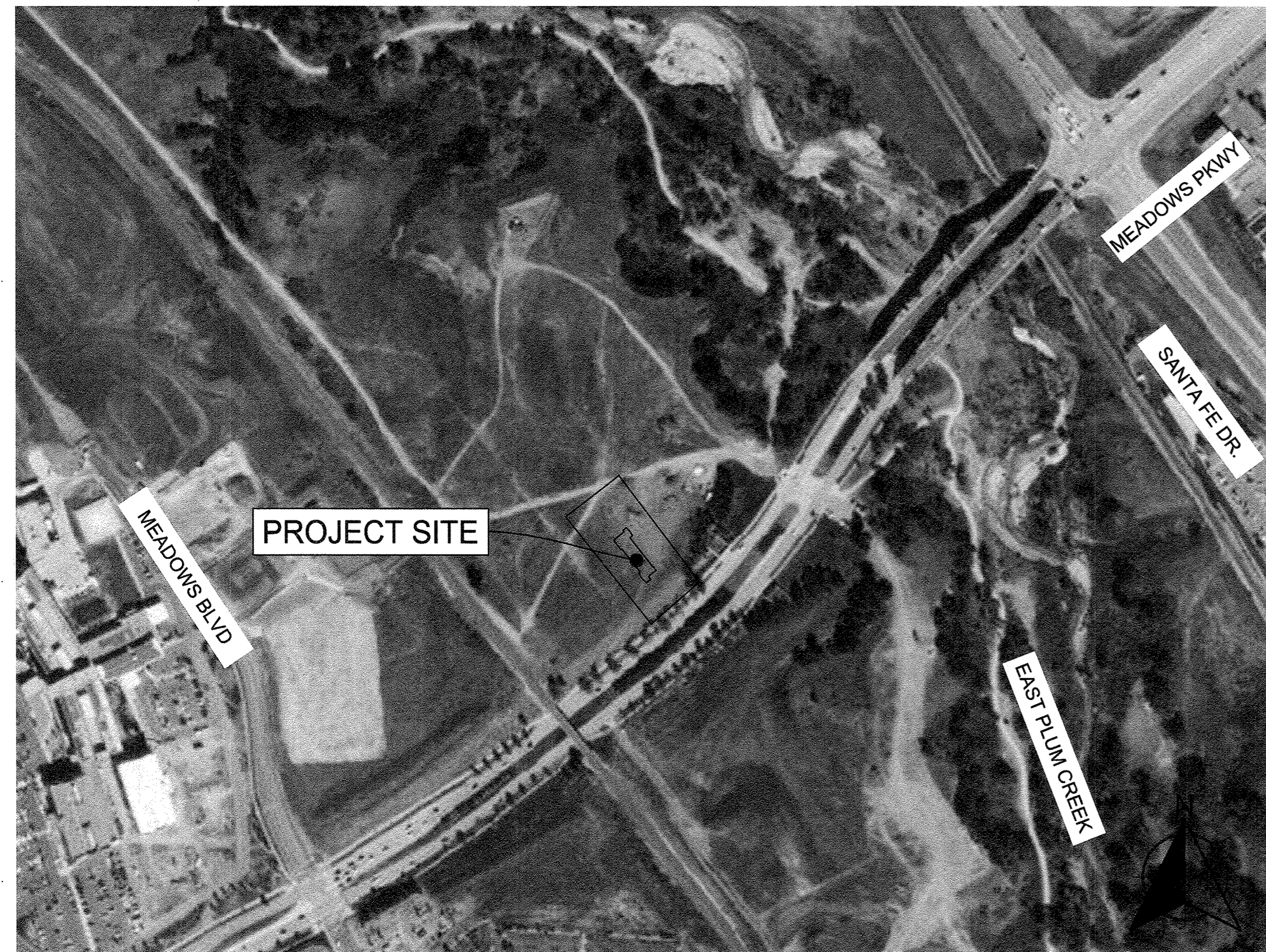


SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2

SDP18-0034

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 37 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 OF 12 PROJECT LOCATION MAP SCALE: 1"=300'-0"

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 7 DAY OF March, 2019.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

[Signature] President
CASTLE ROCK DEVELOPMENT COMPANY LLC
SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF March 2019 BY *[Signature]* AS President OF CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION
[Signature]
NOTARY PUBLIC

KELSY SHEA ROONEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154013290
MY COMMISSION EXPIRES APRIL 1, 2023

PROJECT BENCHMARKS:

DCBM: 3020015 ELEVATION = 6255.22 (NAVD88)

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BEING ASSUMED TO BEAR NORTH 89°27'31" WEST, BETWEEN FOUND MONUMENTS AS SHOWN HERON

ENGINEER / PLANNER/ LANDSCAPE ARCHITECT:

WSB
8310 S. VALLEY HWY., SUITE 300
ENGLEWOOD, COLORADO 80112

OWNER:

CASTLE ROCK DEVELOPMENT CO.
3033 E. 1ST AVENUE, SUITE 410
DENVER, CO 80206
(303) 394-5500

ARCHITECT:

PROGRESSIVE AE
1811 4 MILE RD. NE
GRAND RAPIDS, MI 49441
(616) 361-2664

SURVEYOR:

WSB
8310 S. VALLEY HWY., SUITE 300
ENGLEWOOD, COLORADO 80112

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1 OF 12	COVER SHEET
2 OF 12	SITE LAYOUT
3 OF 12	SITE PLAN
4 OF 12	GRADING PLAN
5 OF 12	UTILITIES PLAN
6 OF 12	LANDSCAPE PLAN
7 OF 12	LANDSCAPE NOTES AND DETAILS
8 OF 12	GENERAL LIGHTING PLAN
9 OF 12	LIGHTING DETAILS 1
10 OF 12	LIGHTING DETAILS 2
11 OF 12	BUILDING ELEVATIONS
12 OF 12	BUILDING ELEVATIONS

SURVEYOR'S CERTIFICATE:

I, JOSEPH W. STICE III, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

JOSEPH W. STICE, III
COLORADO P.L.S. NO. 36072
FOR AND ON BEHALF OF WSB
DATE: 2-28-2019

CIVIL ENGINEER'S STATEMENT:

I, BRIAN W. FRANK, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED, OR WHERE STANDARDS CONFLICT.

[Signature]
BRIAN W. FRANK, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 53667
FOR AND ON BEHALF OF WSB & ASSOCIATES
DATE: 2-28-2019

TITLE CERTIFICATION:

I, *[Signature]* AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 5th DAY OF March, 2019
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF March, 2019 BY *[Signature]* AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL
[Signature]
NOTARY PUBLIC

TERESA ANN HESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184000035
My Commission Expires January 2, 2022

MY COMMISSION EXPIRES: 1/2/2022

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:14 PM ON THE DAY OF March 11, 2019 AT RECEPTION NO. 2019012309.

DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]* DEPUTY

ZONING COMPARISON		
Zoning	The Meadows - 4th Amendment	
Use Area	C-O-1	
	PD Requirement	Provided (SDP)
Uses		
Car Wash	Complies	
TOTAL Square Footage	5,155 SF	
Permitted Uses	Per Section VI of the PD Zoning Regulations	Complies
Min. front yard setback	0'	49.7' (West)
Min. rear yard setback	0'	72.0' (East)
Min. side yard setback	0'	113.8' (North)
Min. side yard setback	0'	122.5' (South)
Min. side to street setback	0'	N/A
Max. Building Height	60'	28'
Max. Buildable Slope	N/A	N/A
Bike Rack	5 Off Street Parking	5
	1 space per employee plus 1 space per bay or stall plus adequate space for pull-out and drive aisles	Car Wash = 6 (based on 5 employees and 1 bay)
Min. ADA Parking Space	TOCRMC Table 64-2: 26 - 50 spaces to 2 ADA spaces	Total spaces = 9 Min. ADA Spaces: Required = 1 Provided = 2
Max. Building Coverage	60%	7.95%
Max. FAR (non-residential)	0.6	0.0795
Site Utilization		
Building Coverage	5,155 SF	
Parking Coverage	23,966 SF	
Sidewalks	3,070 SF	
Landscape	10% of gross site area for commercial 20% for multi-family 10% of parking lot	Total req'd = 8,938 SF Total Provided = 26,046 SF
Other Coverage		
TOTAL Lot Area	65,408 SF	

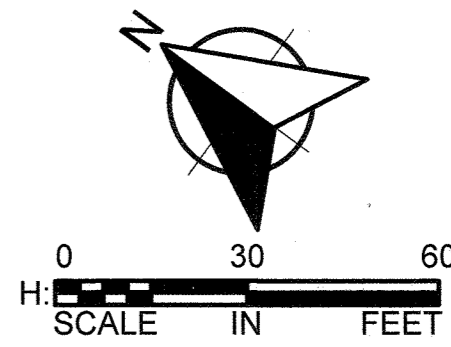
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2, SITE DEVELOPMENT PLAN (SDP 18-0034)

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wsb
WSB PROJECT NO.: 011615-000
SCALE: AS SHOWN
DESIGN BY: MH
PLAN BY: CM
CHECK BY: BF
REVISIONS
NO. DATE DESCRIPTION
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
BRIAN W. FRANK, PE
DATE: 2.28.19 LIC. NO.: 53667

SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



wsb
 WSB PROJECT NO.:
 011615-000

LEGEND

	PROPERTY LINE
	EASEMENT
	CONCRETE WALK
	CONCRETE PAVEMENT
	BUILDING ENTRANCE
	VAC STALL
	REVERSE CURB

KEYNOTES

	NEW, SINGLE STORY BUILDING
	ASPHALT PAVEMENT (SEE 5/CS502)
	CONCRETE SIDEWALK (SEE 1/CS502)

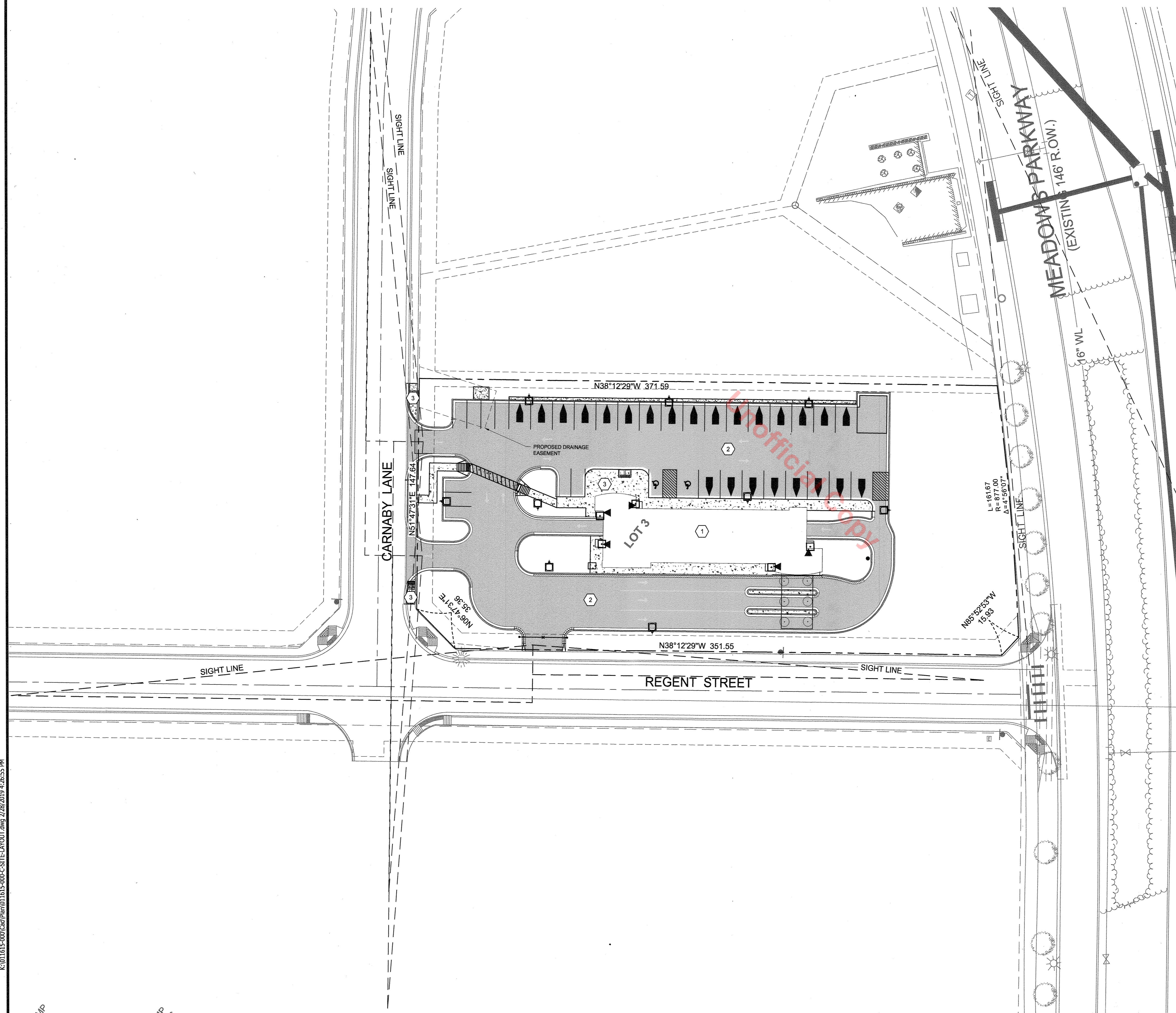
SCALE: AS SHOWN
 DESIGN BY: MRH
 PLAN BY: CM/ST/TR
 CHECK BY: BWF

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.

BRIAN W. FRANK, PE
 DATE: 2.28.19 LIC. NO.: 58667



- SITE PLAN NOTES**
- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP LOCATIONS.
 - THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE PLANS AND TO MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. NO PONDING OF WATER WILL BE ALLOWED.
 - SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
 - REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
 - REFER TO GRADING AND DRAINAGE PLANS FOR TOPOGRAPHIC INFORMATION AND STORM WATER DESIGN DETAILS.
 - DIMENSIONS ARE TO EDGE OF PAVEMENT, CURB GUTTER-LINE, OUTSIDE FACE OF BUILDING, OR EDGE OF WALK UNLESS OTHERWISE NOTED
 - THERE ARE NO MONUMENT OR PYLON SIGNS PROPOSED AS PART OF THIS PROJECT.

TOMMY CAR WASH
CASTLE ROCK, COLORADO

SITE LAYOUT

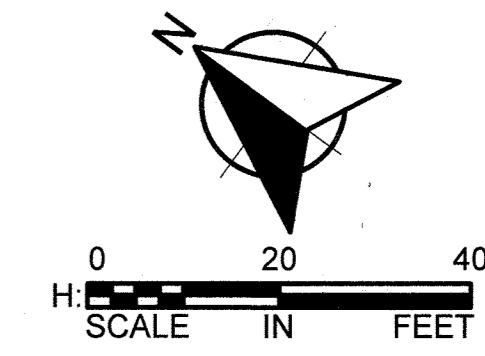
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2, SITE DEVELOPMENT PLAN (SDP 18-0034)

SHEET
2 OF 12

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SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



WSB PROJECT NO.:
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SCALE: AS SHOWN
PLAN BY: CM

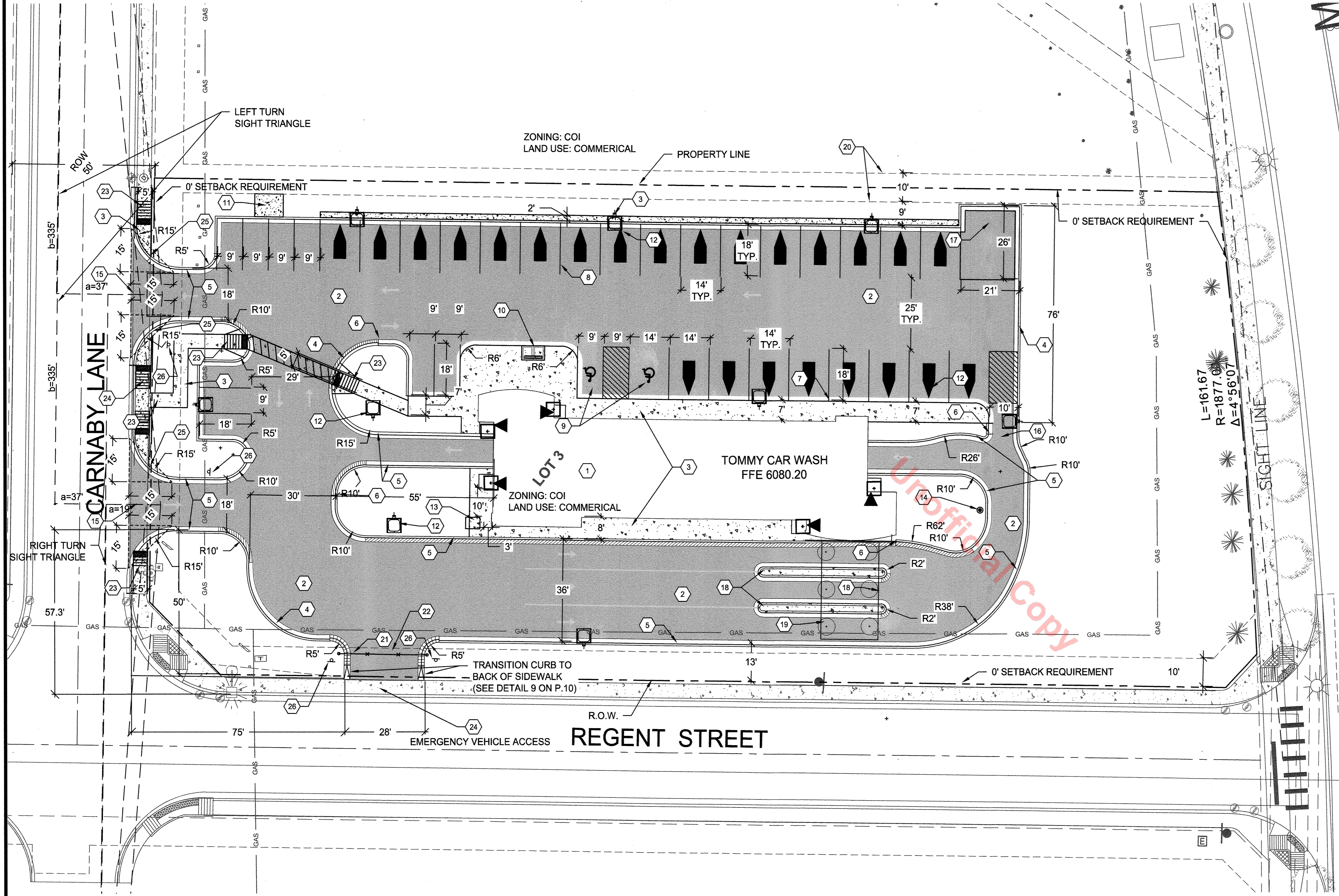
DESIGN BY: MH
CHECK BY: BF

LEGEND

- PROPERTY LINE
- EASEMENT
- [Pattern] CONCRETE WALK
- [Pattern] CONCRETE PAVEMENT
- [Symbol] BUILDING ENTRANCE
- [Symbol] VAC STALL
- [Symbol] REVERSE CURB
- [Symbol] MOUNTABLE CURB

KEYNOTES

- 1 NEW, SINGLE STORY BUILDING
- 2 ASPHALT PAVEMENT (SEE 5/CS502)
- 3 CONCRETE SIDEWALK (SEE 1/CS502)
- 4 B618 CONCRETE CURB & GUTTER, TYPICAL (SEE 4/CS504)
- 5 S218 SURMOUNTABLE CURB (SEE 1/CS504)
- 6 CURB TRANSITION POINT
- 7 INTEGRAL CURB & WALK (SEE 6/CS504)
- 8 PAINTED PARKING STRIPE, 4" WIDE, WHITE, TYPICAL
- 9 ACCESSIBLE PARKING STALL (SEE 1,2,3,4/CS505)
- 10 HEAVY DUTY U-STYLE BIKE RACK (SEE 4/CS501)
- 11 PAD FOR VACUUM PUMP (TYPICAL, SEE DETAIL 5/CS504)
- 12 SITE LIGHTING, SEE PHOTOMETRIC PLAN
- 13 ELECTRIC TRANSFORMER PAD (SEE 5/CS504)
- 14 FLAGPOLE (SEE 1/CS501)
- 15 CROSSSPAN (SEE 3/CS502)
- 16 BYPASS LANE
- 17 TRASH ENCLOSURE
- 18 PAY ISLANDS
- 19 CANOPY
- 20 UTILITY EASEMENT
- 21 STEEL CHAIN BARRICADE (SEE 3/CS501)
- 22 EMERGENCY VEHICLE ACCESS ONLY
- 23 PEDESTRIAN RAMP (SEE 5/CS504 "CG-2")
- 24 VERTICAL CURB WITH ATTACHED WALK (SEE 9/CS504 "CG-2")
- 25 CURB CUTS WITH ATTACHED SIDEWALK (SEE 8/CS504 "CG-4")



SITE PLAN NOTES

1. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP LOCATIONS.
2. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE PLANS AND TO MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. NO PONDING OF WATER WILL BE ALLOWED.
3. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
4. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
5. REFER TO GRADING AND DRAINAGE PLANS FOR TOPOGRAPHIC INFORMATION AND STORM WATER DESIGN DETAILS.
6. DIMENSIONS ARE TO EDGE OF PAVEMENT, CURB GUTTER-LINE, OUTSIDE FACE OF BUILDING, OR EDGE OF WALK UNLESS OTHERWISE NOTED
7. THERE ARE NO MONUMENT OR PYLON SIGNS PROPOSED AS PART OF THIS PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.

BRIAN W. FRANK, PE
DATE: 2/25/19 LIC. NO.: 59667

TOMMY CAR WASH
CASTLE ROCK, COLORADO

SITE PLAN

SHEET
3 OF 12

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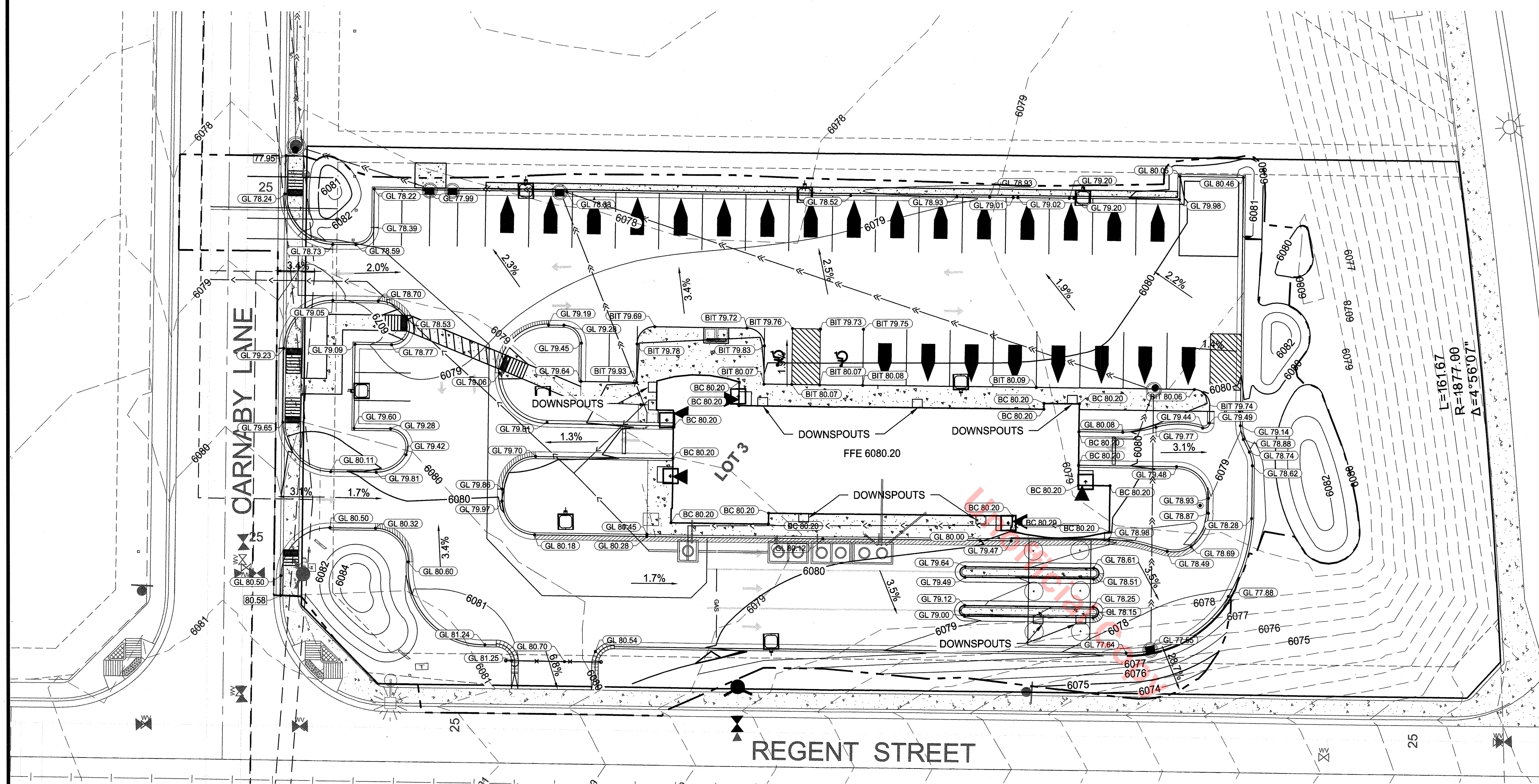
SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



WSB PROJECT NO.:
011615-000

SCALE: DESIGN BY:
AS SHOWN MH
PLAN BY: CHECK BY:
CM BF



TABULATION OF PROJECT AREAS	
TOTAL PROJECT AREA (BOUNDARY)	1.50 ACRES
IMPERVIOUS BEFORE DEVELOPMENT	0.00 ACRES (0%)
IMPERVIOUS AFTER DEVELOPMENT	0.913 ACRES (61%)

EARTHWORK	
UNADJUSTED CUT	68 CY
UNADJUSTED FILL	1,200 CY
NET FILL	1,132 CY

THIS IS AN ENGINEER'S ESTIMATE AND DOES NOT INCLUDE HOLD DOWNS OR ANY REQUIRED SOILS CORRECTIONS. CONTRACTOR RESPONSIBLE FOR VERIFYING ACTUAL REQUIRED EARTHWORK FOR SITE.

REVISIONS	
NO.	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT AGREEMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.

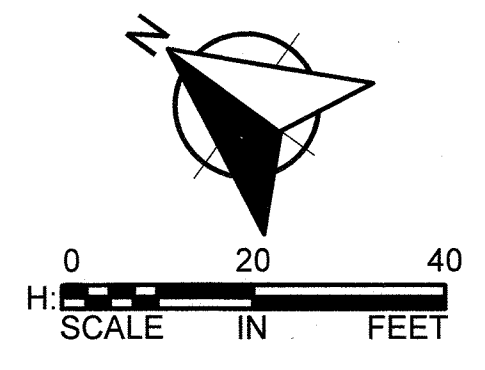
BRIAN W. FRANK, PE
 DATE: 2.25.19 LIC. NO. 53667

GRADING NOTES

- RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
- BUILDING FLOOR ELEVATION (FFE) AS INDICATED ON THE DRAWINGS CORRESPONDS TO ELEVATION 100'-0" ON ALL OTHER DISCIPLINE SHEETS (ARCHITECTURAL, STRUCTURAL, ETC).
- THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
- GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY.
- CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
- SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 5.0%.
- IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- UNLESS OTHERWISE NOTED, FINISH GRADE SHALL BE SIX INCHES BELOW FINISHED FLOOR IN NON-PAVED AREAS. GRADE SHALL SLOPE AWAY FROM BUILDING STRUCTURES AT FIVE PERCENT FOR A MINIMUM DISTANCE OF TEN FEET IN UNPAVED AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL APPLY FOR A TOWN OF CASTLE ROCK GRADING PERMIT BEFORE STARTING WORK. THE INSPECTOR AND THE TOWN OF CASTLE ROCK PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION. NO WORK MAY BEGIN UNTIL THE PERMIT HAS BEEN RECEIVED AND THE CONTRACTOR MUST COMPLY WITH THE TERMS OF THE PERMIT.
- ALL NON-PAVED AREAS SHALL RECEIVE A FOUR-INCH (4") LAYER OF TOPSOIL. REFER TO EARTH MOVING SPECIFICATION 31 20 00 FOR DEFINITION OF TOPSOIL. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES, & SHRUBS.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL MANHOLE STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
- ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%, UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 2.0%.
- ALL PAVEMENT GRADES SHALL BE AS FOLLOWS:
ASPHALT PAVEMENT - 1.5% MINIMUM, 5% MAXIMUM
CONCRETE PAVEMENT - 1% MINIMUM, 5% MAXIMUM
CONCRETE CURB AND GUTTER - 0.50% MINIMUM

LEGEND

- | | | | |
|-------|---|----|---------------------------------------|
| — | PROPERTY LINE | —> | EXISTING STORM SEWER |
| - - - | EASEMENT | — | EXISTING SANITARY SEWER |
| - - - | CONSTRUCTION LIMITS | — | EXISTING WATER LINE |
| - - - | HIGH POINT | —> | PROPOSED STORM SEWER |
| ▭ | CONCRETE WALK | — | PROPOSED SANITARY SEWER |
| ▭ | CONCRETE PAVEMENT | — | PROPOSED WATER LINE |
| — | PROPOSED CONTOUR | ⊙ | SANITARY MANHOLE |
| — | EXISTING CONTOUR | ⊙ | STORM/SANITARY CLEANOUT (SEE 3/CG502) |
| xx.xx | PROPOSED SPOT ELEVATION | ⊙ | STORM MANHOLE |
| xx.xx | EXISTING SPOT ELEVATION (MEET AND MATCH EXISTING ELEVATION) | ⊙ | STORM CATCH BASIN |
| GL | GUTTER LINE | ⊙ | WATER BENDS |
| BC | BUILDING CORNER | | |
| BIT | EDGE OF BITUMINOUS PAVEMENT | | |



VERTICAL DATUM: 6082.17 (NAVD 88)
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BEING ASSUMED TO BEAR NORTH 89°27'31" WEST, BETWEEN FOUND MONUMENTS AS SHOWN HERON

TOMMY CAR WASH
 CASTLE ROCK, COLORADO

GRADING PLAN

SHEET
4 OF 12

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SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



WSB PROJECT NO.:
011615-000

SCALE: AS SHOWN
DESIGN BY: CM
PLAN BY: CM
MH
CHECK BY: BF

REVISIONS	
NO.	DESCRIPTION

DATE: 2.25.19
LIC. NO.: 53687
BRIAN W. FRANK, PE

TOMMY CAR WASH
CASTLE ROCK, COLORADO

UTILITIES PLAN

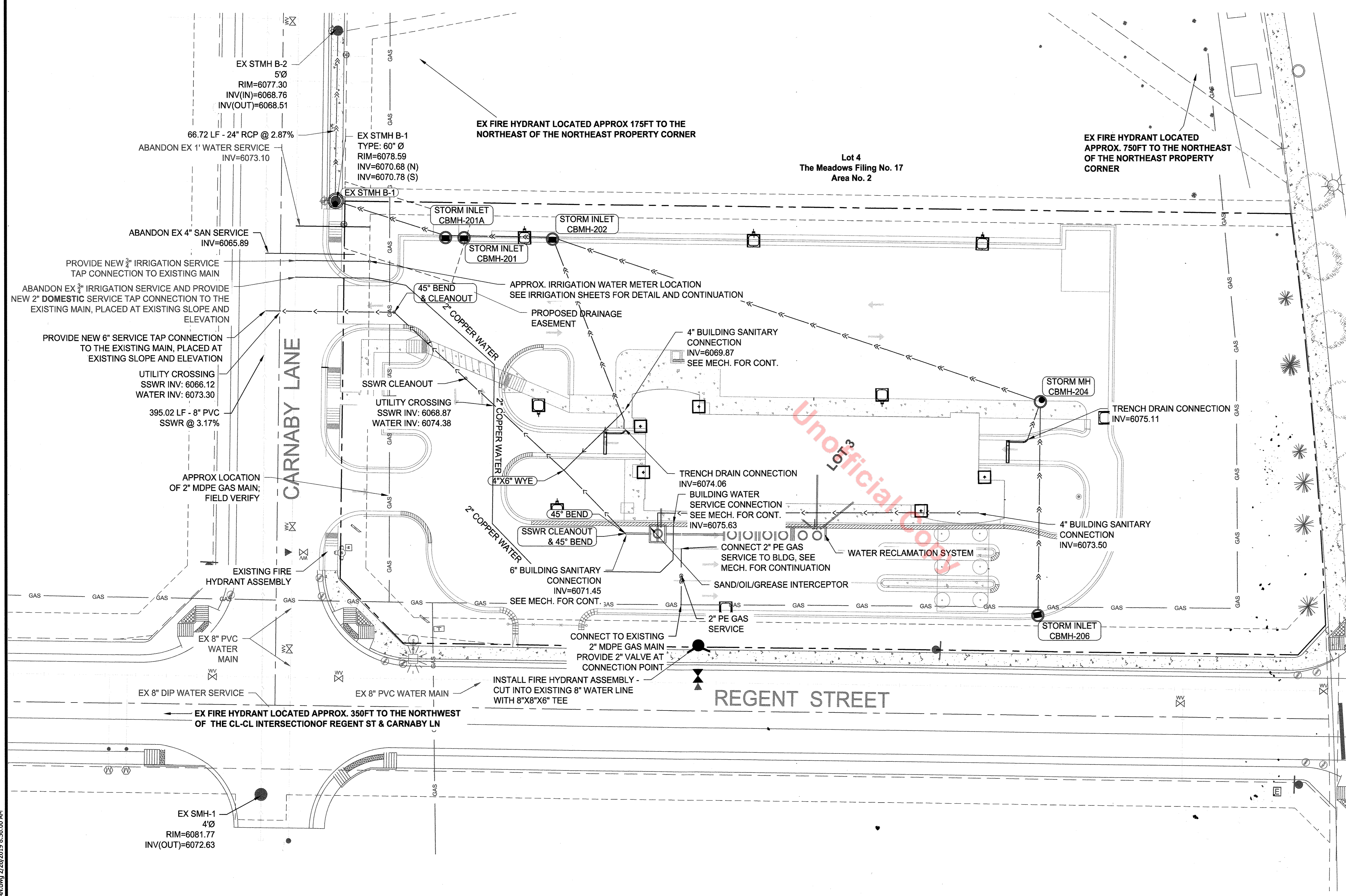
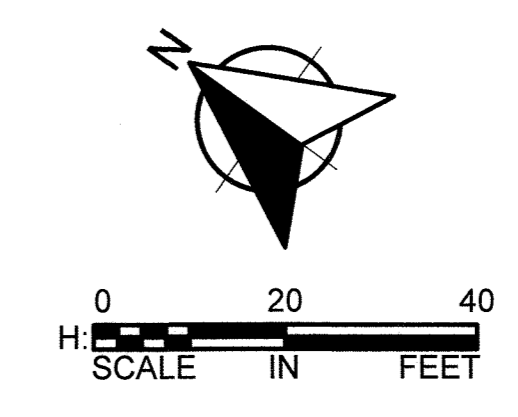
SHEET 5 OF 12

LEGEND

- > EXISTING STORM SEWER
- > EXISTING SANITARY SEWER
- > EXISTING WATER LINE
- > PROPOSED STORM SEWER
- > PROPOSED SANITARY SEWER
- > PROPOSED WATER LINE
- ⊙ SANITARY MANHOLE
- ⊙ STORM/SANITARY CLEANOUT (SEE)
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ↷ WATER BENDS
- - - EASEMENT
- PROPERTY LINE

SCHEDULE OF STRUCTURES

STRUCTURE NUMBER	STRUCTURE TYPE	STRUCTURE DETAILS
CBMH-201 (1)	DENVER TYPE 16 INLET	TOP OF CASTING 6078.50 INLET 18" SE: 6071.43 INVERT 18" NW: 6071.43
CBMH-201A (1)	DENVER TYPE 16 INLET	TOP OF CASTING 6078.49 INLET 18" SE: 6071.38 INVERT 18" N: 6071.23
CBMH-202 (1)	DENVER TYPE 16 INLET	TOP OF CASTING 6078.80 INLET 18" S: 6071.79 INLET 4" SW: 6071.79 INVERT 18" NW: 6071.69
CBMH-204 (1)	MANHOLE	TOP OF CASTING 6080.32 INLET 4" W: 6074.95 INLET 18" SW: 6073.75 INVERT 18" N: 6073.35
CBMH-206 (1)	DENVER TYPE 16 INLET	TOP OF CASTING 6077.67 INVERT 18" NE: 6074.17



- ### UTILITY NOTES
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
 - INSTALLATION OF SAND/OIL/GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WASTEWATER AUTHORITY CODE OF RULES AND REGULATIONS.

VERTICAL DATUM: 6082.17 (NAVD 88)
BASIS OF BEARINGS: THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
6TH PRINCIPAL MERIDIAN AND BEING
ASSUMED TO BEAR NORTH 89°27'31" WEST,
BETWEEN FOUND MONUMENTS AS SHOWN
HERON

SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



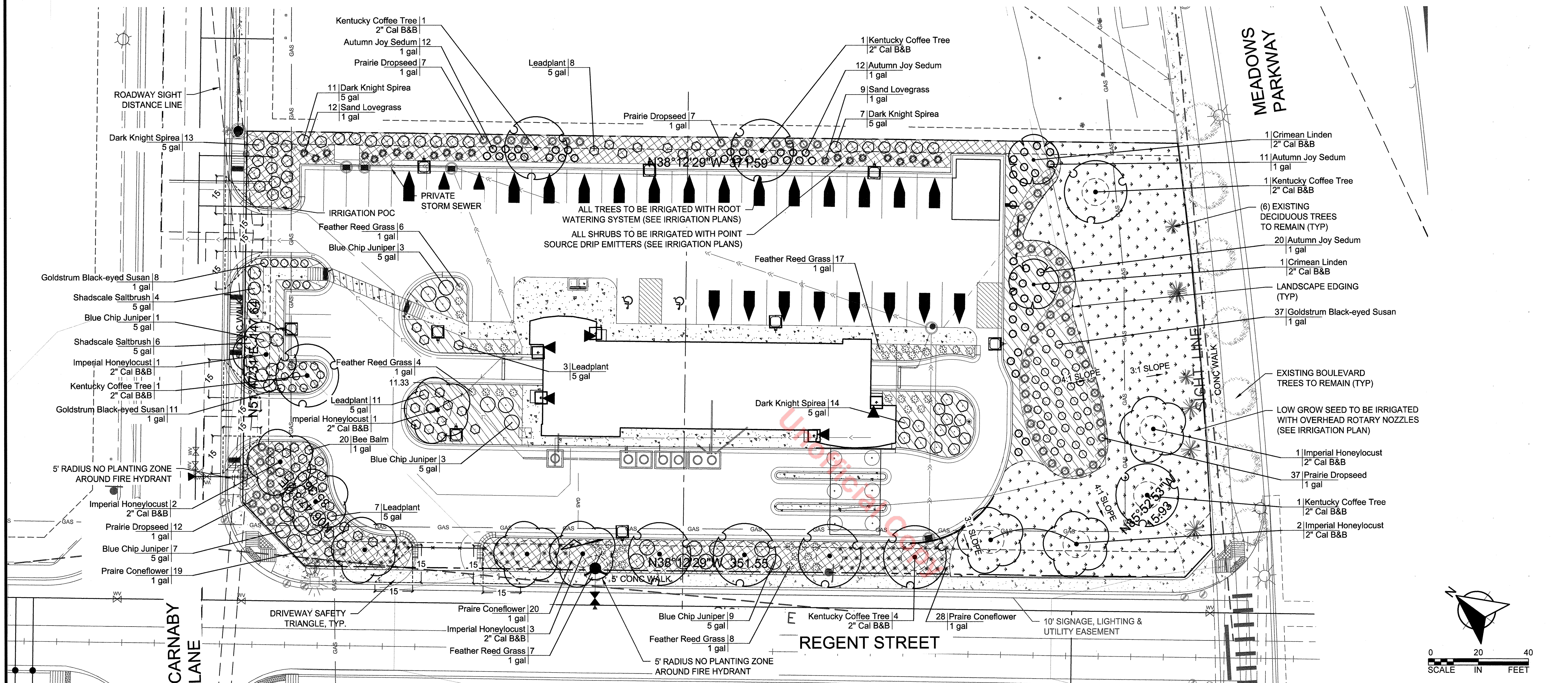
WSB PROJECT NO.:
011615-000

SCALE: AS SHOWN
DESIGN BY: CM
PLAN BY: JG
CHECK BY: BF

REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

Original Date of License: 01/01/2019
 License No.: 0001284
 Date: 2-25-19



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal B&B	10
	Gymnocladus dioica / Kentucky Coffee Tree	2" Cal B&B	9
	Tilia x euchlora / Crimean Linden	2" Cal B&B	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Amorpha canescens / Leadplant	5 gal	29
	Atriplex confertifolia / Shadscale Saltbrush	5 gal	10
	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Spirea	5 gal	45
	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	23

GRASSES

BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	42	
Eragrostis trichodes / Sand Lovegrass	1 gal	21	
Sporobolus heterolepis / Prairie Dropseed	1 gal	63	
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
Monarda fistulosa / Bee Balm	1 gal	20	
Ratibida columnifera 'Mexican Hat' / Prairie Coneflower	1 gal	67	
Rudbeckia fulgida 'Goldstrum' / Goldstrum Black-eyed Susan	1 gal	56	
Sedum spectabile 'Autumn Joy' / Autumn Joy Sedum	1 gal	55	

LEGEND	SYMBOL	QTY
PROPERTY LINE	---	
EASEMENT	---	
CONCRETE WALK	[Pattern]	
CONCRETE PAVEMENT	[Pattern]	
BUILDING ENTRANCE	[Symbol]	
VAC STALL	[Symbol]	
REVERSE CURB	[Symbol]	
MOUNTABLE CURB	[Symbol]	
TREE SIZE AT TIME OF PLANTING	[Symbol]	
TREE SIZE AFTER 5-7 YEARS	[Symbol]	
DRIVEWAY SAFETY TRIANGLE, NO OBJECTS OR LANDSCAPING BETWEEN 2.5'-10' HEIGHT	[Symbol]	
ROCK MULCH	[Pattern]	SF 6,575
HARDWOOD MULCH	[Pattern]	SF 9,250
LOW GROW NATIVE SEED MIX 30% EPHRAIM CRESTED WHEATGRASS 30% DWARF PERENNIAL RYEGRASS 25% SR3200 BLUE FESCUE 15% CHEWINGS FESCUE	[Pattern]	SF 10,200

	STREET FRONTAGE	REQUIREMENT	TREES REQUIRED	TREES PROVIDED	NOTES
MEADOWS PARKWAY	162 LF	1 TREE PER 40 LF	4	6 EXISTING TREES	6 EXISTING TREES
REGENT STREET	353 LF	1 TREE PER 40 LF	9	9	
CARNABY LANE	148 LF	1 TREE PER 40 LF	4	4	

VERTICAL DATUM: 6082.17 (NAVD 88)
 BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BEING ASSUMED TO BEAR NORTH 89°27'31" WEST, BETWEEN FOUND MONUMENTS AS SHOWN HERON

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2, SITE DEVELOPMENT PLAN (SDP 18-0034)

TOMMY CAR WASH
 CASTLE ROCK, COLORADO

LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Eva Kelly

Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # LA.0001284

Company Name WSB Address 701 Xenia Ave S Suite 300 Minneapolis MN, 55416

Phone 612-360-1321 Email ekelly@wsbeng.com Date 06/19/2018

PROJECT NAME Tommy Car Wash

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
65,408 Sq. Ft.	Required: 6,541 Sq. Ft (10% of gross site) Required: 2,397 Sq. Ft. (10% of parking lot) Total: 8,938 Sq. Ft. Provided: 26,046 Sq. Ft. Low grow native mix = 10,240 sq.ft. Rock mulch= 6,568sq.ft. Hardwood mulch = 9,238 sq. ft.	n/a	Rock mulch area with no plantings: 2,457 Sq. Ft.	6,541 Sq. Ft. / 1,000 * 2 = 14	15	(6,541 / 1,000) * 4 = 27	107	Rock and hardwood mulch areas: 4 cu yds/1,000 sq. ft Native Seed Mix Area: 4 cu yds/1,000 sq. ft	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
23,966 Sq. Ft.	Required = 2,397 Sq. Ft. (10% of Parking Lot) Provided = 6,980 Sq. Ft.	11	Rock mulch area with no plantings: 445 Sq. Ft.	0 Most stalls are vacuum stalls and are not for parking	N/A No interior landscape islands provided	(2,397 / 1,000) * 2 = 5	7	(2,397 / 1,000) * 4 = 10	24

1 COMMERCIAL LANDSCAPE SITE INVENTORY
6 Scale: nts

Revised April 2013

LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10'.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE OF THE PROPERTY.

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2, SITE DEVELOPMENT PLAN (SDP 18-0034)



WSB PROJECT NO.: 011615-000

SCALE: AS SHOWN DESIGN BY: MRH
PLAN BY: CM/ST/TR CHECK BY: BWF

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

Original Date of Signature: 01/01/2019

[Signature]

DATE: 2.26.19 LIC. NO.: 0001284

TOMMY CAR WASH
CASTLE ROCK, COLORADO

LANDSCAPE NOTES AND DETAILS

SHEET 7 OF 12

SITE DEVELOPMENT PLAN

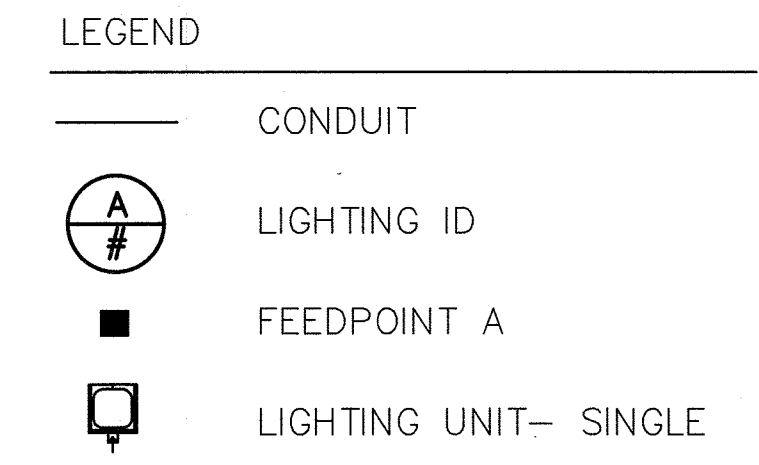
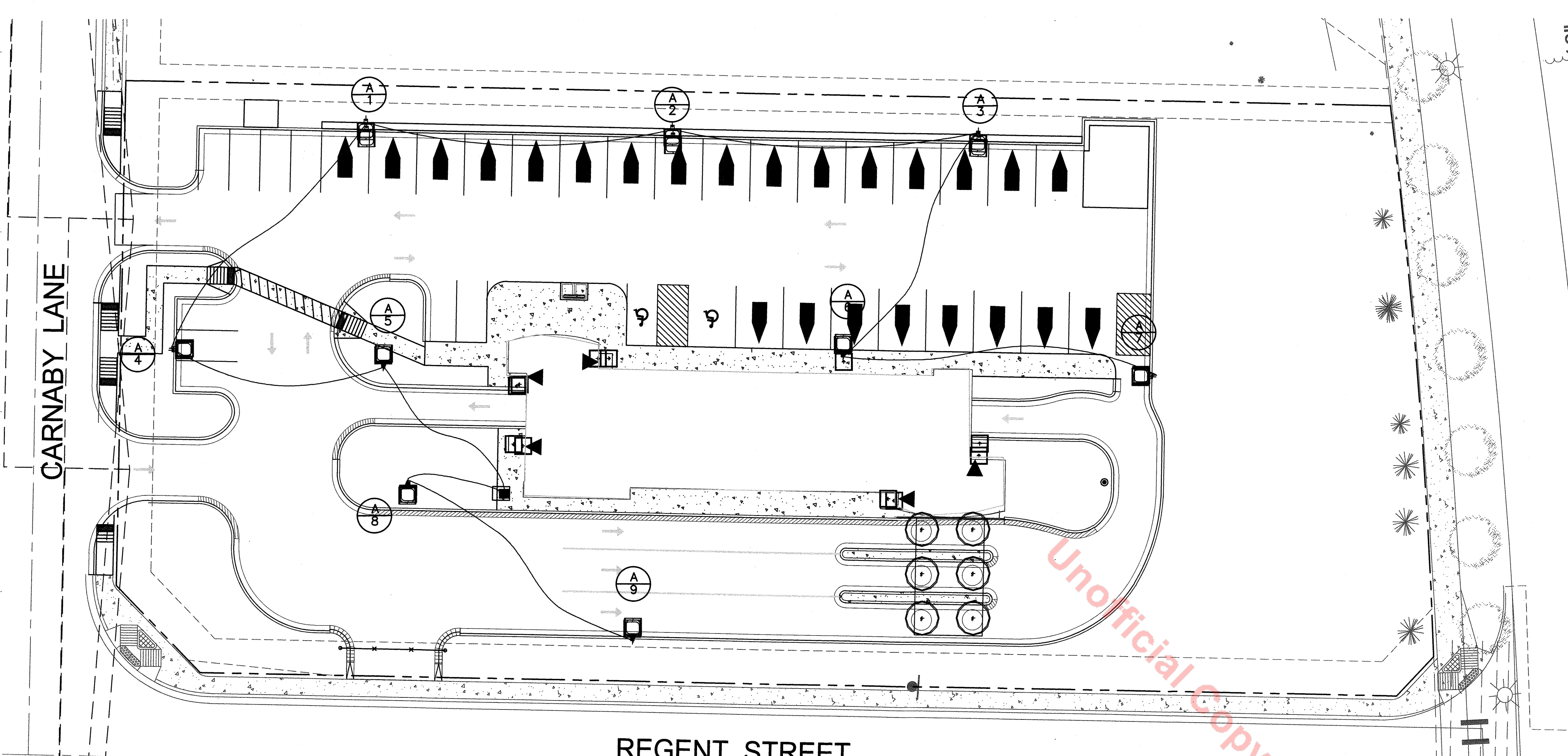
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



WSB PROJECT NO.:
011615-000

SCALE: AS SHOWN
DESIGN BY: ES
PLAN BY: BWF
CHECK BY: BWF

REVISIONS	
NO.	DATE DESCRIPTION



NOTES

- ALL CONDUIT SHALL BE SCHEDULE 40 1 1/2" NMC UNLESS OTHERWISE NOTED.
- CONDUCTOR INSULATION SHALL BE RED, BLACK, WHITE OR GREEN AS SHOWN.
- THE USE OF TAPE SLEEVES OR OTHER TYPES OF COLOR IDENTIFICATION IS NOT PERMITTED.
- ONE #8 COPPER GROUND WIRE SHALL BE PLACED IN ALL CONDUIT. USE GREEN UNLESS OTHERWISE NOTED.
- ALL CONDUCTORS SHALL BE #8 COPPER XHHW-2 OR USE-2.
- EXACT LOCATIONS OF LIGHT FOUNDATIONS, HANDHOLES, AND THE SERVICE CABINET FOUNDATION SHALL BE LOCATED BY THE ENGINEER IN THE FIELD.
- CONDUITS SHALL BE PLACED UNDER TURF WHEN POSSIBLE AT A MINIMUM DEPTH OF 24" WITH 90 DEGREE BENDS AT THE FOUNDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO WORK.
- THE CONTRACTOR SHALL ADJUST EXISTING CONDUITS OR UTILITIES WHICH MAY CONFLICT WITH LIGHT POLE FOUNDATION INSTALLATION.
- THE CONTRACTOR SHALL INSTALL A PERMANENT GROUND ROD (25 OHMS OR LESS) IN ALL LIGHT FOUNDATIONS.
- THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF CONDUIT AND FOUNDATIONS WITH OTHER CONSTRUCTION ACTIVITIES IN THE AREA.

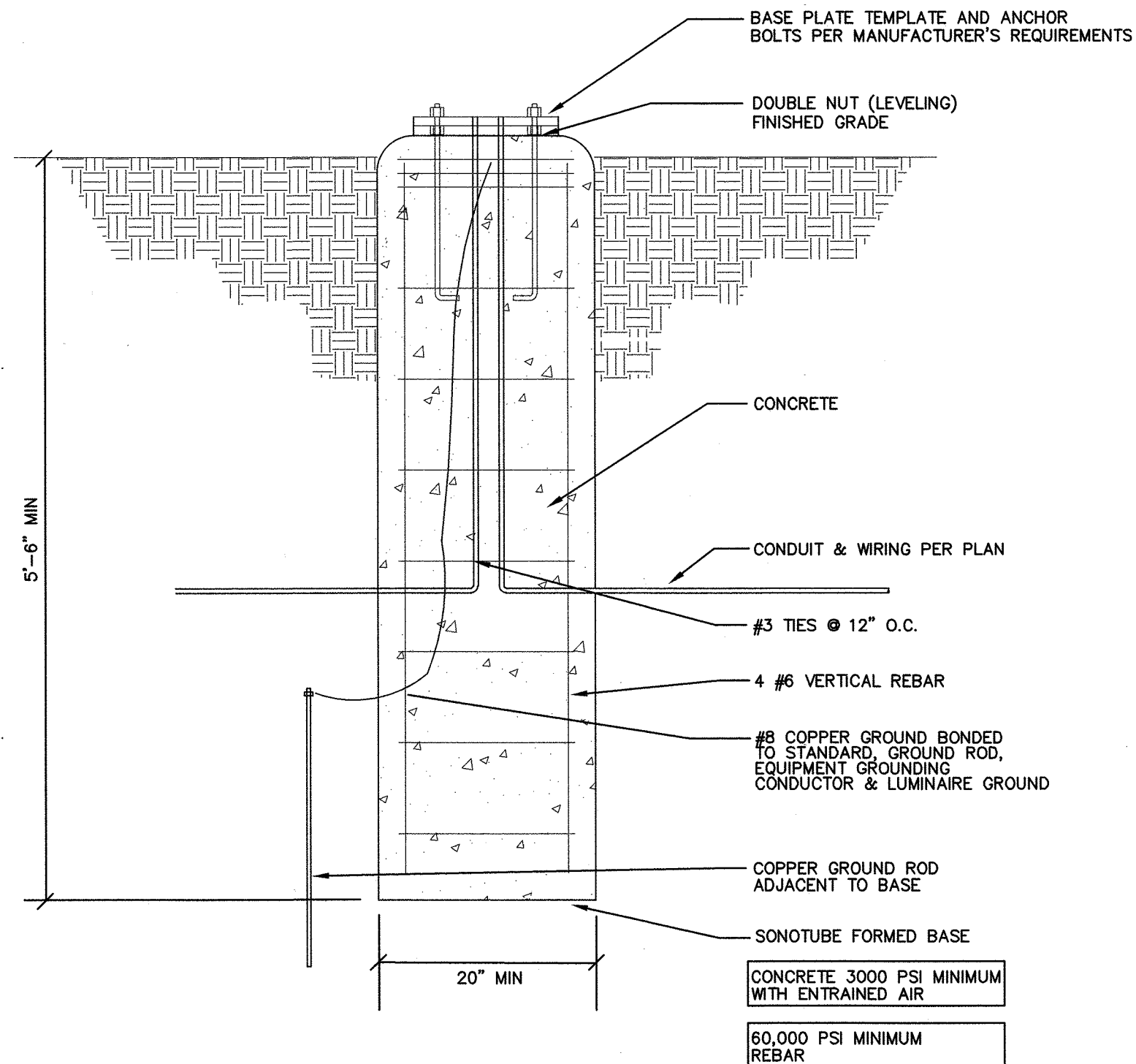
REGENT STREET

GENERAL LIGHTING PLAN NOTES:

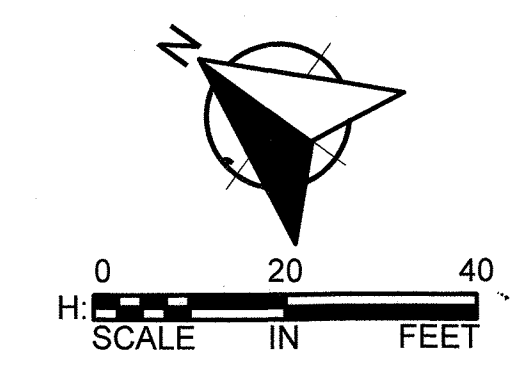
- LIGHTING OBJECTIVES:
 - LIGHTING SHALL PROVIDE FOR GENERAL AREA LIGHTING IN PARKING LOT.
- HOURS OF OPERATION SHALL BE FROM DUSK TILL DAWN AND ONLY WHILE THE BUSINESS IS OPEN.
- LIGHT TRESPASS TO NEIGHBORHOOD SHALL BE MITIGATED BY USE OF FULL CUT-OFF FIXTURES. ADJACENT PROPERTIES ARE COMMERCIAL PROPERTIES.
- NO NEW LUMINARIES SHALL BE TYPE IV DISTRIBUTION. POLE-MOUNTED LIGHTS AIMED AT BUILDING FACADE, OR UNSHIELDED WALL PACKS.

STREET LIGHTING TABULATION		
ITEM	UNIT	ESTIMATED QUANTITIES
LIGHTING UNIT-SINGLE	EACH	9
LIGHT STANDARD FOUNDATION SPECIAL	EACH	9
1-1/2 INCH ELECTRICAL CONDUIT	LIN. FT.	700
WIRING	L.S.	1

LIGHTING UNIT NOTES
 LUMINAIRE TYPE: QSQ-A-NM-2ME-B-40K-UL-BK-DIM-R
 POLE TYPE: PS4S20CBK
 MOUNTING TYPES: SINGLE:1A4BK
 MOUNTING HEIGHT: 25'



LIGHT STANDARD FOUNDATION SPECIAL DETAIL



TOMMY CAR WASH
CASTLE ROCK, COLORADO

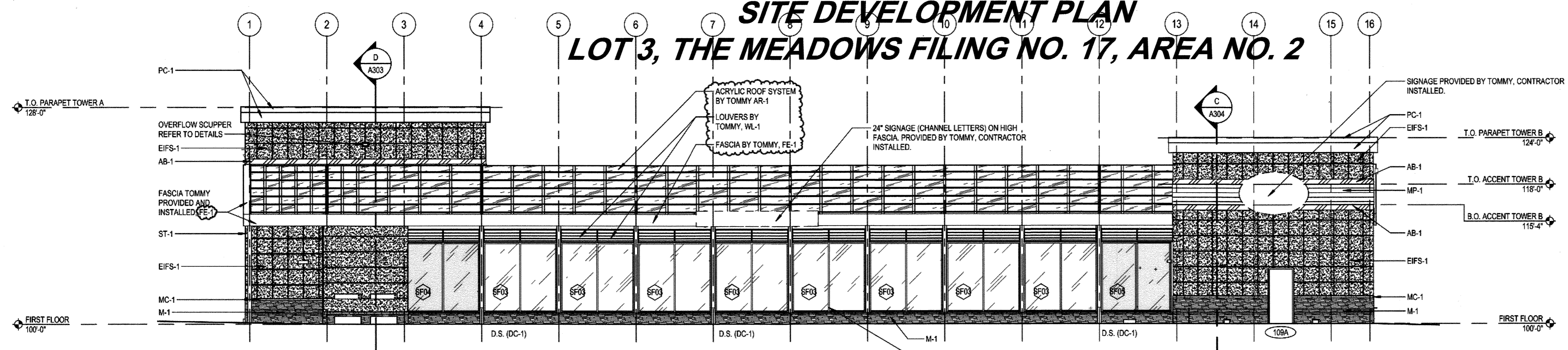
GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN

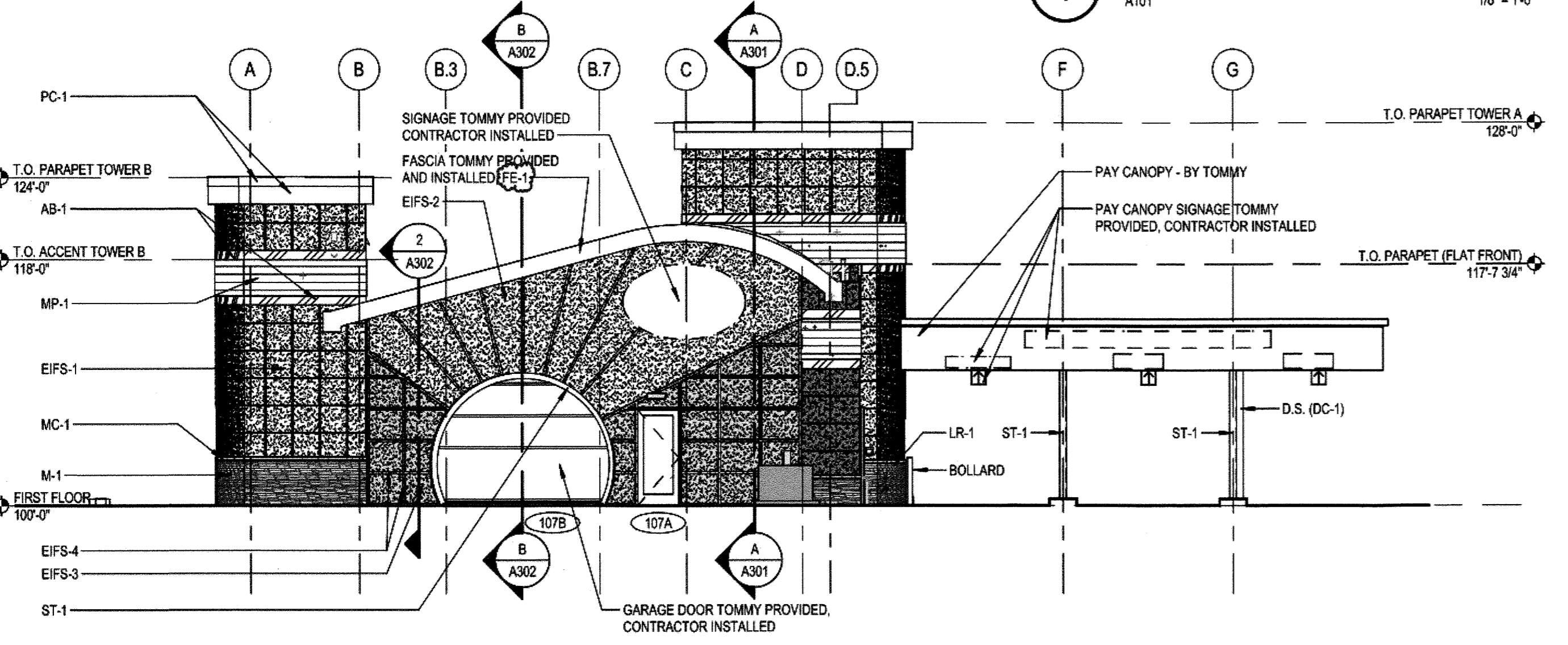
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2

EXTERIOR MATERIALS LEGEND

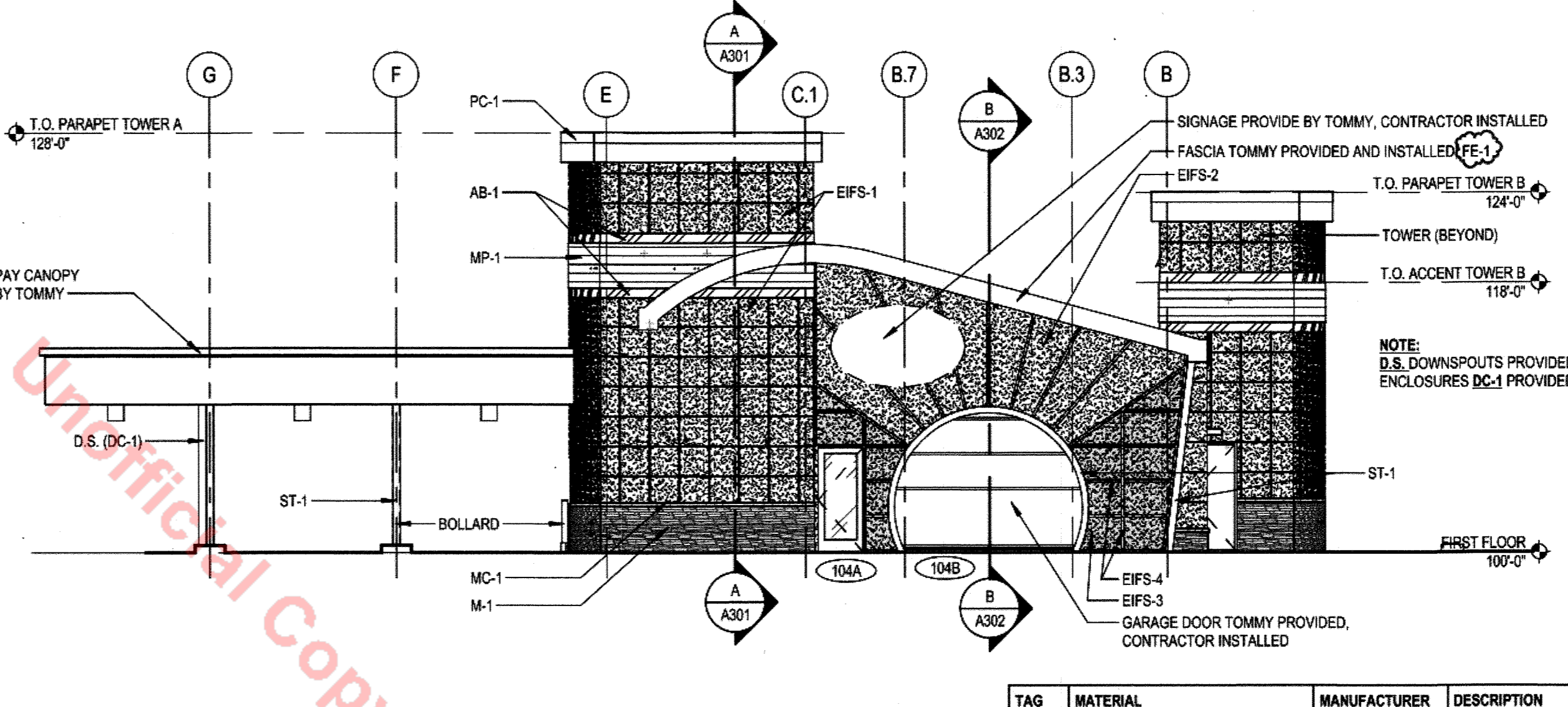
	EIFS
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (BLACK)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	CULTURED STONE



1 BACK ELEVATION
A101 1/8" = 1'-0"

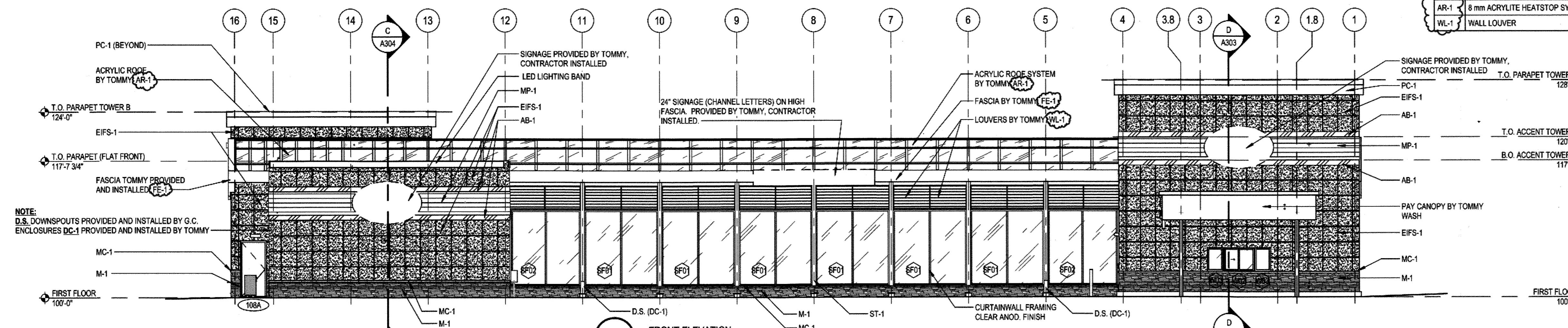


4 EXIT END ELEVATION
A101 1/8" = 1'-0"



2 ENTRY END ELEVATION
A101 1/8" = 1'-0"

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	SUPPLIED BY
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 3003	TOMMY
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	G.C.
EIFS-1	EIFS			RAL 7030 - STONE GREY	G.C.
EIFS-2	EIFS			RAL 3020 - TRAFFIC RED	G.C.
EIFS-3	EIFS			RAL 9011 - GRAPHITE BLACK	G.C.
EIFS-4	EIFS			RAL 7001 - SILVER GREY	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC	G.C.
M-1	CULTURED STONE	BORAL	PROFIT SERIES	LEDGESTONE SOUTHWEST BLEND	G.C.
MC-1	PRECAST STONE		MASONRY CAP	NATURAL GRAY	G.C.
FE-1	FASCIA EAVE	R.B.I.	CONCEALED GUTTER FASCIA	SILVER	TOMMY
SF01	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR	G.C.
SF02	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR	G.C.
SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR	G.C.
SF04	METAL PANEL INFILL		1" SPANDREL PANEL	BLACK	G.C.
SF05	METAL PANEL INFILL		1" SPANDREL PANEL	BLACK	G.C.
DC-1	PREFINISHED ALUMINUM	R.B.I.	DOWNSPOUT COVER	SILVER	TOMMY
AR-1	8 mm ACRYLITE HEATSTOP SYSTEM	EVONIK	ACRYLIC ROOF SYSTEM	COOL BLUE WHITE	TOMMY
WL-1	WALL LOUVER	R.B.I.	WALL LOUVER	SILVER	TOMMY



3 FRONT ELEVATION
A101 1/8" = 1'-0"

SIGNAGE CALCULATIONS

FRONT ELEVATION		BACK ELEVATION	
	AREA (SF)		AREA (SF)
SIGNAGE	77.76	SIGNAGE	70.49
ELEVATION WALL AREA	2654.04	ELEVATION WALL AREA	2133.46
Total % of Signage SF to Wall SF	3%	Total % of Signage SF to Wall SF	3%
Allowed % of Signage SF to Wall SF	25%	Allowed % of Signage SF to Wall SF	25%
ENTRY ELEVATION		EXIT ELEVATION	
	AREA (SF)		AREA (SF)
SIGNAGE	38.88	SIGNAGE	107.2
ELEVATION WALL AREA	774.06	ELEVATION WALL AREA	953.75
Total % of Signage SF to Wall SF	5%	Total % of Signage SF to Wall SF	11%
Allowed % of Signage SF to Wall SF	25%	Allowed % of Signage SF to Wall SF	25%

TOTAL SF OF SIGNAGE SF PER LOT : 294.33 SF
MAXIMUM ALLOWED SF OF TOTAL SIGNAGE SF PER LOT: 596.5 SF

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2, SITE DEVELOPMENT PLAN (SDP 18-0034)

PROGRESSIVE
TOMMY EXPRESS P1851
 TOMMY CAR WASH SYSTEMS
 MEADOWS PKWY AND REGENT STREET
 CASTLE ROCK, CO 80109
 PROGRESSIVE ARCHITECTURE ENGINEERING, P.C.
 1811 1/4 Mile Rd NE | Grand Rapids, MI 49525 | 616.361.1493 | www.progressiveae.com

QUOTE: 15374
VERSION NUMBER: 1

ISSUANCES
Permits and Construction
08/03/2018

REVISIONS

NO.	DATE	DESCRIPTION
1	09/05/18	Addendum 1
2	12/27/18	Plan Review Response

MGR: S. MARKS
DWN BY: SEM
FILE NO: 81310029

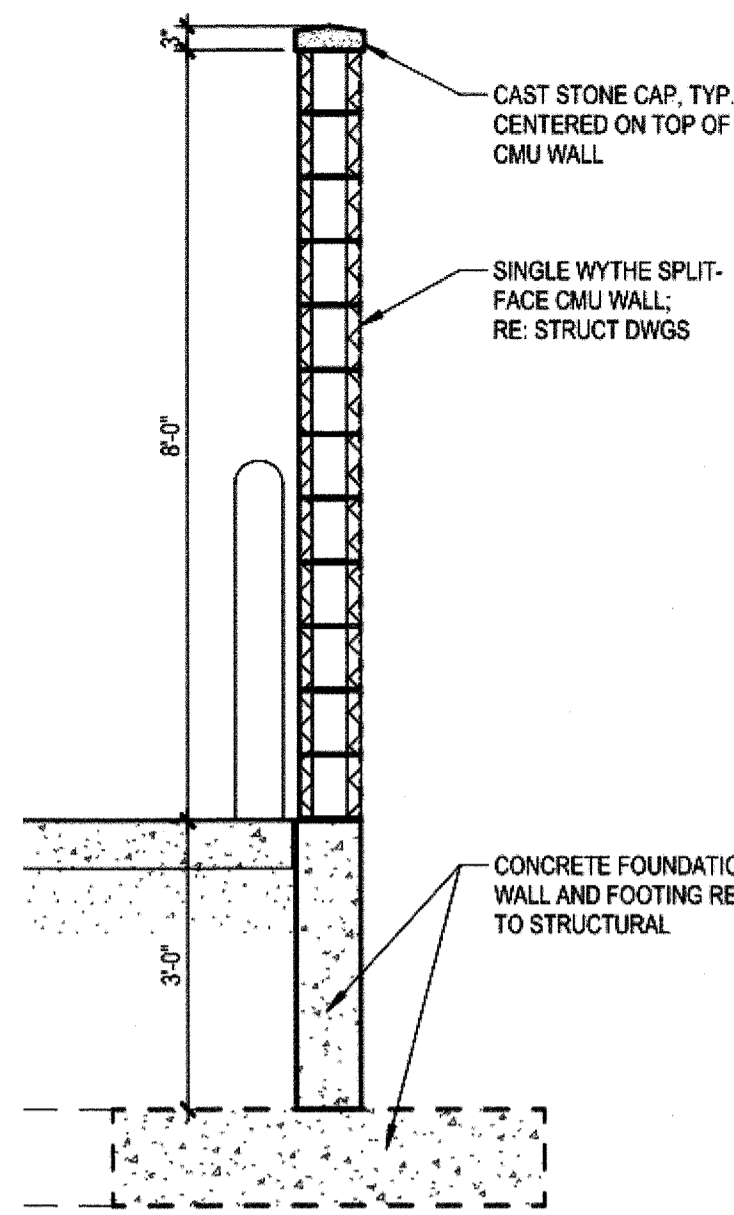
EXTERIOR ELEVATIONS A201

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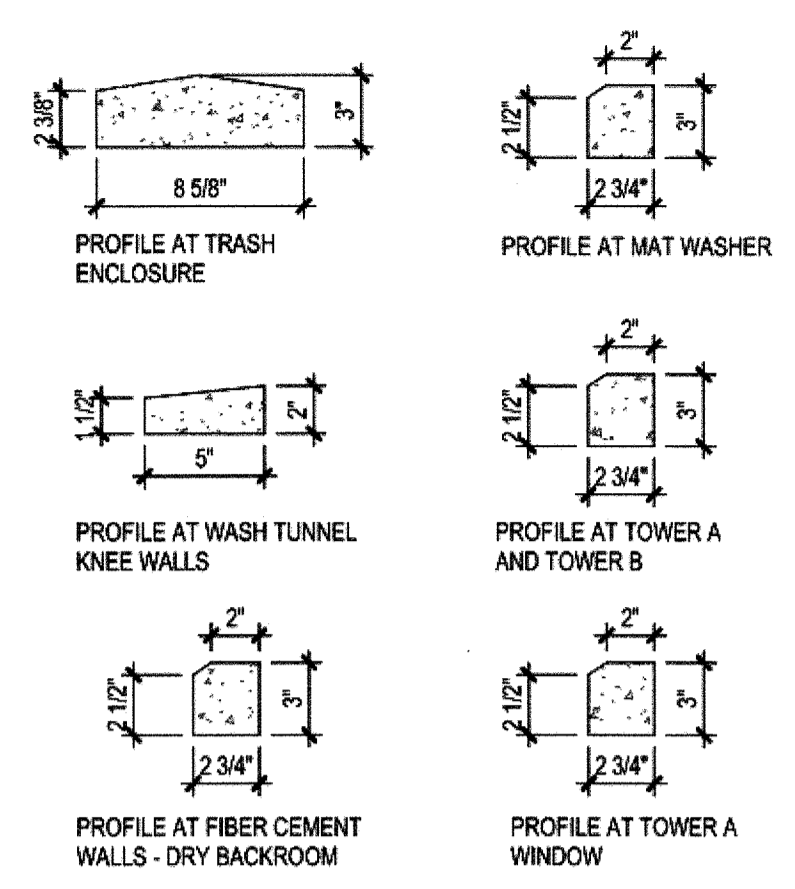
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SITE DEVELOPMENT PLAN

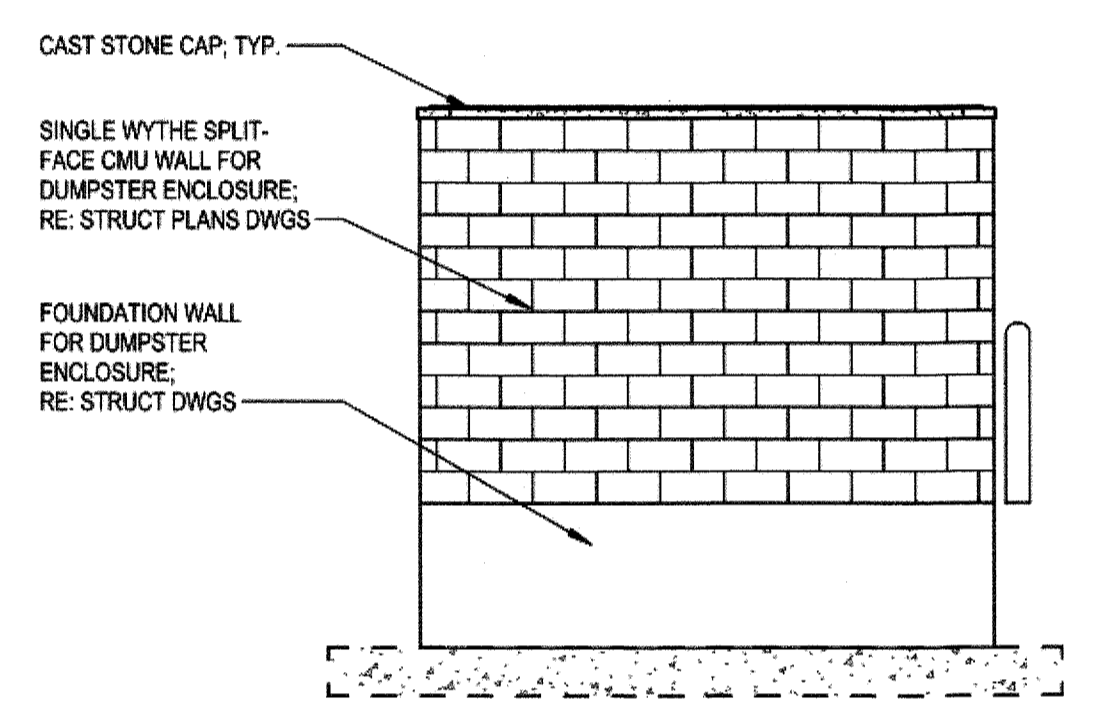
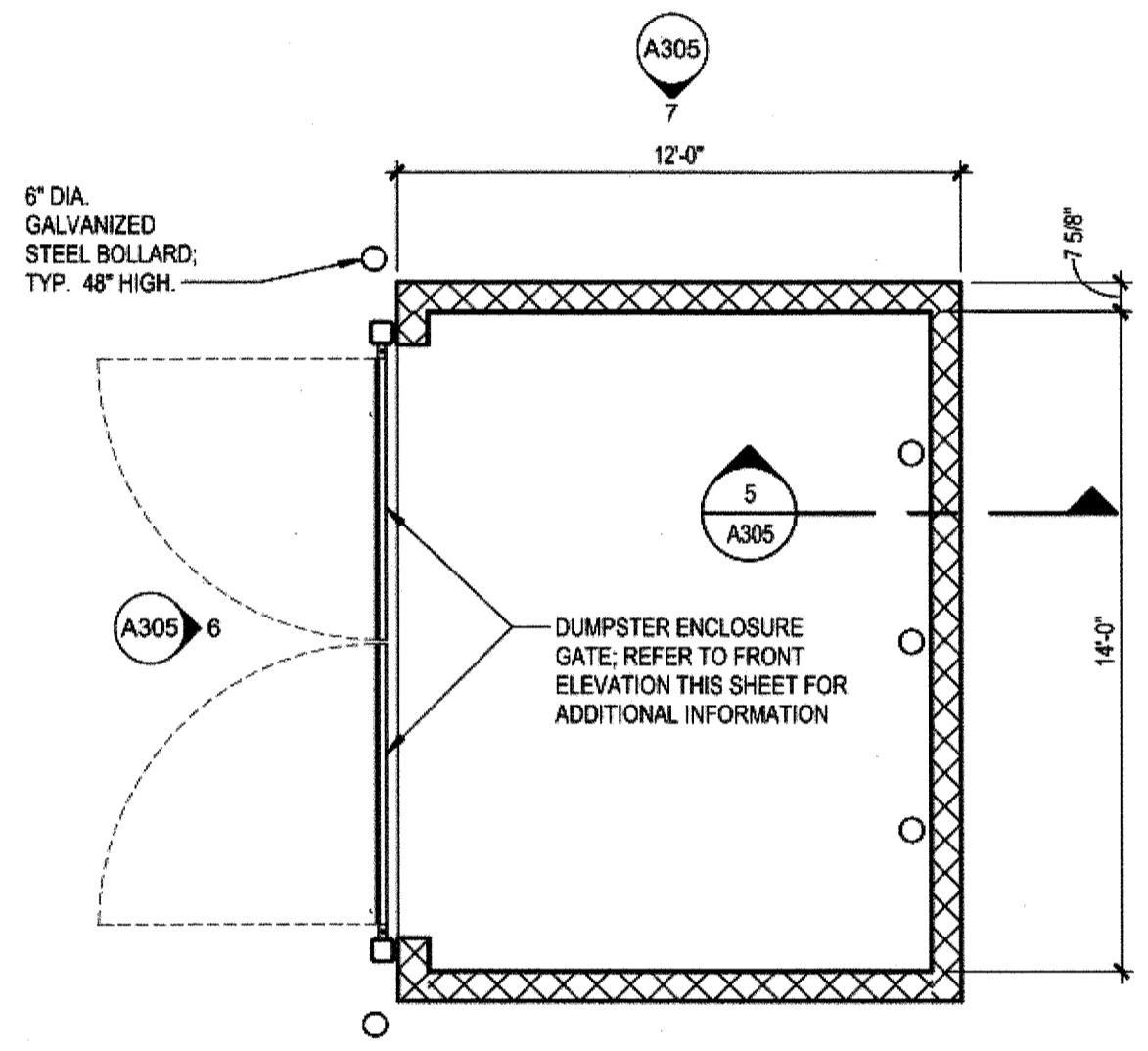
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 2



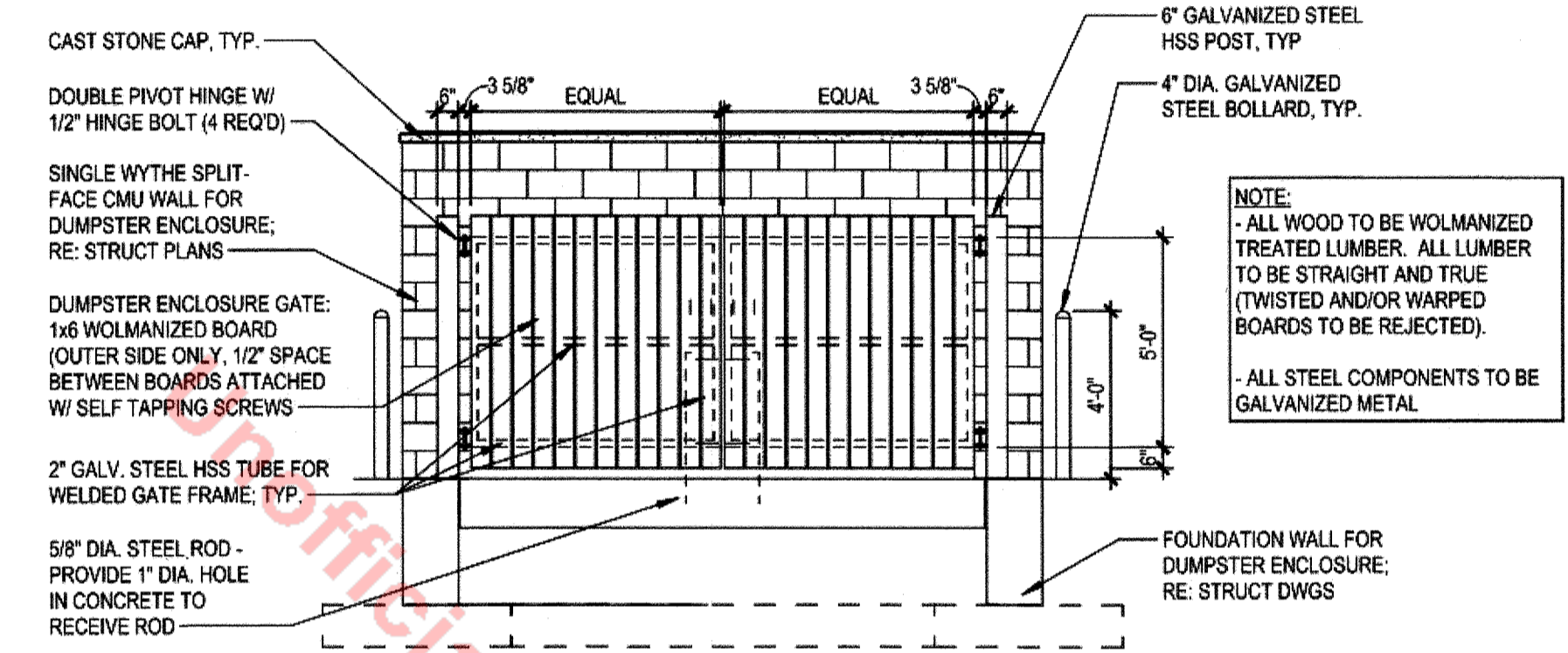
4 CAST STONE PROFILES - EIFS
1 1/2" = 1'-0"



5 DUMPSTER ENCLOSURE - WALL SECTION
A305 1/2" = 1'-0"



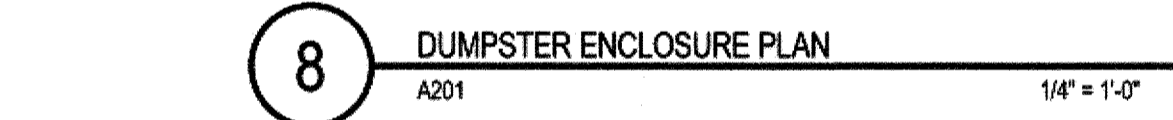
7 DUMPSTER ENCLOSURE - SIDE ELEVATION
A305 1/4" = 1'-0"



6 DUMPSTER ENCLOSURE - FRONT ELEVATION
A305 1/4" = 1'-0"

NOTE:
- ALL WOOD TO BE WOLMANIZED TREATED LUMBER. ALL LUMBER TO BE STRAIGHT AND TRUE (TWISTED AND/OR WARPED BOARDS TO BE REJECTED).
- ALL STEEL COMPONENTS TO BE GALVANIZED METAL.

8 DUMPSTER ENCLOSURE PLAN
A201 1/4" = 1'-0"



PROGRESSIVE | ae

TOMMY EXPRESS P1851

TOMMY

TOMMY EXPRESS SYSTEMS

Meadows Pkwy and Regent Street
Castle Rock, CO 80109

PROGRESSIVE ARCHITECTURE ENGINEERING, P.C.
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