

GENERAL SITE PLAN FOR LOT 2, K.L.N. SUBDIVISION A PART OF THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET INDEX

1 OF 3 COVER
 2 OF 3 SITE PLAN
 3 OF 3 ARCHITECTURAL ELEVATIONS

EXISTING BUILDING INFORMATION

OCCUPANCY: M- MERCHANTILE
ZONING DISTRICT: DO
OFFSTREET PARKING SPACES PROVIDED: 80 (3 HANDICAP)
MAXIMUM HEIGHT OF BUILDING: 20'-5"

EXISTING SITE INFORMATION

EXISTING LOT SIZE: 57,839 S.F. = 1.328 AC.
TOTAL LANDSCAPE AREA: 11,301 S.F. = 19.5%
TOTAL PARKING AREA: 34,974 S.F. = 60.5%
EXISTING BUILDING AREA: 8,984 S.F. = 15.5%
CONCRETE SIDEWALKS: 2,580 S.F. = 4.5%

OWNER'S REPRESENTATIVE:

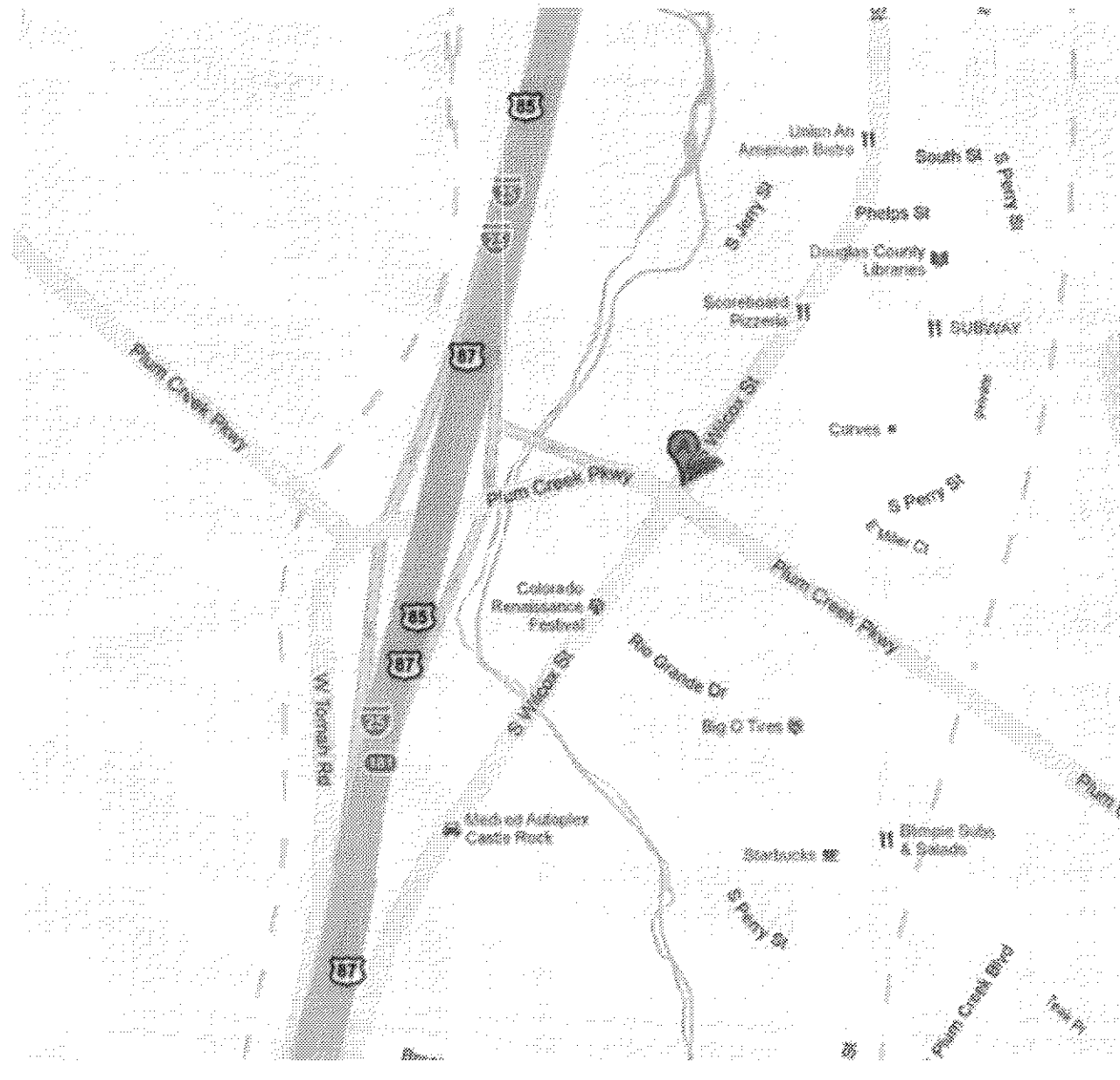
JORDON PERLMUTTER & COMPANY
 1601 BLAKE STREET, SUITE 600
 DENVER, COLORADO 80202
 303-595-9919

MR. WADE HARRY

PLANS PREPARED BY:

INTERGROUP ARCHITECTS
 2000 WEST LITTLETON BOULEVARD
 LITTLETON, COLORADO 80120
 TEL: (303) 738-8877
 FAX: (303) 738-2294

KRIS BELTER, AIA



VICINITY MAP
 SCALE: NOT TO SCALE

Unofficial Copy

LEGAL DESCRIPTION:

LOT 2, K.L.N. SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE CERTIFICATION

I, ROGER W. SMITH, an authorized representative of TITLE ONE OF COLORADO, 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.

[Signature]
 (Authorized Representative)

State of Colorado
 County of Douglas

The foregoing instrument was acknowledged before me this 4th day of October, 2012, by Roger W Smith, as C.O.O of Title One of Colorado

WITNESS my hand and official seal.

My commission expires: 2-16-16
[Signature]
 Notary Public

LIENHOLDER SUBORDINATION CERTIFICATION

The undersigned are all the mortgagees and lienholders of certain lands known herein as LOT 2, K.L.N. SUBDIVISION in the Town of Castle Rock.

The undersigned beneficiaries of the liens created by the instruments recorded on AUGUST 4, 1994, RECEPTION NO. 199441131, Douglas County, Colorado, subordinate the subject liens to the terms, conditions and restrictions of this document.

THE ESTATE OF RUTH MORRISON
 By: CRAIG MORRISON, P.A., by Julia S. Riley as Attorney in fact

State of Colorado
 County of Douglas

The foregoing instrument was acknowledged before me this 3 day of Oct., 2012, by Julia S. Riley, POA for CRAIG MORRISON, P.A., REP. OF THE ESTATE OF RUTH MORRISON.

WITNESS my hand and official seal.

My commission expires: 8/15/16
[Signature]
 Notary Public

OWNERSHIP CERTIFICATION

The undersigned are all of the owners of certain lands known herein as LOT 2, K.L.N. SUBDIVISION in the Town of Castle Rock.

MILLER AND WILCOX, LLC,
 A COLORADO LIMITED LIABILITY COMPANY

By: *[Signature]*

State of Colorado
 County of ~~Douglas~~ Denver

The foregoing instrument was acknowledged before me this 3rd day of October, 2012, by Leland Rudofsky, as Manager of Miller and Wilcox, LLC

WITNESS my hand and official seal.

My commission expires: 3-25-2015
[Signature]
 Notary Public

NOTES:

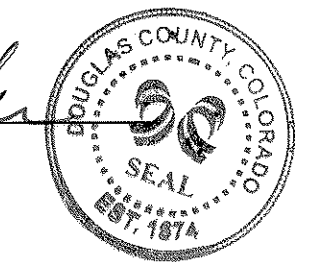
1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE 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 OPERATIONS 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 OF LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA, SUBJECT TO THE APPROVED GENERAL SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL.
3. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
4. ANY STREET SIGNS, STRIPING AND STREETLIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. APPROVAL OF THE GENERAL SITE 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.
7. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN THE SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THIS PLAN.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

This GENERAL SITE PLAN was filed for record in the office of the county clerk and recorder of Douglas County at 10:17 A. M. on the 2nd day of November, 2012, at reception no. 2012083885.

DOUGLAS COUNTY CLERK AND RECORDER

By: *[Signature]*
 DEPUTY



TOWN CERTIFICATION

This GENERAL SITE PLAN was approved by the Town of Castle Rock, Colorado, on the 22 day of October, 2012.

[Signature]
 Director of Development Services
 Date: 10/22/12

KB-8500C

intergroup
 Architects

architecture
 planning &
 interiors

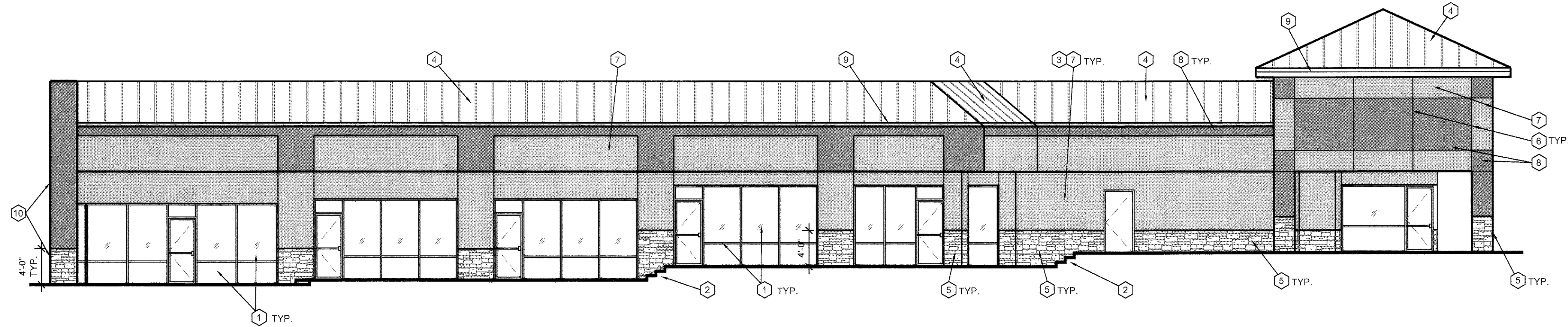
2000 West Littleton Blvd
 Littleton, Colorado 80120
 www.intergrouparchitects.com
 303 738 8877 / 303 738 2294 fax

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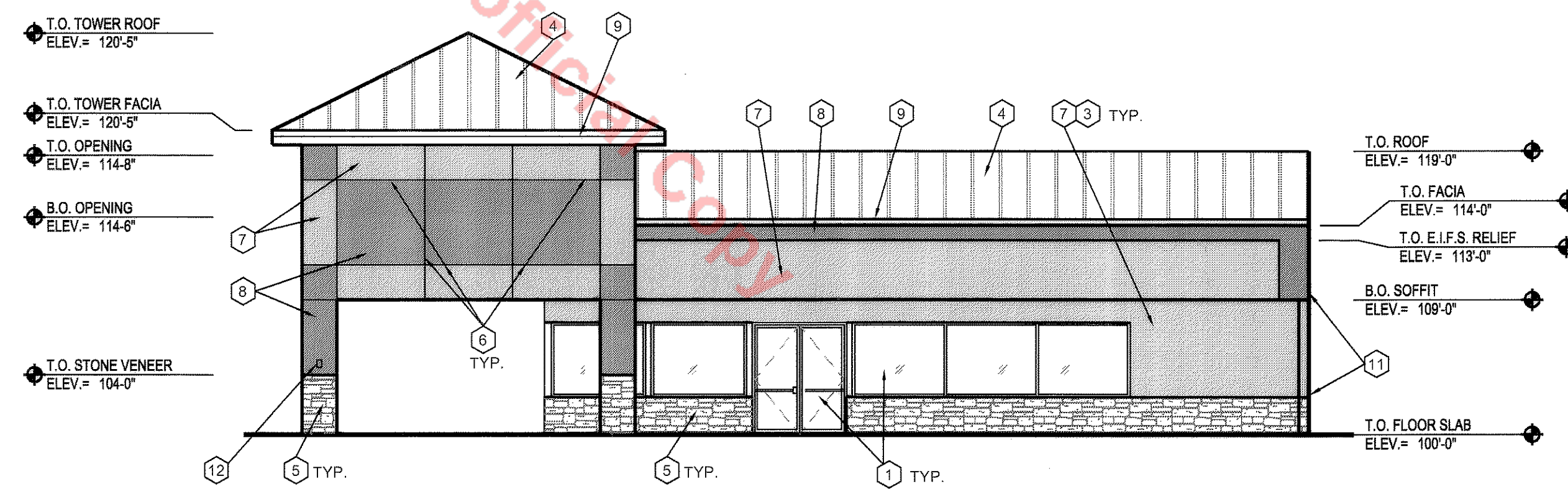
390 S. WILCOX ST.
 CASTLE ROCK
 COLORADO, 80104

DATE	
05-04-12	PRELIM.
06-15-12	PLANNING SUB.
08-03-12	PLANNING COMMENTS
09-26-12	PLANNING HEARING

GENERAL SITE PLAN FOR
 LOT 2, K.L.N. SUBDIVISION
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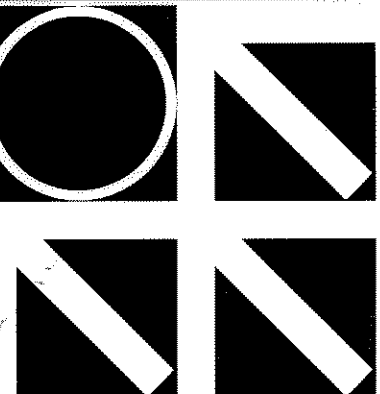
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

KEY NOTES:

1. EXISTING STOREFRONT TO REMAIN.
2. EXISTING STAIR(S) TO REMAIN.
3. EXISTING SIDING TO REMAIN. COVER E.I.F.S.
4. NEW METAL ROOF. BERRIDGE "TERRA-COTTA". ADD CLEAR POLY CARBONATE SNOW GUARDS PER MANUFACTURER'S RECOMMENDATION.
5. NEW SYNTHETIC STONE VENEER. RHYOLITE LOOK WITH ASHLAR CUT. PROVIDE WITH CORNER PIECES. STONE BY "SUNSET STONE" OF CASTLE ROCK. 303-791-1233
6. ½" E.I.F.S. REVEAL JOINT.
7. NEW LIGHT COLORED E.I.F.S. TO MATCH BENJAMIN MOORE PAINT COLOR: AC-7 ADOBE BEIGE.
8. NEW DARK COLORED E.I.F.S. TO MATCH BENJAMIN MOORE PAINT COLOR: AC-15 COLORADO CLAY.
9. NEW METAL GUTTER WITH DOWNSPOUTS TO MATCH METAL ROOFING MATERIAL.
10. RETURN STONE AND STUCCO 2'-4" AROUND CORNER OF BUILDING.
11. RETURN STONE AND STUCCO AROUND SOUTH EAST CORNER OF BUILDING TO COVER EXISTING BRICK.
12. NEW KNOX BOX LOCATION. INSTALL PER FIRE DEPARTMENT REQUIREMENTS.



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