

CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE: (480) 948-1111
ATTN: B. HAYENGA

W.C. CIVIL
7220 W. JEFFERSON AVE
STE. 204
LAKEWOOD, CO 80235
PHONE: (303) 390-0172



SITE PLAN
DUNKIN FOUNDERS
SITE DEVELOPMENT PLAN
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION NOTES

- ① INSTALL (N) 30" CURB & GUTTER.
- ② INSTALL (N) 5' SIDEWALK.
- ③ INSTALL (N) DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- ④ INSTALL (N) AC PAVEMENT.
- ⑤ INSTALL (N) CURB RAMP.
- ⑥ INSTALL (N) 2' WIDE VALLEY GUTTER.
- ⑦ INSTALL (N) VERTICAL CURB, GUTTER, AND SIDEWALK.
- ⑧ INSTALL (N) TYPE 2 CURB RAMP.

PARKING NOTES

PER CASTLE ROCK MUNICIPAL CODE SECTION 17.54.040
USE TYPE: FAST FOOD, FAMILY, HIGH TURNOVER
BUILDING AREA: 2,340 SF
TOTAL PARKING STALLS REQUIRED: 30
TOTAL PARKING STALLS PROVIDED: 34
OF PARKING STALLS

NOTES

1. ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALKS AND DRIVEWAYS POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

LINE #	LENGTH	DIRECTION
L1	7.87	S8° 45' 55.66"W
L2	15.00	S80° 42' 22.98"E
L3	89.00	S9° 17' 37.02"W
L4	10.61	N80° 42' 22.98"W
L5	8.18	S10° 21' 39.37"W
L6	146.00	N79° 38' 20.63"W
L7	15.09	N10° 21' 39.37"E
L8	100.33	N79° 38' 20.64"W

LINE #	LENGTH	DIRECTION
L9	10.87	S9° 17' 37.02"W
L10	40.20	S9° 17' 37.02"W
L11	12.99	N10° 21' 39.37"E
L12	99.00	N79° 38' 20.63"W
L13	15.00	S10° 21' 39.37"W
L14	14.82	N10° 25' 07.10"E
L15	100.33	S79° 38' 20.64"E

CURVE #	LENGTH	RADIUS	DELTA
C1	4.60	3.00	87.86
C2	15.52	10.00	88.93
C3	4.30	3.00	82.10
C4	50.84	58.16	50.09
C5	22.69	25.00	52.01
C6	15.30	8.00	109.55
C7	45.38	32.00	81.25

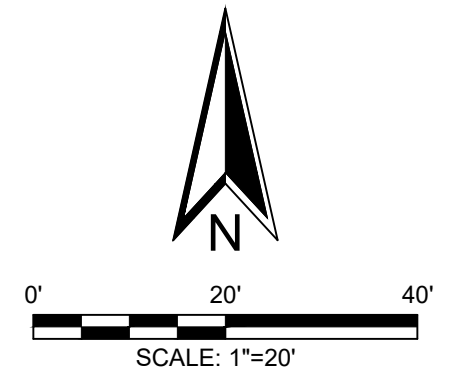
CURVE #	LENGTH	RADIUS	DELTA
C8	34.49	32.01	61.72
C9	5.30	2.00	151.93
C10	31.54	20.01	90.30
C11	15.71	5.00	180.00
C12	4.76	3.00	90.89
C13	46.69	30.00	89.17
C14	31.40	20.00	89.94

EXISTING

- RIGHT-OF-WAY
- - - PROPERTY LINE
- - - ELECTRICAL LINE
- - - TELEPHONE LINE
- - - GAS LINE
- - - WATER LINE
- - - SEWER LINE
- - - STORM DRAIN
- SEWER MANHOLE
- STORM MANHOLE
- ELECTRICAL POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- COMMUNITY ANTENNA TELEVISION
- SIGN POST

PROPOSED

- ▨ PARKING / WALKWAY STRIPING
- AC PAVEMENT
- ▨ SIDEWALK
- ▨ LANDSCAPING
- ▨ CURB AND GUTTER
- - - ADA ACCESSIBLE PATHWAY
- - - SEWER LATERAL
- - - WATER LATERAL
- - - GAS SERVICE LATERAL
- - - ELECTRICAL SERVICE LATERAL
- - - COMMUNICATIONS SERVICE LATERAL
- - - GRADE BREAK



PERMIT NO.: SDP22-0019