

SITE DEVELOPMENT PLAN JIFFY LUBE

LOT 4, THE MEADOWS FILING NO. 17, AREA NO. 2
 0.70 ACRES

LOCATED IN THE SW 1/4, SECTION 27 AND THE NW 1/4, SECTION 34,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 08035C0167G AND 08035C0169G DATED MARCH 16, 2016 THIS SITE IS LOCATED IN ZONE X WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS PROPERTY DOES NOT APPEAR TO CONTAIN ANY WETLAND AREAS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
- THIS SITE IS ZONED THE MEADOWS - FOURTH AMENDMENT.
- 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.
- 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, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT PRIOR TO PLACING A SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LEGAL DESCRIPTION

LOT 4, THE MEADOWS FILING NO. 17, AREA NO. 2,
 TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS,
 STATE OF COLORADO.

FLOODPLAIN NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 08035C0167G AND 08035C0169G, BOTH DATED MARCH 16, 2016, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

BASIS OF BEARINGS

THE SOUTH RIGHT-OF-WAY LINE OF CARNABY LANE BEARS N51°47'31" E TAKEN FROM THE RECORDED PLAT OF THE MEADOWS FILING NO. 17, AREA NO. 2, DOUGLAS COUNTY RECORDS. ALL OTHER BEARINGS ARE RELATIVE THERETO.

BENCHMARK

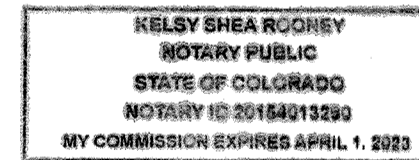
NATIONAL GEODETIC SURVEY BENCHMARK NO. KK0201, DESIGNATION A 355, A BRASS DISK SET IN THE TOP OF THE NORTHWEST END OF THE NORTHEAST HEADWALL OF A CONCRETE CULVERT 10.2 FEET NORTH OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS AND 0.8 FEET EAST OF THE CDOH CARSONITE WITNESS POST. ELEVATION: 6050.74 (NAVD88).

OWNERSHIP CERTIFICATION:

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

BY: CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
 BY: Stephanie McLandin
 SIGNED THIS 3rd DAY OF May, 2019

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 04 DAY OF May, 2019, BY Stephanie McLandin AS President OF CASTLE ROCK DEVELOPMENT COMPANY.



WITNESS MY HAND AND OFFICIAL SEAL.

Kelly Shea Roghney
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 04-01-23

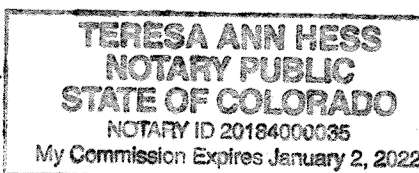
TITLE CERTIFICATION

I, Scott Bernick, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

Scott Bernick
 AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
 TITLE COMPANY
 SIGNED THIS 7th DAY OF May, 2019

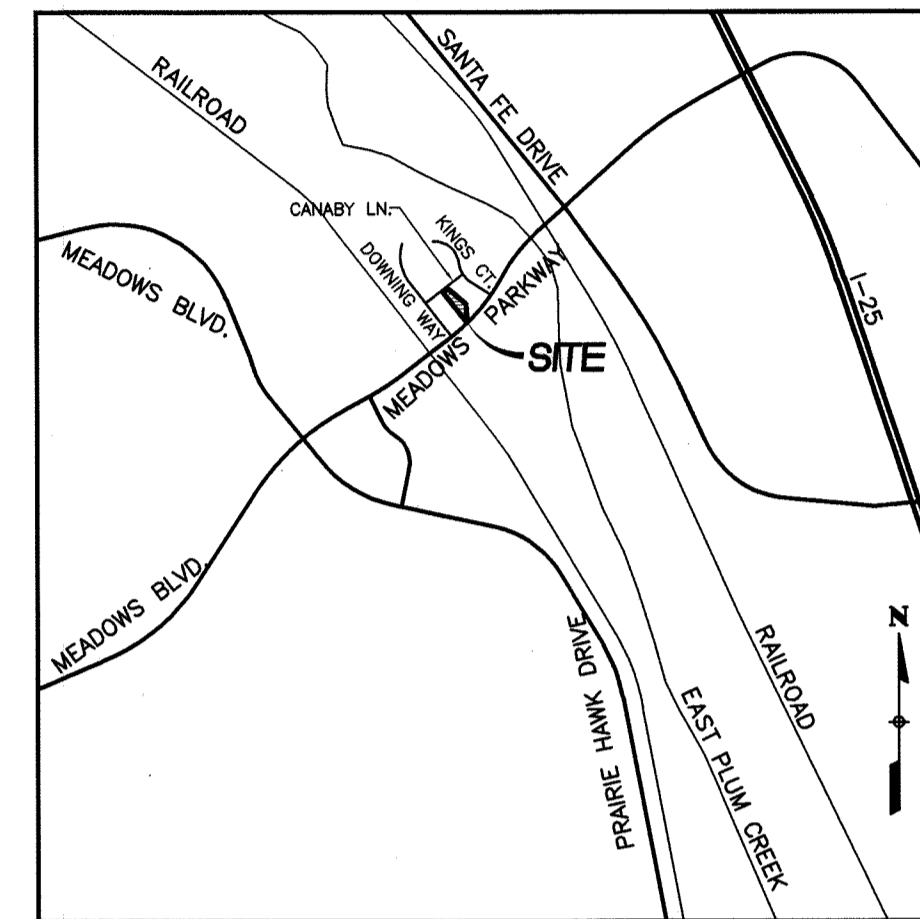
NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF May, 2019, BY Scott Bernick

WITNESS MY HAND AND OFFICIAL SEAL.
Teressa Ann Hess
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES 1/2/2022



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 2.67 SFE ARE DEBITED FROM THE WATER BANK.



VICINITY MAP
 SCALE: 1"=2000'

SITE UTILIZATION

ITEM	S.F. COVERAGE	% OF TOTAL AREA
TOTAL SITE	30,636 SF (0.70 ACRES)	100%
RIGHT-OF-WAY DEDICATION	0 SF	0%
BUILDING AREA	5,069 SF	16.5%
PARKING AND DRIVES	10,259 SF	33.5%
SIDEWALKS	1,031 SF	3.3%
LANDSCAPING	14,277 SF	46.6%

SHEET INDEX

- 1 OF 9 COVER SHEET
- 2 OF 9 SITE PLAN
- 3 OF 9 GENERAL GRADING PLAN
- 4 OF 9 GENERAL UTILITY PLAN
- 5 OF 9 LANDSCAPE CONCEPT PLAN
- 6-7 OF 9 BUILDING ELEVATIONS
- 8 OF 9 GENERAL LIGHTING PLAN
- 9 OF 9 LIGHTING DETAILS

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

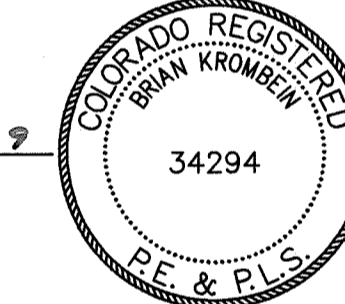
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 15 DAY OF May, 2019

John A. DeWitt
 DIRECTOR OF DEVELOPMENT SERVICES

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

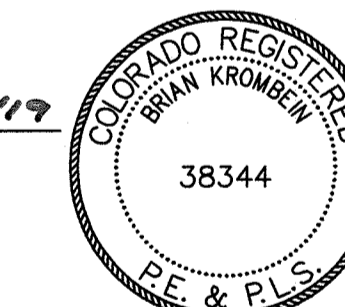
Brian Krombein
 REGISTERED ENGINEER
 BRIAN KROMBEIN, PE, PLS.
 COLORADO PE NO. 34294
 DATE 4/29/19



SURVEYOR'S CERTIFICATE

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

Brian Krombein
 REGISTERED LAND SURVEYOR
 BRIAN KROMBEIN, PE, PLS.
 COLORADO PLS NO. 38344
 DATE 4/29/19

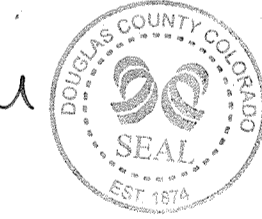


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:51 O'CLOCK ON THE 14th DAY OF May, 2019, AT RECEPTION NO. 2019026260

DOUGLAS COUNTY CLERK AND RECORDER

BY: Claire Blogg
 DEPUTY



CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070
 CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

PKJ DESIGN GROUP, LLC
 3450 N. TRIUMPH BLVD, SUITE 102
 LEHI, UTAH 84043
 801-960-2698
 CONTACT: JEREMY AINSWORTH

DEVELOPER

TERRAFORM COMPANIES, LLC
 6770 SOUTH 900 EAST, SUITE 102
 SALT LAKE CITY, UTAH 84047
 801-278-4689
 CONTACT: ELLIOTT SMITH

PROPERTY OWNER

CASTLE ROCK DEVELOPMENT COMPANY
 3033 E. FIRST AVENUE, SUITE 410
 DENVER, COLORADO 80206
 303-394-5500
 CONTACT: R.C. HANISCH

COVER SHEET
 JIFFY LUBE
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP18-0063
 DATE: APRIL 18, 2019
 SHEET 1 OF 9



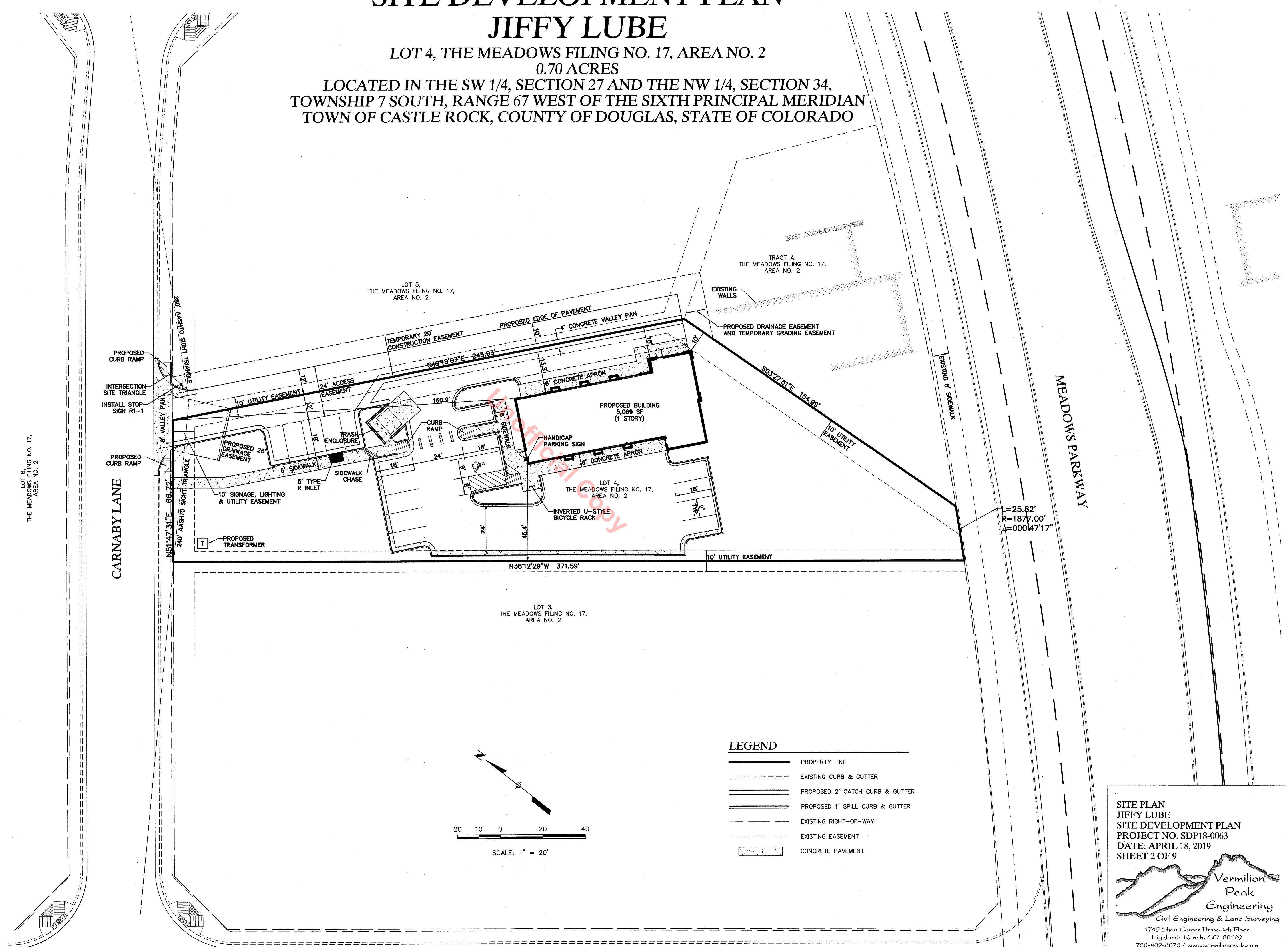
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SITE DEVELOPMENT PLAN

JIFFY LUBE

LOT 4, THE MEADOWS FILING NO. 17, AREA NO. 2
0.70 ACRES

LOCATED IN THE SW 1/4, SECTION 27 AND THE NW 1/4, SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

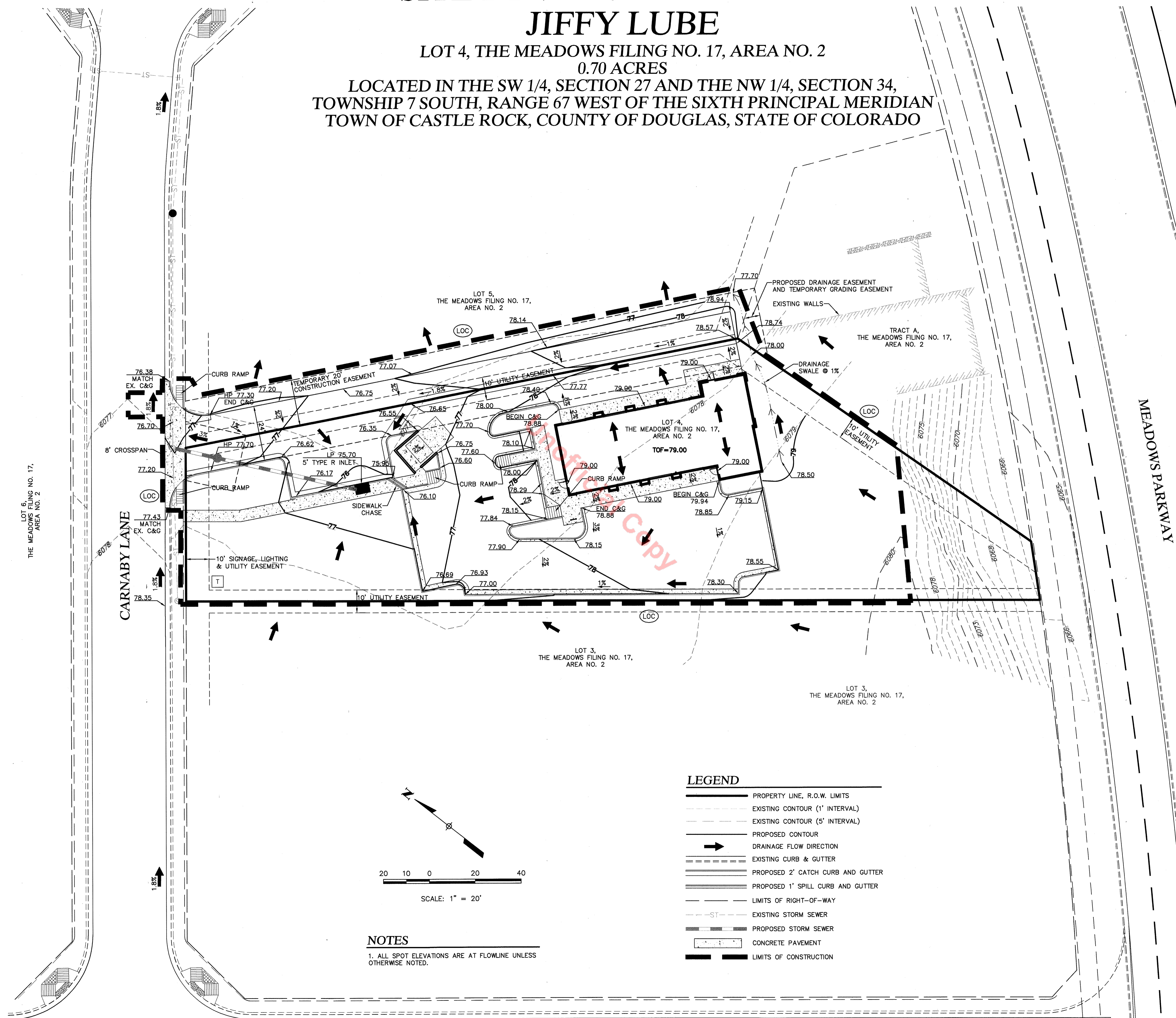
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	CONCRETE PAVEMENT

SITE PLAN
JIFFY LUBE
SITE DEVELOPMENT PLAN
PROJECT NO. SDP18-0063
DATE: APRIL 18, 2019
SHEET 2 OF 9

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-5070 / www.vermilionpeak.com

SITE DEVELOPMENT PLAN JIFFY LUBE

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



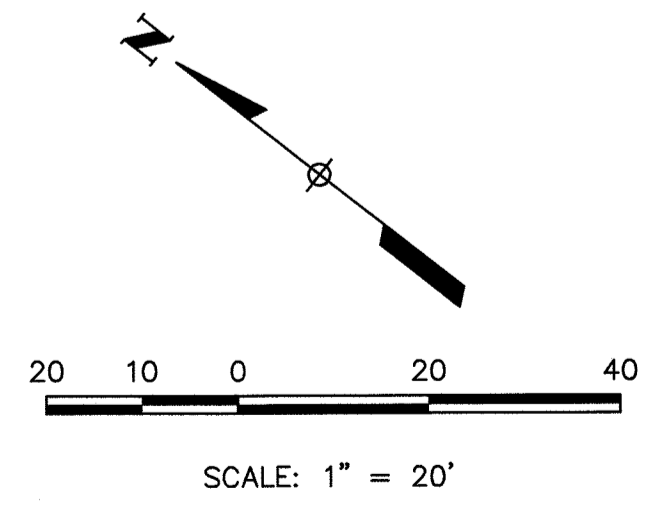
LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2

CARNABY LANE

MEADOWS PARKWAY

LEGEND

	PROPERTY LINE, R.O.W. LIMITS
	EXISTING CONTOUR (1' INTERVAL)
	EXISTING CONTOUR (5' INTERVAL)
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB AND GUTTER
	PROPOSED 1' SPILL CURB AND GUTTER
	LIMITS OF RIGHT-OF-WAY
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT
	LIMITS OF CONSTRUCTION



NOTES
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

GENERAL GRADING PLAN
JIFFY LUBE
SITE DEVELOPMENT PLAN
PROJECT NO. SDP18-0063
DATE: APRIL 18, 2019
SHEET 3 OF 9

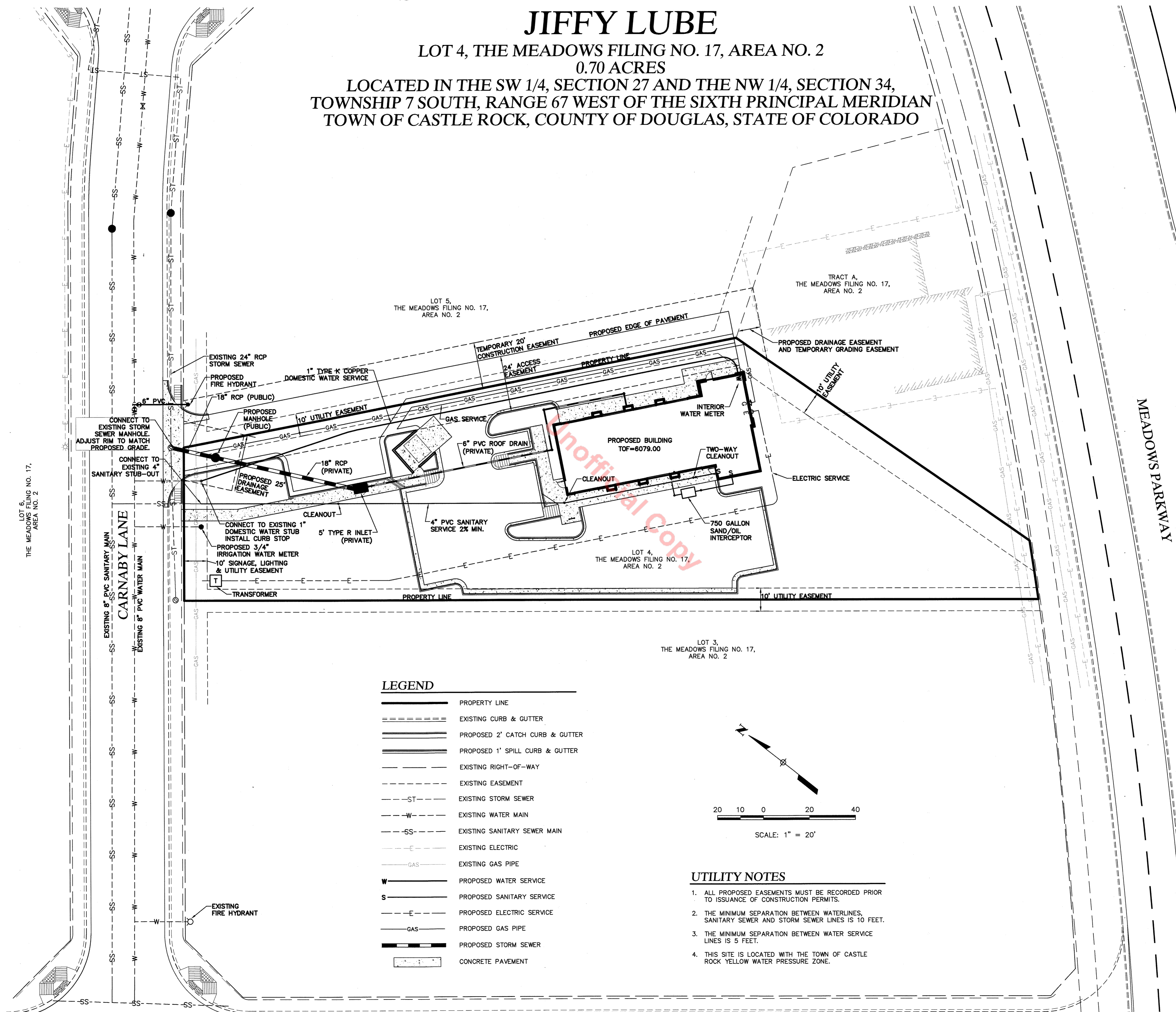
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SITE DEVELOPMENT PLAN

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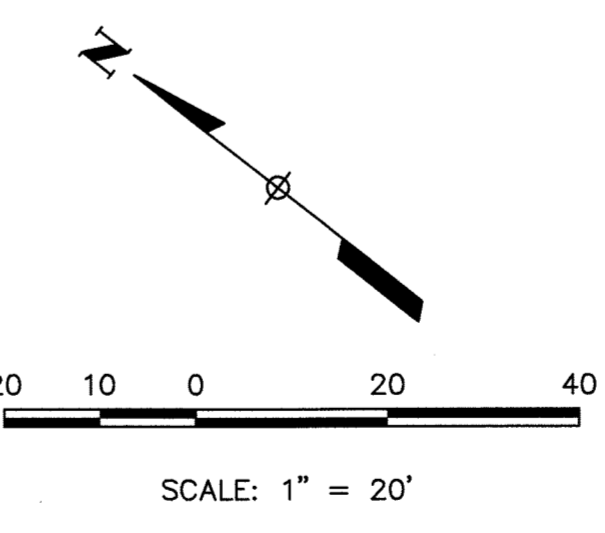
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING ELECTRIC
	EXISTING GAS PIPE
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS PIPE
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT



UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITH THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

GENERAL UTILITY PLAN
JIFFY LUBE
SITE DEVELOPMENT PLAN
PROJECT NO. SDP18-0063
DATE: APRIL 18, 2019
SHEET 4 OF 9



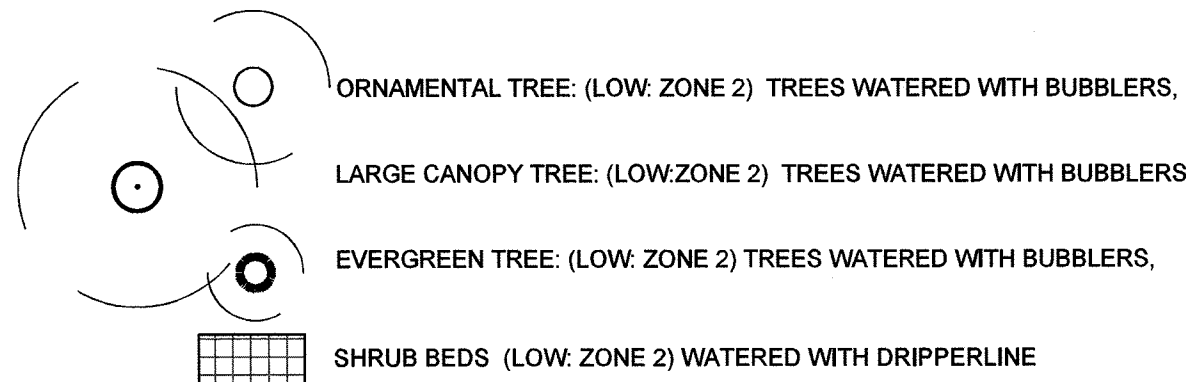
LANDSCAPE PLAN

JIFFY LUBE

LOT 4, THE MEADOWS FILING NO. 17, AREA NO. 2
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HYDROZONE LEGEND



CONCEPTUAL LANDSCAPE PLAN 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 TREES 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 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND 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 ON THE PROPERTY.

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE PLANT COUNT:	REQUIRED:	PROVIDED:
CARNABY LANE (53 LIN. FT.)		
1 SMALL CANOPY TREE PER 25 LINEAR FT.	2	2
4 SHRUBS PER TREE	8	8
75% COVERAGE AT STREETScape		

30,636 TOTAL GROSS SQ. FT. X 10% LANDSCAPING = 3,064 SQ. FT. LANDSCAPE REQUIRED

TREE AND SHRUB COUNT:	REQUIRED:	PROVIDED:
2 SHADE TREES PER 1000 SQ FT	6	6
4 SHRUBS PER 1000 SQ FT	24	24

30,636 TOTAL GROSS SQ. FT. X 10% LANDSCAPING = 3,064 SQ. FT. LANDSCAPE REQUIRED

PARKING TREE AND SHRUB COUNT: (1,026 SQ. FT.)	REQUIRED:	PROVIDED:
2 SHADE TREES PER 1000 SQ FT	2	2
4 SHRUBS PER 1000 SQ FT	8	8

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
AG	ACER GINNALA	AMUR MAPLE	4	2" CAL.	2	MULTI-TRUNK
GTS	GLEDITSIA TRIACANTHOS	SKYLINE HONEY LOCUST	4	2" CAL.	2	
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	3	6' TALL	2	

SHRUB LEGEND

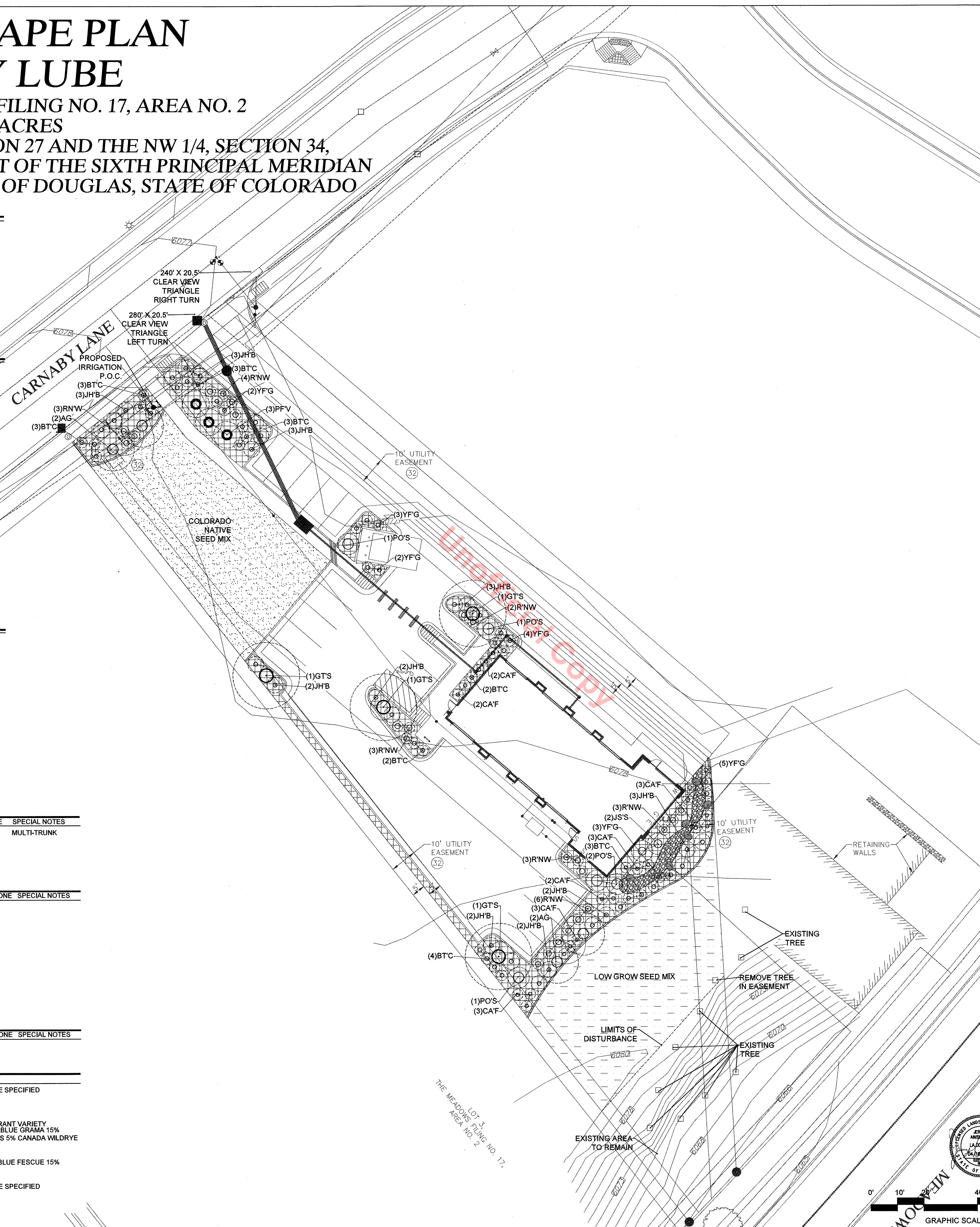
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RNW	ROSA X NEARLY WILD	NEARLY WILD ROSE	24	5 GAL	2	
JHB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	25	5 GAL	2	
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	23	5 GAL	2	
JS'S	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	2	10 GAL	2	
YFG	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	19	5 GAL	2	
PO'S	PHYSCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK	5	5 GAL	2	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	18	5 GAL	2	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
1"-2" TAN COBBLE	4,060 SQ.FT. (37.5 CU.YD)		LOCATED WHERE SPECIFIED
3" DEPTH (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)			
GRASS SEED AREA	3,489 SQ.FT.		DROUGHT TOLERANT VARIETY
COLORADO NATIVE MIX: 20% WESTERN WHEATGRASS 20% SLENDER WHEATGRASS 15% BLUE GRAMA 15% BUFFALOGRASS 15% SODAR STREAMBANK WHEATGRASS 10% SHERMAN BIG BLUEGRASS 5% CANADA WILDRIE			
LOW GROW SEED MIX	3,624 SQ.FT.		
30% EPHRAIM CRESTED WHEATGRASS 25% DWARF PERENNIAL RYEGRASS 20% SR3200 BLUE FESCUE 15% REUBENS CANADA BLUEGRASS 10% CHEWINGS FESCUE			
3"-7" RIVER ROCK	251 SQ.FT. (9 CU.YD)		LOCATED WHERE SPECIFIED
DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)			
3'-5' BOULDERS			



Plant Schedule

Registered Professional: Jeremy Ainsworth, Registration # LA.0001241
 Company Name: PKJ Design Group, Address: 3450 N. Triumph Blvd. Ste 102
 Phone: 801-960-2698, Email: jainsworth@pkjdesigngroup.com, Date: 04-01-2019

Irrigation (Drip, Spray or other)	Plant Name (Scientific)	Plant Name (Common)	Planting Size	Legend Abbrev.	Minimum Size (H x W)	No. of Plants	Water Requirements (inches per month)	Water Use (Very Low, Low, Moderate, High)	Sq. Ft. of Zone (Tot)	Percentage of Total Area	Sq. Ft. of Total Landscaped Area
Spray	Buchloe distachyoides	Buffalo grass	plugs	Bd	3"x1"	n/a	1.42	Low	n/a	n/a	n/a
Drip	Gleditsia triacanthos	Honeylocust	2.0"	Gt	45x45"	n/a	1	Very low	n/a	n/a	n/a
Drip	Celtis occidentalis	Hickberry	2.0"	Co	45x45"	n/a	1.42	Low	n/a	n/a	n/a
DRIP	Acer ginnala	Amur Maple	2"	AG	15x20	4	1.42	LOW			
DRIP	Gleditsia triacanthos 'Skyrocket'	Skyline Honeylocust	2"	GTS	45x40	4	1.42	LOW			
DRIP	Pinus flexilis 'Vanderwolf'	Vanderwolf Limber Pine	6"	PFV	35x15	3	1.42	LOW			
DRIP	Rosa x nearly wild	Nearly Wild Rose	5 gal	RNW	2x3	24	1.42	LOW			
DRIP	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	JHB	1x8	25	1.42	LOW			
DRIP	Berberis thunbergii 'Crimson Pygmy'	Pygmy Barberry	5 Gal	BTC	2x3	23	1.42	LOW			
DRIP	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	10 Gal	JS'S	15x4	2	1.42	LOW			
DRIP	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 gal	YFG	4x4	19	1.42	LOW			
DRIP	Physocarpus opulus 'Summerwine'	Summerwine Ninebark	5 Gal.	PO'S	9x8	5	1.42	LOW			
DRIP	Calamagrostis A. 'Foerster'	Foerster Feather Grass	5 Gal.	CAF	5x2	18	1.42	LOW			
Spray	Colorado Native mix		SEED				2.5	LOW	3,489	34.2	10,188
Spray	Low Grow Seed Mix		SEED				1.5	VERY LOW	3,624	35.6	10,512

CLWUR (Composite landscape water use rating) Chart

Project Name: Jiffy Lube
Site Development Plan (SDP) Number:

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V.L., Mod., H.W.)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) / TA
DRIP	SHADE TREES	1.42	LOW	3.0231645	308	2	10,188	0.06046329
DRIP	ORNAMENTAL TREES	1.42	LOW	1.2171182	21	2	10,188	0.02432284
DRIP	EVERGREEN TREES	1.42	LOW	1.9140165	124	2	10,188	0.03828033
DRIP	SHRUBS	1.42	LOW	24.028269	2448	2	10,188	0.480585371
SPRAY COLORADO NATIVE MIX								
SPRAY LOW GROW SEED MIX								
Total of the CLWUR								1.822143698

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional: _____
 Town of Castle Rock Registration #: _____ State of Colorado License Landscape Architect #: LA.0001241
 Company Name: PKJ Design Group, Address: 3450 North Triumph Blvd. Ste 102
 Phone: 801-960-2698, Email: jainsworth@pkjdesigngroup.com, Date: 04-01-2019
 PROJECT NAME: Jiffy Lube

Grass 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
30,636	Required: 3,063 Provided: 10,188	Colorado mix 3,489 Low Grow seed mix: 3,624	3,174	8 interior 2 street	9 2	36 8	100 8	18.5 lawn 37 bed total:55.5	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

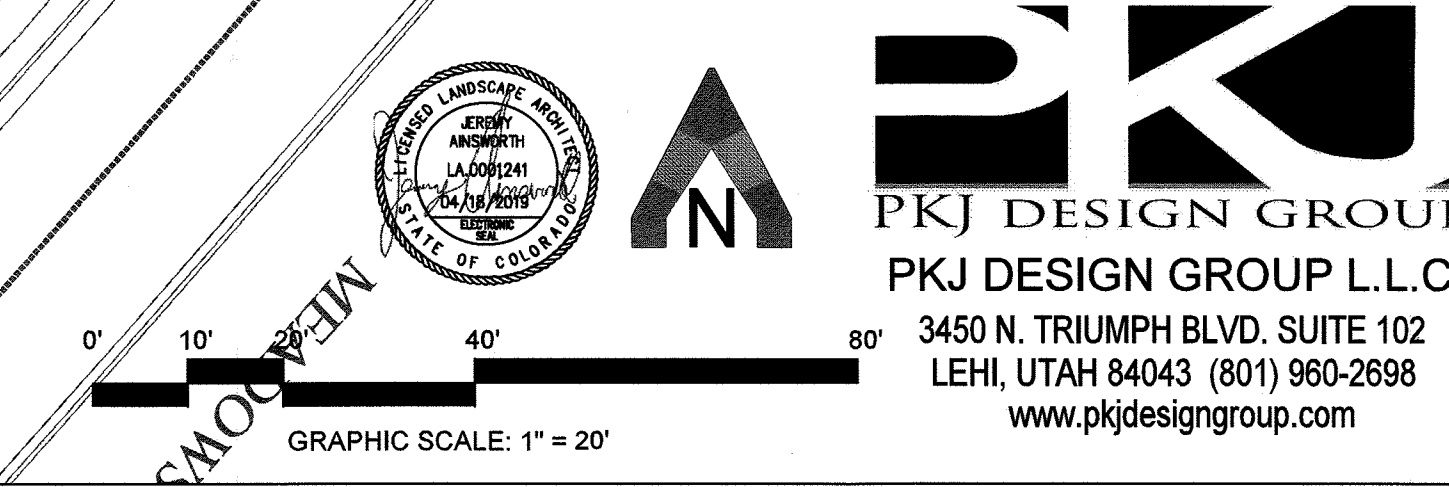
Parking Lot Area in Sq.Ft.	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
10,259	1,026	17	925	5	7 ft	2	2	8	8

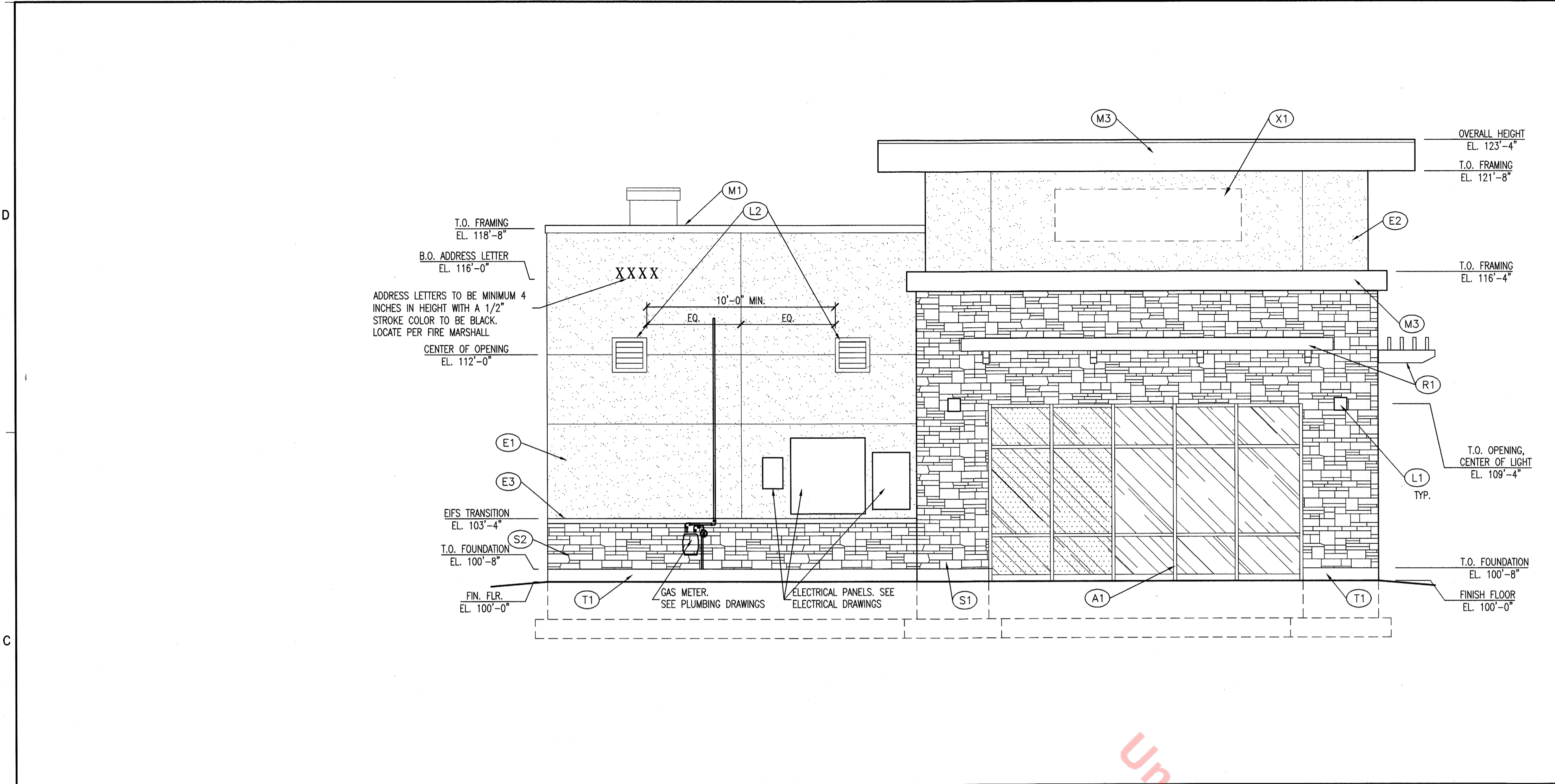
PRELIMINARY PLANS NOT FOR CONSTRUCTION

LANDSCAPE PLAN
JIFFY LUBE
JOB NO. CO-19002
DATE: APRIL 18, 2019
SHEET 5 OF 9

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com





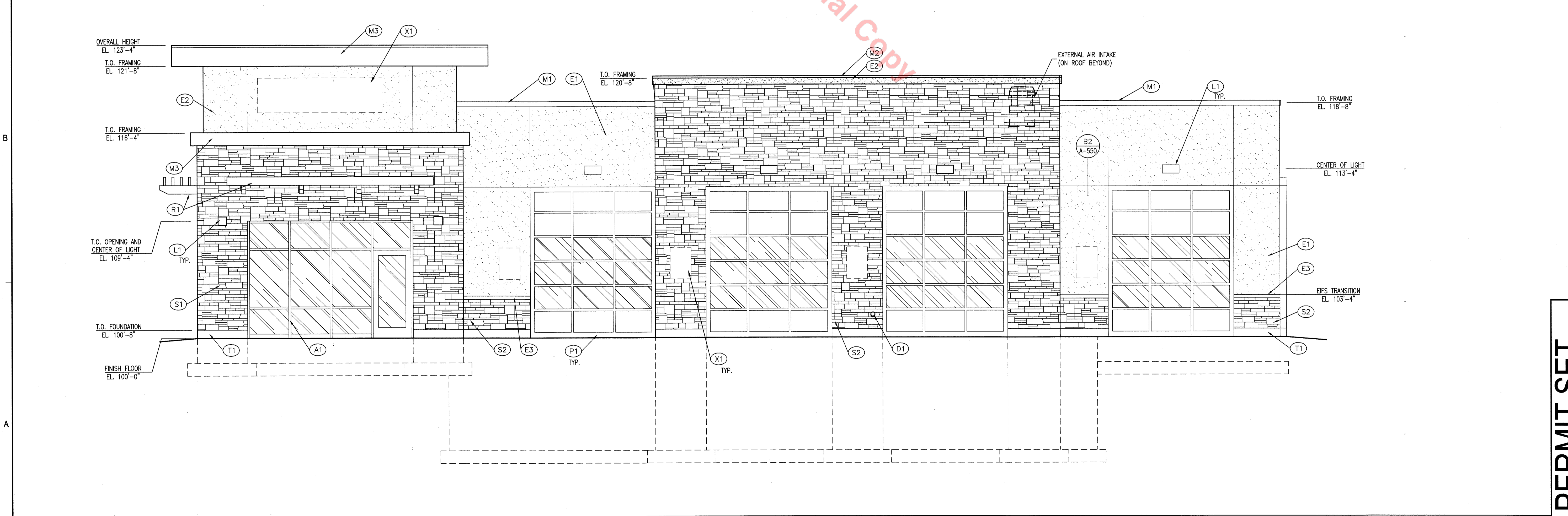
MARK	DESCRIPTION	MARK	DESCRIPTION
(A1)	STOREFRONT - DARK BRONZE	(P1)	EXTERIOR OVER HEAD DOOR AND TRIM - COLOR TO MATCH (A1)
(B1)	PAINTED BOLLARD - SW 02905 "CARMINE"	(P2)	PAINT DOOR AND FRAME - COLOR TO MATCH (E2)
(C1)	SMOOTH FACE CMU, COLOR TO MATCH (E1) (DUMPSTER)	(R1)	TRELLIS - PAINT - COLOR TO MATCH (M3) SEE DETAILS A5, B3, C3, SHEET A-552 & S10
(D1)	OVERFLOW DISCHARGE NOZZLE - "DARK BRONZE" (D3/A-103)	(S1)	STONE VENEER - CORONADO PRO-LEDGE "WHITE"
(E1)	EIFS - SANDEWOOD BEIGE BY STO	(S2)	STONE VENEER - CORONADO PRO-LEDGE "DAKOTA BROWN"
(E2)	EIFS - SUEDE BY STO	(T1)	HIGH IMPACT EIFS - NATURAL CONCRETE COLOR
(E3)	EIFS CAP - SUEDE BY STO	(X1)	SIGNAGE PROVIDED AND INSTALLED BY SIGN VENDOR (N.I.C.)
(L1)	EXTERIOR LIGHTS - COLOR TO MATCH (A1)	NOTES: 1. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR	
(L2)	LOUVERS - COLOR TO MATCH (E1)		
(M1)	PRE-FINISHED METAL COPING - COLOR TO MATCH (E1)		
(M2)	PRE-FINISHED METAL COPING - COLOR TO MATCH (E2)		
(M3)	PRE-FINISHED METAL PANEL - BERRIDGE - "MEDIUM BRONZE"		

ELEVATION	ALLOWED	PROPOSED
NORTH 43'-8"	109 SF	28 SF
EAST 85'-4"	213 SF	43 SF
SOUTH 43'-8"	109 SF	28 SF
WEST 85'-4"	213 SF	59 SF

NOTES:
1. THE PROPOSED PERCENTAGES ARE APPROXIMATIONS ONLY. ALL SIGNAGE IS PROVIDED BY OTHERS.
2. BUILDING FOOTPRINT 258 FT. 2-1/2 SF SIGNAGE ALLOWED PER LINEAR FOOT (MAX 25% SIGNAGE PER FACE)

C1 NORTH ELEVATION

1/4" = 1'-0"

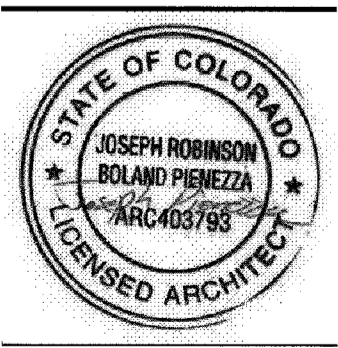


A1 EAST ELEVATION

1/4" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT #: 418456
DRAWN BY: PALMER
CHECKED BY: PIENEZZA
ISSUED: 12/21/18

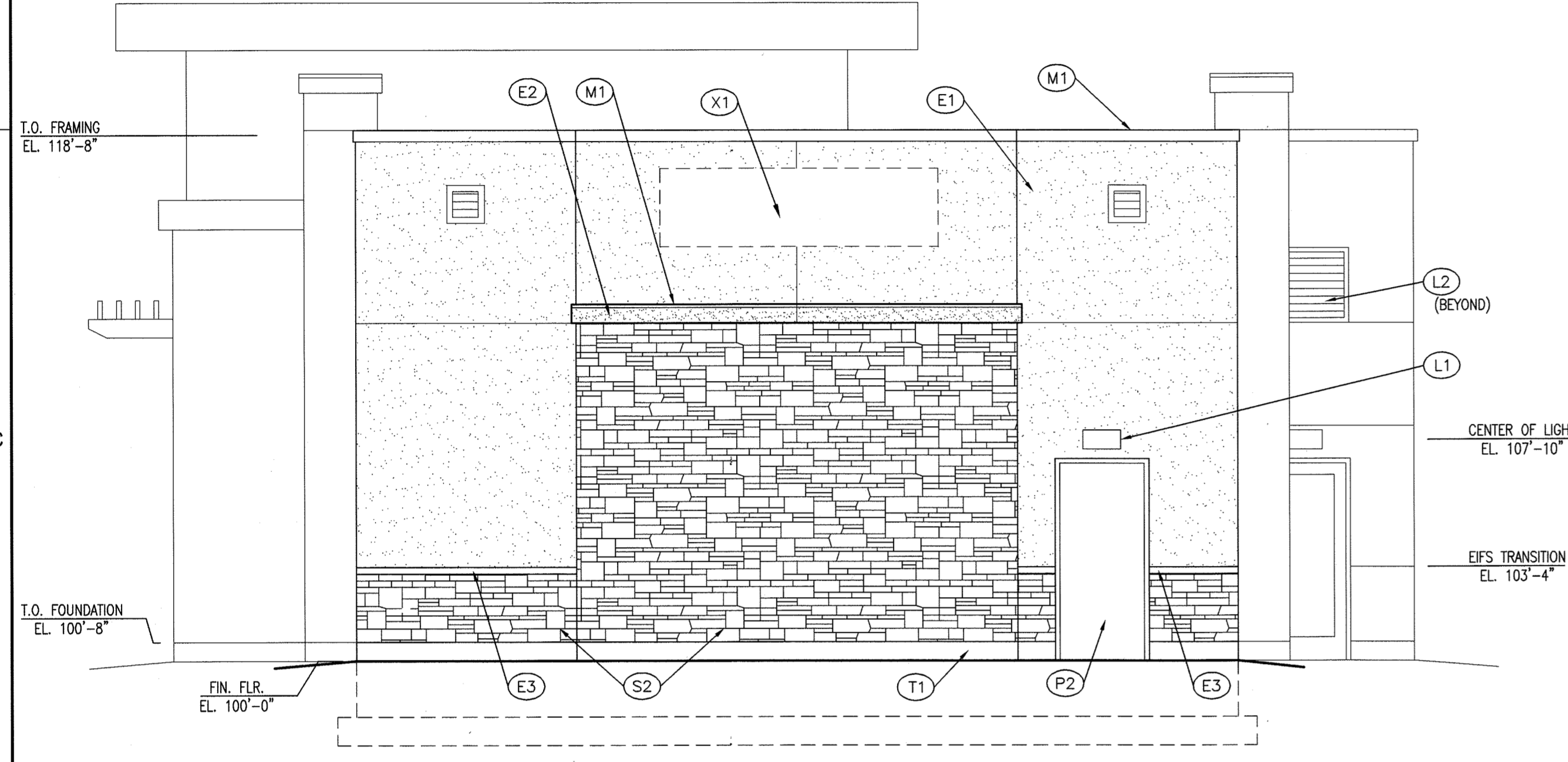


EXTERIOR ELEVATIONS

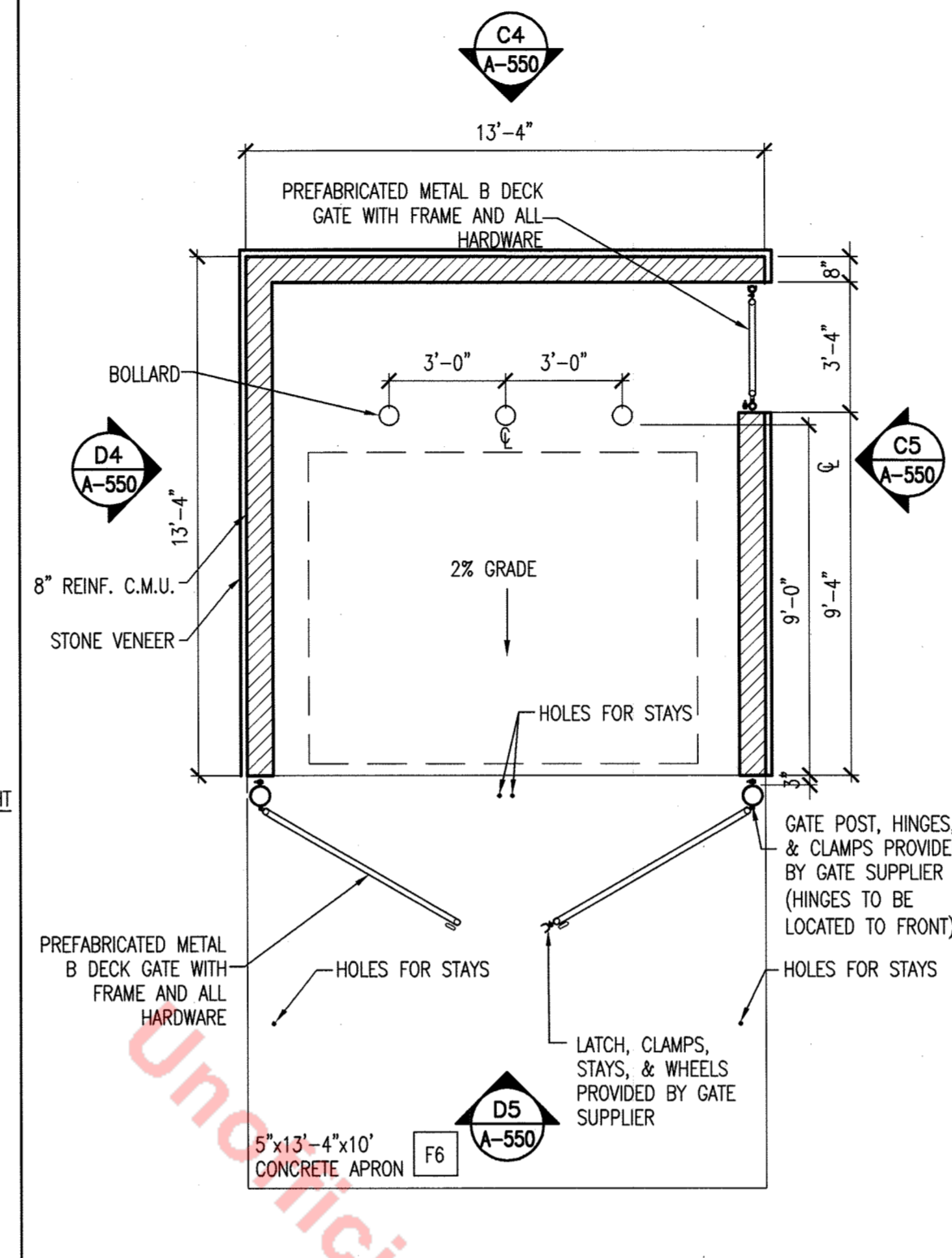
PERMIT SET

EXTERIOR FINISH SCHEDULE		SIGNAGE PERCENTAGES	
MARK	DESCRIPTION	MARK	DESCRIPTION
A1	STOREFRONT - DARK BRONZE	P1	EXTERIOR OVER HEAD DOOR AND TRIM - COLOR TO MATCH (A1)
B1	PAINTED BOLLARD - SW 02905 "CARMINE"	P2	PAIN DOOR AND FRAME - COLOR TO MATCH (E2)
C1	SMOOTH FACE CMU, COLOR TO MATCH (E1) (DUMPSTER)	R1	TRELLIS - PAINT - COLOR TO MATCH (M3) SEE DETAILS A5, B3, C3 SHEET A-552 & S10
D1	OVERFLOW DISCHARGE NOZZLE - "DARK BRONZE" (D3/A-103)	S1	STONE VENEER - CORONADO PRO-LEDGE "WHITE"
E1	EIFS - SANDLEWOOD BEIGE BY STO	S2	STONE VENEER - CORONADO PRO-LEDGE "DAKOTA BROWN"
E2	EIFS - SUEDE BY STO	T1	HIGH IMPACT EIFS - NATURAL CONCRETE COLOR
E3	EIFS CAP - SUEDE BY STO	X1	SIGNAGE PROVIDED AND INSTALLED BY SIGN VENDOR (N.I.C.)
L1	EXTERIOR LIGHTS - COLOR TO MATCH (A1)	NOTES: 1. THE PROPOSED PERCENTAGES ARE APPROXIMATIONS ONLY. ALL SIGNAGE IS PROVIDED BY OTHERS. 2. BUILDING FOOTPRINT 258 FT. 2-1/2 SF SIGNAGE ALLOWED PER LINEAR FOOT (MAX 25% SIGNAGE PER FACE)	
L2	LOUVERS - COLOR TO MATCH (E1)	NOTES: 1. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR	
M1	PRE-FINISHED METAL COPING - COLOR TO MATCH (E1)		
M2	PRE-FINISHED METAL COPING - COLOR TO MATCH (E2)		
M3	PRE-FINISHED METAL PANEL - BERRIDGE - "MEDIUM BRONZE"		

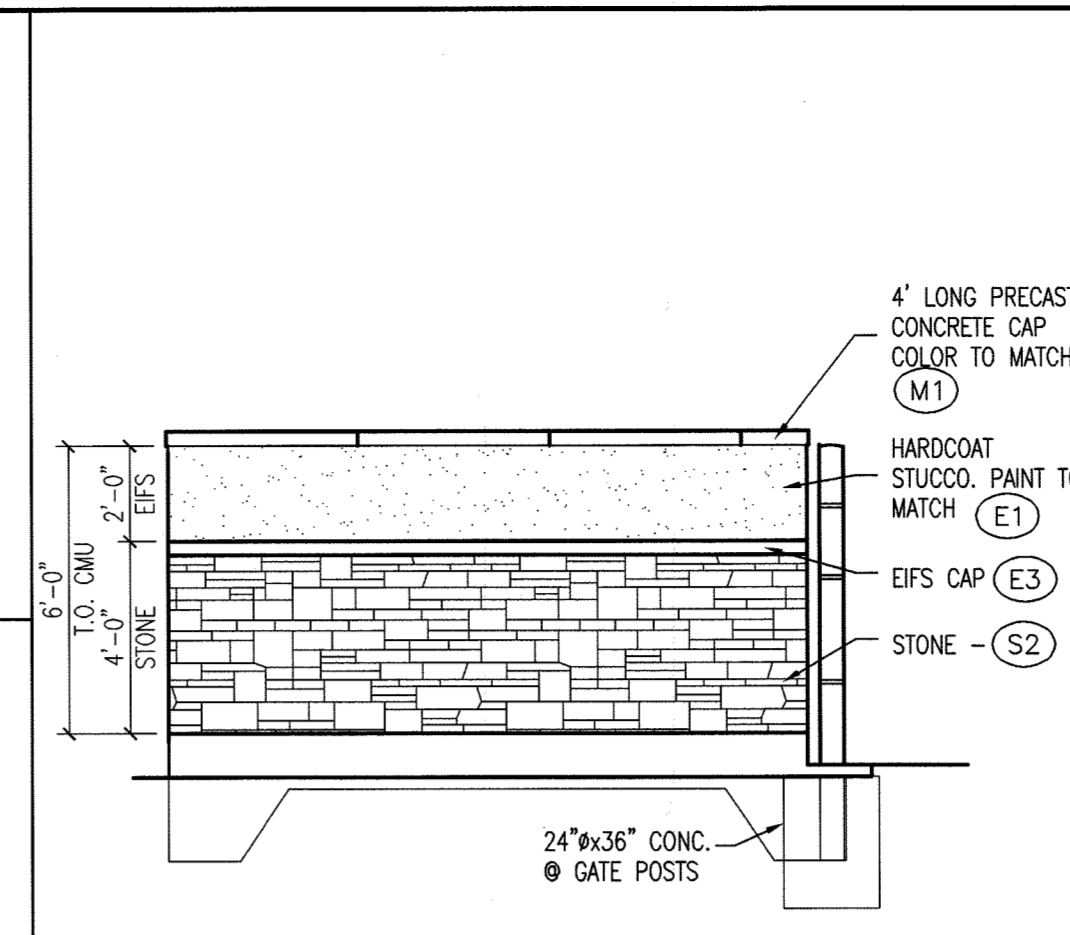
ELEVATION	ALLOWED	PROPOSED
NORTH 43'-8"	109 SF	28 SF
EAST 85'-4"	213 SF	43 SF
SOUTH 43'-8"	109 SF	28 SF
WEST 85'-4"	213 SF	59 SF



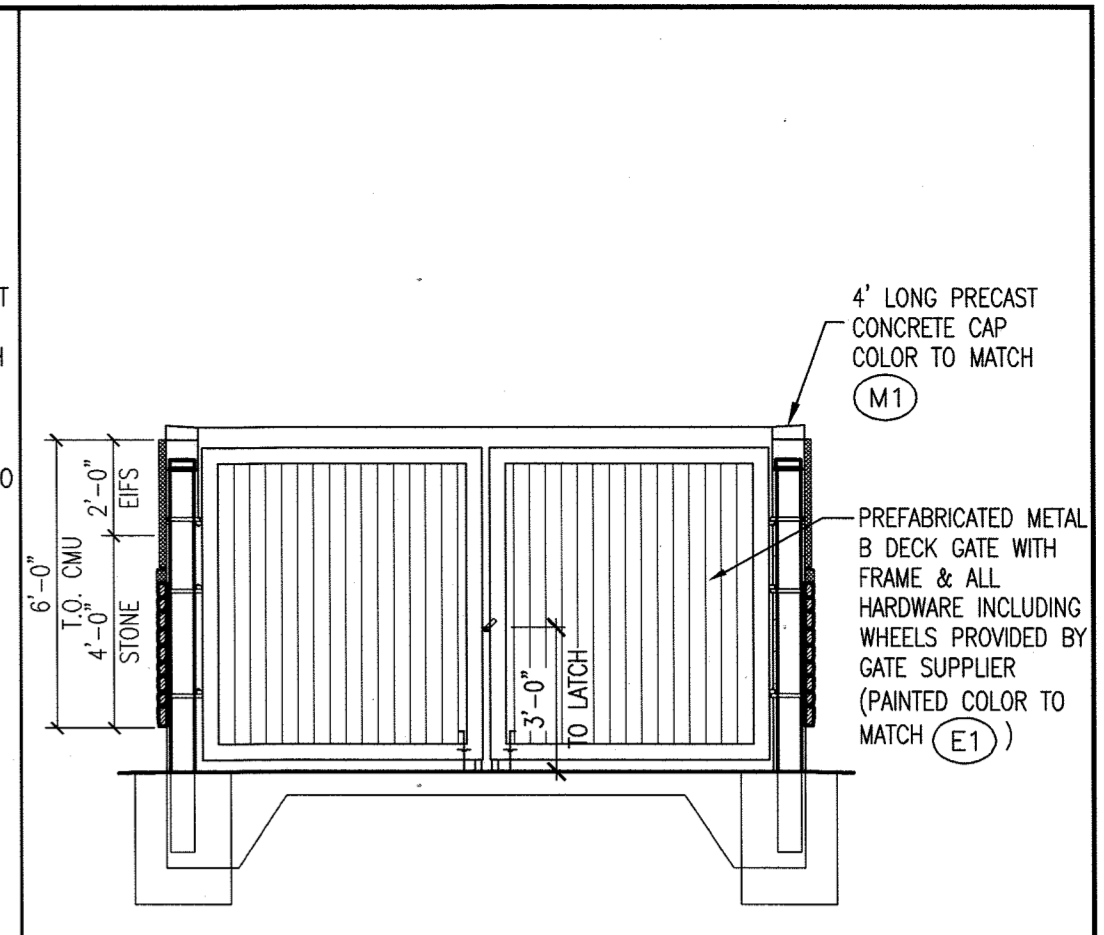
C1 SOUTH ELEVATION
1/4" = 1'-0"



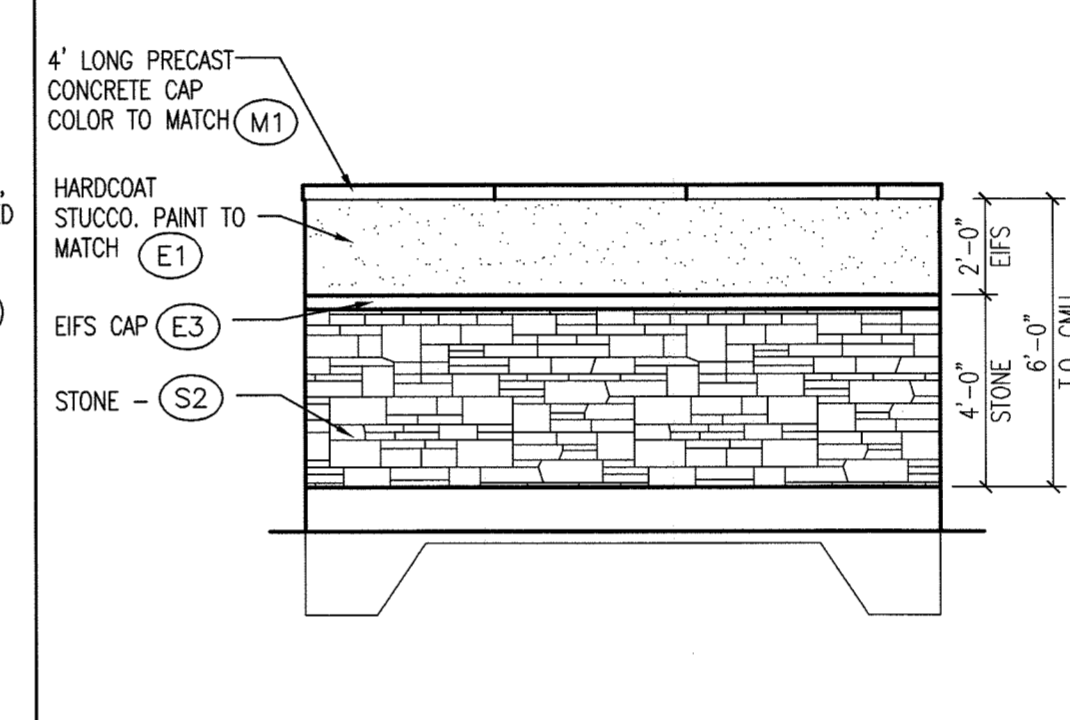
C3 DUMPSTER PLAN
1/4" = 1'-0"



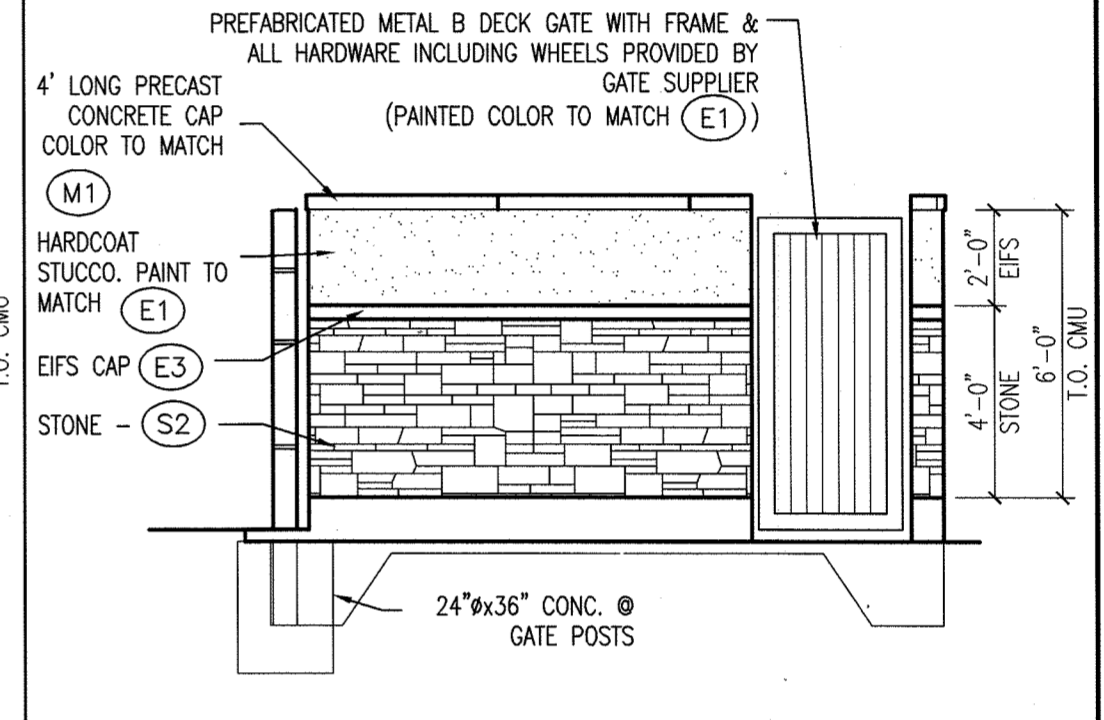
D4 ELEVATION
1/4" = 1'-0"



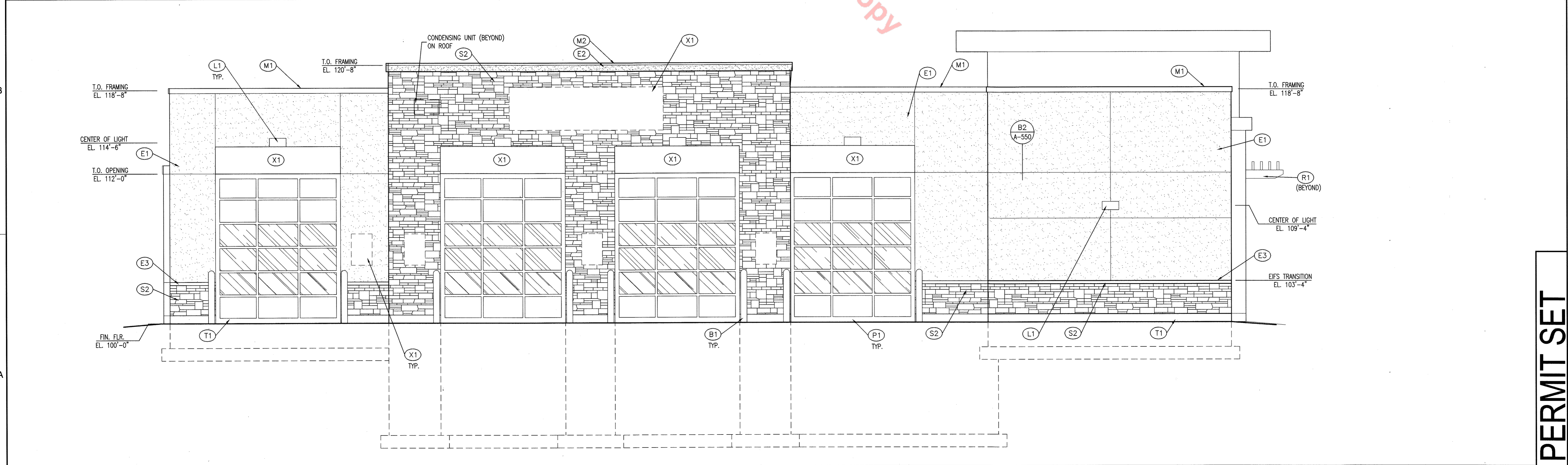
D5 ELEVATION
1/4" = 1'-0"



C4 ELEVATION
1/4" = 1'-0"



C5 ELEVATION
1/4" = 1'-0"



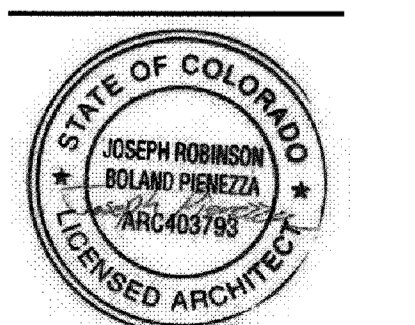
A1 WEST ELEVATION
1/4" = 1'-0"

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

NEW JIFFY LUBE
1550 CARNABY LN
CASTLE ROCK, CO 80109

MARK	DATE	DESCRIPTION

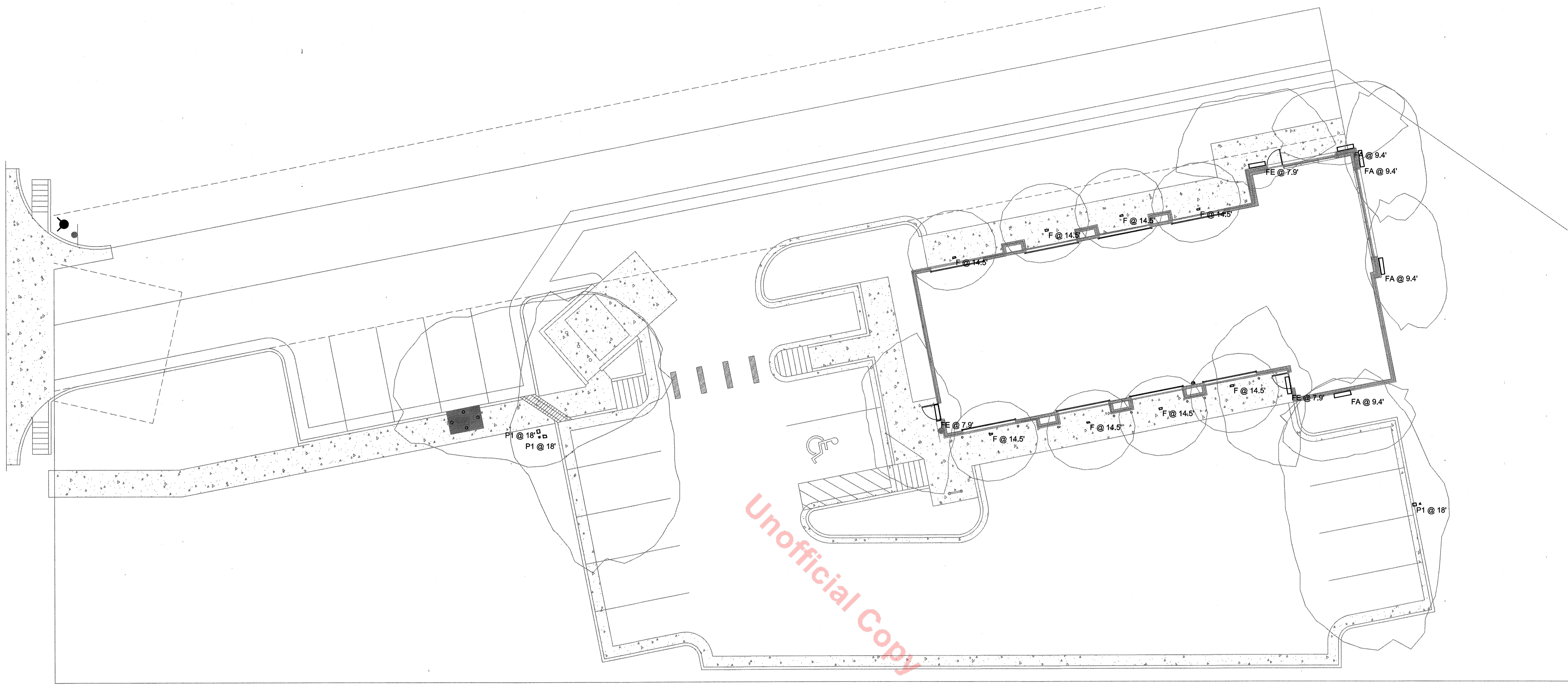
PROJECT #: 418456
DRAWN BY: PALMER
CHECKED BY: PIENEZZA
ISSUED: 12/21/18



PERMIT SET

EXTERIOR ELEVATIONS AND DUMPSTER DETAILS

A B C D

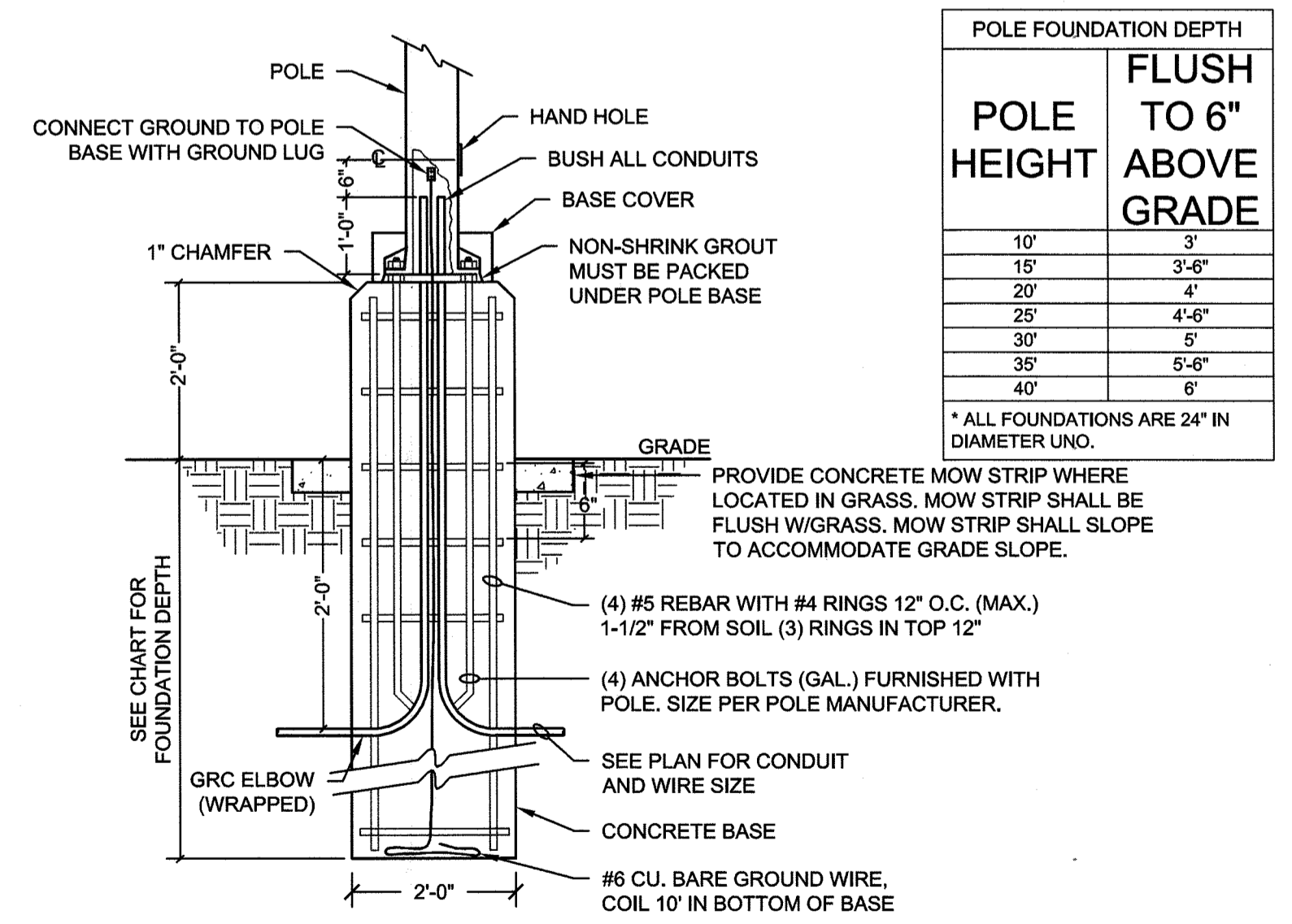


Unofficial Copy

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Lights	+	2.7 fc	4.5 fc	1.2 fc	3.8:1	2.3:1
General Site	+	0.8 fc	3.2 fc	0.0 fc	N/A	N/A
General Site Lighting #2	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1
Parking #1	+	1.2 fc	4.2 fc	0.3 fc	14.0:1	4.0:1
Parking #2	+	2.4 fc	5.4 fc	1.0 fc	5.4:1	2.4:1
Property Line	+	0.3 fc	3.0 fc	0.0 fc	N/A	N/A
Walkway	+	2.2 fc	4.1 fc	1.1 fc	3.7:1	2.0:1
Walkway #2	+	2.5 fc	4.1 fc	0.9 fc	4.6:1	2.8:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
F	F	8	Lithonia Lighting	LIL LED 40K MVOLT	LIL Wallpack (Standard)	LED	1	LIL_LED_40K_MVOLT.dwg	833	1	8.36
FA	FA	4	Lithonia Lighting	DSXW1 LED 10C 350 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.	LED	1	DSXW1_LED_10_C_350_40K_T3_M_MVOLT.dwg	1488	1	13.3
FE	FE	3	Lithonia Lighting	DSXW1 LED 10C 350 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.	LED	1	DSXW1_LED_10_C_350_40K_T3_M_MVOLT.dwg	1488	1	13.3
P1	P1	3	Lithonia Lighting	KAD LED 20C 700 40K R3 MVOLT	KAD LED, 20 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	LED	1	KAD_LED_20C_700_40K_R3_MVOLT.dwg	5637	1	45

- General Site Lighting. Provide adequate illumination on pathways for pedestrian use and in parking lots for vehicle movement while minimizing light bleed into adjacent properties.
- Hours of light operation. 8 A.M. TO 6 P.M. Fixtures will be Photo cell controlled on and time controlled off in the evenings and Time controlled on and Photo cell off in the mornings.
- Mitigation to neighborhoods/adjacent properties. Fixtures have been placed in locations with full cut-off properties to reduce light bleed into adjacent properties.
- The following lighting types are prohibited: Forward throw (Type IV) distribution, pole-mounted lights aimed at a building's facade, and unshielded wall packs. All pole lights are (T3) distribution with full cut-off properties.

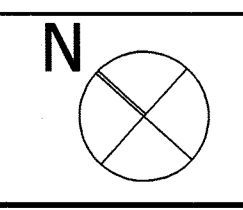


POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 LIGHT POLE BASE DETAIL
8 OF 9 NO SCALE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 S. 3600 W., SALT LAKE CITY, UT 84119
(801) 566-0503 www.rmceut.com Project #18222

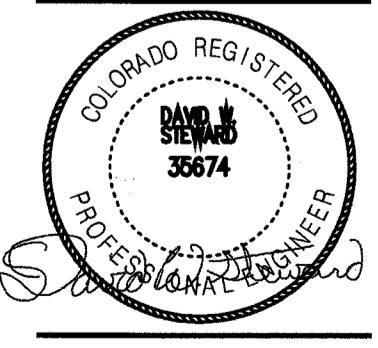


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255 SOUTH 300 WEST LOGAN UT 84321
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NEW JIFFY LUBE
1550 CARNABY LN
CASTLE ROCK, CO 80109

MARK	DATE	DESCRIPTION

PROJECT #: 418456
DRAWN BY: SL / BT
CHECKED BY: ES
ISSUED: 12/21/18



GENERAL LIGHTING PLAN

PERMIT SET

