

LOT 10, BLOCK 22, TOWN OF CASTLE ROCK

SITE DEVELOPMENT PLAN

0.160 ACRES

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

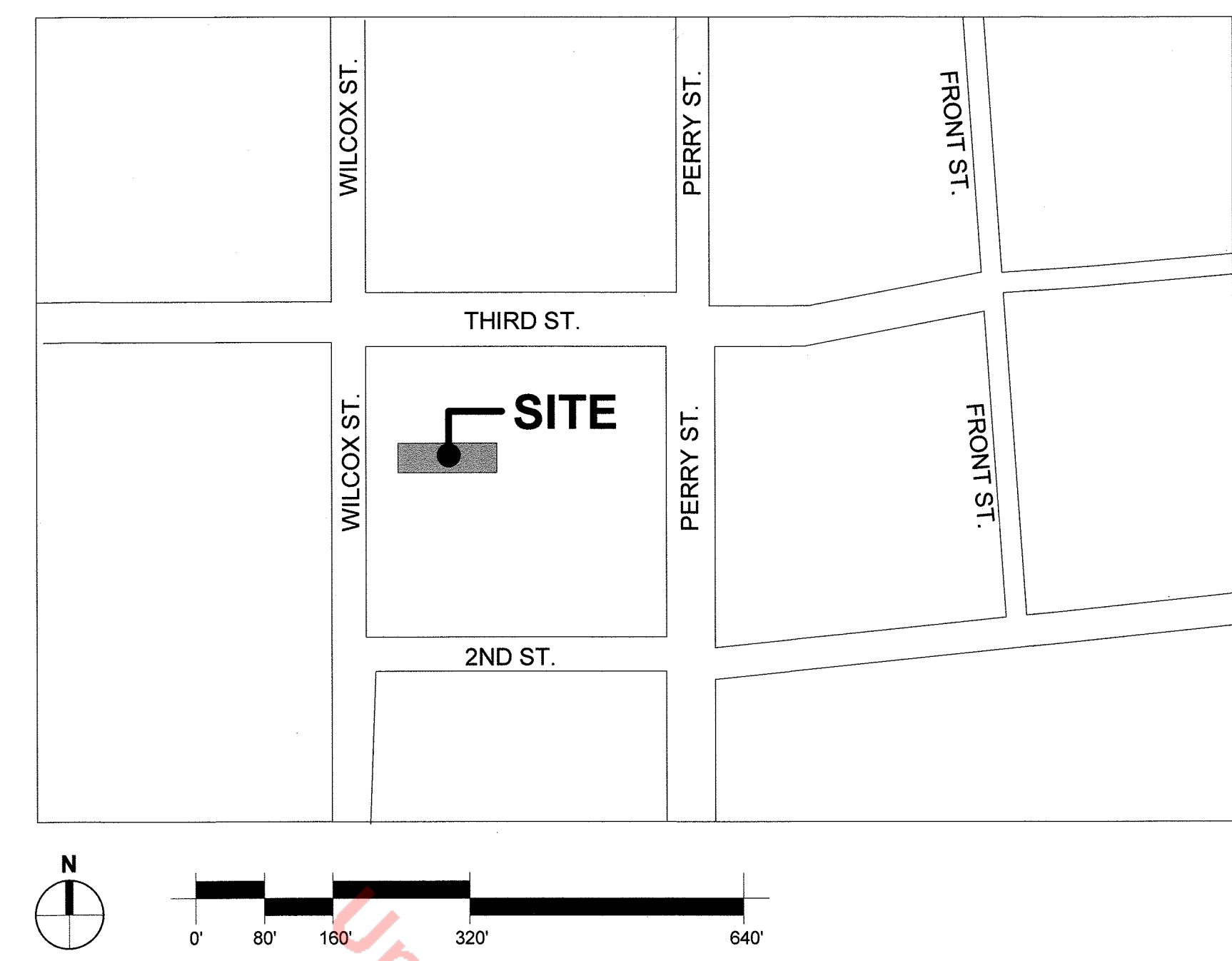
GENERAL NOTES

- 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 Section 4.3E and 8.2.3A 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.
- No FEMA regulated floodplains or wetlands exist on the site.
- 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.
- Approval of this conceptual 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.
- 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.
- 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 with the Plat.
- This Property is zoned Business/Commercial, within the Downtown Overlay District, Downtown Core District.
- 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 SDP WILCOX, LLC.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any signs on the property. All signs must comply with the provisions of Title 19 (sign code regulations) of the municipal code.

FIRE NOTES

- 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 75,000 pounds.
- "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 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.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

VICINITY MAP



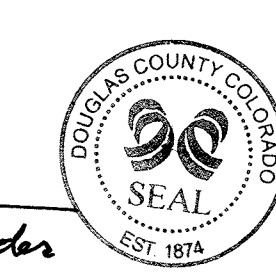
LIST OF CONTACTS:

- OWNER/APPLICANT**
 DAVID NORD
 SDP WILCOX, LLC
 3905 S MONACO PKWY
 DENVER, CO 80237
- MECHANICAL ENGINEER:**
 JULIE FUNAYAMA
 COLORADO COMFORT CONSULTING ENGINEERS
 7891 LEVVIS COURT
 ARVADA, CO
- ELECTRICAL ENGINEER:**
 ROY ESPARZA
 COLORADO COMFORT CONSULTING ENGINEERS
 7891 LEVVIS COURT
 ARVADA, CO
- PLAN PREPARER:**
 PWN ARCHITECTS AND PLANNERS, INC.
 4949 S. SYRACUSE ST., SUITE #320
 DENVER, CO 80237
- STRUCTURAL ENGINEER:**
 PAT BUSH
 BUSH REESE & COMPANY
 1602 S. PARKER RD., SUITE #304
 DENVER, CO 80231

SHEET INDEX	
SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	SITE PLAN - EXISTING
3	EXISTING ELEVATIONS
4	PROPOSED BUILDING ELEVATIONS

Clerk And Recorder
 I hereby certify that this plat was filed in my office on this 20th day of August, 2019 at 10:58 a.m., and was recorded at Reception # 2019051616.

Niels Mills
 Douglas County Clerk and Recorder



OWNERSHIP CERTIFICATION:

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

David Nord
 DAVID NORD
 DONALD C. NORD, TRUSTEE OF THE DONALD C. NORD REVOCABLE TRUST DATED OCTOBER 6, 2004

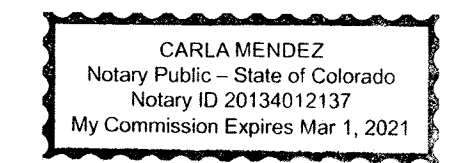
SIGNED THIS 12th DAY OF August, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF August, 2019
 BY DAVID NORD AND DONALD C. NORD, TRUSTEE OF THE DONALD C. NORD REVOCABLE TRUST DATED OCTOBER 6, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

Carla Mendez
 NOTARY PUBLIC



MY COMMISSION EXPIRES March 1st, 2021

TITLE CERTIFICATION:

I, *Jennifer Williams*, AN AUTHORIZED REPRESENTATIVE OF *First American Title*, 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

J Williams
 AUTHORIZED REPRESENTATIVE

First American Title
 TITLE INSURANCE COMPANY

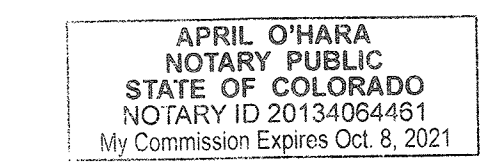
SIGNED THIS 12th DAY OF August, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF August, 2019 BY *Jennifer Williams* AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

April O'Hara
 NOTARY PUBLIC



MY COMMISSION EXPIRES October 8, 2021

SURVEYOR'S CERTIFICATE: N/A

I, _____ 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.

REGISTERED LAND SURVEYOR _____ DATE _____

DESIGN REVIEW BOARD APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF JUNE, 2019

Matthew Hoppal CHAIR DATE 8/14/19

ATTEST:
[Signature] 8/15/2019
 DEVELOPMENT SERVICES DIRECTOR DATE

LIENHOLDER SUBORDINATION CERTIFICATE:

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

BY *Matthew Hoppal*
 MIDFIRST BANK

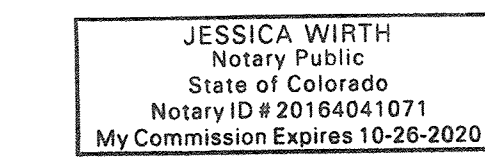
SIGNED THIS 7th DAY OF August, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF August, 2019 BY *Matthew Hoppal* AS VP OF MIDFIRST BANK

WITNESS MY HAND AND OFFICIAL SEAL.

Jessica Wirth
 NOTARY PUBLIC



MY COMMISSION EXPIRES 10/26/2020

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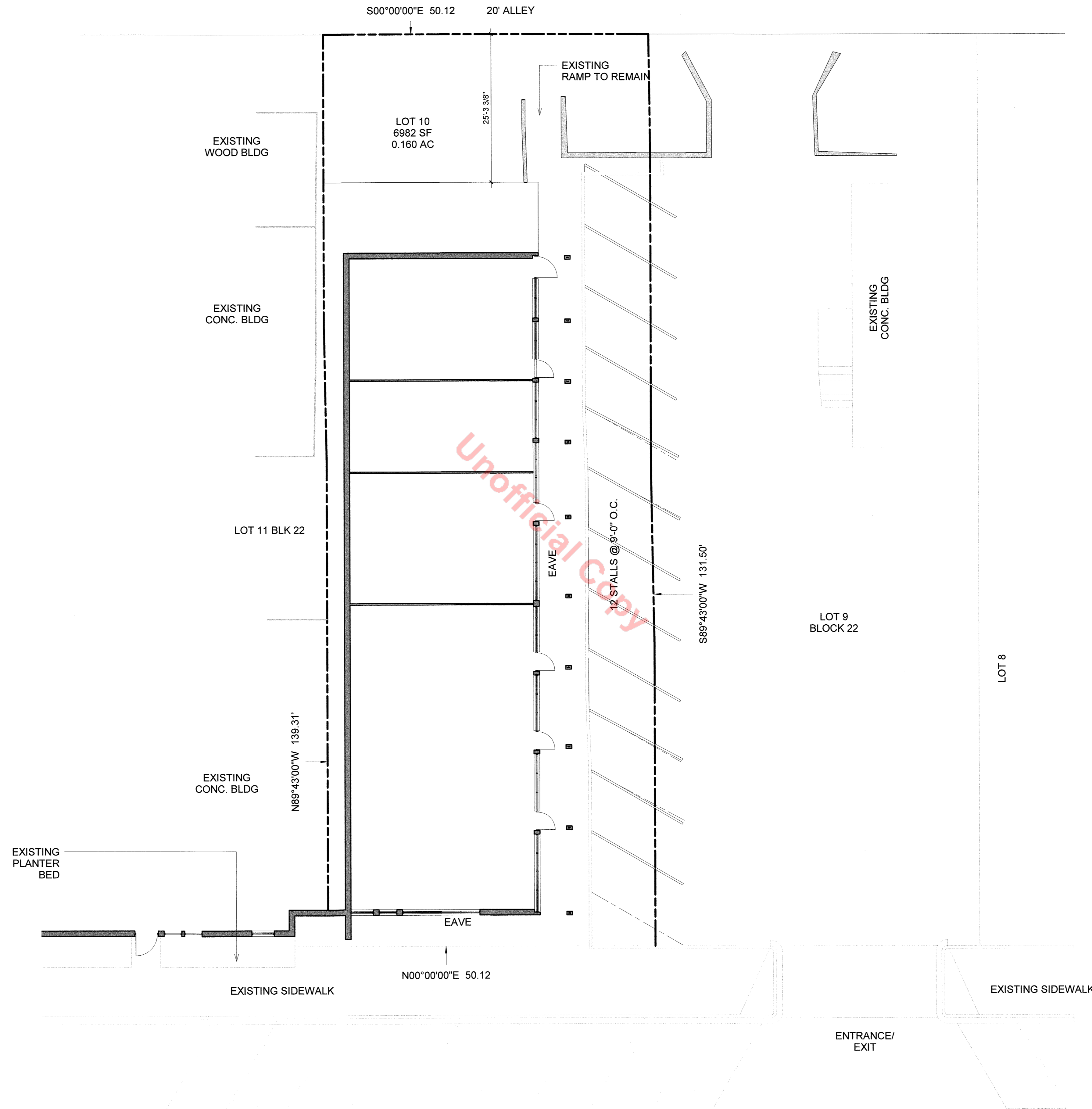


4949 S Syracuse Ave | Suite 320
 Denver, CO 80237
 voice: 303.649.9880 fax: 303.649.9870
 pwnarchitects.com

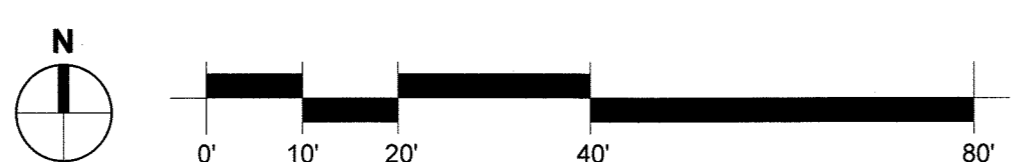
Project SDP19-0016

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1 EXISTING SITE PLAN
1" = 10'-0"



WILCOX ST. 80' ROW



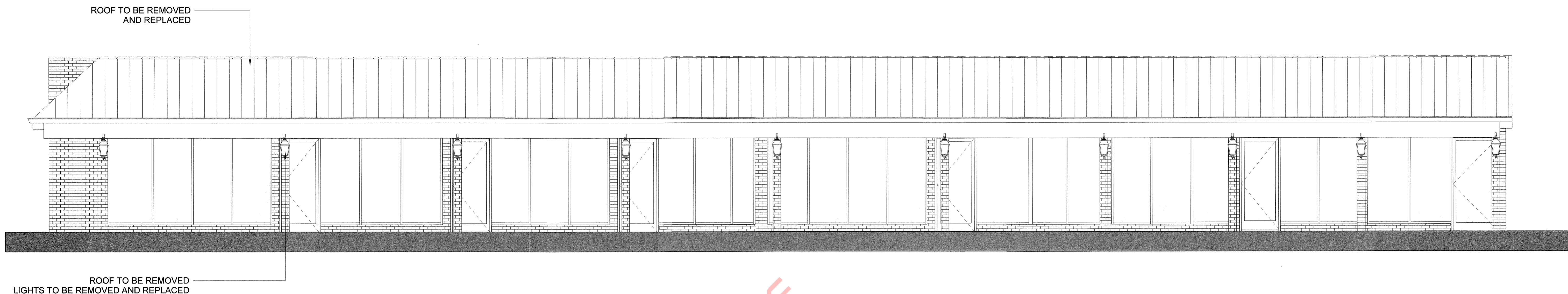
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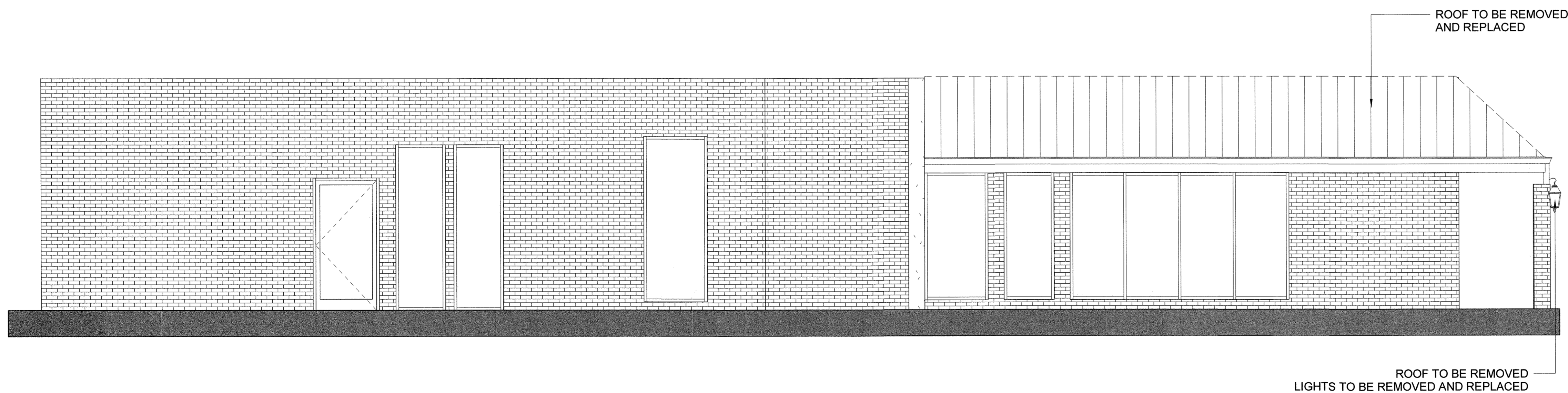
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1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

Unofficial Copy



2 EXISTING SIDE ELEVATION
1/4" = 1'-0"



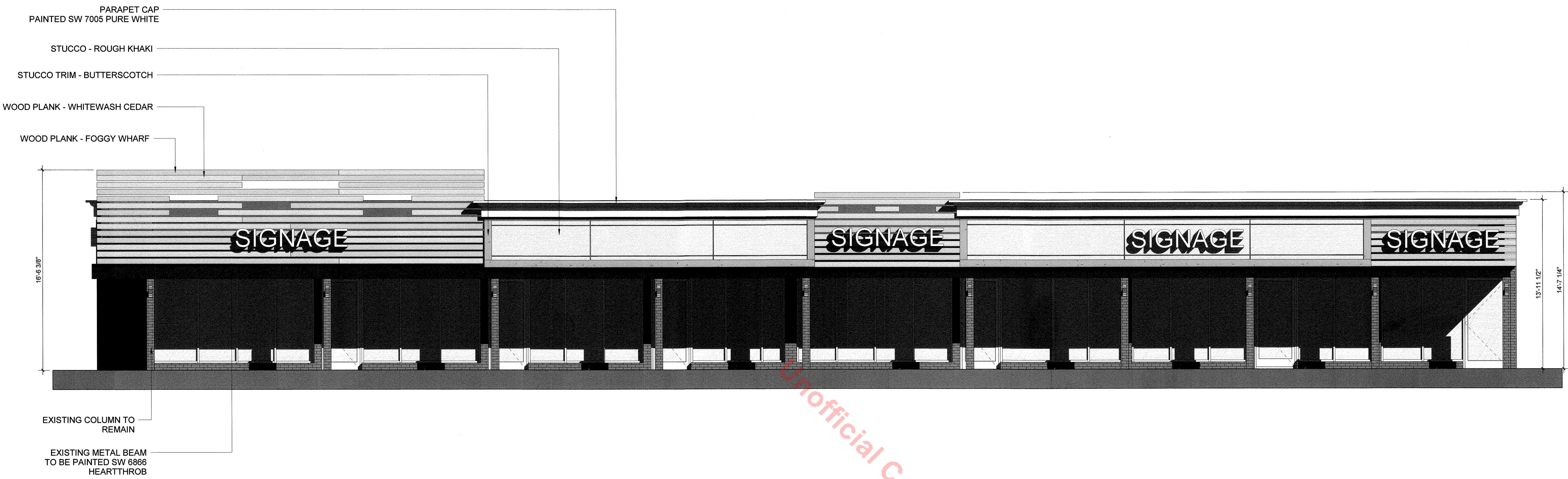
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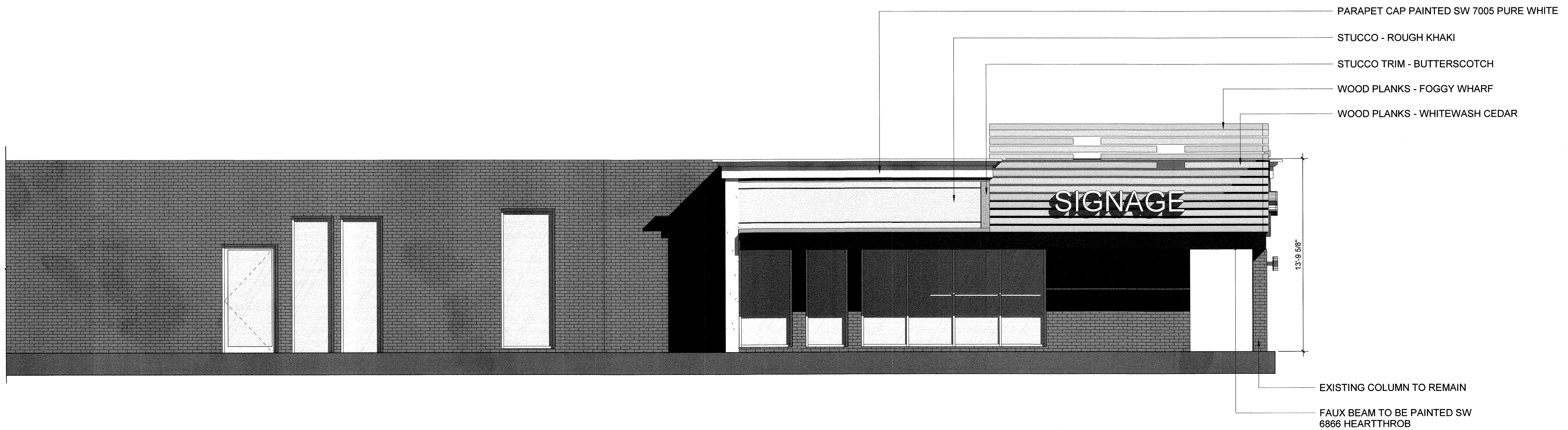
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1 NEW FRONT ELEVATION
1/4" = 1'-0"

Unofficial Copy



2 NEW SIDE ELEVATION
1/4" = 1'-0"

COLOR SCHEME FOR MIRAGE DENTAL	
S-1 STUCCO COLOR	PARAPET OMEGA PRODUCTS 437 - ROUGH KHAKI
S-2 STUCCO COLOR	PARAPET OMEGA PRODUCTS 435 - BUTTERSCOTCH
P-1 PAINT COLOR	PARAPET CAP SW 7005 PURE WHITE
P-2 PAINT COLOR	BEAM SW 6866 - HEARTTHROB
W-1 WOOD PLANK COLOR	TIMBERTECH - PRO LEGACY WHITWASH CEDAR
W-2 WOOD PLANK COLOR	TREX NATURALS FOGGY WHARF



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