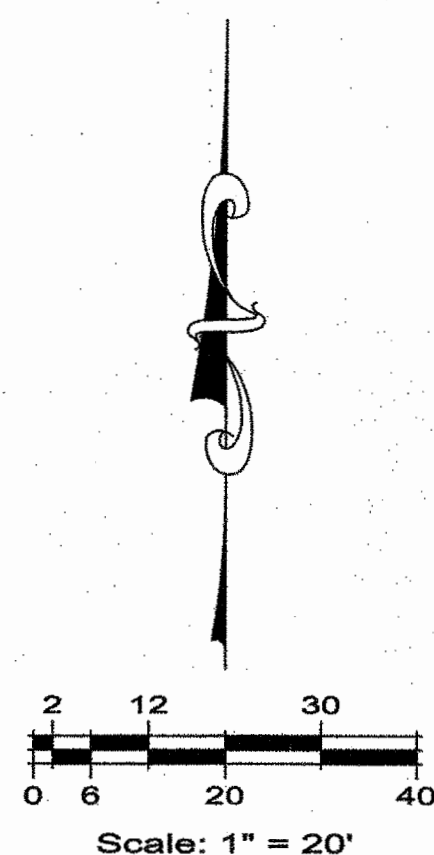


LOT 2A, KINNER REPLAT

SITE DEVELOPMENT PLAN

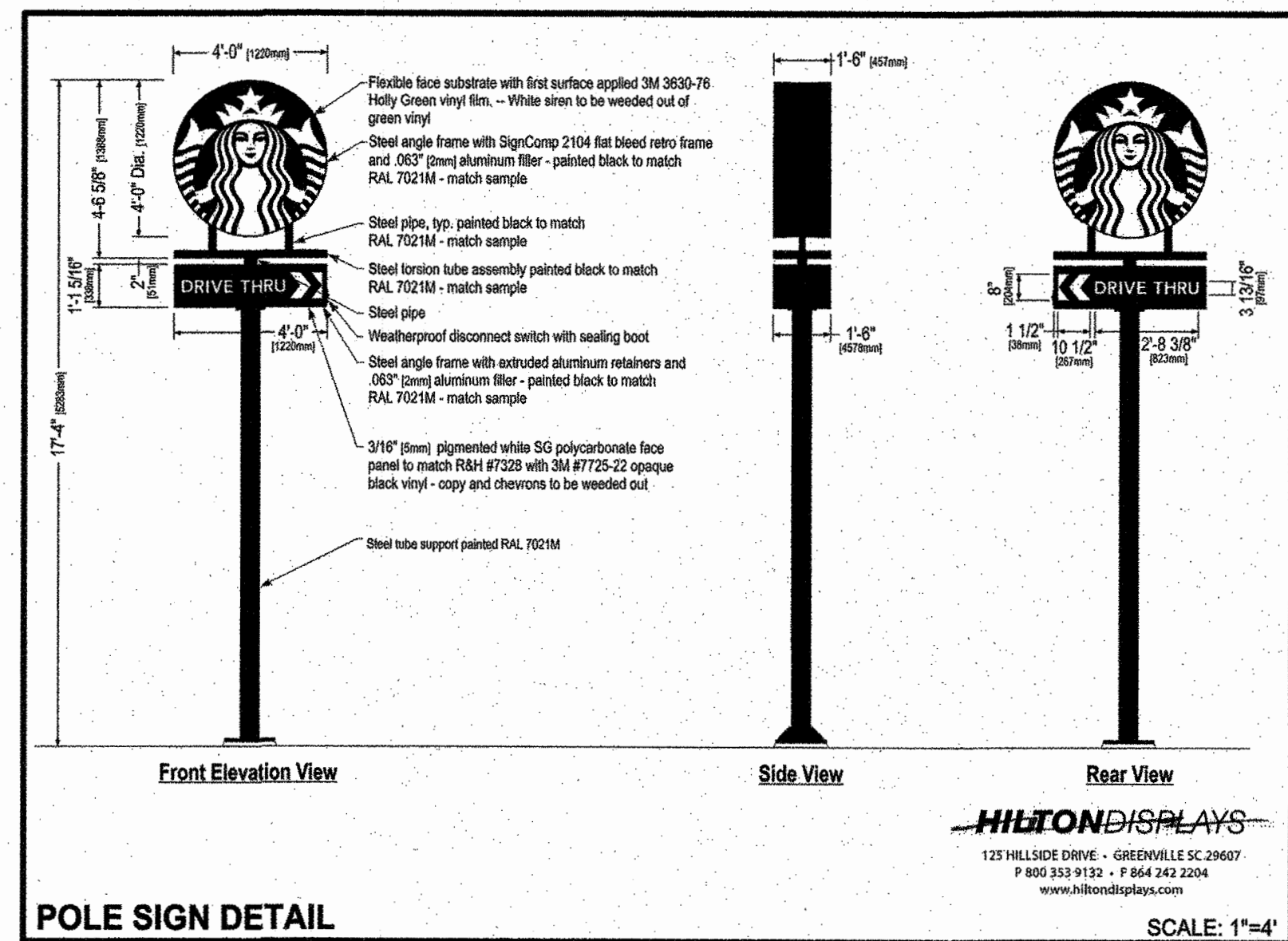
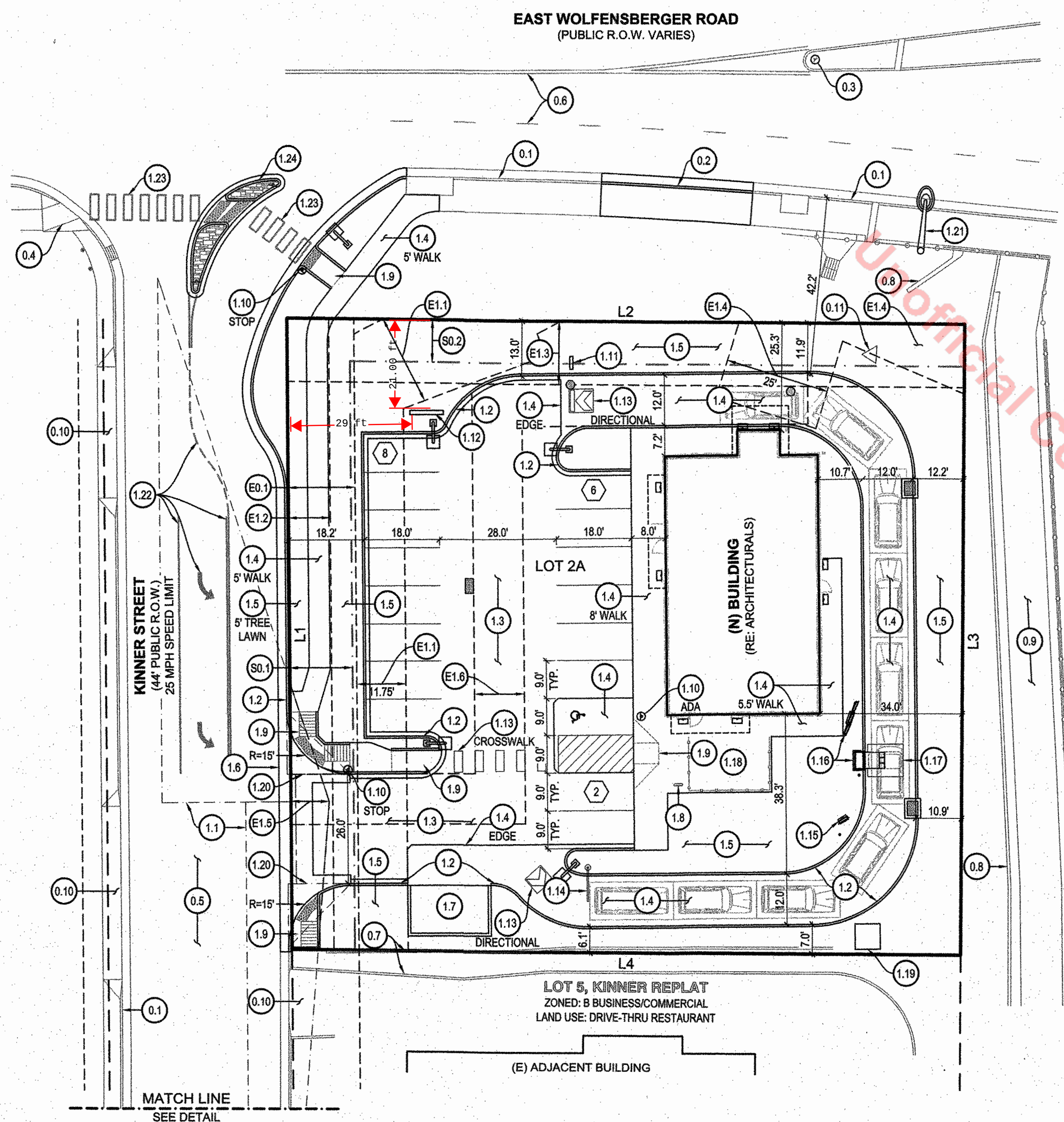
SITUATED IN THE SW 1/4 OF SECTION 2, T.8S., R.67W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO. SDP18-0006



LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N00°33'58"W	149.97'
L2	S89°38'58"E	162.40'
L3	S00°18'31"W	149.98'
L4	N89°38'16"W	160.11'



SITE PLAN KEYNOTE LEGEND:

- | # | ITEM DESCRIPTION |
|-----------------------|--|
| EXISTING ITEMS | |
| 0.1 | (E) CURB, GUTTER & WALK |
| 0.2 | (E) ACCESS CURB CUT TO BE REMOVED |
| 0.3 | (E) SIGN |
| 0.4 | (E) ADA RAMP |
| 0.5 | (E) ASPHALT |
| 0.6 | (E) STREET STRIPING |
| 0.7 | (E) CURB TO REMAIN |
| 0.8 | (E) RETAINING WALL |
| 0.9 | (E) CONCRETE TRAIL |
| 0.10 | (E) CURB CUT |
| 0.11 | (E) TOWER MONUMENT SIGN TO BE REMOVED |
| NEW ITEMS | |
| 1.1 | (N) SIGHT TRIANGLE |
| 1.2 | (N) CURB & GUTTER |
| 1.3 | (N) ASPHALT |
| 1.4 | (N) CONCRETE |
| 1.5 | (N) LANDSCAPING |
| 1.6 | (N) 8' CROSSSPAN |
| 1.7 | (N) TRASH ENCLOSURE, RE: DETAIL ON SHEET 7 |
| 1.8 | (N) BIKE RACK (2 STALLS), RE: DETAIL ON SHEET 8 |
| 1.9 | (N) ADA RAMP |
| 1.10 | (N) SIGN |
| 1.11 | (N) "THANK YOU" AND "EXIT ONLY" SIGN |
| 1.12 | (N) POLE SIGN, RE: DETAIL, DESIGNED BY OTHERS |
| 1.13 | (N) PAVEMENT GRAPHICS |
| 1.14 | (N) CLEARANCE BOARD |
| 1.15 | (N) PRE-MENU BAR IN ACCORDANCE WITH STARBUCKS STANDARDS |
| 1.16 | (N) ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND MENU BOARD IN ACCORDANCE WITH STARBUCKS STANDARDS |
| 1.17 | (N) 3/4-INCH PVC CONDUIT AND DETECTOR LOOP CENTERED ON ORDER POINT AND DRIVE-THRU WINDOW 2-INCHES BELOW FINISHED GRADE. EXTEND 2-INCH CONDUIT TO DRIVE-THRU WINDOW. CONTRACTOR SHALL INSTALL ALL WORK PRIOR TO INSTALLATION OF ORDER POINT STAR PATTERN AND IN ACCORDANCE WITH STARBUCKS STANDARDS |
| 1.18 | (N) CONCRETE PATIO WITH RAILING, RE: DETAIL ON SHEET 8 |
| 1.19 | (N) CONCRETE PAD FOR TRANSFORMER - APPROXIMATE LOCATION ONLY |
| 1.20 | (N) DRIVEWAY SAFETY TRIANGLE |
| 1.21 | (N) STREET LIGHT |
| 1.22 | (N) STREET STRIPING |
| 1.23 | (N) CROSSWALK STRIPING |
| 1.24 | (N) TRAFFIC DIRECTIONAL ISLAND WITH PATTERNED CONCRETE AND ADA WALK-THRU |

BUILDING SETBACK KEYNOTE LEGEND:

- | # | ITEM DESCRIPTION |
|------|-------------------------------------|
| S0.1 | 15' FRONT SETBACK (KINNER ST.) |
| S0.2 | 10' SIDE SETBACK (WOLFENBERGER RD.) |

EASEMENT KEYNOTE LEGEND:

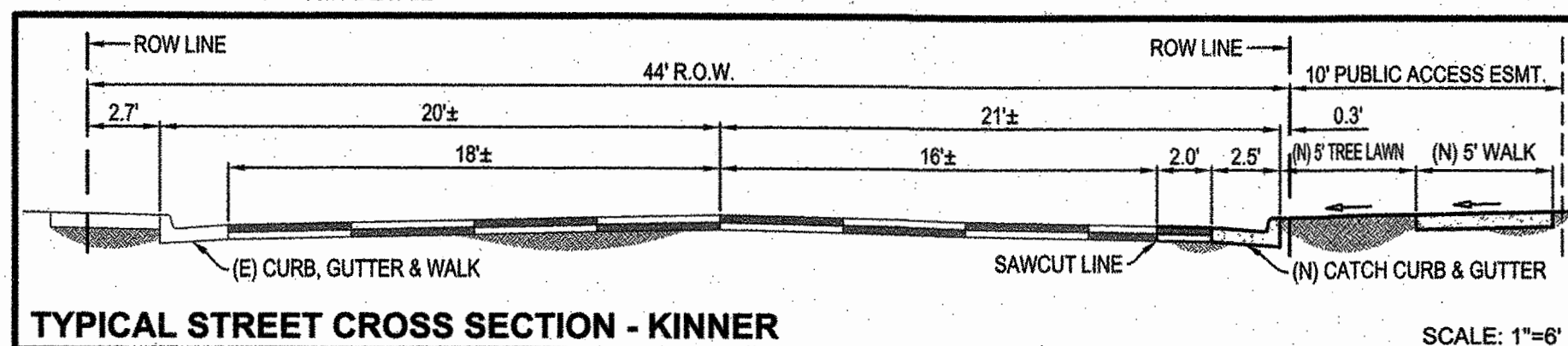
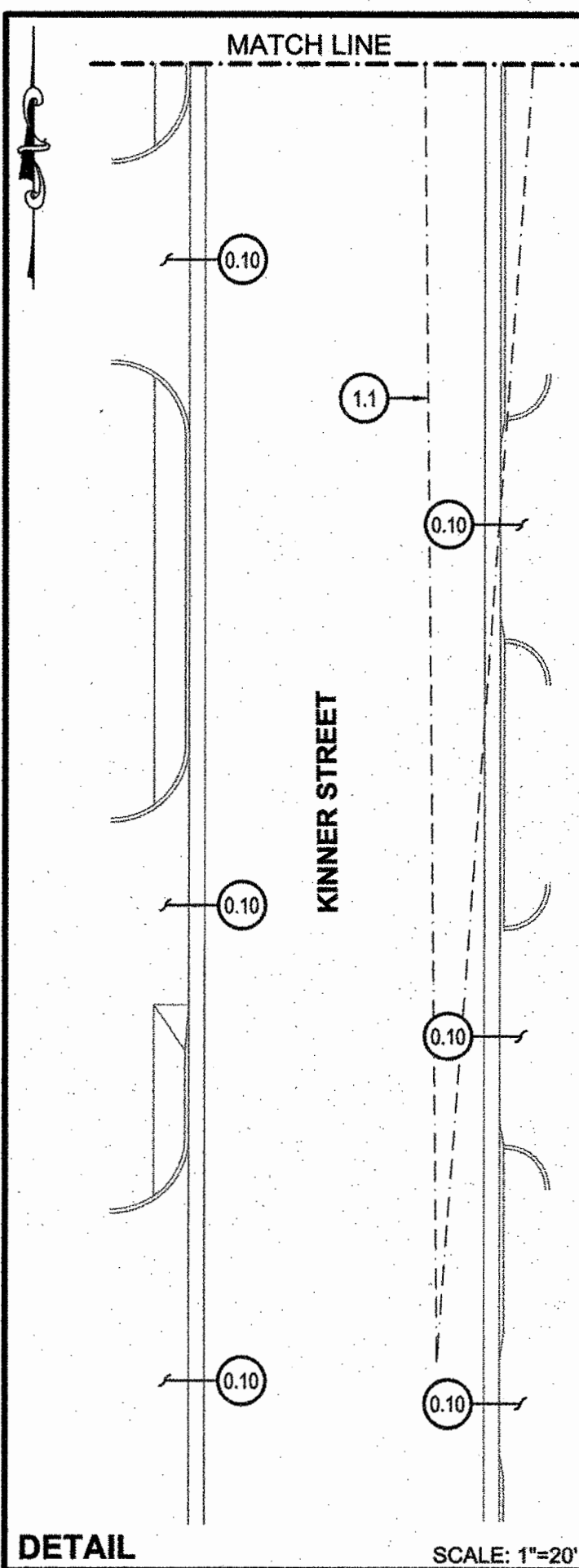
- | # | ITEM DESCRIPTION |
|---------------------------|---|
| EXISTING EASEMENTS | |
| E0.1 | (E) 16' UTILITY EASEMENT, (REC. NO. 1976188522) |
| NEW EASEMENTS | |
| E1.1 | (N) UTILITY EASEMENT, (REC. NO. <u>2018035791</u>) |
| E1.2 | (N) 10' PUBLIC ACCESS & MAINTENANCE EASEMENT, (REC. NO. <u>2018035795</u>) |
| E1.3 | (N) 15' IREA UTILITY EASEMENT, (REC. NO. <u>2018033362</u>) |
| E1.4 | (N) DRAINAGE EASEMENT, (REC. NO. <u>2018035793</u>) |
| E1.5 | (N) SIGHT DISTANCE EASEMENT, (REC. NO. <u>2018035792</u>) |
| E1.6 | (N) 12' DRAINAGE ACCESS EASEMENT, (REC. NO. <u>2018035794</u>) |

GENERAL NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.

BENCHMARK:

DOUGLAS COUNTY CONTROL NETWORK PT# 50166 - 3.25" DIAMETER ALUMINUM CAP STAMPED WITH 3.011003.
ELEVATION = 6572.82 FEET (NAVD 1988 DATUM)



BC WOLFENBERGER, LLC
7288 SOUTH TUCSON WAY
CENTENNIAL, COLORADO 80112
PHONE: (303) 733-4627
ATTN: BUZZ CALKINS

No.	Description:	Date:
1	INITIAL SITE DEVELOPMENT PLAN REVIEW SUBMITTAL	02/06/2018
2	SECOND SITE DEVELOPMENT PLAN REVIEW SUBMITTAL	03/23/2018
3	THIRD SITE DEVELOPMENT PLAN REVIEW SUBMITTAL	04/02/2018
4	FOURTH SITE DEVELOPMENT PLAN REVIEW SUBMITTAL	05/09/2018

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SITE PLAN