

Aug 13, 2025 -- 1:12pm by Kierguson K:\Drawings\20\Construction Drawings\201449 - Snarf's - Castle Rock, CO\HNS\Construction Drawings\201449_CS.dwg



Know what's below
Call before you dig.

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: _____.

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____

NOTARY BLOCK

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

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SITE DEVELOPMENT PLAN AMENDMENT NO.1

LOT 1 & 2 BLOCK 3, IN SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO. SDP25-0019

EXISTING IMPROVEMENTS NOTE:

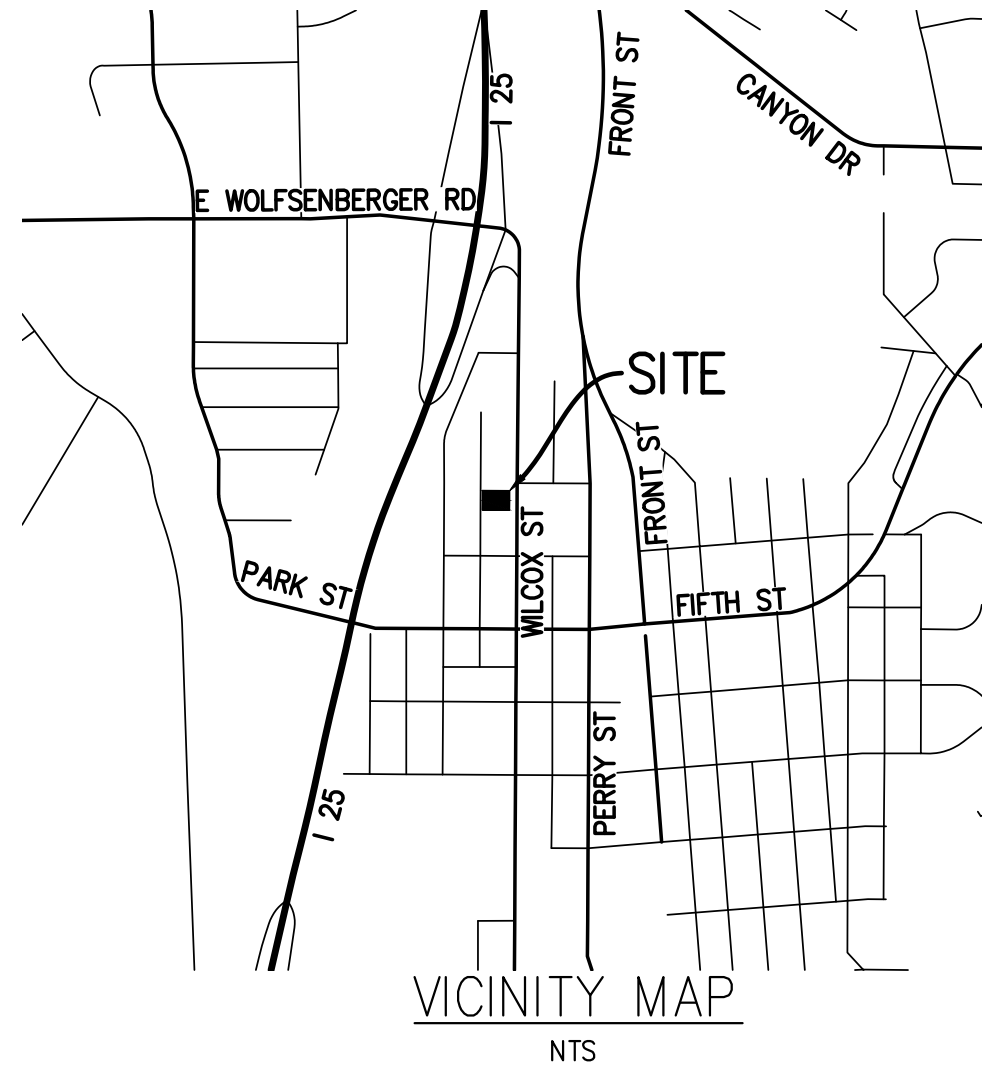
BOUNDARY INFORMATION AND LOCATION OF EXISTING IMPROVEMENTS ARE BASED ON A COMBINATION OF ALTA PREPARED BY DAVID E. ARCHER & ASSOCIATES, INC. ON 12-18-2020 AND INFORMATION PROVIDED BY MILO CONSTRUCTION CORPORATION ON 01-13-2023.

OFFSITE CONSTRUCTION NOTE:

NO WORK IS TO BE PERFORMED WITHIN THE PUBLIC R/W OR ADJACENT PROPERTIES

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	NOTES AND DETAILS SHEET
3	SITE, UTILITY, GRADING AND EROSION CONTROL PLAN



PURPOSE STATEMENT

SNARF'S IS PROPOSING TO MAKE IMPROVEMENTS TO THE SITE PARKING LAYOUT TO IMPROVE VEHICLE CIRCULATION. THEY WILL ALSO BE ADDING A TRASH ENCLOSURE AND SIDEWALK WITH STAIRS TO THE WEST SIDE OF THE PROPERTY

SITE DATA

LOCATION DESCRIPTION:
LOTS 1 & 2 BLK TOWN OF CASTLE ROCK 1400 SF OR 0.321 AM/L

PLSS LOCATION:
QUARTER: NW; SECTION: 11; TOWNSHIP: 8; RANGE 67

OWNER:
JDS 619 WILCOX LLC
2762 WALNUT ST
DENVER, CO 80205

COUNTY:
DOUGLAS COUNTY

FIRE DISTRICT:
CASTLE ROCK FIRE PROTECTION

BUILDING DEPARTMENT:
TOWN OF CASTLE ROCK
100 N WILCOX ST
CASTLE ROCK, CO 80104

ZONING DATA

ZONE: B
USE: RESTAURANT
LOT SIZE: 0.321 ACRES (13983 S.F.)
BUILDING AREA: 2,676 G.S.F.
DENSITY: 19.14% (35% MAX)
HEIGHT: 14'-6" (35'-0" MAX)
SETBACKS:
FRONT: 25'-1" (25'-0" MIN)
REAR: 26'-9" (0'-0" MIN)
SIDE: 66'-0" / 2'-3" (0'-0" MIN)
PARKING: 22 STALLS TOTAL

UTILIZATION
LANDSCAPE: 2,395.8 S.F. (17.1%)
PARKING: 7304.14 S.F. (52.3%)
PEDESTRIAN CIRCULATION: 823 S.F.(5.9%)
PATIO: 534 S.F. (3.8%)
BUILDING: 2695 S.F. (2676 G.S.F.) (19.3%)
TRASH ENCLOSURE: 192 S.F. (1.4%)

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS (name of document) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

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

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 HEREON. 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____.

NOTARY BLOCK

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

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES _____ DATE _____

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

CONNOR GRIFFIN, P.E.
63283

DRAWING: KE
DATE: 08/14/2025
CHECKED: CG
DATE: 08/14/2025
REVISION #:
DATE:
JOB NO: C01449B

1 OF 3

COVER SHEET

SNARF'S
SNARF'S SANDWICHES
619 WILCOX STREET, CASTLE ROCK, COLORADO



320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
SURVEYING ARCHITECTURE INTERIOR DESIGN
Denver Boulder Fort Collins
Since 1964

NO.	DESCRIPTION	BY	DATE

07/02/2025 SITE DEVELOPMENT PLAN - 1-SDP25-0019 PLANS

Aug 13, 2025 - 1:12pm by Kerguson K:\Drawings\20\2014480 - Snarf's - Castle Rock, CO\ENG\Construction Drawings\2014480_CSDwg



UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
N/A

BENCH MARK:
ELEVATIONS BASED ON AN ASSIGNED FINISHED FLOOR ELEVATION AT THE EXISTING SUBJECT BUILDING OF 100.00'

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- This site is zoned Business / Commercial and is within the downtown overlay district.
- This property is located within Zone: X as per FEMA FIRM Panel No. 08035C0188G Dated: 03/16/2016.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

SITE DEVELOPMENT PLAN AMENDMENT NO.1

LOT 1 & 2 BLOCK 3, IN SECTION 11, TOWNSHIP 8 SOUTH,

RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO. SDP25-0019

FIRE NOTES

- 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.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- 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.
- 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.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- 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**.
- 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.
- "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.
- "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.
- 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.

SIGNAGE AND STRIPING NOTES

- All signage and striping is subject to the General Notes on the Cover Sheet of these Plans as well as the Signage and Striping Notes listed here.
- All paint shall be 15 mil thick upon installation and 8 mil thick when dry.
- All permanent longitudinal pavement striping on asphalt surfaces (centerlines, lane lines, bay lines, etc.) shall be installed using an approved reflective traffic paint or pavement marking tape. Reflective beads shall be applied in accordance with CDOT's Standard Specifications for Road and Bridge Construction and the manufacturer's requirements. When tape is used on an asphalt street, it shall be "rolled" into the final lift. On concrete surfaces tape shall be utilized with a contrasting black edge and grooved into the pavement.

COVER SHEET GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- Contractor shall provide a minimum seventy-two (72) hours notice to the on-site TCR Construction Inspector, (720) 733-2200, prior to making any connections/tie-ins to existing Water, Sanitary Sewer, and/or Storm Sewer systems provided that the utility tie-in does not disrupt service to existing CR Water customers. If the tie-in will disrupt utility service, then Contractor shall provide a minimum of three (3) weeks notice to the TCR Construction Inspector to allow time for CR Water to provide written notification to existing customers affected by the tie-in. All Town utility tie-ins must be approved by CR Water prior to commencing work.
- 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.
- The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
- 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.
- All references to any published Standards shall refer to the latest revision of said Standard unless specifically stated otherwise.
- 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.
- 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.
- 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.
- 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.
- All initial sediment control measures shall be installed per the Temporary Erosion & Sediment Control (TESC) plan prior to any earth-disturbing activity. All erosion and sediment control practices must be maintained in effective operating condition at all times. Removal of control measures shall not occur without the approval of the stormwater inspector. The Contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site. The Contractor shall also comply with all terms and conditions of the Colorado Construction General Permit for Stormwater Discharges.
- The Contractor shall provide an action plan immediately following the pre-construction meeting detailing sufficient means to mitigate dust on site during overlot grading, rock crushing or other earthwork activities. If the Contractor fails to control dust, all earth disturbing activities shall be stopped until sufficient measures are taken to the Town's satisfaction. The Contractor shall also comply with all terms and conditions of the Colorado Air Quality Regulations for Land Development, as required.
- 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.
- 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.
- No solid object (excluding fire hydrants and traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms, shall be placed within sight distance lines and sight distance easements.
- This property is located within Zone ____ as per FEMA FIRM Panel No. ____ Dated _____. [If applicable] Portions of the property are located within a designated 100-year floodplain Zone A/AE.
- Provide Benchmark information here - the location, description and NAVD88 elevation of the project's survey benchmark. The project benchmark shall have a published NAVD88 elevation. i.e. NGS Benchmarks or Douglas County Control Points. In addition to the project benchmark, any on-site benchmarks should also be provided for contractor use.
- Provide a basis of bearings statement per Colorado State Statute.

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES

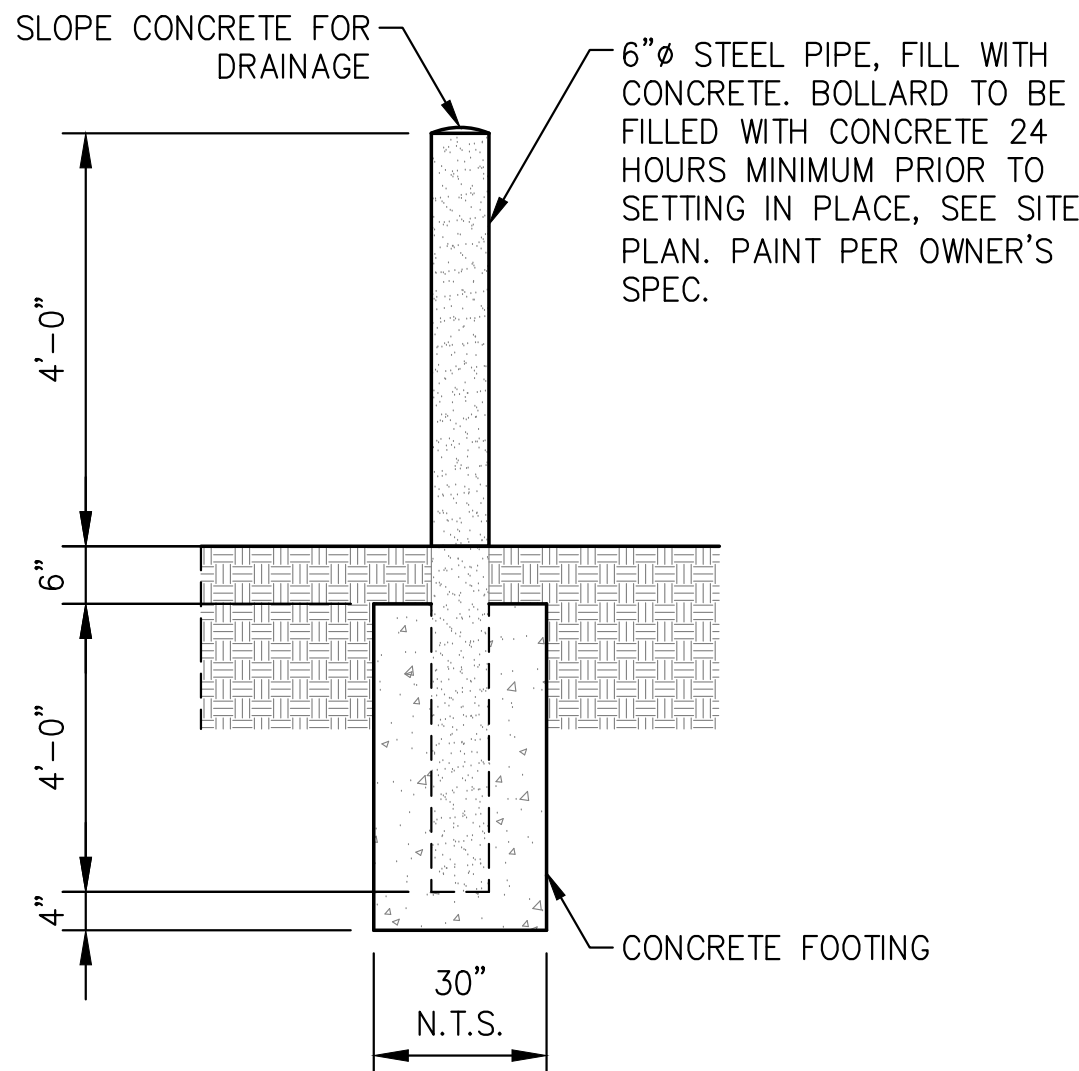
DATE

3

2

ASPHALT (HEAVY DUTY) PAVING SECTION

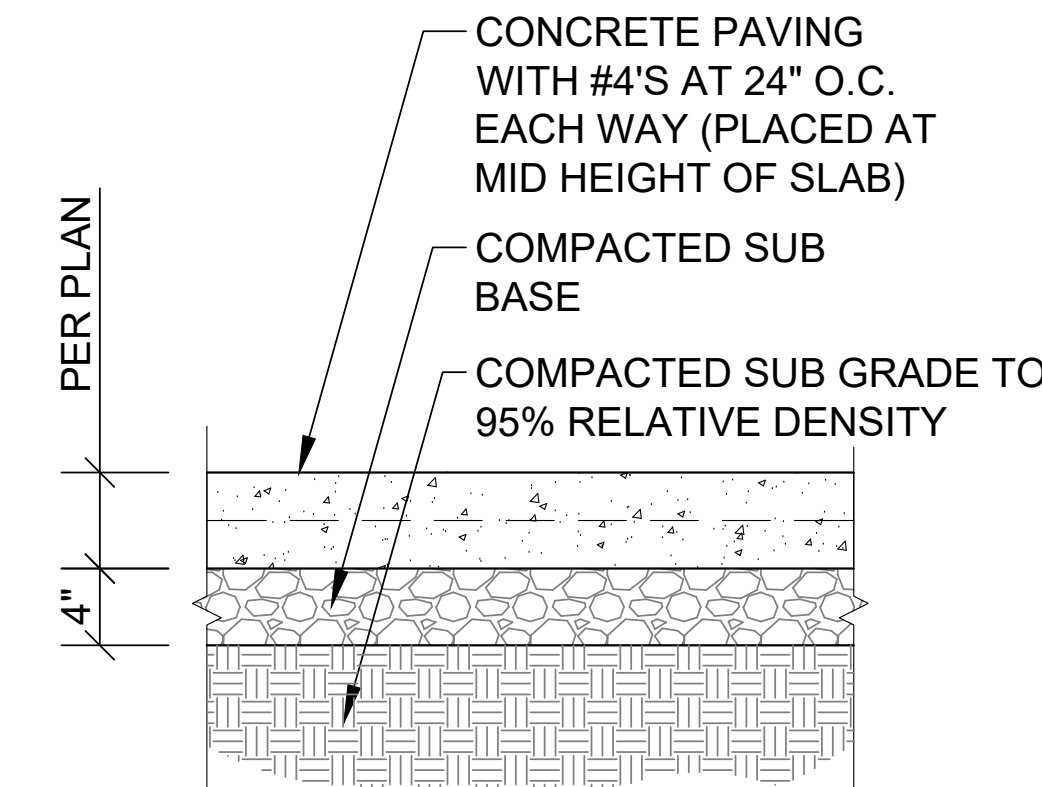
SCALE: NTS



1 PIPE BOLLARD

SCALE: NTS

PROVIDE CONTROL JOINTS AT
12'-0" O.C. (25% SLAB THICKNESS)



2 CONCRETE PAVING SECTION

SCALE: NTS

HOT MIX ASPHALT
PAVING (BASE COURSE
WITH WEAR COURSE)
COMPACTED SUB BASE. CDOT
CLASS 5 OR 6 OR APPROVED EQUAL
COMPACTED SUB GRADE
TO 95% MAX DRY DENSITY

EX PLUS 1"

6"

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

CONNOR GRIFFIN, P.E.
63283

NOTES AND DETAILS SHEET

SNARF'S
SNARF'S SANDWICHES
619 WILCOX STREET, CASTLE ROCK, COLORADO

DRAWING: KE
DATE: 08/14/2025
CHECKED: CG
DATE: 08/14/2025
REVISION #:
DATE:
JOB NO. C01448B

2 OF 3

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
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SCAPE ARCHITECTURE
Since 1944 Denver Boulder Fort Collins
Dillon

TAIT

& ASSOCIATES

NO. DESCRIPTION BY DATE REVISIONS

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ABBREVIATIONS:

EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
ME	MATCH EXISTING
PR	PROPOSED
TYP	TYPICAL
ARCH	ARCHITECTURAL

NOTE:

ALL SIDEWALKS ARE TO ABIDE BY THE FOLLOWING PARAMETERS:

- CROSS-SLOPE NOT TO EXCEED 2%
- SIDEWALK LONGITUDINAL SLOPE NOT TO EXCEED 5%
- LANDING AT TOP AND BOTTOM OF STAIRS NOT TO EXCEED 2% IN ANY DIRECTION
- PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

OFFSITE CONSTRUCTION NOTE:

NO WORK IS TO BE PERFORMED WITHIN THE PUBLIC R/W OR ADJACENT PROPERTIES

NOTE TO CONTRACTOR

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BASIS OF BEARINGS:
N/A

BENCH MARK:
ELEVATIONS BASED ON AN ASSIGNED FINISHED FLOOR ELEVATION AT THE EXISTING SUBJECT BUILDING OF 100.00'

SITE LEGEND:

- | | |
|----------|---------------------------|
| --- | EX RIGHT OF WAY LINE |
| - - - | EX SUBJ PROPERTY LINE |
| - - - | EX ADJ PROPERTY LINE |
| - - - | EX ROAD CENTERLINE |
| - - - | EX SANITARY SEWER |
| - - - | EX IMPROVEMENTS |
| - - - | EX FLOW LINE |
| - - - | EX EASEMENT LINE |
| - - - | EX GAS LINE |
| - - - | EX OVERHEAD ELECTRIC LINE |
| - - - | PR SAWCUT |
| - - - | PR IMPROVEMENTS |
| (S) | EX SANITARY MANHOLE |
| (D) | EX CURB INLET |
| --- | PR ASPHALT PAVEMENT |
| --- | PR CONCRETE PAVEMENT |
| 2.0% MAX | PR SLOPE |

TESC REQUIRED NOTES:

- A) THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN IS ON FILE AT THE TOWN OF CASTLE ROCK AND APPEARS TO FULFILL APPLICABLE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEES DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEES, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.
- B) REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.
- C) ALL PAVED SURFACES MUST REMAIN FREE OF SEDIMENT AND REQUIRE CLEANING, INCLUDING STREET SWEEPING, AS NEEDED.
- D) SHADED CONTROL MEASURES WERE INSTALLED IN INITIAL STAGE AND SHALL BE LEFT IN PLACE IN INTERIM STAGE UNLESS OTHERWISE NOTED.
- E) SEE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, AND STORM DRAINS.
- F) REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.
- G) ALL PAVED SURFACES MUST REMAIN FREE OF SEDIMENT AND REQUIRE CLEANING, INCLUDING STREET SWEEPING, AS NEEDED.

CONSTRUCTION NOTES:

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- PROPOSED BOLLARD. REFER TO DETAIL 1 ON SHEET 2.
- STRIPE PARKING LOT AS SHOWN HEREON. REFER TO SIGNAGE STRIPPING NOTES ON SHEET 2 FOR MORE DETAIL. EXISTING STRIPING TO BE REMOVED AND PARKING LOT CLEANED PRIOR TO RESTRIPIING.
- NEW ASPHALT PAVING TO MATCH EXISTING DEPTH PLUS 1". REFER TO DETAIL 3 ON SHEET 2. CUT BACK 12" MIN. WHEN ADJACENT TO EXISTING PAVEMENT.
- NEW CONCRETE PAVING AT 4" THICK. REFER TO DETAIL 2 ON SHEET 2.
- NEW CONCRETE PAVING AT 8" THICK. REFER TO DETAIL 2 ON SHEET 2.
- PROPOSED STAIRS WITH RAILING. CONTRACTOR TO DETERMINE APPROPRIATE TREAD AND RISER DIMENSIONS IN FIELD.
- CONTRACTOR TO EVALUATE EXISTING LANDSCAPE CURB.
- PROPOSED TRASH ENCLOSURE AT DIMENSIONS SHOWN HEREON. REFER TO ARCH PLANS FOR DETAILS.
- PROPOSED TREE OF SIMILAR SIZE (35' DIAMETER CANOPY) PER TOWN OF CASTLE ROCK APPROVED PLANT LIST.

DETAIL SHEET

NO.	NO.
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	2
10	2
11	2
12	2
13	2
14	2
15	2
16	3
17	3
18	3
19	3
20	3
21	3
22	3
23	3
24	3
25	4
26	4
27	4
28	4

BMP LEGEND

- | | |
|-------|----------------------------|
| (CD) | CHECK DAM |
| (CB) | COMPOST BLANKET |
| (CFB) | COMPOST FILTER BERM |
| (CWA) | CONCRETE WASHOUT AREA |
| (CF) | CONSTRUCTION FENCE |
| (CM) | CONSTRUCTION MARKERS |
| (DW) | DEWATERING |
| (DD) | DIVERSION DITCH |
| (ECB) | EROSION CONTROL BLANKET |
| (IP) | INLET PROTECTION |
| (RCD) | REINFORCED CHECK DAM |
| (RFB) | REINFORCED ROCK BERM |
| (RVC) | RRB FOR CULVERT PROTECTION |
| (SB) | SEDIMENT BASIN |
| (SCL) | SEDIMENT CONTROL LOG |
| (ST) | SEDIMENT TRAP |
| (SM) | SEEDING AND MULCHING |
| (SF) | SILT FENCE |
| (SBA) | STABILIZED STAGING AREA |
| (SR) | SURFACE ROUGHENING |
| (TRC) | TEMPORARY ROAD CROSSING |
| (TSD) | TEMPORARY SLOPE DRAIN |
| (TSC) | TEMPORARY STREAM CROSSING |
| (TER) | TERRACING |
| (VTC) | VEHICLE TRACKING CONTROL |
| (VWC) | VTC WITH WHEEL WASH |
| (A) | A LOT EROSION CONTROL |
| (B) | B LOT EROSION CONTROL |
| (LOO) | LIMITS OF CONSTRUCTION |
| (RS) | ROCK SOCK |

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES

DATE

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

CONNOR GRIFFIN, P.E.
63283

SITE, UTILITY, GRADING AND EROSION CONTROL PLAN

SNARF'S
SNARF'S SANDWICHES
619 WILCOX STREET, CASTLE ROCK, COLORADO

DRAWN: KE
DATE: 08/14/2025
CHECKED: CG
DATE: 08/14/2025
REVISION #:
DATE:
JOB NO: C01448B

3 OF 3

07/02/2025 SITE DEVELOPMENT PLAN - 1-SDP25-0019 PLANS

320 North Lincoln Avenue
Loveland, CO 80537

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ENGINEERING ENVIRONMENTAL BUILDING LAND
SURVEYING ARCHITECTURE
Denver
San Antonio
San Luis Obispo
New York
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