

Aug 13, 2025 - 1:13pm by Kerguson K:\Drawings\20\12014480 - Snarf's - Castle Rock, CO\12014480 Construction Drawings\12014480_3P.dwg



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 01-15-2023.

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

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 LEGEND:

- EX RIGHT OF WAY LINE
- EX SUBJ PROPERTY LINE
- EX ADJ PROPERTY LINE
- EX ROAD CENTERLINE
- EX SANITARY SEWER
- EX FLOW LINE
- EX EASEMENT LINE
- EX GAS LINE
- EX OVERHEAD ELECTRIC LINE
- PR SAWCUT
- PR IMPROVEMENTS
- EX SANITARY MANHOLE
- EX CURB INLET
- PR ASPHALT PAVEMENT
- PR CONCRETE PAVEMENT
- PR SLOPE

TESC REQUIRED NOTES:

- 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.
- REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.
- ALL PAVED SURFACES MUST REMAIN FREE OF SEDIMENT AND REQUIRE CLEANING, INCLUDING STREET SWEEPING, AS NEEDED.
- SHADED CONTROL MEASURES WERE INSTALLED IN INITIAL STAGE AND SHALL BE LEFT IN PLACE IN INTERIM STAGE UNLESS OTHERWISE NOTED.
- SEE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, AND STORM DRAINS.
- REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.
- 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.

PLEASE SHOW ACCESSIBLE PARKING DIMENSIONS TO BE COMPLIANT WITH IBC 1106. PROVIDE A TOTAL PARKING COUNT INCLUDING ACCESSIBLE/VAN ACCESSIBLE SPACES.

DEVELOPMENT SERVICES
Revise and resubmit
by eandolsek
on 10/02/2025

AWAITING RESPONSE
This permit has been placed under review for compliance with the building provisions of the adopted codes and assigned a review status of awaiting response. Please see the review comments on this plan set and revise accordingly to complete the review process. Please resubmit a complete set of plans with changes and a narrative as applicable and in accordance with the plan submittal guidelines for the Town of Castle Rock. Additional comments/questions may be identified in response to the additional information provided in the resubmittal.

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

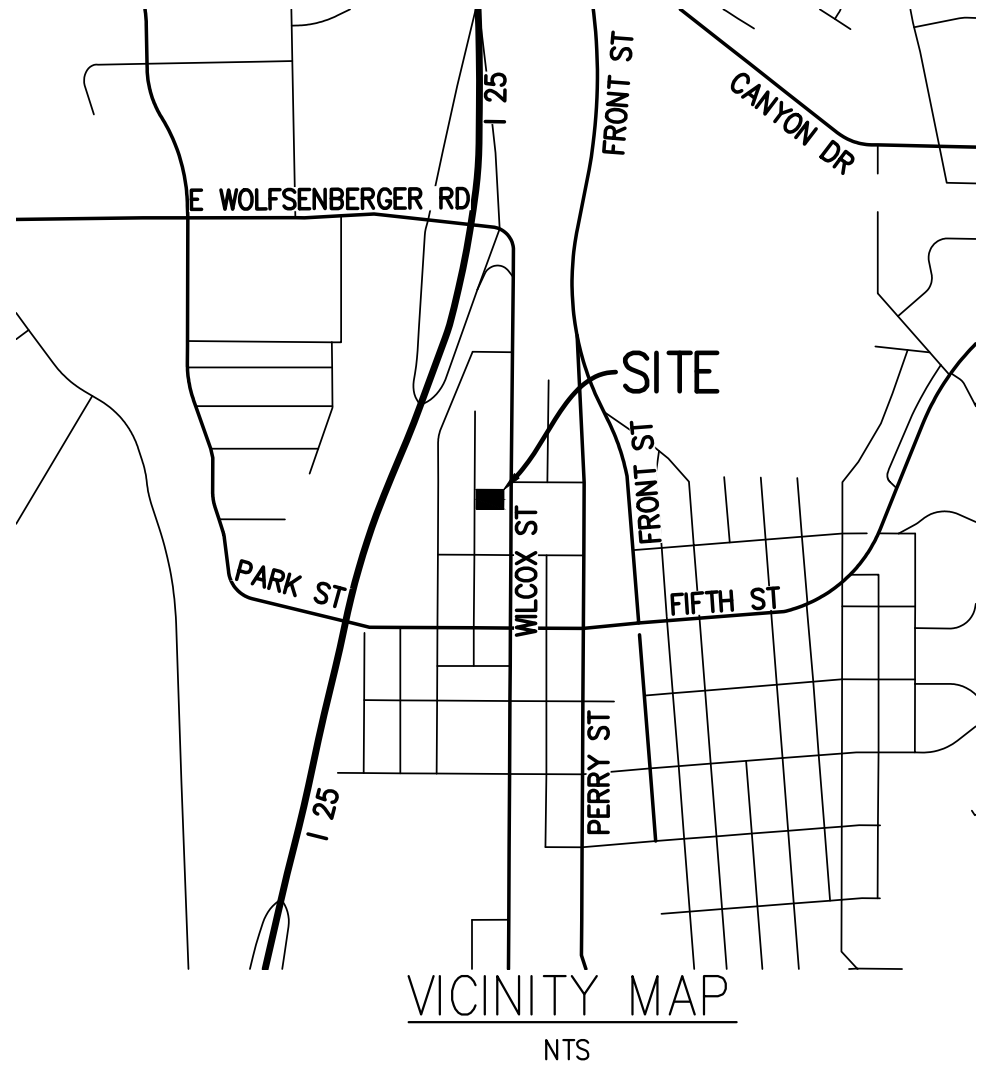
DRAWN: KE
DATE: 08/14/2025
CHECKED: CG
DATE: 08/14/2025
REVISION #:
DATE:
JOB NO: C01448B

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

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& ASSOCIATES
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Loveland, CO 80537
p: 970.613.1447
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NO.	DESCRIPTION	BY	DATE



DETAIL NO.	SHEET NO.	BMP LEGEND
1	1	CD CHECK DAM
2	1	CB COMPOST BLANKET
3	1	CFB COMPOST FILTER BERM
4	1	CWA CONCRETE WASHOUT AREA
5	1	CF CONSTRUCTION FENCE
6	1	CM CONSTRUCTION MARKERS
7	1	DW DEWATERING
8	1	DD DIVERSION DITCH
9	1	ECB ROCK AND RIPRAP GRADATIONS
10	2	ECB EROSION CONTROL BLANKET
11	2	IP INLET PROTECTION
12	2	RCD REINFORCED CHECK DAM
13	2	RFB REINFORCED ROCK BERM
14	2	RRC RRB FOR CULVERT PROTECTION
15	2	SB SEDIMENT BASIN
16	2	SCL SEDIMENT CONTROL LOG
17	3	ST SEDIMENT TRAP
18	3	SM SEEDING AND MULCHING
19	3	SF SILT FENCE
20	3	SBA STABILIZED STAGING AREA
21	3	SR SURFACE ROUGHENING
22	3	TRC TEMPORARY ROAD CROSSING
23	3	TSD TEMPORARY SLOPE DRAIN
24	3	TSC TEMPORARY STREAM CROSSING
25	4	TER TERRACING
26	4	VTC VEHICLE TRACKING CONTROL
27	4	WW VTC WITH WHEEL WASH
28	4	A LOT EROSION CONTROL
29	4	B LOT EROSION CONTROL
30	4	LOO LIMITS OF CONSTRUCTION
31	4	RS ROCK SOCK