Ref #2015057867, Date: 8/13/2015 3:16 PM, Pages: 1 of 8 ,RECORDING $81.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

SITE DEVELOPMENT PLAN
LOT 2 CASTLE PINES COMMERCIAL FILING 10A
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN

PROJECT NUMBER SDP14-0019

LEGAL DESCRIPTION:

LOT 2, CASTLE PINES COMMERCIAL FILING 10A, ACCORDING TO THE RECORDED PLAT (RECEPTION NO. 2006058659) THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 56,149 SQUARE FEET (1.29 ACRES), MORE OR LESS.

SHEET INDEX

1 COVER SHEET
2 SITE PLAN
3 GENERAL GRADING PLAN
4 GENERAL UTILITY PLAN
5 ~~EXTERIOR ELEVATIONS~~ LANDSCAPE PLANS
6 EXTERIOR ELEVATIONS
7 ~~LANDSCAPE PLAN~~ EXTERIOR ELEVATIONS
8 ~~LANDSCAPE DETAILS~~ SITE LIGHTING PLAN
9 ~~SITE LIGHTING PLAN~~

ABBREVATIONS

CF	CURB FACE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
S.F.	SQUARE FEET
TC	TOP OF CURB
TS	TOP OF STEP
TG	TOP OF GRATE
R/W	RIGHT OF WAY
ELEC/E	ELECTRIC TRENCH
EXIST	EXISTING
GAS/G	GAS TRENCH
INV	INVERT
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SEWER (SANITARY)
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
TELE/T	TELEPHONE
TYP	TYPICAL
W	WATER

LEGEND:

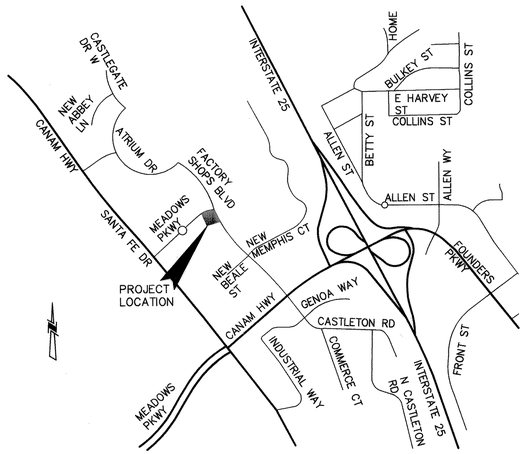
PROPERTY LINE
UTILITY EASEMENT
BUILDING ENVELOPE
BUILDING SETBACK
NUMBER OF PARKING SPACES
EXISTING FIRE HYDRANT
LAMP POST
51.15TC / 50.65FS PROPOSED GRADE
(59.36)TC / (58.86)FS EXISTING GRADE
2576 PROPOSED CONTOUR
EXISTING CONTOUR
2.0% SLOPE/FLOW DIRECTION

SUMMARY TABLE:

POPEYE'S – CASTLE PINES COMMERCIAL FILING 10A
ZONING: PD–CASTLE PINES COMMERCIAL AMENDMENT (2000)
LAND USE: DRIVE THROUGH RESTAURANT
PARCEL SIZE: 56,149 SF (1.29 ACRES)
MAXIMUM GROSS FLOOR AREA: 2,844 SF
BUILDING SETBACKS: 10 FEET
REQUIRED PARKING: 29 SPACES
REQUIRED DRIVE–THRU SPACES: 8 SPACES
PROVIDED PARKING: 74 SPACES
PROVIDED DRIVE–THRU SPACES: 14 SPACES
REQUIRED ADA STALLS: 2 (1 VAN)
PROVIDED ADA STALLS: 2 (1 VAN)
MAXIMUM HEIGHT OF BUILDING: 24'6"

LAND USE TABLE

LAND USE	LOT AREA S.F.	PERCENT
LOT AREA	56,149	100.0
BUILDING AREA	2,844	5.1
DRIVEWAYS AND PARKING	35,145	62.6
LANDSCAPED AREA	16,629	29.6
SIDEWALKS	1,531	2.7



VICINITY MAP

NTS

CONTACT LIST

OVERALL DEVELOPMENT OWNER
PROMENADE CASTLE ROCK, LLC
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
ATTN: PETER CUDLIP
(720) 881–2700

DEVELOPER
HZ PROPS CO, LLC
4415 HIGHWAY 6
SUGARLAND, TX 77478
ATTN: VERLIN WOODS
(770) 755–5415

CIVIL ENGINEER
TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOIME, PE
(970) 613–1447

ARCHITECT
DESIGN PARAMETERS, LLC
19647 SOLAR CIRCLE, #B–102
PARKER, CO 80134
ATTN: JEFFREY BAKER
(303) 668–1474

GENERAL CONTRACTOR
TBD

SURVEYOR
TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: STEVE VARRIANO
(970) 613–1447

GEOTECHNICAL ENGINEER
GROUND ENGINEERING CONSULTANTS, INC.
41 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112
ATTN: TODD ROBERTS, P.G.
(303) 289–198

LANDSCAPE ARCHITECT
SUNLIT DESIGNS, LLC
6180 ESTES CT.
ARVADA, CO 80004
ATTN: BRUCE KEHR, LEED A.P.
(303) 909–3850

UNAUTHORIZED CHANGES AND USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONST. CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

Unofficial Copy

SURVEYOR'S CERTIFICATE

I, STEVEN VARRIANO, 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.

STEVEN VARRIANO, PLS #30126
TAIT & ASSOCIATES, INC.
DATE 8/10/15

CIVIL ENGINEER'S STATEMENT

I, ALEX HOIME, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL 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.

ALEX HOIME, PE #41703
TAIT & ASSOCIATES, INC.
DATE 8-10-15

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.

PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
A COLORADO LIABILITY COMPANY,

BY:
NAME: DONALD G. PROVOST
ITS: MANAGER
SIGNED THIS 10TH DAY OF August, 2015

NOTARY CERTIFICATE

STATE OF Colorado)
)SS
COUNTY OF Arapahoe)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF August, 2015
BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY AS MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 6/20/2019
NOTARY PUBLIC Kathleen Wood

KATHLEEN WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994010910
MY COMMISSION EXPIRES JUNE 20, 2019

FLOODPLAIN NOTE:

THE 100–YEAR FLOOD PLAIN IS BASED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 08035C0167F, PANEL 167F. ACCORDING TO THE FIRM COMMUNITY MAP LOT 2 OF THE COMMERCIAL PINES COMMERCIAL FILING 10A DEVELOPMENT SITE FALLS WITHIN ZONE X HAVING 0.2% ANNUAL CHANCE OF FLOOD.

BASIS OF BEARINGS:
ACCORDING TO CASTLE PINES COMMERCIAL FILING 10A:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO BEAR NORTH 00°28'54" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO.

BENCH MARK:
ALUMINUM MONUMENT WITH CAP MARKED PLS # 14166, AT THE EAST QUARTER CORNER OF SECTION 27, T7S, R67W OF THE 6TH PRIME MERIDIAN. ELEVATION=6174.60 (NAVD 88)

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 22, 2014 AT RECEPTION NO. 2014061102, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION.

BY
JANE KACHADURIAN, MANAGER DIRECTOR

SIGNED THIS 11th DAY OF August, 2015

NOTARY CERTIFICATE

STATE OF Colorado)
)SS
COUNTY OF Arapahoe)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF August, 2015
BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/20/2019

KATHLEEN WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994010910
MY COMMISSION EXPIRES JUNE 20, 2019

TITLE CERTIFICATION

I, David W. Knapp, 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.

AUTHORIZED REPRESENTATIVE
Vice President Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 11TH DAY OF August, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF August, 2015
BY David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/17/18

LINDA STAFFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954030816
MY COMMISSION EXPIRES 12/17/2018

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APRROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 13 DAY OF August, 2015

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:16 PM ON THE 13th DAY OF August, 2015 AT RECEPTION NO. 2015057867

DOUGLAS COUNTY CLERK AND RECORDER

BY: Linda C. Dearman
DEPUTY

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON THE 14TH DAY OF JULY, 1995, AT RECEPTION NO. 9531415 AND ACCORDINGLY ~~5 SFE~~ 4.33 SFE ARE DEBITED FROM THE WATER BANK.

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT
Since 1964
6163 E. Latimer County Road 16
Loveland, CO 80537
p: 970.613.1447 f: 970.613.1897
www.tait.com
Los Angeles, Rancho Cucamonga, Sacramento, Seattle
Boise, Bozeman, Denver, North Dakota

COVER SHEET
CASTLE PINES COMMERCIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

DRAWN: JN
DATE: 07/31/14
CHECKED: AH
DATE: 07/15/15
REVISION #: 3
DATE: 08/15/15
JOB NO: C012980

1 of 8

SDP APPROVAL SET - 08/14/2015

SITE DEVELOPMENT PLAN
LOT 2 CASTLE PINES COMMERCIAL FILING 10A
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN

PROJECT NUMBER SDP14-0019

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 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 4.3E AND 8.2.3A 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 PLAN CONTAINED IN THE SITE DEVELOPMENT PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.

4. THE 100-YEAR FLOOD PLAIN IS BASED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 08035C0157F, PANEL 157F, ACCORDING TO THE FIRM COMMUNITY MAP LOT 2 OF THE COMMERCIAL PINES COMMERCIAL FILING 10A DEVELOPMENT SITE FALLS WITHIN ZONE X HAVING 0.2% ANNUAL CHANCE OF FLOOD.

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 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.

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. SIGHT DISTANCE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK.

10. THIS SITE IS ZONED "PD – CASTLE PINES COMMERCIAL AMENDMENT (2000)."

11. ALL EMERGENCY ACCESS ROADS AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY 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.

13. 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 THE PD ZONING REGULATION AND TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

14. ACCORDING TO NOTE 4 OF THE FINAL PLAT BY TST, INC., RECEPTION NO. 1906058659, CROSS ACCESS BETWEEN THE LOTS IS RESERVED FOR THE BENEFIT OF ALL OF LOTS ALONG THE ALIGNMENT OF THE DRIVING LANES AND ACROSS LOT LINES.

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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

0 20 30 40

(IN FEET)

1 INCH = 20 FEET

SITE NOTES:

1. PROTECT EXISTING IMPROVEMENTS IN PLACE
2. LANDSCAPE
3. TRASH ENCLOSURE
4. CATCH CURB AND GUTTER
5. SPILL CURB
6. STRIPING
7. BOLLARD
8. HEAVY DUTY ASPHALT PAVING
9. HEAVY DUTY PORTLAND CEMENT CONCRETE
10. SIDEWALK
11. CURB RAMP
12. RAILING
13. LIGHT FIXTURE
14. BIKE RACK
15. "FIRE LANE NO PARKING" SIGN
16. "DO NOT ENTER" SIGN
17. ADA RESERVED PARKING SIGN

SIGN SUMMARY:
NUMBER OF SIGNS: 4
TYPE OF SIGN: CHANNEL LETTERS
SIZE OF SIGN: 1 @ 59.3 SF
3 @ 36.5 SF
ILLUMINATED: INTERNALLY WITH WHITE LEDS

*SIGN PACKAGE FOR PERMITS TO BE SUBMITTED SEPARATELY

BASIS OF BEARINGS:
ACCORDING TO CASTLE PINES COMMERCIAL FILING 10A:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO BEAR NORTH 00°28'54" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO.

BENCH MARK:
ALUMINUM MONUMENT WITH CAP MARKED PLS # 14166, AT THE EAST QUARTER CORNER OF SECTION 27, T7S, R67W OF THE 6TH PRIME MERIDIAN. ELEVATION=6174.60 (NAVD 88)

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT
4450 E. Latimer County Road 16
Loveland, CO 80537
p: 970.613.1447
f: 970.613.1897
www.tait.com
Since 1964
Los Angeles
Rancho Cucamonga
Denver
Sacramento
Boise
Dallas
Denver
Kansas City
Seattle

SITE PLAN

CASTLE PINES COMMERCIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

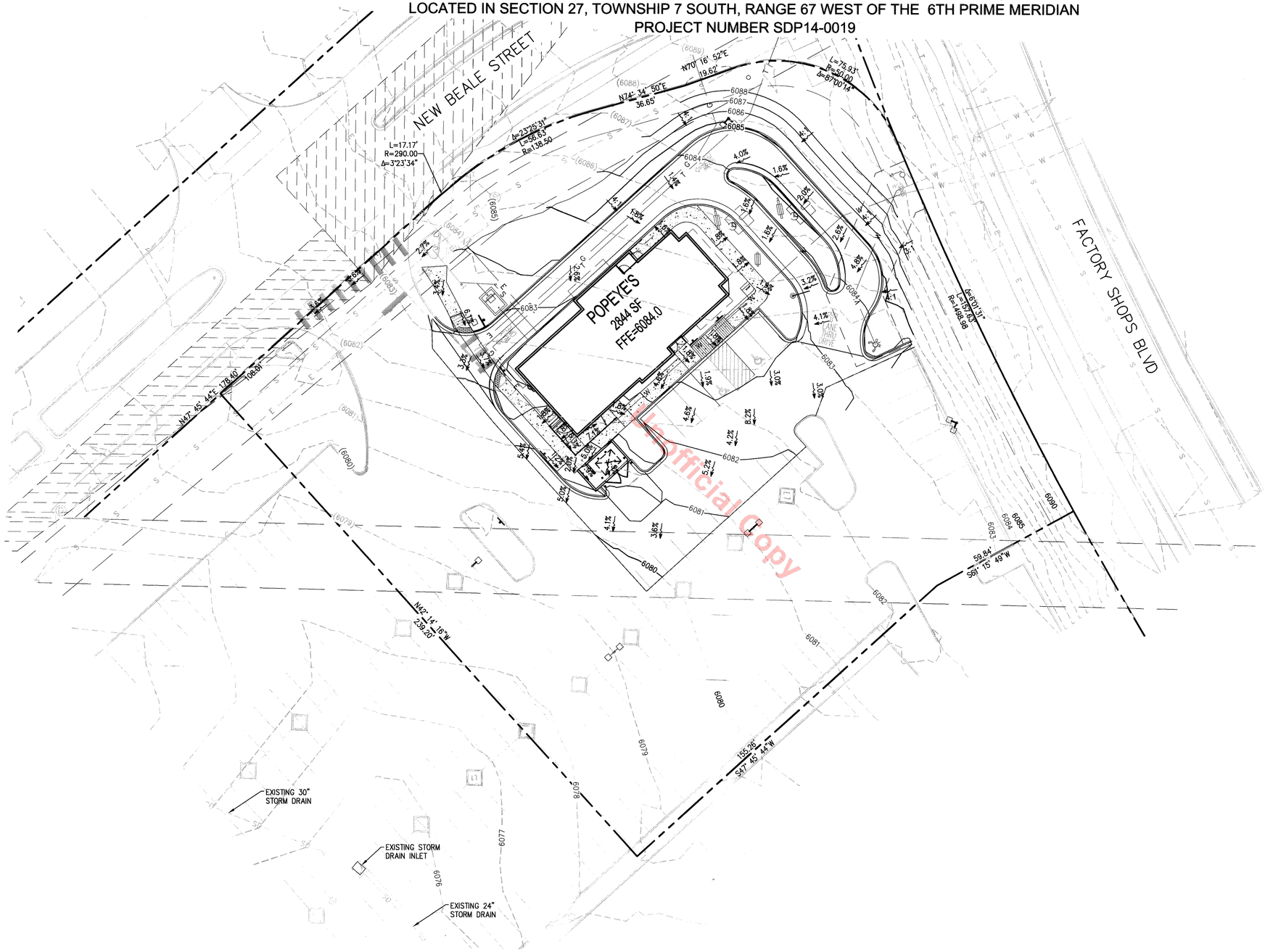
DRAWN: JN
DATE: 07/31/14
CHECKED: AH
DATE: 07/15/15
REVISION #: 4
DATE: 07/10/15
JOB NO.: CO12960

SDP APPROVAL SET - 08/14/2015

SITE DEVELOPMENT PLAN
LOT 2 CASTLE PINES COMMERCIAL FILING 10A
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN

PROJECT NUMBER SDP14-0019



0 20 30 40

(IN FEET)
1 INCH = 20 FEET

LEGEND

- 2576 — PROPOSED CONTOUR
- (2576) — EXISTING CONTOUR
- SAWCUT
- 2.0% SLOPE/FLOW DIRECTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

FLOODPLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS BASED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 08035C0167F, PANEL 167F. ACCORDING TO THE FIRM COMMUNITY MAP LOT 2 OF THE COMMERCIAL PINES COMMERCIAL FILING 10A DEVELOPMENT SITE FALLS WITHIN ZONE X HAVING 0.2% ANNUAL CHANCE OF FLOOD.

BASIS OF BEARINGS:
ACCORDING TO CASTLE PINES COMMERCIAL FILING 10A: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO BEAR NORTH 00°28'54" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO.

BENCH MARK:
ALUMINUM MONUMENT WITH CAP MARKED PLS # 14166, AT THE EAST QUARTER CORNER OF SECTION 27, T7S, R67W OF THE 6TH PRIME MERIDIAN. ELEVATION=6174.60 (NAVD 88)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

TAIT
Since 1944
6143 E. Larimer County Road 16
Loveland, CO 80537
p: 970.613.1447 f: 970.613.1897
www.tait.com
Los Angeles, Rancho Cucamonga, Bakersfield, Seattle
Boise, Dallas, Phoenix, North Dakota

GENERAL GRADING PLAN

CASTLE PINES COMMERCIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

DRAWN: AK
DATE: 08/05/14
CHECKED: AH
DATE: 07/15/15
REVISION #: 3
DATE: 08/15/15
JOB NO: CO12860

SDP APPROVAL SET - 08/14/2015

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.

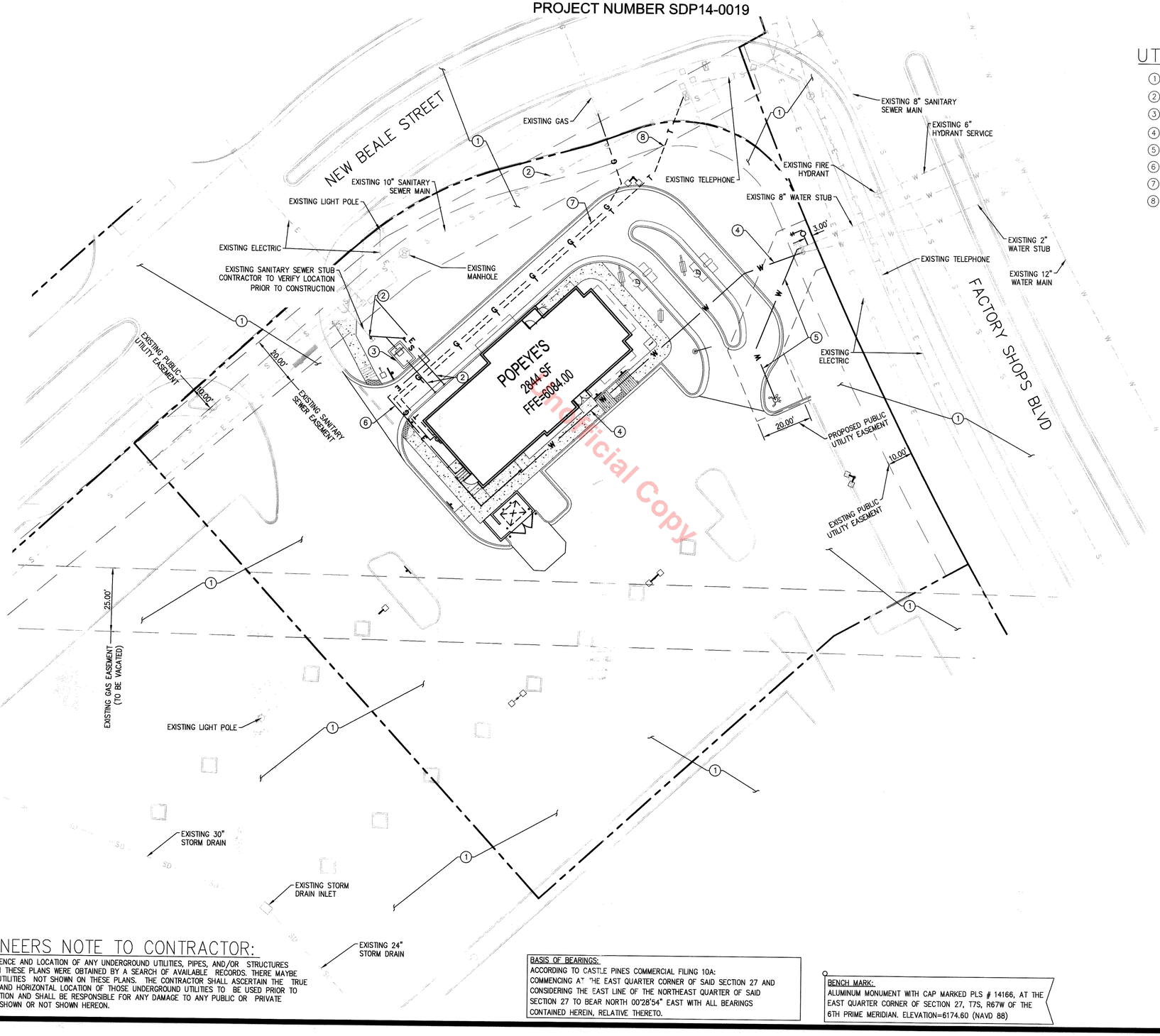
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.

4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

SITE DEVELOPMENT PLAN
LOT 2 CASTLE PINES COMMERCIAL FILING 10A
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN

PROJECT NUMBER SDP14-0019



(IN FEET)
1 INCH = 20 FEET

UTILITIES NOTES:

1. PROTECT EXISTING IMPROVEMENTS IN PLACE
2. PROPOSED 4"ø PVC SDR-35 SANITARY SEWER SERVICE
3. PROPOSED GREASE INTERCEPTOR
4. PROPOSED 1-½" TYPE K COPPER WATERLINE
5. PROPOSED 6" C900 PVC WATERLINE AND FIRE HYDRANT
6. PROPOSED ELECTRIC SERVICE ALIGNMENT
7. PROPOSED GAS SERVICE ALIGNMENT
8. PROPOSED TELEPHONE SERVICE ALIGNMENT

Unofficial Copy

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
ACCORDING TO CASTLE PINES COMMERCIAL FILING 10A:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO BEAR NORTH 00°28'54" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO.

BENCH MARK:
ALUMINUM MONUMENT WITH CAP MARKED PLS # 14166, AT THE EAST QUARTER CORNER OF SECTION 27, T7S, R67W OF THE 6TH PRIME MERIDIAN. ELEVATION=6174.60 (NAVD 88)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

TAIT
Since 1944
6183 E. Larimer County Road 16
Loveland, CO 80537
p: 970.613.1447 f: 970.613.1897
www.tait.com
Los Angeles
Inland Empire-Temecula
Sacramento
Seattle
Boise
Dallas
Denver
North Dakota

GENERAL UTILITY PLAN

CASTLE PINES COMMERIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

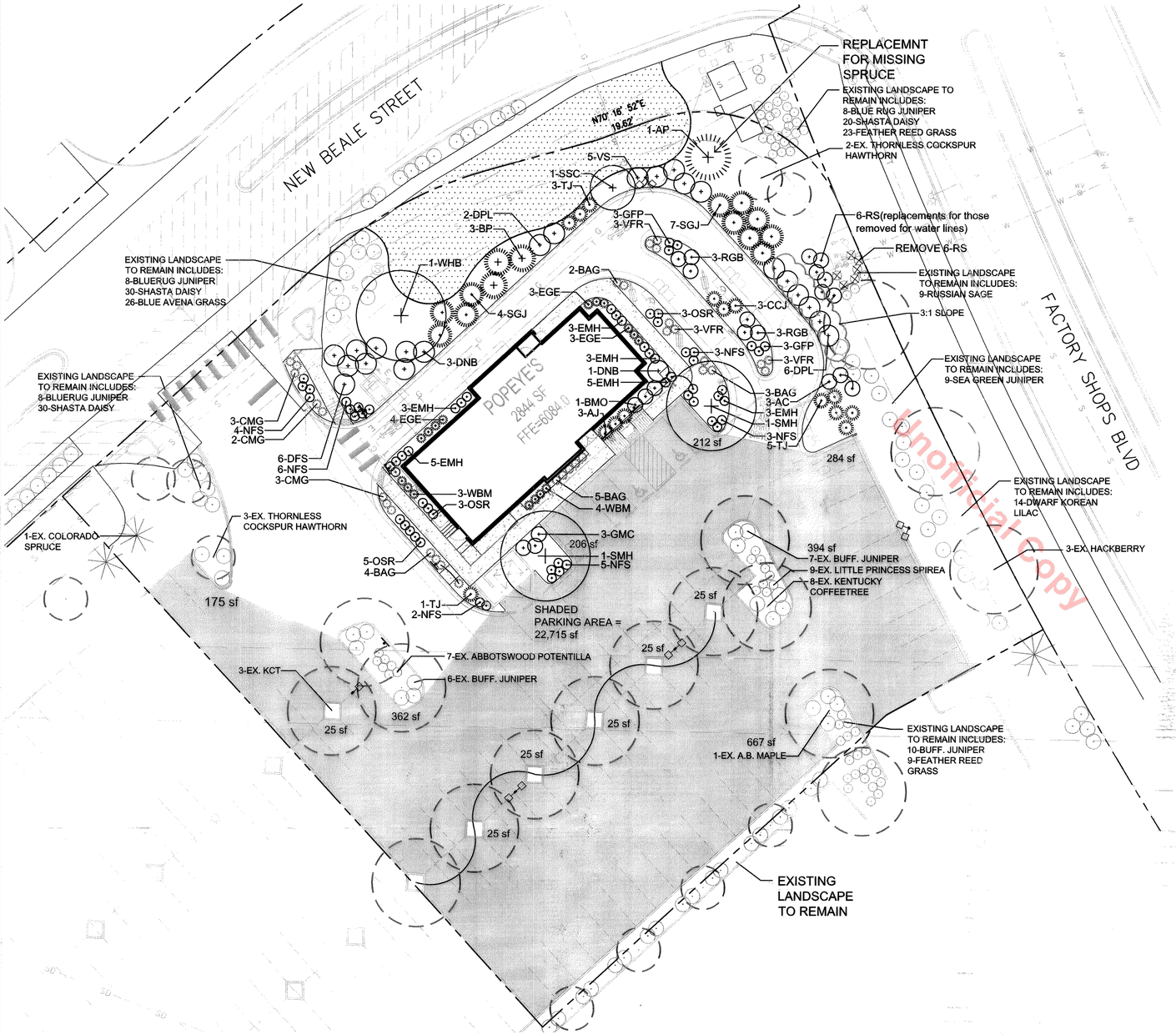
DRAWN: JN
DATE: 07/31/14
CHECKED: AH
DATE: 07/15/15
REVISION #: 2
DATE: 06/15/2015
JOB NO: CO12980

4 of 8

SDP APPROVAL SET - 08/14/2015

SITE DEVELOPMENT PLAN
LOT 2 CASTLE PINES COMMERCIAL FILING 10A
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN
PROJECT NUMBER SDP14-0019



0 10 20 40 80
SCALE 1" = 20' – 0"

NORTH

CALL BEFORE YOU DIG! COLORADO ONE CALL 811

LANDSCAPE NOTES

1. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL. ALL TREES SHALL BE STAKED PER DETAIL FOR A PERIOD OF ONE YEAR. DECIDUOUS TREES ARE TO BE WRAPPED FOR THE FIRST WINTER SEASON, SEE SPECIFICATIONS.
2. ALL AREAS TO BE PLANTED ARE TO RECEIVE SOIL PREPARATION OF 5 C.Y. PER 1000 S.F. OF PREMIUM 3 SOIL AMENDMENT. THIS SOIL AMENDMENT IS TO BE ROTOTILLED INTO THE SOIL TO A DEPTH OF 6".
3. ALL PLANTING BEDS ARE TO RECEIVE A MINIMUM 3" MULCH OVER A WEED CONTROL FABRIC. USE 1 ½"-2" GREY GRANITE MULCH (MATCH EX. ON SITE). TREE RINGS ARE TO RECEIVE 3" DEPTH GORILLA HAIR CEDAR MULCH.
4. ALL PLANTING BEDS ARE TO BE CONTAINED BY A 4" ROLL TOP STEEL EDGER, RYERSON OR OTHER APPROVED BY L.A.. EDGER IS NOT REQUIRED WHEN ADJACENT TO CONCRETE WALKS OR AROUND TREE RINGS.
5. A "SPECIMEN" TREE REFERS TO A TREE BEING OF SYMMETRICAL SHAPE WITH ONE MAIN LEADER AND A MINIMUM HEIGHT OF 8 FEET FOR DECIDUOUS ORNAMENTAL TREES AND A MINIMUM HEIGHT OF 12 FEET FOR DECIDUOUS SHADE TREES.
6. THE LANDSCAPER IS NOT TO START SOIL PREPARATION ACTIVITIES UNTIL MAJOR SITE GRADING HAS BEEN ACCEPTED AND IS WITHIN +/- 1.25 INCHES OF FINAL GRADE. WORK INITIATION BY THE LANDSCAPE CONTRACTOR SIGNIFIES THAT THE CONTRACTOR ACCEPTS THE GRADING AND IS RESPONSIBLE FOR FINAL GRADES SPECIFIED ON GRADING PLANS.
7. ALL PLANT SUBSTITUTIONS, INCLUDING PERENNIALS, SHRUBS, AND TREES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING.
8. REFER TO WRITTEN SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS.
9. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
10. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
11. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
12. SOIL INSPECTION IS REQUIRED BEFORE SOD INSTALLATION AND SHOULD BE SCHEDULED ONLINE AT www.crgov.com.
13. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6045 FOR AN ON-SITE PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional: Bruce Kehr
Town of Castle Rock Registration #: 14015 State of Colorado License Landscape Architect #: 320
Company Name: Sunlit Designs, LLC Address: 6644 Wadsworth Blvd., Suite #4, Arvada, CO 80003
Phone: 303-909-3850 Email: bkehr@sunlitdesigns.com Date: 09-22-2014
PROJECT NAME: Popeye's Restaurant

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
56,149 sf	16,700 sf	3,486 sf	3,220sf	12 CANOPY	18 CANOPY (3 NEW) (15 EXISTING)	24	149 *	5 cy/ 1,000	Yes X 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 Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
22,715 sf	2,450 sf	76	410 sf	7	8 ft	5	6 **	10	20 ***

* NUMBER DOES NOT INCLUDE 66 EX. SHRUBS
*** NUMBER DOES NOT INCLUDE 42 EX. SHRUBS
** NUMBER DOES NOT INCLUDE 12 EX. TREES

Revised April 2013

BRUCE K. KEHR
Sunlit Designs, LLC

REGISTERED LANDSCAPE ARCHITECT

COLORADO
LA #320

BRUCE K. KEHR 320 01/01/2008 Original Date of Licensure 8-7-15 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BRUCE K. KEHR
COLORADO
LA #320
Castle Rock
No. 14015

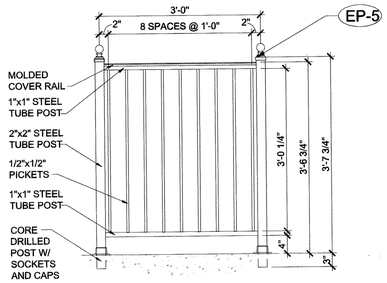
Sunlit Designs, LLC
Landscape Architecture & Planning
6644 WADSWORTH, #4
Arvada, CO 80003
(P)303-909-3850
www.sunlitdesigns.com
info@sunlitdesigns.com

LANDSCAPE PLAN

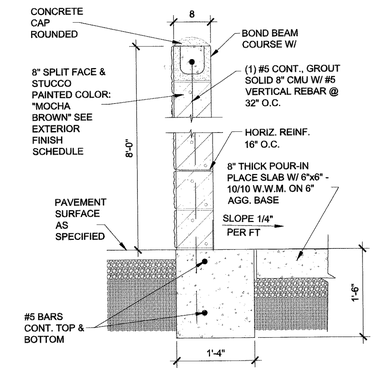
CASTLE PINES COMMERIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

DRAWN: BK
DATE: 07-15-15
CHECKED: SLD
DATE: 07-15-15
REVISION #:
DATE:
JOB NO: CO12960

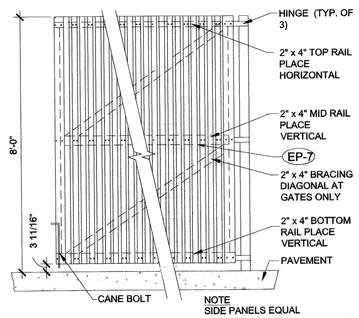
SDP APPROVAL SET - 08/14/2015



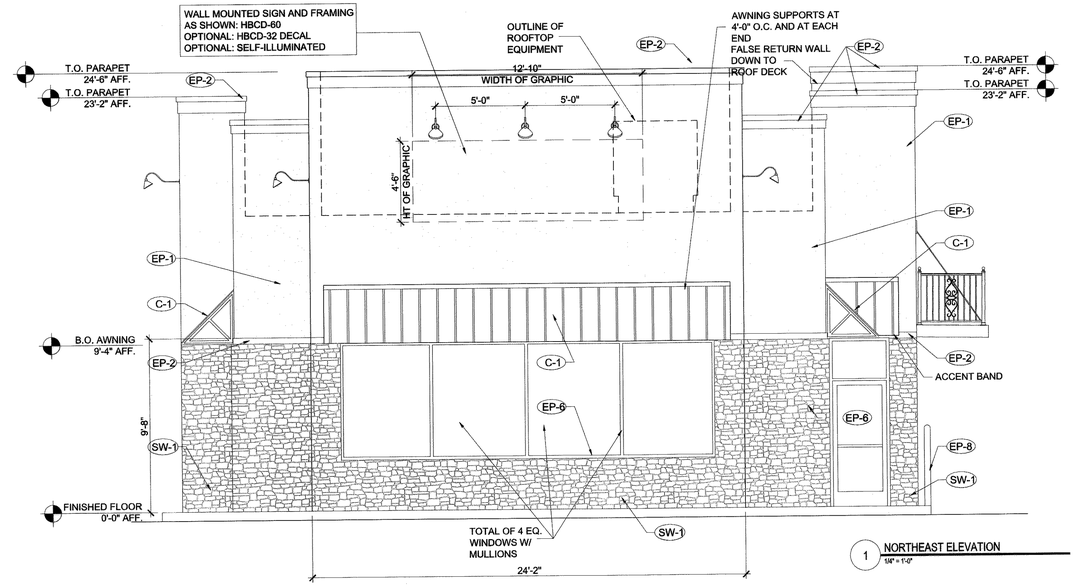
4 GUARD RAIL DETAIL
1/4"=1'-0"



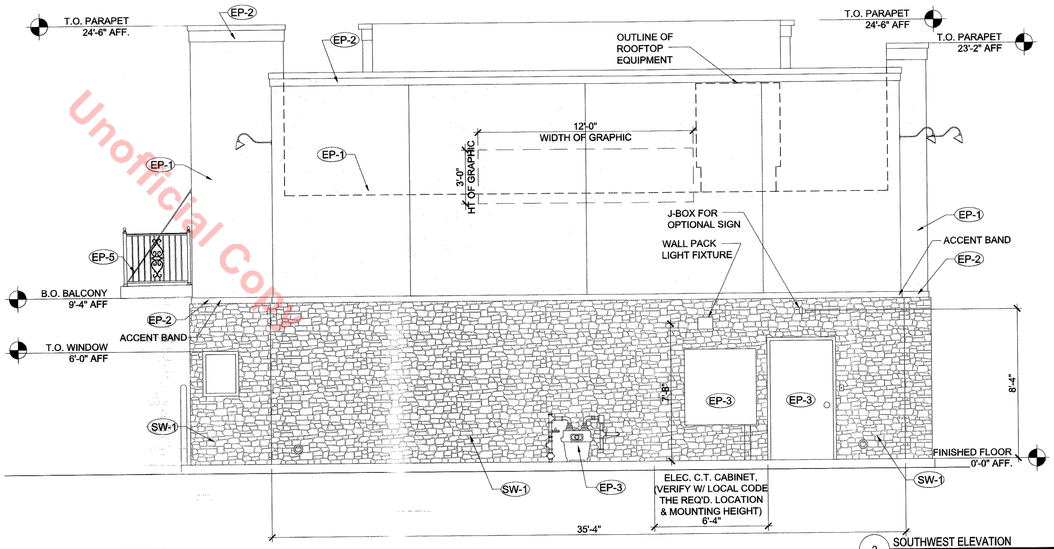
6 DUMPSTER WALL SECTION
NTS



7 DUMPSTER ENCLOSURE & GATE ELEV.
NTS

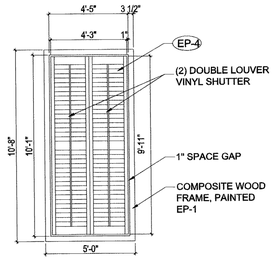


1 NORTHEAST ELEVATION
1/4" = 1'-0"



2 SOUTHWEST ELEVATION
1/4" = 1'-0"

ELEC. C.T. CABINET, (VERIFY W/ LOCAL CODE THE REQ'D. LOCATION & MOUNTING HEIGHT)



3 SHUTTER DETAIL
1'-0" = 1'-0"

POPEYES LUISIANA KITCHEN
New Construction and Reimaging

Exterior Finish Schedule
Update: 5/3/2012

Mark	Location	Supplier / Manuf.	Material	Specification	Color	Finish / Notes
EP-1	MAIN WALL SURFACE ABOVE ACCENT TRIM	BENJAMIN MOORE	PAINT / EIFS FORMULA	#962	GRAY MIST	185
EP-2	WALL SURFACE ACCENT/ SHUTTER BORDERS		EIFS / METAL / PAINT	#2107-20	MOCHA BROWN	185
EP-3	WAINTSCOT BELOW ACCENT TRIM		EIFS / METAL / PAINT	#2111-40	TAOS TAUPE	185
EP-4	SHUTTERS	SHUTTERCONTRACTOR.COM	14 1/2"x60" VINYL SHUTTERS (Balcony)	L2-VINYL	UNFINISHED	030-PAINTABLE
			25 1/2"x119" VINYL SHUTTERS (Balcony)	L7S-VINYL	UNFINISHED	030-PAINTABLE
EP-5	BALCONY AND RAILINGS	BENJAMIN MOORE	PAINT	#2111-40	TAOS TAUPE	170 SEMI GLOSS
EP-5 (ALT)		RAILING VENDOR / TIGER DRYLAC	METAL / POWDER COAT	#2111-40	TAOS TAUPE	SMOOTH
EP-6	STORE FRONT GLAZING	RAILING VENDOR / BENJAMIN MOORE	METAL / PAINT	#2111-40	TAOS TAUPE	P-29 DTM Semi Gloss
EP-6 (ALT)	STORE FRONT GLAZING	YKK AP	ANODIZED ALUMINUM	#YB5N	DARK BRONZE	21-28 DAYS
EP-7	DUMPSTER WALLS / GATES	BENJAMIN MOORE	METAL / PAINT	#64 (2134-20)	RMBRONZETONE	P-29 DTM Semi Gloss
EP-8	BOLLARDS / LOT STRIPING			#2107-20	MOCHA BROWN	185 Low Luster
SW-1	STONE WAINSCOAT		METAL / ASPHALT / PAINT	SAFETY & ZONE ACRYLIC MARKING	RM SAFETY YELLOW	P58-10
SG-1		SUNSET STONE	SIMULATED STONE VENEER	LEDGE STONE	VENETIAN	OVERLAPPING
G-1	AWNING GRATE (OPT.)	QUIKRETE	STONE VENEER MORTAR	POLYMER MODIFIED	MOCHA BROWN	1137-85
C-1	STANDING SEAM CANOPY	AWNING SUPPLIER	METAL / POWDER COAT	RAL 6009	TAOS TAUPE	SMOOTH
EP-9	ANTI-GRAFFITI	COPPER SALES, INC.	UNA-CLAD	UC-4 ALUMINUM	TAOS TAUPE	12" OC / GUAGE PER LOCAL CODE REQUIREMENTS
		BENJAMIN MOORE	PAINT	ALIPHATIC ACRYLIC URETHANE	CLEAR GLOSS	M74-00 / M75 (2 COATS)

5 EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH NOTES

STUCCO WALL TEXTURE FINISH

Manuf.	Texture
---	---
---	---
---	---

--- COLORS
- --- DELIGHTFUL GOLDEN
- --- MOCHA BROWN
- --- EXOTIC RED

FINISH NOTES

THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:

- * STANDING SEAM ROOF
- * BALCONY RAILING
- * CLEARANCE BAR
- * MENU CANOPY
- * GUARD RAIL
- * AWNINGS
- * SHUTTERS

--- COLORS
- --- DELIGHTFUL GOLDEN
- --- EXOTIC RED
- --- MOCHA BROWN

NO.	DESCRIPTION	BY	DATE

JEFFREY BAKER, ARCHITECT
10405 S PROGRESS WAY, #202
PARKER, CO 80134
PH. 303.668.1474
FX. 303.725.9104

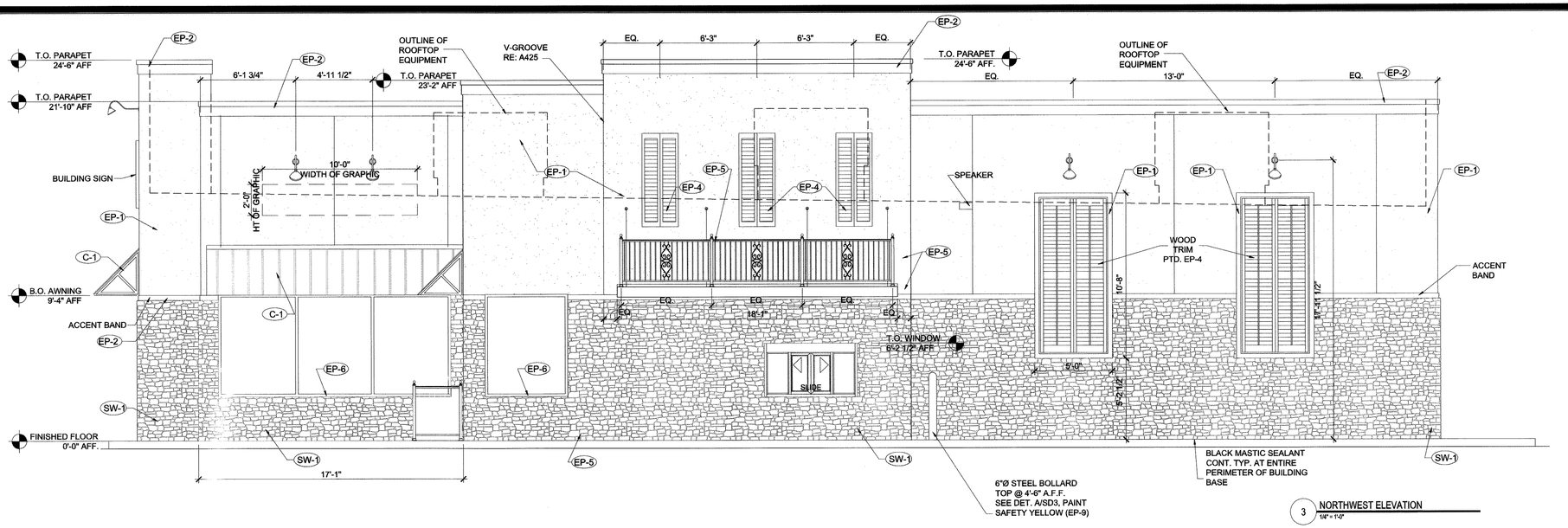
EXTERIOR ELEVATIONS (SOUTHWEST AND NORTHEAST)

CASTLE PINES COMMERIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

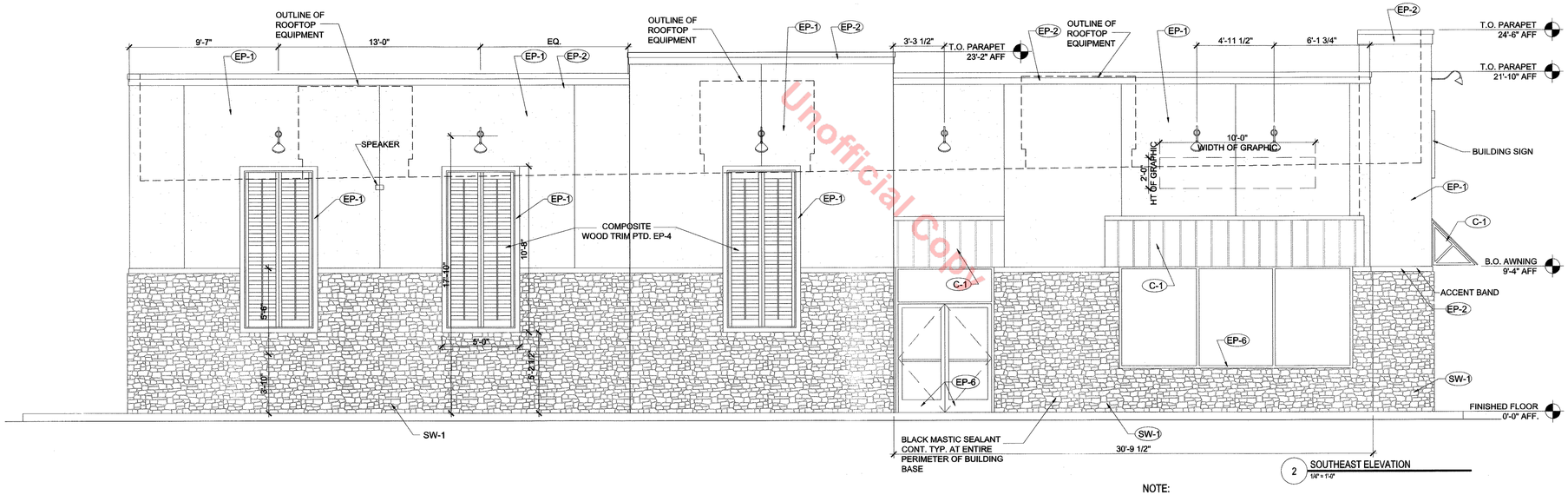
DRAWN: JKB
DATE: 05.15.2015
CHECKED: JKB
DATE: 05.15.2015
REVISION #:
DATE:
JOB NO: CO12960

SDP APPROVAL SET - 08/14/2015

Unofficial Copy



3 NORTHWEST ELEVATION
1/4" = 1'-0"



2 SOUTHEAST ELEVATION
1/4" = 1'-0"

NOTE:
EP-9 ANTI-GRAFFITI - T0 9'-4" A.F.F. (ENTIRE BUILDING)

POPEYES LUISIANA KITCHEN
New Construction and Reimaging

Exterior Finish Schedule
Update: **5/3/2012**

Mark	Location	Supplier / Manuf.	Material	Specification	Color	Finish / Notes
EP-1	MAIN WALL SURFACE ABOVE ACCENT TRIM	BENJAMIN MOORE	PAINT / EIFS FORMULA	#962	GRAY MIST	185
EP-2	WALL SURFACE ACCENT/ SHUTTER BORDERS		PAINT / EIFS FORMULA	#2107-20	MOCHA BROWN	185
EP-3	WAINTSCOT BELOW ACCENT TRIM		EIFS / METAL / PAINT	#2111-40	TAOS TAUPE	185
EP-4	SHUTTERS	SHUTTERCONTRACTOR.COM	14 1/2"x60" VINYL SHUTTERS (Balcony)	L2-VINYL	UNFINISHED	030-PAINTABLE
			25 1/2"x119" VINYL SHUTTERS (Balcony)	L7S-VINYL	UNFINISHED	030-PAINTABLE
		BENJAMIN MOORE	PAINT	#2111-40	TAOS TAUPE	170 SEMI GLOSS
EP-5	BALCONY AND RAILINGS	RAILING VENDOR / TIGER DRYLAC	METAL / POWDER COAT	#2111-40	TAOS TAUPE	SMOOTH
EP-5 (ALT)		RAILING VENDOR / BENJAMIN MOORE	METAL / PAINT	#2111-40	TAOS TAUPE	P-29 DTM Semi Gloss
EP-6	STORE FRONT GLAZING	YKK AP	ANODIZED ALUMINUM	#YB5N	DARK BRONZE	21-28 DAYS
EP-6 (ALT)	STORE FRONT GLAZING	BENJAMIN MOORE	METAL / PAINT	#64 (2134-20)	RMBRONZETONE	P-29 DTM Semi Gloss
EP-7	DUMPSTER WALLS / GATES			#2107-20	MOCHA BROWN	185 Low Luster
EP-8	BOLLARDS / LOT STRIPING		METAL / ASPHALT / PAINT	SAFETY & ZONE ACRYLIC MARKING	RM SAFETY YELLOW	P58-10
SW-1	STONE WAINSCOAT	SUNSET STONE	SIMULATED STONE VENEER	LEDGE STONE	VENETIAN	OVERLAPPING
SG-1		QUIKRETE	STONE VENEER MORTAR	POLYMER MODIFIED	MOCHA BROWN	1137-85
G-1	AWNING GRATE (OPT.)	AWNING SUPPLIER	METAL / POWDER COAT	RAL 6009	TAOS TAUPE	SMOOTH
C-1	STANDING SEAM CANOPY	COPPER SALES, INC.	UNA-CLAD	UC-4 ALUMINUM	TAOS TAUPE	12" OC / GUAGE PER LOCAL CODE REQUIREMENTS
EP-9	ANTI-GRAFFITI - TP 9'-4" (ENTIRE BUILDING)	BENJAMIN MOORE	PAINT	ALIPHATIC ACRYLIC URETHANE	CLEAR GLOSS	M74-00 / M75 (2 COATS)

EXTERIOR FINISH NOTES

E.I.F.S. WALL TEXTURE FINISH

Manuf.	Texture
STO	STO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ

FINISH NOTES

THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:

- STANDING SEAM ROOF
- BALCONY RAILING
- CLEARANCE BAR
- MENU CANOPY
- GUARD RAIL
- AWNINGS
- SHUTTERS

THE FOLLOWING COMPONENTS TO BE MANUFACTURERS AND INSTALLED BY THE GENERAL CONTRACTOR

- LADDER
- DUMPSTER GATES

STO COLORS

NA10-0016 - DELIGHTFUL GOLDEN
NA01-0061 - EXOTIC RED
NA10-0017 - MOCHA BROWN

DRYVIT COLORS

POPE051020 - DELIGHTFUL GOLDEN
POPE021028S - EXOTIC RED
POPE031020S - MOCHA BROWN

1 EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION REVISIONS	BY	DATE

JEFFREY BAKER, ARCHITECT
10405 S PROGRESS WAY #207
PARKER, CO 80134
PH 303.908.1474
FX 303.723.9104

EXTERIOR ELEVATIONS (NORTHWEST AND SOUTHEAST)

CASTLE PINES COMMERIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

DRAWN: JKB
DATE: 05.15.2015
CHECKED: JKB
DATE: 05.15.2015
REVISION #:
DATE:
JOB NO: CO12980

SDP APPROVAL SET - 08/14/2015

Unofficial Copy

SITE DEVELOPMENT PLAN
LOT 2 CASTLE PINES COMMERCIAL FILING 10A
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

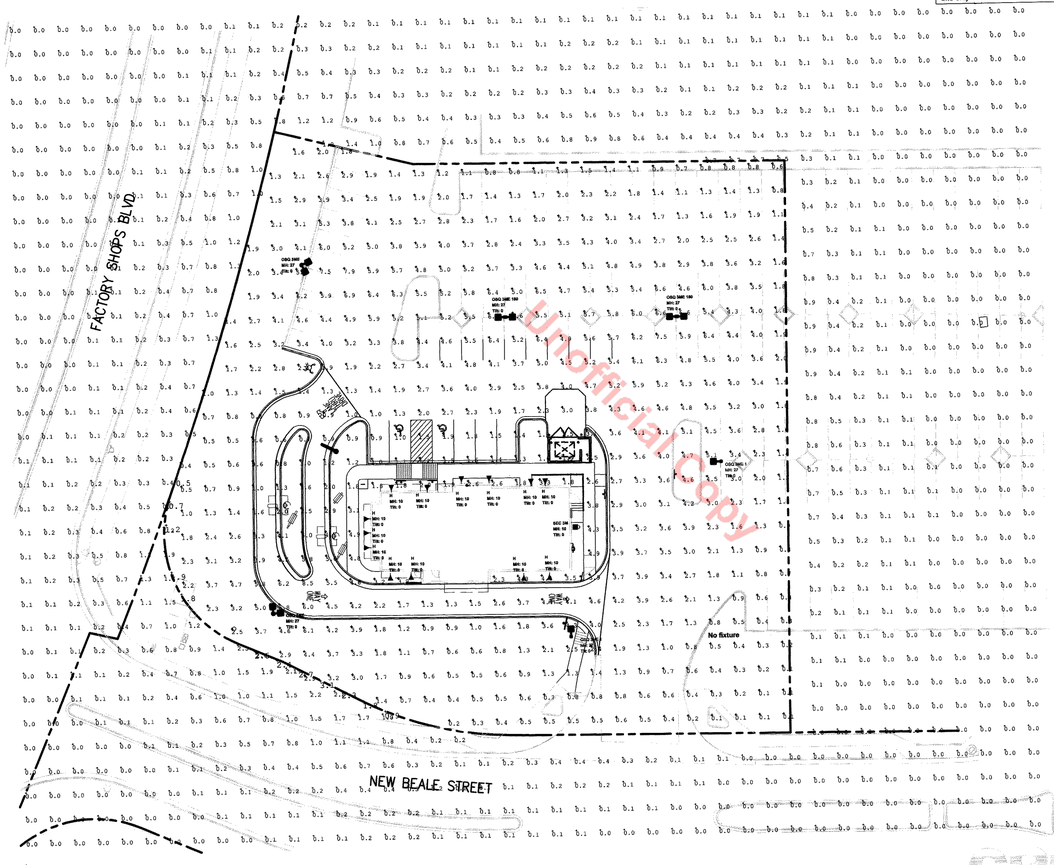
LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN

PROJECT NUMBER SDP14-0019

Luminaire Schedule								
Symbol	Qty	Label	Mounting Height	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	13	H	10ft afg	SINGLE	1256	1.000	143	Gooseneck by others
	1	SEC 3M	10ft afg	SINGLE	2105	1.000	25	SEC-EDG-3M-WM-02-E-UL-BZ-350 Full Cut-off Wall mount Type 3M optic 5700K
	2	OSQ 3ME 1	27ft afg	SINGLE	17296	1.000	336	OSQ-A-NM-3ME-J-57K-UL-BZ Full Cut-off Area light Type 3 optic 5700K
	2	OSQ 3ME	27ft afg	2 @ 90 DEGREES	17296	1.000	672	OSQ-A-NM-3ME-J-57K-UL-BZ Full Cut-off Area light Type 3 optic 5700K
	2	OSQ 3ME 180		BACK-BACK	17296	1.000	672	OSQ-A-NM-3ME-J-57K-UL-BZ Full Cut-off Area light Type 3 optic 5700K

Footcandles calculated based on initial lumen and LLF of 1.0			
Label	Avg	Max	Min
Beyond property	0.21	2.3	0.0
PL	1.83	3.1	0.5
Site only	2.76	8.5	0.1

Pole Schedule:
(6) PS4S25CTBZ (25' X 4" X .125" STEEL SQUARE POLE)
(2) PB-1A4 (SINGLE 4" SQUARE TENON)
(4) PB-2A4 (TWIN 4" SQUARE TENON)
(10) OSQ-AABZ ADJUSTABLE ARM
Proposed poles meet 110 MPH sustained winds.



HOURS OF OPERATION: LIGHTING WILL BE REDUCED BY 50% FROM 1 HOUR AFTER CLOSE OF BUSINESS TO DAWN

MODE OF CONTROL: ADJUSTABLE TIME CLOCK WITH PHOTOCELL OVERRIDE.

THE FOLLOWING LIGHTING TYPES ARE PROHIBITED:
FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS
AIMED AT THE BUILDING'S FACADE AND UNSHIELDED WALL PACKS

MEASUREMENTS IN FEET

0 30' 60' 120'

SCALE: 1" = 30'

Unofficial Copy

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: POPEYE'S - Castle Rock, CO | Customer No: 01926
Date:7/10/2015 | Scale: 1"=30' | Footcandles calculated at grade
Filename: V:\Common\AppEng\NAT\POP-CRCOTNGR9.AGI | Layout by: TIFFANY GENTRY

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

PHOTOMETRICS PLAN

CASTLE PINES COMMERIAL FILING 10A, LOT 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0019

DRAWN: TG
DATE: 10/24/14
CHECKED: AH
DATE: 07/15/15
REVISION #: 5
DATE: 08/04/15
JOB NO: CO12980