

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

SHEET INDEX

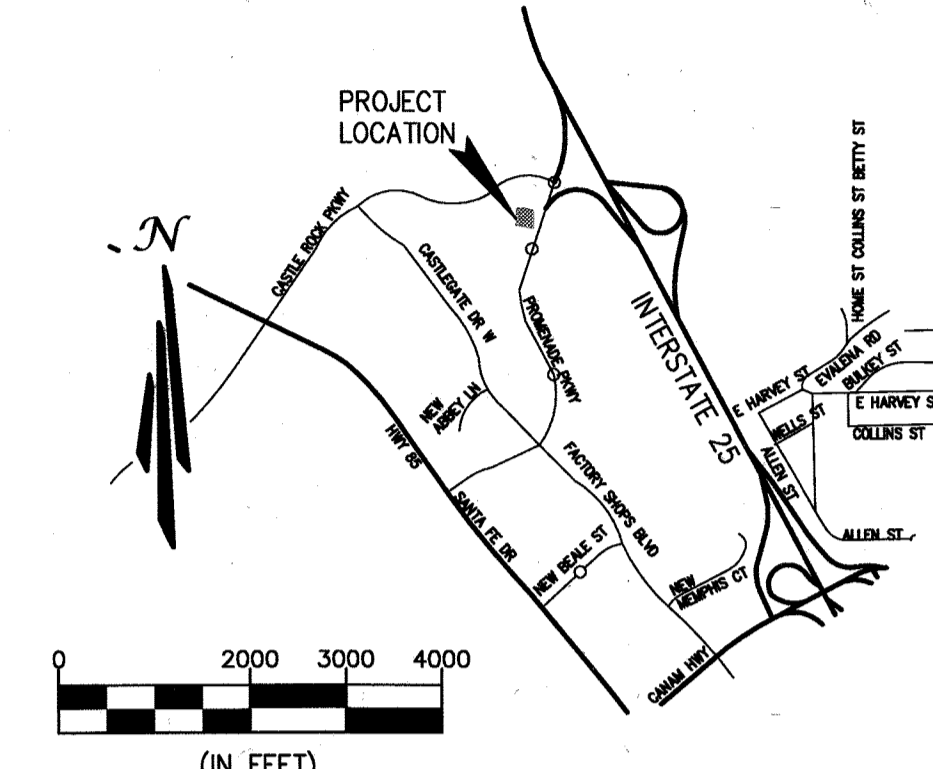
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LAND USE TABLE

LAND USE	LOT AREA	
	S.F.	PERCENT
LOT AREA	39,180	100.0
BUILDING AREA	2,500	6.4
PARKING	11,659	29.7
DRIVEWAYS	9,784	25.0
LANDSCAPED AREA	11,050	28.2
SIDEWALKS	4,187	10.7
SINGLE-FAMILY EQUIVALENTS (SFE)		9.63

SUMMARY TABLE:

DEL TACO - PROMENADE AT CASTLE ROCK FILING 1 AMD 13
 ZONING: PD-CASTLE PINES COMMERCIAL PLANNED DEVELOPMENT
 LAND USE: DRIVE THROUGH RESTAURANT
 PARCEL SIZE: 39,180 SF (0.899 ACRES)
 MAXIMUM GROSS FLOOR AREA: 2,500 SF
 FRONT BUILDING SETBACKS: 10 FEET
 SIDE BUILDING SETBACKS: 10 FEET
 REAR BUILDING SETBACKS: 10 FEET
 REQUIRED PARKING: 25 SPACES
 REQUIRED DRIVE-THRU SPACES: 8 SPACES
 PROVIDED PARKING: 36 SPACES
 PROVIDED DRIVE-THRU SPACES: 10 SPACES
 REQUIRED ADA STALLS: 2 (1 VAN)
 PROVIDED ADA STALLS: 2 (1 VAN)
 MAXIMUM HEIGHT OF BUILDING: 24'6"



VICINITY MAP

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015, AT RECEPTION NO. 2015051492 AND ACCORDINGLY 4.33 SFE ARE DEBITED FROM THE WATER BANK.

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 11, 2017 AT RECEPTION NO. 2017069250, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION.
 BY Joe Miller JOSEPH MILLER
 SIGNED THIS 2nd DAY OF February, 2018

NOTARY CERTIFICATE

STATE OF Colorado)
 COUNTY OF Arapahoe)SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF February, 2018
 BY Joe Miller AS Representative OF MIDFIRST BANK.

WITNESS MY HAND AND OFFICIAL SEAL

Michelle Sanchez
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: June 7, 2021

TITLE CERTIFICATION

I, William Brendemuhl, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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.

William Brendemuhl, COMM. TITLE OFFICER
 AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
 TITLE COMPANY

SIGNED THIS 29th DAY OF JANUARY, 2018

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF JANUARY, 2018
 BY William Brendemuhl, Comm. Title Officer AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

WITNESS MY HAND AND OFFICIAL SEAL

Jordan Peterson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 7/10/2021

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 9th DAY OF February, 2018

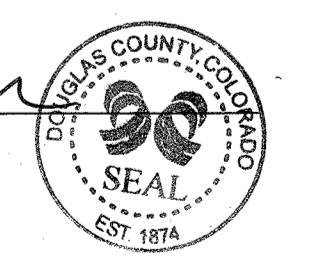
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

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 1:16 pm ON THE 12 DAY OF February, 2018 AT RECEPTION NO. 2018008558.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulayre Poer
 DEPUTY



LEGAL DESCRIPTION:

LOT 1A-4A, BLOCK 2 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

FLOODPLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS BASED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 08035C0167G, PANEL 167G. 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.

LEGEND:

	PROPERTY LINE
	UTILITY EASEMENT
	BUILDING ENVELOPE
	BUILDING SETBACK
	LIMITS OF CONSTRUCTION
	NUMBER OF PARKING SPACES
	EXISTING FIRE HYDRANT
	LAMP POST
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SLOPE/FLOW DIRECTION
	PROPOSED GRADE
	EXISTING GRADE

CONTACT LIST

DEVELOPER
 DEL TACO, LLC
 25521 COMMERCENTRE DRIVE, SUITE 200
 LAKE FOREST CA 92630
 ATTN: ZORAH HAMEDANY
 (949) 523-6214
 EMAIL: ZHAMEDANY@DELTACO.COM

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

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

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 THE MONUMENTS THAT SURVEY.

Steven Varriano
 STEVEN VARRIANO, PLS
 TAIT & ASSOCIATES, INC.
 DATE: 1/25/18

CIVIL ENGINEER'S STATEMENT

I, LAURIE CLARK, 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.

Laurie Clark
 LAURIE CLARK, PE
 TAIT & ASSOCIATES, INC.
 #46456
 DATE: 1.25.18

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.

BY: BLUE MIST SPIREA, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
 NAME: DONALD G PROVOST
 ITS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY
 AS MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
 SIGNED THIS 5th DAY OF February, 2018

NOTARY CERTIFICATE

STATE OF Colorado)
 COUNTY OF Arapahoe)SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF February, 2018
 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: June 7, 2021
 NOTARY PUBLIC [Signature]

ABBREVIATIONS

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

OVERALL DEVELOPMENT OWNER

BLUE MIST SPIREA, LLC, C/O
 ALBERTA DEVELOPMENT PARTNERS, LLC
 5750 DTC PARKWAY, SUITE 210
 GREENWOOD VILLAGE, CO 80111
 ATTN: PETER CUDLIP
 (303) 771-4004

ARCHITECT

ARCHITECTS ORANGE
 144 NORTH ORANGE STREET,
 ORANGE, CA 92866
 ATTN: DAVE MOORE
 (714) 639-9860

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

BASIS OF BEARINGS:
 ACCORDING TO PROMENADE AT CASTLE ROCK FILING NO.1 :
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27 AND
 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID
 SECTION 27 TO BEAR SOUTH 00°28'32" 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)

COVER SHEET

PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0032

DRAWN/AC
 DATE: 02/23/2017
 CHECKED/LC
 DATE: 12/18/2017
 REVISION # 2
 DATE: 12/18/2017
 JOB NO.: CO 13500

NO. DESCRIPTION REVISIONS

DATE

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TAIT

1 of 10

SITE DEVELOPMENT APPROVAL SET 01/15/2018

SITE DEVELOPMENT PLAN GENERAL NOTES: LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

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 ITEMS 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, PLANT CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT TRIANGLES.

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 - PROMENADE AT CASTLE ROCK."

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.

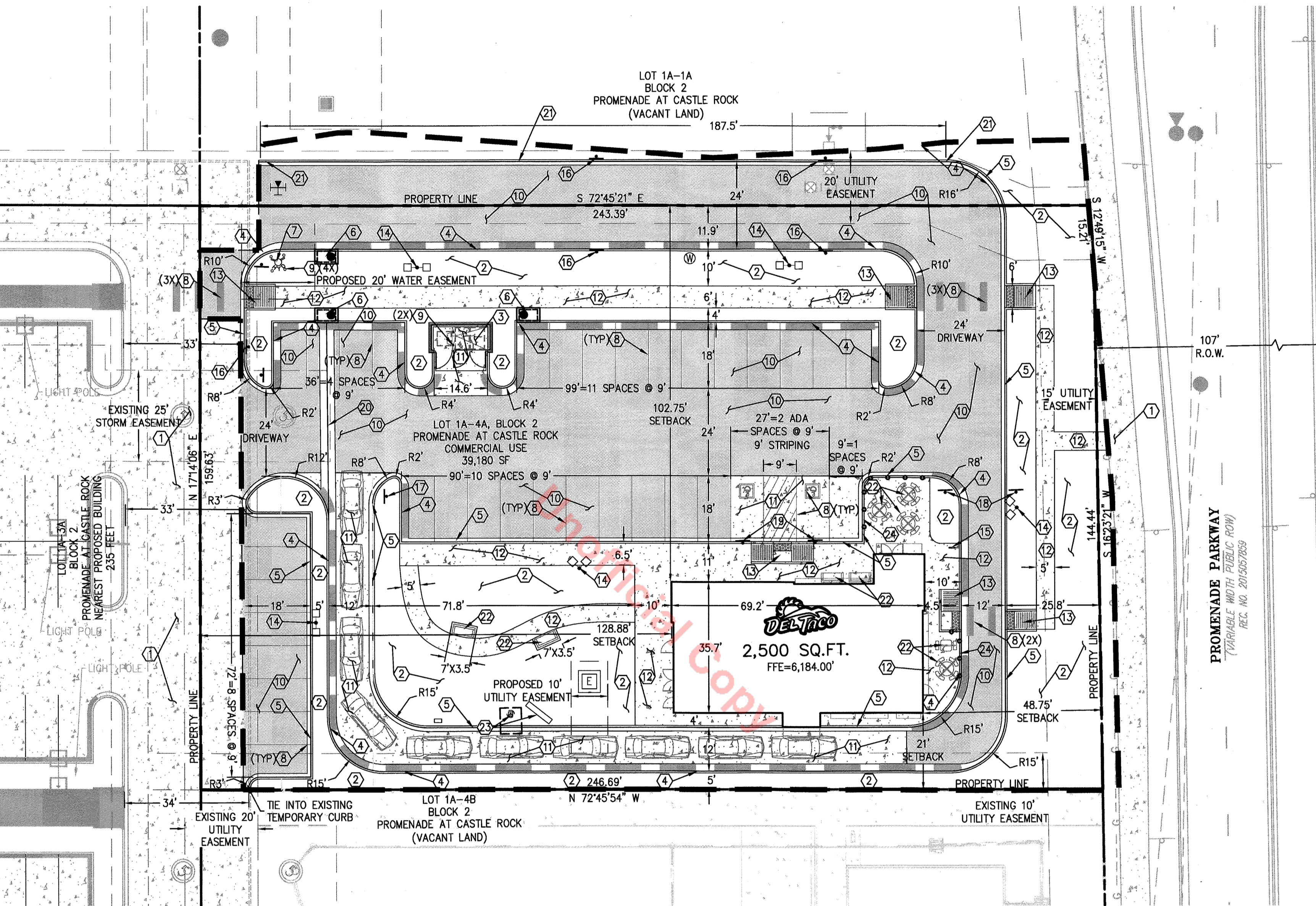
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, 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

- 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.



SITE NOTES:

- PROTECT EXISTING IMPROVEMENTS IN PLACE
- LANDSCAPE
- TRASH ENCLOSURE
- CATCH CURB AND GUTTER
- SPILL CURB
- TYPE R INLET
- FIRE HYDRANT
- STRIPING
- BOLLARD
- HEAVY DUTY ASPHALT PAVING
- HIGH DUTY PORTLAND CONCRETE
- SIDEWALK
- CURB RAMP
- LIGHT FIXTURE
- BIKE RACK
- "FIRE LANE NO PARKING" SIGN
- DEL TACO "E1" SIGN
- DEL TACO "E2" SIGN
- ADA RESERVED PARKING SIGN
- CONCRETE PAN
- TEMPERARY ASPHALT CURB AND GUTTER
- OUTDOOR SEATING
- DRIVE-THRU MENU BOARD AND TRANSMITTER
- RAILINGS

SIGN SUMMARY:

NUMBER OF SIGNS: 3
TYPE OF SIGN: CHANNEL LETTERS
SIZE OF SIGN: 3 @ 40.0 SF
ILLUMINATED: INTERNALLY WITH LEDS

TYPE OF SIGN: FLAT CUT
SIZE OF SIGN: 1 @ 7" LETTERING (CANOPY LETTERING)
1 @ 5" LETTERING (CANOPY LETTERING)
ILLUMINATED: NON-ILLUMINATED

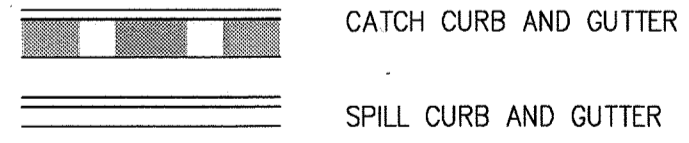
NUMBER OF SIGNS: 3
TYPE OF SIGN: DIRECTIONAL SIGNS
SIZE OF SIGN: 3 @ 9.33 SF
ILLUMINATED: INTERNALLY WITH LEDS

NUMBER OF SIGNS: 1
TYPE OF SIGN: MENU BOARD
SIZE OF SIGN: 1 @ 40.25 SF
ILLUMINATED: INTERNALLY WITH LEDS

*NOTE: SIGN PACKAGE FOR PERMITS TO BE SUBMITTED SEPARATELY
ZONING: PD-PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT
LAND USE: PAD SITES



LEGEND:



BASIS OF BEARINGS:
ACCORDING TO PROMENADE AT CASTLE ROCK FILING NO.1 :
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27 AND
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 27 TO BEAR SOUTH 00°28'32" 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)

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SITE PLAN

**PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0032**

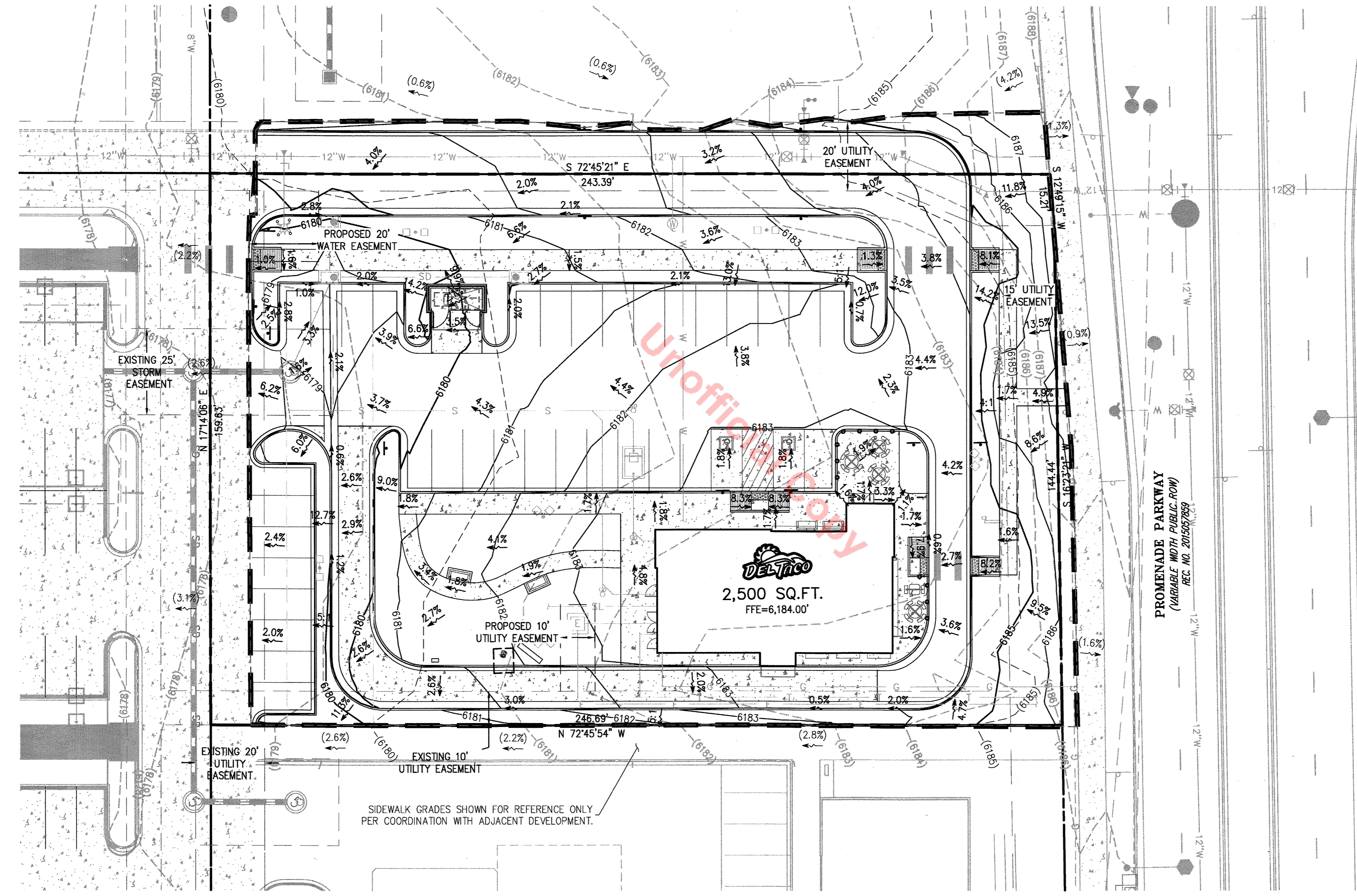
DRAWN: AK
DATE: 02/28/2017
CHECKED: EJE
DATE: 07/18/2017
REVISION: 18
DATE: 02/16/2017
JOB NO.: C013500

NO. DESCRIPTION REVISIONS BY DATE

2 of 10

SITE DEVELOPMENT PLAN SDP17-0032

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



LEGEND

---	PROPERTY LINE
---	UTILITY EASEMENT
---	BUILDING ENVELOPE
---	BUILDING SETBACK
---	LIMITS OF CONSTRUCTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	SAWCUT
---	EXTENTS OF GRADING
---	PROPOSED SLOPE
---	EXISTING SLOPE

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 DEVELOPMENT SITE FALLS WITHIN ZONE X HAVING 0.2% ANNUAL CHANCE OF FLOOD.

NO.	DESCRIPTION	REVISIONS	BY	DATE

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Oklahoma
Kansas
Nebraska
South Dakota
North Dakota

GENERAL GRADING PLAN
PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0032

DRAWN:AK
DATE: 02/23/2017
CHECKED:LC
DATE: 12/26/2017
REVISION #: 2
DATE: 12/18/2017
JOB NO: CO13500

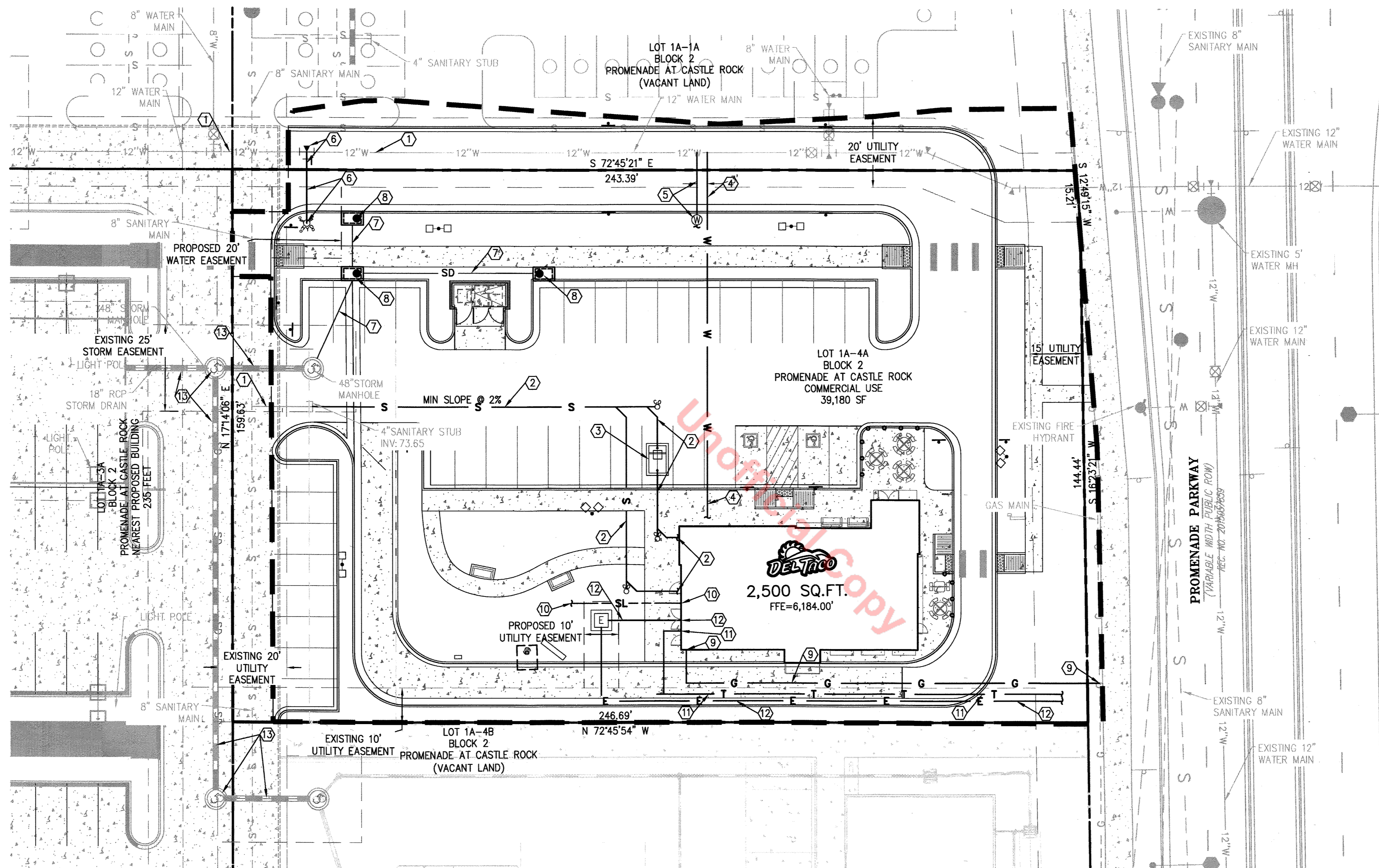
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CALL 2-BUSINESS DAYS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND

BASIS OF BEARINGS:
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CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 27 TO BEAR SOUTH 00°28'32" 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)

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



UTILITIES NOTES:

- ① PROTECT EXISTING IMPROVEMENTS IN PLACE
- ② PROPOSED 4" PVC SDR-35 SANITARY SEWER SERVICE
- ③ PROPOSED GREASE INTERCEPTOR
- ④ PROPOSED 1-1/2" TYPE K COPPER WATERLINE
- ⑤ PROPOSED 3/4" TYPE K COPPER LANDSCAPE WATERLINE
- ⑥ PROPOSED 6" C900 PVC WATERLINE AND FIRE HYDRANT
- ⑦ PROPOSED 12" PVC SDR-35 STORM SEWER CONNECTION.
- ⑧ PROPOSED 5" TYPE R INLET.
- ⑨ PROPOSED GAS SERVICE ALIGNMENT
- ⑩ PROPOSED SERVICE TO SITE LIGHTING
- ⑪ PROPOSED TELEPHONE ALIGNMENT
- ⑫ PROPOSED ELECTRIC SERVICE ALIGNMENT
- ⑬ STORM DRAIN INFRASTRUCTURE CURRENTLY UNDER DESIGN.

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.

*NOTE: ALL UTILITIES SHOWN FOR TIE-IN PURPOSES ARE PER PLANS PREPARED BY BOWMAN CONSULTING AND PROPOSED TO BE BUILT BY ALBERTA DEVELOPMENT.

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

BASIS OF BEARINGS.
ACCORDING TO PROMENADE AT CASTLE ROCK FILING NO.1 :
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27 AND
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 27 TO BEAR SOUTH 00°28'32" 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)

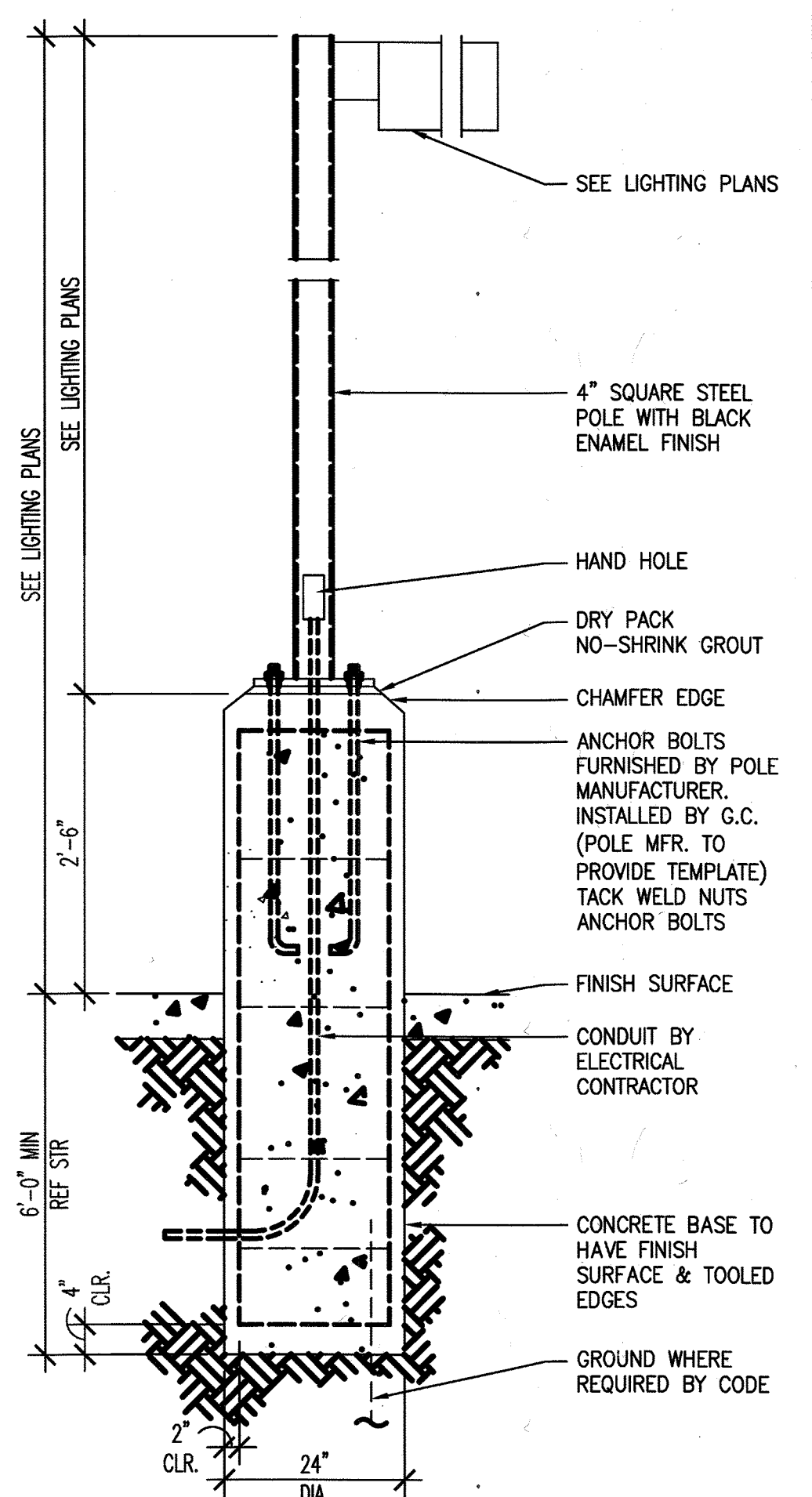
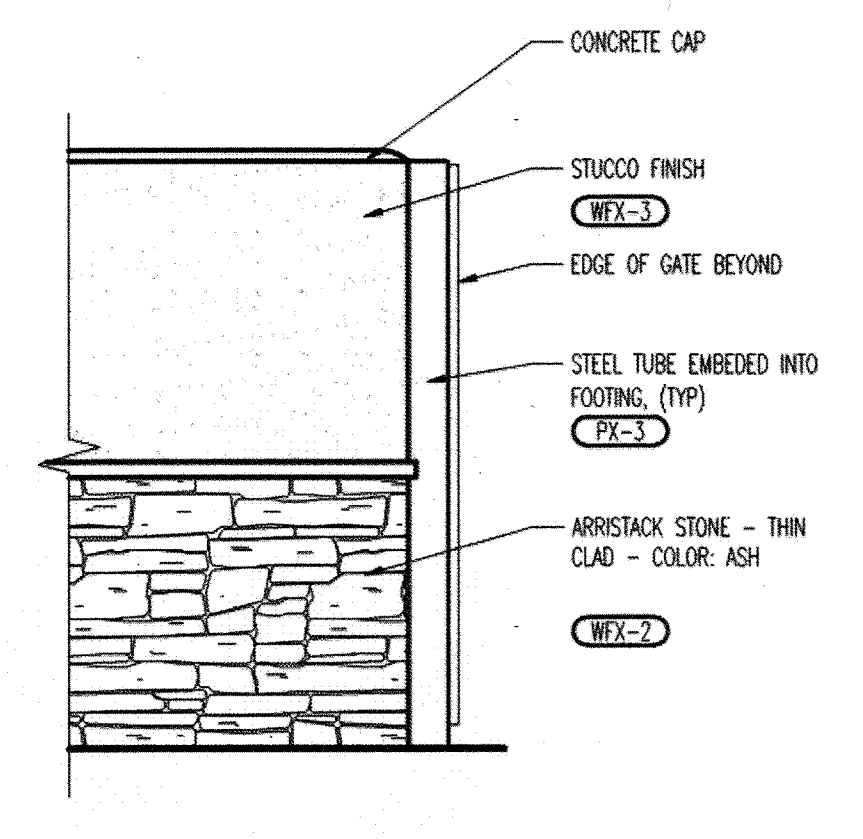
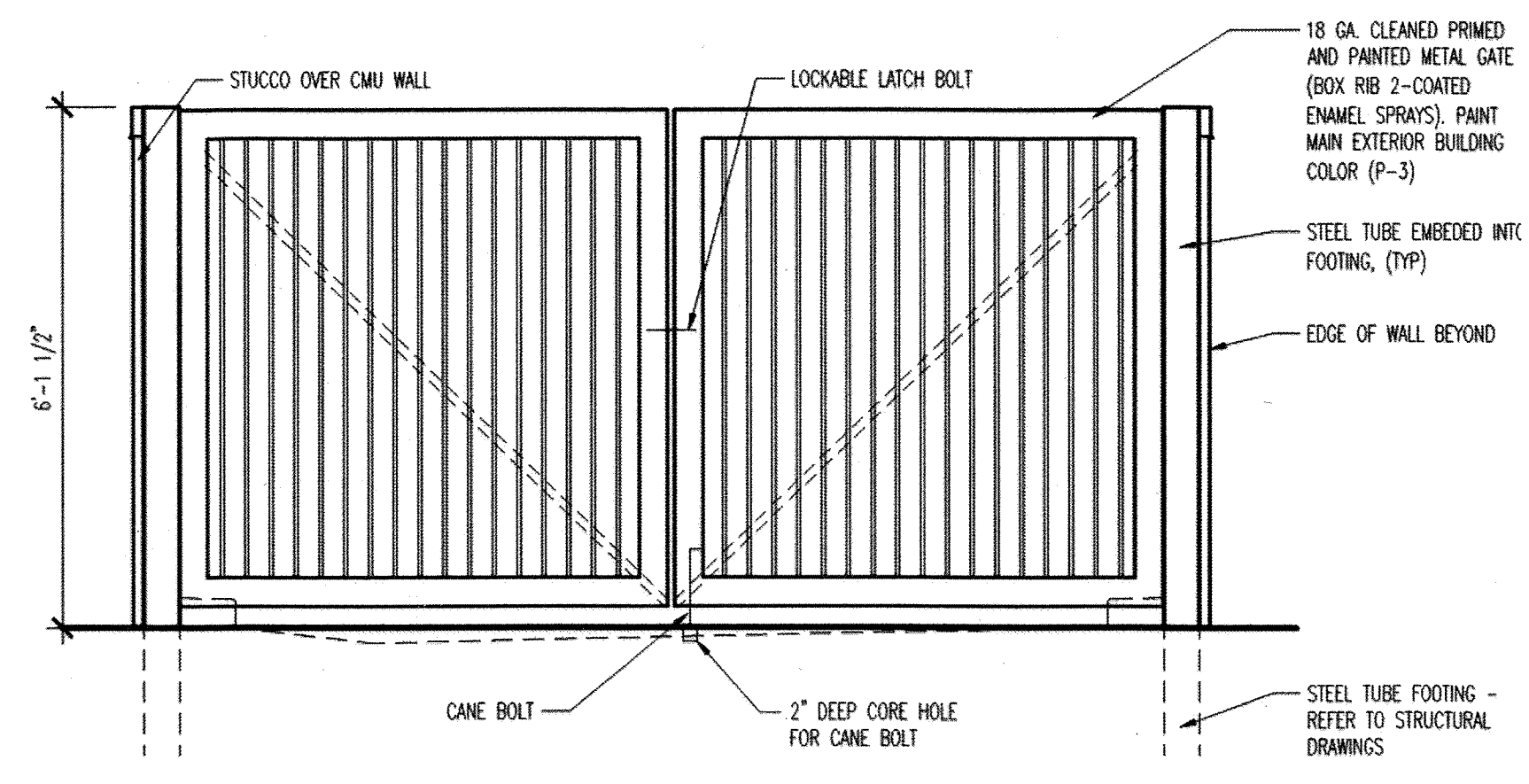
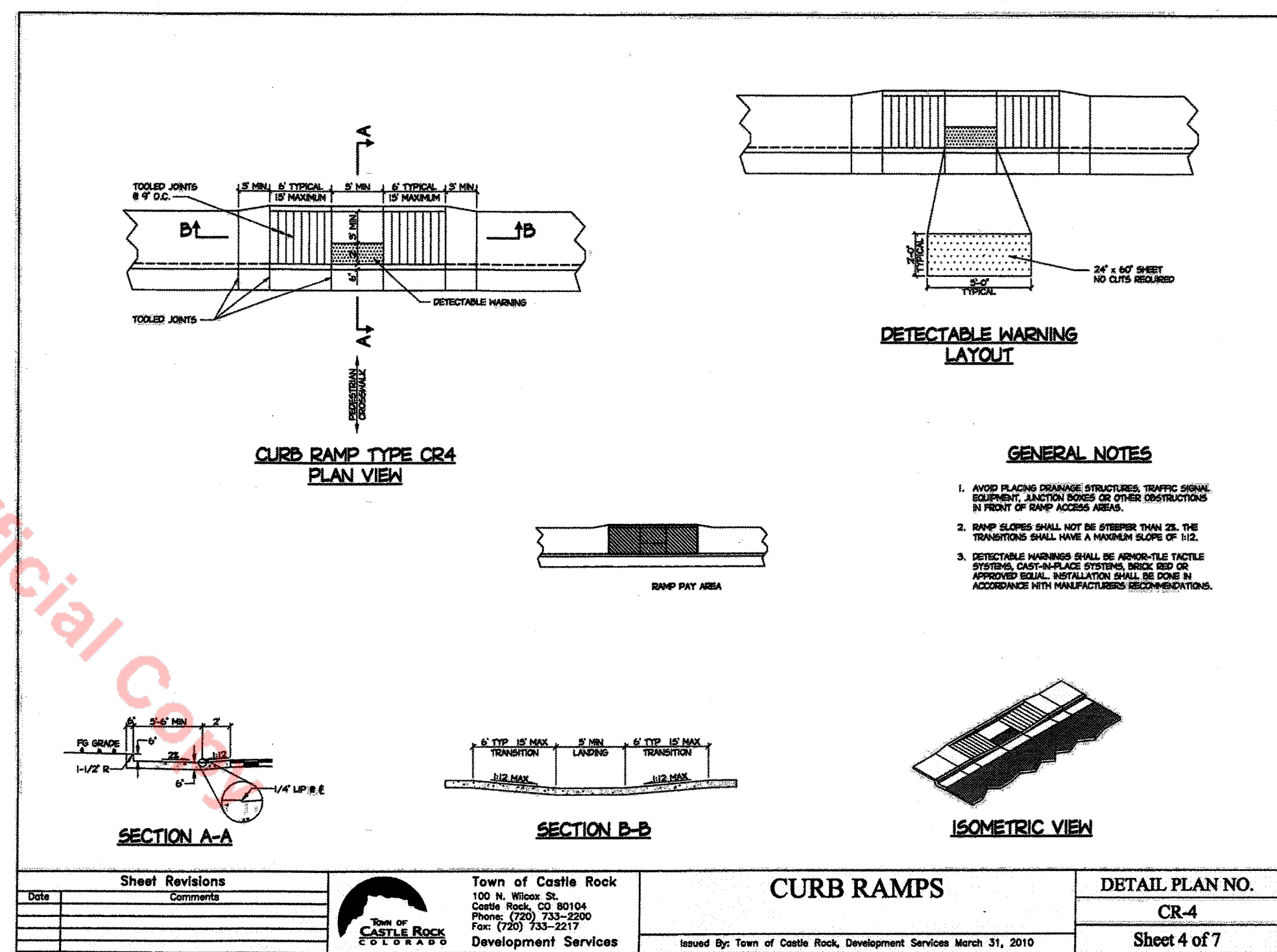
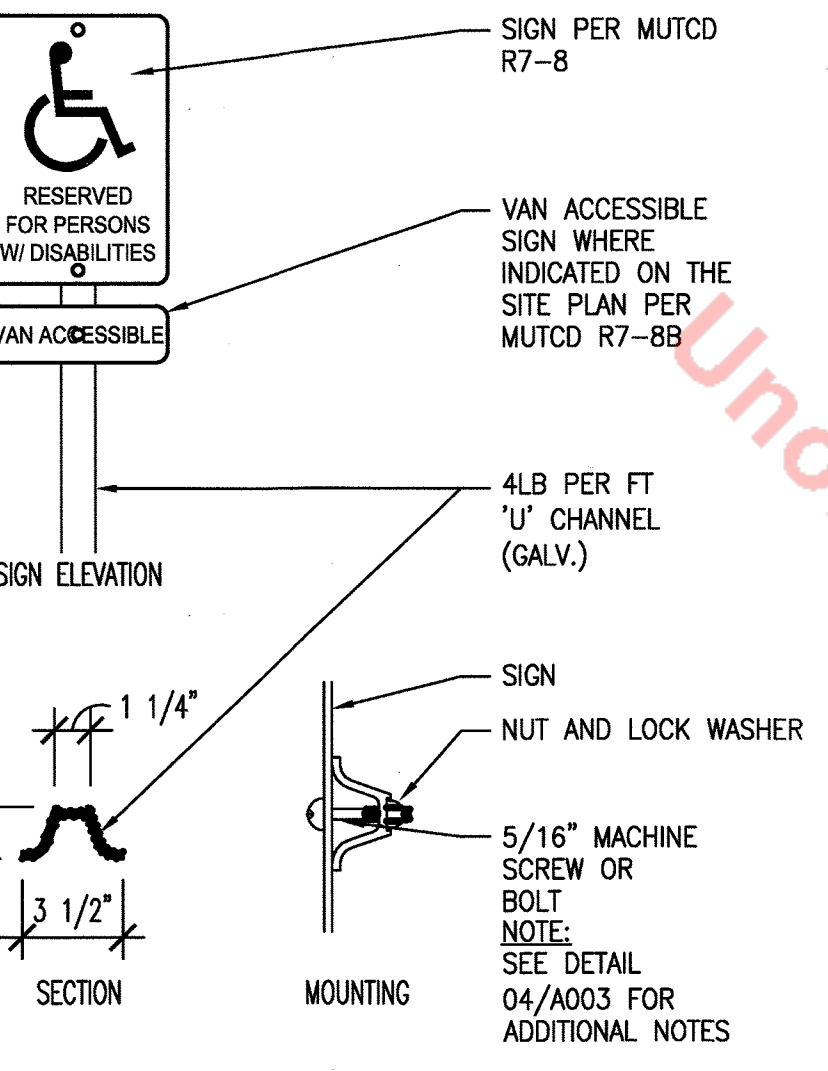
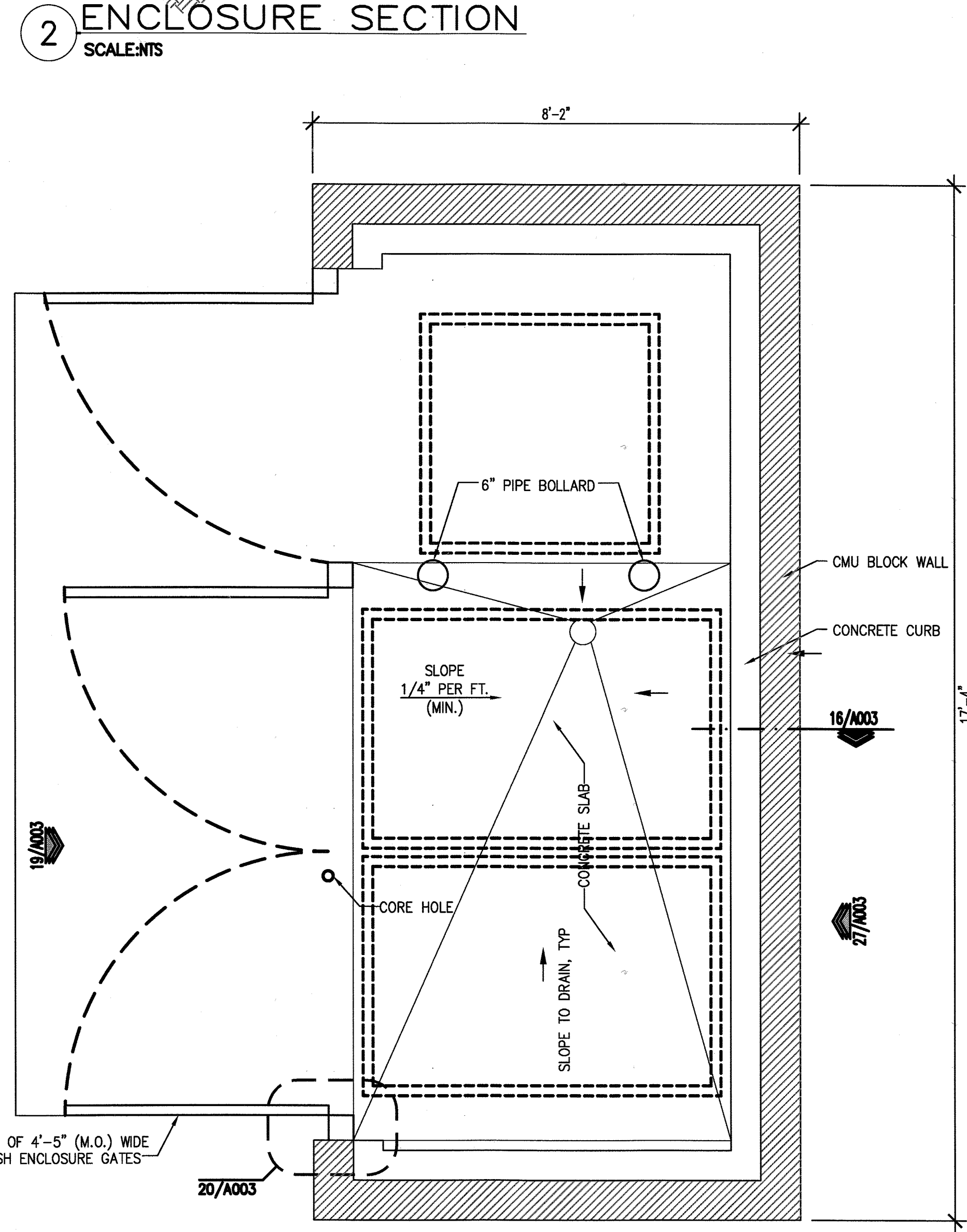
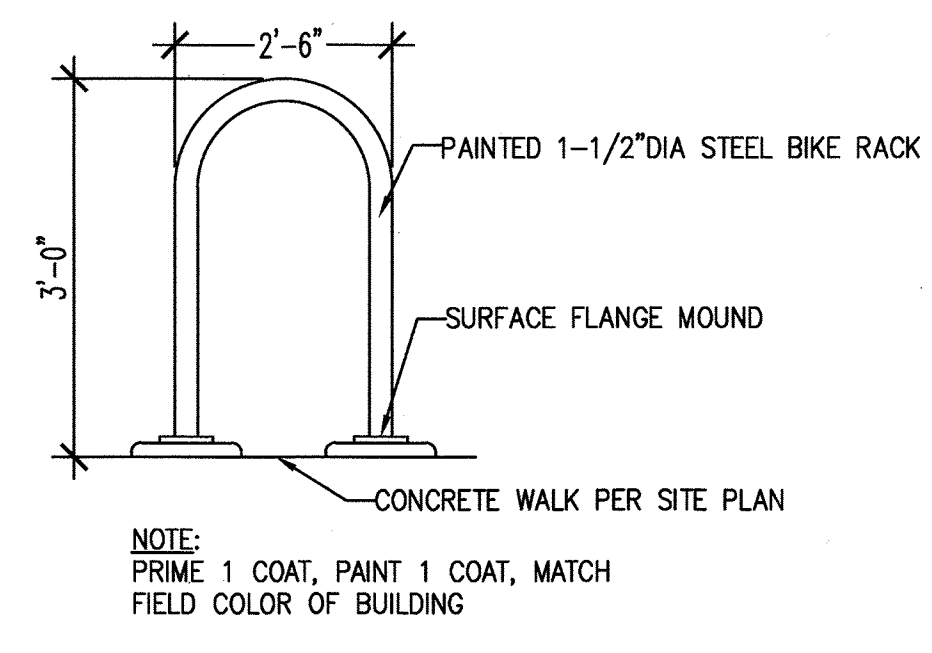
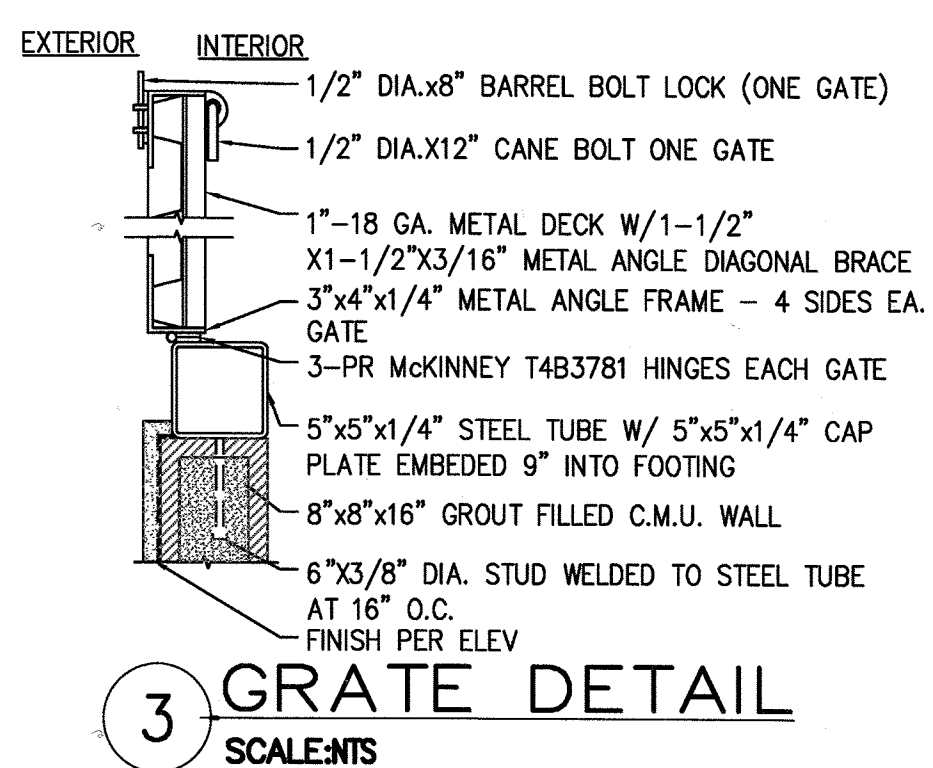
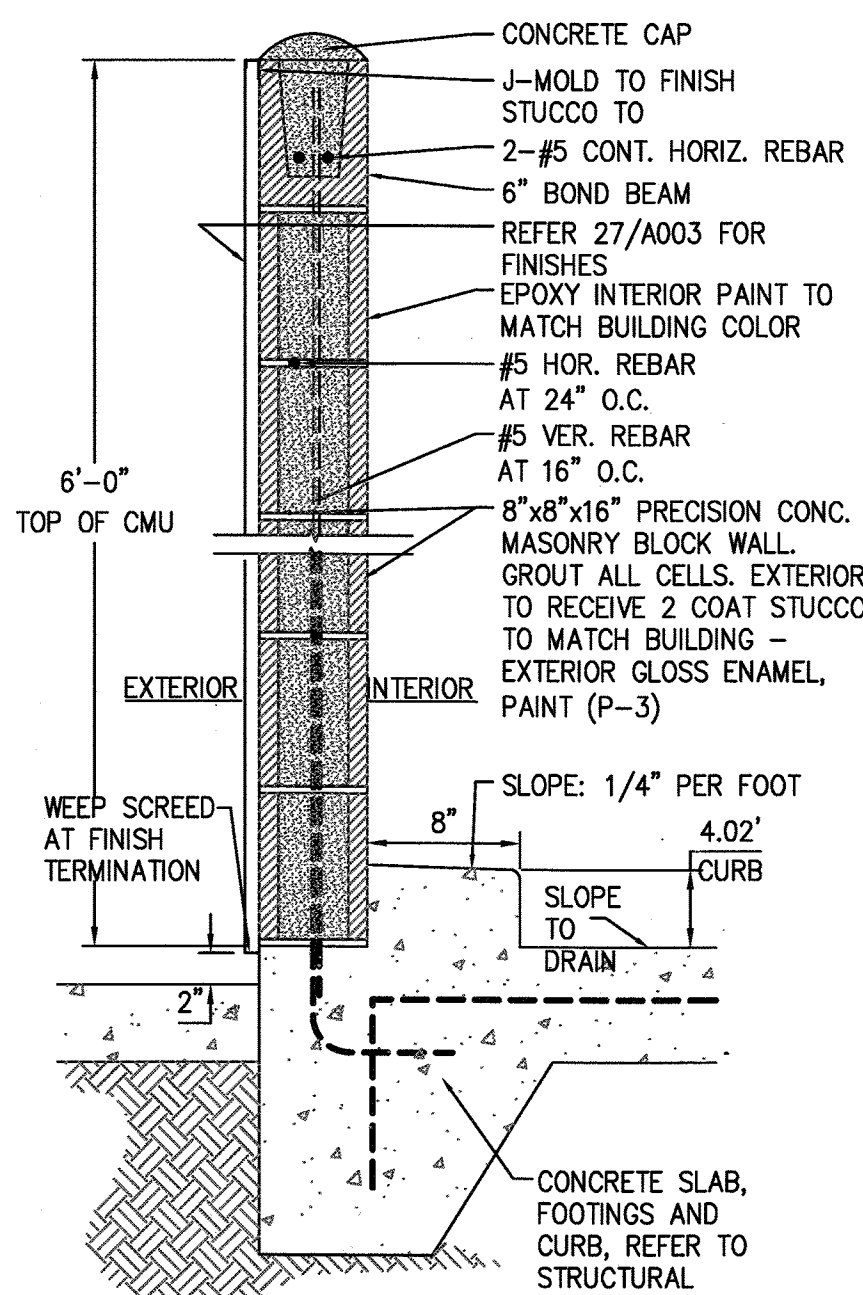
NO.	DESCRIPTION	BY	DATE

6163 E. Larimer County Road 16
Loveland, CO 80537
P: 970/431/1447 F: 970/431/1877
www.tait.com
Tait
Since 1964
Boise Denver Sacramento North Dakota

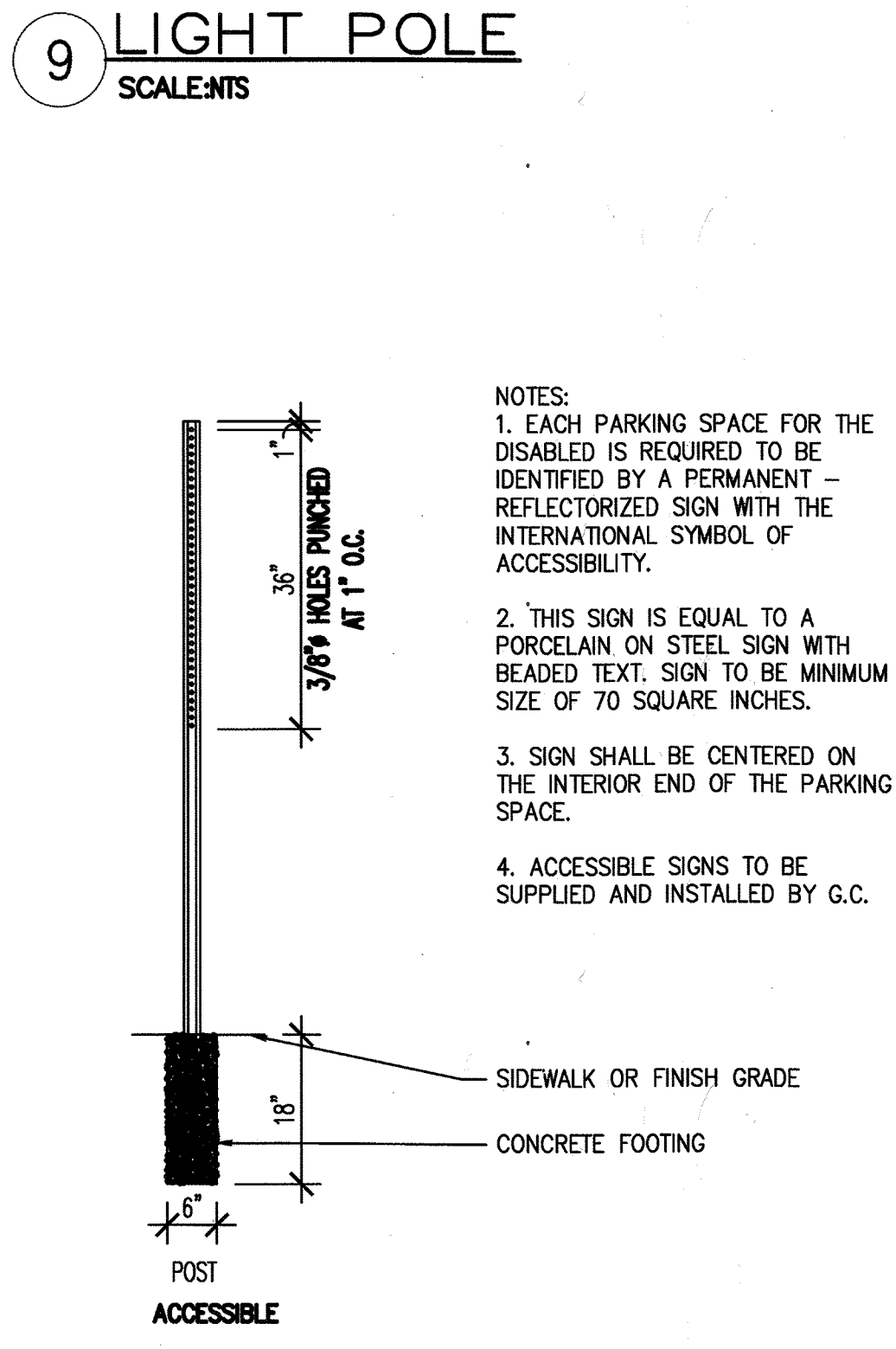
GENERAL UTILITY PLAN
PROMENADE AT CASTLE ROCK 1 AND 13, LOT 1A-4A BLOCK 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0032

DRAWN: JAK
DATE: 02/23/2017
CHECKED: EJJ
DATE: 12/16/2017
REVISION #: 2
DATE: 12/16/2017
JOB NO.: COT13500

**LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13
SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO
LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN**



NOTES:
1. PARKING LOT LIGHT FIXTURES AND POLES TO BE MANUFACTURED BY RUDD, REFER TO ELECTRICAL DWGS.
2. G.C. TO VERIFY SITE CONDITIONS AND MATCH EXISTING SITE LIGHTING IF APPLICABLE.
3. REFER TO 09/S102 FOR ADDITIONAL INFO



NOTES:
1. EACH PARKING SPACE FOR THE DISABLED IS REQUIRED TO BE IDENTIFIED BY A PERMANENT - REFLECTORIZED SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. THIS SIGN IS EQUAL TO A PORCELAIN ON STEEL SIGN WITH BEADED TEXT. SIGN TO BE MINIMUM SIZE OF 70 SQUARE INCHES.
3. SIGN SHALL BE CENTERED ON THE INTERIOR END OF THE PARKING SPACE.
4. ACCESSIBLE SIGNS TO BE SUPPLIED AND INSTALLED BY G.C.

Dec 18, 2017 - 5:53pm by altrahner K:\Drawings\DT\CO13500 - Del Taco - Castle Rock, CO\ENC\Conceptual Plans\CO13500-DT.dwg

NO.	DESCRIPTION	BY	DATE

TAIT
Since 1944
Los Angeles
Rancho Cucamonga
Dallas
Boise
North Dakota

6183 E. Lorraine County Road 16
Loveland, CO 80537
P: 970/613/1447
F: 970/613/1897
www.tait.com

CIVIL DETAILS

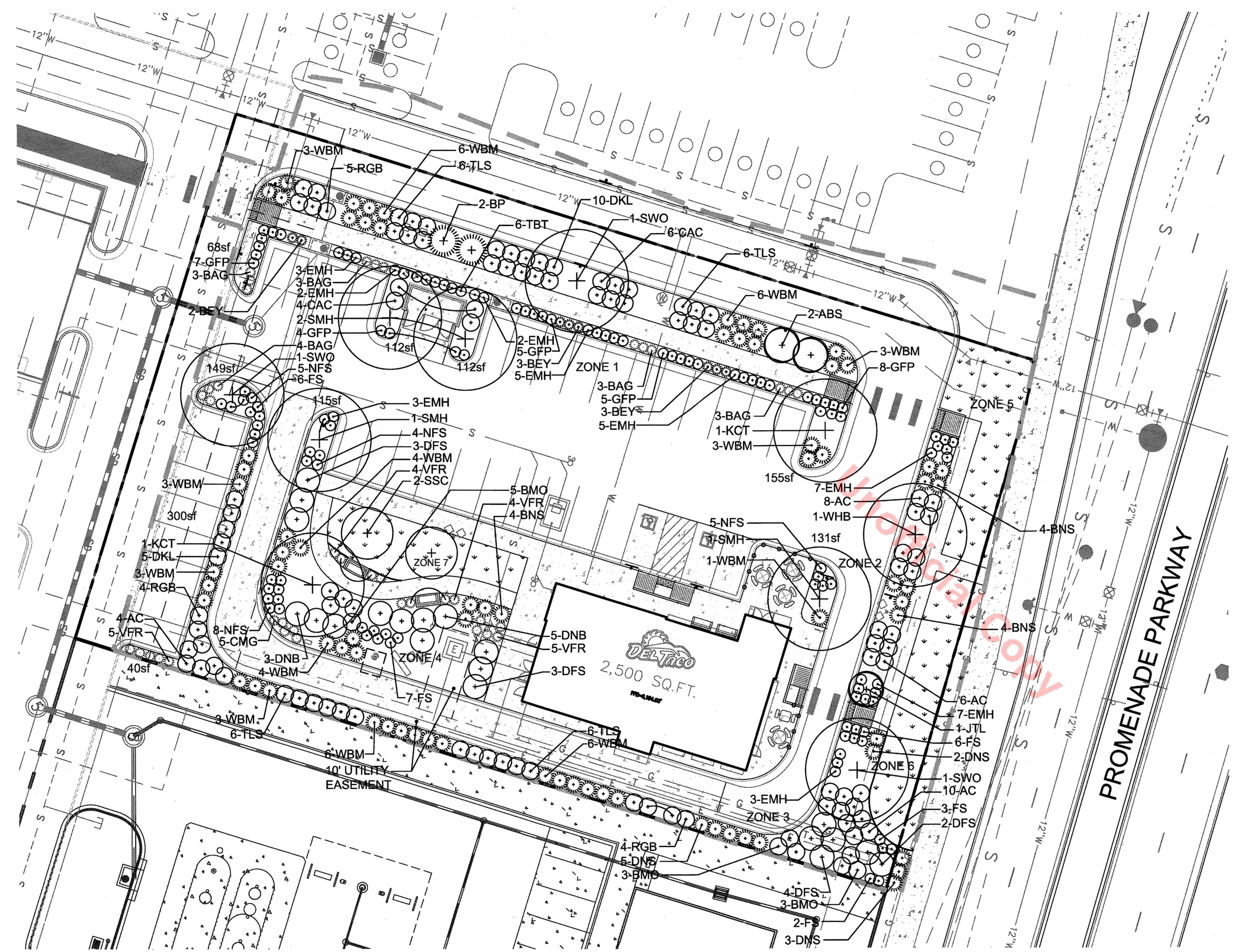
**PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0032**

DRAWN:AK
DATE: 06/22/2017
CHECKED:LG
DATE: 12/18/2017
REVISION #: 2
DATE: 12/18/2017
JOB NO.: CO13500

5 of 10

SITE DEVELOPMENT APPROVAL SET 01/15/2018

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / CONDITION	HYD. ZONE
DECIDUOUS CANOPY TREES					
4	SMH	SHADEMASTER HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS SHADEMASTER	2" CAL. SPECIMEN	2.5
1	MHB	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. SPECIMEN	2.5
2	KCT	KENTUCKY COFFEE TREE	GYMNASIUS DIOICUS ESPRESSO	2 1/2" CAL. SPECIMEN	2
8	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL. SPECIMEN	2.5
EVERGREEN TREES					
2	BP	BOSNIAN PINE	PINUS HELDREICHII (LEUCODERMIS)	8' HT. SPECIMEN	2
ORNAMENTAL TREES					
2	SGC	SPRING SNOW CRABAPPLE	MALUS SPRING SNOW	1 1/2" CAL. SPECIMEN	2
2	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1 1/2" CAL. SPECIMEN	2.5
1	JTL	JAPANESE TREE LILAC	SYRINGA BELLICATA	1 1/2" CAL. SPECIMEN	2.5
EVERGREEN SHRUBS					
12	BNS	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	#5 CONT.	5
10	DNS	DWARF NORWAY SPRUCE	PICEA ABIES 'PUMILA'	#5 CONT.	5
31	WEM	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	#5 CONT.	2
8	BEY	BRIGHT EDGE YUCCA	YUCCA FILAMENTOSA 'BRIGHT EDGE'	#5 CONT.	1.2
DECIDUOUS SHRUBS					
24	GFP	GOLD FINCH POTENTILLA	POTENTILLA FRUTICOSA 'GOLD FINCH'	#5 CONT.	2.5
24	FB	FROEDEL SPIREA	SPIREA JAPONICA 'FROEDELII'	#5 CONT.	5
37	EMH	EMERALD MOUND HONEYSUCKLE	LONICERA XYLOSTEM 'EMERALD MOUND'	#5 CONT.	2.5
22	NFS	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	#5 CONT.	5
6	TBT	TALL HEDGE BUCKTHORN	FRAXILIA ALBIS 'ASPLENIFOLIA'	#5 CONT.	2.5
20	AC	ALPINE CURRENT	RIBES ALPINUM	#5 CONT.	5
10	CAC	COMPACT AMERICAN CRANBERRY	VIBURNUM TRILOBUM 'BAILEY COMPACT'	#5 CONT.	2.5
15	R5B	ROSE GLOW BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	#5 CONT.	2.5
11	BMO	BOUQUET BLANC MOCKORANGE	PHILADELPHUS X CYMOBUS 'BOUQUET BLANC'	#5 CONT.	5
15	DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	#5 CONT.	2.5
24	TLS	THYRLEAF SUMMAG	RHUS TRILOBATA	#5 CONT.	2.5
12	DFS	DWARF FRAGRANT SUMMAG	RHUS AROMATICA 'BRO-LON'	#5 CONT.	1.2
8	DNB	DIABLO NINEBARK	PHYSCARPUS OPUFULIOLUS 'DIABLO'	#5 CONT.	2
ORNAMENTAL GRASSES					
5	CM6	COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADASIO'	#1 CONT.	5
16	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5
18	VFR	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'VALANCE'	#1 CONT.	2.5

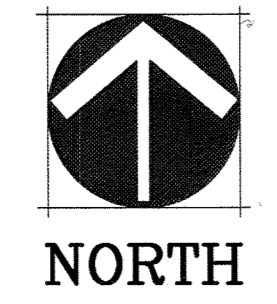
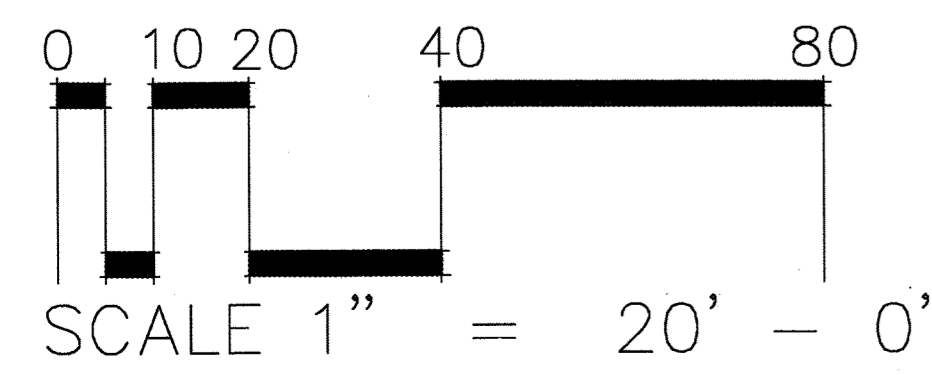
NATURE'S PRAIRIE SOD (3,074 SF)
 TURF MASTER

IRRIGATION NOTES

- ALL TREES AND SHRUBS IN PLANTING BEDS SHALL BE DRIP IRRIGATED. SOD AREAS WILL BE IRRIGATED WITH ABOVE GROUND SPRAY HEADS AND ROTARY SPRAY HEADS ON 6" POP-UPS.
- IRRIGATION ZONES WILL REFLECT PLANT HYDROZONES.

LANDSCAPE NOTES

- 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.
- ALL AREAS TO BE PLANTED ARE TO RECEIVE SOIL PREPARATION OF 5 CY. PER 1000 S.F. OF PREMIUM 3 SOIL AMENDMENT. THIS SOIL AMENDMENT IS TO BE ROTOTILLED INTO THE SOIL TO A DEPTH OF 6".
- ALL PLANTING BEDS ARE TO RECEIVE A MINIMUM 4" MULCH OVER A WEED CONTROL FABRIC. USE 2'-6" RIVER ROCK MULCH (MATCH EX. ON-SITE).
- 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.
- 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.
- 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.
- ALL PLANT SUBSTITUTIONS, INCLUDING PERENNIALS, SHRUBS, AND TREES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING AND MUST BE LISTED ON THE TOWN OF CASTLE ROCK PLANT SPECIES LIST AS LOW TO MODERATE WATER USING PLANTS. NO HIGH WATER USE PLANT MATERIAL IS PERMITTED.
- REFER TO WRITTEN SPECIFICATIONS FOR MORE DETAILS AND REQUIREMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- SOIL INSPECTION IS REQUIRED BEFORE SOD INSTALLATION AND SHOULD BE SCHEDULED ONLINE AT [WWW.CRGOV.COM](http://www.crgov.com).
- CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.783.6045 FOR AN ON-SITE PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.



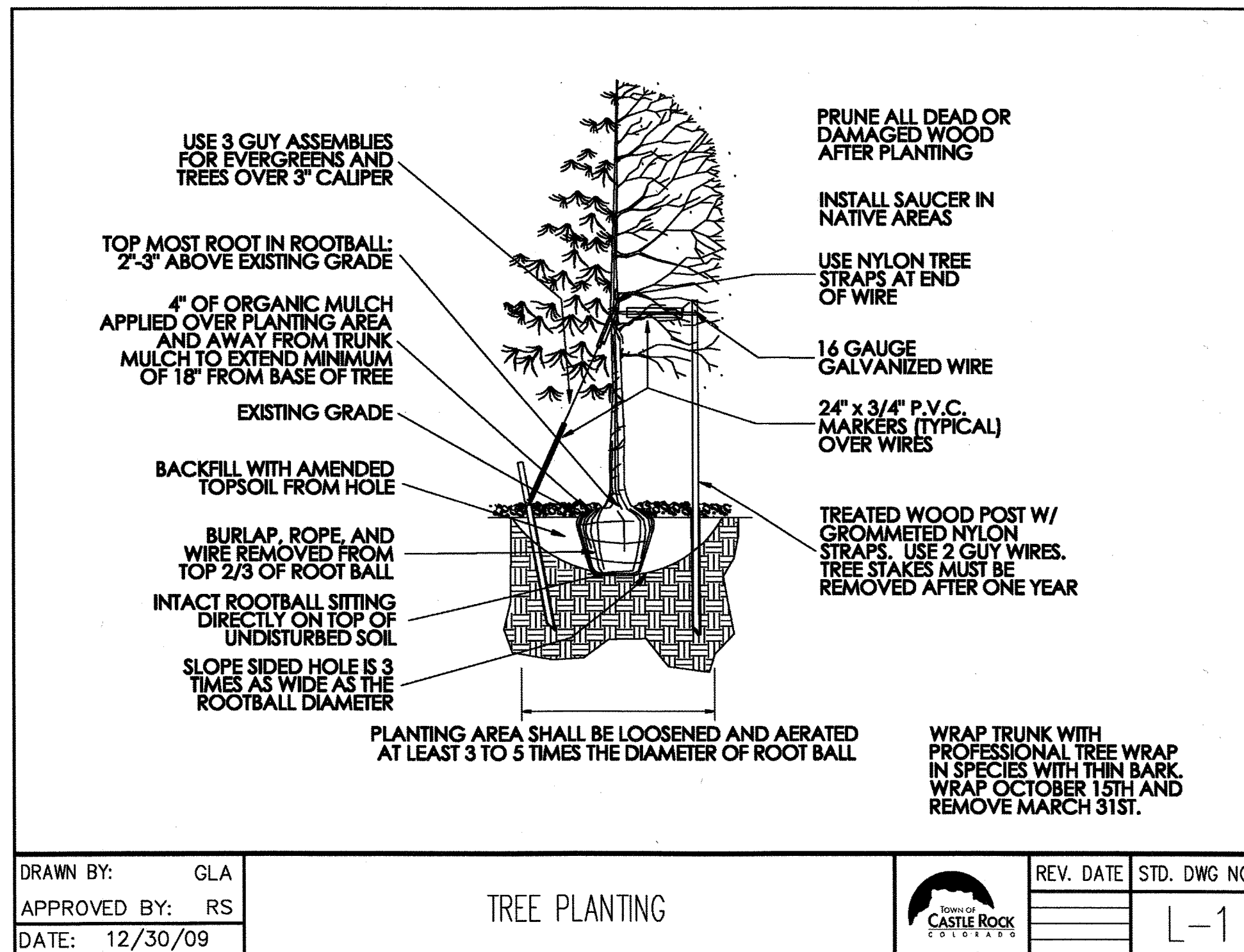
BRUCE K. KEHR
 Sunlit Designs, LLC
 REGISTERED
 LANDSCAPE
 ARCHITECT
 COLORADO
 LA #320

LANDSCAPE PLAN
 PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0032
 SITE DEVELOPMENT APPROVAL SET 01/15/2018
 6 of 9
 SDP17-0032

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO

LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

	NO.
	DESCRIPTION
	BY
	DATE



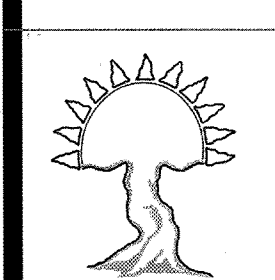
Commercial Landscape Site Inventory

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 12-14-2017
 PROJECT NAME Del Taco 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
39,179 sf	10,333 sf not including 446 sf in r.o.w.	Grass 3,074 sf not including 446 sf in r.o.w.	Nature's Prairie Sod 1,620 sf	11	17	44	320	5 cyl/ 1,000	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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
11,659 sf	1,182 sf	49	177 sf	7	7 ft	7	5	5	52

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

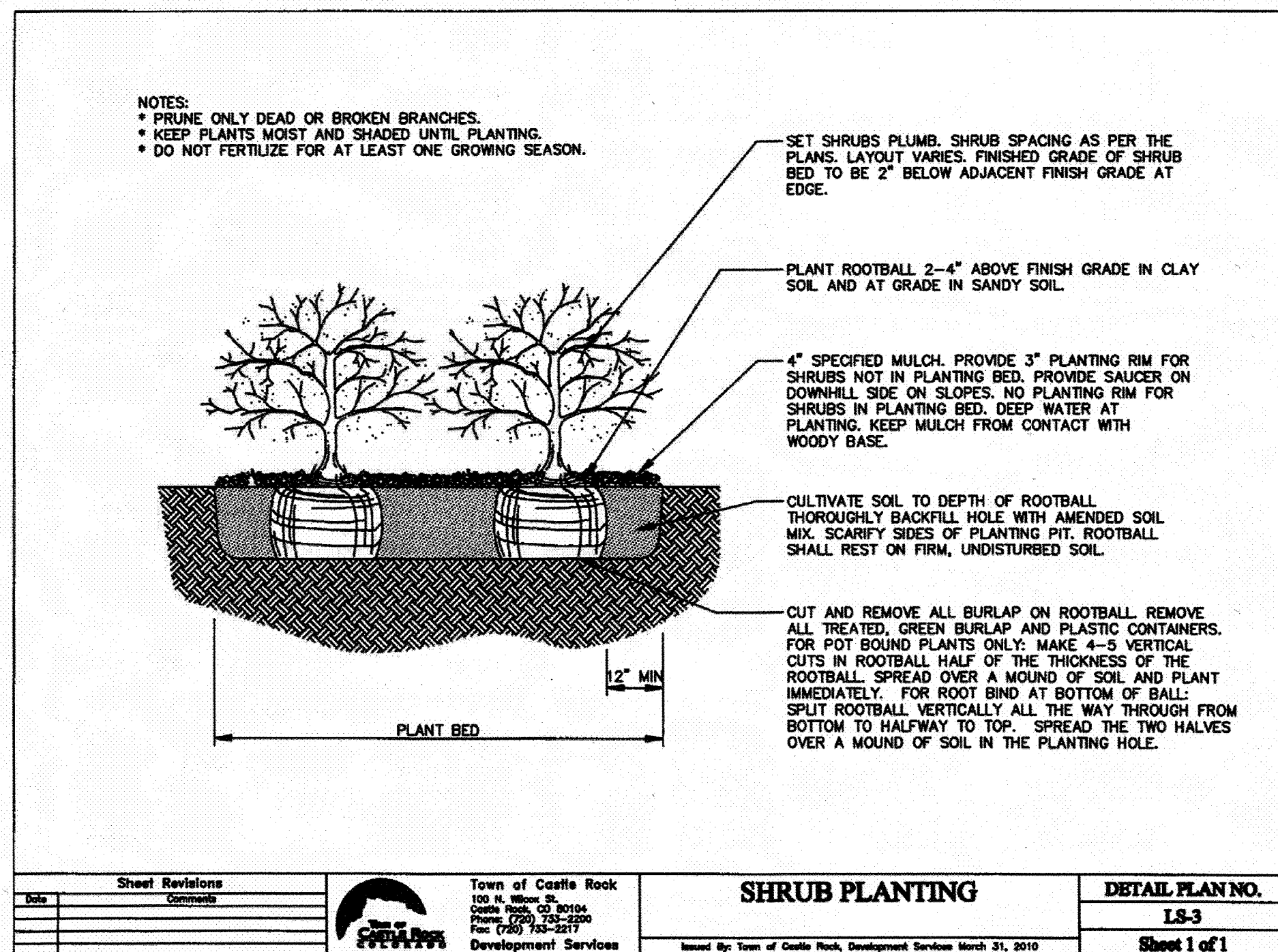
1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITIES LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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 OF THE PROPERTY.



Sunlit Designs, LLC
 Landscape Architecture & Planning
 6644 Wadsworth Blvd.
 Suite 4
 Arvada, CO 80003
 303-909-3850
 www.sunlitdesigns.com
 bkehr@sunlitdesigns.com

Revised April 2013

CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
1	Shrubs & Trees	24	2 Low	24	2710	2	11247	0.4819
2	Shrubs & Trees	6.9	3 Mod	784	3	11247	0.2091	
3	Shrubs & Trees	12.2	3 Mod	1373	3	11247	0.3662	
4	Shrubs & Trees	24.2	3 Mod	2575	3	11247	0.6868	
5	Natures Prairie Sod	8.9	2 Low	1001	2	11247	0.1780	
6	Natures Prairie Sod	11.2	2 Low	1270	2	11247	0.2258	
7	Natures Prairie Sod	12.3	2 Low	1541	2	11247	0.2740	
Total of the CLWUR=								2.4220



LANDSCAPE DETAILS
 PROMENADE AT CASTLE ROCK 1 AND 13, LOT 1A-4A BLOCK 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0032

BRUCE K. KEHR
 Sunlit Designs, LLC

REGISTERED
 LANDSCAPE
 ARCHITECT

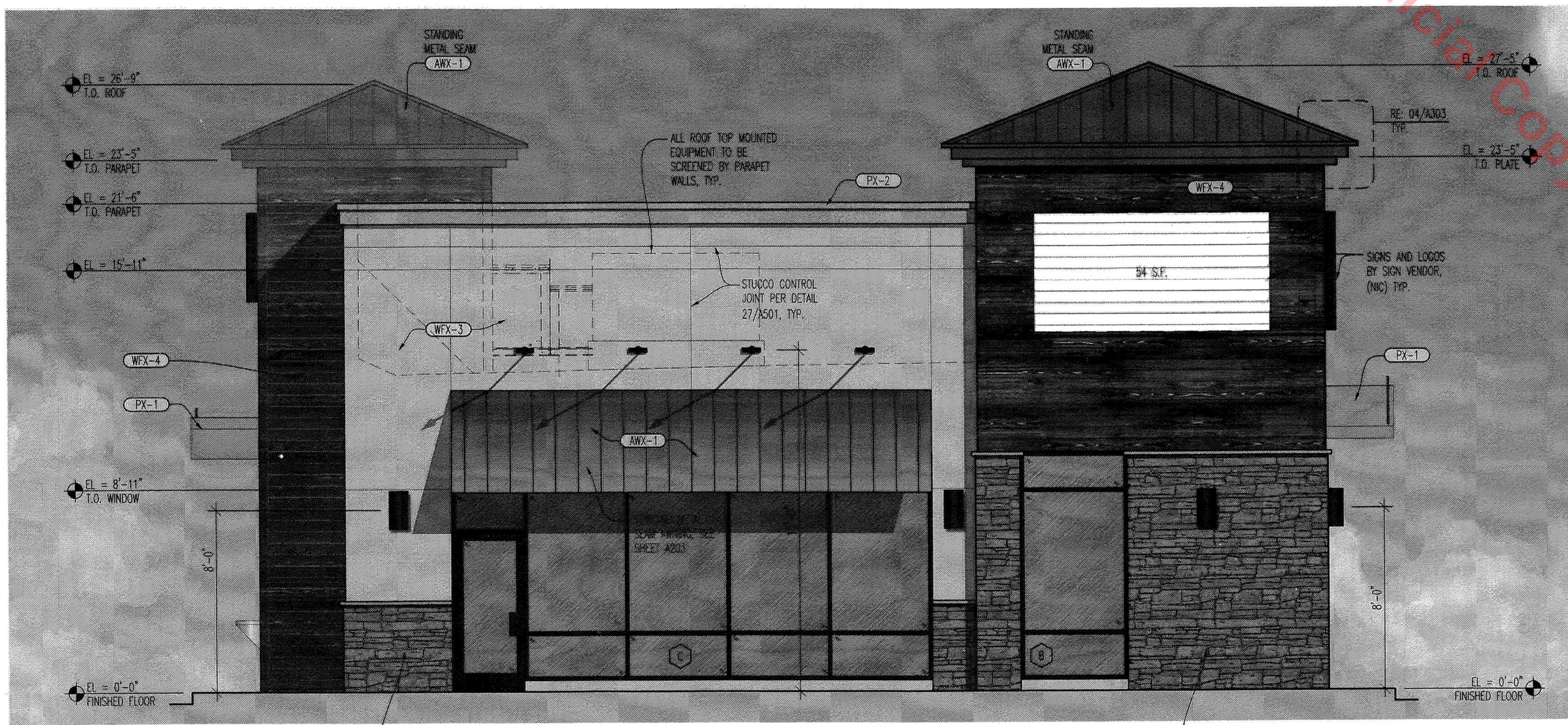
COLORADO
 LA #320

DRAWN BY: BK	JOB NO.: C013500
DATE: 12-22-17	CHECKED BY: SLD
DATE: 12-22-17	REVISION #: 1

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13
 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO
 LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



MAIN ENTRY ELEVATION



SIDE ENTRY ELEVATION

EXT. MATERIAL/FINISH SCHEDULE

FINISH	DESCRIPTION
MX	MISC
MX-1	MANUFACTURER: PRODUCT/FINISH: METAL FLASHING / TRIM COLOR: TO MATCH PX-2 NOTES:
MX-2	MANUFACTURER: PRODUCT/FINISH: METAL FLASHING / TRIM COLOR: TO MATCH PX-5 NOTES:
PX	PAINT & STAIN
PX-1	MANUFACTURER: PPG PITTSBURGH PAINTS PRODUCT/FINISH: PSX700 GLOSS EPOXY PAINT COLOR: TO MATCH SW 6712 LUMI GREEN - GLOSS CONTACT: 800-441-8885, www.ppgpaints.com NOTES: EPOXY FINISH TO BE APPLIED TO METAL ROOF (15 YEAR FILM COATING & 5 YEAR FADE WARRANTY MIN)
PX-2	MANUFACTURER: DRYVIT PRODUCT/FINISH: 105 SATIN COLOR: SUEDE - 100% CONTACT: TBD
PX-3	MANUFACTURER: NOT USED PRODUCT/FINISH: COLOR: CONTACT: TBD
PX-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #0097 - SATIN COLOR: CHERRY RED CONTACT: JOHN GASTON, 214.553.3940
PX-5	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #0090 - GLOSS COLOR: JAVA CONTACT: JOHN GASTON, 214.553.3940
WFX	WALL FINISHES
WFX-1	NOT USED PRODUCT/FINISH: STUCCO W/ HEAVY SAND FLOAT FINISH COLOR: PAINTED PX-2 NOTES:
WFX-2	MANUFACTURER: ARBIS/ARCT PRODUCT/FINISH: ARBIS-STACK (THIN CLAD) COLOR: ASH GROUT: TBD; MINIMIZE GROUT LINES CONTACT:
WFX-3	MANUFACTURER: PRODUCT/FINISH: STUCCO W/ HEAVY SAND FLOAT FINISH COLOR: PAINTED PX-3 NOTES:
WFX-4	MANUFACTURER: ALLURA PRODUCT/FINISH: FIBER CEMENT SIDING COLOR: PX-4 / CUSTOM NOTES: PAINT BY EXPERIENCED ARTIST TO CREATE STAINED WOOD APPROVED BY THE CITY. CONTRACTOR TO SUBMIT SAMPLES AND PROVIDE MOCK-UP FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PRODUCTION.
WFX-5	NOT USED
WFX-6	MANUFACTURER: PRODUCT/FINISH: STUCCO COLOR: PAINTED PX-2
AWX	AWNINGS
AWX-1	MANUFACTURER: METAL SALES, STANDING SEAM METAL ROOF PRODUCT/FINISH: SNAP LOCK24 COLOR: SLATE GREY CONTACT: MARK ECKER, 702-277-7579

SCALE: 1/4" = 1'-0"



CASTLE ROCK

PROPOSED EXT. ELEVATIONS-A

ARCHITECTS ORANGE
 www.architectsorange.com
 144 N ORANGE ST. ORANGE CA 92866 (714)639 9860
 10-02-17
 2016-420

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, SITE DEVELOPMENT PLAN

Dec 18, 2017 - 6:20pm by akirchner K:\Drawings\DT\COI\3500 - Del Taco - Castle Rock Conceptual Plans\COI\3500_Elevations.dwg

6163 E Larimer County Road 16
 Loveland, CO 80537
 P: 970.613.1447
 F: 970.613.1897
 www.tait.com
 Since 1964
 Los Angeles
 Sacramento
 Denver
 Scottsdale
 North Dakota

TAIT
 EXTERIOR ELEVATIONS
 PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0032

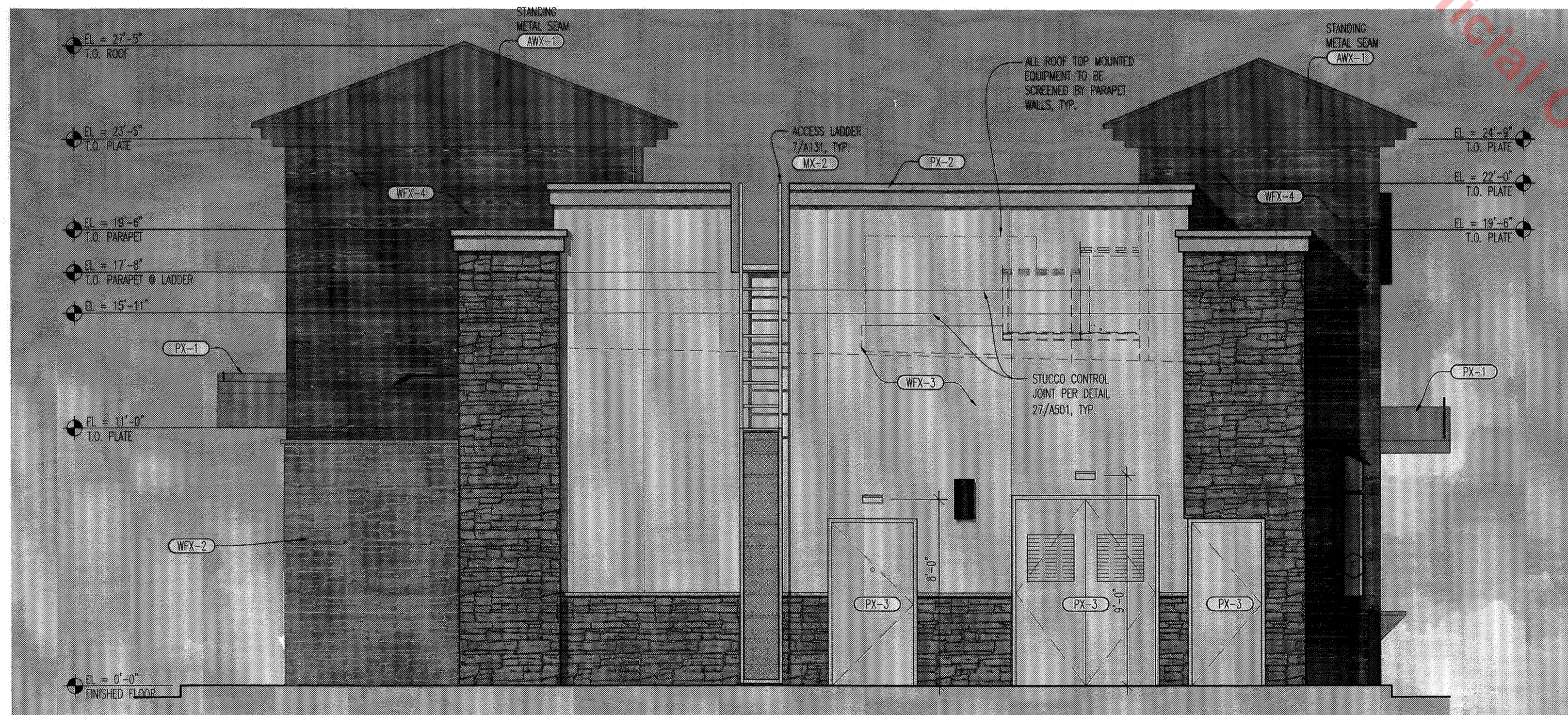
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SITE DEVELOPMENT APPROVAL SET 01/15/2018
 8 of 10
 EXTERIOR ELEVATIONS SDP17-0032

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13
 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO
 LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



DRIVE THRU ELEVATION



REAR ELEVATION

EXT. MATERIAL/FINISH SCHEDULE

FINISH	DESCRIPTION
MX	MISC
MX-1	MANUFACTURER: METAL FLASHING / TRIM PRODUCT/FINISH: METAL FLASHING / TRIM COLOR: TO MATCH PX-2 NOTES:
MX-2	MANUFACTURER: PRODUCT/FINISH: METAL FLASHING / TRIM COLOR: TO MATCH PX-5 NOTES:
PX	PAINT & STAIN
PX-1	MANUFACTURER: PPG PITTSBURGH PAINTS PRODUCT/FINISH: PPG300 GLOSS EPOXY PAINT COLOR: TO MATCH SW# 6712 LUMI GREEN - GLOSS CONTACT: 800-441-9885, www.ppgpittsburghpaints.com NOTES: EPOXY FINISH TO BE APPLIED TO METAL ROOF (15 YEAR FILM COATING & 5 YEAR FADE WARRANTY MIN)
PX-2	MANUFACTURER: DRYVIT PRODUCT/FINISH: 105 STAIN COLOR: SUEDE - 100% CONTACT: TBD
PX-3	MANUFACTURER: NOT USED PRODUCT/FINISH: COLOR: CONTACT: TBD
PX-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #0057 - STAIN COLOR: CHINESE RED CONTACT: JOHN GASTON, 214.553.3940
PX-5	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #0050 - GLOSS COLOR: JAMA CONTACT: JOHN GASTON, 214.553.3940
WFX	WALL FINISHES
WFX-1	NOT USED PRODUCT/FINISH: STUCCO W/ HEAVY SAND FLOAT FINISH COLOR: PAINTED PX-2 NOTES:
WFX-2	MANUFACTURER: ARBISSTRAK PRODUCT/FINISH: ARBIS-STRAK (THIN BLAD) COLOR: ASH GROUT: TBD; MINIMIZE GROUT LINES CONTACT: NOTES:
WFX-3	MANUFACTURER: PRODUCT/FINISH: STUCCO W/ HEAVY SAND FLOAT FINISH COLOR: PAINTED PX-3 NOTES:
WFX-4	MANUFACTURER: ALLURA PRODUCT/FINISH: FIBER CEMENT SIDING COLOR: PX-4 / CUSTOM NOTES: PAINT BY EXPERIENCED ARTIST TO CREATE STAINED WOOD APPROVED BY THE CITY. CONTRACTOR TO SUBMIT SAMPLES AND PROVIDE MOCK-UP FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PRODUCTION.
WFX-5	NOT USED
WFX-6	MANUFACTURER: PRODUCT/FINISH: LFS COLOR: PAINTED PX-2
AWX	AWNINGS
AWX-1	MANUFACTURER: METAL SALES, STANDING SEAM METAL ROOF PRODUCT/FINISH: SHIP LUGZ+ COLOR: SLATE GREY CONTACT: MARK EAKER, 702-271-7578

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EXTERIOR ELEVATIONS
 PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0032

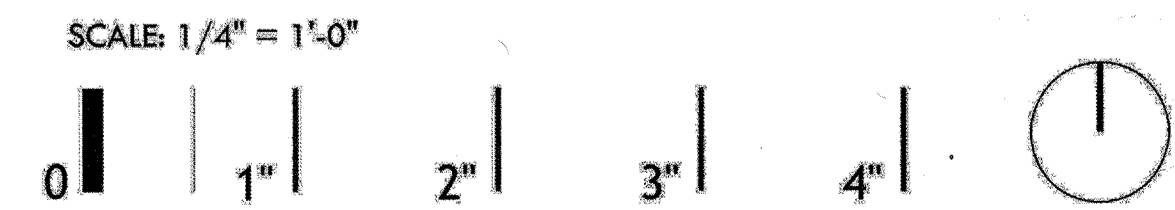
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 DATE: 12/18/2017
 JOB NO: CO1313500

Dec 18, 2017 - 6:21pm by akirchner K:\Drawings\17\CO13500 - Del Taco - Castle Rock, CO\ENG\Conceptual Plans\CO13500_Elevations.dwg



CASTLE ROCK

PROPOSED EXT. ELEVATIONS-A

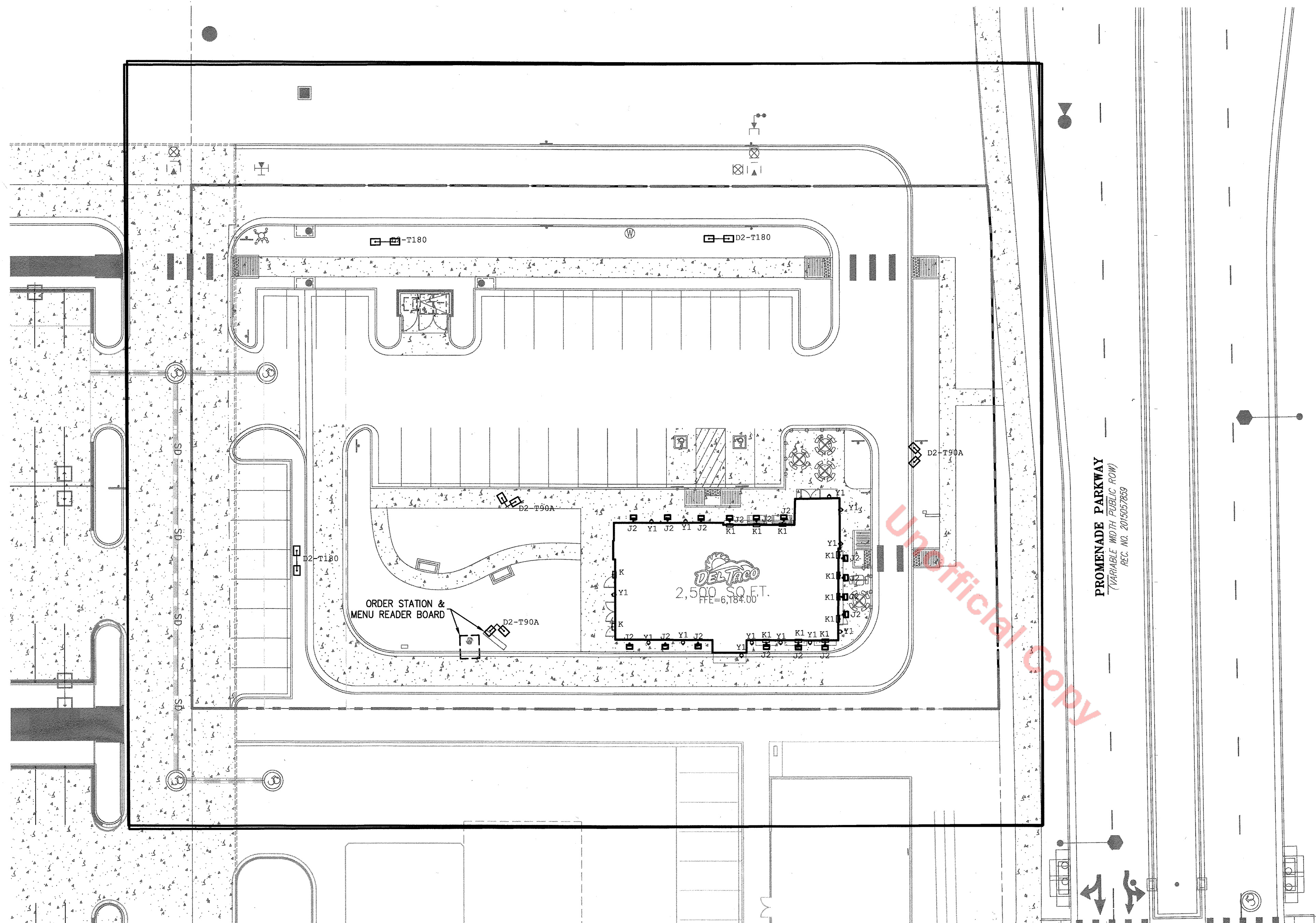
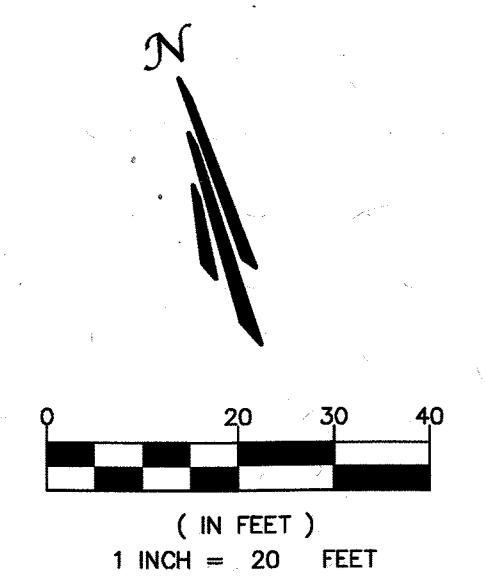


ARCHITECTS ORANGE
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 144 N ORANGE ST. ORANGE CA 92866 714.463.9860
 10-02-17
 2016-420

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1,
 AMENDMENT NO. 13, SITE DEVELOPMENT PLAN

SITE DEVELOPMENT APPROVAL SET 01/15/2018

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN, COUNTY OF DOUGLAS, COLORADO LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



GENERAL LIGHTING PLAN STANDARD NOTES:

1. OBJECTIVES FOR LIGHTING IN DIFFERENT AREAS OF THE SITE.
THE OBJECTIVE FOR THE ONSITE LIGHTING IS TO PROVIDE ADEQUATE LIGHTING FOR SAFE PEDESTRIAN, CUSTOMER, AND EMPLOYEE TRAVEL.
 2. HOURS OF LIGHT OPERATION.
THIS STORE IS PROPOSED TO BE A 24-HOUR SERVICE LOCATION. THE LIGHTS ON SITE WILL OPERATE FROM DUSK UNTIL DAWN TO ACCOMMODATE VISIBILITY DURING NIGHTTIME HOURS.
 3. MITIGATION TO NEIGHBORHOODS/ADJACENT PROPERTIES.
THE LIGHTING PLACEMENT AND DESIGN IS SUCH THAT THE LIGHT LEVELS AT THE EDGES OF THE PROPERTY ARE ALL AROUND 1 FOOT-CANDLE OR LESS. THERE ARE NO ADJACENT NEIGHBORHOODS AND THE ADJACENT PROPERTIES SHOULD HAVE NO SIGNIFICANT IMPACT DUE TO THE DEL TACO. ALL LIGHTING UNITS WILL UTILIZE THE APPROPRIATE SHIELDING AND MITIGATION TECHNIQUES TO ACHIEVE THIS GOAL.
 4. HOW WILL LUMINAIRES BE CIRCUITED ON AND OFF FOR AFTER BUSINESS HOURS?
LIGHTS WILL REMAIN ON FROM DUSK UNTIL DAWN AS THIS IS A 24-HOUR LOCATION.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Arr. Watts	Height (ft)
	10	K1	SINGLE	620	1.000	NEL-WPLED10Y	7	13.50
	3	D2-T180	BACK-BACK	12891	1.000	AME-2-L-T5-72LC-5-5K TWIN @ 180	240.64	25
	3	D2-T90A	2 @ 90 DEGRE	7491	1.000	AME-2-L-T3-72LC-3-5K TWIN @ 90 DEGREES	160.54	25
	16	J2	SINGLE	986	1.000	WPLED20Y-ARM24-SV-DOWN	21.7	15 (Typ)
	2	K	SINGLE	620	1.000	NEL-WPLED10Y	7	9
	13	Y1	SINGLE	754	1.000	UP DOWN SCONCE 10 WATT 800 LMS	10	9

*BACK-BACK = 2 LIGHTS ATTACHED BACK TO BACK (1 POLE)
 **2 @ 90 DEGREES = 2 LIGHTS AT A 90 DEGREE ANGLE TO EACH OTHER (1 POLE)

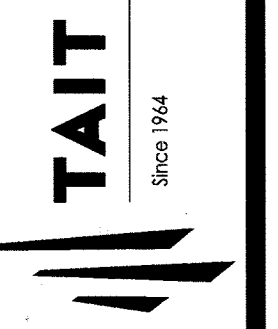
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
ALL POINTS AT GRADE ENTIRE SITE	Illuminance	Fc	1.99	8.6	0.0	N.A.	N.A.	
PERIMETER CALC POINTS	Illuminance	Fc	3.72	4.5	2.6	1.43	1.73	
PERIMETER CALC POINTS 1	Illuminance	Fc	2.95	4.4	2.0	1.48	2.20	
PERIMETER CALC POINTS 2	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
PERIMETER CALC POINTS 3	Illuminance	Fc	4.00	4.6	3.2	1.25	1.44	
BUILDING PERIMETER SUMMARY	Illuminance	Fc	3.52	4.6	2.0	1.76	2.30	
PARKING LOT SUMMARY	Illuminance	Fc	2.85	8.6	0.5	5.70	17.20	

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

LOT 1A-4A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, SITE DEVELOPMENT PLAN

Jan 15, 2018 - 8:35am by akirchner C:\Users\akirchner\Documents\Remote [ENG] Conceptual Plans\CO13500_Lighting.dwg

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 Los Angeles
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 San Francisco
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 Denver
 North Carolina



SITE LIGHTING PLAN
 PROMENADE AT CASTLE ROCK 1 AMD 13, LOT 1A-4A BLOCK 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0032

DRAWN: ---
 DATE: ---
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 DATE: ---
 REVISION # 2
 DATE: 12/18/2017
 JOB NO: CO13500