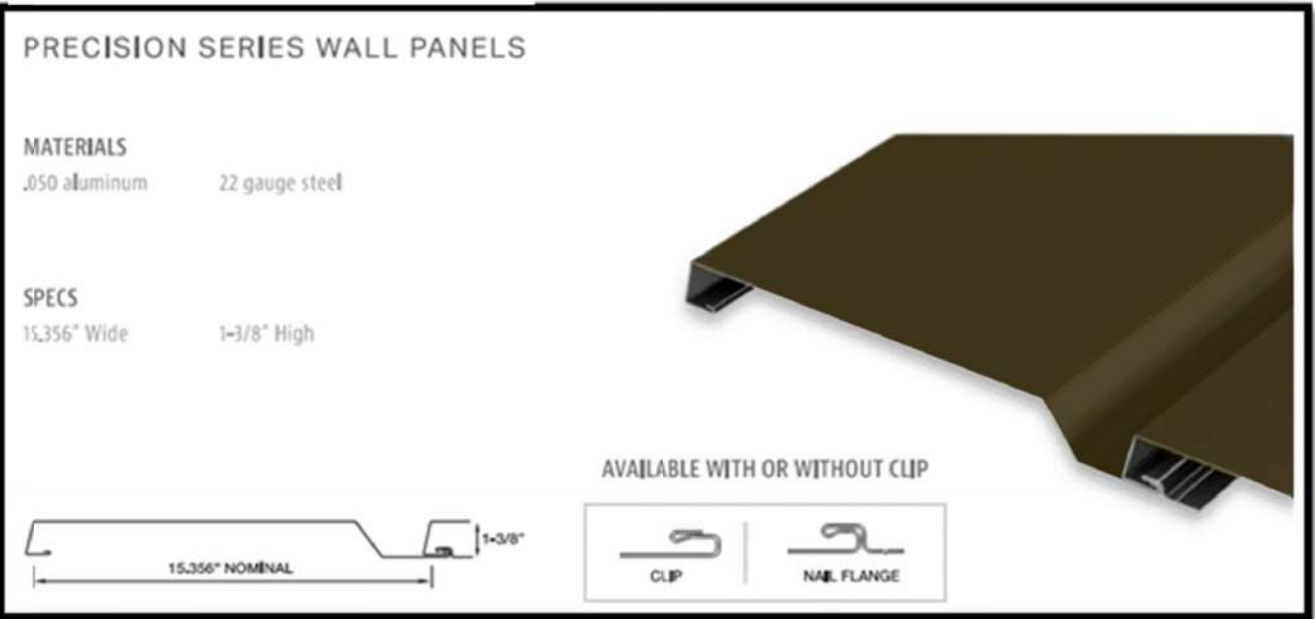
PAC-CLAD PRE-FINISHED VERTICAL HIGHLINE S2 SIDING, .050 ga ALUMINUM or 22 ga. STEEL CURTAIN WALL, FINISHED w/ Kynar 500® or Hylar 5000® DARK BRONZE COLOR

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



METAL GUARD RAIL w/ DARK BRONZE POWDERCOAT FINISH, v.i.f. (TYP.)

DARK BRONZE



EARTHSTONE BLUFF FLAGSTONE PAVERS



NORTH VIEW



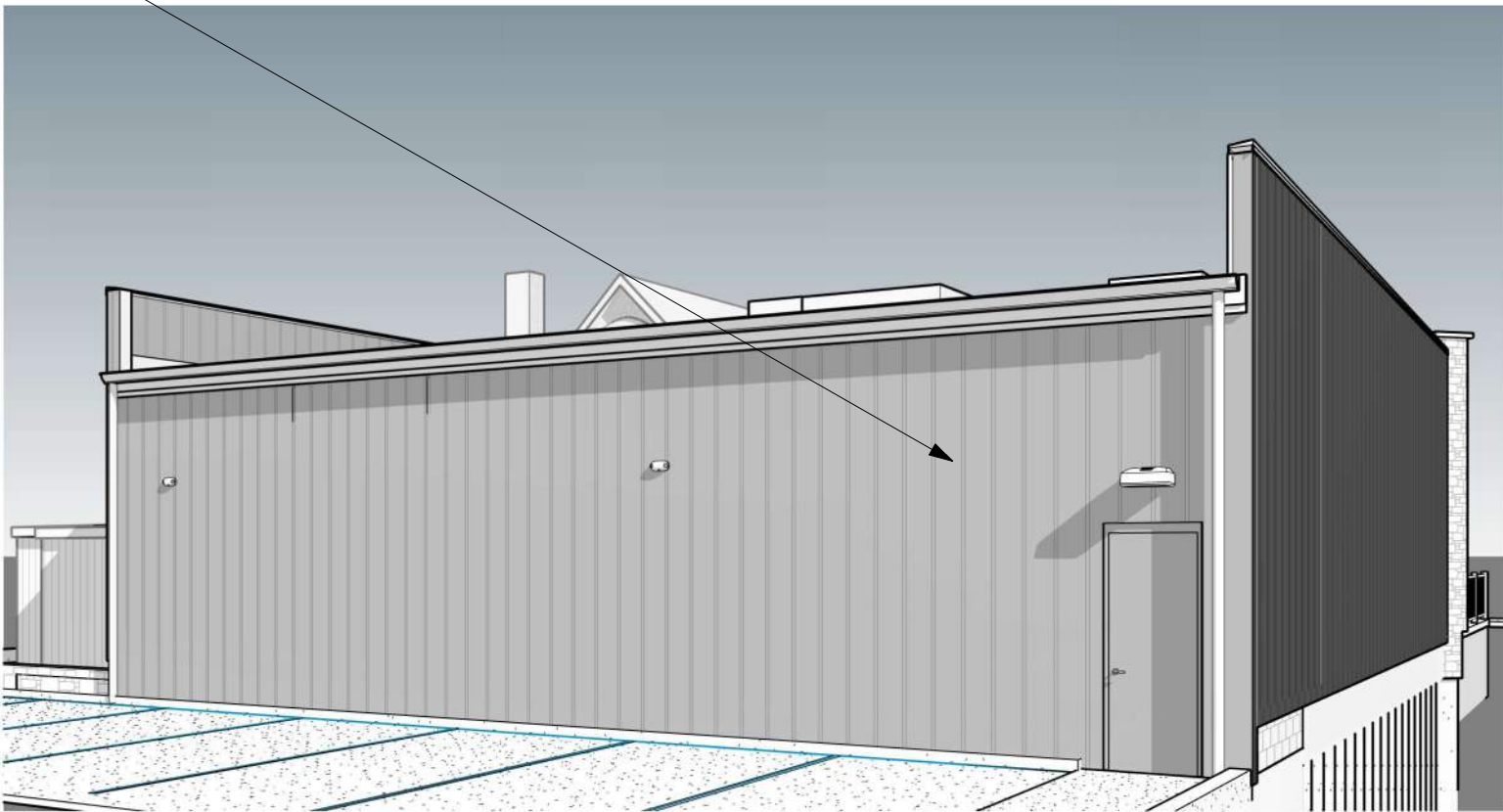
NORTHEAST VIEW



SLICEWORK ENTRY



NORTHWEST VIEW



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

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
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ENGLEWOOD, COLORADO 80112
303-684-4080

DIGITAL MATERIAL BOARD

SITE DEVELOPMENT PLAN
NO. SDP22-0044

DATE: 03.05.2023
JOB NO.:
DRAWN BY: JC
APPROVED:

SHEET