

SITE DEVELOPMENT PLAN

LOT 9A, BLOCK 9, TOWN OF CASTLE ROCK 19TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO
QUARTER: NW; SECTION: 11; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0019

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED 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.

LICENSED LAND SURVEYOR _____ DATE _____

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

512 NORTH WILCOX, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 2026

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026 BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

(AUTHORIZED REPRESENTATIVE)

(TITLE COMPANY)

SIGNED THIS _____ DAY OF _____, 2026

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026 BY _____ AS _____ 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 HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ NOVEMBER 7, 2025, AT RECEPTION NO. _____ 2025053773 _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRST NATIONAL BANK OF HUTCHINSON

SIGNED THIS _____ DAY OF _____, 2026

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026 BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SITE DEVELOPEMENT PLAN GENERAL NOTES

- 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED B (BUSINESS/COMMERCIAL, DOWNTOWN OVERLAY).
- 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 ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION 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.
- 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.
- 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 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.
- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT, ALL PUBLIC LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT. 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. ANY VARIATION TO 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, TELCOMMUNICATIONS AND OTHER UTILITIES REQUIRED 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 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.

UTILITY STANDARD NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

SHEET INDEX

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CONTACTS

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COLORADO SPRINGS, CO 80904

CONTACT: RYAN LLOYD
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e. ryan@echo-arch.com

PROJECT DATA

PURPOSE STATEMENT: TENANT IMPROVEMENT FOR EXISTING OFFICE BUILDING INCLUDING EXTERIOR IMPROVEMENTS AND DECK ADDITION.

LEGAL DESCRIPTION: LOT 9A, BLOCK 9, TOWN OF CASTLE ROCK 19TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

ZONE: B-COMMERCIAL WITH DOWNTOWN OVERLAY

FIRE STANDARD NOTES

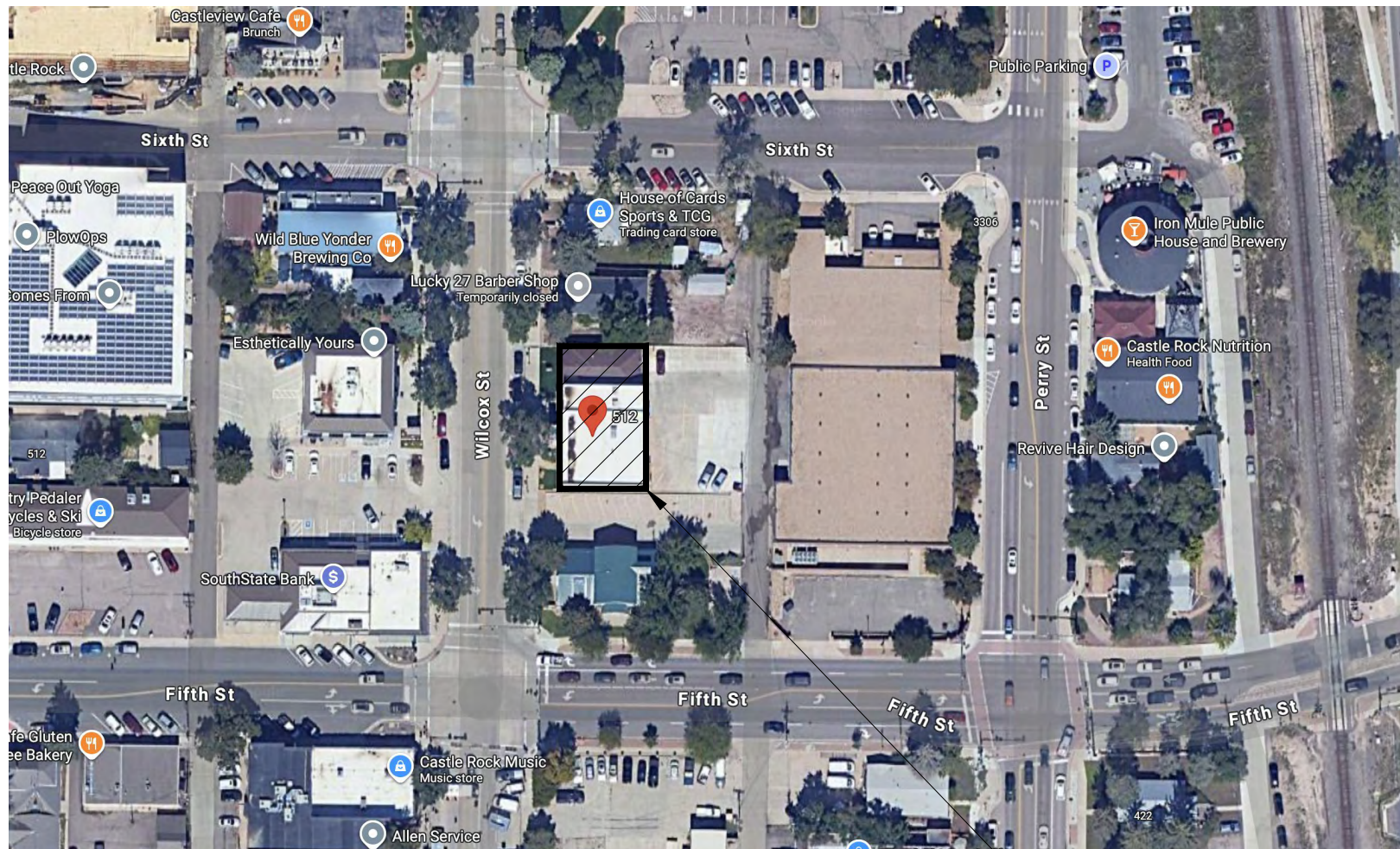
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

ZONING COMPARISON TABLE

	ZONING ALLOWANCE	EXISTING	PROPOSED
ZONING	N/A	B – BUSINESS/COMMERCIAL, DOWNTOWN OVERLAY DISTRICT	B – BUSINESS/COMMERCIAL, DOWNTOWN OVERLAY DISTRICT
USE	PER B – BUSINESS/COMMERCIAL, DOWNTOWN OVERLAY DISTRICT	OFFICE	OFFICE
MIN. FRONT YARD SETBACK	0'	7'-1"	7'-1"
MIN. REAR YARD SETBACK	0'	67'-0 1/2"	67'-0 1/2"
MIN. SIDE YARD SETBACK (NORTH)	0'	3'-4"	1'-4"
MIN. SIDE YARD SETBACK (SOUTH)	0'	0'-2"	0'-2"
MAX. BUILDING SETBACK		A MINIMUM OF 25% OF A BUILDING'S LINEAR FOOTAGE FACING A PUBLIC ROADWAY MUST HAVE A SETBACK OF 0'-20' WITH A DIRECT PEDESTRIAN CONNECTION	14'-8"
MAX BUILDING HEIGHT	6 STORIES	2 STORIES (24')	2 STORIES (24')
LOT SIZE/AREA	N/A	0.32 ACRES	0.32 ACRES
MAX. LOT COVERAGE	100%	39.5%	39.9%
MINIMUM PARKING		17,42,080.7±: (1) PARKING SPACE PER 500 SF OF NEW CONSTRUCTION. THE FIRST 2,000 SF OF NEW NON-RESIDENTIAL CONSTRUCTION SHALL BE EXEMPT FROM PARKING REQUIREMENTS. INTERIOR TENANT FINISHES OR REMODELS ARE EXEMPT FROM THIS PARKING REQUIREMENT.	16 OFF-STREET (1 ADA INCLUDED) 5 ON-STREET

SITE UTILIZATION CHART

	EXISTING		PROPOSED	
	SF	% OF TOTAL SITE	SF	% OF TOTAL SITE
BUILDING COVERAGE	5,508 SF	39.5%	5,564 SF	39.9%
OPEN SPACE / LANDSCAPE COVERAGE	1,140 SF	8.2%	1,037 SF	7.4%
PARKING COVERAGE	6,242 SF	44.8%	5,628 SF	40.4%
OTHER COVERAGE (SIDEWALKS, GUTTERS, CURBS & MISC. HARDSCAPE)	1,049 SF	7.5%	1,710 SF	12.3%
TOTAL	13,939 SF (0.32 ACRES)	100%	13,939 SF (0.32 ACRES)	100%



VICINITY MAP

NTS



GENERAL

2025-030-WILCOX
512 N WILCOX ST
CASTLE ROCK, CO 80104

SDP26-0019

date: 06.02.2026

phase: SDP

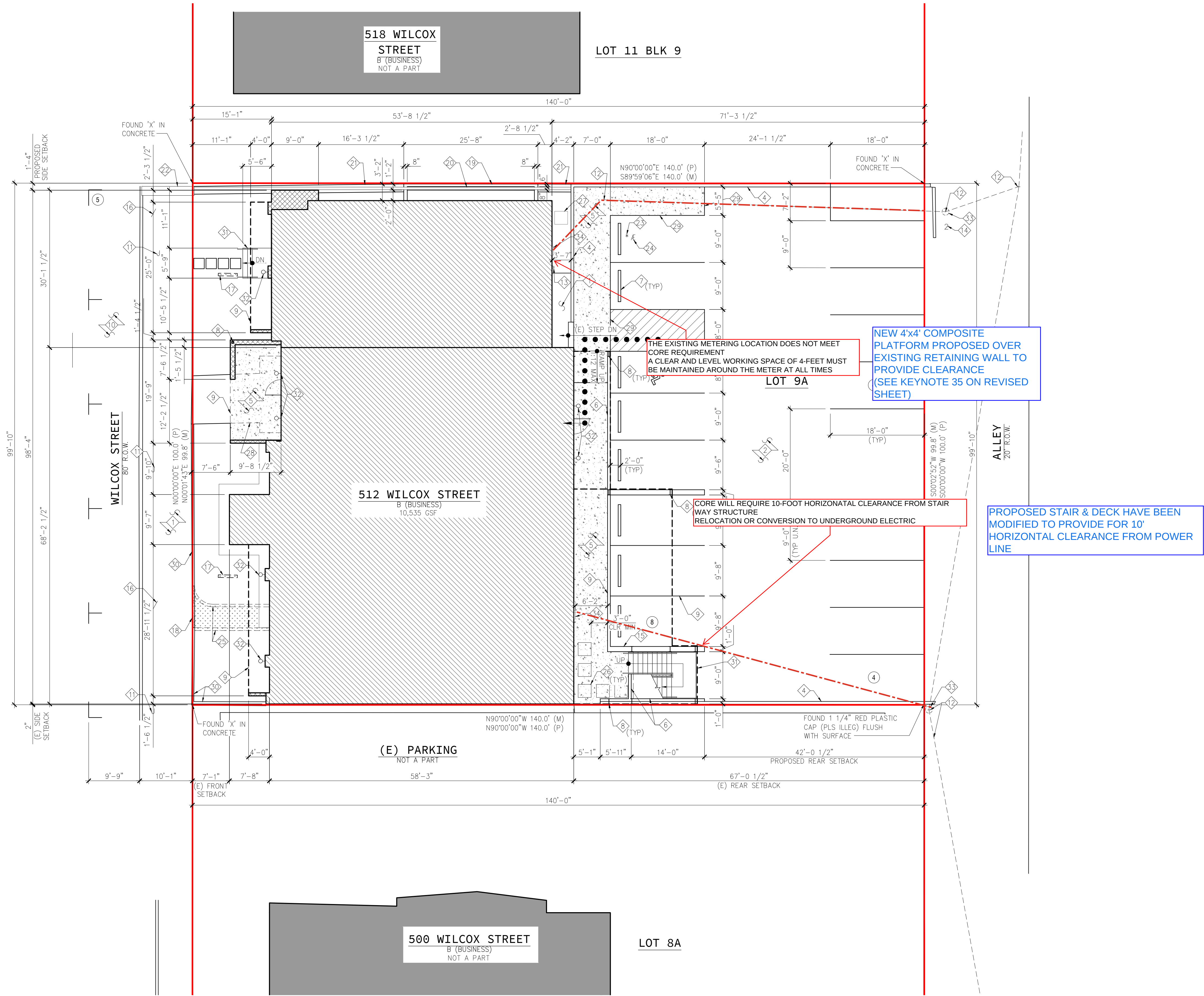
drawn by: AMG

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SITE DEVELOPMENT PLAN

LOT 9A, BLOCK 9, TOWN OF CASTLE ROCK 19TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO
QUARTER: NW; SECTION: 11; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0019



SITE LEGEND

- EXISTING FOOTPRINT (AREA OF WORK)
- PROPOSED FOOTPRINT ADDITION
- EXISTING BUILDING NOT IN SCOPE
- NEW 4" THICK CONCRETE SLAB W/ 6x6 WWF PROVIDE CONTROL JOINTS AT 8' O.C. MAX, PROVIDE BROOM FINISH
- NEW LANDSCAPING TO MATCH ADJACENT
- PROPERTY LINE
- ADA ROUTE

SITE KEY NOTES

- (E) CONCRETE SIDEWALK
- (E) PARKING LOT W/ NEW ASPHALT TOP COAT & 4" WIDE, WHITE STRIPING
- NOT USED
- (E) CONCRETE RETAINING WALL TO REMAIN
- NEW CONCRETE SIDEWALK
- NEW 6.5" W CONCRETE CURB
- NEW PARKING BLOCK
- NEW PAINTED STEEL COLUMN, RE: STRUCTURAL
- LINE OF NEW CANOPY/DECK ABOVE
- (E) STREET PARKING TO REMAIN
- (E) LIGHT POLE TO REMAIN
- (E) POWER POLE & OVERHEAD POWER LINE TO REMAIN
- (E) GAS METER TO REMAIN
- (E) CABLE BOX TO REMAIN
- NEW 12" W CONCRETE CURB
- (E) WATER METER TO REMAIN
- (E) SIGNAGE TO BE REMOVED
- INFILL CURB TO MATCH (E) ADJACENT
- NEW CONCRETE WINDOW WELL
- (E) 6" Ø DRAIN PIPE TO REMAIN
- (E) CONCRETE CHANNEL DRAIN TO REMAIN
- (E) METAL GRATE AT SIDEWALK TO REMAIN
- (E) WATER VALVE TO REMAIN
- (E) SEWER ACCESS TO REMAIN
- DEMO (E) SIDEWALK AND CURBS. REPLACE WITH LANDSCAPING TO MATCH EXISTING/ADJACENT
- NEW CONDENSER
- (E) CONDENSER TO REMAIN
- DEMO PORTION OF (E) SIDEWALK
- CONCRETE FLUSH W/ ASPHALT
- (E) CONCRETE CURB TO REMAIN
- NEW STAIR
- NEW WALL SCONCE
- (E) POLE MOUNT TRANSFORMER ABOVE
- (E) ELECTRIC CABINET

BASIS OF BEARINGS STATEMENT

BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE NORTHWEST LINE OF LOT 2, CASTLE PINES VILLAGE, FILING 15-F REC. NO. 2007086501, COUNTY OF DOUGLAS, STATE OF COLORADO N57°13'54"E; AS SHOWN HEREON BETWEEN THOSE IDENTIFIED MONUMENTS.

SITE PLAN

ECHO

2025-030-WILCOX
512 N WILCOX ST
CASTLE ROCK, CO
80104

date:
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phase:
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drawn by:
AMG

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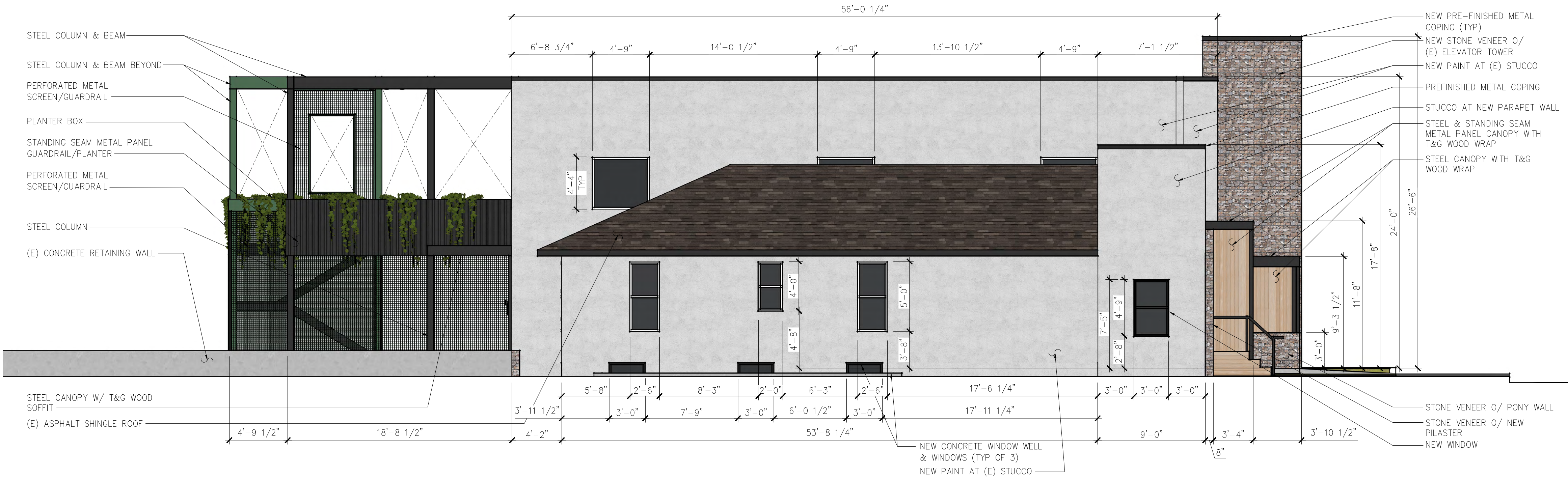
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1 SITE PLAN
1" = 10'-0"



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QUARTER: NW; SECTION: 11; TOWNSHIP: 8; RANGE: 67
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MATERIAL BOARD	
	PAINTED STUCCO (FIELD) COLOR: SNOWBOUND WHITE
	PAINTED STUCCO (ACCENT) COLOR: TRICORN BLACK
	STANDING SEAM METAL COLOR: MATTE BLACK
	STONE VENEER COLOR RANGE: LIGHT GREY & TAN
	T&G WOOD WRAP COLOR: WESTERN RED CEDAR (CLEAR SEAL)
	PAINTED STEEL/METAL FINISH (FIELD) COLOR: TRICORN BLACK
	PAINTED STEEL/METAL FINISH (ACCENT) COLOR: GREEN (COMPANY BRANDING COLOR)
	PAINTED PERFORATED METAL SCREEN COLOR: GREEN

5 EXISTING NORTHWEST CORNER
NTS

4 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



3 EXISTING WEST ELEVATION (SOUTH)
NTS



2 EXISTING WEST ELEVATION (NORTH)
NTS



1 PROPOSED WEST ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATIONS

ECHO

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SITE DEVELOPMENT PLAN

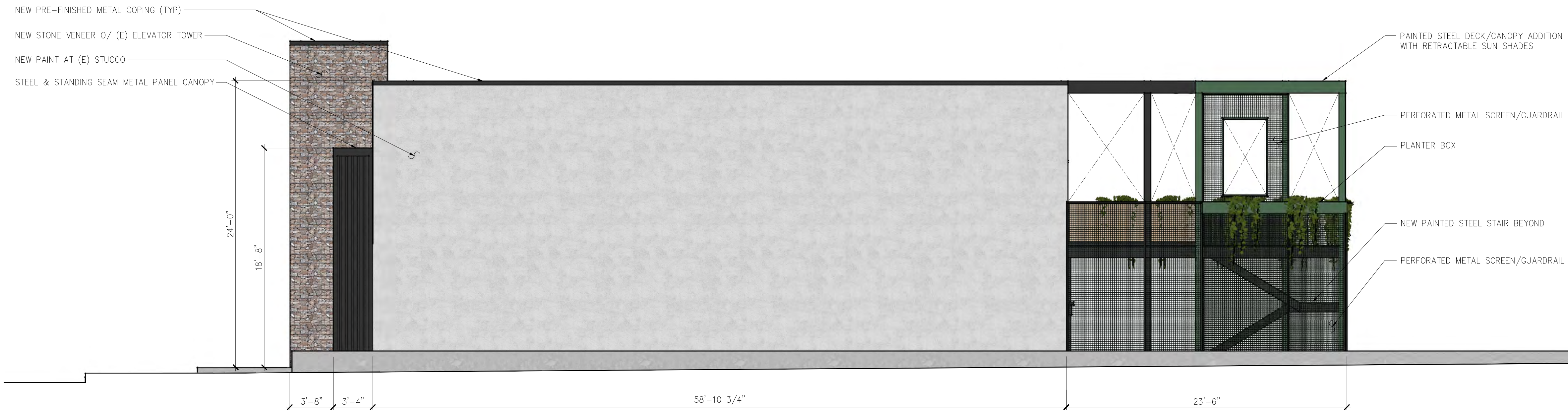
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MATERIAL BOARD

	PAINTED STUCCO (FIELD) COLOR: SNOWBOUND WHITE
	PAINTED STUCCO (ACCENT) COLOR: TRICORN BLACK
	STANDING SEAM METAL PANEL COLOR: MATTE BLACK
	STONE VENEER COLOR RANGE: LIGHT GREY & TAN
	T&G WOOD WRAP COLOR: WESTERN RED CEDAR (CLEAR SEAL)
	PAINTED STEEL/METAL FINISH (FIELD) COLOR: TRICORN BLACK
	PAINTED STEEL/METAL FINISH (ACCENT) COLOR: GREEN (COMPANY BRANDING COLOR)
	PAINTED PERFORATED METAL SCREEN COLOR: GREEN



5 EXISTING SOUTH ELEVATION
NTS



4 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



2 EXISTING EAST ELEVATION (NORTH)
NTS



2 EXISTING EAST ELEVATION (SOUTH)
NTS



1 PROPOSED EAST ELEVATION
3/16" = 1'-0"

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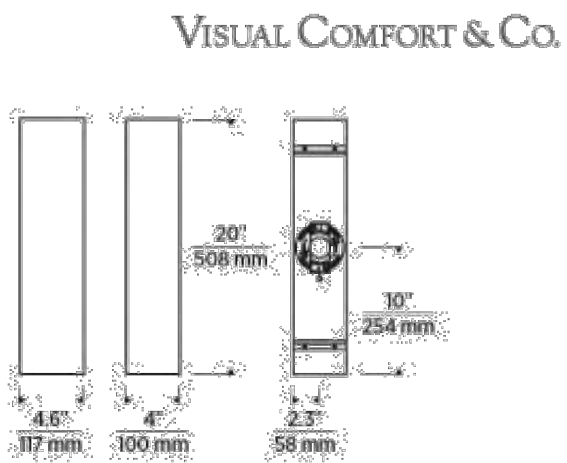
LIGHTING STANDARD NOTES

1. LIGHT LOSS FACTOR IS 1.
2. EXTERIOR BUILDING LIGHTING WILL BE CONTROLLED BY PHOTOCELL.
3. THE PROPOSED EXTERIOR LIGHTING IS PROVIDED FOR PEDESTRIAN SAFETY, TO HIGHLIGHT THE ENTRY POINTS, AND TO EMPHASIZE THE ARCHITECTURE.
4. THE PROPOSED LIGHTING WILL NOT BLEED ONTO NEIGHBORING PROPERTIES.
5. EGRESS LIGHTING TO COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODES.
6. FORWARD THROW LUMINARIES, POLE MOUNTED LIGHTS AIMED AT THE BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

VEX 20 OUTDOOR WALL

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	8 lbs
HEIGHT	20in
WIDTH	4in
LENGTH	4.6in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		132.0 498.0		
WATTS		7.2 15.1		
MAX WATTAGE PER BULB		7.2W		
		Universal 120V-277V 0-10, ELV, TRIAC		
CCT		3000K		
CRI		90 CRI		
LED LIFETIME		>60000		
L70				
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads/dimming

** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JAS INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JAS.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

VISUAL COMFORT & Co.

DESIGNER: GENERATION LIGHTING
LAKEMONT 34 LED OUTDOOR WALL
GENERATION LIGHTING

GLO1491TXB-L

Specifications

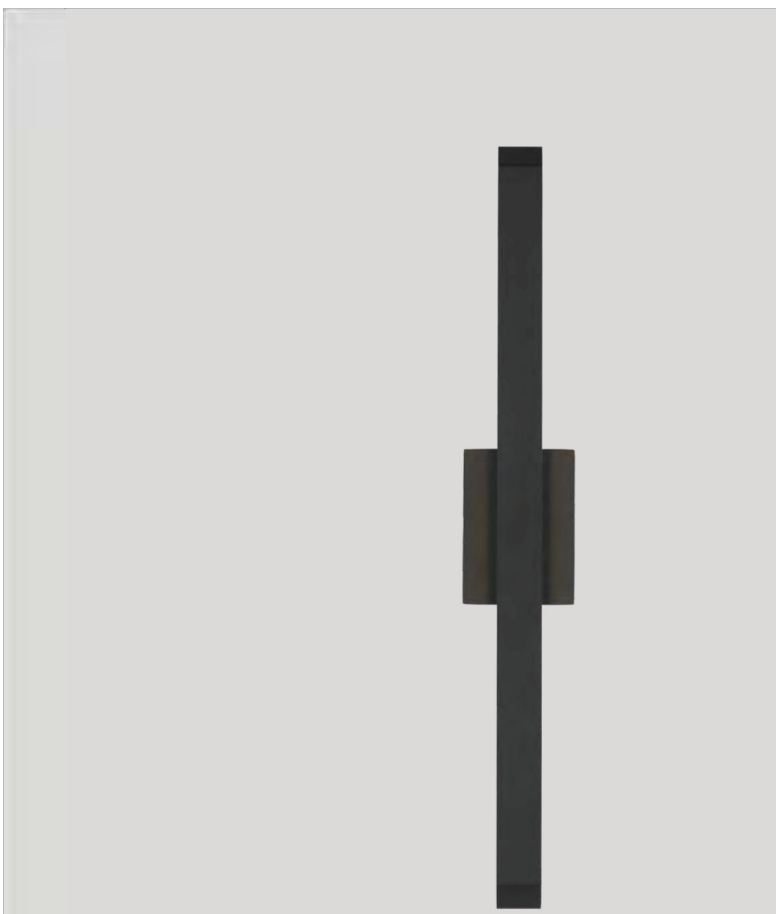
Height:	5"
Width:	34"
Depth:	3.54"
Backplate:	7" x 5", Rectangle
Weight:	6lbs

Lamping

LED or Socket:	Dedicated LED
Wattage:	32W
Lumens:	1600lm
CRI:	90
CCT:	2700-3000-3500-4000-5000 Selectable
Dimming:	TRIAC

Details

Material:	Aluminum
Available Finishes:	Textured Black



VISUAL COMFORT & Co.

DESIGNER: GENERATION LIGHTING
LAKEMONT 10 LED OUTDOOR WALL
GENERATION LIGHTING

GLO1471TXB-L

Specifications

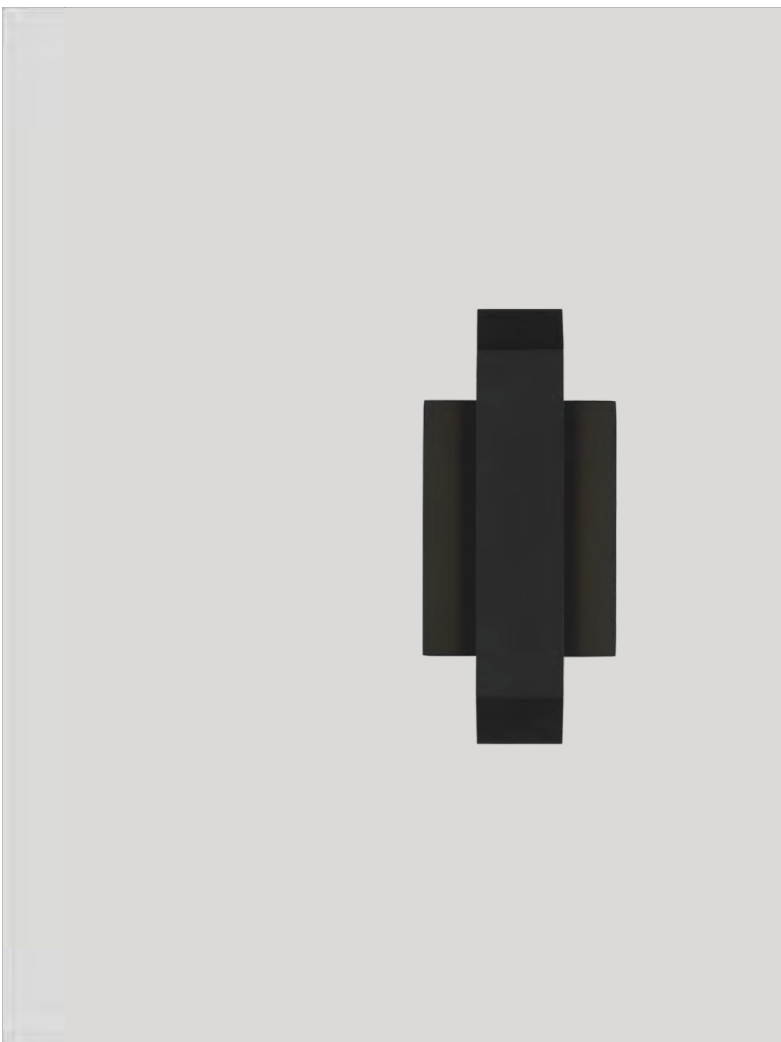
Height:	4.5"
Width:	10"
Depth:	3.54"
Backplate:	6" x 4.5", Rectangle
Weight:	3lbs

Lamping

LED or Socket:	Dedicated LED
Wattage:	10W
Lumens:	500lm
CRI:	90
CCT:	2700-3000-3500-4000-5000 Selectable
Dimming:	TRIAC

Details

Material:	Aluminum
Available Finishes:	Textured Black



3

NEW WALL SCONCE AT (E) LOCATIONS

2

WALL SCONCE AT FUTURE BRAND SIGNAGE

1

TYPICAL WALL SCONCE

EXTERIOR ELEVATIONS

ECHO

2025-030-WILCOX

512 N WILCOX ST
CASTLE ROCK, CO
80104

SDP26-0019

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phase:
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drawn by:
AMG

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