

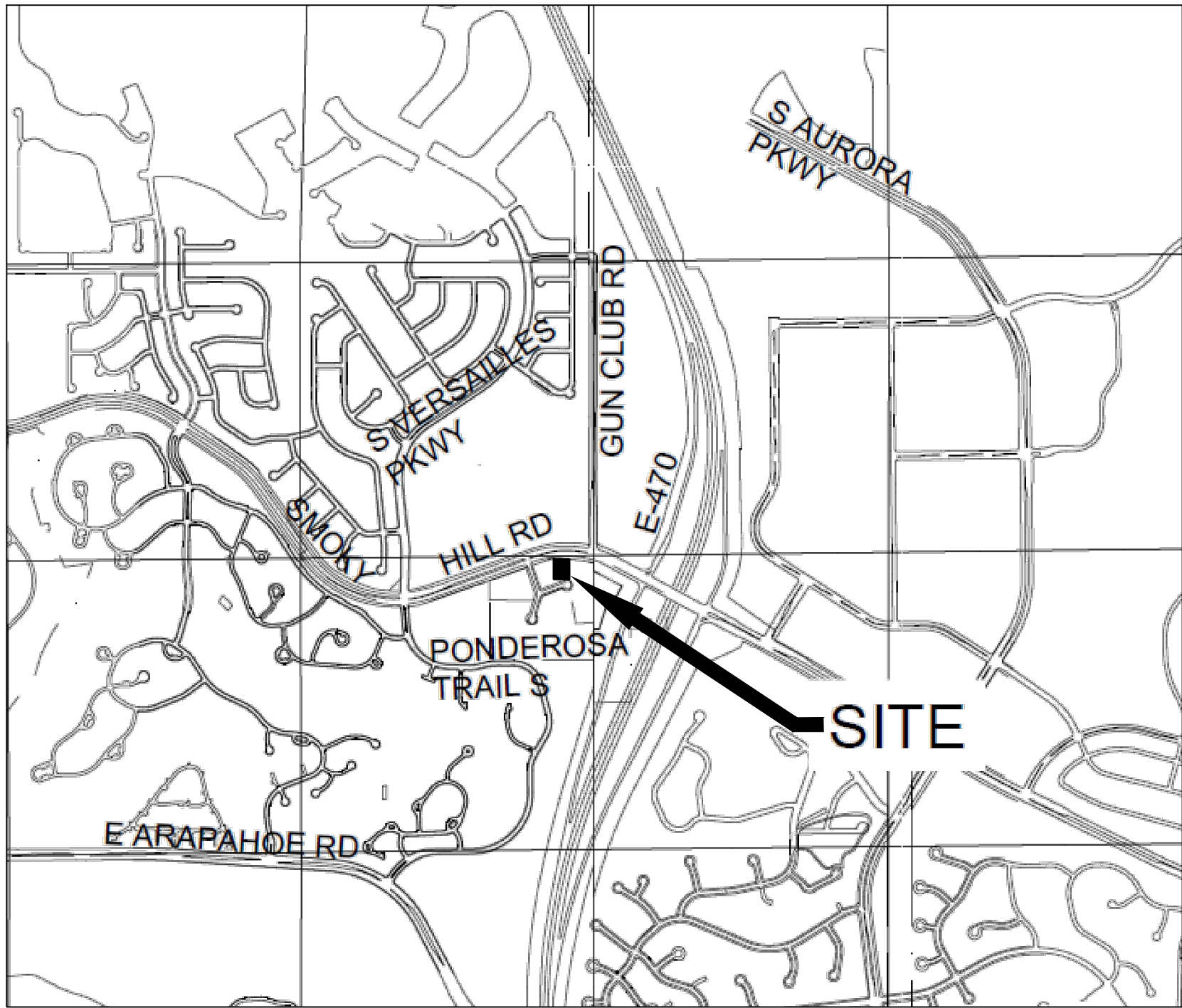
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PLOT TIME: 3:33:22 PM  
PLOT DATE: Wednesday, April 28, 2021  
PLOTTER BY: Don Craig  
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Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	GRADING & STORM SEWER PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	SITE DETAILS
7	SITE DETAILS
8	EXTERIOR ELEVATIONS
9	EXTERIOR ELEVATIONS
10	SIGNAGE & PAVING DETAILS
11	PHOTOMETRIC PLAN

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE ACCESSIBLE AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY AND CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE TIME OF OCCUPANCY. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE CURRENTLY ADOPTED 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FURTHER INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WIT A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

# POPEYES AT SMOKY HILL CROSSING SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE LOT4, BLOCK 1 SMOKY HILL CROSSING SUBDIVISION FILING 1



## SITE MAP

N.T.S.

DATA:

LAND AREA WITHIN PROPERTY LINES	0.668 AC
GROSS FLOOR AREA	2,297 SQ FT
NUMBER OF BUILDING	1
TOTAL BUILDING COVERAGE	2,659 SQ FT (9%)
2015 IBC CONSTRUCTION TYPE	5B
2015 IBC OCCUPANCY CLASSIFICATION	A2
BUILDING SPRINKLED? (YES/NO)	NO
HARD SURFACE AREA	17,073 SQ FT (59%)
LANDSCAPE AREA	9,355 SQ FT (32%)
PRESENT ZOING CLASSIFICATION	MU-C, SUBAREA C
EXISTING USE	UNDEVELOPED
PERMITTED MAXIMUM SIGN AREA	170 SQ FT
PROPOSED TOTAL SIGN AREA	BY SEPARATE PERMIT
PERMITTED MAXIMUM NUMBER OF SIGNS	5
VAN ACCESSIBLE HANDICAP PARKING SPACES PROVIDED	1
VAN ACCESSIBLE HANDICAP PARKING SPACES REQUIRED	1
PARKING SPACES PROVIDED	20
PARKING SPACES REQUIRED	10
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
BICYCLE PARKING PROVIDED	4
BICYCLE PARKING REQUIRED	4
DRIVE-THROUGH CRITERIA	7 STACKING SPACES REQUIRED FOR THE DRIVE-THROUGH WINDOW LANE (WITH A MINIMUM OF 4 OF THE 7 SUCH DESIGNATED FOR THE DRIVE-THROUGH ORDERING STATION AREA).

LEGAL DESCRIPTION:  
LOT 4, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING #1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**CONDITIONAL USE: THE USE PROPOSED, RESTAURANT, IS PERMITTED BY THE UNIFIED DEVELOPMENT ORDINANCE (UDO). THE ACCESSORY USE OF "DRIVE-THROUGH" REQUIRES A CONDITIONAL USE REVIEW BY THE PLANNING AND ZONING COMMISSION.**

**ADJUSTMENTS: PROPOSED DRIVE-THROUGH LANES, PICK UP WINDOWS OR ORDER BOARDS NOT PERMITTED TO BE LOCATED BETWEEN PROPOSED BUILDING AND SMOKY HILL RD. THE ADJUSTMENT REQUEST INCLUDES AN ADJUSTMENT TO UDO SECTION 146-3.3.6.E.5. THE DRIVE-THROUGH LANES, PICK UP WINDOWS AND ORDER BOARD ARE REQUIRED TO BE SCREENED FROM SMOKY HILL RD. THE PROPOSED ADJUSTMENT WILL INCLUDE A SCREEN WALL BETWEEN SMOKY HILL RD. AND THE DRIVE-THRU LANE MEETING THE CRITERIA AS DESCRIBED IN UDO SECTIONS 146-5.4.4.D.3.c.i AND 146-5.4.4.D.3.c.iii**

**AMENDMENTS:**

### OWNER

Z&H FOODS, INC.  
4415 HIGHWAY 6  
SUGAR LAND, TEXAS 77478  
CONTACT: BEAU SISSON  
PHONE: (408) 797-0436  
EMAIL: BSisson@znhfoodsinc.com

### CIVIL ENGINEER

ADAMS ENGINEERING  
1101 ESE LOOP 323, SUITE 101  
TYLER, TX 75701  
CONTACT: DON CRAIG  
PHONE: (903) 324-8415  
EMAIL: don.craig@adams-engineering.com

### ARCHITECT

CORALIC ARCHITECTURE  
9700 MACKENZIE RD, SUITE 217  
ST. LOUIS, MISSOURI 63123  
CONTACT: EDIN CORALIC  
PHONE: (314) 279-7200  
EMAIL: edin@coralicarchitecture.com

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

### SIGNATURE BLOCK

\_\_\_\_\_  
(OFFICIAL PROJECT NAME) SITE PLAN \*

LEGAL DESCRIPTION: \_\_\_\_\_

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE  
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY

\_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY  
SEAL

NOTARY BUSINESS ADDRESS \_\_\_\_\_

DATE

REVISIONS

**Adams**  
1101 ESE Loop 323, Suite 101 ■ Tyler, Texas 75701 ■ (903) 324-8400

POPEYES AT SMOKY HILL CROSSING SITE PLAN  
WITH ADJUSTMENT AND CONDITIONAL USE  
AURORA, CO

COVER SHEET

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW,  
AGENCY APPROVAL, AND COMMENT  
UNDER THE AUTHORITY OF  
CARTER P. DELLENY, P.E.  
REGISTRATION No. 95238, ON 4/28/2019  
THIS DOCUMENT IS NOT  
TO BE USED FOR  
CONSTRUCTION PURPOSES

PROJECT MGR.  
DJC  
PROJECT TECH.  
TCM  
CHECKED BY

JOB NO.  
2019.062  
SHEET NO.

1



FULL PATH: C:\working\paw\10404\1002\Drawings\paw-01\10404\1002\1 SITE PLAN

PLOTTER: DWG To PDF.pc3

PLOT TIME: 4/23/21 PM

PLOT DATE: Wednesday, April 28, 2021

PLOTTED BY: Don Craig

FILENAME: 10.0 SITE PLAN.dwg

LEGEND

PROPOSED FACE AND BACK OF CURB

PROPOSED SIDEWALK

PROPOSED SCORED CONCRETE (PER SMOKY HILL CROSSING FILING NO. 1 FDP DESIGN STANDARDS)

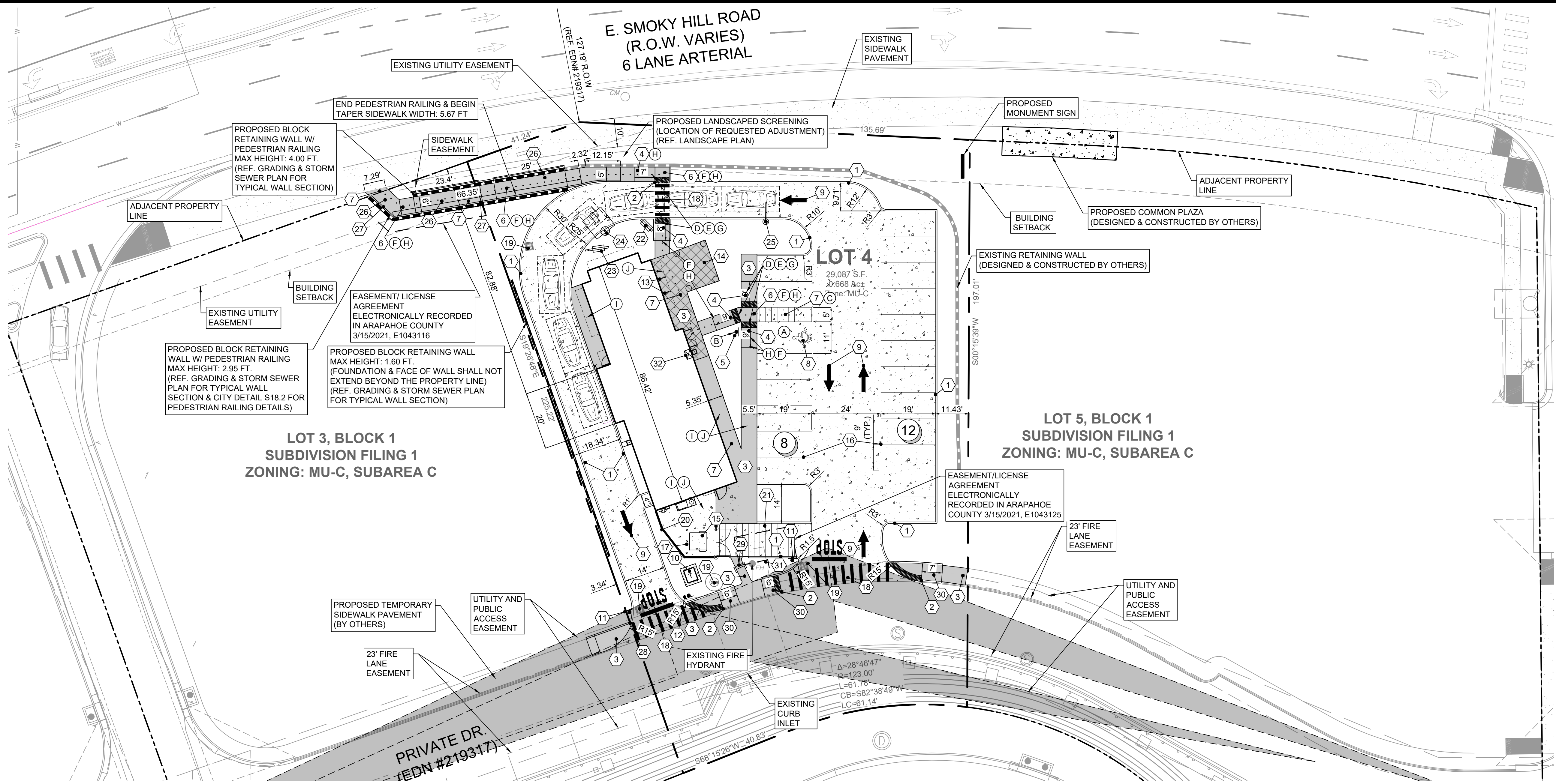
PROPOSED CONCRETE PAVEMENT

ACCESSIBLE ROUTE

PARKING COUNT

RETAINING WALL (BY OTHERS)

SIGHT DISTANCE TRIANGLE (PER CITY CODE SEC. 146-1100 (I) - DRIVEWAY)



LEGEND	
	MARK DESCRIPTION
1	PROPOSED CURB
2	PROPOSED TURN DOWN CURB
3	CONSTRUCT CONCRETE SIDEWALK - DOWEL INTO CONCRETE WHERE ABUTTING EXISTING SIDEWALK
4	ACCESSIBLE RAMP @ 1:12 MAX SLOPE
5	ACCESSIBLE SIGN - REFER TO DETAILS
6	ACCESSIBLE LANDING
7	ACCESSIBLE PATH
8	ACCESSIBLE SYMBOL
9	PAINTED PAVEMENT MARKINGS
10	PAD MOUNT TRANSFORMER
11	INSTALL "STOP" SIGN, STOP BAR AND "STOP"
12	INSTALL "DO NOT ENTER" SIGN
13	PROPOSED BIKE RACK (REFER ARCH. PLANS) (REFER TO CITY OF AURORA DETAILS S18.2 & S18.3)
14	PROPOSED CONCRETE PATIO (REFER TO ARCH. PLANS)
15	PROPOSED TRASH DUMPSTER
16	PAINTED 4" WHITE STRIPE

LEGEND	
	MARK DESCRIPTION
17	INSTALL (3) GUARD POST
18	PROPOSED CROSSWALK/PEDESTRIAN CROSSING
19	PROPOSED STORM STRUCTURE (REFER GRADING & STORM SEWER PLAN)
20	PROPOSED SCREEN WALL (REFER TO ARCH. PLANS)
21	PROPOSED STRIPED AREA W/4" WHITE STRIPES @ 2' C/C
22	PROPOSED PRE-ORDER BOARD
23	PROPOSED ORDER BOARD
24	SPEAKER (COVERED)
25	PROPOSED CLEARANCE BOARD
26	ACCESSIBLE RAMP @ 1:12 MAX SLOPE, 5' WIDE, & 30" MAX VERTICAL RISE (REFER TO DETAILS & GRADING PLAN)
27	PROPOSED HANDRAIL (REF. CITY DETAILS)
28	TAPER CURB HEIGHT FROM 6" TO 0" IN 3'
29	PROPOSED STAIRS
30	RAMP W/ TRUNCATED DETECTABLE WARNING SURFACE
31	EXISTING UTILITY EASEMENT (BK: 0558, PG: 0043-0047)
32	KNOX BOX (REF. ARCH. PLANS)

THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE ADJACENT PUBLIC IMPROVEMENTS ARE COMPLETED AND THE POND CERTIFICATION IS APPROVED.

STANDARD ACCESSIBILITY REQUIREMENTS	
<b>PARKING:</b>	
A	ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.
B	EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
C	ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED AND AT LEAST 60" WIDE MINIMUM.
<b>RAMPS:</b>	
D	RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38" AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
E	RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).
F	LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
G	RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.
H	RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).
<b>SIDEWALKS AND ACCESSIBLE ROUTES:</b>	
I	SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).
J	LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

REVISIONS	
DATE	BY

Adams

1101 ESE Loop 323, Suite 101 ■ Tyler, Texas 75701 ■ (903) 324-8400

POPEYES AT SMOKY HILL CROSSING SITE PLAN  
WITH ADJUSTMENT AND CONDITIONAL USE  
AURORA, CO

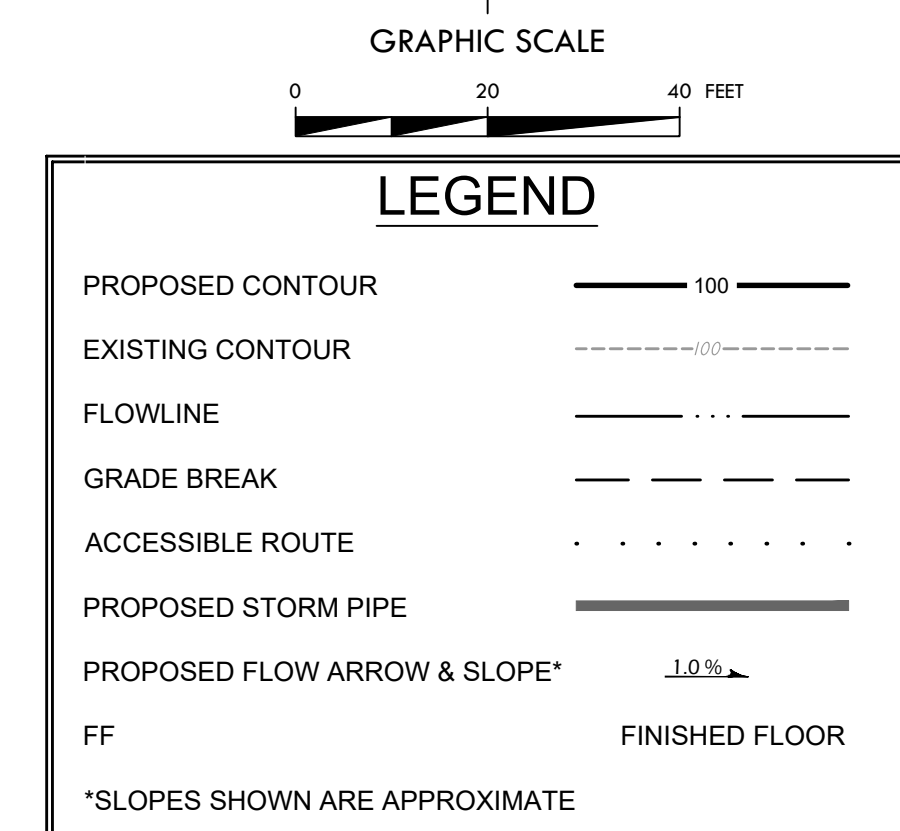
SITE PLAN

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PROJECT TECH. TCM
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JOB NO. 2019.062
SHEET NO. 2



1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2.5' UNLESS OTHERWISE SHOWN.
3. ALL SIDEWALK/FLATWORK ADJACENT TO THE BUILDING TO BE DETAILED BY ARCHITECT (REF. ARCH. PLANS AND SPECIFICATIONS).
4. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
5. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN PIPE BOLLARD.
6. ALL PARKING LOT STRIPING SHALL BE 4-INCH WIDE WHITE TRAFFIC PAINT, UNLESS NOTED OTHERWISE HEREIN.



**NOTE REGARDING ELEVATIONS INDICATED ON DRAWING:**  
1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE  
TO 6.000 FT. AMSL.

A TOPOGRAPHIC SURVEY WAS NOT PROVIDED FOR PLAN PRODUCTION. EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED FROM "CIVIL CONSTRUCTION DOCUMENTS FOR SMOKEY HILL CROSSING SUBDIVISION" PRODUCED BY ENTIREMENT AND ENGINEERING SOLUTIONS, INC.

[illegible]

1101 ESE Loop 323, Suite 101 ■ Tyler, Texas 75701 ■ (903) 324-8400

POPEYES AT SMOKY HILL CROSSING SITE PLAN  
WITH ADJUSTMENT AND CONDITIONAL USE  
AURORA CO

## GRADING & STORM SEWER PLAN

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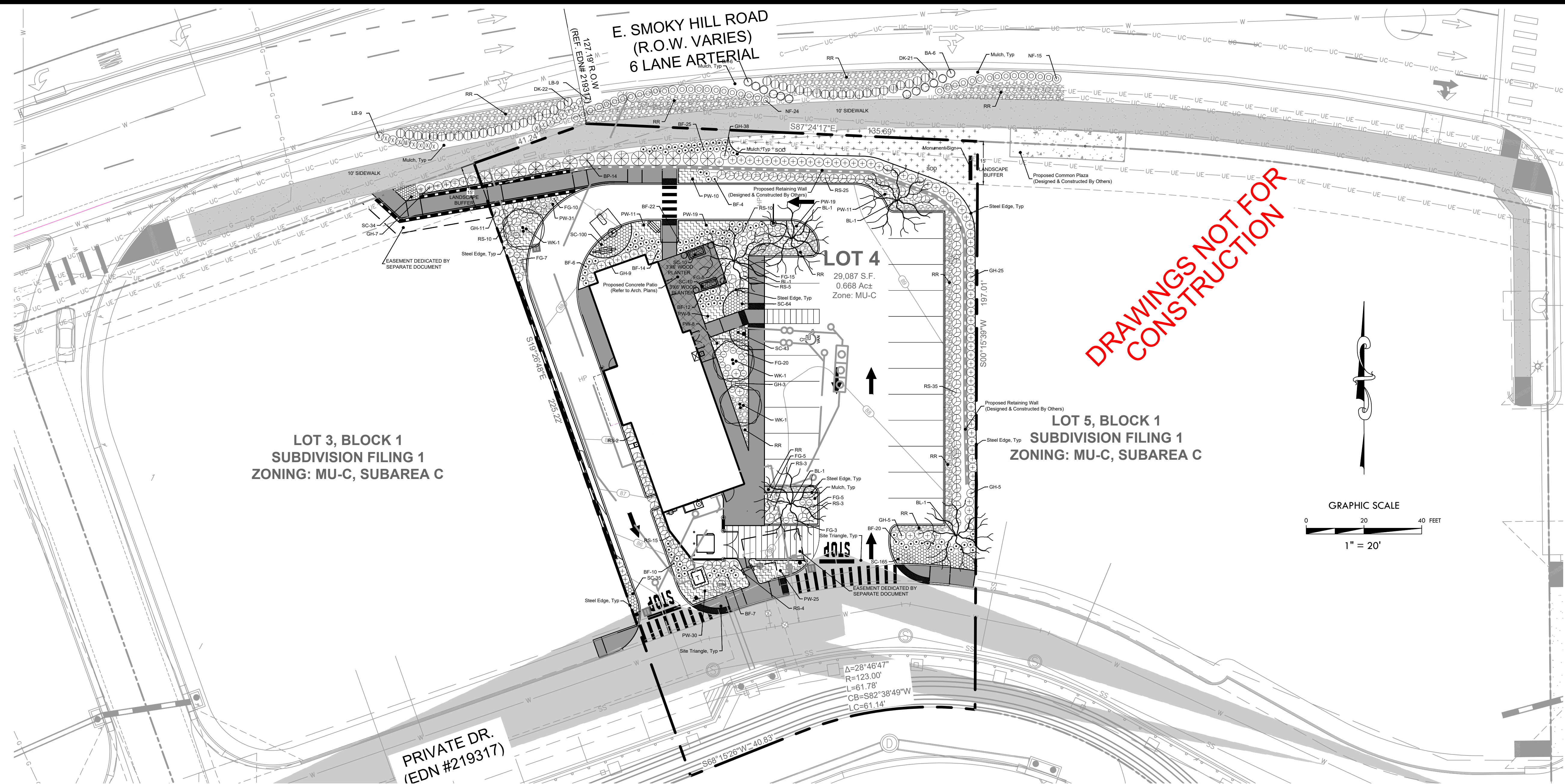
# UTILITY PLAN

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2019.062

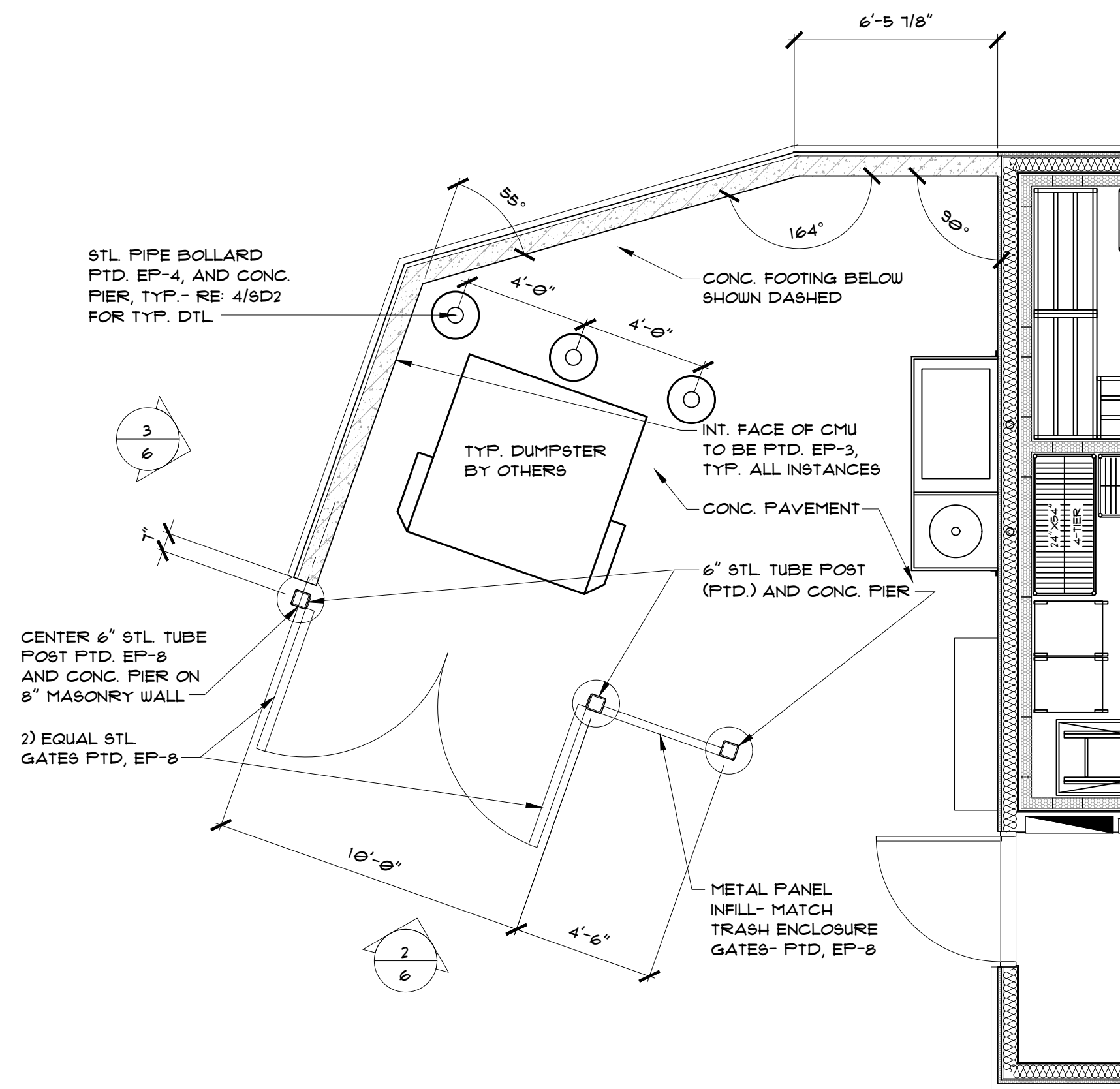
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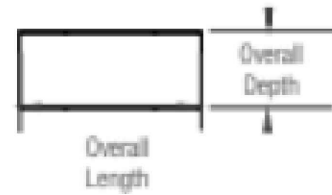
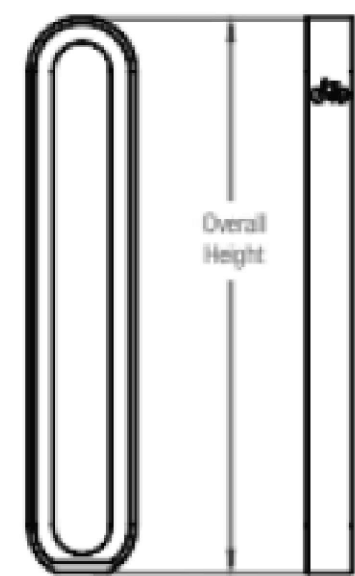




1 TRASH ENCLOSURE FLOOR PLAN  
1/4"=1'-0"



NOMINAL DIMENSIONS

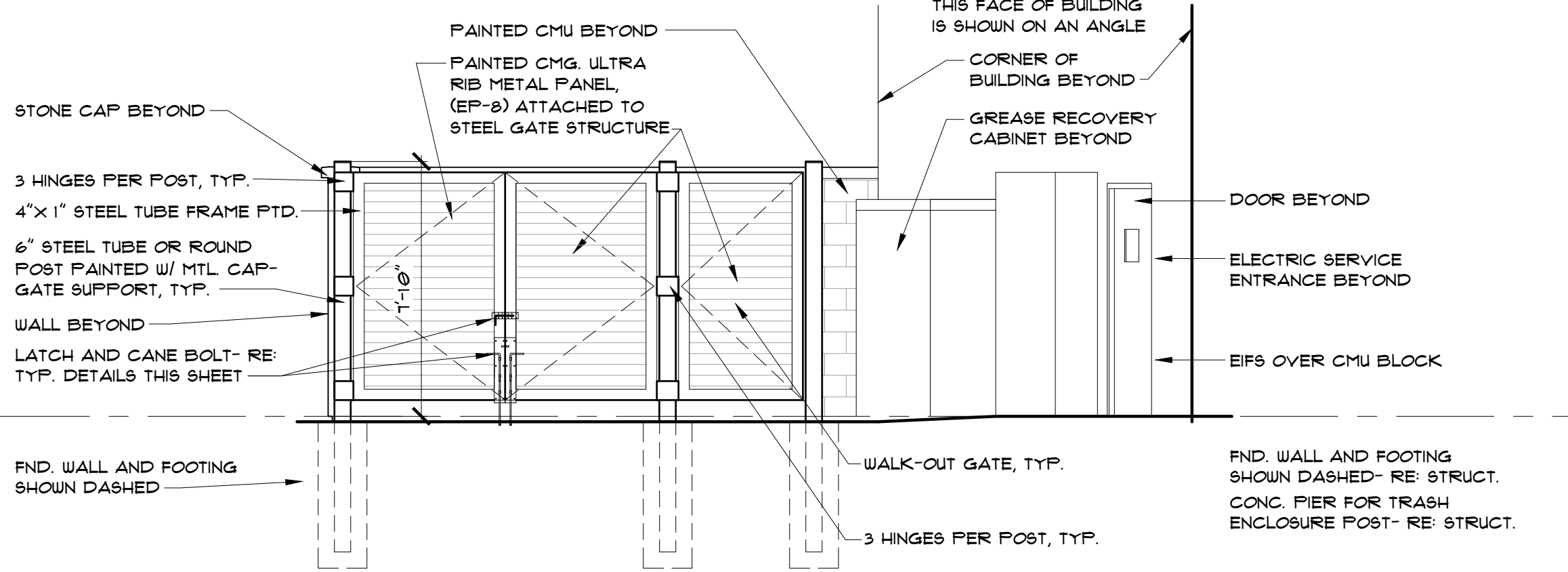


STANDARD TEXTURES

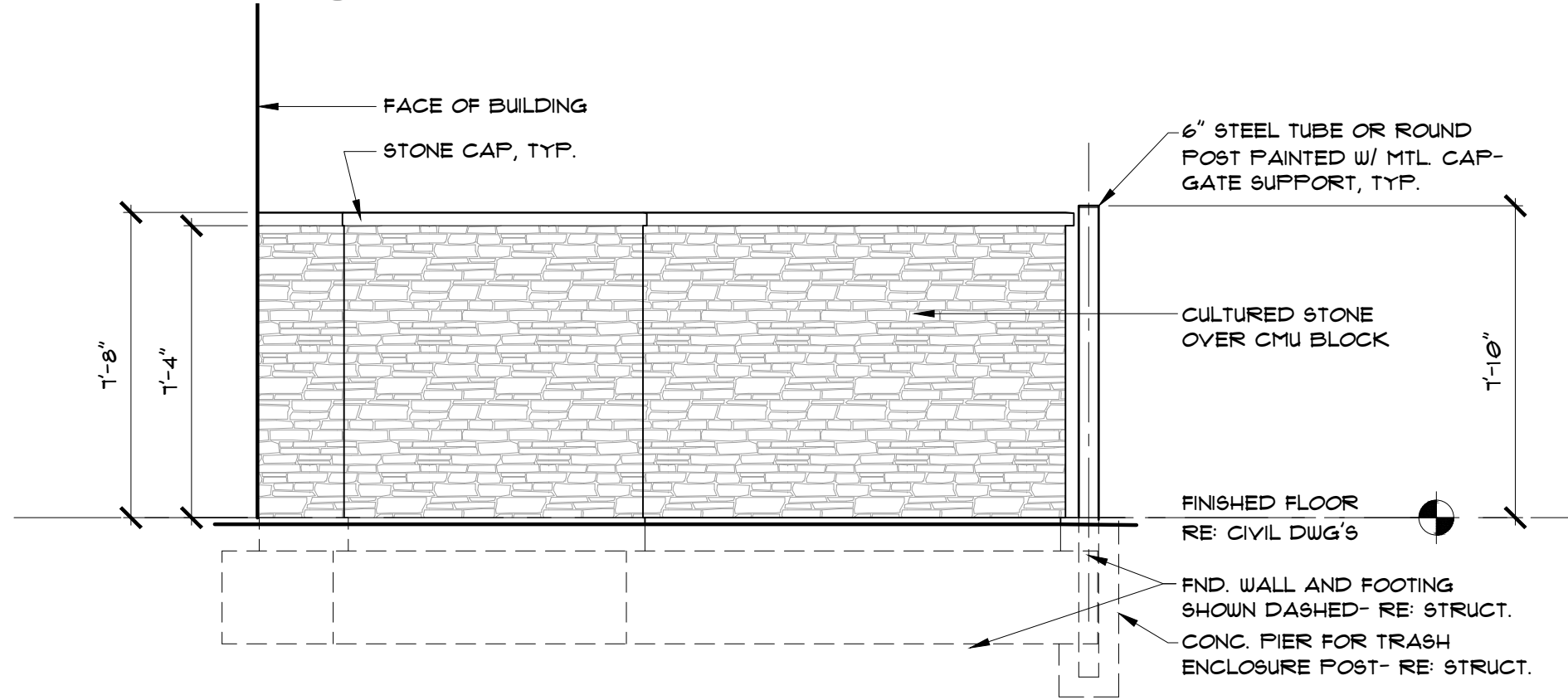


ALUMINUM TEXTURE

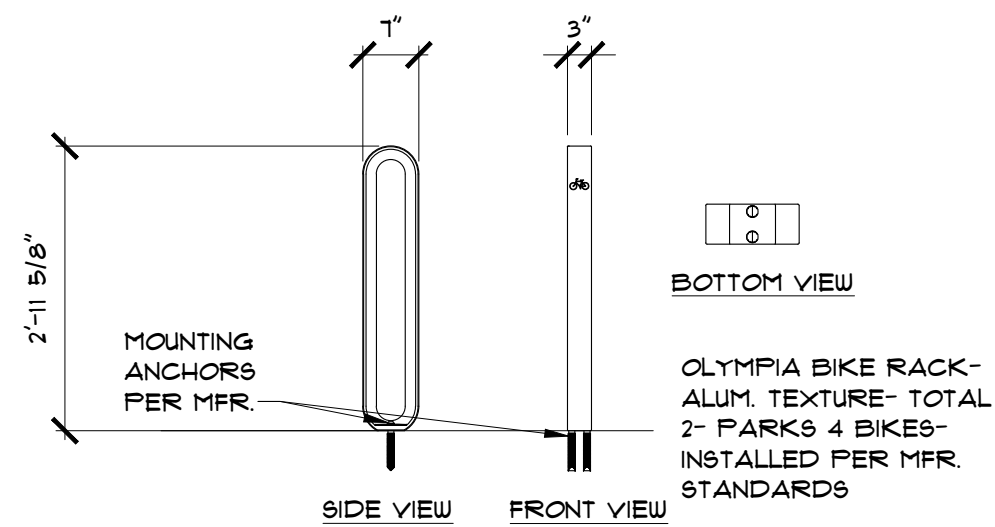
OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
7" (178 mm)	3" (76 mm)	35.6" (904 mm)	22.2 lbs (10.1 kg)



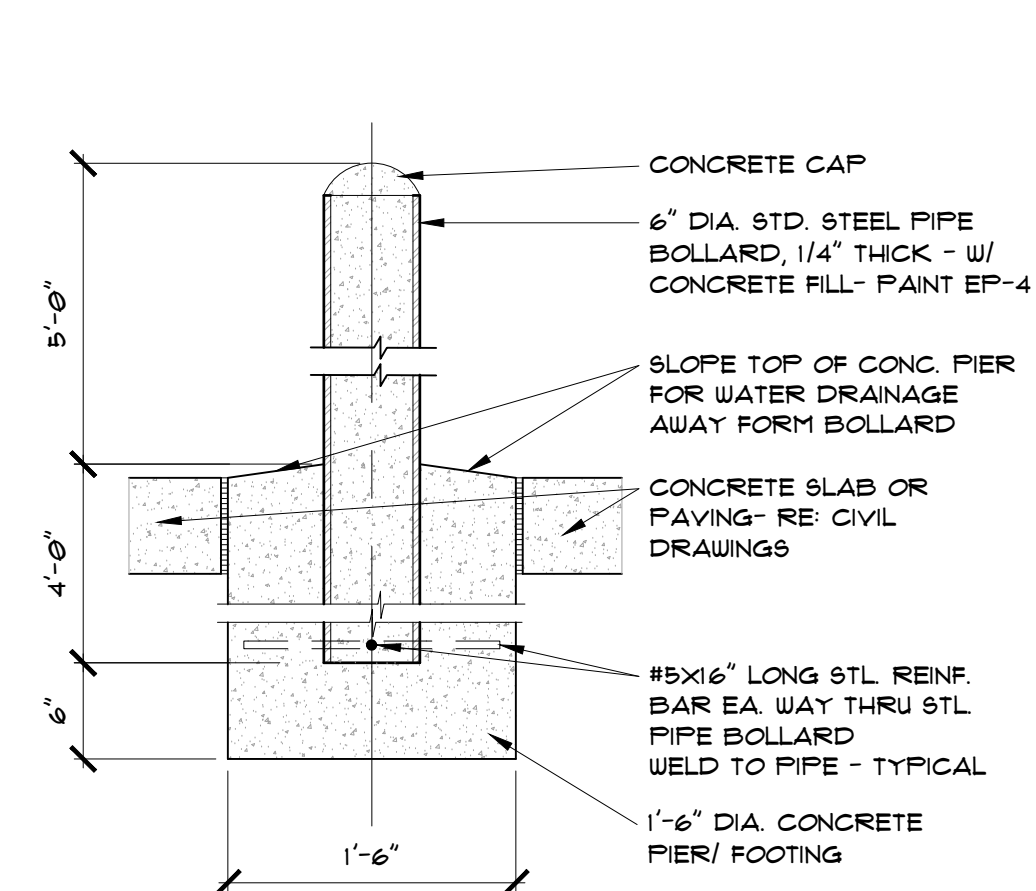
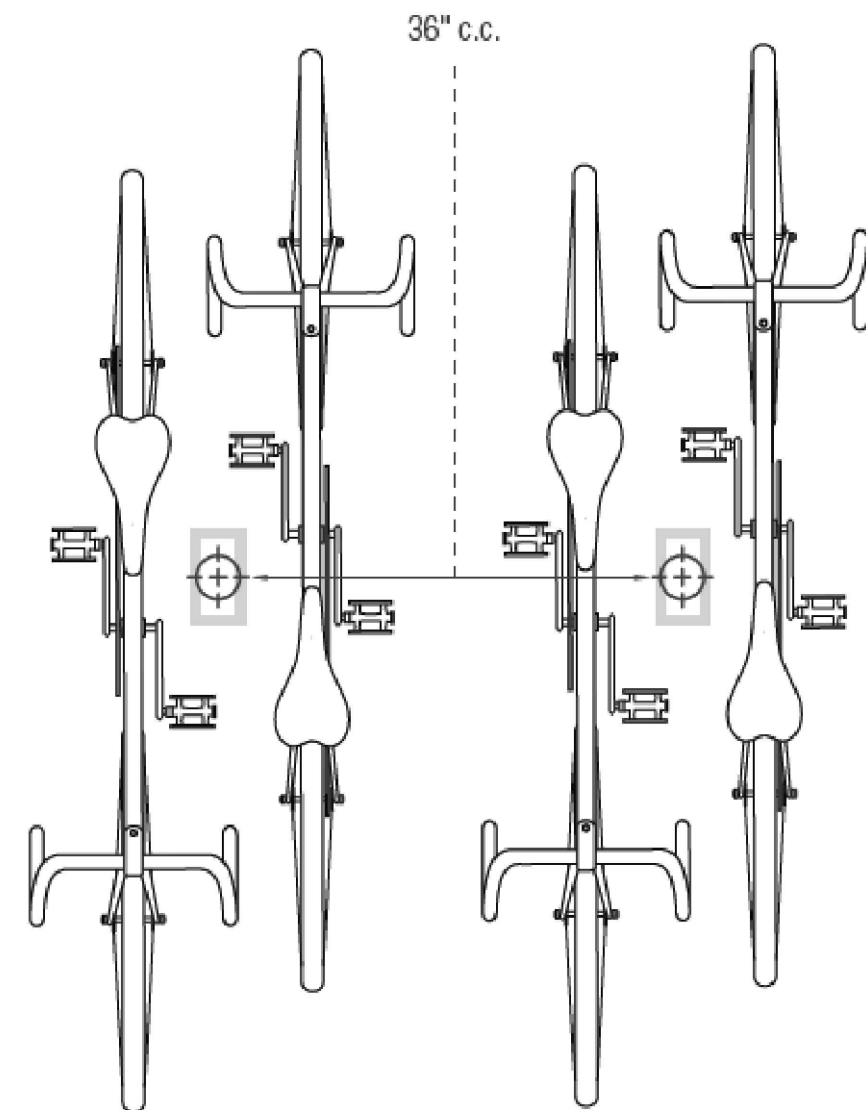
2 TRASH ENCL. ELEVATION  
1/4"=1'-0"



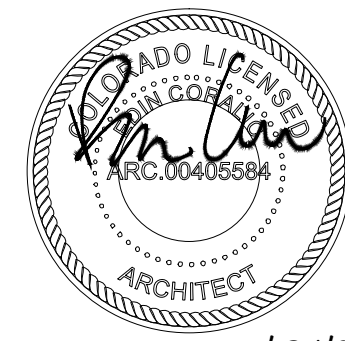
3 TRASH ENCL. ELEVATION  
1/4"=1'-0"



5 BIKE RACK DETAIL  
N.T.S.



4 TYP. BOLLARD DETAIL  
1"=1'-0"



10/01/2020

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COLORADO SECRETARY OF STATE ID NO. 20181779421



NEW CONSTRUCTION FOR:  
**POPEYES L.K.**  
SMOKY HILL CROSSING  
AURORA, COLORADO 80016

PROJECT NUMBER:  
19007.00

REVISIONS

SITE DETAILS





COLORADO SECRETARY OF STATE  
NO. 20181779421

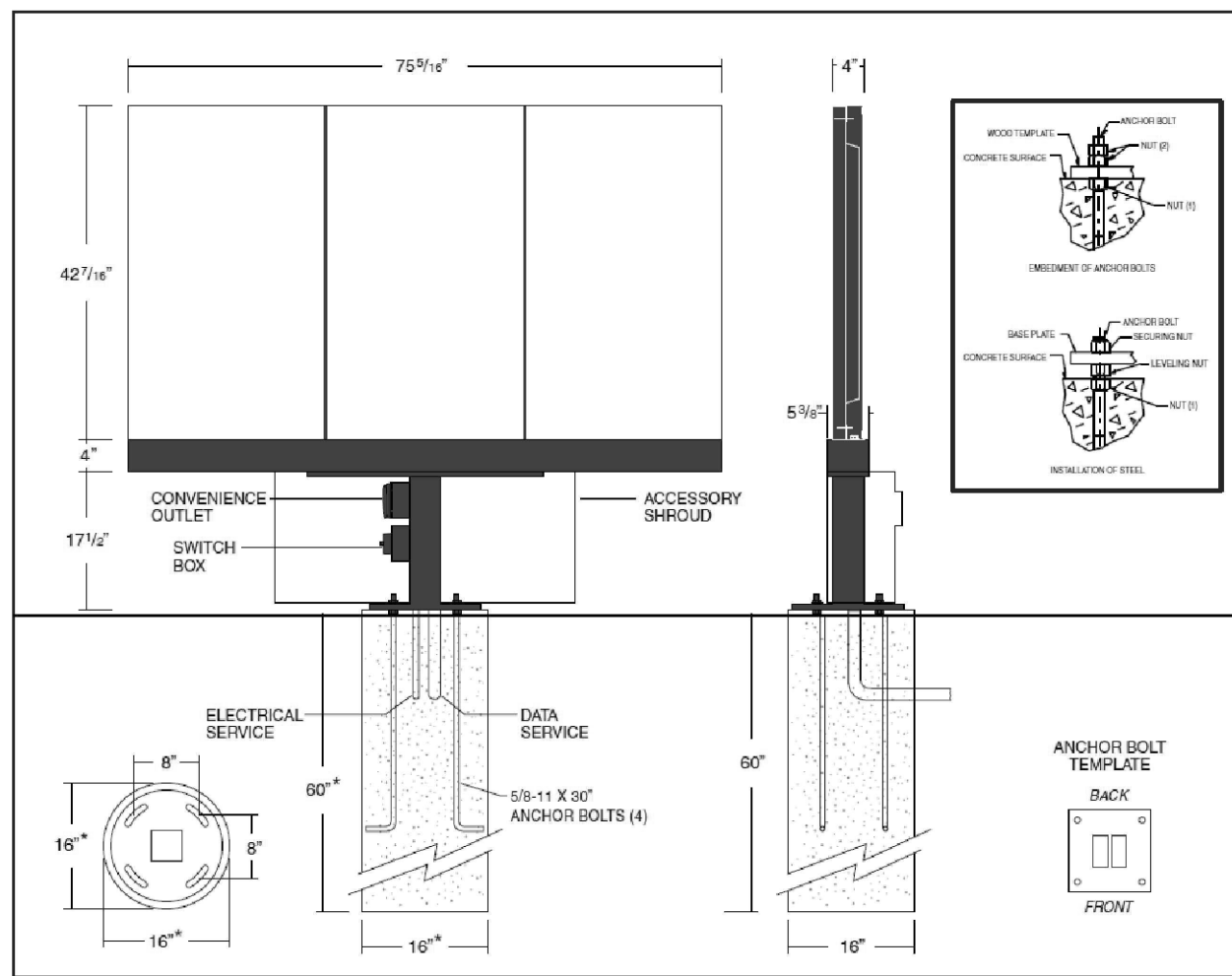
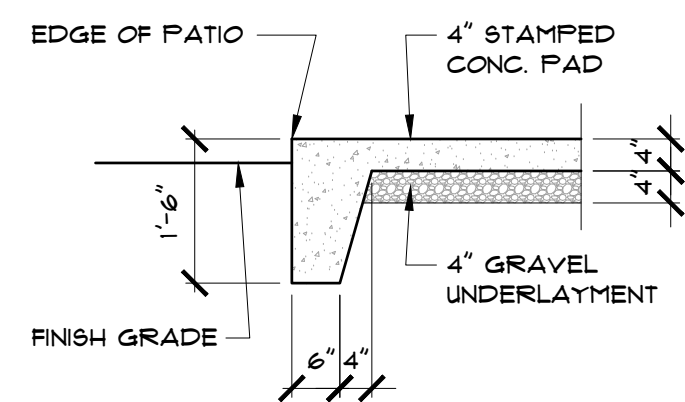


NEW CONSTRUCTION FOR:  
**POPEYES L.K.**  
SMOKY HILL CROSSING  
AURORA, COLORADO 80016

## REVISIONS

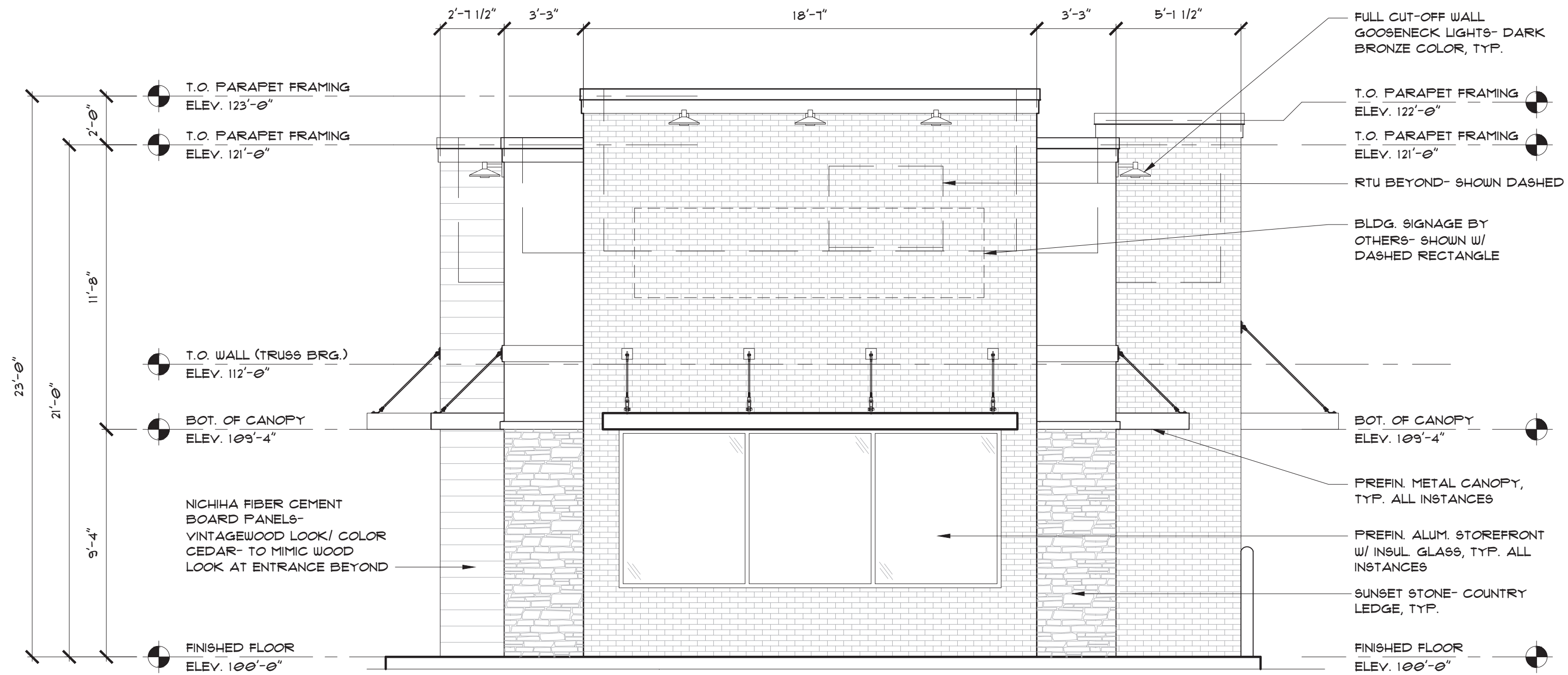
## SITE DETAILS

7

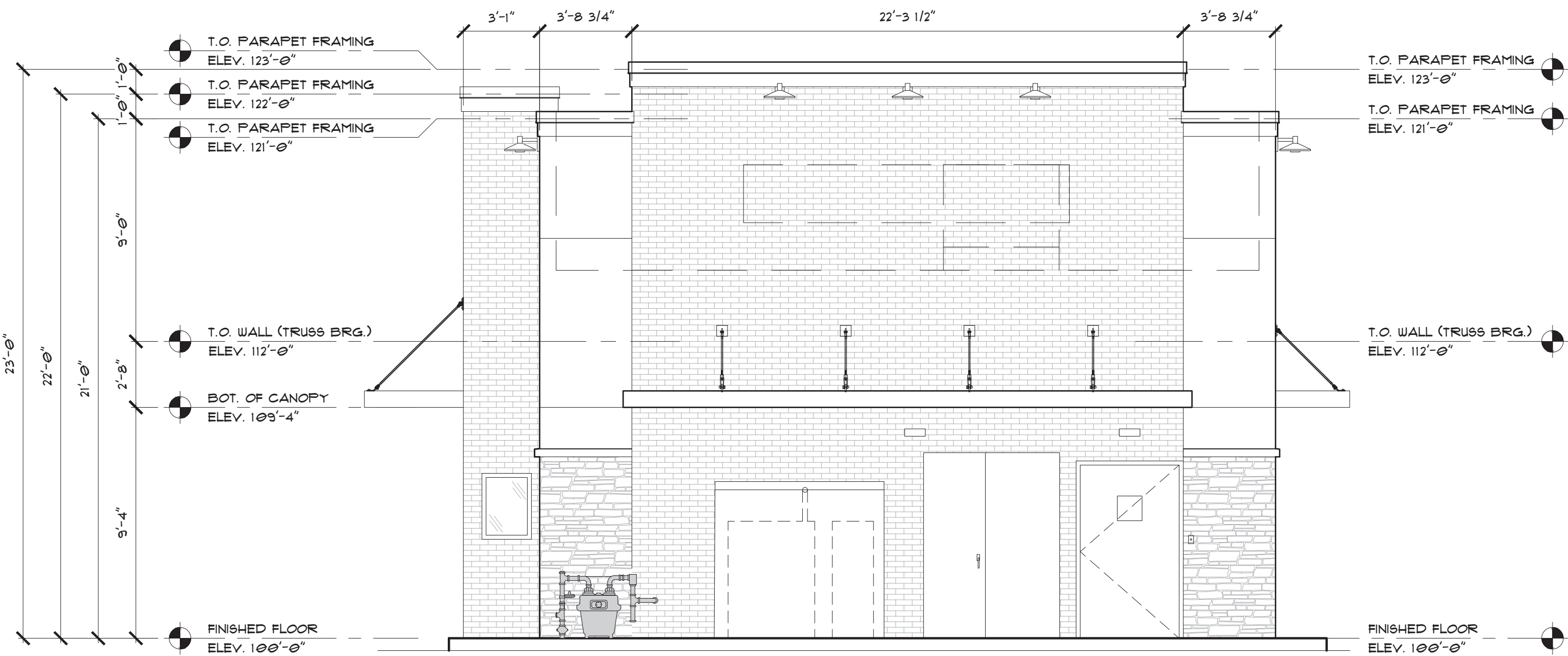




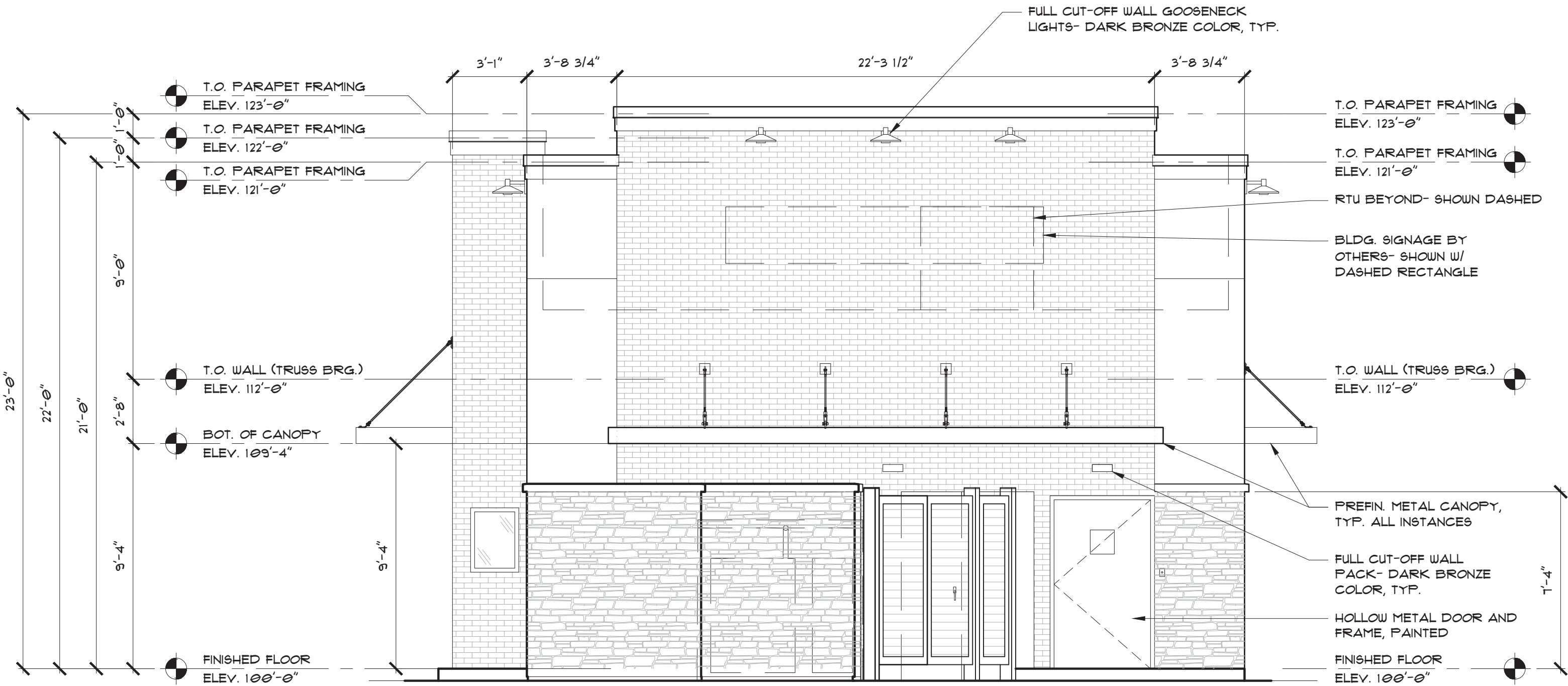
POPEYES LOUISIANA KITCHEN - EXTERIOR FINISHES						
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION		ADDITIONAL INFORMATION
				PRODUCT	COLOR	
EP-1	STUCCO	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT	BENJAMIN MOORE		"WHITE" OC-125 MOONLIGHT WHITE	CONTACT: ROGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE AT (800)344-0400 EXT. 5240
EP-2	STUCCO	PARAPET TRIM			"BLACK" 2120-20 BLACK IRON	
EP-3	EXTERIOR PAINT	PTD. CMU BLOCK INSIDE TRASH ENCLOSURE			STONINGTON GRAY HC-170	
EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN			"RED" 2086-10 EXOTIC RED	
EP-5	METAL PAINT	DRIVE-THRU WINDOW AND DBL ENTRANCE DOOR CANOPY	LOREN INDUSTRIES	PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-660 EGGSHELL	FACTORY FINISH BLACK	
EP-6	PREFINISHED ALUMINUM STOREFRONT		YKK AP	PREFINISHED ANODIZED ALUMINUM	DARK BRONZE	
EP-7	EXTERIOR PAINT	INTERIOR DUMPSTER WALLS	BENJAMIN MOORE		"GRAY" HC170 STONINGTON GREY	
EP-8	EXTERIOR PAINT	DUMPSTER GATES, COMPONENTS (STEEL) AND HARDWARE AND REAR DOOR		PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-600 GLOSS	"BLACK" 2120-20 BLACK IRON	
EF-1	FIBER CEMENT BOARD PANELS	EXTERIOR WALLS	NICHIHA	VINTAGE WOOD	CEDAR	INSTALLED VERICALLY- TRIM TO MATCH COLOR OF PANEL
EB-1	CULTURED BRICK VENEER	EXTERIOR TOWERS	DESIGN AND DIRECT SOURCE	ARCHITECTURAL URBAN SERIES	FLAGSTAFF	
ES-1	CULTURED STONE VENEER	WAINSCOT AND TRASH ENCLOSURE	SUNSET STONE	COUNTRY LEDGE	COUNTRY LEDGE	



1 NORTH ELEVATION  
1/4"=1'-0"



3 SOUTH ELEVATION W/O TRASH ENCLOSURE  
1/4"=1'-0"



2 SOUTH ELEVATION W/ TRASH ENCLOSURE  
1/4"=1'-0"





11/21/2020  
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COLORADO SECRETARY OF STATE ID  
NO. 20181779421



NEW CONSTRUCTION FOR:  
**POPEYES L.K.**  
23250 E. SMOKY HILL ROAD  
AURORA, COLORADO 80016

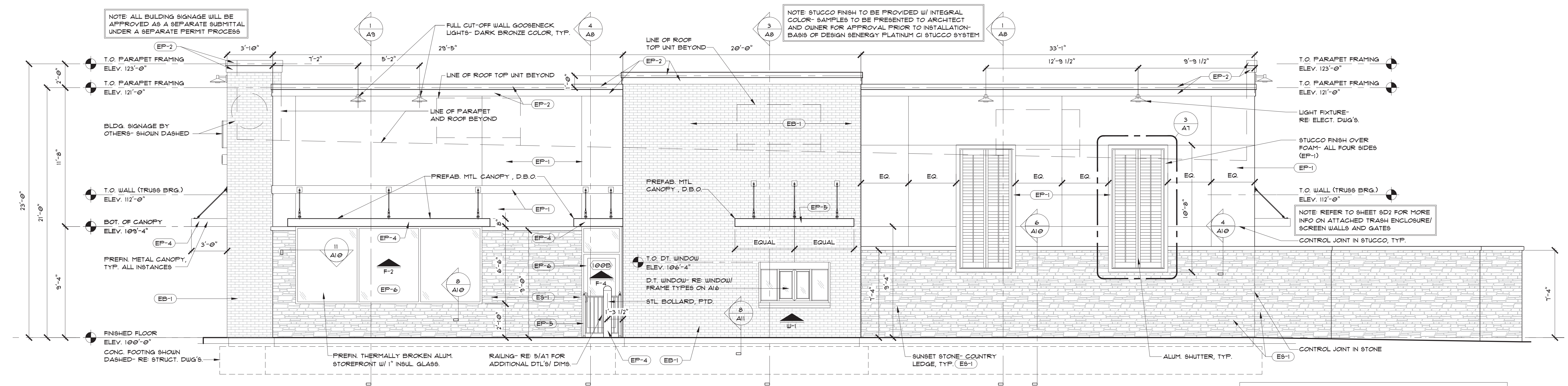
PROJECT NUMBER:  
19007.00

PERMIT SET - 11-27-2020

REVISIONS

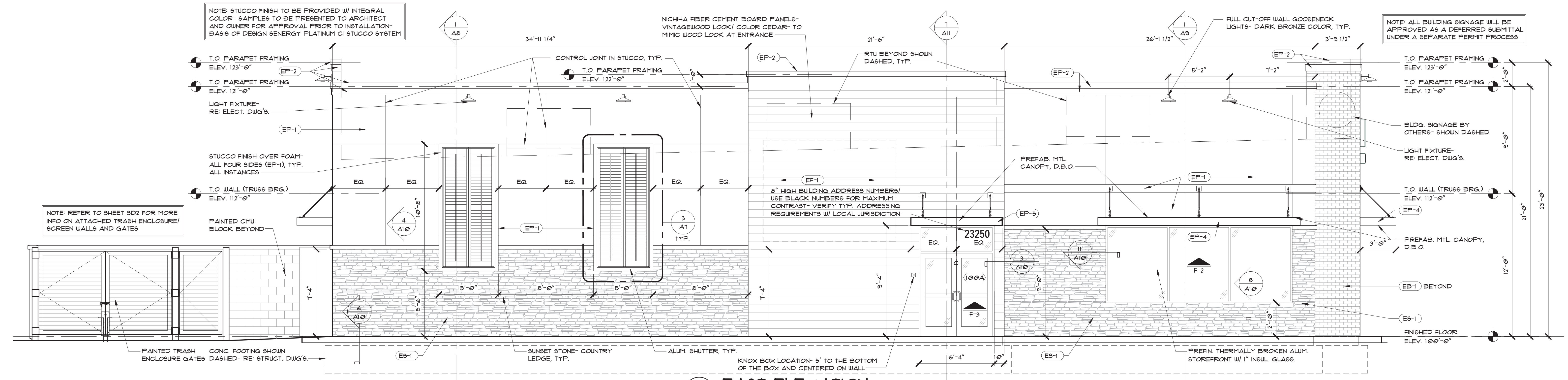
EXTERIOR ELEVATIONS

9



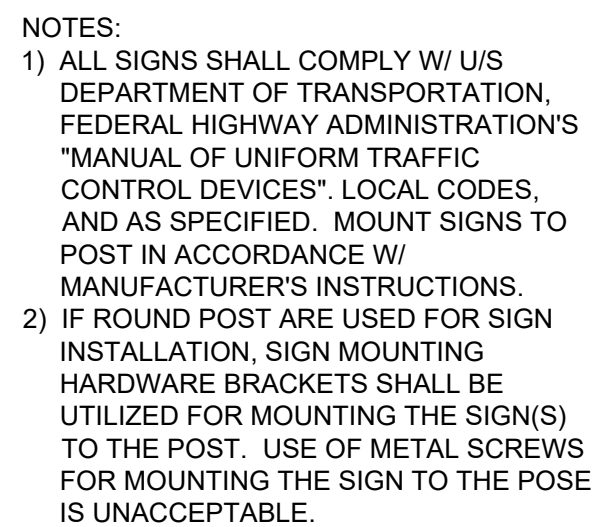
1 WEST ELEVATION  
1/4"=1'-0"

Table A-8.8 Facade Character Elements for Four-Sided Building Design						
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)	✓	✓	✓			
Wall/parapet height change (min. 3 ft.)	✓	✓	✓			
Roof form change	✓					
Upper floor setback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material	✓	✓	✓			
Change in color	✓	✓	✓			
Change in texture	✓	✓	✓			
Use of masonry (min. 40% of facade)	✓	✓	✓			
Use of panelized materials (min. 40% of facade)						
Variety of window sizes		✓				
Transparency and glazing (min 70% transparent glass)	✓	✓				
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing	✓	✓	✓			
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures	✓	✓	✓			
Awnings or shutters	✓		✓			
Entry definition (pronounced missing/roof form, stoop, porch, etc.)	✓					
Building corner enhancements						
Wall art						
Balconies						
Landscape wall/decorative screen for vines						



2 EAST ELEVATION  
1/4"=1'-0"





SITE SIGN BASE DETAIL  
N.T.S.

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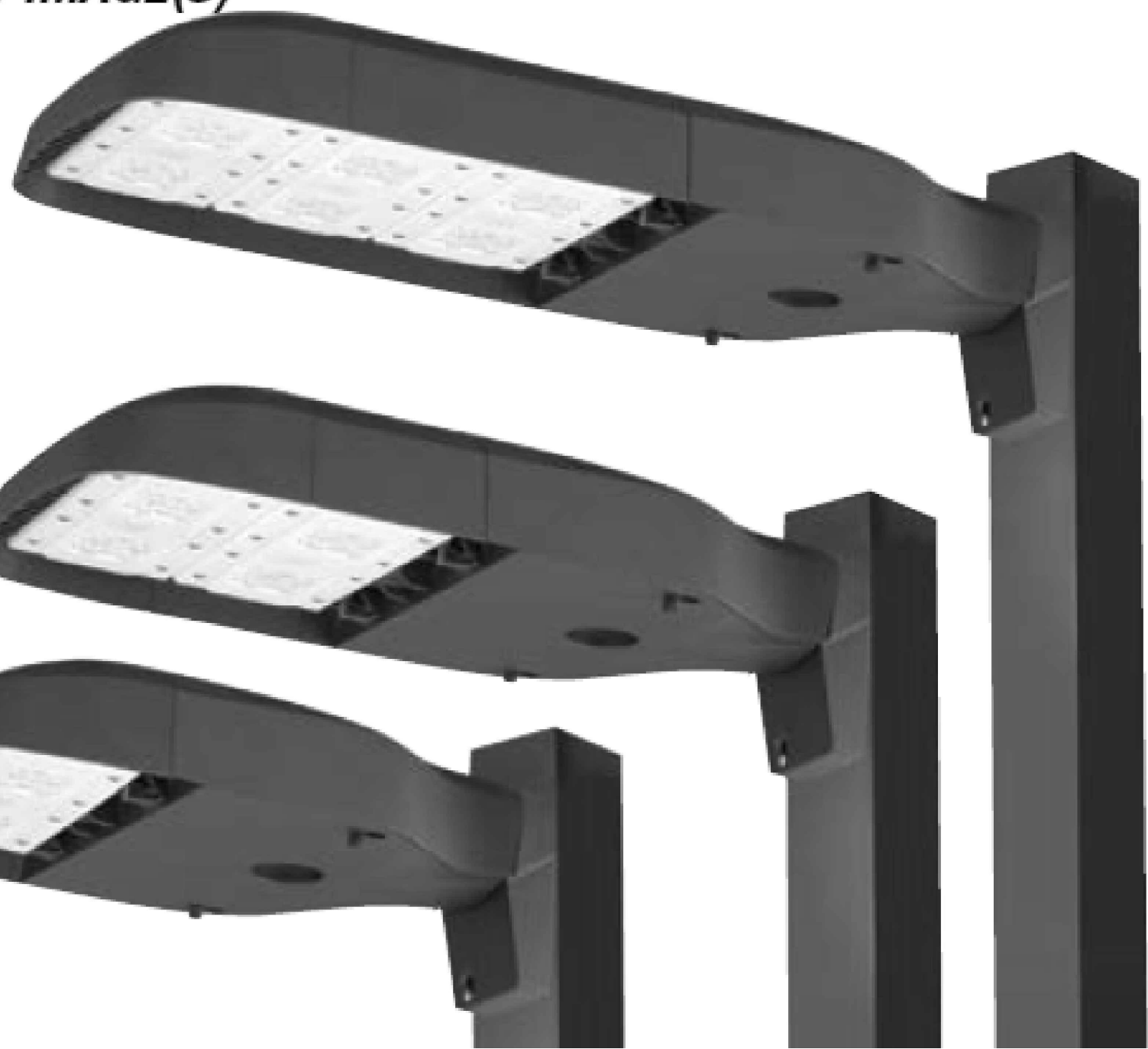
## SIGNAGE & PAVING DETAILS

PROJECT MGR.	DJC
PROJECT TECH.	TCM
CHECKED BY	-
JOB NO.	2019.062
SHEET NO.	



PRODUCT IMAGE(S)

ASL-24L



ASL-16L

ASL-8L

SITE LIGHT

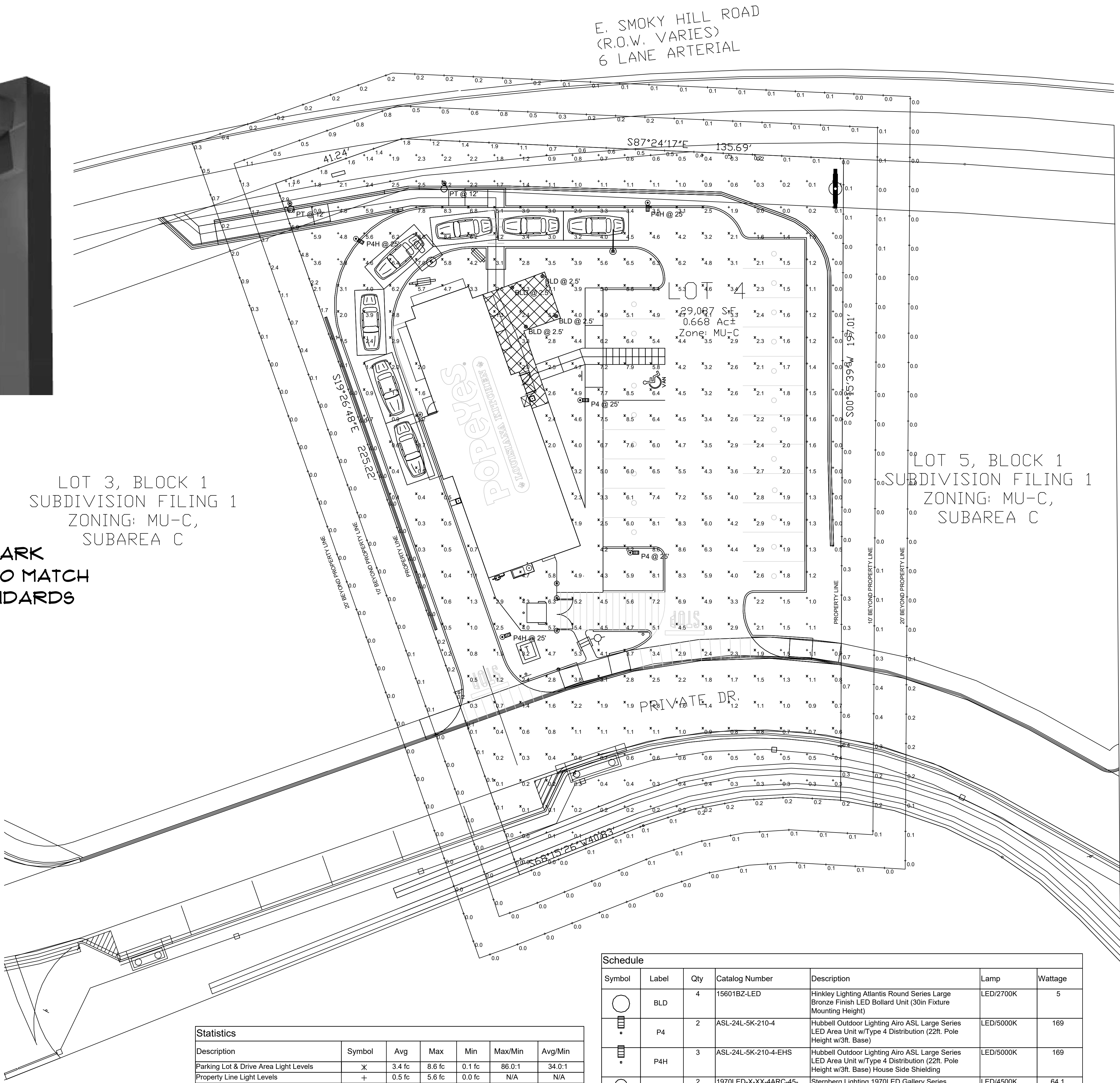


PEDESTRIAN LIGHT

ALL LIGHTS TO BE DARK  
BRONZE IN COLOR TO MATCH  
DEVELOPMENT STANDARDS



BOLLARD LIGHT



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot & Drive Area Light Levels	⌘	3.4 fc	8.6 fc	0.1 fc	86.0:1	34.0:1
Property Line Light Levels	+	0.5 fc	5.6 fc	0.0 fc	N/A	N/A
Site Light Levels	+	2.7 fc	8.6 fc	0.0 fc	N/A	N/A

Schedule					
Symbol	Label	Qty	Catalog Number	Description	Wattage
⊙	BLD	4	15601BZ-LED	Hinkley Lighting Atlantis Round Series Large Bronze Finish LED Bollard Unit (30in Fixture Mounting Height)	LED/2700K 5
⌘	P4	2	ASL-24L-5K-210-4	Hubbell Outdoor Lighting Airo ASL Large Series LED Area Unit w/Type 4 Distribution (22ft. Pole Height w/3ft. Base)	LED/5000K 169
⌘	P4H	3	ASL-24L-5K-210-4-EHS	Hubbell Outdoor Lighting Airo ASL Large Series LED Area Unit w/Type 4 Distribution (22ft. Pole Height w/3ft. Base) House Side Shielding	LED/5000K 169
⊙	PT	2	1970LED-X-XX-4ARC-45-T3-MDL03-FG	Sternberg Lighting 1970LED Gallery Series Decorative Architectural LED Single Arm Pedestrian Unit w/T3 Distribution (12ft. Pole Height)	LED/4500K 64.1