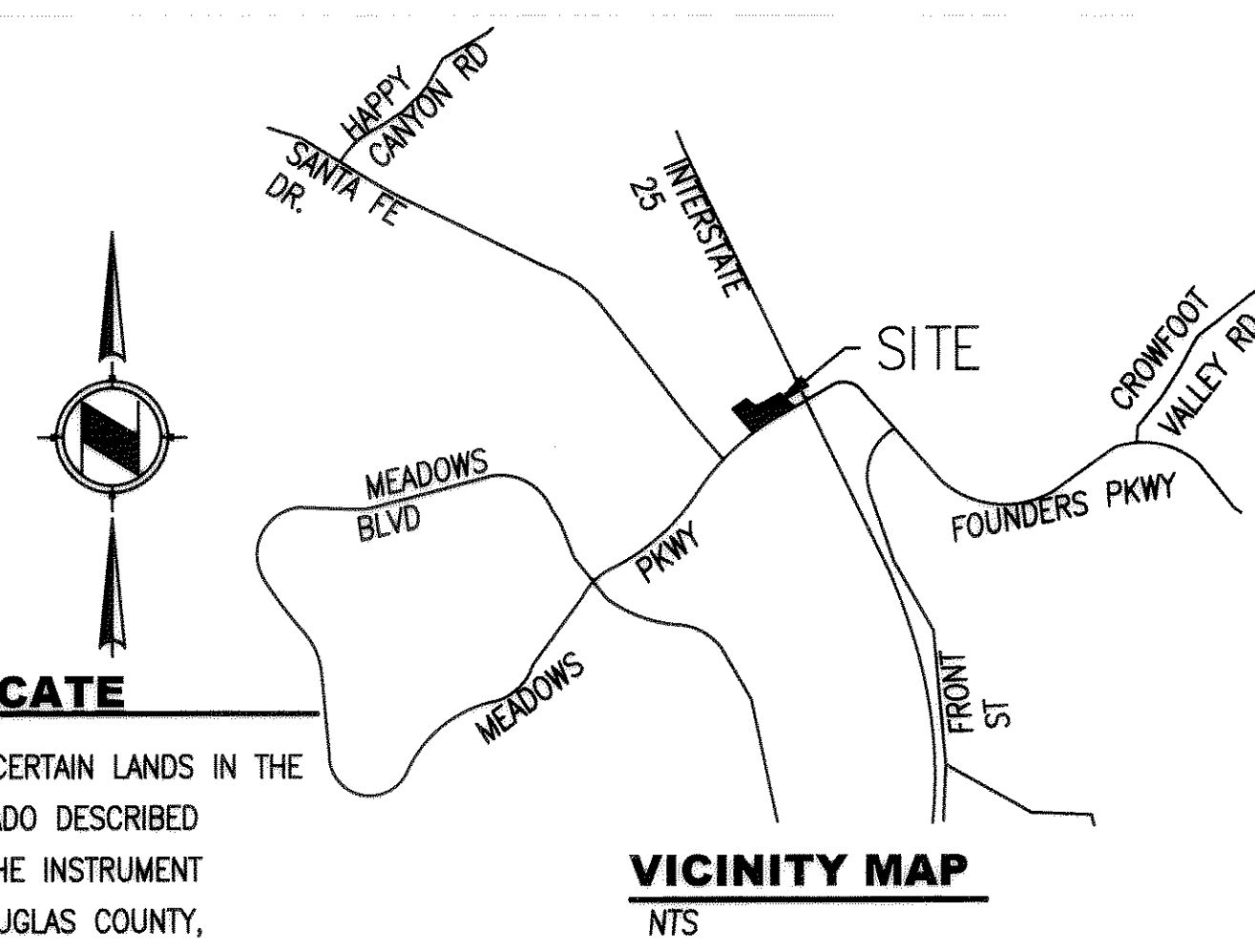


LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3,  
**SITE DEVELOPMENT PLAN**  
LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO



- 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 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.
  - THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
  - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FEMA DESIGNATION FLOODPLAIN AS SHOWN ON PRELIMINARY FIRM PANEL 08035C0186G, DATED JULY 11TH, 2014.
  - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
  - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
  - APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
  - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE 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 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 PLAN.
  - THIS SITE IS ZONED PLANNED DEVELOPMENT AS PART OF THE TOWN OF CASTLE PINES COMMERCIAL PD, RECORDED AT RECEPTION #199531412.
  - 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.
  - RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
  - A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
  - THE LANDSCAPE AND IRRIGATION REQUIREMENTS HAVE BEEN MET THROUGH THE APPROVAL OF SDP14-0017 AND CD14-0026.
  - ALL SIGNAGE MUST MEET THE FINAL APPROVED PROMENADE SIGN PACKAGE. SEPARATE SIGN PERMITS ARE REQUIRED.

- SITE DEVELOPMENT PLAN FIRE NOTES:**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
  - FIRE 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.

**BASIS OF BEARINGS**

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AND NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO., BETWEEN THE NORTHEAST CORNER OF SECTION 27 AND THE SOUTHEAST CORNER OF SECTION 22 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "L.S. 13485 1993"), AND THE NORTH 1/4 CORNER OF SECTION 27 AND THE SOUTH 1/4 CORNER OF SECTION 22 (A FOUND 2-1/2" CAP STAMPED "PLS 22564 1998"). SAID BEARING BEING: NORTH 89°09'35" WEST

**BENCHMARK**

BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, DATUM=NAVD83 ELEVATION=8222.12

**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.

FFG DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: [Signature]  
ANDREW K. SMITH, MANAGER

SIGNED THIS 16 DAY OF April, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF April, 2015 BY ANDREW K. SMITH, MANAGER OF FFG DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/9/18

[Notary Seal]

**DOUGLAS COUNTY CLERK AND 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 2:40pm ON THE 15th DAY OF May, 2015 AT RECEPTION NO. 2015031664

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]  
DEPUTY

[Seal]

**SURVEYOR'S CERTIFICATE**

I, Derek S. Brown, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature]  
DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38064  
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122  
(303) 713-1898

[Seal]

**CIVIL ENGINEER'S STATEMENT**

I, Michael Jackson, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENT IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS

[Signature]  
REGISTERED PROFESSIONAL ENGINEER  
DATE 4-15-15

[Seal]

**SITE INFORMATION:**

TOTAL SITE AREA: .992 ACRES (43,298 S.F.)	MAXIMUM BUILDING COVERAGE ALLOWED: 35%
BUILDING COVERAGE: 4,050 S.F. (9.4%)	MAXIMUM BUILDING HEIGHT ALLOWED: 50'
OPEN SPACE/LANDSCAPE AREA 9,277 S.F. (21.4%)	BUILDING SETBACKS: 15' FRONT, 15' REAR, 0' SIDE
HARDSCAPE (INCLUDING SIDEWALK) 29,894 S.F. (69%)	REQUIRED/PROVIDED PARKING, RESTAURANT: PER SDP14-0017
PROPOSED BUILDING HEIGHT: 22.67 FEET	ACCESSIBLE PARKING REQUIRED/PROVIDED: PER SDP14-0017
PARKING PROVIDED: EXISTING: 20 PROPOSED: 44	BICYCLE PARKING REQUIRED: 2
LAND USE: COMMERCIAL RESTAURANT	BICYCLE PARKING PROVIDED: 2
EXISTING ZONING: CASTLE PINES COMMERCIAL PD	SINGLE FAMILY EQUIVALENTS UNITS (SFE'S): PER SDP14-0017

**LEINHOLDER 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 04-17-2015 AT RECEPTION NO. 2015024079 IN DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]  
AMERICANWEST BANK, ITS SUCCESSORS AND/OR ASSIGNS

SIGNED THIS 17 DAY OF April, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF April, 2015 BY Jeanne M. Walker AS VP OF AMERICANWEST BANK, ITS SUCCESSORS AND/OR ASSIGNS

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/08/2016

[Seal]

**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.

[Signature]  
AUTHORIZED REPRESENTATIVE  
Vice President of Land Title Guarantee Company

TITLE COMPANY

SIGNED THIS 22nd DAY OF April, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF April, 2015 BY David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12-17-2018

[Seal]

**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 AND ACCORDINGLY 6 SFE ARE DEBITED FROM THE WATER BANK.

**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 15 DAY OF April, 2015

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

**DEVELOPER**

**FOUR FOODS GROUP**  
871 S. AUTOMALL DRIVE  
AMERICAN FORK, UT 84003  
PHONE: 807-642-3800  
FAX: 801-642-3816  
CONTACT: AUSTIN C. SMITH

**CIVIL ENGINEER**

**TTG ENGINEERS**  
4300 N. MILLER ROAD, SUITE 122  
SCOTTSDALE, AZ 85251  
PHONE: 602-371-1333  
FAX: 602-371-0675  
CONTACT: MIKE JACKSON

**SHEET INDEX**

PAGE 1 ..... COVER SHEET  
PAGE 2 ..... SITE PLAN  
PAGE 3 ..... GRADING PLAN  
PAGE 4 ..... UTILITY PLAN  
PAGE 5 ..... ELEVATIONS PLAN  
PAGE 6 ..... ELEVATIONS PLAN  
PAGE 7 ..... PHOTOMETRICS

**LEGAL DESCRIPTION**

LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3, COUNTY OF DOUGLAS, STATE OF COLORADO



RESOURCES Description

DATE

DESIGNED MR

CHECKED MJ

APPROVED MJ

JNEADERS RESTAURANT  
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN COVER SHEET

TTG

JOB NO. 0614018

SCALE NTS

DATE 04/15/2015

1

SHEET 1 OF 7

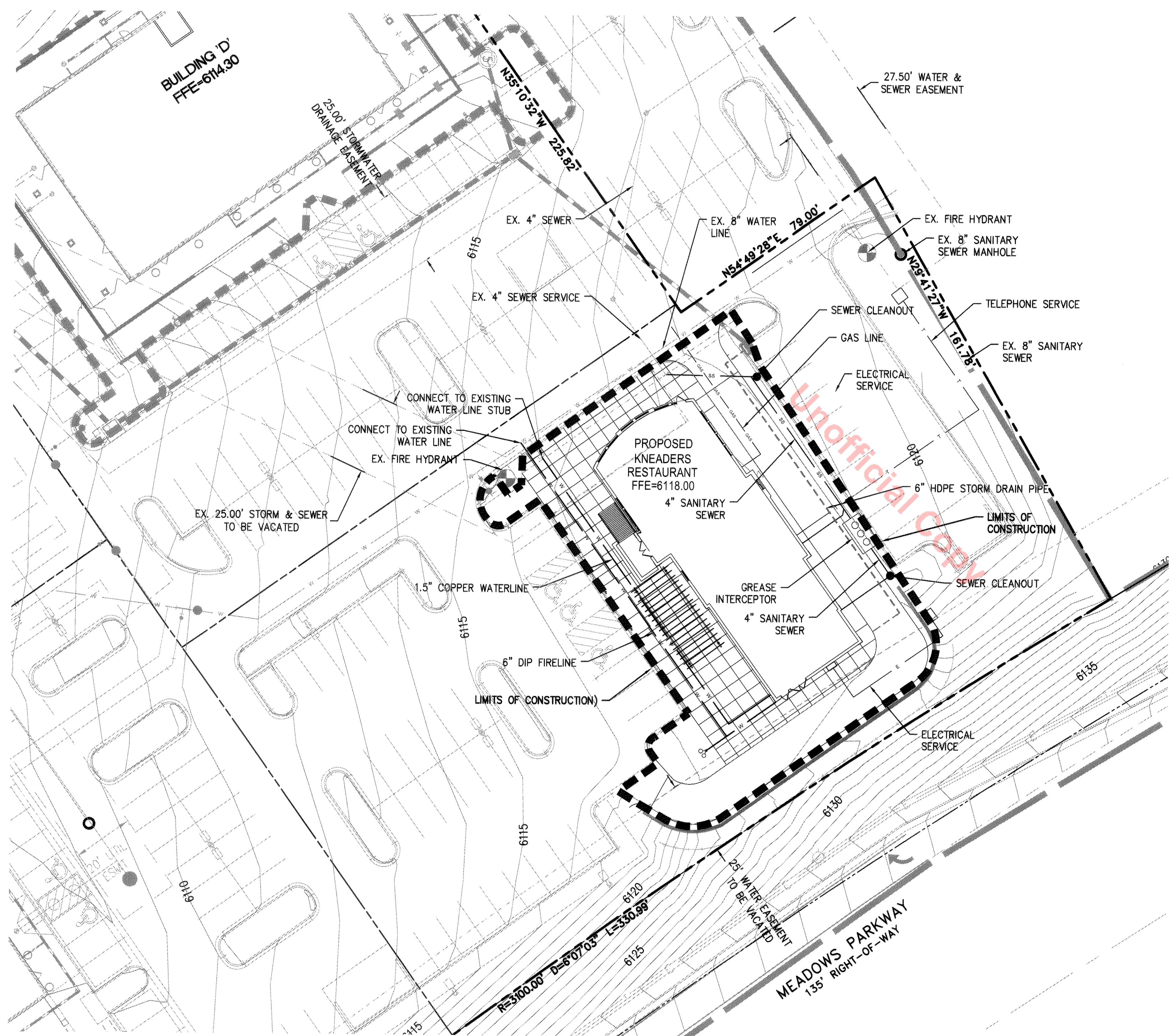
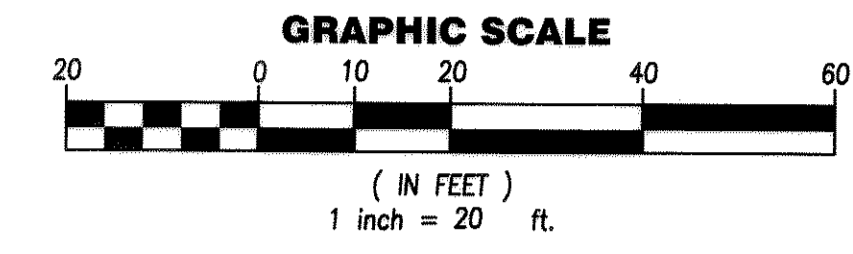
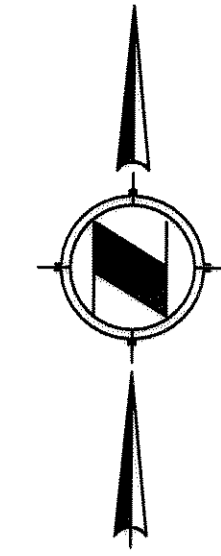
LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 SITE DEVELOPMENT PLAN COVER SHEET

PROJECT NO. SDP15-0003

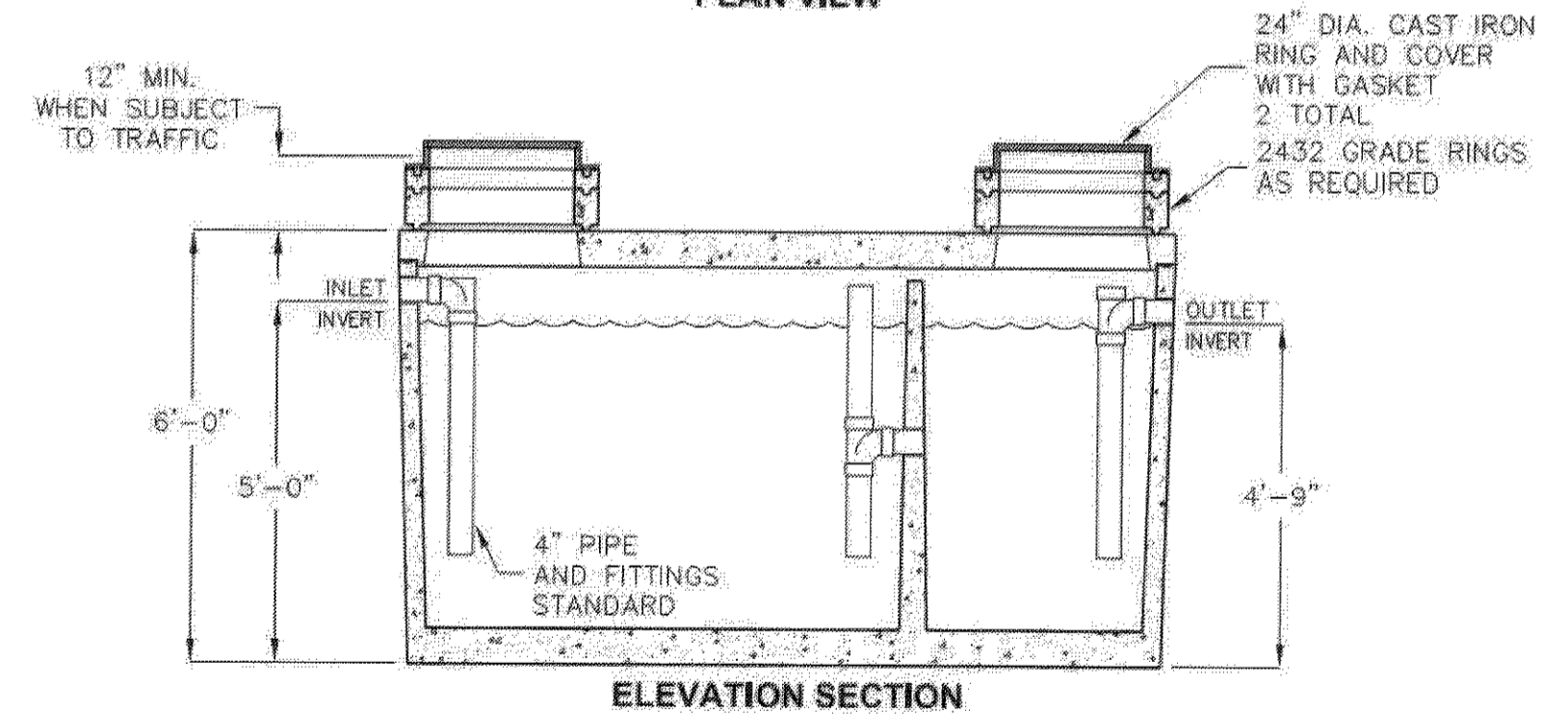
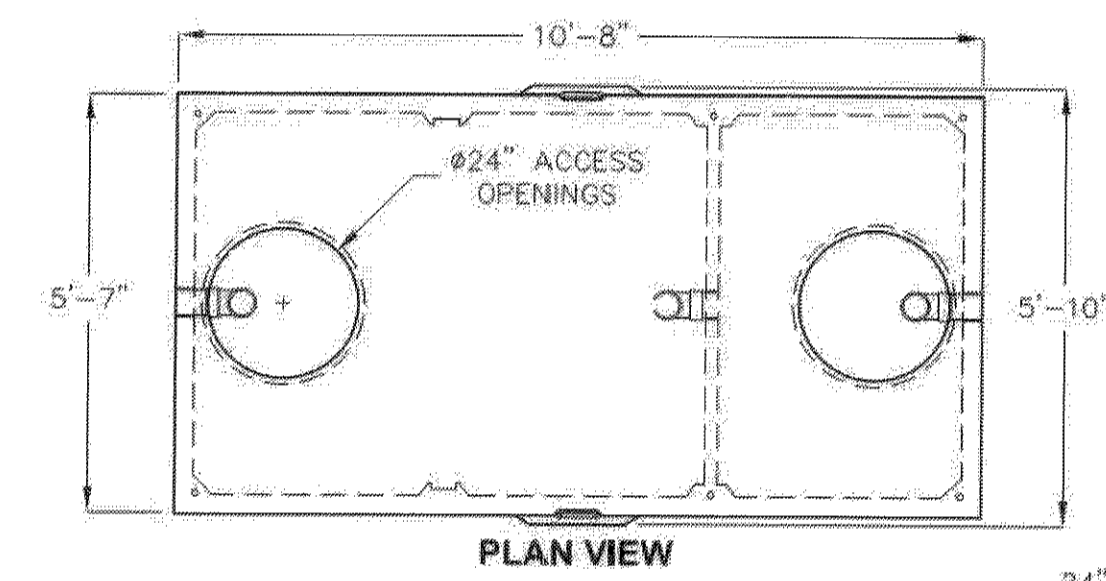




**LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3,  
SITE DEVELOPMENT PLAN**  
LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO



**1,500 GALLON  
GREASE INTERCEPTOR**  
MODEL JP1500-EE-G  
TRAFFIC RATED



OPERATING CAPACITY: 1,500 GALLONS.  
DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 1 TO 6 FEET EARTH COVER.  
BEDDING NOTE: SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.  
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

MINIMUM EXCAVATION  
6'-7" x 11'-8"  
x REQ'D DEPTH



4/21/2010  
JP1500-EE-G-AZ\_A.DWG  
©2010

**LEGEND**

	PROPERTY BOUNDARY
	LIMITS OF CONSTRUCTION
	PROPOSED SANITARY SEWER
	WATER
	CONCEPTUAL ELECTRICAL LINE
	CONCEPTUAL GAS LINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	PROPOSED SEWER CLEANOUT

- UTILITY NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS
  2. THE MINIMUM SERRATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINE IS 10 FEET
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINE IS 5 FEET
  4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER

<p><b>KNEADERS RESTAURANT</b> CASTLE ROCK, COLORADO</p>	<p><b>UTILITY PLAN</b></p>
<p><b>TTG</b></p>	
<p>JOB NO. 0614018 SCALE 1"=20' DATE 04/03/2015</p>	
<p><b>4</b></p>	
<p>SHEET 4 OF 7</p>	

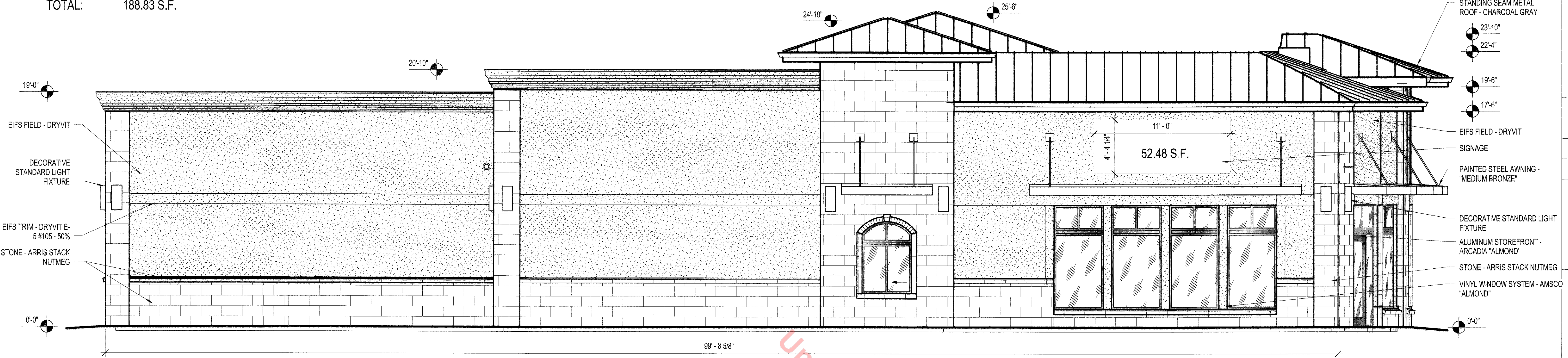


LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3,  
**SITE DEVELOPMENT PLAN**

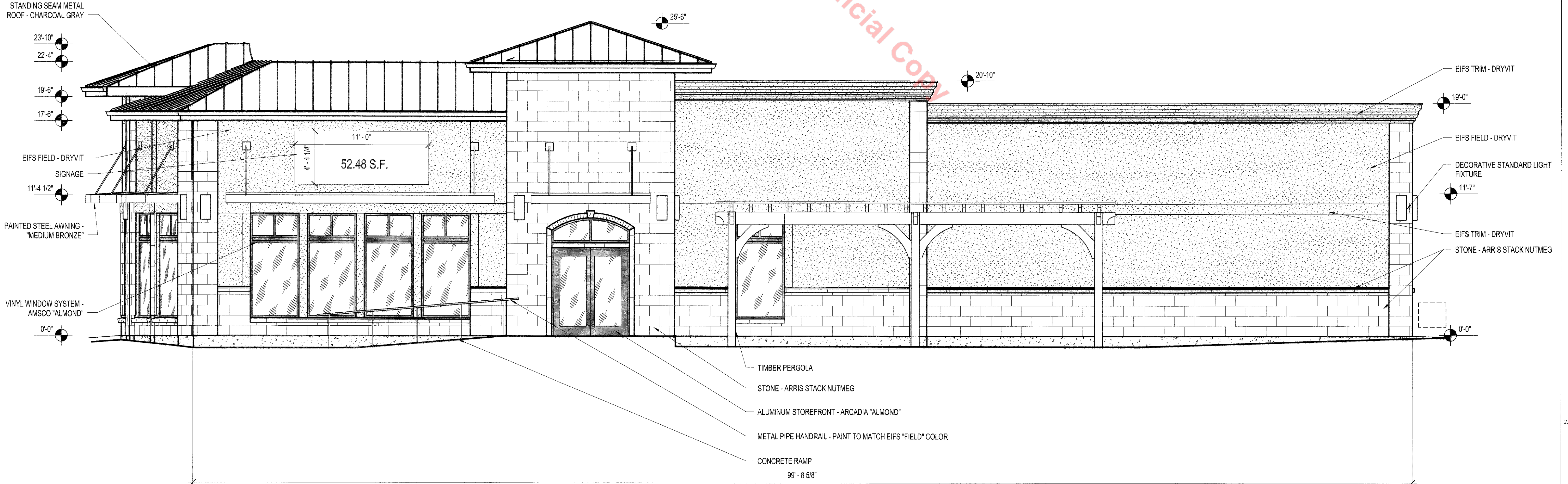
LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO

**EXTERIOR SIGNAGE**

LOCATION	AREA (S.F.)
LEFT	52.48 S.F.
RIGHT	52.48 S.F.
FRONT	31.39 S.F.
BACK	52.48 S.F.
<b>TOTAL:</b>	<b>188.83 S.F.</b>



LEFT ELEVATION



RIGHT ELEVATION

DESIGNED BY	
CHECKED BY	
DATE	

FILE NO.	
----------	--

PROJECT NO.	
-------------	--

DATE	
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**KNEADERS RESTAURANT**  
**CASTLE ROCK, CO**

PRELIMINARY BUILDING ELEVATIONS

**OMA**  
**CURTIS MINER**  
 ARCHITECTURE  
 233 SOUTH PLEASANT GROVE BLVD.  
 SUITE #105  
 PLEASANT GROVE, UTAH 84062  
 PHONE: (801) 769-3000  
 FAX: (801) 769-3001  
 cminah@cmautah.com

JOB NO.	14-045
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SCALE	
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DATE	04-03-2015
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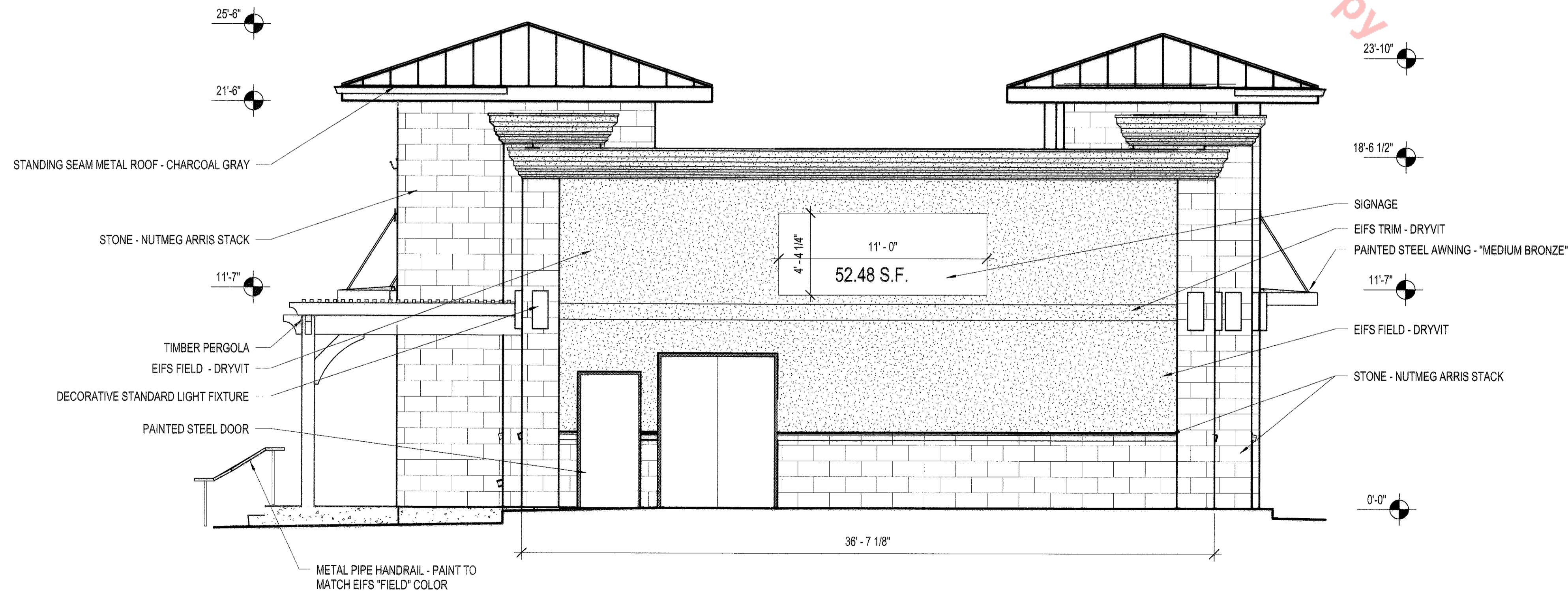
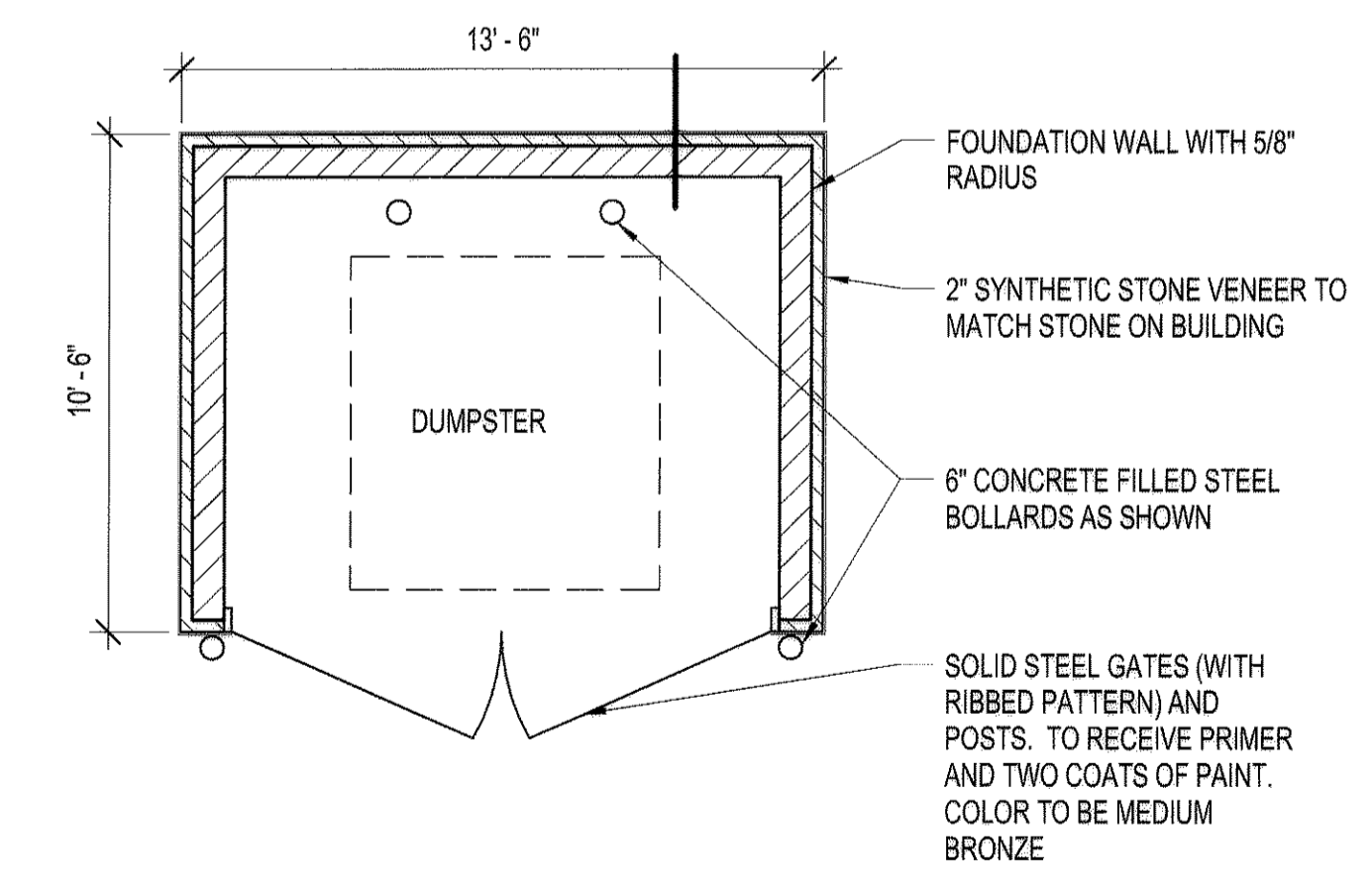
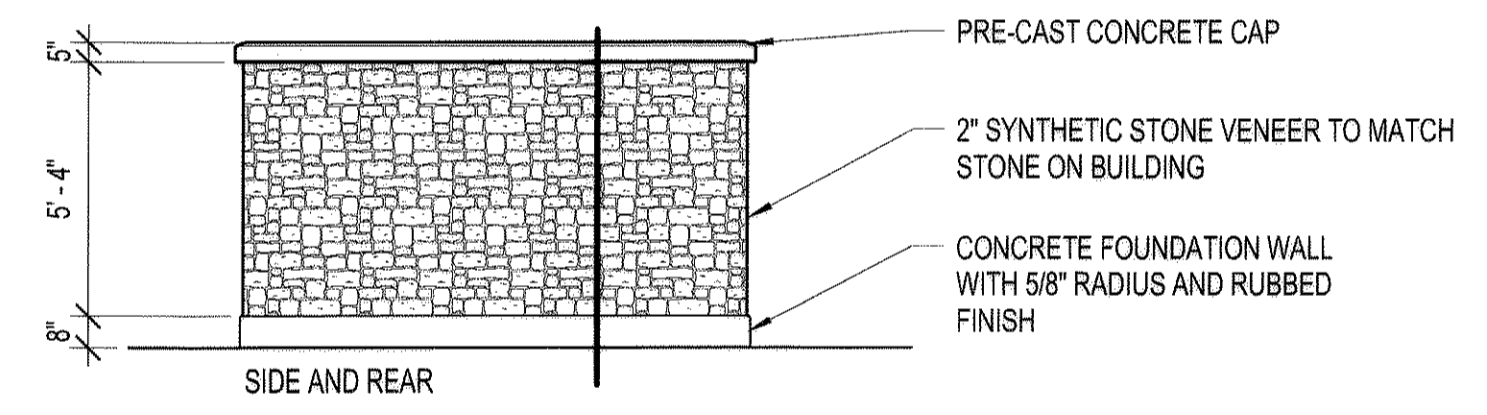
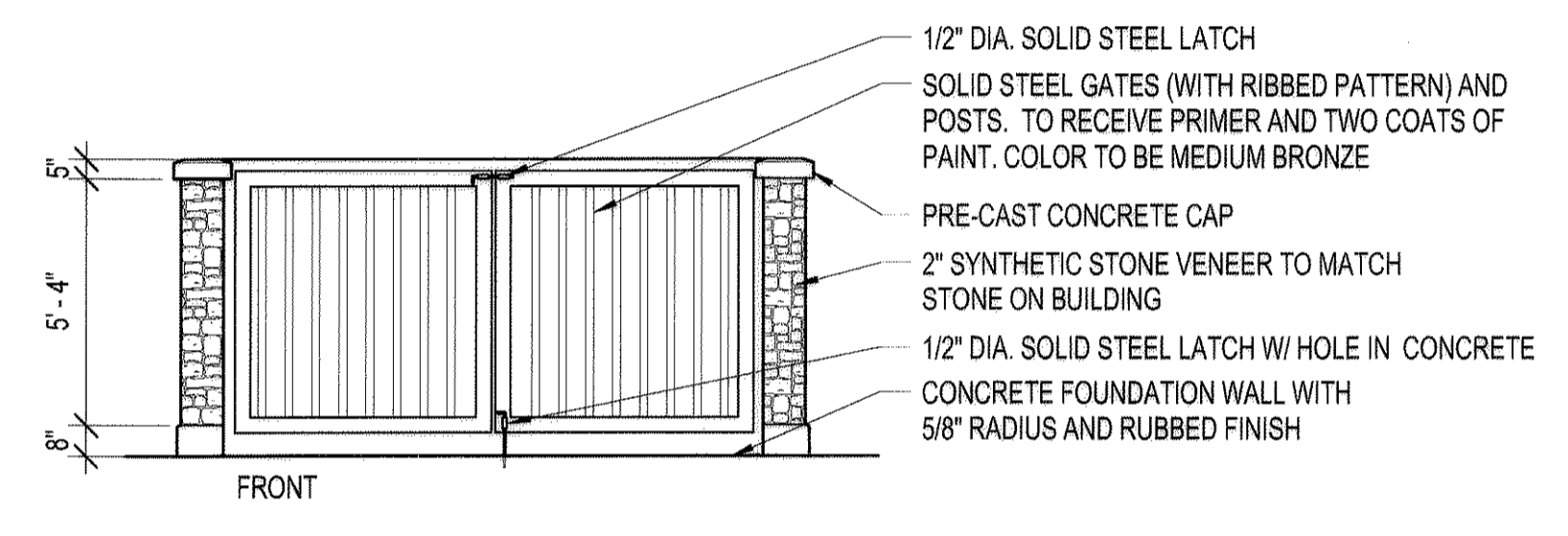


## LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3, SITE DEVELOPMENT PLAN

LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO

### EXTERIOR SIGNAGE

LOCATION	AREA (S.F.)
LEFT	52.48 S.F.
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BACK	52.48 S.F.
<b>TOTAL:</b>	<b>188.83 S.F.</b>



NO.	DATE	DESCRIPTION

DESIGNED	
CHECKED	
DATE	
FILE	

**KNEADERS RESTAURANT**  
**CASTLE ROCK, CO**  
**PRELIMINARY BUILDING ELEVATIONS**

  
**CURTIS MINER**  
 ARCHITECTURE  
 233 SOUTH PLEASANT GROVE BLVD.  
 SUITE # 105  
 PLEASANT GROVE, UTAH 84062  
 PHONE: (801) 769-3000  
 FAX: (801) 769-3001  
 cmautah@cmautah.com

JOB NO. 14-048

SCALE

DATE 04-03-2015

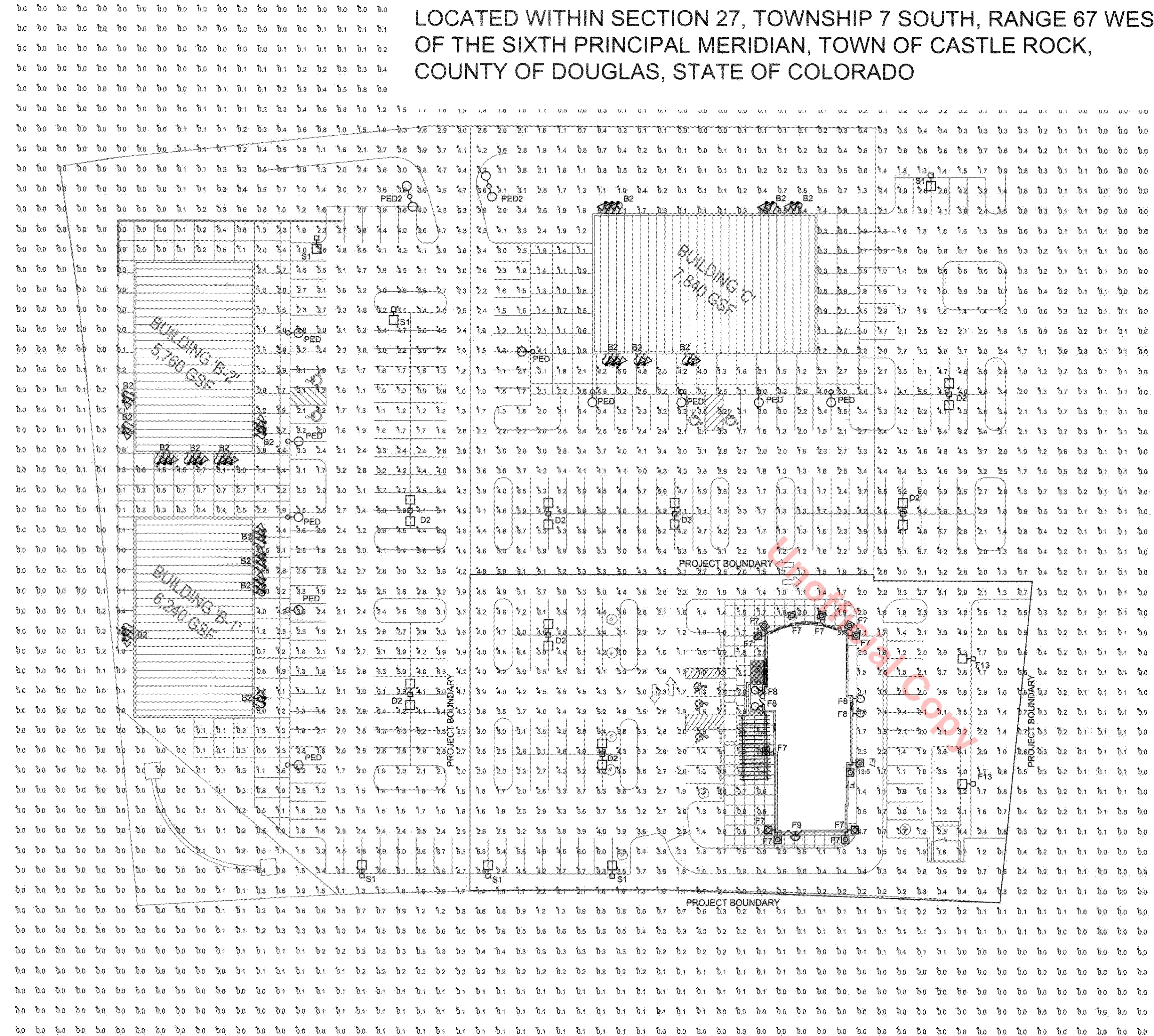
6

SHEET 6 OF 7

LOT 2, CASTLE PINES COMMERCIAL FILING 4,  
 AMENDMENT NO. 3 SITE DEVELOPMENT PLAN  
**ELEVATIONS PLAN**  
 PROJECT NO. SDP15-000.5



LOT 2, CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3,  
**SITE DEVELOPMENT PLAN**  
 LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO



Symbol	Qty	Label	Arrangement	Height	LLF	Description	Lum. Lumens
H	1	F9	SINGLE	10'-0"	1.000	XTOR2A-N	1323
H	4	F8	SINGLE	10'-0"	1.000	EURO 250LED TYPE III ARC	2403
H	13	F7	SINGLE	16'-0"	1.000	UTA-80411-N-W30	1917
□	6	EXISTING - S1	SINGLE	28'-0"	1.000	AME-2-L-T3-72LC-5-SK	10508
○	11	EXISTING - PED	SINGLE	16'-0"	1.000	ODN-2-L-42L-T3-530MA-5500	3696
□	8	EXISTING - D2	GROUP	28'-0"	1.000	AME-2-L-T5W-72LC-5-SK	21016
○	2	EXISTING - PED2	GROUP	28'-0"	1.000	ODN-3-L-T5-84LC-5-SK	7392
○	44	EXISTING - B2	SINGLE	12'-6"	1.000	AD150-10-CW-LED-UE	905
□	2	F13	SINGLE	28'-0"	1.000	AME-2-L-T3-72LC-5-SK-LS	10508

LIGHTING OBJECTIVES BY FIXTURE:  
 F7-F9: PEDESTRIAN TRAFFIC, DRIVE THRU AND EGRESS LIGHTING.  
 F13: NEW PARKING LOT LIGHTING.  
 ALL OTHER FIXTURES ARE EXISTING TO REMAIN.

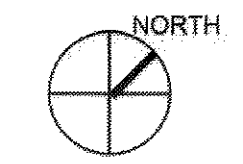
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FULL SITE	Illuminance	Fc	1.43	13.6	0.0	N.A.	N.A.
EXISTING BUILDING B LOT	Illuminance	Fc	2.18	11.8	0.0	N.A.	N.A.
EXISTING BUILDING B PARKING	Illuminance	Fc	3.04	6.5	0.9	3.38	7.22
EXISTING BUILDING C LOT	Illuminance	Fc	2.58	7.1	0.0	N.A.	N.A.
EXISTING BUILDING C PARKING	Illuminance	Fc	3.31	6.9	1.0	3.31	6.90
NEW BUILDING LOT	Illuminance	Fc	2.65	13.6	0.2	13.25	68.00
NEW BUILDING PARKING	Illuminance	Fc	3.30	7.3	0.7	4.71	10.43

EXTERIOR LIGHTS TYPICAL HOURS OF OPERATION:  
 MANAGED BY A TIME-CLOCK TO TURN ON AT 5:30  
 PM AND TO TURN OFF AT 7:30 AM.



Know what's below.  
 Call before you dig.

**1 SITE LIGHTING CALCULATIONS**  
 SCALE: 1/16" = 1'-0"



LOT 2, CASTLE PINES COMMERCIAL FILING 4,  
 AMENDMENT NO. 3 SITE DEVELOPMENT PLAN  
 PHOTOMETRICS  
 PROJECT NO. SDP15-0003

DESIGNED	EKY
CHECKED	WNF
APPROVED	WNF
<b>KNEADERS RESTAURANT</b> CASTLE ROCK, COLORADO <b>SITE LIGHTING CALCULATIONS</b>	
JOB NO. <b>0614018</b> SCALE <b>1/16"=1'-0"</b> DATE <b>04-03-2015</b> SHEETS <b>7</b> SHEET	
SPECTRUM ENGINEERS 524 S. 39th St., Suite 400 Salt Lake City, UT 84111 800-478-7077 801-528-5151 www.spectrumengineers.com	
SHEET <b>7</b> OF <b>7</b>	