SITE DEVELOPMENT PLAN

MILESTONE FILING NO.4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

CASTLE ROCK, CO
STORE NO.: 00984 - 1011

SHEET INDEX

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7 OF 13	GRADING PLAN
8 OF 13	EROSION AND SEDIMENT CONTROL PLAN
9 OF 13	UTILITY PLAN
10 OF 13	LANDSCAPE PLAN
11 OF 13	EXTERIOR ELEVATIONS
12 OF 13	OP EXTERIOR ELEVATIONS
13 OF 13	PHOTOMETRIC PLAN

GENERAL SCOPE OF WORK

- ONLINE PICK UP EXPANSION
- ADDITION OF COOLER AND FREEZER BOX
- ADDITION OF ASSOCIATES CANOPY
- ADDITION OF RACKS
- NEW ROOF EQUIPMENT
- NEW PICKUP PARKING



VICINITY MAP
NOT TO SCALE
NORTH

ZONING	PLANNED DEVELOPMENT (PD)	MILESTONE OFFICE CAMPUS AMENDED	
	PD ZONING ALLOWANCE	EXISTING	PROPOSED
MIN. FRONT YARD SETBACK	8 FT	488 FT	488 FT
MIN. REAR YARD SETBACK	0 FT	65 FT	65 FT
MIN. SIDE YARD SETBACK	0 FT	137 FT	117 FT
MIN. SIDE TO STREET SETBACK	0 FT	166 FT	146 FT
MAX. BUILDING HEIGHT	50 FT	34'-8" FT	34'-8" FT
MIN. ACCESSIBLE PARKING	2% OF TOTAL SPACES 862 x 0.02 = 18 SPACES REQUIRED	28 SPACES	28 SPACES

SITE UTILIZATION			
	SQUARE FOOTAGE	ACREAGE	% OF TOTAL AREA
TOTAL LOT AREA	945,164 SF	21.69 AC	100.00%
LOT COVERAGE	538,466 SF	12.36 AC	56.97%
BUILDING COVERAGE	212,387 SF	4.87 AC	22.47%
LANDSCAPE COVERAGE	194,311 SF	4.46 AC	20.56 %
OTHER COVERAGE	0 SF	0 AC	0.00%

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.

Sky Mahn
(Name of owner)
SIGNED THIS 14th DAY OF MAY, 2026

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF May,
2026 BY Sky Mahn AS SR. Manager OF Walmart Store

WITNESS MY HAND AND OFFICIAL SEAL.
Linda Stelljes
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/01/27

LINDA STELLJES
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMMISSION NO. 12703323

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 _____AS_____OF_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

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: _____.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

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

20_____ BY _____ AS MAYOR AND BY

_____, AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____ AT RECEPTION NO. _____ AND ACCORDINGLY, _____ SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S CERTIFICATE

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

_____ _____
LICENSED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

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

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE

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 TO32 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.

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 MILESTONE OFFICE CAMPUS AMENDED (1998) - PLANNED DEVELOPMENT
3. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
4. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
5. 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.
6. 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
7. 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.
8. 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.
9. 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.
10. 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
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

ARCHITECTURAL	STRUCTURAL	FIRE PROTECTION	MECHANICAL	ELECTRICAL	REFRIGERATION	CIVIL	BUILDING OFFICIAL
MATT E. MAJEED 7100 E. PLEASANT VALLEY ROAD SUITE 320 CLEVELAND, OH 44113	BRIAN W. MAKOVEC, FE 930 CENTRAL KANSAS CITY, MISSOURI 64105	ROY R. PAYNE, JR., PE 1805 N. 2ND ST, SUITE 5550 ROGERS, AR 72756	MARVIN ARROYO, PE 1805 N. 2ND ST, SUITE 1232 ROGERS, AR 72756	AARON FIEGEL, PE. 1805 N. 2ND ST, SUITE 3842 ROGERS, AR 72756	WILLIAM R. KRANER, PE 1805 N. 2ND ST, SUITE 5516 ROGERS, AR 72756	RYAN C. JAMES 5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111	TOWN OF CASTLE ROCK JON WHITE 100 N WILCOX ST CASTLE ROCK, CO 80104

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4, 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

megarchitecture.com
CLEVELAND DENVER KANSAS CITY IRVINE PHOENIX SAN FRANCISCO

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND CONTEMPLATED ONLY WITH ITS ISSUE AND DISTRIBUTION AS PART OF SUITABLE FOR USE ON A DIFFERENT SITE OR FOR USE BY OTHERS. USE OF THIS DRAWING FOR REFERENCE OR OTHERWISE WITHOUT THE EXPRESS WRITTEN CONSENT OF MEGA ARCHITECTURE REQUIRES THE SERVICES OF PROPERLY LICENSED PROFESSIONALS. ANY REUSE, REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE WHATSOEVER IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NO: 00984 - 1011
JOB NUMBER: 25528 PROTO: 192

ISSUE BLOCK

CHECKED BY: RT
DRAWN BY: LR
PROTO CYCLE: 12/12/25
DOCUMENT DATE: 02/23/26

STATE OF COLORADO
MATT E. MAJEED
00403531
LICENSED ARCHITECT
9/4/2026

COVER SHEET

SHEET: 1 OF 13

04/2026 8:00:23 AM

SITE DEVELOPMENT PLAN
MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING
TOTAL BUILDING AREA	205,707 S.F.
REQUIRED PARKING (PER TOWN OF CASTLE ROCK) REQUIRED PARKING RATIO (PER TOWN OF CASTLE ROCK)	1,028 SPACES 5.0/1,000 S.F.
REQUIRED PARKING (PER ECR) REQUIRED PARKING RATIO (PER ECR)	1,028 SPACES 5.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	802 SPACES 28 SPACES 0 SPACES 17 SPACES 46 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	830 SPACES 4.0/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	847 SPACES 4.1/1,000 S.F.

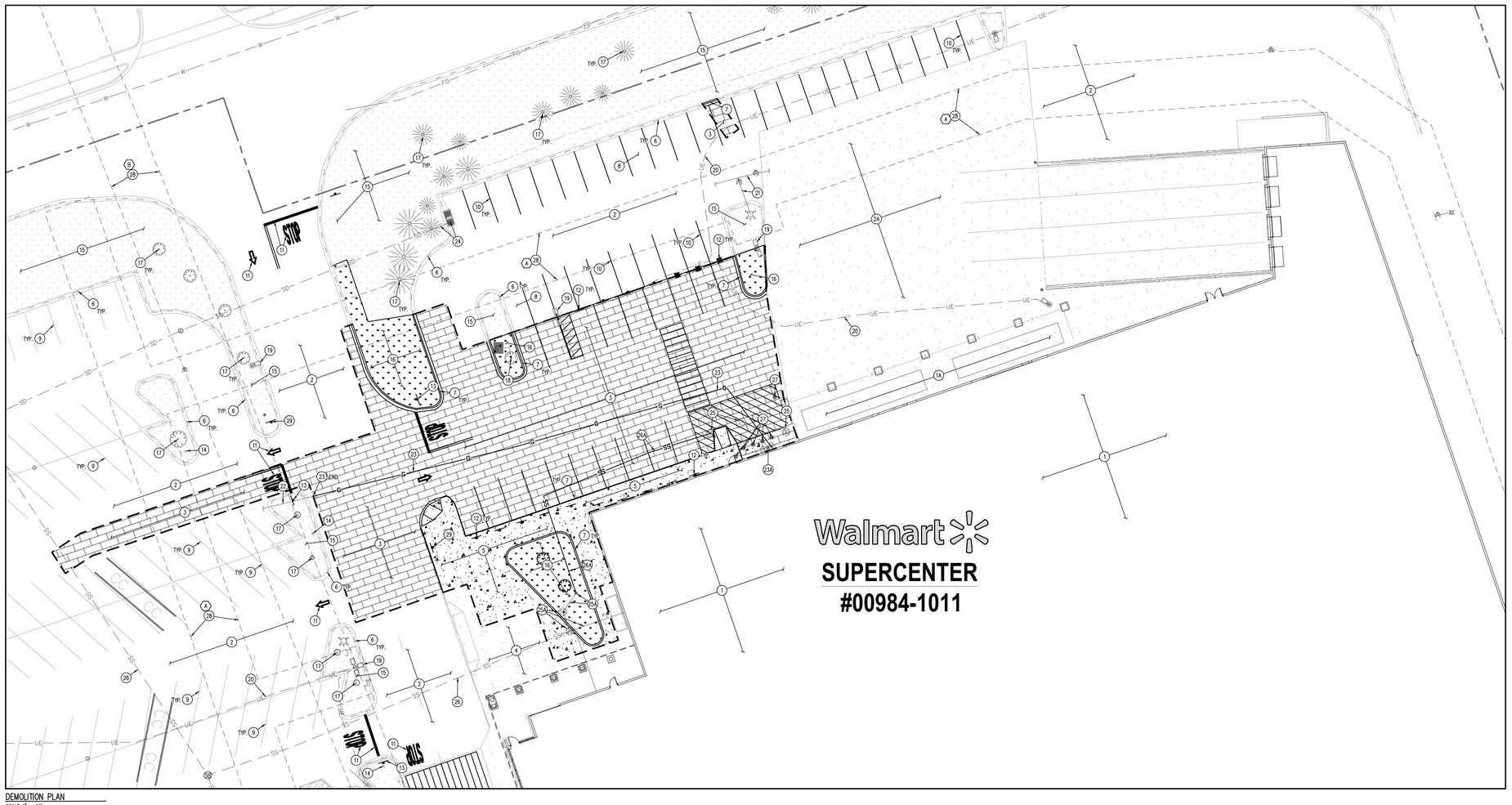
* BUILDING AREA COORDINATED AND CONFIRMED VIA EMAIL FROM EVENY PERALES OF MCG ARCHITECTURE ON 02/05/2026
** ECR REQUIREMENTS OBTAINED FROM LUCERNEX (JOSH SMITH, 12/15/2025)

EASEMENT SCHEDULE

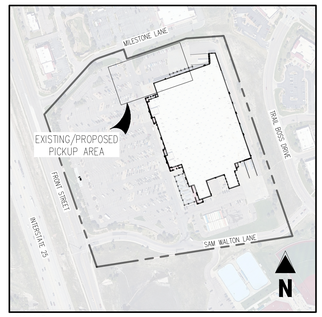
(A) 20' WATERLINE EASEMENT (REC NO 9902345?)
(B) 20' WATERLINE EASEMENT (BOOK 1681 PAGE 1586)

DEMOLITION SCHEDULE

1. EXISTING WALMART BUILDING TO REMAIN.
1A. EXISTING RACKHOUSE ENCLOSURE AND ASSOCIATED EQUIPMENT TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
2A. EXISTING HEAVY DUTY CONCRETE PAVEMENT TO REMAIN.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED.
4. EXISTING CONCRETE SIDEWALK TO REMAIN.
5. EXISTING CONCRETE SIDEWALK TO BE REMOVED.
6. EXISTING CURB AND GUTTER TO REMAIN.
7. EXISTING CURB AND GUTTER TO BE REMOVED.
8. EXISTING CART CORRAL TO BE REMOVED AND RELOCATED.
9. EXISTING PARKING STALL STRIPING TO REMAIN.
10. EXISTING PARKING STALL STRIPING TO BE REMOVED.
11. EXISTING PARKING LOT PAVEMENT MARKINGS TO BE REMOVED.
12. EXISTING PICKUP SIGNAGE TO BE REMOVED AND SALVAGED. CONTRACTOR TO PROPERLY STORE DURING CONSTRUCTION FOR RE-USE. (PICKUP SIGNAGE STALLS 1-17). EXISTING SIGN POST AND BOLLARD (WHERE APPLICABLE) TO BE REMOVED.
13. EXISTING SIGNAGE AND SIGN POST TO BE REMOVED (REF. SSM-SECP PLAN SET).
14. EXISTING SIGNAGE AND SIGN POST TO REMAIN (REF. SSM-SECP PLAN SET).
15. EXISTING LANDSCAPING TO REMAIN.
16. EXISTING LANDSCAPING TO BE REMOVED.
17. EXISTING SITE TREE TO REMAIN.
18. EXISTING SITE TREE TO BE REMOVED.
19. EXISTING SITE LIGHT TO REMAIN.
20. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
21. EXISTING UNDERGROUND WATER LINE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
22. EXISTING UNDERGROUND GAS LINE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
23. EXISTING UNDERGROUND GAS LINE IN CONFLICT WITH PROPOSED EXPANSION TO BE REMOVED.
23A. EXISTING GAS METER IN CONFLICT WITH PROPOSED EXPANSION TO BE REMOVED.
24. EXISTING STORM STRUCTURE AND ASSOCIATED STORM LINES TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
25. EXISTING SANITARY STRUCTURE AND ASSOCIATED LINES IN CONFLICT WITH PROPOSED EXPANSION TO BE REMOVED.
25A. APPROXIMATE LOCATION OF TENANT GREASE INTERCEPTOR PER RECORD MEP PLANS AND UTILITY LOCATE. GREASE INTERCEPTOR AND ASSOCIATED SANITARY LINES TO REMAIN. CONTRACTOR TO NOTIFY ENGINEER OF CONFLICTS BETWEEN STRUCTURE AND PROPOSED EXPANSION (REF. MEP PLANS).
26. EXISTING UNDERGROUND SANITARY LINE TO REMAIN.
26A. EXISTING UNDERGROUND SANITARY LINE TO BE REMOVED.
27. EXISTING BOLLARD TO BE REMOVED.
28. EXISTING EASEMENT (REF. EASEMENT SCHEDULE, THIS SHEET).
29. EXISTING PICKUP WAYFINDING SIGNAGE TO BE REMOVED.



DEMOLITION PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING ASPHALT PAVING TO BE REMOVED
- EXISTING CONCRETE PAVING/SIDEWALK
- EXISTING CONCRETE PAVING/SIDEWALK TO BE REMOVED
- LIMITS OF SAWCUT
- UE — EXISTING ELECTRIC LINE TO REMAIN
- G — EXISTING GAS LINE TO REMAIN
- G — EXISTING GAS LINE TO BE REMOVED
- SS — EXISTING SANITARY SEWER LINE TO REMAIN
- SD — EXISTING STORM SEWER LINE TO REMAIN
- W — EXISTING WATER LINE TO REMAIN
- SD — EXISTING STORM SEWER STRUCTURE
- SS — EXISTING SANITARY SEWER STRUCTURE
- EXISTING SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- FH — EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- CC — EXISTING CART CORRAL

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NUMBER: 00984-1011
JOB NUMBER: WAT000984.24 PROTO:
SUPERCENTER EXPANSION

ISSUE BLOCK

1	PR #1	06/19/2026

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DRAWN BY:	CTS
PROTO CYCLE:	–
DOCUMENT DATE:	02/23/2026

COLORADO LICENSED
RYAN C. JAMES
46507
PROFESSIONAL ENGINEER
10/26/2026

DEMOLITION PLAN

SHEET:
2 OF 13

SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	205,707 S.F.	212,387 S.F.
REQUIRED PARKING (PER TOWN OF CASTLE ROCK) REQUIRED PARKING RATIO (PER TOWN OF CASTLE ROCK)	1,028 SPACES 5.0/1,000 S.F.	1,062 SPACES 5.0/1,000 S.F.
REQUIRED PARKING (PER ECR) REQUIRED PARKING RATIO (PER ECR)	1,028 SPACES 5.0/1,000 S.F.	1,062 SPACES 5.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	802 SPACES 28 SPACES 0 SPACES 17 SPACES 46 SPACES	802 SPACES 28 SPACES 0 SPACES 32 SPACES 33 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	830 SPACES 4.0/1,000 S.F.	830 SPACES 3.9/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	847 SPACES 4.1/1,000 S.F.	862 SPACES 4.1/1,000 S.F.

* BUILDING AREA COORDINATED AND CONFIRMED VIA EMAIL FROM EVENY PERALES OF MCG ARCHITECTURE ON 02/05/2026
** ECR REQUIREMENTS OBTAINED FROM LUCERNEX (JOSH SMITH, 12/15/2025)

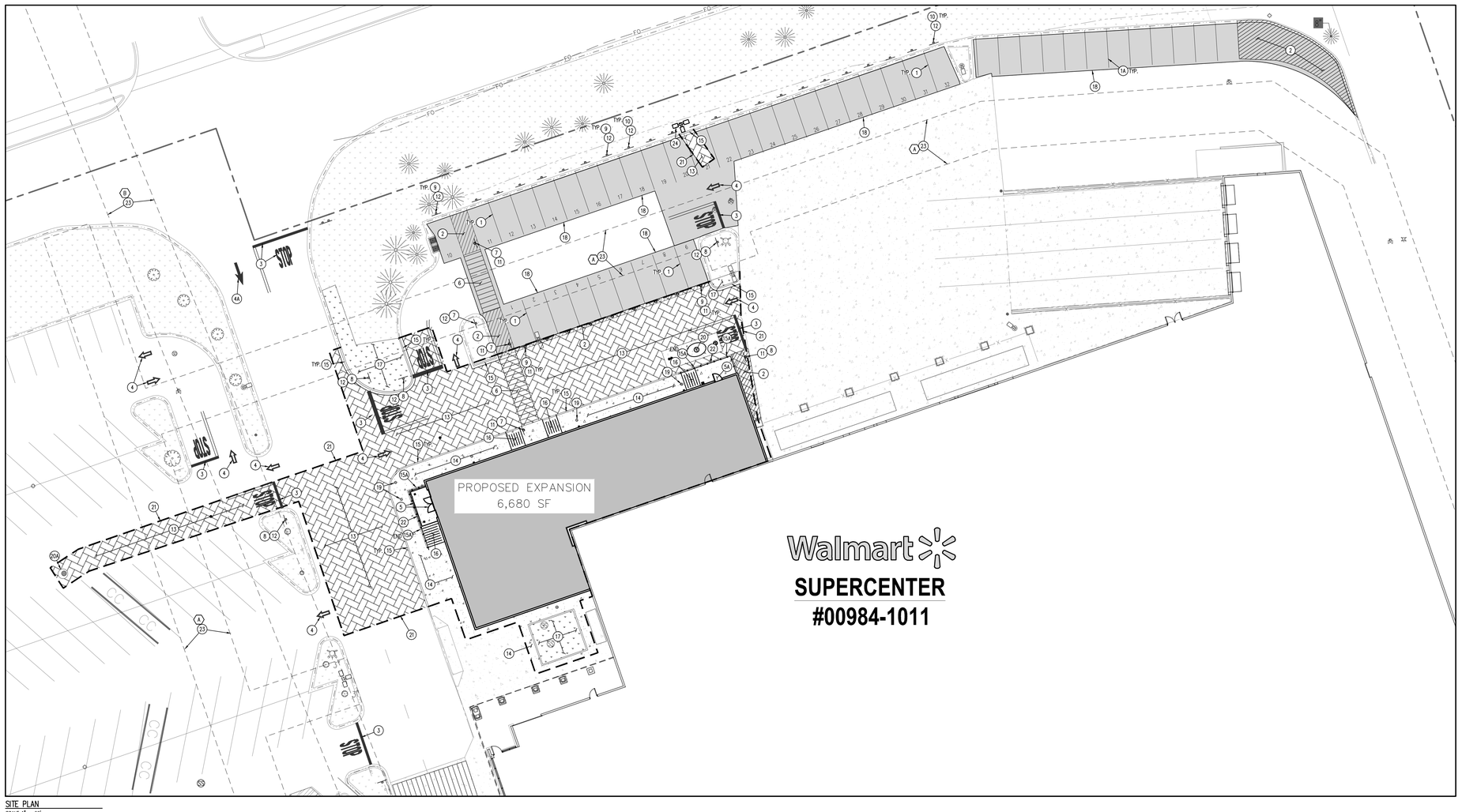
EASEMENT SCHEDULE

(A) 20' WATERLINE EASEMENT (REC NO 9902345?)

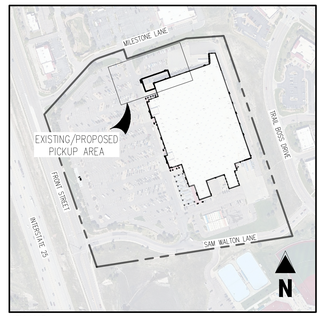
(B) 20' WATERLINE EASEMENT (BOOK 1681 PAGE 1586)

SITE & DEMOLITION SCHEDULE

1. PROPOSED OPD STALL STRIPING.
1A. PROPOSED STANDARD STALL STRIPING.
2. PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
3. PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SSM-SECP PLAN SET).
4. PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SSM-SECP PLAN SET).
4A. PROPOSED MUTCD CLOSED ARROW PAVEMENT MARKING (REF. SSM-SECP PLAN SET).
5. PROPOSED PICKUP DOOR AND CANOPY (REF. ARCH PLANS).
5A. PROPOSED EGRESS DOOR (REF. ARCH PLANS).
6. PROPOSED CROSSWALK MARKINGS – 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE (REF. SITE DETAILS).
7. PROPOSED R1-5B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
8. PROPOSED 30"X30" STOP SIGN (REF. SITE DETAILS).
9. PROPOSED SALVAGED PICKUP SIGNAGE (PICKUP SIGNAGE 1-17).
10. PROPOSED NEW PICKUP SIGNAGE (PICKUP SIGNAGE 18-32).
11. PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD.
12. PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
13. PROPOSED ASPHALT PAVING (REF. SITE DETAILS).
14. PROPOSED CONCRETE SIDEWALK (REF. SITE DETAILS).
15. PROPOSED CONCRETE CURB (REF. SITE DETAILS).
15A. PROPOSED 9" RAISED CONCRETE CURB (REF. GRADING PLAN).
16. PROPOSED CONCRETE RAMP (REF. SITE DETAILS).
17. PROPOSED LANDSCAPING TO MATCH EXISTING.
18. PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
19. PROPOSED STORM CLEANOUT (REF. GRADING PLAN, MEP PLANS).
20. PROPOSED GREASE INTERCEPTOR (REF. UTILITY PLAN, MEP PLANS).
20A. PROPOSED SANITARY DROP MANHOLE (REF. UTILITY PLAN, SITE DETAILS).
21. PROPOSED SAWCUT.
22. PROPOSED HANDRAIL.
23. EXISTING EASEMENT (REF. EASEMENT SCHEDULE, THIS SHEET).
24. PROPOSED SITE LIGHT (REF. UTILITY PLAN).



SITE PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

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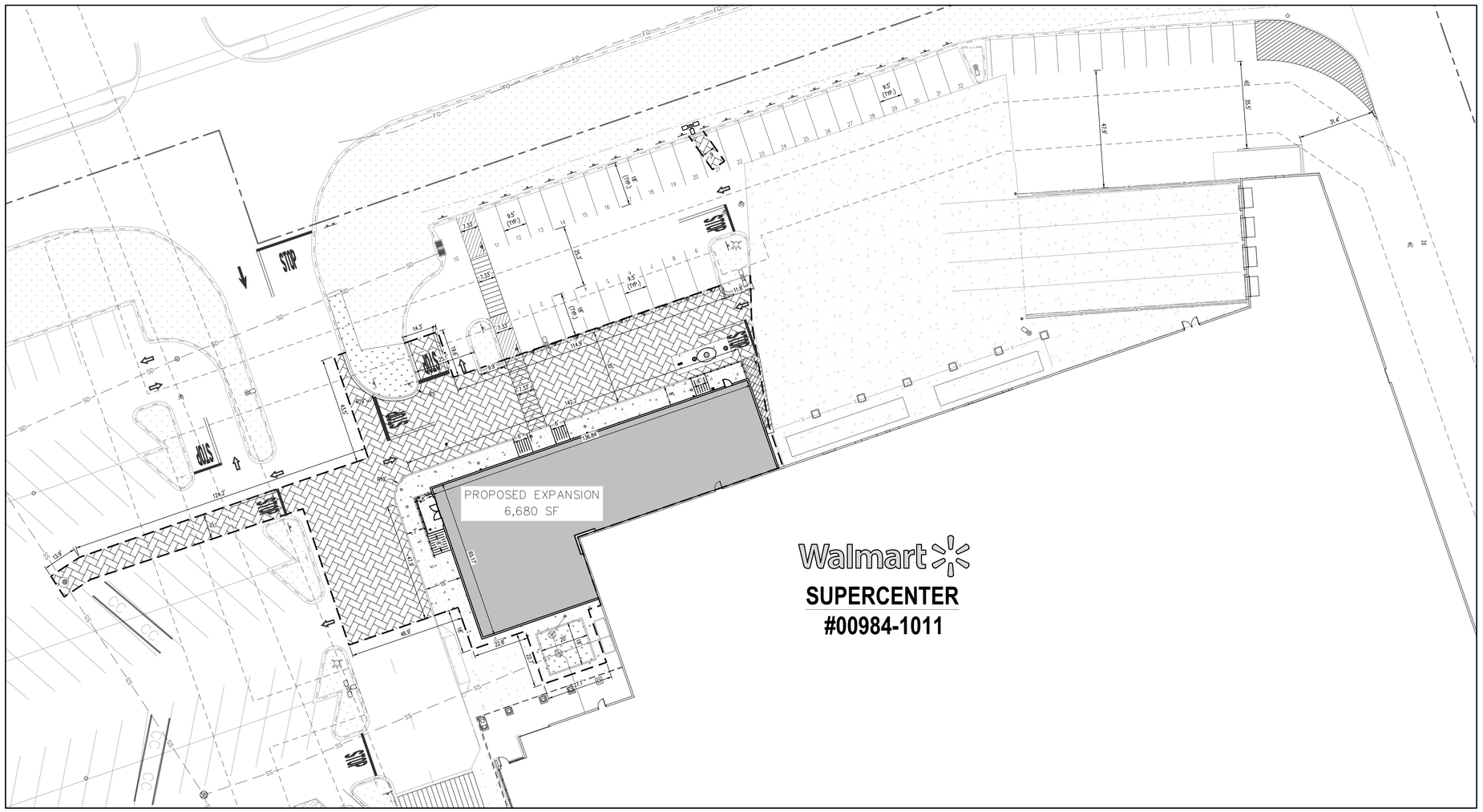
SITE PLAN

SHEET:
3 OF 13

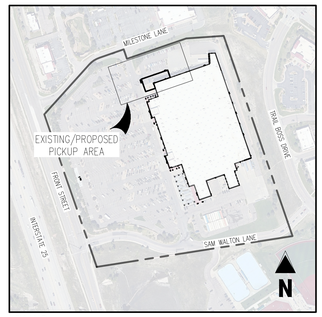
SITE DEVELOPMENT PLAN

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

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TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



HORIZONTAL CONTROL PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
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SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

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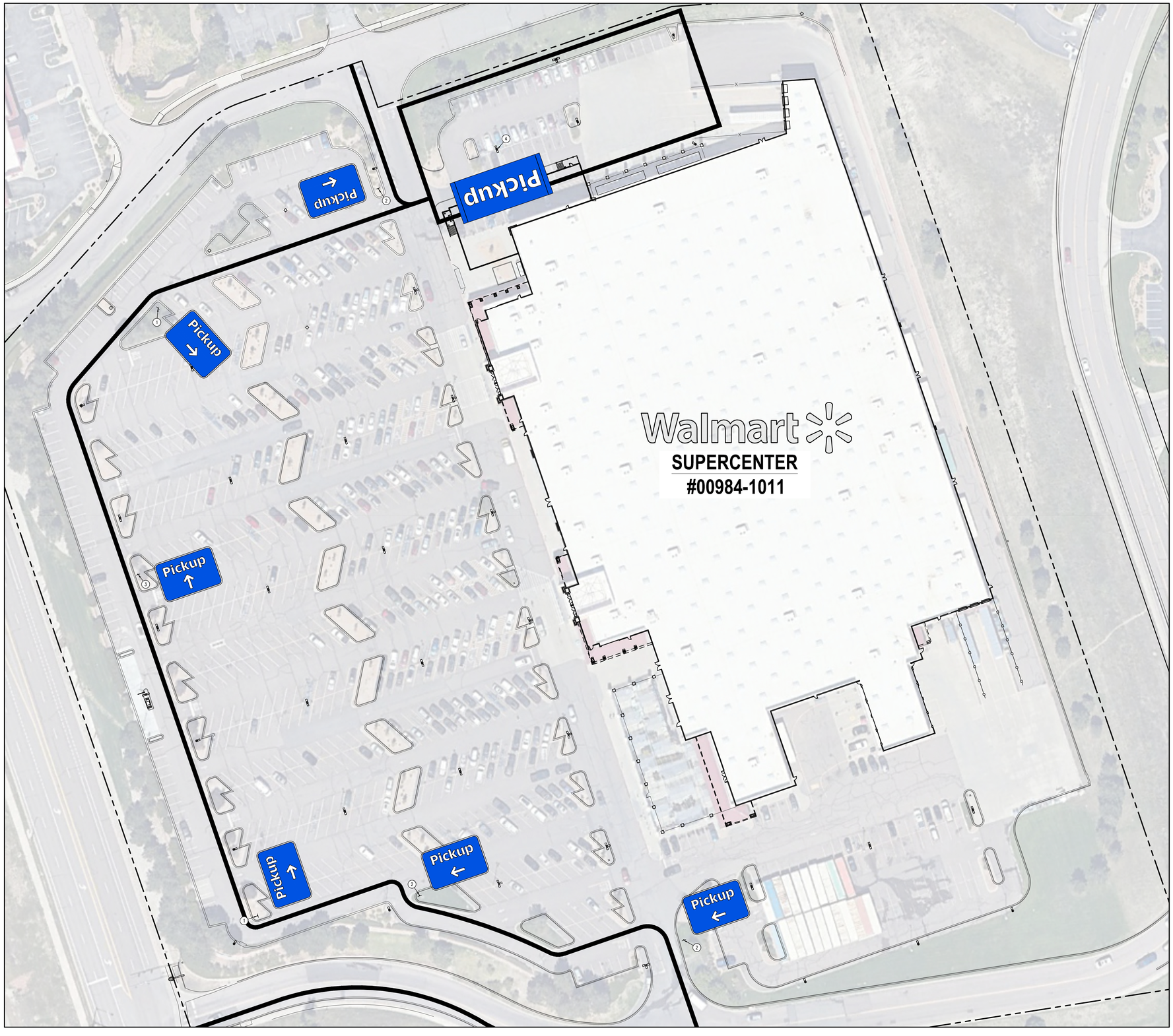
HORIZONTAL CONTROL PLAN

SHEET:
4 OF 13

SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



PICKUP WAYFINDING SIGNAGE SCHEDULE NOTES

1. PROPOSED PICKUP WAYFINDING SIGNAGE, RIGHT, TO BE MOUNTED ON BREAKAWAY POST (REF. SITE DETAILS).
2. PROPOSED PICKUP WAYFINDING SIGNAGE, LEFT, TO BE MOUNTED ON BREAKAWAY POST (REF. SITE DETAILS).
3. PROPOSED PICKUP WAYFINDING SIGNAGE, AHEAD, TO BE MOUNTED ON BREAKAWAY POST (REF. SITE DETAILS).
4. PROPOSED PICKUP BANNER TO BE MOUNTED ON EXISTING LIGHT POST (REF. SITE DETAILS).

SITE SIGNAGE LEGEND

- PROPERTY BOUNDARY
- PROPOSED PICKUP AREA
- PROPOSED PATH OF TRAVEL FOR PICKUP CUSTOMER

PICKUP EXTERIOR SIGN SCHEDULE

DESCRIPTIONS	DIMENSIONS	QUANTITY
STALL DESIGNATION	12 X 12	32
PICKUP LEFT	12 X 18	3
PICKUP AHEAD	12 X 18	1
PICKUP RIGHT	12 X 18	2
HOURS OF OPERATION	36 X 18	–
RESERVED DELIVERY VAN	12 X 18	–
PICKUP BANNER AND MOUNTING HARDWARE	18 X 40	1
TEMPORARY PARKING (WITH PYRAMID BASE)	18 X 40	–

CONTRACTOR TO CONFIRM CALL IN NUMBER WITH STORE MANAGER PRIOR TO PLACING SIGN ORDER.

ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: HTTPS://WMT.QUICKBASE.COM/NAV/MAIN/ACTION/MYQB.

FOR INQUIRES EMAIL CLAMPITT COMPANIES LLC. CLAMPITTROGERSTEAM@CLAMPITT.COM

SITE SIGNAGE NOTES

1. THIS PLAN WAS PREPARED BASED ON AN AERIAL CAPTURED 09/04/2023. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS DRAWING.
2. REFERENCE SITE DETAILS FOR SIGN LOCATION & VESTIBULE CROSSWALK DETAILS FOR SITE SIGNAGE OFFSETS.
3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS WITHIN THE PICKUP AREA SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR PAVEMENT MARKING HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING. (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING ON CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND SECP PLANS IF APPLICABLE.
4. GENERAL CONTRACTOR TO PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.
5. GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT (RESTRIPING, STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, OR REAR OF STORE, AND FUEL STATION). BASED ON SITE VISIT CEC SHALL COORDINATE WITH WALMART DESIGN MANAGER AND IT IS TO THE DISCRETION OF WALMART DESIGN MANAGER IF EXISTING STRIPING IS ACCEPTABLE. CEC TO DELETE THIS NOTE IF EXISTING STRIPING IS DEEMED ACCEPTABLE.
6. GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
7. ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: HTTPS://WMT.QUICKBASE.COM/NAV/MAIN/ACTION/MYQB. FOR INQUIRES EMAIL CLAMPITT COMPANIES LLC. CLAMPITTROGERSTEAM@CLAMPITT.COM

   PARKING LOT SIGNS, POLES, & MOUNTING HARDWARE ARE AVAILABLE VIA WALMART SOURCES AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: HTTPS://WMT.QUICKBASE.COM/NAV/MAIN/ACTION/MYQB.

   FOR INQUIRES EMAIL CLAMPITT COMPANIES LLC. CLAMPITTROGERSTEAM@CLAMPITT.COM
8. ALL PICKUP WAYFINDING AND STALL SIGNS, PARKING LOT SIGN POSTS AND MOUNTING HARDWARE ARE AVAILABLE VIA WALMART/SAM'S SOURCES AND CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. SIGN MANUFACTURER VARIES BY STATE:

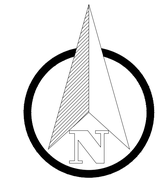
   DESIGNATED SIGN MANUFACTURER BY STATE:

   AQ (18 STATES)
   (757) 427-1900x1105
   MICHAEL LOMBARDO
   WALMARTSIGNS@MQ.NET
   AR, AL, AK, D.C., DE, FL, GA, HI, LA, MD, MS, NC, NJ, OK, PR, SC, TX, VA

   SIGN CRAFTERS (26 STATES)
   (800) 742-3655
   HEATHER WERNER
   HEATHERWERNER@SIGNCRAFTERS-INC.COM
   CT, IA, ID, IL, IN, KY, MA, ME, MI, MN, MT, ND, NE, NH, NY, OH, OR, PA, RI, SD, TN, VT, WA, WI, WV, WY

   SPRINGFIELD SIGNS & GRAPHICS (8 STATES)
   (417) 862-2454
   VICTOR RYAN
   VICTORR@SPRINGFIELDSIGN.COM
   JACK WATTS
   JACKW@SPRINGFIELDSIGN.COM
   AZ, CA, CO, KS, MO, NM, NV, UT
9. CROSSWALK SHALL BE CENTERED ON CURB RAMP. IF FLUSH PORTION OF CURB RAMP IS LESS THAN 7'-4" WIDE, THE RAMP SHALL BE REMOVED AND REPLACED.
10. IF "STOP FOR PEDESTRIAN" SIGNS ARE NOT PRESENT, INSTALL R1-5b "STOP FOR PEDESTRIANS" SIGN PER LATEST SECP AND SSM GUIDELINES.

NOTE TO GC
1. CROSSWALK TO BE CENTERED ON RAMP. IF RAMP DROPPED CURB WIDTH IS LESS THAN 7'-4", THEN THE RAMP SHOULD BE REPLACED. IF A "STOP FOR PEDESTRIANS" SIGN IS NOT PRESENT, G.C. SHALL PROVIDE AND INSTALL A MUTCD SIGN R1-5b.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE DEVELOPMENT PLAN
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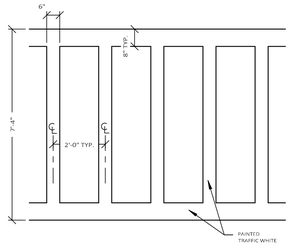
SITE SIGNAGE PLAN

SHEET:
5 OF 13

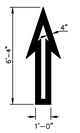
SITE DEVELOPMENT PLAN

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

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



PICKUP CROSSWALK MARKING
N.T.S.



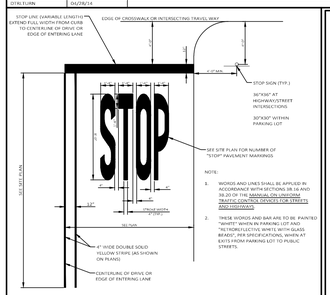
OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

NOTES:

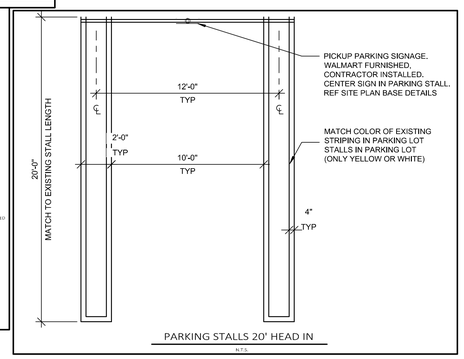
1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.

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

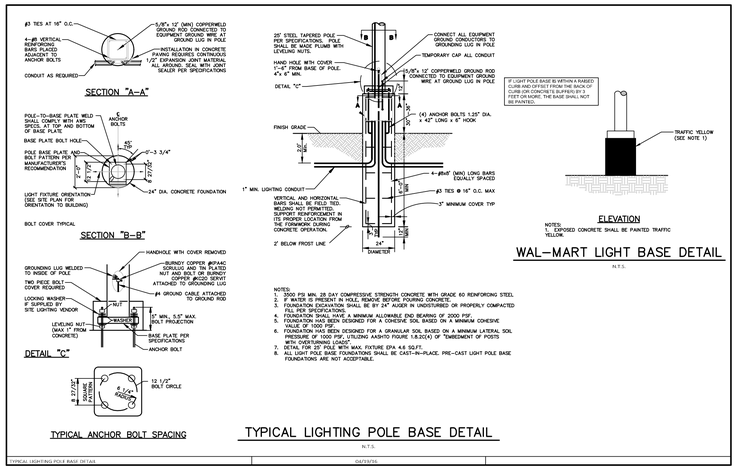
10TH TURN	04/28/16



STOP PAVEMENT MARKINGS - STREETS AND ROADS
N.T.S.



PARKING STALLS 20° HEAD IN
N.T.S.



WAL-MART LIGHT BASE DETAIL
N.T.S.

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. ALL EXPOSED CONCRETE SHALL HAVE A SMOOTH FORMED FINISH.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.6.2(C)(4) OF "EMBEDMENT OF POSTS IN GRANULAR SOILS".
7. DETAIL FOR 25' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.

TYPICAL LIGHTING POLE BASE DETAIL
N.T.S.

TYPICAL LIGHTING POLE BASE DETAIL	04/29/16	

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT CASTLE ROCK, CO AND WAS PREPARED AS OF 02/23/2026. AND IT IS NOT SUITABLE FOR USE ON ANY OTHER SITE OR AT A LATER TIME OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON OTHER PROJECTS WITHOUT THE EXPRESS OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS SHALL BE WITHOUT LIABILITY TO THE DRAWING FOR REUSE ON ANOTHER PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAW. ANY USE CONTRARY TO THE LAW.

Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NUMBER: 00984-1011

JOB NUMBER: WAT000984.24 | PROTO:

SUPERCENTER EXPANSION

ISSUE BLOCK

1	PR #1	06/19/2026

CHECKED BY:	JSB
DRAWN BY:	CTS
PROTO CYCLE:	--
DOCUMENT DATE:	02/23/2026

COLORADO LICENSED
RYAN C. JAMES
46507
PROFESSIONAL ENGINEER
10/26/2026

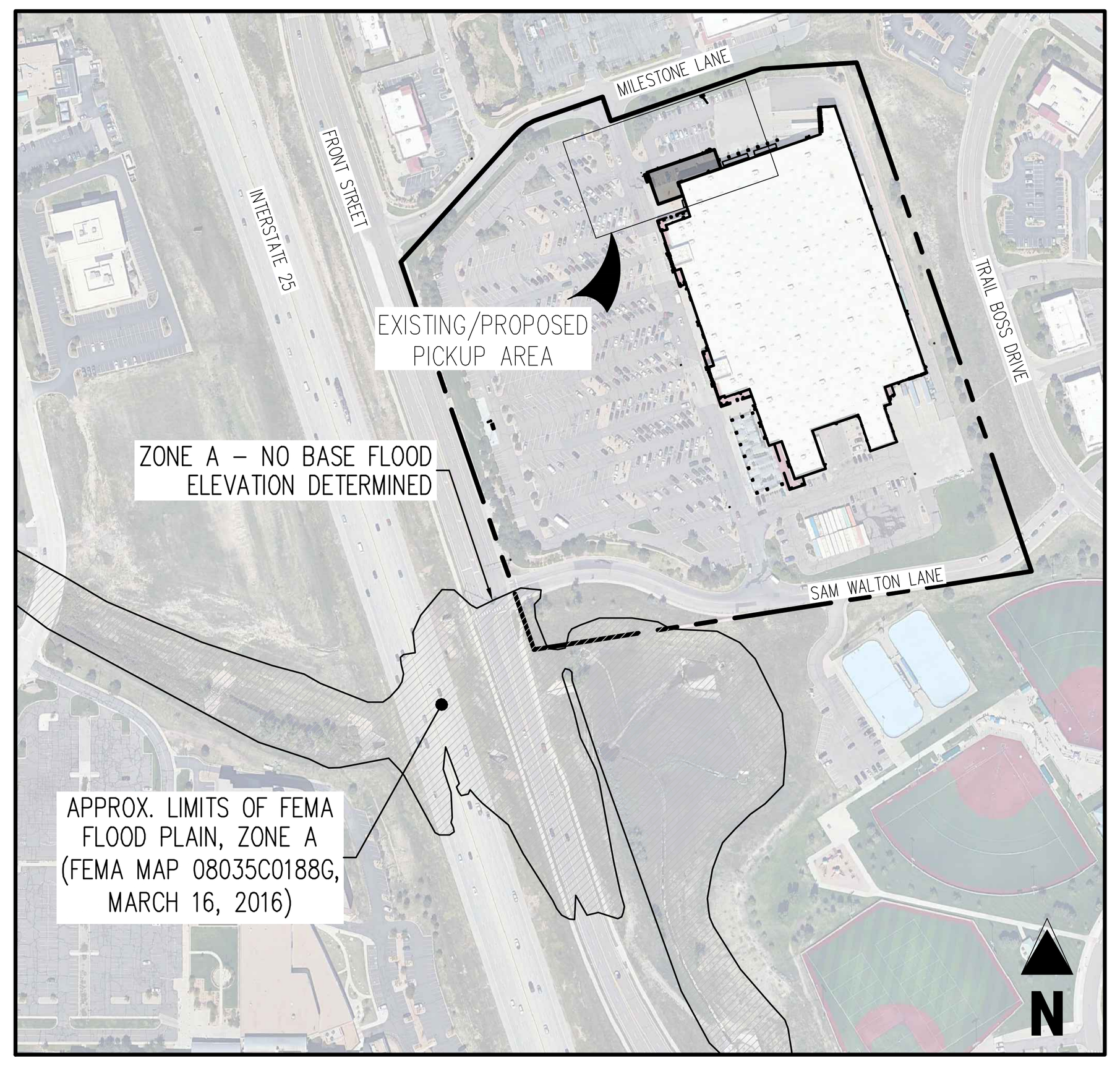
SITE DETAILS

SHEET: 6 OF 13

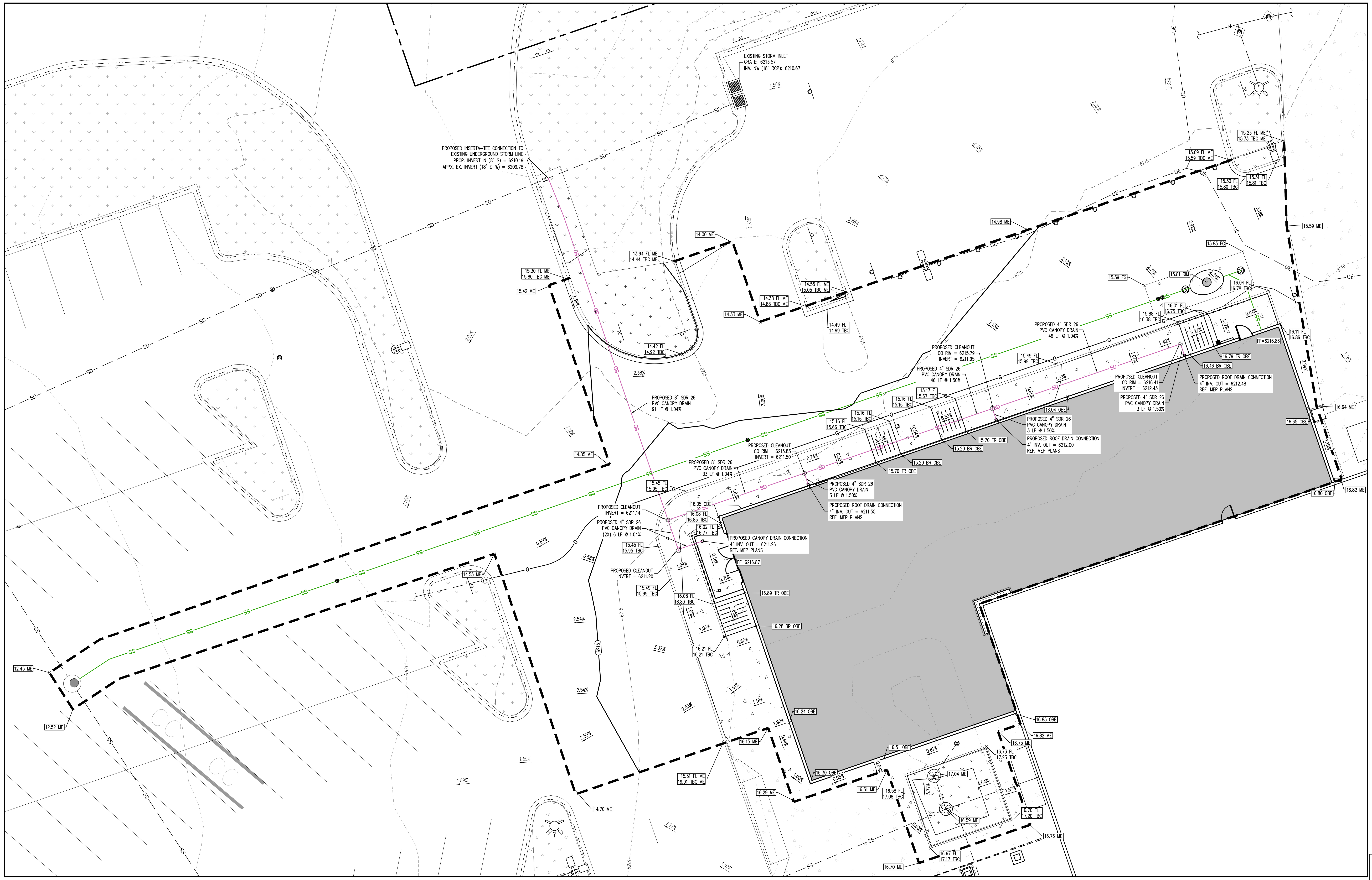
SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

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

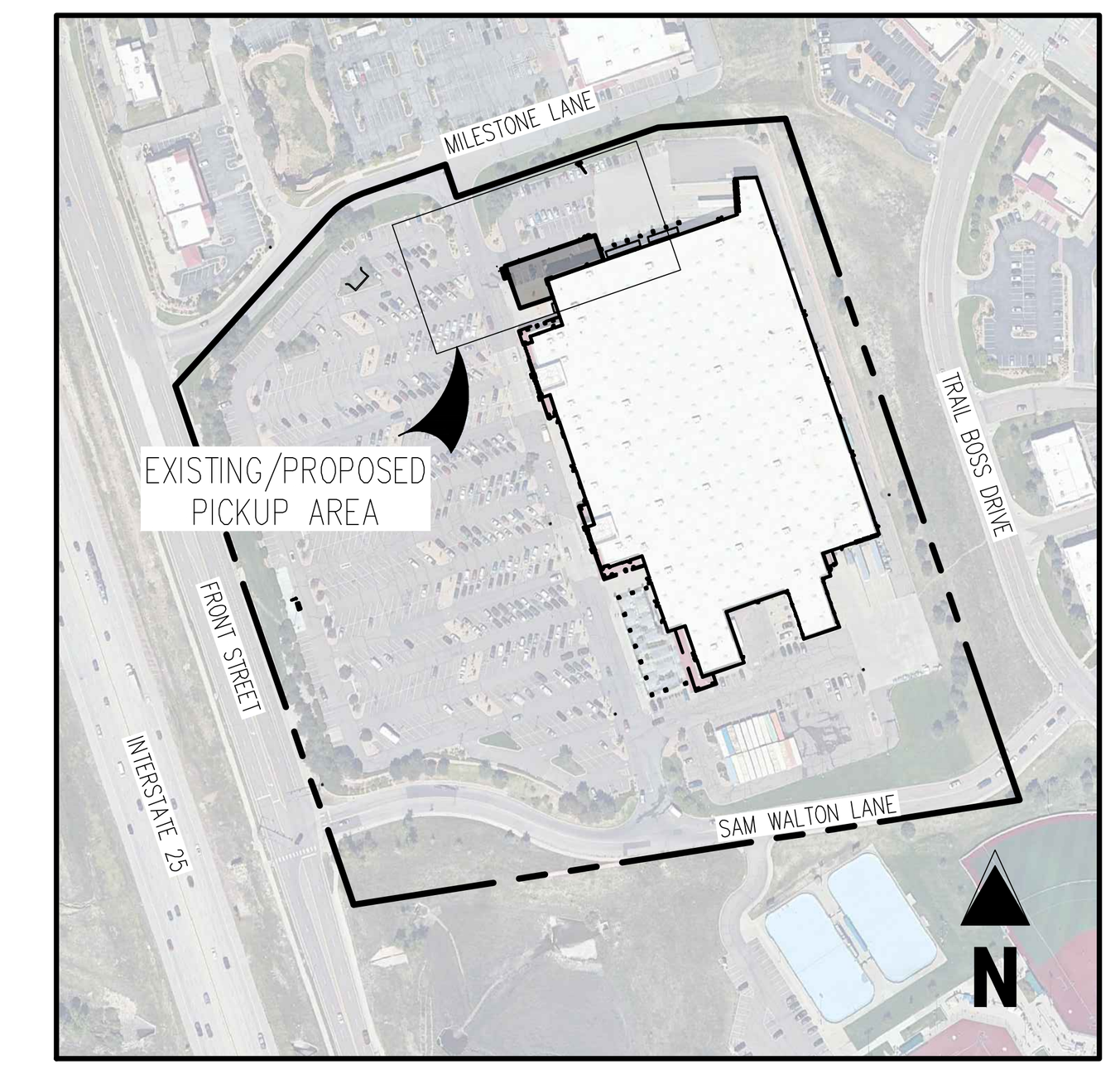
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



FEMA FLOOD MAP
APPX. 1" = 300'



GRADING PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 300'

LEGEND

PROPERTY BOUNDARY	
EXISTING BUILDING TO REMAIN	
EXISTING CURB & GUTTER TO REMAIN	
PROPOSED CURB & GUTTER	
EXISTING ASPHALT PAVING TO REMAIN	
PROPOSED ASPHALT PAVING	
EXISTING CONCRETE PAVING/SIDEWALK	
PROPOSED CONCRETE PAVING/SIDEWALK	
LIMITS OF SAWCUT	
UE	EXISTING ELECTRIC LINE TO REMAIN
E	PROPOSED ELECTRIC LINE
G	EXISTING GAS LINE TO REMAIN
G	PROPOSED GAS LINE
SS	EXISTING SANITARY SEWER LINE TO REMAIN
SS	PROPOSED SANITARY SEWER LINE
SD	EXISTING STORM SEWER LINE TO REMAIN
SD	PROPOSED STORM SEWER LINE
W	EXISTING WATER LINE TO REMAIN
	EXISTING SITE LIGHT
	PROPOSED SITE LIGHT
	EXISTING SITE SIGN TO REMAIN
	PROPOSED SITE SIGN
	EXISTING ADA PAVEMENT MARKING TO REMAIN
WV	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT

GRADING LEGEND

XXXX	EXISTING MAJOR CONTOUR
XX	EXISTING MINOR CONTOUR
XX	PROPOSED MAJOR CONTOUR
XX	PROPOSED MINOR CONTOUR
XX.XX	PROPOSED SPOT ELEVATION
EG	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
OBE	OUTER BUILDING ELEVATION
2.00%	EXISTING SLOPE
2.00%	PROPOSED SLOPE

NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6200 TO THESE ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
4. STORM SEWER LOCATED WITHIN 100' OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
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Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NUMBER: 00984-1011
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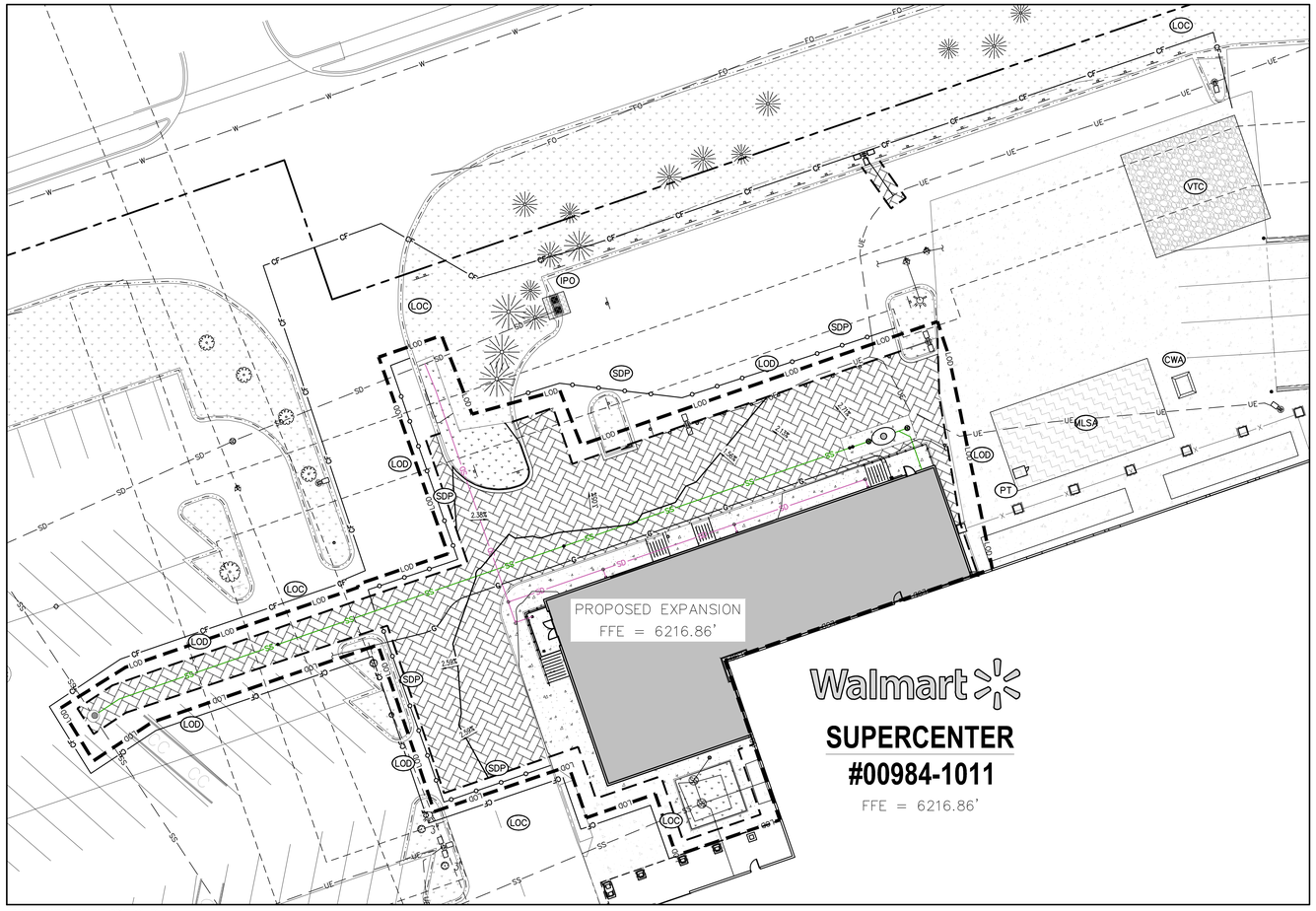
COLORADO LICENSED RYAN C. JAMES 46507 PROFESSIONAL ENGINEER
10/26/2026

GRADING PLAN

SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



EROSION AND SEDIMENT CONTROL PLAN
SCALE 1" = 20'

DISTURBED AREA TABLE

LIMITS	AREA (S.F.)	AREA (AC)
LIMITS OF CONSTRUCTION	22,960	0.53

GRADING LEGEND

- XXXX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- XX.XX — PROPOSED SPOT ELEVATION
- 2.00% — EXISTING SLOPE
- 2.00% — PROPOSED SLOPE
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER
- LOD — LIMITS OF DISTURBANCE
- LOC — LIMITS OF CONSTRUCTION
- VTC — VEHICLE TRACKING CONTROL
- CWA — CONCRETE WASHOUT AREA
- MLSA — STABILIZED STAGING AREA
- IPO — ON-GRADE INLET PROTECTION (P-4)
- SC — PROPOSED SAWCUT LINE
- SDP — SILT DIKE ON PAVEMENT
- CF — CONSTRUCTION FENCE
- PT — PORTABLE TOILET

FINAL EROSION CONTROL NOTES

1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (CONTROL MEASURES)
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY CONTROL MEASURES.
3. INSTALL PERMANENT SEED AND LANDSCAPING.

INITIAL EROSION CONTROL NOTES

1. INSTALL INLET PROTECTION ON EXISTING INLETS WITHIN LOD.
2. INSTALL TEMPORARY ROCK SOCK DOWN GRADIANT FROM TEMPORARY STRIPING ACTIVITIES.
3. BLACK OUT STRIPING THAT CONFLICTS WITH TEMPORARY STRIPING, PAINT TEMPORARY STRIPING AND INSTALL CONSTRUCTION FENCE AND JERSEY BARRIERS.
4. INSTALL PERIMETER SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL MEASURES.
5. STABILIZE SIDE SLOPES, BOTTOM AND ALL SIDES OF EMBANKMENTS OR SLOPES OF SEDIMENT TRAPS IMMEDIATELY UPON COMPLETION OF EACH, AS SPECIFIED IN THE SWPPP AND SEDIMENT TRAP DETAIL.

CONTRACTOR SHALL MARK THE LIMITS OF DISTURBANCE WITH PAINT, FLAGGING, CONSTRUCTION FENCE, OR OTHER ALLOWABLE MEASURES PRIOR TO INSTALLATION OF CONTROL MEASURES OR START OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR PERMANENTLY STABILIZING ALL ON- AND OFF-SITE AREAS DISTURBED DURING CONSTRUCTION, WHETHER THESE AREAS ARE SHOWN ON THE PLAN OR NOT, INCLUDING MAINTENANCE OF ALL CONTROL MEASURES UNTIL A NOTICE OF INACTIVATION HAS ACCEPTED BY THE STATE.

CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS

DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY INTO PORTABLE, IMPERMEABLE BASINS SUCH AS AN ECO-PAN. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP OR OTHER USEFUL CONCRETE PRODUCTS. THE CURED RESIDUE FROM THE CONCRETE WASHOUT DIKED AREAS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS. THIS JOBSITE SUPERINTENDENT IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT AREAS SHALL BE SHOWN ON THE SITE MAPS. FOLLOW ALL APPLICABLE ENVIRONMENTAL REGULATIONS FOR CONCRETE WASH OUT AREAS.

VEHICLE TRACKING CONTROL (VTC) NOTICE

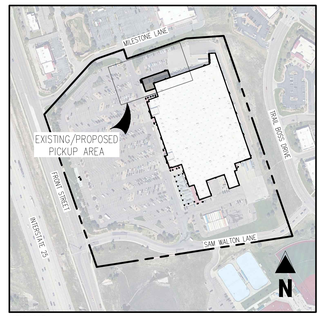
THE CONSTRUCTION EXIT AT THIS SITE MAY MAKE USE OF A PAVED DRIVE, DEPENDING ON CONTRACTOR'S WORK PHASING. SINCE THIS AREA WOULD CONSIST OF AN IMPERVIOUS SURFACE, A STONE EXIT WOULD NOT BE NEEDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL-WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.

EXPOSED SUBGRADE NOTE

EXPOSED SUBGRADE DUE TO PAVEMENT REMOVAL OR BUILDING FOUNDATION EXCAVATION, MUST BE KEPT BELOW TOP OF EXISTING PAVEMENT OR SEDIMENT CONTROL LOGS (WEIGHTED WADDLES) MUST BE USED TO CONTROL SEDIMENT FROM RUNNING ACROSS THE EXISTING PAVEMENT.

STABILIZED STAGING AREA (SSA) NOTICE

THE STAGING AND STORAGE AREA AT THIS SITE MAY MAKE USE OF A PAVED DRIVE, DEPENDING ON CONTRACTOR'S WORK PHASING. SINCE THIS AREA WOULD CONSIST OF AN IMPERVIOUS SURFACE, A STONE STAGING AREA WOULD NOT BE NEEDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL CONTROL MEASURES AROUND THE STAGING AREA TO PREVENT POLLUTANTS FROM FLOWING TO OTHER SITE AREAS. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED ON ANY EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. ANY WATER USED IN THE STABILIZED STAGING AREA SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.



KEY MAP
APPX. 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- UE — EXISTING ELECTRIC LINE TO REMAIN
- E — PROPOSED ELECTRIC LINE
- G — EXISTING GAS LINE TO REMAIN
- G — PROPOSED GAS LINE
- SS — EXISTING SANITARY SEWER LINE TO REMAIN
- SS — PROPOSED SANITARY SEWER LINE
- SD — EXISTING STORM SEWER LINE TO REMAIN
- SD — PROPOSED STORM SEWER LINE
- W — EXISTING WATER LINE TO REMAIN
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT

STORMWATER MANAGEMENT PLAN NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY OF COLORADO SPRINGS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL WATER QUALITY EROSION CONTROL MEASURES AND AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. ROUGH-CUT STREETS SHALL BE MULCHED WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING UNLESS A LAYER OF AGGREGATE ROAD BASE OR ASPHALT PAVING IS TO BE APPLIED TO SAID ROUGH-CUT STREETS WITHIN 14 DAYS.
6. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
7. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
8. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A CONTROL MEASURE WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE CONTROL MEASURE.
9. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF CONTROL MEASURES AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE CONSTRUCTION BEST MANAGEMENT PRACTICES SHOULD BE ADEQUATE TO MEET THIS CONDITION. CONTROL MEASURES THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEER, HYDROLOGIC, AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE CONTROL MEASURES ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

INTERIM EROSION CONTROL NOTES

1. BEGIN DEMOLITION OF ASPHALT. (PHASE DEMOLITION TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. BEGIN GRADING THE SITE. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
3. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.
4. INSTALL SANITARY SEWER, GREASE INTERCEPTOR, STORM SEWERS, CURBS AND GUTTERS.
5. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO GRADE.
6. PREPARE SUBGRADE AS NECESSARY.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. MAINTAIN APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. REMOVE TEMPORARY STRIPING AND PAINT PERMANENT STRIPING.
12. OBTAIN CONCURRENCE FROM CONSTRUCTION MANAGER (CM) AND THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED.

NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 6200 TO THESE ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTES.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
4. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

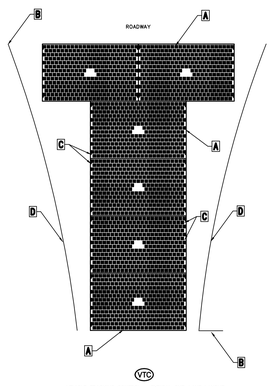
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

FODS TRACKOUT CONTROL SYSTEM INSTALLATION GUIDE

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE ADJUSTED TO FIT THE SITE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THIS IS A GUIDELINE, ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

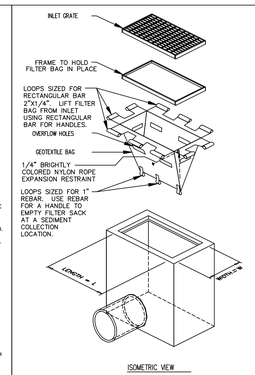


VEHICLE TRACKING CONTROL – TYPICAL ONE-LANE LAYOUT

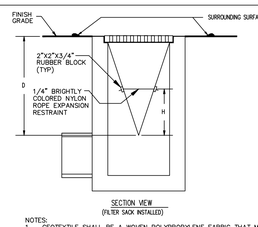
INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. THE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE INSTALLATION. IN COLORADO, THIS SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATIONS.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE ENTRANCE/EXIT AND ORIENTED SO THAT THE LONG SIDE OF THE VEHICLE TRACKOUT CONTROL SYSTEM IS PLACED SMOOTH THE PAVED SURFACE.
5. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT OF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION. AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
6. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, THE TWO MATS SHOULD BE PULLED APART SLIGHTLY BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
7. NEXT, THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
8. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED TO THE EXISTING MAT AND SOIL TO STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
9. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE'S WHEELS ROLL ACROSS THE MATS AS THEY DRIVE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
2. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT.
3. MATS SHOULD BE CLEANED USING METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE FARTHEST POINT FROM THE EXIT, THE MAT FURTHEST FROM THE ENTRANCE/EXIT SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING ONTO THE EXCAVATOR, ONTO A TRUCK FOR REMOVAL FROM THE SITE.



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:
1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

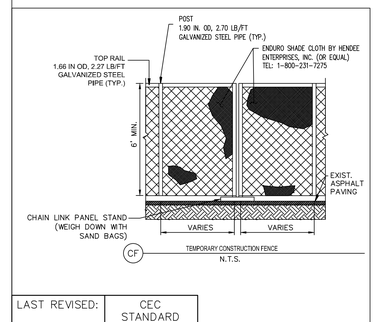
MAINTENANCE NOTES:
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	45 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.50 SEC $^{-1}$

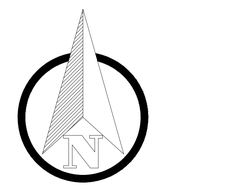
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	430 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

IP-3 INLET PROTECTION FILTER SACK
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.



LAST REVISED:	CEC STANDARD DETAIL
MAY 2016	



SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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133 SAM WALTON LANE
STORE NUMBER: 00984-1011
JOB NUMBER: WAT0009841.24 PHOTO:
SUPERCENTER EXPANSION

ISSUE BLOCK

1	PR #1	06/19/2026

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RYAN C. JAMES
46507
PROFESSIONAL ENGINEER
10/26/2026

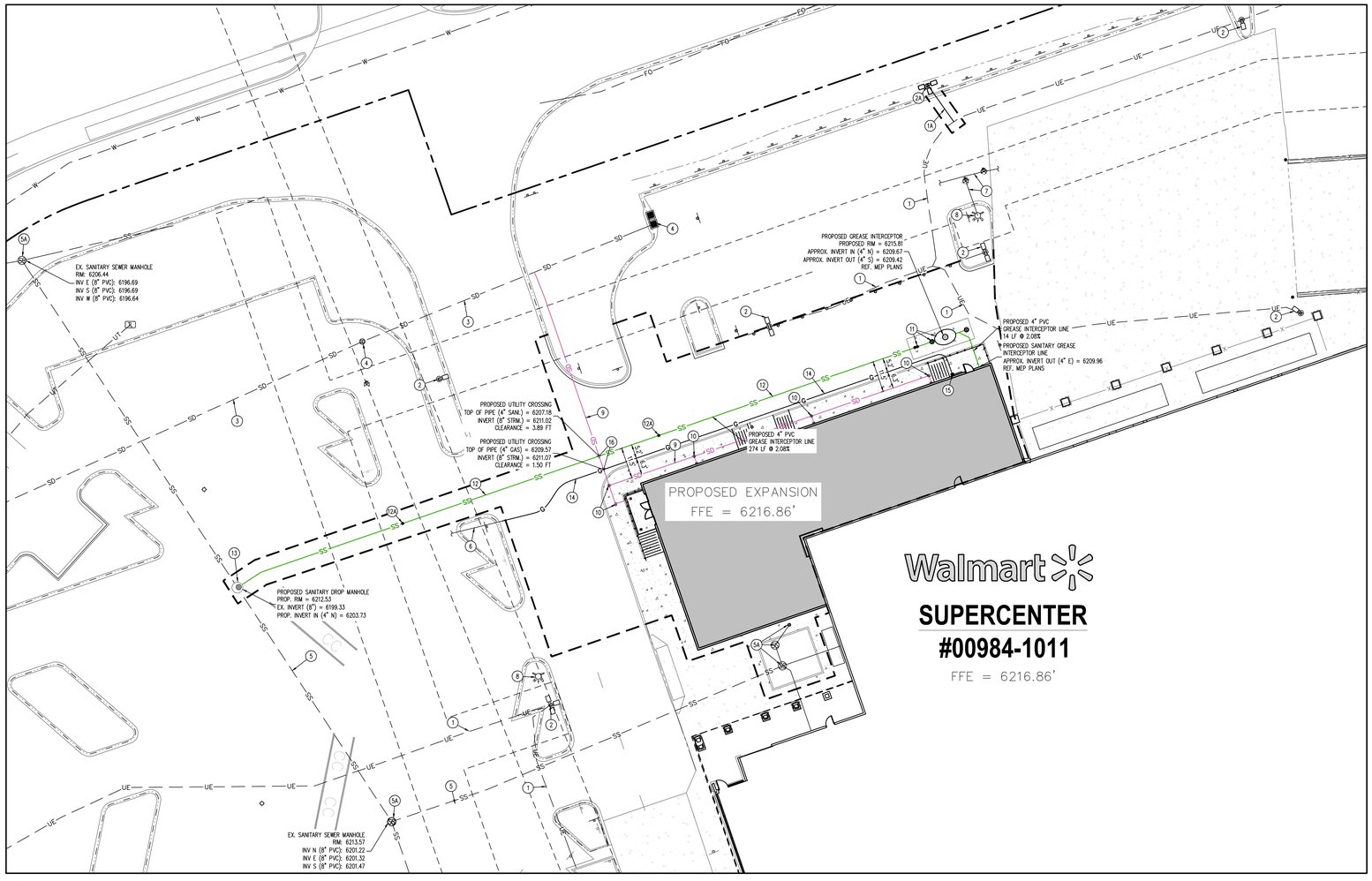
EROSION AND SEDIMENT CONTROL PLAN

SHEET:
8 OF 13

SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



UTILITY PLAN
SCALE 1" = 20'

UTILITY SCHEDULE

1. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN.
1A. PROPOSED UNDERGROUND ELECTRIC LINE. CONTRACTOR TO SPLICE INTO EXISTING ELECTRIC LINE AND FOLLOW ALL APPLICABLE REQUIREMENTS (REF. ELECTRIC PLANS).
2. EXISTING SITE LIGHT TO REMAIN (REF. PHOTOMETRIC PLAN).
2A. PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLAN). REF. SITE DETAILS FOR POLE AND BASE).
3. EXISTING UNDERGROUND STORM LINE TO REMAIN.
4. EXISTING STORM STRUCTURE TO REMAIN.
5. EXISTING UNDERGROUND SANITARY LINE TO REMAIN.
5A. EXISTING SANITARY STRUCTURE TO REMAIN.
6. EXISTING UNDERGROUND GAS LINE TO REMAIN.
7. EXISTING UNDERGROUND WATER LINE TO REMAIN.
8. EXISTING FIRE HYDRANT TO REMAIN.
9. PROPOSED CANOPY/ROOF DRAIN TO TIE INTO EXISTING STORM LINE (REF. GRADING PLAN).
10. PROPOSED STORM CLEANOUT (REF. GRADING PLAN).
11. PROPOSED GREASE INTERCEPTOR AND ASSOCIATED CLEANOUTS (REF. MEP PLANS).
12. PROPOSED GREASE INTERCEPTOR SANITARY LINE.
12A. PROPOSED SANITARY CLEANOUT. CLEANOUTS TO BE PLACED AT MAXIMUM HORIZONTAL DISTANCE OF 100 FT ON PROPOSED GREASE INTERCEPTOR SANITARY LINE.
13. PROPOSED CITY OF CASTLE ROCK SANITARY DROP MANHOLE (REF. SITE DETAILS).
14. PROPOSED UNDERGROUND GAS LINE (REF. MEP PLANS).
15. PROPOSED GAS METER (REF. MEP PLANS). CONTRACTOR TO CONFIRM LOCATION WITH UTILITY SERVICE PROVIDER AND MEP PLANS PRIOR TO CONSTRUCTION.
16. ***CAUTION*** UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN UTILITIES.

DRY UTILITY NOTE

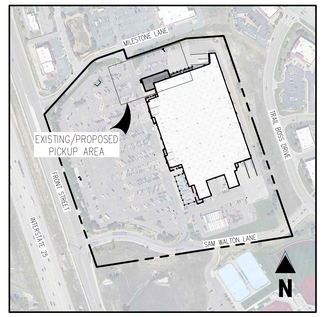
PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY THE EXACT SIZE, ALIGNMENT AND CONNECTION POINTS WITH THE DRY UTILITY PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR ALL DRY UTILITY APPURTENANCES (INCLUDING BUT NOT LIMITED TO: TRENCHING, CONDUIT, PULL BOXES, ETC.) REQUIRED FOR THE SERVICE CONNECTIONS THAT ARE NOT INCLUDED IN THE UTILITY PROVIDER'S SCOPE.

UTILITY NOTES

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

LIGHTING STANDARD NOTES

1. LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE).
2. LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINAIRES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
3. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
4. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.



KEY MAP
APPX. 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- EXISTING ELECTRIC LINE TO REMAIN
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE TO REMAIN
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE TO REMAIN
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE TO REMAIN
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE TO REMAIN
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

Galloway
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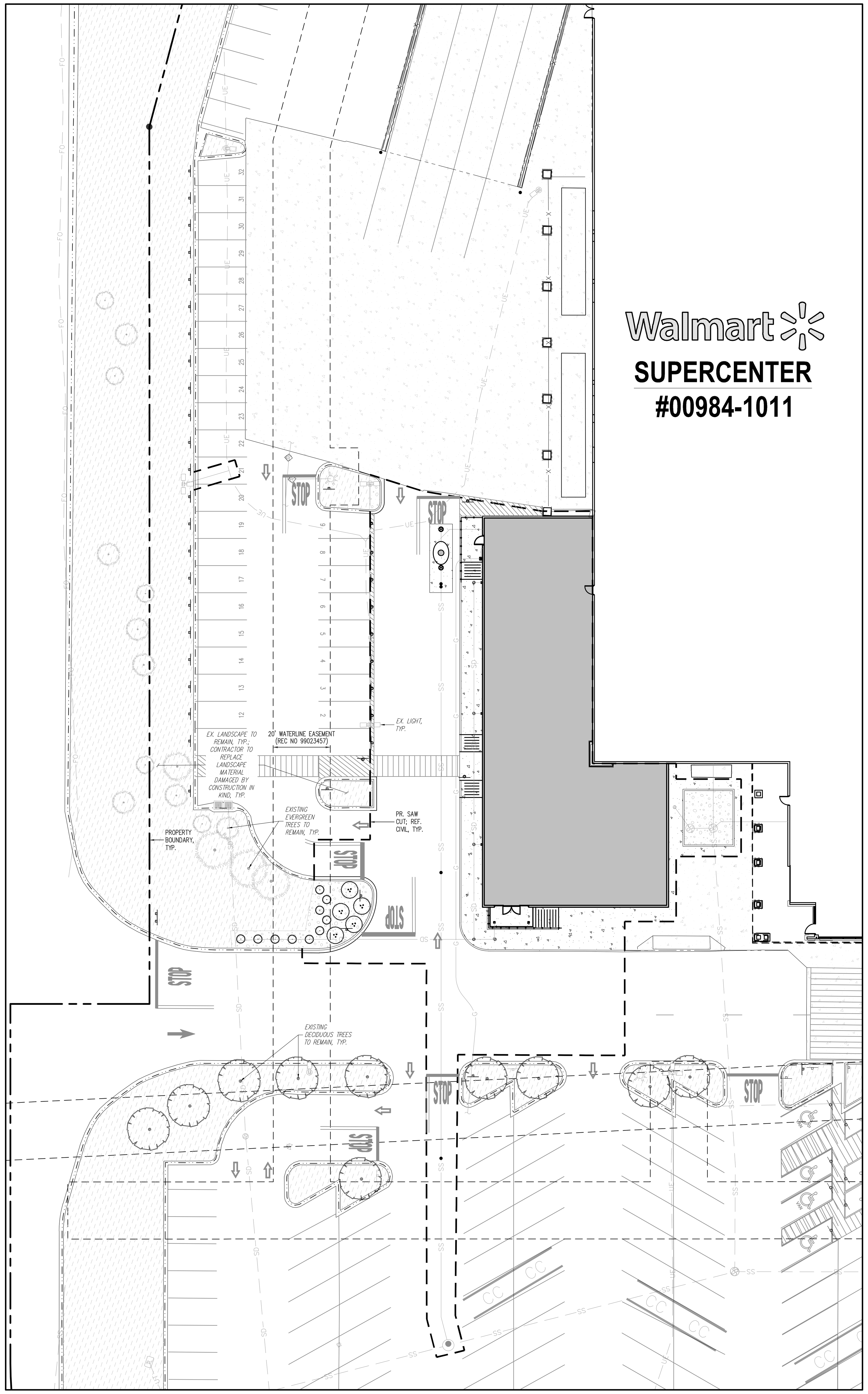
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1	PR #1	06/19/2026

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RYAN C. JAMES
46507
PROFESSIONAL ENGINEER
10/26/2026

UTILITY PLAN

SHEET:
9 OF 13



SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025

LANDSCAPE NOTES

GENERAL

1. THESE PLANS ARE FOR ENTITLEMENT PURPOSES ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
3. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
5. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. FOR GRADING INFORMATION REFER TO THE CIVIL ENGINEER'S DRAWINGS. SEE PHOTOMETRIC PLAN FOR FREE STANDARD LIGHTING AND LOCATION INFORMATION.
10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
11. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
12. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
13. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. WEED CONTROL: CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
5. AT A MINIMUM, 4 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 0RGANIC COMPOST, OR APPROVED EQUAL, SHALL BE INCORPORATED INTO TOPSOIL FOR ALL BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS PER 1,000 SF OF APPROVED ORGANIC COMPOST, OR APPROVED EQUAL, FOR ALL NATIVE SEED AREAS. AMENDMENT SHALL BE ROTOTILLED INTO THE TOP 6-8 INCHES OF TOPSOIL.
6. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

1. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
3. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES. TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS TO ALLOW FOR ESTABLISHMENT.
4. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
7. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
8. PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER PER PLAN. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A MINIMUM 14 GAUGE ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
9. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
10. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
11. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
12. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

1. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
2. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
3. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS OR UNDER DECOMPOSED GRANITE/CRUSHER FINES/BREEZE UNLESS OTHERWISE NOTED ON PLANS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS ON SLOPES OVER 3:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.
7. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE A MINIMUM OF 10-12 CUBIC FEET.

PRESERVATION

1. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
2. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

TOWN OF CASTLE ROCK LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF ONE YEAR. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE ONE YEAR SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

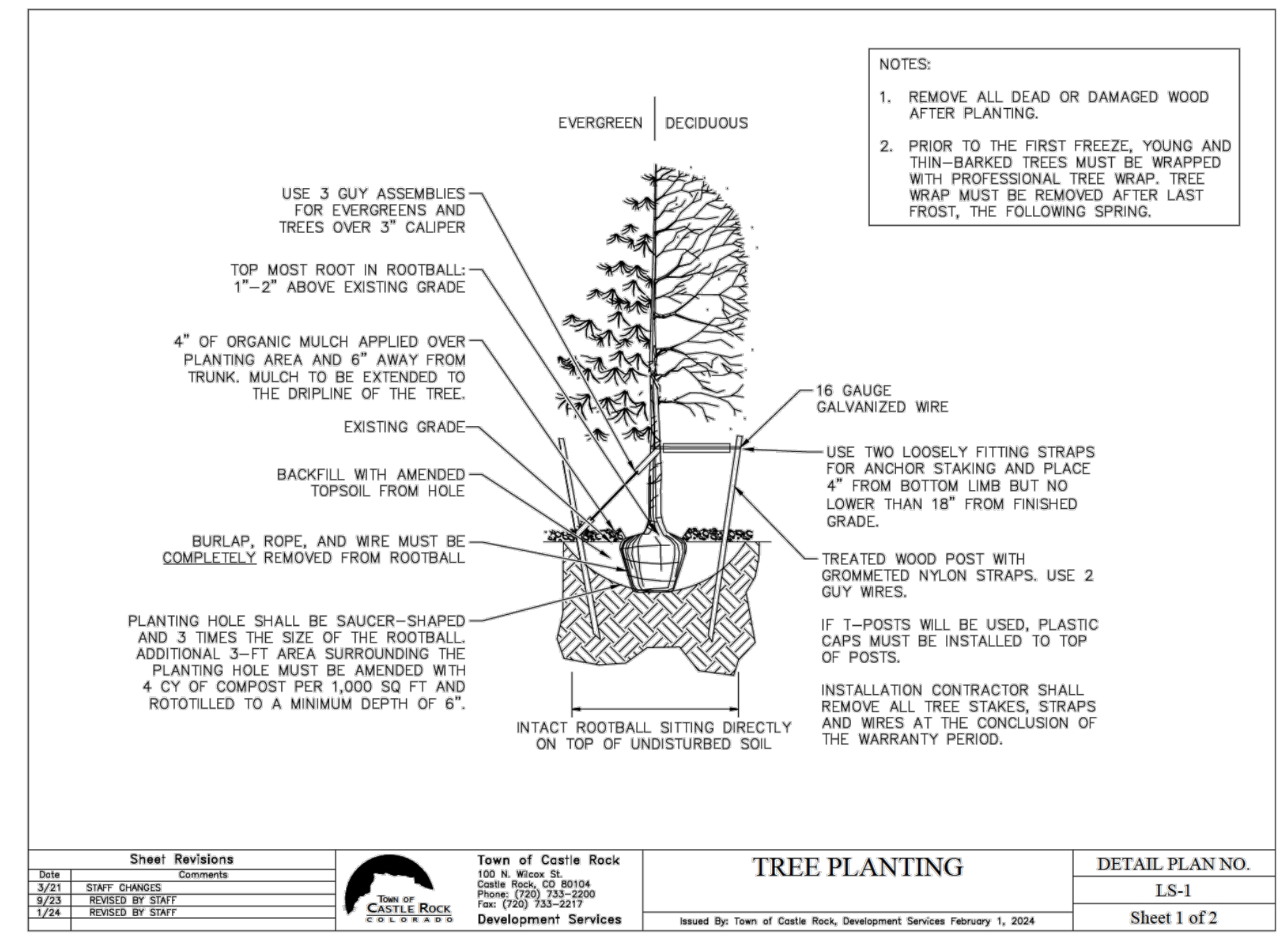
IRRIGATION NOTE

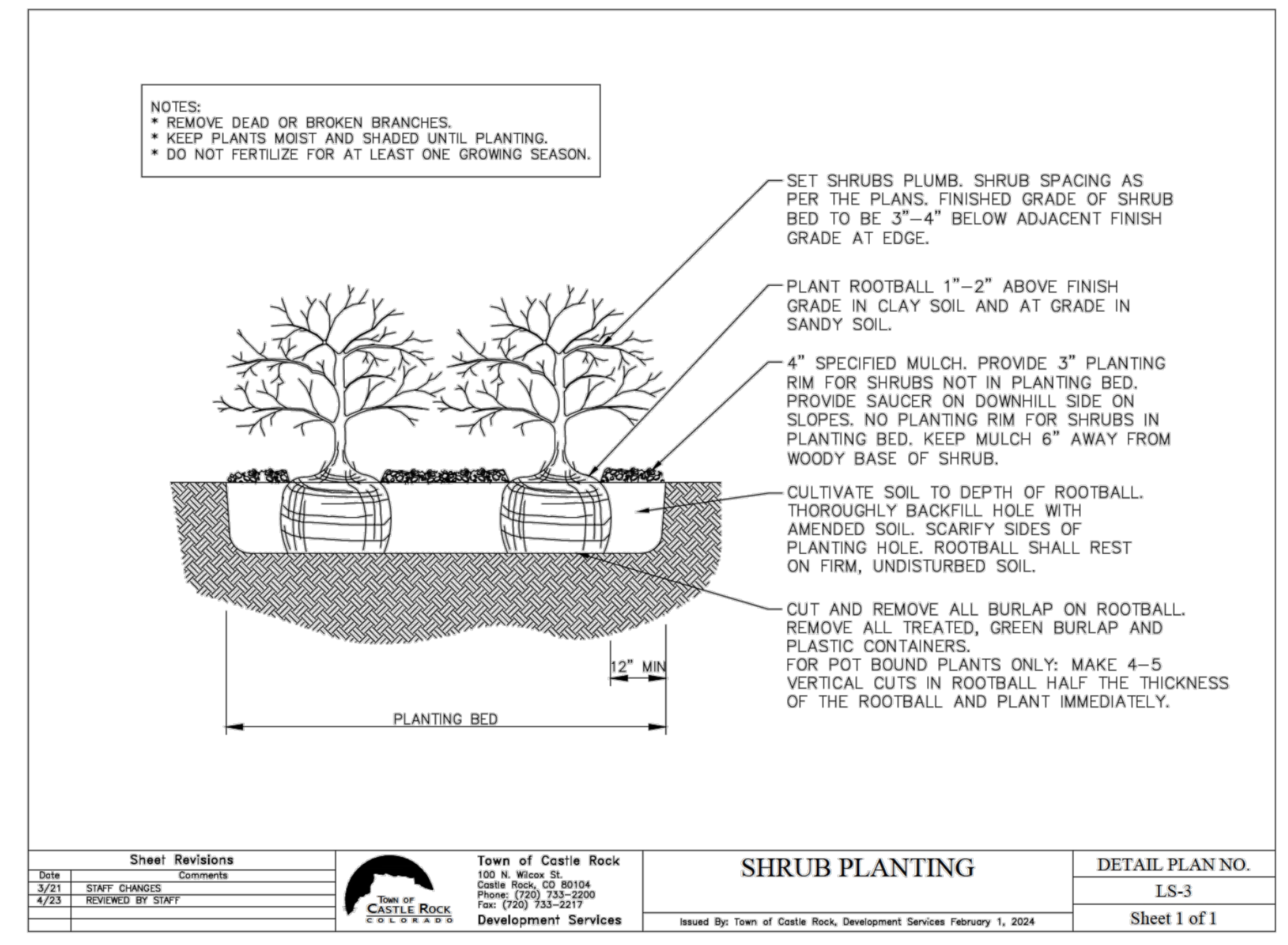
1. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
2. CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
3. ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
4. CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
5. CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

NOTE:
CONTRACTOR TO REPLACE EXISTING LANDSCAPE DAMAGED BY CONSTRUCTION IN KIND.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.





NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:

Town of Castle Rock Registration #
State of Colorado License Landscape Architect # LA.0001774

Company Name: Galloway & Company, LLC Address:
Phone: (719) 900.7220 Email: SHERRYMACWILLIAM@GALLOWAYUS.COM Date: 08.05.2026
Project Name: WALMART 0984 SUPERSTORE EXPANSION

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

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)
0	0	0	981	0	0	0	15	4 cu. yds. per 1,000 SF
Turf Grass Square Footage (SF)*	**Required Landscape Coverage Percentage (75% minimum)**	**Existing Landscape (If Applicable)**	**Provided Landscape Coverage at Maturity (SF)**	**Required Nonliving Ornamental Percentage (25% maximum)**	**Provided Nonliving Ornamental Area in Landscape (SF)**	**Required Large Canopy Decidious Tree (50% minimum)**	**Provided Large Canopy Deciduous Shade Tree**	**Separate Irrigation Service Connections**
N/A	0	0	736	0	0	-	6	Yes __X__ No ____

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
0	0	0	981	0	0	0	15
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
0	0		N/A	0	N/A	0	N/A

*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.

PLANT SCHEDULE

DECIDUOUS SHADE TREES — HYDROZONE N/A — QUANTITY 0
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 N/A — QUANTITY 0
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5'' INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE N/A — QUANTITY 0
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 VL — QUANTITY 10
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE VL — QUANTITY 5
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES — HYDROZONE N/A — QUANTITY 0
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS — HYDROZONE N/A — AREA 0
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS — HYDROZONE N/A — AREA 0
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

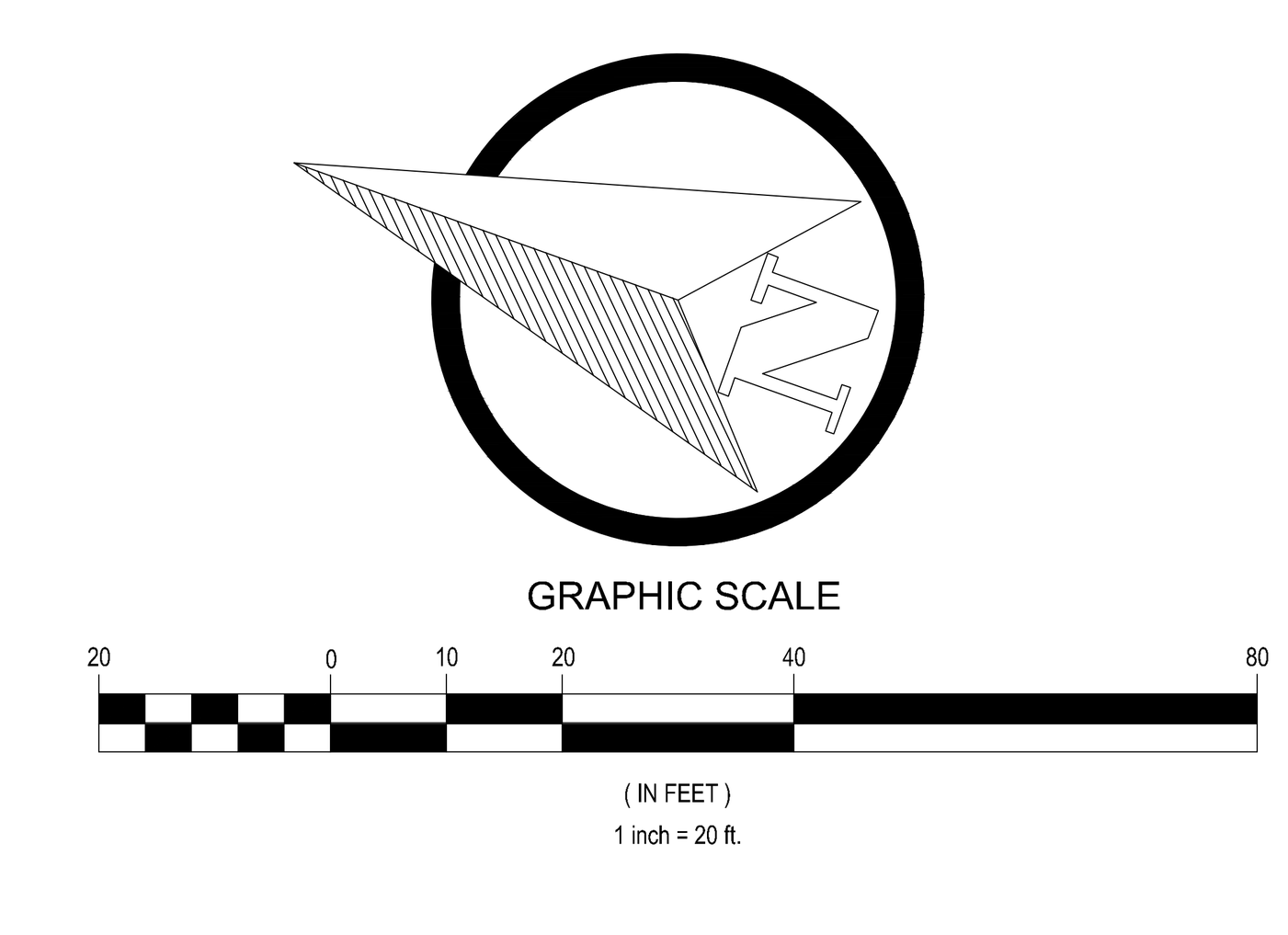
NATIVE SEED — HYDROZONE N/A — AREA 0
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

Choose one symbol for each tree category.
****Choose one pattern for each category of ground cover, shrubs, and grasses.***

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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



SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: CASTLE ROCK, CO CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 02/23/2026, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

SHERRY MACWILLIAM 1774 09/25/2024 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NUMBER: 00984-1011
JOB NUMBER: WMT000984.24
PROTO:
SUPERCENTER EXPANSION

ISSUE BLOCK		
1	PR #1	06/19/2026

CHECKED BY:	SRM
DRAWN BY:	JAC
PROTO CYCLE:	-
DOCUMENT DATE:	02/23/2026

LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

MILESTONE FILING NO.4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

SITE PLAN



MONUMENT SIGNAGE: ETR



DEMOLITION NOTES

1. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING
   a. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

COLOR LEGEND

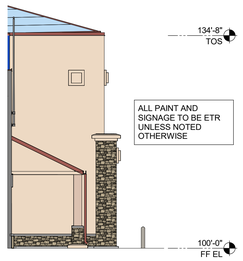
PAINT	COLOR NAME
P5E	SAFETY YELLOW
P21E	SAFETY RED
P36E	BLACK
P-12E	DRYVIT #397A PEBBLESTONE
P-13E	MATCH ENGLERT COLONIAL RED
P-14E	DRYVIT #342 SERENADE
P140E	WHITE
P182E	KELLY MOORE #D 18-2

SHEET NOTES

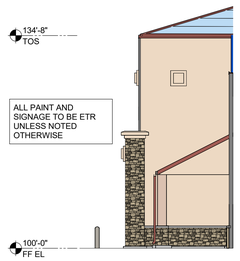
1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQ'D
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. NOT USED
7. PAINT ANY ROOFTOP GAS PIPING P5E
   a. WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
   b. DO NOT PAINT METER OR VALVES
8. NOT USED
9. NOT USED
10. NOT USED
11. NOT IN USE
12. DO NOT PAINT LED WALL PACK HOUSINGS
13. NOT USED
14. NOT USED
15. DO NOT PAINT QUIK-BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
16. NOT USED
17. PAINT JIB CRANE P36E ON JIB BOOM, P5E ON HANDRAILS
18. PAINT SPRINKLER VALVES P21E
    a. DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
19. NOT USED

KEYNOTES

8.02	HOLLOW METAL DOOR AND FRAME



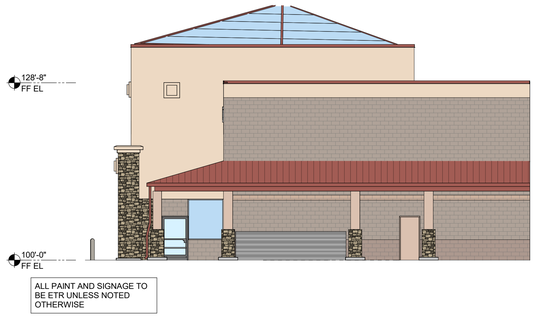
10 SOUTH WEST - VESTIBULE LEFT ELEVATION
1" = 10'-0"



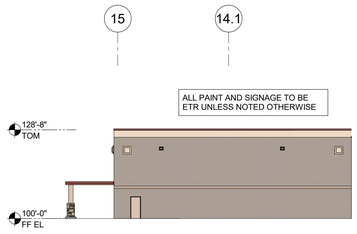
9 NORTH WEST - VESTIBULE RIGHT ELEVATION
1" = 10'-0"



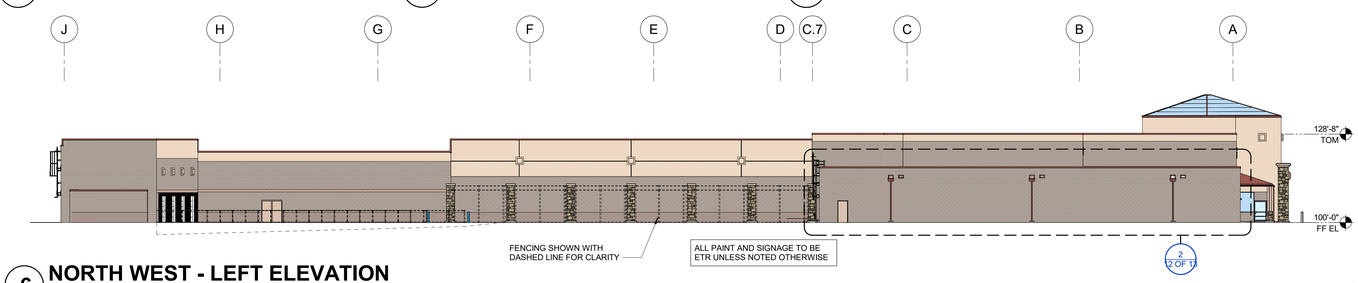
11 REFACE MONUMENT SIGN
3/16" = 1'-0"



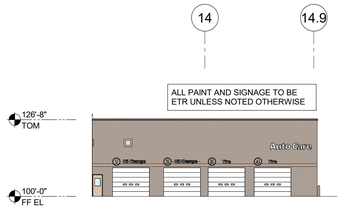
8 SOUTH WEST - VESTIBULE RIGHT ELEVATION
1" = 10'-0"



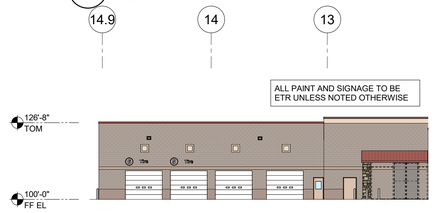
7 SOUTH WEST - GARDEN CENTER REAR ELEVATION
1" = 20'-0"



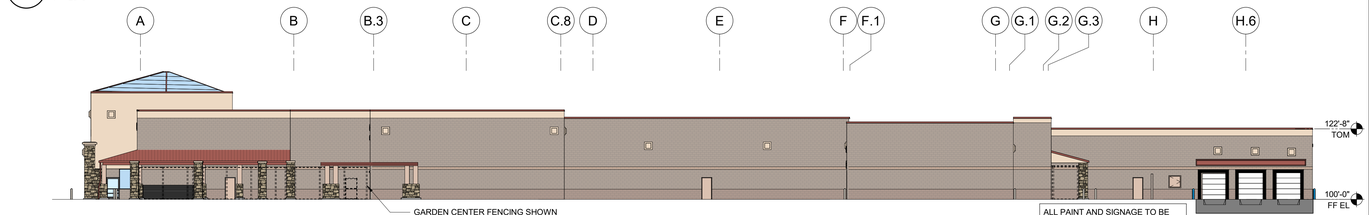
6 NORTH WEST - LEFT ELEVATION
1" = 20'-0"



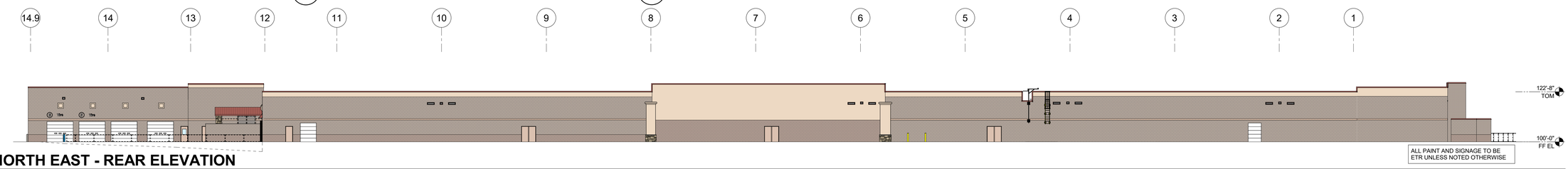
5 SOUTH EAST - AUTO CARE FRONT ELEVATION
1" = 20'-0"



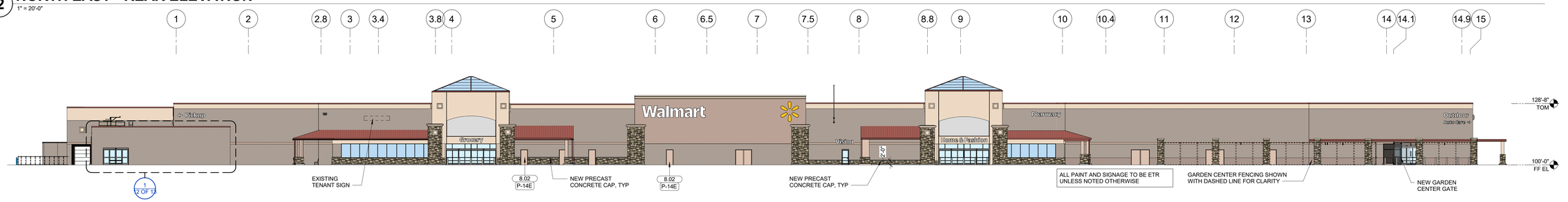
4 SOUTH EAST - AUTO CARE REAR ELEVATION
1" = 20'-0"



3 SOUTH EAST - RIGHT ELEVATION
1" = 20'-0"



2 NORTH EAST - REAR ELEVATION
1" = 20'-0"



1 SOUTH WEST - FRONT ELEVATION
1" = 20'-0"

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STIPULATION FOR REUSE

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CONSULTANTS

Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NO: 00984 - 10/11
JOB NUMBER: 25028 PROTO: 192

ISSUE BLOCK

CHECKED BY:	LR
DRAWN BY:	AR
PROTO CYCLE:	12/12/25
DOCUMENT DATE:	02/23/26

STATE OF COLORADO
MATT E. MAJEED
00403531
LICENSED ARCHITECT
9/4/2026

EXTERIOR ELEVATIONS

SHEET:
11 OF 13

02/25/26 3:20:37 PM

SITE DEVELOPMENT PLAN

MILESTONE FILING NO.4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

SHEET NOTES

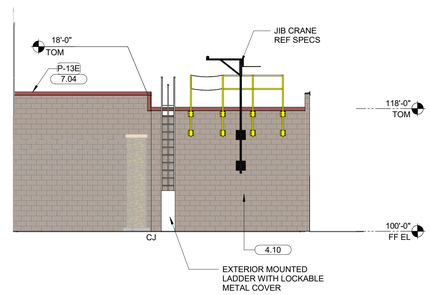
1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITIES, AND APPROXIMATE LOCATION ONLY. REF SHEET OPDSP1 FOR DOWNSPOUT LOCATION.
2. GUTTERS, DOWNSPOUTS, STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO. IF THERE ARE TWO ADJACENT COLORS AT DOORS, USE THE BOTTOM COLOR FOR THE ENTIRE DOOR.
3. PARAPET STEPS OCCUR AT CONTROL JOINTS ONLY. REFER TO STRUCTURAL FOR CONTROL JOINT LOCATIONS.

COLOR LEGEND

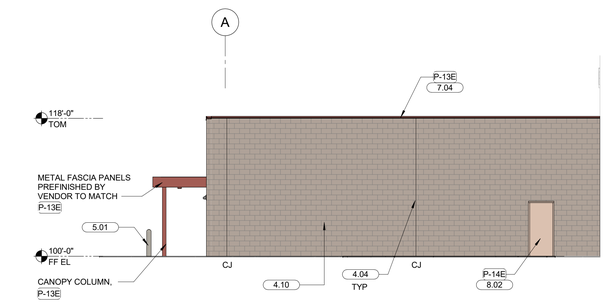
PAINT	COLOR NAME
P5E	SAFETY YELLOW
P-13E	MATCH ENGLERT COLONIAL RED
P-14E	DRYVIT #342 SERENADE

KEYNOTES

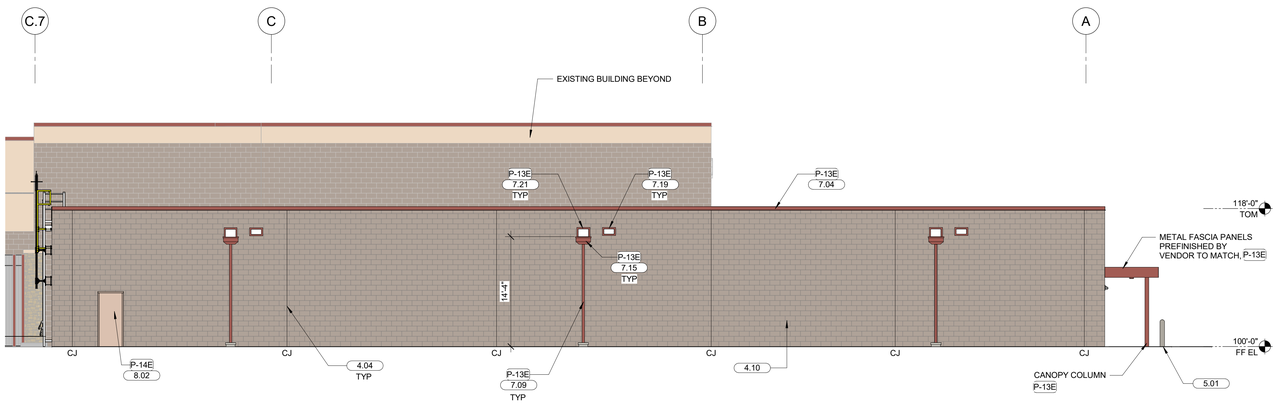
4.04	CONTROL JOINT, TYP, REF STRUCTURAL
4.10	8" RANDOM COLOR PATTERN INTEGRALLY COLORED SPLIT FACE CMU (SEE CMU PATTERN LEGEND)
5.01	6" PIPE BOLLARD WITH GRAY PLASTIC SLEEVE (REF SPECS FOR HEIGHT OF SLEEVE)
7.04	METAL FASCIA COVER
7.09	METAL DOWNSPOUTS PREFINISHED, UNO
7.15	METAL CONDUCTOR HEAD
7.19	OVERFLOW SCUPPER
7.21	SCUPPER
8.02	HOLLOW METAL DOOR AND FRAME
8.09	AUTOMATIC SLIDING ENTRANCE DOORS



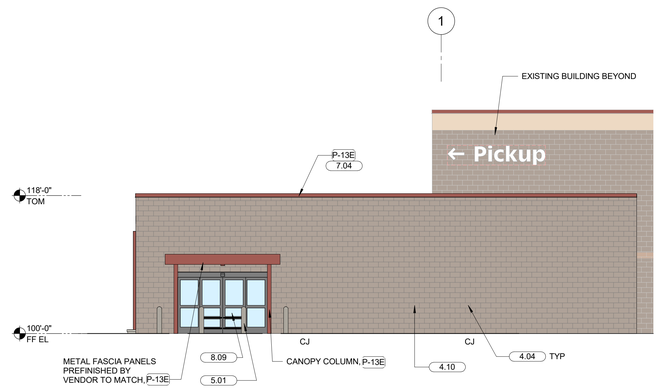
4 NORTH EAST - OP REAR ELEVATION
1/8" = 1'-0"



3 SOUTH EAST - OP RIGHT ELEVATION
1/8" = 1'-0"



2 NORTH WEST - OP LEFT ELEVATION
1/8" = 1'-0"



1 SOUTH WEST - OP FRONT ELEVATION
1/8" = 1'-0"

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STORE NO: 00984 - 1011
JOB NUMBER: 25028 PROTO: 192

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DOCUMENT DATE:	02/23/26

STATE OF COLORADO
MATT E. MAJEED
00403531
LICENSED ARCHITECT
9/4/2026

OP EXTERIOR ELEVATIONS

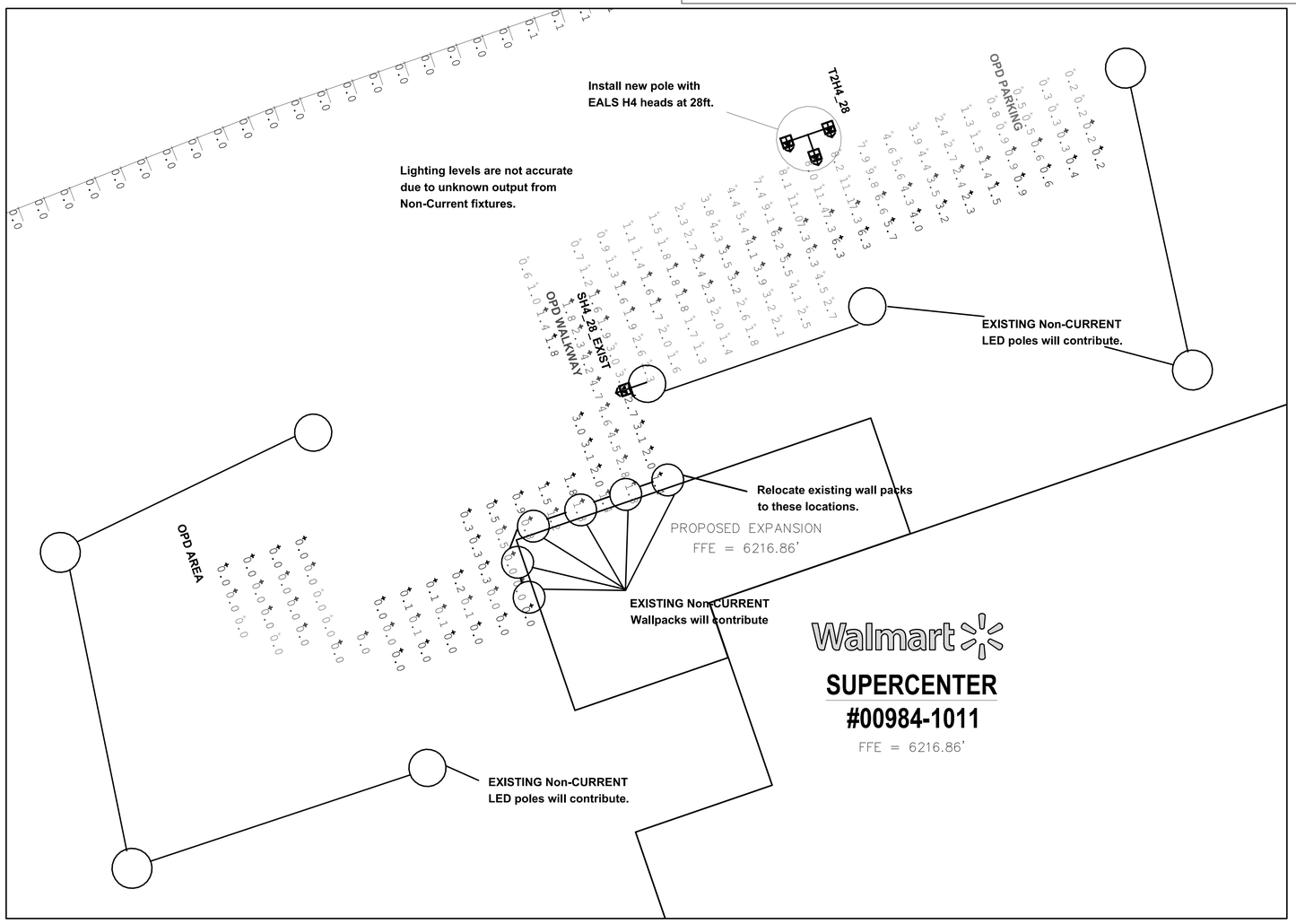
SHEET:
12 OF 13

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SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
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
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025



PHOTOMETRIC PLAN
SCALE 1" = 20'

Luminaire Schedule

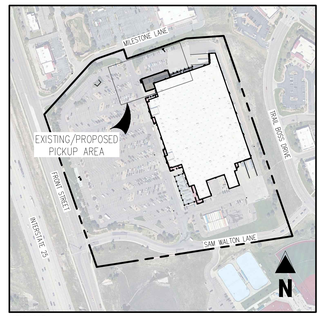
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	SH4_28_EXIST	SINGLE	1-EALP035H4AF750NDD1BLCKF 25ft pole on 3ft base	H4	0.864	20000	151	151
	1	T2H4_28	3 @ 90 DEGREES	1-EALS045H4AF750NDD1BLCKFS1 & 1-EALS045H4AF750NDD1BLCKFS2 & 1-EALS045H4AF750NDD1BLCKF 25ft pole on 3ft base	H4	0.864	20601	123	369

Site Lumminary Summary Table

Luminaire ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Lamps Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SH4_28_EXIST	CURRENT LIGHTING	EALP	EALP035H4AF750NDD1BLCKF	Existing light pole. 25 ft pole on 3 ft base.	N	Type IV	Unknown	N	1	Pole	28 ft	1	Unknown	151	20000	70	0.864	Black
T2H4_28	CURRENT LIGHTING	EALS	EALS045H4AF750NDD1BLCKFS1 EALS045H4AF750NDD1BLCKFS2 EALS045H4AF750NDD1BLCKF	Proposed light pole (3 heads). 25 ft pole on 3 ft base	N	Type IV	Unknown	N	1	Pole	28 ft	1	Unknown	369	61803	70	0.864	Black
EXISTING Non-CURRENT LED poles	Unknown	Unknown	Unknown	Existing unknown light poles. 25 ft pole on 3 ft base	N	Unknown	Unknown	Unknown	7	Pole	28 ft	7	Unknown	Unknown	Unknown	Unknown	Unknown	Black
EXISTING Non-CURRENT Wallpacks	Unknown	Unknown	Unknown	Existing unknown wallpacks.	N	Unknown	Unknown	Unknown	6	Wall	~15 ft	6	Unknown	Unknown	Unknown	Unknown	Unknown	Black

Calculation Summary

Label	Calc Type	Units	Average	Min	Max	AVG Min Max
OPD Area	Illuminance	Footcandles	1.41	0	6.3	N/A
OPD Parking	Illuminance	Footcandles	3.14	0	11.4	N/A
OPD Walkway	Illuminance	Footcandles	2.15	0	7.3	N/A
Property Line	Illuminance	Footcandles	0	0	0.1	N/A



KEY MAP
APPX. 1" = 300'

LIGHTING STANDARD NOTES

1. LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
2. LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
3. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
4. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

Galloway
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1	PR #1	06/19/2026

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DOCUMENT DATE:	02/23/2026

COLORADO LICENSED
RYAN C. JAMES
46507
PROFESSIONAL ENGINEER
10/26/2026

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

PHOTOMETRIC PLAN

SHEET:
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