

PUBLIC IMPROVEMENT CONSTRUCTION PLANS  
A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1  
LOCATED IN THE N  $\frac{1}{2}$  OF SECTION 27, T7S, R67W, OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. CD22-0026

LANDSCAPE ARCHITECT

FARNSWORTH GROUP, INC.  
5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, CO 80111  
303.692.8838  
CONTACT: JON SPENCER

CIVIL ENGINEER

FARNSWORTH GROUP, INC.  
5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, CO 80111  
303.692.8838  
CONTACT: JAY NEWELL

OWNER

CRAIG REALTY GROUP  
5050 FACTORY SHOPS BLVD. STE. 842  
CASTLE ROCK, CO 80108  
303.468.1684  
CONTACT: PATRICK WENTLAND

SURVEYOR

ENGINEERING SERVICE COMPANY  
14190 E. EVANS AVE.  
AURORA, CO 80014  
303.337.1393  
CONTACT: CHIP BECKSTROM

PUBLIC WORKS

TOWN OF CASTLE ROCK  
ROADS / PUBLIC WORKS  
4175 N. CASTLETON CT.  
CASTLE ROCK, CO 80104  
720.733.2462

WATER

CASTLE ROCK WATER  
175 KELLOGG CT.  
CASTLE ROCK, CO 80109  
720.733.6000

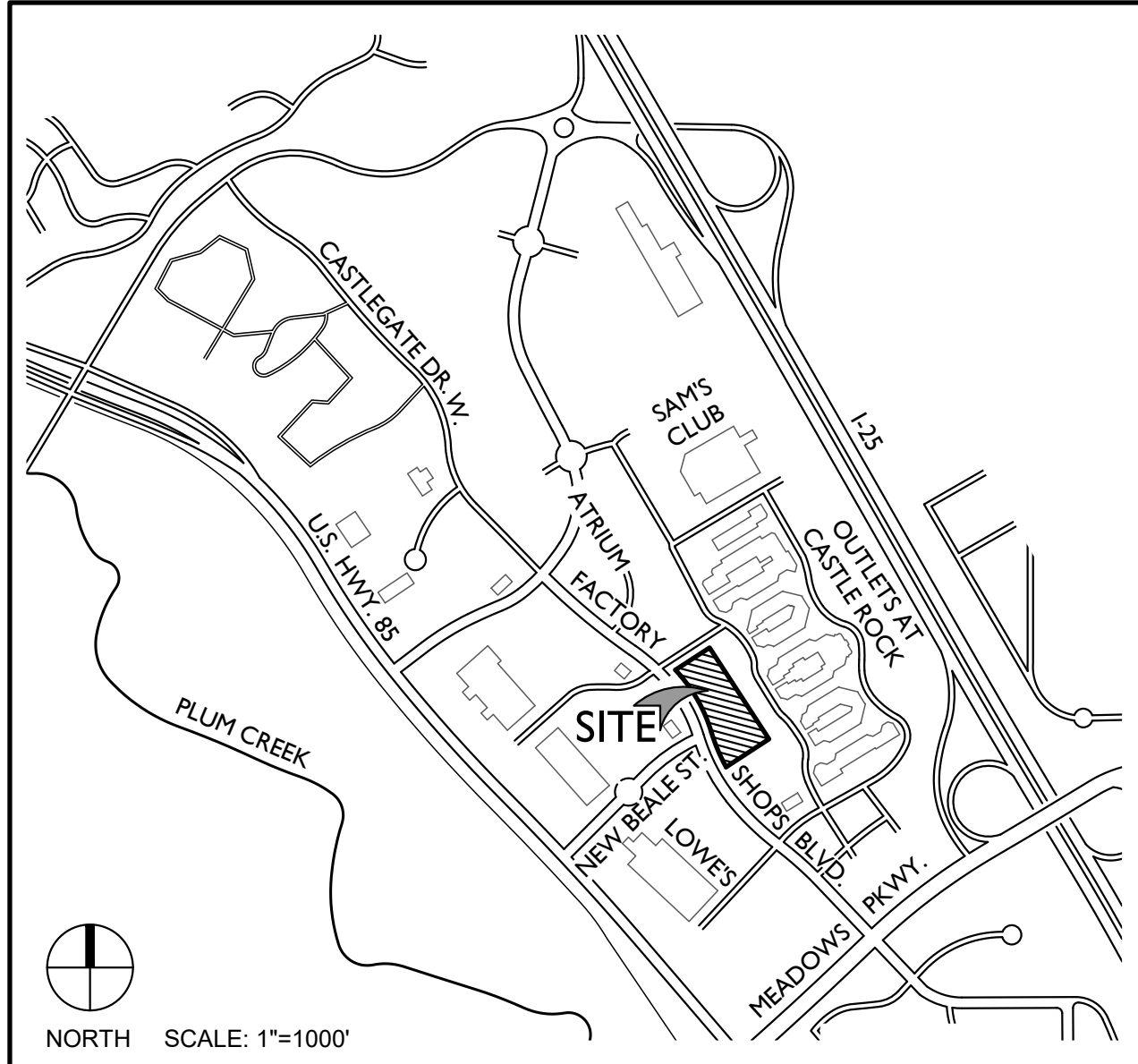
POWER

CORE COOP.  
5496 N. U.S. HIGHWAY 85  
SEDALIA, CO 80135  
800.332.9540

GAS

BLACK HILLS ENERGY  
1769 PARK ST.  
CASTLE ROCK, CO 80109  
888.890.5554

VICINITY MAP



SHEET INDEX (\* NOT A PART OF THE TOWN OF CASTLE ROCK CONSTRUCTION) PLAN REVIEW SET

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INDEMNIFICATION AND ADHERENCE TO STANDARDS

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.

VERTICAL DATUM

AS SHOWN ON THE *DESIGN TOPOGRAPHIC SURVEY*, PREPARED BY ENGINEERING SERVICE COMPANY, DATED AUGUST 10, 2018;

"BENCHMARK: DOUGLAS COUNTY BM 2.020020 - ELEVATION: 6252.07 FEET (NAVD 1988 DATUM)."

HORIZONTAL CONTROL

AS SHOWN ON THE *DESIGN TOPOGRAPHIC SURVEY*, PREPARED BY ENGINEERING SERVICE COMPANY, DATED AUGUST 10, 2018;

"BEARINGS ARE BASED ON THE EAST LINE OF THE NE  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE..."

FLOODPLAIN

AS SHOWN ON THE *DESIGN TOPOGRAPHIC SURVEY*, PREPARED BY ENGINEERING SERVICE COMPANY, DATED AUGUST 10, 2018;

"BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0186G WITH AN EFFECTIVE DATE OF MARCH 16, 2016."

FIELD CHANGE ORDER

| FCO NO. | SUBMITTAL DATE | DESCRIPTION | APPROVAL DATE |
|---------|----------------|-------------|---------------|
|         |                |             |               |
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TECHNICAL CRITERIA VARIANCE

| NO.        | DESCRIPTION                                                                                                                                                                                                       | APPROVAL DATE    |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| TCV23-0024 | VARIANCE FROM <i>STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL</i> , CHAPTER 9, STORM SEWERS, SECTION 9.8 HYDRAULIC DESIGN, SUB-SECTION 9.8.3 HYDRAULIC EVALUATION OF STORM SEWERS IN THE MAJOR STORM EVENT | FEBRUARY 5, 2025 |

TOWN APPROVAL BLOCK

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

APPROVED BY:  **JAY M. NEWELL**  
By jkirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

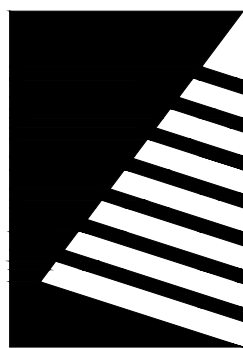
DEVELOPMENT SERVICES DATE

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.



1 / 2 / 25  
JAY M. NEWELL, CO PE #35219



Farnsworth GROUP

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GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

| ISSUES & REVISIONS |               |
|--------------------|---------------|
| NO.: 1             | DATE: - BY: - |
| DESCRIPTION: -     |               |
| NO.: 2             | DATE: - BY: - |
| DESCRIPTION: -     |               |
| NO.: 3             | DATE: - BY: - |
| DESCRIPTION: -     |               |
| NO.: 4             | DATE: - BY: - |
| DESCRIPTION: -     |               |
| NO.: 5             | DATE: - BY: - |
| DESCRIPTION: -     |               |
| NO.: 6             | DATE: - BY: - |
| DESCRIPTION: -     |               |

|                        |                    |
|------------------------|--------------------|
| DATE:<br>01/02/2025    | SCALE:<br>N/A      |
| PROJECT MANAGER:<br>JS | PROJECT NO.:<br>-  |
| DRAWN BY:<br>JN        | DRAWING FILE:<br>- |

PROJECT:

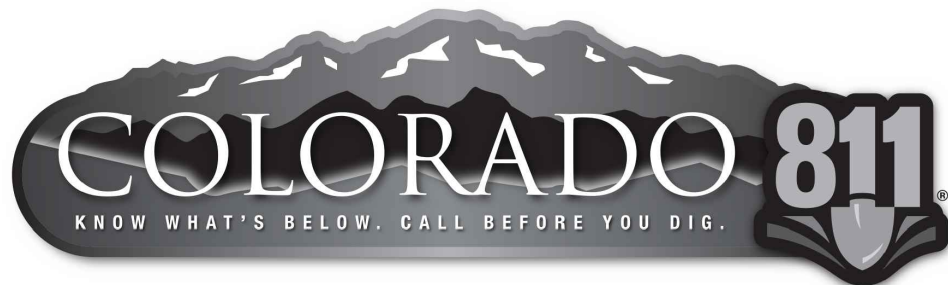
OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
**C100** 1 OF 36



CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



GENERAL NOTES

1.

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.
2.

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.
3.

THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 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.
4.

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.
5.

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 OR 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.
6.

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.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8.

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.
9.

ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10.

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.
11.

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.
12.

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.
13.

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.
14.

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 APPLICABLE TOWN OF CASTLE ROCK AND COLORADO GENERAL PERMIT FOR STORMWATER DISCHARGES.
15.

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.

16.

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.
17.

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.
18.

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.
19.

REFER TO FLOODPLAIN NOTE, SHEET C100 FOR PROJECT FLOOD ZONE.
20.

REFER TO VERTICAL DATUM NOTE, SHEET C100 FOR PROJECT BENCHMARK .
21.

REFER TO HORIZONTAL CONTROL NOTE, SHEET C100 FOR BASIS OF BEARINGS.

STREET CONSTRUCTION NOTES

1.

ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, 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.

SIGNAGE AND STRIPING NOTES

1.

ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, 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.
9.

ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

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 FIRE 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.

WATER LINE CONSTRUCTION NOTES

1.

ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, 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 M.J). 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 W867-250" BY WATEROUS CO. OR "SUPER CENTURIUM 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-17 SHALL BE USED.
8.

ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9.

CONTRACTOR 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.

CONTRACTOR 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 INSULATED WITH POLYWRAP, 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 TO 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 WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
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 WATER LINE 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.

STORM DRAINAGE CONSTRUCTION NOTES

1.

ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, 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.
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 ¼" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL. COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

TOWN APPROVAL BLOCK

APPROVED BY:

Castle Rock

COLORADO

By jkirpatrick

on 04/23/2025

APPROVED-CD22-0026 Plans.pdf

Record Document on File

DEVELOPMENT SERVICES

DATE

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM

DATE OF DEVELOPMENT SERVICES APPROVAL

DEVELOPMENT SERVICES

APPROVED

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.

COLORADO REGISTERED

35219

JAY M. NEWELL

PE

1 / 2 / 25

JAY M. NEWELL, CO PE #35219

CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

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| ISSUES & REVISIONS |   |               |     |
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OUTLETS AT CASTLE ROCK  
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CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:

NOTES

SHEET NUMBER:

C101

2 OF 36



GENERAL NOTES

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON SHEETS C101 AND C103, 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 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 CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
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 THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION 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 TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL.
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 ¾" 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.

TRACER WIRE INSTALLATION NOTES

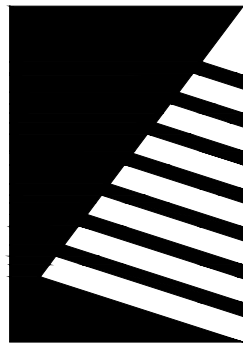
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES 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.



CAUTION - NOTICE TO CONTRACTOR

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PROJECT:

TOWN APPROVAL BLOCK

APPROVED BY:

TOWN OF CASTLE ROCK  
COLORADO

By jkirkpatrick  
on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

DATE

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

DEVELOPMENT SERVICES

APPROVED

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.

COLORADO REGISTERED  
JAY M. NEWELL  
35219

1 / 2 / 25

JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
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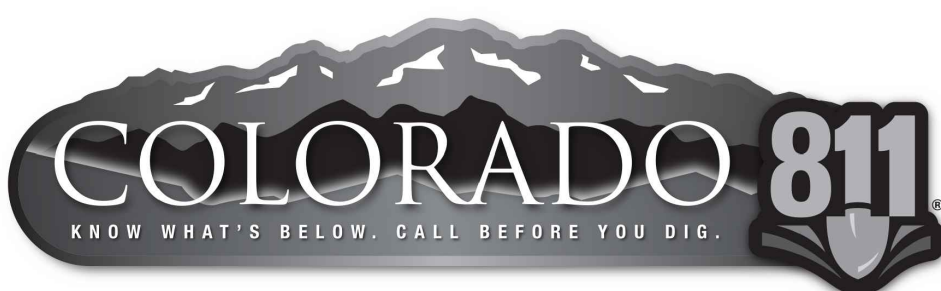
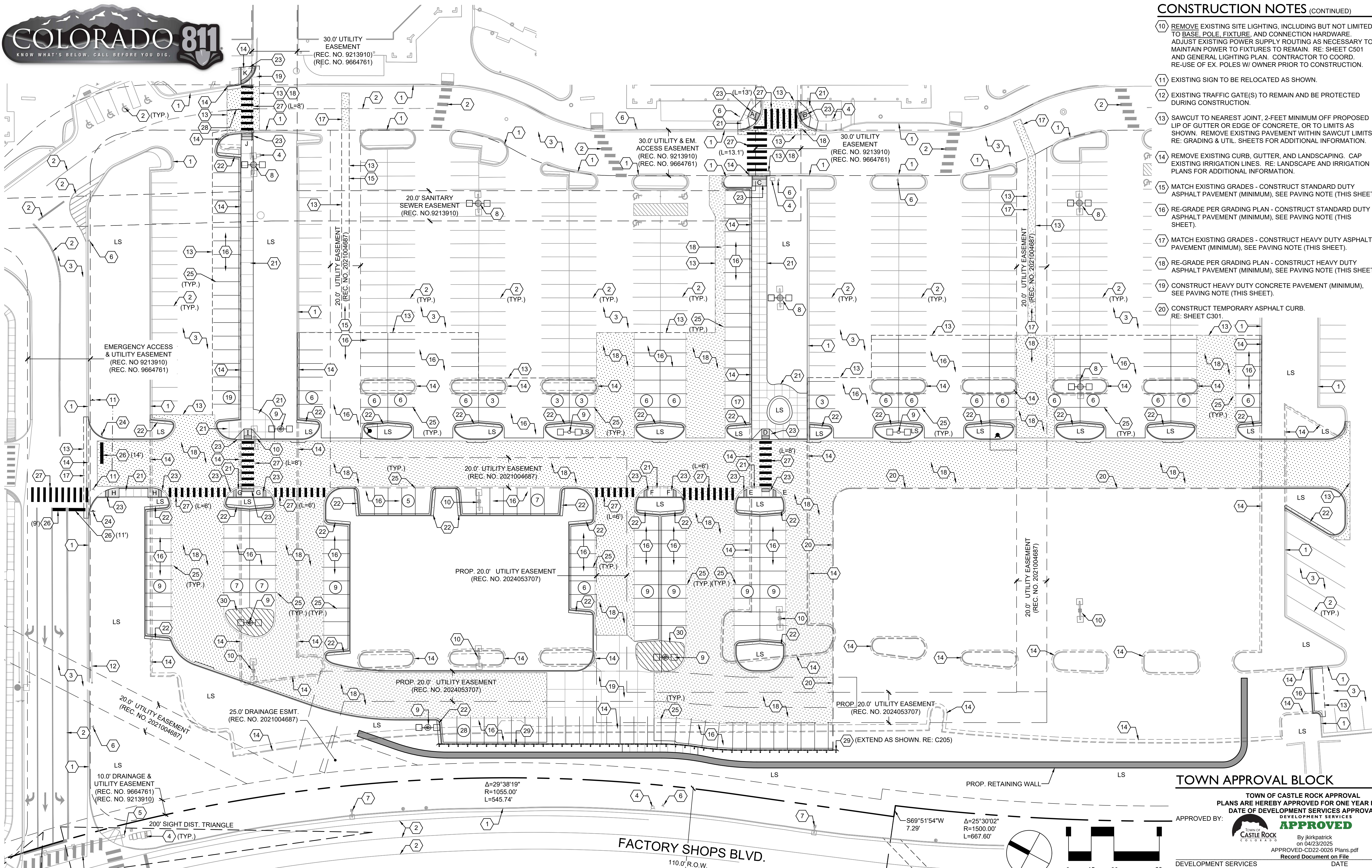
NOTES

SHEET NUMBER:

C102

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### CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

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### GENERAL NOTES

1. REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.

### PAVING NOTE

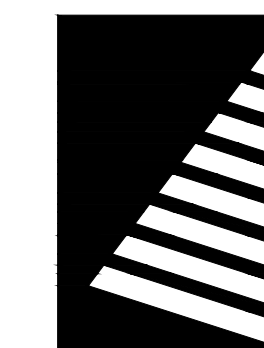
ALL PAVING, INCLUDING CURB, GUTTER, AND SIDEWALK, TO BE INSTALLED OUTSIDE OF THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION PAVEMENT RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. THE CONTRACTOR SHALL COORDINATE APPROVAL FOR INSTALLATION OF ANY ALTERNATE RECOMMENDATIONS INCLUDED IN THE INVESTIGATION OR DESIRED MODIFICATIONS TO THE RECOMMENDATIONS WITH THE OWNER/DEVELOPER AND/OR THEIR CONSTRUCTION MANAGER PRIOR TO BID AND PRIOR TO CONSTRUCTION. FOR GEOTECHNICAL INVESTIGATIONS WHICH DO NOT SPECIFICALLY ADDRESS CURB, GUTTER, SIDEWALK AND SIMILAR IMPROVEMENTS NOT SUBJECT TO VEHICULAR LOADS, CONCRETE SHALL BE CDOT CLASS B, IN ACCORDANCE WITH CDOT STANDARDS AND SPECIFICATIONS.

### CONSTRUCTION NOTES

1. EXISTING CURB AND/OR GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
2. EXISTING STRIPING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
3. EXISTING PAVING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
4. EXISTING UTILITY APPURTENANCE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
5. EXISTING TRAFFIC SIGNAL TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
6. EXISTING SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
7. EXISTING PARKING LOT / STREET LIGHT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
8. EXISTING PARKING LOT / STREET LIGHT BASE AND POLE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO FIXTURE REPLACEMENT, AND CONNECTION HARDWARE. RE: SHEET C501 AND GENERAL LIGHTING PLAN.
9. INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, AND CONNECTION HARDWARE. RE: SHEET C501 AND GENERAL LIGHTING PLAN. CONTRACTOR TO COORD. RE-USE OF EX. POLES W/ OWNER PRIOR TO CONSTRUCTION.

### CONSTRUCTION NOTES (CONTINUED)

10. REMOVE EXISTING SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, AND CONNECTION HARDWARE. ADJUST EXISTING POWER SUPPLY ROUTING AS NECESSARY TO MAINTAIN POWER TO FIXTURES TO REMAIN. RE: SHEET C501 AND GENERAL LIGHTING PLAN. CONTRACTOR TO COORD. RE-USE OF EX. POLES W/ OWNER PRIOR TO CONSTRUCTION.
11. EXISTING SIGN TO BE RELOCATED AS SHOWN.
12. EXISTING TRAFFIC GATE(S) TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
13. SAWCUT TO NEAREST JOINT, 2-FOOT MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. REMOVE EXISTING PAVEMENT WITHIN SAWCUT LIMITS. RE: GRADING & UTIL. SHEETS FOR ADDITIONAL INFORMATION.
14. REMOVE EXISTING CURB, GUTTER, AND LANDSCAPING. CAP EXISTING IRRIGATION LINES. RE: LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
15. MATCH EXISTING GRADES - CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
16. RE-GRADE PER GRADING PLAN - CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
17. MATCH EXISTING GRADES - CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
18. RE-GRADE PER GRADING PLAN - CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
19. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
20. CONSTRUCT TEMPORARY ASPHALT CURB. RE: SHEET C301.
21. CONSTRUCT PRIVATE CONCRETE SIDEWALK (WIDTH AS SHOWN ON SITE LAYOUT PLAN). RE: SHEET C290, DETAIL A.
22. CONSTRUCT 1.5' PRIVATE CONCRETE STEP OUT AS SHOWN. RE: SHEET C290, DETAIL B.
23. CONSTRUCT PRIVATE CURB RAMP; TYPE AS SHOWN. RE: SHEET C301 AND SHEET C290, DETAIL D.
24. INSTALL "STOP" SIGN. RE: SHEET C290, DETAIL C.
25. PAINT 4-INCH WIDE, WHITE PARKING LOT STRIPES AS SHOWN.
26. PAINT OR INSTALL 2-FT WIDE WHITE STOP BAR - LENGTH AS SHOWN.
27. PAINT OR INSTALL 1.5-FOOT WIDE WHITE PEDESTRIAN CROSSWALK BARS 4-FOOT ON CENTER - LENGTH AS SHOWN.
28. PAINT OR INSTALL 4-INCH WIDE, DASHED, WHITE LANE LINE TO MATCH EXISTING.
29. CONSTRUCT CDOT MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES W/ 7' WOOD POST & BLOCK, AND FLARED TERMINAL SECTION(S); URBAN ROADSIDE INSTALLATION W/ CURB AND GUTTER. RE: SHEET C291, CDOT STANDARD PLAN NO. M-606-1 AND RETAINING WALL PLANS UNDER SEPARATE COVER.
30. PAINT 4-INCH WIDE WHITE DIAGONAL STRIPES 2-FOOT ON CENTER WITH 4-INCH WIDE WHITE BORDER STRIPES AS SHOWN.



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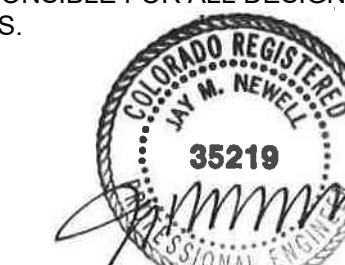
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### TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM  
DATE OF DEVELOPMENT SERVICES APPROVAL  
DEVELOPMENT SERVICES  
**APPROVED**  
By Kirkpatrick  
on 04/23/2025  
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DEVELOPMENT SERVICES  
**PROF. ENGINEER CERTIFICATION**  
DATE

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.



1 / 2 / 25  
JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

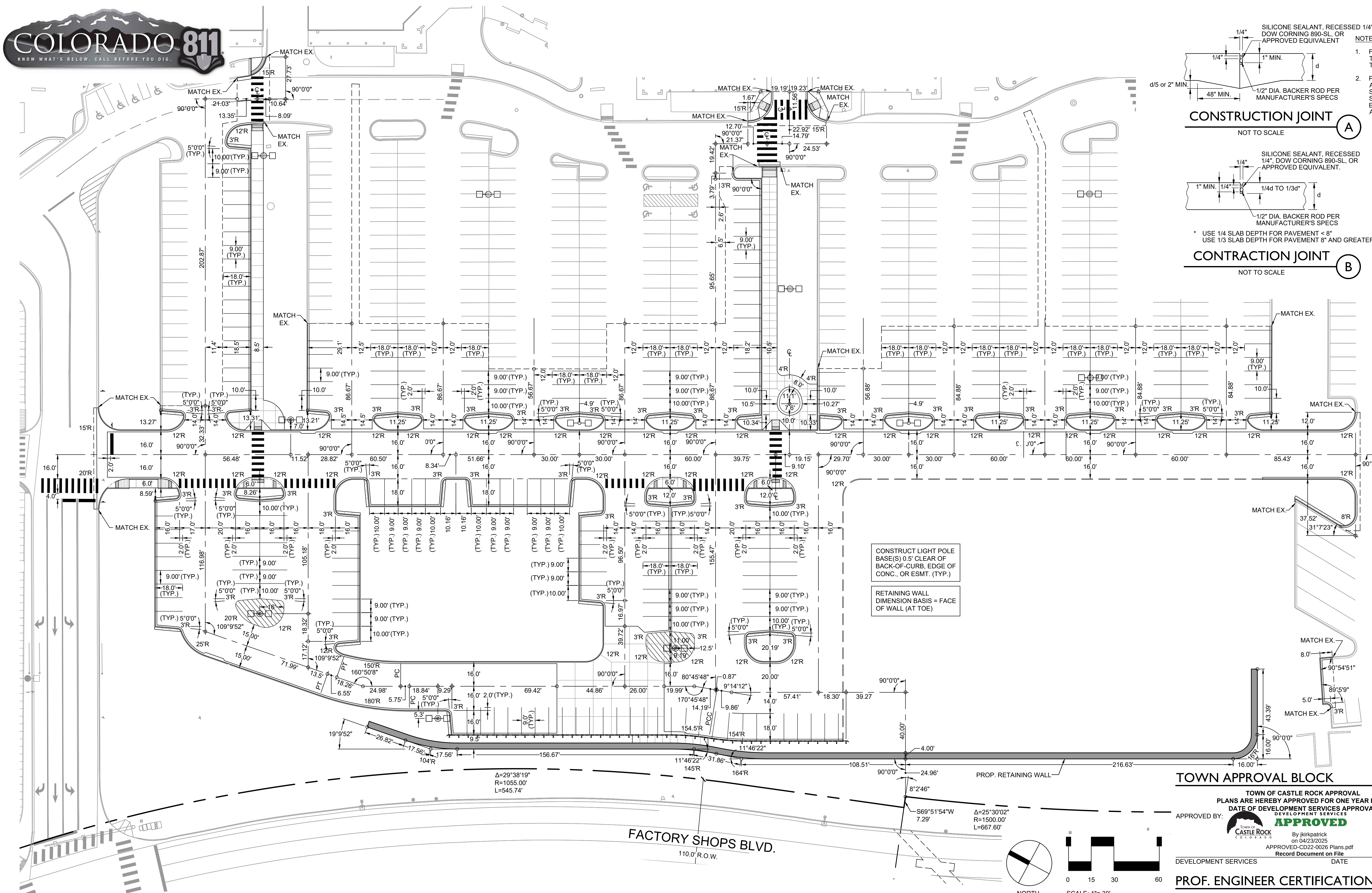
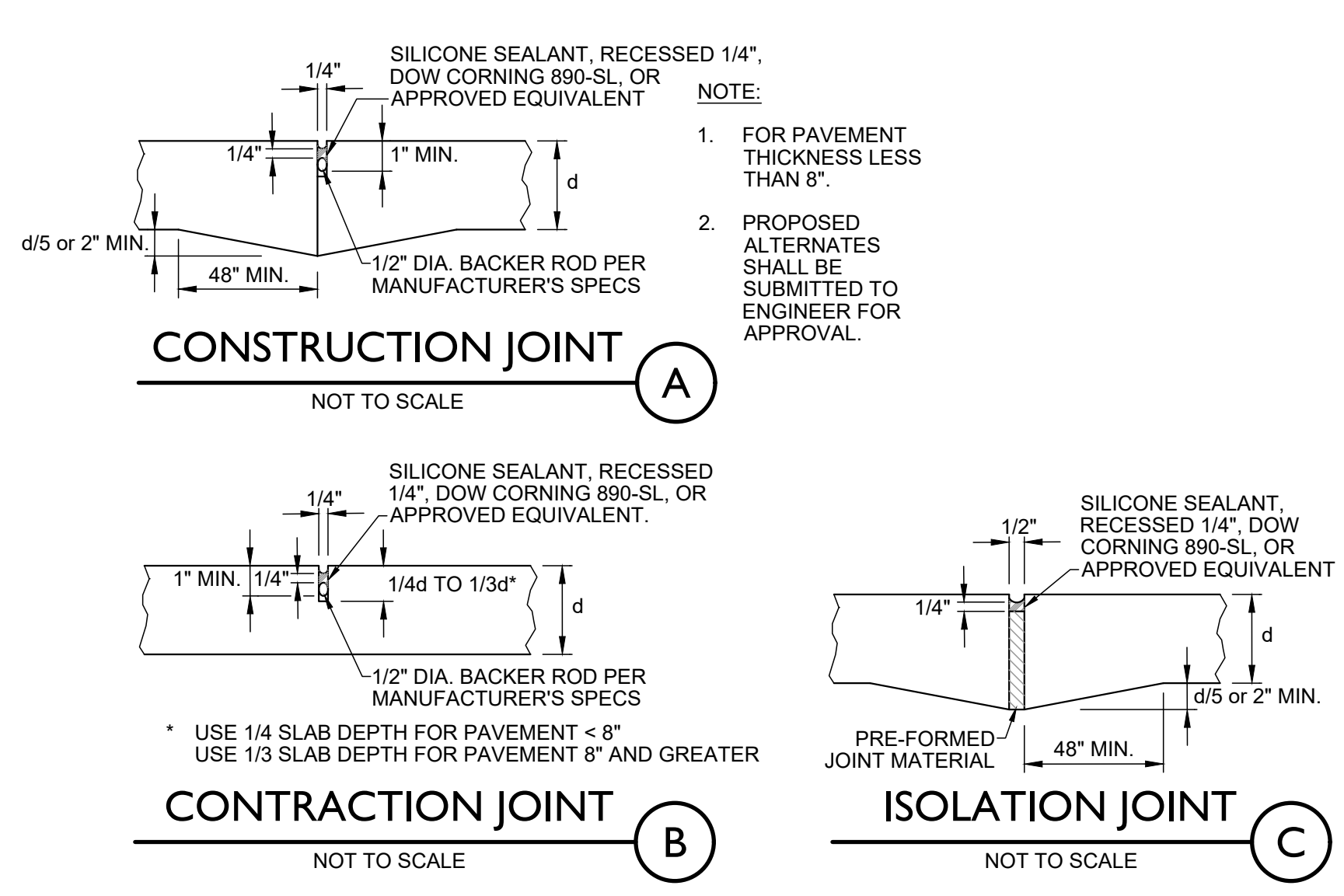
SHEET TITLE:  
**SITE, SIGNAGE, STRIPING & LIGHTING PLAN**

SHEET NUMBER:

**C201**

**4 OF 36**





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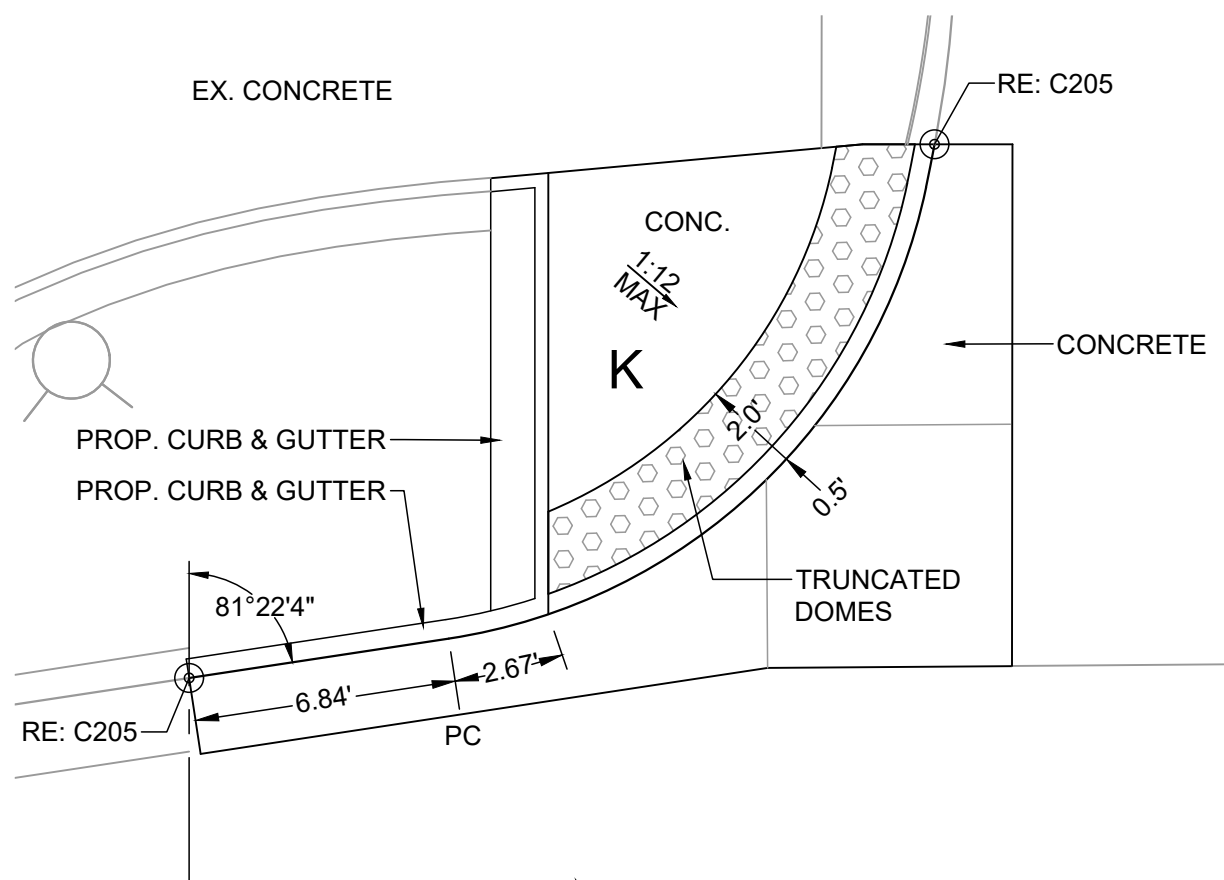
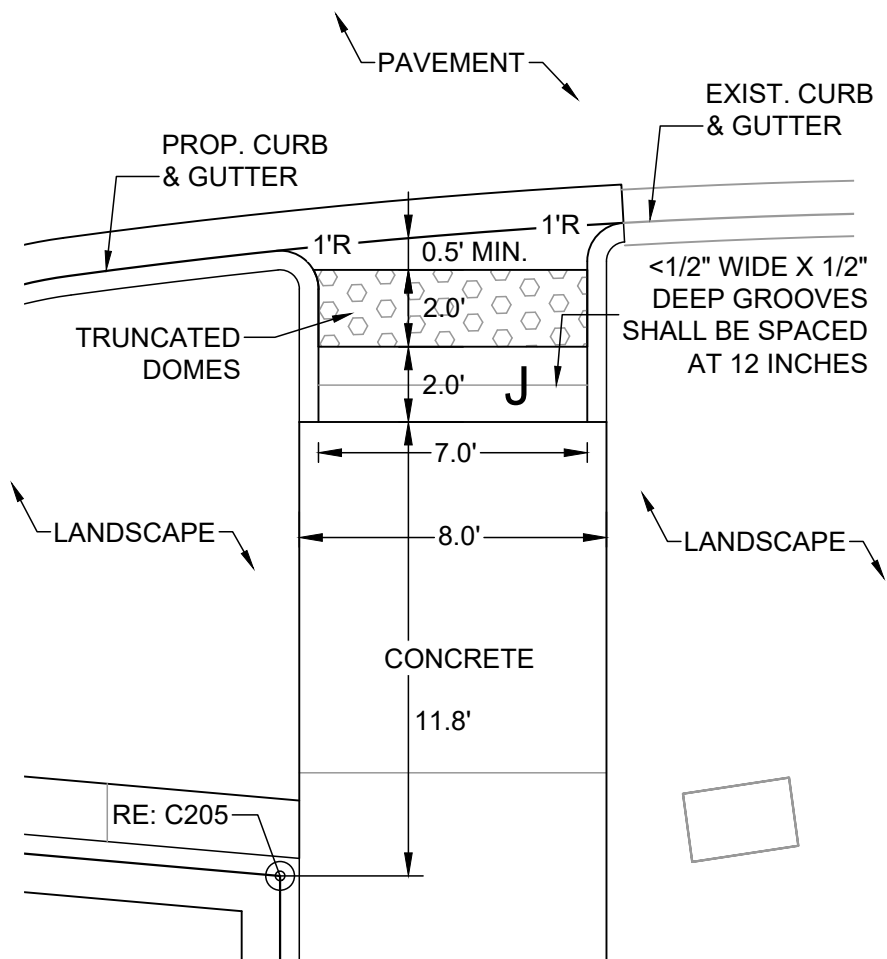
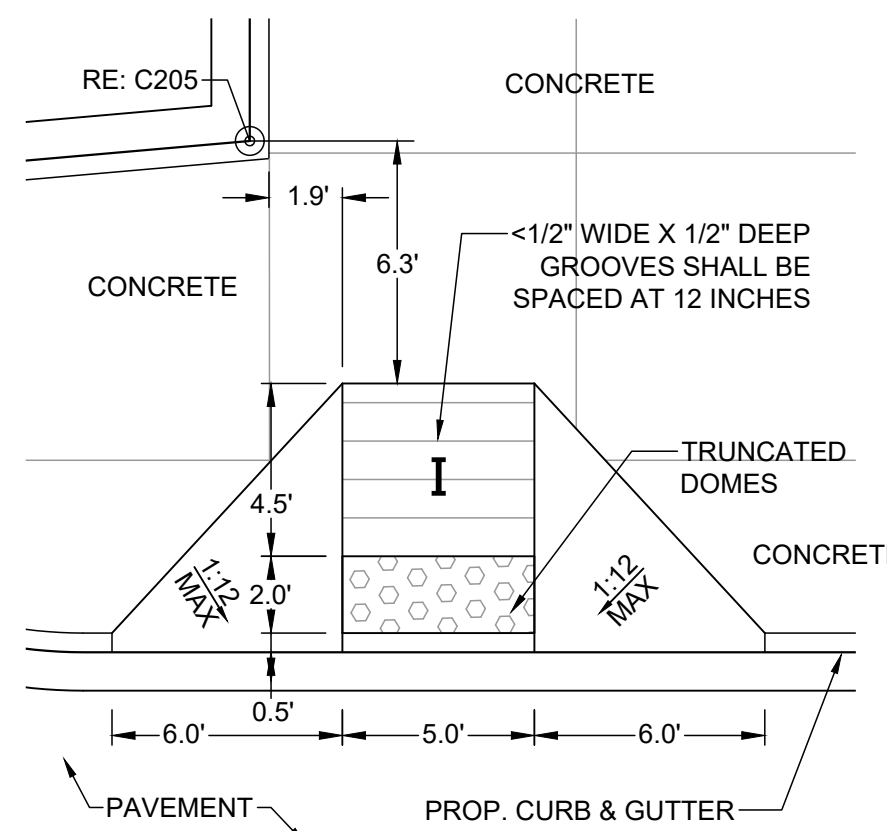
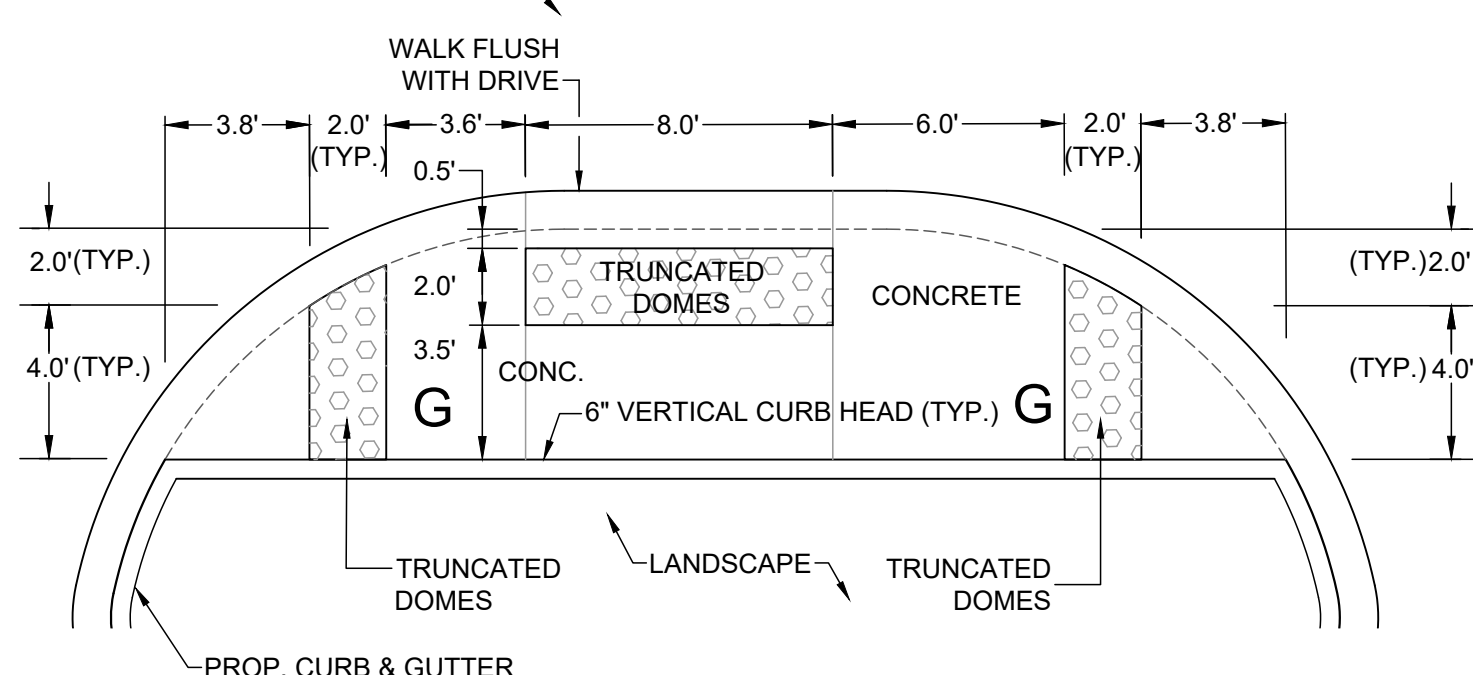
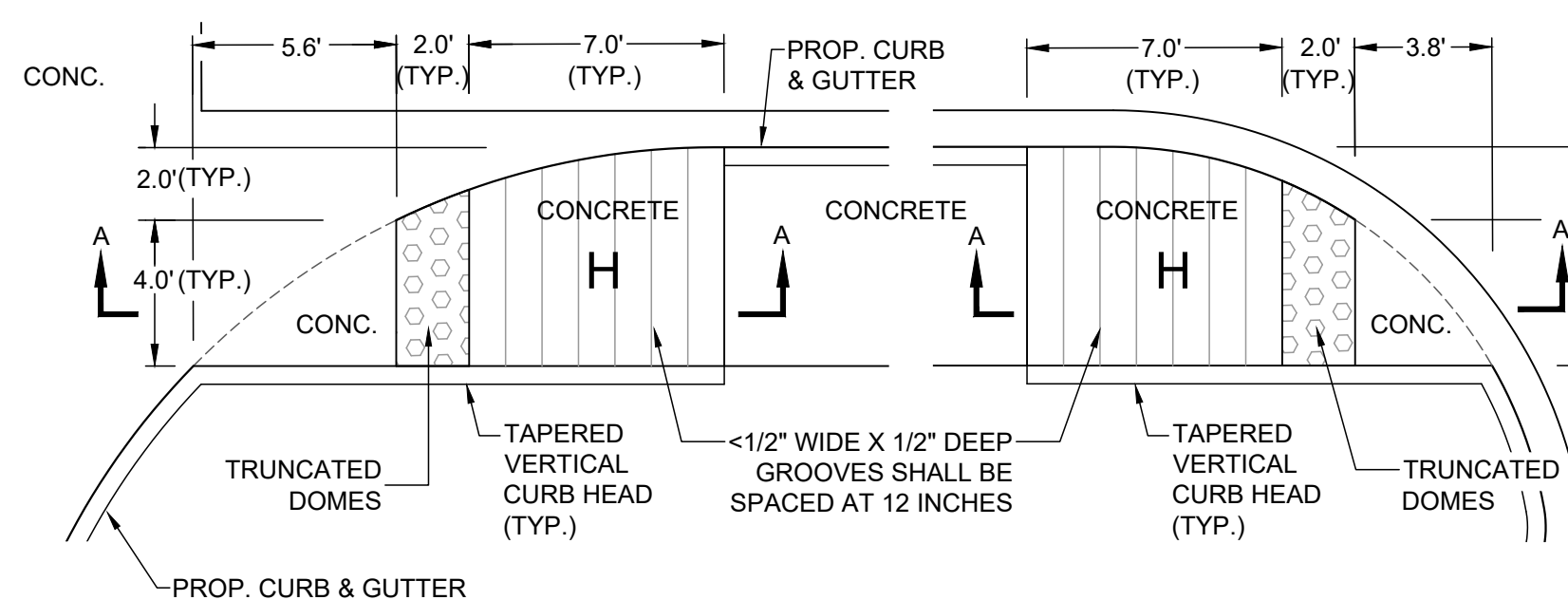
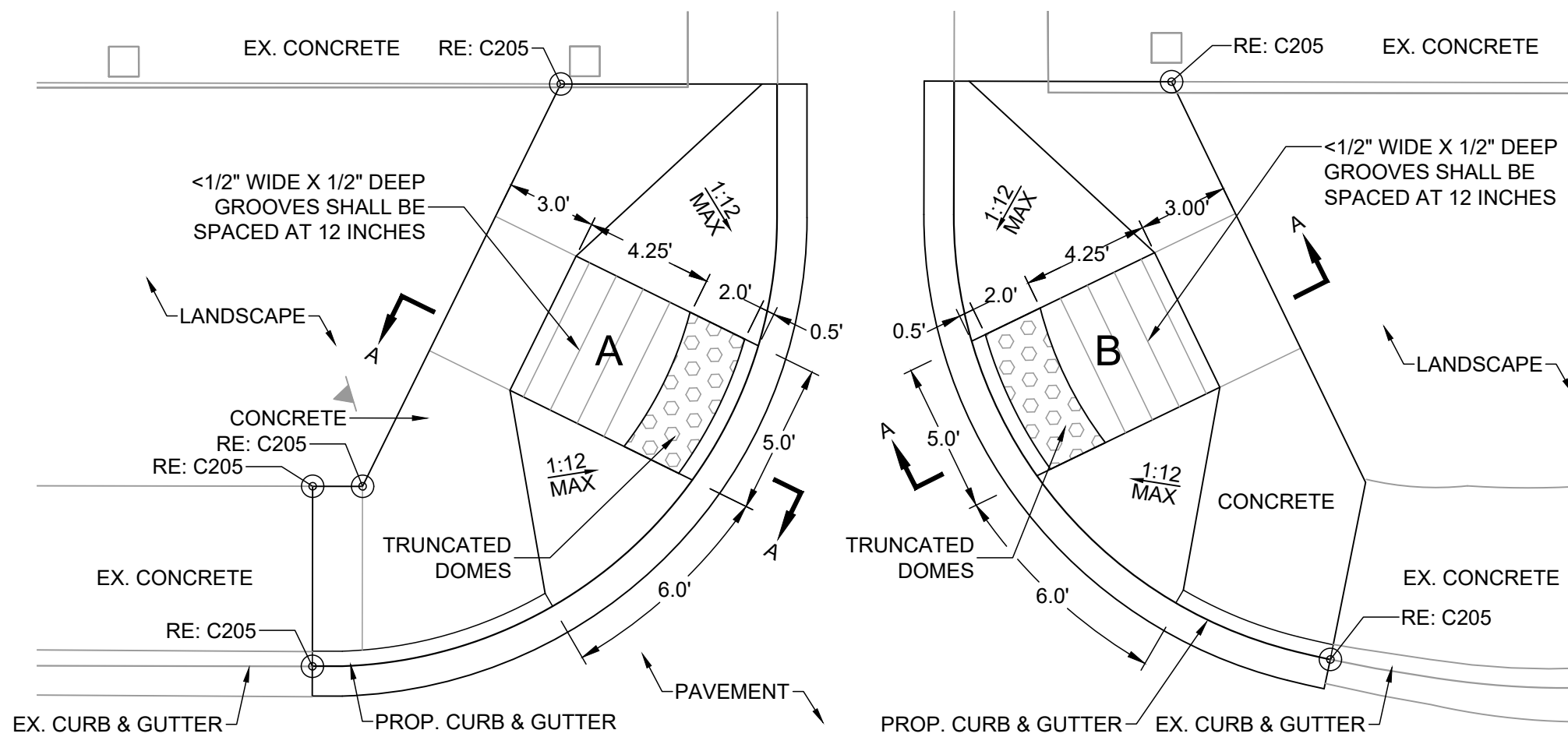
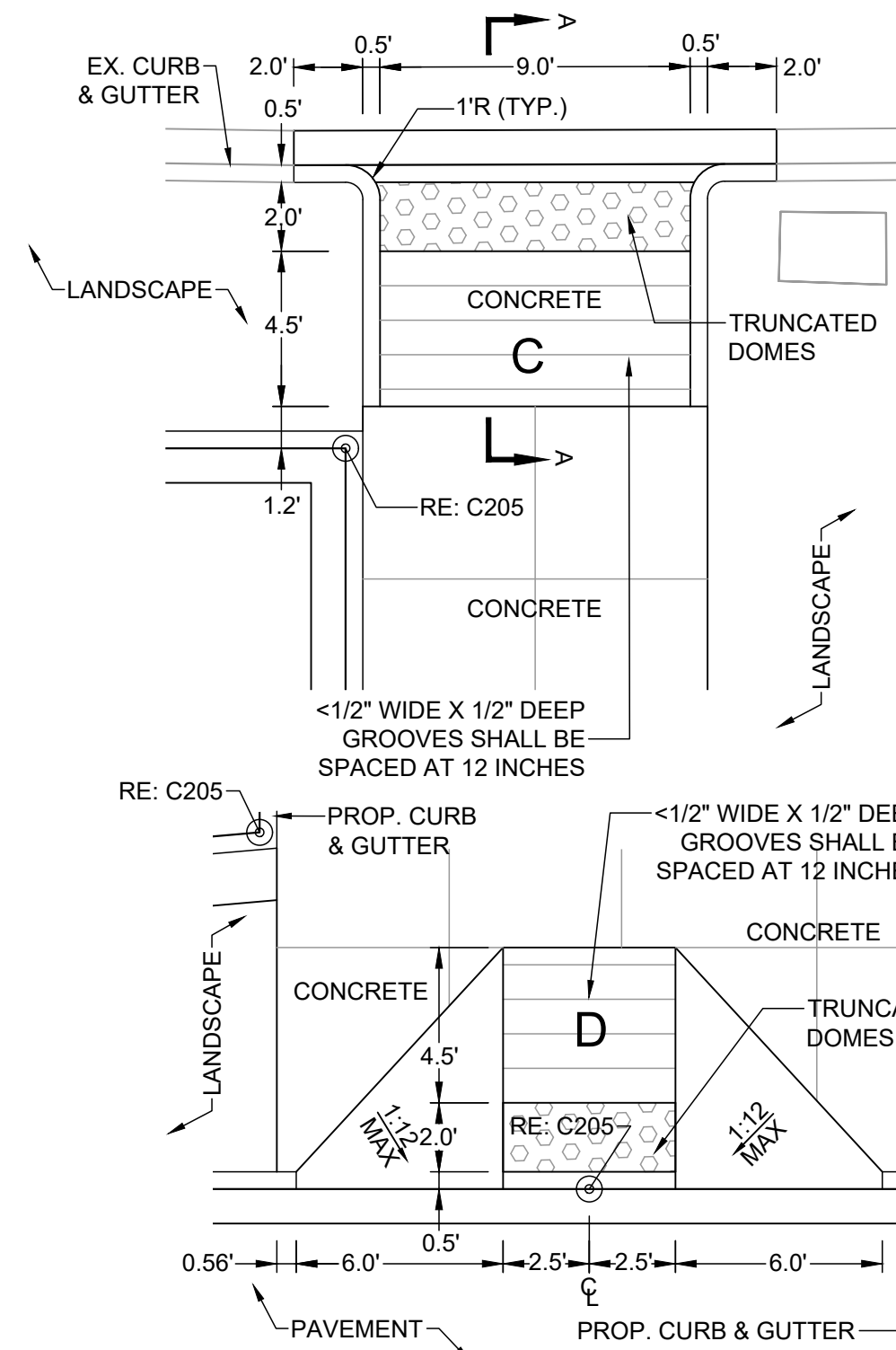
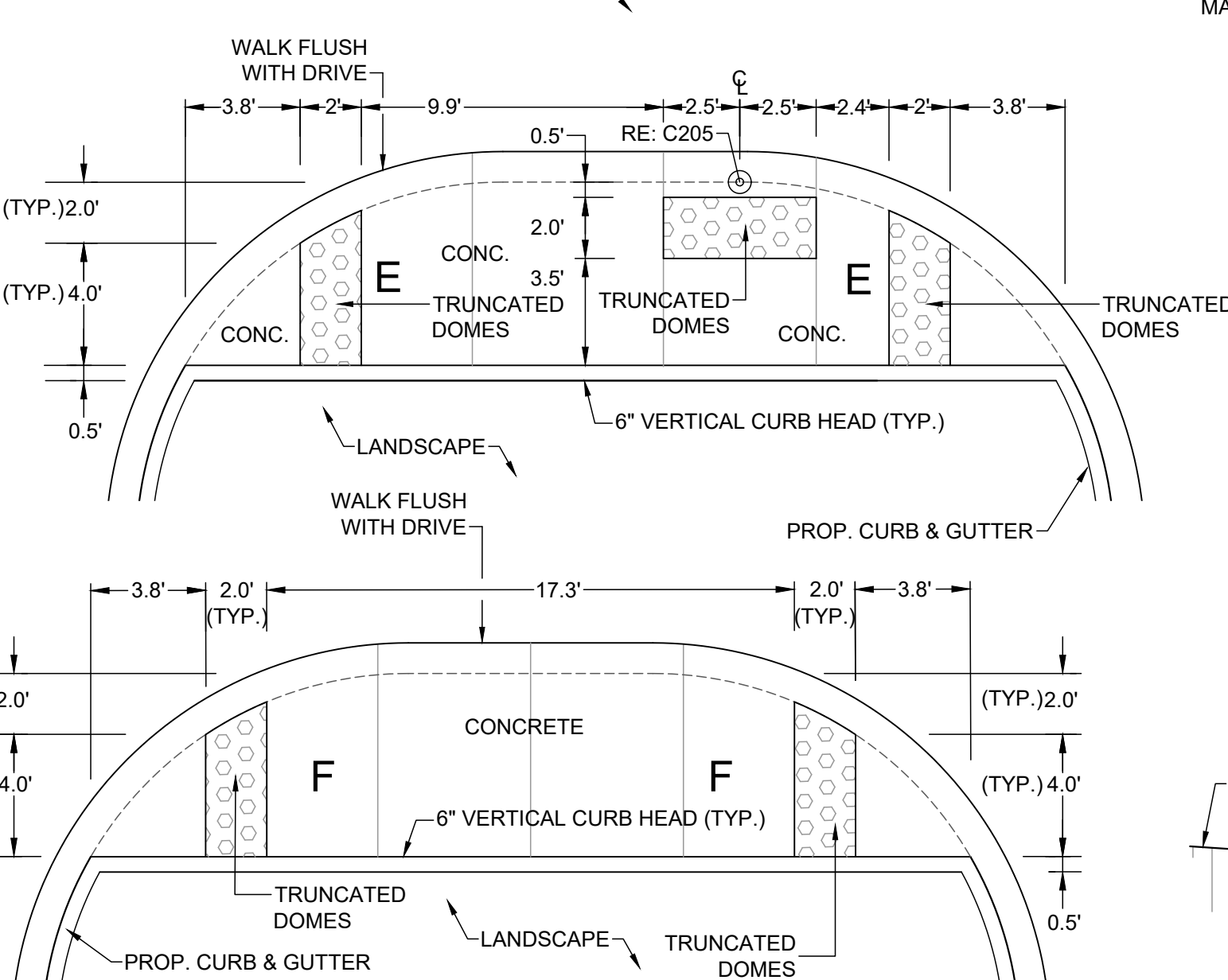
**CAUTION - NOTICE TO CONTRACTOR**

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

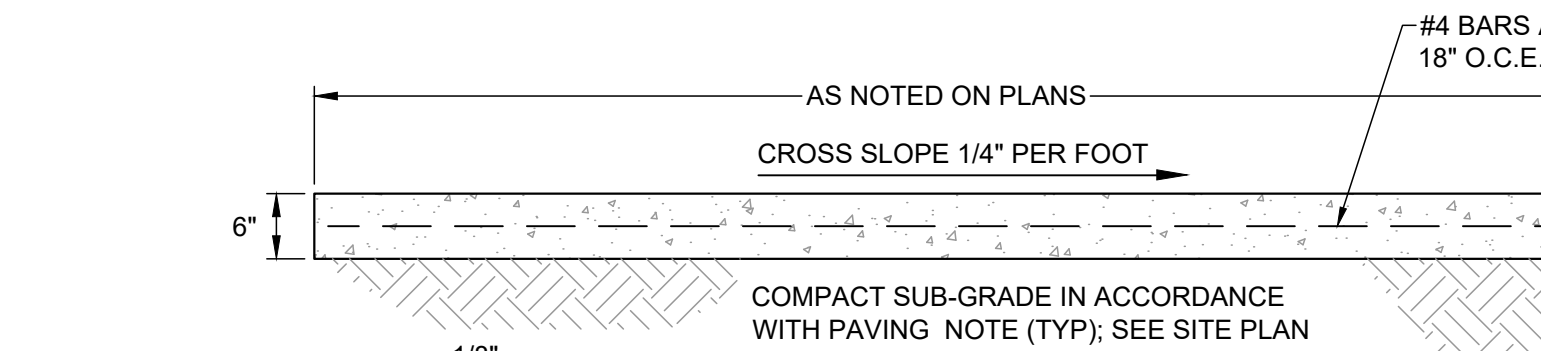
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

- GENERAL NOTES**
- REFER TO SHEET C100 THROUGH C103 FOR ADDITIONAL PROJECT GENERAL NOTES.
  - PROVIDE JOINTS AT 30 X DEPTH OF CONCRETE MAXIMUM SPACING IN VEHICULAR AREAS UNLESS OTHERWISE INDICATED. JOINTS SHALL EXTEND THROUGH THE ADJACENT CURB.
  - MAXIMUM JOINT SPACING IN PEDESTRIAN AREAS (I.E. SIDEWALKS AND PATIOS) SHALL BE 5' UNLESS OTHERWISE INDICATED. CONTRACTION JOINTS THEREIN SHALL BE TOOL FINISHED.
  - PANELS FOR VEHICULAR PAVEMENT AND IN PEDESTRIAN AREAS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.25:1.
  - THE CONTRACTOR SHALL SELECT AND USE A BOND BREAKER AT INLETS, MANHOLES, AND SIMILAR SIZE STRUCTURES. SMALLER STRUCTURES SUCH AS VALVE COVERS AND MONUMENT BOXES SHALL NOT REQUIRE A BOND BREAKER, UNLESS SPECIFIED OTHERWISE.
  - REFER TO DETAILS A THROUGH C, THIS SHEET FOR CONCRETE PAVEMENT JOINTS IN VEHICULAR AREAS UNLESS NOTED OTHERWISE.
  - SEAL JOINTS IN VEHICULAR PAVEMENT AND IN PEDESTRIAN AREAS AS SHOWN IN THE REFERENCED DETAILS UNLESS NOTED OTHERWISE IN THE PLANS OR GEOTECHNICAL INVESTIGATION.
  - WHERE SLABS OF DIFFERENT THICKNESS COME TOGETHER, THE SUBGRADES UNDER THE THINNER PAVEMENTS SHOULD BE SHAPED TO PROVIDE GRADUAL PAVEMENT THICKNESS TRANSITION OVER A DISTANCE OF 3' OR MORE.
  - PROPOSED JOINTS SHALL MATCH EXISTING JOINT LOCATIONS AND INTERSECT CURVES RADIALY AND EDGES PERPENDICULARLY.
  - ADJUST SPACING TO AVOID SMALL PANELS OR ANGLES (E.G. PANELS <1' AND ANGLES <60°, 90° PREFERRED).
  - AVOID ODD SHAPES (SQUARE PREFERRED), AND OFFSET (STAGGERED) JOINTS.





**CURB RAMPS (PRIVATE)**  
NOT TO SCALE

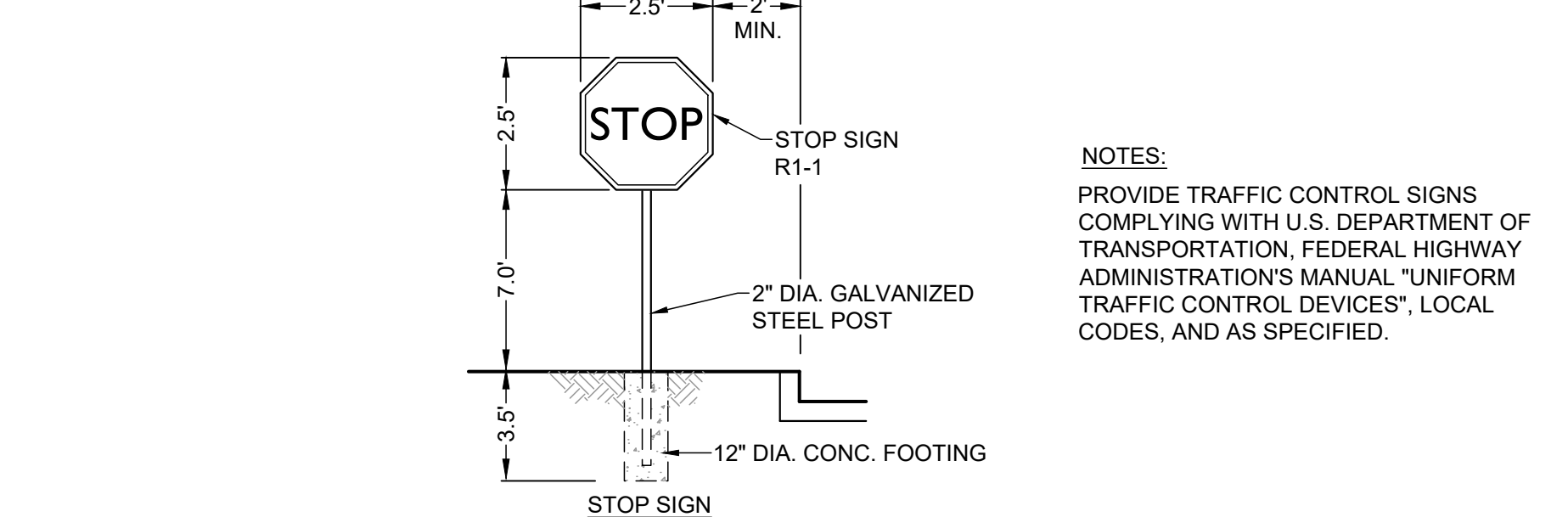


- NOTES:**
1. REFER TO GENERAL NOTES ON SITE LAYOUT SHEET FOR ADDITIONAL INFORMATION.
  2. ISOLATION JOINT FILLER SHALL MEET AASHTO M 213 CRITERIA AND BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  3. SIDEWALK SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH. PLANS.
  4. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE SITE PLAN.
  5. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL STUDY, CONCRETE SHALL BE A MINIMUM 6\"/>

**SIDEWALK (PRIVATE)**  
NOT TO SCALE

- NOTES:**
1. REFER TO GENERAL NOTES ON SITE LAYOUT SHEET FOR ADDITIONAL INFORMATION.
  2. CONCRETE SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH. PLANS.
  3. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE SITE PLAN.

**STEP OUT (PRIVATE)**  
NOT TO SCALE



**ON-SITE TRAFFIC SIGNAGE**  
NOT TO SCALE

## TOWN APPROVAL BLOCK

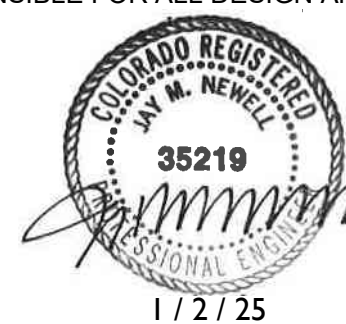
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JAY M. NEWELL, CO PE #35219

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**OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108**

CLIENT:  
**CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660**

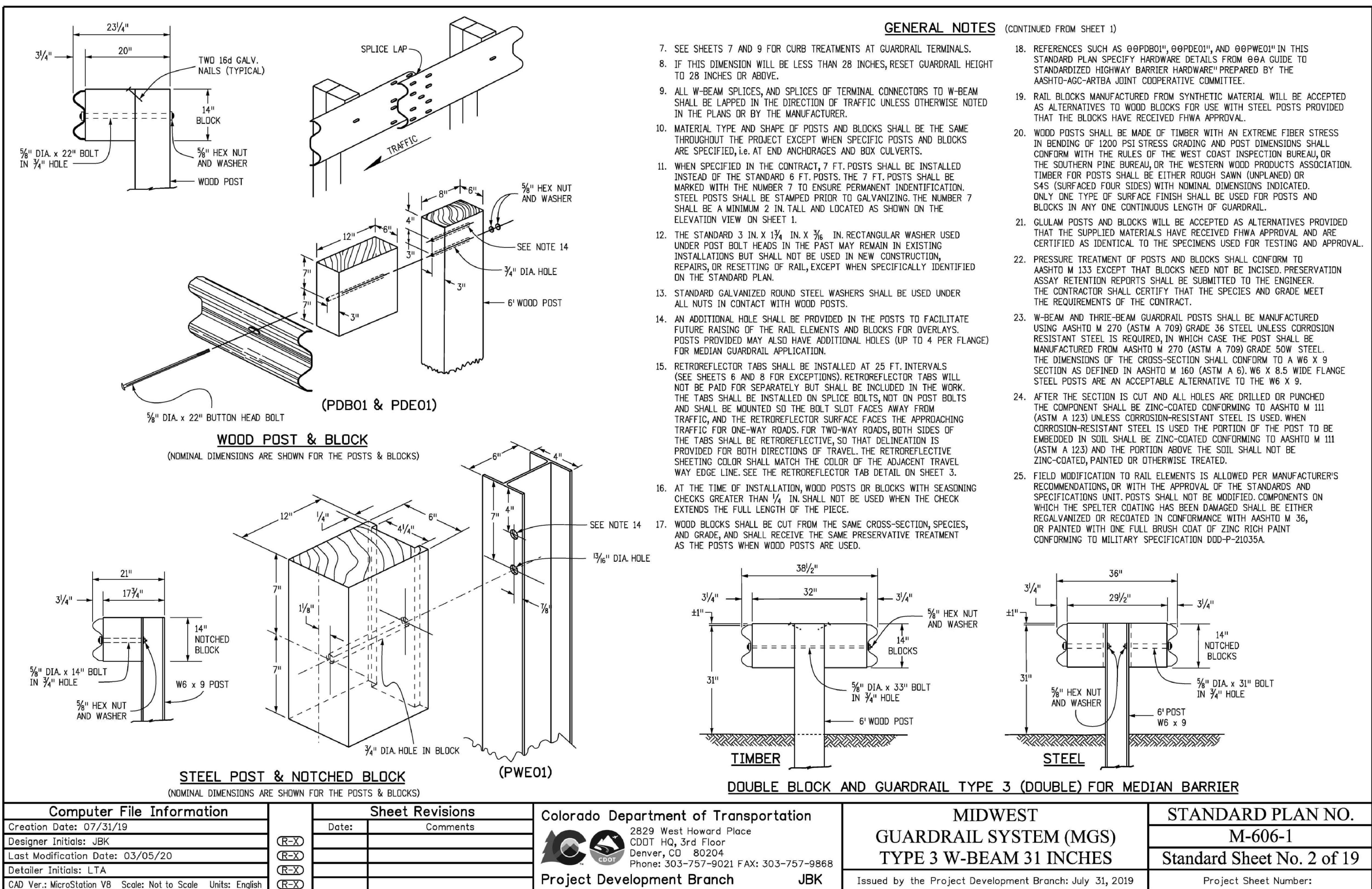
TEL: (714) 299-7578

**SITE DETAILS**

SHEET NUMBER:  
**C290**

**6 OF 36**





**OUTLETS AT CASTLE ROCK  
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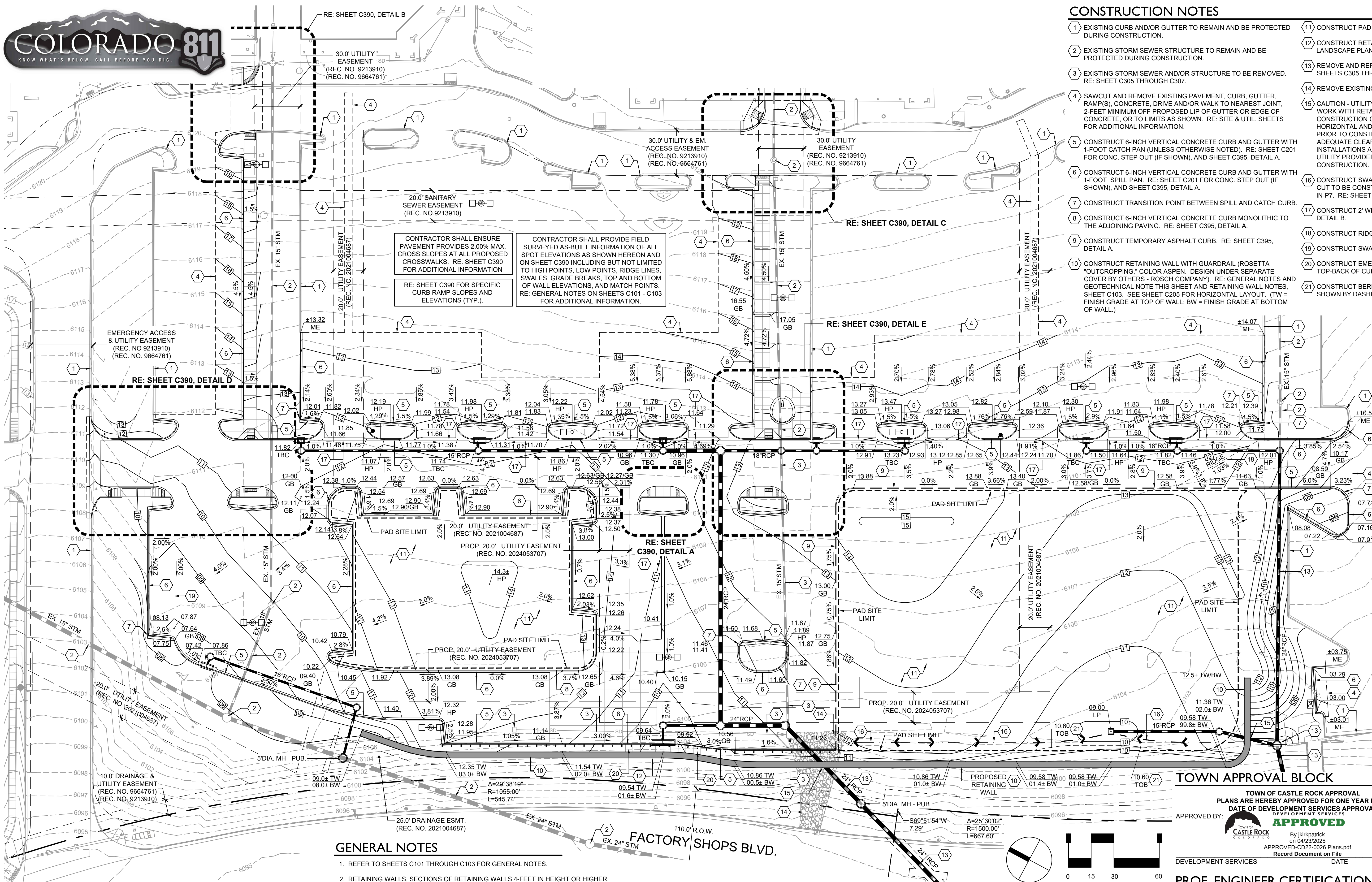
## SITE DETAILS

SHEET NUMBER:

**C291** **7 OF 36**

**C291** **7 OF 36**





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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

**GENERAL NOTES**

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- 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 ISSUANCE OF THE PUBLIC WORKS PERMIT.

**ACCESSIBLE DESIGN & CONSTR.**

THE DESIGN INFORMATION PROVIDED IS INTENDED TO MEET APPLICABLE ADA STANDARDS. THE CONTRACTOR SHALL REFER TO THE U.S. DEPT. OF JUSTICE, "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" (ANY ANY LOCAL REGULATIONS IF APPLICABLE) FOR INFORMATION PERTINENT TO THE DESIGN INCLUDING, BUT NOT LIMITED TO DIMENSIONS, TOLERANCES, AND RELATED SPECIFICATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADA COMPLIANCE AND CONFIRMATION OF SUCH COMPLIANCE FOR ALL RELATED CONSTRUCTION IMPROVEMENTS.

**GEOTECHNICAL NOTE**

ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, OVER EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE (RE: SHEET C103, NOTE 36), AND IN ACCORDANCE WITH THE RETAINING WALL CONSTRUCTION DOCUMENTS PREPARED BY OTHERS UNDER SEPARATE COVER.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND/OR THEIR CONSTRUCTION MANAGER TO CONSTRUCT THE "PAD SITE" AS DELINEATED HEREON AND IN ANTICIPATION OF THE FUTURE TENANT BUILDING ENVELOPE AND FUTURE PAVEMENT AND FLATWORK LIMITS, IN ACCORDANCE WITH THIS NOTE AND WITH ANY ADDITIONAL AGREEMENTS, DOCUMENTS, AND/OR LIMITS AS DETERMINED BY THE OWNER AND/OR THEIR CONSTRUCTION MANAGER.

- CONSTRUCTION NOTES**
- EXISTING CURB AND/OR GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
  - EXISTING STORM SEWER STRUCTURE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
  - EXISTING STORM SEWER AND/OR STRUCTURE TO BE REMOVED. RE: SHEET C305 THROUGH C307.
  - SAWCUT AND REMOVE EXISTING PAVEMENT, CURB, GUTTER, RAMP(S), CONCRETE, DRIVE AND/OR WALK TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. RE: SITE & UTIL. SHEETS FOR ADDITIONAL INFORMATION.
  - CONSTRUCT 6-INCH VERTICAL CONCRETE CURB AND GUTTER WITH 1-FOOT CATCH PAN (UNLESS OTHERWISE NOTED). RE: SHEET C201 FOR CONC. STEP OUT (IF SHOWN), AND SHEET C395, DETAIL A.
  - CONSTRUCT 6-INCH VERTICAL CONCRETE CURB AND GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C201 FOR CONC. STEP OUT (IF SHOWN), AND SHEET C395, DETAIL A.
  - CONSTRUCT TRANSITION POINT BETWEEN SPILL AND CATCH CURB.
  - CONSTRUCT 6-INCH VERTICAL CONCRETE CURB MONOLITHIC TO THE ADJOINING PAVING. RE: SHEET C395, DETAIL A.
  - CONSTRUCT TEMPORARY ASPHALT CURB. RE: SHEET C395, DETAIL A.
  - CONSTRUCT RETAINING WALL WITH GUARDRAIL (ROSETTA "OUTCROPPING," COLOR ASPEN, DESIGN UNDER SEPARATE COVER BY OTHERS - ROSCH COMPANY). RE: GENERAL NOTES AND GEOTECHNICAL NOTE THIS SHEET AND RETAINING WALL NOTES, SHEET C103. SEE SHEET C205 FOR HORIZONTAL LAYOUT. (TW = FINISH GRADE AT TOP OF WALL; BW = FINISH GRADE AT BOTTOM OF WALL.)
  - CONSTRUCT PAD SITE. RE: GEOTECHNICAL NOTE, THIS SHEET.
  - CONSTRUCT RETAINING WALL PROTECTION AT TOE OF WALL. RE: LANDSCAPE PLAN(S).
  - REMOVE AND REPLACE EXISTING STORM STRUCTURE / PIPE. RE: SHEETS C305 THROUGH C307.
  - REMOVE EXISTING RIPRAP.
  - CAUTION - UTILITY CROSSING! CONTRACTOR SHALL COORDINATE ALL WORK WITH RETAINING WALL DESIGN PRIOR TO GRADING AND/OR CONSTRUCTION OF UTILITIES OR WALL. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITY AND WALL PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS AND WALL. CONTRACTOR TO CONFIRM INVERTS AND UTILITY PROVIDER/WALL DESIGN ALLOWABLE CLEARANCE PRIOR TO CONSTRUCTION. RE: SHEET C305 FOR ADDITIONAL INFORMATION.
  - CONSTRUCT SWALE TO CONVEY PAD B RUNOFF TO IN-P10 OR TO CURB CUT TO BE CONSTRUCTED IN TEMPORARY ASPHALT CURB ENROUTE TO IN-P7. RE: SHEET C395, DETAIL D.
  - CONSTRUCT 2' WIDE CONC. VALLEY PAN. RE: SHEET C395, DETAIL B.
  - CONSTRUCT RIDGE IN ASPHALT AS SHOWN.
  - CONSTRUCT SWALE IN ASPHALT AS SHOWN.
  - CONSTRUCT EMERGENCY OVERFLOW CONCRETE PAVING FROM TOP-BACK OF CURB TO TOP-BACK OF WALL. RE: SHEET C395, DETAIL E.
  - CONSTRUCT BERM (TOP OF BERM (TOB) = 10.60 FOR ENTIRE LENGTH AS SHOWN BY DASHED LINE).

**TOWN APPROVAL BLOCK**

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

APPROVED BY:   
By jaymnewell on 04/23/2025  
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**OUTLETS AT CASTLE ROCK PADS B & C**  
**5050 FACTORY SHOPS BLVD.**  
**CASTLE ROCK, CO 80108**

CLIENT:  
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NEWPORT BEACH, CA 92660

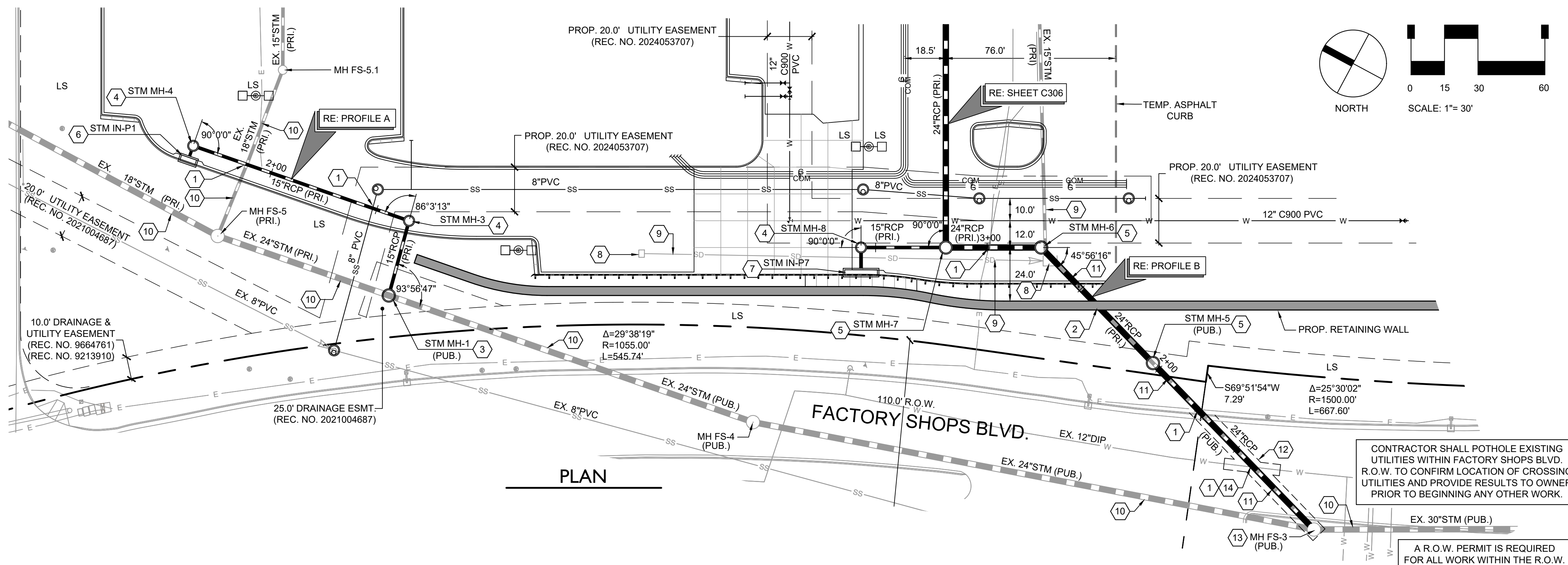
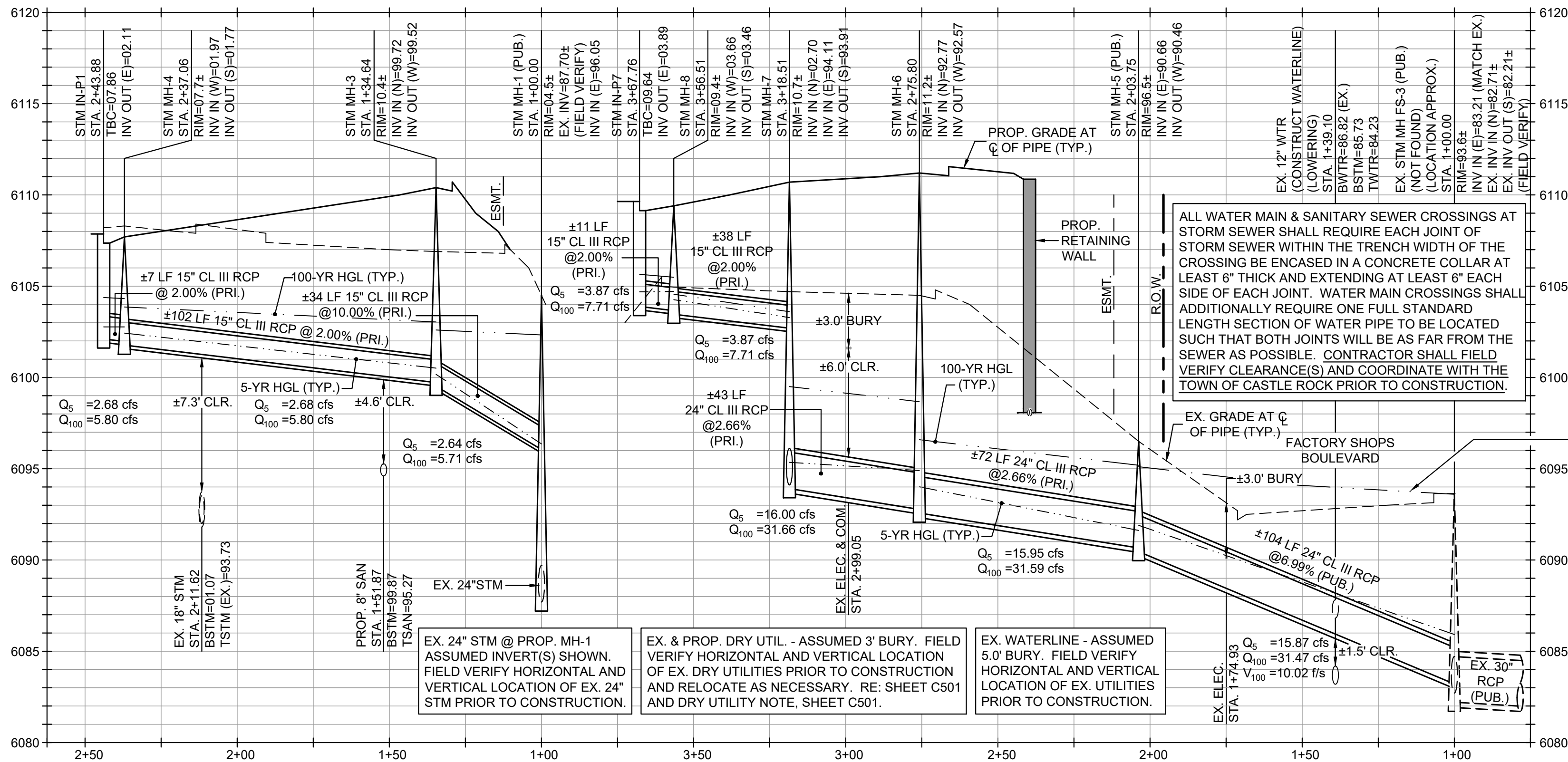
TEL: (714) 299-7578

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C301**

**8 OF 36**





## CAUTION - NOTICE TO CONTRACTOR

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

## CONSTRUCTION NOTES

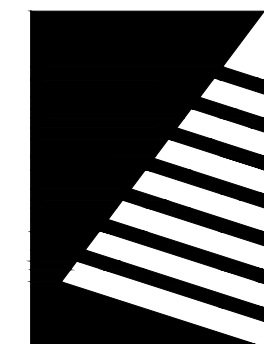
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- CAUTION - UTILITY CROSSING! CONTRACTOR SHALL COORDINATE ALL WORK WITH RETAINING WALL DESIGN PRIOR TO GRADING AND/OR CONSTRUCTION OF UTILITIES OR WALL. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITY AND WALL PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS AND WALL. CONTRACTOR TO CONFIRM INVERTS, AND UTILITY PROVIDER/WALL DESIGN ALLOWABLE CLEARANCES PRIOR TO CONSTRUCTION.
- CONSTRUCT 5' DIA. MANHOLE OVER EXISTING STORM SEWER TO REMAIN. CONTRACTOR SHALL FIELD VERIFY INVERTS PRIOR TO ORDERING AND CONSTRUCTION OF ANY PRE-CAST STRUCTURES. RE: PROFILE FOR ADDITIONAL INFORMATION AND SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.
- CONSTRUCT 4' DIA. MANHOLE. RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.
- CONSTRUCT 5' DIA. MANHOLE. RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.
- CONSTRUCT DOUBLE UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 7'-1"). RE: SHEETS C393 AND C394, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-3.
- CONSTRUCT 4 UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 14'-8"). RE: SHEETS C394 AND C395, DETAIL PLAN NO. SD-3 AND SD-3 (MODIFIED).
- REMOVE EXISTING INLET. RE: PROFILE AND SHEET C301 FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING STORM SEWER. RE: PROFILE AND SHEET C301 FOR ADDITIONAL INFORMATION.
- EXISTING STORM SEWER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- REMOVE EXISTING STORM SEWER AND REPLACE WITH PROPOSED STORM SEWER. RE: PROFILE AND SHEET C301 FOR ADDITIONAL INFORMATION.
- SAWCUT, REMOVE, AND REPLACE EXISTING PAVEMENT, CURB, GUTTER, RAMP(S), CONCRETE, ROADWAY AND/OR WALK TO NEAREST JOINT, 2-FOOT MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS SHOWN AS REQUIRED FOR SEWER CONSTRUCTION. MATCH ALL ASPECTS OF EXISTING IMPROVEMENTS IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS. COORDINATE ALL WORK, DEMOLITION, AND CONSTRUCTION WITH TOWN OF CASTLE ROCK STAFF PRIOR TO BEGINNING ANY WORK.
- FIELD VERIFY LOCATION OF EXISTING MANHOLE STRUCTURE. SAWCUT AND REMOVE EXISTING STORM SEWER CONNECTION INTO EXISTING MANHOLE STRUCTURE. EXISTING MANHOLE, INCLUDING BOLTED COVER, TO REMAIN. INSTALL BOLTED COVER IF NOT FOUND IN FIELD. CORE DRILL EXISTING MANHOLE STRUCTURE AND CONNECT PROPOSED SEWER SEAL CONNECTION WITH NON-SHRINK GROUT AND CONCRETE COLLAR. RE: SHEET C393, CITY AND COUNTY OF DENVER STANDARD DETAIL S-450, CONNECTOR PIPE INTO WALL OF EXISTING OR PRE-CAST STRUCTURE. COORDINATE ALL WORK, DEMOLITION, AND CONSTRUCTION WITH TOWN OF CASTLE ROCK STAFF PRIOR TO BEGINNING ANY WORK.
- CONSTRUCT WATERLINE LOWERING. RE: SHEET C505, ToCR DEVELOPMENT SERVICES, DETAIL PLAN NO. W-17; AND SHEET C591, ToCR DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.

CONTRACTOR SHALL PROVIDE FIELD SURVEYED AS-BUILT INFORMATION OF ALL RIMS, TOP OF INLET ELEVATIONS, INVERTS, PIPE LOCATIONS, PIPE SIZES, MINIMUM. RE: GENERAL NOTES ON SHEETS C101 - C103 FOR ADDITIONAL INFORMATION.

TCV 23-0024: MAY 18, 2023  
STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, CHAPTER 9, STORM SEWERS, SECTION 9.8 HYDRAULIC DESIGN, SUB-SECTION 9.8.3 HYDRAULIC EVALUATION OF STORM SEWERS IN THE MAJOR STORM EVENT

## GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- COMBINATION CURB INLET ELEVATIONS ARE REPORTED AS TOP-BACK-OF-CURB (TBC). VALLEY INLET ELEVATIONS ARE REPORTED AS GRATE (GR). ADJUSTMENT TO FLOWLINE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL TAKE INTO ACCOUNT ADJACENT FLOWLINE ELEVATIONS AS INDICATED ON THE GRADING PLAN, LOCAL DEPRESSIONS IN ACCORDANCE WITH THE REFERENCED DETAILS, AND ANY PRE-CAST DEVIATIONS IF USED.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVENTY TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR 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.
- DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.
- ALL STREET CUTS FOR UTILITY CONNECTIONS WITHIN THE R.O.W. MUST BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW CUT AND EDGE MILLED. A MILL AND OVERLAY MAY BE REQUIRED. COORDINATE WITH THE CONSTRUCTION INSPECTOR.



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| JN               | -             |

PROJECT:

## TOWN APPROVAL BLOCK

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

APPROVED BY: **APPROVED**  
By jkirpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

DEVELOPMENT SERVICES DATE

## PROF. 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.



1 / 2 / 25  
JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
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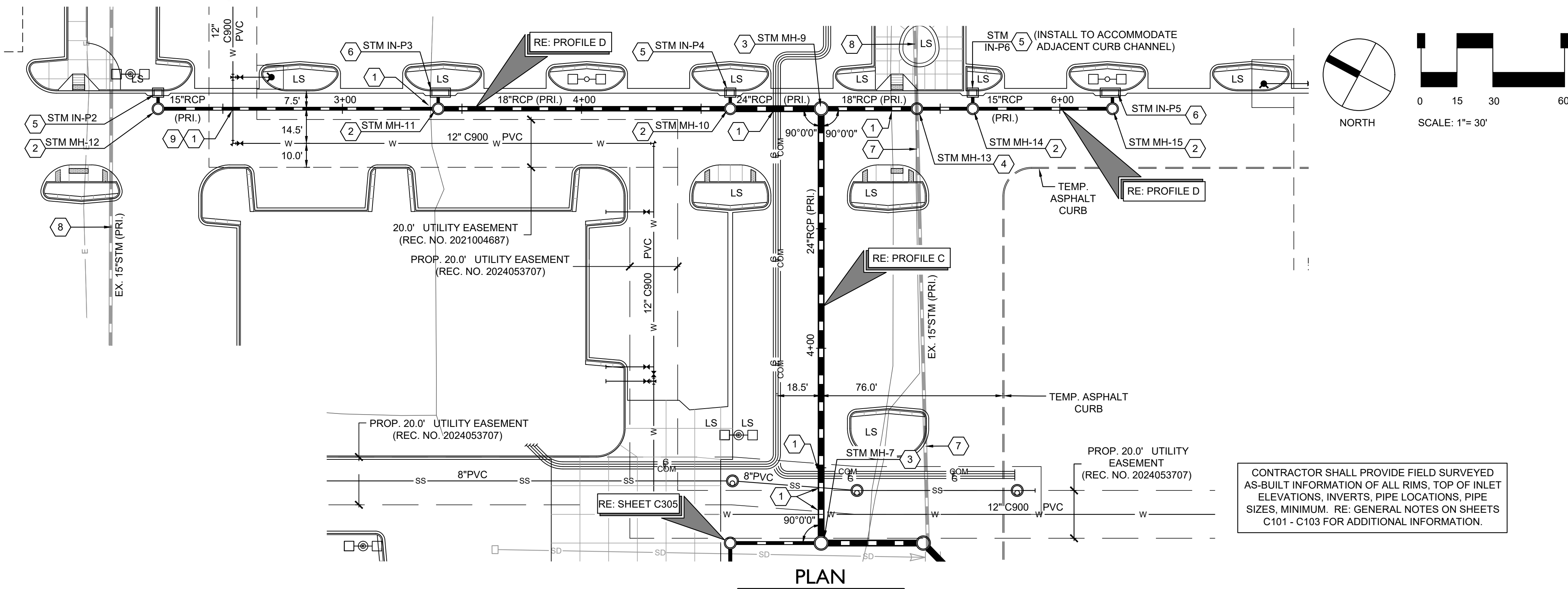
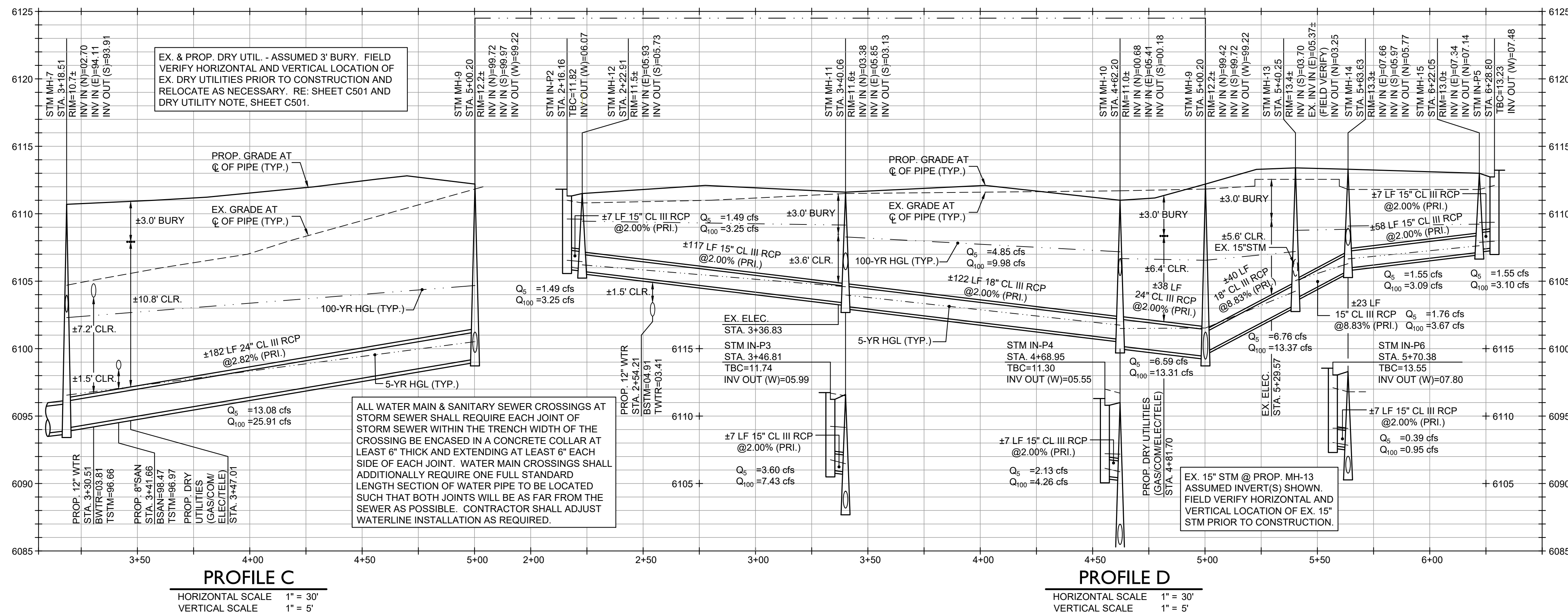
SHEET TITLE:  
**STORMWATER PLAN & PROFILE**

SHEET NUMBER:

**C305**

**9 OF 36**





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### GENERAL NOTES

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- 2 CONSTRUCT 4' DIA. MANHOLE. RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.
- 3 CONSTRUCT 5' DIA. MANHOLE. RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.
- 4 CONSTRUCT 4' DIA. MANHOLE OVER EXISTING STORM SEWER TO REMAIN TO EAST. CONTRACTOR SHALL FIELD VERIFY INVERTS PRIOR TO ORDERING AND CONSTRUCTION OF ANY PRE-CAST STRUCTURES. RE: PROFILE FOR ADDITIONAL INFORMATION AND SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-1.
- 5 CONSTRUCT SINGLE UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 3'-4"). RE: SHEETS C393 AND C394, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-3.
- 6 CONSTRUCT DOUBLE UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 7'-1"). RE: SHEETS C393 AND C394, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-3.
- 7 REMOVE EXISTING STORM SEWER. RE: PROFILE AND SHEET C301 FOR ADDITIONAL INFORMATION.
- 8 EXISTING STORM SEWER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- 9 CONSTRUCT WATERLINE LOWERING. RE: SHEET C505.

### TOWN APPROVAL BLOCK

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

APPROVED BY:  **JAY M. NEWELL**  
By jkirpatrick on 04/23/2025  
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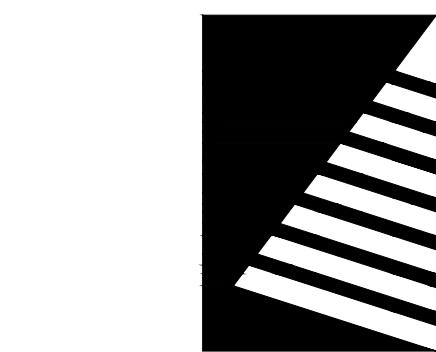
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SHEET TITLE:  
**STORMWATER PLAN & PROFILE**

SHEET NUMBER:

**C306**

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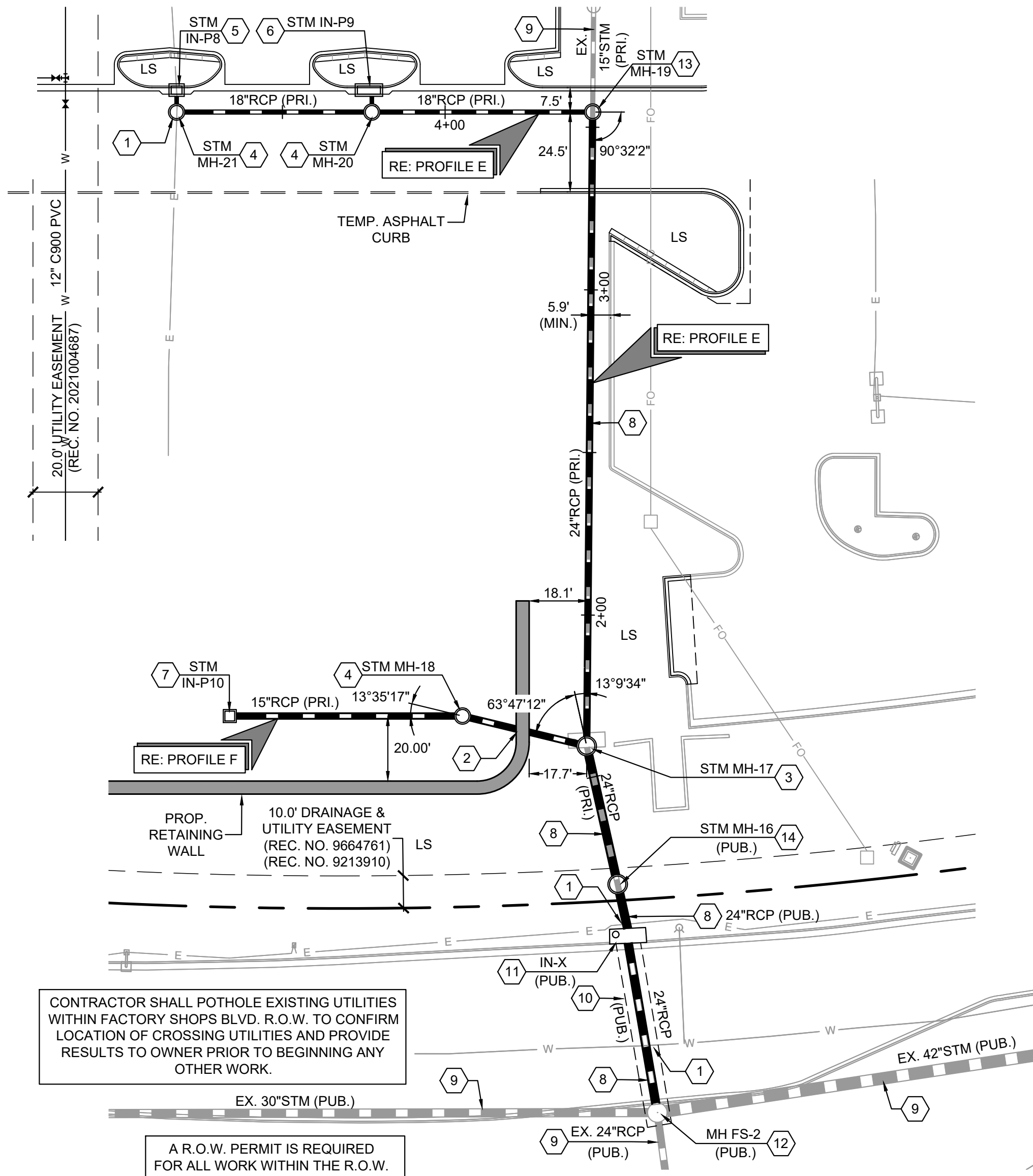




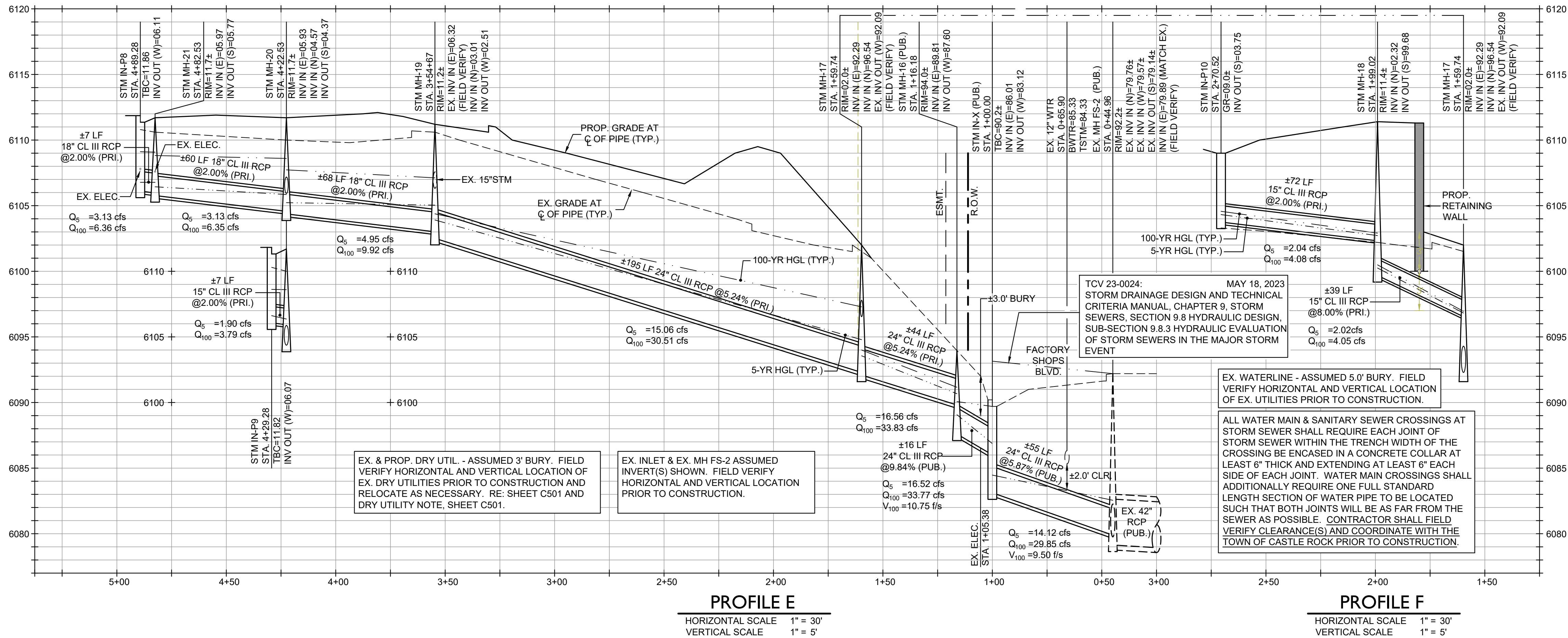
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PLAN

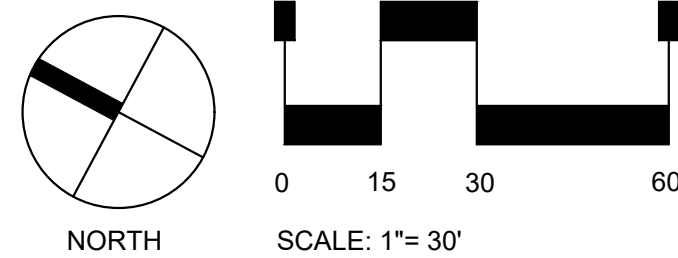


PROFILE E

HORIZONTAL SCALE 1" = 30'  
VERTICAL SCALE 1" = 5'

PROFILE F

HORIZONTAL SCALE 1" = 30'  
VERTICAL SCALE 1" = 5'



## GENERAL NOTES

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4. DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.

5. ALL STREET CUTS FOR UTILITY CONNECTIONS WITHIN THE R.O.W. MUST BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW CUT AND EDGE MILLED. A MILL AND OVERLAY MAY BE REQUIRED. COORDINATE WITH THE CONSTRUCTION INSPECTOR.

CONTRACTOR SHALL PROVIDE FIELD SURVEYED AS-BUILT INFORMATION OF ALL RIMS, TOP OF INLET ELEVATIONS, INVERTS, PIPE LOCATIONS, PIPE SIZES, MINIMUM. RE: GENERAL NOTES ON SHEETS C101 - C103 FOR ADDITIONAL INFORMATION.

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3. REMOVE EXISTING INLET AND CONSTRUCT 5' DIA. MANHOLE. RE: PROFILE FOR ADDITIONAL INFORMATION AND SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.

4. CONSTRUCT 4' DIA. MANHOLE. RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.

5. CONSTRUCT SINGLE UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 3'-4"). RE: SHEETS C393 AND C394, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-3.

6. CONSTRUCT DOUBLE UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 7'-1"). RE: SHEETS C393 AND C394, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-3.

7. CONSTRUCT TYPE C INLET. RE: PROFILE FOR ADDITIONAL INFORMATION AND SHEET C394, CDOT STANDARD PLAN NO. M-604-10, WITH CLOSE MESH GRATE AND ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL. ADJUST ANGLE OF TOP OF BOX AND GRATE TO MATCH FINISHED GRADE SLOPE.

8. REMOVE EXISTING STORM SEWER AND REPLACE WITH PROPOSED STORM SEWER. RE: PROFILE AND SHEET C301 FOR ADDITIONAL INFORMATION.

9. EXISTING STORM SEWER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

10. SAWCUT, REMOVE, AND REPLACE EXISTING PAVEMENT, CURB, GUTTER, RAMP(S), CONCRETE, ROADWAY AND/OR WALK TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS SHOWN AS REQUIRED FOR SEWER CONSTRUCTION. MATCH ALL ASPECTS OF EXISTING IMPROVEMENTS IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS. COORDINATE ALL WORK, DEMOLITION, AND CONSTRUCTION WITH TOWN OF CASTLE ROCK STAFF PRIOR TO BEGINNING ANY WORK.

11. REMOVE EXISTING INLET STRUCTURE. CONSTRUCT 10' TYPE R INLET WITH BOLTED LID. RE: SHEET C396, DOUGLAS COUNTY STANDARD DETAIL SP.34a THROUGH SP.34d. COORDINATE ALL WORK, DEMOLITION, AND CONSTRUCTION WITH TOWN OF CASTLE ROCK STAFF PRIOR TO BEGINNING ANY WORK.

12. SAWCUT AND REMOVE EXISTING STORM SEWER CONNECTION INTO EXISTING MANHOLE STRUCTURE. EXISTING MANHOLE, INCLUDING BOLTED COVER, TO REMAIN. INSTALL BOLTED COVER IF NOT FOUND IN FIELD. CORE DRILL EXISTING MANHOLE STRUCTURE AND CONNECT PROPOSED SEWER. SEAL CONNECTION WITH NON-SHRINK GROUT AND CONCRETE COLLAR. RE: SHEET C393, CITY AND COUNTY OF DENVER STANDARD DETAIL S-450, CONNECTOR PIPE INTO WALL OF EXISTING OR PRE-CAST STRUCTURE. COORDINATE ALL WORK, DEMOLITION, AND CONSTRUCTION WITH TOWN OF CASTLE ROCK STAFF PRIOR TO BEGINNING ANY WORK.

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14. CONSTRUCT 5' DIA. MANHOLE. RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.

## TOWN APPROVAL BLOCK

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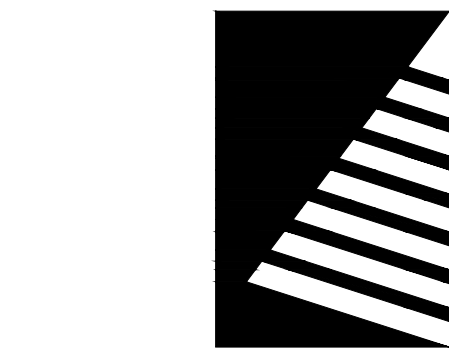
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| NO.          | 1 | DATE: | BY: |
|--------------|---|-------|-----|
| DESCRIPTION: |   |       |     |
| NO.          | 2 | DATE: | BY: |
| DESCRIPTION: |   |       |     |
| NO.          | 3 | DATE: | BY: |
| DESCRIPTION: |   |       |     |
| NO.          | 4 | DATE: | BY: |
| DESCRIPTION: |   |       |     |
| NO.          | 5 | DATE: | BY: |
| DESCRIPTION: |   |       |     |
| NO.          | 6 | DATE: | BY: |
| DESCRIPTION: |   |       |     |

|                  |            |               |          |
|------------------|------------|---------------|----------|
| DATE:            | 01/02/2025 | SCALE:        | 1" = 30' |
| PROJECT MANAGER: | JS         | PROJECT NO.:  |          |
| DRAWN BY:        | JN         | DRAWING FILE: |          |

PROJECT:

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:

STORMWATER PLAN & PROFILE

SHEET NUMBER:

C307

11 OF 36

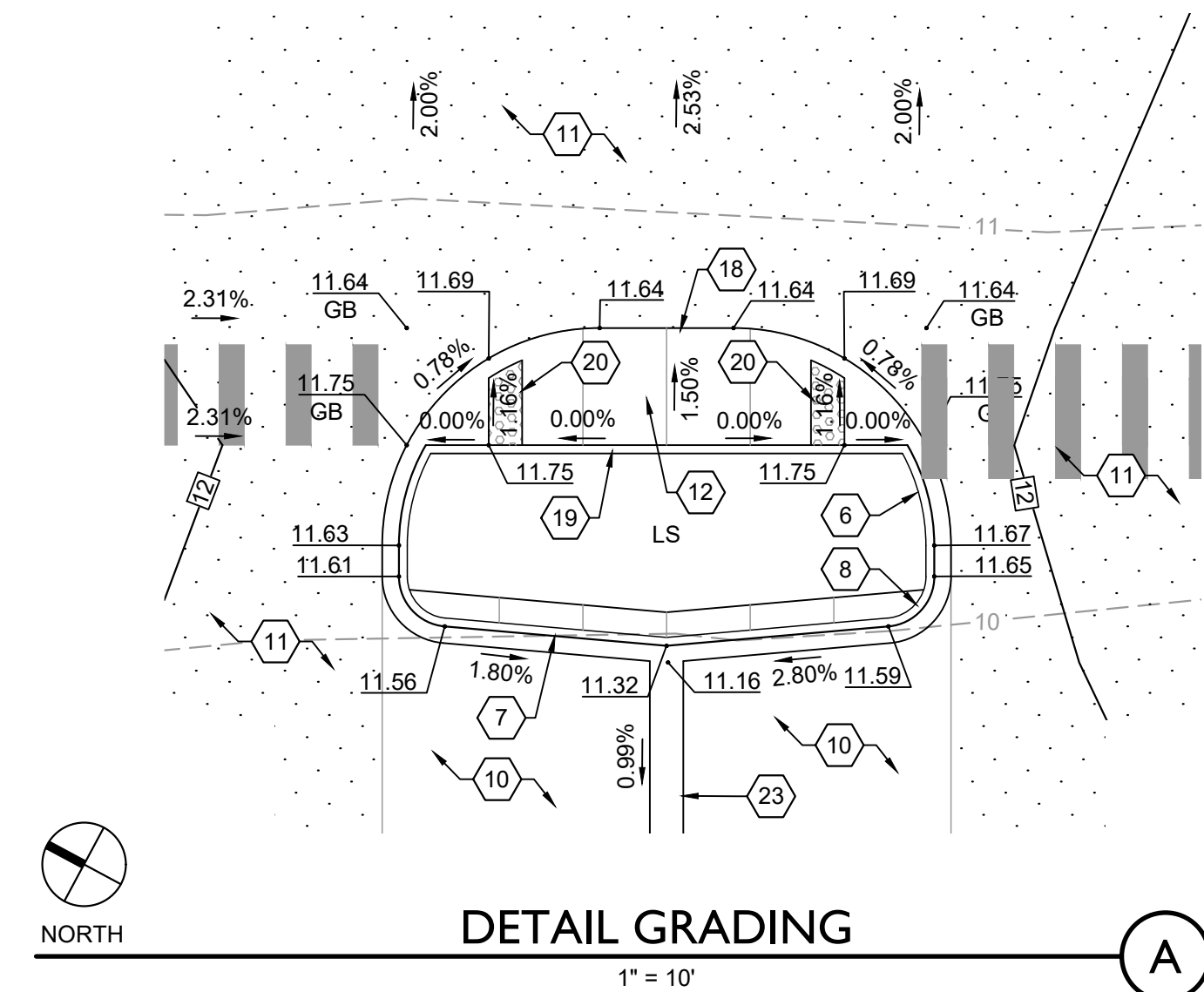
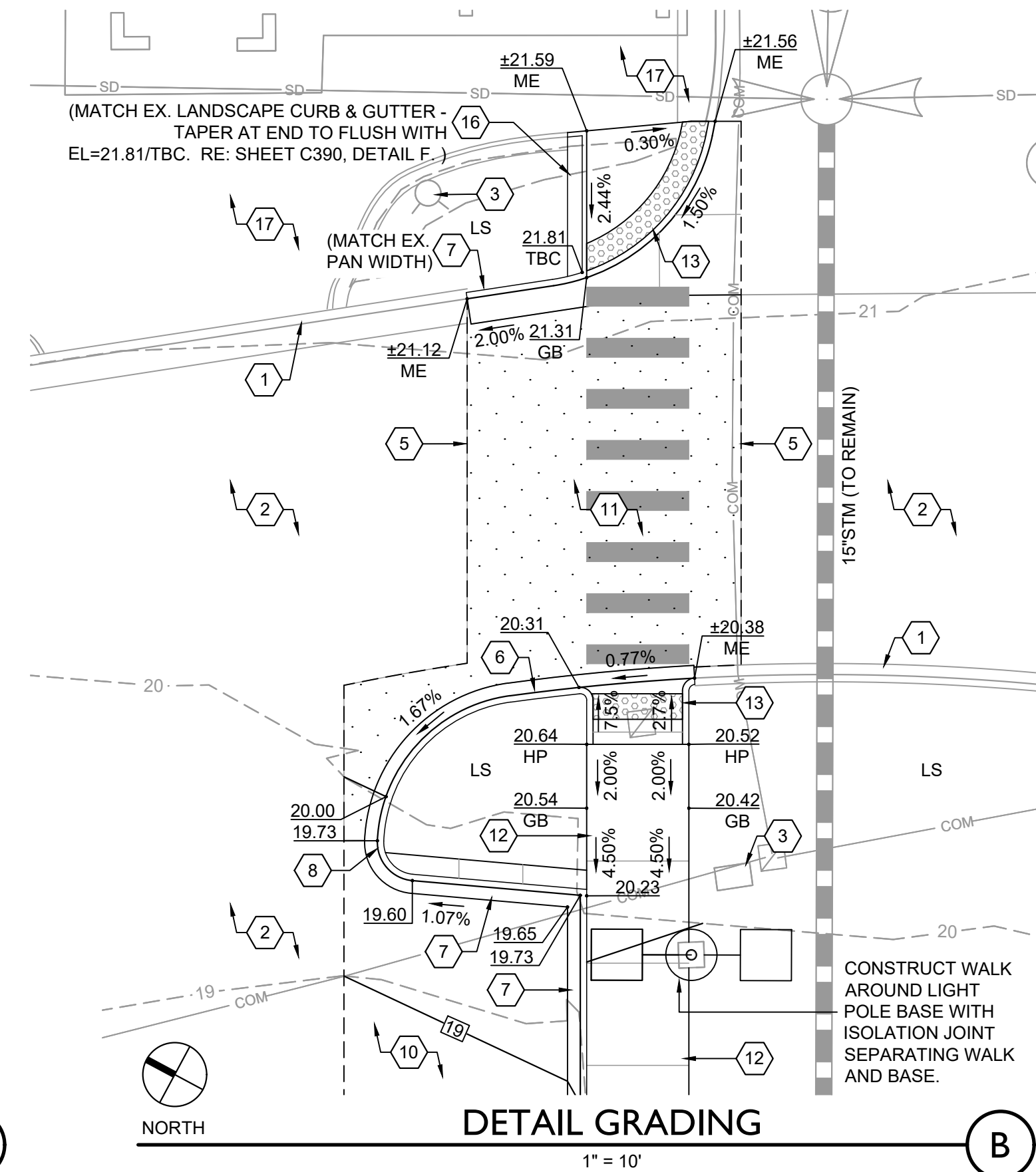
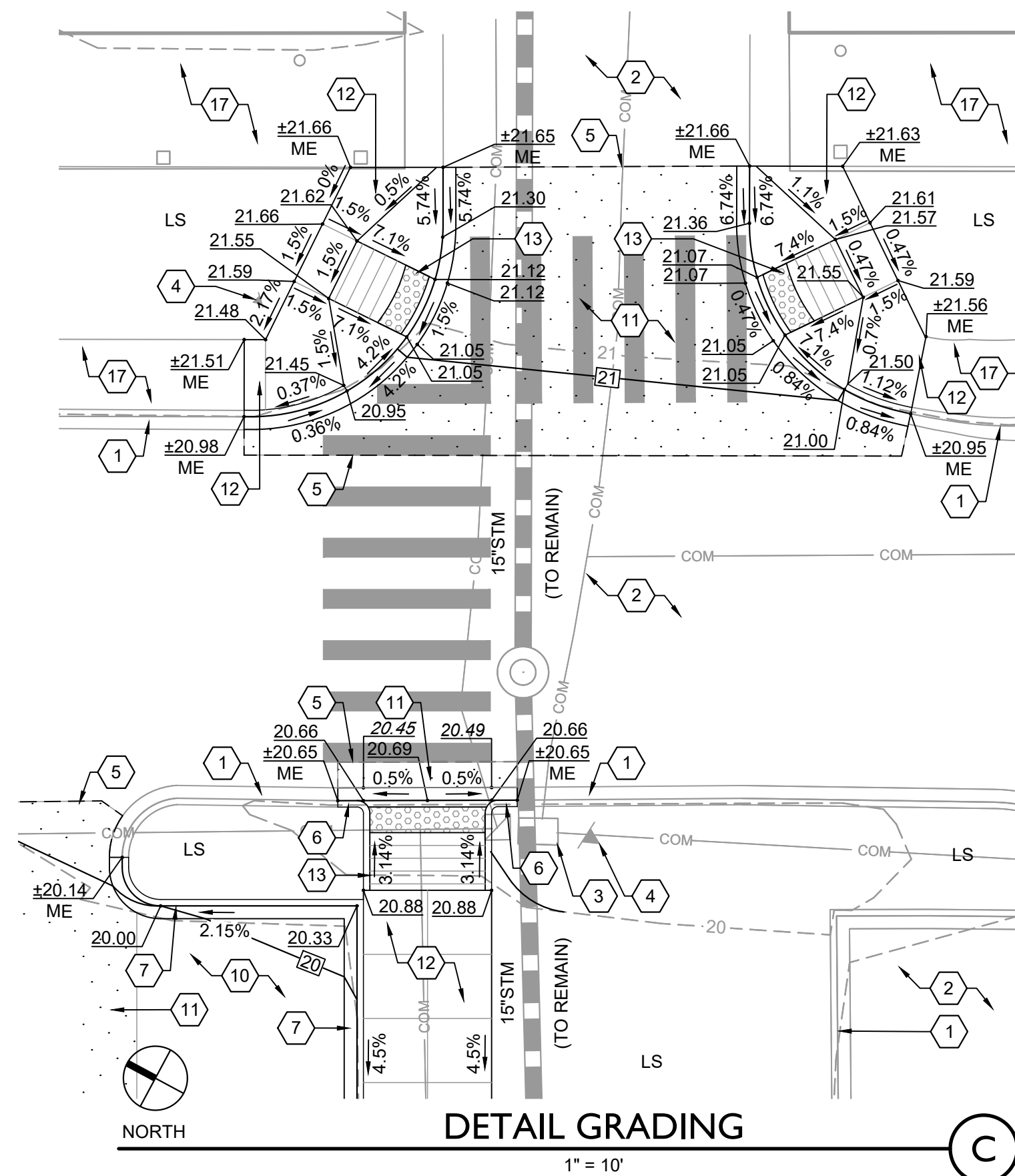
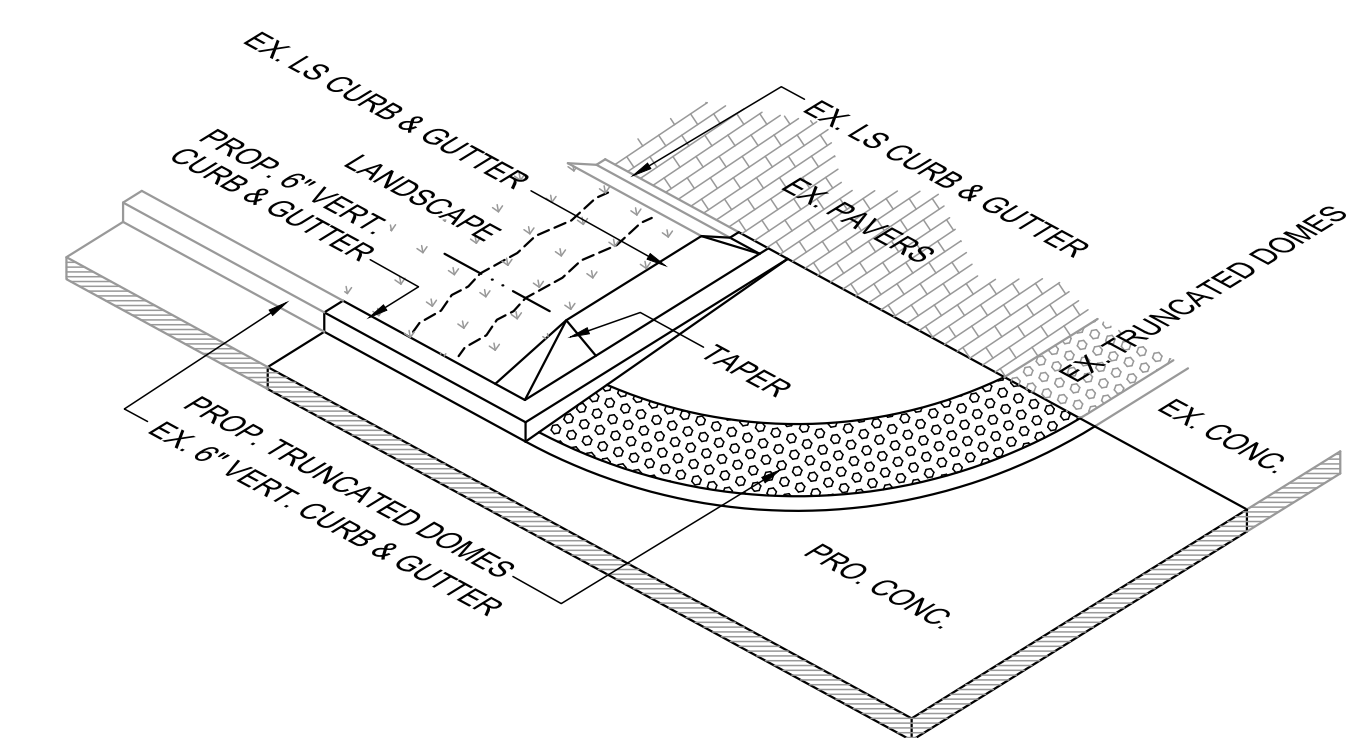




## CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



## DETAIL GRADING

NOT TO SCALE

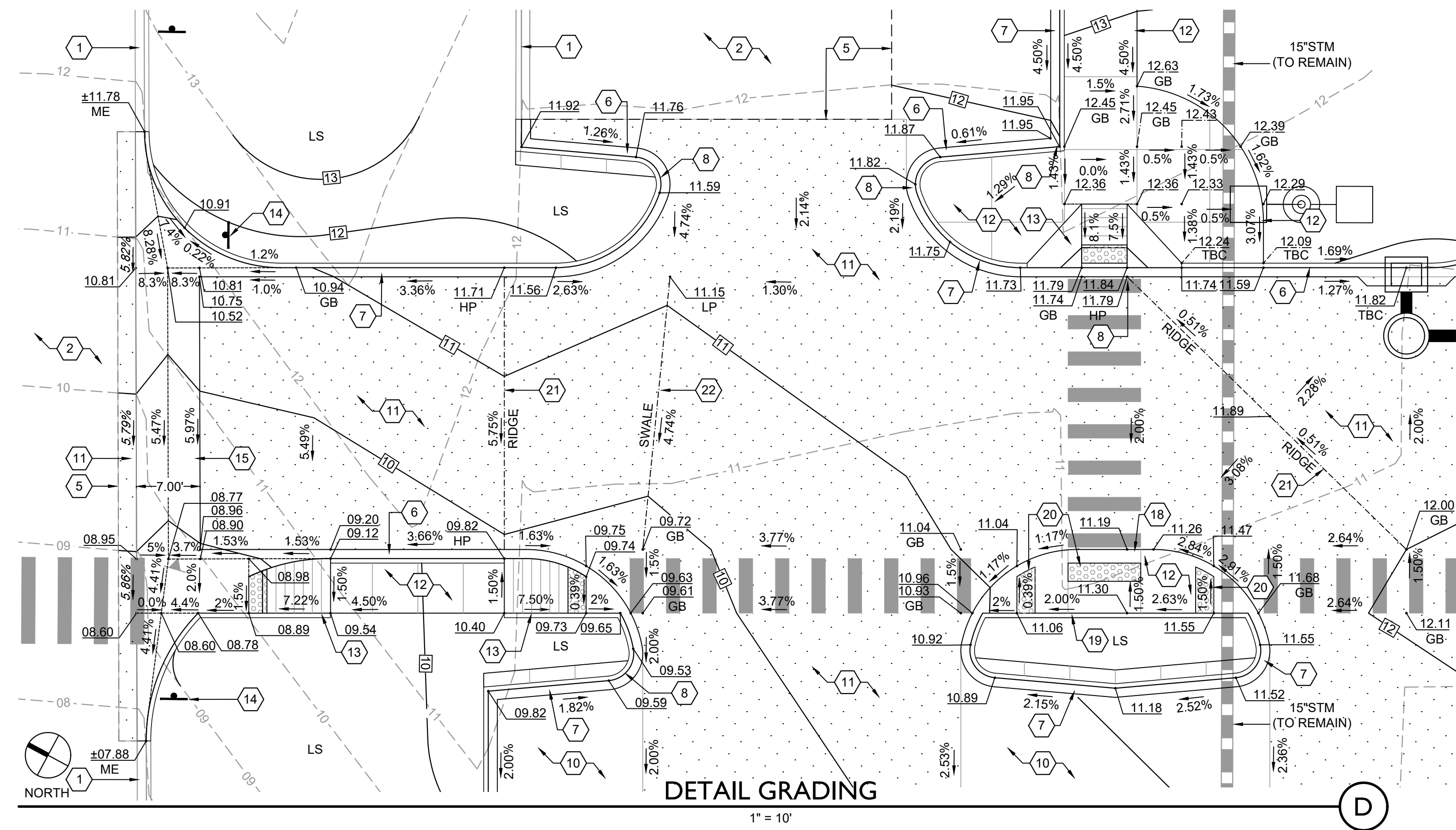
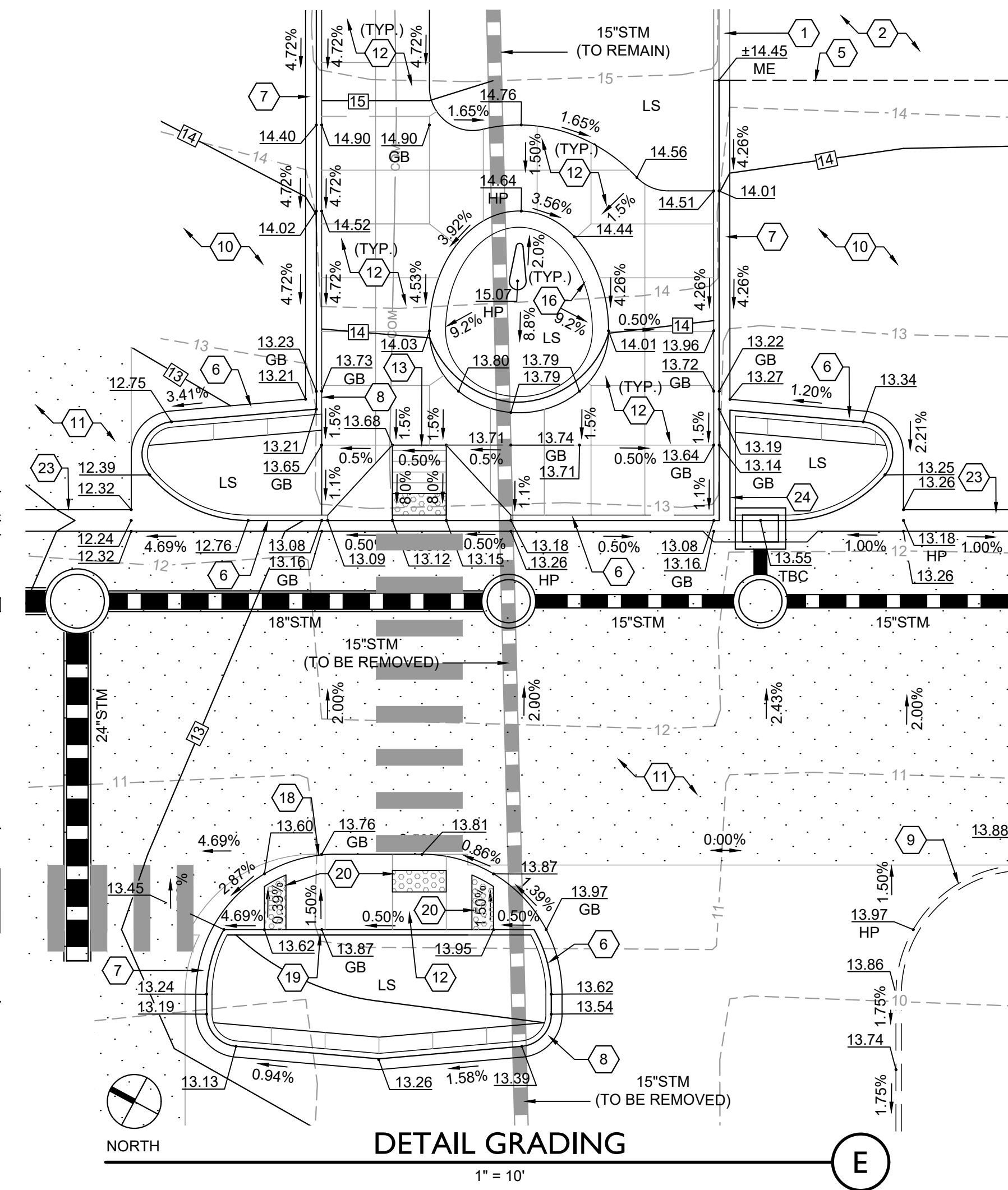
F

## CONSTRUCTION NOTES

- EXISTING CURB AND/OR GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING PAVEMENT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING UTILITY APPURTENANCE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- SAWCUT AND REMOVE EXISTING PAVEMENT, CURB, GUTTER, RAMP(S), CONCRETE, DRIVE AND/OR WALK TO NEAREST JOINT, 2-FOOT MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. RE: SITE, GRADING & UTIL. SHEETS FOR ADDITIONAL INFORMATION.
- CONSTRUCT 6-INCH VERTICAL CONCRETE CURB AND GUTTER WITH 1-FOOT CATCH PAN (UNLESS OTHERWISE NOTED). RE: SHEET C201 FOR CONC. STEP OUT (IF SHOWN), AND SHEET C395, DETAIL A.
- CONSTRUCT 6-INCH VERTICAL CONCRETE CURB AND GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C201 FOR CONC. STEP OUT (IF SHOWN), AND SHEET C395, DETAIL A.
- CONSTRUCT TRANSITION POINT BETWEEN SPILL AND CATCH CURB.
- CONSTRUCT TEMPORARY ASPHALT CURB. RE: SHEET C395, DETAIL A.
- CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE. RE: SHEET C201.
- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE. RE: SHEET C201.
- CONSTRUCT PRIVATE CONCRETE SIDEWALK. RE: SHEET C201.
- CONSTRUCT PRIVATE CURB RAMP. RE: SHEET C201.
- INSTALL "STOP" SIGN. RE: SHEET C201.
- CONSTRUCT CONCRETE CROSSSPAN AT WIDTH SHOWN. RE: TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. CG-9.
- CONSTRUCT 4-INCH CONCRETE MOUNTABLE LANDSCAPE CURB AND GUTTER. RE: SHEET C395, DETAIL A.
- EXISTING SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- CONSTRUCT CONCRETE GUTTER PAN FLUSH WITH ADJACENT PAVEMENT AND SIDEWALK.
- CONSTRUCT 6-INCH VERTICAL CURB HEAD AT BACK OF WALK AS SHOWN.
- CONSTRUCT TRUNCATED DOMES AS SHOWN. RE: SHEET C201.
- CONSTRUCT RIDGE IN ASPHALT AS SHOWN.
- CONSTRUCT SWALE IN ASPHALT AS SHOWN.
- CONSTRUCT 2' WIDE CONC. VALLEY PAN. RE: SHEET C301.
- CONSTRUCT CONCRETE CHANNEL THROUGH LANDSCAPE ISLAND. RE: SHEET C395, DETAIL C.

CONTRACTOR SHALL ENSURE PAVEMENT PROVIDES 2.00% MAX. CROSS SLOPES AT ALL PROPOSED CROSSWALKS. RE: SHEETS C201, C205, AND C301 FOR ADDITIONAL INFORMATION

CONTRACTOR SHALL PROVIDE FIELD SURVEYED AS-BUILT INFORMATION OF ALL SPOT ELEVATIONS AS SHOWN HEREON AND ON SHEET C390 INCLUDING BUT NOT LIMITED TO HIGH POINTS, LOW POINTS, RIDGE LINES, SWALES, GRADE BREAKS, TOP AND BOTTOM OF WALL ELEVATIONS, AND MATCH POINTS. RE: GENERAL NOTES ON SHEETS C101 - C103 FOR ADDITIONAL INFORMATION.



## TOWN APPROVAL BLOCK

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

APPROVED BY: **APPROVED**  
By Kirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File  
DEVELOPMENT SERVICES DATE

## PROF. 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.



JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660  
TEL: (714) 299-7578

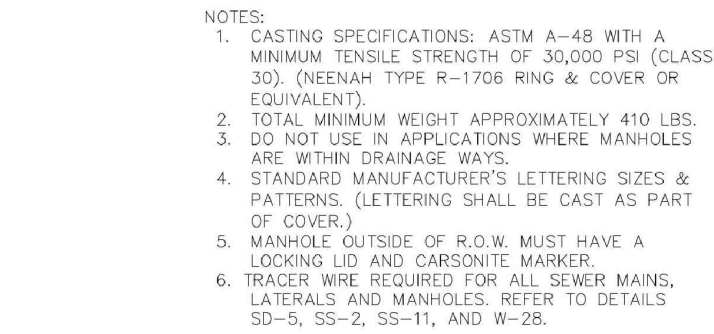
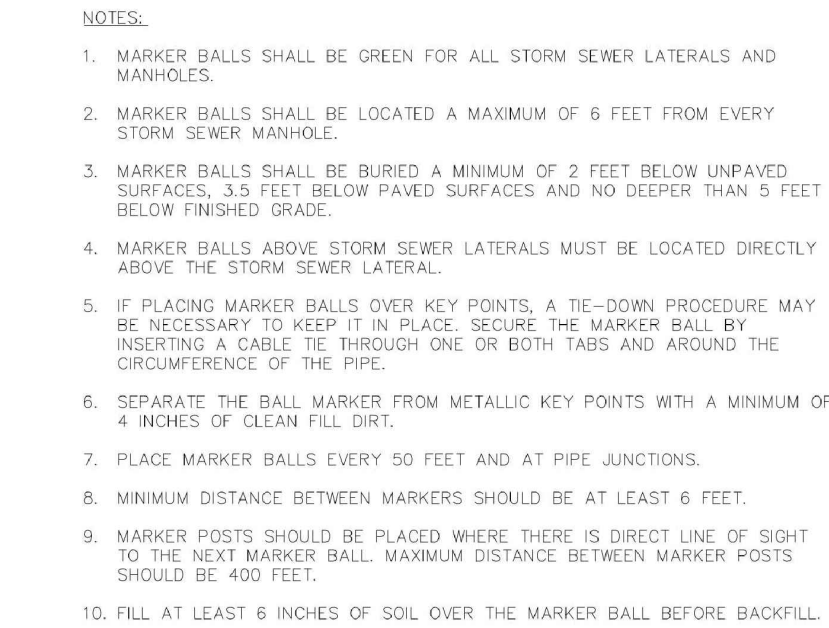
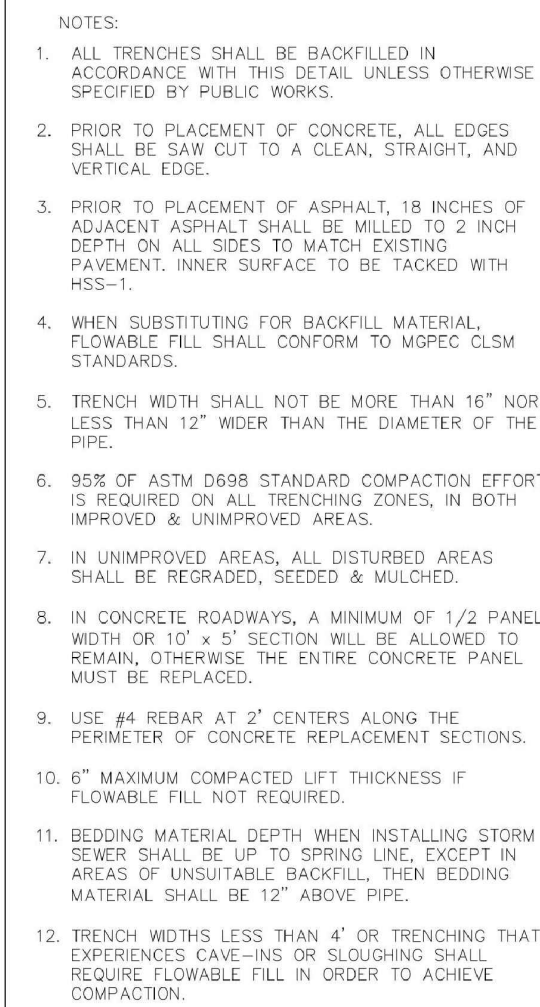
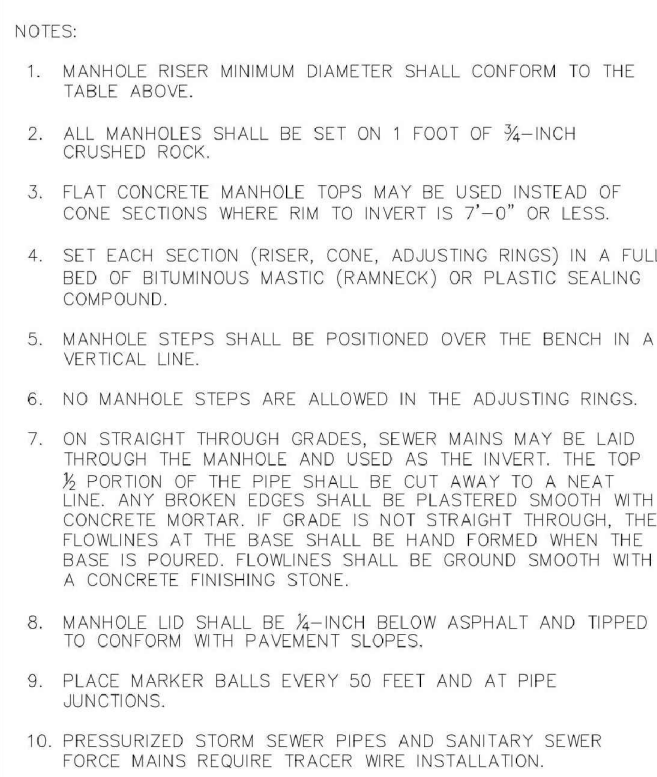
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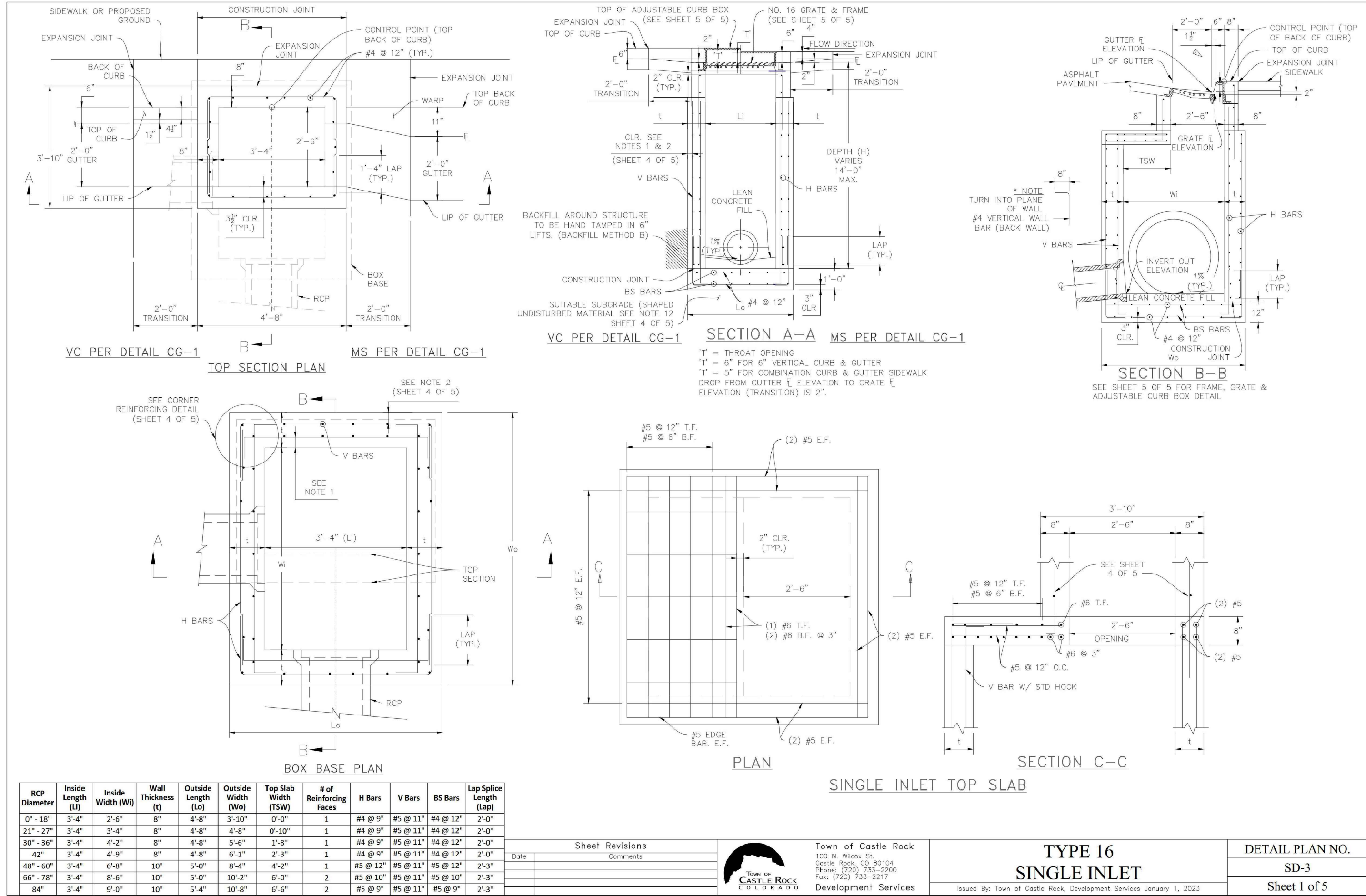
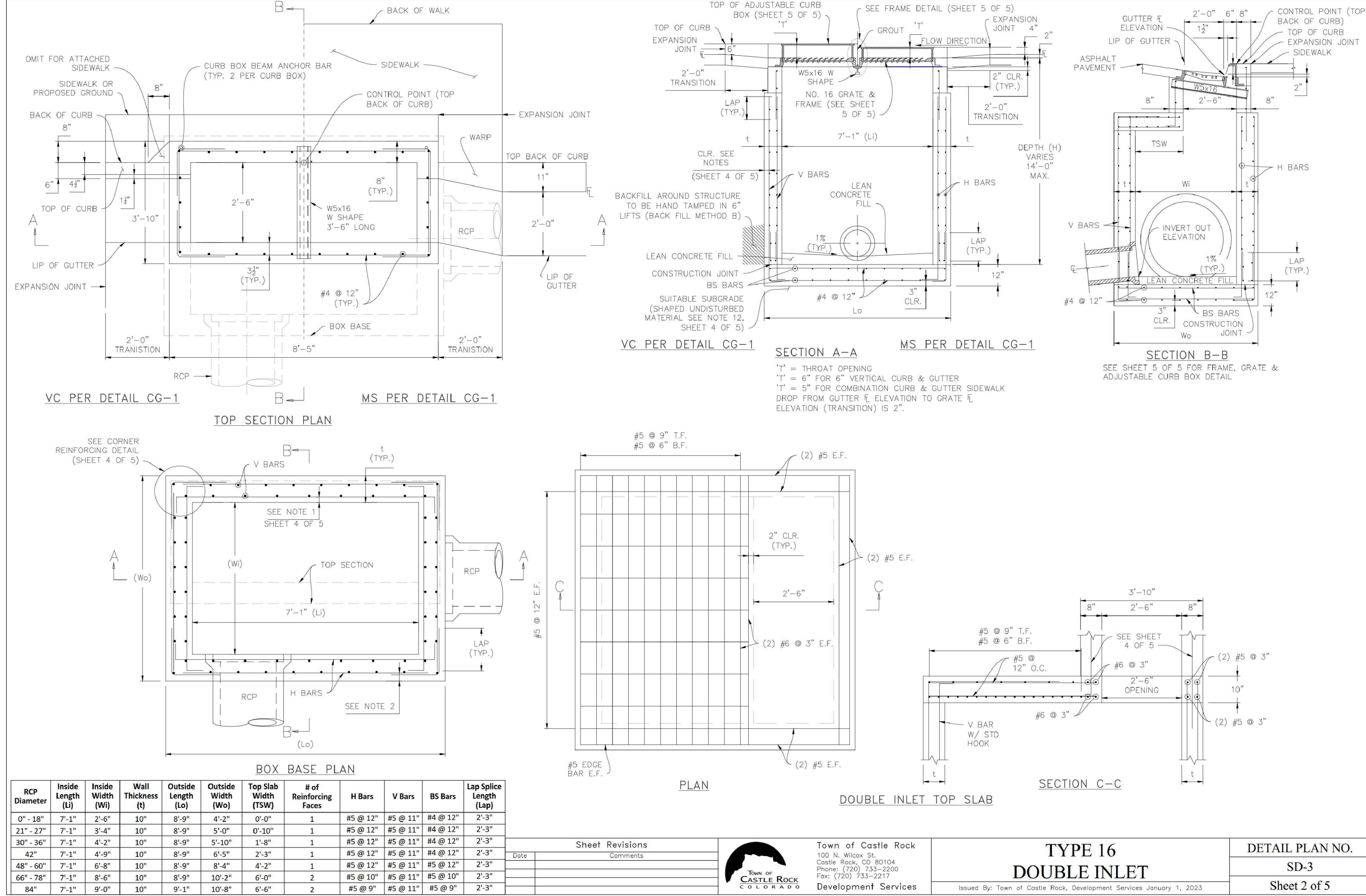
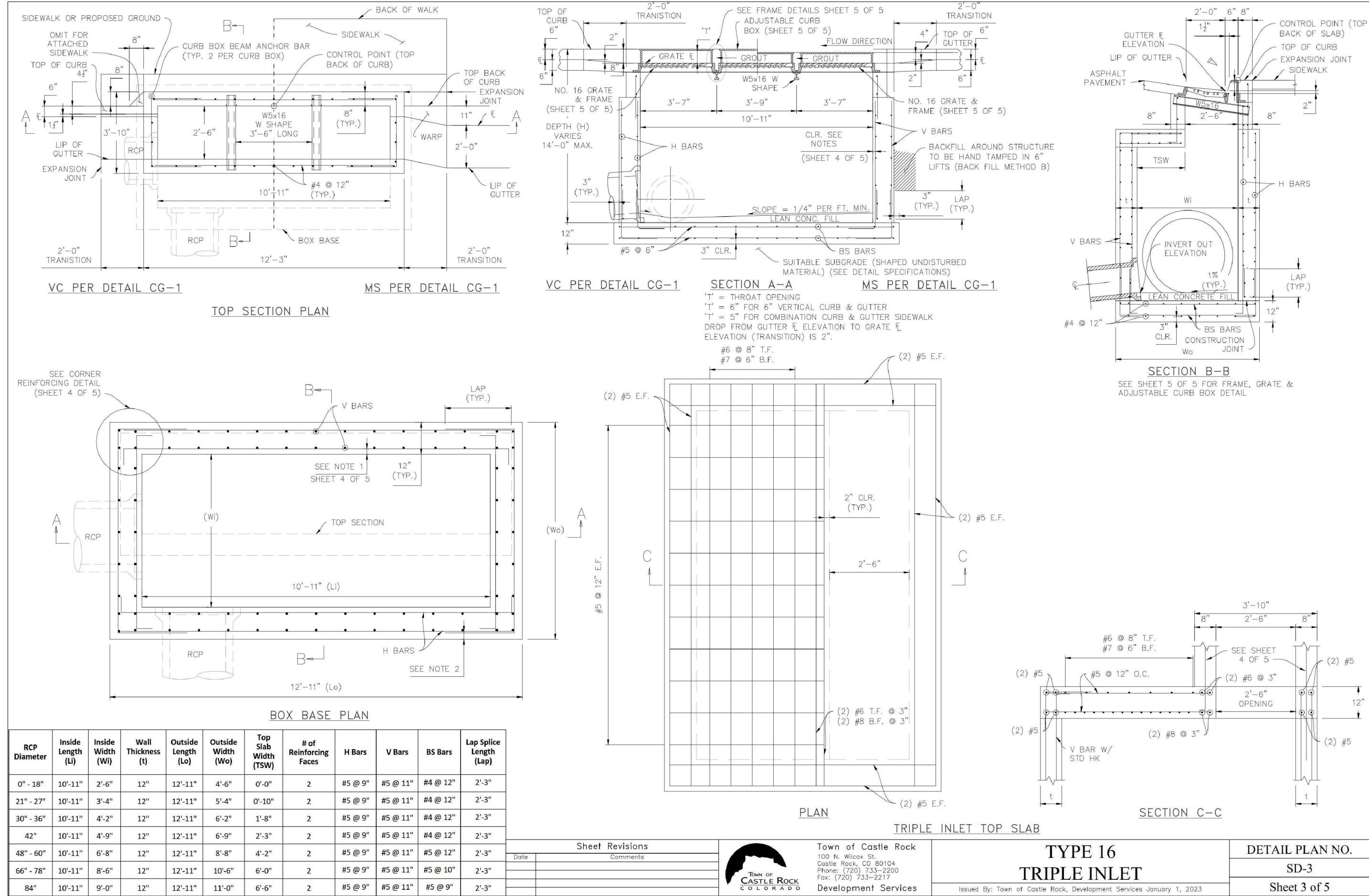
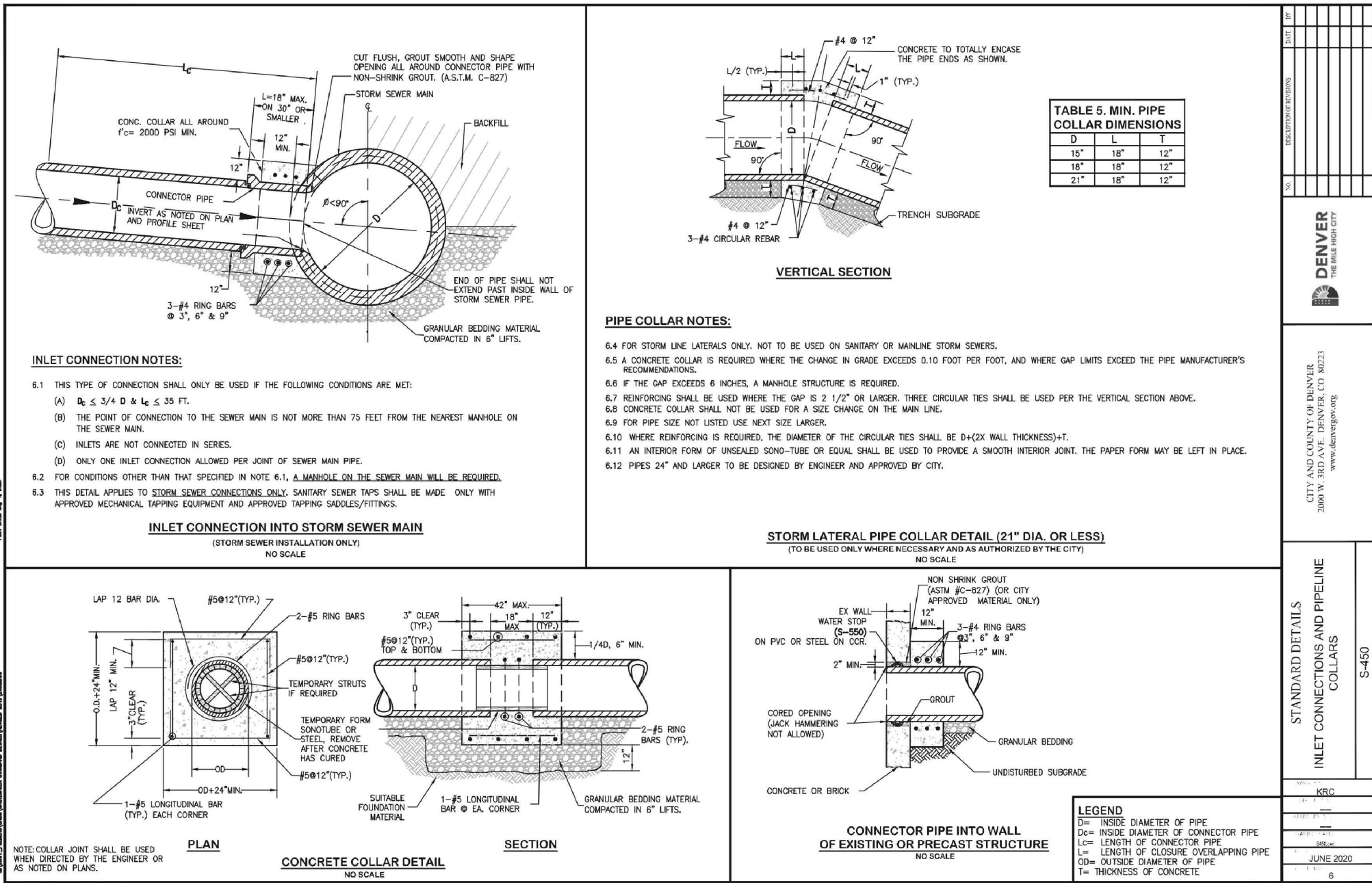
C390

12 OF 36









## TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM  
DATE OF DEVELOPMENT SERVICES APPROVAL  
DEVELOPMENT SERVICES  
APPROVED BY: **APPROVED**  
By Kirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File  
DEVELOPMENT SERVICES DATE

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PLANS.



JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
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CASTLE ROCK, CO 80108

CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

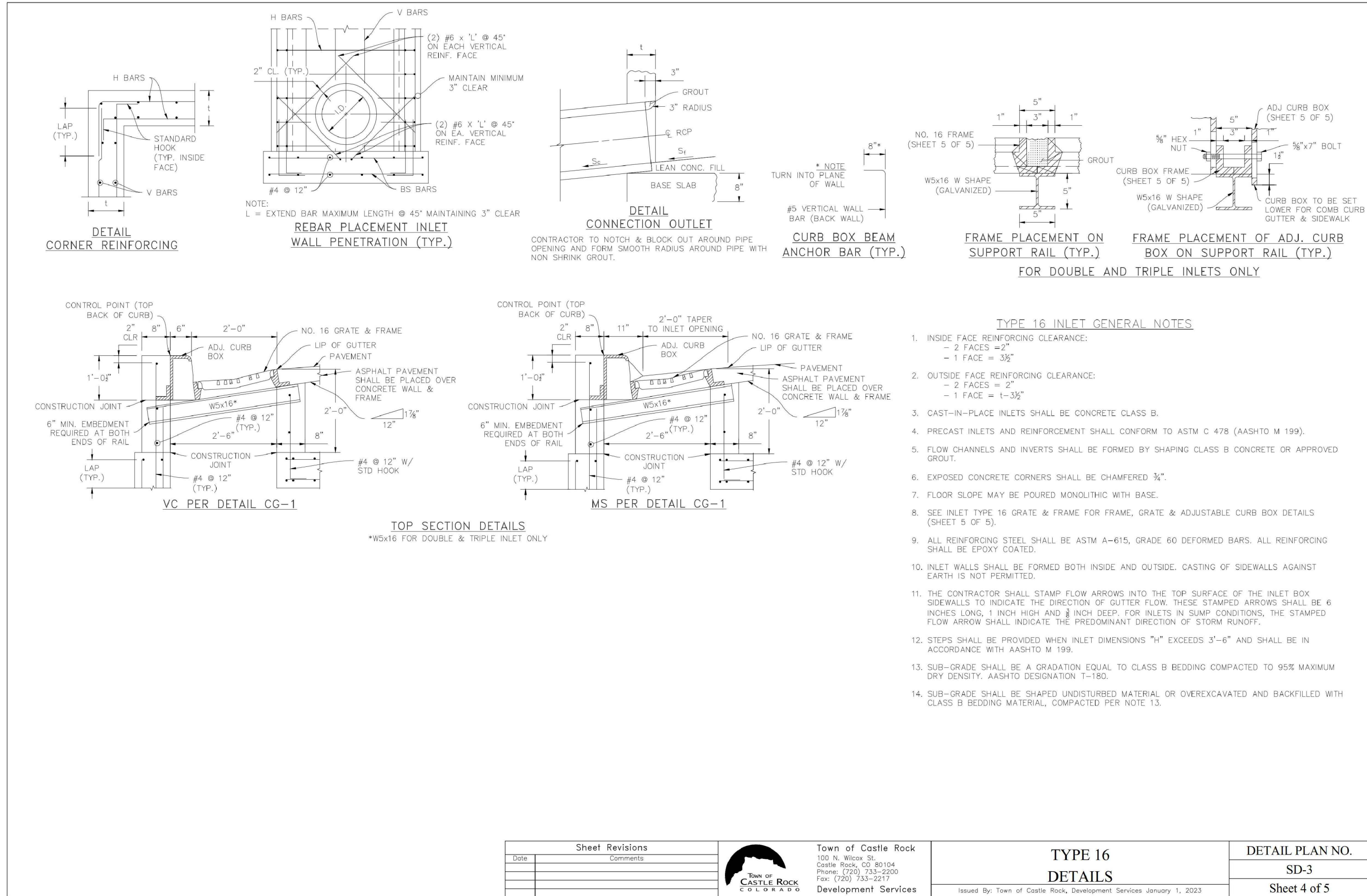
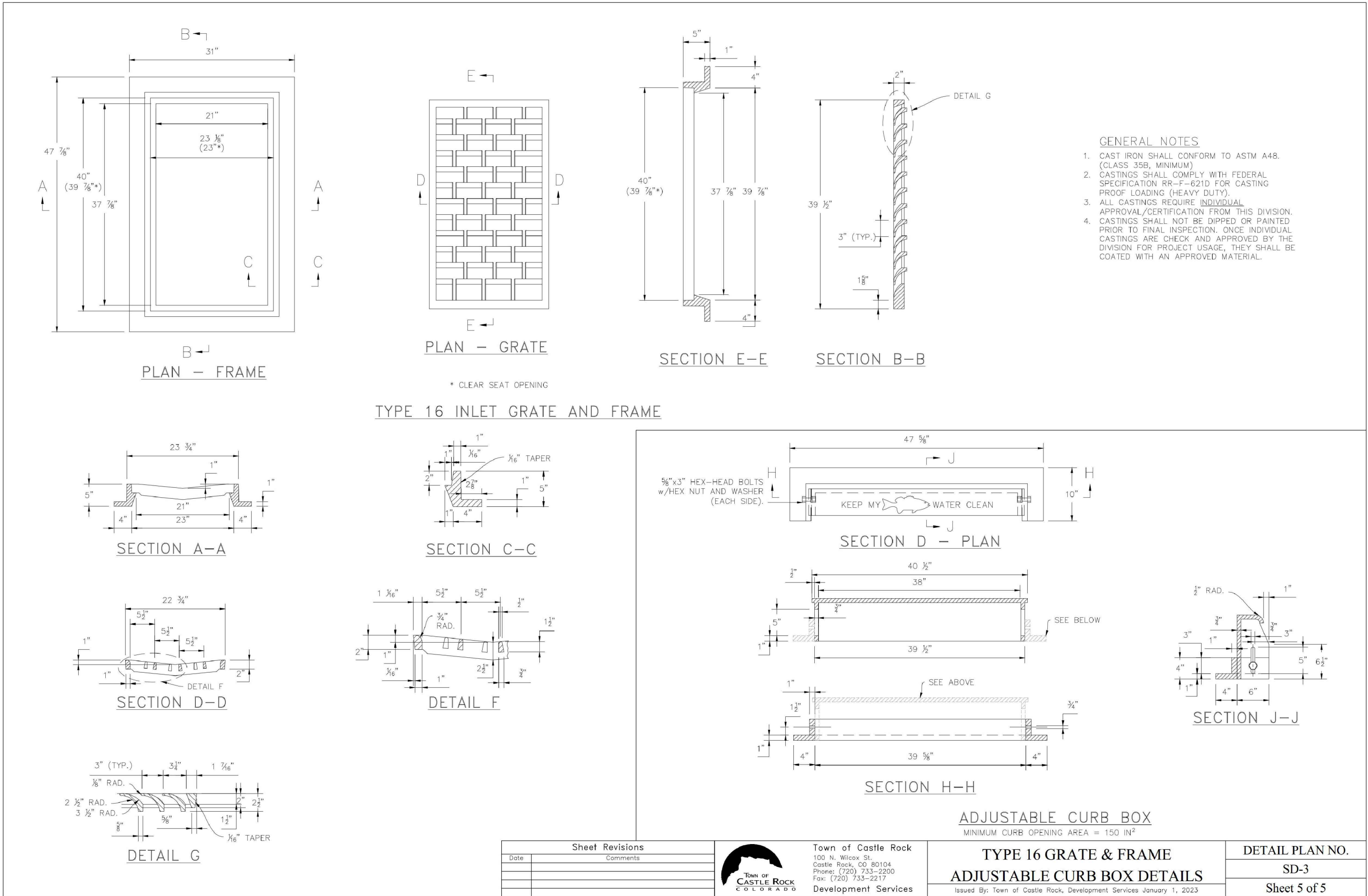
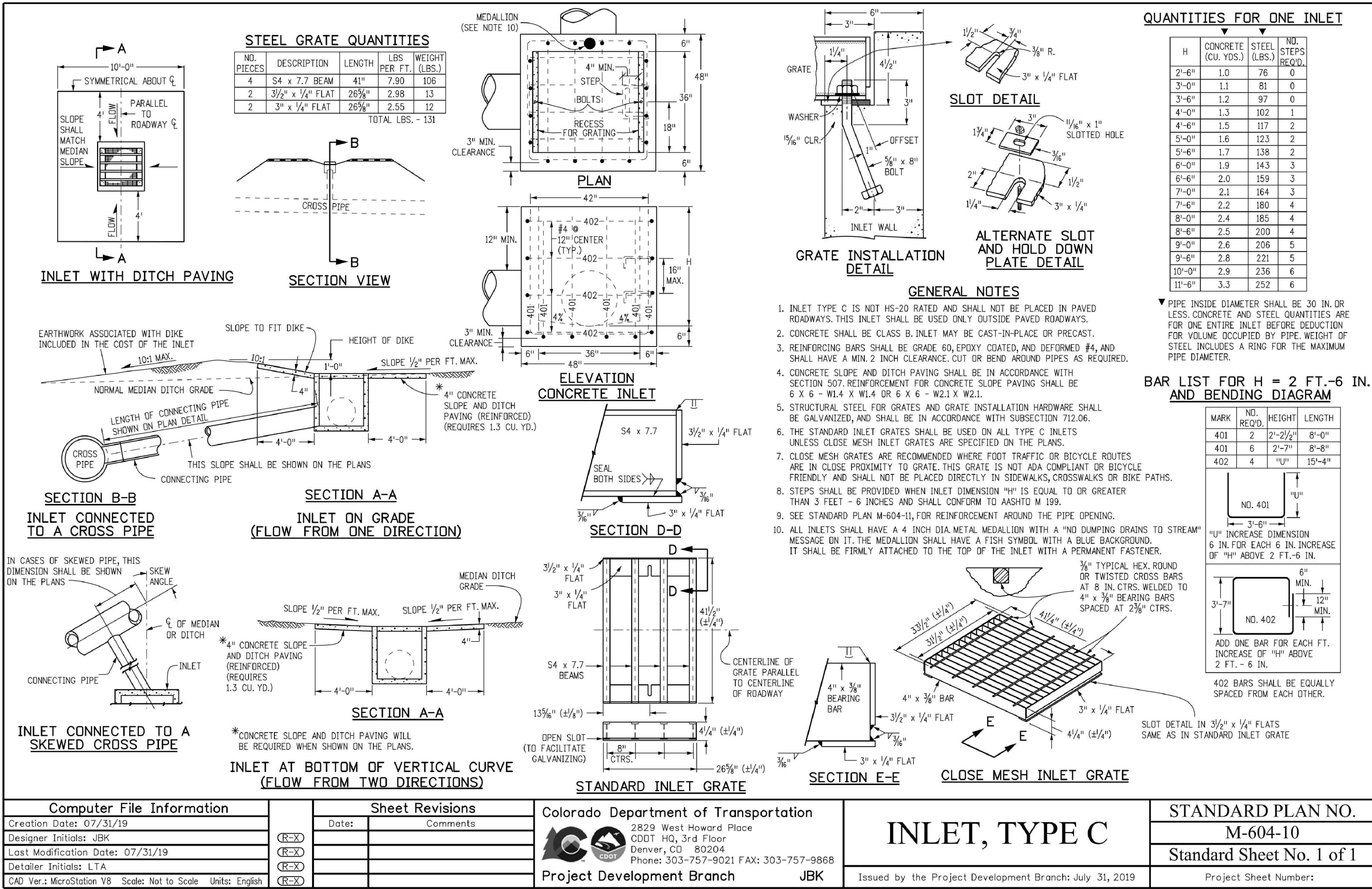
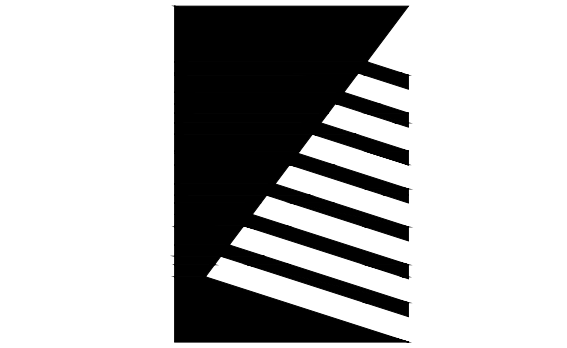
## GRADING DETAILS

SHEET NUMBER:

C393

14 OF 36





## Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

| ISSUES & REVISIONS |               |
|--------------------|---------------|
| NO. 1              | DATE: BY:     |
| NO. 2              | DATE: - BY: - |
| NO. 3              | DATE: - BY: - |
| NO. 4              | DATE: - BY: - |
| NO. 5              | DATE: - BY: - |
| NO. 6              | DATE: - BY: - |

|                     |               |
|---------------------|---------------|
| DATE: 01/02/2025    | SCALE: N/A    |
| PROJECT MANAGER: JS | PROJECT NO.:  |
| DRAWN BY: JN        | DRAWING FILE: |
| PROJECT:            |               |

## TOWN APPROVAL BLOCK

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

APPROVED BY:  **APPROVED**  
By jkirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

DEVELOPMENT SERVICES DATE

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JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

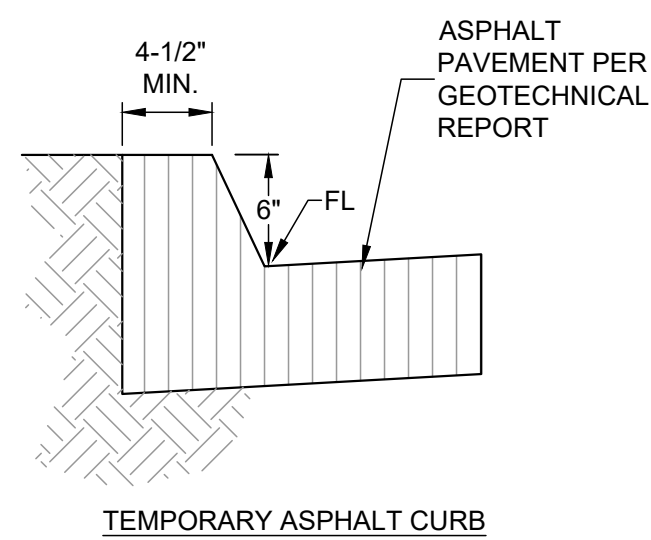
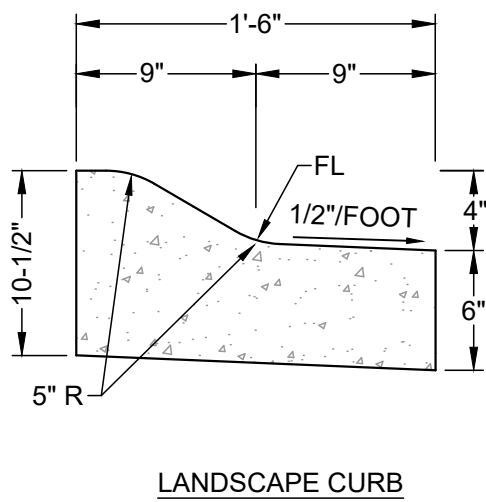
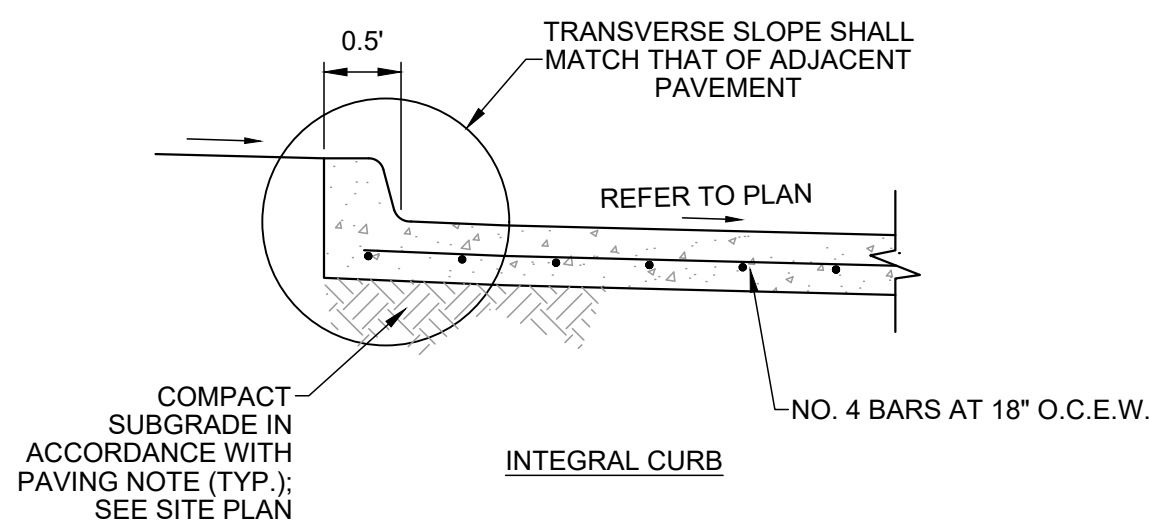
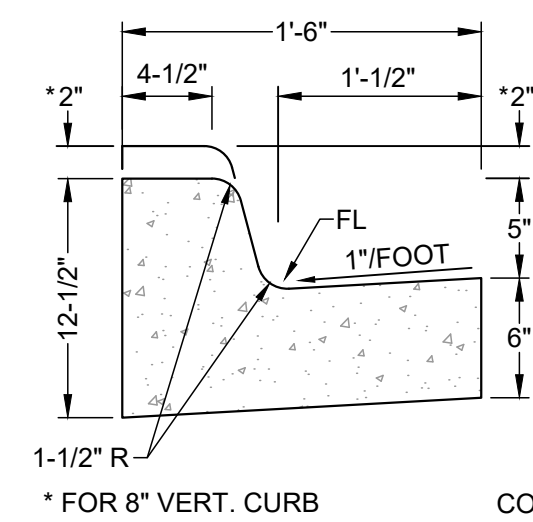
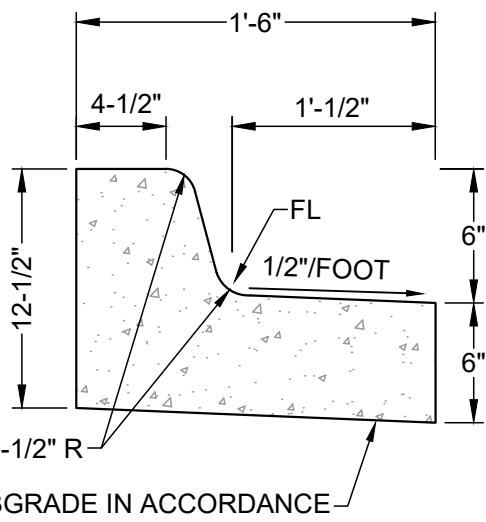
TEL: (714) 299-7578

## GRADING DETAILS

SHEET NUMBER:

C394 15 OF 36





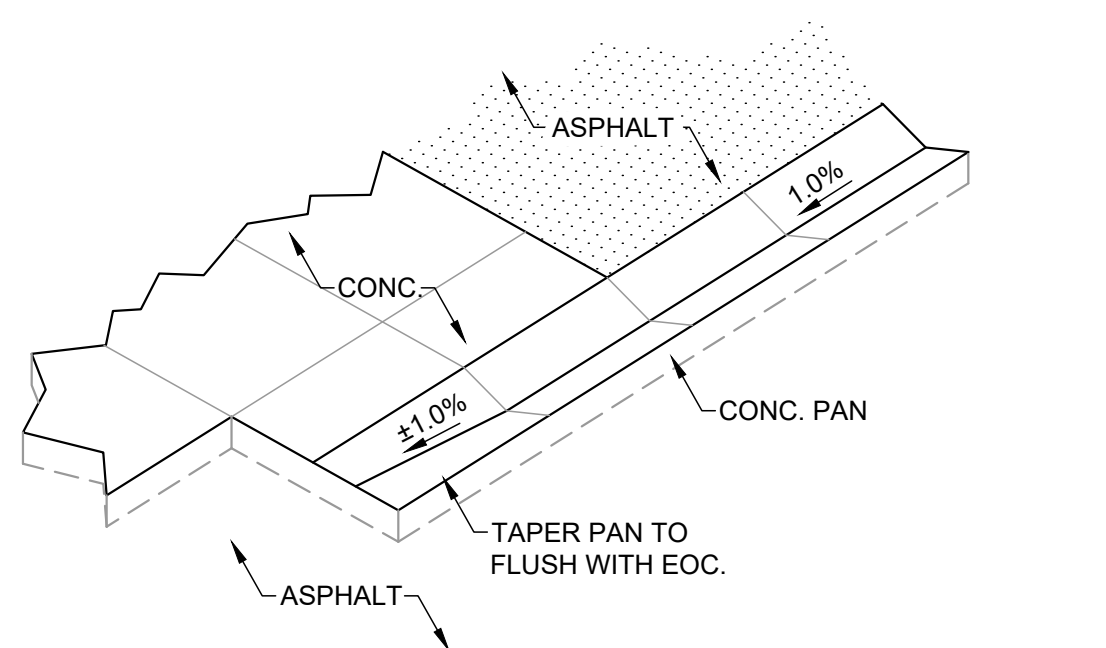
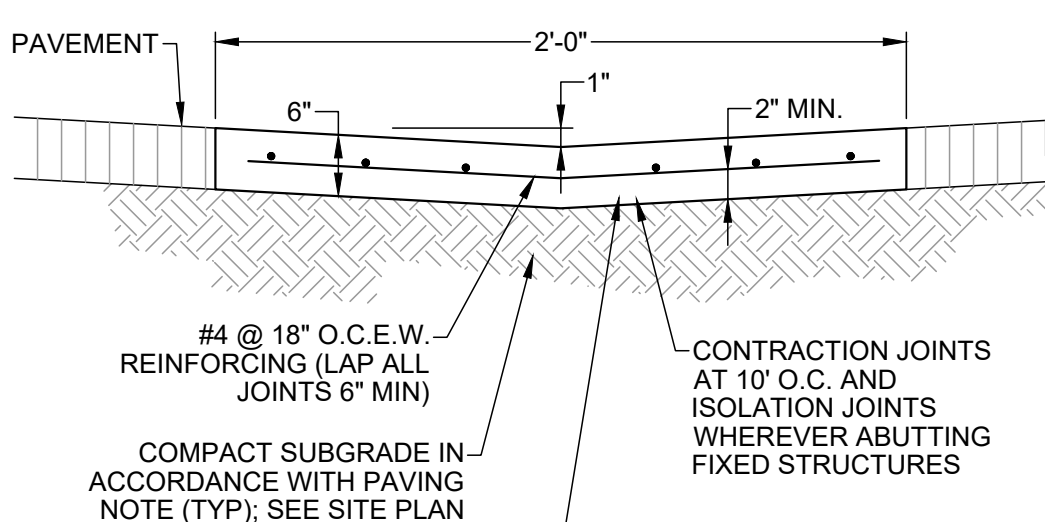
CATCH CURB

SPILL CURB

### CURB & GUTTER (PRIVATE)

NOT TO SCALE

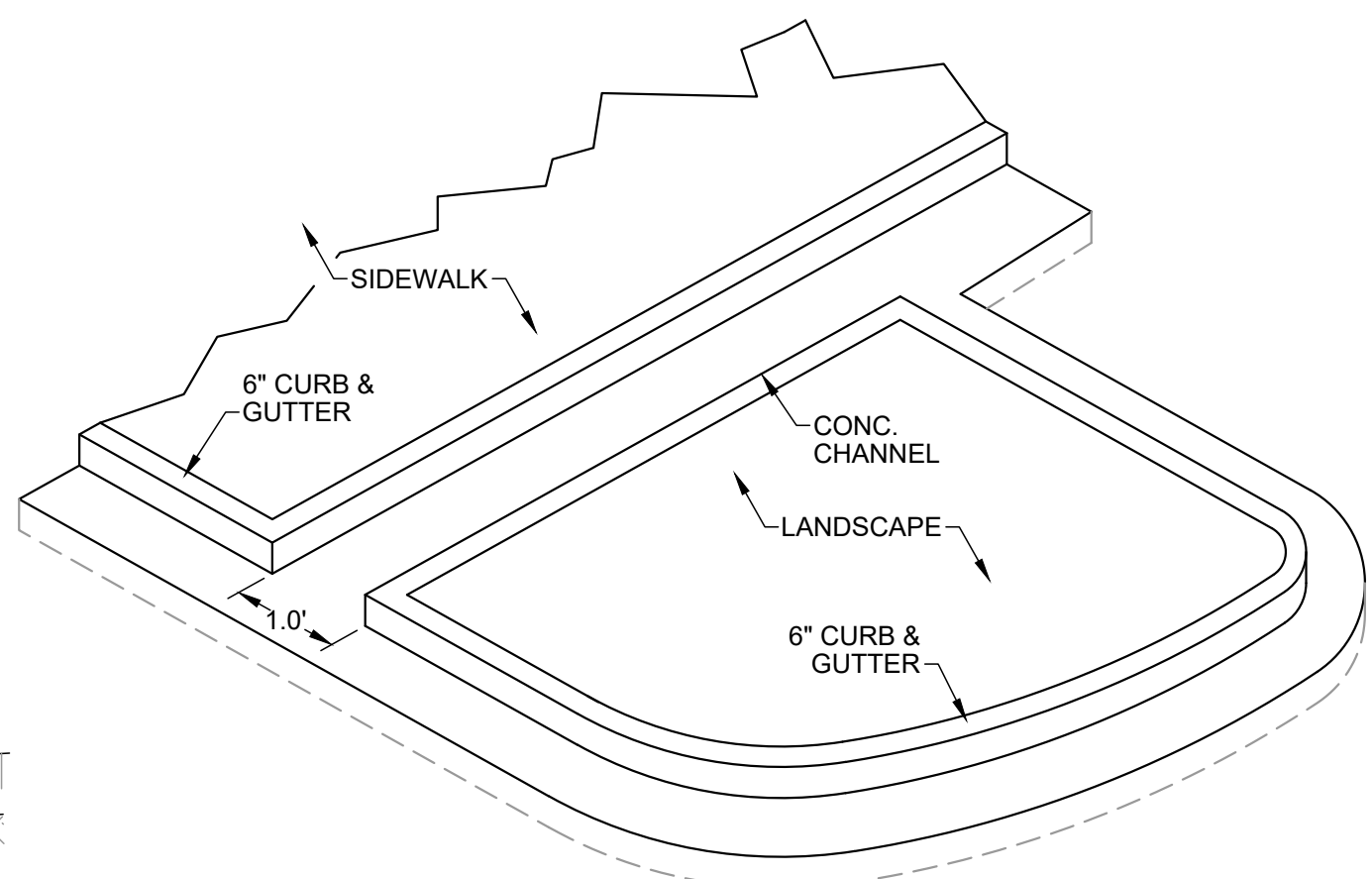
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### VALLEY PAN (PRIVATE)

NOT TO SCALE

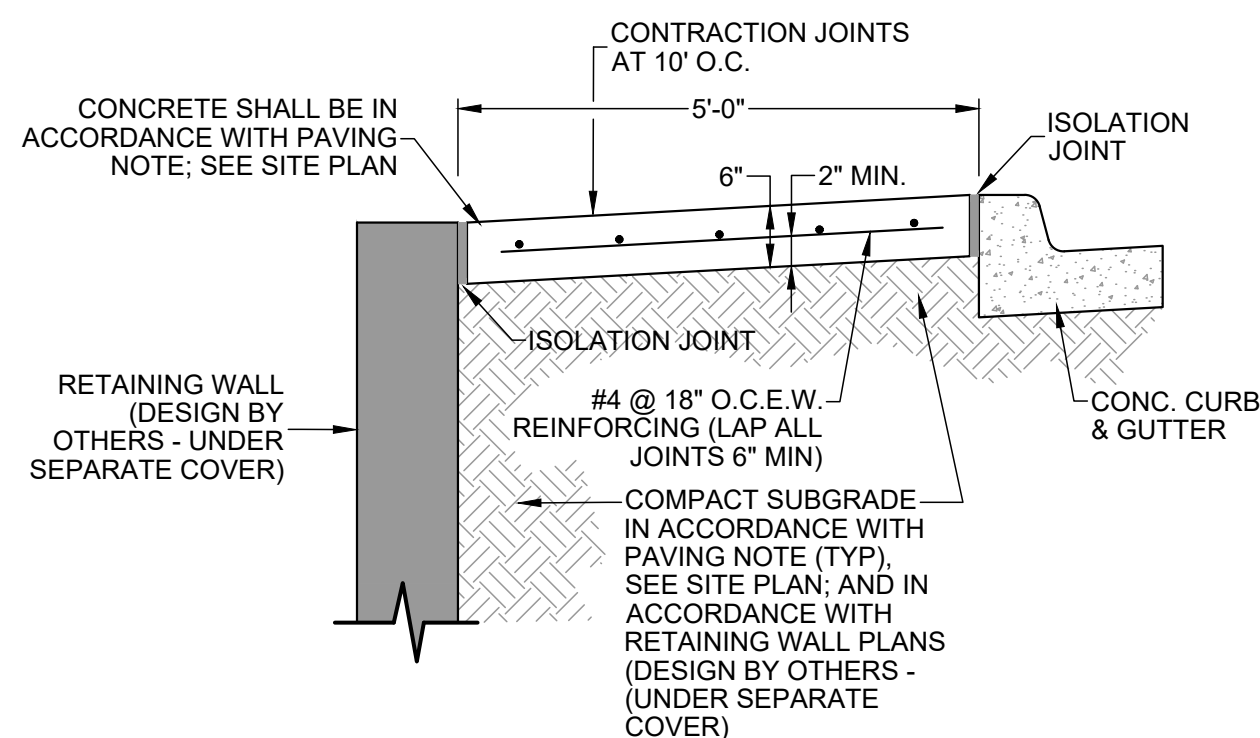
B



### CONC. CHANNEL (PRIVATE)

NOT TO SCALE

C

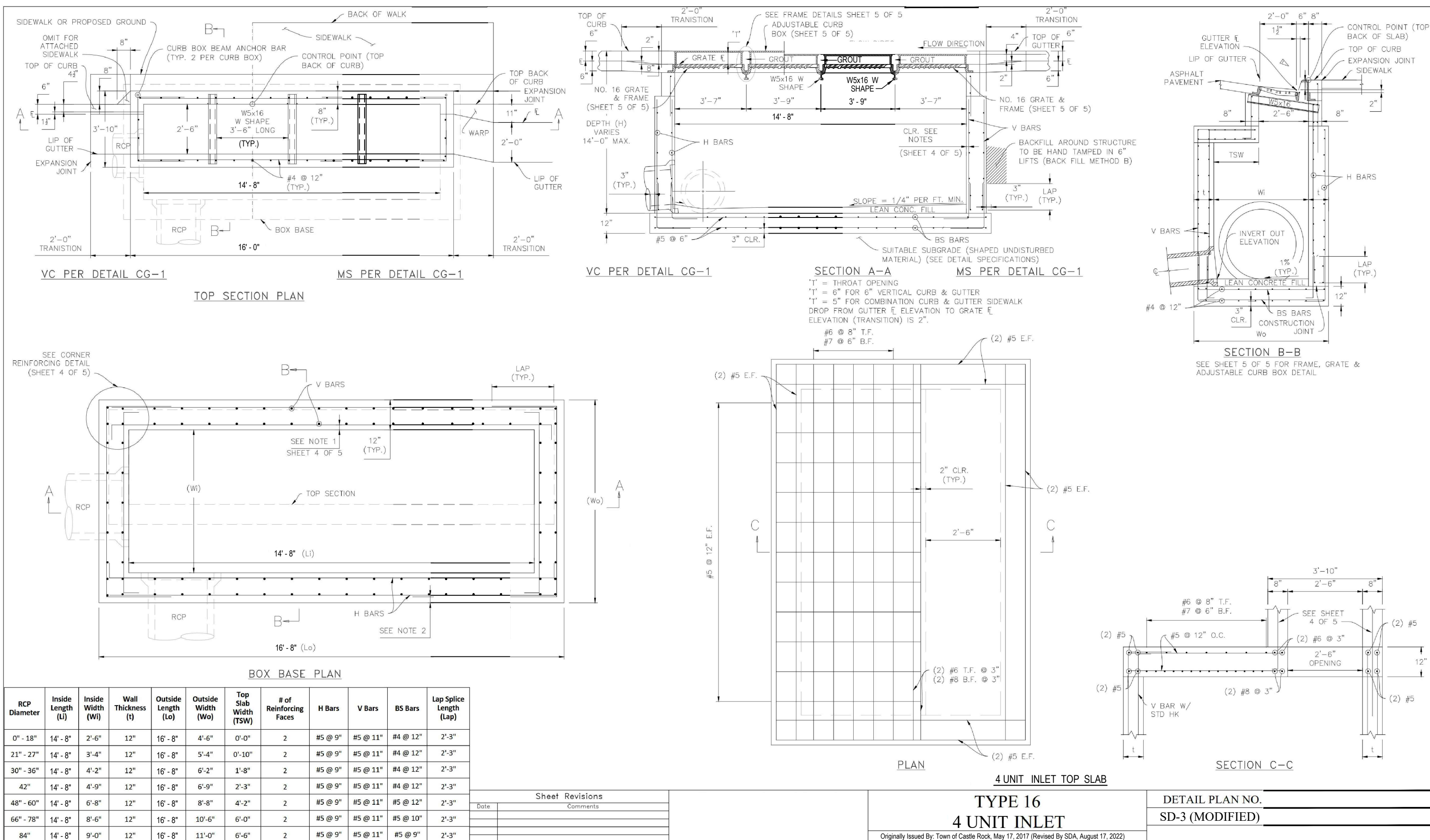


RE: ISOLATION JOINT DETAIL, SHEET C205, DETAIL C.

### EMERGENCY OVERFLOW

NOT TO SCALE

E



| RCP Diameter | Inside Length (L) | Inside Width (W) | Wall Thickness (t) | Outside Length (Lo) | Outside Width (Wo) | Top Slab Width (TSW) | # of Reinforcing Faces | H Bars  | V Bars   | B5 Bars  | Lap Splice Length (Lap) |
|--------------|-------------------|------------------|--------------------|---------------------|--------------------|----------------------|------------------------|---------|----------|----------|-------------------------|
| 0'-18"       | 14'-0"            | 7'-6"            | 12"                | 15'-0"              | 8'-6"              | 0'-0"                | 2                      | #5 @ 9" | #5 @ 11" | #4 @ 12" | 2'-3"                   |
| 21"-27"      | 21'-0"            | 9'-4"            | 12"                | 22'-0"              | 9'-4"              | 0'-10"               | 2                      | #5 @ 9" | #5 @ 11" | #4 @ 12" | 2'-3"                   |
| 30"-36"      | 28'-0"            | 12'-4"           | 12"                | 29'-0"              | 12'-4"             | 0'-8"                | 2                      | #5 @ 9" | #5 @ 11" | #4 @ 12" | 2'-3"                   |
| 42"          | 36'-0"            | 15'-0"           | 12"                | 37'-0"              | 15'-0"             | 0'-3"                | 2                      | #5 @ 9" | #5 @ 11" | #4 @ 12" | 2'-3"                   |
| 48"-60"      | 42'-0"            | 18'-0"           | 12"                | 43'-0"              | 18'-0"             | 0'-2"                | 2                      | #5 @ 9" | #5 @ 11" | #5 @ 12" | 2'-3"                   |
| 66"-78"      | 54'-0"            | 21'-0"           | 12"                | 55'-0"              | 21'-0"             | 0'-0"                | 2                      | #5 @ 9" | #5 @ 11" | #5 @ 10" | 2'-3"                   |
| 84"          | 66'-0"            | 24'-0"           | 12"                | 67'-0"              | 24'-0"             | 0'-0"                | 2                      | #5 @ 9" | #5 @ 11" | #5 @ 9"  | 2'-3"                   |

| Size | Sheet Revisions |
|------|-----------------|
|      | Comments        |
|      |                 |
|      |                 |

### TYPE 16 4 UNIT INLET

Originally issued by Town of Castle Rock, May 17, 2017 (Revised By SD, August 17, 2022)

### DETAIL PLAN NO. SD-3 (MODIFIED)

### TOWN APPROVAL BLOCK

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

APPROVED BY: **APPROVED**  
By jkirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

DEVELOPMENT SERVICES DATE

### PROF. ENGINEER CERTIFICATION

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JAY M. NEWELL, CO PE #35219

**Farnsworth GROUP**

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GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

| ISSUES & REVISIONS | NO.   | 1     | DATE: | BY: |
|--------------------|-------|-------|-------|-----|
| DESCRIPTION:       | NO. 2 | DATE: | BY:   |     |
| DESCRIPTION:       | NO. 3 | DATE: | BY:   |     |
| DESCRIPTION:       | NO. 4 | DATE: | BY:   |     |
| DESCRIPTION:       | NO. 5 | DATE: | BY:   |     |
| DESCRIPTION:       | NO. 6 | DATE: | BY:   |     |

| DATE:            | SCALE:        |
|------------------|---------------|
| 01/02/2025       | N/A           |
| PROJECT MANAGER: | PROJECT NO.:  |
| JS               |               |
| DRAWN BY:        | DRAWING FILE: |
| JN               |               |

PROJECT:

**OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108**

CLIENT:  
**CRAIG REALTY GROUP**  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

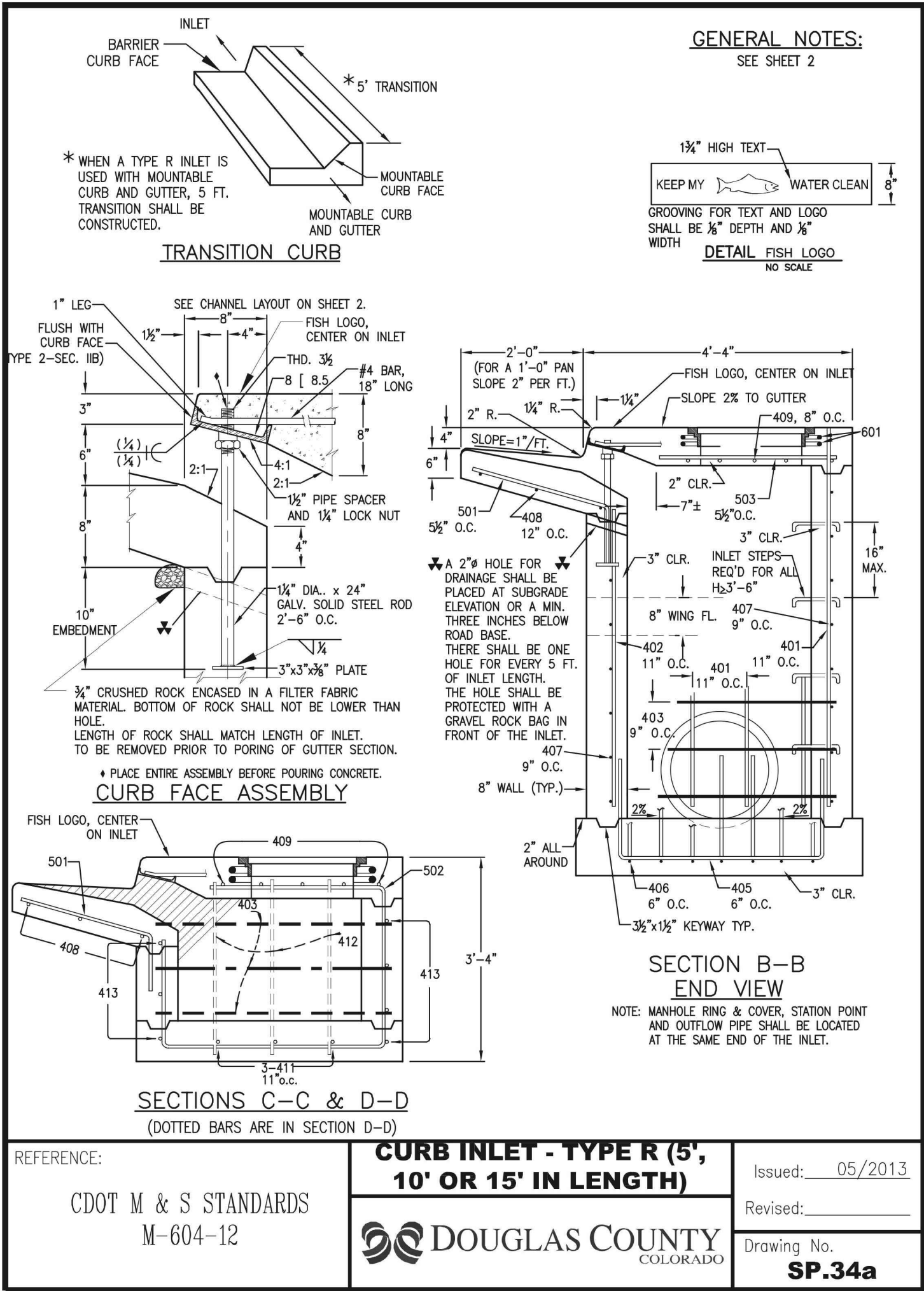
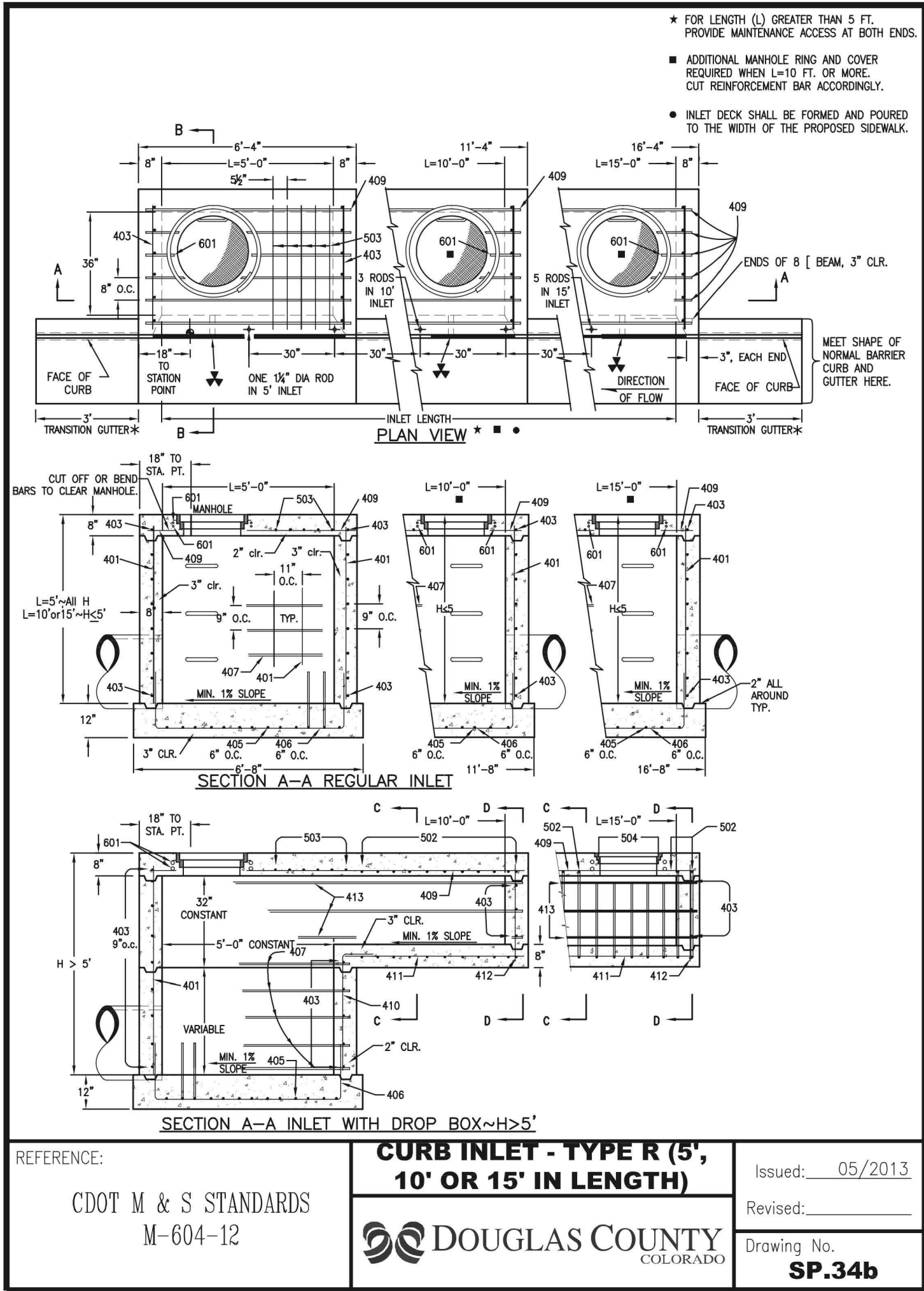
### GRADING DETAILS

SHEET NUMBER:

C395

16 OF 36





| MARK   | BAR # OR SIZE | O.C. SPACING | TYPE | ALL INLETS    |        |                |         | INLETS: L ≤ 5 FT. |         |                |         | INLETS: H > 5 FT. |         |            |         |
|--------|---------------|--------------|------|---------------|--------|----------------|---------|-------------------|---------|----------------|---------|-------------------|---------|------------|---------|
|        |               |              |      | L = 5 FT.     |        | L = 10 FT.     |         | L = 10 FT.        |         | L = 10 FT.     |         | L = 10 FT.        |         | L = 10 FT. |         |
|        |               |              |      | NO. REQ'D.    | LENGTH | NO. REQ'D.     | LENGTH  | NO. REQ'D.        | LENGTH  | NO. REQ'D.     | LENGTH  | NO. REQ'D.        | LENGTH  | NO. REQ'D. | LENGTH  |
| 401    | 4             | 11"          | II   | 15            | +      | 21             | +       | 11                | +       | 28             | +       | 11                | +       | 11         | +       |
| 402    | 4             | 11"          | II   | 7             | +      | 13             | +       | 18                | +       | 7              | +       | 7                 | +       | 7          | +       |
| 403    | 4             | 9"           | II   | +             | 4'-0"  | +              | 4'-0"   | +                 | 4'-0"   | +              | 4'-0"   | +                 | 4'-0"   | +          | 4'-0"   |
| 405    | 4             | 8"           | VI   | 11            | 8'-10" | 21             | 8'-10"  | 31                | 8'-10"  | 11             | 8'-10"  | 11                | 8'-10"  | 11         | 8'-10"  |
| 406    | 4             | 8"           | VII  | 7             | 8'-10" | 7              | 8'-10"  | 7                 | 8'-10"  | 7              | 8'-10"  | 7                 | 8'-10"  | 7          | 8'-10"  |
| 407    | 4             | 9"           | II   | +             | 9'-10" | +              | 10'-10" | +                 | 15'-10" | +              | 5'-10"  | +                 | 5'-10"  | +          | 5'-10"  |
| 408    | 4             | 12"          | II   | 3             | 6'-10" | 3              | 11'-10" | 3                 | 16'-0"  | 3              | 11'-10" | 3                 | 16'-0"  | 3          | 16'-0"  |
| 409    | 4             | 8"           | II   | 6             | 5'-10" | 6              | 10'-10" | 6                 | 15'-10" | 6              | 10'-10" | 6                 | 15'-10" | 6          | 15'-10" |
| 410    | 4             | 11"          | VII  |               |        |                |         | 3                 | +       | 3              | +       | 3                 | +       | 3          | +       |
| 411    | 4             | 11"          | II   |               |        |                |         | 3                 | 5'-2"   | 3              | 10'-2"  | 3                 | 10'-2"  | 3          | 10'-2"  |
| 412    | 4             | 11"          | II   |               |        |                |         | 3                 | 2'-4"   | 3              | 2'-4"   | 3                 | 2'-4"   | 3          | 2'-4"   |
| 413    | 4             | 9"           | II   |               |        |                |         | 7                 | 10'-10" | 7              | 15'-10" | 7                 | 15'-10" | 7          | 15'-10" |
| 501    | 5             | 5 1/2"       | IV   | 11            | 3'-4"  | 22             | 3'-4"   | 33                | 3'-4"   | 22             | 3'-4"   | 33                | 3'-4"   | 33         | 3'-4"   |
| 502    | 5             | 5 1/2"       | II   |               |        |                |         | 11                | 11'-5"  | 17             | 11'-5"  | 17                | 11'-5"  | 17         | 11'-5"  |
| 503    | 5             | 5 1/2"       | II   | 5             | 3'-6"  | 16             | 3'-6"   | 27                | 3'-6"   | 6              | 3'-6"   | 6                 | 3'-6"   | 6          | 3'-6"   |
| 504    | 5             | 5 1/2"       | IX   |               |        |                |         | 5                 | 8'-4"   |                |         |                   |         |            |         |
| 601    | 6             | 2 1/2"       | V    | 2             | 8'-10" | 2              | 8'-10"  | 2                 | 8'-10"  | 2              | 8'-10"  | 4                 | 8'-10"  |            |         |
| 8(B.5) |               |              |      | 1             | 5'-10" | 1              | 10'-10" | 1                 | 15'-10" | 1              | 10'-10" | 1                 | 15'-10" |            |         |
|        |               |              |      | 2 BARS, 1 ROD |        | 2 BARS, 3 RODS |         | 2 BARS, 3 RODS    |         | 2 BARS, 3 RODS |         | 2 BARS, 3 RODS    |         |            |         |

\* VARIABLE, REFER TO TABLE TWO.

REGULAR INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

REGULAR INLETS

| "H"    | LENGTH | NO. REQ'D. REGULAR | NO. REQ'D. DROP BOX | O.C. STEEL LBS. | O.C. STEEL LBS. | O.C. STEEL LBS. | O.C. STEEL LBS. |
|--------|--------|--------------------|---------------------|-----------------|-----------------|-----------------|-----------------|
| 3'-0"  | 2'-8"  | 1'-8"              |                     | 10              | 7               | 3.2             | 285             |
| 3'-6"  | 3'-2"  | 2'-2"              |                     | 10              | 7               | 3.4             | 305             |
| 4'-0"  | 3'-8"  | 2'-8"              |                     | 12              | 9               | 3.7             | 326             |
| 4'-6"  | 4'-2"  | 3'-2"              |                     | 12              | 9               | 3.9             | 334             |
| 5'-0"  | 4'-8"  | 3'-8"              |                     | 14              | 11              | 4.1             | 354             |
| 5'-6"  | 5'-2"  | 4'-2"              |                     | 16              | 13              | 4.4             | 375             |
| 6'-0"  | 5'-8"  | 4'-8"              |                     | 16              | 13              | 4.6             | 382             |
| 6'-6"  | 6'-2"  | 5'-2"              |                     | 18              | 15              | 4.8             | 402             |
| 7'-0"  | 6'-8"  | 5'-8"              |                     | 20              | 17              | 5.0             | 423             |
| 7'-6"  | 7'-2"  | 6'-2"              |                     | 20              | 17              | 5.3             | 430             |
| 8'-0"  | 7'-8"  | 6'-8"              |                     | 22              | 19              | 5.5             | 451             |
| 8'-6"  | 8'-2"  | 7'-2"              |                     | 24              | 21              | 5.7             | 471             |
| 9'-0"  | 8'-8"  | 7'-8"              |                     | 24              | 21              | 6.0             | 479             |
| 9'-6"  | 9'-2"  | 8'-2"              |                     | 26              | 23              | 6.2             | 499             |
| 10'-0" | 9'-8"  | 8'-8"              |                     | 28              | 25              | 6.4             | 520             |
| 10'-6" | 10'-2" | 9'-2"              |                     | 28              | 25              | 6.7             | 527             |
| 11'-0" | 10'-8" | 9'-8"              |                     | 30              | 27              | 6.9             | 547             |

NOTE: FOR L=5 FT., L=10 FT. AND L=15 FT. REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE. DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE. STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

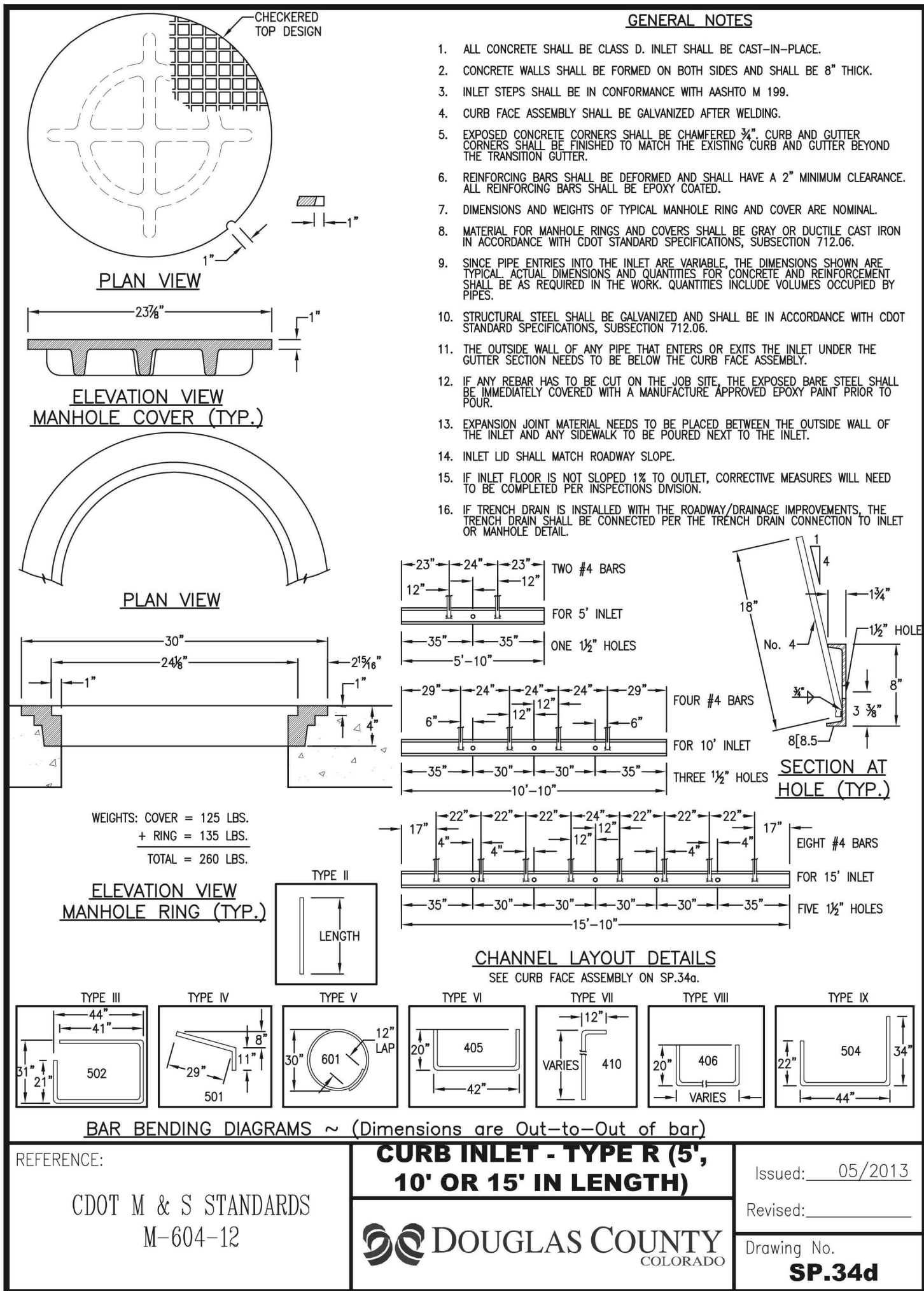
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

REFERENCE: CDOT M & S STANDARDS M-604-12

**CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)**

DOUGLAS COUNTY COLORADO

Issued: 05/2013  
Revised:  
Drawing No. SP.34c



## TOWN APPROVAL BLOCK

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

APPROVED BY:



By jkirpatrick  
on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

DEVELOPMENT SERVICES

DATE

## PROF. 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.



JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:

CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:

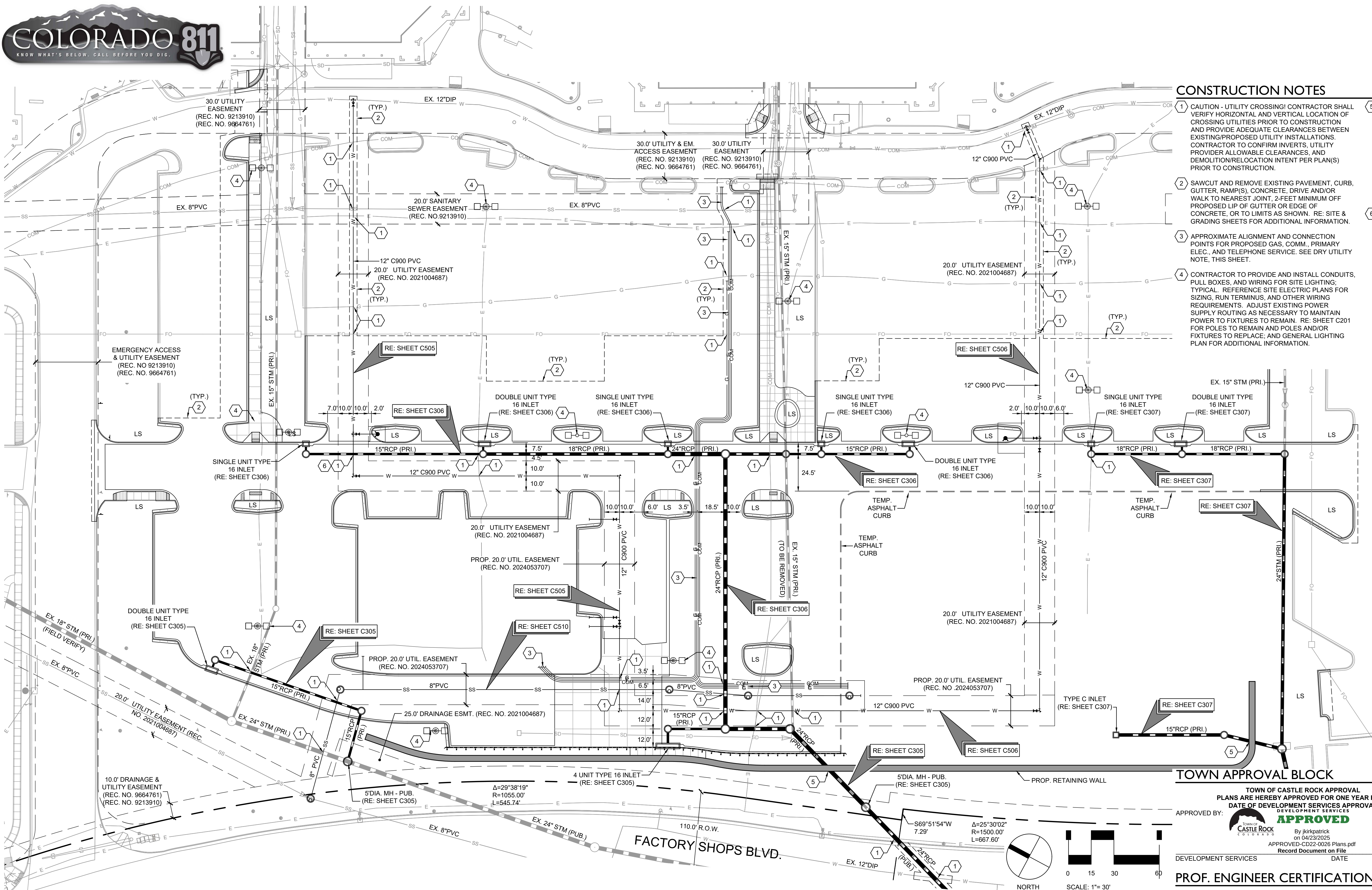
GRADING DETAILS

SHEET NUMBER:

C396

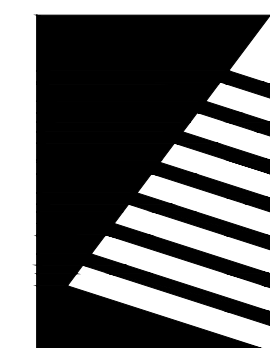
17 OF 36





### CONSTRUCTION NOTES

- 1 CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS. CONTRACTOR TO CONFIRM INVERTS, UTILITY PROVIDER ALLOWABLE CLEARANCES, AND DEMOLITION/RELOCATION INTENT PER PLAN(S) PRIOR TO CONSTRUCTION.
- 2 SAWCUT AND REMOVE EXISTING PAVEMENT, CURB, GUTTER, RAMP(S), CONCRETE, DRIVE AND/OR WALK TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. RE: SITE & GRADING SHEETS FOR ADDITIONAL INFORMATION.
- 3 APPROXIMATE ALIGNMENT AND CONNECTION POINTS FOR PROPOSED GAS, COMM., PRIMARY ELEC., AND TELEPHONE SERVICE. SEE DRY UTILITY NOTE, THIS SHEET.
- 4 CONTRACTOR TO PROVIDE AND INSTALL CONDUITS, PULL BOXES, AND WIRING FOR SITE LIGHTING; TYPICAL. REFERENCE SITE ELECTRIC PLANS FOR SIZING, RUN TERMINUS, AND OTHER WIRING REQUIREMENTS. ADJUST EXISTING POWER SUPPLY ROUTING AS NECESSARY TO MAINTAIN POWER TO FIXTURES TO REMAIN. RE: SHEET C201 FOR POLES TO REMAIN AND POLES AND/OR FIXTURES TO REPLACE; AND GENERAL LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- 5 CAUTION - UTILITY CROSSING! CONTRACTOR SHALL COORDINATE ALL WORK WITH RETAINING WALL DESIGN PRIOR TO GRADING AND/OR CONSTRUCTION OF UTILITIES OR WALL. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITY AND WALL PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS AND WALL. CONTRACTOR TO CONFIRM INVERTS, AND UTILITY PROVIDER/WALL DESIGN ALLOWABLE CLEARANCES PRIOR TO CONSTRUCTION.
- 6 CONSTRUCT WATERLINE LOWERING. RE: SHEET C505.



## Farnsworth GROUP

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GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

| ISSUES & REVISIONS |               |
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| NO. 1              | DATE: - BY: - |
| DESCRIPTION: -     |               |
| NO. 2              | DATE: - BY: - |
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| NO. 3              | DATE: - BY: - |
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| NO. 4              | DATE: - BY: - |
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| NO. 6              | DATE: - BY: - |
| DESCRIPTION: -     |               |

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| DATE: 01/02/2025    | SCALE: 1" = 30' |
| PROJECT MANAGER: JS | PROJECT NO.: -  |
| DRAWN BY: JN        | DRAWING FILE: - |
| PROJECT: -          |                 |

### TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM  
DATE OF DEVELOPMENT SERVICES APPROVAL  
DEVELOPMENT SERVICES  
**APPROVED**  
By jkirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

APPROVED BY:

DEVELOPMENT SERVICES

### PROF. 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.



1 / 2 / 25  
JAY M. NEWELL, CO PE #35219

### CAUTION - NOTICE TO CONTRACTOR

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

### DRY UTILITY NOTE

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

### GENERAL NOTES

1. 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 OR 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.

2. CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.

3. REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.

4. DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:  
**OVERALL UTILITY PLAN**

SHEET NUMBER:

**C501**

**18 OF 36**





## CAUTION - NOTICE TO CONTRACTOR

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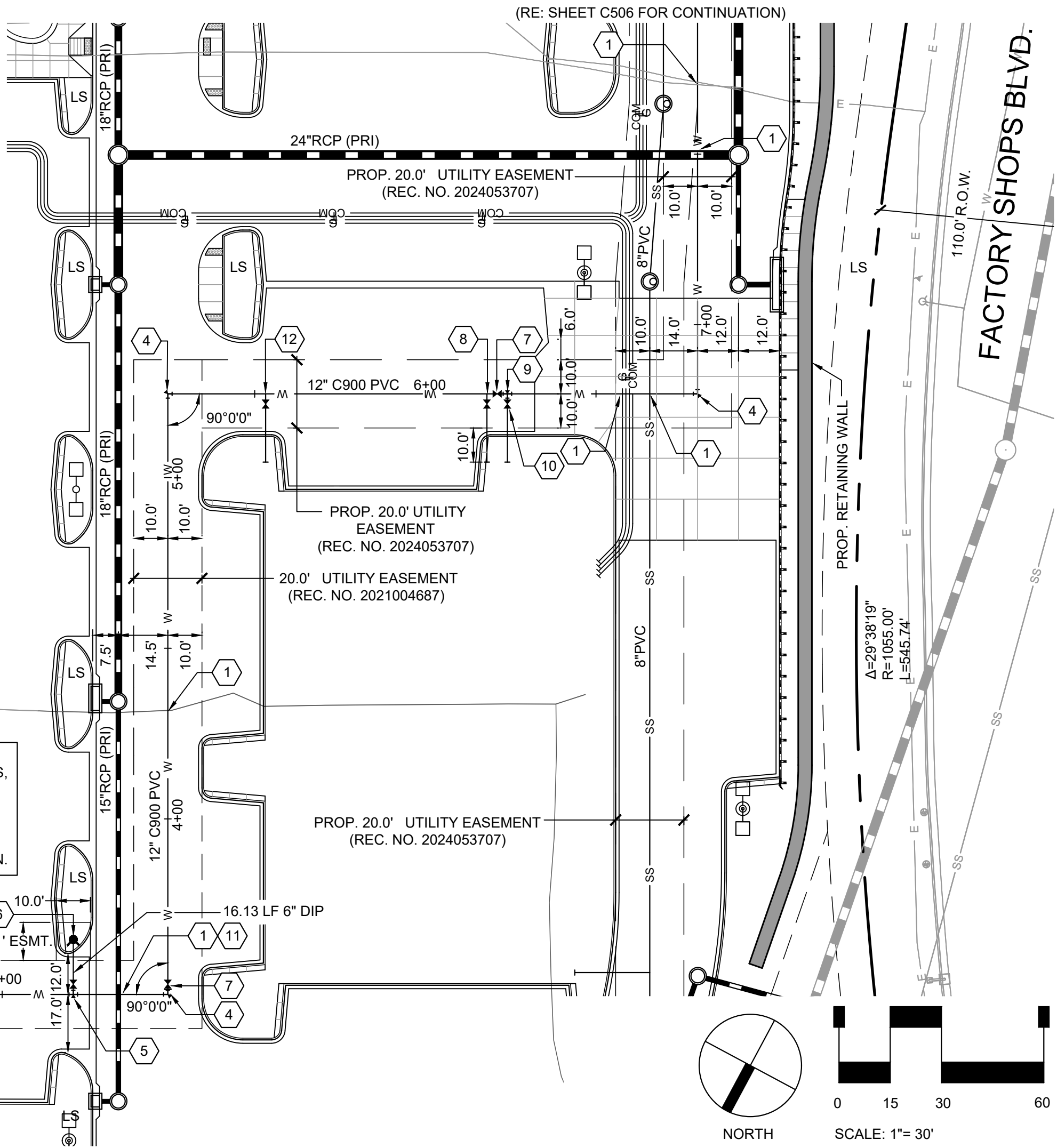
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## GENERAL NOTES

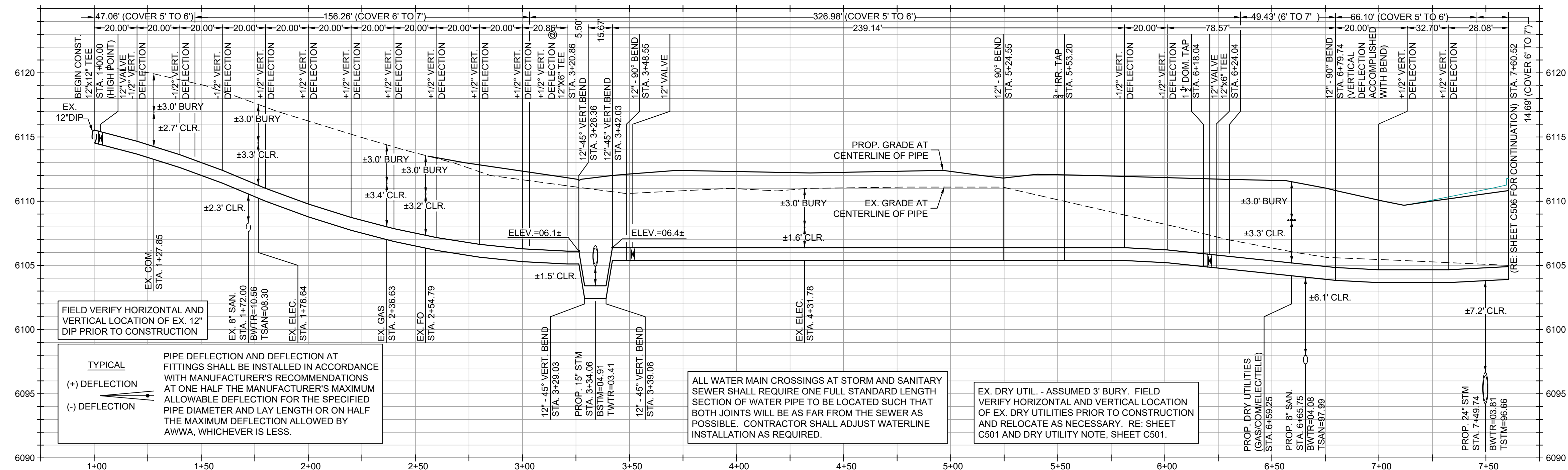
- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- SYSTEM IS WITHIN TOWN OF CASTLE ROCK YELLOW PRESSURE ZONE.
- REFER TO STORMWATER PLAN & PROFILE AND SANITARY SEWER SYSTEM PLAN & PROFILE FOR ADDITIONAL UTILITY CROSSING INFORMATION.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVENTY TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT

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- CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.
  - DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE FIELD SURVEYED AS-BUILT INFORMATION OF ALL RIMS, LIDS, COVERS, HYDRANTS, HORIZONTAL AND VERTICAL PIPE LOCATIONS, PIPE SIZES, AND HORIZONTAL AND VERTICAL UPSTREAM AND DOWNSTREAM STUB LOCATIONS, MINIMUM. RE: GENERAL NOTES ON SHEETS C101 - C103 FOR ADDITIONAL INFORMATION.

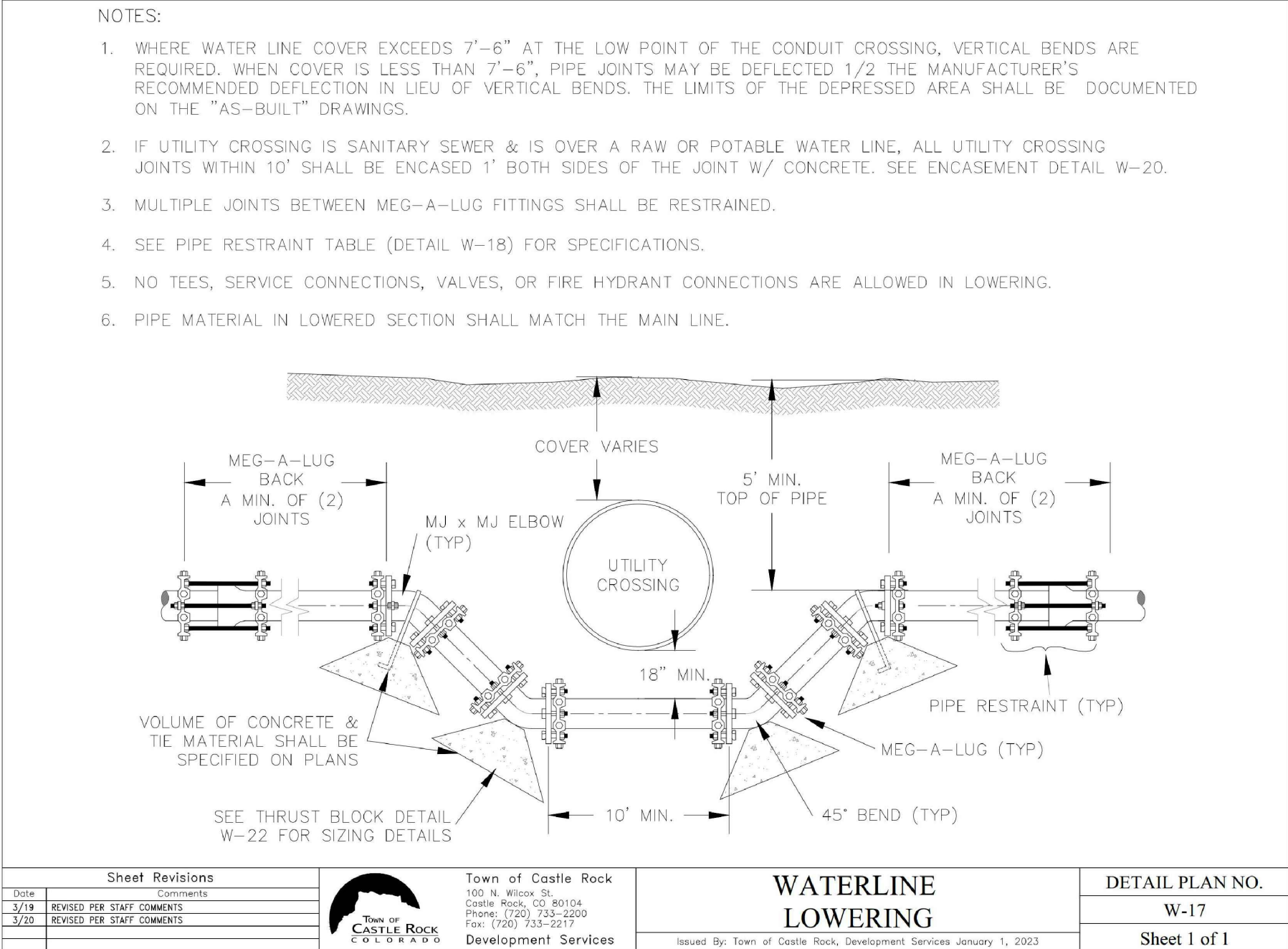


PLAN



PROFILE

HORIZONTAL SCALE 1" = 30'  
VERTICAL SCALE 1" = 5'



## CONSTRUCTION NOTES

- CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS. CONTRACTOR TO CONFIRM INVERTS, UTILITY PROVIDER ALLOWABLE CLEARANCES, AND DEMOLITION/RELOCATION INTENT PER PLAN(S) PRIOR TO CONSTRUCTION.
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- INSTALL 12"x12" CUT-IN TEE WITH THRUST RESTRAINT. RE: SHEET C591, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.
- INSTALL 12" - 90° BEND WITH THRUST RESTRAINT. RE: SHEET C591, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.
- INSTALL 12"x6" TEE WITH THRUST RESTRAINT. RE: SHEETS C591, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.
- INSTALL FIRE HYDRANT INCL. LINE, VALVE AND RISER. RE: SHEETS C591 & C592, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-11 / W-11A AND W-37 AS REQUIRED.
- INSTALL 12" GATE VALVE. RE: SHEETS C591 & C592, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-10 AND W-37 AS REQUIRED.
- INSTALL 1 1/2" DOMESTIC WATER TAP WITH CURB STOP VALVE, ± 20 LF 1 1/2" TYPE K COPPER LINE, AND CORP. STOP. METER AND VAULT BY OTHERS. PLUG AND MARK FOR FUTURE CONNECTION. RE: SHEETS C590 & C592, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-3 AND W-23.
- INSTALL 12"x6" TEE WITH THRUST RESTRAINT AND ±20 LF 6" DUCTILE IRON LINE, PLUG AND MARK FOR FUTURE CONNECTION. RE: SHEETS C591 & C592, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18, W-22, AND W-23. CONTRACTOR SHALL COORDINATE INSTALLATION WITH TOWN INSPECTOR TO ENSURE ACCEPTANCE.
- INSTALL 6" VALVE. RE: SHEETS C591 & C592, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-10 AND W-37 AS REQUIRED.
- CONSTRUCT WATERLINE LOWERING. RE: TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-17, THIS SHEET.
- INSTALL 3/4" IRRIGATION WATER TAP WITH CURB STOP VALVE, ± 20 LF 3/4" TYPE K COPPER LINE, AND CORP. STOP. METER AND VAULT BY OTHERS. PLUG AND MARK FOR FUTURE CONNECTION. RE: SHEETS C590 & C592, TOCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-4A AND W-23.

## TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL  
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DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:  **APPROVED**  
By jkirpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

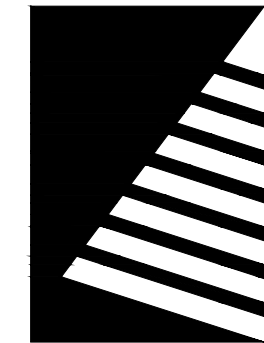
DEVELOPMENT SERVICES DATE

## PROF. ENGINEER CERTIFICATION

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1 / 2 / 25  
JAY M. NEWELL, CO PE #35219



## Farnsworth GROUP

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Engineers | Architects | Surveyors | Scientists

| ISSUES & REVISIONS |               |
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| NO. 1              | DATE: - BY: - |
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| DATE: 01/02/2025    | SCALE: 1" = 30' |
| PROJECT MANAGER: JS | PROJECT NO.: -  |
| DRAWN BY: JN        | DRAWING FILE: - |
| PROJECT:            |                 |

OUTLETS AT CASTLE ROCK  
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CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:  
**WATER SYSTEM PLAN & PROFILE**

SHEET NUMBER:

C505

19 OF 36



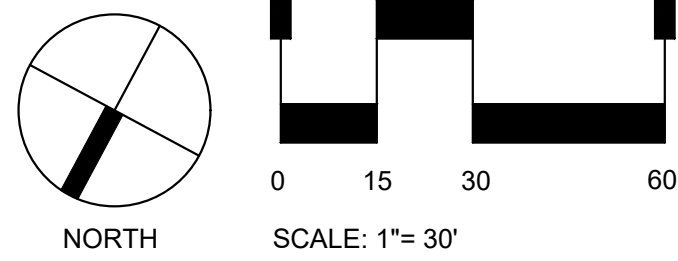
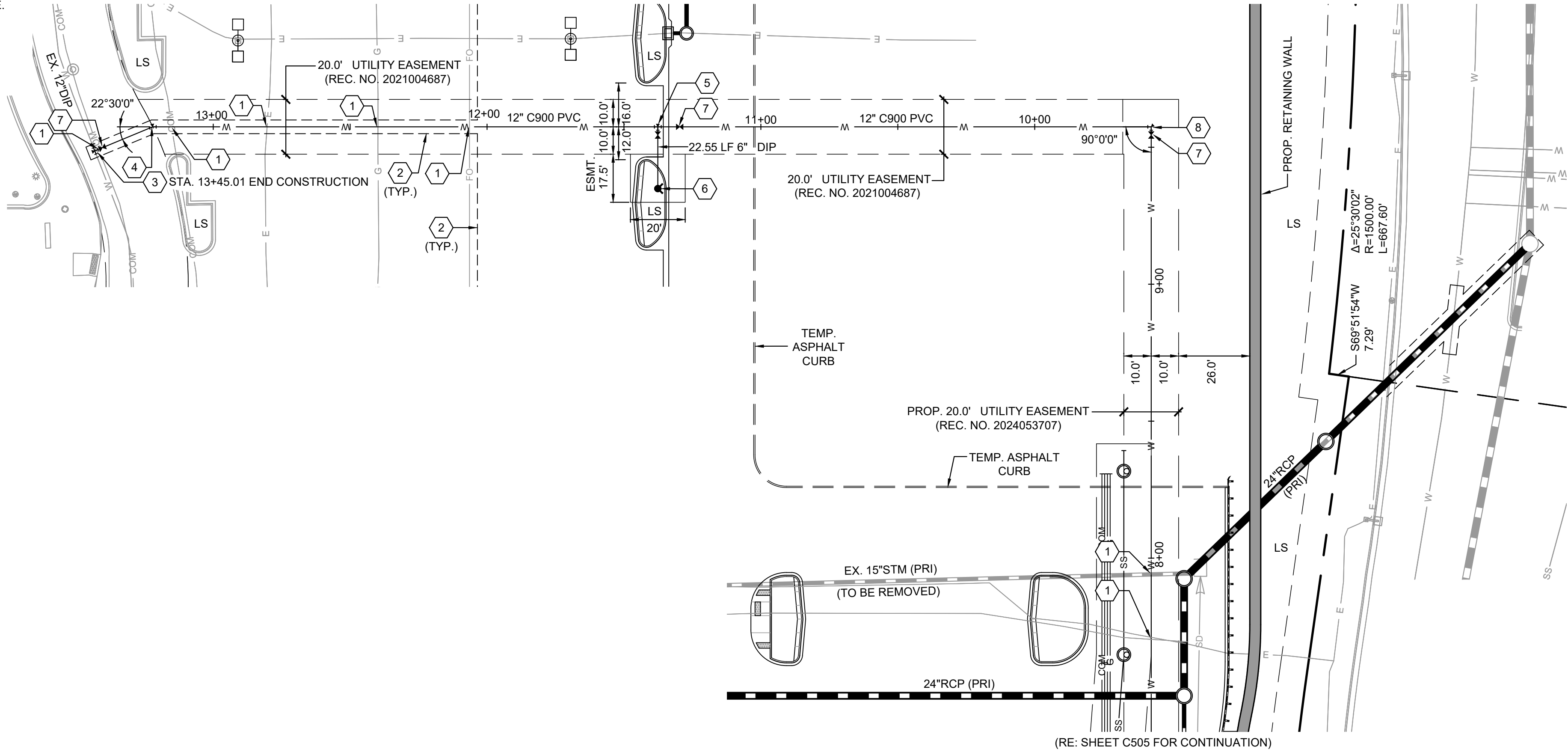


## CAUTION - NOTICE TO CONTRACTOR

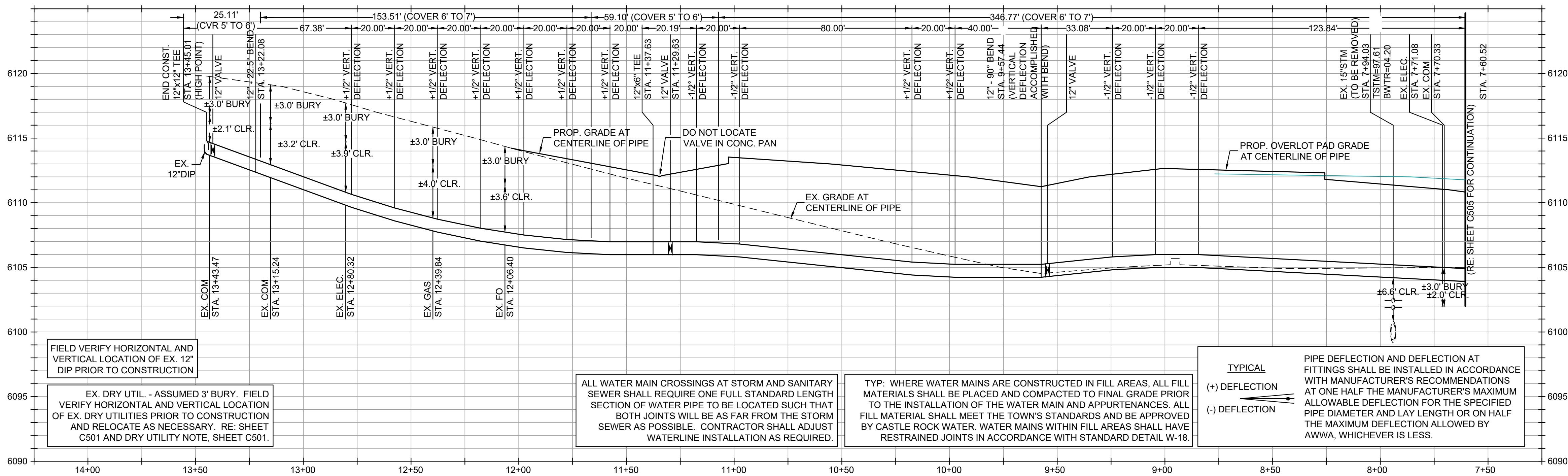
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PLAN



PROFILE

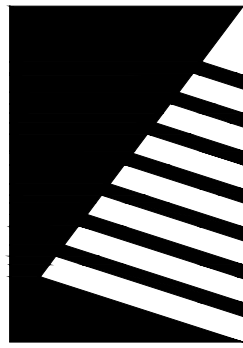
HORIZONTAL SCALE 1" = 30'  
VERTICAL SCALE 1" = 5'

## GENERAL NOTES

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## CONSTRUCTION NOTES

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- INSTALL 12"x12" CUT-IN TEE WITH THRUST RESTRAINT. RE: SHEET C591, ToCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.
- INSTALL 12" - 22.5" BEND WITH THRUST RESTRAINT. RE: SHEET C591, ToCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.
- INSTALL 12"x6" TEE WITH THRUST RESTRAINT. RE: SHEETS C591, ToCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.
- INSTALL FIRE HYDRANT INCL. LINE, VALVE AND RISER. RE: SHEETS C591 & C592, ToCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-11 / W-11A AND W-37 AS REQUIRED.
- INSTALL 12" GATE VALVE. RE: SHEETS C591 & C592, ToCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-10 AND W-37 AS REQUIRED.
- INSTALL 12" - 90° BEND WITH THRUST RESTRAINT. RE: SHEET C591, ToCR, DEVELOPMENT SERVICES, DETAIL PLAN NO. W-18 AND W-22.



## Farnsworth GROUP

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| DRAWN BY:        | JN         | DRAWING FILE: | -        |
| PROJECT:         |            |               |          |

## TOWN APPROVAL BLOCK

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

APPROVED BY:  **APPROVED**  
By jkirpatrick on 04/23/2025  
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DEVELOPMENT SERVICES DATE

## PROF. ENGINEER CERTIFICATION

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1 / 2 / 25  
JAY M. NEWELL, CO PE #35219

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

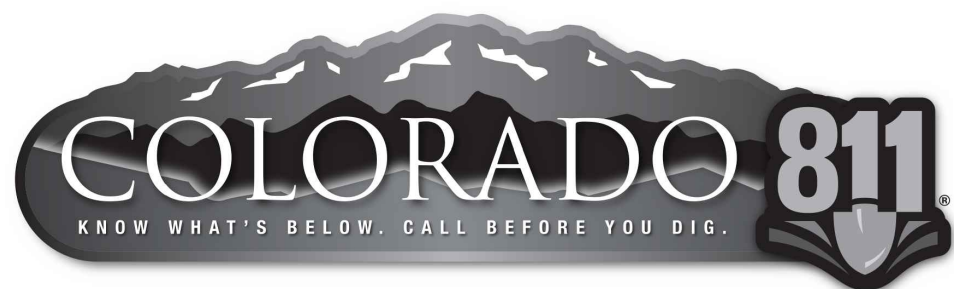
TEL: (714) 299-7578

SHEET TITLE:  
**WATER SYSTEM PLAN & PROFILE**

SHEET NUMBER:  
**C506**

20 OF 36

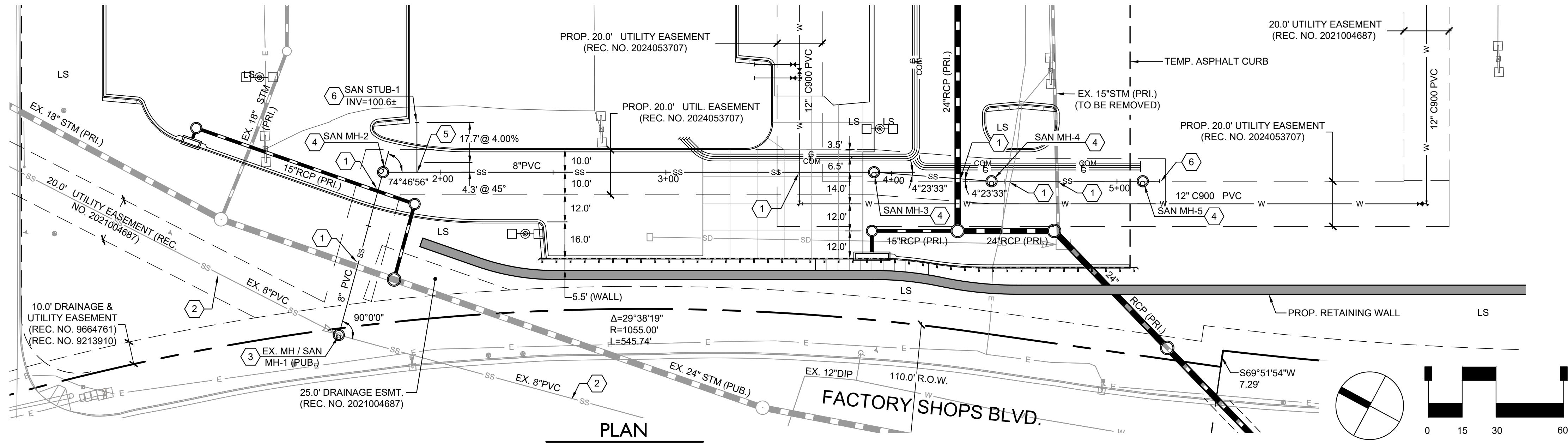
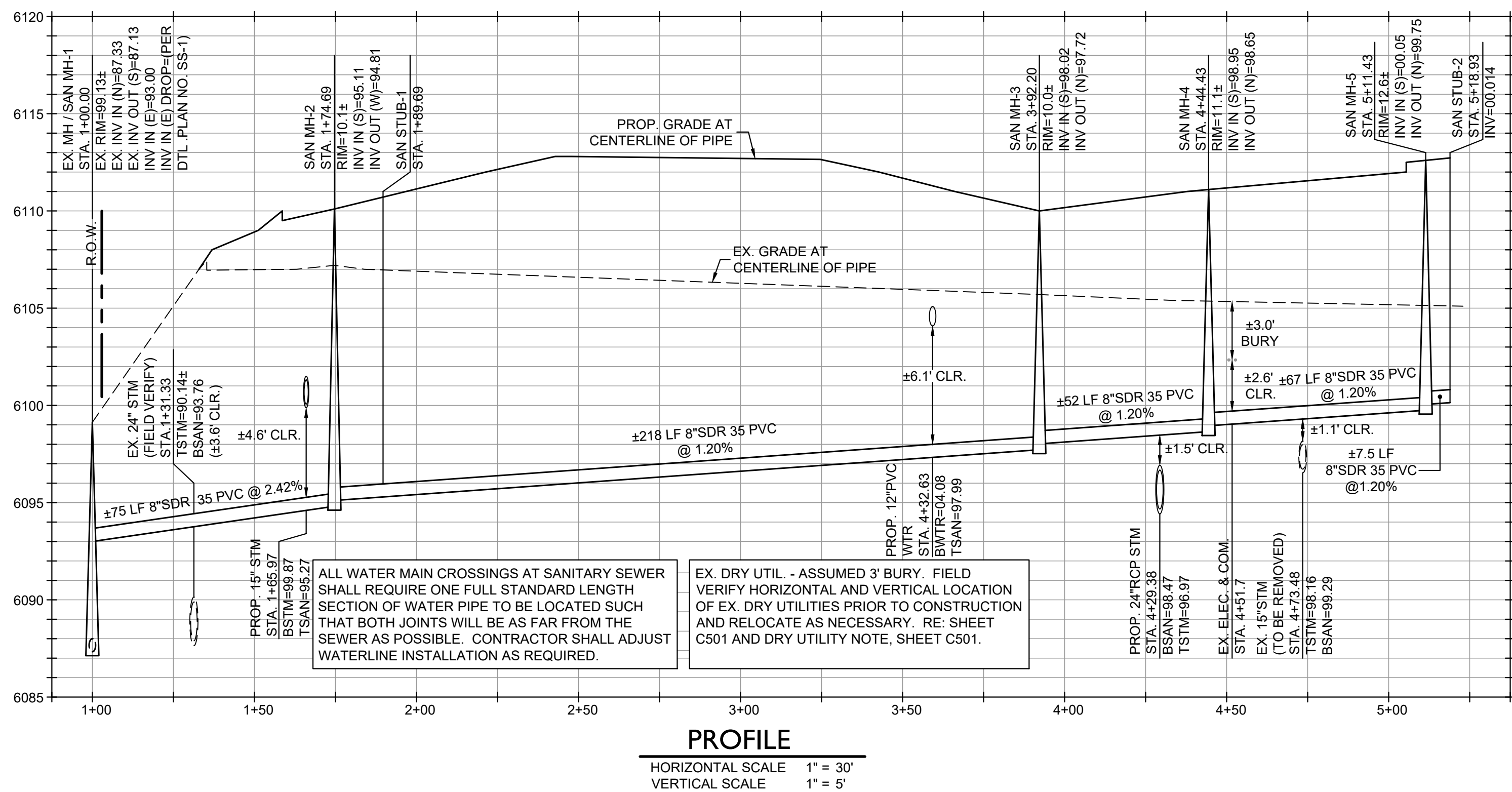




### CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



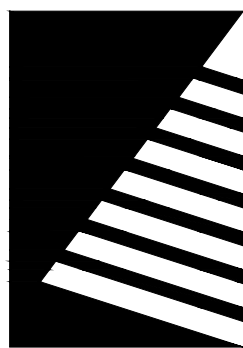
CONTRACTOR SHALL PROVIDE FIELD SURVEYED AS-BUILT INFORMATION OF ALL RIMS, LIDS, COVERS, SEWER PIPE INVERTS, PIPE LOCATIONS, PIPE SIZES, AND HORIZONTAL AND VERTICAL UPSTREAM, DOWNSTREAM AND VERTICAL BEND STUB LOCATIONS, MINIMUM. RE: GENERAL NOTES ON SHEETS C101 - C103 FOR ADDITIONAL INFORMATION.

### GENERAL NOTES

1. REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
2. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVENTY TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR 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.
3. DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.

### CONSTRUCTION NOTES

- 1 CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS. CONTRACTOR TO CONFIRM INVERTS, UTILITY PROVIDER ALLOWABLE CLEARANCES, AND DEMOLITION/RELOCATION INTENT PER PLAN(S) PRIOR TO CONSTRUCTION.
- 2 EXISTING UTILITY LINE AND/OR STRUCTURE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- 3 REMOVE EXISTING MANHOLE. CONSTRUCT 4' DIA. SANITARY OUTSIDE DROP MANHOLE OVER EXISTING SEWER PIPE(S). RE: SHEET C592, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-1.
- 4 CONSTRUCT 4' DIA. SANITARY MANHOLE. RE: SHEET C592, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SS-4.
- 5 CONSTRUCT 6" SANITARY SEWER SERVICE TAP AND TYPE "B" STUB. RE: SHEET C590, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-2.
- 6 PLUG AND MARK FOR FUTURE CONNECTION. RE: SHEET C590, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-2.



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| NO.:               | 6 | DATE: |
| DESCRIPTION:       |   |       |

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PROJECT:

### TOWN APPROVAL BLOCK

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APPROVED BY:  **APPROVED**  
By jkirkpatrick  
on 04/23/2025  
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JAY M. NEWELL, CO PE #35219

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CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

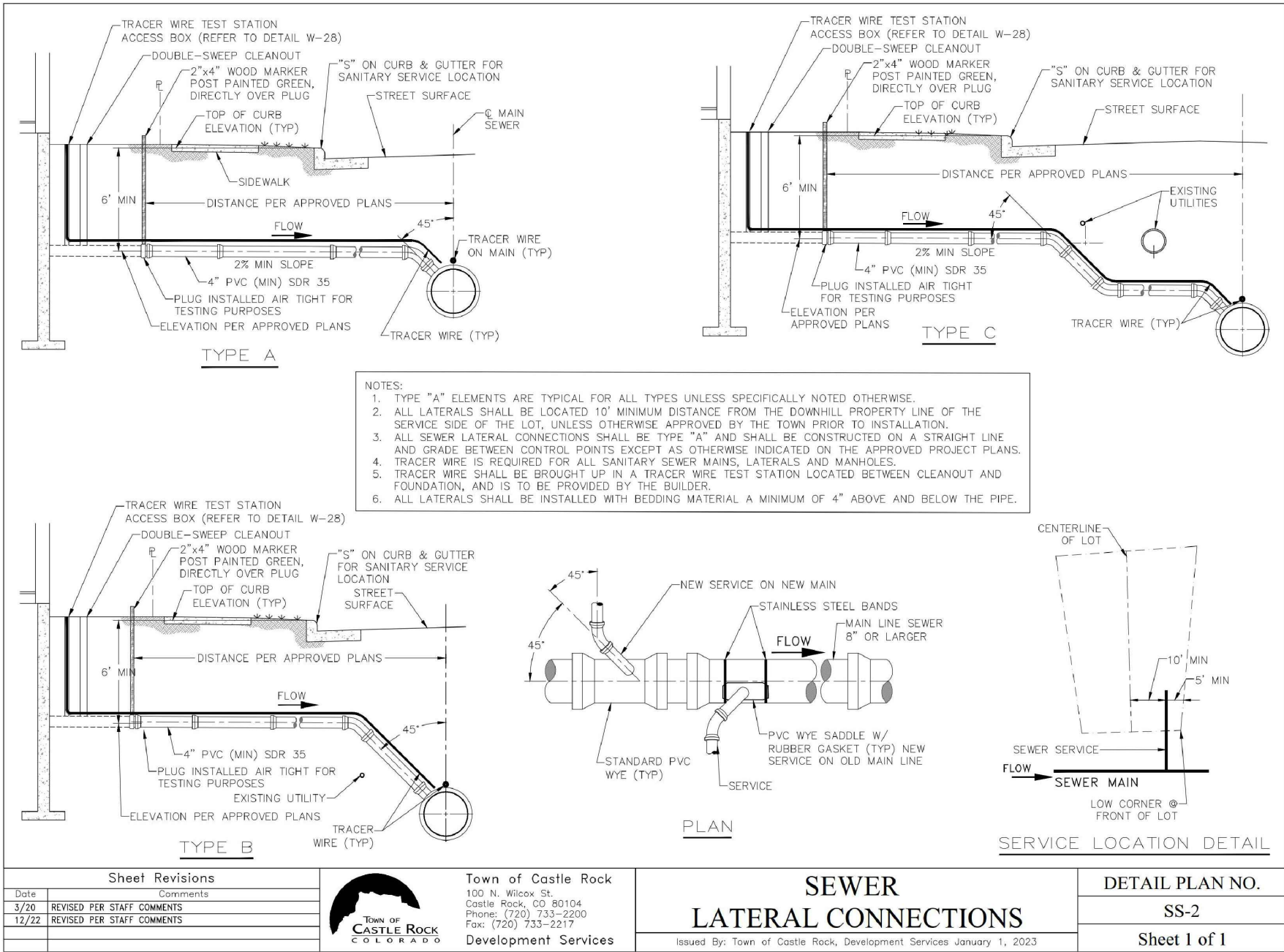
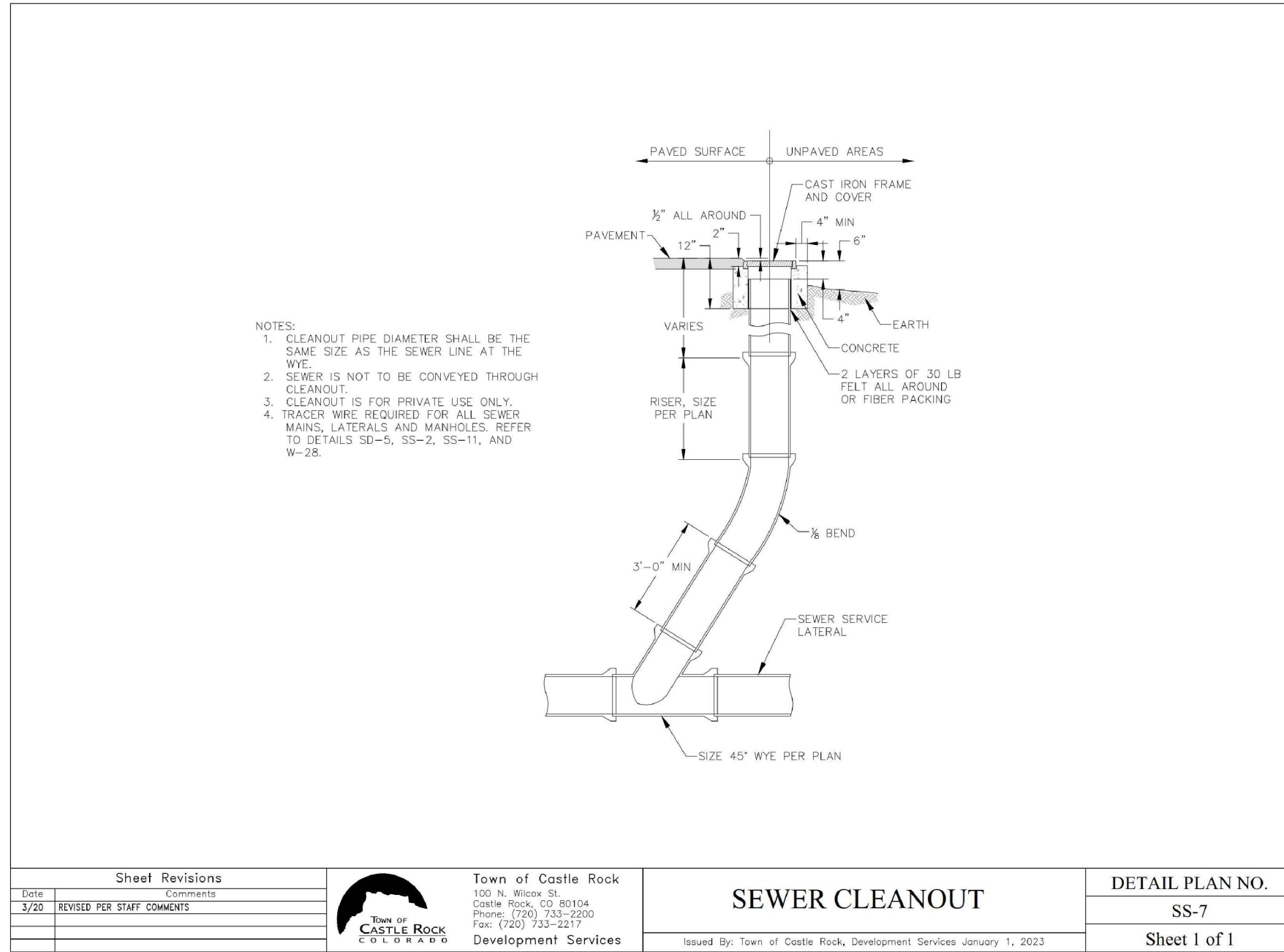
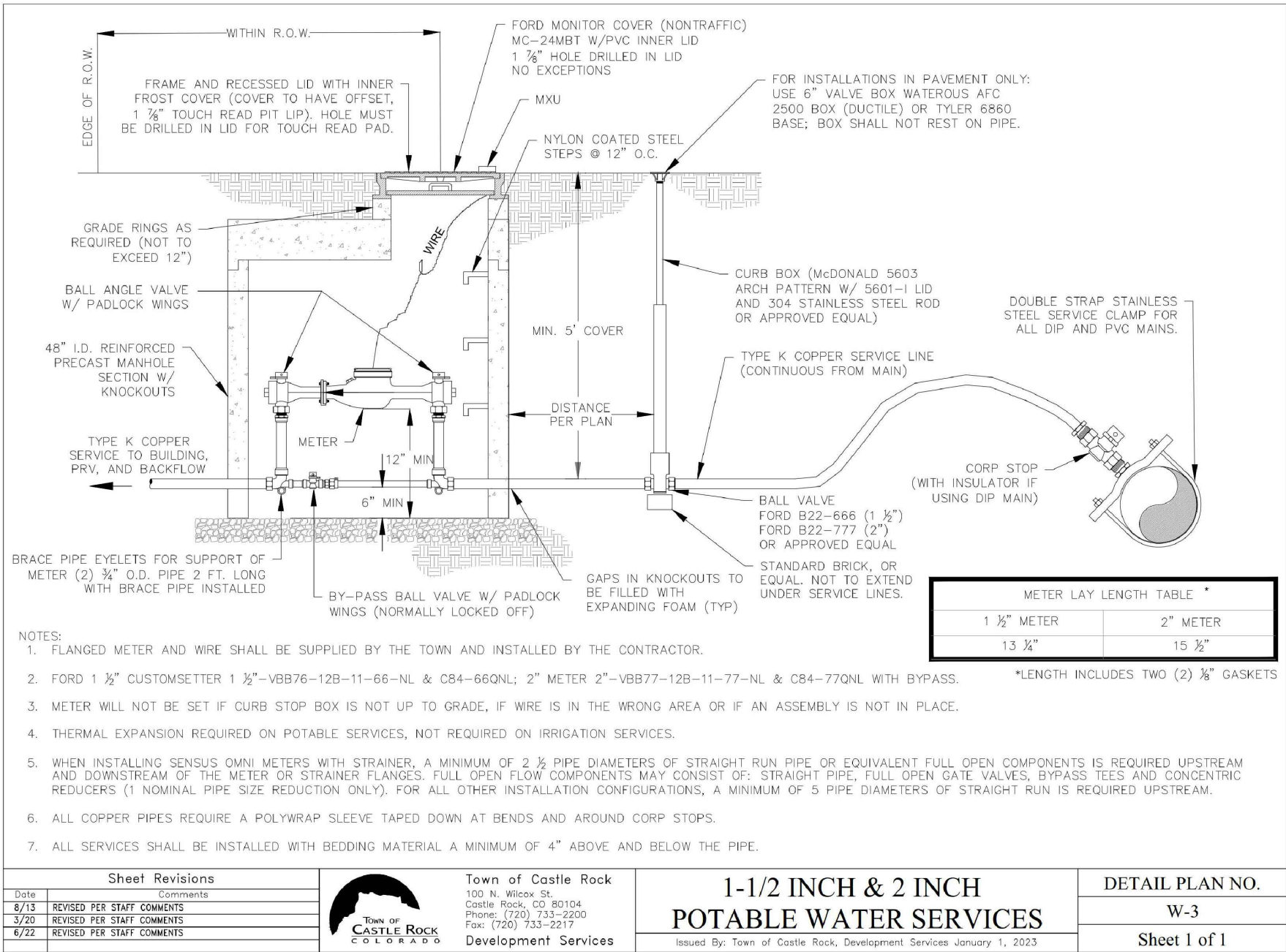
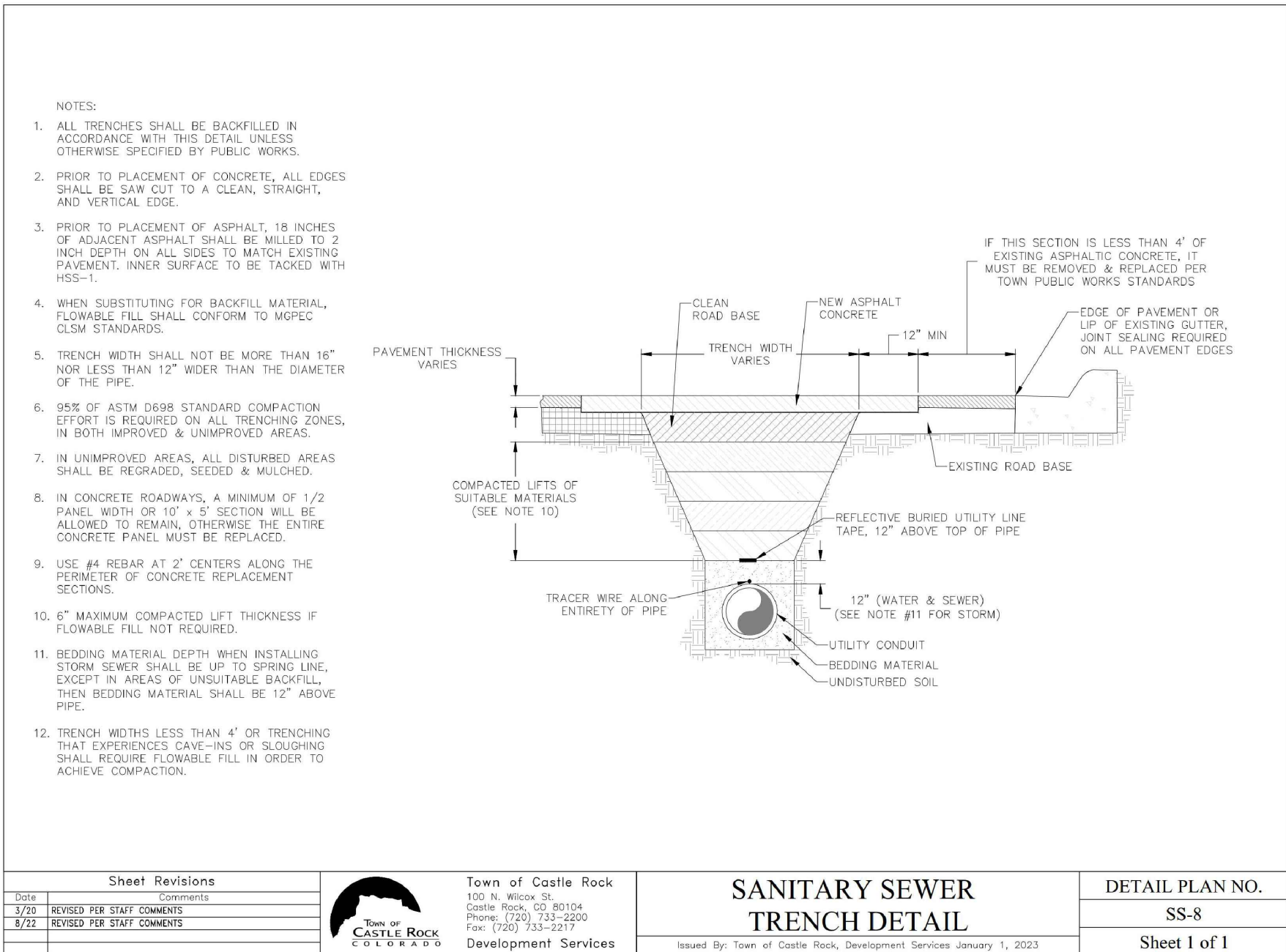
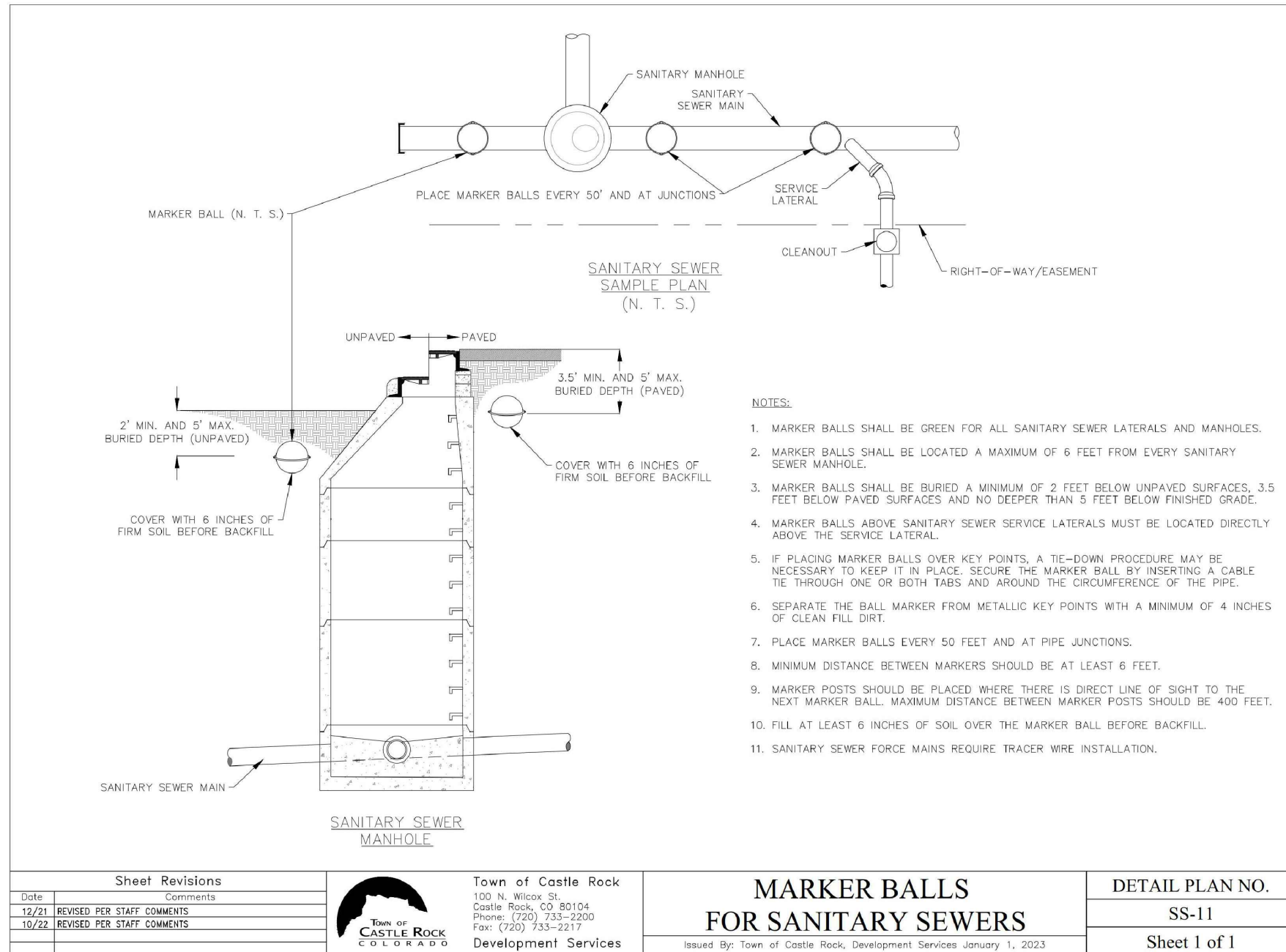
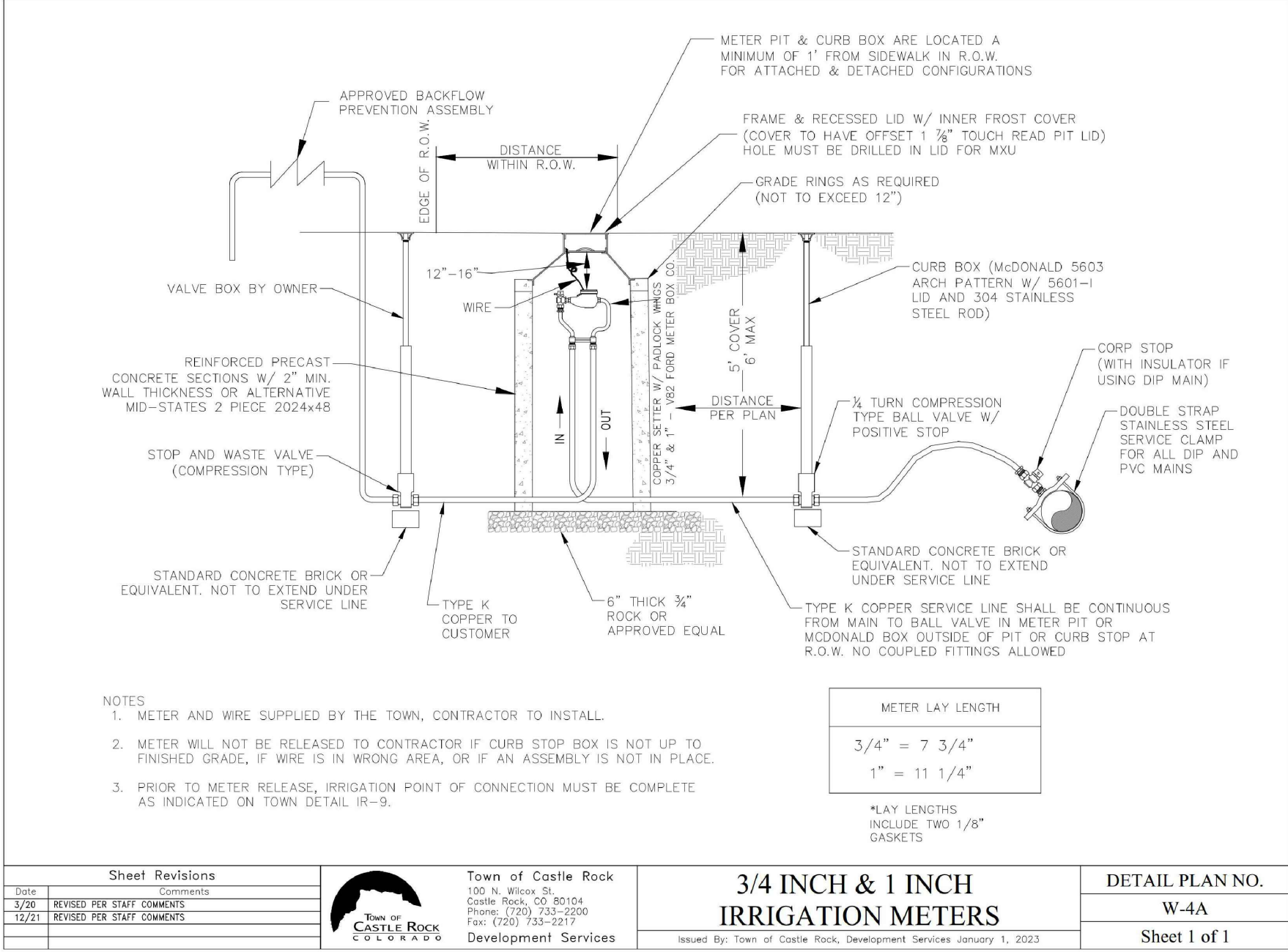
SHEET TITLE:  
**SANITARY SEWER SYSTEM  
PLAN & PROFILE**

SHEET NUMBER:

**C510**

**21 OF 36**





## TOWN APPROVAL BLOCK

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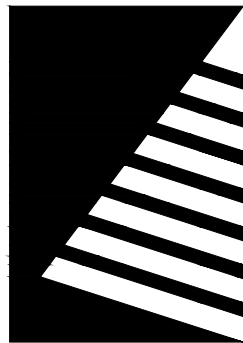
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| DESCRIPTION: -     |         |       |

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| JN               | -             |

PROJECT:

**OUTLETS AT CASTLE ROCK PADS B & C**  
**5050 FACTORY SHOPS BLVD.**  
**CASTLE ROCK, CO 80108**

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

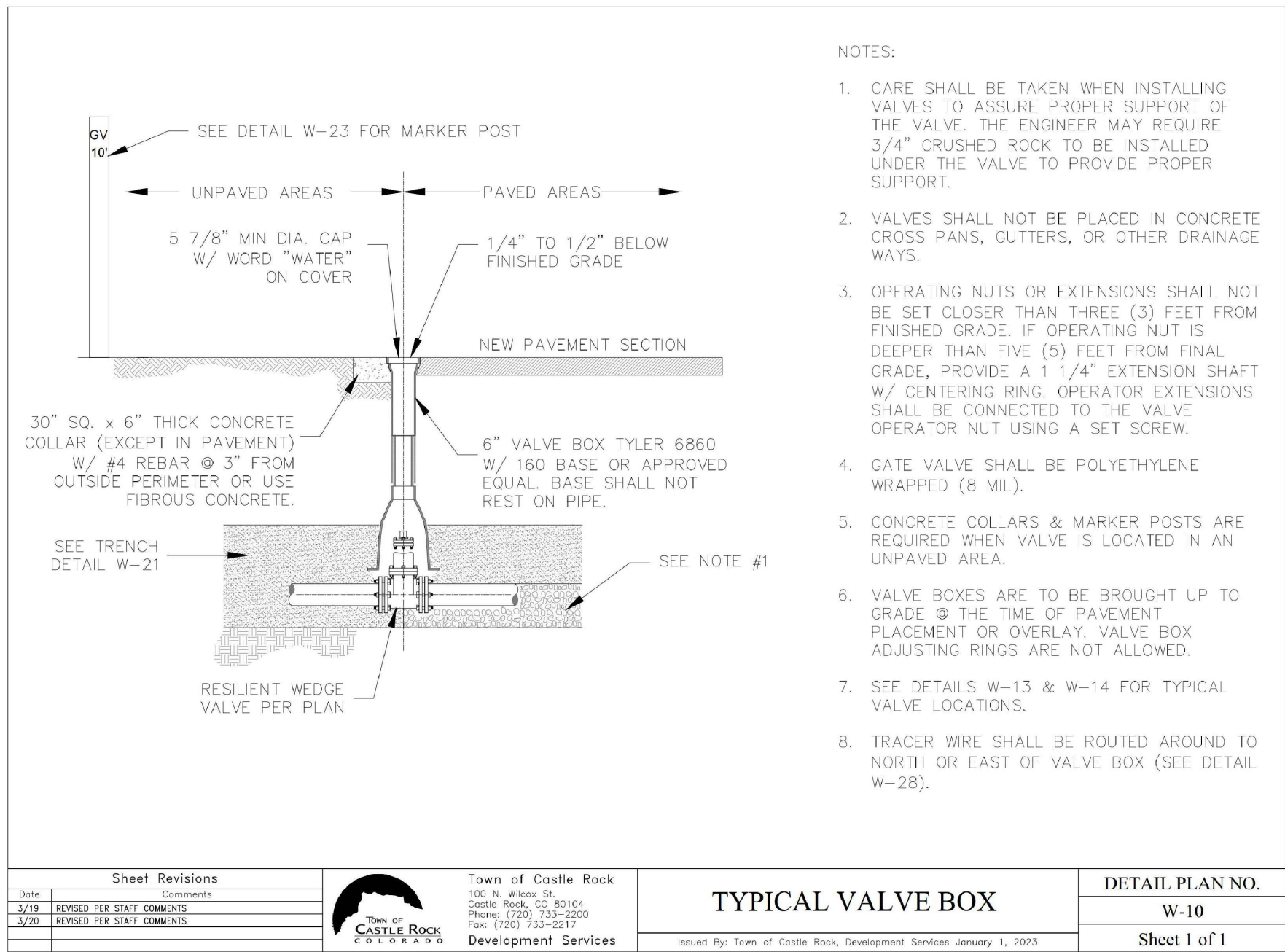
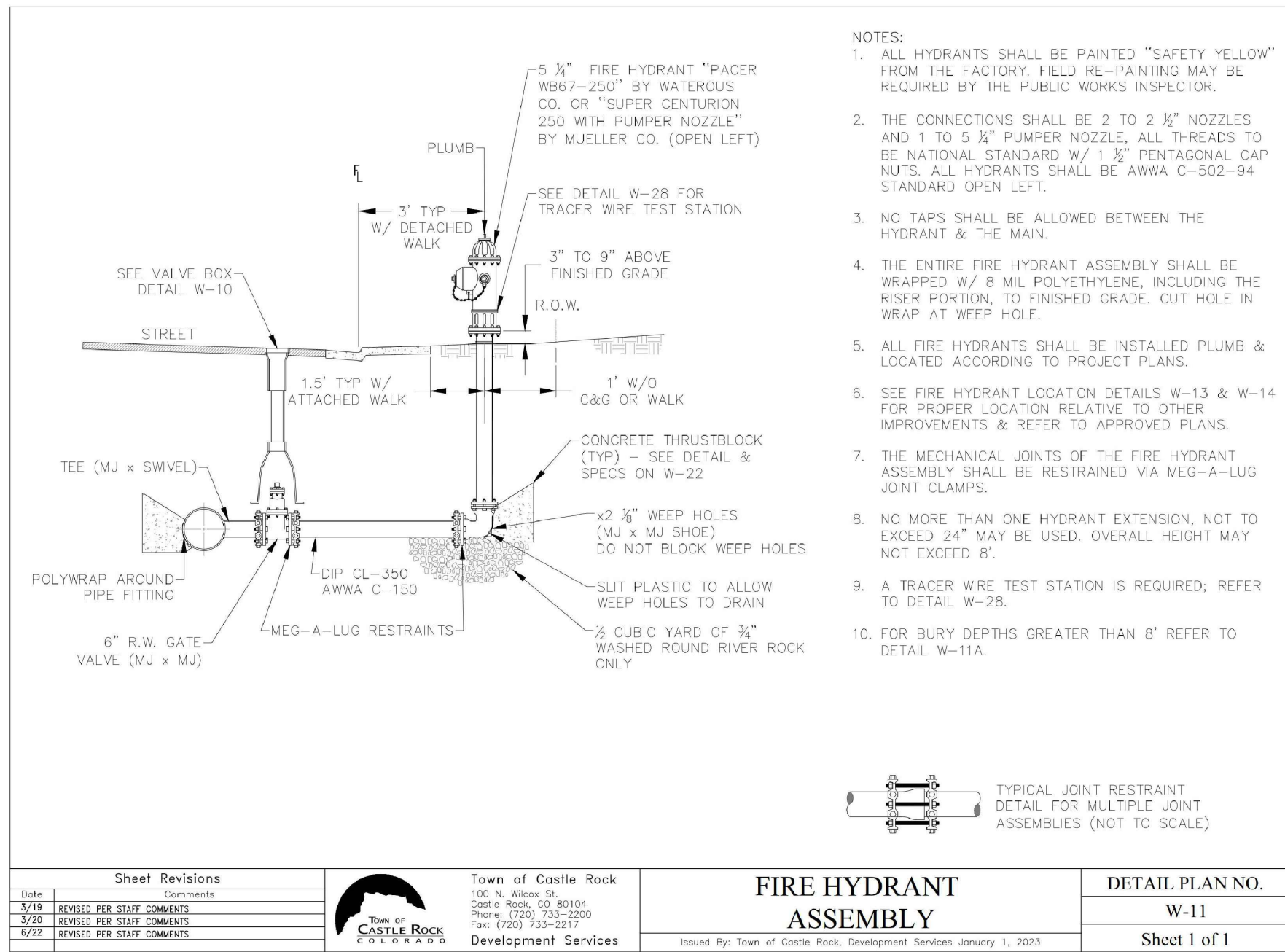
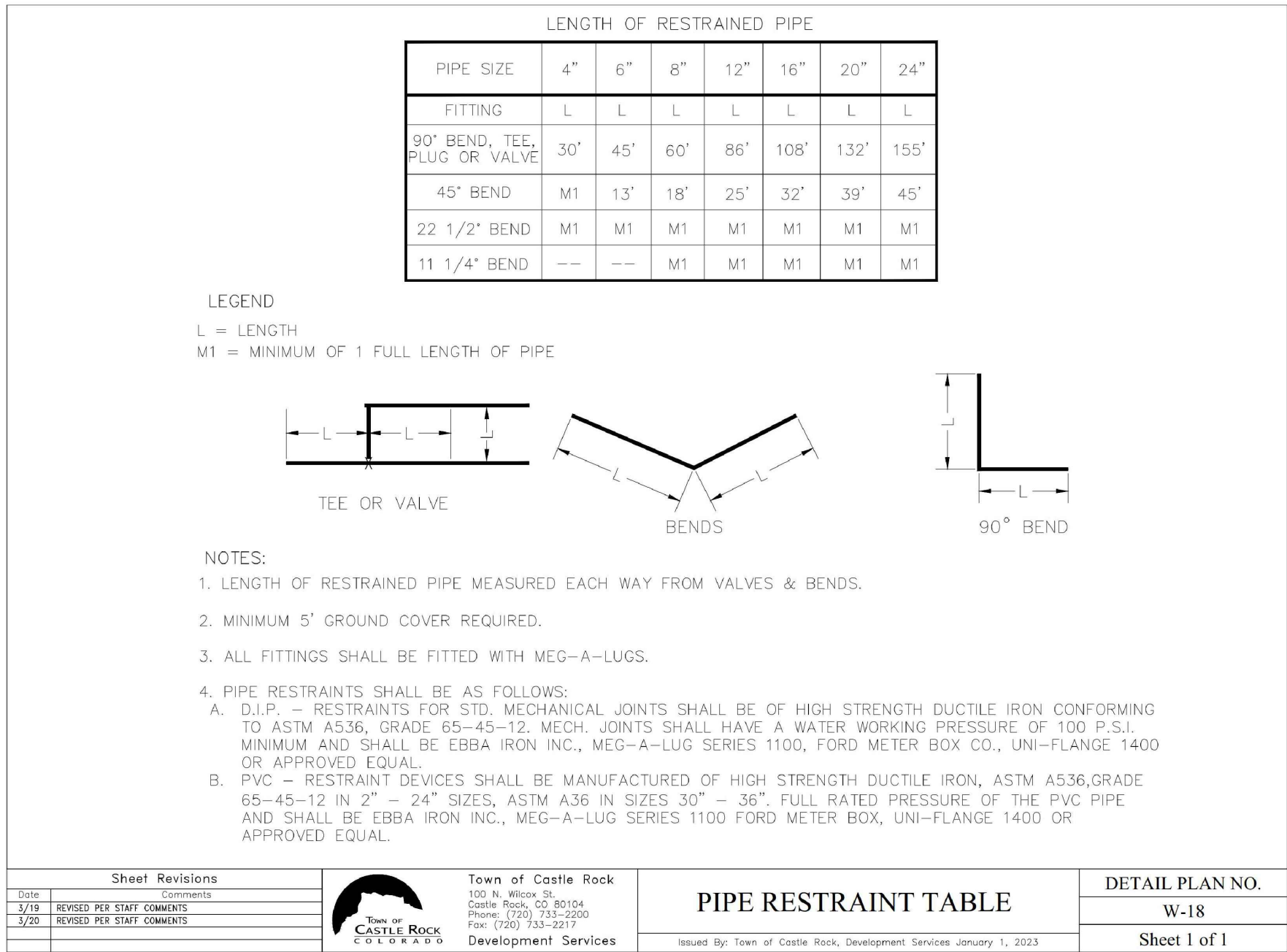
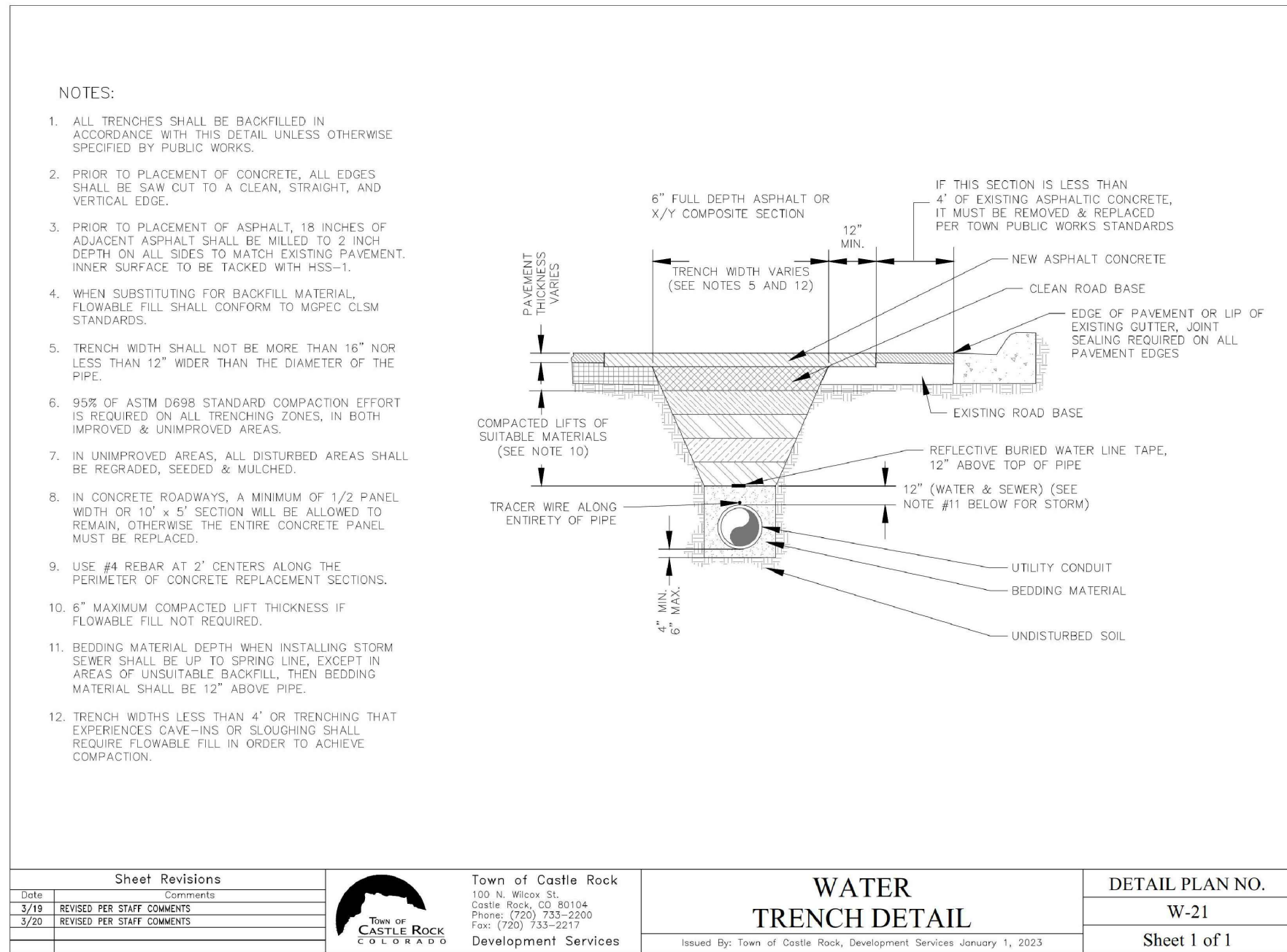
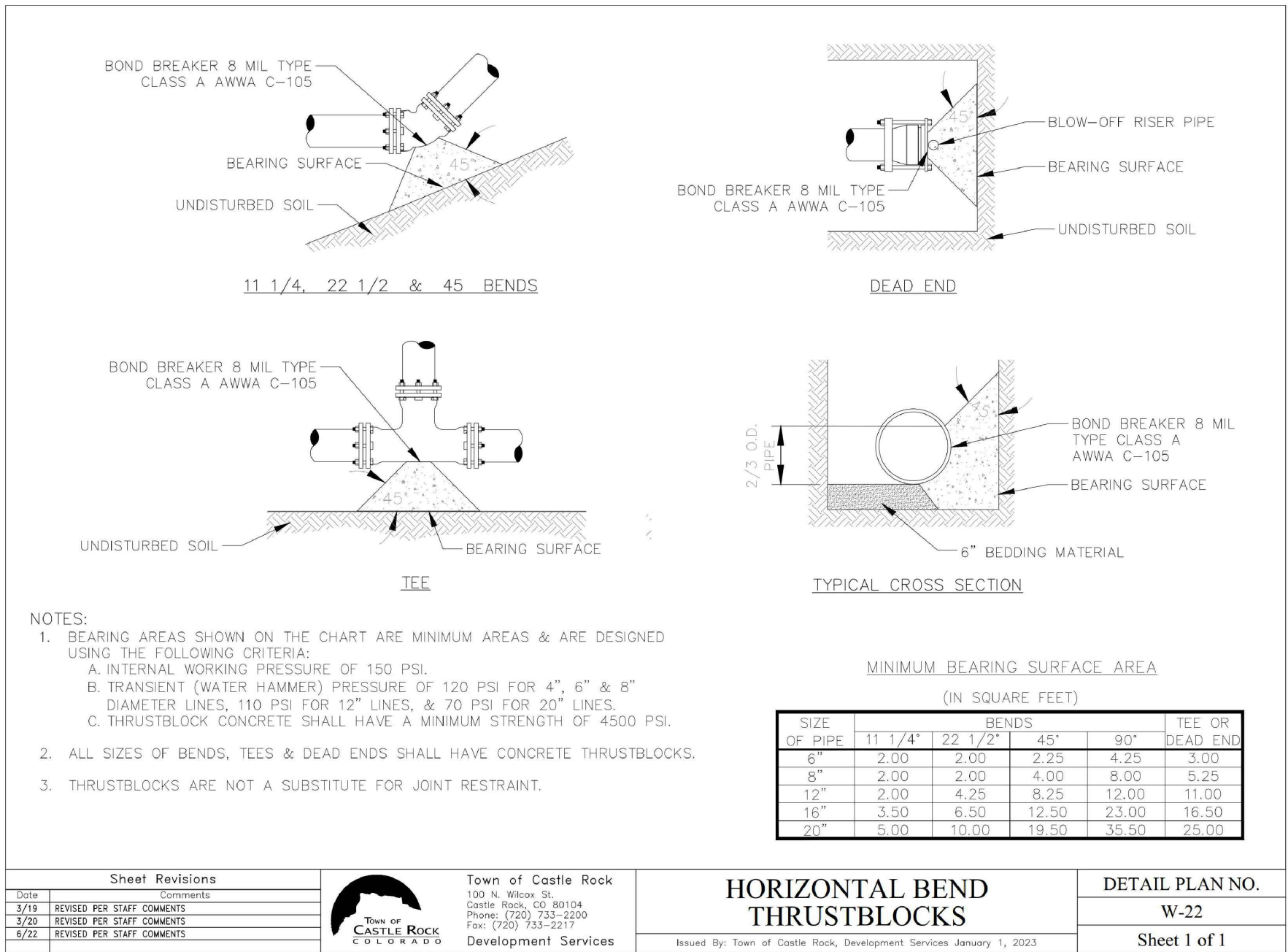
TEL: (714) 299-7578

SHEET TITLE:  
**UTILITY DETAILS**

SHEET NUMBER:

**C590 22 OF 36**





## TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL  
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PROJECT:

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NEWPORT BEACH, CA 92660

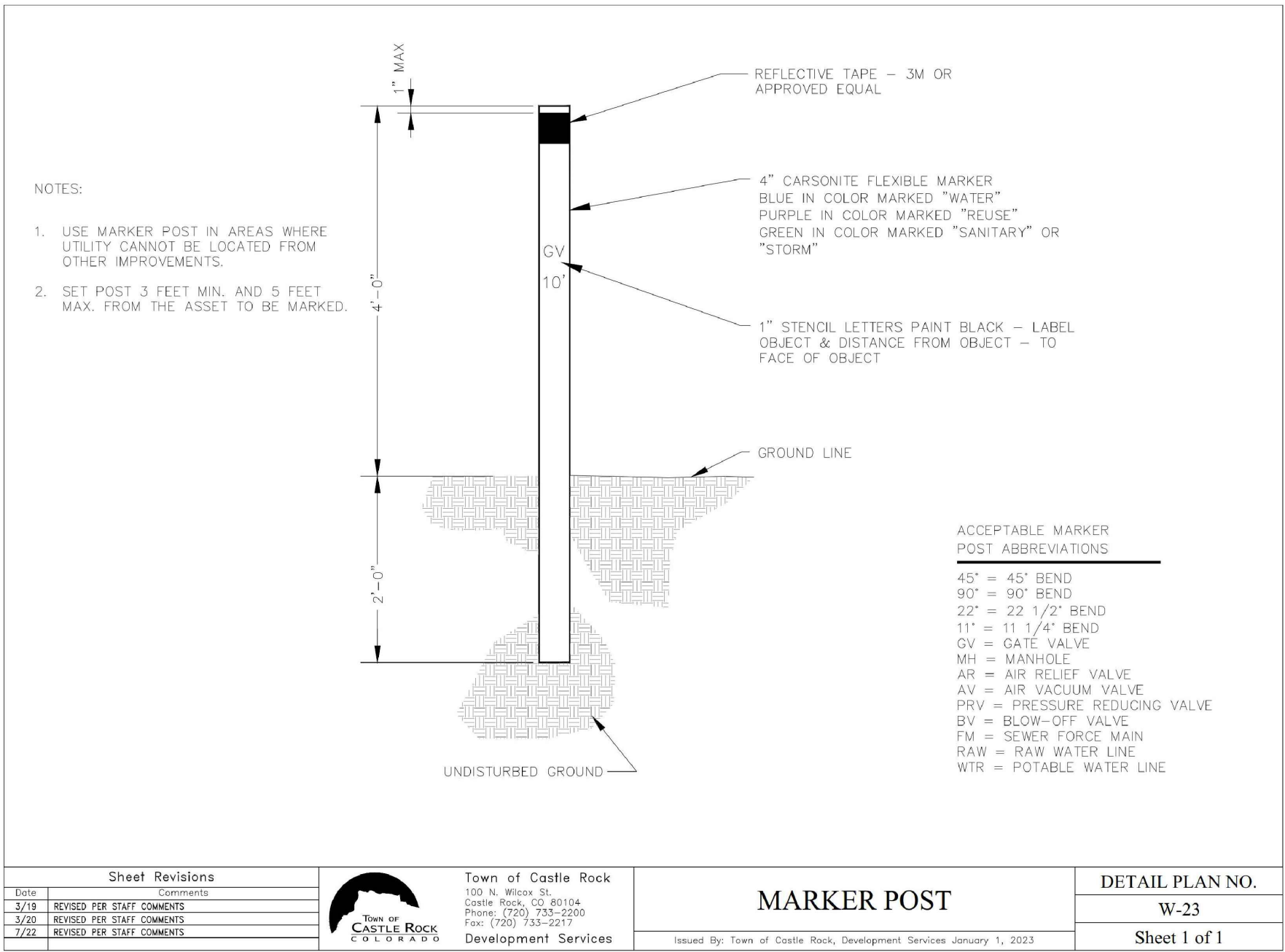
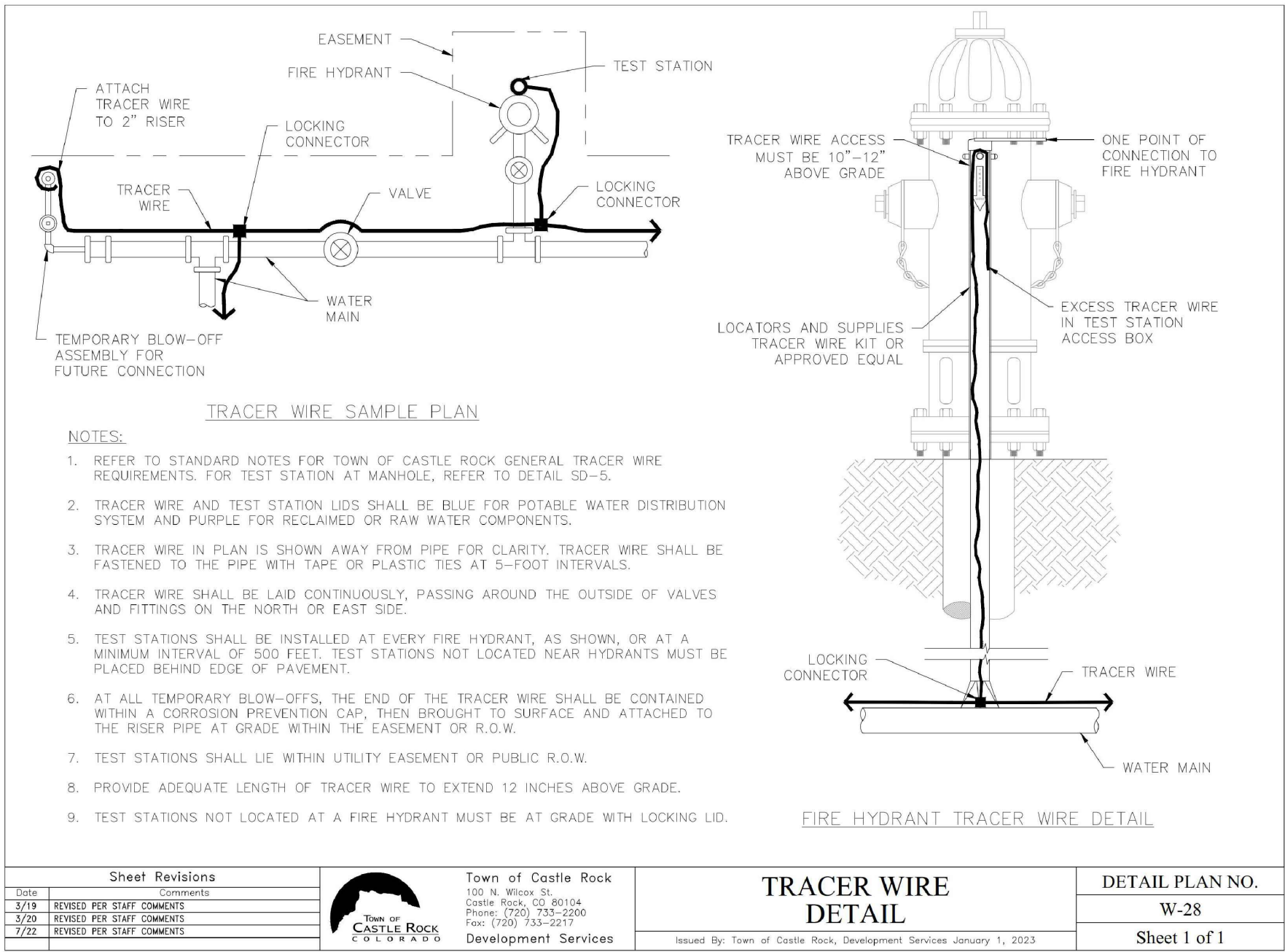
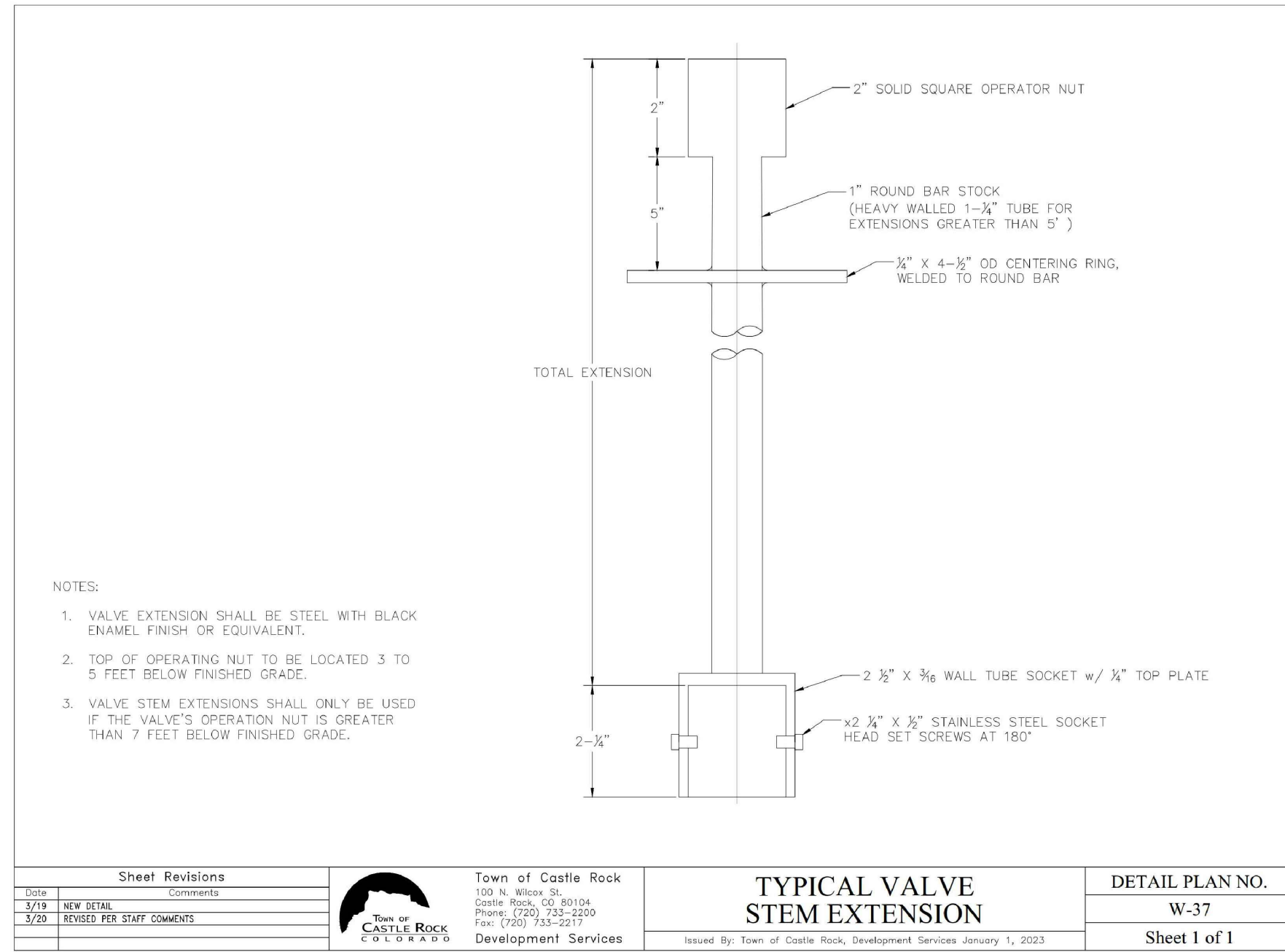
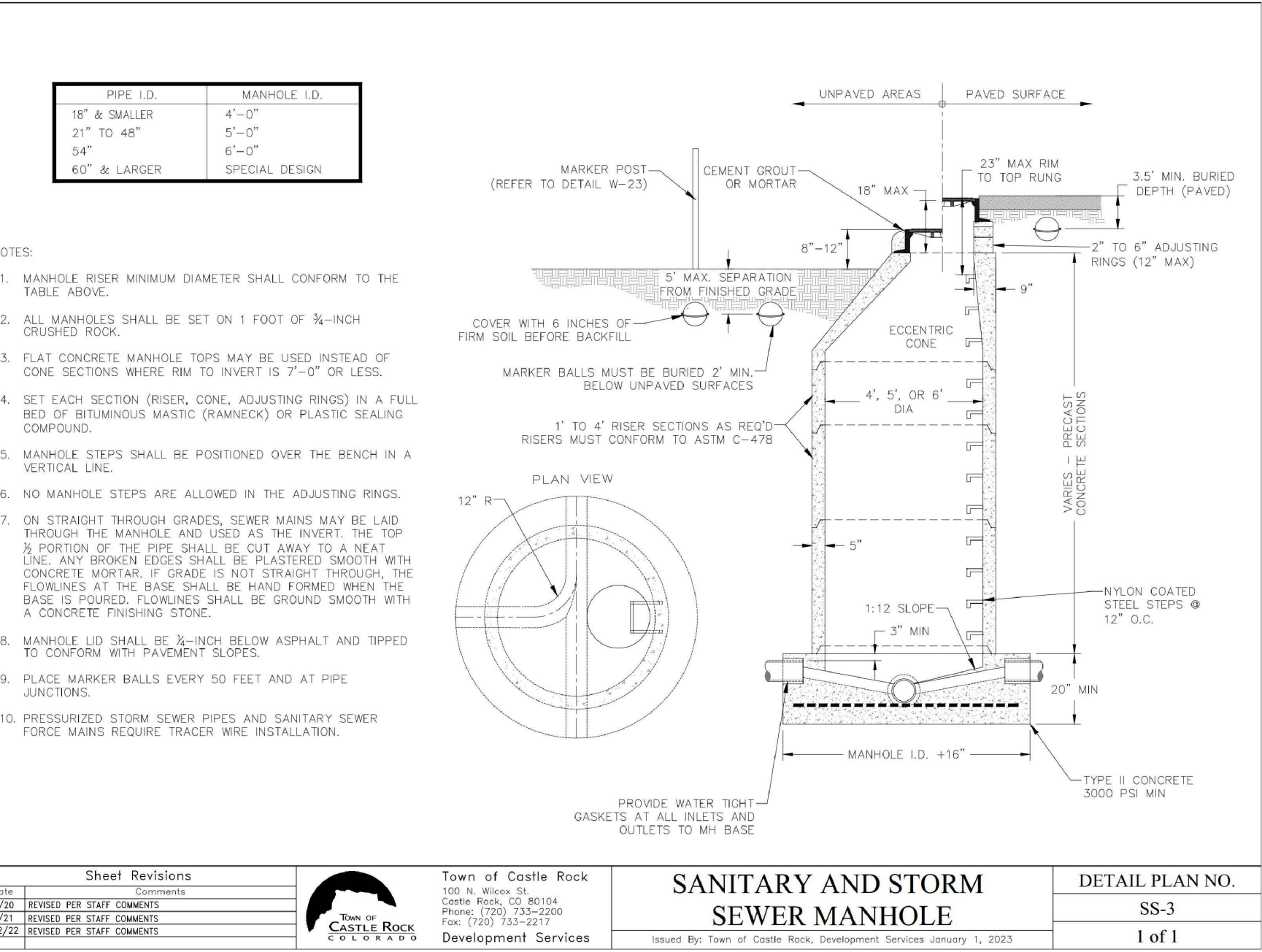
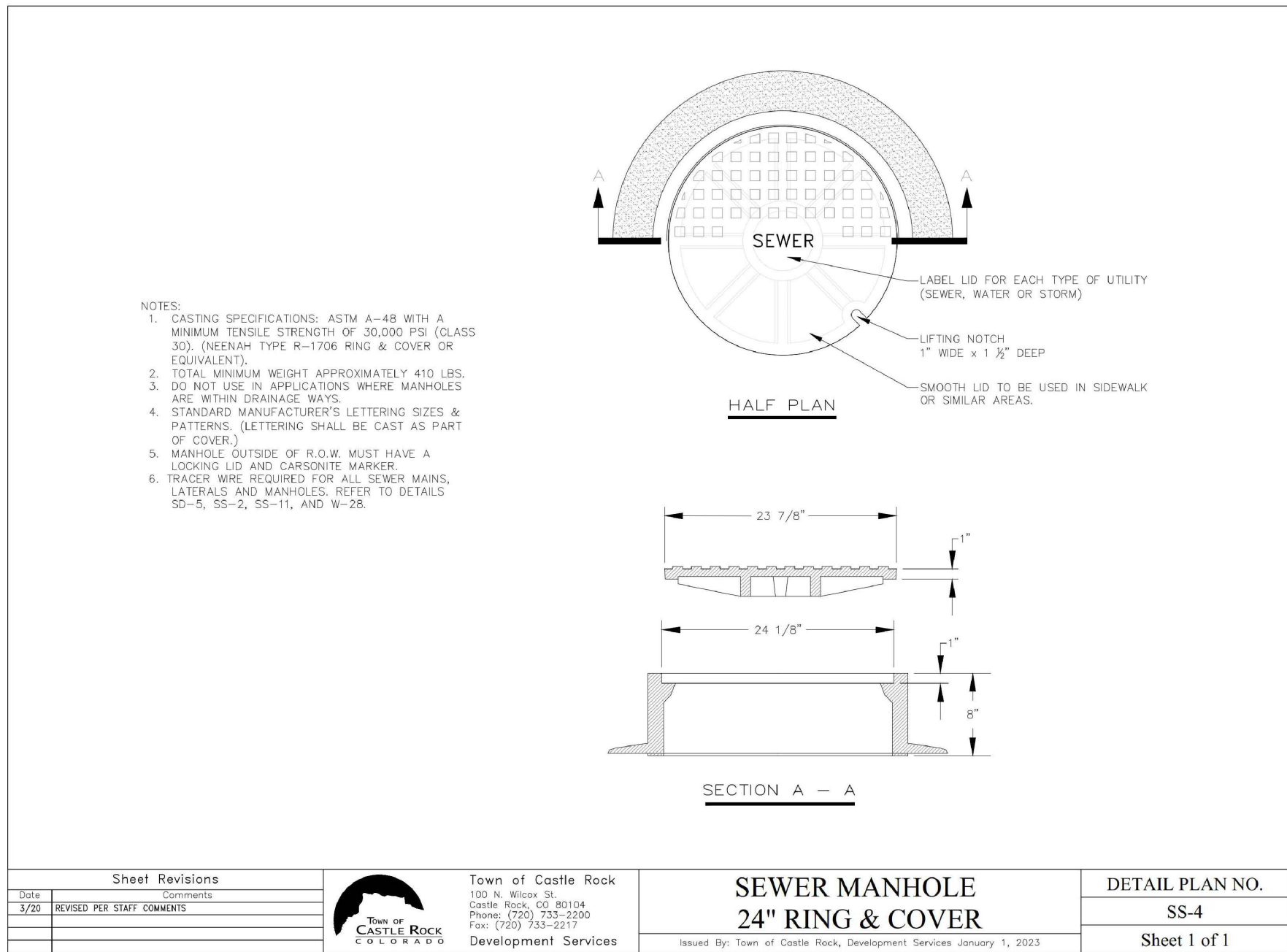
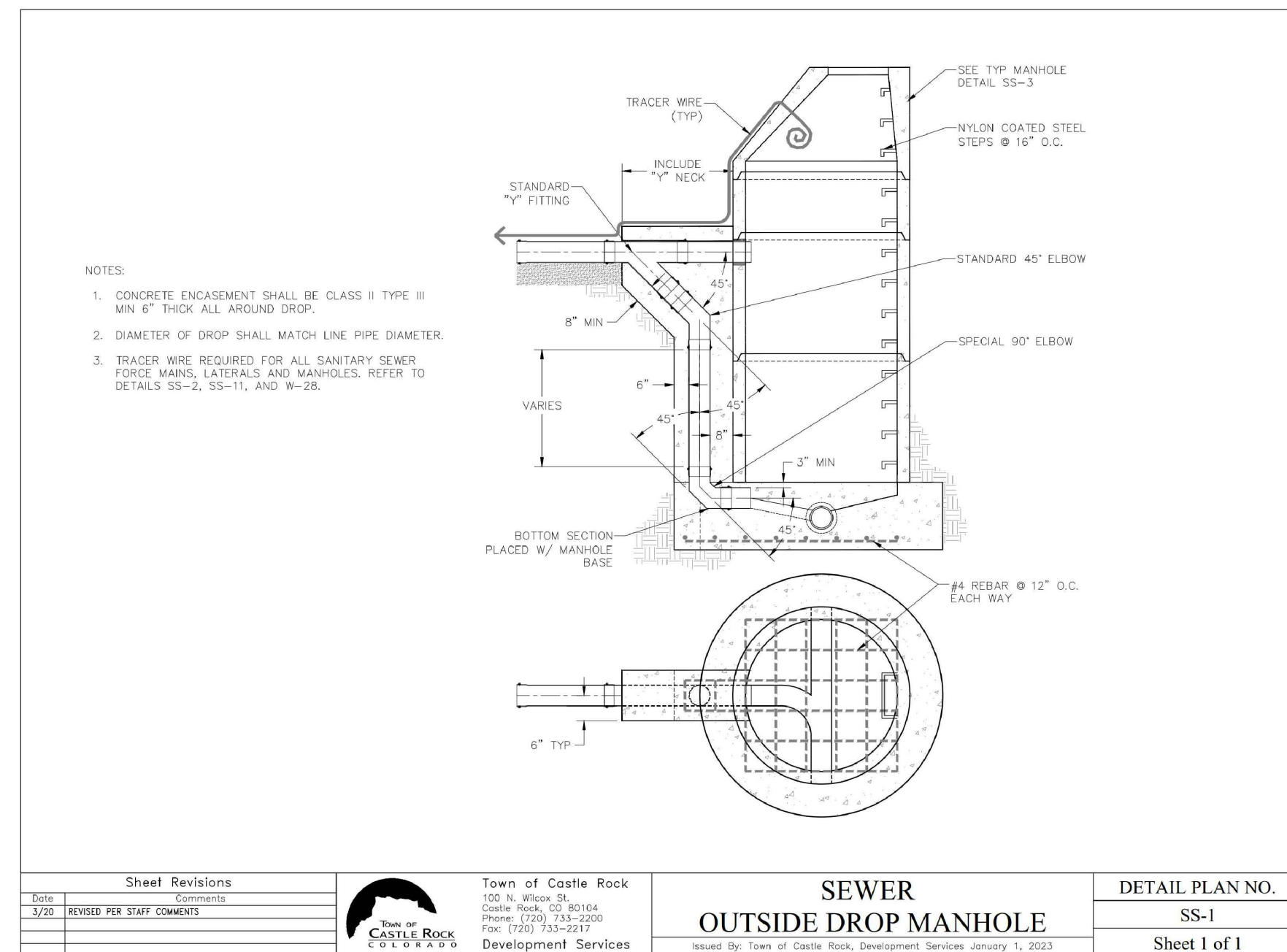
TEL: (714) 299-7578

SHEET TITLE:  
**UTILITY DETAILS**

SHEET NUMBER:

**C591** **23 OF 36**





## TOWN APPROVAL BLOCK

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By J Kirkpatrick  
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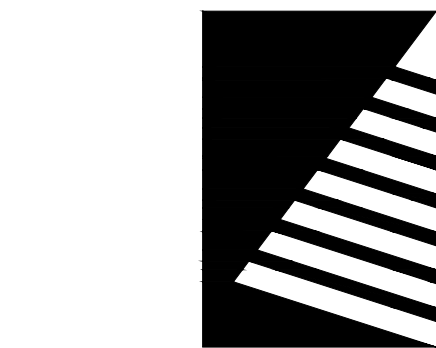
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UTILITY DETAILS

SHEET NUMBER:

C592 24 OF 36



**TOWN APPROVAL BLOCK**  
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**L101** **25 OF 36**

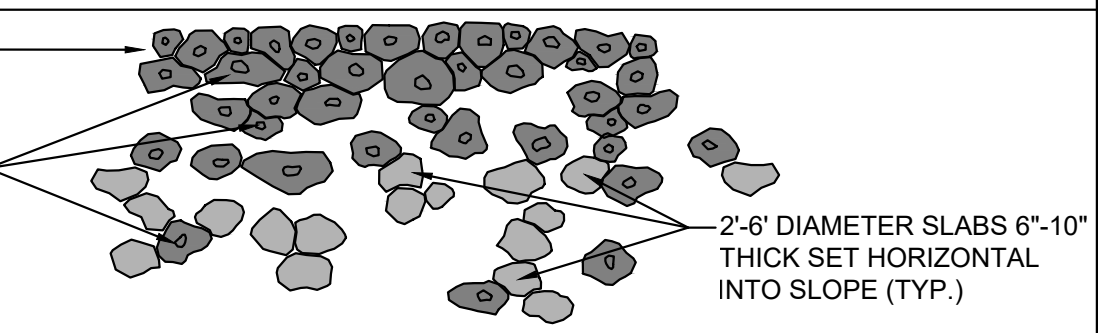


PLANT LIST

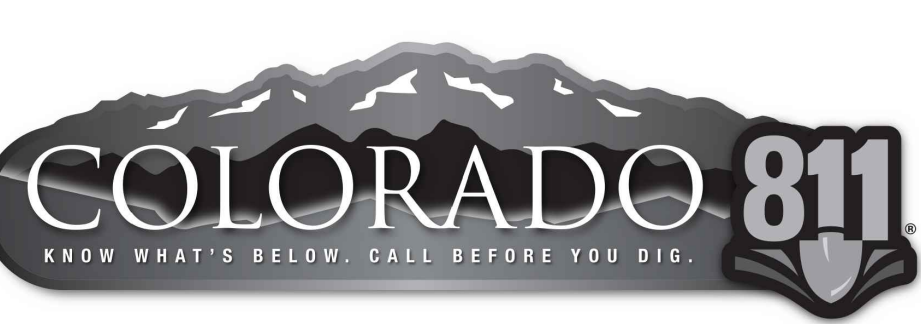
| NO. OF PLANTS              | LEGEND ABBREV. | PLANT NAME (SCIENTIFIC)                          | PLANT NAME (COMMON)                           | PLANTING SIZE* | MATURE SIZE (HxW) | IRRIGATION    | WATER REQ. (LWUR) (inches per month) | WATER USE    | SQ. FT. OF ZONE (TURF ONLY) | PERCENTAGE OF TOTAL AREA | SQ. FT. OF TOTAL LANDSCAPE AREA |
|----------------------------|----------------|--------------------------------------------------|-----------------------------------------------|----------------|-------------------|---------------|--------------------------------------|--------------|-----------------------------|--------------------------|---------------------------------|
| DECIDUOUS SHADE TREES      |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 12                         | CO             | Celtis occidentalis                              | COMMON HACKBERRY                              | 2" CAL.        | 45'X45'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 4                          | GT             | Gleditsia triacanthos var. inermis 'Shademaster' | SHADEMASTER HONEYLOCUST                       | 2" CAL.        | 45'X40'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 6                          | PC             | Pyrus calleryana Chanticleer                     | CHANTICLEER PEAR                              | 2" CAL.        | 30'X20'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 4                          | QB             | Quercus bicolor                                  | SWAMP WHITE OAK                               | 2" CAL.        | 50'X45'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 5                          | QM             | Quercus macrocarpa                               | BUR OAK                                       | 2" CAL.        | 70'X50'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 7                          | QS             | Quercus shumardi                                 | SHUMMARD OAK                                  | 2" CAL.        | 50'X40'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 7                          | SJ             | Sophora japonica                                 | JAPANESE PAGODA TREE                          | 2" CAL.        | 40'X40'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| DECIDUOUS ORNAMENTAL TREES |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 3                          | CR             | Crataegus crus-galli 'Inermis'                   | THORNLESS COCKSPUR HAWTHORN                   | 1.5" CAL.      | 20'X15'           | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 7                          | PU             | Pyrus ussuriensis 'Mountain Frost'               | MOUNTAIN FROST USSURIAN PEAR                  | 1.5" CAL.      | 30'X20'           | DRIP & SPRAY  | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| EVERGREEN TREES            |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 8                          | PN             | Pinus nigra                                      | AUSTRIAN PINE                                 | 6" ht.         | 50'X30'           | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| DECIDUOUS SHRUBS           |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 129                        | AF             | Artemisia filifolia                              | SAND SAGEBRUSH                                | 5 gal.         | 3.5'X3'           | DRIP          | 1                                    | VERY LOW     | N/A                         | N/A                      | N/A                             |
| 154                        | AU             | Arctostaphylos x colorado. Panchito              | PANCHITO MANZANITA                            | 5 gal.         | 1'X3'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 42                         | CA             | Cotoneaster apiculatus                           | CRANBERRY COTONEASTER                         | 5 gal.         | 2'X6'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 33                         | CC             | Caryopteris x clandonensis                       | BLUE MIST SPIREA                              | 5 gal.         | 4'X4'             | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 47                         | CD             | Chrysothamnus nauseosus 'Dwarf Blue'             | DWARF RABBITBRUSH                             | 5 gal.         | 3'X3'             | DRIP          | 1                                    | VERY LOW     | N/A                         | N/A                      | N/A                             |
| 27                         | CN             | Chrysothamnus nauseosus                          | TALL BLUE RABBITBRUSH                         | 5 gal.         | 6'X4'             | DRIP          | 1                                    | VERY LOW     | N/A                         | N/A                      | N/A                             |
| 70                         | EE             | Ephedra equisetina                               | BLUESTEM JOINT FIR                            | 5 gal.         | 4'X3'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 10                         | FP             | Fallugia paradoxa                                | APACHE PLUME                                  | 5 gal.         | 6'X6'             | DRIP          | 1                                    | VERY LOW     | N/A                         | N/A                      | N/A                             |
| 60                         | PF             | Potentilla fruticosa 'Kathryn Dykes'             | KATHRYN DYKES POTENTILLA                      | 5 gal.         | 3'X4'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 59                         | PH             | Physocarpus monogynus                            | NATIVE NINEBARK                               | 5 gal.         | 4'X4'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 48                         | PL             | Perovskia atriplicifolia 'Little Spire'          | LITTLE SPIRE RUSSIAN SAGE                     | 5 gal.         | 3'X3'             | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| 8                          | RA             | Ribes alpinum 'Green Mound'                      | GREEN MOUND ALPINE CURRANT                    | 5 gal.         | 4'X3'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 89                         | RG             | Rhus aromatica 'Gro-Low'                         | GRO-LOW FRAGRANT SUMAC                        | 5 gal.         | 3'X6'             | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| EVERGREEN SHRUBS           |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 37                         | JB             | Juniperus communis 'Mondap'                      | ALPINE CARPET JUNIPER                         | 5 gal.         | 8"X48"            | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 3                          | PM             | Pinus mugo 'Mops'                                | MOPS MUGO PINE                                | 6 gal.         | 3'X3'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| PERENNIALS AND GRASSES     |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 42                         | AM             | Achillea 'Moonshine'                             | MOONSHINE YARROW                              | 1 gal.         | 2'X1.5'           | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 89                         | BB             | Bouteloua gracilis 'Blonde Ambition'             | BLONDE AMBITION BLUE GRAMA                    | 1 gal.         | 3'X3'             | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 76                         | CI             | Callirhoe involucrata                            | PRAIRIE WINECUPS/POPPY MALLOW                 | 1 gal.         | 1"X24"            | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| 148                        | CK             | Calamagrostis acutiflora 'Karl Foerster'         | KARL FOERSTER FEATHER REED GRASS              | 1 gal.         | 5'X2'             | DRIP          | 1-2                                  | LOW-MOD      | N/A                         | N/A                      | N/A                             |
| 126                        | HS             | Hemerocallis 'Stella de Oro'                     | STELLA D'ORO DAYLILY                          | 1 gal.         | 12"X12"           | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| 39                         | MA             | Salvia sylvestris x 'Mainacht'                   | MAY NIGHT SALVIA                              | 1 gal.         | 2'X1.5'           | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| 38                         | MR             | Mahonia repens                                   | CREEPING OREGON GRAPE HOLLY                   | 1 gal.         | 12"X3'            | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| 80                         | SH             | Sporobolus heterolepis                           | PRAIRIE DROPSEED GRASS                        | 1 gal.         | 30"X24"           | DRIP          | 1-2                                  | LOW          | N/A                         | N/A                      | N/A                             |
| 168                        | SS             | Schizachyrium scoparium 'The Blues'              | THE BLUES LITTLE BLUESTEM GRASS               | 1 gal.         | 3'                | DRIP          | 1                                    | VERY LOW-LOW | N/A                         | N/A                      | N/A                             |
| TURF GRASSES               |                |                                                  |                                               |                |                   |               |                                      |              |                             |                          |                                 |
| 14,600 SF                  |                | Turf - Disturbed Areas                           | NATURE'S PRAIRIE TURF (SEE SHEET L103)        | SOD            |                   | SPRAY & ROTOR | 1-2                                  | LOW          | 14600                       | 16                       | 92160**                         |
| 33,026 SF                  |                | Seed - Overlay Existing Areas                    | FESCUE TURF SEED MIX (SEE SHEET L103)         | SEED           |                   | SPRAY & ROTOR | 1-2                                  | LOW          | 33026                       | 36                       | 92160**                         |
| 67,828 SF                  |                | Temporary Seed - Pad Lots                        | LOW-GROWTH DRILL SEEDING MIX (SEE SHEET L103) | SEED           |                   | NON-IRRIGATED |                                      | VERY LOW-LOW |                             |                          |                                 |

Note: \*Deciduous tree caliper is measured 6" above the ground. Evergreen tree height is measured to the mid-point of the most recent year's growth.  
\*\*Excludes 67,828 square feet of Pad Lot area.

| SILOAM QUARRY DECORATIVE BOULDERS                                                                   |                                                                                                     |                                                                                                     |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  5'X3'<br>QTY: 8 |  4'X3'<br>QTY: 5 |  3'X2'<br>QTY: 3 |

| SILOAM QUARRY DECORATIVE SURFACE EROSION CONTROL BOULDERS AND SLABS   |                                                                                     |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 4"-12" DIAMETER STONES SET INTO GAPS BETWEEN BOULDERS AT TOP OF SLOPE |  |
| 2.5'-6" DIAMETER HIGH QUALITY SURFACE STONE (TYP.)                    |                                                                                     |
| 2'-6" DIAMETER SLABS 6"-10" THICK SET HORIZONTAL INTO SLOPE (TYP.)    |                                                                                     |

NOTE: 1) BOULDER SIZE CAN VARY BY 6" IN ANY DIRECTION. BURY 1/4-1/3 OF BOULDER INTO FINISH GRADE.  
2) BOULDER COLOR TO BE MEDIUM-DARK TONED WARM COLOR BLENDS.

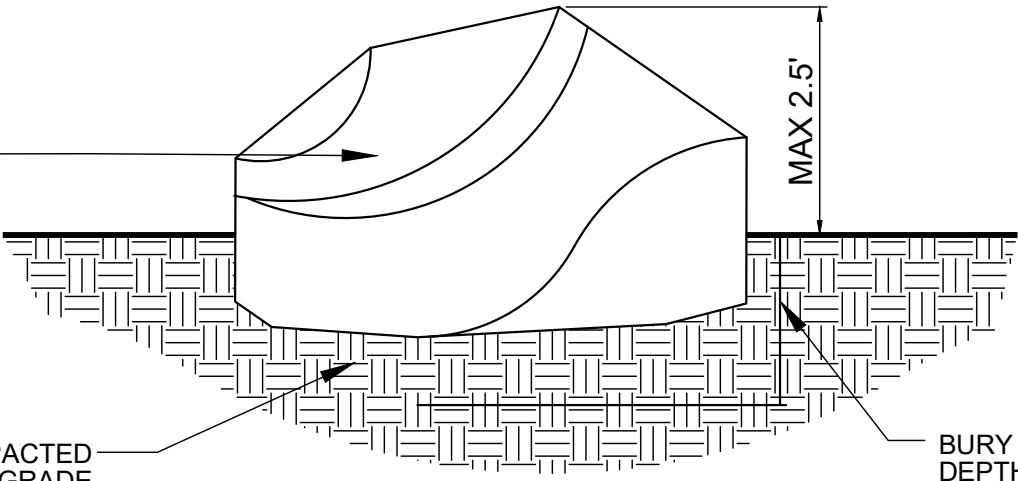


CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

2 1/2' - 5 1/2' EXISTING BOULDERS OR ACCEPTABLE SUBSTITUTION BURIED 1/4-1/3 DEEP. LOCATION, SIZE AND SHAPE OF BOULDERS TO BE FIELD APPROVED BY OWNER/OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.



NOTE:  
1. IF NEW BOULDERS ARE REQUIRED, HARVEST BOULDERS FROM A LOCAL SOURCE.

BOULDER INSTALLATION

NOT TO SCALE

A

BURY DECORATIVE BOULDERS TO A DEPTH TO ENSURE HEIGHT IS NO LARGER THAN 2.5' ABOVE GROUND. PLACE FLAT SIDE OF ROCK BELOW GRADE. LEAVE NATURAL FACE ABOVE GRADE.

\*Area includes right-of-way landscaping.

CLWUR WORKSHEET - OVERALL LANDSCAPE AREA

| CLWUR Chart for the Town of Castle Rock |                                             |                         |                       |                 |                                         |                                   |                                                   |
|-----------------------------------------|---------------------------------------------|-------------------------|-----------------------|-----------------|-----------------------------------------|-----------------------------------|---------------------------------------------------|
| Irrig. Zone                             | Plant Type                                  | App Rate (inches/month) | Zone (VL, L, Mod, HW) | % of Total Area | IA (Irrigated area in sf for each zone) | LWUR (Landscape Water Use Rating) | TA (Total Area of all irrigated landscape Zones)* |
| A                                       | Drip Irrigated Shrubs, Trees & Perennials   | 2.4                     | Low                   | 40.37           | 36,557 sf                               | 2.00                              | 90,565 sf                                         |
| B                                       | Existing Spray Irrigated Turf               | 3.0                     | Mod                   | 7.51            | 6,797 sf                                | 3.00                              | 90,565 sf                                         |
| C                                       | Overseeded Established Spray Irrigated Turf | 2.4                     | Low                   | 36.60           | 33,151 sf                               | 2.00                              | 90,565 sf                                         |
| D                                       | Low Water Use Spray Irrigated Turf          | 2.4                     | Low                   | 15.52           | 14,060 sf                               | 2.00                              | 90,565 sf                                         |
|                                         |                                             |                         |                       |                 |                                         |                                   | 2.0 x 36,557/90,565 = .81                         |
|                                         |                                             |                         |                       |                 |                                         |                                   | 3.0 x 6,797/90,565 = .23                          |
|                                         |                                             |                         |                       |                 |                                         |                                   | 2.0 x 33,151/90,565 = .73                         |
|                                         |                                             |                         |                       |                 |                                         |                                   | 2.0 x 14,060/90,565 = 0.31                        |
|                                         |                                             |                         |                       |                 |                                         |                                   | Total of the CLWUR = 2.08                         |

TOWN APPROVAL BLOCK  
TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL  
APPROVED BY:  By kirkpatrick on 04/23/2025  
APPROVED CD22-0026 Plans.pdf  
DEVELOPMENT SERVICES  
Record Document on File  
DATE



CASTLE ROCK WATER  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26

LANDSCAPE WORKSHEET



Commercial Landscape Site Inventory

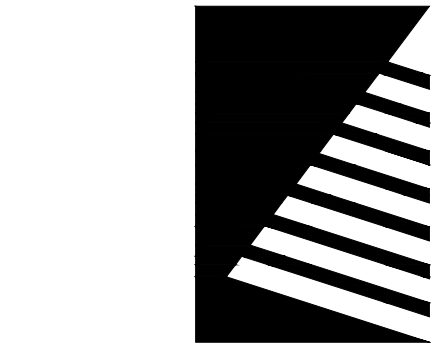
Town of Castle Rock Registered Professional Michael Haaf  
Town of Castle Rock Registration # 15-1105 State of Colorado License Landscape Architect # 854  
Company Name Sterling Design Associates, LLC Address 2009 W. Littleton Blvd, #300, Littleton, CO 80120  
Phone (303) 794-4727 x210 Email Mike@SterlingDesignAssociates.com Date 12/19/2022  
PROJECT NAME Castle Rock Factory Shops, Town of Castle Rock Project No. CD22-0026

| Scope of Work 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                                                        |
|---------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------|
| 271,595 SF                      | 72,785 SF<br>Required min. = 27,160 sf (10% of scope of work)     | 14,411 sf proposed Turf Masters Nature's Prairie Sod + 23,813 sf proposed native over seed + 6,581 sf existing native seed turf) | 18,174 SF<br>(required to be covered by min. 75% plant growth after 3 growing seasons) | 55<br>(2 trees per 1,000 sf of required land-scape area. Minimum: 50% must be large tree species) | 63<br>(40 pro-posed + 23 existing)           | 109<br>(4 shrubs per 1,000 sf of required land-scape area)         | 656                                   | 4 yds/ 1,000 SF                                          | Yes__ NoX<br>(Tied to ex. mail system. Acct. No. 00004595-02, SW corner of Bldg 7, 2.5" meter) |
| 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                                                                         |
| 65,796 SF                       | 16,139<br>(Required minimum = 6,580 sf (10% of parking lot area)) | 226<br>(within Scope of Work)                                                                                                    | 5,537 SF<br>(required to be covered by min. 75% plant growth after 3 growing seasons)  | 25                                                                                                | 8 FT                                         | 25<br>(1 large canopy tree per island (section 7.2.1.2 TOCR LICM)) | 25****<br>(22 pro-posed + 3 existing) | 100<br>(4 shrubs per island (section 7.2.1.2 TOCR LICM)) | 114                                                                                            |

\* Scope of Work square footage does not include adjacent right-of-way.  
\*\*Required and provided plant material excludes plant material in the right-of-way. Calculations and counts are for on site only. Refer to chart below for right-of-way landscape requirements.  
\*\*\*Parking area requirement is included in and counts towards the landscape requirements for the scope of work area.  
\*\*\*\*Light poles, storm sewer, and limited space in seven parking islands restrict tree placement. Seven parking island shade trees are proposed on-site.

LANDSCAPE RIGHT-OF-WAY INVENTORY

| AREA                              | MEASURE-MENT | REQUIREMENT                                            | REQUIRED TREES | PROPOSED TREES                   | REQUIRED SHRUBS | PROPOSED SHRUBS |
|-----------------------------------|--------------|--------------------------------------------------------|----------------|----------------------------------|-----------------|-----------------|
| Right of Way (Factory Shops Blvd) | 1,241 lf     | 1 large tree per 40 l.f. of r.o.w. & 4 shrubs per tree | 31             | 31<br>(23 proposed + 8 existing) | 124             | 160             |



Farnsworth GROUP

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GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

| ISSUES & REVISIONS |                       |
|--------------------|-----------------------|
| NO.: 1             | DATE: _____ BY: _____ |
| DESCRIPTION: _____ |                       |
| NO.: 2             | DATE: - BY: -         |
| DESCRIPTION: -     |                       |
| NO.: 3             | DATE: - BY: -         |
| DESCRIPTION: -     |                       |
| NO.: 4             | DATE: - BY: -         |
| DESCRIPTION: -     |                       |
| NO.: 5             | DATE: - BY: -         |
| DESCRIPTION: -     |                       |
| NO.: 6             | DATE: - BY: -         |
| DESCRIPTION: -     |                       |

|                            |                 |
|----------------------------|-----------------|
| DATE: <u>01/02/2025</u>    | SCALE: -        |
| PROJECT MANAGER: <u>JS</u> | PROJECT NO.: -  |
| DRAWN BY: <u>MH</u>        | DRAWING FILE: - |

PROJECT:

OUTLETS AT CASTLE ROCK PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

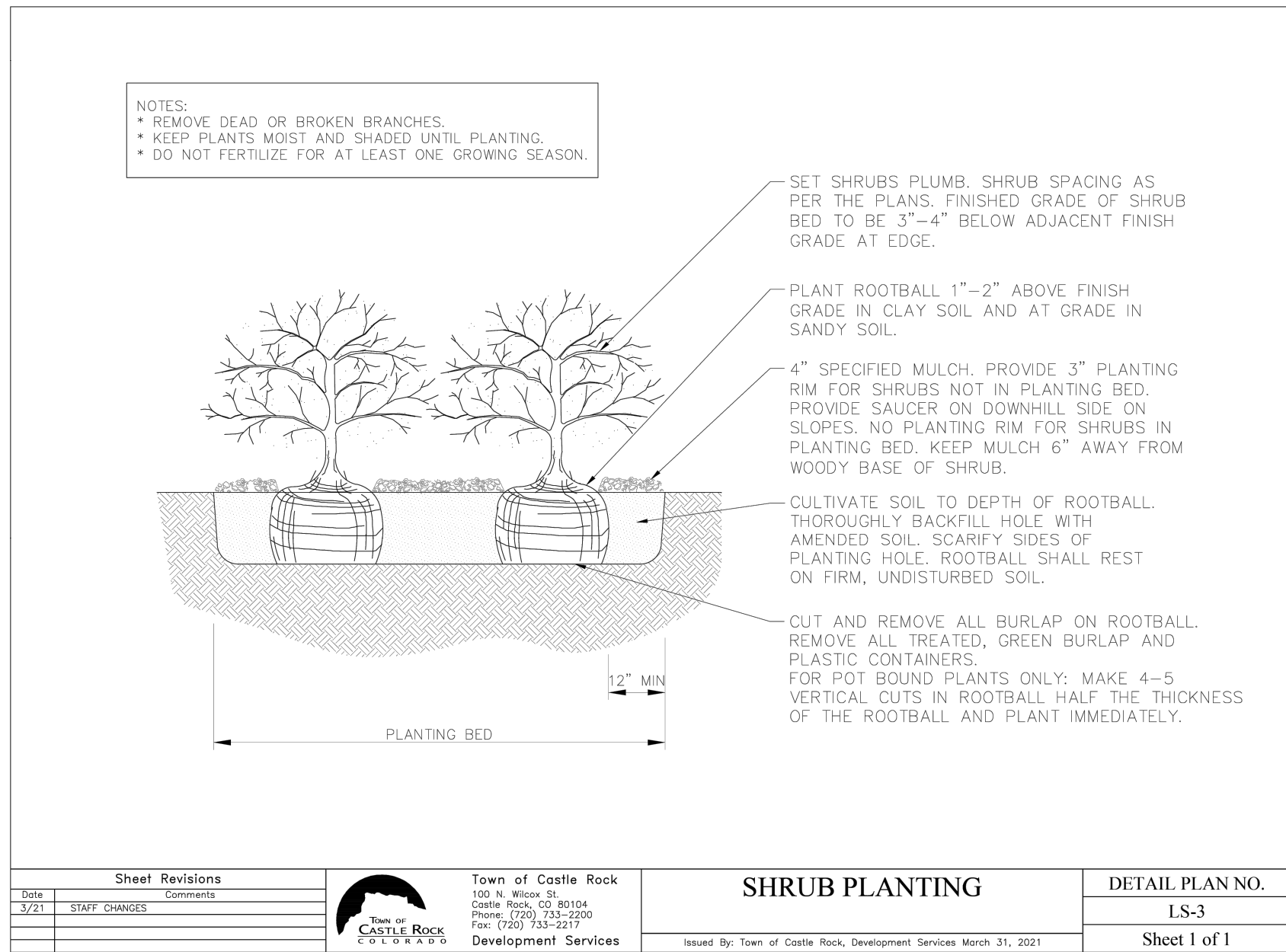
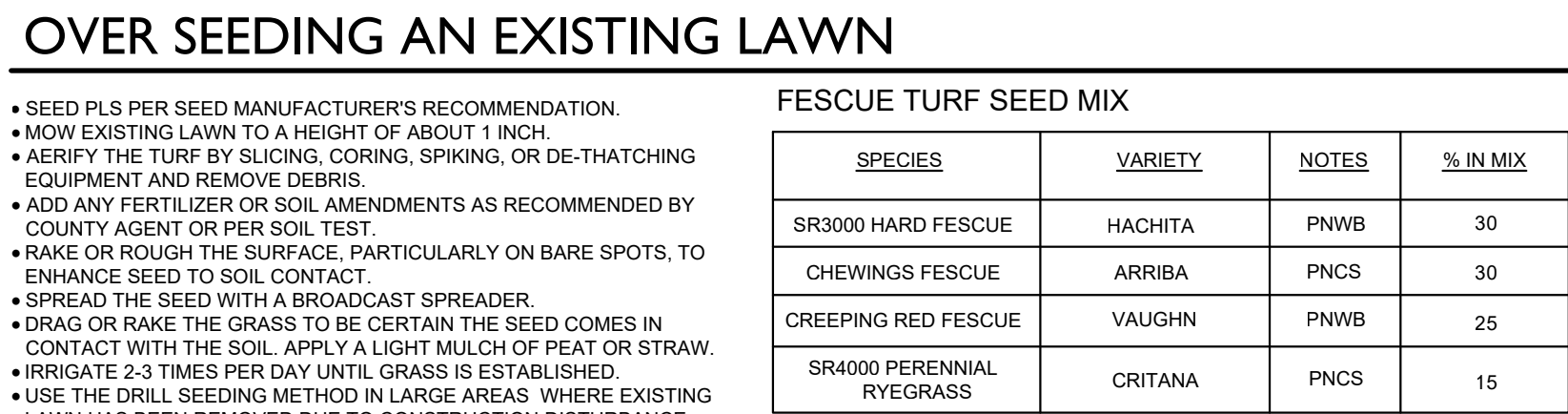
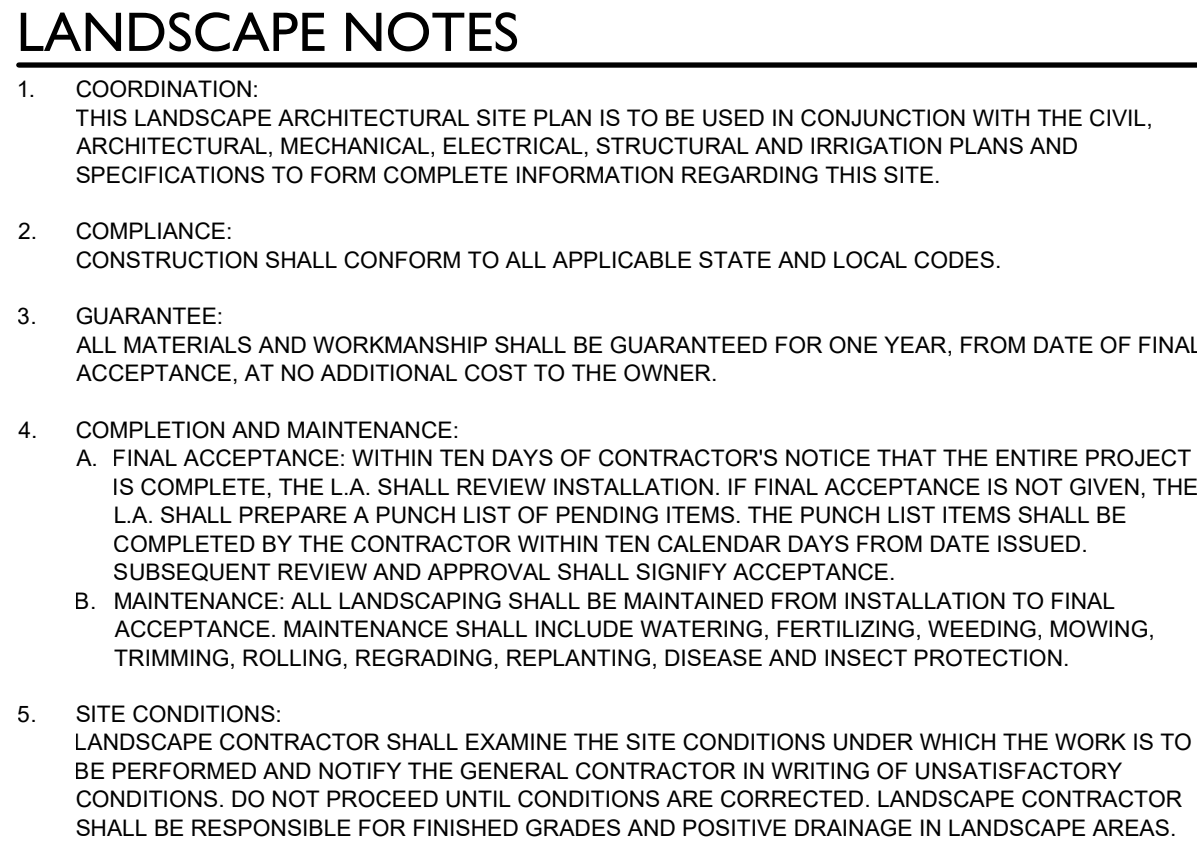
SHEET TITLE:  
LANDSCAPE WORKSHEETS

SHEET NUMBER:

L102

26 OF 36





THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

NOTES:

1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

NOTES:  
 \* REMOVE DEAD OR BROKEN BRANCHES.  
 \* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.  
 \* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. FINISHED GRADE OF SHRUB BED TO BE 3"-4" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT ROOTBALL 1"-2" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH 6" AWAY FROM WOODY BASE OF SHRUB.

CUT AND REMOVE ALL BURLAP ON ROOTBALLS.  
REMOVE ALL TREATED, GREEN BURLAP AND  
PLASTIC CONTAINERS.  
FOR POT BOUND PLANTS ONLY: MAKE 4-5  
VERTICAL CUTS IN ROOTBALL HALF THE THICKNESS  
OF THE ROOTBALL AND PLANT IMMEDIATELY.

### SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
  - AREA OF SEEDING AND MULCHING.
  - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN TEST INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE: (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIX IS PROHIBITED.
8. ALL AREAS TO BE SEEDDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOESSESED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL, SHALL BE 3 CUBIC YARDS OF TOPSOIL PER ACRE TO BE SPREAD TO THE TOP OF THE TOPSOIL IN COMPLIANCE WITH THE TOWN'S CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. ALL AMENDMENTS SHALL BE SUBMITTED IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.

11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCHING MUST BE NON-TOXIC, NON-POLLUTANT, NON-CORROSIVE, NON-FLAMMABLE, NON-HAZARDOUS, AND WEATHER RESISTANT. MULCH BY WEIGHT, SHALL BE 10 OUNCES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 400 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL POLYMERS OF ALKYL ARYLANES, ALKANOL AMINES, AND POLYMERIZATION OF VINYL MONOMERS. WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 + 0.3%; ASH CONTENT = 2.7 + 0.4%; FIBER = 4.0 + 0.4%; PH 1 SOLUTION = 6.5 - 8.0. THE TACKIFIER SHALL NOT BE HARMFUL TO PLANTS, TREES, SOILS, OR OTHER SUBSTRATES. THE TACKIFIER SHALL NOT BE HARMFUL TO PLANTS, TREES, SOILS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 210.01(1) AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

### SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL. THE TOWN ENGINEER, INSPECTOR OF THE TOWN OF CASTLE ROCK, WILL PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH WOULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE TESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
  - 5.1. A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT AT A DISTURBANCE LEVELS AND NO LESS THAN THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE PLANTS SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
  - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FOOT BY TWO-FOOT OR EQUIVALENT).
  - 5.3. FREE OF ERODED AREAS.
  - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

## TOWN OF CASTLE ROCK NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 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 SHALL 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.
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 BY 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 PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

| <u>SPECIES</u>          | <u>VARIETY</u> | <u>NOTES</u> | <u>% IN MIX</u> | <u>POUNDS OF PLS PER ACRE</u> |
|-------------------------|----------------|--------------|-----------------|-------------------------------|
| SMOOTH BROMEGRASS       | LINCOLN        | PICS         | 30              | 3.9                           |
| INTERMEDIATE WHEATGRASS | OAHE           | PICS         | 30              | 4.5                           |
| PUBESCENT WHEATGRASS    | LUNA           | PICS         | 30              | 4.2                           |
| ANNUAL RYEGRASS         | N/A            | AICB         | 10              | 0.8                           |
|                         |                |              | TOTAL           | 13.4                          |

| SPECIES               | VARIETY | NOTES | % IN MIX | POUNDS OF PLS PER ACRE |
|-----------------------|---------|-------|----------|------------------------|
| BUFFALOGRASS          | TEXOKA  | PNWS  | 20       | 3.2                    |
| BLUE GRAMA            | HACHITA | PNWB  | 20       | 0.6                    |
| WESTERN WHEATGRASS    | ARRIBA  | PNCS  | 20       | 3.2                    |
| SIDEOTS GRAMA         | VAUGHN  | PNWB  | 20       | 1.8                    |
| THICKSPIKE WHEATGRASS | CRITANA | PNCS  | 10       | 1                      |
| STREAMBANK WHEATGRASS | SODAR   | PNCS  | 10       | 1.2                    |
|                       |         |       | TOTAL    | 11.0                   |

6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
  - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
  - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT)
  - 6.3. FREE OF ERODED AREAS.
  - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

## SEEDING AND MULCHING

(L-5)

**TOWN APPROVAL BLOCK**  
**TOWN OF CASTLE ROCK APPROVAL**  
**PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM**  
**DATE OF DEVELOPMENT SERVICES APPROVAL**  
**DEVELOPMENT SERVICES** **APPROVED**  
 APPROVED BY:  By **kirkpatrick**  
 on **04/23/2025**  
 APPROVED CD-022-0009 Plans.pdf  
 Record Comment on File  
DEVELOPMENT SERVICES DATE

PREPARED UNDER THE DIRECT SUPERVISION OF  
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.  
REGISTRATION NO. 854 FOR AND ON BEHALF OF  
FARNSWORTH GROUP, INC



**CASTLE ROCK WATER**  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26



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| NO.:               | 2 | DATE: - | BY: - |
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| DATE:<br><b>01/02/2025</b>    | SCALE:<br>-        |
| PROJECT MANAGER:<br><b>JS</b> | PROJECT NO.:<br>-  |
| DRAWN BY:<br><b>MH</b>        | DRAWING FILE:<br>- |

PROJECT:

**OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108**

CLIENT:

CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:

**LANDSCAPE WORKSHEETS**

SHEET NUMBER

# L103

**L103** **27 OF 36**



## CONTROLLER NOTE

### CONTROLLER 'C'

- REMOVE EXISTING 48 STATION ET WATER GEN 4 CONTROLLER C ON INTERIOR WALL OF FIRE SPRINKLER ROOM AND REPLACE WITH CONTROLLER PER LEGEND.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER AS SPECIFIED ON THE PLANS. VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- HOOK-UP OF CONTROLLER TO 120 VAC POWER SHALL BE PERFORMED BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES.
- MOUNT ONE WEATHER STATION DEVICE ON BUILDING WHERE THERE IS 20' OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

EXISTING DRIP IRRIGATION ZONE VALVES WITHIN PEDESTRIAN STREET CORRIDOR TO REMAIN ON WATER ACCT. 00004595-02. PROGRAM STATION NUMBERS 1-7 TO THE PROPOSED HUNTER ICC2 CONTROLLER.

EXISTING IRRIGATION JUNCTION BOX IN CONCRETE. EXISTING MAINLINE PATH TO PLANTING BEDS WITHIN THE PEDESTRIAN STREET CORRIDOR BETWEEN BUILDINGS 7 & 8. EXISTING DRIP-IRRIGATED PLANTER. CONTRACTOR TO LOCATE EX. 2-1/2" IRRIGATION MAINLINE DOWNSTREAM OF REDUCED PRESSURE BACKFLOW PREVENTER. APPROX. LOCATION OF EXISTING VALVE BOX WITH TWO MARKED, ABANDONED 14 GAUGE RED WIRES WITH GOOD TONE TO BE CONNECTED TO THE ICC2 CONVENTIONAL 2-WIRE COMBO SYSTEM CONTROLLER.

BEGINNING OF IRRIGATION SCOPE CONNECTION. CUT AND RECONNECT TO EXISTING IRRIGATION MAINLINE (ACCOUNT #00004595-02). AT OWNER'S DISCRETION, PULL ABANDONED IRRIGATION WIRES AND BUNDLE IN A ROUND SPLICE BOX IN LANDSCAPE AREA AT THIS LOCATION. INSTALL NEW 2-WIRE PER HUNTER'S SPECIFICATIONS FOR THE EZ DECODER SYSTEM.

EX. 1.5" BACKFLOW, CONTROLLER D, WATER ACCT. 00004583-02

EX. FIRE HYDRANT 2257  
STATIC PRESSURE 95 PSI

## IRRIGATION POINT OF CONNECTION

STATIC PRESSURE: ±95 PSI SIZE OF TAP: 3"

- EXISTING 3" TAP INTO DOMESTIC POTABLE WATER. WATER ACCT. 00004595-02. ASSUMED TO SERVE BUILDING FIXTURES AND IRRIGATION.
- 3" BACKFLOW PREVENTOR IS EXISTING IN BUILDING.
- STATIC WATER PRESSURE CALCULATED FROM EXISTING ON SITE HYDRANT 2257 PER CASTLE ROCK WATER ON 4/22/2020. THE IRRIGATION CONTRACTOR TO VERIFY STATIC PRESSURE. SEE GENERAL IRRIGATION NOTES, NOTE #5- ABOUT STATIC PRESSURE REQUIREMENTS.
- AN EXISTING PRESSURE REGULATOR IS INSTALLED AND SET TO REDUCE PRESSURE 11 PSI. VERIFY STATIC PRESSURE AND ADJUST REGULATOR AS NEEDED ACCORDING TO NOTE 5 SHEET L203.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR IRRIGATION DESIGNER.

REFER TO POINT OF CONNECTION SCHEMATIC DIAGRAM ON SHEET L203

EXTEND DRIP IRRIGATION TO EXISTING PLANTER.

WATER ACCT. 00004590-02

CAUTION: UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

ON ALL DRIP LINE ENDS, A DRIFLINE FLUSH-OUT AND OPERATIONAL INDICATOR IS REQUIRED, RE. DETAIL 10 (IR-32) ON SHEET L205.

CONCRETE WALK

TEMPORARY NON-IRRIGATED NATIVE SEED (TYP.)

PAD 'C'

ROUGH GRADED STABILIZED PAD AREA OF TENANT RESPONSIBILITY

NOT A PART

3/4" IRRIGATION WATER TAP W/ +20' LF 3/4" K COPPER PIPE & CORP. STOP FOR FUTURE METER VAULT & CONNECTION BY OTHERS.

TEMPORARY IRRIGATION ZONE(S) BY CONTRACTOR. ALL TEMPORARY IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, 2-WIRE CABLE, LATERAL LINES, CONTROL VALVES, GATE VALVES, QUICK COUPLER VALVES, AND HEADS SHALL BE REMOVED AFTER ESTABLISHMENT OF NATIVE GRASS. CONNECTIONS TO FIRE HYDRANTS FOR NATIVE VEGETATION IRRIGATION SHALL BE COORDINATED BY OWNER OR THEIR REPRESENTATIVE WITH PREVAILING WATER DISTRICT.

C.11  
1.0  
1" SHRUB BED

C.12  
1.3  
1" SHRUB BED

C.26  
38.0  
1.5" TURF

C.27  
30.0  
1.5" TURF

C.13  
1.8  
1" SHRUB BED

C.28  
16.0  
1" TURF

VERIFY CROSSING LOCATION OF EXISTING 1.5" MAINLINE PIPE. CAP MAINLINE. AT OWNER'S DISCRETION, BUNDLE WIRES IN A ROUND VALVE BOX AT THIS LOCATION.

C.9  
0.5  
1" SHRUB BED

C.24  
22.8  
1" TURF

C.25  
44.0  
1" TURF

C.23  
1.0  
1" SHRUB BED

C.22  
0.7  
1" SHRUB BED

C.39  
18.0  
1" TURF

C.14  
3.2  
1" SHRUB BED

C.31  
24.1  
1" TURF

C.32  
17.2  
1" TURF

C.15  
2.9  
1" SHRUB BED

C.33  
28.2  
1.5" TURF

NOTE:  
FOR TOWN MAINTAINED SIDEWALKS, IRRIGATION LINES SHALL BE INSTALLED IN SLEEVES PER PARAGRAPH 13.4 (2) AND 13.2.1 (2) OF THE TDCM.

## IRRIGATION KEY MAP

| SYMBOL | DESCRIPTION                                                                                                                                                                         |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | IRRIGATION CONTROLLER - EXPANDABLE TO 54 STATIONS                                                                                                                                   |
|        | WIRELESS RAIN/FREEZE SENSOR                                                                                                                                                         |
|        | QUICK COUPLER, 1" WITH LOCK                                                                                                                                                         |
|        | REMOTE CONTROL VALVE                                                                                                                                                                |
|        | DRIP CONTROL ZONE KIT                                                                                                                                                               |
|        | 2-WIRE SPLICE BOX                                                                                                                                                                   |
|        | GROUNDING EQUIPMENT FOR SURGE/LIGHTING PROTECTION                                                                                                                                   |
|        | PVC BALL VALVE - SIZE PER MAINLINE                                                                                                                                                  |
|        | CLASS 200 SOLVENT WELD PVC MAINLINE PIPE 2-1/2" SIZE UNLESS OTHERWISE DELINEATED.                                                                                                   |
|        | EXISTING MAINLINE PIPE TO REMAIN                                                                                                                                                    |
|        | CLASS 200 SOLVENT PVC LATERAL PIPE - USE 1" UNLESS OTHERWISE DELINEATED. PIPE OVER 1": CL. 200 PVC., PIPE 1" AND UNDER USE CL. 315 PVC.                                             |
|        | IRRIGATION SLEEVE, TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE                                                                                                           |
|        | CONTROL WIRING SLEEVE, 2". WIRE SLEEVES SHALL CONTAIN NO MORE THAN 25 WIRES.                                                                                                        |
|        | DRIP XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH RAINBIRD XBCV XERI-BUG DRIP EMITTERS PER THE EMITTER SCHEDULE AND DETAILS. |
|        | DRIP INDICATOR/FLUSH VALVE                                                                                                                                                          |
|        | 12" POP-UP DRIFT SYSTEM OPERATIONAL INDICATOR                                                                                                                                       |
|        | HUNTER I-20 8.0 BLUE 44.0' 8.00 45 PSI                                                                                                                                              |
|        | HUNTER I-20-06-SS-CV 4.0 BLUE 40.0' 4.00 45 PSI                                                                                                                                     |
|        | HUNTER I-20-06-SS-CV W/ # NOZZLE 6.0 BLUE 43.0' 6.00 45 PSI                                                                                                                         |
|        | HUNTER 360° GRAY 30.0' 3.64 40 PSI                                                                                                                                                  |
|        | PROS-06-CV-PRS40 210°-270° YELLOW 30.0' 2.43 40 PSI                                                                                                                                 |
|        | PROS-06-CV-PRS40 MP3000 SERIES 90°-210° BLUE 30.0' 1.82 40 PSI                                                                                                                      |
|        | HUNTER 90° LIGHT 35.0' 2.86 40 PSI                                                                                                                                                  |
|        | PROS-06-CV-PRS40 MP3500 SERIES 210° BROWN 35.0' 2.86 40 PSI                                                                                                                         |
|        | HUNTER 360° RED 19.0' 3.64 40 PSI                                                                                                                                                   |
|        | PROS-06-CV-PRS40 MP2000 SERIES 90°-210° BLACK 19.0' 2.00 0.77 40 PSI                                                                                                                |

XX CONTROLLER STATION NUMBER  
XX.X VALVE SIZE  
XX VALVE SIZE  
XXXX ZONE TYPE

- NOTES:
- REFER TO L203 FOR NOTES AND LEGEND, REFER TO L204/205/206 FOR IRRIGATION DETAILS, AND REFER TO L206 FOR IRRIGATION WORKSHEETS.
  - USE RADIUS REDUCTION SCREWS ON NOZZLES TO ACHIEVE APPROPRIATE RADII COVERAGES.
  - INSTALL IRRIGATION COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEETS L204-206 FOR DETAILS.

- NOTES:
- IRRIGATION CONTRACTOR SHALL ENSURE ALL EXISTING IRRIGATION EQUIPMENT WILL COMPLY WITH PROPOSED IRRIGATION DESIGN.
  - IRRIGATION UPGRADES TO COME AFTER THE BACKFLOW PREVENTER.
  - IRRIGATION CONTRACTOR TO VERIFY STATIC PRESSURE AND RELAY NUMBERS TO THE OWNER/LANDSCAPE ARCHITECT IF THEY DIFFER.
  - CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR IRRIGATION DESIGNER.

PREPARED UNDER THE DIRECT SUPERVISION OF  
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.  
REGISTRATION NO. 854 FOR AND ON BEHALF OF  
FARNSWORTH GROUP, INC.



### CASTLE ROCK WATER

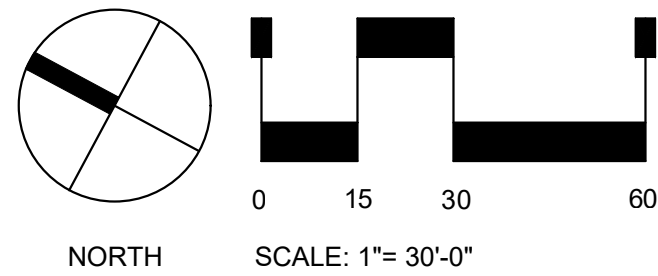
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26

### TOWN APPROVAL BLOCK

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

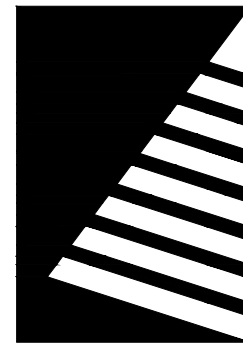
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By jaykpatrick on 04/23/2025  
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DEVELOPMENT SERVICES DATE



## IRRIGATION SYSTEM LEGEND

|  |                                     |
|--|-------------------------------------|
|  | 3" METER, WATER ACCT: 00004595-02   |
|  | 1.5" METER, WATER ACCT: 00004583-02 |
|  | 3" METER, WATER ACCT: 00004590-02   |
|  | 1.5" METER, WATER ACCT: 00004588-02 |
|  | 1.5" METER, WATER ACCT: 00002863-02 |



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| DATE:<br>01/02/2025    | SCALE:<br>1" = 30' |
| PROJECT MANAGER:<br>JS | PROJECT NO.:<br>-  |
| DRAWN BY:<br>MH        | DRAWING FILE:<br>- |

PROJECT:

## OUTLETS AT CASTLE ROCK PADS B & C 5050 FACTORY SHOPS BLVD. CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

## IRRIGATION PLAN

SHEET NUMBER:  
**L201**

**28 OF 36**

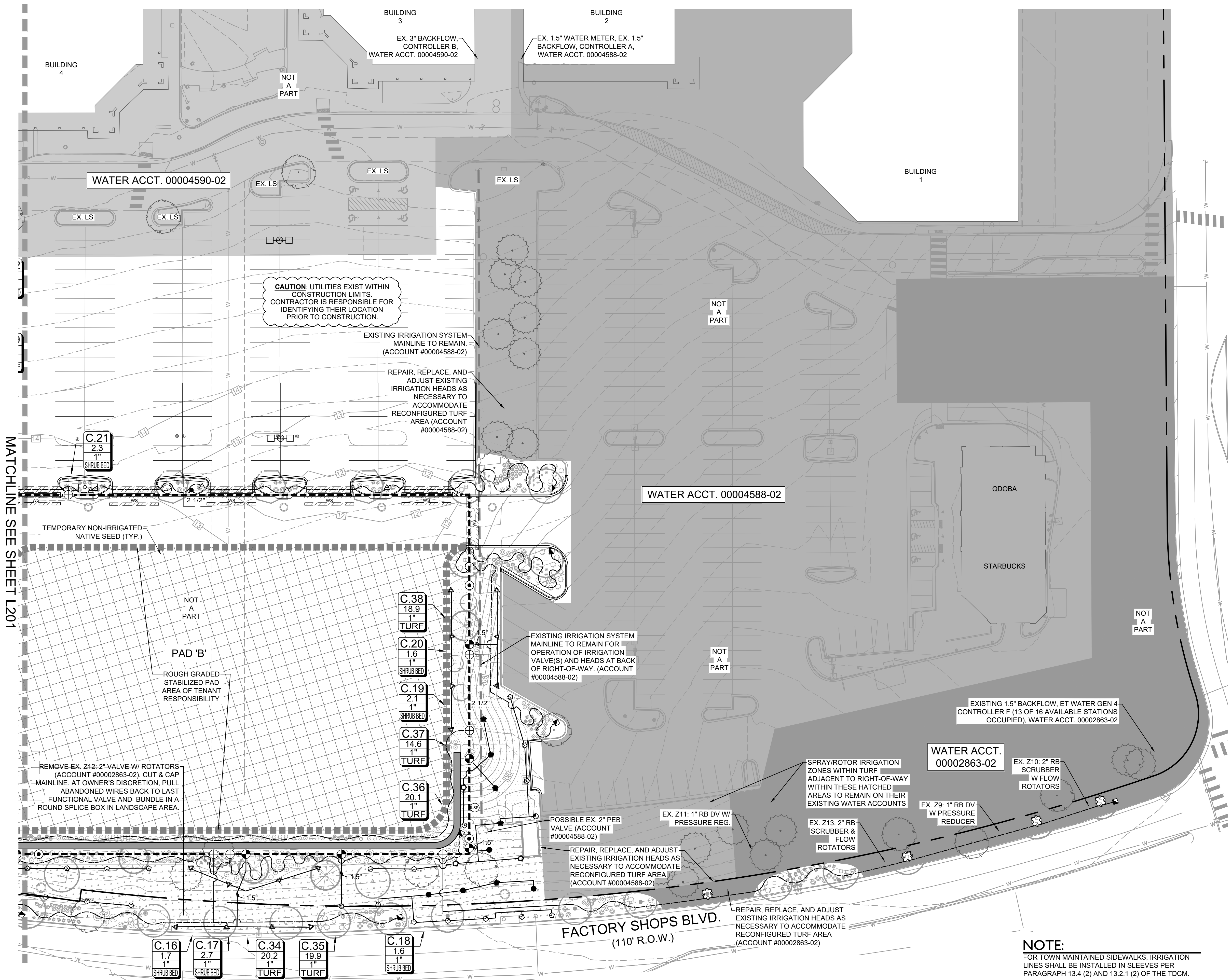


## CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.





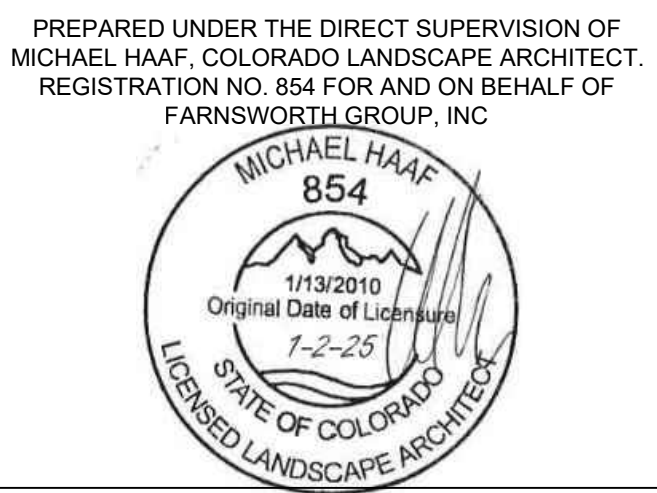
IRRIGATION KEY MAP

| SYMBOL | DESCRIPTION                                                                                                                                                                         |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | IRRIGATION CONTROLLER - EXPANDABLE TO 54 STATIONS                                                                                                                                   |
|        | WIRELESS RAIN/FREEZE SENSOR                                                                                                                                                         |
|        | QUICK COUPLER, 1" WITH LOCK                                                                                                                                                         |
|        | REMOTE CONTROL VALVE                                                                                                                                                                |
|        | DRIP CONTROL ZONE KIT                                                                                                                                                               |
|        | 2-WIRE SPLICE BOX                                                                                                                                                                   |
|        | GROUNDING EQUIPMENT FOR SURGE/LIGHTNING PROTECTION                                                                                                                                  |
|        | PVC BALL VALVE - SIZE PER MAINLINE                                                                                                                                                  |
|        | CLASS 200 SOLVENT WELD PVC MAINLINE PIPE 2-1/2" SIZE UNLESS OTHERWISE DELINEATED.                                                                                                   |
|        | EXISTING MAINLINE PIPE TO REMAIN                                                                                                                                                    |
|        | CLASS 200 SOLVENT PVC LATERAL PIPE - USE 1" UNLESS OTHERWISE DELINEATED. PIPE OVER 1" CL. 200 PVC., PIPE 1" AND UNDER USE CL. 315 PVC.                                              |
|        | IRRIGATION SLEEVE, TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE                                                                                                           |
|        | CONTROL WIRING SLEEVE, 2". WIRE SLEEVES SHALL CONTAIN NO MORE THAN 25 WIRES.                                                                                                        |
|        | DRIP XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH RAINBIRD XBCV XERI-BUG DRIP EMITTERS PER THE EMITTER SCHEDULE AND DETAILS. |
|        | DRIP INDICATOR/FLUSH VALVE                                                                                                                                                          |
|        | 12" POP-UP DRIP SYSTEM OPERATIONAL INDICATOR                                                                                                                                        |
|        | HUNTER I-20 8.0 BLUE 44.0' 8.00 45 PSI                                                                                                                                              |
|        | HUNTER I-20-06-SS-CV 4.0 BLUE 40.0' 4.00 45 PSI                                                                                                                                     |
|        | HUNTER I-20-06-SS-CV 6.0 BLUE 43.0' 6.00 45 PSI                                                                                                                                     |
|        | HUNTER 360° GRAY 30.0' 3.64 40 PSI                                                                                                                                                  |
|        | PROS-06-CV-PRS40/210°-270° YELLOW 30.0' 2.43 40 PSI                                                                                                                                 |
|        | MP3000 SERIES 90°-210° BLUE 30.0' 1.82 40 PSI                                                                                                                                       |
|        | HUNTER 90° LIGHT 35.0' 2.86 40 PSI                                                                                                                                                  |
|        | PROS-06-CV-PRS40/210° BROWN 35.0' 2.86 40 PSI                                                                                                                                       |
|        | HUNTER 360° RED 19.0' 3.64 40 PSI                                                                                                                                                   |
|        | PROS-06-CV-PRS40/90°-210° BLACK 19.0'&20.0' 0.77 40 PSI                                                                                                                             |
|        | XX CONTROLLER STATION NUMBER                                                                                                                                                        |
|        | XX.X GALLONS PER MINUTE                                                                                                                                                             |
|        | X" VALVE SIZE                                                                                                                                                                       |
|        | XXXX ZONE TYPE                                                                                                                                                                      |

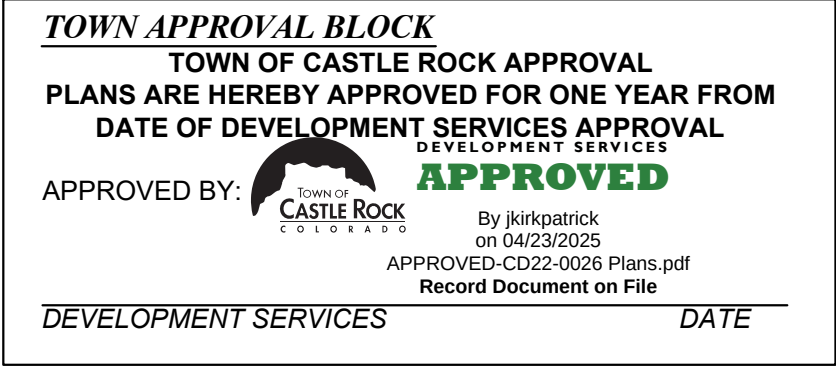
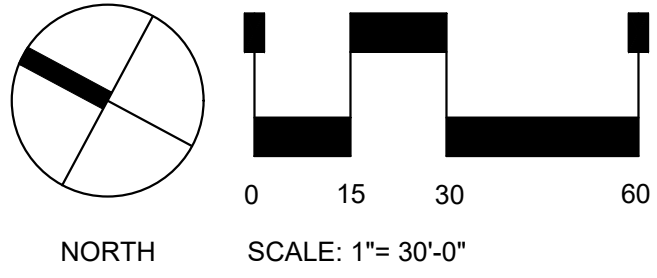
NOTES:  
1. REFER TO L203 FOR NOTES AND LEGEND, REFER TO L204/205/206 FOR IRRIGATION DETAILS, AND REFER TO L206 FOR IRRIGATION WORKSHEETS.  
2. USE RADIUS REDUCTION SCREWS ON NOZZLES TO ACHIEVE APPROPRIATE RADII COVERAGES.  
3. INSTALL IRRIGATION COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEETS L204-206 FOR DETAILS.

NOTES:

- IRRIGATION CONTRACTOR SHALL ENSURE ALL EXISTING IRRIGATION EQUIPMENT WILL COMPLY WITH PROPOSED IRRIGATION DESIGN.
- IRRIGATION UPGRADES TO COME AFTER THE BACKFLOW PREVENTER.
- IRRIGATION CONTRACTOR TO VERIFY STATIC PRESSURE AND RELAY NUMBERS TO THE OWNER/LANDSCAPE ARCHITECT IF THEY DIFFER.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR IRRIGATION DESIGNER.



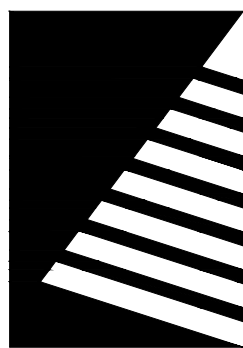
CASTLE ROCK WATER  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26



NOTE:  
FOR TOWN MAINTAINED SIDEWALKS, IRRIGATION LINES SHALL BE INSTALLED IN SLEEVES PER PARAGRAPH 13.4 (2) AND 13.2.1 (2) OF THE TDCM.

IRRIGATION SYSTEM LEGEND

|  |                                     |
|--|-------------------------------------|
|  | 3" METER, WATER ACCT: 00004595-02   |
|  | 1.5" METER, WATER ACCT: 00004583-02 |
|  | 3" METER, WATER ACCT: 00004590-02   |
|  | 1.5" METER, WATER ACCT: 00004588-02 |
|  | 1.5" METER, WATER ACCT: 00002863-02 |



Farnsworth GROUP

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| ISSUES & REVISIONS |   |       |
|--------------------|---|-------|
| NO.:               | 1 | DATE: |
| DESCRIPTION:       |   | BY:   |
| NO.:               | 2 | DATE: |
| DESCRIPTION:       |   | BY:   |
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| NO.:               | 6 | DATE: |
| DESCRIPTION:       |   | BY:   |

|                  |            |               |          |
|------------------|------------|---------------|----------|
| DATE:            | 01/02/2025 | SCALE:        | 1" = 30' |
| PROJECT MANAGER: | JS         | PROJECT NO.:  | -        |
| DRAWN BY:        | MH         | DRAWING FILE: | -        |
| PROJECT:         |            |               |          |

OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:  
IRRIGATION PLAN

SHEET NUMBER:  
L202 29 OF 36



TOWN OF CASTLE ROCK NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 12 AM TO 8 AM.
6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
8. PLEASE NOTE THAT 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.
9. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
11. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLAN IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

TEMPORARY IRRIGATION CRITERIA

- CRITERIA:**
1. THE NATIVE SOIL MUST BE AMENDED WITH 3 CUBIC YARDS (CLASS I COMPOST) PER 1,000 SQUARE FEET.
2. THIS AMENDMENT MUST BE INCORPORATED VIA TRACTOR RIPPING INTO THE SOIL.
3. DRILL SEEDING IS REQUIRED IN ALL AREAS. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED.
4. TEMPORARY IRRIGATION SYSTEMS AND IRRIGATION EXEMPTION WILL MEET THE FOLLOWING SPECIFICATIONS:
- THE IRRIGATION SYSTEM MUST BE ABOVE GROUND AND REMOVED AT THE END OF THE APPROVED ESTABLISHMENT PERIOD.
  - SPRINKLER HEADS USED FOR TEMPORARY IRRIGATION MUST HAVE AN APPLICATION RATE NOT TO EXCEED .75-INCH/HOUR. TRADITIONAL SPRAY HEADS/NOZZLES ARE NOT ALLOWED.
  - THE IRRIGATION EXEMPTION SHALL NOT EXCEED 30 DAYS
  - SEED TICKET(S) FOR AREAS TEMPORARILY IRRIGATED ARE TO BE PROVIDED TO THE TOWN INSPECTOR.
  - TOWN OF CASTLE ROCK HYDRAULIC WORKSHEET (REQUIRED ON CONSTRUCTION DOCUMENTS) WILL SHOW BOTH PERMANENTLY AND TEMPORARILY IRRIGATED AREAS. THESE SHOULD BE LISTED SEPARATELY AND NOT COMBINED.
  - TAP SIZING WILL BE DETERMINED BY THE PERMANENTLY IRRIGATED PLANT MATERIAL.
5. A WATERPROOF SIGN MEASURING A MINIMUM OF TWO FEET BY TWO FEET SHALL BE VISIBLE FROM EACH ADJACENT ROAD. THE SIGN SHALL CONTAIN:
- TEMPORARY IRRIGATION**
  - DATES OF THE TEMPORARY IRRIGATION
  - CONTRACTOR'S CONTACT INFORMATION

TEMPORARY IRRIGATION

01/01/2020 - 02/01/2020

ABC BUILDER, 303-555-5555

EXAMPLE

6. THE CONTRACTOR MUST CONTACT CASTLE ROCK WATER, STORMWATER HOTLINE AT 720-733-2235, A MINIMUM OF ONE WEEK PRIOR TO THE EXPIRATION OF THE TEMPORARY IRRIGATION EXEMPTION TO EVALUATE THE LEVEL OF ESTABLISHMENT.
7. UPON EXPIRATION OF THE APPROVED ESTABLISHMENT PERIOD, ALL COMPONENTS OF THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED. THESE INCLUDE, BUT ARE NOT LIMITED TO, VALVES, VALVE BOXES, LATERAL PIPING, HEADS, AND STAKING.



CAUTION - NOTICE TO CONTRACTOR

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 THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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 THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

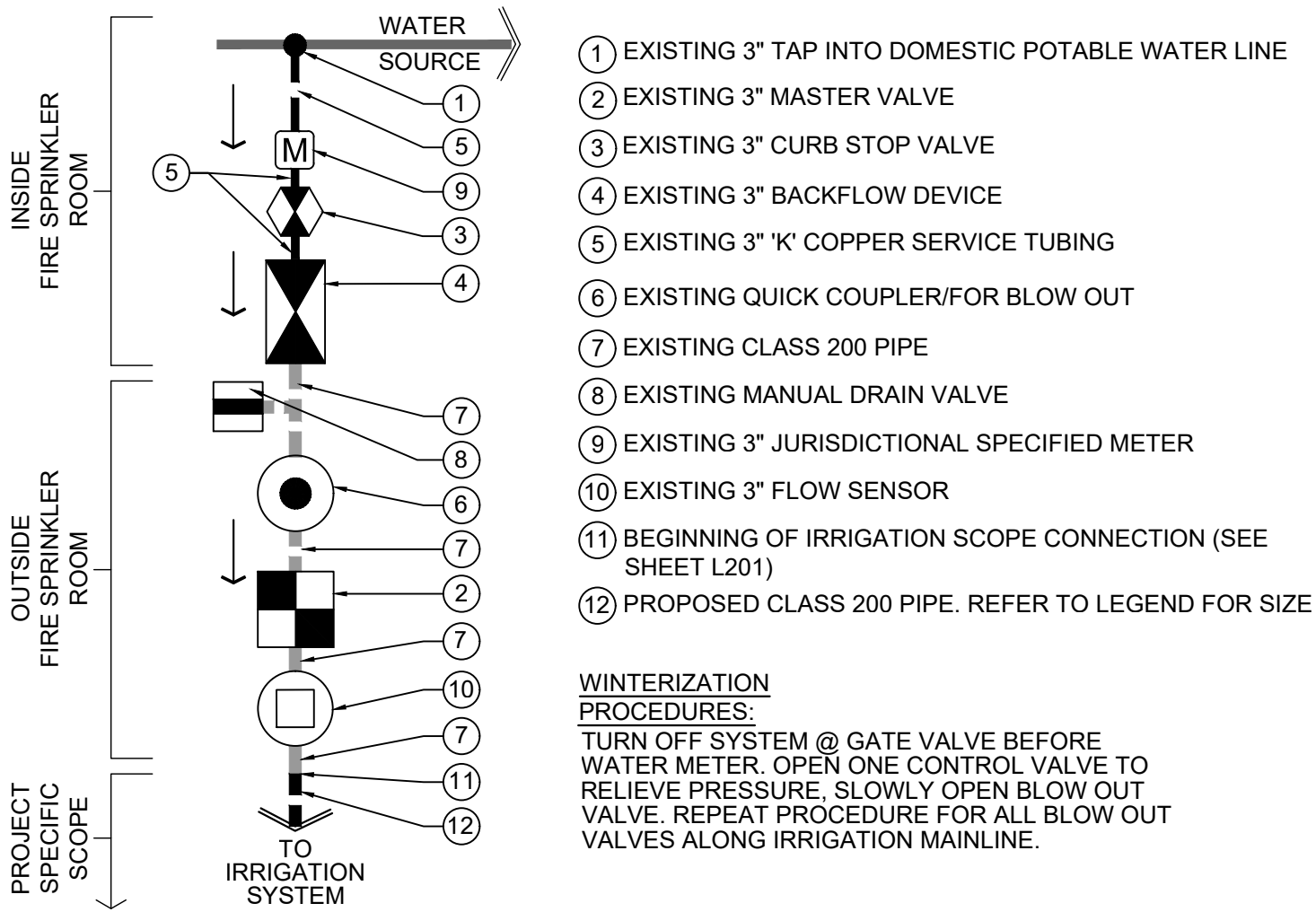
IRRIGATION NOTES

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALL, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ALL ITEMS DAMAGED BY HIS WORK. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE LANDSCAPE PLAN AND OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
2. THE PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSION EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE WORK.
3. THE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY AND ALL INSPECTIONS AS REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S EASEMENTS SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
5. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATION PRESSURE OF 58.51 PSI AND A MAXIMUM FLOW DEMAND OF 48.4 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. INSTALL WATTS 223S PRESSURE REDUCER WITH AIR RELIEF VALVE IN VALVE BOX MARKED "PRV" SET TO 75 PSI, IF PRESSURE EXCEEDS 90 PSI.
6. SUPPLY LINE, METER, CURB STOP VALVE, AND BACKFLOW PREVENTER ARE EXISTING TO REMAIN. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE THE BACKFLOW PREVENTER WHERE SHOWN ON PLAN.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB OR GROUND COVER AREAS.
8. ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
9. TRENCHING WITHIN THE DRIPLINE OF LARGE EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER, WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
10. ALL MAIN LINE PIPING, LATERAL LINE PIPING, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES AT A MINIMUM DEPTH OF 18". SLEEVES SHALL BE INSTALLED BEFORE PAVING IS IN PLACE. ALL SLEEVE SIZES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
11. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
12. MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF SLOPES.
13. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. INSTALL ALL HEADS WITH DOUBLE SWING JOINTS AS PER DETAIL. ALL HEADS ADJACENT TO PARKING LOTS, WALKS, ROADS, OR OTHER PAVED AREAS SHALL BE INSTALLED WITH POP-UP BODIES.
14. POP-UP HEIGHT SHALL BE CONSISTENT WITH THE MATURE HEIGHT OF THE PLANT MATERIAL BEING IRRIGATED. MINIMUM POP-UP HEIGHT OF SIX (6) INCHES IS REQUIRED FOR TURF AREAS. MINIMUM POP UP HEIGHT OF TWELVE (12) INCHES IS REQUIRED FOR NATIVE, WILDFLOWER, OR PERENNIAL AREAS.
15. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, DRIP TUBING, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL MISTING AND/OR OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE HEAD TO HEAD COVERAGE IN SPRAY AREAS AND DRIP IRRIGATION TO EACH PLANT AS NECESSARY. SUBSTITUTION OF NOZZLE PATTERN OR RADIUS AS REQUIRED TO ACHIEVE OPTIMUM COVERAGE IS RESPONSIBILITY OF CONTRACTOR.
16. ALL REMOTE CONTROL VALVES, GATE VALVES, FLUSH VALVES, AND PRESSURE RELIEF VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS, COMPLETE WITH LOCKING COVERS. ALL SHALL BE CARSON, ARMOR, OR APPROVED EQUAL, AND SHALL BE MARKED "G.V." FOR GATE VALVES, "R.C.V." FOR REMOTE CONTROL VALVES, "F.V." FOR FLUSH VALVES, AND "P.R.V." FOR PRESSURE RELIEF VALVES. CONTRACTOR SHALL USE A BRANDING IRON TYPE TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS SHOWN ON PLAN.
17. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
18. SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED AND RATED FOR DIRECT BURIAL. INSTALL 2 EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT CONTROLLER. FOR REMOTE CONTROL VALVES, ETC. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX AS PER DETAILS.
19. CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
- CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE WIRE (SEE SCHEDULE FOR SPECIFIC WIRE).
  - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
  - ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
  - LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
  - USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES. ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
  - INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
  - GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE OR EVERY 8TH DECODER AND AT ALL ENDS OF WIRE RUN.
20. THE CONTRACTOR SHALL PROVIDE AND INSTALL A RAIN SENSOR FOR EACH CONTROLLER. INSTALL A BYPASS SWITCH FOR THE RAIN SENSOR. INSTALL SENSOR IN UNOBSTRUCTED PLACE PER MANUFACTURERS RECOMMENDATION.
21. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER.
22. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
23. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
24. THE SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME. IF OPERATOR SCHEDULES CONTROLLER(S) TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND COULD CREATE OPERATING AND COVERAGE DEFICIENCIES.
25. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH AN OPERATING AND MAINTENANCE MANUAL TO THE OWNER AT THE COMPLETION OF THE IRRIGATION INSTALLATION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL SYSTEM WINTERIZATION AND SPRING START-UP FOR THE FIRST YEAR TO ENSURE SYSTEM IS OPERATING PROPERLY.

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER       | MODEL #                                            | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DETAIL (SHT L204-6) |
|--------|--------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| N/S    | - - -              | - - -                                              | EXISTING 2.5" BACKFLOW PREVENTER TO REMAIN                                                                                                                                                                                                                                                                                                                                                                                                                                           | - - -               |
| Ⓢ      | HUNTER             | ICC2 12C-800-PL WITH EZ-DM MODULE                  | 8-STATION BASE MODEL ICC2 IRRIGATION CONTROLLER WITH DECODER OUTPUT MODULE. PROGRAMMING TO RUN CONVENTIONAL AND TWO-WIRE OUTPUTS, WITHIN PLASTIC VANDAL RESISTANT LOCKABLE WALL MOUNTED CABINET. CONTRACTOR SHALL VERIFY POWER SOURCE AND FINAL LOCATION WITH OWNER. EZ-DT BATTERY OPERATED, WIRELESS, HANDHELD. DIAGNOSTIC/PROGRAMMING TOOL IS OPTIONAL                                                                                                                             | 15                  |
| ☉      | HUNTER             | WSS-SEN                                            | WIRELESS SOLAR SYNC SENSOR, RECEIVER, AND GUTTER MOUNT                                                                                                                                                                                                                                                                                                                                                                                                                               | 16                  |
| ☉      | RAIN BIRD          | 44LRC                                              | QUICK COUPLER, 1" WITH LOCK                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                   |
| N/S    | - - -              | - - -                                              | EXISTING MASTER VALVE (24 VAC- 60Hz)                                                                                                                                                                                                                                                                                                                                                                                                                                                 | - - -               |
| N/S    | - - -              | - - -                                              | EXISTING FLOW METER KIT, RUN DRIP SIMULTANEOUS TO ACQUIRE THE SPECIFIED MINIMUM FLOW RATE OF 1.98 GPM AS REQUIRED.                                                                                                                                                                                                                                                                                                                                                                   | - - -               |
| ☼      | RAIN BIRD/ HUNTER  | PESB SERIES W/ EZ-1                                | REMOTE CONTROL VALVE (24 VAC- 60Hz), SIZE PER PLAN. USE THE HUNTER EZ-1 DECODER AT EACH VALVE.                                                                                                                                                                                                                                                                                                                                                                                       | 12                  |
| ⊕      | RAIN BIRD/ HUNTER  | XCZ-100- PRB-COM (3-20 GPM) W/ EZ-1                | DRIP CONTROL ZONE KIT (24 VAC-60Hz), 1" BALL VALVE W/ 1" PESB VALVE, FILTRATION DEVICE, AND 40PSI PRESSURE REGULATOR. IRRIGATION CONTRACTOR TO VERIFY DRIP ZONES PRESSURE REQUIREMENTS AND USE VALVE REGULATOR FOR HIGH PRESSURES. USE THE HUNTER EZ-1 DECODER AT EACH VALVE.                                                                                                                                                                                                        | 13                  |
| N/S    | - - -              | DECODER WIRE                                       | 2 - WIRE CABLE PER MANUFACTURER'S RECOMMENDATION                                                                                                                                                                                                                                                                                                                                                                                                                                     | 12,13,14,17         |
| Ⓢ      | CARSON             | 910-12B WIRE SPLICE KITS                           | 2-WIRE SPLICE BOX AT BRANCHES, CONTROLLER START/END OF RUNS (REFER TO PLAN)                                                                                                                                                                                                                                                                                                                                                                                                          | 7                   |
| Ⓢ      | - - -              | GROUNDING EQUIPMENT FOR SURGE/LIGHTNING PROTECTION | GROUND PLATE OR GROUND ROD ASSEMBLY. INSTALL PER MANUFACTURER'S INSTALLATION RECOMMENDATION. EVERY 500', OR EVERY 8 DECODERS, WHICHEVER IS SMALLER                                                                                                                                                                                                                                                                                                                                   | - - -               |
| ⌘      | ANY APPROVED       | ANY APPROVED                                       | PVC BALL VALVE - SIZE PER MAINLINE SIZE - 2 1/2"                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1                   |
| N/S    | MATCO              | 201X                                               | MANUAL DRAIN VALVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3                   |
| ---    | ANY APPROVED       | CLASS 200                                          | SOLVENT WELD PVC MAINLINE PIPE 2-1/2" SIZE UNLESS OTHERWISE DELINEATED. MINIMUM DEPTH OF COVER TO BE 24". INSTALL MAINLINE DRAIN VALVE AT ALL LOW POINTS.                                                                                                                                                                                                                                                                                                                            | 4,6                 |
| ---    | ANY APPROVED       | CLASS 200                                          | SOLVENT PVC LATERAL PIPE - USE 1" UNLESS OTHERWISE DELINEATED. PIPE OVER 1" CL 200 PVC. PIPE 1" AND UNDER USE CL 315 PVC. - INSTALL ANTI-FREEZE DRAINS AT LOW POINTS                                                                                                                                                                                                                                                                                                                 | 4,6                 |
| ///    | ANY APPROVED       | SCH 40 PVC                                         | IRRIGATION SLEEVE, TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE                                                                                                                                                                                                                                                                                                                                                                                                            | 6                   |
| ///    | ANY APPROVED       | SCH. 40 PVC                                        | CONTROL WIRING SLEEVE, 2" WIRE SLEEVES SHALL CONTAIN NO MORE THAN 25 WIRES.                                                                                                                                                                                                                                                                                                                                                                                                          | 6                   |
| Ⓢ      | RAIN BIRD OR EQUAL | FOR LANDSCAPE BED AREAS - XBS-XXX                  | XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH RAINBIRD XBCV XERI-BUG DRIP EMITTERS PER THE EMITTER SCHEDULE THIS SHEET. USE 3/4-INCH POLY TUBING SIZE. FLOWS IN GPM FOR LINES CHANGES SHALL BE: (3/4"-1 TO 7 GPM), (1"-8 TO 14 GPM), (1-1/2"-15 TO 35 GPM). INSTALL SEVERAL INLINE CHECK VALVES IN ZONES W/ LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROL VALVES TOGETHER TO MAXIMIZE WATER WINDOWS/HELP WITH FLOW MINIMUMS. | 5                   |
| N/S    | RAIN BIRD          | XBCV                                               | XERI-BUG DRIP EMITTERS WITH CHECK VALVE                                                                                                                                                                                                                                                                                                                                                                                                                                              | 8                   |
| ■      | - - -              | - - -                                              | INSTALL FLUSH VALVE AT THE ENDS OF THE DRIP LINE SYSTEM. INCLUDE OPERATIONAL INDICATOR AS SHOWN IN DETAIL.                                                                                                                                                                                                                                                                                                                                                                           | 9                   |
| △      | HUNTER             | ECO-ID-12                                          | 12" POP-UP DRIP SYSTEM OPERATIONAL INDICATOR                                                                                                                                                                                                                                                                                                                                                                                                                                         | 9                   |

POINT OF CONNECTION SCHEMATIC DIAGRAM



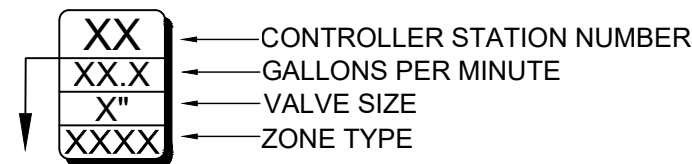
| SYMBOL | MANUFACTURER                                                     | MODEL #                         | NOZZLE    | COLOR       | RADIUS         | G.P.M. | P.S.I. | DETAIL (SHT L204-6) |
|--------|------------------------------------------------------------------|---------------------------------|-----------|-------------|----------------|--------|--------|---------------------|
| Ⓢ      | HUNTER GEAR DRIVEN ROTOR 6" POP-UP HT.                           | I-20-06-SS-CV W/ # NOZZLE       | 8.0       | BLUE        | 44.0' 50"-360" | 8.00   | 45 PSI | 11                  |
| Ⓢ      |                                                                  |                                 | 4.0       | BLUE        | 40.0' 50"-360" | 4.00   | 45 PSI |                     |
| Ⓢ      |                                                                  |                                 | 6.0       | BLUE        | 43.0' 50"-360" | 6.00   | 45 PSI |                     |
| ●      | HUNTER PRO-SPRAY 6" POP-UP SPRAY BODY / HUNTER MP ROTATOR NOZZLE | PROS-06-CV-PRS40/ MP3000 SERIES | 360"      | GRAY        | 30.0'          | 3.64   | 40 PSI | 10                  |
| ○      |                                                                  |                                 | 210"-270" | YELLOW      | 30.0'          | 2.43   | 40 PSI | 10                  |
| ⊙      |                                                                  |                                 | 90"-210"  | BLUE        | 30.0'          | 1.82   | 40 PSI | 10                  |
| △      | HUNTER PRO-SPRAY 6" POP-UP SPRAY BODY / HUNTER MP ROTATOR NOZZLE | PROS-06-CV-PRS40/ MP3500 SERIES | 360"      | LIGHT BROWN | 35.0'          | 2.86   | 40 PSI | 10                  |
| ●      |                                                                  |                                 | 90"-210"  | BLACK       | 19.0'&20.0'    | 0.77   | 40 PSI | 10                  |
| ○      |                                                                  |                                 | 360"      | RED         | 19.0'&20.0'    | 0.77   | 40 PSI | 10                  |

- NOTES:**
1. REFER TO L203 FOR NOTES AND LEGEND, REFER TO L204/205/206 FOR IRRIGATION DETAILS, AND REFER TO L206 FOR IRRIGATION WORKSHEETS.
2. USE RADIUS REDUCTION SCREWS ON NOZZLES TO ACHIEVE APPROPRIATE RADII COVERAGES.
3. INSTALL IRRIGATION COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEETS L204-206 FOR DETAILS.

DRIP EMITTER SCHEDULE

| PLANT SIZE        | EMITTER FLOW RATE | EMITTER QTY. AT MULCHED BED LOCATIONS | EMITTER QTY. AT NATIVE SEED LOCATIONS |
|-------------------|-------------------|---------------------------------------|---------------------------------------|
| 1 GAL. MATERIAL   | 0.5 GPH           | ONE EACH                              | ONE EACH                              |
| 3-5 GAL. MATERIAL | 0.5 GPH           | TWO EACH                              | TWO EACH                              |
| 15 GAL. MATERIAL  | 1.0 GPH           | THREE EACH                            | FOUR EACH                             |
| EXISTING TREE     | 1.0 GPH           | FIFTEEN EACH                          | SEVENTEEN EACH                        |
| 1 1/2" CAL. TREE  | 1.0 GPH           | THREE EACH                            | FOUR EACH                             |
| 2" CAL. TREE      | 1.0 GPH           | FOUR EACH                             | SIX EACH                              |
| 2 1/2" CAL. TREE  | 1.0 GPH           | SIX EACH                              | EIGHT EACH                            |
| 6" EVERGRN TREE   | 1.0 GPH           | SIX EACH                              | SIX EACH                              |
| 8" EVERGRN TREE   | 1.0 GPH           | SIX EACH                              | NINE EACH                             |
| 10" EVERGRN TREE  | 1.0 GPH           | EIGHT EACH                            | TWELVE EACH                           |

VALVE KEY DIAGRAM



SLEEVING/WIRING NOTES

-IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

NOTE

CONTRACTOR SHALL COORDINATE WITH THE SHOPPING CENTER MANAGER AND MAINTENANCE GROUP THE LOCATIONS OF THE EXISTING IRRIGATION MAINLINES, LATERAL LINES, WIRING, AND HEADS IN THE FIELD. CUT, CAP, EXTEND, AND RECONNECT ALL SHOPPING CENTER IRRIGATION MAINLINE, LATERAL LINES, AND WIRING AS NECESSARY.

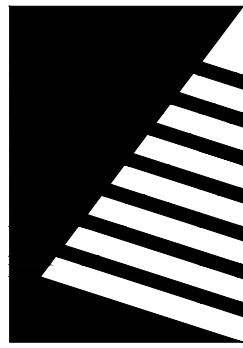
CONTRACTOR SHALL COORDINATE WITH THE SHOPPING CENTER MANAGER AND MAINTENANCE GROUP FOR THE CONNECTION OF THE NEW ZONES TO THE EXISTING IRRIGATION SYSTEM AND TIE IN WITH NEW CONTROLLER.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SHOPPING CENTER IRRIGATION IN PROPER FUNCTIONING ORDER DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL ENSURE THE SHOPPING CENTER SYSTEM IS WORKING TO THE SATISFACTION OF THE SHOPPING CENTER OWNER/MAINTENANCE GROUP.

**TOWN APPROVAL BLOCK**  
TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL  
APPROVED BY: **APPROVED**  
By jkirkpatrick on 04/23/2025  
APPROVED-CD22-0025 Plans.pdf  
Record Document on File  
DEVELOPMENT SERVICES  
DATE



**CASTLE ROCK WATER**  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105, ISSUED 04/14/15, EXPIRES 04/30/26



Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUES & REVISIONS

|                |         |       |
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| NO. 1          | DATE:   | BY:   |
| DESCRIPTION:   |         |       |
| NO. 2          | DATE: - | BY: - |
| DESCRIPTION: - |         |       |
| NO. 3          | DATE: - | BY: - |
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| NO. 4          | DATE: - | BY: - |
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| NO. 5          | DATE: - | BY: - |
| DESCRIPTION: - |         |       |
| NO. 6          | DATE: - | BY: - |
| DESCRIPTION: - |         |       |

DATE:  
**01/02/2025**

SCALE:  
-

PROJECT MANAGER:  
**JS**

PROJECT NO.:  
-

DRAWN BY:  
**MH**

DRAWING FILE:  
-

PROJECT:

OUTLETS AT CASTLE ROCK PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108

CLIENT:  
**CRAIG REALTY GROUP**  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

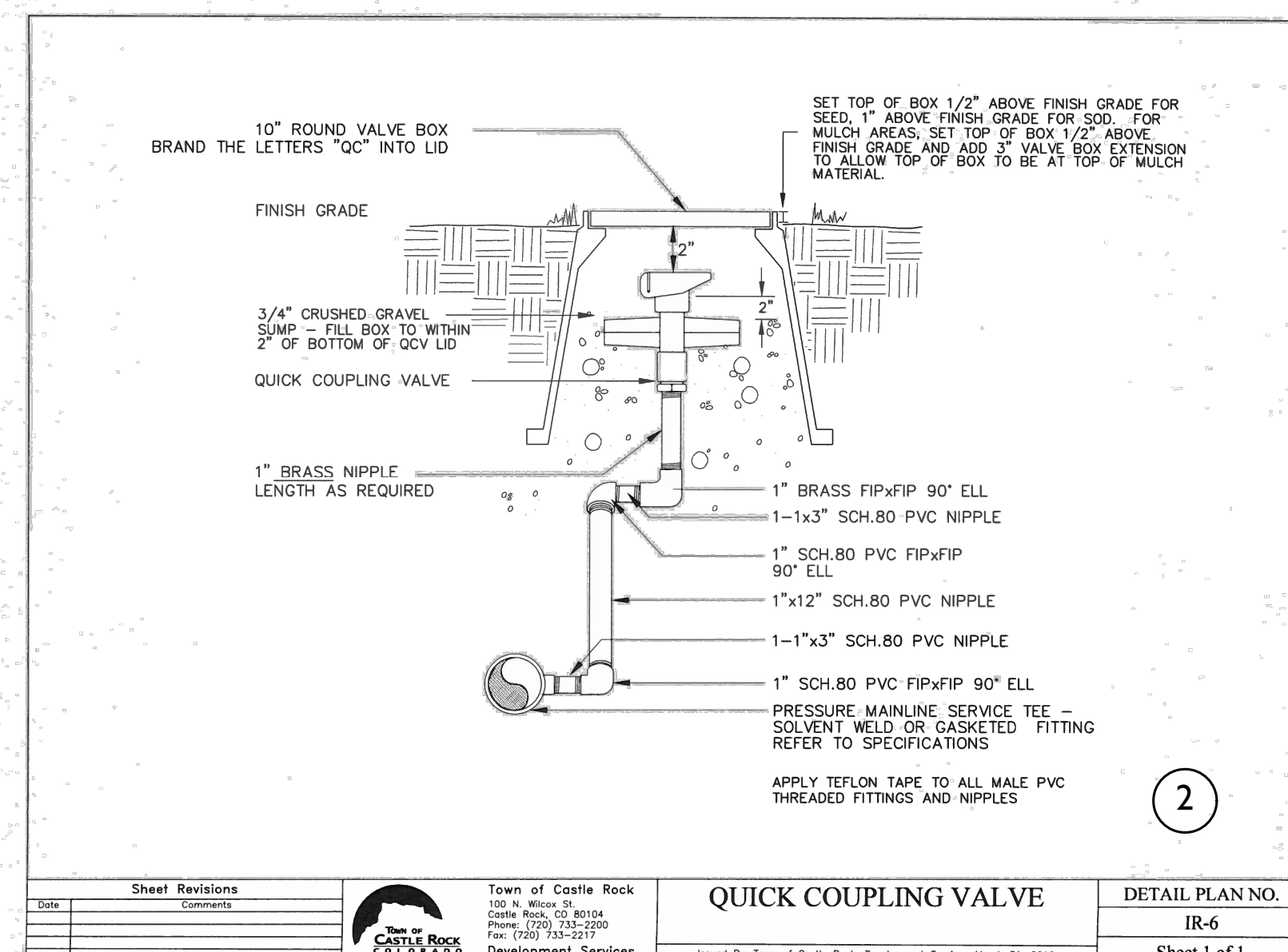
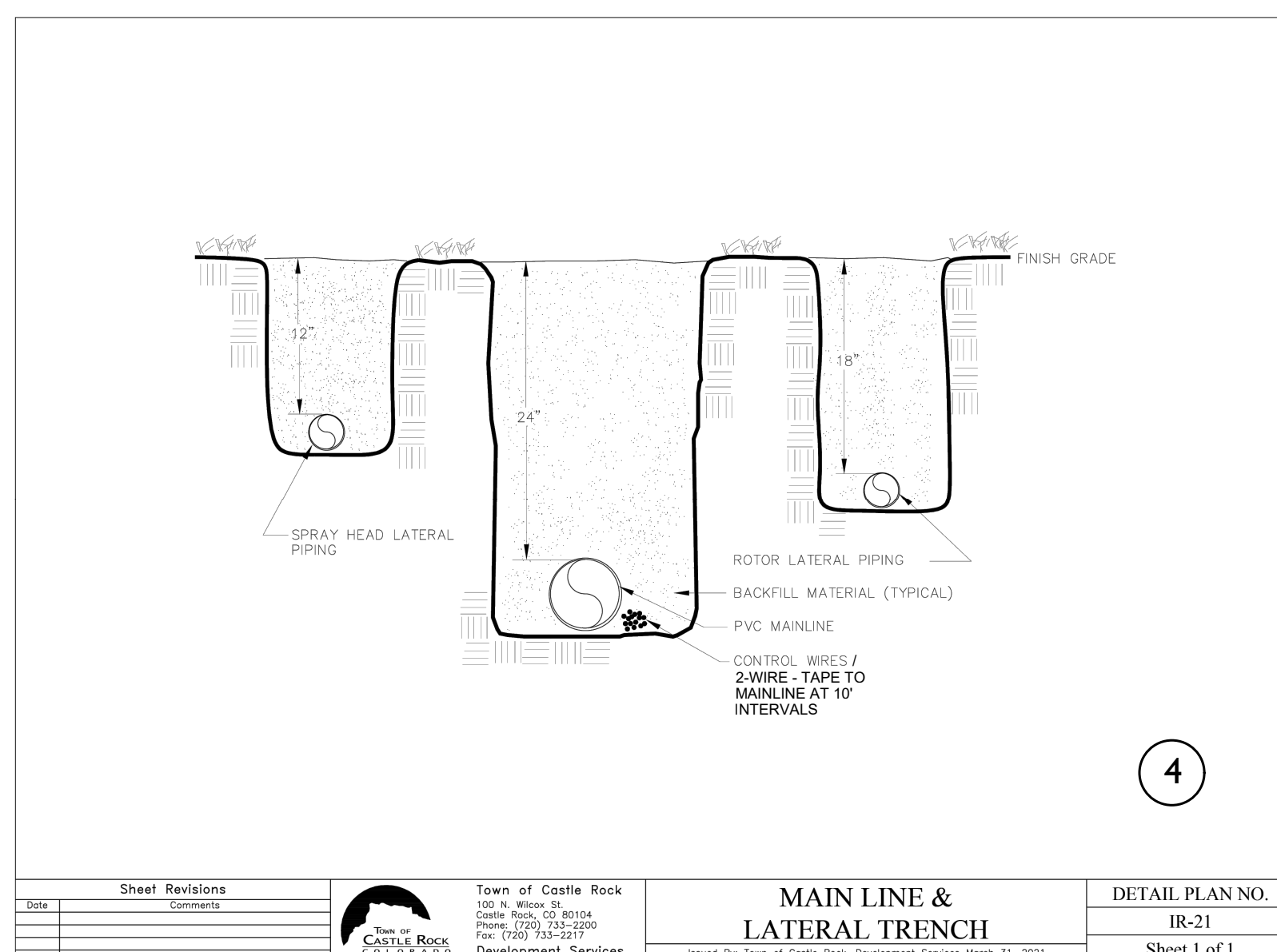
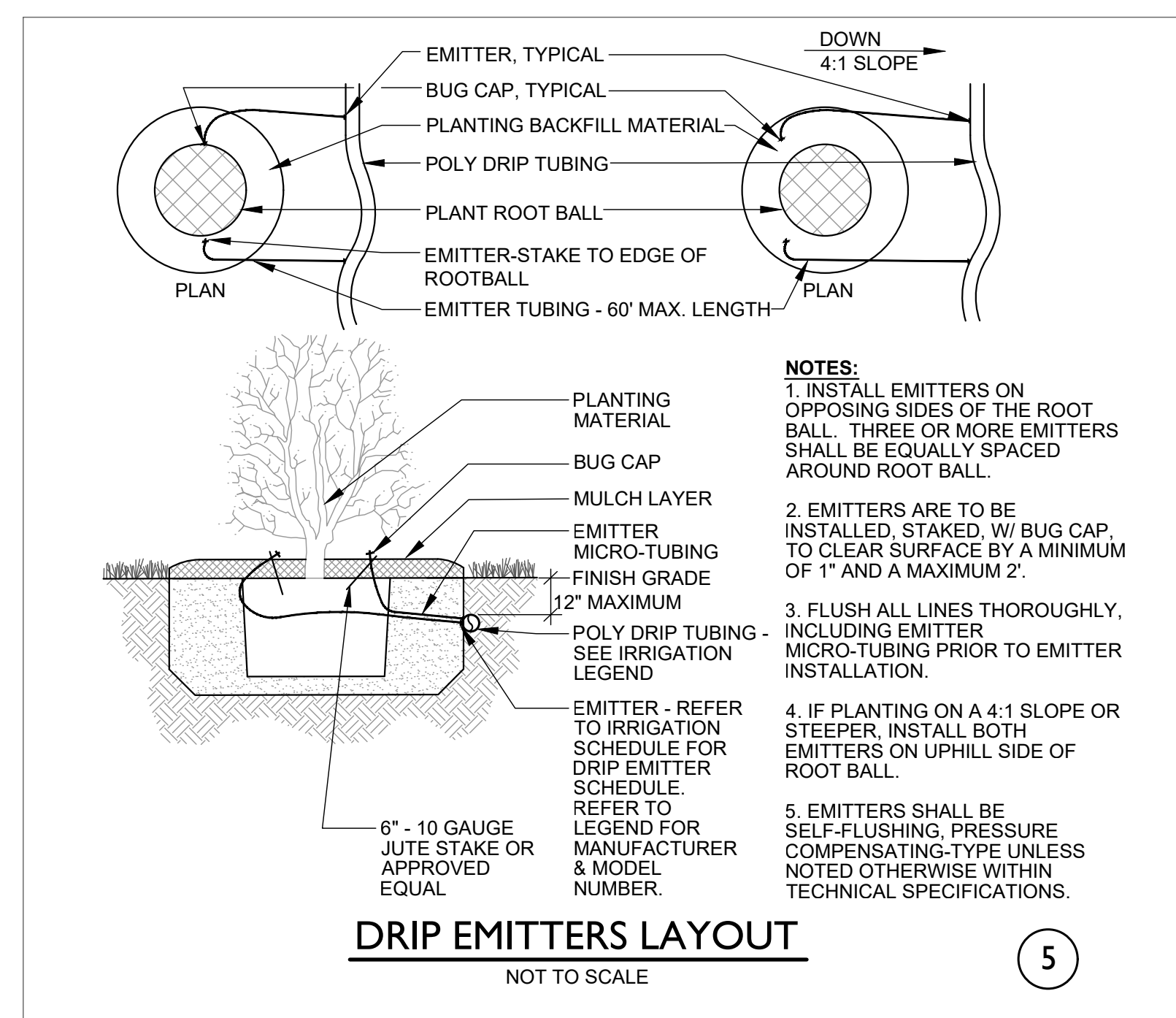
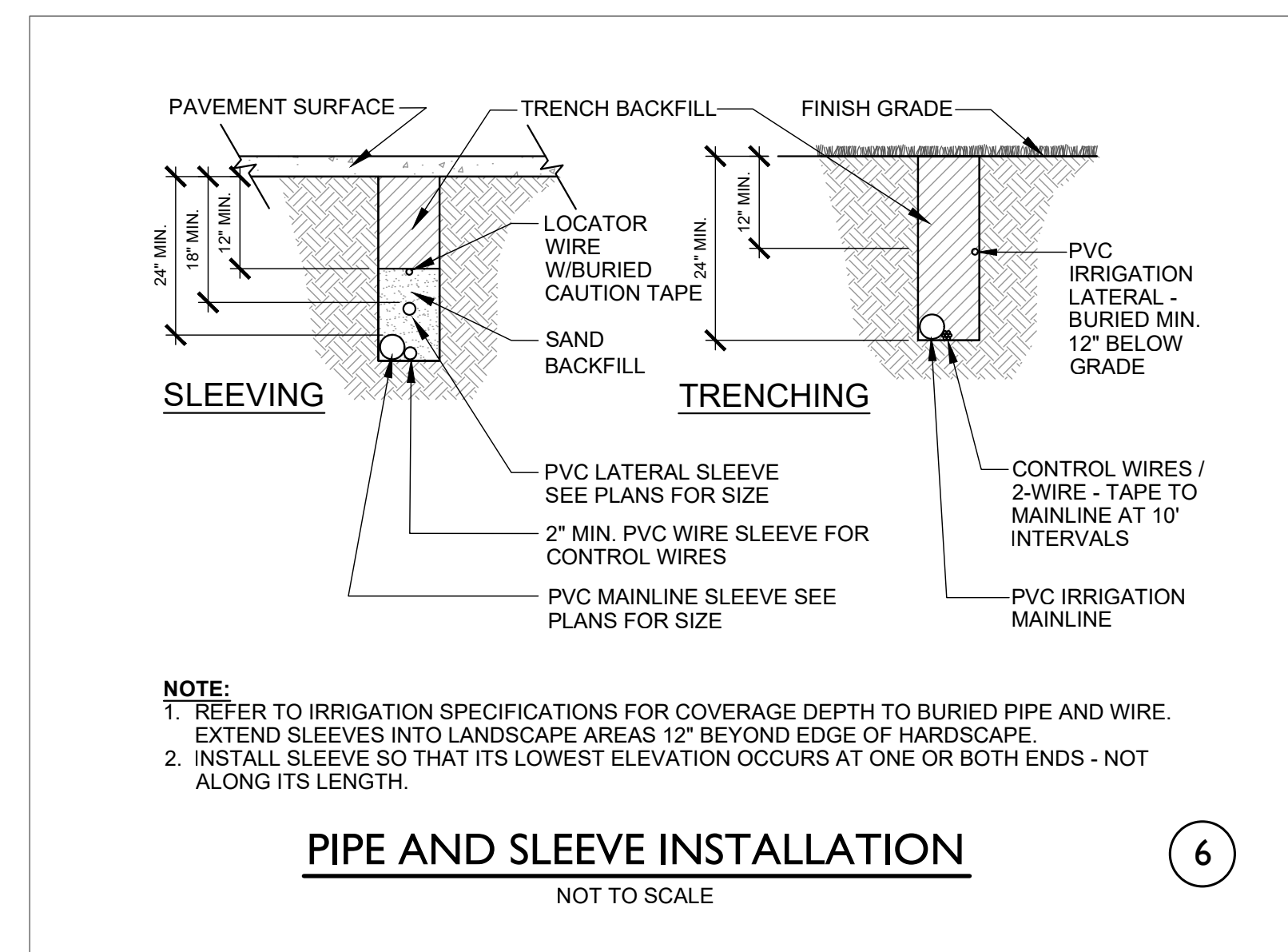
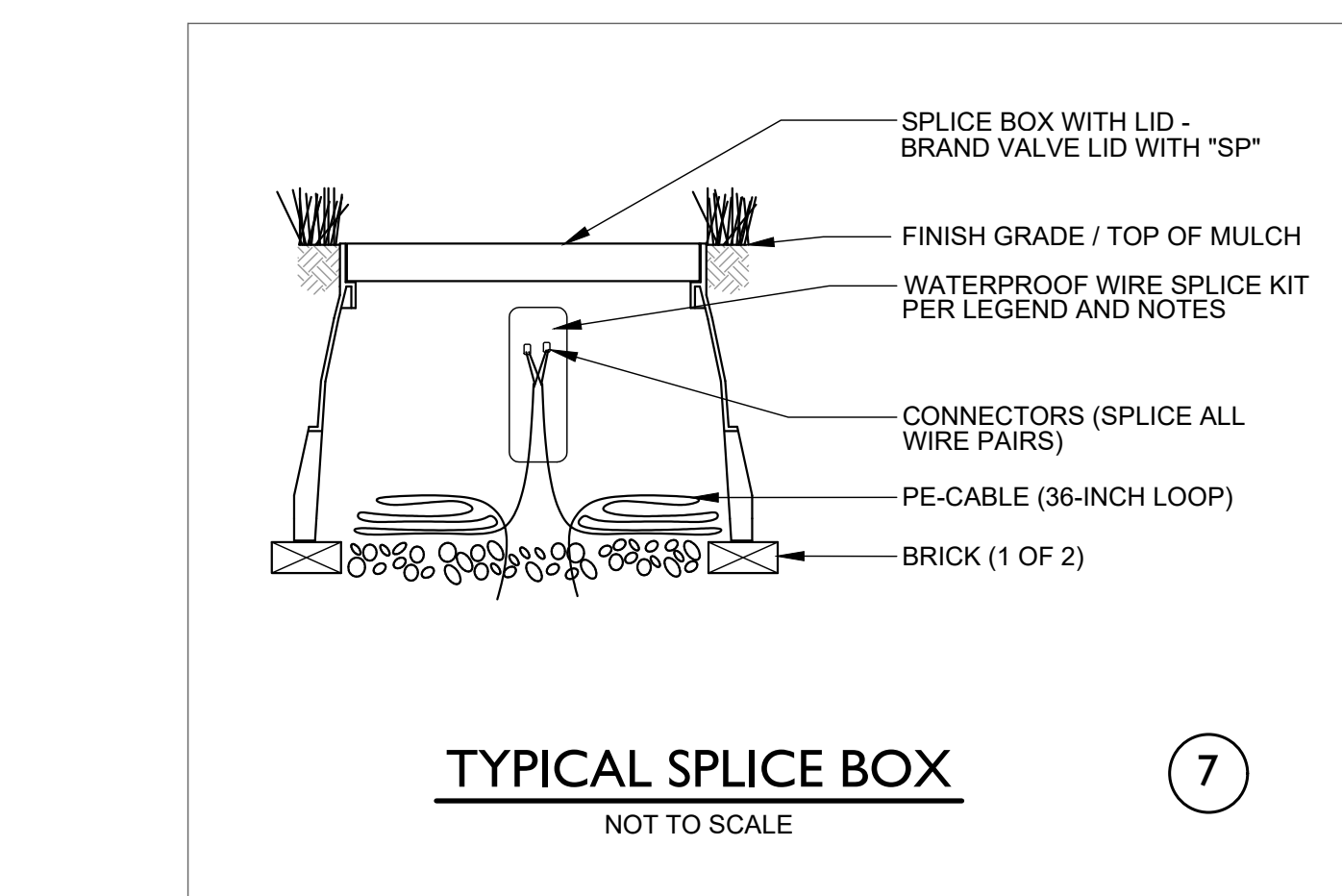
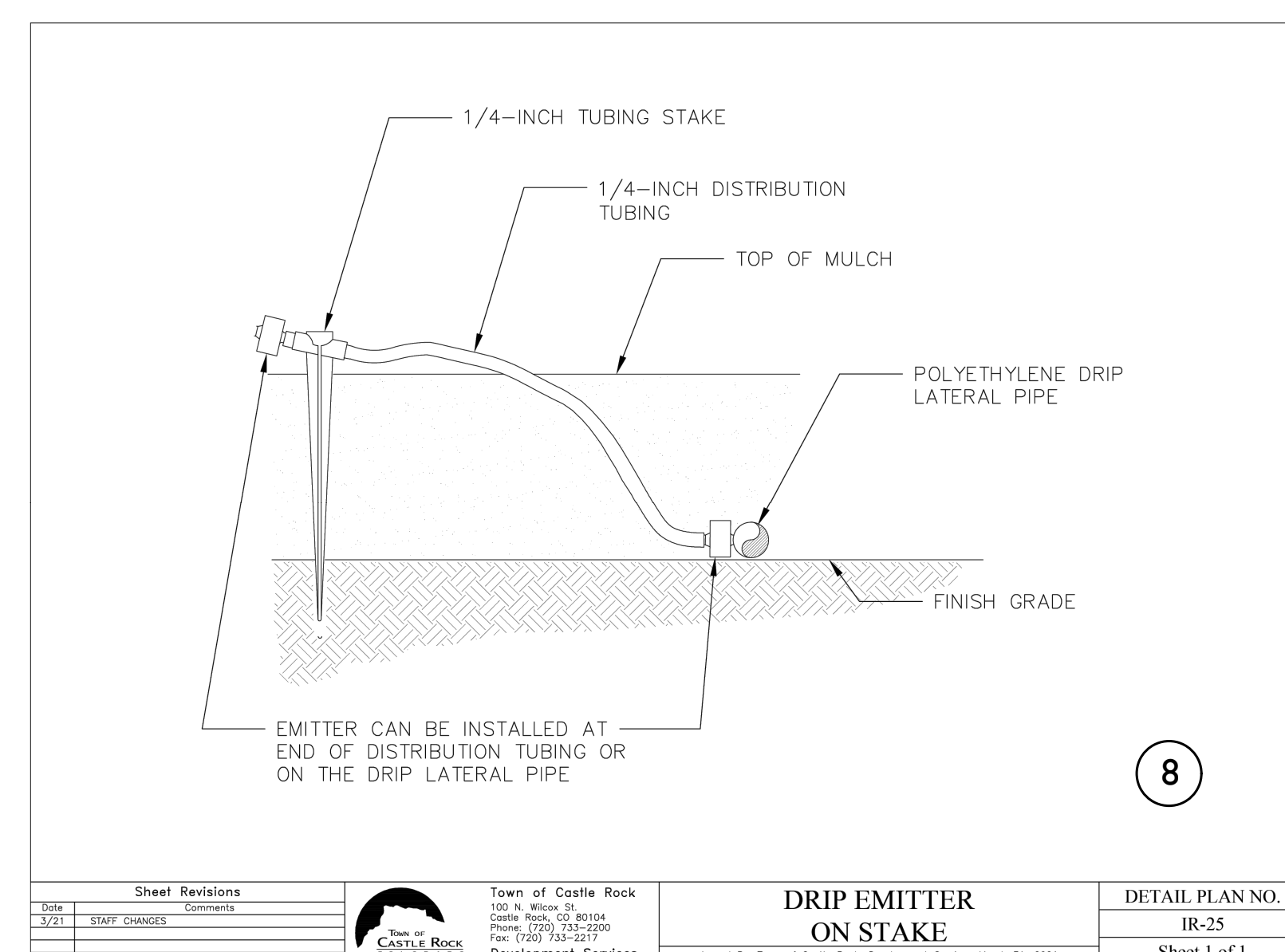
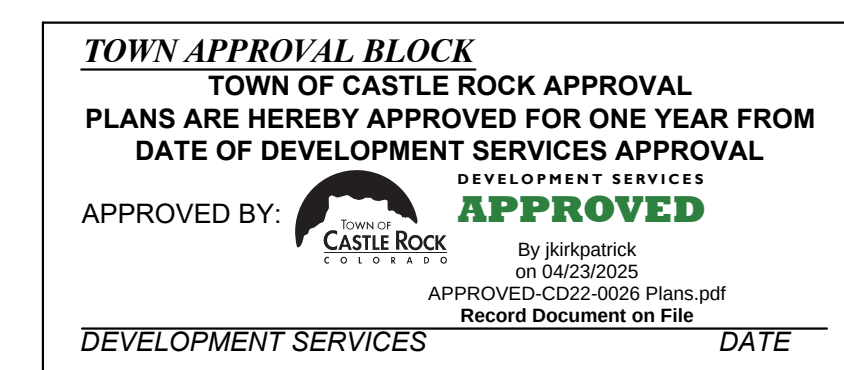
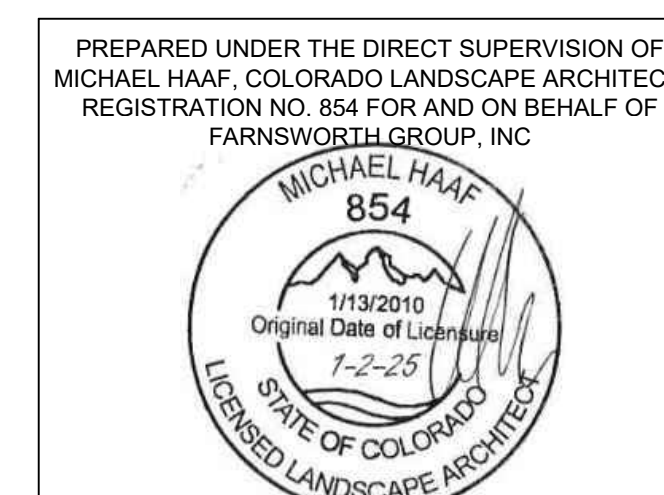
IRRIGATION LEGEND & NOTES

SHEET NUMBER:

L203

30 OF 36





**CASTLE ROCK WATER**  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26

The image shows the Farnsworth Group logo, which consists of a black square with a white diagonal line and a series of white parallel lines extending from the bottom right corner. Below the logo, the company name "Farnsworth GROUP" is written in a large, bold, serif font. Underneath the name, the address "5613 DTC PARKWAY, SUITE 1100 GREENWOOD VILLAGE, COLORADO 80111" is listed, followed by the phone number "(303) 692-8838" and the email address "info@f-w.com". The website "www.f-w.com" is also provided. At the bottom, the company's services are listed: "Engineers | Architects | Surveyors | Scientists".

**OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108**

CLIENT:

CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

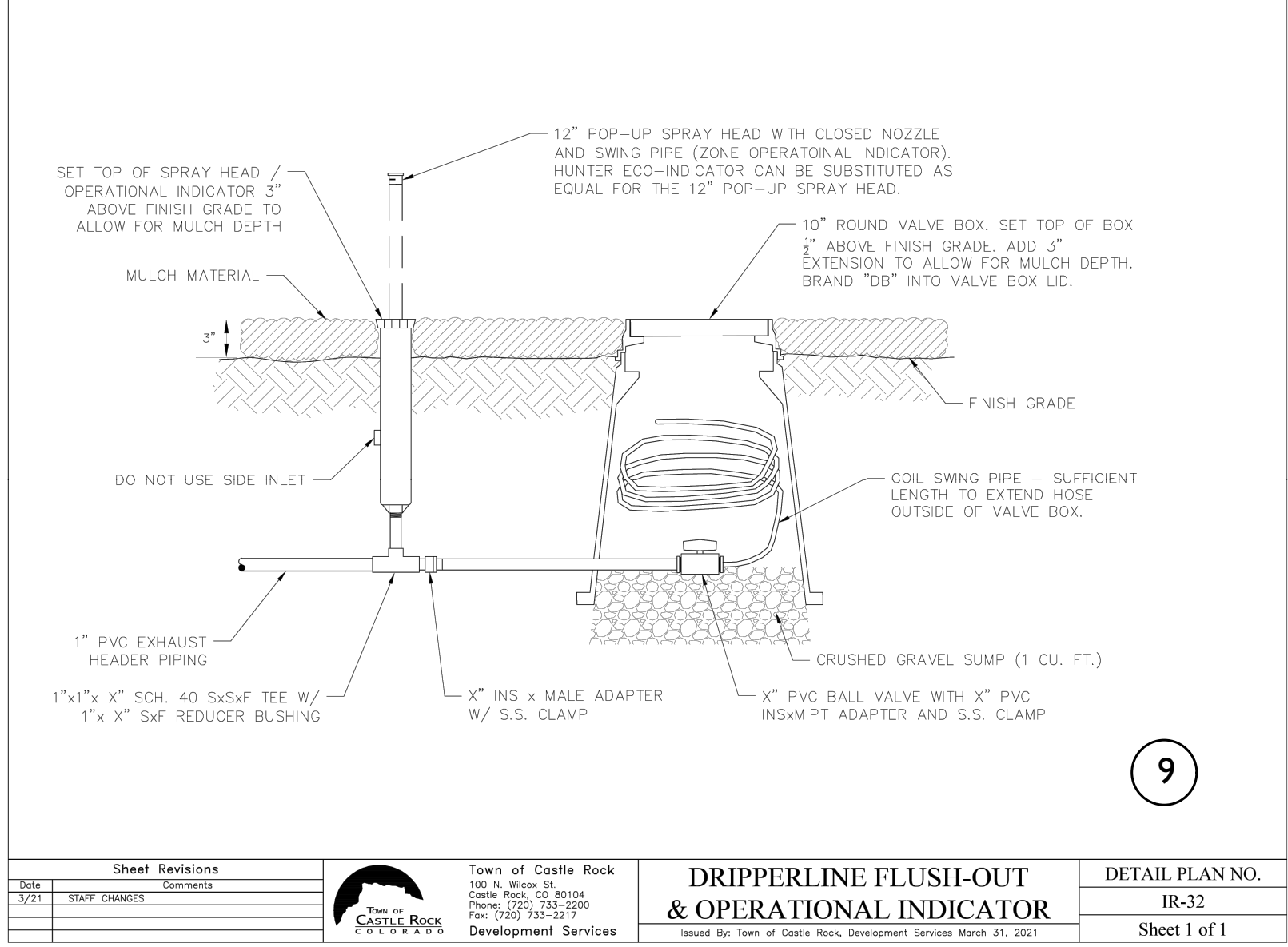
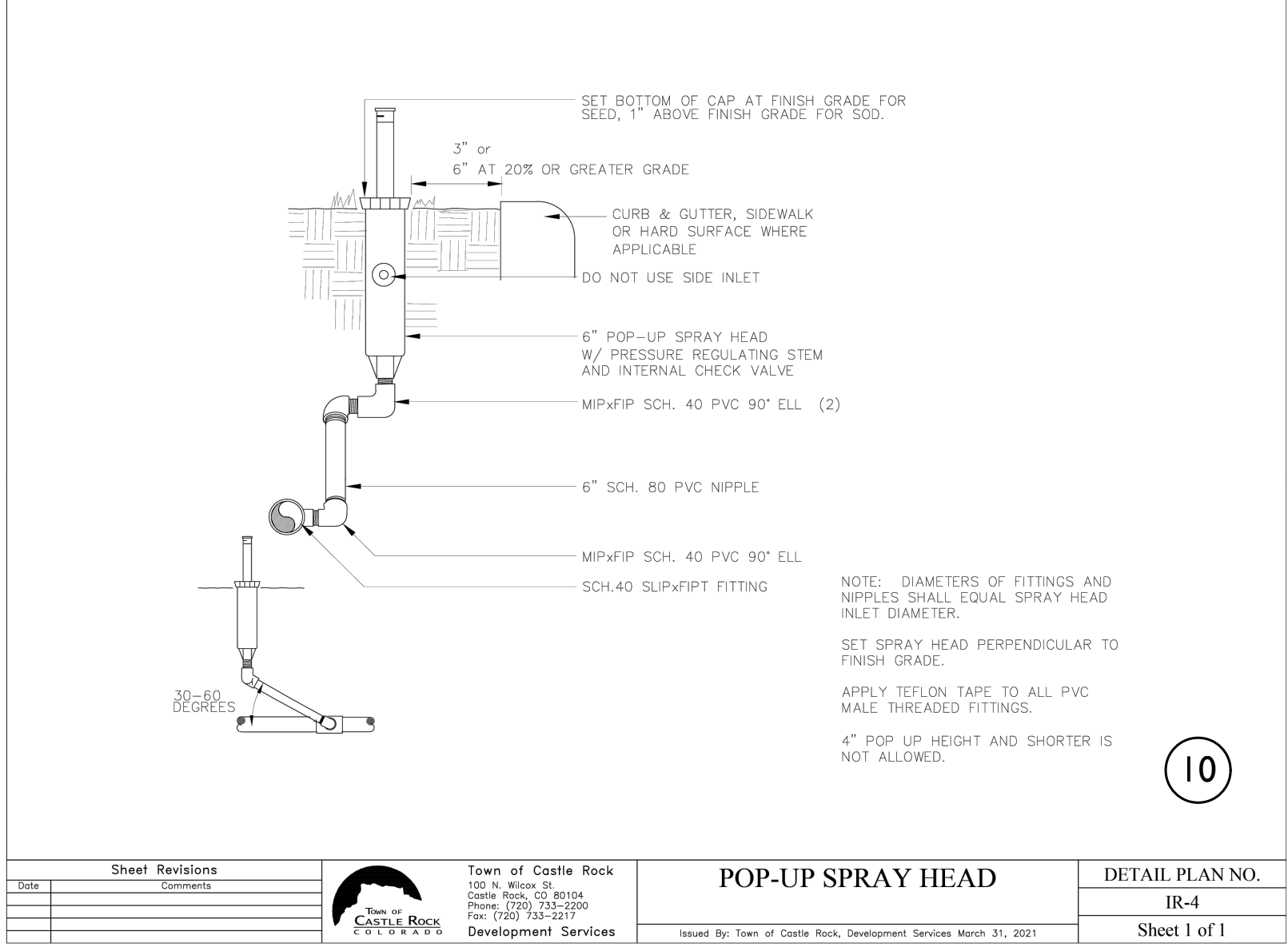
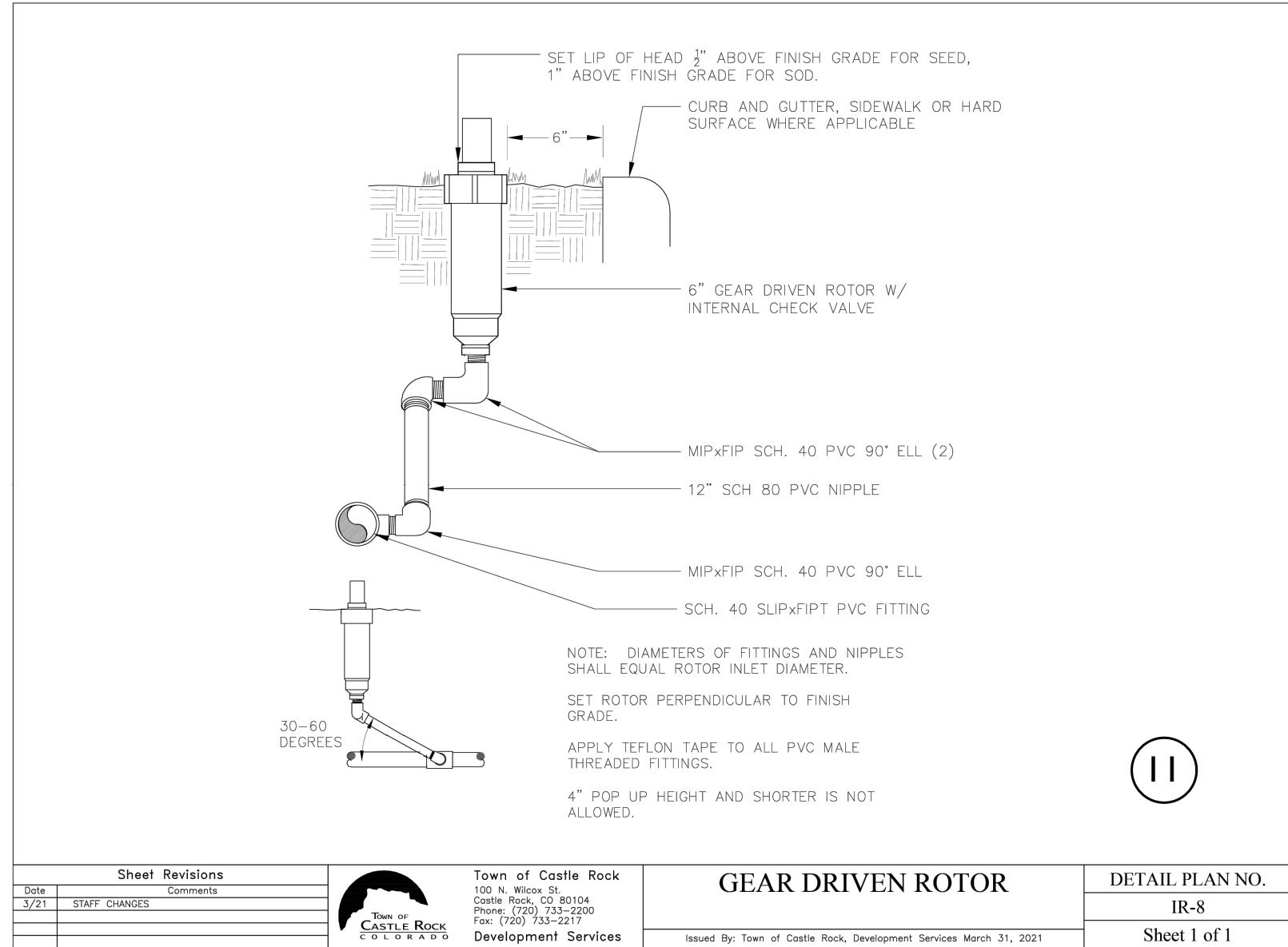
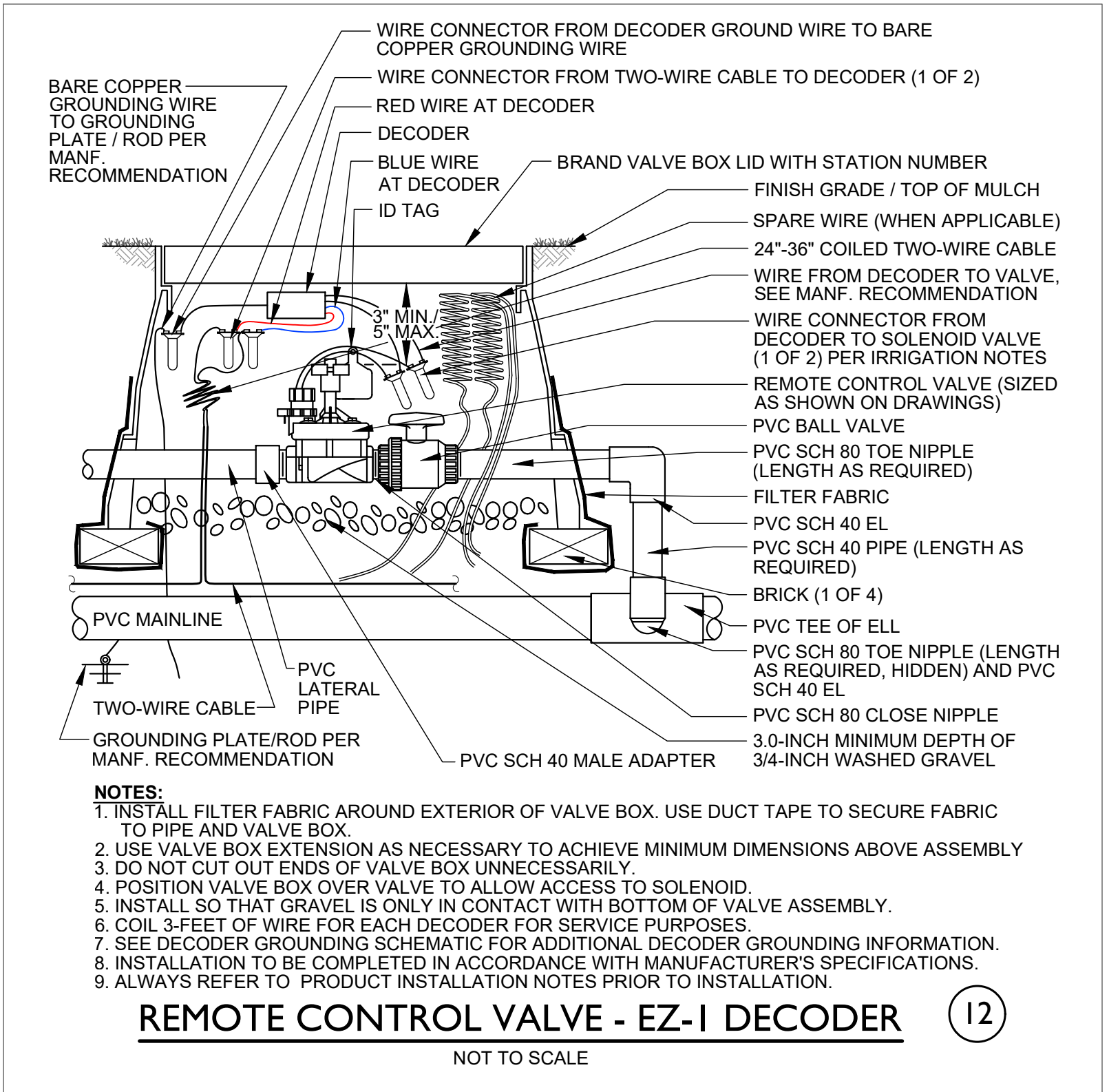
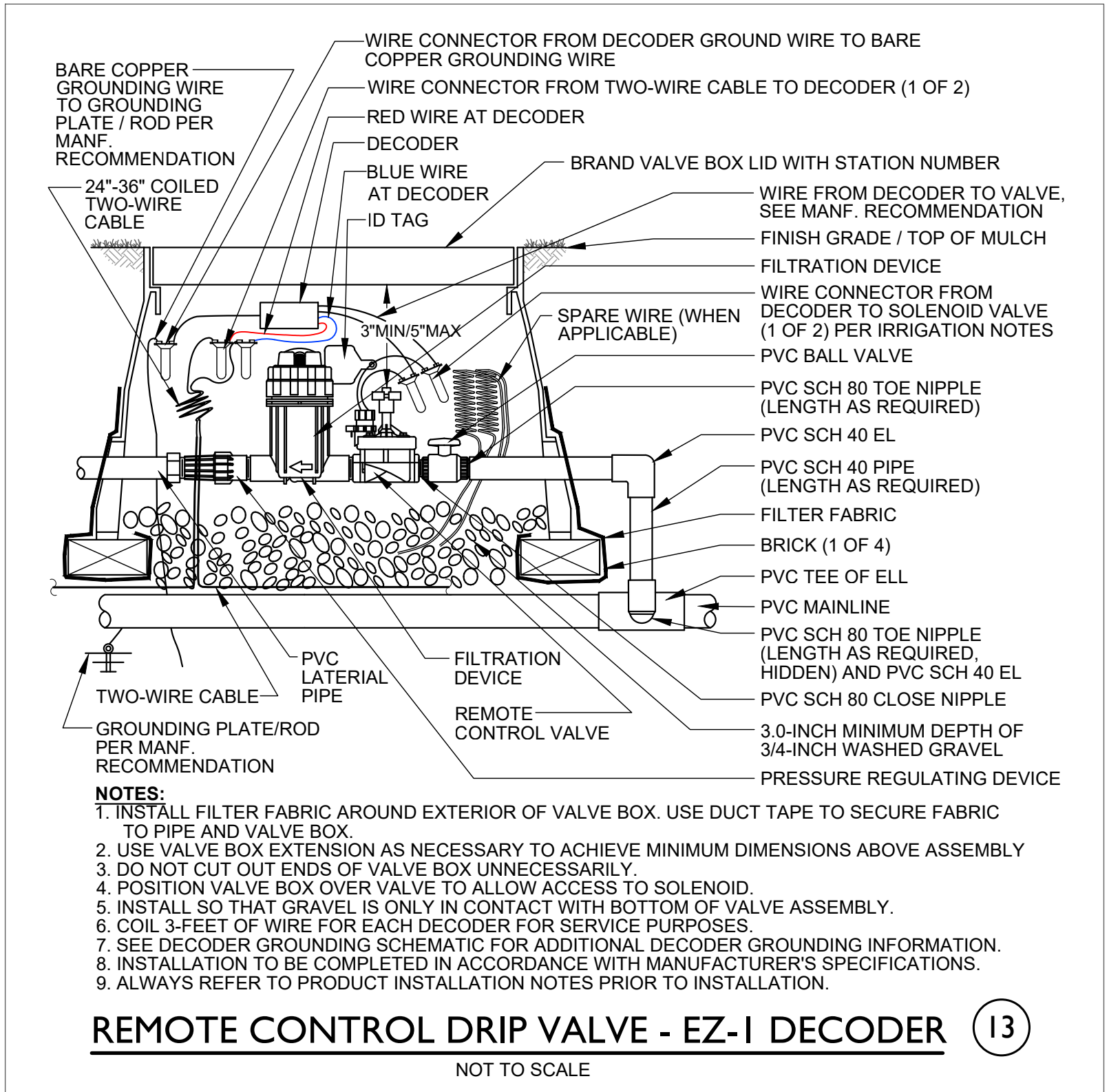
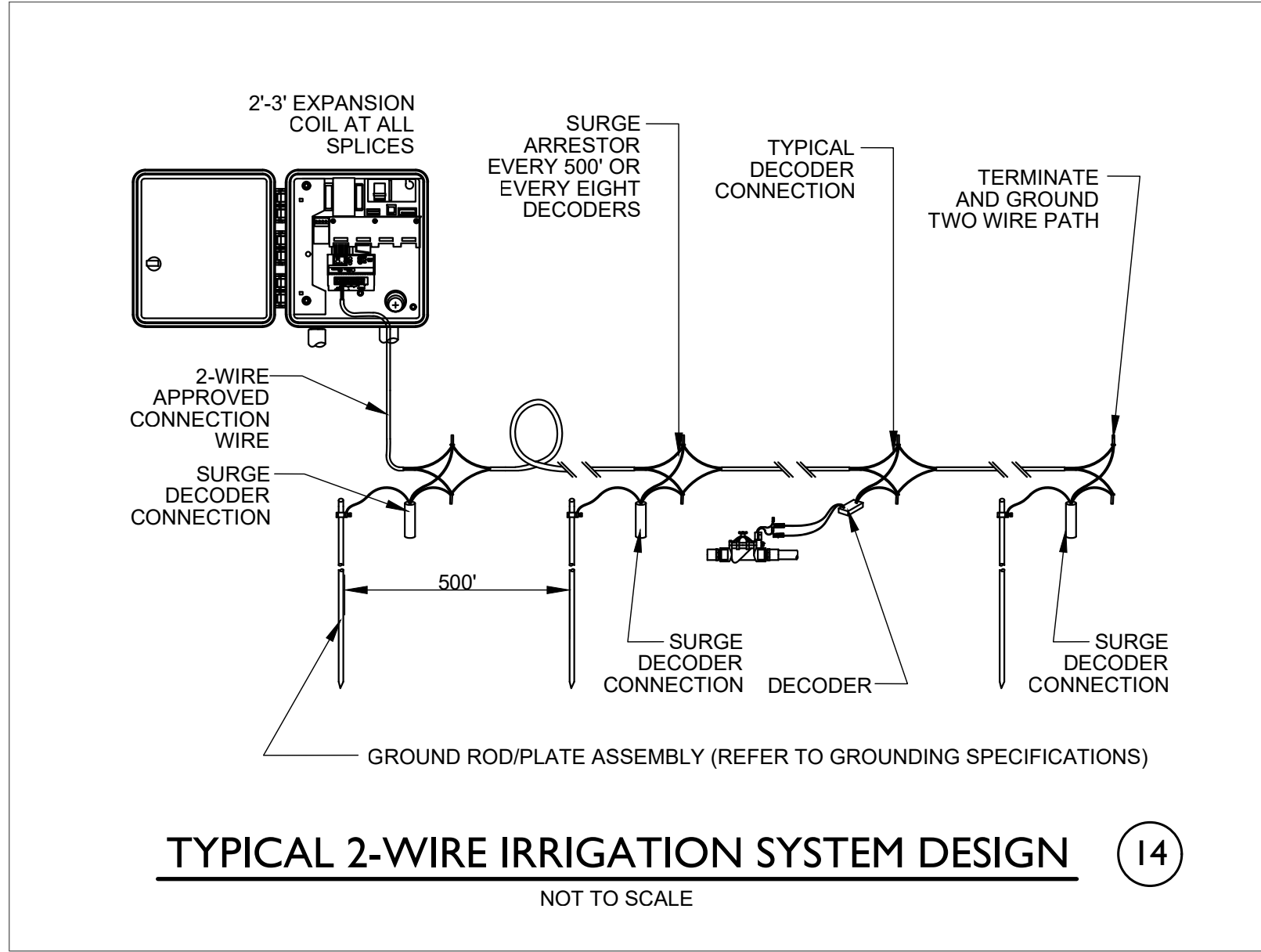
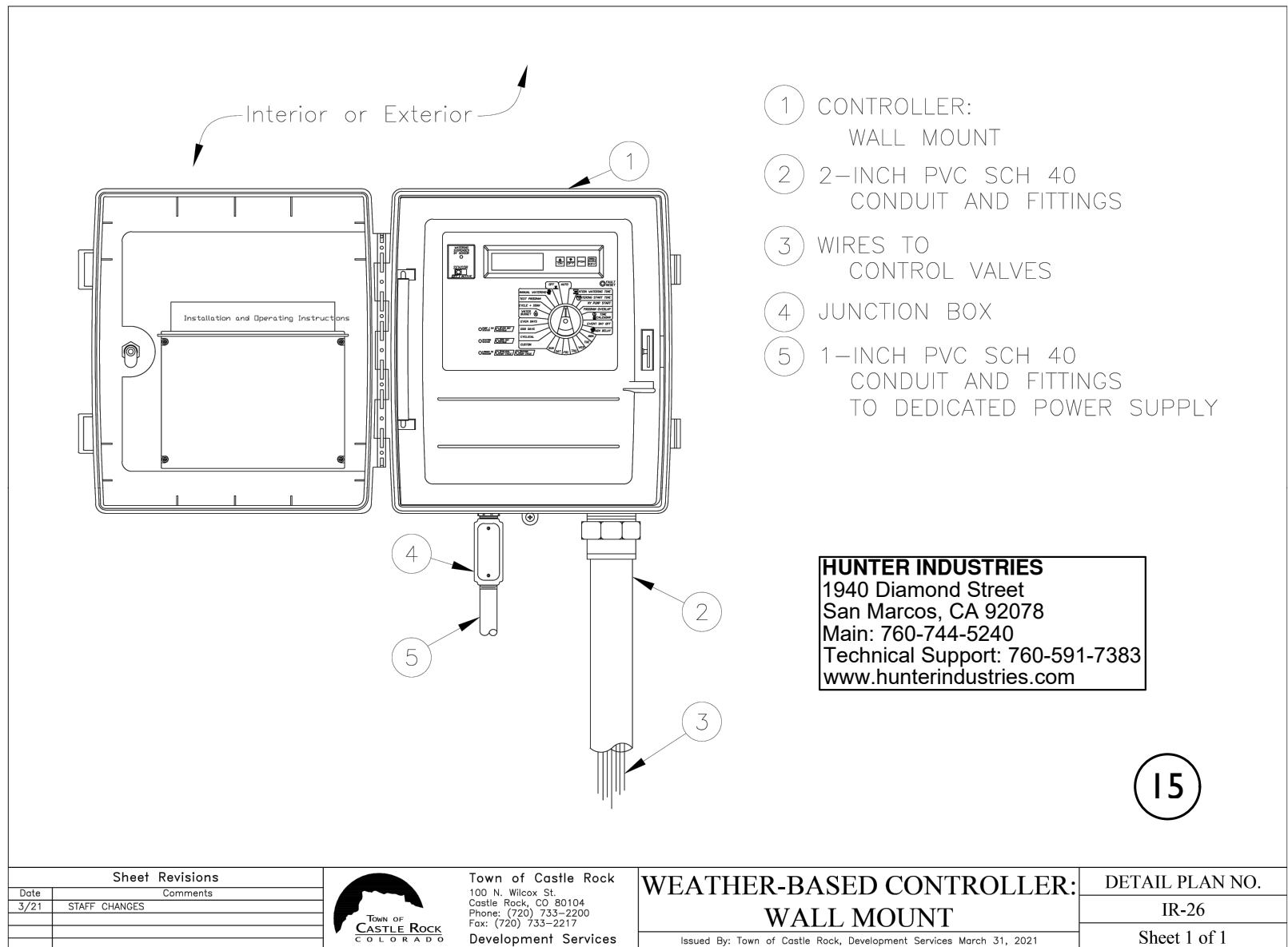
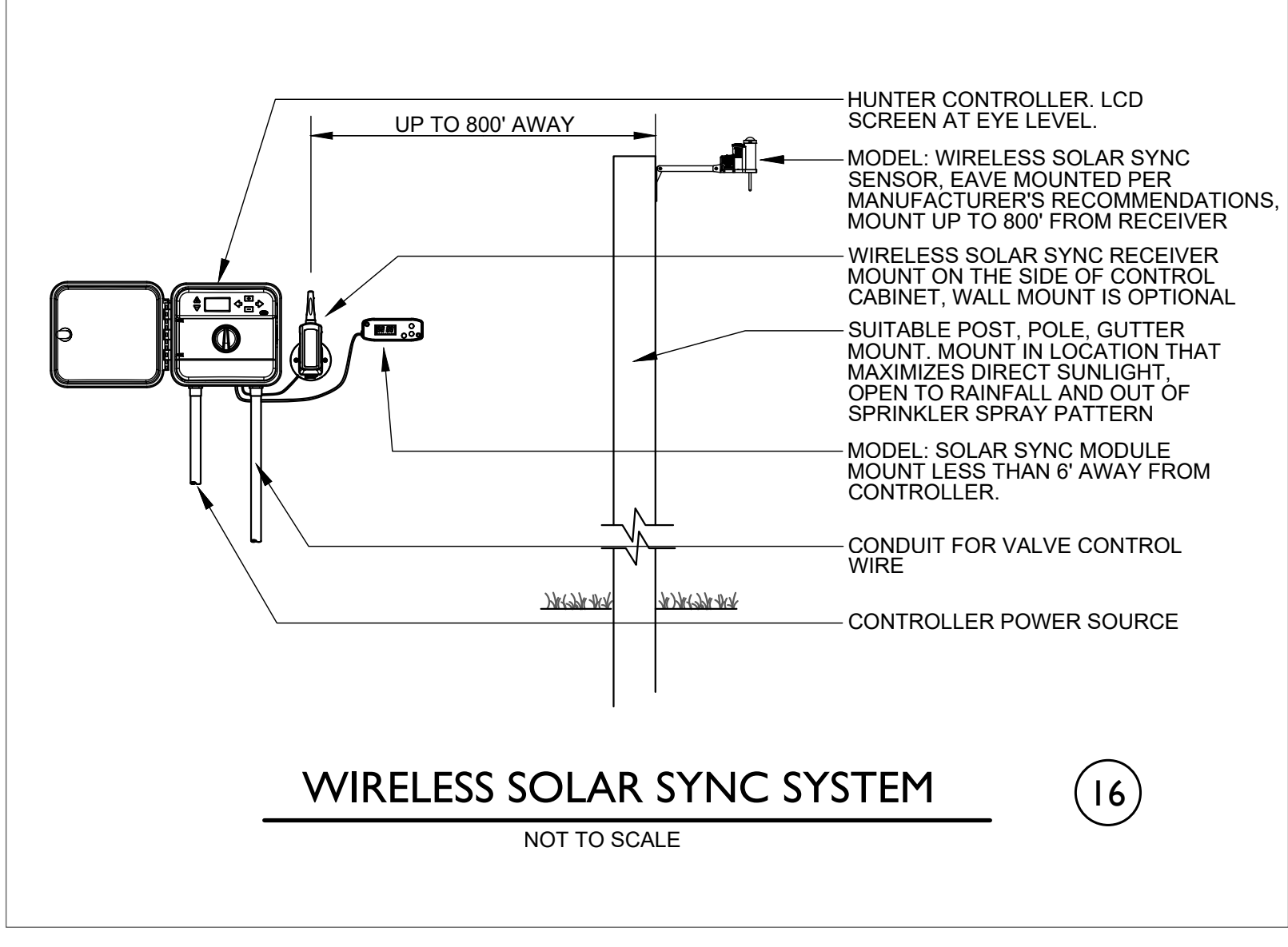
SHEET TITLE:

**IRRIGATION DETAILS**

SHEET NUMBER:

**L204** **31 OF 36**

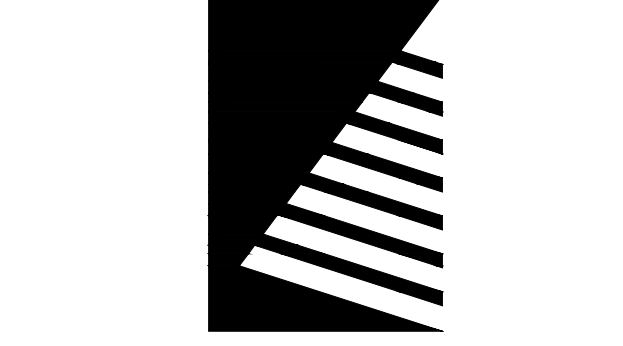




**TOWN APPROVAL BLOCK**  
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APPROVED BY:  **APPROVED**  
By: jkirkpatrick on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File  
DEVELOPMENT SERVICES DATE

PREPARED UNDER THE DIRECT SUPERVISION OF  
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.  
REGISTRATION NO. 854 FOR AND ON BEHALF OF  
FARNSWORTH GROUP, INC.  
  
MICHAEL HAAF  
854  
Original Date of License  
1-2-25  
LICENSED LANDSCAPE ARCHITECT

**CASTLE ROCK WATER**  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26



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| MH               | -             |
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**OUTLETS AT CASTLE ROCK  
PADS B & C  
5050 FACTORY SHOPS BLVD.  
CASTLE ROCK, CO 80108**

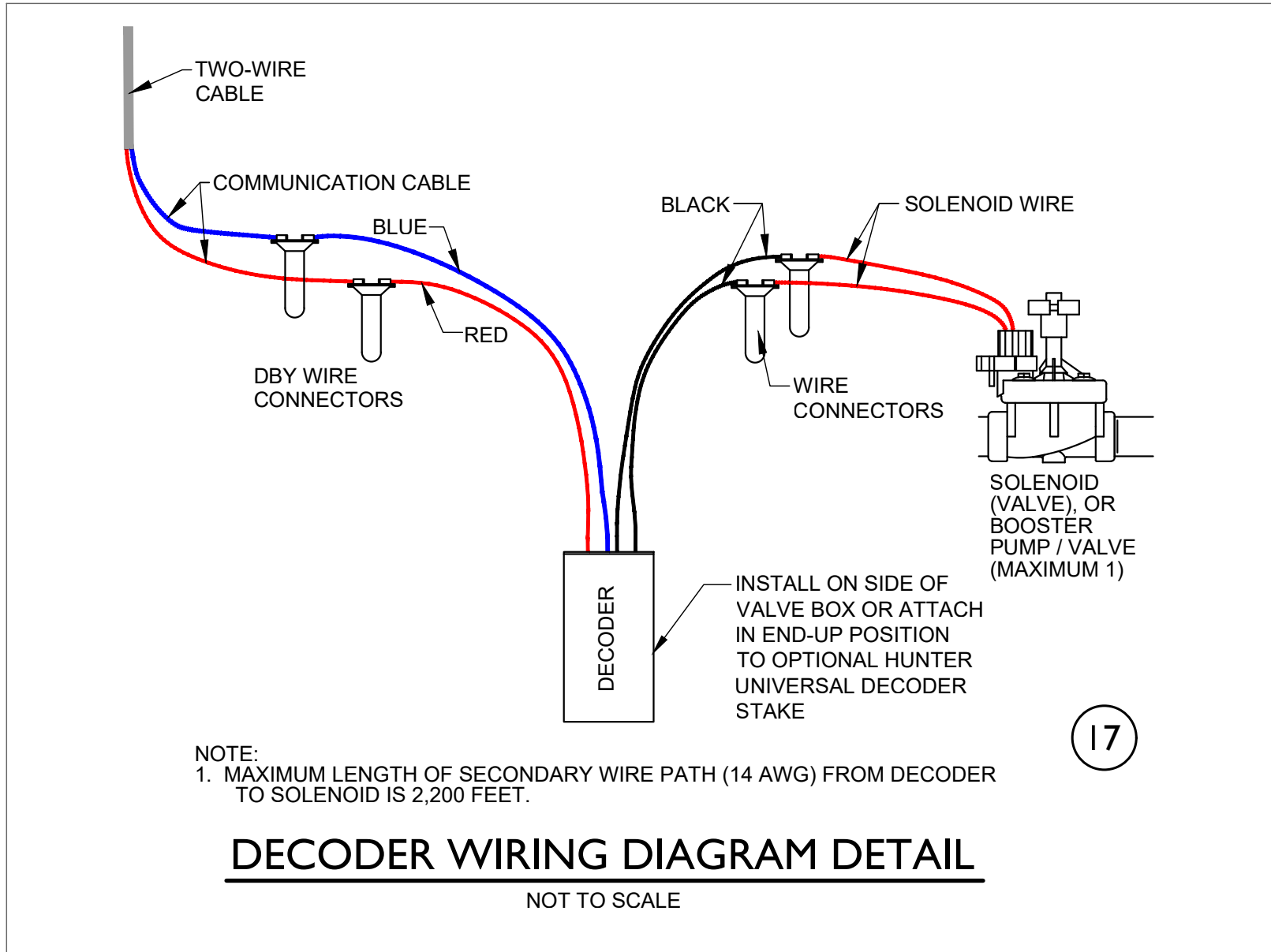
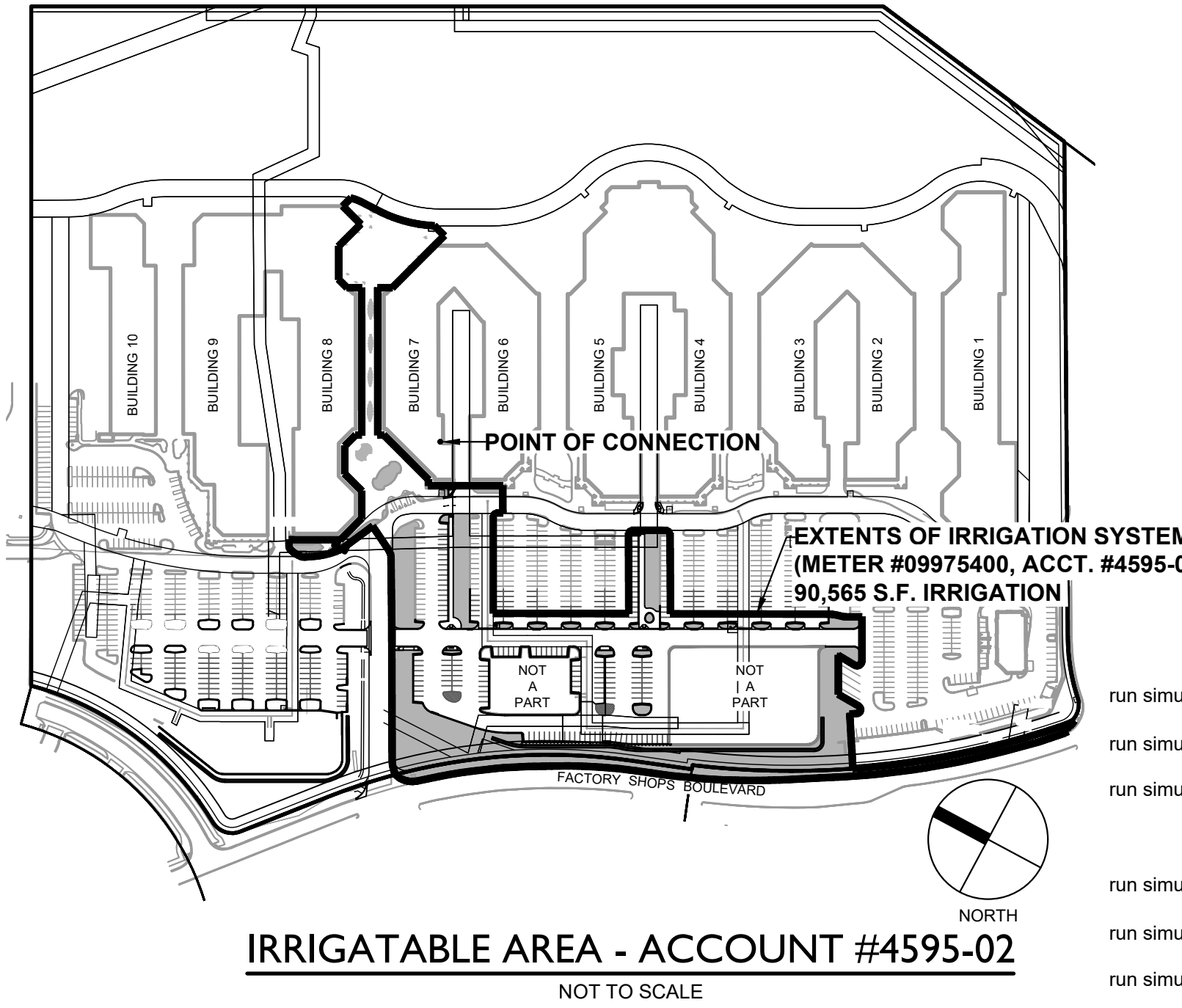
CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

SHEET TITLE:  
**IRRIGATION DETAILS**

SHEET NUMBER:  
**L205 32 OF 36**





### CLWUR WORKSHEET - OVERALL LANDSCAPE AREA

| CLWUR Chart for the Town of Castle Rock |                                             |                         |                       |                 |                                         |                                   |                                                   |
|-----------------------------------------|---------------------------------------------|-------------------------|-----------------------|-----------------|-----------------------------------------|-----------------------------------|---------------------------------------------------|
| Irrig. Zone                             | Plant Type                                  | App Rate (inches/month) | Zone (VL, L, Mod, HW) | % of Total Area | IA (Irrigated area in sf for each zone) | LWUR (Landscape Water Use Rating) | TA (Total Area of all irrigated landscape Zones)* |
| A                                       | Drip Irrigated Shrubs, Trees & Perennials   | 2.4                     | Low                   | 40.37           | 36,557 sf                               | 2.00                              | 90,565 sf                                         |
| B                                       | Existing Spray Irrigated Turf               | 3.0                     | Mod                   | 7.51            | 6,797 sf                                | 3.00                              | 3.0 x 6,797/90,565 = .23                          |
| C                                       | Overseeded Established Spray Irrigated Turf | 2.4                     | Low                   | 36.60           | 33,151 sf                               | 2.00                              | 2.0 x 33,151/90,565 = .73                         |
| D                                       | Low Water Use Spray Irrigated Turf          | 2.4                     | Low                   | 15.52           | 14,060 sf                               | 2.00                              | 2.0 x 14,060/90,565 = 0.31                        |
|                                         |                                             |                         |                       |                 |                                         |                                   | Total of the CLWUR = 2.08                         |

\*Area includes right-of-way landscaping.



### IRRIGATION CHART

Registered Professional: Michael Haaf Registration #: 15-1105 Date: 4/20/2023  
Company Name: Sterling Design Associates Address: 2009 W Littleton Blvd, Littleton, CO 80120  
Phone: (303) 794-4727 x210 Email: mike@sterlingdesignassociates.com Clock Make: Hunter Model: ICC2 - Programmable up to 54 Stations

| Circle Diamond Square |       |              |                                                                        |                                                         |                                 |                          |                   |                                               |                              |                                       |                                    |
|-----------------------|-------|--------------|------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------|--------------------------|-------------------|-----------------------------------------------|------------------------------|---------------------------------------|------------------------------------|
| Program               | Zone  | Hydrozone    | Plant Type<br>(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.) | Head Type<br>(Roburs, Sprays, Bubbler, Drip, SDI, etc.) | Nozzle<br>(Nozzle/Emitter size) | App. Rate<br>(inches/hr) | GPM<br>(Per Zone) | Inches/<br>Month<br>(Average May - September) | Run Time<br>(Minutes/ Month) | Run Time<br>(Minutes Every Third Day) | Water Usage<br>(Gallons per month) |
| EXISTING              | Ex: 1 | High         | Blue Grass                                                             | RB 1806 SAM PRS                                         | 15"                             | 1.83                     | 15                | 6                                             | 197                          | 20                                    | 2951                               |
|                       | C1    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C2    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C3    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C4    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C5    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C6    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C7    | Very Low-Med | Shrubs, Trees &/or Perennials - Ex.                                    | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 58                                 |
|                       | C8    | VACANT       |                                                                        |                                                         |                                 |                          |                   |                                               |                              |                                       |                                    |
|                       | C9    | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 88                                 |
|                       | C10   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 184                                |
|                       | C11   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 115                                |
|                       | C12   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 150                                |
|                       | C13   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 207                                |
|                       | C14   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 3                 | 2.4                                           | 115                          | 12                                    | 365                                |
|                       | C15   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 3                 | 2.4                                           | 115                          | 12                                    | 334                                |
|                       | C16   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 196                                |
|                       | C17   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 3                 | 2.4                                           | 115                          | 12                                    | 311                                |
|                       | C18   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 184                                |
|                       | C19   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 242                                |
|                       | C20   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 184                                |
|                       | C21   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 2                 | 2.4                                           | 115                          | 12                                    | 265                                |
|                       | C22   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 81                                 |
|                       | C23   | Very Low-Med | Shrubs, Trees &/or Perennials                                          | Drip-Point Source                                       | .5 - 1.0 gph                    | 1.25                     | 1                 | 2.4                                           | 115                          | 12                                    | 115                                |
|                       | C24   | Med          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 3000                                          | 30' radius                      | 0.39                     | 23                | 3                                             | 462                          | 46                                    | 10523                              |
|                       | C25   | Low          | Overseeded Turf                                                        | I-20-06-SS                                              | 40' radius                      | 0.74                     | 44                | 2.4                                           | 195                          | 19                                    | 8562                               |
|                       | C26   | Low          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 3000                                          | 30' radius                      | 0.45                     | 38                | 2.4                                           | 320                          | 32                                    | 12160                              |
|                       | C27   | Low          | Nature's Prairie Sod/Fescue Seed                                       | I-20-06-SS                                              | 40' radius                      | 0.74                     | 30                | 2.4                                           | 195                          | 19                                    | 5838                               |
|                       | C28   | Low          | Nature's Prairie Sod/Fescue Seed                                       | I-20-06-SS                                              | 40' radius                      | 0.74                     | 16                | 2.4                                           | 195                          | 19                                    | 3114                               |
|                       | C29   | Low          | Nature's Prairie Sod/Fescue Seed                                       | I-20-06-SS                                              | 40' radius                      | 0.74                     | 28                | 2.4                                           | 195                          | 19                                    | 5445                               |
|                       | C30   | Low          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 3500                                          | 35' radius                      | 0.52                     | 4                 | 2.4                                           | 277                          | 28                                    | 1163                               |
|                       | C31   | Low          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 2000 & MP 3000                                | 20'-30' radius                  | 0.45                     | 24                | 2.4                                           | 320                          | 32                                    | 7706                               |
|                       | C32   | Low          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 2000 & MP 3000                                | 20'-30' radius                  | 0.45                     | 17                | 2.4                                           | 320                          | 32                                    | 5504                               |
|                       | C33   | Low          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 3000                                          | 30' radius                      | 0.45                     | 28                | 2.4                                           | 320                          | 32                                    | 9024                               |
|                       | C34   | Low          | Fescue Turf Seed Mix                                                   | Hunter MP 3500                                          | 35' radius                      | 0.52                     | 20                | 2.4                                           | 277                          | 28                                    | 5594                               |
|                       | C35   | Low          | Fescue Turf Seed Mix                                                   | Hunter MP 2000 & MP 3000                                | 20'-30' radius                  | 0.45                     | 20                | 2.4                                           | 320                          | 32                                    | 6368                               |
|                       | C36   | Low          | Nature's Prairie Sod/Fescue Seed                                       | Hunter MP 2000 & MP 3000                                | 20'-30' radius                  | 0.45                     | 20                | 2.4                                           | 320                          | 32                                    | 6432                               |
|                       | C37   | Low          | Nature's Prairie Sod                                                   | Hunter MP 3000                                          | 30' radius                      | 0.45                     | 15                | 2.4                                           | 320                          | 32                                    | 4672                               |
|                       | C38   | Low          | Nature's Prairie Sod                                                   | Hunter MP 3500                                          | 35' radius                      | 0.45                     | 19                | 2.4                                           | 320                          | 32                                    | 6048                               |
|                       | C39   | Med          | Nature's Prairie Sod/Ex. Turf                                          | Hunter MP 3000                                          | 30' radius                      | 0.39                     | 23                | 3                                             | 462                          | 46                                    | 10615                              |
| Total                 |       |              |                                                                        |                                                         |                                 |                          |                   |                                               | Min/Month<br>7356            | Min/cycle<br>735                      | Gallons/Month<br>112198            |

Projections are based on irrigating an established landscape within a three-day-a-week, eight hour per day watering schedule (Mon/Wed/Fri, 12am-8am).

System has been designed to operate up to two zones simultaneously up to 50 gpm.

Projected application rates will need to be adjusted due to seasonal changes and weather conditions above and below the average values utilized.

Peak season applications for Nature's Prairie Sod is 0.75" per week.

Peak season application for Shrubs, Trees or Perennials is 0.59" per week.

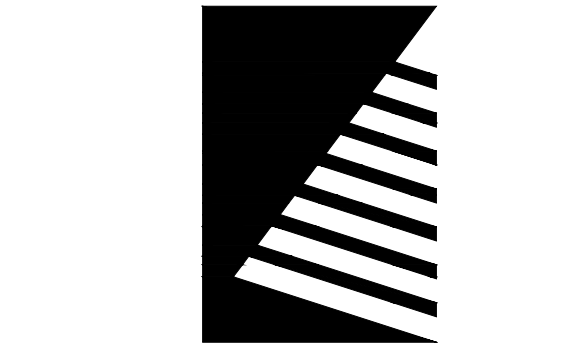
Run time figures reduced due to zones running simultaneously

| Irrigation System Hydraulic - ZONE VALVES<br>C33 & C34 (WORST CASE) |  |                                              |  |                               |  |                             |  |                                                  |  |              |           |
|---------------------------------------------------------------------|--|----------------------------------------------|--|-------------------------------|--|-----------------------------|--|--------------------------------------------------|--|--------------|-----------|
| Project Name:                                                       |  | Outlets at Castle Rock - Pads B & C          |  |                               |  | Date:                       |  | April 20, 2023                                   |  |              |           |
| Project Location:                                                   |  | 5050 Factory Shops Blvd - W side of property |  |                               |  |                             |  |                                                  |  |              |           |
| Prepared by:                                                        |  | Sterling Design Associates - Mike Haaf       |  |                               |  | Current TOCR Registration # |  | 15-1105                                          |  |              |           |
| Tap Size                                                            |  | 3.00 "                                       |  | Water Meter Acct. 00004595-02 |  | Source of Pressure          |  | Dawn Tiffany<br>Castle Rock Water - Hydrant 2257 |  |              |           |
| Static Water Pressure:                                              |  | 95 psi                                       |  |                               |  |                             |  |                                                  |  |              |           |
| Hydraulic Grade At Zone:                                            |  | C33 & C34                                    |  |                               |  | Company                     |  |                                                  |  |              |           |
|                                                                     |  | Ft. of Copper                                |  | Pipe Size (" )                |  | K Copper                    |  | Friction Loss (from chart)                       |  | Flow-GPM     | Loss/Gain |
| Service Line (tap to meter):                                        |  | 15 LF                                        |  | 3.00                          |  | K Copper                    |  | 2.30 /100 FT                                     |  | 48           | 0.35      |
| Water Meter:                                                        |  |                                              |  | 3.00                          |  |                             |  | 0.50                                             |  | 48           | 0.50      |
| Service Line (meter to backflow):                                   |  | 5 LF                                         |  | 3.00                          |  | K Copper                    |  | 2.30 /100 FT                                     |  | 48           | 0.12      |
| Backflow:                                                           |  |                                              |  | 3.00                          |  |                             |  | 12                                               |  | 48           | 12.00     |
| Master Valve:                                                       |  |                                              |  | 3                             |  |                             |  | 0                                                |  | 48           | 0.00      |
| Pressure Required at Head:                                          |  |                                              |  |                               |  |                             |  |                                                  |  |              | 40        |
| Lateral Allowance:                                                  |  |                                              |  |                               |  |                             |  |                                                  |  |              | 3.00      |
| Control Valve Allowance:                                            |  |                                              |  |                               |  |                             |  |                                                  |  |              | 4.00      |
| Mainline Allowances:                                                |  |                                              |  |                               |  |                             |  |                                                  |  |              |           |
| Length of Mainline                                                  |  | Pipe Material                                |  | Size                          |  | Gals.                       |  |                                                  |  |              |           |
| Assumed Existing 175 LF                                             |  | CL200BE                                      |  | 3,000 " @                     |  | 48                          |  | GPM                                              |  | 0.21 /100 FT | 0.37      |
| Proposed 1200 LF                                                    |  | CL200BE                                      |  | 2,500 " @                     |  | 48                          |  | GPM-Looped                                       |  | 0.57 /100 FT | 6.84      |
| Elevation:                                                          |  | Tap elevation                                |  | 6,121                         |  |                             |  | High/Low:                                        |  | 6,101        | -8.66     |
| Green shading indicates required information you must provide       |  |                                              |  |                               |  |                             |  |                                                  |  |              |           |
| Total System requirements (PSI)                                     |  |                                              |  |                               |  |                             |  |                                                  |  | 58.51        |           |
| Available System Pressure (PSI)                                     |  |                                              |  |                               |  |                             |  |                                                  |  | 95.00        |           |
| Town of Castle Rock provides a minimum of 43 psi                    |  |                                              |  |                               |  |                             |  |                                                  |  |              |           |
| permanent                                                           |  |                                              |  |                               |  |                             |  |                                                  |  |              |           |
| Total irrigated area for tap # C is 90,565 sq. ft.                  |  |                                              |  |                               |  |                             |  |                                                  |  |              |           |



CASTLE ROCK WATER  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/26

TOWN APPROVAL BLOCK  
TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM  
DATE OF DEVELOPMENT SERVICES APPROVAL  
APPROVED BY: DEVELOPMENT SERVICES  
By: jirgpatrick  
APPROVED-CD22-0026 Plans pdf  
Record Document on File DATE



## Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 692-8838 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

|                    |       |     |
|--------------------|-------|-----|
| ISSUES & REVISIONS |       |     |
| NO. 1              | DATE: | BY: |
| DESCRIPTION:       |       |     |
| NO. 2              | DATE: | BY: |
| DESCRIPTION:       |       |     |
| NO. 3              | DATE: | BY: |
| DESCRIPTION:       |       |     |
| NO. 4              | DATE: | BY: |
| DESCRIPTION:       |       |     |
| NO. 5              | DATE: | BY: |
| DESCRIPTION:       |       |     |
| NO. 6              | DATE: | BY: |
| DESCRIPTION:       |       |     |

|                  |               |
|------------------|---------------|
| DATE:            | SCALE:        |
| 01/02/2025       |               |
| PROJECT MANAGER: | PROJECT NO.:  |
| JS               | -             |
| DRAWN BY:        | DRAWING FILE: |
| MH               | -             |
| PROJECT:         |               |

### OUTLETS AT CASTLE ROCK PADS B & C 5050 FACTORY SHOPS BLVD. CASTLE ROCK, CO 80108

CLIENT:  
CRAIG REALTY GROUP  
4100 MACARTHUR BLVD., SUITE 100  
NEWPORT BEACH, CA 92660

TEL: (714) 299-7578

### IRRIGATION WORKSHEETS

SHEET NUMBER:

L206 33 OF 36



OUTLETS AT  
CASTLE ROCK

5050 FACTORY SHOPS BOULEVARD  
STE 437  
CASTLE ROCK, CO 80108

| REVISIONS |                                    |
|-----------|------------------------------------|
| #         | DESCRIPTION                        |
| 2         | NEW SITE PLAN - PHASE II           |
| 3         | CHANGES TO STERILINGS PLANS        |
| 4         | CHANGES TO STERILINGS PLANS        |
| 5         | CHANGE FIXTURES FROM KIM TO LUMARK |
| 6         | NEW SITE PLAN RECEIVED 9-14-21     |
| 7         | NEW SITE PLAN RECEIVED 4-15-2022   |

SITE LIGHTING  
PHOTOMETRIC  
PLAN

PROJECT #  
SD101919

ISSUE DATE  
10.19.2019

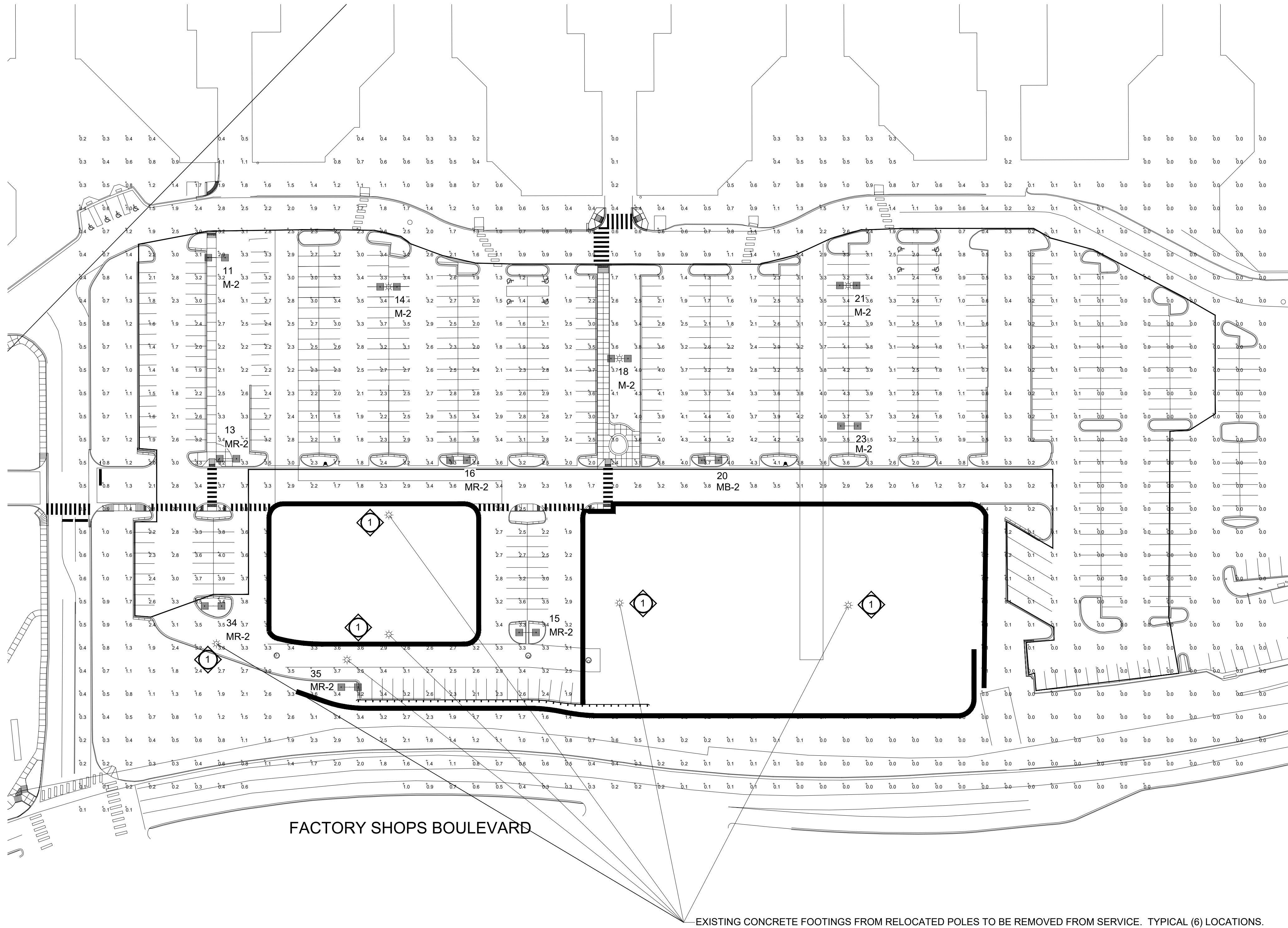
DESIGN LEVEL  
2

AGI  
G.CREWS

CAD  
J.MACKEY

SHEET#:  
SL200

REV#:  
6



1 SITE LIGHTING PHOTOMETRIC PLAN  
SCALE: 1"= 50'-0"

KEY NOTES

1 EXISTING CONCRETE FOOTINGS FROM RELOCATED POLES TO BE REMOVED FROM SERVICE. TYPICAL (6) LOCATIONS.

DEVELOPMENT SERVICES  
**APPROVED**  
By jkirkpatrick  
on 04/23/2025  
APPROVED-CD22-0026 Plans.pdf  
Record Document on File

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

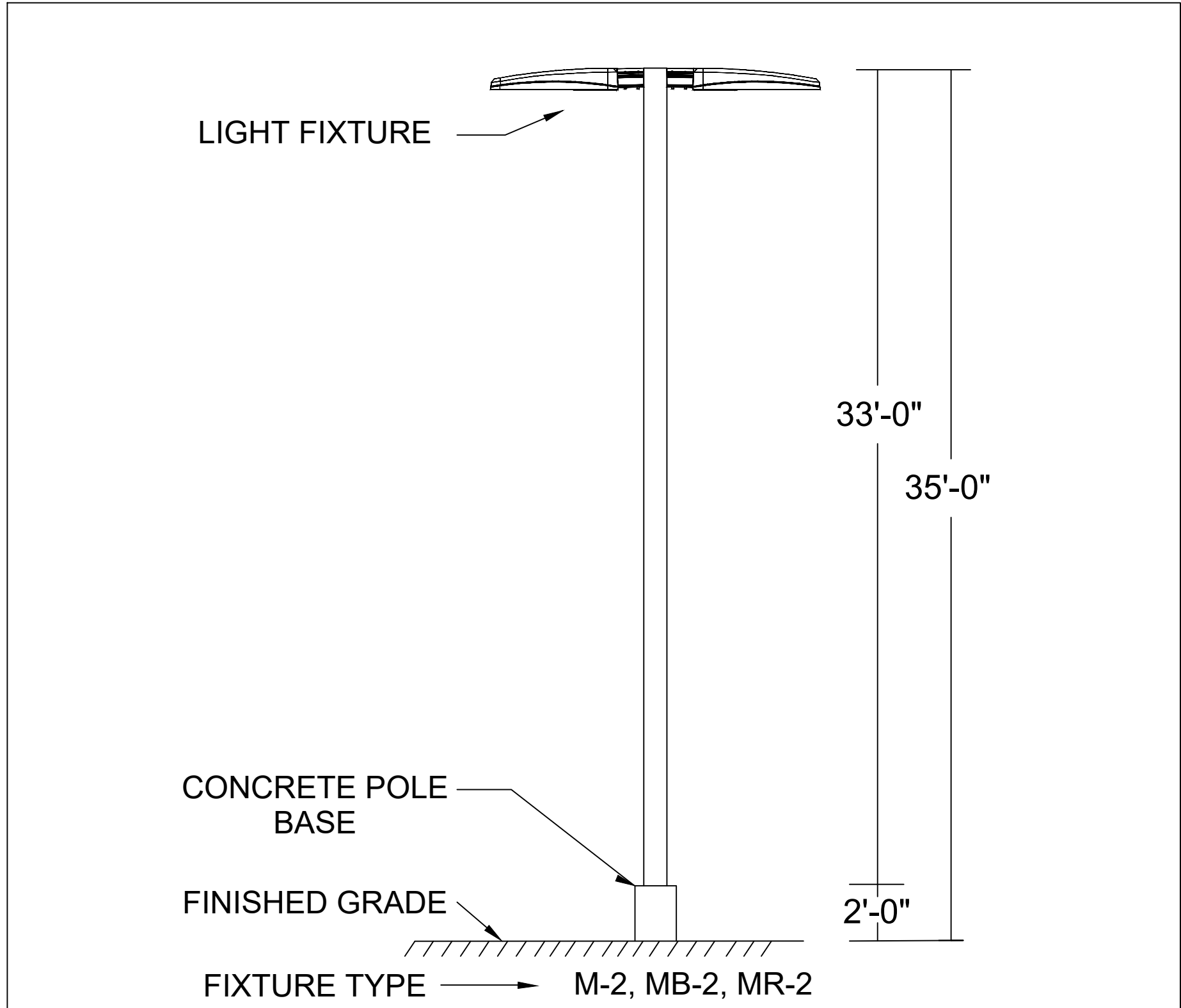
THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:  
**On-Site Lighting**  
& Survey, LLC  
PH: 763.684.1548



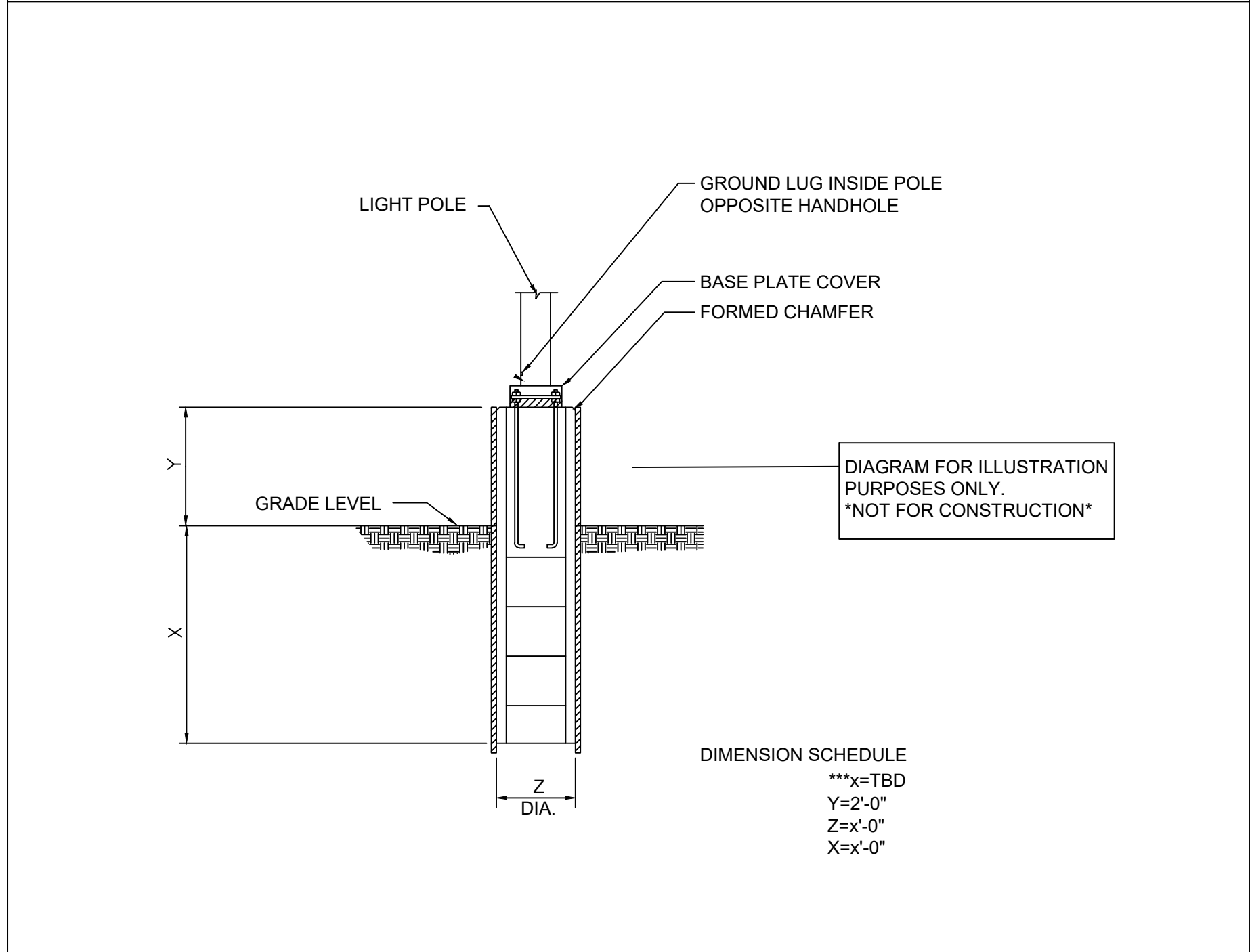
OUTLETS AT  
CASTLE ROCK

5050 FACTORY SHOPS BOULEVARD  
STE 437  
CASTLE ROCK, CO 80108



**1** POLE DETAIL (TYPICAL)  
SCALE: NTS

\*\*THIS POLE FOOTING DETAIL IS TYPICAL, FOR INFORMATIONAL PURPOSES ONLY;  
ACTUAL FOOTING SHOULD BE DESIGNED FOR THE SPECIFIC APPLICATION AND LOCATION  
WITH CONSIDERATION TO ACTUAL REQUIRED SEISMIC, SOIL, WIND LOAD CONDITIONS, ETC.



**2** POLE BASE DETAIL (TYPICAL) MB-2, MR-2  
SCALE: NTS

| Luminaire Schedule |     |       |           |      |                                                                                                                    |  |            |
|--------------------|-----|-------|-----------|------|--------------------------------------------------------------------------------------------------------------------|--|------------|
| Symbol             | Qty | Label | Arranged  | LLF  | Description                                                                                                        |  | BUG Rating |
|                    | 5   | M-2   | BACK-BACK | 1.00 | NEW PHASE 2 FIXT 264W LED T5 35'-0 MTG HT (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ                      |  | B5-U0-G5   |
|                    | 1   | MB-2  | BACK-BACK | 1.00 | NEW PHASE 2 BASE POLE & FIXT 264W LED T5 35'-0 MTG HT (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ          |  | B5-U0-G5   |
|                    | 5   | MR-2  | BACK-BACK | 1.00 | RELOCATE POLE NEW PHASE 2 BASE & FIXT 264W LED T5 35'-0 Mtg Ht (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ |  | B5-U0-G5   |



Calculation Summary

| Label                | Avg  | Max | Min | Avg/Min | Max/Min | # Pts |
|----------------------|------|-----|-----|---------|---------|-------|
| Phase 2 Main Parking | 2.01 | 4.4 | 0.0 | N.A.    | N.A.    | 524   |

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

**On-Site Lighting & Survey, LLC**

PH: 763.684.1548

| REVIEWS           |                                    | DESCRIPTION                          |            |
|-------------------|------------------------------------|--------------------------------------|------------|
|                   |                                    | INIT                                 | DATE       |
| 2                 | NEW SITE PLAN - PHASE II           | GAC/CDH                              | 11/24/2019 |
| 3                 | CHANGES TO STERLING'S PLANS        | JLS                                  | 07/30/2020 |
| 4                 | CHANGES TO STERLING'S PLANS        | ZPN                                  | 08/11/2020 |
| 5                 | CHANGE FIXTURES FROM KIM TO LUMARK | CDH                                  | 04/23/2021 |
| 6                 | NEW SITE PLAN RECEIVED 9-14-21     | CDH                                  | 09/15/2021 |
| 7                 | NEW SITE PLAN RECEIVED 4-15-2022   | CDH                                  | 04/28/2022 |
| SHEET DESCRIPTION |                                    | SITE LIGHTING<br>PHOTOMETRIC<br>PLAN |            |
| PROJECT #         |                                    | SD101919                             |            |
| ISSUE DATE        |                                    | 10.19.2019                           |            |
| DESIGN LEVEL      |                                    | 2                                    |            |
| AGI               |                                    | G.CREWS                              |            |
| CAD               |                                    | J.MACKEY                             |            |
| SHEET:            | SL201                              |                                      | REV:       |
|                   |                                    |                                      | 6          |



