

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
LOT 1, THE MEADOWS FILING NO. 19, PARCEL 2N
CASTLE ROCK INDUSTRIAL - BUILDING 1
3533 TIMBER MILL PARKWAY
CASTLE ROCK, CO 80109
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0002

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. 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 AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL FINAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CROWING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.
19. DOUGLAS COUNTY CONTROL MONUMENT 2.015030 (AZTEC #910), RECOVERED 3.25" ALUMINUM CAP LOCATED 410', MORE OR LESS, EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS, NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.185 (NAVD 88).
20. BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 2.5" BRASS CAP STAMPED "PELS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR S 00°04'11" W, 5,266.05 FEET.

LEGAL DESCRIPTION:
LOT 1, THE MEADOWS FILING 19, PARCEL 2 NORTH

BUILDING DESCRIPTION:
NEW OFFICE/ WAREHOUSE CONSTRUCTED OF SITE CAST TILT-UP CONCRETE WALL PANELS AND STEEL FRAMED ROOF.

SITE DATA:
ZONING = PD
SITE AREAS AND COVERAGE:
8.316 AC/ 362,264 SF TOTAL SITE AREA
79,190 SF / 22% BUILDING COVERAGE
194,813 SF / 54% LANDSCAPING AND OPEN SPACE
87,451 SF / 24% PARKING AND DRIVES

PARKING:
96 REQUIRED PER PD
101 (4 HC) TOTAL PARKING SPACES PROVIDED
ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IBC TABLE 1106.1 AND VAN ACCESSIBLE SPACES IN ACCORDANCE WITH 1106.5

BUILDING DATA:
BUILDING HEIGHT = 1 STORY / 37'-0"
TOTAL BUILDING AREA: 79,190 SF

1 OF 2 COVER SHEET
2 OF 2 SITE PLAN

OWNER:
SAUNDERS COMMERCIAL
DEVELOPMENT COMPANY, LLC
86 INVERNESS PLACE NORTH
ENGLEWOOD, CO 80112
GRAHAM CODDINGTON
ALEX KRASNEC
PHONE: 303.617.6548

ARCHITECT:
INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80120
CONTACT: COLLIN WEST
PHONE: (303) 738-8877

CONTRACTOR:
T.B.S.

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS THE ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

WALL TAG

SECTION

SECTION REFERENCE

WALL BUILDING

SHEET NUMBER

WALL TYPE

HEIGHT (SEE WALL LEGEND FOR KEY)

FIRE RATING (HOURS)

WALL TAG

CASEWORK TAG

CABINET WIDTH

CABINET DEPTH

FINISH - SEE SCHEDULE

KEYNOTE

MATERIAL TAG

DOOR NUMBER

WINDOW NUMBER

SYSTEM NOTE TAG

INTERIOR

ELEVATION

EXTERIOR

VIEW NAME

SCALE: 1/8" = 1'-0"

DRAWING/TITLE

Map of the project location in the San Joaquin Hills. The map shows the intersection of E. Happy Canyon Road, Castle Pines Dr. S., Canam Highway, E. Plum Creek, Timber Mill Pkwy, N Meadows Drive, and Butterfield Crossing Drive. A north arrow is in the top right corner. A black dot on Timber Mill Pkwy marks the 'SITE'.

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY: **DEVELOPMENT SERVICES**
APPROVED

By jkirpatrick
on 09/26/2024

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DEVELOPMENT SERVICES DATE

■ architecture
■ planning
■ interiors

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Littleton, Colorado 80120
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www.igarch.com

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3533 TIMBER MILL PARKWAY
CASTLE ROCK, CO 80109

SAUNDERS DEVELOPMENT CO., LLC

DATE	DESC.
10-20-2021	25% CDs
11-3-2021	50% CDS
11-17-2021	75% CDS
11-24-2021	90% CDS
12-1-2021	CON DOCS
1-25-2022	ADDENDUM 1
1-22-2024	SDP AMEND.

1 OF 2
COVER SHEET

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LEGEND

PROPERTY LINE BOUNDARY

RIGHT OF WAY BOUNDARY

EASEMENT / DEDICATION

FENCE

OVERHEAD UTILITY

CONCRETE PAVING

HEAVY-DUTY ASPHALT DRIVE SURFACE PAVING

STANDARD-DUTY ASPHALT DRIVE SURFACE PAVING

KEYNOTES:

- 03.01

4" THICK CONC. FLATWORK WITH 6"x6"x1.4x1.4 W.W.F. - BROOM FINISH.
- 03.02

6" H. VERTICAL CONC. CURB AND GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS. TYP. ALL LANDSCAPING AT CONC. CURBS TO BE FLUSH WITH TOP OF CURB. SEE CIVIL DRAWINGS.
- 03.04

SITE CAST TILT-UP CONC. TRASH ENCLOSURE. SEE DET. 11/A8.0.
- 03.12

SITE CAST TILT-UP CONC. PANEL RETAINING WALL WITH SLOPED TOP TO MATCH RAMP SLOPE - CONC. WALL GUARD HEIGHT IS 42" ABOVE RAMP.
- 05.11

EXTERIOR METAL STAIR AND GUARDRAIL, PAINTED. SEE DET. 13 AND 14/A8.0.
- 10.01

STOP SIGN. SEE CIVIL DRAWINGS.
- 10.02

ELEC. METER & CT CABINET, SEE ELEC. DWGS.
- 10.26

NO PARKING - FIRE LANE SIGN PER TOWN OF CASTLE ROCK STANDARDS. SEE SITE DETAILS AND CIVIL DRAWINGS.
- 21.01

FIRE DEPARTMENT CONNECTION. VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION.
- 21.02

KNOX BOX, COORDINATE WITH LOCAL FIRE AUTHORITY.
- 32.01

ASPHALT PAVING FOR HEAVY DUTY TRUCK AND EMERGENCY VEHICLE TRAFFIC, SEE SOILS REPORT & CIVIL DWGS.
- 32.03

REINFORCED CONC. PAVING AT TRUCK APRON AND LOADING DOCKS - BROOM FINISH. SEE SOILS REPORT & CIVIL DWGS.
- 32.04

VAN ACCESSIBLE H.C. PARKING SPACE - 9'-0" x 18'-0" WITH 8'-0" WIDE AISLE. PROVIDE CURB RAMP AND STANDARD H.C. PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW. SEE DETAILS 1 & 3/A8.0.

KEYNOTES:

- 32.05

ACCESSIBLE H.C. PARKING SPACE - 9'-0" x 18'-0". PROVIDE STANDARD H.C. PARKING SIGN. SEE DETAILS 1 & 3/A8.0.
- 32.07

LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS.
- 32.08

INTERLOCKING, DRY STACK SEGMENTED BLOCK RETAINING WALLS, TO BE DESIGN BUILD BY GEN. CONTR.
- 32.09

6" H. GALV. CHAIN LINK FENCE WITH GATES AS SHOWN. PROVIDE CONDUIT AND POWER STUB UPS TO FUTURE MOTORIZED VEHICLE GATES. FENCE TO BE GROUNDED PER CORE REQUIREMENTS. SEE ELECTRICAL DRAWINGS. SEE DETAIL 15/A8.0.
- 32.10

INTERNALLY LIT, FREESTANDING MONUMENT SIGN, SEE DETAIL 12/A8.0 AND ELEC. DWGS.
- 32.13

REINFORCED CONC. PAVING AT DRIVE-IN RAMP - BROOM FINISH. SEE SOILS REPORT & CIVIL DWGS. BASE BID: 6x6-W2.9 x W2.9 WELDED WIRE FABRIC, CENTERED IN SLAB. PROVIDE ALTERNATE PRICING FOR #4 REBAR AT 1'-4" O.C., EACH WAY, CENTERED IN SLAB.

KEYNOTES:

- 32.21

NEW HC PARKING SIGN. SEE DETAIL 2 /A8.1.
- 32.22

ACCESSIBLE ROUTE AS INDICATED BY DOTTED LINE
- 33.02

GAS METER LOCATION, SEE CIVIL AND PLUMB. DWGS.
- 33.03

LIGHT POLE WITH FULL CUT-OFF FIXTURE, SEE ELECTRICAL DRAWINGS.
- 33.04

NEW FIRE HYDRANT, SEE CIVIL DRAWINGS.
- 33.05

DETENTION POND/WATER QUALITY, SEE CIVIL DWGS.
- 33.08

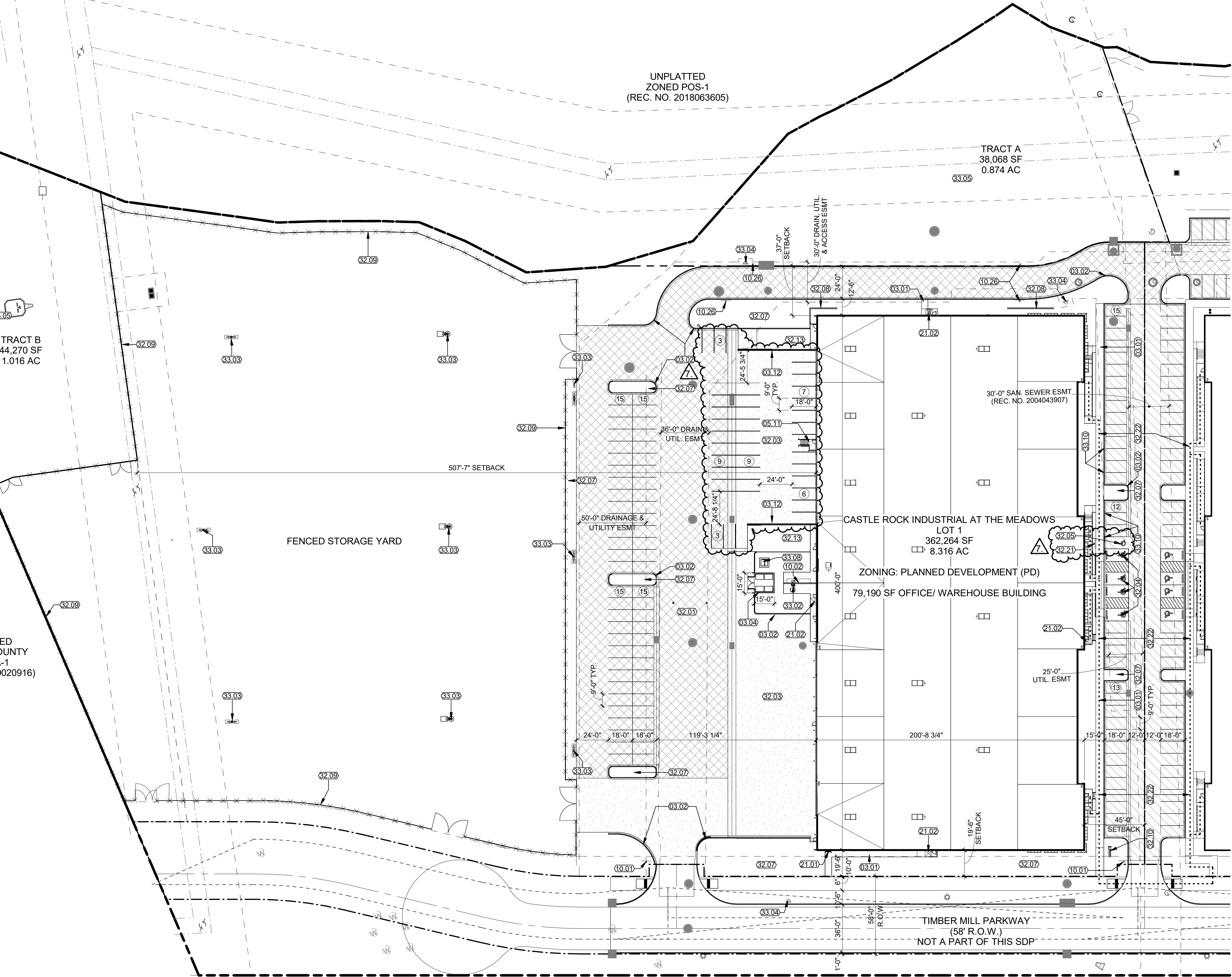
TRANSFORMER LOCATION. SEE ELEC. DWGS.
- 33.10

PROVIDE ELECTRICAL CONDUIT TO THIS LOCATION FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL DRAWINGS.

GENERAL NOTES:

1.

SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.



TOWN APPROVAL BLOCK

APPROVED BY:

TOWN OF CASTLE ROCK COLORADO

By jkirpatrick on 09/26/2024

DEVELOPMENT SERVICES

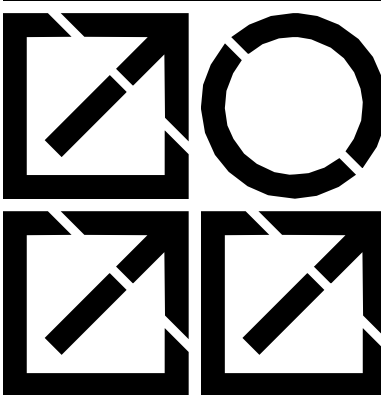
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DATE

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ARCHITECTS

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1-25-2022	ADDENDUM 1
4-4-2022	ASI-001
1-22-2024	SDP AMEND.

2 OF 2
SITE PLAN