

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK PROJECT NO. CD22-0019

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

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

MOORE LUMBER AT THE MEADOWS FILING 17, 1ST AM. LOT 1

GENERAL NOTES

- All materials, workmanship, and construction of Public Improvements shall meet or exceed the standards and specifications set forth in the Town of Castle Rock (TCR) Municipal Code, TCR Technical Manuals, and applicable State and Federal Regulations. Where there is conflict between these Plans and the Technical Manual or any applicable Standards, the more stringent Standard shall apply. All Work shall be inspected and approved by the TCR Construction Inspector.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these Plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete.
- The Contractor must call the local utility location center at least 48 hours before any excavation to request exact field locations of the utilities. Prior to construction, the Contractor shall verify pertinent locations and elevations, especially at connection points and at potential utility conflicts. It shall be the responsibility of the Contractor to relocate all existing utilities that conflict with the proposed improvements shown on these Plans.
- The Contractor shall coordinate and cooperate with the Town and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the Work is accomplished in a timely fashion and with a minimum disruption of service. The Contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
- Contractor shall provide a minimum seventy-two (72) hours notice to the on-site TCR Construction Inspector, (720) 733-2200, prior to making any connections/tie-ins to existing Water, Sanitary Sewer, and/or Storm Sewer systems provided that the utility tie-in does not disrupt service to existing CR water customers. If the tie-in will disrupt utility service, then Contractor shall provide a minimum of three (3) weeks notice to the TCR Construction Inspector to allow time for CR Water to provide written notification to existing customers affected by the tie-in. All Town utility tie-ins must be approved by CR Water prior to commencing work.
- The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
- The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
- If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the TCR Construction Inspector immediately.
- All references to any published Standards shall refer to the latest revision of said Standard unless specifically stated otherwise.
- The Contractor shall submit a Traffic Control Plan in accordance with MUTCD to the appropriate Right-of-Way authority (Town, County or State) for approval prior to any construction activities within or affecting the Right-of-Way. The Contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
- The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the TCR Construction Inspector at all times.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Consultant Engineer for clarification and annotate the dimension on the As-Built Record drawings.
- All initial sediment control measures shall be installed per the Temporary Erosion & Sediment Control (TESC) plan prior to any earth-disturbing activity. All erosion and sediment control practices must be maintained in effective operating condition at all times. Removal of control measures shall not occur without the approval of the stormwater inspector. The Contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site. The Contractor shall also comply with all terms and conditions of the Colorado Construction General Permit for Stormwater Discharges.
- The Contractor shall provide an action plan immediately following the pre-construction meeting detailing sufficient means to mitigate dust on site during overlot grading, rock crushing or other earthwork activities. If the Contractor fails to control dust, all earth disturbing activities shall be stopped until sufficient measures are taken to the Town's satisfaction. The Contractor shall also comply with all terms and conditions of the Colorado Air Quality Regulations for Land Development, as required.
- The Contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
- There shall be no site construction activities on Saturdays unless specifically approved by the TCR Construction Inspector and no site construction activities on Sundays or holidays unless there is prior written approval by the Public Works Director.
- No solid object (excluding fire hydrants and traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms, shall be placed within sight distance lines and sight distance easements.
- This property is located within the unshaded Zone X floodplain Zone as per FEMA FIRM Panel No. 08035C0167G, March 16, 2016 (rev.).

BENCHMARK:

DCBM 2015030, LOCATED NW OF THE INTERSECTION OF STATE HWY. 85 AND MEADOWS PARKWAY. ELEVATION = 6082.17 (NAVD88)

BASIS OF BEARINGS:

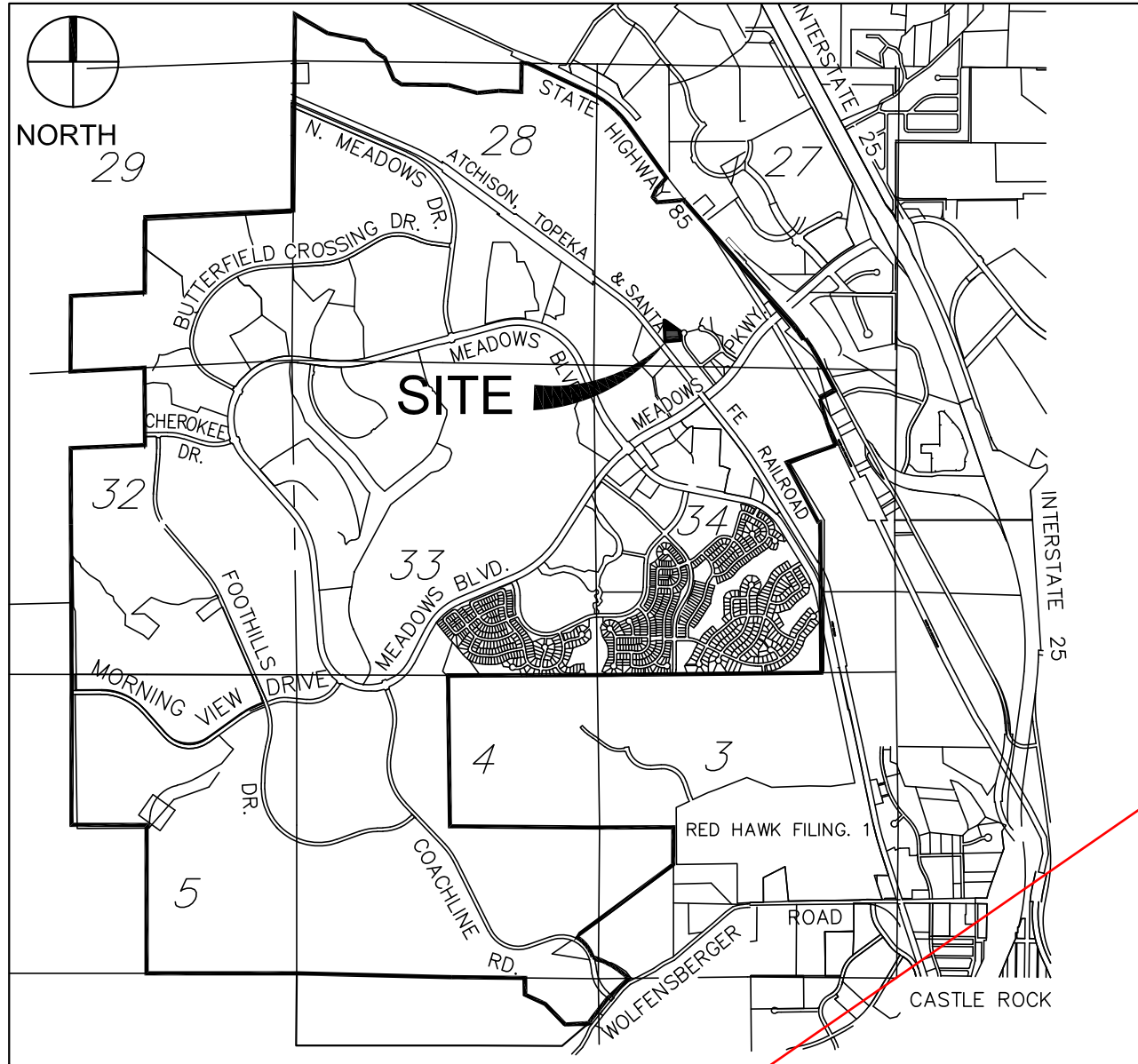
BEARINGS ARE BASED ON THE WEST LINE OF THE NW QUARTER OF SECTION 33, BEARS N01°15'58"W.

LEGAL DESCRIPTION:

LOT 1 THE MEADOWS FILING NO. 17, AREA NO. 2, AM. NO. 1

ABBREVIATIONS

FL FLOWLINE
SW SIDEWALK
BOC BACK OF CURB
BOW BACK OF SIDEWALK
EOP EDGE OF PAN or EDGE OF PAVEMENT
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PCC POINT OF COMPOUND CURVATURE
PR. PROPOSED
EX. EXISTING
BVC BEGIN VERTICAL CURVE
BVCS BEGIN VERTICAL CURVE STATION
BVCE BEGIN VERTICAL CURVE ELEVATION
EVC END VERTICAL CURVE
EVCS END VERTICAL CURVE STATION
EVCE END VERTICAL CURVE ELEVATION
PVI POINT OF VERTICAL INTERSECTION
EL. ELEVATION
LP LOW POINT
HP HIGH POINT
GB GRADE BREAK
TW TOP OF WALL
BW BOTTOM OF WALL
FLPI FLOWLINE POINT OF INTERSECTION



VICINITY MAP

1"=3000'

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

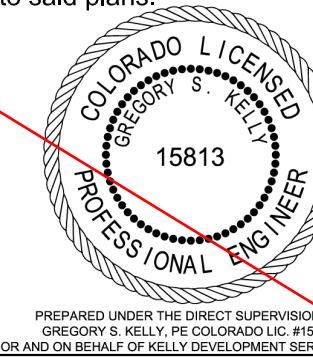
These plans have been reviewed by the Town Of Castle Rock for concept only. The review does not imply responsibility by the reviewing department, the Town Engineer, or the Town of Castle Rock for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the Town for additional quantities of items shown that may be required during the construction phase.

All work shall be constructed in accordance with the Town Of Castle Rock Municipal Code, Technical Manuals and/or other Town-approved applicable standards.

PROFESSIONAL ENGINEER CERTIFICATION

I, Greg Kelly, hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable Town Of Castle Rock and State of Colorado standards and statutes, respectively; and that I am fully responsible for all design and revisions relative to said plans.

Greg Kelly
GREG KELLY, P.E. #15813
07/21/2022
DATE



TECHNICAL CRITERIA VARIANCES

TCV22-0063 UTILITY MAINTENANCE ACCESS SLOPE GREATER THAN 10% 05-26-2022
TCV22-0062 STREET TREE REDUCTION 06-24-2022

PROJECT CONTACTS:

APPLICANT
PILATUS MANAGEMENT, LLC
2407 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
CONTACT: MIKE HUMPHREY
PHONE: (303) 360-6600
mike@poloproperties.net

OWNER
POLO PROPERTIES HOLDINGS LLC
2407 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
CONTACT: MIKE HUMPHREY
PHONE: (303) 360-6600
mike@poloproperties.net

ARCHITECT
R3 DESIGN ARCHITECTURE
355 BELLAIRE CT.
BROOMFIELD, CO 80020
CONTACT: GREG HOWES
PHONE: (303) 439-0822
howes@r3design.net

CIVIL ENGINEER
KELLY DEVELOPMENT SERVICES
9301 SCRUB OAK LANE
LONE TREE, CO 80124
CONTACT: GREG KELLY, PE #15813
PHONE: (303) 888-6338
greg@kellydev.com

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122
CONTACT: ANTHONY PEALL, PLS #38636
PHONE: (303) 713-1898
apeall@aztecconsultants.com

LANDSCAPE ARCHITECT
JUMP DESIGN COMPANY
1733 S. CLARKSON ST.
DENVER, CO 80210
CONTACT: TOM JUMP
PHONE: (303) 282-0463
tomj@jumpdesignco.com

AGENCY CONTACTS:

CASTLE ROCK DEVELOPMENT REVIEW
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
PHONE: (720) 733-2202

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
PHONE: (720) 773-6011

CASTLE ROCK PUBLIC WORKS
4175 CASTLETON COURT
CASTLE ROCK, CO 80109
PHONE: (720) 773-2474

IREA
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: SHANNON KASPER
PHONE: (720) 733-5484
SKasper@IREA.coop

COMCAST
1899 WYNKOOP ST.
DENVER, CO 80202
CONTACT: GARY AMELLA
PHONE: (303) 588-7429
Gary_Amella@cable.comcast.com

BLACK HILLS ENERGY
1769 PARK STREET
CASTLE ROCK, CO 80109
PHONE: (303) 688-0984

CENTURYLINK
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80112
PHONE: (303) 792-6082

LEGEND

PROPOSED

EXISTING

—	PROPERTY LINE	—
—	R.O.W. LINE	—
—	EASEMENT	—
—	SIGHT TRIANGLE	—
—	SECTION LINE	—
—	SECTION CORNER	—
—	BENCHMARK	—
—	ELECTRICAL CONDUIT	—
—	IRRIGATION CONDUIT	—
—	GAS LINE	—
—	UGT	—
—	FIBER OPTIC	—
—	UNDERGROUND CABLE	—
—	FIRE LINE	—
—	WATER FITTING	—
—	FIRE HYDRANT	—
—	WATER MAIN	—
—	6" WATER MAIN	—
—	8" WATER MAIN	—
—	12" WATER MAIN	—
—	16" WATER MAIN	—
—	24" WATER MAIN	—
—	WATER METER	—
—	WATER SERVICE	—
—	WATER VALVE	—
—	IRRIGATION PIPE	—
—	TRANSFORMER	—
—	UNDERGROUND ELECTRIC	—
—	OVERHEAD ELECTRIC	—
—	LIGHT POLE	—
—	POWER POLE	—
—	OUTWIRE	—
—	SANITARY CLEANOUT	—
—	SANITARY GREASE INTERCEPTOR	—
—	SANITARY MAIN	—
—	SANITARY MANHOLE	—
—	SANITARY SERVICE	—
—	STORM INLET	—
—	STORM MANHOLE	—
—	STORM PIPE	—
—	BUILDING OUTLINE	—
—	BACK OF CURB	—
—	CONCRETE HATCH	—
—	EDGE OF PAVEMENT / PAN	—
—	FLOWLINE	—
—	SIDEWALK	—
—	SIDEWALK HATCH	—
—	PAVEMENT MARKING	—
—	TRAFFIC SIGN	—
—	BOLLARD	—
—	BARRIED WIRE FENCE	—
—	CHAIN LINK FENCE	—
—	SPLIT RAIL FENCE	—
—	WOOD FENCE	—
—	LIGHT POLE	—
—	RETAINING WALL	—
—	MONUMENT SIGN	—
—	CONIFEROUS TREE	—
—	DECIDUOUS TREE	—
—	MAJOR CONTOUR	—
—	MINOR CONTOUR	—
—	SLOPE/GRADE	—

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CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PREPARED FOR:

PILATUS MANAGEMENT LLC
MIKE HUMPHREY
2401 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
PH: 303-360-6600
FAX:

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MOORE LUMBER AT THE MEADOWS

COVER SHEET

KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

SHEET NUMBER

C1.1

SHEET 1 of 19
PROJECT NUMBER
2110.01

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
MOORE LUMBER AT THE MEADOWS FILING 17, 1ST AM. LOT 1
TOWN OF CASTLE ROCK PROJECT NO. CD22-0019

WATER LINE CONSTRUCTION NOTES

- 1.All water line construction is subject to the General Notes on the cover sheet of these plans as well as the Water Line Construction Notes listed herein.
- 2.All water lines shall be: 1) ductile iron pipe (DIP), conforming to the requirements of AWWA C150, CL350 (6"-12"), CL250 (16"and 20"), CL200 (>24"), with push-on gasketed joints or mechanical joint ends, in conformance with AWWA C111. Pipe shall be cement-lined in accordance with AWWA C104, and an exterior coating in accordance with C151;or 2) PVC pipe, conforming to AWWA C900 for pipe sizes 8" and 12", CL305 (DR14) and AWWA C905 for pipe size of 16", CL235 (DR18). Minimum distribution main size shall be 8". Water lines that are 10", 14", and 18" in diameter are not permitted.
3. Water line fittings shall be DIP conforming to AWWA C153 or C110 and shall have a pressure rating not less than the pipe. All fittings shall be mechanical joint, unless approved by Castle Rock Water.
- 4.All DIP and fittings shall be encased in polyethylene to prevent corrosion. Polyethylene wrap, tape and installation shall meet the requirements of AWWA C105.
- 5.Gate valves shall be designed and manufactured in accordance with AWWA C509-1 and AWWA C515-01, as appropriate, and shall be ductile iron body and bonnet, resilient-seated wedge gate, non-rising stem type, O-ring seals, and slip-on connections (tapping valves, where allowed, shall be flange x MJ). Valve ends shall be mechanical joint, unless otherwise specified in the Plans. The valves shall be suitable for a working pressure of 200 PSI. They shall be closed by turning clockwise and shall have two-inch square cast iron operating nuts with an arrow cast in the nut indicating the direction of opening. Valves shall be polyethylene wrapped in accordance with AWWA C105. They shall be of such design as to maintain the full area of the pipe through the valve when open and shall be designed to take full pressure on either face. Valve shall have Type 304 stainless steel bonnet bolts and nuts and Type 304 stainless steel O-ring gland bolts and nuts. Valves shall be manufactured by American Flow Control, Kennedy or Mueller and shall have the manufacturer's name or initials and the pressure rating cast on the body.
- 6.All fire hydrants shall be "Pacer WB67-250" by Waterous Co. or "Super Centurion 250" by Mueller Co., opening to the left. Refer to TCR standard Detail W-11.
- 7.All water lines shall be buried an absolute minimum of 5 feet from final grade to the top of the water main. The maximum bury depth shall be 6 feet, unless additional depth is required for utility crossings or other conflicts. Wherever such crossings or conflicts occur, the TCR standard Detail W-17a shall be used.
- 8.All water lines shall be bedded in accordance with TCR standard Detail W-21.
- 9.Contractors shall maintain a minimum 18-inch vertical clearance and 10-foot horizontal clearance edge-to-edge between all water lines and any other piped utilities.
- 10.All bends, tees, fire hydrants and plugs at dead-end mains shall be restrained from thrust by using Megalug restraints per TCR standard Detail W-18 in combination with concrete thrust blocks per TCR standard Detail W-22.
- 11.Contractors shall be responsible for adjusting all fire hydrants and valve boxes to finish grade in accordance with TCR standard Details W-10 and W-11.
- 12.Prior to connecting to the Town's existing water system, all new waterlines and/or segments of waterlines shall be disinfected, pressure tested, and bacteriologically tested in accordance with Section 450.5 of the Town of Castle Rock Construction Methodology and Materials Manual; AWWA C651-14 and C600-5.2; and details W-35A and/or W-35B. Please note that this disinfection and testing will be performed while the new waterlines and/or segments of waterlines are not physically connected to the Town's existing water system. Town and Contractor shall furnish materials as shown on Details W-35A and/or W-35B. Contractor shall perform all procedures for testing, flushing and disinfecting of all water lines. Testing shall be done in the presence of the TCR Construction Inspector. Contractor shall provide a minimum Seventy-Two (72) hour notice to, and obtain approval from the on-site TCR Construction Inspector,(720)733-2200, prior to disinfection, pressure testing, and bacteriological testing of any new waterlines and/or segments of waterlines.
- 13.Distances for water lines are horizontal distance from the center of the fitting to center of the fitting. Therefore,distances shown on the plans are approximate and could vary due to vertical alignment and fitting dimensions.
- 14.All domestic water service lines shall be Type K copper from the main to the meter. The water meter shall be supplied by the Town and installed by the contractor. The water meter will be available for pick up at Castle Rock Water. The individual picking up the water meter must have proof of a permit and must have paid all fees associated with the water meter.
15. Water line trenches shall be sloped or braced and sheeted as necessary for the safety of the workers and the protection of other utilities, in compliance with all applicable state and federal requirements. For all excavation operations, safety is the responsibility of the Contractor.
16. Water lines shall be aligned 6 feet off the north and east gutter flow lines of public streets wherever possible. See Detail W-13.
17. Where water line improvements are difficult to locate on the surface, the Contractor shall be required to install permanent water line markers, in accordance with TCR standard Detail W-23, or at the discretion of the TCR Construction Inspector.
18. Tracer wire shall be used on all DIP and PVC pipe and warning tape shall be placed 1 foot above all DIP and PVC pipe. Test stations are to be made of high impact A.B.S. plastic and heavy duty cast iron collars and covers ASTM Class 25 or higher. Recommended manufacturer is Test Services – VALVCO, Inc.
19. The minimum distance between tees, crosses, valves, and bends shall be 10 feet wherever possible.
20. Maximum deflection for water mains shall not exceed one-half of the manufacturer's maximum allowable deflection or 2.5 degrees, whichever is less.
21. All residential water service lines shall be constructed perpendicular to the front property line in conformance with the Town of Castle Rock Water System Design Criteria Manual and Water Details.
22. The maximum deflection of domestic water service lines and irrigation lines shall not exceed the manufacturer's maximum allowable deflection.
23. The size of the irrigation tap, line, meter and backflow prevention assembly shall be the same to a minimum distance of 10 pipe diameters past the winterization tee.
24. The minimum horizontal separation between utility lines carrying the same material (e.g., water and water) shall be 5 feet.
25. When installing cut in tees or other appurtenances on/in an existing water line, the pipe material between the existing waterline and the cut in tee or other appurtenance shall remain consistent.
26. Contractor is responsible to provide backflow prevention downstream of the meter. Acceptable backflow prevention assemblies are as follows:
•Commercial Potable Water Service: Reduced Pressure Assembly.
•Residential Potable Water Service: Double Check Valve Assembly, Reduced Pressure Assembly.
•Commercial Fire Service: Reduced Pressure Detector Assembly, Double Check Valve Detector Assembly.
•Residential Fire Service: Reduced Pressure Detector Assembly, Double Check Valve Detector Assembly.
•Commercial and Multifamily Irrigation Water Service: Reduced Pressure Assembly.
- The Double Check Detector Assembly (DCDA) is the only back flow prevention device rated for horizontal or vertical installation.

IRRIGATION NOTES

1. The irrigation system shall be equipped with a backflow prevention assembly approved by the Town of Castle Rock.
2. Irrigation tap, line, meter and backflow prevention assembly must be the same size from the tap to a minimum distance of 10 pipe diameters past the backflow prevention assembly and winterization tee.
3. Water waste is not allowed per the Town of Castle Rock's Water Use Management Plan. Therefore, all nozzles are to be fine tune/adjusted so that overspray onto hard surfaces is eliminated.
4. Irrigation is not permitted on 3:1 slopes.
5. Velocity shall not exceed 7.5 FPS through the water meter.
6. No overhead irrigation in areas less than 10 feet wide.
7. There is to be neither plant material nor irrigation in areas less than 4 feet wide.

SANITARY SEWER CONSTRUCTION NOTES

1. All sanitary sewer construction is subject to the General Notes on the cover sheet of these plans as well as the Sanitary Sewer Construction Notes listed herein.
2. All sanitary sewer pipelines shall be PVC, SDR-35, in accordance with ASTM D-3034, bell and spigot with elastomeric seal.
3. All sanitary sewer pipelines shall have a minimum cover of 5 feet and a maximum cover of 20 feet.
4. All sanitary sewer pipelines shall be bedded in accordance with TCR standard Detail SS-8.
5. All manhole rim elevations given on these plans are to be considered approximate. The Contractor shall set the final rim elevation based on the complete finish surface and per TCR standard Detail SS-8.
6. Sanitary sewer pipeline shall be aligned 6 feet off the south and west gutter flow lines of public streets wherever possible.
7. All sewer lines shall have a minimum horizontal separation of 10 feet edge-to-edge from all water lines. Where lines cross, there shall be a minimum of 18" clear vertical separation.
8. All sanitary sewer lines must be tested in accordance with Section 450.6 of Town of Castle Rock Construction Methodology and Materials Manual in the presence of a TCR Inspector.
9. All sanitary sewer line trenches shall be sloped or braced and sheeted as necessary for the safety of the workers and the protection of other utilities, in compliance with all applicable state and federal requirements. All excavation operation safety is the responsibility of the Contractor.
10. Sanitary sewer services shall be connected a minimum of 5 feet outside of manholes with a wye connection in accordance with TCR standard Detail SS-2.
11. Minimum cover for sanitary sewer service lines shall be 5 feet and the minimum slope shall be 2.0%.
12. All sanitary sewer service lines shall be constructed along the shortest and straightest route possible in conformance with the TCR Public Works Regulations.
13. The minimum horizontal separation between utility lines carrying the same material (e.g., wastewater and wastewater) shall be 5 feet.
14. The Plum Creek Wastewater Authority must approve oil and grease interceptors for commercial installations.
15. All manholes shall be placed on a minimum of 1' of ¼" wash rock. If additional subgrade is disturbed, excavation shall be backfilled with ¾" wash rock or other approved structural soil compacted to 95% of ASTM D698 unless otherwise instructed by the inspector.

STORM DRAINAGE CONSTRUCTION NOTES

- 1.All storm drainage construction is subject to the General Notes on the Cover Sheet of these Plans as well as the Storm Drainage Construction Notes listed here.
- 2.All storm drainage pipes shall be reinforced concrete pipe (RCP) per ASTM C76, CL III installed with flexible plastic (bitumen) gaskets, according to the manufacturer's installation guidelines. Any storm drainage pipe under a proposed or future traffic area shall be RCP CL III as a minimum. RCP to be jacked shall be CL-V as a minimum.
- 3.All storm drainage pipes shall have a minimum cover of 24" unless load calculations are provided. Under no circumstances will any pipe have less than 18" cover from the finish surface to the outside wall of the pipe.
- 4.All storm drainage pipes shall be bedded in accordance with TCR Standard detail SD-2.

- 5.All storm drainage trenches shall be sloped or braced and sheeted as necessary for the safety of the workers and the protection of other utilities and in compliance with all applicable State and Federal requirements. All excavation operation safety is the responsibility of the Contractor.

- 6.All manhole rim elevations given on these Plans are to be considered approximate. The Contractor shall set the final rim elevation based on the completed finish surface.7.All storm drainage pipes shall have a minimum horizontal separation of 10' from all water lines. Where lines cross, there shall be a minimum of 18" clear vertical separation.

7. All storm drainage pipes shall have a minimum horizontal separation of 10' from all water lines. Where lines cross, there shall be a minimum of 18" clear vertical separation.

8. All inlets and manholes shall be placed on a minimum of 1' of ¼" wash rock. If additional subgrade is disturbed, excavation shall be backfilled with ¾" wash rock or other approved structural soil compacted to 95% of ASTM D698 unless otherwise instructed by the inspector.

LANDSCAPE NOTES

- 1.Non-irrigated native seed areas shall be installed using the Town of Castle Rock Grading Erosion and Sediment ControlManual (GESCC) standard detail #17.
- 2.No turf and/or overhead irrigation on slopes 3:1.
- 3.No slopes greater than 3:1 are permitted.
- 4.Top soil, if disturbed shall be stock piled and reused on the site.
5. No more than sixty percent of the total commercial landscape area shall include irrigated turf grass.
6. No individual plant may have supplemental water demand greater than 15" per growing season.

STREET CONSTRUCTION NOTES:

- 1.All street construction is subject to the General Notes on the Cover Sheet of these Plans as well as the Street Construction Notes listed here.
- 2.A paving section design, signed and sealed by a Colorado registered Professional Engineer, must be submitted to the TCR Public Works Department for approval prior to any street construction activity (full-depth asphalt sections are not permitted at a depth greater than 8" asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
- 3.Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut a minimum distance of 12" from the existing edge to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made.
- 4.Street subgrades shall be scarified to a minimum depth of 12" and re-compacted prior to sub-base installation. No base material shall be laid until the subgrade has been inspected and approved by the TCR Construction Inspector.
- 5.Valve boxes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

FLOODPLAIN NOTE

No FEMA regulated floodplains nor wetlands are present on the site reference FIRM panel 08035C0167G, March 16, 2016 Rev.

TRACER WIRE INSTALLATION NOTES

1. All work shall be done in accordance with current Town of Castle Rock Standard Notes, Details and Specifications.
2. Tracer wire is required on all underground pipe. A mainline tracer wire must be installed with all service lateral tracer wires properly connected to ensure full locating capabilities from a single connection point.
3. Tracer wire colors for storm sewer, drain lines, sanitary sewer, and water mains shall be in accordance with American Public Works Association (APWA) uniform color code. All grounding wire shall be red or black.
4. "Open Trench" tracer wire shall be #8 or #10 AWG copper solid or #12 AWG copper clad high strength with minimum 30-mil HDPE insulation thickness complying with ASTM D-1248, and a minimum average tensile break load of 450 lbs.
5. Tracer wire shall be secured every 5 feet to the top of the pipe and to the sides of manholes and inlets using tape, plastic ties, or approved adhesive at 5-foot intervals.
6. Tracer wire shall be securely bonded together at all wire joints with lockable, corrosion proof, watertight connectors specifically designed for direct burial, and filled with non-hardening dielectric silicone sealant.
7. Any damage occurring during installation of the tracer wire must be immediately repaired by removing the damaged wire and installing a new section of wire with approved connectors. Taping and/or spray coating is not allowed.
8. A minimum of 2 feet of excess/slack wire is required in all tracer wire test stations, manholes, and inlets after meeting final elevation.
9. Tracer wire must be properly grounded at all dead ends (manholes, inlets, outfalls, future connections, etc.) using a magnesium ground rod. The ground rod will be connected to 12- or 14-AWG copper-clad steel wire with 30 mil HDPE insulation and rated for direct bury use at 30 volts with 21% conductivity.
10. Test stations shall provide protected access for a direct connection to the tracer wire system at ground surface.
11. Trunk line tracer wire shall be continuous, and pass around the outside of valves and other structures on the north or east side.
12. The contractor shall obtain all required permits (excavation, concrete, traffic control, etc.) and provide a minimum twenty-four (24) hours' notice to the on-site TCR Construction Inspector. (720) 733-2200, to request a tracer wire inspection.
13. All new tracer wire installations shall be tested and located prior to acceptance. Testing and locating shall be performed by the TCR Construction Inspector at the completion of rough grading and prior to final acceptance of the project. Any deficiencies shall be corrected prior to final acceptance.

FIRE NOTES

- 1.It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- 2.Emergency Vehicle Access road is required to allow access within 150' of all exterior of the building by an approved route.

- 3.Fire apparatus access roads shall be designed and maintained to support the imposed loads of fires apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Access road shall be either concrete, asphalt, or other approved alternative material accompanied with an engineer's stamp stating the material will support a 75,000 pound imposed load.

- 4.Fire hydrant(s) are required to be installed and made serviceable prior to combustible materials being brought onto the site and during the time of vertical construction.

- 5."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 Department access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of Fire Department access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for access roadway Fire Department access roadways, public or private roadways or driveways exceeding 32 feet wide.

- 6.When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to combustible materials being brought onto the site and the building construction going vertical.

7. Tracer wire shall be installed on all fire service lines and at all fire hydrants. Refer to Town of Castle Rock Standard Details, the Water Line Construction Notes, and the Tracer Wire Installation Notes listed herein.

SIGNAGE AND STRIPING NOTES

1. All signage and striping is subject to the General Notes on the Cover Sheet of these Plans as well as the Signage and Striping Notes listed here.
2. All paint shall be 15 mil thick upon installation and 8 mil thick when dry.
3. All permanent longitudinal pavement striping on asphalt surfaces (centerlines, lane lines, bay lines, etc.) shall be installed using an approved reflective traffic paint or pavement marking tape. Reflective beads shall be applied in accordance with CDOT's Standard Specifications for Road and Bridge Construction and the manufacturer's requirements. When tape is used on an asphalt street, it shall be "rolled" into the final lift. On concrete surfaces tape shall be utilized with a contrasting black edge and grooved into the pavement.
4. Thermo-plastic applications shall be as specified in the Plans and/or per Town criteria.
5. All surfaces that accept paint/thermo-plastic striping or pre-formed markings shall be first sandblasted and thoroughly cleaned prior to installation of striping or markings.
6. All Arrow Markings shall be pre-formed tape, thermo-plastic or epoxy-painted.
7. Stop Bars shall be 90 mil thermo-plastic.
8. All roadway signage shall conform to the MUTCD and/or the Town's criteria. all signposts shall utilize breakaway assemblies and fasteners, per the TCR standard detail.

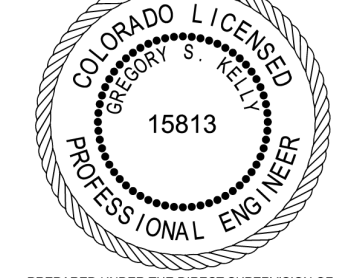
PROFESSIONAL ENGINEER CERTIFICATION

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable Town Of Castle Rock and State of Colorado standards and statutes, respectively; and that I am fully responsible for all design and revisions relative to said plans.



07/21/2022

DATE



APPROVED

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

APPROVED

DEVELOPMENT SERVICES
by Dana Paulin
on 08/01/2022

Approved By:

Development Services

Approved CD22-0019 Construction Document 2480
Record Document on File

SEE COVER SHEET FOR LEGEND



CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PREPARED FOR:

PILATUS MANAGEMENT LLC
MIKE HUMPHREY
2401 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
PH: 303-360-6600
FAX:

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MOORE LUMBER AT THE MEADOWS

CONSTRUCTION NOTES

KELLY DEVELOPMENT SERVICES, LLC

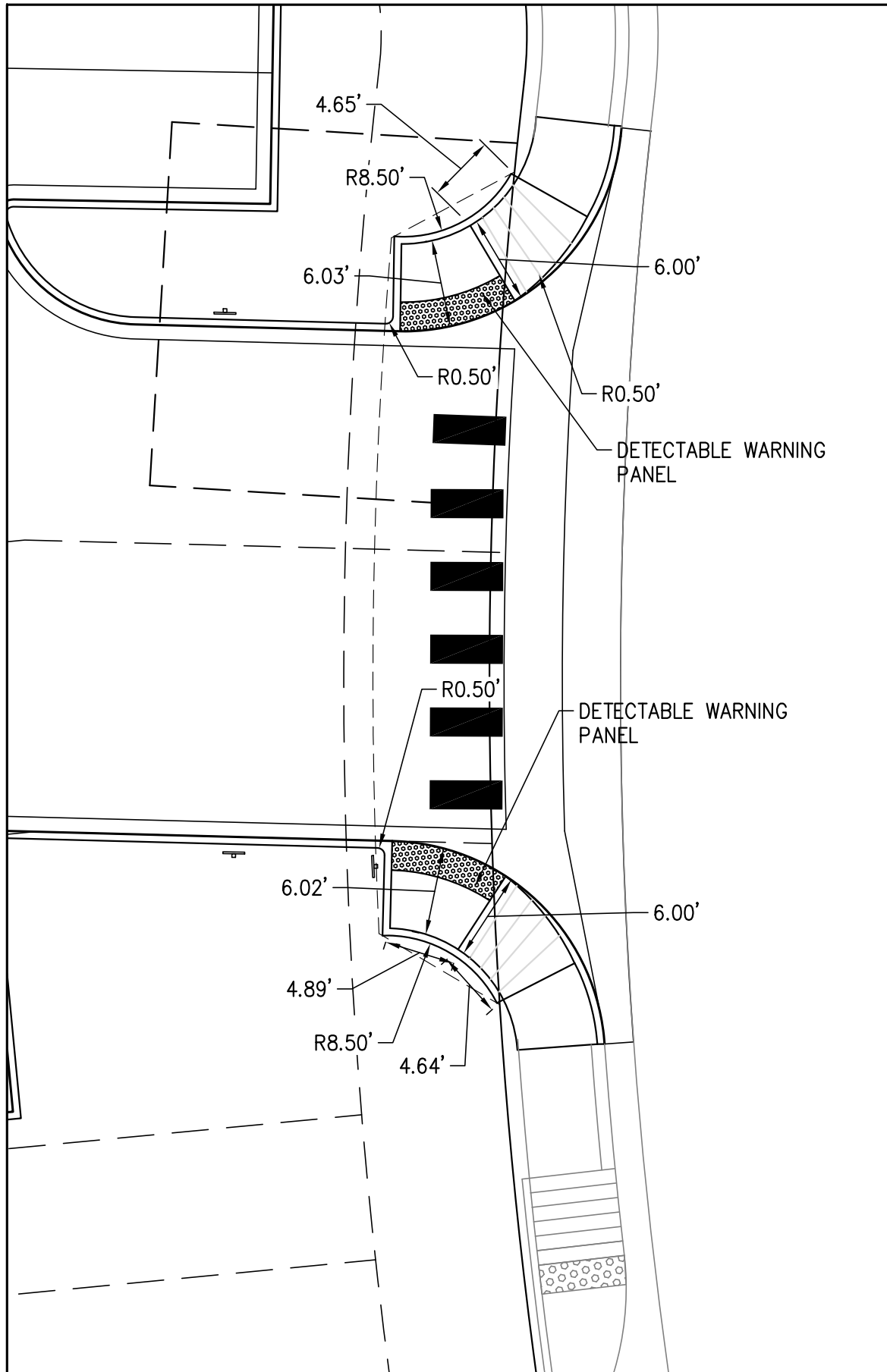
9301 SCRUB OAK DR
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303-888-6338
greg@kellydev.com

SHEET NUMBER

C1.2

SHEET 2 of 19
PROJECT NUMBER
2110.01

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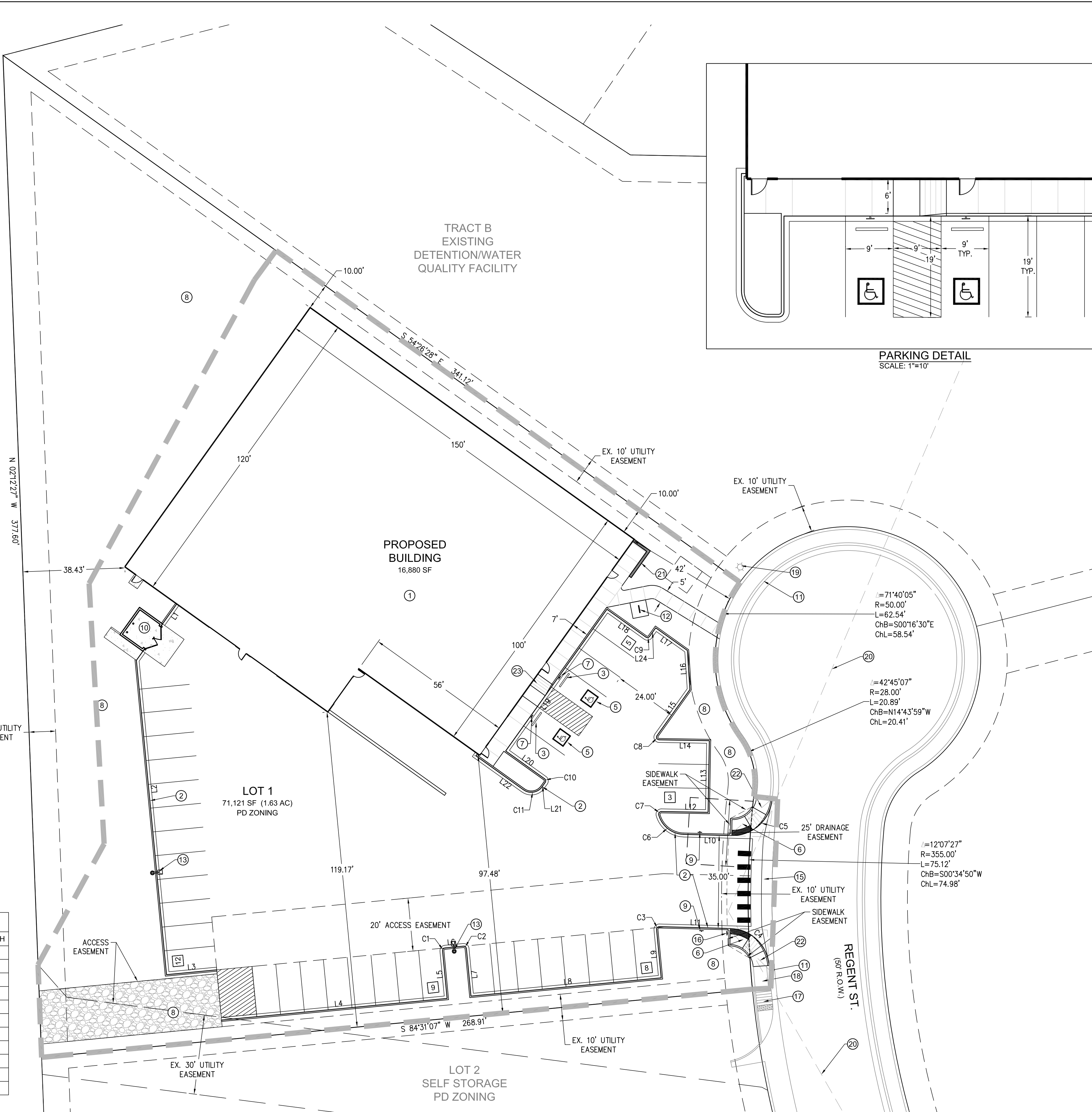
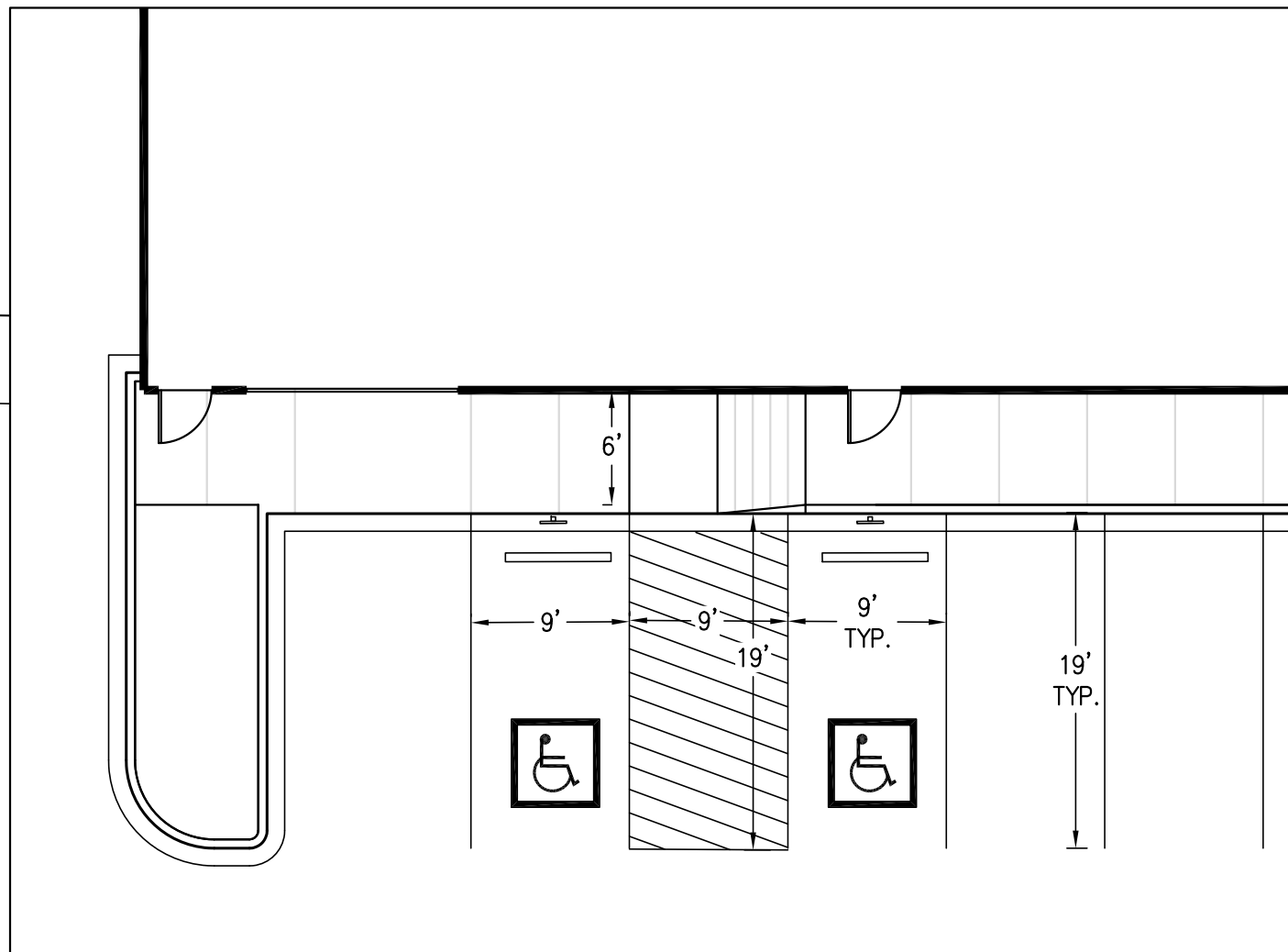


ADA RAMP DETAIL
SCALE: 1"=10'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S35°25'03"W	9.21
L2	S05°28'53"E	118.90
L3	N84°31'07"E	19.00
L4	N84°31'07"E	85.34
L5	N05°28'53"W	18.00
L6	N84°31'07"E	7.00
L7	S05°28'53"E	18.00
L8	N84°31'07"E	72.00
L9	N05°28'53"W	18.28
L10	S88°30'25"E	17.99
L11	S88°30'25"E	26.77
L12	N89°00'42"W	17.63
L13	S00°59'18"W	27.00
L14	S89°00'42"E	18.92
L15	S35°33'32"W	21.31
L16	S03°43'03"E	14.76
L17	S54°26'28"E	14.66
L18	S54°26'28"E	18.00
L19	N35°33'32"E	65.58
L20	N54°26'28"W	18.00
L21	N35°33'32"E	2.00
L22	S54°26'28"E	22.00
L24	N35°33'32"E	4.00

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1.57	1.00	90°00'00"	N39°31'07"E	1.41
C2	1.57	1.00	90°00'00"	S50°28'53"E	1.41
C3	1.69	1.00	96°58'28"	N43°00'21"E	1.50
C4	22.09	15.00	84°23'16"	S46°18'47"E	20.15
C5	22.34	15.00	85°20'19"	N48°49'26"E	20.33
C6	12.73	10.00	72°57'08"	S52°01'50"E	11.89
C7	1.86	1.00	106°32'34"	S37°43'01"W	1.60
C8	2.17	1.00	124°34'15"	S26°43'35"E	1.77
C9	1.57	1.00	90°00'00"	N80°33'32"E	1.41
C10	1.57	1.00	90°00'00"	N09°26'28"W	1.41
C11	7.85	5.00	90°00'00"	N80°33'32"E	7.07

TOWN OF
CASTLE ROCK
OPEN SPACE



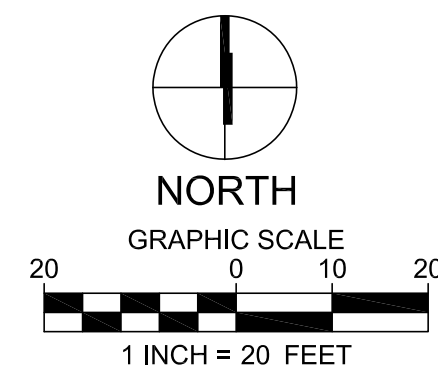
PARKING DETAIL
SCALE: 1"=10'

SITE PLAN KEYNOTES

- PROPOSED BUILDING
- PROPOSED 6" CURB AND GUTTER
- CONCRETE CURB STOP
- PROPOSED SIDEWALK
- PROPOSED 9' x 19' HANDICAP PARKING STALL
- PROPOSED HANDICAP ACCESSIBLE RAMP - CDOT M-608-1
- PROPOSED HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- LANDSCAPE AREA
- PROPOSED FIRE LANE - NO PARKING SIGN
- PROPOSED TRASH ENCLOSURE - SEE SHEET 8 FOR DETAILS
- EXISTING CURB AND GUTTER
- PROPOSED BIKE RACK - SEE SHEET 8 FOR DETAILS
- PROPOSED POLE-MOUNTED LIGHT
- PROPOSED TRANSFORMER LOCATION
- PROPOSED 8' CONCRETE CROSSSPAN
- PROPOSED 24"x24" STOP SIGN
- EXISTING HANDICAP ACCESSIBLE RAMP
- EXISTING SIDEWALK
- EXISTING POLE-MOUNTED LIGHT
- 280' SIGHT DISTANCE TRIANGLE
- BLOCK RETAINING WALL, AB ASHLAR BLEND PATTERN
- 15' LANDSCAPE SAFETY TRIANGLE
- ADA ACCESSIBLE RAMP AT BUILDING

3 PARKING STALL COUNT

LEGEND	
PROPOSED	EXISTING
	PROPERTY LINE
	R.O.W. LINE
	EASEMENT
	SIGHT TRIANGLE
	SECTION LINE
	BACK OF CURB
	CONCRETE HATCH
	EDGE OF PAVEMENT / PAV.
	FLOWLINE
	SIDEWALK
	SIDEWALK HATCH
	PARKING MARKING
	TRAFFIC SIGN
	BOLLARD
	LIGHT POLE
	LIMITS OF CONSTRUCTION (L.O.C.)



DEVELOPMENT SERVICES
APPROVED
by Dena Paulin
on 08/01/2022

Approved CD22-0019 Construction
Documents.pdf
Record Document on File



PREPARED UNDER THE DIRECT SUPERVISION OF
GREGORY S. KELLY, P.E. COLORADO LIC. #15813
FOR AND ON BEHALF OF KELLY DEVELOPMENT SERVICES, LLC

COLORADO 811
CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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MOORE LUMBER AT THE MEADOWS

HORIZONTAL CONTROL AND SITE PLAN

KELLY DEVELOPMENT SERVICES, LLC
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303-888-6338
greg@kellydev.com

SHEET NUMBER
C1.3
SHEET 3 of 19
PROJECT NUMBER
2110.01

PREPARED FOR:
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FAX:

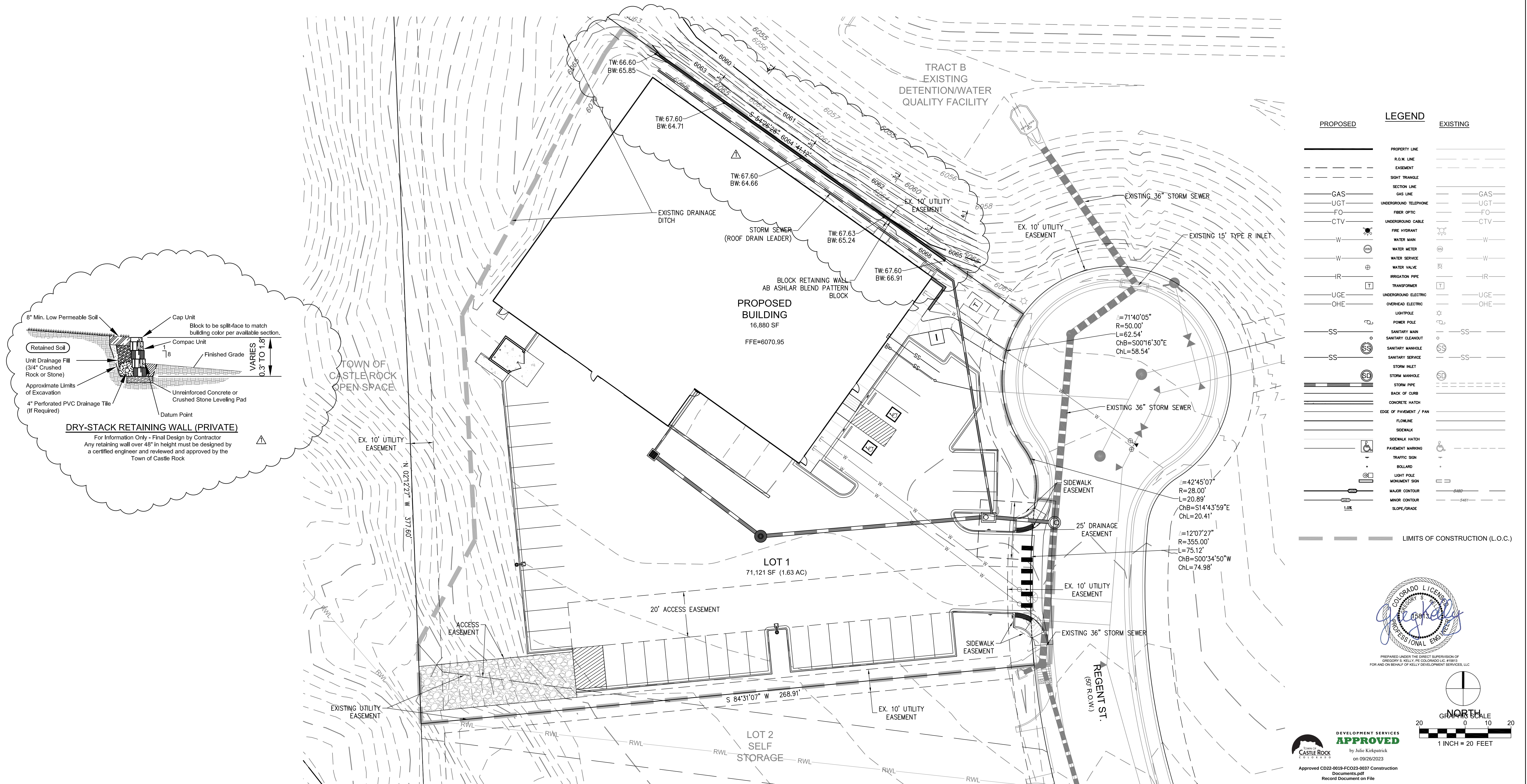
MOORE LUMBER AT THE MEADOWS

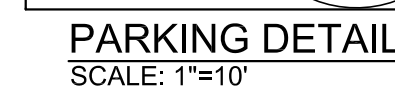
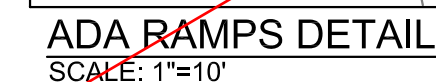
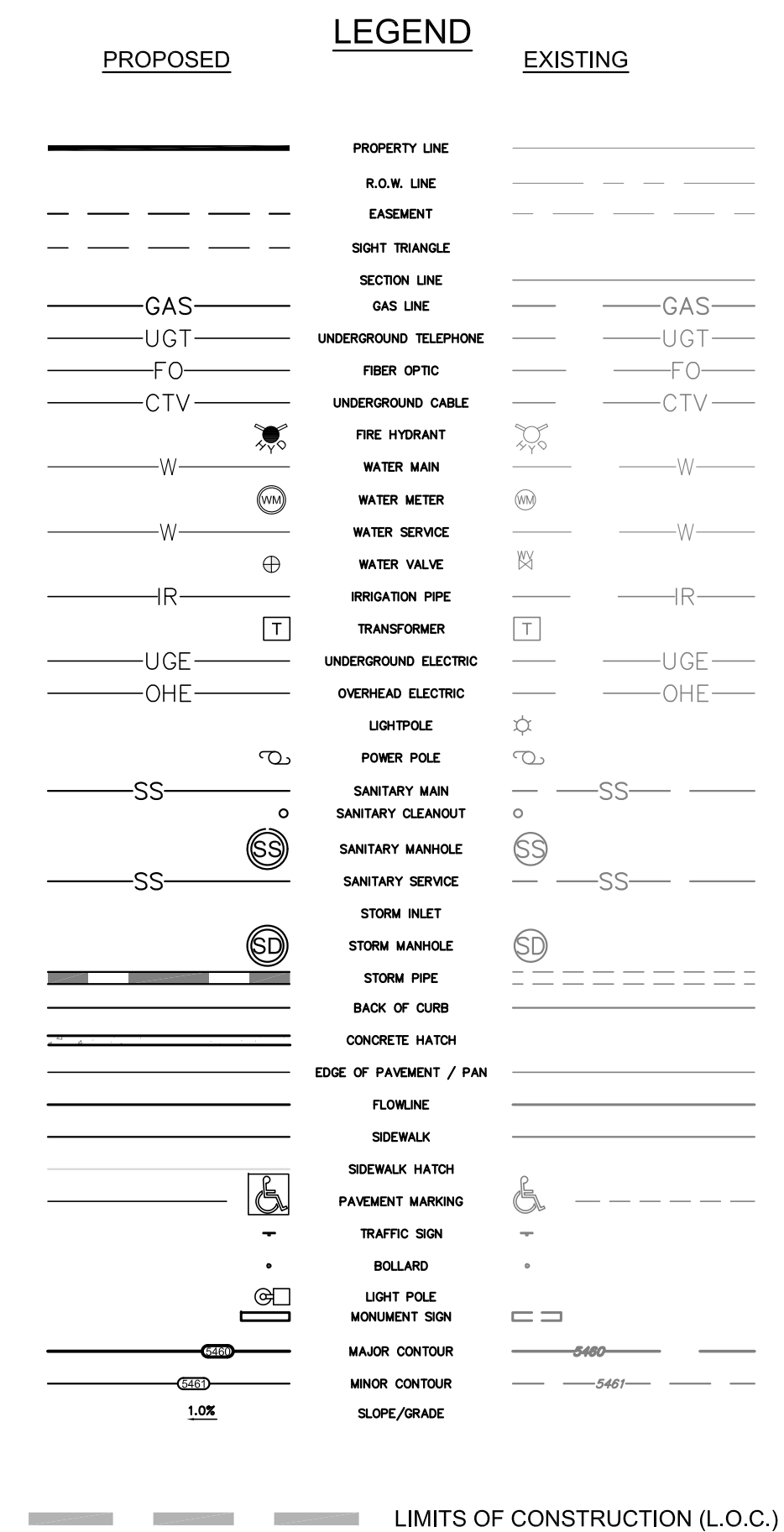
KELLY DEVELOPMENT SERVICES, LLC

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greg@kellydev.com**

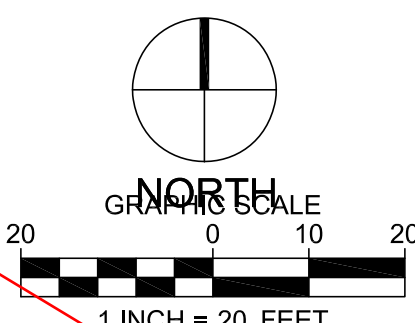
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SHEET 4 of 19
PROJECT NUMBER
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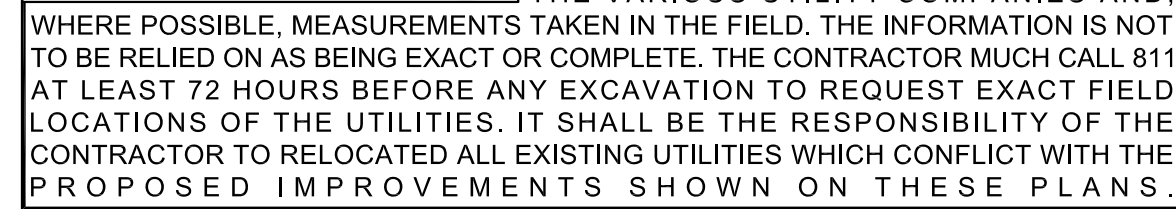




Approved CD22-0019 Construction Documents.pdf
Record Document on File



PREPARED UNDER THE DIRECT SUPERVISION OF
GREGORY S. KELLY, PE COLORADO LIC. #15813
FOR AND ON BEHALF OF KELLY DEVELOPMENT SERVICES, L



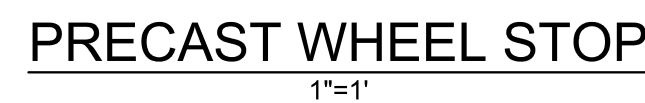
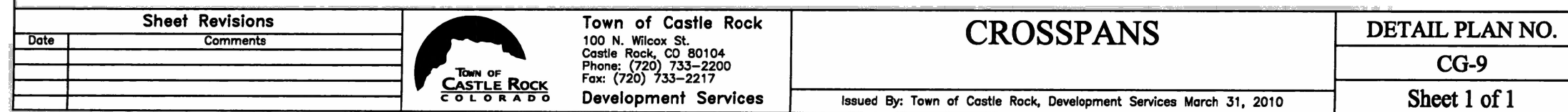
PILATUS MANAGEMENT LLC
MIKE HUMPHREY
2401 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
PH: 303-360-6600
FAX:

MOORE LUMBER AT THE MEADOWS

DETAILED GRADING PLAN

**9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com**

Sheet 19
PROJECT NUMBER
2110.01



- ➊ RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ➋ RAMP RUNNING SLOPE - 8.3% MAX.
- ➌ RAMP CROSS SLOPE - 2.0% MAX.
- ➍ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
- ➎ TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
- ➏ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 5 FT. MINIMUM MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
- ➐ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERNATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APPEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- ➑ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- ➒ GUTTER COUNTER SLOPE - 5.0% MAX.

CURB RAMPS

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 4 of 10

PREPARED FOR:

PILATUS MANAGEMENT LLC
MIKE HUMPHREY
2401 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
PH: 303-360-6600
FAX:

#	DATE	REVISION	DESCRIPTION	BY
				
				
				
				
project no.	2110.01		drawn by	
date	7/14/2022	8: 29 am	designed by	
dwg.	05 - C1.5 -	Site Construction Details.	approved by	

MOORE LUMBER AT THE MEADOWS

SITE CONSTRUCTION DETAILS

KELLY DEVELOPMENT SERVICES, LLC

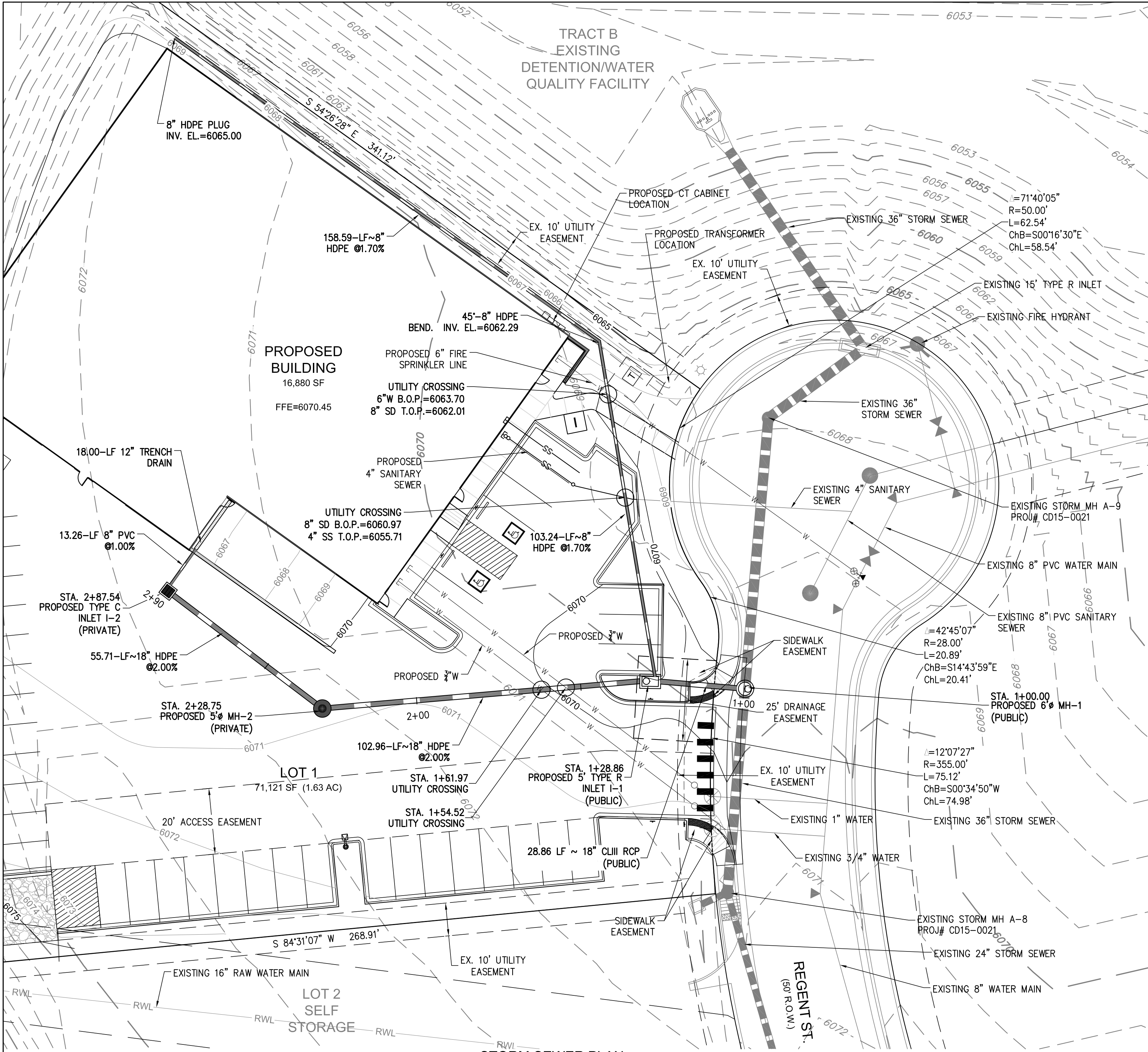
**9301 SCRUB OAK DR
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SHEET NUMBER

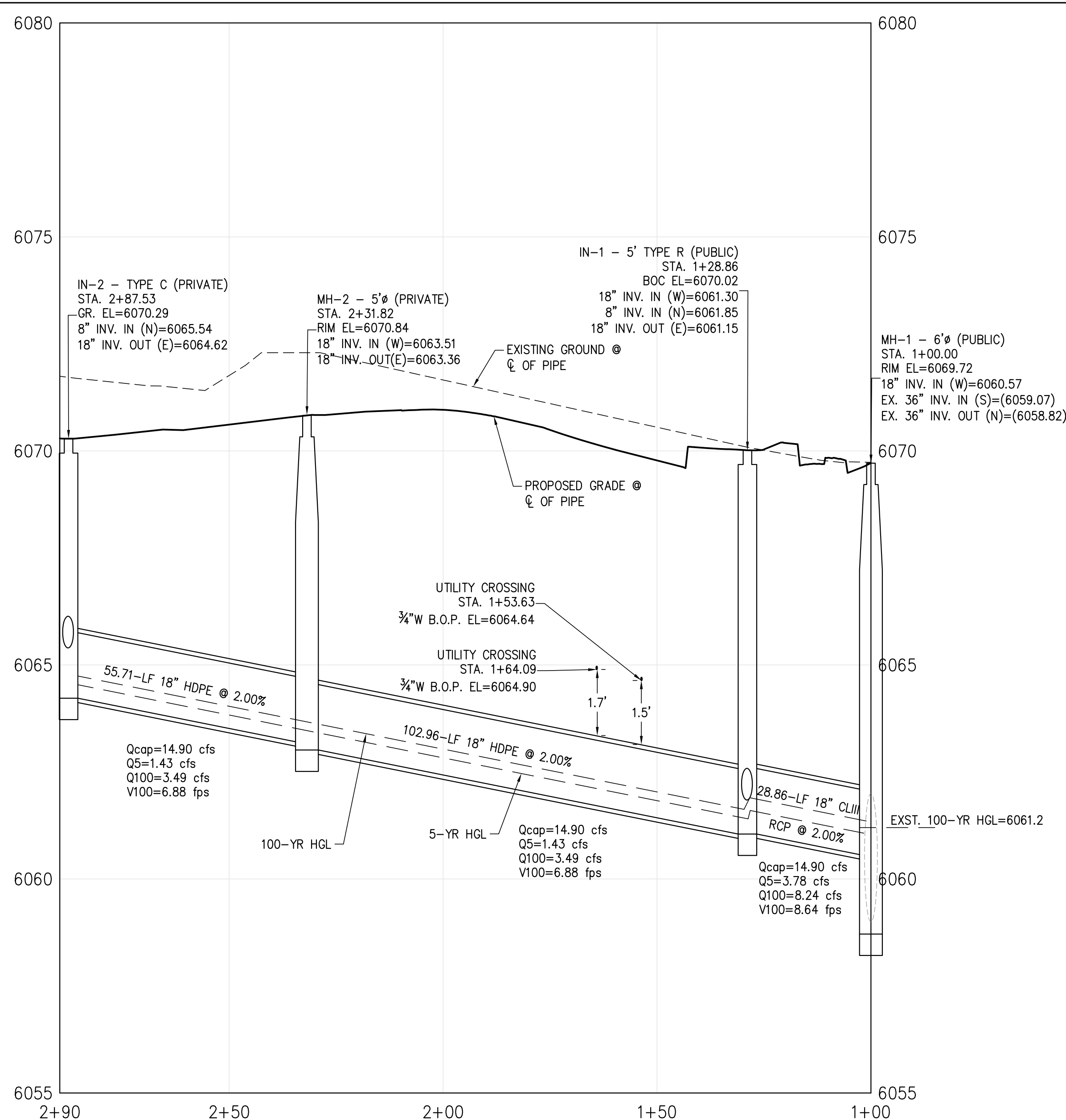
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SHEET 5 of 19
PROJECT NUMBER
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STORM SEWER PLAN



STORM SEWER PROFILE

PROPOSED		EXISTING	
---	PROPERTY LINE	---	PROPERTY LINE
---	R.O.W. LINE	---	R.O.W. LINE
---	EASEMENT	---	EASEMENT
---	SIGHT TRIANGLE	---	SIGHT TRIANGLE
---	SECTION LINE	---	SECTION LINE
---	GAS	---	GAS
---	UGT	---	UGT
---	FO	---	FO
---	CTV	---	CTV
---	FIRE HYDRANT	---	FIRE HYDRANT
---	WATER MAIN	---	WATER MAIN
---	WATER METER	---	WATER METER
---	WATER SERVICE	---	WATER SERVICE
---	WATER VALVE	---	WATER VALVE
---	IRRIGATION PIPE	---	IRRIGATION PIPE
---	TRANSFORMER	---	TRANSFORMER
---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
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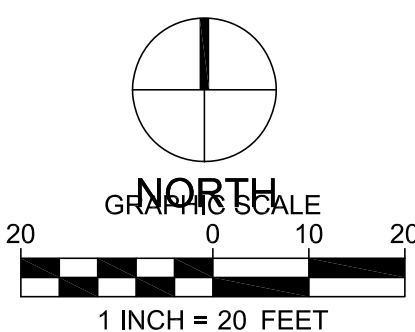


DEVELOPMENT SERVICES
APPROVED
by Dena Paulin
on 08/01/2022

Approved CD22-0019 Construction Documents.pdf
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GREGORY S. KELLY, P.E. COLORADO LIC. #88013
FOR AND ON BEHALF OF KELLY DEVELOPMENT SERVICES, LLC



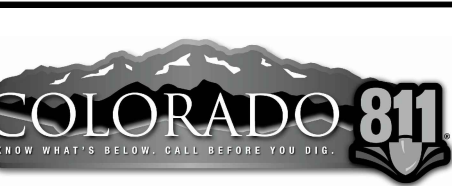
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PREPARED FOR:

PILATUS MANAGEMENT LLC
MIKE HUMPHREY
2401 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
PH: 303-360-6600
FAX:

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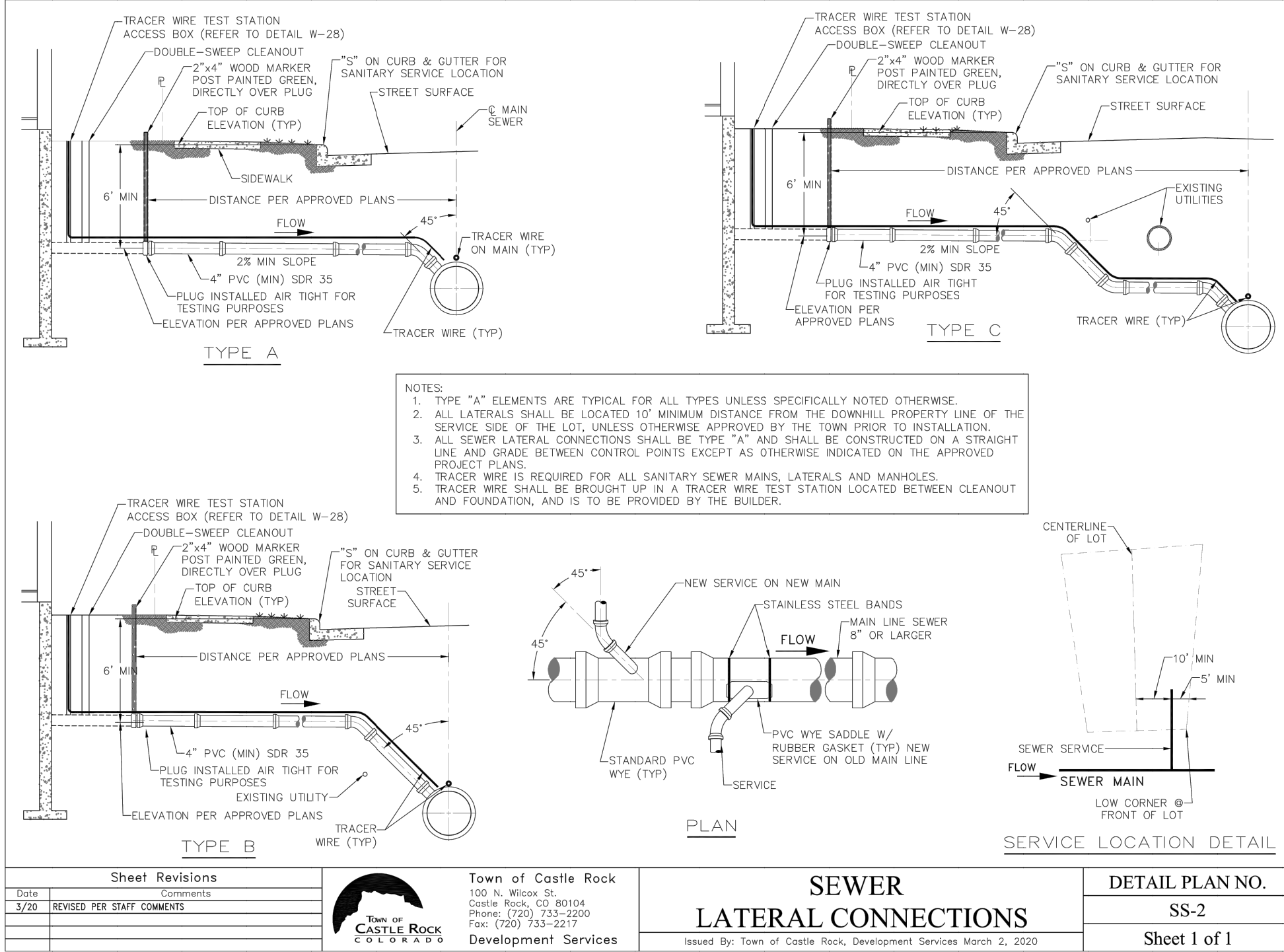
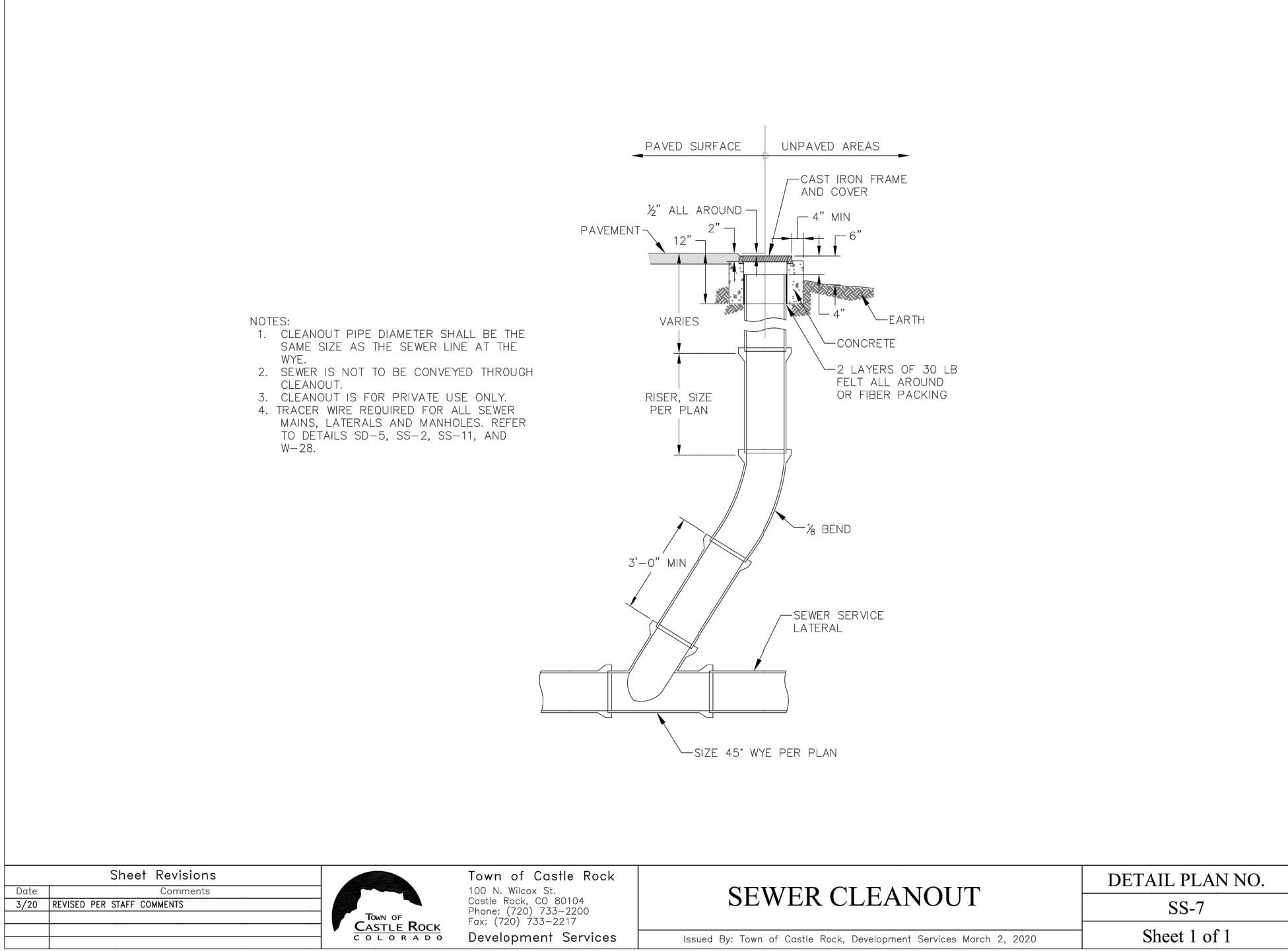
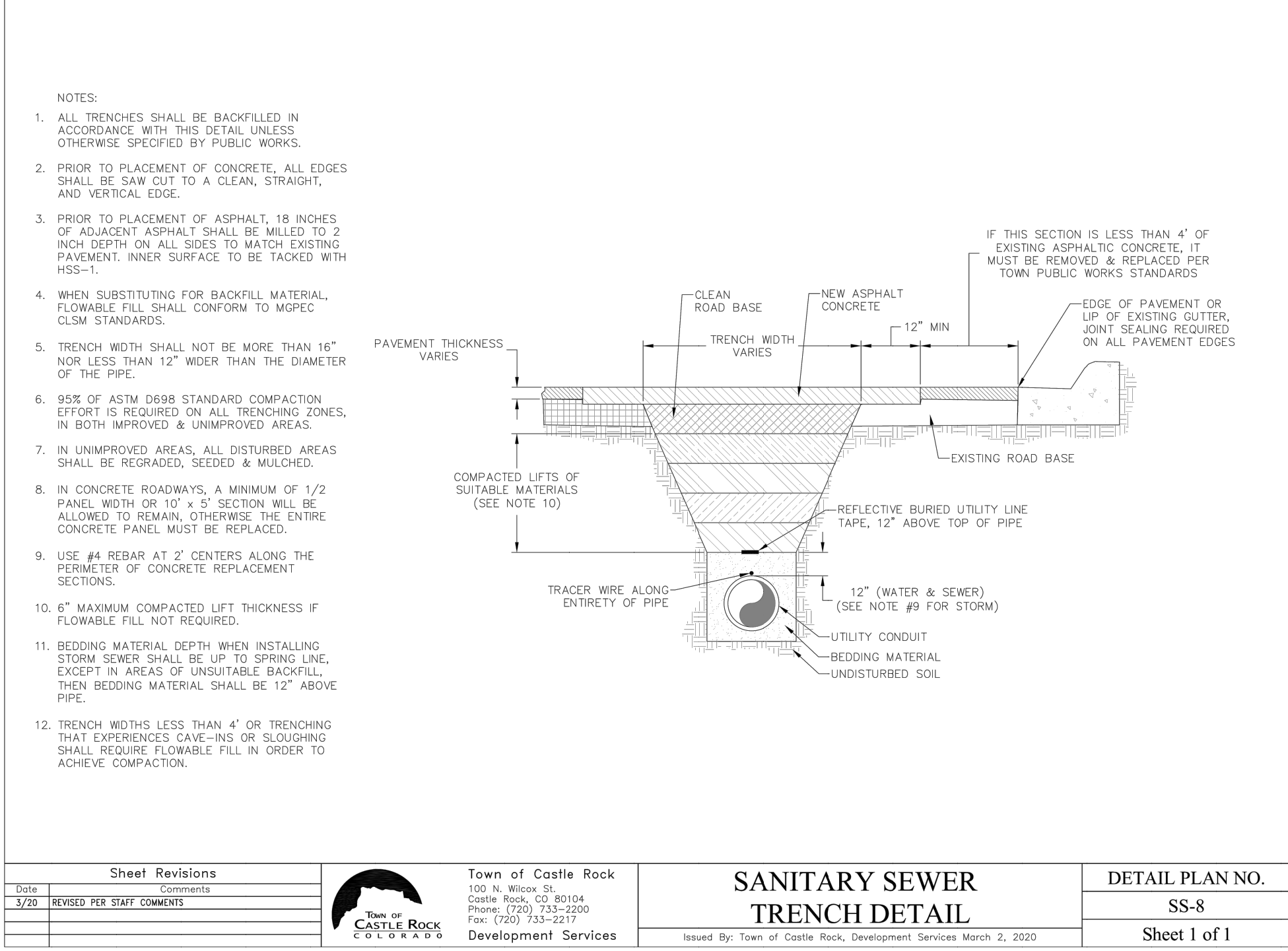
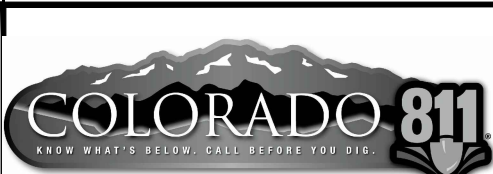
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MOORE LUMBER AT THE MEADOWS

SANITARY SEWER CONSTRUCTION DETAILS

KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

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SHEET 9 of 19
PROJECT NUMBER
2110.01

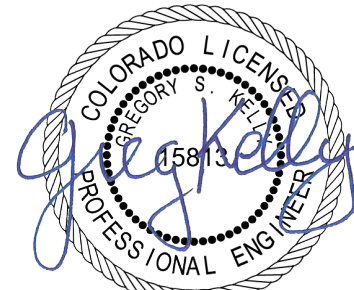


DEVELOPMENT SERVICES

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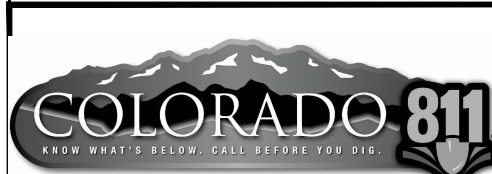
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on 08/01/2022

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GREGORY B. KELLY, P.E. (COLORADO LIC. #1811)
FOR AND ON BEHALF OF KELLY DEVELOPMENT SERVICES, LLC

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MOORE LUMBER AT THE MEADOWS

STORM SEWER CONSTRUCTION DETAILS

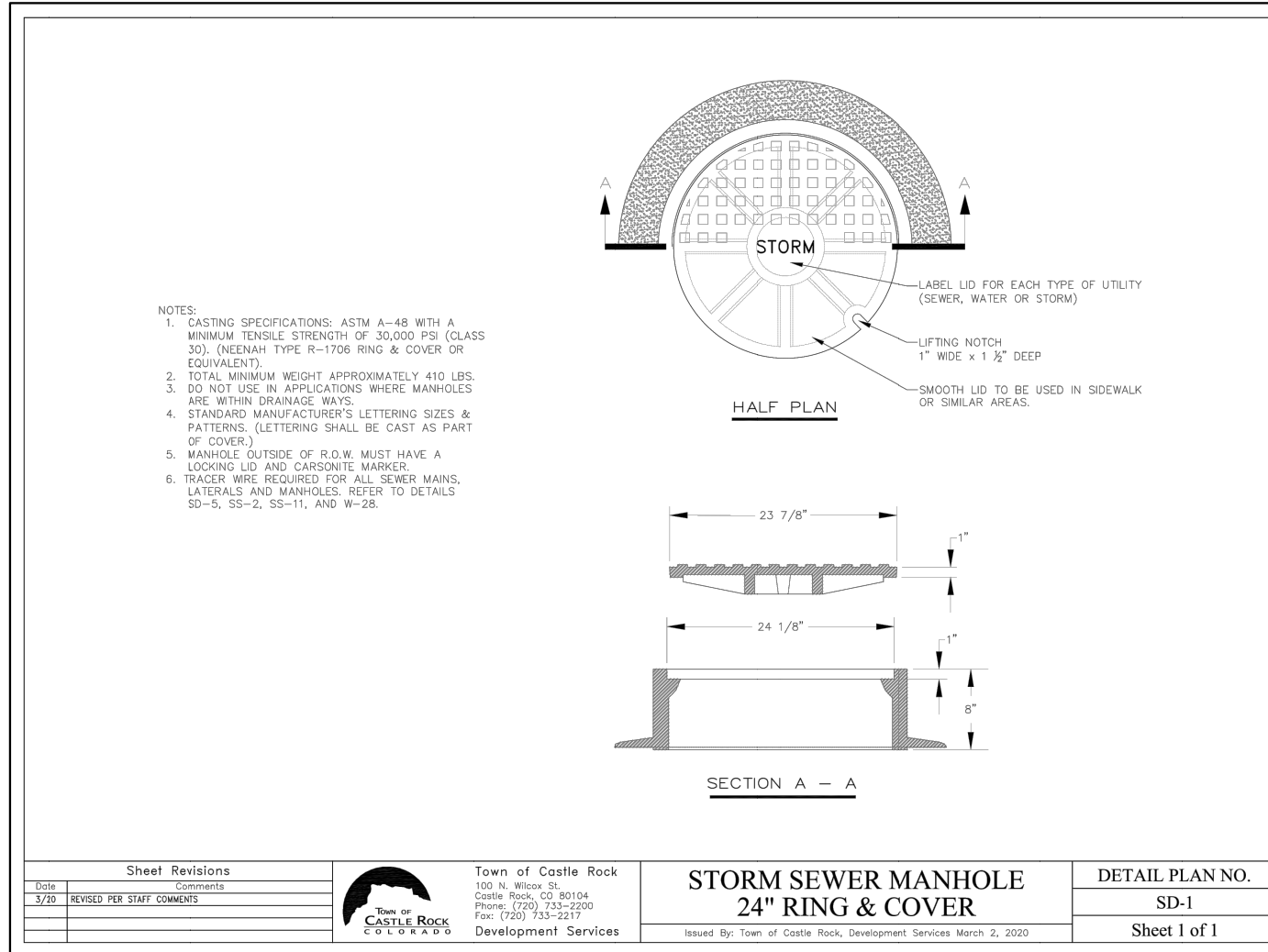
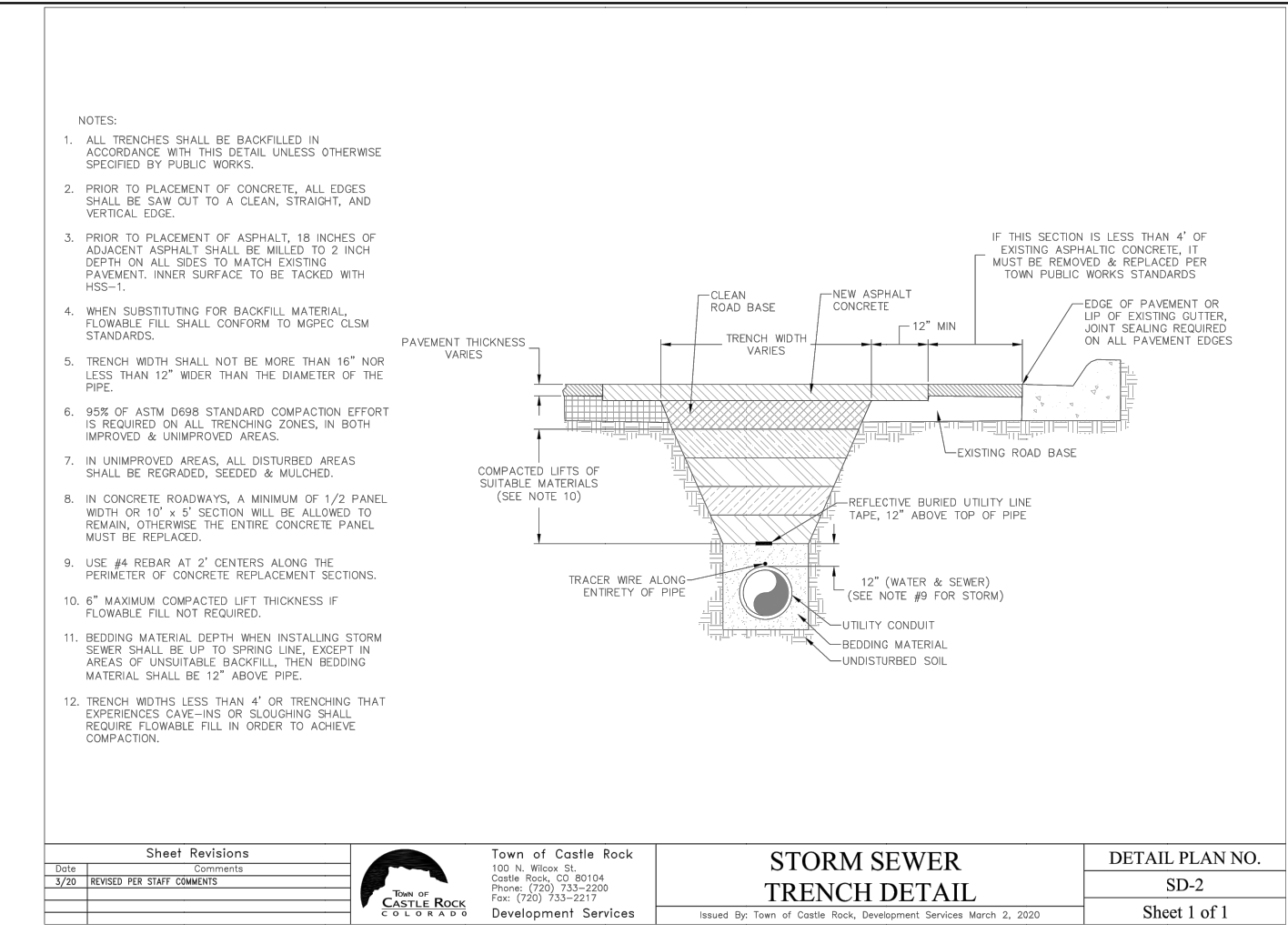
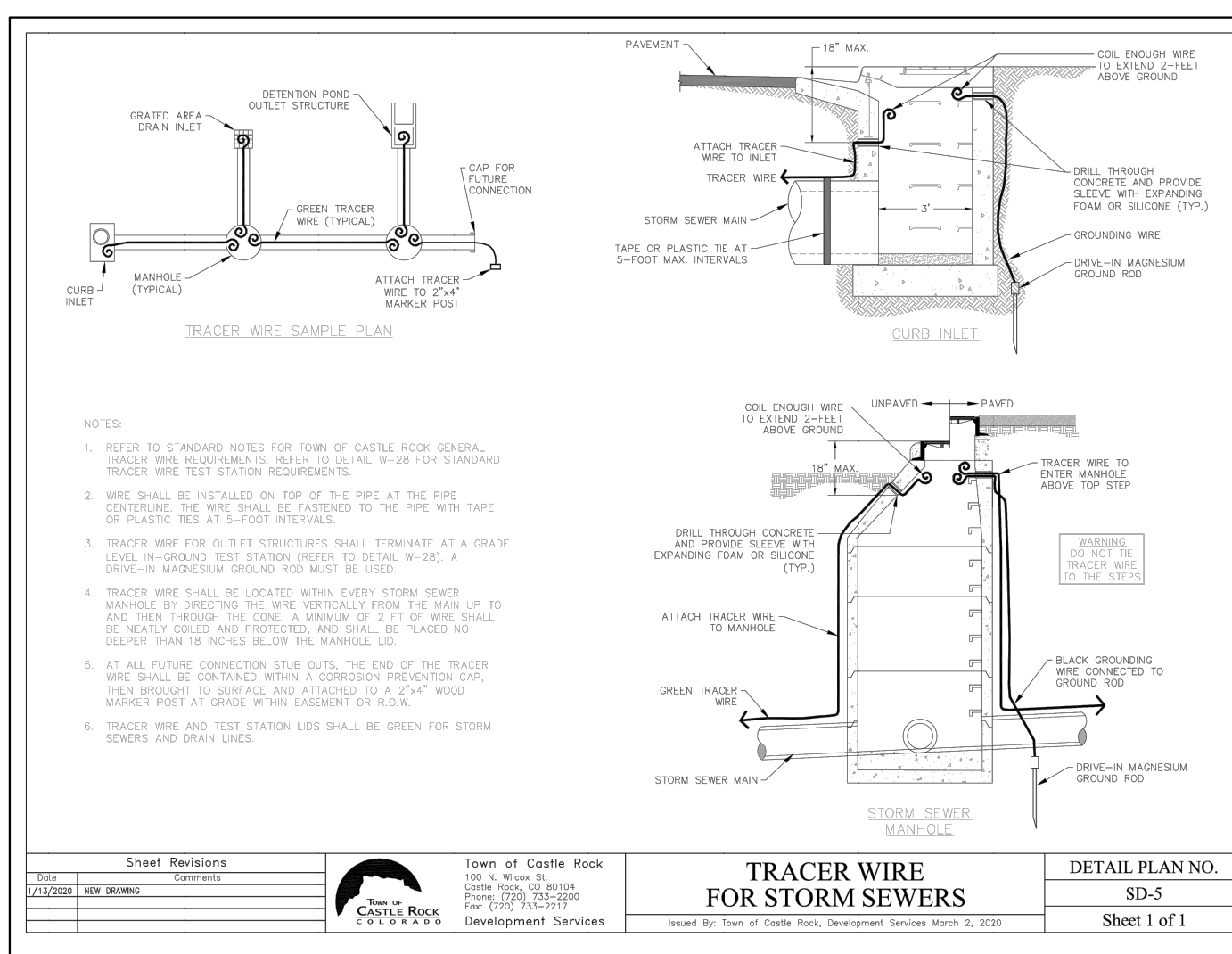
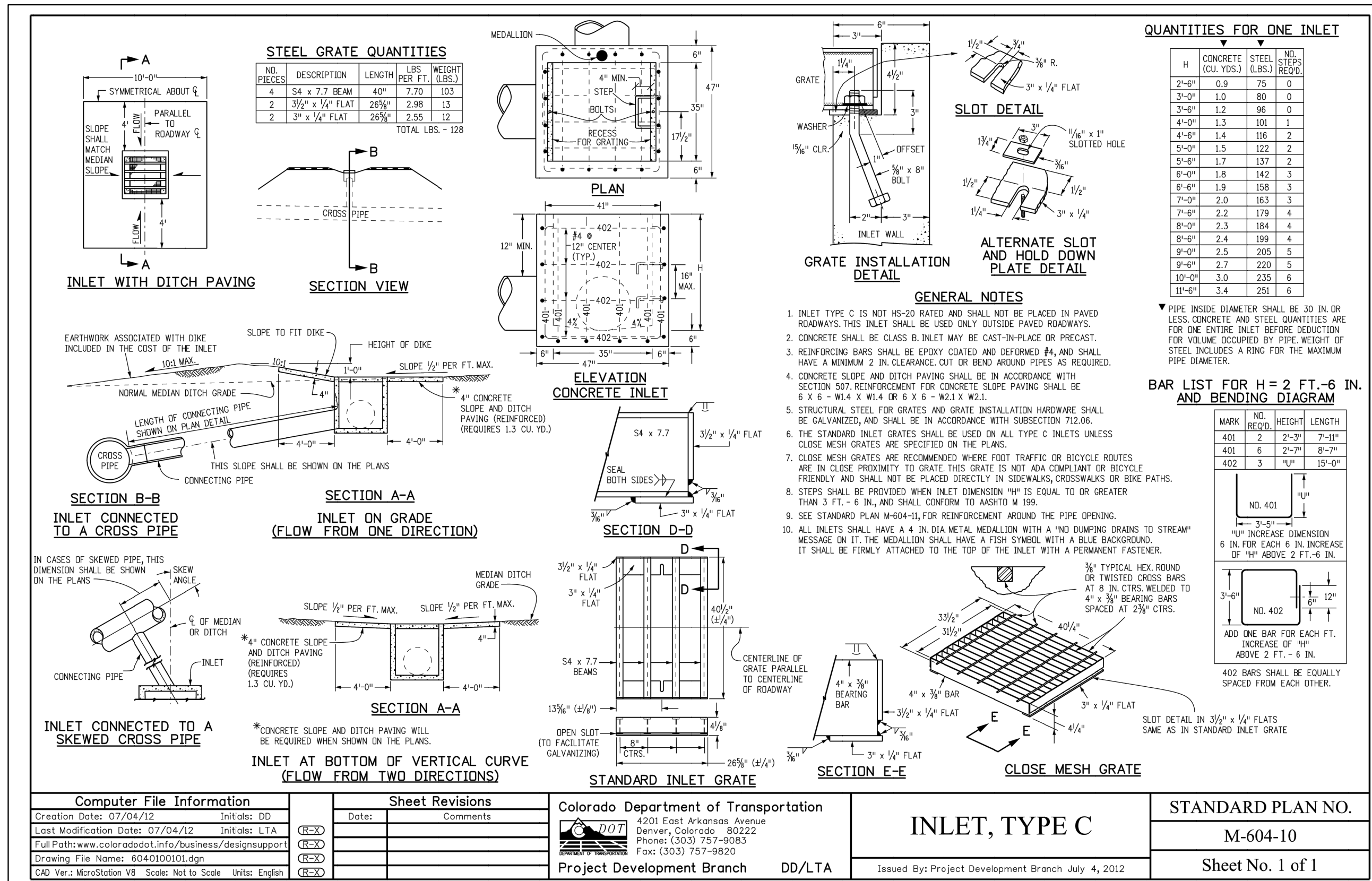
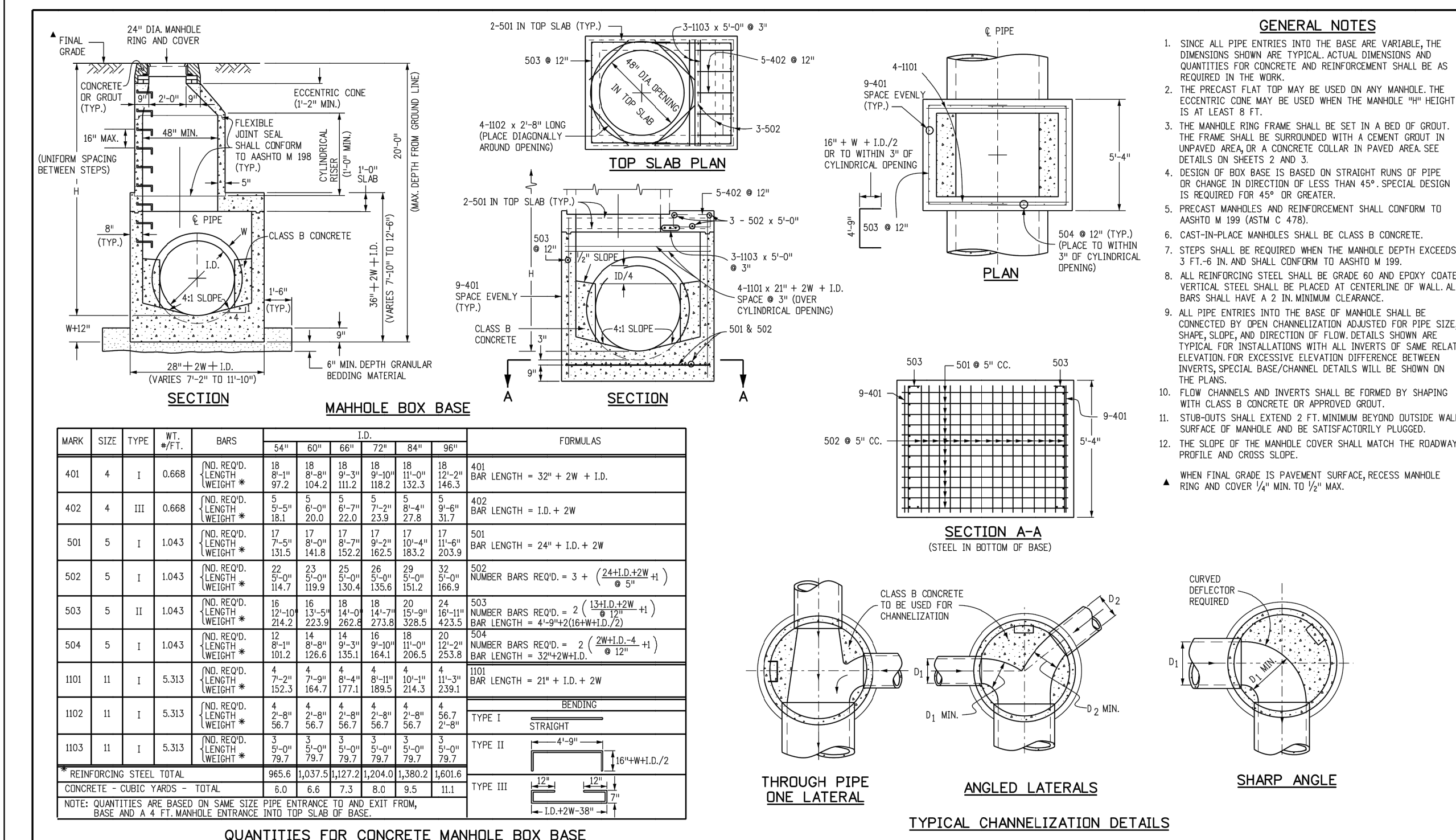
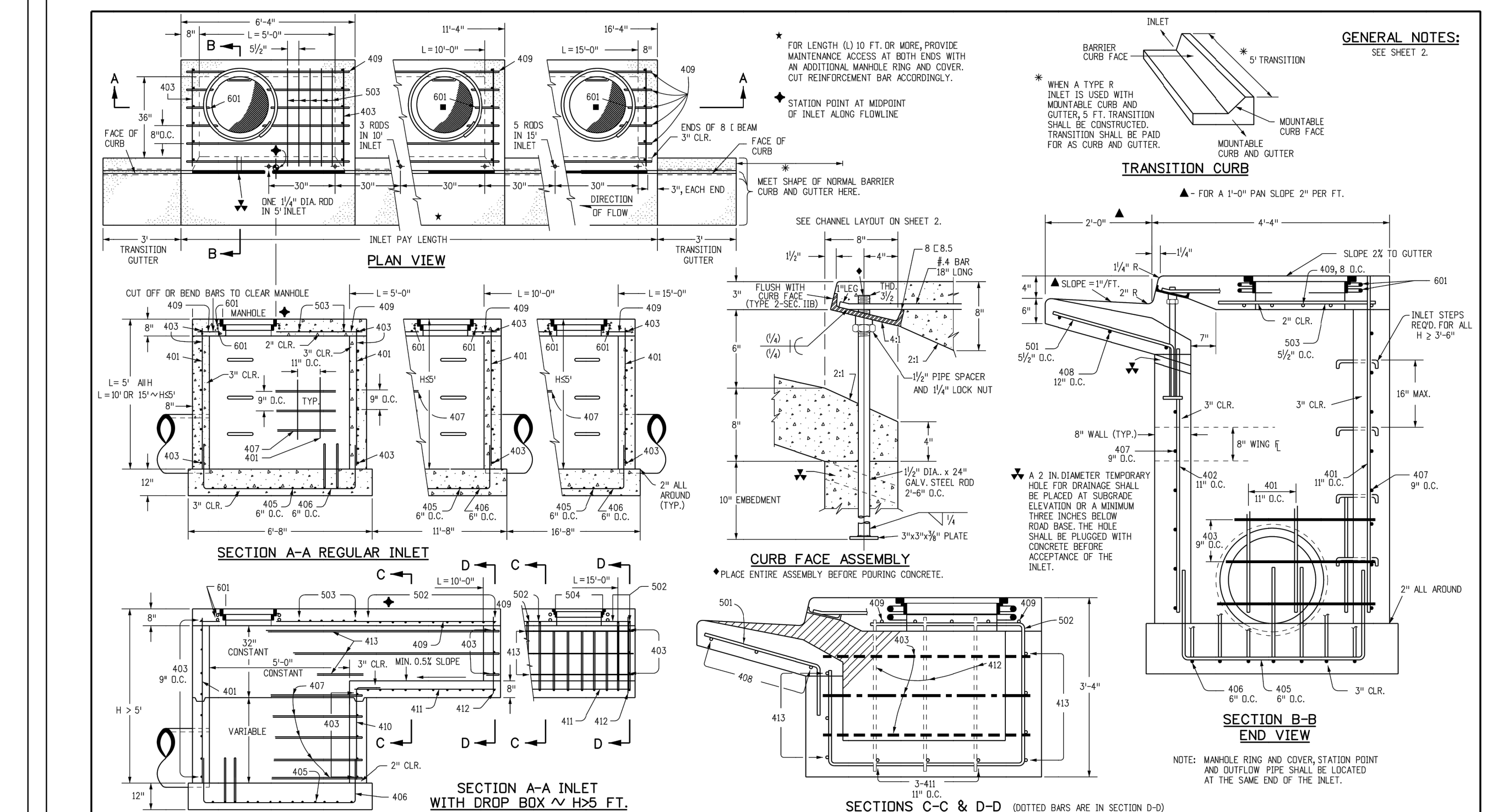
KELLY DEVELOPMENT SERVICES, LLC

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SHEET 10 of 19
PROJECT NUMBER
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Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.
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Last Modification Date: 07/04/12		Initials: LTA		Denver, Colorado 80222		M-604-20
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Scale: Not to Scale				Fax: (303) 757-9820			
Units: English				Project Development Branch		Sheet No. 1 of 2	
				DD/LTA		Issued By: Project Development Branch July 4, 2012	



Commercial Landscape Site Inventory



* Easements & storm pipe offset

3. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.2306 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. MANURE BASED COMPOST IS PROHIBITED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13).
10. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND IRRIGATION ON SLOPES STEEPER THAN 3:1.
11. OVERHEAD IRRIGATION IS NOT PERMITTED IN AREAS LESS THAN 10' IN WIDTH.
12. APPROVED TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PLANS ARE REQUIRED TO BE ON SITE FOR INSPECTIONS.



**PLANNING & LANDSCAPE
ARCHITECTURE**
Jump Design Company
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463
info@jumpdesignco.com

ere Lumber at The meadows
Castle Rock, Colorado
Landscape
Construction Documents

Issue Date	06/08/22
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Revisions

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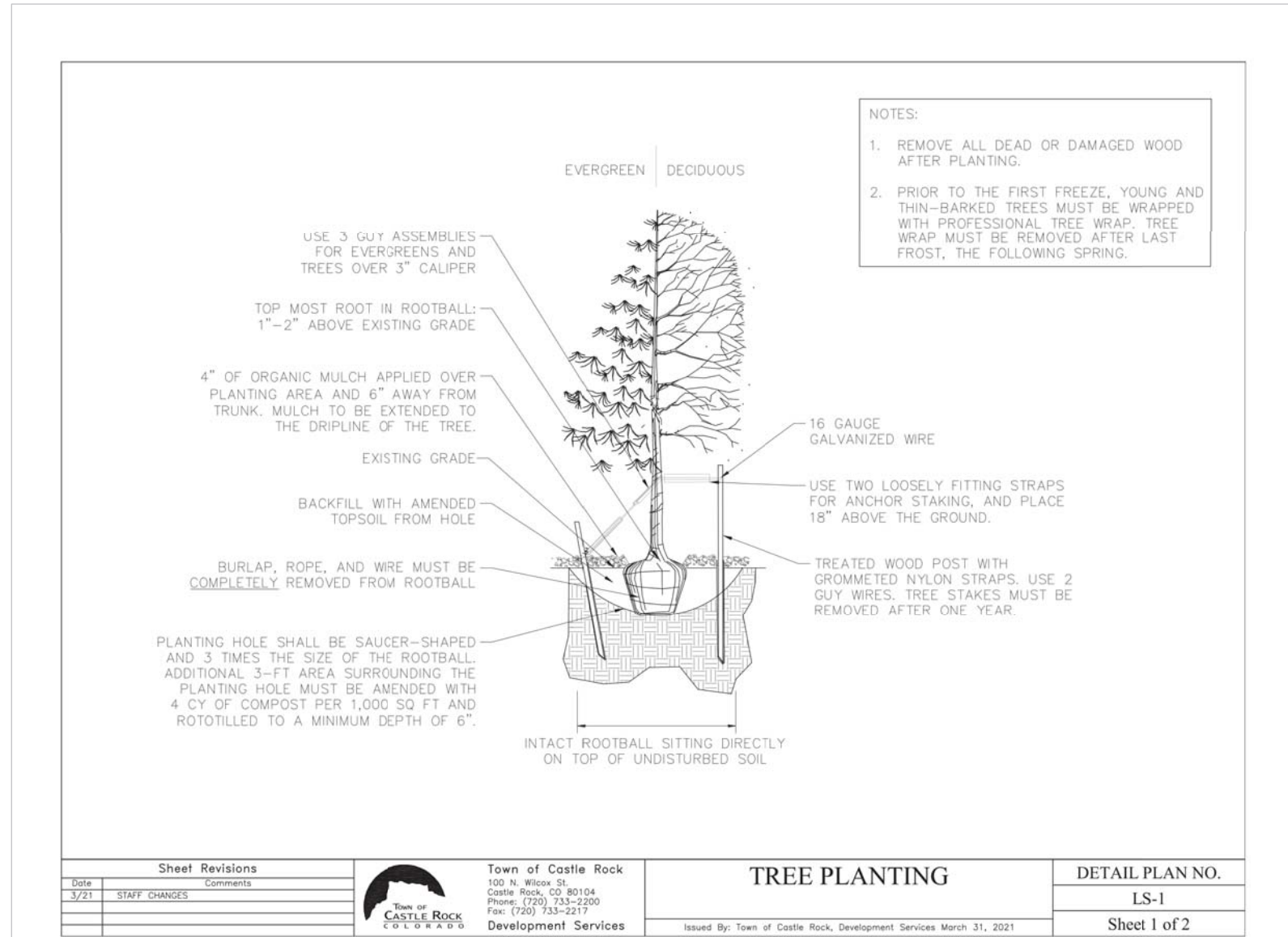
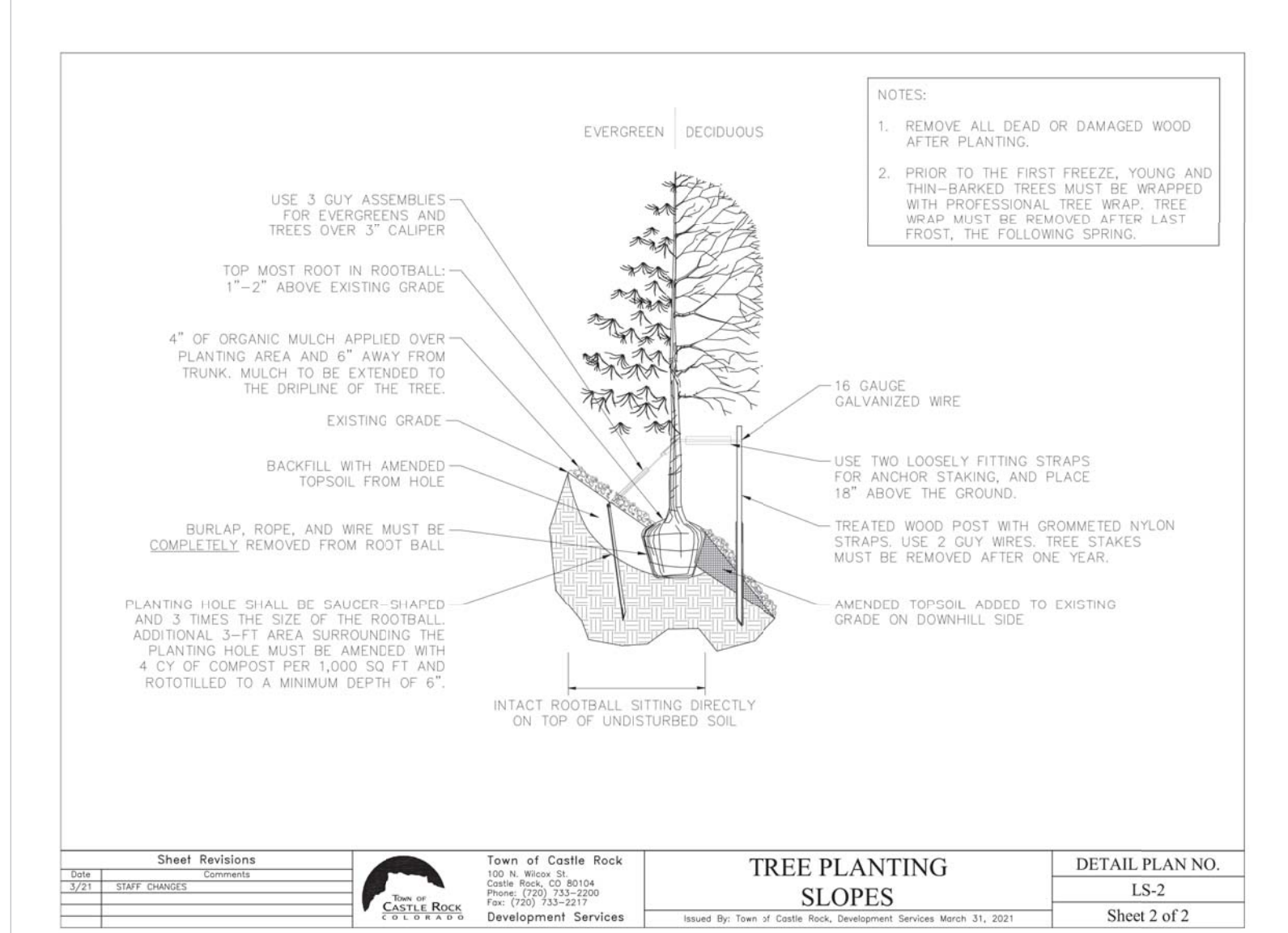
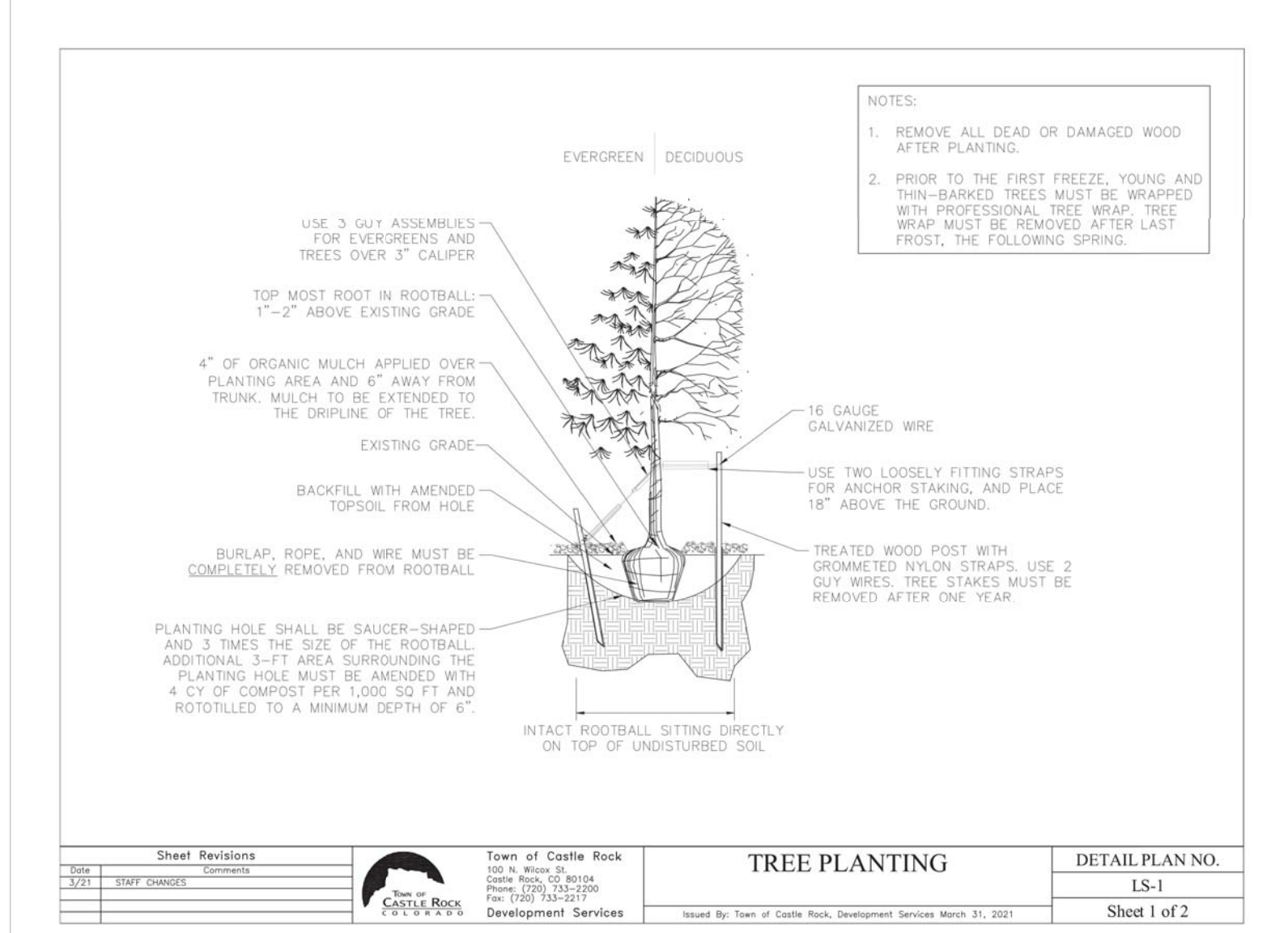
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LANDSCAPE PLAN

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Sheet 1 of 5



NOTES:

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE TOWN OF CASTLE ROCK, STATE AND LOCAL CODES AND REGULATIONS.
2. BASE INFORMATION, SURVEY AND PROPOSED CIVIL ENGINEERING DESIGN FOR PROJECT PROVIDED BY APERIO LAND CONSULTANTS/ENGINEERS. REFER TO THE MOST CURRENT CONSTRUCTION DRAWING SET. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY LOCATORS TO LOCATE ALL BURIED UTILITY LINES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED AND ABOVE-GROUND LINES AND STRUCTURES. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.
4. FIELD-VERIFY THE LOCATION OF ALL PERTINENT EXISTING & ALREADY CONSTRUCTED SITE IMPROVEMENTS PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THE INFORMATION SHOWN ON THESE PLANS.
5. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS.

FINE GRADING / PREPARATION NOTES

6. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.
7. IMPORTED TOPSOIL BY THE CONTRACTOR SHALL CONSIST OF FERTILE SANDY LOAM, TAKEN FROM A WELL-DRAINED SITE, FREE FROM CLAY SUB-SOILS, STONES LARGER THAN 1" IN MAXIMUM DIMENSION, LUMPS, PLANTS, STICKS, WEED STOLONS, SEEDS, SALTS IN EXCESS OF 2 MMHOS/CM. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.5. IT SHALL BE SCREENED TO MEET THE FOLLOWING MECHANICAL ANALYSIS:

%	PASSING	1" SCREEN	1/4" SCREEN	#100 MESH SIEVE
100%	97-100%	40-60%		

SUBMIT AN ANALYSIS FROM A REPUTABLE LABORATORY FOR BOTH EXISTING TOPSOIL AND IMPORT TOPSOIL INDICATING ITS SUITABILITY TO SUPPORT PLANT LIFE.
8. SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS, pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE PER TABLE.
9. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) THAT IS IN CONFORMANCE TO CIVIL GRADING PLANS.
10. FINE GRADE ALL LANDSCAPE AREA SUBGRADES TO +/- .10'. AREAS, SETTLED AND RAKED SMOOTH. DEBRIS, ROCK, CLODS, ETC. THAT WILL NOT PASS THROUGH TYNES OF A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. LANDSCAPE AREAS SHALL BE FIRM WITHOUT DEPRESSIONS PRIOR TO PLANTING. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
11. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW ROOM FOR SPECIFIED MULCH DEPTH.

EDGER

12. STEEL EDGER SHALL BE COL-MET MODEL #1007, 4" HT. X 3/16" THICKNESS MIN. WITH ROLLED TOP FOR SAFETY, AND GREEN OR BLACK POWDER COAT FINISH. INSTALL AS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.
13. EDGER AT R.O.W. TREE RINGS IN THE TREE LAWN SHALL BE 6" DIA. MIN. COL-MET MODEL 14TR4, 14 GA. GREEN OR BLACK POWDER COAT FINISH.

SOURCE (OR APPROVED EQUAL): COLLIER METAL SPECIALTIES, 3333 MILLER PARK SOUTH, GARLAND, TX 75042; (800) 829-8225 sales@colmet.com

PLANTING

14. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2014). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.
15. PLANT SPECIES AND LOCATIONS SHALL FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE THE OWNER'S REPRESENTATIVE. ALL PROPOSED CHANGES TO ROW TREES SHALL BE PRE-APPROVED BY OFFICE OF THE CITY.
16. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.
17. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.
18. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

MULCH & WEED FABRIC

18. PLANTING BEDS SHALL BE MULCHED AS FOLLOWS:

A. PLANTING BED ROCK MULCH SHALL BE 1-1.5" DIA. COLORADO GRAY CRUSHED GRANITE OVER LANDSCAPE FILTER FABRIC 3-4" DEPTH; SHRUBS AND ORNAMENTAL GRASSES SHALL HAVE 3" SHREDDED CEDAR MULCH CIRCLE 1.5 TIMES DIAMETER OF CONTAINER DIAMETER MIN. AT EACH PLANTING PIT.

B. GROUPINGS OF PERENNIALS AND GROUNDS COVERS SHALL RECEIVE SHREDDED RED CEDAR MULCH OVER THE ENTIRE GROUP OF LIKE PLANTS.

C. NATURAL SHREDDED RED CEDAR MULCH SHALL BE 4" DEPTH.

D. ALL TREES IN SEED, SOD OR BED AREAS SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER. OMIT WEED BARRIER AT R.O.W. TREE RINGS.

E. ROCK & WOOD MULCH SAMPLES SHALL BE DELIVERED TO SITE AND SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
19. WEED BARRIER FABRIC SHALL BE DEWITT PRO-5 OR APPROVED EQUAL INTALLED IN ALL ROCK PLANTING BEDS. DO NOT INSTALL OVER ROOTBALLS & CONTAINERS, OR IN AREAS OR GROUND COVERS AND PERENNIALS

IRRIGATION

20. IRRIGATION SHALL BE UNDERGROUND/AUTOMATIC WITH RAIN SENSOR. ALL PLANTING BED AREAS SHALL BE DRIP-IRRIGATED.

LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
3. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
4. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
5. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.

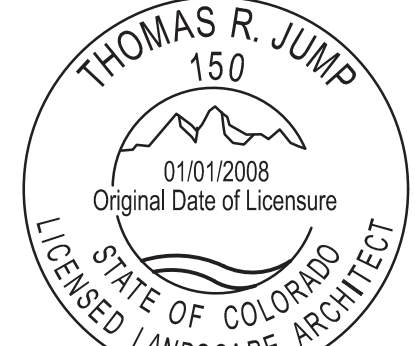
DEVELOPMENT SERVICES
APPROVED
by Dena Paulin
on 08/01/2022
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Owner/Developer:
CASTLE ROCK DEVELOPMENT CO.

3033 East 80th Ave. #410
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303-394-5500
bstokes@crdvcoco.com

Landscape Architect:

JDC
PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 S. Clarkson Street
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info@jumpdesignco.com

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Moore Lumber at The meadows
Castle Rock, Colorado
Landscape Construction Documents

Issue Date 06/08/22

Revisions

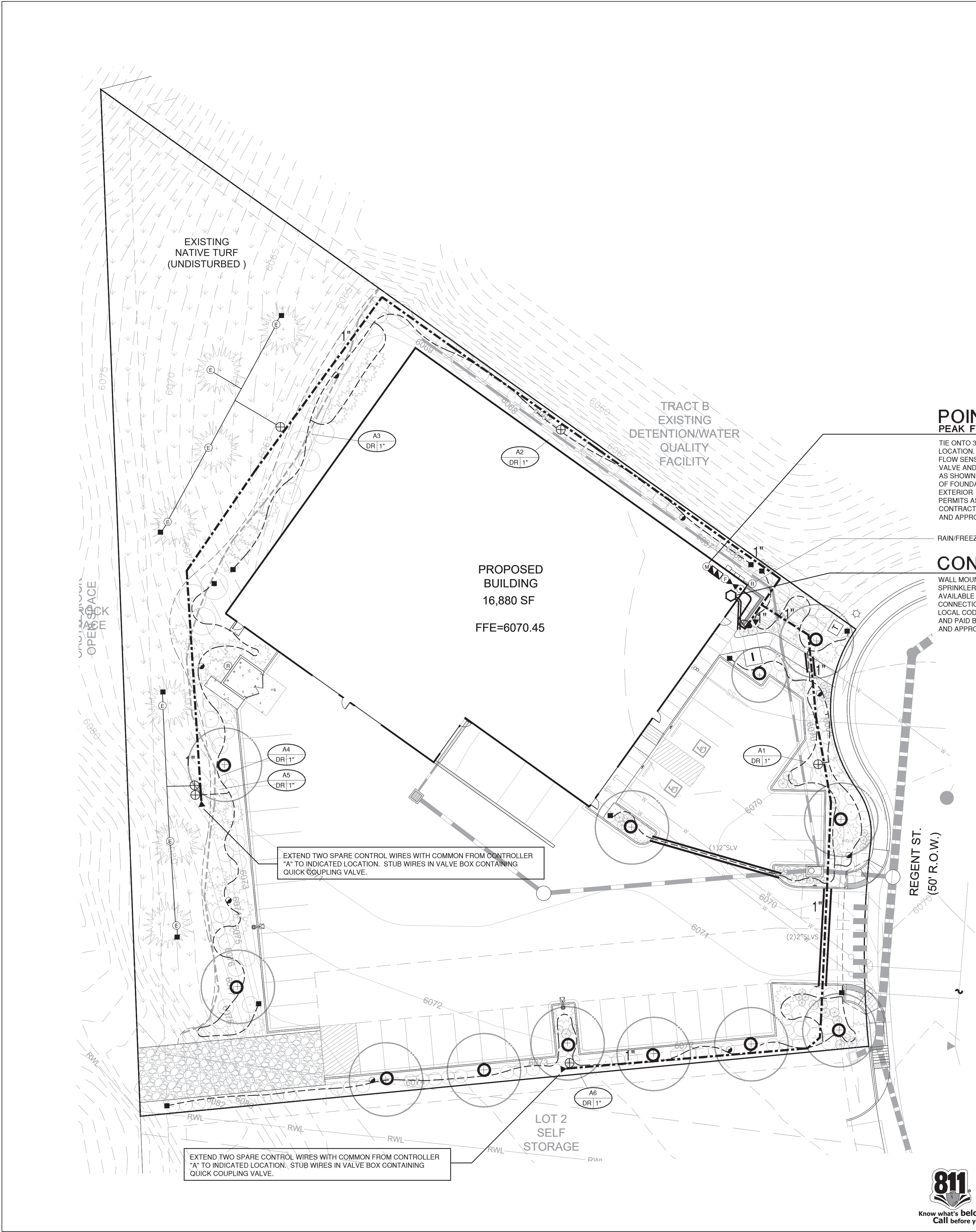
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Checked by:

Sheet Title
LANDSCAPE DETAILS

Sheet No.
L1.1
Sheet 1 of 5



Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
⊙	GRISWOLD CONTROLS	75DW-PRV - 3/4" DIA.	MASTER VALVE	9	
⊕	BADGER METER	IR-250B - 3/4" DIA.	FLOW SENSOR	9	
⊙	RAIN BIRD	ESP-ME3 W/ LNKWIF2 MODULE	ELECTRIC CONTROLLER	11	
⊙	RAIN BIRD	XBD-90	MULTI-PORT EMITTER	4	
⊕	RAIN BIRD	XCZ-100-PRB-LC	DRIP VALVE ASSEMBLY	1	
⊕	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	8	
⊕	RAIN BIRD	LINE SIZE	DRIP LINE BLOW-OUT STUB	6	
⊕	LASCO	SLO-CLOSE - 1" DIA.	SLO-CLOSE BALL VALVE	7	
⊕	WATTS	009 - 3/4" DIA.	BACKFLOW PREVENTER	9	
⊕	RAIN BIRD	1812-SAM	INTERMEDIATE DRIP OPERATIONAL INDICATOR	5	
⊕	NETAFIM	TLCV-09-18	IN-LINE DRIP TREE RING	3	
⊕	CENTENNIAL PLASTICS	CLASS 200 SOLVENT WELD 3/4" I.D.	PVC SLEEVING	2 & 3	
⊕		CLASS 200 SOLVENT WELD	PVC MAINLINE	10	
⊕		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	10	
⊕	RAIN BIRD	WR2-RFC	RAIN/FREEZE SENSOR	12	
⊕		3/4" - BY OTHERS	IRRIGATION WATER METER		
⊕		3/4" DIA.	BRASS BALL VALVE ISOLATION VALVE		
CONTROLLER & STATION NO.					
CONTROL VALVE SIZE					

Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY JUMP DESIGN CO.
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 119 PSI (PER CASTLE ROCK WATER).
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE PLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED PRESSURE
3/4" - 1" PIPING	64 PSI
1-1/2" - 2" PIPING	
1-25 CONTROL WIRES	
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES. TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
- ALL IRRIGATION WIRE SHALL BE #14 AWG UFPL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE). WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK, MASTER VALVE - BLUE. WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBRY-6 SPLICE KITS.
- ALL VALVE BOXES SHALL BE MANUFACTURED BY CARSON INDUSTRIES. MODELS SHALL BE AS FOLLOWS:
#910-10: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES.
#1220-12: DRIP VALVES ASSEMBLIES, FLOW SENSOR, MASTER VALVE BOXES AND LIDS SHALL BE GREEN.
- CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.
- ALL IRRIGATION EQUIPMENT AND MATERIALS SHALL BE INSTALLED WITHIN PROPERTY LINES.

Owner/Developer:
CASTLE ROCK
DEVELOPMENT CO.

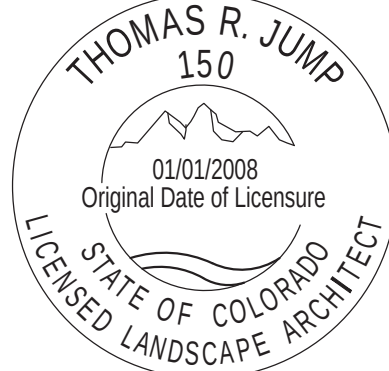
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Moore Lumber at The meadows
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Landscape
Construction Documents

Issue Date 06/08/22

Revisions

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Sheet Title

IRRIGATION PLAN

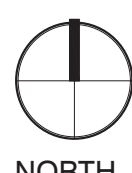
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Sheet 1 of 5



Scale 1" = 20'



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on 08/01/2022

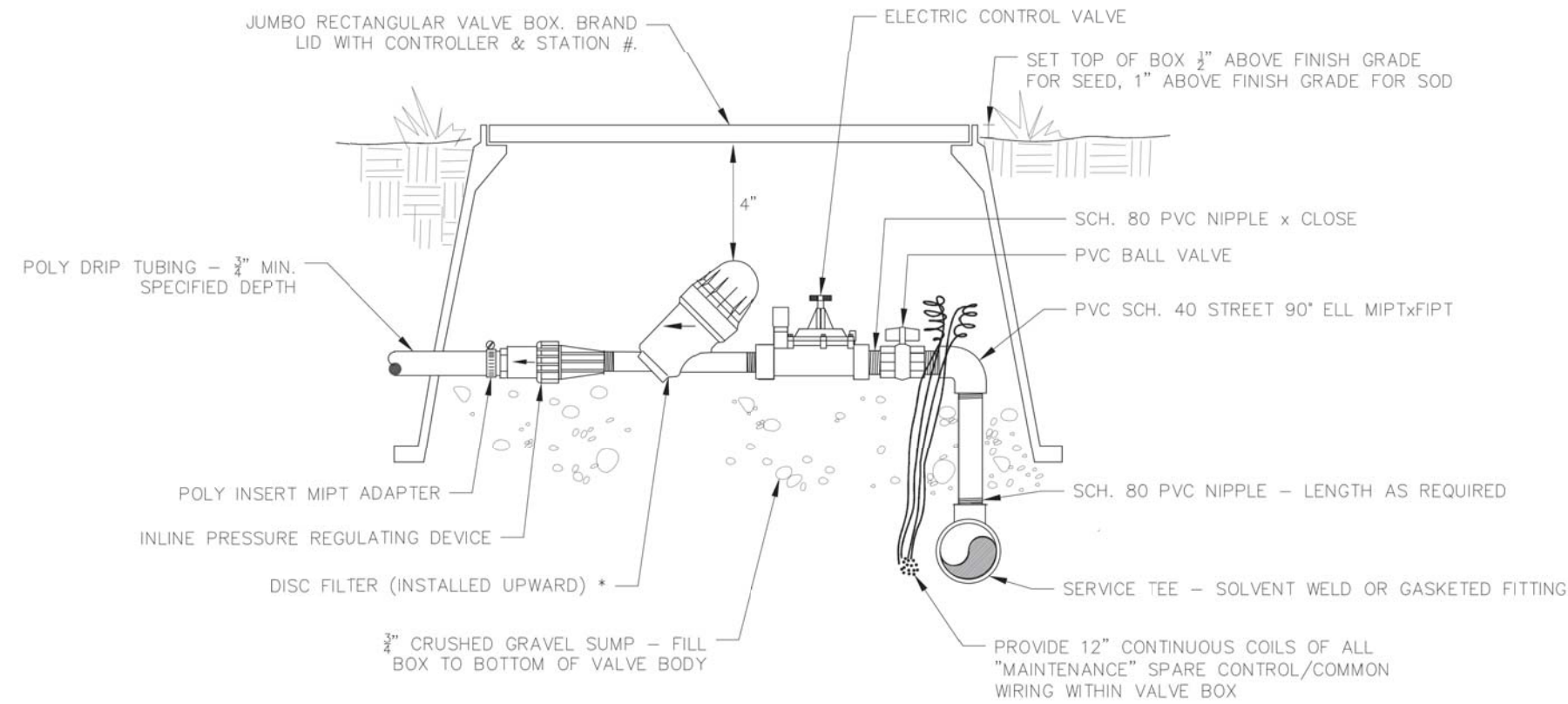
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CD22-0019
Irrigation Plan Prepared by:
David Zickerman TOCR #15-1032

ALL EMITTERS TO BE RAIN BIRD XBCV SERIES EQUIPPED WITH INTERNAL CHECK VALVE.

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH



- NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
 2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
 3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

Date	Sheet Revisions
3/21	STAFF CHANGES



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Fax: (720) 733-2217

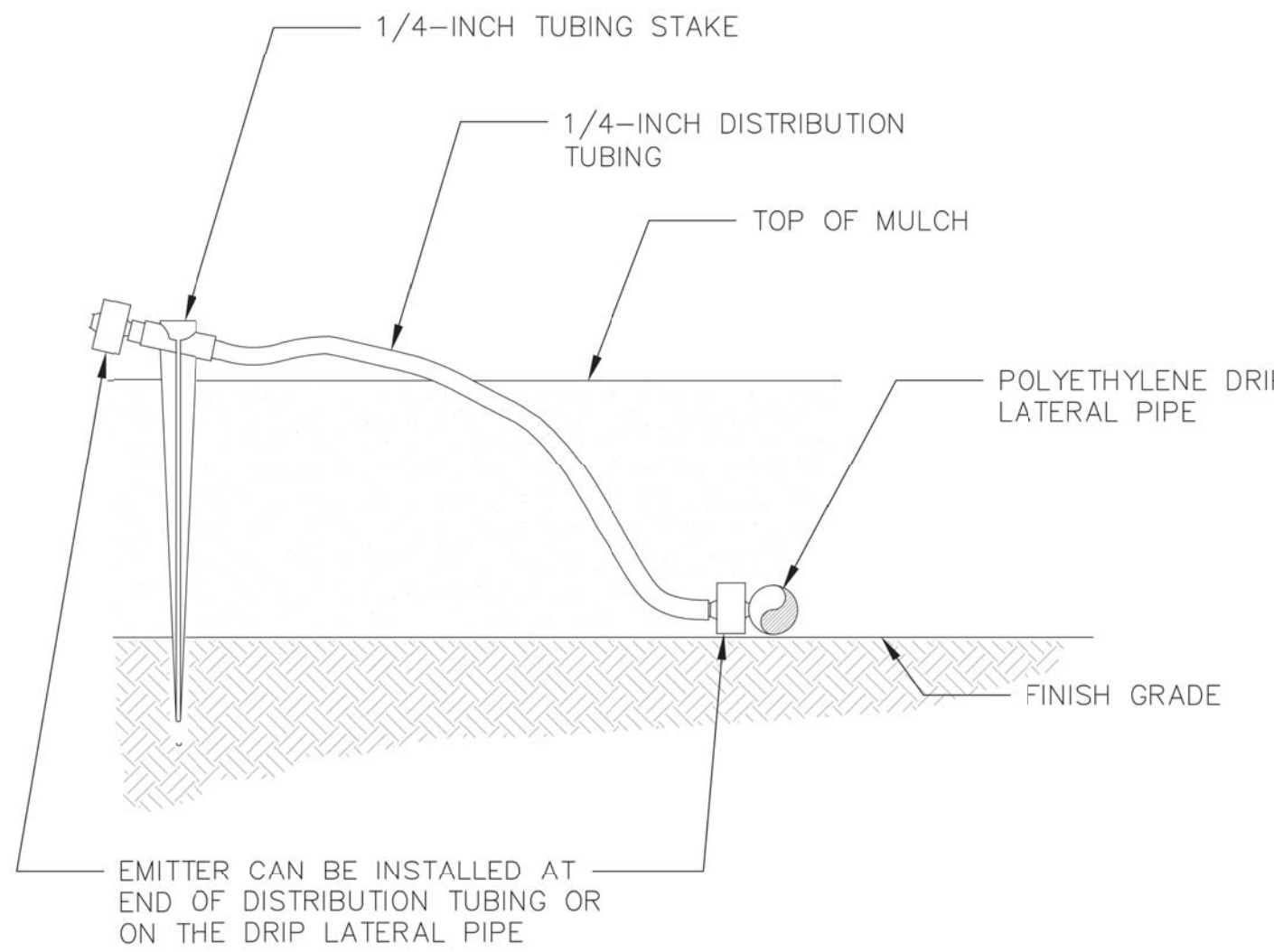
DRIP / SUB-SURFACE VALVE ASSEMBLY

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.

IR-18

Sheet 1 of 1



Date	Sheet Revisions
3/21	STAFF CHANGES



Town of Castle Rock
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DRIP EMITTER ON STAKE

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.

IR-25

Sheet 1 of 1

Town Irrigation Notes

1. THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
2. IRRIGATION AMOUNTS ARE TO BE ADJUSTED SEASONALLY.
3. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
4. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPT. WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
5. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-6017 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE IRRIGATION SYSTEM INSTALLATION.
6. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
7. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNED/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
8. OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FT. WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
9. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION MUST FOLLOW THREE DAY FIXED SCHEDULE FROM 12 A.M. TO 8 A.M.
10. IRRIGATION EXEMPTION MUST BE OBTAINED FROM CASTLE ROCK WATER DEPT. IF IRRIGATING NATIVE SEED OR SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED FOR THE MONTH OF JULY.
11. IRRIGATION SYSTEM SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
12. A COPY OF THE STAMPED AND TOWN-APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

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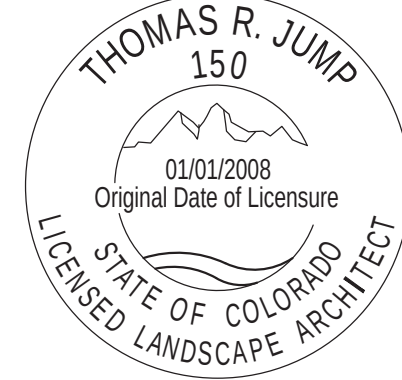
Landscape Architect:



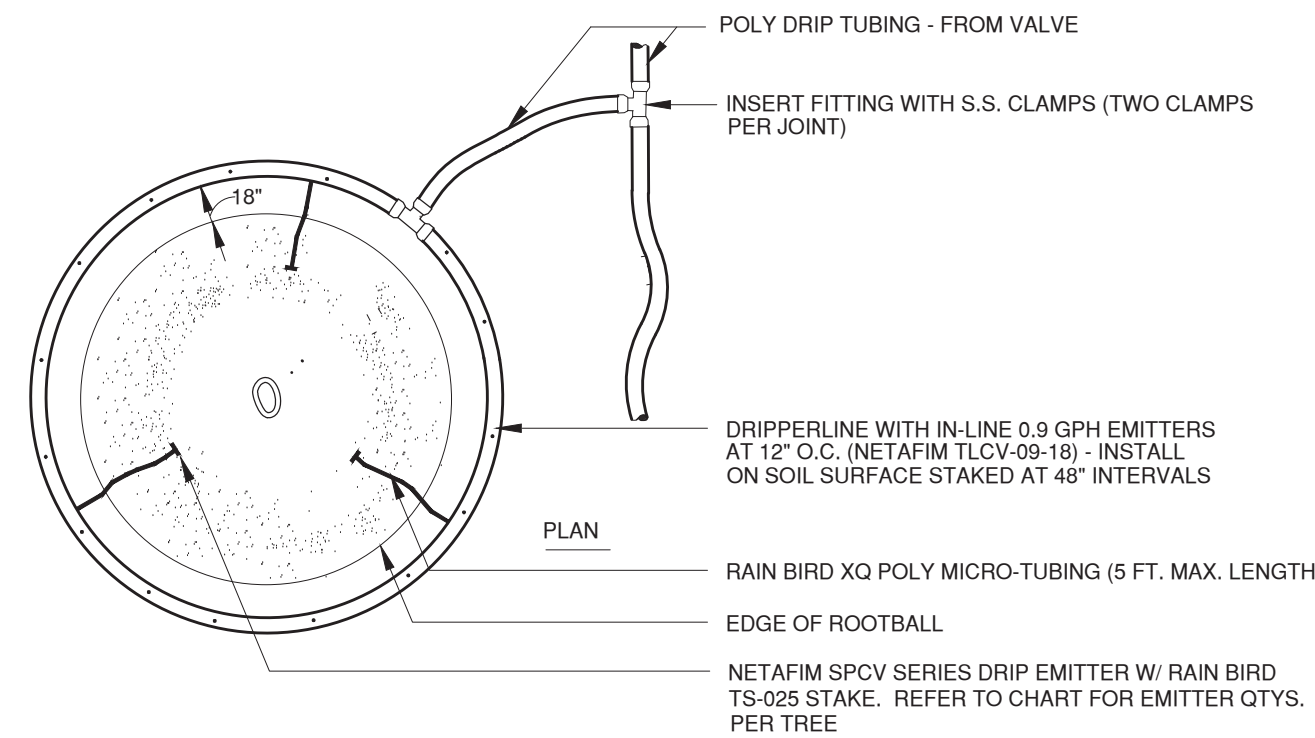
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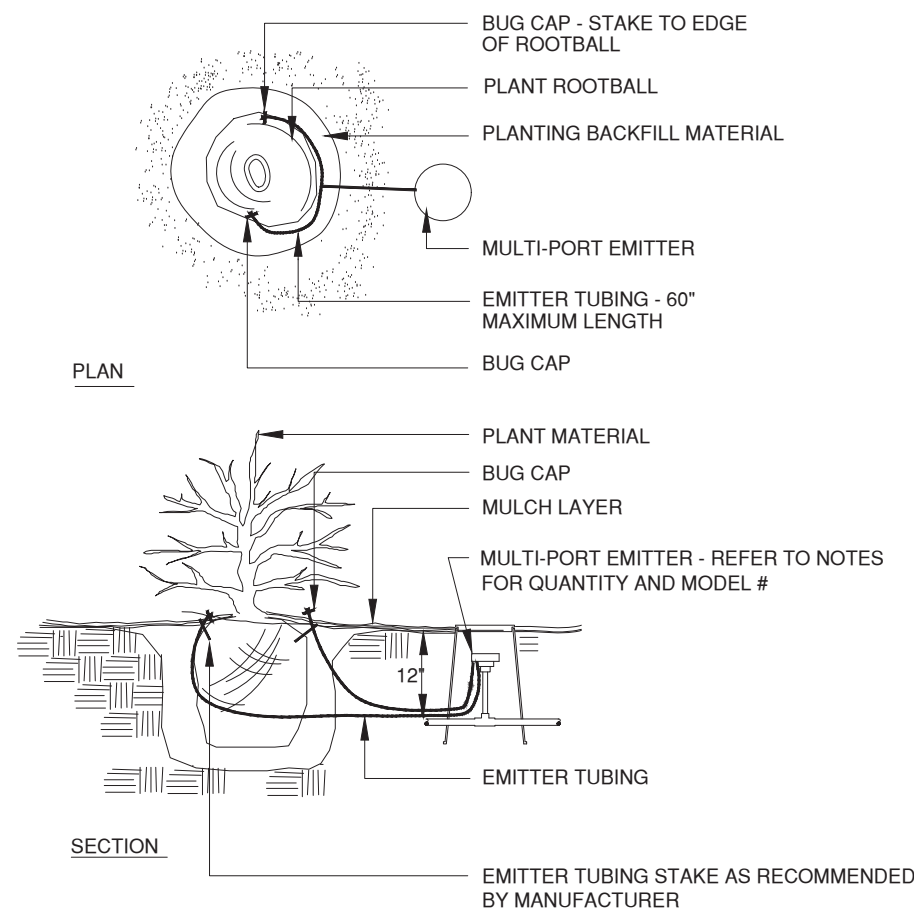
Moore Lumber at The meadows
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Landscape
Construction Documents



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 1/2\" CALIPER TREE	1.0 GPH	THREE EACH
2\" CALIPER TREE	1.0 GPH	FOUR EACH
2 1/2\" CALIPER TREE	1.0 GPH	SIX EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH

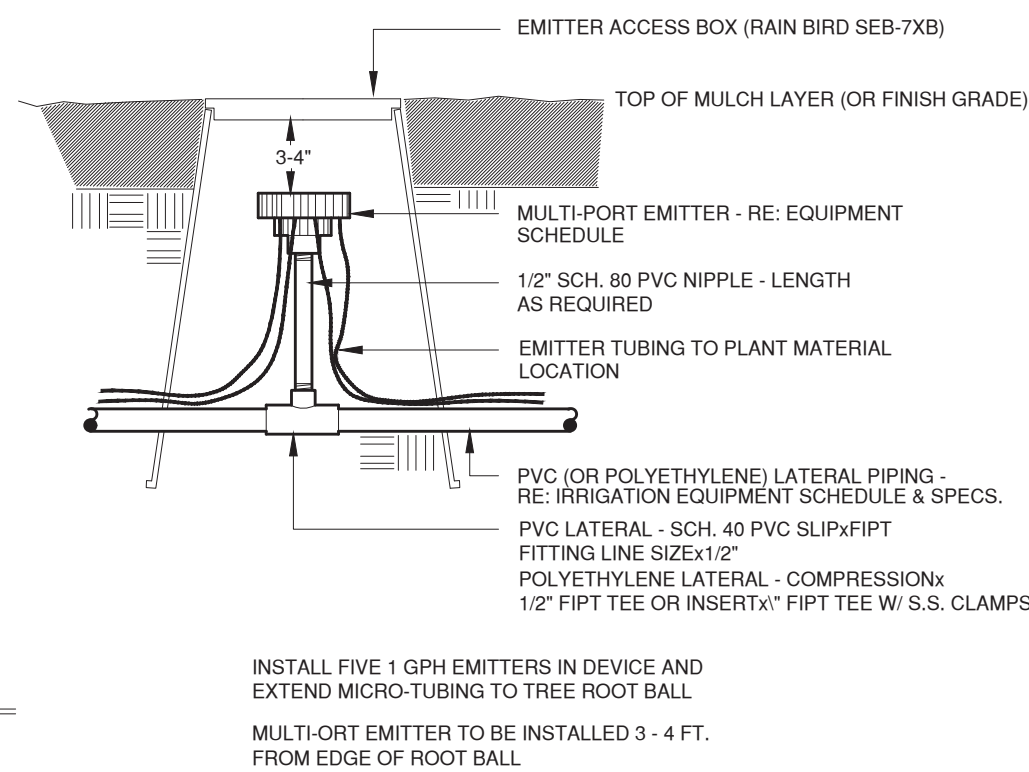
ALL POINT SOURCE EMITTERS TO BE RAIN BIRD XBCV SERIES EQUIPPED WITH INTERNAL CHECK VALVE.

TREE RING DRIP ASSEMBLY SHRUB BED LOCATIONS

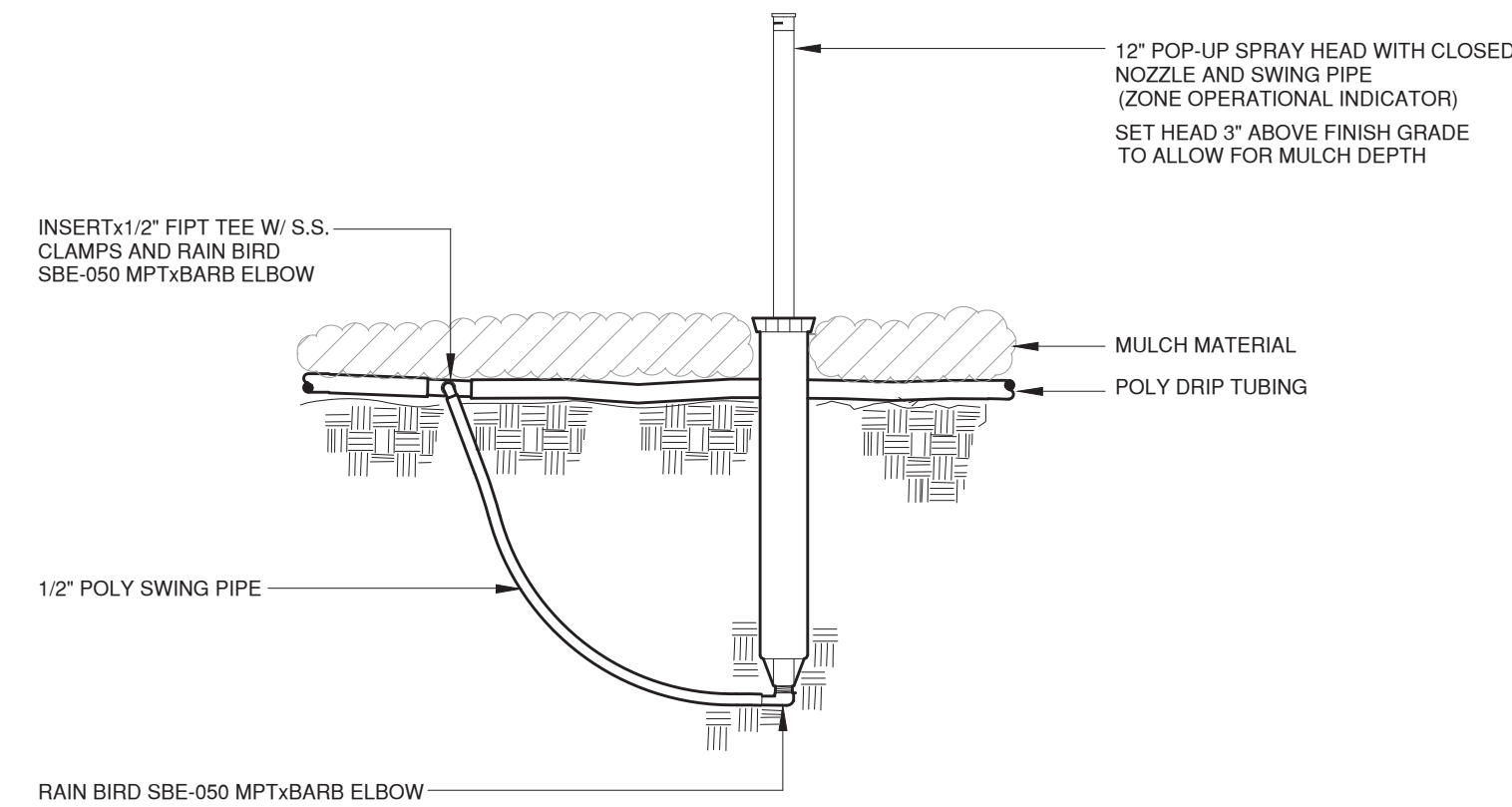


NOTE:
INSTALL BUG CAPS ON OPPOSITE SIDES OF ROOTBALL. BUG CAPS ARE TO BE INSTALLED TO CLEAR FINISH GRADE BY A MINIMUM OF 1\"/>

MULTI-PORT EMITTER TREES IN NATIVE GRASS AREAS



INSTALL FIVE 1 GPH EMITTERS IN DEVICE AND EXTEND MICRO-TUBING TO TREE ROOT BALL. MULTI-PORT EMITTER TO BE INSTALLED 3 - 4 FT. FROM EDGE OF ROOT BALL.



INTERMEDIATE DRIP LINE OPERATIONAL INDICATOR



DEVELOPMENT SERVICES
APPROVED

by Dena Paulin
on 08/01/2022

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Sheet 1 of 5

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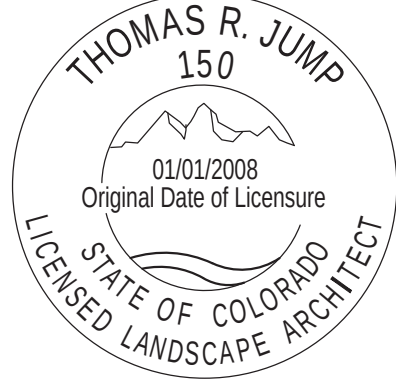
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Landscape Architect:



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Moore Lumber at The meadows
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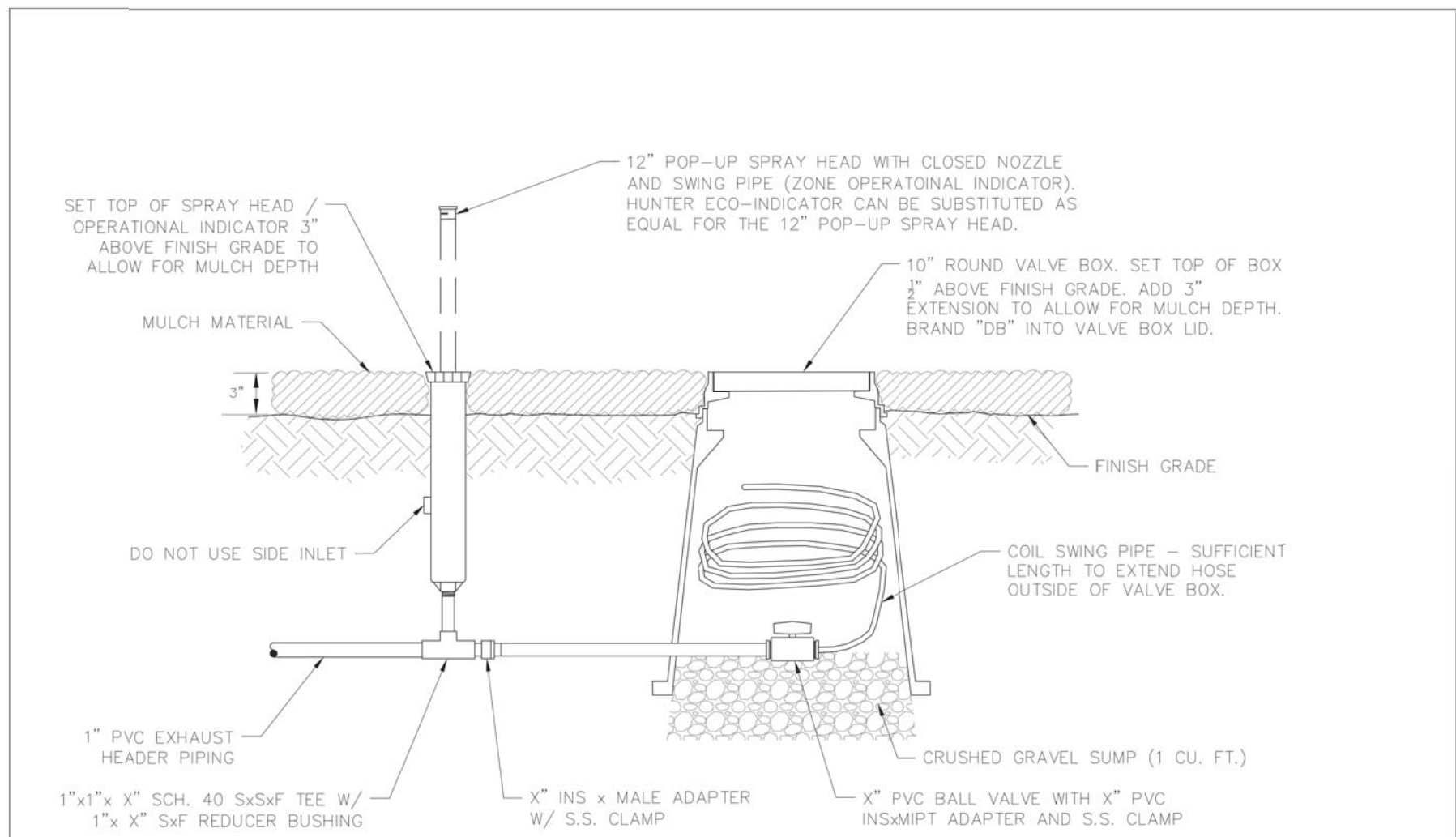
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IRRIGATION
DETAILS

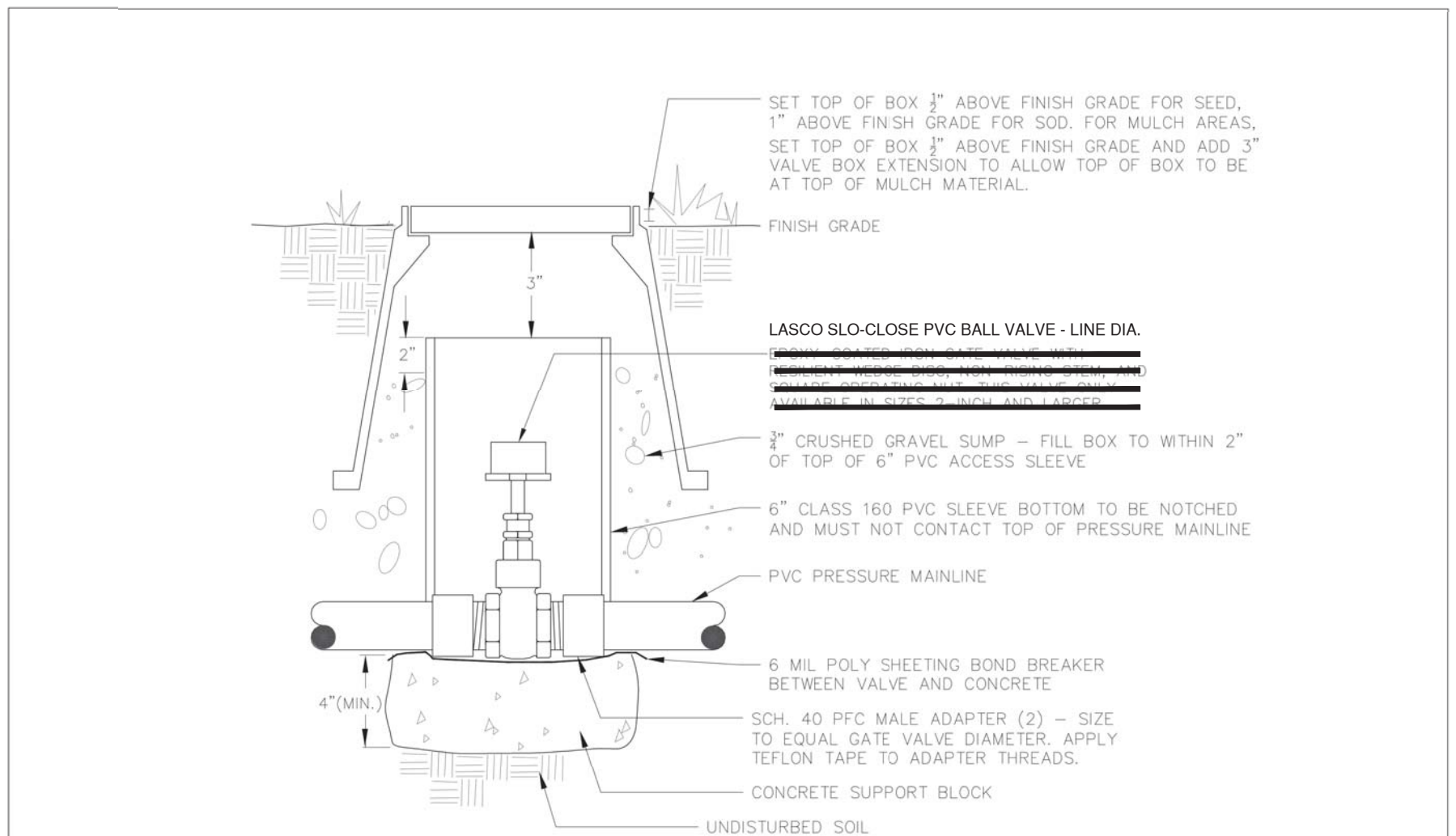
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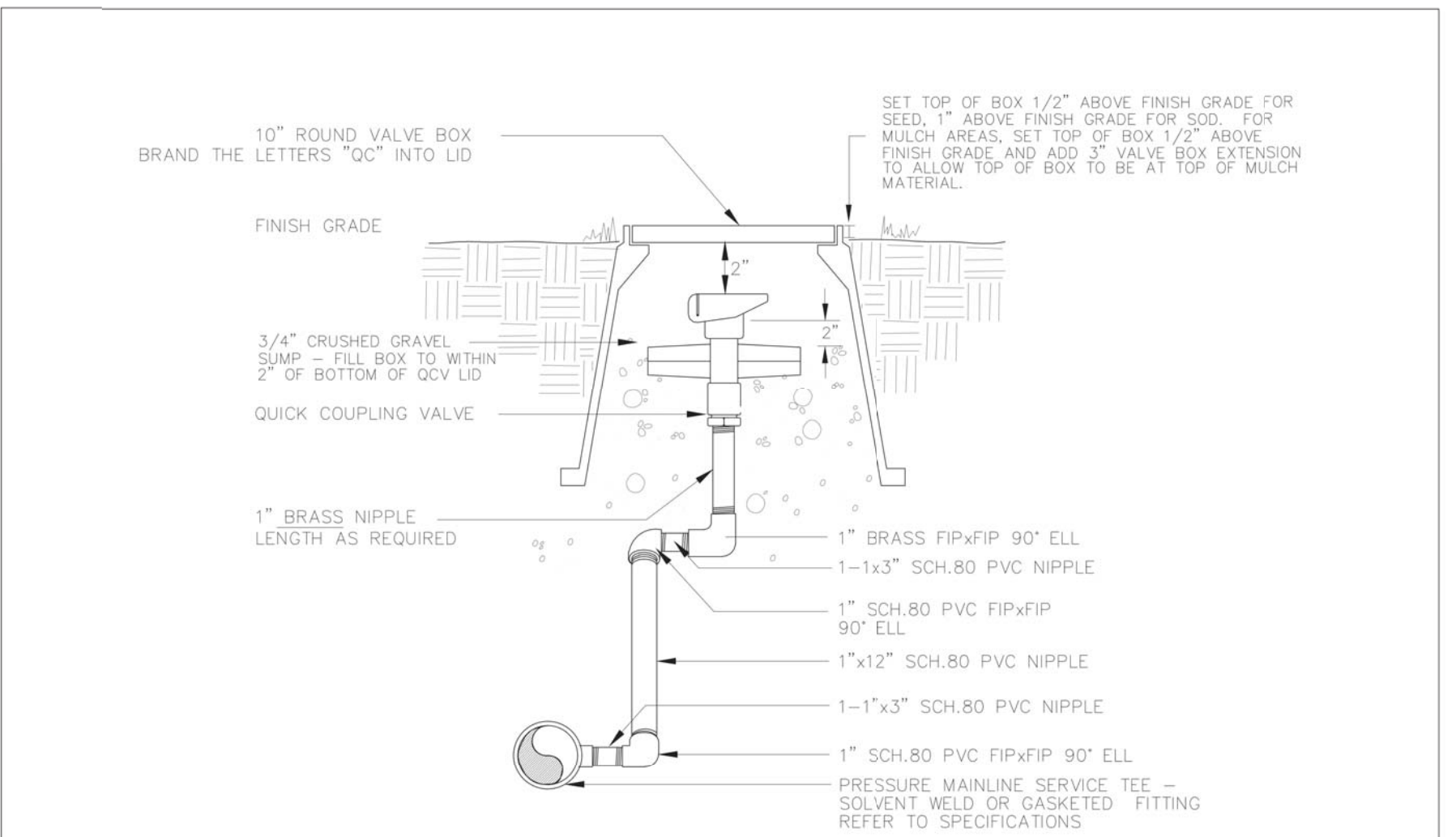
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Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRINKERLINE FLUSH-OUT & OPERATIONAL INDICATOR Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO. IR-32 Sheet 1 of 1
Date	Comments			
3/21	STAFF CHANGES			



Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	GATE VALVE Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO. IR-7 Sheet 1 of 1
Date	Comments			
3/21	STAFF CHANGES			



Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	QUICK COUPLING VALVE Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO. IR-6 Sheet 1 of 1
Date	Comments			

DRIP BLOW-OUT STUB

6

ISOLATION VALVE

7

QUICK COUPLING VALVE

8

- (A) 3/4" COPPER TUBING FROM CONNECTION TO WATER SERVICE

(B) 3/4" FEBCO 860 BACKFLOW PREVENTER

(C) 3/4" BRASS UNION (FxF) W/ 3/4"x2" BRASS NIPPLE

(D) 3/4"x8" BRASS NIPPLE

(E) 3/4" BADGER IR-250B FLOW SENSOR. EXTEND WIRING TO CONTROLLER

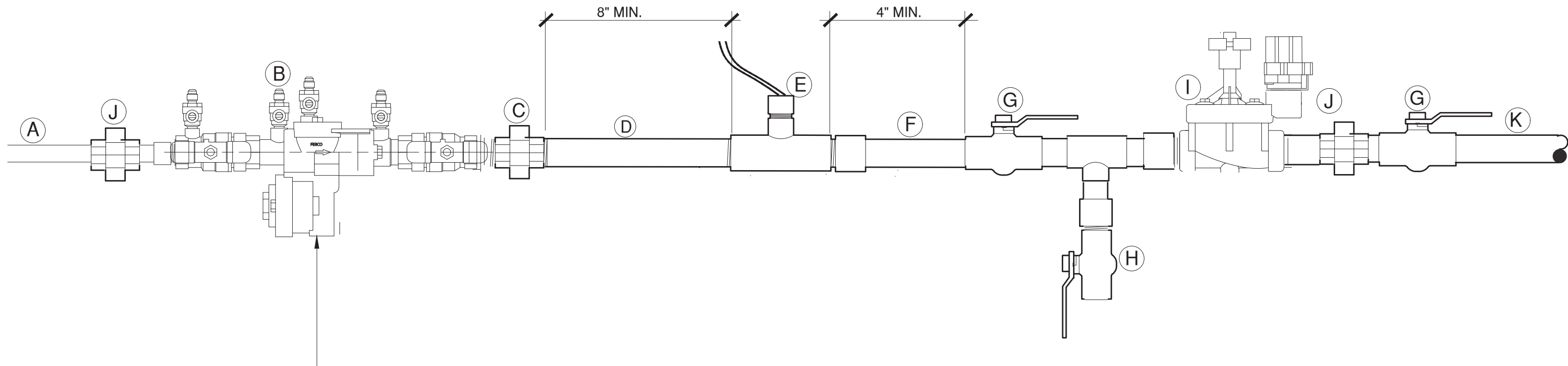
(F) 3/4" K COPPER PIPING WITH 3/4" CxM ADAPTER

(G) 3/4" BRASS BALL VALVE (SWxSW)

(H) 3/4" BRASS BALL VALVE (FxF) - DRAIN AND AIR COMPRESSOR CONNECTION
- (I) 3/4" GRISWOLD CONTROLS 75DW-PRV MASTER VALVE WITH PRESSURE REGULATION. EXTEND WIRING TO CONTROLLER.

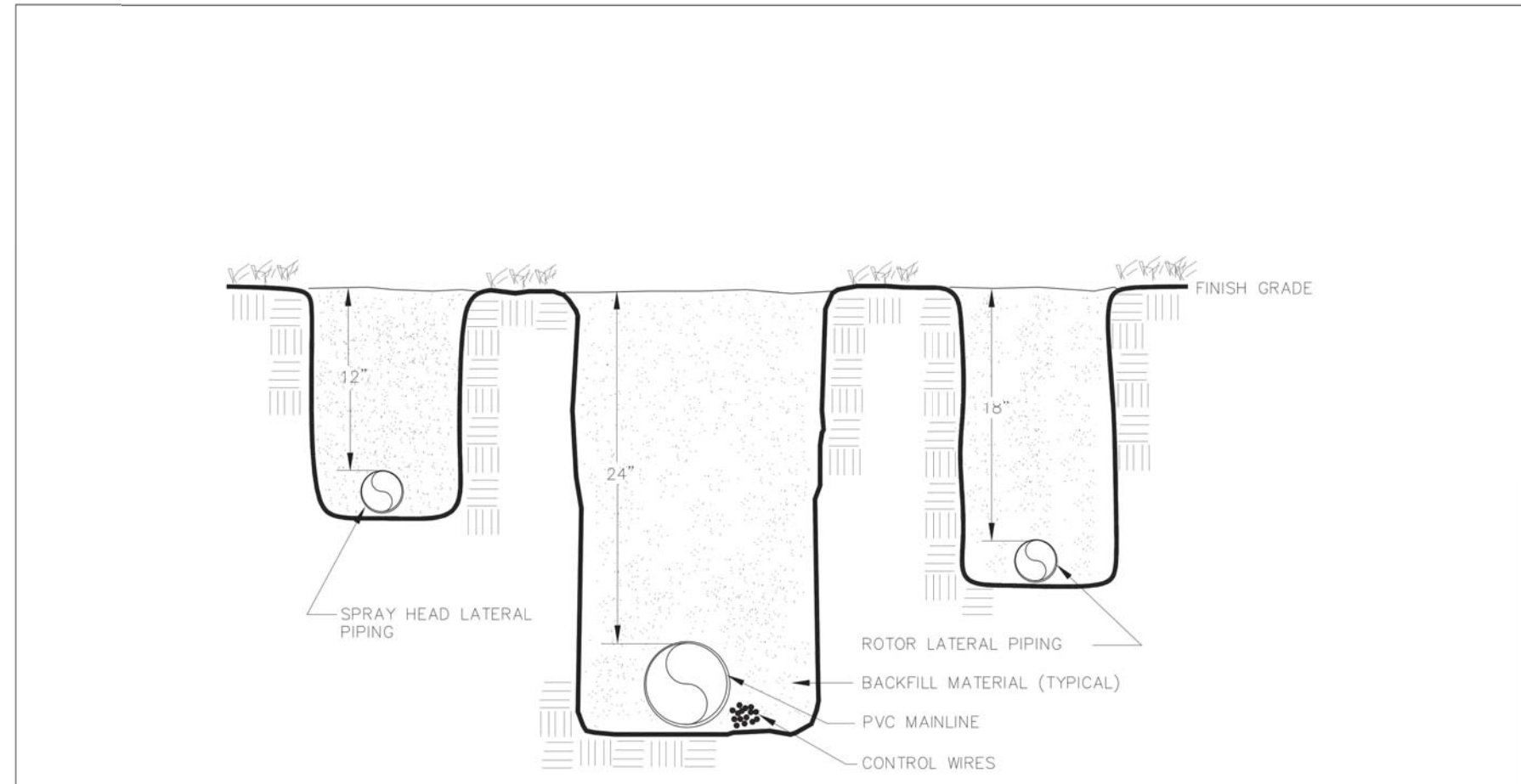
(J) 3/4" BRASS UNION (SWxSW)

(K) 3/4" K COPPER TO EXTERIOR LANDSCAPE AREA.
- SECURE ASSEMBLY TO WALL VIA UNI-STRUT FRAME AND CLIPS



POINT OF CONNECTION - INTERIOR

9

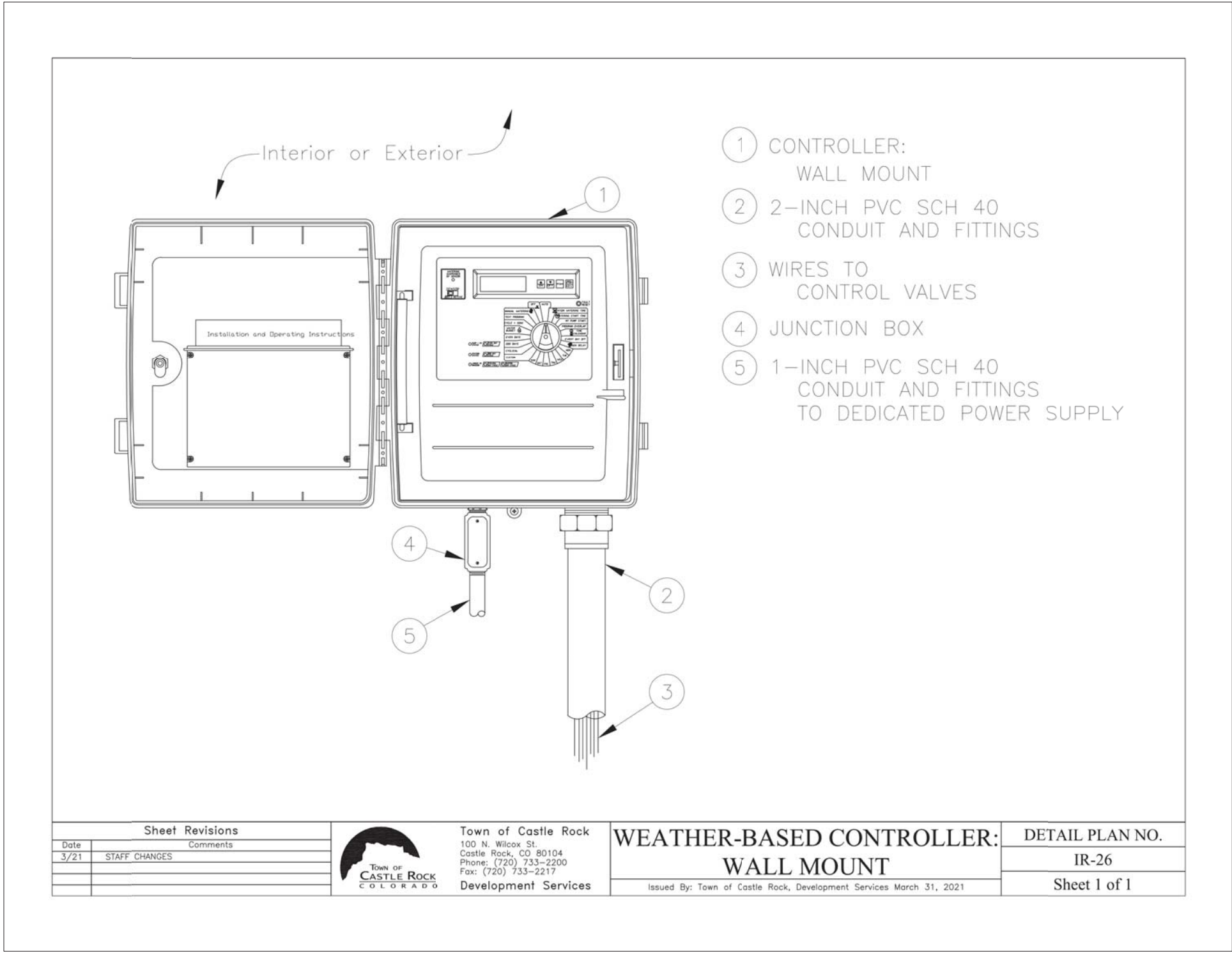


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Date	Comments			

TRENCHES

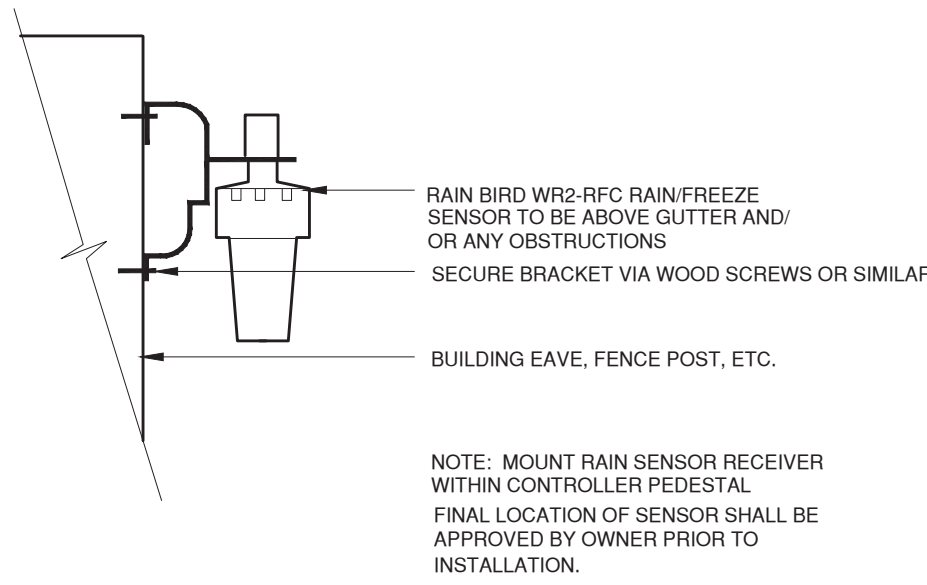
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CD22-0019



CONTROLLER

11



RAIN/FREEZE SENSOR

12

Owner/Developer:
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DEVELOPMENT CO.

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THOMAS R. JUMP
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01/01/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

Moore Lumber at The meadows
Castle Rock, Colorado

**Landscape
Construction Documents**

Issue Date 06/08/22

Revisions

Job #:

Drawn by:

Checked by:

**TOWN OF
CASTLE ROCK
COLORADO**

**DEVELOPMENT SERVICES
APPROVED**
by Dena Paulin
on 08/01/2022

Approved CD22-0019 Construction
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Sheet Title
**IRRIGATION
DETAILS**

Sheet No.
11.3

Sheet 1 of 5

ANNUAL WATER USE CALCULATIONS

Moore Lumber Seasonal Water Use and Peak Flow Projections 4/8/22					
Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow-(GPM)
Irrigated Turf Grass					
		April	0.00	0	
		May	2.07	0	
		June	3.11	0	
	0.000	July	4.00	0	0.0
		August	3.40	0	
		Sept	2.22	0	
		Octobe	0.00	0	
annual sub-total					
		14.80 /yr		0 /yr	
				0.00 acrefeet	
Irrigated Shrub Beds					
		April	0.00	0	
		May	1.36	13,552	
		June	2.13	21,225	
	0.367	July	2.72	27,105	5.4
		August	2.37	23,617	
		Sept.	1.42	14,150	
		Octobe	0.00	0	
annual sub-total					
		10.00 /yr		99,649 /yr	
				0.31 acrefeet	
Irrigated Native Grass					
		April	0.00	0	
		May	0.50	0	
		June	0.76	0	
	0.000	July	1.00	0	0.0
		August	0.86	0	
		Sept.	0.55	0	
		Octobe	0.00	0	
annual sub-total					
		3.67 /yr		0 /yr	
				0.00 acrefeet	
Totals					
	0.37 irrigated acres			99,649 gals/yr	
				0.31 acrefeet/yr	
				5 GPM - peak flow required	

HYDRAULIC CALCULATIONS



Irrigation System Hydraulic Worksheet

Project Name: Moore Limber

Project Location: Castle Rock Coffee

Date: April 8, 2022

Prepared by: David Zickerman

Controller "A" - zone A5

Current TOCR Registration # 15-1032

Tap Size 0.75 "

Static Water Pressure: 119 psi

Source of Pressure Town of Castle Rock Utilities

Hydraulic Grade At Zone:

Company Avocet Irrigation Design

Ft. of Copper

Pipe Size (")

K Copper

Friction Loss (from chart)

Flow-GPM

Loss/Gain

Service Line (tap to meter): 240 LF

Water Meter: 0.75

Service Line (meter to backflow): 30 LF

Backflow: Febco 860

Master Valve: Grisold DW-075

Pressure Required at Head: Drip Emitters

Lateral Allowance:

Control Valve Allowance:

Mainline Allowances:

Length of Mainline

Pipe Material 420 LF CL200BE

Size 1 "@

Gals. 4

GPM 0.24 /100 FT

1.01

Elevation:

Tap elevation 6,070

High/Low: 6,078

3.46

Green shading indicates required information you must provide

Total System requirements (PSI) 64.00

Available System Pressure (PSI) 119.00

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # 1 is 15,989 sq. ft.

IRRIGATION SCHEDULE



IRRIGATION CHART

Registered Professional David Zickerman
Company Name __Avocet Irrigation Design
Phone 303-986-2175
Email avocet@wispertel.net

Registration # 15-1032
Address 7114 W. Jefferson Ave., Suite 201, Lakewood, CO
Clock Make: Hunter I-CORE

r Circle
r Diamond
r Square

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Very Low <5" Low 5-10" Medium 10-15" High >15"	(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Nozzle/Emitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 8"/month or 1.5"/week)	(Minutes/ Month)	(Minutes Every Third Day)	(Gallons per month)
Ex: 1	High	Blue Grass	RB 1806 SAM PRS	15'	1.83	15	6	197	20	2951
Ex: 2	Low	Buffalo Grass	Hunter I-20	3	1.83	15	1	33	3	492
A1	Low	Shrubs/Trees	Drip	1.0 GPH	1	3	2	120	12	360
A2	Low	Shrubs/Trees	Drip	1.0 GPH	1	3	2	120	12	360
A3	Low	Trees	Drip	1.0 GPH	1	2	2	120	12	240
A4	Low	Trees	Drip	1.0 GPH	1	1	2	120	12	120
A5	Low	Shrubs/Trees	Drip	1.0 GPH	1	2	2	120	12	240
A6	Low	Shrubs/Trees	Drip	1.0 GPH	1	2	2	120	12	240
Totals								720	72	1560
Total								Min/Month	Min/cycle	Gallons/Month

Owner/Developer:
CASTLE ROCK
DEVELOPMENT CO.

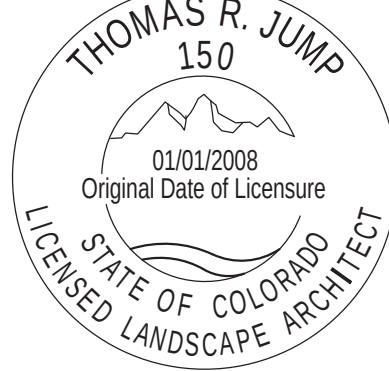
3033 East First Ave. #410
Denver, CO 80206
303-394-5500
bstokes@crdvcoo.com

Landscape Architect:



PLANNING & LANDSCAPE
ARCHITECTURE
Jump Design Company
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463
info@jumpdesignco.com

Stamp / Registration:



Moore Lumber at The meadows
Castle Rock, Colorado
Landscape
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IRRIGATION
DETAILS

Sheet No.

11.4

Sheet 1 of 5



CLWUR (Composite landscape water use rating) Chart

Project Name: MOORE LUMBER AT THE MEADOWS

Site Development Plan (SDP) Number:

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,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	Trees & Shrubs	1"	Low	100.00%	15989	2.25	15989	2.25
Total of the CLWUR								2.25

Reference Chapter 13.20 of the Castle Rock Municipal Code



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TOWN OF
CASTLE ROCK
OPEN SPACE

TRACT B
EXISTING
DETENTION/WATER
QUALITY FACILITY

PROPOSED
BUILDING
16,890 SF

LOT 1
71,121 SF (1.63 AC)

20' ACCESS
EASEMENT

LOT 2
SELF
STORAGE

EX. 10' UTILITY
EASEMENT

EX. 10' UTILITY
EASEMENT

EX. 10' UTILITY
EASEMENT

EX. 10' UTILITY
EASEMENT

EX. 10' UTILITY
EASEMENT

REGENT ST.
(60' ROW)

LIGHTING PLAN GENERAL NOTES:

1. LIGHTING OF THE EXTERIOR IS TO PROVIDE SAFETY FOR THE TENANTS/OWNERS OF THE UNITS.
2. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITHIN THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES:
PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM
POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN.
3. ALL EXTERIOR LIGHTING FIXTURES ARE DARK SKY COMPLIANT AND THE DESIGN INTENT IS TO MITIGATE LIGHT FROM LEAVING THE PROPERTY BOUNDARIES.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

LUMINAIRE SCHEDULE					
LABEL	SYMBOL	QTY	DESCRIPTION	LLF	BUG RATING
1		2	POLE MOUNT LITHONIA CSX2_120C_1000_40K_T5M	1	B5-U0-G4
2		1	EXISTING STREET LIGHT	1	
3		4	WALL PACK LITHONIA WPX3 LED 30K MVOLT	1	B1-U1-G0
4		10	WALL PACK LITHONIA WDGE1 LED 27K 80CRI VF	1	B1-U1-G0
5		2	17W CANOPY - OLCFM 15DDB	1	B1-U2-G1



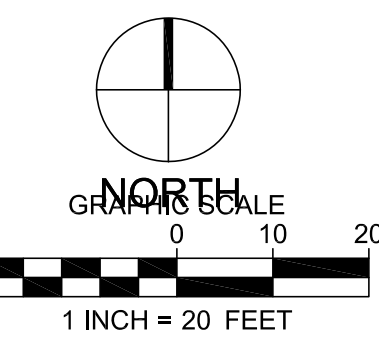
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PREPARED UNDER THE DIRECT SUPERVISION OF
GREGORY S. KELLY, P.E. COLORADO LIC #15812
FOR AND ON BEHALF OF KELLY DEVELOPMENT SERVICES, LLC



CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PREPARED FOR:

PILATUS MANAGEMENT LLC
MIKE HUMPHREY
2401 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
PH: 303-360-6600
FAX:

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MOORE LUMBER AT THE MEADOWS

LIGHTING PLAN

KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

SHEET NUMBER

LT1.1

SHEET 18 of 19
PROJECT NUMBER
2110.01

