

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
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

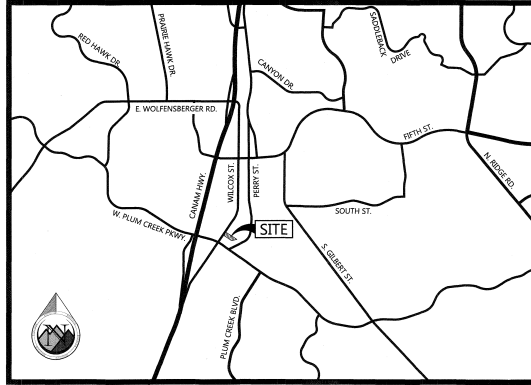
OWNER	SHEET INDEX	
340 S WILCOX STREET LLC	COVER SHEET	1
C/O GRAND MERE RESTAURANT GRP	BUILDING ELEVATIONS	2
300 PARK AVE 12TH FLOOR	BUILDING ELEVATIONS	3
NEW YORK, NY 10022	DEVELOPMENT MASTER SIGN PLAN	4

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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.

AMENDMENT NARRATIVE:

THE NORTH ELEVATION HAS BEEN UPDATED TO ADD AN EXTERIOR ROOF LADDER FOR SAFE ACCESS TO THE ROOF FOR MAINTENANCE AND REPAIRS.

THE EAST ELEVATION HAS BEEN REVISED TO PROVIDE A SIMILAR PRODUCT FOR THE PIZZA HUT TOWER DUE TO PIZZA HUT NATIONAL BRAND REQUIREMENTS AND EXPERIENCE IN MATERIAL LONGEVITY AT OTHER STORES. THE COLOR DOES NOT CHANGE.

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
BUILDING HEIGHT	PERMITTED	PROPOSED
BUILDING HEIGHT, STORES (MAX)	6	1
BUILDING HEIGHT, FEET (MAX)	35 FT	24 FT
PARKING	REQUIRED/PERMITTED	PROVIDED
STANDARD	31 (3 SPACES/1,000 SQ. FT. OF GRA)	42
ACCESSIBLE	2 (1 VAN ACCESSIBLE)	2 (1 VAN ACCESSIBLE)
TOTAL	36	44
SETBACKS	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		II-B
OCCUPANCY GROUP		B-8M

VARIANCE APPROVED BY THE DESIGN REVIEW BOARD

- ON FEBRUARY 24, 2021, THE DESIGN REVIEW BOARD APPROVED A LANDSCAPE VARIANCE FROM THE STREET TREE REQUIREMENTS (SANS 17.03.080-81) TO ALLOW HOUR POSTING TREES INSTEAD OF THE REQUIRED FIVE TREES ALONG S. WILCOX STREET.

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

17th DAY OF August 2021
[Signature] DIRECTOR OF DEVELOPMENT SERVICES

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.

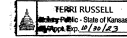
[Signature]
D&S WILCOX STREET LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 20th DAY OF August 2021

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August 2021 by *[Signature]* AS Vice President, 340 S. WILCOX STREET LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:



MY COMMISSION EXPIRES: 10/30/22

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 1:13pm ON THE 16th DAY OF August 2021, AT RECEPTION NO. 20210906402

BY: *[Signature]*
DEPUTY



NO.	DATE	DESCRIPTION
1	11/13/2020	TOWN COMMENTS

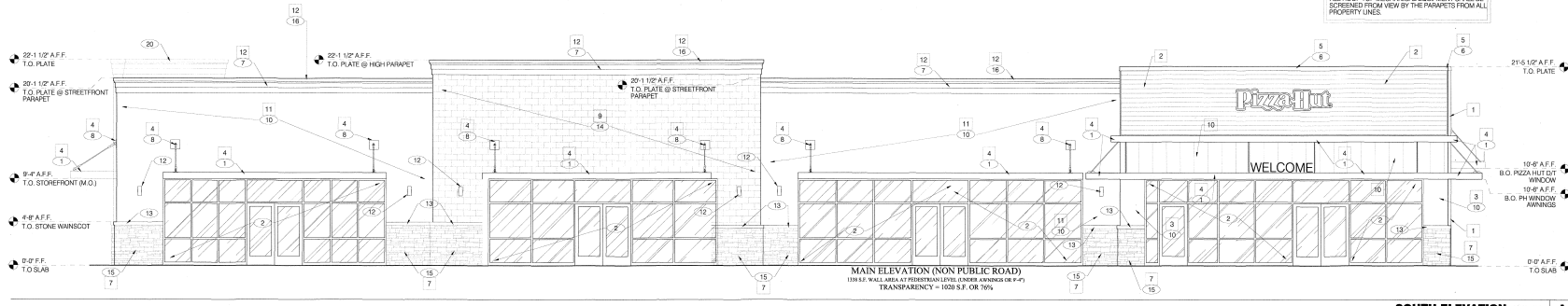
COVER SHEET
GRANDMERE PLAZA
340 S. WILCOX STREET
CASTLE ROCK
COLORADO

DRAWING NO.
1
1 OF 4

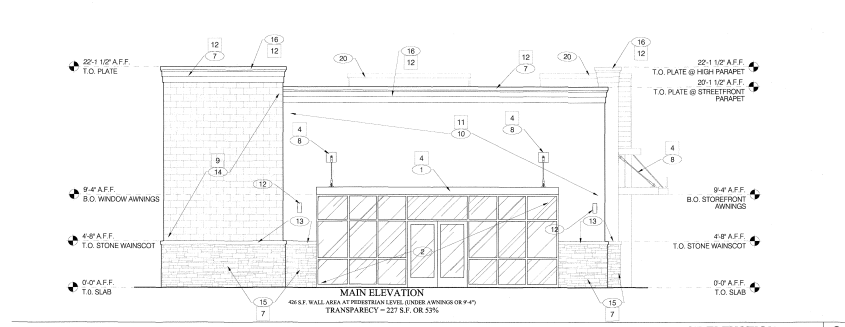


SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
GRANDMERE PLAZA
 LOT 1, K.L.N. SUBDIVISION FILING NO. 3
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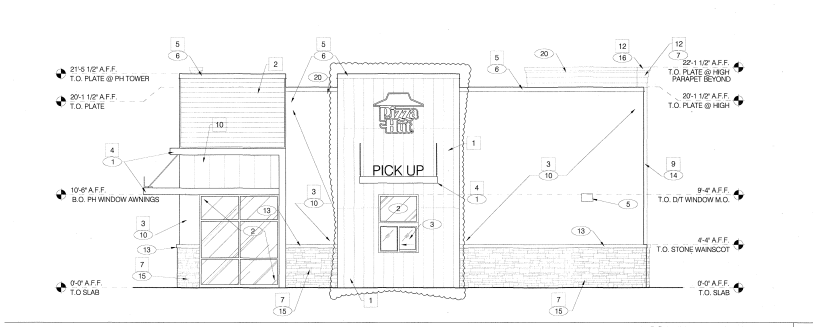
NOTE: ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY THE PARAPETS FROM ALL PROPERTY LINES.



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	PART NO.
1	METAL PANELS	DIMENSIONAL METALS, INC.	BLACK GALVALUME	FP1012
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 COPING	EXCEPTIONAL METALS, INC.	CLEAR ANODIZED	
6	NOT USED			
7	CULTURED STONE WANSKOT	ELDORADO STONE	BLUFFSTONE 'PRESOTT'	
8	LOXON XP PAINT	SHERWIN WILLIAMS	MATCH SW 8703S 'STATUS BRONZE'	
9	SPLIT FACED CMU	RCF BLOCK & BRICK	SAND	
10	STANDING SEAM METAL	DIMENSIONAL METALS, INC.	RED	
11	LOXON XP PAINT	SHERWIN WILLIAMS	SW7022 'ALPACA'	
12	LOXON XP PAINT	SHERWIN WILLIAMS	SW7027 'WELL BRED BROWN'	
13	LOXON XP PAINT	SHERWIN WILLIAMS	SW6517 'REGATTA'	
14	LOXON XP PAINT	SHERWIN WILLIAMS	SW6324 'MAGNAC'	

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

- 1) AWNING BY VENDOR SUBMITTED UNDER SEPARATE COVER
- 2) STOREFRONT WINDOWS AND DOORS. SEE SHEET A1 D 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 STUCCO.
- 10) METER CENTER (NOT VISUALLY DEPICTED). WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SIGNAGE. INSTALL STONE WANSKOT TO WITHIN 6" EACH SIDE. COORDINATE WITH ACTUAL METER CENTER SIZING.
- 11) WALL SCOURCE (TYP).
- 12) PROVIDE SPLIT EDGE WANSKOT SILL BY ELDERADO STONE IN COLOR 'COSTAL SAND'.
- 13) 8" X 16" SPLIT FACED CMU BLOCK.
- 14) CULTURED STONE WANSKOT.
- 15) GALVANIZED CAP FLASHING. PAINT IN FIELD.
- 16) 6" DIA. SCHEDULE 80 PIPE HINGE OVER 5' SCHEDULE 80 PIPE COLUMN EMBEDDED 12" INTO CONCRETE.
- 17) 18 OR 30X18 METAL GATE WITH STEEL FRAME EDGES, WELDED, PRIMED AND PAINTED IN FIELD.
- 18) PROVIDE SPLIT-EDGE WALL CAP BY ELDERADO STONE IN COLOR 'COSTAL SAND'.
- 19) PARAPET BEYOND.
- 20) PIZZA HUT TENANT ELECTRIC PANEL.
- 21) MULTI-TENANT ELECTRIC PANEL.

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

LEE B. MANSKE, A.L.A., N.C.A.R.B.
 2422 N. BUTTERS COURT
 WICHITA, KS 67205
 316-749-5873



NO.	DATE	DESCRIPTION
1	11/13/2020	TOWN COMMENTS

BUILDING ELEVATIONS
GRANDMERE PLAZA
 340 S. WILCOX STREET
 CASTLE ROCK, COLORADO

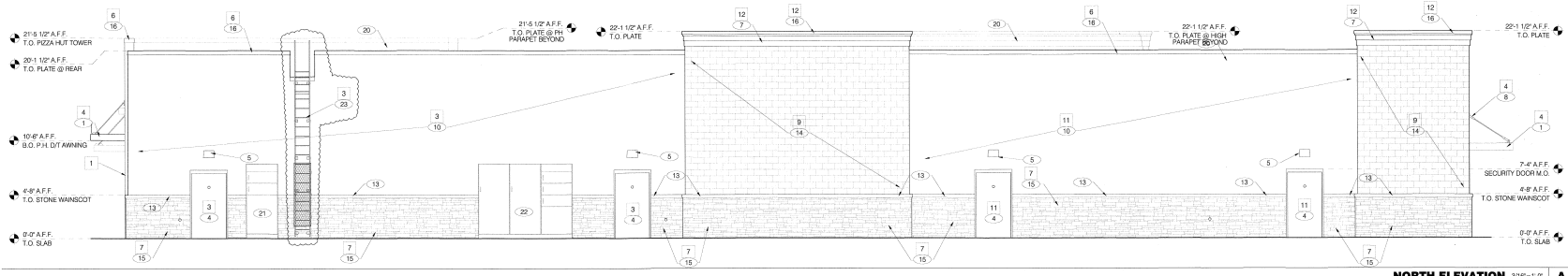
DRAWING NO. **2**
 2 OF 4
 TOWN OF CASTLE ROCK PROJECT #SDP21-0033 AMENDING #SDP20-0054

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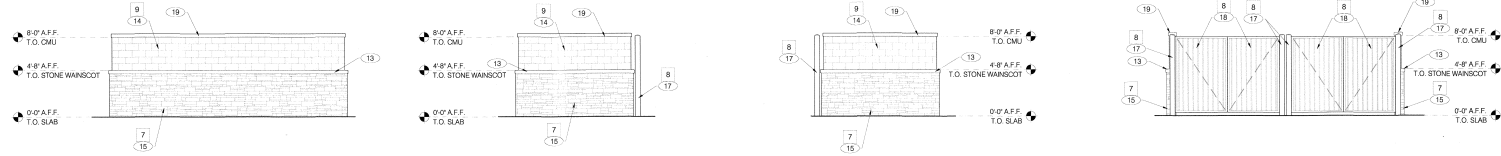


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NOTE:
 ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE
 SCREENED FROM VIEW BY THE PARAPETS FROM ALL
 PROPERTY LINES.



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



DUMPSTER ELEVATIONS 3/16"=1'-0" **B**

SYMBOL	PRODUCT	MANUFACTURER	COLOR	PART NO.
1	METAL PANELS	DIMENSIONAL METALS, INC.	BLACK GALVALUME	FF1012
2	EXTERIOR SIDING	IDENTITY WOOD PRODUCTS	EXTRA MUSHROOM	
3	LOXON XP PAINT	SHERWIN WILLIAMS	MATCH WP 'FRESH CRUST'	
4	AWNING COLOR	SIGN VENDOR	MATTE BLACK	
5	PH COATING	EXCEPTIONAL METALS, INC	CLEAR ANODIZED	
6	NOT USED			
7	CULTURED STONE WANSKOT	ELDORADO STONE	BUFFSTONE 'PRESHOT'	
8	LOXON XP PAINT	SHERWIN WILLIAMS	MATCH SW 6703S 'STATUS BRONZE'	
9	SPLIT-FACED CMU	RCF BLOCK & BRICK	SAND	
10	STANDING SEAM METAL	DIMENSIONAL METALS, INC	RED	
11	LOXON XP PAINT	SHERWIN WILLIAMS	SW7022 'ALPACA'	
12	LOXON XP PAINT	SHERWIN WILLIAMS	SW7027 'WELL BRED BROWN'	
13	LOXON XP PAINT	SHERWIN WILLIAMS	SW6517 'RESATTA'	
14	LOXON XP PAINT	SHERWIN WILLIAMS	SW6534 'RHAGNAC'	

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

- 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) MULTI-UP FOAM CORNICE
- 8) SIGNAGE TURNBUCKLE
- 9) STO POWERWALL STUCCO
- 10) METER CENTER (NOT VISUALLY DEPICTED): WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. INSTALL STONE WANSKOT TO WITHIN 6" EACH SIDE. COORDINATE WITH ACTUAL METER CENTER SIZING.
- 11) METER CENTER (TYP)
- 12) WALL SCOFFS (TYP)
- 13) PROVIDE SPLIT-EDGE WANSKOT SILL BY ELDORADO STONE IN COLOR COORDINATE SANDY
- 14) 8" X 16" SPLIT-FACED CMU BLOCK
- 15) CULTURED STONE WANSKOT
- 16) GALVANIZED CAP FLASHING. PAINT IN FIELD
- 17) 6" DIA. SCHEDULE 80 PIPE HINGE OVER 5" SCHEDULE 80 PIPE COLUMN BRIDGED 12" INTO CONCRETE
- 18) 18 GA. ROY RB METAL GATE WITH STEEL FRAME EDGES. WELDED. PRIMED AND PAINTED IN FIELD
- 19) PROVIDE SPLIT-EDGE WALL CAP BY ELDORADO STONE IN COLOR COORDINATE SANDY
- 20) PARAPET BEYOND
- 21) PIZZA HUT TENANT ELECTRIC PANEL
- 22) MULTI-TENANT ELECTRIC PANEL
- 23) ROOF LADDER PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. PROVIDE LOCKABLE ENCLOSURE TO PREVENT UNAUTHORIZED USE. PAINT TO MATCH SURROUNDING WALL COLOR

KEYNOTES N.T.S. **C**

LEE B. MANSKE, A.I.A., N.C.A.R.B.
 2422 N. RUTGERS COURT
 WICHITA, KS 67205
 316-749-5973

PROJ. NO. 20040
 DATE 11/13/2020
 DRAWN BY LBM
 CHECKED BY LBM

REVISIONS

NO.	DATE	DESCRIPTION
1	07.10.2021	TOWN COMMENTS

UNOFFICIAL RECORD COPY

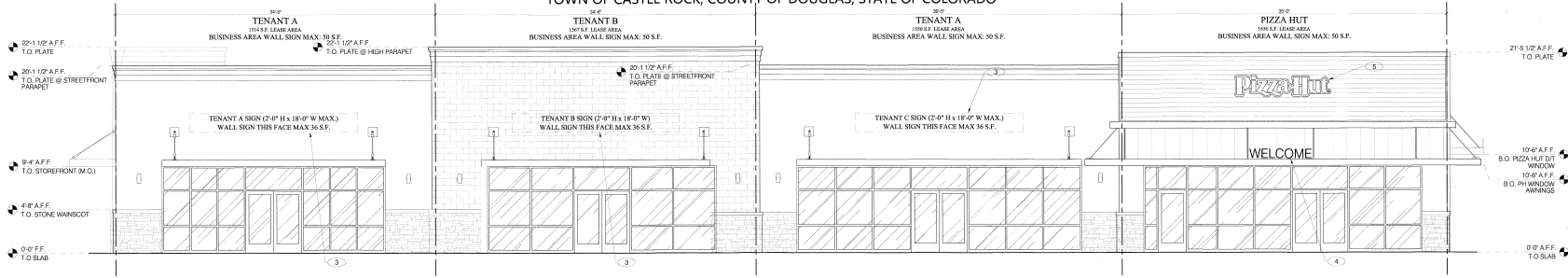
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 340 S. WILCOX STREET
 CASTLE ROCK, COLORADO

DRAWING NO. **3**
 3 OF 4

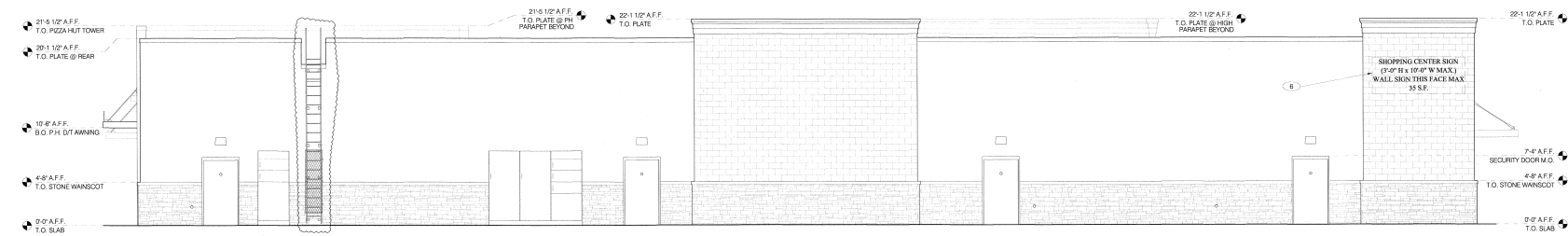
TOWN OF CASTLE ROCK PROJECT #SDP21-0033 AMENDING #SDP20-0054



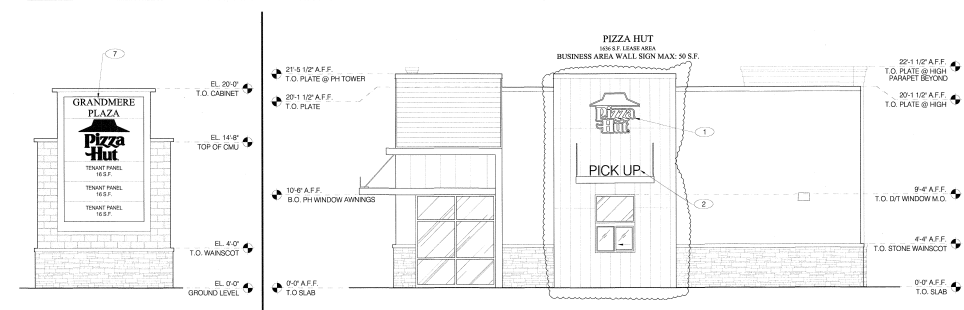
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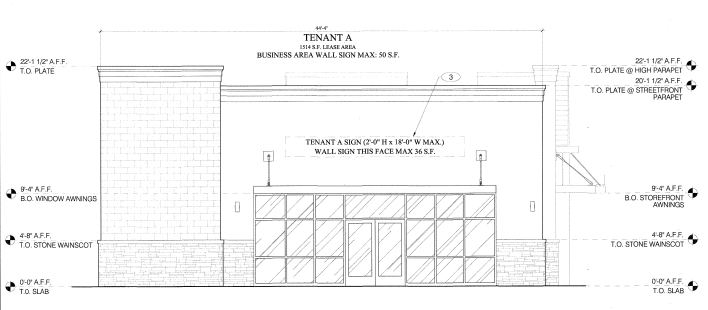
SOUTH ELEVATION SIGNAGE 3/16" = 1'-0" **A**



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**

TOTAL PROPOSED BUILDING WALL SIGNAGE: 248.00 S.F.
 TOTAL PROPOSED PREESTANDING MONUMENT SIGNAGE: 100 S.F.
 TOTAL SIGNAGE ON-SITE: 347.75 S.F.

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

- ① 31.1 S.F. BUILDING WALL SIGN. INTERNALLY ILLUMINATED.
- ② 5.25 S.F. CUT LETTERS ON FACE OF AWNING.
- ③ 38 S.F. BUILDING WALL SIGN. INTERNALLY ILLUMINATED.
- ④ 7.5 S.F. CUT LETTERS ON FACE OF AWNING.
- ⑤ 25.2 S.F. BUILDING WALL SIGN. INTERNALLY ILLUMINATED.
- ⑥ 35 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**

TOWN OF CASTLE ROCK PROJECT #SDP21-0033 AMENDING #SDP20-0054

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REV. NO.	DATE	DESCRIPTION
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NO. 1

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DESCRIPTION

SECURITY DESIGN

DESIGNED BY LBM

CHECKED BY LBM

SCALE

DATE

PROJECT: GRANDMERE PLAZA

ADDRESS: 340 S. WILCOX STREET

CITY: CASTLE ROCK

STATE: COLORADO

DEVELOPMENT MASTER SIGN PLAN

GRANDMERE PLAZA

340 S. WILCOX STREET

DRAWING NO. **4**

4 OF 4