Ownership Certificate

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

_____
OWNER SIGNATURES

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 HSC PLUM CREEK, 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 SATE 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 IN THE LIENHOLDER 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 _____

Statement of Director of Development Services Approval

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO

ON THE _____ DAY OF _____, 20_____.

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

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 JULY 21, 2022, AT RECEPTION NO. 2022050280, 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: _____.

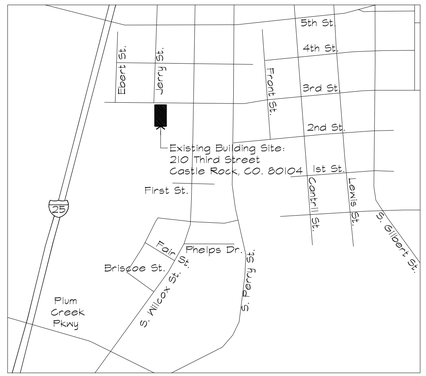
Site Development Plan General Notes:

1. 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 proceaures for approval. There may be subsequent amendments.
2. This site is zoned B - Business Commercial.
8. If the project will be located within 300 feet of the 100 yr. floodplain,approval from the U.S. Fish and Wildlife Service will be required for potential disturbance of the Preble's Meadow Jumping Mouse habitat. Please see link below for information related to the Preble's Meadow Jumping.
9. 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.
10. 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 assigrashall 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 Improvements Agreement. Should the Owner fail to 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line 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.
18. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.
19. 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, water meters, 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.
20. 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 other utilities required to provide each utility to each occupied structure in the subdivision.
21. 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.
22. 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 so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for 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

TOWN OF CASTLE ROCK PROJECT NO. SDP25-0016



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	59% (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: 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	See Parking Table	See Parking Table
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 %)

	Provided SDP22-0044	Provided This SDP	
Category	SF/Acreage	SF/Acreage	% of Total
Gross Site S.F.	12,087 S.F.	12,087 S.F.	100 %
Building Coverage	6451 S.F.	6399 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	2467 S.F.	2,467 S.F.	21 %
TOTAL	12,087 S.F.	12,087 S.F.	100 %

Building Size Table

	Provided SDP22-0044	Provided This SDP	
Description	Square Footage	Square Footage	
Basement Existing to Remain	997 S.F.	3,662 S.F.	
Main Level Existing	3042 S.F.	6,451 S.F.	
Basement New	2665 S.F.	No Change	
Main Floor New	3359 S.F.	-52 S.F. (Reduction)	
Main Level Existing + New	6451 S.F.	6,399 S.F.	
Basement Existing + New	3362 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: nalpers@dlharchitecture.com

Black Hills Energy:
P.O. Box 6006
Rapid City, SD 57709
PH: 1-888-890-5554

CORE:
5496 US-85
Sedalia, CO. 80135
PH.303-688-3100

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

Castle Rock Water:
175 Kellogg Court
Castle Rock, Colorado 80109
PH: 720-733-6000

Sheet Index

G1.0	General Cover Sheet	1	of	3
A1.0	Exterior Elevations	2	of	3
A1.1	Patio Plan	3	of	3

Legal Description

LOT 1 BLOCK 23 TOWN OF CASTLE ROCK AMD 35

Sheet Index

G1.0	General Cover Sheet	1	of	4
A1.0	Existing Site Plan	2	of	4
A2.0	Patio Plan	3	of	4
A3.0	Exterior Elevations	4	of	4

Building Location Summary

Location:
210 Third Street
Castle Rock, CO 80104

County:
Douglas County

Fire District:
Town of Castle Rock Fire Department

Approved Variances

N/A

Purpose Statement

The Recent Addition to the East Side of the Old Stone Church Provided a New Kitchen Area and Dining. This Will Allow for the Existing Kitchen, Bathrooms & Dining Area to be Remodeled Into a New Dining Area & Bathroom. The Only Impact is to The Exterior Elevations the Footprint of the Building is Not Changing. The Existing Patio Will Also Be Renovated. No Grade Changes, Utilities, or Drainage Will Be Changed.

Required Parking

Required Parking Per SDP22-0044	7 Parking Spaces
Total Commercial (Gross S.F.) Per SDP22-0044 Addition	5,704 S.F.
Total Demolished (Gross S.F.)	-52 S.F.
Total Reduced Commercial S.F.	5,652 S.F.
Additional Parking Required With This SDP	0 Parking Spaces
Parking Code	1 Space required for each 500 square feet of net new commercial square footage over 2,000 square feet.

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

Rev. #	Description	Date
1	1st Submittal Response	5/3/25
2		
3		
4		
5		
6		

Scileppi's Exterior Renovation

210 Third Street
Castle Rock, CO 80104

Project #: 2426
Date: 5/3/25
Drawn By: RGB
Checked By: NNA
Scale: as noted

Sheet 1 of 4

Cover Sheet
G1.0

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

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1, BLOCK 23, TOWN OF CASTLE ROCK, AMENDMENT 35
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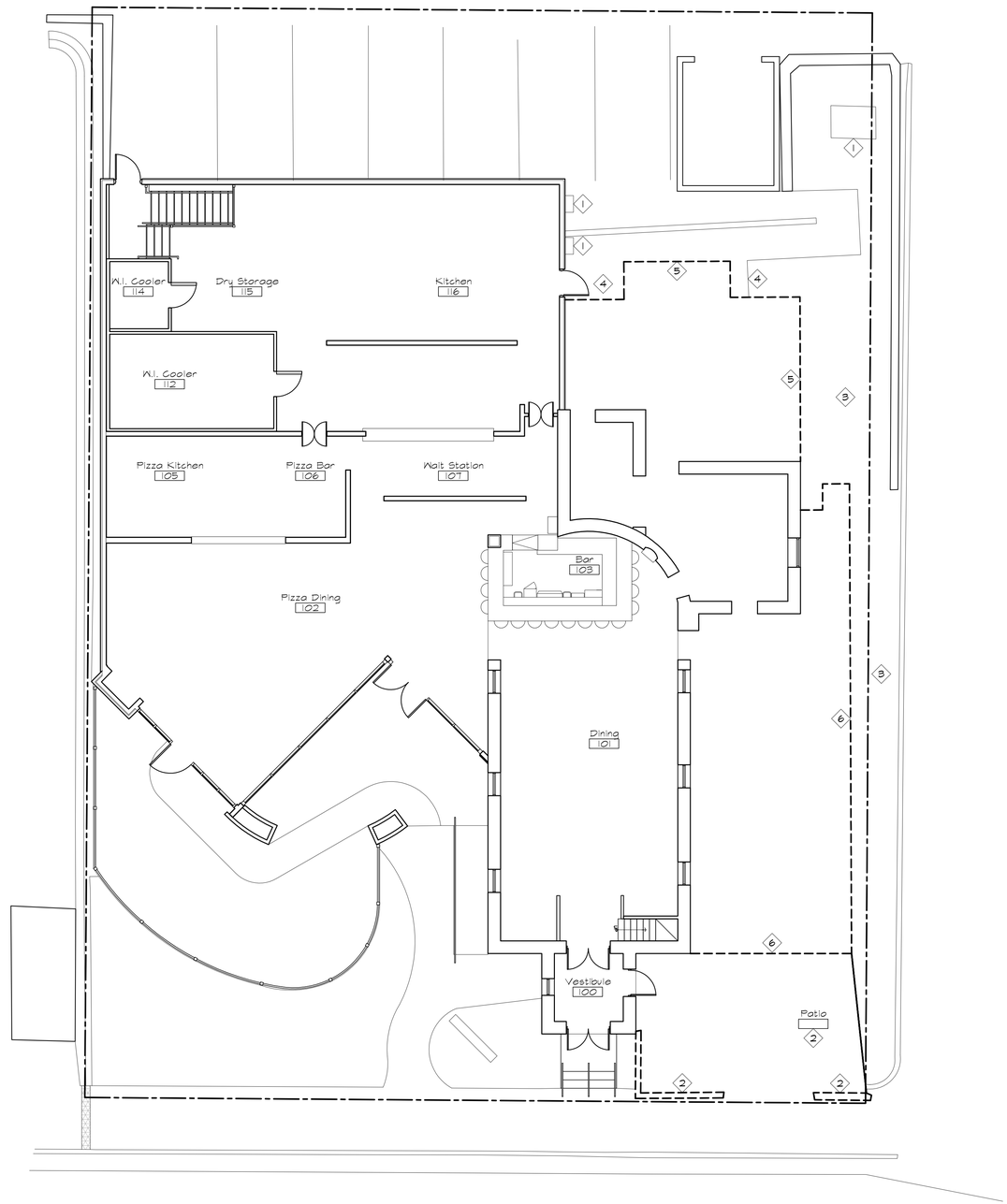
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP25-0016



Existing Site Demo Plan
1/4" = 1' - 0"

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 Reinstallation 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.

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Site Demo Plan
A1.0

SITE DEVELOPMENT PLAN
AMENDMENT NO. 1 LOT 1 BLOCK 23 TOWN OF CASTLE ROCK
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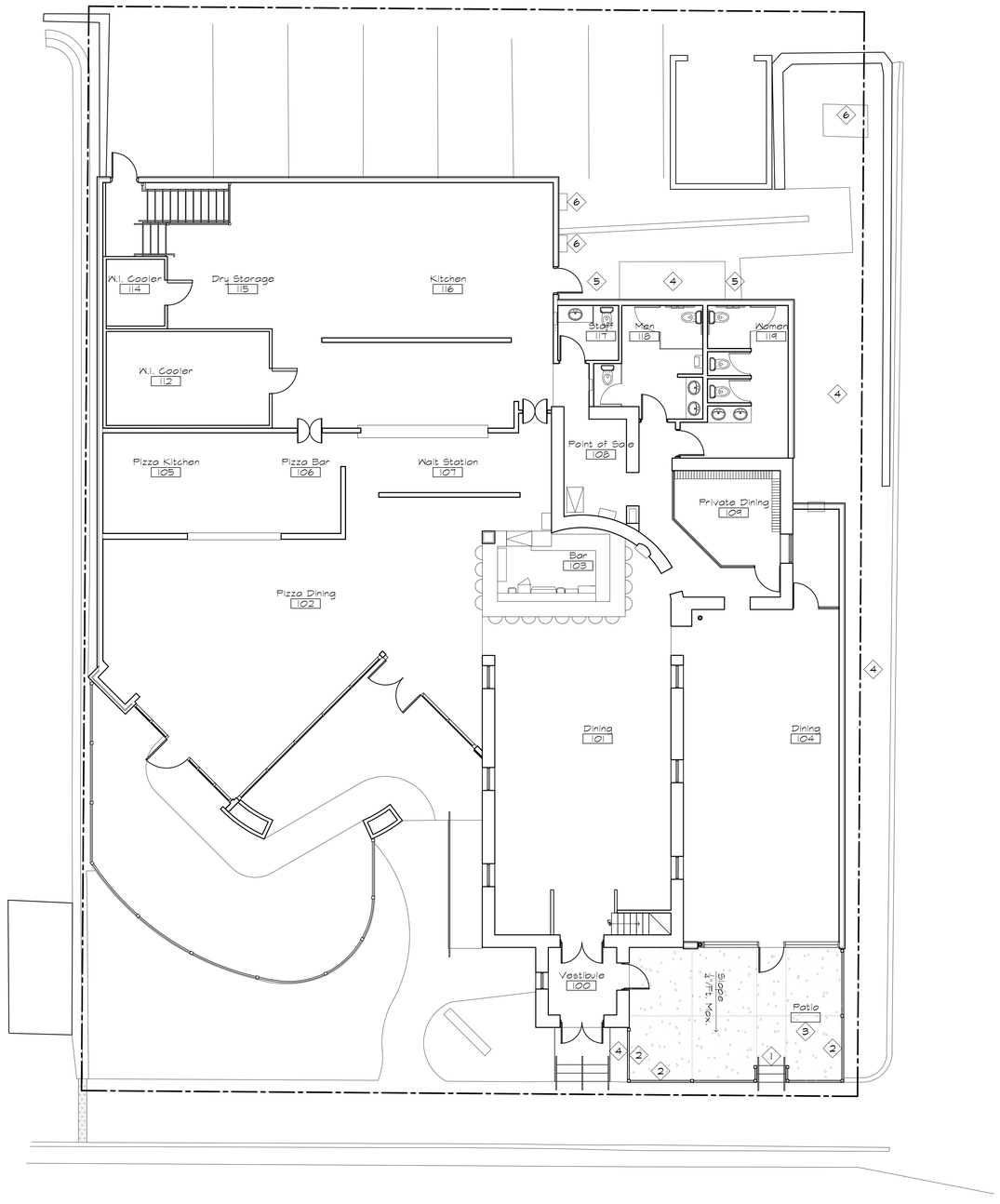
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP25-0016

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.



Patio Plan
1/4" = 1' - 0"

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

Project #: 2426
Date: 5/3/25
Drawn By: RGB
Checked By: NVA
Scale: as noted

Sheet 3 of 4

Patio
A2.0

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

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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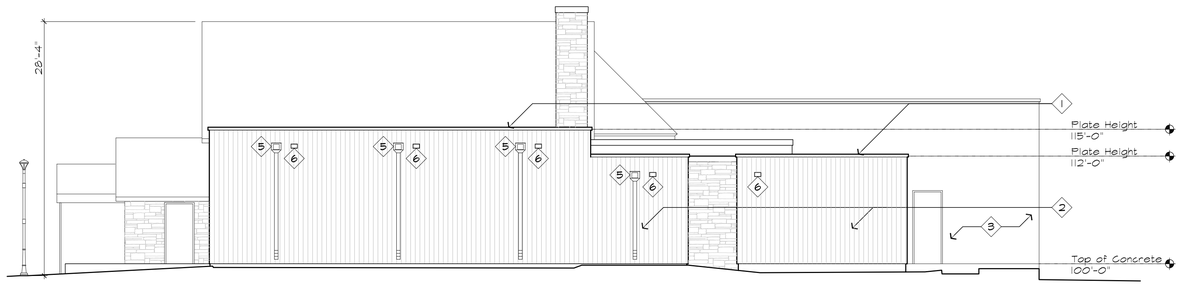
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP25-0016

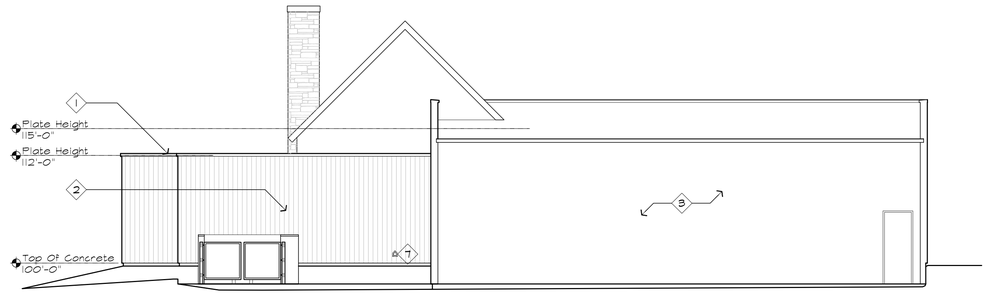
Elevation Key Notes

1. Prefinished Metal Cap Flashing Match Existing.
2. Preformed 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.

North Elevation
1/8" = 1' - 0"



West Elevation
1/8" = 1' - 0"



South Elevation
1/8" = 1' - 0"

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Scileppi's Exterior Renovation

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Castle Rock, CO 80104

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Checked By: NWA
Scale: as noted

Sheet 4 of 4

Exterior Elevations
A3.0

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