

SITE DEVELOPMENT PLAN

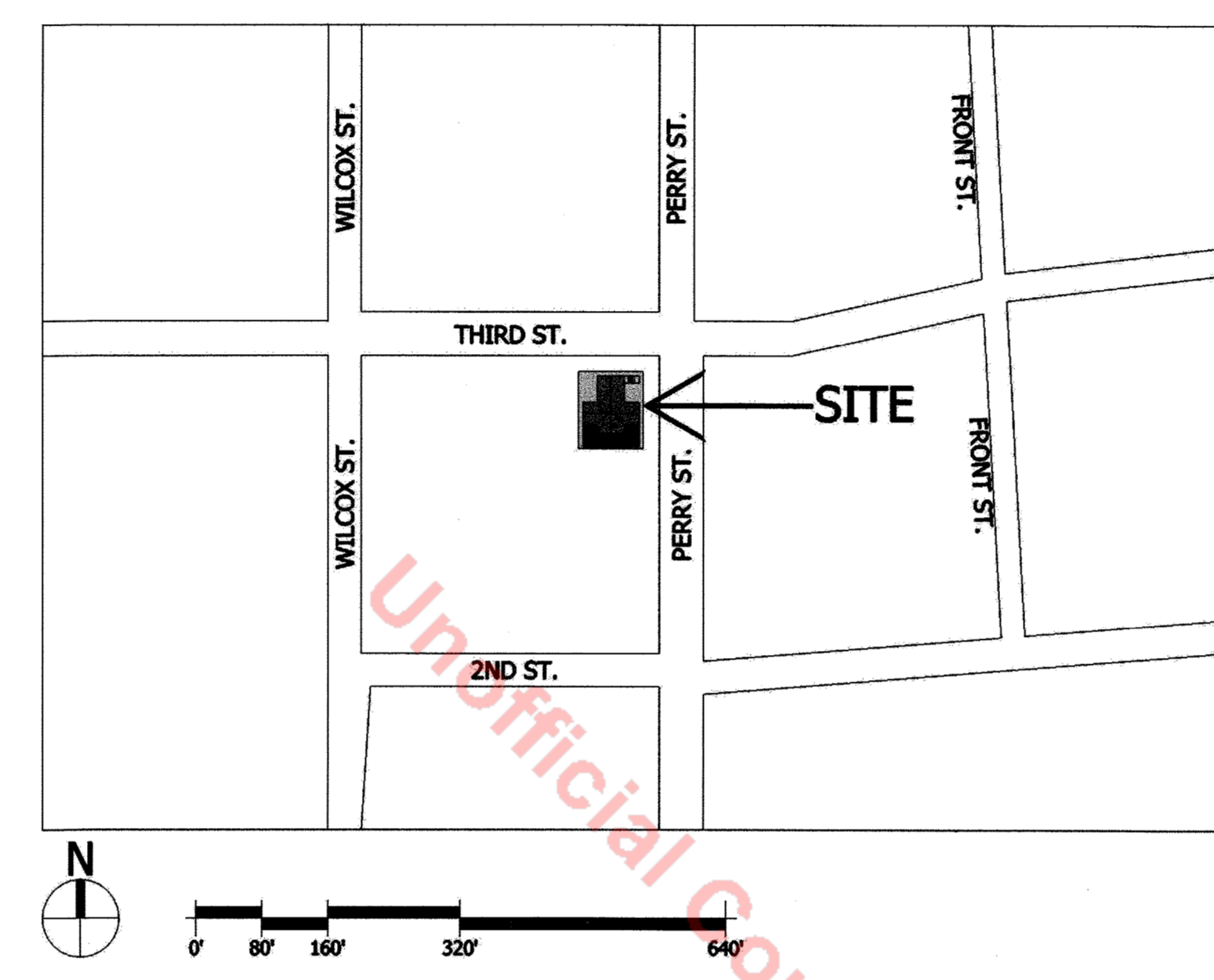
Lot 2A, Block 22, Town of Castle Rock Amendment 32

Located in Section 11, Township 8, Range 67, West of the 6th P.M.
 Town of Castle Rock, County of Douglas, State of Colorado

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 4.3E 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.
 3. No FEMA regulated floodplains or wetlands exist on the site.
 4. 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.
 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 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.
 7. 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.
 8. 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.
 9. This Property is zoned Business/Commercial, within the Downtown Overlay District, Downtown Core District.
 10. 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 Home Sweet Home 12 LLC.
 11. 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**
1. 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.
 2. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds.
 3. "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.
 4. 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:
 Home Sweet Home 12 LLC
 Ron Trujillo
 2073 S Perry Park Rd
 Sedalia, CO 80135

PLAN PREPARER:
 AWNING COMPANY OF AMERICA, INC.
 TIM R.
 1860 WEST HAMILTON PLACE
 ENGLEWOOD, CO 80110

STRUCTURAL DESIGN:
 AWNING COMPANY OF AMERICA, INC.
 TIM R.
 1860 WEST HAMILTON PLACE
 ENGLEWOOD, CO 80110

SHEET INDEX	
SHEET NUMBER	SHEET NAME
Cover Pg	COVER PAGE
1 of 3	SITE PLAN, MODEL, GRAPHICS
2 of 3	PLAN VIEW, SIDE ELEVATION, SECTIONS
3 of 3	SECTION W/ ATTACHMENTS, BASE PLATES, FABRIC & FASTENERS TECH DATA

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.
 Home Sweet Home 12 LLC
 SIGNED THIS 11th DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF September, 2020
 BY Ron R Trujillo AS Manager OF Home Sweet Home 12 LLC
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES April 8, 2024

TITLE CERTIFICATION:
 I, Lennir 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, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
 AUTHORIZED REPRESENTATIVE
 TITLE INSURANCE COMPANY
 SIGNED THIS 27th DAY OF October, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 2020
 BY Monica Callardo AS AUTHORIZED REPRESENTATIVE
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 07/21/2022

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:00 AM ON THE 27th DAY OF November, 2020 AT RECEPTION NO. 2020107925
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Mary Hamilton
 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 13th DAY OF May, 2020.
 CHAIR: [Signature] DATE: 5/22/2020
 ATTEST: [Signature] DATE: 10/29/2020
 DEVELOPMENT SERVICES DIRECTOR

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Project: SDP20-0016

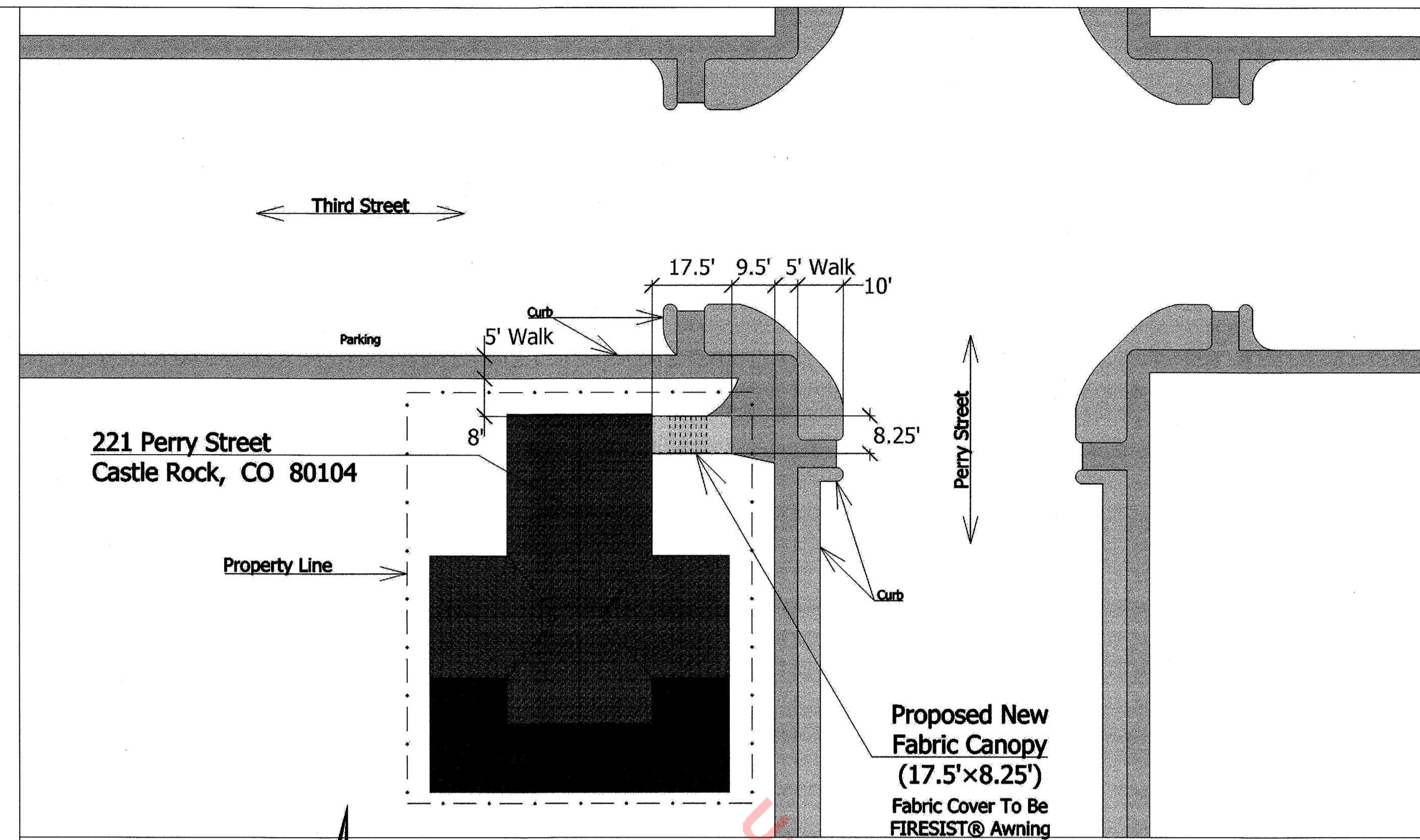
AWNING COMPANY OF AMERICA, INC.

1860 W. Hamilton Place, Englewood, CO 80110
 (303) 825-7600

Project: Greeley Capitol, LLC

221 Perry Street
 Castle Rock, CO 80104

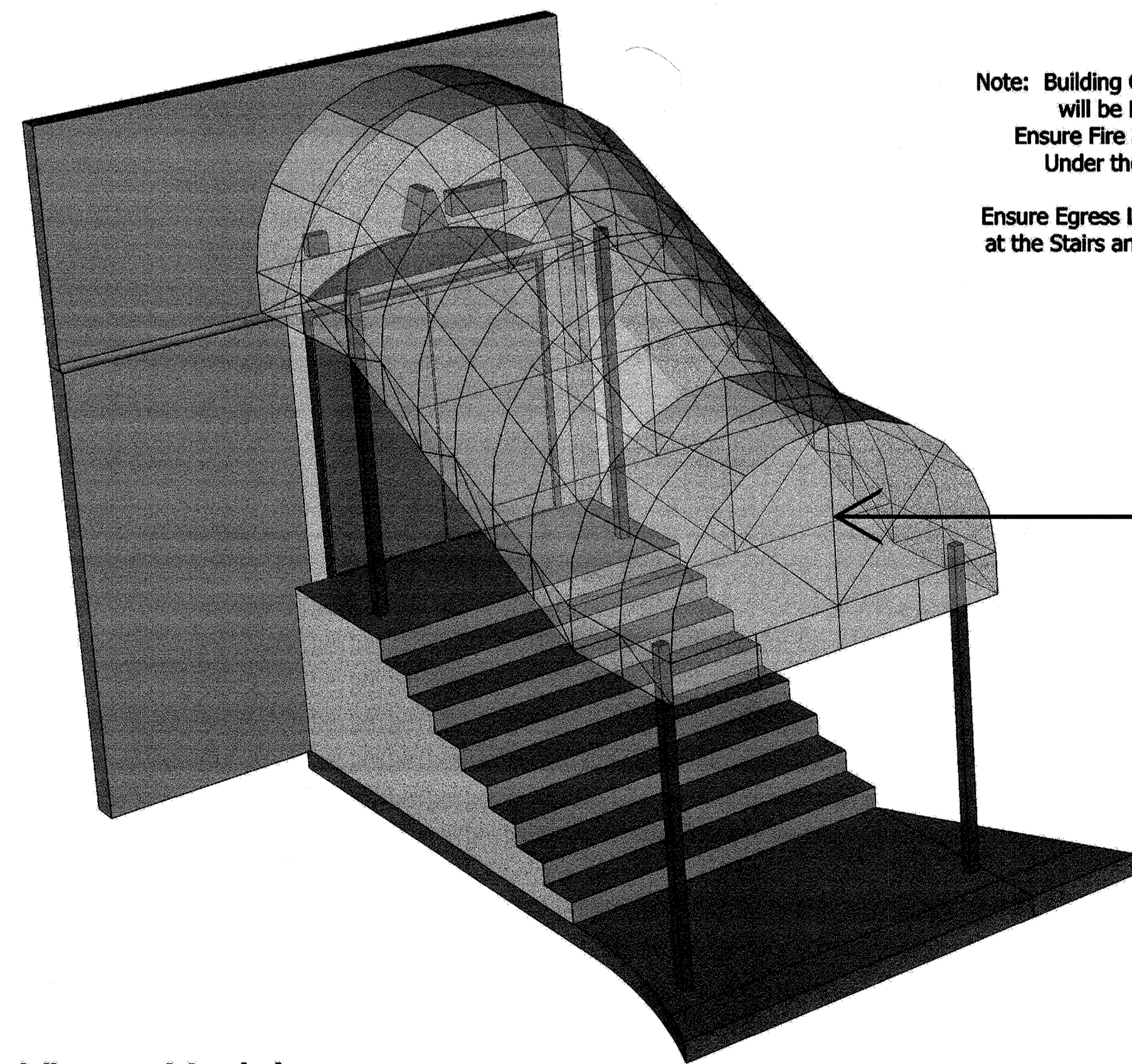
Project #	19-258
Date	1-14-20
Drawn By	Tim R.
Revisions	2-27-20
9-1-20	7-9-20 3-6-20
Cover Pg	



Site Plan

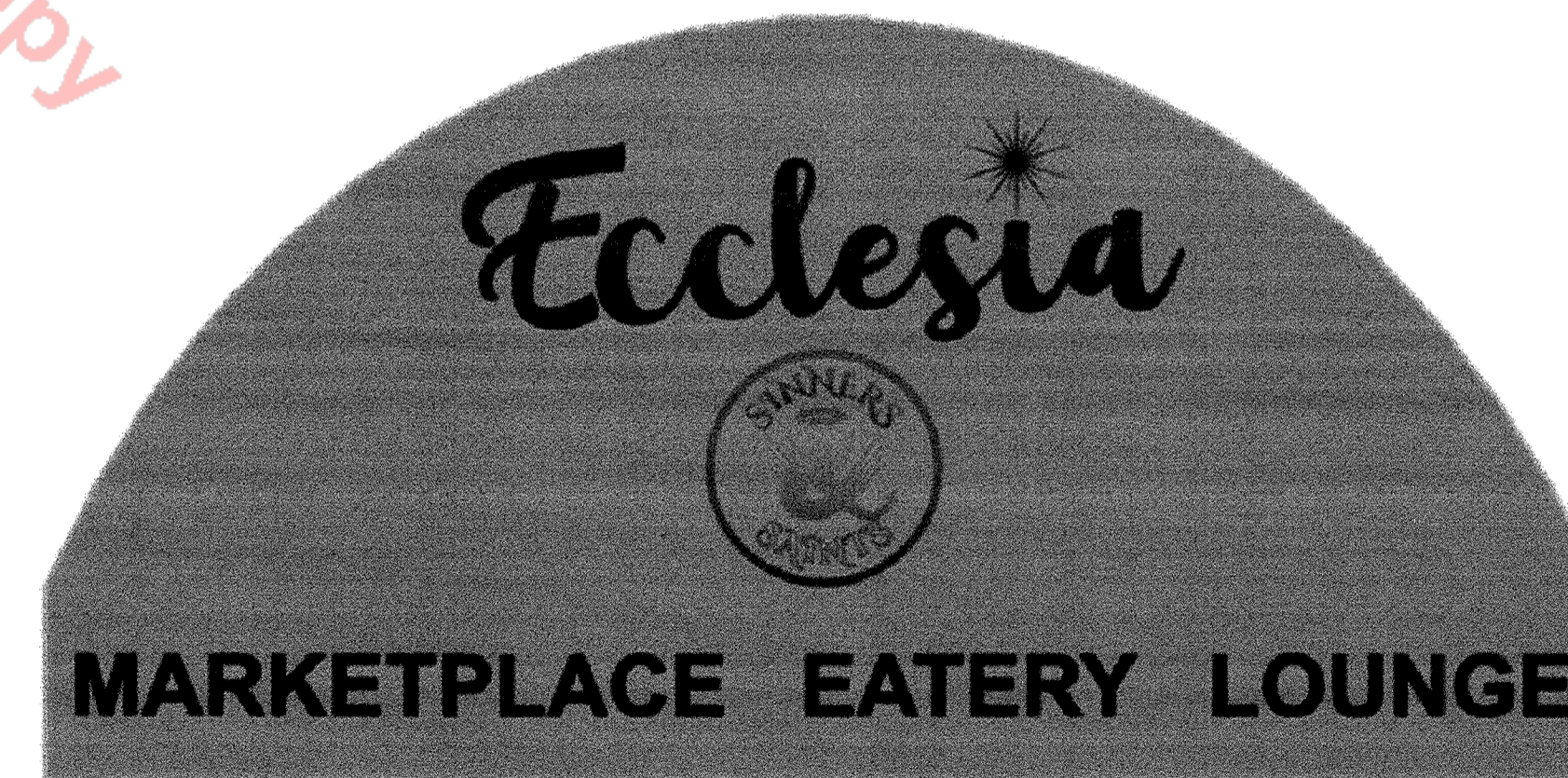


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Isometric View - Model

Note: Building Owner and / or Tenant will be Responsible to Ensure Fire Sprinkler Coverage Under the Entire Canopy and Ensure Egress Lighting of 1 ft/ candle at the Stairs and Exit Discharge Area



Front Fabric Panel - Graphics

Ecclesia is 3'-10" wide and 1'-3" tall (4.792 Sq. Feet)
Sinners & Saints is 1'-6" wide and 1'-6" tall (2.25 Sq. Feet)
Valance Lettering is 7'-11" wide and 0'-4" tall (2.639 Sq. Feet)

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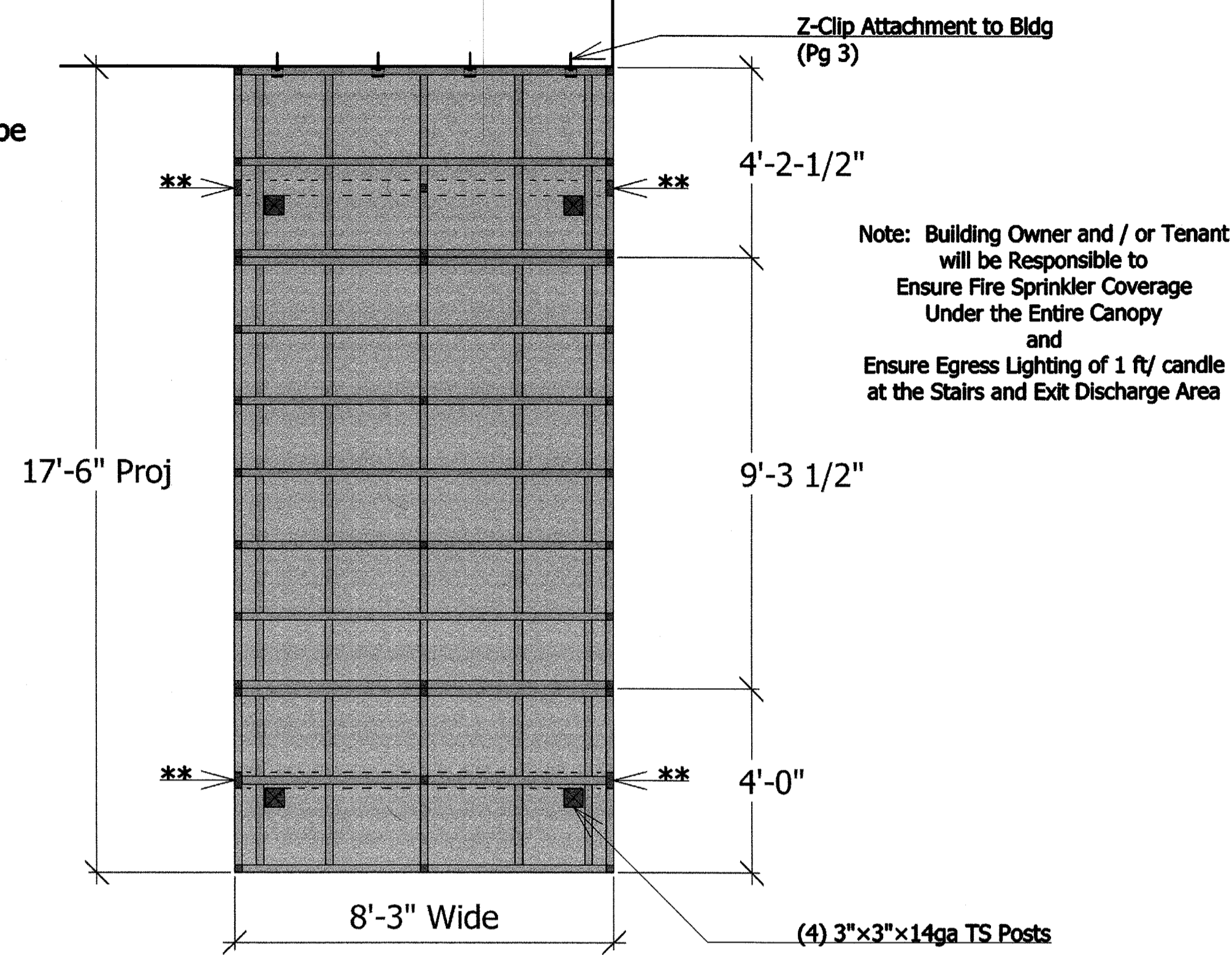
Greeley Capitol, LLC
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Castle Rock, CO 80104

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Date	1-14-20
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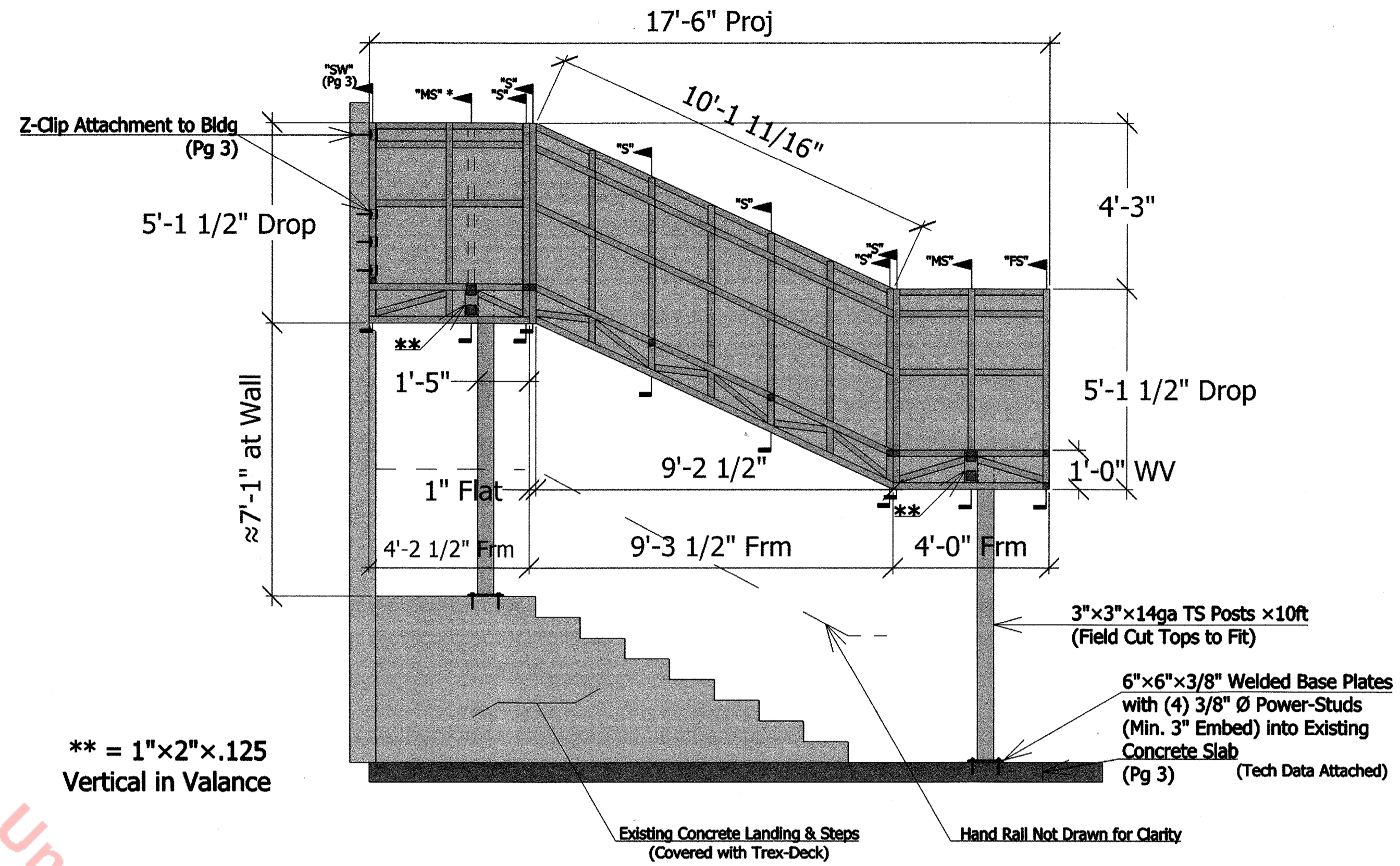
(1) Complete Welded Alum Tube "Canopy" Frame - (3)pc Upper Frame - (1)pc Fabric (Strap All Sides)

Note: All Alum Framing to be 1"x1"x.125 Tubing (Except As Shown) Typ Throughout Plans

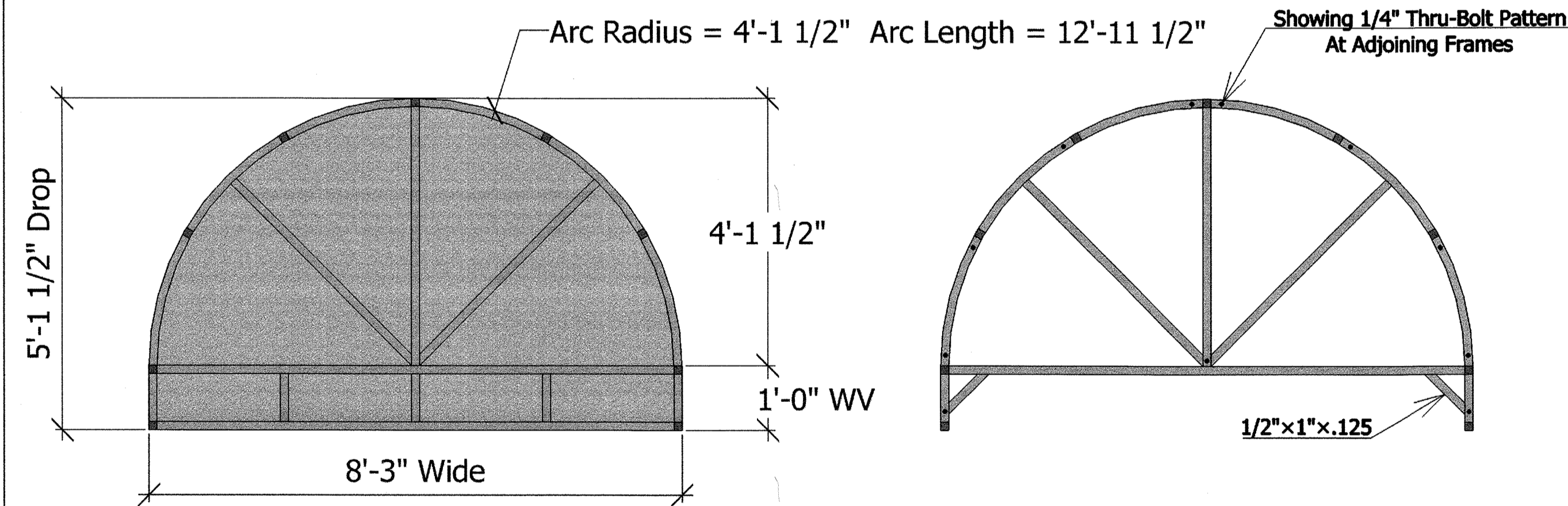
Side Elevation →



Plan View

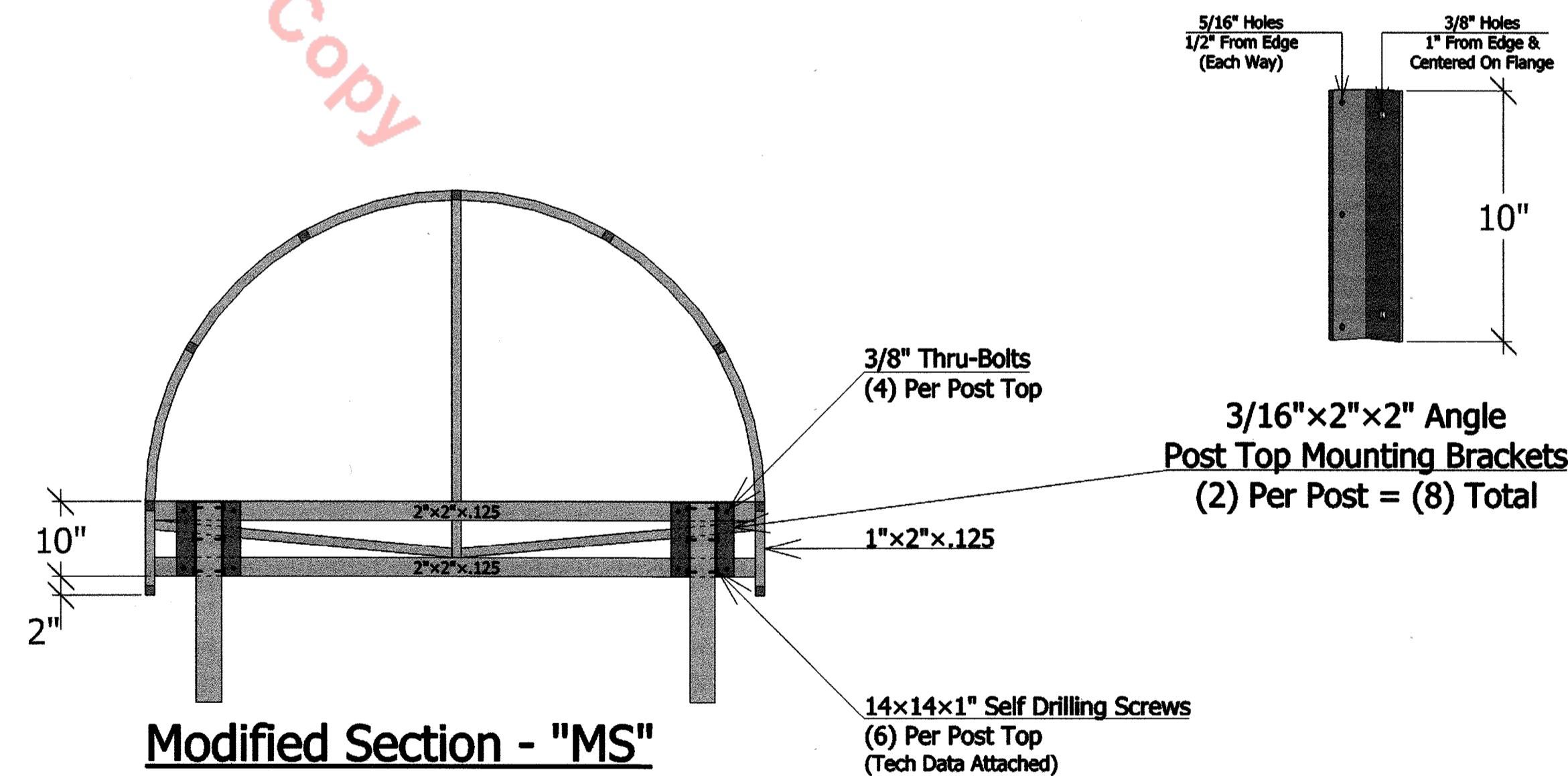


Side Elevation



Front Section - "FS"

Section - "S"



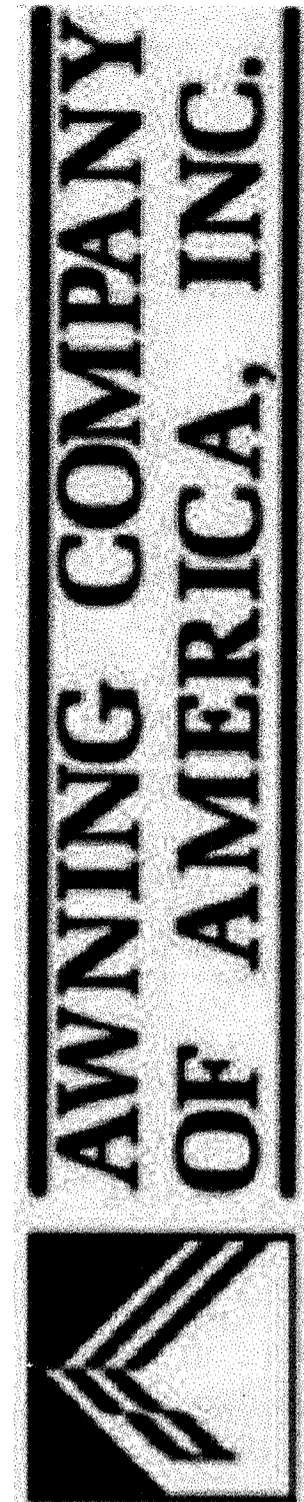
Modified Section - "MS"

"MS"* = Arched Top Tube Doesn't Occur Here

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