

SITE DEVELOPMENT PLAN

LOT 1B OF FOUNDERS MARKET PLACE FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 86 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. SITE CONTAINS 1.38 ACRES ACRES (60.149S.F.). NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET SDP22-0058

LEGAL DESCRIPTION:

PARCEL A: LOT 1B, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3, COUNTY OF DOUGLAS, STATE OF COLORADO. PARCEL B: EASEMENTS FOR INGRESS, EGRESS, ACCESS, UTILITIES AND SIGNAGE AS SET FORTH AND GRANTED IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNDERS CROSSING. RECORDING DATE: JULY 20, 2017. RECORDING NO.: RECEPTION NO. 2017049054. PARCEL C: A JOINT EASEMENT AS SET FORTH AND CREATED ON THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2. RECORDING DATE: DECEMBER 20, 2017. RECORDING NO.: RECEPTION NO. 2017085806. TOWN OF CASTLE ROCK AFFIDAVIT OF PLAT CORRECTION: RECORDING DATE: SEPTEMBER 27, 2018. RECORDING NO.: RECEPTION NO. 2018059065. AND AS SHOWN ON THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3. RECORDING DATE: JUNE 25, 2019. RECORDING NO.: RECEPTION NO. 2019036927.

ZONING INFORMATION:

THIS SITE IS CURRENTLY ZONED: PD (PLANNED DEVELOPMENT)

FLOOD PLAIN:

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.080350189G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3 HAVING A RECORD BEARING OF N78°53'56"W AS REFERENCED ON SAID PLAT AND BOUND BY A NO. 5 REBAR WITH 1.25" BLUE PLASTIC CAP STAMPED "PLS 37054" FOUND AT THE SOUTHWEST CORNER OF LOT 1A AND A NO. 5 REBAR WITH 1.25" BLUE PLASTIC CAP STAMPED "PLS 37054" FOUND AT THE SOUTHEAST CORNER OF LOT 1B.

BENCHMARK:

DOUGLAS COUNTY CONTROL POINT STATION 4011005, A 3/4" ALUMINUM DISC STAMPED "DCC" LOCATED ALONG E. HIGHWAY 86 2900' EAST OF THE INTERSECTION OF FOUNDERS PARKWAY AND E. HIGHWAY 86 LYING 60' SOUTH OF HIGHWAY CENTERLINE. ELEVATION: 6544.10 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

PURPOSE STATEMENT:

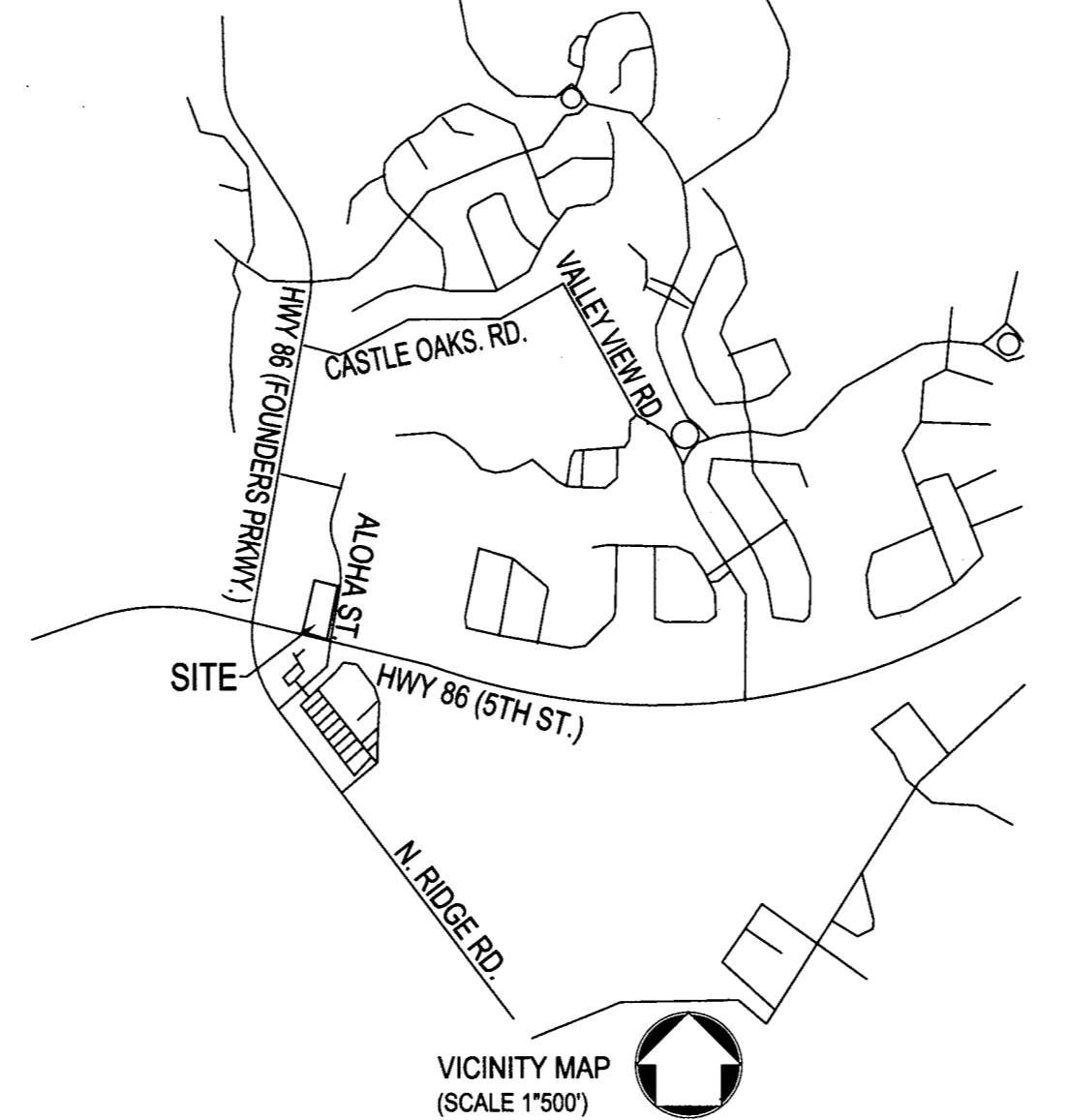
THIS SITE DEVELOPMENT PLAN IS FOR THE CONSTRUCTION OF A NEW MCDONALD'S DRIVE THRU RESTAURANT.

PROJECT CONTACTS

DEVELOPER: INTERNATIONAL USA, LLC, 4643 S. ULLSTER STREET, SUITE 1300, DENVER, CO 80237. MRS. KORTNEY PEDIGO, 312-589-2876. LANDSCAPE ARCHITECT: NATURAL DESIGN SOLUTIONS CONTACT: JASON OLDHAM, JASON@NDSCOLORADO.COM, 5538 COLT DRIVE, LONGMONT, CO 80503, 303-443-0388. ARCHITECT: ARRIS ARCHITECTURE, 3436 NEW CASTLE DR., LOVELAND, CO 80538. ATTN: MR. COREY STINAR, 970-988-6302. OWNER/DEVELOPER: CANVAS CREDIT UNION, 9990 PARK MEADOWS DRIVE, LONE TREE, CO 80124. CHRIS BRUSCHER, 303-639-2335. SITE ENGINEER: STRATEGIC LAND SOLUTIONS, INC., 2595 PONDEROSA ROAD, FRANKTOWN, CO 80116. ROBERT J. PALMER, P.E., (720) 384-7651. LIGHTING: SECURITY LIGHTING, 1085 JOHNSON DRIVE, BUFFALO GROVE, IL 60089. SURVEY: ENGINEERING SERVICE COMPANY, 14190 EAST EVANS AVENUE, DENVER, CO 80014. ATTN: MR. CHIP BECKSTROM, (303) 1393 | PHONE. REVIEW AGENCY: TOWN OF CASTLE ROCK, CO DEVELOPMENT SERVICES DEPT., MS. DENA PAULIN, 100 N. WILCOX STREET, CASTLE ROCK, CO 80104.

LIST OF DRAWINGS

Table with 2 columns: Drawing Number and Title. Includes 1 OF 13 TITLE SHEET, 2 OF 13 EXISTING CONDITIONS, 3 OF 13 CONTEXTUAL PLAN, 4 OF 13 SITE PLAN, 5 OF 13 GRADING PLAN, 6 OF 13 UTILITY PLAN, 7 OF 13 LANDSCAPE PLAN, 8 OF 13 LANDSCAPE DETAILS, 9 OF 13 EXTERIOR ELEVATIONS, 10 OF 13 EXTERIOR ELEVATIONS, 11 OF 13 LIGHTING PLAN, 12 OF 13 SITE DETAILS, 13 OF 13 SITE DETAILS.



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 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 10, 2022 AT RECEPTION NO. 2022034478, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CREC CAPITAL MASTER FUND I, LLC. SIGNED THIS 23 DAY OF August 2023. NOTARY BLOCK. SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF August 2023 BY Joshua Valen. WITNESS BY HAND AND OFFICIAL SEAL. NOTARY PUBLIC. MY COMMISSION EXPIRES: 3/22/2024.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17 DAY OF June 2023.

CHAIR: [Signature] DATE: 8/30/2023. DIRECTOR OF DEVELOPMENT SERVICES.

TOWN COUNCIL APPROVAL. THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 18 DAY OF July 2023.

CHAIR: [Signature] DATE: Sept 14/2023. TOWN CLERK: [Signature] DATE: 9-15-2023.

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

(NIN FOUNDERS MCD LLC). SIGNED THIS 21st DAY OF August 2023. BY Lucy L. Singer.

NOTARY BLOCK. SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF August 2023 BY Lucy L. Singer.

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC. MY COMMISSION EXPIRES: 7/29/2026.

TITLE CERTIFICATION. I, Eric Conzolas, am an AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL 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.

AUTHORIZED REPRESENTATIVE. FIDELITY NATIONAL TITLE. SIGNED THIS 24 DAY OF August 2023.

NOTARY BLOCK. SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF August 2023 BY Eric Conzolas.

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC. MY COMMISSION EXPIRES: January 15, 2025.

WATER RIGHTS DEDICATION AGREEMENT. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED ON THE 5TH DAY OF AUGUST, 2004 AT RECEPTION NO. 2004081806 AND ACCORDINGLY 4.33 SFE ARE DEDICATED FROM THE WATER BANK.

SURVEYORS CERTIFICATE. JUSTIN A. CONNER, LICENSED 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.

JUSTIN A. CONNER, PLS 38421. DATE: 8/16/2023.

CIVIL ENGINEER'S STATEMENT. I, ROBERT J. PALMER, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

ROBERT J. PALMER PE 36320. DATE: 8/16/2023.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE. THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:24AM ON THE 18 DAY OF September 2023 AT RECEPTION NO. 2023040134.

DOUGLAS COUNTY CLERK AND RECORDER. BY: [Signature] DEPUTY.

ZONING COMPARISON

Table comparing zoning requirements for PD-Planned Development and the proposed use (Fast Food Restaurant with Drive Thru). Columns include Use Area, Lot, Site Area, Building Area, Permitted Use, Minimum Lot Size, Maximum Building Coverage, Minimum Front Yard Setback, Minimum Rear Yard Setback, Minimum Side Yard Setback, Minimum Side to Street Setback, Maximum Building Height, Maximum Building Slope, Minimum Parking, Minimum ADA Parking, Site Utilization (Building, Parking, Street, Landscaping, Concrete Sidewalk, Total), and % of Total.

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 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. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS. 4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 080350189G DATED MARCH 16, 2018. 5. 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. 6. 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. 7. APPROVAL OF THIS 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. 8. NO SOLID OBJECT (INCLUDING 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. 9. ALL UTILITY, DRAINAGE, SIGHT DISTANCE AND PUBLIC ACCESS/TRAFFIC PLACEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT. (MODIFY AS APPROPRIATE.) 10. THIS SITE IS ZONED PD. 11. 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 METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY. 12. 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.

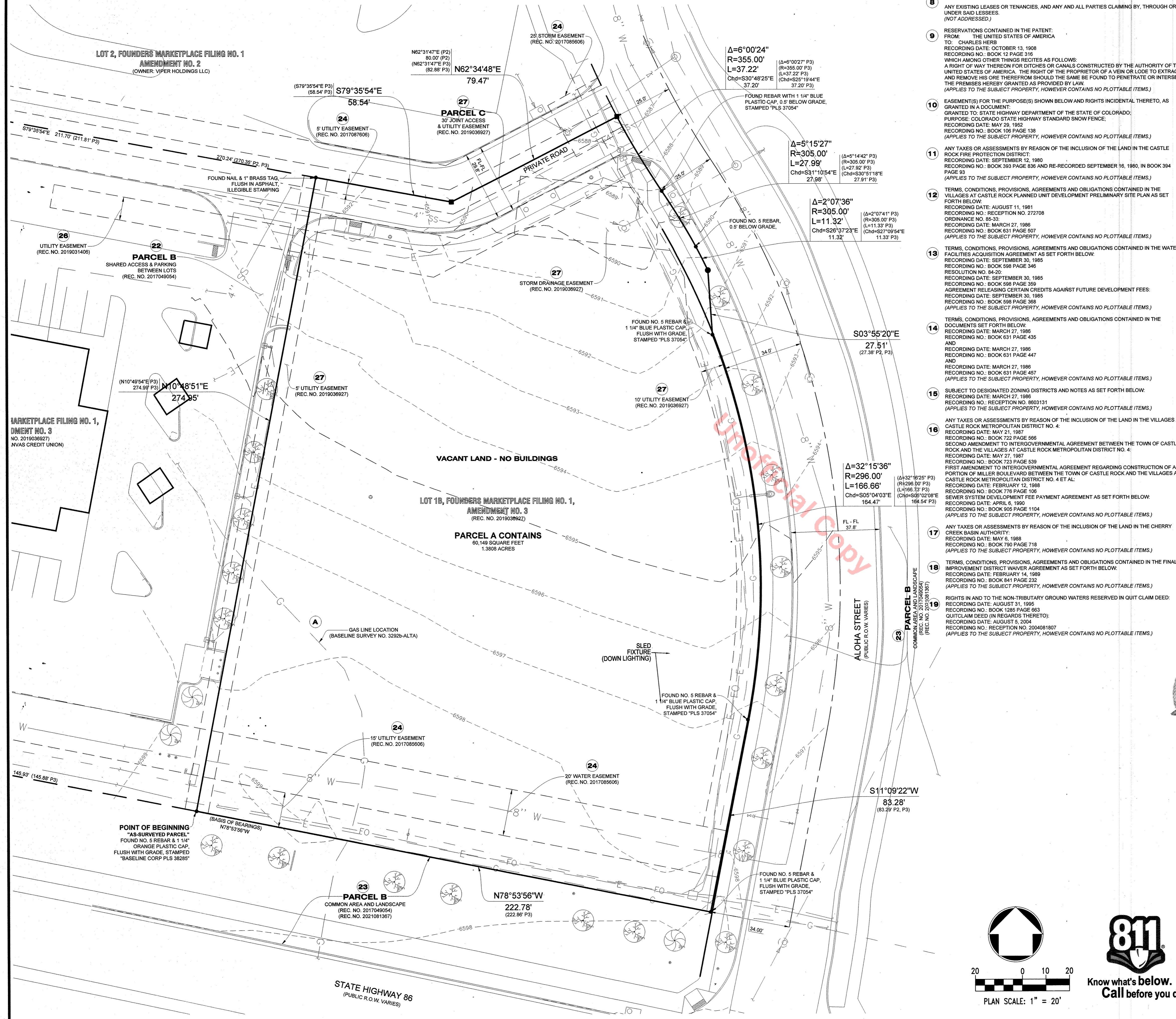
- GENERAL NOTES CONTINUED. 13. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES. 14. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK. 15. 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. 16. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN. FIRE NOTES. 1. 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. 2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. 3. 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. 4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. 5. 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. 6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 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. 7. "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. 8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL. 9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

LEGEND. EXISTING: 5548 EXISTING INTERIM CONTOUR, 5550 EXISTING INDEX CONTOUR, ELECTRICAL LINE, FIBER OPTIC, GAS LINE, SANITARY SEWER LINE, STORM SEWER LINE, TELEPHONE LINE, WATER LINE, OVERHEAD UTILITY LINE, FENCE LINE, GUARD RAIL, SPOT ELEVATION, DECIDUOUS TREE, EVERGREEN TREE, ACCESS PLATE, BOLLARD, CLEANOUT, GAS METER, LIGHT POLE, MANHOLE, NUMBER OF PARKING STALLS, POWER POLE, SIGN, CONCRETE, LANDSCAPING. PROPOSED: CIP CURB INLET PROTECTION, VTC VEHICLE TRACKING CONTROL PAD, SF SILT FENCE, TW TOP OF WALL, BW BOTTOM OF WALL, SITE TRIANGLE, PSG SPOT GRADE, SPILL CURB, CATCH CURB, WALL, CLEANOUT, INDEX CONTOUR, INTERIM CONTOUR, ADA ACCESSIBLE ROUTE, ELECTRICAL, NATURAL GAS, SANITARY SEWER, STORM SEWER, UNDERGROUND TELE, WATER LINE.

McDonald's logo and address: 1025 ALOHA ST., CASTLE ROCK, COLORADO. OFFICE ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237. SCALE: AS NOTED. DATE: 03/29/2023. DRAWN BY: RJP. CHECKED BY: RJP. SHEET NO: 1 OF 13. SITE DEVELOPMENT PLAN-LOT 1B, FOUNDERS MARKETPLACE NO. 1, AMENDMENT NO. 3-TOWN OF CASTLE ROCK PROJECT NO. SDP22-0058.

SITE DEVELOPMENT PLAN

LOT 1B OF FOUNDERS MARKET PLACE FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 86 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE CONTAINS 1.38 ACRES (60,149S.F.), NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
SDP22-0058



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES, (NOT ADDRESSED.)
 - RESERVATIONS CONTAINED IN THE PATENT: FROM: THE UNITED STATES OF AMERICA TO: CHARLES HERB RECORDING DATE: OCTOBER 13, 1908 RECORDING NO.: BOOK 12 PAGE 316 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: STATE HIGHWAY DEPARTMENT OF THE STATE OF COLORADO; PURPOSE: COLORADO STATE HIGHWAY STANDARD SNOW FENCE. RECORDING DATE: MAY 29, 1992 RECORDING NO.: BOOK 106 PAGE 138 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE CASTLE ROCK FIRE PROTECTION DISTRICT: RECORDING DATE: SEPTEMBER 12, 1980 RECORDING NO.: BOOK 393 PAGE 836 AND RE-RECORDED SEPTEMBER 16, 1980, IN BOOK 394 PAGE 83 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE TOWN OF CASTLE ROCK PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN AS SET FORTH BELOW: RECORDING DATE: AUGUST 11, 1981 RECORDING NO.: RECEPTION NO. 272708 ORDINANCE NO. 85-53 RECORDING DATE: MARCH 27, 1986 RECORDING NO.: BOOK 631 PAGE 507 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER FACILITIES ACQUISITION AGREEMENT AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 30, 1985 RESOLUTION NO. 84-22 RECORDING DATE: SEPTEMBER 30, 1985 RECORDING NO.: BOOK 588 PAGE 346 AGREEMENT RELASING CERTAIN CREDITS AGAINST FUTURE DEVELOPMENT FEES: RECORDING DATE: SEPTEMBER 30, 1985 RECORDING NO.: BOOK 588 PAGE 388 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DOCUMENTS SET FORTH BELOW: RECORDING DATE: MARCH 27, 1986 RECORDING NO.: BOOK 631 PAGE 435 AND RECORDING DATE: MARCH 27, 1986 RECORDING NO.: BOOK 631 PAGE 447 AND RECORDING DATE: MARCH 27, 1986 RECORDING NO.: BOOK 631 PAGE 487 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - SUBJECT TO DESIGNATED ZONING DISTRICTS AND NOTES AS SET FORTH BELOW: RECORDING DATE: MARCH 27, 1986 RECORDING NO.: RECEPTION NO. 8620131 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4: RECORDING DATE: MAY 21, 1987 RECORDING NO.: BOOK 723 PAGE 508 SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4: RECORDING DATE: FEBRUARY 12, 1988 RECORDING NO.: BOOK 776 PAGE 109 SEWER SYSTEM DEVELOPMENT FEE PAYMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: APRIL 5, 1990 RECORDING NO.: BOOK 508 PAGE 1104 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE CHERRY CREEK BASIN AUTHORITY: RECORDING DATE: MAY 5, 1989 RECORDING NO.: BOOK 790 PAGE 718 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINAL IMPROVEMENT DISTRICT WAIVER AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 14, 1989 RECORDING NO.: BOOK 841 PAGE 232 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - RIGHTS IN AND TO THE NON-TRIBUTARY GROUND WATERS RESERVED IN QUIT CLAIM DEED: RECORDING DATE: AUGUST 31, 1990 RECORDING NO.: BOOK 1285 PAGE 683 QUIT CLAIM DEED (IN REGARDS THERETO): RECORDING DATE: AUGUST 5, 2004 RECORDING NO.: RECEPTION NO. 2004081807 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)



20 SUBJECT TO NOTES 4, 5, 6, 7, 8, 9, 10 AND 20' UTILITY EASEMENT AS SHOWN ON THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2 (REC. NO. 2017085606) (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

21 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT AS SET FORTH BELOW: RECORDING DATE: AUGUST 5, 2004 RECORDING NO.: RECEPTION NO. 2004081807 FIRST AMENDMENT TO FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT: RECORDING DATE: DECEMBER 20, 2017 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

22 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNDERS CROSSING: RECORDING DATE: JULY 20, 2017 RECORDING NO.: RECEPTION NO. 2017049054 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNDERS CROSSING: RECORDING DATE: MAY 20, 2021 RECORDING NO.: RECEPTION NO. 2021064726 THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNDERS CROSSING: RECORDING DATE: JULY 7, 2021 RECORDING NO.: RECEPTION NO. 2021081367

23 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT FOR OPERATION AND MAINTENANCE OF COMMON AREAS FOR FOUNDERS CROSSING AS SET FORTH BELOW: AMENDED AND RESTATED AGREEMENT FOR OPERATION AND MAINTENANCE OF COMMON AREAS FOR FOUNDERS CROSSING: RECORDING DATE: JULY 20, 2017 RECORDING NO.: RECEPTION NO. 2017049053 SECOND AMENDED AND RESTATED AGREEMENT FOR OPERATION AND MAINTENANCE OF COMMON AREAS FOR FOUNDERS CROSSING: RECORDING DATE: JULY 8, 2021 RECORDING NO.: RECEPTION NO. 2021081367 THIRD AMENDED AND RESTATED AGREEMENT FOR OPERATION AND MAINTENANCE OF COMMON AREAS FOR FOUNDERS CROSSING: RECORDING DATE: AUGUST 18, 2022 RECORDING NO.: 2022062690 (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

24 SUBJECT TO GENERAL NOTES, 20' WATER LINE EASEMENT, 15' UTILITY EASEMENT, 5' UTILITY EASEMENT, 10' UTILITY EASEMENT AS SHOWN ON PLAT OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2: RECORDING DATE: DECEMBER 20, 2017 RECORDING NO.: RECEPTION NO. 2017085606 TOWN OF CASTLE ROCK AFFIDAVIT OF PLAT CORRECTION: RECORDING DATE: SEPTEMBER 27, 2018 RECORDING NO.: RECEPTION NO. 2018059065 (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

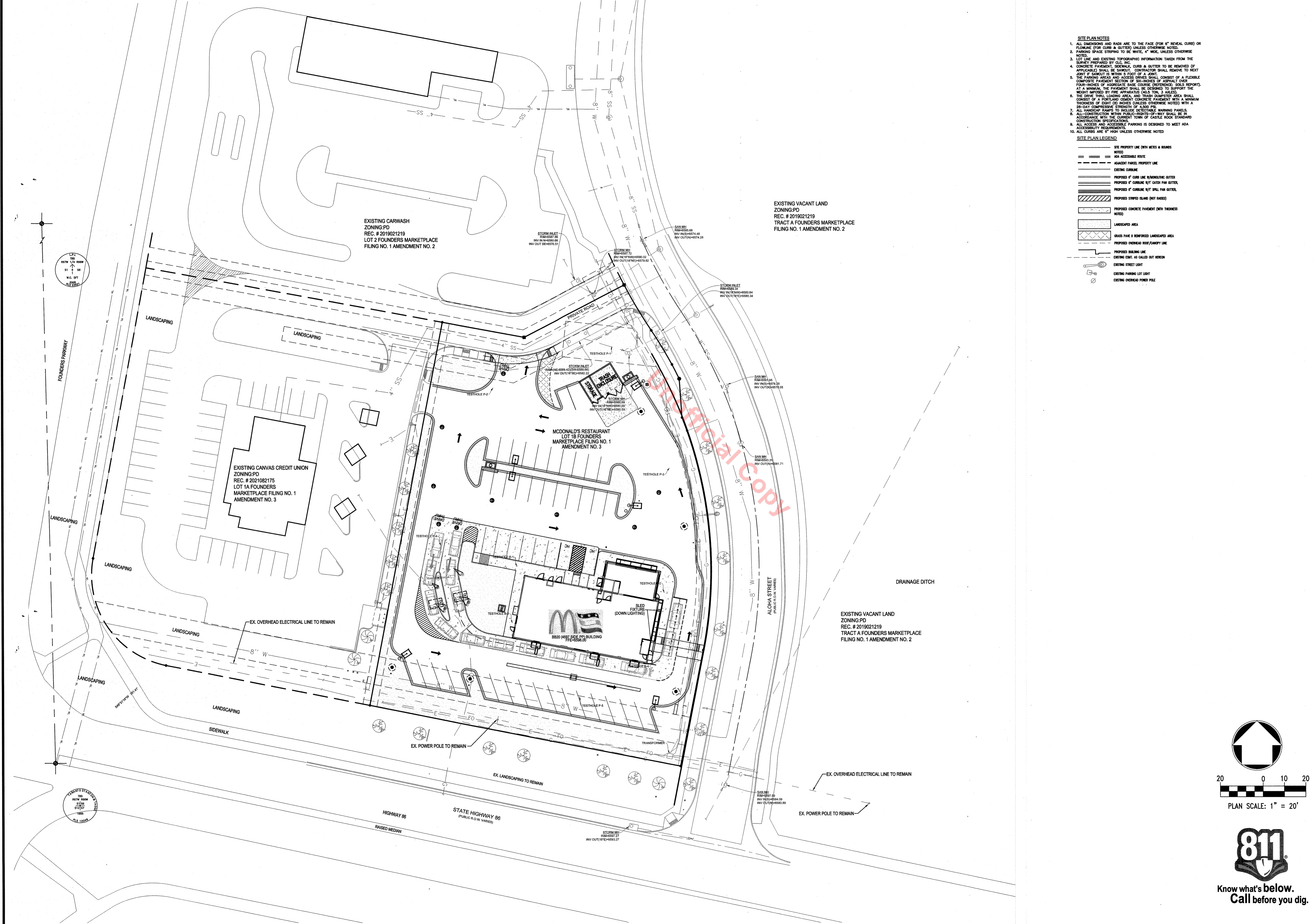
25 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SPECIAL WARRANTY DEED AS SET FORTH BELOW: RECORDING DATE: JANUARY 2, 2018 RECORDING NO.: RECEPTION NO. 2018000229 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION PURPOSE: UTILITY UNDERGROUND ACCESS EASEMENT RECORDING DATE: JUNE 4, 2019 RECORDING NO.: RECEPTION NO. 2019031406 (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

27 EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3: RECORDING DATE: SEPTEMBER 27, 2018 RECORDING NO.: RECEPTION NO. 2019038927 (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

| | | |
|--|------------------------|---|
| NO. | DATE | REVISION DESCRIPTION |
| CON. ENGINEERING CONSULTANT: | | |
| <p>2695 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7861 Phone rpalmer@strategicland.com Robert J. Palmer, PE President</p> | | |
| PREPARED UNDER THE DIRECT SUPERVISION OF: | | |
| | | |
| <p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF STRATEGIC LAND SOLUTIONS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p> | | |
| 1031 ALOHA ST. CASTLE ROCK, COLORADO COUNTY: DOUGLAS STATE: COLORADO | | OFFICE: ROCKY MOUNTAIN REGION ADDRESS: 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237 |
| SCALE: AS NOTED | MD/RE: BOWAN | |
| DATE: 03/29/2023 | MD/P/CM: PEDIGO | |
| DESIGNED BY: RJP | FILE NAME: CURRENT.DWG | |
| DRAWN BY: RJP | SLS IN: 21-001-147 | |
| CHECKED BY: RJP | | |
| DRAWING TITLE: | | |
| EXISTING CONDITIONS | | |
| SHEET NO: | | |
| 2 OF 13 | | |

SITE DEVELOPMENT PLAN
 LOT 1B OF FOUNDERS MARKET PLACE FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 66 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE CONTAINS 1.38 ACRES (60,149S.F.), NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
 SDF22-0058



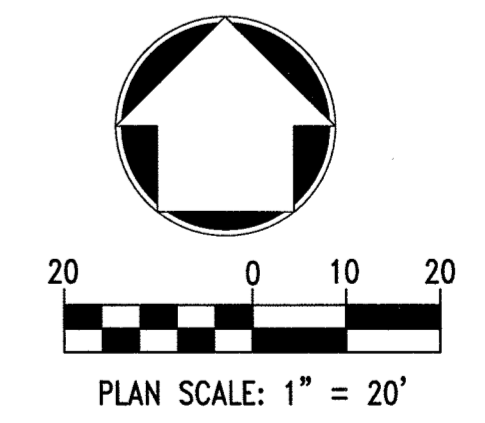
- SITE PLAN NOTES**
1. ALL DIMENSIONS AND RAIN ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
 2. PARKING SPACE STRIPING TO BE WHITE, 4" WICK, UNLESS OTHERWISE NOTED.
 3. LOT LINE AND EXISTING TOPOGRAPHY INFORMATION TAKEN FROM THE SURVEY PREPARED BY C&L INC. & BUTTER TO BE REMOVED IF APPLICABLE SHALL BE SAVED. CONTRACTOR SHALL REMOVE TO NEXT ADJACENT PROPERTY LINE WITHIN 2 FEET OF A JOINT.
 4. THE FINISH GRADE AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE CONCRETE PAVEMENT SECTION OF 3"-THICKNESS OF ASPHALT OVER FOUR-INCHES OF AGGREGATE BASE COURSE (DEFENDENCE SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY FIRE APPARATUS (AAS TOL. 3 AXLES).
 5. THE DRIVE SWELL LANDING AREA, AND TRASH CHUTE AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A FINISH COMPRESSION STRENGTH OF 4,000 PSI.
 6. ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS.
 7. ALL CONCRETE SHALL BE FINISHED WITH A FINISH THAT SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.
 8. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS.
 9. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.

- SITE PLAN LEGEND**
- SEE PROPERTY LINE (WITH METES & BOUNDS NOTE)
 - ADA ACCESSIBLE ROUTE
 - ADJACENT PARCEL PROPERTY LINE
 - EXISTING CURBLINE
 - PROPOSED 6" CURBLINE W/ HANDICAP CUTTER
 - PROPOSED 6" CURBLINE W/ ADA PAV CUTTER
 - PROPOSED 6" CURBLINE W/ SPILL PAV CUTTER
 - PROPOSED CONCRETE PAVEMENT (WITH THICKNESS NOTE)
 - LANDSCAPING AREA
 - GRASS PINE & REINFORCED LANDSCAPED AREA
 - PROPOSED OVERHEAD W/ SPILL PAV CUTTER
 - PROPOSED WALKING SURFACE
 - EXISTING EXMT. AS CALLED OUT HEREIN
 - EXISTING STREET LIGHT
 - EXISTING PARKING LOT LIGHT
 - EXISTING OVERHEAD POWER POLE

EXISTING VACANT LAND
 ZONING: PD
 REC. # 2019021219
 TRACT A FOUNDERS MARKETPLACE
 FILING NO. 1 AMENDMENT NO. 2

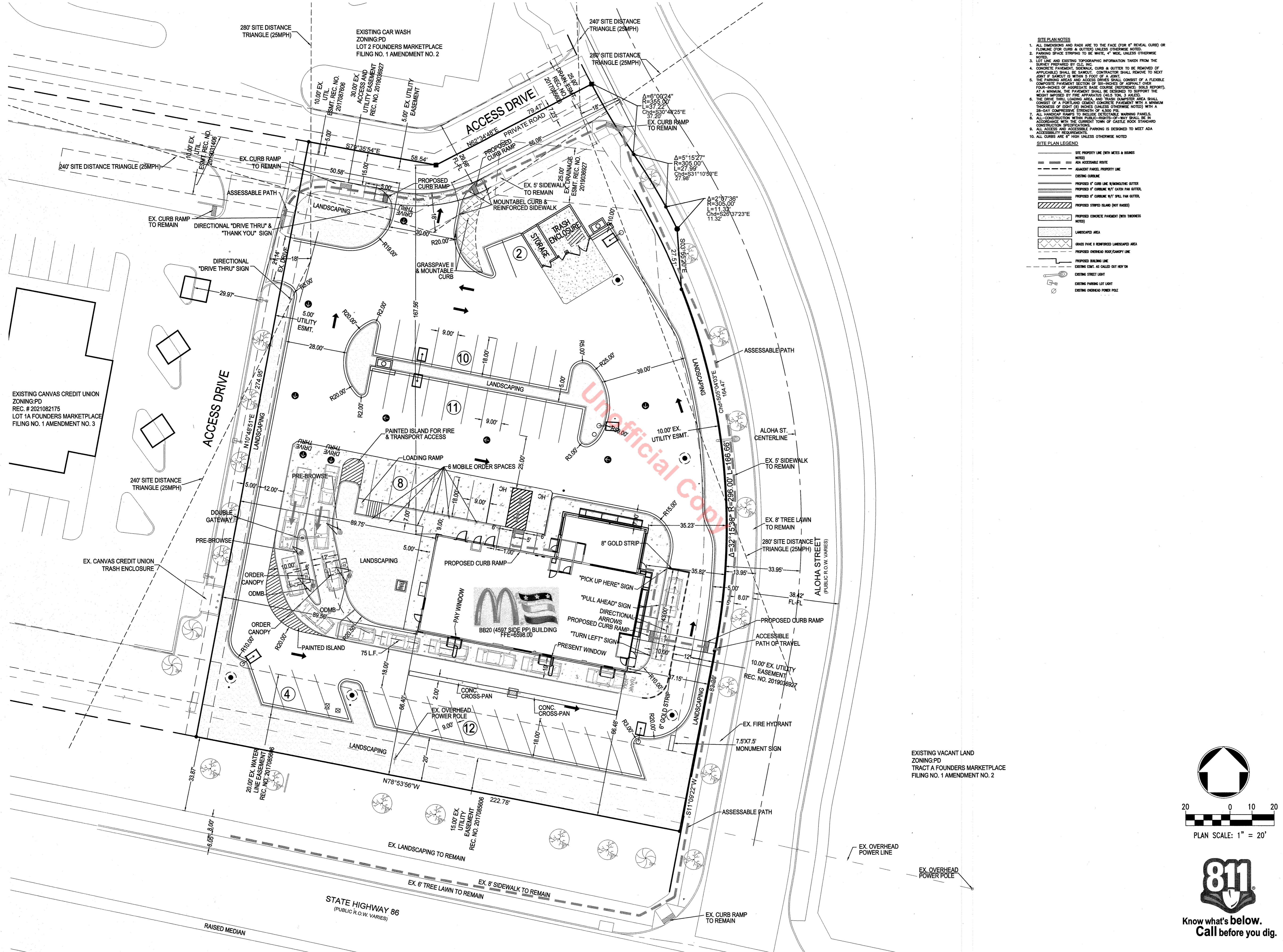
EXISTING VACANT LAND
 ZONING: PD
 REC. # 2019021219
 TRACT A FOUNDERS MARKETPLACE
 FILING NO. 1 AMENDMENT NO. 2

| | | | | | |
|--|--|---|--|-------------------------------|--|
| NO. | | DATE | | REVISION DESCRIPTION | |
| CIVIL ENGINEERING CONSULTANT: | | | | | |
| <p>Strategic Land Solutions, Inc. Civil Engineering - Land Planning - Infrastructure 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.364.7861 Phone rpalmer@strategicland.com Robert J. Palmer, PE President</p> | | | | | |
| PREPARED UNDER THE DIRECT SUPERVISION OF: SEAL: | | | | | |
| By Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320) AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC. | | | | | |
| <p>McDonald's THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p> | | OFFICE: ROCKY MOUNTAIN REGION ADDRESS: 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237 | | | |
| STREET ADDRESS: 1031 ALOHA ST. | | STATE: COLORADO | | CITY: CASTLE ROCK | |
| COUNTY: DOUGLAS | | STATE STORE ID#: 50797 | | NATIONAL ID#: 40362 | |
| SCALE: AS NOTED | | M&D RE: BOWAN | | DATE: 03/29/2023 | |
| DESIGNED BY: RJP | | M&D P/CM: PEDIGO | | DRAWN BY: RJP | |
| CHECKED BY: RJP | | FILE NAME: CURRENT.DWG | | D.S. NO.: 21-001-142 | |
| DRAWING TITLE: CONTEXTUAL SITE PLAN | | | | | |
| SHEET NO: 3 OF 13 | | | | | |



811
 Know what's below.
 Call before you dig.

SITE DEVELOPMENT PLAN
 LOT 1B OF FOUNDERS MARKET PLACE FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 66 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE CONTAINS 1.38 ACRES ACRES (60,149S.F.) NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
 SDP22-0058



- SITE PLAN NOTES**
1. ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6\"/>

- SITE PLAN LEGEND**
- SITE PROPERTY LINE (WITH METES & BOUNDS NOTES)
 - ADA ACCESSIBLE ROUTE
 - ADJACENT PAVED PROPERTY LINE
 - EXISTING CURBLINE
 - PROPOSED 6\"/>

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |
| | | |
| | | |
| | | |

Strategic Land Solutions, Inc.
 Civil Engineering - Land Planning - Site Planning
 2586 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 720.384.7661 Phone
 palmer@strategicsolutions.net
 Robert J. Palmer, PE
 President

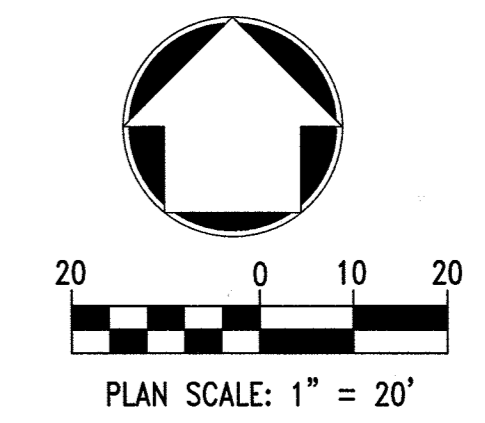
PREPARED UNDER THE DIRECT SUPERVISION OF:
 SEAL:
 Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320)
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

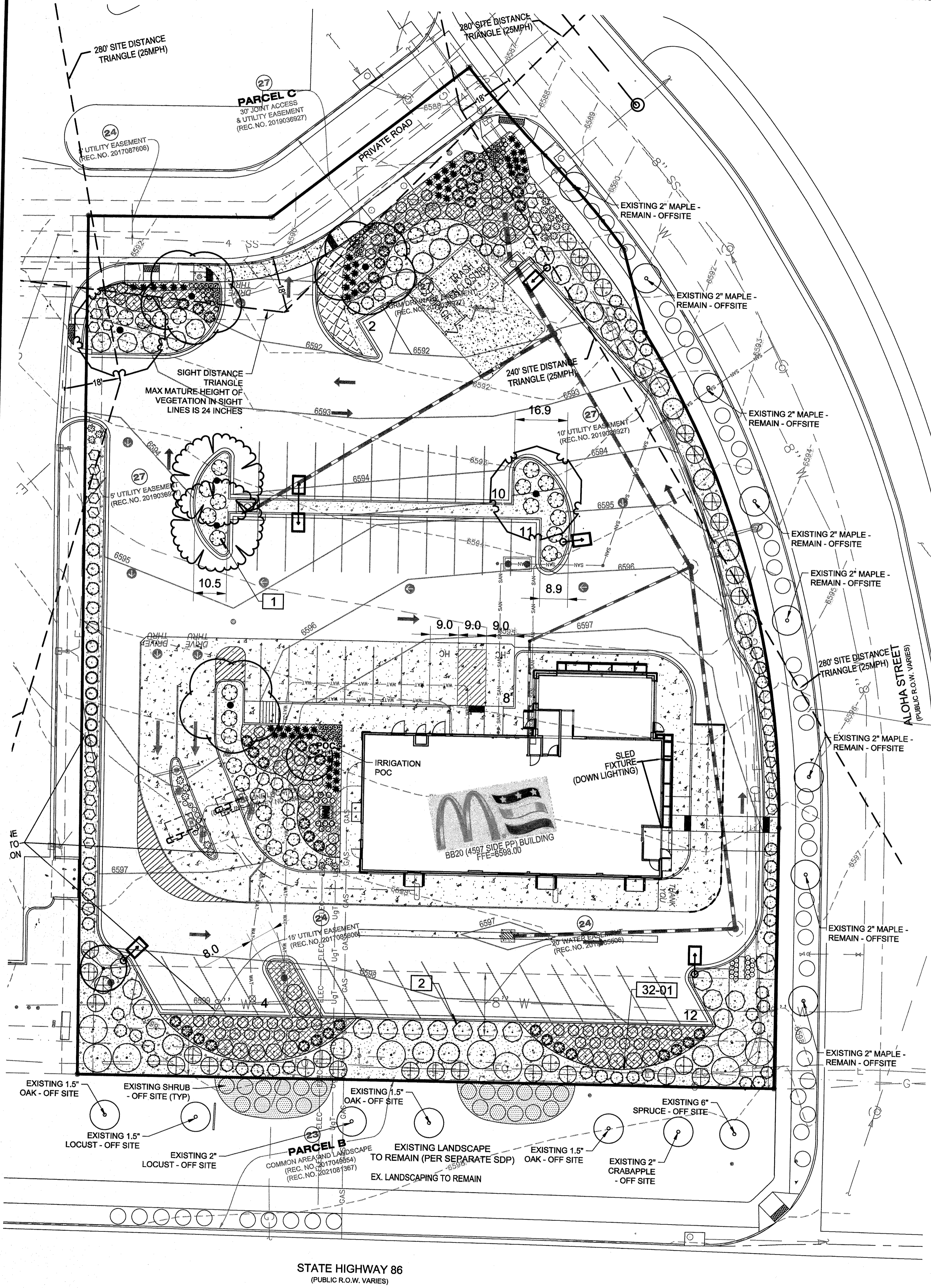
ROCKY MOUNTAIN REGION
 OFFICE 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

| | |
|---------------------|----------------|
| STREET ADDRESS | 1031 ALOHA ST. |
| CITY | CASTLE ROCK |
| COUNTY | DOUGLAS |
| STATE | COLORADO |
| REGIONAL D.M.C. NO. | 50797 |
| NATIONAL OFF. | 40362 |

| | | | |
|----------------|------------|------------|-------------|
| SCALE: | AS NOTED | MD RE: | BOWAN |
| DATE: | 03/29/2023 | MD P/CM: | PEDIGO |
| DESIGNED BY: | RJP | FILE NAME: | CURRENT.DWG |
| DRAWN BY: | RJP | S/S. NO.: | 21-001-142 |
| CHECKED BY: | RJP | | |
| DRAWING TITLE: | SITE PLAN | | |
| SHEET NO.: | 4 OF 13 | | |



SITE DEVELOPMENT PLAN
 LOT 1B OF FOUNDERS MARKET FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 66 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE CONTAINS 1.38 ACRES ACRES (60,149S.F.). NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
 SDP22-0058



PLANT SCHEDULE

| ORNAMENTAL TREES | QTY | CONT | W x H | Hydrozone |
|--------------------|-----------|---------------------|-----------|-----------|
| | 2 | 1.5\" B&B MULTISTEM | 20 x 20 | Low |
| LARGE CANOPY TREES | QTY | CONT | | |
| | 3 | 1.5\" B&B | 20 x 20 | Low |
| | 2 | 2\" B&B | 20 x 20 | Low |
| SHRUBS | QTY | SIZE | | |
| | 30 | 5 GAL | 6 x 1.5 | Very Low |
| | 7 | 5 GAL | 5 x 5 | Very Low |
| | 29 | 5 GAL | 6 x 6 | Very Low |
| | 29 | 5 GAL | 3 x 3 | Very Low |
| | 9 | 4\" HT | 8 x 10 | Very Low |
| | 14 | 5 GAL | 6 x 15 | Very Low |
| | 45 | 5 GAL | 3.5 x 3.5 | Low |
| | 57 | 5 GAL | 3 x 3 | Low |
| | 32 | 5 GAL | 6 x 1.5 | Very Low |
| | 26 | 5 GAL | 5 x 5 | Low |
| GRASSES | QTY | SIZE | | |
| | 22 | 1 GAL | 3 x 2 | Low |
| | 56 | 1 GAL | 2.5 x 2 | Low |
| | 10 | 1 GAL | 2.5 x 4 | Low |
| | 63 | 1 GAL | 4 x 5 | Very Low |
| PERENNIALS | QTY | SIZE | | |
| | 45 | 1 GAL | 1.5 x 1.5 | Low |
| | 42 | 1 GAL | 1.5 x 1.5 | Low |
| | 22 | 1 GAL | 1.5 x 1.5 | Low |
| MULCHES | QTY | CONT | | |
| | 10,193 SF | ROCK MULCH | | |
| | 3,843 SF | WOOD MULCH | | |

TOCR LANDSCAPE NOTES:

- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual. Conceptual Landscape Plan Standard Notes - Cont'd.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30\" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|---|
| | PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL. |
| | PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD. |
| | SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. |
| | LANDSCAPE IMPROVEMENTS |
| | 14 G ROLL TOP STEEL EDGING, STAKED 30\" OC MAX. |
| | ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1. |

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional YES - NEIL A MCLANE
 Town of Castle Rock Registration # 16-1607 State of Colorado License Landscape Architect # LA-406
 Company Name Natural Design Solutions, Inc. Address 5539 Colt Drive, Longmont, CO 80503
 Phone (303) 443-0388 Email nml@ndscolorado.com Date 11/08/18
 PROJECT NAME McDonald's - US 86 & Founder's Parkway

| Gross Site Area | Landscape Area in Sq.Ft. | Turfgrass List Species (Area in Sq.Ft.) | Nonliving Ornamental (Area in Sq.Ft.) | No. of Trees Required | No. of Trees Provided | No. of Shrubs Required | No. of Shrubs Provided | Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.) | Separate Irrigation Service Connections |
|------------------------------|--|---|---------------------------------------|-----------------------------------|--|------------------------|------------------------|--|---|
| 60,149 sf | 16,915 sf (excluding ROW 6,015 required) | N/A | Approx 1,565 sf | 12 | 12 | 279 | 279 | 42 | Yes (No) |
| Parking Lot Area (in Sq.Ft.) | Parking Lot Landscape Area (Sq.Ft.) | No. of Parking Spaces | Nonliving Ornamental (Area in Sq.Ft.) | No. of Interior Landscape Islands | Minimum Width of Interior Landscaped Islands | No. of Trees Required | No. of Trees Provided | No. of Shrubs Required | No. of Shrubs Provided |
| 18,100 sf | 1,810 required; 1,930 provided | 47 Parking (Includes 2 ADA Spaces) | N/A | 5 | 8' | 5 | 5 | 20 | 20 |

Neil A Mclane
 Colorado License No. LA-406
 Castle Rock Registered Landscape Professional
 No: 16-1607



| | | | | | |
|--|--|-------------|--|----------------------|--|
| NO. | | DATE | | REVISION DESCRIPTION | |
| CAL ENGINEERING CONSULTING | | | | | |
| Strategic Land Solutions, Inc. 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone nml@strategicland.net Robert J. Palmer, PE President | | | | | |
| THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. | | | | | |
| SHEET ADDRESS | | CITY | | COUNTY | |
| 1031 ALOHA ST | | CASTLE ROCK | | DOUGLAS | |
| STATE | | CITY | | COUNTY | |
| COLORADO | | CASTLE ROCK | | DOUGLAS | |
| SHEET NO. | | CITY | | COUNTY | |
| 32-01 | | CASTLE ROCK | | DOUGLAS | |
| SHEET NO. | | CITY | | COUNTY | |
| 7 of 13 | | CASTLE ROCK | | DOUGLAS | |
| SCALE | | AS NOTED | | AND RE: BOWMAN | |
| DATE | | 11/14/2022 | | AND P/O: PEDIGO | |
| DESIGNED BY | | JRO | | FILE NAME | |
| DRAWN BY | | JRO | | CURRENT.DWG | |
| CHECKED BY | | NAM | | SLS No. 21-001-147 | |
| LANDSCAPE PLAN SHEET NO. 7 of 13 | | | | | |

SITE DEVELOPMENT PLAN
 LOT 1B OF FOUNDERS MARKET PLACE FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 66 W. OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE CONTAINS 1.38 ACRES ACRES (60,149S. F.), NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
 SDP22-0058

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 4 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH. 4" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 4" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH. 4" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RINGS MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE. 4" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER. EDGING TO BE ROLL TOP STEEL.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A TWO YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION, 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

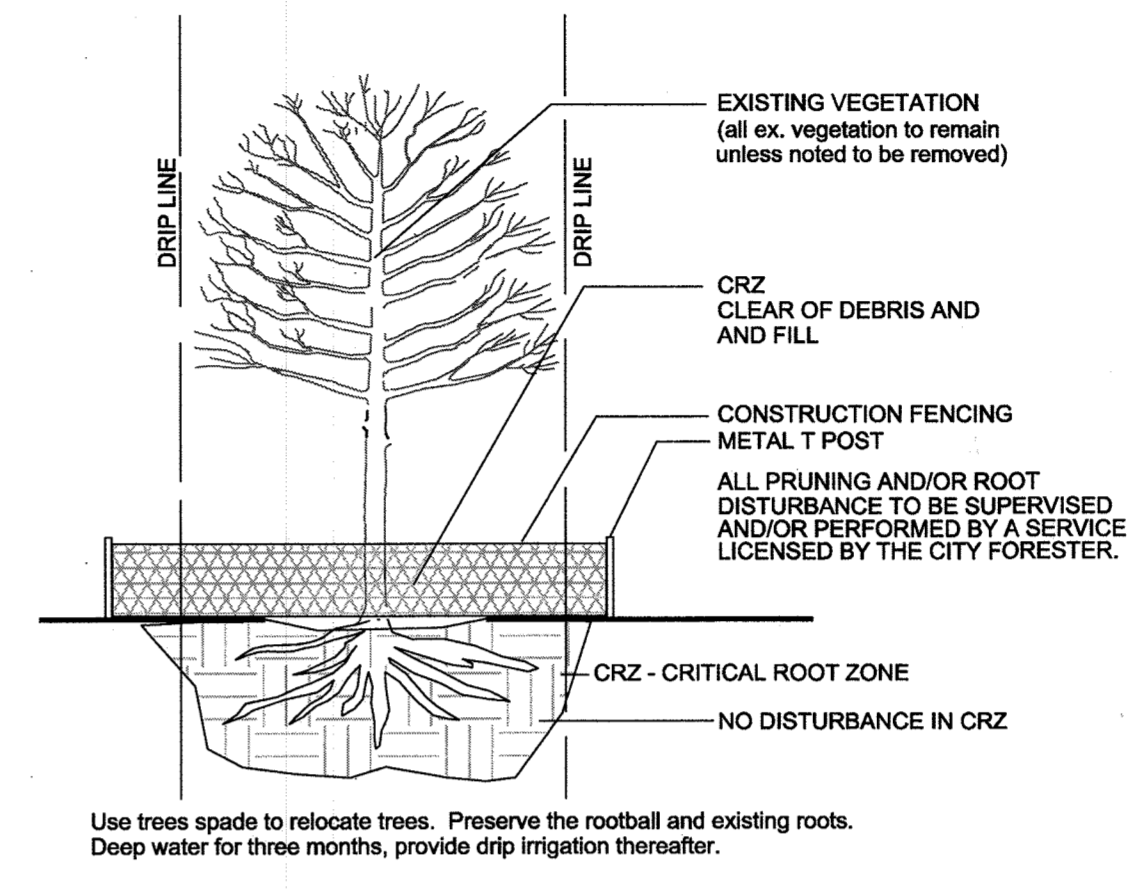


EXISTING TREES
 EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

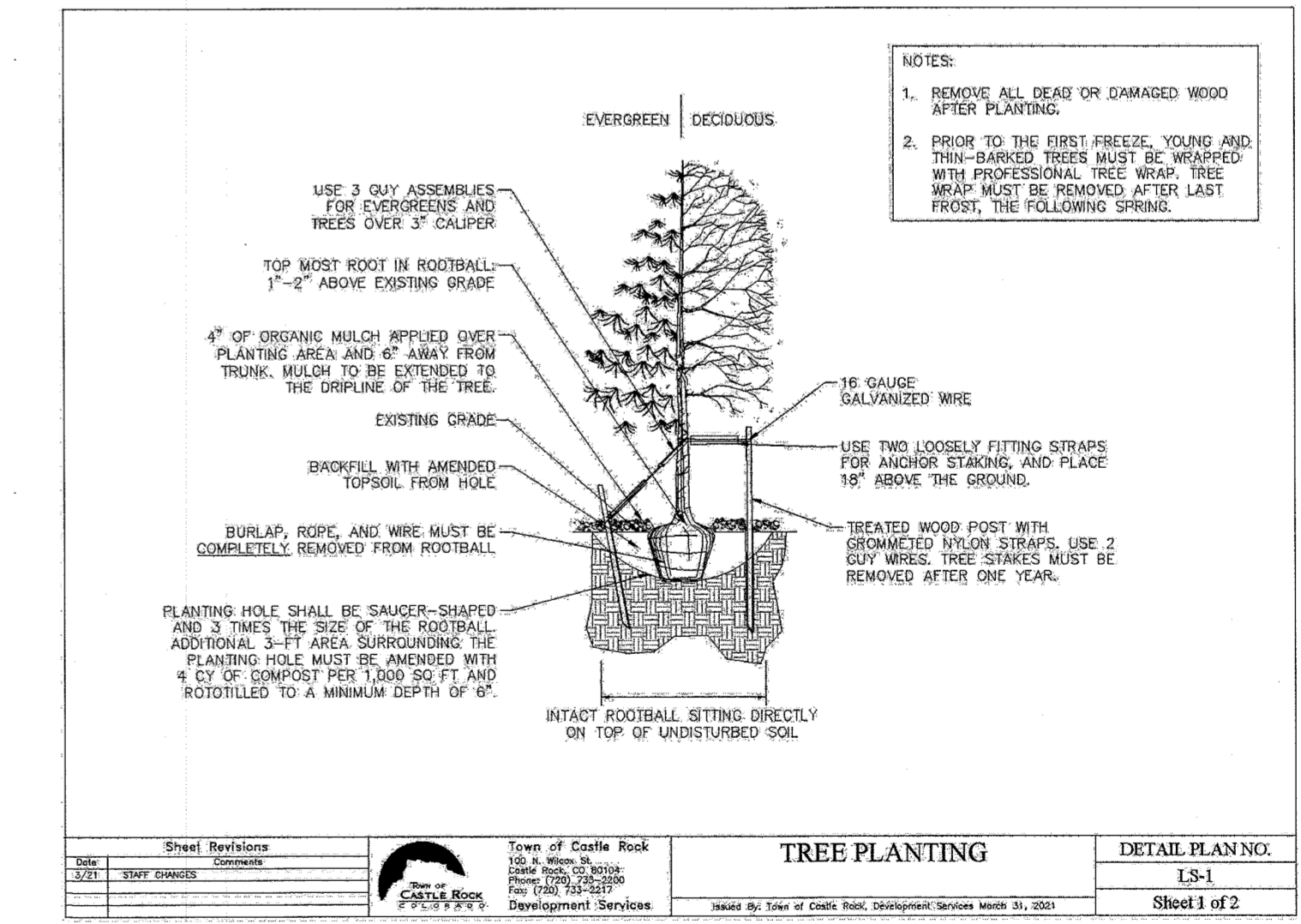
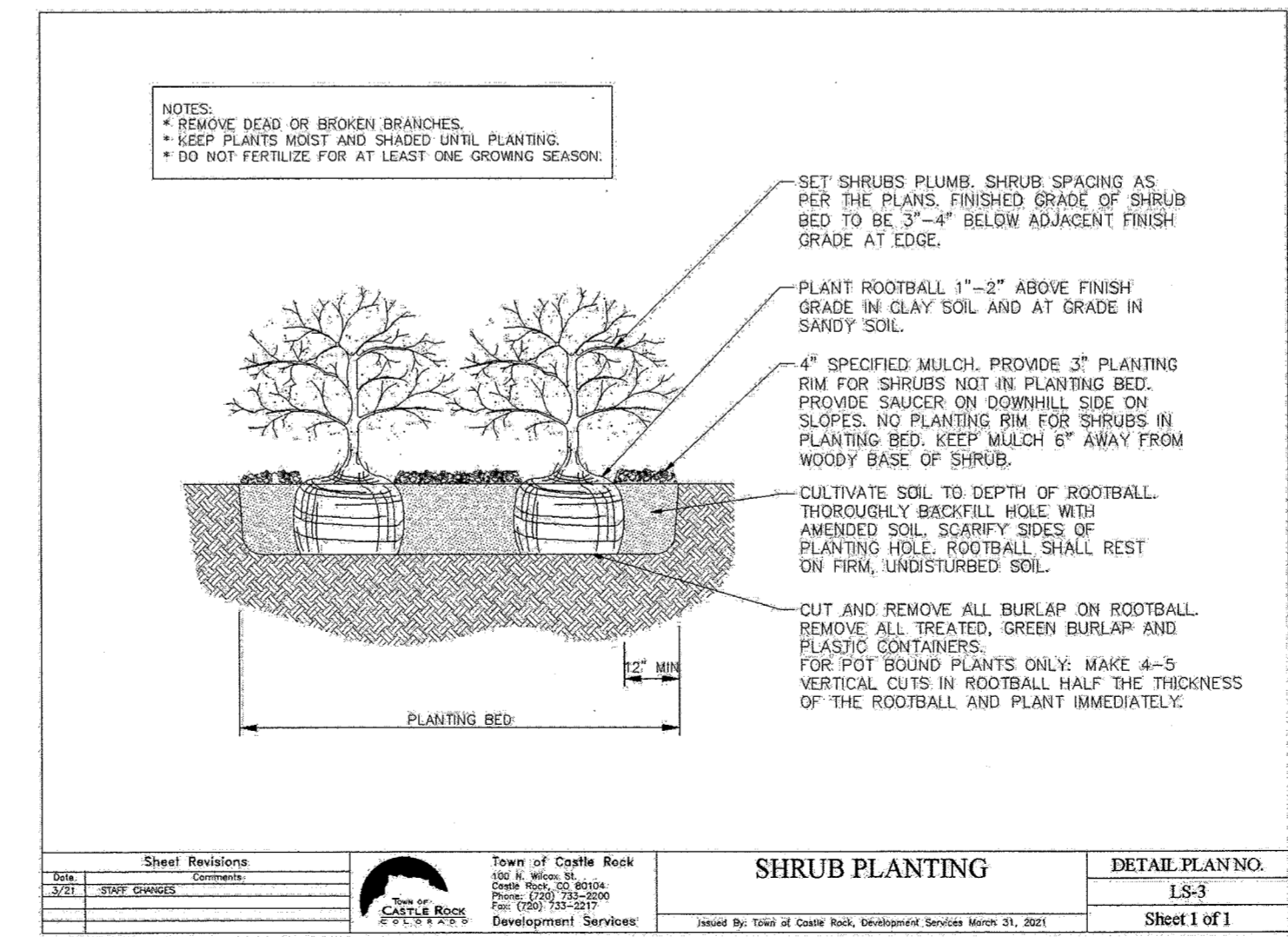
PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 4' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6" FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.



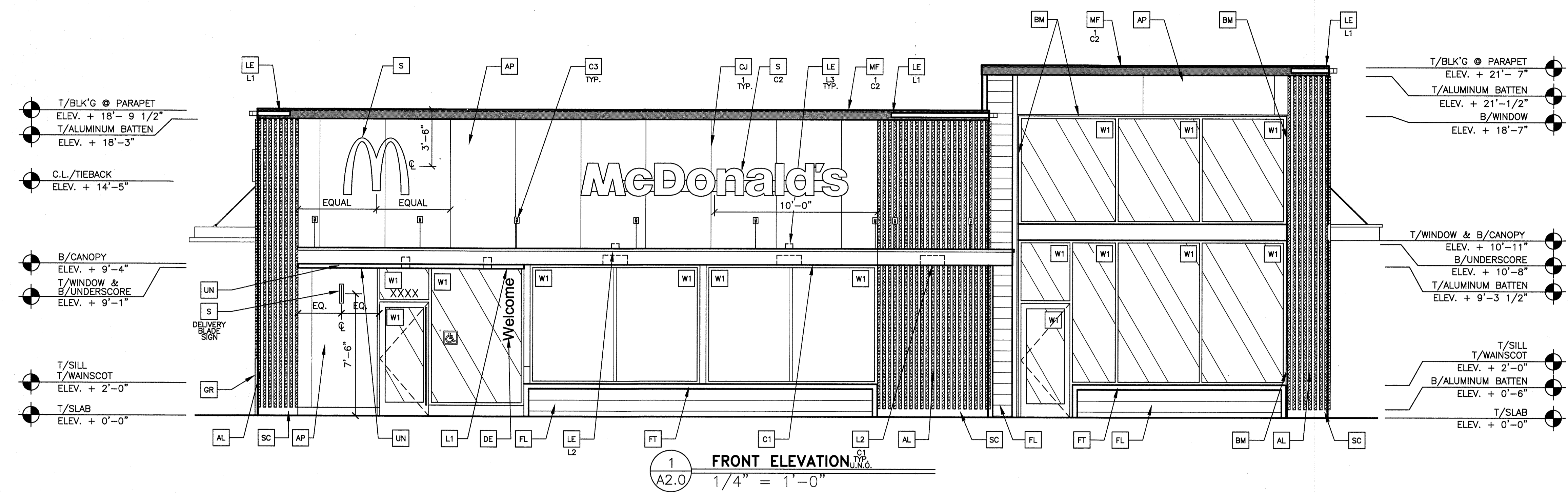
Original Copy

| CLWUR (Composite landscape water use rating) Chart | | | | | | |
|--|---------------------|---|--------------------|-----------------|--|---------------------------------|
| | | Project Name: McDonalds @ US-86 & Founders Parkway Site Development Plan (SDP) Number: TBD | | | | |
| Irrigation Spray or Drip? | Plant Name (Common) | Appl. Rate (inches/month) | Zone (V,L,Mod,H,W) | % of Total Area | IA Irrigated area (in sq. ft. for each zone) | LWUR Landscape Water Use Rating |
| Spray | N/A | 3.8 Mod | | 0 | | 4.5 |
| Drip | Very Low Plant Bed | 3 L | | 0.2347012 | 3283 | 1.5 |
| Drip | Very Low Plant Bed | 1.5 VL | | 0.7652988 | 10705 | 1 |
| Total of the CLWUR | | | | | | 1.117350588 |

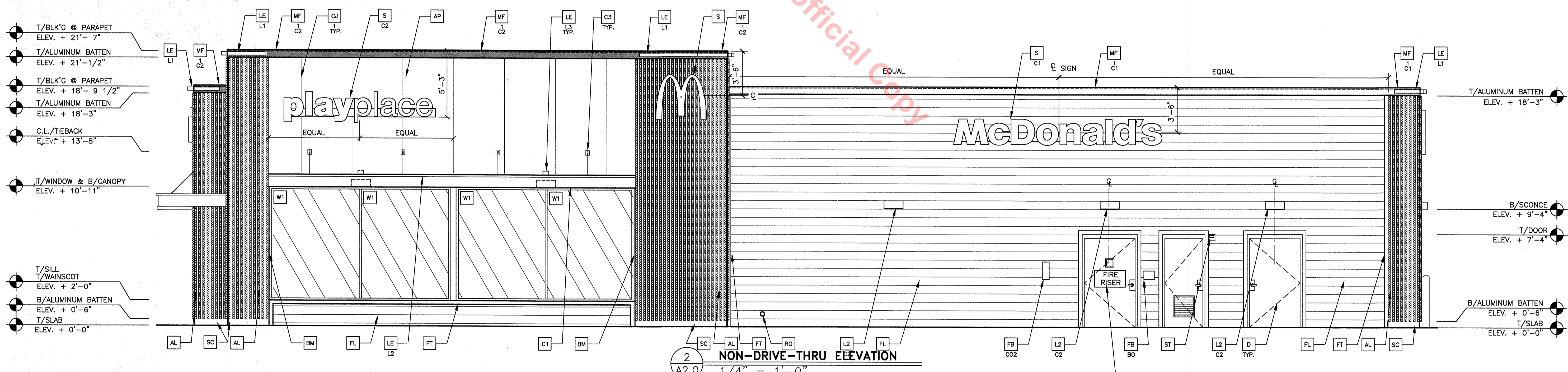


| | | | | | | | | | |
|---|------|-------------------------------------|--|------------------|--|--|--|------------------|--|
| | | | | | | | | | |
| NO. | DATE | REVISION DESCRIPTION | | | | | | | |
| CLW CHESTER CONSULTING | | | | | | | | | |
| | | | | | | | | | |
| 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7891 Phone rpalmer@strategic.net Robert J. Palmer, PE President | | | | | | | | | |
| | | | | | | | | | |
| THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. | | | | | | | | | |
| OFFICE | | ADDRESS | | CITY | | STATE | | COUNTY | |
| ROCKY MOUNTAIN REGION | | 4643 S. WILSTER STREET, SUITE 1300, | | DENVER, | | COLORADO | | 80237 | |
| TBD | | TBD | | TBD | | TBD | | TBD | |
| 1031 ALOHA ST | | CASTLE ROCK | | DOUGLAS | | COLORADO | | TBD | |
| SCALE: AS NOTED | | M/D RE: BOWAN | | DATE: 11/14/2022 | | M/D P/CHK: PEDIGO | | DESIGNED BY: JRO | |
| DRAWN BY: JRO | | FILE NAME: | | CHECKED BY: NAM | | CURRENT.DWG | | DRAWING TITLE: | |
| LANDSCAPE DETAILS & NOTES | | SHEET NO: | | 8 of 13 | | SITE DEVELOPMENT PLAN-LOT 1B, FOUNDERS MARKETPLACE NO. 1, AMENDMENT NO. 3-TOWN OF CASTLE ROCK PROJECT NO. SDP22-0058 | | | |

SITE DEVELOPMENT PLAN
 LOT 1B OF FOUNDERS MARKET PLACE NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 66 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE CONTAINS 1.38 ACRES (60,149S.F.), NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
 SDP22-0058



1
A2.0
1/4" = 1'-0"



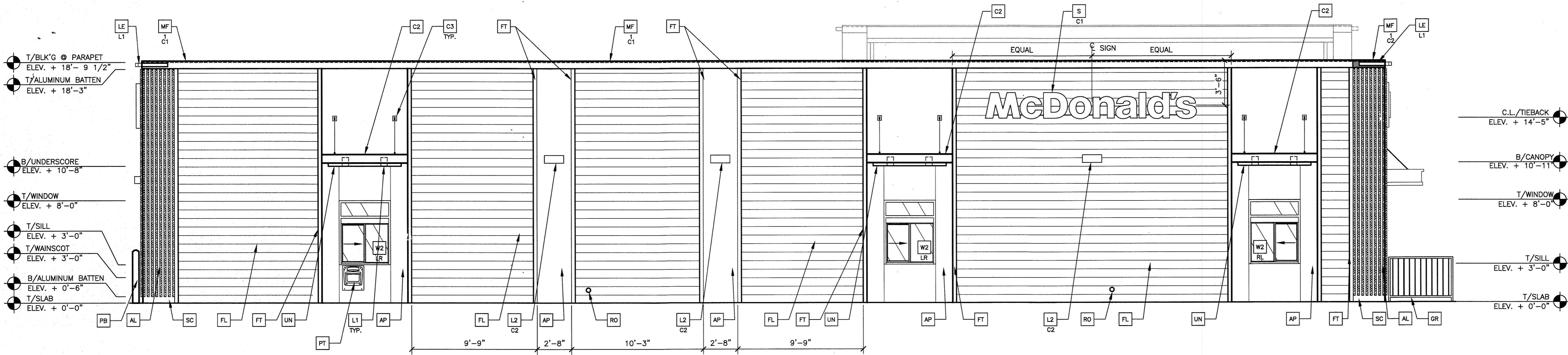
2
A2.0
1/4" = 1'-0"

Unofficial copy

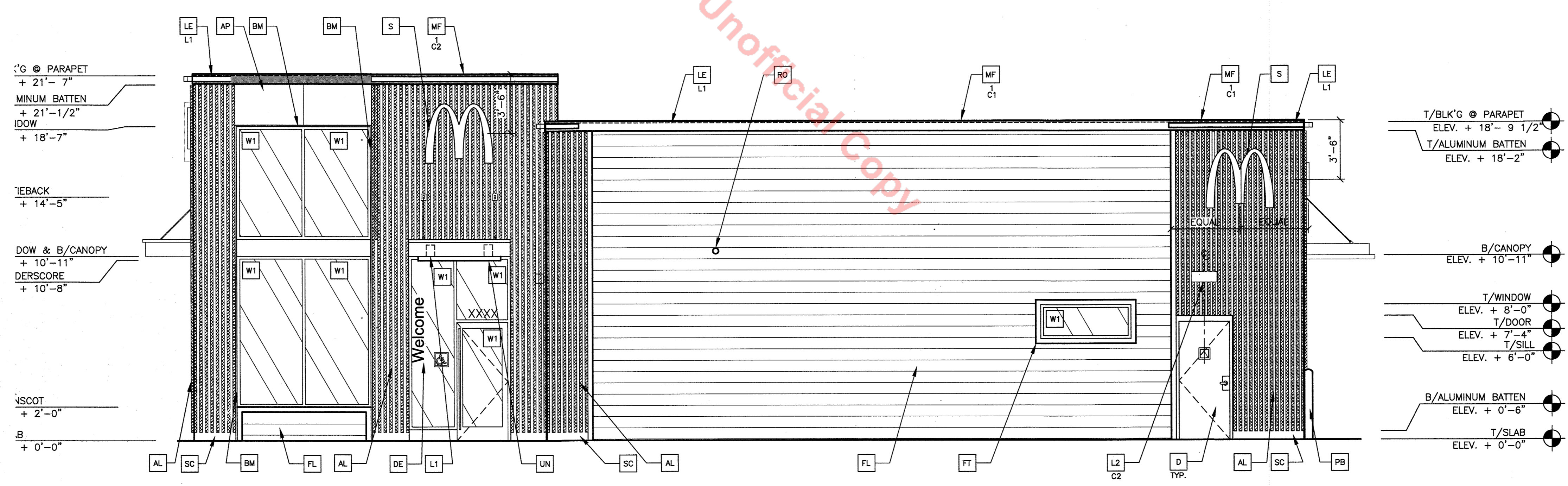
- KEY NOTES:**
- AL** ALUMINUM BATTEN SYSTEM
 SIZE: 2"x2" PROFILE
 COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
 SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - AP** ALPOLIC METAL PANEL (COLOR: CHARCOAL GREY, RAL 7022)
 - BM** BRAKE METAL PANEL
 COLOR: GOLD
 - C1** ALUMINUM CANOPY SYSTEM W/FASCIA
 COLOR: WHITE
 - C2** ALUMINUM CANOPY SYSTEM
 COLOR: CHARCOAL GREY, RAL 7022
 - C3** ALUMINUM CANOPY TIEBACK
 COLOR: RAL 7022
 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
 SEE DETAIL 3/A5.0
 - CJ** CONTROL JOINT
 1-TYPE: 1 = EIFS
 - D** HOLLOW METAL DOOR
 PAINT: "GAUNTLET GRAY" SW-7019 BY BENJAMIN MOORE
 - DE** DECAL BY GRAPHICS SUPPLIER
 SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
 SUPPLIERS:
 VOMELA (865) 330-7337, ann.bowen@vomela.com
 SFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - FB** REMOTE FILL BOX
 CO2 - CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
 BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - FL** FIBER CEMENT LAP SIDING: HARDIEPLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH, 7" EXPOSURE, HZS, COLOR: AGED PEWTER
 - FT** FIBER CEMENT TRIM: HARDIETRM BOARDS, 5/4 SMOOTH, 3 1/2" WIDTH, 3/4" THICK, HZS, COLOR: AGED PEWTER
 - GR** GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
 SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
 SUPPLIERS:
 VOMELA (865) 330-7337, ann.bowen@vomela.com
 SFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
 COLOR: GOLD
 - L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
 C1-COLOR:
 C1= WHITE
 C2= PLATINUM SILVER
 - LE** ACCENT LIGHTING - SEE ELECTRICAL
 L1-LED LIGHT:
 L1 = SLIM LED (DOWN ONLY)
 L2 = INTEGRAL CANOPY FIXTURE
 L3 = UP ONLY FLOOD FIXTURE
 - MF** METAL FASCIA
 1-TYPE:
 1 = PRE-FAB ANCHOR-TITE FASCIA
 C1-COLOR:
 C1= WEATHERED ZINC (SILVER)
 C2= RAL 7022 (CHARCOAL GREY)
 - PB** PIPE BOLLARD - PAINTED YELLOW
 - PT** (RMHC) COIN COLLECTOR
 MODEL: #WPT STD
 CALL 1-888-743-7435 TO ORDER
 - RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
 C1-COLOR:
 C1= WEATHERED ZINC RACEWAY
 C2= RAL 7022 RACEWAY
 - ST** CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - UN** METAL UNDERSCORE
 COLOR: GOLD
 - W1** EXTERIOR WINDOW ASSEMBLY AND FASCIA METAL - TEMPERED GLASS
 COLOR: DARK BRONZE
 - W2** DRIVE-THRU WINDOW BY READY ACCESS
 MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
 COLOR: DEEP BRONZE
 XX- SLIDE DIRECTION: RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT

| | |
|--|---|
| NO. DATE REVISION DESCRIPTION | |
| ARCHITECT CONSULTANT: | |
| ARRIS ARCHITECTURE Artis Architecture, Inc. 3436 New Castle Dr. Loveland, CO 80538 970.988.6302 coreys@arrisinc.net | |
| McDonald's THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. | |
| STREET ADDRESS: 1031 ALOHA ST. CITY: CASTLE ROCK COUNTY: COLORADO COUNTY: DOUGLAS STATE STORE #IF: 50797 REGIONAL STORE #IF: 40382 | OFFICE: ROCKY MOUNTAIN REGION ADDRESS: 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237 |
| SCALE: AS NOTED | MEG RE: WISBROCK |
| DATE: 11/11/2022 | MEG P/CM: PEDIGO |
| DESIGNED BY: CSS | FILE NAME: |
| DRAWN BY: CSS | |
| CHECKED BY: CSS | |
| EXTERIOR ELEVATIONS | |
| 9 OF 13 | |

SITE DEVELOPMENT PLAN
 LOT 1B OF FOUNDERS MARKET PLACE FILING NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP
 8S, RANGE 66 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE CONTAINS 1.38 ACRES ACRES (60,149S.F.), NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET
 SDP22-0058



1 DRIVE THRU ELEVATION
 A2.1 1/4" = 1'-0"



2 REAR ELEVATION
 A2.1 1/4" = 1'-0"

- KEY NOTES:**
- AL** ALUMINUM BATTEN SYSTEM
 SIZE: 2"x2" PROFILE
 COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - AP** ALPOLIC METAL PANEL (COLOR: CHARCOAL GREY, RAL 7022)
 - BM** BRAKE METAL PANEL
 COLOR: GOLD
 - C1** ALUMINUM CANOPY SYSTEM W/FASCIA
 COLOR: WHITE
 - C2** ALUMINUM CANOPY SYSTEM
 COLOR: CHARCOAL GRAY, RAL 7022
 - C3** ALUMINUM CANOPY TIEBACK
 COLOR: RAL 7022
 GO TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING. SEE DETAIL 3/A5.0
 - CJ** CONTROL JOINT
 T-TYPE: 1 = EIFS
 D-TYPE: HOLLOW METAL DOOR PAINT: "GAUNTLET GRAY" SW-7019 BY BENJAMIN MOORE
 - DE** DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - FB** REMOTE FILL BOX
 CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
 BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
 - FL** FIBER CEMENT LAP SIDING: HARDIPLANK LAP SIDING, SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, HZS, COLOR: AGED PEWTER
 - FT** FIBER CEMENT TRIM: HARDI TRIM BOARDS, 5/4 SMOOTH, 3 1/2" WIDTH, 3/4" THICK, HZS, COLOR: AGED PEWTER
 - GR** GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
 - L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: C1= WHITE C2= PLATINUM SILVER
 - LE** ACCENT LIGHTING - SEE ELECTRICAL
 LED LIGHT:
 L1 = SLIM LED (DOWN ONLY)
 L2 = INTEGRAL CANOPY FIXTURE
 L3 = UP ONLY FLOOD FIXTURE
 - MF** METAL FASCIA
 T-TYPE:
 C1 = PRE-FAB ANCHOR-TITE FASCIA
 COLOR:
 C1 = WEATHERED ZINC (SILVER)
 C2 = RAL 7022 (CHARCOAL GREY)
 - PB** PIPE BOLLARD - PAINTED YELLOW
 - PT** (RMHC) CON COLLECTOR
 MODEL: #WPT STD
 CALL 1-888-743-7435 TO ORDER
 - RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
 C1 = WEATHERED ZINC RACEWAY
 C2 = RAL 7022 RACEWAY
 - ST** CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - UN** METAL UNDERSCORE
 COLOR: GOLD
 - W1** EXTERIOR WINDOW ASSEMBLY AND FASCIA METAL - TEMPERED GLASS COLOR: DARK BRONZE
 - W2** DRIVE-THRU WINDOW BY READY ACCESS
 MODEL: 800 SERIES, 36" SERVICE HEIGHT WITH TRANSM, MANUAL OPEN, ELECTRONIC RELEASE
 COLOR: DEEP BRONZE
 SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

NO. DATE REVISION DESCRIPTION

ARCHITECT CONSULTANT:

ARRIS ARCHITECTURE
 Arris Architecture, Inc.
 3436 New Castle Dr.
 Loveland, CO 80538
 970.988.6302
 coreys@arrisinc.net

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

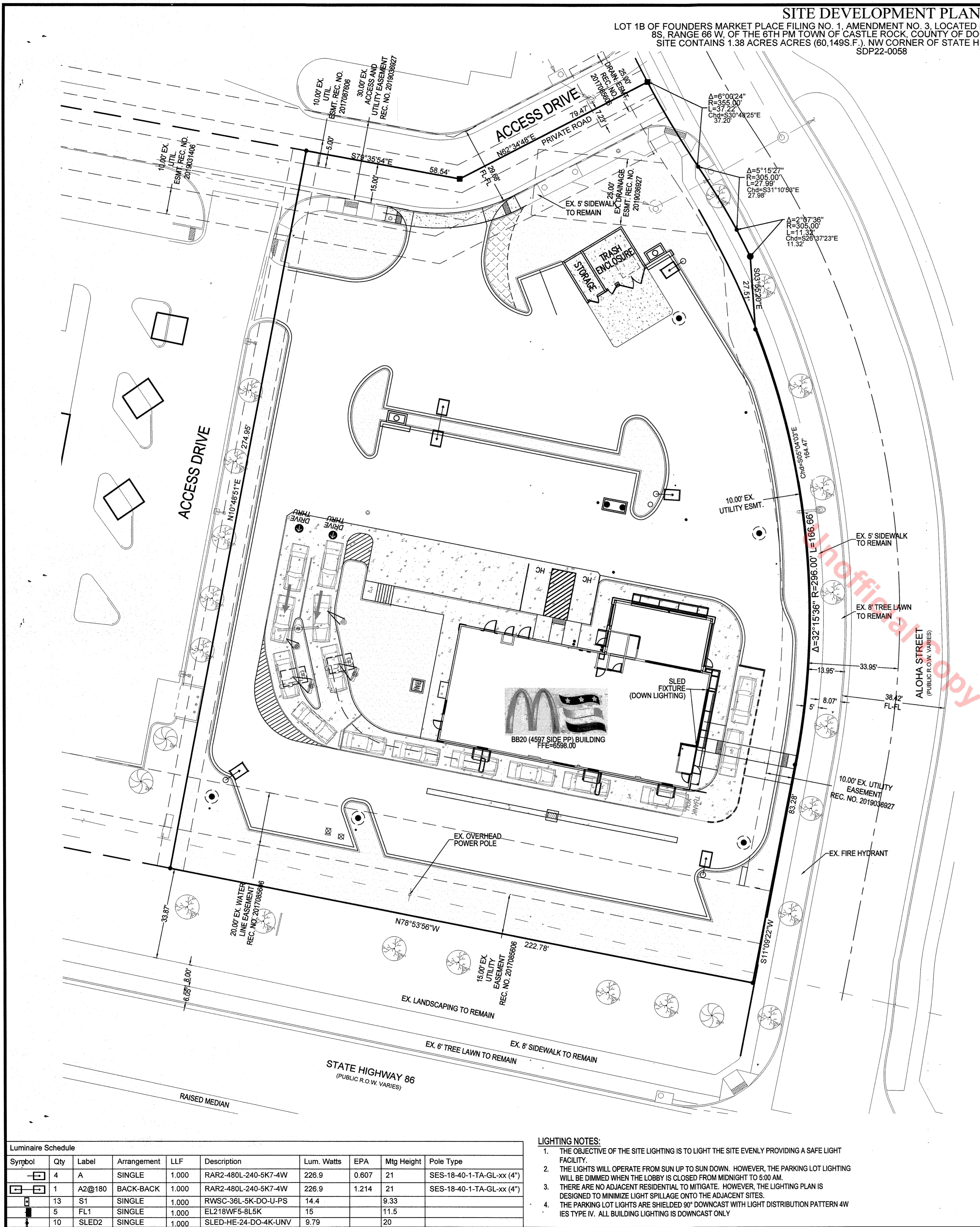
OFFICE: ROCKY MOUNTAIN REGION
 ADDRESS: 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: 1031 ALOHA ST.
 STATE: COLORADO
 CITY: CASTLE ROCK
 COUNTY: DOUGLAS
 REGIONAL DMC NO: 50797
 NATIONAL DMC: 40362

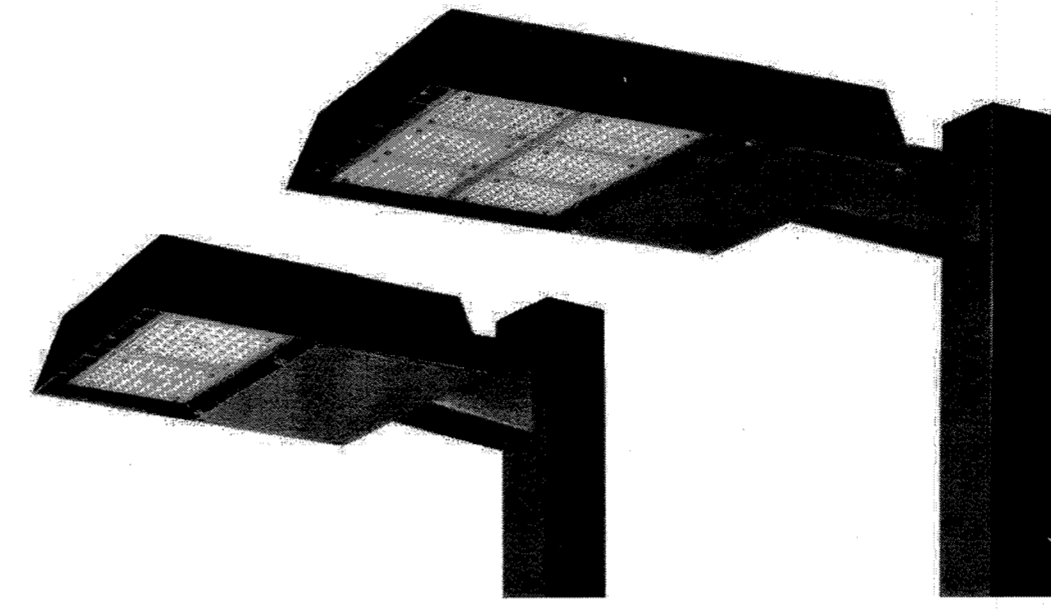
SCALE: AS NOTED MCD RE: WISBROCK
 DATE: 11/11/2022 MCD P/CM: PEDIGO
 DESIGNED BY: CSS
 DRAWN BY: CSS
 CHECKED BY: CSS
 FILE NAME:
 DRAWING TITLE: EXTERIOR ELEVATIONS

SITE DEVELOPMENT PLAN

LOT 1B OF FOUNDERS MARKET PLACE LOT NO. 1, AMENDMENT NO. 3, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 8S, RANGE 66 W, OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. SITE CONTAINS 1.38 ACRES (60,149S.F.). NW CORNER OF STATE HIGHWAY 86 & ALOHA STREET SDP22-0058

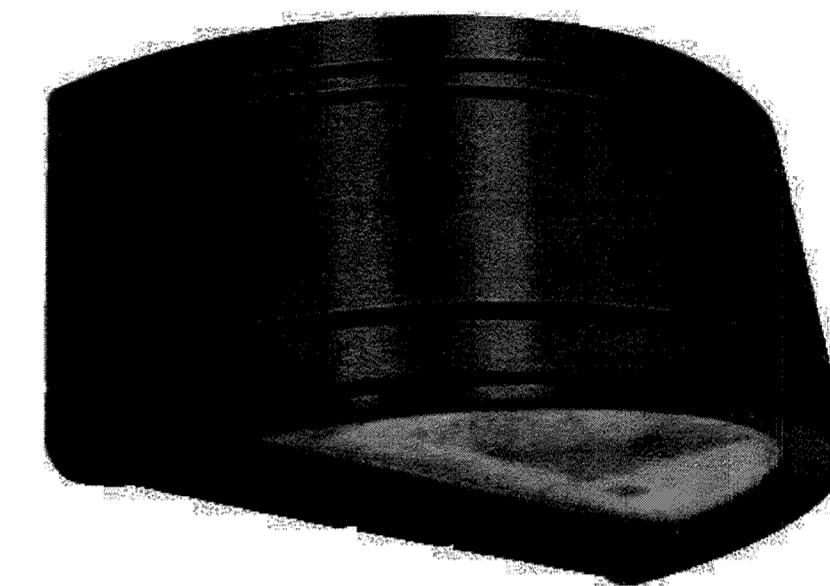


RATIO SERIES (LOT LIGHTING)

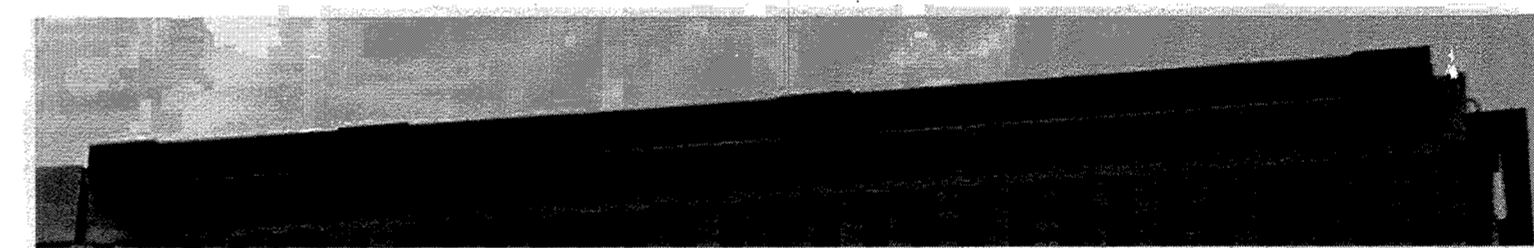


RADIUS WALL SCNCE (BUILDING LIGHTING)

RWSC LED RADIUS WALL SCNCE



HIRAF LINEAR LED FACADE FIXTURE (BUILDING DOWN LIGHTING ONLY)



| | |
|---|---|
| NO. DATE REVISION DESCRIPTION | |
| CIVIL ENGINEERING CONSULTANT: | |
| <p>Strategic Land Solutions, Inc. 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7861 Phone rpalmer@strategicland.net Robert J. Palmer, PE President</p> | |
| PREPARED UNDER THE DIRECT SUPERVISION OF: | |
| SEAL: | |
| By Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC. | |
| <p>McDonald's THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p> | |
| OFFICE | ROCKY MOUNTAIN REGION |
| ADDRESS | 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237 |
| STREET ADDRESS | 1031 ALOHA ST. |
| CITY | CASTLE ROCK |
| COUNTY | DOUGLAS |
| STATE | COLORADO |
| REGIONAL OFF. NO. | |
| STATE STORE OFF. | 50797 |
| WFO/NO. OFF. | 40362 |
| SCALE: | AS NOTED |
| DATE: | 03/29/2023 |
| DESIGNED BY: | RJP |
| DRAWN BY: | RJP |
| CHECKED BY: | RJP |
| MCD RE: | BOWAN |
| MCD P/CM: | PEDIGO |
| FILE NAME: | CURRENT.DWG |
| S/S IN: | 21-001-142 |
| DRAWING TITLE | |
| LIGHTING PLAN | |
| SHEET NO. | |
| 11 OF 13 | |

