

PROJECT TEAM:

OWNERS
 CASTLE ROCK DEVELOPMENT COMPANY
 3033 E 1ST AVENUE, STE 305
 DENVER, CO 80206
 PH: N/A
 E: N/A

GEOTECHNICAL ENGINEER:
 OLSSON
 3990 FOX STREET
 DENVER, CO 80216
 CONTACT: BRADEN HIRSCH
 PH: (303) 237.2072
 E: BHIRSCH@OLSSON.COM

WATER:
 TOWN OF CASTLE ROCK
 CONTACT: JEANNE STEVENS
 PH: (720)733.6033
 E: JSTEVEN@CRGOV.COM

GAS:
 BLACK HILLS ENERGY
 CONTACT: JASON MCKUNE
 PH: (303)217.7811
 E: JASON.MCKUNE@BLACKHILLSCORP.COM

DEVELOPER/APPLICANT:
 KUM & GO, L.C.
 1459 GRAND AVENUE
 DES MOINES, IA 50309
 CONTACT: DAN GARNEAU
 PH: (515)226.0128
 E: DAN.GARNEAU@KUMANDGO.COM

SURVEYOR:
 LAT 40, INC.
 6250 W 10TH STREET UNIT #2
 GREELEY, CO 80634
 CONTACT: JASON ALLEE
 PH: (970)515.5294
 E: JASONA@LAT40PLS.COM

SANITARY SEWER:
 TOWN OF CASTLE ROCK
 CONTACT: JEANNE STEVENS
 PH: (720)733.6033
 E: JSTEVEN@CRGOV.COM

HEALTH DEPARTMENT:
 TRI COUNTY HEALTH
 6162 S WILLOW DRIVE SUITE 100
 GREENWOOD VILLAGE, CO 80111
 PH: (303)220.9200

ENGINEER:
 OLSSON
 1880 FALL RIVER DR, SUITE 200
 LOVELAND, CO 80538
 CONTACT: MEGAN WALTER
 PH: (970)635.3737
 E: MWALTER@OLSSON.COM

LANDSCAPE ARCHITECT:
 OLSSON
 7878 N. 16TH STREET SUITE 105
 PHOENIX, AZ 85020
 CONTACT: AMY SCHWENNER
 PH: (602)748-1000
 E: ASCHWENNER@OLSSON.COM

ELECTRIC:
 INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (IREA)
 5498 N US HWY 85
 SEDALIA, CO 80135
 CONTACT: BROOKS KAUFMAN
 PH: (720)733.5493
 E: BKAUFMAN@REA.COOP

PLANNING DEPARTMENT:
 TOWN OF CASTLE ROCK
 100 N WILCOX STREET
 CASTLE ROCK, CO 80104
 CONTACT: BRAD BOLAND
 PH: (720)733.3538
 E: BBOLAND@CRGOV.COM

STORM SEWER:
 TOWN OF CASTLE ROCK
 CONTACT: KEVIN BUFFINGTON
 PH: (720)733.2308
 E: KBUFFINGTON@CRGOV.COM

TELEPHONE:
 COMCAST BUSINESS
 9601 E PANORAMA CIRCLE
 ENGLEWOOD, CO 80112
 PH: (855)262.1508

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 5, THE MEADOWS FILING NO. 17, AREA 2, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KUM & GO STORE #2327

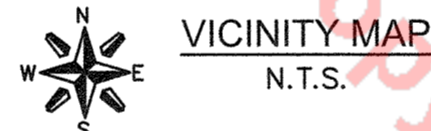
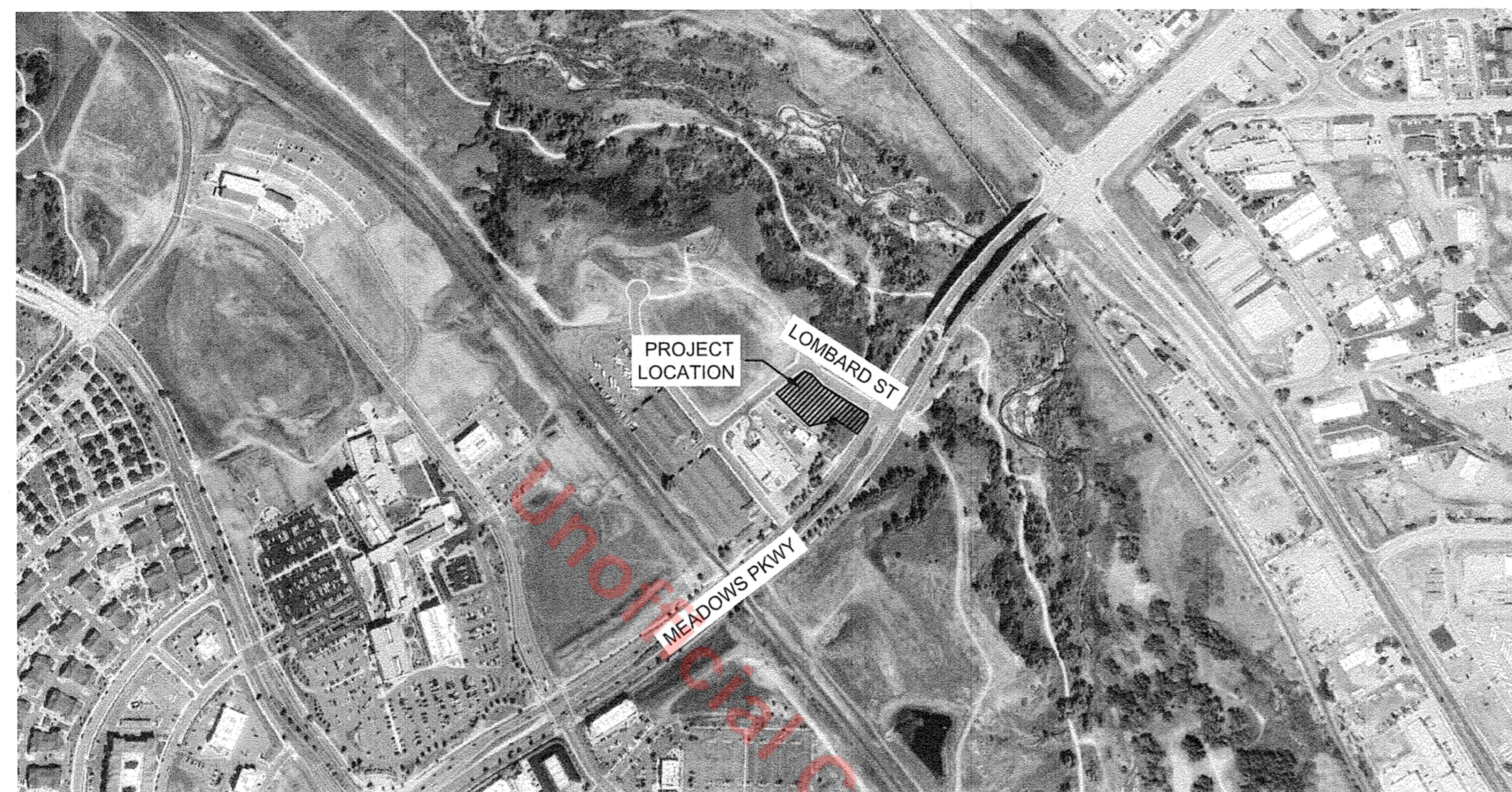


WHERE & MEANS MORE.

REV	SHEET INDEX	
1	COVER SHEET	CO.0
2	TOWN STANDARD NOTES	CO.1
3	EXISTING CONDITIONS	C1.0
4	SITE PLAN	C1.1
5	GRADING & DRAINAGE PLAN	C2.1
6	UTILITY PLAN	C3.1
7	LANDSCAPE PLAN	L1.1
8	LANDSCAPE NOTES AND DETAILS	L1.2
9	EXTERIOR ELEVATIONS	A1.1
10	CANOPY ELEVATIONS	A1.2
11	TRASH ENCLOSURE ELEVATIONS	A1.3
12	MONUMENT SIGN ELEVATIONS	A1.4
13	PHOTOMETRIC PLAN	SE1.1

PROPOSED USE:	COMMERCIAL OFFICE INDUSTRIAL (COI)		
	SQUARE FEET	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	54,813	1.26	100%
TOTAL BUILDING COVERAGE:	3,962	0.09	7.23%
TOTAL PARKING/DRIVE COVERAGE:	27,566	0.63	50.29%
TOTAL OPEN SPACE:	23,285	0.53	42.48%
PROPOSED GROSS FLOOR AREA:	3,962	0.09	7.23%

ZONING COMPARISON TABLE			
ZONE DISTRICT:	PD - MEADOWS FOURTH AMENDMENT		
REQUIRED USE:	COMMERCIAL OFFICE INDUSTRIAL (COI)		
PROPOSED USE:	COMMERCIAL OFFICE INDUSTRIAL (COI)		
	REQUIRED	PROPOSED	
BUILDING HEIGHT RESTRICTION	60'-0"	22'-6"	
SETBACK FRONT (SOUTH)	20'	137.38'	
SETBACK LEFT (WEST)	20'	20.02'	
SETBACK RIGHT (EAST)	20'	32.72'	
SETBACK REAR (NORTH)	20'	20.02'	
PARKING REQUIREMENT CALCULATION FOR GAS STATION W/ CONVENIENCE STORE			
PROP. SITE CONDITIONS	PARKING SPACE REQUIREMENTS	NO. OF SPACES	
# OF EMPLOYEES: 6	1 SPACE PER EMPLOYEE	6 SPACE	
# OF PUMP ISLANDS: 6	2 SPACES PER PUMP ISLAND	12 SPACES	
GROSS FLOOR AREA: 3,962 SF	4 SPACES PER 1,000 SF OF GFA	16 SPACES	
NO. OF SERVICE BAYS: 0	2 SPACES PER SERVICE BAY	0	
TOTAL NO. OF PARKING SPACES REQUIRED		REQUIRED	SPACES PROVIDED
		34	37
NUMBER OF PARKING SPACES		2	2
NUMBER OF HANDICAP SPACES		2	2
BICYCLE SPACES		2	2



LEGAL DESCRIPTION:

LOT 5, THE MEADOWS FILING NO. 17, AREA 2, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS:

ASSUMING THE NORTHWESTERNLY LINE OF LOTS 3, 4 & 5 OF THE MEADOWS 17, AREA 2, AS MONUMENTED BY A NAIL WITH A 1.25" BRASS TAG STAMPED L.S. 36567 AS A WITNESS CORNER AT THE SOUTHWEST END AND A NAIL WITH A 1.25" BRASS STAMPED L.S. 36567 AS A WITNESS CORNER AT THE NORTHEAST END, AS BEARING NORTH 51°45'00" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 314.68 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARKS:

PROJECT BENCHMARK: NGS N 393 - ELEVATION: 6222.12' (NAVD88), BRASS DISK STAMPED N 393 1983 IN ROCK OUTCROPPING BELOW FRONT STREET.

SITE BENCHMARK: CP-99 - ELEVATION: 6065.73' (NAVD88), SCRIBED 'X' IN CONCRETE WALL

FLOOD ZONE:

ENTIRE PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZRD, PER FEMA FLOOD MAP 08035C0167G DATED MARCH 16, 2016.



CIVIL ENGINEER'S STATEMENT

I, MEGAN J. WALTER, 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.

Megan Walter 0053621 8-15-22
 REGISTERED PROFESSIONAL ENGINEER, NUMBER DATE

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS BUSINESS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FOURTH AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 8.34 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK.

NUMBER OF WATER TAPS: 1 PROPOSED SIZE OF TAP: 2" 6.67 SFE
 1 EXISTING SIZE OF TAP: 1" (IRRIGATION) 1.67 SFE

TITLE CERTIFICATION

I, ROBERT FLEBIS III, AN AUTHORIZED REPRESENTATIVE OF KG STORE 2327, LLC, 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.

Robert Flebis III
 AUTHORIZED REPRESENTATIVE

KG STORE 2327, L.L.C., AN IOWA LIMITED LIABILITY COMPANY
 LAND TITLE GUARANTEE COMPANY
 TITLE COMPANY

SIGNED THIS 18 DAY OF AUGUST, 2022.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF AUGUST, 2022 BY ROBERT FLEBIS III AS AUTHORIZED REPRESENTATIVE OF KG STORE 2327, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
Daniel Garneau
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: FEB 13, 2023

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 15 DAY OF September, 2022.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATE

I, JASON S. ALLEE, 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.

Jason Allee 38479 8-15-22
 REGISTERED LAND SURVEYOR, NUMBER DATE

[Seal]
 PROFESSIONAL LAND SURVEYOR
 38479
 8-15-22
 MY COMMISSION EXPIRES: FEB 13, 2023

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.

Robert Flebis III
 KG STORE 2327, L.L.C., AN IOWA LIMITED LIABILITY COMPANY

SIGNED THIS 30 DAY OF AUGUST, 2022.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF AUGUST, 2022 BY ROBERT FLEBIS III

WITNESS MY HAND AND OFFICIAL SEAL.
Daniel Garneau
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: FEB 13, 2023

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 2:23 PM ON THE 14th DAY OF September, 2022 AT RECEPTION NO. 2022061193

[Signature]
 DOUGLAS COUNTY CLERK AND RECORDER
 DEPUTY

[Seal]
 DOUGLAS COUNTY CLERK AND RECORDER
 2022

811 Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SDP 22-0030

olsson
 1459 Grand Avenue
 Des Moines, Iowa 50309
 P: 515-226-0128
 F: 515-223-9873

Kum & Go

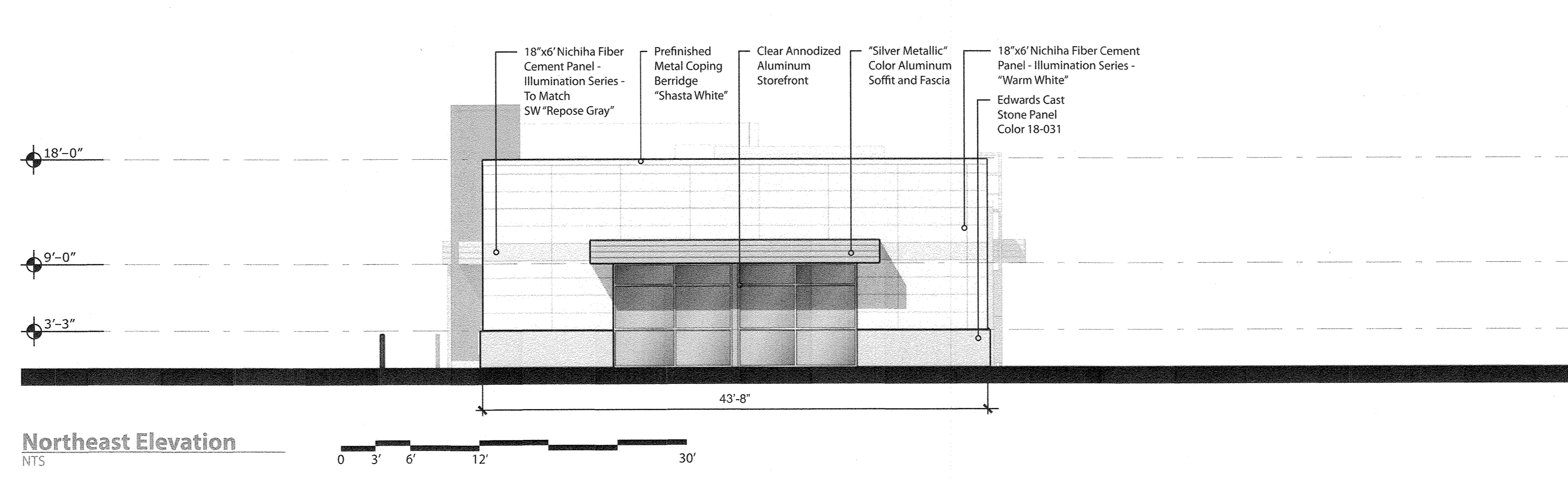
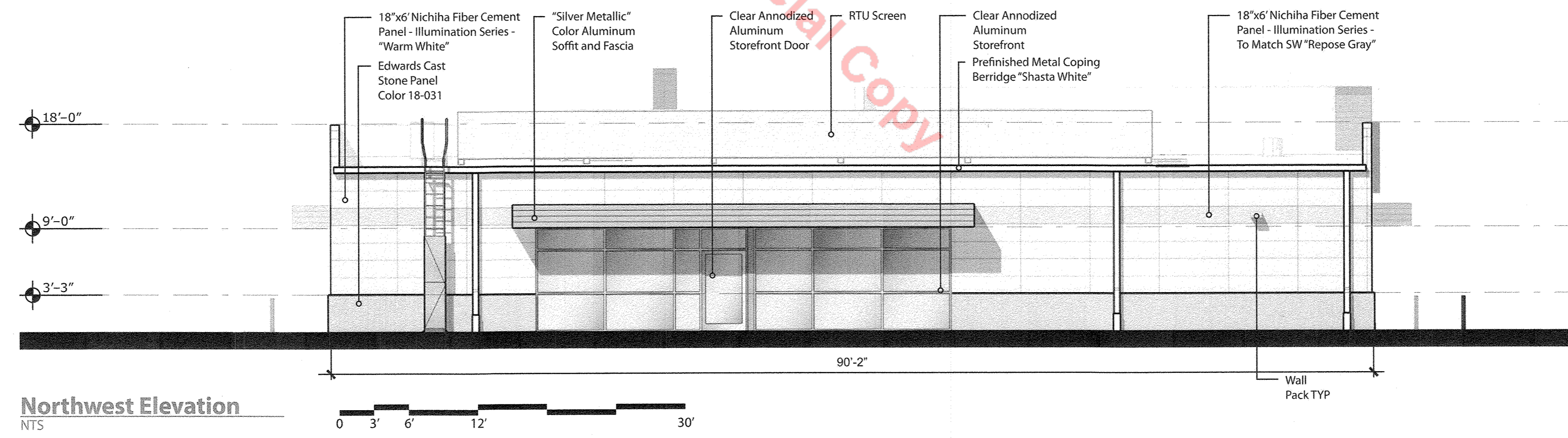
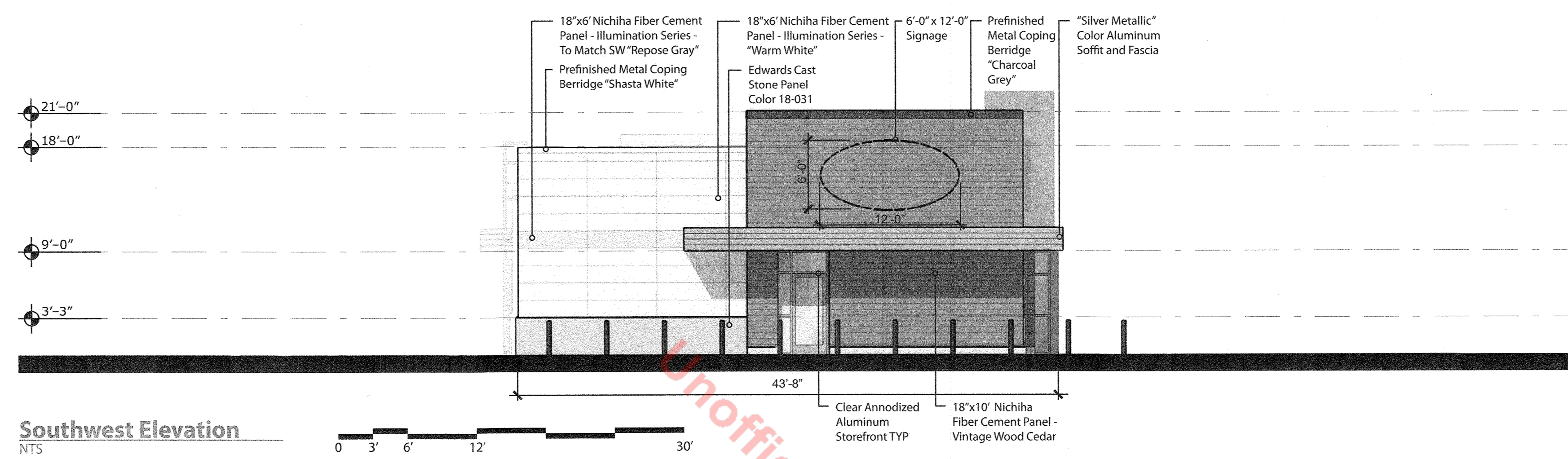
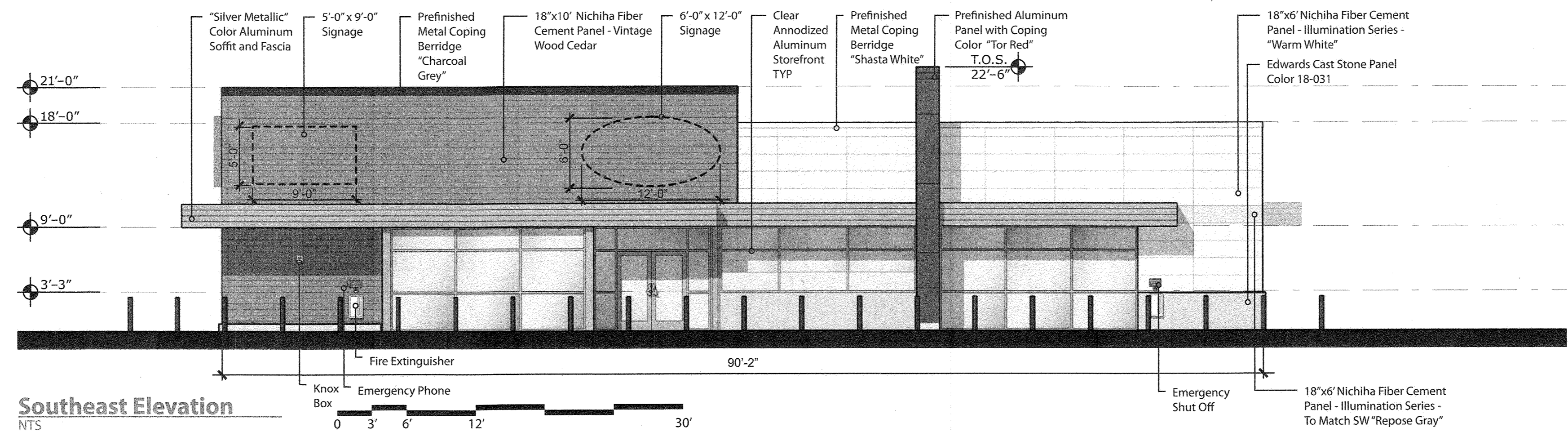
#2327 - CASTLE ROCK, CO
 4455 LOMBARD ST
 COVER SHEET

KG PROJECT TEAM:
 RDM: ROB FIEBIG
 SDM: DAN GARNEAU
 OPM: BRETT STUPP

REVISION DESCRIPTION	DATE

DATE: 08/15/2022

SHEET NUMBER: C0.0
 1 OF 6

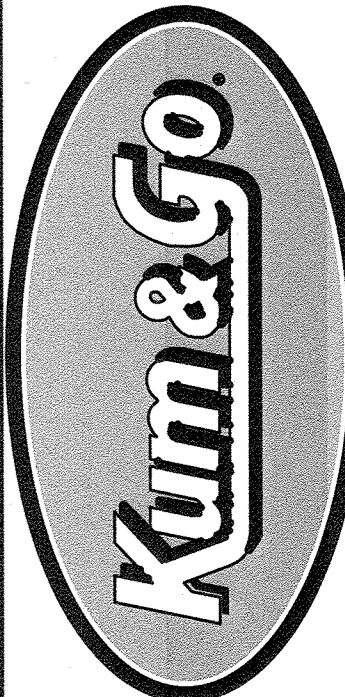


NON-RESIDENTIAL ALLOWED VS. PROPOSED SIGNAGE

TOTAL ALLOWABLE SIGNAGE FOR BUILDING FRONTAGE OF 90 LF: [GREATER OF A / B DETERMINES SIGN AREA]	A) 2.5 SF OF SIGN PER LF OF BUILDING FRONTAGE LESS THAN 200 LF OCCUPIED BY STREET LEVEL USE 2.5 SF/LF * 90 LF = 225 SF	B) 1.5 SF OF SIGN PER LF OF BUILDING FRONTAGE LESS THAN 200 LF OCCUPIED BY STREET LEVEL USE 1.5 SF/LF * 90 LF = 135 SF
WALL SIGNS	25% OF WALL IN ACCORDANCE WITH SECTION 19.04.022	0.25 * ___ = ___ SF
TOTAL AMOUNT OF WALL AND CANOPY SIGNAGE ALLOWED	TOTAL ALLOWED SIGNAGE MINUS ALLOWABLE FREESTANDING SIGN AREA	225 SF - 50 SF = 175 SF
	ALLOWED	PROPOSED *
TOTAL ALLOWED SIGNAGE	225 SF	209 SF
WALL SIGNS	SE: 1725 SF X 25% = 438 SF SW: 840 SF X 25% = 210 SF NE: NA NW: NA	SE: 102 SF SW: 57 SF NE: NA NW: NA
FREESTANDING SIGNS	50 SF	50 SF
	WALL AND CANOPY MAXIMUM ELEVATIONS	
	SOUTHEAST BUILDING ELEVATION	21'-0"
	NORTHWEST BUILDING ELEVATION	18'-0"
	NORTHEAST BUILDING ELEVATION	18'-0"
	SOUTHWEST BUILDING ELEVATION	21'-0"
	SOUTHEAST CANOPY ELEVATION	21'-0"
	NORTHWEST CANOPY ELEVATION	21'-0"
	NORTHEAST CANOPY ELEVATION	21'-0"
	SOUTHWEST CANOPY ELEVATION	21'-0"

* WALL SIGNS WILL BE PERMITTED AS PER TITLE 19 OF THE CRMC

brr
 ARCHITECT OF RECORD:
 BRR ARCHITECTURE, INC
 8131 METCALF AVENUE
 SUITE 300
 OVERLAND PARK, KS 66204
 www.brrarch.com
 TEL: 913-262-9095
 FAX: 913-262-9044



1459 Grand Avenue
 Des Moines, Iowa
 50309
 P: 515-226-0128
 F: 515-223-9873

#2327 - CASTLE ROCK, CO
 LOT 5 THE MEADOWS FILING 17
 EXTERIOR ELEVATIONS

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

REVISION DESCRIPTION	DATE	REVISIONS

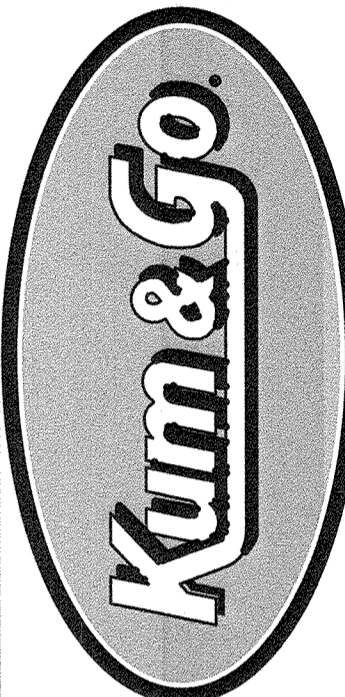
DATE: 08/15/2022

SHEET NUMBER:
 A1.1
 2 OF 6

811 Know what's below.
 Call before you dig.
 CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
SDP 22-0030



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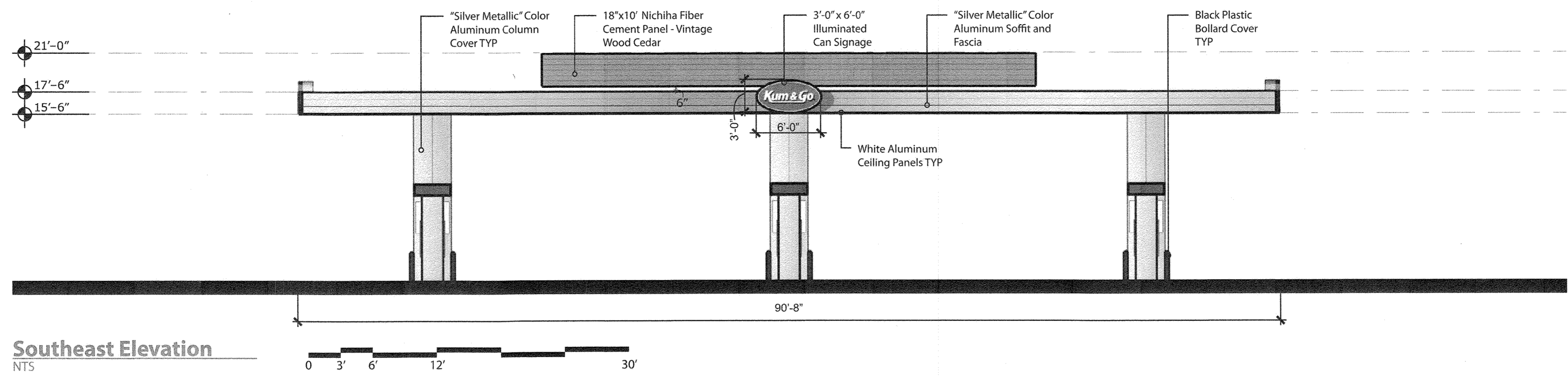
#2327 - CASTLE ROCK, CO
 LOT 5 THE MEADOWS FILING 17
 CANOPY ELEVATIONS

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

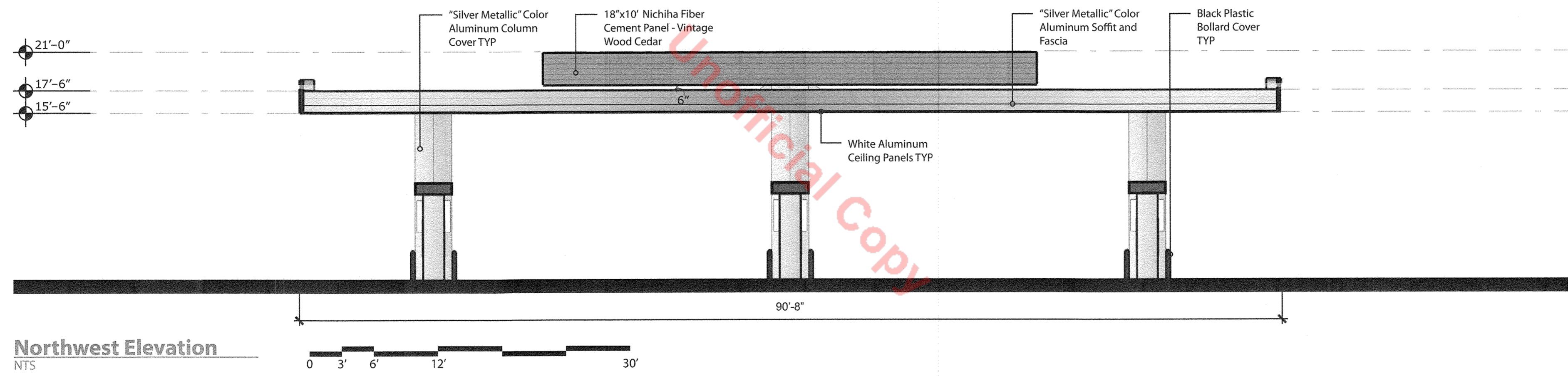
REVISION DESCRIPTION	DATE

DATE: 08/15/2022

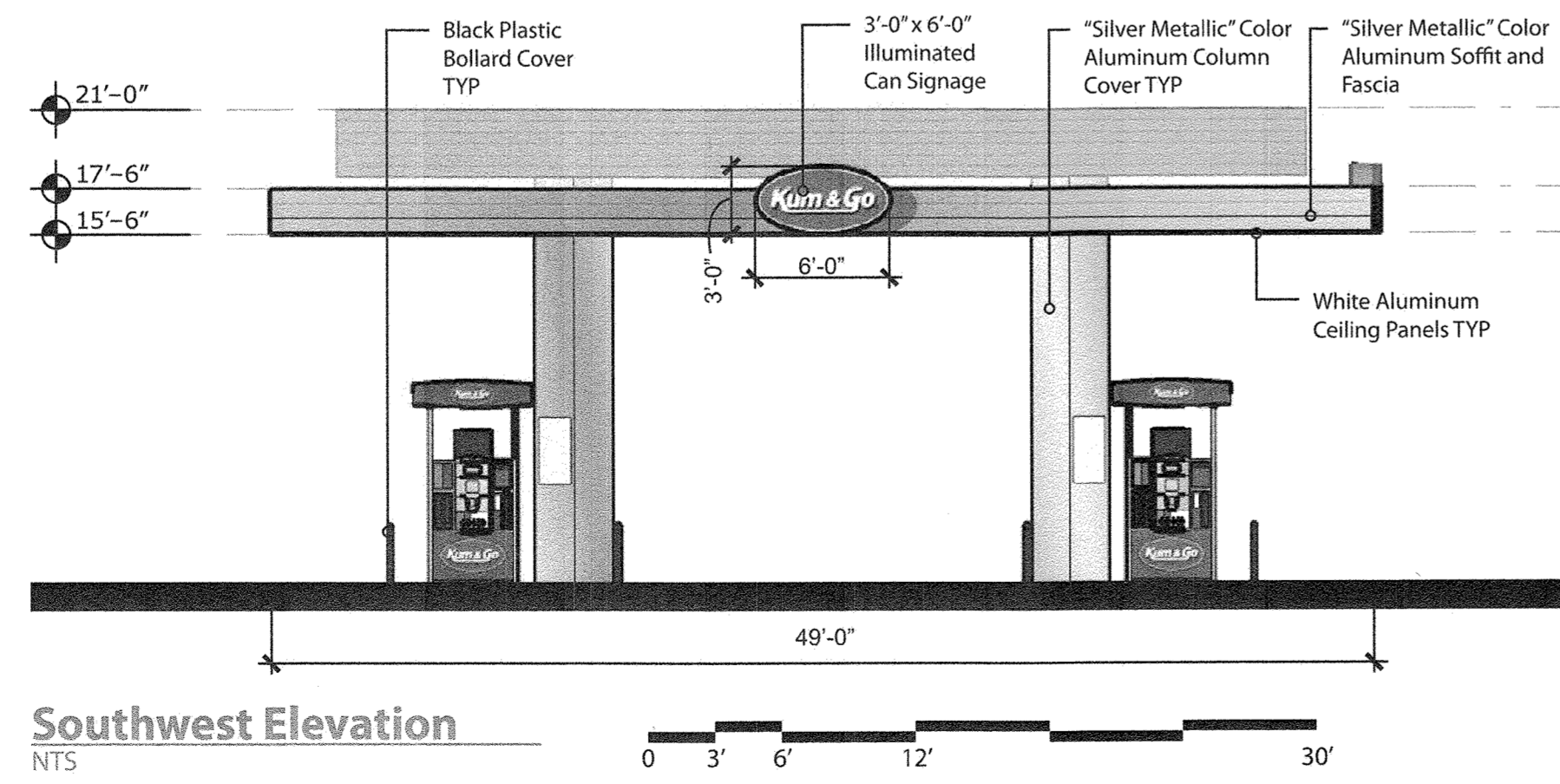
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 3 OF 6



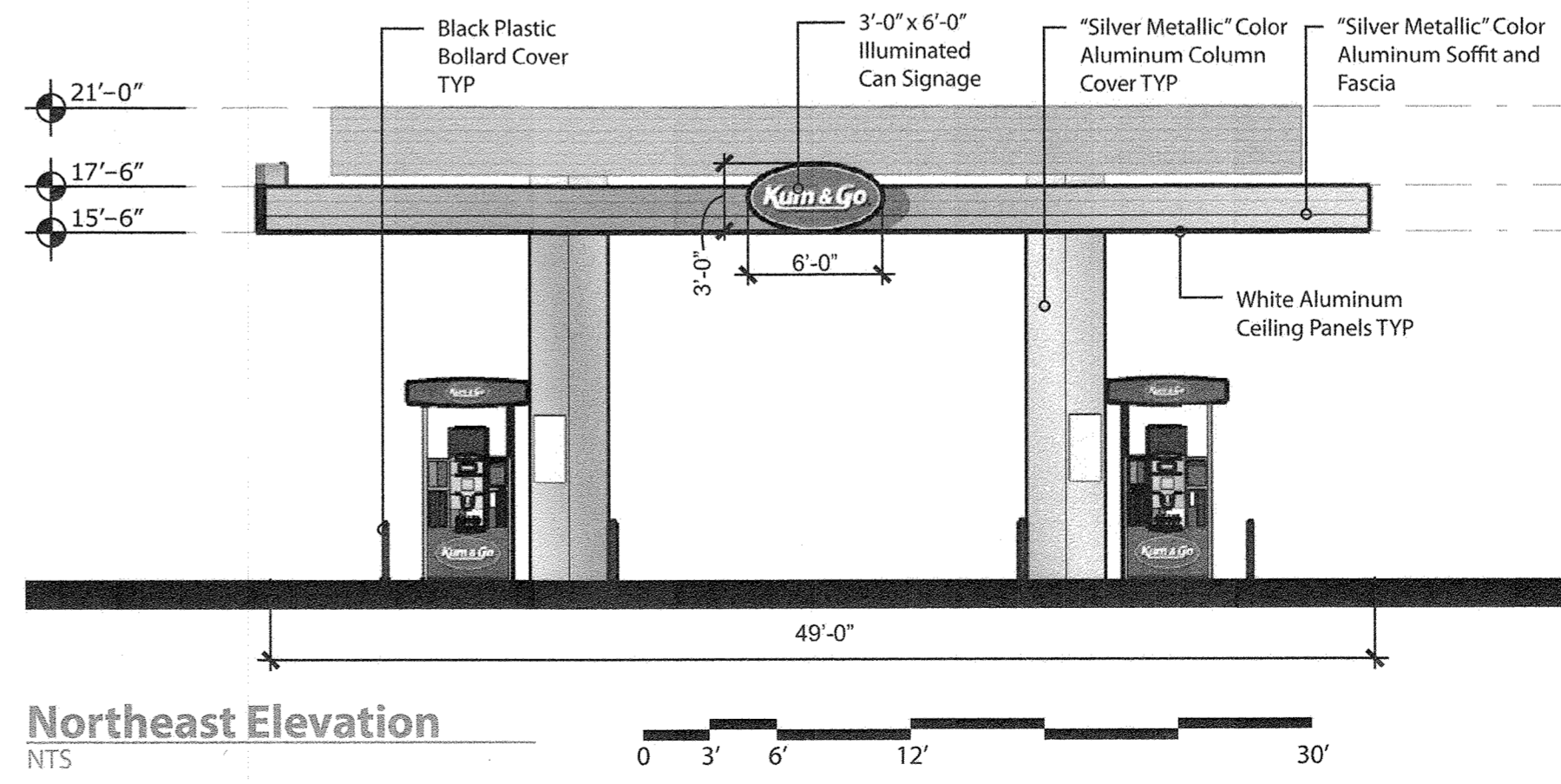
Southeast Elevation
 NTS



Northwest Elevation
 NTS

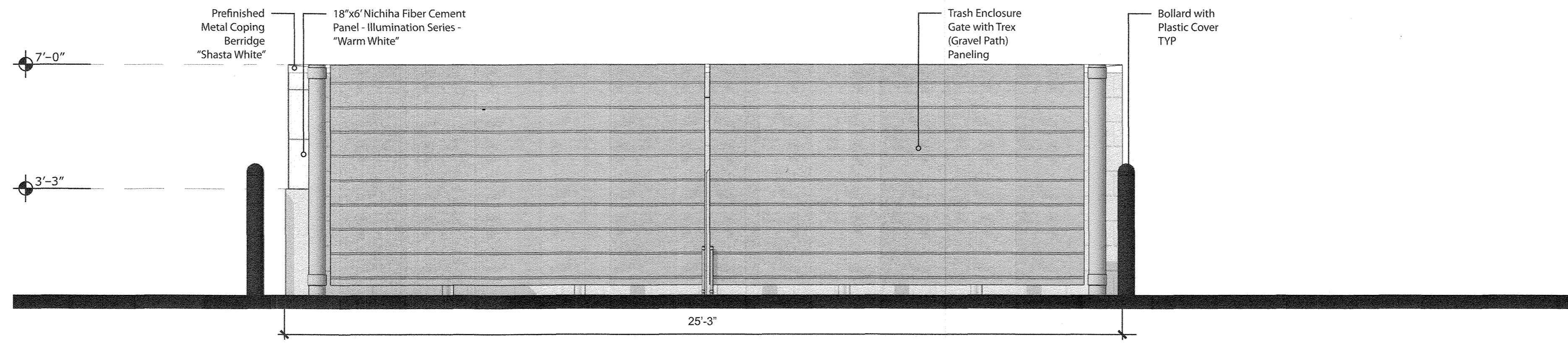


Southwest Elevation
 NTS



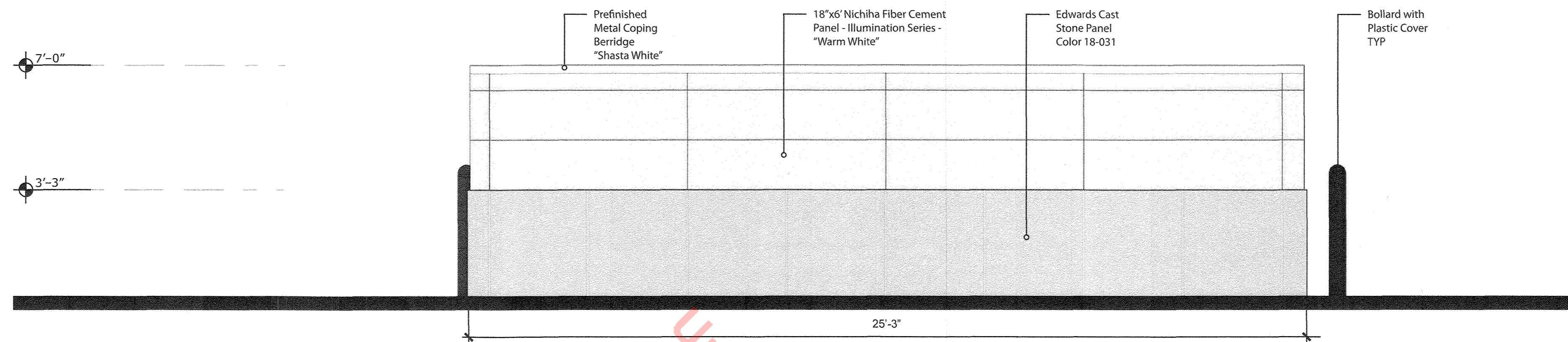
Northeast Elevation
 NTS

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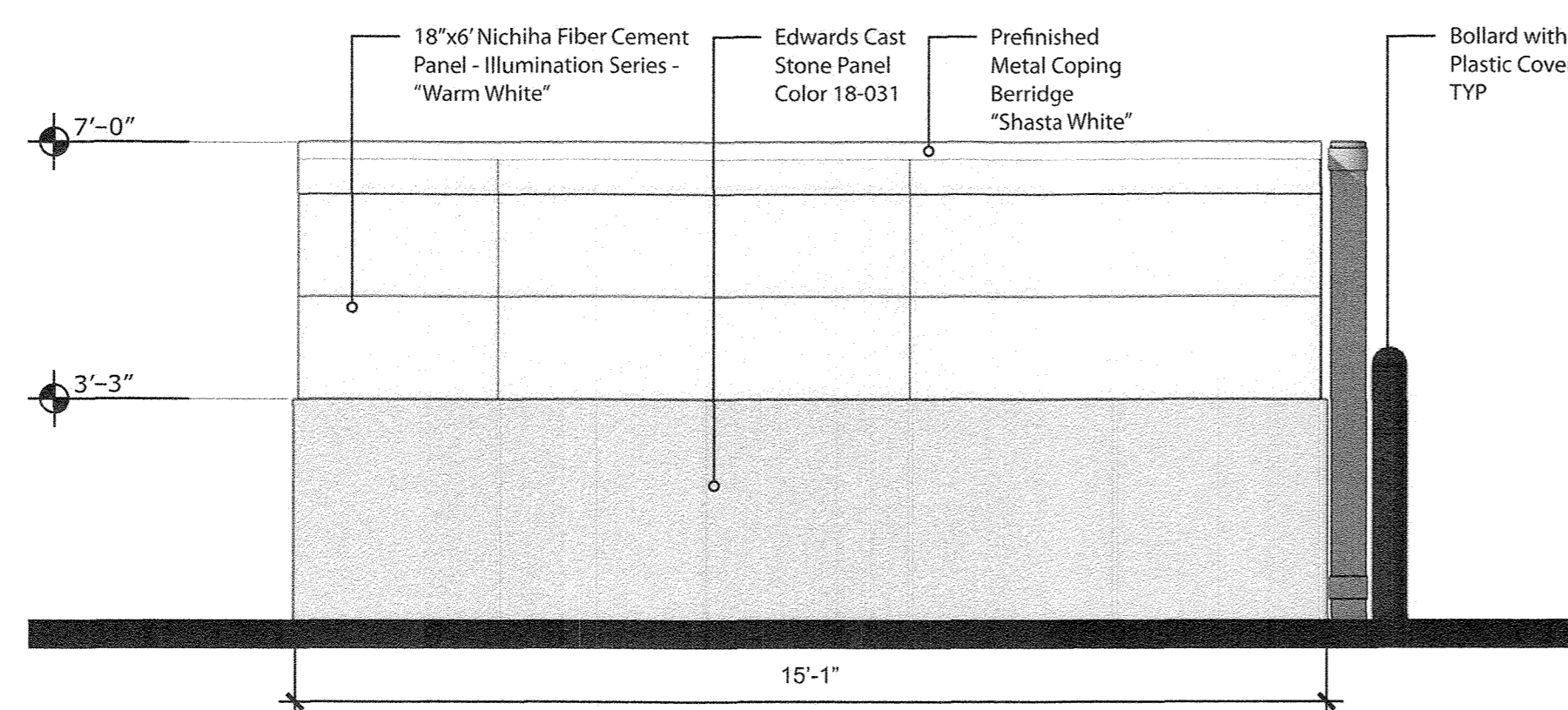
Southwest Elevation

NTS 0 3' 6' 12'



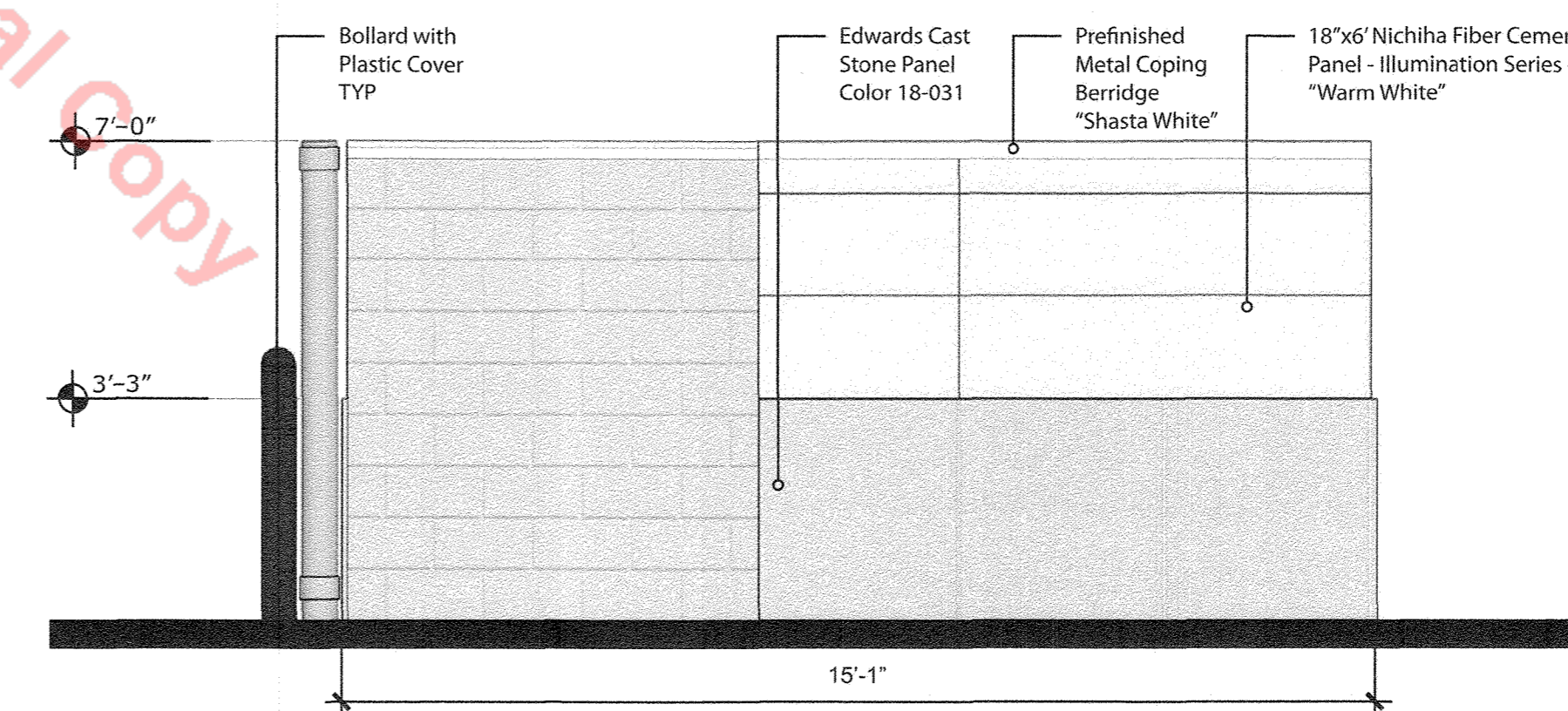
Northeast Elevation

NTS 0 3' 6' 12'



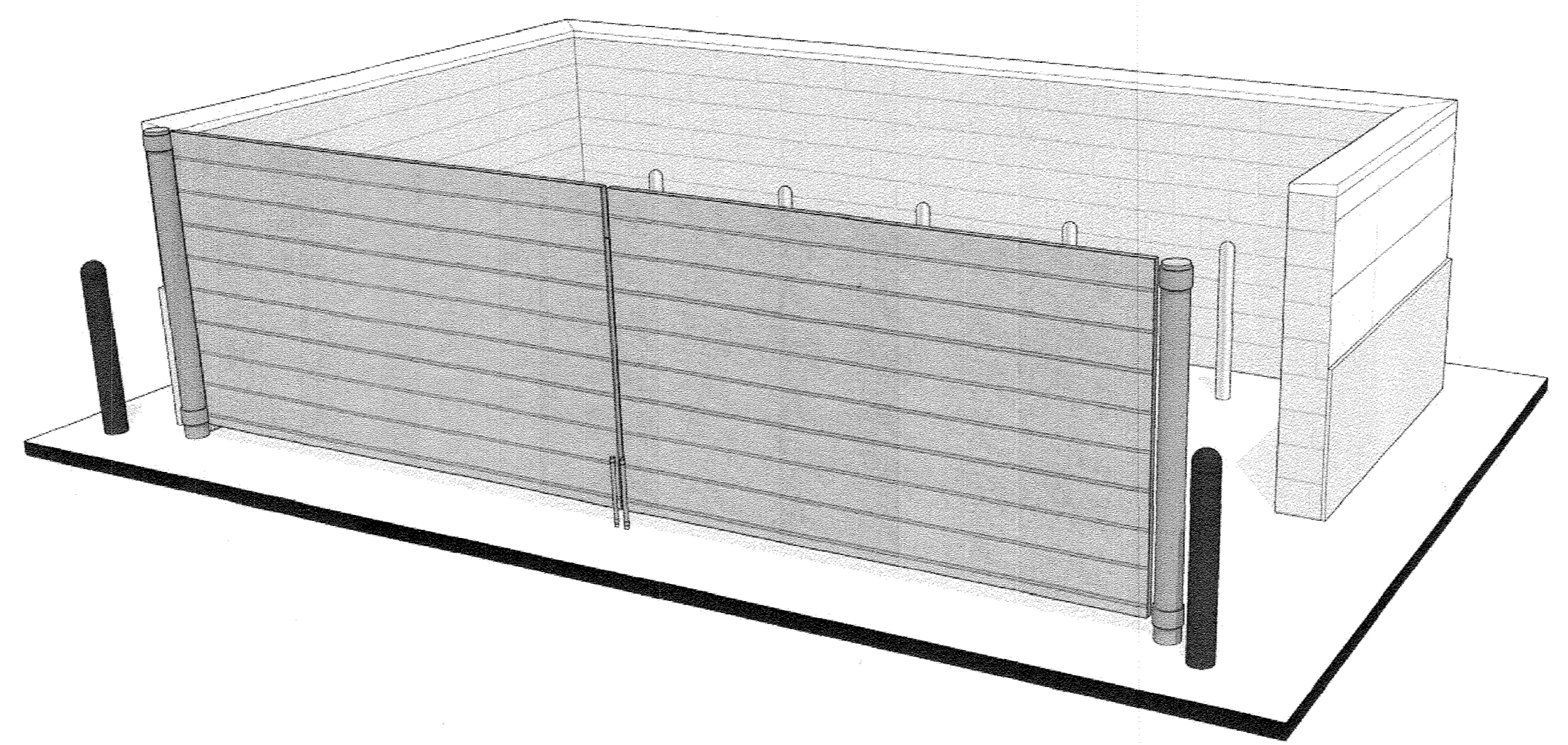
Northwest Elevation

NTS 0 3' 6' 12'



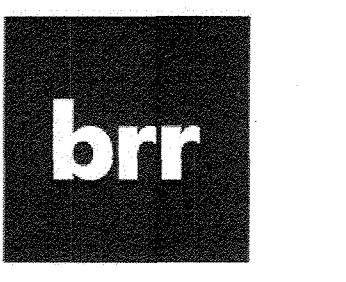
Southeast Elevation

NTS 0 3' 6' 12'



Perspective

NTS



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SUITE 300
OVERLAND PARK, KS 66204
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#2327 - CASTLE ROCK, CO
LOT 5 THE MEADOWS FILING 17
TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION

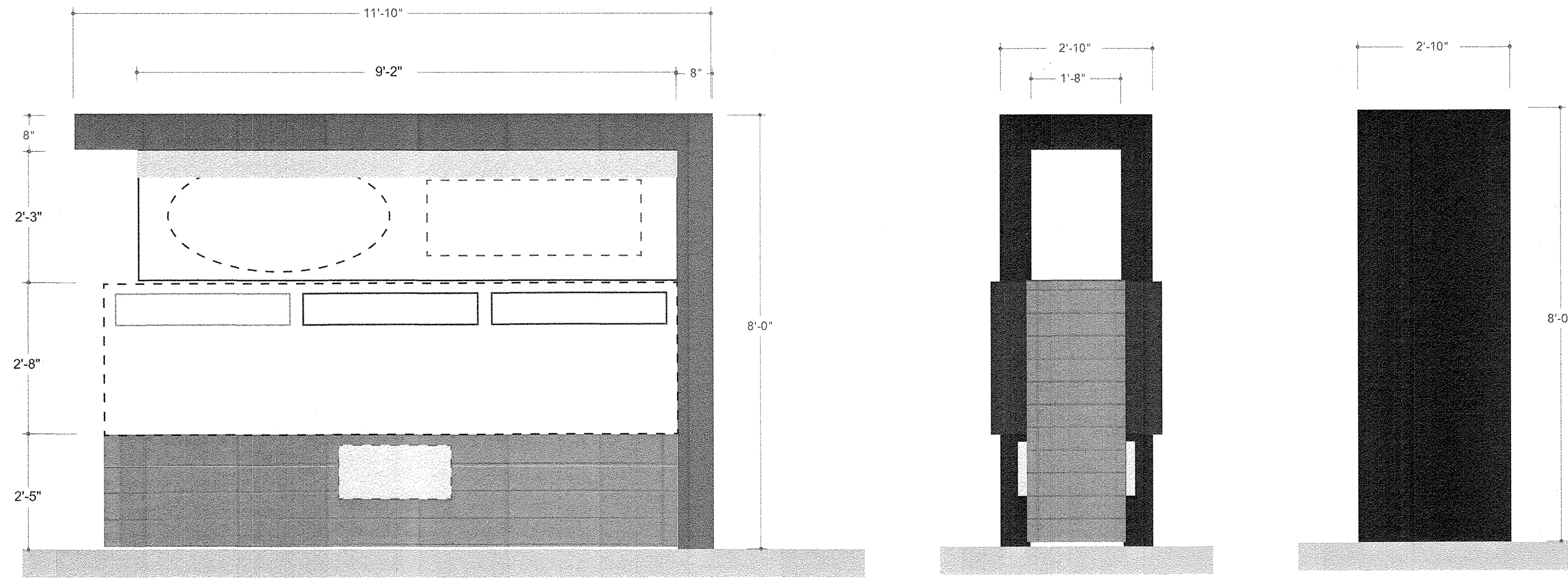
DATE: 08/15/2022

SHEET NUMBER:
A1.3
4 OF 6

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SDP 22-0030

8' MONUMENT Kum & Go # 2327

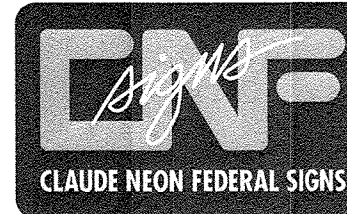


A Elevation
 scale: 1/2" = 1'- 0"

B Elevation
 scale: 1/2" = 1'- 0"

C Elevation
 scale: 1/2" = 1'- 0"

2'-3" x 9'-2" Kum & Go / Go Fresh MARKET - 20.63 sq. ft.
 2'-8" x 10'-11" Gas Price Sign Cabinet - 29.11 sq. ft.
TOTAL SQ. FT. - 49.74



1225 North Lansing Avenue
 Tulsa, Oklahoma 74106
 ph: 918.587.7171
 cell: 918.630.0033
 web: cnfsigns.com

PROJECT/CLIENT NAME:
KUM & GO #2327

LOCATION:
CASTLE ROCK, CO

ACCOUNT EXECUTIVE:
TERRY HOWARD
 DATE OF ORIGINAL DWG:
JULY 27, 2021

REVISION HISTORY:
07.27.21 REVIEW

SIGN TYPE/DESCRIPTION:
8' MONUMENT SIGN

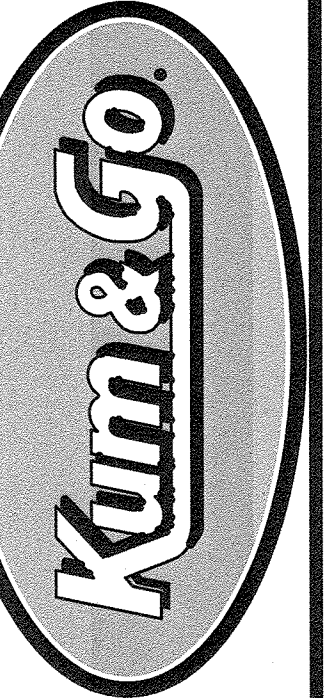
SHEET NAME:
KG-08.0

A 8' MONUMENT SIGN
 1/2" = 1'

UNOFFICIAL COPY

olsson

1525 Raleigh St., Suite 400
 Denver, CO 80204
 TEL: 303.237.2072
 www.olsson.com



1459 Grand Avenue
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 50309
 P: 515-226-0128
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 4455 LOMBARD ST

MONUMENT SIGN ELEVATIONS

KG PROJECT TEAM:
 RDM: ROB FIEBIG
 SDM: DAN GARNEAU
 CPM: BRETT STUPP

REVISION DESCRIPTION	DATE

DATE: 08/15/2022

SHEET NUMBER:
A1.4
5 OF 6

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