

GENERAL NOTES:

- TOPOGRAPHIC, MAPING AS OF DECEMBER 08, 2023 PREPARED BY ENGINEERING SERVICES COMPANY. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
- CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
 - PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
 - OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
 - KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
 - COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
 - PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.
- THE OWNER SHALL ACQUIRE AND EXAMINE A TITLE REPORT FOR THE PROPERTY TO DETERMINE THE LOCATION OF EASEMENTS AND VERIFY SAID EASEMENTS DO NOT IMPACT THE WORK AREA. A FULL ALTA SURVEY WAS NOT PERFORMED FOR THE SITE AT THE DIRECTION OF THE OWNER.
- BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. PERCEPTION DESIGN GROUP DOES NOT ALLOW FIELD PERSONAL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OF PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. PERCEPTION DESIGN GROUP AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.

ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY W. DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

OWNER

CASTLE ROCK SELF STORAGE OWNER LP
600 NEWPORT BEACH CENTER DRIVE #1450
NEWPORT BEACH, CA 92660
(909) 519-0487
CONTACT: JOSEPH HUBBARD
JOSEPH@WESTPORTPROPERTIES.COM

LIGHTING ENGINEER

3 CONSULTING ENGINEERS
1415 PARK AVE. W.
DENVER, CO 80205
303-357-1998
CONTACT: CHAD SMITH
CS@3CONSULTINGENGINEERS.COM

WATER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
(720) 733-6000
WATER@CRGOV.CO

PUBLIC WORKS

TOWN OF CASTLE ROCK PUBLIC WORKS
100 N. VILLOX ST.
CASTLE ROCK, CO 80104
720-896-8696

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVAN AVENUE
AURORA, CO 80014
303-337-1393
CONTACT: JEFFREY A. MILLER
JMILLER@ENGINEERINGSERVICECO.COM

ARCHITECT

STUDIO DH ARCHITECTURE
1300 JACKSON STREET, SUITE 200
GOLDEN, CO 80401
(720) 279-0997
CONTACT: JUSTIN FRIES
JUSTIN@STUDIO-DH.US

ELECTRIC

CORE ELECTRIC COOPERATIVE
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135

GAS

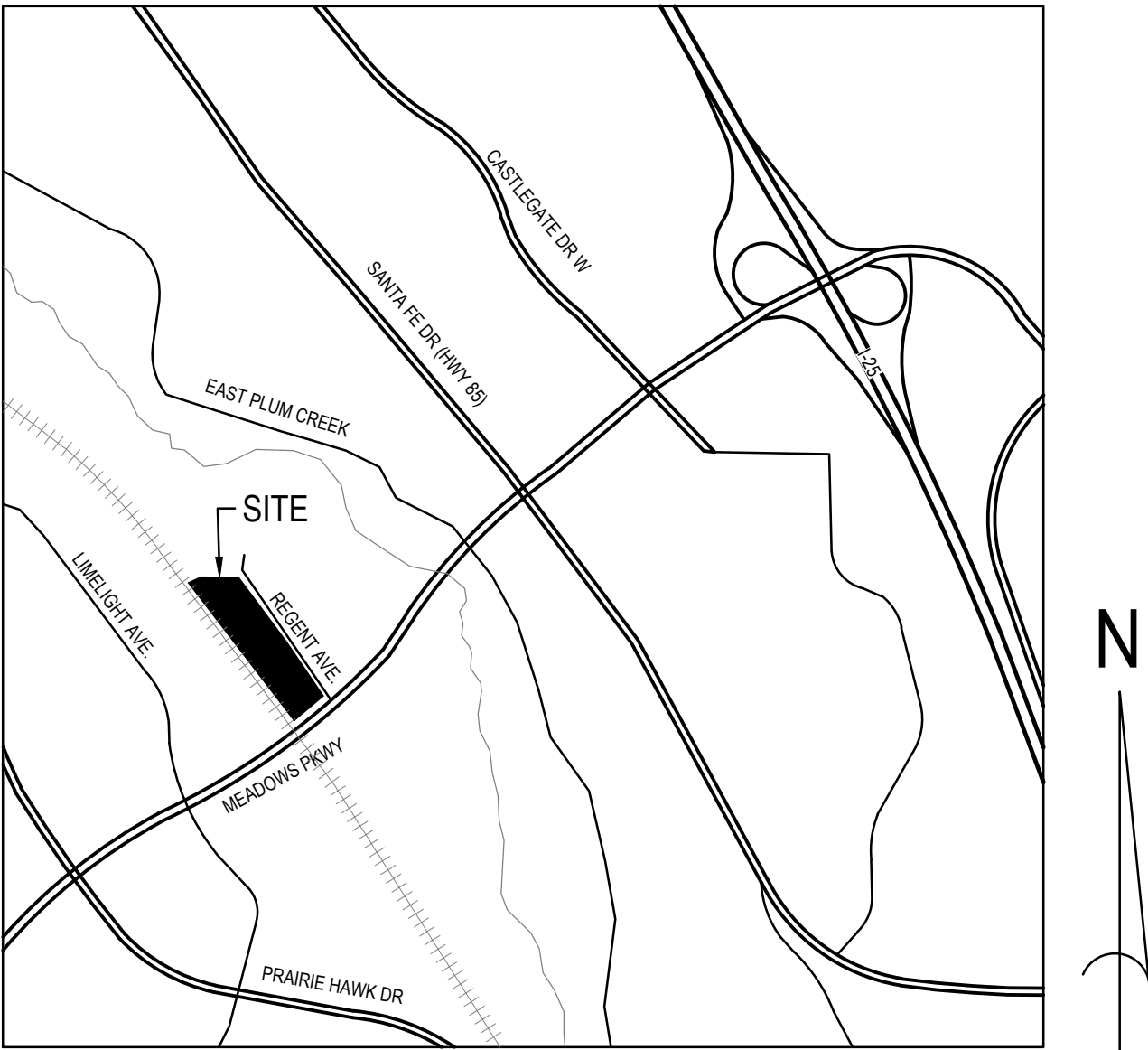
XCEL
6585 COLLEGIATE DR.
LITTLETON, CO 80130
(720) 354-5537

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

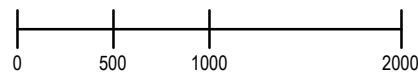
SITUATED IN THE SW 1/4 OF SECTION 27 AND THE NW 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0005



VICINITY MAP

SCALE: 1" = 1000'



LEGEND

	PROPERTY LINE		EXISTING CONTOUR
	PROPOSED HANDICAP PARKING STALL		PROPOSED CONTOUR
	PROPOSED PARKING COUNT PER ROW		FINISHED GRADE AT BOTTOM OF WALL
	PROPOSED LANDSCAPED AREA		TOP OF WALL
	PROPOSED SIDEWALK		PROPOSED SPOT ELEVATION
	PROPOSED HANDICAP RAMP		EXISTING SPOT ELEVATION
	PROPOSED SITE SIGNAGE		FLOWLINE ELEVATION
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT		TOP OF CURB ELEVATION
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		SIDEWALK ELEVATION
	EXISTING CURB AND GUTTER		HIGH POINT ELEVATION
	PROPOSED CURB AND GUTTER WITH SPILL PAN		LOW POINT ELEVATION
	PROPOSED CURB AND GUTTER WITH CATCH PAN		EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
	SAWCUT LINE		EXISTING STORM SEWER WITH MANHOLE
			EXISTING SANITARY SEWER WITH MANHOLE
			EXISTING WATERLINE WITH HYDRANT
			PROPOSED STORM SEWER W/ MANHOLE AND INLET
			PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
			PROPOSED WATERLINE AND HYDRANT
			PROPOSED WATER SERVICE LINE
			EASEMENT
			TRANSFORMER

LEGAL DESCRIPTION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 8, 2017 UNDER RECEPTION NO. 201709633, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON JUNE 3, 2021 AT RECEPTION NUMBER 2021069457 IN DOUGLAS COUNTY, COLORADO.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT #2015030 - 3-1/4" DIAMETER BRASS CAP, STAMPED "DC-BM" "2.015030", SET FLUSH WITH GRADE, LOCATED ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILROAD TRACKS, APPROXIMATELY 2,630 FEET SOUTHEASTERLY OF N. MEADOWS DRIVE AND APPROXIMATELY 3,180 FEET NORTHWEST OF MEADOWS PARKWAY, APPROXIMATELY 430 FEET NORTHEAST OF THE CENTERLINE OF THE TRACKS AND APPROXIMATELY 230 FEET SOUTHEASTERLY OF THE EASTERN MOST FENCE CORNER OF A POWER SUB-STATION. ELEVATION: 6082.185 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, HAVING A GRID BEARING OF N38°12'27"W AS MEASURED AND BOUNDED BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET 0.1' ABOVE GRADE AT THE SOUTHERLY END OF SAID LINE AND BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET FLUSH WITH GRADE AT THE NORTHERLY END OF SAID LINE.

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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 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.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (ZONE X IS DEFINED AS THE AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2 PERCENT-ANNUAL-CHANCE (OR 500 YR) FLOOD) AS SHOWN ON FEMA FIRM MAP #08035C0167G AND #08035C0169G, DATED MARCH 16, 2016.

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE DESCRIPTION

SHEET INDEX

1 OF 14	COVER SHEET
2 OF 14	TOWN NOTES
3 OF 14	GENERAL NOTES
4 OF 14	DEMOLITION PLAN
5 OF 14	OVERALL SITE PLAN
6 OF 14	SITE PLAN
7 OF 14	HORIZONTAL CONTROL PLAN
8 OF 14	GRADING PLAN
9 OF 14	STORM PLAN AND PROFILE
10 OF 14	STORM DETAILS
11 OF 14	STORM DETAILS
12 OF 14	DETAILS
13 OF 14	PHOTOMETRIC PLAN
14 OF 14	LIGHTING DETAILS

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

APPROVED BY:

DEVELOPMENT SERVICES

DATE

COVER SHEET

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

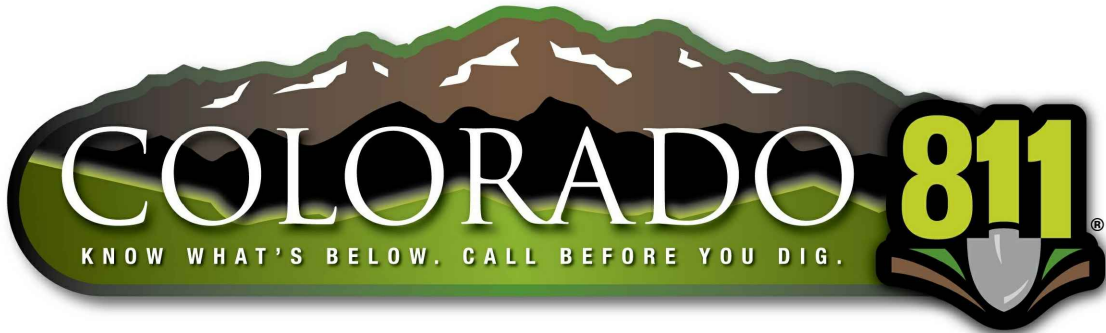
SHEET

1 OF 14



PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

REVISIONS



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

COVER SHEET GENERAL 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 (TDESC) 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.

THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G AND NO. 08035C0169G, DATED MARCH 16, 2016.
20.

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT #2015030 - 3-1/4" DIAMETER BRASS CAP, STAMPED "DC-BM "2.015030", SET FLUSH WITH GRADE, LOCATED ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILROAD TRACKS, APPROXIMATELY 2,630 FEET SOUTHEASTERLY OF N. MEADOWS DRIVE AND APPROXIMATELY 3,180 FEET NORTHWEST OF MEADOWS PARKWAY, APPROXIMATELY 430 FEET NORTHEAST OF THE CENTERLINE OF THE TRACKS AND APPROXIMATELY 230 FEET SOUTHEASTERLY OF THE EASTERN MOST FENCE CORNER OF A POWER SUB-STATION. ELEVATION: 6082.185 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
21.

BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, HAVING A GRID BEARING OF N38°12'27"W AS MEASURED AND BOUNDED BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET 0.1' ABOVE GRADE AT THE SOUTHERLY END OF SAID LINE AND BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET FLUSH WITH GRADE AT THE NORTHERLY END OF SAID LINE.

STREET CONSTRUCTION NOTES

1.

ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
2.

A PAVING SECTION DESIGN, SIGNED AND SEALED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY (FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3.

WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
4.

STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
5.

VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

SIGNAGE AND STRIPING NOTES

1.

ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2.

ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
3.

ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
4.

THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5.

SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6.

ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7.

STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8.

ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9.

ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

1.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2.

EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
4.

FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5.

"NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6.

WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
7.

TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE CONSTRUCTION NOTES LISTED HEREIN.

STORM DRAINAGE CONSTRUCTION NOTES

1.

ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2.

ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3.

ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4.

ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5.

ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6.

ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE
7.

ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8.

ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR

LANDSCAPE NOTES

1.

NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
2.

NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
3.

NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
4.

TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
5.

NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
6.

NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

IRRIGATION NOTES

1.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
2.

IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
3.

WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
4.

IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
5.

VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
6.

NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
7.

THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

TRACER WIRE INSTALLATION NOTES

1.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2.

TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
3.

TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
4.

"OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
5.

TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
6.

TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
7.

ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
8.

A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9.

TRACER WIRE MUST BE PROPERLY GROUNDLED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10.

TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11.

TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
13.

ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

PERCEPTION

DESIGN GROUP, INC.

6801 SOUTH PIERCE STREET, SUITE 015, LITTLETON, CO 80120 303.222.8088
WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

06/28/24

2ND SUBMITTAL

05/10/24

INITIAL SUBMITTAL

DATE

DESCRIPTION

REVISIONS

TOWN OF CASTLE ROCK GENERAL NOTES

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

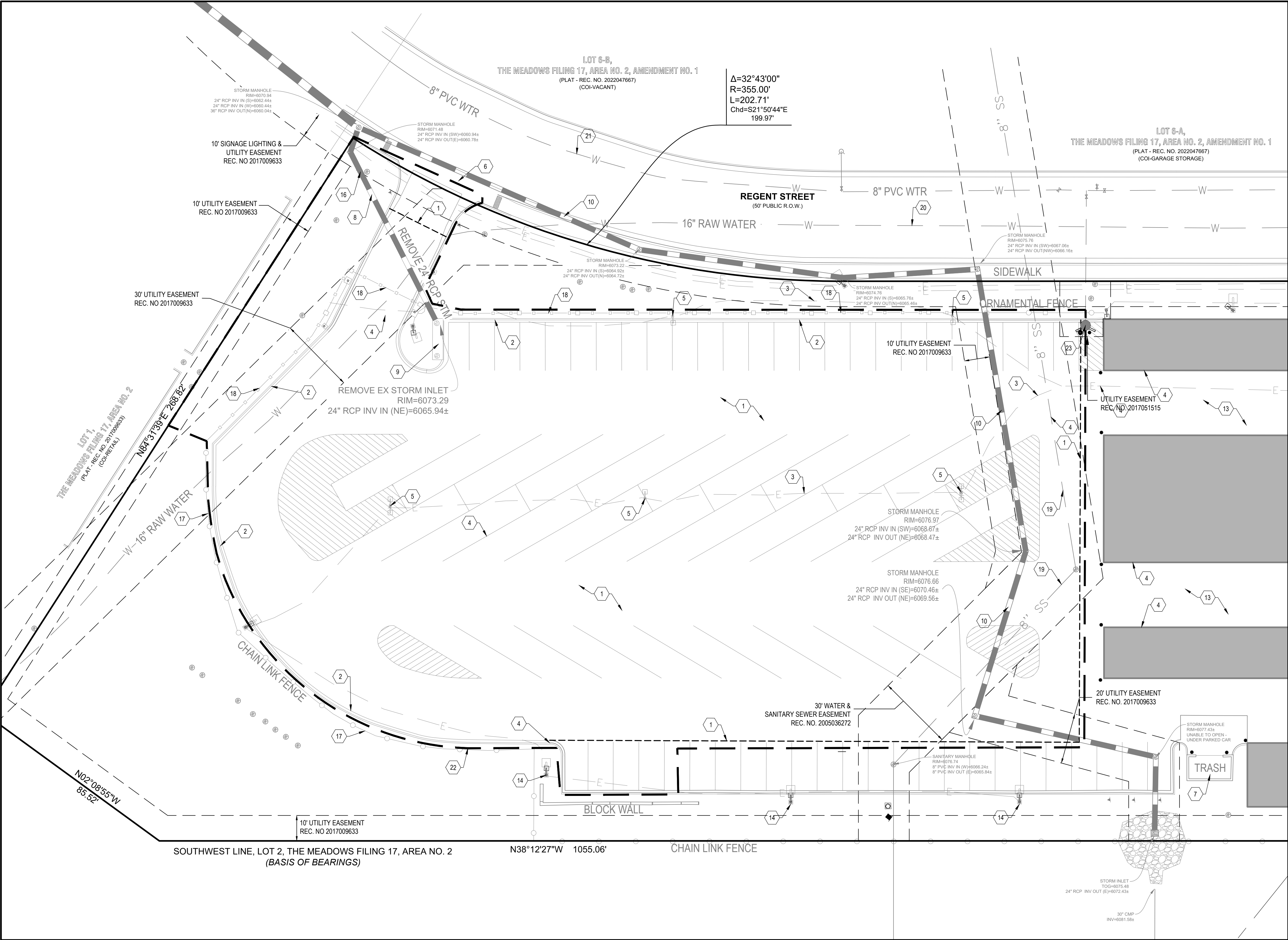
design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

SHEET

2 OF 14

CD24-0017



DEMOLITION NOTES:

- SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER.
- REMOVE OR RELOCATE EXISTING ELECTRIC SERVICES. SEE SITE ELECTRICAL PLANS FOR DETAILS.
- EXISTING BUILDING TO REMAIN.
- DEMOLISH AND REMOVE EXISTING LIGHT POLE.
- EXISTING CONCRETE PAN.
- EXISTING TRASH ENCLOSURE TO REMAIN.
- REMOVE EXISTING 24" RCP STORM SEWER.
- REMOVE EXISTING STORM SEWER INLET.
- EXISTING STORM SEWER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING WALL TO REMAIN.
- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING LIGHT FIXTURE TO REMAIN.
- EXISTING CURB TO REMAIN.
- REFERENCE STORM SEWER PLANS FOR LIMIT OF REMOVAL.
- EXISTING FENCE TO REMAIN.
- REMOVE FENCE.
- EXISTING 8" SANITARY SEWER LINE.
- EXISTING 16" RAW WATER LINE.
- EXISTING 8" PVC WATER LINE.
- LIMITS OF CONSTRUCTION.
- EXISTING FIRE HYDRANT TO REMAIN.

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY: _____
DEVELOPMENT SERVICES _____ DATE _____

DEMOLITION PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

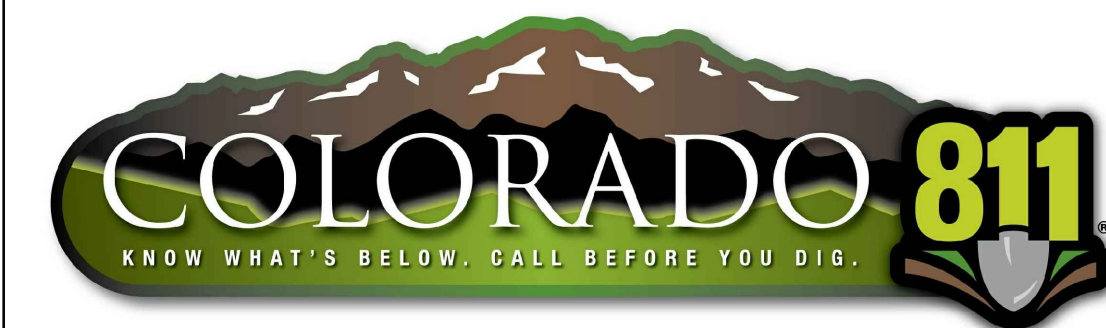
SHEET

4 OF 14

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

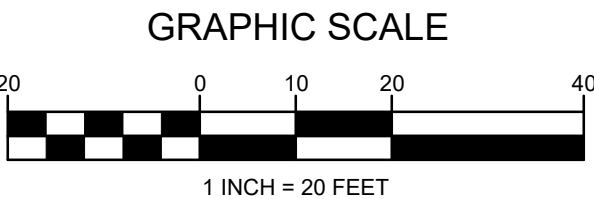
REVISIONS

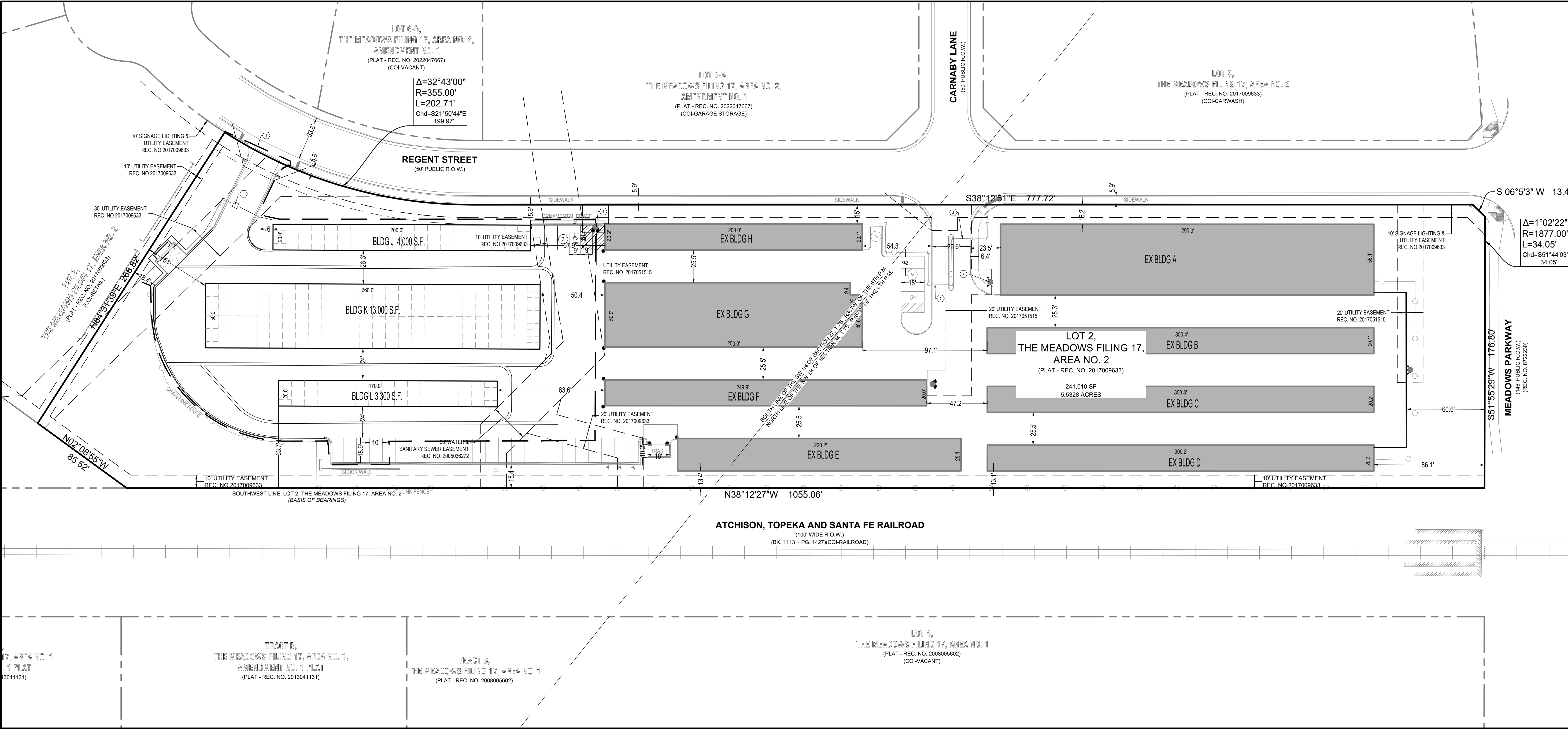
DATE	DESCRIPTION
06/28/24	2ND SUBMITTAL
05/10/24	INITIAL SUBMITTAL



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.





CONSTRUCTION NOTES

- ① LIMITS OF CONSTRUCTION.
- ② EXISTING GATE WITH KNOX BOX.
- ③ INSTALL GATE WITH KNOX BOX.
- ④ EXISTING FIRE HYDRANT TO REMAIN.

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

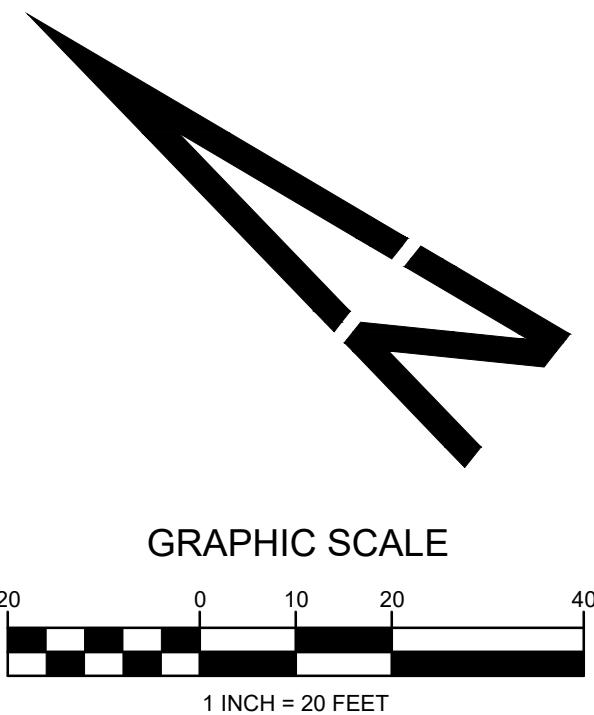
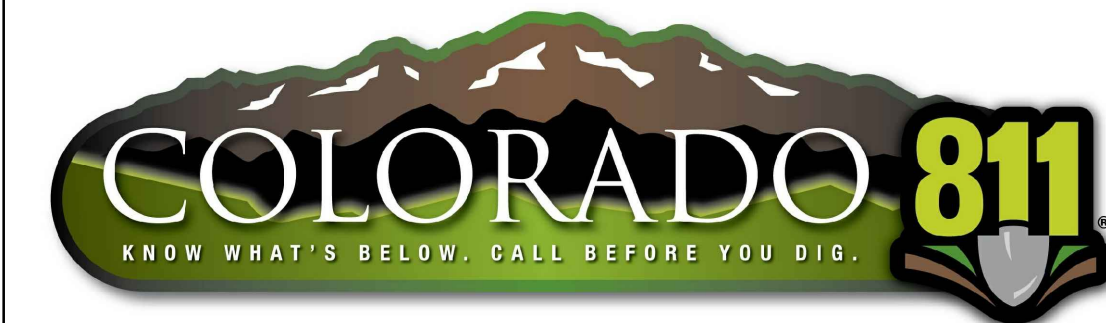
JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

OVERALL SITE PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

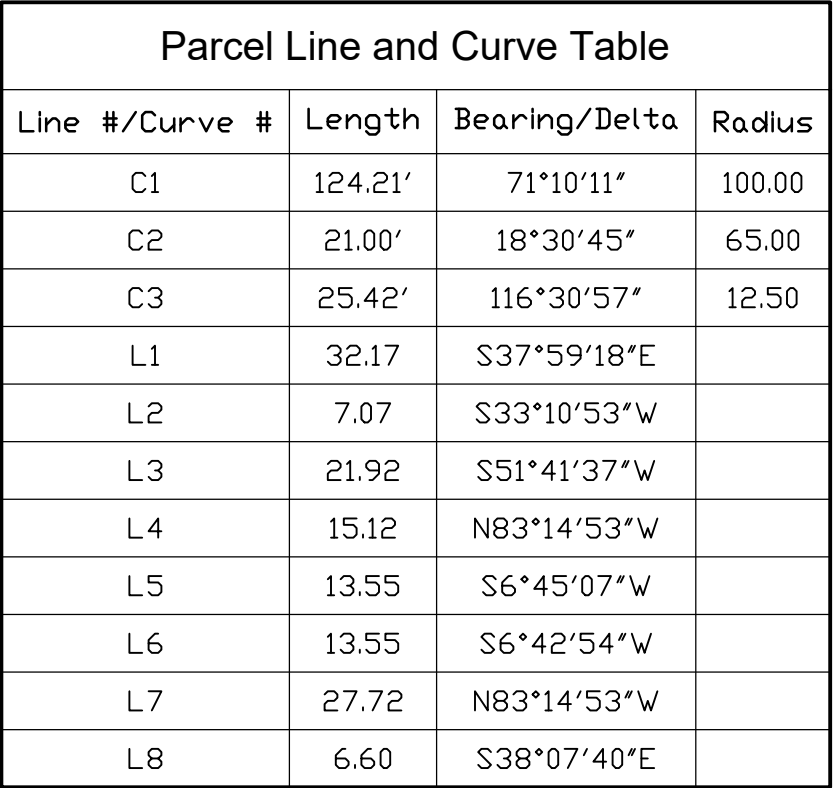
SHEET

5 OF 14

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS





- 1 CONSTRUCT CONCRETE SIDEWALK. SEE SHEET C9.10.
- 2 PAINT ACCESSIBLE STRIPING AND SYMBOL. SEE SHEET C9.10.
- 3 INSTALL ACCESSIBLE PARKING SIGN. SEE SHEET C9.10.
- 4 INSTALL "VAN" SIGN. SEE SHEET C9.10.
- 5 INSTALL 2' WIDE ACCESSIBLE WARNING. SEE SHEET C9.10.
- 6 EXISTING SIDEWALK TO REMAIN.
- 7 SAWCUT AND REMOVE PAVEMENT / SIDEWALK.
- 8 SAWCUT AND REMOVE PAVEMENT 2' OFF LIP OF PROPOSED GUTTER PAN.
- 9 MATCH EXISTING SIDEWALK.
- 10 INSTALL CONCRETE PARKING BLOCK.
- 11 CONSTRUCT ACCESSIBLE RAMP. SEE SHEET C9.10.
- 12 SEE BUILDING PLANS FOR RAMP CONSTRUCTION.
- 13 CONSTRUCT ASPHALT PAVEMENT. MATCH EXISTING THICKNESS FOUND IN MAIN DRIVEWAY.

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

[illegible]

HORIZONTAL CONTROL PLAN

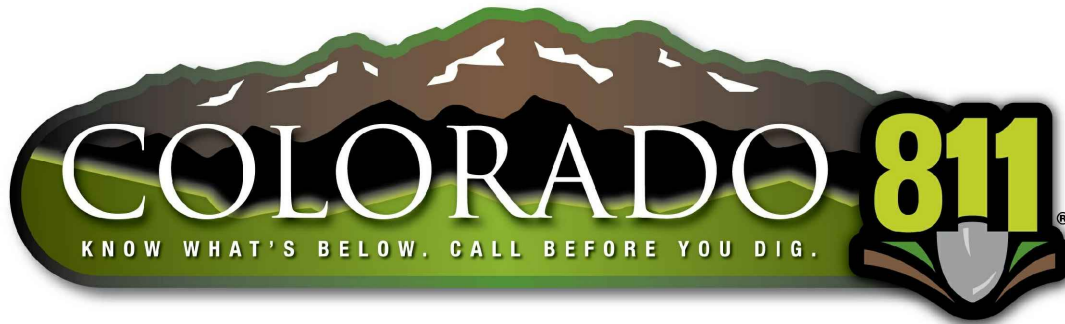
US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

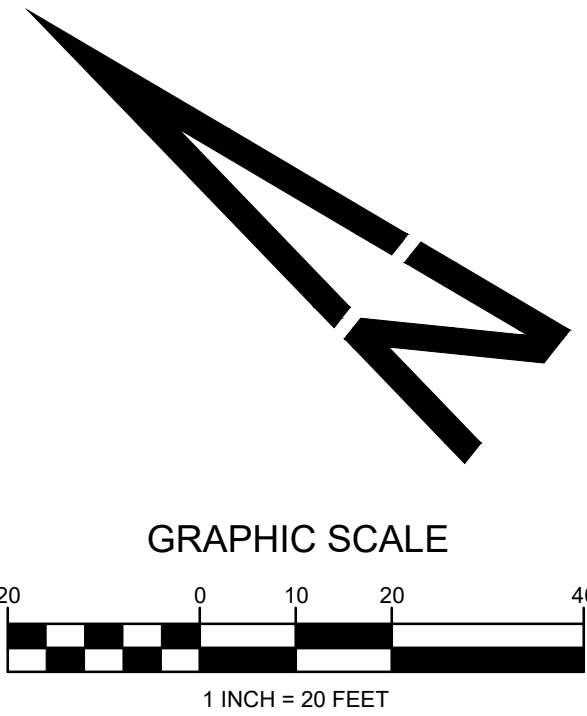
date: 05/10/24

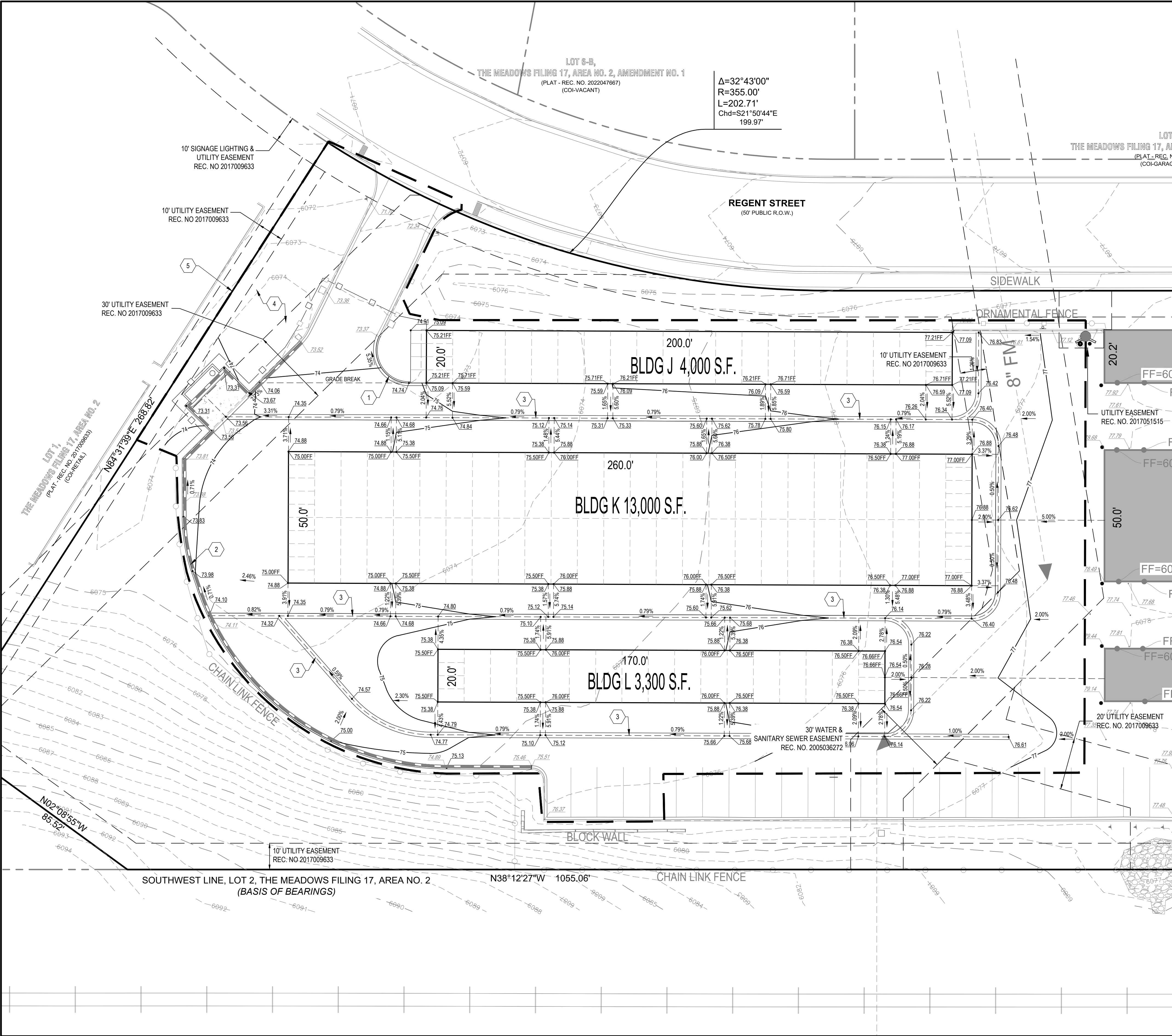
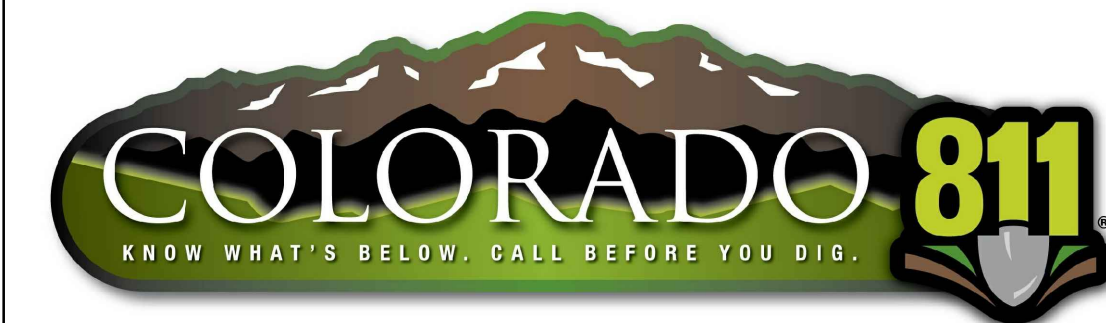
7 OF 14



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1 - 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.





THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED SITE SIGNAGE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH SPILL PAN
- PROPOSED CURB AND GUTTER WITH CATCH PAN
- SAWCUT LINE

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" SPILL PAN. SEE SHEET 9 FOR DETAIL.
2. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" CATCH PAN. SEE SHEET 9 FOR DETAIL.
3. CONSTRUCT 2' WIDE VALLEY PAN. SEE SHEET 9 FOR DETAIL.
4. RETURN LANDSCAPED AREA TO ORIGINAL CONDITION.
5. LIMITS OF CONSTRUCTION.

RETAINING WALLS STATEMENT

Retaining walls, sections of retaining walls 4-feet in height or higher or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock prior to the issuance of the Public Works Permit.

FLOODPLAIN STATEMENT

THERE ARE NO FLOODPLAINS LOCATED WITHIN THE BOUNDARIES OF THIS SITE.

PROFESSIONAL ENGINEER CERTIFICATION:

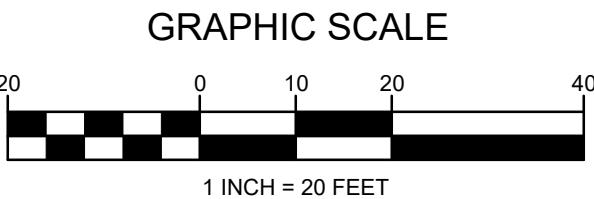
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

APPROVED BY:

DEVELOPMENT SERVICES

DATE



GRADING PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

SHEET

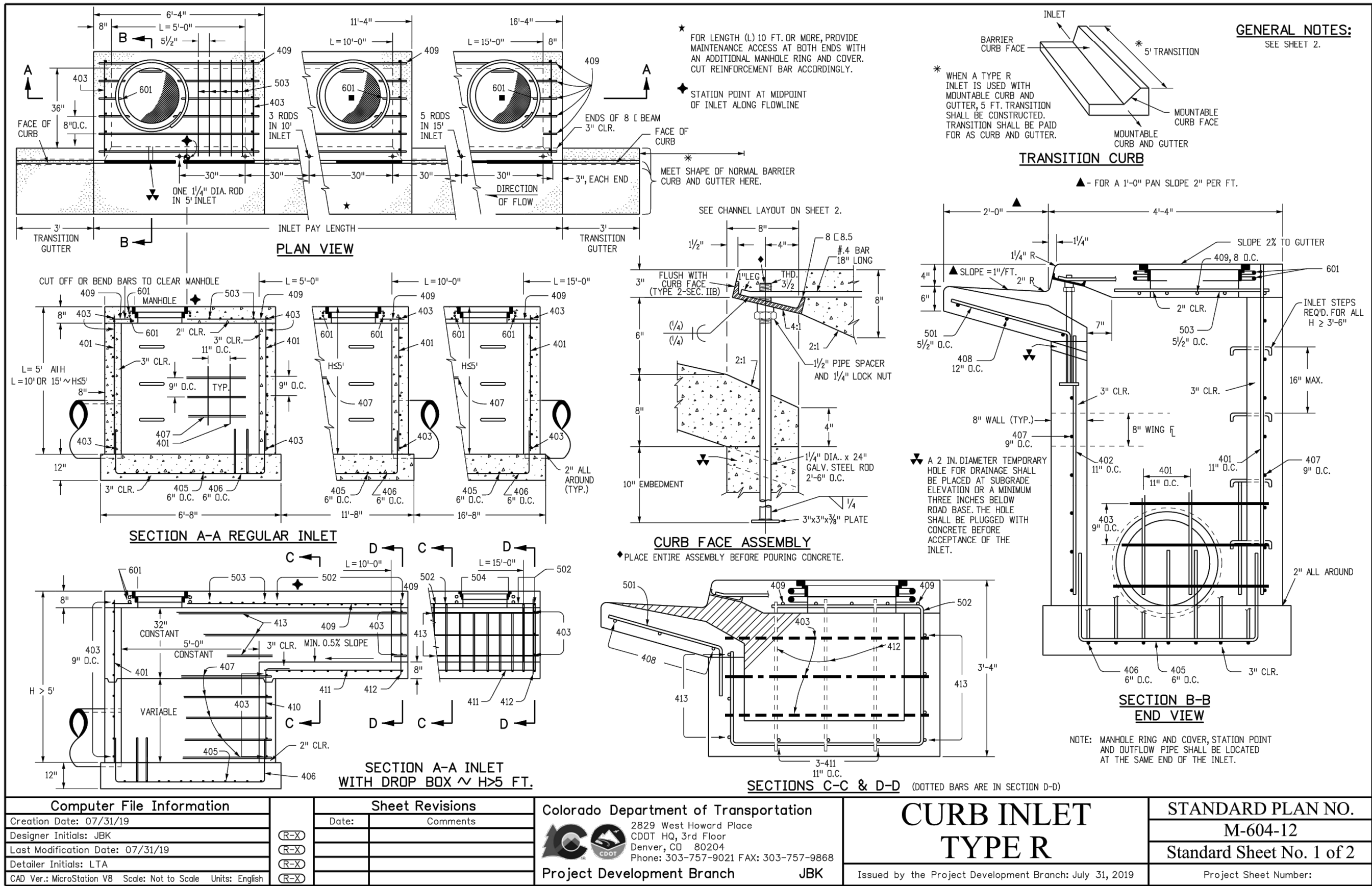
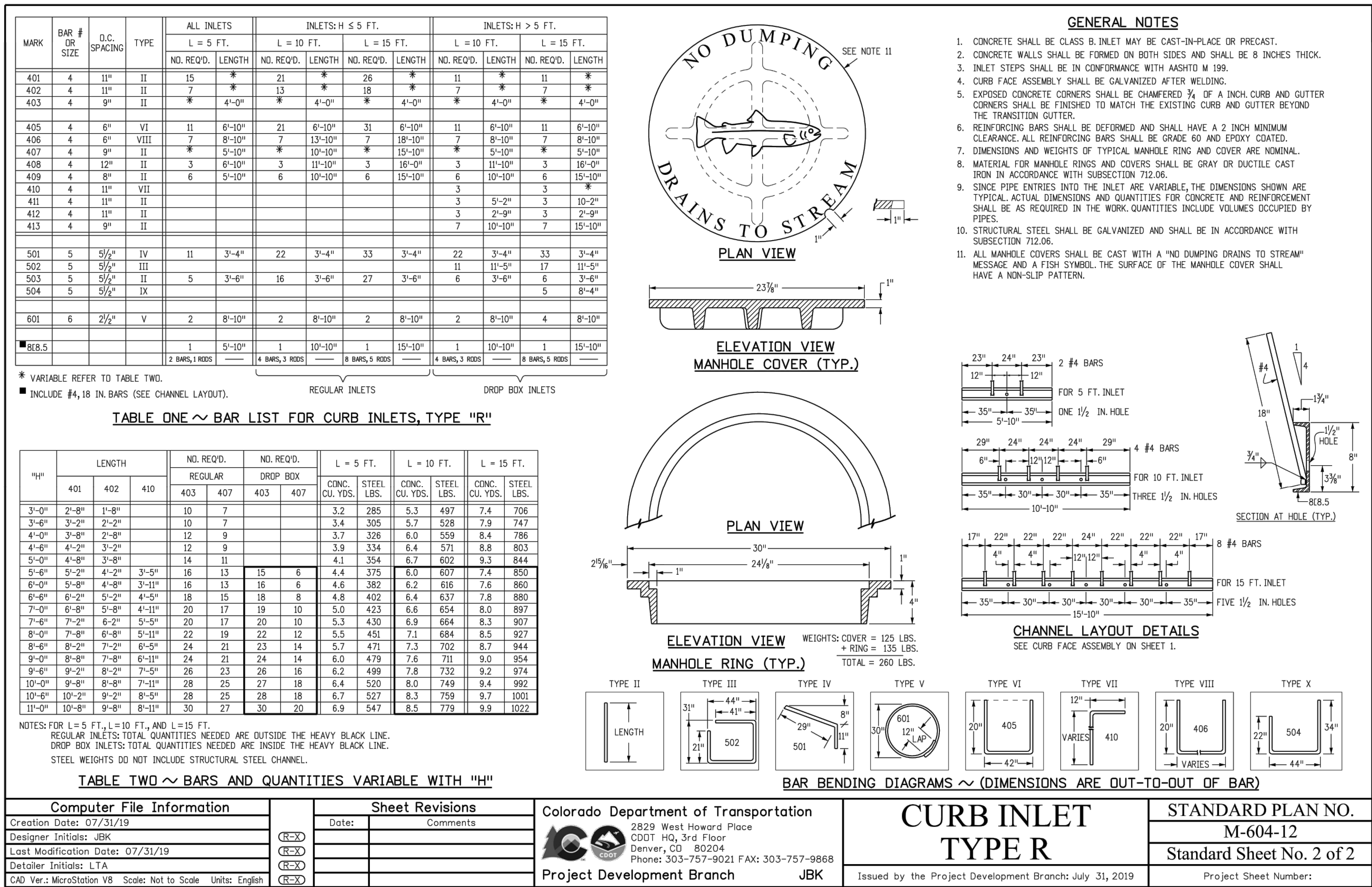
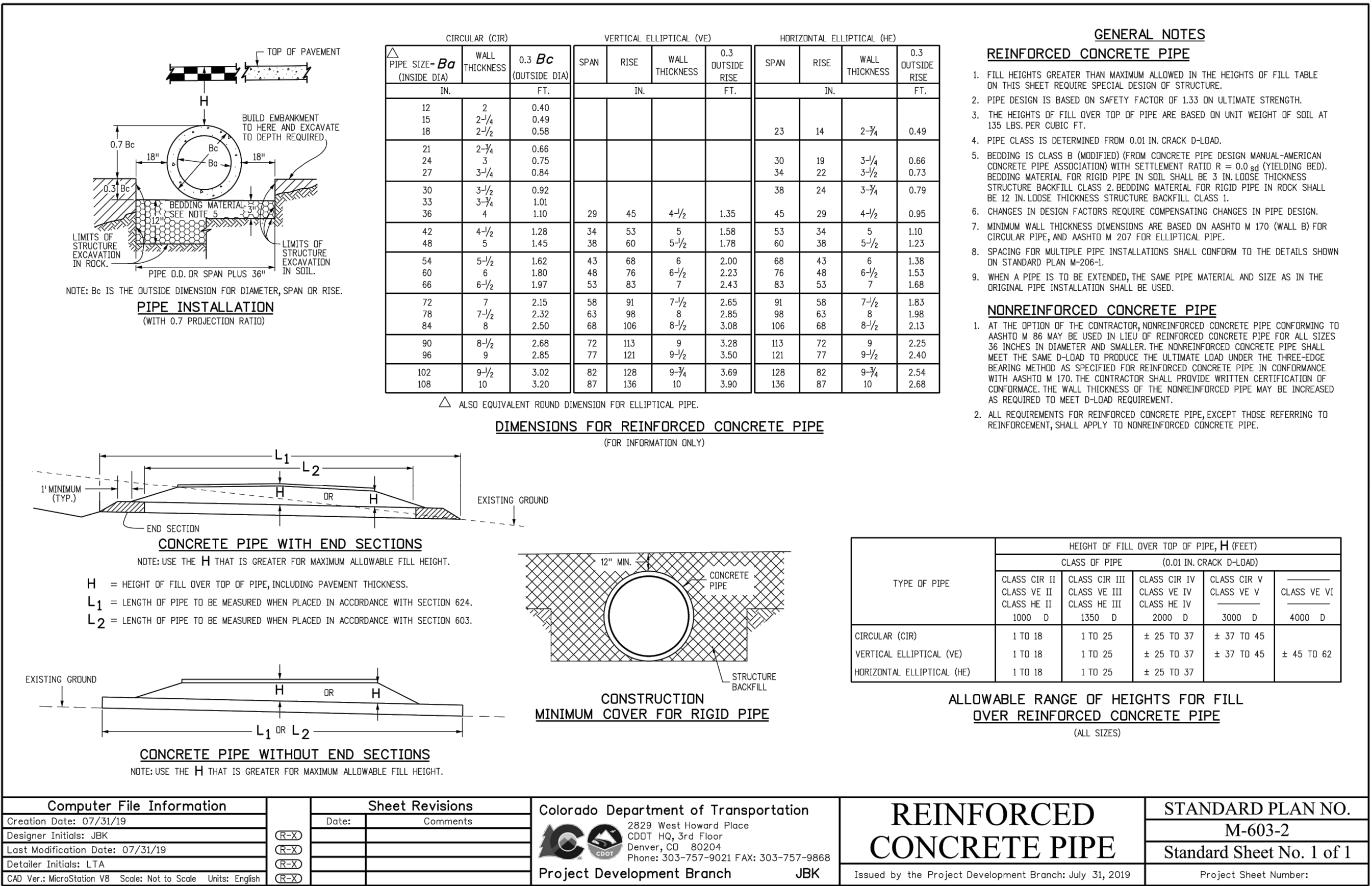
8 OF 14

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
06/28/24	2ND SUBMITTAL
05/10/24	INITIAL SUBMITTAL

REVISIONS





STORM DETAILS

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

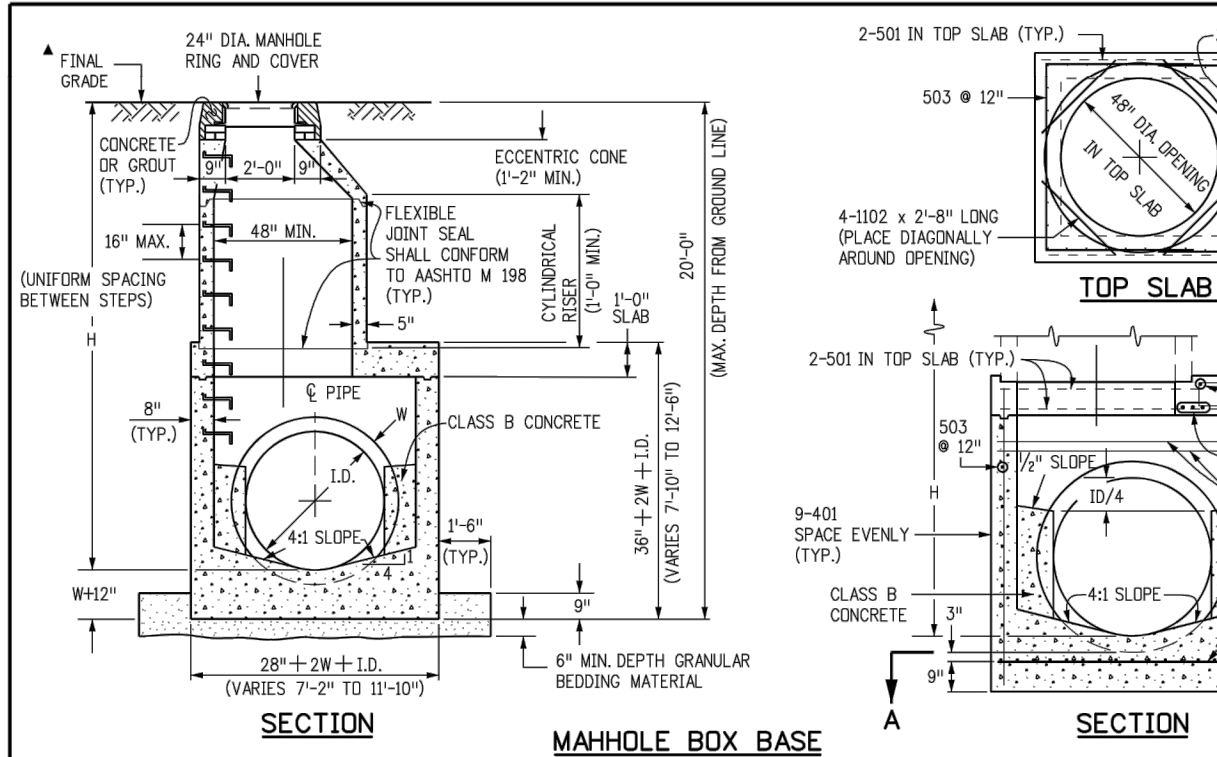
design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

SHEET

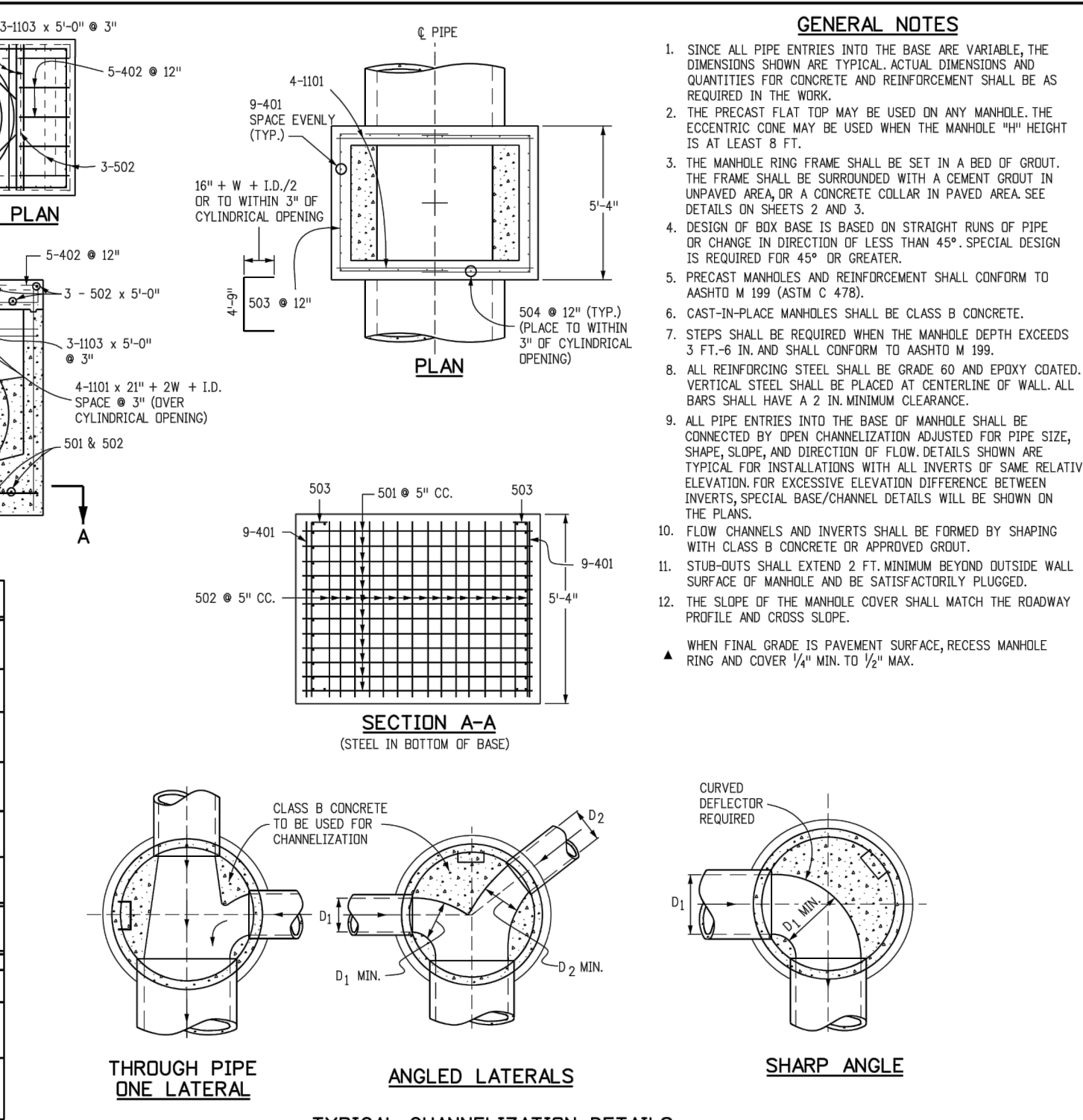
10 OF 14

CD24-0017

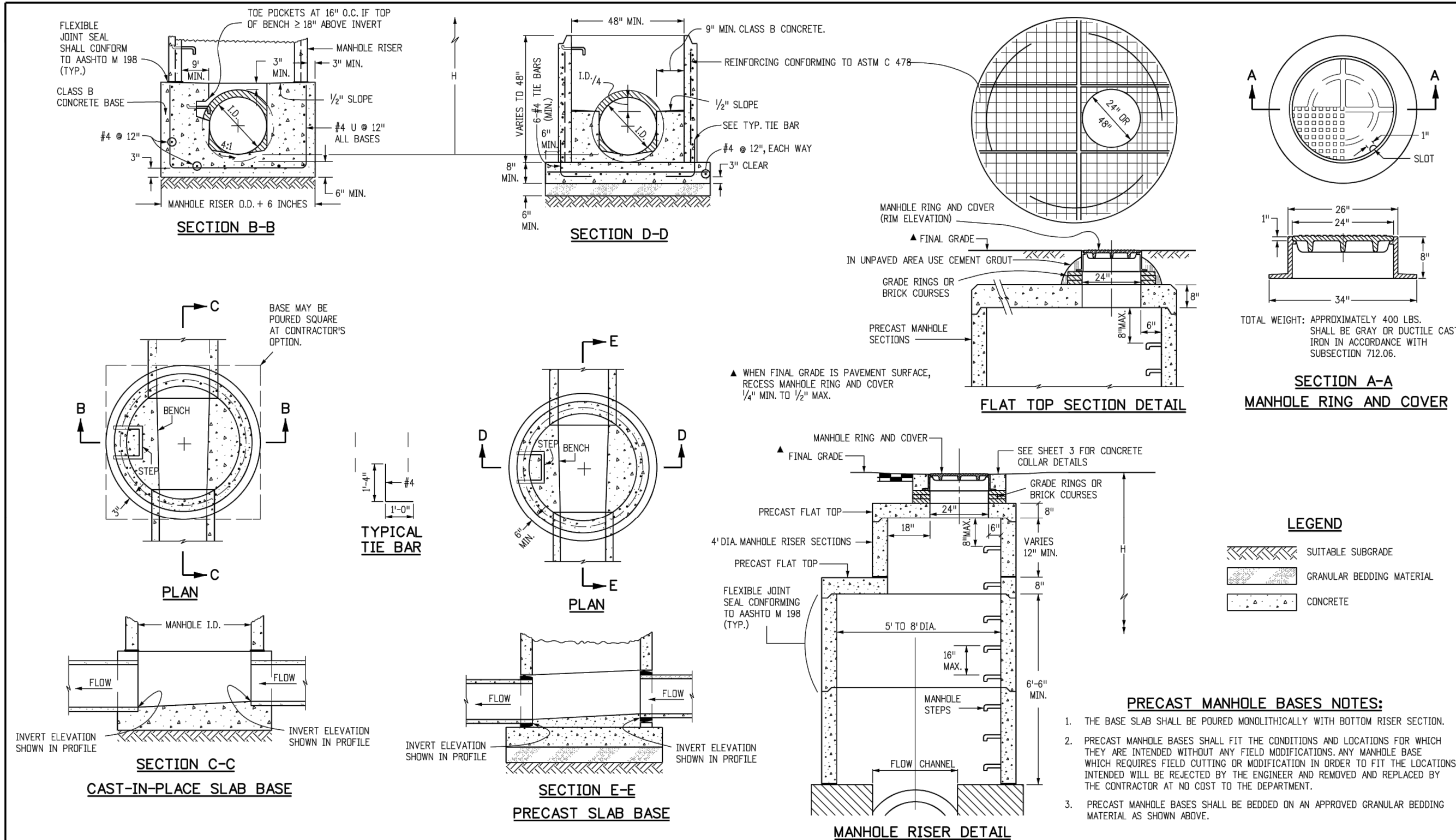


MARK	SIZE	TYPE	WT. #/FT.	BARS	L.D.	FORMULAS
401	4	I	0.668	(IND. REQ'D.) LENGTH WEIGHT #	18 18 18 18 8'-11" 8'-8" 8'-3" 8'-10" 97.2 104.2 111.2 118.2	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(IND. REQ'D.) LENGTH WEIGHT #	5'-5" 6'-0" 6'-7" 6'-4" 16.1 20.0 22.8 23.9	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(IND. REQ'D.) LENGTH WEIGHT #	17 17 17 17 7'-5" 8'-0" 8'-7" 9'-2" 135.5 141.8 152.2 163.2	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(IND. REQ'D.) LENGTH WEIGHT #	22 23 25 26 8'-2" 8'-9" 9'-10" 9'-7" 144.7 159.9 170.4 151.2	502 NUMBER BARS REQ'D. = 3 + (24H.D./2W) H @ 5"
503	5	II	1.043	(IND. REQ'D.) LENGTH WEIGHT #	18 18 18 18 13'-0" 13'-6" 14'-0" 13'-9" 214.2 223.9 232.8 228.5	503 NUMBER BARS REQ'D. = 2 + (13H.D./2W) H @ 5"
504	5	I	1.043	(IND. REQ'D.) LENGTH WEIGHT #	17 17 17 17 7'-5" 8'-0" 8'-7" 9'-2" 135.5 141.8 152.2 163.2	504 NUMBER BARS REQ'D. = 2 (2W+I.D.-4) H @ 12"
1101	11	I	5.313	(IND. REQ'D.) LENGTH WEIGHT #	4 4 4 4 12'-5" 12'-5" 12'-5" 12'-5" 232.3 232.3 232.3 232.3	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(IND. REQ'D.) LENGTH WEIGHT #	4 4 4 4 2'-8" 2'-8" 2'-8" 2'-8" 56.7 56.7 56.7 56.7	1102 TYPE I STRAIGHT
1103	11	I	5.313	(IND. REQ'D.) LENGTH WEIGHT #	3 3 3 3 7'-8" 7'-8" 7'-8" 7'-8" 79.7 79.7 79.7 79.7	1103 TYPE II BENDING
REINFORCING STEEL TOTAL					965.6 1,037.5 1,127.2 1,204.0 1,380.2 1,601.6	
CONCRETE - CURVED YARDS - TOTAL					6.9 6.8 7.3 8.0 9.5 11.1	

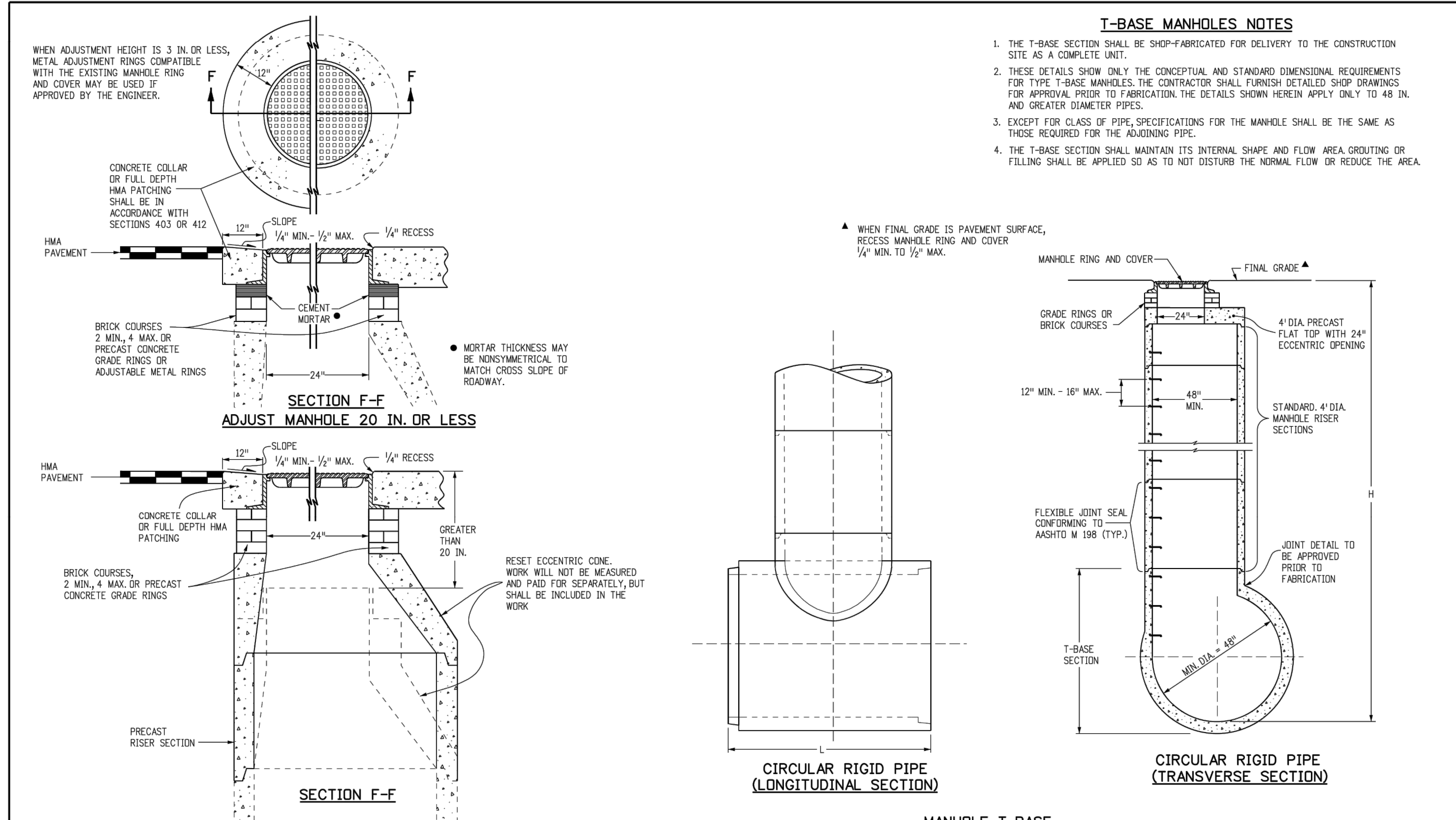
Computer File Information			Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CODOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	MANHOLES	STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments			M-604-20	
Designer Initials: JBK							Standard Sheet No. 1 of 3	
Last Modification Date: 07/31/19								
Detailer Initials: LTA								



Computer File Information			Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CODOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	MANHOLES	STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments			M-604-20	
Designer Initials: JBK							Standard Sheet No. 1 of 3	
Last Modification Date: 07/31/19								
Detailer Initials: LTA								



Computer File Information			Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CODOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	MANHOLES	STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments			M-604-20	
Designer Initials: JBK							Standard Sheet No. 2 of 3	
Last Modification Date: 07/31/19								
Detailer Initials: LTA								



Computer File Information			Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CODOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	MANHOLES	STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments			M-604-20	
Designer Initials: JBK							Standard Sheet No. 3 of 3	
Last Modification Date: 07/31/19								
Detailer Initials: LTA								

STORM DETAILS

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24
SHEET

11 OF 14

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24
SHEET

11 OF 14

STORM DETAILS

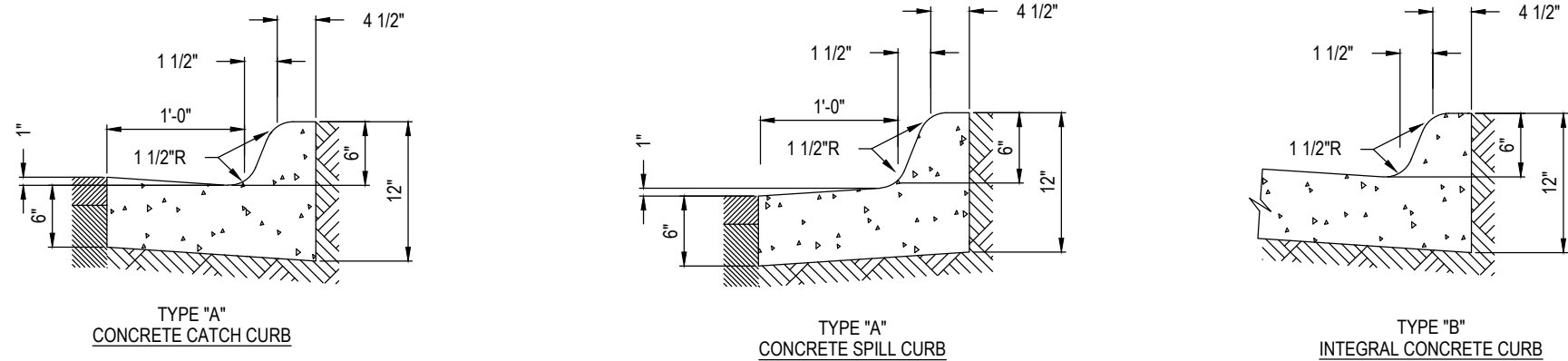
US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

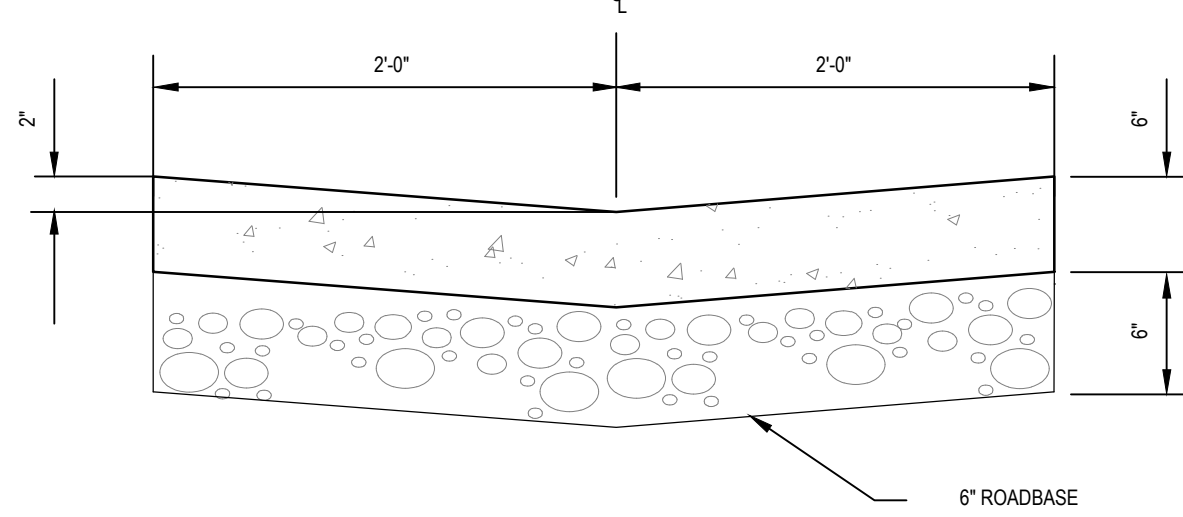
design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24
SHEET

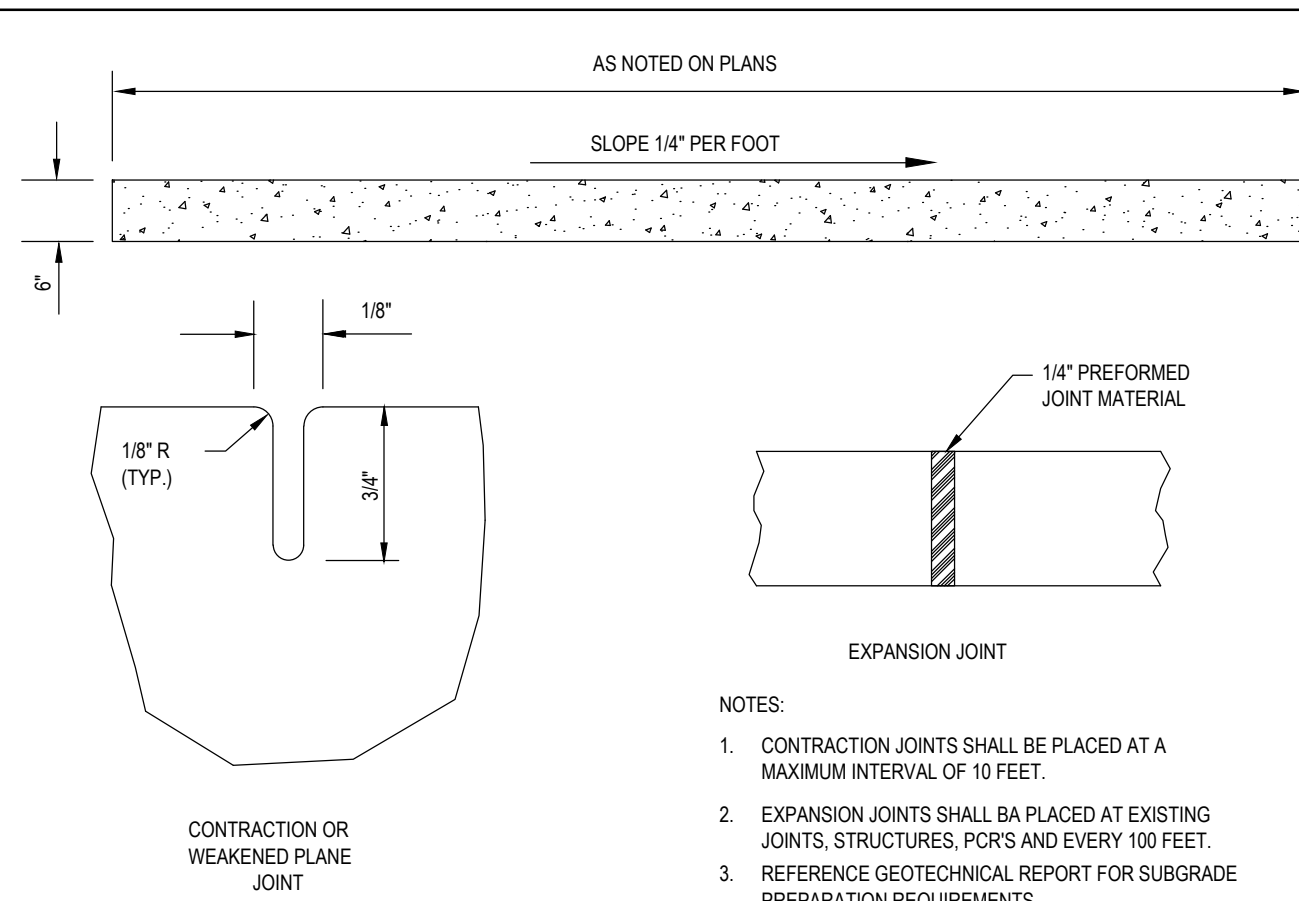
11 OF 14



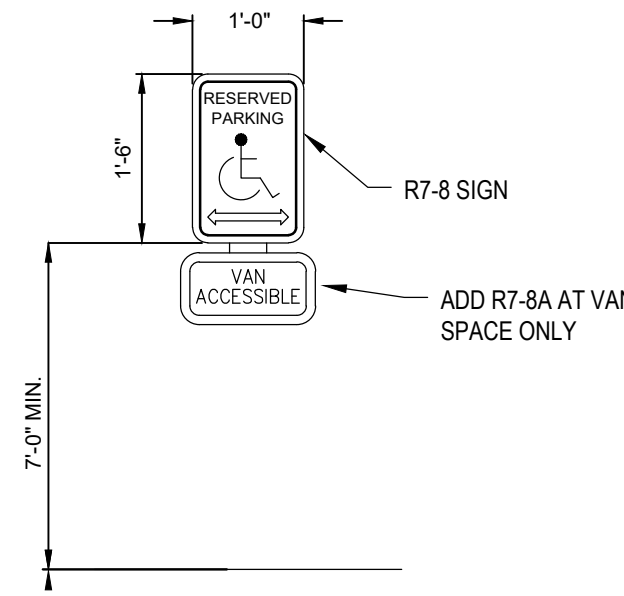
CURB DETAIL
NOT TO SCALE



CONCRETE VALLEY PAN DETAIL
NOT TO SCALE

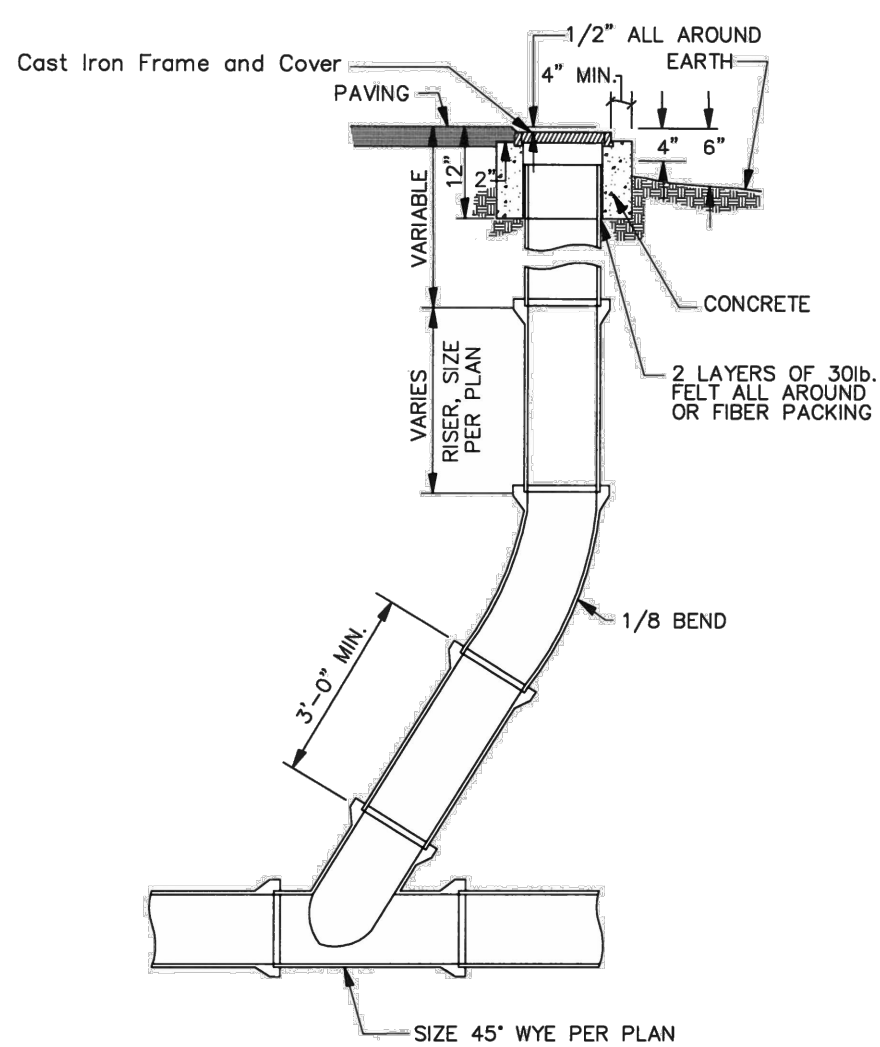


SIDEWALK DETAIL
NOT TO SCALE



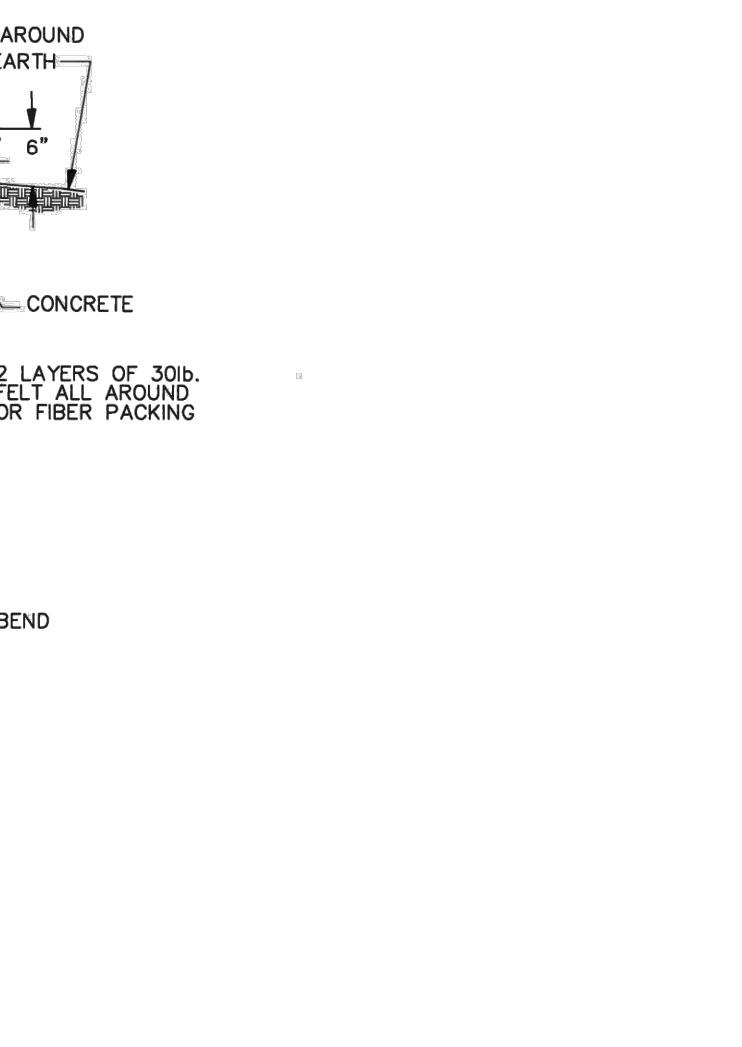
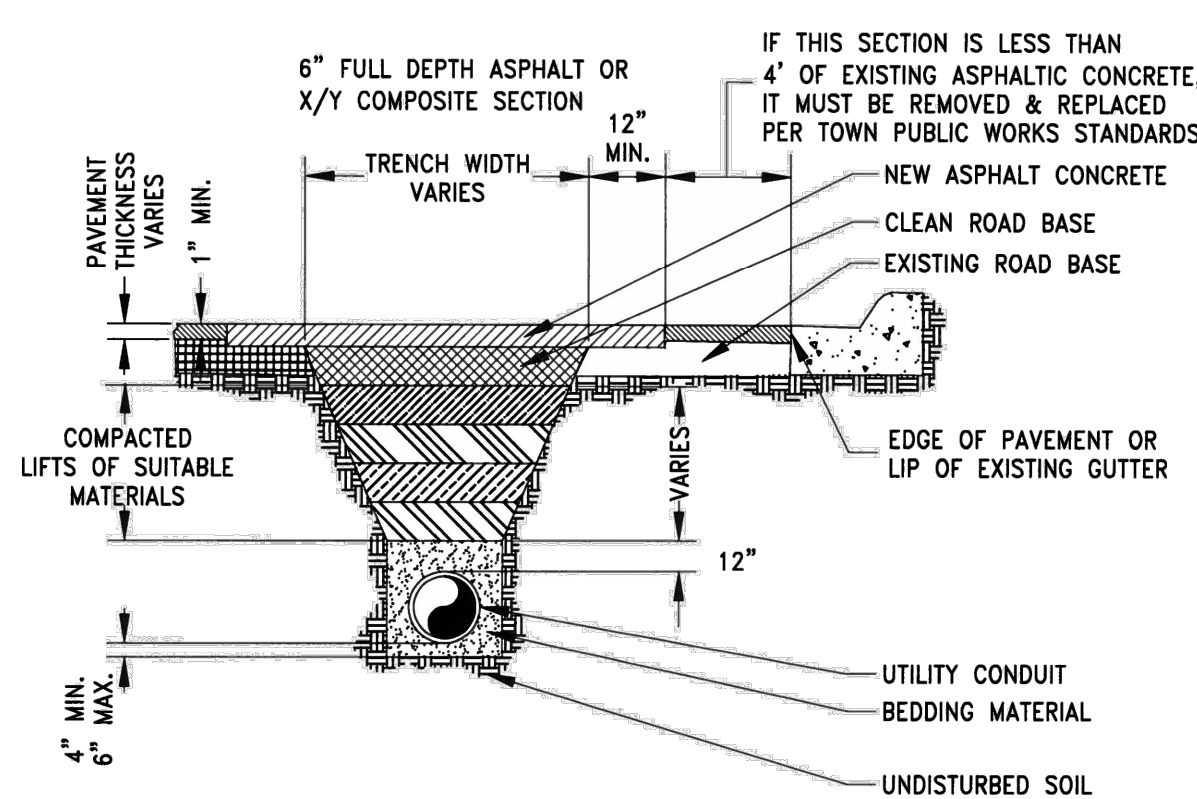
1. SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.
2. SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE Nex/S-SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC
5. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE COUNTY

**DETAIL FOR CLEANOUTS
IN PAVED SURFACES**

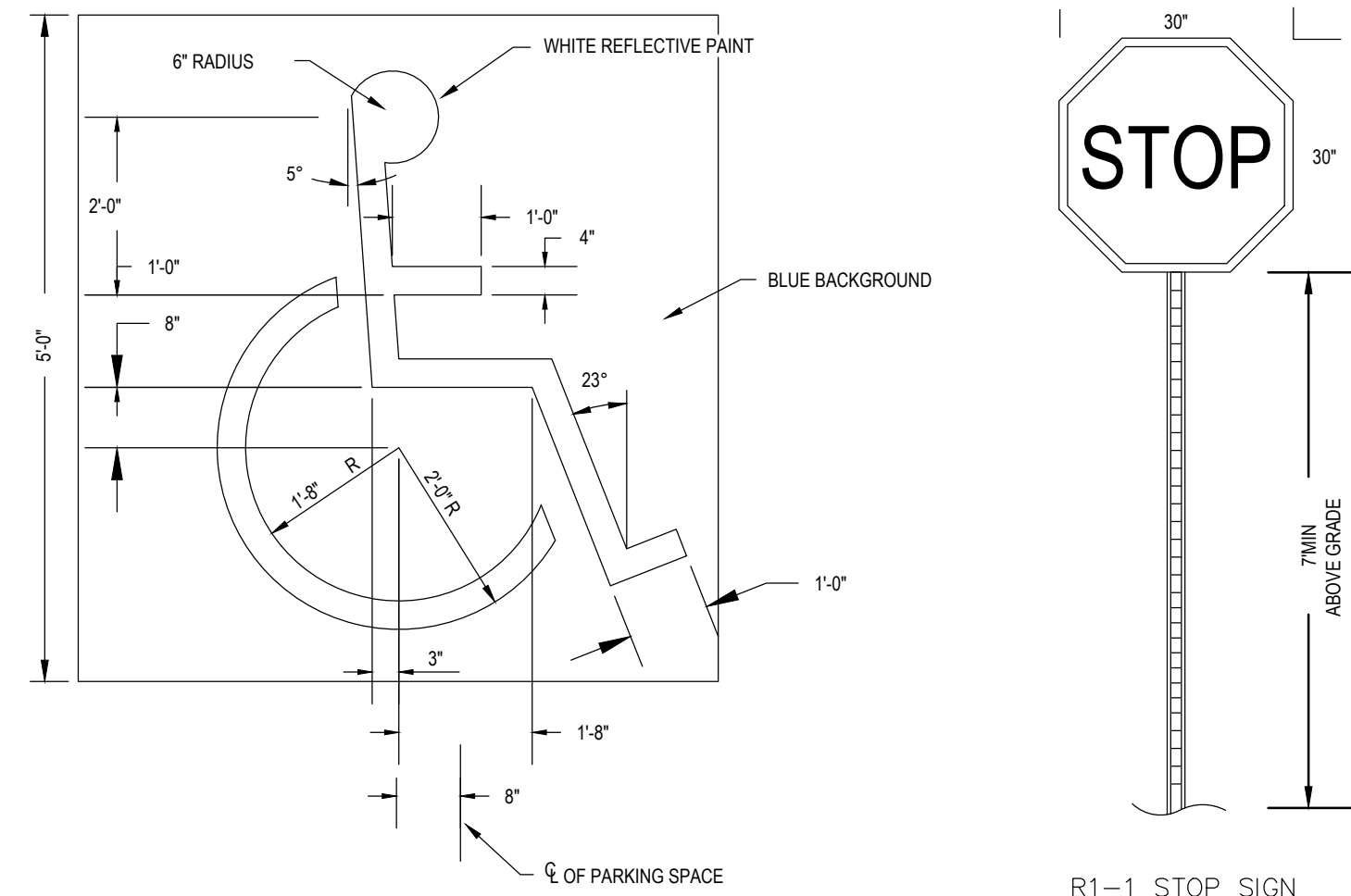


Note: Cleanout pipe diameter shall be the same size as the sewer line at the wye.

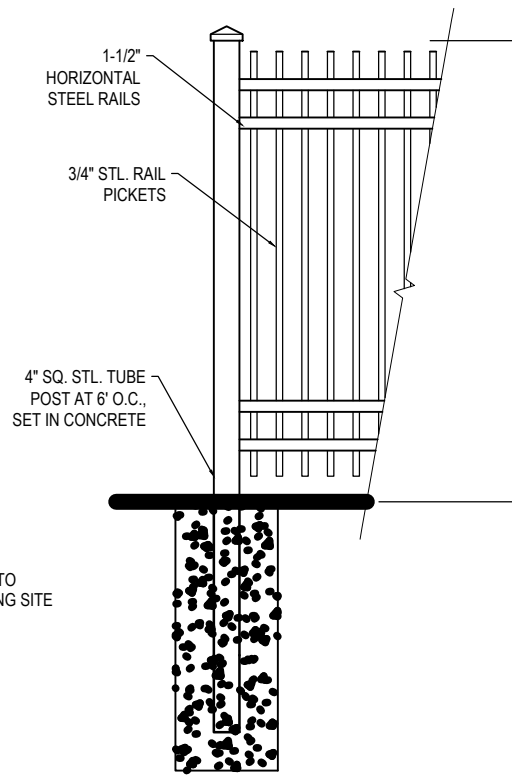
**DETAIL FOR CLEANOUTS
IN EASEMENTS**



- NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE ABOVE DETAIL UNLESS OTHERWISE SPECIFIED BY THE TOWN.
 2. PRIOR TO PLACEMENT OF ASPHALT CONCRETE, PAVEMENT EDGE SHALL BE SAW CUT TO A CLEAN, VERTICAL & STRAIGHT EDGE.
 3. 1-SAC SAND/CEMENT SLURRY MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.
 4. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
 5. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
 6. 95% COMPACTION IS REQUIRED ON ALL TRENCHING ZONES, BOTH IMPROVED & UNIMPROVED AREAS.
 7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
 8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.



SIGNAGE AND STRIPING DETAILS
NOT TO SCALE



FENCE DETAIL
NOT TO SCALE

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

DATE

DETAILS

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

SHEET

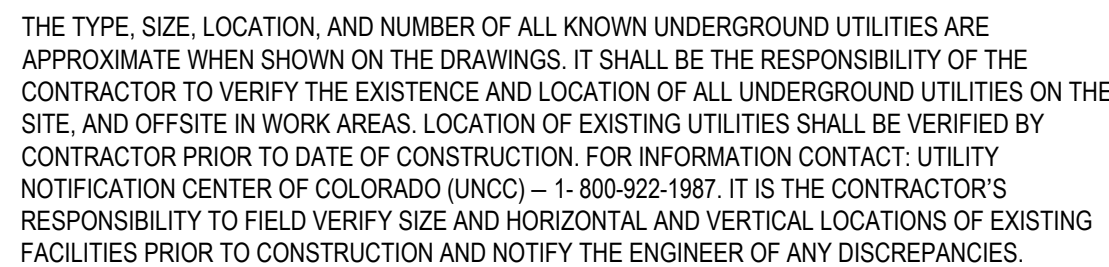
12 OF 14

CD24-0017



Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	Color	Catalog
	9	AA	113	10,800	1.000	20'-0"	BRONZE	LSI LIGHTING #XALM-3-LED-SS-40-IL (EXISTING)
	4	BB	12.6	1,500	1.000	42"	BRONZE	ANP LIGHTING #BL6051-FR-M031LD-N-T5-40K
	25	CC	30.3	3410	1.000	9'-0"	BRONZE	LSI LIGHTING #XWM-3-LED-03-40

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.39	9.1	0.0	0.0	0.0

[illegible]

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



6.) Forward Throw Luminaires: The following types are prohibited: Forward throw luminaires (Type IV distribution), pole mounted lights aimed at a building's facade, and unshielded wall packs are prohibited.

6.) Forward throw fixtures are not designed into this project and will not be aimed at the building facade for illumination.

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

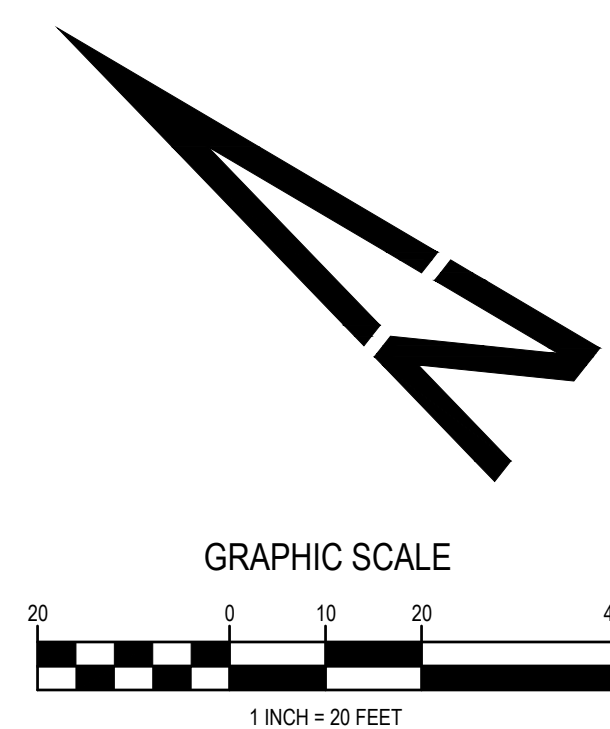
JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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 _____ DATE _____





THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

Catalog # :
Prepared By :

Project :
Date :

Mirada - XALM
Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance silicone optics, die cast aluminum housing, 35,000+ lumens and is available with integral wireless controls.

Dimmable

UL LISTED

IP66

RoHS COMPLIANT

ARRA Funding Compliant

24

Product Dimensions

Bottom View

Top View

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Zero uplift.
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70, 90CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved

TYPE AA: LSI LIGHTING #XALM-3-LED-SS-40-IL (EXISTING)

ANP Lighting

Specifications BL6051

Project:
Fixture Type:
Customer:

Quantity:
Customer:

Specifications

Material:
All parts are durable 356 cast aluminum and high strength aluminum extrusion and fittings.

Lens:
Choice of acrylic lens

Mounting:
Standard anchor bolts are 3/8" x 10" x 2". Bolts, nuts and washers shall be hot dipped galvanized steel. Bolt pattern diameter is 6".

Drivers:
Universal voltage, 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED module.

See page 2 table for LED engine and driver specs, voltage and dimming protocols.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 400° for exceptional durability and color retention. Products undergo an intensive five-step cleaning and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

Catalog Logic

BL6051 - LED

CL M016LDD N 40K CGFI 72

Catalog Number

1 2 3 4 5 6

BL6051

1 LENS

CL (Clear Acrylic)
FR (Frosted Acrylic)
WH (White Opal Acrylic)

2 LIGHT SOURCE & WATTAGES

M016LDD (16w Cree Module)
M024LDD (24w Cree Module)
M037LDD (37w Cree Module)

3 OPTICS

W (TS Wide Distribution with Dome LED Lens)
N (TS Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)

5 ACCESSORIES

HSSC90 (90° House Side Shield, polished)
HSSC180 (180° House Side Shield, polished)
IBOLT (Eye Bolt)
*EMG-LED5 (5w, LED Emergency Driver)
*EMG-LED7 (7w, LED Emergency Driver)
*EMG-LED19 (19w, LED Emergency Driver)
GF15 (15 amp GFCI receptacle outlet)
GF25 (25 amp GFCI receptacle outlet)
GF1WPU (20 amp GFCI receptacle w/ultraviolet proof CGFI)
CGFI (20 amp Concoiled GFCI receptacle w/hinged door)
*For Emergency lumen output data, see Resources section at www.ANPlighting.com.

6 FINISHES

Standard Color	Standard	Color	Standard Color	Standard	Color
Aluminum Green	19	10M	Copper Clay	58	58M
Carbonite	16	11M	Silver	56	56M
Light	13	13M	Black White	61	61M
Play	13	13M	Painted Chrome	76	76M
Rose Unfinished	48	NA	Painted Copper	71	71M
Black	47	47M	Textured Black	73	73M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Anthracite	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	46	46M	Textured Steel	78	78M
Super Yellow	45	45M			
Aqua Green	47	47M			
Yellow	48	48M			
Colonnade	48	NA			
Neon	59	59M			
Architectural Bronze	61	61M			
Polish White	62	62M			

Consult Factory for additional paint charges and availability.

© 2021 ANP Lighting. All rights reserved. These specifications are intended for general purposes only. ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227
ANPlighting.com

TYPE BB: ANP LIGHTING #BL6051-FR-M031LD-N-T5-40K

Catalog # :
Prepared By :

Project :
Date :

Type :
Date :

Mirada Medium Wall Sconce (XWM)
Outdoor Wall Sconce

OVERVIEW

Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit.
- Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPM-A) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplift.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.

0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac)
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F)
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F)
- 21L operating temperature: -40°C to +35°C (-40°F to +95°F)
- Power factor (PF): > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPM-A bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC-Qualified Products List at www.designlights.org/GPL to confirm which versions are qualified.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
©2021 LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Page 1/7 Rev. 09/12/23
SPEC-1034.C-0823

TYPE CC: LSI LIGHTING #XWM-3-LED-03-40

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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	DATE

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
06/28/24	2ND SUBMITTAL	
05/10/24	INITIAL SUBMITTAL	
	DATE	

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014

date: 05/10/24

SHEET

E1.1

CD24-0017