

SITE DEVELOPMENT PLAN
LOT 7, CASTLE PINES COMMERCIAL FILING NO. 3, 1ST AMENDMENT
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CASE NO. SDP20-0027

PURPOSE

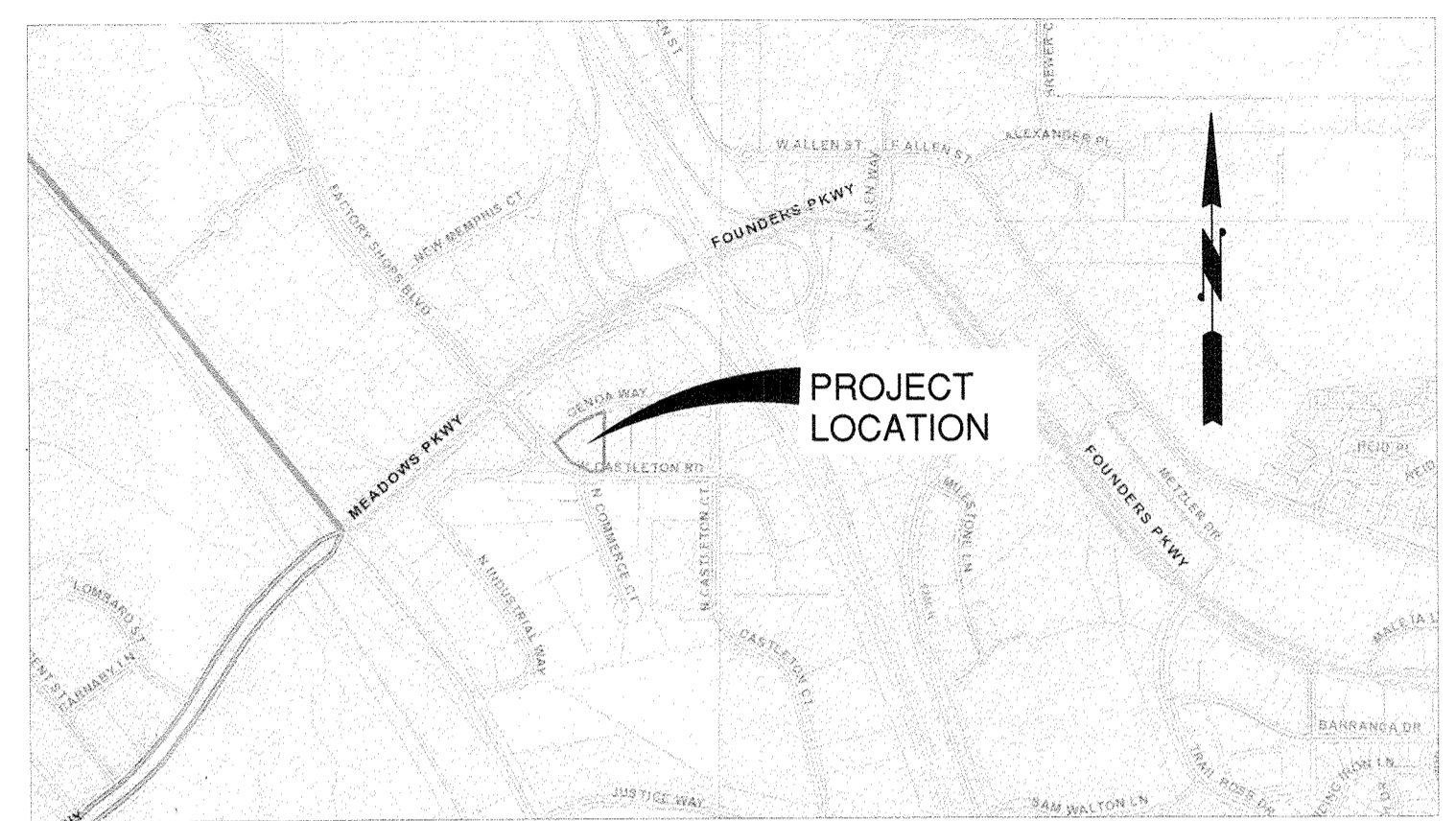
AN AMENDMENT TO UPDATE THE FACADE AND SIGNAGE FOR THE EXISTING ARBY'S RESTAURANT.

LEGAL DESCRIPTION

LOT 7, CASTLE PINES COMMERCIAL SUBDIVISION FILING NO. 3 DOUGLAS COUNTY, CASTLE ROCK, COLORADO

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 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL UPON WRITTEN NOTICE BY THE TOWN. THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- 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.
- ACCORDING TO THE FEMA PANEL NUMBER 08035C0302G, EFFECTIVE DATE 03/16/2016, THE PROJECT SITE IS LOCATED WITHIN ZONE X, WHICH IS DEFINED AS AN AREA HAVING A 0.2 PERCENT ANNUAL CHANCE OF FLOOD HAZARD, AND IS NOT LOCATED WITHIN ANY 100 YEAR FLOODPLAIN.
- 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.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER FOR THIS SITE IS ZONED THE CASTLE PINES COMMERCIAL P.D., RECEPTION NO. 9531413, RECORDED 07-14-1995.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
- 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.



VICINITY MAP
1"=2000'

GENERAL NOTES (CONT.)

- FIRE NOTES**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
 - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
 - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
 - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
 - "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
 - 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.

SURVEYOR'S CERTIFICATE

I, RUSSELL B. HALL, 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.

Russell B. Hall 2-9-21
REGISTERED LAND SURVEYOR DATE



SHEET INDEX

SHEET 1	GENERAL NOTES
SHEET 2	SITE PLAN
SHEET 3	BUILDING ELEVATIONS
SHEET 4	BUILDING ELEVATIONS
SHEET 5	SIGN ELEVATIONS

OWNERSHIP CERTIFICATION

THE UNDERSIGNED, BEING ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

OWNER
THE BAILEY COMPANY, A LIMITED LIABILITY LIMITED PARTNERSHIP
BY: *David E. Bailey*
TITLE: President / CEO
ADDRESS: 1690 TABLE MOUNTAIN DRIVE, #100, GOLDEN, CO

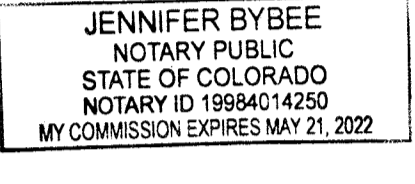
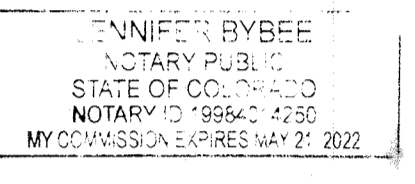
STATE OF COLORADO)
) SS.
COUNTY OF Jefferson

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF October, 2021 BY
David E. Bailey AS President / CEO OF
THE BAILEY COMPANY, A LIMITED LIABILITY LIMITED PARTNERSHIP

MY COMMISSION EXPIRES: May 21, 2022

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer Bybee
NOTARY PUBLIC



APPROVALS

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14 DAY OF October, 2021.

David M. D...
DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION

I, Cissy M Jennings, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, 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.

AUTHORIZED REPRESENTATIVE
Cissy M Jennings
FIRST AMERICAN TITLE INSURANCE COMPANY

SIGNED THIS 11th DAY OF October, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF October, 2021 BY Cissy M Jennings AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Krista A. Steen
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/7/2025

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-1064002-OMHA, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2021, WAS REFILED UPON FOR RECORD INFORMATION REGARDING OWNERSHIP, LIENS AND TAXES.

RECORDERS CERTIFICATE:

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 3:10 pm ON THE 14th DAY OF October, 2021 AT RECEPTION NO. 202117242

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Dana D. Bonham* deputy
DEPUTY

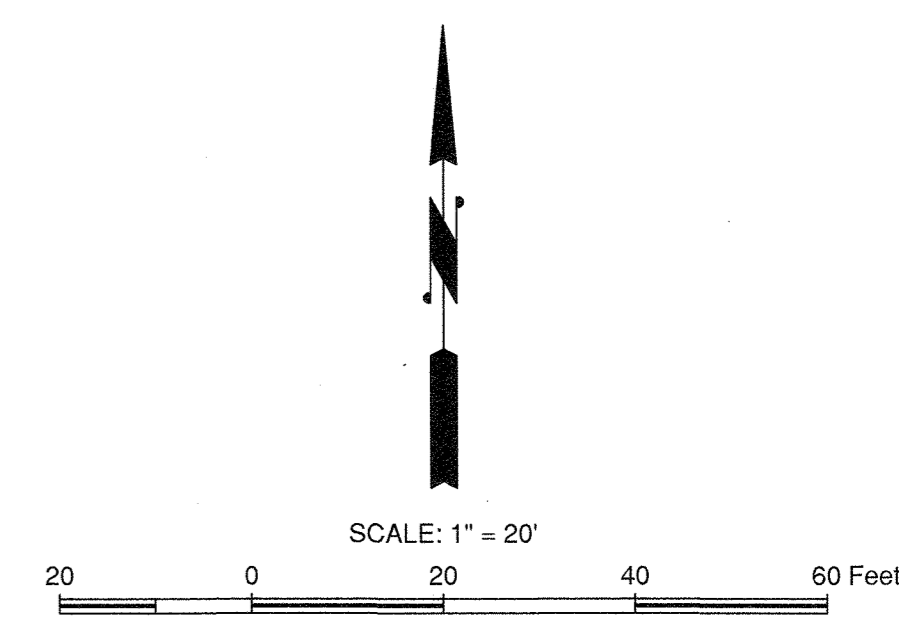
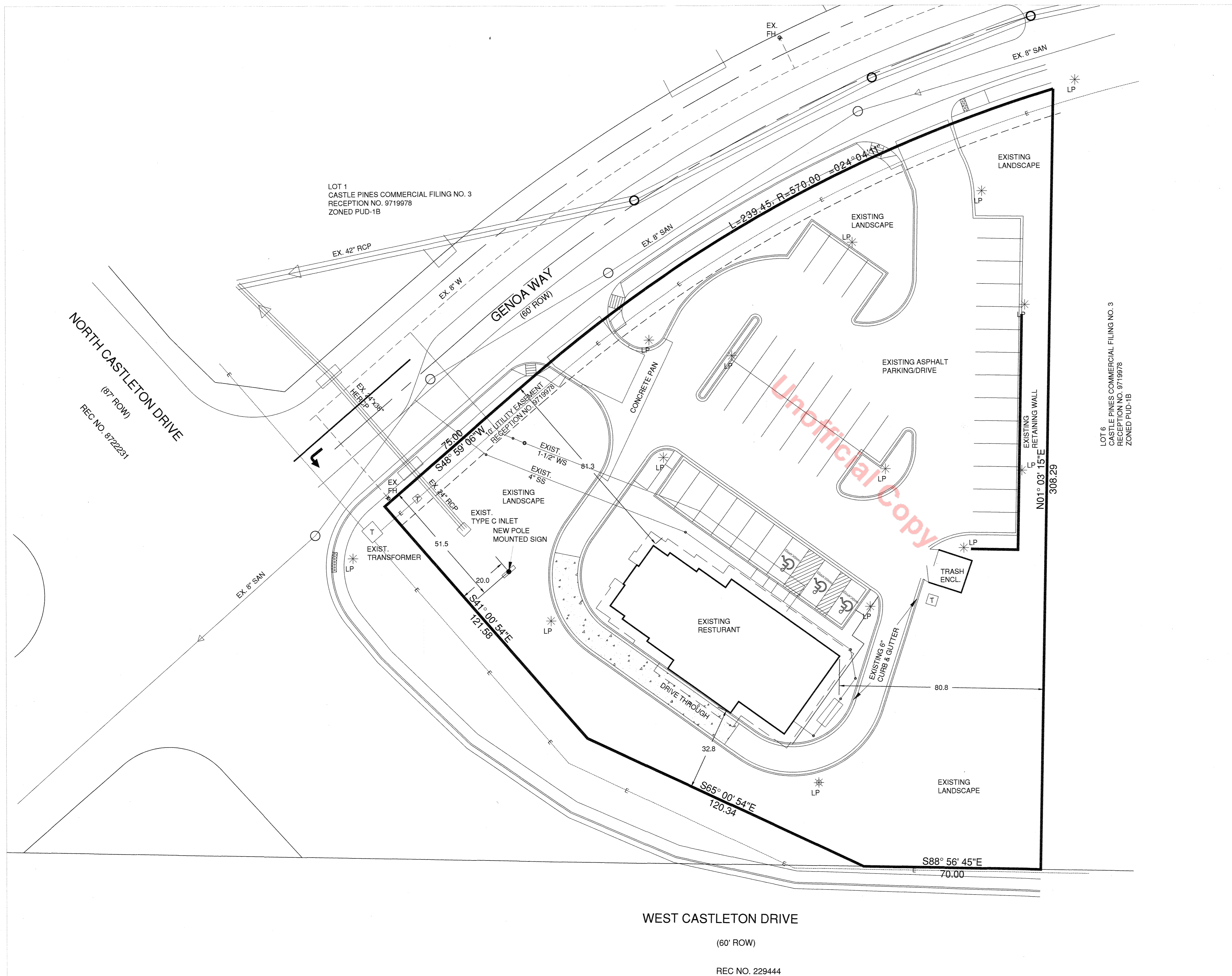


GENERAL NOTES
SHEET 1 OF 5
CASE NO. SDP21-0027

SITE DEVELOPMENT PLAN

LOT 7, CASTLE PINES COMMERCIAL FILING NO. 3, 1ST AMENDMENT

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CASE NO. SDP20-0027



LEGEND	
PROPOSED POLE SIGN	
EXISTING LIGHT POLE	
EXISTING FIRE HYDRANT	
EXISTING STORM SEWER	
EXISTING SANITARY SEWER	
EXISTING WATER MAIN	
EXISTING ELECTRIC SERVICE	
EXISTING TRANSFORMER	
PROPERTY LINE	

WEST CASTLETON DRIVE
(60' ROW)
REC NO. 229444

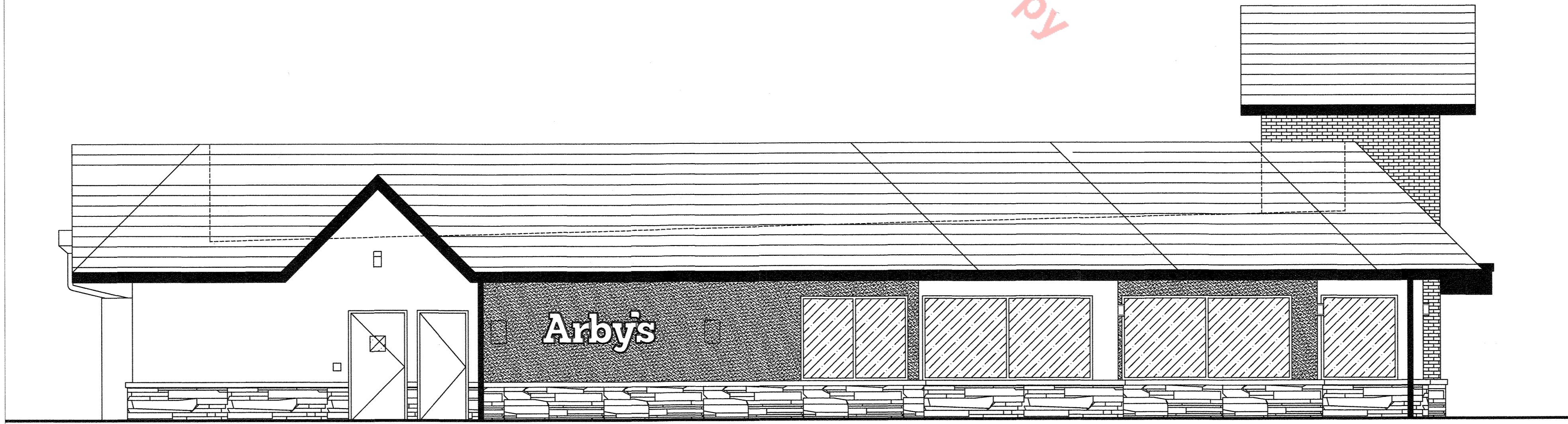
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CASE NO. SDP20-0027

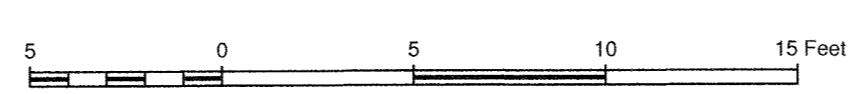


FRONT ELEVATION
1"=5'



SIDE ELEVATION
1"=5'

SCALE: 1" = 5'



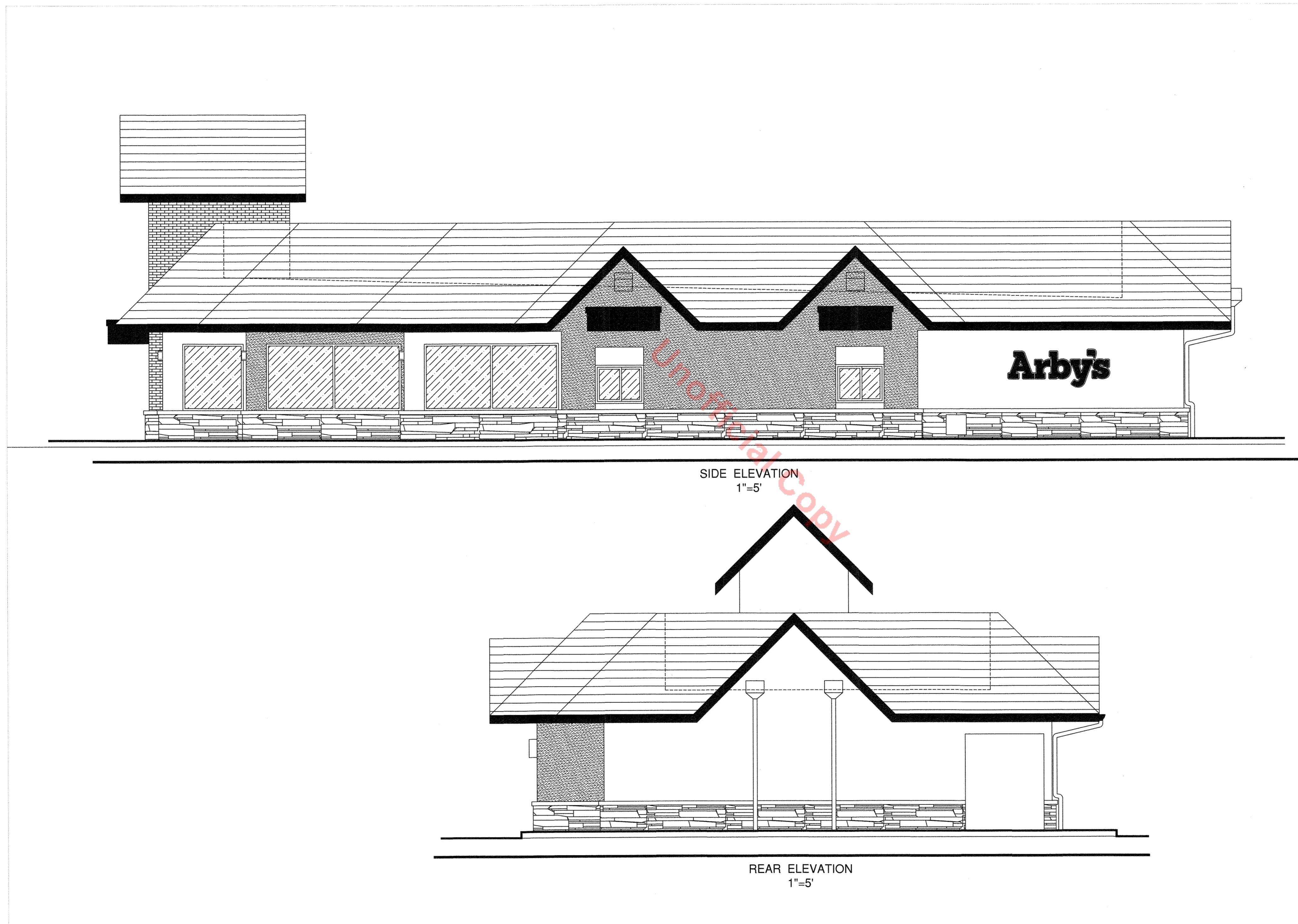
HL HIGHLINE ENGINEERING & SURVEYING
DATE: 07/28/21
PO BOX 1295 PARKER, COLORADO 80134
Tel. No. (303) 889-0044 Fax. No. (303) 390-3320

ELEVATIONS
SHEET 3 OF 5
CASE NO. SDP21-0027

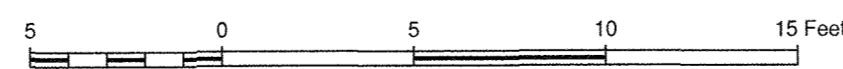
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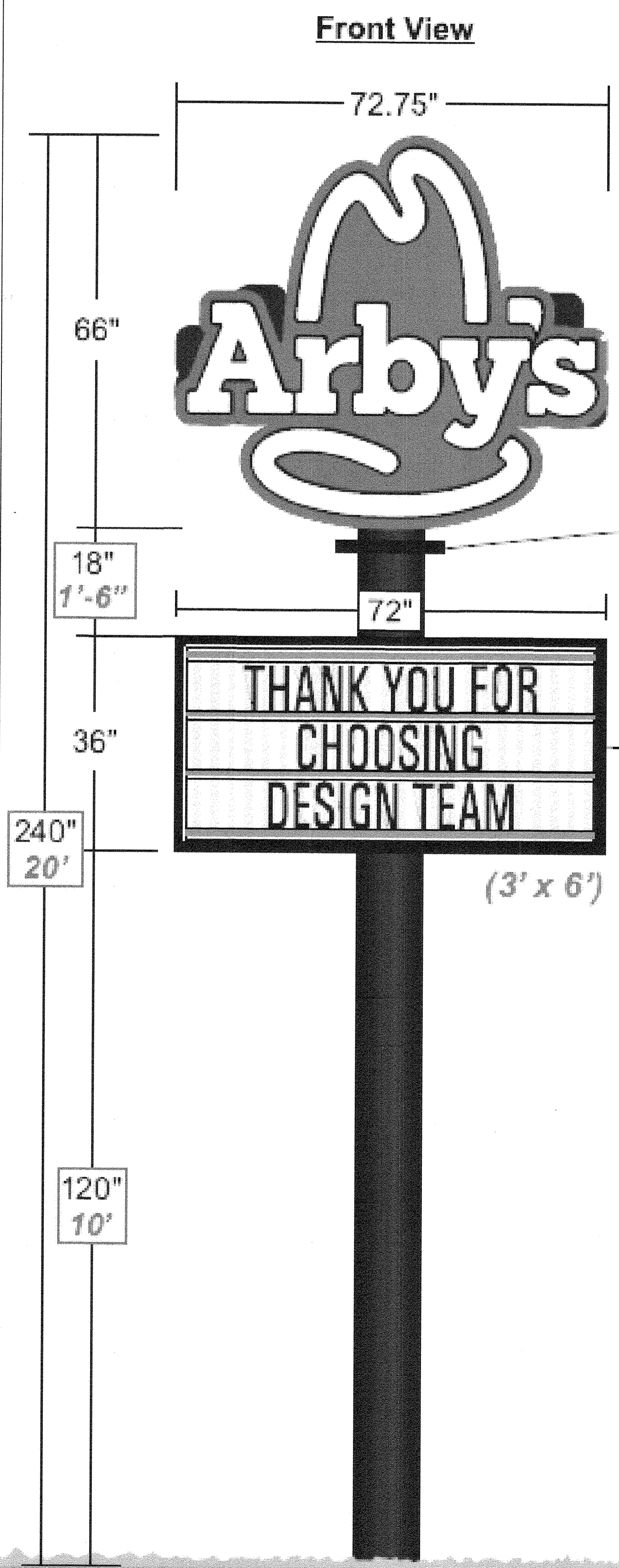
HL HIGHLINE ENGINEERING & SURVEYING
 DATE: 07/28/21
 PO BOX 1295 PARKER, COLORADO 80134
 Tel. No. (303) 889-0044 Fax. No. (303) 390-3320

ELEVATIONS
 SHEET 4 OF 5
 CASE NO. SDP21-0027

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(5'-6" x 6'-.75")

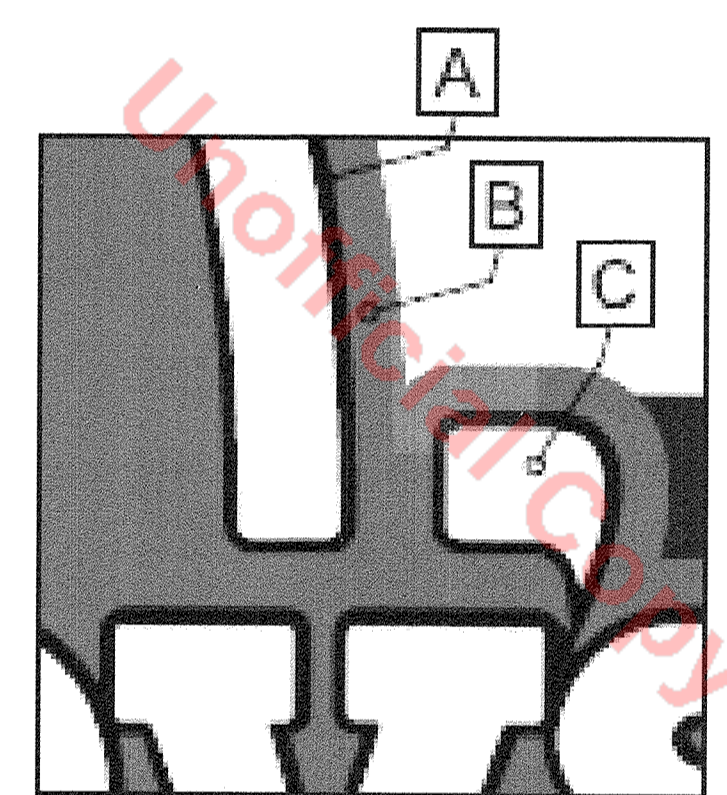
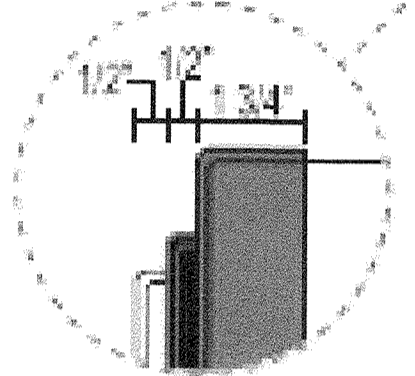
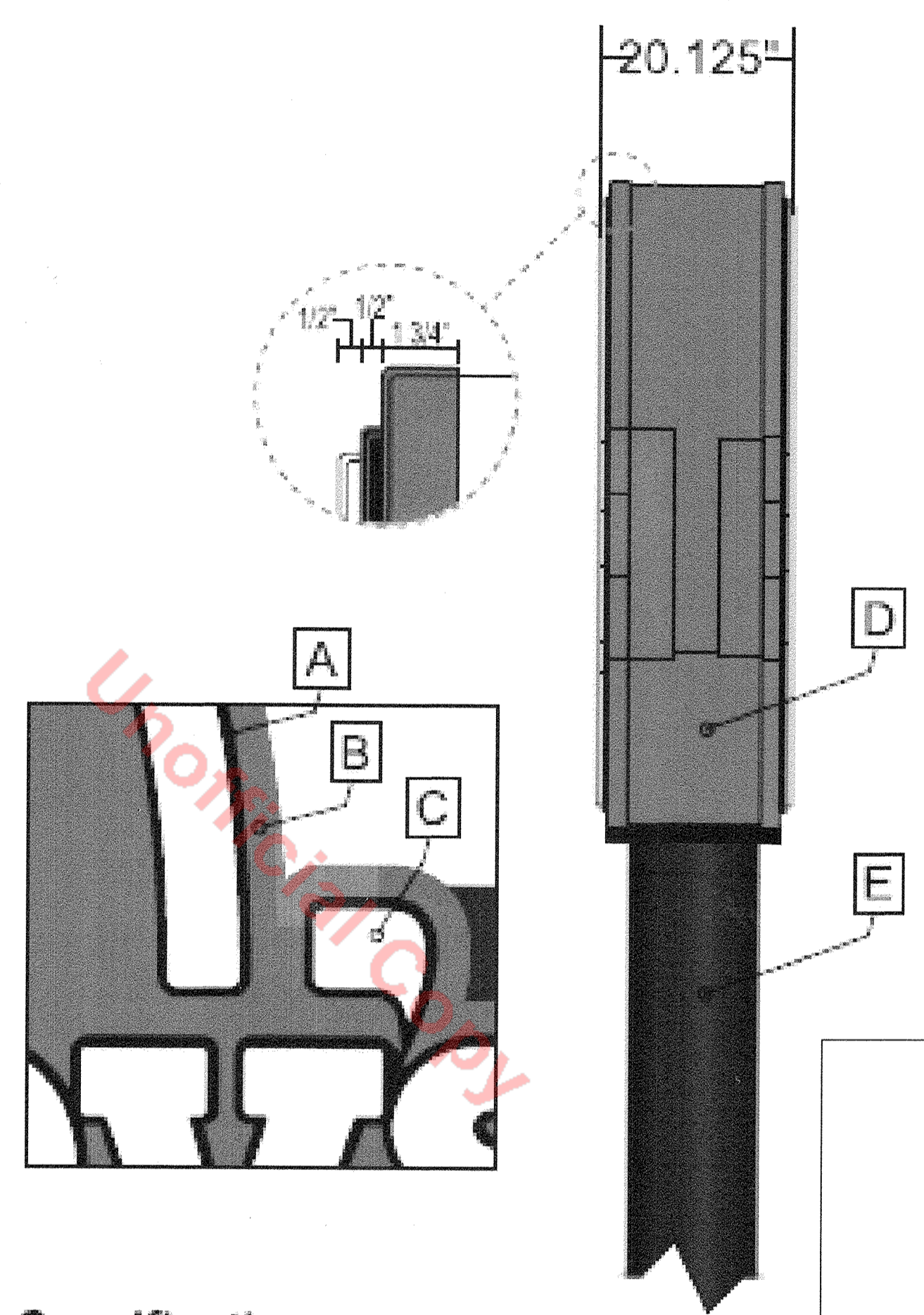
Match Plates

New Readerboard Cabinets
3 Rows of 8" on 9" Copy
Cut Size= 35.5" x 71.5"

READERBOARD FACES INCLUDES:
8" MODERN FONT PACKAGE
1. MODERN HALFTONE LETTERS & NUMERALS
2. BLACK, 302 CHARACTERS
3. CHANGER ARM W/ REGULAR CUP
4. STORAGE CABINET

(3' x 6')

Side View



Sign Specifications

B7 Pylon to be installed on new single pole. (2) New readerboard cabinets. Pylon faces to be clear polycarbonate capover faces painted 2nd surface. New pole to be painted gloss black.

Color Specifications

A	Outline Painted Black 2nd Surface
B	Faces Painted To Match 3M 3630-0033 2nd Surface
C	Clear Polycarbonate Faces painted White 2nd surface
D	Returns Painted To Match 3M 3630-0033 1st Surface
E	Pole Painted Gloss Black

Logo-Shaped Sign Head Graphics:

Sign Type:
B-7 Pylon SP

Actual Area
20.6 SqFt

3 Box Area
24.9 SqFt

Rectangle Area
33.3 SqFt