

SITE DEVELOPMENT PLAN AMENDMENT NO. 2
LOT 1A-2A, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO.13
CUBA CUBA
6375 PROMENADE PARKWAY CASTLE ROCK, CO 80108
A PORTION OF SW ¼ of SECTION 22 AND TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN 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 SHALL 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 E AND 8.2A 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 LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS
4. NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035 C0167 G, DATED MARCH 16, 2016
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMP ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, ST AND ARDS 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. THE PURPOSE AND USE OF ALL THE TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
10. 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 RE-PLAT.
11. THIS SITE IS ZONE PLANNED DEVELOPMENT AS PART OF THE APPROVAL OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ITS RECORDING
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL
13. 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.
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. 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 AND MUNICIPAL CODE

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 MAINTAINED 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.

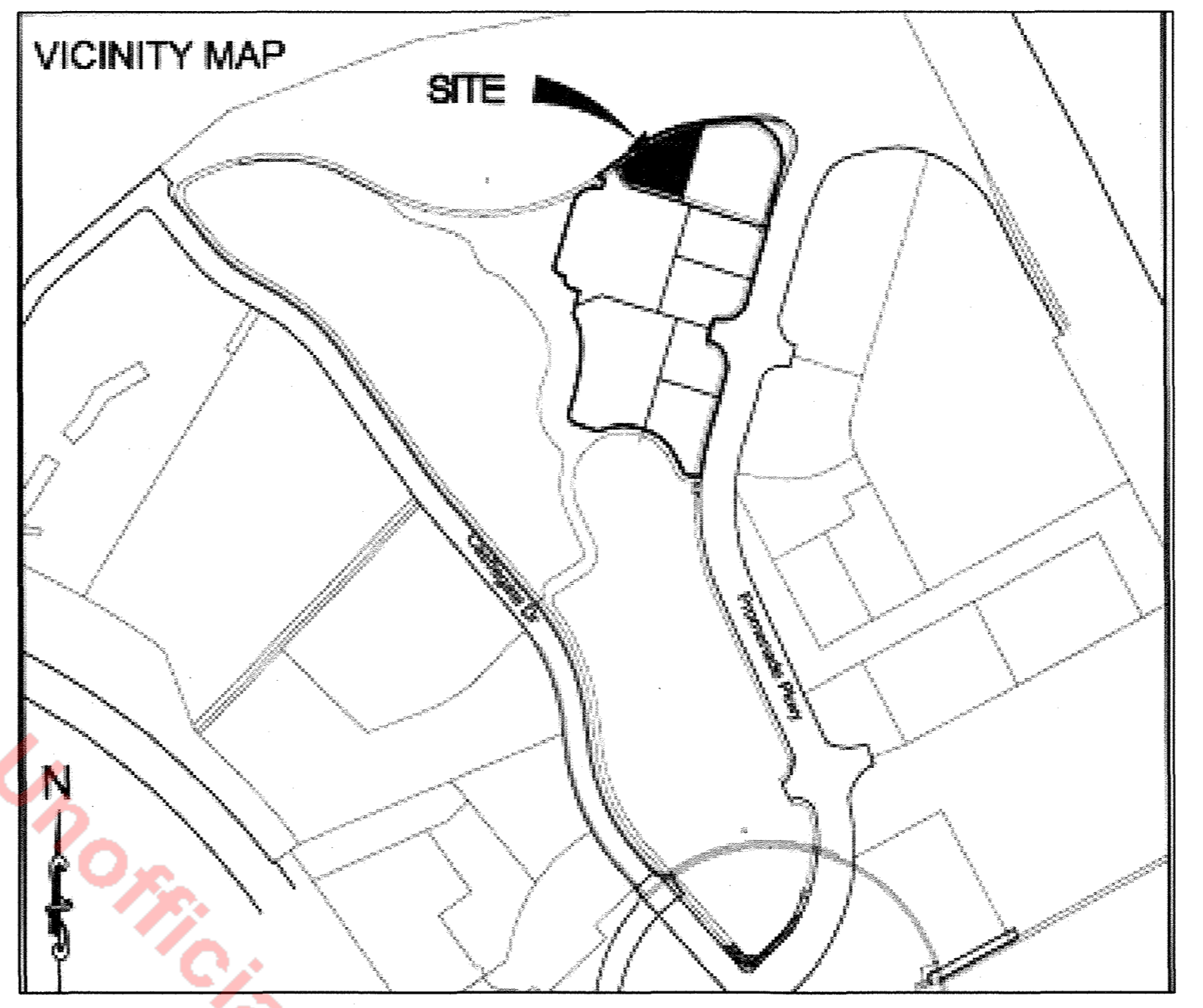
SHEET INDEX

- SHEET 1 – COVER SHEET
- SHEET 2 – SITE PLAN
- SHEET 3 - BUILDING ELEVATIONS AND GRAPHICS
- SHEET 4 - ARCHITECTURAL PLANS
- SHEET 5 – ATTACHMENT DETAIL

PERMITTED USES
TO PROVIDE OUTDOOR COVERED PATIO SEATING AREA.

PROHIBITED USES
ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

PURPOSE OF AMENDMENT
THIS AMENDMENT TO ADD A PATIO COVER OVER THE EXISTING OUTDOOR PATIO.



TITLE CERTIFICATION
I, Brenda Becker, 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.

Brenda Becker
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 28th DAY OF April, 2022.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF April, 2022 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL
April Socolofsky
NOTARY PUBLIC
APRIL SOCLOFSKY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20204040866
My Commission Expires: November 18, 2024

MY COMMISSION EXPIRES: 11/18/2024

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS (SDP Cuba Cuba SDP21-0013) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:09am ON THE 26th DAY OF May, 2022 AT RECEPTION NO. 2022.037669

DOUGLAS COUNTY CLERK AND RECORDER
BY: Billy Weber
DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS (SDP Cuba Cuba SDP21-0013) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 4 DAY OF May, 2022.

Janet D. ...
DIRECTOR OF DEVELOPMENT SERVICES
SITE DEVELOPMENT PLAN AMENDMENT

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.

Peter H. Robinson
Peter H. Robinson
SIGNED THIS 20 DAY OF April, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF April, 2022 BY Peter H. Robinson

WITNESS MY HAND AND OFFICIAL SEAL.
Cheryl Ann ...
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-2-2023

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.

TIMOTHY H. ROBINSON Timothy H. Robinson
Timothy H. Robinson
SIGNED THIS 12 DAY OF APRIL, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF APRIL, 2022 BY TIMOTHY H. ROBINSON

WITNESS MY HAND AND OFFICIAL SEAL.
... Taylor
NOTARY PUBLIC
MY COMMISSION EXPIRES: MAY 19, 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.

David K. Robinson Jr
BY: David K. Robinson Jr
SIGNED THIS 23rd DAY OF April, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF April, 2022 BY David K. Robinson Jr

WITNESS MY HAND AND OFFICIAL SEAL
... Gottschling
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/1/22

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.

David K. Robinson Jr, Trustee
BY: David K. Robinson Jr, Trustee of David K. Robinson 2012 Trust
SIGNED THIS 23rd DAY OF April, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF April, 2022 BY David K. Robinson Jr

WITNESS MY HAND AND OFFICIAL SEAL
... Gottschling
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/1/22

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.

Ann R. Collins, Trustee
BY: Ann R. Collins, Trustee of David K. Robinson 2012 Trust
SIGNED THIS 9th DAY OF April, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF April, 2022 BY Ann R. Collins

WITNESS MY HAND AND OFFICIAL SEAL
... Stornans
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 22, 2024

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.

Ann R. Collins, Trustee
BY: Ann R. Collins, Trustee of Ann R. Collins Separate Property Trust
SIGNED THIS 9th DAY OF April, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF April, 2022 BY Ann R. Collins

WITNESS MY HAND AND OFFICIAL SEAL
... Stornans
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 22, 2024

CLIENT INFORMATION
6375 Promenade Parkway
Castle Rock, CO 80108
kristy@cupacubacafe.com
303.880.9950

Revision 5.12.21
Revision 10.21.21
Revision 12.16.21
Revision 12.29.21
Revision 2.17.22
Revision 3.21.22

Cover Sheet

SITE DEVELOPMENT PLAN AMENDMENT NO. 2
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO.13

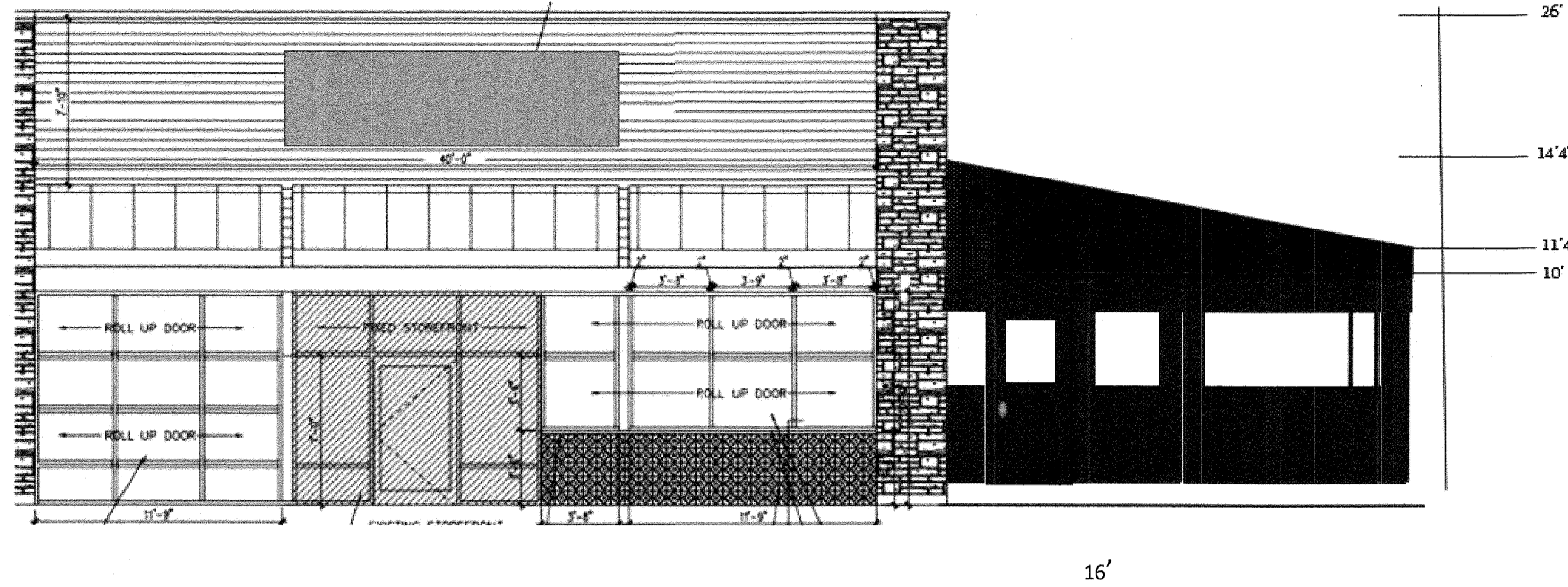
CUBA CUBA

6375 PROMENADE PARKWAY CASTLE ROCK, CO 80108

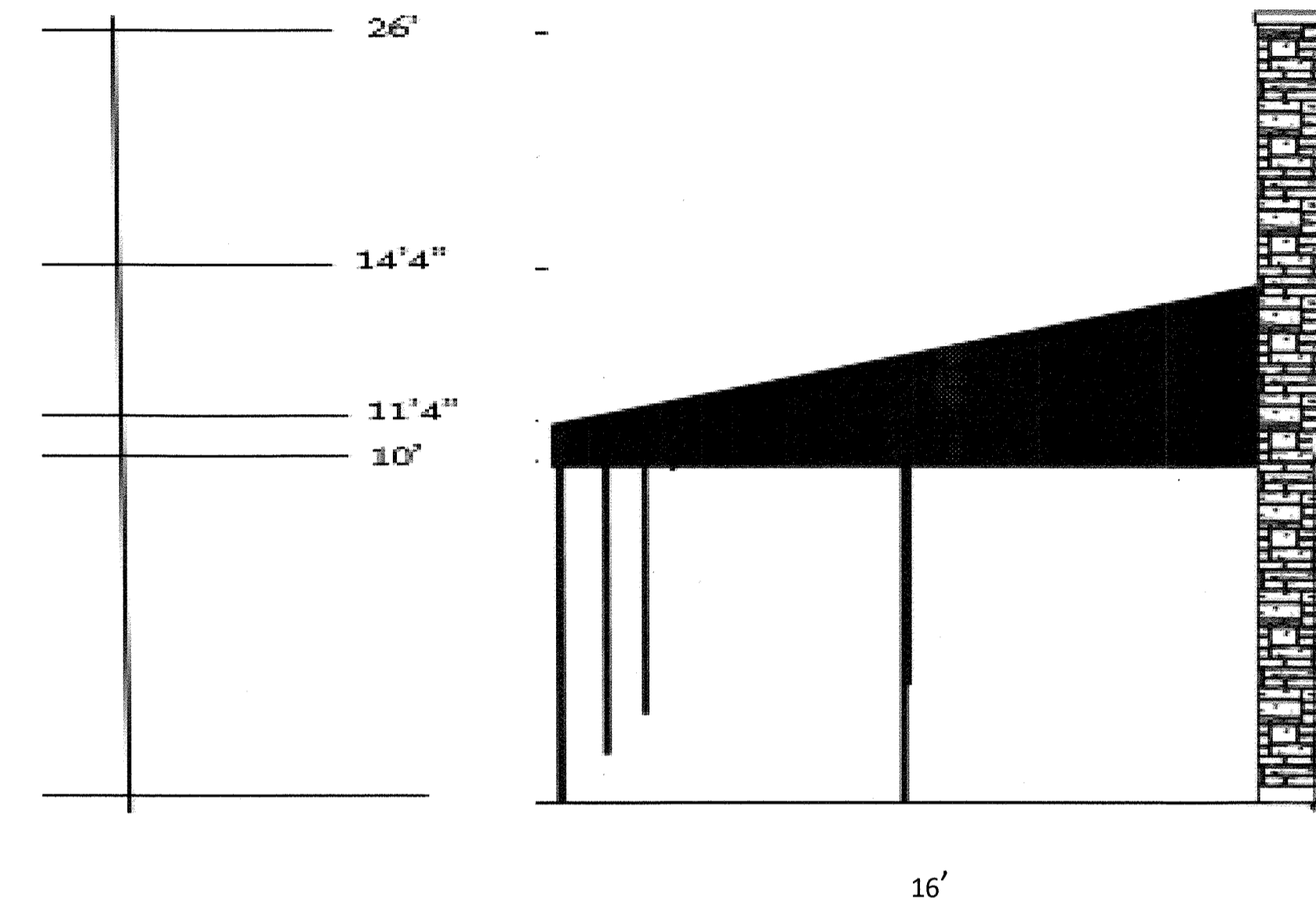
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 3715 Morrison Road
 Denver CO 80219
 303.936.5704
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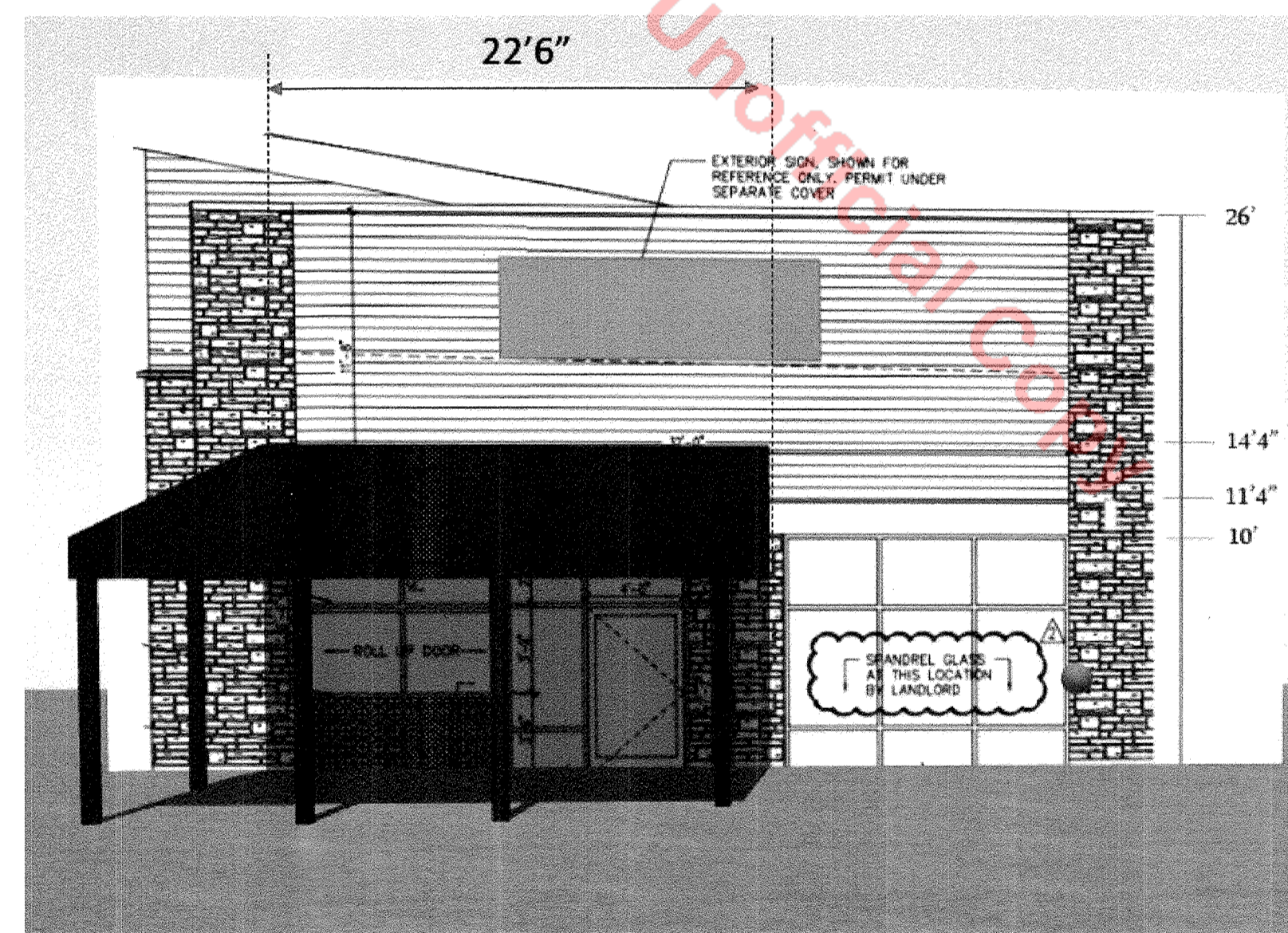
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



*DROP CURTAINS SHOWN IN ABOVE ELEVATION ROLL COMPLETELY UP OR CAN BE TAKEN OFF AS SHOWN IN THE OTHER ELEVATIONS



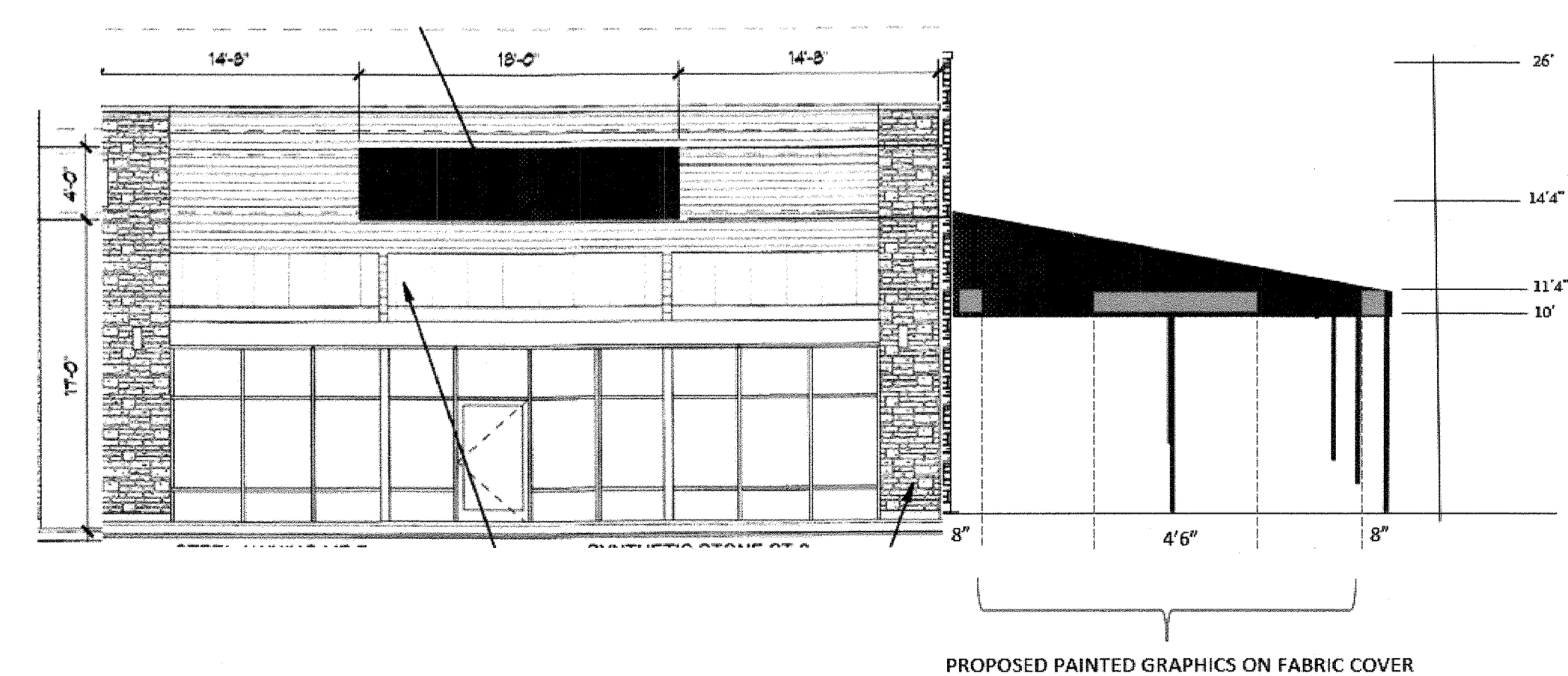
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 6375 Promenade Parkway
 Castle Rock, CO 80108
 kristy@cubacubacafe.com
 303.880.9950

PROPOSED GRAPHICS

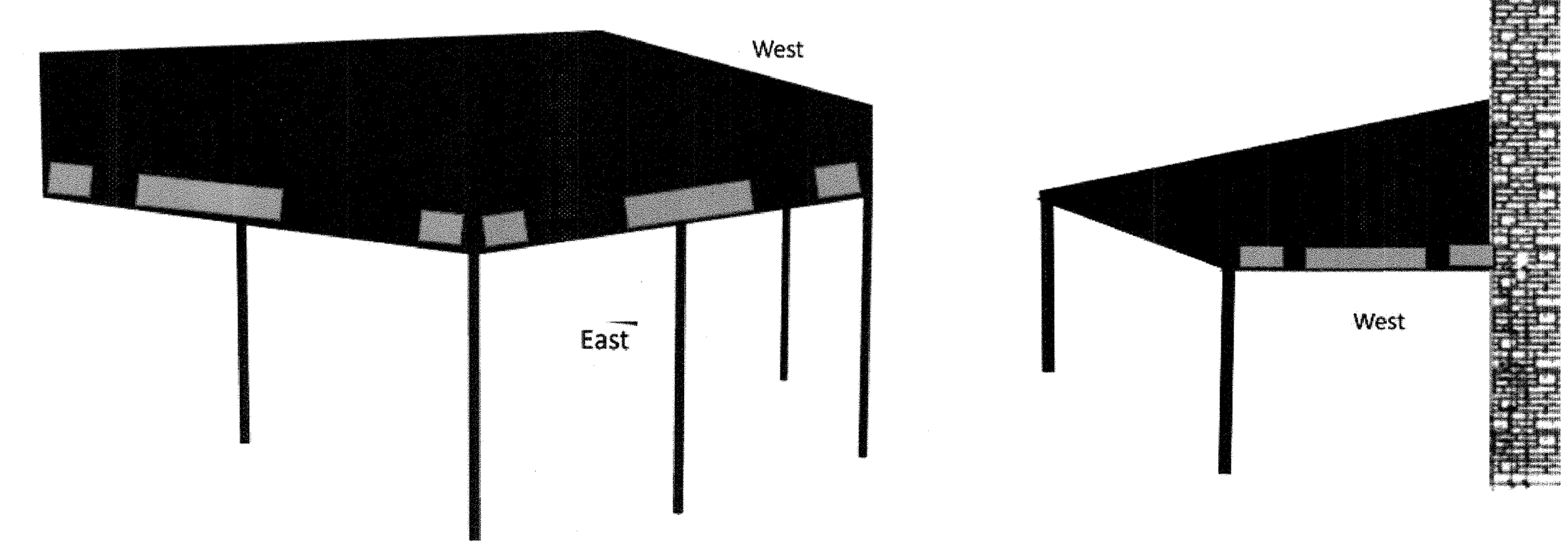
East → 2 stars & Eat Cuban = 4.871 Sq feet
 North → 2 stars & Eat Cuban = 4.871 Sq feet
 West → 2 stars & Eat Cuban = 4.871 Sq feet

Total 14.611 sq feet

NORTH



* ALL GRAPHICS TO BE THE SAME SIZE, LOCATED ON THE 14" VALANCE. NORTH, EAST, AND WEST SIDE ALL HAVE TWO STARS AND ONE EAT CUBAN



SITE DEVELOPMENT PLAN
 PROJECT # SDP21-0013

Revision 5.12.21
 Revision 10.21.21
 Revision 12.16.21
 Revision 12.29.21
 Revision 2.17.22

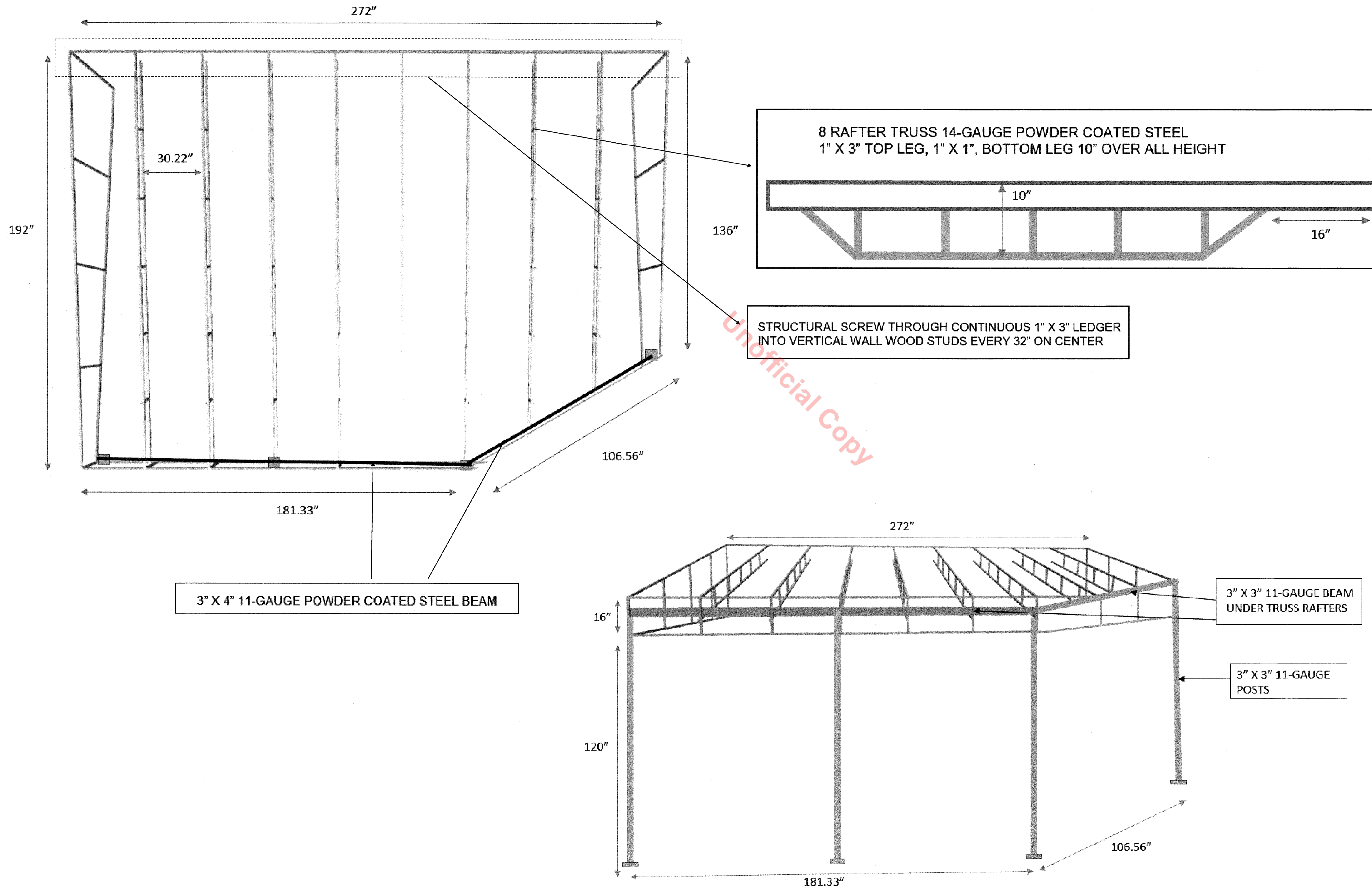
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ARCHITECTURAL PLANS

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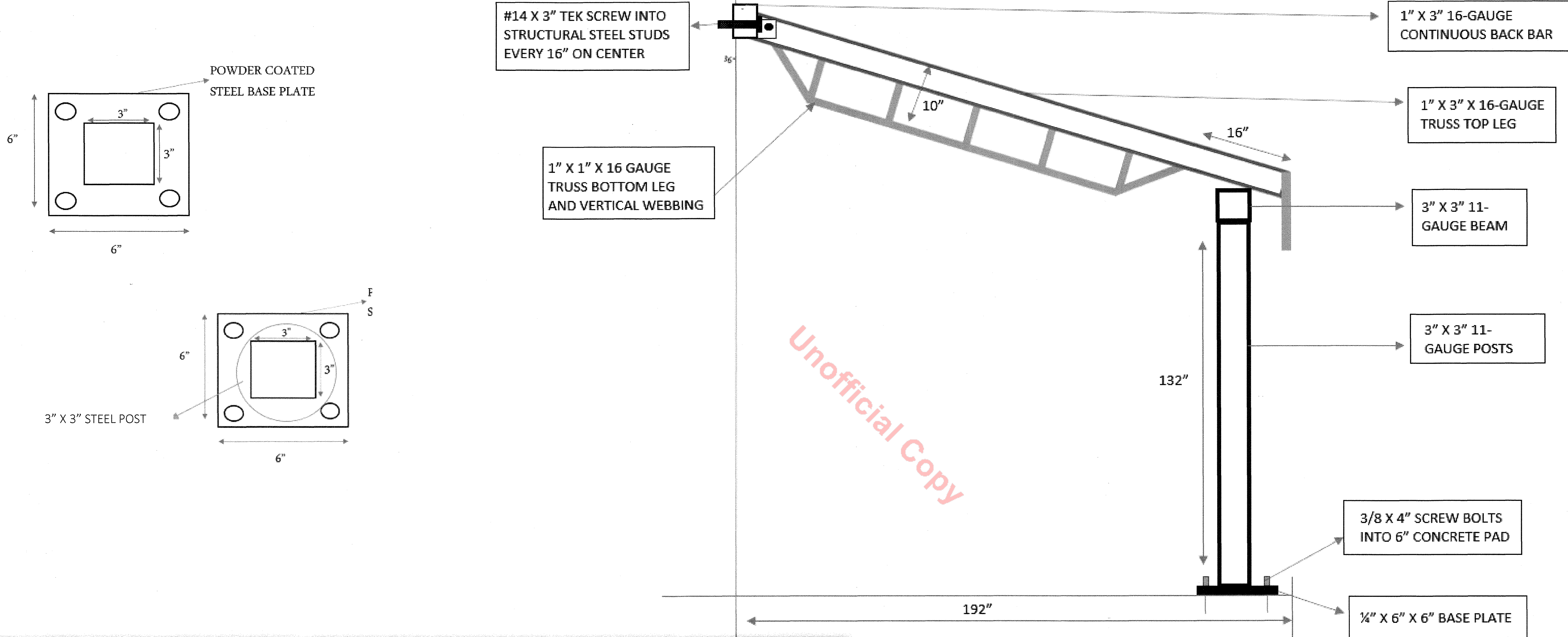
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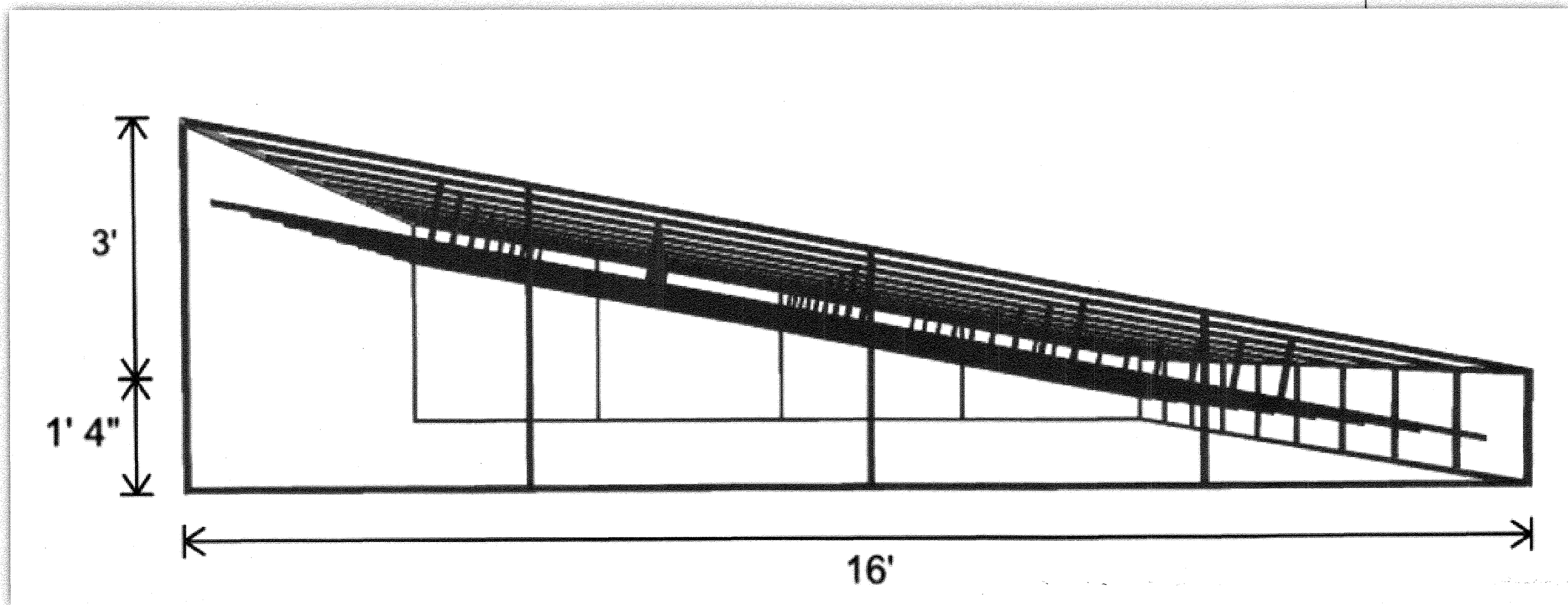
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ATTACHMENT DETAIL



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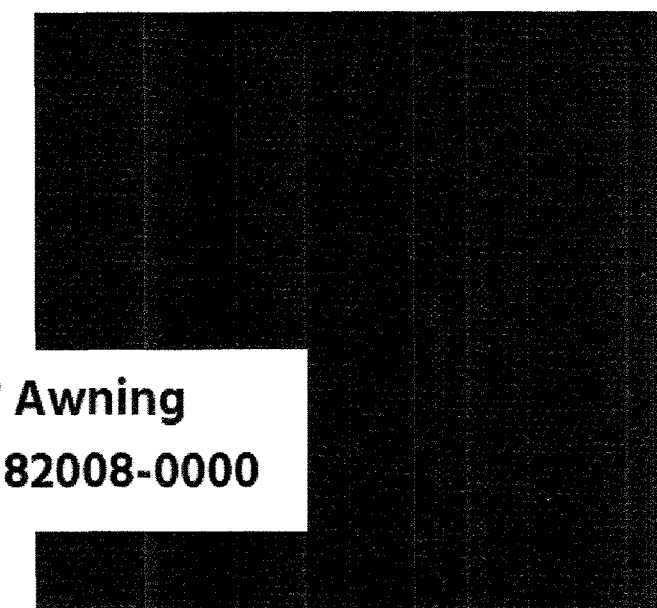


COVER TO BE:
 BLACK FIRERATED FIRESIST FABRIC COVER
 REMOVABLE TOP AND SIDES
 ENGINEERED TO TAKE SNOW LOAD FOR THE WINTER SEASON

[Specifications](#)
[Product information](#)
[Egress Door](#)
[Temporary Enclosures](#)

CLICK ON LINKS ABOVE FOR MORE INFORMATION

FIRESIST® Awning
 60" Black 82008-0000



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