

Ownership Certification

THE UNDERSIGNED ARE ALL OF THE OWNERS OF LOT 5A, BLOCK 33, TOWN OF CASTLE ROCK.
 Union Castle, LLC, A COLORADO LIMITED LIABILITY COMPANY
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June 2016 BY Dennis Dickey AS REPRESENTATIVE OF UNION CASTLE, LLC
 WITNESS MY HAND AND OFFICIAL SEAL.
 KARI JURCZEWSKY NOTARY PUBLIC STATE OF COLORADO NOTARY ID 1986401540 MY COMMISSION EXPIRES 03/27/2018

Title Certification

Brenda Becker AN AUTHORIZED REPRESENTATIVE OF UNION CASTLE, LLC 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDERS SUBORDINATION CERTIFICATE.
 SIGNED THIS 20th DAY OF June 2016 BY Brenda Becker, Title Officer Lead Title Guaranty Company
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June 2016 BY Brenda Becker, Title Officer Lead Title Guaranty Company
 WITNESS MY HAND AND OFFICIAL SEAL.
 KARI JURCZEWSKY NOTARY PUBLIC STATE OF COLORADO NOTARY ID 1986401540 MY COMMISSION EXPIRES 03/27/2018

Lienholder Subordination Certificate

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED DECEMBER 14, 2005 AT RECEPTION NO. 2005120446 AND NOVEMBER 21, 2014 AT RECEPTION NO. 2014066804, DOUGLAS COUNTY, COLORADO, SUBORDINATES SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
 American National Bank NKA AND BANK
 SIGNED THIS 20th DAY OF June 2016 BY Anthony Hanna
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June 2016 BY Anthony Hanna
 WITNESS MY HAND AND OFFICIAL SEAL.
 KARI JURCZEWSKY NOTARY PUBLIC STATE OF COLORADO NOTARY ID 1986401540 MY COMMISSION EXPIRES 03/27/2018

Surveyor's Certification

I, DEE ALLEN BIRD, 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.
 Dee Allen Bird REGISTERED SURVEYOR 25889 DAVID E ARCHER & ASSOCIATES, INC. 6/13/16

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 2:34 PM ON THE 20th DAY OF July 2016 AT RECEPTION NO. 2016047397.
 DOUGLAS COUNTY CLERK AND RECORDER
 BY Talyana Pouch DEPUTY

Design Review Board Approval

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF April 2016.
 CHAIR DATE 11
 ATTORNEY DATE 7/16/16
 DEVELOPMENT SERVICES DIRECTOR

Site Development Plan For Lot 5A, Block 33, Town of Castle Rock 23rd Amendment Located in NW 1/4, Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado

Site Development Plan 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 8.23A 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.
 - According to FEMA Flood Insurance Rate Map Number 08035C03016, Dated March 16, 2016, No Portion of the Site Lies Within a FEMA Designated 100-YR Floodplain.
 - 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 finished 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 eight (8) feet of the street and eight (8) feet from easements.
 - The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on the Site Development Plan.
 - The site is zoned B, Business/Commercial, within the South 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 are 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 telephone lines, 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.
- FIRE NOTES**
- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
 - Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
 - 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 15,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
 - No "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 only 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.

Utility Notes

- All proposed easements must be recorded prior to issuance of construction permits.
- The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
- The minimum separation between water service lines is 5 feet.
- This site is located within the Town of Castle Rock light blue water pressure zone.

Site Notes

- All existing utilities to remain.
- There are no significant natural features on or adjacent to this project.
- Contractor to Verify all Existing Utility Locations Before Excavating For Proposed Footings.

Easement Note:

Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public right-of-ways and shall have five-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance, and operation of utilities and drainage facilities including, but not limited to, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.

Landscape Notes

All plantings will be used to match the architecture of the building. All plantings shall be xeric in nature.

Signage Notes

All signage shall have a max height of 5' above the adjacent grade and shall have a maximum square footage of 20 square feet. Changeable signage is encouraged. Exterior above mounted lighting is encouraged. Backlighting or internal lighted signage is not allowed. Landscaping around the base of the signage is encouraged.

Benchmark

Douglas County Benchmark
 DCMB 3020015
 Benchmark Elevation 6255.22' - NAVD 88 Datum

Legal Description

Lot 5A, Block 33, Town of Castle Rock 23rd Amendment, According to the Recorded Plat Thereof, County of Douglas, State of Colorado.

Project Phasing:

- Phase 1 - Construct Everything Except the Shed.
- Phase 2 - Construct Shed.

Building Data

Zoned B Business/Commercial within the South District of the Downtown Overlay District.
 Building Square Footage:
 Existing (NO CHANGE) = 3,780 S.F.
 Patio Square Footage: (NO CHANGE)

NO CHANGE:

- Access Points
- Site Layout
- Building Footprint
- Signage
- Lighting
- Parking
- Grading
- Utilities
- 2 Exits Provided (NO CHANGE)

Project Directory

Owner:
 Union Castle LLC
 Dennis Dickey
 Email: unionbistro@comcast.net

Lien Holder:
 American National Bank
 3033 E 1st Ave
 Denver, CO 80206
 PH: 303-944-5100

Architect / Plan Preparer:
 DLH Architecture, LLC
 200 Front Street
 Castle Rock, CO 80104
 Contact: Dave Hieronimus
 PH: 303-688-5213
 Email: dhieronimus@dlharchitecture.com

Structural:
 HCA Engineering, Inc.
 545 E. Pikes Peak Ave., Ste. 100
 Colorado Springs, CO 80903
 Contact: Dan Donegan
 PH: 719-633-7784
 Email: ddonegan@hcaengineering.com

Land Surveyor:
 Archer & Associates
 105 Wilcox St.
 Castle Rock, CO 80104
 Contact: David Archer
 PH: 303-688-4642

Site Data

Location:
 3 Wilcox Street
 Castle Rock, CO 80104

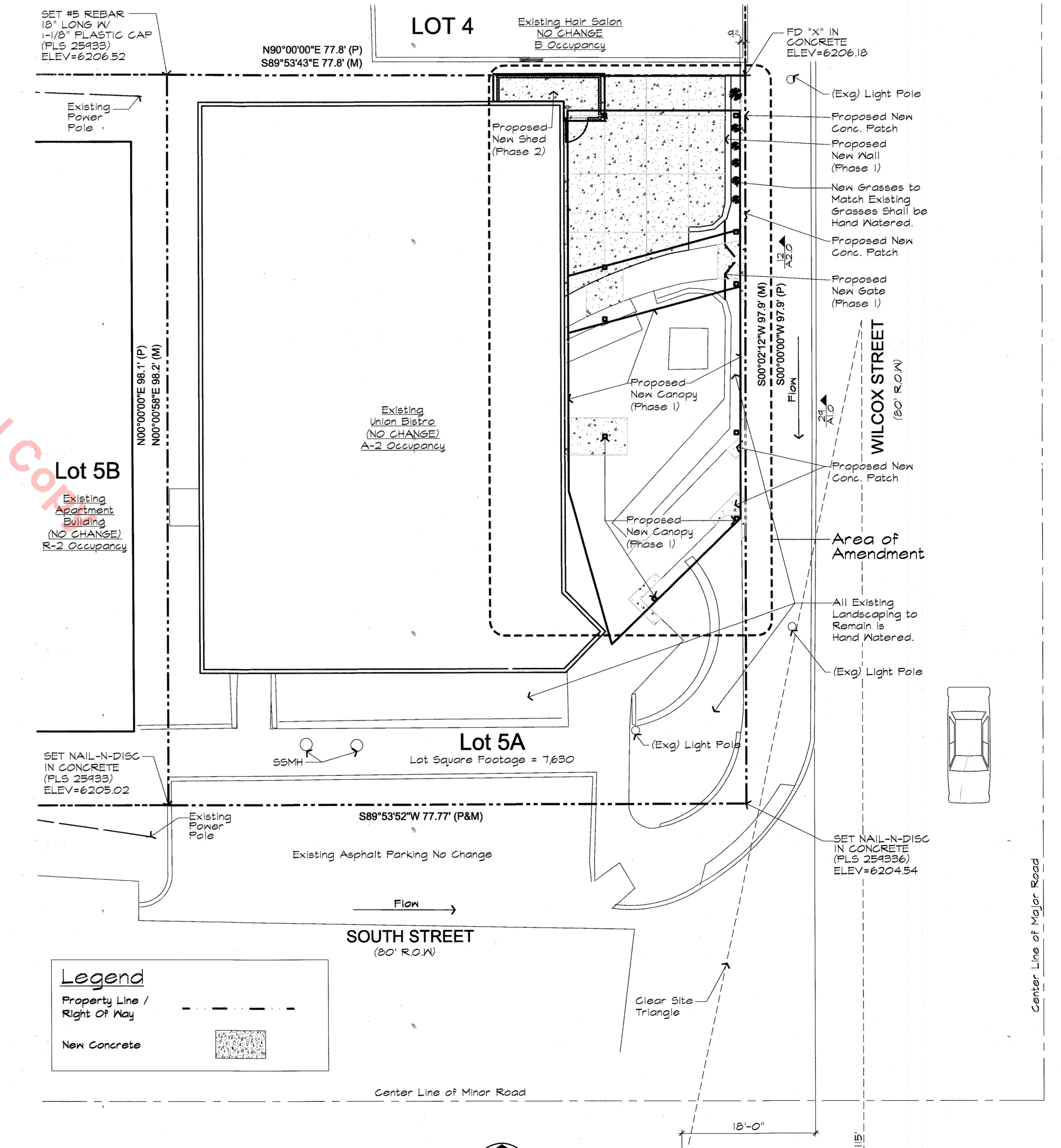
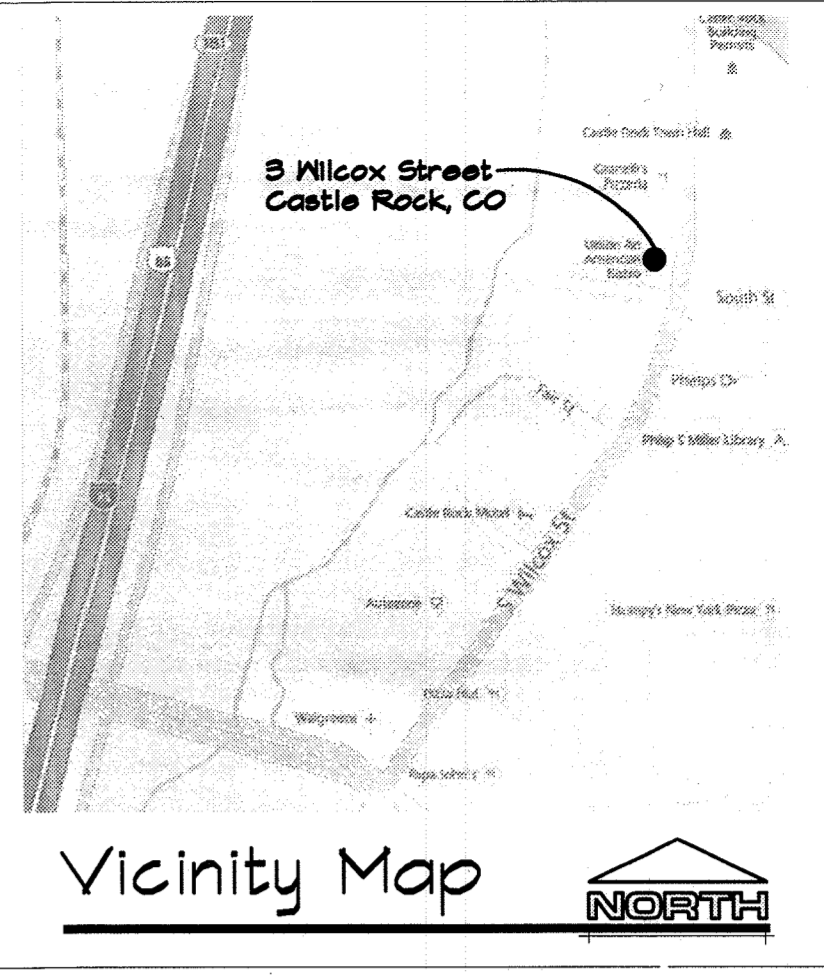
County:
 Douglas County

Fire District:
 Castle Rock Fire Protection

Building Department:
 Town of Castle Rock
 100 N. Wilcox St.
 Castle Rock, CO 80104

Sheet Index

Architectural:
 Sheet 1 of 2 Cover Sheet - Site Plan
 Sheet 2 of 2 Exterior Elevation and Details



DLH Architecture
 Planning, Architecture, Consulting and Construction
 200 Front Street, Castle Rock, CO 80104
 Phone: (303) 688-5273
 Fax: (303) 914-5370
 DLH Architecture is a Limited Liability Corporation Established in 1992

**Site Development Plan For Lot 5A, Block 33
 Town of Castle Rock 23rd Amendment**

Project Number: SDP16-0001

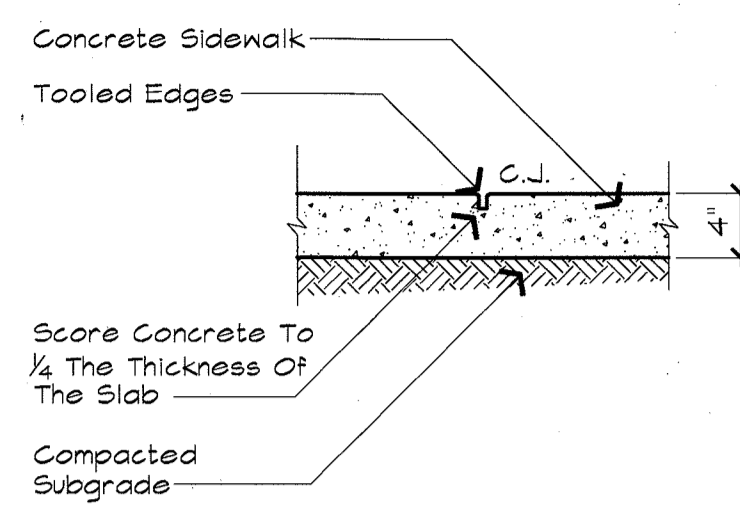
Project #: 1515
 Date: 07/12/15
 Drawn By: R6B
 Checked By: DLH
 Scale: As Noted
 Revisions:

Sheet # 1

Cover Sheet
 Of: 2

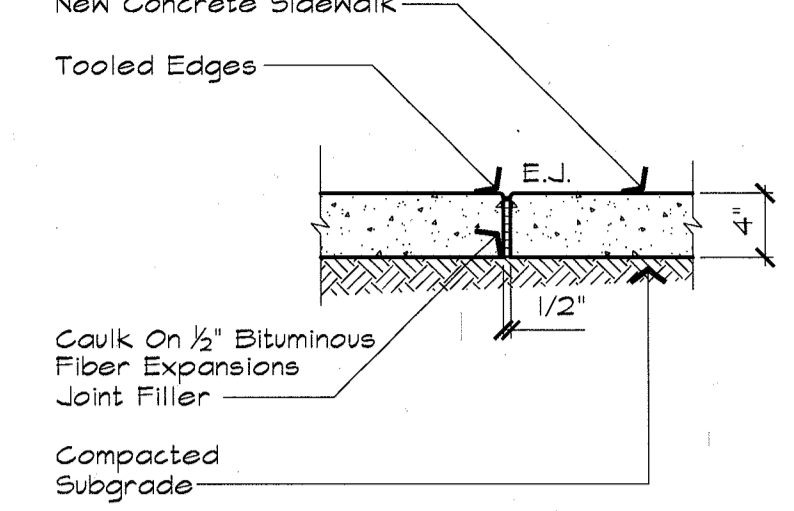
**Site Development Plan For Lot 5A, Block 33,
Town of Castle Rock 23rd Amendment**
Located in NW 1/4, Section 11, Township 8 South, Range 67 West of
the 6th Principal Meridian, County of Douglas, State of Colorado

Note:
Locate Score Joint Intervals As Shown On Plans If Not Shown 8'-0" O.C. Or Width Of Sidewalk (Whichever Is Less).

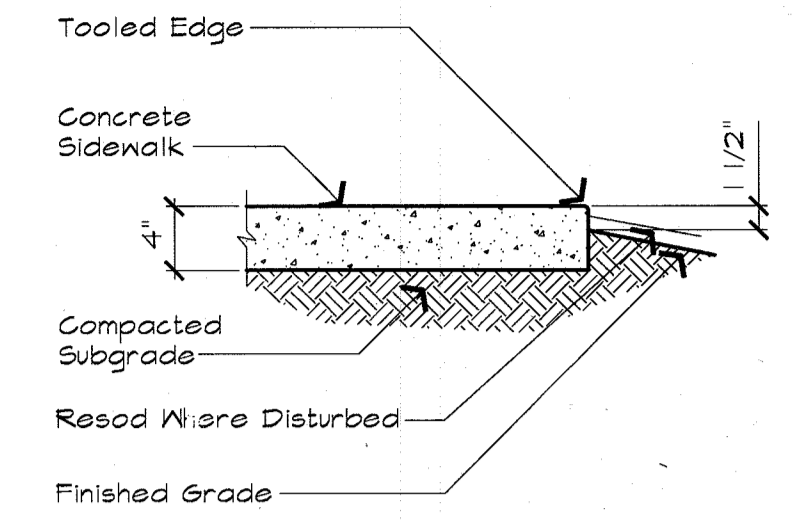


5 Control Joint Detail
1" = 1'-0"

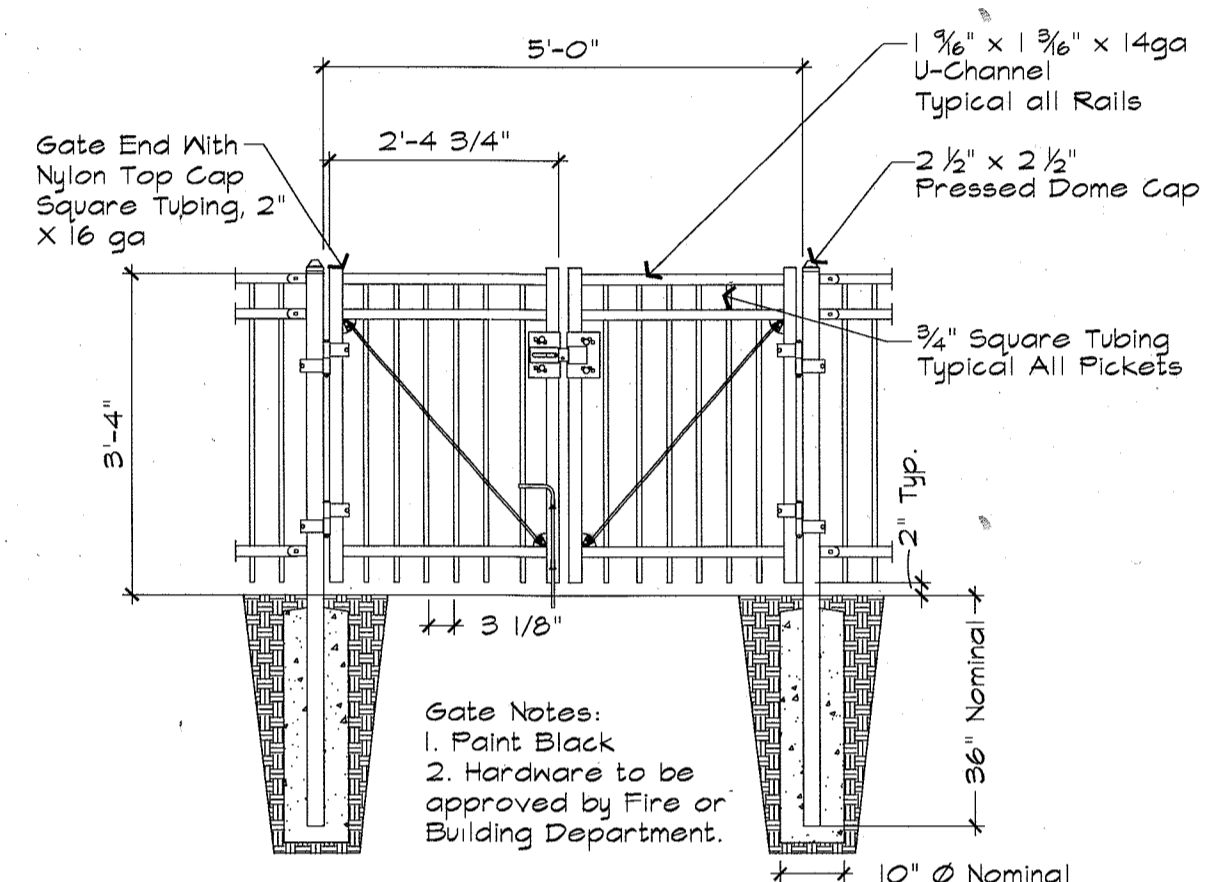
Note:
Locate Expansion Joint Intervals As Shown On Plans; If Not Shown 32'-0" O.C. Maximum



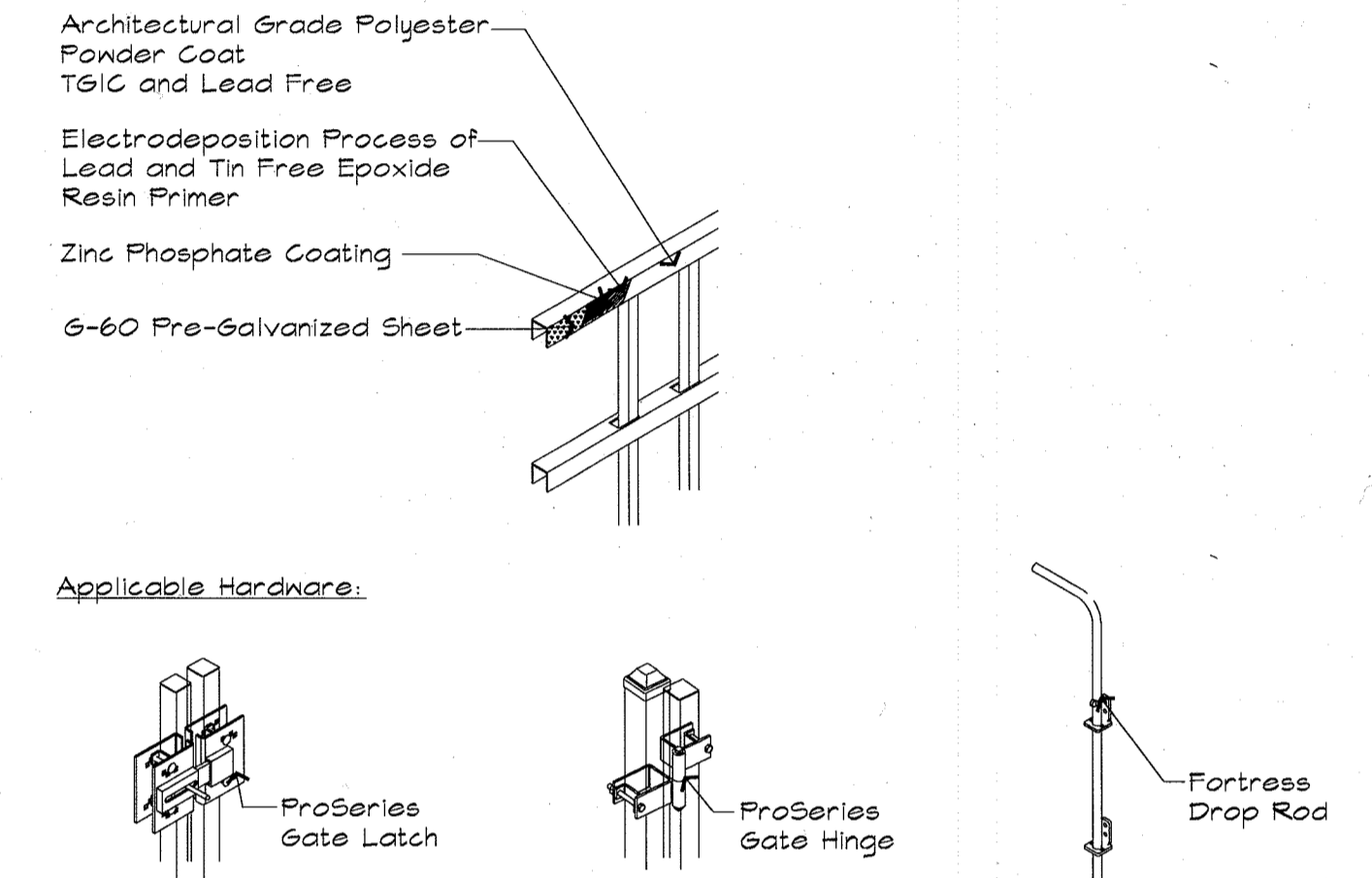
6 Expansion Joint Detail
1" = 1'-0"



7 Concrete Edge Detail
1" = 1'-0"

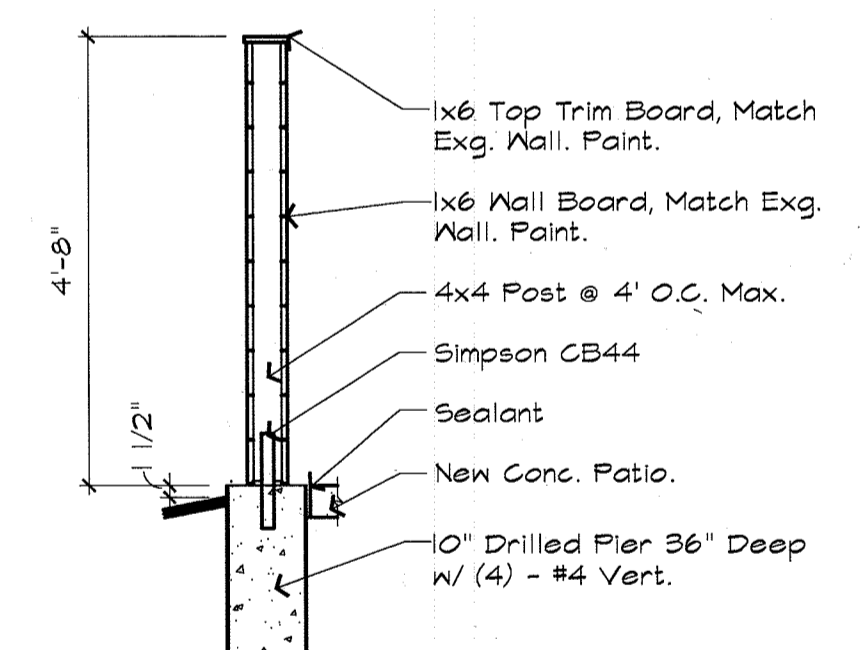


12 Gate Elevation
1/2" = 1'-0"

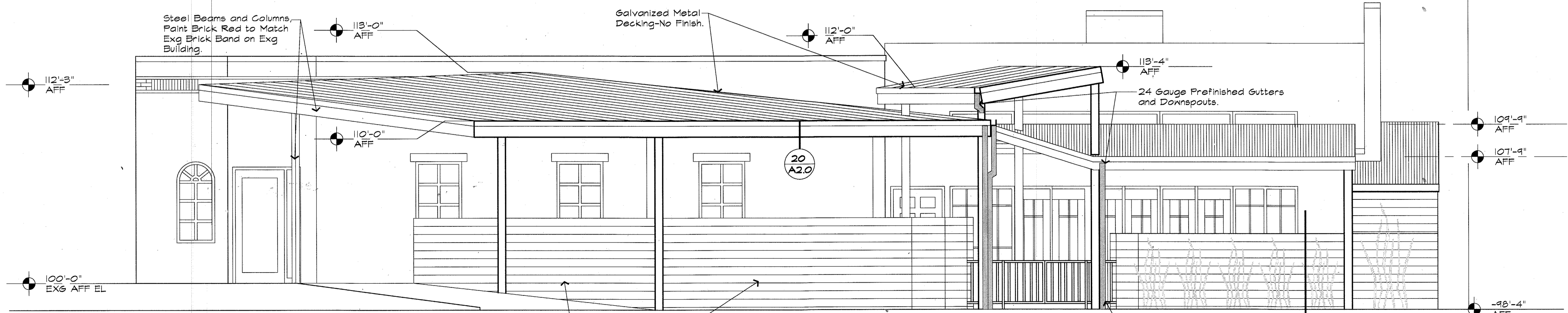


13 Gate Details
1/2" = 1'-0"

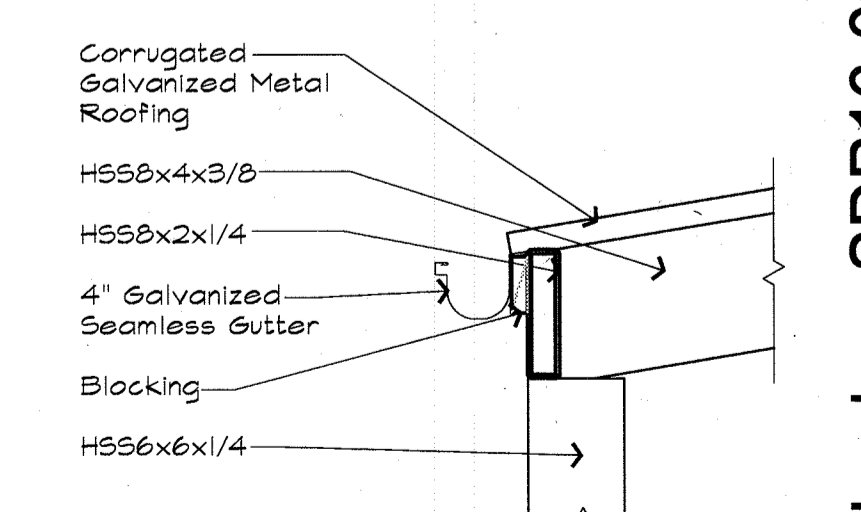
Unofficial Copy



19 Exterior Wall Detail
1" = 1'-0"



29 East Exterior Elevation
1/4" = 1'-0"



20 Gutter Detail
1" = 1'-0"

Project Number: SDP16-0001

Project #: 1515
Date: 07/12/15
Drawn By: RGB
Checked By: DLH
Scale: As Noted
Revisions:

Sheet # 2

Elevation and Details

Of: 2