

**LEGAL DESCRIPTION:**

LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PARCEL CONTAINS 14,024 SQUARE FEET OR 0.3219 ACRES MORE OR LESS ACCORDING TO THE LOT LINE VACATION RECORDED AT RECEPTION NO. 2018010377 OF THE DOUGLAS COUNTY, COLORADO RECORDS.

**BENCHMARK:**

NGS BENCHMARK PID KK1334, BRASS DISK IN CENTER OF EAST END OF ROCK OUTCROPPING ALONG COUNTY ROAD 25.

ELEVATION = 6222.12 FEET (NAVD1988) DATUM

SITE BENCHMARK: TOP OF ALLOY DISK STAMPED PLS 38284 AT THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 6187.05 (NAVD 1988) DATUM

**PROJECT DISCRPTION:**

EXPANSION AND REMODEL TO THE EXISTING KITCHEN AT WILD BLUE YONDER BREWING COMPANY, WHICH WILL REPLACE THE EXISTING ADDITION FROM THE 1970'S TO THE HISTORIC STRUCTURE ON SITE. THE ADDITION AND REMODEL WILL ADD APPROXIMATELY 405 SF TO THE OVERALL FOOTPRINT THE ADDITION AND REMODEL WILL NOT AFFECT THE HISTORIC STRUCTURE.

**STATISTICAL INFORMATION:**

ZONING:	B-BUSINESS COMMERCIAL DISTRICT DOWNTOWN OVERLAY / NORTH DISTRICT MICRO-BREWERY
PERMITTED USE:	MICRO-BREWERY
LOT SIZE:	14,024 SF / 0.3219 ACRES
PROPOSED USE:	MICRO-BREWERY
GROSS FLOOR AREA:	6,229 SQUARE FEET PROPOSED
BUILDING HEIGHT:	UNLIMITED / SIX STORIES PERMITTED
BUILDING SETBACKS:	22'-11" / 1 STORY PROPOSED
FRONT (EAST):	0 FEET
SIDES (NORTH):	0 FEET
SIDE (SOUTH):	0 FEET
REAR (WEST):	0 FEET
MAXIMUM BUILDING SETBACK	100% OF BUILDING IS WITHIN 20' OF 6TH STREET
MINIMUM 25% MUST BE WITHIN 0-20' OF PROPERTY LINE WITH DIRECT PEDESTRIAN ACCESS	45% OF BUILDING IS WITHIN 20' OF WILCOX STREET
PARKING REQUIRED:	NONE
PARKING PROVIDED:	NONE
SITE COVERAGE:	
BUILDING COVERAGE TOTAL:	5,618 SF* 40% SITE COVERAGE
(GREEN), VICTORIAN HOUSE - MAIN FLOOR, KITCHEN, CARRIAGE HOUSE)	
PROPOSED EXISTING	405 SF 03% 5,213 SF 37%
PARKING: STREET COVERAGE:	0%
OPEN SPACE / LANDSCAPED AREA:	8,442 SF 60% SITE COVERAGE
TRANSPARENCY:	
MAIN STREET SIDE STREET	MIN. 35% FRONT 62% PROVIDED MIN. 30% SIDE 48% PROVIDED
FENCE:	10' MAXIMUM HEIGHT 6' PROVIDED / 3' PROVIDED
FINISHED FLOOR ELEVATION:	100'-0" = 6186.0'

**PROJECT TEAM:**

**ARCHITECT**

J & M ARCHITECTS, LLC  
2898 DREAMCATCHER LOOP  
CASTLE ROCK, CO 80109

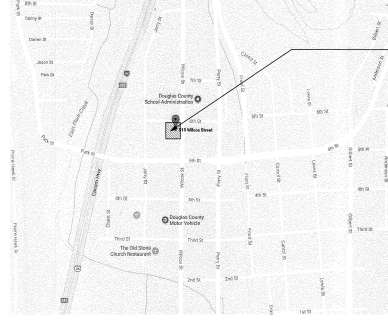
**MFP ENGINEER**

DYNAMIC MEP CONSULTING ENGINEERS  
1480 HOYT STREET, SUITE 200  
LAKEWOOD, CO 80215

# SITE DEVELOPMENT PLAN

## AMENDMENT NO. 2 LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK (FORMERLY LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK)

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



PROJECT LOCATION  
519 WILCOX STREET  
CASTLE ROCK, CO 80104

VICINITY MAP: SCALE 1"=500'

**GENERAL NOTES:**

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to ensure 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, manholes, pipes, culverts, structures, electrical, hydraulic structures, and operation tables 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 purpose 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.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- All 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 signals) exceeding thirty (30) inches in height above the finished elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crosses, 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/Traffic Elements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- The zoning recordation information, including date and reception number OR "This site is zoned B, Business/Commercial within the North District of the Downtown Overlay District."
- 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 shall be 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 drain-wires, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- 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.

**SHEET INDEX**

SHEET NUMBER	SHEET NAME
01 OF 02	COVER PAGE
02 OF 02	SITE PLAN AND PROPOSED BUILDING ELEVATIONS

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LINES IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY. I, **Michael J. Veitch**, as the undersigned, have been duly authorized by the owners of the above described property to execute this certificate in the name of the undersigned and to acknowledge the same before me.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**NOTARY PUBLIC**  
I HEREBY CERTIFY THAT **Michael J. Veitch** is the person whose name is subscribed to the foregoing instrument and that he is duly qualified to perform the duties of a Notary Public in and for the State of Colorado.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**OWNERSHIP CERTIFICATION**

I, **Michael J. Veitch**, as the undersigned, have been duly authorized by the owners of the above described property to execute this certificate in the name of the undersigned and to acknowledge the same before me.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**NOTARY PUBLIC**  
I HEREBY CERTIFY THAT **Michael J. Veitch** is the person whose name is subscribed to the foregoing instrument and that he is duly qualified to perform the duties of a Notary Public in and for the State of Colorado.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**TITLE CERTIFICATION**  
I, **Michael J. Veitch**, as the undersigned, have been duly authorized by the owners of the above described property to execute this certificate in the name of the undersigned and to acknowledge the same before me.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**NOTARY PUBLIC**  
I HEREBY CERTIFY THAT **Michael J. Veitch** is the person whose name is subscribed to the foregoing instrument and that he is duly qualified to perform the duties of a Notary Public in and for the State of Colorado.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**STATEMENT OF DIRECTOR OF DEVELOPMENT**  
I, **Michael J. Veitch**, as the undersigned, have been duly authorized by the owners of the above described property to execute this certificate in the name of the undersigned and to acknowledge the same before me.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
I, **Michael J. Veitch**, as the undersigned, have been duly authorized by the owners of the above described property to execute this certificate in the name of the undersigned and to acknowledge the same before me.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**DOUGLAS COUNTY CLERK AND RECORDER**  
I, **Michael J. Veitch**, as the undersigned, have been duly authorized by the owners of the above described property to execute this certificate in the name of the undersigned and to acknowledge the same before me.

WITNESSED AND OFFICIALLY ACKNOWLEDGED AND SUBSCRIBED BY ME, **Michael J. Veitch**, on this **18** day of **August**, 2021.

**COVER PAGE**  
DATE: 18 FEBRUARY 2021  
SHEET 1 OF 2  
PROJECT NO. SDP21-0009  
SITE DEVELOPMENT PLAN

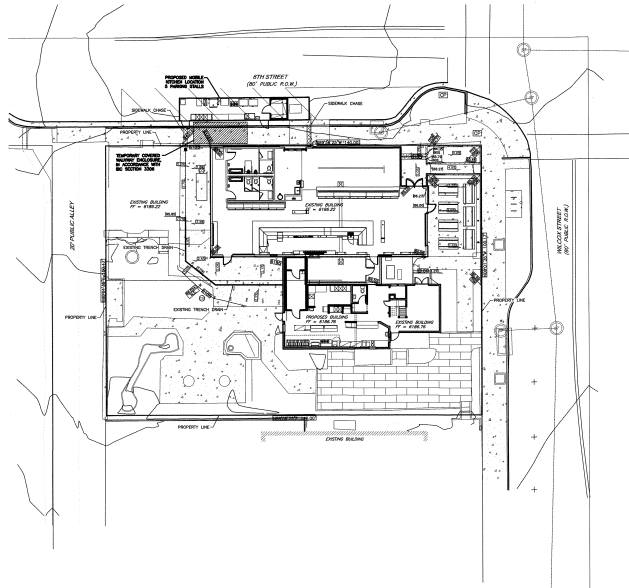
AMENDMENT NO. 02 LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK



# SITE DEVELOPMENT PLAN

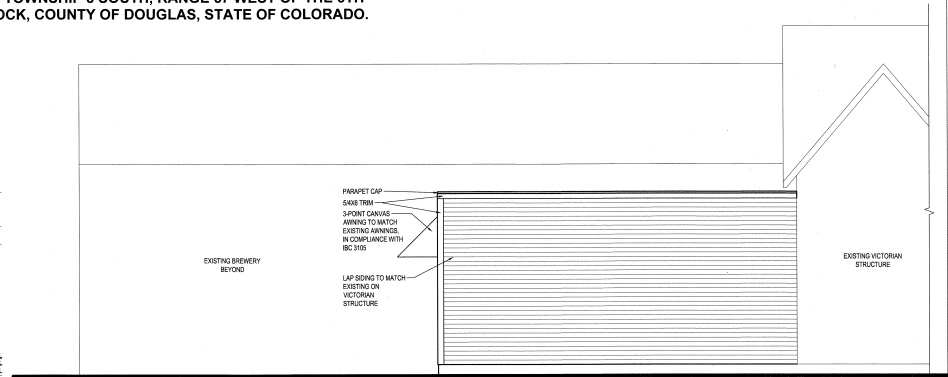
AMENDMENT NO. 2 LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK  
(FORMERLY LOTS 1 & 2, BLOCK 8, TOWN OF CASTLE ROCK)

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH  
P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



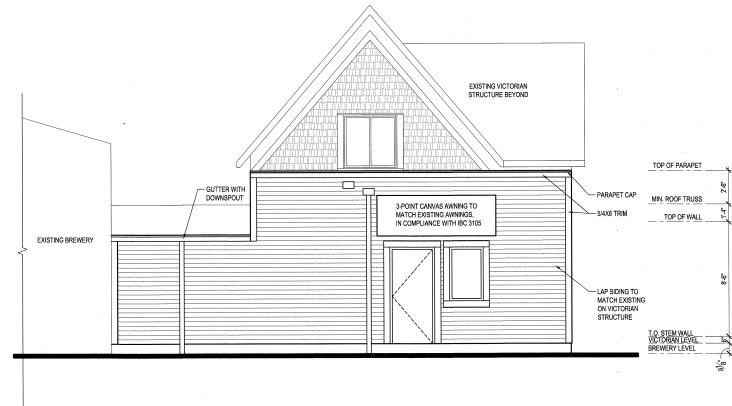
**Site Plan**

SCALE: 1/4"=1'-0"



**South Elevation**

SCALE: 1/4"=1'-0"



**West Elevation**

SCALE: 1/4"=1'-0"

**SITE PLAN AND PROPOSED  
BUILDING ELEVATIONS  
DATE: 18 FEBRUARY 2021  
SHEET 2 OF 2  
PROJECT NO. SDP21-0009  
SITE DEVELOPMENT PLAN**

AMENDMENT NO. 02 LOT 1A, BLOCK 8, TOWN OF CASTLE ROCK