

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. 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.
10. 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 TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. 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.
16. 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.
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. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NUMBERS 08035C0167G AND 08035C0169G DATED 03/16/2016. NO PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
20. BENCHMARK: DOUGLAS COUNTY MONUMENT BEING A 3-1/4" ALUMINUM CAP STAMPED (DCGIS 2.015030), LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.185 (NAVD 88). THE PROJECT BENCHMARK SHALL HAVE A PUBLISHED NAVD88 ELEVATION. I.E. NGS BENCHMARKS OR DOUGLAS COUNTY CONTROL POINTS. IN ADDITION TO THE PROJECT BENCHMARK, ANYON-SITE BENCHMARKS SHOULD ALSO BE PROVIDED FOR CONTRACTOR USE.
21. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38064 2014" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. 1998 LS 6935", ASSUMED TO BEAR NORTH 89°27'29" WEST.

ADDITIONAL NOTES:

1. THE TOWN SHALL REVIEW ALL PROPOSED TRANSPORTATION AND ROADWAY IMPROVEMENTS FOR GENERAL COMPLIANCE WITH THESE CRITERIA. APPROVAL BY THE TOWN DOES NOT RELIEVE THE OWNER, ENGINEER, OR DESIGNER FROM THE RESPONSIBILITY OF ENSURING THAT THE DESIGN, CALCULATIONS, PLANS, SPECIFICATIONS, CONSTRUCTION, AND RECORD DRAWINGS ARE IN COMPLIANCE WITH THESE CRITERIA AS STATED IN THE OWNER'S AND ENGINEER'S CERTIFICATIONS.

BENCHMARK

DOUGLAS COUNTY MONUMENT BEING A 3-1/4" ALUMINUM CAP STAMPED (DCGIS 2.015030), LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.185 (NAVD 88).

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38064 2014" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. 1998 LS 6935", ASSUMED TO BEAR NORTH 89°27'29" WEST.

VARIANCES:

1. TCV22-0122, APPROVED ON XX/XX/2023
TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 9.1.2: "THE MAJOR STORM EVEN HYDRAULIC GRADE LINE ELEVATION SHALL BE A MINIMUM OF 1-FOOT BELOW THE MANHOLE LID, INLET GRATE OR INLET CURB OPENING ELEVATION."
REASON FOR VARIANCE: A VARIANCE IS REQUESTED AT CURB INLET IN-A6 TO ALLOW THE 100-YEAR HYDRAULIC GRADE LINE (HGL) TO BE LESS THAN THE REQUIRED 1-FOOT BELOW THE INLET CURB OPENING ELEVATION. AT THIS INLET CURRENT HYDRAULIC CALCULATIONS INDICATE THAT RUNOFF WILL POND TO APPROXIMATELY 5-INCHES AT THE INLET OPENING.
2. TCV22-0123, APPROVED ON XX/XX/2023
TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 13.3.14: "WALLS SHALL NOT BE USED ON MORE THAN FIFTY PERCENT OF THE POND CIRCUMFERENCE."
REASON FOR VARIANCE: A VARIANCE IS REQUESTED TO USE WALLS AROUND 75% OF THE POND INSTEAD OF 50% (MAX.).
3. TCV23-XXXX, APPROVED ON XX/XX/2023
TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 12.3, TABLE 12-3: HYDRALIC DESIGN CRITERIA FOR GRASS-LINED CHANNELS, MINIMUM OF TWO-FEET OF FREEBOARD SHALL BE PROVIDED TO THE LOWEST ADJACENT HABITABLE STRUCTURE'S FLOOR.
REASON FOR VARIANCE: A VARIANCE IS REQUESTED ALONG THE EAST SIDE OF THE BUILDING TO ALLOW LESS THAN TWO-FEET OF FREEBOARD BETWEEN THE 100-YEAR SWALE WATER SURFACE AND THE LOWEST FINISHED FLOOR ELEVATION. NOTE LEVEL 1 IS PARKING/STORAGE AND ALL INHABITED SPACES ARE LEVEL 2 AND ABOVE.

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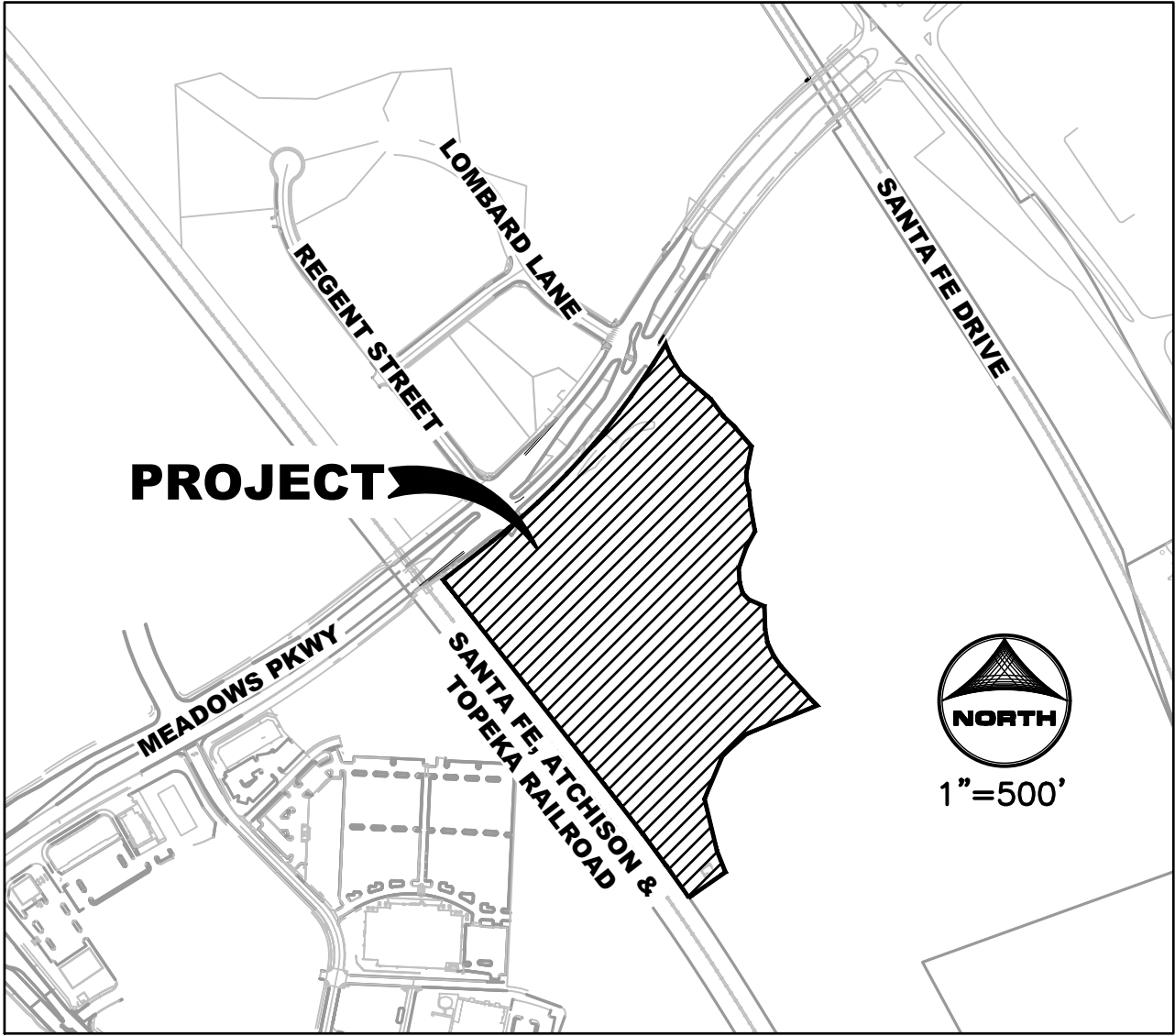
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053

VICINITY MAP



FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE/DESCRIPTION

SHEET INDEX

Sheet	Page Number	Sheet Title
TS	1	TITLE SHEET
GN1 - GN2	2-3	GENERAL NOTES
DM1	4	EXISTING CONDITIONS & DEMOLITION PLAN
HC1	5	HORIZONTAL CONTROL & EASEMENT PLAN
SP1	6	GENERAL SITE PLAN
SP2 - SP8	7-13	DETAILED SITE PLAN
GR1	14	GENERAL GRADING PLAN
GR2 - GR6	15-19	DETAILED GRADING PLAN
CS	20	GRADING CROSS-SECTIONS
UT1	21	GENERAL UTILITY PLAN
RD1 - RD2	22-23	ROADWAY PLAN & PROFILE - REGENT CIRCLE
WT1	24	OVERALL WATER PLAN
WT2 - WT6	25-29	WATER PLAN & PROFILE
SS1 - SS2	30-31	SANITARY SEWER PLAN & PROFILE
SD1 - SD4	32-35	STORM DRAIN PLAN & PROFILE
SN1	36	SIGNAGE & STRIPING
DT1 - DT2	37-38	SITE DETAILS
DT3 - DT8	39-44	UTILITY DETAILS
DT9	45	POND A PLAN DETAILS
DT10	46	POND A STRUCTURE DETAILS
DT11	47	POND B PLAN DETAILS
DT12	48	POND B STRUCTURE DETAILS
DT13	49	FOREBAY DETAILS
LS1.1	50	OVERALL LANDSCAPE PLAN
LS1.11 - LS1.24	51-64	LANDSCAPE ENLARGEMENT
LS2.0	65	OVERALL PLANT SCHEDULE
LS2.1	66	LANDSCAPE NOTES
LS2.2	67	LANDSCAPE DETAILS
LS2.3	68	LANDSCAPE SPECIFICATIONS
IR0.1	69	IRRIGATION LEGEND & NOTES
IR0.2	70	IRRIGATION CITY NOTES
IR1.1	71	IRRIGATION DEMOLITION PLAN
IR1.2 - IR1.4	72-74	OVERALL IRRIGATION PLAN
IR2.1 - IR2.2	75-77	IRRIGATION DETAILS
L1.0	78	SITE LIGHTING PLAN - LEVEL 1
L1.1	79	SITE LIGHTING PLAN - LEVELS 2-4
L1.2 - L1.3	80-81	SITE LIGHTING CUT SHEETS & DETAILS

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

DATE

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

PROFESSIONAL ENGINEERING 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.

(CIVIL ENGINEERING SIGNATURE AND SEAL HERE) DATE

REVISION DESCRIPTION

NO.

DATE

BY

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HRGreen

CONSTRUCTION DRAWINGS

TITLE SHEET

AFFINITY AT CASTLE ROCK

CASTLE ROCK DEVELOPMENT CO.

CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CAD\DWG\IC\CDs01-TITLE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 1/31/2023
JOB NO: 211400

SHEET

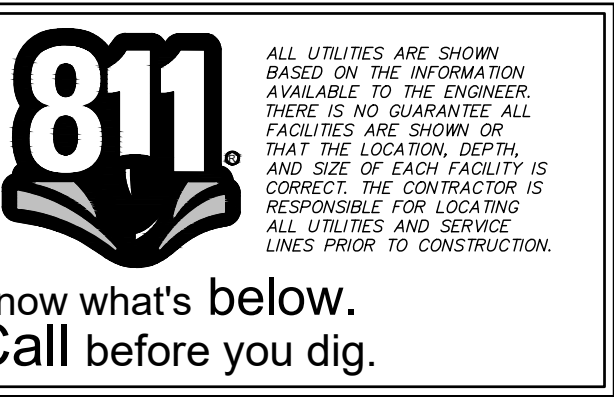
TS1

1

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Xrefs: xgf-HDV01-SDP; xgf-I-ARCH-DV01; xgf-I-DV01-QD; XGL-FileCurve

STREET CONSTRUCTION NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND SEALED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY (FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
4. STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
5. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

SIGNAGE AND STRIPING NOTES

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOTS 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 FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (≥24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEALED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-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 DISINFECTION 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 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 OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL INLETS AND 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.

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND 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.

LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESCO) STANDARD DETAIL #17.
2. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
3. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.

4. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
5. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
6. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
2. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
3. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
4. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
5. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
6. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
7. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

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.

ENGINEER'S NOTES

1. LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 1-800-922-1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS, WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICTED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
4. THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE DLOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.
5. THE CONTRACTOR MUST COMPLY WITH COLORADO REVISED STATUE TITLE 9, ARTICLE 1.5 ("EXCAVATION REQUIREMENTS") WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE THE LOCATION OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. LOCATION AND NOTIFICATION OF BOTH UNCC AND NON-MEMBER UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
6. UTILITIES ARE DEPICTED ON THESE PLANS IN ACCORDANCE WITH THEIR ACHIEVED "QUALITY LEVEL C" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS DOCUMENT ASCE 38-02, "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
7. ALL NEW UNDERGROUND UTILITIES INSTALLED FOR THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUES, TITLE 9, ARTICLE 1.5, INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENT THAT ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS, BE ELECTRONICALLY LOCATABLE.
8. ALL TOWN OF CASTLE ROCK STANDARD NOTES, SHOWN ON ALL SHEETS AND THE COVER SHEET, WILL TAKE PRECEDENCE OVER THE "ENGINEER'S NOTES" IN THE EVENT OF ANY CONFLICTING INFORMATION.

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.

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

ALEX ZARA, PE
STATE OF COLORADO No. 55811
EMAIL: AZARA@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION		NO.		DATE		BY	

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4899
FAX: 844.273.0567



CONSTRUCTION DRAWINGS

GENERAL NOTES

AFFINITY AT CASTLE ROCK

CASTLE ROCK DEVELOPMENT CO.

CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CAD\Draws\C\CDs\01-General_Notes_TypeSection

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OFFICIAL DRAWINGS
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IF NOT ONE INCH,
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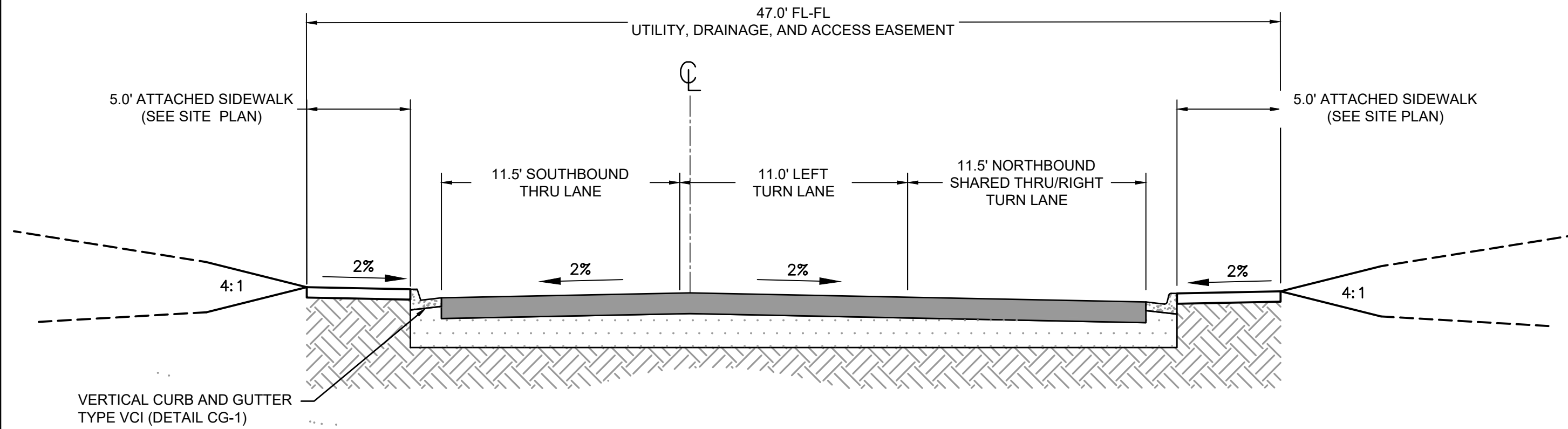
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JOB NO: 211400

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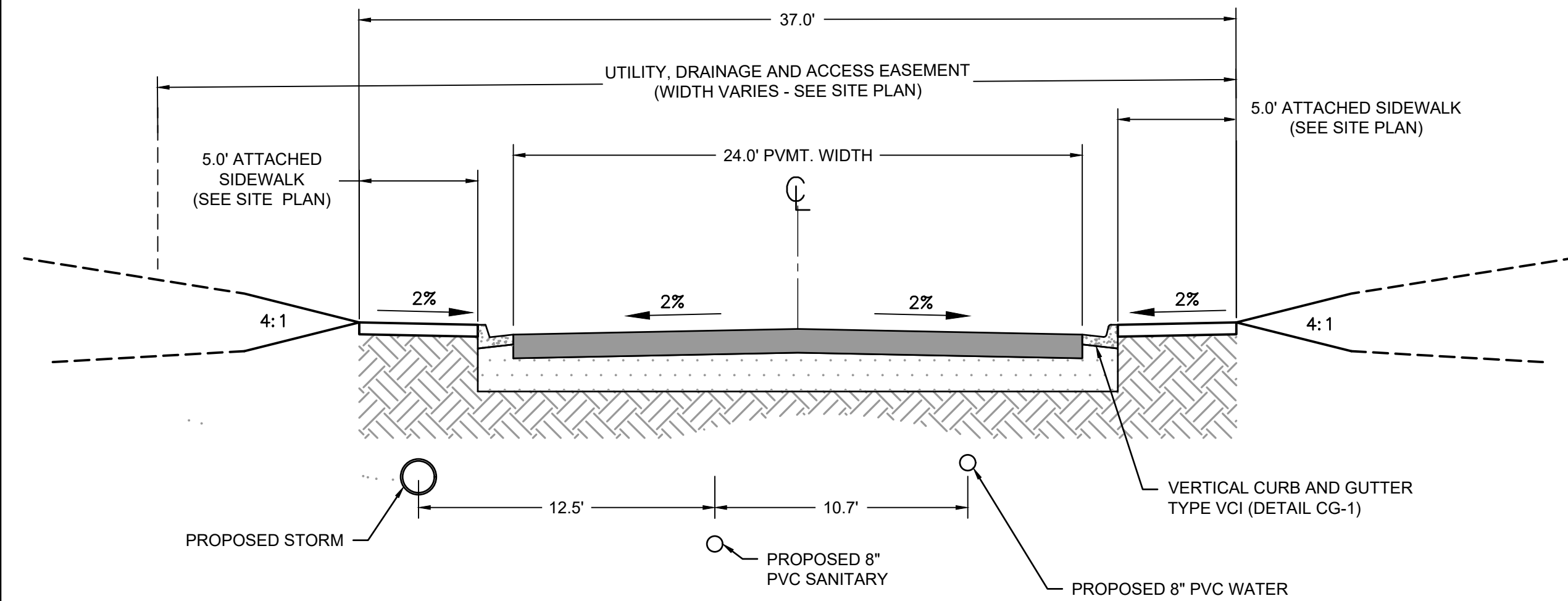
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OF 81

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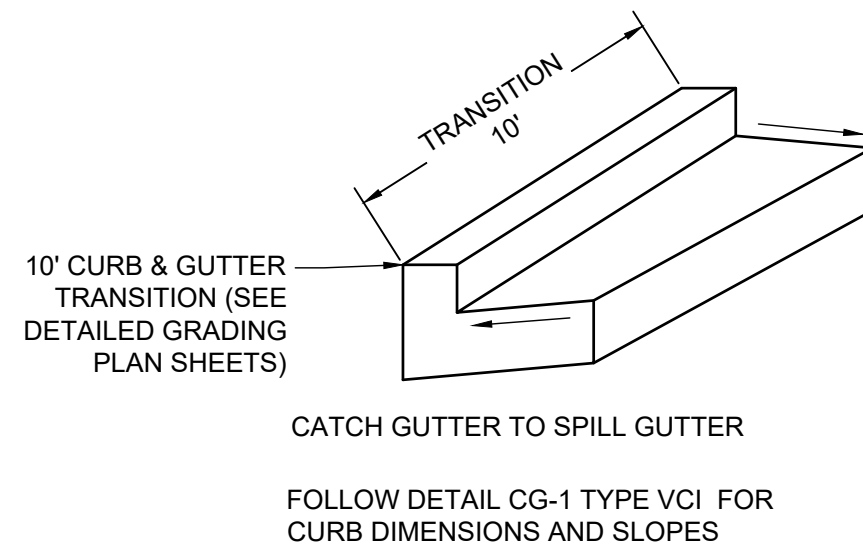
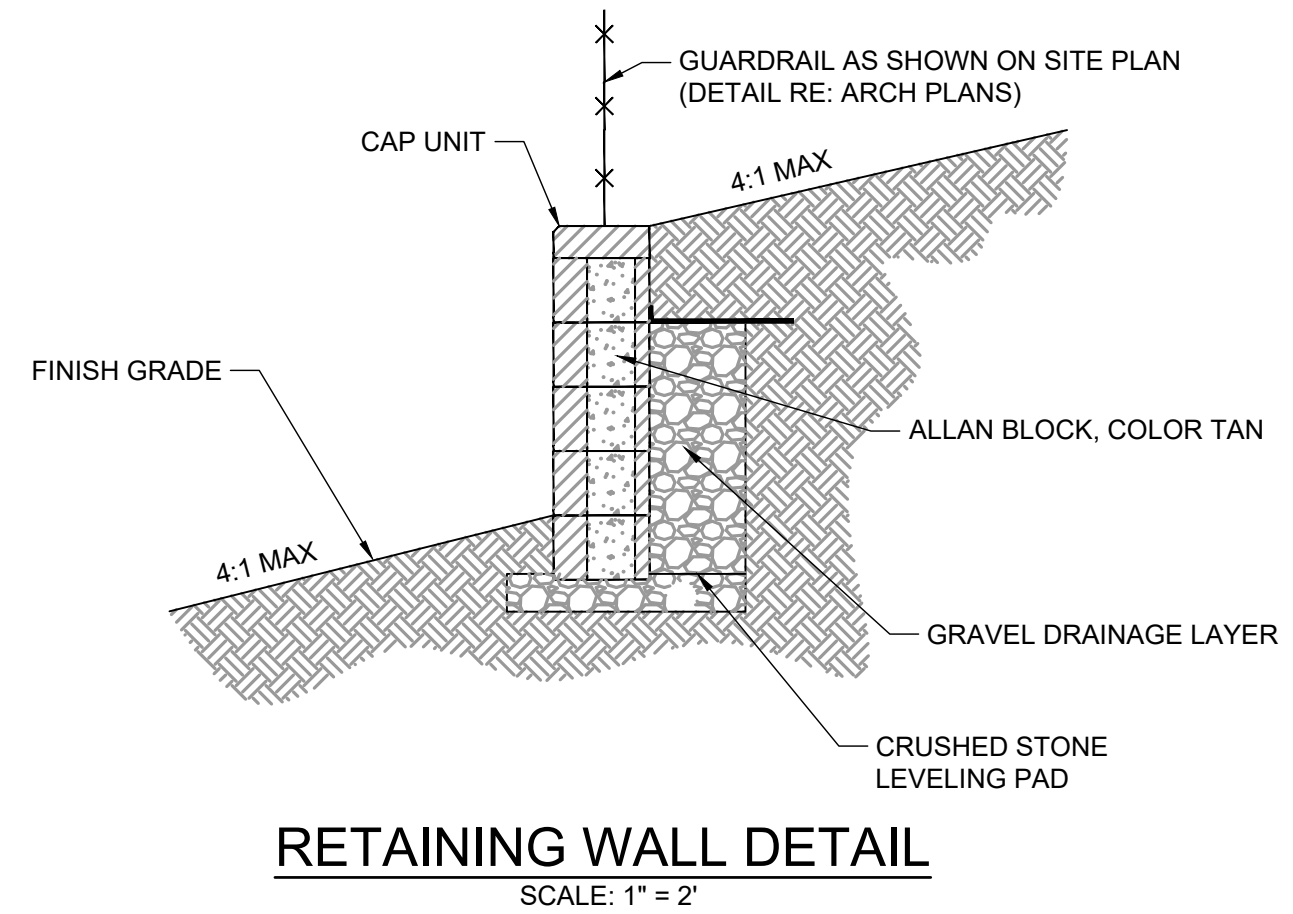
PRIVATE STREET SECTION W/ TURN LANE
REGENT CIRCLE INTERSECTION



PRIVATE STREET SECTION

ABBREVIATION	DEFINITION
AC	ACRE
ADA	AMERICANS WITH DISABILITY ACT
BW	BOTTOM OF WALL
C	COMPACT
DIA	DIAMETER
E	ELECTRIC
EL	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FO	FIBER OPTIC
FT	FEET
GSF	GROUND SQUARE FEET
H	HORIZONTAL
HCP	HABITAT CONSERVATION PLAN
HP	HIGH POINT
IN	INLET
INV	INVERT
L	LEFT
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
ME	MATCH EXISTING

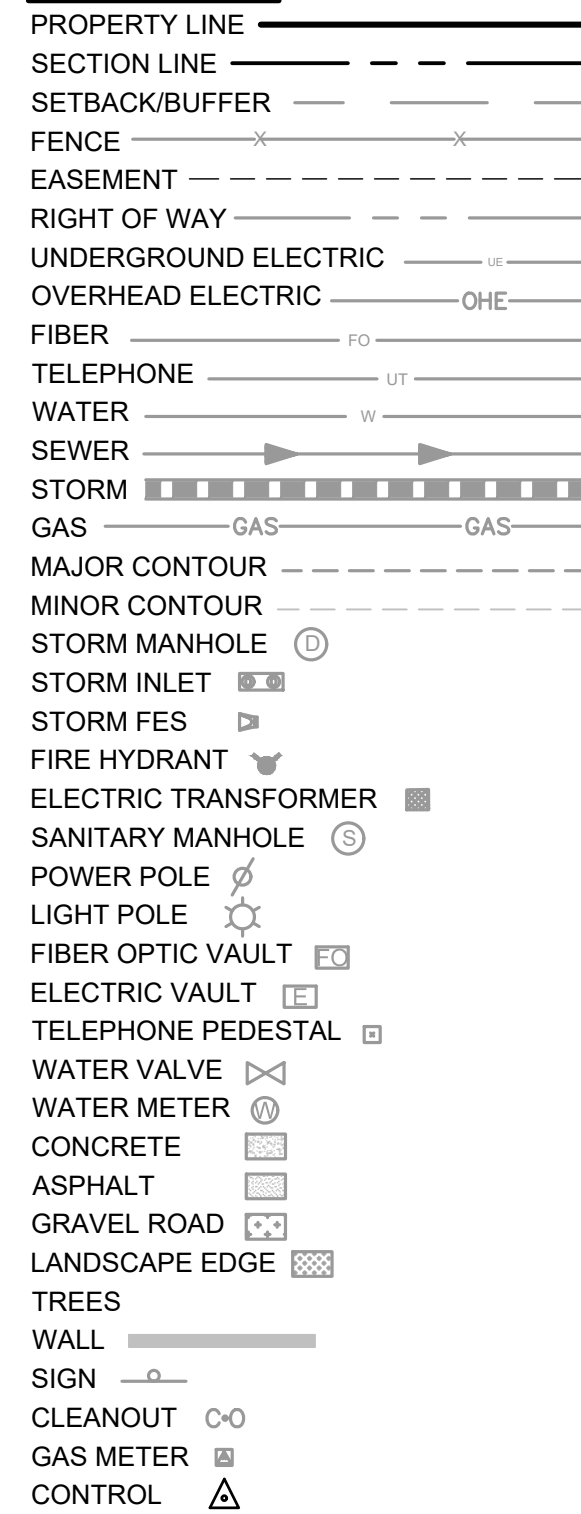
CURB AND GUTTER TRANSITION



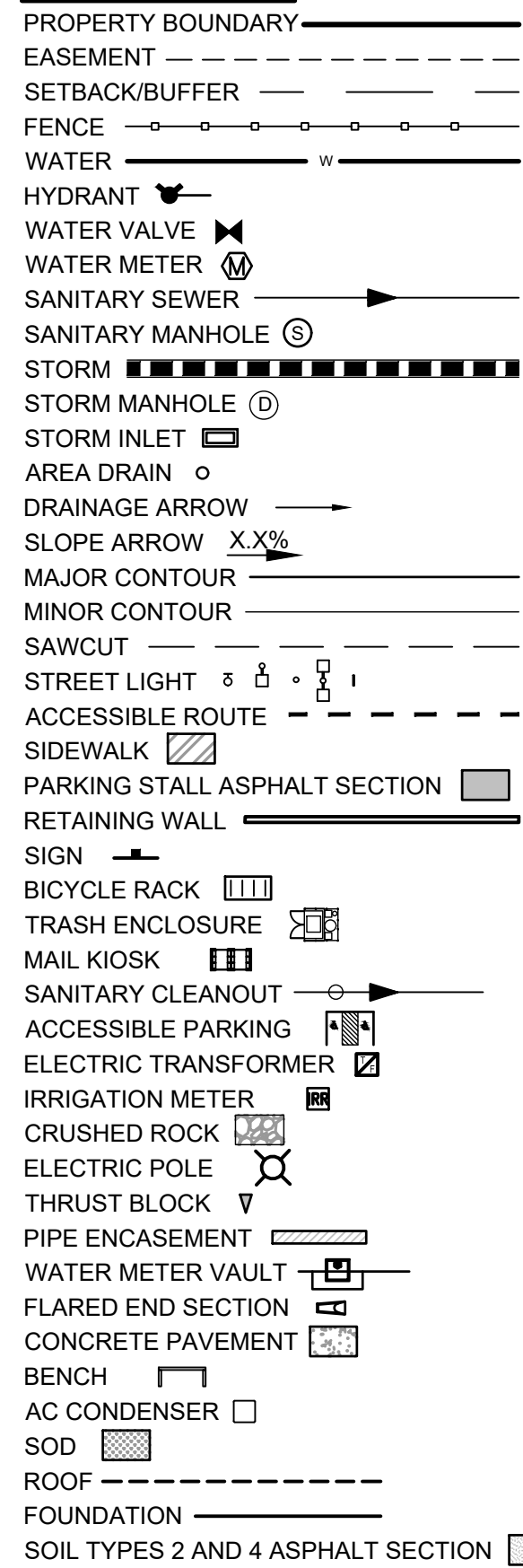
RETAINING WALL DETAIL

MASTER LEGEND

EXISTING

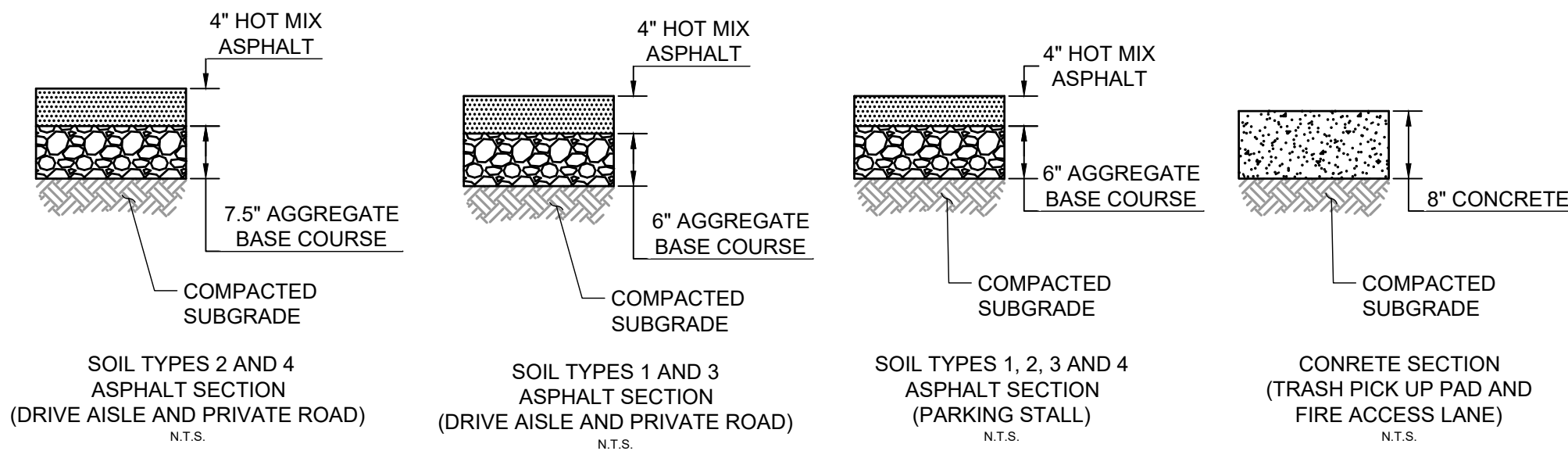


PROPOSED



NOTES:

- PROPOSED PAVEMENT SECTIONS ARE BASED ON GEOTECHNICAL RECOMMENDATIONS AS PREPARED BY ENTECH ENGINEERING, INC., DATED JULY 31, 2022.
- SEE DETAILED SITE PLAN FOR DRIVE AISLE AND PARKING STALL ASPHALT SECTION LIMITS.
- ASPHALT SECTIONS ARE FOR PRIVATE IMPROVEMENTS ONLY.



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

APPROVED BY:

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.

ALEX ZARA, PE
STATE OF COLORADO No. 55811
EMAIL: AZARA@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

Line Table		
Line #	Length	Direction
L1	176.01	N 51°54'09\"/>
L2	64.07	N 32°25'21\"/>
L3	39.91	S 21°48'59\"/>
L4	55.32	S 32°06'09\"/>
L5	112.64	S 49°02'29\"/>
L6	59.60	S 36°13'50\"/>
L7	40.10	S 46°45'28\"/>
L8	76.87	S 41°06'13\"/>
L9	75.86	S 11°38'34\"/>
L10	22.32	S 0°00'01\"/>
L11	27.49	S 14°28'51\"/>
L12	42.87	S 5°50'29\"/>
L13	76.76	S 10°00'55\"/>
L14	48.23	S 29°22'38\"/>
L15	65.73	S 19°52'11\"/>
L16	41.29	S 3°34'44\"/>
L17	31.25	S 15°57'25\"/>
L18	24.91	S 43°37'29\"/>
L19	48.51	S 66°49'02\"/>

Line Table		
Line #	Length	Direction
L20	65.65	S 1°37'38\"/>
L21	39.24	S 10°05'17\"/>
L22	41.86	S 25°31'51\"/>
L23	37.24	S 35°36'51\"/>
L24	149.03	S 42°17'44\"/>
L25	214.38	S 68°09'47\"/>
L26	67.46	S 48°02'07\"/>
L27	24.06	S 48°02'07\"/>
L28	133.71	S 22°53'01\"/>
L29	136.61	S 13°22'31\"/>
L30	14.69	S 13°22'31\"/>
L31	66.28	S 21°35'24\"/>
L32	126.16	S 55°12'17\"/>
L33	78.27	S 35°18'02\"/>
L34	147.35	S 55°13'45\"/>
L35	159.91	S 38°13'08\"/>
L36	401.56	S 38°13'08\"/>
L37	246.14	S 38°13'08\"/>
L38	161.02	S 51°46'37\"/>

Line Table		
Line #	Length	Direction
L39	152.44	S 83°08'45\"/>
L40	100.67	S 83°08'51\"/>
L41	54.34	S 38°13'23\"/>
L42	97.67	S 61°46'52\"/>
L43	75.78	S 84°16'52\"/>
L44	54.63	S 61°46'52\"/>
L45	43.24	S 16°46'52\"/>
L46	373.29	S 28°13'08\"/>
L47	50.15	N 24°30'04\"/>
L48	13.00	N 23°17'42\"/>
L49	100.95	S 69°55'24\"/>
L50	62.68	N 61°46'52\"/>
L51	36.01	S 9°19'21\"/>
L52	260.31	S 61°46'52\"/>
L53	76.10	S 40°10'59\"/>
L54	48.27	S 57°46'41\"/>
L55	65.60	N 22°43'23\"/>
L56	241.21	N 33°10'45\"/>
L57	55.43	S 52°02'47\"/>

Line Table		
Line #	Length	Direction
L58	62.39	N 62°40'01\"/>
L59	12.45	N 84°15'00\"/>
L60	46.05	S 49°34'25\"/>
L61	78.56	N 49°35'02\"/>
L62	107.60	N 63°05'55\"/>
L63	92.21	N 49°45'53\"/>
L64	65.81	S 46°30'57\"/>
L65	5.05	N 73°43'47\"/>
L66	75.54	S 35°12'11\"/>
L67	21.54	S 45°41'53\"/>
L68	5.00	N 43°44'50\"/>
L69	37.00	S 45°41'53\"/>
L70	5.00	S 44°18'07\"/>
L71	13.00	S 45°41'53\"/>
L72	128.25	S 44°03'39\"/>
L73	27.55	S 82°18'10\"/>
L74	8.07	S 81°19'24\"/>
L75	2.02	N 7°31'32\"/>
L76	5.05	N 74°20'51\"/>

Curve Table			
Curve #	Length	Radius	Delta
C1	66.46	1796.07	2°07'12\"/>
C2	621.34	2020.19	17°37'20\"/>
C3	255.26	5779.65	2°31'50\"/>
C4	37.39	67.50	31°44'14\"/>
C5	61.42	200.00	17°35'42\"/>
C6	62.41	200.00	17°52'47\"/>
C7	148.57	200.00	42°33'41\"/>
C8	113.96	200.00	32°38'51\"/>
C9	48.39	100.00	27°43'25\"/>
C10	86.74	113.00	43°58'55\"/>
C11	205.23	203.00	57°55'34\"/>
C12	52.12	176.50	16°55'15\"/>
C13	31.83	171.50	10°37'56\"/>

REVISION DESCRIPTION

BY

NO.

DATE

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4899
FAX: 844.273.1057



CONSTRUCTION DRAWINGS

GENERAL NOTES

AFFINITY AT CASTLE ROCK

CASTLE ROCK DEVELOPMENT CO.

CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\1214100\CAD\Draws\C\CDs01-General_Notes_TypeSection

BAR IS ONE INCH ON
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0" = 1"
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ADJUST SCALE ACCORDINGLY

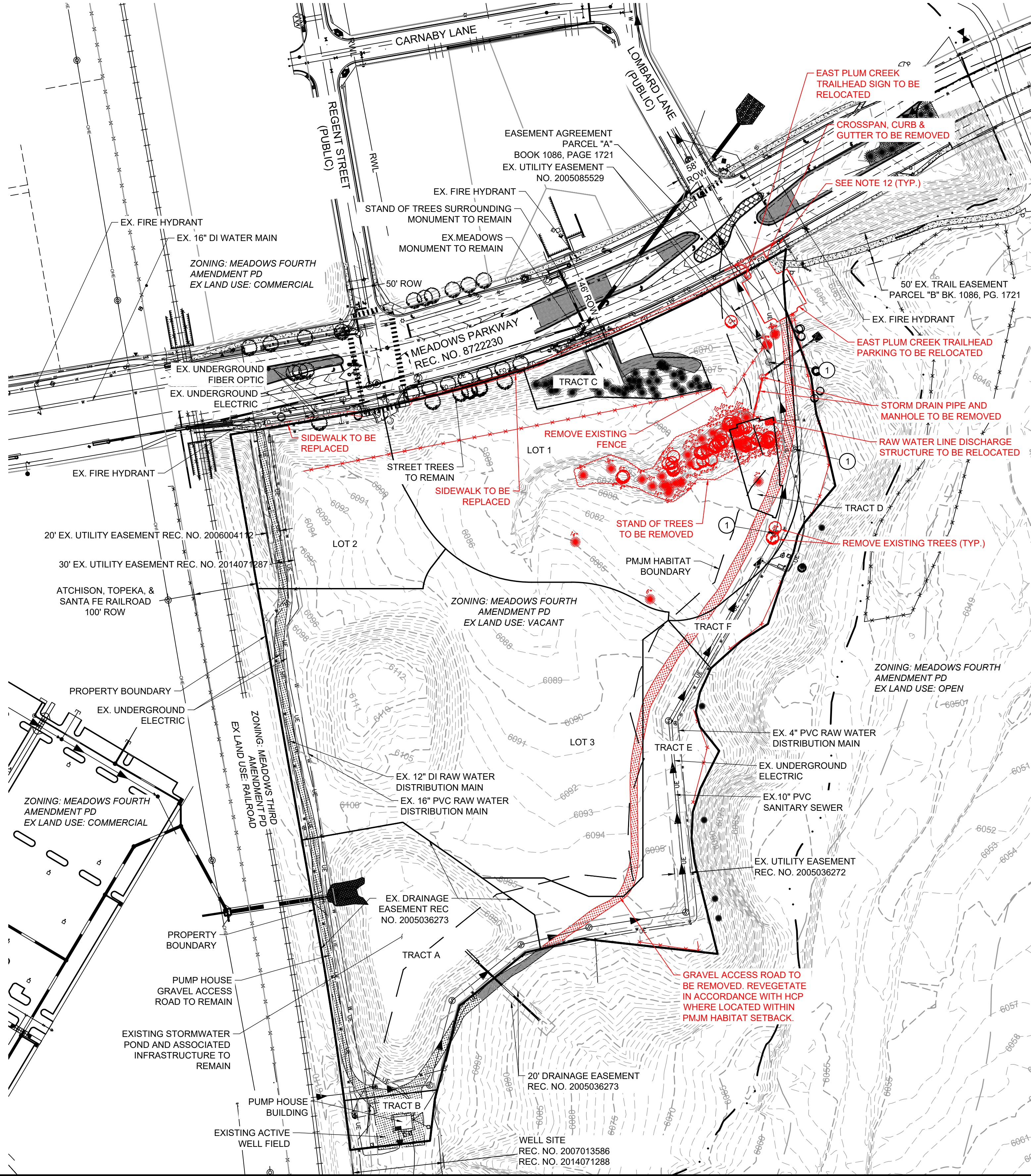
DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 1/24/2023
JOB NO: 211400

SHEET
GN2

3

OF 81

HR GREEN Vels: xv-dgn: xg-1-ARCH-DV01; xv-row: xv-FEMA; xv-FEMA-original: XG-keymap; XG-LineCurve: xg-1-DV01-CD; xv-util: 01-KEYMAP-CD-DEM0; xv-row



EXISTING CONDITIONS NOTES:

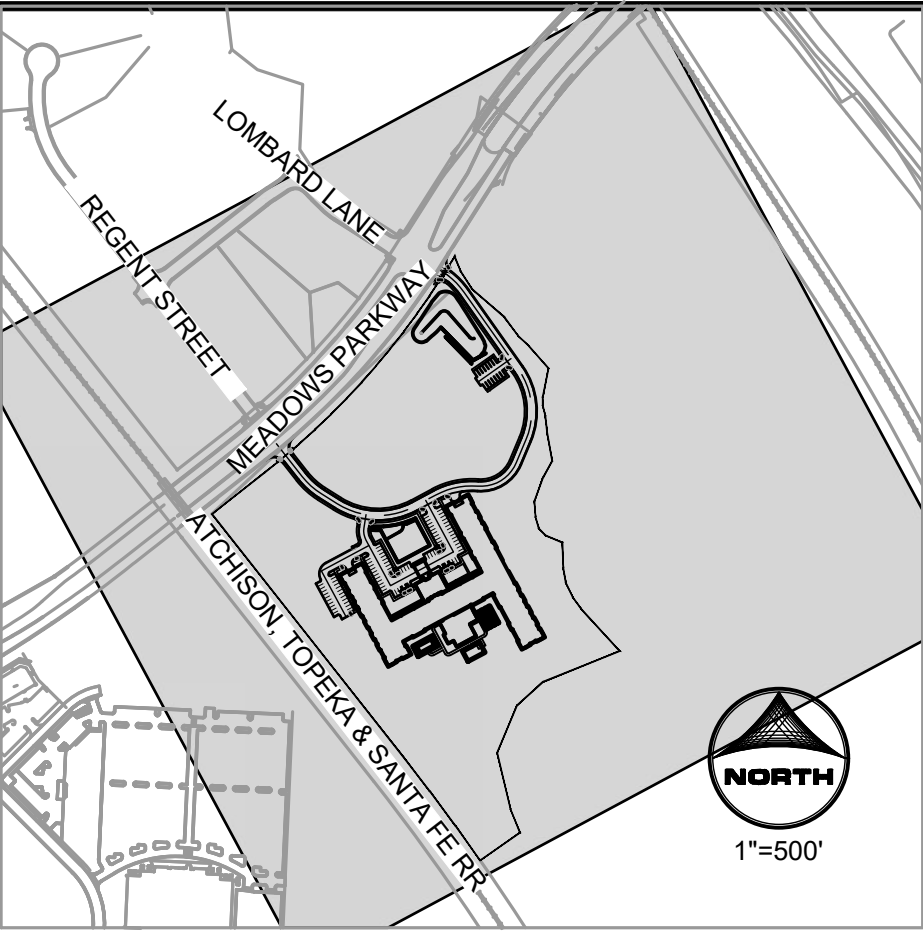
1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. ON JANUARY 6, 2022.
2. THE UNDERGROUND UTILITY INFORMATION SHOWN HAS BEEN DERIVED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, TOPOGRAPHIC SURVEY AND THE LOCAL MUNICIPALITY/DISTRICT. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION CANNOT BE GUARANTEED AND THE CONTRACTOR SHALL CONFIRM UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

DEMOLITION PLAN NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR ANY REMOVAL AND/OR RELOCATION OF UTILITIES SHOWN ON THESE PLANS.
2. SHOULD THE DEMOLITION/CONSTRUCTION ACTIVITIES DAMAGE ANY SITE FEATURES NOT INDICATED FOR REMOVAL, THE CONTRACTOR SHALL REPLACE AND/OR RESTORE THE DAMAGED FEATURES TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
4. EXISTING INFRASTRUCTURE IS SHOWN IN BLACK.
5. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE CITY OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
6. ALL UTILITIES TO BE FIELD LOCATED BY CONTRACTOR AND CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION WORK, AND SHALL BE RESPONSIBLE FOR SUPPORT AND PROTECTION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO REMAIN IN PLACE, INCLUDING ANY UTILITIES NOT INDICATED ON CONTRACT DRAWINGS.
7. CLEAR AND GRUB SITE.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE NO DAMAGE OCCURS TO EXISTING STRUCTURES, TREES, PAVEMENT AND UTILITIES THAT ARE TO REMAIN IN PLACE AND MAY BE AFFECTED BY WORK ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL ABOVE GROUND AND UNDERGROUND UTILITIES, INSTALL AND MAINTAIN ALL NECESSARY PROTECTION MEASURES WHILE PERFORMING ANY SITE CLEARING AND DEMOLITION, ANY DAMAGE TO EXISTING STRUCTURES, PAVEMENT, TREES AND UTILITIES EVEN THOSE NOT INDICATED ON THE CONTRACT DRAWINGS, RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
9. ALL AREAS ADJACENT TO THE SITE SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES.
10. THE CONTRACTOR SHALL MAKE SURE THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL NOT IMPACT THE OPERATION OF ADJACENT PROPERTIES.
11. ALL UTILITY CUTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FILLED WITH FLOWABLE FILL. EDGE-MILL PERIMETER OF SAWCUT. MATCH EXISTING ASPHALT DEPTH. COORDINATE WITH PUBLIC WORKS INSPECTOR.
12. EXISTING STREET LIGHTS SHALL BE PROTECTED FOR THE DURATION OF CONSTRUCTION.



0 50 100
SCALE IS 1" = 100'



KEYMAP:

LEGEND:

- EXISTING INFRASTRUCTURE TO BE REMOVED
- EXISTING MAJOR CONTOUR - - - - - 6090 - - - - -
- EXISTING MINOR CONTOUR - - - - - 6091 - - - - -
- EXISTING FIRE HYDRANT
- EXISTING WATER - W - W - W
- EXISTING STORM
- EXISTING STORM MANHOLE
- EXISTING SANITARY
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE

KEYNOTES

1. ADJUST EXISTING SSMH COVER TO PROPOSED GRADE

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

APPROVED BY: _____
DEVELOPMENT SERVICES _____ DATE _____

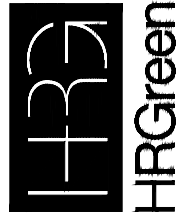
PROFESSIONAL ENGINEER CERTIFICATION:

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.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HARGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

NO. DATE BY REVISION DESCRIPTION

HR GREEN - DENVER
8819 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4999
FAX: 844.273.1037



CONSTRUCTION DRAWINGS
EXISTING CONDITIONS & DEMOLITION PLAN

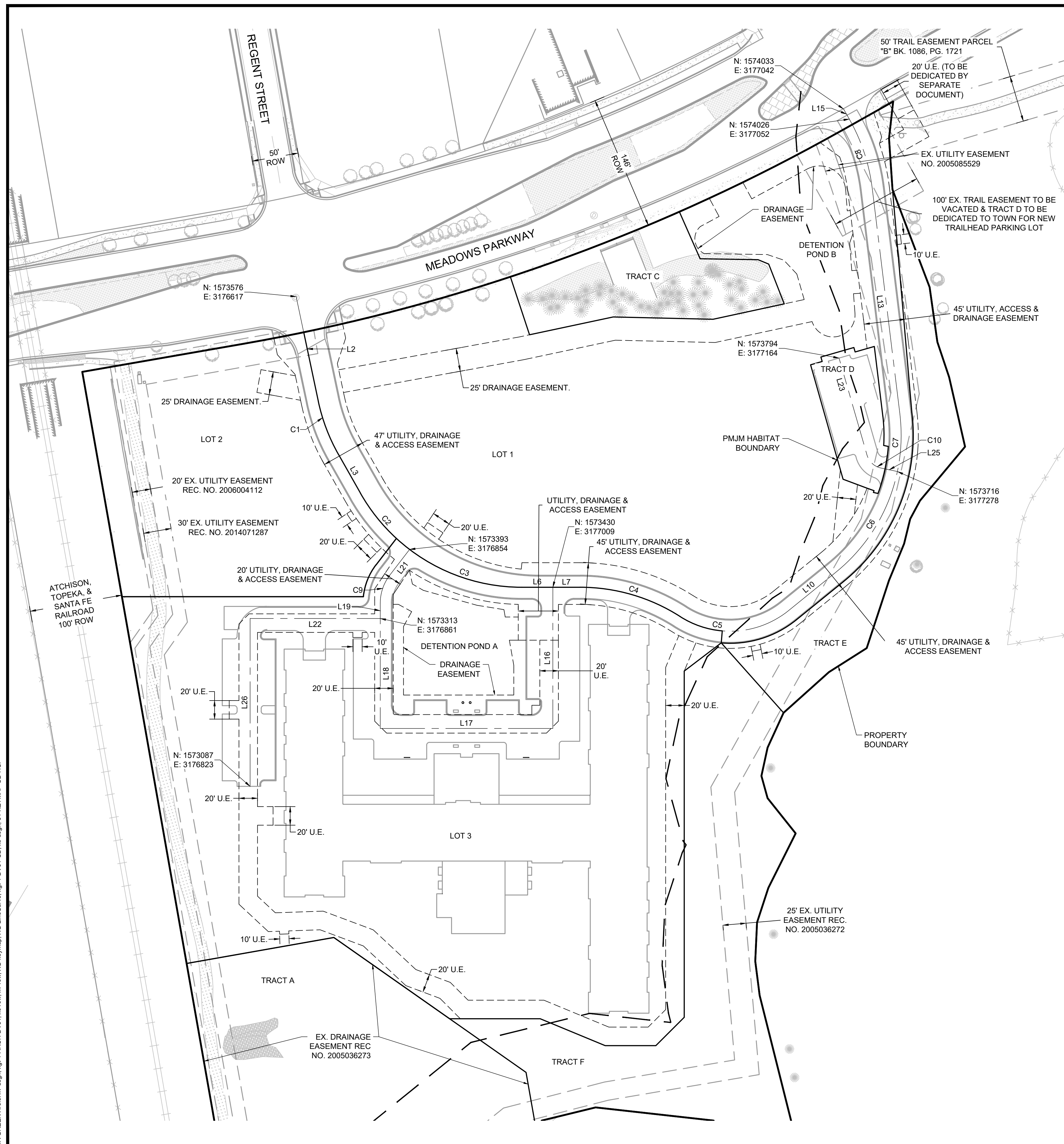
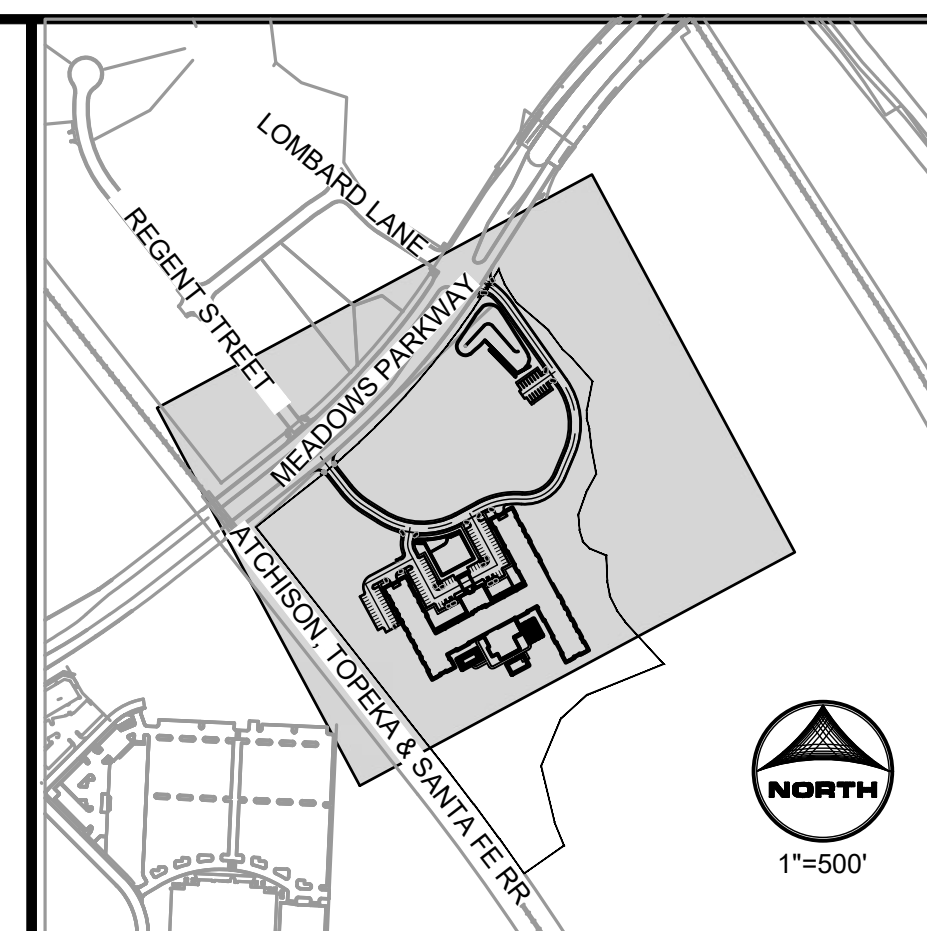
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
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DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 2/14/2023
JOB NO: 211400

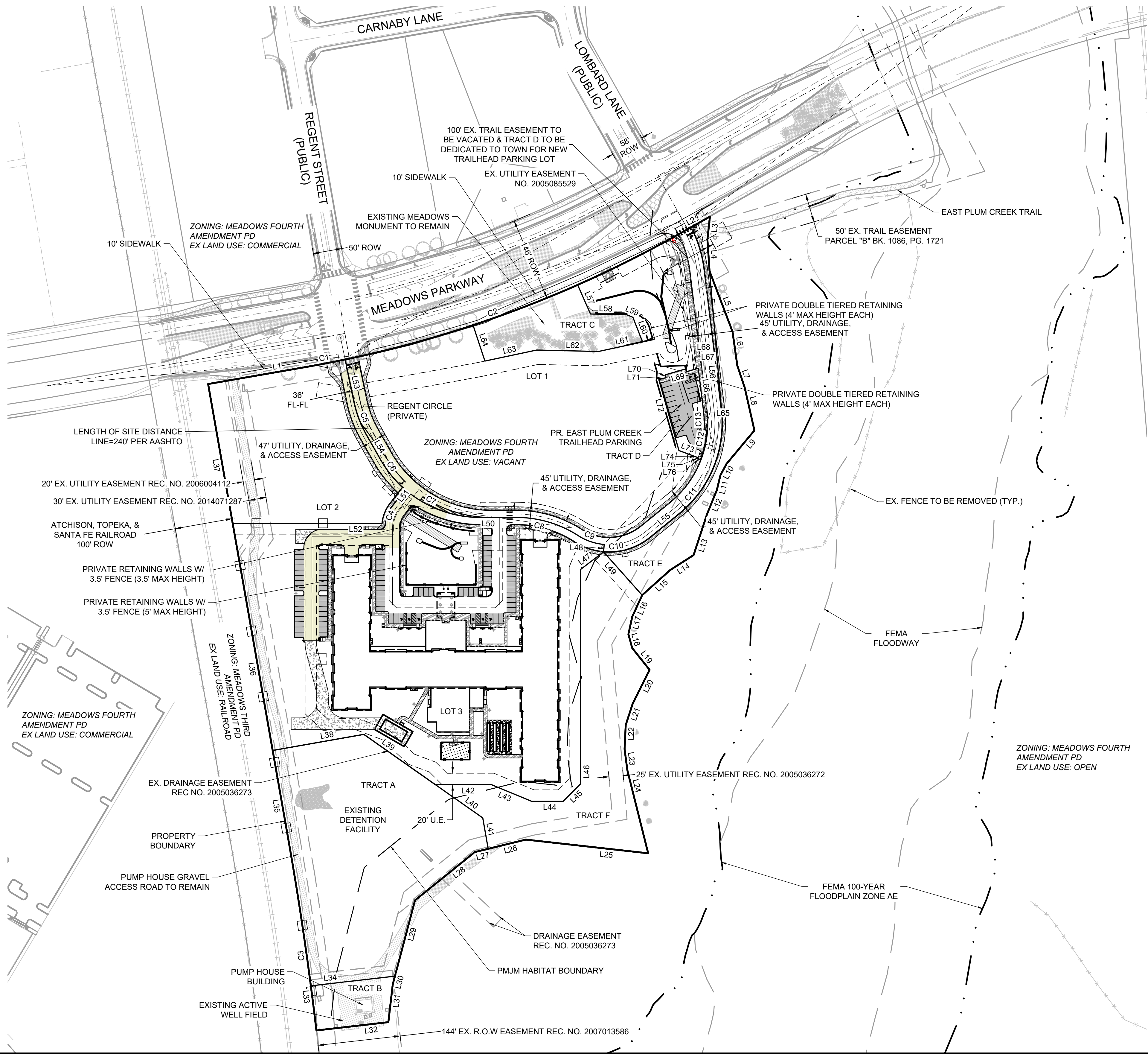
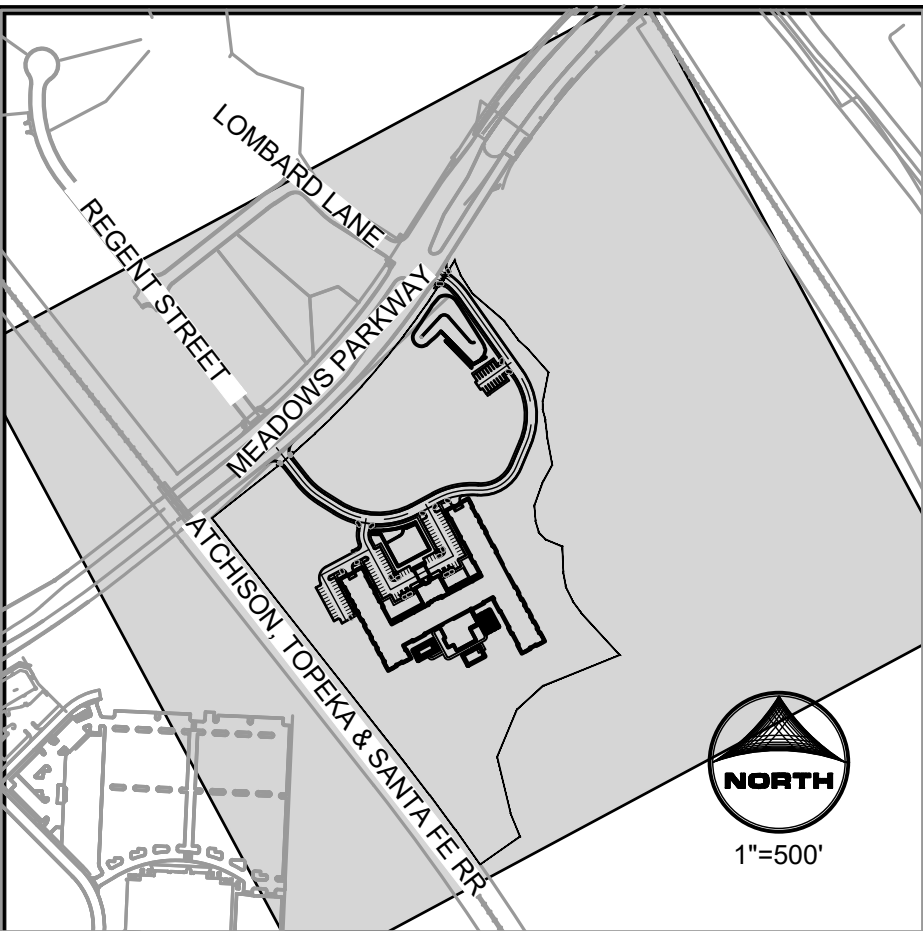
SHEET
DM1

4
OF 81



SHEET
HC1

HR GREEN Vxels: xv-dsgrn: xg3-1-ARCH-DV01: xc-dsgrn: xc-row: xv-row: xv-FEMA: xv-FEMA-original: xg3-1-DV01-CD: XG-keymap-CD-OSP: XG-keymap: XG-LineCurve100



KEYMAP:

CONSTRUCTION NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL STREETS INTERNAL TO THE SITE ARE PRIVATE.
- REFER TO SHEET 2 FOR GENERAL NOTES.
- REFER TO SHEET 3 FOR TYPICAL SECTIONS AND PAVEMENT SECTIONS. PAVEMENT SECTIONS SHALL UTILIZE THE SOIL TYPES 1 & 3 ASPHALT SECTION, UNLESS NOTED OTHERWISE. PROPOSED PAVEMENT SECTIONS ARE BASED ON GEOTECHNICAL RECOMMENDATIONS AS PREPARED BY ENTECH ENGINEERING, INC., DATED JULY 31, 2022.
- BUILDING, HARDSCAPE, AND DECORATIVE PAVING IS SHOWN FOR INFORMATION ONLY. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR INFORMATION BETWEEN THE BACK OF CURB OR SIDEWALK AND THE BUILDING.

LEGEND

ROW/PROPERTY LINE	_____
PROPERTY BOUNDARY	_____
EASEMENT	-----
SETBACK	-----
SIGHT DISTANCE LINE	-----
SAFETY TRIANGLE	-----
ADA ACCESSIBLE ROUTE	_____
FIRE HYDRANT	●
STREET LIGHT	☆
EXISTING STREET LIGHT	☆
FEMA 100-YR FLOODPLAIN	---
FEMA FLOODWAY	---
100' OFFSET PMJM HABITAT BOUNDARY	---
SECTION LINE	---
SOIL TYPES 2 & 4 ASPHALT SECTION	■
PARKING STALL ASPHALT SECTION	■
CONCRETE PAVEMENT SECTION	■

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

DEVELOPMENT SERVICES DATE

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SCALE IS 1" = 100'

NO. DATE BY REVISION DESCRIPTION

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.802.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
GENERAL SITE PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
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ADJUST SCALE ACCORDINGLY

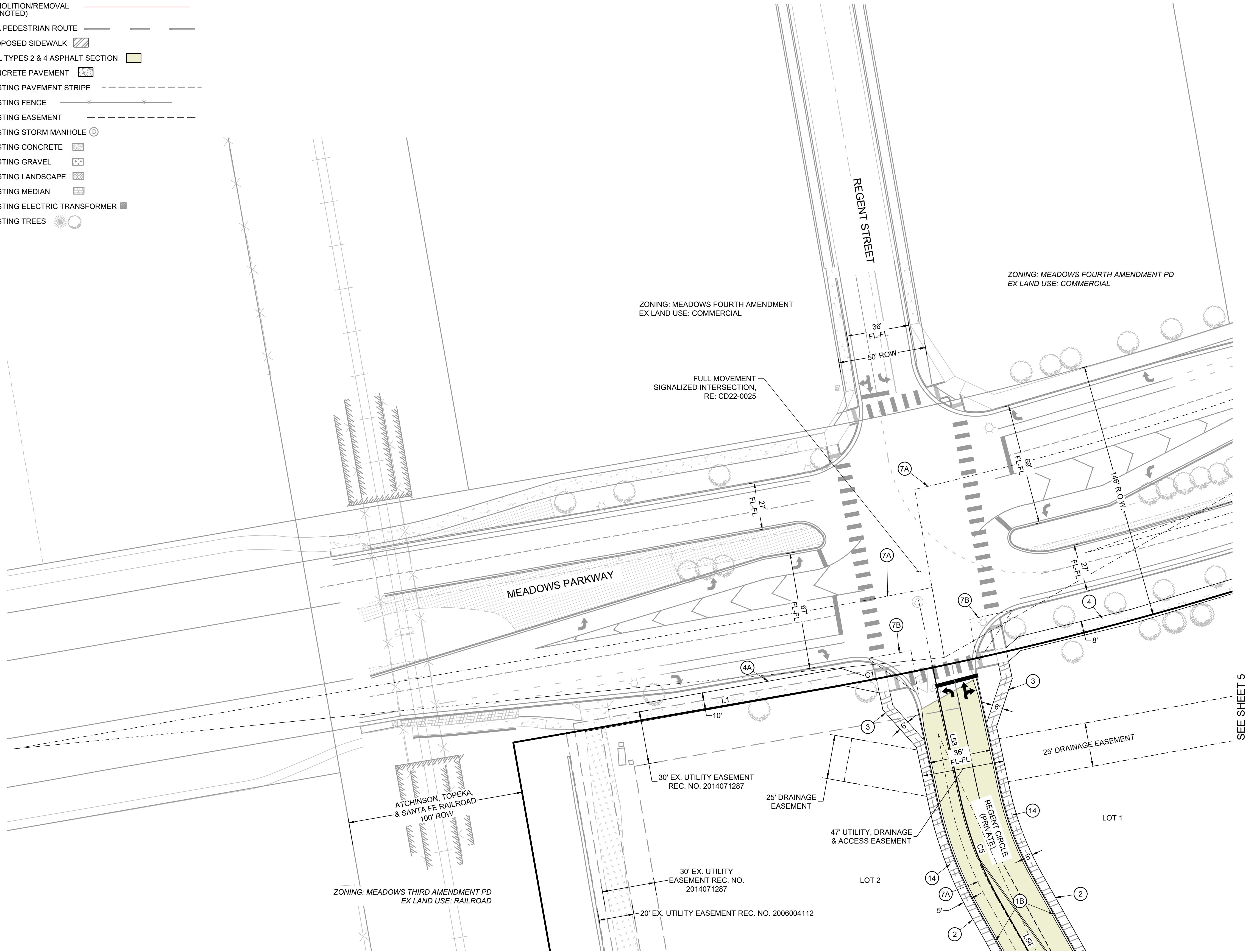
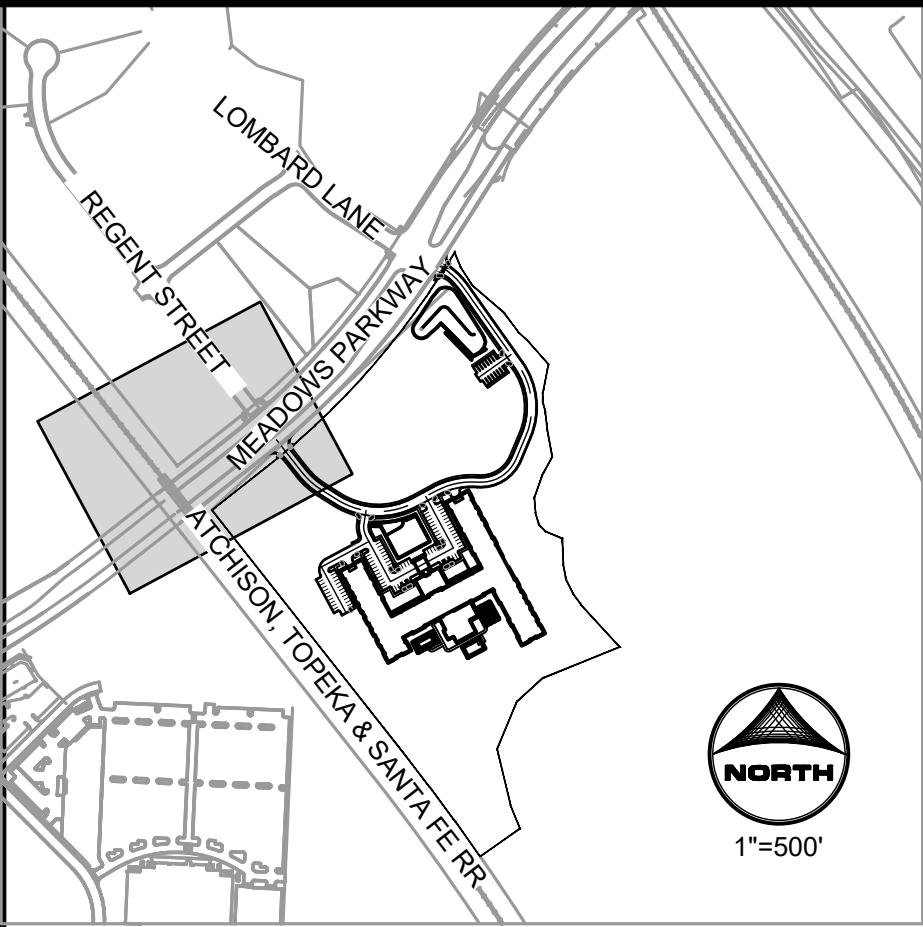
DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 2/1/2023
JOB NO: 211400

SHEET
SP1

6
OF 81

HR GREEN Xrefs: xv:design; xg:1-ARCH-DV01; xc:design; xc:row; xv:row; XG-LineCurve; xc:util; xv:util; xg:1-DV01-CD; XG-keymap-CD-SitePlan; XG-keymap

- LEGEND**
- PROPERTY BOUNDARY —————
- EASEMENT - - - - -
- SETBACK - - - - -
- SIGHT DISTANCE LINE - - - - -
- SAFETY TRIANGLE - - - - -
- DEMOLITION/REMOVAL (AS NOTED) ————
- ADA PEDESTRIAN ROUTE ————
- PROPOSED SIDEWALK [Pattern]
- SOIL TYPES 2 & 4 ASPHALT SECTION [Color]
- CONCRETE PAVEMENT [Pattern]
- EXISTING PAVEMENT STRIPE - - - - -
- EXISTING FENCE — x — x — x —
- EXISTING EASEMENT - - - - -
- EXISTING STORM MANHOLE (M)
- EXISTING CONCRETE [Pattern]
- EXISTING GRAVEL [Pattern]
- EXISTING LANDSCAPE [Pattern]
- EXISTING MEDIAN [Pattern]
- EXISTING ELECTRIC TRANSFORMER [Symbol]
- EXISTING TREES [Symbol]



KEYNOTES

- (1) VERTICAL CURB (SEE DETAIL SHEET 37)
 - (1A) VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
 - (1B) VERTICAL CATCH CURB & GUTTER (TYPE VC-1)
 - (2) 5-FOOT SIDEWALK
 - (3) 6-FOOT SIDEWALK
 - (4) 8-FOOT SIDEWALK
 - (4A) 10-FOOT SIDEWALK
 - (5) ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
 - (6) SIDEWALK CURB CHASE (TOCR DETAIL CG-10)
 - (7A) SIGHT DISTANCE LINE
 - (7B) SAFETY TRIANGLE
 - (8) PICKLEBALL COURT (8" THICK CONCRETE SURFACE)
 - (9) DOG PARK (SOD SURFACE)
 - (10) COMMUNITY GARDEN (CRUSHED STONE SURFACE)
 - (11) EAST PLUM CREEK TRAILHEAD PARKING
 - (12) PRIVATE RETAINING WALL (SEE DETAIL SHEET 3)
 - (13) DETENTION POND (SEE DETAILS SHEETS 45-48)
 - (14) ADA ACCESSIBLE ROUTE
 - (15) CROSSSPAN (TOCR DETAIL CG-9)
 - (16) FLAGPOLE (RE: ARCH)
 - (17) AFFINITY MONUMENT SIGN (RE: ARCH)
 - (18) 20' FIRE ACCESS LANE (8" THICK ASPHALT SURFACE)
 - (19a) PROPOSED FIRE HYDRANT (TOCR DETAIL W-11)
 - (19b) EXISTING FIRE HYDRANT
 - (20) 6' BENCH (RE: ARCH)
 - (21) BIKE RACK (RE: ARCH)
 - (22a) 6' WOOD PRIVACY FENCE (RE: ARCH)
 - (22b) 3.5' CHAINLINK FENCE AT DOG RUN (RE: ARCH)
 - (23) TRASH PICK UP PAD (8" THICK CONCRETE SURFACE)
 - (24) AC CONDENSER UNITS (RE: ARCH)
 - (25) AREA WELL (RE: ARCH)
 - (26) WHEEL STOP
 - (27) FOREBAY
 - (28) SPILLWAY
- # PARKING COUNT
- SCALE IS 1" = 30'

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

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RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
3619 DTC PARKWAY
DENVER, CO 80111
PHONE: 720.802.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DRAWINGS
DETAILED SITE PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

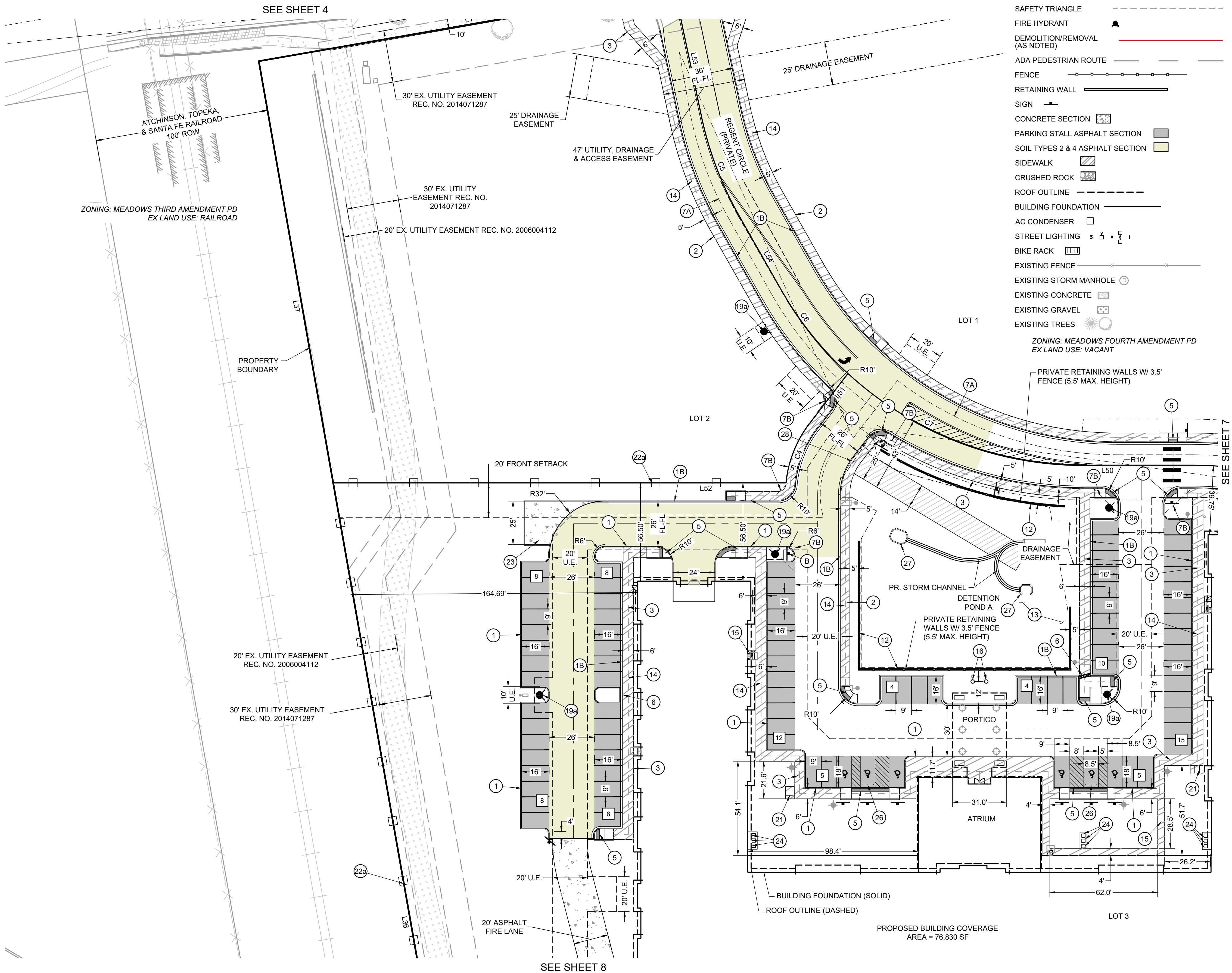
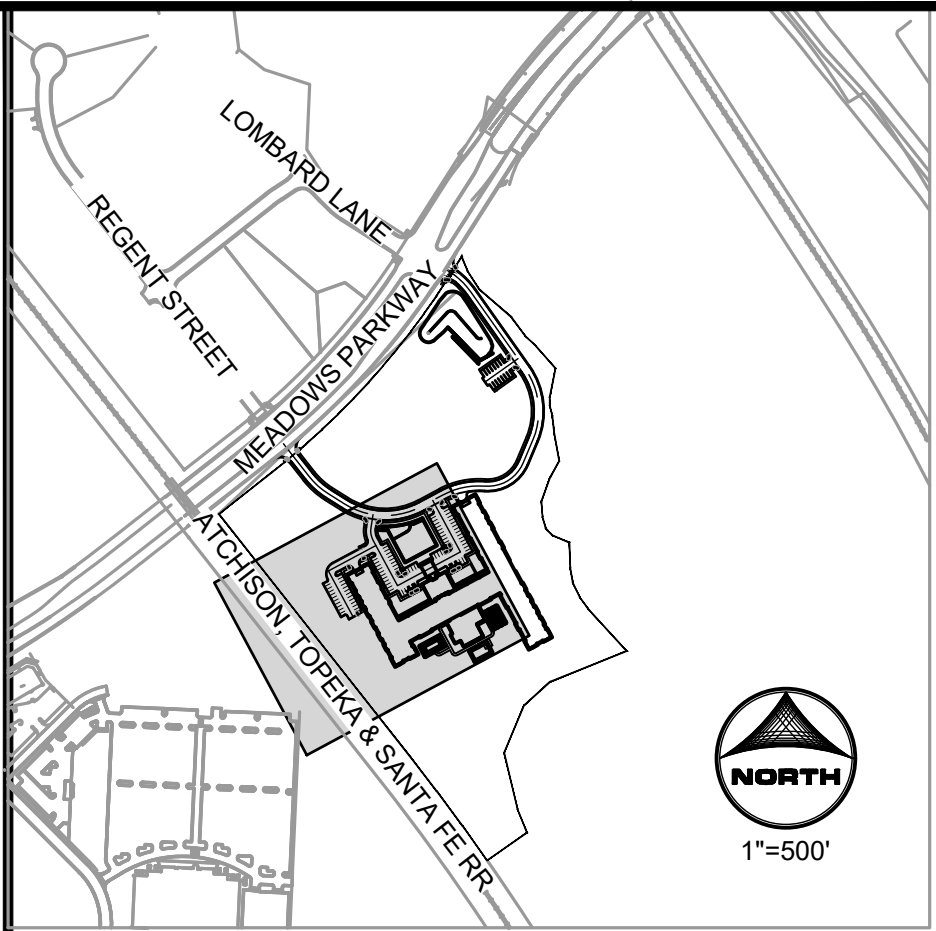
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ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 2/1/2023
JOB NO: 211400

SHEET
SP2

7
OF 81

HR GREEN Yrds. xv-dsgr. xg-1-ARCH-DV01; xc-dsgr. xc-row: xv-row: XG-LineCurve; xc-utl: xg-1-DV01-CD; XG-keymap-CD-SitePlan; XG-keymap



KEYNOTES

- VERTICAL CURB (SEE DETAIL SHEET 37)
- VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
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- 5-FOOT SIDEWALK
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- 8-FOOT SIDEWALK
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- FOREBAY
- SPILLWAY

TOWN OF CASTLE ROCK APPROVAL
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FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION

BY

DATE

NO.

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.802.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
DETAILED SITE PLAN

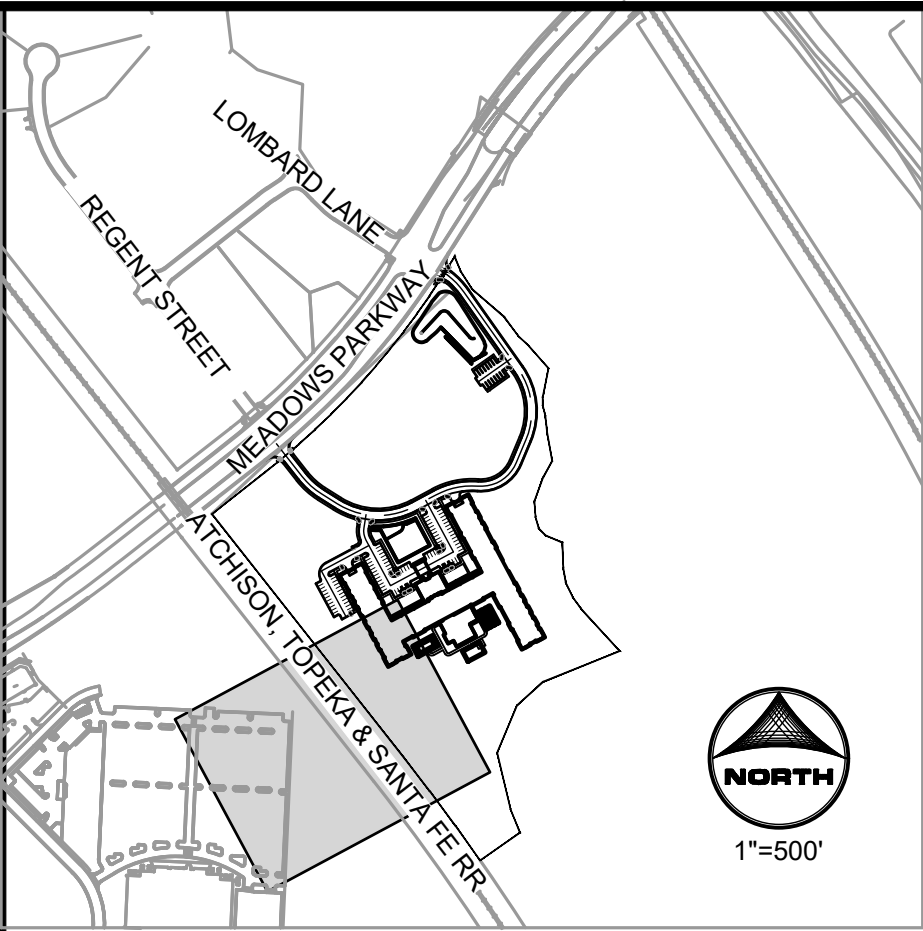
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 2/1/2023
JOB NO: 211400

SHEET
SP4

9
OF 81



- 1 VERTICAL CURB (SEE DETAIL SHEET 37)
- 1A VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
- 1B VERTICAL CATCH CURB & GUTTER (TYPE VC-1)
- 2 5-FOOT SIDEWALK
- 3 6-FOOT SIDEWALK
- 4 8-FOOT SIDEWALK
- 4A 10-FOOT SIDEWALK
- 5 ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
- 6 SIDEWALK CURB CHASE (TOCR DETAIL CG-10)
- 7A SIGHT DISTANCE LINE
- 7B SAFETY TRIANGLE
- 8 PICKLEBALL COURT (8" THICK CONCRETE SURFACE)
- 9 DOG PARK (SOD SURFACE)
- 10 COMMUNITY GARDEN (CRUSHED STONE SURFACE)
- 11 EAST PLUM CREEK TRAILHEAD PARKING
- 12 PRIVATE RETAINING WALL (SEE DETAIL SHEET 3)
- 13 DETENTION POND (SEE DETAILS SHEETS 45-48)
- 14 ADA ACCESSIBLE ROUTE
- 15 CROSSSPAN (TOCR DETAIL CG-9)
- 16 FLAGPOLE (RE: ARCH)
- 17 AFFINITY MONUMENT SIGN (RE: ARCH)
- 18 20' FIRE ACCESS LANE (8" THICK ASPHALT SURFACE)
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- 19b EXISTING FIRE HYDRANT
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- 22b 3.5' CHAINLINK FENCE AT DOG RUN (RE: ARCH)
- 23 TRASH PICK UP PAD (8" THICK CONCRETE SURFACE)
- 24 AC CONDENSER UNITS (RE: ARCH)
- 25 AREA WELL (RE: ARCH)
- 26 WHEEL STOP
- 27 FOREBAY
- 28 SPILLWAY

#

PARKING COUNT

SCALE 1" = 3'

0
15

DEVELOPMENT SERVICES	DATE
----------------------	------

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[illegible]

HRGreen

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AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Detailed SITE Plan

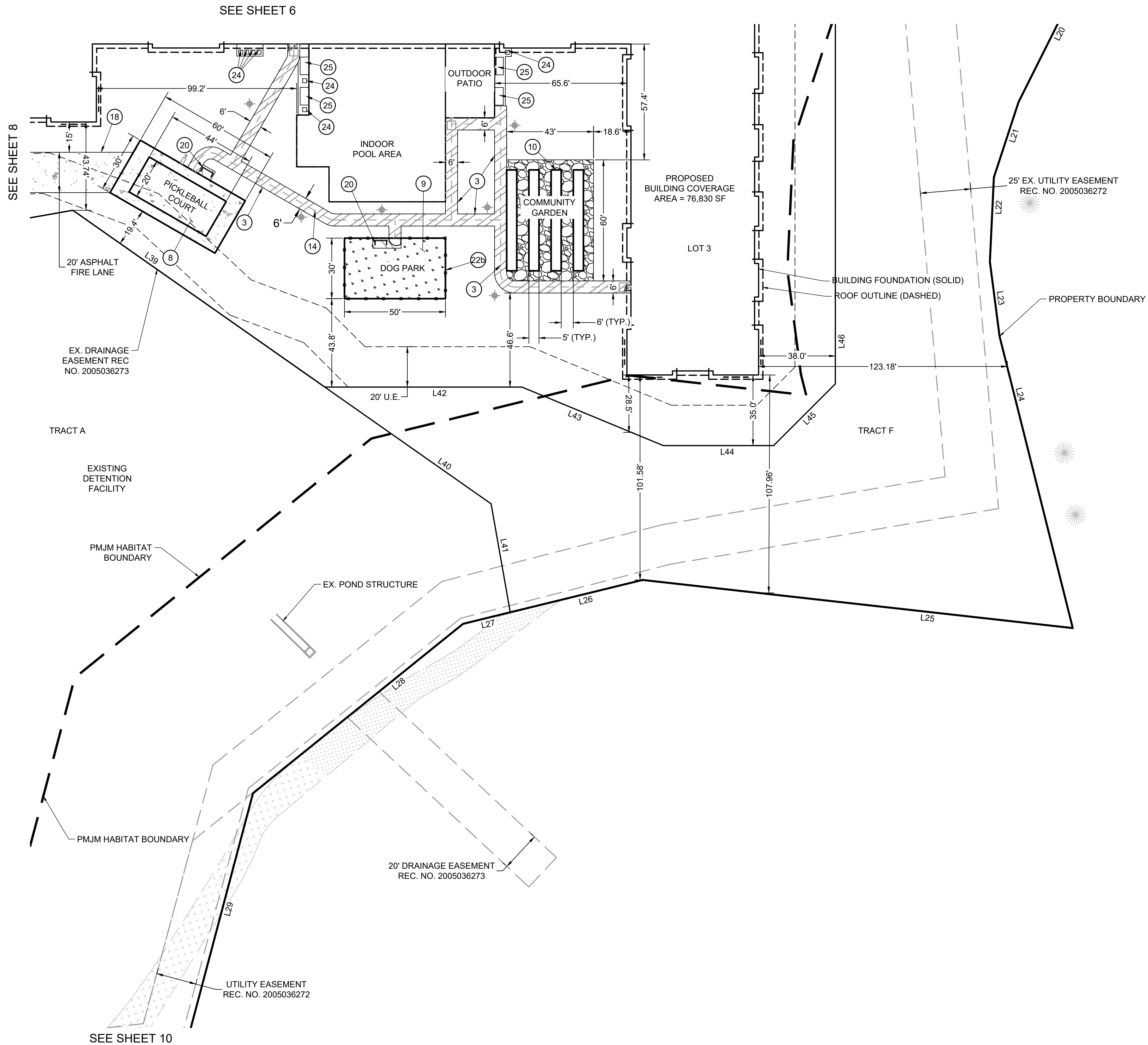
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"
IF NOT ONE INCH,
JUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 2/1/2023
JOB NO: 211400

SHEET
SP6

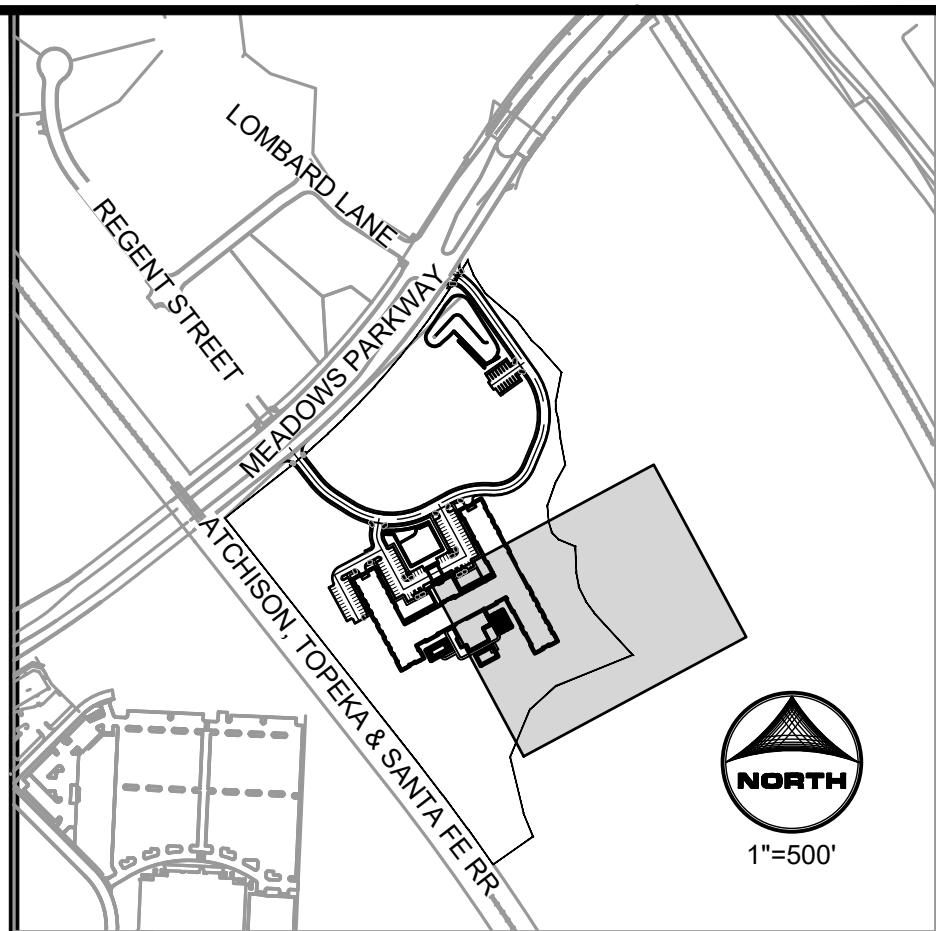
11
OF 81

HR GREEN Xrefs: xv-dsign: xg1-1-ARCH-DV01: xc-dsign: xc-row: XG-LineCurve: xc-utl: xg1-1-DV01-CD: XG-keymap-CD: SitePlan: XG-keymap



LEGEND

ROW/PROPERTY LINE	_____
PROPERTY BOUNDARY	_____
EASEMENT	-----
100' OFFSET	_____
PMJM HABITAT BOUNDARY	_____
DEMOLITION/REMOVAL (AS NOTED)	_____
ADA PEDESTRIAN ROUTE	_____
CONCRETE SECTION	
SOD	
SIDEWALK	
CRUSHED ROCK	
ROOF OUTLINE	-----
BUILDING FOUNDATION	_____
AC CONDENSER	
STREET LIGHTING	
AREA WELL	
BENCH	
EXISTING FENCE	_____
EXISTING LANDSCAPE	
EXISTING GRAVEL	
EXISTING TREES	



KEYNOTES

- 1 VERTICAL CURB (SEE DETAIL SHEET 37)
 - 1A VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
 - 1B VERTICAL CATCH CURB & GUTTER (TYPE VC-1)
 - 2 5-FOOT SIDEWALK
 - 3 6-FOOT SIDEWALK
 - 4 8-FOOT SIDEWALK
 - 4A 10-FOOT SIDEWALK
 - 5 ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
 - 6 SIDEWALK CURB CHASE (TOCR DETAIL CG-10)
 - 7A SIGHT DISTANCE LINE
 - 7B SAFETY TRIANGLE
 - 8 PICKLEBALL COURT (8" THICK CONCRETE SURFACE)
 - 9 DOG PARK (SOD SURFACE)
 - 10 COMMUNITY GARDEN (CRUSHED STONE SURFACE)
 - 11 EAST PLUM CREEK TRAILHEAD PARKING
 - 12 PRIVATE RETAINING WALL (SEE DETAIL SHEET 3)
 - 13 DETENTION POND (SEE DETAILS SHEETS 45-48)
 - 14 ADA ACCESSIBLE ROUTE
 - 15 CROSSSPAN (TOCR DETAIL CG-9)
 - 16 FLAGPOLE (RE: ARCH)
 - 17 AFFINITY MONUMENT SIGN (RE: ARCH)
 - 18 20' FIRE ACCESS LANE (8" THICK ASPHALT SURFACE)
 - 19a PROPOSED FIRE HYDRANT (TOCR DETAIL W-11)
 - 19b EXISTING FIRE HYDRANT
 - 20 6' BENCH (RE: ARCH)
 - 21 BIKE RACK (RE: ARCH)
 - 22a 6' WOOD PRIVACY FENCE (RE: ARCH)
 - 22b 3.5' CHAINLINK FENCE AT DOG RUN (RE: ARCH)
 - 23 TRASH PICK UP PAD (8" THICK CONCRETE SURFACE)
 - 24 AC CONDENSER UNITS (RE: ARCH)
 - 25 AREA WELL (RE: ARCH)
 - 26 WHEEL STOP
 - 27 FOREBAY
 - 28 SPILLWAY
- # PARKING COUNT
- SCALE IS 1" = 30'

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

APPROVED BY:

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.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.CO
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

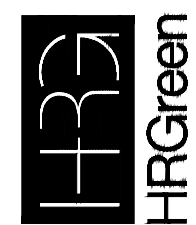
REVISION DESCRIPTION

BY

DATE

NO.

HR GREEN - DENVER
5819 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.802.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
DETAILED SITE PLAN

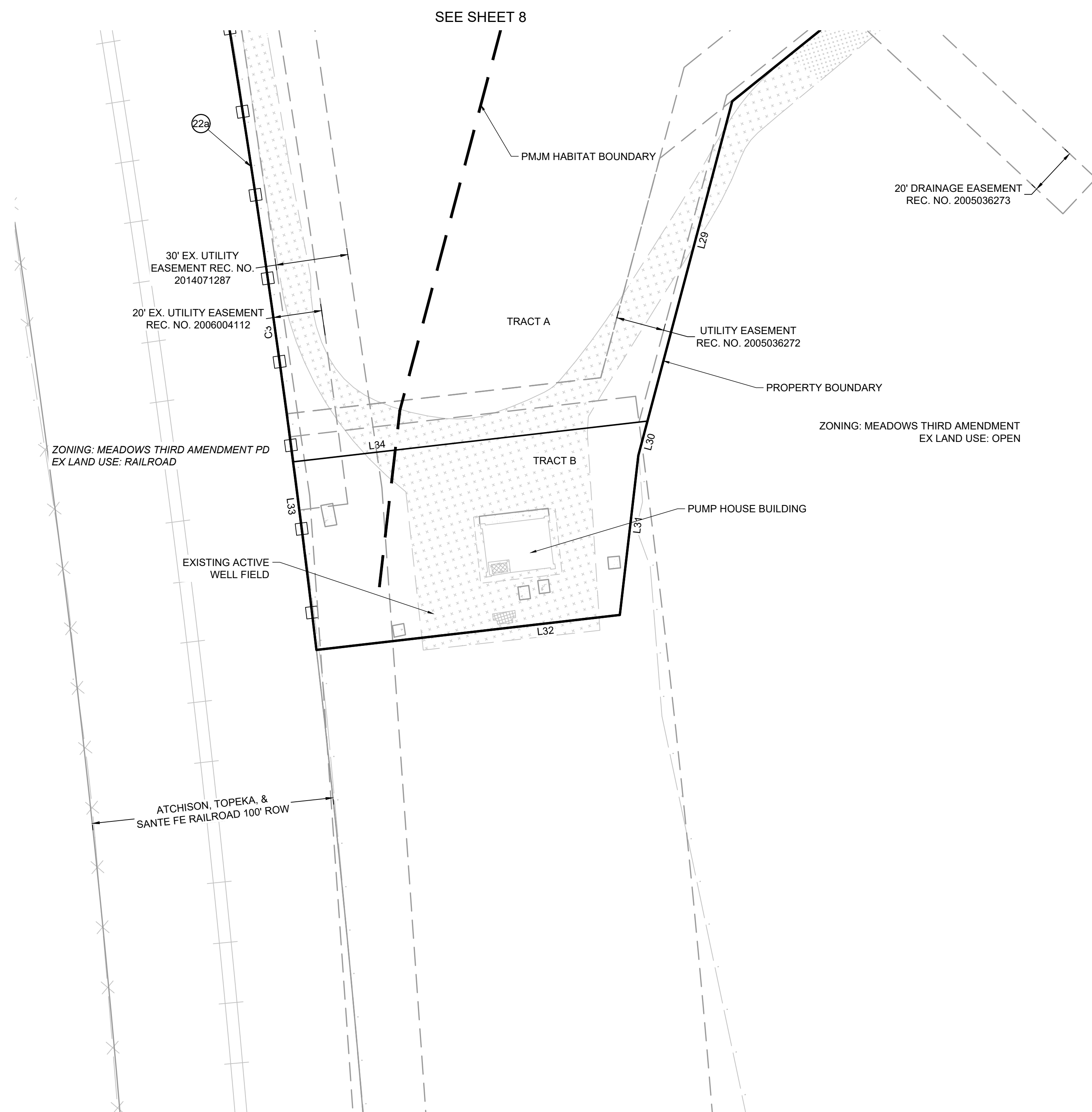
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 2/1/2023
JOB NO: 211400

SHEET
SP7

12
OF 81



LEGEND

ROW/PROPERTY LINE _____

PROPERTY BOUNDARY _____

EASEMENT _____

100' OFFSET _____

PMJM HABITAT BOUNDARY _____

FENCE _____

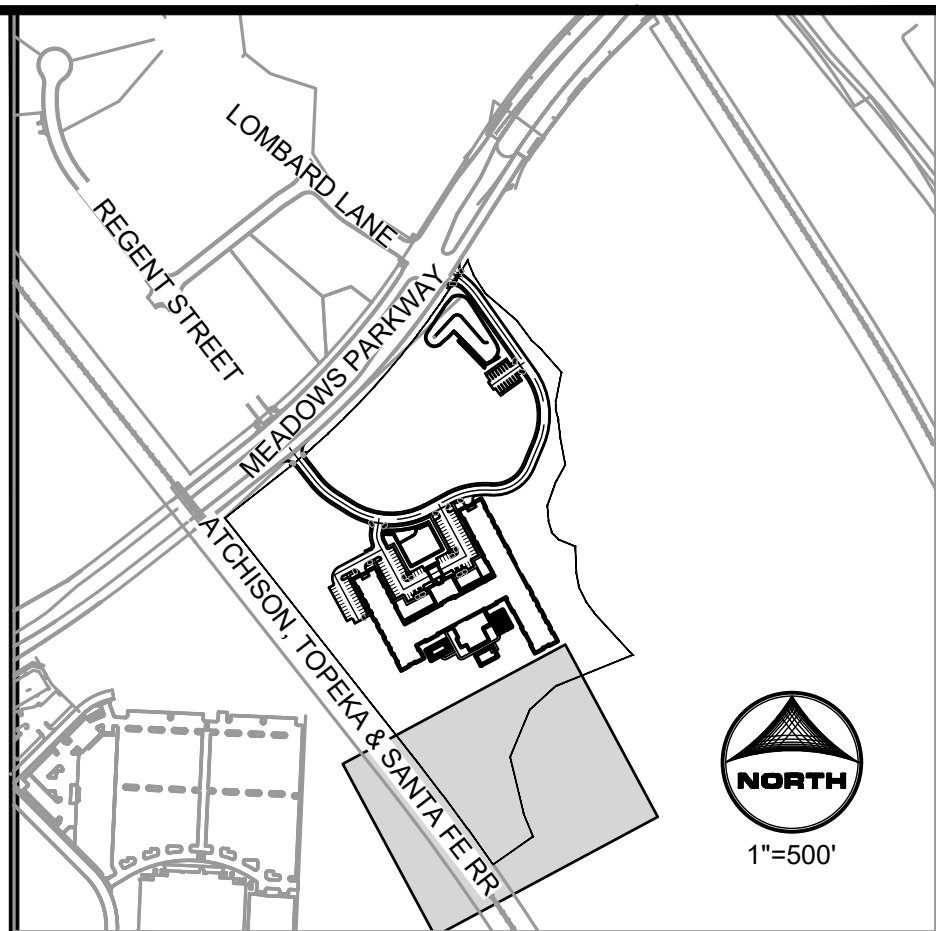
EXISTING FENCE _____

EXISTING GRAVEL 

EXISTING LANDSCAPE 

EXISTING CONCRETE 

EXISTING TRANSFORMER 



KEYMAP:

- 1 VERTICAL CURB (SEE DETAIL SHEET 37)
 - 1A VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
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 - 23 TRASH PICK UP PAD (8" THICK CONCRETE SURFACE)
 - 24 AC CONDENSER UNITS (RE: ARCH)
 - 25 AREA WELL (RE: ARCH)
 - 26 WHEEL STOP
 - 27 FOREBAY
 - 28 SPILLWAY
- #

PARKING COUNT

SCALE IS 1" = 15'
- 
0 15

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

APPROVED BY:

DEVELOPMENT SERVICES	DATE
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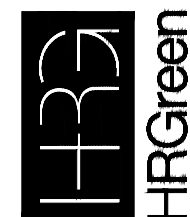
PROFESSIONAL ENGINEER CERTIFICATION:

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FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

[illegible]

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
DETAILED SITE PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\21-

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
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IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

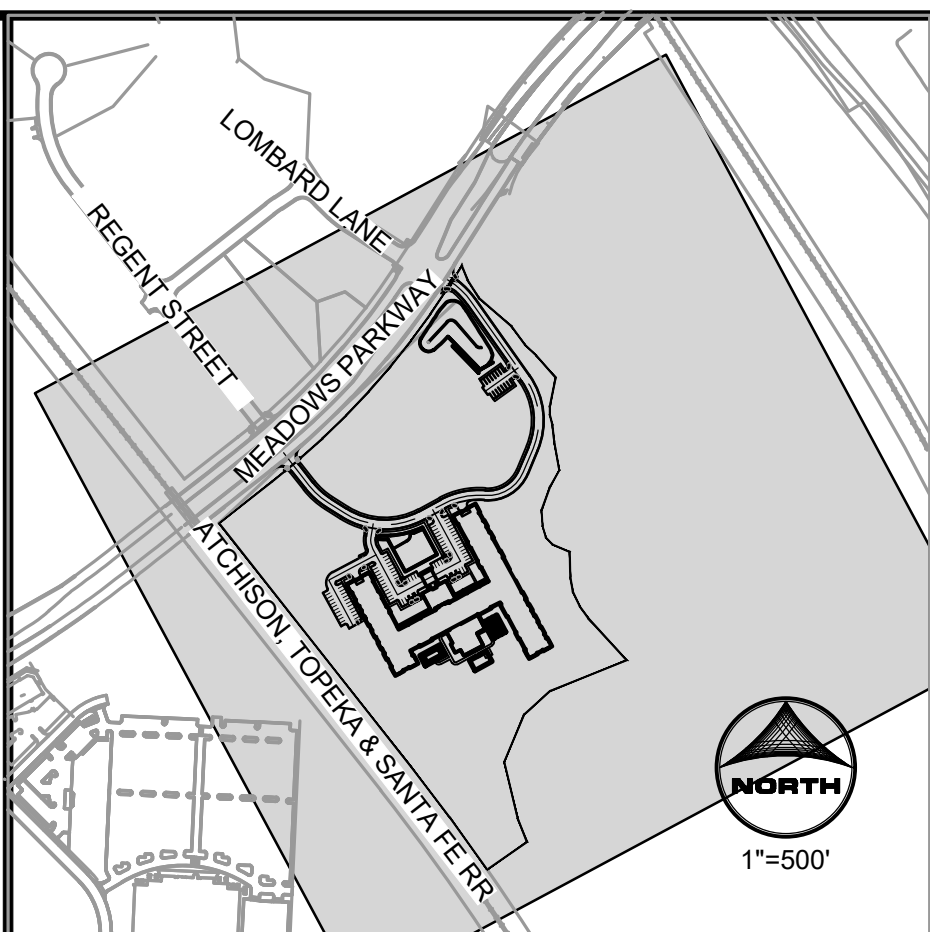
DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	2/1/2023
JOB NO:	211400

SHEET
SP8

13
OF 81



SCALE IS 1" = 100'



LEGEND:

-
- PROPERTY BOUNDARY
EASEMENT
SWALL
PROPOSED MAJOR (5')
PROPOSED MINOR (1')
EXISTING MAJOR (5')
EXISTING MINOR (1')
STORM LINE
STORM MANHOLE
STORM INLET
- The diagram shows a cross-section of a property with various boundaries and easements. A solid line represents the property boundary. Below it, a dashed line indicates the easement. A thick solid line represents the swall. Below the swall, there are two sets of lines representing major and minor easements. The top set is labeled 'PROPOSED MAJOR (5')' and 'PROPOSED MINOR (1')'. The bottom set is labeled 'EXISTING MAJOR (5')' and 'EXISTING MINOR (1')'. Below these, a thick solid line represents the storm line. At the bottom, a square symbol represents the storm manhole, and a circle with an 'X' represents the storm inlet.

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

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CONSTRUCTION DRAWINGS
GENERAL GRADING PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

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APPROVED:	AL
JOB DATE:	2/1/202
JOB NO:	21140

SHEET
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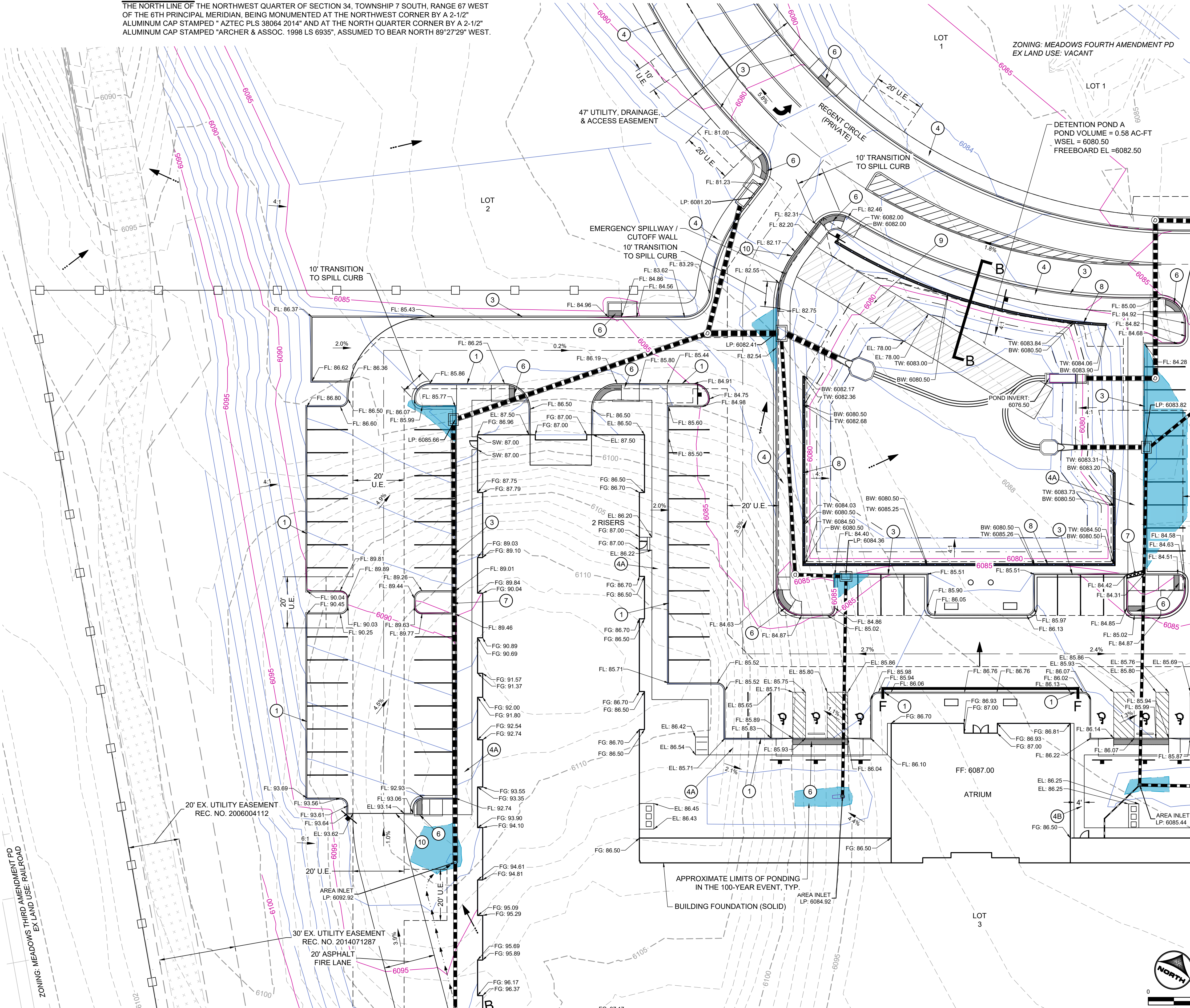
14

OF 8

HR GREEN Vels. xv-dsgrn. xgl-1-ARCH-DV01; xc-dsgrn. xc-row; xv-dsgrn. xv-FEMA-original; C:\Users\jgreen\OneDrive\Documents\Projects\Affinity\Affinity-Export01-DC-SURF-Model; xgl-1-DV01-CD; XG-keymap-CD-DGP; XG-keymap

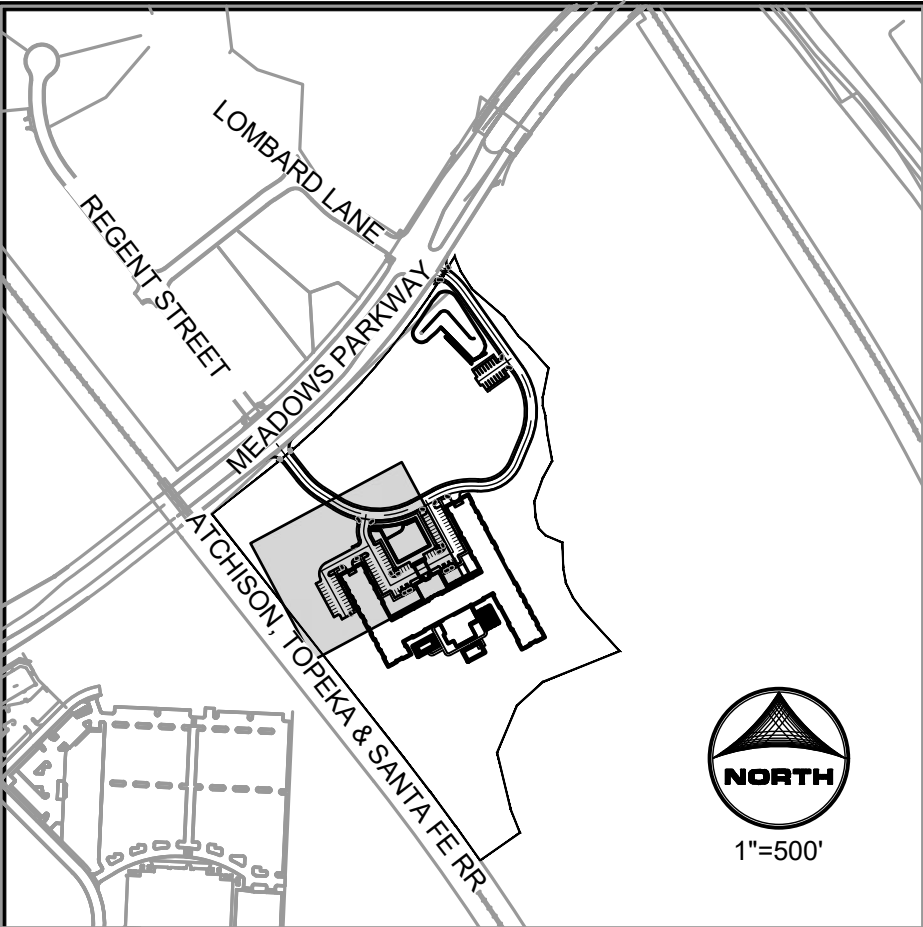
BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 38064 2014" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. 1998 LS 6935", ASSUMED TO BEAR NORTH 89°27'29" WEST.



SEE SHEET 16

SEE SHEET 17



LEGEND:

- PROPERTY BOUNDARY
- EASEMENT
- SWALE
- PROPOSED MAJOR (5')
- PROPOSED MINOR (1')
- EXISTING MAJOR (5')
- EXISTING MINOR (1')
- STORM LINE
- STORM MANHOLE
- STORM INLET
- DETENTION 100-YR WSEL
- DETENTION EURV WSEL

KEYNOTES

- VERTICAL CURB (SEE DETAIL SHEET 37)
- VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
- VERTICAL CATCH CURB & GUTTER (TYPE VC-1)
- 5-FOOT SIDEWALK
- 6-FOOT SIDEWALK
- 4-FOOT SIDEWALK
- 8-FOOT SIDEWALK
- ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
- SIDEWALK CURB CHASE (TOCR DETAIL CG-10)
- PRIVATE RETAINING WALL (SEE DETAIL SHEET 3)
- POND MAINTENANCE ACCESS (SEE DETAIL SHEET 47)
- MOUNTABLE CURB

NOTES:

- MAX 6:1 GRADING FOR MIN. 2 FEET ADJACENT TO SIDEWALK. TDCM 8.2.3.1
- ALL ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
- NO SIGNIFICANT VEGETATION EXISTS ON SITE.
- STAIRWAYS HAVING 4 OR MORE RISERS OR RISING MORE THAN 30". WHICHEVER IS LESS, SHALL BE EQUIPPED WITH AT LEAST 1 HANDRAIL; AND 1 STAIR RAIL SYSTEM ALONG EACH UNPROTECTED SIDE OR EDGE.
- OFFSITE GRADING WILL REQUIRE A TEMPORARY CONSTRUCTION EASEMENT.
- ALL SIDEWALKS (NOT INCLUDING STAIRS) SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE. ALL RAMPS SHALL HAVE A MAXIMUM 8.33% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- THE VALUE 60 PRECEDES ALL TRUNCATED ELEVATIONS.
- "TW" INDICATES FINISHED GRADE AT TOP OF WALL.
- "BW" INDICATES FINISHED GRADE AT BOTTOM OF WALL.

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

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RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4999
FAX: 844.273.1037



CONSTRUCTION DRAWINGS
DETAILED GRADING PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

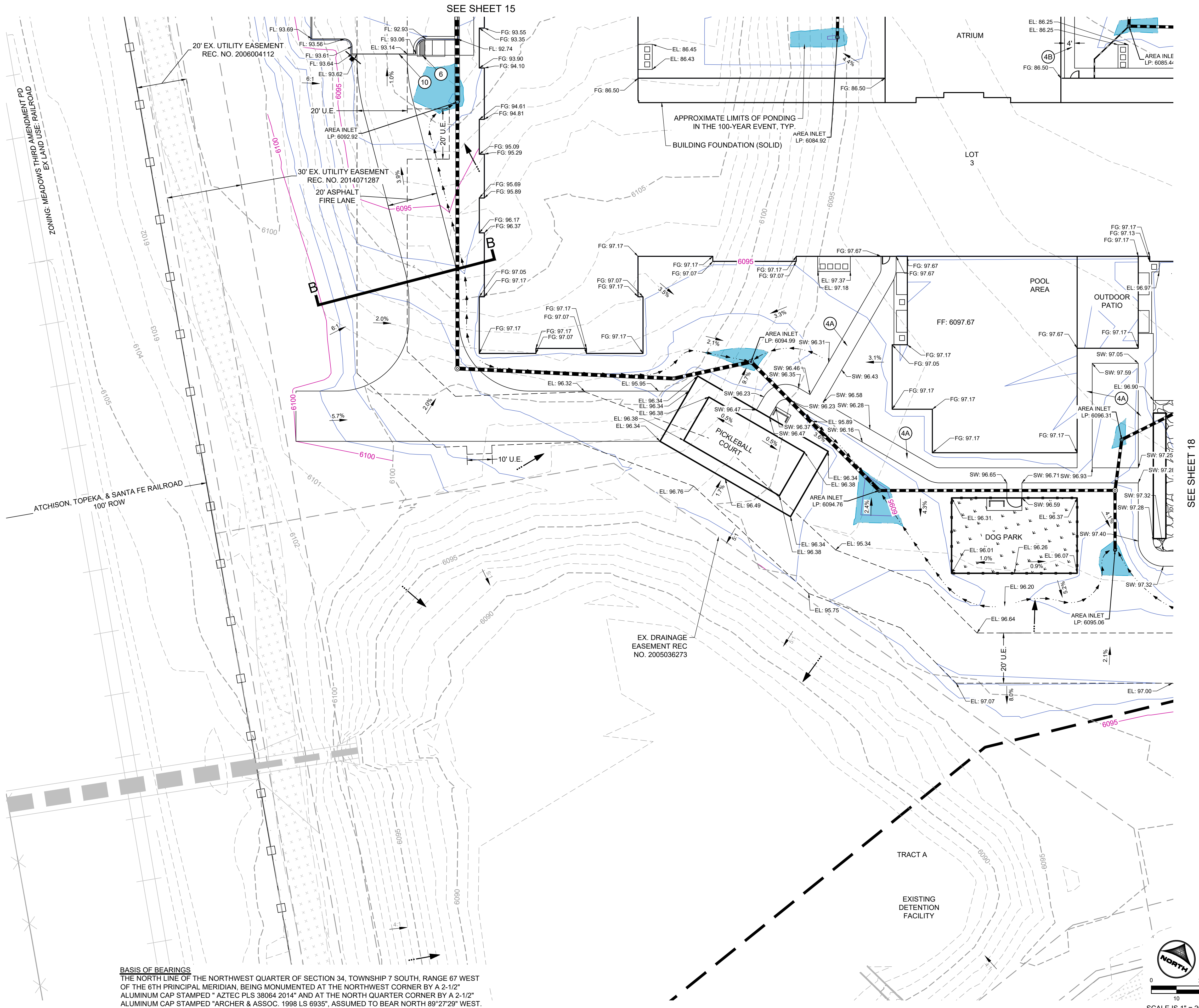
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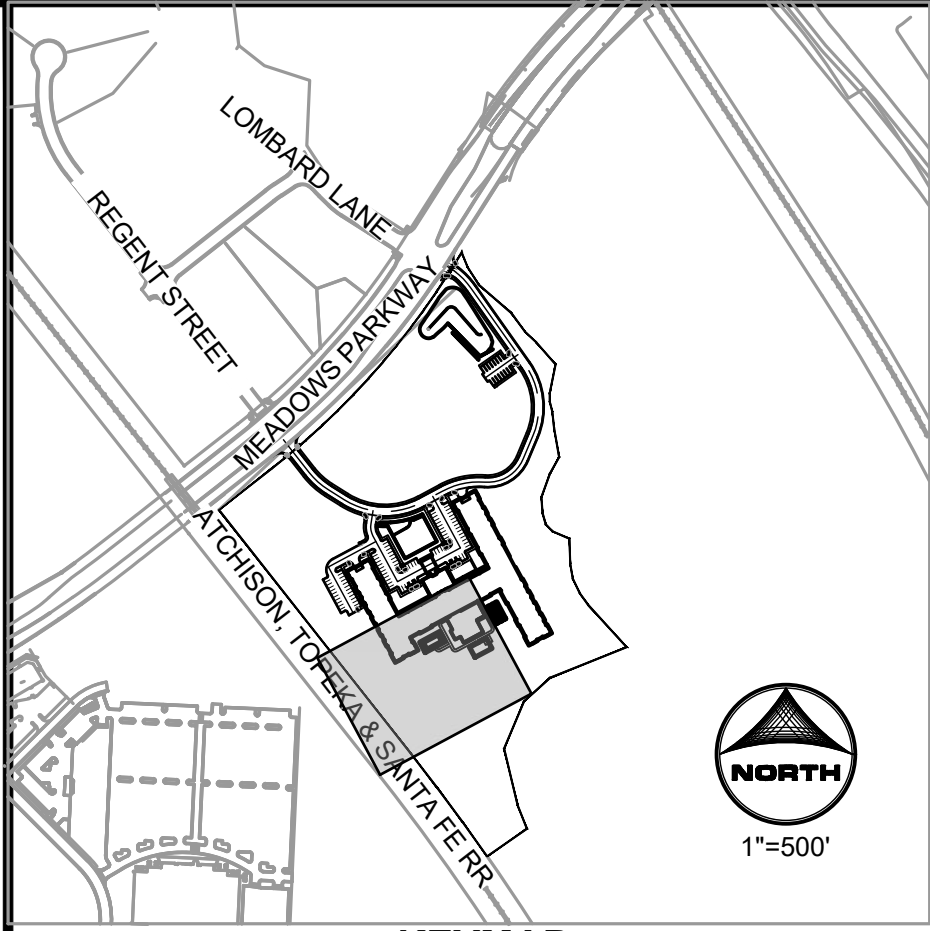
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APPROVED: AJZ
JOB DATE: 2/13/2023
JOB NO: 211400

SHEET
GR2
15
OF 81

HR GREEN Vels. xv-dsgr, xg-1-ARCH-DV01, xc-dsgr, xc-row, xv-row, xv-suff, xv-FEMA, xv-FEMA-original, C:\affinity-export01\DC-SURF-Model, xg-1-DV01-CD, XG-keymap-CD-DGP, XG-keymap



BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2"
ALUMINUM CAP STAMPED "AZTEC PLS 38064 2014" AND AT THE NORTH QUARTER CORNER BY A 2-1/2"
ALUMINUM CAP STAMPED "ARCHER & ASSOC. 1998 LS 6935", ASSUMED TO BEAR NORTH 89°27'29" WEST.



LEGEND:

PROPERTY BOUNDARY

EASEMENT

SWALE

PROPOSED MAJOR (5')

PROPOSED MINOR (1')

EXISTING MAJOR (5')

EXISTING MINOR (1')

STORM LINE

STORM MANHOLE

STORM INLET

DETENTION 100-YR WSEL

DETENTION EURV WSEL

KEYNOTES

1 VERTICAL CURB (SEE DETAIL SHEET 37)

2 VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)

3 VERTICAL CATCH CURB & GUTTER (TYPE VC-1)

4 5-FOOT SIDEWALK

4A 6-FOOT SIDEWALK

4B 4-FOOT SIDEWALK

5 8-FOOT SIDEWALK

5A 10-FOOT SIDEWALK

6 ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)

7 SIDEWALK CURB CHASE (TOCR DETAIL CG-10)

8 PRIVATE RETAINING WALL (SEE DETAIL SHEET 3)

9 POND MAINTENANCE ACCESS (SEE DETAIL SHEET 47)

10 MOUNTABLE CURB

NOTES:

1. MAX 6:1 GRADING FOR MIN. 2 FEET ADJACENT TO SIDEWALK.
TDCM 8.2.3.1

2. ALL ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.

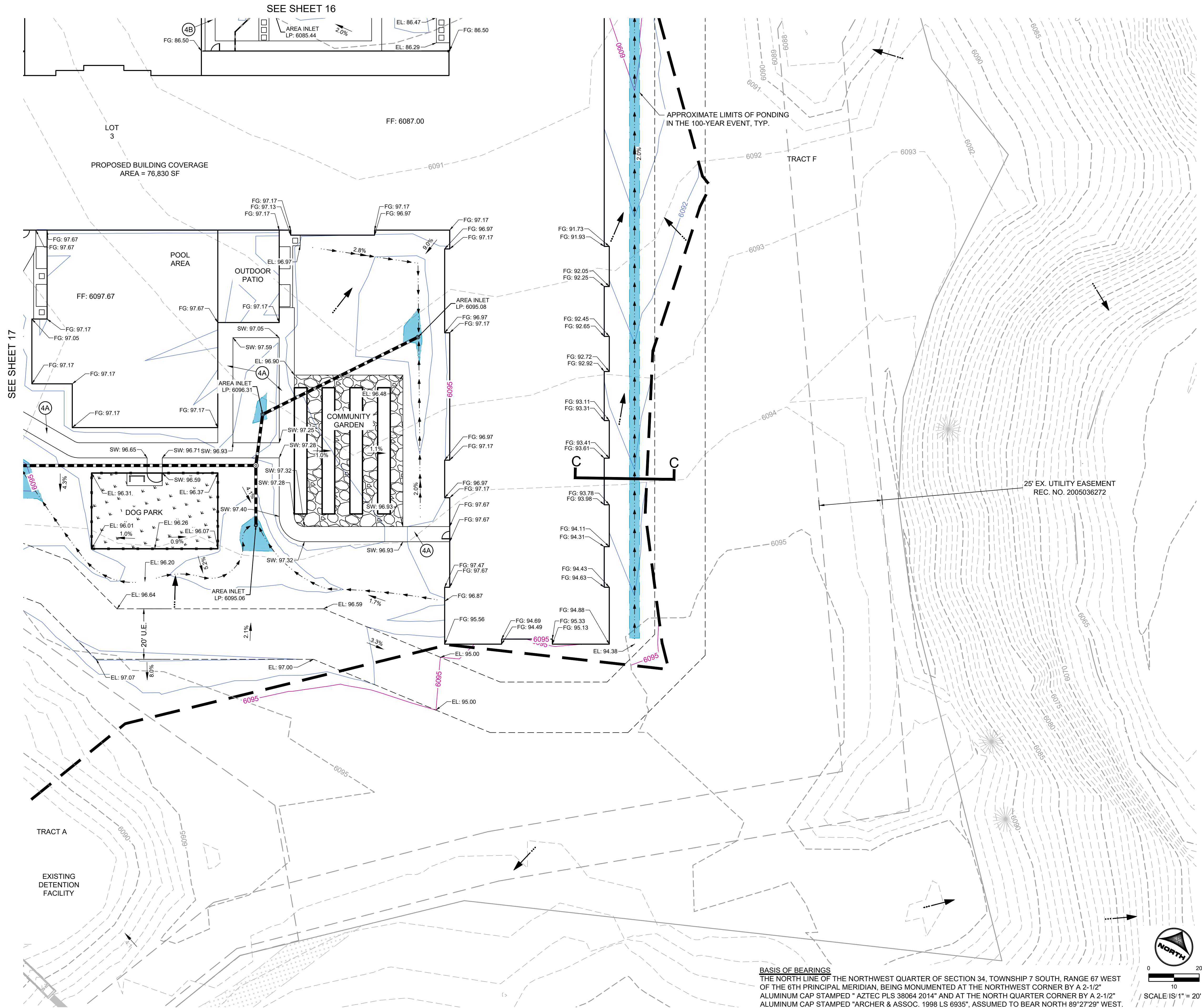
3. NO SIGNIFICANT VEGETATION EXISTS ON SITE.

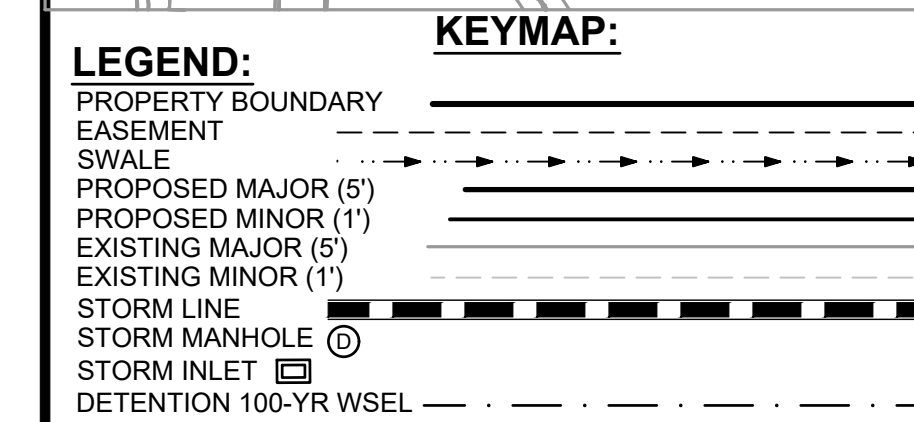
4. STAIRWAYS HAVING 4 OR MORE RISERS OR RISING MORE THAN 30". WHICHEVER IS LESS, SHALL BE EQUIPPED WITH AT LEAST 1 HANDRAIL; AND 1 STAIR RAIL SYSTEM ALONG EACH UNPROTECTED SIDE OR EDGE.

5. OFFSITE GRADING WILL REQUIRE A TEMPORARY CONSTRUCTION EASEMENT.

6. ALL SIDEWALKS (NOT INCLUDING STAIRS) SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS

HR GREEN Xrefs: xv-dsgrn; xgl-1-ARCH-DV01; xc-dsgrn; xc-row; xv-row; xv-suff; xv-FEMA; xv-FEMA-original; C:\affinity-export01-DC-SURF-Model; xgl-1-DV01-CD; XG-keymap-CD-DGP; XG-keymap





- ## **KEYNOTES**
- | | |
|--|-----------------------|
| (1) VERTICAL CURB (SEE DETAIL SHEET 37) | |
| (2) VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37) | |
| (3) VERTICAL CATCH CURB & GUTTER (TYPE VC-1) | |
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| (4B) 4-FOOT SIDEWALK | |
| (8) 8-FOOT SIDEWALK | (5A) 10-FOOT SIDEWALK |
| (6) ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38) | |
| (7) SIDEWALK CURB CHASE (TOCR DETAIL CG-10) | |
| (8) PRIVATE RETAINING WALL (SEE DETAIL SHEET 3) | |
| (9) POND MAINTENANCE ACCESS (SEE DETAIL SHEET 47) | |
| (10) MOUNTAIN CURB | |

- NOTES:**
1. MAX 6:1 GRADING FOR MIN. 2 FEET ADJACENT TO SIDEWALKS
TDCM 8.2.3.1
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 8. THE VALUE 60 PRECEDES ALL TRUNCATED ELEVATIONS.
 9. "TV" INDICATES FINISHED GRADE AT TOP OF WALL.
 10. "RV" INDICATES FINISHED GRADE AT BOTTOM OF WALL.

10. BY INDICATED FINISHED GRADE BOTTOM OF WALL

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

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[illegible]

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DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

<div>CONSTRUCTION DRAWINGS</div> <div>DETAILED GRADING PLAN</div>	
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CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CAD\Drawgs\CCDs\01-Detail

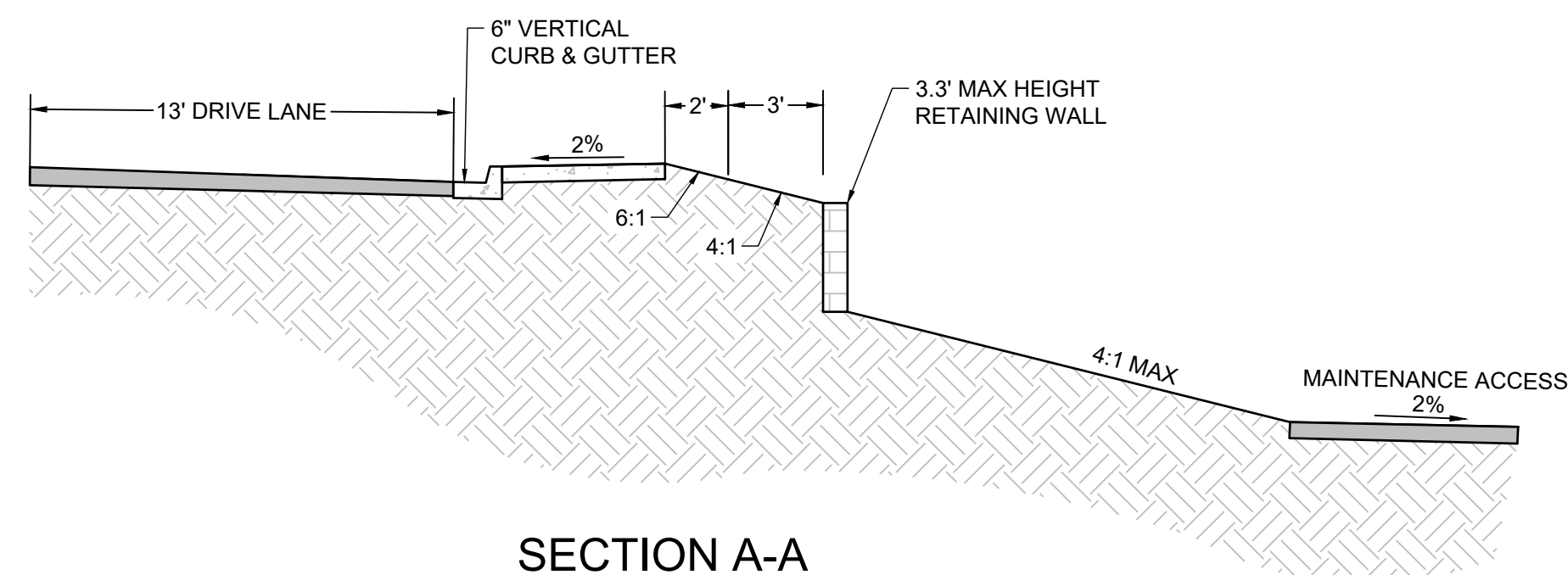
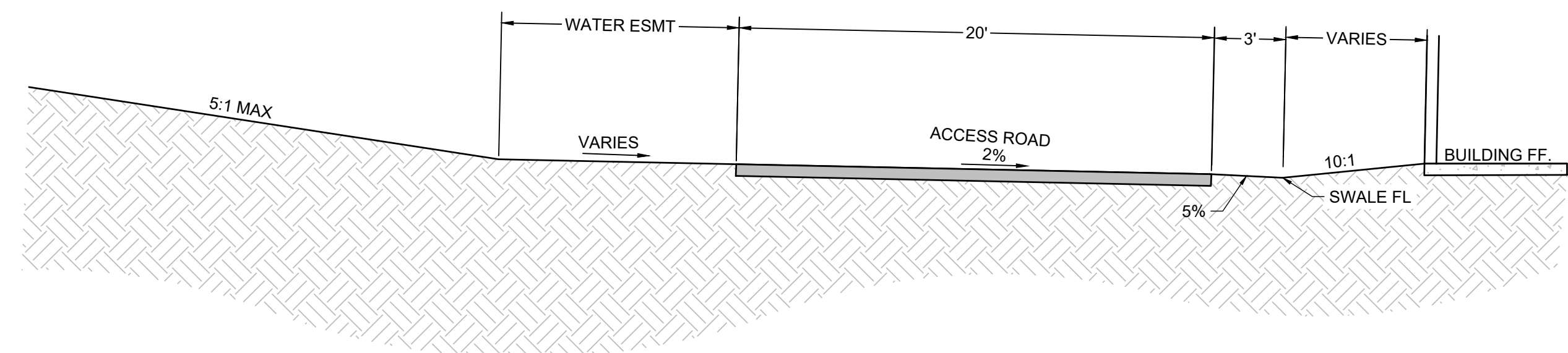
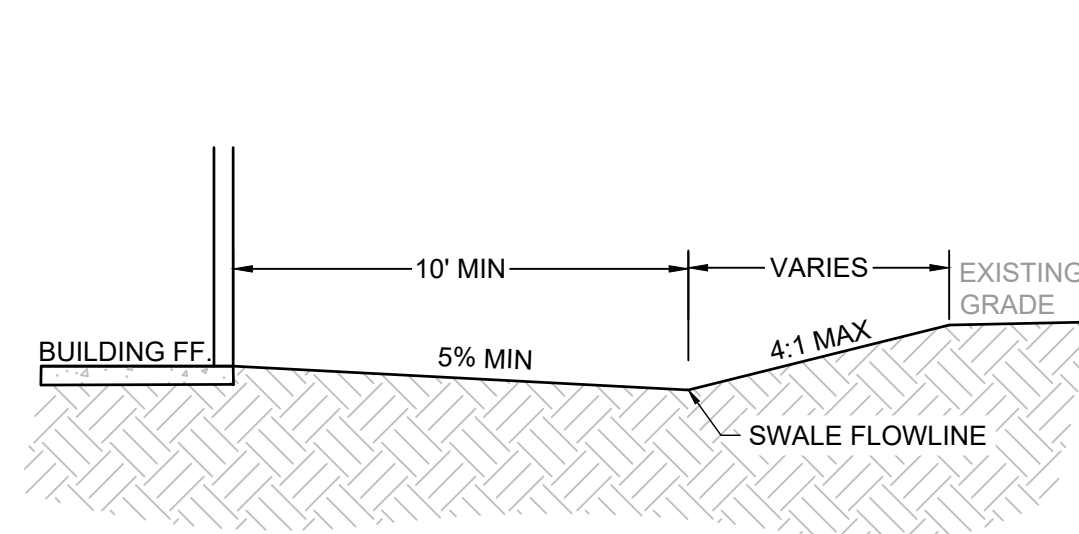
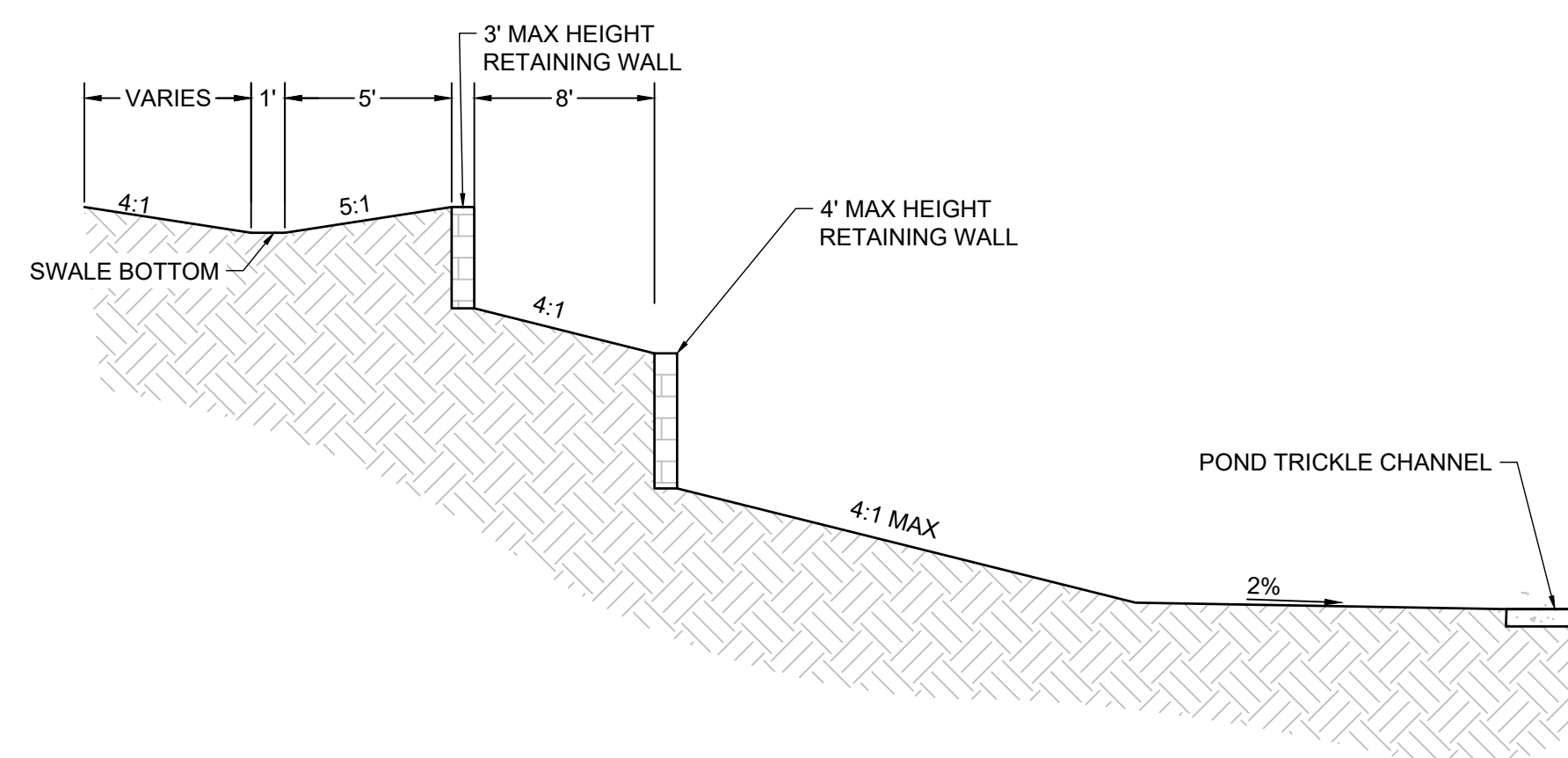
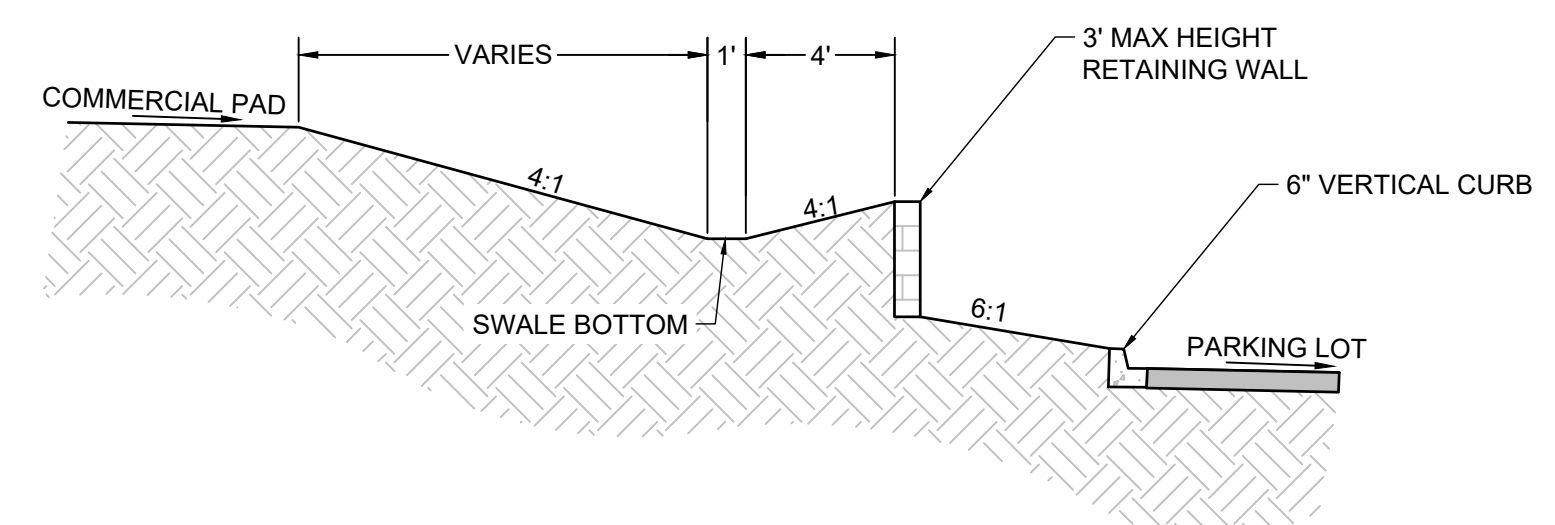
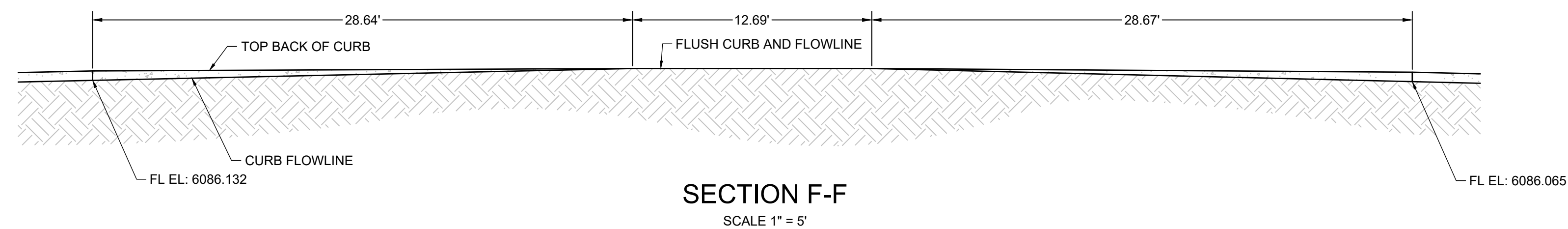
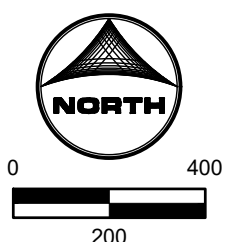
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 2/13/2023

JOB NO: 211400

SHEET GR6

19 OF 81

[illegible]

5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
GRADING CROSS-SECTIONS

CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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IF NOT ONE INCH,
AT SCALE ACCORDINGLY

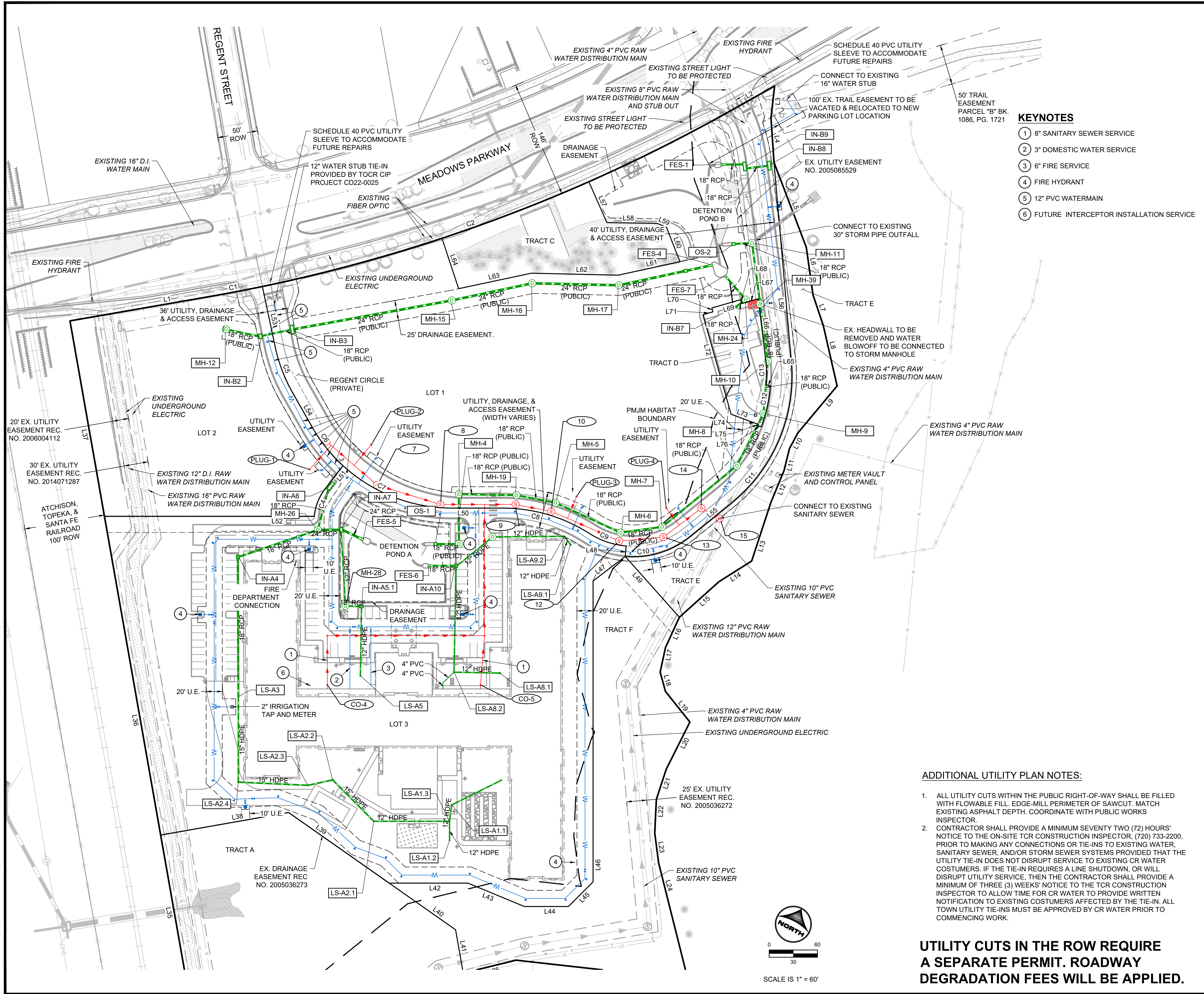
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
 APPROVED: AJZ
 JOB DATE: 1/23/2023
 JOB NO: 211400

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HR GREEN Yrds. xv-dsgr. xgl-1-ARCH-DV01; xc-dsgr. xc-row. xv-row. xc-utll. xgl-1-DV01-CD. XG-keymap-CD-DUP. XG-keymap. XG-LineCurve100



KEYNOTES

- 1 8" SANITARY SEWER SERVICE
- 2 3" DOMESTIC WATER SERVICE
- 3 6" FIRE SERVICE
- 4 FIRE HYDRANT
- 5 12" PVC WATERMAIN
- 6 FUTURE INTERCEPTOR INSTALLATION SERVICE

KEYMAP:

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.
5. STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER IS 8" PVC AND PUBLIC UNLESS OTHERWISE NOTED.
7. ALL WATER IS 8" PVC AND PUBLIC UNLESS OTHERWISE NOTED.

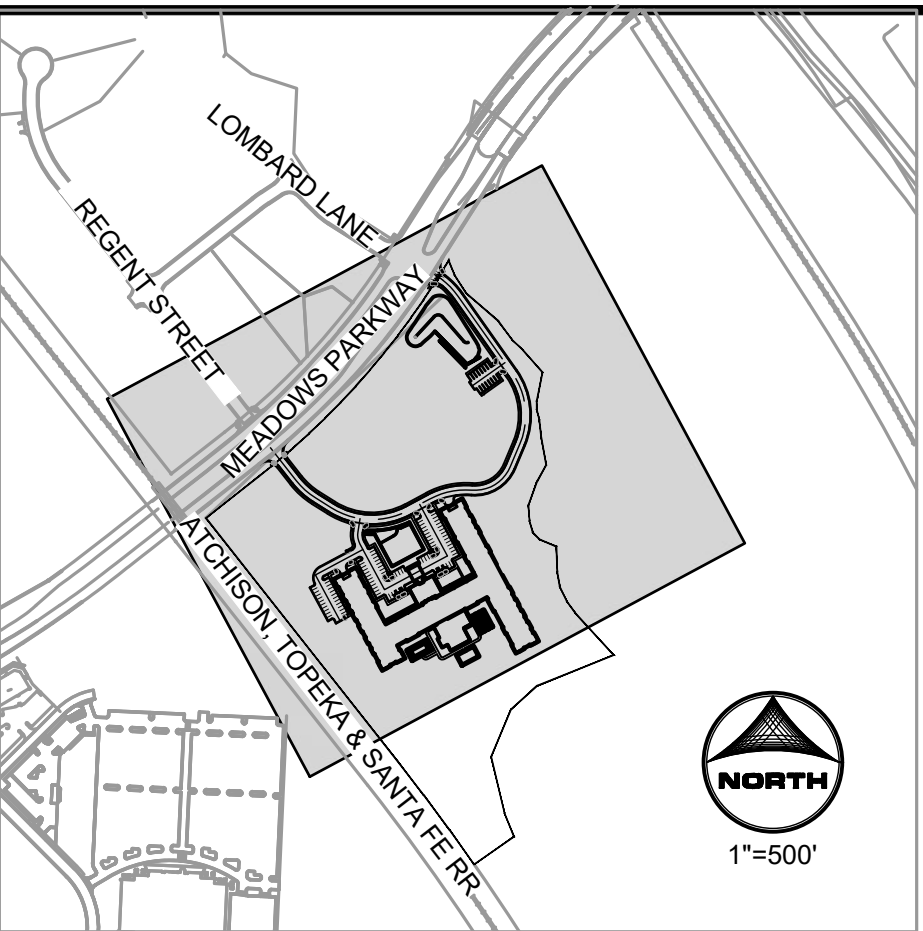
LEGEND

- PR. STORM MANHOLE (SD-X)
- PR. STORM INLET (SS-X)
- PR. STORM SEWER (SD-X)
- PR. SANITARY SEWER MANHOLE (SS-X)
- PR. SANITARY SEWER (SS-X)
- PR. WATERMAIN (W)
- EX. STORM MANHOLE (SD-X)
- EX. STORM INLET (SS-X)
- EX. STORM SEWER (SD-X)
- EX. SANITARY SEWER MANHOLE (SS-X)
- EX. SANITARY SEWER (SS-X)
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT (F)
- PR. FIRE HYDRANT (F)
- PR. WATER VALVE (V)
- PR. THRUST BLOCK (T)
- PR. WATER METER (M)
- FLOW ARROW (→)
- STORM STRUCTURE CALLOUT (SD-X)
- SANITARY STRUCTURE CALLOUT (SS-X)

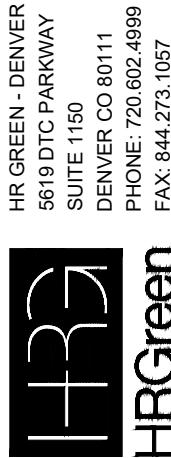
ADDITIONAL UTILITY PLAN NOTES:

1. ALL UTILITY CUTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FILLED WITH FLOWABLE FILL. EDGE-MILL PERIMETER OF SAWCUT. MATCH EXISTING ASPHALT DEPTH. COORDINATE WITH PUBLIC WORKS INSPECTOR.
2. 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 REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN THE 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.

UTILITY CUTS IN THE ROW REQUIRE A SEPARATE PERMIT. ROADWAY DEGRADATION FEES WILL BE APPLIED.



REVISION DESCRIPTION	
NO.	DATE



CONSTRUCTION DRAWINGS
GENERAL UTILITY PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

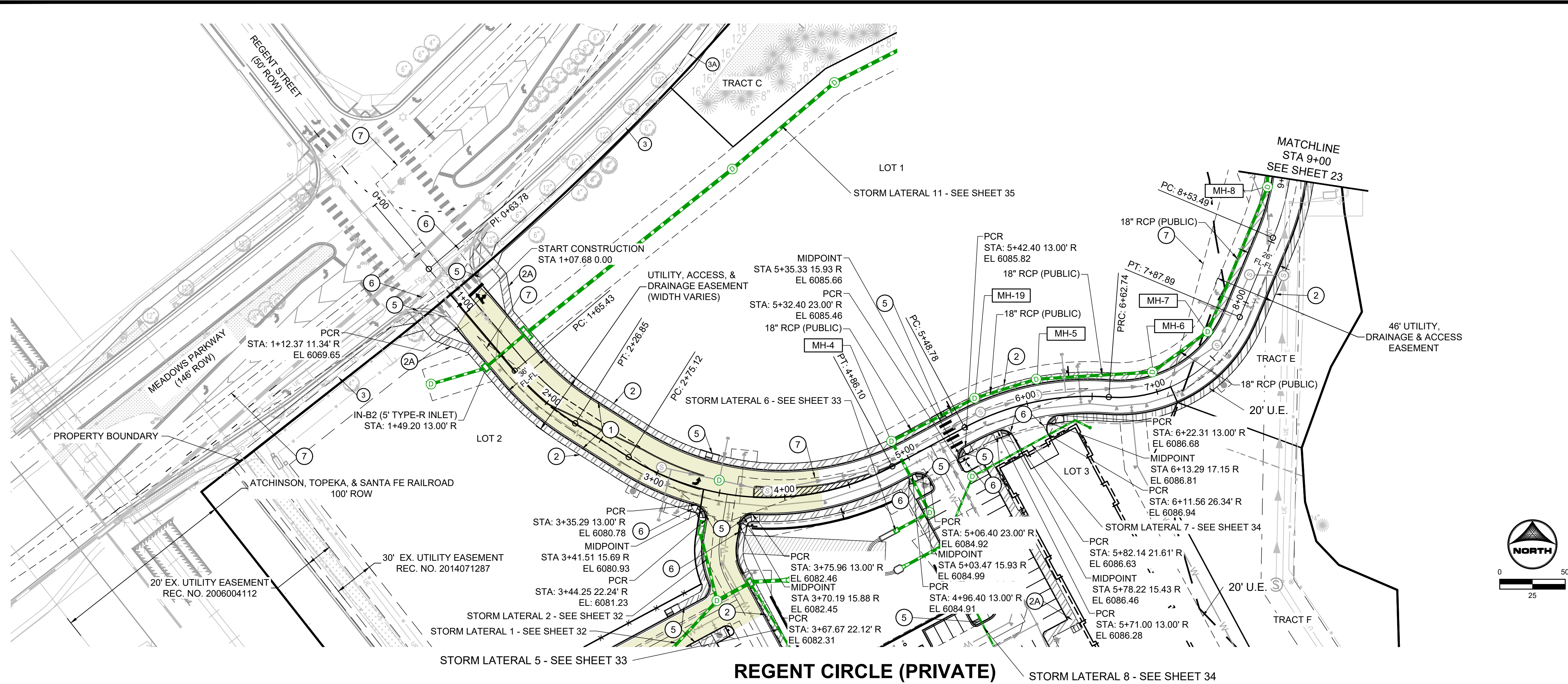
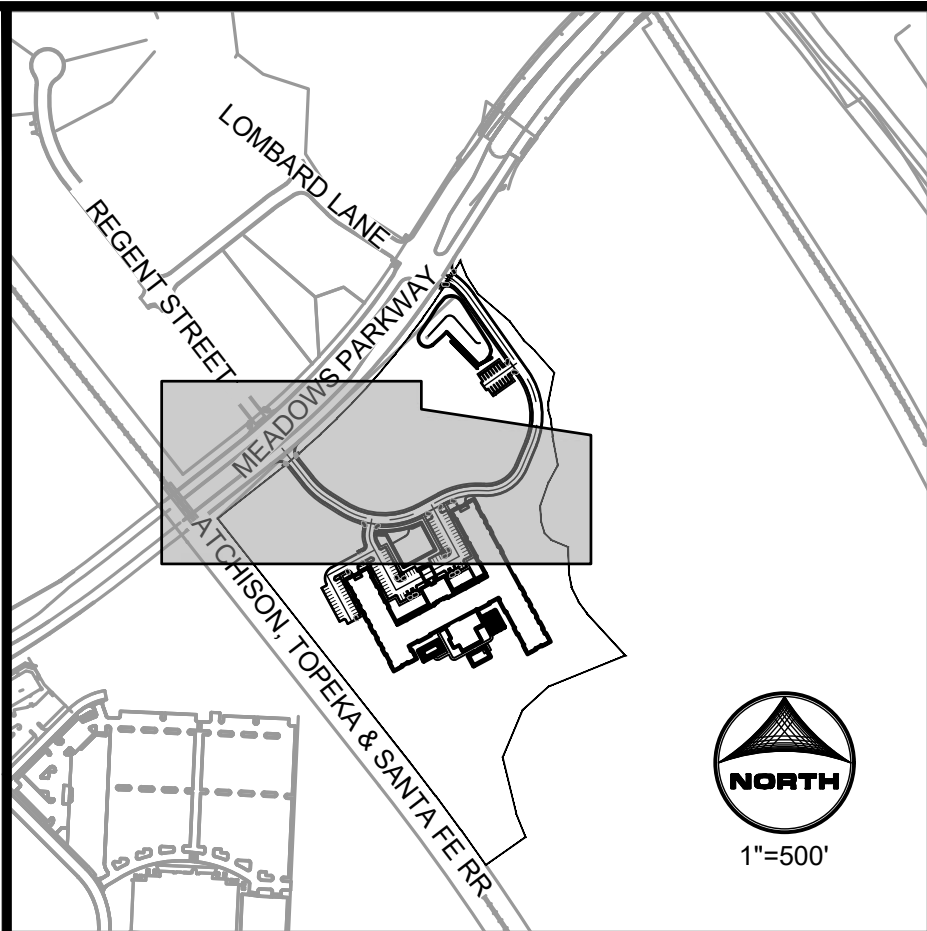
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BAR IS ONE INCH ON OFFICIAL DRAWINGS
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DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

HR GREEN (xrefs: xc:util; xc:design; xc:row; xc:sign; xc:util; 01-KEYMAP-CD-roadway-38p; XC-keymap; xg+DVO1-CD; xc:row



- KEYMAP:**
- CONSTRUCTION NOTES:**
- ALL ROADWAY CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "TRANSPORTATION DESIGN CRITERIA MANUAL," LATEST REVISION.
 - ALL STREETS INTERNAL TO THE SITE ARE PRIVATE.
 - REFER TO SHEET 2 FOR GENERAL NOTES.
 - REFER TO SHEET 3 FOR TYPICAL SECTIONS.
 - REFER TO HORIZONTAL CONTROL PLAN (SHEET 5) FOR CENTERLINE DIMENSIONS AND EXISTING AND PROPOSED EASEMENT INFORMATION.
 - REFER TO SITE DETAILS SHEETS 37-38.
 - REFER TO SIGNAGE AND STRIPING PLANS ON SHEET 36.
 - ALL DIMENSIONS ARE TO FLOWLINE, EXCEPT PROFILES, WHICH ARE CENTERLINE DIMENSIONS, UNLESS OTHERWISE NOTED.
 - CURB RETURN RADII ARE 10' AT THE FLOWLINE UNLESS OTHERWISE NOTED.

- CONSTRUCTION LEGEND:**
- EASEMENT ————
- SIGHT DISTANCE LINE ————
- SAFETY TRIANGLE ————
- PROPOSED STORM PIPE ————
- PROPOSED STORM MANHOLE ————
- PROPOSED STORM INLET ————
- EXISTING STORM PIPE ————
- EXISTING STORM MANHOLE ————
- SANITARY SEWER PIPE ————
- SANITARY SEWER MANHOLE ————
- WATER PIPE ————
- SOIL TYPES 2 AND 4 ASPHALT SECTION (SEE DETAIL SHEET 3)

- KEYNOTES**
- VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
 - 5' SIDEWALK
 - 8' SIDEWALK
 - 8' CROSSSPAN (TOCR DETAIL CG-9)
 - ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
 - SAFETY TRIANGLES
 - SIGHT DISTANCE LINE

811 UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

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

APPROVED BY: _____
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.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4999
FAX: 844.273.1037

HRGreen

CONSTRUCTION DRAWINGS
ROADWAY PLAN & PROFILE - REGENT CIRCLE

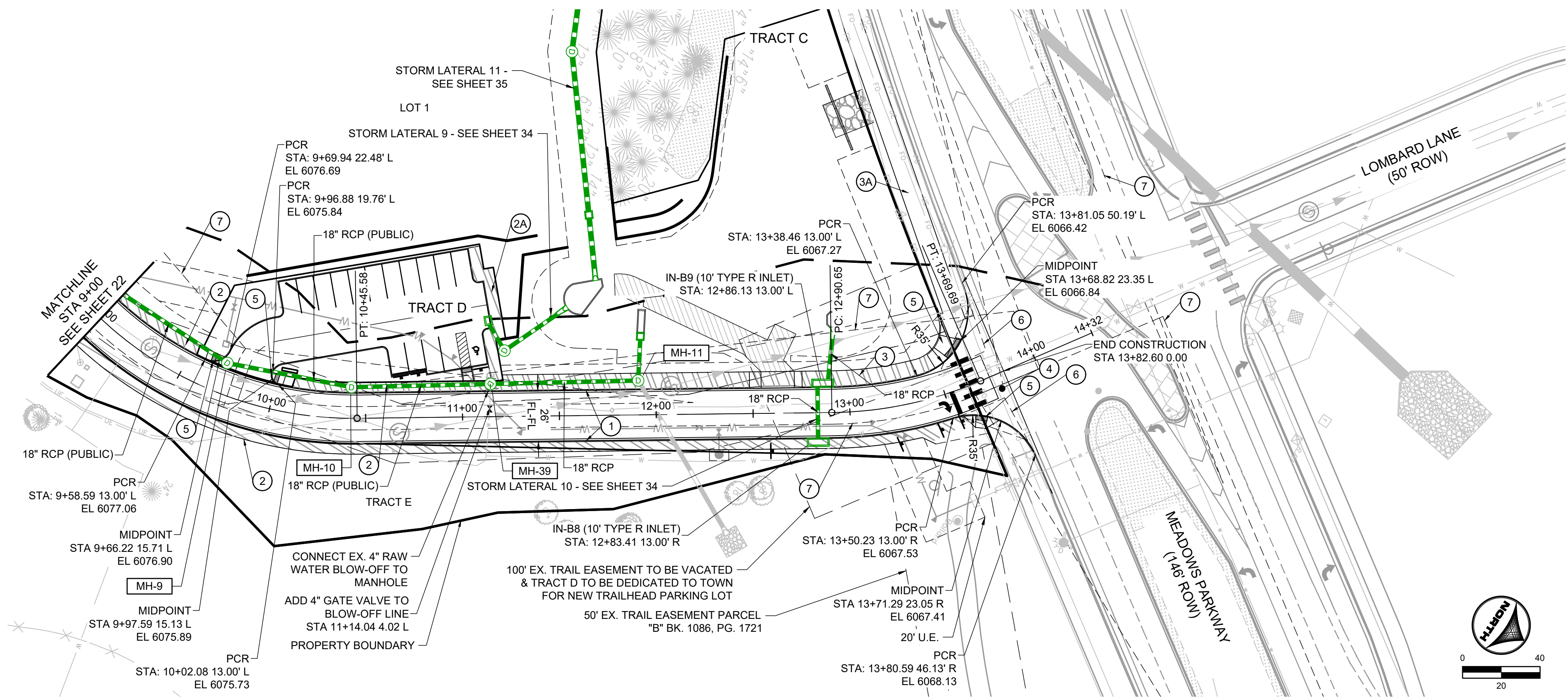
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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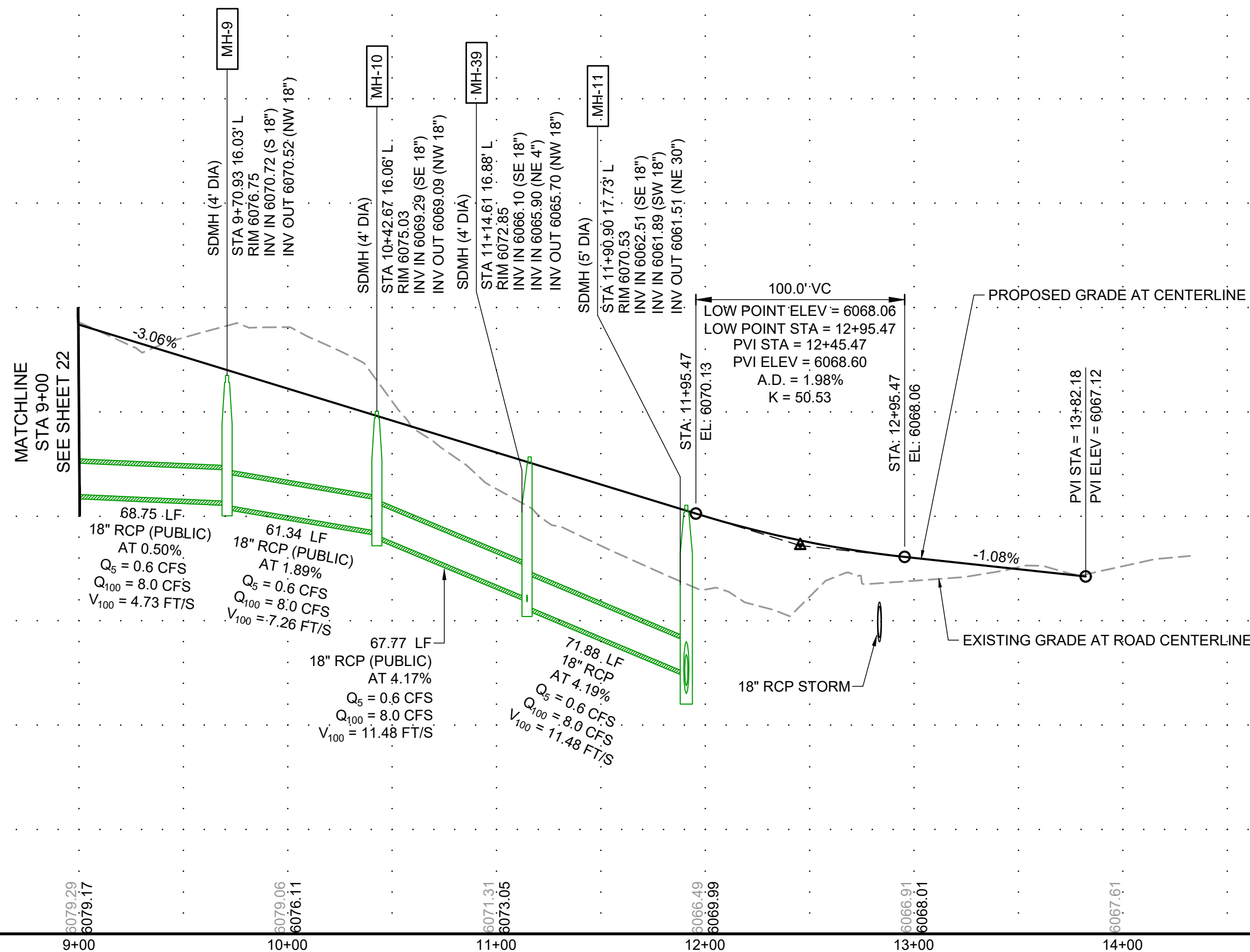
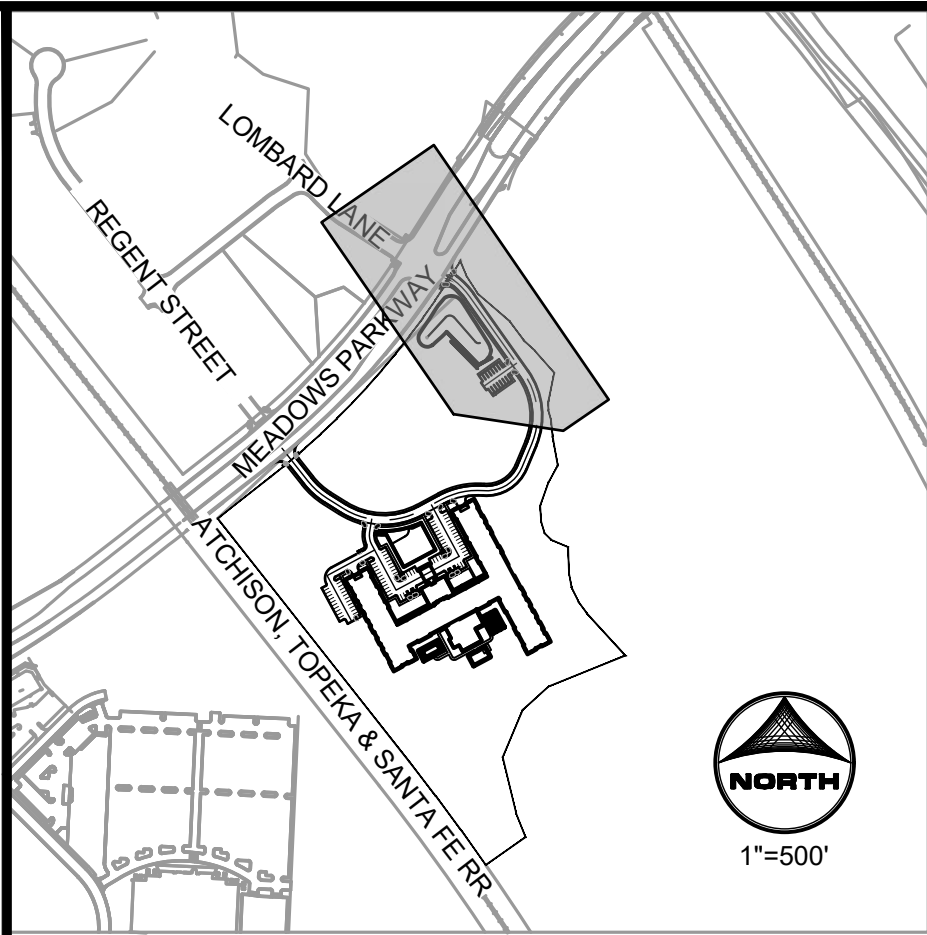
DRAWN BY: _____
APPROVED: _____
JOB DATE: 2/1/2023
JOB NO: 211400

SHEET
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22
OF 81

HR GREEN (xrefs:xc:util:xc:design:xc:row:xc:design:xc:util:01:KEYMAP-CD:roadway-&gpr;XC:keymap:xcg+DVO1-CD:xc:row



REGENT CIRCLE (PRIVATE)



KEYMAP:

CONSTRUCTION NOTES:

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- ALL STREETS INTERNAL TO THE SITE ARE PRIVATE.
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- REFER TO SHEET 3 FOR TYPICAL SECTIONS.
- REFER TO HORIZONTAL CONTROL PLAN (SHEET 5) FOR CENTERLINE DIMENSIONS AND EXISTING AND PROPOSED EASEMENT INFORMATION.
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- CURB RETURN RADII ARE 10' AT THE FLOWLINE UNLESS OTHERWISE NOTED.

CONSTRUCTION LEGEND:

EASEMENT
SIGHT DISTANCE LINE
SAFETY TRIANGLE
PROPOSED STORM PIPE
PROPOSED STORM MANHOLE
PROPOSED STORM INLET
EXISTING STORM PIPE
EXISTING STORM MANHOLE
SANITARY SEWER PIPE
SANITARY SEWER MANHOLE
WATER PIPE
SOIL TYPES 2 AND 4 ASPHALT
SECTION (SEE DETAIL SHEET 3)

KEYNOTES

- VERTICAL SPILL CURB & GUTTER (SEE DETAIL SHEET 37)
- 5' SIDEWALK
- 8' SIDEWALK
- 8' CROSSSPAN (TOCR DETAIL CG-9)
- ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
- SAFETY TRIANGLES
- SIGHT DISTANCE LINE

811
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CALL BEFORE
YOU DIG
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OR
1-800-922-1987
Utility Notification
Center of Colorado

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

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RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION

NO. DATE BY

CONSTRUCTION DRAWINGS

ROADWAY PLAN & PROFILE - REGENT CIRCLE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

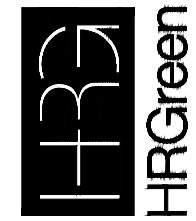
BAR IS ONE INCH ON
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1" = 1" IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 2/1/2023
JOB NO: 211400

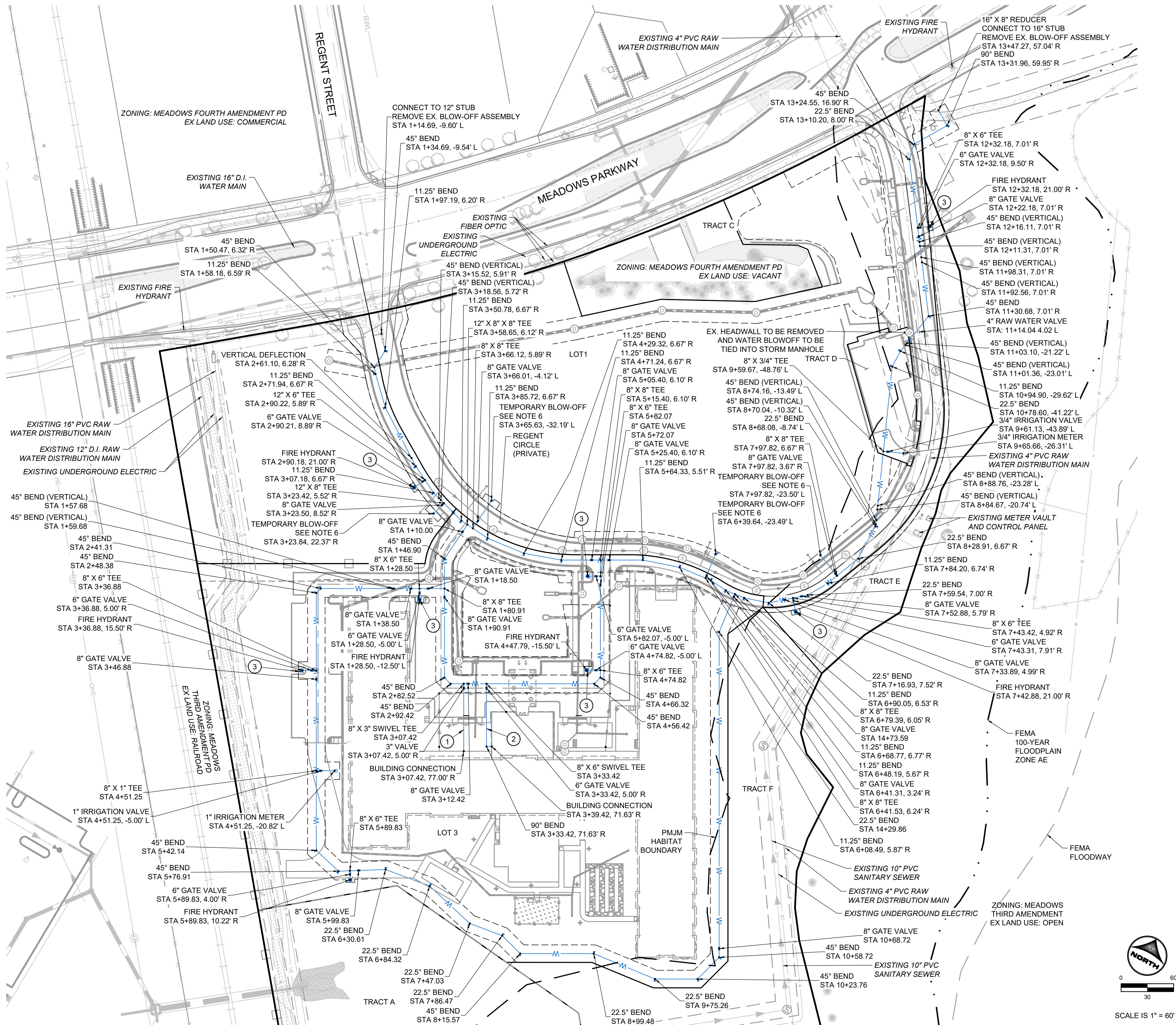
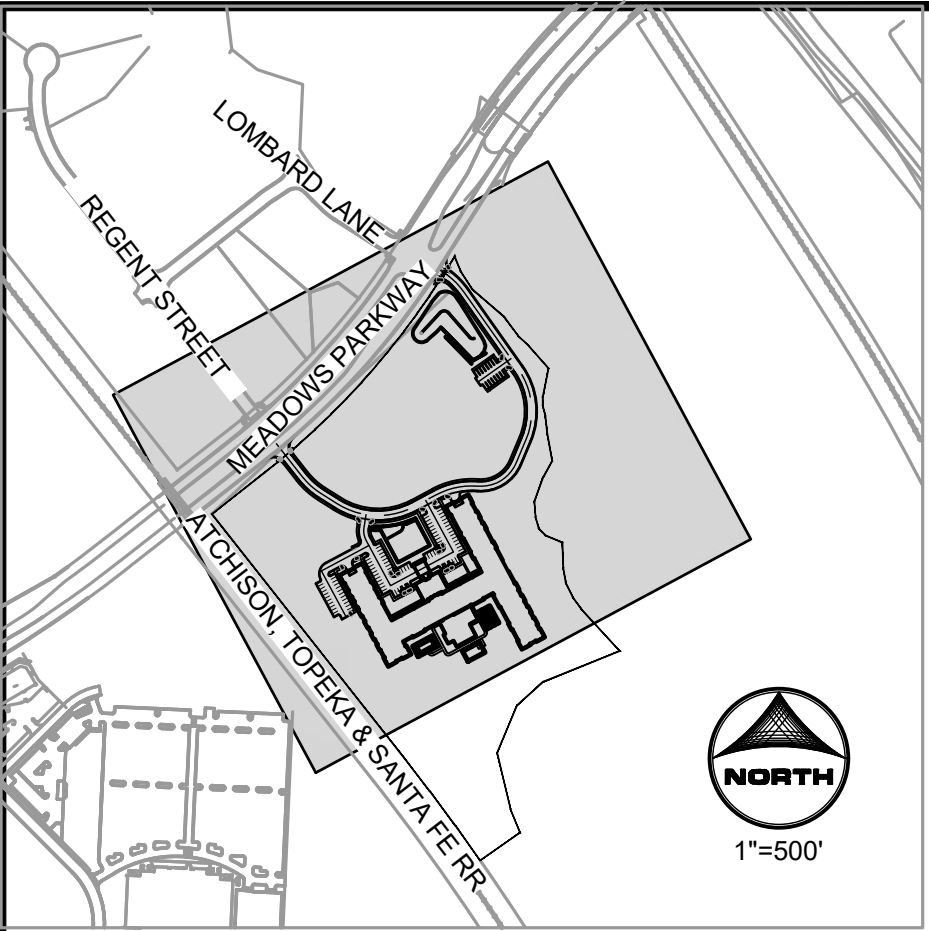
SHEET
RD2

23
OF 81

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4999
FAX: 844.273.1037



HR GREEN \xrefs\...-keymap-OWP.XG-keymap

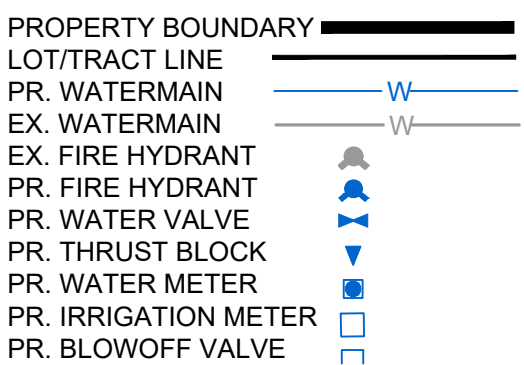


KEYMAP:

NOTES

- 1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE TOWN OF CASTLE ROCK WATER DETAILS.
- 2. ALL COORDINATED, STATIONING AND PIPE LENGTHS SHOWN ARE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
- 3. REFER TO SHEET 2 FOR TOWN OF CASTLE ROCK NOTES.
- 4. REFER TO SHEET 3 FOR LINE AND CURVE TABLES.
- 5. REFER TO THE HORIZONTAL CONTROL PLAN SHEET 5 FOR ALL EASEMENTS.
- 6. ALL WATER MAINLINE DISTRIBUTION PIPES WILL END WITH A PLUG AND TEMPORARY BLOW-OFF ASSEMBLY. JOINTS SHALL BE RESTRAINED AN ADEQUATE DISTANCE FROM THE VALVE TO ENSURE THAT THE VALVE WILL NOT BLOW OFF WHEN THE LINE IS EXPOSED FOR EXTENSION.

LEGEND



KEYNOTES

- 1 3" DOMESTIC WATER SERVICE
- 2 6" FIRE SERVICE
- 3 FIRE HYDRANT



1-800-922-1987
Utility Notification
Center of Colorado

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

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ALEX ZARA, PE
STATE OF COLORADO No. 55811
EMAIL: AZARA@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION

BY

DATE

HR GREEN - DENVER
8013 ETC PARKWAY
DENVER CO 80111
PHONE: 720.802.4899
FAX: 844.273.1037



CONSTRUCTION DRAWINGS
OVERALL WATER PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

SHEET
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OF 81

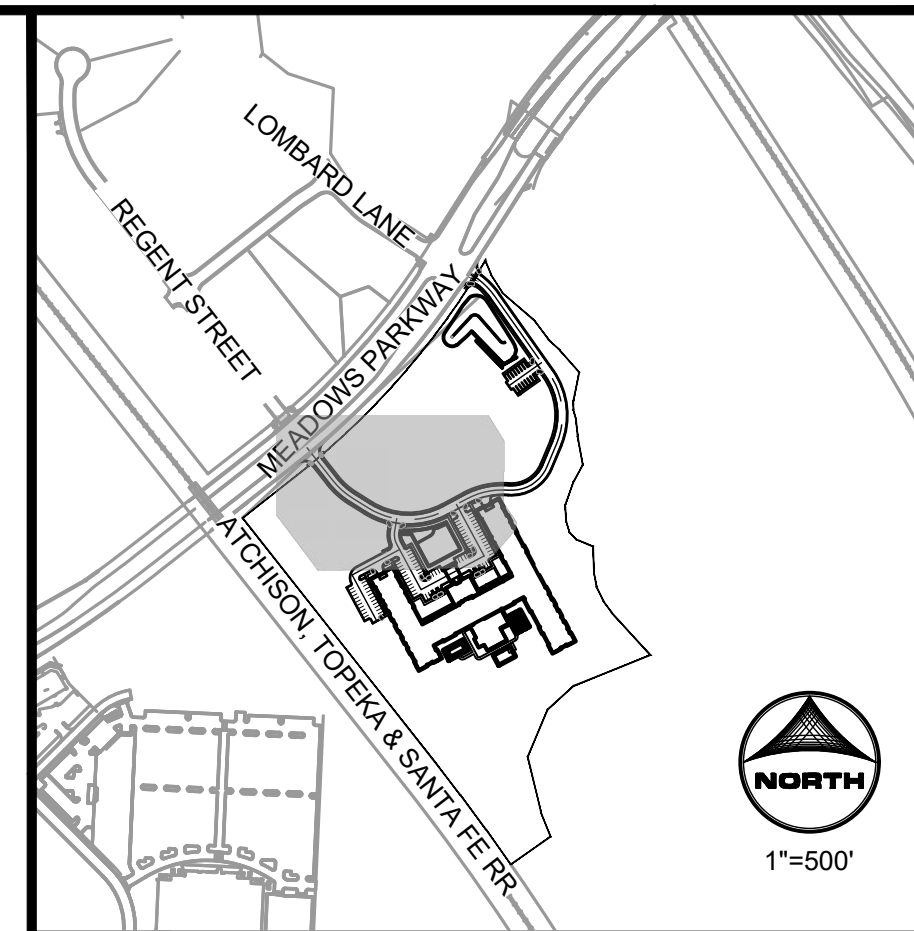
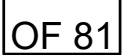


Diagram illustrating the proposed water main installation components and connections:

- EASEMENT
- PROPOSED WATER MAIN (indicated by blue lines with 'W' markers)
- SANITARY PIPE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY CAP
- STORM PIPE
- STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED THURST BLOCK
- PROPOSED IRRIGATION METER
- PROPOSED BLOWOFF VALVE



HRGreen
HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HR GREEN - DENVER
5619 DTC PARKWAY
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DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



<p> AFFINITY AT CASTLE ROCK CASTLE ROCK DEVELOPMENT CO. CASTLE ROCK, COLORADO </p>	<p> CONSTR WATER P </p>
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CAD DATE: 2/14/2023
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IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

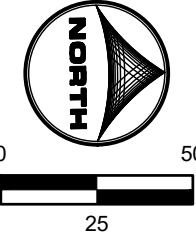
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	1/26/2023
JOB NO:	211400

SHEET
WT2

25

OF 81

IR GREEN Xrefs: xc-dsgn, xc-row, xc-util; 01-KEYMAP-CD-water-p8p, xgt-1-DV01-CD, xgt-1-ARCH-DV01, XG-keymap



CONSTRUCTION NOTES:

1. ALL SANITARY SEWER CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "WATER SYSTEM DESIGN," LATEST REVISION.
2. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. REFER TO SHEET 2 FOR WATER AND SANITARY SEWER NOTES AND UTILITY NOTES.
4. SEE HORIZONTAL CONTROL & EASEMENT PLAN (SHEET 5) FOR EXISTING AND PROPOSED EASEMENTS.
5. REFER TO UTILITY DETAILS SHEETS 39-43.
6. ALL WATER MAINLINE DISTRIBUTION PIPES WILL END WITH A PLUG AND TEMPORARY BLOW-OFF ASSEMBLY. JOINTS SHALL BE RESTRAINED AN ADEQUATE DISTANCE FROM THE VALVE TO ENSURE THAT THE VALVE WILL NOT BLOW OFF WHEN THE LINE IS EXPOSED FOR EXTENSION .

Diagram illustrating the layout of a trench for a proposed water line. The components shown from top to bottom are:

- EASEMENT
- PROPOSED WATER (indicated by blue arrows labeled 'W')
- SANITARY PIPE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY CAP
- STORM PIPE
- STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED THRUST BLOCK
- PROPOSED IRRIGATION METER
- PROPOSED BLOWOFF VALVE



APPROVED BY:

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.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

HRGreen

1+33

HR GREEN • DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

CONSTRUCTION DRAWINGS

WATER PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

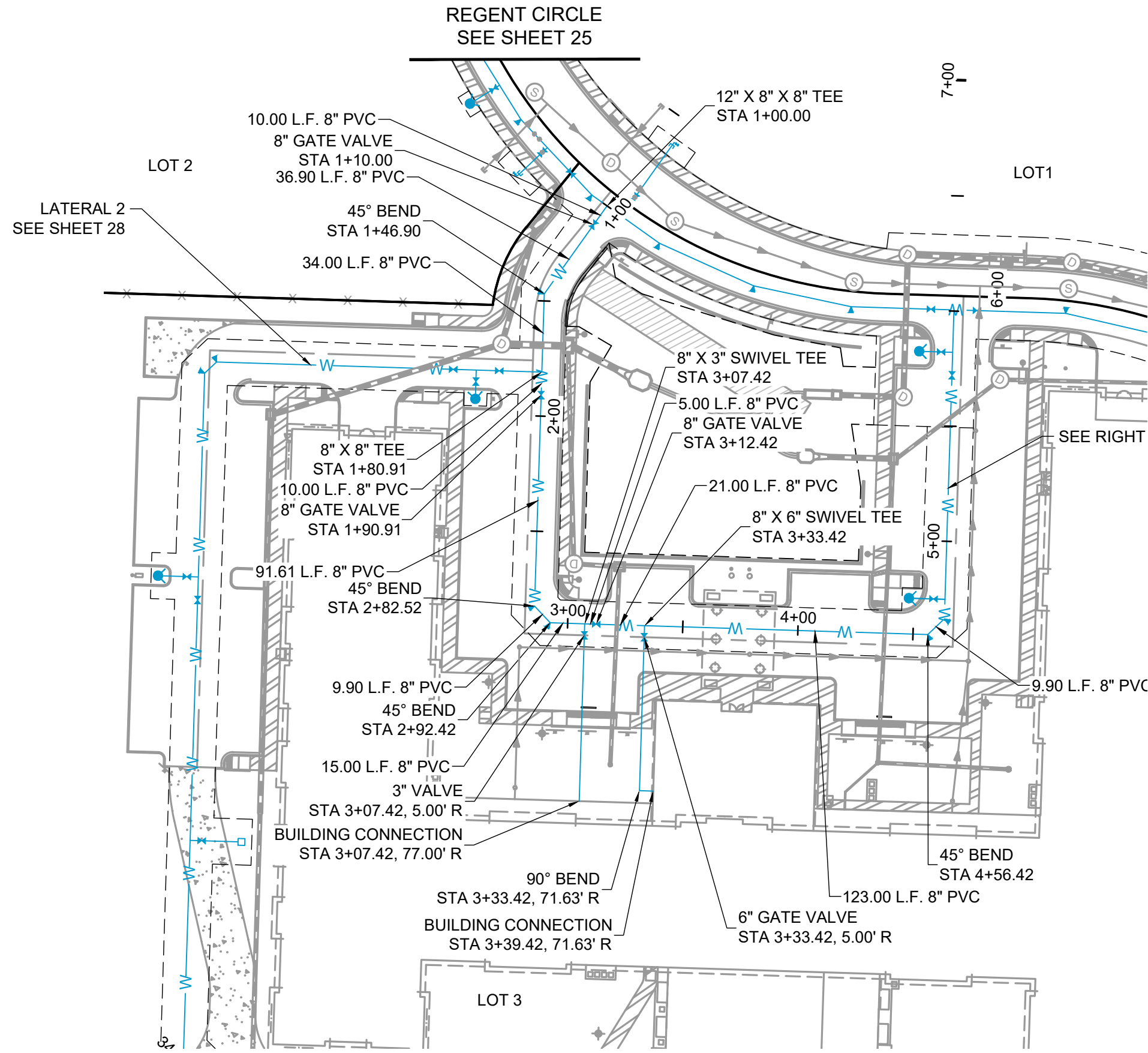
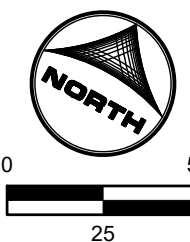
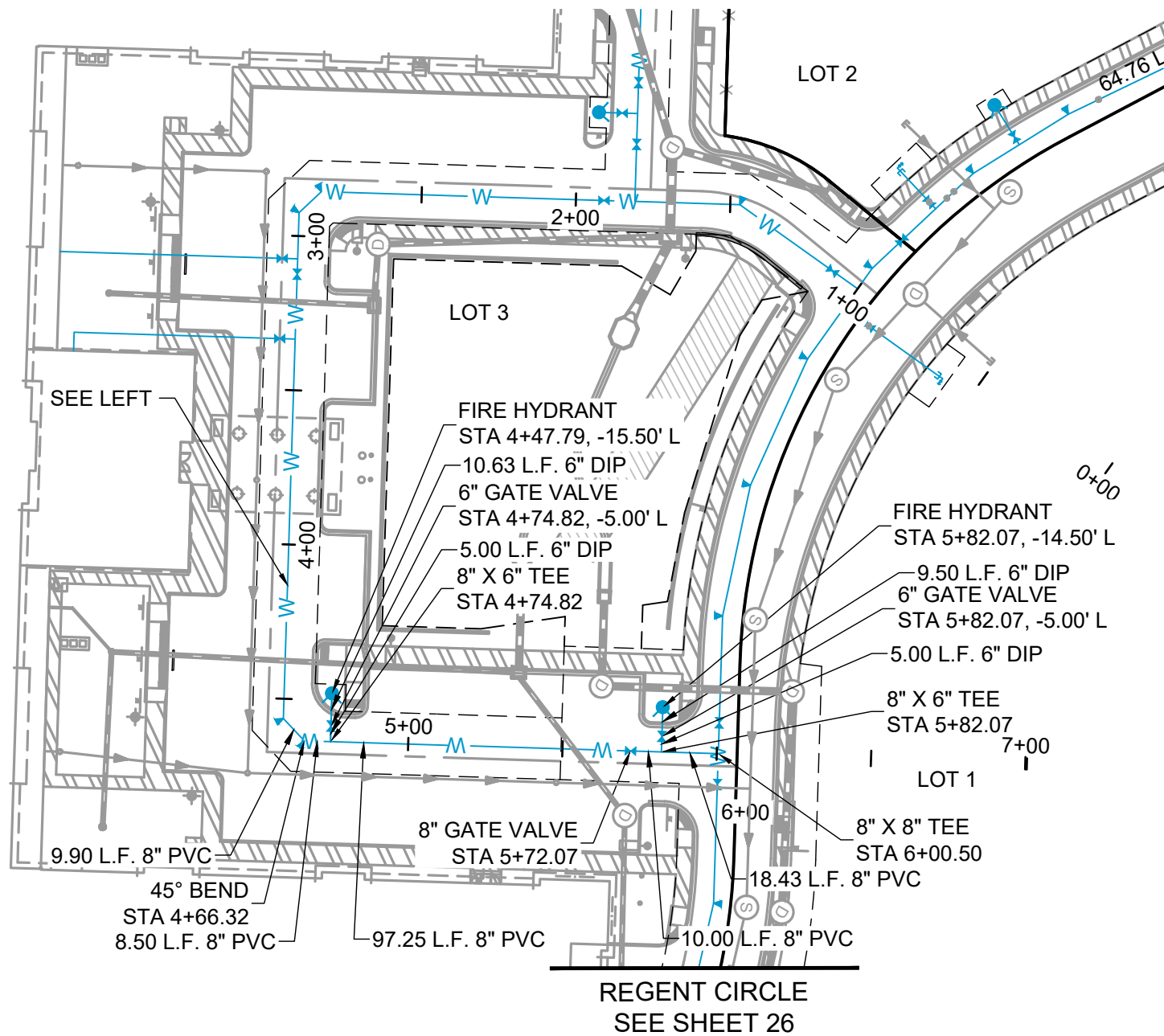
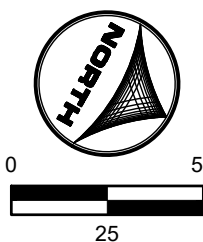
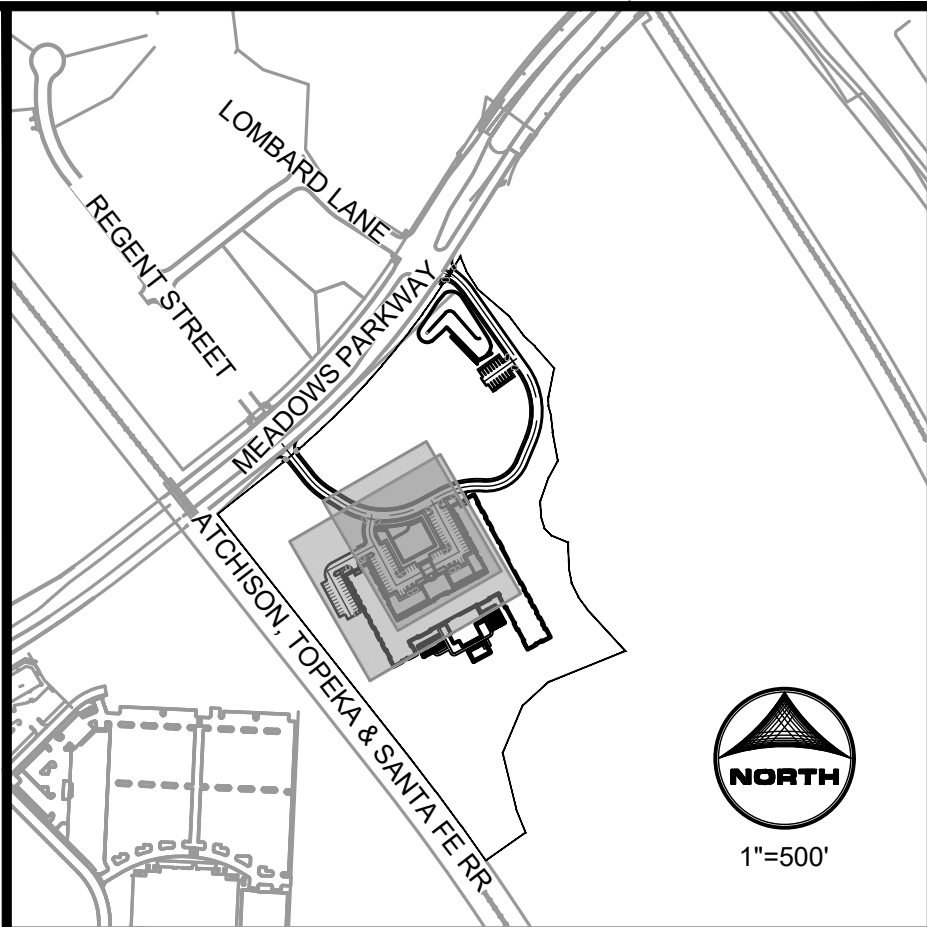
CAD DATE: 2/14/2023
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SHEET
WT3

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OF 81

HR GREEN - DENVER
9819 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4899
FAX: 844.273.1037

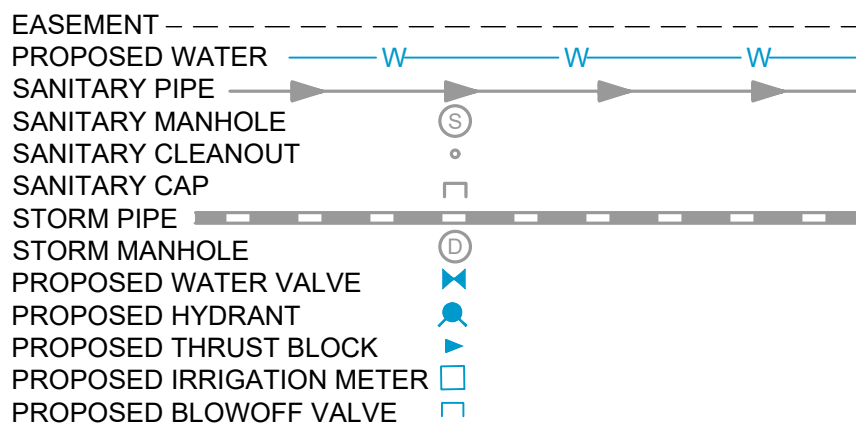


KEYMAP:

CONSTRUCTION NOTES:

- ALL SANITARY SEWER CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "WATER SYSTEM DESIGN," LATEST REVISION.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- REFER TO SHEET 2 FOR WATER AND SANITARY SEWER NOTES AND UTILITY NOTES.
- SEE HORIZONTAL CONTROL & EASEMENT PLAN (SHEET 5) FOR EXISTING AND PROPOSED EASEMENTS.
- REFER TO UTILITY DETAILS SHEETS 39-43.
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CONSTRUCTION LEGEND:



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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

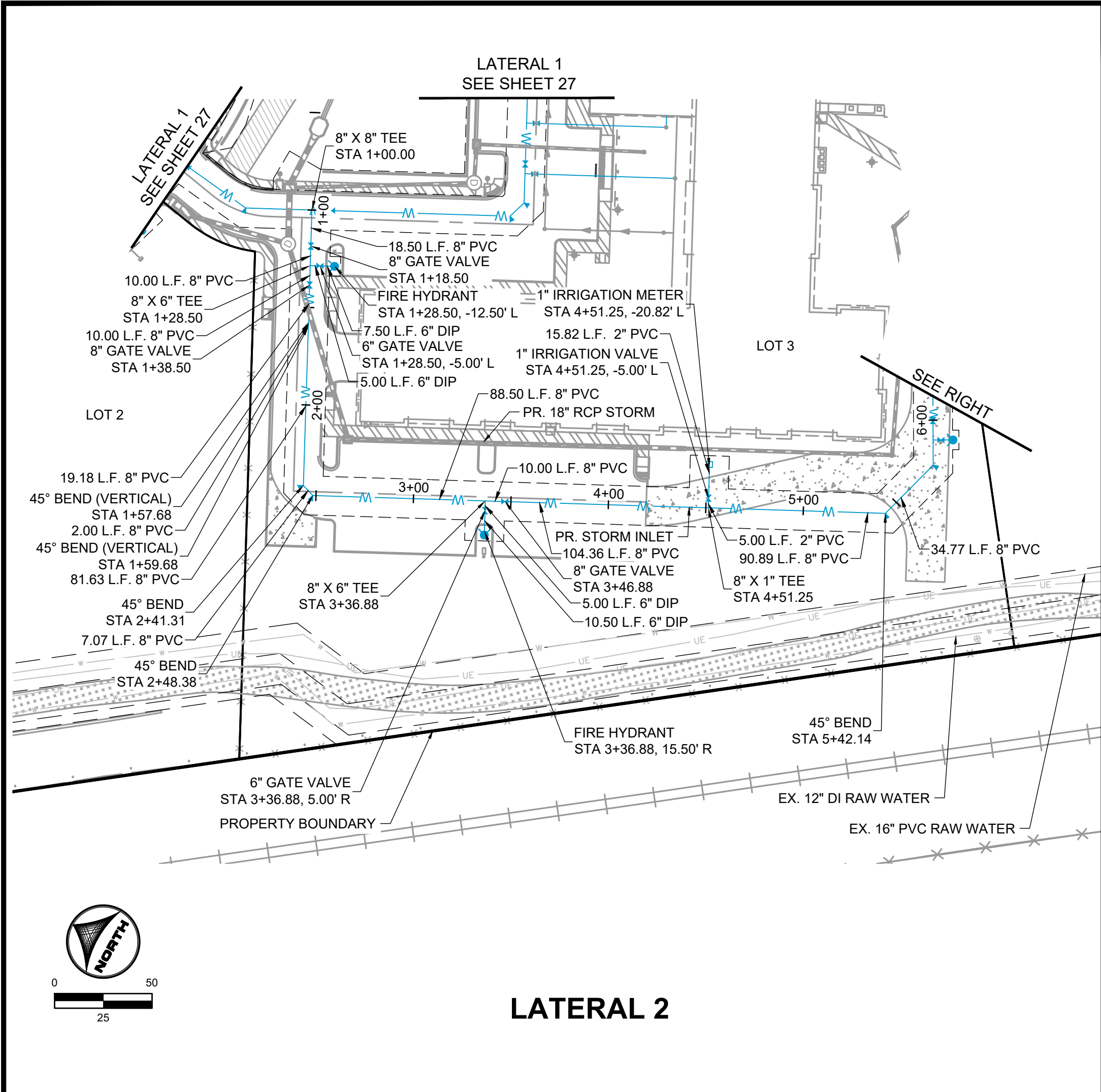
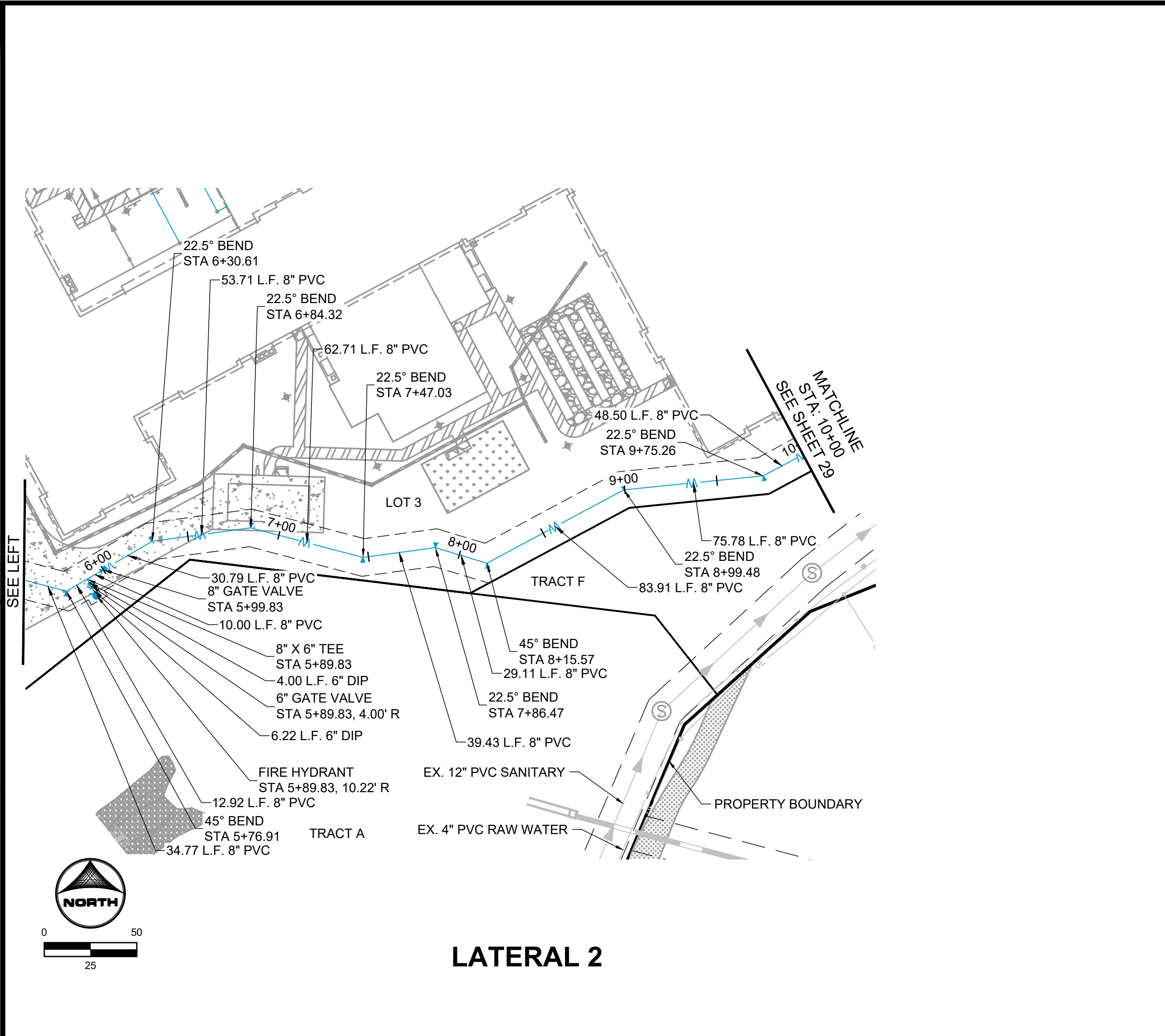
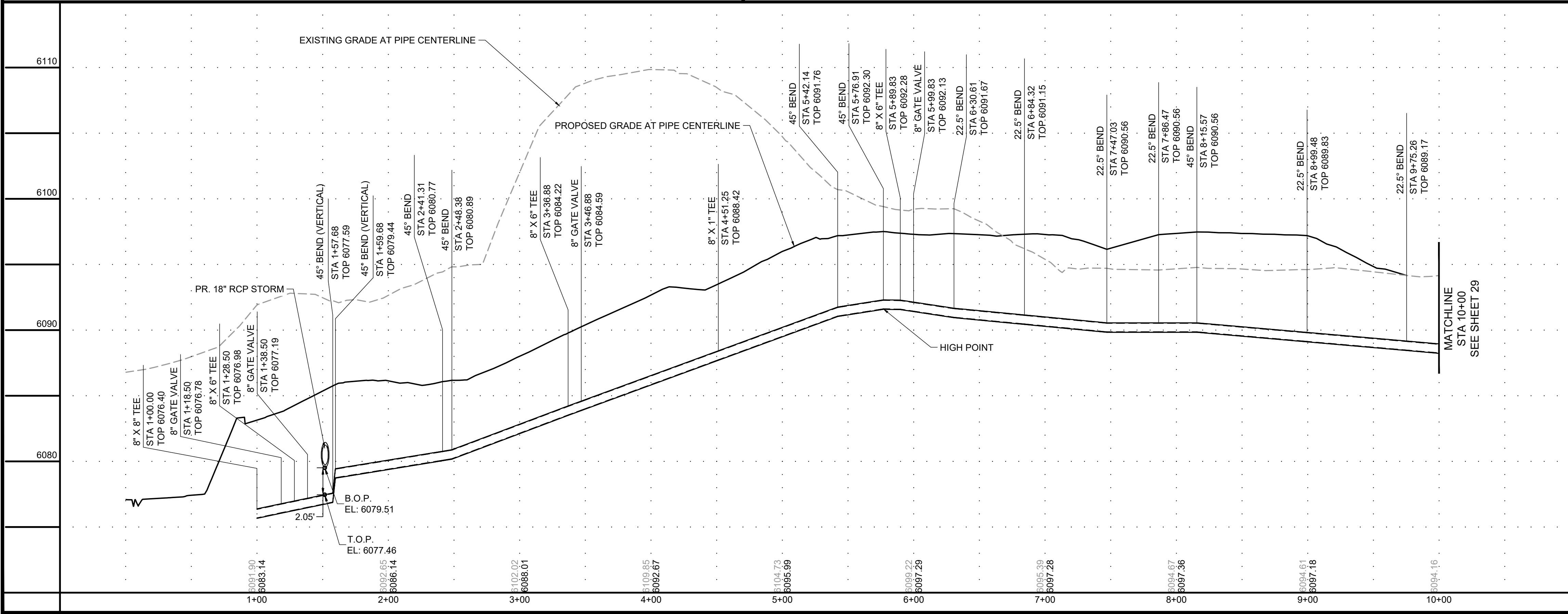
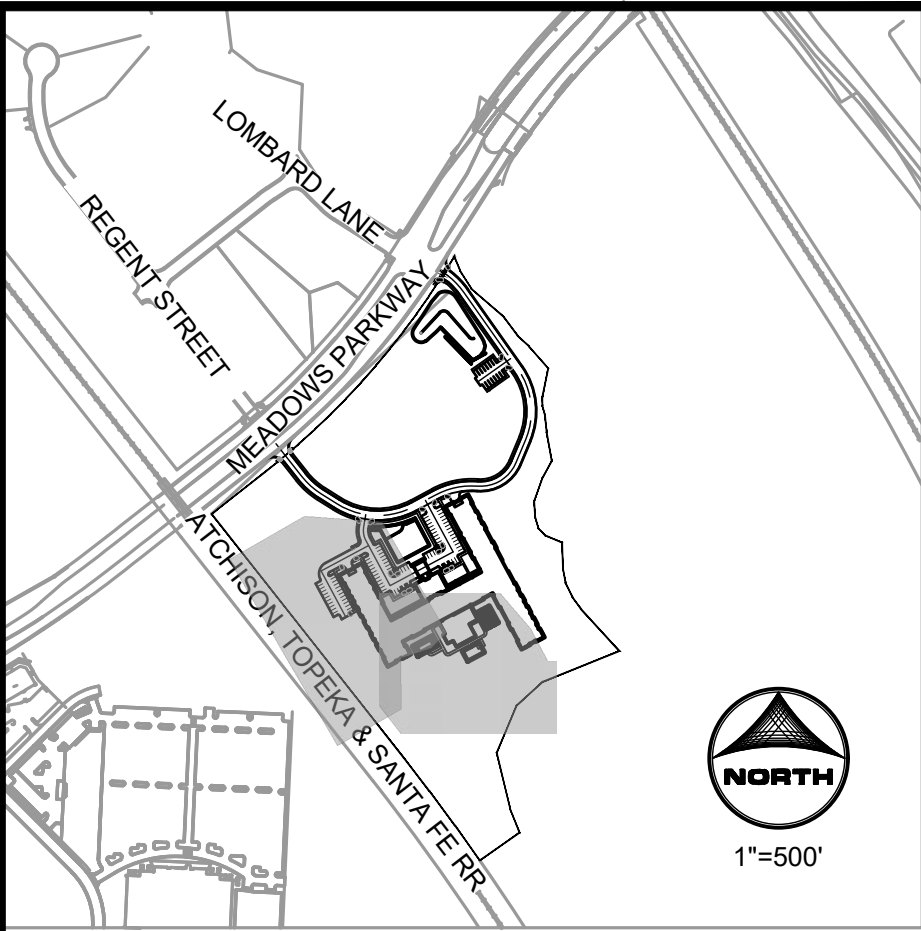
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APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

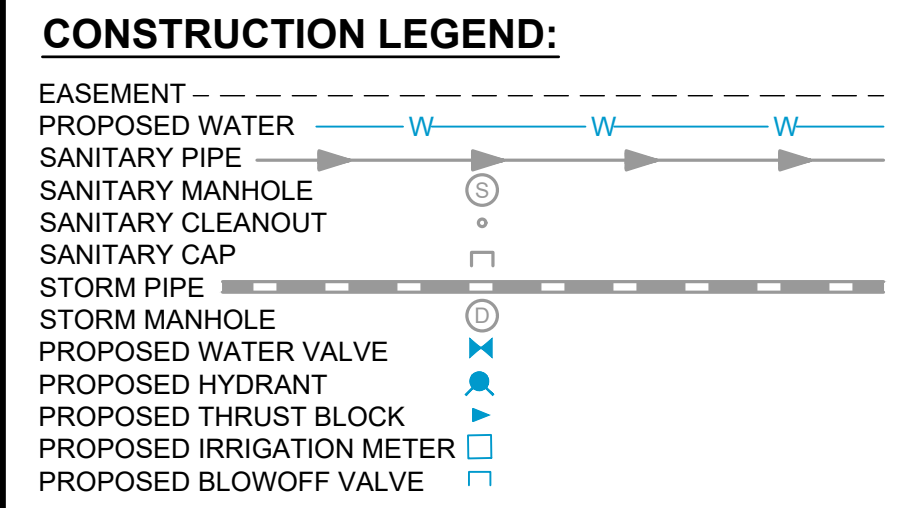
SHEET
WT4

27
OF 81

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- CONSTRUCTION NOTES:**
- ALL SANITARY SEWER CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "WATER SYSTEM DESIGN," LATEST REVISION.
 - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - REFER TO SHEET 2 FOR WATER AND SANITARY SEWER NOTES AND UTILITY NOTES.
 - SEE HORIZONTAL CONTROL & EASEMENT PLAN (SHEET 5) FOR EXISTING AND PROPOSED EASEMENTS.
 - REFER TO UTILITY DETAILS SHEETS 39-43.
 - ALL WATER MAINLINE DISTRIBUTION PIPES WILL END WITH A PLUG AND TEMPORARY BLOW-OFF ASSEMBLY. JOINTS SHALL BE RESTRAINED AN ADEQUATE DISTANCE FROM THE VALVE TO ENSURE THAT THE VALVE WILL NOT BLOW OFF WHEN THE LINE IS EXPOSED FOR EXTENSION.



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

APPROVED BY: _____
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.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
8819 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.802.4899
FAX: 844.273.1037

HRGreen

CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

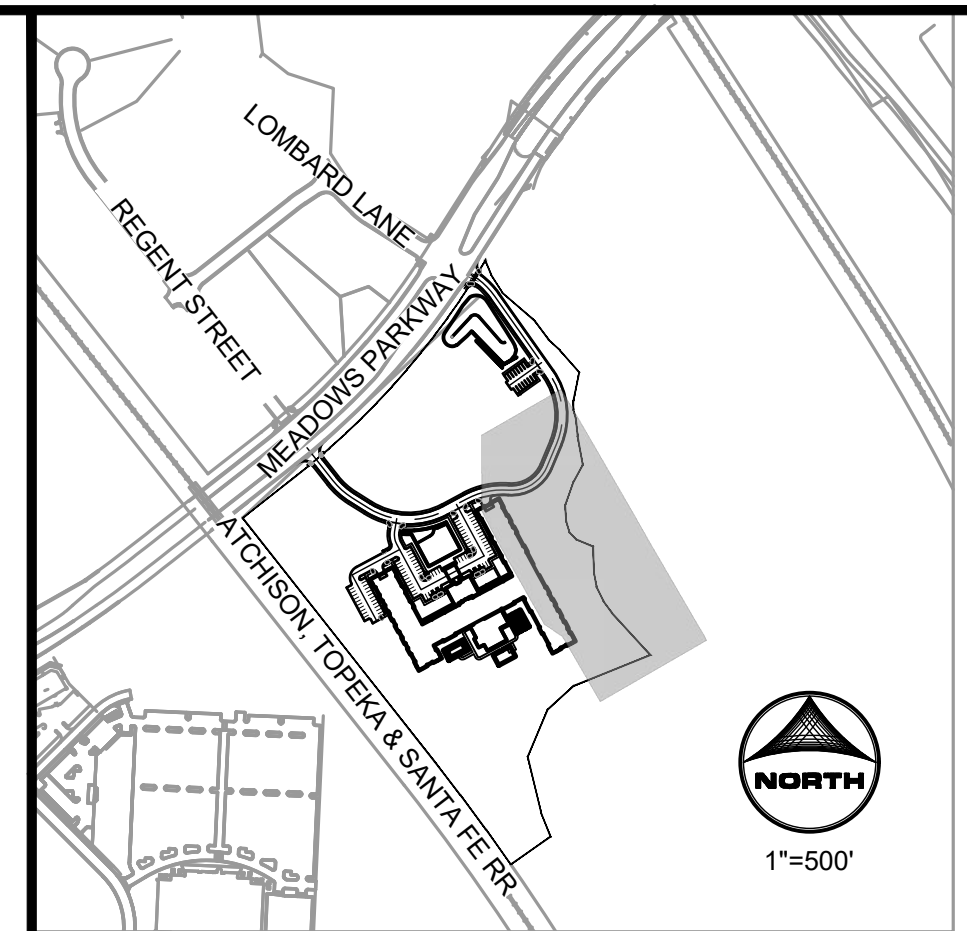
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DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 1/26/2023
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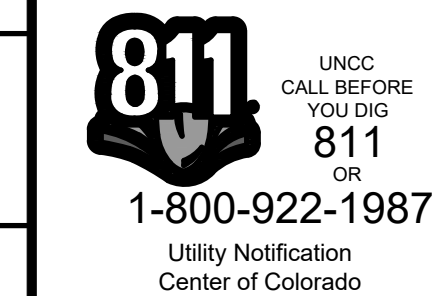
SHEET
WT5
28
OF 81



1. ALL SANITARY SEWER CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "WATER SYSTEM DESIGN"; LATEST REVISION.
2. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. REFER TO SHEET 2 FOR WATER AND SANITARY SEWER NOTES AND UTILITY NOTES.
4. SEE HORIZONTAL CONTROL & EASEMENT PLAN (SHEET 5) FOR EXISTING AND PROPOSED EASEMENTS.
5. REFER TO UTILITY DETAILS SHEETS 39-43.
6. ALL WATER MAINLINE DISTRIBUTION PIPES WILL END WITH A PLUG AND TEMPORARY BLOW-OFF ASSEMBLY. JOINTS SHALL BE RESTRAINED AN ADEQUATE DISTANCE FROM THE VALVE TO ENSURE THAT THE VALVE WILL NOT BLOW OFF WHEN THE LINE IS EXPOSED FOR EXTENSION .

Diagram illustrating the proposed water main installation components and connections:

- EASEMENT
- PROPOSED WATER MAIN (indicated by blue lines with 'W' markers)
- SANITARY PIPE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY CAP
- STORM PIPE
- STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED THURST BLOCK
- PROPOSED IRRIGATION METER
- PROPOSED BLOWOFF VALVE



TOWN OF CASTLE ROCK APPROVAL
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CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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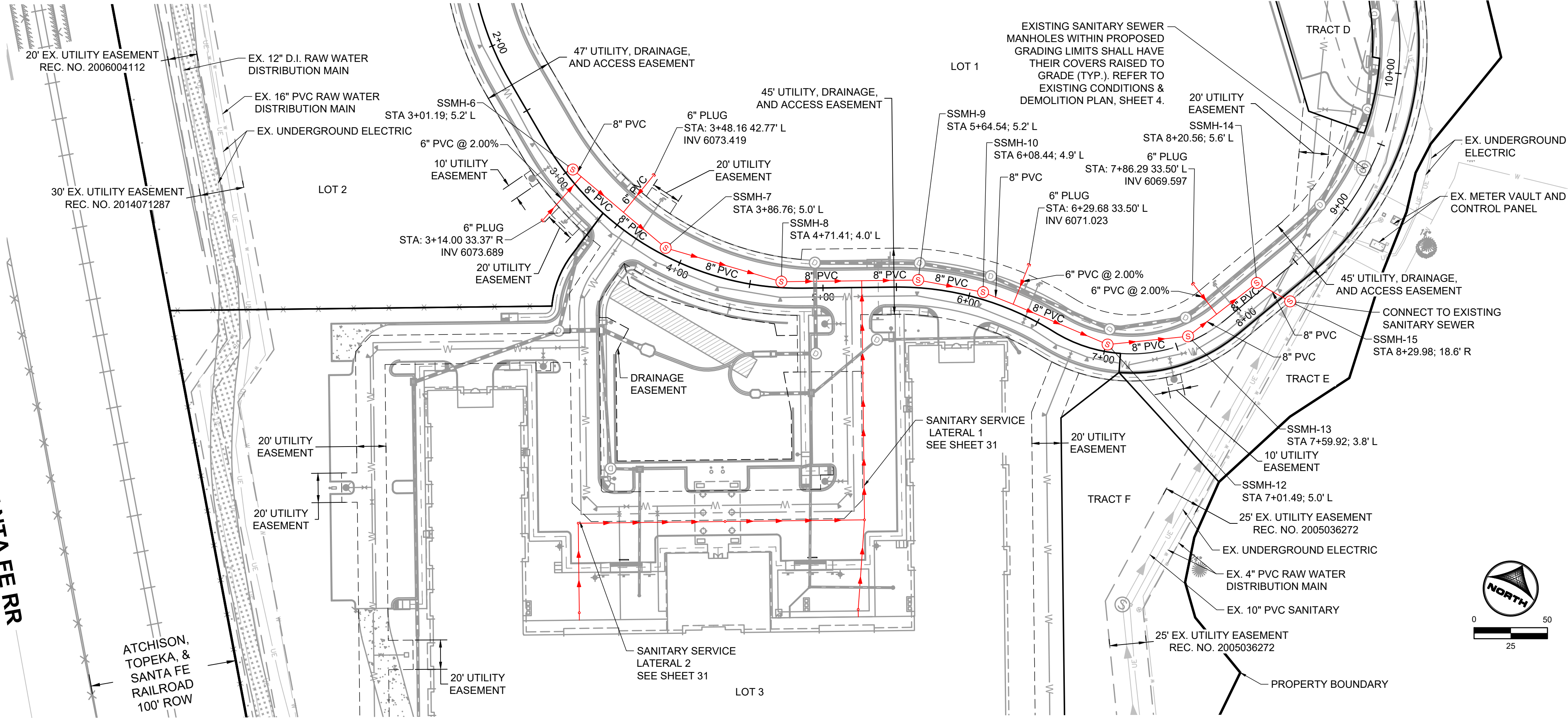
SHEET
WT6

29
OF 81

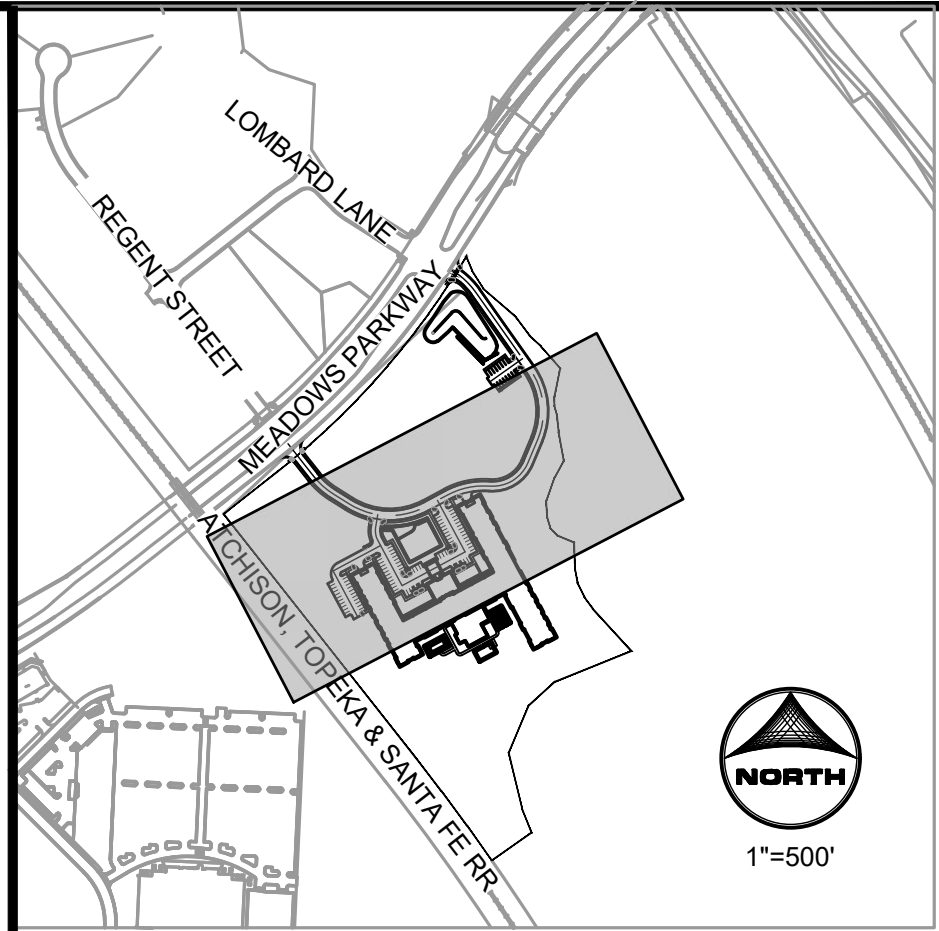


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DENVER, CO 80111
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FAX: 844.273.1037

ATCHISON, TOPEKA & SANTA FE RR



REGENT CIRCLE (PRIVATE)

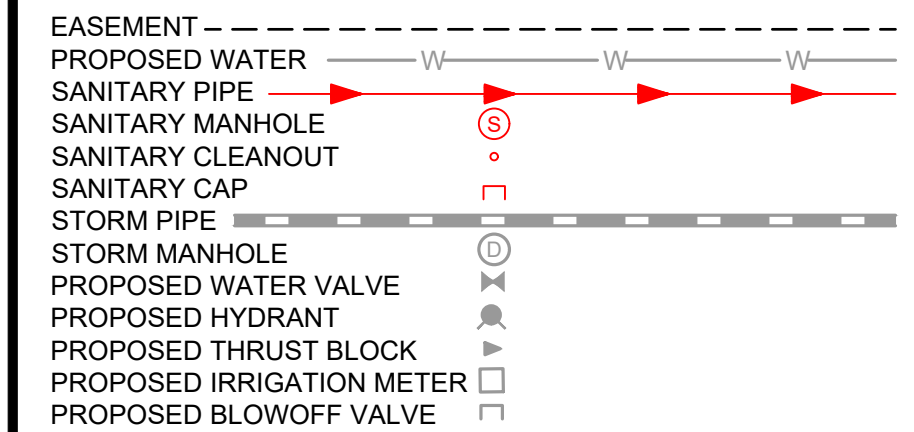


KEYMAP:

CONSTRUCTION NOTES:

- ALL SANITARY SEWER CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "WASTEWATER COLLECTION DESIGN," LATEST REVISION.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- REFER TO SHEET 2 FOR WATER AND SANITARY SEWER NOTES AND UTILITY NOTES.
- SEE HORIZONTAL CONTROL PLAN (SHEET 5) FOR EXISTING AND PROPOSED EASEMENTS.
- REFER TO UTILITY DETAILS SHEETS 39-43.
- ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.

CONSTRUCTION LEGEND:



TOWN OF CASTLE ROCK APPROVAL
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STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

NO. DATE BY REVISION DESCRIPTION



CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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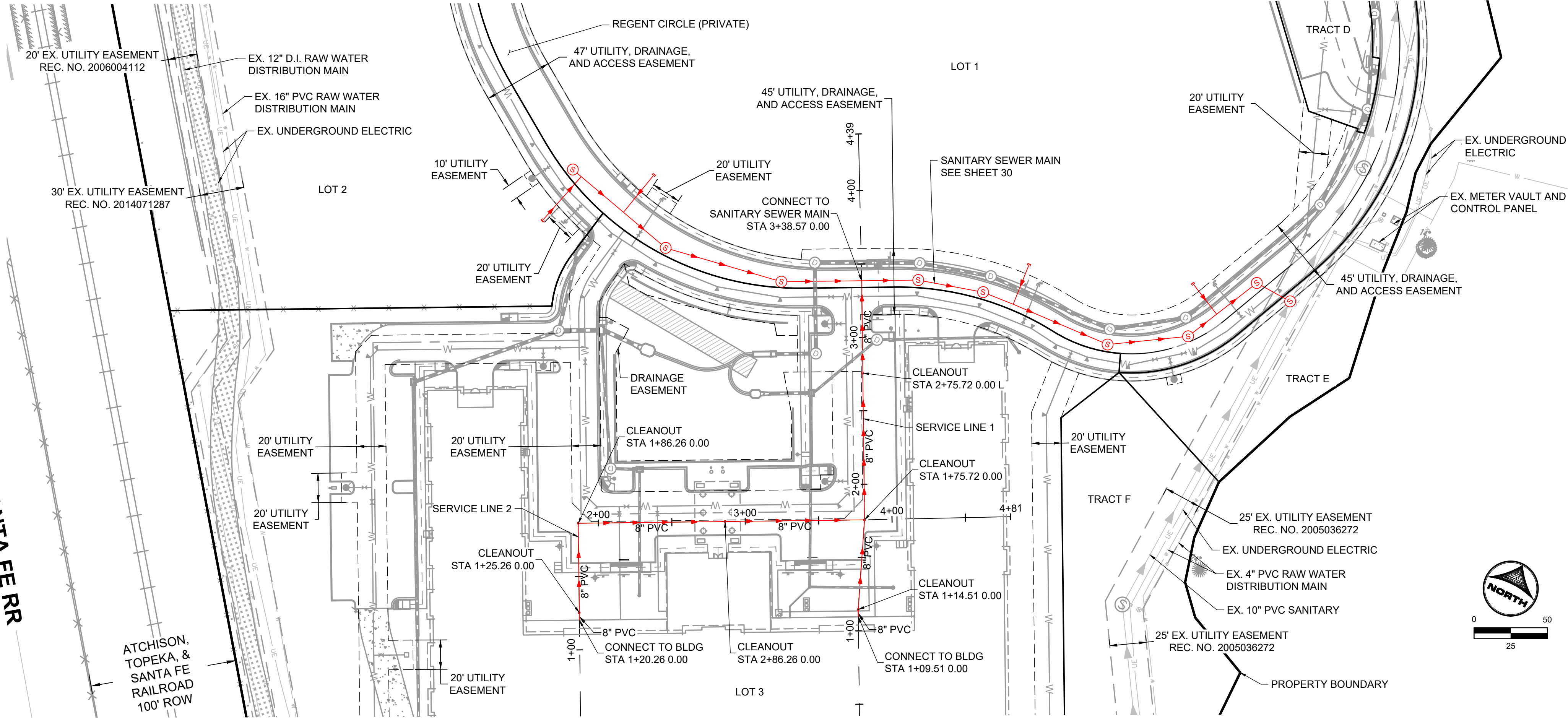
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JOB DATE: 2/10/2023
JOB NO: 211400

SHEET
SS1

30
OF 81

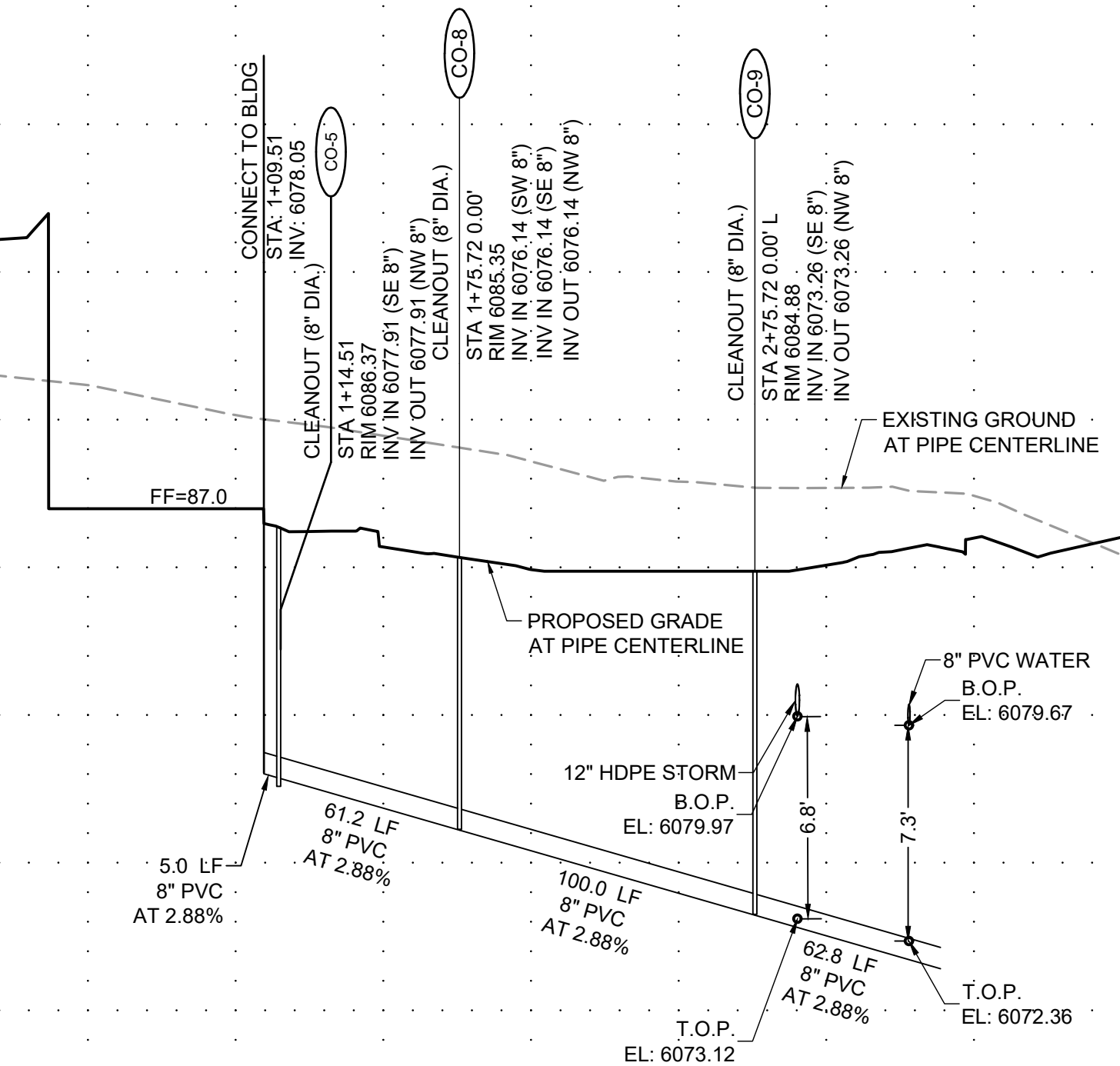
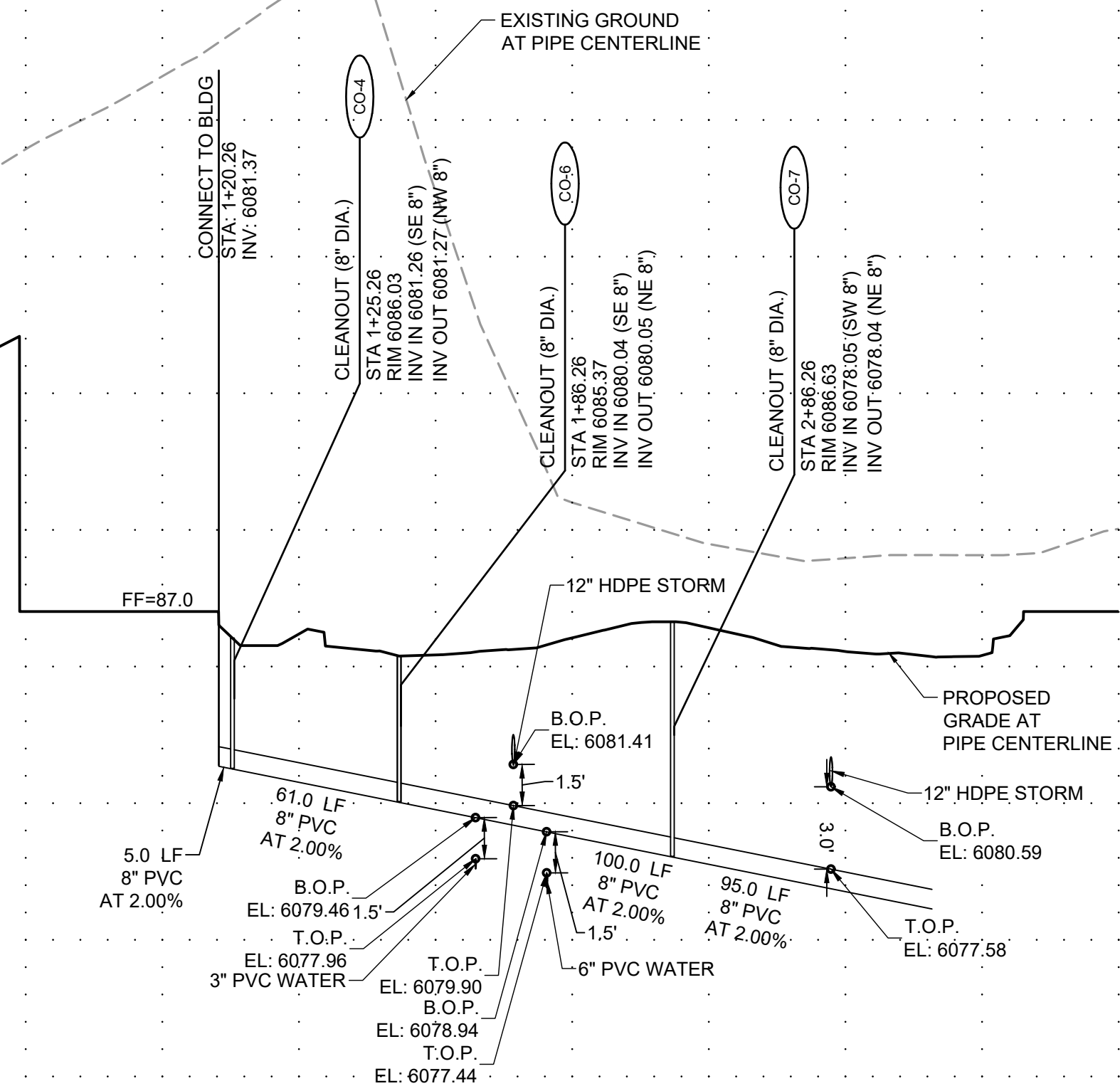
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DENVER, CO 80111
PHONE: 720.802.4899
FAX: 844.273.1037

ATCHISON, TOPEKA & SANTA FE RR
100' ROW



SERVICE LINE 1

SERVICE LINE 2



811
UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
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REVISION DESCRIPTION

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DENVER, CO 80111
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CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

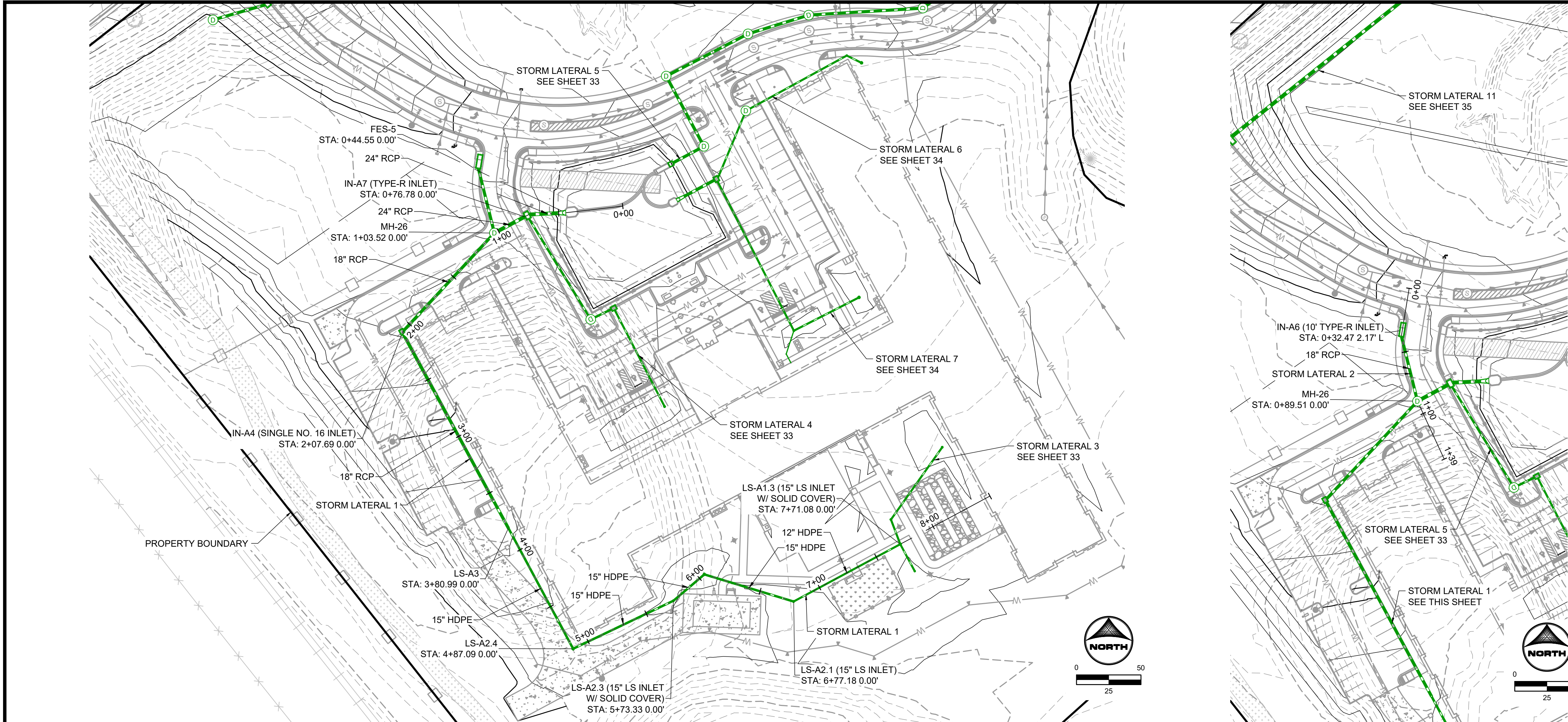
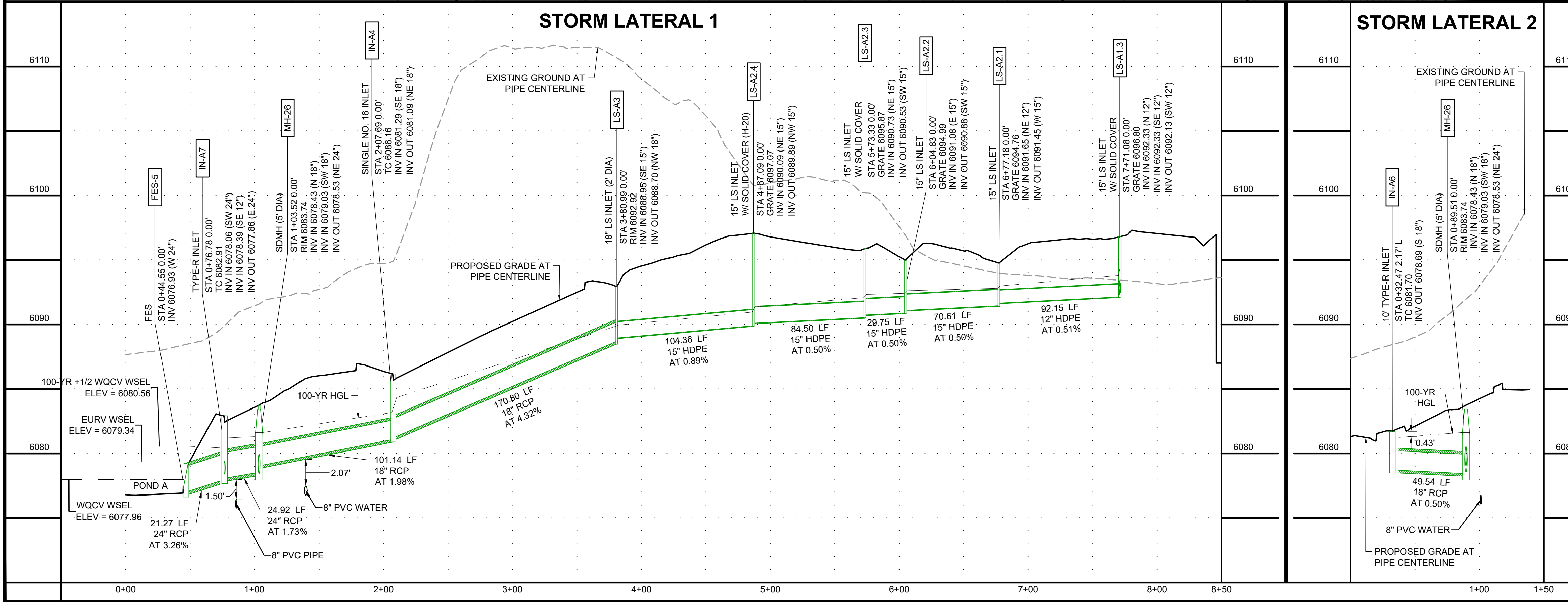
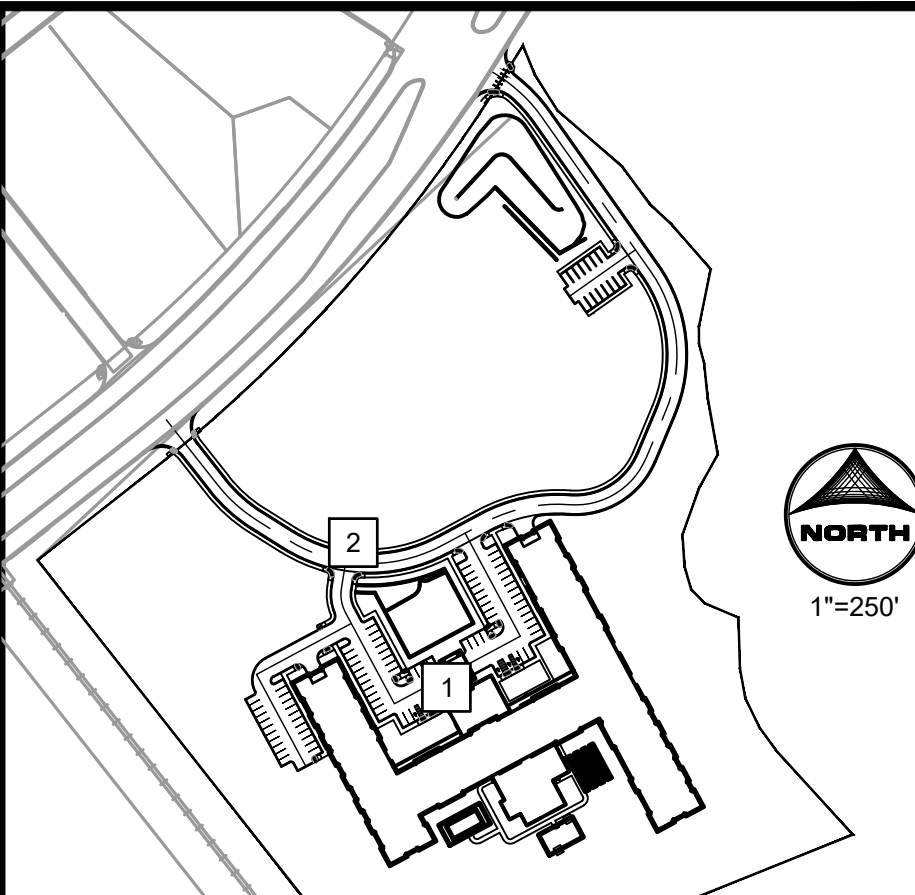
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APPROVED: _____
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JOB NO: 211400

SHEET
SS2

31
OF 81

HR GREEN Vels: xc:ull: xc:sign: xv:sign: XG-keymap-CD-Storm: xg: -DVG1-CD: XG-keymap: xc:row



KEYMAP:

CONSTRUCTION NOTES:

1. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER IS VERTICAL UNLESS OTHERWISE NOTED.
3. LANDSCAPE INLETS ARE NYLOPLAST DRAIN BASINS WITH STANDARD GRATES (OR APPROVED EQUAL) UNLESS OTHERWISE NOTED.

CONSTRUCTION LEGEND:

PROPOSED MAJOR CONTOUR ——— 5250 ———

PROPOSED MINOR CONTOUR ——— 5250 ———

EXISTING MAJOR CONTOUR ——— 5250 ———

EXISTING MINOR CONTOUR ——— 5250 ———

PROPERTY BOUNDARY ———

EASEMENT ———

PROPOSED STORM PIPE ———

PROPOSED STORM MANHOLE ———

PROPOSED STORM INLET ———

EXISTING STORM PIPE ———

EXISTING STORM MANHOLE ———

SANITARY SEWER PIPE ———

SANITARY SEWER MANHOLE ———

WATER PIPE ———

WQ - WATER QUALITY

IN - INLET

FES - FLARED END SECTION

OS - OUTLET STRUCTURE

WQCV - WATER QUALITY CAPTURE VOLUME

EURV - EXCESS URBAN RUNOFF VOLUME

WSEL - WATER SURFACE ELEVATION

HGL - HYDRAULIC GRADE LINE

KEYNOTES

- 1 2' CONCRETE TRICKLE CHANNEL
SEE SHEET 47 FOR DETAIL
- 2 MAINTENANCE ACCESS
SEE SHEET 47 FOR DETAIL
- 3 RETAINING WALL (PRIVATE)
- 4 FOREBAY
- 5 MICRO-POOL

TOWN OF CASTLE ROCK APPROVAL
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STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER CO 80111
PHONE: 720.902.4899
FAX: 844.273.1037

HRGreen

CONSTRUCTION DRAWINGS
STORM DRAIN PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CADD\dwg\ICDSD01-SDP&P

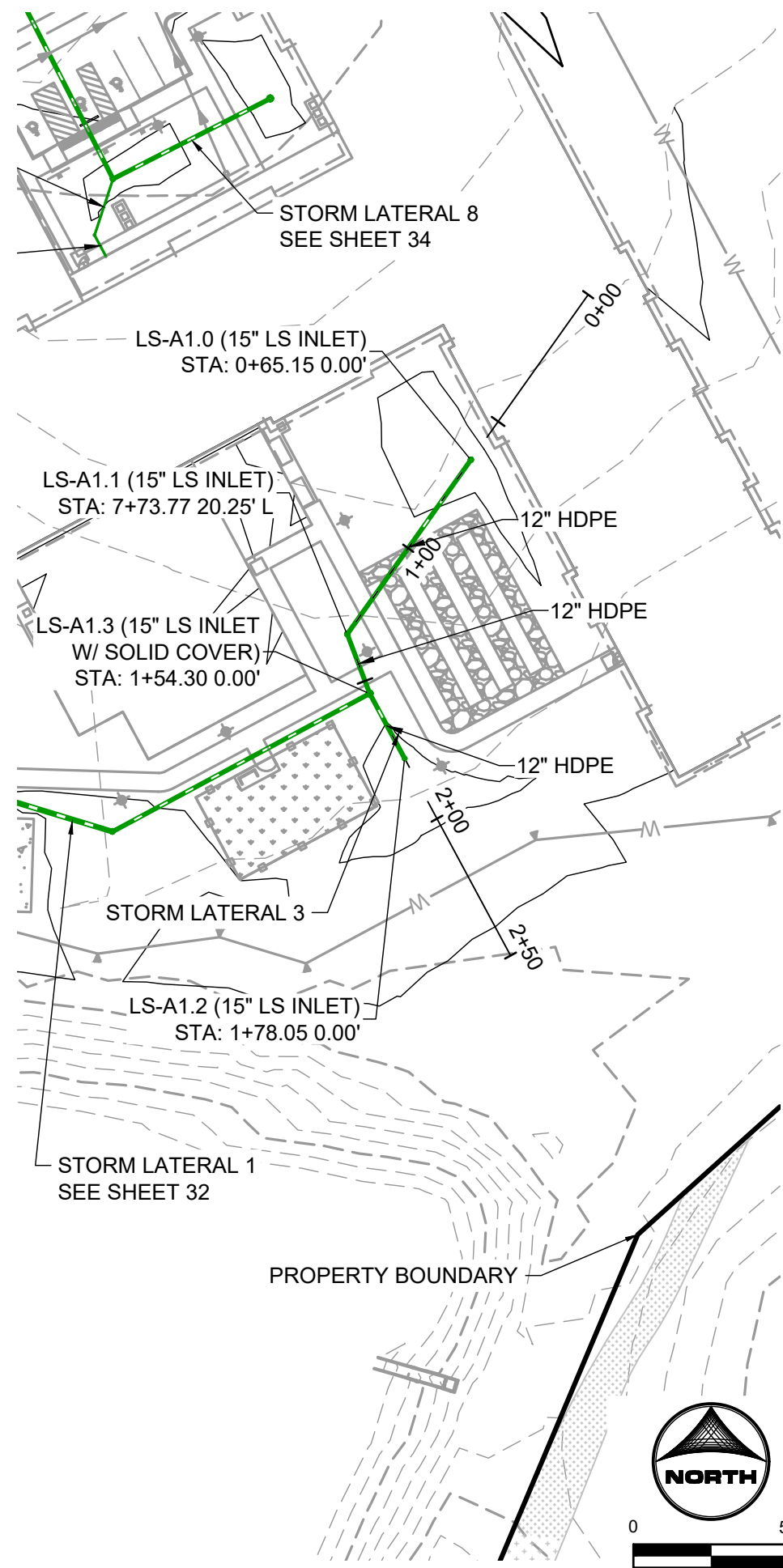
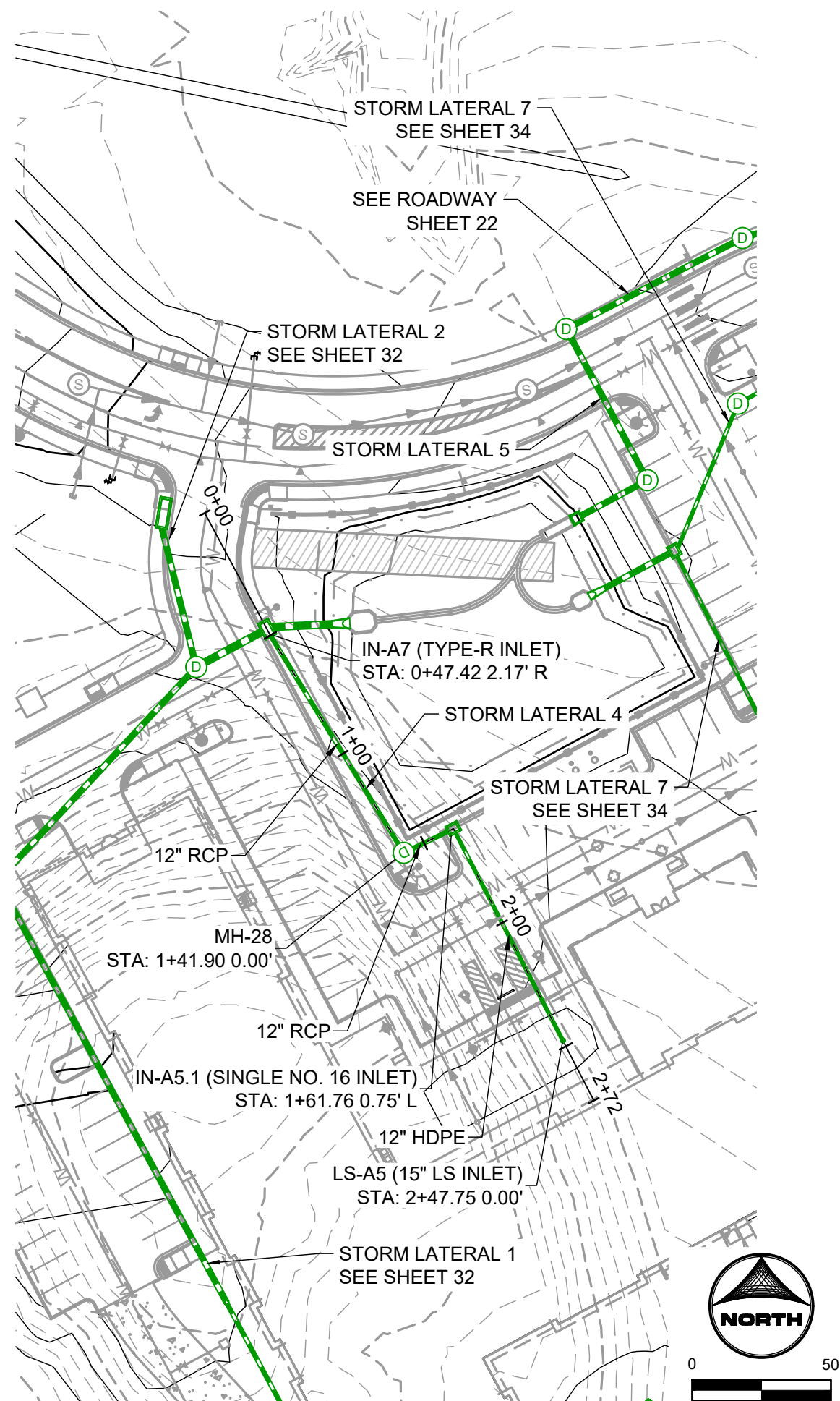
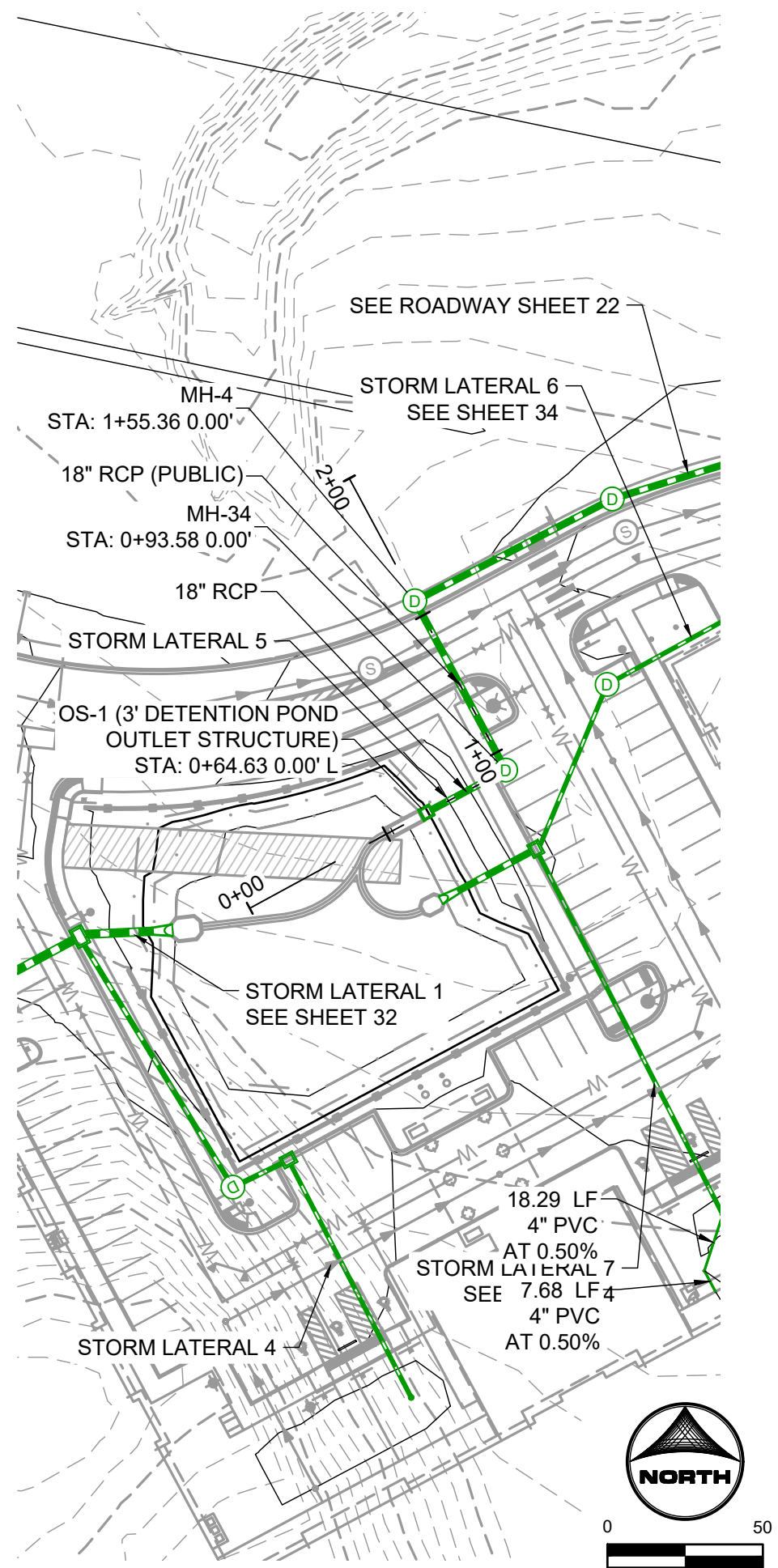
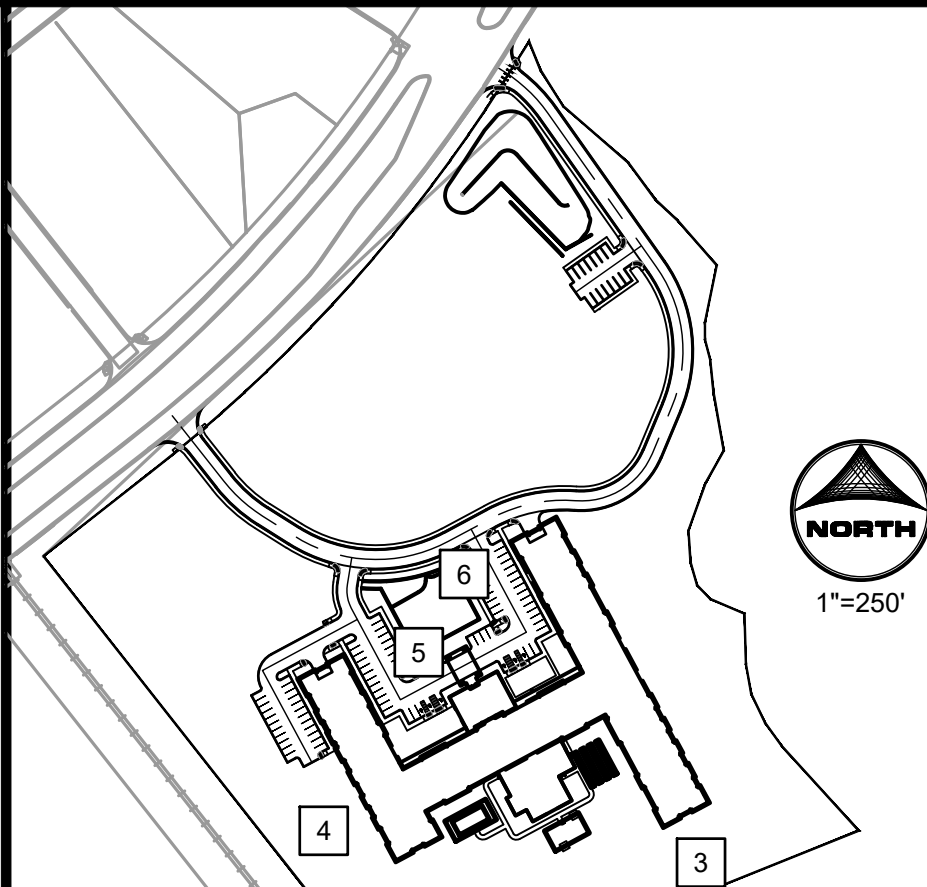
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JOB NO: 211400

SHEET
SD1
32
OF 81

HR GREEN - VELS.XC-DIG: XC-DESIGN: XC-KEYMAP-CD-Storm: xg1-DWG1-CD: XG-keymap: xc-row

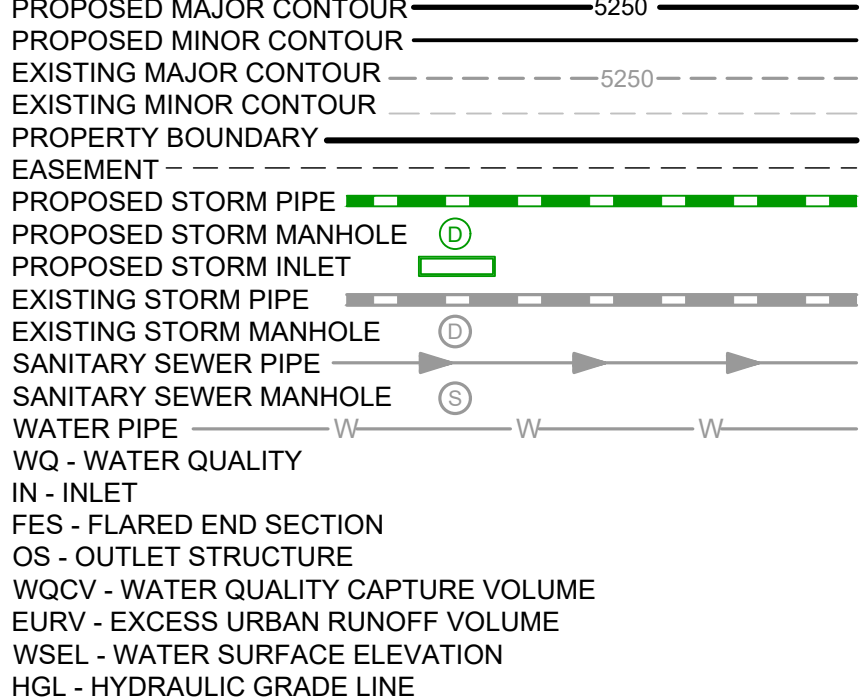


KEYMAP:

CONSTRUCTION NOTES:

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CONSTRUCTION LEGEND:



KEYNOTES

- 2' CONCRETE TRICKLE CHANNEL
SEE SHEET 47 FOR DETAIL
- MAINTENANCE ACCESS
SEE SHEET 47 FOR DETAIL
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- FOREBAY
- MICRO-POOL

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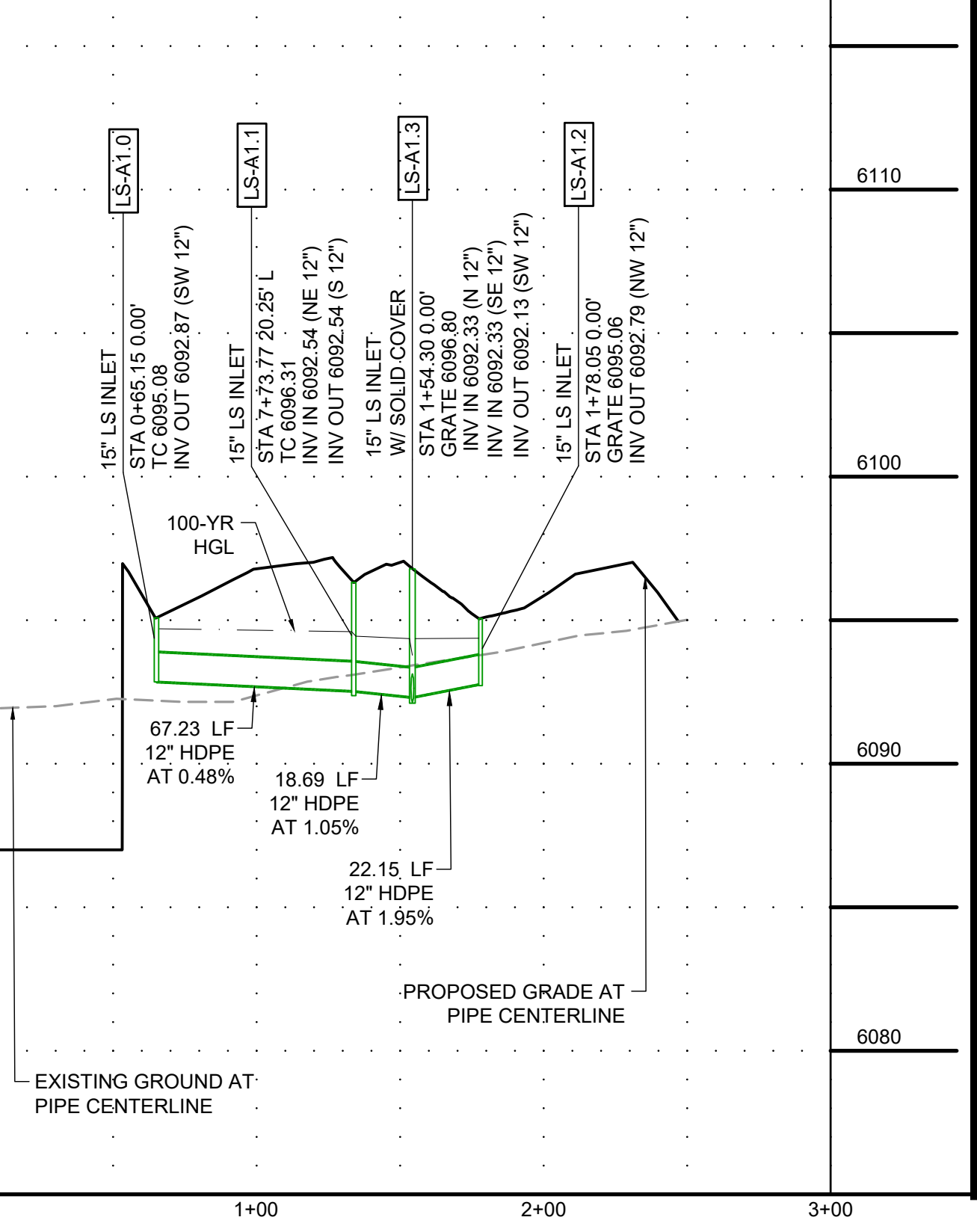
DEVELOPMENT SERVICES DATE

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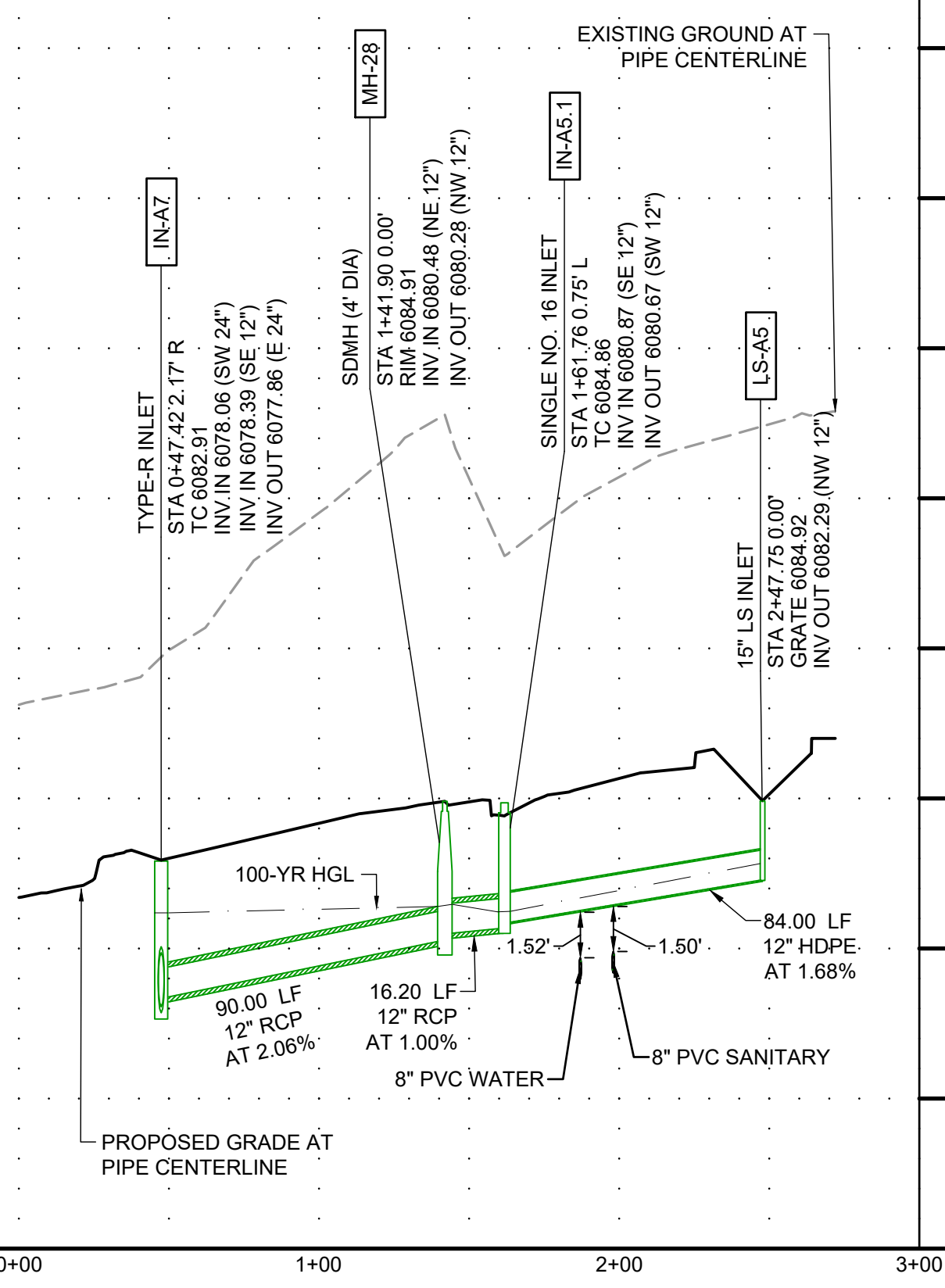
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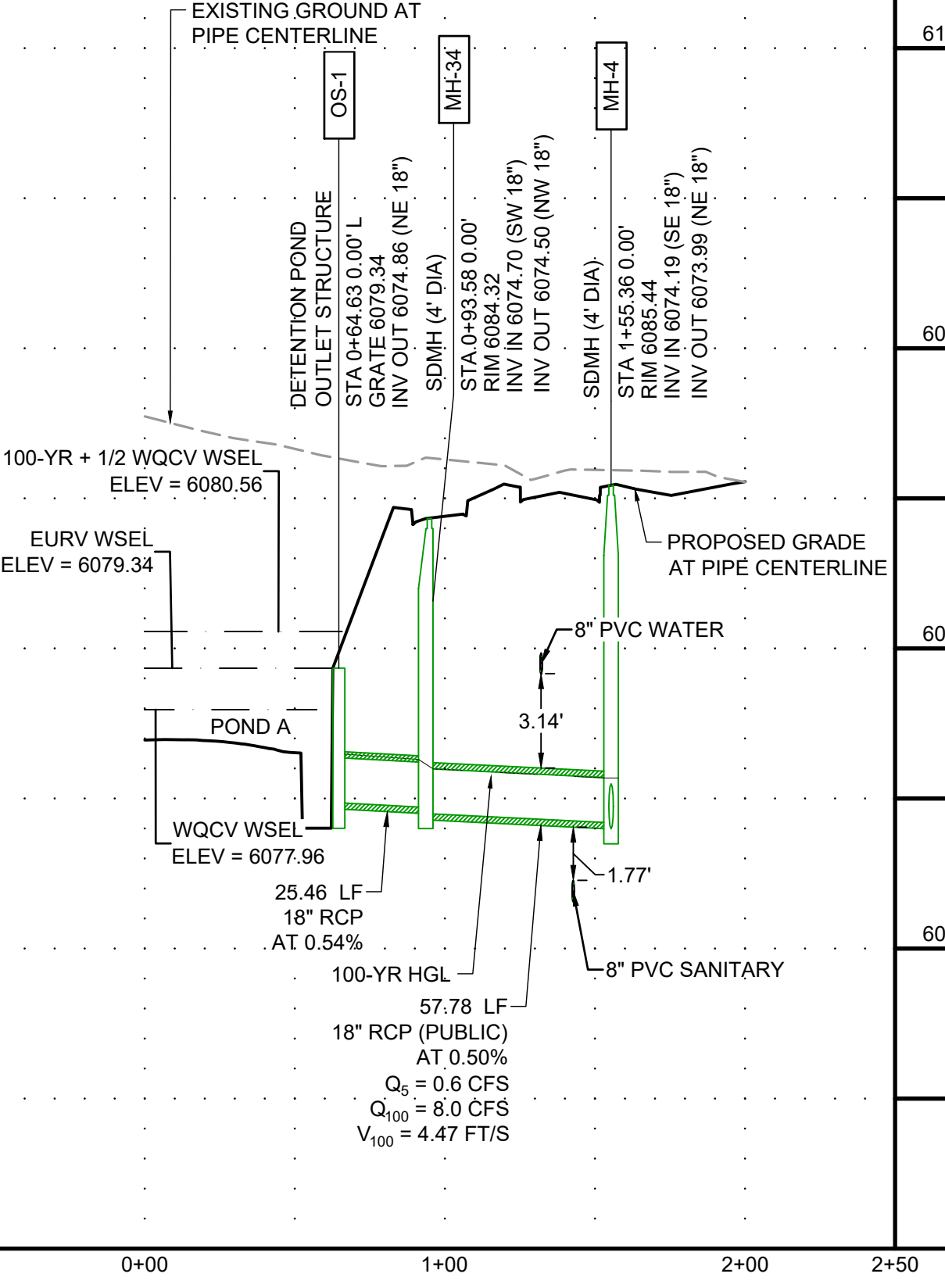
STORM LATERAL 3



STORM LATERAL 4



STORM LATERAL 5



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DENVER, CO 80111
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CONSTRUCTION DRAWINGS
STORM DRAIN PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

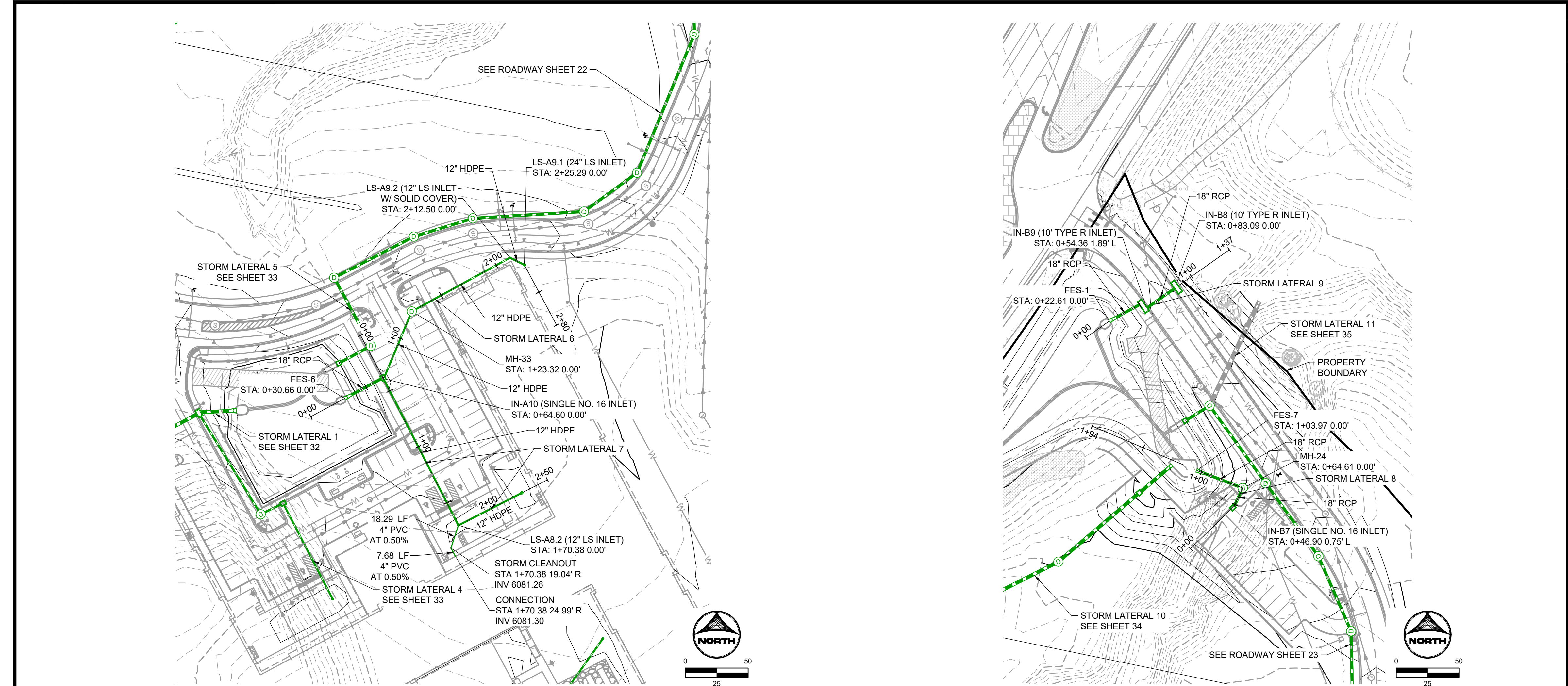
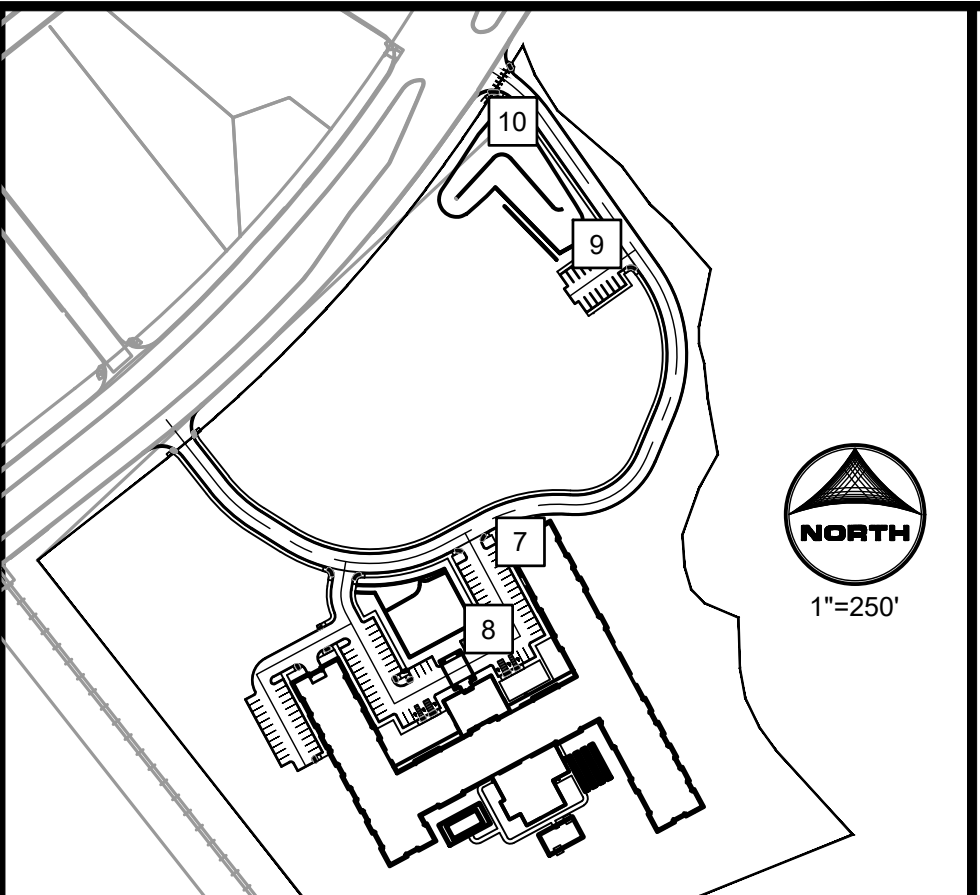
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APPROVED: AJZ
JOB DATE: 2/10/2023
JOB NO: 211400

SHEET
SD2
33
OF 81



KEYMAP:

CONSTRUCTION NOTES:

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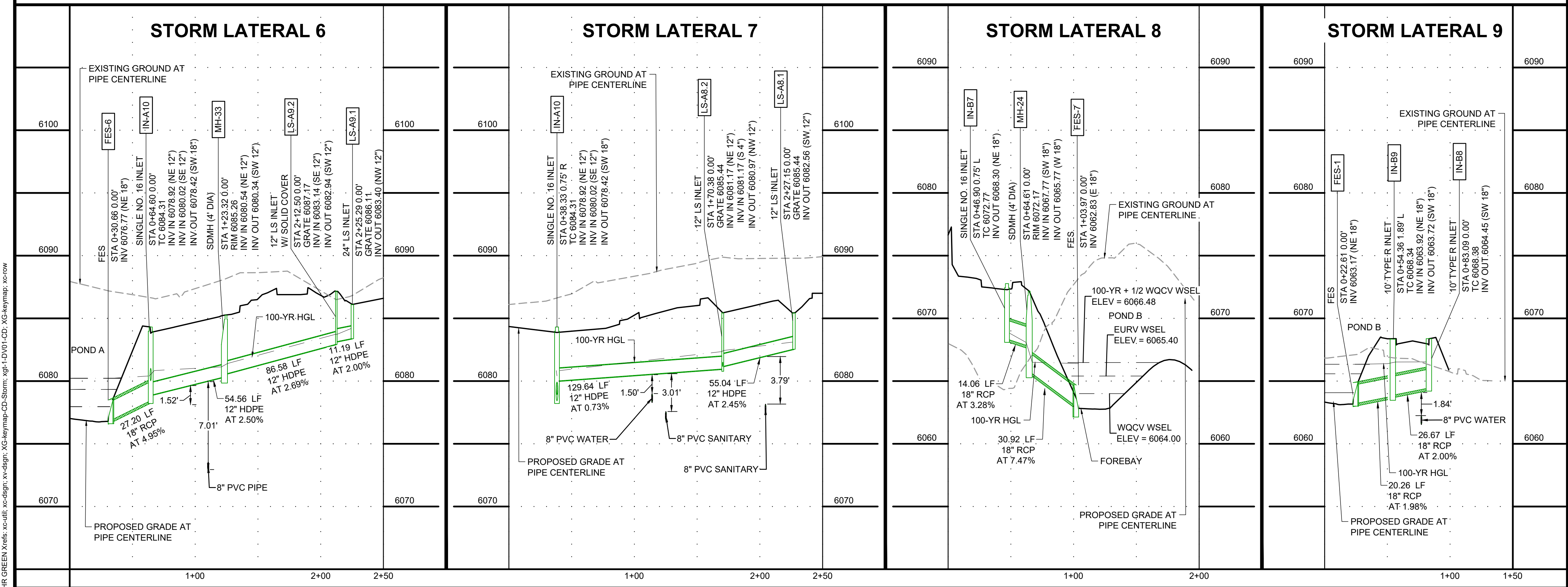
CONSTRUCTION LEGEND:

PROPOSED MAJOR CONTOUR ——— 5250 ———
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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4999
FAX: 844.273.1037

HRGreen



KEYNOTES

- 1 2' CONCRETE TRICKLE CHANNEL
SEE SHEET 47 FOR DETAIL
- 2 MAINTENANCE ACCESS
SEE SHEET 47 FOR DETAIL
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TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES _____

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FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

CONSTRUCTION DRAWINGS
STORM DRAIN PLAN & PROFILE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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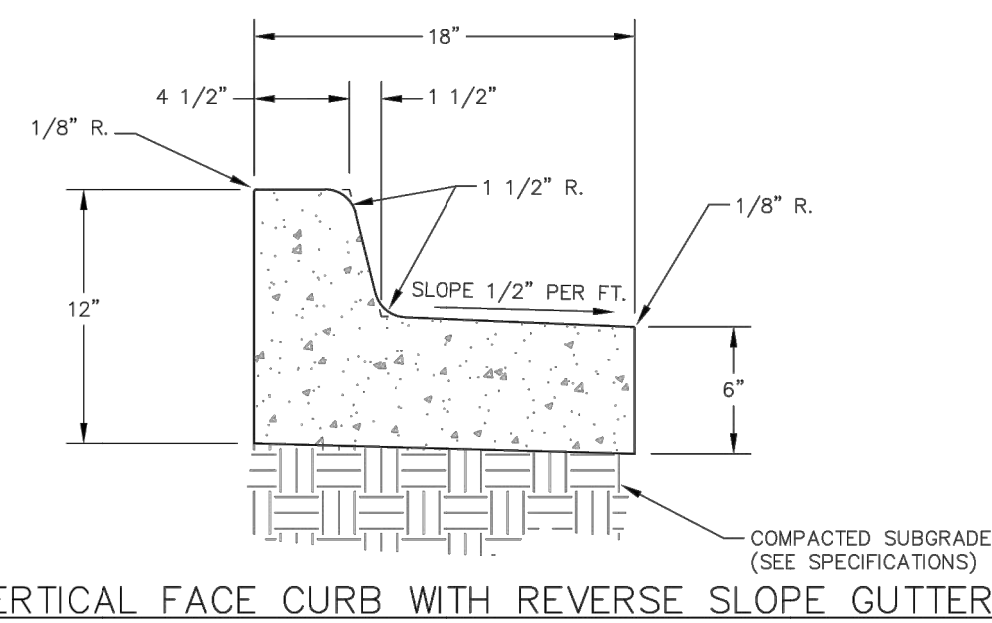
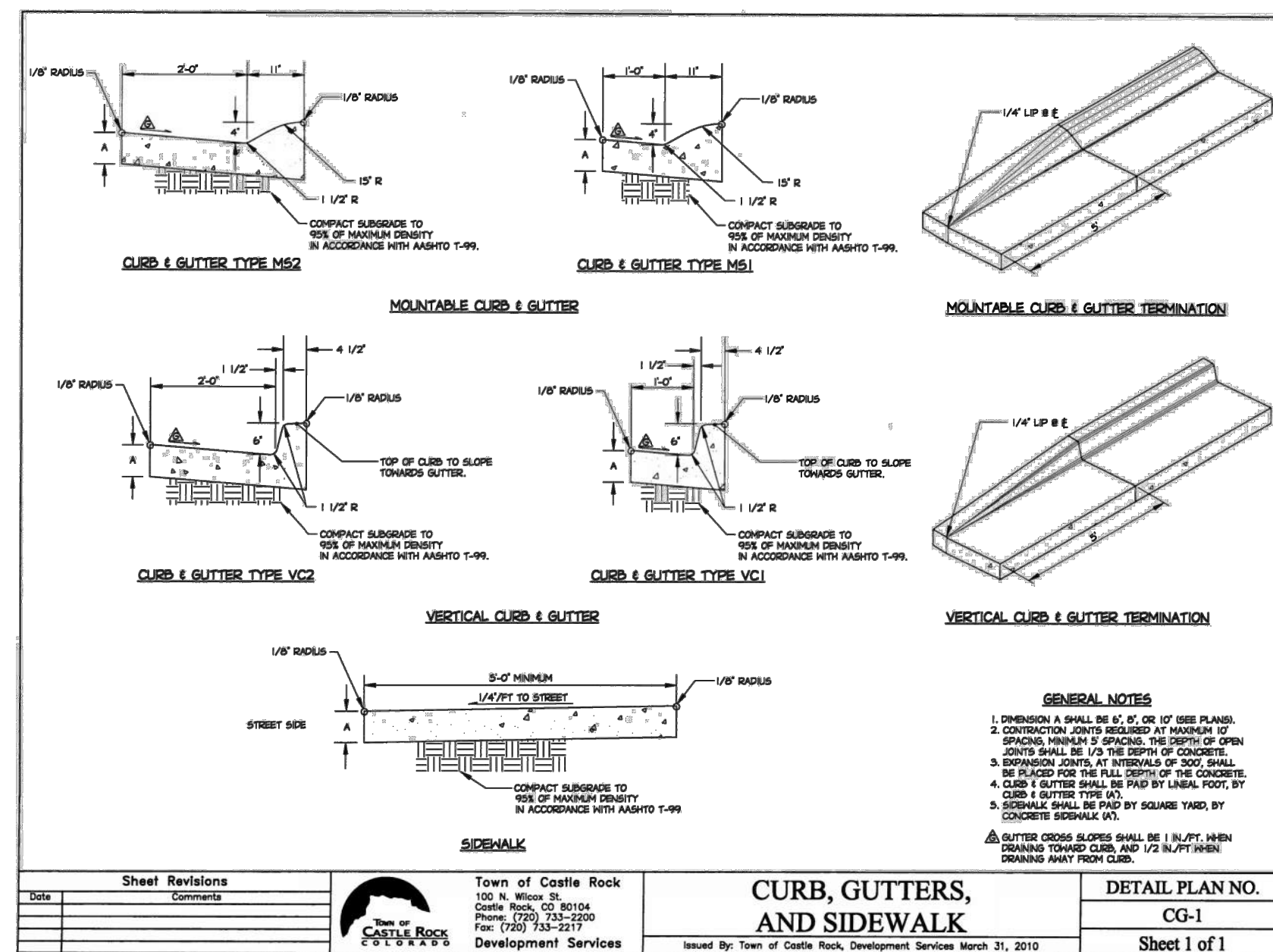
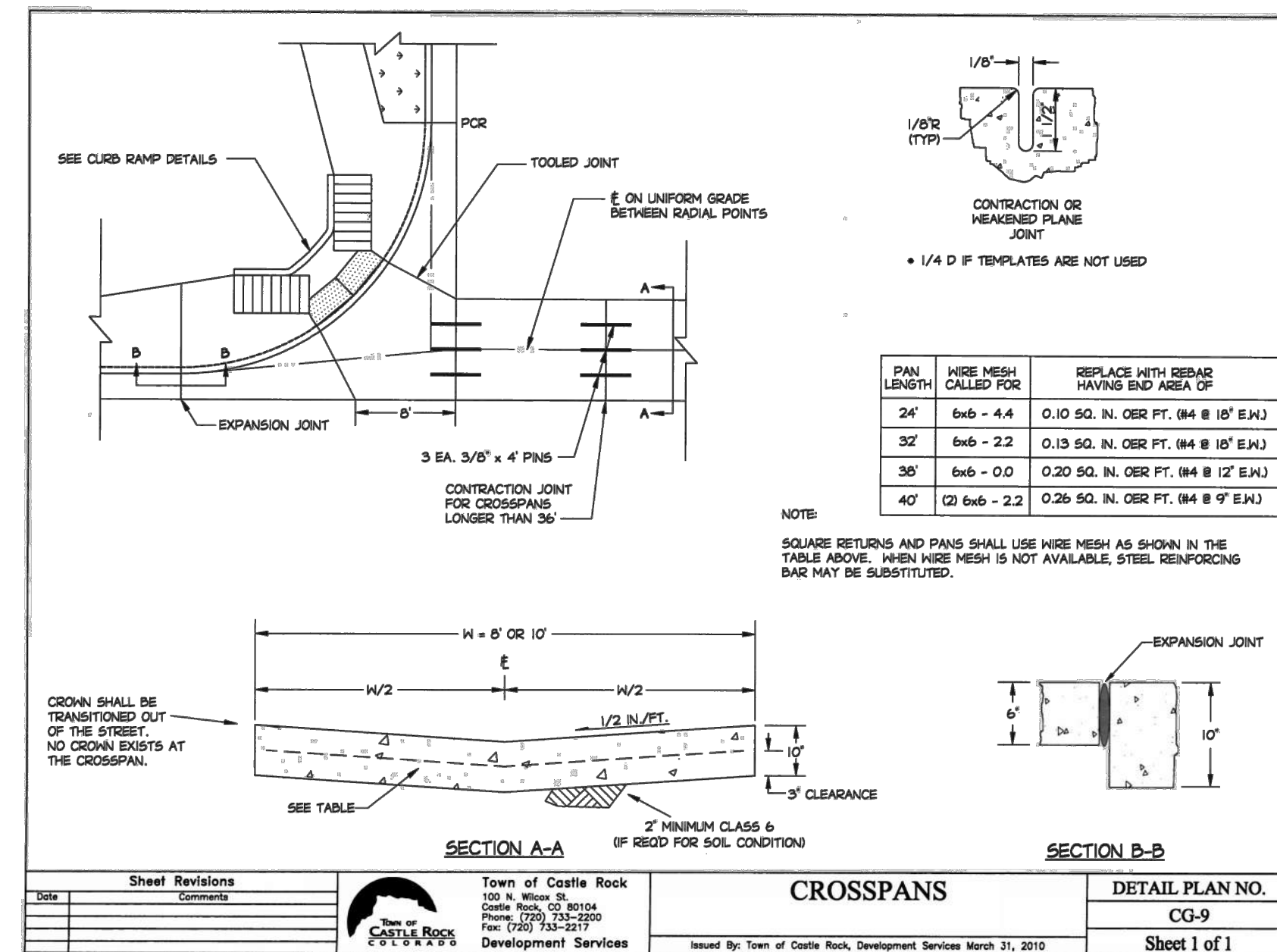
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OF 81

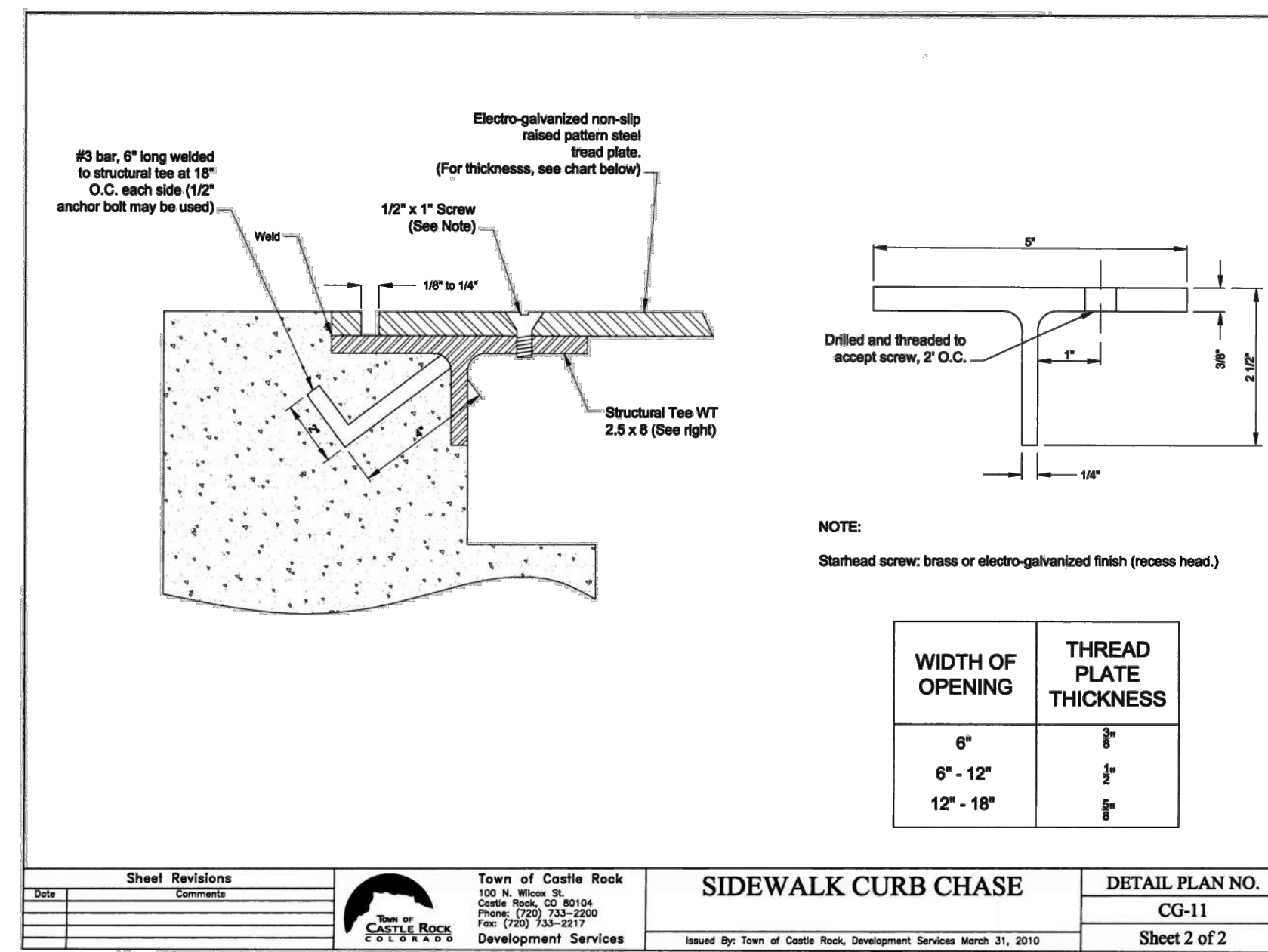
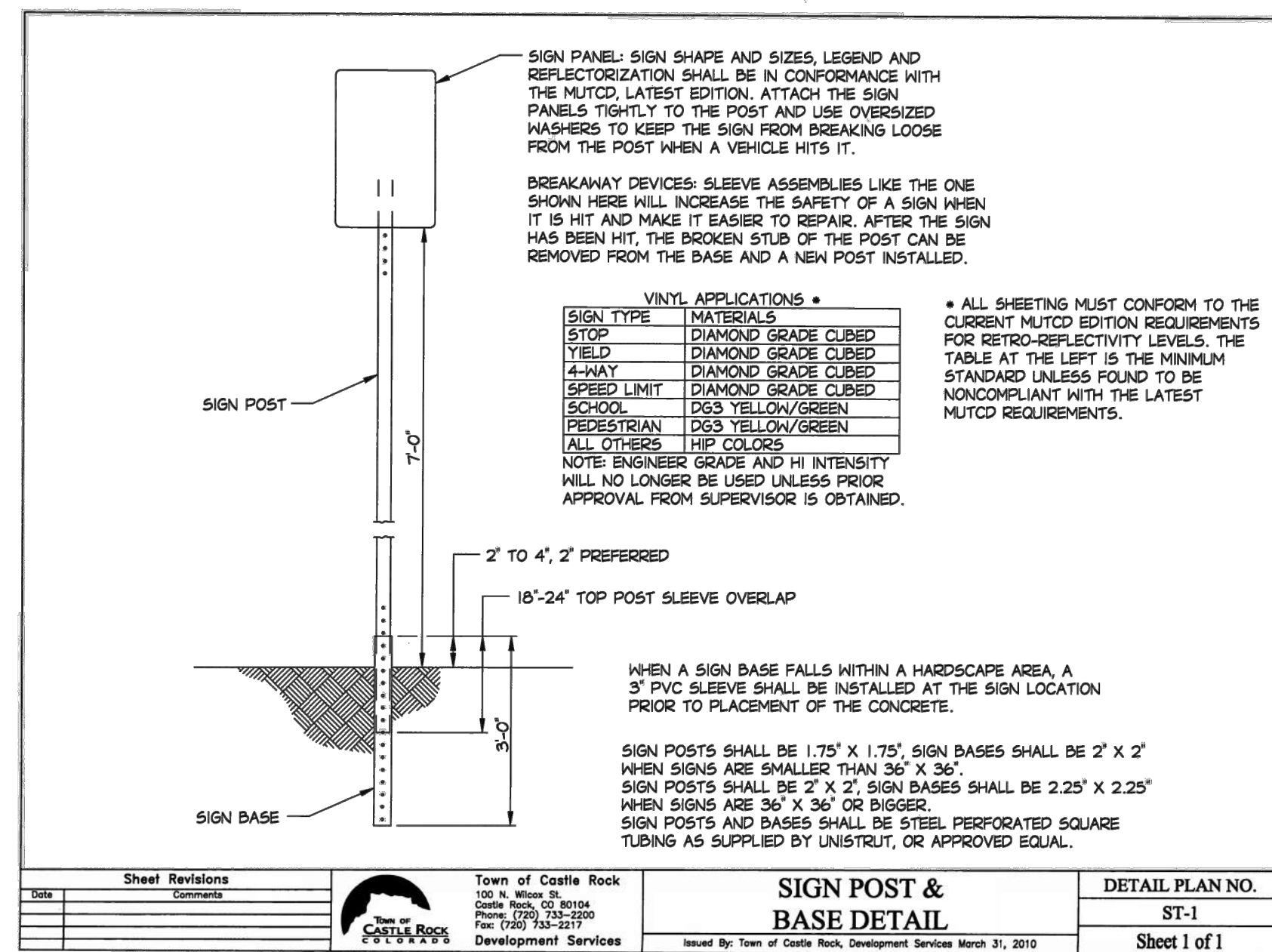
Site map showing the location of the proposed development. The map includes Lombard Lane, Regent Street, Meadows Parkway, and Atchison Topeka & Santa Fe RR. A north arrow and a scale of 1"=500' are provided.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

F 81

[illegible]

HRGreen
HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS

SITE DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Site-Details

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____ AMO
APPROVED: _____ AJZ
JOB DATE: _____ 1/26/2023
JOB NO: _____ 211400

SHEET
DT1

37
OF 83

SEE NOTE 3

TOWN OF
CASTLE ROCK
COLORADO

Street Name St

NOTES:
1. LEGEND TO BE WHITE ON BLUE BACKGROUND FOR PUBLIC STREETS.
2. LEGEND TO BE WHITE ON BROWN BACKGROUND FOR PRIVATE STREETS.
3. CASTLE ROCK LOGO TO BE USED ON COLLECTORS 1 HIGHER ONLY.
4. LETTER HEIGHTS MUST CONFORM TO LATEST MUTCD EDITION.
ON LOCAL TWO-LANES STREETS WITH SPEED LIMITS OF 25 MPH OR LESS,
4" INITIAL UPPER-CASE LETTERS WITH 5" LOWER-CASE LETTERS MUST BE USED.
5. SHEETING MATERIAL TO BE BACKGROUND = DIAMOND GRADE CUBED,
OVERLAY = ELECTROCUIT.

Sheet Revisions	
Date	Comments
07/31/19	REVISED NOTE 4

Town of Castle Rock
100 W. Willow St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217

Development Services

STREET NAME SIGN

ST-2
Sheet 1 of 1

Issued By: Town of Castle Rock, Development Services March 31, 2019

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Date:	2829 West Howard Place	M-608-1
Designer: JJBK	Comments:	CDOT HQ, 3rd Floor	Standard Sheet No. 3 of 10
Last Modification Date: 07/31/19		Denver, CO 80204	
Detailer: LTA		Phone: 303-757-9821 FAX: 303-757-9868	
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English		Project Development Branch JBK	Project Sheet Number:

CURB RAMPS

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4899
FAX: 844.273.1037

CONSTRUCTION DRAWINGS
SITE DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CAD\Draws\ICCDs01-Site-Details

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DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

SHEET
DT2

38
OF 81

PARALLEL RAMP
(TYPICAL)

PARALLEL RAMP
(SIDEWALK ENDS)

PARALLEL RAMP
(DIRECTIONAL - CROSSING IN ONE DIRECTION ONLY)

SECTION C-C

SECTION B-B

SECTION A-A

PARALLEL RAMP NOTES

① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

② RAMP RUNNING SLOPE - 0.3% MAX.

③ RAMP CROSS SLOPE - 2.0% MAX.

④ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.

⑤ TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.

⑥ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM MEASURED IN THE DIRECTION OF THE RAMP RUN IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.

⑦ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERNATING, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APPEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.

⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.

⑨ CUTTER COUNTER SLOPE - 5.0% MAX.

Computer File Information	
Date	Comments
07/31/19	CREATED
07/31/19	DESIGNED
07/31/19	LAST MODIFIED
07/31/19	DETAILER
07/31/19	CAD VER: MICROSTATION V8 Scale: Not to Scale Units: English

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07/31/19	DESIGNED
07/31/19	LAST MODIFIED
07/31/19	DETAILER
07/31/19	CAD VER: MICROSTATION V8 Scale: Not to Scale Units: English

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9821 FAX: 303-757-9868

Project Development Branch JBK

CURB RAMPS

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

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

TYPE 1 CURB RAMP
(PERPENDICULAR ON TANGENT)

TYPE 1 CURB RAMP
(PERPENDICULAR ON RADIUS)

TYPE 1 CURB RAMP
(DIRECTIONAL ON RADIUS)

TYPE 2 CURB RAMP

TYPE 2 - DIRECTIONAL RAMP

TYPE 2 - DIRECTIONAL RAMP

DETECTABLE WARNING SURFACE NOTES:

① DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK OR SHARED USE PATH TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVES WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).

② THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.

③ WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN. OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR DIAGONAL PATTERN WHEN PLACED. INDIVIDUALLY PLACED ADJACENT DWS PLATES EDGE TO EDGE EDGES OF CUT PLATES SHALL BE STRAIGHT.

④ LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB. PLACE THE DWS RADIALLY AT THE BACK OF CURB.

⑤ WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, PREVENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.

⑥ IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.

⑦ TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.

⑧ DWS SHALL NOT BE PLACED OVER GRADE BREAKS.

Computer File Information	
Date	Comments
07/31/19	CREATED
07/31/19	DESIGNED
07/31/19	LAST MODIFIED
07/31/19	DETAILER
07/31/19	CAD VER: MICROSTATION V8 Scale: Not to Scale Units: English

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Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9821 FAX: 303-757-9868

Project Development Branch JBK

CURB RAMPS

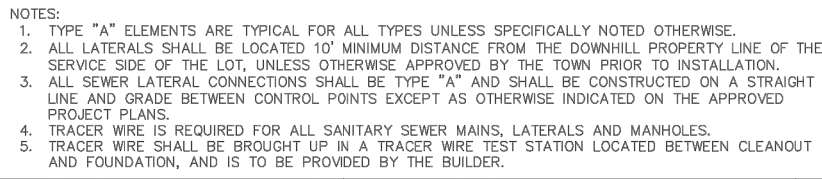
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 9 of 10

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

DETECTABLE WARNING SURFACE PLACEMENT

HR GREEN Xrefs.xgs - 1-DWG-1-CD



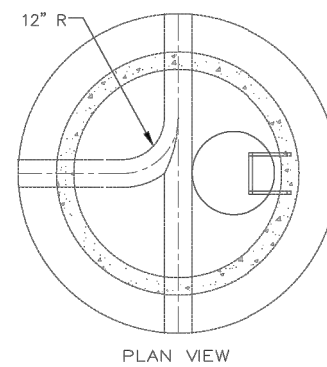
Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
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Development Services

SEWER
LATERAL CONNECTIONS

Issued By: Town of Castle Rock, Development Services March 2, 2021

DETAIL PLAN NO.
SS-2
Sheet 1 of 1



Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
1/21	REVISED PER STAFF COMMENTS
10/21	REVISED PER STAFF COMMENTS

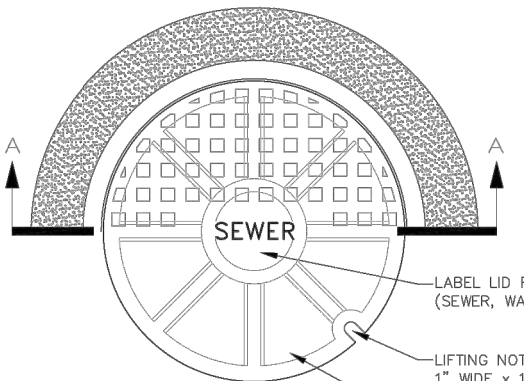


Town of Castle Rock
100 N. Wilcox St.
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Phone: (720) 733-2200
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Development Services

SANITARY AND STORM SEWER MANHOLE

Issued By: Town of Castle Rock, Development Services November 8, 202

DETAIL PLAN NO.
SS-3
1 of 1



NOTES:

1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1708 RING & COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER).
5. MANHOLE OUTSIDE OF R.O.W. MUST HAVE A LOOKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SO-5, SS-2, SS-11, AND W-28.

Sheet Revisions	
Date	Comments
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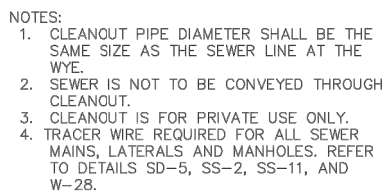


TOWN OF
CASTLE ROCK
COLORADO

SEWER MANHOLE
24" RING & COVER

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
SS-4
Sheet 1 of 1



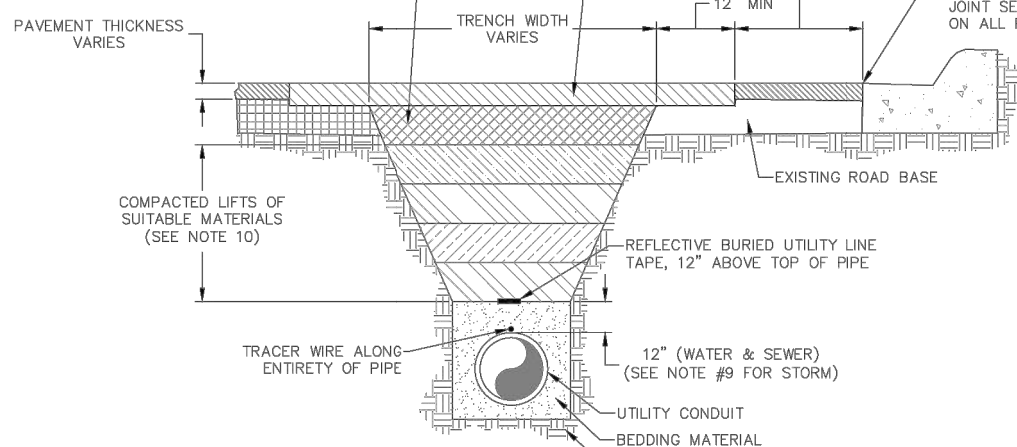
Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS

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Castle Rock, CO 80104
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Fax: (720) 733-2217
Development Services

SEWER CLEANOUT

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO
SS-7
Sheet 1 of 1



Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS



Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

SANITARY SEWER TRENCH DETAIL

Issued By: Town of Castle Rock, Development Services March 2, 2025

DETAIL PLAN NO.
SS-8
Sheet 1 of 1



NOTES:

1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS.
2. TRACER WIRE AND TEST STATION LIDS SHALL BE GREEN FOR ALL SANITARY WERKS AND MANHOLES.
3. REFER TO STANDARD W-28 FOR STANDARD TRACER WIRE TEST STATION REQUIREMENTS.
4. TRACER WIRE SHALL BE SECURELY FASTENED TO PIPES AND MANHOLES USING TRACER WIRE TEST AND/OR ADHESIVE TAPING INTERVALS.
5. TRACER WIRE SHALL BE LOCATED WITHIN EVERY SANITARY SEWER MANHOLE BY DIRECTING THE WIRE VERTICALLY FROM THE MAIN UP AND THEN THROUGH THE DOWNSTREAM BRANCH TO THE MANHOLE COVER. THE WIRE SHALL BE PROTECTED, AND SHALL BE PLACED NO DEEPER THAN 18 INCHES BELOW THE MAIN.
6. SANITARY SEWER SERVICE LATERAL TRACER WIRE MUST TERMINATE AT A TEST STATION. THE TEST STATION SHALL BE LOCATED WITHIN THE SERVICE RANGE OF THE ROAD RIGHT-OF-WAY OR BEHIND SERVICE STATION AS AN ALTERNATIVE, THE TEST STATION SHALL BE LOCATED WITHIN THE BUILDING NEAR THE BUILDING CLEANOUT AS SHOWN ON DETAIL SS-2.
7. AT ALL FUTURE CONNECTION STUB OUTS, THE END OF THE TRACER WIRE SHALL BE SECURELY FASTENED WITH CORROSION PROTECTION CAP, BURN BURNED TO SURFACE AND ATTACHED TO THE 2"x4" WOOD MARKER POST AT GRADE.

Sheet Revisions	
Date	Comments
1/2020	NEW DRAWING



TRACER WIRE

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
SS-11
Sheet 1 of 1

CONSTRUCTION DRAWINGS

UTILITY DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Utility-Details

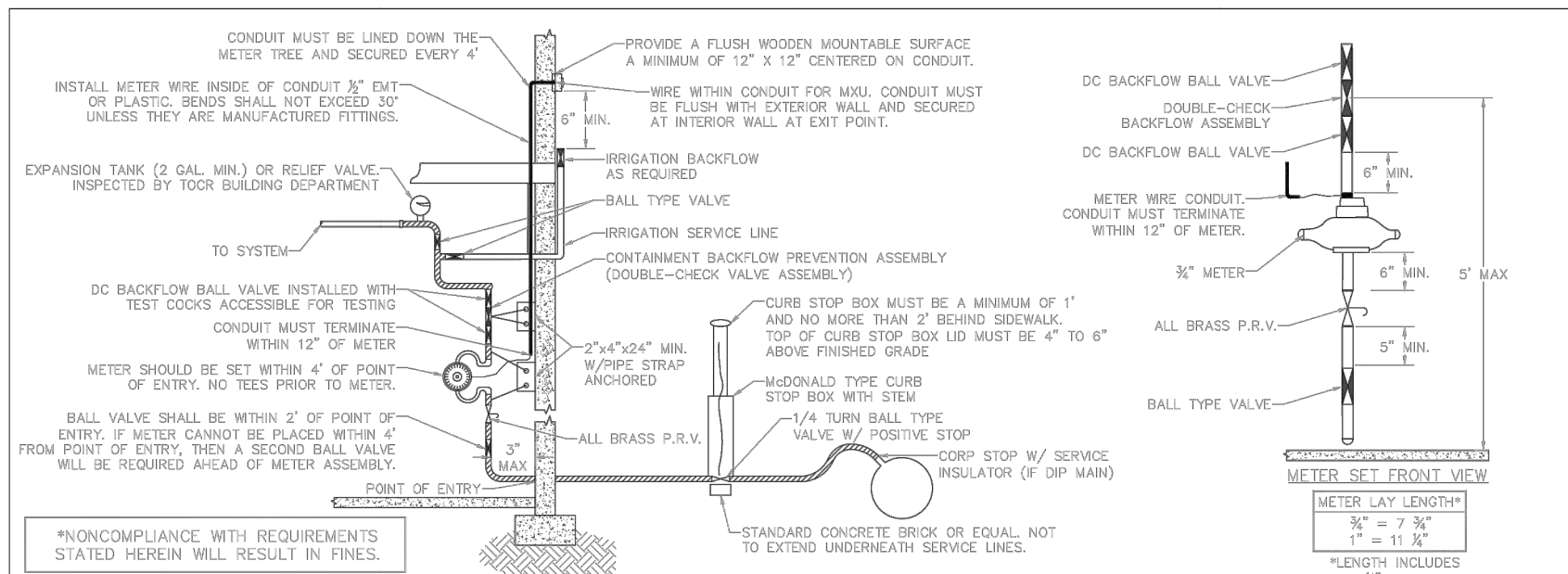
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	1/26/2023
JOB NO:	211400

SHEET
DT3

39
OF 81



- NOTES:
- METER SHALL BE SUPPLIED BY THE TOWN AND AVAILABLE FOR PICKUP AT CASTLE ROCK WATER. PROOF OF PERMIT AND PAID TAP FEES ARE REQUIRED IN ORDER TO OBTAIN METER.
 - ENTIRE METER ASSEMBLY SET MUST BE ACCESSIBLE AT ALL TIMES PER MANICPAL CODE 13.12.050 A. AND SHALL NOT BE LOCATED IN A CRAWL SPACE.
 - INSTALL METER WIRE PROVIDED BY TOWN AT EXTERIOR OF HOUSE NO MORE THAN 4' BACK FROM FRONT AND 4' ABOVE FINISHED GRADE. METER WIRE SHALL NOT BE BLOCKED BY FENCES, LANDSCAPING, FIXTURES, OR BACKFLOW ASSEMBLY. LEAVE WIRE LONG ENOUGH TO FREELY MOVE 2' IN AND OUT OF EXTERIOR WALL. WIRE CANNOT BE PINNED AT EXTERIOR WALL. TOTAL LENGTH OF WIRE SHALL NOT EXCEED 50'. CONDUIT MUST BE SECURED EVERY 4'.
 - METERS WILL NOT BE SET IF CURB STOP BOX IS NOT UP TO FINISHED GRADE. IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE, SIDEWALK MARKING MUST BE IN LINE WITH CURB STOP.
 - TWO 2x4s MUST BE SECURED TO WALL WITH METER TREE SECURED TO 2x4s. BOTH 2x4s MUST BE 2x4" MIN. LENGTH. PIPE SHALL BE SECURED TO 2x4 WITH 3/4" STAP SECURED ON OTHER SIDE, OR WITH PIPE BRACKETS. IF SINGLE NAIL PIPE BRACKETS ARE USED, TWO MUST BE USED IN OPPOSITE DIRECTION ON EACH 2x4. METER TREE SHOULD NOT MOVE AWAY FROM WALL OR 2x4s. METER TREE SHALL BE SECURED AT METER YOLK AND IRRIGATION/POTABLE WATER VALVES.
 - IF UNISTRUT IS USED, WASHERS MUST BE INSTALLED WITH THE NAILS OR SCREWS.
 - COPPER METER YOLK SHALL BE AN A.Y. McDONALD 743V2-----D0 33 REVERSE C STYLE METER INSETER OR AN APPROVED EQUAL (5/8" x 3/4" METES).
 - 3/4" TYPE K COPPER - INSTALLED CONTINUOUS FROM CURB STOP TO EXPANSION TANK AND INSULATED WITH POLYWRAP.
 - CURB STOP SHALL BE LOCATED IN ACCORDANCE WITH DETAIL W-2 AND BE FREE OF DEBRIS TO ALLOW OPERATION.
 - CURB STOPS ARE NOT ALLOWED IN DRIVEWAYS WITHOUT AN APPROVED FIELD CHANGE ORDER. REFER TO DETAIL W-40.
 - ALL BRASS P.R.V. MUST BE MAINTAINABLE AND ADJUSTABLE.
 - COMPRESSION FITTINGS ARE NOT ALLOWED ON METER TREE.
 - BACKFLOW PREVENTION ASSEMBLY INSTALLATION IS REQUIRED PRIOR TO CALLING IN A METER SET.
 - A DOUBLE CHECK VALVE ASSEMBLY IS REQUIRED. FOR OTHER INSTALLATION ORIENTATIONS, CALL CASTLE ROCK WATER.
 - ALL ASSEMBLIES, INCLUDING TESTABLE ISOLATION DEVICES, MUST BE TESTED BY A CERTIFIED COLORADO CROSS CONNECTION CONTROL, TECHNICIAN, AND SUCCESSFULLY PASS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CASTLE ROCK WATER RECOMMENDS ANNUAL TESTING.
 - TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS UNDER GENERAL NOTES.
 - VAPOR BARRIER MUST BE INSTALLED PRIOR TO INSPECTION.
 - NO LEAKS SHALL BE PRESENT AT THE INSPECTION SITE.
 - IF POINT OF ENTRY OCCURS THROUGH THE FOUNDATION FLOOR REQUIRING A HORIZONTAL BEND AND EXTENDING GREATER THAN 12" INTO THE METER TREE, THERE MUST BE ANOTHER POINT OF SECUREMENT A MINIMUM OF 12" FROM THE WALL.

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-1A Sheet 1 of 1
Date	Comments		
3/30	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		

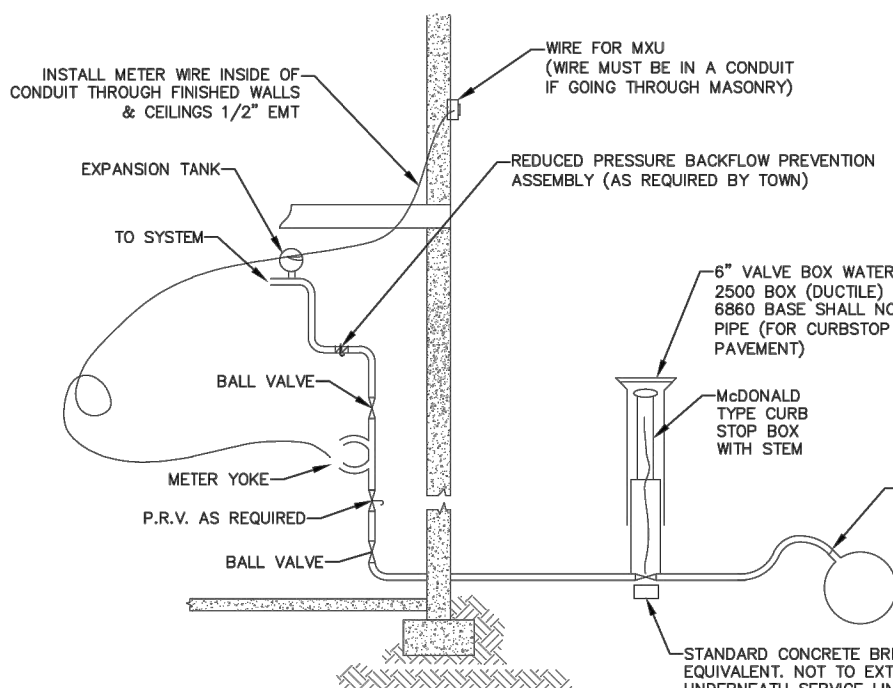


Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-1A Sheet 1 of 1
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3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		

INSIDE RESIDENTIAL WATER METER SET

Issued By: Town of Castle Rock, Development Services January 24, 2021

- NOTES:
- BALL VALVE, PN: B21-333
 - METER WILL BE PROVIDED BY THE TOWN AND INSTALLED BY THE CONTRACTOR.
 - BALL VALVE, PN: B11-333 (FORD)
 - PRV MUST BE INSTALLED PER PLUMBING CODE.
 - REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. HORIZONTAL INSTALLATION. CALL CASTLE ROCK WATER FOR OTHER INSTALLATION ORIENTATIONS. THERE SHALL BE NO TEES PRIOR TO THIS POINT.
 - NUMBER 2 METER YOLK PN: CH88-233 (1" - V82 FORD METER BOX CO.)
 - CURB STOP SHALL BE PLACED IN THE UTILITY EASEMENT OR ROW. IF PLACED IN PAVEMENT, A VARIANCE WILL BE REQUIRED. REFER TO DETAIL W-40.
 - EXPANSION TANK (2 GAL. MIN.), AS REQUIRED BY PLUMBING CODE.
 - 3/4" & 1" TYPE K COPPER - INSTALLED CONTINUOUS FROM CURB STOP TO METER YOLK AND INSULATED WITH POLYWRAP.
 - METERS WILL NOT BE SET IF CURB STOP BOX IS NOT UP TO FINISHED GRADE. IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
 - METER SHALL NOT BE LOCATED IN A CRAWL SPACE.



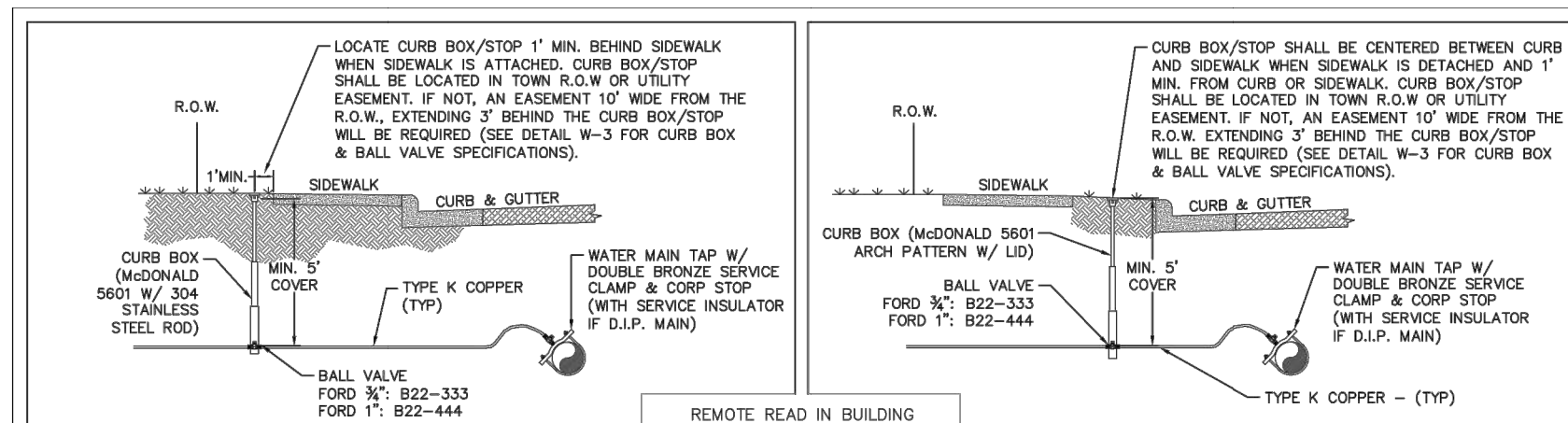
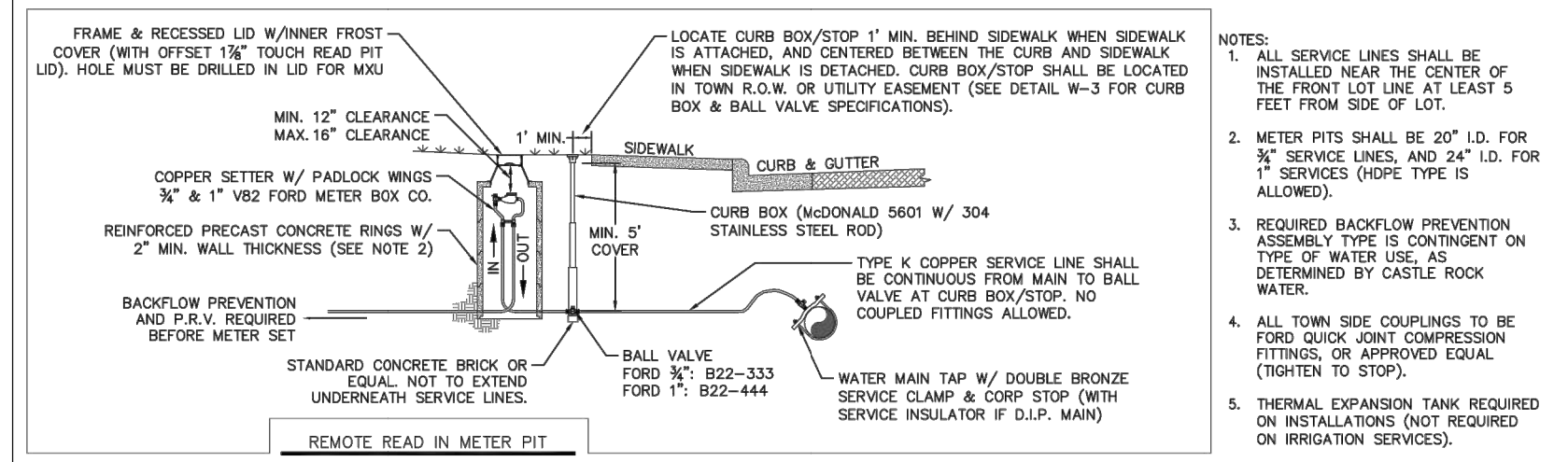
INSTALL METER WIRE PROVIDED BY TOWN NO MORE THAN 4' BACK FROM FRONT AND 4' ABOVE FINISHED GRADE AT EXTERIOR OF BUILDING. METER WIRE SHALL NOT BE BLOCKED BY FENCE OR LANDSCAPING. LEAVE WIRE LONG ENOUGH TO FREELY MOVE 2' IN AND OUT OF EXTERIOR WALL. TOTAL LENGTH OF WIRE SHALL NOT EXCEED 50'.

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-1B Sheet 1 of 1
Date	Comments		
3/30	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		



3/4" AND 1" INSIDE COMMERCIAL WATER METER SET

Issued By: Town of Castle Rock, Development Services March 2, 2020

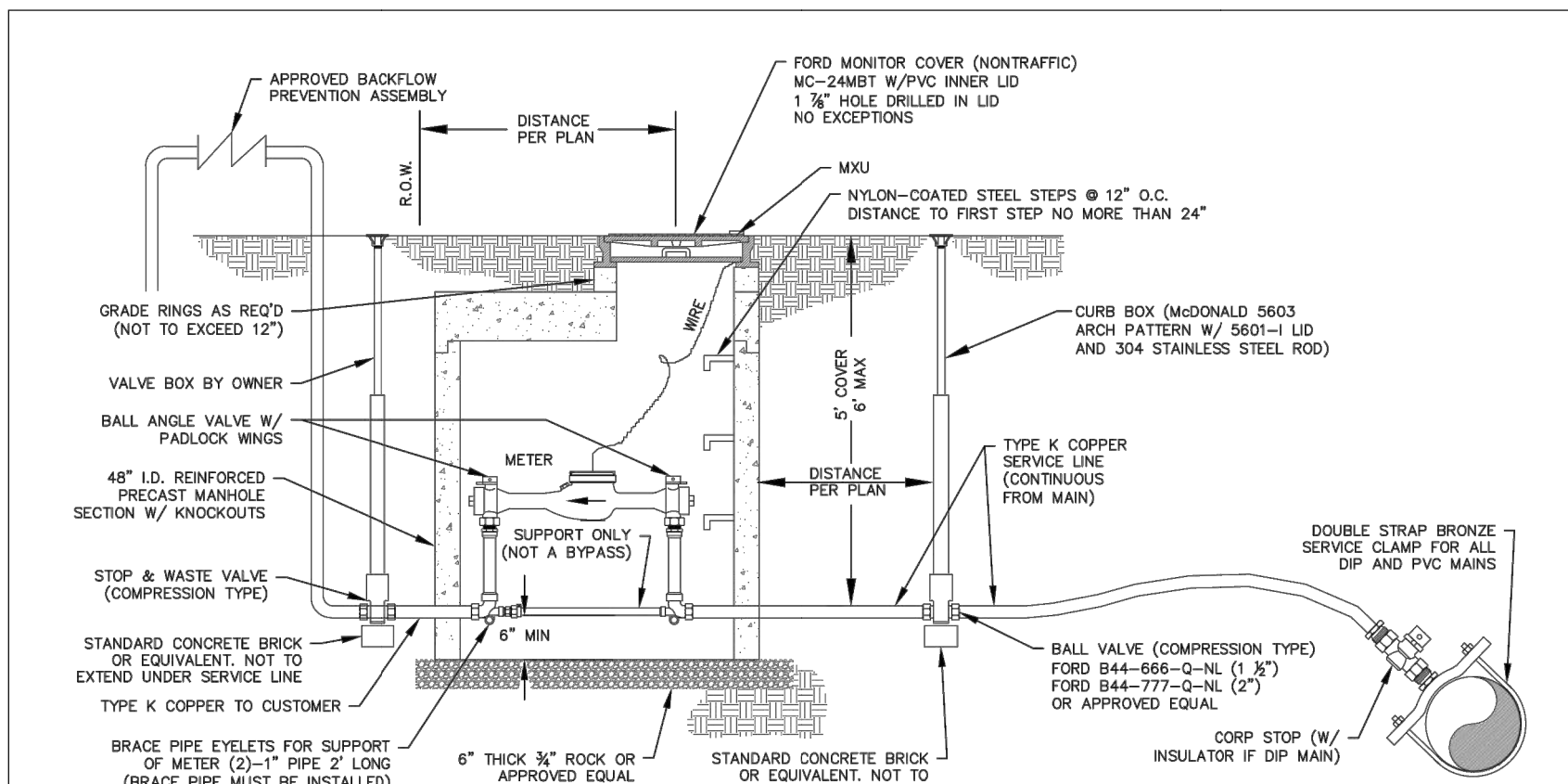


Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-2 Sheet 1 of 1
Date	Comments		
3/30	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		



3/4" INCH & 1" INCH WATER SERVICES

Issued By: Town of Castle Rock, Development Services March 2, 2020



- NOTES:
- FLANGED METER AND WIRE SUPPLIED BY THE TOWN, CONTRACTOR TO INSTALL.
 - FORD 1.5" METER VB876-12-11-66-NL & C84-66NL; 2" METER VB877-12-11-77-NL & C84-77NL WITHOUT BYPASS.
 - PRIOR TO METER RELEASE, IRRIGATION POINT OF CONNECTION MUST BE COMPLETE AS INDICATED ON TOWN DETAIL IR-9.
 - WHEN INSTALLING SENSUS OWN METER WITH STRAINER, A MINIMUM OF 2 1/2" PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER OR STRAINER FLANGES. FULL OPEN FLOW COMPONENTS MAY CONSIST OF: STRAIGHT PIPE, FULL OPEN GATE VALVES, BYPASS TEES AND CONCENTRIC REDUCERS (1 NOMINAL PIPE SIZE REDUCTION ONLY). FOR ALL OTHER INSTALLATION CONFIGURATIONS, A MINIMUM OF 5 PIPE DIAMETERS OF STRAIGHT RUN IS REQUIRED UPSTREAM.

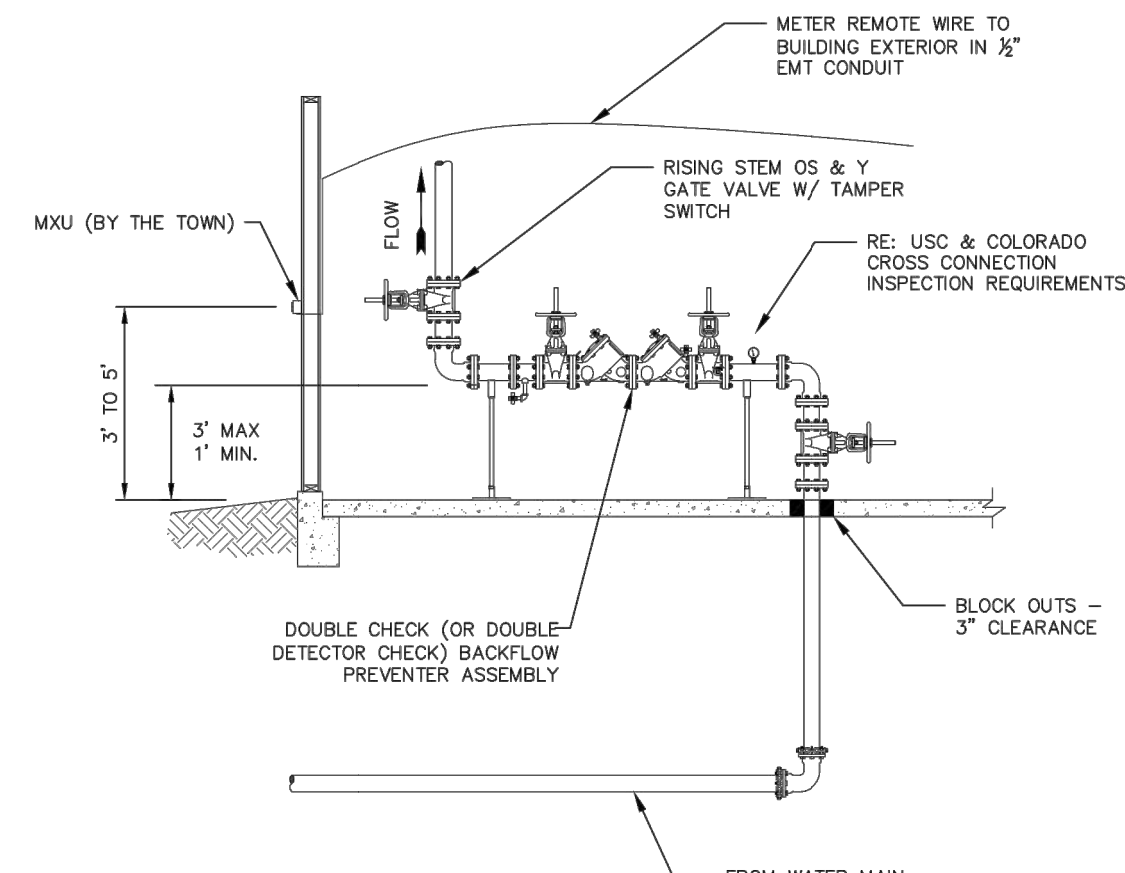
Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-4B Sheet 1 of 1
Date	Comments		
3/30	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		



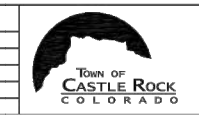
1 1/2" & 2" IRRIGATION METER

Issued By: Town of Castle Rock, Development Services March 2, 2020

- NOTES:
- 1/4 TURN BALL VALVES WITH HANDLE BYPASS TO BE LOCKABLE
 - BACKFLOW PREVENTERS SHALL CONFORM TO THE COLORADO CROSS CONNECTION CONTROL MANUAL AND THE FOUNDATION FOR CROSS CONNECTION CONTROL HYDRAULIC RESEARCH FOR PROPER APPLICATIONS, INSTALLATION AND INSPECTION. MINIMUM CLEARANCE 12". MAXIMUM CLEARANCE 36". MINIMUM SIDE CLEARANCE WHEN SIDE LOOK: FACES A WALL 24". WHEN TEST LOCKS ARE FACING AWAY FROM WALL. MINIMUM CLEARANCE OF 12". NO ELECTRICAL COMPONENTS IN THE SAME GENERAL AREA AS THE BACKFLOW ASSEMBLY.
 - METER INSTALLED AND CONNECTIONS MADE BY TOWN.
 - WIRE SUPPLIED BY TOWN TO BE 3 CONDUCTOR 18 GAUGE.

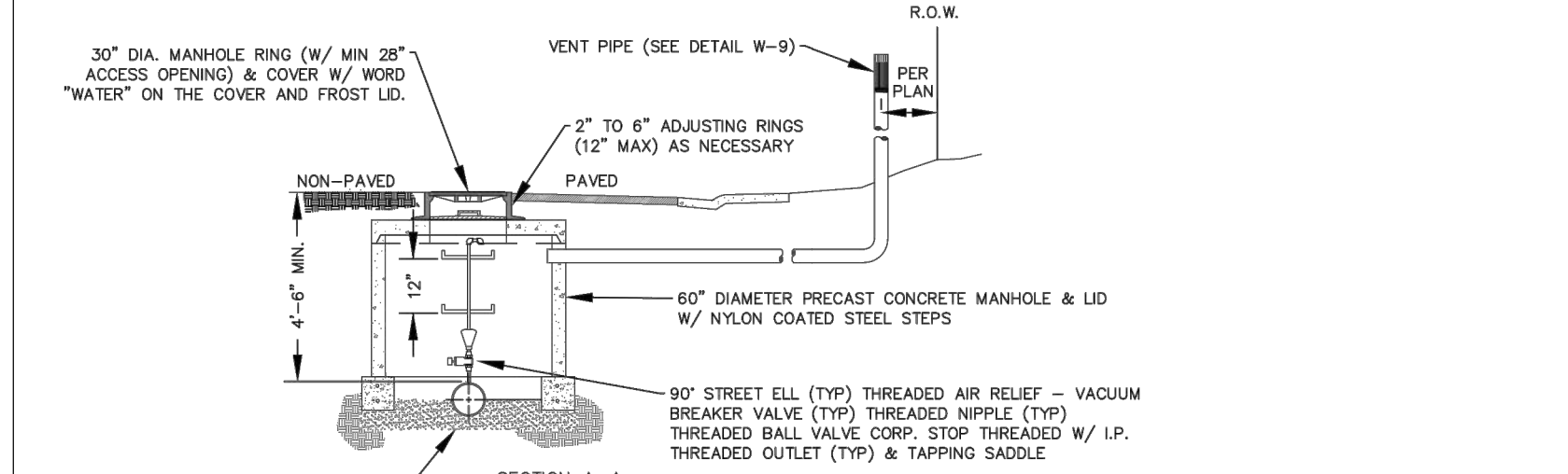


Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-6A Sheet 1 of 1
Date	Comments		
3/30	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		



1-1/2 INCH & 2 INCH FIRE SERVICE

Issued By: Town of Castle Rock, Development Services March 2, 2020



- NOTES:
- AIR RELEASE VALVE SHALL BE PLACED @ THE HIGH POINT OF THE MAIN WATER LINE OR AS DETERMINED THROUGH PLAN REVIEW.
 - ARI D-040 COMBINATION AIR VALVE "BARAK" SHALL BE USED. SIZING TO BE ESTABLISHED FROM THE MANUFACTURERS SIZING TABLES & APPROVED BY THE TOWN.
 - CASTING SPECS: ASTM A-48 W/ A MIN TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1758 RING & COVER OR EQ).
 - DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
 - STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS (LETTERING SHALL BE CAST AS PART OF COVER).

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DETAIL PLAN NO. W-8 Sheet 1 of 1
Date	Comments		
3/30	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		
3/19	REVISED PER STAFF COMMENTS		

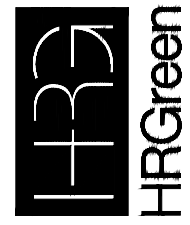


AIR RELEASE VALVE & VAULT

Issued By: Town of Castle Rock, Development Services March 2, 2020

REVISION DESCRIPTION

HR GREEN - DENVER
5819 11TH PARKWAY
DENVER, CO 80111
PHONE: 720.902.4899
FAX: 844.273.1037



CONSTRUCTION DRAWINGS
UTILITY DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

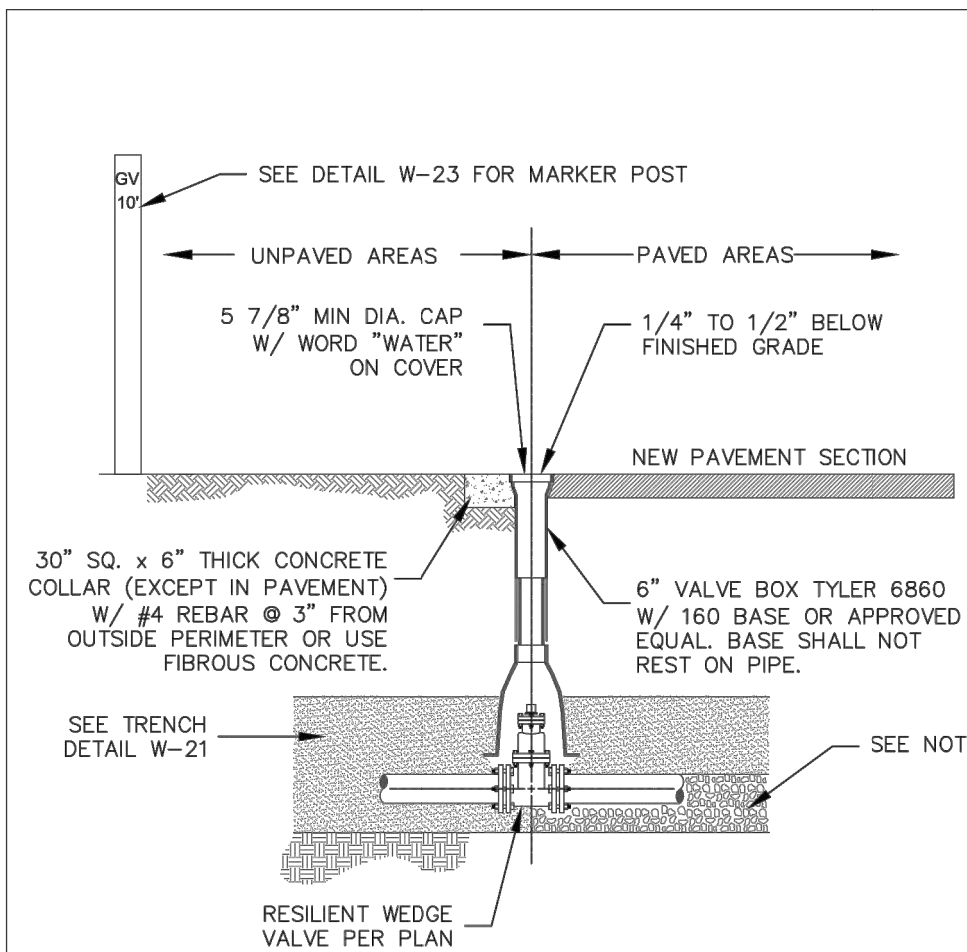
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" = 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

SHEET
DT4
40
OF 81

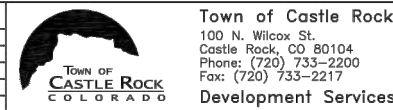
CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CADDwg\ICCDs01-Utility-Details



NOTES:

- CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
- VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
- OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN THREE (3) FEET FROM FINISHED GRADE. IF OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A SET SCREW.
- GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
- CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
- VALVE BOXES ARE TO BE BROUGHT UP TO GRADE @ THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
- SEE DETAILS W-13 & W-14 FOR TYPICAL VALVE LOCATIONS.
- TRACER WIRE SHALL BE ROUTED AROUND TO NORTH OR EAST OF VALVE BOX (SEE DETAIL W-28).

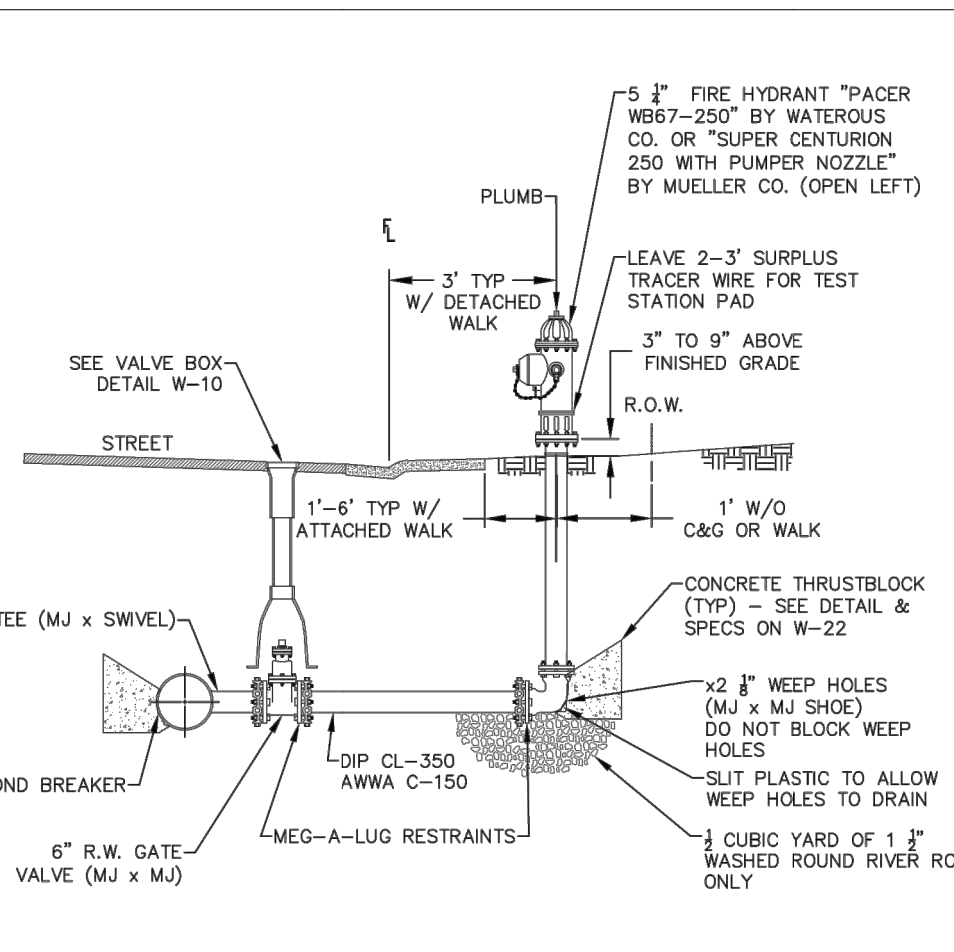
Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS



TYPICAL VALVE BOX

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.	
W-10	
Sheet 1 of 1	

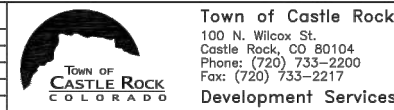


NOTES:

- ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
- THE CONNECTIONS SHALL BE 2 - 2 1/2" NOZZLES AND 1 - 5 1/4" PUMPER NOZZLE. ALL THREADS TO BE NATIONAL STANDARD W/ 1 1/2" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
- NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
- THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
- ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
- SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
- THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
- NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24", MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
- A TRACER WIRE TEST STATION IS REQUIRED BEHIND OR ADJACENT TO ALL FIRE HYDRANTS; REFER TO DETAIL W-28.
- FOR BURY DEPTHS GREATER THAN 8', REFER TO DETAIL W-11A.



Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS

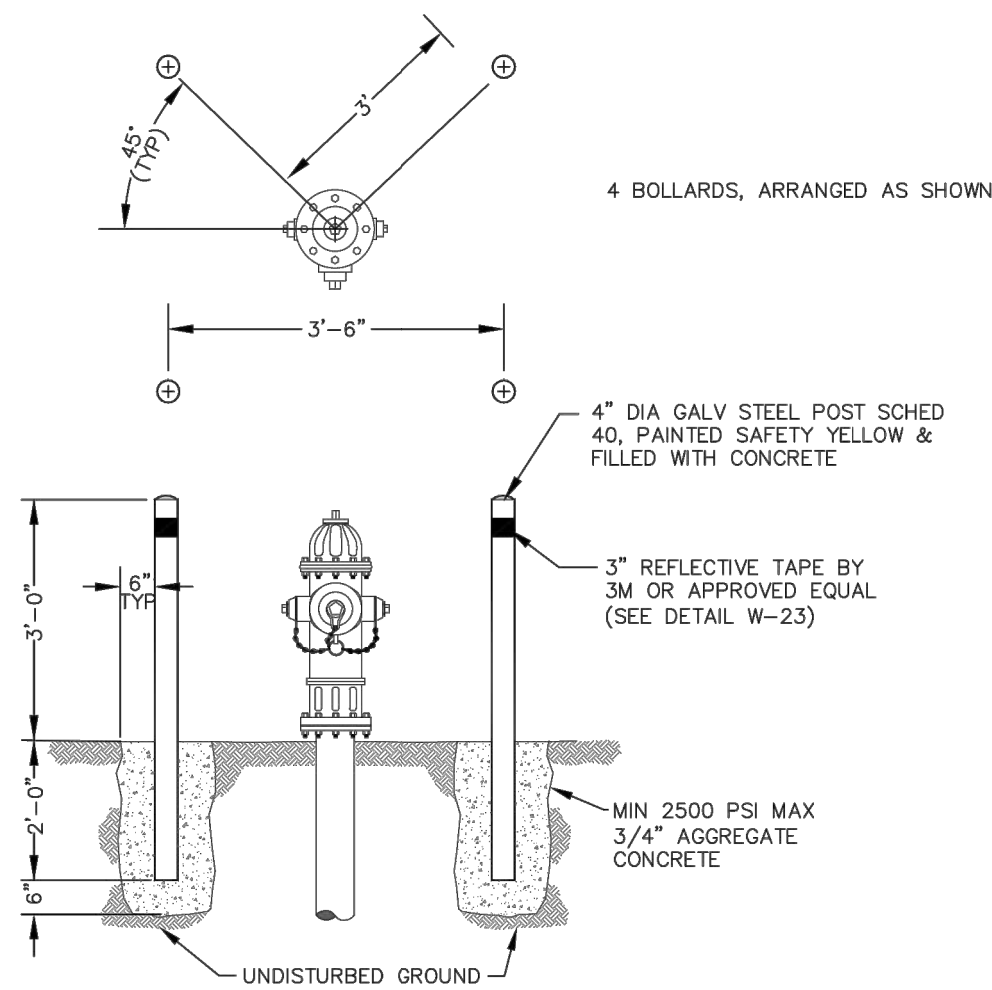


FIRE HYDRANT ASSEMBLY

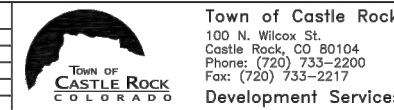
Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.	
W-11	
Sheet 1 of 1	

- NOTES:
- TO BE USED IN AREAS WHERE HYDRANTS ARE EXPOSED TO VEHICULAR TRAFFIC.
 - STEAMER CONNECTION ON FIRE HYDRANT SHALL BE DIRECTED AS NOTED ON PLANS.



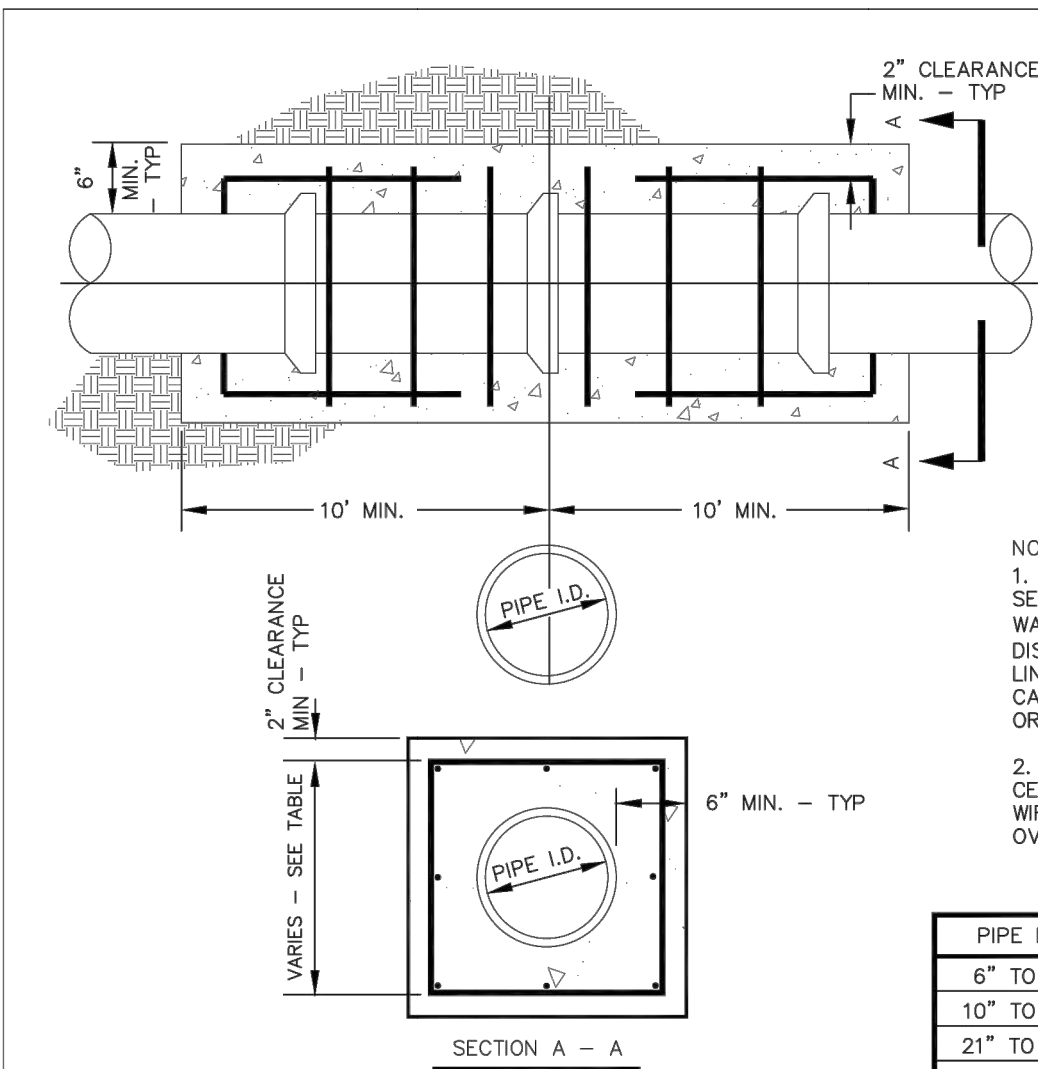
Sheet Revisions	
Date	Comments
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3/20	REVISED PER STAFF COMMENTS



FIRE HYDRANT BOLLARDS

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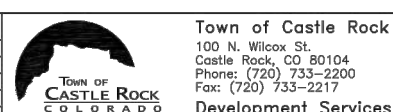
DETAIL PLAN NO.	
W-12	
Sheet 1 of 1	



- NOTES:
- CONCRETE ENCASEMENT WILL BE REQUIRED ON SEWER LINE WHEN CLEAR VERTICAL DISTANCE FROM WATER LINE IS LESS THAN 1'-6" OR HORIZONTAL DISTANCE IS LESS THAN 10' BETWEEN PARALLEL LINES. CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE OR IS UNDER A WATERWAY CROSSING.
 - TRACER WIRE SHALL BE CONTINUOUS ON TOP CENTER OF WATER AND SEWER MAINS, PER TRACER WIRE GENERAL NOTES. CONCRETE WILL BE POURED OVER TOP OF TRACER WIRE.

PIPE I.D.	NO. OF LONGITUDINAL BARS & LOCATION
6" TO 8"	4 - #4 BARS 1 EACH CORNER
10" TO 18"	8 - #4 BARS 3 EACH SIDE
21" TO 33"	12 - #4 BARS 4 EACH SIDE
36"	16 - #4 BARS 5 EACH SIDE

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS



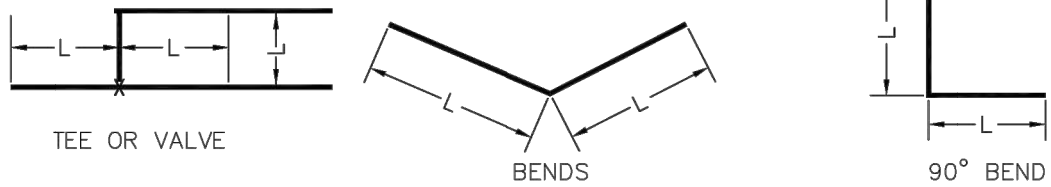
PIPE ENCASEMENT

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.	
W-20	
Sheet 1 of 1	

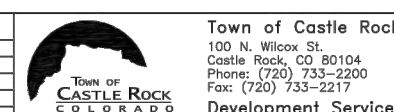
LENGTH OF RESTRAINED PIPE		4"	6"	8"	12"	16"	20"	24"
FITTING		L	L	L	L	L	L	L
90° BEND, TEE, PLUG OR VALVE		30'	45'	60'	86'	108'	132'	155'
45° BEND		M1	13'	18'	25'	32'	39'	45'
22 1/2° BEND		M1	M1	M1	M1	M1	M1	M1
11 1/4° BEND		---	---	M1	M1	M1	M1	M1

LEGEND
L = LENGTH
M1 = MINIMUM OF 1 FULL LENGTH OF PIPE



- NOTES:
- LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES & BENDS.
 - MINIMUM 5' GROUND COVER REQUIRED.
 - ALL FITTINGS SHALL BE FITTED WITH MEG-A-LUGS.
 - PIPE RESTRAINTS SHALL BE AS FOLLOWS:
A. D.I.P. - RESTRAINTS FOR STD. MECHANICAL JOINTS SHALL BE OF HIGH STRENGTH DUCTILE IRON CONFORMING TO ASTM A536, GRADE 65-45-12. MECH. JOINTS SHALL HAVE A WATER WORKING PRESSURE OF 100 P.S.I. MINIMUM AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100, FORD METER BOX CO., UNI-FLANGE 1400 OR APPROVED EQUAL.
B. PVC - RESTRAINT DEVICES SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON, ASTM A536, GRADE 65-45-12 IN 2" - 24" SIZES, ASTM A36 IN SIZES 30" - 36". FULL RATED PRESSURE OF THE PVC PIPE AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100 FORD METER BOX, UNI-FLANGE 1400 OR APPROVED EQUAL.

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
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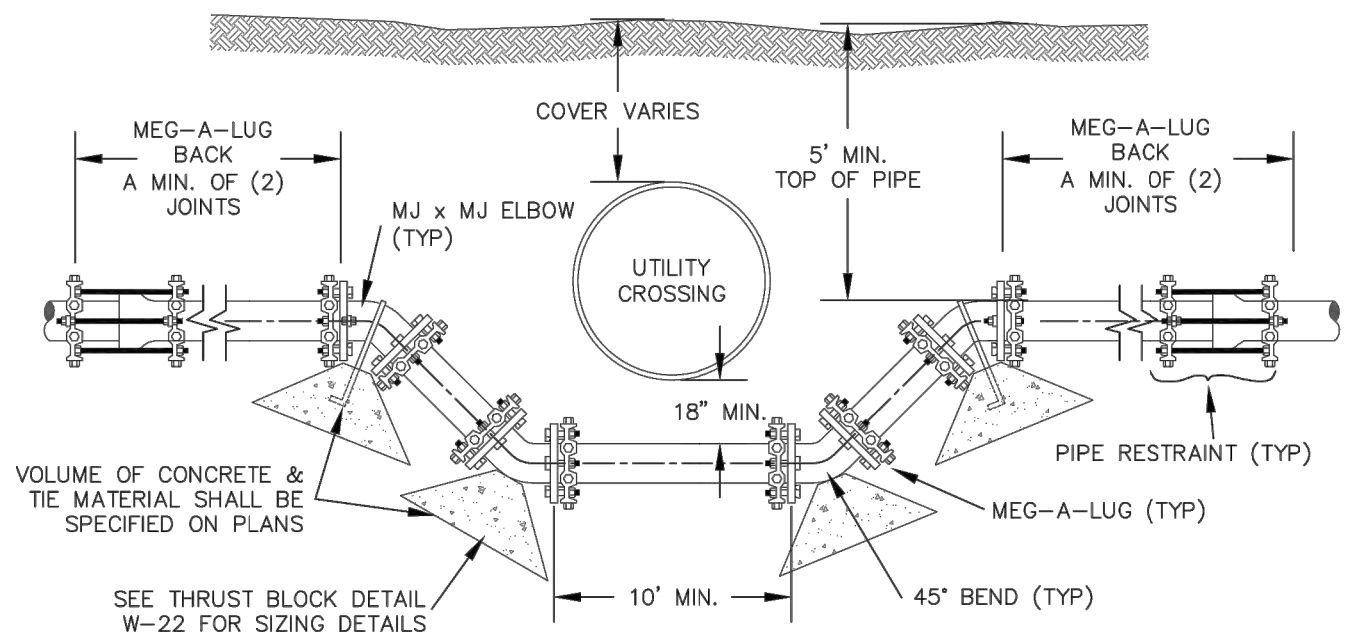


PIPE RESTRAINT TABLE

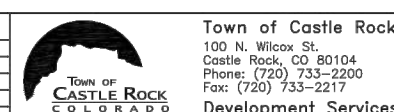
Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.	
W-18	
Sheet 1 of 1	

- NOTES:
- WHERE WATER LINE COVER EXCEEDS 7'-6" AT THE LOW POINT OF THE CONDUIT CROSSING, VERTICAL BENDS ARE REQUIRED. WHEN COVER IS LESS THAN 7'-6", PIPE JOINTS MAY BE DEFLECTED 1/2 THE MANUFACTURER'S RECOMMENDED DEFLECTION IN LIEU OF VERTICAL BENDS. THE LIMITS OF THE DEPRESSED AREA SHALL BE DOCUMENTED ON THE "AS-BUILT" DRAWINGS.
 - IF UTILITY CROSSING IS SANITARY SEWER & IS OVER A RAW OR POTABLE WATER LINE, ALL UTILITY CROSSING JOINTS WITHIN 10' SHALL BE ENCASED 1' BOTH SIDES OF THE JOINT W/ CONCRETE. SEE ENCASEMENT DETAIL W-20.
 - MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.
 - SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.
 - NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.
 - PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.



Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
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WATERLINE LOWERING

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.	
W-17	
Sheet 1 of 1	

CONSTRUCTION DRAWINGS
UTILITY DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

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41
OF 81

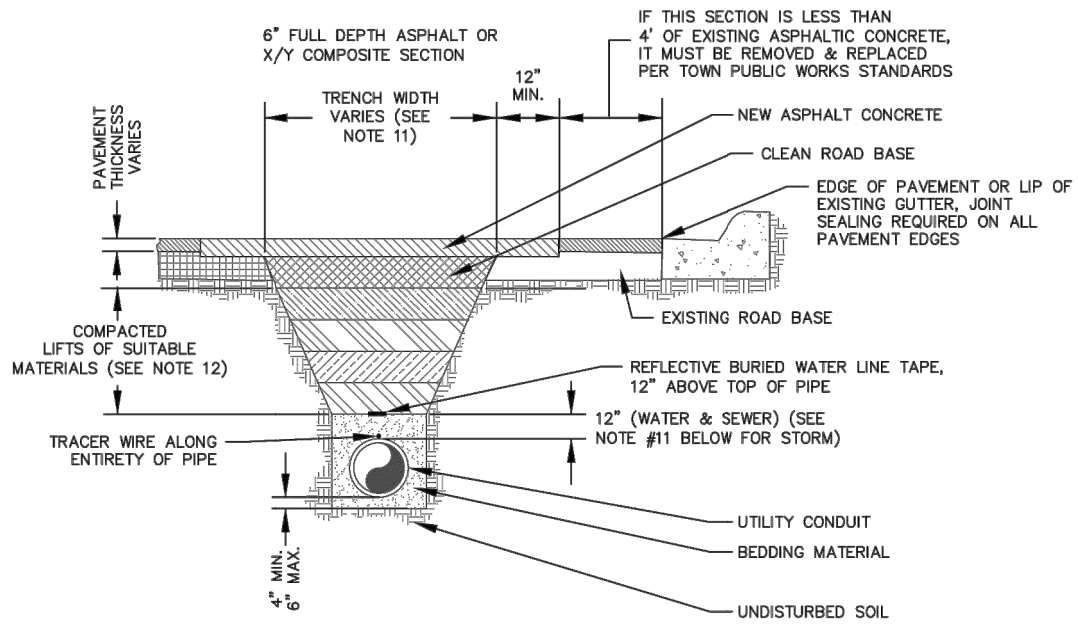
REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER CO 80111
PHONE: (720) 802-4899
FAX: 844.273.1037

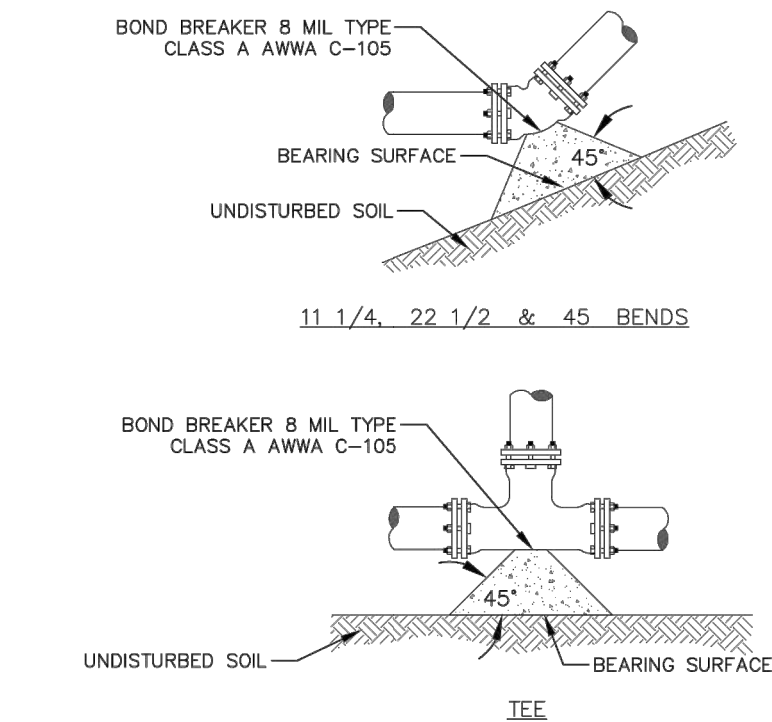


CAD DATE: 2/14/2023
CAD FILE: J:\2021\211400\CAD\Draws\ICDs\01-Utility-Details

- NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
 2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
 3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
 4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MPOC CLSM STANDARDS.
 5. TRENCH WIDTH SHALL NOT BE MORE THAN 18" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
 6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
 7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
 8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 6' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
 9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
 10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
 11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
 12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.



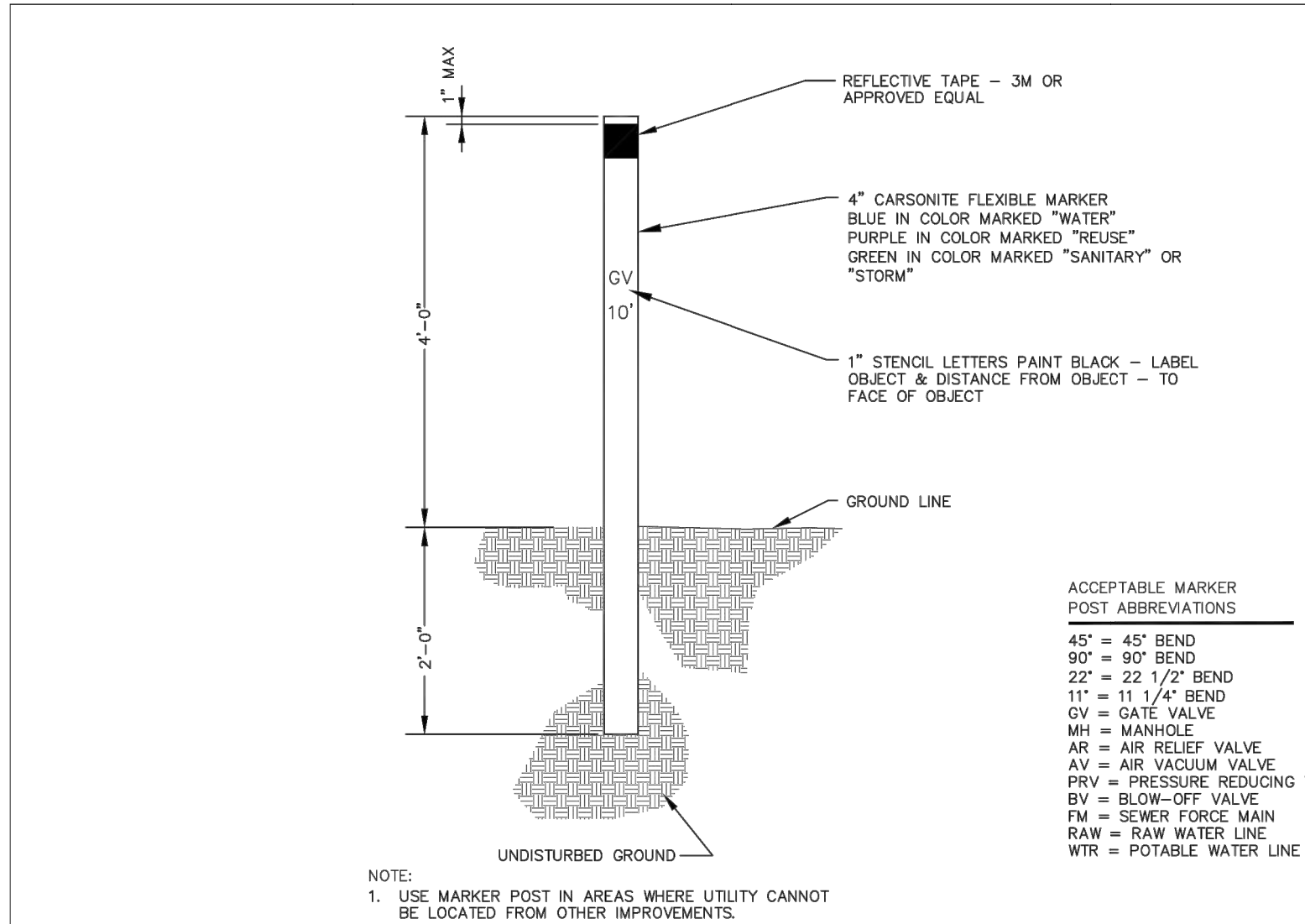
Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	WATER TRENCH DETAIL		DETAIL PLAN NO.
Date	Comments					W-21
3/19	REVISED PER STAFF COMMENTS					
3/20	REVISED PER STAFF COMMENTS					
				Issued By: Town of Castle Rock, Development Services March 2, 2020		Sheet 1 of 1



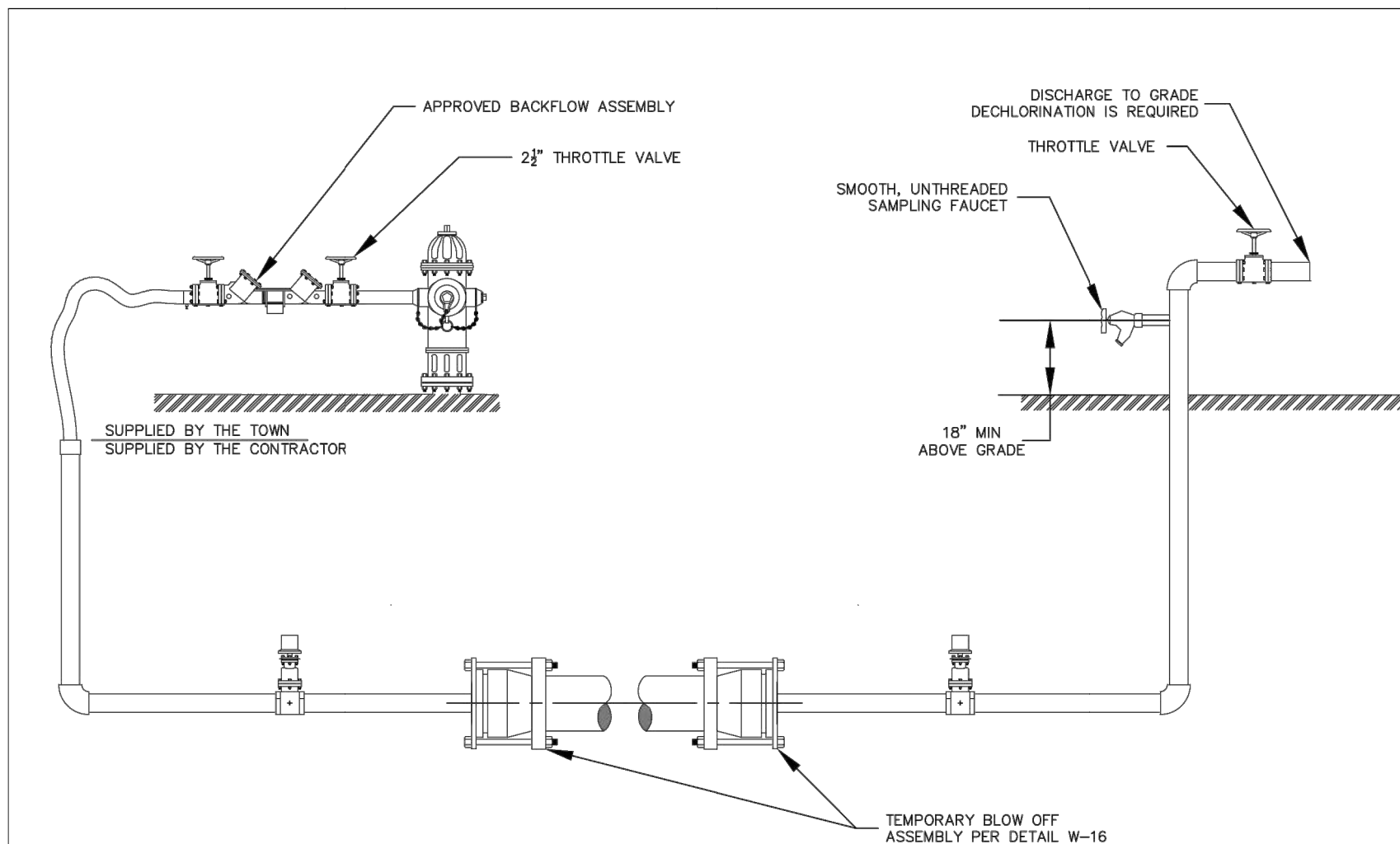
- NOTES:
1. BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
A. INTERNAL WORKING PRESSURE OF 150 PSI.
B. TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
C. THRUSTBLOCK CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI.
 2. ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
 3. THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

SIZE OF PIPE	BENDS					TEE OR DEAD END
	11 1/4"	22 1/2"	45"	90"		
6"	2.00	2.00	2.25	4.25	3.00	
8"	2.00	2.00	4.00	8.00	5.25	
12"	2.00	4.25	8.25	12.00	11.00	
18"	3.50	6.50	12.50	23.00	16.50	
20"	5.00	10.00	19.50	35.50	25.00	

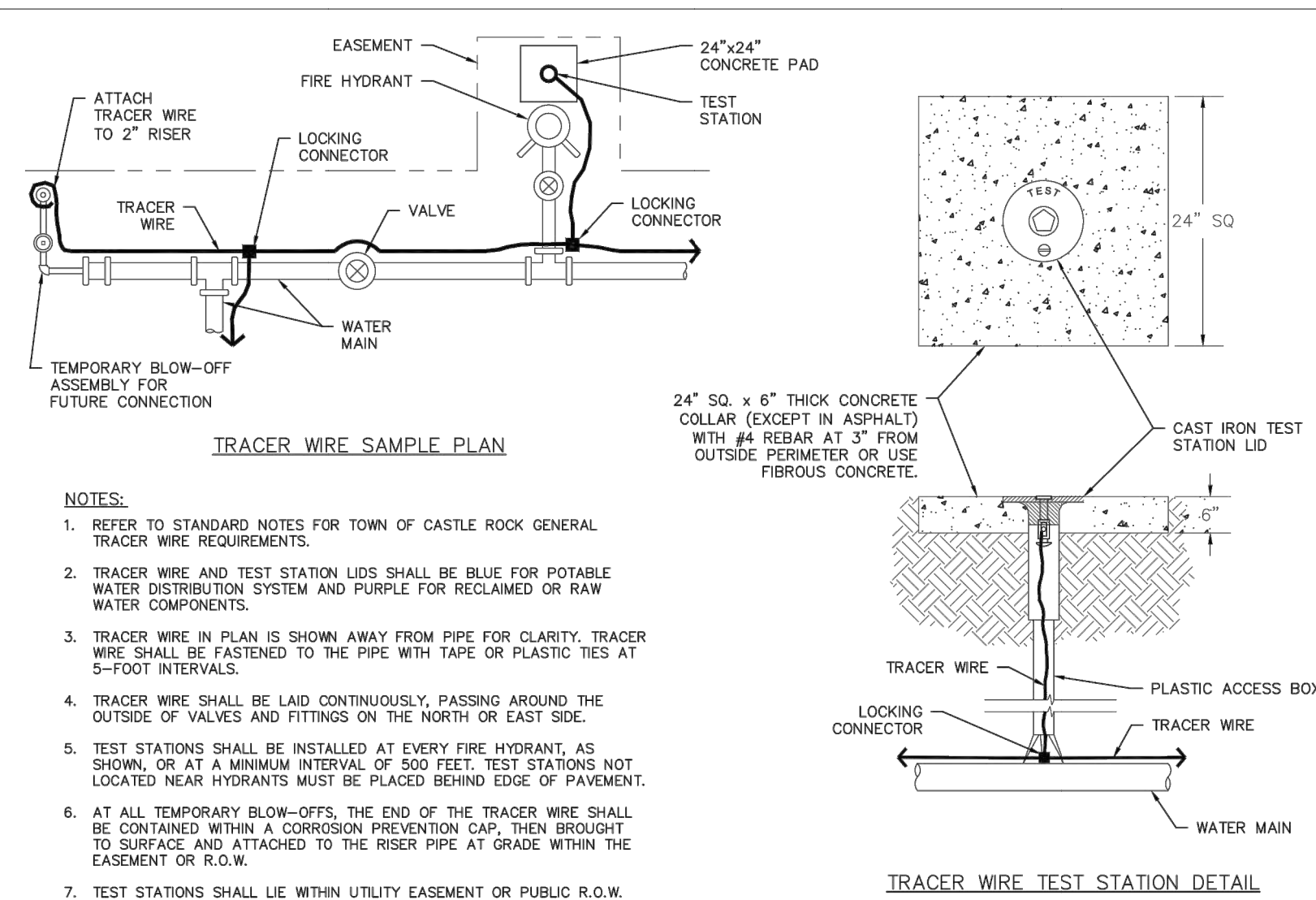
Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	HORIZONTAL BEND THRUSTBLOCKS		DETAIL PLAN NO.
Date	Comments					W-22
3/19	REVISED PER STAFF COMMENTS					
3/20	REVISED PER STAFF COMMENTS					
				Issued By: Town of Castle Rock, Development Services March 2, 2020		Sheet 1 of 1



Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MARKER POST		DETAIL PLAN NO.
Date	Comments					W-23
3/19	REVISED PER STAFF COMMENTS					
3/20	REVISED PER STAFF COMMENTS					
				Issued By: Town of Castle Rock, Development Services March 2, 2020		Sheet 1 of 1

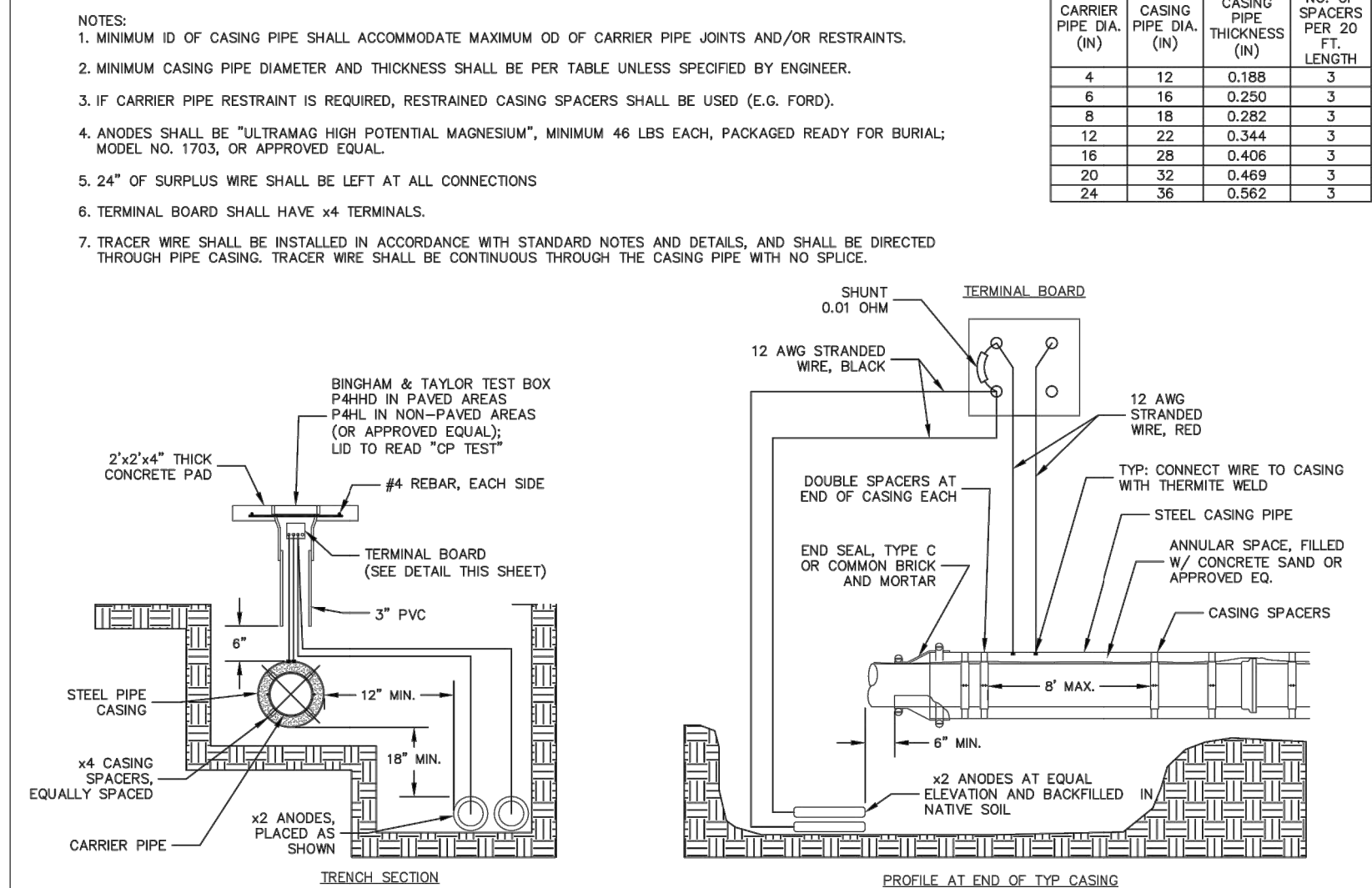


Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MAIN DISINFECTION UP TO 12"	DETAIL PLAN NO.
Date	Comments				W-35A
3/14	NEW DETAIL				Sheet 1 of 1
3/19	REVISED PER STAFF COMMENTS				
3/20	REVISED PER STAFF COMMENTS				
Issued By: Town of Castle Rock, Development Services March 2, 2020					



- NOTES:
1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS.
 2. TRACER WIRE AND TEST STATION LIDS SHALL BE BLUE FOR POTABLE WATER DISTRIBUTION SYSTEM AND PURPLE FOR RECLAIMED OR RAW WATER COMPONENTS.
 3. TRACER WIRE IN PLAN IS SHOWN AWAY FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT INTERVALS.
 4. TRACER WIRE SHALL BE LAID CONTINUOUSLY, PASSING AROUND THE OUTSIDE OF VALVES AND FITTINGS ON THE NORTH OR EAST SIDE.
 5. TEST STATIONS SHALL BE INSTALLED AT EVERY FIRE HYDRANT, AS SHOWN, OR AT A MINIMUM INTERVAL OF 500 FEET. TEST STATIONS NOT LOCATED NEAR HYDRANTS MUST BE PLACED BEHIND EDGE OF PAVEMENT.
 6. AT ALL TEMPORARY BLOW-OFFS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO THE RISER PIPE AT GRADE WITHIN THE EASEMENT OR R.O.W.
 7. TEST STATIONS SHALL LIE WITHIN UTILITY EASEMENT OR PUBLIC R.O.W.

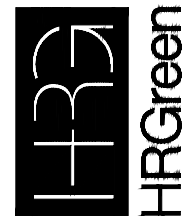
Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TRACER WIRE DETAIL		DETAIL PLAN NO.	
Date	Comments					W-28	
3/19	REVISED PER STAFF COMMENTS						
3/20	REVISED PER STAFF COMMENTS						
Issued By: Town of Castle Rock, Development Services March 2, 2020				Sheet 1 of 1			



Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	PIPE CASING		DETAIL PLAN NO.
Date	Comments					W-25
3/19	REVISED PER STAFF COMMENTS					
3/20	REVISED PER STAFF COMMENTS					
				Issued By: Town of Castle Rock, Development Services March 2, 2020		Sheet 1 of 1

NO. DATE BY REVISION DESCRIPTION

HR GREEN - DENVER
5819 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.902.4899
FAX: 844.273.1037



CONSTRUCTION DRAWINGS
UTILITY DETAILS

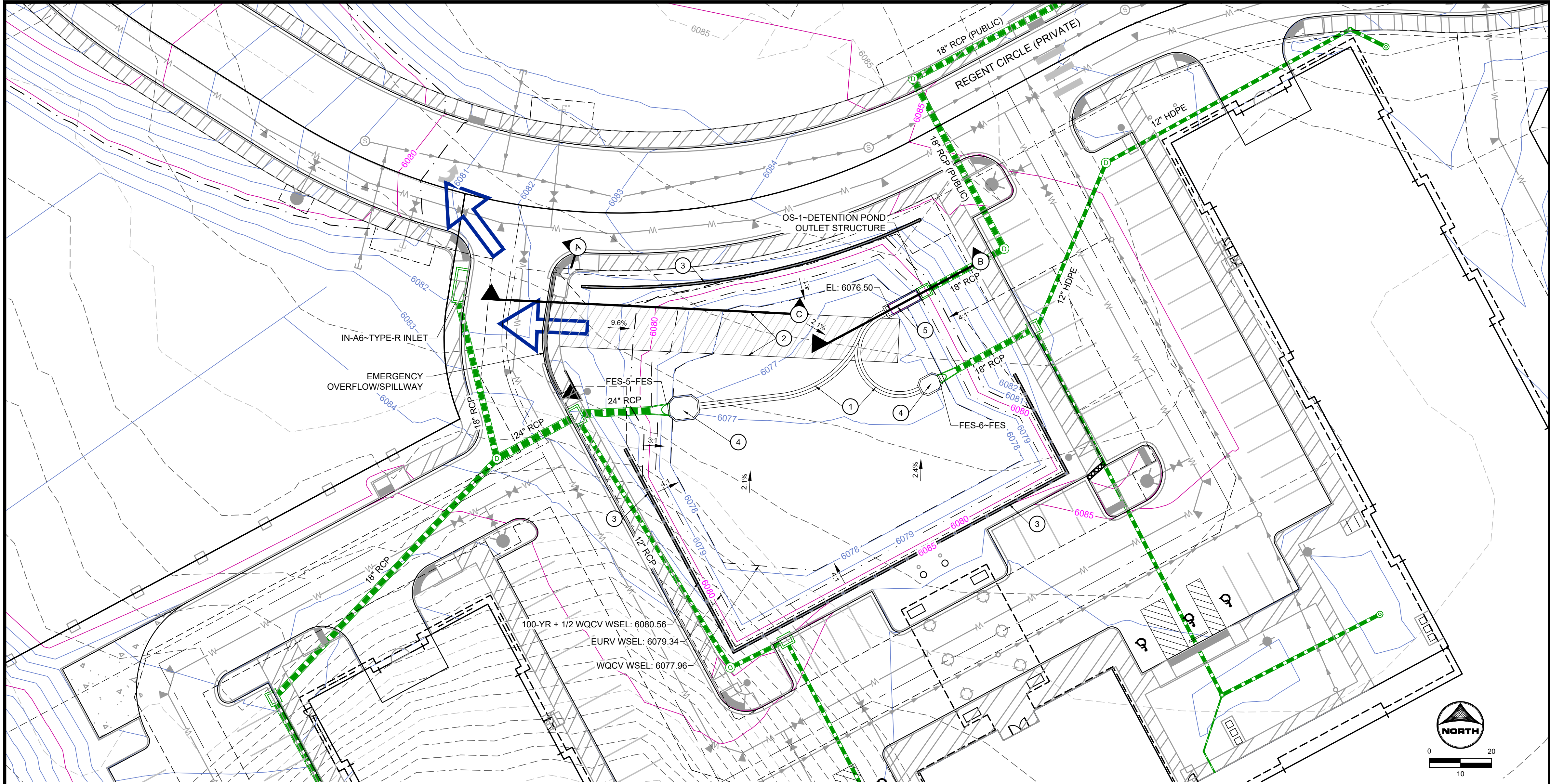
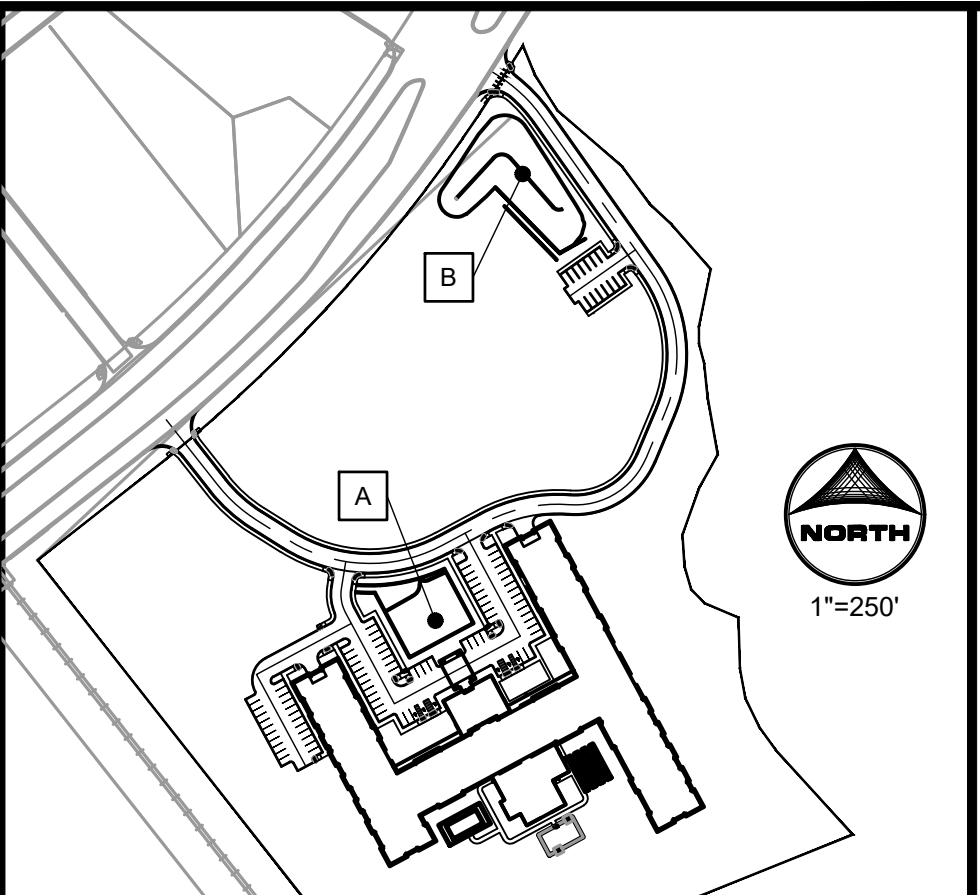
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 2114400

SHEET
DT6

42
OF 81



CONSTRUCTION NOTES:

1. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER IS VERTICAL UNLESS OTHERWISE NOTED.
3. LANDSCAPE INLETS ARE NYLOPLAST DRAIN BASINS WITH STANDARD GRATES (OR APPROVED EQUAL) UNLESS OTHERWISE NOTED.

CONSTRUCTION LEGEND:

PROPOSED MAJOR CONTOUR ——— 5250
PROPOSED MINOR CONTOUR ——— 5250
EXISTING MAJOR CONTOUR ——— 5250
EXISTING MINOR CONTOUR ——— 5250
PROPERTY BOUNDARY ———
EASEMENT ———
PROPOSED STORM PIPE ———
PROPOSED STORM MANHOLE ———
PROPOSED STORM INLET ———
EXISTING STORM PIPE ———
EXISTING STORM MANHOLE ———
SANITARY SEWER PIPE ———
SANITARY SEWER MANHOLE ———
WATER PIPE ———
WQ - WATER QUALITY
IN - INLET
FES - FLARED END SECTION
OS - OUTLET STRUCTURE
WQCV - WATER QUALITY CAPTURE VOLUME
EURV - EXCESS URBAN RUNOFF VOLUME
WSEL - WATER SURFACE ELEVATION
HGL - HYDRAULIC GRADE LINE

KEYNOTES

- 1 2' CONCRETE TRICKLE CHANNEL
SEE SHEET 47 FOR DETAIL
- 2 MAINTENANCE ACCESS
SEE SHEET 47 FOR DETAIL
- 3 RETAINING WALL (PRIVATE)
- 4 FOREBAY
- 5 MICRO-POOL

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

APPROVED BY: _____

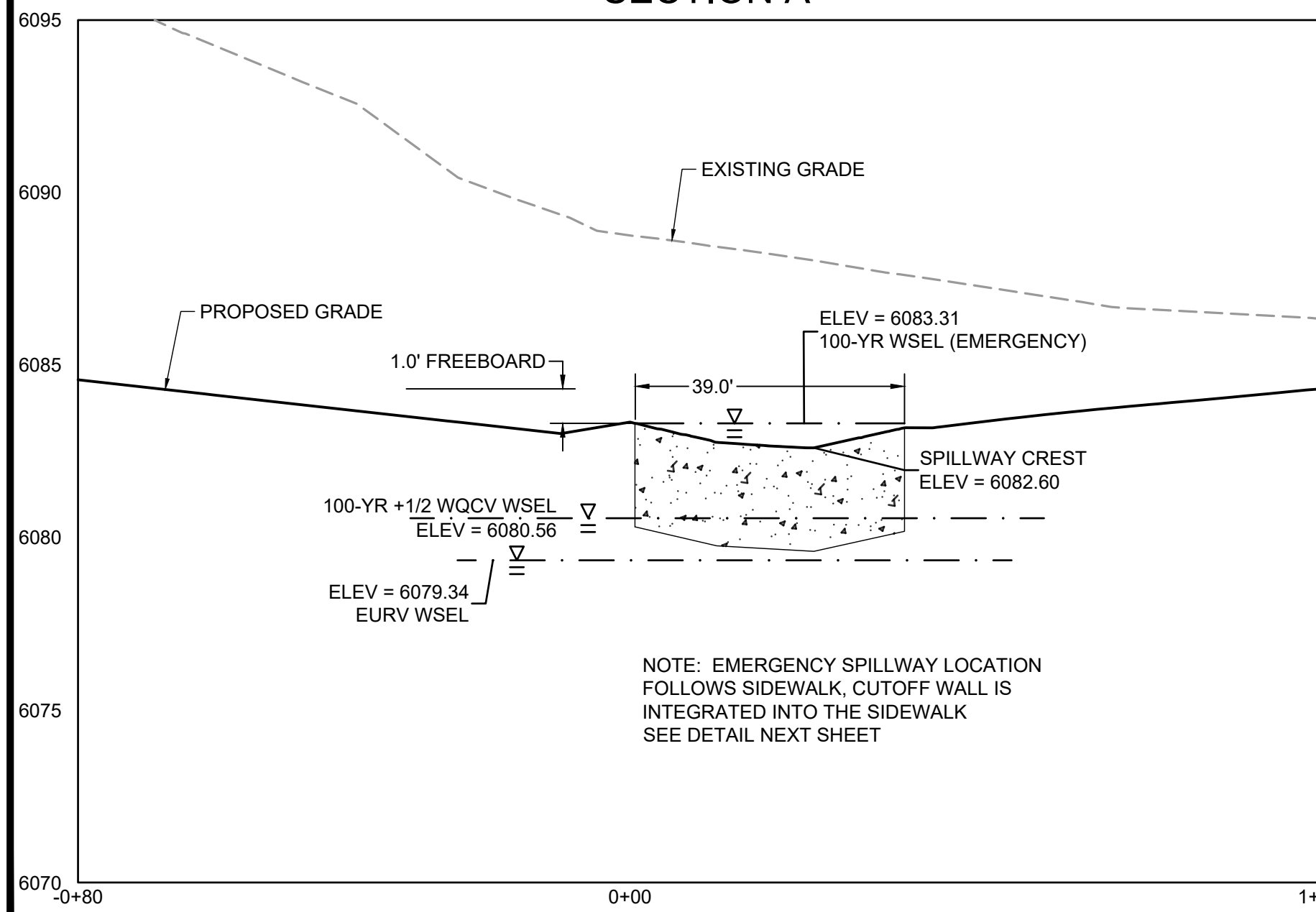
DEVELOPMENT SERVICES _____ DATE _____

PROFESSIONAL ENGINEER CERTIFICATION:

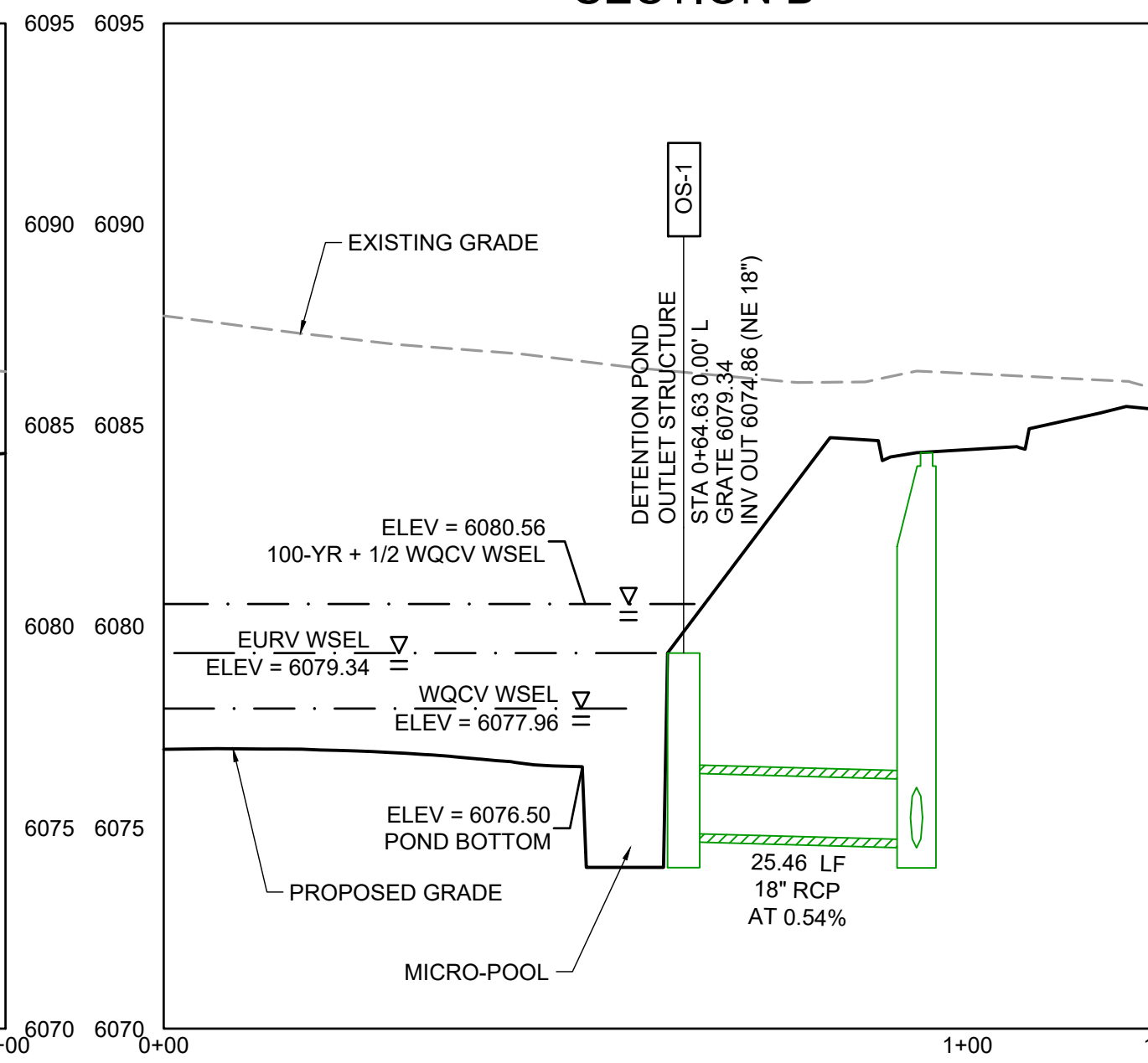
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

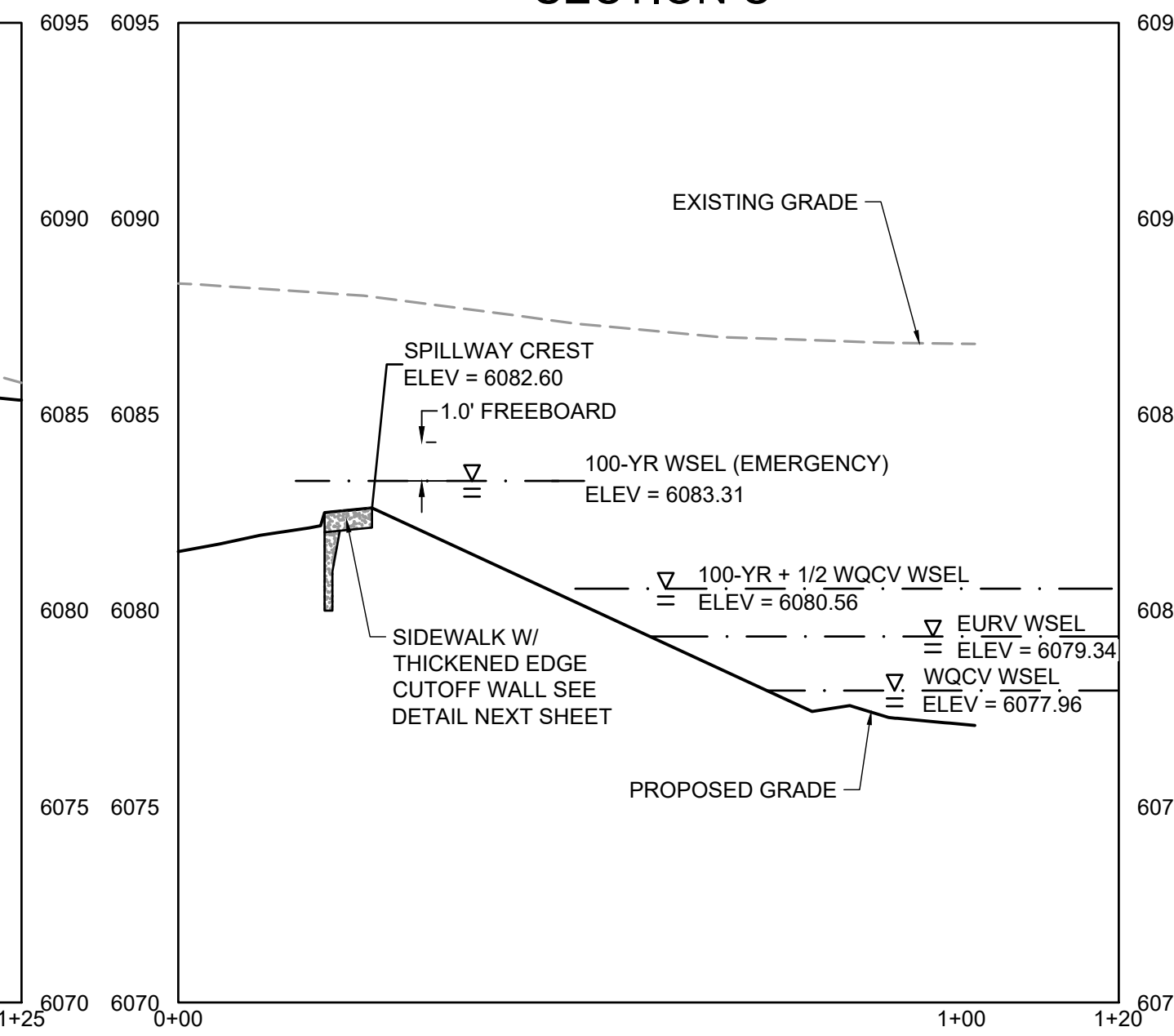
EMERGENCY OVERFLOW
SECTION A



POND OUTFALL
SECTION B



POND A
SECTION C



REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
8619 ETC PARKWAY
DENVER CO 80111
PHONE: 720.802.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DRAWINGS
POND A PLAN DETAILS

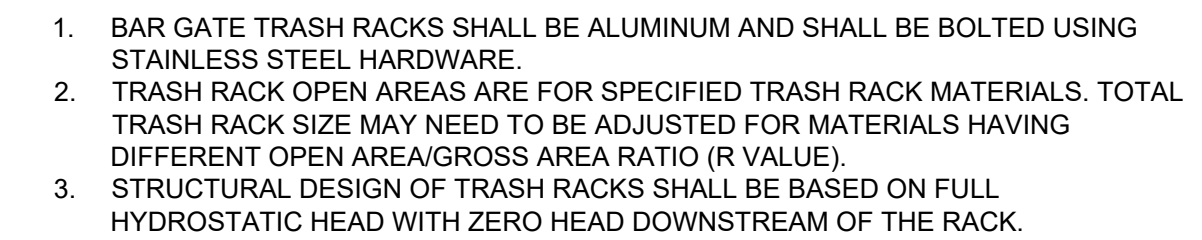
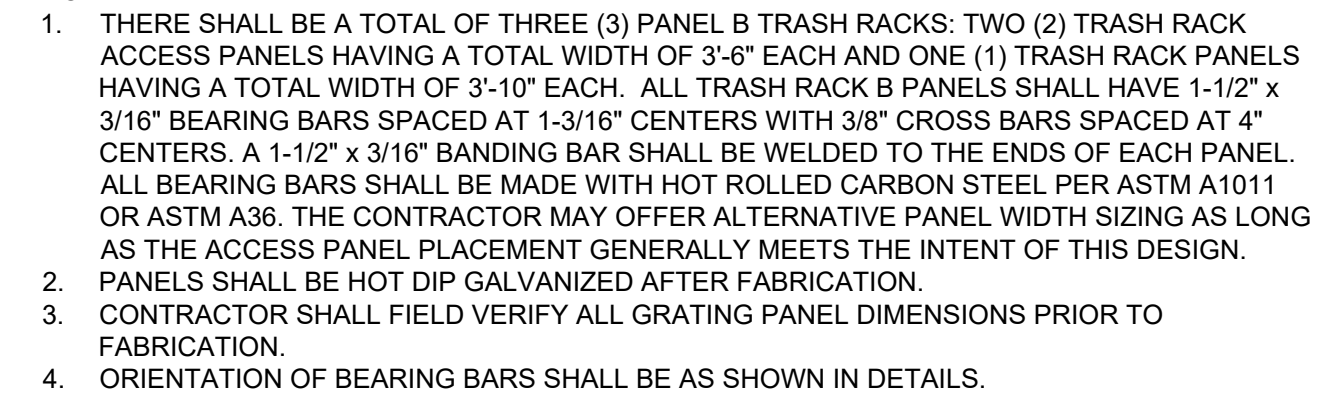
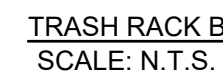
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\1211400\CAD\Draws\C\CDs01-SDPondDetails

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ADJUST SCALE ACCORDINGLY

DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

SHEET
DT9
45
OF 81



1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2011 EDITION, AS APPLICABLE TO THIS PROJECT.
 2. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STANDARD PLANS, M&S STANDARDS M-206-1, UNLESS OTHERWISE NOTED ON THE PLANS.
 3. STRUCTURE BACKFILL SHALL CONFORM TO STRUCTURE BACKFILL (CLASS 1) SPECIFICATIONS, AND SHALL BE PLACED IN ACCORDANCE WITH CDOT SPECIFICATIONS, SECTION 206.
 4. WATER STOPS SHALL MEET THE REQUIREMENTS OF CDOT SPECIFICATIONS, SECTION 518
 5. STRUCTURAL CONCRETE EXPOSED TO SOIL SHALL CONFORM TO CEMENTITIOUS MATERIAL REQUIREMENTS CLASS 0 CORRESPONDING TO SULFATE EXPOSURE CLASS 0.
 6. ALL CONCRETE SHALL BE CLASS D
 7. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND ROUGHENED BEFORE FRESH CONCRETE IS PLACED.
 8. ALL CONSTRUCTION JOINTS NOW SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
 10. THE CONTRACTOR SHALL NOT BACKFILL STRUCTURES UNTIL WALL HAVE REACHED 100% OF DESIGN STRENGTH.
 11. ALL EXPOSED CONCRETE CORNER BE CHAMFERED BY $\frac{1}{4}$ ", UNLESS SHOWN OR OTHERWISE NOTED.
 12. GRADE 60 REINFORCING STEEL IS REQUIRED.
 13. ALL REINFORCING STEEL SHALL BE BLACK REINFORCING BARS UNLESS OTHERWISE NOTED.
 14. THE FOLLOW TABLE GIVES THE MINIMUM CLASS B LAP SPlice LENGTH FOR BLACK (NON-EPOXY COATED) REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.06, THESE SPlice LENGTHS SHALL INCREASED BY 25% FOR BARS SPACED LESS THAN 6" ON CENTER.
- | | | | | | | | | |
|-------------------------------------|-------|-------|-------|--------|-------|-------|--------|--------|
| BAR SIZE: | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
| SPlice LENGTH FOR CLASS D CONCRETE: | 1'-0" | 1'-4" | 1'-7" | 1'-11" | 2'-6" | 3'-1" | 3'-11" | 4'-10" |
15. ALL REINFORCEMENT SHALL HAVE A CLEAR COVERAGE OF 2", EXCEPT AS SHOWN ON THE PLANS. CLEAR COVERAGE SHALL BE MEASURED FROM THE SURFACE OF THE CONCRETE TO THE OUTSIDE OF THE REINFORCEMENT.
 16. STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
 17. PERMANENT FORMS ARE NOT ALLOWED.

BAR SIZE:	#4	#5	#6	#7	#8	#9	#10	#11
SPLICE LENGTH FOR CLASS D CONCRETE:	1'-0"	1'-4"	1'-7"	1'-11"	2'-6"	3'-1"	3'-11"	4'-10"

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

DEVELOPMENT SERVICES	DATE
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PROFESSIONAL ENGINEER CERTIFICATION:

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EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

[illegible]

HRGreen

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

CONSTRUCTION DRAWINGS POND A STRUCTURE DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\211400\CAD\DWGS\C\CDs\01-SDPondDetails

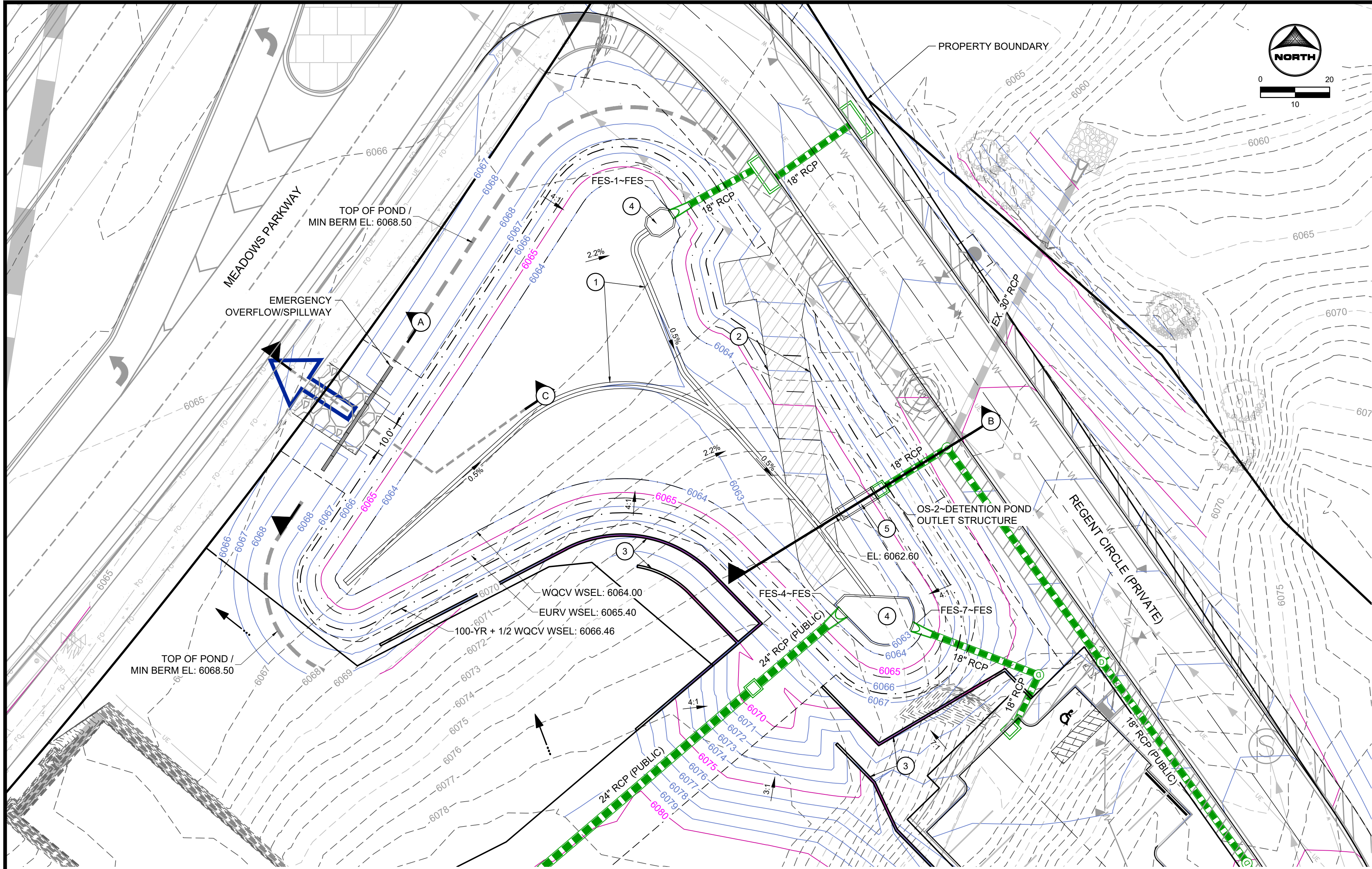
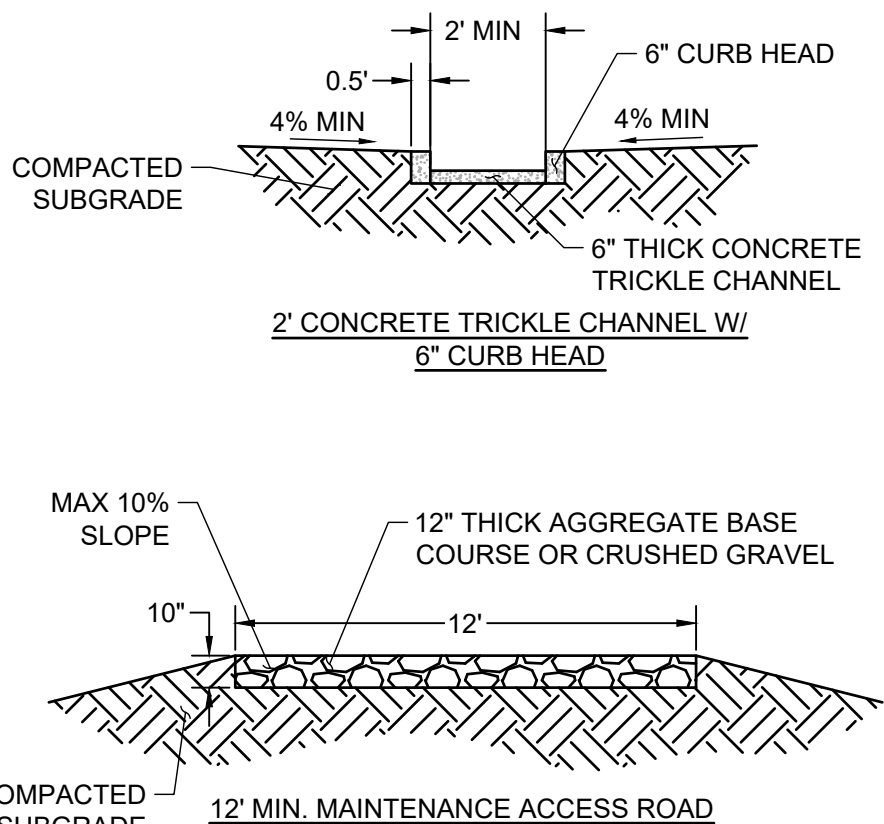
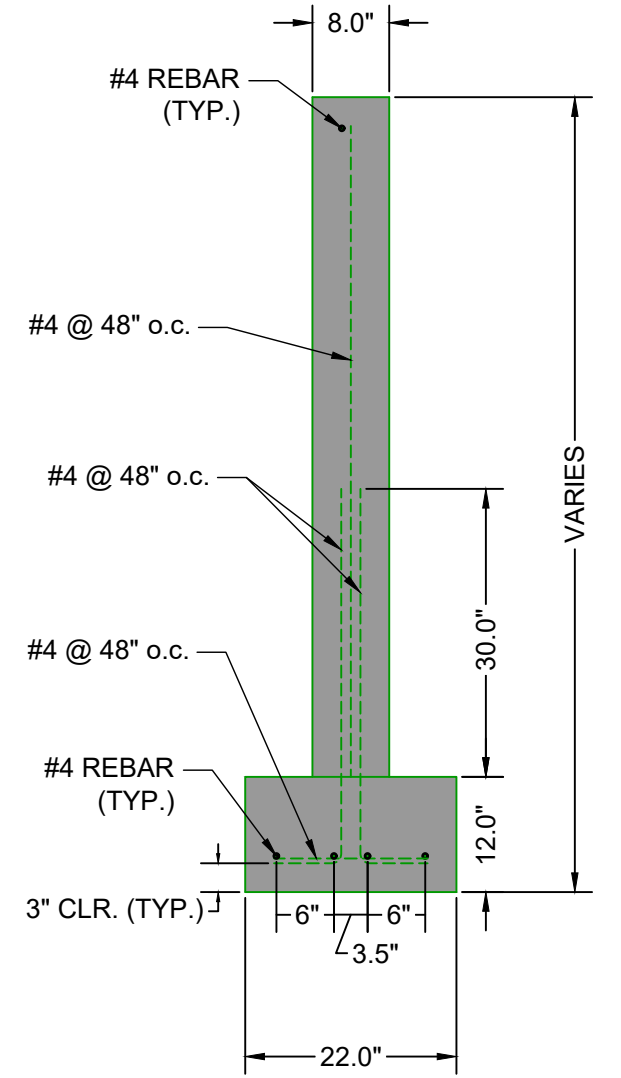
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

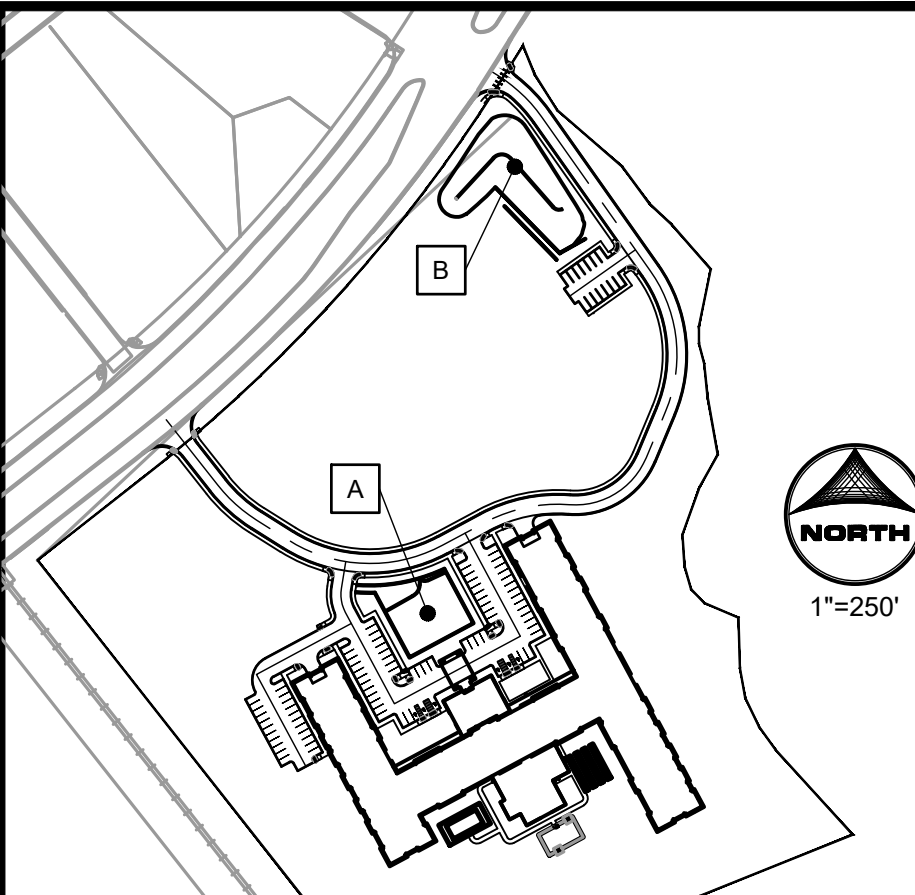
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	1/26/2023
JOB NO:	211400

SHEET
DT10

46
OF 81



REINFORCED CONCRETE CUTOFF WALL
FOR USE WITH OVERFLOW WEIR
SEE PLANS FOR LOCATION AND SECTION DETAIL



KEYMAP:

CONSTRUCTION NOTES:

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- ALL CURB AND GUTTER IS VERTICAL UNLESS OTHERWISE NOTED.
- LANDSCAPE INLETS ARE NYLOPLAST DRAIN BASINS WITH STANDARD GRATES (OR APPROVED EQUAL) UNLESS OTHERWISE NOTED.

CONSTRUCTION LEGEND:

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PROPOSED MINOR CONTOUR — 5250 —
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EXISTING MINOR CONTOUR — 5250 —
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KEYNOTES

- CONCRETE TRICKLE CHANNEL
SEE SHEET 47 FOR DETAIL
- MAINTENANCE ACCESS
SEE SHEET 47 FOR DETAIL
- RETAINING WALL (PRIVATE)
- FOREBAY
- MICRO-POOL

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY: _____ DATE _____

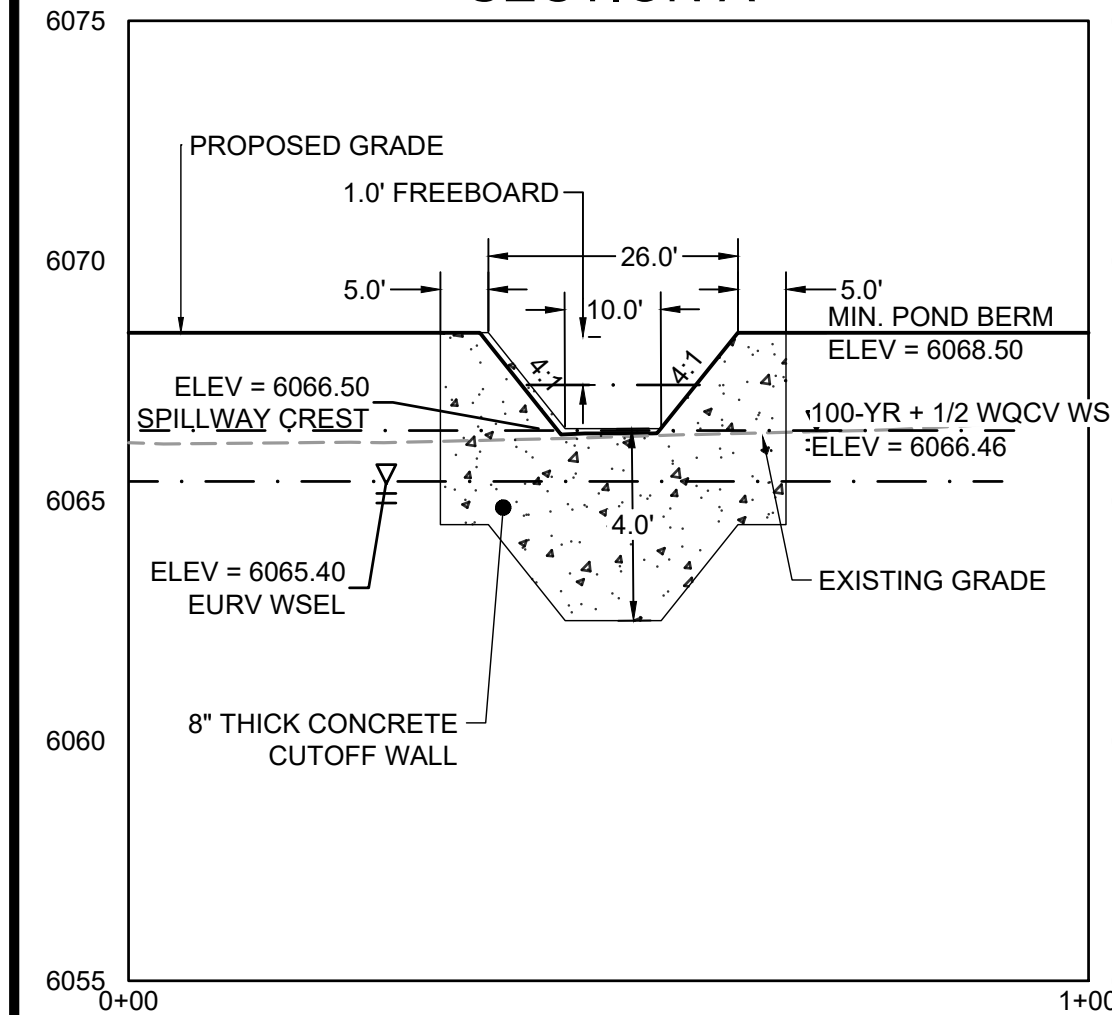
DEVELOPMENT SERVICES _____ DATE _____

PROFESSIONAL ENGINEER CERTIFICATION:

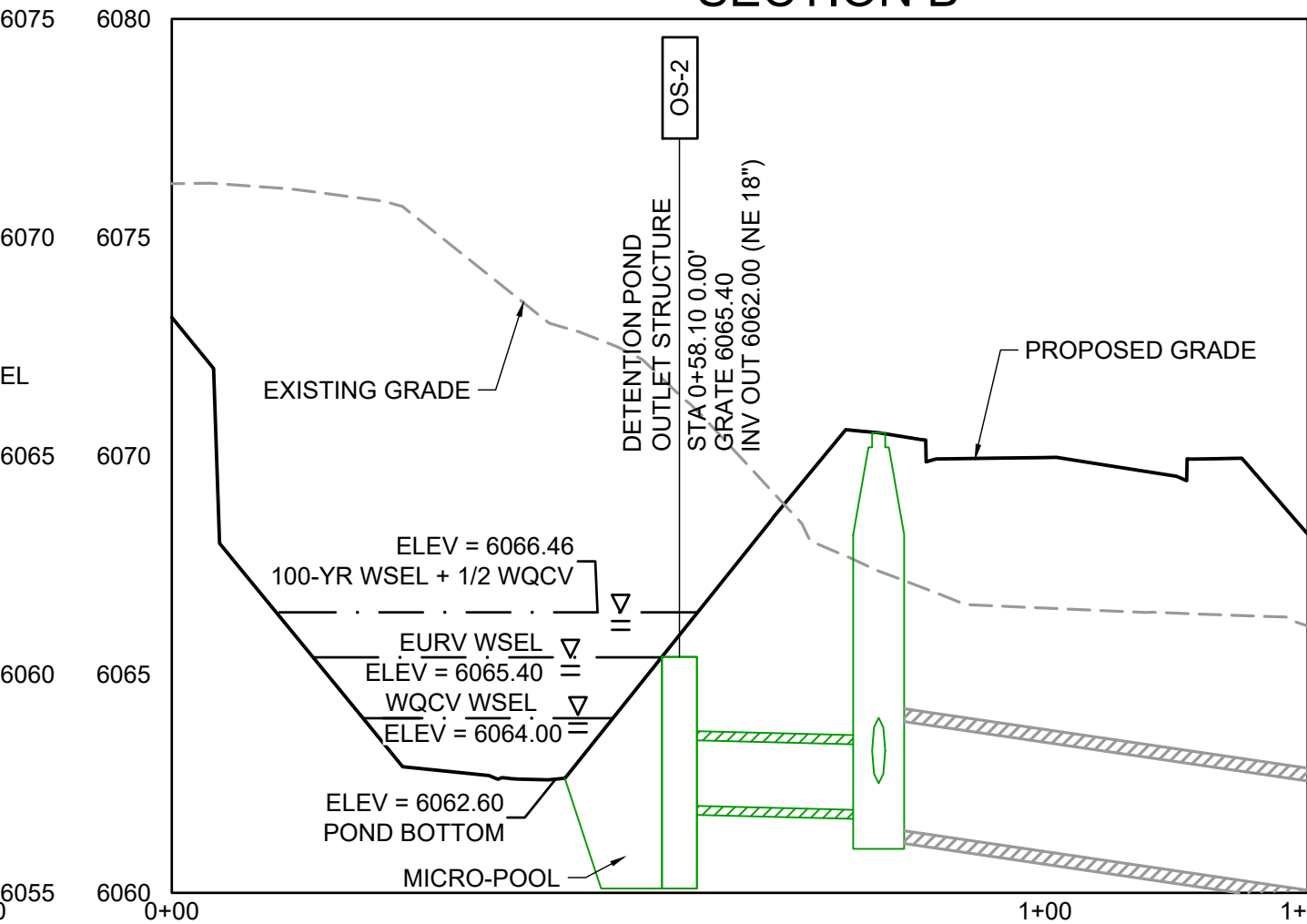
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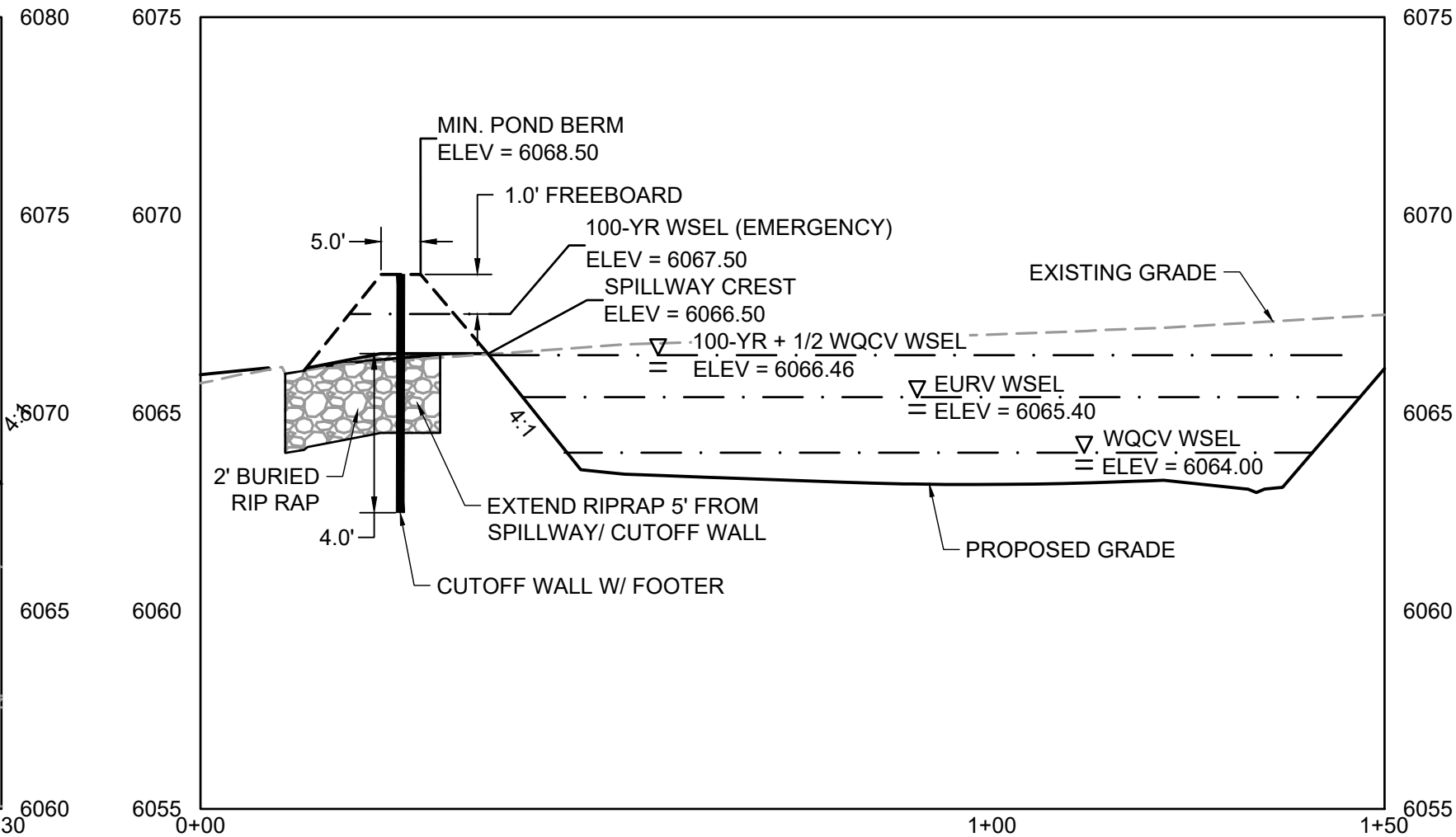
EMERGENCY OVERFLOW SECTION A



POND OUTFALL SECTION B



POND SECTION C



REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
5819 ETC PARKWAY
DENVER, CO 80111
PHONE: 720.802.4999
FAX: 844.273.1057

HRGreen

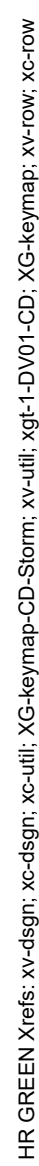
CONSTRUCTION DRAWINGS
POND B PLAN DETAILS

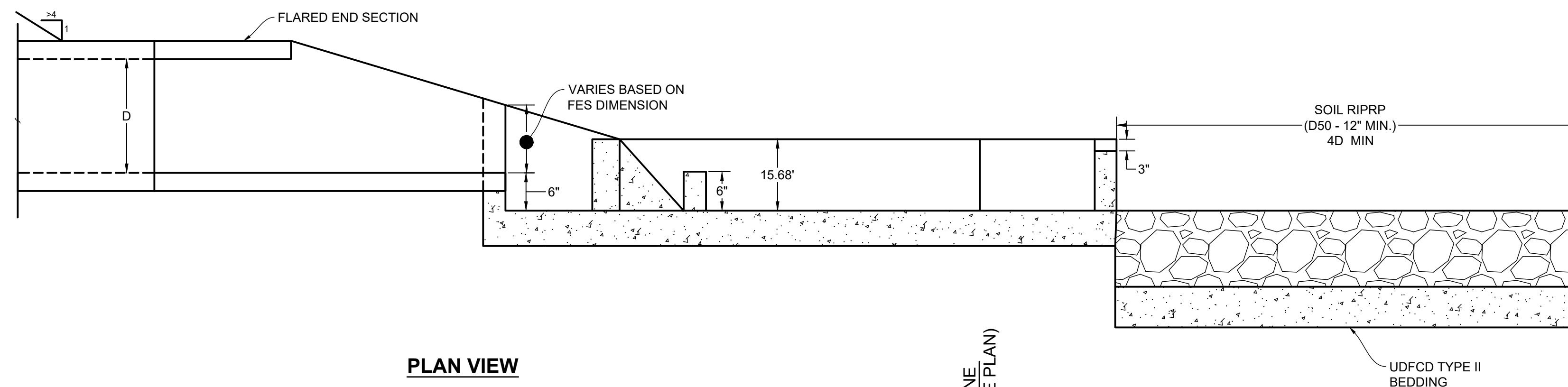
AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: J:\2021\211400\CAD\Draws\ICD\CDs01-SDPondDetails

DRAWN BY: STM
APPROVED: AJZ
JOB DATE: 1/26/2023
JOB NO: 211400

SHEET
DT11
47
OF 81



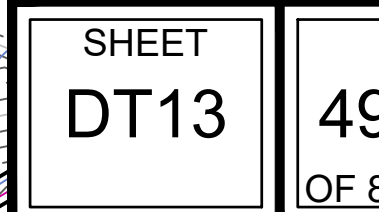


SLAB LAYOUT LINE
(NEAT LINE) (SEE PLAN)

Curve Table			
Curve #	Length	Radius	Delta
C1	19.11	8.01	136°38'36"



<u>U.S. STANDARD</u>	<u>% BY WEIGHT</u>
<u>SIEVE SIZE</u>	<u>PASSING</u>
3/4 INCH	100
NO. 4	60-100
NO. 50	10-30
NO. 100	0-10
NO. 200	0-3



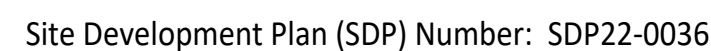
REFERENCE SP1 & GN1 FOR RETAINING WALLS WITH HEIGHTS AND FENCES.

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



Site Area	Landscape Area in Sq. Ft.	Turfgrass List Species in Sq. Ft.)	(Area	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
6,265	447,430	Turf Master Enviro turf	1,430	137,242	252*	194	606*	553	4cy / 1,000sf	Yes
		ToCR Low Growth Drill Seed Mix	287,003							Yes
ing 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
1,412	3,441	103		1,189	N/A	N/A	13	16	26	31

***All required tree and shrub quantities based on required parking landscape area (10% parking area)*

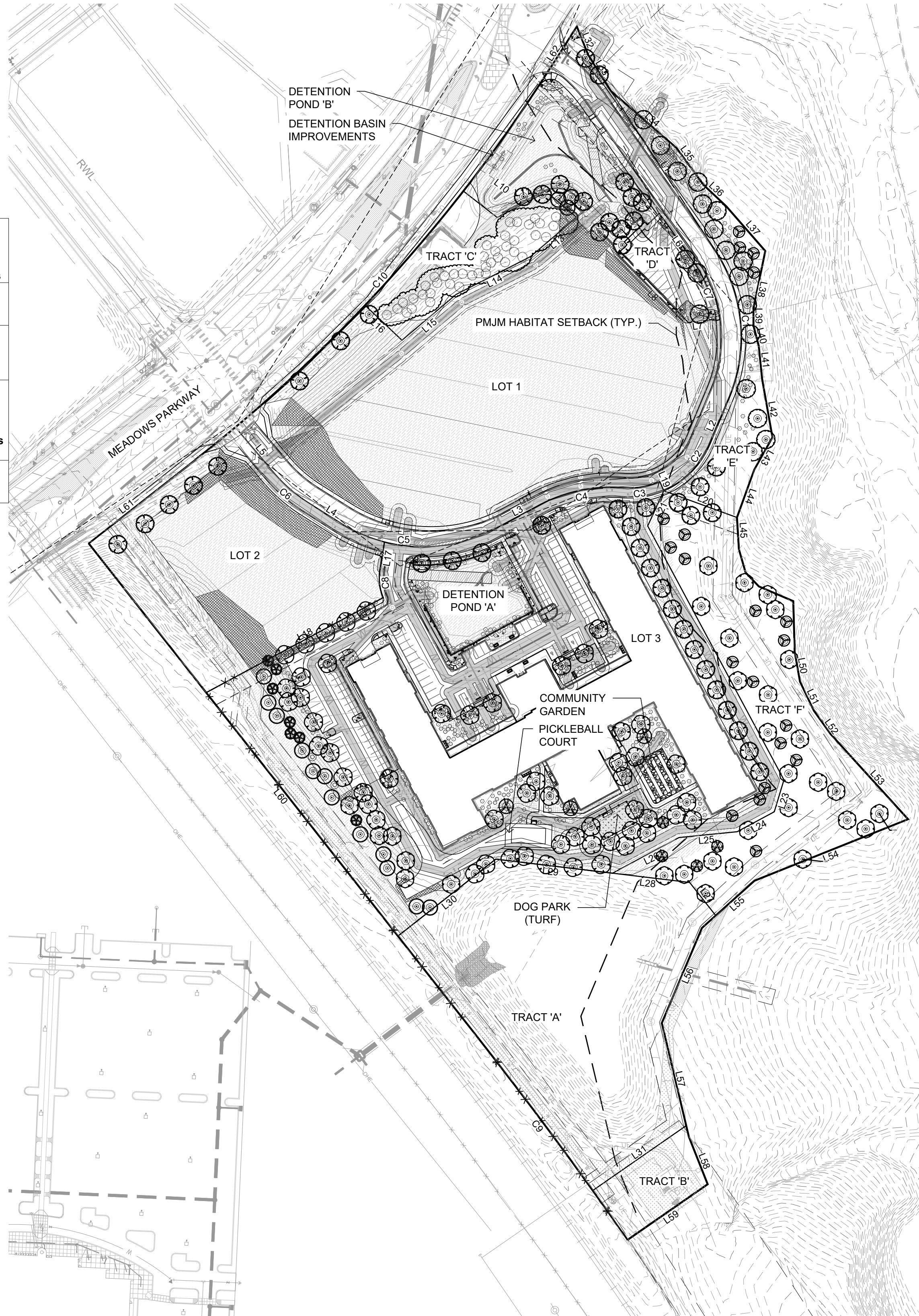


Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
DRIP	TREES	10	L	47%	18,762	2		0.940851992
DRIP	SHRUBS	10	L	31%	12,220	2		0.612792418
DRIP	HERBACEOUS PLANTS	10	L	19%	7,471	2		0.3746458335
SPRAY	TURFGRASS	15	H	4%	1,430	4.5		0.16134694
							39,883	0
							Total of the CLWUR	2.089637189

Reference Chapter 13.20 of the Castle Rock Municipal Code

EXISTING TREES

LOCATION	CANTOPY TREES		
	Cantopy Trees	Other Trees	Total Trees
Lot 1	0 To Remain	0 To Remain	0 To Remain
	0 To Be Removed	0 To Be Removed	0 To Be Removed
Lot 2	2 To Remain	0 To Remain	2 To Remain
	5 To Be Removed	0 To Be Removed	5 To Be Removed
Lot 3	12 To Remain	43 To Remain	55 To Remain
	57 To Be Removed	35 To Be Removed	92 To Be Removed



josh@tfgdesign.com

PLEASE REFER TO SHEET LS2.0 FOR
PLANT SCHEDULE.

Line Table	
L32	130.94
L33	181.5
L34	369.55
L35	195.54
L36	131.56
L37	252.2
L38	248.88
L39	73.23
L40	90.19
L41	140.65
L42	251.84
L43	158.23
L44	215.65
L45	135.47
L46	102.53
L47	81.73
L48	159.15

Curve #	Length (ft)	Radius (ft)
C1	673.33	666.01
C2	284.58	370.73
C3	158.76	328.08
C4	373.88	656.17
C5	692.19	656.17
C6	201.51	656.17
C7	249.61	543.78
C8	122.67	221.46
C9	1,094.26	18,962.11
C10	2,256.56	6,637.11

Development Services	Date
----------------------	------

CONSTRUCTION DOCUMENTS OVERALL LANDSCAPE PLAN

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

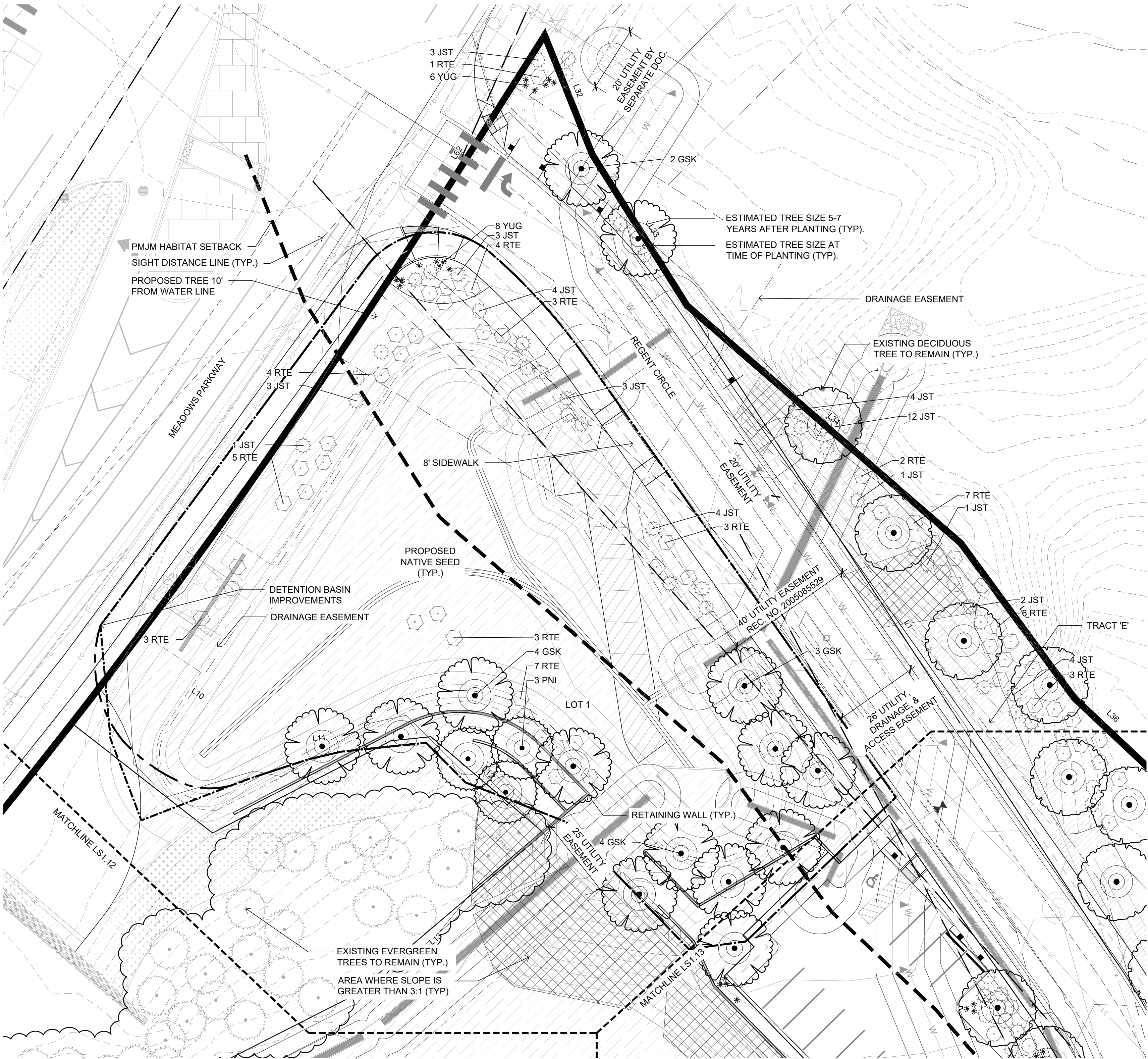
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LS1.1

50

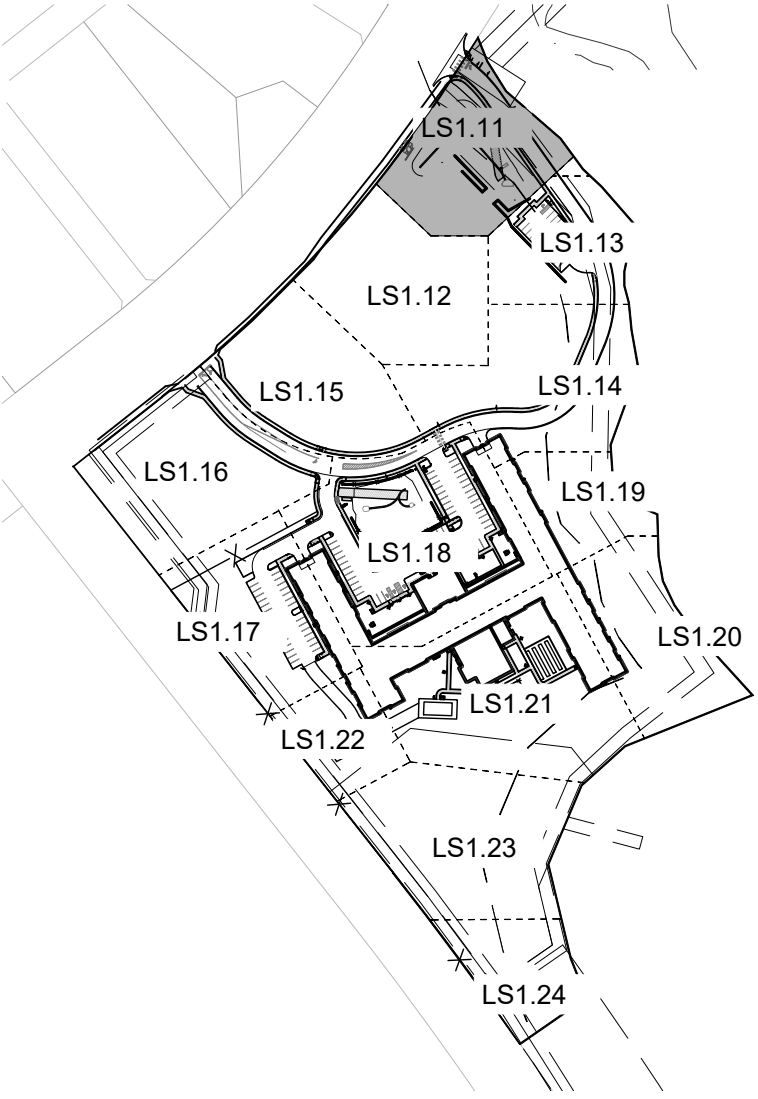
F 81

NOTE:
OVERHEAD IRRIGATION ON SLOPES EQUAL TO 3:1
WILL NOT BE APPROVED BY TOCR INSPECTORS.

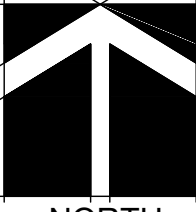
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@tfgdesign.com



KEY MAP



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

Approved By: _____
Development Services Date

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

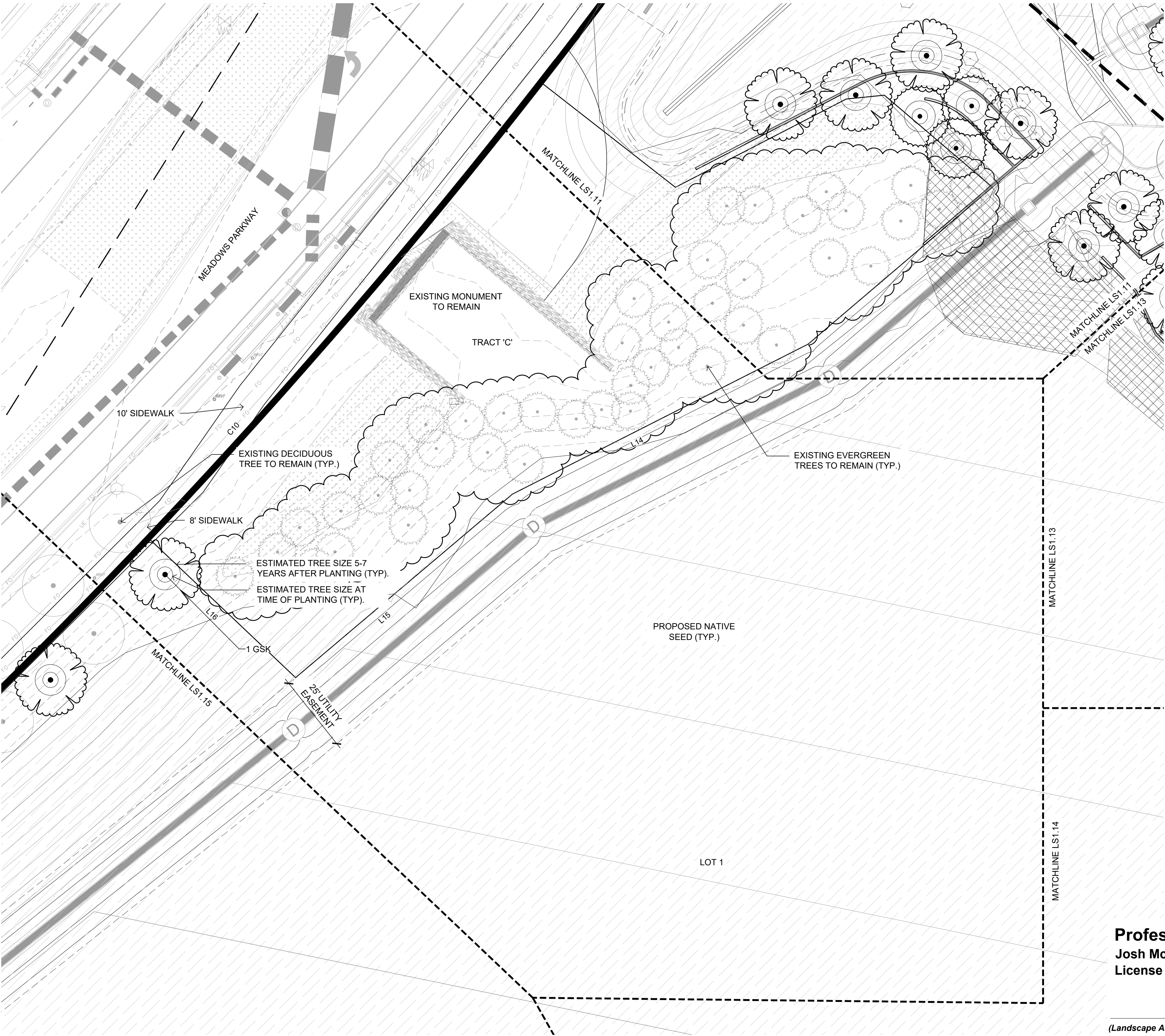
BAR IS ONE INCH ON
DRAWING ONE INCH ON
OFFICIAL DRAWINGS
0 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
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TOWN OF CASTLE ROCK PROJECT NO. CD22-0053

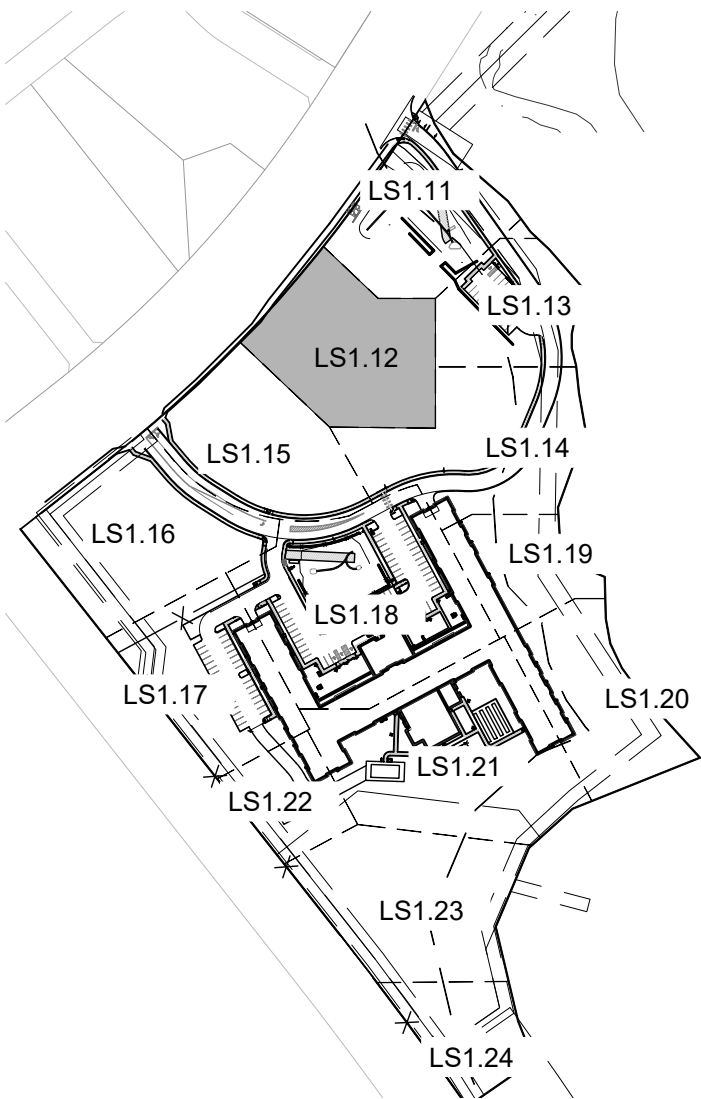


Professional Landscape Architect
Josh McCarn
License No.: 1060

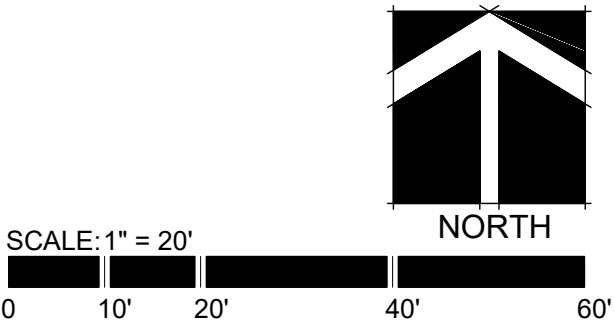
(Landscape Architect signature and seal here) Date



TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@tfdesign.com



KEY MAP



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Approved By:

Development Services

Date

TOWN OF CASTLE ROCK APPROVAL
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CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY:
APPROVED:
JOB DATE:
JOB NO:

SHEET
LS1.12

52

OF 81

REVISION DESCRIPTION

BY

DATE

NO.

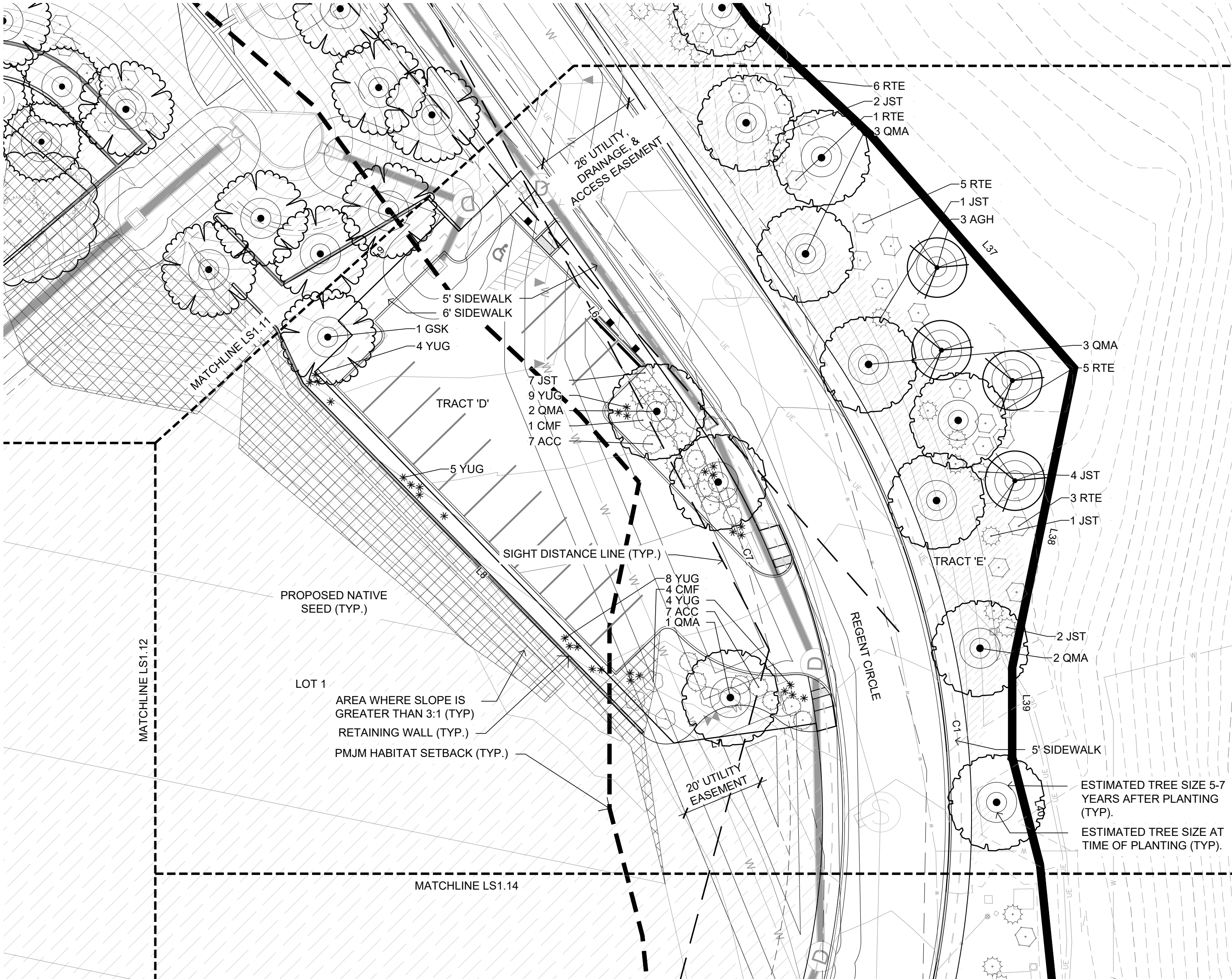
HR GREEN - DENVER
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PHONE: 720.602.4999
FAX: 844.273.1057



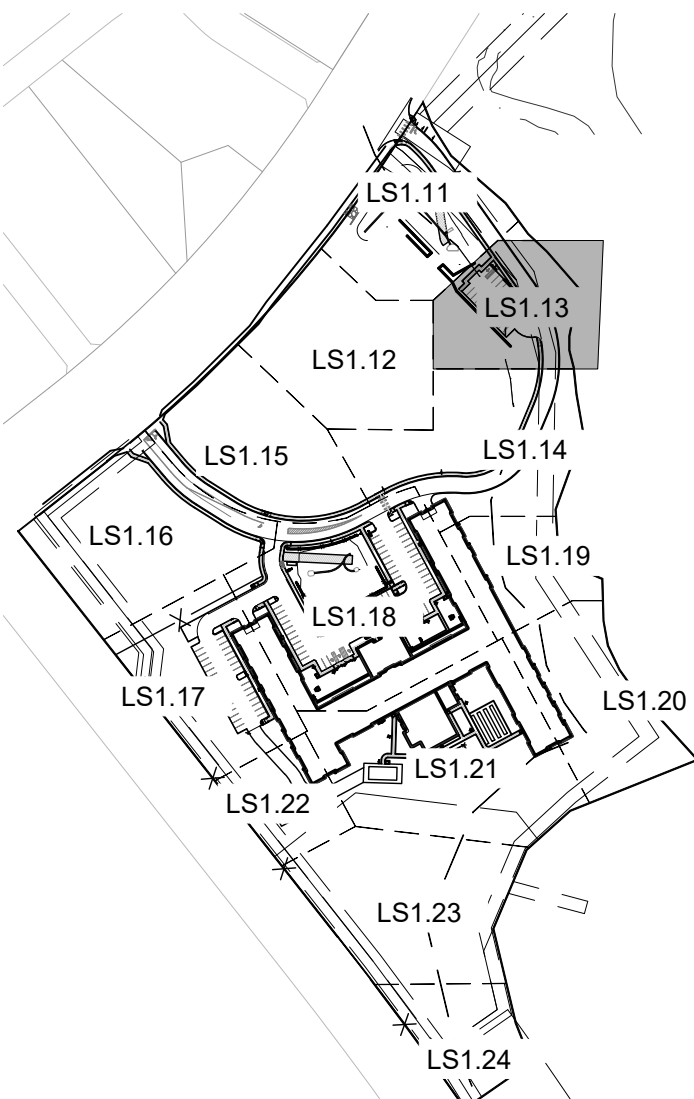
CAD DATE:
CAD FILE:

NOTE:
OVERHEAD IRRIGATION ON SLOPES EQUAL TO 3:1
WILL NOT BE APPROVED BY TOCR INSPECTORS.

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



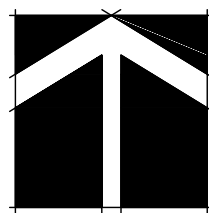
TFG Design, LLC
P.O. Box
Lafayette, CA 94501
(970) 669-3737
josh@tfgdesign.com



KEY MAP



SCALE: 1" = 20'
0 10' 20' 40' 60'



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

Approved By:

Development Services Date

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

SHEET
LS1.13

53

OF 81

REVISION DESCRIPTION

BY

DATE

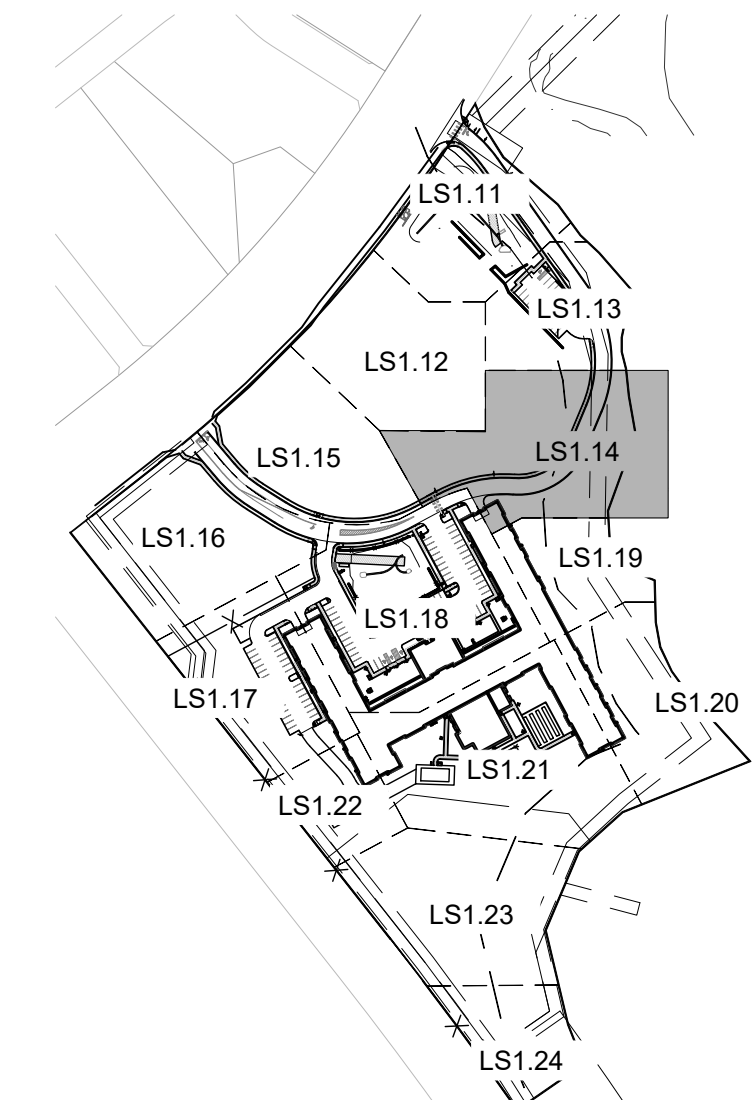
NO.

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4899
FAX: 844.273.1057



HRGreen

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



KEY MAP



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

(Landscape Architect signature and seal here) Date _____

Approved By:

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

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

SHEET
LS1.14

54

OF 81

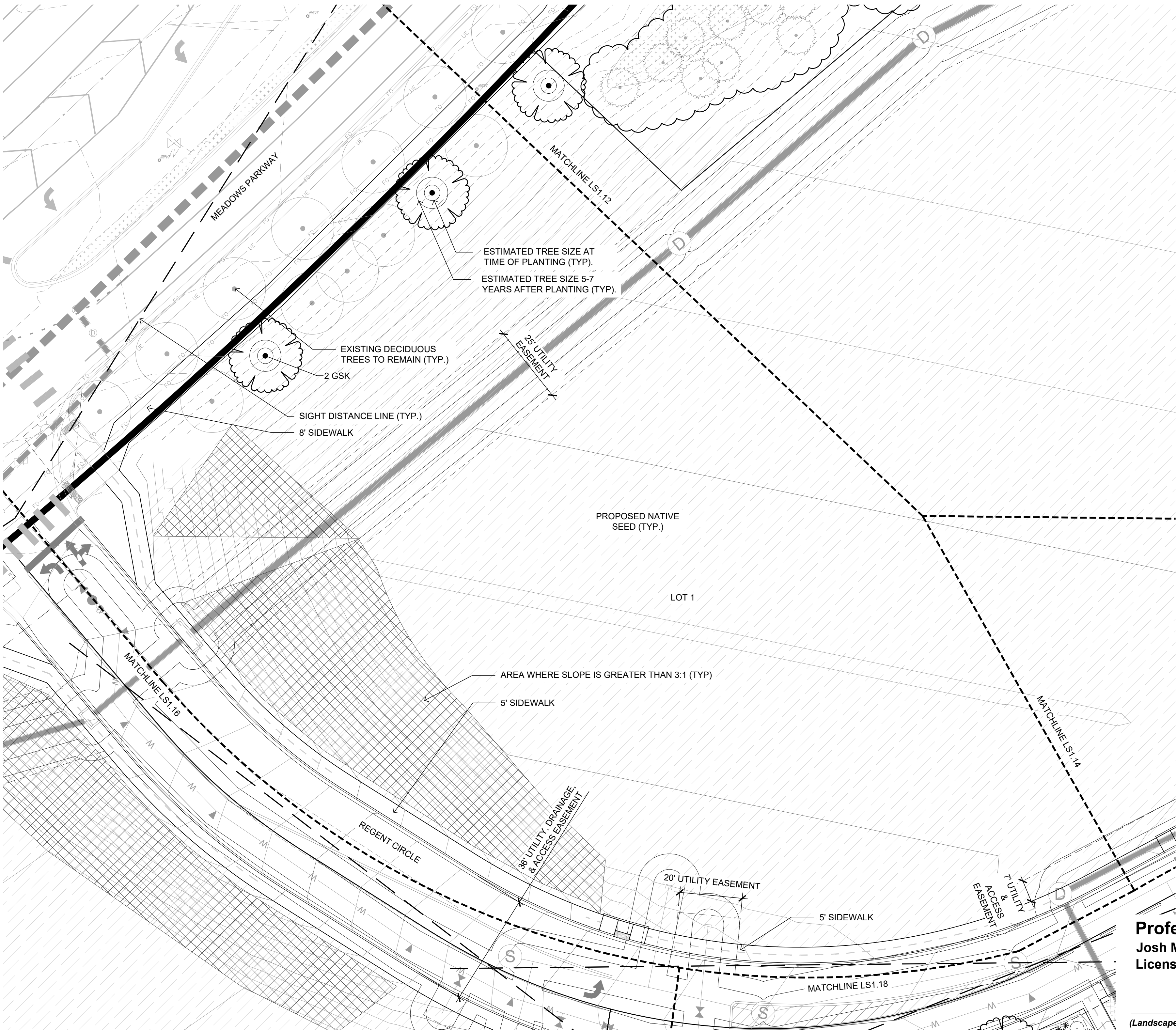
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3

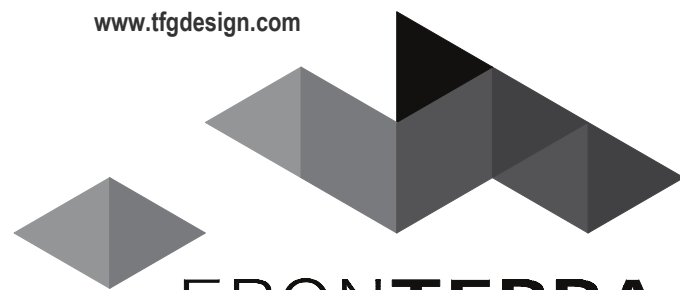
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

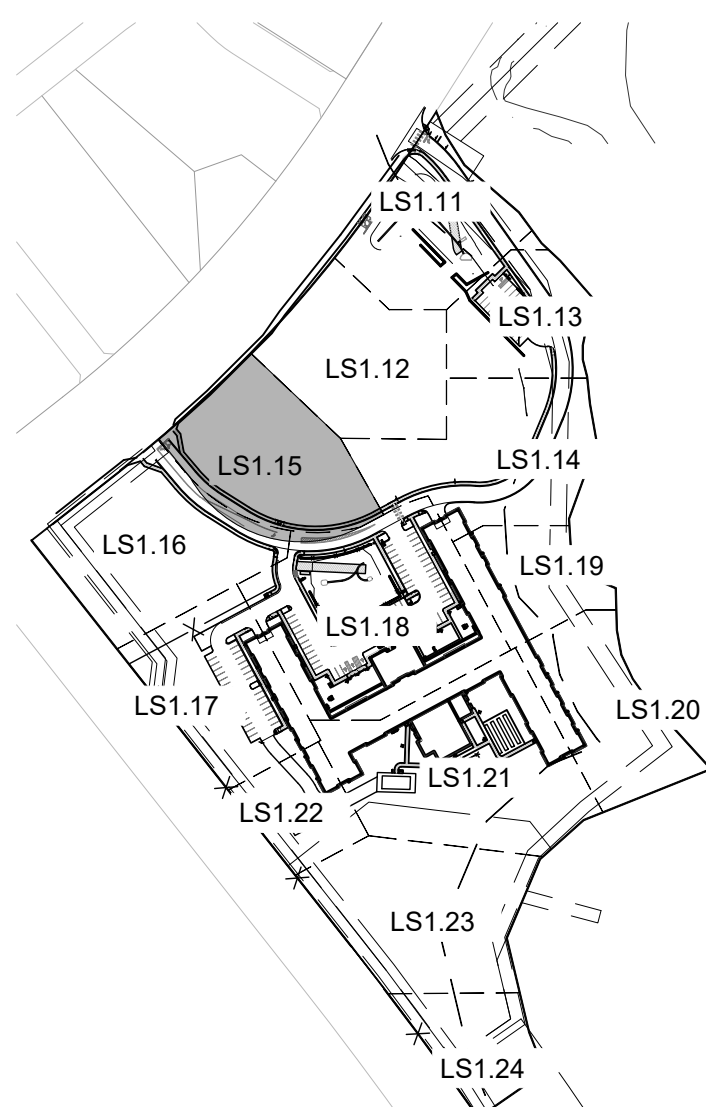
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LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737

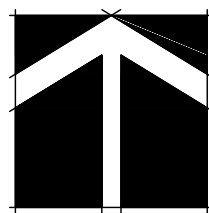
josh@tfgdesign.com



KEY MAP



SCALE: 1" = 20'
0 10' 20' 40' 60'



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	
Development Services	Date

REVISION DESCRIPTION		
NO.	DATE	BY

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DOCUMENTS LANDSCAPE ENLARGEMENT	AFFINITY AT CASTLE ROCK CASTLE ROCK DEVELOPMENT CO. CASTLE ROCK, COLORADO
CAD DATE: _____ CAD FILE: _____	

BAR IS ONE INCH ON OFFICIAL DRAWINGS 0 1"	
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY	
DRAWN BY:	
APPROVED:	
JOB DATE:	
JOB NO:	

SHEET LS1.15	55 OF 81
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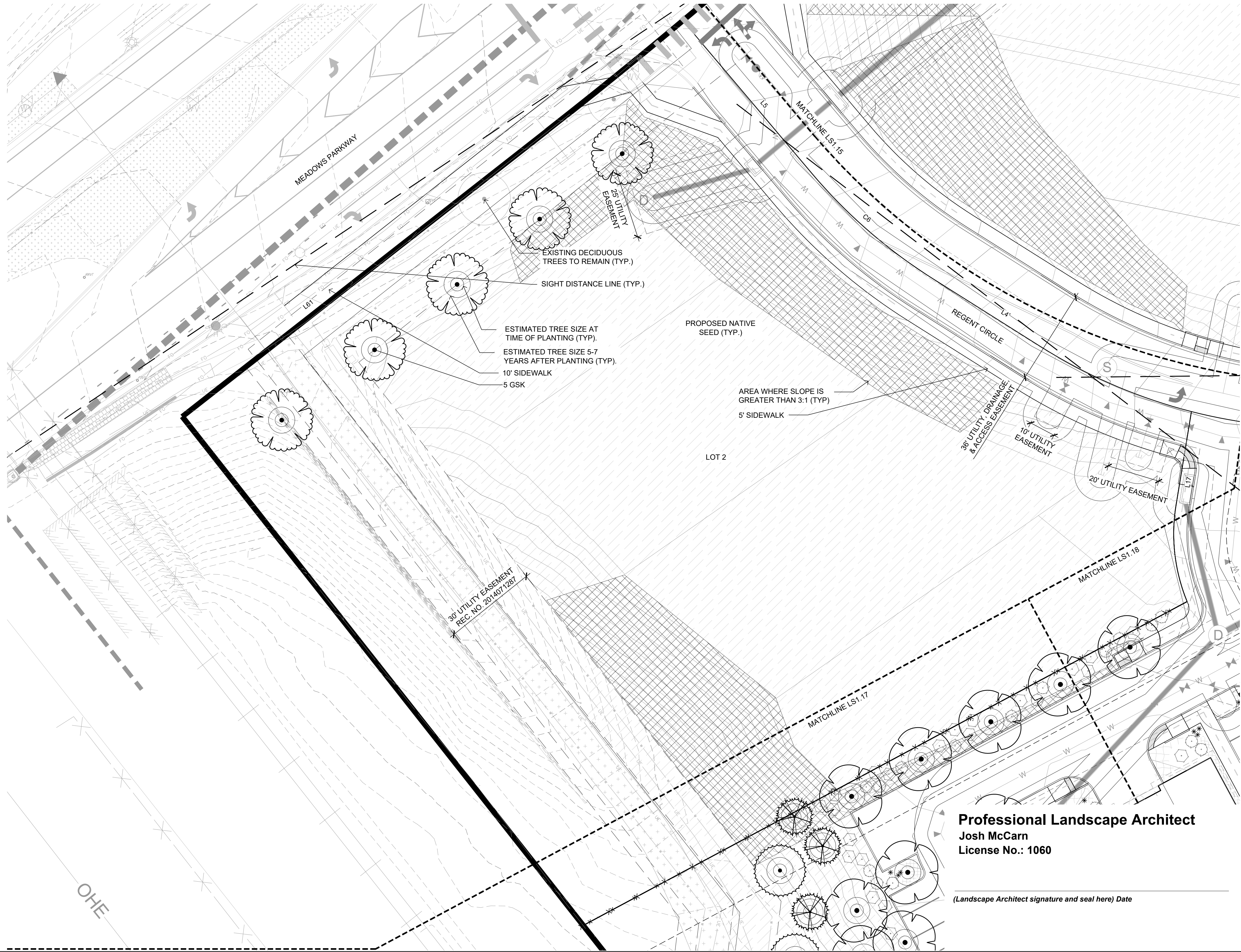
NOTE:
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3

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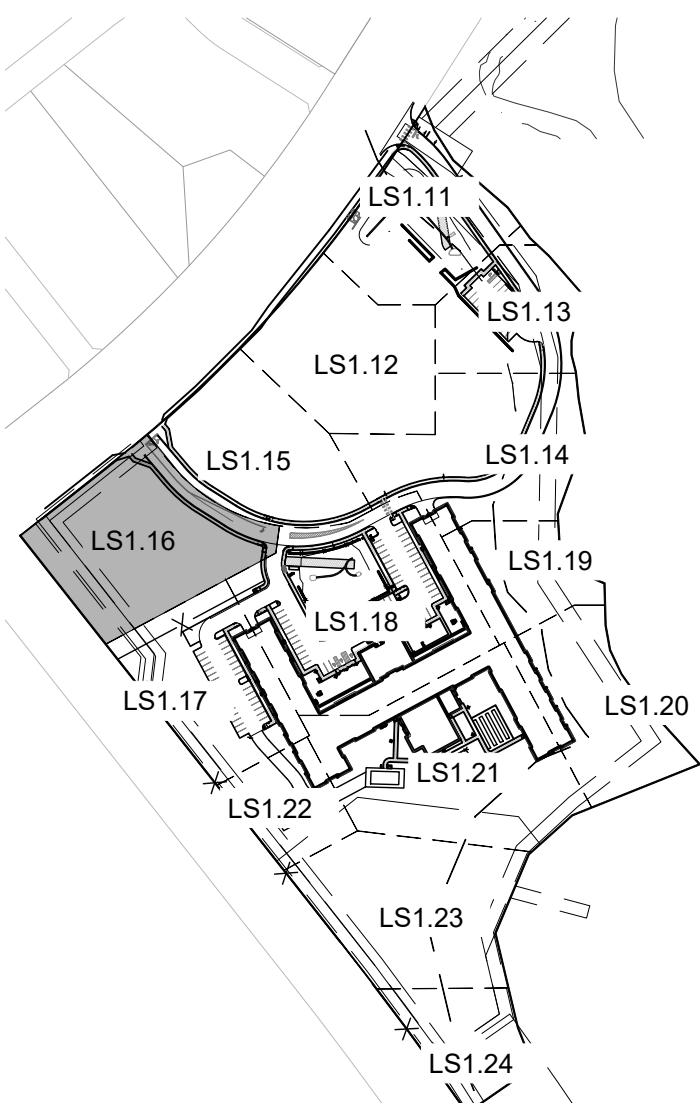
Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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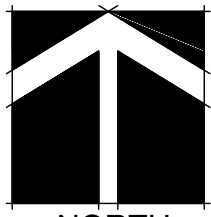
TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@tfdesign.com



KEY MAP



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0 10' 20' 40' 60'



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5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

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0 1"
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ADJUST SCALE ACCORDINGLY

DRAWN BY:
APPROVED:
JOB DATE:
JOB NO:

SHEET
LS1.16

56

OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
 THE MEADOWS FILING NO. 17, AREA NO. 3
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 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
 TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



(Landscape Architect signature and seal here) Date

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1432

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5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4599
FAX: 844.273.1057

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

BAR IS ONE INCH ON
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0  1"
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DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

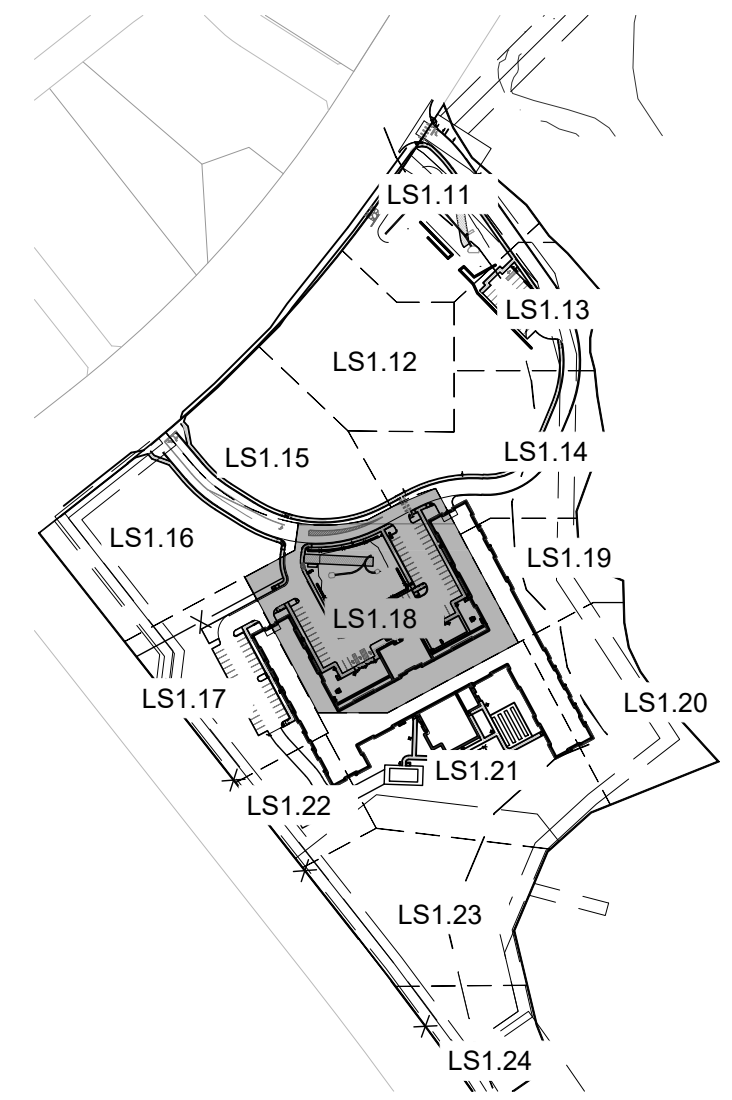
SHEET
LS1.17

57
OF 81

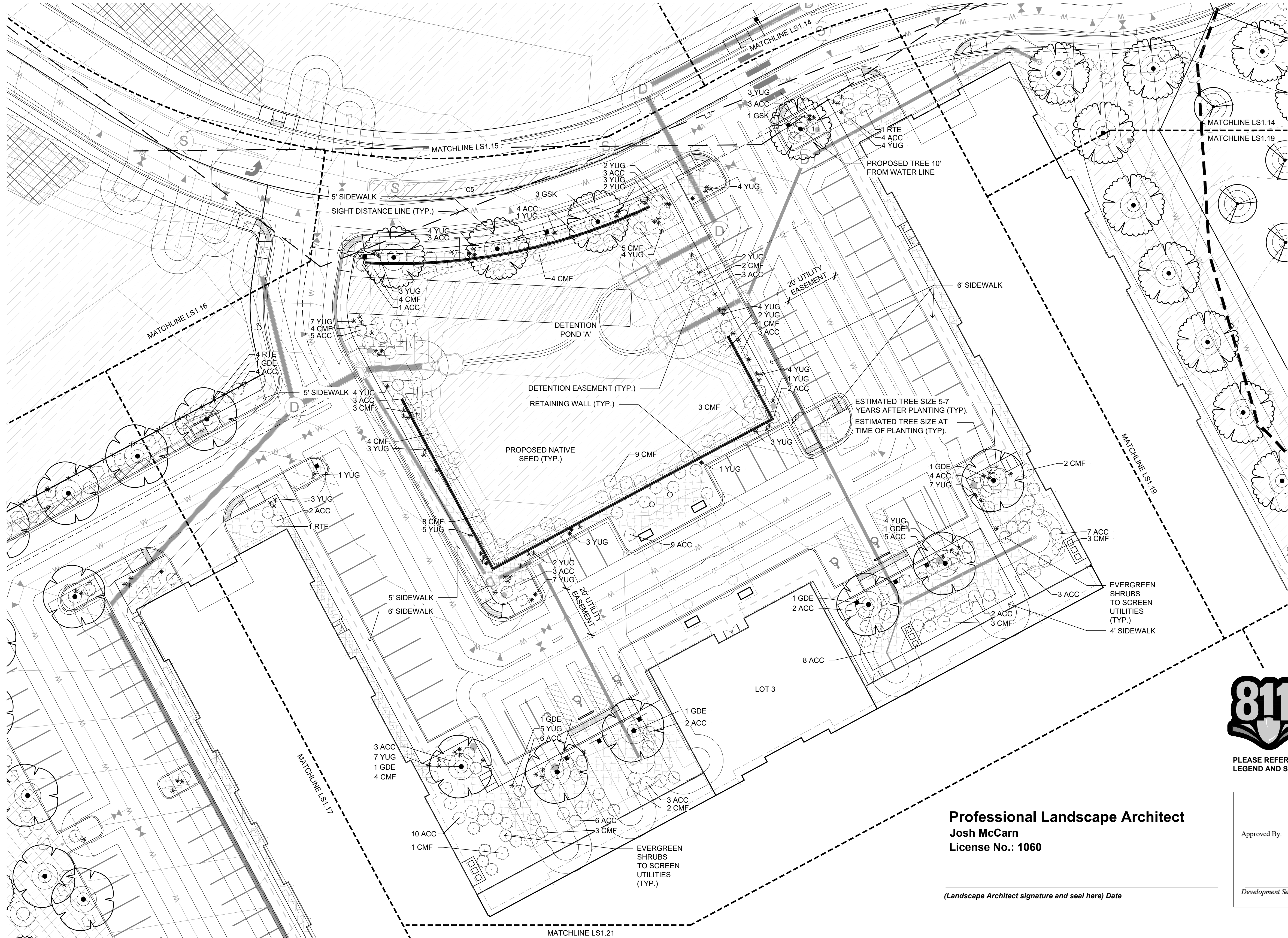
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
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TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



TFG Design, LLC
P.O. Box
Louisville, CO 80539
(970) 669.3737
josh@tfdesign.com



KEY MAP



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

Approved By: _____
Development Services Date

REVISION DESCRIPTION	
NO.	DATE

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4899
FAX: 844.273.1057

HRGreen

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" 1"

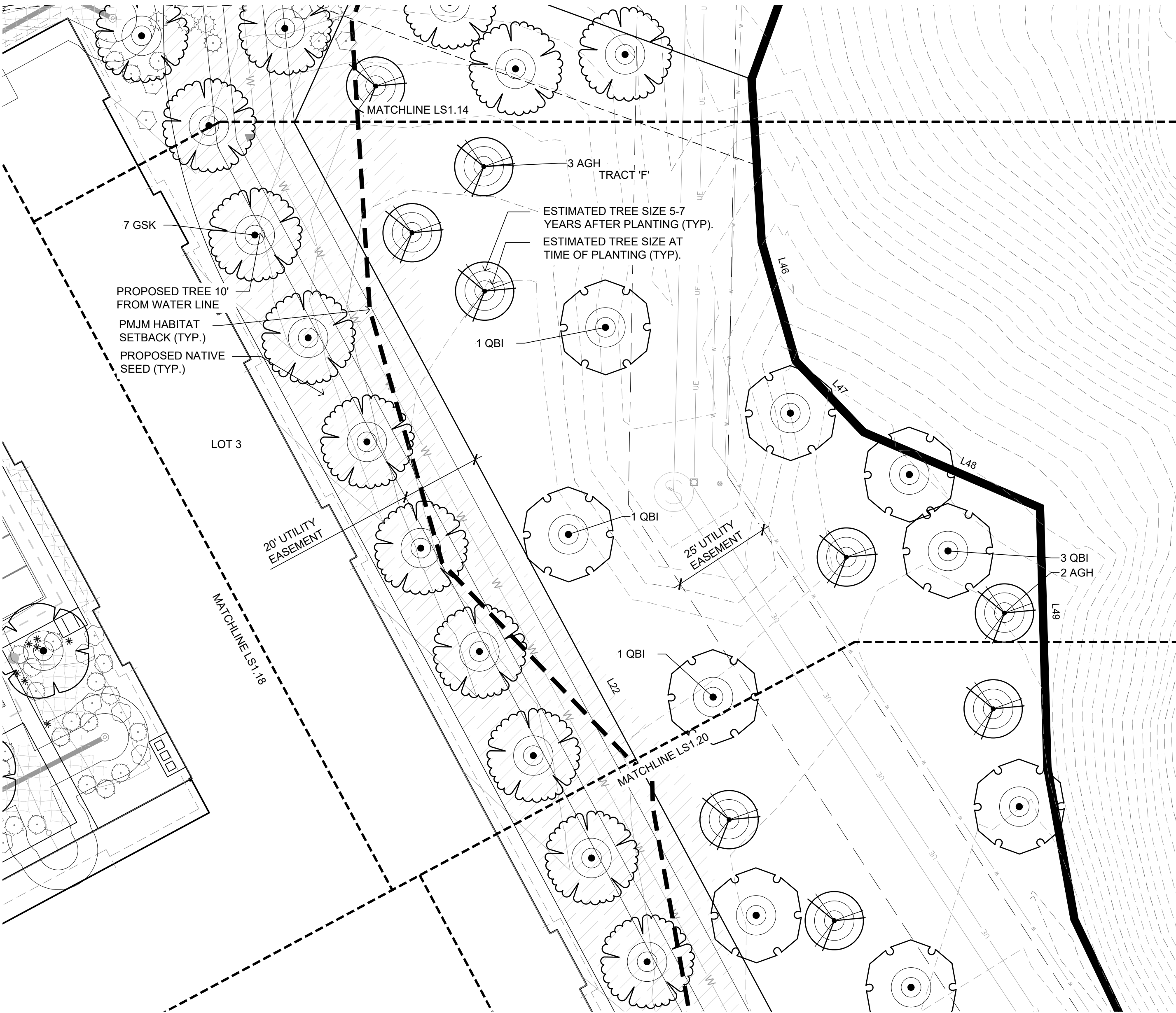
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

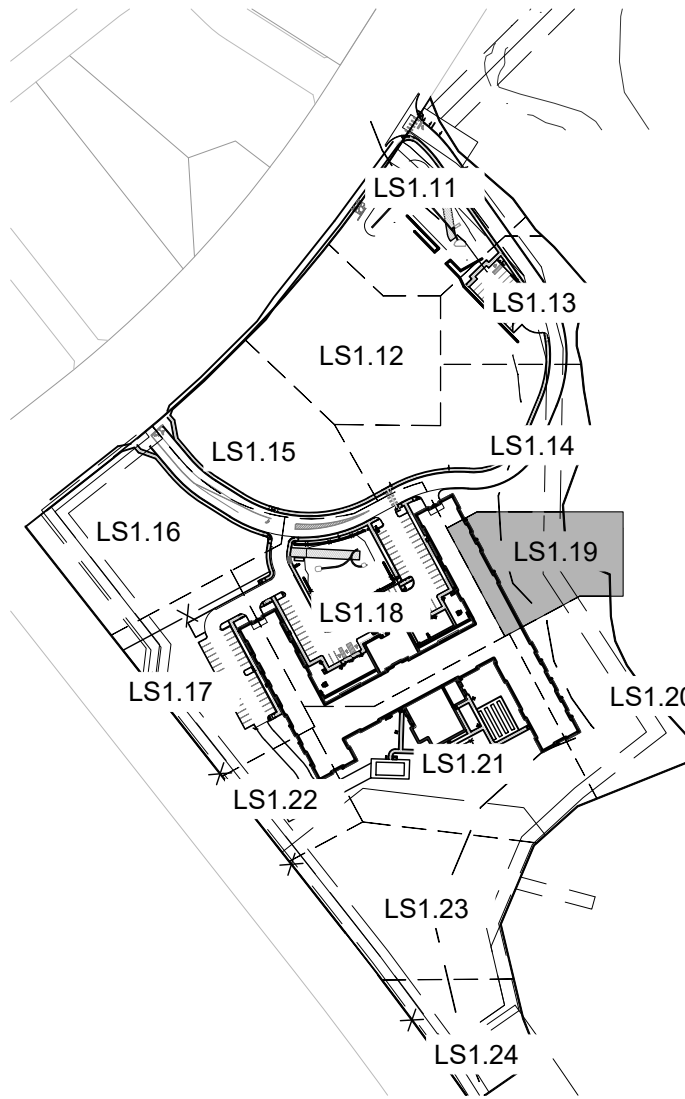
SHEET
LS1.18

58
OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@tfgdesign.com



KEY MAP



PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

Approved By:

Development Services Date

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY:
APPROVED:
JOB DATE:
JOB NO:

SHEET
LS1.19

59
OF 81

REVISION DESCRIPTION

NO. DATE BY

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

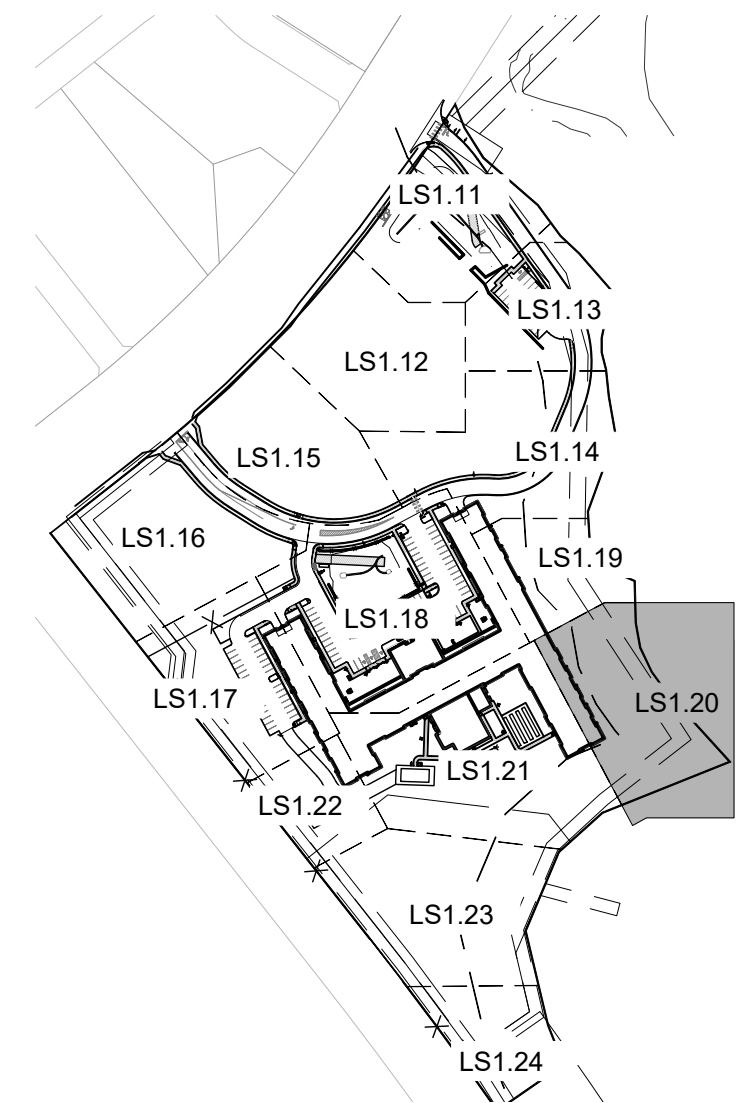


CAD DATE:
CAD FILE:

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@tfdesign.com



SCALE: 1" = 20'

0 10' 20' 40' 60'

NORTH

PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

Approved By: _____

Development Services _____ Date _____

REVISION DESCRIPTION

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1" 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

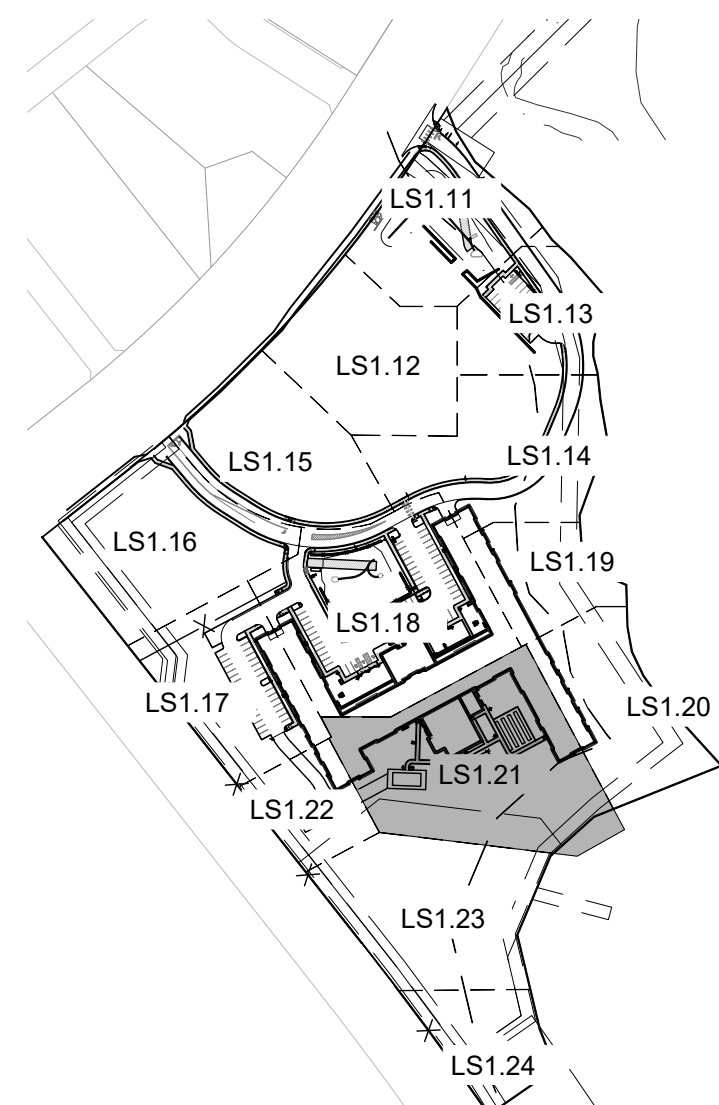
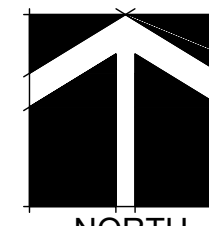
SHEET
LS1.20

60

OF 81

THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053

(Landscape Architect signature and seal here) Date



SCALE: 1" = 20' NORTH



0 10' 20' 40' 60'

**PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.**

Approved By:

<i>Development Services</i>	<i>Date</i>
-----------------------------	-------------

REVISION DESCRIPTION

NO.	DATE	BY
-----	------	----

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
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CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

BAR IS ONE INCH ON
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0  1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY:
APPROVED:
JOB DATE:
JOB NO:

SHEET
LS1.21

61

OF 8

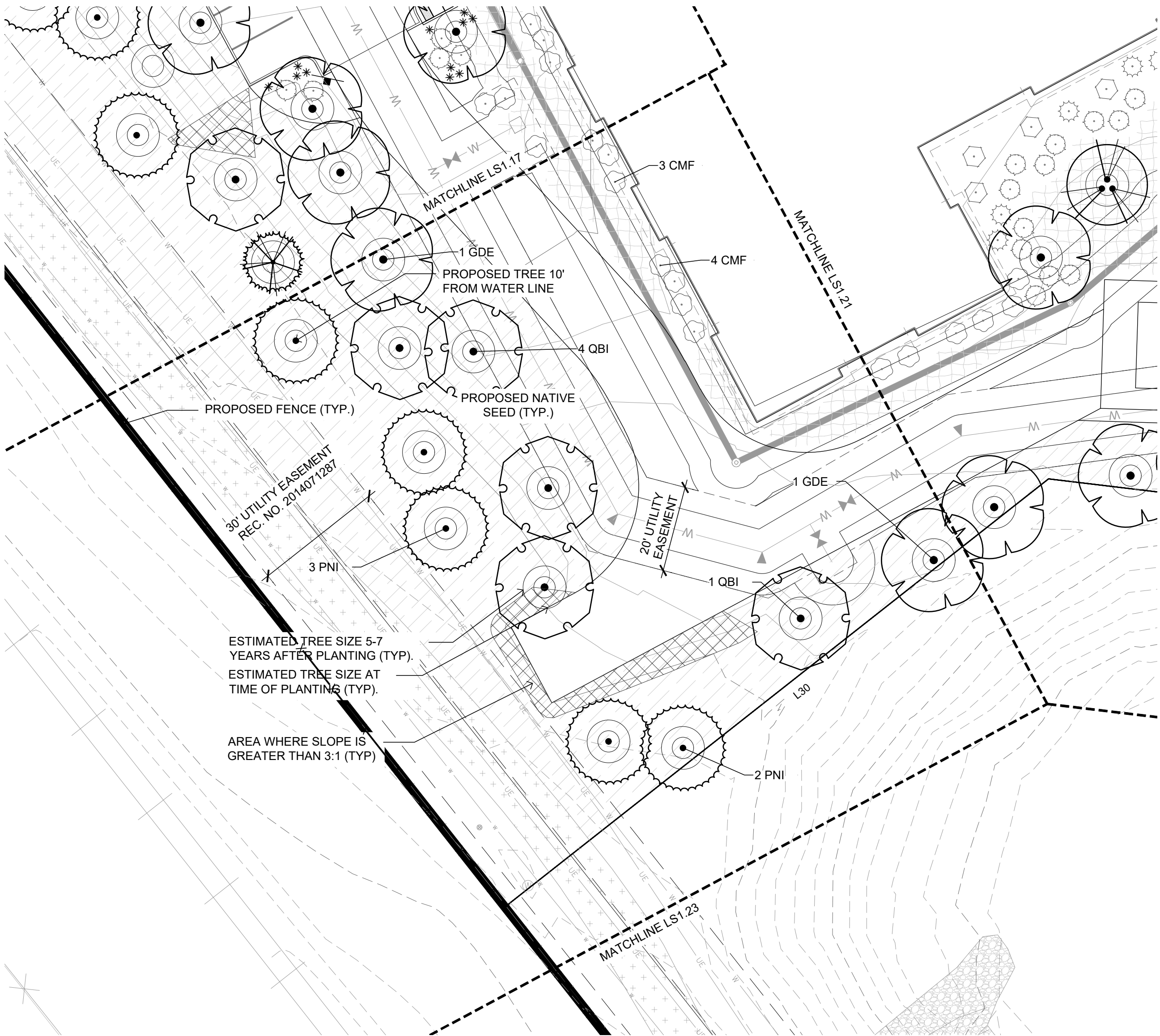
NOTE:
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3

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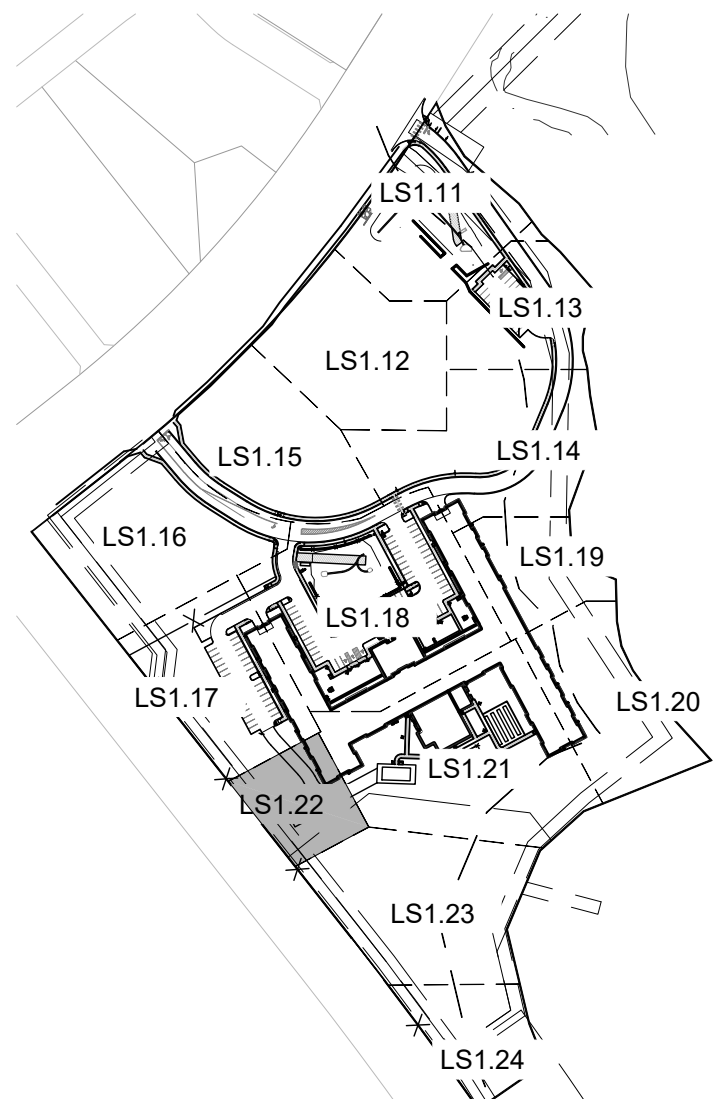


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TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737

josh@tfdesign.com



KEY MAP



SCALE: 1" = 20'

0 10' 20' 40' 60'

NORTH

PLEASE REFER TO SHEET LS1.1 FOR GROUND COVER
LEGEND AND SHEET LS2.0 FOR PLANT SCHEDULE.

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

Approved By:

Development Services Date

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

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

SHEET
LS1.22

62

OF 81

CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4899
FAX: 844.273.1057



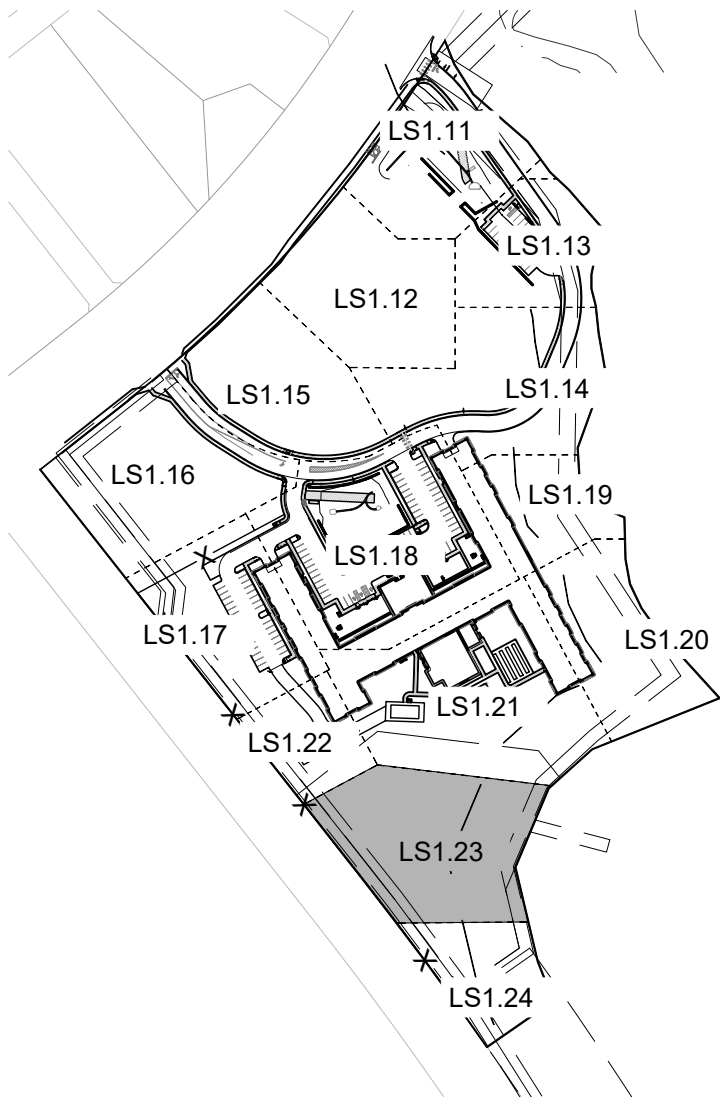
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

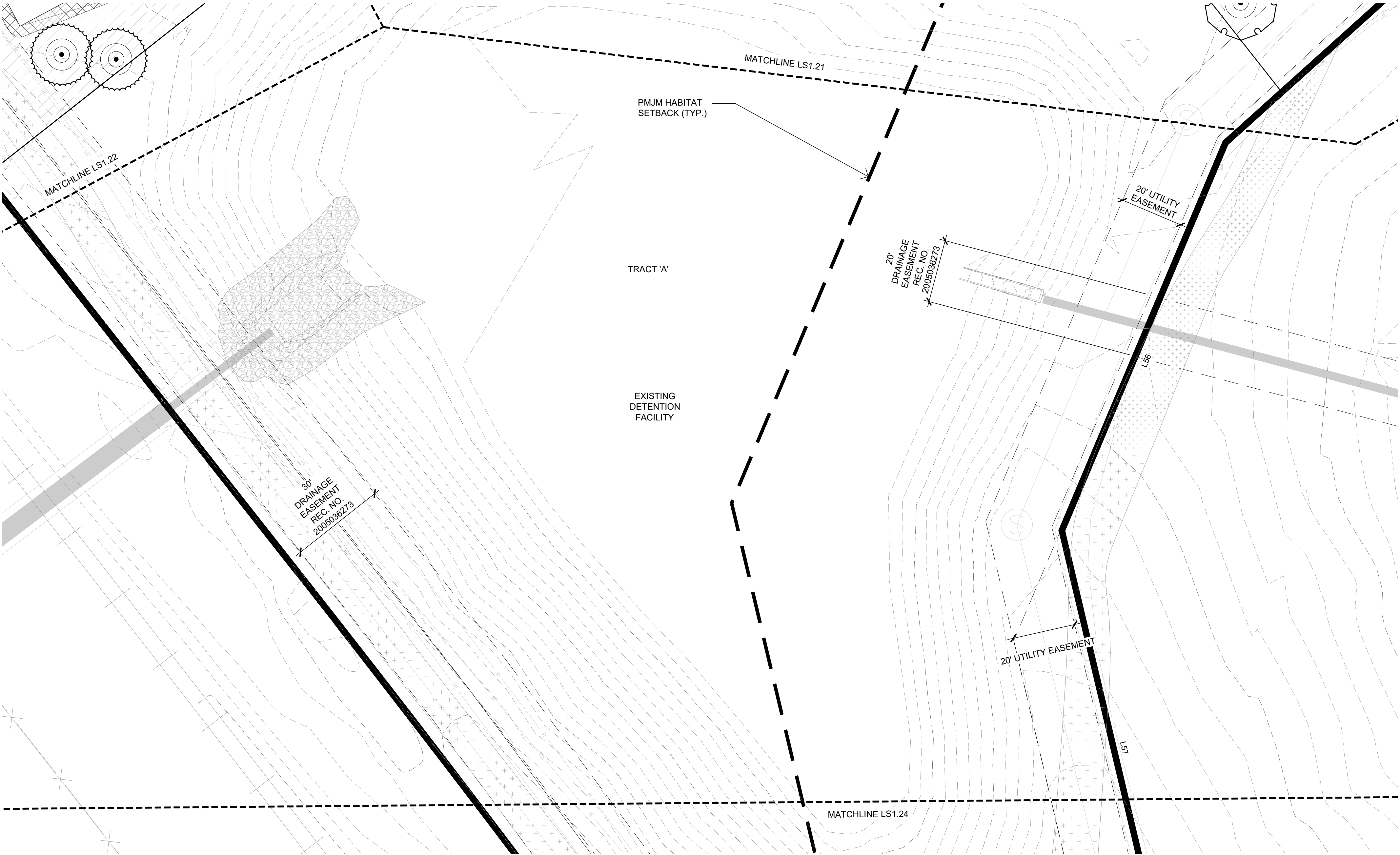
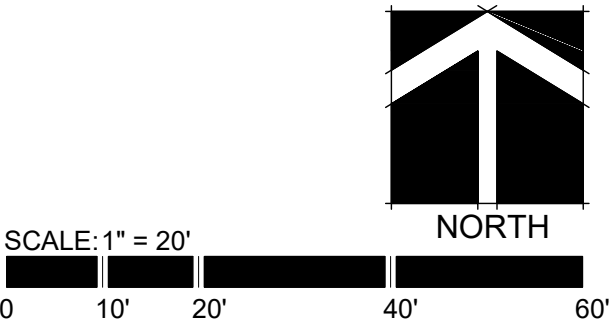
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KEY MAP



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Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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Development Services

Date

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
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CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
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ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

SHEET
LS1.23

63
OF 81

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

NO. DATE BY REVISION DESCRIPTION

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FRONTERRA

LANDSCAPE ARCHITECTURE
PLANNING



SCALE: 1" = 20' NORTH



A horizontal scale bar with tick marks at 0, 10', 20', 40', and 60'. The bar is divided into four equal segments by vertical lines.

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

Approved By: _____

Development Services *Date*

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"

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ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

64

REVISION DESCRIPTION

NO.	DATE	BI



HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

CAD FILE: _____

81

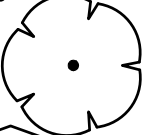
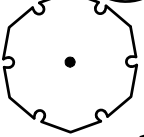
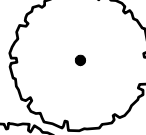
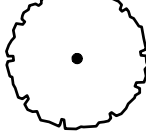
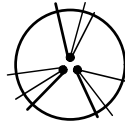
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 689.3737
josh@tfgdesign.com

PLANT SCHEDULE | OVERALL

Irrigation (Drip, spray or rotor)	Plant Name (Scientific)	Plant Name (Common)		Planting Size	Legend Abbrev.	Mature Size x W)	(H	No. of Plants	Water Requirements (Inches per month)	Water Use (Very Low, Low, Moderate, High)	Sq. Ft. of Zone (Turf only)	Percentage of Total Area	Sq. Ft. of Total Landscaped Area
Drip	Pinus edulis	Pinon Pine		6' Ht. B&B	PED	25ft H x 15ft W		7	1	Very Low		0.035%	105
Drip	Pinus nigra	Austrian Pine		6' Ht. B&B	PNI	50ft H x 35ft W		15	2	Low		0.176%	525
Drip	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust		2" Cal. B&B	GSK	45ft H x 35ft W		46	2	Low		0.434%	1,295
Drip	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree		2" Cal. B&B	GDE	55ft H x 45ft W		54	2	Low		0.723%	2,160
Drip	Quercus bicolor	Swamp White Oak		2" Cal. B&B	QBI	50ft H x 50ft W		31	2	Low		0.402%	1,200
Drip	Quercus macrocarpa 'Urban Pinnacle'	Urban Pinnacle Bur Oak		2" Cal. B&B	QMJ	50ft H x 25ft W		6	2	Low		0.050%	150
Drip	Quercus macrocarpa	Bur Oak		2" Cal. B&B	QMA	70ft H x 70ft W		19	2	Low		0.328%	980
Drip	Acer grandidentatum 'Highland Park'	Highland Park Bigtooth Maple		1.5" Cal. B&B	AGH	30ft H x 20ft W		20	2	Low		0.054%	160
Drip	Cercis canadensis	Eastern Redbud		6' Ht. B&B	CCA	25ft H x 25ft W		3	3	Moderate		0.025%	75
Drip	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn		6' Ht. B&B	CCI	20ft H x 17ft W		4	2	Low		0.017%	51
Drip	Chamaebatiaria millefolium	Fernbush		5 Gal.	CMF	5ft H x 5ft W		100	1	Low		0.166%	495
Drip	Rhus typhina 'Dissecta'	Staghorn Cutleaf Sumac		5 Gal.	RTD	7ft H x 7ft W		152	2	Low		0.354%	1,057
Drip	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita		5 Gal.	ACP	2ft H x 5ft W		220	2	Low		0.358%	1,070
Drip	Juniperus sabina 'Tamariscifolia'	Tammy Juniper		5 Gal.	JST	5ft H x 7ft W		94	2	Low		0.209%	623
Drip	Herbaceous Plants*			1 Gal.	HP	1.5ft H x 1.5ft W		7,873	2	Low		3.955%	11,810
Spray	Turf Master Enviroturf			Sod	TS	3.5in H		1,430sf	4	High	1,430	0.479%	1,430
Temp. Rotor	ToCR Low Growth Drill Seed Mix			Seed	NSM	2ft H		282300sf	1	Very Low		92.236%	275,437

*Mix of herbaceous plants such as Siskiyou Blue Fescue, Turkestan Early Allium, Fringed Sage, Hidcote Lavender, Silverheels Horehound



Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

Approved By:

Development Services Date

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

SHEET
LS2.0
65
OF 81

CONSTRUCTION DOCUMENTS
OVERALL PLANT SCHEDULE

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

REVISION DESCRIPTION

BY

DATE

NO.

GENERAL LANDSCAPE NOTES

design.com



FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

josh@fronterra.design

-

**NOTE:
DO NOT
INSTALL
ANY WEED
BARRIER
FABRIC.**

(Landscape Architect signature and seal here) Date

Development Services	Date
----------------------	------

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999



CONSTRUCTION DOCUMENTS

LANDSCAPE NOTES

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

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ADJUST SCALE ACCORDINGLY

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OF 81

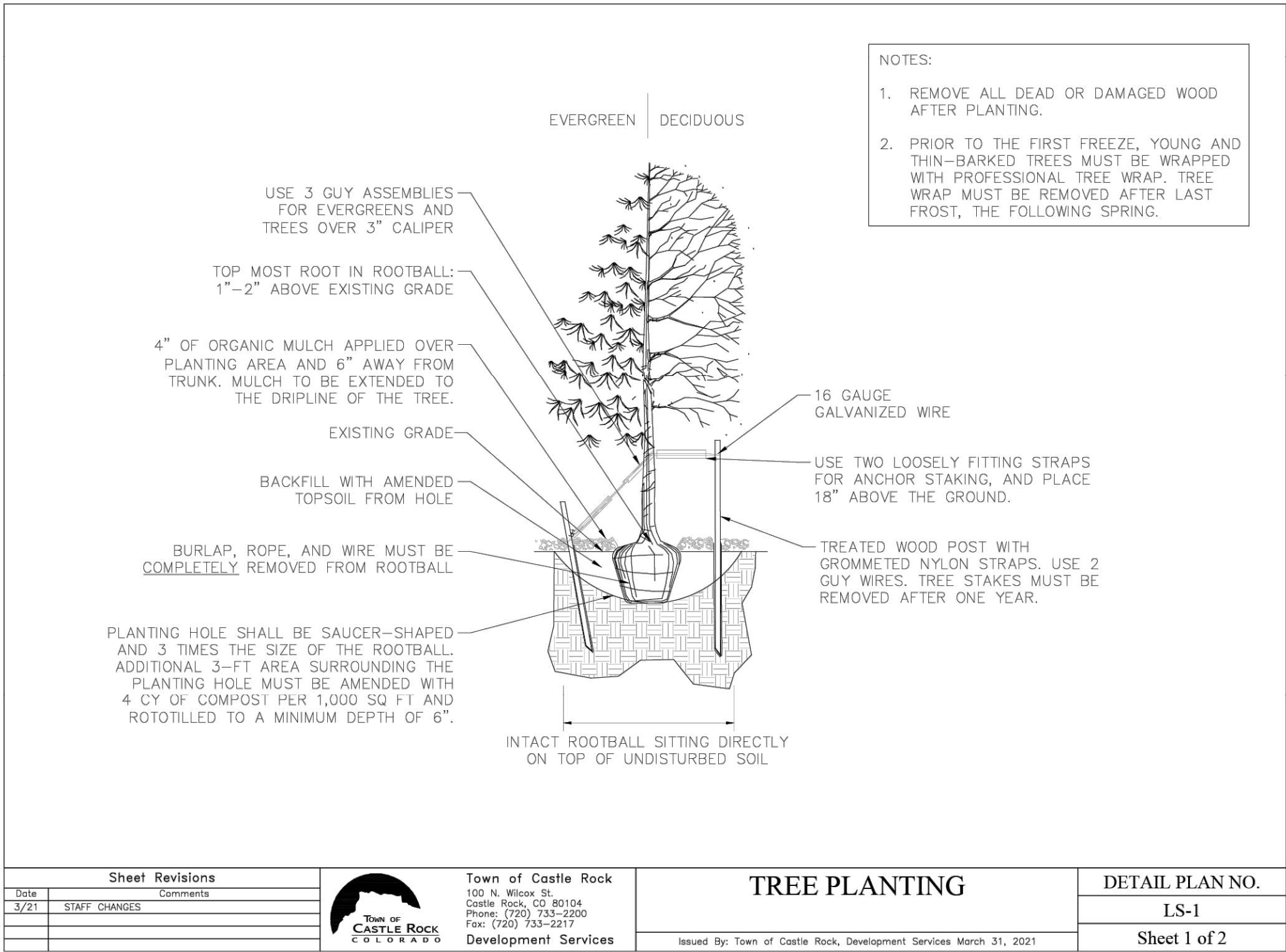
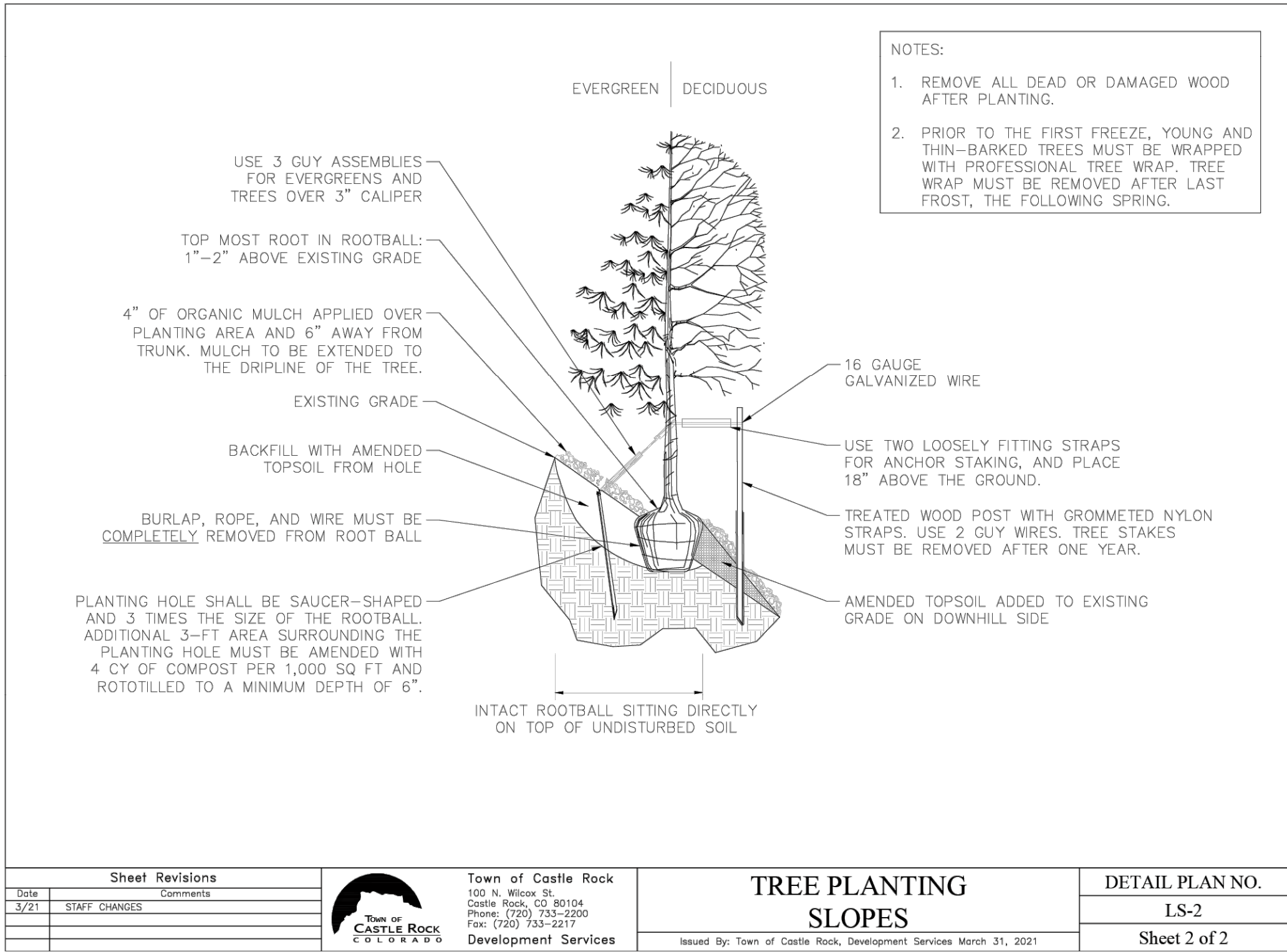
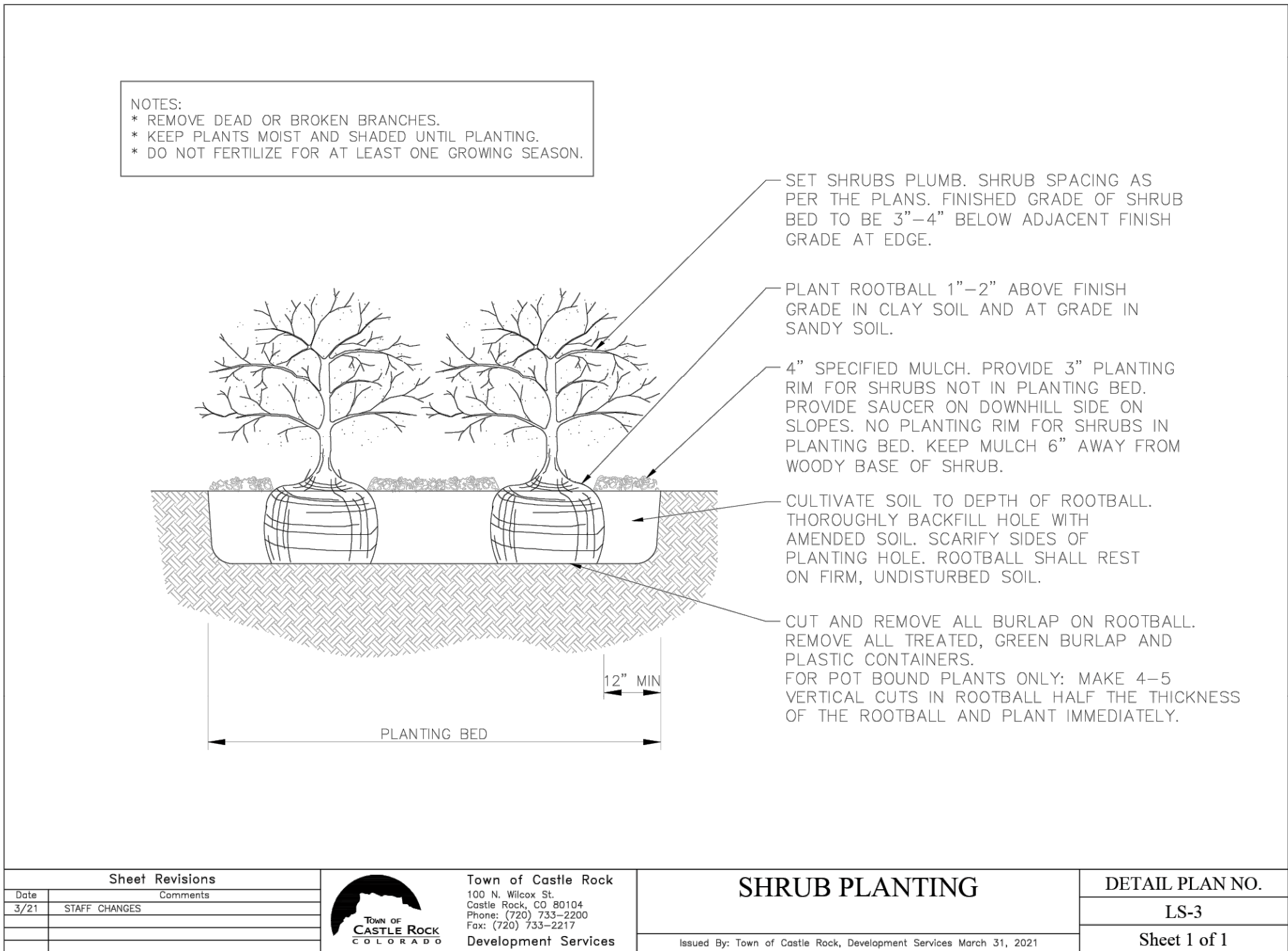
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3
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www.tfgdesign.com



TFG Design, LLC
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(970) 669.3737
josh@tfgdesign.com



Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

Approved By:

Development Services

Date



TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
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BAR IS ONE INCH ON
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"

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ADJUST SCALE ACCORDINGLY

DRAWN BY: _____
APPROVED: _____
JOB DATE: _____
JOB NO: _____

SHEET
LS2.2

67

OF 81

CONSTRUCTION DOCUMENTS
LANDSCAPE DETAILS

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

REVISION DESCRIPTION

BY

DATE

NO.

HR GREEN - DENVER
5519 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1157



www.tfgdesign.com

FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737

josh@tfgdesign.com

OF 81

TOWN OF
CASTLE ROCK
COLORADO

Registered Professional Michelle Peterson Registration # 15-1098 Date 02/14/23

Company Name MPi Designs Address PO Box 369, Ault, CO 80610

Phone __970-402-3047__ Email __irrigationlady@gmail.com__ Clock Make _Hunter__ Model __ACC2 w/ Centralus__

☐ Circle ☐ Diamond ☐ Square ☒ X Design ☐ Maintenance

NOTE: For questions about the various columns, please hover over the column heading

Registered Professional Michelle Peterson Registration # 15-1098 Date 02/14/23

Company Name MPI Designs Address PO Box 369, Ault, CO 80610

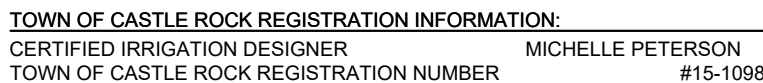
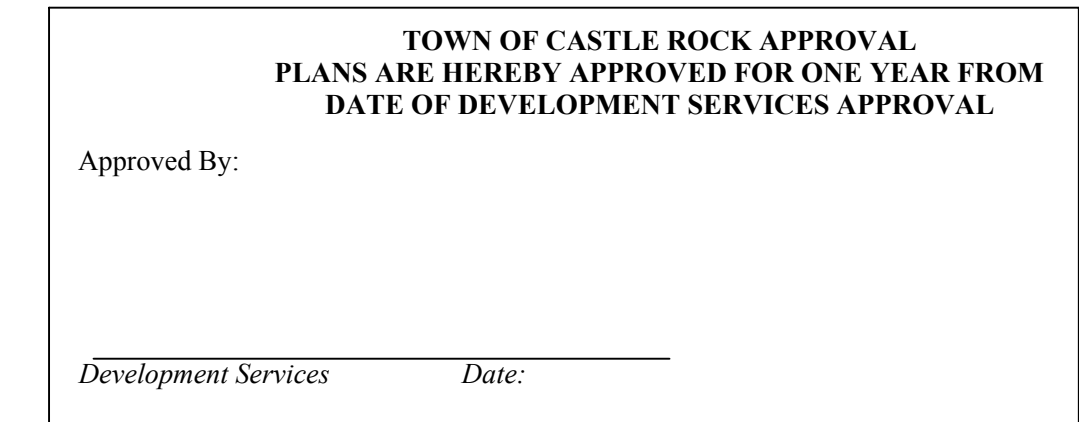
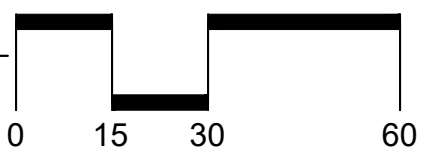
Phone __970-402-3047__ Email __irrigationlady@gmail.com__ Clock Make __Hunter__ Model __ACC2 w/ Centralus__

☐ Circle ☐ Diamond ☐ Square ☒ X Design ☐ Maintenance

NOTE: For questions about the various columns, please hover over the column heading

Town of Castle Rock provides a minimum of 43 psi
Total irrigation area for tap # 1 is 82,000 sq.ft

Town of Castle Rock provides a minimum of 43 ps
Total irrigation area for tap # 2 is 38,000 sq.ft

[illegible]

HR Green
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

CONSTRUCTION DRAWINGS
IRRIGATION CITY NOTES

AFFINITY AT CASTLE ROCK
AFFINITY CASTLE ROCK, LLC
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

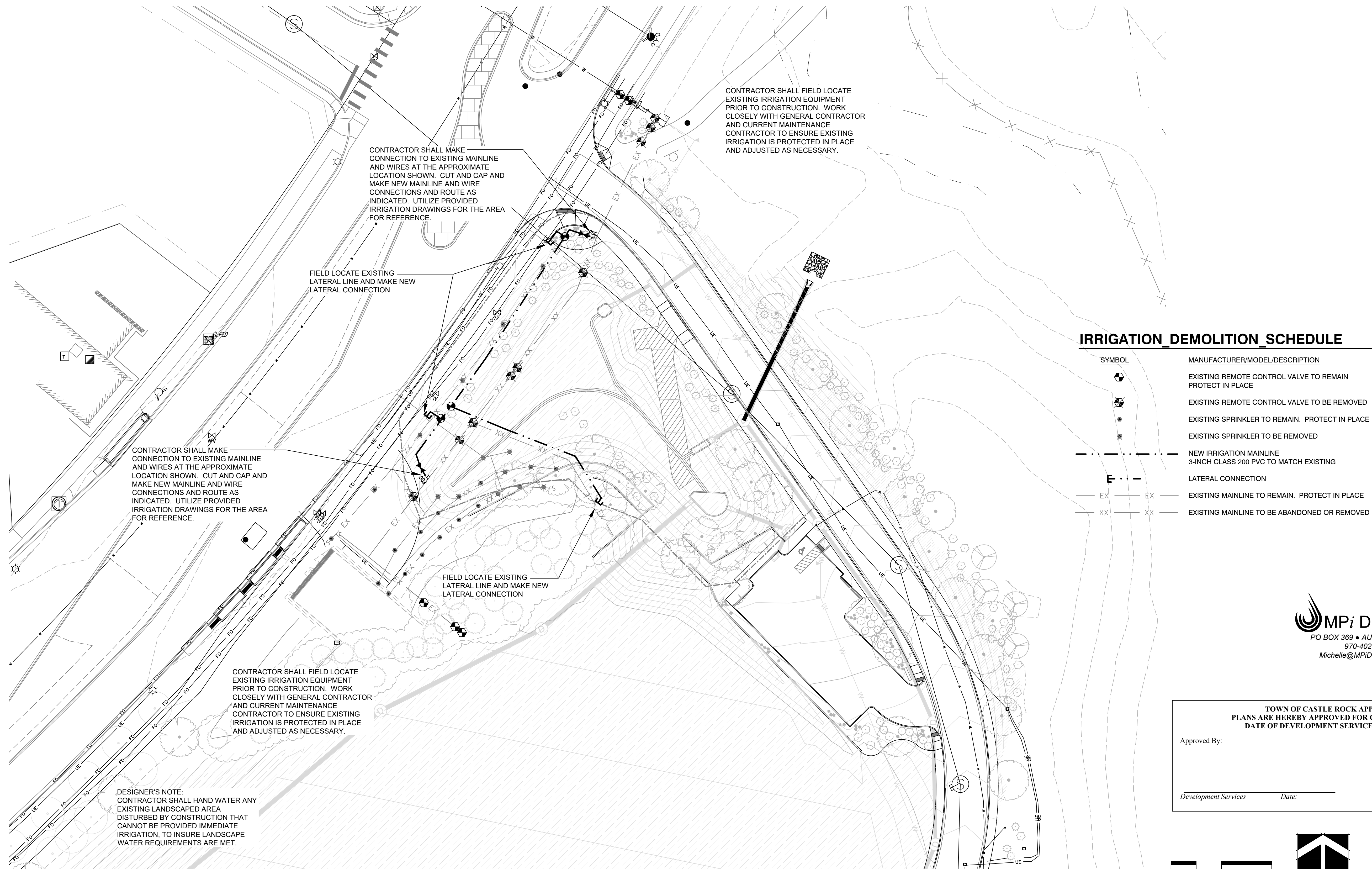
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APPROVED: _____ MLF
JOB DATE: _____ 11/28/22
JOB NO: _____

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OF 81

AFFINITY AT CASTLE ROCK

**A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053**

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HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
IRRIGATION DEMOLITION PLAN

AFFINITY AT CASTLE ROCK
AFFINITY CASTLE ROCK, LLC
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

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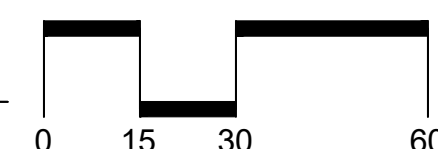
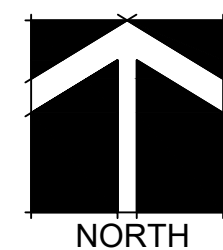
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APPROVED: _____ MLP
JOB DATE: _____ 11/28/22
JOB NO: _____

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TOWN OF CASTLE ROCK REGISTRATION INFORMATION:

CERTIFIED IRRIGATION DESIGNER	MICHELLE PETERSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER	#15-109



AFFINITY AT CASTLE ROCK

**A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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TOWN OF CASTLE ROCK PROJECT NO. CD22-0053**



2 CONTROLLER 'B'
120 VAC POWER REQUIRED

1 POC NO.2
TAP & METER SIZE: 3/4-INCH
PEAK DEMAND: 10 GPM
AVAILABLE PRESSURE: 116 PSI

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

Approved By: _____

Development Services *Date:*

CONSTRUCTION DRAWINGS
IRRIGATION PLAN

AFFINITY AT CASILE ROCK
AFFINITY CASTLE ROCK, LLC
CASTLE ROCK, COLORADO

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
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IF NOT ONE INCH,
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 APPROVED: _____ MLP
 JOB DATE: _____ 11/28/22
 JOB NO: _____

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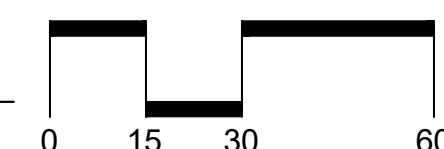
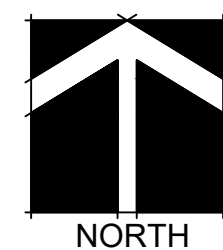
72
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5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



 **MPi Designs**
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED IRRIGATION DESIGNER MICHELLE PETERSON
 TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-109



AFFINITY AT CASTLE ROCK

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DATE OF DEVELOPMENT SERVICES APPROVAL**

<i>Development Services</i>	<i>Date:</i>
-----------------------------	--------------

[illegible]

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
IRRIGATION PLAN

AFFINITY AT CASTLE ROCK
AFFINITY CASTLE ROCK, LLC
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

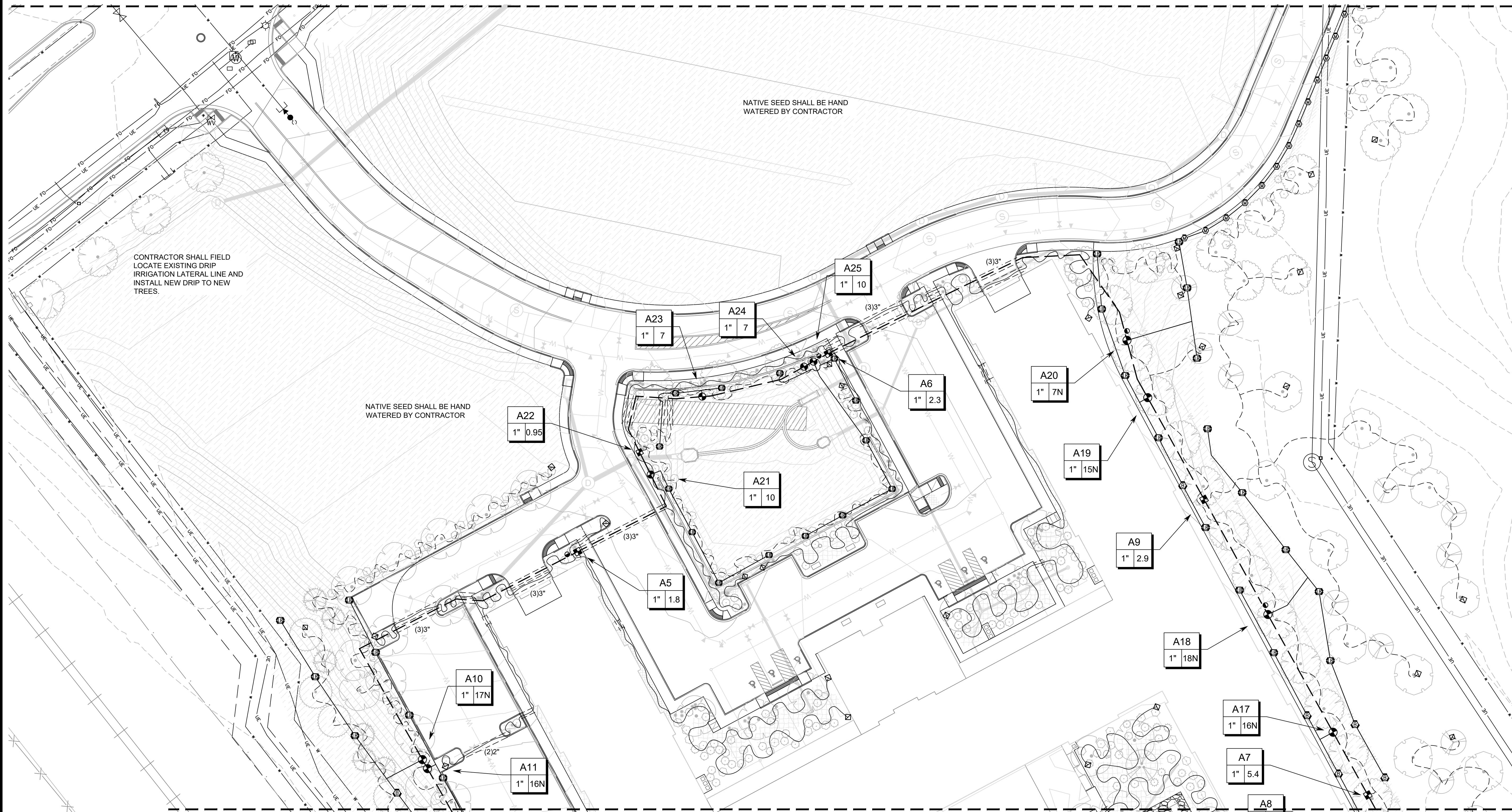
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ADJUST SCALE ACCORDINGLY

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APPROVED:	MLP
JOB DATE:	11/28/22
JOB NO:	

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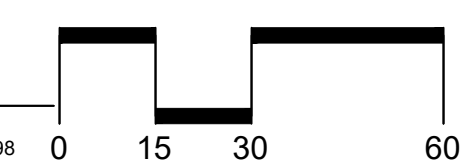
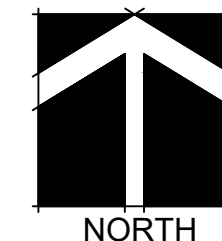


MATCHLINE - SEE SHEET IR1.4



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:

CERTIFIED IRRIGATION DESIGNER	MICHAEL J. HARRIS
TOWN OF CASTLE ROCK REGISTRATION NUMBER	1987



AFFINITY AT CASTLE ROCK

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053**

CONTROLLER 'A' 2
120 VAC POWER REQUIRED

POC NO.1 1
TAP & METER SIZE: 1-INCH
PEAK DEMAND: 18 GPM
AVAILABLE PRESSURE: 116 PSI

A4
1" 6.6

A12
1" 12N

A13
1" 16N

A2
1" 17

A3
1" 4.2

A1
1" 14

A14
1" 18N

A15
1" 11N

A16
1" 18

A8
1" 2.9

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(3) 3"

1"

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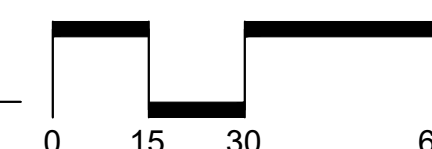
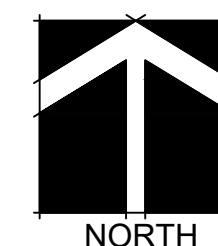
830"

832"

834

 **MPi Designs**
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED IRRIGATION DESIGNER MICHELLE PETERSON
 TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-1098



CONSTRUCTION DRAWINGS

IRRIGATION PLAN

AFFINITY AT CASTLE ROCK
 AFFINITY CASTLE ROCK, LLC
 CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

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OFFICIAL DRAWINGS
0  1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY:	MLP
APPROVED:	MLP
JOB DATE:	11/28/22
JOB NO:	

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IR1.4

74
OF 81[illegible]

HRGreen

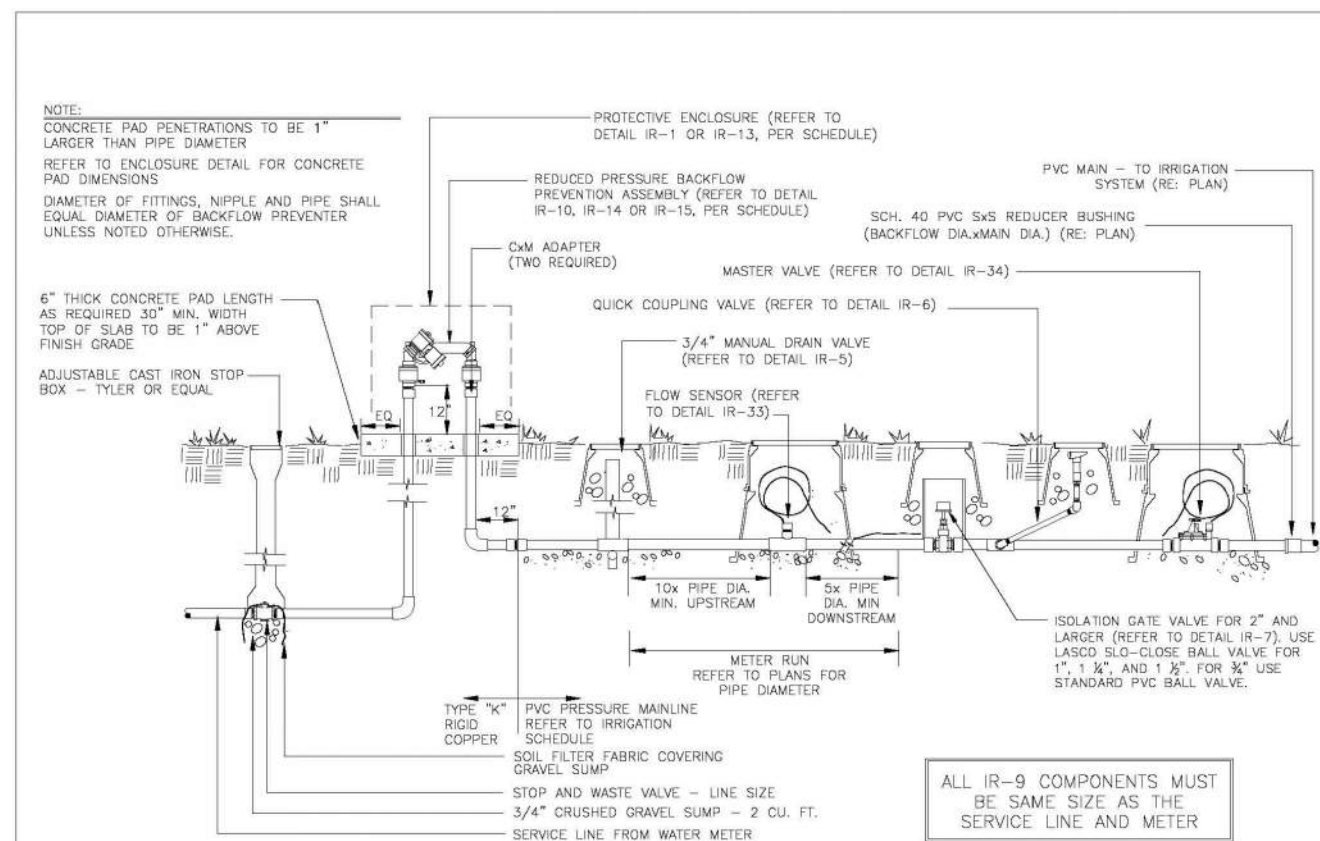
1+3G

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

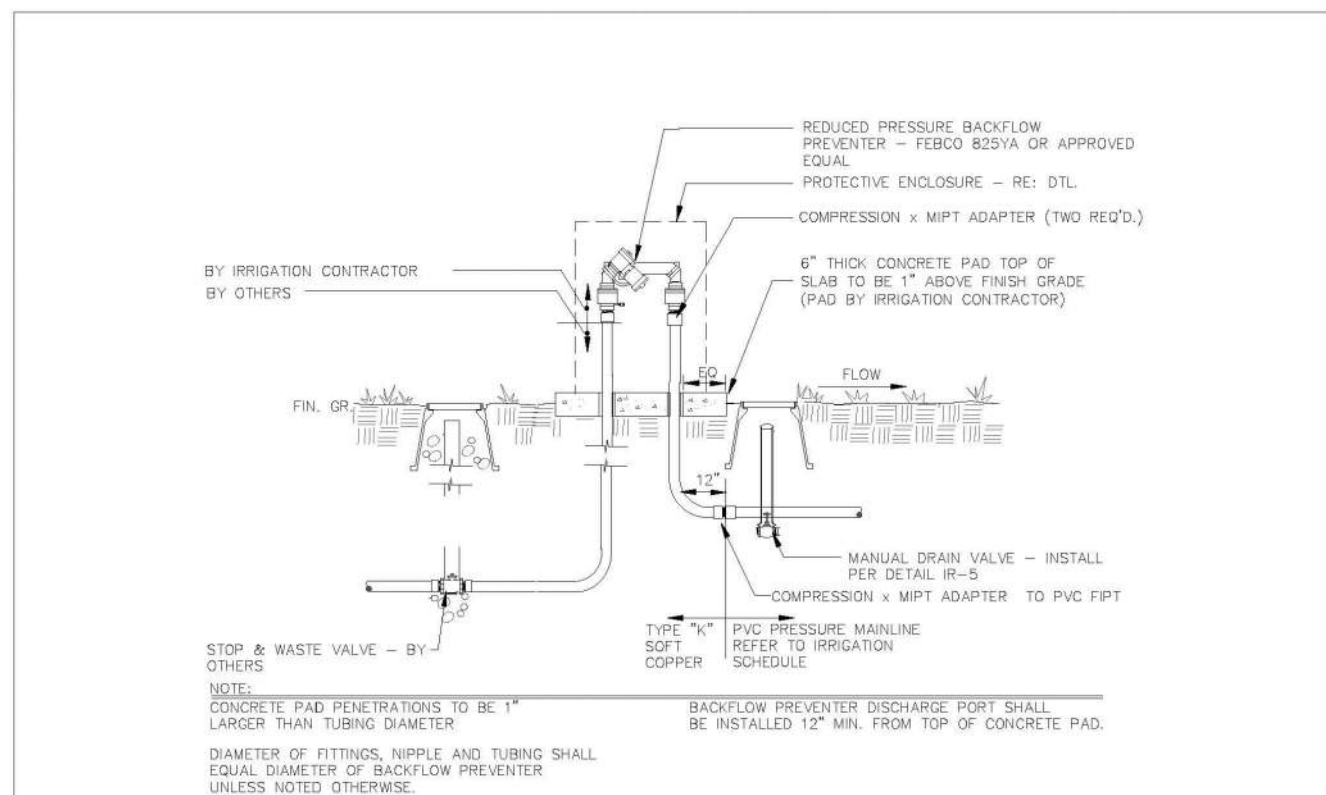
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3

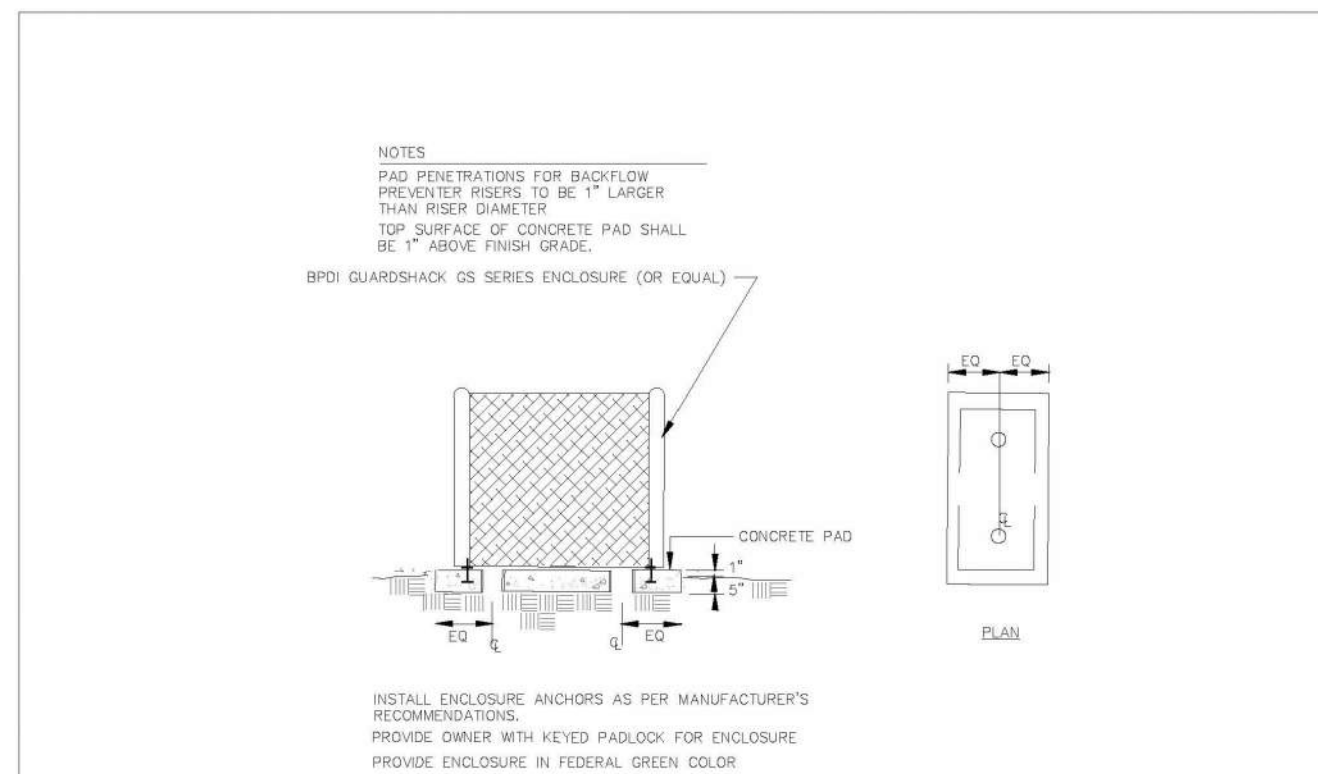
**A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053**



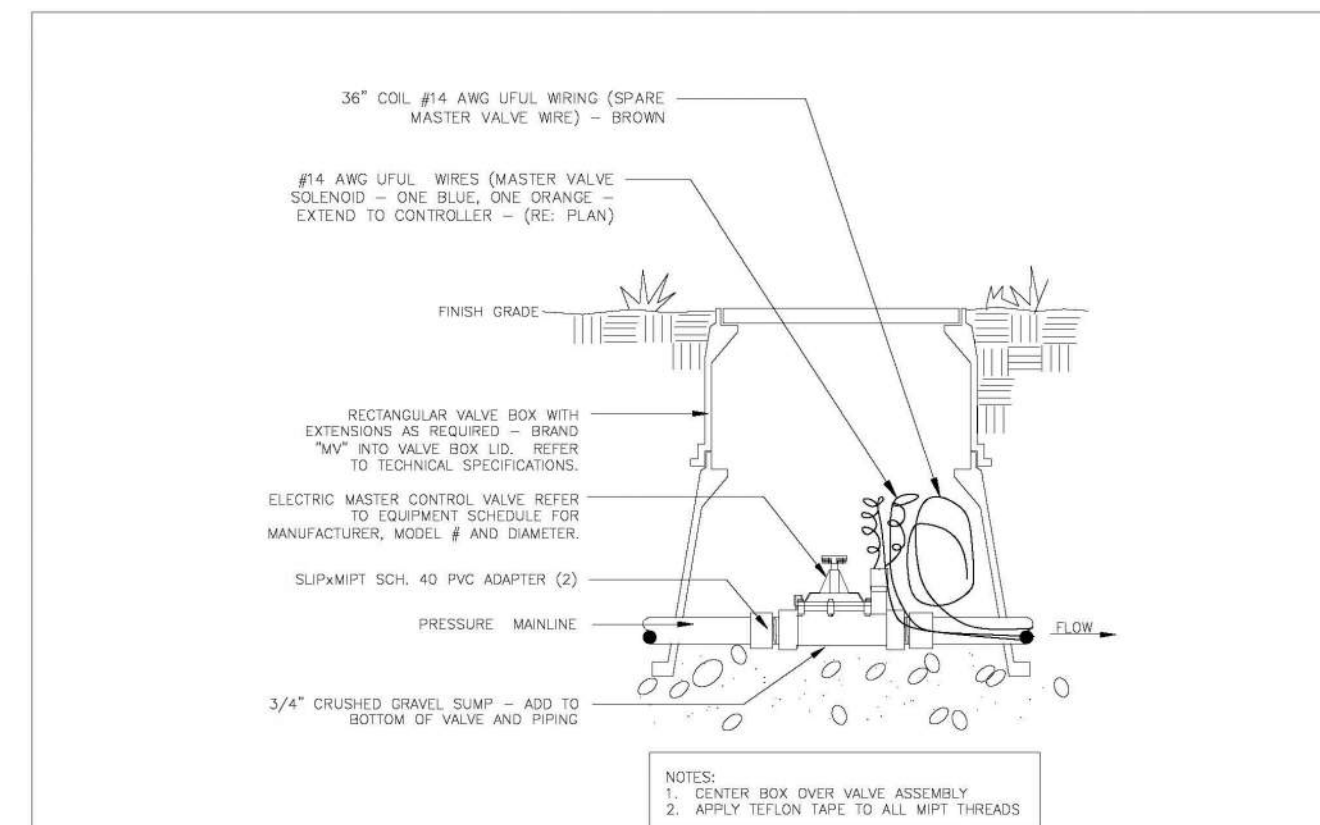
Sheet Revisions		 <p>Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2300 Fax: (720) 733-2217</p> <p>Development Services</p>	<h1>POINT OF CONNECTION</h1> <p>Issued by: Town of Castle Rock, Development Services March 31, 2021</p>	DETAIL PLAN NO.
Date	Comments			IR-9
3/21	STAFF CHARGES			
			SHEET 1 OF 1	



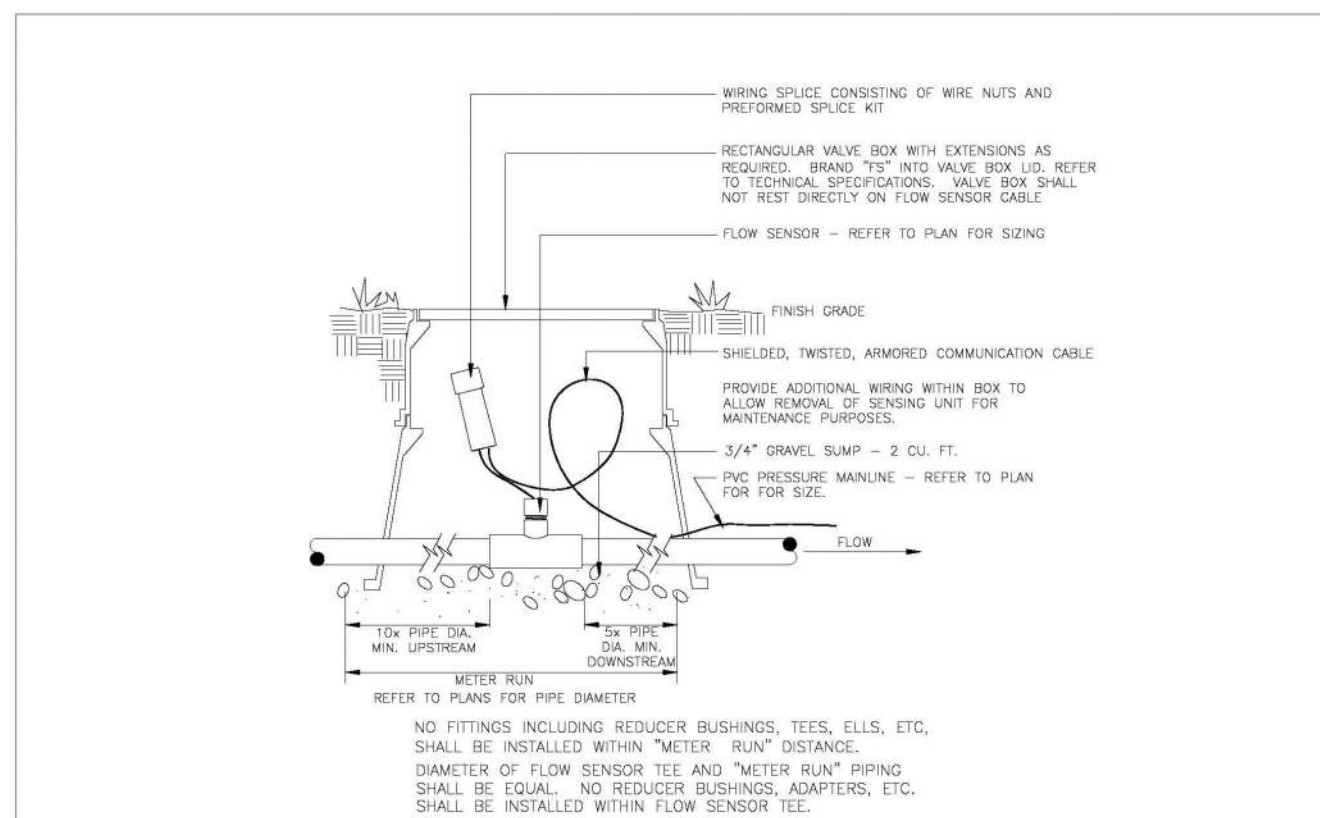
Sheet Revisions		 Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 81734 Phone: (720) 733-2000 Fax: (720) 733-2017 Development Services	BACKFLOW PREVENTER 2" & SMALLER	DETAIL PLAN NO.
Date	Comments			IR-10
3/2/21	STAFF CHANGES			Sheet 1 of 1



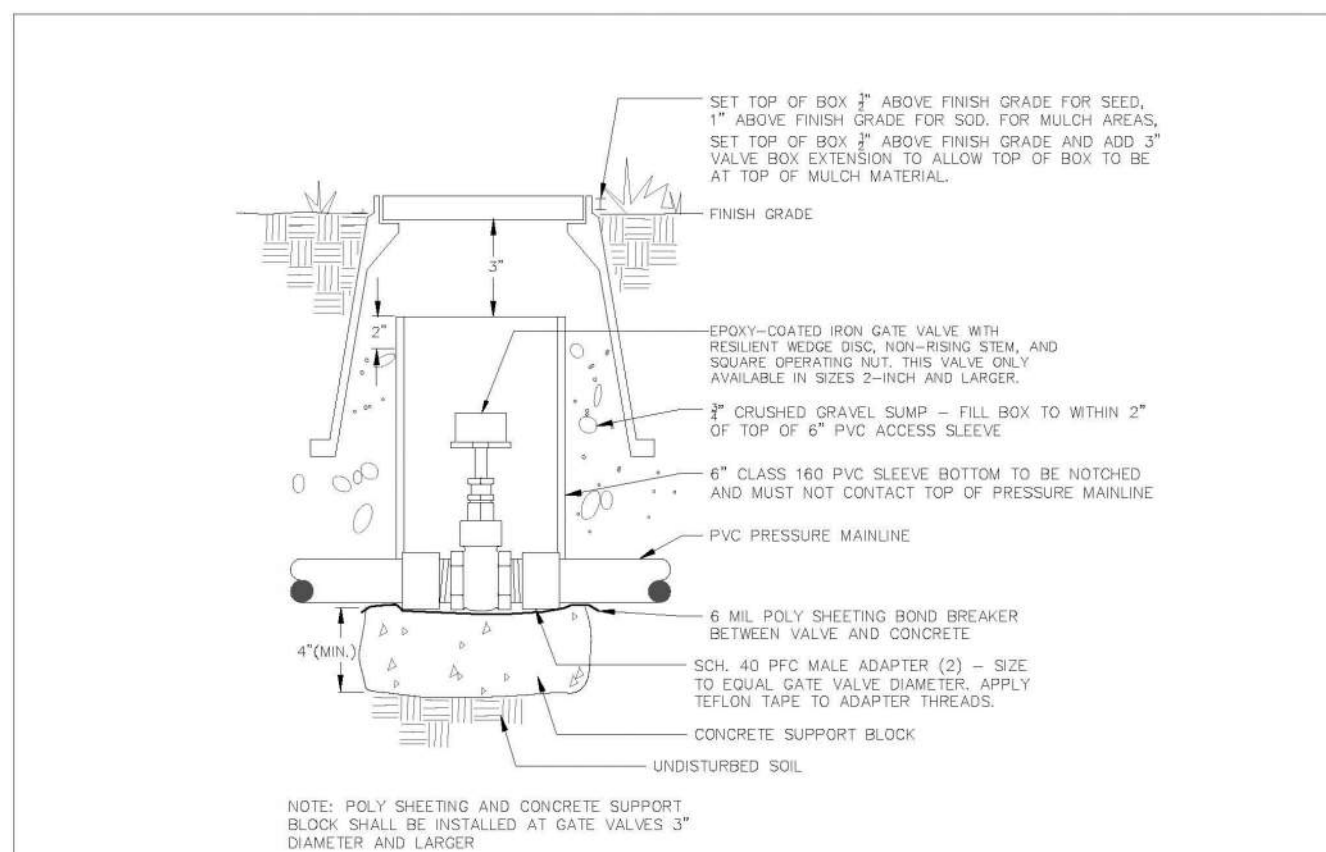
Sheet Revisions		 <p>Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2000 Fax: (720) 733-2917</p> <p>Development Services</p>	<h1>BACKFLOW ENCLOSURE</h1> <p>Issued By: Town of Castle Rock, Development Services March 31, 2021</p>	DETAIL PLAN NO.
Date	Comments			IR-1
				Sheet 1 of 1



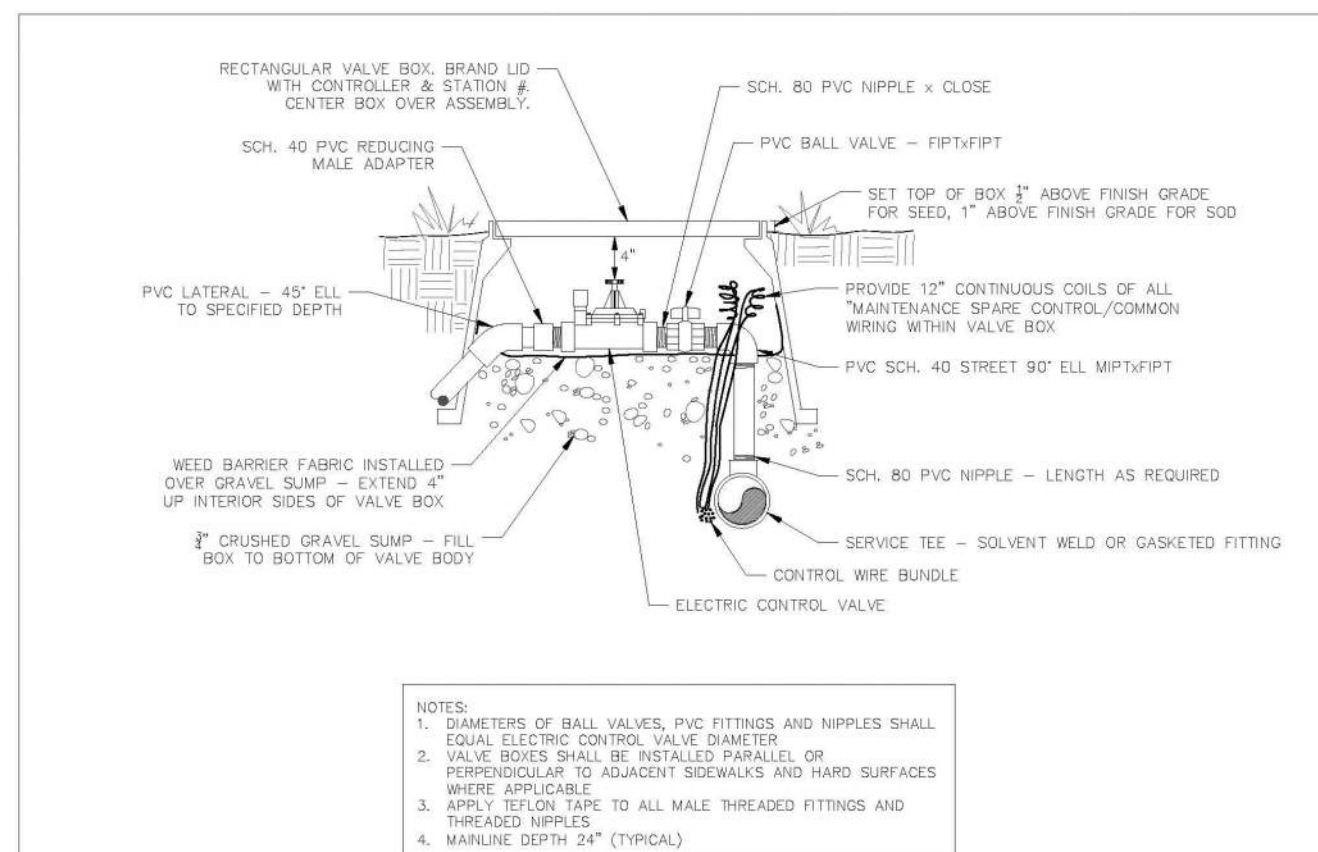
Sheet Revisions		 Town of Castle Rock 100 N. Willow St. Castle Rock, CO 81734 Phone: (720) 733-5200 Fax: (720) 733-5217 Development Services	<h1>MASTER VALVE</h1> <p>Issued by: Town of Castle Rock, Development Services March 31, 2021</p>	DETAIL PLAN NO.
Date	Comments			IR-34
3/21	STAFF CHANGES			SHEET 1 OF 1



Sheet Revisions		 <div>Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services</div>	FLOW SENSOR	DETAIL PLAN NO.
Date	Comments			IR-33
				SHEET 1 OF 1
		Issued By: Town of Castle Rock Development Services March 31, 2021		



Sheet Revisions		 <p>Town of Castle Rock Colorado</p>	Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2293 Fax: (720) 733-2217 Development Services	GATE VALVE	DETAIL PLAN NO. IR-7
Date	Comments				
3/7/17	START CHANGES				
Issued: By Town of Castle Rock, Development Services March 31, 2021				Sheet 1 of 1	



Sheet Revisions		 Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	ELECTRIC CONTROL VALVE Issued By: Town of Castle Rock Development Services Month 31, 2021	DETAIL PLAN NO.
Date	Comments			IR-16
3/21	SWF CHANGES			Sheet 1 of 1

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

Approved By:

Development Services Date:



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:

CERTIFIED IRRIGATION DESIGNER	MICHELLE PETERSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER	#15-1098

CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

CASTLE ROCK, COLORADO
AFFINITY AT CASTLE ROCK
AFFINITY CASTLE ROCK, LLC

CAD DATE: _____
CAD FILE: _____

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OFFICIAL DRAWINGS
0  1"

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ADJUST SCALE ACCORDINGLY

DRAWN BY: _____ ML
APPROVED: _____ ML
JOB DATE: _____ 11/28/20____
JOB NO: _____

SHEET
IR2.1

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 OF 8

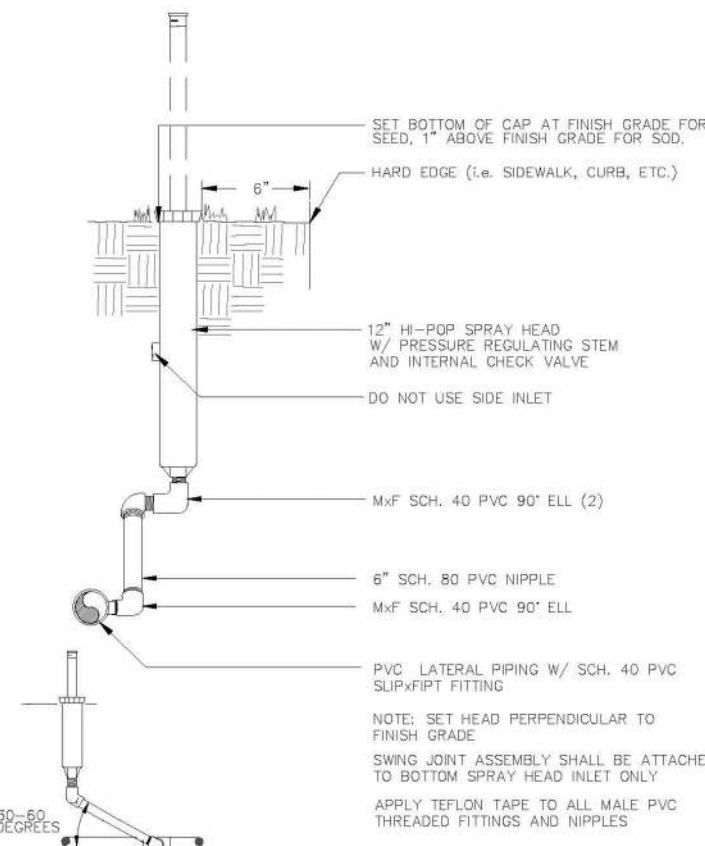
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HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.773.1057

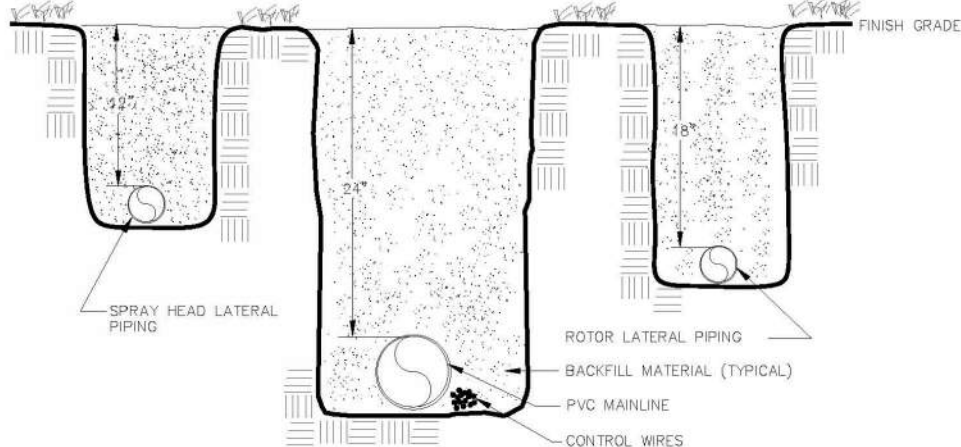
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS AFFINITY AT CASTLE ROCK

THE MEADOWS FILING NO. 17, AREA NO. 3

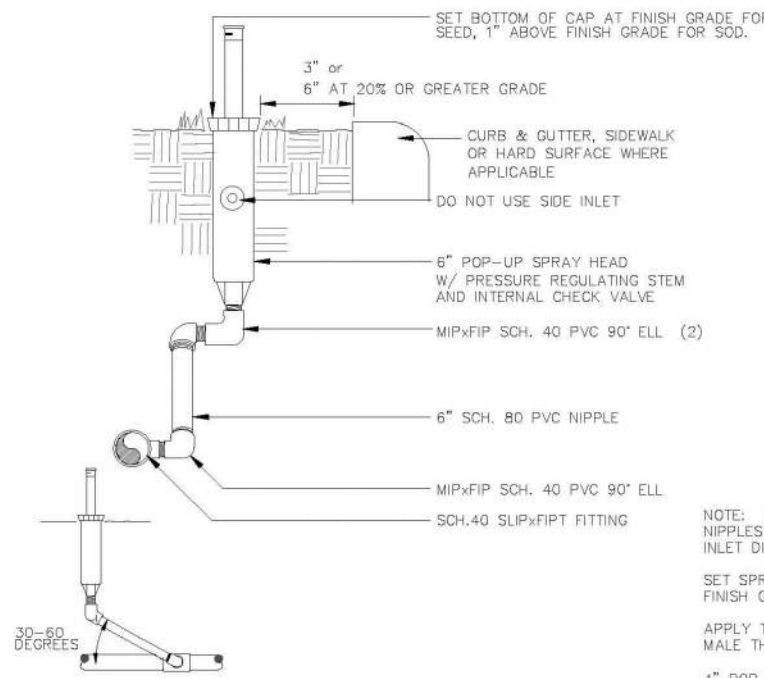
**A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053**



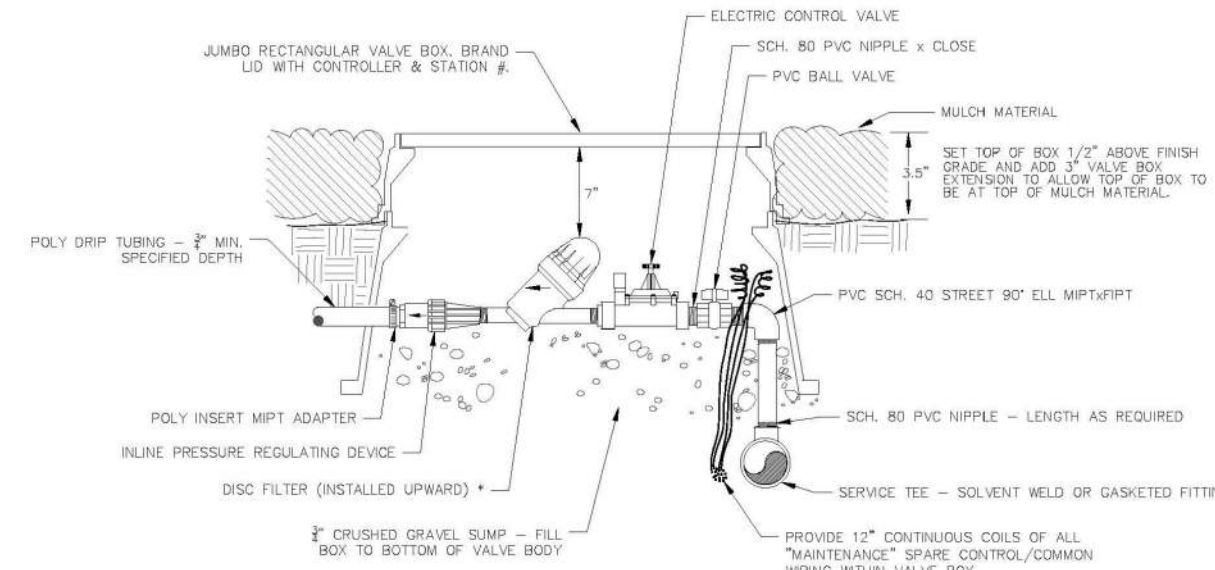
Sheet Revisions		 Town of Castle Rock 100 N. Meade St. Castle Rock, CO 80104 Phone: (720) 733-2300 Fax: (720) 733-2217 Development Services	HI-POP (12") SPRAY HEAD Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO.
Date	Comments			IR-2
				Sheet 1 of 1



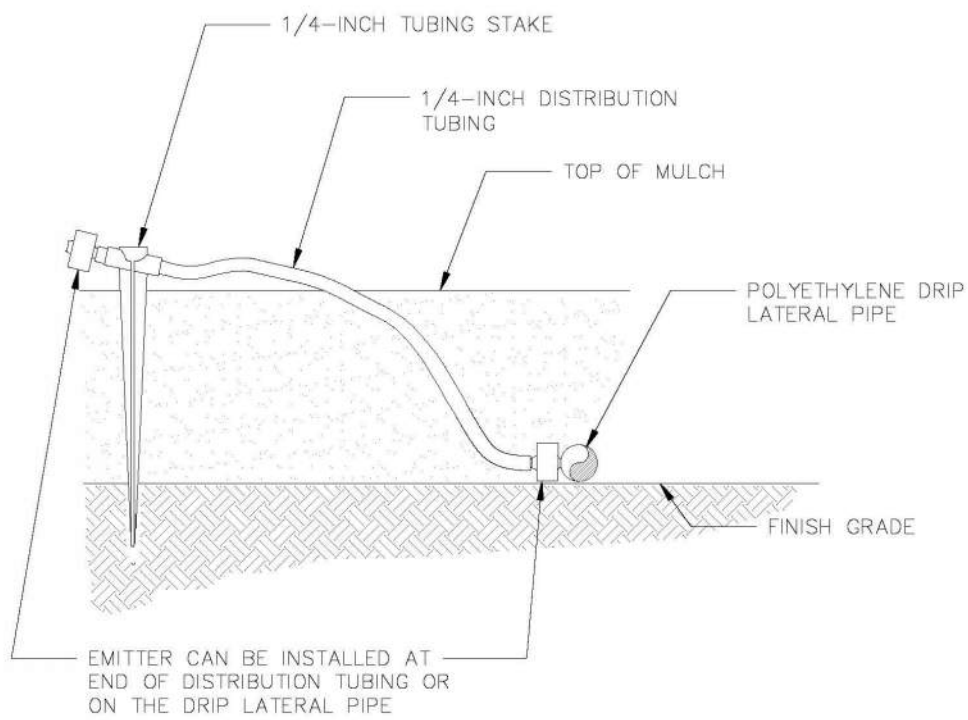
Sheet Revisions		 Town of Castle Rock 100 N. Wacker St. Castle Rock, CO 80108 Phone: (720) 733-2000 Fax: (720) 733-2317 Development Services	MAIN LINE & LATERAL TRENCH Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO.
Date	Comments			IR-21
				Sheet 1 of 1



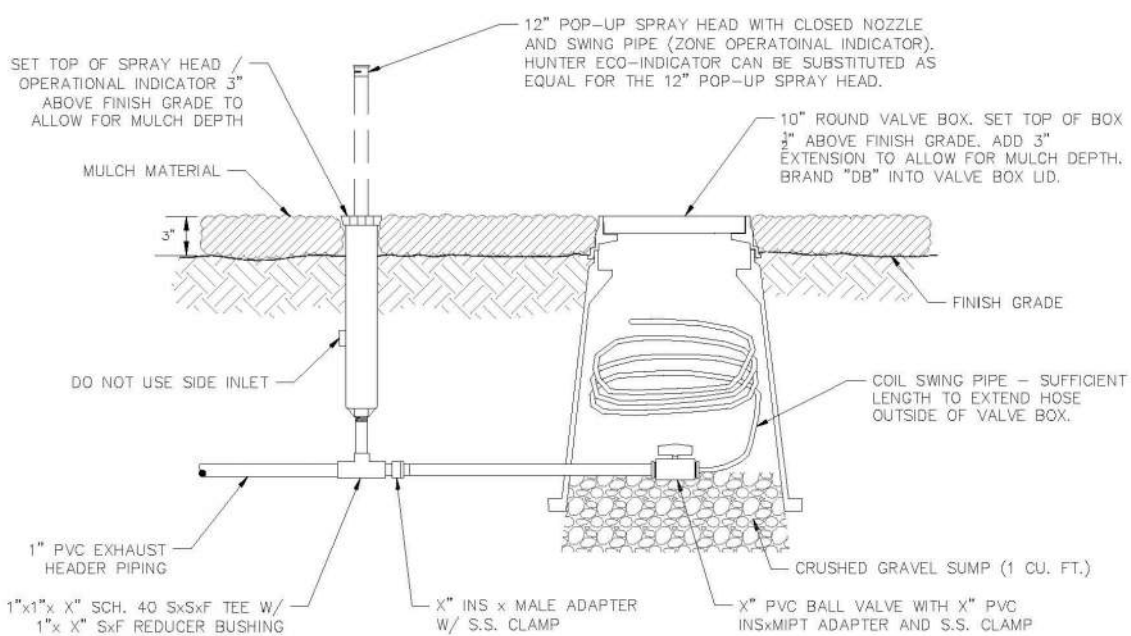
Sheet Revisions		 Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	POP-UP SPRAY HEAD		DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 31, 2021		IR-4
					Sheet 1 of 1



Sheet Revisions		 Town of Castle Rock 100 N. Milner St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO.
Date	Comments			IR-19
3/21	SWT CHANGES			Sheet 1 of 1



Sheet Revisions		 Town of Castle Rock 100 N. Miller St. Castle Rock, CO 81704 Phone: (720) 733-3200 Fax: (720) 733-2217 Development Services	<h1 style="text-align: center;">DRIP EMITTER ON STAKE</h1>	DETAIL PLAN NO.
Date	Comments			IR-25
3/25	STAFF CHANGES			Sheet 1 of 1



Sheet Revisions		 Town of Castle Rock 100 S. Willow St. Castle Rock, CO 81734 Phone: (720) 733-2000 Fax: (720) 733-2217 Development Services	DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO.
Date	Comments			IR-32
3/21	STIFF GRASSES			Sheet 1 of 1

Approved By:

Development Services

Development Services Date:



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:

CERTIFIED IRRIGATION DESIGNER	MICHELLE PETERSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER	#15-1098



CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

AFFINITY AT CASTLE ROCK
AFFINITY CASTLE ROCK, LLC
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

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OFFICIAL DRAWINGS
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DRAWN BY:	MLF
APPROVED:	MLF
JOB DATE:	11/28/22
JOB NO:	

SHEET
IR2.2

76
OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS AFFINITY AT CASTLE ROCK

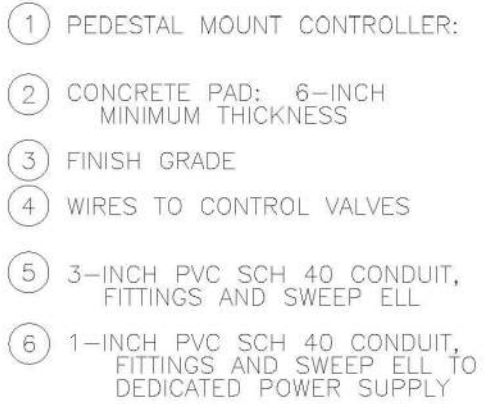
THE MEADOWS FILING NO. 17, AREA NO. 3

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,

TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

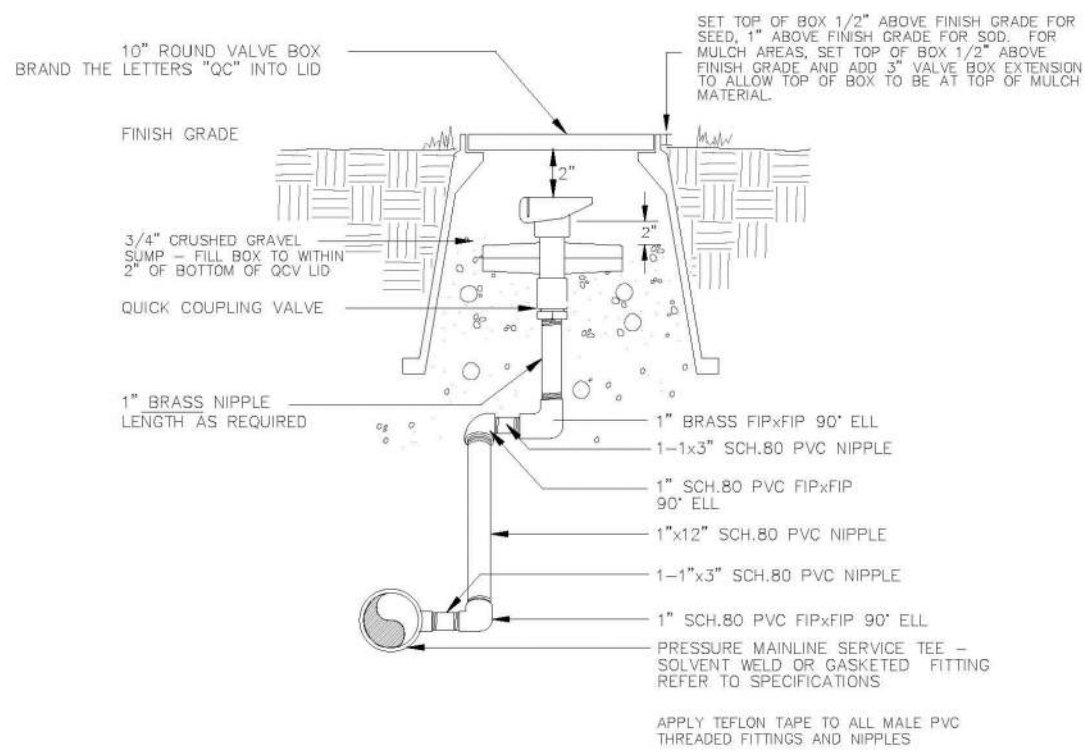
TOWN OF CASTLE ROCK PROJECT NO. CD22-0053



Sheet Revisions		 <div>Town of Castle Rock 100 N. Kiowa St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services</div>	WEATHER BASED CONTROLLER: PEDESTAL MOUNT Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO.
Date	Comments			IR-27
3/21	SWAT CHANGES			Sheet 1 of 1



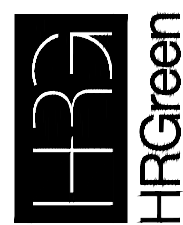
Sheet Revisions		 <p>Town of Castle Rock 100 N. Wadsworth Castle Rock, CO 80104 Phone: (720) 733-2000 Fax: (720) 733-2917</p> <p>Development Services</p>	RAIN / WEATHER SENSOR PEDESTAL MOUNT	DETAIL PLAN NO.
Date	Comments			IR-28
3/21	STAFF CHANGES			Sheet 1 of 1



Sheet Revisions		 <div>Town of Castle Rock 100 N. Wiley St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services</div>	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments			IR-6
				Sheet 1 of 1

[illegible]

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057



CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

AFFINITY AT CASTLE ROCK
AFFINITY CASTLE ROCK, LLC
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

CAD DATE: _____
CAD FILE: _____

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

Approved By:

Development Services *Date:*



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:

CERTIFIED IRRIGATION DESIGNER	MICHELLE PETERSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER	#15-1098



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OFFICIAL DRAWINGS
0 1"

IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

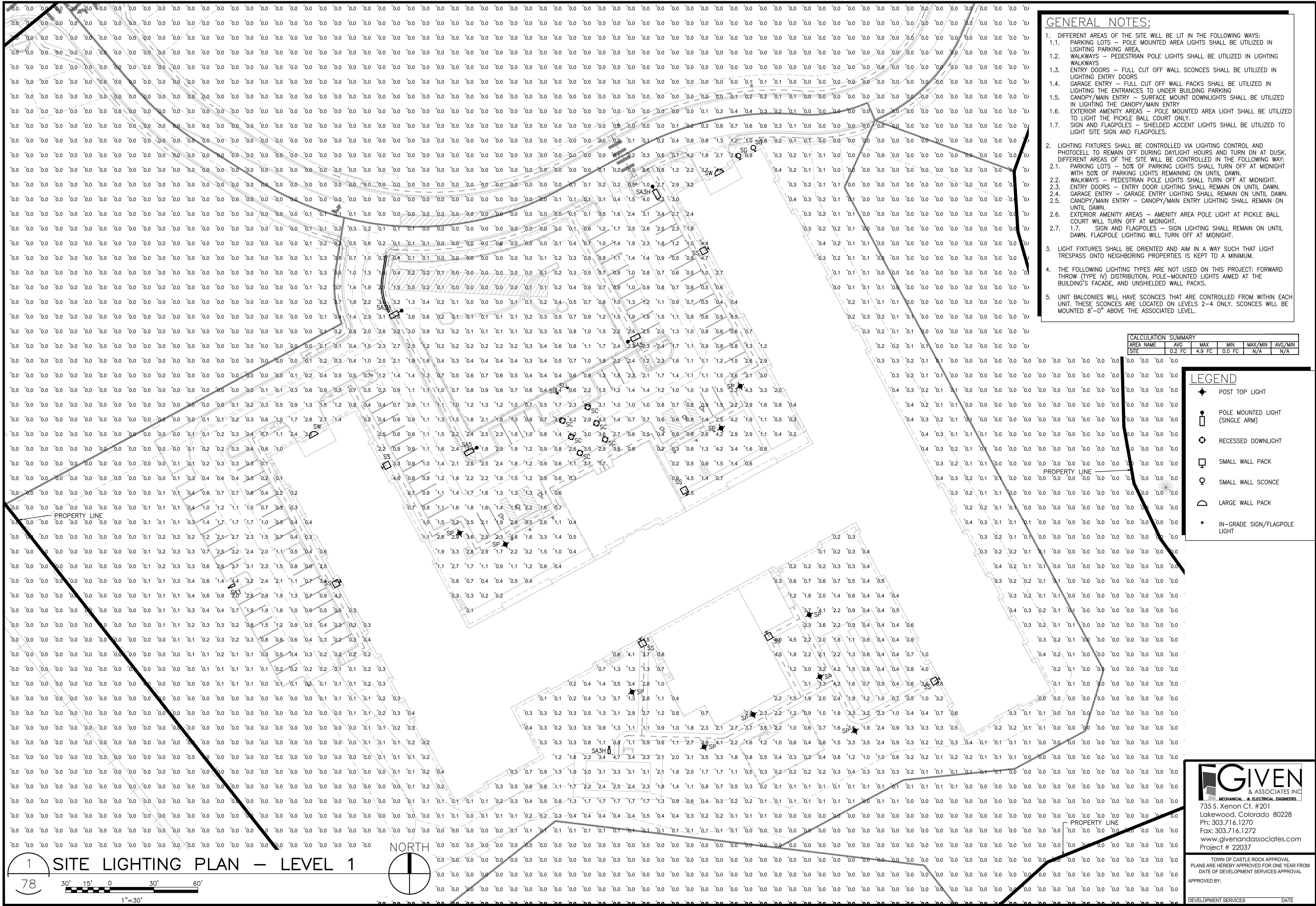
DRAWN BY: _____ MLF
APPROVED: _____ MLF
JOB DATE: _____ 11/28/22
JOB NO: _____

SHEET
IR2.3

77

OF 81

Xref: X-SITE PUD, X-PHOTO CALC, X-SITE PUD 2, X-TITLE BLOCK CIVIL



GENERAL NOTES:

1. DIFFERENT AREAS OF THE SITE WILL BE LIT IN THE FOLLOWING WAYS:
 - 1.1. PARKING LOTS - POLE MOUNTED AREA LIGHTS SHALL BE UTILIZED IN LIGHTING PARKING AREA.
 - 1.2. WALKWAYS - PEDESTRIAN POLE LIGHTS SHALL BE UTILIZED IN LIGHTING WALKWAYS.
 - 1.3. ENTRY DOORS - FULL CUT OFF WALL SCONCES SHALL BE UTILIZED IN LIGHTING ENTRY DOORS.
 - 1.4. GARAGE ENTRY - FULL CUT OFF WALL PACKS SHALL BE UTILIZED IN LIGHTING THE ENTRANCES TO UNDER BUILDING PARKING.
 - 1.5. CANOPY/MAIN ENTRY - SURFACE MOUNT DOWNLIGHTS SHALL BE UTILIZED IN LIGHTING THE CANOPY/MAIN ENTRY.
 - 1.6. EXTERIOR AMENITY AREAS - POLE MOUNTED AREA LIGHT SHALL BE UTILIZED TO LIGHT THE PICKLE BALL COURT ONLY.
 - 1.7. SIGN AND FLAGPOLES - SHIELDED ACCENT LIGHTS SHALL BE UTILIZED TO LIGHT SITE SIGN AND FLAGPOLES.
2. LIGHTING FIXTURES SHALL BE CONTROLLED VIA LIGHTING CONTROL AND PHOTOCELL TO REMAIN OFF DURING DAYLIGHT HOURS AND TURN ON AT DUSK. DIFFERENT AREAS OF THE SITE WILL BE CONTROLLED IN THE FOLLOWING WAY:
 - 2.1. PARKING LOTS - 50% OF PARKING LIGHTS SHALL TURN OFF AT MIDNIGHT WITH 50% OF PARKING LIGHTS REMAINING ON UNTIL DAWN.
 - 2.2. WALKWAY POLE LIGHTS SHALL TURN OFF AT MIDNIGHT.
 - 2.3. ENTRY DOORS - ENTRY DOOR LIGHTING SHALL REMAIN ON UNTIL DAWN.
 - 2.4. GARAGE ENTRY - GARAGE ENTRY LIGHTING SHALL REMAIN ON UNTIL DAWN.
 - 2.5. CANOPY/MAIN ENTRY - CANOPY/MAIN ENTRY LIGHTING SHALL REMAIN ON UNTIL DAWN.
 - 2.6. EXTERIOR AMENITY AREAS - AMENITY AREA POLE LIGHT AT PICKLE BALL COURT WILL TURN OFF AT MIDNIGHT.
 - 2.7. SIGN AND FLAGPOLES - SIGN LIGHTING SHALL REMAIN ON UNTIL DAWN. FLAGPOLE LIGHTING WILL TURN OFF AT MIDNIGHT.
3. LIGHT FIXTURES SHALL BE ORIENTED AND AIM IN A WAY SUCH THAT LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES IS KEPT TO A MINIMUM.
4. THE FOLLOWING LIGHTING TYPES ARE NOT USED ON THIS PROJECT: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT THE BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
5. UNIT BALCONIES WILL HAVE SCONCES THAT ARE CONTROLLED FROM WITHIN EACH UNIT. THESE SCONCES ARE LOCATED ON LEVELS 2-4 ONLY. SCONCES WILL BE MOUNTED 8'-0" ABOVE THE ASSOCIATED LEVEL.

CALCULATION SUMMARY

AREA NAME	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE	0.2 FC	4.9 FC	0.0 FC	N/A	N/A

LEGEND

- ◆ POST TOP LIGHT
- POLE MOUNTED LIGHT (SINGLE ARM)
- ◊ RECESSED DOWNLIGHT
- SMALL WALL PACK
- SMALL WALL SCONCE
- ◐ LARGE WALL PACK
- IN-GRADE SIGN/FLAGPOLE LIGHT

CONSTRUCTION DOCUMENTS
SITE LIGHTING PLAN - LEVEL 1

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: 2/14/2023
CAD FILE: GVA-JOB\$AFFINITY AT CASTLE ROCK - 22037\$AFFINITY AT CASTLE ROCK\$CONSTRUCT\$ELECTRICAL\$-SITE.DWG

GIVEN
& ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 22037

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

BAR IS ONE INCH ON
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ADJUST SCALE ACCORDINGLY

DRAWN BY: _____ KDS
APPROVED: _____
JOB DATE: 11/28/2022
JOB NO: 22037

SHEET
L1.0

78
OF 81

Xref: X-SITE PUD, X-PHOTO CALC, X-SITE PUD 2, X-TITLE BLOCK CIVIL



GENERAL NOTES:

1. DIFFERENT AREAS OF THE SITE WILL BE LIT IN THE FOLLOWING WAYS:
 - 1.1. PARKING LOTS - POLE MOUNTED AREA LIGHTS SHALL BE UTILIZED IN LIGHTING PARKING AREA.
 - 1.2. WALKWAYS - PEDESTRIAN POLE LIGHTS SHALL BE UTILIZED IN LIGHTING WALKWAYS
 - 1.3. ENTRY DOORS - FULL CUT OFF WALL SCONCES SHALL BE UTILIZED IN LIGHTING ENTRY DOORS
 - 1.4. GARAGE ENTRY - FULL CUT OFF WALL PACKS SHALL BE UTILIZED IN LIGHTING THE ENTRANCES TO UNDER BUILDING PARKING
 - 1.5. CANOPY/MAIN ENTRY - SURFACE MOUNT DOWNLIGHTS SHALL BE UTILIZED IN LIGHTING THE CANOPY/MAIN ENTRY
 - 1.6. EXTERIOR AMENITY AREAS - POLE MOUNTED AREA LIGHT SHALL BE UTILIZED TO LIGHT THE PICKLE BALL COURT ONLY.
 - 1.7. SIGN AND FLAGPOLES - SHIELDED ACCENT LIGHTS SHALL BE UTILIZED TO LIGHT SITE SIGN AND FLAGPOLES.
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 - 2.2. WALKWAYS - PEDESTRIAN POLE LIGHTS SHALL TURN OFF AT MIDNIGHT.
 - 2.3. ENTRY DOORS - ENTRY DOOR LIGHTING SHALL REMAIN ON UNTIL DAWN.
 - 2.4. GARAGE ENTRY - GARAGE ENTRY LIGHTING SHALL REMAIN ON UNTIL DAWN.
 - 2.5. CANOPY/MAIN ENTRY - CANOPY/MAIN ENTRY LIGHTING SHALL REMAIN ON UNTIL DAWN.
 - 2.6. EXTERIOR AMENITY AREAS - AMENITY AREA POLE LIGHT AT PICKLE BALL COURT WILL TURN OFF AT MIDNIGHT.
 - 2.7. SIGN AND FLAGPOLES - SIGN LIGHTING SHALL REMAIN ON UNTIL DAWN. FLAGPOLE LIGHTING WILL TURN OFF AT MIDNIGHT.
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CALCULATION SUMMARY					
AREA NAME	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE	0.2 FC	4.9 FC	0.0 FC	N/A	N/A

LEGEND

- ◆ POST TOP LIGHT
- ◡ POLE MOUNTED LIGHT (SINGLE ARM)
- ◑ RECESSED DOWNLIGHT
- ◡ SMALL WALL PACK
- ◑ SMALL WALL SCONCE
- ◡ LARGE WALL PACK
- IN-GRADE SIGN/FLAGPOLE LIGHT

CONSTRUCTION DOCUMENTS
SITE LIGHTING PLAN - LEVELS
2-4

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE:
CAD FILE:



735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 22037

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

DEVELOPMENT SERVICES DATE

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IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: KDS
APPROVED: --
JOB DATE: 11/28/2022
JOB NO: 22037

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79
OF 81

[illegible]

AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

CAD DATE: _____
CAD FILE: _____

80
OF 85

D-Series Size 1

Legacy LED Area Luminaire

Big Attention

TYPE SA3, SA3H, SA5

For more information visit www.osram.com or contact your distributor.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a blend, progressive statement even as it blends seamlessly with its environment. The D-Series delivers the benefits of the latest LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 150W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPAC:	1.01 B7
Length:	33" (840mm)
Width:	13" (330mm)
Height H1:	7.1" (180mm)
Height H2:	3.1" (79mm)
Weight (max):	27.8 lbs (12.6kg)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT 3PM NLTAR2 PIRHN DBDX0 G1

DSX1 LED							
Series		Color temperature		Distribution		Mounting	
DSX1LED	LEDs	30K	3000K	T5	T5	DSX1	DSX1
P7	P7	40K	4000K	T25	T5	DSX1	DSX1
	P7	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4000K	T25	T5	DSX1	DSX1
	P12	40K	4000K	T25	T5	DSX1	DSX1
P12	P12	40K	4				

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ISO 9001 LED 01
 Rev. 08/11/22
 Page 3 of 12

gotham | E v o[®] Multiple Layers of Light

Luminaire Type: **TYPE SC**

Catalog Number:

General Illumination Round Downlight

6"

Features Set

- Bouncing fly™ optical design
- Utilized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 40° cutoff to cut source and source image
- Fully recessable and adjustable angled LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAlister ANSI C90 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered cooling
- Available with 20% dimming, 1% dimming, or dim to dark
- Blending distribution with horizontal edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UCL of zero for fixtures aimed at head with a cut-off equal to or less than 600 lm per CIE 117-1995 Decrement Data in Interior Lighting, IESNA 2010

250 - 8,000 lumens

10,000 - 17,500 lumens

Distribution

Ultra Narrow (20°)	Narrow (24°)	Medium (32°)	Medium-Wide (36/42°)	Wide (36°)
1.1 SAA	0.7 SAA	0.5 SAA	1.5 SAA	1.5 SAA

Superior Performance

Beam Diameter	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Height	20"	119"	77"	94"	147"	209"	257"	307"	354"	407"	453"	526"	671"	847"	1063"	1252"	1539"	1781"
Wall Mount	2.4"	6.2"	8.2"	9.6"	14.7"	20.7"	24.7"	29.3"	33.8"	39.0"	47.3"	48.7"	56.9"	74.9"	97.1"	115.6"	130.9"	175.3"
Lumens	814	817	948	1053	1801	1101	1817	1943	2048	1933	1818	2019	1268	1101	1993	1097	1045	1013

*Based on 3000K at 100% DIMMER

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer 1 EVO

High Center Beams Layer 1 Incho

EVO + Incho — Multiple Layers of Light

Core

Downlight

Adjustable

Open Recessed

Closed Recessed

Cylinder

Puck

Beam

Hyperbolic

Healthcare

MRI

Surgical Suite

Patient Room

ILLUMINATING ANTI-TRAFIC

 **LITHONIA
LIGHTING**
COMMERCIAL OUTDOOR

XX

