

Copyright 2021 Buffalo Wild Wings

UTILITY & PERMITTING CONTACT INFORMATION
PLANNING & ZONING AUTHORITY: TOWN OF CASTLE ROCK DEVELOPMENT SERVICES DEPARTMENT
FIRE AUTHORITY: CASTLE ROCK FIRE AND RESCUE DEPT.
HEALTH AUTHORITY: TRI-COUNTY HEALTH DEPARTMENT (TCHD)
ENGINEERING AUTHORITY: TOWN OF CASTLE ROCK PLANNING DEPARTMENT
BUILDING DEPT. AUTHORITY: TOWN OF CASTLE ROCK DEVELOPMENT SERVICES
PLUM CREEK WATER RECLAMATION AUTHORITY: CASSIE GROTHNER
ELECTRIC PROVIDER: INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (IREA)
CABLE PROVIDER: COMCAST BUSINESS ENTERPRISE

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT
THE PURPOSE OF THIS AMENDMENT TO THE SDP14-0016 IS TO REVISE THE BUILDING AND SITE FOR A NEW GROUND UP BUILDING TENANT.

SURVEYOR'S STATEMENT
SURVEYOR'S CERTIFICATE
RICHARD B. GABRIEL
7/27/21
COLORADO LICENSED SURVEYOR



BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD.
BLOCK 8, LOT 6, BUILDING E
CASTLE ROCK, CO 80108

CIVIL ENGINEERING STATEMENT
PROFESSIONAL ENGINEER CERTIFICATION
TODD M. BURNETT
7.26.21
DATE

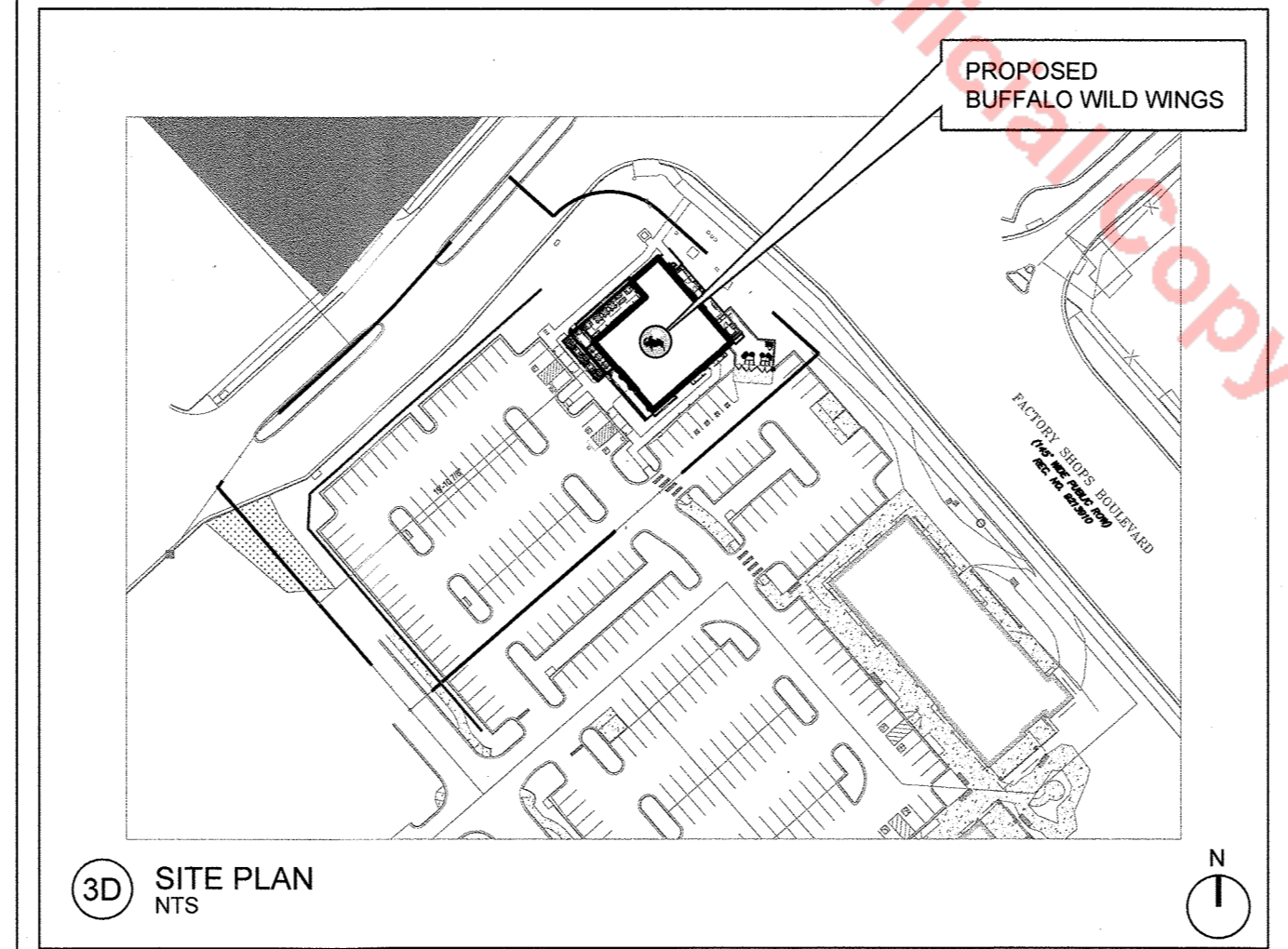
Zoning Comparison table with columns for Zoning, Use Area, PD Requirement, and Provided. Includes rows for Project #, Lot, Lot SF/AC, Permitted Uses, Building Square Footage, etc.

PROPERTY DESCRIPTION
LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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.
NIKI CASTLE ROCK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
SIGNED THIS 24th DAY OF July 2021
NOTARY BLOCK

TITLE CERTIFICATION
I, Marissa Ulstad, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co. 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.
SIGNED THIS 1st DAY OF September 2021
NOTARY BLOCK

PROJECT CONTACT INFO
LANDLORD/DEVELOPER: THE NIKI GROUP
ARCHITECT: GHA ARCHITECTURE / DEVELOPMENT
LANDSCAPE ARCHITECT: FREELAND AND KAUFFMAN, INC.
TENANT: BUFFALO WILD WINGS, INC.
STRUCTURAL ENGINEER: SCHAEFER, INC.
MECHANICAL/PLUMBING ENGINEER: GHC ENGINEERS
ELECTRICAL ENGINEER: GHC ENGINEERS



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 IN BOOK 1274 AT PAGE 2057 UNDER RECEPTION NO. 9531414 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND ACCORDINGLY 6.67 SFE ARE DEBITED FROM THE WATER BANK.

SDP - SHEET INDEX table listing sheets 1 through 11 with descriptions such as COVER SHEET, OVERALL CIVIL SITE PLAN, CIVIL SITE PLAN, etc.

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.

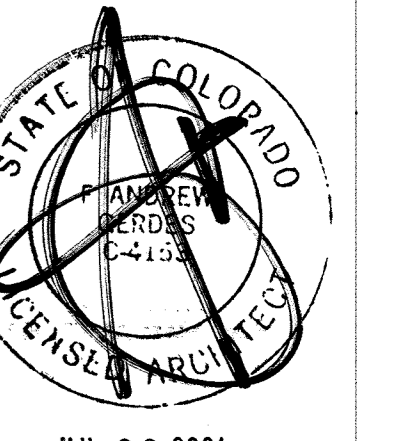
CODE ANALYSIS table with columns for OCCUPANCY TYPE - (SECTION 303, IBC) and AREA CALCULATIONS. Includes rows for A-2 SMALL ASSEMBLY, BUILDING HEIGHT, SEAT COUNT, etc.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICE APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 7th DAY OF September 2021.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:57 AM ON THE 9th DAY OF September 2021 AT RECEPTION NO. 2021104018.

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED.
SEPTEMBER 29, 2017 AT RECEPTION NO. 2017066320, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

GHA Architecture / Development
14901 Quorum Drive
Suite 300
Dallas, Texas 75254
Phone: (972) 239-8884



JUL 23 2021
REGISTRATION NUMBER C-4153
EXP DATE 10/31/2021
PROJECT NUMBER 210208.000

BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108
4.5K PROTOTYPE - 03-01-21



1155 PERIMETER CENTER WEST
SUITE 900 DEV
ATLANTA, GA 30338
PHONE: (852) 593-9943
FAX: (852) 593-9747

DRAWING ISSUE table with columns for NO, DESCRIPTION, DATE, and SUBMITTAL. Lists various drawing submissions from 04/06/2020 to 06/30/2021.

COVER SHEET
SHEET: 01 OF 11

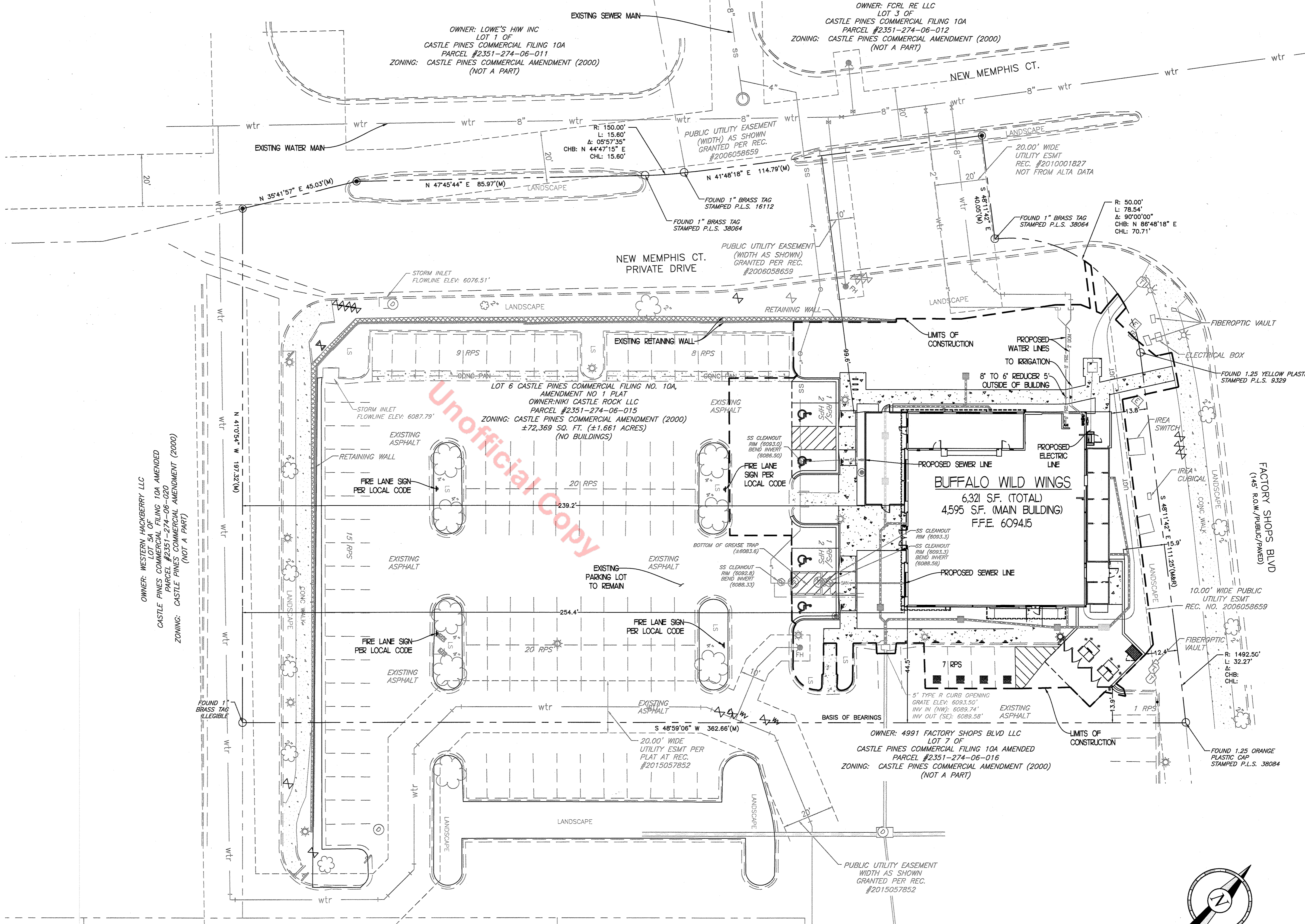
SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1
PROJECT NO. SDP19-0046

G001

SITE DEVELOPMENT PLAN, AMENDMENT NO. 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND	
EXISTING	
	PROPERTY LINE
	WATER LINE
	SANITARY SEWER LINE
	TOP OF CURB & GUTTER
	EDGE OF ASPHALT
	RETAINING WALL
	LIGHT POLE
	WATER VALVE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	FIRE HYDRANT
	UTILITY PEDESTAL
	SIGN
PROPOSED	
	PROPERTY LINE
	CONCRETE CURB AND GUTTER
	LIGHT POLE
	SIGN
	HANDICAP PARKING SYMBOL
	STANDARD DUTY CONCRETE PAVING/SIDEWALK
	HEAVY DUTY CONCRETE (SEE GEOTECH FOR PAVEMENT DESIGN & SPECIFICATIONS)
	ASPHALT PAVEMENT (SEE GEOTECH FOR PAVEMENT DESIGN & SPECIFICATIONS)
	LIMITS OF DISTURBANCE / PAD SITework AREA



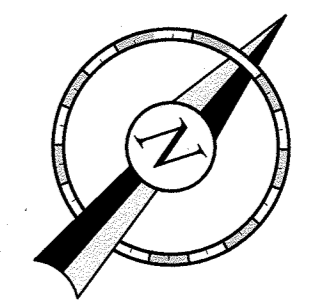
TOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN GENERAL NOTES:

- 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 SECTION 43 AND 8230F 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, MOVING, 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 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C01866 DATED MARCH 16, 2006.
- 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 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 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.
- ALL PROPOSED 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 BY SEPARATE DOCUMENT.
- THIS SITE IS ZONED AS "GENERAL BUSINESS WITHIN THE CASTLE PINES COMMERCIAL AMENDMENT".
- 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 19 (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 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.

OWNER: WESTERN HACKBERRY, LLC
LOT 5A OF
CASTLE PINES COMMERCIAL FILING 10A AMENDED
PARCEL #2351-274-06-02D
ZONING: CASTLE PINES COMMERCIAL AMENDMENT (2000)
(NOT A PART)

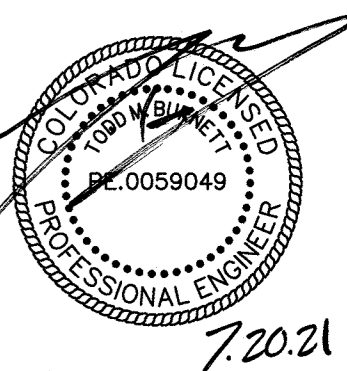
OWNER: 4991 FACTORY SHOPS BLVD LLC
LOT 7 OF
CASTLE PINES COMMERCIAL FILING 10A AMENDED
PARCEL #2351-274-06-01B
ZONING: CASTLE PINES COMMERCIAL AMENDMENT (2000)
(NOT A PART)

Unofficial Copy



**SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING
NO. 10A, AMENDMENT NO. 1
PROJECT NO. SDP19-0046**

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
200 West Stone Avenue
Castle Rock, CO 80108
864-239-5487



PROJECT NUMBER
210208.000

BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108
4.5K PROTOTYPE - 03-01-21



DRAWING ISSUE	
NO.	DESCRIPTION
1	SDP19-0046 - SITE DEVELOPMENT PLAN SUBMITTAL 02/20/2019
2	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL 04/09/2020
3	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL 04/02/2021
4	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL 08/01/2021
5	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL 07/01/2021
6	

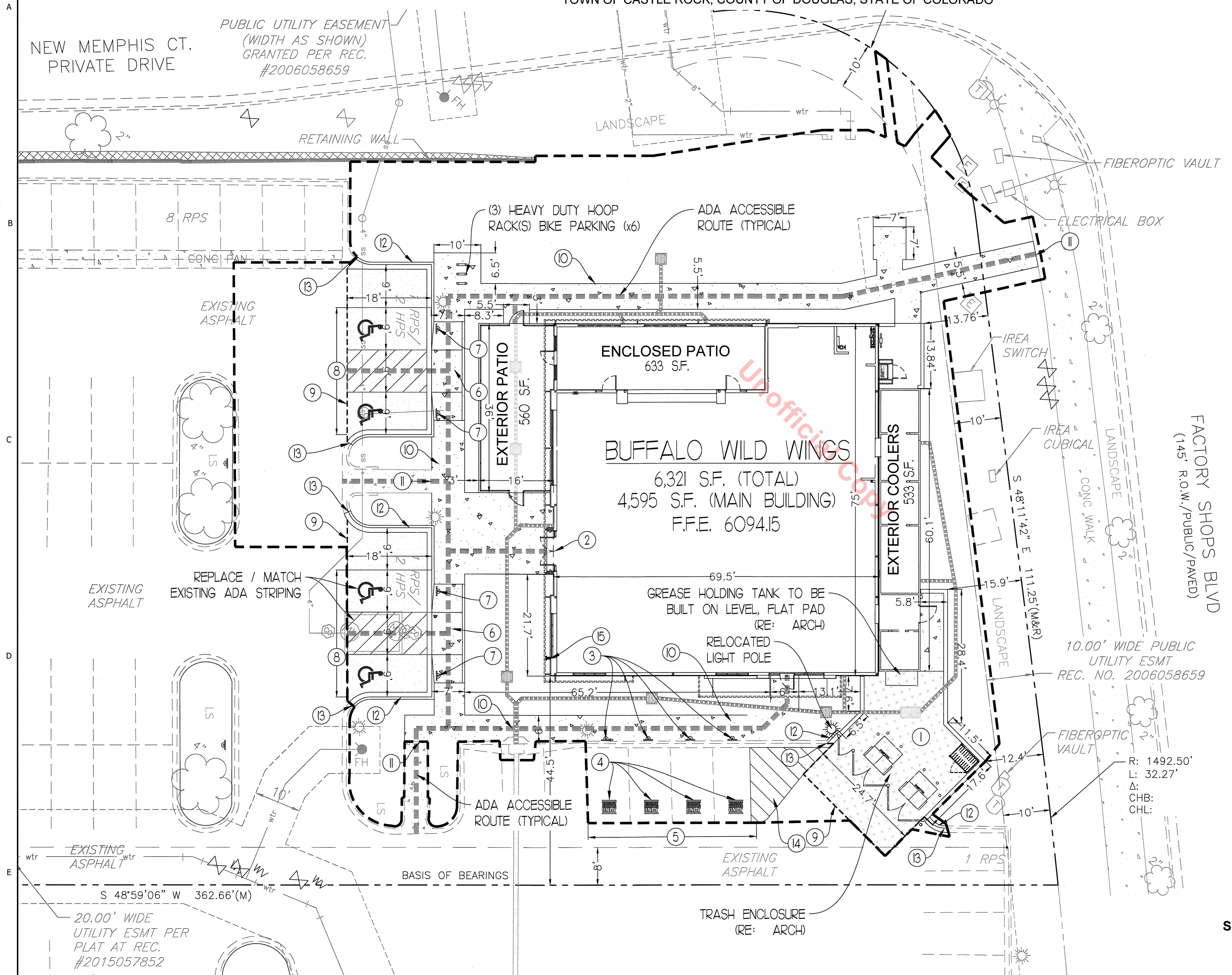
Drawing Title
OVERALL SITE PLAN

C-1

SHEET 02 OF 11

SITE DEVELOPMENT PLAN, AMENDMENT NO. 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

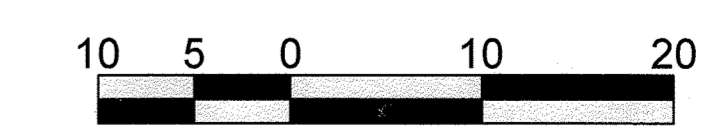
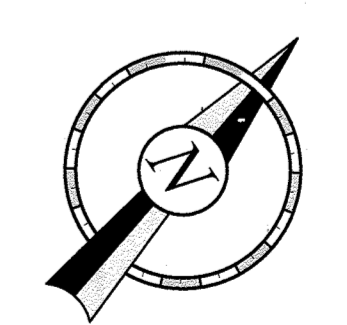


LEGEND

EXISTING	
	PROPERTY LINE
	WATER LINE
	SANITARY SEWER LINE
	TOP OF CURB & GUTTER
	EDGE OF ASPHALT
	RETIENING WALL
	LIGHT POLE
	WATER VALVE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	FIRE HYDRANT
	UTILITY PEDESTAL
	SIGN
PROPOSED	
	PROPERTY LINE
	CONCRETE CURB AND GUTTER
	LIGHT POLE
	HANDICAP PARKING SYMBOL
	STANDARD DUTY CONCRETE PAVING/SIDEWALK
	HEAVY DUTY CONCRETE (RE: GEOTECH FOR PAVEMENT DESIGN & SPECIFICATIONS)
	ASPHALT PAVEMENT (RE: GEOTECH FOR PAVEMENT DESIGN & SPECIFICATIONS)
	LIMITS OF DISTURBANCE / PAD SITEWORK AREA

- KEYNOTES:**
- ① PROPOSED SERVICE YARD (RE-ARCH) FOR TRASH ENCLOSURE PLANS AND DETAILS TO INCLUDE PAVEMENT REQUIREMENTS AND ISOLATION CURING AT GREASE RECOVERY SYSTEM
 - ② PROPOSED MAIN ENTRY - RE-ARCH DWGS
 - ③ PROPOSED TAKE OUT PARKING SIGNALS BY BMW SIGN VENDOR - (RE-ARCH SITE DETAILS FOR SIGN WITH BOLLARD DETAILS)
 - ④ PROPOSED TAKE OUT STRIPING - BY BMW GC - (RE-ARCH SITE DETAILS FOR STRIPING DETAILS)
 - ⑤ PROPOSED TAKE OUT PARKING - EXISTING, SEE BMW STRIPING
 - ⑥ PROPOSED CURB RAMP - SEE DETAIL
 - ⑦ PROPOSED HANDICAP SIGN - SEE DETAIL
 - ⑧ PROPOSED HANDICAP PARKING - SEE DETAIL
 - ⑨ SAW CUT EXISTING PAVEMENT
 - ⑩ PROPOSED SIDEWALK (SEE ARCH PLAN FOR WIDTH) - SEE DETAIL
 - ⑪ TIE TO EXISTING SIDEWALK
 - ⑫ PROPOSED 6' CURB AND GUTTER - SEE DETAIL
 - ⑬ TIE TO EXISTING CURB AND GUTTER
 - ⑭ PAINTED / STRIPED MEDIAN PAINTED W/ 4' WHITE STRIPING AT 45° AND 2' ON CENTER
 - ⑮ FDC (RE-ARCH)

ALL SIDEWALK AND CONCRETE PAVING FROM BACK OF CURB IN IS THE TENANTS RESPONSIBILITY



FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, SC 29609
864-239-5487

PROFESSIONAL SEAL

STATE OF COLORADO

No. 0059049

7.20.21

PROFESSIONAL ENGINEER

PROJECT NUMBER
210208.000

BUFFALO WILD WINGS

PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108

4.5K PROTOTYPE - 03-01-21

BUFFALO WILD WINGS

1155 PERIMETER CENTER WEST
SUITE 900 DEV
ATLANTA, GA 30338
PHONE: (678) 593-8943
FAX: (678) 593-9787

DRAWING ISSUE	DATE
1 SDP19-0046 - SITE DEVELOPMENT PLAN SUBMITTAL	12/29/2019
2 SDP19-0046 - SITE DEVEL PLAN RESUBMITTAL	04/08/2020
3 SDP19-0046 - SITE DEVEL PLAN RESUBMITTAL	04/08/2021
4 SDP19-0046 - SITE DEVEL PLAN RESUBMITTAL	08/07/2021
5 SDP19-0046 - SITE DEVEL PLAN RESUBMITTAL	07/07/2021

Drawing Title
SITE PLAN

SHEET: 03 OF: 11

C-2

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING
NO. 10A, AMENDMENT NO. 1
PROJECT NO. SDP19-0046

SITE DEVELOPMENT PLAN, AMENDMENT NO. 3

LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING LEGEND	
	PROPERTY LINE
	STORM PIPE (12" NEW)
	STORM PIPE (12" EXISTING)
	MAJOR CONTOUR (NEW)
	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (NEW)
	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE
	TOP OF CURB ELEVATION (NEW)
	GUTTER ELEVATION (NEW)
	FINISHED GRADE ELEVATION (NEW)
	TOP OF CURB ELEVATION (EXISTING)
	GUTTER ELEVATION (EXISTING)
	FINISHED GRADE ELEVATION (EXISTING)
	YARD INLET (NEW)

GRADING NOTES:

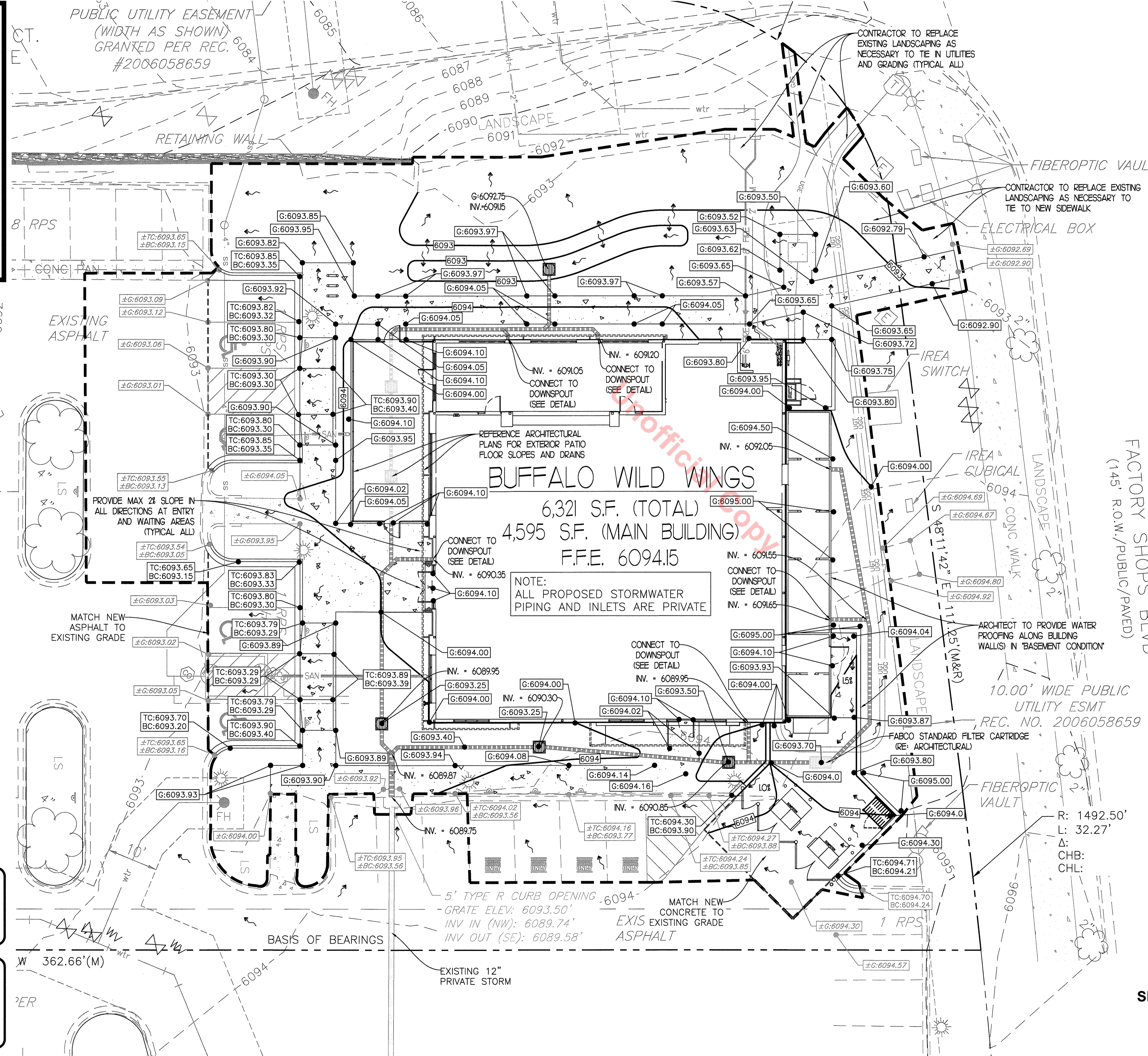
- CATCH BASINS, MAN-HOLES, FRAMES, GRATES, SHALL MEET THE REQUIREMENTS OF THE CITY OF CASTLE ROCK ENGINEERING DEPARTMENT STANDARD DETAILS FOR CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT NUMBER, SIZE, AND LOCATION OF THE ROOF DRAINS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND ELEVATIONS IN ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSING WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR TWELVE INCHES (12"), WHOEVER IS LESS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PLASANT TO THE INSTALLATION OF ALL WORK INDICATED ON THESE DRAWINGS. THE OWNER AND THE DESIGN ENGINEER ACCEPT NO RESPONSIBILITY FOR THE DESIGNS TO INSTALL SAID ITEMS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE CONSTRUCTION STAKEOUT ASSOCIATED WITH INSTALLATION OF ALL STORMDRAIN FACILITIES, GRADING, ETC.
- ALL SLOPES 3:1 AND STEEPER ARE TO RECEIVE AN EROSION CONTROL BLANKET. UPON COMPLETION OF GRADING OF SLOPES, CONTRACTOR SHALL IMMEDIATELY INSTALL TOPSOIL BLANKET, AND PERMANENT SEEDING. PRIOR TO FILL PLACEMENT ON EXISTING SLOPES, EXISTING GRADE TO BE BENCHMARK TO OBTAIN HORIZONTAL COMPACTION PLANE.
- CONTRACTOR TO REMOVE ALL ORGANIC LADEN TOPSOIL AND UNSUITABLE MATERIALS, INCLUDING REMNANTS OF PAST CONSTRUCTION, DEBRIS, SURFACE VEGETATION, ROOTS AND ANY UNSUITABLE SURFACE SOILS. TAP ROOTS AND STUMPS ARE TO BE COMPLETELY REMOVED AS WELL.
- IF REQUIRED, REMOVAL OF UTILITY TRENCH BACKFILL CANNOT BE ACHIEVED, FLOWABLE FILL OR WASHED CRUSHED STONE (NO. 57) SHOULD BE USED AT LEAST TO PIPE SPRINGLINE.
- EARTHWORK (CUT & FILL) OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT. CONTRACTOR SHALL PLACE FILL & UNDERCUT AREAS AS REQUIRED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- SIDEWALK SLOPES WITHIN 5' OF BUILDING ENTRY POINTS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- SIDEWALK SLOPES SHALL NOT EXCEED 5% LONGITUDINALLY NOR 2% AT CROSS SLOPE.
- MATCH GRADES PROVIDED AT BACK OF CURB AND AT LIMITS OF CONSTRUCTION. ENSURE SMOOTH TRANSITION BETWEEN SIDEWALKS AND CURB. ENSURE SMOOTH TRANSITION BETWEEN CONCRETE PAVING MEETS EXISTING STRUCTURES, SURROUNDING PAVEMENT AND GUTTER PAN.
- ENSURE ALL LANDSCAPE AREAS DRAIN AWAY FROM BUILDING.

ALWAYS CALL BEFORE YOU DIG

811

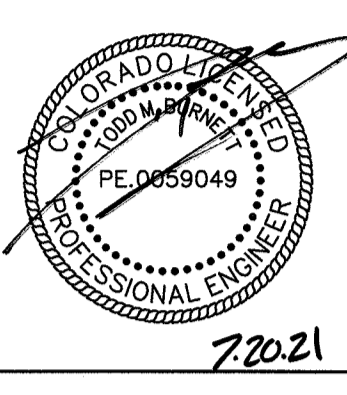
EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



- ALL SIDEWALK AND CONCRETE PAVING FROM BACK OF CURB IN IS THE TENANTS RESPONSIBILITY
- SIDEWALK SHALL NOT EXCEED 5% LONGITUDINAL OR 2% CROSS SLOPE
- TENANT'S CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES PROVIDED BY LANDLORD.
- TENANT SHALL VERIFY PLANS AGAINST LANDLORD'S WORK DRAWINGS & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- TENANT'S CONTRACTOR SHALL FIELD VERIFY STORM DRAIN TIE IN ELEVATIONS PRIOR TO INITIATING TIE IN DRAIN INSTALLATION. TENANT'S CONTRACTOR SHALL ENSURE MINIMUM ROOF DRAIN SLOPE IS 1/8". YARD INLETS SHALL BE ADJUSTED AS NECESSARY TO PROVIDE THE REQUIRED ROOF DRAIN SLOPES.

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenwich, SC 29609
864-259-5487



PROJECT NUMBER
210208.000

BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108



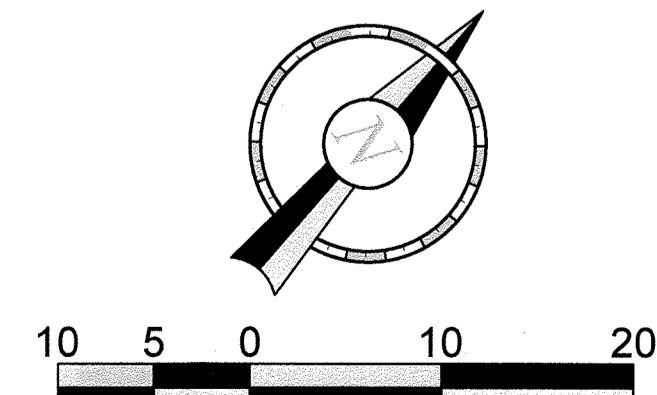
NO	DATE	DESCRIPTION
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2	04/09/2020	SDP 19-0046 - SITE DEVEL PLAN RESUBMITTAL
3	04/09/2021	SDP 19-0046 - SITE DEVEL PLAN RESUBMITTAL
4	08/01/2021	SDP 19-0046 - SITE DEVEL PLAN RESUBMITTAL
5	07/21/2021	SDP 19-0046 - SITE DEVEL PLAN RESUBMITTAL

Drawing Title
GRADING PLAN

C-3

SHEET: 04 of 11

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING
NO. 10A, AMENDMENT NO. 1
PROJECT NO. SDP19-0046



SITE DEVELOPMENT PLAN, AMENDMENT NO. 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT TYPE SCHEDULE

Symbol	Plant Type	Quantity	Hydrozone
⊕	LARGE CANOPY TREE	2	HYDROZONE LOW TO MODERATE
⊕	EVERGREEN TREE	3	LOW TO MODERATE
⊕	LARGE SHRUBS	24	VERY LOW TO LOW
⊕	MEDIUM SHRUBS/GRASSES	88	VERY LOW TO LOW
⊕	SMALL SHRUBS/GRASSES	57	VERY LOW TO LOW

Symbol	Plant Type	Quantity	Common Name
⊕	EXISTING TREES	24	EXISTING TREE TO REMAIN (6 ROW, 18 SITE) (18 OVERSTORY TREES) (6 ORNAMENTAL TREES)
⊕	EXISTING SHRUBS	795	EXISTING SHRUB TO REMAIN (180 ROW, 615 SITE)

NOTES

- ALL PROPOSED PLANT MATERIALS SPECIFIED SHALL BE SELECTED FROM THE APPROVED TOWN OF CASTLE ROCK PLANT LIST AND PD ZONING REGULATIONS PLANT LIST.
- * QUANTITY OF EXISTING SHRUBS SHOWN IS APPROXIMATE BASED ON ORIGINAL LANDSCAPE DESIGN PLANS BY GALLOWAY, SEPTEMBER 2014.



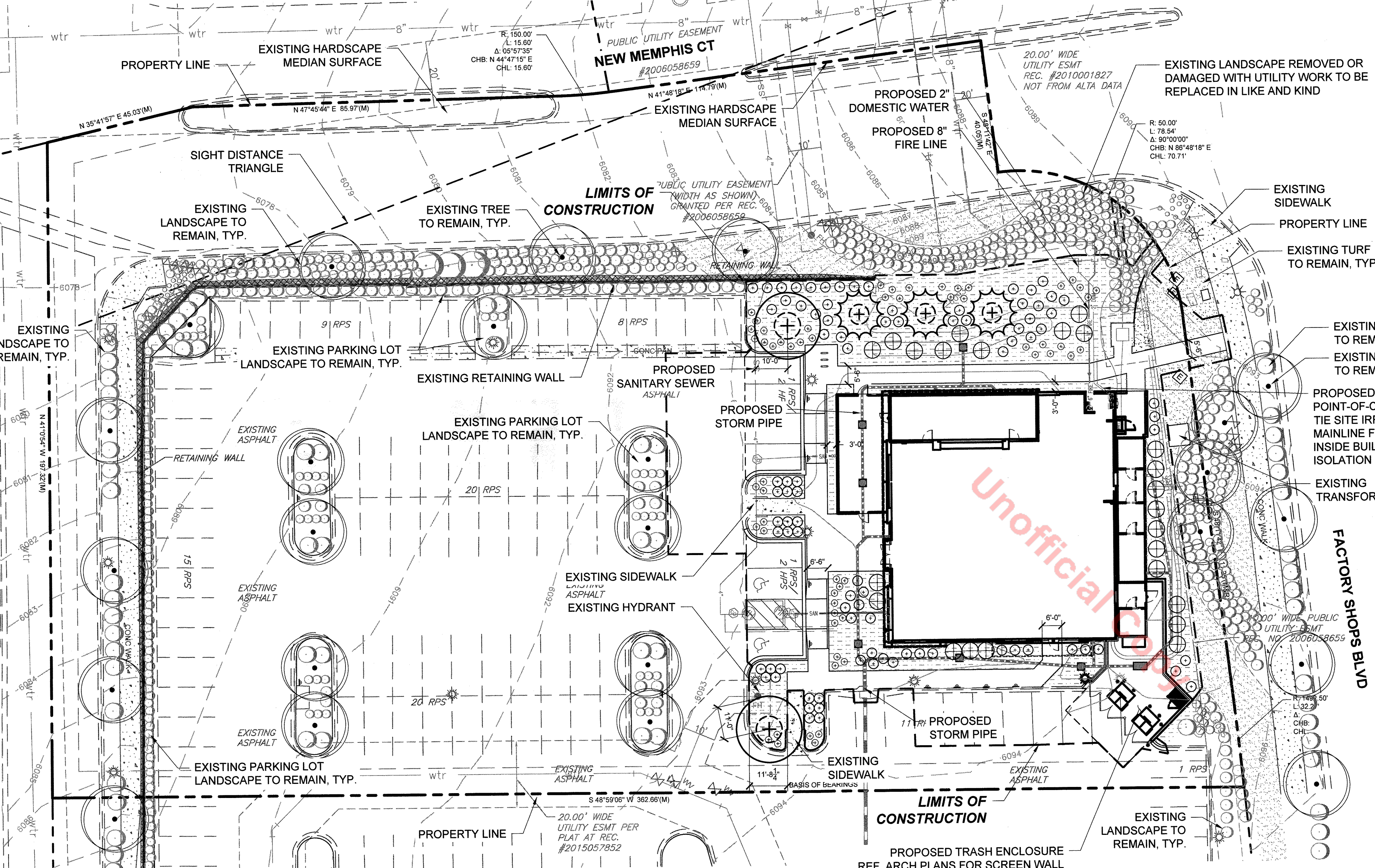
Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **LAWRANCE M. LESSER**
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # **188**
 Company Name: **EVERGREEN DESIGN GROUP, INC.** Address: **1755 TELSTAR DR., STE. 300, COLORADO SPRINGS, CO 80920**
 Phone: **(800) 680-6630 ext. 5** Email: **larry@evergreendesigngroup.com** Date: **06/28/2021**
 PROJECT NAME: **BUFFALO WILD WINGS, 4955 FACTORY SHOPS BLVD., CASTLE ROCK, CO 80108**

Scope of Work	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
20,170 SF	6,420SF	APPROVED BY TOWN OF CASTLE ROCK NO NEW TURF PROPOSED	380 SF	4	5	7	83	4 CU. YD. PER 1,000 SF	Yes ___ No X
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
1,090 SF	800 SF	7	134 SF	2	6'	1	2	1	12

CITY 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 flowing elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.



TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 14,546 SF

Street	Linear Feet	STREETSCAPE REQUIREMENT TABLE					
		Trees Required 1 Tree / 40 LF	Large Canopy Trees Provided (Min. 75% of Trees Required)	Other Trees Provided	Total Trees Provided	Shrubs Required 4 Shrubs Per Required Tree	Shrubs Provided
Factory Shops Blvd.	186	5	6	0	6*	20	180

*Existing Streetscape approved via CD14-0020

PROMENADE AT CASTLE ROCK - ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

REQUIRED	PROVIDED
LANDSCAPE SCREENING PARKING FROM ADJACENT ROADWAYS	SHRUB SCREENING PLANTING PROVIDED



NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

**SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING
NO. 10A, AMENDMENT NO. 1
PROJECT NO. SDP19-0046**

LANDSCAPE ARCHITECT

LAWRANCE M. LESSER, PLA
EVERGREEN DESIGN GROUP
COLORADO REGISTRATION NO: 188
1600 BROADWAY, SUITE 1600
DENVER, CO 80202
(800) 680-6630
(800) 680-6630 x5
LARRY@EVERGREENDESIGNGROUP.COM



LANDSCAPE PLANTING PLAN

LP-1

SHEET: 6 OF 11

SDP19-0046

BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4955 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108
4.5K PROTOTYPE - 03-01-21



NO	DESCRIPTION	DATE
1	SDP19-0046 - SITE DEVELOPMENT PLAN SUBMITTAL	12/20/2019
2	SDP19-0046 - SITE DEVELOPMENT PLAN RESUBMITTAL	04/09/2020
3	SDP19-0046 - SITE DEVELOPMENT PLAN RESUBMITTAL	04/09/2021
4	SDP19-0046 - SITE DEVELOPMENT PLAN RESUBMITTAL	05/16/2021
5		
6		

Drawing Title

Scale 1" = 20'

Revised April 2013

DRAWING ISSUE

PROJECT NUMBER 210208.000

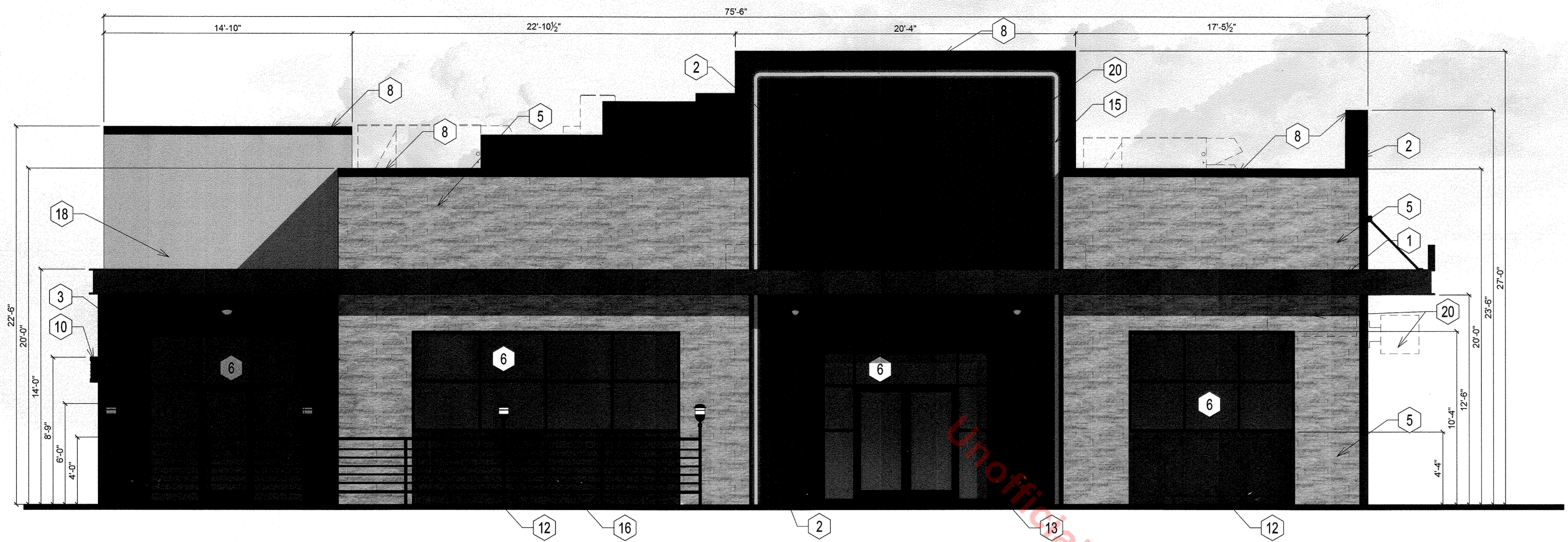
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
1000 Broadway, Suite 1600
Denver, CO 80202
864-233-5497

LAWRANCE M. LESSER
188
Original Date of License
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
6/28/2021

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A
B
C
D
E
F

SITE DEVELOPMENT PLAN AMENDMENT NO. 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

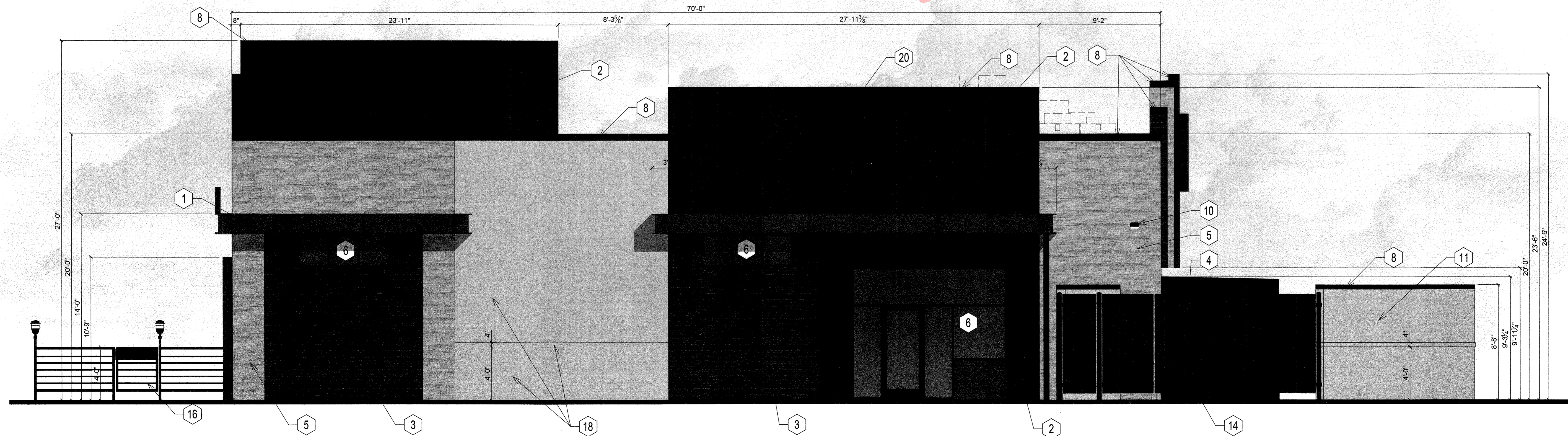
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 SOUTH WEST EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

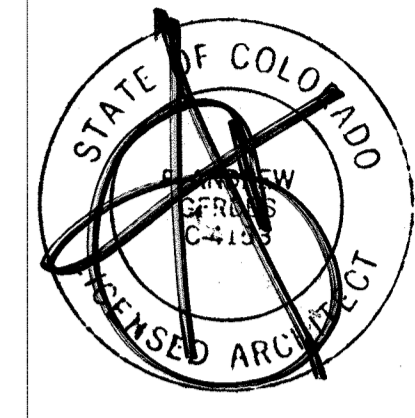
- | EXTERIOR KEYNOTES | |
|-------------------|--|
| 1. | RAW BLACKENED STEEL BENT PLATE W/ WEATHER RESISTIVE CLEAR COAT SEALER. |
| 2. | FIBER CEMENT PANELS - NICHHA PLYMOUTH BRICK CRIMSON EPF151F, PAINTED GLOSSY BLACK |
| 3. | ARCHITECTURAL WALL PANELS - FIBER CEMENT PANELS - STYLE TO MATCH DEVELOPMENT APPROVED W-1 BROWN RECLAIMED BOARD MFGR: NICHHA - NATURAL WOOD SERIES STYLE: ROUGH SAWN WOOD AWP 3030 - TOBACCO |
| 4. | METAL WALL PANELS - STANDING STEAM - MATTE BLACK FINISH |
| 5. | DEVELOPER APPROVED STONE MFGR: ARRISCRAFT - SERIES: ARRIS-STACK - COLOR: ASH |
| 6. | ALUMINUM STOREFRONT - DARK BRONZE FINISH |
| 7. | OVERHEAD ALUMINUM GARAGE DOORS - DARK BRONZE FINISH |
| 8. | PRE-FINISHED METAL COPING - DARK BRONZE |
| 9. | PRE-FINISHED SCUPPER, GUTTER, AND DOWNSPOUT - DARK BRONZE |
| 10. | EXTERIOR WALL-MOUNTED LIGHT FIXTURE, |
| 11. | 8" CONCRETE BLOCK WITH SKIM COAT STUCCO AND TRIM - PAINT TO MATCH DRYVIT COLOR: 450A CLOVER - TYP AT SCREEN WALLS AND SERVICE YARD WALLS |
| 12. | RAW BLACKENED STEEL PANEL WITH CLEAR SEALER |
| 13. | PRE-FINISHED FLUSH METAL PANELS AND TRIM; COLOR: BLACK |
| 14. | METAL TRASH ENCLOSURE GATES - PAINT BLACK |
| 15. | LED STRIP LIGHTING - 1" YELLOW |
| 16. | METAL RAIL, PAINT BLACK |
| 17. | LINE OF SERVICE YARD OR SCREEN WALL REMOVED FOR CLARITY. SEE KEYNOTE 11 |
| 18. | DEVELOPER APPROVED EIFS FINISH: DRYVIT COLOR: 450A CLOVER |
| 19. | PAINT TO MATCH ADJACENT |
| 20. | GENERAL SIGN AREA - UNDER SEPARATE REVIEW |

SIGN NOTE:
BUILDING SIGNAGE UNDER SEPARATE REVIEW



02 SOUTH EAST ELEVATION - TAKE OUT ENTRY
SCALE: 1/4" = 1'-0"

GH A
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas, Texas 75254
Phone: (972) 239-8884



JUL 23 2021
REGISTRATION NUMBER
C-4153
EXP. DATE
10/31/2021
PROJECT NUMBER
210208.000

BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108
4.5K PROTOTYPE - 03-01-21

BUFFALO WILD WINGS
1155 PERIMETER CENTER WEST
SUITE 900 DEV
ATLANTA, GA 30338
PHONE: (952) 593-9943
FAX: (952) 593-9787

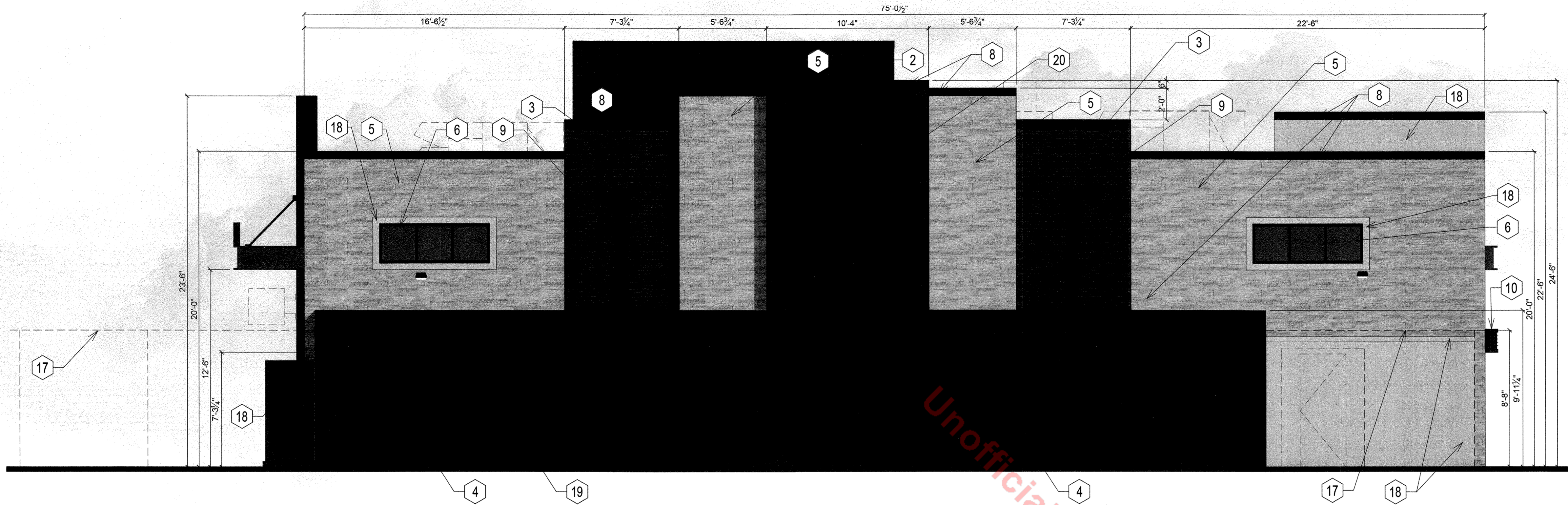
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2	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL	04/09/2020
3	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL	04/05/2021
4	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL	06/07/2021
5		
6		

EXTERIOR ELEVATIONS

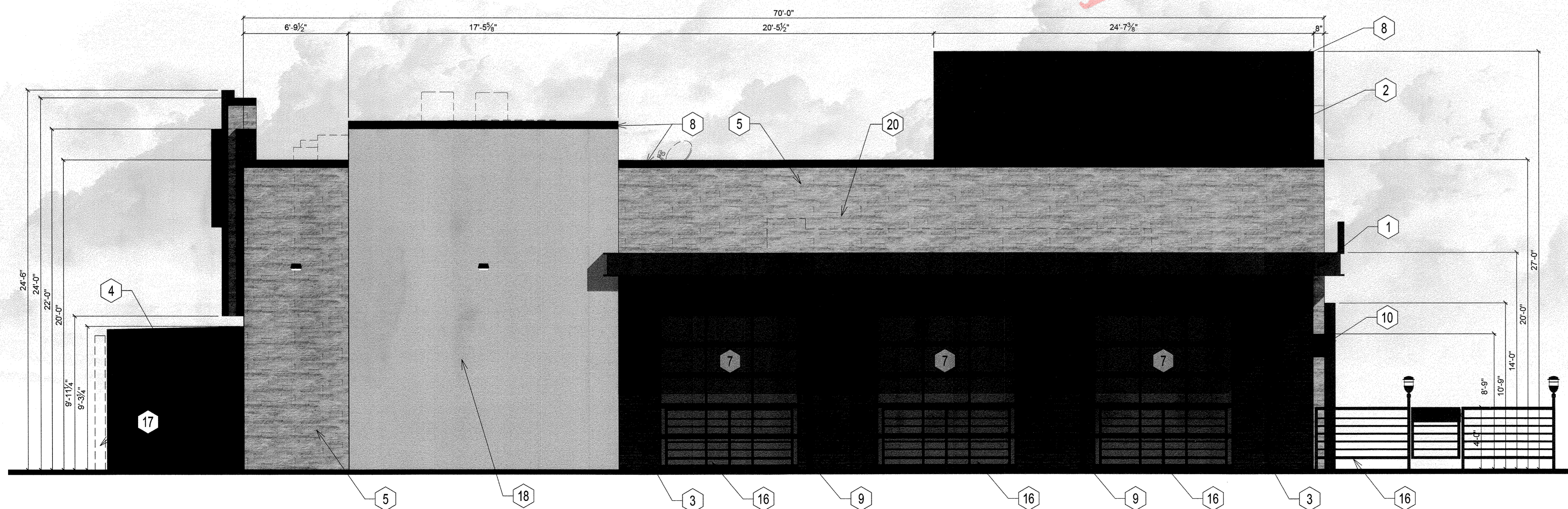
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SITE DEVELOPMENT PLAN AMENDMENT NO. 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



03 NORTH EAST EXTERIOR ELEVATION - FACTORY SHOPS BLVD
SCALE: 1/4" = 1'-0"



04 NORTH WEST ELEVATION - ENCLOSED PATIO
SCALE: 1/4" = 1'-0"

EXTERIOR KEYNOTES	
1.	RAW BLACKENED STEEL BENT PLATE W/ WEATHER RESISTIVE CLEAR COAT SEALER
2.	FIBER CEMENT PANELS - NICHIIA PLYMOUTH BRICK CRIMSON EPF151F, PAINTED GLOSSY BLACK
3.	ARCHITECTURAL WALL PANELS - FIBER CEMENT PANELS - STYLE TO MATCH DEVELOPMENT APPROVED W-1 BROWN RECLAIMED BOARD MFGR: NICHIIA - NATURAL WOOD SERIES STYLE: ROUGH SAWN WOOD AWP 3030 - TOBACCO
4.	METAL WALL PANELS - STANDING SEAM - MATTE BLACK FINISH
5.	DEVELOPER APPROVED STONE MFGR: ARRISCRAFT - SERIES: ARRIS-STACK - COLOR: ASH
6.	ALUMINUM STOREFRONT - DARK BRONZE FINISH
7.	OVERHEAD ALUMINUM GARAGE DOORS - DARK BRONZE FINISH
8.	PRE-FINISHED METAL COPING - DARK BRONZE
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17.	LINE OF SERVICE WALL OR SCREEN WALL REMOVED FOR CLARITY. SEE KEYNOTE 11
18.	DEVELOPER APPROVED EIFS FINISH: DRYVIT COLOR: 450A CLOVER
19.	PAINT TO MATCH ADJACENT
20.	GENERAL SIGN AREA - UNDER SEPARATE REVIEW

SIGN NOTE:
BUILDING SIGNAGE UNDER SEPARATE REVIEW

GH A

Architecture / Development
14901 Quorum Drive
Suite 300
Dallas, Texas 75254
Phone: (972) 239-8884

REGISTRATION NUMBER	C-4153
EXP. DATE	10/31/2021
PROJECT NUMBER	210208.000

BUFFALO WILD WINGS

PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108

4.5K PROTOTYPE - 03-01-21

BUFFALO WILD WINGS

1155 PERIMETER CENTER WEST
SUITE 900 DEV
ATLANTA, GA 30338
PHONE: (652) 593-9943
FAX: (652) 593-9787

DRAWING ISSUE	
NO	DESCRIPTION
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4	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL
5	
6	

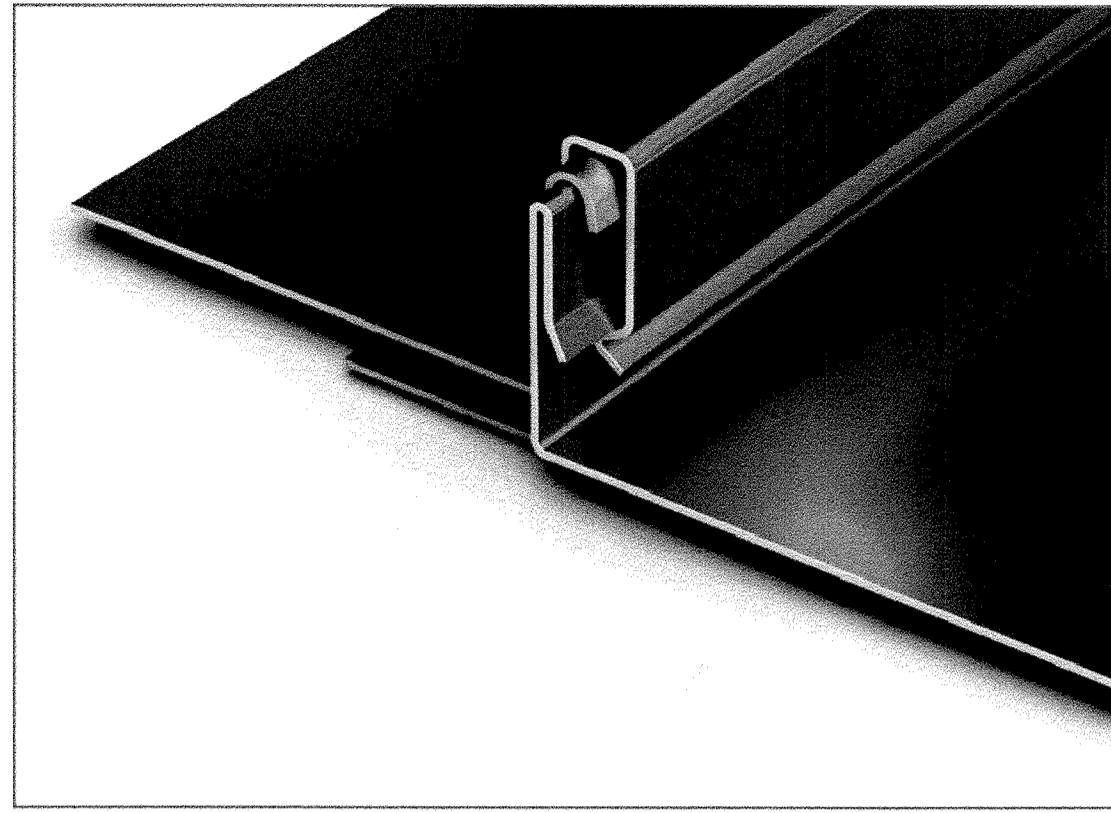
EXTERIOR ELEVATIONS

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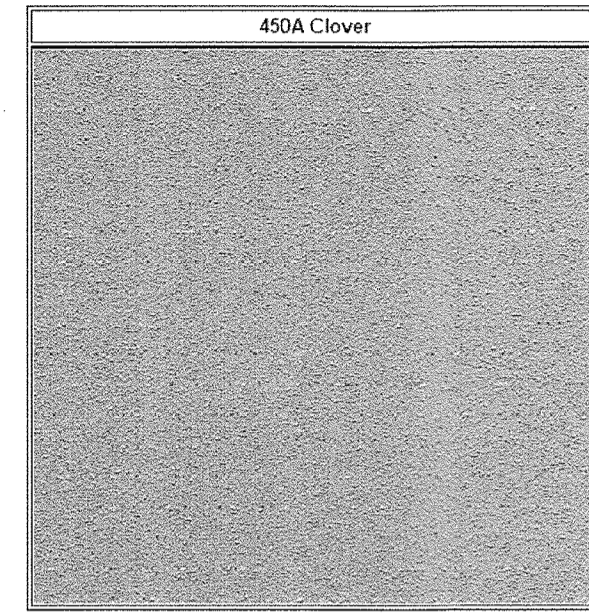
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SITE DEVELOPMENT PLAN AMENDMENT NO . 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

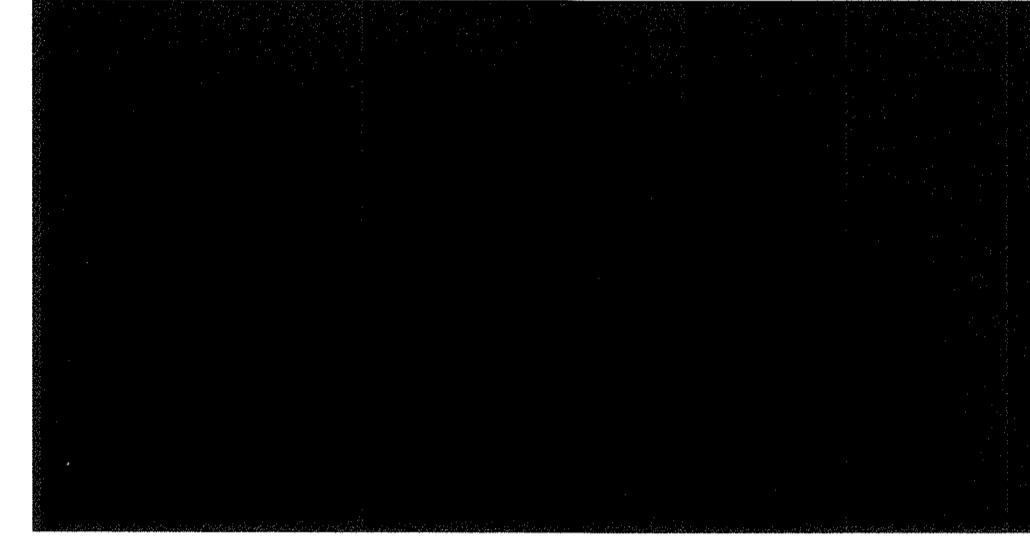
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SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



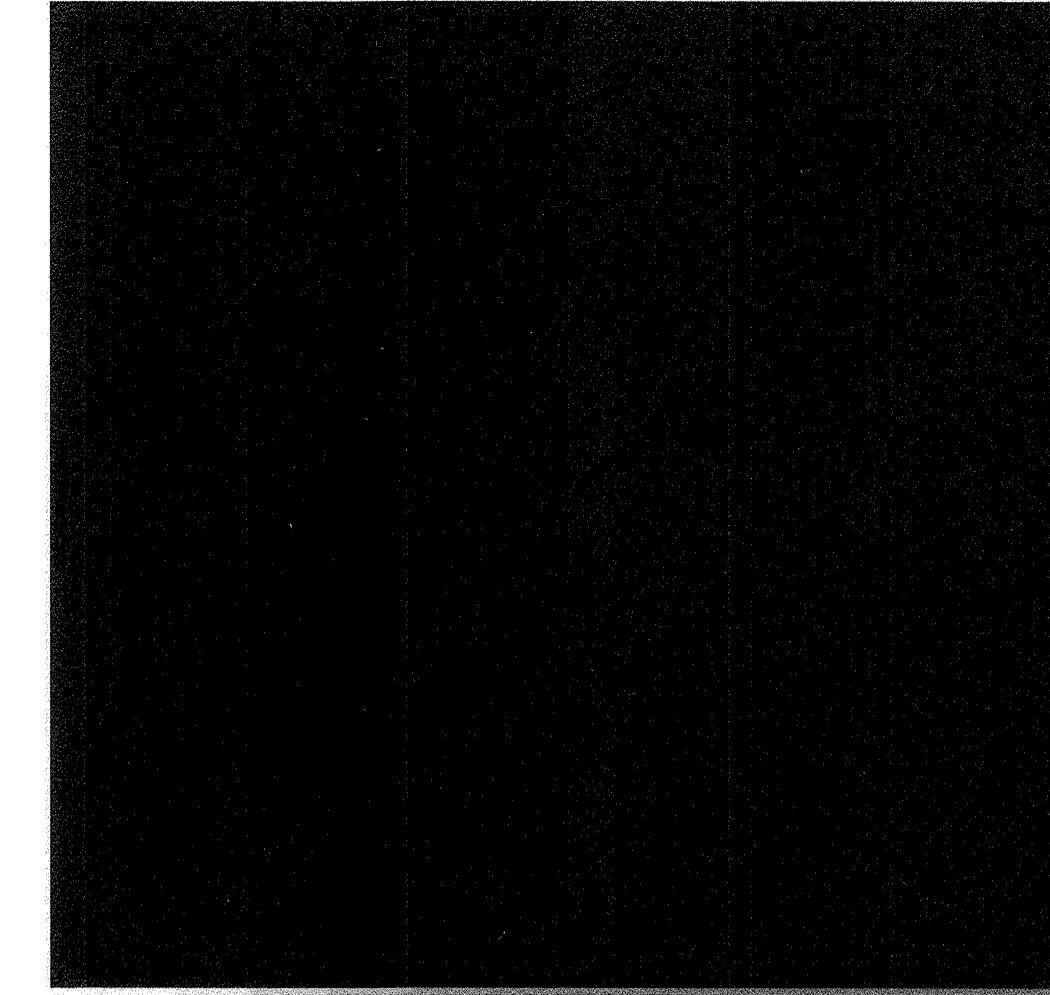
4. METAL WALL PANELS - STANDING SEAM -MATTE BLACK FINISH



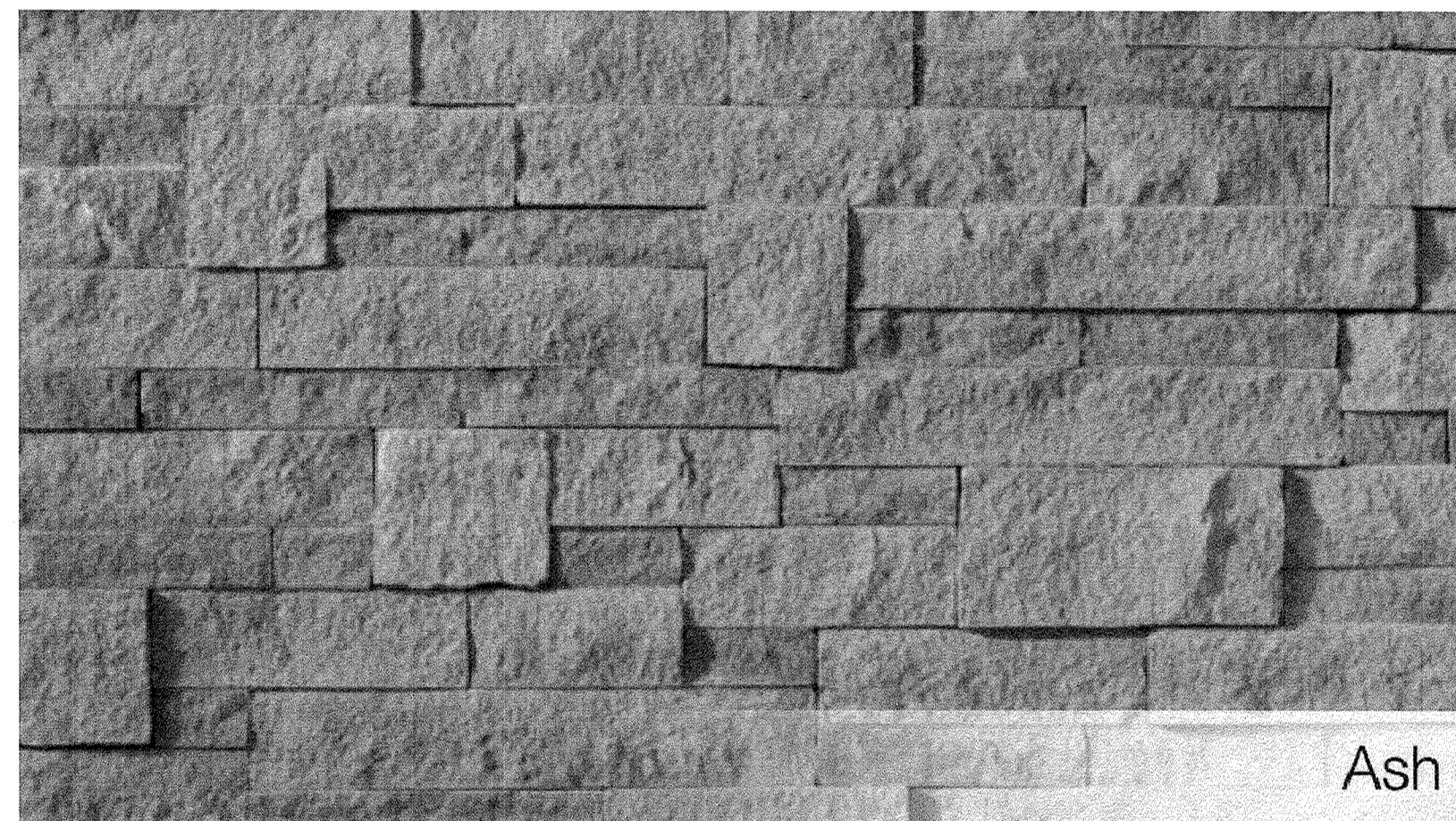
18. DEVELOPER APPROVED EIFS FINISH: DRYVIT COLOR: 450A CLOVER



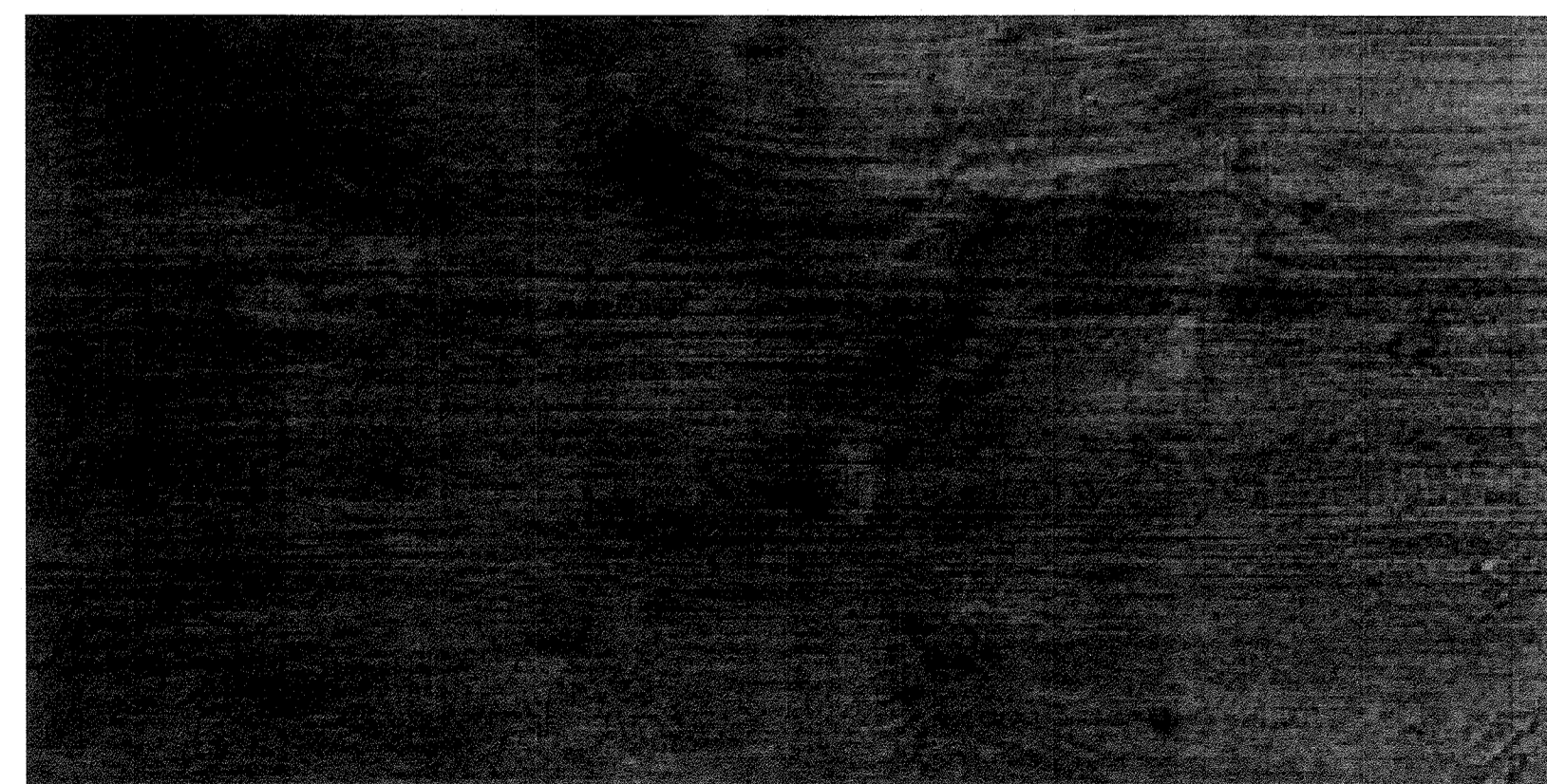
1. RAW BLACKENED STEEL BENT PLATE W/ WEATHER RESISTIVE CLEAR COAT SEALER.



6. ALUMINUM STOREFRONT - DARK BRONZE FINISH



5. DEVELOPER APPROVED STONE MFGR: ARRISCRAFT - SERIES: ARRIS-STACK -COLOR: ASH



3. ARCHITECTURAL WALL PANELS - FIBER CEMENT PANELS - STYLE TO MATCH DEVELOPMENT APPROVED W-1 BROWN RECLAIMED BOARD MFGR: NICHIIA - NATURAL WOOD SERIES STYLE: ROUGH SAWN WOOD AWP 3030 - TOBACCO



2. REFERENCE PHOTO FROM SIMILAR PROJECT: FIBER CEMENT PANELS - NICHIIA PLYMOUTH BRICK CRIMSON EPF151F, PAINTED GLOSSY BLACK

GH A

Architecture / Development
14901 Quorum Drive
Suite 300
Dallas, Texas 75254
Phone: (972) 239-8884

JUL 23 2021
REGISTRATION NUMBER C-4153
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BUFFALO WILD WINGS

PROMENADE AT CASTLE ROCK
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4.5K PROTOTYPE - 03-01-21

BUFFALO
WILD
WINGS

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	4	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL	05/14/2021
	5	SDP19-0046 - SITE DEVEL. PLAN RESUBMITTAL	06/30/2021
	6		

MATERIAL / COLOR BOARD

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EXISTING PEDESTRIAN PATH LIGHTING



PHOTO 1

EXISTING PARKING LOT LIGHTING

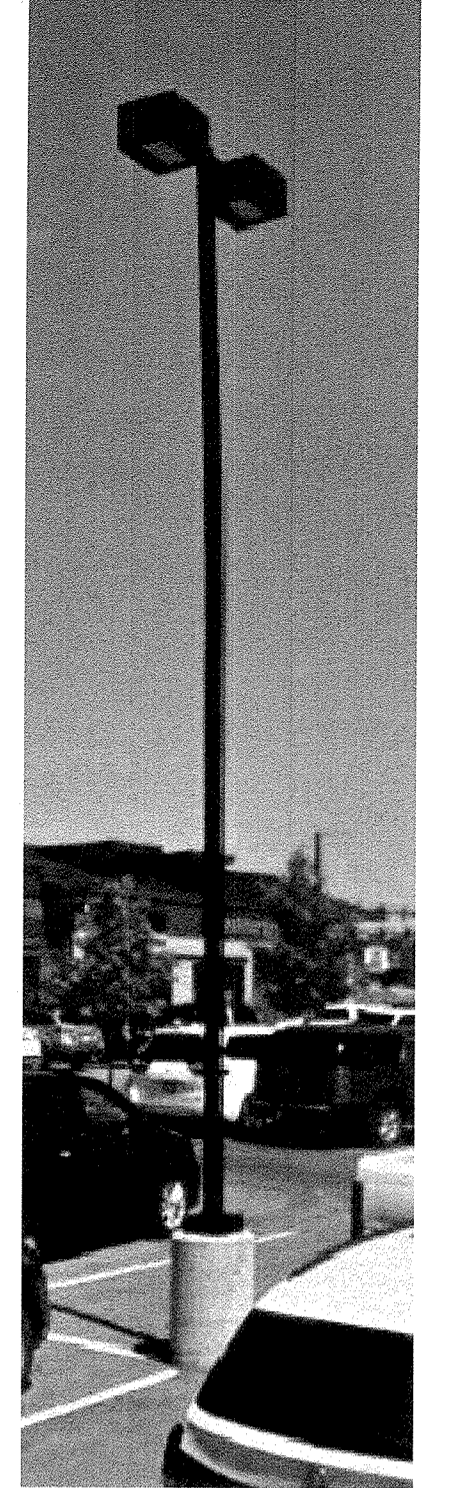
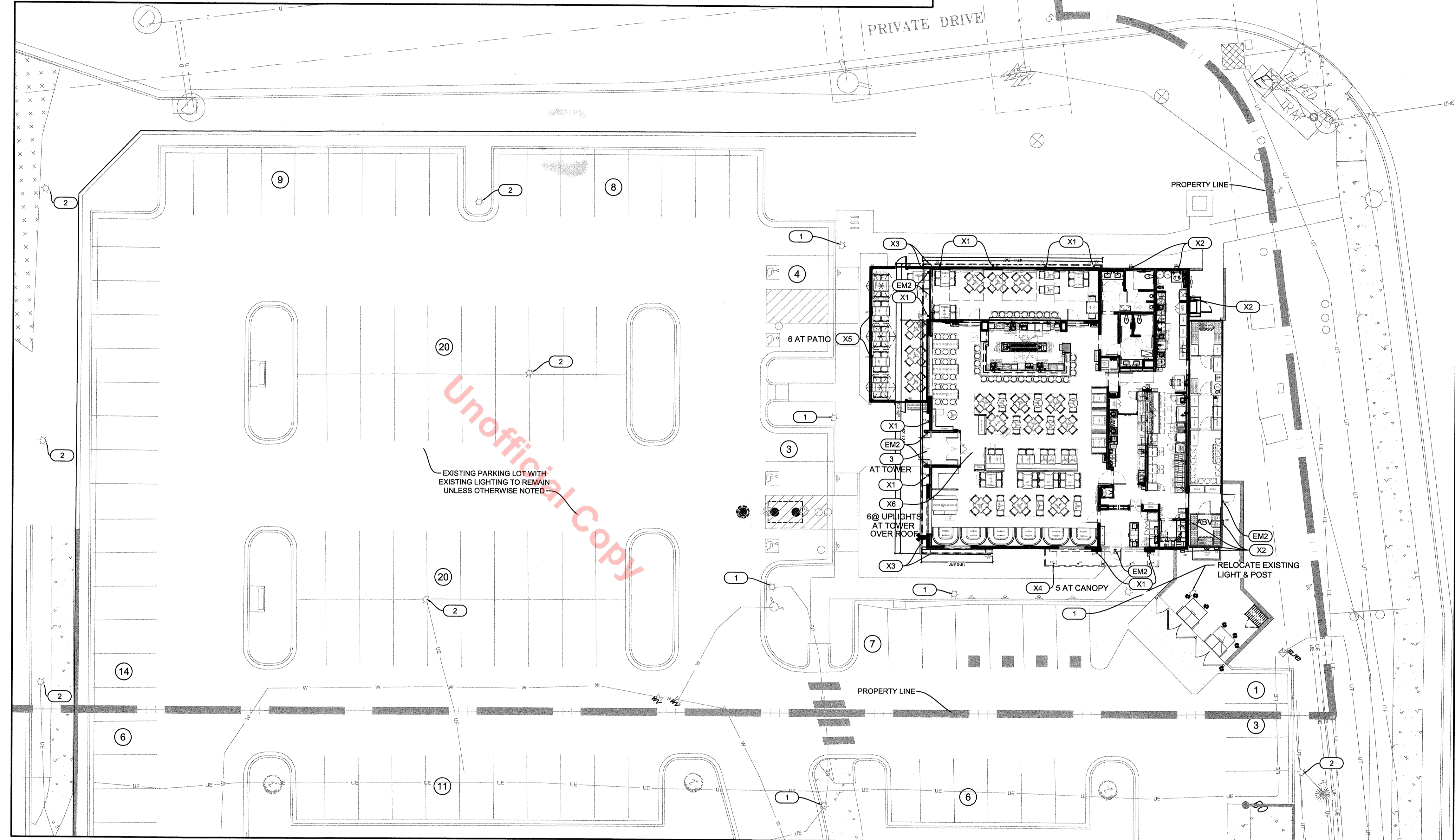


PHOTO 2

SITE DEVELOPMENT PLAN AMENDMENT NO. 3 LOT 6, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

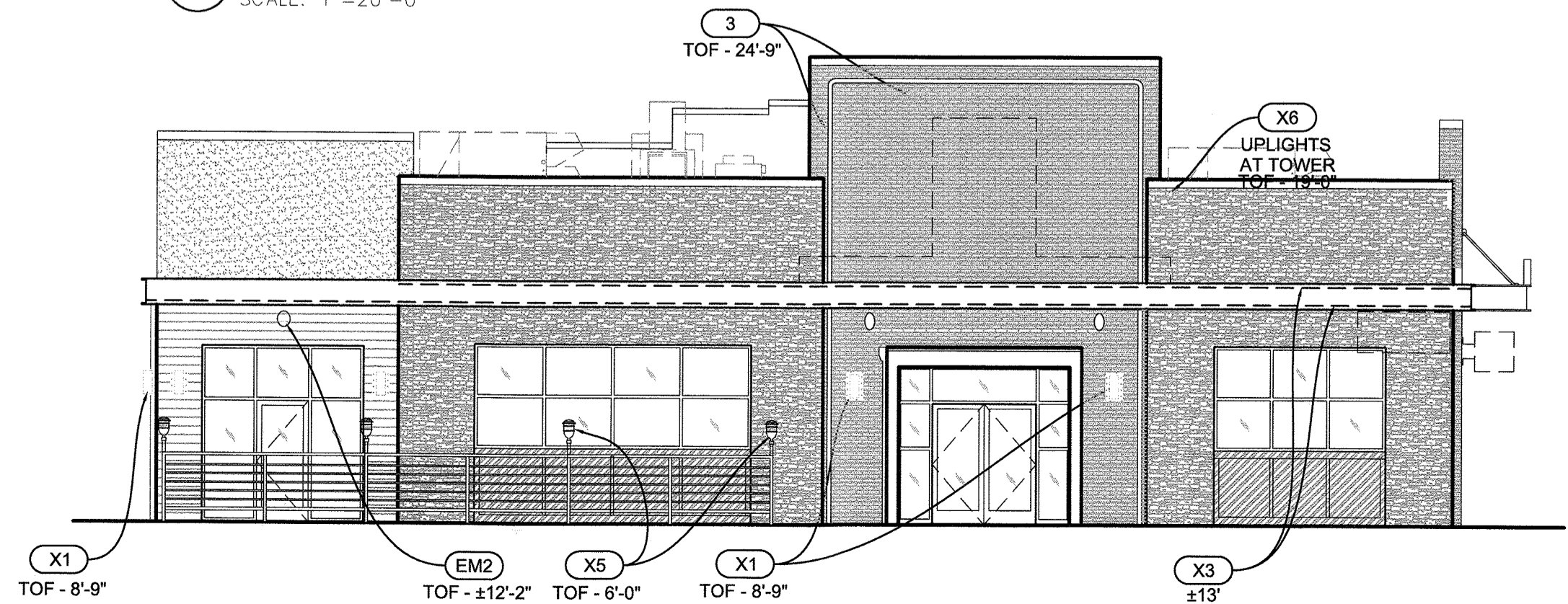


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GENERAL LIGHTING PLAN STANDARD NOTES

- THERE ARE 4 MAIN AREAS FOR ILLUMINATING THIS BUILDING / SITE:
- PEDESTRIAN PATH LIGHTING** - THE SITE HAS GENERAL ILLUMINATION FOR PEDESTRIAN USE ALONG THE EXISTING SIDEWALKS. THE FIXTURES ARE EXISTING; PROVIDED AND CONTROLLED BY THE DEVELOPMENT. THE FIXTURES ARE APPROXIMATELY 16'-0" ABOVE THE GROUND. NO CHANGES ARE PROPOSED TO THE PEDESTRIAN PATH LIGHTING WITH THE EXCEPTION TO A SINGLE LIGHT POLE THAT NEEDS TO BE RELOCATED TO ACCOMMODATE THE TENANT TRASH ENCLOSURE. SEE PLAN 01/A001
 - PARKING LOT LIGHTING** - THE SITE HAS GENERAL LIGHTING FOR VEHICULAR TRAFFIC. THE FIXTURES ARE EXISTING; PROVIDED AND CONTROLLED BY THE DEVELOPMENT. THE FIXTURES ARE APPROXIMATELY 25'-0" ABOVE THE GROUND. NO CHANGES ARE PROPOSED TO THE GENERAL PARKING LOT LIGHTING. SEE PLAN 01/A001
 - TENANT'S TRADE-DRESS VINTAGE NEON LIGHT STRIP AT THE ENTRY TOWER** - THE TENANT PROPOSES THE USE OF AN LED LIGHT STRIP AROUND THE ENTRY TOWER TO PROVIDE THE LOOK OF A YELLOW COLOR VINTAGE NEON TUBE LIGHTING. REFERENCE THE ENTRY TOWER ELEVATION 02/A001.
 - TENANT'S BUILDING ACCENT LIGHTING** - THE TENANT PROPOSES A CUSTOM MANUFACTURED BUILDING ACCENT LIGHT. THE FIXTURE CAST LIGHT BOTH UP AND DOWN TO ACCENT THE BUILDING. THE LUMEN OUTPUT IS 1,028 PER FIXTURE. THE LIGHT FIXTURES WILL BE CONTROLLED BY THE TENANT AND WILL COME ON AT DUSK CONTROLLED BY A PHOTOCELL. THE LIGHT FIXTURES WILL TURN OFF AT NIGHT ONE HOUR AFTER CLOSING. THERE ARE (2) OTHER FULL-CUTOFF LIGHT FIXTURES TO ILLUMINATE THE INSIDE OF THE TRASH ENCLOSURE FOR EMPLOYEE SECURITY. SEE PLAN 01/A001

01 SITE AND BUILDING LIGHTING PLAN
SCALE: 1" = 20'-0"



02 FRONT ELEVATION FOR REFERENCE
SCALE: 1/8" = 1'-0"

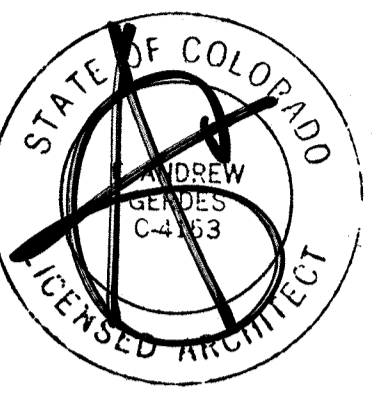
LUMINARY SUMMARY TABLE

TYPE AND DESCRIPTION OF LIGHTING ITEM	QUANTITY	IESNA CUTOFF CLASSIFICATION	LUMENS (FOR NON-FULL CUTOFF FIXTURES)	HEIGHT ABOVE GRADE TOP OF FIXTURE	CD REFERENCE DESIGNATION
1 EXISTING PEDESTRIAN PATH LIGHTS - SEE PHOTO 1	4 FIXTURES	EXISTING	EXISTING	TOF - ± 16'	N/A
2 EXISTING PARKING LOT LIGHTS - SEE PHOTO 2	6 FIXTURES	EXISTING	EXISTING	TOF - ± 25'	N/A
3 VINTAGE NEON LED - SEE 02/A001 & A002	67 LINIER FT.	NO	5,695	TOF - 24'-9"	LW-05-X
X1 WALL SCONCE WITH CUSTOM SURROUND - SEE 02/A001 & A002	10 FIXTURES	NO	514	TOF - 8'-9"	LW-03-X
X2 WALL PACK SECURITY LIGHT FIXTURE - SEE A002	6 FIXTURES	YES	N/A	TOF - 8'-4" & 13'-4"	LW-04-X
X3 LED ACCENT STRIP LIGHTING AT DECORATIVE CHANNEL - SEE 02/A001 & A002	225 LINIER FT.	NO	528	± 13'	LS-07A-X LS-07B-X
X4 RECESSED CAN FIXTURE AT CANOPY (LED) - SEE A002	5 FIXTURES	YES	N/A	AT CANOPY	LW-07-X
X5 PATIO LIGHTS - PIER MOUNT LANTERN MOUNTED TO RAIL SYSTEM - ROUTE ELECTRICAL THROUGH RAIL SYSTEM SEE 02/A001 & A002	6 FIXTURES	NO	1000	TOF - 6'-0"	LW-02-X
X6 UP-LIGHTING AT TOWER ON ROOF - SEE 02/A001 & A002	6 FIXTURES	NO	3,264	TOF - 19'-0"	LW-06-X
EM2 EMERGENCY LIGHTING AT EGRESS DOOR - SEE 02/A001 & A002	5 FIXTURES	YES	N/A	TOF - ± 12'-2"	LE-04-X

Luminary Summary Table: Provide a table which shows the breakdown of luminaries by type to include number, IESNA cutoff classification, lumens (for non-full cutoff fixtures), and height above grade.

**SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LOT 6, CASTLE PINES COMMERCIAL FILING
NO. 10A, AMENDMENT NO. 1
PROJECT NO. SDP19-0046**

GHA
Architecture / Development
14901 Quorum Drive
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JUL 23 2021
REGISTRATION NUMBER C-4153
EXP DATE 10/31/2021
PROJECT NUMBER 210206.000

BUFFALO WILD WINGS
PROMENADE AT CASTLE ROCK
4995 FACTORY SHOPS BLVD
CASTLE ROCK, CO 80108
4.8K PROTOTYPE - 03-01-21

BUFFALO WILD WINGS
1155 PERIMETER CENTER WEST
SUITE 900 DEV
ATLANTA, GA 30338
PHONE: (952) 593-9943
FAX: (952) 593-9787

DRAWING ISSUE

NO	DESCRIPTION	DATE
1	SDP19-0046 - SITE DEVELOPMENT PLAN SUBMITTAL	12/20/2019
2	SDP19-0046 - SITE DEVELOPMENT PLAN RESUBMITTAL	04/06/2020
3	SDP19-0046 - SITE DEVELOPMENT PLAN RESUBMITTAL	04/05/2021
4	SDP19-0046 - SITE DEVELOPMENT PLAN RESUBMITTAL	05/14/2021
5		
6		

GENERAL LIGHTING PLAN

A001

SHEET: 10 OF: 11

