

SITE DEVELOPMENT PLAN
AMENDING THE MILESTONE FILING NO.4, LOT 1, FINAL PD SITE PLAN
AND FINAL PD SITE PLAN MINOR AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WALMART FUEL STATION #984-543

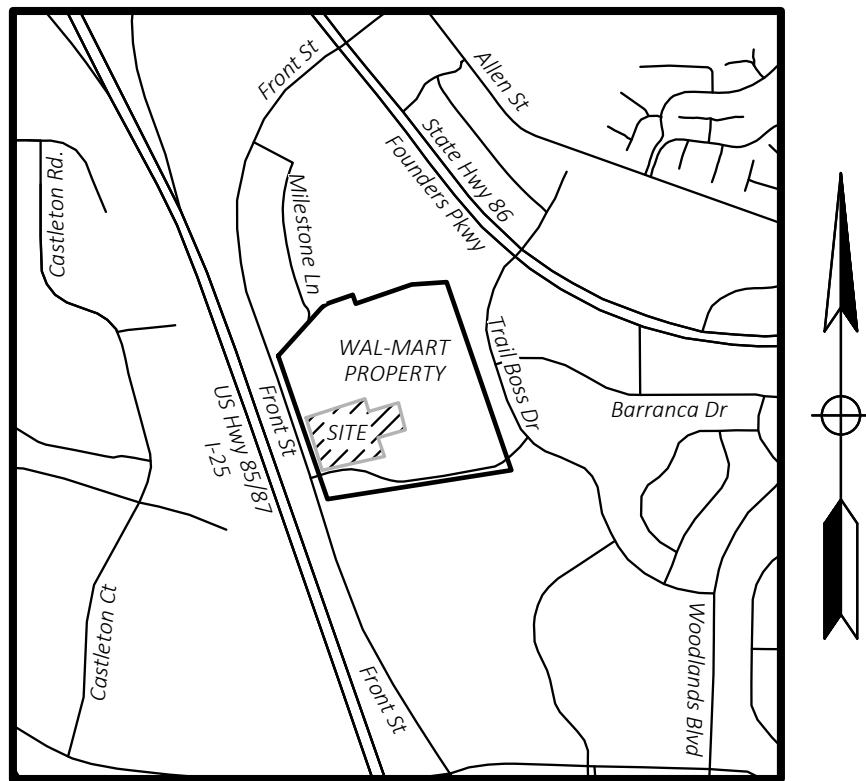
ZONING COMPARISON

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	N/A	102.35'
MINIMUM REAR YARD SETBACK	N/A	731.54'
MINIMUM SIDE YARD SETBACK	N/A	402.57"
MINIMUM SIDE TO STREET SETBACK	N/A	209.19'
MAXIMUM BUILDING HEIGHT	35'-0"	CONVENIENCE STORE: 13'-4 1/4" (1 STORY) CANOPY: 16'-6"
MAXIMUM BUILDING SLOPE	1:12 PITCH	FLAT
MINIMUM FUEL STATION PARKING	1 SPACE PER EMPLOYEE 2 SPACES PER PUMP ISLAND 4 SPACES PER 1,000 SF OF GFA (1 PER 250) TOTAL	01 12 07 20
MINIMUM FUEL STATION ADA PARKING	1	1
EXISTING WALMART PARKING	823 MIN - 926 MAX SPACES	893
PROPOSED WALMART PARKING	823 MIN - 926 MAX SPACES	838
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%

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)

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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.

WALMART REAL ESTATE BUSINESS TRUST
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____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, JAMES G. TEMPLE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR _____ DATE _____

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE (NAME OF WATER BANK) AMENDMENT # IF THERE IS ONE) DEVELOPMENT AGREEMENT, RECORDED ON THE [X] DAY OF [MONTH], [YEAR], AT RECEPTION NUMBER [H]. [X] SFES WILL BE DEDUCTED FOR COMMERCIAL USE AND [X] SFES WILL BE DEDUCTED FOR IRRIGATION.

RESOURCE LIST:

OWNER/DEVELOPER
WALMART REAL ESTATE BUSINESS TRUST
2608 SOUTHEAST 1 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
TOM BURRY, P.E.
PH: (559) 447-3119

LAND SURVEYOR
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712-5258
JAMES TEMPLE
PH: (479) 273-9472

ARCHITECT
SGA DESIGN GROUP
105 NW 2ND STREET, SUITE 307
BENTONVILLE, AR 72712-5258
AMANDA CONWAY
PH: (918) 587-8602, 525 (EXT.)

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

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.

LEGAL DESCRIPTION:

LOT 1,
MILESTONE FILING NO. 4, FIRST AMENDMENT
COUNTY OF DOUGLAS,
STATE OF COLORADO.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES _____

CIVIL ENGINEER'S STATEMENT

I, _____, Thomas A. Burry, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER
10/18/2024
DATE

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



PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/10/2024
REVISION	----

COVER SHEET

SHEET TITLE
SHEET NUMBER

1 of 14

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0021

DRAWING LOCATION: P:\32000\32644\0\DRAWINGS\DESIGN\WORKING\32644 - CS.DWG - SAVED BY: MDUBBIN

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. "THIS SITE IS ZONED PLANNED DEVELOPMENT MILESTONE OFFICE CAMPUS."
3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0188G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A.
8. IF 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.

FIRE NOTES:

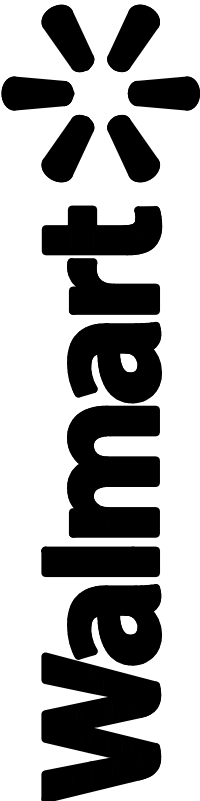
1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
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 ENGINEERING ASSOC., INC.
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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	10/9/2024
REVISION	----

GENERAL NOTES

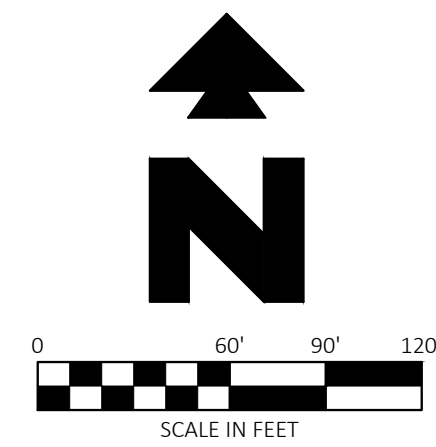
SHEET TITLE
SHEET NUMBER

DRAWING LOCATION - P:\32000\32644\0\DRAWINGS\DESIGN\WORKING\32644 - SP.DWG - SAVED BY - MDURBIN



PROPOSED LEGEND

PEDESTRIAN PATH OF TRAVEL



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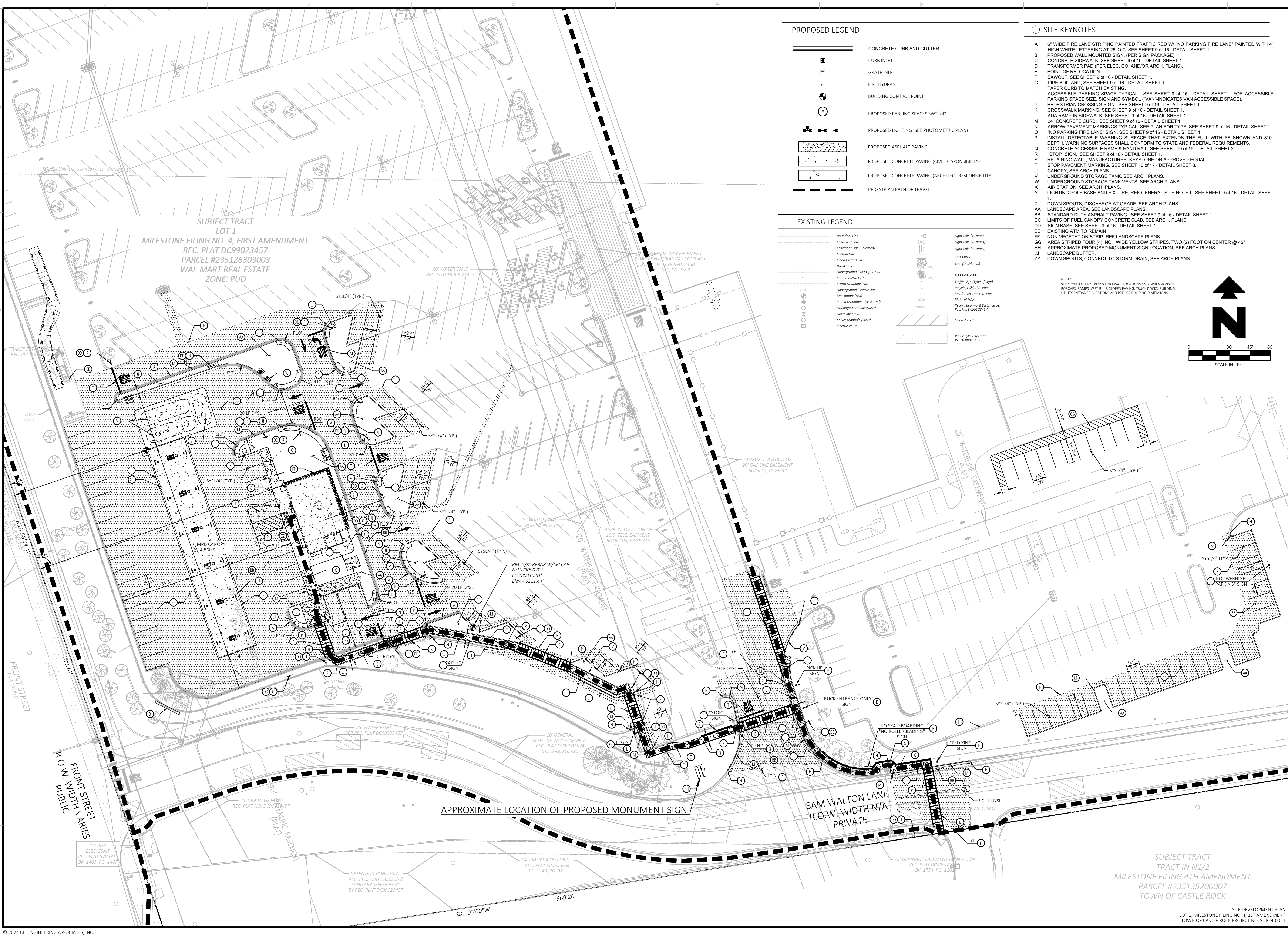
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OVERALL SITE PLAN

SHEET TITLE	
SHEET NUMBER	

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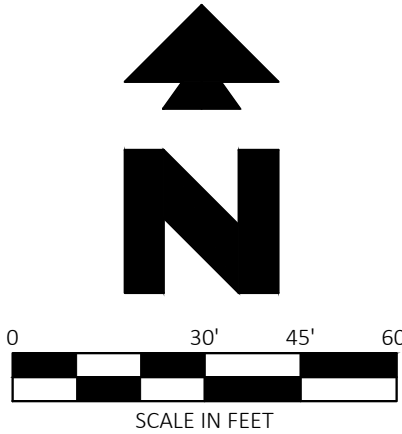
SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0021



PROPOSED LEGEND	
	CONCRETE CURB AND GUTTER
	CURB INLET
	GRATE INLET
	FIRE HYDRANT
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES W/SL/4"
	PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING (CIVIL RESPONSIBILITY)
	PROPOSED CONCRETE PAVING (ARCHITECT RESPONSIBILITY)
	PEDESTRIAN PATH OF TRAVEL

EXISTING LEGEND	
	Boundary Line
	Easement Line
	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 Carral
	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

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.



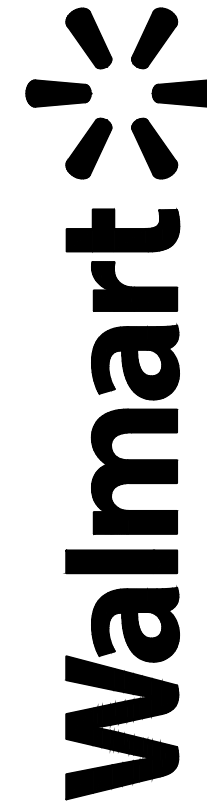
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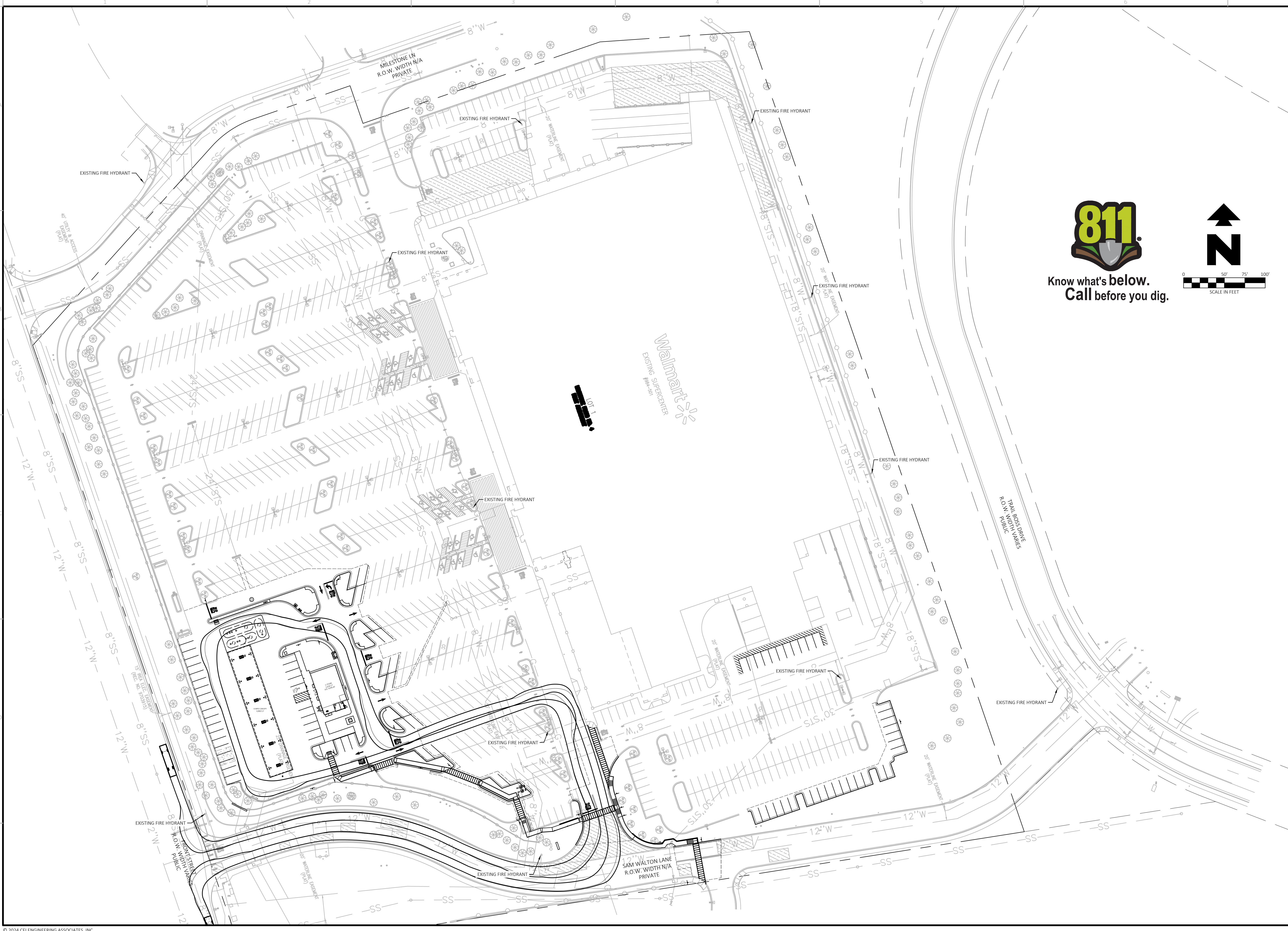


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SITE PLAN	
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DRAWING LOCATION - P:\32000\32644\03DRAWINGS\DESIGN\WORKING\32644 - SP.DWG - SAVED BY - MDURBIN



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133 SAM WALTON LANE
CASTLE ROCK, COLORADO

Walmart



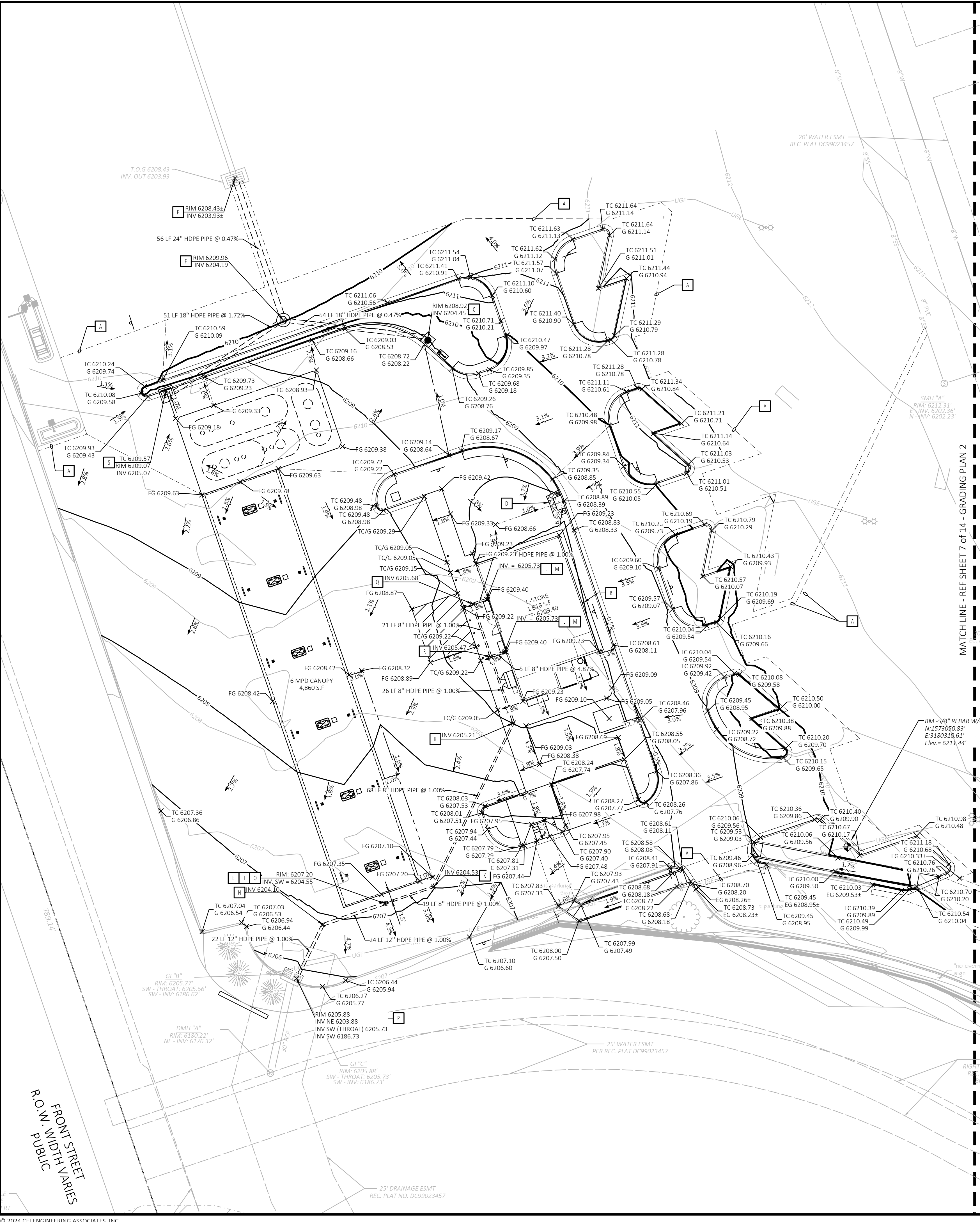
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/10/2024
REVISION	----

FIRE EXHIBIT
SHEET TITLE
SHEET NUMBER

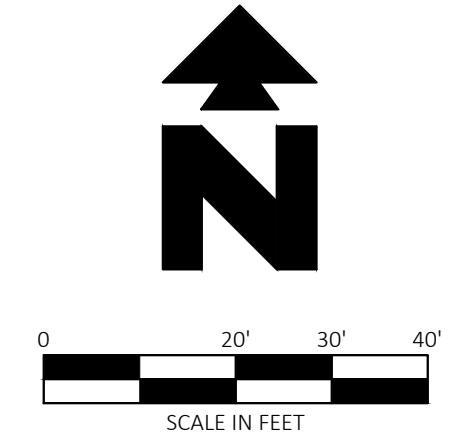
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FRONT STREET
R.O.W. AND
PUBLIC
HIGHWAYS

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MATCH LINE - REF SHEET 7 of 14 - GRADING PLAN 2



PROPOSED LEGEND

- GRADE BREAK
- XXX --- CONTOUR ELEVATIONS
- LIMITS OF BUILDING PAD OVER-EXCAVATION
- REF FOUNDATION SUBSURFACE PREPARATION
- NOTE
- 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 |
| GV | FLOWLINE OF GUTTER |
| IN | 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 | Light Pole (2 Lamps) |
| Easement Line (Released) | Light Pole (2 Lamps) |
| Section Line | Light Pole (3 Lamps) |
| Flood Hazard Line | Cart Canal |
| Brass Line | Tree (Deciduous) |
| Underground Fiber Optic Line | Tree (Evergreen) |
| Sanitary Sewer Line | Traffic Sign (Type of Sign) |
| Storm Drainage Pipe | Underground Electric Line |
| Underground Electric Line | PVC |
| Benchmark (BM) | RCP |
| Found Monument (As Noted) | R/W |
| Drainage Manhole (DMH) | Record Bearing & Distance per Rec. No. DC99023457 |
| Grate Inlet (GI) | Flood Zone "A" |
| Sewer Manhole (SMH) | Public R/W Dedication Per DC99023457 |
| Electric Vault | |

SUBSURFACE FOUNDATION PREPARATION NOTE

INITIAL SITE BUILDING AREA-FOUNDATION SUBSURFACE PREPARATION
WALMART FUEL STATION
STORE #984,
CASTLE ROCK, COLORADO
08/30/2022

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING ADDITION.

AT THE BUILDING ADDITION, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB, BASE, AND SUBBASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS.

THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING ADDITION AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, AND LOOSE, SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS: (See Report)

LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING ADDITION AREA (Imported Fill if needed)	15 MAX. n/a MAX.	35 MAX. (BASE) n/a MAX. (SUBBASE)

FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AT A MOISTURE CONTENT TO 3 PERCENT ABOVE THE OPTIMUM FOR MOISTURE CONDITIONED CLAYEY FILL, AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AT A THE OPTIMUM FOR MOISTURE CONDITIONED SANDY FILL.

THE FOUNDATION SYSTEM SHALL BE EITHER ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS, OR MONOLITHIC BEAM AND SLAB ON GRADE THROUGHOUT. WIDENED COLUMN AREAS SHALL BE UTILIZED WHERE REQUIRED.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, L.L.P. DATED *AUGUST 30, 2022, ECS PROJECT NO. 19-4744*. (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

An E-Mail address for the Geotechnical Engineer: MBatuna@ceslimited.com

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0021

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 EXISTING 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 SITEMARK 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.



CEI ENGINEERING ASSOC., INC.
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REVISION		
NO.	DESCRIPTION	DATE

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

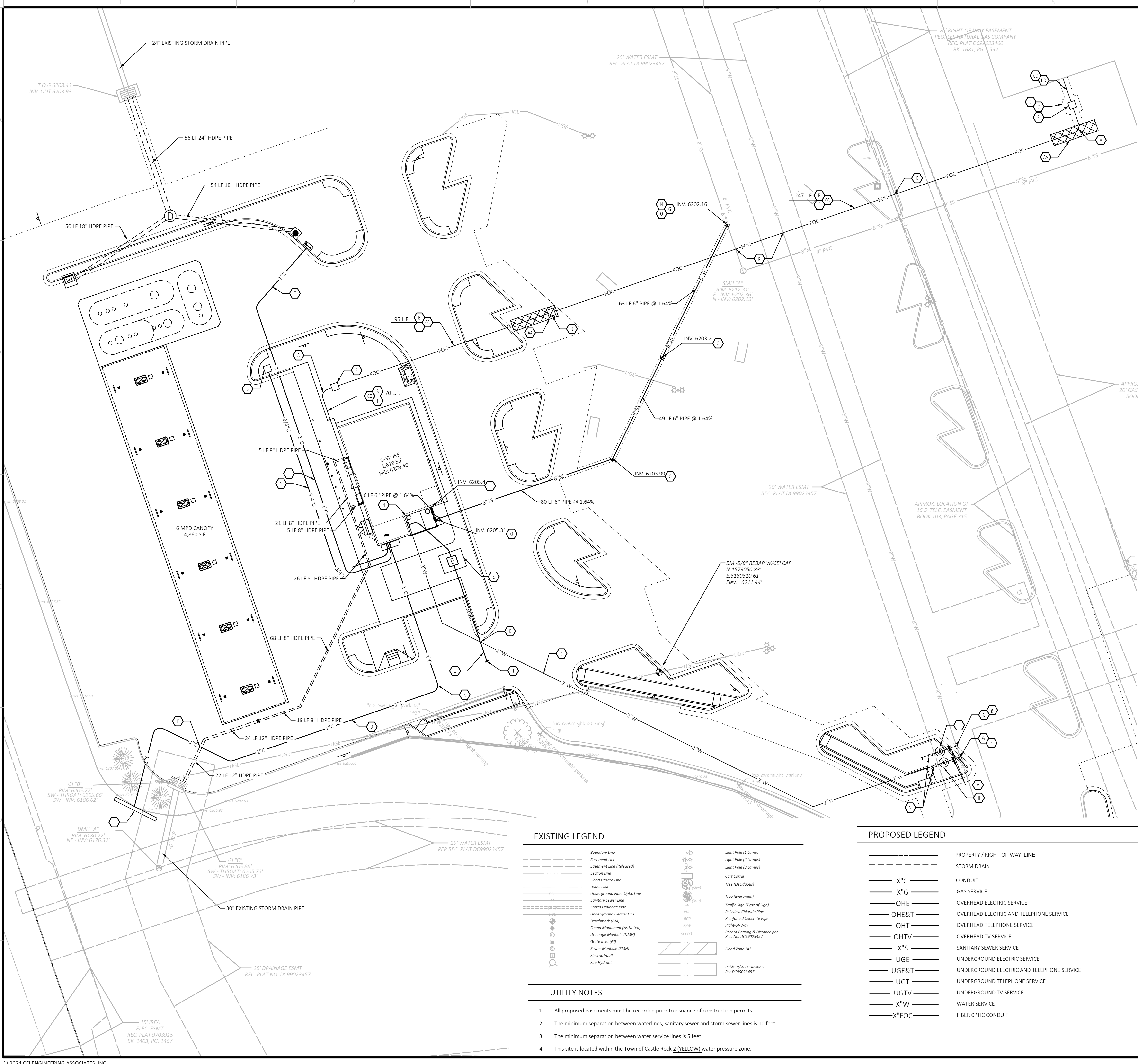


PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/10/2024
REVISION	----

GRADING PLAN 1

SHEET TITLE
SHEET NUMBER

DRAWING LOCATION - P:\32000\32644\0\DRAWINGS\DESIGN\WORKING\32644 - UP.DWG - SAVED BY - MDURBIN



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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 UDCR. 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 ENCASUREMENT 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 TO BE DETERMINED (PER ELECTRICAL COMPANY REQUIREMENTS).
- K MAINTAIN 18 INCHES VERTICAL SEPARATION.
- L PROPOSED MOUNTED SIGN, (PER SIGN PACKAGE).
- M INSTALL CURB STOP.
- 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 PG1730H00 LID, OR APPROVED EQUAL.
- S 3/4" CONDUIT TO AIR STATION.
- T 4" CONDUIT TO E-STOP AT TANK VENT.
- U CONDUITS FOR 400 AMP ELECTRIC SERVICE, REF UTILITY COMPANY PLANS / REQUIREMENTS.
- V INSTALL BACKFLOW PREVENTOR
- 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.
- g POINT OF CONNECTION - 1 INCH IRRIGATION WATER SERVICE PER CASTLE ROCK, CO DETAIL PLAN NO. B-8.
- 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 METER PER CASTLE ROCK, CO DETAIL PLAN NO. W-3.
- JJ 1 INCH IRRIGATION WATER METER PER CASTLE ROCK, CO DETAIL PLAN NO. W-4A.

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- 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.
- 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.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- 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.
- 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 21.1.1 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- 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.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AGENCY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- 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.
- 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.

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK [] WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 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.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0021



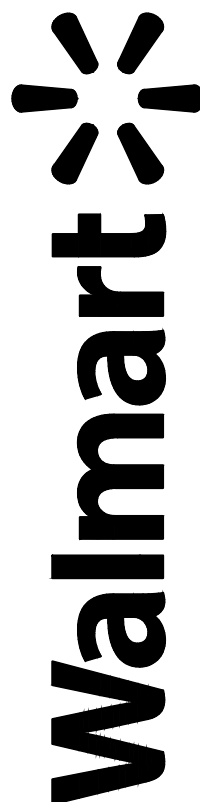
CEI ENGINEERING ASSOC., INC.

710 W PINEDALE AVE
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PHONE: (559) 447-3119
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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
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REVISION	----

UTILITY PLAN

SHEET TITLE
SHEET NUMBER

8 of 14

STREETSCAPE*

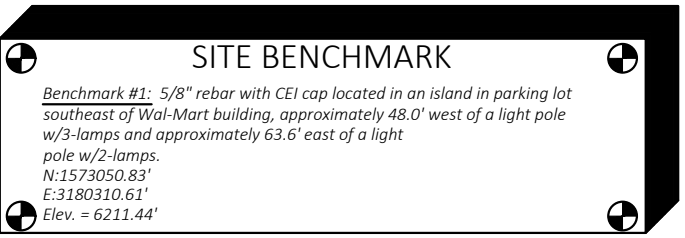
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (if applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Front Street	250	6	12	12 Existing	2	existing to remain
Sam Walton Ln	242	6	8	8 Existing	2	existing to remain
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

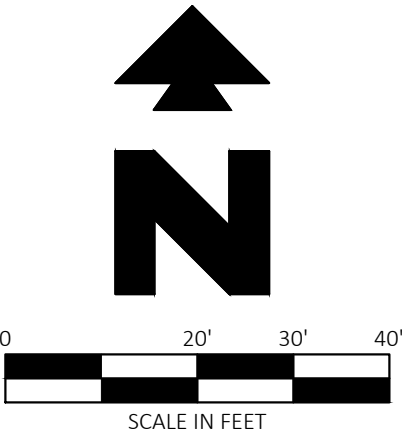
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
77,865	7,787	2,073	6703	16	16	31	42	
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Tree (50% 25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	5,840	2,073	6,703	1,947	955	8	8	Yes ___X___ No _____

Parking Lot*							
Parking Lot Area	Landscape Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
55,644	5,564	2,073	6703	11	11	22	22
Parking Lot Peninsula/Islands (40 Spaces or More)***							
Number of Parking Spaces	Number of Landscaped Islands Required (1 Island per 25 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 2 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
34	2		2	2	2	9	9

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.



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.



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
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- LARGE DECIDUOUS TREE
- CANOPY AT 5 YEARS
- CANOPY AT 10 YEARS

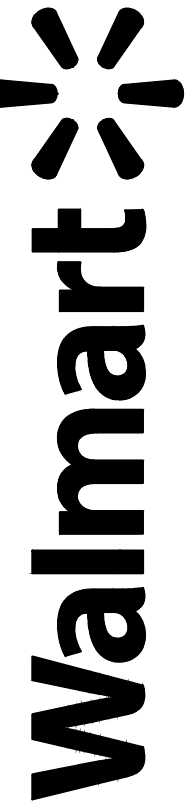
PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES	HYDROZONE	2	QUANTITY	20
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
DECIDUOUS SHADE TREES	HYDROZONE		QUANTITY	
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE		QUANTITY	
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	2	QUANTITY	11
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	2	QUANTITY	60
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE		QUANTITY	
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE		AREA	
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE		AREA	
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE		AREA	

WALMART FUEL STATION #984-543

133 SAM WALTON LANE
CASTLE ROCK, COLORADO



PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	JAP
DESIGNER	MD
CEI PROJECT NUMBER	32644
DATE	10/16/2024
REVISION	----

LANDSCAPE PLAN

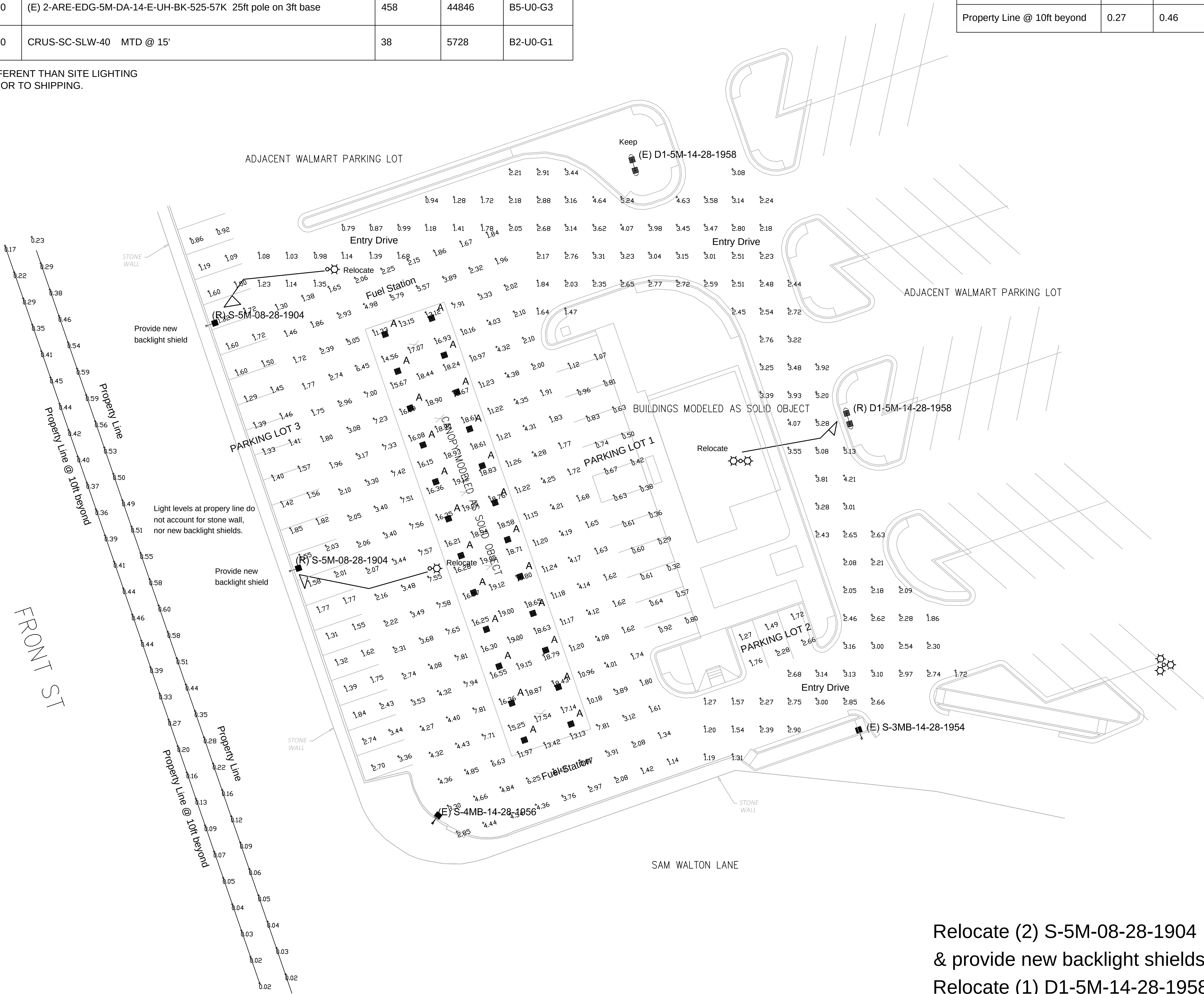
SHEET TITLE
SHEET NUMBER

9 of 14

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	1	(E) S-3MB-14-28-1954	SINGLE	1.000	(E) 1-ARE-EDG-3MB-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	229	14952	B2-U0-G3
	1	(E) S-4MB-14-28-1956	SINGLE	1.000	(E) 1-ARE-EDG-4MB-DA-14-E-UH-BK-525-57K 25ft pole on 2.5ft base	229	16058	B2-U0-G3
	1	(R) D1-5M-14-28-1958	BACK-BACK	1.000	(Relocated) 2-ARE-EDG-5M-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	458	44846	B5-U0-G3
	2	(R) S-5M-08-28-1904	SINGLE	1.000	Relocated 1-ARE-EDG-5M-DA-08-E-UH-BK-525-57K 25ft pole on 3ft base	133	12926	B4-U0-G3
	1	(E) D1-5M-14-28-1958	BACK-BACK	1.000	(E) 2-ARE-EDG-5M-DA-14-E-UH-BK-525-57K 25ft pole on 3ft base	458	44846	B5-U0-G3
	24	A	SINGLE	1.000	CRUS-SC-SLW-40 MTD @ 15'	38	5728	B2-U0-G1

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	2.62	5.28	0.79	6.68
Fuel Station	7.92	19.15	1.14	16.80
PARKING LOT 1	0.66	1.12	0.29	3.86
PARKING LOT 2	1.68	3.44	0.86	4.00
PARKING LOT 3	1.86	2.66	1.27	2.09
Property Line	0.36	0.60	0.02	30.00
Property Line @ 10ft beyond	0.27	0.46	0.02	23.00



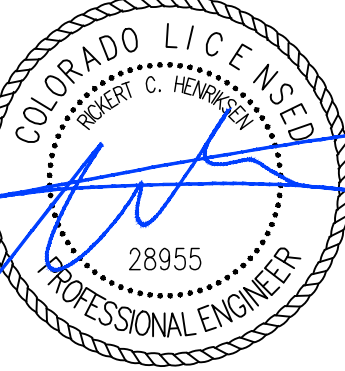
Relocate (2) S-5M-08-28-1904
& provide new backlight shields.
Relocate (1) D1-5M-14-28-1958.

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

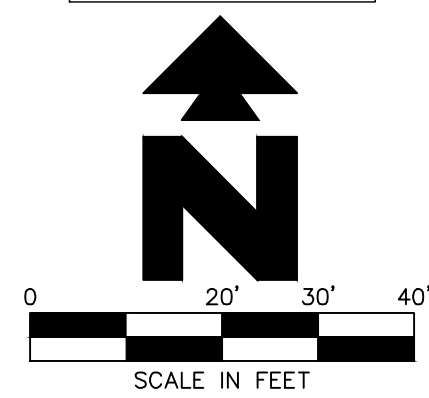


CEI ENGINEERING ASSOCIATES, INC.
710 W. PINEDALE AVE.
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

Phillip Bejarano, SLDP June'11



Date Signed: October 16, 2024



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	
REVISION	REV-0

PHOTOMETRIC PLAN
SHEET TITLE
SHEET NUMBER

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.

LED Area/Flood Luminaire

THE EDGE® Series has a s

Long, or Side Arm (details)

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Patented NanoOptic® Prods.

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*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on PML

sensors/1 year on accessories

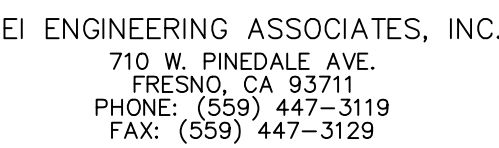
Field installed

Example: ARE-EDG-2M-AA-12

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

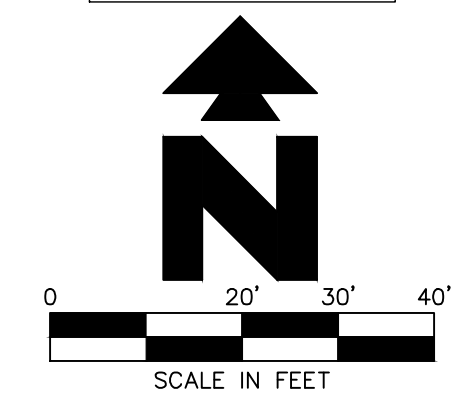
CREE  **LIGHTING®**



Phillip Bejarano - SLDP June'11



Date Signed: February 5, 2024



WALMART FUEL STATION #984-543

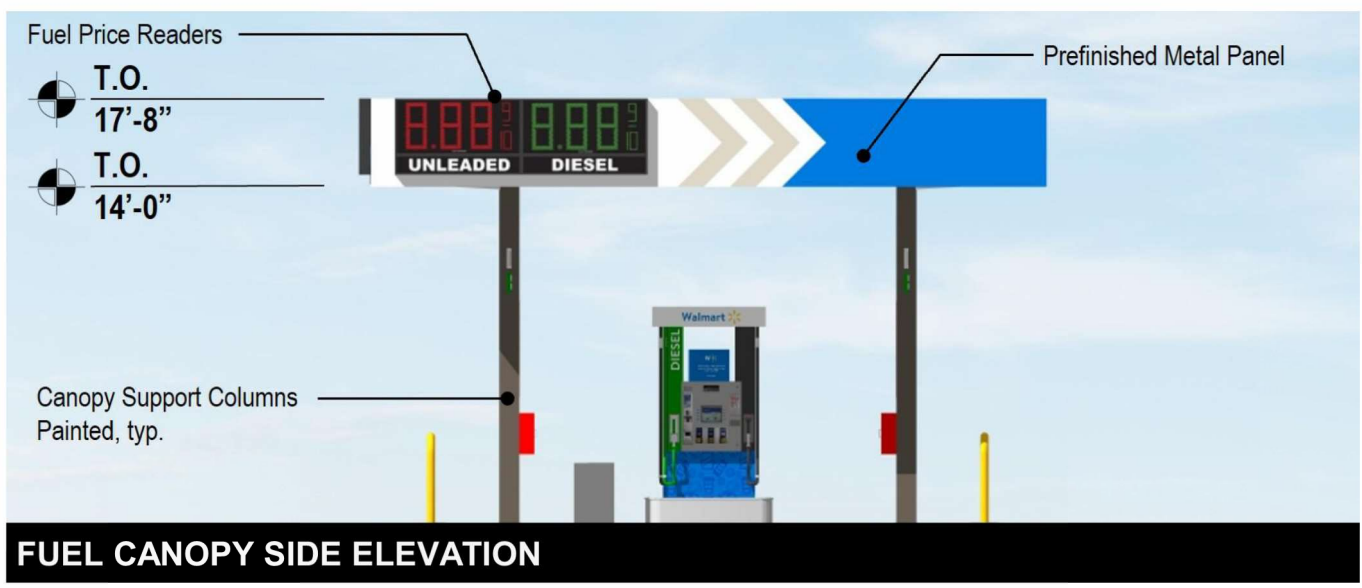
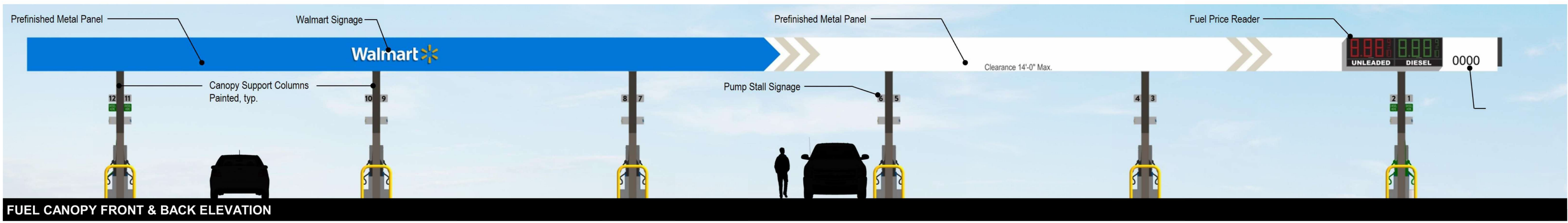
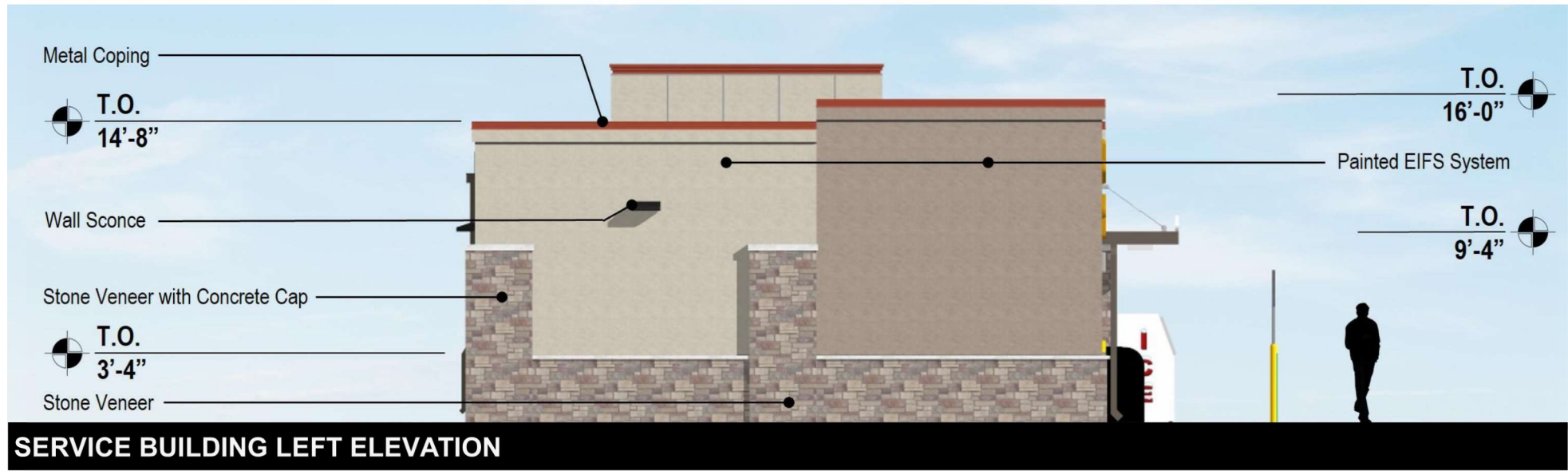
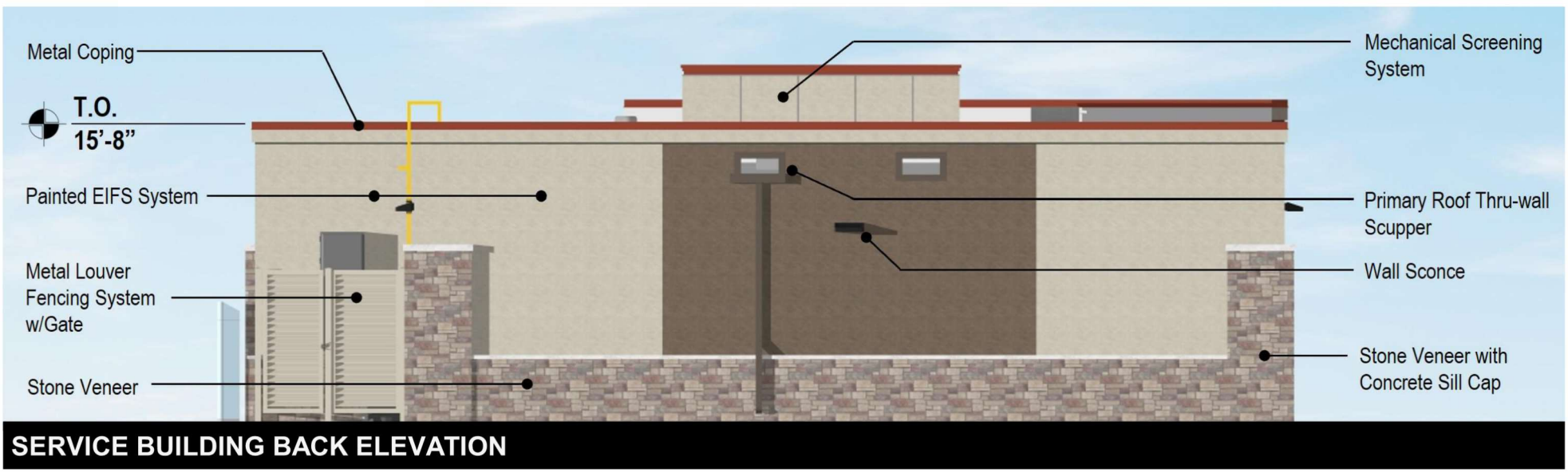
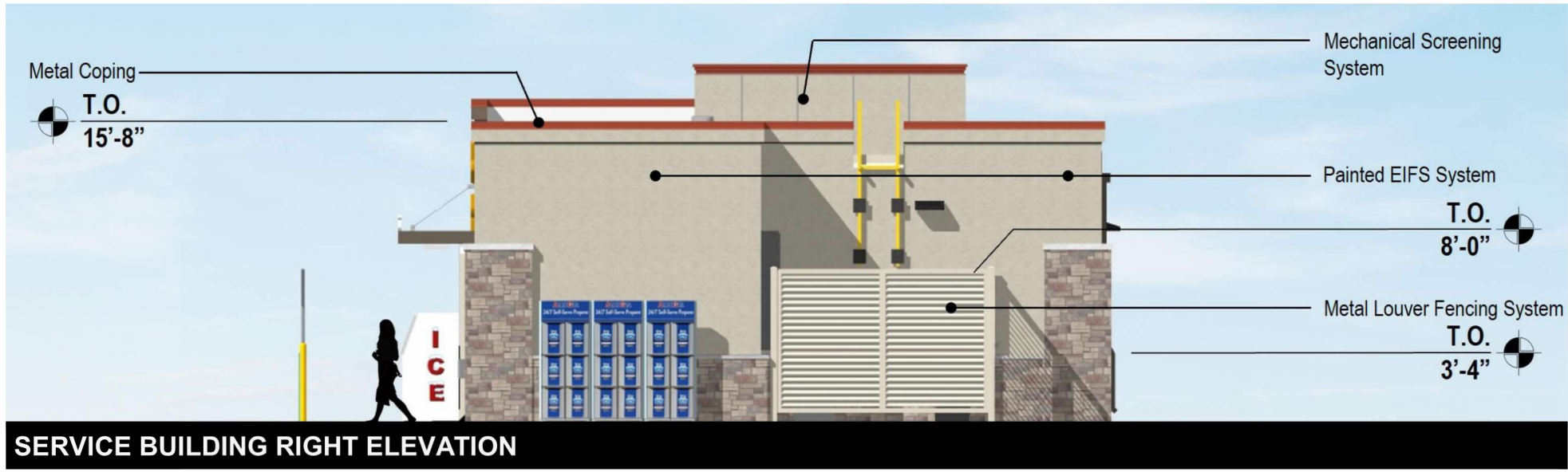
1133 SAM WALTON LANE
CASTLE ROCK, COLORADO



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

INSTALL DRAWING

SHEET TITLE
SHEET NUMBER



SV1
MATCH SUPERCENTER
STONE VENEER

P76U/PF14
PANTONE 285C
PREFINISHED

P217E
METAL CANOPY
MATCH DARK BRONZE
PPG #1021-7 CABIN FEVER

P216E
EIFS
MATCH DARK BROWN
PPG #1021-6 CURLEW

P214E
EIFS
MATCH MEDIUM BROWN
PPG #1021-4 DIVERSION

P215E
EIFS & CHEVRONS
MATCH LIGHT TAN
PPG #1021-2 SYNCHRONICITY

P8
PREFINISHED CANOPY
PURE WHITE
SW#7005

PF
PREFINISHED COPING
CARDINAL RED
BY METAL-ERA

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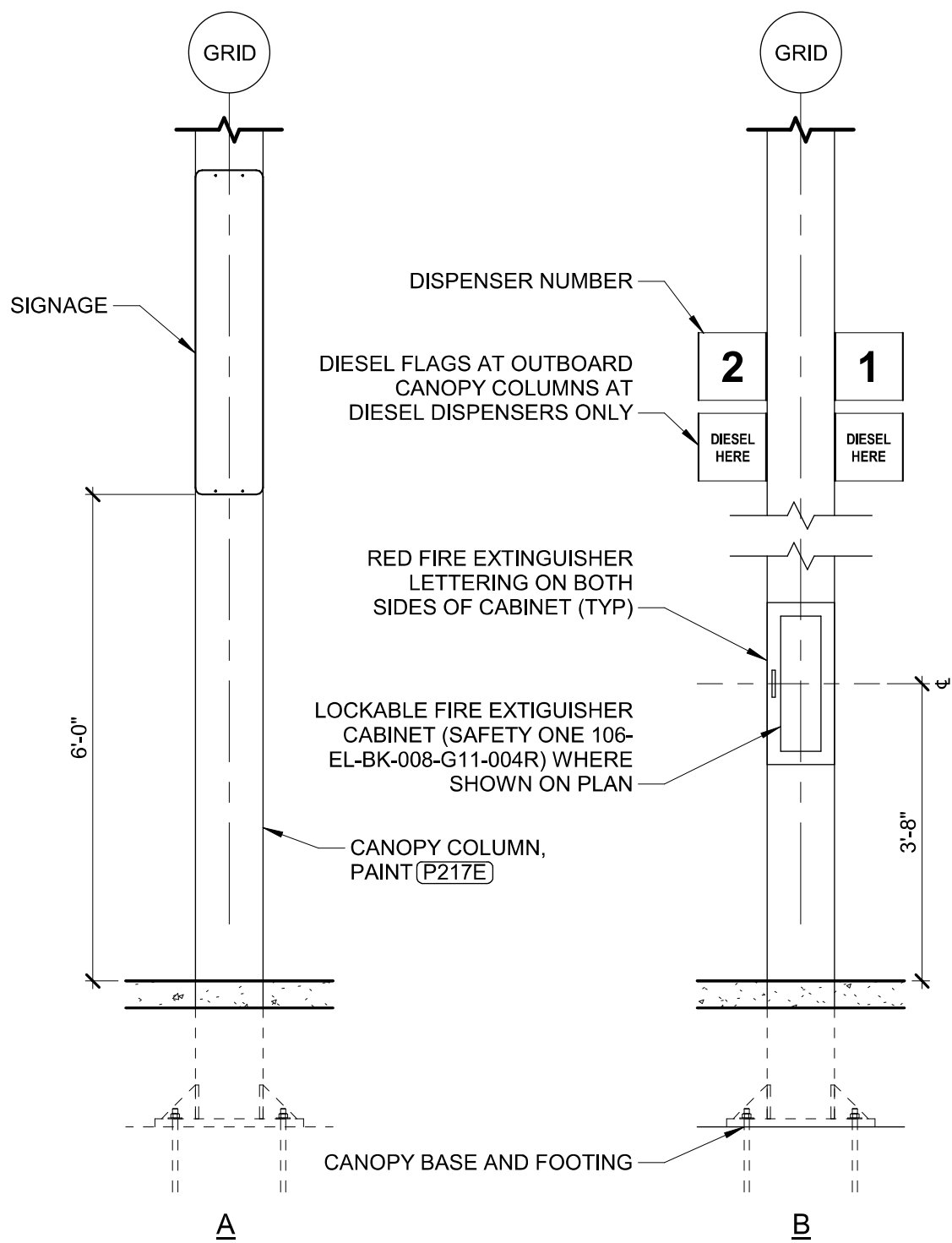
10/04/2024
Digitally signed by Christopher M Young
Date: 2024.10.04 12:28:26 -05'00'

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133 SAM WALTON LANE
CASTLE ROCK, CO

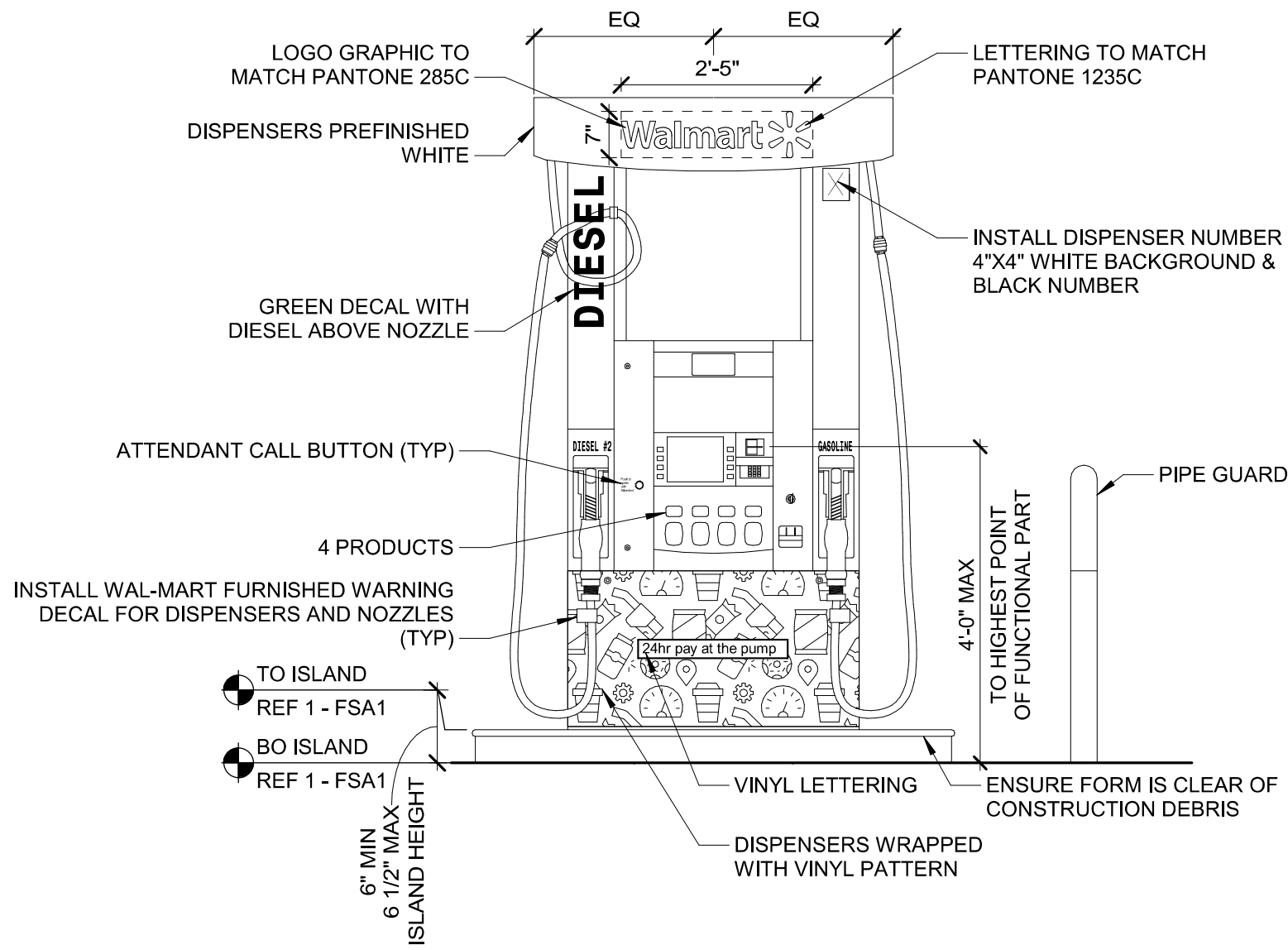
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PROFESSIONAL OF RECORD CMY
PROJECT MANAGER AI
DESIGNER JHH
SGA PROJECT NUMBER 22594003
PROJECT NUMBER: SGP24-0021
SHEET ISSUE DATE 10/01/24
REVISION MSP

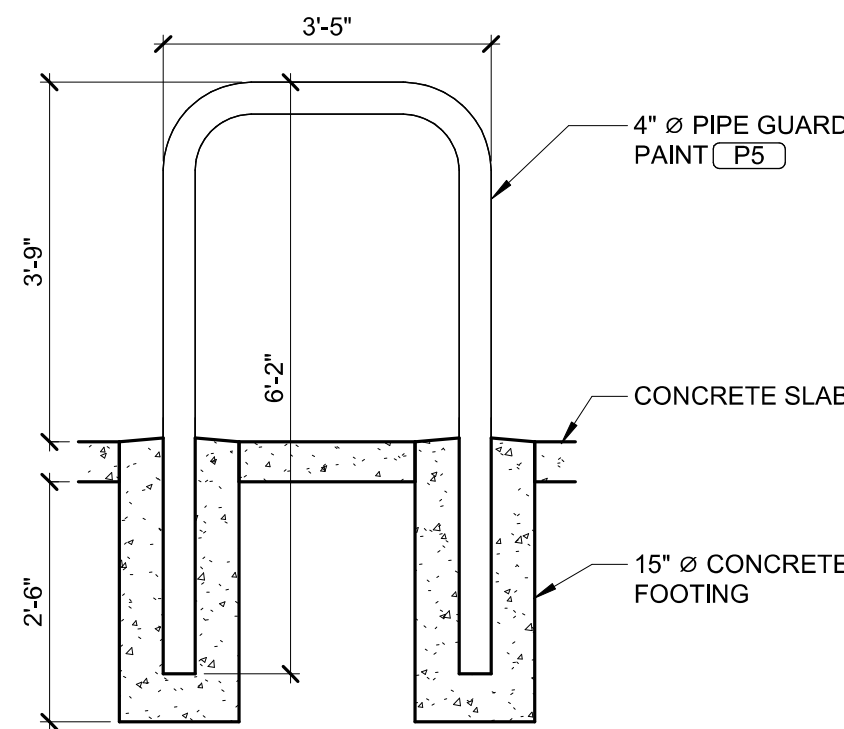
COLORADO
ELEVATIONS
SHEET TITLE
SHEET NUMBER



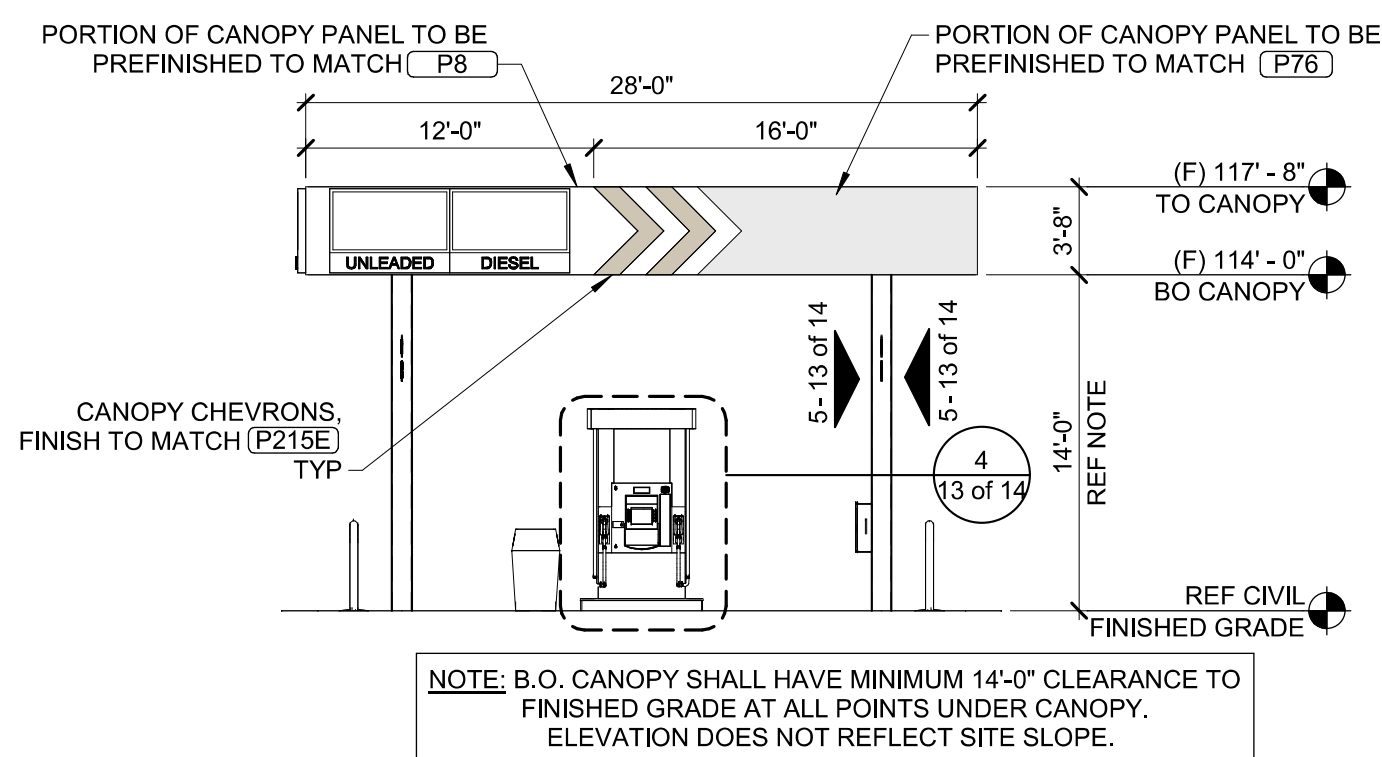
5 COLUMN ELEVATIONS
1/2" = 1'-0"



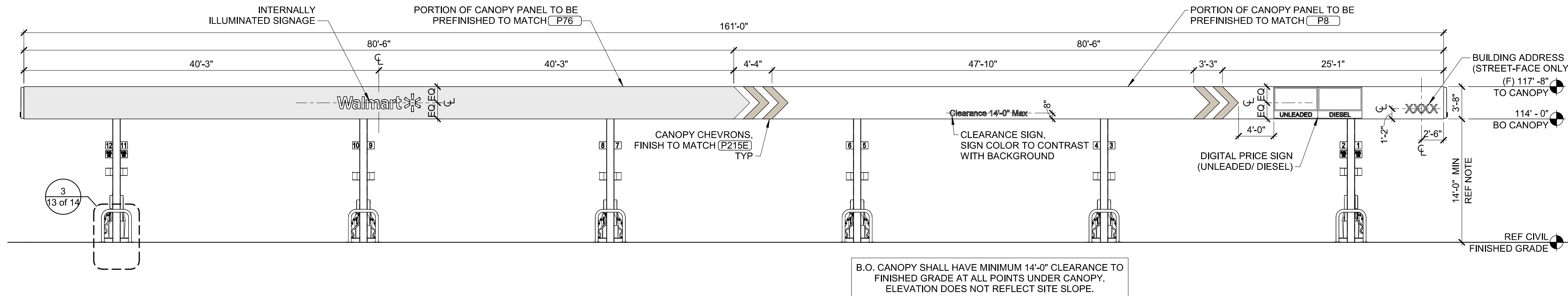
4 DIESEL AT ENDS (TYP) (SIM @ UNLEADED)
1/2" = 1'-0"



3 PIPE GUARD
1/2" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

COLOR LEGEND	
P76U	PANTONE 285C PREFINISHED
P217E	MATCH DARK BRONZE PPG #1021-7 CABIN FEVER
P216E	MATCH DARK BROWN PPG #1021-6 CURLEW
P214E	MATCH MEDIUM BROWN PPG #1021-4 DIVERSION
P215E	MATCH LIGHT TAN PPG #1021-2 SYNCHRONICITY
P8	PURE WHITE SW#7005
PF	CARDINAL RED BY METAL-ERA

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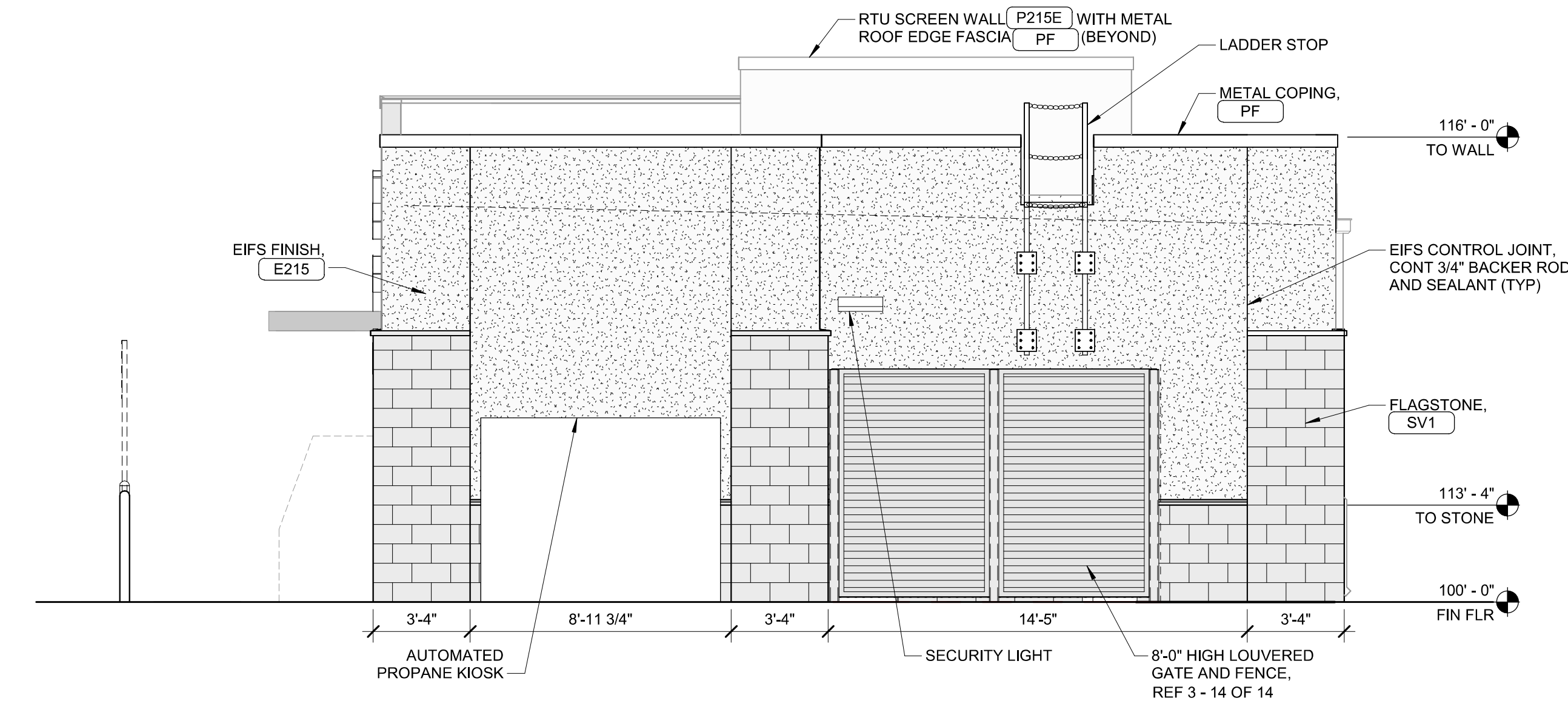
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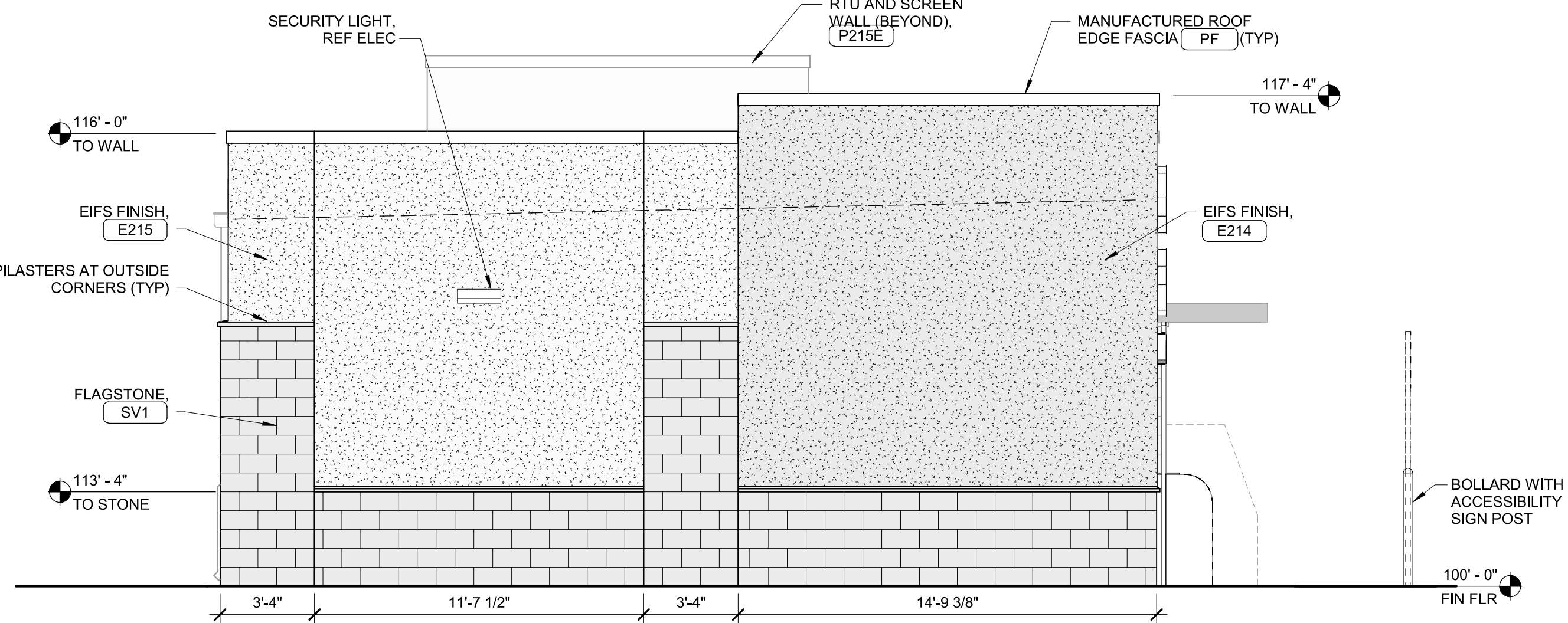
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DATE: 10/04/2024
DESCRIPTION: SIGNAGE
DRAWN BY: JHH
CHECKED BY: JHH
DATE: 10/04/2024
DESCRIPTION: SIGNAGE
DRAWN BY: JHH
CHECKED BY: JHH

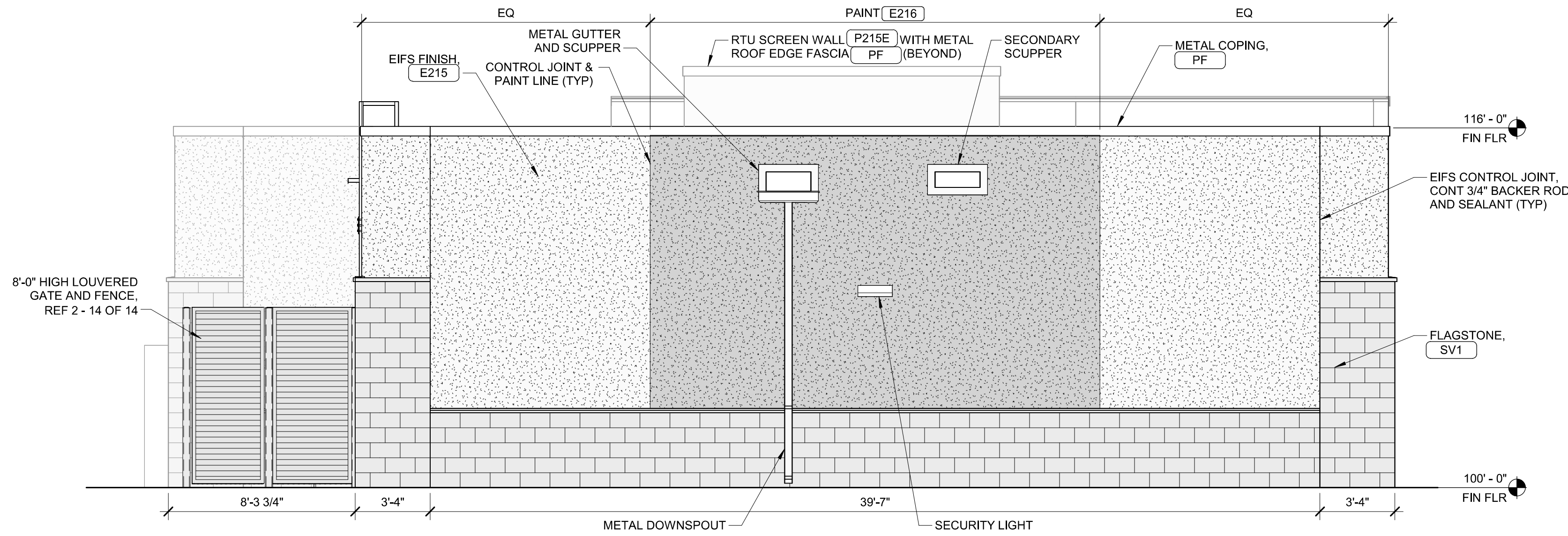
6 SIDE ELEVATION



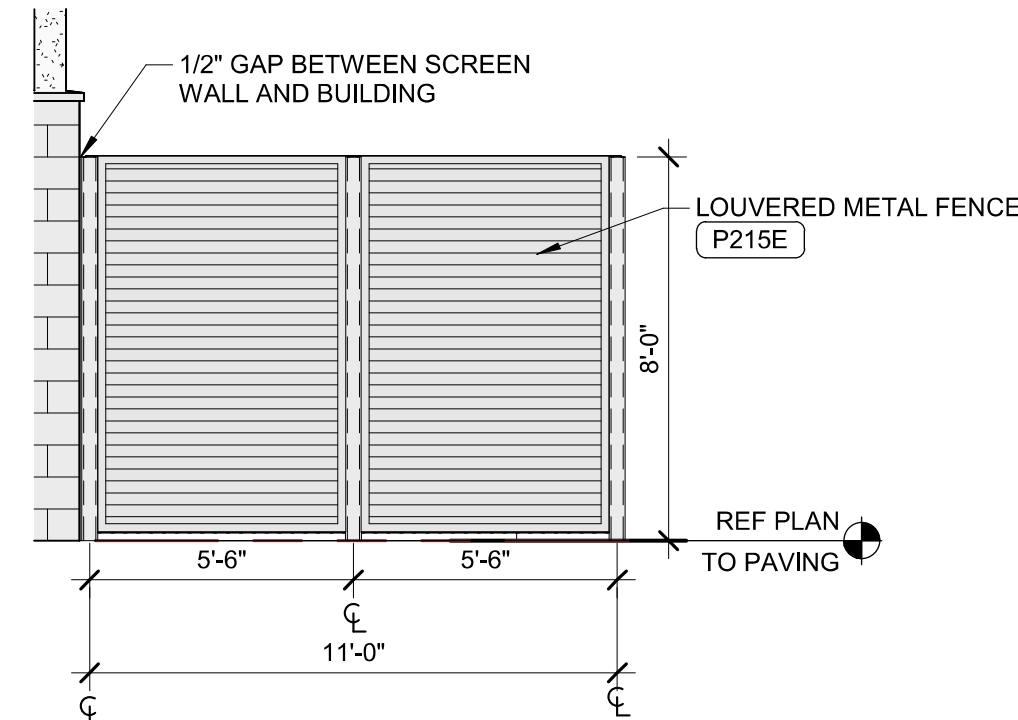
5 SIDE ELEVATION



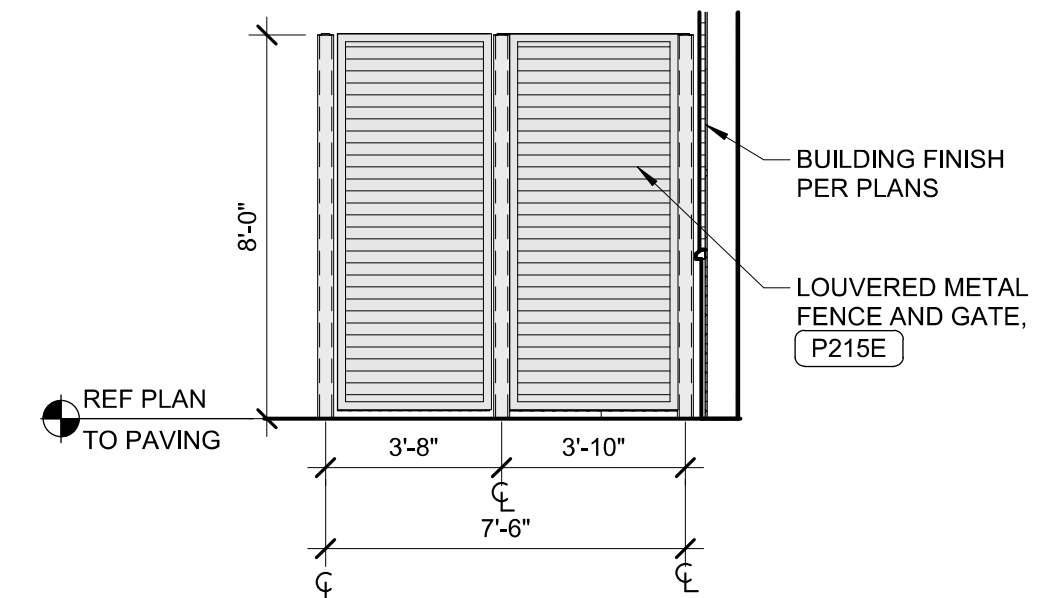
4 REAR ELEVATION



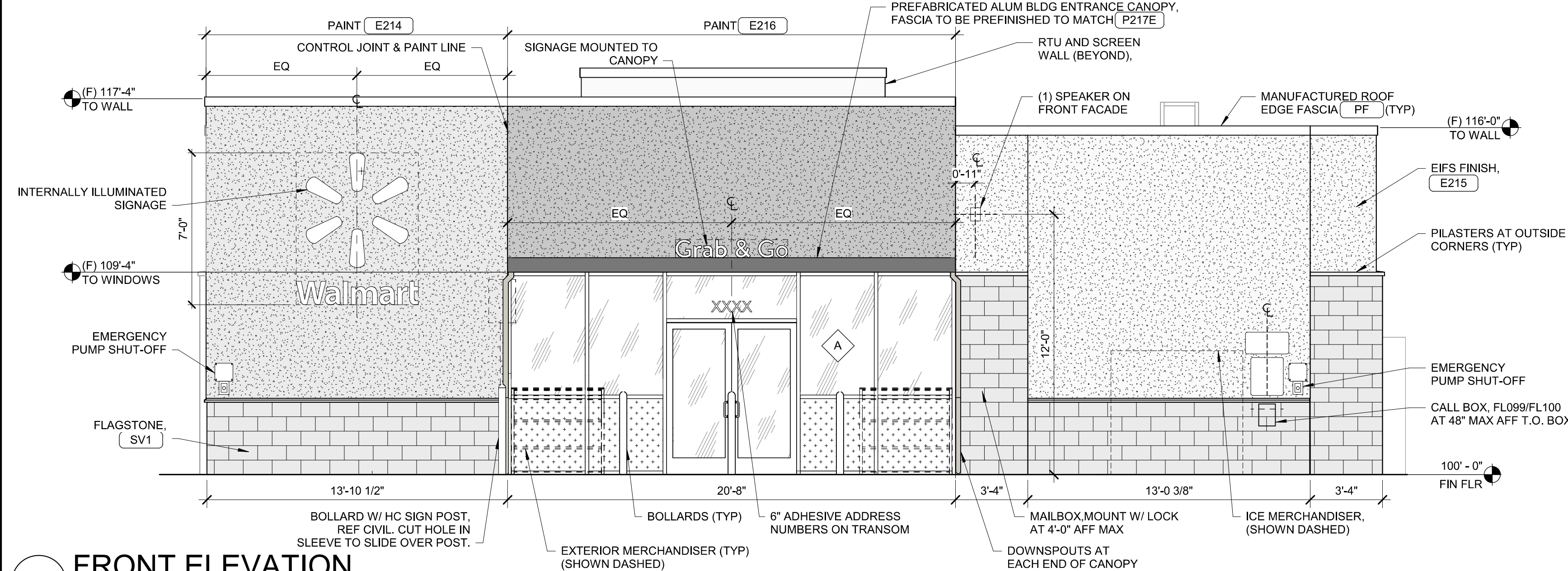
3 SCREEN WALL ELEVATION



2 SCREEN FENCE AND GATE



1 FRONT ELEVATION



COLOR LEGEND	
E214	MATCH MEDIUM BROWN
E215	MATCH LIGHT TAN
E216	MATCH DARK BRONZE
P215E	PPG #1021-2 SYNCHRONICITY
P217E	PPG #1021-7 CABIN FEVER
PF	"CARDINAL RED" BY METAL-ERA

VENEER WALL PANEL LEGEND	
SV1	FLAGSTONE VENEER

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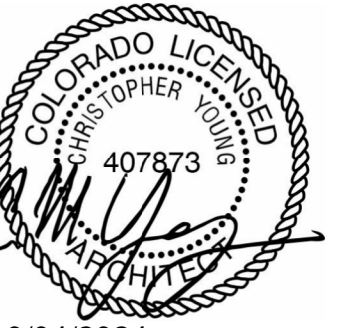
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CASTLE ROCK, CO
133 SAM WALTON LANE
CASTLE ROCK, CO

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PROFESSIONAL OF RECORD: CMY
PROJECT MANAGER: AI
DESIGNER: JHH
SGA PROJECT NUMBER: 22594003
PROJECT NUMBER: SOP24-0021
SHEET ISSUE DATE: 10/01/24
REVISION: MSP

SERVICE BUILDING
ELEVATIONS
SHEET TITLE
SHEET NUMBER

14 OF 14