SITE DEVELOPMENT PLAN
LOT 1 MILESTONE FILING NO.4, 1ST AMENDMENT
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CDXX-XXX

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

ZONING COMPARISON

ZONING	PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS	
USE AREA	FUEL STATION WITH CONVENIENCE STORE	
LOT	LOT 1	
SITE AREA S.F. / ACRES	77,865 S.F. / 1.79 ACRES	
	REQUIRED	PROPOSED
BUILDING AREA	N.A.	1,618 S.F.
PERMITTED USE	PER APPROVED PD	FUEL STATION
MINIMUM LOT SIZE	1 ACRE	1.79 ACRE
MAXIMUM BUILDING COVERAGE	100%	2.08%
MINIMUM FRONT YARD SETBACK	25'	102.35'
MINIMUM REAR YARD SETBACK	0'	731.54'
MINIMUM SIDE YARD SETBACK	0'	402.57'
MINIMUM SIDE TO STREET SETBACK	0'	209.19'
MAXIMUM BUILDING HEIGHT	35'-0"	CONVENIENCE STORE: 13'-4 1/4" (ONE STORY) CANOPY: 16'-6"
MAXIMUM BUILDING SLOPE	1:12 PITCH	FLAT
MINIMUM PARKING	20 (1 SPACE PER EMPLOYEE PLUS 2 SPACES PER PUMP ISLAND PLUS 4 SPACES PER 1,000 SF OF GFA, PLUS 2 SPACES PER SERVICE BAY)	20
MINIMUM ADA PARKING	1	1
SITE UTILIZATION		
	S.F.	% OF TOTAL
BUILDING COVERAGE	1,618 S.F.	4.79%
FUEL CANOPY/UNDERGROUND STORAGE TANKS COVERAGE	6,515 S.F.	19.25%
PARKING COVERAGE	2,599 S.F.	7.68%
STREET COVERAGE	16,952 S.F.	50.09%
LANDSCAPING/OPEN SPACE COVERAGE	4,128 S.F.	12.20%
CONCRETE SIDEWALK COVERAGE	2,030 S.F.	6.00%
TOTAL	60,149 S.F.	100.00%

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

SITE UTILIZATION	
BUILDING COVERAGE	PROVIDED = 4.79% (1,618 SF OR 0.037 ACRE)
FUEL CANOPY/UNDERGROUND STORAGE TANKS COVERAGE	PROVIDED = 19.25% (6,515 SF OR 0.15 ACRE)
SIDEWALK COVERAGE	PROVIDED = 6.00% (2,030 SF OR 0.047 ACRE)
STREET COVERAGE	PROVIDED = 50.09% (16,952 SF OR 0.389 ACRE)
OPEN SPACE/LANDSCAPE COVERAGE	PROVIDED = 12.20% (4,128 SF OR 0.095 ACRE)
PARKING COVERAGE	PROVIDED = 7.68% (2,599 SF OR 0.06 ACRE)

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61'
Elev. = 6211.44'

THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

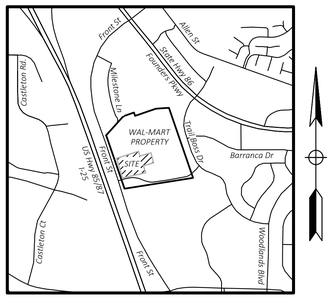
ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

FCO#	DATE	PURPOSE/DESCRIPTION

SHEET INDEX

Sheet Number	Sheet Title
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APP C	SITE PHOTOMETRIC PLAN
APP D	INSTALL DRAWING



VICINITY MAP
NOT TO SCALE
Latitude: 38°51'24" N
Longitude: 104°43'16" W

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
(Name of owner)
SIGNED THIS _____ DAY OF _____, 20_____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED
AT RECEPTION NO. _____,
_____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
(Name of mortgagee)

SIGNED THIS _____ DAY OF _____, 20_____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

RESOURCE LIST:

OWNER/DEVELOPER
WALMART REAL ESTATE BUSINESS TRUST
2608 SOUTHEAST J STREET
BENTONVILLE, AR 72716-5510
TRENT RACHEL
PH: (479) 204-0136

CIVIL ENGINEER
CEI ENGINEERING ASSOC. INC.
710 W. PINEDALE AVE.
FRESNO, CA. 93711
JENNIFER PERKINS
PROJECT MANAGER
PH: (559) 447-3119

LAND SURVEYOR
CEI ENGINEERING ASSOCIATES, INC
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
JAMES TEMPLE
PH: (479) 273-9472

ARCHITECT
SGA DESIGN GROUP
105 NW 2ND STREET
BENTONVILLE, AR 72712-5258
CHRIS EVERTZ
PH: (918) 587-8602, 369 (EXT.)

GEOTECHNICAL ENGINEER
ECS SOUTHWEST, LLP
3033 KELLWAY DRIVE, SUITE 110
CARROLLTON, TX 75006
MICHAEL BAUNA, P.E.
PRINCIPAL ENGINEER
PH: (972) 392-3222

ELECTRIC
BLACK HILLS ELECTRIC
CHRISTOPHER SELTZER
EMAIL: @BLACKHILLSCORP.COM

WATER
TOWN OF CASTLE ROCK WATER
175 KELLOG COURT
CASTLE ROCK, CO 80109
PH: (720) 733-60007

STORM WATER
TOWN OF CASTLE ROCK STORMWATER
175 KELLOG COURT
CASTLE ROCK, CO 80109
PH: (720) 733-6000

SANITARY SEWER
TOWN OF CASTLE ROCK WASTEWATER
175 KELLOG COURT
CASTLE ROCK, CO 80109
PH: (720) 733-6000

BUILDING INSPECTIONS
TOWN OF CASTLE ROCK BUILDING INSPECTIONS DEPARTMENT
175 KELLOG COURT
CASTLE ROCK, CO 80109
PH: (720) 733-6000

PLANNING AND ZONING
TOWN OF CASTLE ROCK PLANNING AND DEVELOPMENT
100 N. WILCOX ST
CASTLE ROCK, CO 80104
PH: (303) 660-1393

FIRE DEPARTMENT
TOWN OF CASTLE ROCK FIRE DEPARTMENT
300 PERRY ST.
CASTLE ROCK, CO 80104
PH: (303) 660-1066

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS (name of document) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20_____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20_____ BY _____ AS MAYOR AND BY

_____, AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (name of document) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

I, THOMAS BURRY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (name of document) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ 6/19/2024
REGISTERED PROFESSIONAL ENGINEER DATE

SURVEYOR'S CERTIFICATION TO:

Wal-Mart Real Estate Business Trust, a Delaware business trust
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11a, 11b, 13, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on April 04, 2022.

*Date of Plat or Map:*_____

_____
James G. Temple PLS CO #38232

APPROVED	DATE
CITY OF CASTLE ROCK	_____
TELEPHONE CO.	_____
ELECTRIC CO.	_____
WATER AND POLLUTION CONTROL DEPARTMENT	_____
COLORADO DEPARTMENT OF TRANSPORTATION	_____
CORPS OF ENGINEERS	_____
COLORADO DEPARTMENT OF NATURAL RESOURCES	_____

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

COLORADO LICENSED
THOMAS A. BURRY
47294
PROFESSIONAL ENGINEER
06/19/2024

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

COVER SHEET
SHEET TITLE
SHEET NUMBER
1 of 16

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

DRAWING LOCATION - P:\32000\32644.01\DRAWINGS\DESIGN\WORKING\32644 - CS.DWG - SAVED BY - MOURBIN

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TOWN OF CASTLE ROCK, COLORADO 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 TO NOTICE 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 BE PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATIONS TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-IN MUST BE APPROVED BY CR WATER 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 TO 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 BE NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.
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 OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. I 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, CUTSLOPES, AND BERMS, SHALL BE PLACED WITHIN IN SIGHT DISTANCE LINES AND SIGHT EASEMENTS.
19. THIS PROPERTY IS LOCATED PARTIALLY WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE A (AREA OF 1% ANNUAL CHANCE FOOD, NO BASE FLOOD ELEVATION DETERMINED) PER MAP NUMBER 08035C0188G, MAP REVISED MARCH 16, 2016.
20. BASIS OF ELEVATION: ALL ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATED J-23 WITH IDENTIFICATION KK0199 SET IN THE TOP OF A CONCRETE MONUMENT:
NORTHING: 478,720 METERS
EASTING: 968,740 METERS
ELEVATION: 6118.68 FEET (1863.07 METERS)
21. BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON ARE GRID BASED ON COLORADO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE. HOWEVER, DISTANCES ARE GROUND DISTANCES. THE WEST LINE OF THE SURVEYED AREA, ALONG FRONT STREET, IS ASSUMED TO HAVE THE BEARING NORTH 18°58'24" WEST

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC
3108 SW REGENCY PRKY.
BENTONVILLE, AR 72712
(479) 273-9472

B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

D. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

F. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

G. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

H. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

I. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CASTLE ROCK REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. "TOTAL SITE DISTURBANCE: 77,865± SF - 1.79± AC".
9. BASED ON AN ONLINE SEARCH OF U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT www.fws.gov/wetlands/data/mapper.html, THE PROPOSED PROJECT DOES NOT APPEAR TO BE WITHIN A KNOWN WETLAND AREA.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. ALL MONUMENT/PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS. THE CONTRACTOR SHALL INSTALL POWER FROM THE BUILDING(S) TO THE SIGN(S) AS INDICATED ON THE ELECTRICAL ENGINEER'S SITE LIGHTING PLAN.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
14. SITE LIGHTING SHALL USE 480V FIXTURES WHEN POWERED BACK TO THE EXISTING SUPERCENTER / NEIGHBORHOOD MARKET CIRCUIT. SITE LIGHTING SHALL USE 208V FIXTURES WHEN POWERED BACK TO THE PROPOSED C-STORE OR KIOSK CIRCUIT. SEE SITE ELECTRICAL PLAN SHEET FOR THE CIRCUIT LAYOUT.
15. ANY STRIPING DAMAGED BY CONSTRUCTION ACTIVITIES, ONSITE AND OFFSITE, SHALL BE RESTRIPED IN KIND.
16. UNDERGROUND STORAGE TANK INSTALLING CONTRACTOR LICENSE NO. _______________
17. THERE IS A SEPARATE FEE FOR FIRE DEPARTMENT PLAN CHECK AND INSPECTION SERVICES.
18. CONTRACTOR SHALL REPLACE ANY EXISTING DAMAGED CURB AND GUTTER OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. ~~THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR~~ "THIS SITE IS ZONED PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS."
3. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH HAS "NO BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON THE FLOOD INSURANCE MAP OF DOUGLAS COUNTY, COLORADO. MAP NUMBER: 08035C0188G. MAP REVISED: MARCH 16, 2016.
4. ~~**[IF APPLICABLE.]** THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.~~
5. ~~**[IF APPLICABLE.]** THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.~~
6. **[IF APPLICABLE.]** RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
7. ~~**[IF APPLICABLE]** LOTS ___ARE TO BE REMOVED FROM THE 100-YEAR FLOODPLAIN AS PER (PRELIMINARY FMS OR CLOMR). SUCH LOTS ARE TO BE RESTRICTED FROM BUILDING PERMITS UNTIL SUCH TIME THAT A LOMR IS APPROVED THROUGH FEMA.~~
8. ~~**[IF APPLICABLE]** I~~F THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING.
9. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
10. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
11. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
12. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
13. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
15. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
16. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
17. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS 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.
18. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
19. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
20. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
21. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
22. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

GENERAL SITE 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 DEPARTPMENT 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 INSTALLATION NOTES LISTED HEREIN.

FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

CEI Solutions for Land and Life

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

Walmart

COLORADO LICENSED
THOMAS A. BURRY
47294
PROFESSIONAL ENGINEER
06/19/2024

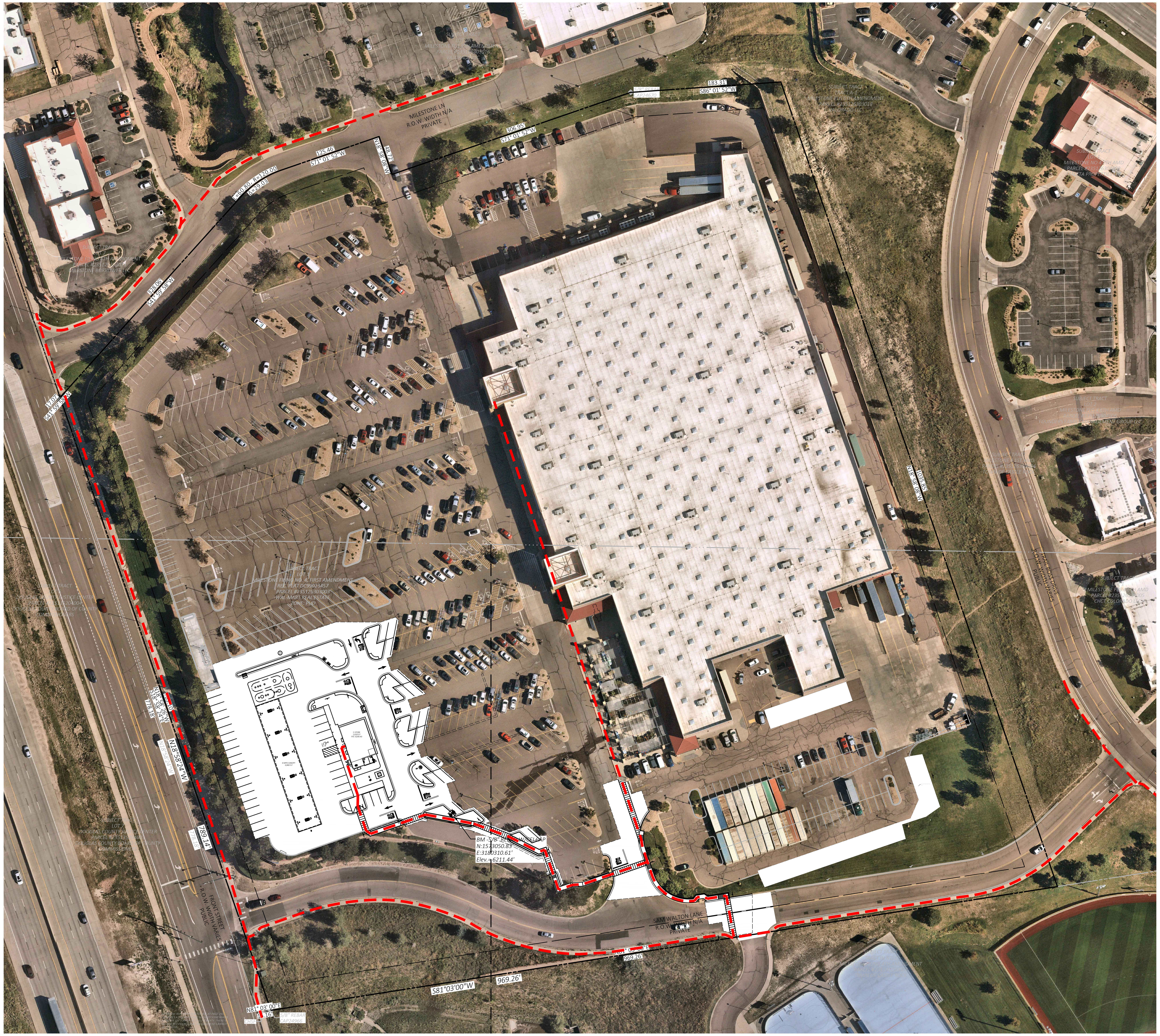
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

GENERAL NOTES
SHEET TITLE

SHEET NUMBER
2 of 16

DRAWING LOCATION - P:\32000\32644.0\DRAWINGS\DESIGN\WORKING\32644 - CS.DWG -- SAVED BY - MDURBIN

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Know what's below. Call before you dig.

0 60' 90' 120'
SCALE IN FEET

PROJECT DATA	
PROJECT NAME	WALMART FUEL #984-543
PROJECT ADDRESS	133 SAM WALTON LANE CASTLE ROCK, COLORADO
ASSESSOR'S PARCEL NUMBER	2351226303003
PROPERTY OWNER:	WALMART REAL ESTATE BUSINESS TRUST, P.O BOX 8050 BENTONVILLE, AR 72716-8050 CONTACT: TRENT RACHEL
APPLICANT:	CEI ENGINEERING ASSOC., INC. 710 W. PINEDALE AVENUE FRESNO, CA 93711 CONTACT: JENNIFER PERKINS
PROJECT DESCRIPTION	PROPOSED DEVELOPMENT OF AN 8 INLINE FUEL STATION WITH 1618 SF CONVENIENCE. PROPOSED PROJECT IS LOCATED WITHIN EXISTING WALMART PARKING LOT WITHIN WALMART PARCEL
JURISDICTION	TOWN OF CASTLE ROCK, COLORADO
EXISTING LAND USE	COMMERCIAL
EXISTING ZONING	PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS
MAX BUILDING HEIGHT ALLOWED	35'-00"
PROPOSED BUILDING HEIGHT	CONVENIENCE STORE: 13'-4 1/4" (ONE STORY) CANOPY: 16'-6"
SETBACK REQUIREMENTS:	(BUSINESS/COMMERCIAL B DISTRICT)
BUILDING SETBACKS:	FRONT: 25' SIDE: 00' STREET SIDE: 00' REAR: 00'
EXISTING WALMART PARCEL:	944,819.5 SF (21.7 ACRE)
PROPOSED FUEL STATION PROJECT AREA:	77,865 SF (1.79 ACRE)
PROPOSED WALMART PARCEL:	867,522 SF (19.91 ACRE)
PROJECT BUILDING COVERAGE	1,618 SF (0.04 ACRE) CONVENIENCE STORE 205,707 SF (4.65 ACRE) EXISTING WALMART
PROJECT PAVED AREA	70,111 SF (1.61 ACRE)
PROJECT LANDSCAPE AREA	7,187 SF (0.16 ACRE)
FAR (FLOOR AREA RATIO)	MAX. 100% = 77,865 SF (1.79 ACRE)
	PROVIDED = 2.08% (1,618 SF OR 0.04 ACRE)
LOT COVERAGE	MAX. 100% = 77,865 SF (1.79 ACRE)
	PROVIDED = 2.08% (1,618 SF OR 0.04 ACRE)
REQUIRED BICYCLE RACK	5% OF TOTAL OFF-STREET PARKING SPACES
EXISTING BICYCLE RACK	0
PROPOSED BICYCLE RACK	1

PROPOSED LEGEND

- - - - PEDESTRIAN PATH OF TRAVEL

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61'
Elev. = 6211.44'

THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

SITE ANALYSIS TABLE		
FUEL STATION ADDRESS	133 SAM WALTON LANE, CASTLE ROCK, CO	
CURRENT ZONING	PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS	
EXISTING WALMART SUPERCENTER PARCEL AREA		21.7 ACRES
EXISTING WALMART SUPERCENTER AREA		205,707 SF
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	896 SPACES	4.36 / 1,000 SF
PROPOSED PARKING	823 SPACES	4.00 / 1,000 SF
CITY REQ. PARKING	823 MIN - 926 MAX SPACES	4.00 MIN - 4.50 MAX / 1,000 SF
WALMART REQ. PARKING	823 SPACES	4.00 / 1,000 SF
PROPOSED WALMART FUEL PROJECT AREA		1.79 ACRES
PROPOSED PARKING	20 SPACES	12.35 / 1,000 SF
CITY REQ. PARKING	20 SPACES	*SEE BELOW
WALMART REQ. PARKING	7 SPACES	4.86 / 1,000 SF
* GAS STATION WITH CONVENIENCE STORE: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER PUMP ISLAND PLUS 4 SPACES PER 1,000 SF OF GFA, PLUS 2 SPACES PER SERVICE BAY		

THIS SHEET FOR INFORMATION ONLY. EXISTING PROPERTY LINES, EXISTING RIGHT-OF-WAY LINES, EXISTING EASEMENTS, ETC ARE NOT TO BE RELIED UPON AS ACCURATE. BACKGROUND IMAGE USED IS AN AS-BUILT DOCUMENT FROM ORIGINAL SUPERCENTER CONSTRUCTION TO DEPICT SITE FEATURES, EXISTING EASEMENT LINES SHOWN WITHIN DIFFER FROM THIS PROJECT'S ALTA SURVEY.

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REVISION		
NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
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Walmart

COLORADO LICENSED PROFESSIONAL ENGINEER THOMAS A BURRY 47294
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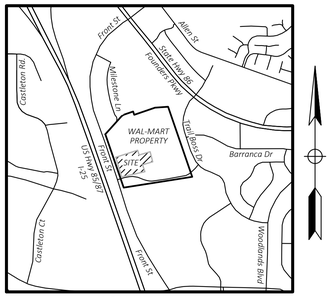
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

OVERALL SITE PLAN
SHEET TITLE

SHEET NUMBER

DRAWING LOCATION - P:\32000\32644.0\DRAWINGS\DESIGN\WORKING\32644 - SP.DWG -- SAVED BY - MDURBIN

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VICINITY MAP

NOT TO SCALE

Latitude: 39°24'19"N
Longitude:104°51'45"W

EXISTING LEGEND

- Boundary Line
- Easement Line
- Easement Line (Released)
- Section Line
- Flood Hazard Line
- Break Line
- Underground Fiber Optic Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Electric Line
- Benchmark (BM)
- Found Monument (As Noted)
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Electric Vault
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Cart Corral
- Tree (Deciduous)
- Tree (Evergreen)
- Traffic Sign (Type of Sign)
- Polyvinyl Chloride Pipe
- Reinforced Concrete Pipe
- Right-of-Way
- Record Bearing & Distance per Rec. No. DC99023457
- Flood Zone "A"
- Public R/W Dedication Per DC99023457

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
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THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

PROPOSED LEGEND

- CONCRETE CURB AND GUTTER.
- CURB INLET
- GRATE INLET
- FIRE HYDRANT
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES SWSL/4"
- PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING (CIVIL RESPONSIBILITY)
- PROPOSED CONCRETE PAVING (ARCHITECT RESPONSIBILITY)

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

STRIPE LEGEND

SWSL/4"	SINGLE WHITE SOLID LINE, 4" WIDE
SYSL/4"	SINGLE YELLOW SOLID LINE, 4" WIDE
DYSL/4"	DOUBLE YELLOW SOLID LINE, 4" WIDE
SYSL/10"	SINGLE YELLOW SOLID LINE, 10" WIDE
SWDL/4"	SINGLE WHITE BROKEN LINE, 4" WIDE
SYBL/4"	SINGLE YELLOW BROKEN LINE, 4" WIDE
SWSL/18"	SINGLE WHITE SOLID LINE, 18" WIDE
SWSL/24"	SINGLE WHITE SOLID LINE, 24" WIDE

SITE KEYNOTES

A	6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE SHEET 9 of 16 - DETAIL SHEET 1.
B	PROPOSED WALL MOUNTED SIGN. (PER SIGN PACKAGE).
C	CONCRETE SIDEWALK. SEE SHEET 9 of 16 - DETAIL SHEET 1.
D	TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
E	POINT OF RELOCATION.
F	SAWCUT. SEE SHEET 9 of 16 - DETAIL SHEET 1.
G	PIPE BOLLARD. SEE SHEET 9 of 16 - DETAIL SHEET 1.
H	TAPER CURB TO MATCH EXISTING.
I	ACCESSIBLE PARKING SPACE TYPICAL. SEE SHEET 9 of 16 - DETAIL SHEET 1 FOR ACCESSIBLE PARKING SPACE SIZE. SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
J	PEDESTRIAN CROSSING SIGN. SEE SHEET 9 of 16 - DETAIL SHEET 1.
K	CROSSWALK MARKING. SEE SHEET 9 of 16 - DETAIL SHEET 1.
L	ADA RAMP IN SIDEWALK. SEE SHEET 9 of 16 - DETAIL SHEET 1.
M	24" CONCRETE CURB. SEE SHEET 9 of 16 - DETAIL SHEET 1.
N	ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE SHEET 9 of 16 - DETAIL SHEET 1.
O	"NO PARKING FIRE LANE" SIGN. SEE SHEET 9 of 16 - DETAIL SHEET 1.
P	INSTALL DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WITH AS SHOWN AND 3'-0" DEPTH. WARNING SURFACES SHALL CONFORM TO STATE AND FEDERAL REQUIREMENTS.
Q	CONCRETE ACCESSIBLE RAMP & HAND RAIL. SEE SHEET 10 of 16 - DETAIL SHEET 2.
R	"STOP" SIGN. SEE SHEET 9 of 16 - DETAIL SHEET 1.
S	RETAINING WALL, MANUFACTURER: KEYSTONE OR APPROVED EQUAL.
T	STOP PAVEMENT MARKING. SEE SHEET 10 of 17 - DETAIL SHEET 3.
U	CANOPY. SEE ARCH PLANS.
V	UNDERGROUND STORAGE TANK. SEE ARCH PLANS.
W	UNDERGROUND STORAGE TANK VENTS, SEE ARCH PLANS.
X	AIR STATION. SEE ARCH. PLANS.
Y	LIGHTING POLE BASE AND FIXTURE, REF GENERAL SITE NOTE L, SEE SHEET 9 of 16 - DETAIL SHEET 1.
Z	DOWN SPOUTS, DISCHARGE AT GRADE, SEE ARCH PLANS.
AA	LANDSCAPE AREA. SEE LANDSCAPE PLANS.
BB	STANDARD DUTY ASPHALT PAVING. SEE SHEET 9 of 16 - DETAIL SHEET 1.
CC	LIMITS OF FUEL CANOPY CONCRETE SLAB, SEE ARCH. PLANS.
DD	SIGN BASE. SEE SHEET 9 of 16 - DETAIL SHEET 1.
EE	EXISTING ATM TO REMAIN
FF	NON-VEGETATION STRIP. REF LANDSCAPE PLANS.
GG	AREA STRIPED FOUR (4) INCH WIDE YELLOW STRIPES, TWO (2) FOOT ON CENTER @ 45°
JJ	LANDSCAPE BUFFER.
ZZ	DOWN SPOUTS, CONNECT TO STORM DRAIN, SEE ARCH PLANS.

PROJECT DATA

PROJECT NAME	WALMART FUEL #984-543
PROJECT ADDRESS	133 SAM WALTON LANE CASTLE ROCK, COLORADO
ASSESSOR'S PARCEL NUMBER	2351226303003
PROPERTY OWNER:	WALMART REAL ESTATE BUSINESS TRUST, P.O BOX 8050 BENTONVILLE, AR 72716-8050 CONTACT: TRENT RACHEL
APPLICANT:	CEI ENGINEERING ASSOC., INC. 710 W. PINEDALE AVENUE FRESNO, CA. 93711 CONTACT: JENNIFER PERKINS
PROJECT DESCRIPTION	PROPOSED DEVELOPMENT OF AN 8 INLINE FUEL STATION WITH 1618 SF CONVENIENCE. PROPOSED PROJECT IS LOCATED WITHIN EXISTING WALMART PARKING LOT WITHIN WALMART PARCEL
JURISDICTION	TOWN OF CASTLE ROCK, COLORADO
EXISTING LAND USE	COMMERCIAL
EXISTING ZONING	PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS
MAX BUILDING HEIGHT ALLOWED	35'-00"
PROPOSED BUILDING HEIGHT	CONVENIENCE STORE: 13'-4 1/4" (ONE STORY) CANOPY: 16'-6"
SETBACK REQUIREMENTS:	(BUSINESS/COMMERCIAL B DISTRICT)
BUILDING SETBACKS:	FRONT: 25' SIDE: 00' STREET SIDE: 00' REAR: 00'
EXISTING WALMART PARCEL:	944,819.5 SF (21.7 ACRE)
PROPOSED FUEL STATION PROJECT AREA:	77,865 SF (1.79 ACRE)
PROPOSED WALMART PARCEL:	867,522 SF (19.91 ACRE)
PROJECT BUILDING COVERAGE	1,618 SF (0.04 ACRE) CONVENIENCE STORE 205,707 SF (4.65 ACRE) EXISTING WALMART
PROJECT PAVED AREA	70,111 SF (1.61 ACRE)
PROJECT LANDSCAPE AREA	7,187 SF (0.16 ACRE)
FAR (FLOOR AREA RATIO)	MAX. 100% = 77,865 SF (1.79 ACRE)
	PROVIDED = 2.08% (1,618 SF OR 0.04 ACRE)
LOT COVERAGE	MAX. 100% = 77,865 SF (1.79 ACRE)
	PROVIDED = 2.08% (1,618 SF OR 0.04 ACRE)
REQUIRED BICYCLE RACK	5% OF TOTAL OFF-STREET PARKING SPACES
EXISTING BICYCLE RACK	0
PROPOSED BICYCLE RACK	1

SITE ANALYSIS TABLE

FUEL STATION ADDRESS	133 SAM WALTON LANE, CASTLE ROCK, CO	
CURRENT ZONING	PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS	
EXISTING WALMART SUPERCENTER PARCEL AREA	21.7 ACRES	
EXISTING WALMART SUPERCENTER AREA	205,707 SF	
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	896 SPACES	4.36 / 1,000 SF
PROPOSED PARKING	823 SPACES	4.00 / 1,000 SF
CITY REQ. PARKING	823 MIN - 926 MAX SPACES	4.00 MIN - 4.50 MAX / 1,000 SF
WALMART REQ. PARKING	823 SPACES	4.00 / 1,000 SF
PROPOSED WALMART FUEL PROJECT AREA		1.79 ACRES
PROPOSED PARKING	20 SPACES	12.35 / 1,000 SF
CITY REQ. PARKING	20 SPACES	*SEE BELOW
WALMART REQ. PARKING	7 SPACES	4.86 / 1,000 SF

* GAS STATION WITH CONVENIENCE STORE: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER PUMP ISLAND PLUS 4 SPACES PER 1,000 SF OF GFA, PLUS 2 SPACES PER SERVICE BAY

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SUBJECT TRACT
LOT 1
MILESTONE FILING NO. 4, FIRST AMENDMENT
REC. PLAT DC99023457
PARCEL #2351263030003
WAL-MART REAL ESTATE
ZONE: PUD

SCALE IN FEET: 0 30' 45' 60'

Know what's below. Call before you dig.

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

Solutions for Land and Life

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

COLORADO LICENSED
THOMAS A. BURBY
47294
PROFESSIONAL ENGINEER
06/19/2024

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	---

SITE PLAN

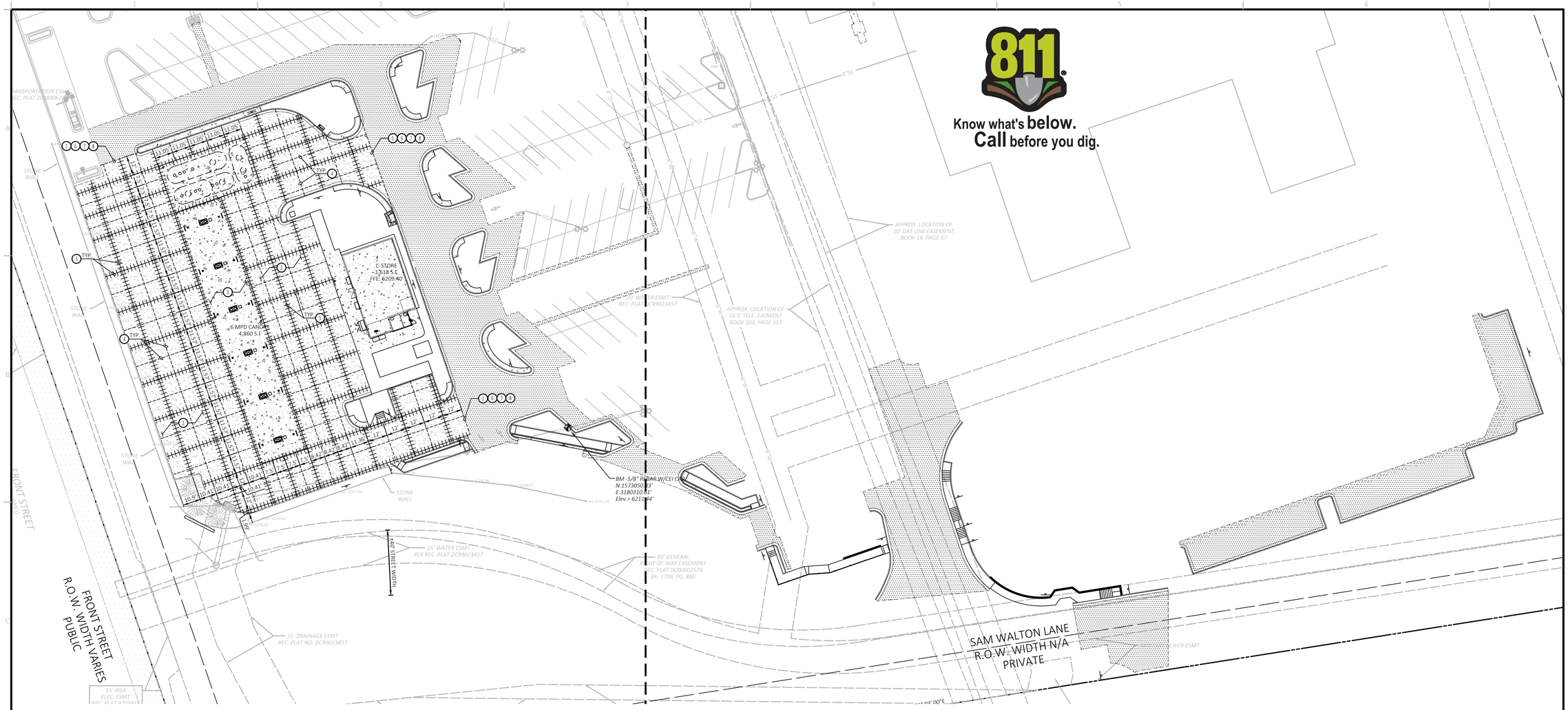
SHEET TITLE

SHEET NUMBER

4 of 16

DRAWING LOCATION - P:\32000\32644.01\DRAWINGS\DESIGN\WORKING\32644 - SP.DWG - SAVED BY - MDURBIN

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Know what's **below.**
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MASONRY SUPPORT (BRICK/BLOCK)

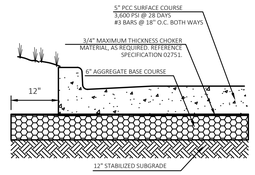
OPTIONAL CHAIR SUPPORT (PLASTIC)

CHAIR SUPPORT (METAL W/PLATE)

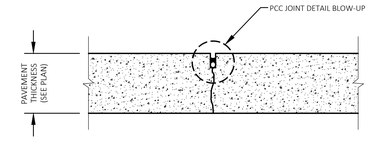
1. CONTRACTOR SHALL UTILIZE THE APPROPRIATE SUPPORT DEVICE FOR MESH OR REBAR REINFORCEMENT TYPES.
2. CHAIR SUPPORTS SHALL BE PLACED AT THREE FEET (3') O.C.E.W. MINIMUM SPACING.
3. SUPPORT SHALL BE SIZED TO PROVIDE SUFFICIENT STRUCTURAL SUPPORT DURING CONSTRUCTION AND MAINTAIN REINFORCEMENT WITHIN CENTER OF THE PAVEMENT SECTION.

CONCRETE PAVEMENT REINFORCING CHAIR

N.T.S.

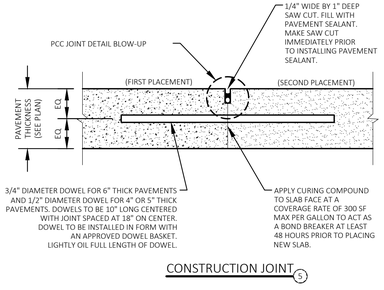


STANDARD DUTY CONCRETE PAVING (2)

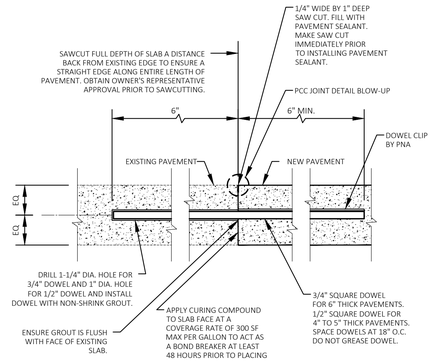


NOTE:
1. SEE PLAN FOR JOINT SPACING.

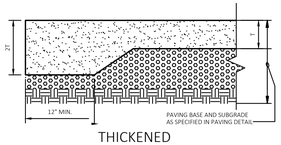
CONTRACTION JOINT (4)



CONSTRUCTION JOINT (5)



CONSTRUCTION JOINT TO EXISTING PAVEMENT (6)



THICKENED EDGE OF PAVING (7)

N.T.S.

EXISTING LEGEND

SITE BENCHMARK	DECIDUOUS TREE
STORM MANHOLE	SHRUB
STORM INLET (ROUND)	LANDSCAPED AREA
FIRE HYDRANT	BOLLARD
WATER VALVE	SIGN
IRRIGATION CONTROL VALVE	STORM LINE (UNDERGROUND)
WATER MANHOLE	WATER LINE (UNDERGROUND)
LIGHT POLE	ELECTRIC LINE (UNDERGROUND)
HANDICAP PARKING	CONCRETE AREA

PROPOSED LEGEND

PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING (CIVIL RESPONSIBILITY)
PROPOSED CONCRETE PAVING (ARCHITECT RESPONSIBILITY)

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61' LS
Elev. = 6211.44'

THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SITE KEYNOTES

1 SAWCUT LINE
2 PROPOSED 6" CONCRETE PAVING. SEE DETAIL BELOW.
3 CONCRETE FOR CANOPY AND TANK PAD. REF ARCH SHEETS.
4 CONTRACTION JOINT. SEE DETAIL BELOW.
5 DOWEL CONTRACTION JOINT IN CONCRETE SLAB. SEE DETAIL BELOW.
6 CONSTRUCTION JOINT TO EXISTING PAVEMENT. SEE DETAIL BELOW.
7 THICKENING EDGE OF PAVEMENT. SEE DETAIL BELOW.
8 MATCH EXISTING PAVEMENT ELEVATIONS

N

0 30' 45' 60'
SCALE IN FEET

APPROVALS

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

CEI Solutions for Land and Life

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

Walmart

COLORADO LICENSED
THOMAS A. BUBRY
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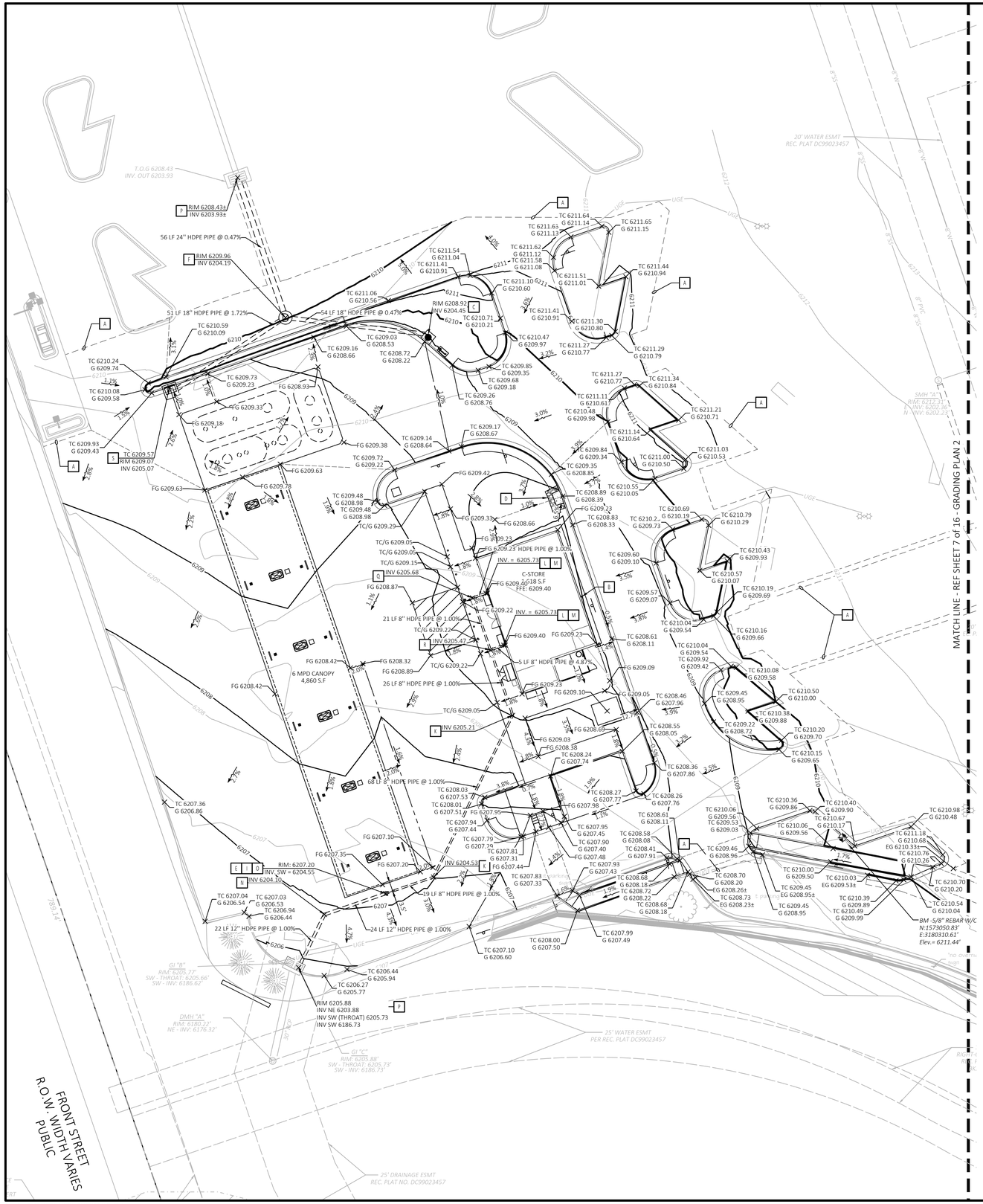
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

PAVING PLAN
SHEET TITLE

SHEET NUMBER
5 of 16

DRAWING LOCATION - P:\32000\32644.00\DRAWINGS\DESIGN\WORKING\32644 - SP.DWG - SAVED BY - MDUBIN

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0 20' 30' 40'

SCALE IN FEET

Know what's **below.**
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PROPOSED LEGEND

- GRADE BREAK
- XXX — CONTOUR ELEVATIONS
- LIMITS OF BUILDING PAD OVER-EXCAVATION
  REF FOUNDATION SUBSURFACE PREPARATION NOTE
- x XX.XX — SPOT ELEVATIONS
- COMBINATION INLET
- GRATE INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN MANHOLE
- CIB
- JUNCTION BOX

ABBREVIATIONS:

BW	BOTTOM OF WALL
E	EAST
EG	EXISTING SURFACE
EXST	EXISTING
FFE	FINISH FLOOR ELEVATION
FL	FLOWLINE OF DITCH
FS	FINISH SURFACE
G	FLOWLINE OF GUTTER
INV	INVERT ELEVATION
N	NORTH
RIM	TOP OF DRAINAGE STRUCTURE
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
W	WEST

EXISTING LEGEND

- Boundary Line
- Easement Line
- Easement Line (Released)
- Section Line
- Flood Hazard Line
- Break Line
- Underground Fiber Optic Line (FOC)
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Electric Line
- Benchmark (BM)
- Found Monument (As Noted)
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Electric Vault
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Cart Corral
- Tree (Deciduous) (TBD)
- Tree (Evergreen) (TBD)
- Traffic Sign (Type of Sign)
- Polyvinyl Chloride Pipe (PVC)
- Reinforced Concrete Pipe (RCP)
- Right-of-Way (R/W)
- Record Bearing & Distance per Rec. No. DC99023457 (XXXX)
- Flood Zone "A"
- Public R/W Dedication Per DC99023457

SUBSURFACE FOUNDATION PREPARATION NOTE

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61'
Elev. = 6211.44'

THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

GRADING PLAN LEGEND

- A LIMITS OF SAWCUT AND PAVEMENT REMOVAL, MATCH EXISTING PAVEMENT ELEVATIONS, SEE DETAIL SHEETS.
- B DOWN SPOUTS (DISCHARGE AT GRADE), SEE ARCH / MEP PLANS.
- C MODIFIED CURB INLET, SEE DETAIL SHEETS.
- D CURB CUT, SEE DETAIL SHEETS.
- E STORM DRAIN CLEANOUT, SEE DETAIL SHEETS.
- F STORM DRAIN MANHOLE, SEE DETAIL SHEETS.
- G NOT USED
- H NOT USED
- I POINT OF CONNECTION CANOPY DRAIN, SEE ARCH PLANS FOR CONTINUATION.
- J NOT USED
- K EIGHT (8) INCH - 45° BEND.
- L EXTERIOR DOWN SPOUT COLLECTOR, SEE DETAIL SHEETS.
- M DOWN SPOUTS (CONNECT TO UNDERGROUND STORM DRAIN) SEE ARCH / MEP PLANS.
- N TWELVE (12) INCH - 45° BEND.
- O REDUCE TWELVE (12) INCH PIPE TO EIGHT (8) INCH PIPE.
- P CONNECT TO EXISTING INLET.
- Q EIGHT (8) INCH - 90° BEND.
- R EIGHT (8) INCH - TEE.
- S COMBINATION INLET, SEE DETAIL SHEETS.

GENERAL GRADING NOTES

A. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.

B. 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

C. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

D. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

E. EXISTING GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.

F. PROPOSED GRADE CONTOUR SHOWN AT 1 FOOT INTERVALS.

G. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

H. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

I. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

J. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WALMART BUILT PROJECTS ONLY.

K. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

L. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

M. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

N. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

O. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

P. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

Q. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

R. CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM EXCEPT WHERE OTHERWISE NOTED: RCP, HDPE, OR PVC AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITEWORK SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.

S. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

T. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

U. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:

ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL STORM SEWER TRENCH AND BEDDING.

ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFICATIONS.

ALERT TO CONTRACTOR:

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CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

CEI Solutions for Land and Life

REVISION		
NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

Walmart

COLORADO LICENSED
THOMAS A. BUBRY
47294
PROFESSIONAL ENGINEER
06/19/2024

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/5/2024
REVISION	---

GRADING PLAN 1

SHEET TITLE

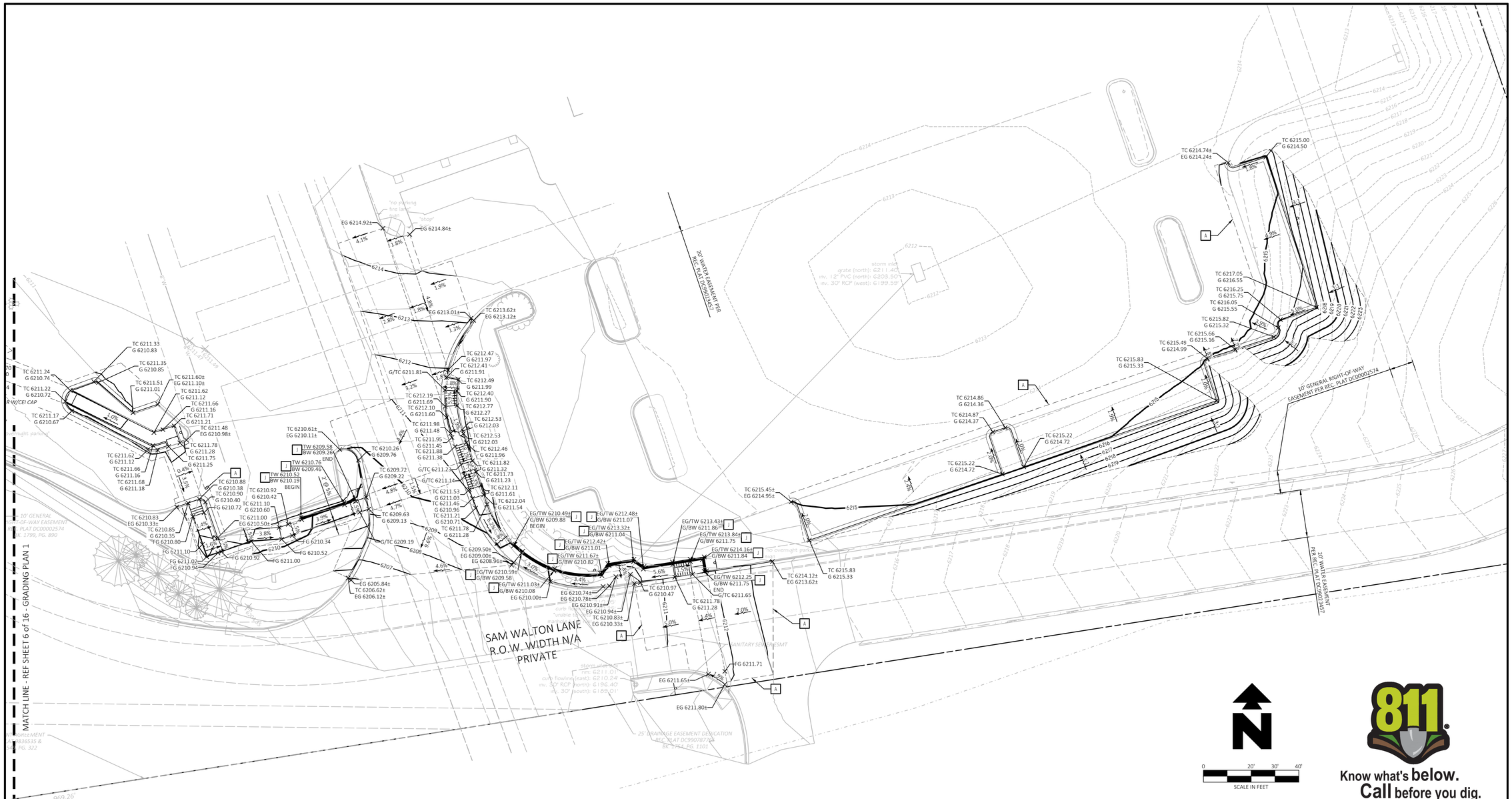
SHEET NUMBER

6 of 16

DRAWING LOCATION - P:\32000\32644.0\DRAWINGS\DESIGN\WORKING\32644 - GP.DWG - SAVED BY - MDURBIN

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GRADING PLAN LEGEND

- A LIMITS OF SAWCUT AND PAVEMENT REMOVAL, MATCH EXISTING PAVEMENT ELEVATIONS, SEE DETAIL SHEETS.
- B DOWN SPOUTS (DISCHARGE AT GRADE), SEE ARCH / MEP PLANS.
- C MODIFIED CURB INLET, SEE DETAIL SHEETS.
- D CURB CUT, SEE DETAIL SHEETS.
- E STORM DRAIN CLEANOUT, SEE DETAIL SHEETS.
- F STORM DRAIN MANHOLE, SEE DETAIL SHEETS.
- G NOT USED
- H NOT USED
- I POINT OF CONNECTION CANOPY DRAIN, SEE ARCH PLANS FOR CONTINUATION.
- J RETAINING WALL, MANUFACTURER: KEYSTONE OR APPROVED EQUAL.
- K EIGHT (8) INCH - 45° BEND.
- L EXTERIOR DOWN SPOUT COLLECTOR, SEE DETAIL SHEETS.
- M DOWN SPOUTS (CONNECT TO UNDERGROUND STORM DRAIN) SEE ARCH / MEP PLANS.
- N TWELVE (12) INCH - 45° BEND.
- O REDUCE TWELVE (12) INCH PIPE TO EIGHT (8) INCH PIPE.
- P CONNECT TO EXISTING INLET.
- Q EIGHT (8) INCH - 90° BEND.
- R EIGHT (8) INCH - TEE.
- S COMBINATION INLET, SEE DETAIL SHEETS.

GENERAL GRADING NOTES

REF SHEET 6 of 16 - GRADING PLAN 1

SUBSURFACE FOUNDATION PREPARATION NOTE

REF SHEET 6 of 16 - GRADING PLAN 1

EXISTING LEGEND

- Boundary Line
- Easement Line
- Easement Line (Released)
- Section Line
- Flood Hazard Line
- Break Line
- Underground Fiber Optic Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Electric Line
- Benchmark (BM)
- Found Monument (As Noted)
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Sewer Manhole (SMH)
- Electric Vault
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Cart Corral
- Tree (Deciduous)
- Tree (Evergreen)
- Traffic Sign (Type of Sign)
- Polyvinyl Chloride Pipe
- ReinForced Concrete Pipe
- Right-of-Way
- Record Bearing & Distance per Rec. No. DC9903457
- Flood Zone "A"
- Public R/W Dedication Per DC9903457

PROPOSED LEGEND

- GRADE BREAK
- XXX CONTOUR ELEVATIONS
- LIMITS OF BUILDING PAD OVER-EXCAVATION
- REF FOUNDATION SUBSURFACE PREPARATION NOTE
- x XX.XX SPOT ELEVATIONS
- COMBINATION INLET
- GRATE INLET
- STORM DRAIN CLEANOUT
- STORM DRAIN MANHOLE
- CIB
- JUNCTION BOX

ABBREVIATIONS:

BW	BOTTOM OF WALL
E	EAST
EG	EXISTING SURFACE
EXST	EXISTING
FFE	FINISH FLOOR ELEVATION
FL	FLOWLINE OF DITCH
FS	FINISH SURFACE
G	FLOWLINE OF GUTTER
INV	INVERT ELEVATION
N	NORTH
RIM	TOP OF DRAINAGE STRUCTURE
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
W	WEST

Know what's **below.**
Call before you dig.

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61'
Elev. = 6211.44'

THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFICATIONS.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

COLORADO LICENSE
THOMAS A. RUMPF
47294
PROFESSIONAL ENGINEER
06/19/2024

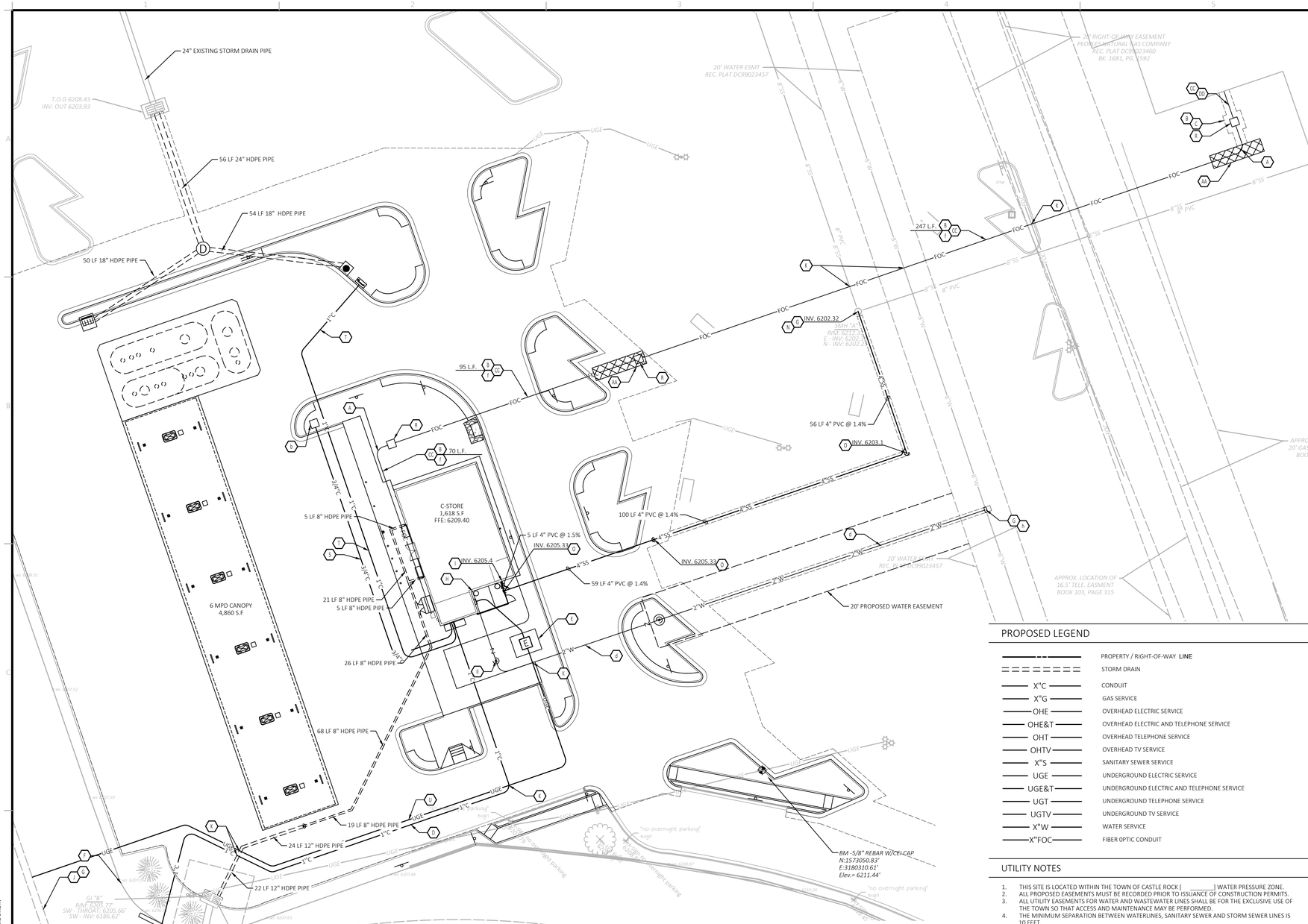
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/5/2024
REVISION	----

GRADING PLAN 2
SHEET TITLE

SHEET NUMBER
7 of 16

DRAWING LOCATION - P:\32000\32644.0\DRAWINGS\DESIGN\WORKING\32644 - GP.DWG - SAVED BY - MDURBIN

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EXISTING LEGEND

- Boundary Line
- Easement Line
- Easement Line (Released)
- Section Line
- Flood Hazard Line
- Break Line
- Underground Fiber Optic Line
- Sanitary Sewer Line
- Storm Drainage Pipe
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- Electric Vault
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
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- Cart Corral
- Tree (Deciduous)
- Tree (Evergreen)
- Traffic Sign (Type of Sign)
- Polyvinyl Chloride Pipe
- Reinforced Concrete Pipe
- Right-of-Way
- Record Bearing & Distance per Rec. No. DC99023457
- Flood Zone "A"
- Public R/W Dedication Per DC99023457

UTILITY NOTES

1. All proposed easements must be recorded prior to issuance of construction permits.
2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
3. The minimum separation between water service lines is 5 feet.
4. This site is located within the Town of Castle Rock 2 (YELLOW) water pressure zone.

PROPOSED LEGEND

- PROPERTY / RIGHT-OF-WAY LINE
- STORM DRAIN
- X"C — CONDUIT
- X"G — GAS SERVICE
- OHE — OVERHEAD ELECTRIC SERVICE
- OHE&T — OVERHEAD ELECTRIC AND TELEPHONE SERVICE
- OHT — OVERHEAD TELEPHONE SERVICE
- OHTV — OVERHEAD TV SERVICE
- X"S — SANITARY SEWER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- UGE&T — UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
- UGT — UNDERGROUND TELEPHONE SERVICE
- UGTV — UNDERGROUND TV SERVICE
- X"W — WATER SERVICE
- X"FOC — FIBER OPTIC CONDUIT

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK [_____] WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

N

0 20' 30' 40'
SCALE IN FEET

Know what's **below.**
Call before you dig.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Benchmark Information

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61'
Elev. = 6211.44'

THE CONTRACTOR SHALL ESTABLISH A TEMPORARY BENCHMARK OUTSIDE THE DESIGNATED CONSTRUCTION BOUNDARIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES. THE CURRENT BENCHMARK IS SITUATED WITHIN THE LIMITS OF CONSTRUCTION.

UTILITY LEGEND

- A INSTALL 3" SWEEP, MINIMUM RADIUS SHALL BE 10 TIMES CONDUCTOR DIAMETER (MINIMUM FIVE (5) INCH RADIUS).
- B FIBER OPTIC CONDUIT TO CONVENIENCE STORE:: ONE BY 3" DIAMETER CONDUITS FOR FIBER OPTIC CABLES AND TELEPHONE LINES REQUIRED FROM BUILDING TO GAS LOT AS NECESSARY, COORDINATE WITH CURRENT UDCP. THE CONDUITS SHALL BE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 3" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYL-POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN EACH CONDUIT. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED FIBER OPTIC CABLE" WORDING, 12" ABOVE THE CONDUITS.
- C CONCRETE SIDEWALK CUT / REPAIR, SEE ARCH PLANS.
- D 1" CONDUIT TO FUEL PRICE READER.
- E PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO UNDERGROUND STORAGE TANKS.
- F CONCRETE ENCASEMENT FOR DI AND PVC PIPES, SEE DETAIL SHEETS.
- G LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- H DOMESTIC WATER BUILDING ENTRY , SEE ARCH / MEP PLANS FOR CONTINUATION.
- I SANITARY SEWER ENTRY, (PER ARCH PLANS).
- J POINT OF CONNECTION - ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).
- K MAINTAIN 18 INCHES VERTICAL SEPARATION.
- L PROPOSED MOUNTED SIGN, (PER SIGN PACKAGE).
- N POINT OF CONNECTION - SANITARY SEWER SERVICE.
- O PRIVATE SANITARY SEWER CLEANOUT, SEE DETAIL SHEETS.
- R 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL.
- S 3/4" CONDUIT TO AIR STATION.
- T 1" CONDUIT TO E-STOP AT TANK VENT.
- U CONDUITS FOR 400 AMP ELECTRIC SERVICE, REF UTILITY COMPANY PLANS / REQUIREMENTS.
- b AIR STATION, REF ARCH PLANS.
- d 2" DOMESTIC WATER LINE.
- f DIRECTIONAL DRILL PATH (OR OPEN TRENCH) FOR ONE BY THREE (3) INCH FIBER OPTIC CONDUIT. CONTRACTOR SHALL HAVE CONSTRUCTION METHOD APPROVED BY WALMART PRIOR TO ANY WORK BEING PERFORMED ON FIBER OPTIC CONDUITS. IF OPEN TRENCH IS APPROVED, BACKFILL MATERIAL IN TRENCH SHALL BE FLOWABLE FILL PER ASTM D4832 IN LIEU OF COMPACTING SOIL MATERIAL FROM TRENCH EXCAVATION.
- h POINT OF CONNECTION - 2 INCH POTABLE WATER SERVICE PER CASTLE ROCK, CO DETAIL PLAN NO. W-3
- AA BORING PIT.
- CC CONTRACTOR SHALL COORDINATE FIBER OPTIC CONDUIT INSTALLATION WITH STORE MANAGER TO LIMIT DISTURBANCE TO STORE OPERATION.
- DD FIBER OPTIC AND TELEPHONE POINT OF CONNECTION, CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND STORE MANAGER FOR FINAL BUILDING ENTRANCE LOCATION.
- II 2 INCH POTABLE WATER SERVICE PER CASTLE ROCK, CO DETAIL PLAN NO. W-3

GENERAL UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   ALL SANITARY SEWER LINES SHALL 4" MADE OF SDR-35 POLYVINYL CHLORIDE (PVC) PIPE THAT MEETS ASTM D3034 STANDARD SPECIFICATIONS AND IS GREEN IN COLOR, WITH 48 INCHES OF MINIMUM COVER.
4. WATER LINES SHALL BE AS FOLLOWS:
   ALL WATER LINES SHALL CONFORM TO THE TOWN OF CASTLE ROCK, NSF 61, AND THE 2018 INTERNATIONAL PLUMBING CODE REQUIREMENTS. ALL POTABLE WATER LINES SHALL BE TYPE K COPPER WITH 60 INCHES OF MINIMUM COVER. ALL IRRIGATION WATER LINES SHALL BE TYPE K COPPER WITH 60 INCHES MINIMUM COVER AND 72 INCHES MAXIMUM COVER.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL UTILITIES SHALL HAVE MINIMUM 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE TO OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE). COORDINATE WITH UTILITY AUTHORITY FOR ANY CROSSINGS LESS THAN 18 INCHES VERTICAL CLEARANCE
7. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
8. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
9. WHEN IN PAVED AREAS, TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND WHEN IN UNPAVED AREAS, TOPS SHALL BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
18. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
19. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
20. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
21. PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
22. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS:
   ALL WATER AND SANITARY SEWER PIPE SHALL BE INSTALLED PER "UTILITY TRENCH & BEDDING" DETAIL 42A AND 42B, SEE 10 of 16 - DETAIL SHEET 2.

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

COLORADO LICENSE
THOMAS A. BUNNY
47294
PROFESSIONAL ENGINEER
06/19/2024

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/5/2024
REVISION	----

UTILITY PLAN
SHEET TITLE

SHEET NUMBER
8 of 16

DRAWING LOCATION - P:\32000\32644.0\DRAWINGS\DESIGN\WORKING\32644 - UP.DWG -- SAVED BY - MDURBIN

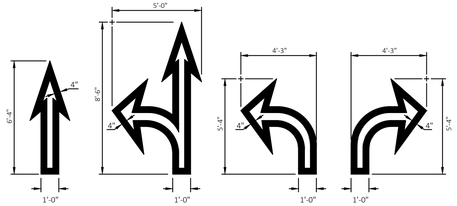
© 2024 CEI ENGINEERING ASSOCIATES, INC.

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.



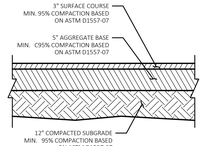
"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

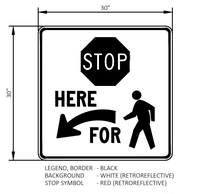
OPEN ARROW PAVEMENT MARKINGS (N)
N.T.S.

04/28/14



NOTES:
1. CONTRACTOR SHALL VERIFY THE ABOVE DETAILS WITH THE SUBSURFACE EXPLORATION PREPARED BY SALEM ENGINEERING GROUP, INC. REPORT DATED JUNE 30,2020 PROJECT NUMBER 3-0220-0437, PRIOR TO CONSTRUCTION.

STANDARD DUTY
ASPHALT PAVING (BB)
N.T.S.

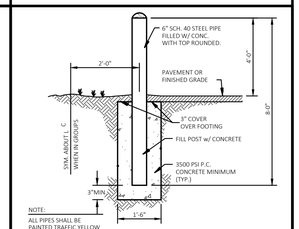


LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

R1-5b

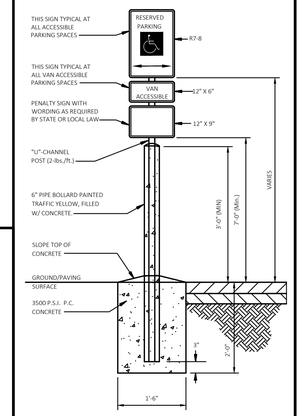
NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"STOP HERE FOR PEDESTRIANS" SIGN (J)
N.T.S.

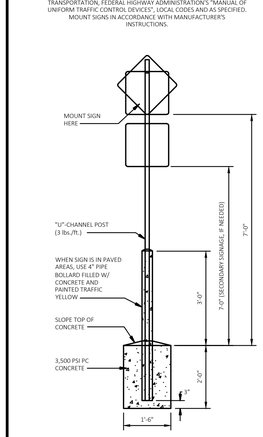


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

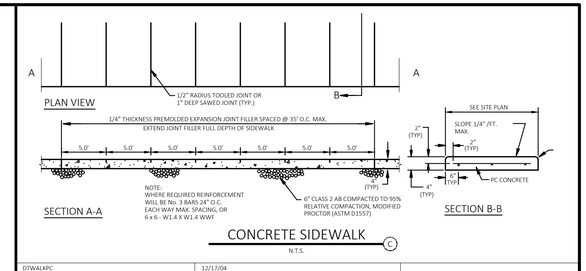
PIPE BOLLARD (G)
N.T.S.



ACCESSIBLE / VAN ACCESSIBLE
PARKING SIGN (I)
N.T.S.

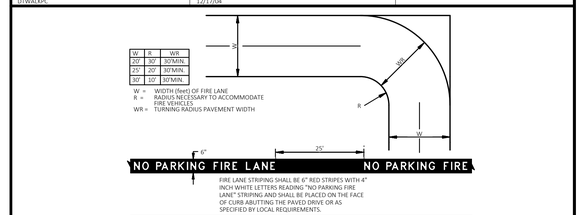


SIGN BASE (DD)
N.T.S.



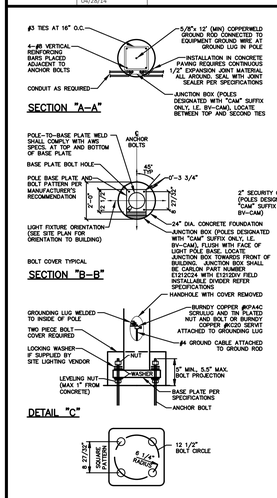
CONCRETE SIDEWALK (C)
N.T.S.

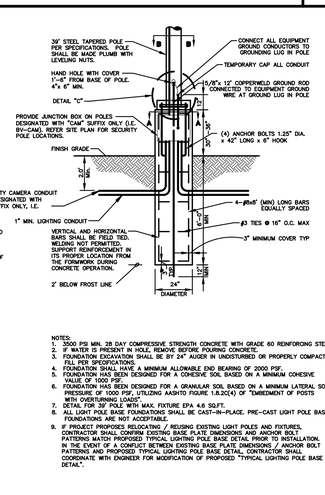
DTWALKPC | 12/17/04

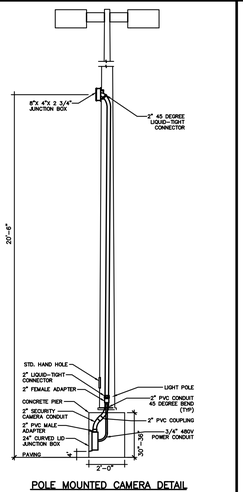


FIRE LANE MARKING (A)
N.T.S.

DTFIRELN | 12/17/04

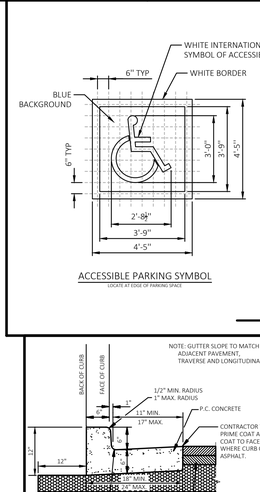




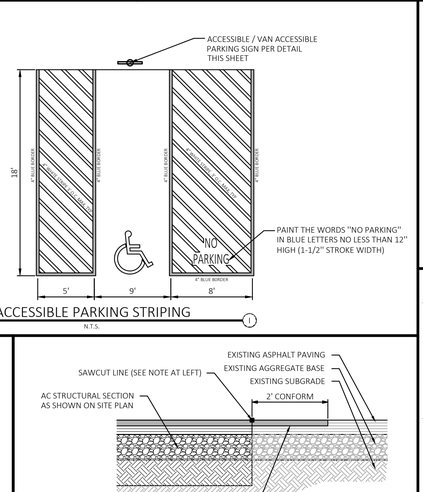


POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV–CAM. CAMERAS AND WIRING BY OTHERS.



ACCESSIBLE PARKING SYMBOL
LOCATE AT EDGE OF PARKING SPACE

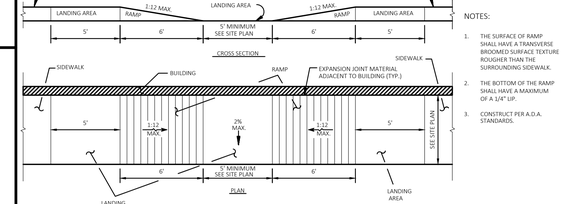


ACCESSIBLE PARKING STRIPING (I)
N.T.S.

24" CONCRETE CURB (M)
N.T.S.

DTCURBA | 12/17/04

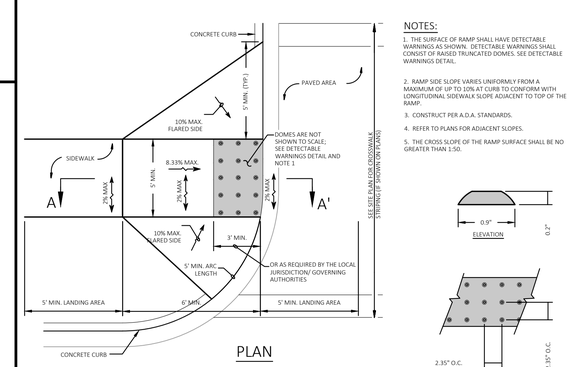
SAWCUT DETAIL (F) (A)
N.T.S.



"NO PARKING - FIRE LANE" SIGN (O)
N.T.S.

R1-1

"STOP" SIGN (R)
N.T.S.



ADA RAMP IN SIDEWALK (L)
N.T.S.

ADA RAMP IN SIDEWALK | 03/14/08

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

DETECTABLE WARNINGS DETAIL

CROSSWALK MARKING
W/ LONGITUDINAL STRIPES (K)
N.T.S.

02/15/19

VEGETATION FREE
ZONE (FF)
N.T.S.

DTVFZDT | 01/24/03

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

COLORADO LICENSED
THOMAS A BUNN
47294
PROFESSIONAL ENGINEER
06/19/2024

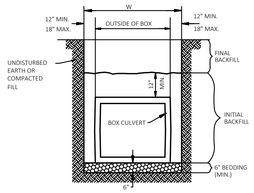
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

DETAIL SHEET 1
SHEET TITLE

SHEET NUMBER
9 of 16

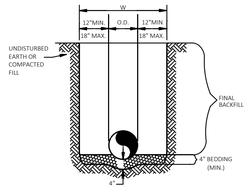
DRAWING LOCATION - P:\32000\32644.0\DRAWINGS\DESIGN\WORKING\32644 - CS.DWG - SAVED BY - MDURBIN

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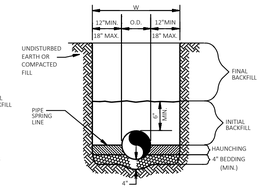
CONCRETE BOX CULVERT

N.T.S.



REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"Ø

N.T.S.



ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

N.T.S.

GENERAL NOTES

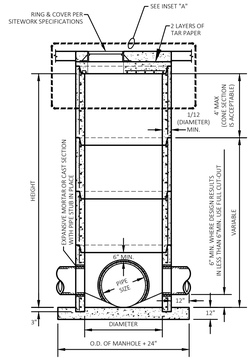
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING

N.T.S. 28A

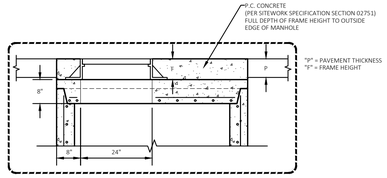
DTTRENCH | 12/20/04

NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".



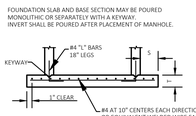
PRECAST BASE SECTION SET ON CONCRETE BLOCKS FOUNDATION SLAB AND INVERT POURED MONOLITHIC.

SECTION "A"-"A"



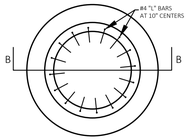
INSET "A"

FOUNDATION SLAB AND BASE SECTION MAY BE POURED MONOLITHIC OR SEPARATELY WITH A KEYWAY. INVERT SHALL BE POURED AFTER PLACEMENT OF MANHOLE.

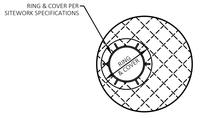


S = 0 FOR DEPTHS LESS THAN OR EQUAL TO 6' ; S = 9" FOR DEPTHS GREATER THAN 6'.
T = 6" FOR DEPTHS LESS THAN OR EQUAL TO 6' ; T = 9" FOR DEPTHS GREATER THAN 6'.

SECTION "B"-"B"



PRECAST FOUNDATION SLAB

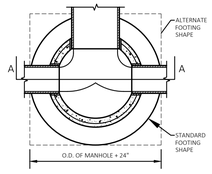


PLAN OF MANHOLE TOP

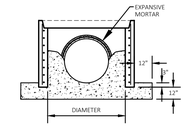
BASE SECTION DIMENSIONS	
SIZE OF PIPE	MIN. DIA.
24" OR SMALLER	48"
30" - 36"	60"
42" - 48"	72"

GENERAL NOTES:

1. PRECAST MANHOLE SHALL BE MANUFACTURED PER LATEST ASTM C478 AND C913 SPECIFICATIONS.
2. THE CONFIGURATION DETAILS SHOWN ARE DESCRIPTIVE ONLY AND MAY BE VARIED TO CONFORM WITH AN ESTABLISHED MANUFACTURING PROCEDURE.
3. FORMED OR CUT OUT OPENINGS SHALL BE PROVIDED WHERE PIPE INLETS AND OUTLETS ARE SHOWN ON THE PLANS.
4. THE TOP OF THE INLET SHALL NOT BE SET BELOW THE TOP OF THE OUTLET PIPE.
5. REINFORCEMENT SHALL BE CUT AT PIPE OPENINGS.
6. WHERE PIPES DO NOT ENTER OR EXIT RADIALLY, USE NEXT LARGER SIZE MANHOLE.
7. CIRCUMFERENTIAL REINFORCEMENT SIZE AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS TO A MAXIMUM DEPTH OF 20 FEET. OVER 20 FOOT DEPTH CIRCUMFERENTIAL REINFORCEMENT IS INCREASED TO 0.24 SQUARE INCHES STEEL REQUIRED PER LINEAR FOOT, TO A MAXIMUM DEPTH OF 30 FEET.
8. FOR PIPE CONNECTIONS, A RUBBER GASKET IN ACCORDANCE WITH ASTM RUBBER GASKET SPECIFICATIONS C443 OR C923 AND CAST INTEGRALLY IN MANHOLE MAY BE USED AS AN ALTERNATE TO EXPANSIVE MORTAR.



PLAN OF FOOTING



PRECAST BASE SECTION SET ON CONCRETE BLOCKS FOUNDATION SLAB AND INVERT POURED MONOLITHIC.

ALTERNATE FOOTING

PRECAST MANHOLE

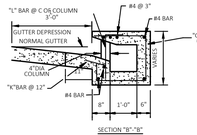
N.T.S. F

DTPRCSTMH | 10/12/09

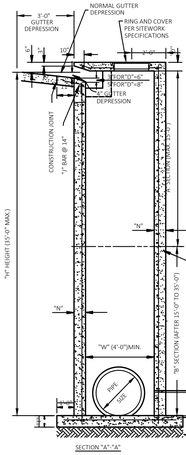
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

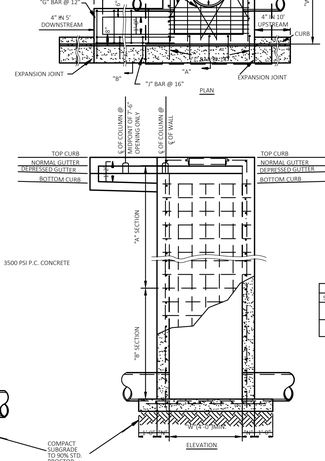
ASTM C478 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 - PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AT (MIN.)
JOINT: WATERTIGHT RUBBER GASKET



SECTION "B"-"B"



SECTION "A"-"A"



ELEVATION

COMPACT SUBGRADE TO 90% STD. PROCTOR

MODIFIED CURB INLET

N.T.S. C

DTCURBIN | 10/12/09

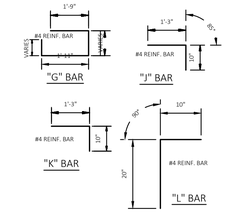
REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

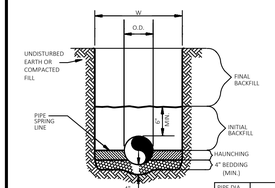
TABLE OF 'W' DIMENSIONS				
PIPE SIZE	SKEW OF CROSS DRAIN			
	SINGLE	STRAIGHT	30°	45°
	24"	4'-0"	4'-0"	4'-10"
	30"	4'-0"	4'-7"	5'-8"
	36"	4'-0"	5'-3"	6'-5"
	42"	5'-3"	5'-11"	7'-3"
	48"	5'-10"	6'-7"	8'-0"
	60"	7'-0"	7'-10"	9'-8"
	DOUBLE	FOR "A" SECTION ONLY		
	24"	7'-0"	7'-10"	9'-5"
	30"	8'-2"	9'-2"	11'-0"
	36"	9'-4"	10'-6"	12'-6"
	42"	10'-6"	11'-10"	14'-2"
	48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

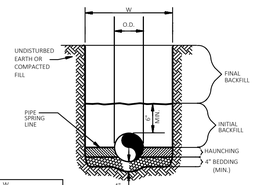
REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER





WATER LINE

N.T.S. 32A



SANITARY SEWER

N.T.S. 32B

PIPE DIA.	W
8-12"	O.D. OF PIPE + 12" TO 18")
9-12"	O.D. OF PIPE + 18"

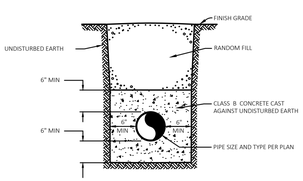
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING

N.T.S.

DTUTLTRN | 12/21/04



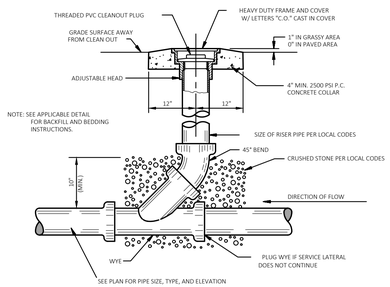
CONCRETE ENCASEMENT FOR DI AND PVC PIPES

N.T.S.



STORM DRAIN CLEAN-OUT

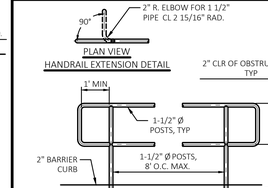
N.T.S. E



SANITARY SEWER CLEAN-OUT

N.T.S. O

DTSSCOUT | 12/04/01



HANDRAIL

N.T.S.

FINISH HEIGHT OF HANDRAILS ARE BETWEEN 34"-38" ABOVE SURFACE.

GRIP PORTION OF HANDRAIL SHALL BE 1-1/4" MIN. TO 2" MAX. IN DIAMETER.

HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS.

THE FLOOR OR GROUND SURFACE OF THE RAMP OR LANDING SHALL EXTEND 12" MIN. BEYOND THE INSIDE FACE OF HANDRAIL (2" CLEAR WHERE OBSTRUCTIONS EXIST)

NOTE: PAINT COLOR PER OWNER PREFERENCE. MATERIAL SHALL BE MINIMUM SCHEDULE 10 STEEL TUBING. REFER TO RAMP DETAIL FOR RAMP CONSTRUCTION.



C	REF PLAN
D	C X 1
E	C X 5

NOTES:
1. REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF.
2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT AREAS WERE PROPOSED SIDEWALK ABUTS EXISTING SIDEWALK, CURBS, AND OR STRUCTURE. (JOINT MAT'L. TO MEET ASTM D994 OR D1751)

CONCRETE ACCESSIBLE RAMP & HANDRAIL

N.T.S. G

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DRAWING LOCATION - P:\32600\32644.01\DRAWINGS\DESIGN\WORKING\32644 - CS.DWG - SAVED BY - MDURBIN

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION

NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

COLORADO LICENSED THOMAS A. BUBBY 47294 PROFESSIONAL ENGINEER
06/19/2024

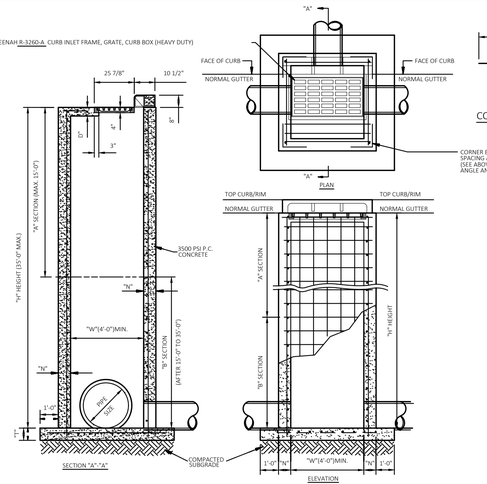
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PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

DETAIL SHEET 2

SHEET TITLE

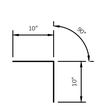
SHEET NUMBER

10 of 16



COMBINATION INLET

N.T.S.



CORNER BAR

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.

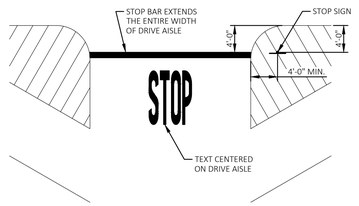
REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF 'W' DIMENSIONS				
PIPE SIZE	SKEW OF CROSS-DRAIN			
SINGLE	STRAIGHT	30°	45°	
⌀ 24"	4'-0"	4'-0"	4'-10"	
30"	4'-0"	4'-7"	5'-8"	
36"	4'-0"	5'-3"	6'-5"	
42"	5'-3"	5'-11"	7'-3"	
48"	5'-10"	6'-7"	8'-0"	
60"	7'-0"	7'-10"	9'-8"	
DOUBLE	FOR "A" SECTION ONLY			
24"	7'-0"	7'-10"	9'-5"	
30"	8'-3"	9'-2"	11'-0"	
36"	9'-4"	10'-6"	12'-6"	
42"	10'-6"	11'-10"	14'-2"	
48"	11'-8"	13'-2"	15'-10"	

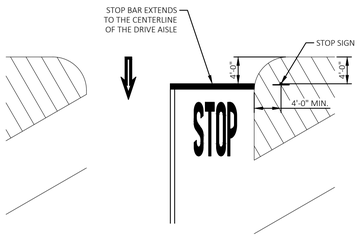
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#6's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#6's @ 10"
"B"	4'	#6's @ 6"	#6's @ 10"
	BETWEEN 4' & 7'	#5's @ 6"	#6's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	8" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	8" + PIPE THICKNESS	10"	8"

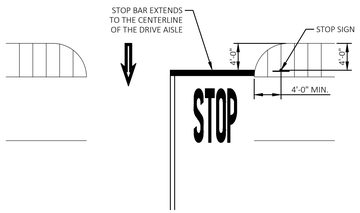
REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER



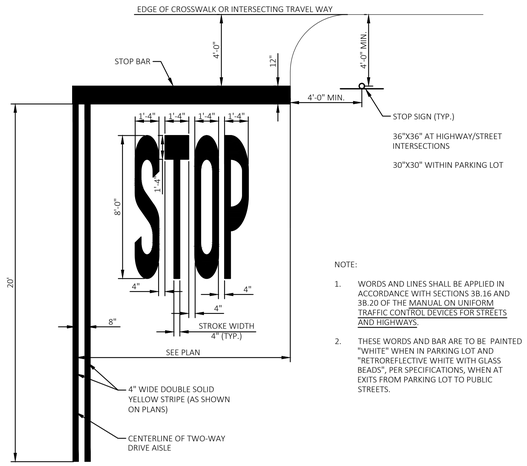
60° PARKING - ONE-WAY DRIVE AISLE



60° PARKING - TWO-WAY DRIVE AISLE



90° PARKING

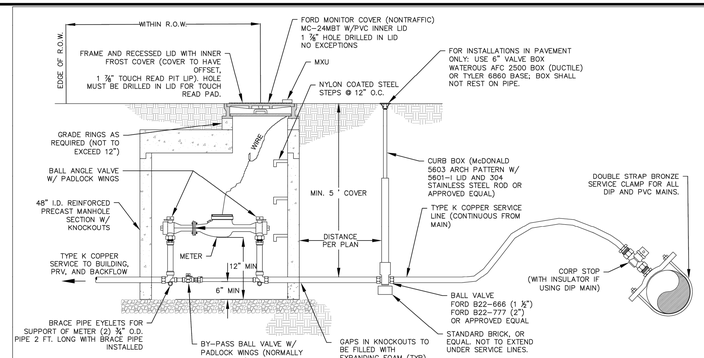


NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/20



NOTES:
1. FLANGED METER AND WIRE SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR.
2. FORD 1 ½" CUSTOMSETTER 1.5"-VBB76-12B-11-66-NL & C84-66QNL; 2" METER 2"-VBB77-12B-11-77-NL & C84-77QNL WITH BYPASS.
3. METER WILL NOT BE SET IF CURB STOP BOX IS NOT UP TO GRADE, IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
4. THERMAL EXPANSION REQUIRED ON POTABLE SERVICES, NOT REQUIRED ON IRRIGATION SERVICES.
5. WHEN INSTALLING SENSUS OMNI METERS WITH STRAINER, A MINIMUM OF 2 ½ PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER OR STRAINER FLANGES. FULL OPEN FLOW COMPONENTS MAY CONSIST OF: STRAIGHT PIPE, FULL OPEN GATE VALVES, BYPASS TEES AND CONCENTRIC REDUCERS (1 NOMINAL PIPE SIZE REDUCTION ONLY). FOR ALL OTHER INSTALLATION CONFIGURATIONS, A MINIMUM OF 5 PIPE DIAMETERS OF STRAIGHT RUN IS REQUIRED UPSTREAM.

METER LAY LENGTH TABLE *	
1 ½" METER	2" METER
13 ¾"	15 ⅜"

*LENGTH INCLUDES TWO (2) ⅛" GASKETS

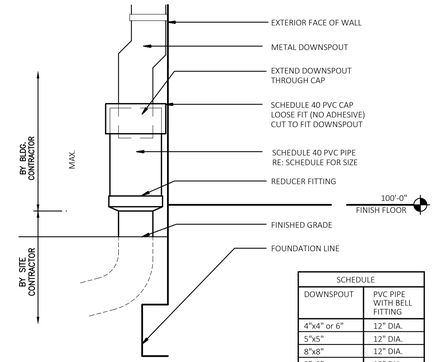
Sheet Revisions	
Date	Comments
8/13	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

1-1/2 INCH & 2 INCH POTABLE WATER SERVICES

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
W-3
Sheet 1 of 1

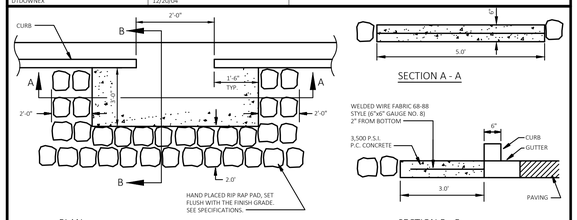


SCHEDULE	
DOWNSPOUT	PVC PIPE WITH BELL FITTING
4"x4" or 6"	12" DIA.
5"x5"	12" DIA.
8"x8"	12" DIA.
9"x9"	15" DIA.
10"x10"	15" DIA.

EXTERIOR DOWNSPOUT COLLECTOR

N.T.S.

DTDOWNEX | 12/20/04



CURB CUT

N.T.S.

CEI ENGINEERING ASSOC., INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

REVISION		
NO.	DESCRIPTION	DATE

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	6/6/2024
REVISION	----

DETAIL SHEET 3

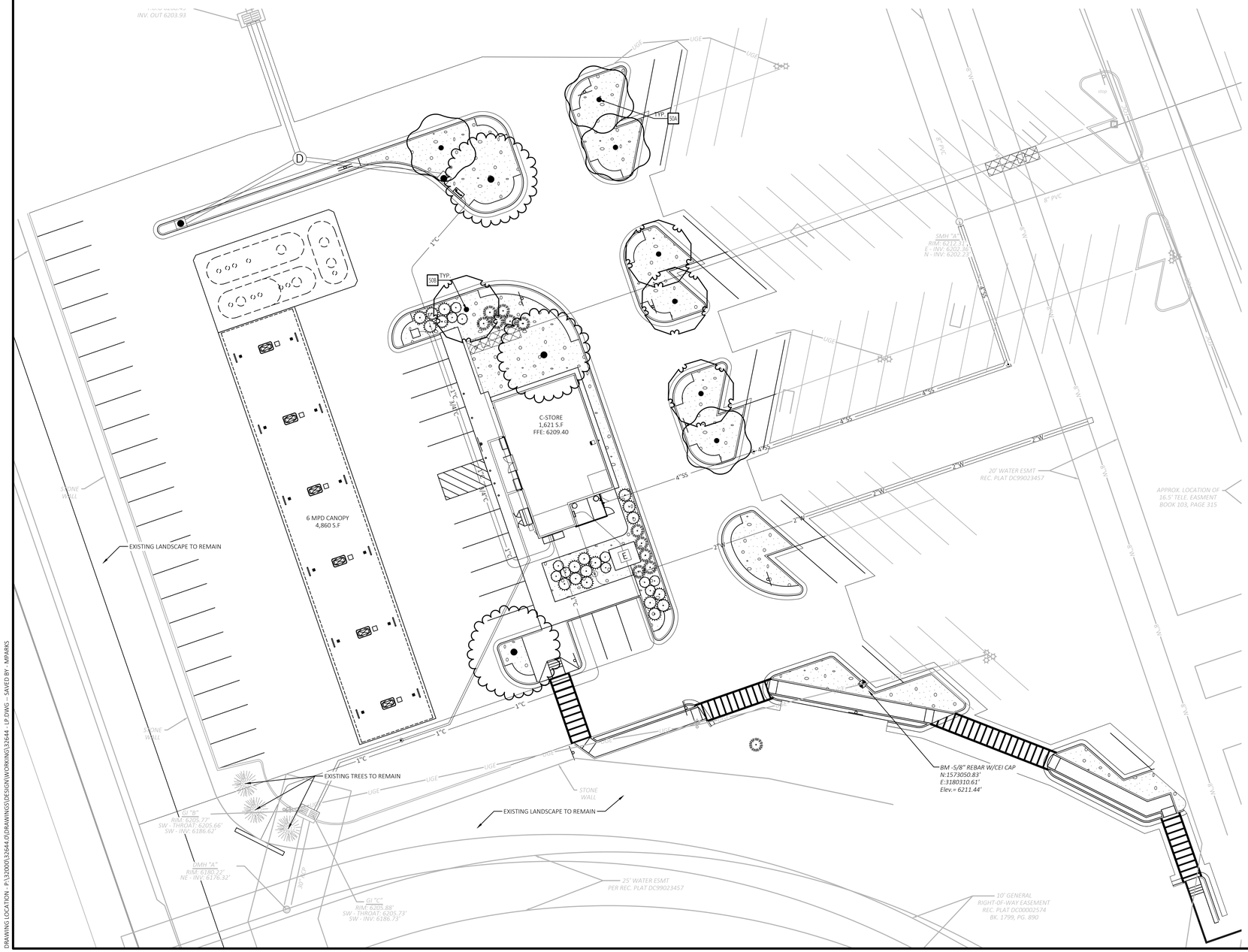
SHEET TITLE

SHEET NUMBER

11 of 16

DRAWING LOCATION - P:\32000\32644.01\DRAWINGS\DESIGN\WORKING\32644 - CS.DWG - SAVED BY - MDURBIN

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SITE BENCHMARK

Benchmark #1: 5/8" rebar with CEI cap located in an island in parking lot southeast of Wal-Mart building, approximately 48.0' west of a light pole w/3-lamps and approximately 63.6' east of a light pole w/2-lamps.
N:1573050.83'
E:3180310.61'
Elev.= 6211.44'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 20' 30' 40'
SCALE IN FEET

811 Know what's **below.** **Call** before you dig.

EXISTING LEGEND

- SITE BENCHMARK
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- ELECTRIC VAULT
- HANDICAP PARKING
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET L-2) FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL

LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
PLANTING STRIP	10' WIDE STRIP REQUIRED ALONG FRONT STREET	YES	YES
STREET PLANTINGS	1 TREE / 40 LF OF STREET FRONTAGE - FRONT STREET = 260 LF / 40 LF = 6 TREES - AT LEAST 75% OF THE TREES MUST BE SHADE TREES - 4 SHRUBS PER 1 TREE	FRONT ST = 6 TREES 24 SHRUBS	ALL EXISTING STREET FRONTAGE PLANTINGS TO REMAIN AND CURRENTLY MEET CODE
PARKING LOT LANDSCAPING	10% OF PARKING LOT SHALL BE LANDSCAPED - 55,664 SF PARKING LOT X 10% = 5,566 SF REQ. LANDSCAPING 2 TREES AND 4 SHRUBS PER 1,000 SF OF REQ. LANDSCAPE AREA - 5,566 REQ. LANDSCAPE AREA / 1,000 SF = 5.5 - 5.5 X 2 TREES = 11 TREES - 5.5 X 4 SHRUBS = 22 SHRUBS	5,566 SF LANDSCAPE AREA 11 TREES 22 SHRUBS	6,575 SF LANDSCAPE AREA 11 TREES 22 SHRUBS

2023-10-11 15:28

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	4	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B&B		2.00" CAL.
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B		2.00" CAL.
	4	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B&B		2.00" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
	11	CHRYSOTHAMNUS NAUSEOSUS 'LA PLATA' / LA PLATA SILVER LEAF RABBITBRUSH	5 GAL	50B	
	12	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	50B	
	19	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	50B	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE		
	6,304 SF	LANDSCAPE ROCK TO MATCH EXISTING / LANDSCAPE ROCK	---		

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

WALMART FUEL STATION #9847
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

Walmart

RYAN YORK EVITTS
LA.0001578
03/10/2022
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
2023/10/11

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/12/2023
REVISION	REV-0

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

12 of 16

DRAWING LOCATION - P:\32000\32644.01\DRAWINGS\DESIGN\WORKING\32644 - LP DWG - SAVED BY - MPARKS

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GENERAL LANDSCAPE NOTES

A. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.

B. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.

C. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.

D. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.

E. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.

F. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.

G. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.

H. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

J. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.

L. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

M. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.

N. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

O. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

P. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.

Q. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

R. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.

S. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

T. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.

U. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

V. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

W. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

X. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 50% TALL FESCUE AND 50% KENTUCKY BLUEGRASS BY WEIGHT AT A RATE OF 3 POUNDS PER 1,000 SQUARE FEET.

Y. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.

Z. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.

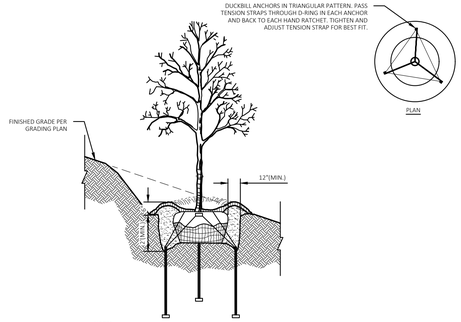
AA. 3/4" DIA. DECOMPOSED GRANITE MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

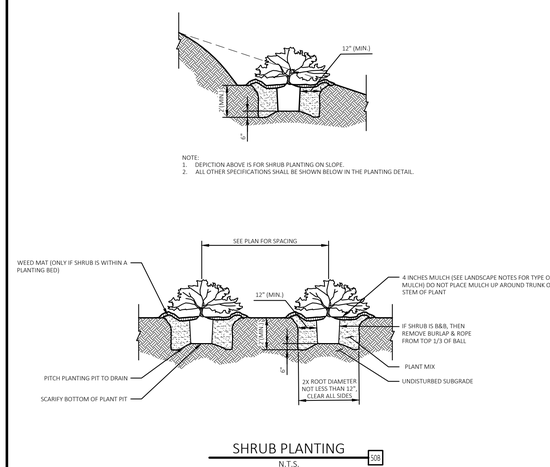
IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

CITY 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.



TREE PLANTING
N.T.S. 508



SHRUB PLANTING
N.T.S. 508

CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

WALMART FUEL STATION #984
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

RYAN YORK EVITTS
LA.0001578
03/10/2022
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
2023/10/11

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/12/2023
REVISION	REV-0

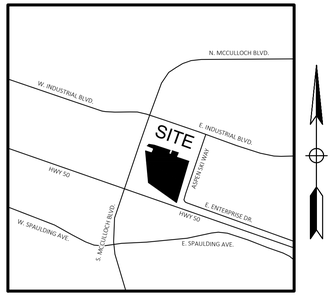
LANDSCAPE NOTES
SHEET TITLE

SHEET NUMBER
13 of 16

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2023-10-11 16:42



Vicinity Map

Not to Scale

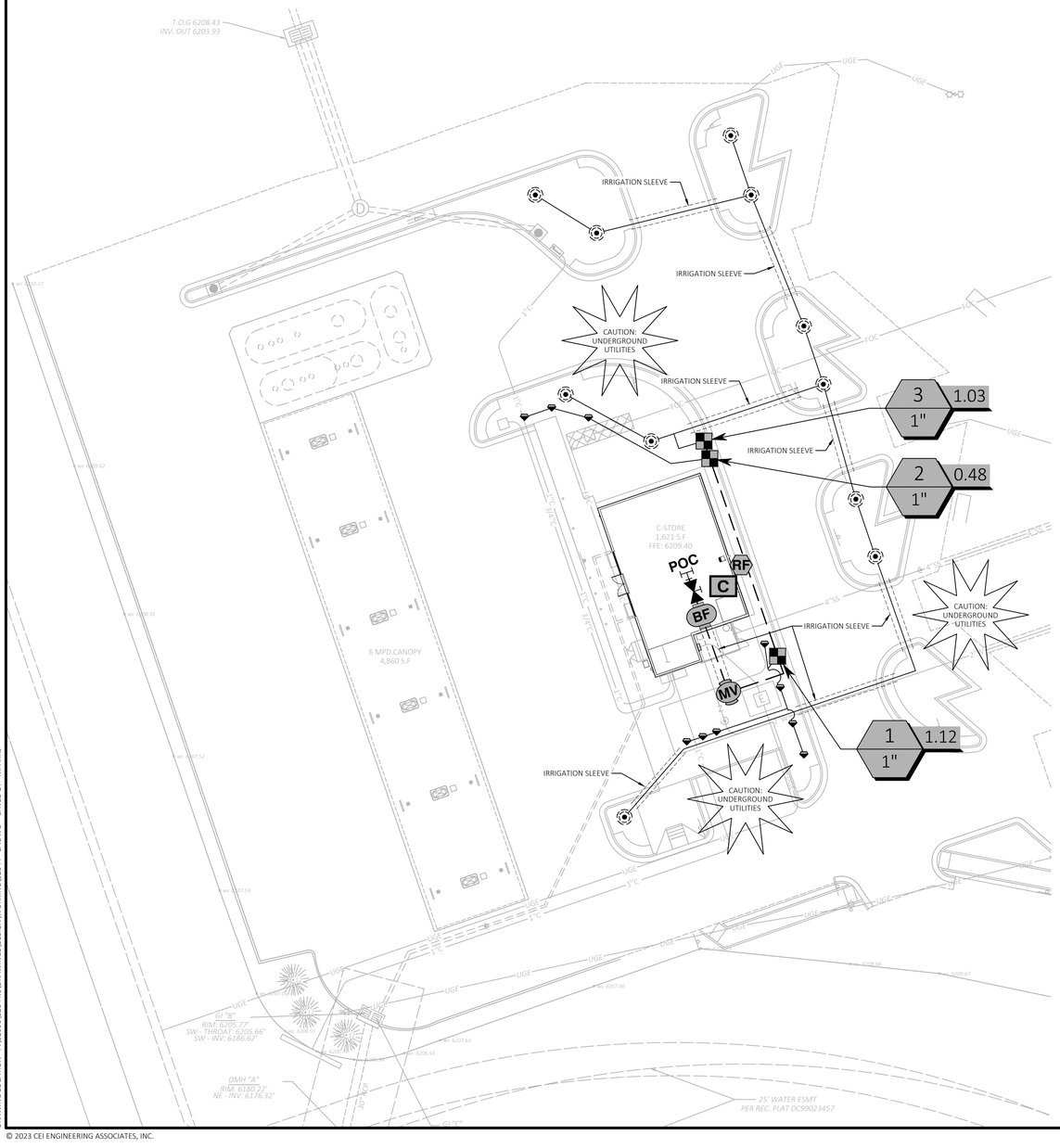
Benchmark Information

Benchmark #1: NO. 5 REBAR IN DIRT
ELEV: 5124.47'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

811 Know what's **below.** **Call** before you dig.

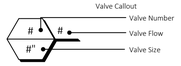




IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-R 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. PESBR VALVE AND 1IN. PRESSURE REGULATING 40PSI BASKET FILTER.	3
	RAIN BIRD XFS-CV-04-12 DRIP RING	11
360	RAIN BIRD XBD81-PRS W/XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, WITH BUILT-IN 200 MESH FILTER. PRESSURE REGULATOR IN-STEM.	10
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	BRASS SHUT OFF VALVE	1
MV	RAIN BIRD PESB-PRS-D 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	ZURN 975XL 3/4" REDUCED PRESSURE BACKFLOW DEVICE, SEE ARCH. PLANS FOR LOCATION IN BUILDING	1
C	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. IN WALL MOUNTED PLASTIC CASE	1
RF	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
POC	POINT OF CONNECTION 3/4" SEE ARCH. PLANS FOR LOCATION ON BUILDING	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"	571.0 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	129.9 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	201.3 L.F.

Valve Callout



CRITICAL ANALYSIS

Generated:	2023-10-11 16:42
P.O.C. NUMBER: 01	
Water Source Information:	See Arch. plans for location on building
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available	12.06 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	1.12 GPM
Flow Available at POC:	12.06 GPM
Residual Flow Available:	10.94 GPM
Critical Station:	3
Design Pressure:	30 PSI
Friction Loss:	0.04 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.51 PSI
Pressure Req. at Critical Station:	31.6 PSI
Loss for Fittings:	0.01 PSI
Loss for Main Line:	0.05 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	10.8 PSI
Loss for Master Valve:	1.3 PSI
Critical Station Pressure at POC:	43.7 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	21.3 PSI

EXISTING LEGEND

	SITE BENCHMARK		BOLLARD
	STORM INLET (RECTANGLE)		SIGN
	FIRE HYDRANT		STORM LINE (UNDERGROUND)
	WATER VALVE	G	GAS LINE (UNDERGROUND)
CV	IRRIGATION CONTROL VALVE	UGE	ELECTRIC LINE (UNDERGROUND)
	LIGHT POLE		IRON FENCE
EVLT	ELECTRIC VAULT		CONCRETE AREA
	HANDICAP PARKING	X	EXCEPTION NUMBER
	CONIFEROUS TREE	X	AREA OF CONCERN
	DECIDUOUS TREE		
LS	LANDSCAPED AREA		

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN

GENERAL IRRIGATION NOTES

A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.

C. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.

D. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

E. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.

F. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.

G. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 30 G.P.M. STATIC WATER PRESSURE IS REPORTED TO 65 P.S.I.

H. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.

I. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.

J. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.

K. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

L. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.

M. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.

N. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.

O. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.

P. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

Q. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY.

R. ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.

S. IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCH. PLAN

T. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

U. 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

V. ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER DETAIL 61A.

W. DO NOT INSTALL IRRIGATION AT PYLON SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.

X. ALL LATERAL LINES NOT LABELED SHALL BE 3/4" DIAMETER.

Y. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS DESCRIBED IN THE LANDSCAPE IRRIGATION SECTION OF THE SITEWORK SPECIFICATIONS.

CITY 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.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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FAX: (559) 447-3129

WALMART FUEL STATION #984
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

RYAN YORK EVITTS
LA.0001578
03/10/2022
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
2023/10/11

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/12/2023
REVISION	REV-0

IRRIGATION PLAN

SHEET TITLE

SHEET NUMBER

14 of 16

DRAWING LOCATION - P:\32000\32644.00\DRAWINGS\DESIGN\WORKING\32644 - I.P.DWG - SAVED BY - MPARKS

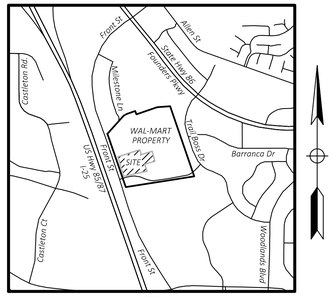
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ALTA/NSPS Land Title Survey
Wal-Mart Stores, Inc.
133 Sam Walton Lane
City of Castle Rock, Douglas County, Colorado

	Title Commitment provided by: Stewart Title Guaranty Company, File No. 21000031447, Commitment Date: October 19, 2021.	
	Exceptions	*Effect on Survey*
1.	*Rights or claims of parties in possession, not shown by the public records.*	*None presented to Surveyor*
2.	*Easements, or claims of easements, not shown by the public records.*	*None presented to Surveyor*
3.	*Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.*	*None found*
4.	*Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*	*Not survey related*
5.	*Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -Requirements are met.*	*None presented to Surveyor*
6.	*(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.*	*Not survey related*
7.	*Water rights, claims or title to water.*	*Not survey related*
8.	*Any and all unpaid taxes and assessments and any unredeemed tax sales.*	*Not survey related*
9.	*The right of proprietor of a vein or lode to extract and remove his ore, should the same be found to penetrate or intersect the premises thereby granted and rights-of-way for ditches and canals as reserved in the United States Patent recorded October 7, 1876 in Book H at Page 261 and recorded October 14, 1892 in Book X at Page 114.* *NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.*	*Not survey related*
10.	*Right to deny or restrict each and every right of access to and from the land as shown in Deed from Gus Metzler and Mary A. Metzler, recorded December 5, 1950 in Book 103 at Page 109 and in Deed from RobertF. Metzler and Rosemary M. Metzler to the Department of Highways, recorded May 18, 1964 in Book 157 at Page 114.*	*Bk. 103, Pg. 109 - On westerly r/w and south of property* *Bk. 157, Pg. 114 - Not survey related*
11.	*Easement recorded August 15, 1951 in Book 103 at Page 293.*	*Lies within bounds of Subject Tract-Blanket Easement (Not-Plottable)*
12.	*Easement recorded August 31, 1951 in Book 103 at Page 315.* *NOTE: QuitClaim Deed recorded July 1, 1996 in Book 1352 at Page 1237.*	*Easement has been released by QuitClaim Deed*
13.	*Ordinance No. 84-35, recorded December 26, 1984 in Book 555 at Page 492, and Ordinance No. 84-36, recorded December 26, 1984 in Book 555 at Page 501, Acceptance of Annexation into the Town of Castle Rock.*	*Parent Tract is referenced in PUD*
14.	*Ordinance No. 84-26, Amending Zoning, recorded December 26, 1984 in Book 555 at Page 509.*	*Parent Tract is referenced in PUD*
15.	*Annexation and Development Contract Between the Town of Castle Rock and Park Funding Corp,recorded December 26, 1984 in Book 555 at Page 522 and rerecorded February 20, 1985 in Book 562 at Page 617.*	*Not survey related*
16.	*Milestone Office Campus, an Amendment to the Metzler Ranch PUD and Zoning of the Hazen/Moore Parcel recorded August 7, 1987 at Reception No. 8723298.* *NOTE: Milestone Office Campus 1998 Amended Preliminary PD Site Plan recorded March 16, 1999 at Reception No. 99023455.* *NOTE: Milestone Filing No. 4, Lot 1, Final PD Site Plan recorded March 16, 1999 at Reception No. 99023456.* *NOTE: Milestone Filing No. 4, Lot 1, Final PD Site Plan, Minor Amendment recorded March 16, 1999 at Reception No. 99023458.* *NOTE: Technical Correction recorded January 11, 2010 at Reception No. 2010001825.*	*Parent Tract is referenced in PUD*
17.	*Final Improvement District Waiver Agreement recorded February 24, 1989 in Book 841 at Page 232.*	*Not survey related*
18.	*Agreement to Terminate Intergovernmental Agreement Between The Town of Castle Rock and the Villages at Castle Rock, et al recorded December 23, 1988 in Book 833 at Page 1033.*	*Not survey related*
19.	*Milestone Commercial Development Agreement recorded August 24, 1995 in Book 1283 at Page 2097.* *NOTE: First Amendment to Milestone Commercial Development Agreement recorded October 3, 1995 in Book 1292 at Page 14.*	*Not survey related*
20	*Intermountain Rural Electric Association General Right of Way Easement recorded January 23, 1997 in Book 1403 at Page 1467*	*As shown hereon*
21.	*Intermountain Rural Electric Association General Right of Way Easement recorded January 23, 1997 in Book 1403 at Page 1495.*	*Does not lie within bounds of Subject Tract*
22	*Easement Agreement recorded May 13, 1998 in Book 1549 at Page 322.*	*As shown hereon*
23.	*Milestone Filing No. 4 Subdivision Improvements Agreement recorded December 21, 1998 in Book 1644 at Page 529.* *NOTE: 1st Amendment to Milestone Filing No. 4 Subdivision Improvements Agreement recorded May 11,2001 in Book 2035 at Page 1099.*	*Parent Tract is referenced in document*
24.	*Water Rights conveyed in Special Warrant Deed recorded December 21, 1998 in Book 1644 at Page 546.*	*Parent Tract is referenced in document*
25	*Easements, notes, restrictions and rights-of-way, as set forth on the plat of Milestone Filing No. 4, First Amendment, recorded March 16, 1999, at Reception No. 99023457.*	*As shown hereon*
26.	*Easement Agreement recorded March 16, 1999 in Book 1681 at Page 1586.*	*Does not lie within bounds of Subject Tract*
27	*Right of Way Easement recorded March 16, 1999 in Book 1681 at Page 1592.*	*As shown hereon*
28.	*Declaration of Covenants, Conditions and Restrictions for Milestone II Center recorded March 16,1999 in Book 1681 at Page 1604.* *NOTE: First Amendment to Declaration of Covenants, Conditions and Restrictions for Milestone II Center recorded August 9, 2002 at Reception No. 2002078373.*	*Parent Tract is referenced in document*
29.	*Short Form of Development Agreement recorded March 16, 1999 in Book 1681 at Page 1649.*	*Parent Tract is referenced in document*
30.	*Easement Agreement recorded September 13, 1999 in Book 1754 at Page 1101.*	*Does not lie with bounds of Subject Tract*
31.	*Easement Agreement recorded September 13, 1999 in Book 1754 at Page 1106.*	*Does not touch Subject Tract*
32	*Intermountain Rural Electric Association General Right of Way Easement recorded January 12, 2000 in Book 1799 at Page 890.*	*As shown hereon*
33.	*Terms, provisions, conditions and obligations in Memorandum of Lease recorded May 6, 2002 in Book 2324 at Page 183.*	*Does not touch Subject Tract*
34	*Transportation Easement recorded January 30,2008 at Reception No. 2008006729.*	*As shown hereon*
35.	*Existing leases and tenancies.* *NOTE: Upon receipt by the Company of the Commercial Lien Affidavit, this exception may be modified or deleted*	*Not survey related*

The land referred to in this Commitment is described as follows:

Lot 1,
MILESTONE FILING NO. 4, FIRST AMENDMENT,
County of Douglas,
State of Colorado.



VICINITY MAP
NOT TO SCALE
Latitude: 39°24'19"N
Longitude:104°51'45"W

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents an ALTA/NSPS Land Title Survey of a portion of Lot 1 of Milestone Filing No. 4, First Amendment as recorded in REC. PLAT DC99023457 in the public records of Douglas County, Colorado.*
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: All bearings shown hereon are grid based on Colorado State Plane Coordinate System, NAD83, Central Zone. However, distances are ground distances. The west line of the surveyed area, along Front Street, is assumed to have the bearing North 18°58'24" West.*
6. *Basis of Elevation: All Elevations shown hereon are based on National Geodetic Survey benchmark designated J-23 with identification KK0199 set in the top of a concrete monument:*
   Northing: 478,720 meters
   Easting: 968,740 meters
   Elevation: 6118.68 feet (1863.07 meters)
7. *Site Benchmark: See Sheet 2 for benchmark information block.*
8. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
9. *This survey meets current "Colorado Standards of Practice for Property Boundary Surveys and Plats."*
10. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
11. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
12. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
13. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
14. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*

NOTES REGARDING TABLE "A" ITEMS:

Item 2: *133 Sam Walton Lane, Castle Rock, CO 80104 was disclosed in documents, or observed while conducting the fieldwork.*

Item 3: *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which has "No Base Flood Elevations determined" as shown on the Flood Insurance Rate Map for Douglas County, Colorado.*
Map Number: 08035C0188G
Map Revised: March 16, 2016

NOTE: A portion of this property has a 1% annual chance flood discharge contained in culvert.

Item 6: *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Castle Rock zoning map. This property is zoned PUD (Planned Unit Development District).*
No building setback per Rec. No. DC99023457

Item 7: *Buildings exist on the surveyed property.*

Item 9: *Clearly identifiable striping, or constructed parking was observed.*

Item 16: *No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.*

Item 17: *The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.*

SURVEYOR'S CERTIFICATION TO:

Wal-Mart Real Estate Business Trust, a Delaware business trust
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11a, 11b, 13, 15, 16, 17, 18, and 19 of Table A thereof. The field work was completed on April 04, 2022.

Date of Plat or Map: 1/25/2024

James G. Temple PLS CO #38232

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

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CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

REVISION

NO.	DESCRIPTION	DATE
1	Bearing update	01/24/2024

ALTA/NSPS Land Title Survey
Wal-Mart Stores, Inc.
133 Sam Walton Lane
City of Castle Rock, Douglas County, Colorado

COLORADO LICENSED
JAMES G. TEMPLE
38232
PROFESSIONAL LAND SURVEYOR

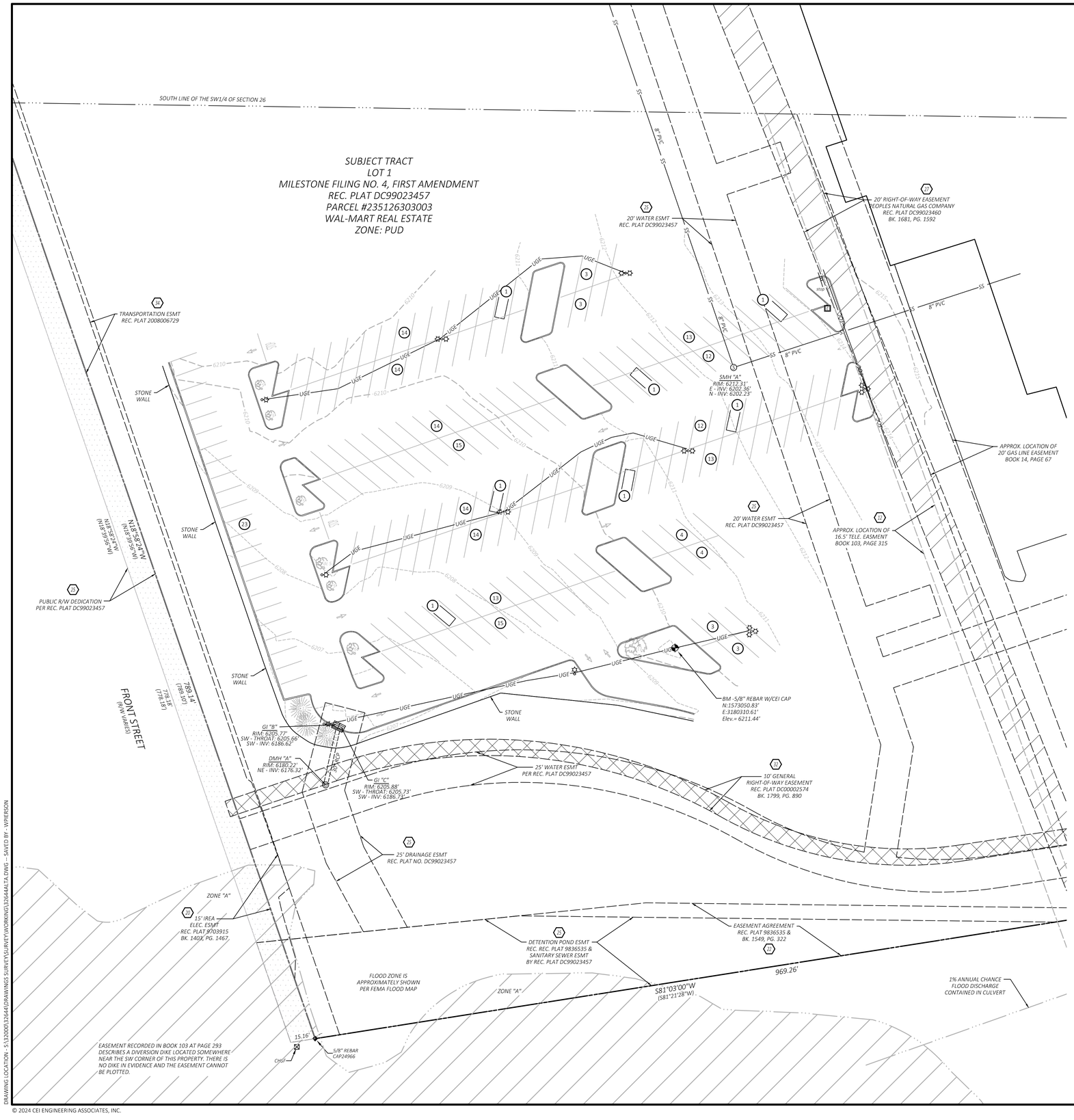
PROFESSIONAL OF RECORD	JGT
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32644
DATE	1/24/2024
REVISION	REV-1

Cover Sheet
SHEET TITLE

SHEET NUMBER
1 OF 2

DRAWING LOCATION - S:\32000\32644\DRAWINGS SURVEYS\SURVEY\WORKING\32644ALTA.DWG -- SAVED BY - WPIERSON

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DRAWING LOCATION - S:\32000\32644\DRAWINGS\SURVEY\SURVEY\WORKING\32644ALTA.DWG -- SAVED BY - WPIERSON

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CEI Solutions for Land and Life

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FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

ALTA/NSPS Land Title Survey
Wal-Mart Stores, Inc.
133 Sam Walton Lane
City of Castle Rock, Douglas County, Colorado

COLORADO LICENSED JAMES G. TEMPLE 38232 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL OF RECORD	JGT
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32644
DATE	1/24/2024
REVISION	REV-1

ALTA/NSPS Land Title Survey

SHEET TITLE

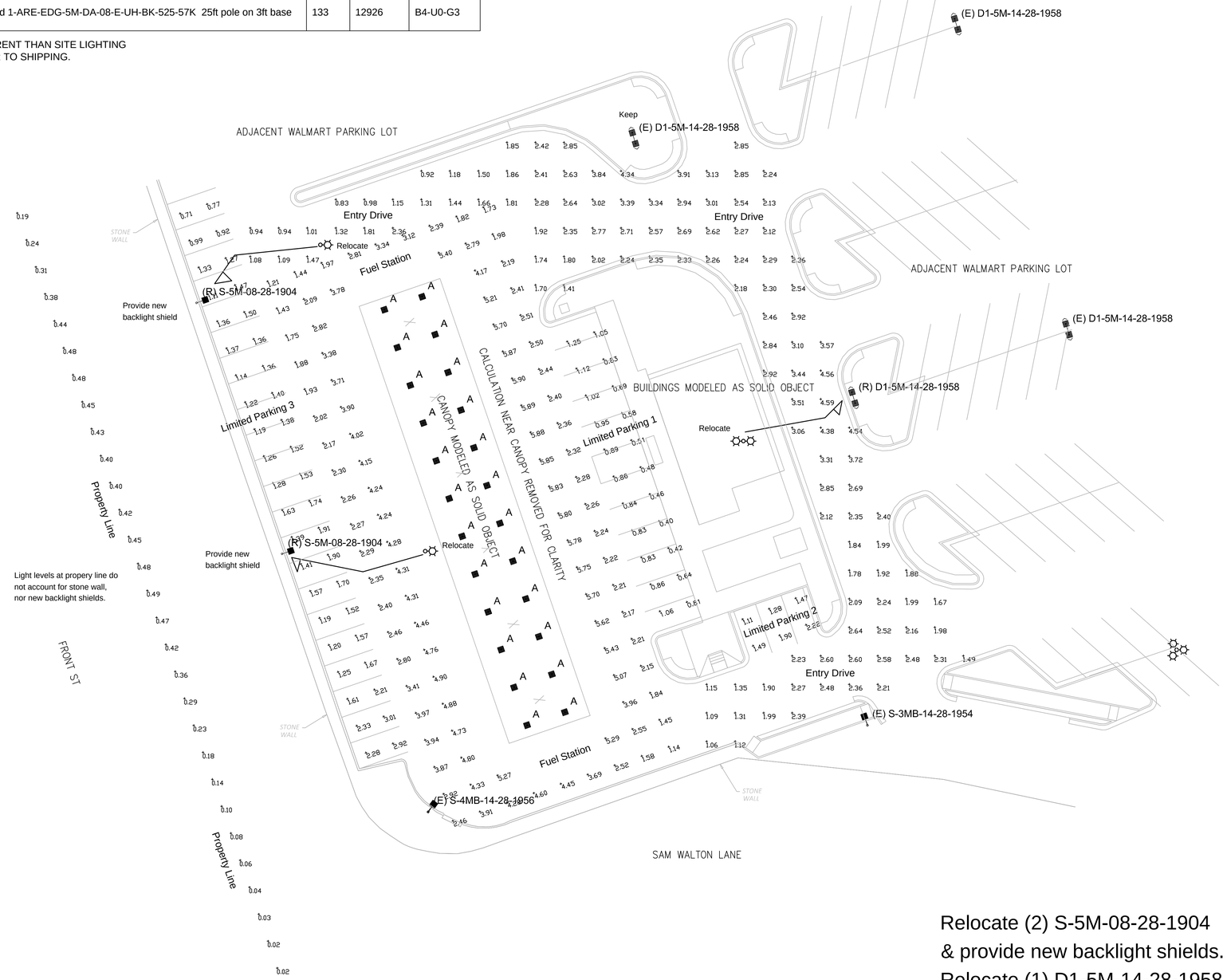
SHEET NUMBER

2 OF 2

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	24	A	SINGLE	0.864	CRUS-SC-LED-LW-CW MTD @ 15'	87.9	10871	B3-U0-G1
	1	(E) S-4MB-14-28-1956	SINGLE	0.810	(E) 1-ARE-EDG-4MB-DA-14-E-UH-BK-525-57K 25ft pole on 2.5ft base	229	16058	B2-U0-G3
	3	(E) D1-5M-14-28-1958	BACK-BACK	0.810	(E) 2-ARE-EDG-5M-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	458	44846	B5-U0-G3
	1	(R) D1-5M-14-28-1958	BACK-BACK	0.810	(Relocated) 2-ARE-EDG-5M-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	458	44846	B5-U0-G3
	1	(E) S-3MB-14-28-1954	SINGLE	0.810	(E) 1-ARE-EDG-3MB-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	229	14952	B2-U0-G3
	2	(R) S-5M-08-28-1904	SINGLE	0.810	Relocated 1-ARE-EDG-5M-DA-08-E-UH-BK-525-57K 25ft pole on 3ft base	133	12926	B4-U0-G3

NOTE: VOLTAGE FOR THE FUEL STATION SITE LIGHTING PACKAGE MAY BE DIFFERENT THAN SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT. VERIFY AVAILABLE VOLTAGE PRIOR TO SHIPPING.

Calculation Summary Illuminance Foot-candles				
Label	Avg	Max	Min	Max/Min
Entry Drive	2.31	4.59	0.83	5.53
Fuel Station	3.43	5.90	1.14	5.18
Limited Parking 1	0.79	1.25	0.40	3.13
Limited Parking 2	1.51	3.01	0.71	4.24
Limited Parking 3	1.58	2.22	1.11	2.00
Property Line	0.29	0.49	0.02	24.50



Relocate (2) S-5M-08-28-1904
& provide new backlight shields.
Relocate (1) D1-5M-14-28-1958.

CASTLE ROCK, CO
CREE EDGE AREA LUMINARIES
27.5 ft MOUNTING HEIGHTS
EXISTING AND NEW POLE LOCATIONS
TARGET: 2.75 fc AVG 1.50 fc MIN FUEL STATION
0.40 fc MIN ENTRY DRIVEWAYS

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
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FAX: (559) 447-3129

Phillip Bejarano - SLDP June'11
COLORADO LICENSE ROBERT C. HENDRICKS 28955 PROFESSIONAL ENGINEER
Date Signed: February 5, 2024

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Job No. 23723

0 20' 30' 40'
SCALE IN FEET

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

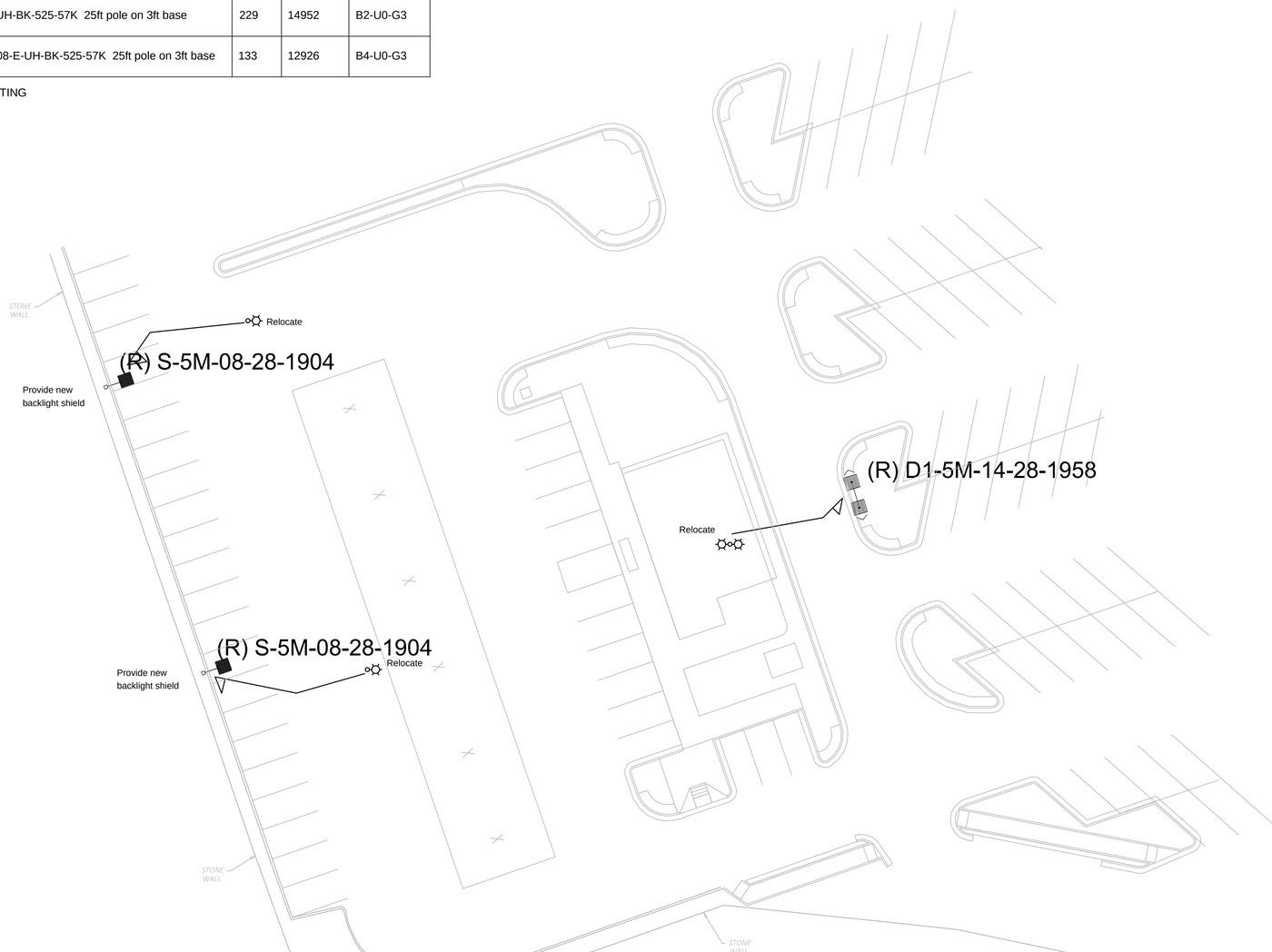
Walmart

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	
REVISION	REV-0

PHOTOMETRIC PLAN
SHEET TITLE
SHEET NUMBER
APP C

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	24	A	SINGLE	0.864	CRUS-SC-LED-LW-CW MTD @ 15'	87.9	10871	B3-U0-G1
	1	(E) S-4MB-14-28-1956	SINGLE	0.810	(E) 1-ARE-EDG-4MB-DA-14-E-UH-BK-525-57K 25ft pole on 2.5ft base	229	16058	B2-U0-G3
	3	(E) D1-5M-14-28-1958	BACK-BACK	0.810	(E) 2-ARE-EDG-5M-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	458	44846	B5-U0-G3
	1	(R) D1-5M-14-28-1958	BACK-BACK	0.810	(Relocated) 2-ARE-EDG-5M-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	458	44846	B5-U0-G3
	1	(E) S-3MB-14-28-1954	SINGLE	0.810	(E) 1-ARE-EDG-3MB-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	229	14952	B2-U0-G3
	2	(R) S-5M-08-28-1904	SINGLE	0.810	Relocated 1-ARE-EDG-5M-DA-08-E-UH-BK-525-57K 25ft pole on 3ft base	133	12926	B4-U0-G3

NOTE: VOLTAGE FOR THE FUEL STATION SITE LIGHTING PACKAGE MAY BE DIFFERENT THAN SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT. VERIFY AVAILABLE VOLTAGE PRIOR TO SHIPPING.



Relocate (2) S-5M-08-28-1904
& provide new backlight shields.
Relocate (1) D1-5M-14-28-1958.

THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V12 02/08/2023

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on PML sensors/1 year on accessories

[1] See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Bird Spikes
XA-BIRDSPIK
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
XA-2GBLS-4
- Four-pack
- Unpainted stainless steel

Shorting Cap
XA-XSL24RT

NEMA® 3-Pin Photocell
C-ACC-A-PCELL-NEMA3-LV
- On/off functionality only
- Available with UL voltage only

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

					E					
Product	**Optic**			**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-40 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options **F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to PML spec sheet for details - Sensor not included **P Photocell** - Refer to PML spec sheet for availability with PML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® 3-Pin Photocell Receptacle** - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap (sold separately) - Refer to PML spec sheet for availability with PML options **30K 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 90 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance
FLD-EDG	**25** 25° Flood **40** 40° Flood	**70** 70° Flood **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19

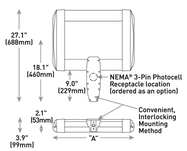
US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

Accessories

DA Mount





LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

CEI ENGINEERING ASSOCIATES, INC.
710 W. PINEDALE AVE.
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

Phillip Bejarano - SLDP June'11

COLORADO LICENSED ROBERT C. HERNANDEZ 28955 PROFESSIONAL ENGINEER

Date Signed: February 5, 2024

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
Fax: (916)368-4490
www.saceng.com

Job No. 23723

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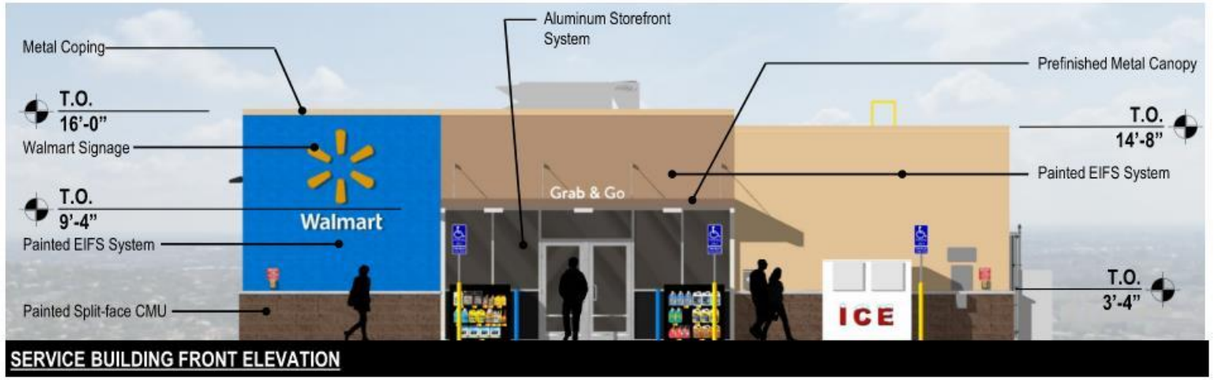
0 20' 30' 40'
SCALE IN FEET

WALMART FUEL STATION #984-543
133 SAM WALTON LANE
CASTLE ROCK, COLORADO

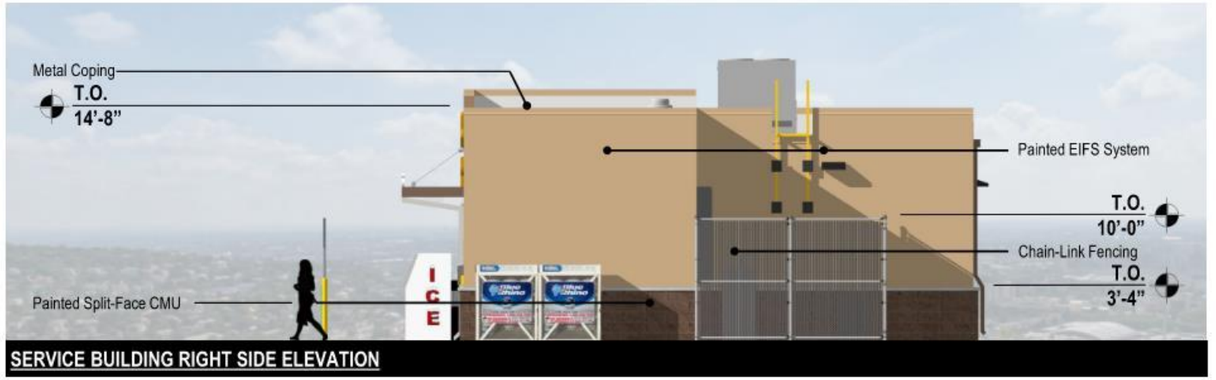
CASTLE ROCK, CO
CREE EDGE AREA LUMINARIES
27.5 ft MOUNTING HEIGHTS
EXISTING AND NEW POLE LOCATIONS
TARGET: 2.75 fc AVG 1.50 fc MIN FUEL STATION
0.40 fc MIN ENTRY DRIVEWAYS

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	
REVISION	REV-0

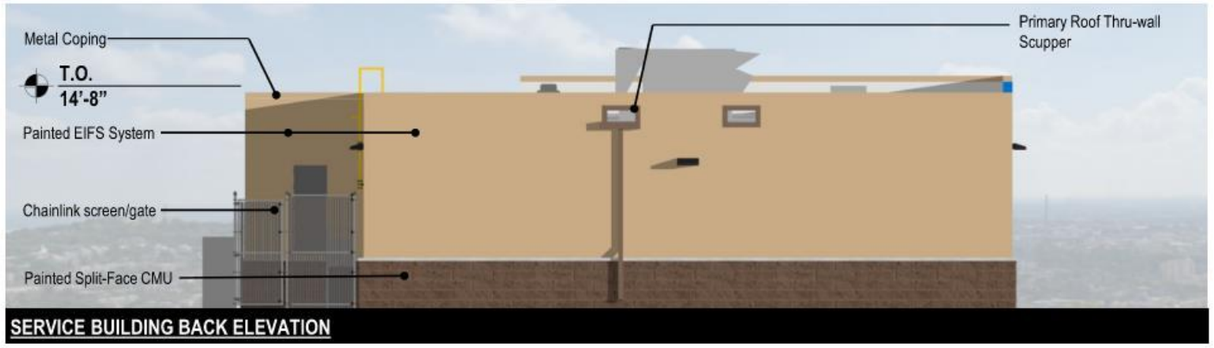
INSTALL DRAWING
SHEET TITLE
SHEET NUMBER
APP D



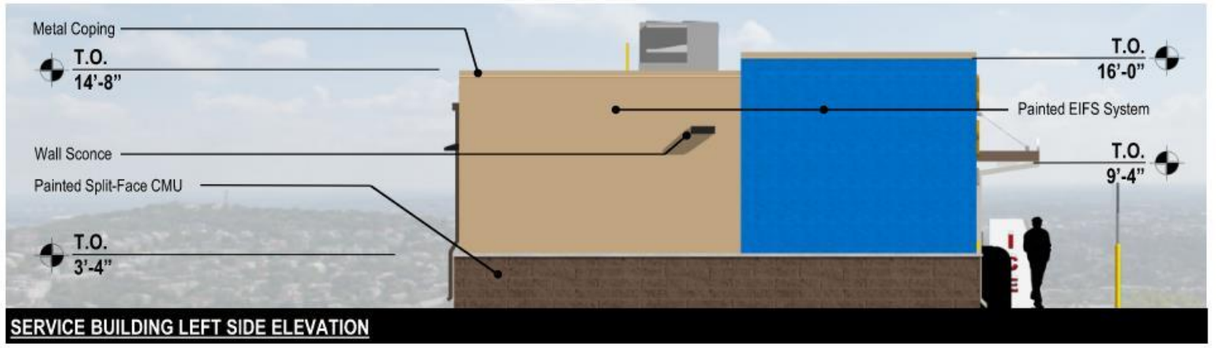
SERVICE BUILDING FRONT ELEVATION



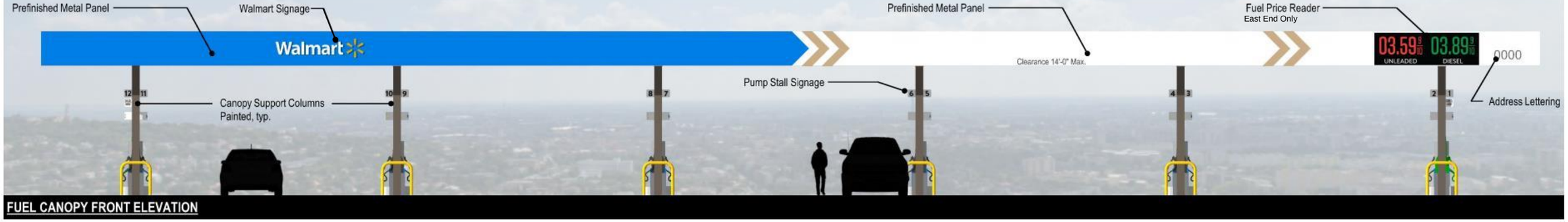
SERVICE BUILDING RIGHT SIDE ELEVATION



SERVICE BUILDING BACK ELEVATION



SERVICE BUILDING LEFT SIDE ELEVATION



FUEL CANOPY FRONT ELEVATION



FUEL CANOPY SIDE ELEVATION

PANTONE 285C	BLACK	COBBLE BROWN	MEADOWLARK	DROMEDARY CAMEL	PURE WHITE

STATE OF COLORADO
MITCHEL RAY GARRETT
ARC.00406966
LICENSED ARCHITECT
10/02/2023

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Fuel Station Signage Guidelines – Zoning Code

Wall Signs:

- The maximum area per sign face for wall shall be 25% of the wall

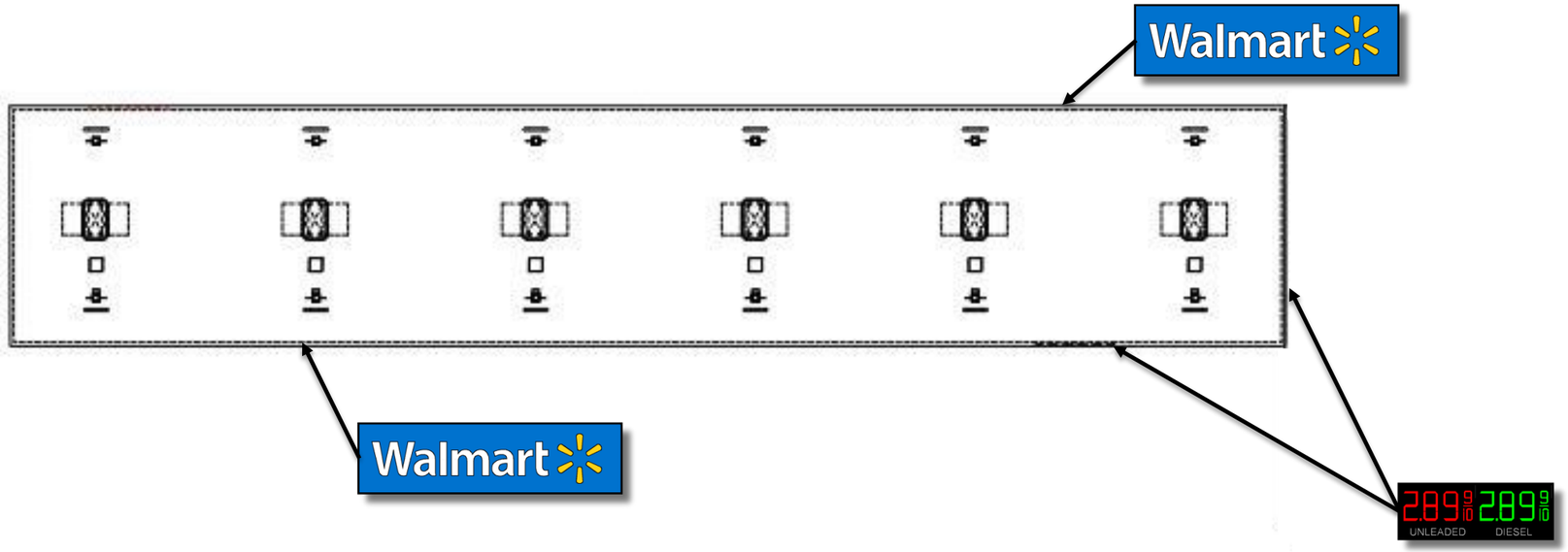
Building Signage:

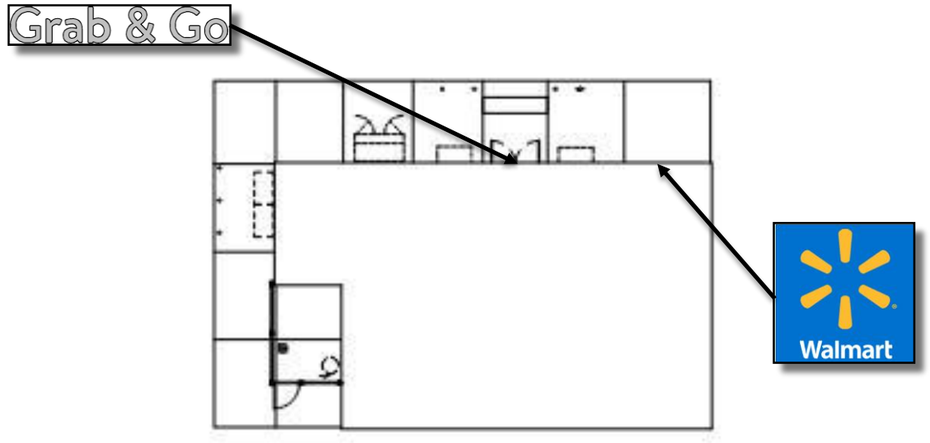
Allowable Signage Area:	212.50 SF
Current C-Store Signage Area:	35.30 SF

Canopy Signage:

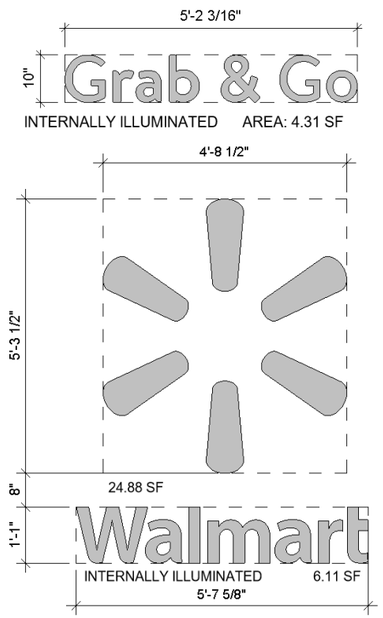
Allowable Signage Area:	
Front:	109.16 SF
Rear:	109.16 SF
Side (East):	36.97 SF
Side (West):	36.97 SF
Canopy Signage:	
Front:	18.63 SF
Rear:	53.29 SF
Side (East):	34.66 SF
Side (West):	00.00 SF
Total Building and Canopy:	141.88 SF

NOT TO SCALE

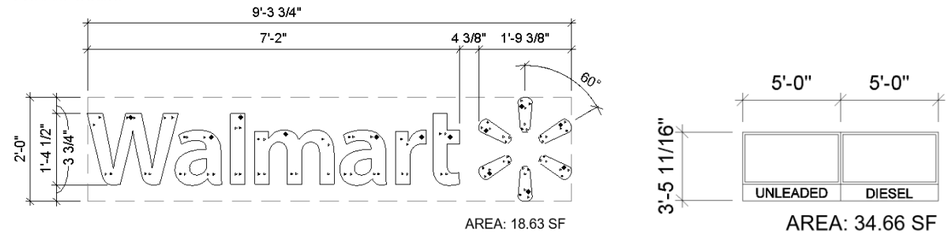




Building Signage Dimensions
Not to scale



Canopy Signage Dimensions
Not to scale



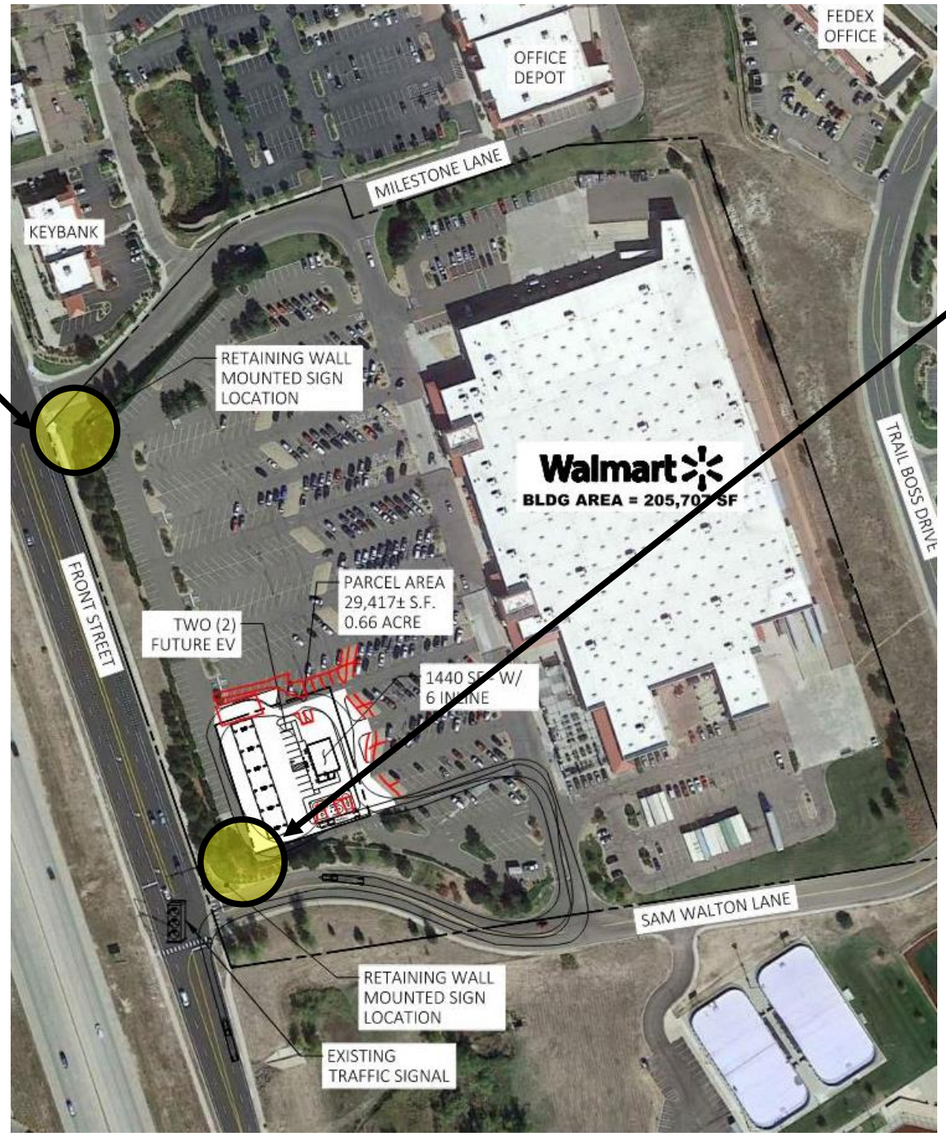
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[Existing Mounted Sign]





[Existing Mounted Sign]



[Proposed Mounted Sign]



[Proposed Mounted Sign]

N

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