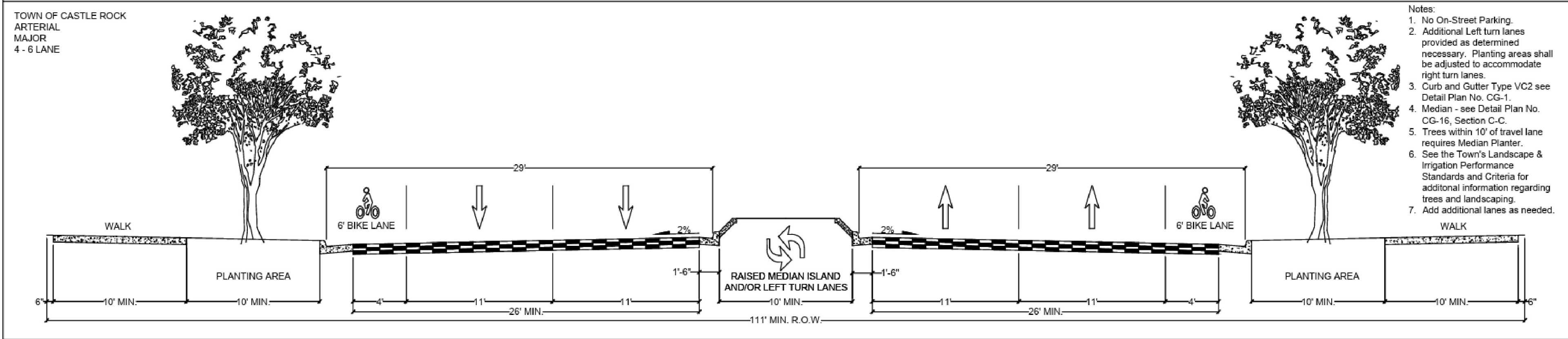
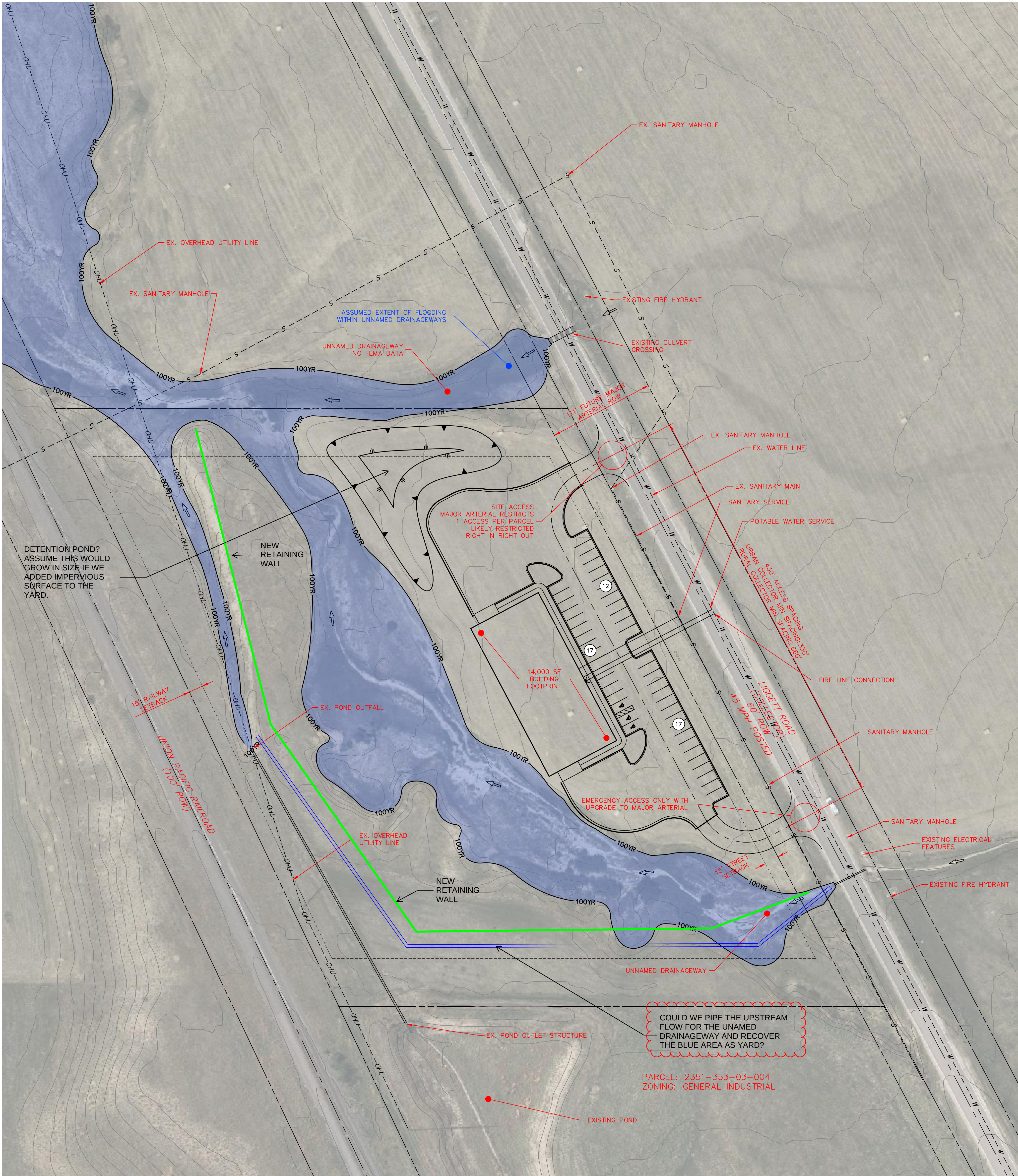


WAGNER CASTLE ROCK CONCEPT PLAN



SITE NOTES

CURRENT ZONING: GENERAL INDUSTRIAL (G1)

MINIMUM LOT AREA: NONE

PARKING REQUIREMENTS:

- 1 SPACE PER 500 SF OF FLOOR AREA
- +1 SPACE PER COMPANY VEHICLE
- +1 SPACE PER CONSTRUCTION EQUIPMENT

SETBACK REQUIREMENTS:

- FRONT: 15'
- SIDE: 0'
- REAR: 0'
- RAIL: 15'

MAXIMUM BUILDING HEIGHT: 60'

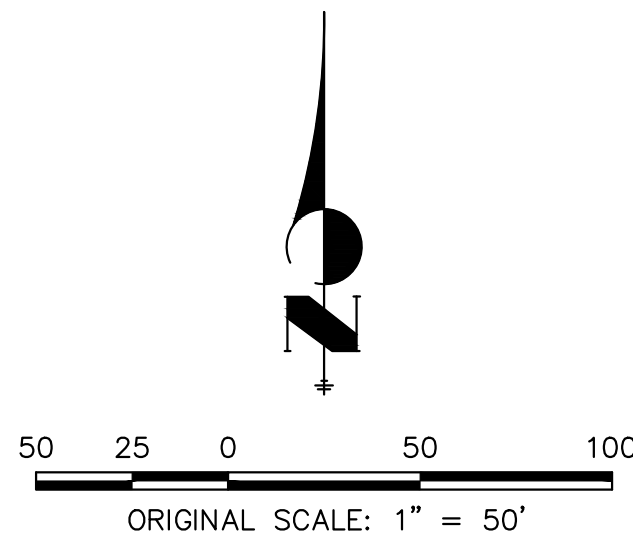
CASTLE ROCK TRANSPORTATION MASTER PLAN

LIGGETT ROAD IS IDENTIFIED IN THE CASTLE ROCK TRANSPORTATION MASTER PLAN AS FUTURE 4 LANE MAJOR ARTERIAL. TYPICAL SECTION FOR THIS ROAD IS SHOWN ABOVE. IT IS PART OF THE 2040 FULL BUILD PROJECT. RESPONSIBILITY IS INDICATED AS SHARED BY TOWN OF CASTLE ROCK AND DEVELOPER. PLANNING LEVEL COST ESTIMATE FOR THESE IMPROVEMENTS IS \$3,750,00 FOR IMPROVEMENTS FROM SANTA FE DRIVE TO FRONT STREET.

UTILITY PROVIDERS

SANITARY: NONE, LIKELY ANNEXATION TO TOWN OF CASTLE ROCK

WATER: NONE, LIKELY ANNEXATION TO TOWN OF CASTLE ROCK



CONCEPT PLAN
WAGNER CASTLE ROCK
JOB NO. N/A
02/12/26
SHEET 1 OF 1

J-R ENGINEERING
A Westrian Company

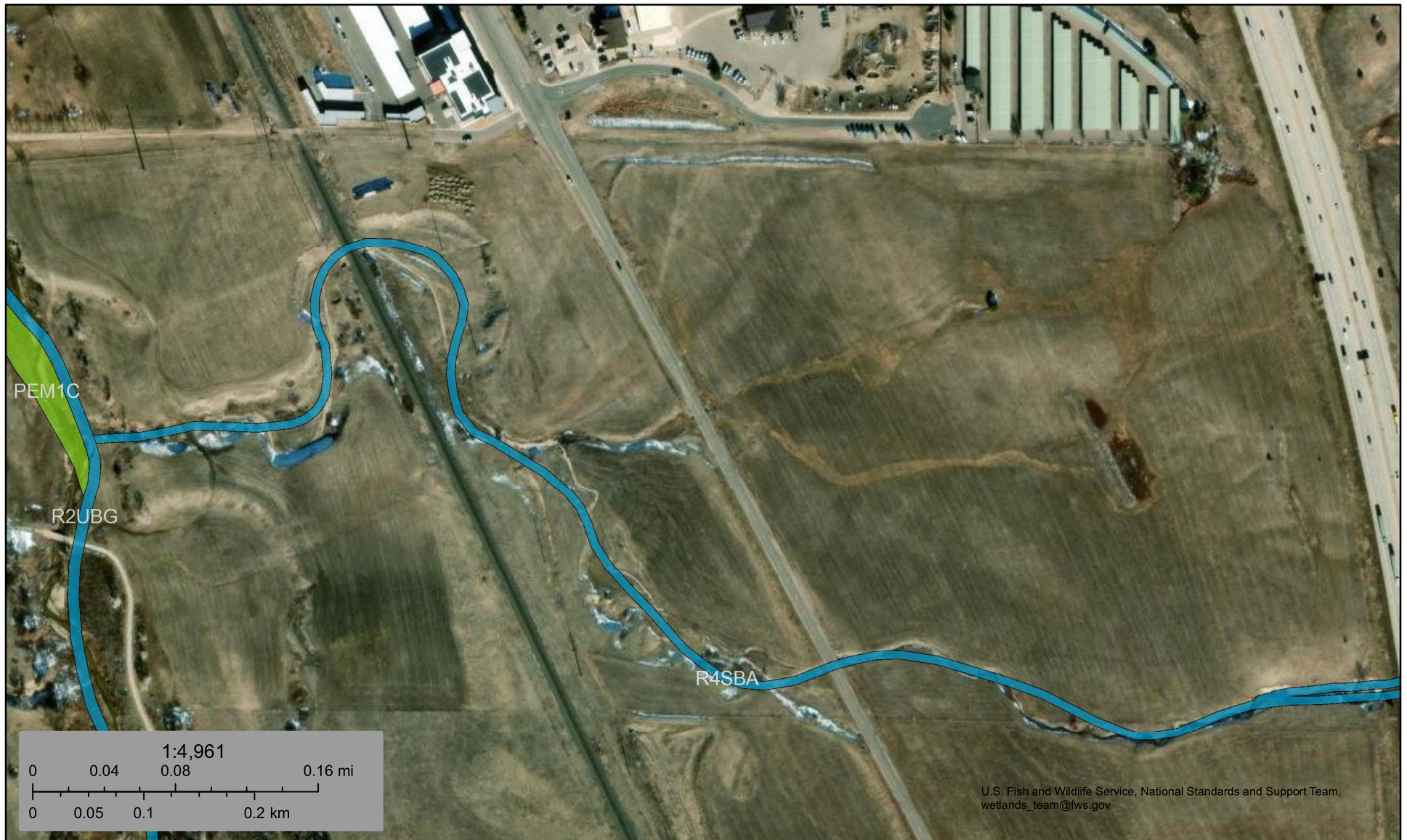
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

February 16, 2026

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.