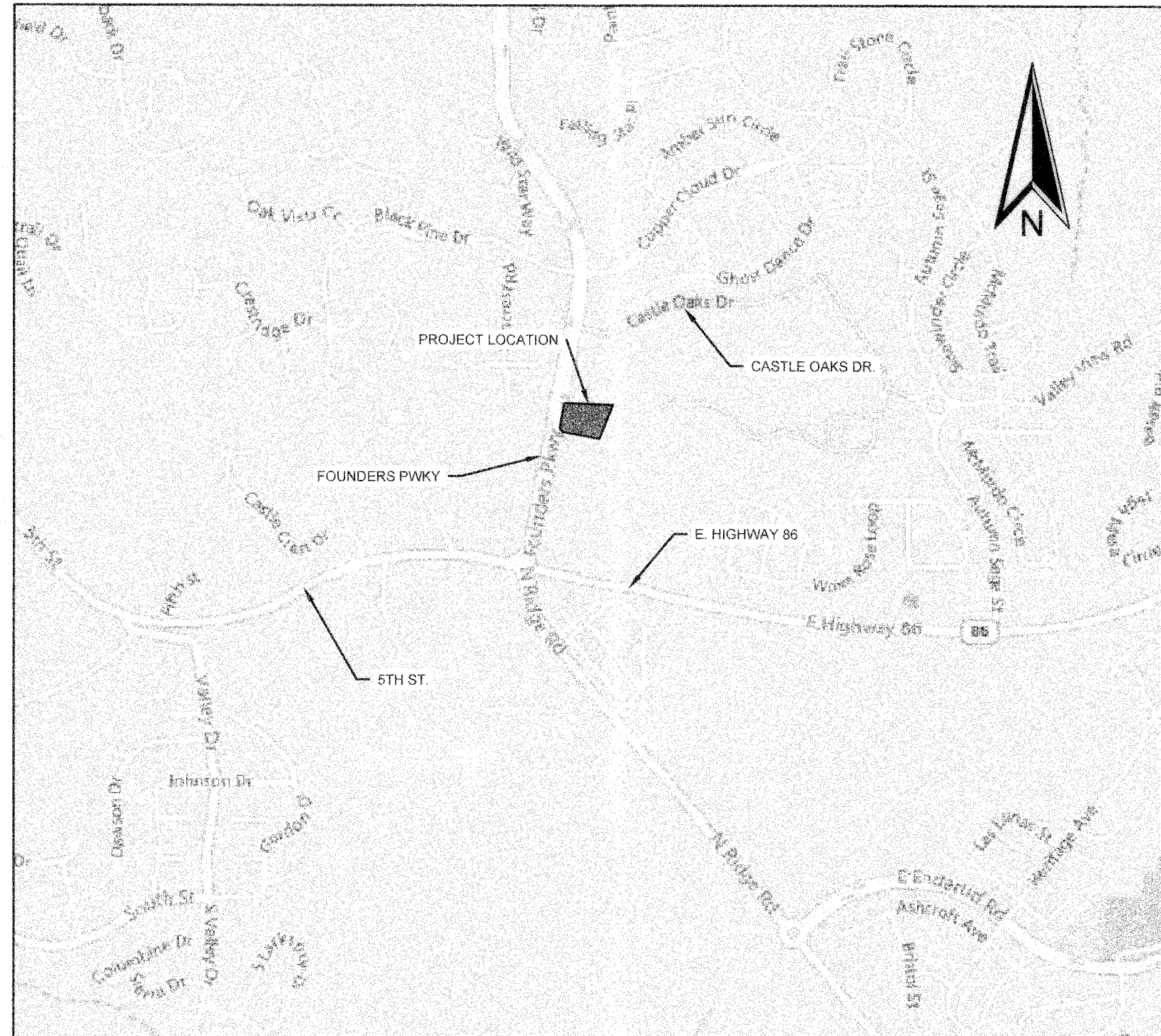


BENCHMARK
PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.
LATITUDE: 39° 22' 32.326" N, LONGITUDE: 104° 49' 10.479" W
BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

SITE DEVELOPMENT PLAN
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
DUNKIN FOUNDERS
SDP-22-0019

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE NORTH END BY A FOUND 5" WITNESS CORNER 3-1/4" ALUMINUM CAP STAMPED "LPI PLS 23521" SAID LINE BEARS NORTH 01° 18' 43" EAST.

TITLE CERTIFICATION
I, Kimberly A. Zimmerman, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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.



LEGAL DESCRIPTION
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2, A REPLAT OF LOTS 1 AND 2, FOUNDERS MARKETPLACE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF A 1,798 SF SINGLE STORY RETAIL BUILDING WHICH WILL HOUSE A DUNKIN STORE WITH DRIVE THRU AND PARKING LOT.

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.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF May, 2024 BY Kimberly A. Zimmerman.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF May, 2024 BY Kimberly A. Zimmerman.

WITNESS MY HAND AND OFFICIAL SEAL.
TASHA C. PINKERTON
Notary Public
State of Colorado
Notary ID # 20144010144
My Commission Expires 03-05-2026

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 AGREEMENT, RECORDED ON THE 5TH DAY OF AUGUST 2004 AT RECEPTION NO. 200408106 AND ACCORDINGLY 1.67 SFE ARE DEBITED FROM THE WATER BANK.

CIVIL ENGINEER'S STATEMENT
I, ERIC MCKNIGHT, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (NAME OF DOCUMENT) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 2024 BY Lubertus Hayenga.

WITNESS MY HAND AND OFFICIAL SEAL.
SANDRA WILKERSON
Notary Public - Arizona
Maricopa County
Commission # 466329
My Comm. Expires Dec 22, 2027

SURVEYOR'S CERTIFICATE
I, PATRICK S. JERNIGAN, 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.

PLANNING COMMISSION RECOMMENDATION
THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14 DAY OF December, 2023.

ATTEST:
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 5/29/2024

TOWN COUNCIL APPROVAL
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19 DAY OF December, 2023.

ATTEST:
TOWN CLERK
DATE: 6-4-2024

CLERK AND RECORDER'S CERTIFICATE
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF 2024.

VICINITY MAP
SCALE: 1" = 1000'
PROJECT TEAM
PROPERTY OWNER: FIRST CUP LLC, 106 S. KYRENE RD, CHANDLER, AZ 85226, ATTN: BERT HAYENGA
CIVIL ENGINEER: WC CIVIL, INC., 6870 W 52ND AVE., STE. 225, ARVADA, CO 80002, 303-390-0172, ATTN: ERIC MCKNIGHT, P.E.
ARCHITECT: ETHOS ARCHITECTURE GROUP, 8025 W 25TH PL., LAKEWOOD, CO 80214, 303-815-0161, ATTN: JOHN SPONSELLER, NCARB
SURVEYOR: ATWELL, 143 UNION BLVD. STE. 700, LAKEWOOD, CO 80228, 303-462-110, ATTN: MICHAEL L. POOL, PLS
LANDSCAPE ARCHITECT: KIRBY SMITH & ASSOCIATES, INC., 6201 SO. HUDSON COURT, CENTENNIAL, CO 80212, 303-694-9498, ATTN: KIRBY SMITH, PLA, ASLA
PHOTOMETRIC DESIGN: RG ENGINEERING CONSULTANTS, 8811 HAMPDEN AVE., STE. 208, DENVER, CO 80231, 303-355-5534, ATTN: SOPHIA GISIN

SHEET INDEX:
1 OF 9 COVER SHEET
2 OF 9 GENERAL NOTES
3 OF 9 SITE PLAN
4 OF 9 GENERAL GRADING PLAN
5 OF 9 GENERAL UTILITY PLAN
6 OF 9 GENERAL LANDSCAPE PLAN
7 OF 9 BUILDING ELEVATIONS
8 OF 9 BUILDING ELEVATIONS
9 OF 9 GENERAL LIGHTING PLAN

ABBREVIATIONS:
DWG DRAWING
EG EXISTING GRADE
ESMT EASEMENT
FH FIRE HYDRANT
FL FLOW LINE
FG FINISHED GRADE
FS FINISHED SURFACE
HP HIGH POINT
LIP LIP OF GUTTER
ME MATCH EXISTING
PVC POLYVINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
STD STANDARD
TC TOP OF CURB

LEGEND
PROPOSED
PARKING / WALKWAY STRIPING
AC PAVEMENT
SIDEWALK
LANDSCAPING
CURB AND GUTTER
ADA ACCESSIBLE PATHWAY
SEWER LATERAL
WATER LATERAL
GAS SERVICE LATERAL
ELECTRICAL SERVICE LATERAL
COMMUNICATIONS SERVICE LATERAL
GRADE BREAK
EXISTING
RIGHT-OF-WAY
PROPERTY LINE
ELECTRICAL LINE
TELEPHONE LINE
GAS LINE
WATER LINE
SEWER LINE
STORM DRAIN
SEWER MANHOLE
STORM MANHOLE
ELECTRICAL POLE
ELECTRICAL BOX
ELECTRICAL METER
COMMUNITY ANTENNA TELEVISION
SIGN POST

ZONING COMPARISON TABLE
ZONING: MALL AND OFFICE CENTER INFILL PD
USE AREA: INTEGRATED BUSINESS (IB)
LOT: LOT 5
LOT SIZE (SF/AC): 49,390 SF / 1.13 AC
PERMITTED USES: AS PER SECTION 11E OF THE PD ZONING REGULATIONS / RESTAURANT-DRIVE THROUGH
MINIMUM LOT SIZE: 1.00 ACRES / 1.13 ACRES
BUILDING AREA (SF): - / 1,798 SF
MAX BUILDING COVERAGE: 35.0% / 4.8%
MIN FRONT YARD SETBACK: 15'-0" / 16'-6"
MIN REAR YARD SETBACK: 5'-0" / 116'-0"
MIN SIDE YARD SETBACK: 5'-0" / 134'-0"
MAX BUILDING HEIGHT: 50'-0" / 24'-0"
MAX BUILDABLE SLOPE: 3:1 / 3:1
MIN PARKING: FAST FOOD: 10 PER 1,000 SF OF GFA / REQUIRED: (1,798/1,000) = 18 SPACES / PROVIDED: 25 SPACES
MIN ADA PARKING: 2 ADA SPACES FOR 26-50 TOTAL LOT SPACES / REQUIRED: 2 SPACES / PROVIDED: 2 SPACES
BICYCLE PARKING: 5% OF TOTAL PARKING / REQUIRED: 2 SPACES / PROVIDED: 2 SPACES

SITE UTILIZATION TABLE
BUILDING COVERAGE: 1,798 SF / 3.6%
PARKING COVERAGE: 18,193 SF / 36.8%
STREET COVERAGE: N/A / 0.0%
LANDSCAPE COVERAGE: 29,399 SF / 59.6%
OTHER IMPERVIOUS: N/A / 0.0%
TOTAL: 49,390 SF / 100%

COVER SHEET
DUNKIN FOUNDERS
SITE DEVELOPMENT PLAN
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
WC CIVIL
6870 W 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172
DATE: 04/27/22
12/01/23
01/31/23
CD FOUNDERS - CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA
NO. DESCRIPTION DATE DATE DATE
1 INITIAL SUBMITTAL 04/27/22
2 REVISED PER TOWN COMMENTS 12/01/23
3 REVISED PER TOWN COMMENTS 01/31/23
WC CIVIL
TS, LP
2023/01/31
AS NOTED
1 OF 9

**GENERAL NOTES**

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY. 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 4.3 AND 8.2.3 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. 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. 08035C0189G DATED 3/16/2016.
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 (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.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, AND SIGHT DISTANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED UNDER 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. 200408106.
11. 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 6-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.
12. 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.
13. 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.

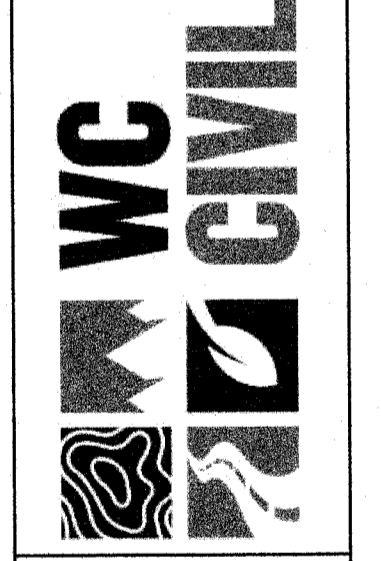
**FIRE NOTES**

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.

Client:  
**CD FOUNDERS-  
 CASTLE ROCK LLC**  
 106 S. KYRENE RD.  
 CHANDLER, AZ 85226  
 PHONE:  
 ATTN: B. HAYENGA

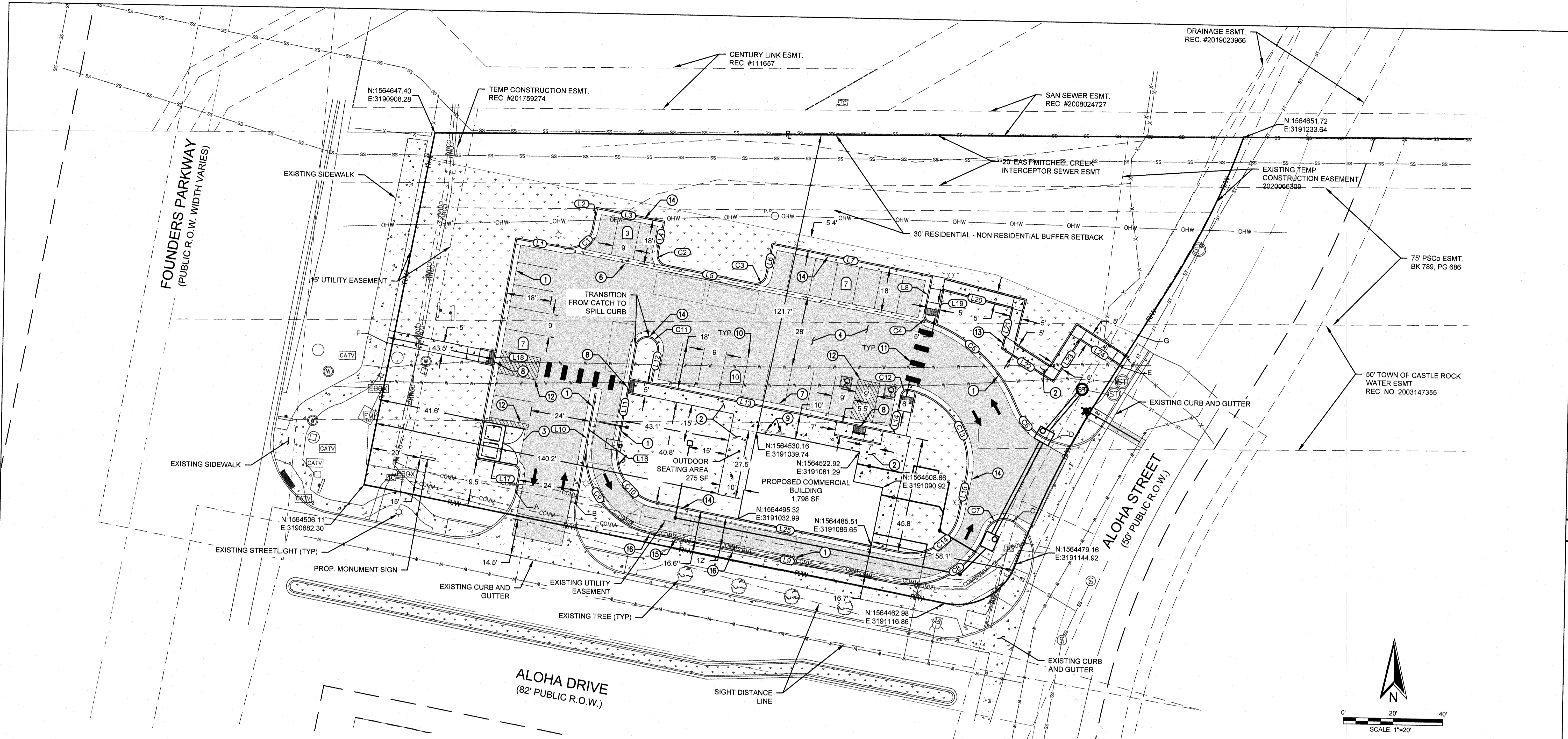
NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	04/27/22
1	REVISED PER TOWN COMMENTS	12/01/22
2	REVISED PER TOWN COMMENTS	01/31/23

WC CIVIL  
 6870 W. 52ND AVE  
 STE. 225  
 ARVADA, CO 80002  
 PHONE: (303) 390-0172



GENERAL NOTES  
 DUNKIN FOUNDERS  
 SITE DEVELOPMENT PLAN  
 LOT 5, FOUNDERS MARKETPLACE FILING NO. 1  
 AMENDMENT NO. 2  
 LOCATED IN TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: Date: 2023/01/31  
 TS, LP  
 Engineering No.: AS NOTED



**CONSTRUCTION NOTES**

- 1 INSTALL (N) 30" CURB & GUTTER (CATCH).
- 2 INSTALL (N) 5" SIDEWALK.
- 3 INSTALL (N) DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- 4 INSTALL (N) AC PAVEMENT.
- 5 INSTALL (N) CURB RAMP.
- 6 INSTALL (N) 2" WIDE VALLEY GUTTER.
- 7 INSTALL (N) VERTICAL CURB (SPILL), GUTTER, AND SIDEWALK.
- 8 INSTALL (N) TYPE 2 CURB RAMP.
- 9 INSTALL (N) BIKE RACK PER ARCHITECTURAL PLANS.
- 10 INSTALL (N) 4-INCH THICK WHITE PARKING STRIPING.
- 11 INSTALL (N) 2" THICK BY 6" WIDE WHITE CROSSWALK MARKING.
- 12 INSTALL (N) 4-INCH THICK WHITE NO PARKING STRIPING AT 2' SPACING.
- 13 INSTALL (N) ADA COMPLIANT HANDRAIL.
- 14 INSTALL (N) 30" CURB AND GUTTER (SPILL).
- 15 INSTALL (N) 30" WIDE 8" TALL MODIFIED CURB AND GUTTER (CATCH).
- 16 INSTALL (N) 1' WIDE 6" TO 8" CURB HEIGHT TRANSITION.

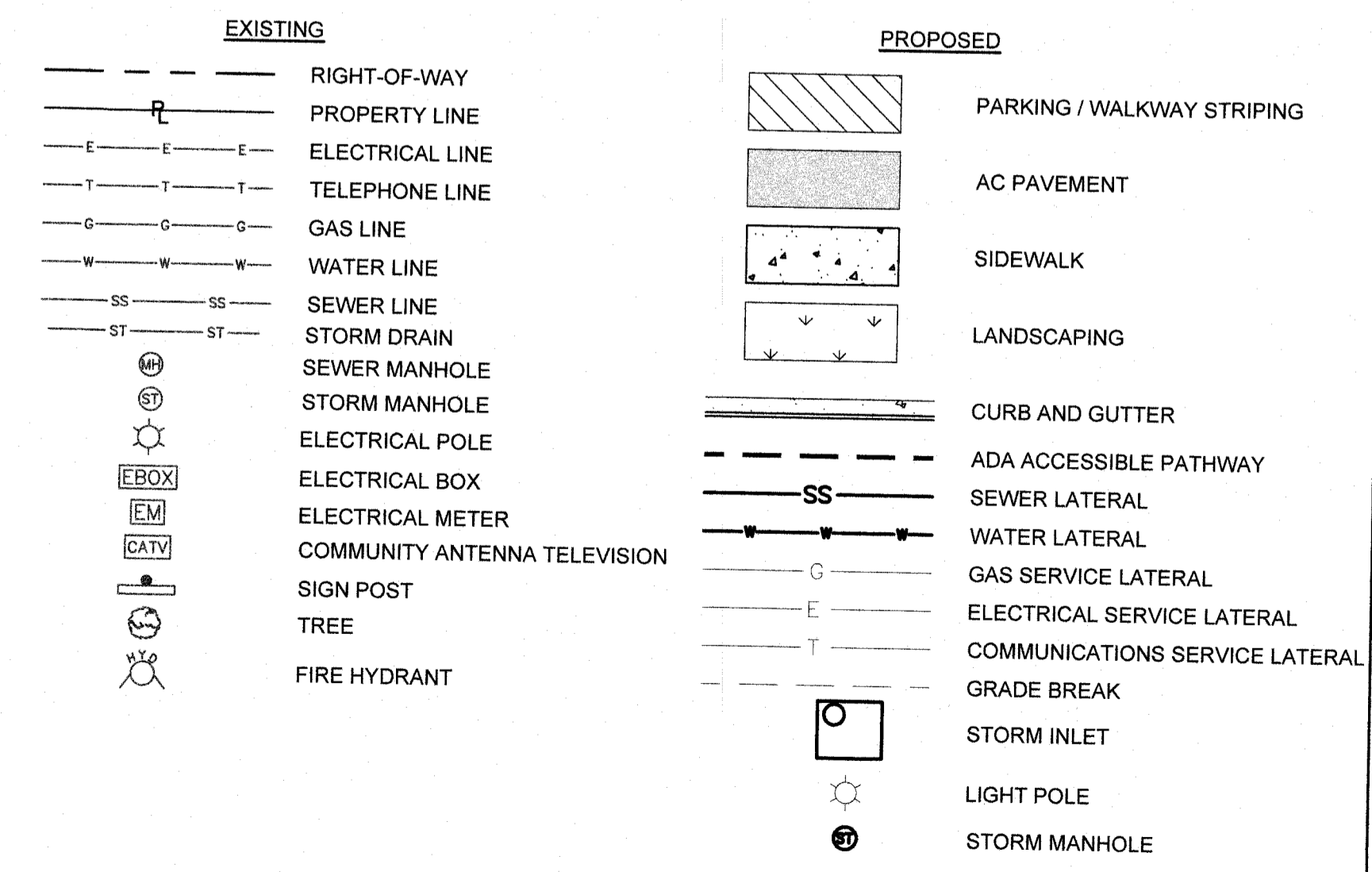
LINE #	LENGTH	DIRECTION
L1	20.04	N80° 43' 58.05"W
L2	8.02	S10° 21' 39.37"W
L3	27.00	N79° 38' 20.63"W
L4	12.52	N10° 21' 39.37"E
L5	36.00	N79° 38' 08.83"W
L6	12.55	S10° 21' 39.37"W
L7	65.00	N79° 38' 20.63"W
L8	15.09	N10° 21' 39.37"E
L9	100.33	N79° 38' 20.64"W
L10	44.86	S9° 17' 37.02"W
L11	40.25	S9° 17' 42.93"W
L12	12.99	N10° 21' 39.37"E
L13	99.00	N79° 38' 20.63"W
L14	15.00	S10° 21' 39.37"W

LINE #	LENGTH	DIRECTION
L15	14.82	N10° 25' 07.10"E
L16	18.95	N9° 17' 37.02"E
L17	15.00	S80° 42' 22.98"E
L18	89.00	S9° 17' 37.02"W
L19	14.04	S10° 21' 39.37"W
L20	28.67	N76° 42' 12.93"W
L21	16.67	N13° 17' 47.07"E
L22	25.00	N58° 28' 25.14"W
L23	20.00	S31° 31' 34.86"W
L24	20.00	N58° 28' 25.14"W
L25	100.33	S79° 38' 20.64"E

CURVE #	LENGTH	RADIUS	DELTA
C1	15.09	10.00	86.47
C2	7.02	4.62	86.96
C3	7.02	4.63	86.97
C4	4.30	3.00	82.10
C5	50.84	58.16	50.09
C6	19.56	25.00	44.82
C7	13.73	8.00	98.36
C8	45.38	32.00	81.25
C9	49.66	32.00	88.92
C10	31.05	20.00	88.94
C11	15.38	4.75	185.29
C12	4.76	3.00	90.89
C13	46.69	30.00	89.17
C14	31.40	20.00	89.94

NAME	Northing	Easting	Description
A	1564503.97	3190943.61	LEFT SIDE SOUTH DRIVEWAY FOC CONNECTION
B	1564500.21	3190967.31	RIGHT SIDE SOUTH DRIVEWAY FOC CONNECTION
C	1564496.49	3191143.74	LEFT SIDE EAST DRIVEWAY FOC CONNECTION
D	1564528.63	3191158.10	RIGHT SIDE NORTH DRIVEWAY FOC CONNECTION
E	1564558.87	3191186.47	SOUTH SIDE EAST SIDEWALK CONNECTION
F	1564562.97	3190890.44	SOUTH SIDE WEST SIDEWALK CONNECTION
G	1564571.75	3191192.77	SOUTH SIDE EAST SIDEWALK CONNECTION

**LEGEND**



**PARKING NOTES**

PER CASTLE ROCK MUNICIPAL CODE SECTION 17.54.040  
 USE TYPE: FAST FOOD, FAMILY, HIGH TURNOVER  
 BUILDING AREA: 1,798 SF  
 TOTAL PARKING STALLS REQUIRED: 18  
 TOTAL PARKING STALLS PROVIDED: 27

# OF PARKING STALLS **X**

**NOTES**

1. ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALKS AND DRIVEWAYS POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

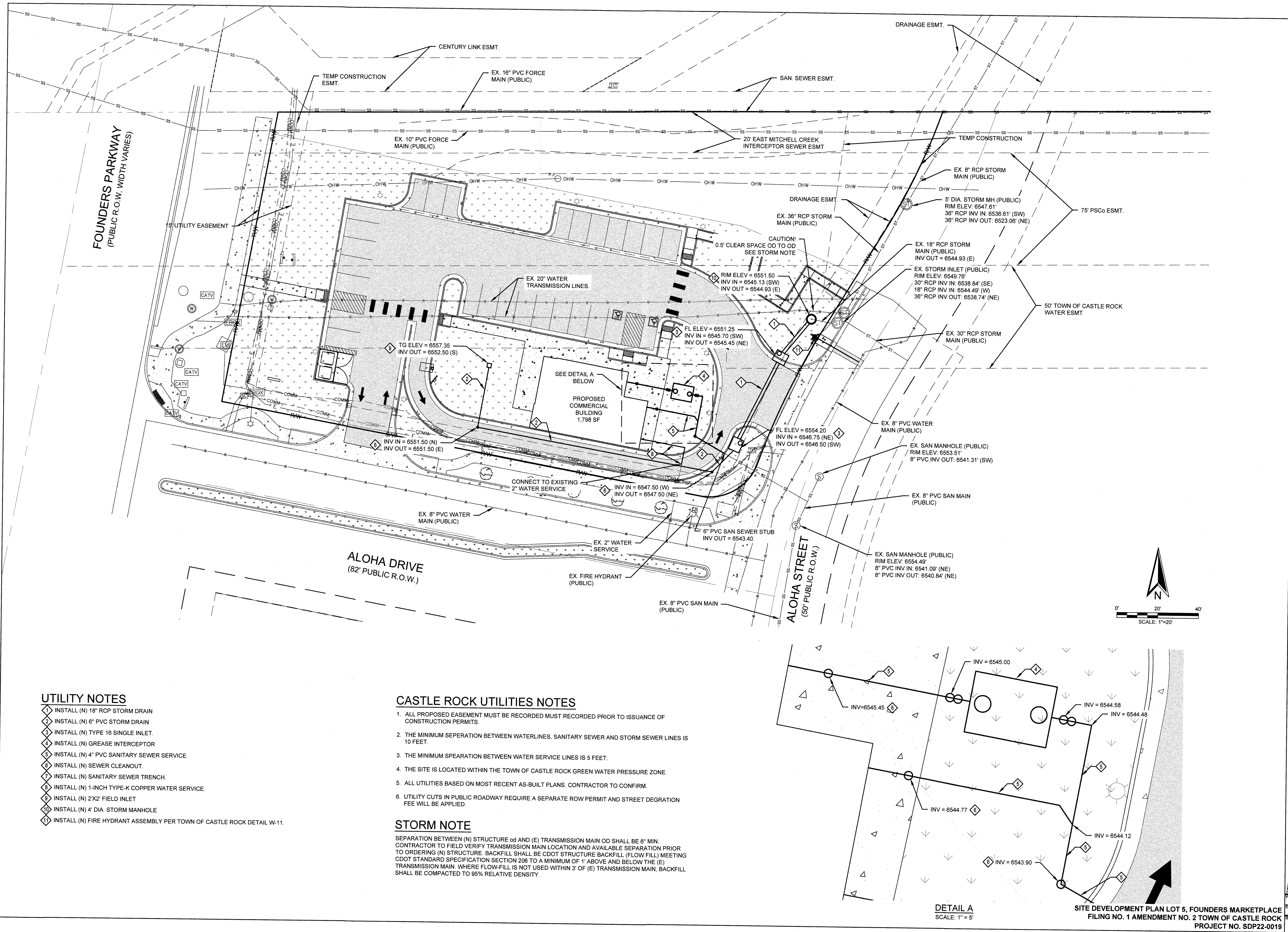
OWNER:  
**CD FOUNDERS-  
 CASTLE ROCK LLC**  
 106 S. KYRENE RD.  
 CHANDLER, AZ 85226  
 PHONE:  
 ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	04/27/22
2	REVISED PER TOWN COMMENTS	12/01/22
	REVISED PER TOWN COMMENTS	01/31/23

WC CIVIL  
 6870 W. 52ND AVE  
 STE. 225  
 ARVADA, CO 80002  
**WC CIVIL**  
 PHONE: (303) 390-0172

SITE PLAN  
 DUNKIN FOUNDERS  
 SITE DEVELOPMENT PLAN  
 LOT 5, FOUNDERS MARKETPLACE FILING NO. 1  
 AMENDMENT NO. 2  
 LOCATED IN TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO





Client: <b>CD FOUNDERS-CASTLE ROCK LLC</b>	
DATE	04/27/22
DESCRIPTION	INITIAL SUBMITTAL
NO.	1
DESCRIPTION	REVISED PER TOWN COMMENTS
NO.	2
DESCRIPTION	REVISED PER TOWN COMMENTS
NO.	

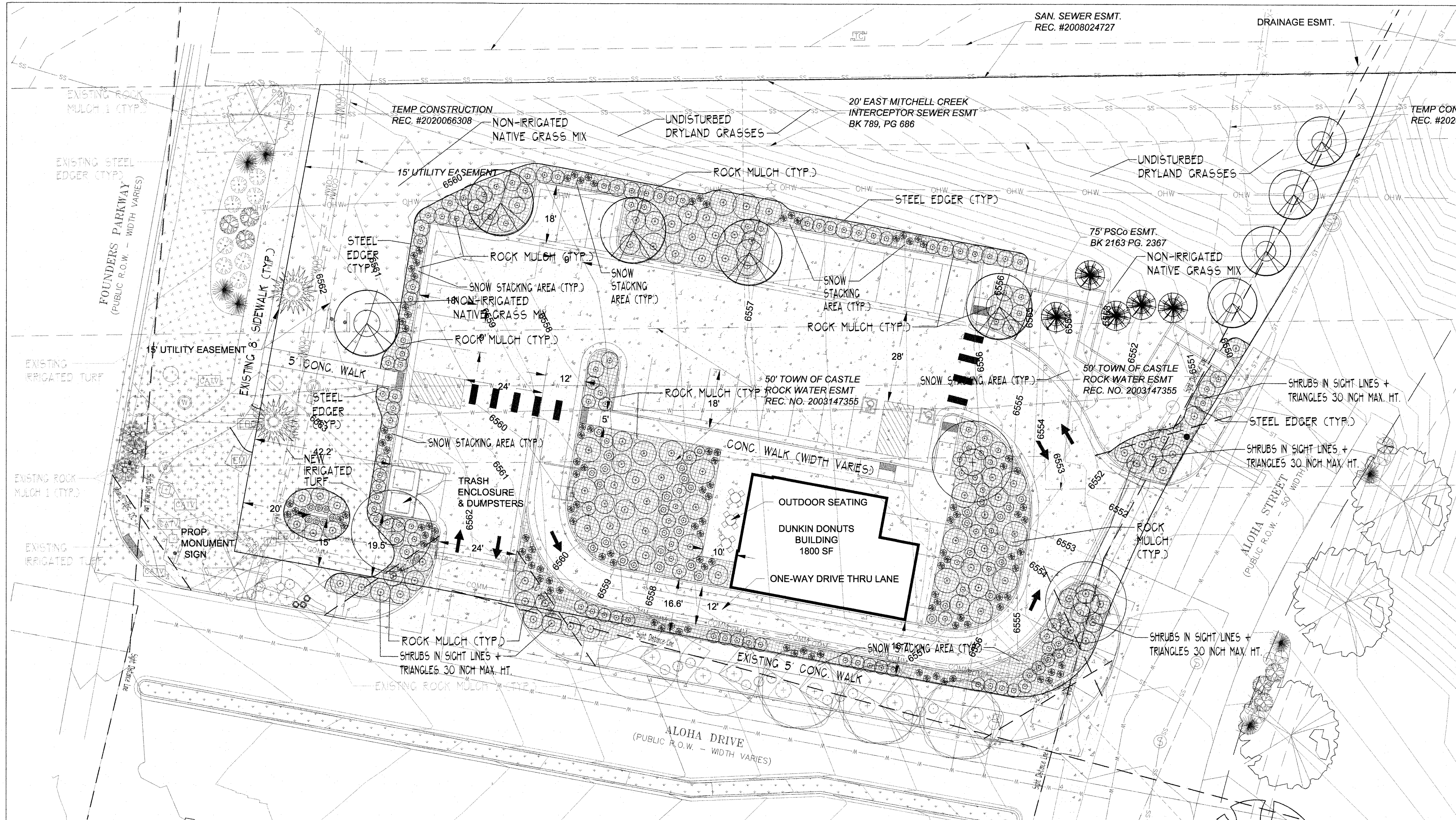
106 S. KYRENE RD.  
CHANDLER, AZ 85226  
PHONE: (480) 848-1111  
ATTN: B. HAYENGA

**WC CIVIL**  
8870 W. 52ND AVE  
STE. 225  
ARVADA, CO 80002  
PHONE: (303) 390-0172

**WC CIVIL**

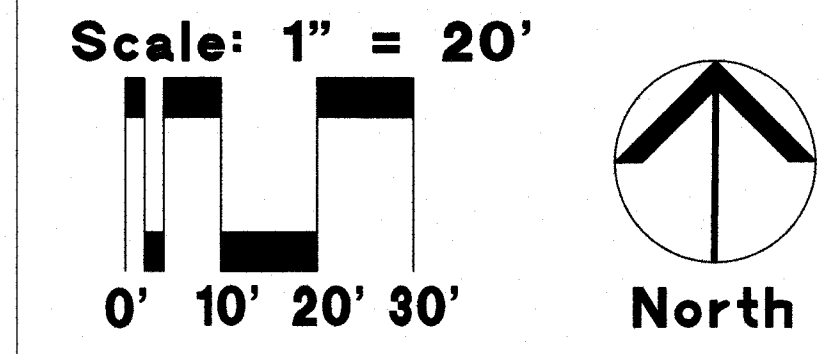
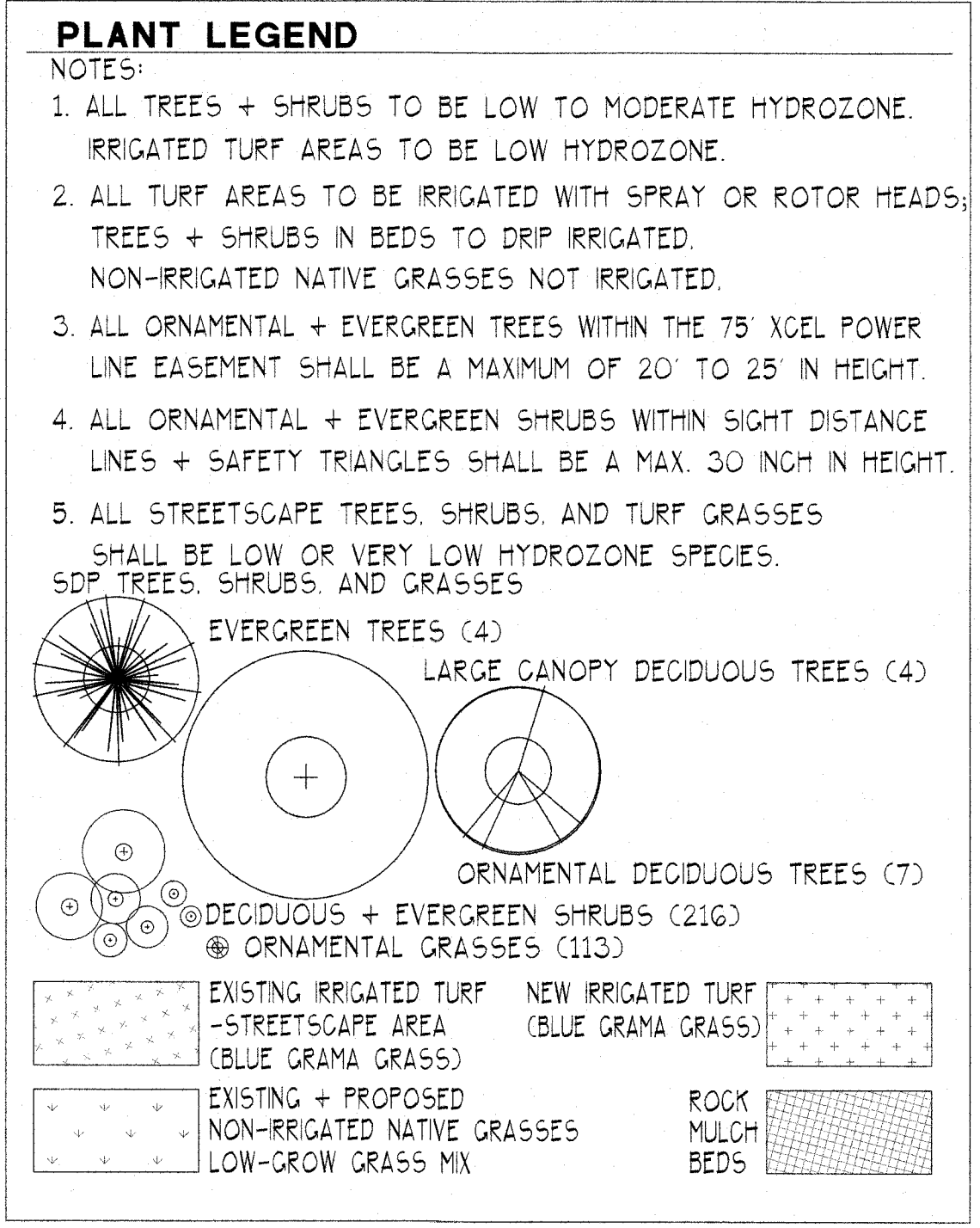
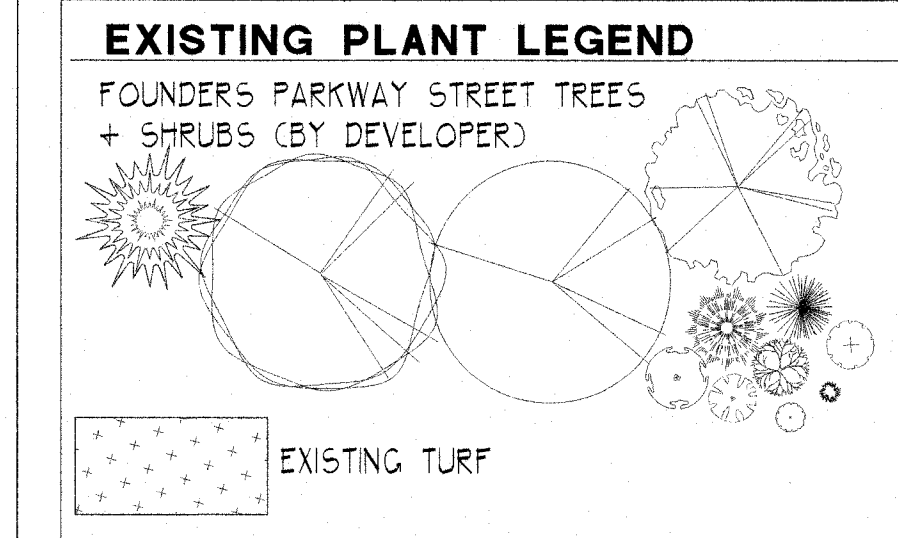
**GENERAL UTILITY PLAN**  
DUNKIN FOUNDERS  
SITE DEVELOPMENT PLAN  
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1  
AMENDMENT NO. 2  
LOCATED IN TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: Date: 2/23/2023  
TS, LP: 2/23/2023  
Engineering No.: AS NOTED  
Scale: AS NOTED  
Sheet No.: 5 OF 9



**TOWN STANDARD SITE DEVELOPMENT PLAN (SDP) 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.
- 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.
- PROPOSED SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.



**Commercial Landscape Site Inventory**

Town of Castle Rock Registered Professional **Kirby Smith**  
 Town of Castle Rock Registration # **15-1088** State of Colorado License Landscape Architect # **430**  
 Company Name **Kirby Smith & Associates, Inc.** Address **6201 So. Hudson Ct., Centennial, CO 80121**  
 Phone **303-694-9484** Email **KSAKIRBY@AOL.COM** Date **10/18/23**

PROJECT NAME **Dunkin Donuts Founders Crossing Lot 5 - Site Development Plan Landscape Plans**

Gross Construction Area	Min. Landscaped 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
49,390 (1.13 Ac.)	x.10 = 4,939	Low-Grow 2,123 Non-Irrigated Native 5,685	± 1,900	10	11	20	187	4	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Parking Lot (Area In Sq. Ft.)	Parking Lot Landscaped Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area In Sq. Ft.)	No. of Interior Landscaped Islands/ Peninsulas	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
10,623.0	x.10 = 1,062	27	± 420	2	8.0'	2	6	5	78
	± 2,475 Provided								

**DUNKIN DONUTS - FOUNDERS CROSSING LOT 5**  
**CLWUR Chart for the Town of Castle Rock**

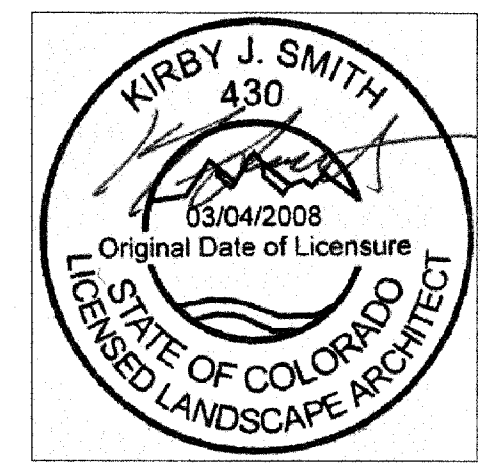
Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	Zone (V,L,M,H)	% of IA Total Area in sq ft for each zone	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)	CLWUR (LWUR x IATA)
DRIP/SPRAY	TREES/SHRUBS/BEDS	2.5	L	+1.5-3.0	8,702.00	2.00	10,825.00
SPRAY	BLUE GRAMA GRASS	2.5	L	+1.5-3.0	2,123.00	3.00	10,825.00
<b>Total of the CLWURs=</b>					<b>10,825.00</b>		<b>2.20</b>

**STREET TREE REQUIREMENTS SUMMARY**

STREET NAME	STREET FRONTAGE LENGTH <sup>1</sup>	STREET TREES REQUIRED <sup>2</sup>	STREET TREES PROVIDED	LARGE CANOPY TREES PROVIDED (MIN. 75%)	OTHER TREES PROVIDED	SHRUBS REQUIRED <sup>3</sup>	SHRUBS PROVIDED + Grasses/Shrub 3:1 Equivalent
ALLOHA STREET	184.3'	(4.6) 5	1	4	4	20	21 SHRUBS
ALLOHA DRIVE <sup>4</sup>	235.78'	(5.89) 6	6	0	0	24	26 SHRUBS
FOUNDERS PARKWAY <sup>5</sup>	148.6'	(3.74) 4	2	2	2	16	21 SHRUBS
<b>TOTAL</b>	<b>339.33'</b>	<b>(14.23) 15</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>60</b>	<b>68</b>

<sup>1</sup> EXCLUDING STREET AND DRIVEWAY OPENINGS  
<sup>2</sup> PER TOWN OF CASTLE ROCK REQUIREMENTS (TREES = 1/40 LF, SHRUBS = 4/1 REQUIRED TREE)  
<sup>3</sup> EXISTING LANDSCAPING PROVIDED BY MASTER DEVELOPER  
<sup>4</sup> SEE ASSOCIATED VARIANCE TO NUMBER OF LARGE CANOPY TREES, DUE TO WATER LINE EASEMENTS/6XCEL POWER LINES & EASEMENT.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**811**  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



**SITE DEVELOPMENT PLAN LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2**  
**2 TOWN OF CASTLE ROCK PROJECT NO. SDP22-0019**

Client: **CD FOUNDERS- CASTLE ROCK LLC**  
 106 S. KYRENE RD.  
 CHANDLER, AZ 85226  
 PHONE: [REDACTED]  
 ATTN: B. HAYENGA

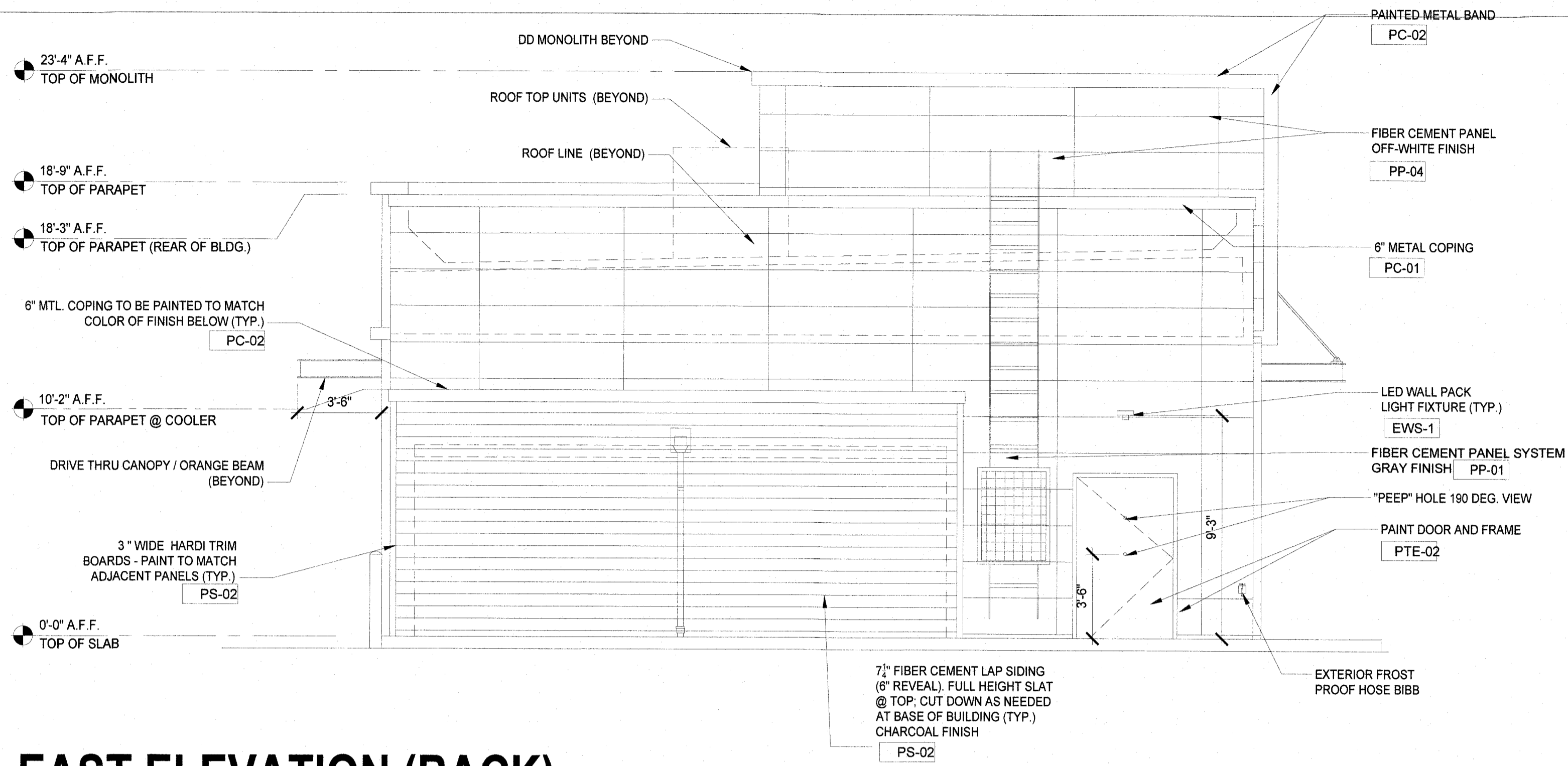
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	02/07/23
2	RESPONSES TO TOWN REVIEW COMMENTS	11/09/23
3	RESPONSES TO TOWN REVIEW COMMENTS	01/24/23
4	RESPONSES TO TOWN REVIEW COMMENTS	03/07/23
5	RESPONSES TO TOWN REVIEW COMMENTS & SITE PLAN REVISIONS	09/29/23
6	RESPONSES TO TOWN REVIEW COMMENTS & SITE PLAN REVISIONS	10/16/23

State of Colorado Licensed Landscape Architect No. 430  
**KIRBY SMITH & ASSOCIATES, INC.**  
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
 6201 SO. HUDSON CT., CENTENNIAL, CO 80121  
 (303) 694-9484 FAX (303) 694-9272  
 Job # 4810

Prepared By: **W.C. CIVIL**  
 7220 W. JEFFERSON AVE  
 STE. 204  
 LAKEWOOD, CO 80235  
 PHONE: (303) 390-0172

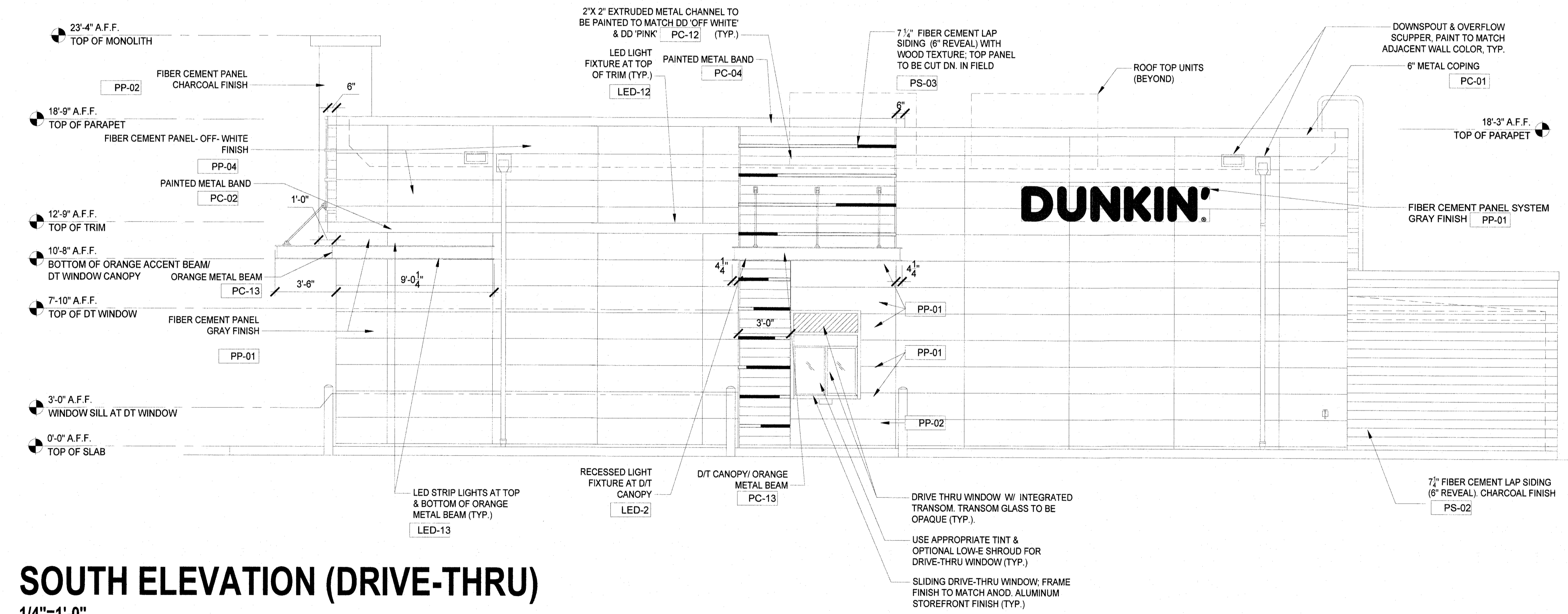
General Landscape Plan  
**DUNKIN DONUTS**  
**SITE DEVELOPMENT PLAN**  
**LOT 5, FOUNDERS MARKETPLACE FILING NO. 1**  
**AMENDMENT NO. 2**  
 LOCATED IN TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team  
 T.S. L.P.  
 Engineering No.:  
 Scale:  
 Date: 2022/04/27  
 AS NOTED  
 Sheet No.: **6 Of 9**



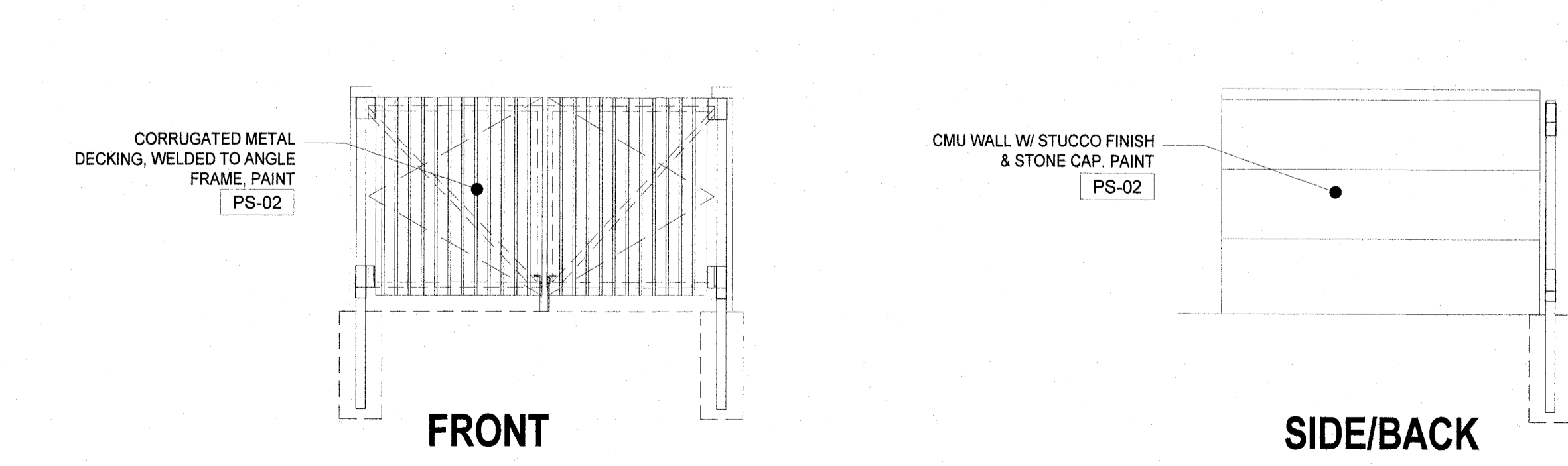
### EAST ELEVATION (BACK)

1/4"=1'-0"



### SOUTH ELEVATION (DRIVE-THRU)

1/4"=1'-0"



### TRASH ENCLOSURE

1/4"=1'-0"

MATERIAL SCHEDULE			
CODE	MATERIAL	MANUFACTURER	PRODUCT #
PP-01	FIBER-CEMENT CLADDING	NICHIHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F
PP-04	FIBER-CEMENT CLADDING	NICHIHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F
PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MIRAIA SNOW - EDM1014SUS AWP 18X18 SMOOTH
PS-03	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH
PS-03	FIBER CEMENT SIDING	WOODTONE	COLOR:"HONEY GLAZE" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE
PC-01	PAINTED COATING	SHERWIN WILLIAMS	SW 7019 "GAUNTLET GRAY"
PC-01	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH SW 7069 "IRON ORE"
PC-04	PAINTED COATING	POWDER COAT	OFF WHITE FINISH SW 7063 "NEBULOUS WHITE"
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH- COLOR MATCH PMS 219 C
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990
LED-3	RECESSED CAN LIGHT		
LED-12/13	TAPE LIGHT		
LED-14	WALL WASH LIGHT		

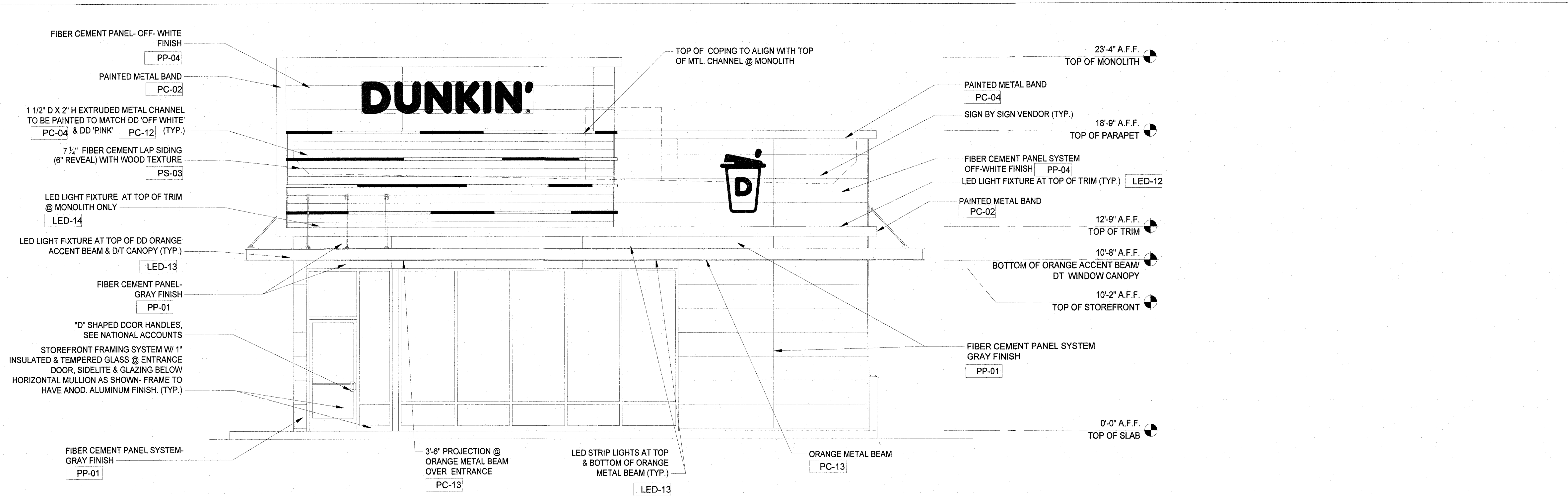
NO.	DESCRIPTION	DATE			
		INITIAL SUBMITTAL	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS	RESPONSES TO TOWN REVIEW COMMENTS & SITE PLAN REVIS
1		03/18/22	12/01/23	01/31/23	08/25/23
2					
4					

**ethos**  
ARCHITECTURE  
GROUP

8025 W. 25TH PL  
LAKEWOOD, CO 80214  
TEL: (303) 815-0161  
WEB: www.ethos-arch-group.com

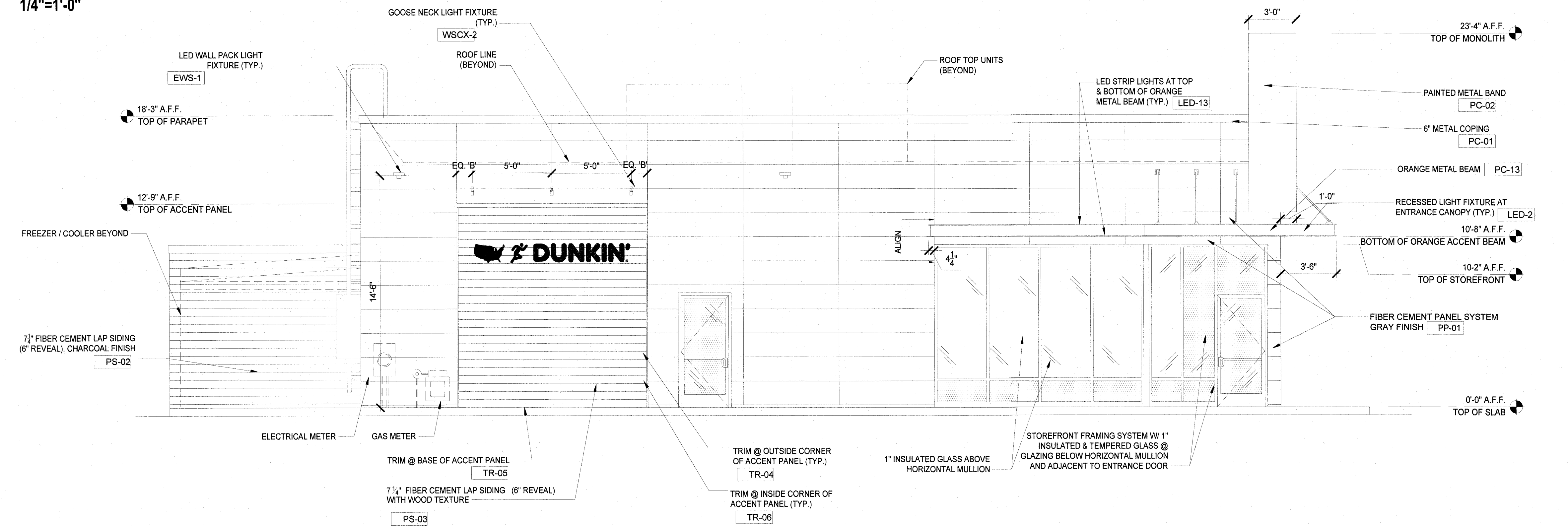
**DUNKIN' FOUNDERS**  
SITE DEVELOPMENT PLAN  
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1  
AMENDMENT NO. 2  
LOCATED IN TOWN OF CASTLE ROCK  
COUNTY OF DOUGLAS, STATE OF COLORADO

DRAWN BY: JS, KS  
Date: 2023/01/31  
Engineering No. Scale: AS NOTED  
Sheet No. **7 of 9**



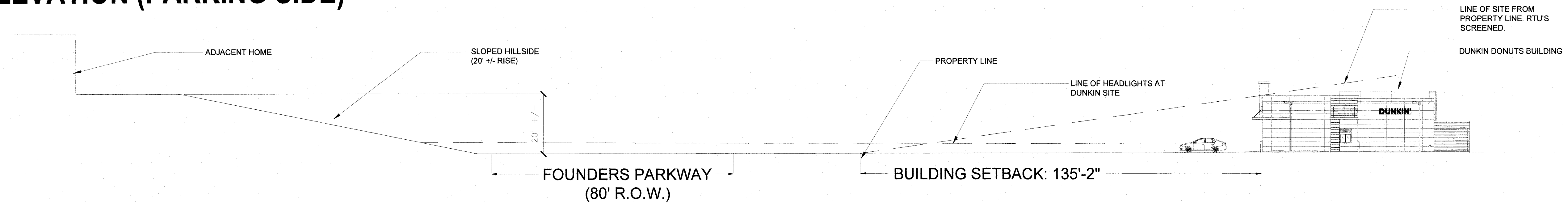
### WEST ELEVATION (FOUNDERS PKWY)

1/4"=1'-0"



### NORTH ELEVATION (PARKING SIDE)

1/4"=1'-0"



### SECTION AT FOUNDERS PKWY

1"=40'-0"

MATERIAL SCHEDULE			
CODE	MATERIAL	MANUFACTURER	PRODUCT #
PP-01	FIBER-CEMENT CLADDING	NICHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F
PP-02	FIBER-CEMENT CLADDING	NICHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F
PP-04	FIBER-CEMENT CLADDING	NICHA	OFF WHITE FINISH MIRAIA SNOW - EDM1014SUS AWP 18X18 SMOOTH
PS-03	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH
PS-02	FIBER CEMENT SIDING	WOODTONE	COLOR: "HONEY GLAZE" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE
PC-01	PAINTED COATING	SHERWIN WILLIAMS	SW 7019 "GAUNTLET GRAY"
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH SW 7069 "IRON ORE"
PC-04	PAINTED COATING	POWDER COAT	OFF WHITE FINISH SW 7063 "NEBULOUS WHITE"
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH-COLOR MATCH PMS 219 C
LED-3	RECESSED CAN LIGHT		DD ORANGE FINISH COLOR # 5059990
LED-12/13	TAPE LIGHT		
LED-14	WALL WASH LIGHT		

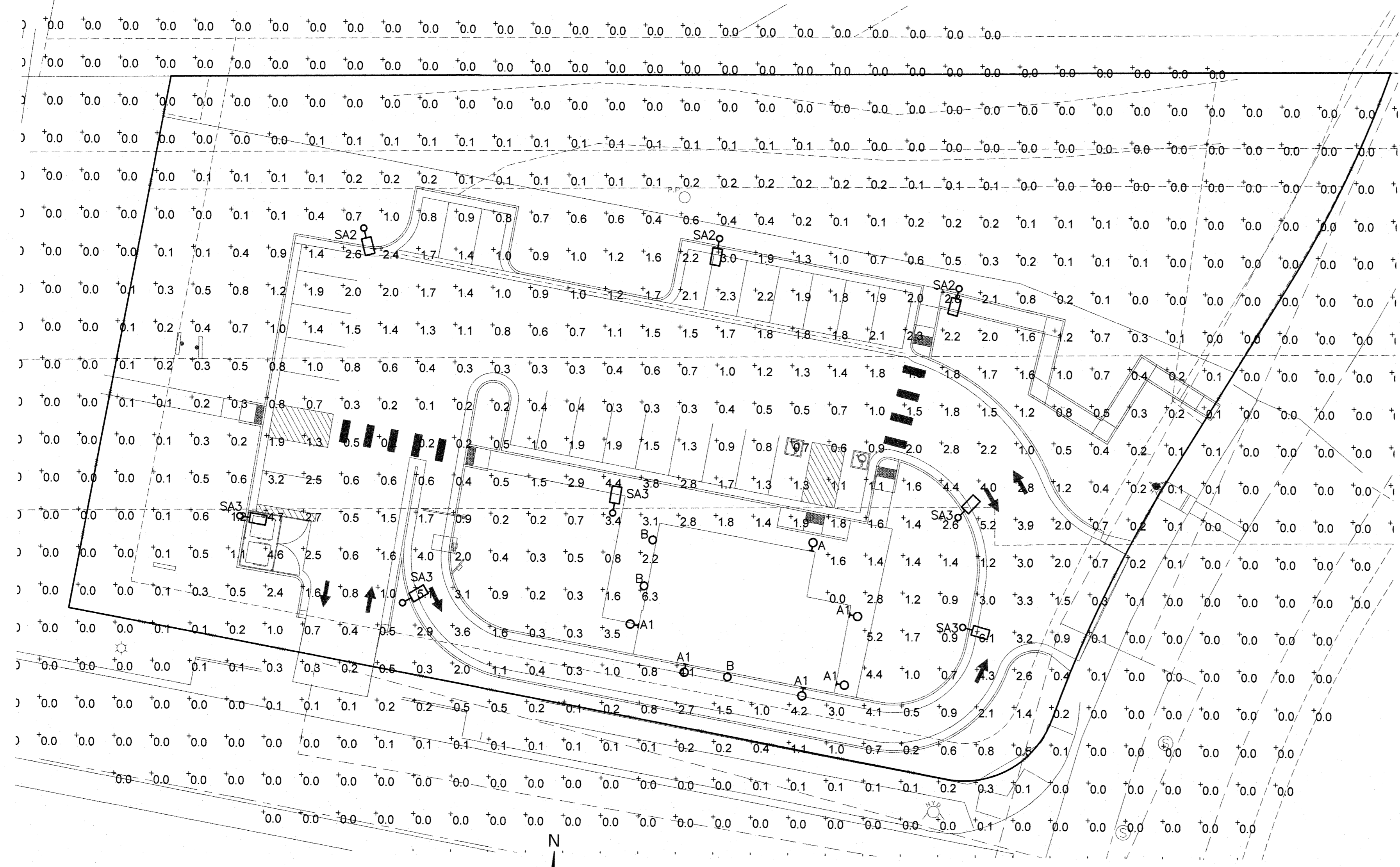
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03/18/22
2	REVISED PER TOWN COMMENTS	12/01/22
3	REVISED PER TOWN COMMENTS	01/13/23
4	RESPONSES TO TOWN REVIEW COMMENTS & SITE PLAN REVISIONS	08/25/23

**ethos**  
 ARCHITECTURE  
 GROUP

8025 W. 25TH PL  
 LAKEWOOD, CO 80214  
 TEL: (303) 815-0161  
 WEB: www.ethos-arch-group.com

**DUNKIN' FOUNDERS**  
 SITE DEVELOPMENT PLAN  
 LOT 5, FOUNDERS MARKETPLACE FILING NO. 1  
 AMENDMENT NO. 2  
 LOCATED IN TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO

DRAWN BY: JS/KS  
 DATE: 2023/01/31  
 ENGINEERING NO.: AS NOTED  
 SCALE: AS NOTED



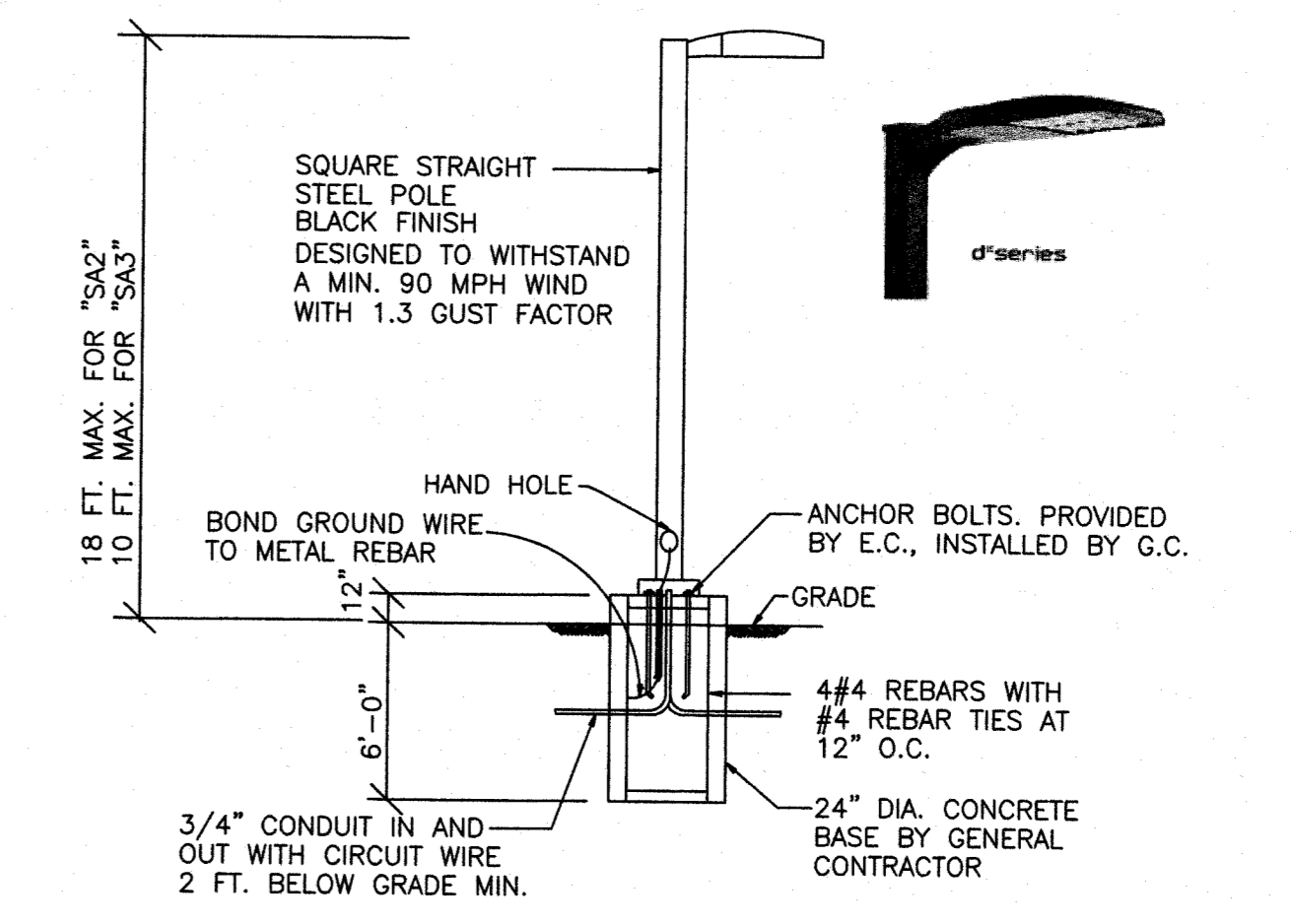
**SITE PHOTOMETRIC PLAN**

Scale: 1"=20'  
0 20 40  
FEET

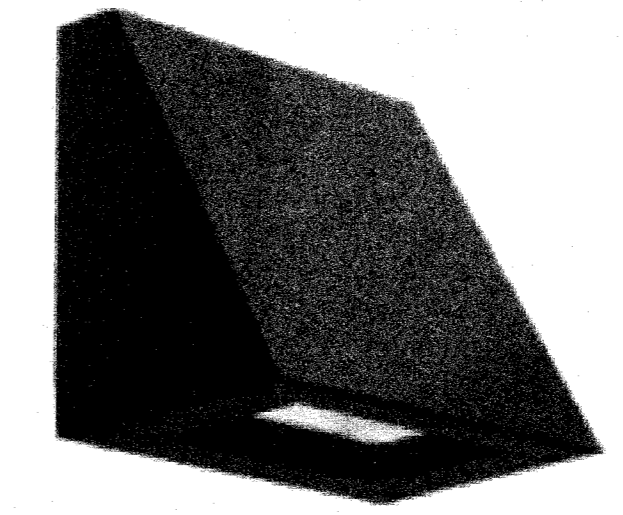


**NOTE ON LIGHTING CONTROL:**  
THE HOURS OF OPERATION ARE 5 AM TO 8 PM.  
ALL BUILDING MOUNTED AND SITE POLE LIGHTING SHALL BE TIME SWITCH CONTROLLED, WITH PARKING LIGHTS AND BUILDING LIGHTS ON SEPARATE CIRCUITS.  
PARKING LIGHTS AND BUILDING MOUNTED LIGHTS ADJACENT TO RESIDENTIAL ZONED LAND SHALL BE AUTOMATICALLY DIMMED TO 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS.

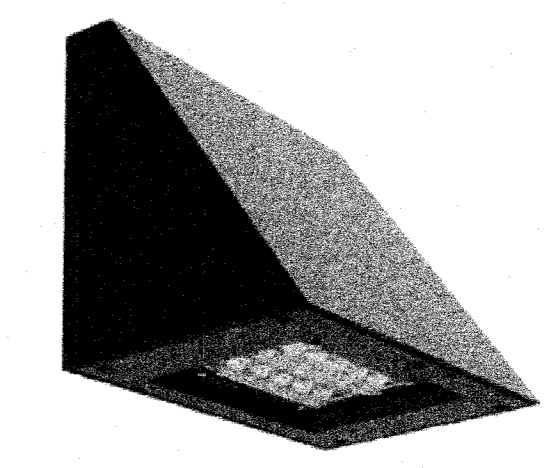
**NOTES:**  
1. OBJECTIVES FOR LIGHTING:  
BUILDING MOUNTED LIGHTING PROVIDES ILLUMINATION FOR THE WALKING AREAS AROUND THE BUILDING PERIMETER, INCLUDING BUILDING EGRESS. THE OBJECTIVE IS TO ENHANCE SAFETY TO PEOPLE AND SECURITY TO PROPERTY WHILE MAINTAINING AESTHETICS, VISIBILITY AND VISUAL COMFORT FOR PEDESTRIANS, NEIGHBORS AND DRIVERS.  
POLE MOUNTED LIGHTS "SA2" AND "SA3" PROVIDE REQUIRED LEVELS FOR THE PARKING AND DRIVEWAYS. THE OBJECTIVE FOR PARKING LIGHTING IS TO PROVIDE UNIFORM LIGHT LEVELS NOT EXCEEDING THE ALLOWED MAXIMUM FOOT CANDLE, LIMIT LIGHT TRESPASS BEYOND THE PROPERTY, LIMIT LIGHT POLLUTION AND MAINTAIN VISIBILITY AND VISUAL COMFORT.  
2. THE HOURS OF OPERATION ARE 5 AM TO 8 PM.  
3. MITIGATION TO NEIGHBORHOODS/ADJACENT PROPERTIES:  
ALL LIGHTING IS FULL CUT OFF, TIME SWITCH CONTROLLED TO BE OFF OR DIMMED TO 50% WITHIN ONE HOUR AFTER BUSINESS HOURS. POLE-MOUNTED LIGHTS ADJACENT TO PROPERTY LINE HAVE HOUSE SIDE SHIELD.  
4. FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACKS ARE PROHIBITED.



**POLE MOUNTED FIXTURES INSTALLATION DETAIL FOR FIXTURES "SA2" AND "SA3"**  
NO SCALE

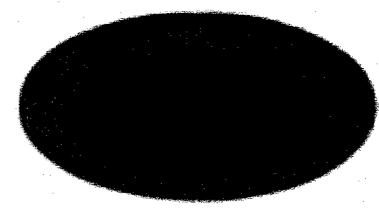


**FIXTURE "A1"**

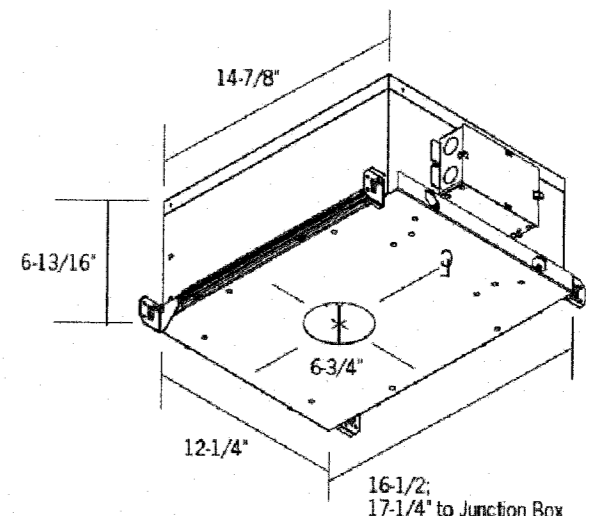


**FIXTURE "A"**

PHOTOMETRIC SUMMARY		
AREA	REQUIRED	PROVIDED
PARKING	10 fc Maximum	3.2 fc Maximum
BUILDING MTD	5 fc Maximum	2.5 fc Maximum
SOFFIT	10 fc Maximum	6.3 fc Maximum
GENERAL SITE	5 fc Maximum	5.0 fc Maximum



**C2302-BLK**  
Black Full Cone Reflector



**FIXTURE "B"**

LIGHTING FIXTURE SCHEDULE							
ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	LLF	DESCRIPTION
A	2	LITHONIA LIGHTING	WDGE2 LED P3 30K B0CRI T3M MVOLT SRM DMG	32 WATT 3000K LED 3,000 LUMENS	WALL +14 FT	1.0	EXTERIOR WALL MOUNTED CUT OFF LIGHT, 0-10V DIMMING
A1	4	LITHONIA LIGHTING	WDGE1 LED P1 30K VW MVOLT-DMG	11 WATT 3000K LED 1200 LUMENS	WALL +10 FT	1.0	EXTERIOR WALL MOUNTED CUT OFF LIGHT, 0-10V DIMMING
B	4	CON TECH LIGHTING	R2ANC-WD1-MVD- UMOD-WD1-M-C2302 -BLK	13 WATT 3000K LED 800 LUMENS	UNDER SOFFIT +8 FT	1.0	2" DIA. RECESSED DAMP LOCATION LED DOWN LIGHT, BLACK REFLECTOR
SA2	2	LITHONIA LIGHTING	DSX1 LED P1 30K T3M-MVOLT-SPA- HSS-DBLBXD-DMG	54 WATT 3000K LED 6,967 LUMENS	18 FT POLE	1.0	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 18 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS, HOUSE SIDE SHIELD, 0-10V DIMMING
SA3	4	LITHONIA LIGHTING	DSX0 LED P1 30K T3M-MVOLT-SPA- DBLBXD-DMG	38 WATT 3000K LED 4,700 LUMENS	10 FT POLE	1.0	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 10 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS, 0-10V DIMMING

Client: <b>CD FOUNDERS-CASTLE ROCK LLC</b>	
Date: <b>04/27/22</b>	Date: <b>12/01/22</b>
Date: <b>01/24/23</b>	Date: <b>08/25/23</b>
Date: <b>10/18/23</b>	
Address: <b>106 S. KYRENE RD. CHANDLER, AZ 85226</b>	
Attention: <b>ATTN: B. HAVENGA</b>	
NO.	DESCRIPTION
1	INITIAL SUBMITTAL
2	REVISED PER TOWN REVIEW COMMENTS
3	REVISED PER TOWN REVIEW COMMENTS
4	REVISED PER TOWN REVIEW COMMENTS

**ENGINEERING CONSULTANTS**  
ELECTRICAL ENGINEERS  
8811 E. Hampden Ave. Ste 208, Denver, CO 80231  
(303) 355-5554 (tel) walter@engcon.com

GENERAL LIGHTING PLAN  
DUNKIN FOUNDERS  
SITE DEVELOPMENT PLAN  
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1  
AMENDMENT NO. 2  
LOCATED IN TOWN OF CASTLE ROCK  
COUNTY OF DOUGLAS, STATE OF COLORADO

WFO Civil Team: **TS, LP** Date: **2023/01/31**  
Engineering No: **AS NOTED**

SITE DEVELOPMENT PLAN LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2 TOWN OF CASTLE ROCK PROJECT NO. SDP22-0019

**9 OF 9**