PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
LOT 1, THE MEADOWS FILING NO. 19, PARCEL 2N

CASTLE ROCK INDUSTRIAL - BUILDING 2
3563 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. CD24-0005

CONSTRUCTION NOTES

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 ONSITE 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 INITIAL 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 CRUSHING 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.

PROJECT INFORMATION

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

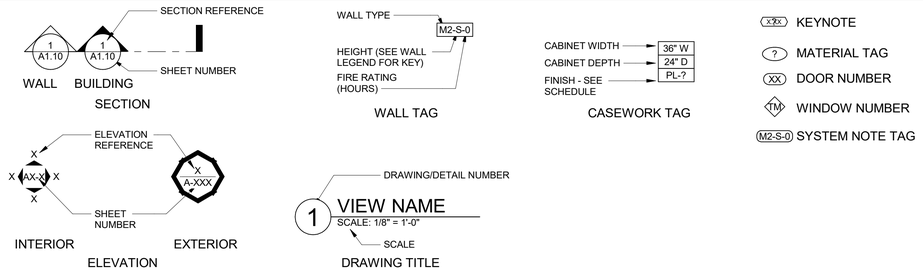
INDEMNIFICATION AND ADHERENCE TO STANDARDS
THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE 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.

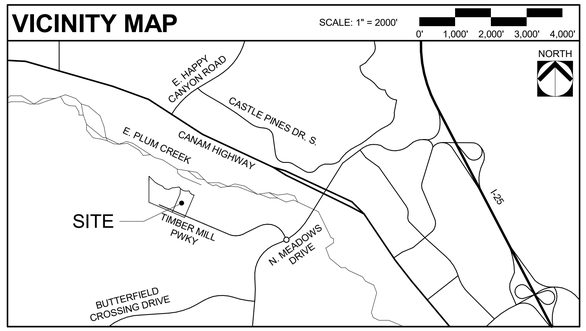
SHEET INDEX

1 OF 2 COVER SHEET
2 OF 2 SITE PLAN

DRAWING SYMBOLS



VICINITY MAP



TOWN APPROVAL BLOCK

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

APPROVED BY:
DEVELOPMENT SERVICES
APPROVED
TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick
on 09/26/2024
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DEVELOPMENT SERVICES _____ DATE _____

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■planning
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CASTLE ROCK INDUSTRIAL - BUILDING 2
3563 TIMBER MILL PARKWAY
CASTLE ROCK, CO 80109
SAUNDERS DEVELOPMENT CO., LLC

DATE	DESC.
1-24-2022	50% CDS
2-14-2022	CON DOCS

1 OF 2
COVER SHEET

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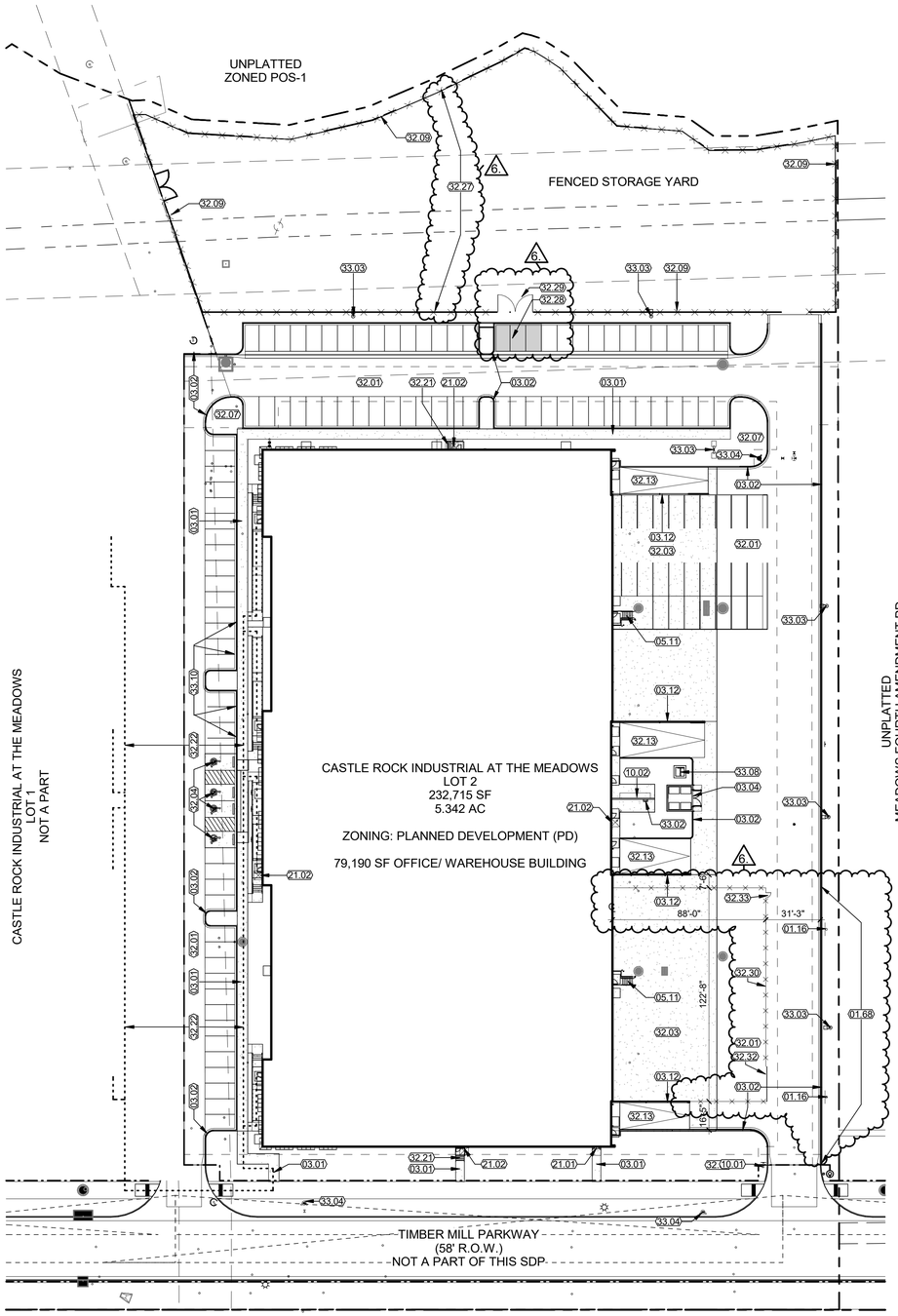

1 SITE PLAN
SCALE: 1" = 40'-0"

0' 10' 20' 40' 80'

TRUE NORTH

DEVELOPMENT SERVICES
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GENERAL NOTES:

1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

KEYNOTES:

- 01.16 NO PARKING - FIRE LANE SIGN PER TOWN OF CASTLE ROCK STANDARDS. SEE SITE DETAILS AND CIVIL DRAWINGS.
- 01.68 PAINTED CURB AT "NO PARKING, FIRE LANE" AREA.
- 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.
- 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.
- 32.07 LANDSCAPE AREA , SEE LANDSCAPE DRAWINGS.
- 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.
- 32.13 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.
- 32.21 NEW HC PARKING SIGN. SEE DETAIL 2 /A8.1.
- 32.22 ACCESSIBLE ROUTE AS INDICATED BY DOTTED LINE

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- 32.27 INSTALL FABRIC MESH SCREENING AROUND FENCED YARD.
- 32.28 NEW CONCRETE RAMP TO TOP OF CURB.
- 32.29 NEW 20' W. GATE WITH MESH SCREENING.
- 32.30 NEW 6' HIGH BLACK POLYMER COATED CHAIN LINK FENCE WITH BLACK PRIVACY SLATS. PROVIDE "NO PARKING - FIRE LANE" SIGNS ALONG DRIVE AISLE.
- 32.32 NEW 20' CANTILEVERED GATE WITH PRIVACY VISION SLATS TO MATCH EXISTING. PROVIDE KNOX LOCK HARDWARE.
- 32.33 NEW 3'-0" WIDE MAN GATE WITH PANIC BAR, PRIVACY VISION SLATS AND SECURITY PLATE. PROVIDE KNOX LOCK HARDWARE.

- 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.
- 33.08 TRANSFORMER LOCATION. SEE ELEC. DWGS.
- 33.10 PROVIDE ELECTRICAL CONDUIT TO THIS LOCATION FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL DRAWINGS.

SHARED PARKING TABLE 1

TENANT USE* AND AREAS	PARKING REQUIREMENTS	PEAK HOURS	DAYS OF OPERATION
OFFICE/ WAREHOUSE 1,664 SF OFFICE 27,387 SF WRHSE TOTAL = 29,051 SF	OFFICE: 3 SPACES/ 1,000 SF = 4.99 SPACES WAREHOUSE: 1 SPACE/ 1,000 SF = 27.39 SPACES TOTAL = 32.38 = 33 SPACES	9 AM - 4 PM	MONDAY - FRIDAY
OFFICE/ WAREHOUSE 2,192 SF OFFICE 27,455 SF WRHSE TOTAL = 29,647 SF	OFFICE: 3 SPACES/ 1,000 SF = 6.58 SPACES WAREHOUSE: 1 SPACE/ 1,000 SF = 27.45 SPACES TOTAL = 34.03 = 35 SPACES	9 AM - 4 PM	MONDAY - FRIDAY
AUTO BODY PAINT & REPAIR SHOP 1,872 SF OFFICE 18,470 SF SHOP TOTAL = 19,470	OFFICE: 4 SPACES/ 1,000 SF = 7.49 SPACES SHOP (AUTOMOTIVE REPAIR): 1 SPACE/ EMPLOYEE = 12 SPACES 3 SPACES/ BAY = 36 SPACES TOTAL = 55.49 = 56 SPACES	7:30 AM - 5:30 PM	MONDAY - FRIDAY
TOTAL BUILDING AREA = 78,168 SF	TOTAL PARKING FOR OFFICE/ WRHSE USE = 68 SPACES TOTAL PARKING FOR AUTO SHOP USE = 56 SPACES PARKING PROVIDED = 96 SPACES INCLUDING: (4) VAN ACCESSIBLE SPACES +25 SECURED SPACES FOR AUTO SHOP	*NOTE: ANY CHANGES TO THE EXISTING USES, SQUARE FOOTAGE OF TENANT SPACE, PEAK HOURS OR DAYS OF OPERATION, OR REQUIRED NUMBER OF PARKING SPACES BY USE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN AND APPROVAL OF A MODIFIED JOINT USE OF PARKING SPACES PLAN.	

CS-11102A

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CASTLE ROCK, CO 80109

SAUNDERS DEVELOPMENT CO., LLC

DATE	DESC.
1-24-2022	50% CDS
2-14-2022	CON DOCS
6 2-13-2024	Revision

2 OF 2
SITE PLAN

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