

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 3 H&H SUBDIVISION
PART OF THE SW 1/4, SECTION 2, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PM
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS COLORADO

SHEET NO:
COVER

SHEET TITLE:
TITLE, INDEX,
CODE AND
GENERAL NOTES

PROJECT NAME:
WENDY'S STORE
4643 BUN FREEZER
LOCATION
875 KINNER ST, CASTLE ROCK
CO 80109

SITE DEVELOPMENT PLAN GENERAL NOTES:

Potential addition: THIS SITE DEVELOPMENT PLAN HAS BEEN REVIEWED AT A CONCEPTUAL LEVEL FOR GENERAL COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S DESIGN CRITERIA MANUALS AND APPLICABLE CODES. APPROVAL OF THIS PLAN DOES NOT IMPLY APPROVAL OR ACCEPTANCE OF CONSTRUCTION DESIGN DETAILS. REVIEW OF THE CONSTRUCTION DOCUMENTS, PHASE III DRAINAGE REPORT, FINAL UTILITY REPORT AND TRAFFIC IMPACT ANALYSIS MAY RESULT IN REVISIONS TO THE PROJECT AS PRESENTED HEREIN IN ORDER TO ENSURE APPLICABLE DESIGN CRITERIA ARE SATISFIED. 10-29-15

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to the Town of Castle Rock Landscaping Regulations and Code, the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 080520188G, dated March 16, 2016. Site is in Zone X on said FIRM Panel.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock Water Use Management Program Implementation Policy, as amended from time to time, for this project.
- Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the finished elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight triangle easements.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat. (Modify as appropriate.)
- This site is zoned B Business Commercial.
- (If applicable) 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.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to, street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 13 (Sign Code Regulations) of the Municipal Code.
- 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 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

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrants are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 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.
- No Parking Fire Lane signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

Revised: 5/15/2023

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO (HEREIN REFERRED TO AS "THE LANDS").

Robert Hayes
HOLLAND REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 24th DAY OF JANUARY 2024

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF JANUARY 2024 BY *Thomas J. Holland* AUTHORIZED REPRESENTATIVE OF *Holland Real Estate, LLC*

WITNESS MY HAND AND OFFICIAL SEAL

DIANE E. DOYLE
DIANE E. DOYLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20040421410
My Commission Expires 07-26-2024

MY COMMISSION EXPIRES 07-26-2024

TITLE CERTIFICATION:

Robert Hayes AN AUTHORIZED REPRESENTATIVE OF *HOLLAND REAL ESTATE, LLC* 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.

Land Title Guarantee Co.
AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS 23rd DAY OF JANUARY 2024

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF JANUARY 2024 BY *Robert Hayes* AN AUTHORIZED REPRESENTATIVE OF *LAND TITLE GUARANTEE CO.*

WITNESS MY HAND AND OFFICIAL SEAL

ANDY JOHN STENMAN
ANDY JOHN STENMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014016816
My Commission Expires 07-26-2024

MY COMMISSION EXPIRES 07-26-2024

CIVIL ENGINEER'S STATEMENT:

I, *OLIVER E. WATTS*, BEING A LICENSED ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND COLORADO CONSTRUCTION STANDARDS.

OLIVER E. WATTS
REGISTERED LICENSED ENGINEER
DATE 01/24/24
STATE OF COLORADO

SURVEYOR'S CERTIFICATE:

I, *OLIVER E. WATTS*, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE INSTRUMENTS SHOWN THEREIN ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT NO. 1, LOT 3, H&H SUBDIVISION ACCURATELY REPRESENTS THE SURVEY.

OLIVER E. WATTS
LICENSED LAND SURVEYOR
DATE 01/24/24
STATE OF COLORADO

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 HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON APRIL 13, 2023 AT RECEPTION NO. 282826666, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS INSTRUMENT.

Thomas J. Holland
HOLLAND REAL ESTATE, LLC
UNPAID BANK

SIGNED THIS 19th DAY OF JANUARY 2024

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF JANUARY 2024 BY *Thomas J. Holland* AUTHORIZED REPRESENTATIVE OF *HOLLAND REAL ESTATE, LLC*

WITNESS MY HAND AND OFFICIAL SEAL

DIANE E. DOYLE
DIANE E. DOYLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20040421410
My Commission Expires 07-26-2024

MY COMMISSION EXPIRES 07-26-2024

OWNER:
HOLLAND REAL ESTATE LLC
1515 N ACADEMY BLVD STE 400
COLORADO SPRINGS, CO 80909

LIENHOLDER:
UMPQUA BANK
6400 S. Fiddlers Green Cir., Suite 300
GREENWOOD VILLAGE, CO 80111

CONTRACTOR:
MORRISON LAKE COMPANY
3131 E ALAMEDA AVE, #404
DENVER, CO 80209
(970) 930-3461

CIVIL ENGINEER & LAND SURVEYOR:
OLIVER E. WATTS CONSULTING ENGINEER
COLORADO PELS #9853
614 Elston Dr, Colorado Springs, CO 80907
(719) 593-0173
oliewatts@aol.com

STRUCTURAL:

MECHANICAL:

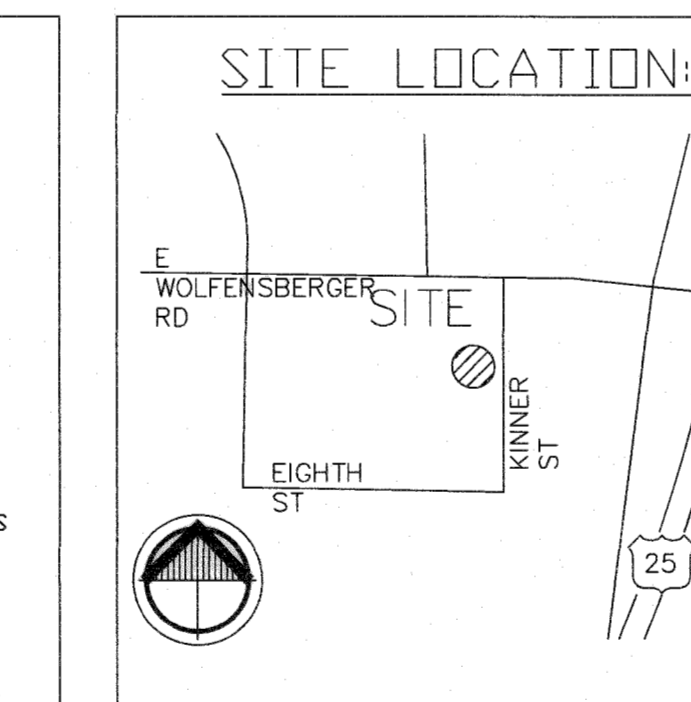
PLUMBING:

ELECTRICAL:

SPECIALTY:

DRAWING NOTES:

- ALL CONSTRUCTION INDICATED SHALL BE NEW UNLESS NOTED OTHERWISE
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALE
- DIMENSIONS ARE TO FACE OF ROUGH FRAMING, CONCRETE, OR TO NOMINAL MASONRY FACES UNLESS NOTED OTHERWISE.
- ALL ANGLES ARE MEASURED IN INCREMENTS OF 45 DEGREES UNLESS NOTED OTHERWISE.
- MAIN FLOOR ELEVATION IS NOTED AS 100'-0" AND USED AS THE BASIS FOR ELEVATIONS, PLANS, AND SECTIONS, COORDINATE WITH CIVIL ENGINEER'S U.G.S.
- WHERE SPECIFICATIONS ARE INCLUDED, THEY ARE TO BE READ AS COMPLIMENTARY TO THE DRAWINGS.



BLDG SUMMARY:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NEC
ICC A117.1 - 2009 BARRIER FREE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

USE GROUP: S-2
CONSTRUCTION TYPE: V-B FROZEN FOOD STORAGE
NON-SPRINKLED

BUILDING AREA:
NEW ACCESSORY FREEZER - 112 SQ FT

REFER TO CODE COMPLIANCE SHEET FOR ADDITIONAL DETAILED CODE REVIEW INFORMATION

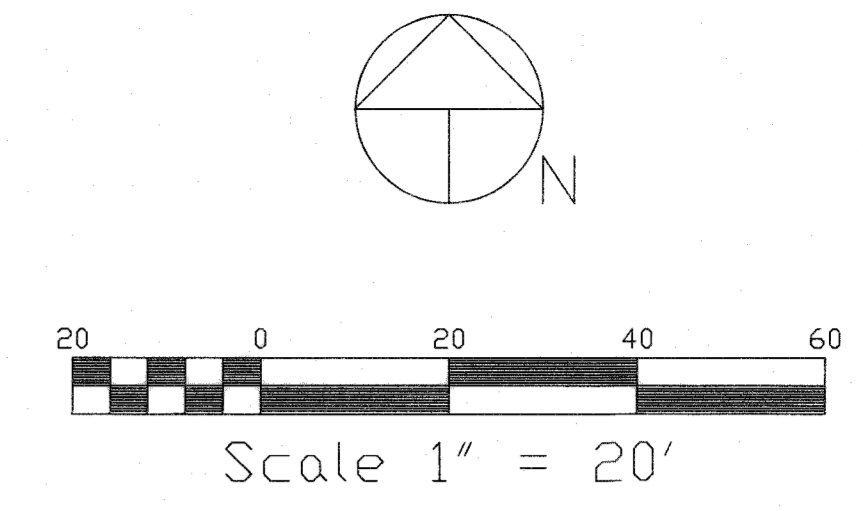
SHEET INDEX:

MARK / Pg#	DESCRIPTION	MARK / Pg#	DESCRIPTION
COVER	TITLE, INDEX, CODE AND GENERAL NOTES		
2	SITE LAYOUT PLAN, NOTES, DETAILS		



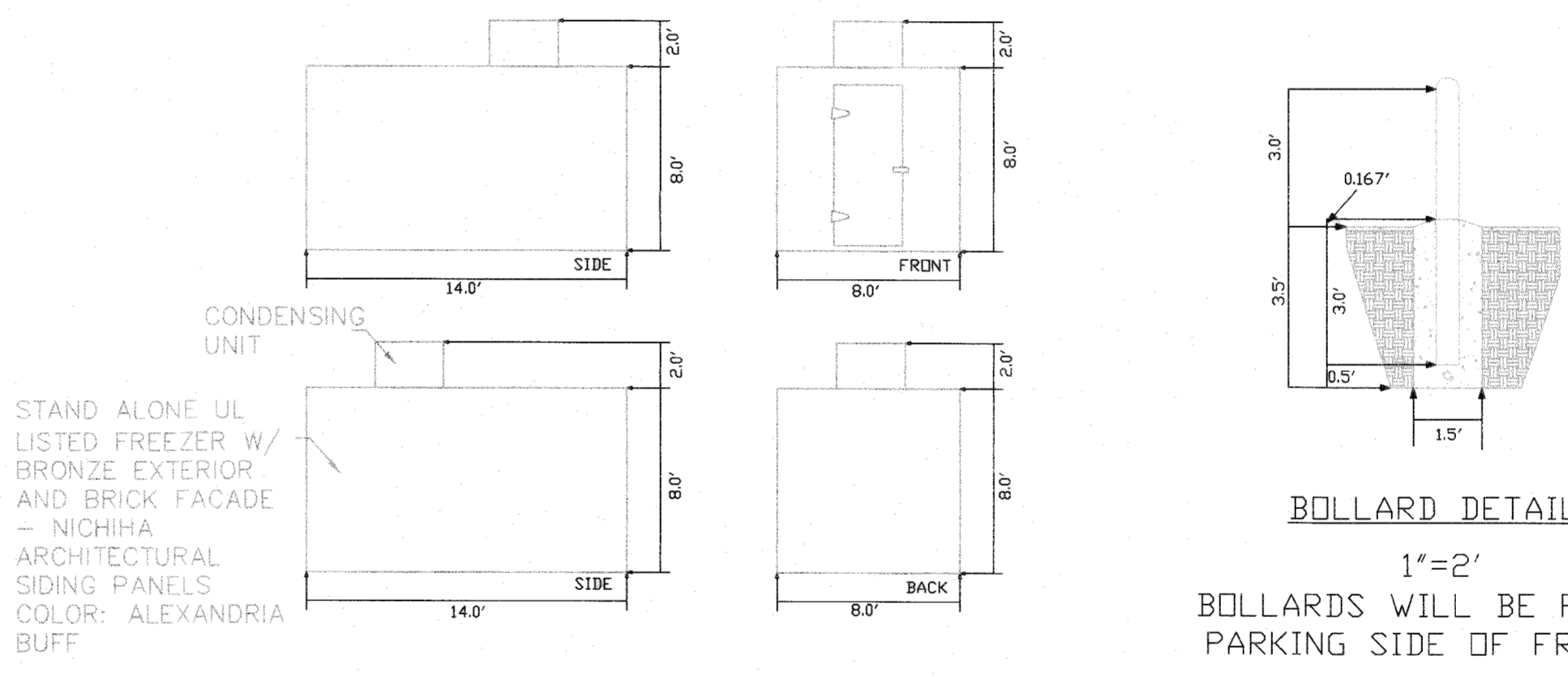
Site Layout Plan Notes:

- THIS SURVEY WAS MADE FROM THE LEGAL DESCRIPTION OR DRAWINGS FURNISHED TO NEWCO BY THE OWNER AS BEING A COMPLETE DESCRIPTION OF THE PROPERTY. BOTH MAP AND DESCRIPTION SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE POLICY FOR ANY EXCEPTIONS, EASEMENTS, OR DIFFERENCES IN DESCRIPTION. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED ONLY AS APPROXIMATE. REFER TO CIVIL DRAWINGS BY OTHERS FOR ADD'L INFORMATION.
- ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THIS SITE WHICH ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES ON SITE, WHETHER SHOWN ON THIS PLAN OR NOT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE PROTECTION AND/OR RELOCATION OF EXISTING UTILITIES.
- ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK.
- REQUEST FOR CONSTRUCTION STAKING SHALL BE DIRECTED TO THE ENGINEER A MIN. OF 48 HOURS PRIOR TO THEIR ACTUAL NEED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS PART OF THIS WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY BERMING AND FILTERING OF PROPERTY LINES WHERE EROSION COULD OCCUR, MINIMIZATION OF TRACKING OF MATERIALS OFF SITE, SWEEPING AND CLEANING OF ADJACENT STREETS AS NECESSARY, AND OBTAINING SOIL EROSION CONTROL PERMITS.
- CONTRACTOR SHALL PROVIDE ALL SIGNS, FENCING, LIGHTS, BARRICADES, ETC. AS NECESSARY TO PROVIDE PUBLIC SAFETY DURING CONSTRUCTION.
- ALL MATERIALS PLACED DURING CONSTRUCTION SHALL BE IN NEW CONDITION. SHALL BE FREE FROM DEFECTS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE.
- FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL SEWER MAINS & MANHOLES BEFORE CONSTRUCTION.
- ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC WITH PREMIUM GRADE JOINTS. PROVIDE 4" DIA. CLEAN OUTS AT 100' CENTERS (MAX.) WITH EAST JORDAN IRON WORKS H.D. COVER #1570 FLUSH WITH FINISH GRADE.
- STORM SEWER PIPE SHALL BE SDR 35 PVC WITH PREMIUM GRADE JOINTS. UNLESS NOTED OTHERWISE ON PLANS, PERFORATED STORM SEWER PIPE SHALL BE HANCOR HI-Q OR EQUAL AND SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST TWO FULL CORRUGATION ON EACH END OF THE PIPE, UNLESS NOTED OTHERWISE ON PLANS.
- THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY, PER ASTM-1557.
- ALL MANHOLES AND CATCH BASINS SHALL BE MIN. 4' DIA. PRE-CAST CONCRETE.
- PROVIDE SLEEVES UNDER ALL CONCRETE SIDEWALKS.
- ALL CONCRETE WORK SHALL BE 5% TO 7% AIR ENTRAINED, $f_c = 3,500$ PSI.
- ALL CURBS AND WALKS TO CONFORM TO LOCAL CODES AND ORDINANCES. VERIFY WITH THE CITY FOR STANDARDS. WHERE APPARENT DISCREPANCIES OCCUR, CONTACT ARCHITECT FOR RESOLUTION.
- SPACE CONTROL JOINTS IN CONCRETE WALKS AT 5'-0" MAX., U.N.O.
- SPACE EXPANSION JOINTS IN CURBS AT 24'-0" MAX., UNLESS NOTED OTHERWISE.
- PROVIDE ISOLATION JOINTS BETWEEN FLATWORK AND THE BUILDING.
- SLOPE ALL WALKS, FILLS, AND PAVED AREAS TO DRAIN AWAY FROM BUILDING. DO NOT EXCEED CROSS SLOPE OF 2% ON WALKS.
- SCHEDULE PLACEMENT OF SLABS ON GRADE TO MINIMIZE SETTLEMENT WITH BUILDING DEAD LOAD.
- UNLESS OTHERWISE INDICATED, MEET EXISTING GRADES WITHIN THE PROPERTY BOUNDARY.
- DIMENSIONING SHOWN IS TO THE FACE OF FOUNDATION AT ALL STRUCTURES.
- RADI SHOWN ARE TO THE OUTSIDE FACE OF CURB OR OUTSIDE STRIPE EDGE.
- ALL DISTURBED AREA SHALL BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH. RESTORATION OF ANY SLOPES OF 1:3 OR GREATER SHALL HAVE 4" TOPSOIL, SEED, FERTILIZER AND EROSION CONTROL BLANKET, INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- THE CONTRACTOR SHALL CONNECT THE ROOF DRAINS TO THE ON SITE STORM SEWER SYSTEM.
- PROTECT EXISTING CATCH BASINS FROM DIRT AND SILT INFILTRATION.
- THERE WILL BE NO CHANGE TO EXTERNAL LIGHTING.



- LEGEND:**
- SET 2" #9853 WASHER ON PK NAIL
 - FOUND #5 REBAR
 - + FOUND SCIBED 'x' IN CONCRETE
 - ⊙ SEWER MANHOLE
 - ⊙ GAS METER
 - ⊙ WATER METER
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ SEWER CLEANOUT
 - ⊙ SIGN
 - LIGHT POLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRICAL VAULT

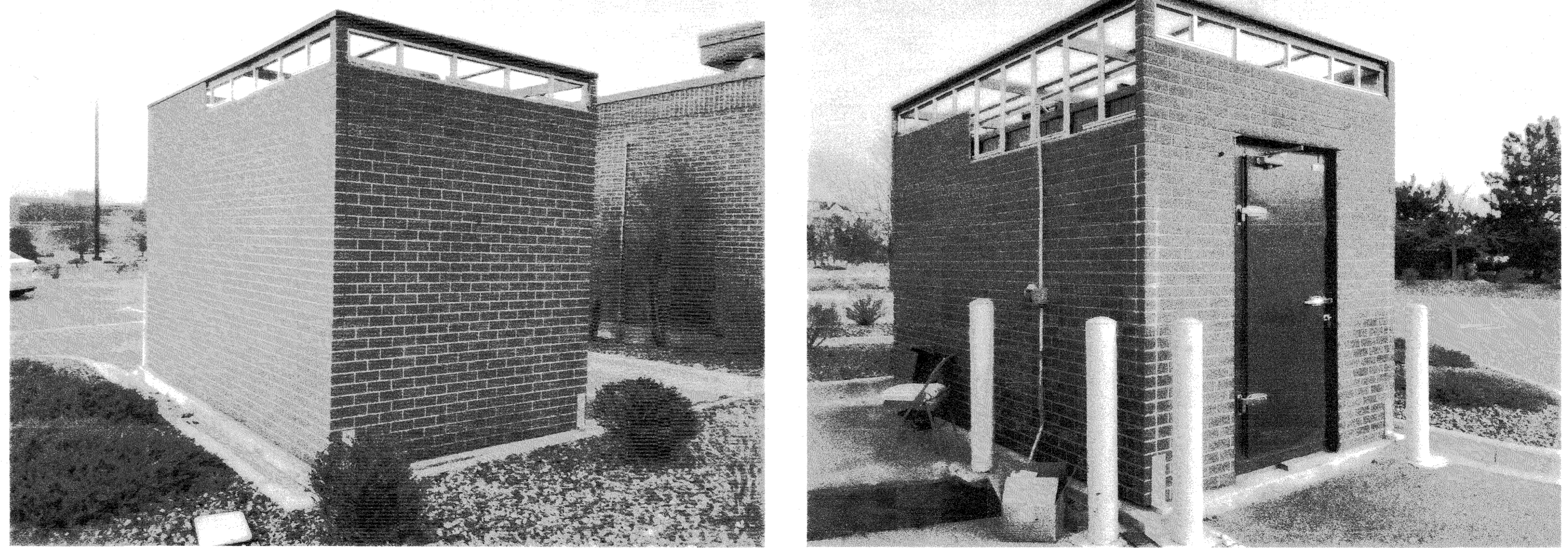
SETBACK TABLE (17.28.040)		
ZONE B Business Commercial	REQUIRED	ACTUAL
Wendy's		
Front	15'	21.3'
Back	0'	88.1'
Side	0'	53.9' N 67.3' S
Proposed Freezer		
Front	15'	135'
Back	0'	20'
Side	0'	58.8' N 102.9' S



FREEZER WILL SIT ON A 9'x15' CONCRETE PAD

BOLLARDS WILL BE PLACED PARKING SIDE OF FREEZER

PARKING REQUIREMENTS		
Restaurant (Fast Food, Family, High turnover)	10 Spaces per 1000sf of GFA + 8 Stacking Spaces Per Drive Through + 2 ADA (26-50)	
Required (CODE)	10(3) + 2 ADA = 32 TOTAL	
Before	32 + 2 ADA = 34 TOTAL	
After	31 + 2 ADA = 33 TOTAL	
Per Current Code 17.54.040, Current and Proposed Parking Exceeds Requirements		



SEC 2, T8S, R67W