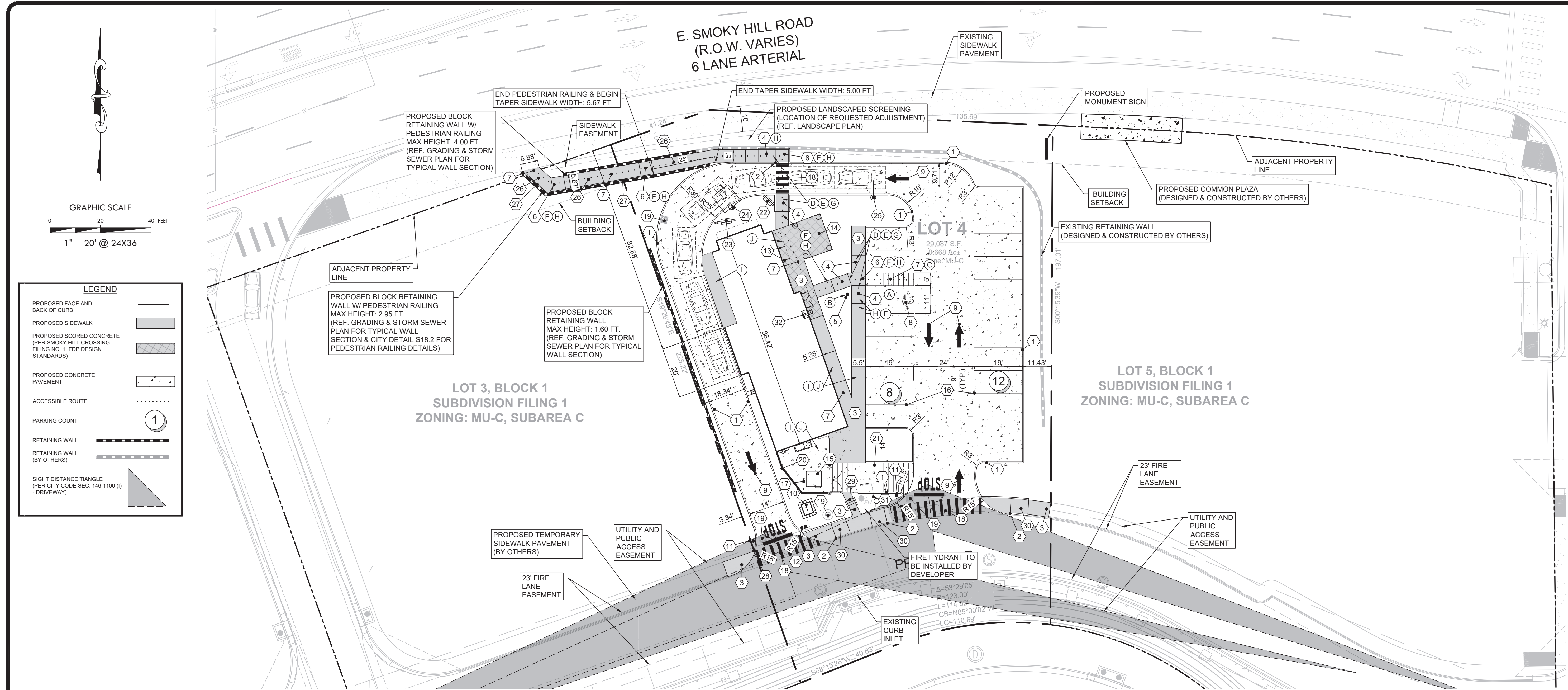






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PLOT DATE: Tuesday, October 06, 2020  
PLOT TIME: 10:43:57 AM  
PLOTTER: DWG To PDF.pc3  
PLOT BY: Todd Martin  
FILENAME: CD 0.01 SITE PLAN.dwg



**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
31	EXISTING UTILITY EASEMENT
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%).

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

**SITE PLAN**

PROJECT MGR.  
DJC

PROJECT TECH.  
-

CHECKED BY  
-

JOB NO.  
2019.062

SHEET NO.  
**2**

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Adams

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

REVISIONS

DATE	BY
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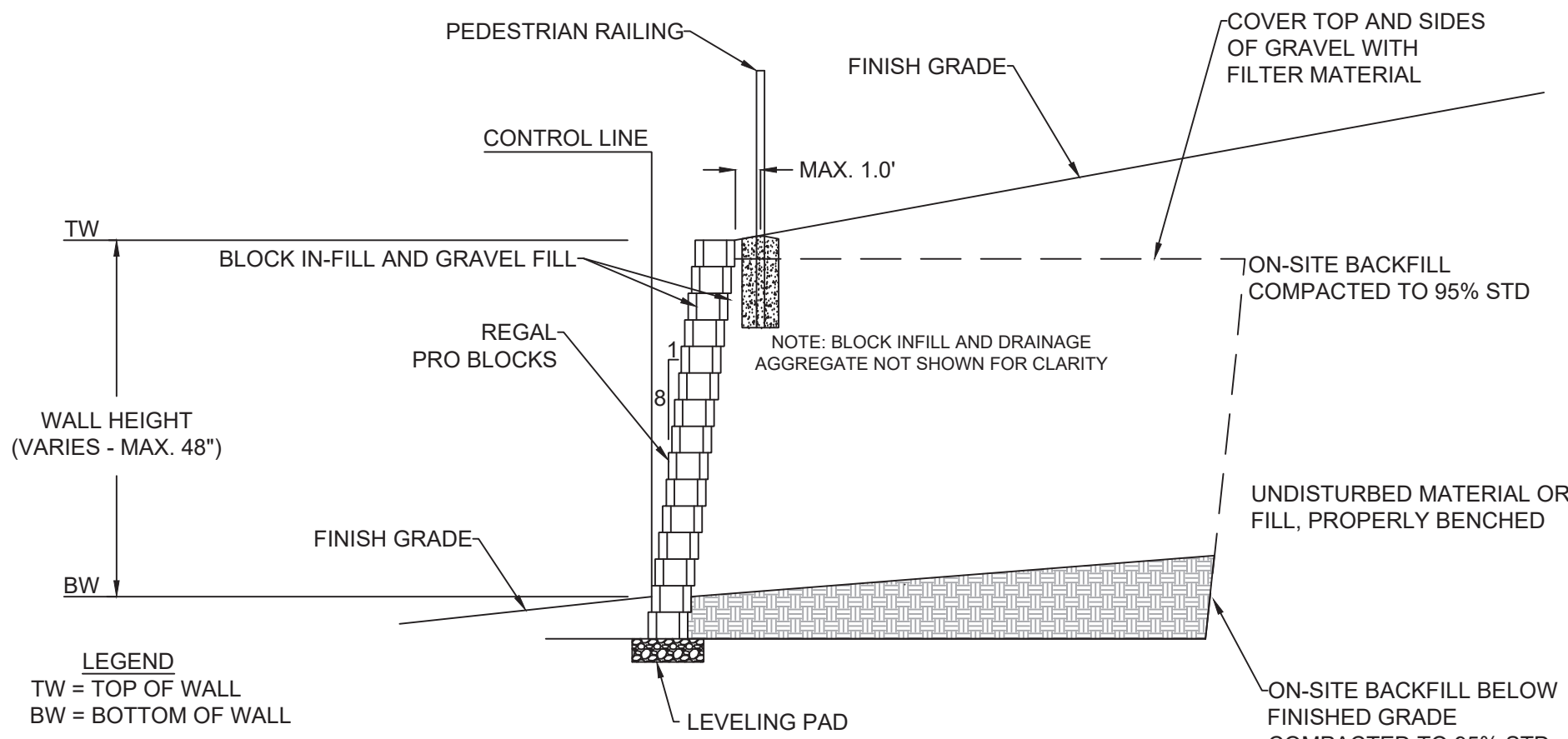
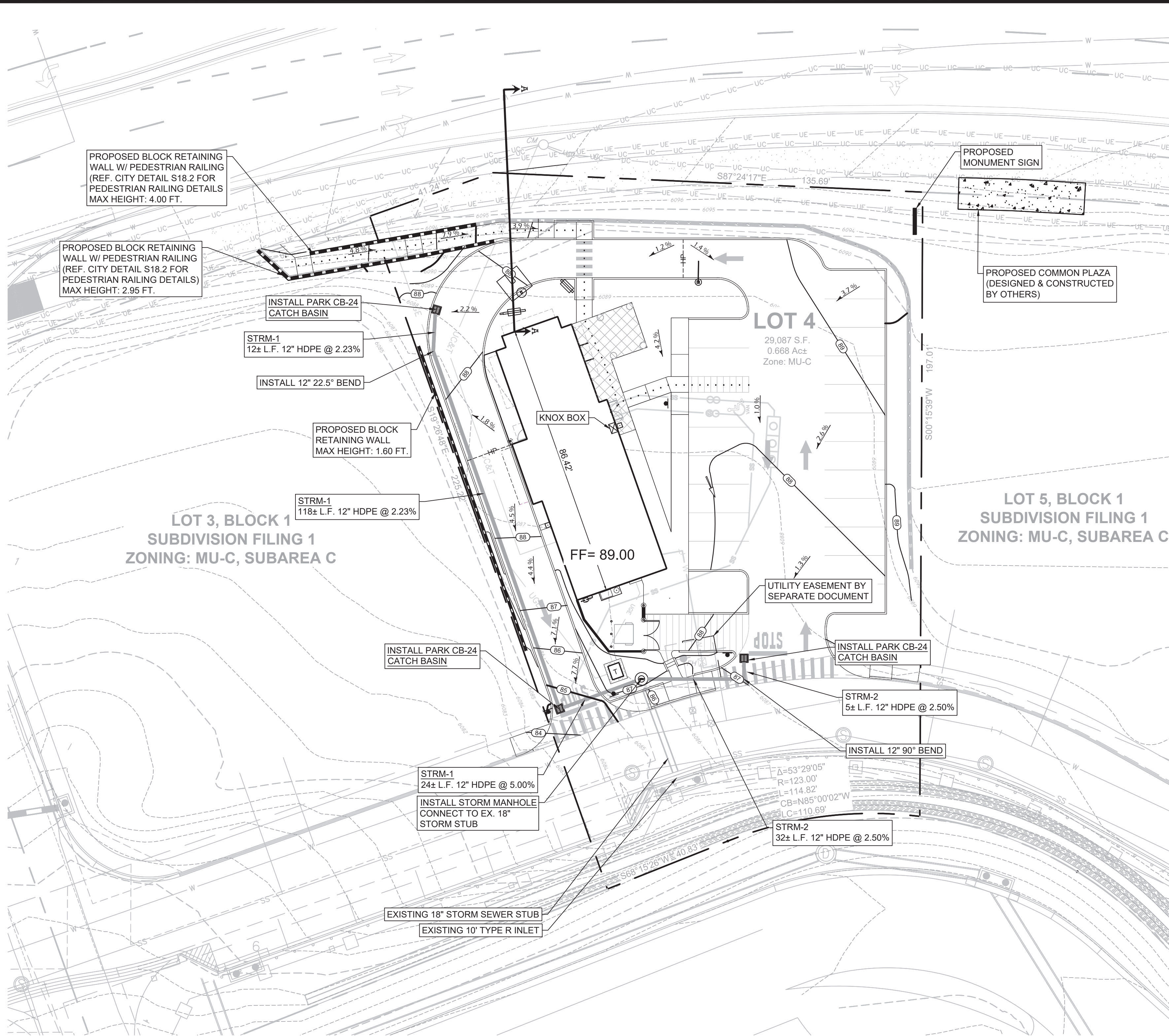
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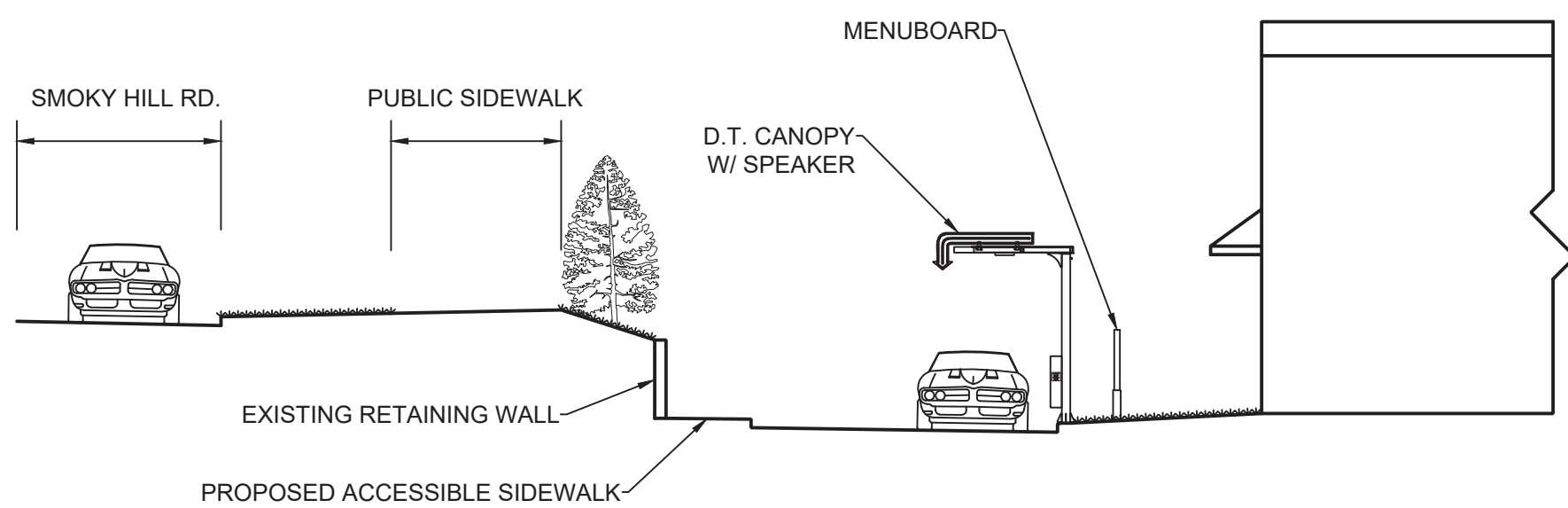
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PLOTTER: DWG To PDF.pc3  
PLOT DATE: Tuesday, October 06, 2020  
PLOT TIME: 11:18:59 AM  
PLOTTER BY: Todd Martin  
FILENAME: 03 GRADING PLAN.dwg

SITE NOTES:

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.



BLOCK RETAINING WALL TYPICAL SECTION  
N.T.S.



SITE CROSS-SECTION A-A  
N.T.S.

REVISIONS	DATE	BY

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

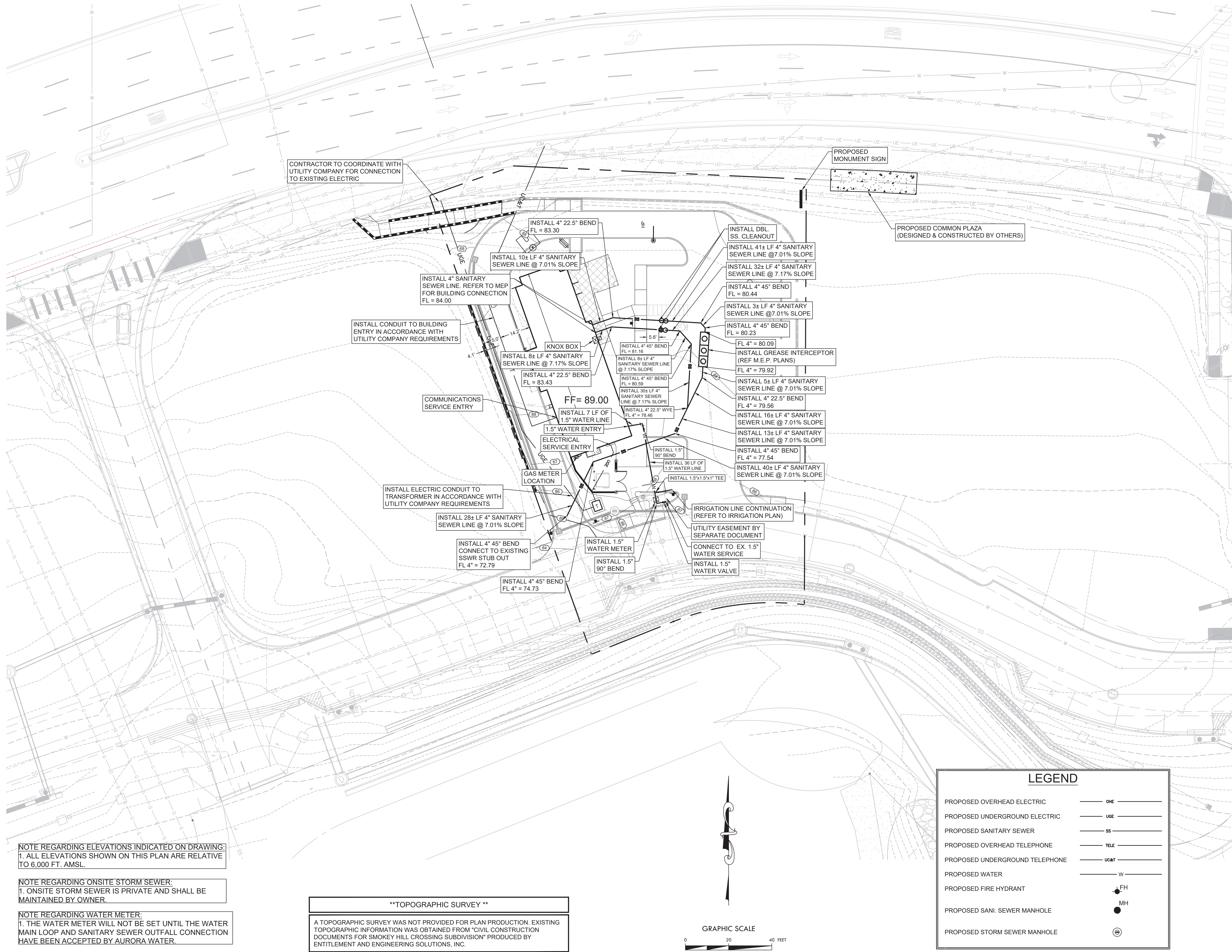
**GRADING & STORM SEWER PLAN**

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PROJECT MGR.	DJC
PROJECT TECH.	TCM
CHECKED BY	
JOB NO.	2019.062
SHEET NO.	3



FULL PATH: I:\Projects\2019\2019.062 - 24H Foods - Aurora (Bridgway Hill) CDDrawing\04 - Production (Site Plan - Sanitary)\04 UTILITY PLAN  
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PLOT DATE: Tuesday, October 06, 2020  
PLOT TIME: 10:41:32 AM  
PLOTTER BY: Todd Martin  
FILENAME: 04 UTILITY PLAN.dwg



REVISIONS	DATE	BY

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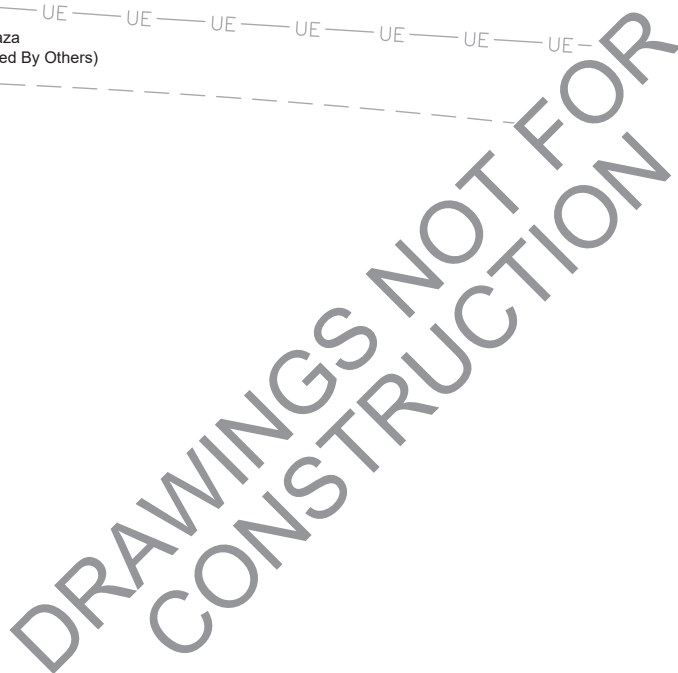
POPEYES AT SMOKEY HILL CROSSING SITE PLAN  
WITH ADJUSTMENT AND CONDITIONAL USE  
AURORA, CO

**UTILITY PLAN**

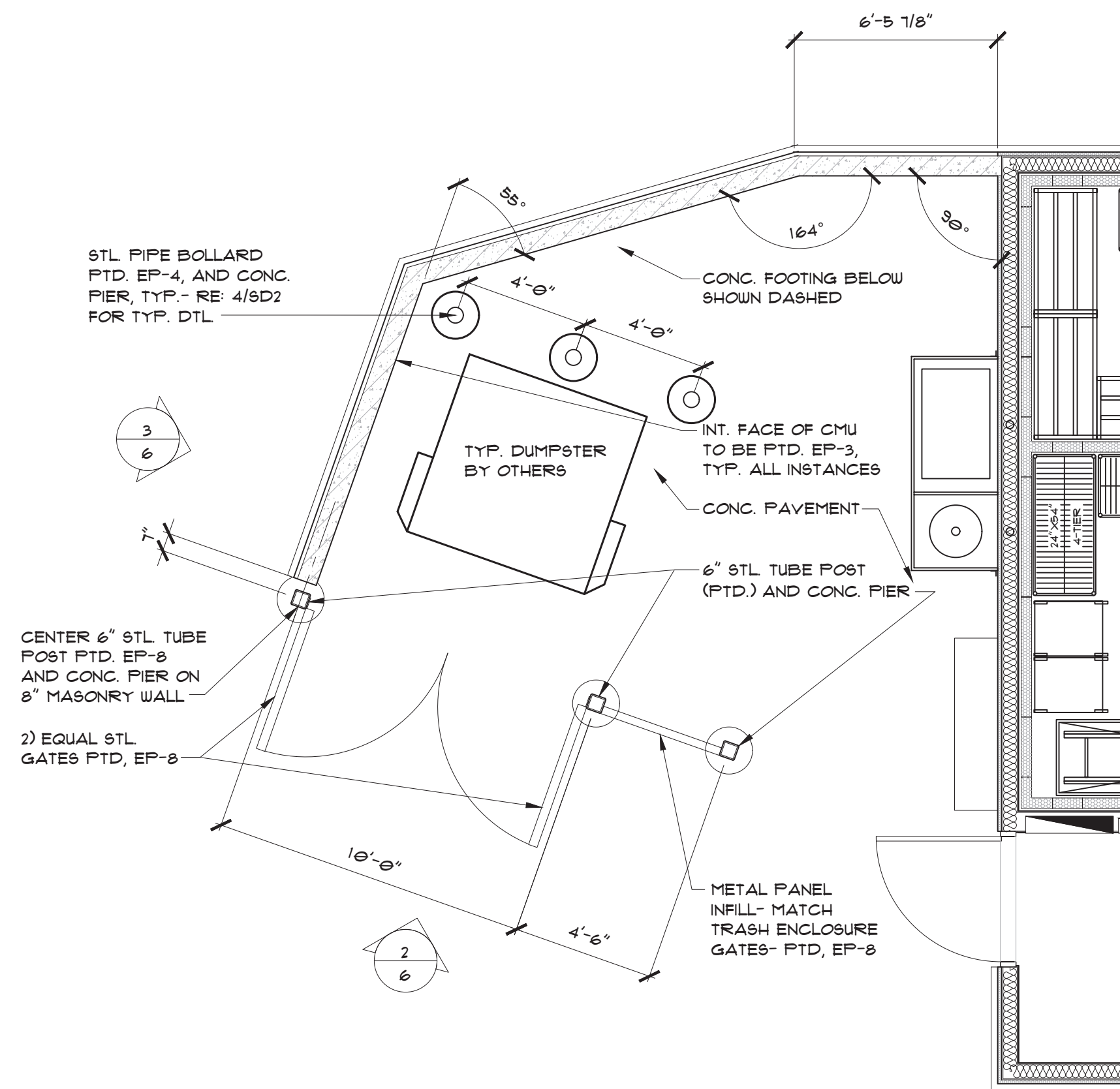
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF CARTER P. DELLENBURY, P.E. REGISTRATION NO. 95239, ON 1/8/2019. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PROJECT MGR.	DJC
PROJECT TECH.	TCM
CHECKED BY	
JOB NO.	2019.062
SHEET NO.	4





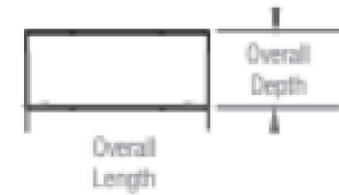
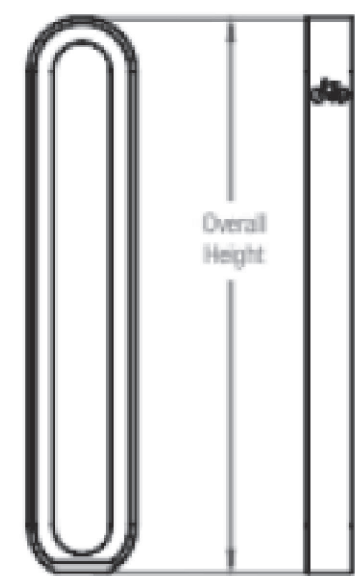




1 TRASH ENCLOSURE FLOOR PLAN  
1/4"=1'-0"



NOMINAL DIMENSIONS

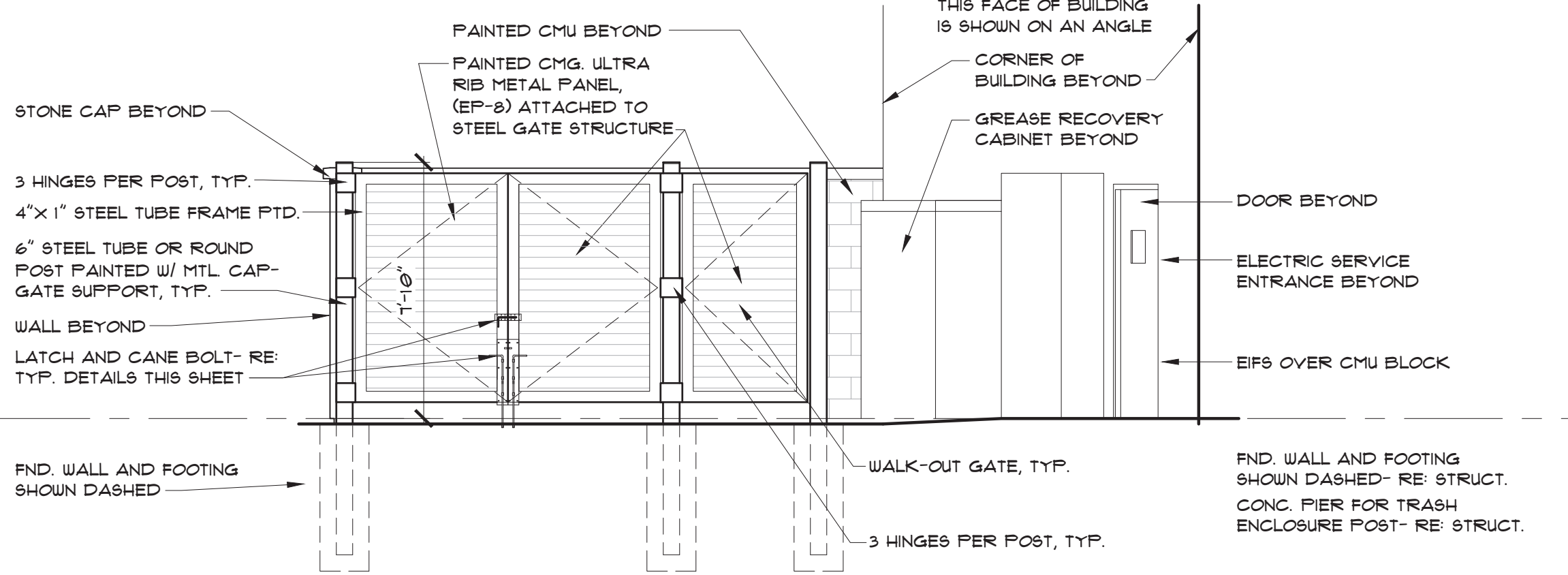


STANDARD TEXTURES

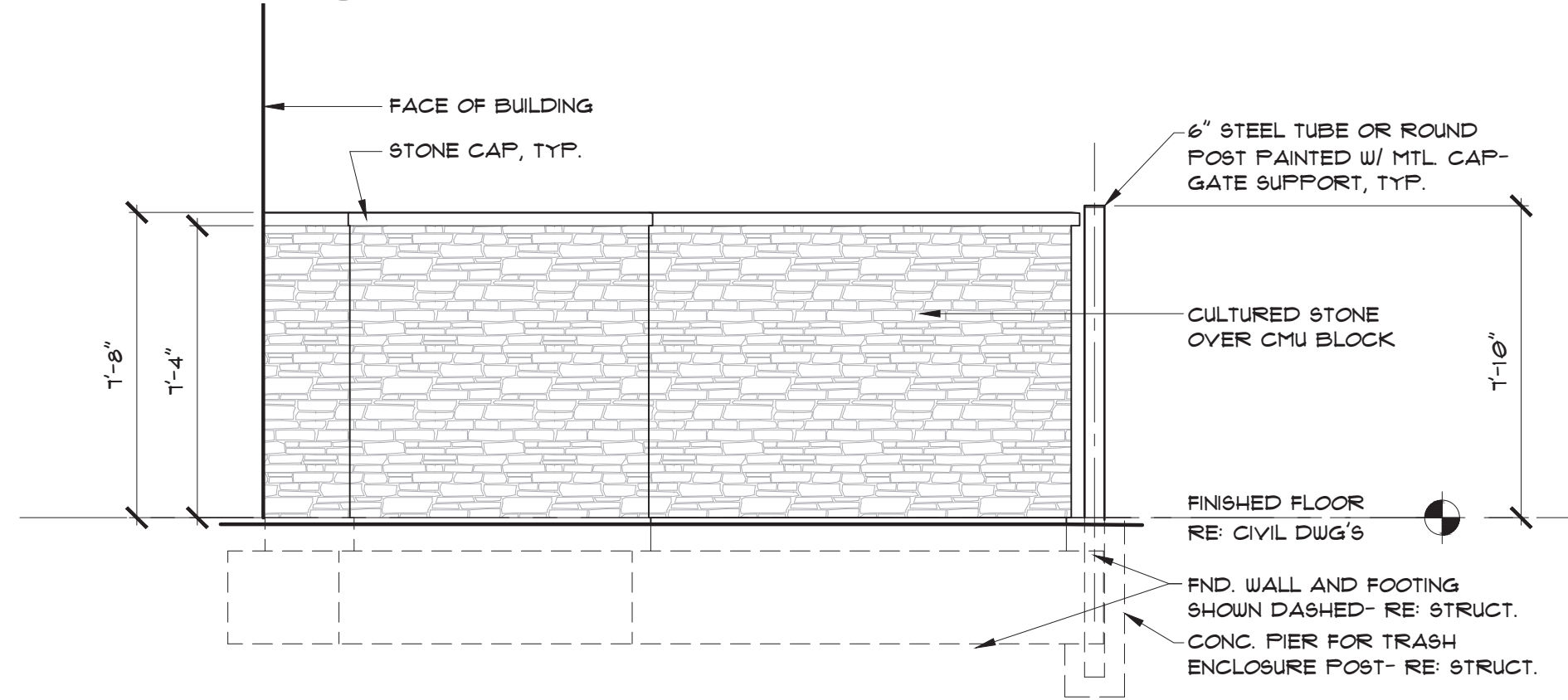


ALUMINUM TEXTURE

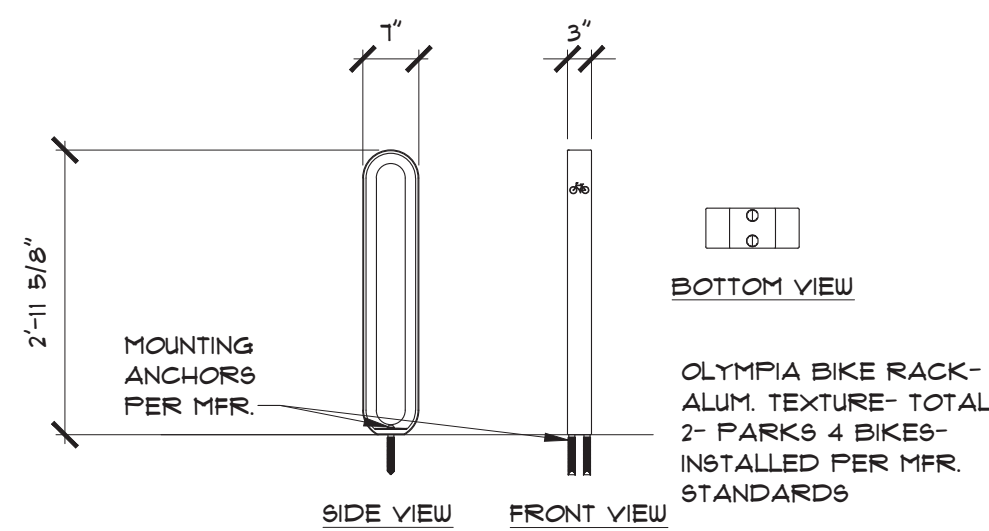
OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
7" (178 mm)	3" (76 mm)	35.6" (904 mm)	22.2 lbs (10.1 kg)



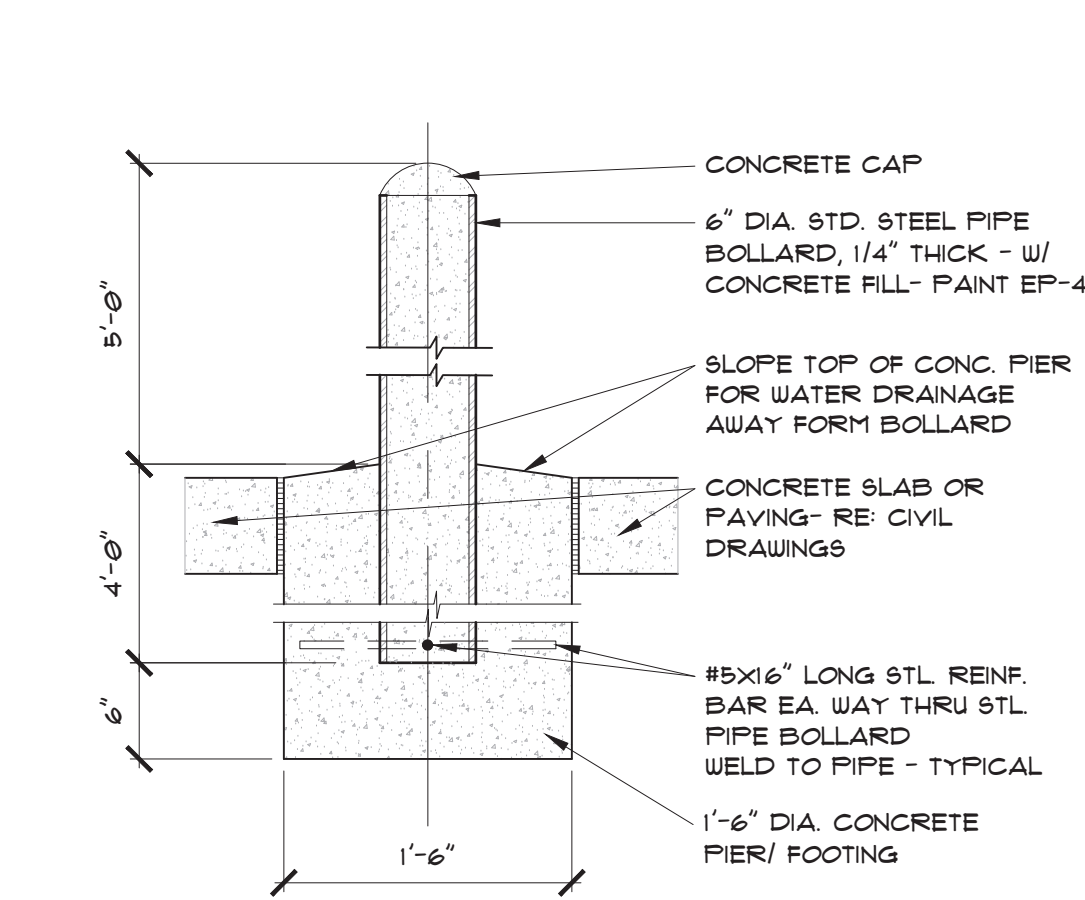
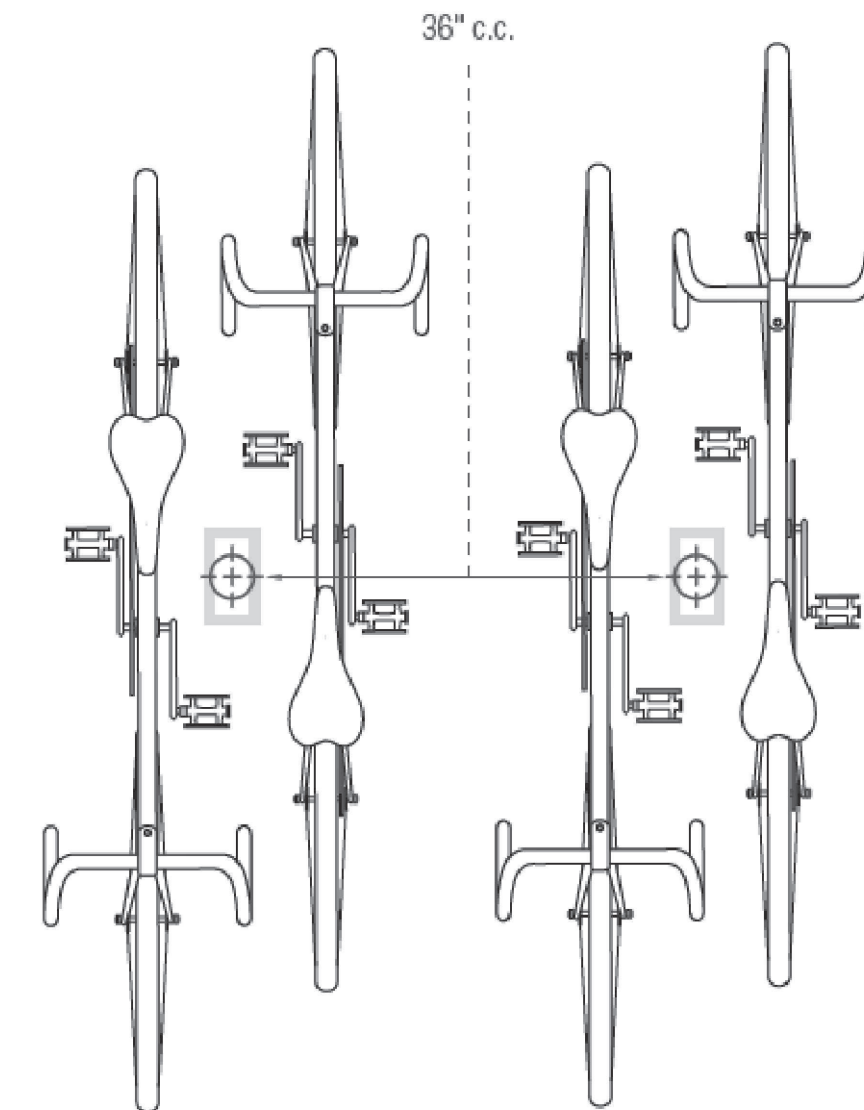
2 TRASH ENCL. ELEVATION  
1/4"=1'-0"



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



5 BIKE RACK DETAIL  
N.T.S.



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



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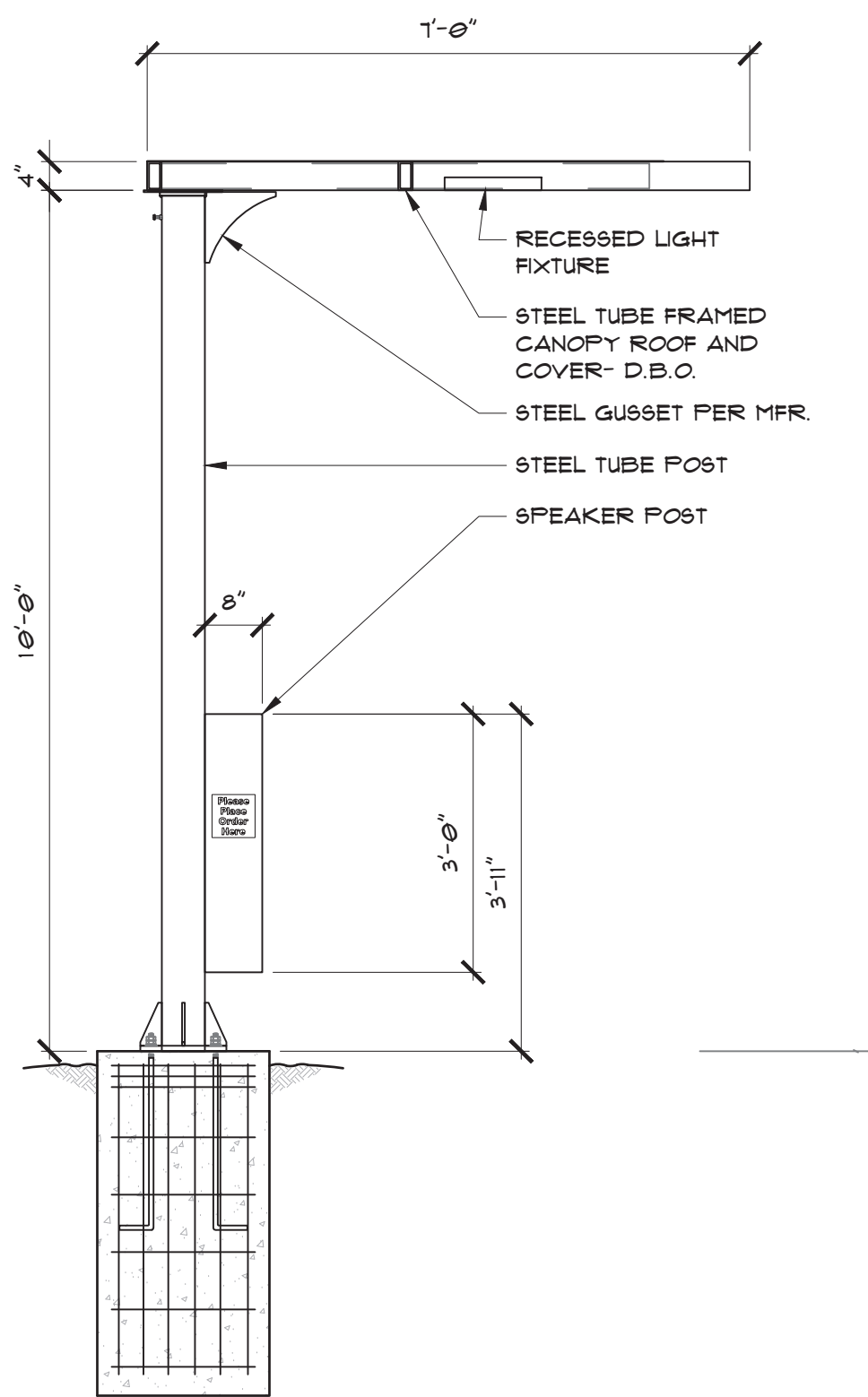
NEW CONSTRUCTION FOR:  
**POPEYES L.K.**  
SMOKY HILL CROSSING  
AURORA, COLORADO 80016

PROJECT NUMBER:  
19007.00

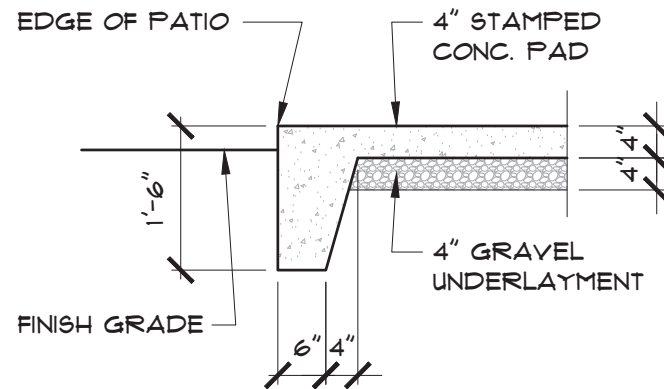
REVISIONS

SITE DETAILS

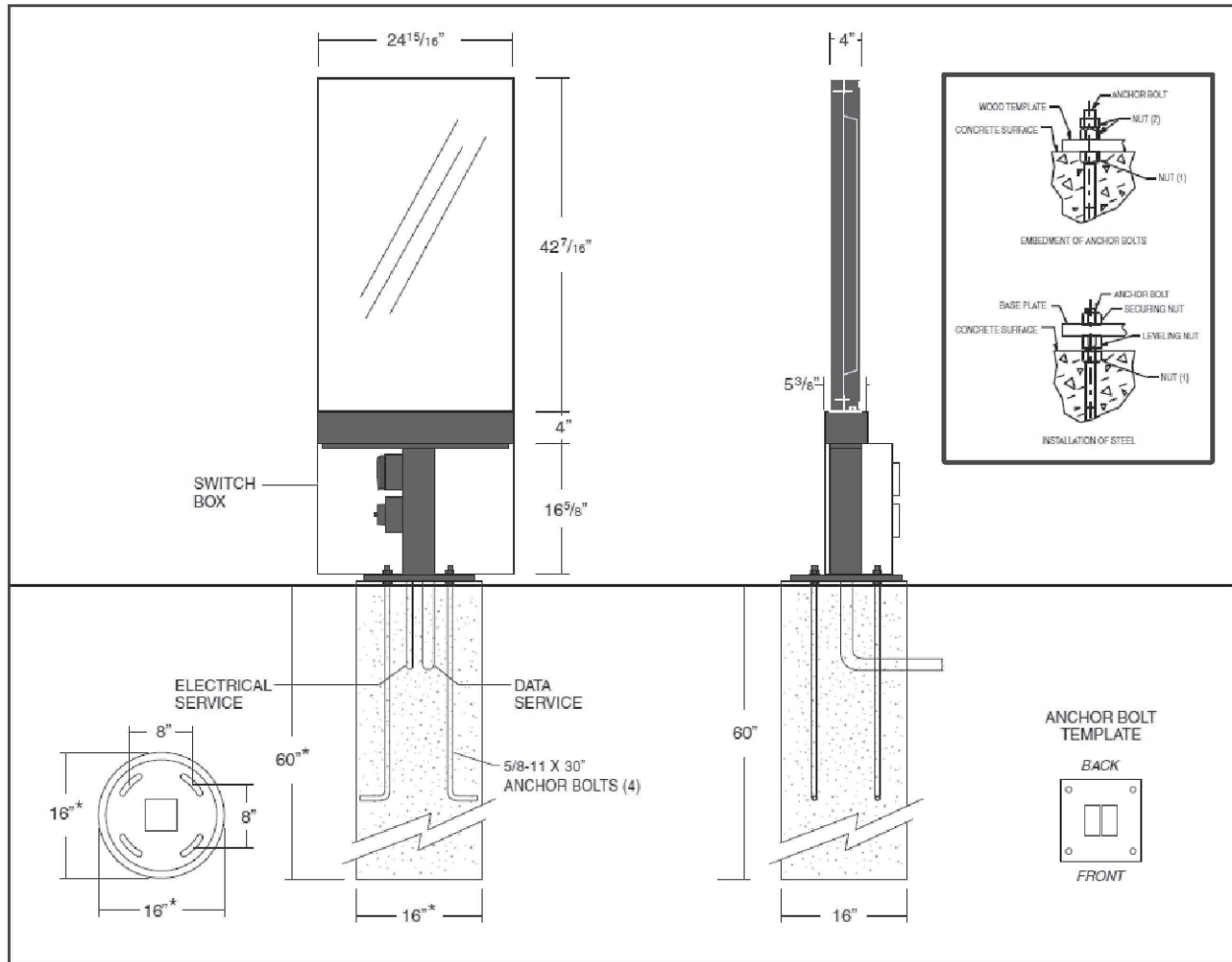




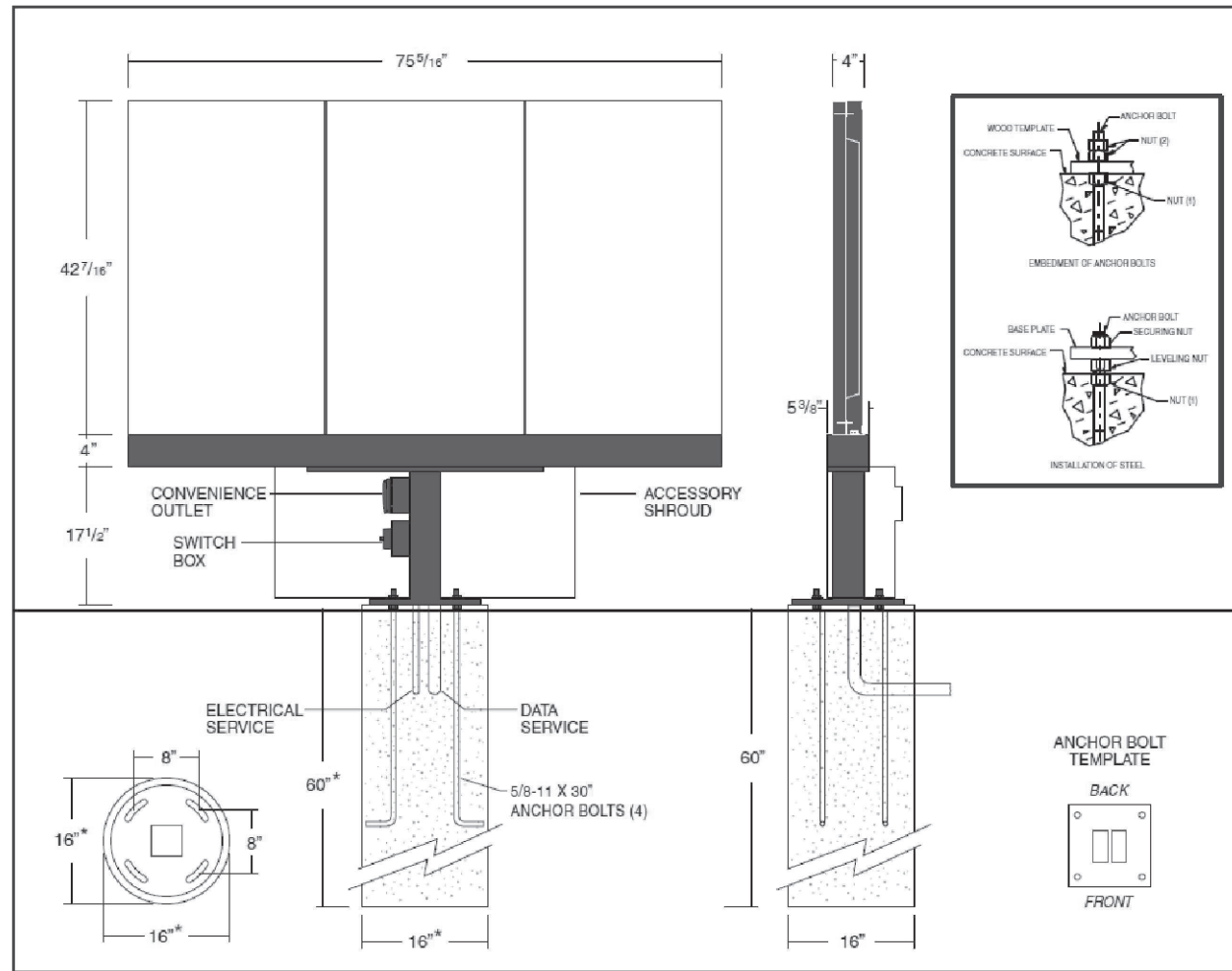
1 D.T. CANOPY W/ SPEAKER & CONF. BOARD  
1/2"=1'-0"



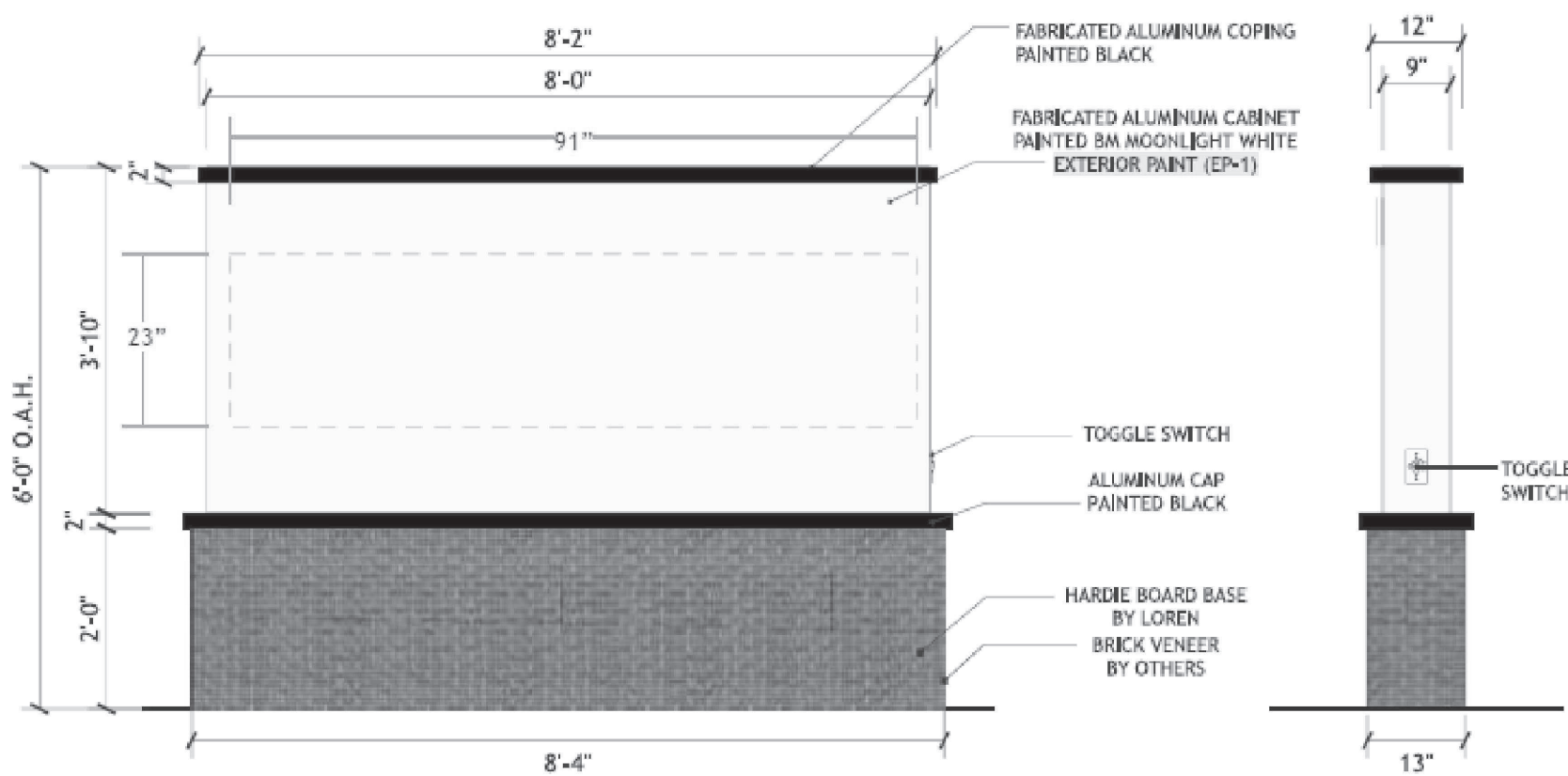
2 TYP. PATIO SECTION  
1/2"=1'-0"



3 DIGITAL PREVIEW BOARD  
1/2"=1'-0"



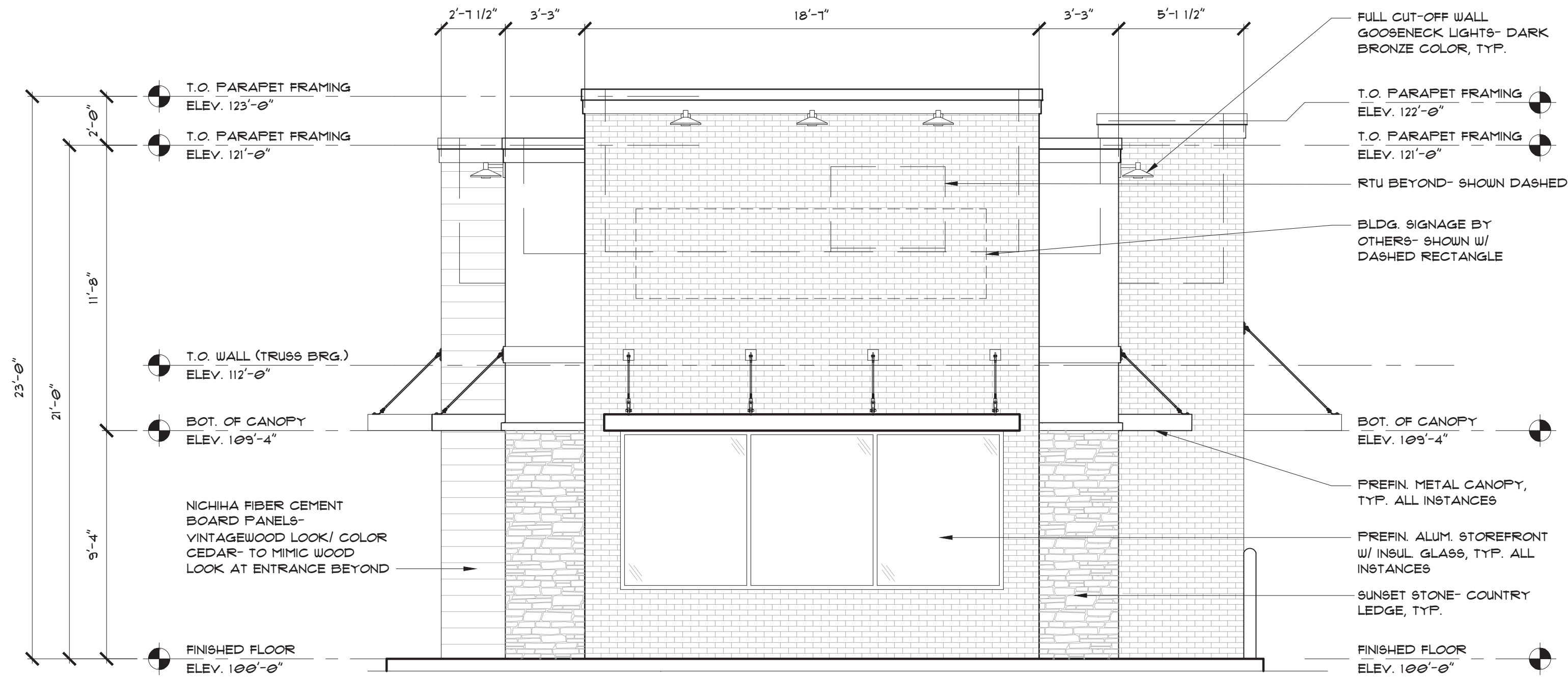
4 DIGITAL MENU BOARD  
1/2"=1'-0"



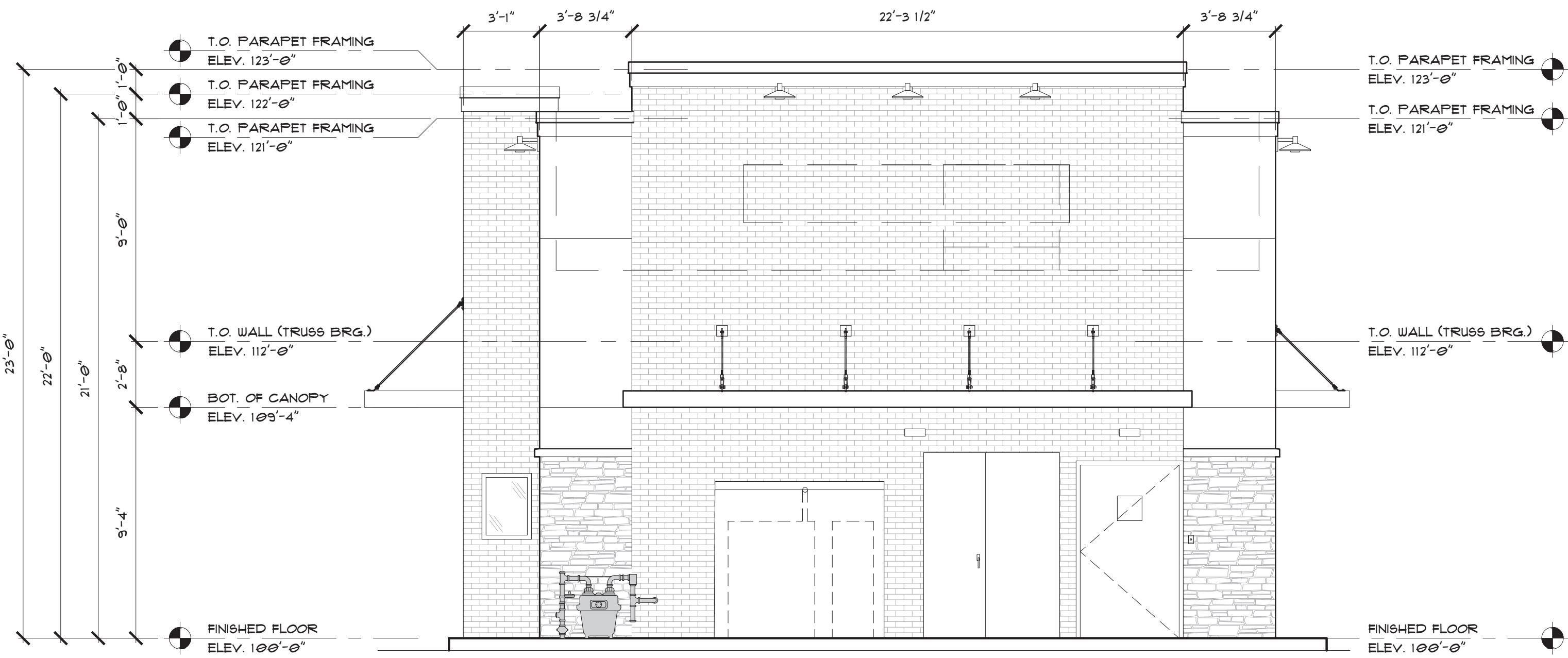
5 8' MONUMENT SIGN  
1/2"=1'-0" SIGN AREA: 14.51 SQ. FT.



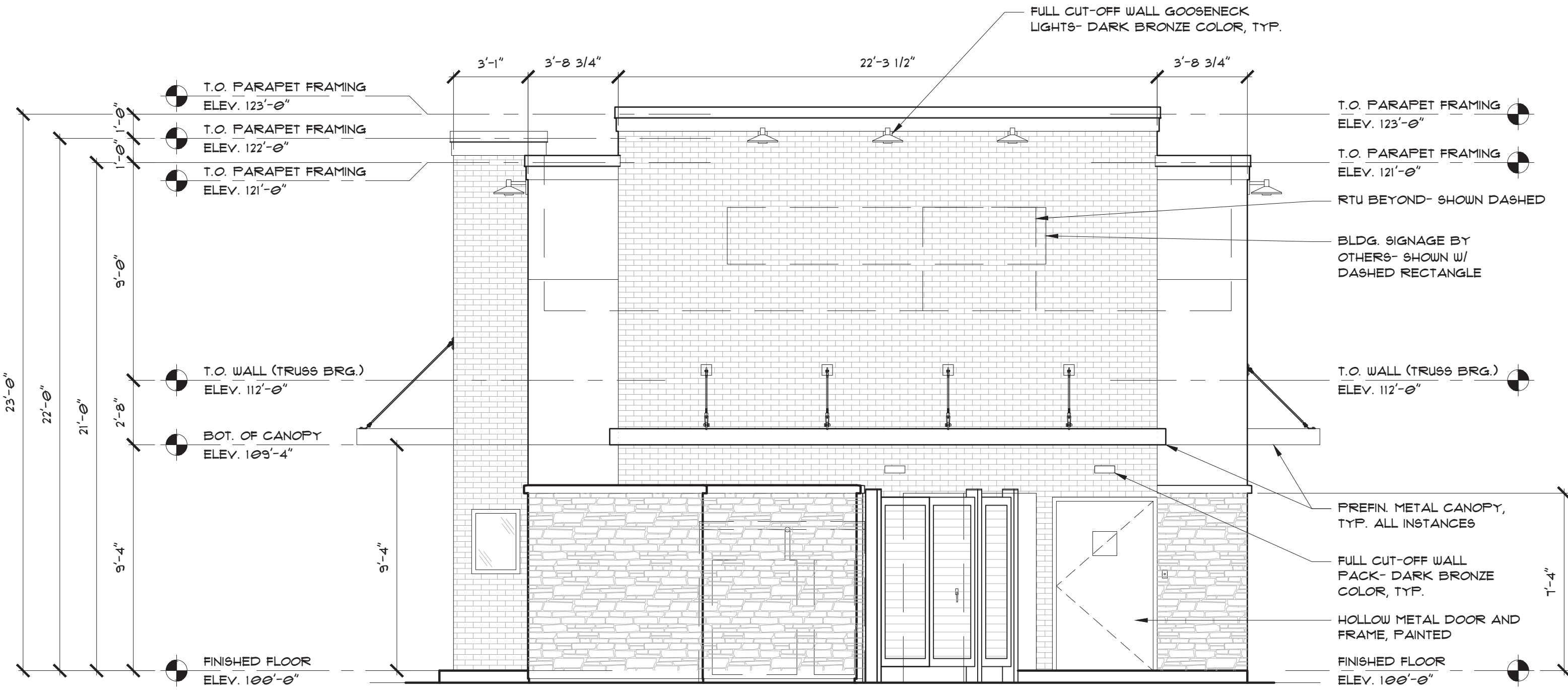
POPEYES LOUISIANA KITCHEN - EXTERIOR FINISHES						
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION		ADDITIONAL INFORMATION
				PRODUCT	COLOR	
EP-1	EIFS	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT	BENJAMIN MOORE		"WHITE" OC-125 MOONLIGHT WHITE	CONTACT: ROGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE AT (800)344-0400 EXT. 5240
EP-2	EIFS	PARAPET TRIM			"BLACK" 2120-20 BLACK IRON	
EP-3	EIFS	NOT USED			NOT USED	
EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN	LOREN INDUSTRIES		"RED" 2086-10 EXOTIC RED	
EP-5	METAL PAINT	DRIVE-THRU WINDOW AND DBL ENTRANCE DOOR CANOPY		PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-600 EGGSHELL	FACTORY FINISH BLACK	
EP-6	PREFINISHED ALUMINUM STOREFRONT			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"



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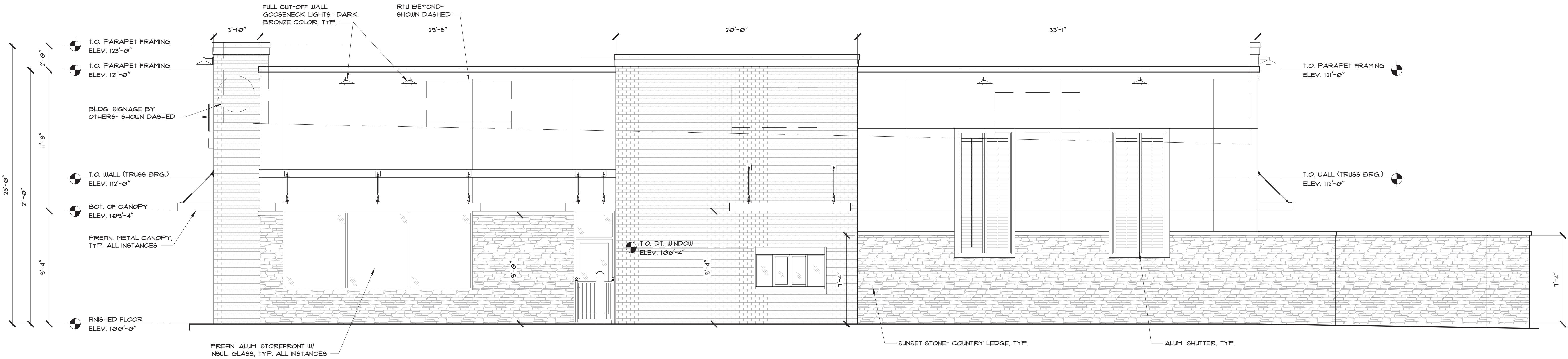
NEW CONSTRUCTION FOR:  
**POPEYES L.K.**  
SMOKY HILL CROSSING  
AURORA, COLORADO 80016

PROJECT NUMBER:  
19007.00

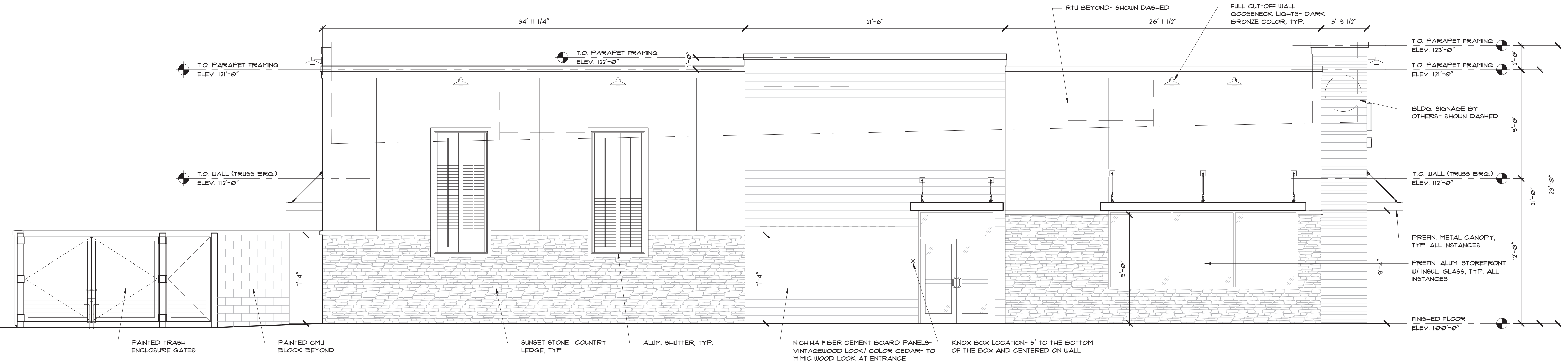
REVISIONS

EXTERIOR ELEVATIONS



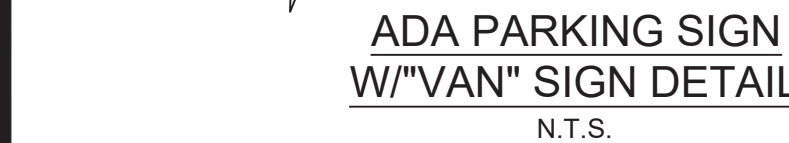


1 WEST ELEVATION  
1/4"=1'-0"



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





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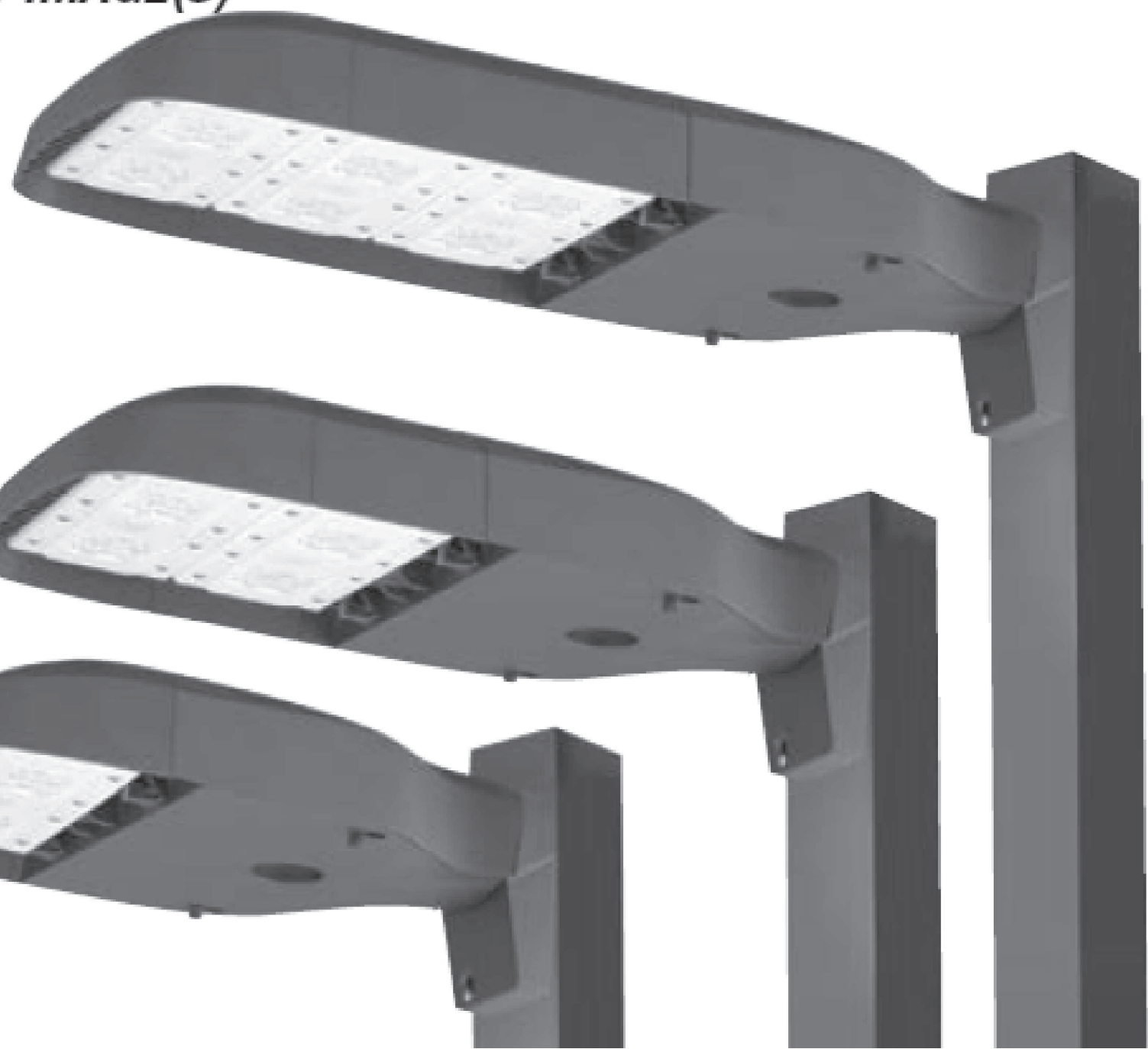
## SIGNAGE & PAVING DETAILS

10

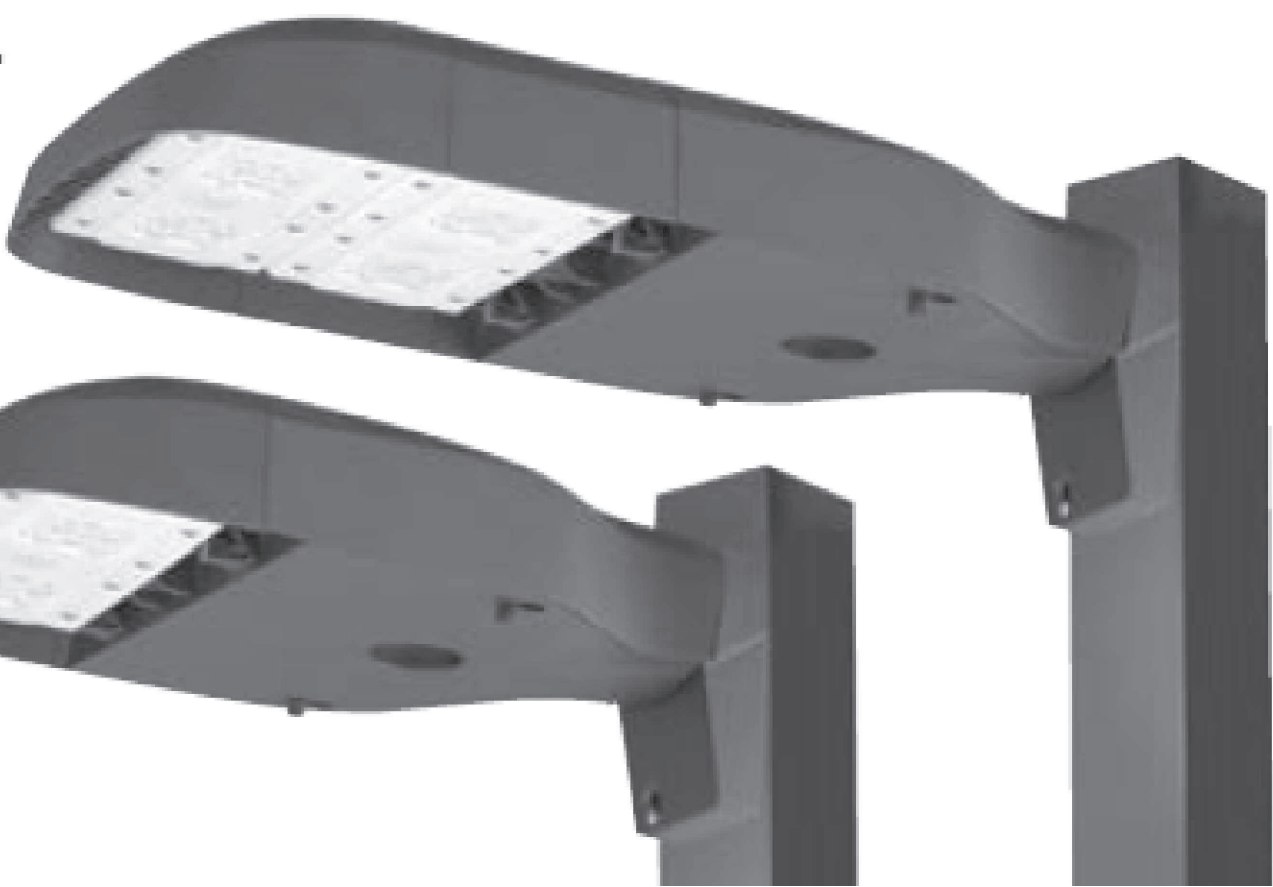


PRODUCT IMAGE(S)

ASL-24L



ASL-16L



ASL-8L



SITE LIGHT

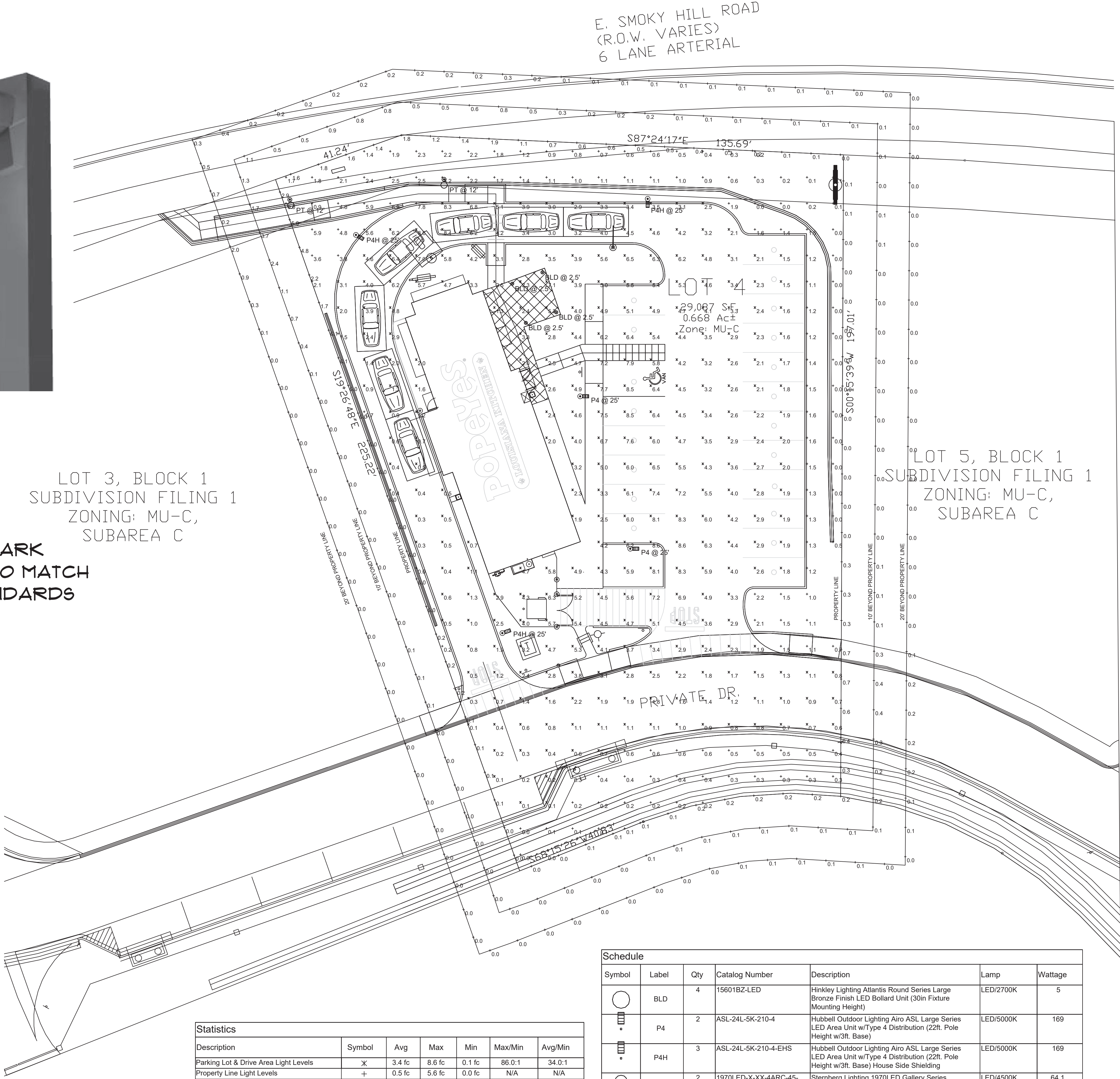


PEDESTRIAN LIGHT

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	Lamp 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



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

PROJECT NUMBER:  
19007.00

REVISIONS

PHOTOMETRIC PLAN