

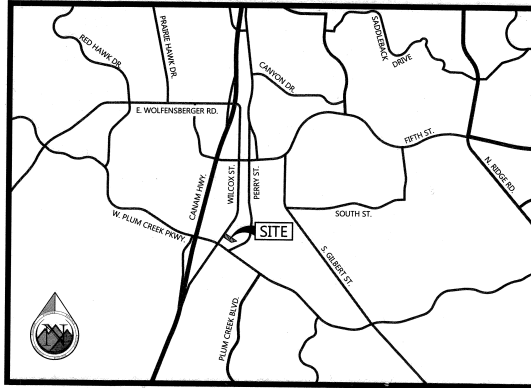
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
LOT 1, K.L.N. SUBDIVISION FILING NO. 3
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W OF THE 6TH PM
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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340 S WILCOX STREET LLC	COVER SHEET	1
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300 PARK AVE 12TH FLOOR	SITE PLAN	3
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316.749.5873	PHOTOMETRIC PLAN	10
LEE B. MANISKE, AIA		11

LANDSCAPE ARCHITECT
TCK DESIGN
P.O. BOX 202550
DENVER, CO 80220
720.242.7947
CHRIS MARCH

ENGINEER
PROOF CIVIL
800 W 8TH AVENUE STE 104
DENVER, CO 80204
303.325.5709
JASON DEYOUNG

SURVEYOR
ARROW POINT
6078 BLUE TERRACE PL
CASTLE PINES, CO 80108
720.384.5330



VICINITY MAP
SCALE: 1" = 2000'

BEARINGS:
BASIS OF BEARING FOR THIS SURVEY IS THE NORTHERLY BOUNDARY OF LOT 1, K.L.N. SUBDIVISION (SUBJECT PROPERTY). THE SAID LINE IS MONUMENTED AT ITS NORTHWESTERLY END BY A RECOVERED NAIL WITH 3/4" BRASS TAG IN A CONCRETE SIDEWALK. MARKINGS ARE ILLEGIBLE, AND AT ITS SOUTHEASTERLY END BY A RECOVERED NUMBER 5 REBAR SET 0.4' +/- BELOW GRADE. THE SAID LINE BEARS S 55° 49' 23" E, PER A GRID BEARING BASED ON COLORADO STATE PLANE CENTRAL ZONE, NAD 83 (1992) DATUM.

BENCHMARK:
NATIONAL GEODETIC SURVEY (NGS) MONUMENT G 23, BEING A STANDARD NGS DISK SET IN TOP OF A CONCRETE POST, STAMPED: G 23 1929, HAVING A PUBLISHED ELEVATION OF 6231.61' NAVD 88 DATUM.

SITE TEMPORARY BENCHMARK (TBM), SET A CHISELED SQUARE AT THE NORTHERLY SIDE OF A CONCRETE LIGHT POLE BASE AS SHOWN HEREON. ELEVATION: 6212.58'

PROPERTY DESCRIPTION:

(AS DESCRIBED IN DEED OF TRUST RECORDED AT RECEPTION NUMBER 2019006190)

PARCEL ONE:

LOT 1, K.L.N. SUBDIVISION, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT DATA
TOWN OF CASTLE ROCK PROJECT #SDP20-0054

GENERAL ZONE LOT INFORMATION	SQUARE FEET	ACRES
LOT AREA	37,283 SF	0.86 AC
	PERMITTED	PROPOSED
BUILDING GROUND COVERAGE (MAX)	13,049 SF	6,288 SF
	PERMITTED	PROPOSED
BUILDING HEIGHT	6	1
BUILDING HEIGHT, STORES (MAX)	35 FT	24 FT
	REQUIRED/PERMITTED	PROVIDED
PARKING	31 (5 SPACES/1,000 SQ. FT. OF GFA)	42
STANDARD	2 (1 VAN ACCESSIBLE)	2 (1 VAN ACCESSIBLE)
TOTAL	36	44
	REQUIRED/PERMITTED	PROVIDED
FRONT YARD - WEST	15 FT	21.3 FT
SIDE YARD - NORTH	0 FT	5.7 FT
SIDE YARD - SOUTH	0 FT	47.1 FT
REAR YARD - EAST	0 FT	189.6 FT
ZONING	DOWNTOWN OVERLAY	
USE	COMMERCIAL/RETAIL	
2015 IBC CONSTRUCTION TYPE	I-B	
OCCUPANCY GROUP	B 8M	

VARIANCE APPROVED BY THE DESIGN REVIEW BOARD

1. ON FEBRUARY 24, 2021, THE DESIGN REVIEW BOARD APPROVED A LANDSCAPE VARIANCE FROM THE STREET TREE REQUIREMENT (CODE 17.42.000.B.6) TO ALLOW FOUR EXISTING TREES INSTEAD OF THE REQUIRED FIVE TREES ALONG WILCOX STREET.

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.

Monica R. Smith
340 S WILCOX STREET LLC (A LIMITED LIABILITY COMPANY)
SIGNED THIS 26th DAY OF April, 2021.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF April, 2021, BY *Monica R. Smith* AS VP OF 340 S WILCOX STREET LLC.

WITNESS MY HAND AND OFFICIAL SEAL

Shirley Russell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/30/23

LENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LENHOLDERS 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 JANUARY 28, 2019 AT RECEPTION NO. 201900390, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

David Knapp
SIGNED THIS 26th DAY OF April, 2021.

NOTARY BLOCK: County of San Diego, State of CA
SIGNED AND SWORN TO BEFORE ME THIS 26th DAY OF April, 2021, BY *David Knapp*

WITNESS MY HAND AND OFFICIAL SEAL

C.L. Gomez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-22

TITLE CERTIFICATE

1. *David Knapp* AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantee 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 LENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LENHOLDERS SUBORDINATION CERTIFICATE.

David Knapp
AUTHORIZED REPRESENTATIVE
Vice President - Land Title Guarantee Company

SIGNED THIS 26th DAY OF April, 2021.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF April, 2021, BY *David Knapp* AS AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL

Shirley Russell
NOTARY PUBLIC

MY COMMISSION EXPIRES: FEBRUARY 10, 2024

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:44 PM ON THE 27th DAY OF May, 2021, AT RECEPTION NO. 2021067597.

BY: *Jason St. Corbett*
DEPUTY

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 24th DAY OF February, 2021.

Shirley Russell 5/11/2021
DATE

John DeYoung 5/17/2021
DATE

DIRECTOR OF DEVELOPMENT SERVICES

CIVIL ENGINEERS STATEMENT

1. *Jason DeYoung* BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS SHOWN ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
COR # 16382 4/27/2021
REGISTERED PROFESSIONAL ENGINEER DATE

SURVEYOR'S CERTIFICATE

1. *John W. Doty* 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 AMENDMENT UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
John W. Doty CO PLS 27943 5/5/2021
REGISTERED LAND SURVEYOR DATE



SCALE:

FOR AND ON BEHALF OF PROOF CIVIL

NO.	DATE	REVISIONS DESCRIPTION
1	11/13/2020	TOWN COMMENTS
2	01/08/2021	TOWN COMMENTS
3	02/23/2021	TOWN COMMENTS

DATE: 11/13/2020
DRAWN BY: JSD
CHECKED BY: JSD
SCALE: AS SHOWN

COLORADO

COVER SHEET
GRANDMERE PLAZA
340 S. WILCOX STREET

DRAWING NO.
1
1 OF 11

TOWN OF CASTLE ROCK PROJECT #SDP20-0054



SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
LOT 1, K.L.N. SUBDIVISION FILING NO. 3
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W OF THE 6TH PM
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CASTLE ROCK SDP GENERAL NOTES

1. 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.
2. PURSUANT TO SECTION 4.3 AND 8.2.3 OF 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.
3. 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0303016 DATED 3/16/2016.
5. 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 REGULATIONS, STANDARDS AND REQUIREMENTS.
6. 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.
7. 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.
8. 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.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
10. THIS SITE IS ZONED B, BUSINESS/COMMERCIAL, WITHIN THE DOWNTOWN OVERLAY DISTRICT, SOUTH DISTRICT.
11. 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.
12. 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.
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.

CASTLE ROCK 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.



SCALE

FOR INFO ON BEHALF OF PROOF CIVIL, INC.

PROJ. NO.		201401		NO.		1		DATE		DESCRIPTION	
DATE	11/13/2020	NO.	1	DATE	12/28/2020	NO.	1	DATE	01/28/2021	NO.	TOWN COMMENTS
DRAWN BY	AMM	DATE	11/13/2020	DRAWN BY	JGD	DATE	01/28/2021	DRAWN BY	JGD	DATE	TOWN COMMENTS
CHECKED BY	JGD	DATE		CHECKED BY		DATE		CHECKED BY		DATE	

COLORADO

NOTES

GRANDMERE PLAZA
340 S. WILCOX STREET

CASTLE ROCK

DRAWING NO.
2

2 OF 11

TOWN OF CASTLE ROCK PROJECT #SDP20-0054

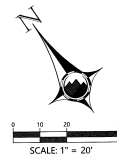
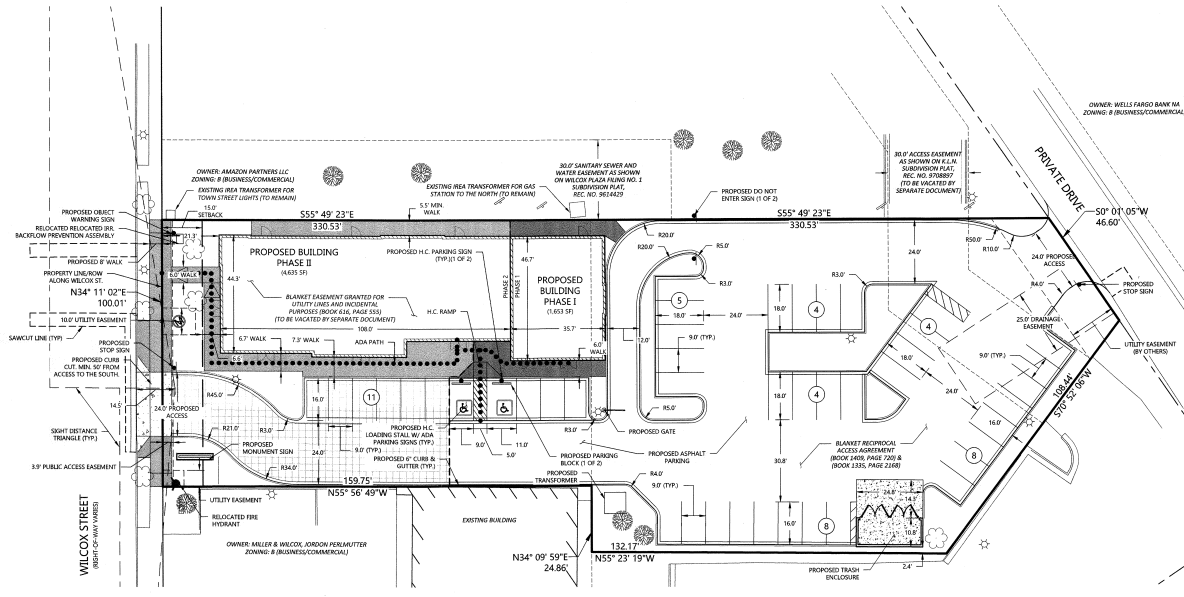
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SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
 LOT 1, K.L.N. SUBDIVISION FILING NO. 3
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W OF THE 6TH PM
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND:**
- PROPERTY LINE
 - ADA ACCESSIBLE ROUTE
 - ▨ PROPOSED BUILDING
 - ▤ EXISTING BUILDING
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - ▬ PROPERTY SETBACK
 - ▬ PROPOSED CURB & GUTTER
 - ▬ EXISTING CURB & GUTTER
 - ▬ PROPOSED SAWCUT
 - ▬ PROPOSED ASPHALT
 - ▬ PROPOSED WALK
 - ▬ PROPOSED CONCRETE
 - ☀ PROPOSED LIGHT POLE
 - ☀ EXISTING LIGHT POLE
 - ▬ PROPOSED SIGN
 - ▬ EXISTING SIGN

NOTES:
 1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



SEAL

NO.	DATE	DESCRIPTION
1	11/13/2020	TOWN COMMENTS
2	01/16/2021	TOWN COMMENTS
3	03/15/2021	TOWN COMMENTS

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/2020	TOWN COMMENTS
2	01/16/2021	TOWN COMMENTS
3	03/15/2021	TOWN COMMENTS

PROJECT NO.	20040
DATE	11/13/2020
TITLE	GRANDMERE PLAZA
DRAWN BY	ANN
CHECKED BY	ASD

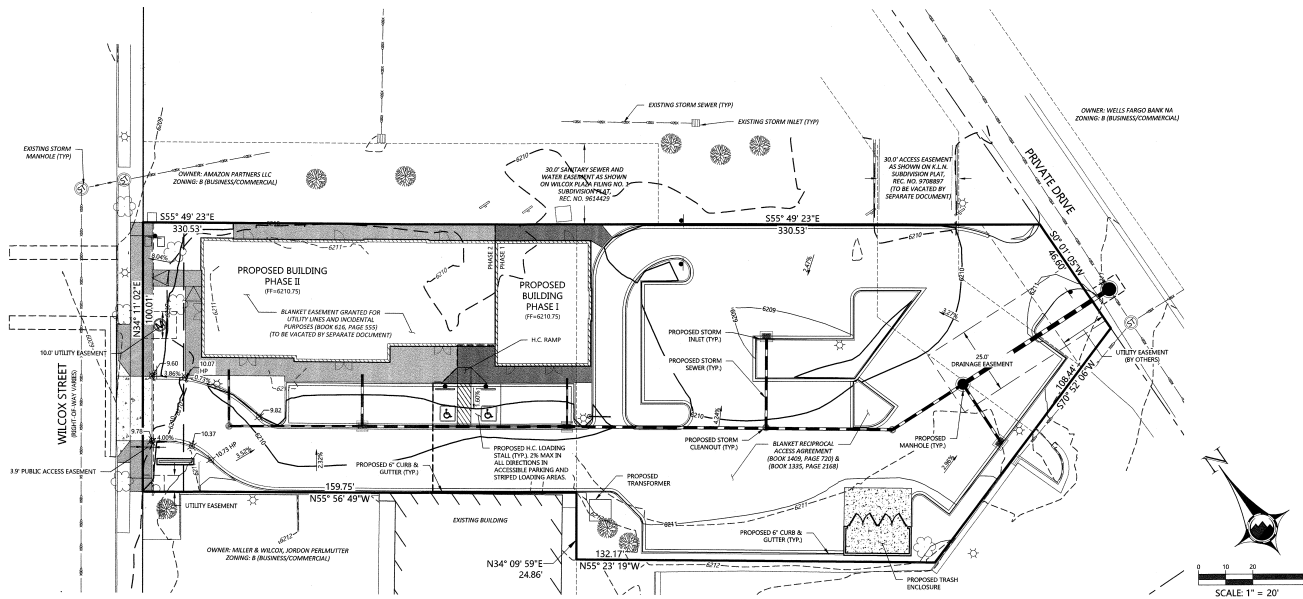
SITE PLAN
GRANDMERE PLAZA
 340 S. WILCOX STREET
 CASTLE ROCK, COLORADO

DRAWING NO.	3
3 OF 11	

TOWN OF CASTLE ROCK PROJECT #SDP20-0054

Unofficial Copy

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
LOT 1, K.L.N. SUBDIVISION FILING NO. 3
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W OF THE 6TH PM
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- ▨ LIMITS OF PLANNING AREA
- ▭ PROPOSED BUILDING
- - - EXISTING BUILDING
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- 5400— PROPERTY SETBACK
- 5401— PROPOSED 5' CONTOUR
- 5400— PROPOSED 1' CONTOUR
- 5401— EXISTING 5' CONTOUR
- 5401— EXISTING 1' CONTOUR
- ▬ EXISTING 1' CONTOUR
- ▬ EXISTING STORM LINE
- ▬ PROPOSED STORM LINE
- ▬ EXISTING STORM LINE
- ▬ PROPOSED SAWCUT
- ▬ PROPOSED STORM INLET
- ▬ EXISTING STORM INLET
- ▬ FLOW DIRECTION
- ▬ PROPOSED SPOT GRADE
- ▬ EXISTING SPOT GRADE
- HP SLOPE AND DIRECTION
- LP HIGH POINT
- GB LOW POINT
- ▬ GRADE BREAK

NOTES:

- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



NO.	DATE	DESCRIPTION
1	11/13/2020	ISSUE FOR COMMENTS
2		REVISIONS
3		REVISIONS

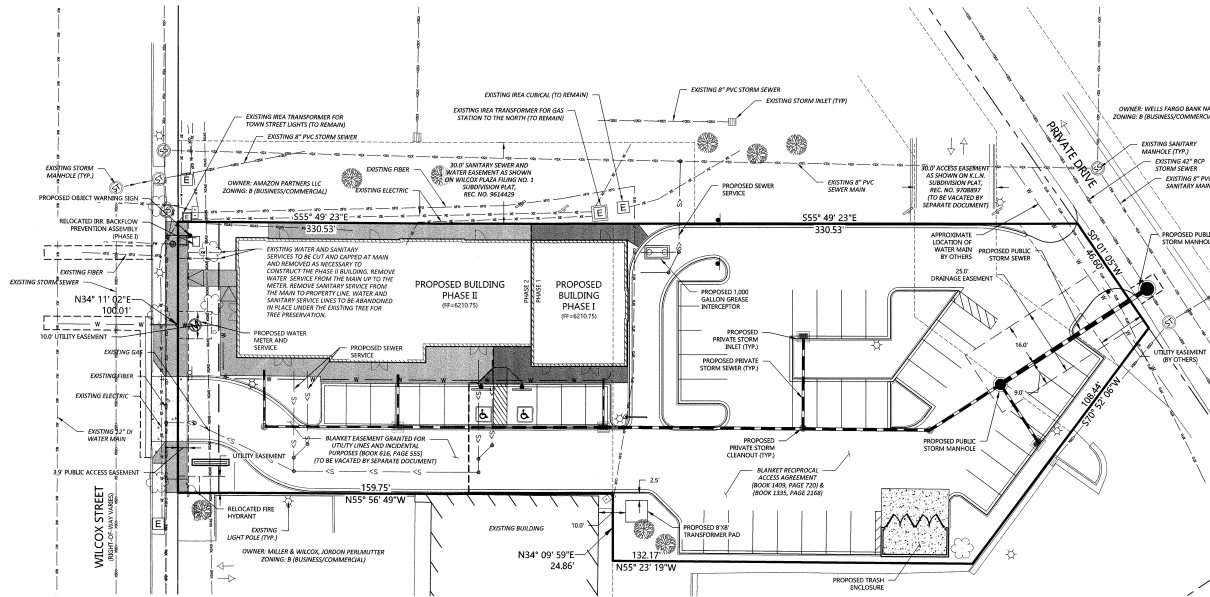
PROJECT NO.	20040
DATE	11/13/2020
DRAWN BY	ANN
CHECKED BY	JSD
CITY	COLORADO
PROJECT NAME	GRANDMERE PLAZA
ADDRESS	340 S. WILCOX STREET
CITY	CASTLE ROCK

DRAWING NO.
4
 4 OF 11

TOWN OF CASTLE ROCK PROJECT #SDP20-0054

Unofficial Copy

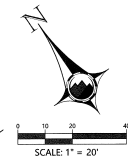
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LEGEND:

---	PROPERTY LINE
▨	PROPOSED BUILDING
- - - -	EXISTING BUILDING
- · - · -	PROPOSED EASEMENT
- · - · -	EXISTING EASEMENT
---	PROPERTY SETBACK
▬▬▬▬▬▬	PROPOSED STORM LINE
▬▬▬▬▬▬	EXISTING STORM LINE
▬▬▬▬▬▬	PROPOSED INLET
▬▬▬▬▬▬	EXISTING INLET
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
XW	PROPOSED HYDRANT & VALVE
▽	EXISTING HYDRANT & VALVE
Ss	PROPOSED SAN SEWER LINE
XSS	EXISTING SAN SEWER LINE
XE	EXISTING ELECTRICAL LINE
XOH	EXIST. OVERHEAD ELEC. LINE
XPHON	EXISTING TELECOMM LINE
XGAS	EXISTING GAS LINE
XIRR	EXISTING IRRIGATION LINE
XFO	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 YELLOW WATER PRESSURE ZONE.



FOR AND ON BEHALF OF PROOF CIVIL, INC.

DATE	11/13/2020
BY	ANN
CHECKED BY	JGD

REVISIONS

NO.	DATE	DESCRIPTION
1.	11/13/2020	1. L222222222 TOWN COMMENTS
2.	11/13/2020	2. L222222222 TOWN COMMENTS
3.	11/13/2020	3. L222222222 TOWN COMMENTS

PROJ. NO.: 20040
 TITLE: UTILITY PLAN
 DRAWN BY: ANN
 CHECKED BY: JGD
 COLORADO
 GRANDMERE PLAZA
 340 S. WILCOX STREET
 CASTLE ROCK

DRAWING NO.: 5
 5 OF 11

TOWN OF CASTLE ROCK PROJECT #SDP20-0054

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SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
 LOT 1, K.L.N. SUBDIVISION FILING NO. 3
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W OF THE 6TH PM
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **Chris March**
 Town of Castle Rock Registration # **NA** State of Colorado License Landscape Architect # **133**
 Company Name **TCK Design and Planning** Address **PO BOX 202560, Denver, CO 80220**
 Phone **303-883-3278** Email **cmarch@tckdesignandplanning.com** Date **2021-03-01**
 PROJECT NAME **Pizza Hut #2018**

Gross Site Area	Landscape Area in Sq. Ft. (10% Tree)	Turfgrass - List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (21,000 SF)	No. of Trees Provided (41,000 SF)	No. of Shrubs Required (41,000 SF)	No. of Shrubs Provided	Soil Prep Amended (4 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections
37,283 SF (0.86 AC)	REQUIRED 3,728 SF PROVIDED 5,348 SF (14%) IRRIGATED 4,486 SF NON-IRRIGATED 862 SF	NA (0 SF)	527 SF	8	9 ⁽¹⁾	15	34	31.4 CY	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Parking Lot (Area in Sq. Ft.)	Landscape Area (Area in Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required (41,000 SF)	No. of Trees Provided	No. of Shrubs Required (41,000 SF)	No. of Shrubs Provided
20,214	REQUIRED 2,021 SF PROVIDED 2,227 SF	44	280 SF	2	8'	4	4 ⁽¹⁾	8	31
NOTES: (1) EXISTING TREES ARE BEING USED TO MEET THIS REQUIREMENT									

Streetscape Requirements

Street	Length	Units	No. of Trees Required (1 per 22 LF)	No. of Trees Provided	Existing Trees to Remain	No. of Shrubs Required (5 Per Tree)	No. of Shrubs Provided	No. of Perennials Required (7 Per Tree)	No. of Perennials Provided
Willow	100	Feet	5	4 ⁽²⁾	4	25	25	35	35

NOTES: (2) A VARIANCE IS BEING REQUESTED FROM THE DESIGN REVIEW BOARD TO MEET THE REQUIREMENT WITH THE FOUR EXISTING TREES. THERE IS NOT ADEQUATE SPACE FOR AN ADDITIONAL TREE DUE TO SETBACK REQUIREMENTS FROM THE SIDEWALK AND PROPOSED WATER LINE LOCATION. THE SPATIAL LIMITATIONS AND PRUNING REQUIREMENTS WOULD NOT ALLOW FOR AN ADDITIONAL TREE TO THRIVE.

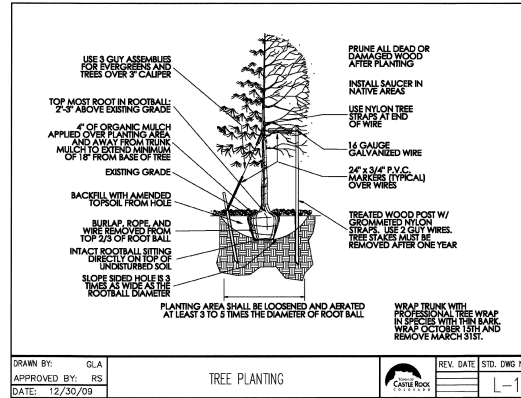
LANDSCAPE NOTES

- FINAL LANDSCAPE AREA COVERAGE, AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRATIONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUNDMOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SPLICES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR BASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.26 AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTIGUOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CONT	IRRIGATION	WATER USE	
DECIDUOUS TREES					
GLTR	BOTANICAL NAME: SLEDGISA NERMS 'SHADEMASTER'	COMMON NAME: SHADEMASTER HONEYLOCUST	CONT: B & B	IRRIGATION: 2" CAL DRIP	WATER USE: L-M
QURU	BOTANICAL NAME: QUERCUS RUBRA	COMMON NAME: NORTHERN RED OAK	CONT: B & B	IRRIGATION: 2" CAL DRIP	WATER USE: L-M
BROADLEAF EVERGREENS					
COOB	BOTANICAL NAME: COTONEASTER DAMMERI 'CORAL BEAUTY'	COMMON NAME: CORAL BEAUTY COTONEASTER	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: L-M
DECIDUOUS SHRUBS					
BECP	BOTANICAL NAME: BERBERIS THUNBERGII 'ATROPURPUREA NANA'	COMMON NAME: CRIMSON PYGMY BARBERRY	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: L
PHOM	BOTANICAL NAME: PHYSCARPUS OPULIFOLIUS 'MONJO'	COMMON NAME: DIABLO NINEBARK	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: L
RHAR	BOTANICAL NAME: RHUS AROMATICA 'CIRCLELOW'	COMMON NAME: GREY LOW FRAGRANT SUMAC	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: V-L
RGRN	BOTANICAL NAME: RIBES ALPIMUM 'GREEN MOUND'	COMMON NAME: GREEN MOUND ALPINE CURRANT	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: M
SPIN	BOTANICAL NAME: SPIRAEA NIPPONICA 'SNOWMOUND'	COMMON NAME: SNOWMOUND SPIREA	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: M
EVERGREEN SHRUBS					
PIGL	BOTANICAL NAME: PICEA PLUNGENS 'GLOBOSA'	COMMON NAME: GLOBE SPRUCE	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: M
PIMS	BOTANICAL NAME: PINUS MUGO 'SLOWMOUND'	COMMON NAME: SLOWMOUND MUGO PINE	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: L
ORNAMENTAL GRASS					
CMF	BOTANICAL NAME: CALAMAGROSTIS ACUTIFLORA 'KARI FOERSTER'	COMMON NAME: FEATHER REED GRASS	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: M
MGR	BOTANICAL NAME: MISCANTHUS SINENSIS 'GRACILLIMUS'	COMMON NAME: MAIDEN GRASS	CONT: 5 GAL	IRRIGATION: DRIP	WATER USE: M
PERENNIALS					
ACMO	BOTANICAL NAME: AGRESTIS X 'MIDSHIRE'	COMMON NAME: MOONSHIRE YARROW	CONT: 1 GAL	IRRIGATION: DRIP	WATER USE: V-L
GEJB	BOTANICAL NAME: GERANIUM CANTABRIGIENSE 'BIOKOVO'	COMMON NAME: BOKOVNO GERANIUM	CONT: 1 GAL	IRRIGATION: DRIP	WATER USE: L
PERR	BOTANICAL NAME: PENSTEMON X MEXICALI 'RED ROCKS'	COMMON NAME: RED ROCKS PENSTEMON	CONT: 1 GAL	IRRIGATION: DRIP	WATER USE: L
PERL	BOTANICAL NAME: PEROVSKIA ATRIPLEXIFOLIA 'LITTLE SPIRE'	COMMON NAME: LITTLE SPIRE RUSSIAN SAGE	CONT: 1 GAL	IRRIGATION: DRIP	WATER USE: L
SAMN	BOTANICAL NAME: SALVIA X SYLVESTRIS 'MAY NIGHT'	COMMON NAME: MAY NIGHT SALVIA	CONT: 1 GAL	IRRIGATION: DRIP	WATER USE: V-L
SEAJ	BOTANICAL NAME: SEDUM SPECTABILIS 'AUTUMN JOY'	COMMON NAME: AUTUMN JOY SEDUM	CONT: 1 GAL	IRRIGATION: DRIP	WATER USE: V

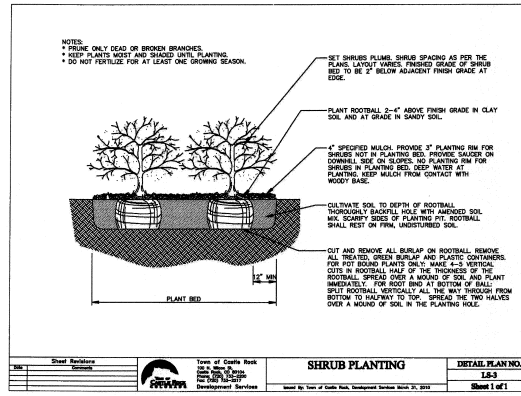
WATER USE CATEGORIES: VERY LOW (V), LOW (L), MODERATE (M), HIGH (H)



DRAWN BY: GLA
 APPROVED BY: RSP
 DATE: 12/30/09

REV. DATE STD. DWG NO.
 L-1

1 TREE PLANTING



REV. DATE STD. DWG NO.
 L-2

2 SHRUB PLANTING

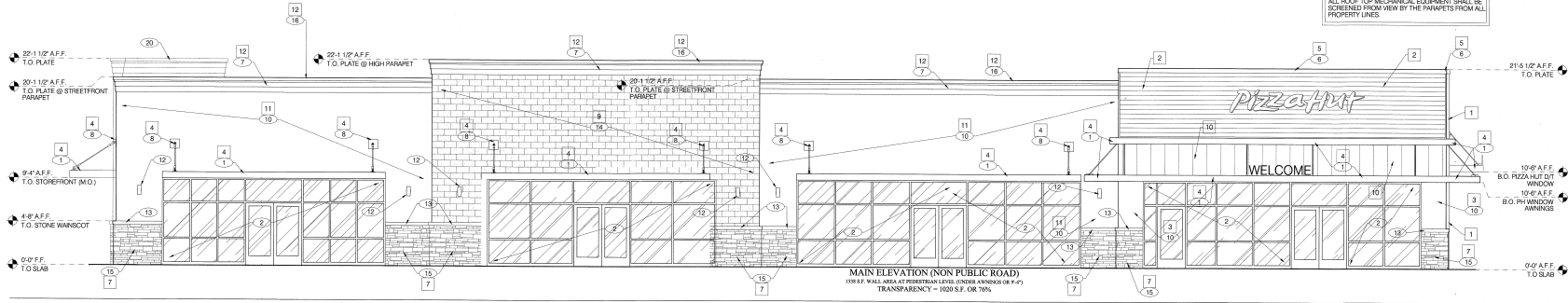


REVISIONS

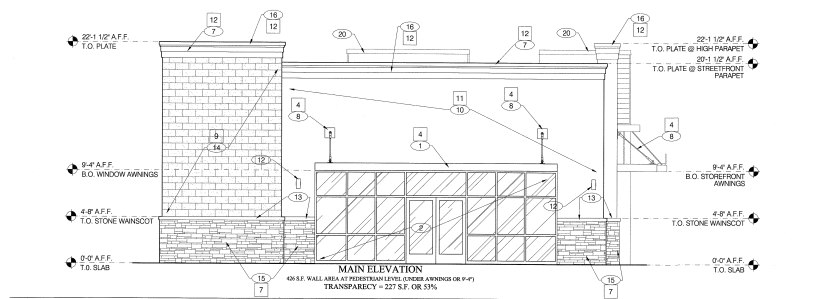
NO.	DATE	DESCRIPTION
1	12/28/2009	TOWN COMMENTS
2	01/07/2010	TOWN COMMENTS
3	01/25/2010	TOWN COMMENTS

LANDSCAPE NOTES AND DETAILS
GRANDMERE PLAZA
 340 S. WILCOX STREET
 CASTLE ROCK
 COLORADO

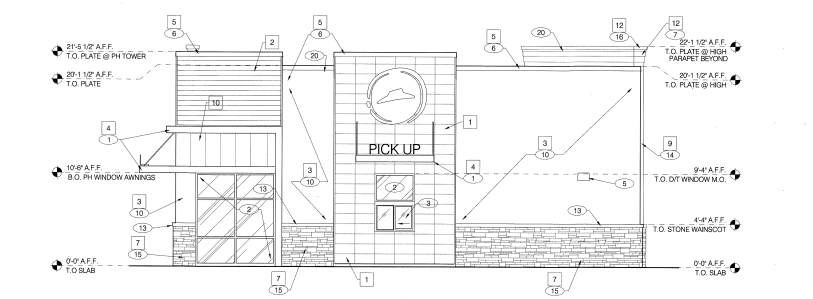
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
 LOT 1, K.L.N. SUBDIVISION FILING NO. 3
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W OF THE 6TH PM
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SOUTH ELEVATION 3/16" = 1'-0" **A**



WEST ELEVATION 3/16" = 1'-0" **C**



EAST ELEVATION 3/16" = 1'-0" **B**

SYMBOL	PRODUCT	MANUFACTURER	COLOR	SIZE
1	PORCELAN STONE	CROSSVILLE	BASALT #4V225	12" X 24"
2	EXTERIOR SIDING	IDENTITY WOOD PRODUCTS	EXTRA MUSHROOM	
3	LOXON XP PAINT	SHERWIN WILLIAMS	MATCH MP 'FRESH CRUST'	
4	AWNING COLOR	SIGN VENDOR	MATTE BLACK	
5	PH CORING	EXCEPTIONAL METALS, INC	CLEAR ANODIZED	
6	NOT USED			
7	CULTURED STONE WANSKOT	ELDORADO STONE	BUFFSTONE 'PRESCOTT'	
8	LOXON XP PAINT	SHERWIN WILLIAMS	MATCH SW 81035 'STATUS BRONZE'	
9	SPLIT-FACED CMU	RCF BLOCK & BRICK	SAND	
10	STANDING SEAM METAL	DIMENSIONAL METALS, INC	RED	
11	LOXON XP PAINT	SHERWIN WILLIAMS	SW1922 'ALPACA'	
12	LOXON XP PAINT	SHERWIN WILLIAMS	SW1922 'WELL BREW BROWN'	
13	LOXON XP PAINT	SHERWIN WILLIAMS	SW6511 'REGATTA'	
14	LOXON XP PAINT	SHERWIN WILLIAMS	SW6514 'ARAGNAC'	

EXTERIOR FINISH SCHEDULE N.T.S. **E**

- (1) AWNING BY VENDOR SUBMITTED UNDER SEPARATE COVER
- (2) STOREFRONT WINDOWS AND DOORS. SEE SHEET A1.0 AND A1.1.
- (3) DRIVE THRU WINDOW.
- (4) SECURITY DOOR. SEE SHEET A1.1.
- (5) WALL PACK LIGHTING.
- (6) CAP FLASHING. PREFINISHED BY MFR.
- (7) BUILT-UP FOAM CORNICE.
- (8) SIGNAGE TURNBUCKLE.
- (9) STO. POWERWALL STUDCO.
- (10) METER CENTER (NOT VISUALLY DETECTED). WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. INSTALL STONE WANSKOT TO WITHIN 6" EACH SIDE. COORDINATE WITH ACTUAL METER CENTER SIZING.
- (11) WALL SOUNDCE (V.P.R.)
- (12) PROVIDE SPLIT-EDGE WANSKOT SILL BY ELDORADO STONE IN COLOR 'COASTAL SAND'.
- (13) 8" X 16" SPLIT-FACED CMU BLOCK.
- (14) CULTURED STONE WANSKOT.
- (15) GALVANIZED CAP FLASHING. PAINT IN FIELD.
- (16) 8" DIA. SCHEDULE 40 PIPE W/SGE OVER 8" SCHEDULE 80 PIPE COLUMN EMBEDDED 12" INTO CONCRETE.
- (17) 16" BOX RIB METAL GATE WITH STEEL FRAME EDGES. WELDED. PRIMED AND PAINTED IN FIELD.
- (18) SECURITY DOOR. SEE SHEET A1.1.
- (19) PROVIDE SPLIT-EDGE WALL CAP BY ELDORADO STONE IN COLOR 'COASTAL SAND'.
- (20) PARAPET BEYOND.
- (21) PIZZA HUT TRIMMANT ELECTRIC PANEL.
- (22) MULTI-TERMANT ELECTRIC PANEL.

KEYNOTES N.T.S. **D**

TOWN OF CASTLE ROCK PROJECT #SDP20-0054

LEE B. MANSKE, A.I.A., N.C.A.R.P.
 2422 N. PUTZERS COURT
 WICHITA, KS 67205
 316-749-5873



REVISIONS

NO.	DATE	DESCRIPTION
1	12/28/2020	ISSUE COMMENTS
2	11/19/2020	ISSUE COMMENTS
3	10/15/2020	ISSUE COMMENTS

PROJ. NO.: 20040
 DATE: 11/19/2020
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 CHECKED BY: LBM

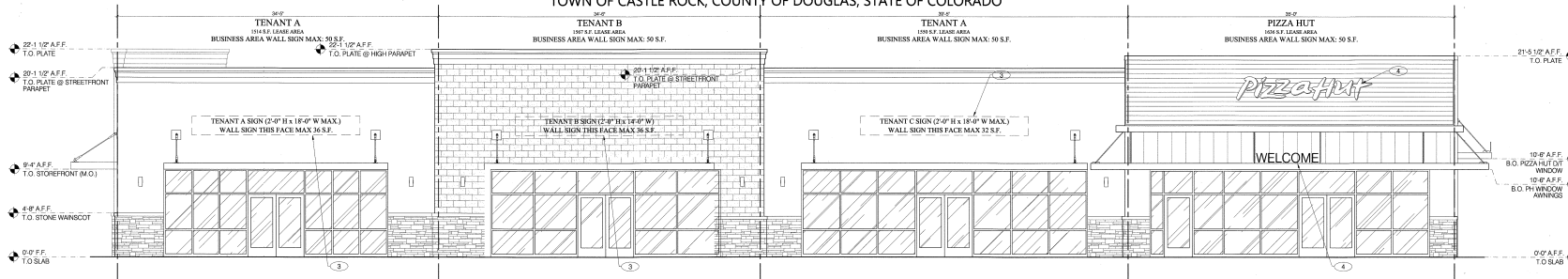
COLORADO

BUILDING ELEVATIONS
 GRANDMERE PLAZA
 340 S. WILCOX STREET

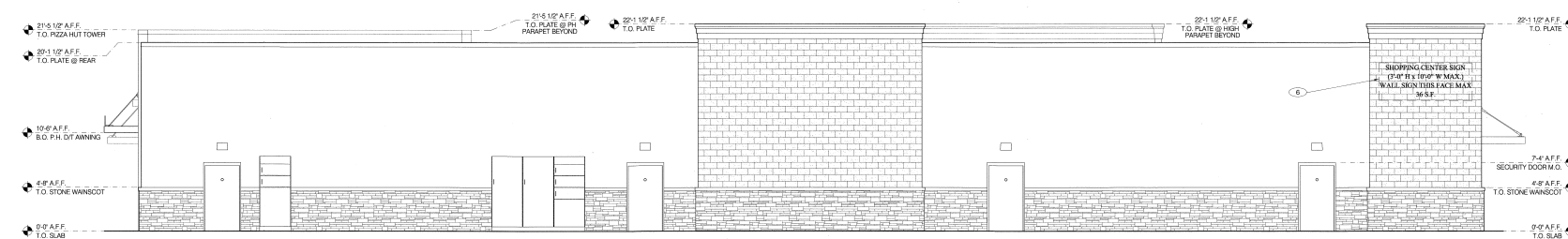
DRAWING NO.

8
 8 OF 11

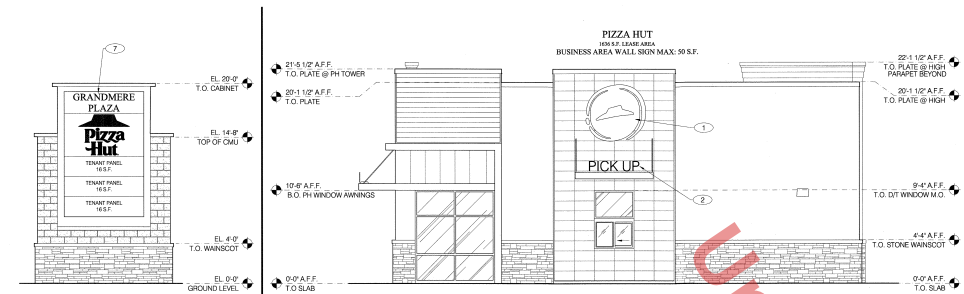
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GRANDMERE PLAZA
LOT 1, K.L.N. SUBDIVISION FILING NO. 3
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SOUTH ELEVATION SIGNAGE 3/16" = 1'-0" **A**

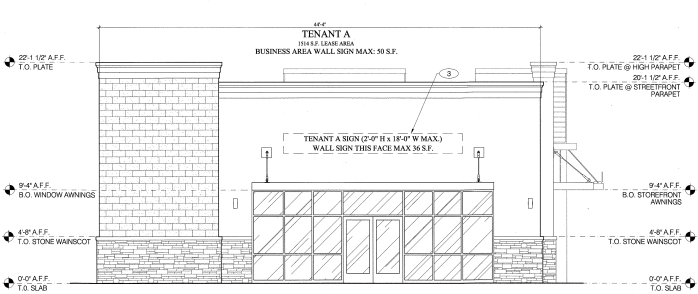


NORTH ELEVATION SIGNAGE 3/16" = 1'-0" **B**



MONUMENT SIGN 3/16" = 1'-0" **F**

EAST ELEVATION SIGNAGE 3/16" = 1'-0" **D**



WEST ELEVATION SIGNAGE 3/16" = 1'-0" **C**

SIGNAGE TOTALS 3/16" = 1'-0" **H**

TOTAL PROPOSED BUILDING WALL SIGNAGE:	247.75 S.F.
TOTAL PROPOSED FREESTANDING MONUMENT SIGNAGE:	100 S.F.
TOTAL SIGNAGE ON-SITE:	347.75 S.F.

- 1 34 S.F. BUILDING WALL SIGN, INTERNALLY ILLUMINATED.
- 2 5.25 S.F. CUT LETTERS ON FACE OF AWNING.
- 3 32 S.F. BUILDING WALL SIGN, INTERNALLY ILLUMINATED.
- 4 7.5 S.F. CUT LETTERS ON FACE OF AWNING.
- 5 37 S.F. BUILDING WALL SIGN, INTERNALLY ILLUMINATED.
- 6 36 S.F. BUILDING WALL SIGN, INTERNALLY ILLUMINATED.
- 7 MONUMENT SIGN, 20'-0" OAH, INTERNALLY ILLUMINATED WITH 100 S.F. PER FACE.

KEY NOTES 3/16" = 1'-0" **G**

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 WICHITA, KS 67205
 316-749-6873

DEVELOPMENT MASTER SIGN PLAN
GRANDMERE PLAZA
 340 S. WILCOX STREET
 CASTLE ROCK, COLORADO

NO.	DATE	DESCRIPTION
1	12/28/2020	TOWN COMMENTS
2	01/13/2021	OWNER COMMENTS
3	02/05/2021	OWNER COMMENTS

PROJECT NO: 20040
 DATE: 11/13/2020
 DRAWN BY: LBK
 CHECKED BY: LBK

TOWN OF CASTLE ROCK PROJECT #SDP20-0054
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