

# SITE DEVELOPMENT PLAN

LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 17  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



S8-20-D6895

# PANDA EXPRESS

5711 ATRIUM DRIVE  
 CASTLE ROCK, CO 80108



PANDA EXPRESS, INC.  
 1683 Walnut Grove Ave.  
 Rosemead, California  
 91770  
 Telephone: 626.799.9898  
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REVISIONS:

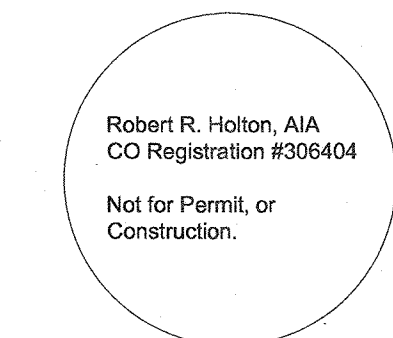
NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST	PRELIMINARY SUBMITTAL	02-25-19
2ND	SITE DEVELOPMENT PLAN	04-29-19
3RD	SDP - COMMENTS I	06-19-19
4TH	SDP - COMMENTS II	07-29-19
5TH	SDP - COMMENTS III	08-26-19

DRAWN BY:

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003



## Heights Venture ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800  
 Houston, Texas 77028  
 713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320  
 Plano, Texas 75024  
 972.480.7292 V

## PANDA EXPRESS

5711 ATRIUM DRIVE  
 CASTLE ROCK, CO 80108

TRUE WARM & WELCOME 2200-2018\_R1

1 OF 13

TITLE SHEET

PRELIMINARY SET

STATEMENT OF PURPOSE: WE ARE PROPOSING A 2,381 SOFT FAST FOOD RESTAURANT AND THE ASSOCIATED SITE IMPROVEMENTS.



KEY PLAN Scale= NTS 1 OF 13  
 VICINITY MAP Scale= NTS 1 OF 13

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	PD	
USE AREA	BUSINESS / COMMERCIAL	PROPOSED
RESTAURANT/RETAIL/OFFICE	RESTAURANT	W/ DRIVE-THRU
MIN. FRONT YARD SETBACK	SETBACKS TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN PER SECTION 4.8 OF THE ORDINANCE NO. 2003-08	15'-0"
MIN. REAR YARD SETBACK	ESTABLISHED WITH THE SITE DEVELOPMENT PLAN PER SECTION 4.8 OF THE ORDINANCE NO. 2003-08	15'-0"
MIN. SIDE YARD SETBACK	ESTABLISHED WITH THE SITE DEVELOPMENT PLAN PER SECTION 4.8 OF THE ORDINANCE NO. 2003-08	5'
MIN. SIDE TO STREET SETBACK	ESTABLISHED WITH THE SITE DEVELOPMENT PLAN PER SECTION 4.8 OF THE ORDINANCE NO. 2003-08	10'-0"
MAX. BUILDING HEIGHT	50'-0"	23'-6"
MIN. PARKING SPACES	24	51
HANDICAP PARKING	3 (PROVIDED)	3 (REQUIRED)
DRIVE-THRU SPACES	8	8
SITE UTILIZATION		
	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	49,517 SF	100%
LOT COVERAGE (FLOOR AREA RATIO)	2,381 SF	4.8%
ROW COVERAGE	0	0.0%
PARKING COVERAGE	24,449 SQ. FT.	49.4%
LANDSCAPE/ OPEN SPACE COVERAGE	17,551 SF	35.4%
SF OF OUTDOOR SITTING AREA	533 SF	1%
BIKE RACKS	2 BIKES	
GROSS FLOOR AREA	2,381 SF.	
INDOOR SEATING	88	
OUTDOOR SEATING	16	
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)	

LEGAL DESCRIPTION:  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 17

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL  
 THE SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17th DAY OF October 2019

ALL UTILITIES ARE REVIEWED FOR AREA OF PLACEMENT (LOCATION) INCLUDING, IN THE EASEMENT ROW, HORIZONTAL AND VERTICAL CLEARANCES, AND CONFLICTS WITH OTHER UTILITIES PER THE TRANSPORTATION DESIGN CRITERIA MANUAL, WATER SYSTEM DESIGN CRITERIA MANUAL, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, AND ALL OTHER UTILITY OWNER AND OPERATOR CRITERIA.

**SURVEYOR'S CERTIFICATION**  
 WESTON SPEARS  
 I, 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 AND BENCHMARKS ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THE SURVEY.  
 DATE: 10/17/19

**CIVIL ENGINEER CERTIFICATION**  
 TIM SCHOEMAKER  
 I, 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 DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
 DATE: 10/11/19

**TITLE CERTIFICATION**  
 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.  
 David W. Knapp  
 AUTHORIZED REPRESENTATIVE  
 Land Title Guarantee Company  
 TITLE COMPANY  
 SIGNED THIS 17th DAY OF October 2019

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF October 2019 BY David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 SCOTT DAVID BENNETTS  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20014020883  
 My Commission Expires July 12, 2021  
 MY COMMISSION EXPIRES: 7-12-2021

**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.  
 CFT NV DEVELOPMENTS, LLC A NEVADA LIMITED LIABILITY COMPANY  
 SIGNED THIS 15th DAY OF October 2019

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF October 2019 BY Derek Knight AS AUTHORIZED AGENT OF CFT NV DEVELOPMENTS, LLC  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: March 19, 2023

**OWNER**  
 PETER M. CUDLIP  
 GLOBE AMARANTH, LLC  
 5750 DTC PARKWAY, SUITE 210  
 GREENWOOD VILLAGE, CO 80111  
 T: (303) 771-4004  
 E: P.MC@GLOBE.COM  
 JUSTIN YOST  
 PANDA EXPRESS, INC.  
 1683 WALNUT GROVE AVE,  
 ROSEMEAD, CA 91770  
 T: 720.436.1730  
 E: JUSTIN.YOST@PANDARG.COM

**ARCHITECT**  
 ROBERT HOLTON - ARCHITECT  
 ERIC ABELN - PROJECT ADMIN.  
 HEIGHTS VENTURE ARCHITECTS, LLP  
 5741 LEGACY DRIVE, SUITE 320  
 PLANO, TX 75024  
 T: 713.869.1103 / 7281.854.6119  
 F: 713.869.5573  
 MECHANICAL, PLUMBING, ELECTRICAL  
 NICHOLAS POLCARI, P.E.  
 JAMES F. TURNER ENGINEERS, L.P.  
 8340 MEADOW ROAD, SUITE 160  
 DALLAS, TX 75231  
 T: 214.750.2900

**STRUCTURAL**  
 NICHOLAS POLCARI, P.E.  
 JAMES F. TURNER ENGINEERS, L.P.  
 8340 MEADOW ROAD, SUITE 160  
 DALLAS, TX 75231  
 T: 214.750.2900

**CIVIL**  
 TIM SHOEMAKER, P.E.  
 RTM ENGINEERING CONSULTANTS  
 650 E. ALCONQUIN ROAD, SUITE 250  
 SCHUMBERG, IL 60173  
 T: 815.435.5444  
 E: TIM.SHOEMAKER@RTMASSOCIATES.COM

**LANDSCAPE**  
 RODNEY MCNABB, P.M.  
 EVERGREEN DESIGN GROUP, INC.  
 15305 DALLAS PKWY, SUITE 300  
 ADDISON, TX 75001  
 T: 800.680.6630

**TEAM DIRECTORY**  
 Scale= NTS 1 OF 13

**BASIS OF BEARINGS AND BENCHMARK**  
 1. BASIS OF BEARING: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27. BEING MONUMENTED AT THE NORTH END BY A 3" DIAMETER ALUMINUM CAP STAMPED LS 13485 1993 AND AT THE SOUTH END BY A 3" DIAMETER ALUMINUM CAP STAMPED 14166 TST AND A HAVING AN ASSUMED BEARING OF S0027°16'W.  
 2. (KK1334) 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, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST. DATUM=NAVD88. ELEVATION=6222.12

**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 3:48 PM ON THE 23rd DAY OF October 2019 AT RECEPTION NO. 2019071945  
 DOUGLAS COUNTY CLERK AND RECORDER  
 Daniel Wood  
 DEPUTY

TOWN STANDARD SITE DEVELOPMENT PLAN 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 SHALL 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.
- SITE LIES WITHIN ZONE X OF FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167G, DATED MARCH 16, 2016.
- 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 RE-PLAN.
- THIS SITE IS ZONE PLANNED DEVELOPMENT PD -TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE CASTLE PINES COMMERCIAL PRELIMINARY P.D. PLAN, PLANNED UNIT DEVELOPMENT MAP RECORDED OCTOBER 13, 1987 AT RECEPTION NO. 8729368, AND AMENDMENT THERETO RECORDED APRIL 24, 1992 UNDER RECEPTION NO. 9213909, AND AMENDMENT RECORDED JULY 14, 1995 UNDER RECEPTION NO. 9531412, AND AMENDMENT RECORDED SEPTEMBER 1, 2000 UNDER RECEPTION NO. 61657.
- 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 OF THE MUNICIPAL CODE.

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 INTIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

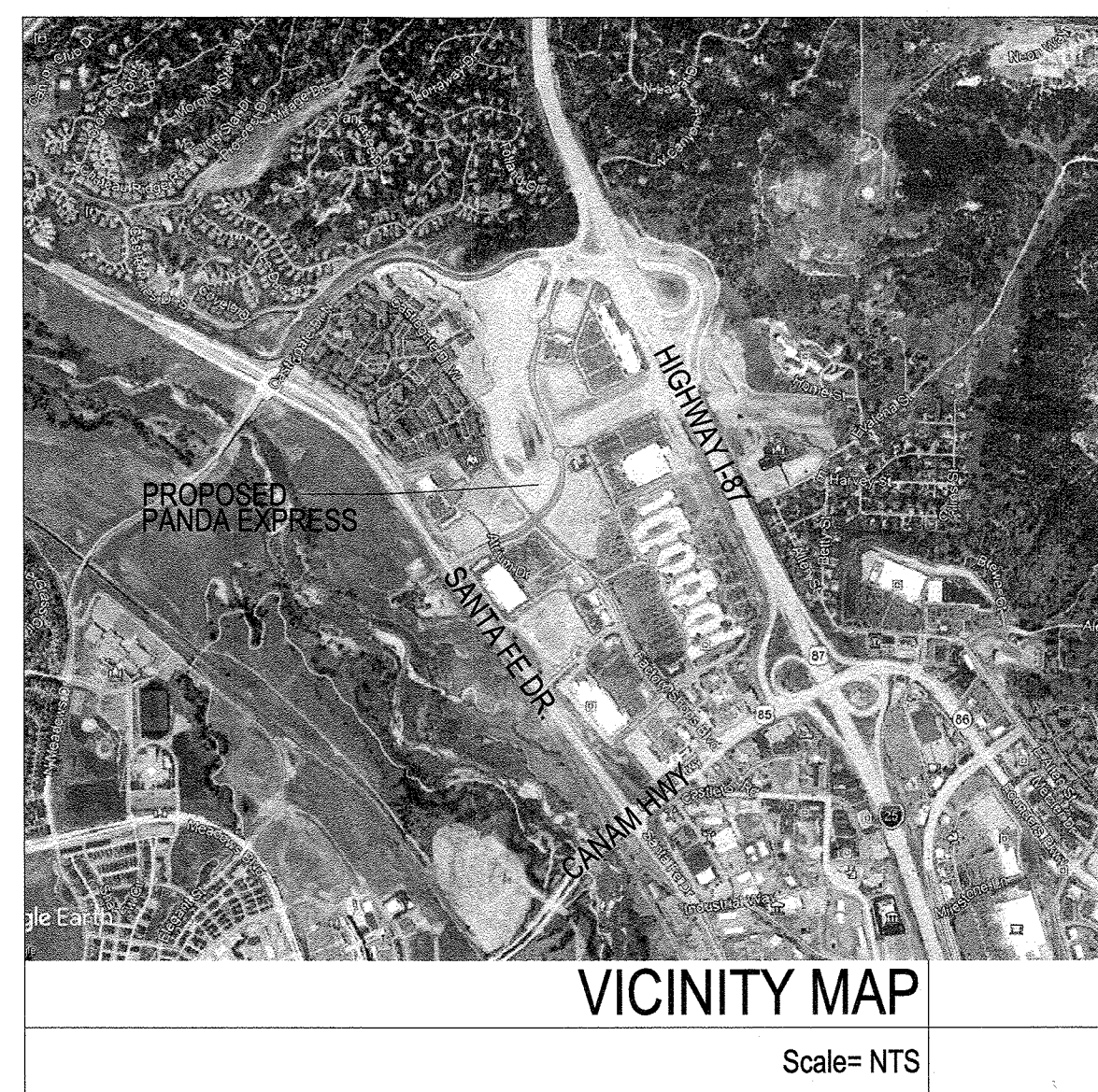
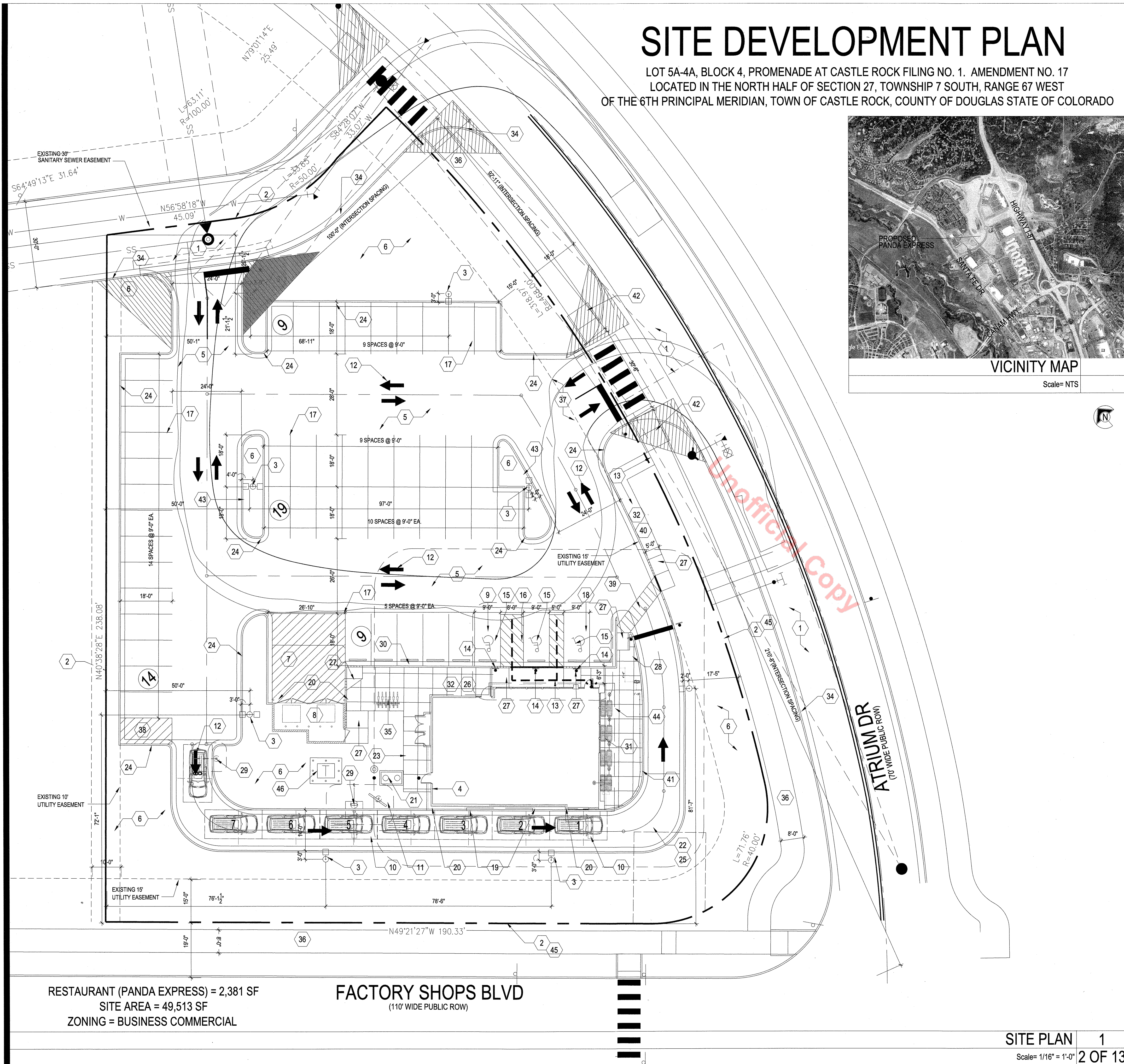
GENERAL	1ST
1 of 13 TITLE SHEET	●
2 of 13 SITE PLAN ARCHITECTURAL	●
3 of 13 GRADING AND DRAINAGE PLAN	●
4 of 13 UTILITY PLAN	●
5 of 13 CONCEPTUAL LANDSCAPE PLAN	●
6 of 13 LANDSCAPE NOTES	●
7 of 13 SITE PHOTOMETRIC PLAN	●
8 of 13 FIXTURE CUT SHEETS	●
9 of 13 EXTERIOR ELEVATIONS	●
10 of 13 EXTERIOR ELEVATIONS	●
11 of 13 PERSPECTIVES, MATERIAL, & COLOR ELEVATIONS	●
12 of 13 TRASH ENCLOSURE DETAILS	●
13 of 13 SITE ELEMENTS	●

**WATER RIGHTS DEDICATION AGREEMENT**  
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AS RECORDED ON THE 22nd DAY OF JULY 2015 AT RECEPTION NO. 2015051442 AND ACCORDINGLY 4.335 SEC ARE DEDICATED FROM THE WATER BANK

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 17

# SITE DEVELOPMENT PLAN

LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 17  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



- 1 EXISTING DRIVEWAY BY DEVELOPER, GC FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF CONFLICTS IMMEDIATELY AFTER MOBILIZATION.
- 2 PROPERTY LINE
- 3 SITE LIGHT
- 4 NEW SWITCHGEAR
- 5 PAVING - SEE CIVIL PLAN
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 CONC. APRON, REFERENCE CIVIL DRAWINGS
- 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. 01  
11
- 9 VAN ACCESSIBLE SPACE, PROVIDE VAN DESIGNATION ON SIGNAGE.
- 10 DRIVE THRU LANE SENSOR LOOP SEE DETAIL
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE) 13  
13
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL ----->
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 9'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- 18 DESIGNATED HANDICAP PARKING SPACE
- 19 PRIMARY ROOF DRAIN CONNECTED TO UNDERGROUND STORM, OVERFLOW ROOF DRAIN TO EXIT TO DAYLIGHT THROUGH FACE OF WALL
- 20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LOPE SLEEVE. 18  
11
- 21 UNDERGROUND GREASE INTERCEPTOR.
- 22 CONC. DRIVEWAY
- 23 EDGE OF SIDEWALK AT PLANTER
- 24 CONCRETE CURB AT LANDSCAPE AREA.
- 25 EXPANSION JOINT @ 20'-0" O.C. MAX.
- 26 TOOLED JOINTS @ 5'-0" X 5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
- 27 ACCESSIBLE RAMP BY GC
- 28 DIRECTIONAL SIGN, GC TO COORDINATE WITH SIGN COMPANY ON LOCATION AND FOUNDATION (DOES NOT REQUIRE ELECTRICAL)
- 29 ORDER CONFIRMATION BOARD 1  
13
- 30 RUBBER WHEEL STOP 3  
13
- 31 OUTDOOR COVERED PATIO AND SEATING, REFER TO SHEET 10 OF 12 & 6  
13 10  
13
- 32 SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- 33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR. 5  
13
- 34 CURB AROUND DRIVE BY DEVELOPER, CONNECT TO EXISTING, FIELD VERIFY EXTENT AND NOTIFY ARCHITECT OF CONFLICT PRIOR TO CONSTRUCTION START.
- 35 (2) U-RACK BICYCLE RACK, MODEL U190-IG-P, "BLACK" WITH GROUT COVERS, REFER TO PLAN FOR DIMENSIONS/SPACING, RE: CIVIL FOR INSTALL DETAIL 14  
13
- 36 EXISTING SIDEWALK
- 37 NEW PROPOSED CURB CUT BY PANDA EXPRESS. COORDINATE INSTALLATION AND GRADING WITH DEVELOPER ATRIUM DR.
- 38 PROVIDE 9' WIDE AREA WITH 4" WIDE STRIPES AT 3'-0" O.C.
- 39 PROVIDE 5' WIDE STRIPED PATH ACROSS DRIVE WITH 4" WIDE TRAFFIC PAINT, 2 COATS.
- 40 NEW SIDEWALK BY GC, CONNECT TO EXISTING SIDEWALK, RE: CIVIL
- 41 3' HIGH DECORATIVE PEDESTRIAN GAURDRAIL. 2" x 2" CARBON STEEL MESH INFILL PANEL. RE: A-405 2  
13
- 42 CURB CUT RAMPS FOR EXISTING SIDEWALK IN R.O.W. BY DEVELOPER
- 43 FIRE LANE SIGNAGE LOCATION, COORDINATE WITH FIRE MARSHAL PRIOR TO INSTALLATION.
- 44 OVERHEAD CORNICE OUTLINE.
- 45 RIGHT OF WAY.
- 46 TRANSFORMER



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**Heights Venture**  
 ARCHITECTURE DESIGN

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 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 450 7292 V

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TRUE WARM & WELCOME 2200-2018\_R1

2 OF 13

SITE PLAN  
 ARCHITECTURAL

PRELIMINARY SET

RESTAURANT (PANDA EXPRESS) = 2,381 SF  
 SITE AREA = 49,513 SF  
 ZONING = BUSINESS COMMERCIAL

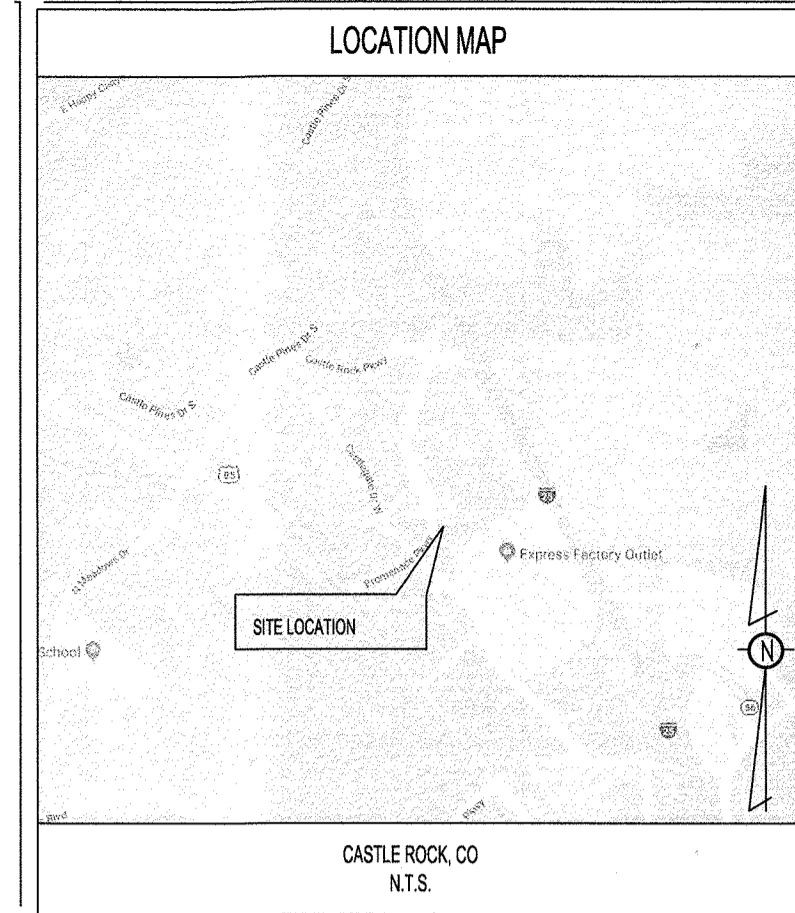
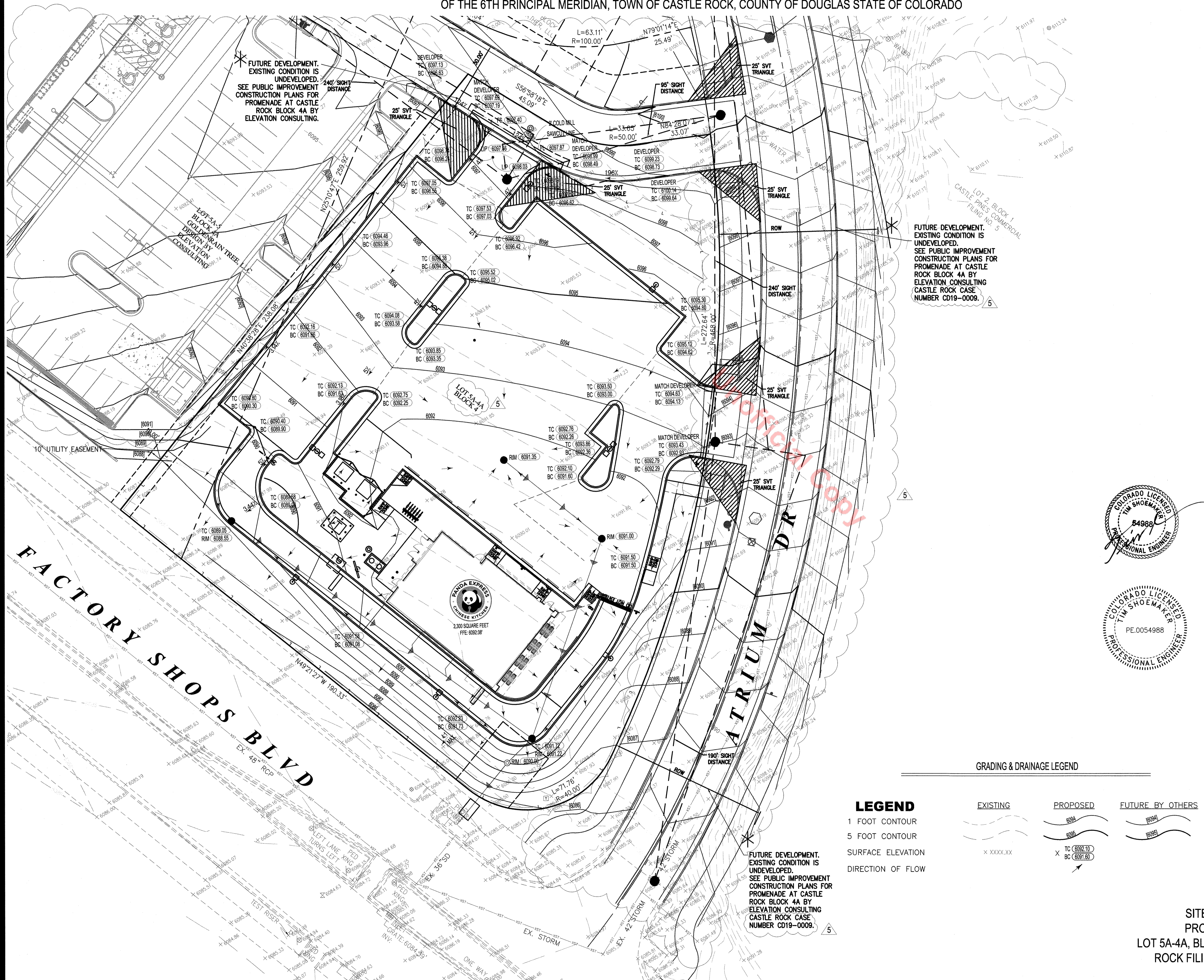
**FACTORY SHOPS BLVD**  
 (110' WIDE PUBLIC ROW)

SITE PLAN 1  
 Scale= 1/16" = 1'-0" 2 OF 13

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17

# SITE DEVELOPMENT PLAN

LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 17  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



### GRADING & DRAINAGE NOTES

- SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
- SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%.
- MAXIMUM CUT OF FILL SLOPES IS 4:1V:1H.
- THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
- ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6 INCH) AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL, BEDROCK PAVERS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A COLORADO REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
- DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- LENGTH OF BARRIERS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
- JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAN VIEW FROM A PUBLIC ROAD OR STREET.
- SEE SHEET CD11 FOR GENERAL NOTES.
- ENTIRE SITE IS DESIGNATED AS ZONE X ON FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY AND INCORPORATED AREAS, PANEL 10R, MAP NO. 160302100F AND LIES OUTSIDE OF THE FEMA 100-YEAR FLOODPLAIN.

### HYDROLOGY STATEMENT

ON-SITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED CURB INLETS AND DROPPED CURB INLET. A PROPOSED STORM PIPE SYSTEM WILL CONVEY STORMWATER TO AN EXISTING CATCH-BASIN LOCATED ALONG THE SOUTH OF THE SUBJECT SITE ON FACTORY SHOPS BOULEVARD. THE EXISTING PIPE SYSTEM WILL CONVEY THE STORMWATER TO THE EXISTING MASTER DETENTION POND. BASED ON THE MASTER DETENTION POND SIZING AND OVERALL HYDROLOGY REPORT PERFORMED BY THE DEVELOPMENT'S ENGINEER, THE MASTER DETENTION POND IS SIZED TO ADEQUATELY DETAIN RUNOFF FROM THE SUBJECT SITE.

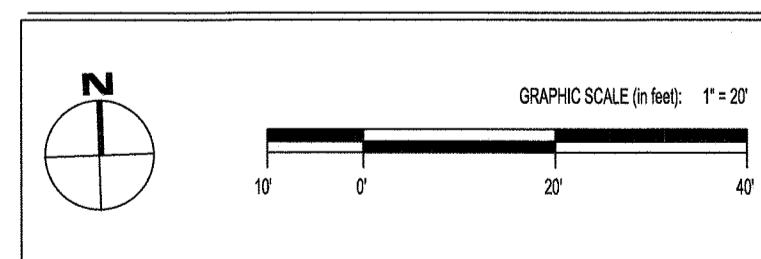
FUTURE DEVELOPMENT. EXISTING CONDITION IS UNDEVELOPED. SEE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR PROMENADE AT CASTLE ROCK BLOCK 4A BY ELEVATION CONSULTING (CASTLE ROCK CASE NUMBER CD19-0009).

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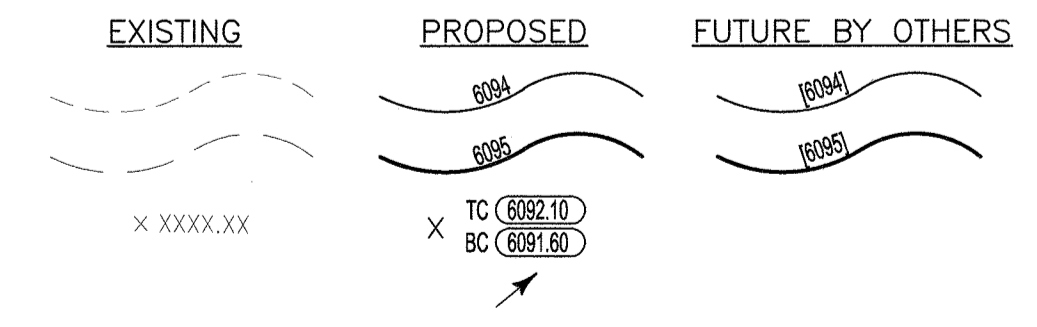


24-HOUR CONTACT:  
PANDA PM



### GRADING & DRAINAGE LEGEND

- LEGEND**
- 1 FOOT CONTOUR
  - 5 FOOT CONTOUR
  - SURFACE ELEVATION
  - DIRECTION OF FLOW



SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17



PANDA EXPRESS, INC.  
 1683 Walnut Grove Ave.  
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 91770  
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### REVISIONS:

NO.	DESCRIPTION	DATE

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3RD SDP-COMMENTS I	06-19-19
4TH SDP-COMMENTS II	07-29-19
5TH SDP-COMMENTS III	08-26-19

### DRAWN BY:

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003



engineering consultants  
 650 E. ALGONQUIN ROAD SUITE 250  
 SCHAUMBURG, IL 60173  
 T.847.756.4180 | www.rtmassociates.com

### Heights Venture ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 713 889 1103 V  
 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

### PANDA EXPRESS

5711 ATRIUM DRIVE  
 CASTLE ROCK, CO 80108

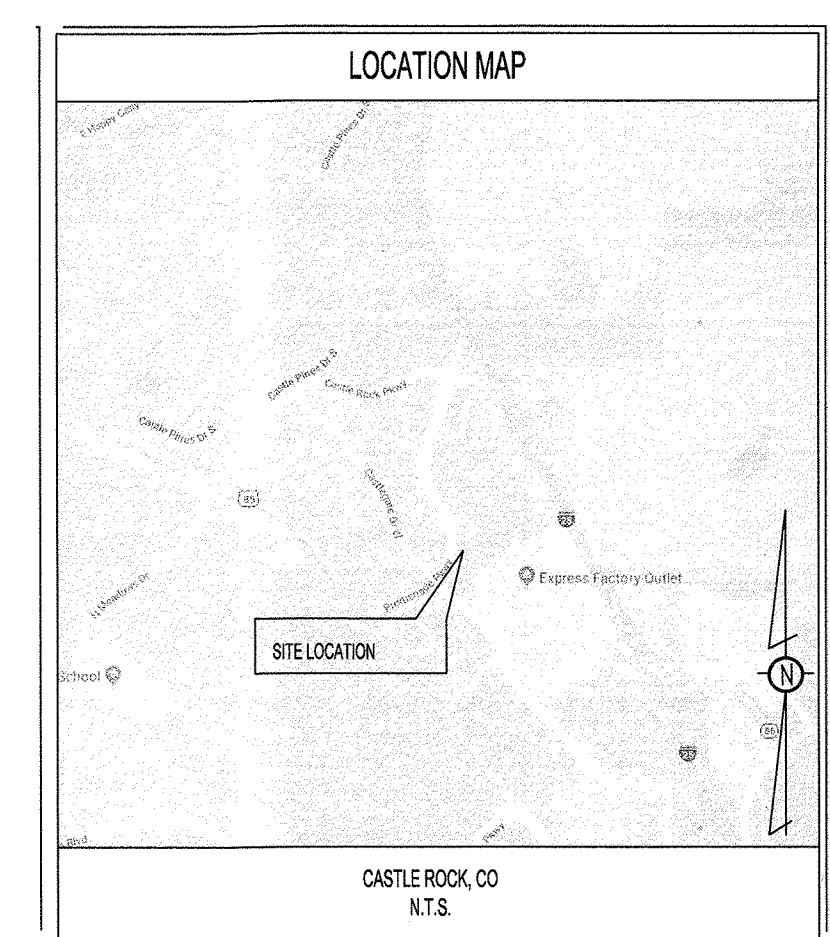
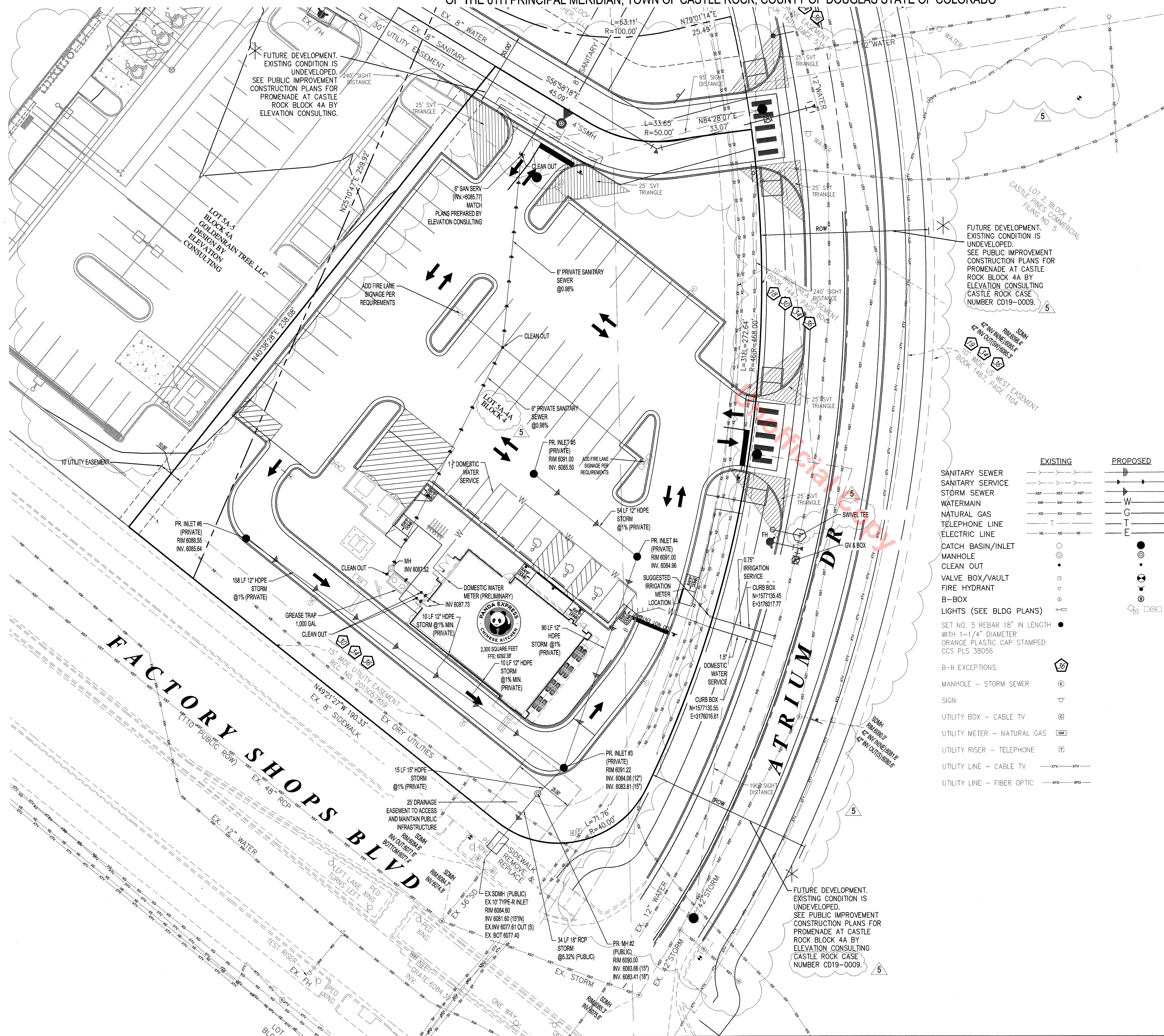
TRUE WARM & WELCOME 2200-2018\_R1

### GRADING PLAN

PRELIMINARY SET

# SITE DEVELOPMENT PLAN

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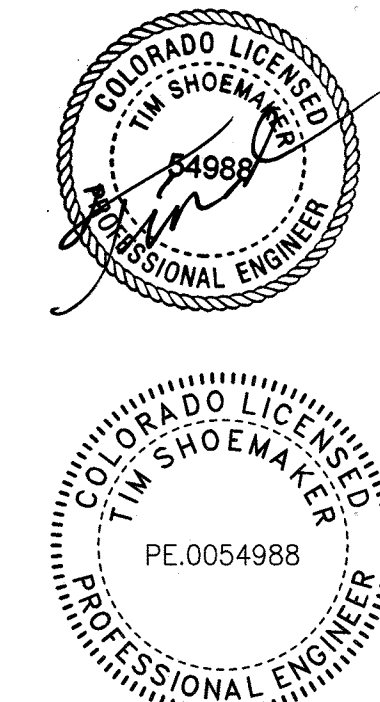
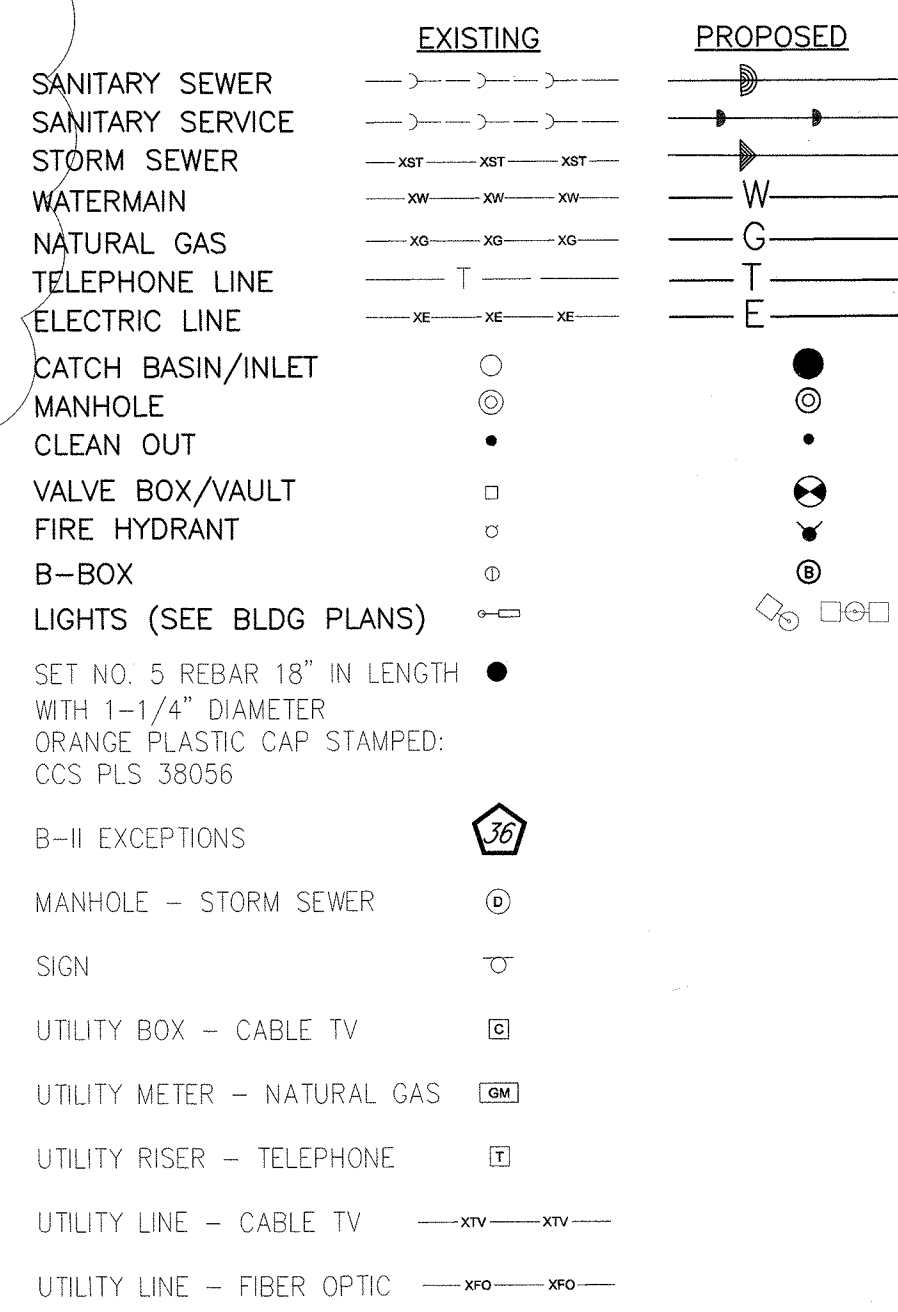
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NO.	DESCRIPTION	DATE
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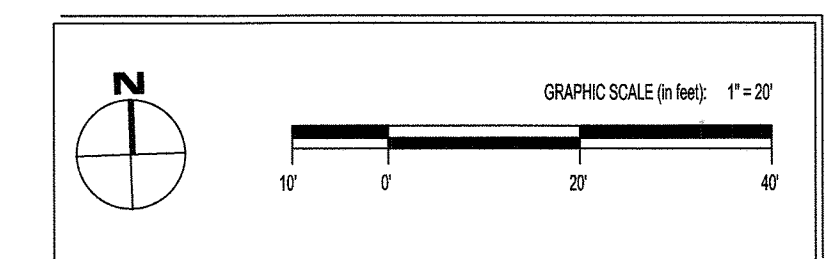
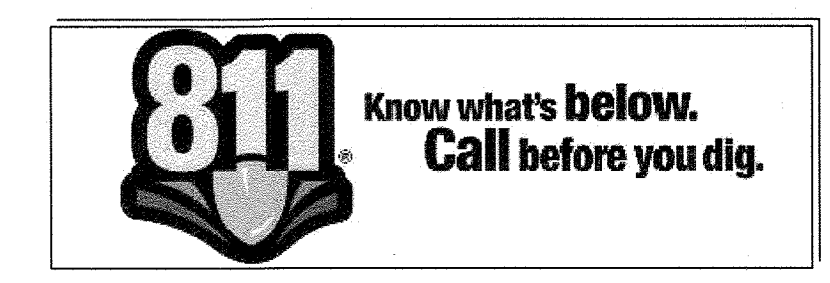
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- UTILITY NOTES
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  - THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.



24-HOUR CONTACT:  
 PANDA PM



SITE DEVELOPMENT PLAN  
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 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17

**Heights Venture**  
 ARCHITECTURE • DESIGN

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 713 869 1103 V 972 480 7292 V

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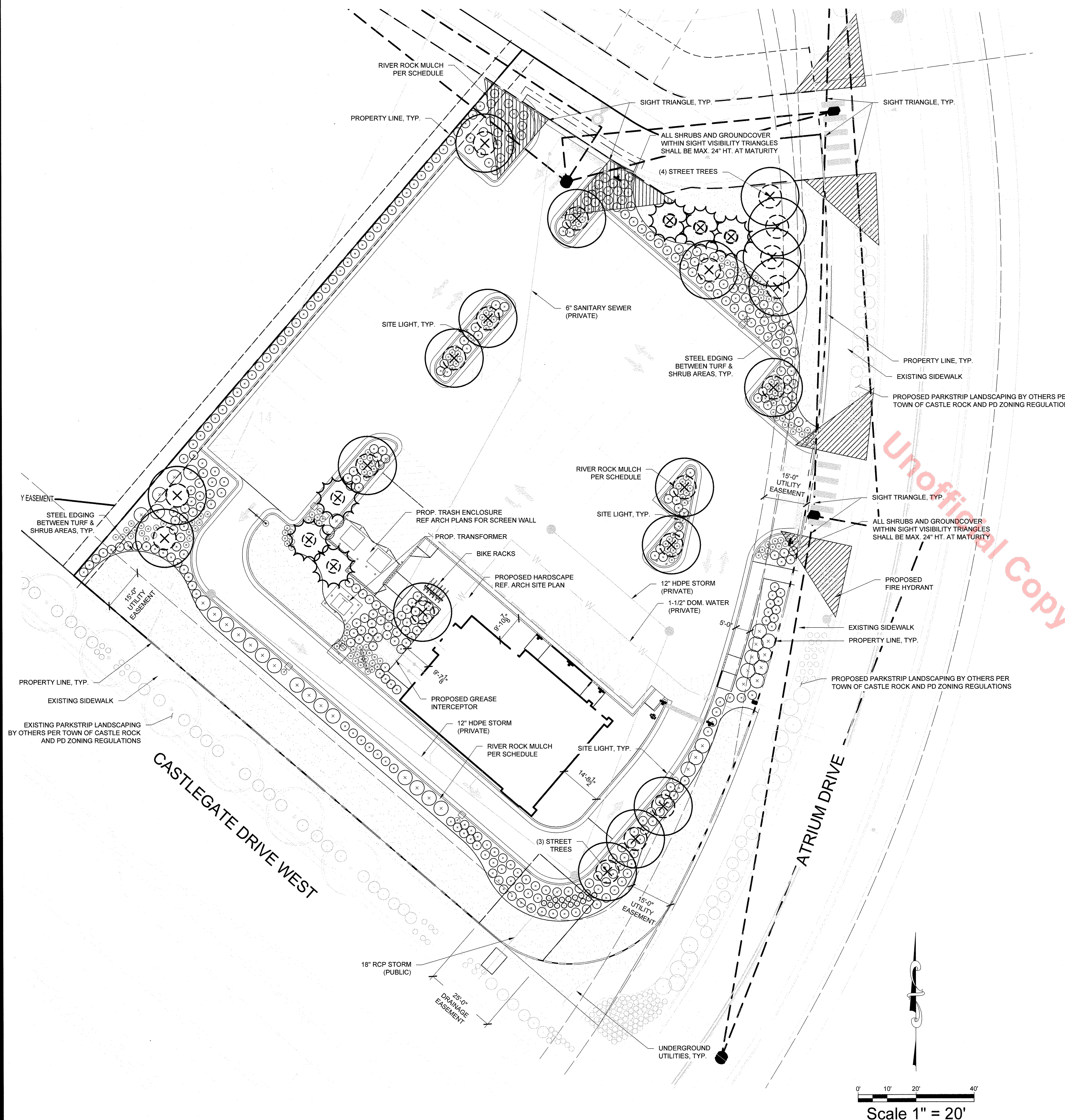
UTILITY PLAN

4 OF 13

PRELIMINARY SET

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## Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **CHRISTOPHER M. ROSE**  
 Town of Castle Rock Registration # \_\_\_\_\_ State of Colorado License Landscape Architect # **1085**  
 Company Name **EVERGREEN DESIGN GROUP, INC.** Address **1400 16TH ST., SUITE 400 DENVER, CO 80202**  
 Phone **(800) 680-6630 ext. 7** Email **chris@evergreendesigngroup.com** Date **08/28/2019**  
 PROJECT NAME **PANDA EXPRESS, PROMENADE PARKWAY & CASTLEGATE DR.**

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
49,517 SF	15,015 SF	Sapphire Point Streetscape Native Mix (9,175 SF)	N/A	10	10	20	339	4 CU. YD. PER 1,000 SF	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
24,449 SF	2,536 SF	51	N/A	4	8' (IRREGULAR SHAPE WIDTH VARIES)	5	8	10	227

### TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 17,551 SF

Revised April 2013

### NON-RESIDENTIAL STREETSCAPE, RIGHT-OF-WAY REQUIREMENTS

**ATRIUM DRIVE**  
**STREET TREES REQUIRED:** 7 (1 TREE PER 30 LF, MAY BE GROUPED) / 274 LF  
**STREET TREES PROVIDED:** 7 (TREES PLACED OUTSIDE SIGHT VISIBILITY TRIANGLES AND UTILITY EASEMENTS)  
**CASTLEGATE DRIVE WEST**  
**STREET TREES REQUIRED:** 6 (1 TREE PER 30 LF, MAY BE GROUPED) / 237 LF  
**STREET TREES PROVIDED:** 6 (PROPOSED, BY OTHERS)

### PROMENADE AT CASTLE ROCK - ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

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

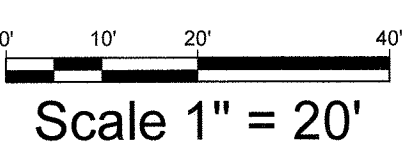
### CONCEPT PLANT SCHEDULE

Symbol	Plant Type	Count	Hydrozone
(+)	LARGE CANOPY TREE	19	LOW TO MODERATE
(+)	EVERGREEN TREE	6	LOW TO MODERATE
(+)	MEDIUM SHRUBS	376	VERY LOW TO MODERATE
(+)	LARGE SHRUBS	34	VERY LOW TO LOW
(+)	SMALL SHRUBS	163	VERY LOW TO LOW

### GROUND COVER SCHEDULE

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	HYDROZONE
	RR	RIVER ROCK	RIVER ROCK MULCH OVER WEED FILTER FABRIC	
	NG	IRRIGATED NATIVE GRASS (TURF)	SAPPHIRE POINT STREETSCAPE MIX	LOW

**NOTE:** ALL PLANT MATERIALS SPECIFIED SHALL BE SELECTED FROM THE APPROVED TOWN OF CASTLE ROCK PLANT LIST AND PD ZONING REGULATIONS PLANT LIST.



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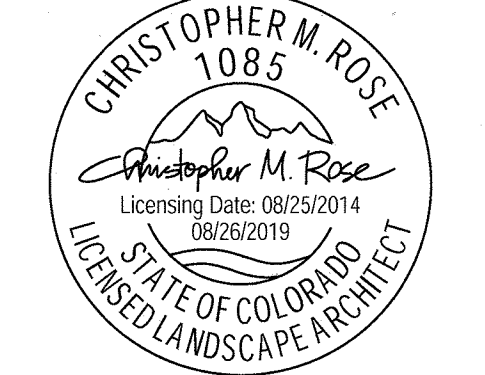
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DRAWN BY: EDG

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003



LANDSCAPE ARCHITECT

**CHRISTOPHER ROSE, PLA**  
 EVERGREEN DESIGN GROUP  
 COLORADO REGISTRATION NO. 1085  
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 CHRIS@EVERGREENDSIGNGROUP.COM

### PANDA EXPRESS

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 CASTLE ROCK, CO 80108

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**5 OF 13**  
 CONCEPTUAL  
 LANDSCAPE PLAN

PRELIMINARY SET



**NOTE:** THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR 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.

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## CLWUR (Composite landscape water use rating) Chart

Irrigation Spray or Drip?	Plant Name (Common)	Appl. 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
Drip	Shrub Bed (Very Low to Moderate)	2	Low (VL to Mod)	49	6376	2	17551	0.95
Spray	Irrigated Native Grass (Turf)	2	Low	51	9175	2	17551	1.05
							0	
<b>Total of the CLWUR</b>								<b>2.00</b>

Reference Chapter 13.20 of the Castle Rock Municipal Code

### CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES (TOWN OF CASTLE ROCK)

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 600 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.

### LANDSCAPE MAINTENANCE (PD ZONING REGULATIONS)

LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER/DEVELOPER UNLESS OTHERWISE SET FORTH IN DEVELOPMENT AGREEMENTS, PURCHASE AGREEMENT, DECLARATIONS, OR ANY OTHER AGREEMENTS. LANDSCAPE MAINTENANCE SHALL CONSIST OF ALL REGULAR AND NORMAL MAINTENANCE PRACTICES OF LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING. PLANT MATERIALS THAT EXHIBIT SIGNIFICANT LEVELS OF INSECTS, PESTS, DISEASES AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED BY THE INDIVIDUAL LOT OWNER/DEVELOPER. ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED IMMEDIATELY BY OWNER/DEVELOPER WITH LIVING PLANT MATERIALS THAT MATCH THE ACC APPROVED LANDSCAPE PLANS.

### RIVER ROCK MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL MIN. 2" THICK LAYER OF RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. RIVER ROCK MULCH SHALL HAVE 2" - 4" STONES. IT SHALL BE BEIGE IN COLOR OR AS APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

### WOOD MULCH (PD ZONING REGULATIONS)

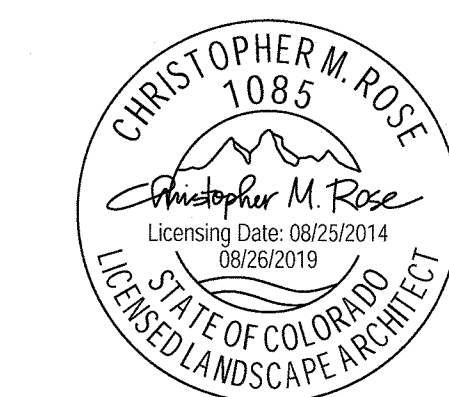
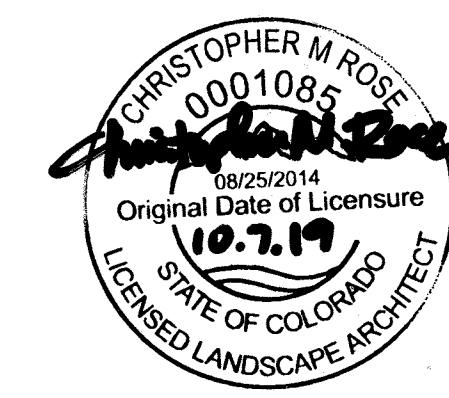
TREE MULCH RINGS IN TURF AREAS AND INDIVIDUAL SHRUB PLANTINGS IN RIVER ROCK MULCH SHALL HAVE DOUBLE SHREDDED CEDAR WOOD MULCH (NOT CHIPPED OR CHUNKS). CEDAR MULCH SHALL BE A FIBROUS MATERIAL (1/1 TO 3/1 PIECES) CAPABLE OF MATTING TOGETHER AND INTERLOCKING WHEN MOISTENED AND SETTLED. TREE MULCH RINGS IN TURF AREAS SHALL BE 4' DIAMETER; SHRUB MULCH RINGS SHALL BE 1.5x THE SIZE OF ROOTBALL.

### ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRICLE THE ROOTBALL.

### PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



LANDSCAPE ARCHITECT

**CHRISTOPHER ROSE, PLA**  
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## Heights Venture ARCHITECTURE + DESIGN

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6 OF 13  
 LANDSCAPE NOTES

PRELIMINARY SET



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 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR 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  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17

# SITE DEVELOPMENT PLAN

LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 17  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

## LUMINAIRE SCHEDULE

LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DISCRPTION	VOLTS	WATTS	LUMENS	LLF**	DISTRIBUTION TYPE	MOUNTING HEIGHT	CUT-OFF*	CONTROL	COMMENTS
D	5	VISIONAIRE	VILLA LIGHTING - AME-2-L-T3-7ZLC-5-4K-UNV	LED AREA LUMINAIRE	120-277	120	10,501	1	TYPE III	25'	FULL CUT-OFF	PHOTOSENSOR/TIMER	
F	3	VISIONAIRE	VILLA LIGHTING - AME-2-L-T5-7ZLC-5-4K-UNV	LED AREA LUMINAIRE	120-277	240	12,871	1	TYPE V	25'	FULL CUT-OFF	PHOTOSENSOR/TIMER	(2) FIXTURES SEPARATED 180°
L85	1	HOWARD	VL305	LED WALLPACK	120-277	30	3,290	1	N/A	10'	ADJUSTABLE	PHOTOSENSOR/TIMER	
L88	2	EXTRONIX	MLED1-G-HP	LED EMERGENCY EXIT LIGHT	120-277	1.5	-	1	N/A	10'	N/A	EMERGENCY	
L88A	1	ELITE	RL607-750L-DIMTR-120-30K-SN-SN	LED EMERGENCY DOWNLIGHT	120	18	750	1	N/A	10'	N/A	EMERGENCY	
L90	2	HINKLEY LIGHTING	1849BZ-LED	LED WALL LANTERN	120	11	900	1	N/A	8'	N/A	PHOTOSENSOR/TIMER	
S	8	SloanLED	701289-9VMA12-MB REV B	LED CANOPY LIGHTING	120-277	0.86	100	1	N/A	10'	N/A	PHOTOSENSOR/TIMER	

\*BUILDING MOUNTED FIXTURES ARE PERMITTED TO BE NON-FULL CUT-OFF IF LUMENS REMAIN 3,500 OR LESS.  
 \*\*THE TOWN OF CASTLE ROCK MUNICIPAL CODE REQUIRES A LLF OF 1 FOR ALL FIXTURES.

Note:  
 1. Luminaires & Lamps furnished by Villa Lighting Inc. St. Louis, MO. 63103 (800) 325-0663. Contact: Ryan Zinselmeier 314-633-0423  
 2. The Owner, General Contr., and/or electrical contractor shall be responsible for receiving, storage, installation, and wiring light fixtures.  
 3. Parties receiving products shall report any damaged light fixtures or missing parts to Villa Lighting Inc. within 48 hours of receipt of light fixture package.  
 4. Lighting design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation.  
 5. Pole mounted fixtures at 25'.

## CONTROL SCHEDULE

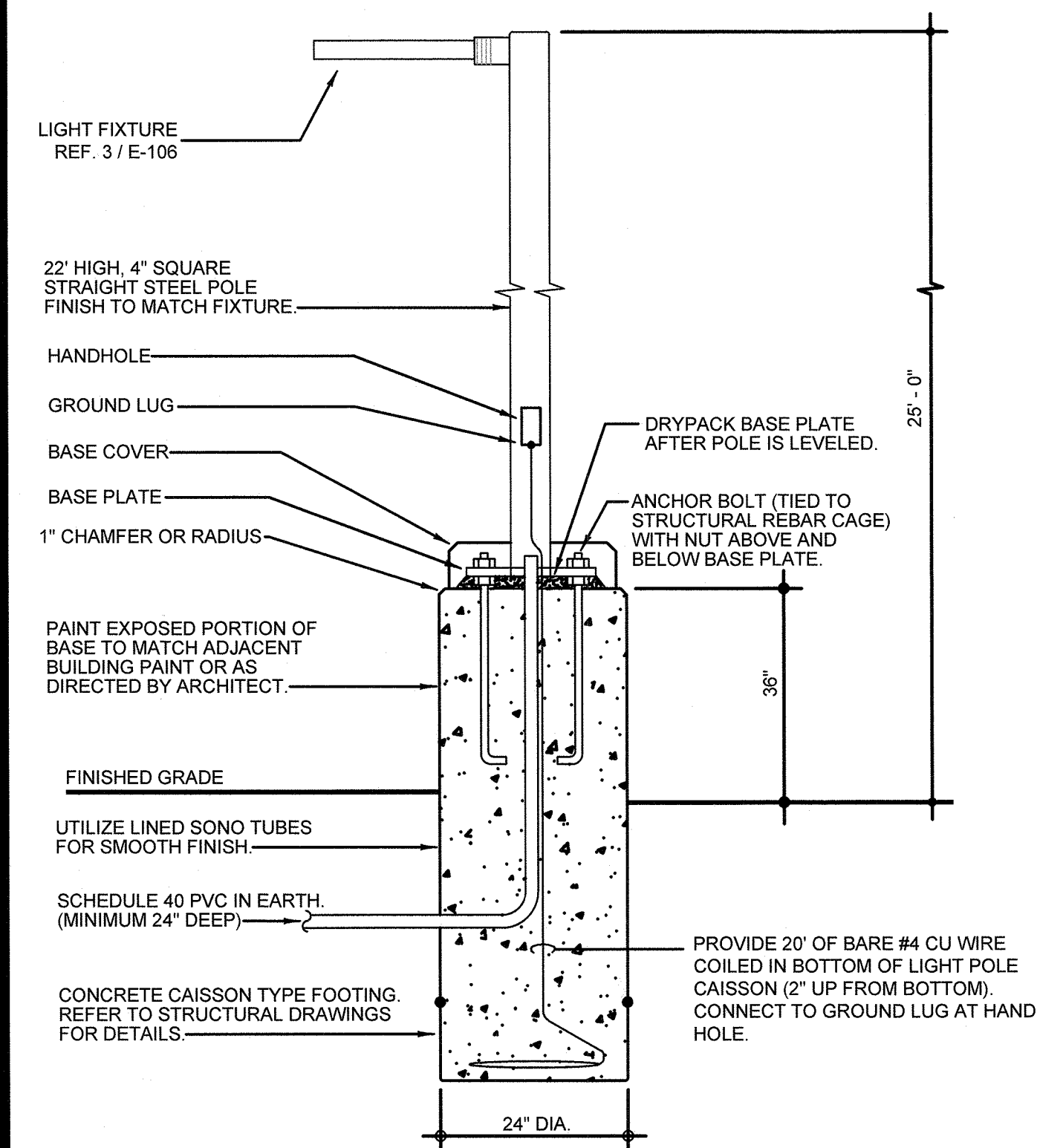
	BUILDING LIGHTING	AREA LIGHTING
ON	DUSK TO DAWN (BY PHOTOCELL)	DUSK TO DAWN (BY PHOTOCELL)
OFF	DURING DAYLIGHT HOURS (BY PHOTOCELL)	DURING DAYLIGHT HOURS (BY PHOTOCELL)

## Statistics

Description	Symbol	Avg	Max	Min
Calc Zone	+	2.1 fc	6.2 fc	0.0 fc

## SITE LIGHTING FIXTURE SCHEDULE

3  
 NO SCALE E-106



## POLE MOUNTING DETAILS

4  
 NO SCALE E-106

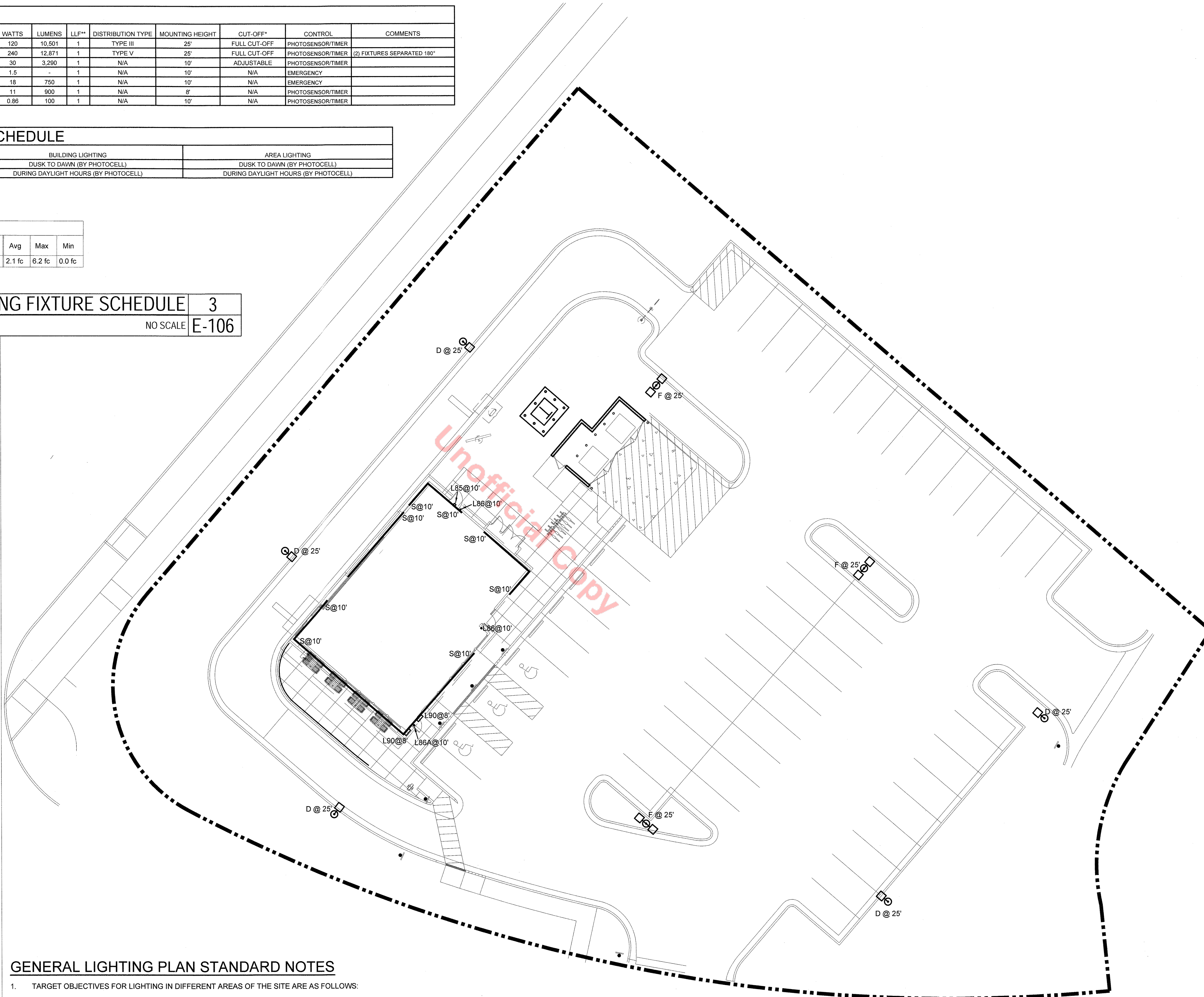
## GENERAL LIGHTING PLAN STANDARD NOTES

- TARGET OBJECTIVES FOR LIGHTING IN DIFFERENT AREAS OF THE SITE ARE AS FOLLOWS:
 

<b>PAVED AREAS:</b> AVG: 4.0 fc MAX: 10.0 fc MIN: 1.0 fc AVG / MIN: 5.00 MAX / MIN: 10.00	<b>PROPERTY LINE:</b> AVG: 2.0 fc MAX: 4.0 fc MIN: 0.5 fc AVG / MIN: 10.00 MAX / MIN: 20.00	<b>TRASH ENCLOSURE:</b> AVG: 3.0 fc  <b>SERVICE DOOR:</b> AVG: 3.0 fc
--	--	---
- SITE LIGHTING IS TO BE OFF DURING DAYLIGHT HOURS AND ON FROM DUSK (BY PHOTOCELL) TO 1-HOUR AFTER BUSINESS CLOSE AND FROM 1-HOUR BEFORE BUSINESS OPEN TO DAWN (BY PHOTOCELL).
- THE DESIGN IS DARK SKY COMPLIANT TO MITIGATE LIGHT TRESPASS TO NEIGHBORHOODS/ADJACENT PROPERTIES.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

## SITE PHOTOMETRIC PLAN

1  
 1/16" = 1' 0" E-106



SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17



PANDA EXPRESS, INC.  
 1683 Walnut Grove Ave.  
 Rosemead, California  
 91770  
 Telephone: 626.799.9898  
 Facsimile: 626.372.8288

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## REVISIONS:

NO.	DESCRIPTION	DATE

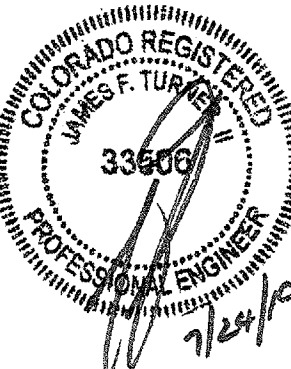
## ISSUE DATE:

1ST	PRELIMINARY SUBMITTAL	02-25-19
2ND	SITE DEVELOPMENT PLAN	04-29-19
3RD	SDP - COMMENTS I	06-19-19
4TH	SDP - COMMENTS II	07-29-19

## DRAWN BY:

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003

James F. Turner  
 Engineers, L.P.  
 Consulting Engineers  
 8340 Meadow Road, #150  
 Dallas, TX 75231  
 214.750.2900  
 GRAHAM/RESCORLA/BJ  
 SC/AF/TS/TMM  
 JFB #81782  
 CO REGISTRATION #2018180628



## Heights Venture ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V  
 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 480 7292 V

## PANDA EXPRESS

5711 ATRIUM DRIVE  
 CASTLE ROCK, CO 80108

TRUE WARM & WELCOME 2200-2018\_R1

7 OF 13

HOT - MEDIUM  
 SITE PHOTOMETRIC PLAN

PRELIMINARY SET

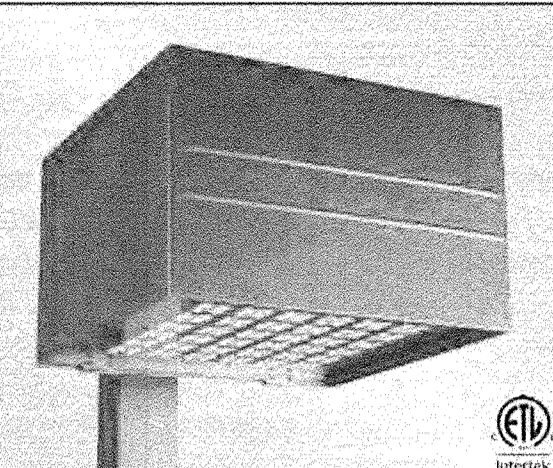
# SITE DEVELOPMENT PLAN

LOT 5A-4, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 11  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

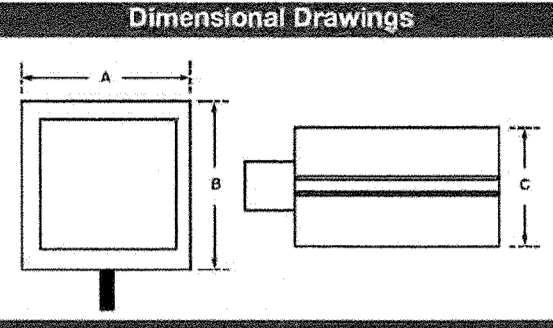
VILLA LIGHTING SUPPLY, INC.

LS0 - EXTERIOR SCIENCE - HINKLEY - ATLANTIS 1649Z-LED

### American LED



#### Dimensional Drawings



Fixture	A	B	C	Strip	Max. Watts	Lbs.
AME-2-L	19"	19"	12"	2"	238 W	29
AME-4-L	29"	29"	16"	2"	373 W	68

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology while maintaining a traditional fixture image. The LED's performance and life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the driver is simplified by making them easily accessible and provided with quick wiring connections.

72, 144 or 224 LEDs are available in 350 or 530 mA rating providing up to 33,000 lumens. Six optical distribution patterns are available and feature a unique Type T-4A automotive pattern for the front row of auto headlights. Choose between 4000 or 5000 Kelvin temperature of the LEDs. A durable Polyester powder coat finish is guaranteed for five years and is available in standard or custom colors. The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Fastening: Peel-and-stick mechanical.

## SloanLED Prism

Reimagined LED lens technology

### Specifications

Dimensions L x W x H: White, HO 12 VDC: 2.75 in x 0.75 in x 0.44 in (70 mm x 19 mm x 11 mm)  
 Colors: 2.75 in x 0.75 in x 0.59 in (70 mm x 19 mm x 15 mm)  
 HO 24 VDC: 2.92 in x 0.55 in x 0.45 in (74 mm x 14 mm x 11 mm)

LEDs per module: 3

Operating temperature: Sloan LED Prism: 40°C to -90°C  
 HO: 40°C to -60°C

Protection class: IP66 & IP69

Finishing: Max Adam Step 1

Life rating: Sloan LED Prism: >60,000 hours  
 HO 24 VDC: >50,000 hours

Fastening: Peel-and-stick mechanical.

### Whites

Model	Modules per foot/module	Color Temperature	Part number	Optical cut depth	Power per module	Lumens per module (nominal)	Efficacy	Power capacity per SloanLED 60 W 12 VDC power supply	Packaging of 5 trays per carton
Standard	1.5 (1.5 in)	5000K	31200-05011-120	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
HO 12 VDC	1.5 (1.5 in)	5000K	31200-05011-120	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
HO 24 VDC	1.5 (1.5 in)	5000K	31200-05011-120	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray

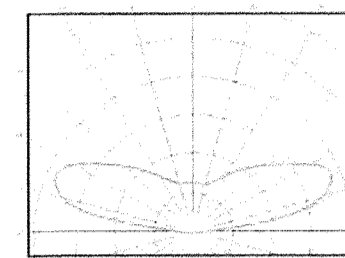
### Colors

Part number	Color	Nominal wavelength	Modules per foot/module	Optical cut depth	Power per module	Lumens per module (nominal)	Efficacy	Power capacity per SloanLED 60 W 12 VDC power supply	Packaging of 5 trays per carton
31200-05011-120	Red	626	2.0 (2.0 in)	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
31200-05011-120	Orange	591	2.0 (2.0 in)	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
31200-05011-120	Yellow	589	2.0 (2.0 in)	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
31200-05011-120	Green	527	2.0 (2.0 in)	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
31200-05011-120	Blue	471	2.0 (2.0 in)	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray

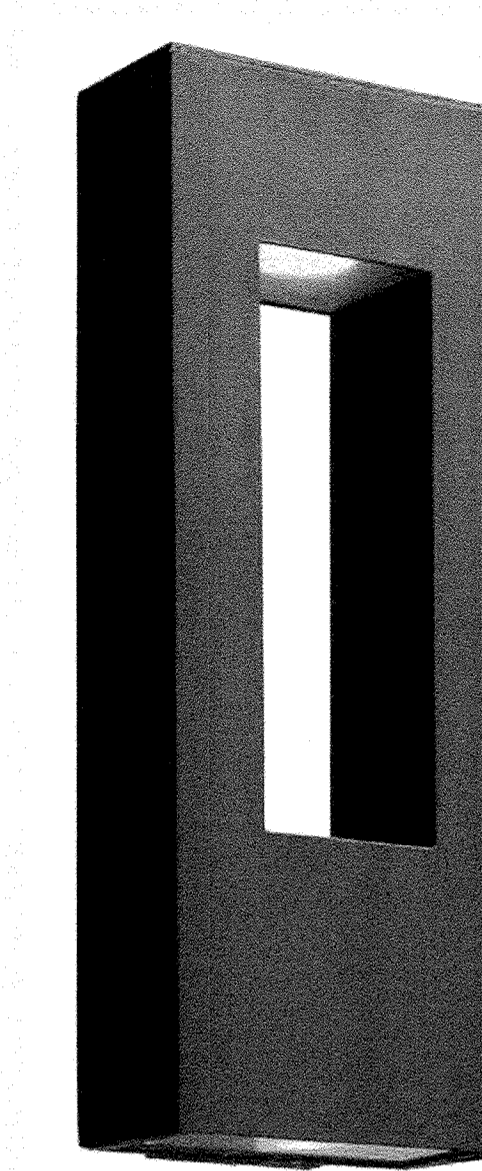
### High Output: 24 VDC

Model	Modules per foot/module	Color Temperature	Part number	Optical cut depth	Power per module	Lumens per module (nominal)	Efficacy	Power capacity per SloanLED 60 W 12 VDC power supply	Packaging of 5 trays per carton
HO 12 VDC	1.5 (1.5 in)	5000K	31200-05011-120	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray
HO 24 VDC	1.5 (1.5 in)	5000K	31200-05011-120	3"	1.0 W	111 lm/ft	111 lm/W	48 modules (32.0 W / 3.6 W)	1200 / 50 mm 48 modules per tray

Luminous Intensity Distribution



# HINKLEY & R



### ATLANTIS 1649Z-LED

BRONZE

WIDTH:	9.0"
HEIGHT:	24.0"
HEIGHT:	7.0 LB
MATERIAL:	EXTRUDED ALUMINUM BODY
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.8"
SOCKET:	11W LED INCLUDED
DARK SKY:	YES
LED INFO:	900 LUMENS
COLOR TEMP:	2700K
CRI:	90
DIMMABLE:	Yes, on any incandescent, MLV, ELV, or CL dimmer.
NOTES:	PATENT US AND FOREIGN PATENTS PENDING
EXTENSION:	4.0"
TTO:	20.0"
CERTIFICATION:	C-ULS WET RATED
VOLTAGE:	120V
UPC:	640695164930

AT HINKLEY WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR LIFE BLOOM.

lifeGLOW

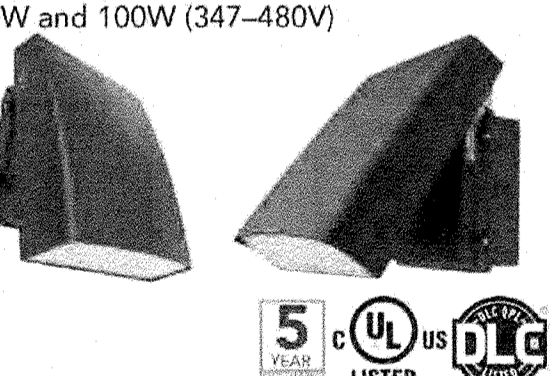
SloanLED Leaders in LED Technology

Unofficial Copy

### HOWARD LIGHTING PRODUCTS

## Versalite LED Wallpack VL Series

12, 30, 50, 80, and 120W (120-277V) 40W and 100W (347-480V)



**Applications:** Loading Docks, Entrances, Parking Areas, Perimeter, Underpasses, Signage, Building Façade, Displays, Security Lighting.

**Warranty and Listings:** 5-year warranty on all electronics and housing. UL Listed, DLC Listed, ETL Listed.

Model	Watts (W)	Lumens	lm/W	CCT/CRI	Voltage
VL12	12	1,330	111	5000K, CRI 93	120-277V
VL30	30	3,292	109	5000K, CRI 93	120-277V
VL50	50	5,252	107	5000K, CRI 93	120-277V
VL80	80	9,240	115	5000K, CRI 93	120-277V
VL120	120	14,220	118	5000K, CRI 93	120-277V
VL40	40	4,200	115	5000K, CRI 93	347-480V
VL100	100	12,130	122	5000K, CRI 93	347-480V

Specifications subject to change without notice. Howard Lighting Products | 380 East New Drive | Laurel, MS 39443 | (601) 850-9566 | (601) 422-0531 | (601) 422-1652 | www.howard-lighting.com

### RL607 6" LED RETROFIT DIE-CAST ALUMINUM LENSED REFLECTOR

**UNIQUELY ENGINEERED FOR NEW AND EXISTING CONSTRUCTION**

The Elite LED Module has been engineered for new construction where Title-24's 'No Edison Socket' mandate has been initiated. A dedicated housing has been installed the same as any other Elite lighting and features our adjustable, lockable and tiltable nail bars.

The LED Module can also be installed into 6" incandescent downlights by using our unique Edison adapter. Over 1200 usable lumens are directed from the luminaire to the work surface. Lighting is smooth and comfortable all while using 75% less energy than the equivalent 60W BR30, 75W BR30, and 100W PAR38 lamps and 20% less than the common 18W, 26W, and 32W CFL. Plus the Elite LED Module features 72,000hrs of life, and California Title-24 compliance.

INPUT VOLT.	INPUT FREQ.	THD	POWER FACTOR	INPUT POWER	LUMENS
120/277 (UL Only)	50/60Hz	<20%	>99	14W (max)	790
120/277 (UL Only)	50/60Hz	<20%	>99	18W (max)	900
120/277 (UL Only)	50/60Hz	<20%	>99	20W (max)	

**FEATURES:** Greater light output than an 18W, 26W, and 32W CFL or a 65W BR30, 75W BR30, and 100W PAR38 while consuming less than 14W, 18W and 20W of power.

**OPTICS:** The Elite Engineered LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces over 1200 lumens! Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution. The reflector also offers the benefits of a smooth integrated light with glare reduction at a 55-degree cut-off, which minimizes brightness. Optic combinations available in Baffle, Reflector, and Wall Wash options to fit any lighting application.

**DURABILITY:** Die-cast aluminum housing and heat management system are engineered for extremely long life and service period. Without proper heat management, any LED luminaire will fail. Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Life tests have shown the Elite LED Module light output will be maintained at 70% of initial at 72,000 hours of operation. Our superior design allows for installation in construction that requires the Elite Air-Stop™ system. Our LED driver is rated for 50 to 60 Hz, produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

**REPEATABLE QUALITY:** From our chip selection process, to our driver, to the thermal management, the Elite LED Module is engineered for quality. All Elite LED luminaires are rated at 85+ and 50+ CRI and 27K, 30K, 30K and 50K, as rated and tested to LM-79 and LM-80 standards by a certified laboratory. And meets the California Title-24 compliance standards. Elite's highly selective LED chips produce zero ultraviolet and no infrared light.

**ADAPTABLE:** All Elite LED Module luminaires are shipped directly with our custom engineered Edison adapter. This adapter assembly allows the luminaires to install directly into existing Elite 6" downlight housings and most other 6" downlight housings.

**OUR WORD:** The Elite LED lighting system carries a five-year carefree warranty for parts and components. (Labor not included)

www.juseelite.com • TEL 1-877-375-5555 • FAX 1-877-375-2233

### RL607 6" LED RETROFIT MODULE

Elite's innovative LED retrofit downlight modules deliver the brightest, most beautiful and most energy efficient ambient lighting to replace any lamp type on your existing fixture.

Example: RL607-750L-DIMTR-120-30K-90-CL-WH

TYPE	750L SERIES	900L SERIES	1200L SERIES	CCT	CRI	FINISH	OPTION
RL607	750L-DIMTR-120	900L-DIMTR-120	1200L-DIMTR-120	27K	85+	CL-WH	GU24SA GU24 SOCKET ADAPTER
	750L-277	900L-277	1200L-277	30K	85+	BZ-BZ	SN-SN
	900L-277 (Non Dimmable)	900L-277 (Non Dimmable)	1200L-277 (Non Dimmable)	35K	85+	SN-SN	CL-BK
				40K	85+	SN-SN	SH-SH
				50K	85+	SN-SN	RC-WH
				50K (CRI 85+ Only)	85+	SN-SN	MB-WH
					85+	SN-SN	CL-CH
					85+	SN-SN	CP-CP
					85+	SN-SN	RG-PB
					85+	SN-SN	MB-BK
					85+	SN-SN	CL-SN

**RECOMMENDED DIMMERS FOR LED SYSTEM - RL630**

LITRON DIMMERS	LEVITON DIMMERS
DIMTR	DIMTR
Diva DVCL-153P	Mosisto MFP2-BND
Shark CTO-153P	Novat VTL-153P
Novat VTL-153P	Novat VTL-153P
Novat VTL-500	System SELV-500P
Novat VTL-600	Novat VTL-600
Arado AV-600P	Novat VTL-600
Novat VTL-600	Novat VTL-600

\* FOR LED LOADS, MAXIMUM CAPACITY SHOULD BE DERATED TO 25% OF PUBLISHED MAXIMUM CAPACITY.

### Remote Series

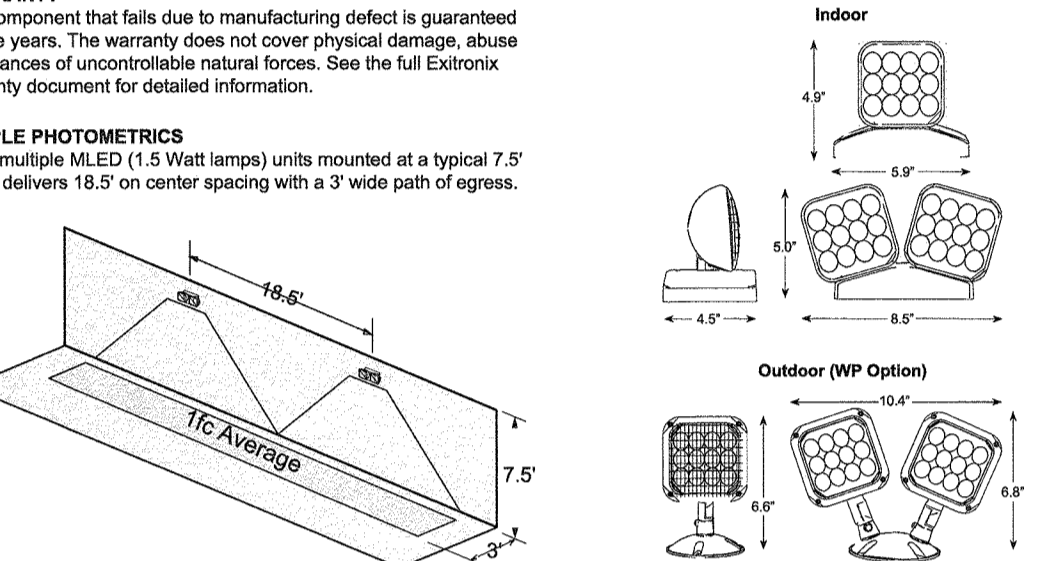
Remote Lamp for LED Exit, Combo or Emergency Units

The MLED Series is a multi-voltage, high-performance, high-impact thermoplastic adjustable LED lamp head designed to increase center-to-center spacing. Suitable for indoor and outdoor applications.

**FEATURES:** Compatible with CLED, VLED, LED-90, LED-85, LED-RX, NPT, VEX-R, VEX-WPC, VEX-WPCR or WNK units only. Each 1.5 Watt lamp head contains twelve long-lasting, efficient, ultra-bright white LEDs in a high-performance reflector with glass lens (outdoor) or plastic lens (indoor). Rugged, injection-molded 5VA flame retardant, high-temperature thermoplastic housing. Adjustable lamp heads optimize spacing. Low cost - easy installation. Temperature rating of -20°C to 50°C (4°F to 122°F). Single and double head configurations available. Suitable for ceiling or wall mount. Optional Wet Location rating (WP) available for outdoor applications. Standard finishes: Black or White for indoor, Black or Gray for outdoor. All models include mounting plate.

**WARRANTY:** Any component that fails due to manufacturing defect is guaranteed for five years. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces. See the full Extronix warranty document for detailed information.

**SAMPLE PHOTOMETRICS**  
Using multiple MLED (1.5 Watt lamp) units mounted at a typical 7.5' height delivers 18.5' on center spacing with a 3' wide path of egress.



**ORDERING INFORMATION**

Example: MLED1-B-G2-WP

MLED1 = Single Remote Lamp  
 MLED2 = Double Remote Lamp  
 B = Black  
 G2 = Gray  
 W = White

Options: CRI = Full-Spectrum/Dimmable/Compatible  
 WWP = Washroom Applications

Notes:  
 1 MLED series only compatible with CLED, VLED, LED-90, LED-85, LED-RX, NPT, VEX-R, VEX-WPC, VEX-WPCR or WNK units  
 2 WP option available in Black or Gray finish only  
 3 Unit powering remote lamp head must also have G2 option



PANDA EXPRESS, INC.  
 1683 Walnut Grove Ave.  
 Rosemead, California  
 91770  
 Telephone: 626.799.9898  
 Facsimile: 626.372.8288

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**REVISIONS:**

NO.	DESCRIPTION	DATE
1ST	PRELIMINARY SUBMITTAL	02-25-19
2ND	SITE DEVELOPMENT PLAN	04-23-19
3RD	SDP - COMMENTS I	06-19-19
4TH	SDP - COMMENTS II	07-19-19

**ISSUE DATE:**

1ST PRELIMINARY SUBMITTAL 02-25-19  
 2ND SITE DEVELOPMENT PLAN 04-23-19  
 3RD SDP - COMMENTS I 06-19-19  
 4TH SDP - COMMENTS II 07-19-19

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003

Robert R. Holton, AIA  
 CO Registration #306404  
 Not for Permit, or Construction.

### Heights Venture

ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 77108  
 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024  
 713.859.1103 972.490.7292 V

### PANDA EXPRESS

5711 ATRIUM DRIVE  
 CASTLE ROCK, CO 80108

TRUE WARM & WELCOME 2200-2018\_R1

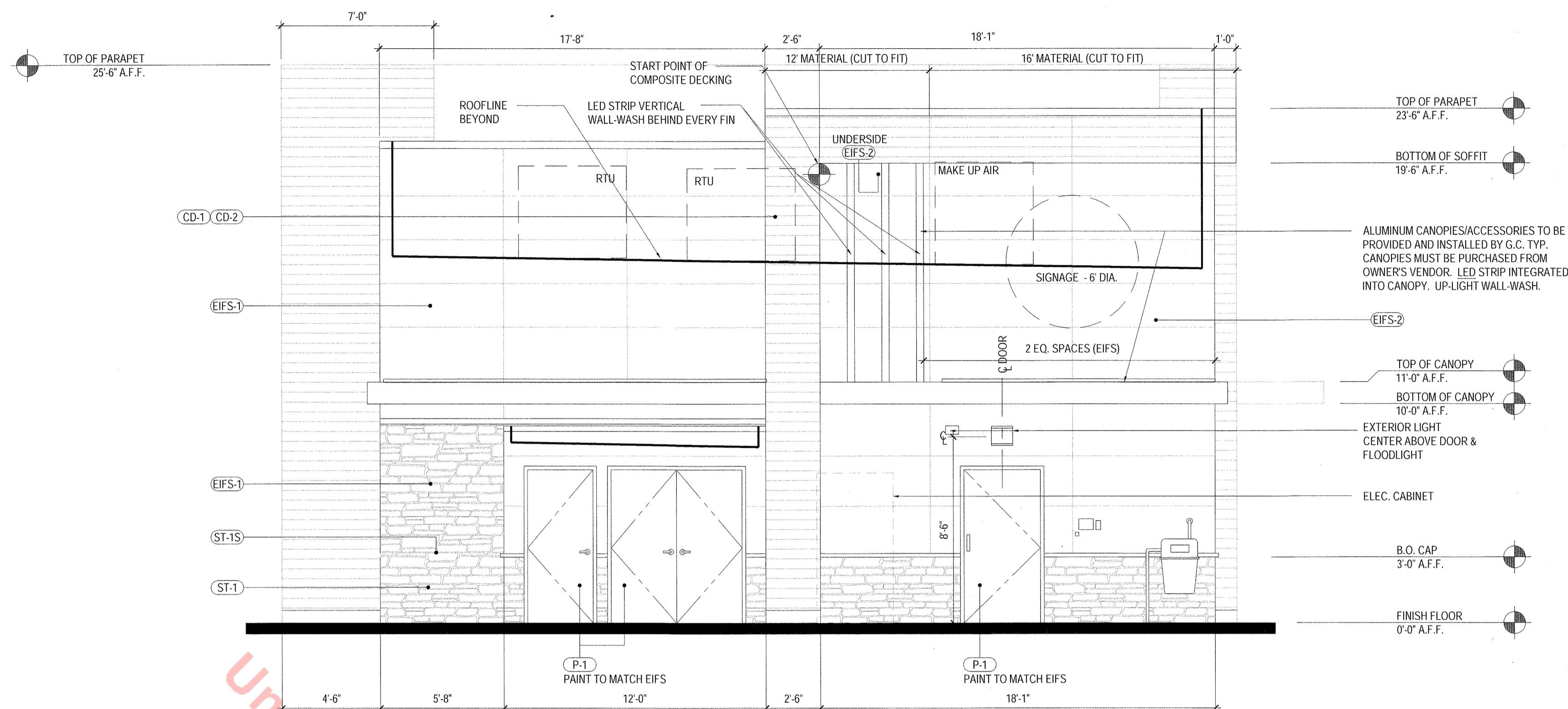
# 8 OF 13

PRELIMINARY SET

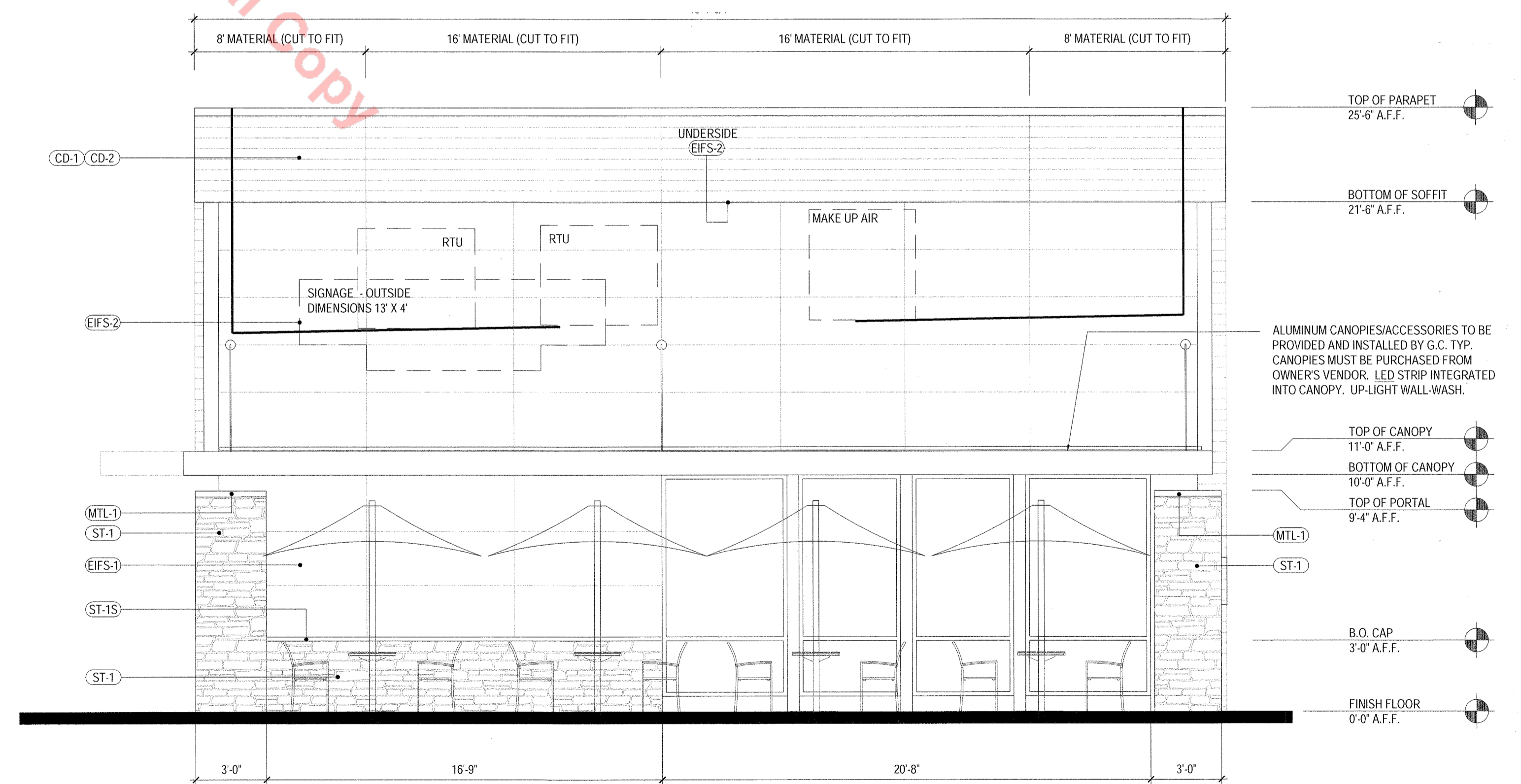
FIXTURE CUT SHEETS

# SITE DEVELOPMENT PLAN

LOT 5A-4, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 11  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



**NORTH ELEVATION 2**  
 Scale= 1/4" = 1'-0" 9 OF 12



**SOUTH ELEVATION 1**  
 Scale= 1/4" = 1'-0" 9 OF 12

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17



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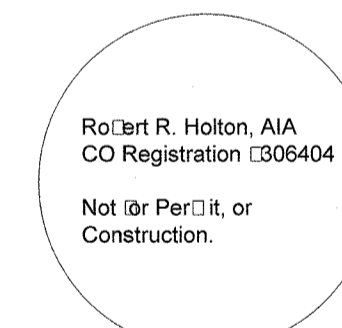
NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST   PRELIMINARY SUBMITTAL	02-25-19
2ND   SITE DEVELOPMENT PLAN	04-29-19
3RD   SDP - COMMENTS I	06-19-19
4TH   SDP - COMMENTS II	07-29-19

DRAWN BY:

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003



**Heights Venture**  
 ARCHITECTURE • DESIGN

HOUSTON: 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V  
 DALLAS: 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 490 7292 V

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**9 OF 13**

EXTERIOR  
 ELEVATIONS

PRELIMINARY SET



# SITE DEVELOPMENT PLAN

LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO.1. AMENDMENT NO.17  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



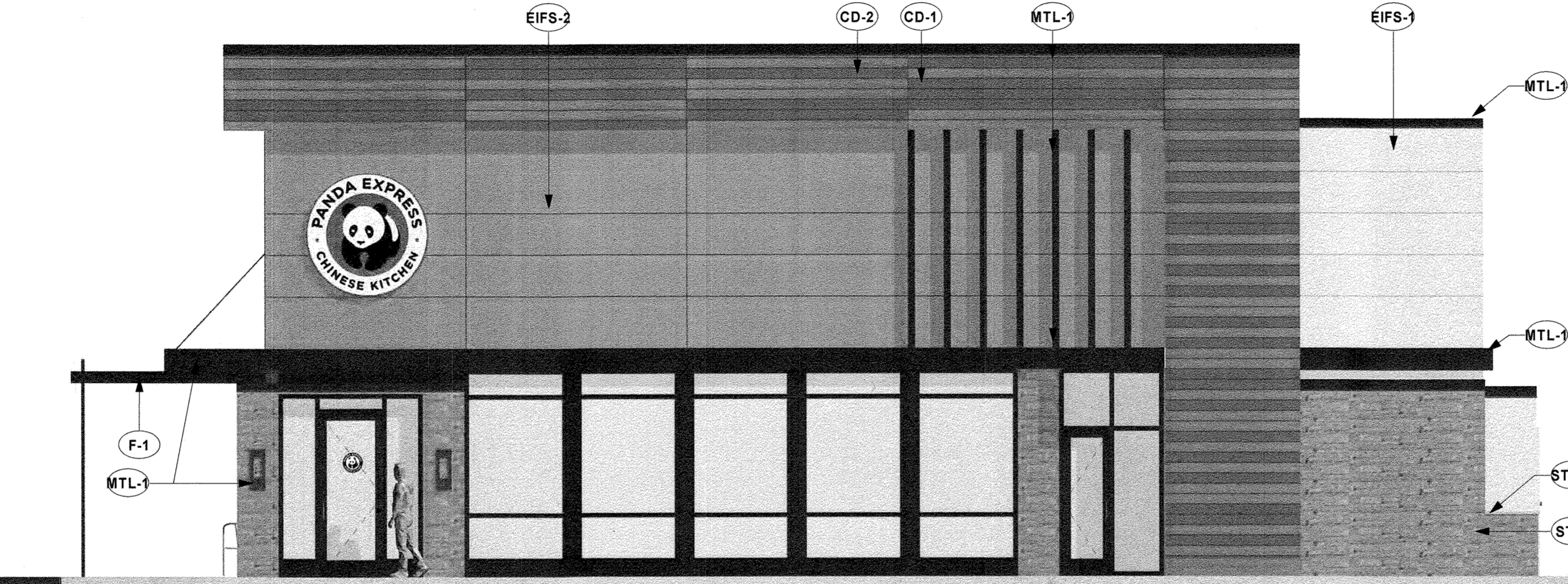
NORTHWEST PERSPECTIVE



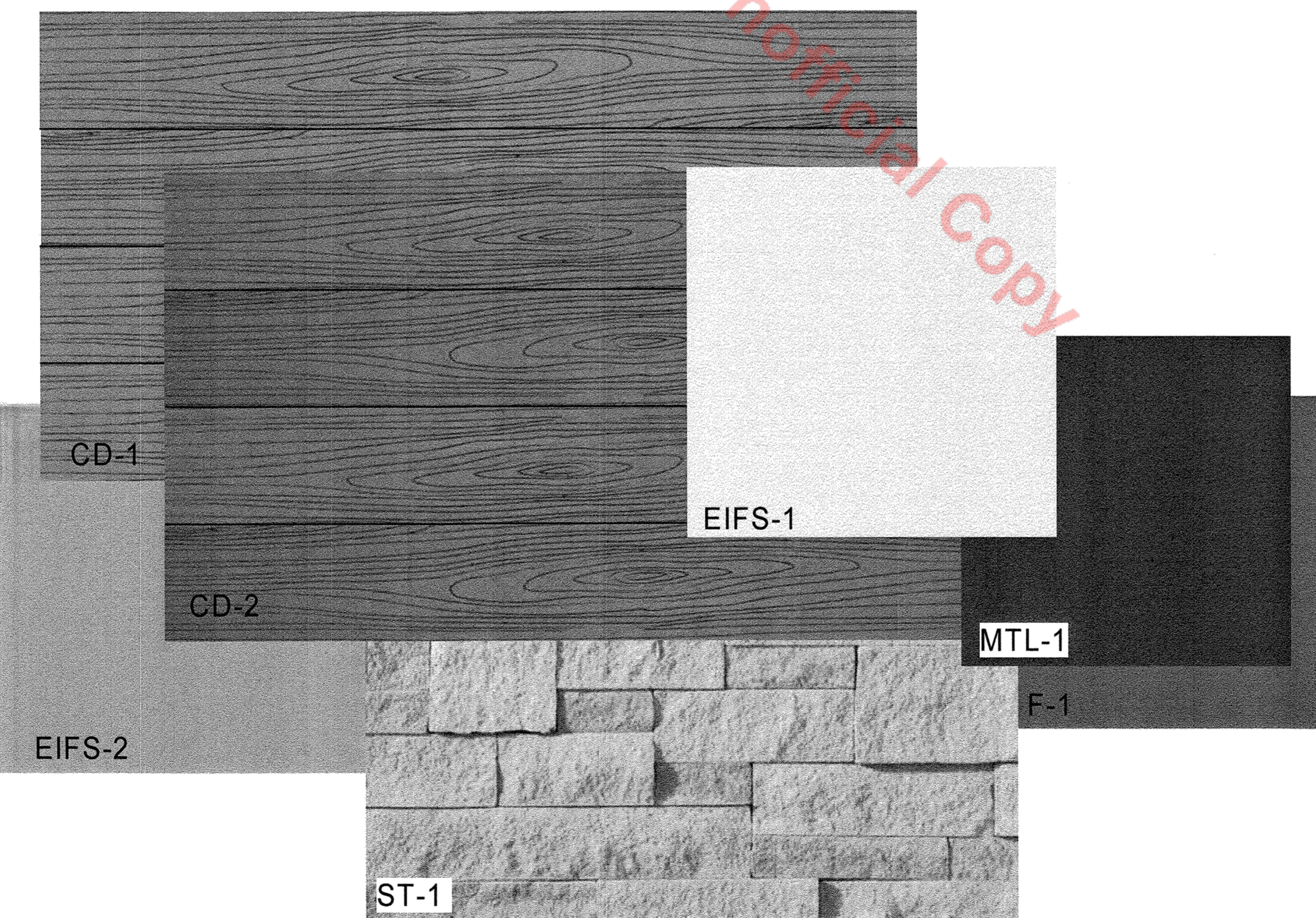
NORTHEAST PERSPECTIVE



FRONT ENTRANCE VIEW



SEE (09 OF 13) & (10 OF 13) FOR DIMS.

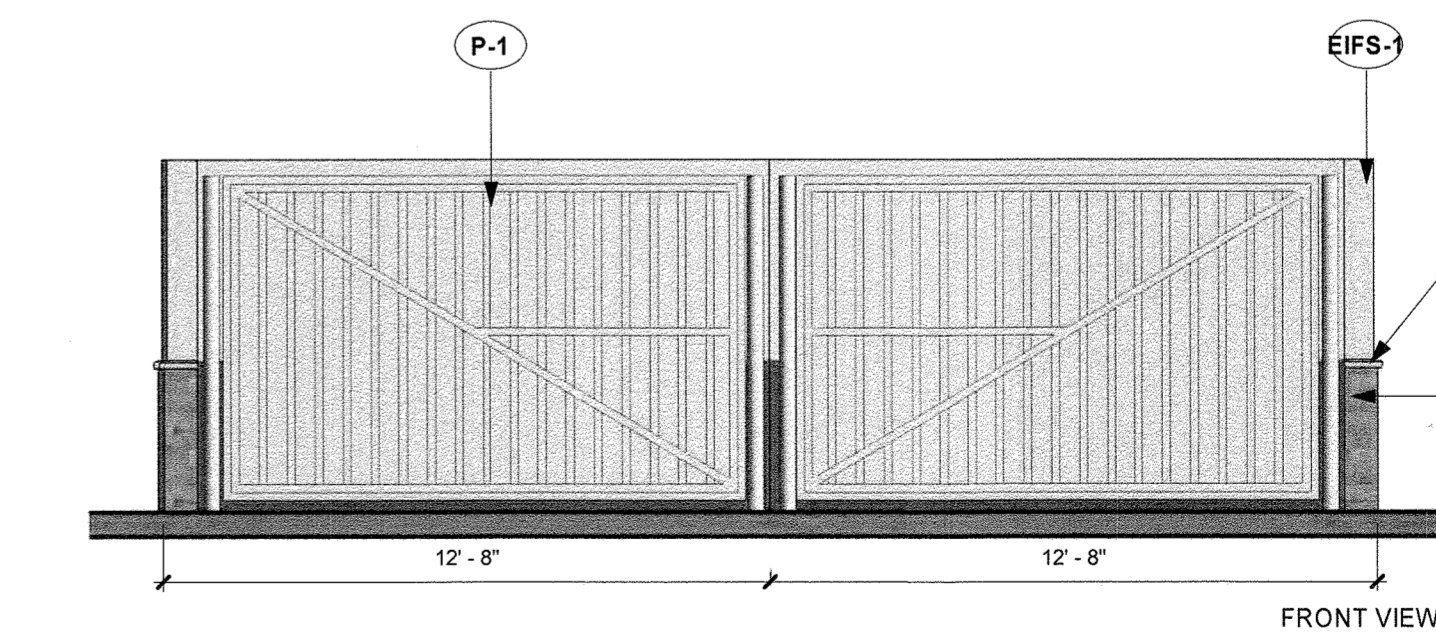
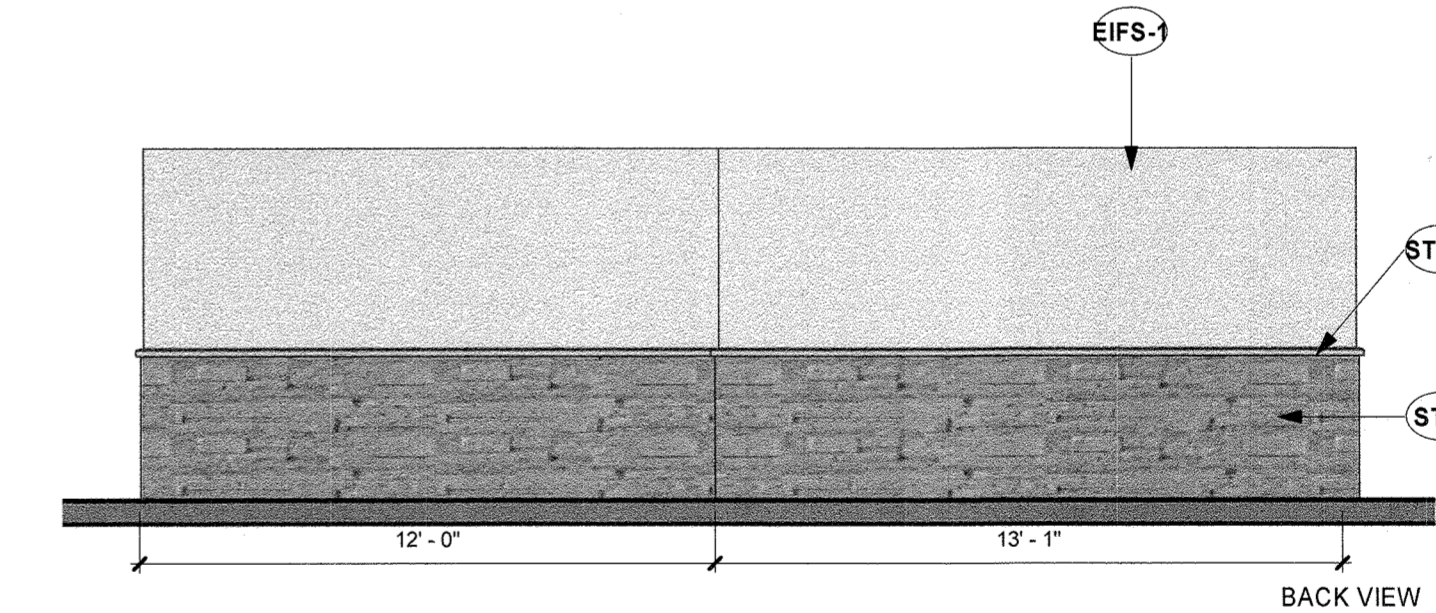
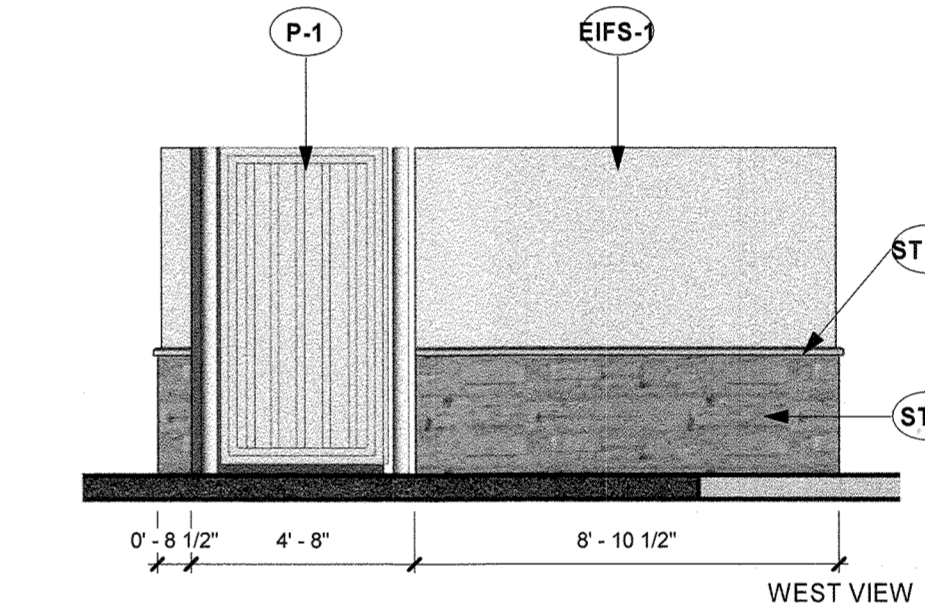
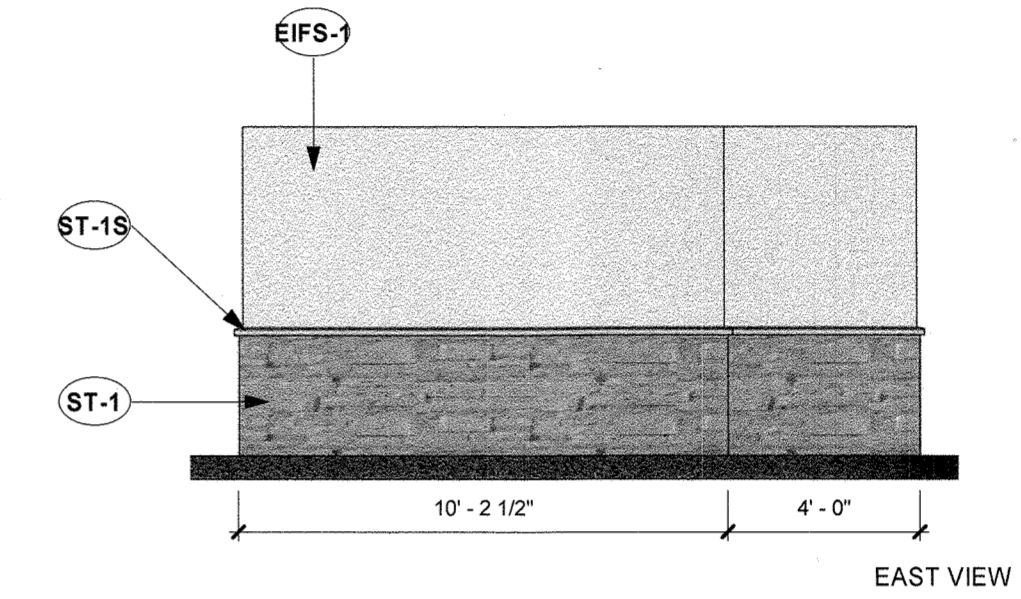


**MATERIALS:**

- EIFS-1 STO - SW 6148 WOOL SKEIN
- EIFS-2 STO - SW 7067 CITYSCAPE
- ST-1 STONE - ARRIS STACK ASH
- ST-1S STONE - 900 SERIES STONE CAP
- CD-1 FIBERON - IPE
- CD-2 FIBERON - TUDOR BROWN
- MTL-1 METAL - DARK BRONZE
- F-1 FABRIC - JOCKEY RED
- P-1 PAINT TO MATCH EIFS 1 - SW 6148 WOOL SKEIN

**NOTES:**

- THERE WILL BE NO PYLON OR MONUMENT SIGNS FOR THIS PROJECT
- THE FIBERON MATERIAL WAS DISCUSSED AND APPROVED BY PLANNING IN PRE-PLANNING MEETING ON 04.02.19



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**REVISIONS:**

NO.	DESCRIPTION	DATE

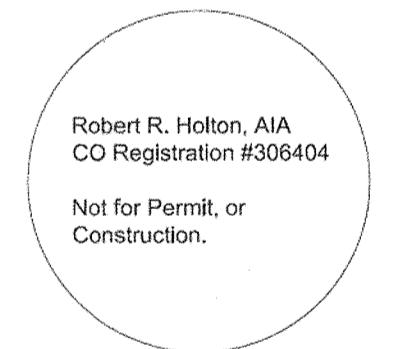
**ISSUE DATE:**

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4TH SDP - COMMENTS II	07-29-19

**DRAWN BY:**

PANDA PROJECT #: S8-20-D6895  
 ARCH PROJECT #: 18207-003

**ARCHITECT LOGO**



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 Houston, Texas 77008  
 713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320  
 Plano, Texas 75024  
 972.490.7292 V

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PERSPECTIVES  
 MATERIALS & COLOR ELEV.

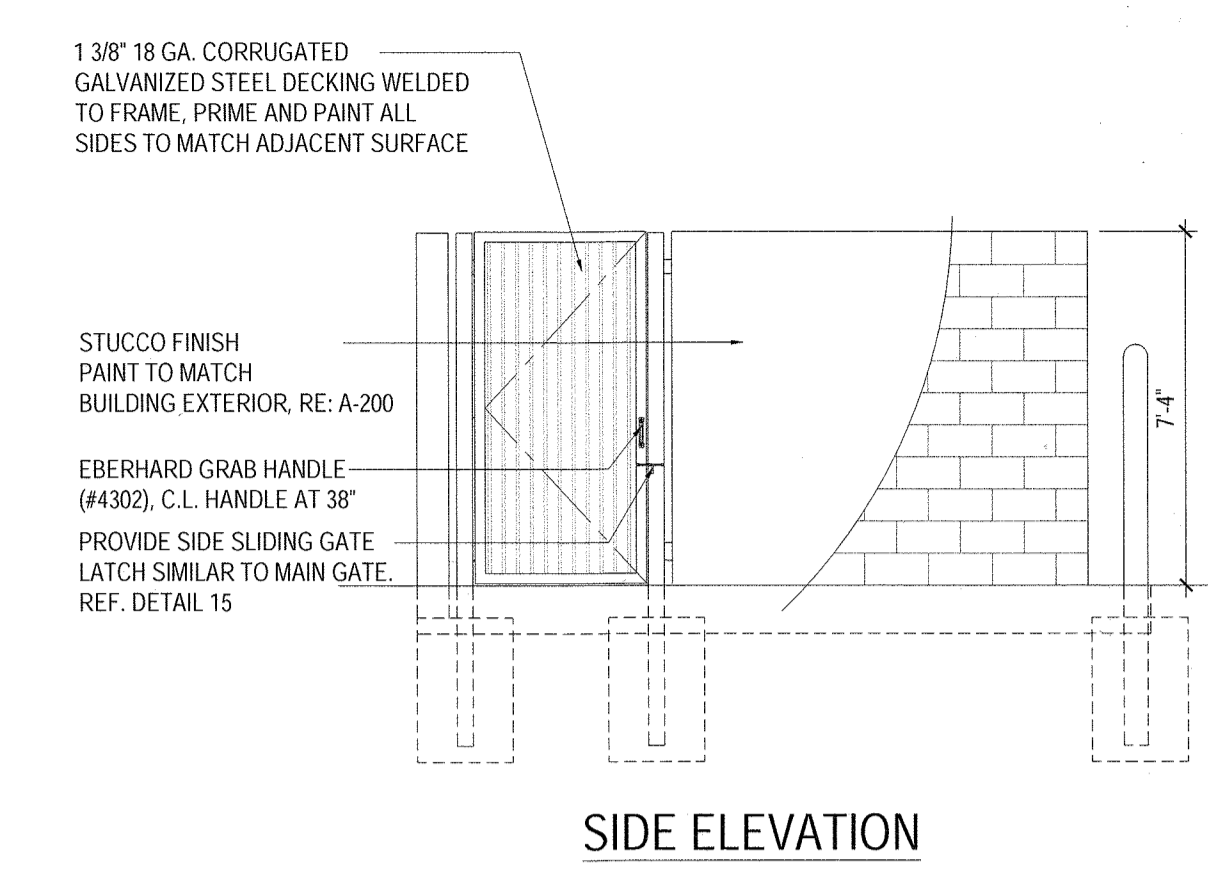
NOT FOR CONSTRUCTION  
 REFERENCE ONLY

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK  
 FILING NO. 1 AMENDMENT NO. 17

PRELIMINARY SET

# SITE DEVELOPMENT PLAN

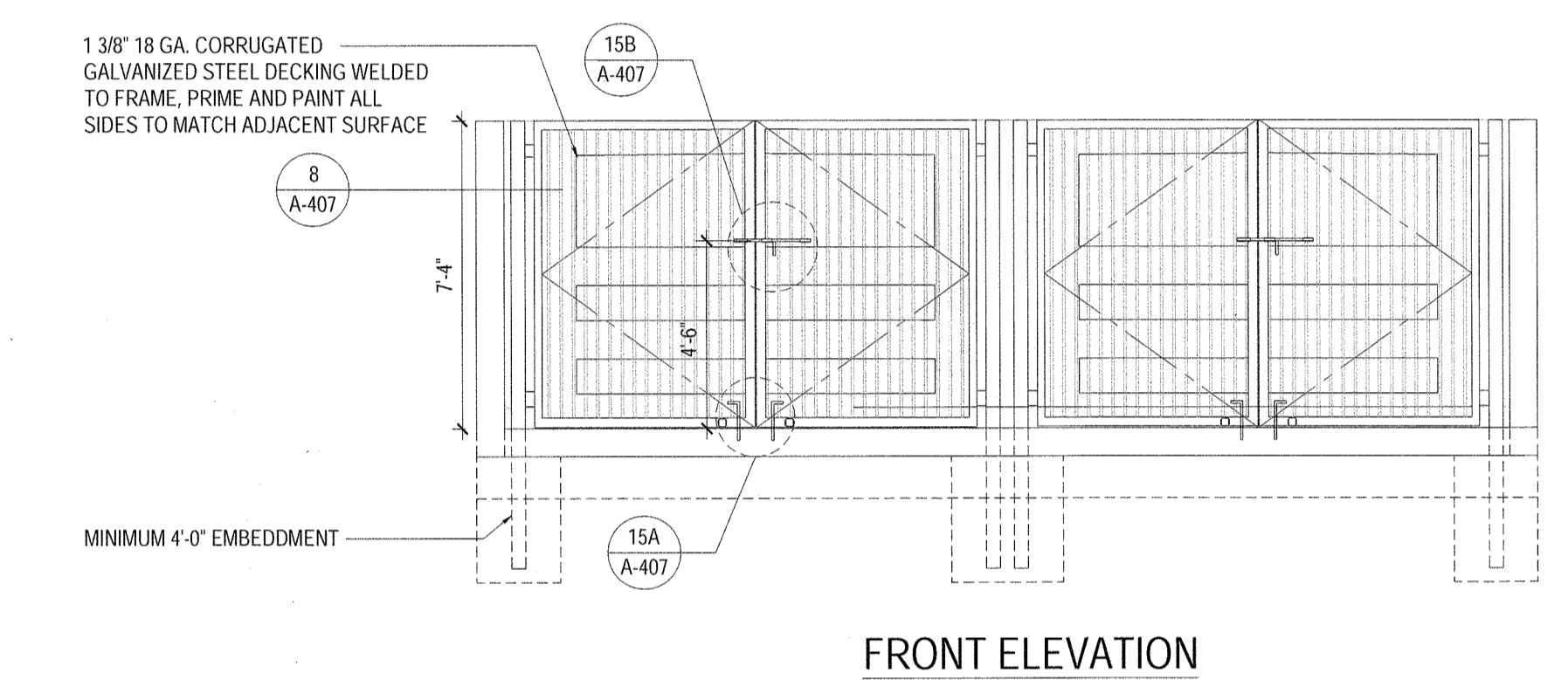
LOT 5A-4, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 11  
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SIDE ELEVATION

SIDE ELEVATION 4

Scale= 1/4" = 1'-0" 12 OF 13



FRONT ELEVATION

FRONT ELEVATION 2

Scale= 1/4" = 1'-0" 12 OF 13

NOTE:  
 THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE STUCCO FINISH TO MATCH BUILDING TEXTURE - SEE: A-200  
 TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH (EIFS-1)  
 INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER, COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CAME BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

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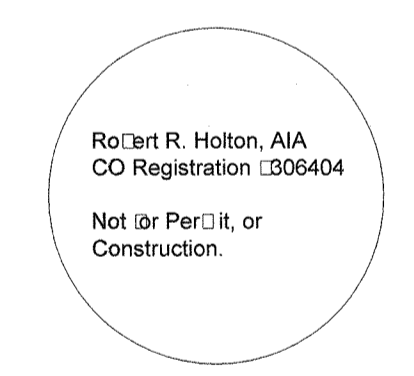
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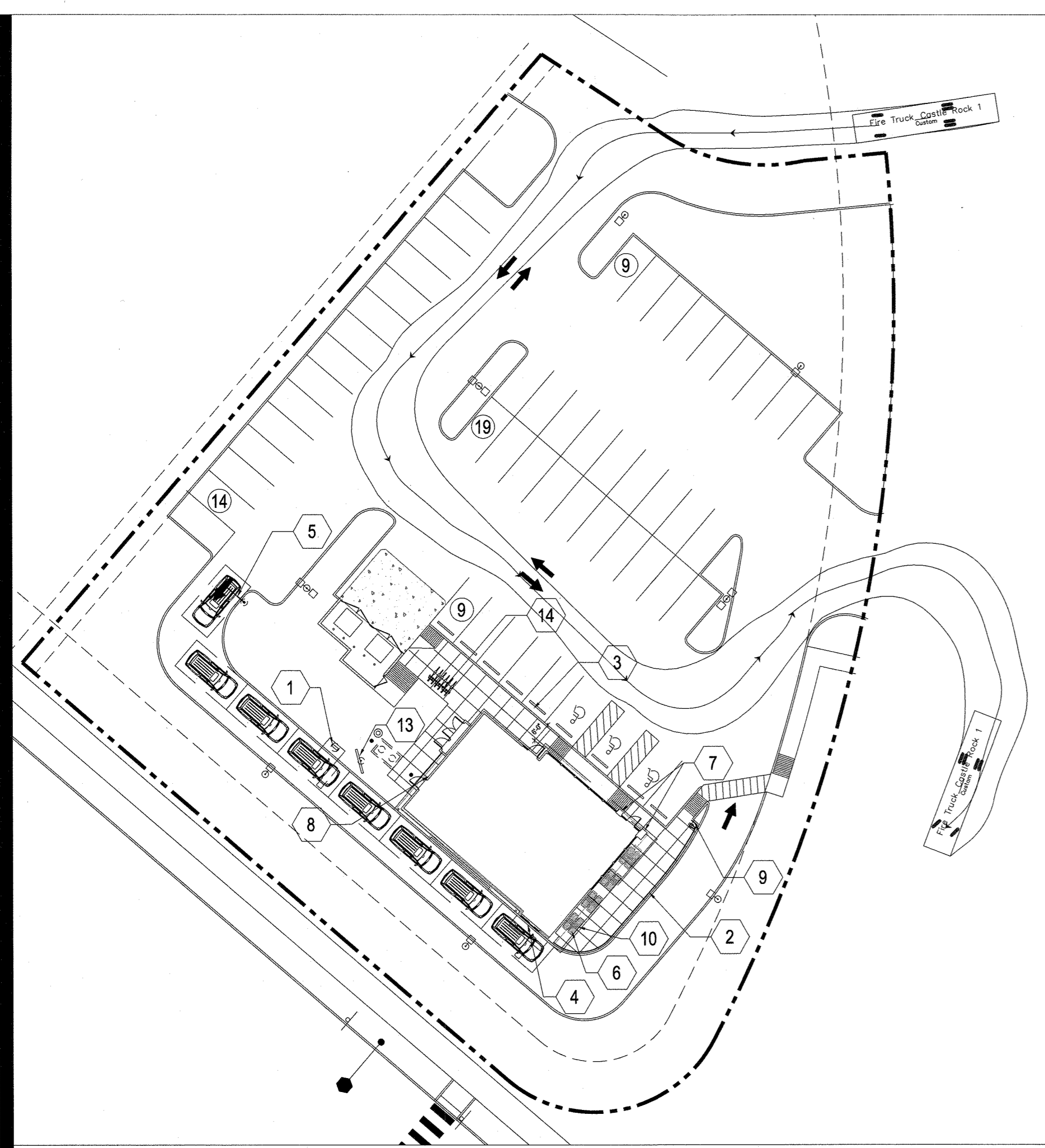
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12 OF 13

TRASH ENCLOSURE  
 DETAILS

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
 LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE  
 ROCK FILING NO. 1 AMENDMENT NO. 17

PRELIMINARY SET



# SITE DEVELOPMENT PLAN

LOT 5A-4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 17  
 LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
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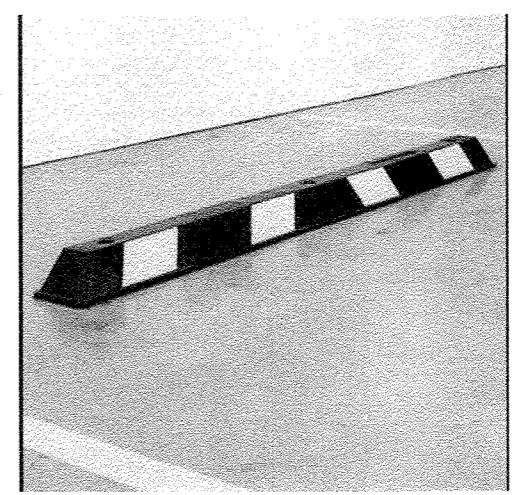
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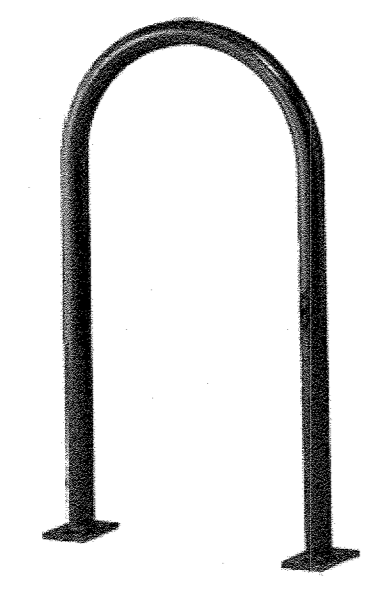
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RUBBER WHEELSTOP  
 BLACK AND YELLOW STRIPED  
 6" HIGH  
 6'-0" WIDE  
 RUBBER WHEELSTOP

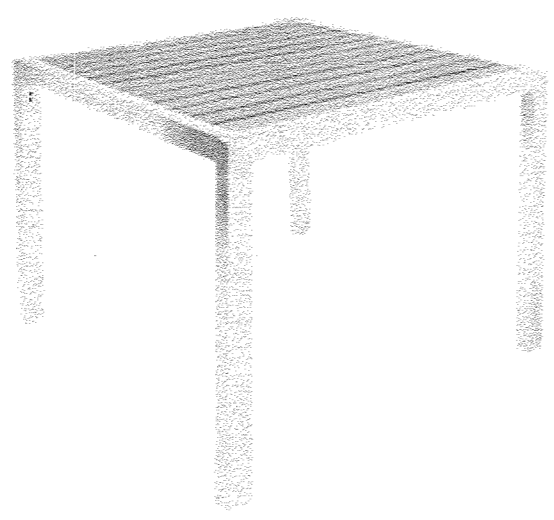
KEY SITE PLAN 11  
 Scale= 1/32" = 1'-0"

WHEELSTOP 3  
 Scale= N.T.S.



BIKE RACK  
 POWDERCOATED METAL, COLOR DARK BRONZE  
 IN-GROUND MOUNT  
 TWO BIKES PER RACK  
 #U190-IG-P BY BELSON OUTDOORS

BIKE RACK 14  
 Scale= N.T.S.



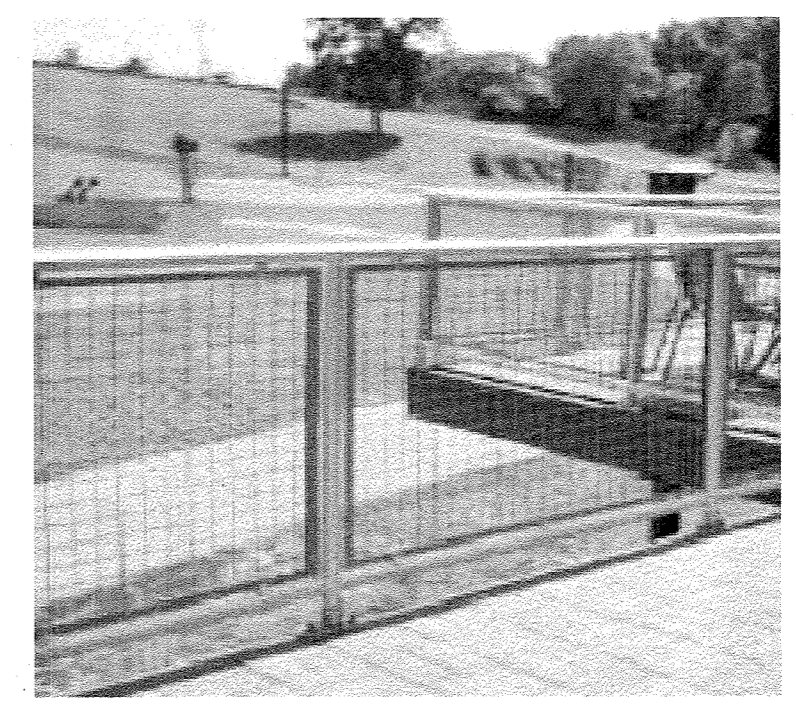
OUTDOOR PATIO TABLE  
 ALUMINUM  
 PRODUCT CODE: 016  
 33.25" X 48"

OUTDOOR PATIO TABLE 10  
 Scale= N.T.S.



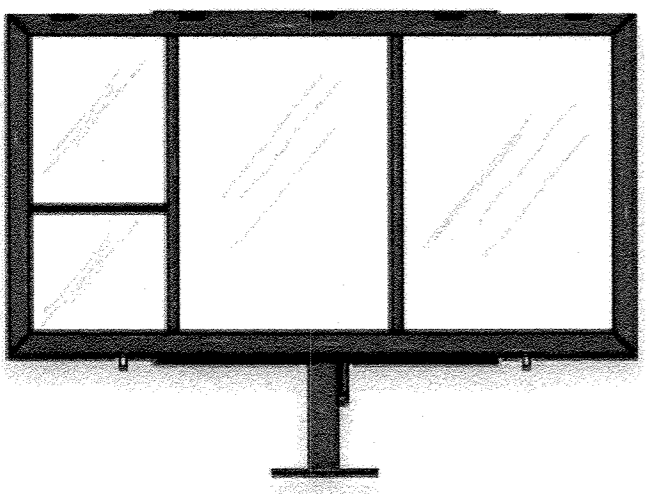
OUTDOOR PATIO CHAIR  
 ALUMINUM  
 PRODUCT CODE: 003

OUTDOOR PATIO CHAIR 6  
 Scale= N.T.S.



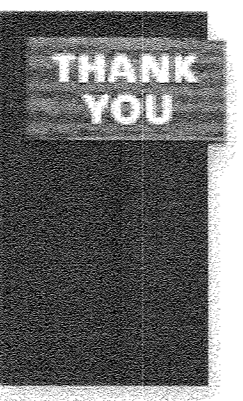
PATIO RAILING  
 ALUMINUM ANODIZED  
 42" HIGH  
 2"X2" CARBON STEEL MESH INFILL PANEL  
 2 LINE ALUMINUM WITH INFILL BY IDEALSHIELD

PATIO RAILING 2  
 Scale= N.T.S.



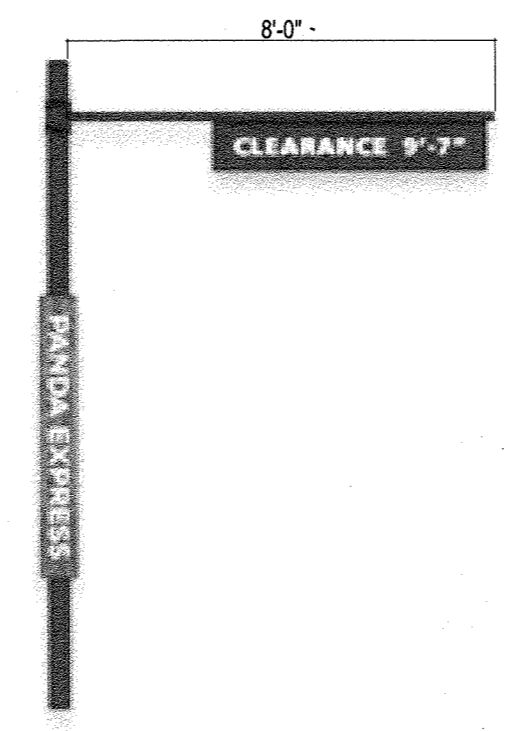
MENU BOARD  
 STEEL  
 72" HIGH  
 87" WIDE  
 CUSTOM LED MENU BOARD BY LSI GRAPHIC SOLUTIONS

MENU BOARD 13  
 Scale= N.T.S.



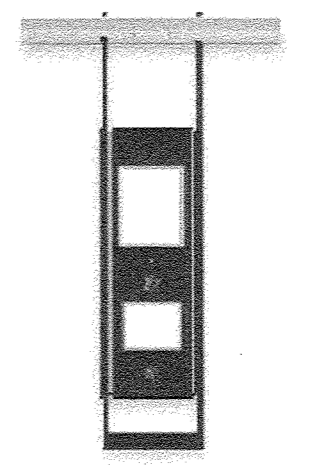
"THANK YOU" SIGN  
 NON-ILLUMINATED DIRECTIONAL SIGN  
 ALUMINUM BLACK  
 3'-6" HIGH  
 2'-2" WIDE  
 CUSTOM DIRECTIONAL SIGN

"THANK YOU" SIGN 9  
 Scale= N.T.S.



CLEARANCE BAR  
 STEEL  
 11'-6" HIGH  
 CUSTOM CLEARANCE BAR

CLEARANCE BAR 5  
 Scale= N.T.S.



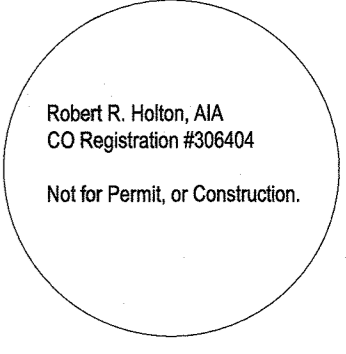
ORDER CANOPY  
 BRUSHED ALUMINUM  
 10'-0" HIGH  
 6'-0" WIDE AT CANOPY  
 CUSTOM ORDER CANOPY BY LSI GRAPHIC SOLUTIONS

ORDER CANOPY 1  
 Scale= N.T.S.

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP 19-0014  
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 ROCK FILING NO. 1 AMENDMENT NO. 17

DRAWN BY:

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Heights Venture ARCHITECTURE DESIGN

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 DALLAS 5741 Legacy Drive, Suite 300 Plano, Texas 75094  
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PRELIMINARY SET