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 CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL 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.

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

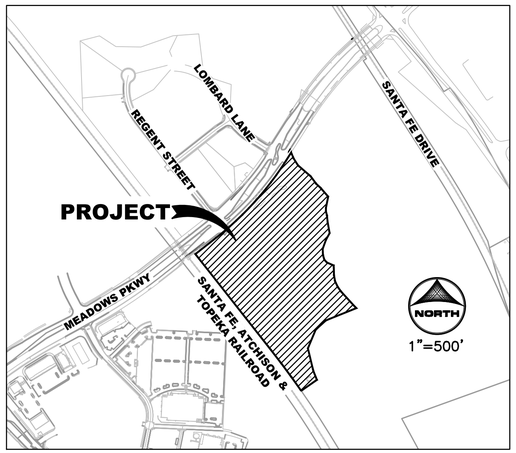
AFFINITY AT CASTLE ROCK

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

VARIANCES:

1. TCV22-0122, APPROVED ON 03/02/2023
   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 03/02/2023
   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. TCV23-0007, APPROVED ON XX/XX/2023
   TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 12.3, TABLE 12-3: HYDRAULIC 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.
4. TCV23-00XX, APPROVED ON XX/XX/2023
   TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 13.1.1, FULL-SPECTRUM DETENTION SHALL BE PROVIDED FOR ALL NEW DEVELOPMENT AND REDEVELOPMENT.
   REASON FOR VARIANCE: A VARIANCE IS REQUESTED FOR THE PORTION OF THE SITE THAT WILL BE DISTURBED BUT WILL REMAIN UNDEVELOPED AFTER CONSTRUCTION, THE PORTION WHICH WILL REMAIN WHOLLY UNDISTURBED AND UNDEVELOPED AFTER CONSTRUCTION AND THE PORTION THAT IS NOT PRACTICABLE TO BE CAPTURED AND DIRECTED TO A WATER QUALITY CONTROL MEASURE.

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TOWN APPROVAL BLOCK

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

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*

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DENVER, CO 80206
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CONTACT: R.C. HANISCH

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720.602.4999
CONTACT: RYAN LITTLETON

LANDSCAPE ARCHITECT:
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GIVEN & ASSOCIATES, INC.
6402 S TROY CIRCLE, SUITE 100
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720.638.6598
CONTACT: MARK STRATMAN

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

HRGreen
5613 DTC PARKWAY SUITE 950 | GREENWOOD VILLAGE, COLORADO 80111
Phone: 720.602.4999 | Toll Free: 800.728.7805 | HRGreen.com

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
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HRGreen

CONSTRUCTION DRAWINGS
TITLE SHEET

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CtCDs\01-TITLE

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

DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	4/4/2023
JOB NO:	211400

SHEET TS1

1 OF 81

Xrefs: XV-ROW; xg-1-ARCH-DJ01; xv-FEMA_xv-FEMA-original; xv-dsgn; xg-1-DV01-CD

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 CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE “ROLLED” INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 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-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE “PACER WB67-250” BY WATEROUS CO. OR “SUPER CENTURION 250” BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733- 2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND 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 ASSEMBLYSHALL 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 (GESC) 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

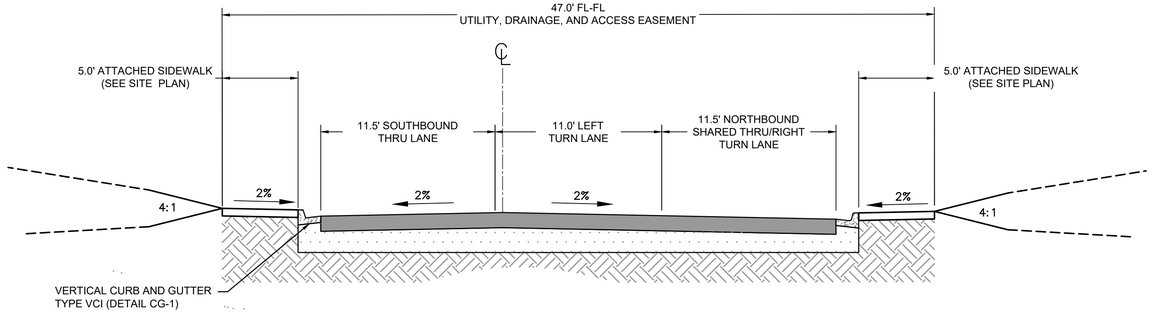
1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
2. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION 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

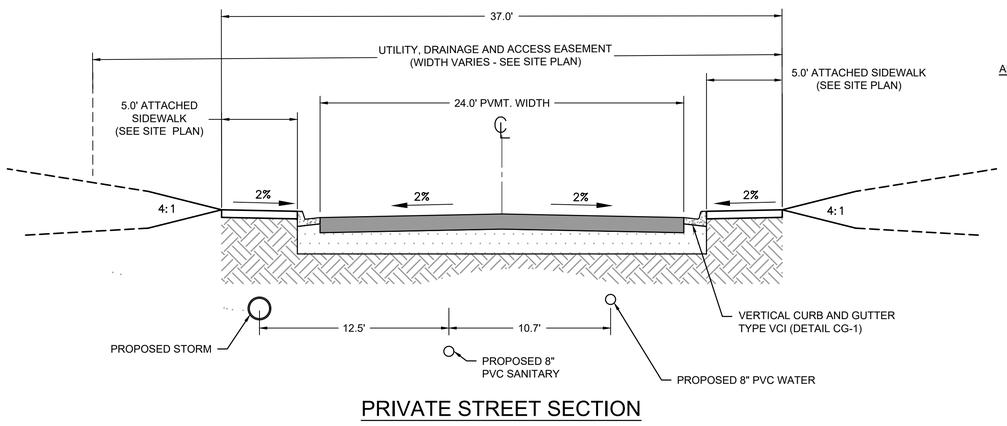
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES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

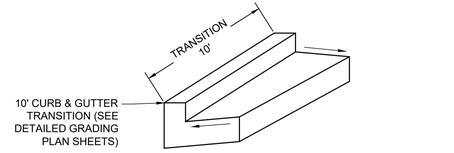


PRIVATE STREET SECTION W/ TURN LANE
REGENT CIRCLE INTERSECTION



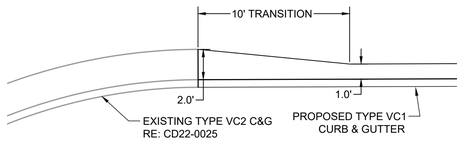
PRIVATE STREET SECTION

CURB AND GUTTER TRANSITIONS

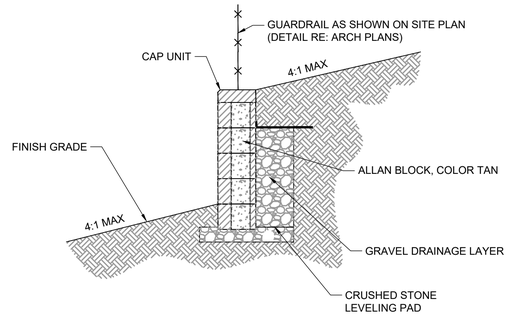


FOLLOW DETAIL CG-1 TYPE VCI FOR CURB DIMENSIONS AND SLOPES

CATCH GUTTER TO SPILL GUTTER



2-FOOT GUTTER TO 1-FOOT GUTTER



RETAINING WALL DETAIL
SCALE: 1" = 2'

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

ABBREVIATION	DEFINITION
MIN	MINIMUM
NTS	NOT-TO-SCALE
OH	OVERHEAD
OS	OUTLET STRUCTURE
PMJM	PREBLE'S MEADOW JUMPING MOUSE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RT	RIGHT
SAN	SANITARY
SDMH	STORM DRAIN MANHOLE
SQ. FT.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STM	STORM
T	TELEPHONE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
V	VERTICAL
WTR	WATER

MASTER LEGEND

EXISTING
- PROPERTY LINE
- SECTION LINE
- SETBACK/BUFFER
- FENCE
- EASEMENT
- RIGHT OF WAY
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FIBER
- TELEPHONE
- WATER
- SEWER
- STORM
- GAS
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM MANHOLE
- STORM INLET
- STORM FES
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- SANITARY MANHOLE
- POWER POLE
- LIGHT POLE
- FIBER OPTIC VAULT
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- CONCRETE
- ASPHALT
- GRAVEL ROAD
- LANDSCAPE EDGE
- TREES
- WALL
- SIGN
- CLEANOUT
- GAS METER
- CONTROL

PROPOSED
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK/BUFFER
- FENCE
- WATER
- HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER
- SANITARY MANHOLE
- STORM
- STORM MANHOLE
- STORM INLET
- AREA DRAIN
- DRAINAGE ARROW
- SLOPE ARROW X.X%
- MAJOR CONTOUR
- MINOR CONTOUR
- SAWCUT
- STREET LIGHT
- ACCESSIBLE ROUTE
- SIDEWALK
- PARKING STALL ASPHALT SECTION
- RETAINING WALL
- SIGN
- BICYCLE RACK
- TRASH ENCLOSURE
- MAIL KIOSK
- SANITARY CLEANOUT
- ACCESSIBLE PARKING
- ELECTRIC TRANSFORMER
- IRRIGATION METER
- CRUSHED ROCK
- ELECTRIC POLE
- THRUST BLOCK
- PIPE ENCASEMENT
- WATER METER VAULT
- FLARED END SECTION
- CONCRETE PAVEMENT
- BENCH
- AC CONDENSER
- SOD
- ROOF
- FOUNDATION
- SOIL TYPES 2 AND 4 ASPHALT SECTION

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

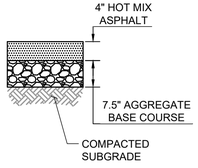
Line Table		
Line #	Length	Direction
L20	65.65	S 1°37'38" E
L21	39.24	S 10°05'17" E
L22	41.86	S 25°31'51" E
L23	37.24	S 35°36'51" E
L24	149.03	S 42°17'44" E
L25	214.38	S 68°09'47" W
L26	67.46	S 48°02'07" W
L27	24.06	S 48°02'07" W
L28	133.71	S 22°53'01" W
L29	136.61	S 13°22'31" E
L30	14.69	S 13°22'31"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

Line Table		
Line #	Length	Direction
L39	152.44	S 83°08'45" E
L40	100.67	S 83°08'51" E
L41	54.34	S 38°13'23" E
L42	97.67	S 61°46'52" W
L43	75.78	S 84°16'52" W
L44	54.63	S 61°46'52" W
L45	43.24	S 16°46'52" W
L46	373.29	S 28°13'08" E
L47	49.82	N 24°55'38" E
L48	13.50	N 23°17'42" W
L49	100.61	S 70°07'49" E
L50	62.68	N 61°46'52" E
L51	36.01	S 9°19'21" W
L52	260.31	S 61°46'52" W
L53	76.10	S 40°10'59" E
L54	48.27	S 57°46'41" E
L55	65.60	N 22°43'23" E
L56	241.20	N 33°17'52" W
L57	55.43	S 52°02'47" E

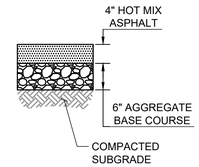
Line Table		
Line #	Length	Direction
L58	62.39	N 62°40'01" E
L59	12.45	N 84°15'00" E
L60	46.05	S 49°34'25" E
L61	78.56	N 49°35'02" E
L62	107.60	N 63°05'55" E
L63	92.21	N 49°45'53" E
L64	65.81	S 46°30'57" E
L66	75.54	S 35°12'11" E
L67	21.54	S 45°41'53" W
L68	5.00	N 43°44'50" W
L69	37.00	S 45°41'53" W
L70	5.00	S 44°18'07" E
L71	13.00	S 45°41'53" W
L72	128.25	S 44°03'39" E
L73	35.63	S 82°04'50" W

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	87.13	113.50	43°58'55"
C11	205.74	203.50	57°55'34"
C13	81.88	171.50	27°21'24"

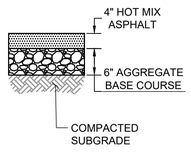
NOTES:
1. PROPOSED PAVEMENT SECTIONS ARE BASED ON GEOTECHNICAL RECOMMENDATIONS AS PREPARED BY ENTECH ENGEERING, INC., DATED JULY 31, 2022.
2. SEE DETAILED SITE PLAN FOR DRIVE AISLE AND PARKING STALL ASPHALT SECTION LIMITS.
3. ASPHALT SECTIONS ARE FOR PRIVATE IMPROVEMENTS ONLY.



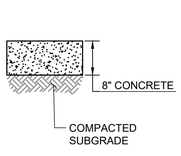
SOIL TYPES 2 AND 4 ASPHALT SECTION (DRIVE AISLE, PRIVATE ROAD, AND FIRE LANE)
N.T.S.



SOIL TYPES 1 AND 3 ASPHALT SECTION (DRIVE AISLE AND PRIVATE ROAD)
N.T.S.



SOIL TYPES 1, 2, 3 AND 4 ASPHALT SECTION (PARKING STALL)
N.T.S.



CONRETE SECTION (TRASH PICK UP PAD)
N.T.S.

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
5613 DTC PARKWAY
SUITE 550
DENVER, CO 80111
PHONE: 720.602.4690
FAX: 844.273.1057

HRGreen

CONSTRUCTION DRAWINGS
GENERAL NOTES

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

CAD DATE: 4/4/2023
CAD FILE: J:\2022\211400\CAD\Dwgs\C\Cds\01-General_Notes_TypSection

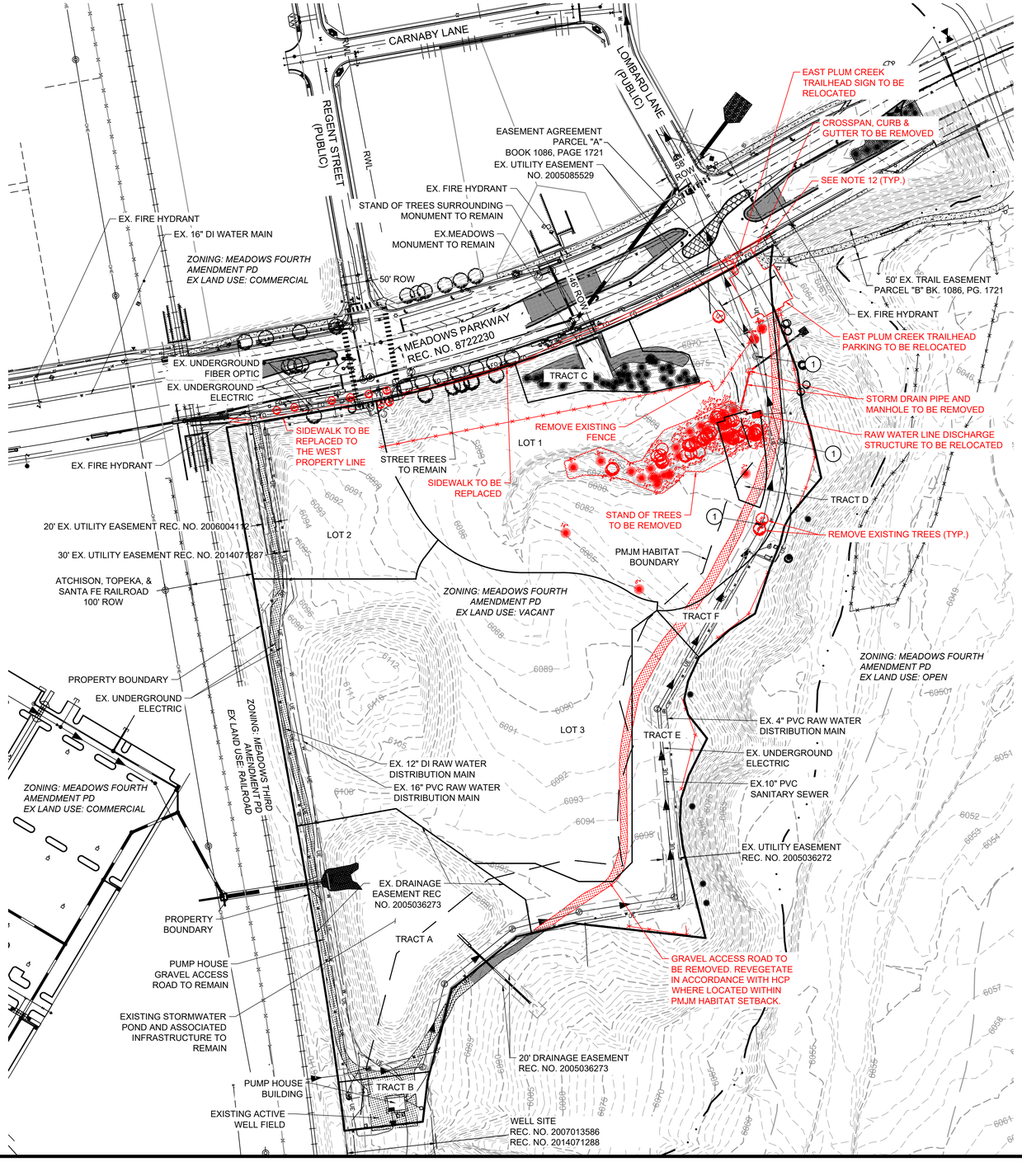
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/28/2023
JOB NO:	211400

SHEET GN2

3 OF 81

Xrefs: xgl-1-DV01-SDP; xgl-1-ARCH-DV01; xgl-1-DV01-CD; XG-LineCurve; xv-dsgn; xc-dsgn



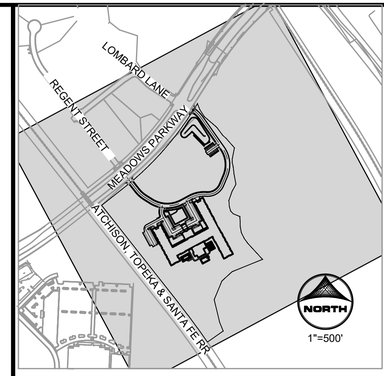
EXISTING CONDITIONS NOTES:

1. TOPOGRAPHIC SURVEY COPMPLETED 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 CONSTURCTION.

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.

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
- EXISTING STORM
- EXISTING STORM MANHOLE
- EXISTING SANITARY — S
- 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@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
EXISTING CONDITIONS & DEMOLITION PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\202121140\0CAD\Dwgs\C\Cds\01-Demo_Plan

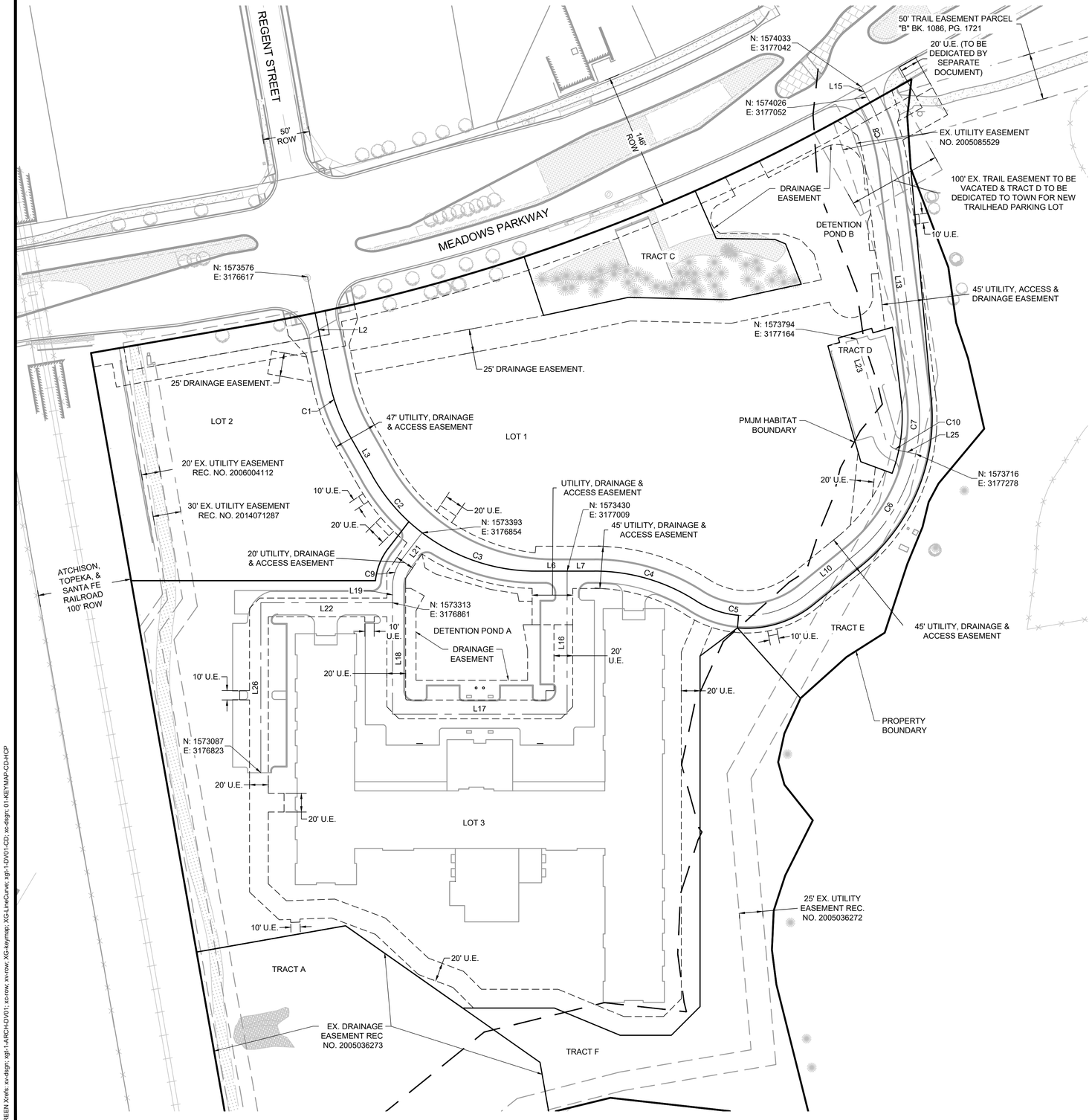
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

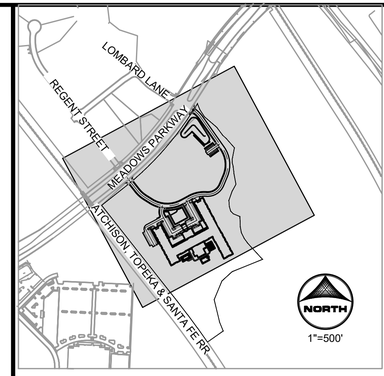
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	2/14/2023
JOB NO:	211400

SHEET DM1

4 OF 81

HR GREEN Xrefs: xv-dsgn; xgr-1-ARCH-DV01; xv-row; xv-FEMA; xv-FEMA-original; XG-keymap; XG-LineCurve; xgr-1-DV01-CD; xv-util; 01-KEYMAP-CD-DEMO; xv-row





KEYMAP:

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE BENCHMARK FOR THIS PROJECT SHALL BE A 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 = 6022.185 (NAVD 88).
3. THE BASIS OF BEARINGS FOR THIS PROJECT SHALL BE 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 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 & ABBREVIATIONS

HORIZONTAL CONTROL LINE

PROPOSED EASEMENT

EXISTING EASEMENT

UTILITY EASEMENT = U.E.

Line Table		
Line #	Length	Direction
L2	115.33	S 40°10'59" E
L3	48.27	S 57°46'41" E
L6	33.30	N 61°46'52" E
L7	29.38	N 61°46'52" E
L10	65.60	N 22°43'23" E
L13	245.07	N 35°12'11" W
L15	12.49	N 57°50'50" W
L16	152.28	S 28°13'08" E
L17	186.00	S 61°46'52" W
L18	118.61	N 28°13'08" W
L19	16.67	N 28°13'08" W
L21	35.24	N 9°19'21" E
L22	140.31	N 61°46'52" E
L23	108.84	S 44°18'07" E
L25	18.08	N 73°43'47" E
L26	181.00	N 28°13'08" W

Curve Table			
Curve #	Length	Radius	Delta
C2	80.93	200.00	23°11'09"
C3	130.04	200.00	37°15'18"
C4	113.96	200.00	32°38'51"
C5	125.15	100.00	71°42'20"
C6	129.62	190.00	39°05'16"
C7	62.47	190.00	18°50'18"
C8	79.04	200.00	22°38'39"
C9	32.11	49.00	37°32'30"
C10	21.63	20.00	61°58'06"

NORTH
0 60
30
SCALE IS 1" = 60'

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

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FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

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SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
HORIZONTAL CONTROL & EASEMENT PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\Cds\01-Horizontal_Control_Plan

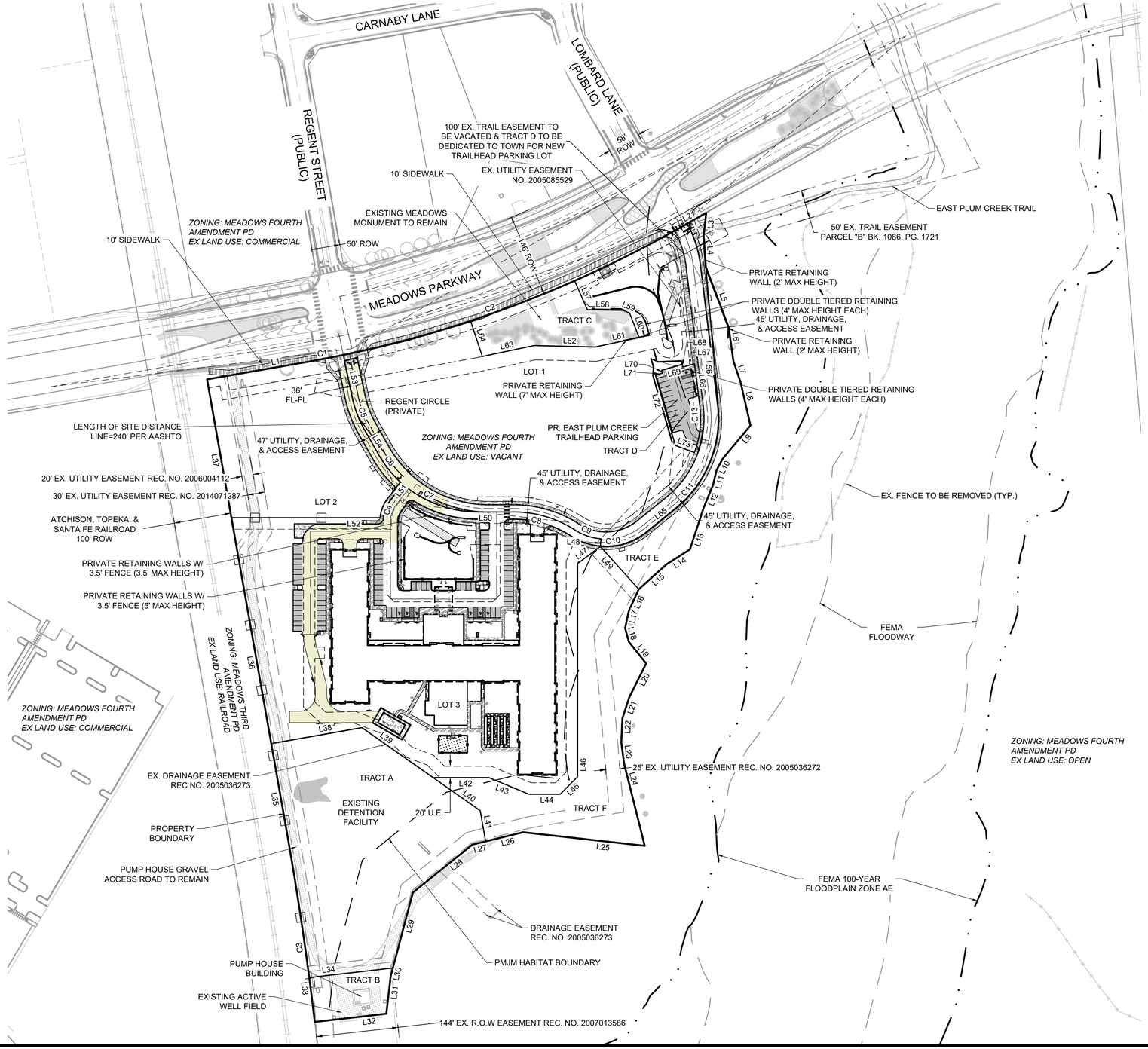
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0 1"
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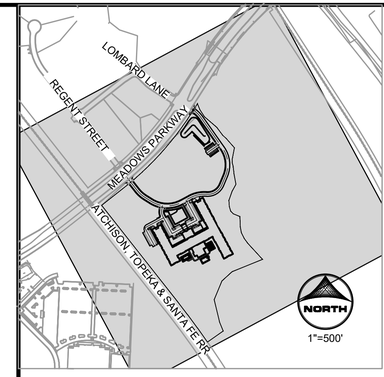
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	2/1/2023
JOB NO:	211400

SHEET HC1

5 OF 81

HR GREEN Xrefs: xv-dsgn: xgf-1-ARCH-DV01; xc-cow: xv-vow; XG-keymap; XG-LineCurve; xgf-1-DV01-CD; xc-dsgn: 01-KEYMAP-CD-HCP





KEYMAP:

CONSTRUCTION NOTES:

1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL STREETS INTERNAL TO THE SITE ARE PRIVATE.
3. REFER TO SHEET 2 FOR GENERAL NOTES.
4. 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 ENGEERING, INC., DATED JULY 31, 2022.
5. 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

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NO.	DATE	BY	REVISION DESCRIPTION

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SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
GENERAL SITE PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Overall_SITE_Plan

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

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

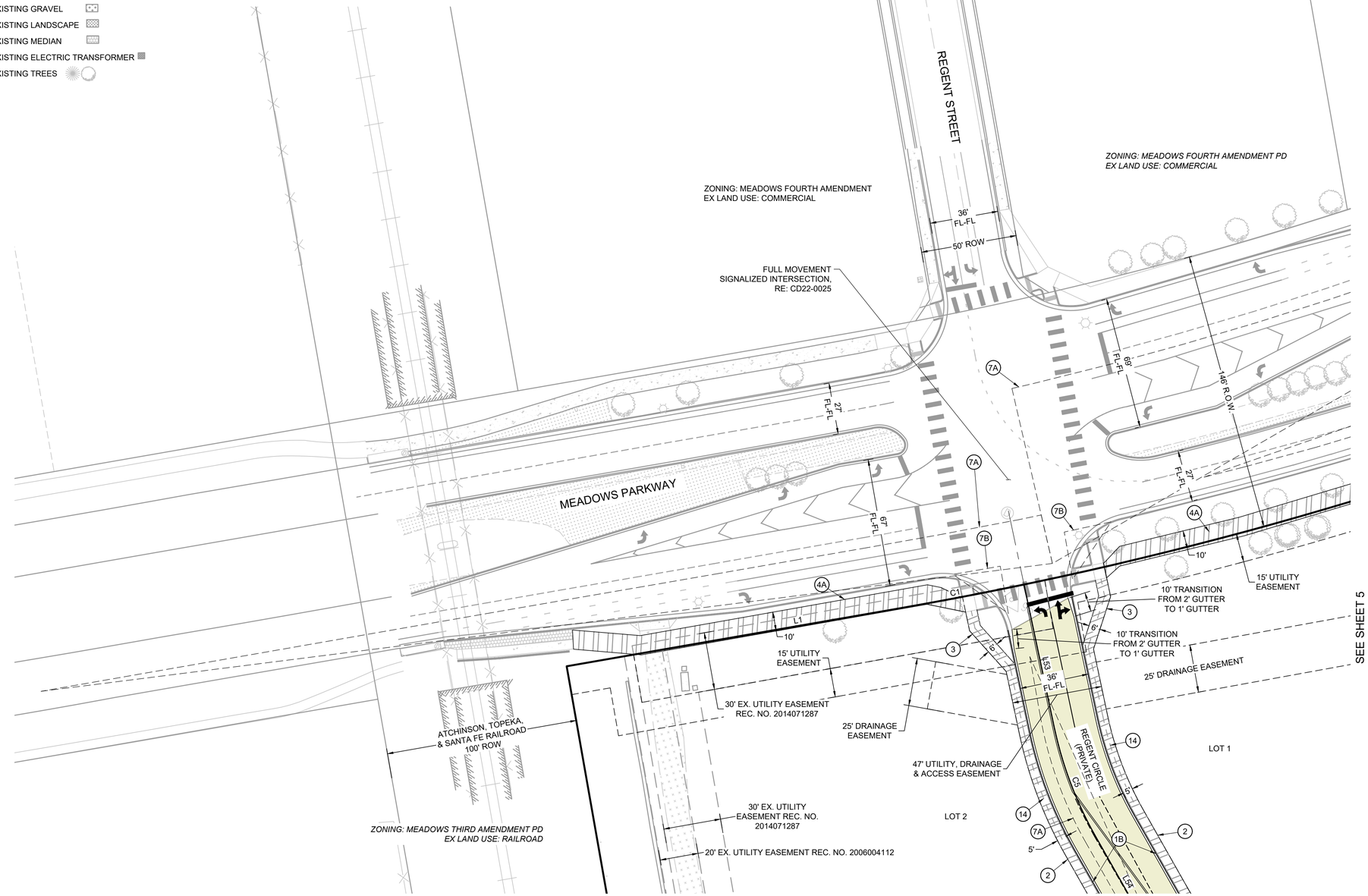
SHEET SP1

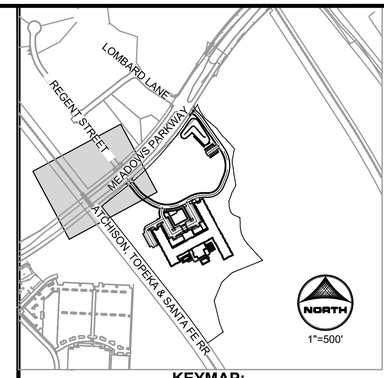
6 OF 81

HR GREEN Xrefs: xx-dwgn: xg1-ARCH-DV01; xc-dsgn: xc-vnw; xx-vnw; xv-FEMA; xx-FEMA-original; xg1-DV01-CD; XG-keymap-CD-OSP; XG-keymap; XG-LineCurve100

LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT DISTANCE LINE
- SAFETY TRIANGLE
- ADA PEDESTRIAN ROUTE
- PROPOSED SIDEWALK
- SOIL TYPES 2 & 4 ASPHALT SECTION
- CONCRETE PAVEMENT
- EXISTING PAVEMENT STRIPE
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING STORM MANHOLE
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING LANDSCAPE
- EXISTING MEDIAN
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TREES





KEYMAP:

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
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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. CROSSPAN (TOCR DETAIL CG-9)
16. FLAGPOLE (RE: ARCH)
17. (NOT USED)
18. 20' FIRE ACCESS LANE (8" THICK ASPHALT SURFACE)
19a. PROPOSED FIRE HYDRANT (TOCR DETAIL W-11)
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24. AC CONDENSER UNITS (RE: ARCH)
25. AREA WELL (RE: ARCH)
26. WHEEL STOP
27. FOREBAY
28. SPILLWAY

PARKING COUNT

NORTH
0 30
15
SCALE IS 1" = 30'

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

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HRGreen

CONSTRUCTION DRAWINGS
DETAILED SITE PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CtCDs\01-Detailed_SITE_Plan

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

DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	4/4/2023
JOB NO:	211400

SHEET SP2

7 OF 81

HR GREEN Xrefs: xv-dsgn; xv-dsgn; xc-dsgn; xv-cnv; xv-cnv; XG-LineCurve; xv-util; xv-util; xgrl-1-DV01-CD; XG-keymap-CD-SitePlan; XG-keymap

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT DISTANCE LINE
- SAFETY TRIANGLE
- FIRE HYDRANT
- FEMA 100-YR FLOODPLAIN
- 100' OFFSET PMJM HABITAT BOUNDARY
- ADA PEDESTRIAN ROUTE
- SIDEWALK
- STORM POND MAINTENANCE
- RETAINING WALL
- SIGN
- EXISTING PAVEMENT STRIPE
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONCRETE
- EXISTING MEDIAN
- EXISTING LANDSCAPE
- EXISTING GRAVEL
- EXISTING TREES
- EXISTING CONTROL

LOMBARD LANE

62' ROW

¾ MOVEMENT SIGNALIZED INTERSECTION, RE: CD22-0025

ZONING: MEADOWS FOURTH AMENDMENT PD
EX LAND USE: COMMERCIAL

MEADOWS PARKWAY

146' ROW

27' FL-FL

28' FL-FL

39' FL-FL

R35'

20' U.E.

50' EX. TRAIL EASEMENT PARCEL "B" BK. 1086, PG. 1721

PRIVATE RETAINING WALL (2' MAX. HEIGHT)

100' EX. TRAIL EASEMENT TO BE VACATED & TRACT D TO BE DEDICATED TO TOWN FOR NEW TRAILHEAD PARKING LOT

REMOVE EXISTING TREE (TYP.)

REGENT CIRCLE (PRIVATE)

DETENTION POND B

DRAINAGE EASEMENT

PR. TRICKLE CHANNEL

EX. UTILITY EASEMENT NO. 2005085529

46' UTILITY, DRAINAGE & ACCESS EASEMENT

PRIVATE RETAINING WALL (2' MAX. HEIGHT)

ZONING: MEADOWS THIRD AMENDMENT
EX LAND USE: OPEN

15' UTILITY EASEMENT

TRACT C

PRIVATE DOUBLE TIERED RETAINING WALLS (4' MAX. HEIGHT EACH)

8' SETBACK

PMJM HABITAT BOUNDARY

PRIVATE RETAINING WALL (7' MAX. HEIGHT)

PRIVATE DOUBLE TIERED RETAINING WALLS (4' MAX. HEIGHT EACH)

TRACT E

30' EX. UTILITY EASEMENT REC. NO. 2005036272

25' DRAINAGE EASEMENT

EXISTING MEADOWS MONUMENT TO REMAIN

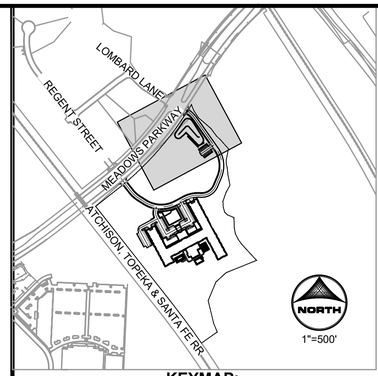
STAND OF TREES SURROUNDING MEADOWS MONUMENT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

TRACT D

LOT 1

SEE SHEET 4

SEE SHEET 7



KEYMAP:

KEYNOTES

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25. AREA WELL (RE: ARCH)
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27. FOREBAY
28. SPILLWAY

PARKING COUNT

NORTH
0 30
15
SCALE IS 1" = 30'

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SHEET SP3

8 OF 81

HR GREEN Xrefs: xv-dsgn; xc-dsgn; xc-row; xv-row; XG-LineCurve; xc-util; xv-util; sgt-1-DV01-CD; XG-keymap-CD-SitePlan; XG-keymap

SEE SHEET 4

ATCHINSON, TOPEKA & SANTA FE RAILROAD 100' ROW

ZONING: MEADOWS THIRD AMENDMENT PD
EX LAND USE: RAILROAD

10'

15' UTILITY EASEMENT

30' EX. UTILITY EASEMENT REC. NO. 2014071287

30' EX. UTILITY EASEMENT REC. NO. 2014071287

20' EX. UTILITY EASEMENT REC. NO. 2006004112

25' DRAINAGE EASEMENT

47' UTILITY, DRAINAGE & ACCESS EASEMENT

25' DRAINAGE EASEMENT

10' TRANSITION FROM 2' GUTTER TO 1' GUTTER

REGENT CIRCLE (PRIVATE)

L37

PROPERTY BOUNDARY

L53

L54

L55

C5

C6

C7

R10'

LOT 1

LOT 2

LOT 3

PRIVATE RETAINING WALLS W/ 3.5' FENCE (5.5' MAX. HEIGHT)
ZONING: MEADOWS FOURTH AMENDMENT PD
EX LAND USE: VACANT

SEE SHEET 7

BEGIN FENCE

20' FRONT SETBACK

L52

L50

R32'

R6'

164.69'

20' EX. UTILITY EASEMENT REC. NO. 2006004112

30' EX. UTILITY EASEMENT REC. NO. 2014071287

20' U.E.

10' U.E.

20' ASPHALT FIRE LANE

DRAINAGE EASEMENT

PR. TRICKLE CHANNEL

DETENTION POND A

PRIVATE RETAINING WALLS W/ 3.5' FENCE (5.5' MAX. HEIGHT)

PORTICO

ATRIUM

98.4'

62.0'

26.2'

BUILDING FOUNDATION (SOLID)

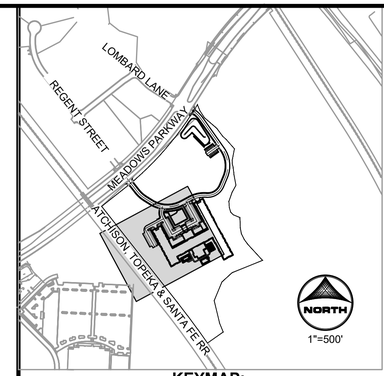
ROOF OUTLINE (DASHED)

PROPOSED BUILDING COVERAGE
AREA = 76,830 SF

SEE SHEET 8

LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- SIGHT DISTANCE LINE
- SAFETY TRIANGLE
- FIRE HYDRANT
- TRANSFORMER
- ADA PEDESTRIAN ROUTE
- FENCE
- RETAINING WALL
- SIGN
- PARKING STALL ASPHALT SECTION
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- AC CONDENSER
- SITE LIGHTING
- BIKE RACK
- EXISTING FENCE
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- EXISTING CONCRETE
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PARKING COUNT

NORTH
0 15 30
SCALE IS 1" = 30'

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DETAILED SITE PLAN

AFFINITY AT CASTLE ROCK
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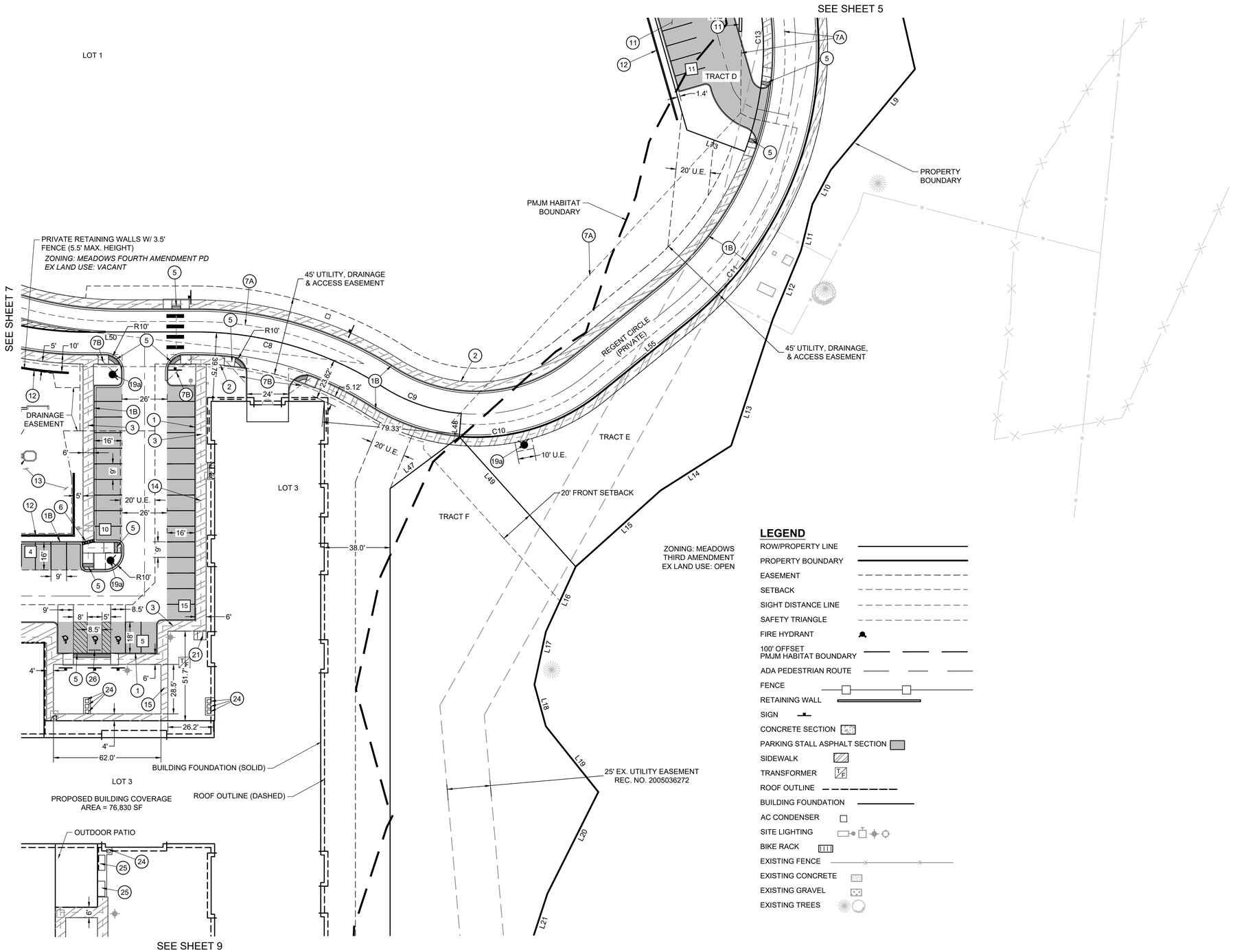
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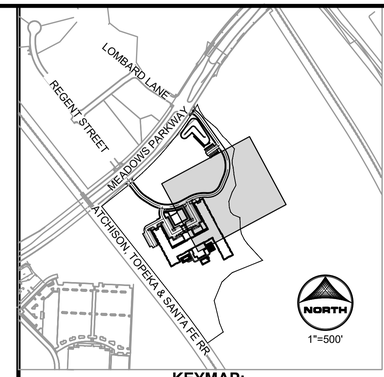
DRAWN BY:	AMC
APPROVED:	AJZ
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SHEET SP4

9 OF 81

HR GREEN Xrefs: xv-dsgn; xc-dsgn; xc-row; xv-row; XG-LineCurve; xc-utl; xv-utl; xg-1-DV01-CD; XG-keymap-CD; SitePlan; XG-keymap





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PARKING COUNT

NORTH
0 30
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SCALE IS 1" = 30'

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- ROW/PROPERTY LINE
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- FENCE
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- SIGN
- CONCRETE SECTION
- PARKING STALL ASPHALT SECTION
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- BIKE RACK
- EXISTING FENCE
- EXISTING CONCRETE
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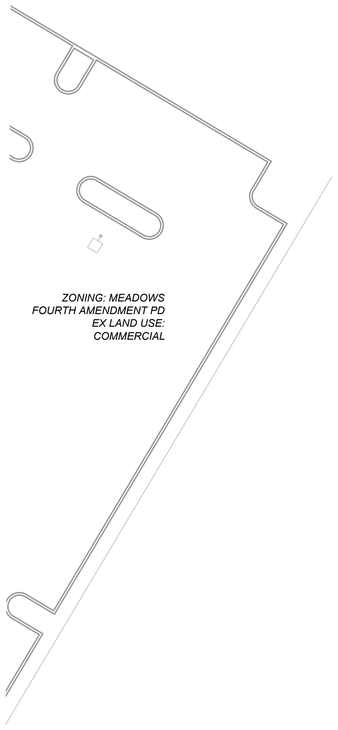
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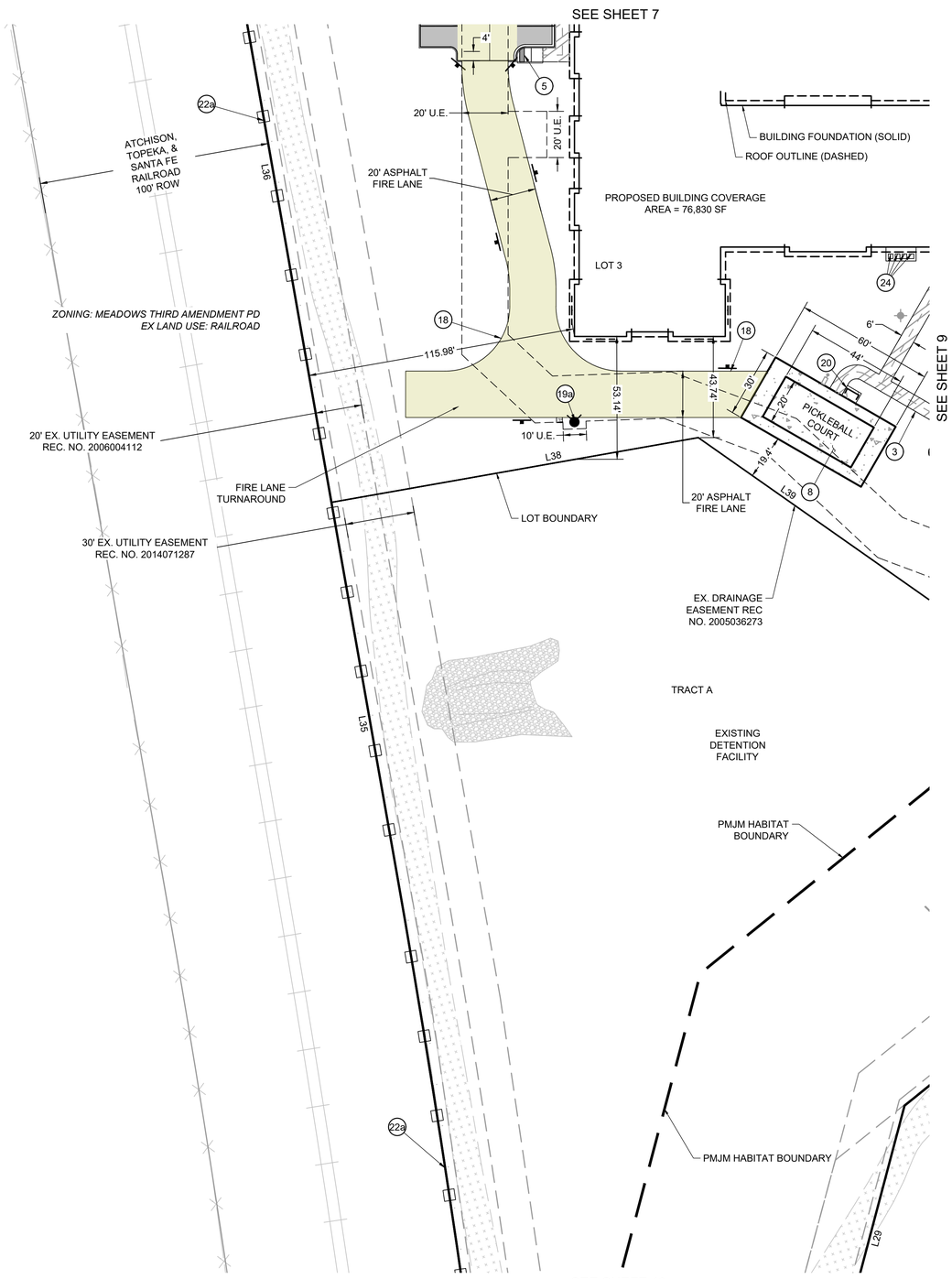
DRAWN BY:	AMC
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SHEET SP5

10 OF 81

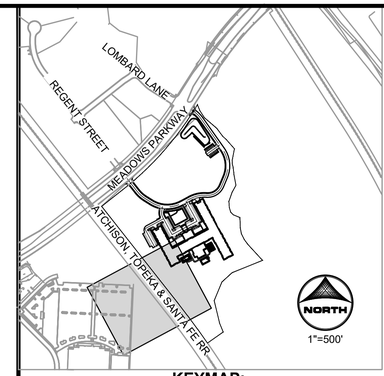
HR GREEN X-refs: xx-dsgn; xc-dsgn; xc-row; xx-row; XG-LineCurve; xc-util; xx-util; xg-1-DV01-CD; XG-keymap-CD-SitePlan; XG-keymap





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NORTH
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15
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

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
DETAILED SITE PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Detailed_SITE_Plan

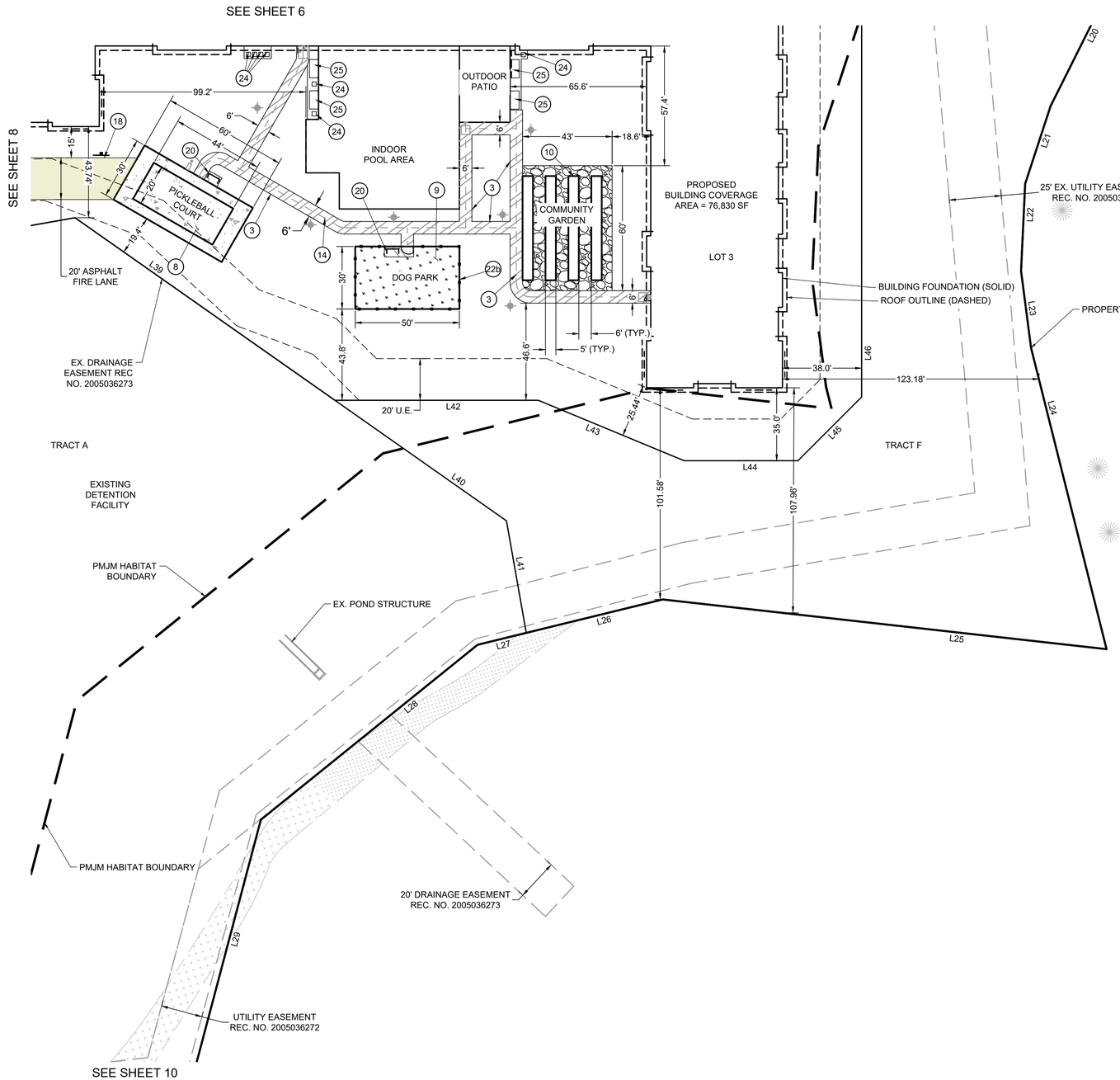
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	4/4/2023
JOB NO:	211400

SHEET SP6

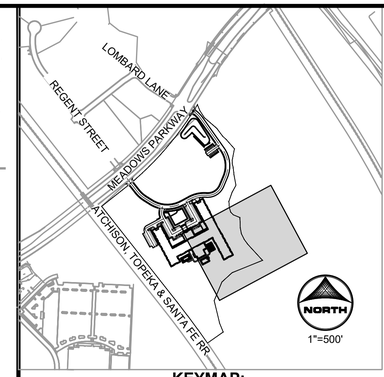
11 OF 81

HR GREEN Xrefs: xv-dsgn; xc-dsgn; xc-row; xv-row; XG-LineCurve; xc-util; xv-util; xgr1-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
- SITE LIGHTING
- AREA WELL
- BENCH
- EXISTING FENCE
- EXISTING LANDSCAPE
- EXISTING GRAVEL
- EXISTING TREES



KEYMAP:

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. CROSSPAN (TOCR DETAIL CG-9)
16. FLAGPOLE (RE: ARCH)
17. (NOT USED)
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

NORTH
0 30
15
SCALE IS 1" = 30'

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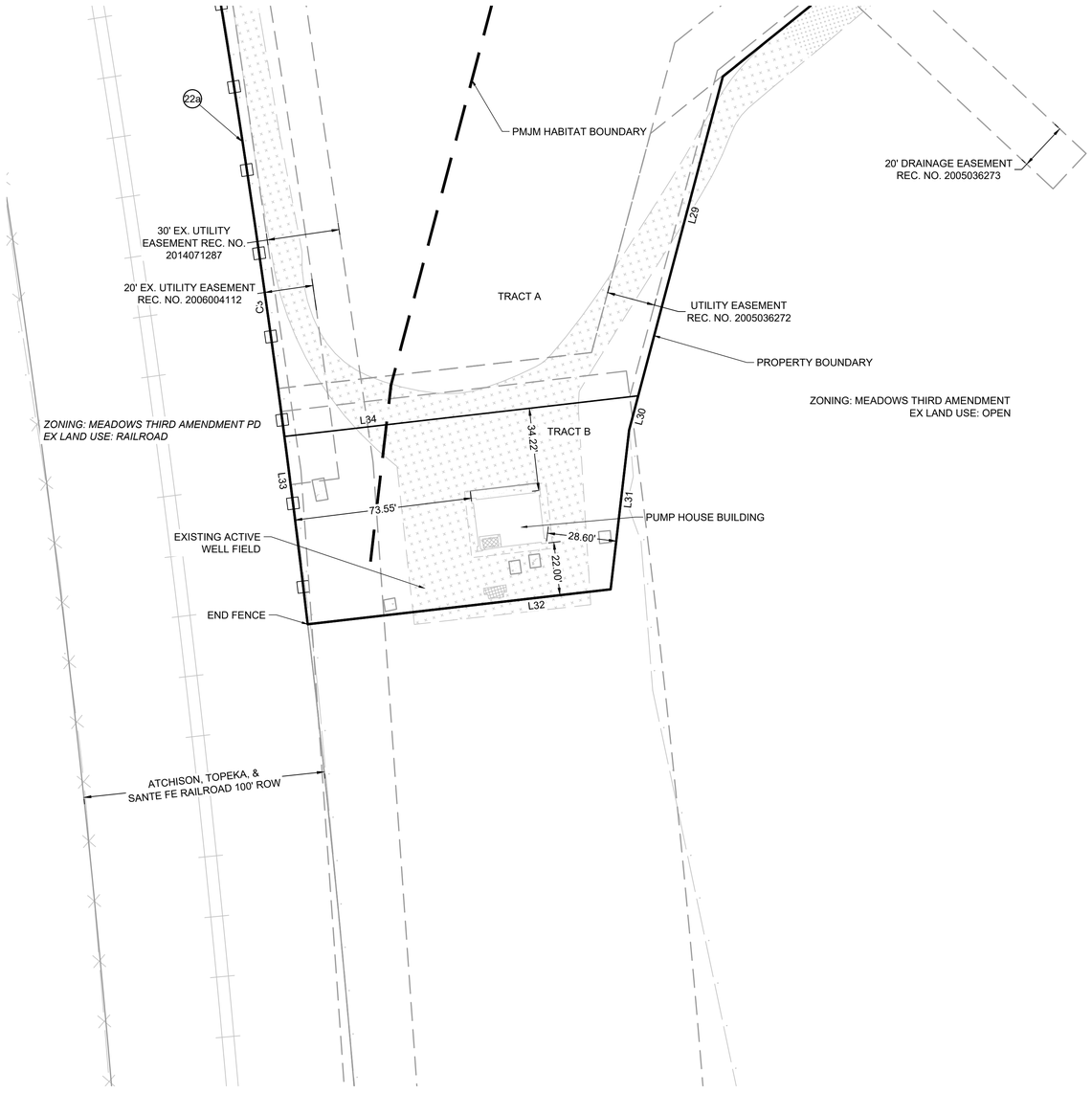
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SHEET SP7

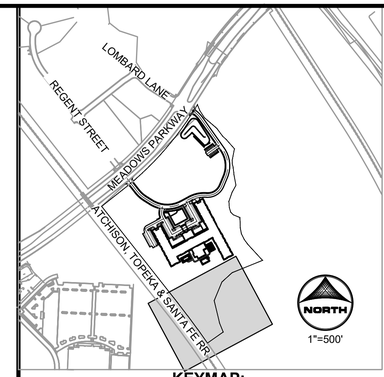
12 OF 81

HR GREEN X:\efs xv-dsgn; xc-dsgn; xc-crow; xv-crow; XG-LineCurve; xv-utl; xg1-LDV01-CD; XG-keymap-CD-SitePlan; XG-keymap



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- EXISTING GRAVEL
- EXISTING LANDSCAPE
- EXISTING CONCRETE
- EXISTING TRANSFORMER



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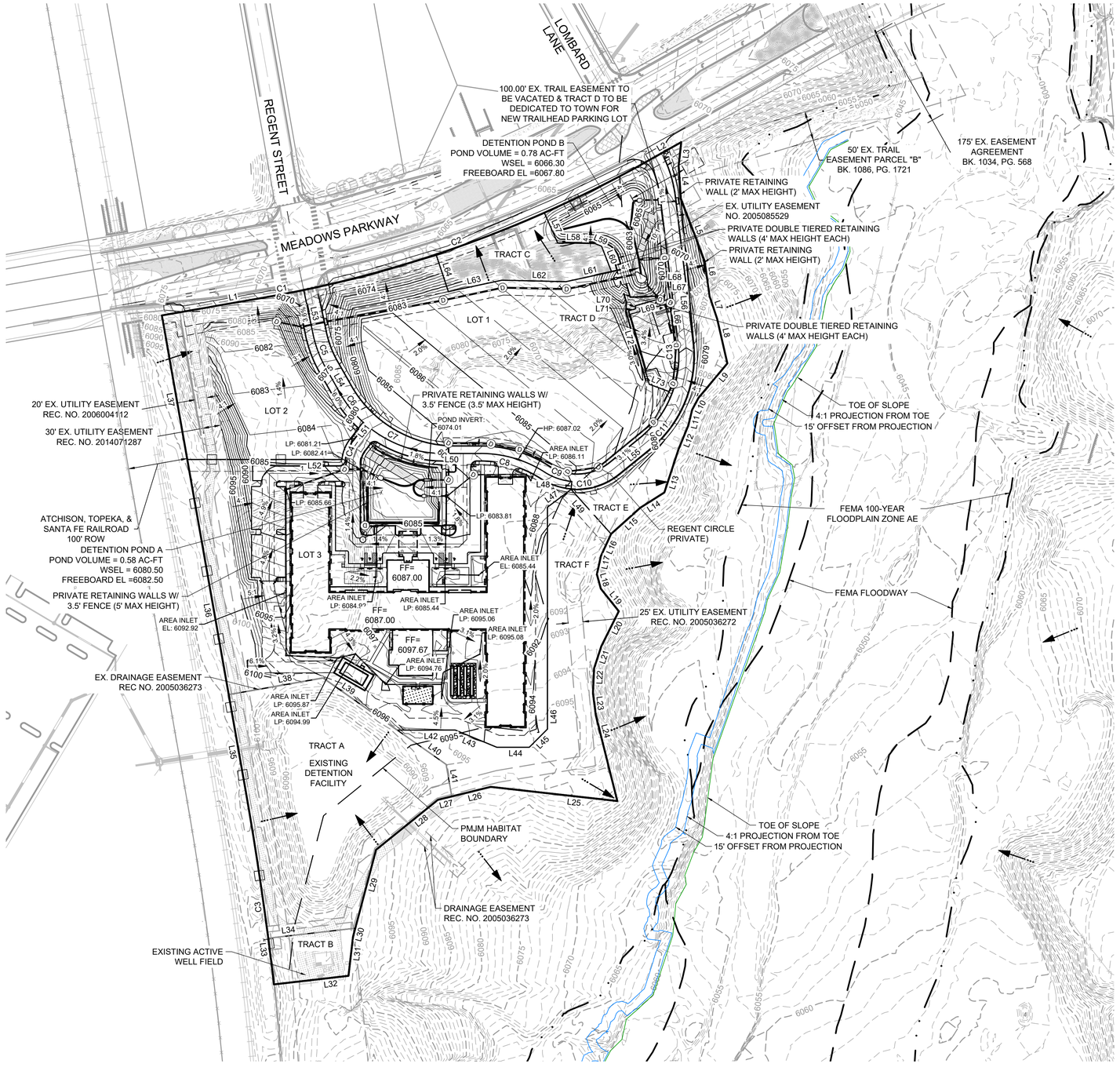
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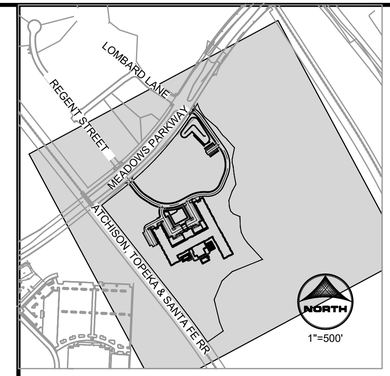
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APPROVED:	AJZ
JOB DATE:	4/4/2023
JOB NO:	211400

SHEET SP8

13 OF 81

HR GREEN Xrefs: xx-dwgn; xx-dwgn; xc-clwr; xx-vtxr; XG-LineCurve; xc-utili; xx-utili; xgt-1-DV01-CD, XG-keymap-CD-SitePlan; XG-keymap





KEYMAP:

LEGEND:

- PROPERTY BOUNDARY
- EASEMENT
- SWALE
- PROPOSED MAJOR (5')
- PROPOSED MINOR (1')
- EXISTING MAJOR (5')
- EXISTING MINOR (1')
- STORM LINE
- STORM MANHOLE
- STORM INLET

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CONSTRUCTION DRAWINGS
GENERAL GRADING PLAN

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CASTLE ROCK, COLORADO

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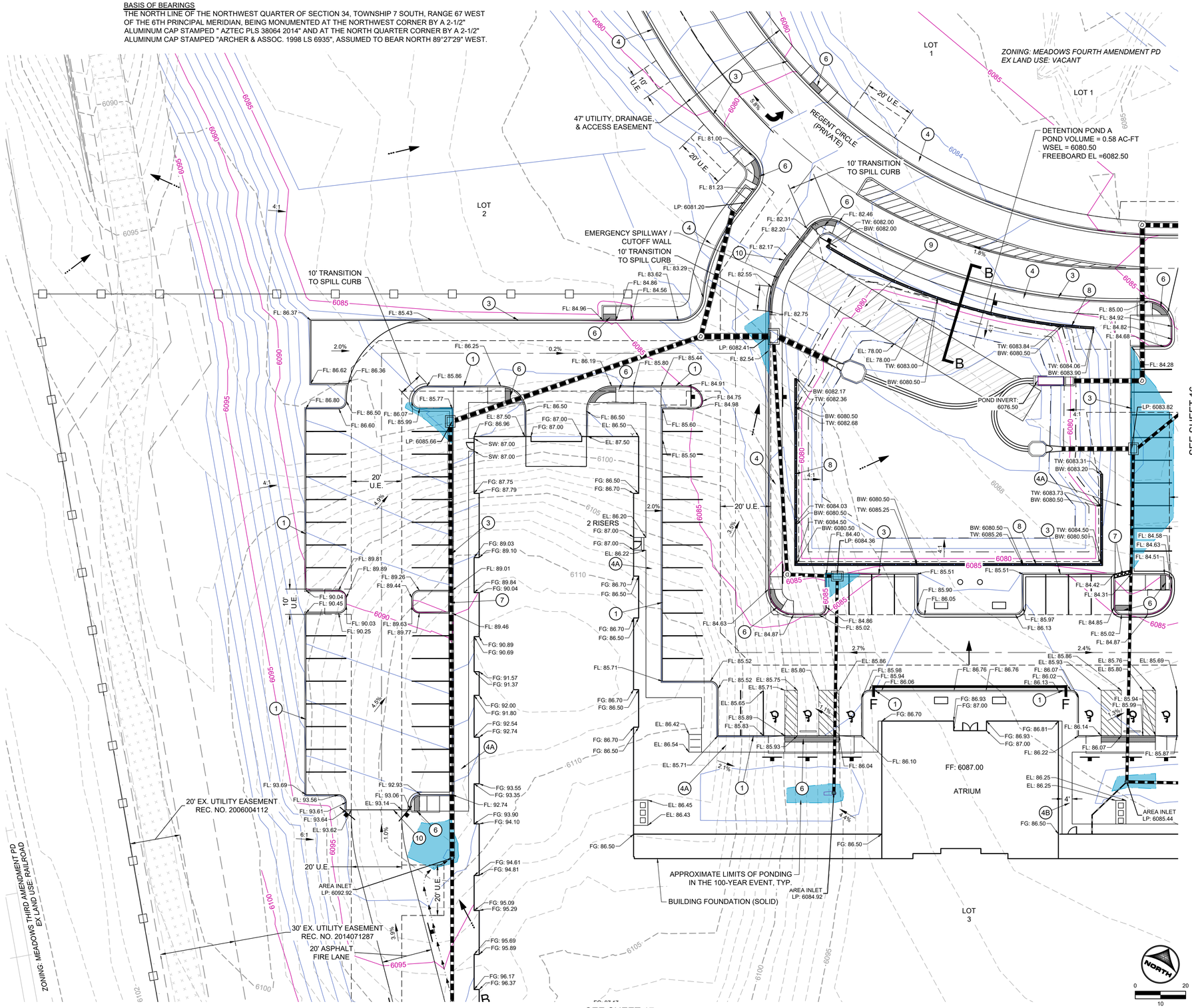
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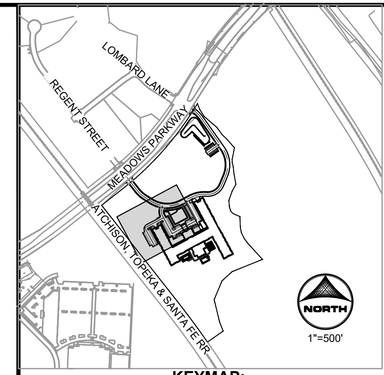
SHEET GR1

14 OF 81

HR GREEN Xrefs: xx-vDsgn: xgt-1-DV01-SDP; xgt-1-ARCH-DV01: xx-dsgn; xc-row; xx-row; xx-util; xx-FEMA; xx-FEMA-original; CRaffinity-export01-DC-SURF-Model; xgt-1-DV01-CD; XG-keymap-CD-DGP; XG-keymap; XG-LineCurve100

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.





KEYMAP:

LEGEND:

PROPERTY BOUNDARY
EASEMENT
SWALE
PROPOSED MAJOR (5')
PROPOSED MINOR (1')
EXISTING MAJOR (5')
EXISTING MINOR (1')
STORM LINE
STORM MANHOLE (D)
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 SLOPE. ALL RAMPS SHALL HAVE A MAXIMUM 8.33% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.
7. 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.
8. THE VALUE 60 PRECEDES ALL TRUNCATED ELEVATIONS.
9. "TW" INDICATES FINISHED GRADE AT TOP OF WALL.
10. "BW" INDICATES FINISHED GRADE AT BOTTOM OF WALL.

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JOB NO:	211400

SHEET GR2

15 OF 81

HR GREEN Xrefs: xv-dsgn; xg-1-ARCH-D-V01; xv-dsgn; xv-row; xv-row; xv-util; xv-FEMA; xv-FEMA-original; CRaffinity-export01-DC-SURF-Model; xg-1-D-V01-CD; XG-keymap-CD-DGP; XG-keymap

SEE SHEET 19

ZONING: MEADOWS FOURTH AMENDMENT PD
EX LAND USE: VACANT

LOT 1

DETENTION POND A
POND VOLUME = 0.58 AC-FT
WSEL = 6080.50
FREEBOARD EL =6082.50

45' UTILITY, DRAINAGE, & ACCESS EASEMENT

HP: 6087.02

PMJM HABITAT BOUNDARY

REGENT CIRCLE (PRIVATE)

20' U.E.

45' UTILITY, DRAINAGE, & ACCESS EASEMENT

HP: 6085.01
10' TRANSITION TO SPILL CURB

POND INVERT: 6076.50

LP: 6083.82

AREA INLET
LP: 6086.11

LOT 3
2 RISERS

20' U.E.

10' U.E.

TRACT E

25' EX. UTILITY EASEMENT
REC. NO. 2005036272

FF: 6087.00

ATRIUM

AREA INLET
LP: 6085.44

AREA INLET
LP: 6085.44

LOT 3

PROPOSED BUILDING COVERAGE
AREA = 76,830 SF

FF: 6087.00

APPROXIMATE LIMITS OF PONDING/FLOW SPREAD IN THE 100-YEAR EVENT, TYP.

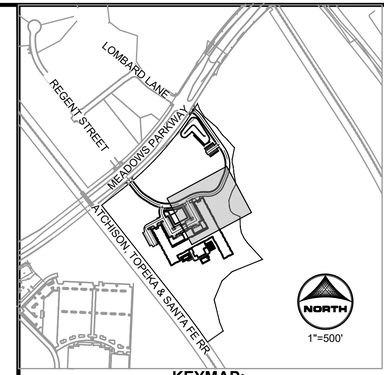
TRACT F

SEE SHEET 15

SEE SHEET 18

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SCALE IS 1" = 20'



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SWALE
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PROPOSED MINOR (1')
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APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

SHEET GR3

HR GREEN Xrefs: xx-dsgn; xgt-1-ARCH-DV01; xx-dsgn; xx-row; xx-row; xx-utl; xx-FEMA; xx-FEMA-original; CRaffinity-export01-DC-SURF-Model; xgt-1-DV01-CD; XG-keymap-CD-DGP; XG-keymap

SEE SHEET 15

SEE SHEET 18

20' EX. UTILITY EASEMENT
REC. NO. 2006004112

ZONING: MEADOWS THIRD AMENDMENT PD
EX LAND USE: RAILROAD

30' EX. UTILITY EASEMENT
REC. NO. 2014071287
20' ASPHALT
FIRE LANE

20' U.E.

10' U.E.

AREA INLET
LP: 6092.92

AREA INLET
LP: 6084.92

AREA INLET
LP: 6094.99

AREA INLET
LP: 6094.76

AREA INLET
LP: 6096.31

AREA INLET
LP: 6095.06

APPROXIMATE LIMITS OF PONDING
IN THE 100-YEAR EVENT, TYP.

BUILDING FOUNDATION (SOLID)

ATRIUM

LOT
3

POOL
AREA

OUTDOOR
PATIO

FF: 6097.67

PICKLEBALL
COURT

DOG PARK

TRACT A

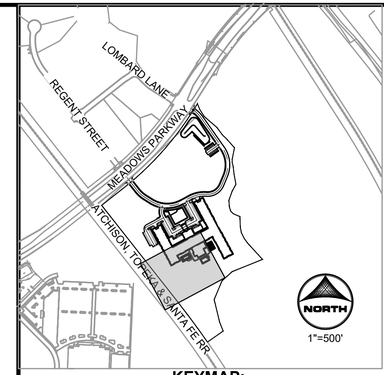
EXISTING
DETENTION
FACILITY

EX. DRAINAGE
EASEMENT REC
NO. 2005036273

ATCHISON, TOPEKA, & SANTA FE RAILROAD
100' ROW

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.

NORTH
0 10 20
SCALE IS 1" = 20'



KEYMAP:

LEGEND:

PROPERTY BOUNDARY
EASEMENT
SWALE
PROPOSED MAJOR (5')
PROPOSED MINOR (1')
EXISTING MAJOR (5')
EXISTING MINOR (1')
STORM LINE
STORM MANHOLE (D)
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 SLOPE. ALL RAMPS SHALL HAVE A MAXIMUM 8.33% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.
7. 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.
8. THE VALUE 60 PRECEDES ALL TRUNCATED ELEVATIONS.
9. "TW" INDICATES FINISHED GRADE AT TOP OF WALL.
10. "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:

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
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DRAWINGS

DETAILED GRADING PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CIDs\01-Detailed_Grading_Plan

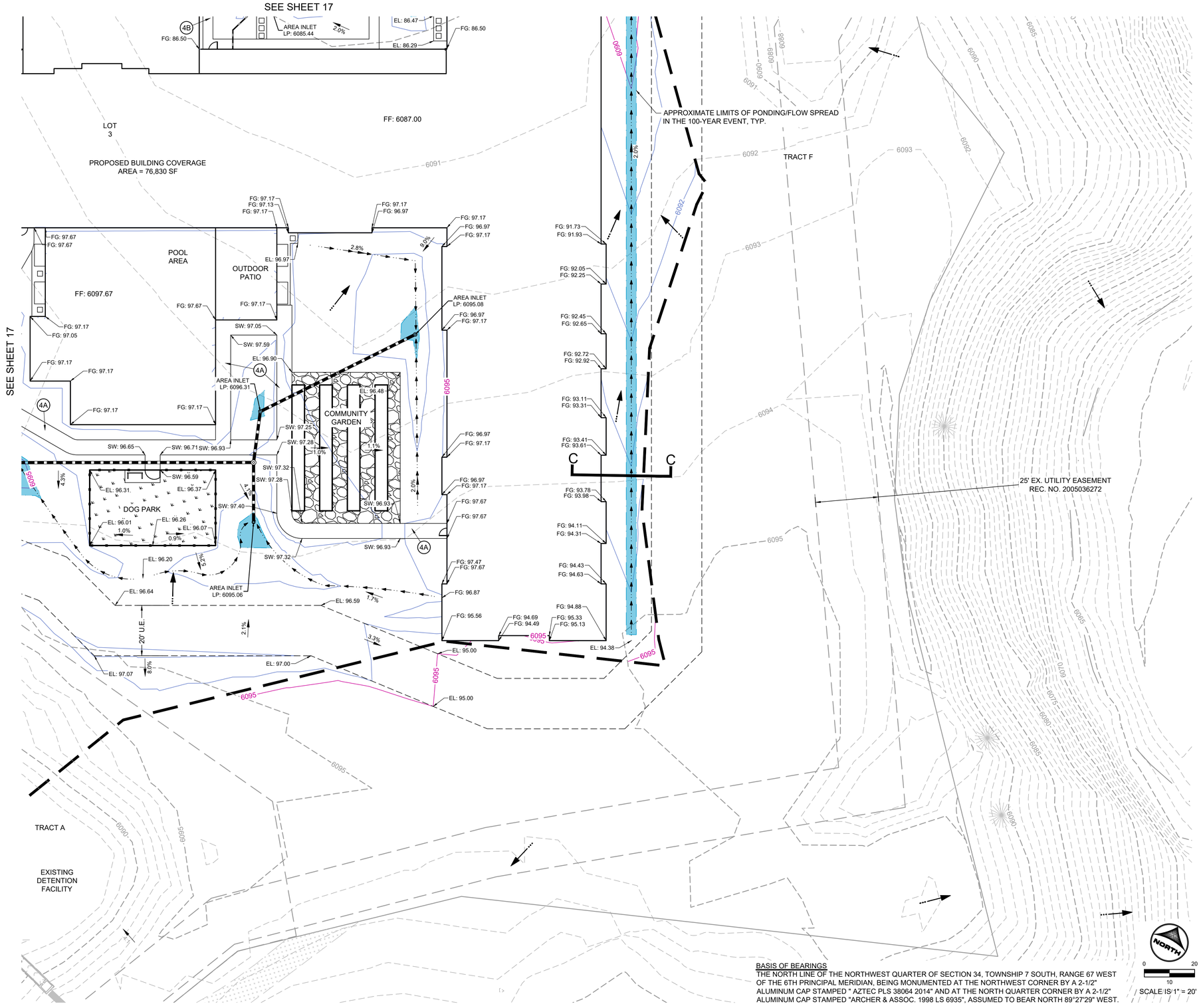
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DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

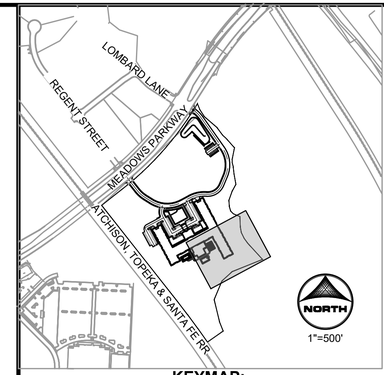
SHEET GR4

17 OF 81

HR GREEN Xrefs: xv-dsgn; xg1-ARCH-DV01; xv-dsgn; xv-row; xv-row; xv-utl; xv-FEMA; xv-FEMA-original; CRaffinity-export01-DC-SURF-Model; xg1-DV01-CD; XG-keymap-CD-DDP; 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.



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

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HRGreen

CONSTRUCTION DRAWINGS
DETAILED GRADING PLAN

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

CAD DATE: 4/4/2023
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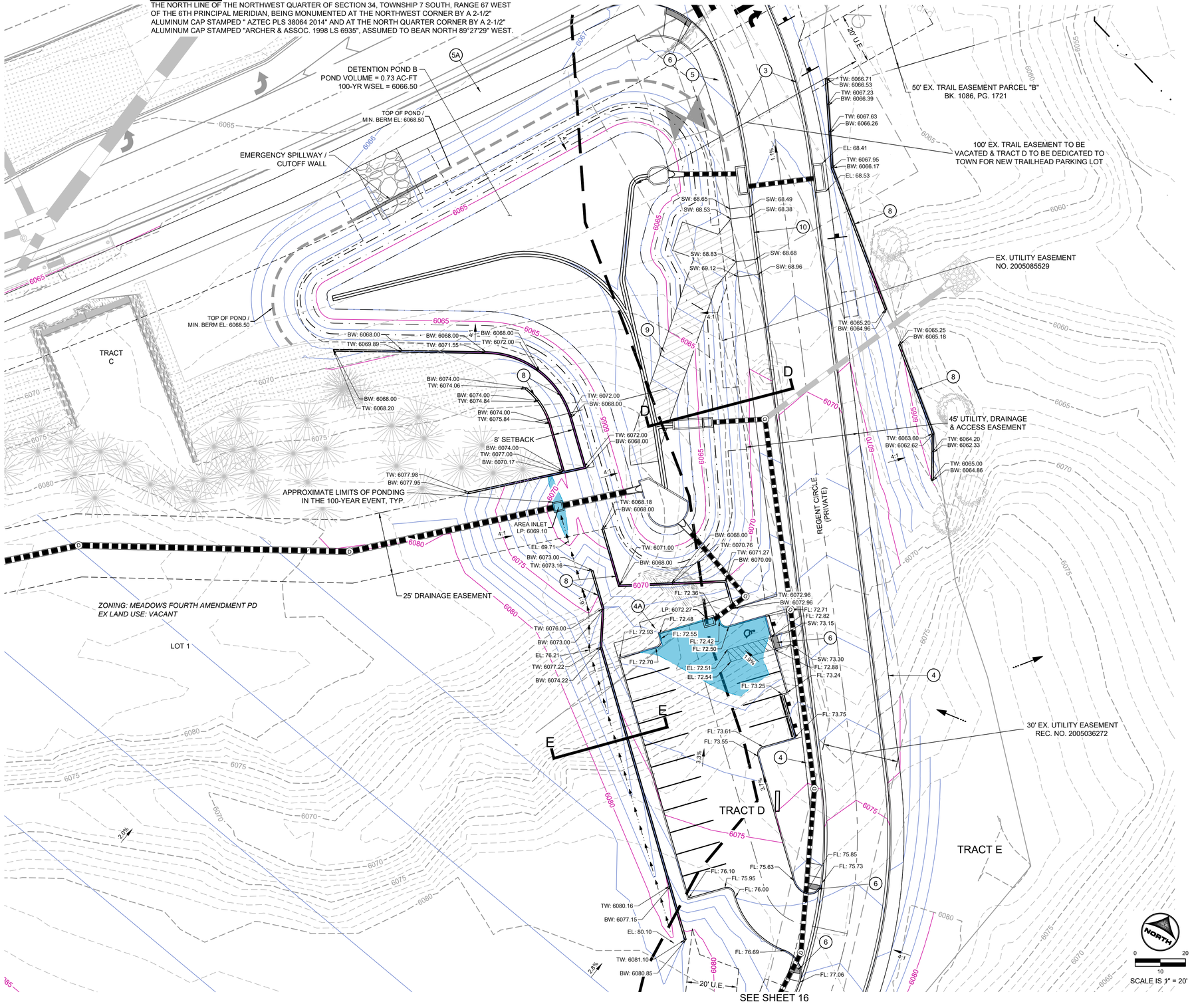
DRAWN BY:	AMC
APPROVED:	AJZ
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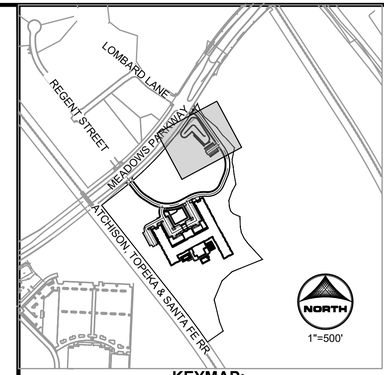
SHEET GR5

18 OF 81

HR GREEN X-refs: xv-dwgn: xg\1-ARCH-DV01; xc-dwgn: xc-row; xv-ut\ft; xv-FEMA; xv-FEMA-original; CRaffinity-export01-DC-SURF-Model: xg\1-DV01-CD; XG-keymap-CD-DGP; XG-keymap

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CONSTRUCTION DRAWINGS
DETAILED GRADING PLAN

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

CAD DATE: 4/4/2023
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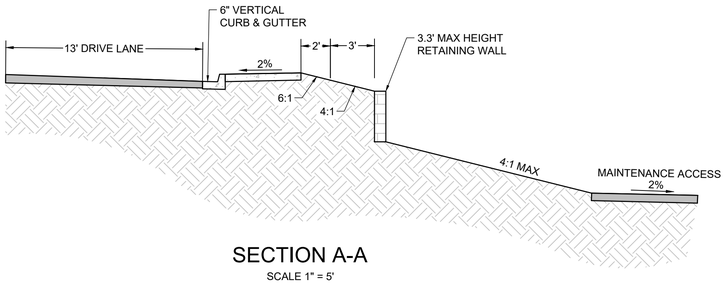
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APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

SCALE IS 1" = 20'

SHEET GR6

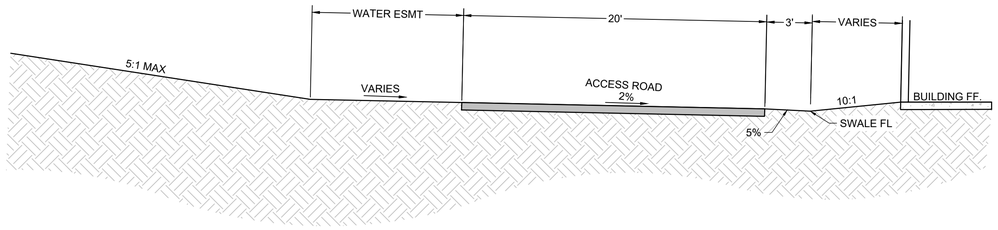
19 OF 81

HR GREEN Xrefs: xv-rdsgn; xgr-1-ARCH-DV01; xv-rdsgn; xgr-1-ARCH-DV01; xv-dsgn; xv-rvw; xv-utlt; xv-FEMA; xv-FEMA-original; CRaffinity-export01-DC-SURF-Model; xgr-1-DV01-CD; XG-keymap-CD-DGP; XG-keymap



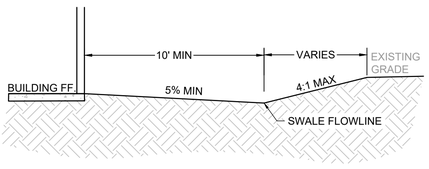
SECTION A-A

SCALE 1" = 5'



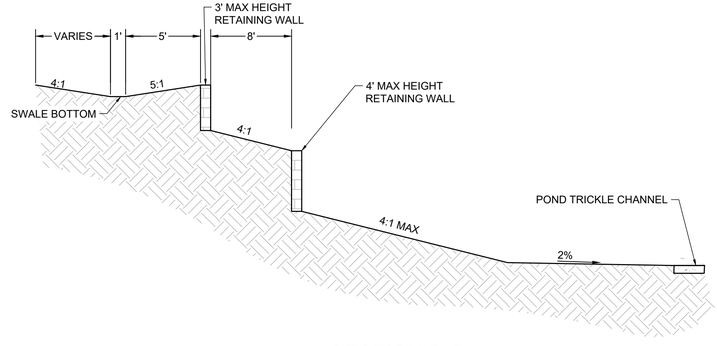
SECTION B-B

SCALE 1" = 5'



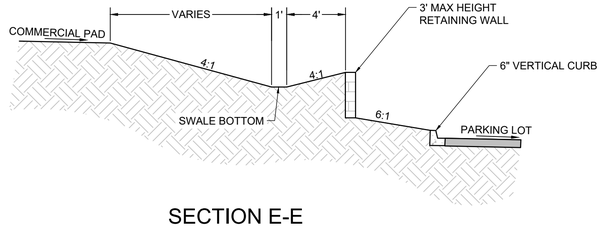
SECTION C-C

SCALE 1" = 5'



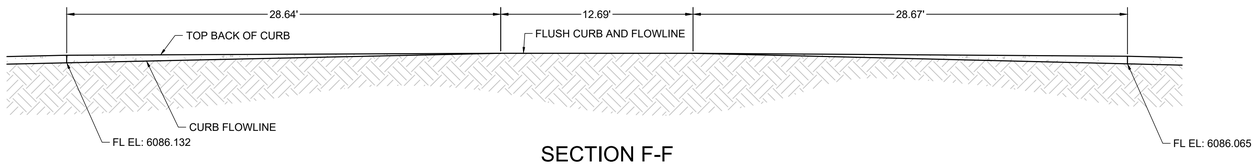
SECTION D-D

SCALE 1" = 5'



SECTION E-E

SCALE 1" = 5'



SECTION F-F

SCALE 1" = 5'

NORTH

0 400

200

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HRGreen

CONSTRUCTION DRAWINGS
GRADING CROSS-SECTIONS

AFFINITY AT CASTLE ROCK
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CASTLE ROCK, COLORADO

CAD DATE: 4/4/2023
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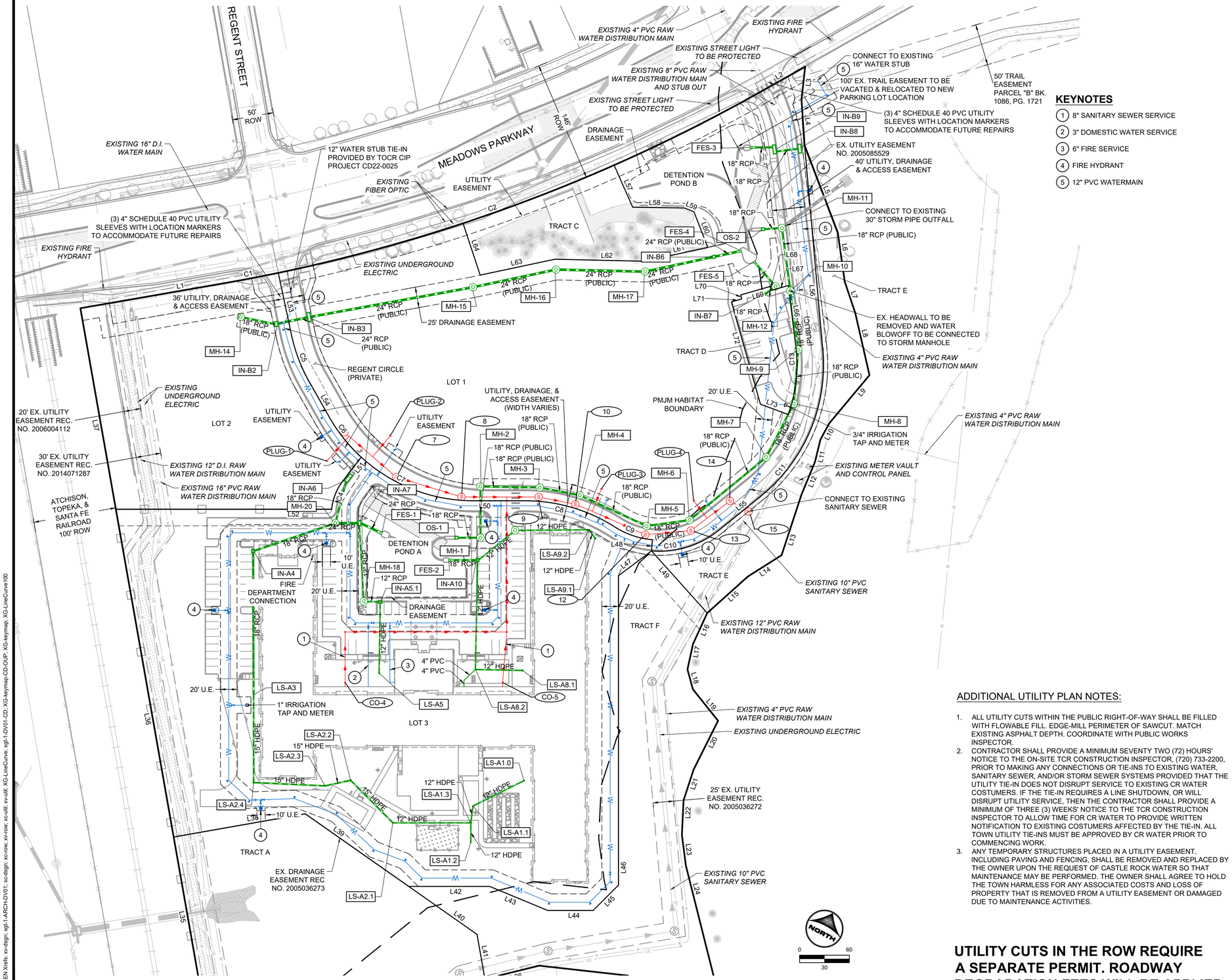
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SHEET CS

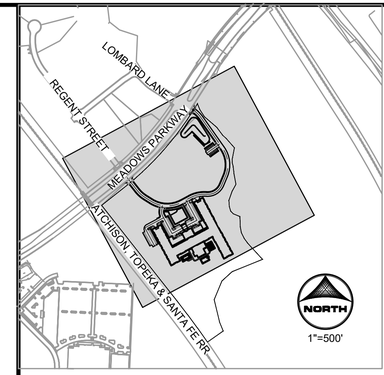
20 OF 81

HR GREEN Xrefs: xgl-1-DV01-CD



KEYNOTES

1. 8" SANITARY SEWER SERVICE
2. 3" DOMESTIC WATER SERVICE
3. 6" FIRE SERVICE
4. FIRE HYDRANT
5. 12" PVC WATERMAIN



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 (D)
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER
- PR. WATERMAIN (W)
- EX. STORM MANHOLE (D)
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. THRUST BLOCK
- PR. WATER METER
- TRANSFORMER
- 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 COSTUMERS. 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 COSTUMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
3. ANY TEMPORARY STRUCTURES PLACED IN A UTILITY EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF CASTLE ROCK WATER SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY ASSOCIATED COSTS AND LOSS OF PROPERTY THAT IS REMOVED FROM A UTILITY EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES.

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

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
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.275.1057
HRGreen

CONSTRUCTION DRAWINGS
GENERAL UTILITY PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CtDs\01-General_Utility_Plan

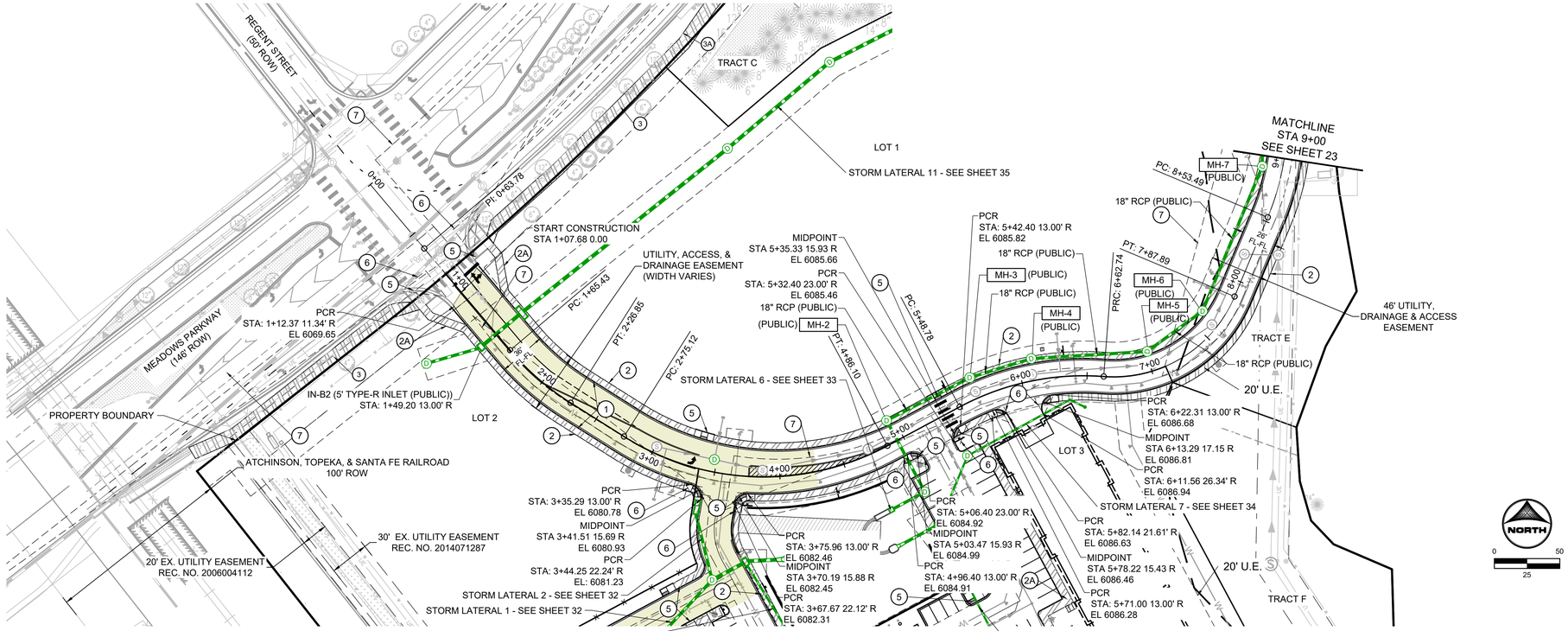
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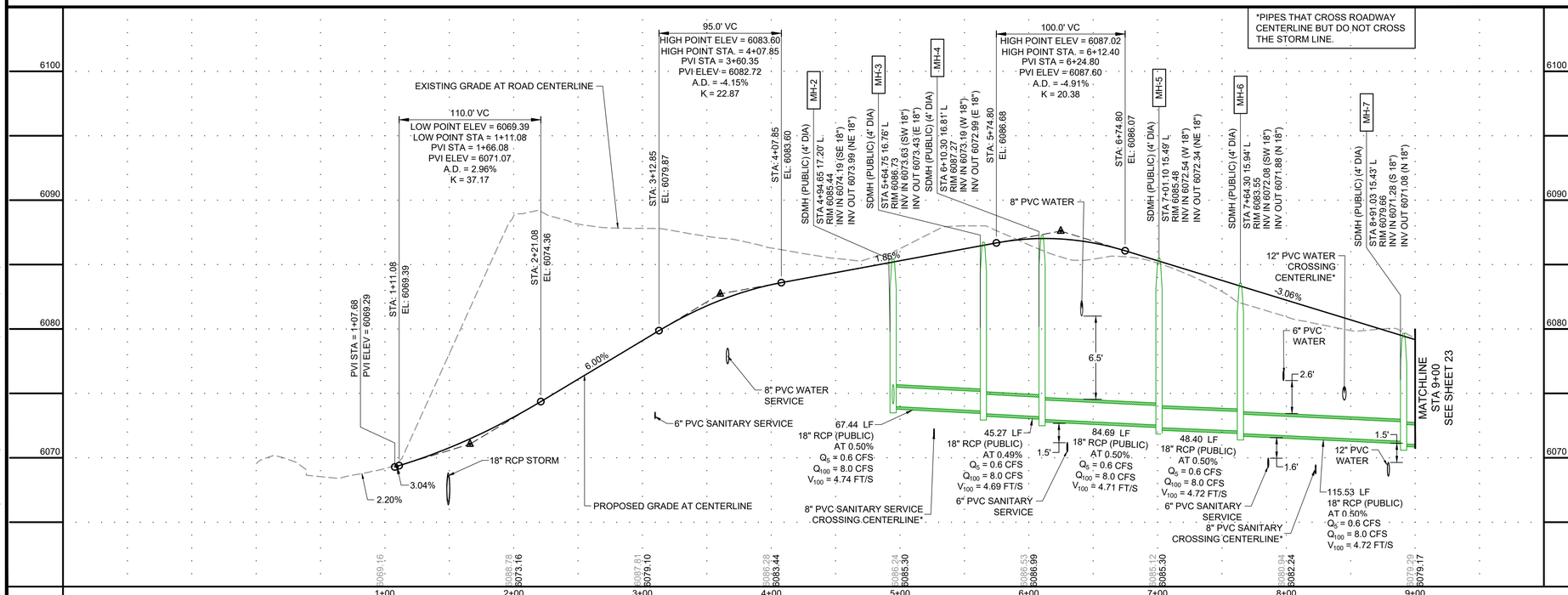
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

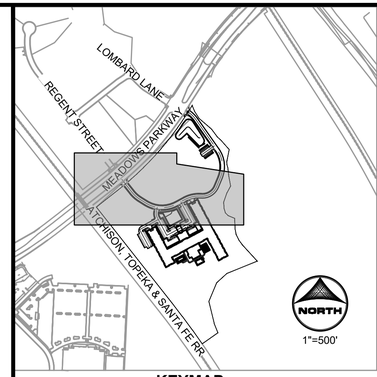
SHEET UT1

21 OF 81

HR GREEN Xrefs: xv-dsgn: xgl-1-ARCH-DV01 ; xc-dsgn: xc-vow: xv-vow: xv-utE: xv-utE: XG-LineCurve: xgl-1-DV01-CD: XG-keyman-CD-OUP: XG-keyman: XG-LineCurve100







KEYMAP:

CONSTRUCTION NOTES:

1. ALL ROADWAY CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "TRANSPORTATION DESIGN CRITERIA MANUAL," LATEST REVISION.
2. ALL STREETS INTERNAL TO THE SITE ARE PRIVATE.
3. REFER TO SHEET 2 FOR GENERAL NOTES.
4. REFER TO SHEET 3 FOR TYPICAL SECTIONS.
5. REFER TO HORIZONTAL CONTROL PLAN (SHEET 5) FOR CENTERLINE DIMENSIONS AND EXISTING AND PROPOSED EASEMENT INFORMATION.
6. REFER TO SITE DETAILS SHEETS 37-38.
7. REFER TO SIGNAGE AND STRIPING PLANS ON SHEET 36.
8. ALL DIMENSIONS ARE TO FLOWLINE, EXCEPT PROFILES, WHICH ARE CENTERLINE DIMENSIONS, UNLESS OTHERWISE NOTED.
9. 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 (D)
- PROPOSED STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE (D)
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE (S)
- WATER PIPE (W)
- SOIL TYPES 2 AND 4 ASPHALT SECTION (SEE DETAIL SHEET 3)

KEYNOTES

1. VERITCAL SPILL CURB & GUTTER (SEE DETAIL SHEET37)
2. 5' SIDEWALK
2A. 6' SIDEWALK
3. 8' SIDEWALK
3A. 10' SIDEWALK
4. 8' CROSSPAN (TOCR DETAIL CG-9)
5. ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
6. SAFETY TRIANGLES
7. 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

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SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
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HRGreen

CONSTRUCTION DRAWINGS
ROADWAY PLAN & PROFILE - REGENT CIRCLE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\DwgsIC\CDs\01-RD_P&P

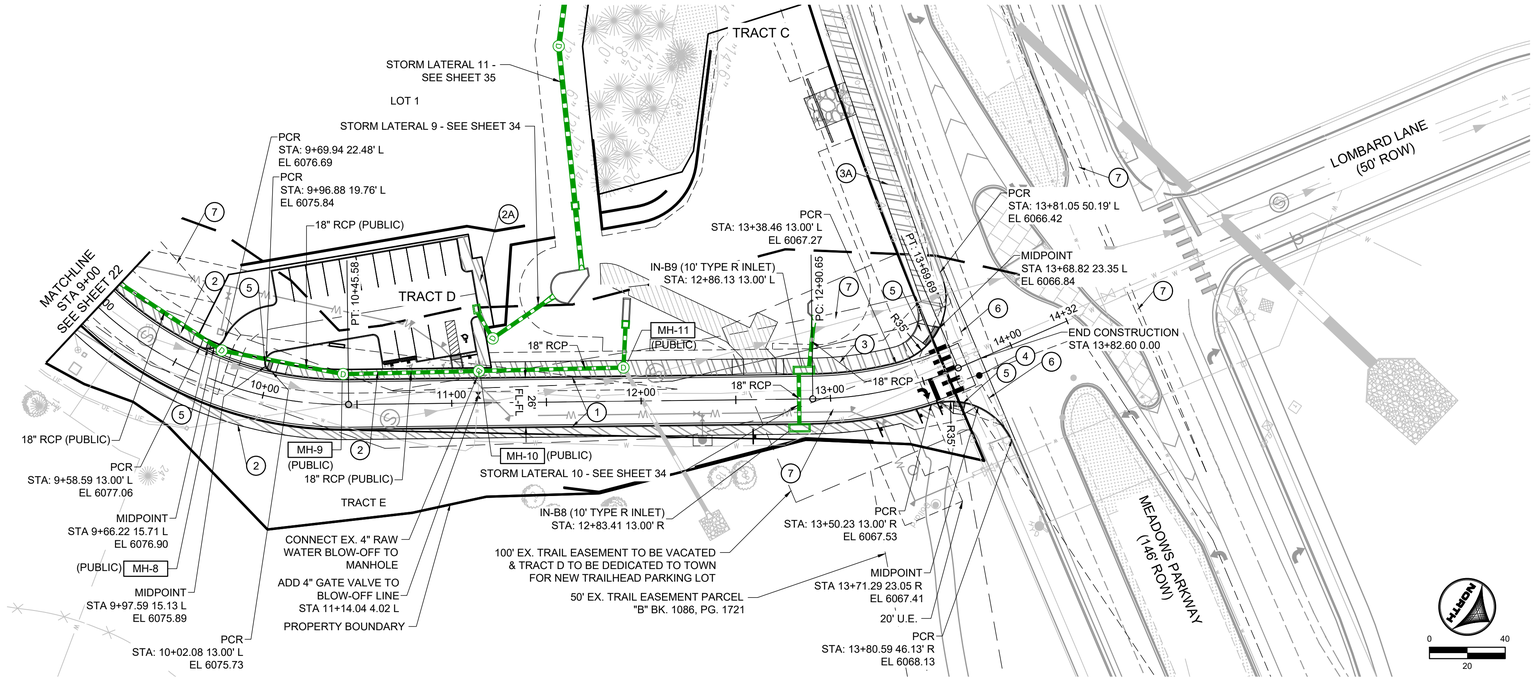
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DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

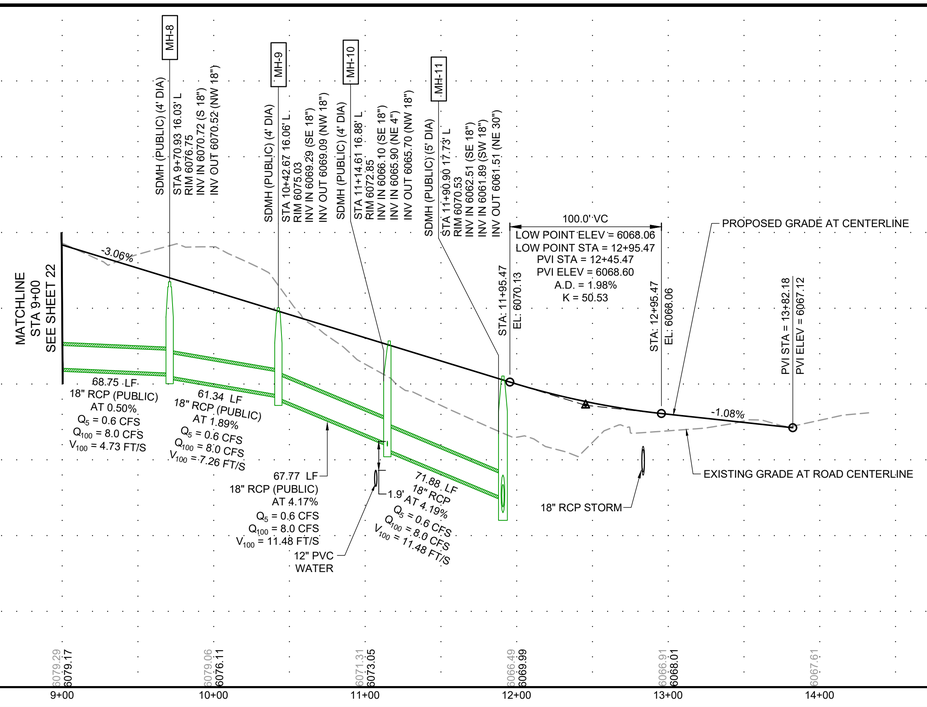
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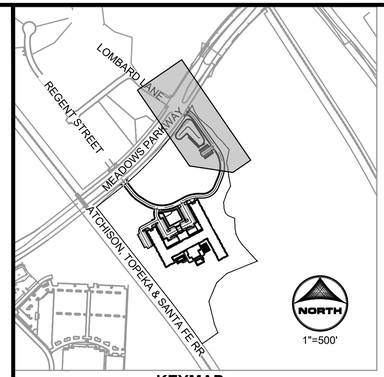
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HR GREEN Xrefs: xc-util; xc-dsgn; xv-row; xv-dsgn; xv-util; 01-KEYMAP-CD-roadway-p&p; XG-keymap; xg-1-CV01-CD; xv-row



REGENT CIRCLE (PRIVATE)





KEYMAP:

CONSTRUCTION NOTES:

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CONSTRUCTION LEGEND:

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- PROPOSED STORM MANHOLE (D)
- PROPOSED STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE (D)
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE (S)
- WATER PIPE (W)
- SOIL TYPES 2 AND 4 ASPHALT SECTION (SEE DETAIL SHEET 3)

KEYNOTES

1. VERITCAL SPILL CURB & GUTTER (SEE DETAIL SHEET37)
2. 5' SIDEWALK
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3. 8' SIDEWALK
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5. ACCESSIBLE CURB RAMP (SEE DETAILS SHEET 38)
6. SAFETY TRIANGLES
7. 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

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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
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
ROADWAY PLAN & PROFILE - REGENT CIRCLE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\Cds01-RD_P&P

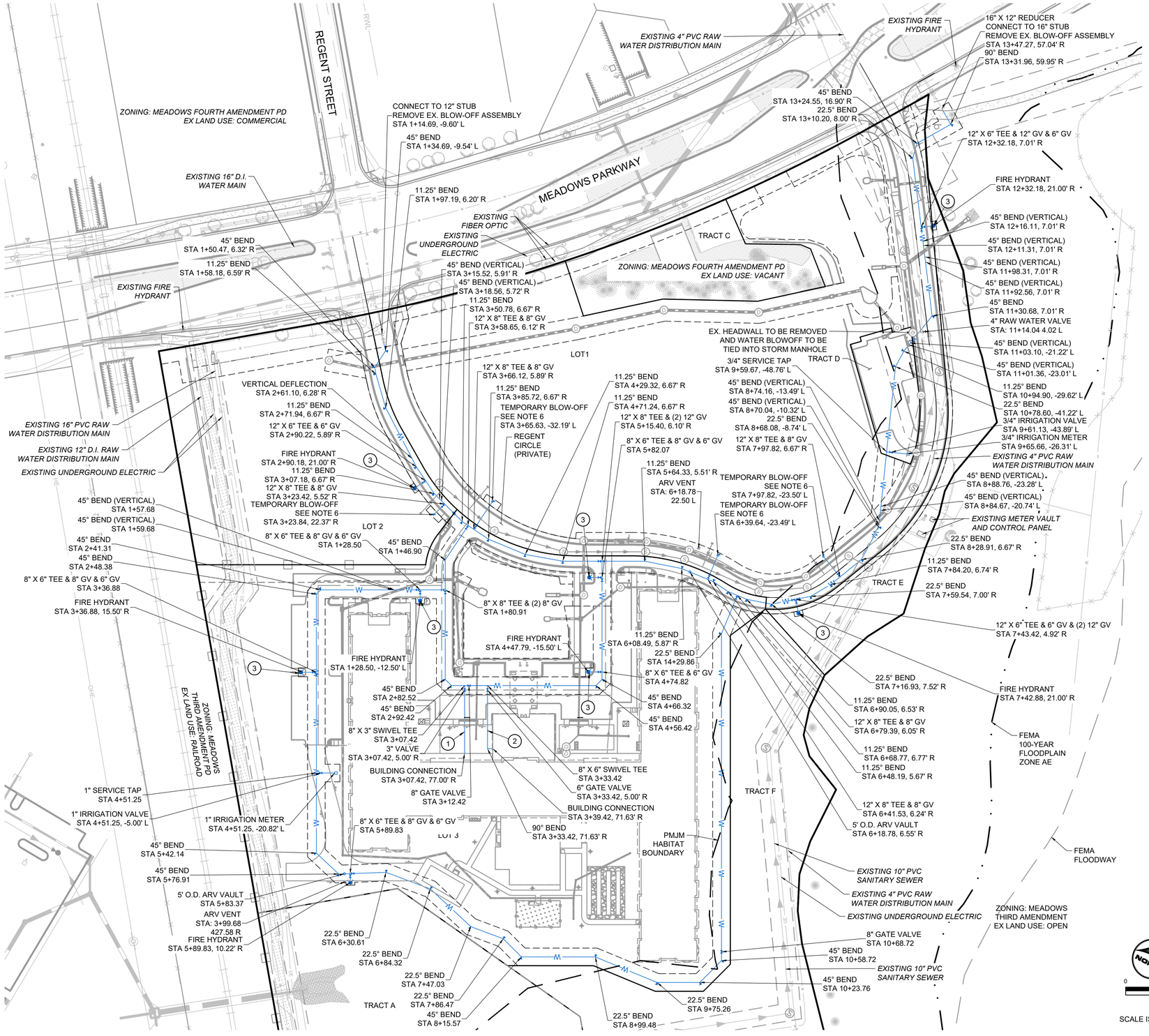
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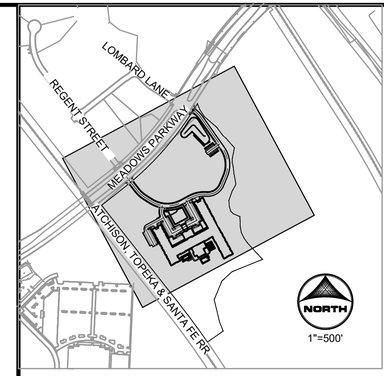
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

SHEET RD2

23 OF 81

HR GREEN Xrefs: xc-utlt; xc-dsgn; xc-row; xv-dsgn; xv-utlt; 01-KEYMAP-CD-roadway-p&p; XG-keymap; xg1-01V01-CD; xv-row





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

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- PR. WATERMAIN — W
- EX. WATERMAIN — W
- EX. FIRE HYDRANT
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. THRUST BLOCK
- PR. WATER METER
- PR. IRRIGATION METER
- PR. BLOWOFF VALVE

KEYNOTES

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

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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

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
OVERALL WATER PLAN

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Overall-Water-Plan

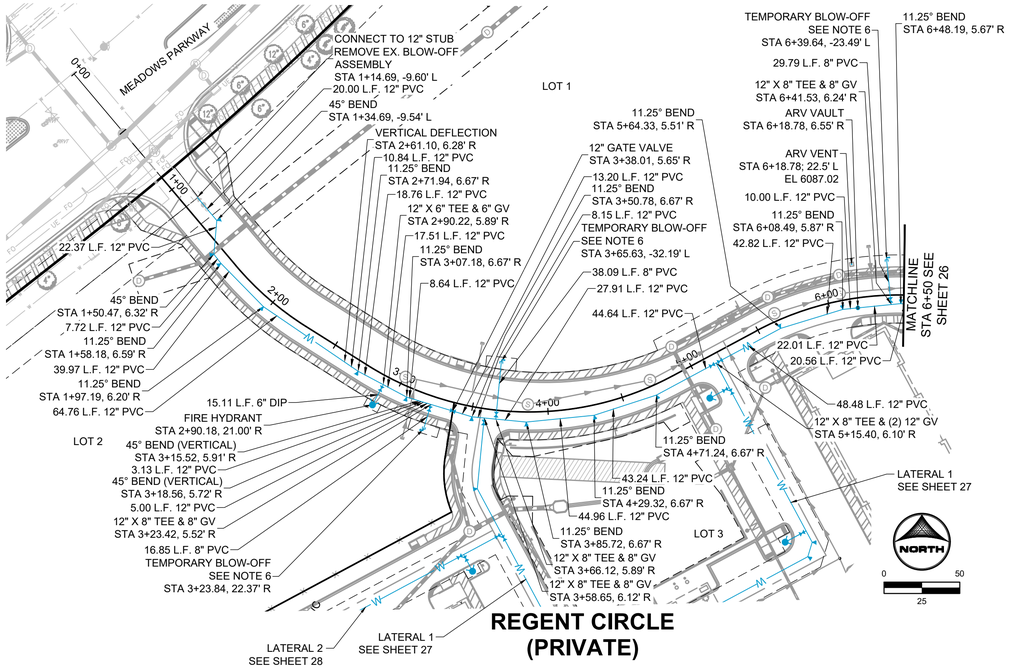
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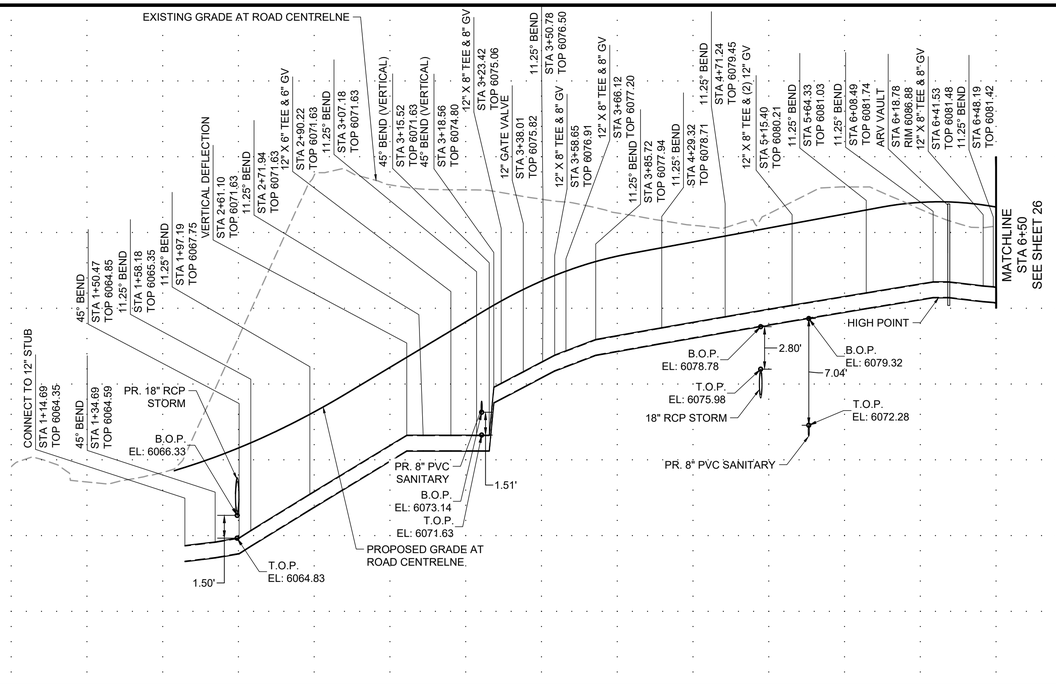
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JOB NO:	211400

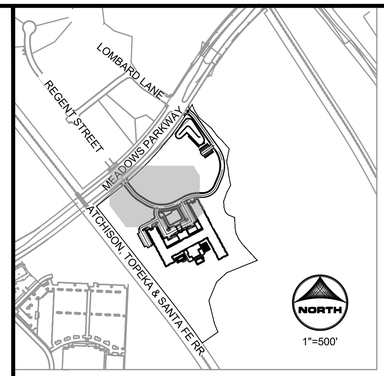
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24 OF 81

HR GREEN Xrefs: xv-dsgn; xg-1-ARCH-CV01; xv-dsgn; xc-row; xv-row; xc-dtl; xv-dtl; XG-LineCurve; xg-1-CV01-CD; xv-FEMA; xv-FEMA-original; XG-keymap-OWP; XG-keymap







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 .

CONSTRUCTION LEGEND:

- EASEMENT
- PROPOSED WATER
- 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

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

TOWN OF CASTLE ROCK APPROVAL
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5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
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HRGreen

CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-WTR_P&P-Regent

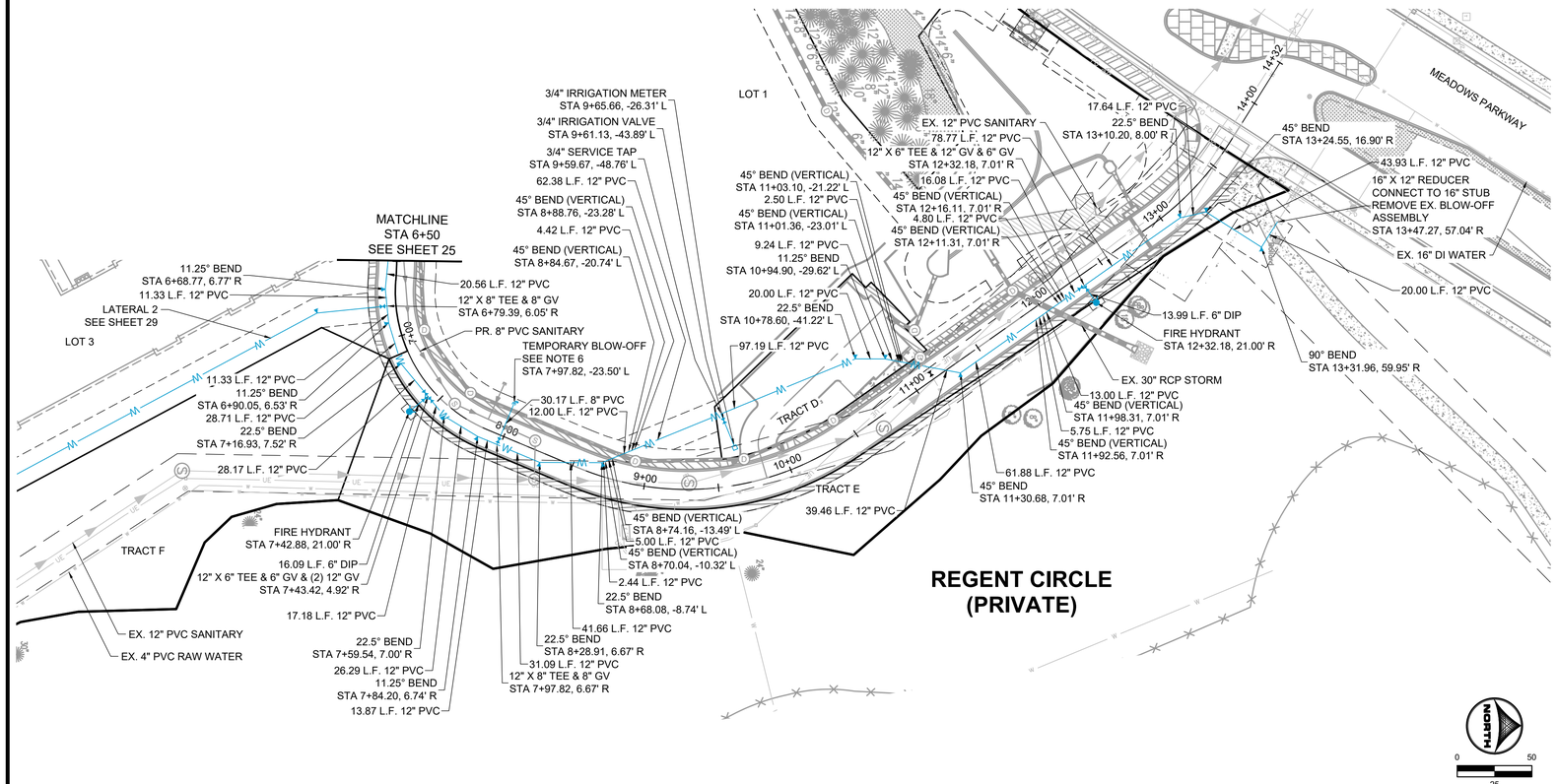
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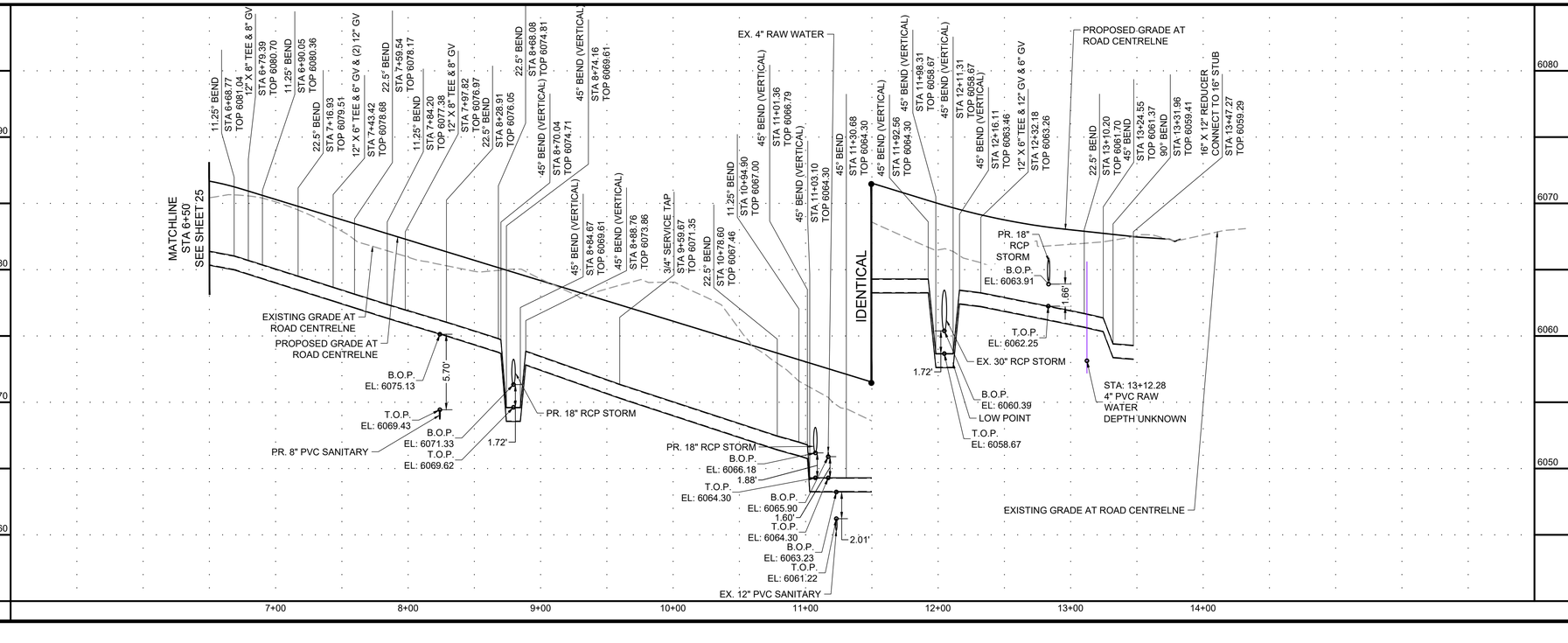
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APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

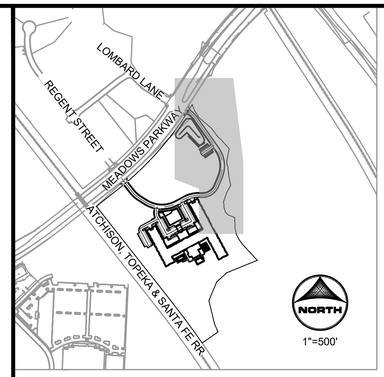
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25 OF 81

HR GREEN Xrefs: xc-dsgn: xc-cnw: xc-utl: xv-dsgn: xv-cnw: xv-utl: 01-KEYMAP-CD-water-p&p; xgl-1-DV01-CD; xgl-1-ARCH-DV01; XG-keymap







KEYMAP:

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CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

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

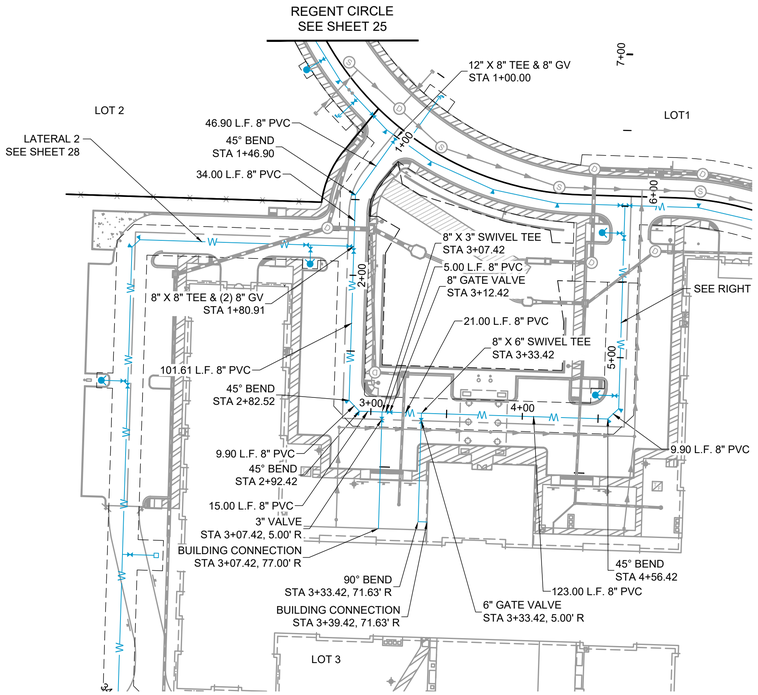
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DRAWN BY:	STM
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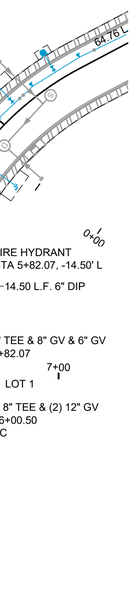
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SHEET WT3

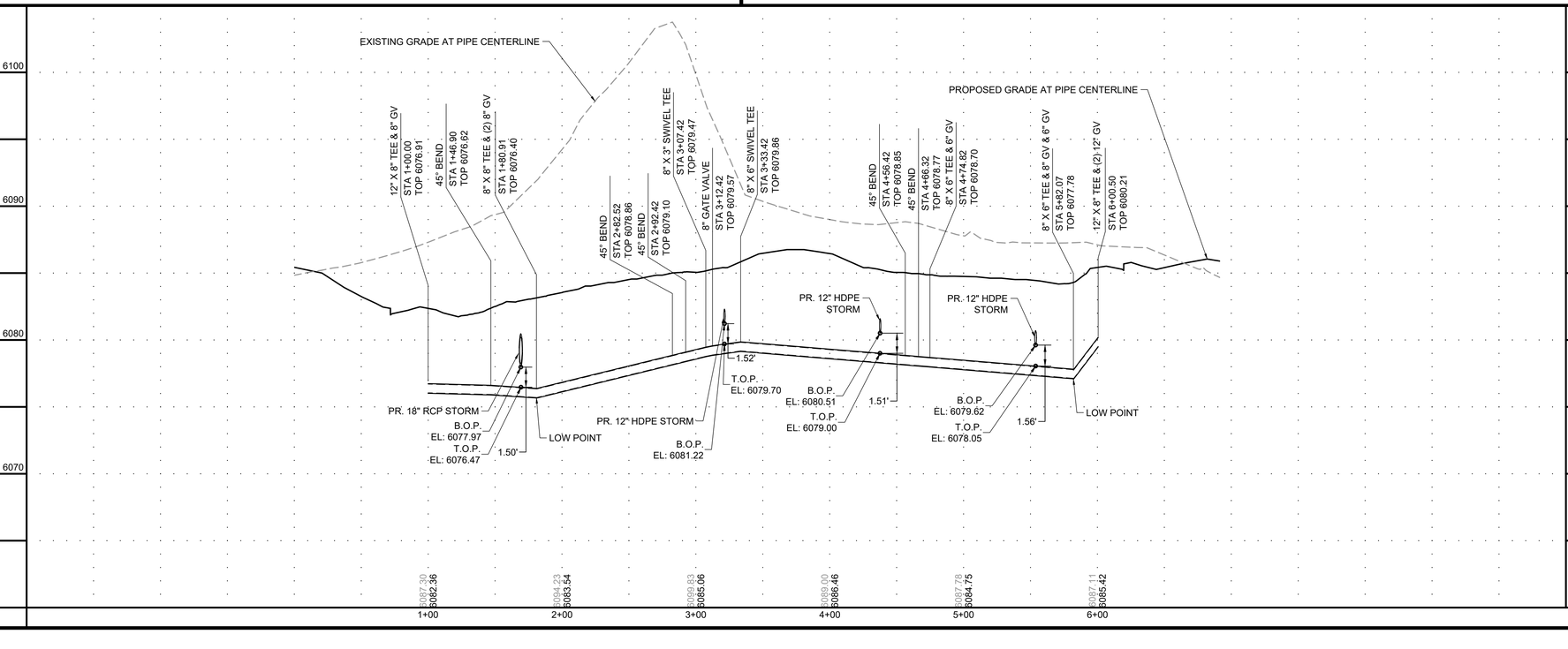
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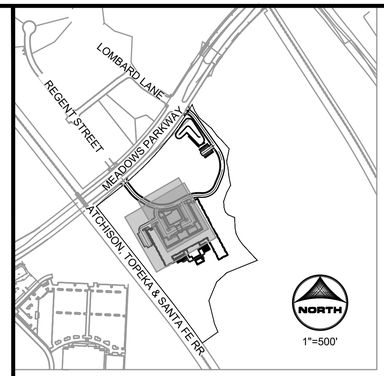


WATER LATERAL 1



WATER LATERAL 1





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 .

CONSTRUCTION LEGEND:

EASEMENT
PROPOSED WATER
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

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

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\Cds\01-WTR_P&P-LAT1

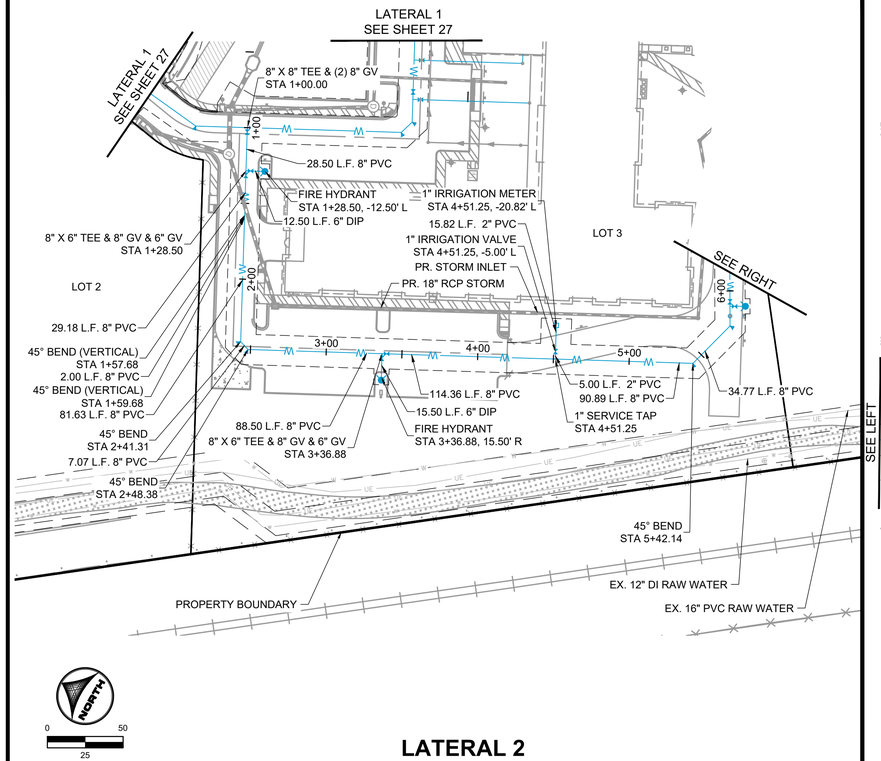
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DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	1/26/2023
JOB NO:	211400

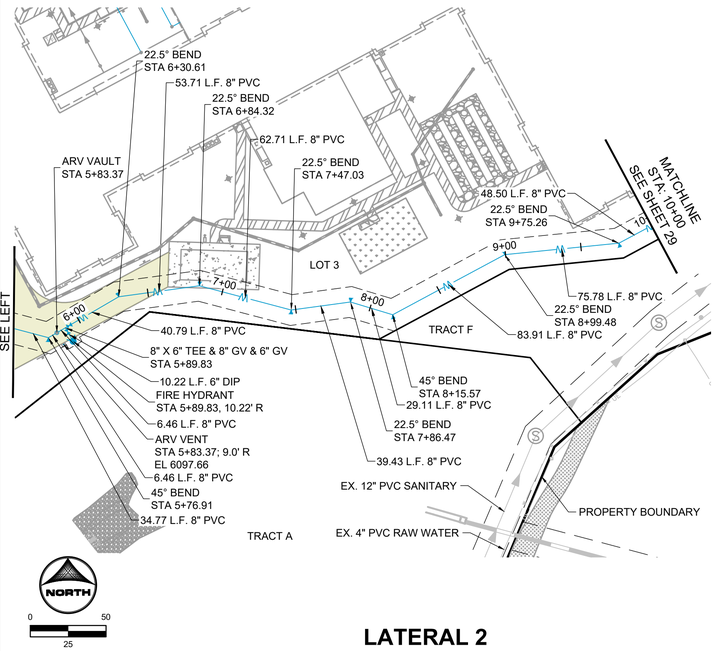
SHEET WT4

27 OF 81

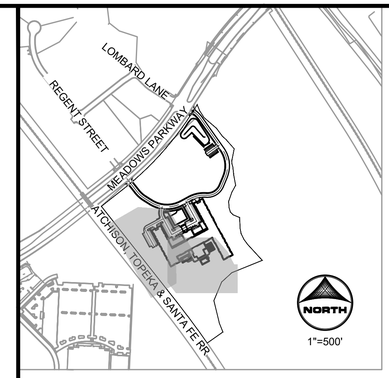
HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xv-dsgn; xv-row; xv-util; 01-KEYMAP-CDwater-p&p; xgl-1-DV01-CD; XG-keymap



LATERAL 2



LATERAL 2



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 .

CONSTRUCTION LEGEND:

- EASEMENT
- PROPOSED WATER
- 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

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

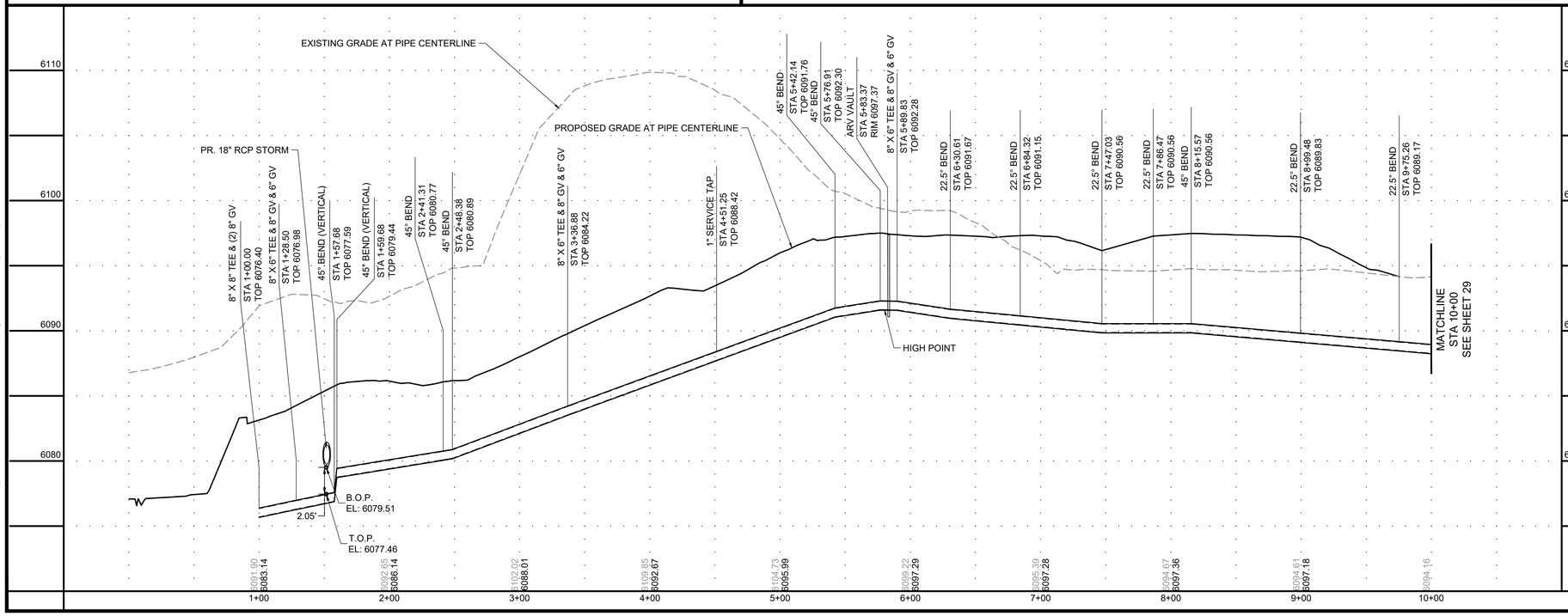
APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

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FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC



NO.	DATE	BY	REVISION DESCRIPTION

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SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\Cds\01-WTR_P&P-LAT2

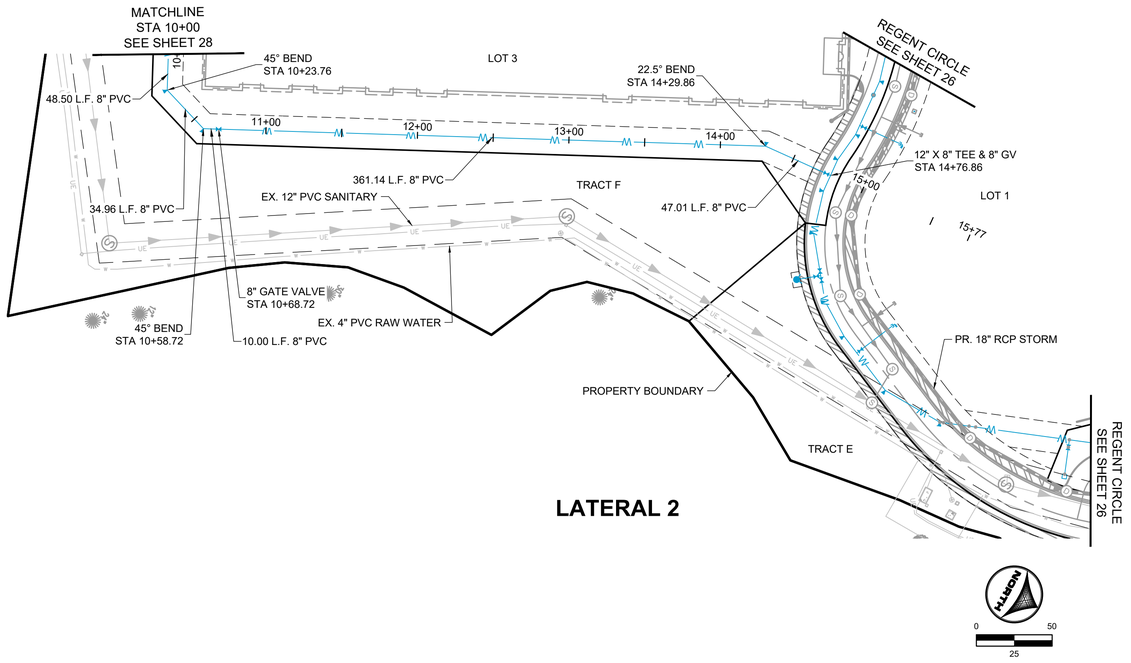
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DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

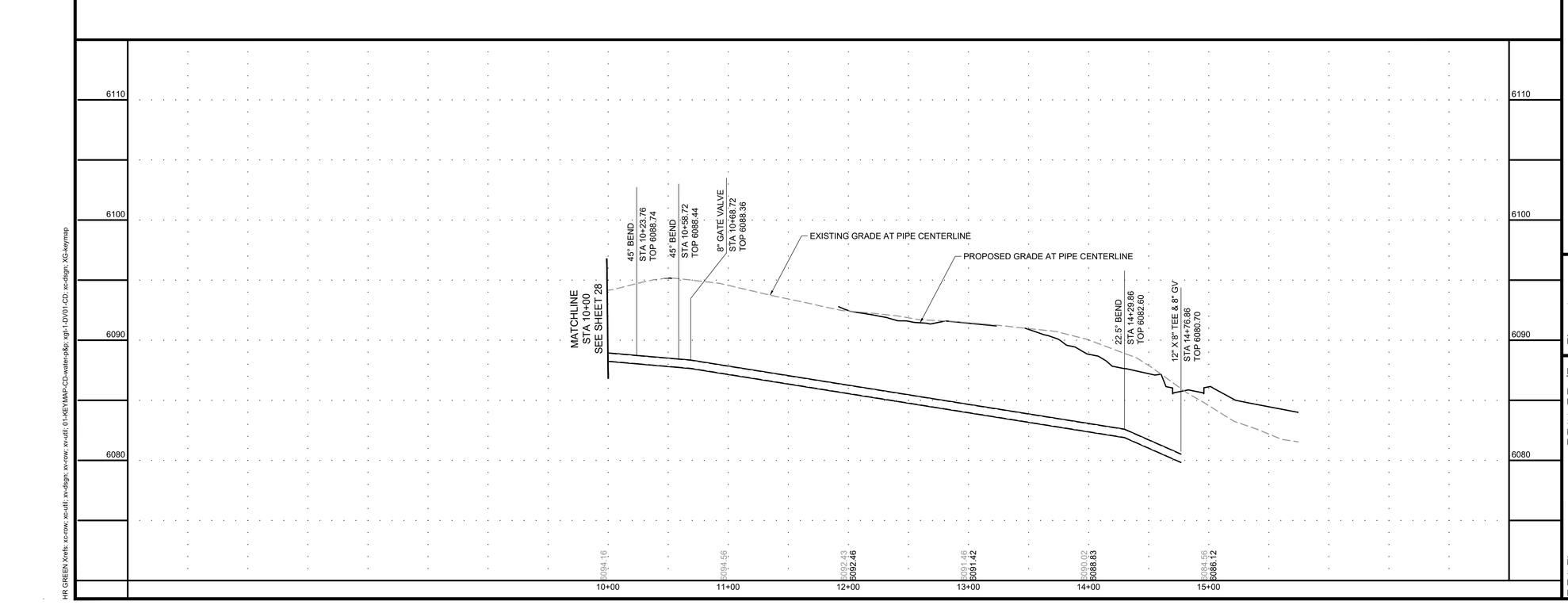
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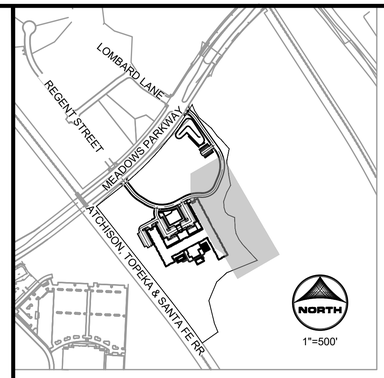
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HR GREEN Xrefs: xc-row; xv-cull; xv-dsgn; xv-row; xv-util; 01-KEYMAP-CD-water-pdp; xgl-1-DV01-CD; xc-dsgn; XG-keymap



LATERAL 2





KEYMAP:

CONSTRUCTION NOTES:

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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.
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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 .

CONSTRUCTION LEGEND:

- EASEMENT
- PROPOSED WATER
- 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

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

TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES DATE

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SUITE 950
DENVER CO 80111
PHONE: 720.602.4998
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\DwgsIC\Cds\01-WTR_P&P-LAT2

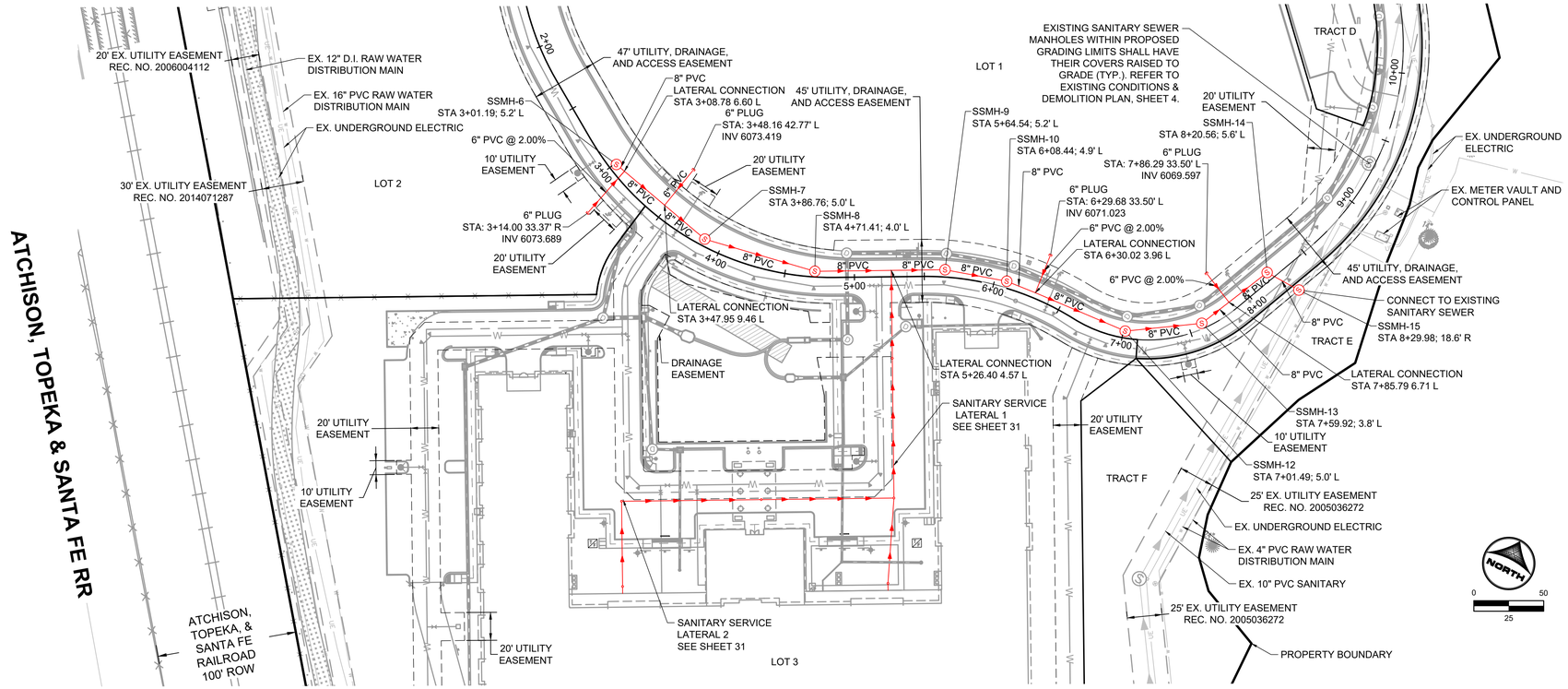
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APPROVED:	AJZ
JOB DATE:	3/29/2023
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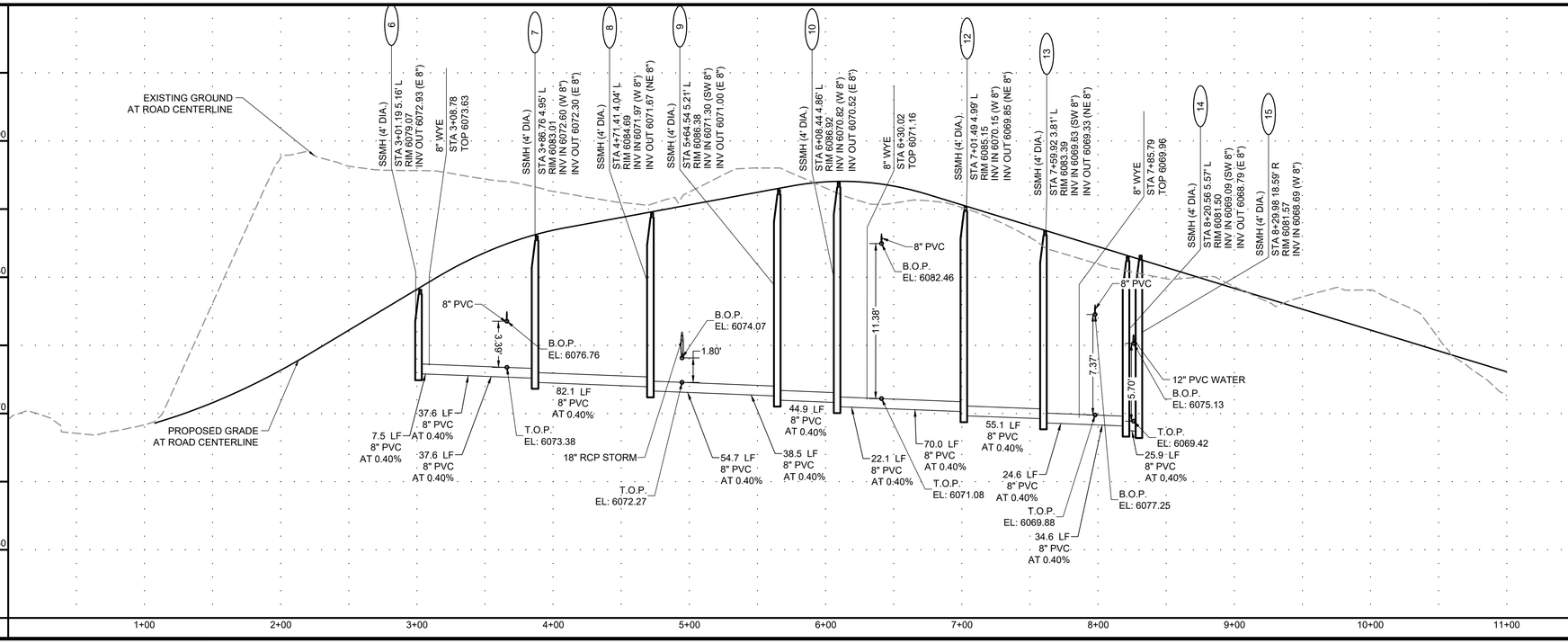
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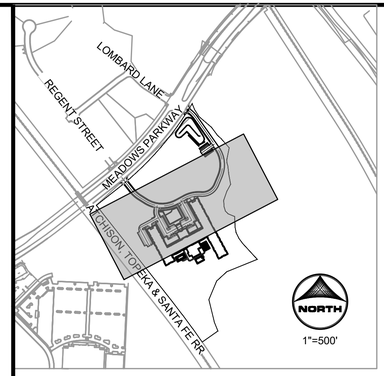
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HR GREEN Xrefs: xc-row; xx-cult; xv-dsgn; xv-row; xx-util; 01-KEYMAP-CD-water-p&p; xgf-1-DV01-CD; xc-dsgn; XG-keymap



REGENT CIRCLE (PRIVATE)





KEYMAP:

CONSTRUCTION NOTES:

1. ALL SANITARY SEWER CONSTRUCTION WILL CONFORM TO TOWN OF CASTLE ROCK "WASTEWATER COLLECTION 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 PLAN (SHEET 5) FOR EXISTING AND PROPOSED EASEMENTS.
5. REFER TO UTILITY DETAILS SHEETS 39-43.
6. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.

CONSTRUCTION LEGEND:

- EASEMENT
- PROPOSED WATER
- 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

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FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

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DENVER CO 80111
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HRGreen

CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE

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

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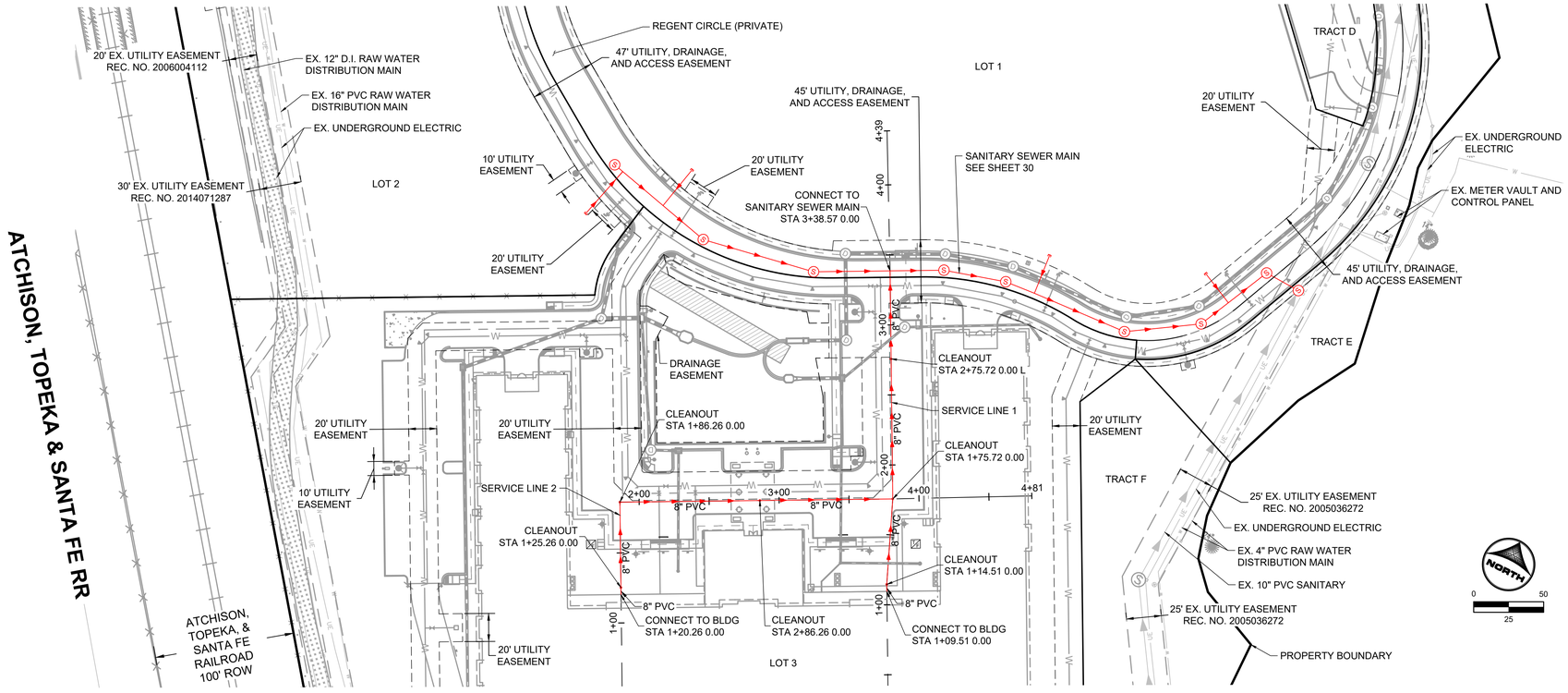
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JOB DATE:	3/29/2023
JOB NO:	211400

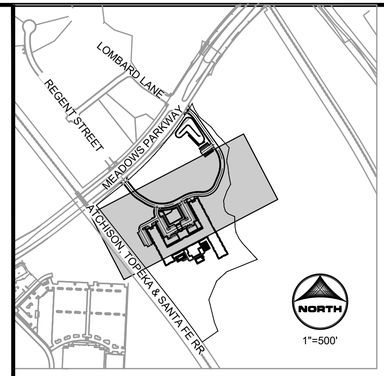
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SHEET SS1

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HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xx-dsgn; xx-row; xx-util; xgr-1-DV01-CD; xgr-1-ARCH-DV01; 01-KEYMAP-CD-sanitary-p&p; XG-keymap





KEYMAP:

CONSTRUCTION NOTES:

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CONSTRUCTION LEGEND:

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SANITARY SEWER PLAN & PROFILE

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CASTLE ROCK, COLORADO

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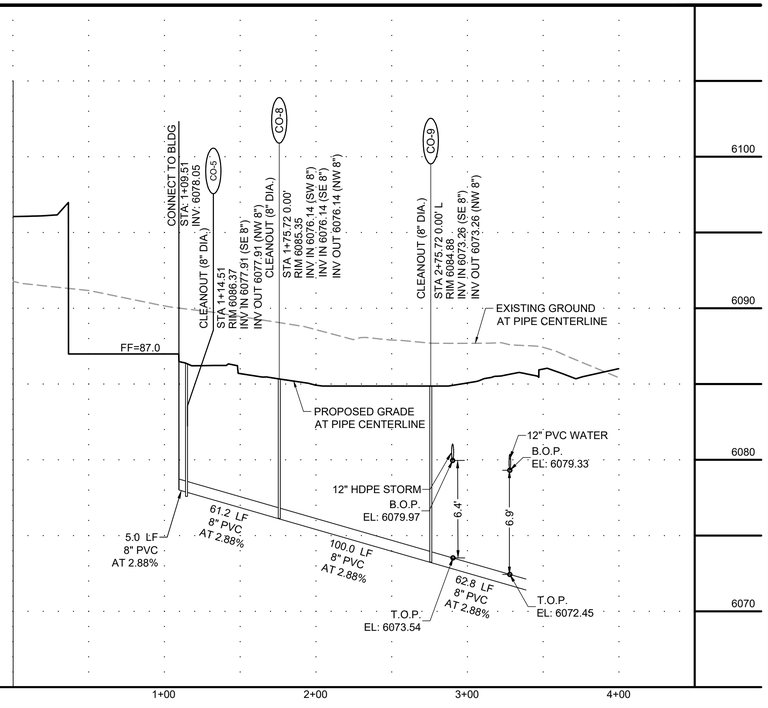
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APPROVED:	AJZ
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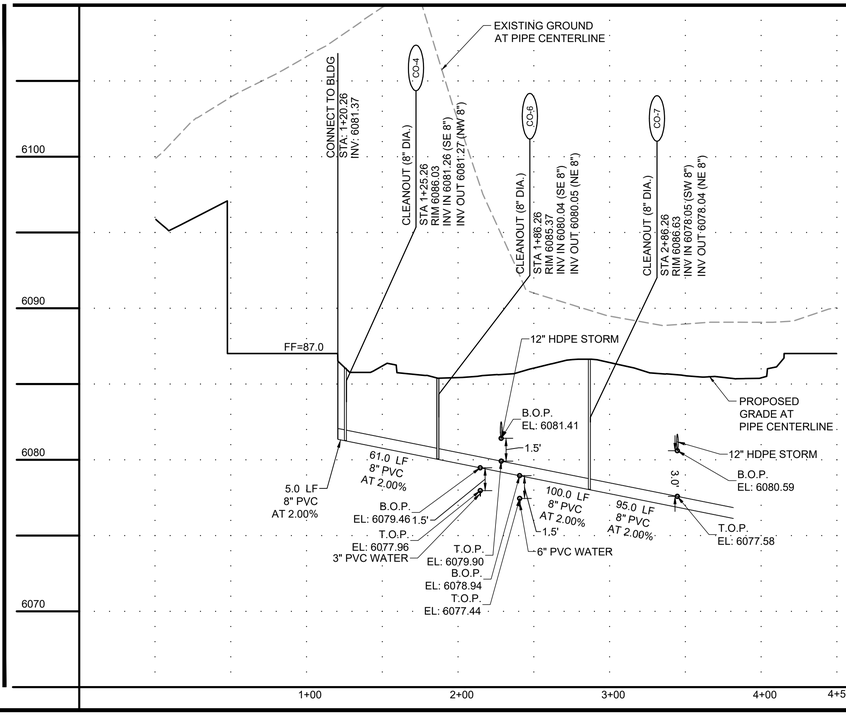
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31 OF 81

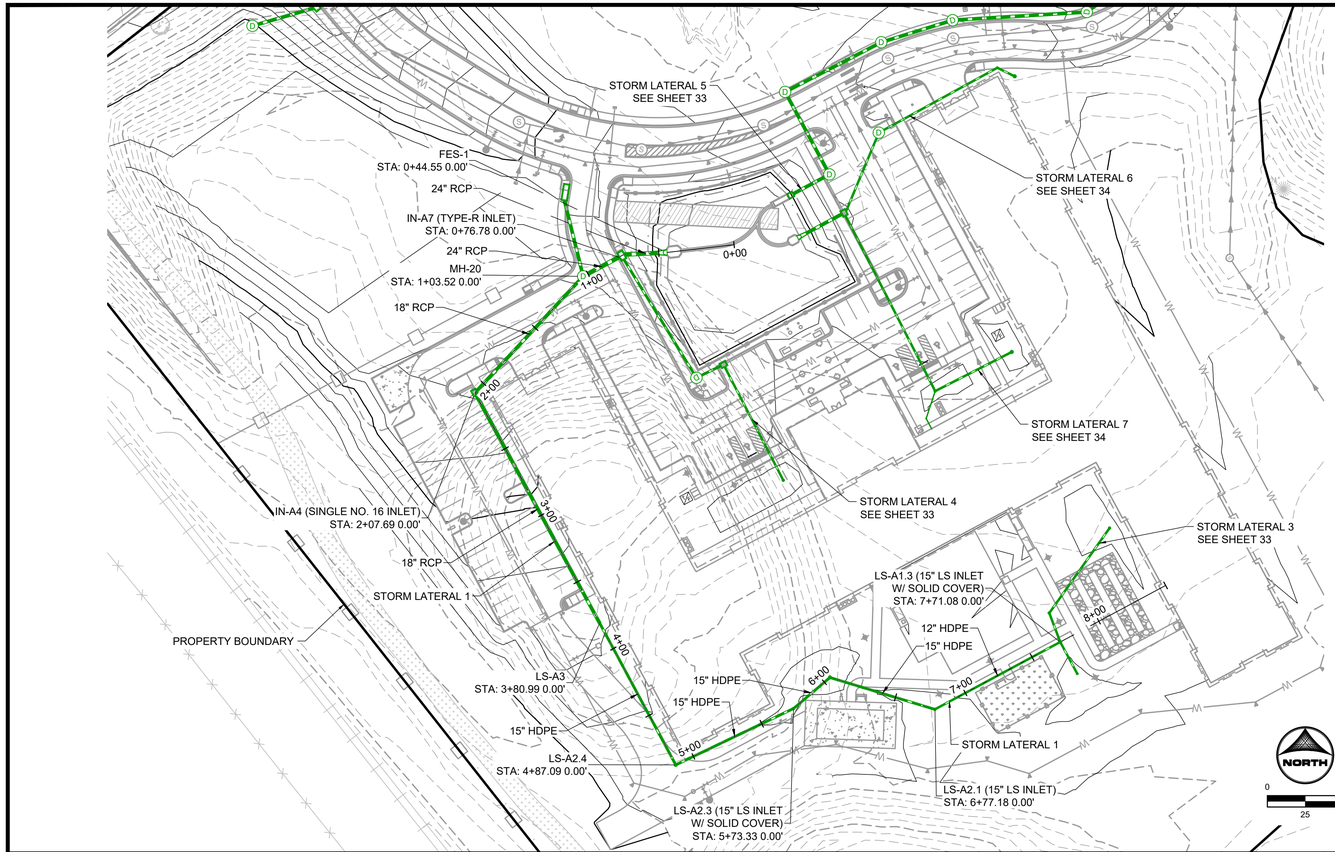
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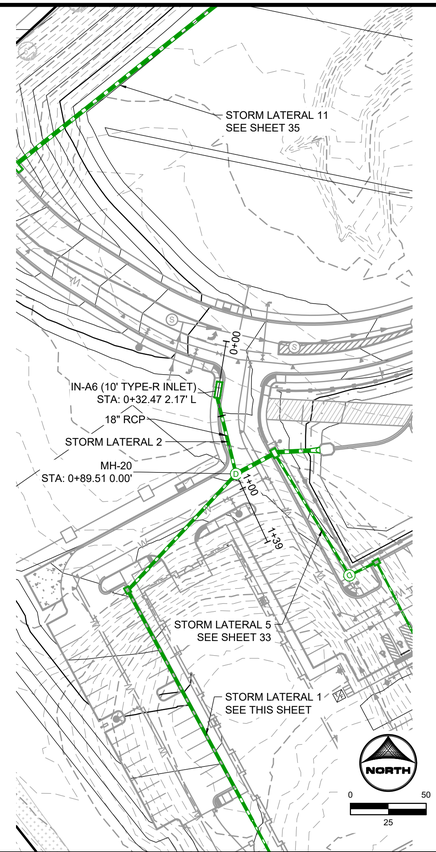


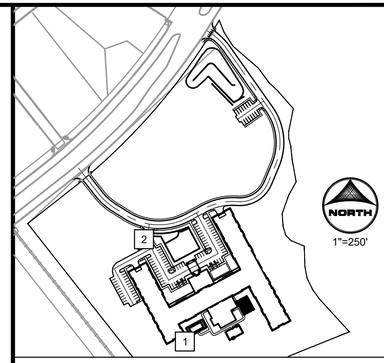
SERVICE LINE 2



HR GREEN Xrefs: xc-dsgn; xc-row; xc-util; xg-1-DV01-CD; xgl-1-DV01-01-KEYMAP-CD-sanitary-p&p; XG-keymap







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
- EXISTING MAJOR CONTOUR — 5250
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- EASEMENT
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE (D)
- PROPOSED STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE (D)
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE (S)
- WATER PIPE — W — W — W
- 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:

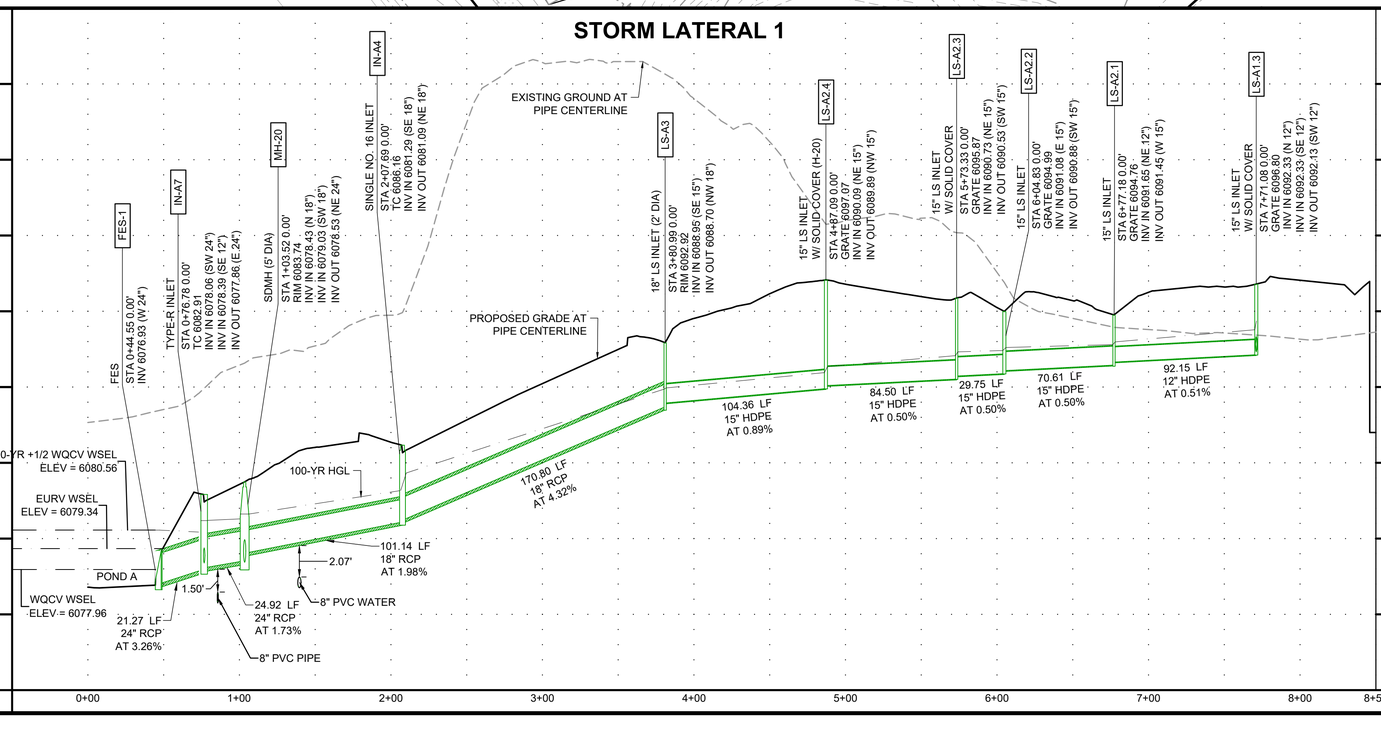
DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION:

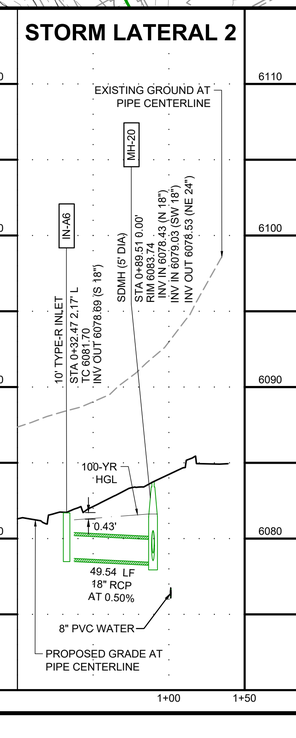
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RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
FOR AND ON BEHALF OF HR GREEN DEVELOPMENT, LLC

STORM LATERAL 1



STORM LATERAL 2



REVISION DESCRIPTION
NO. DATE BY

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
STORM DRAIN PLAN & PROFILE

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CICD\g01-SDP&P

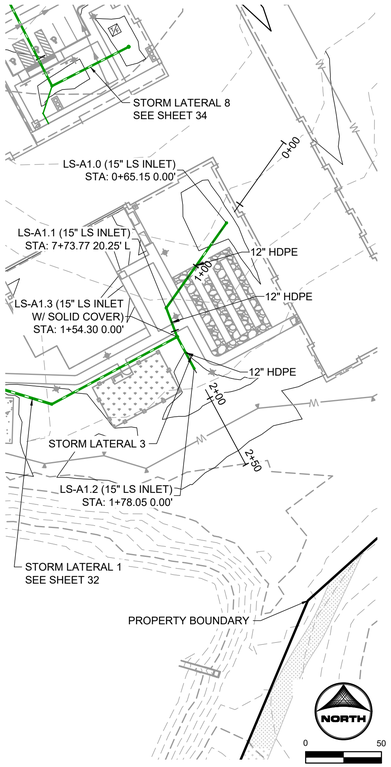
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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

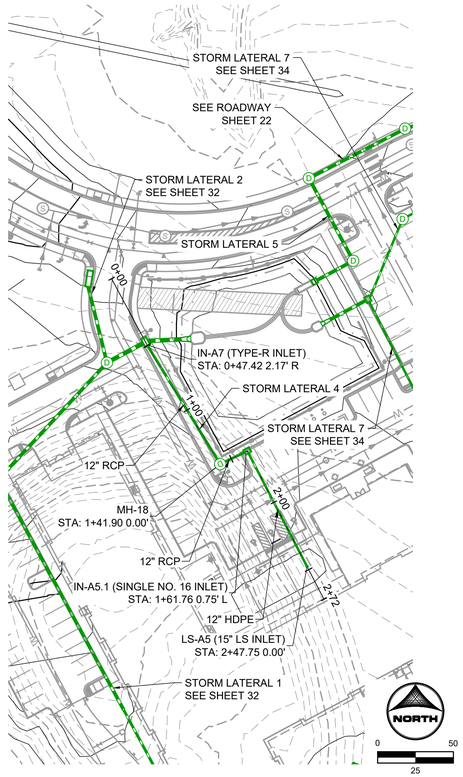
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APPROVED: AJZ
JOB DATE: 3/30/2023
JOB NO: 211400

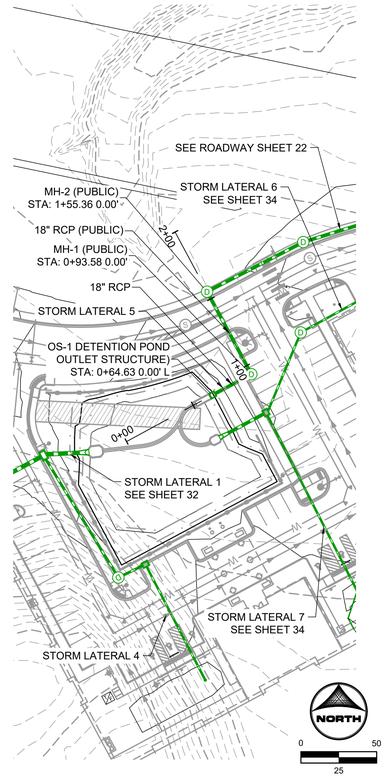
SHEET SD1

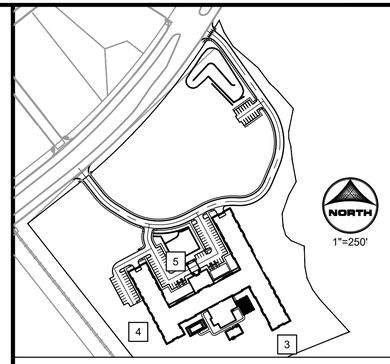
32 OF 81

HR GREEN Xrefs: xc-utl8; xc-dsgn; xx-dsgn; XG-keymap-CD-Storm; xgf-1-DV01-CD; XG-keymap; xx-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
- EXISTING MAJOR CONTOUR — 5250
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- EASEMENT
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE (D)
- PROPOSED STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE (D)
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE (S)
- WATER PIPE — W — W — W
- 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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APPROVED BY:

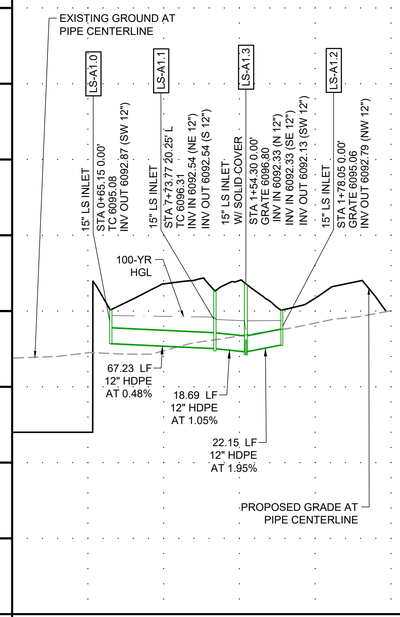
DEVELOPMENT SERVICES DATE

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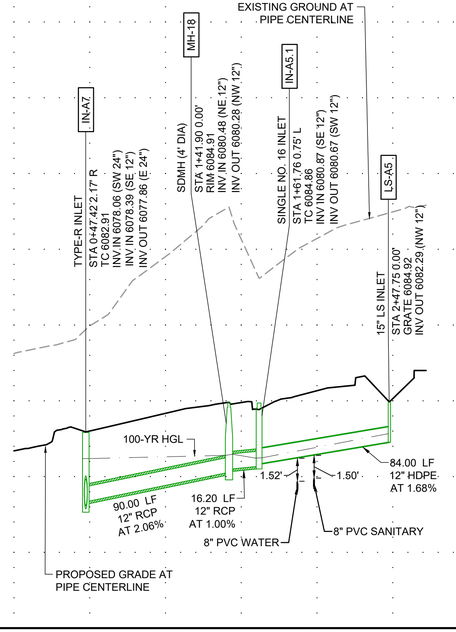
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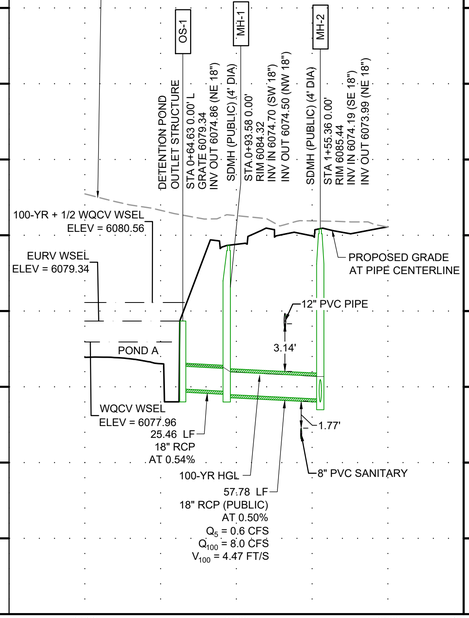
STORM LATERAL 3



STORM LATERAL 4



STORM LATERAL 5



NO.	DATE	BY	REVISION DESCRIPTION

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CONSTRUCTION DRAWINGS

STORM DRAIN PLAN & PROFILE

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CASTLE ROCK, COLORADO

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CIDs9\01-SDP&P

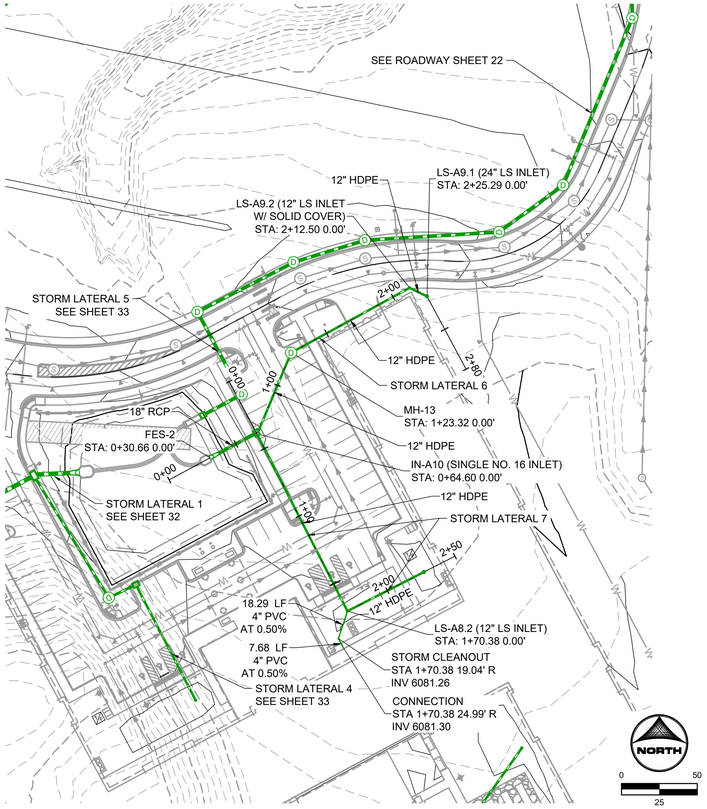
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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

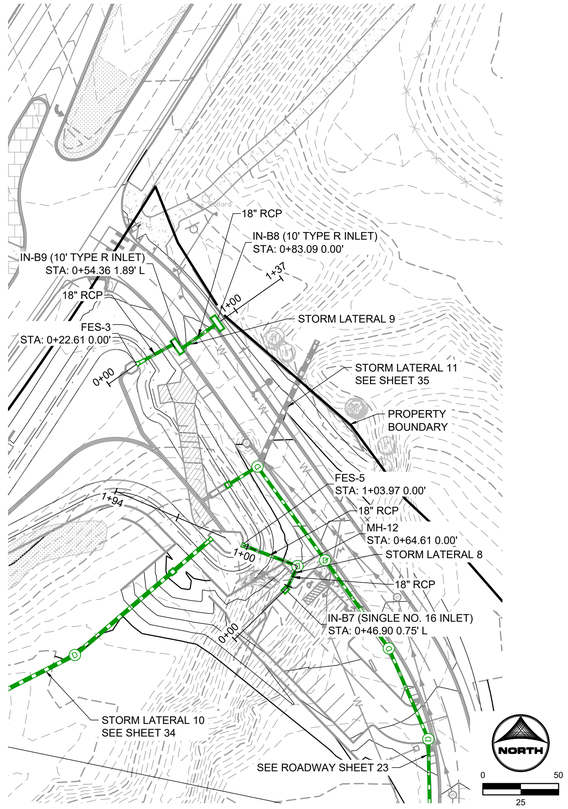
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

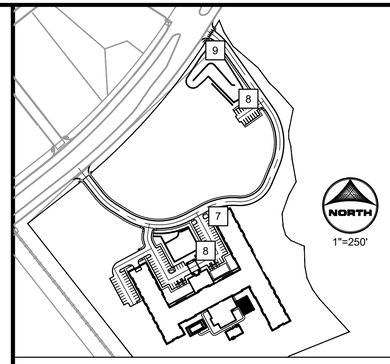
SHEET SD2

33 OF 81

HR GREEN Xrefs: xc-util; xc-dsgn; xx-dsgn; XG-keymap-CD-Storm; xgf-1-DV01-CD; XG-keymap; xx-row







KEYMAP:

CONSTRUCTION NOTES:

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EXISTING MINOR CONTOUR
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SANITARY SEWER MANHOLE (S)
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KEYNOTES

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STORM DRAIN PLAN & PROFILE

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CASTLE ROCK, COLORADO

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CAD FILE: J:\2021\211400\CAD\DwgsIC\Cds\01-SDP8P

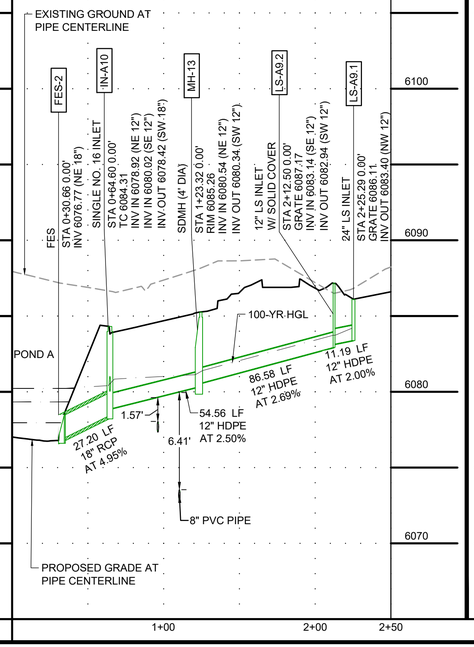
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APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

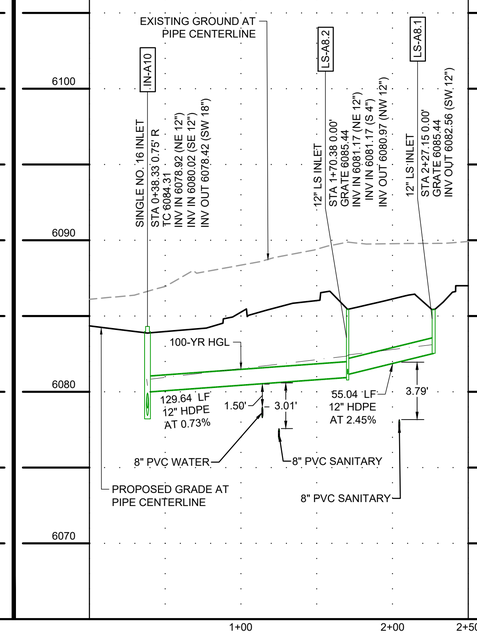
SHEET SD3

34 OF 81

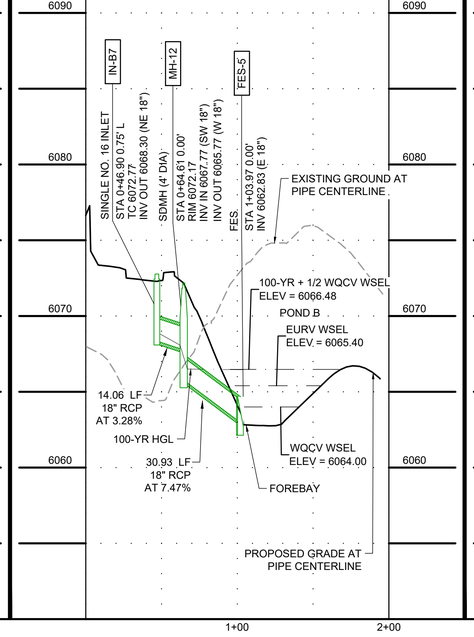
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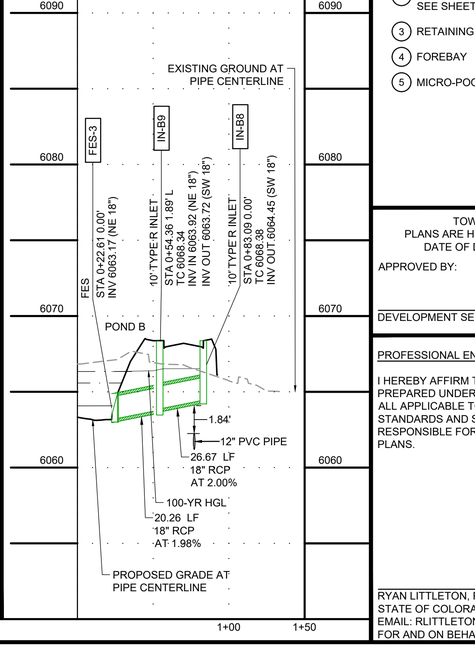
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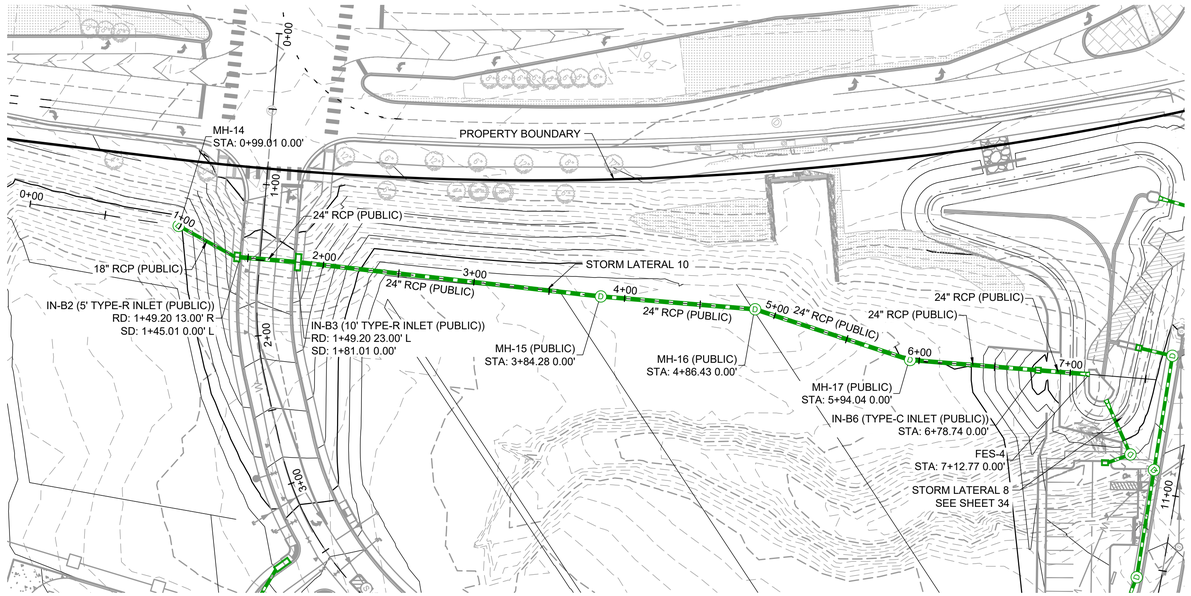
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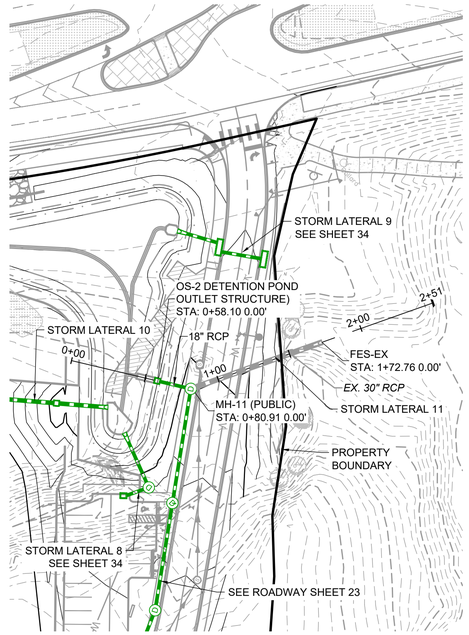


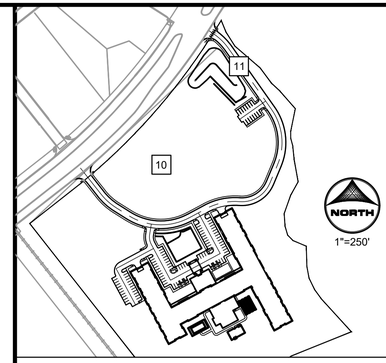
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HR GREEN Xrefs: xc-util; xc-dsgn; xv-dsgn; XG-keymap-CD-Storm; xgl-1-DV01-CD; XG-keymap; xv-row







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EASEMENT
PROPOSED STORM PIPE
PROPOSED STORM MANHOLE (D)
PROPOSED STORM INLET
EXISTING STORM PIPE
EXISTING STORM MANHOLE (D)
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SANITARY SEWER MANHOLE (S)
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KEYNOTES

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CONSTRUCTION DRAWINGS
STORM DRAIN PLAN & PROFILE

AFFINITY AT CASTLE ROCK
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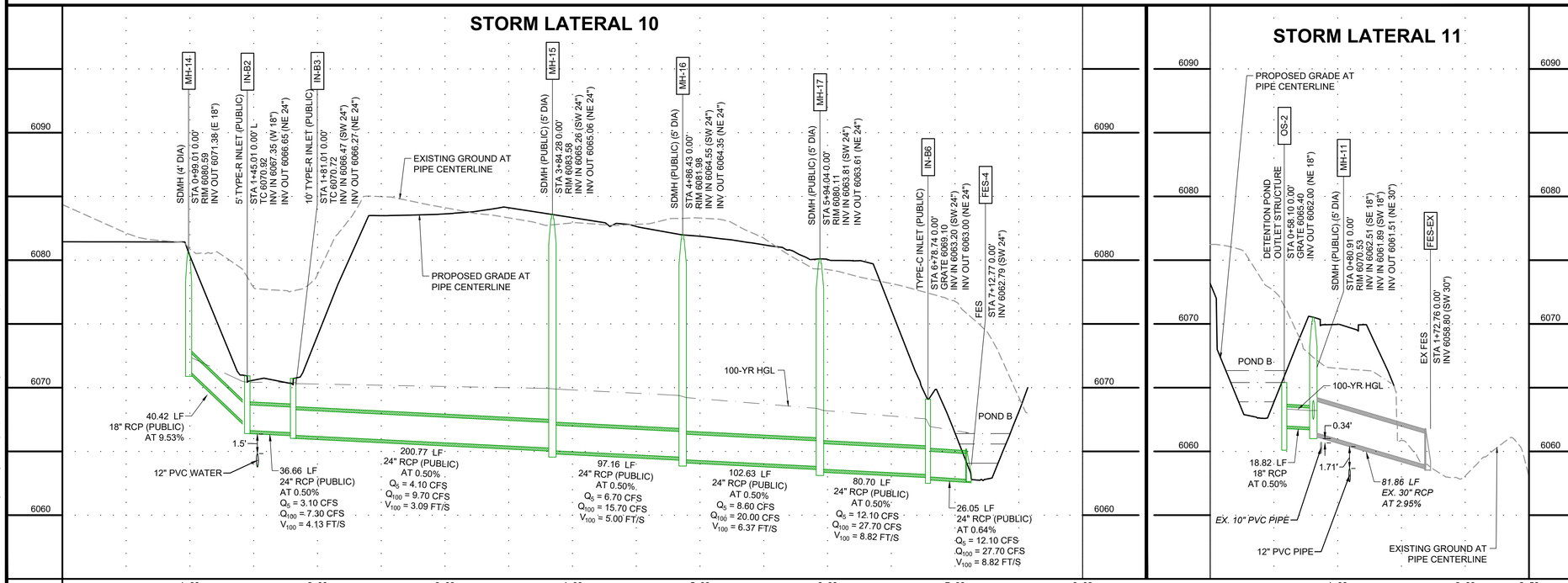
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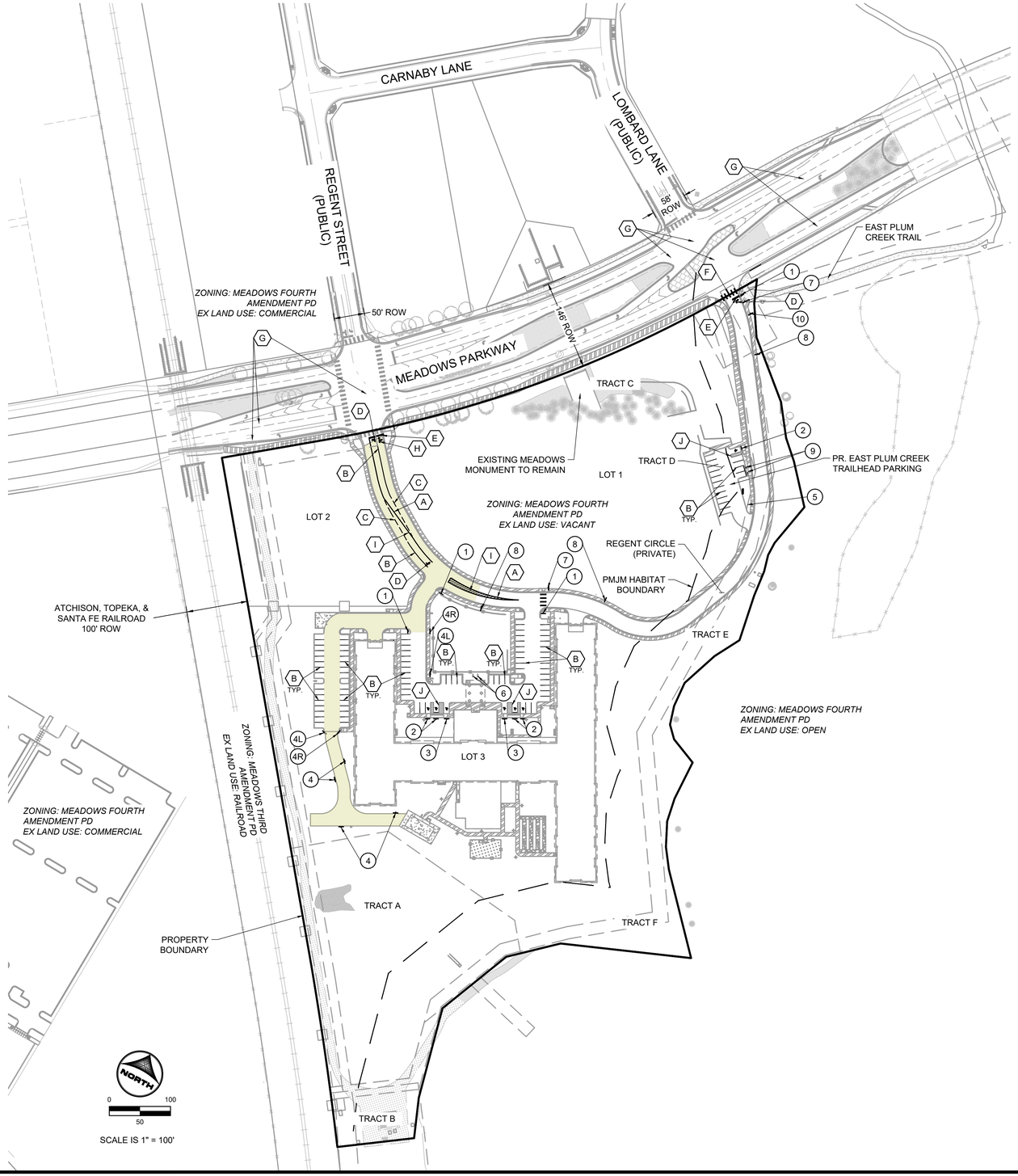
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APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

SHEET SD4

35 OF 81



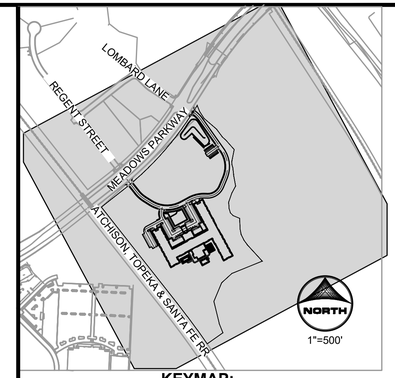
HR GREEN Xrefs: xc-utilt; xc-dsgn; xv-dsgn; XG-keymap-CD-Storm; xgf-1-DV01-CD; XG-keymap; xc-row



SCALE IS 1" = 100'

CONSTRUCTION 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 ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.



KEYMAP:

SIGNAGE KEYNOTES:

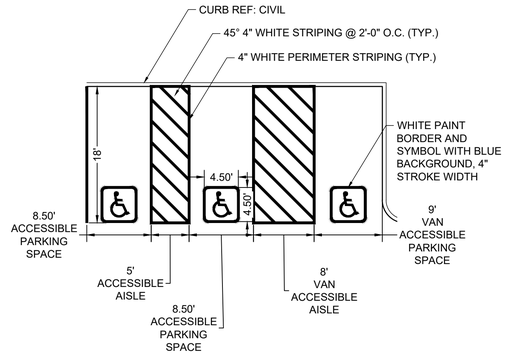
1. (R1-1) - STOP SIGN: SINGLE LANE (30" x 30")
2. (R7-8) - ADA PARKING SIGN (18" x 9")
3. (R7-8 WITH R7-8A) - ADA PARKING SIGN (18" X 9") WITH VAN ACCESSIBLE PLAQUE (12"X6")
4. (R8-31) (4L) (R8-31L) (4R) (R8-31R) NO PARKING FIRE LANE SIGN (12" X 18")
5. EAST PLUM CREEK TRAILHEAD PARKING SIGN
6. AFFINITY MONUMENT SIGN
7. PEDESTRIAN CROSSING SIGN (W11-2, W16-7P)
8. PEDESTRIAN CROSSING AHEAD SIGN (W11-2, W16-9)
9. COMPACT CAR PARKING SIGN
10. RIGHT-TURN ONLY SIGN
11. FLAGPOLE

STRIPING KEYNOTES:

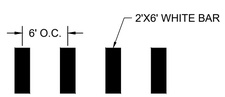
- (A) 4" SOLID DOUBLE YELLOW STRIPE
- (B) 4" SOLID WHITE STRIPE
- (C) 4" DASHED WHITE STRIPE (5' X 10')
- (D) WHITE TURN ARROW (RIGHT)
- (E) 2' WHITE STOP BAR
- (F) PEDESTRIAN CROSSWALK (SEE DETAIL THIS SHEET)
- (G) SAFETY TRIANGLE
- (H) WHITE TURN & THROUGH LANE-USE ARROW
- (I) 8" SOLID YELLOW CROSS HATCHING PAVEMENT MARKING
- (J) ADA PARKING AND STRIPING (SEE DETAIL THIS SHEET)

STRIPING LEGEND:

WHITE STRIPE
YELLOW STRIPE
WHITE DASHED STRIPE
SAFETY TRIANGLE



ACCESSIBLE PARKING SPACE DIMENSIONS



CROSSWALK STRIPING DETAIL

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CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING

AFFINITY AT CASTLE ROCK
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CASTLE ROCK, COLORADO

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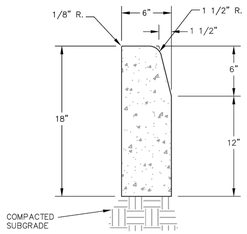
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DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	3/28/2023
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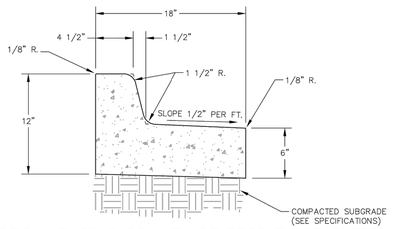
SHEET SN1

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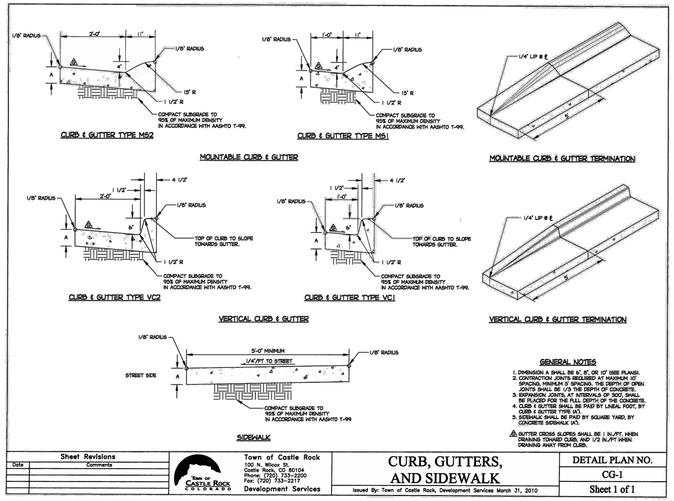
HR GREEN Xrefs: xv-dsgn: xgf-1-ARCH-DV01; xc-dsgn; xc-vnw; xv-vnw; xv-FEMA; xv-FEMA-original; XG-LineCurve; xgf-1-DV01-CD; 01-KEYMAP-CD-signage&striping; XG-keymap



6" VERTICAL FACE BARRIER CURB



6" VERTICAL FACE CURB WITH REVERSE SLOPE GUTTER

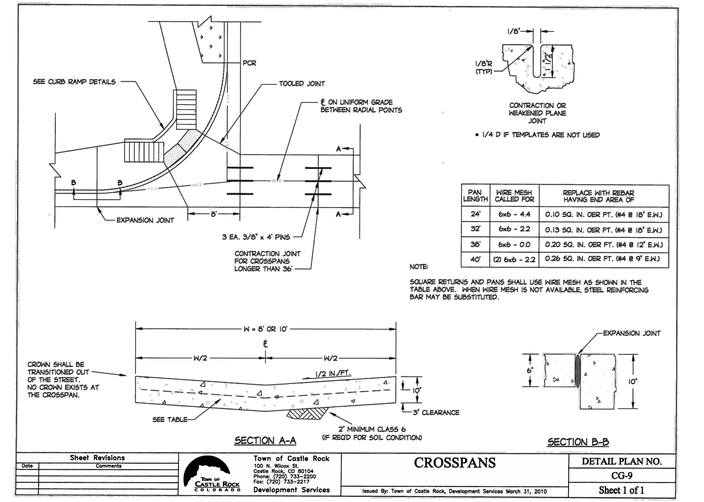


GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS SHALL CONSIST OF 1/2" BOARD TO BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A).
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A).

⚠ GUTTER CROSS SLOPES SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN./FT WHEN DRAINING AWAY FROM CURB.

Sheet Revisions		Town of Castle Rock	CURB, GUTTERS, AND SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO. 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-1
				Sheet 1 of 1



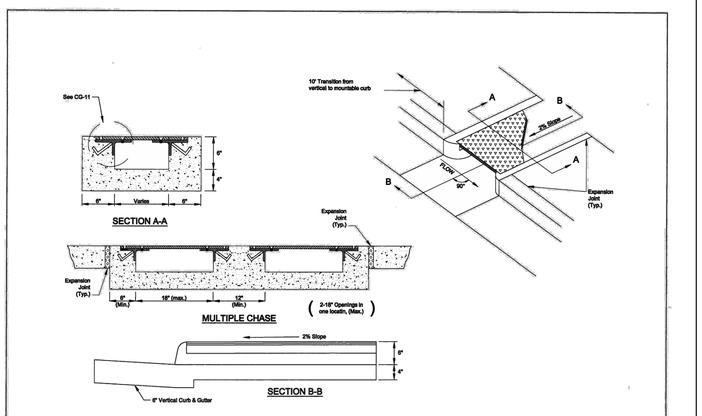
PAN LENGTH	WIRE MESH CALLED FOR	REPLACE WITH REBAR HAVING END AREA OF
24'	6x6 - 4.4	0.10 SQ. IN. PER FT. (#4 @ 15" E.W.)
32'	6x6 - 2.2	0.13 SQ. IN. PER FT. (#4 @ 15" E.W.)
36'	6x6 - 0.0	0.20 SQ. IN. PER FT. (#4 @ 12" E.W.)
40'	(2) 6x6 - 2.2	0.26 SQ. IN. PER FT. (#4 @ 9" E.W.)

NOTE:
SQUARE RETURNS AND PANS SHALL USE WIRE MESH AS SHOWN IN THE TABLE ABOVE. WHEN WIRE MESH IS NOT AVAILABLE, STEEL REINFORCING BAR MAY BE SUBSTITUTED.

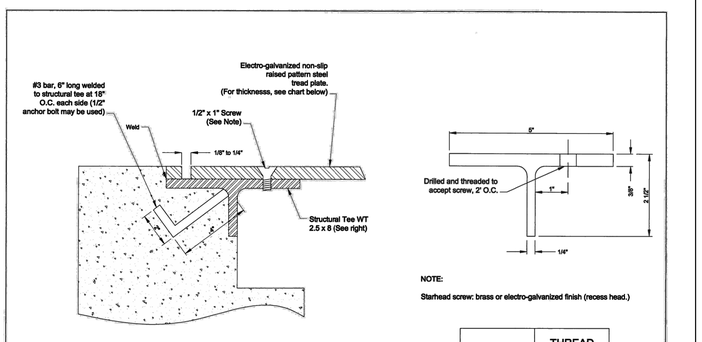
SECTION A-A (IF RSD'D FOR SOIL CONDITION)

SECTION B-B

Sheet Revisions		Town of Castle Rock	CROSSPANS	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO. 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-9
				Sheet 1 of 1



Sheet Revisions		Town of Castle Rock	SIDEWALK CURB CHASE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO. 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-10
				Sheet 1 of 2

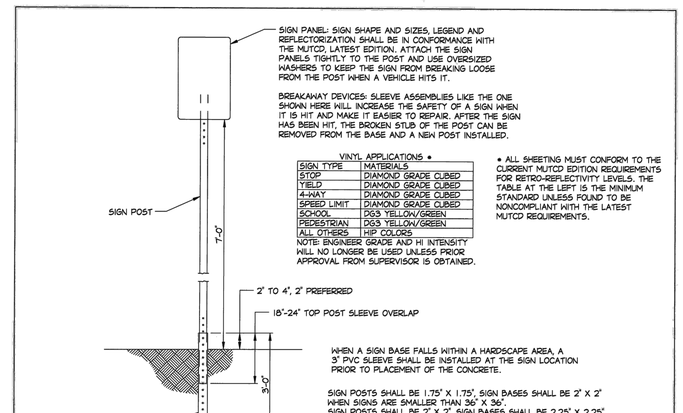


NOTE:

Starhead screw: brass or electro-galvanized finish (recess head.)

WIDTH OF OPENING	THREAD PLATE THICKNESS
6"	3/8"
6" - 12"	1/2"
12" - 18"	5/8"

Sheet Revisions		Town of Castle Rock	SIDEWALK CURB CHASE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO. 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-11
				Sheet 2 of 2



VINYL APPLICATIONS *

SIGN TYPE	MATERIALS
STOP	DIAMOND GRADE CUBED
YIELD	DIAMOND GRADE CUBED
4-WAY	DIAMOND GRADE CUBED
SPEED LIMIT	DIAMOND GRADE CUBED
SCHOOL	DG3 YELLOW/GREEN
PEDESTRIAN	DG3 YELLOW/GREEN
ALL OTHERS	HIP COLORS

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

Sheet Revisions		Town of Castle Rock	SIGN POST & BASE DETAIL	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO. 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	ST-1
				Sheet 1 of 1

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
SITE DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\Cds\01-Site-Details

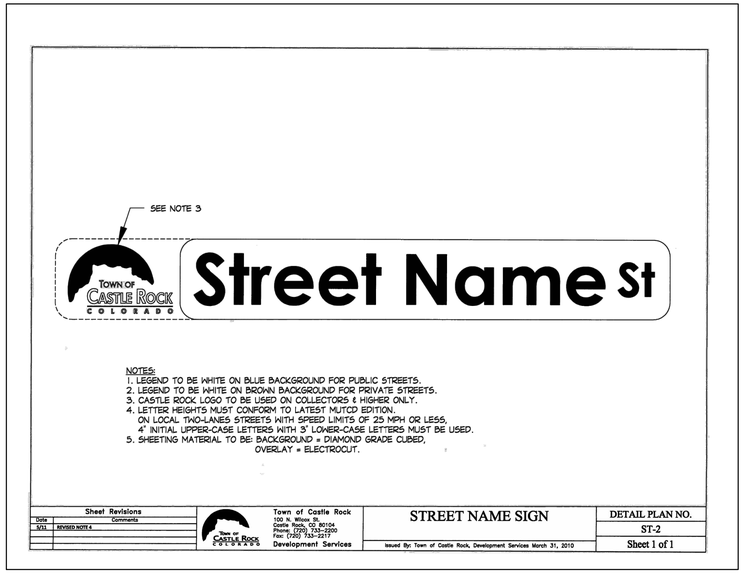
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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

SHEET DT1

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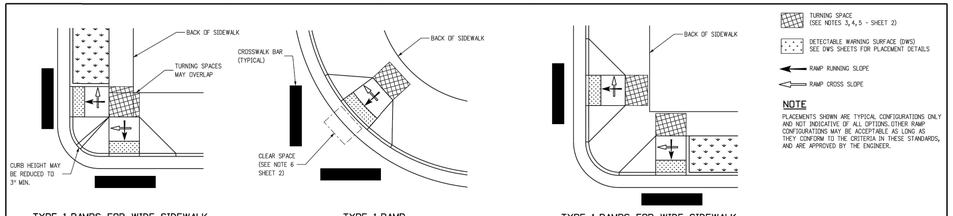
HR GREEN Xrefs: xgl-1-DV01-CD



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 & 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 3" LOWER-CASE LETTERS MUST BE USED.
5. SHEETING MATERIAL TO BE: BACKGROUND = DIAMOND GRADE CUBED,
   OVERLAY = ELECTROCUT.

Sheet Revisions		Town of Castle Rock	STREET NAME SIGN	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		ST-2
5/11	REVISED NOTE 4	Castle Rock, CO 80104		
		Phone: (303) 733-2000		Sheet 1 of 1
		Fax: (303) 733-3277		
		Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	

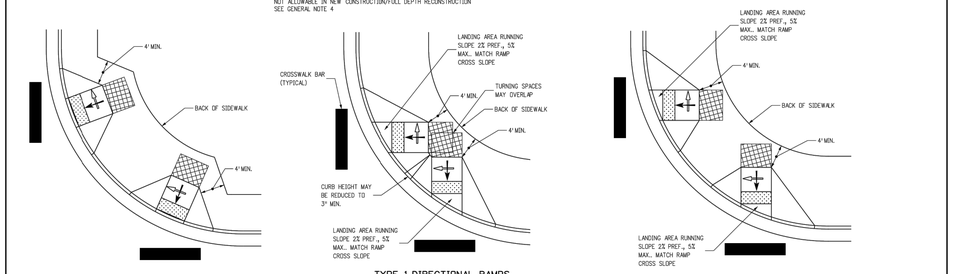
NOTE THAT THE PROPOSED REGENT CIRCLE IN THIS PROJECT IS A PRIVATE STREET.
THEREFORE, SEE NOTE 2 THIS DETAIL



TYPE 1 RAMPS FOR WIDE SIDEWALK
(3" REDUCED CURB)

TYPE 1 RAMP
(DIAGONAL)
NOT ALLOWABLE IN NEW CONSTRUCTION/FULL DEPTH RECONSTRUCTION
SEE GENERAL NOTE 4

TYPE 1 RAMPS FOR WIDE SIDEWALK



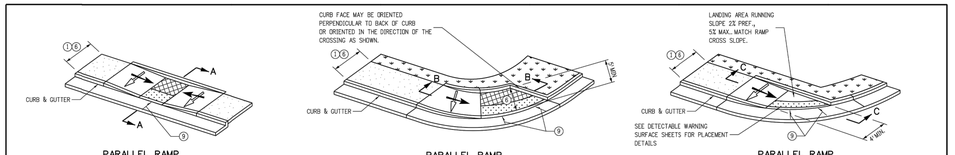
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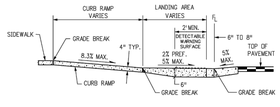
TYPE 1 DIRECTIONAL RAMPS
(3" REDUCED CURB)

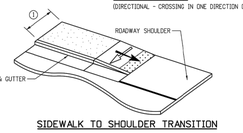
TYPE 1 DIRECTIONAL RAMPS
(LARGE RADIUS)

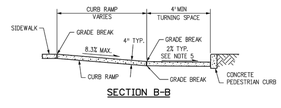
TYPE 1 CURB RAMPS TYPICAL CONFIGURATIONS

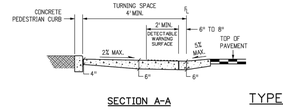
Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place		M-608-1
Designer Initials: JBK	REV			CDOT HQ, 3rd Floor		Standard Sheet No. 3 of 10
Last Modification Date: 07/31/19	REV			Denver, CO 80204		
Detailer Initials: LTA	REV			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:

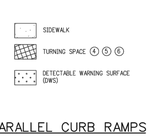










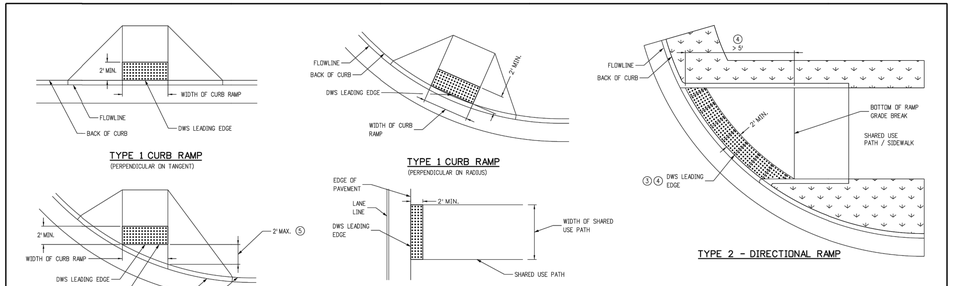


PARALLEL RAMP NOTES

1. RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE - 8.3% 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 ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX 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. GUTTER COUNTER SLOPE - 5.0% MAX.

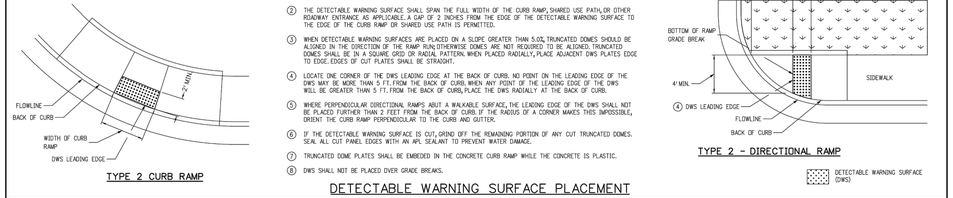
TYPE 2 PARALLEL CURB RAMPS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place		M-608-1
Designer Initials: JBK	REV			CDOT HQ, 3rd Floor		Standard Sheet No. 4 of 10
Last Modification Date: 07/31/19	REV			Denver, CO 80204		
Detailer Initials: LTA	REV			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:



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 PAVERS 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 RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE 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, ORIENT 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.



DETECTABLE WARNING SURFACE PLACEMENT

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place		M-608-1
Designer Initials: JBK	REV			CDOT HQ, 3rd Floor		Standard Sheet No. 9 of 10
Last Modification Date: 07/31/19	REV			Denver, CO 80204		
Detailer Initials: LTA	REV			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
SITE DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021211400\CAD\Dwgs\CIDs\01-Site-Details

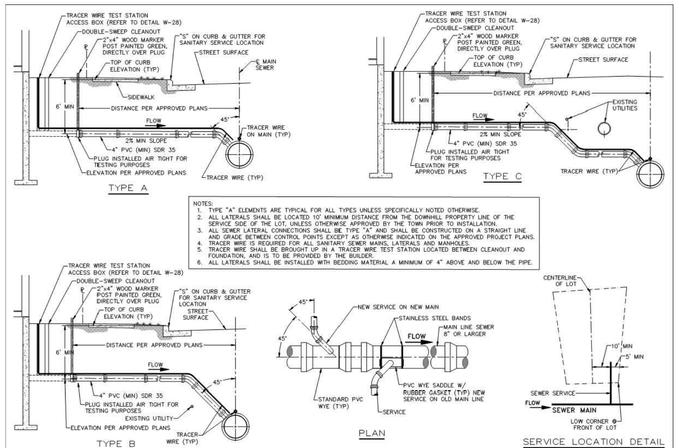
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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

SHEET DT2

38 OF 81

HR GREEN Xrefs: xgf-1.0V01-CD



Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
12/22	REVISED PER STAFF COMMENTS

Town of Castle Rock COLORADO

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

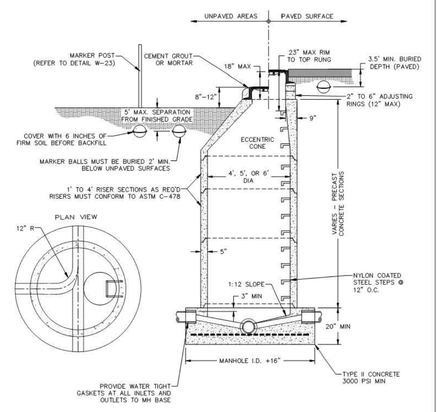
SEWER
LATERAL CONNECTIONS

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.
SS-2
Sheet 1 of 1

PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

NOTES:
1. MANHOLE RISER MINIMUM DIAMETER SHALL CONFORM TO THE TABLE ABOVE.
2. ALL MANHOLES SHALL BE SET ON 1 FOOT OF ¾-INCH CRUSHED ROCK.
3. FLAT CONCRETE MANHOLE TOPS MAY BE USED INSTEAD OF CONE SECTIONS WHERE RIM TO INVERT IS 7'-0" OR LESS.
4. SET EACH SECTION (RISER, CONE, ADJUSTING RINGS) IN A FULL BED OF BITUMINOUS MASTIC (RAMNECK) OR PLASTIC SEALING COMPOUND.
5. MANHOLE STEPS SHALL BE POSITIONED OVER THE BENCH IN A VERTICAL LINE.
6. NO MANHOLE STEPS ARE ALLOWED IN THE ADJUSTING RINGS.
7. ON STRAIGHT THROUGH GRADES, SEWER MAINS MAY BE LAID THROUGH THE MANHOLE AND USED AS THE INVERT. THE TOP ½ PORTION OF THE PIPE SHALL BE CUT AWAY TO A NEAT LINE. ANY BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CONCRETE. WHERE THE GRADE IS NOT STRAIGHT THROUGH, THE FLOWLINES AT THE BASE SHALL BE HAND FORMED WHEN THE BASE IS POURED. FLOWLINES SHALL BE GROUND SMOOTH WITH A CONCRETE FINISHING STONE.
8. MANHOLE LID SHALL BE ½-INCH BELOW ASPHALT AND TIPPED TO CONFORM WITH PAVEMENT SLOPES.
9. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
10. PRESSURIZED STORM SEWER PIPES AND SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.



Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
1/21	REVISED PER STAFF COMMENTS
12/22	REVISED PER STAFF COMMENTS

Town of Castle Rock COLORADO

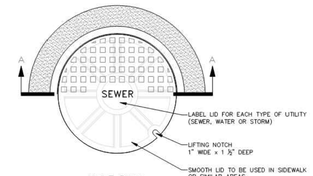
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

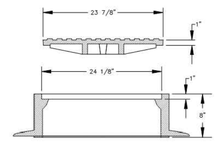
SANITARY AND STORM
SEWER MANHOLE

Issued By: Town of Castle Rock, Development Services January 1, 2023

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-1706 RING & COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. SOLID LID USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE AREAS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER.)
5. MINIMUM OUTSIDE OF R.O.W. MUST HAVE A LOCKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.





Sheet Revisions	
Date	Comments
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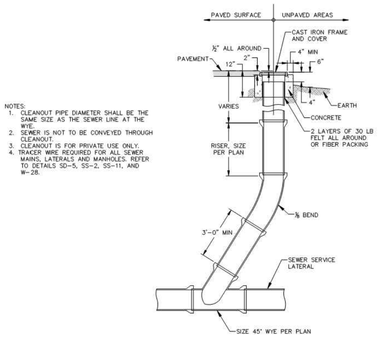
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SEWER MANHOLE
24" RING & COVER

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DETAIL PLAN NO.
SS-4
Sheet 1 of 1



NOTES:
1. CLEANOUT PIPE DIAMETER SHALL BE THE SAME SIZE AS THE SEWER LINE AT THE WYE.
2. SEWER IS NOT TO BE CONVEYED THROUGH CLEANOUT.
3. CLEANOUT IS FOR PRIVATE USE ONLY.
4. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.

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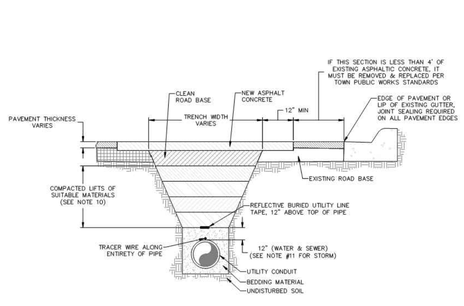
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SEWER CLEANOUT

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DETAIL PLAN NO.
SS-7
Sheet 1 of 1

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 MGFEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" 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 5' 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 COMPACTION4.



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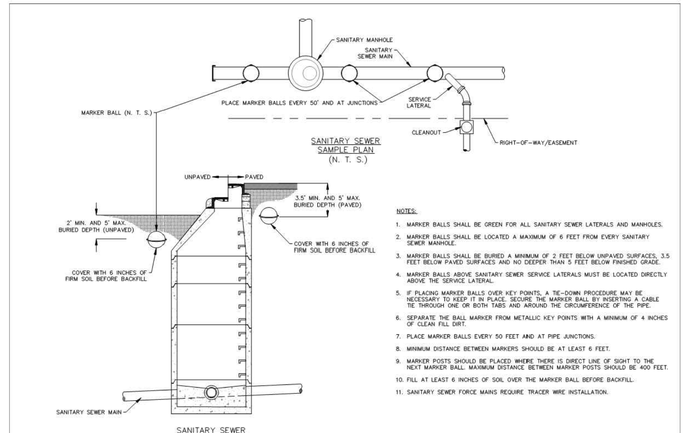
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SANITARY SEWER
TRENCH DETAIL

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DETAIL PLAN NO.
SS-8
Sheet 1 of 1



NOTES:
1. MARKER BALLS SHALL BE GREEN FOR ALL SANITARY SEWER LATERALS AND MANHOLES.
2. MARKER BALLS SHALL BE LOCATED A MAXIMUM OF 6 FEET FROM EVERY SANITARY SEWER MANHOLE.
3. MARKER BALLS SHALL BE BURIED A MINIMUM OF 3' FEET BELOW UNPAVED SURFACES, 3.5 FEET BELOW PAVED SURFACES AND NO DEEPER THAN 5 FEET BELOW FINISHED GRADE.
4. MARKER BALLS ABOVE SANITARY SEWER SERVICE LATERALS MUST BE LOCATED DIRECTLY ABOVE THE SERVICE LATERAL.
5. IF PLACING MARKER BALLS OVER KEY POINTS, A TIE-DOWN PROCEDURE MAY BE NECESSARY TO KEEP IT IN PLACE. SECURE THE MARKER BALL BY INSERTING A CABLE TIE THROUGH ONE OR BOTH TABS AND AROUND THE CIRCUMFERENCE OF THE PIPE.
6. SEPARATE THE BALL MARKER FROM METALLIC KEY POINTS WITH A MINIMUM OF 4 INCHES OF CLEAN FILL DIRT.
7. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
8. MINIMUM DISTANCE BETWEEN MARKERS SHOULD BE AT LEAST 6 FEET.
9. MARKER POSTS SHOULD BE PLACED WHERE THERE IS DIRECT LINE OF SIGHT TO THE NEXT MARKER BALL. MAXIMUM DISTANCE BETWEEN MARKER POSTS SHOULD BE 400 FEET.
10. FILL AT LEAST 6 INCHES OF SOIL OVER THE MARKER BALL BEFORE BACKFILL.
11. SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.

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MARKER BALLS
FOR SANITARY SEWERS

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DETAIL PLAN NO.
SS-11
Sheet 1 of 1

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SUITE 950
DENVER CO 80111
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HRGreen

CONSTRUCTION DRAWINGS
UTILITY DETAILS

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

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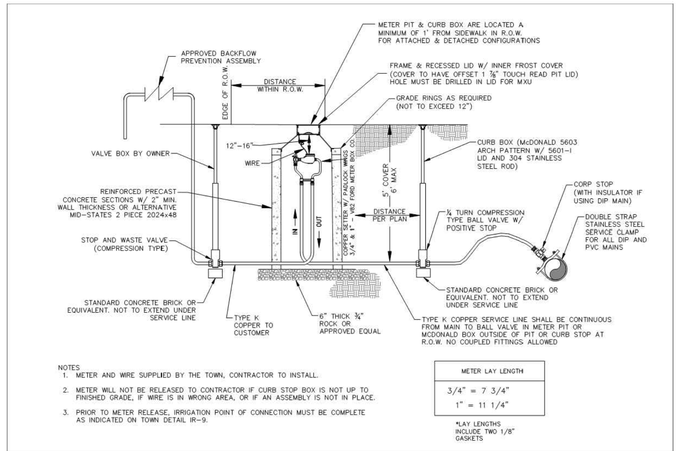
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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APPROVED:	AJZ
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SHEET
DT3

39
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NOTES
1. METER AND WIRE SUPPLIED BY THE TOWN, CONTRACTOR TO INSTALL.
2. METER WILL NOT BE RELEASED TO CONTRACTOR IF CURB STOP BOX IS NOT UP TO FINISHED GRADE, IF WIRE IS IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
3. PRIOR TO METER RELEASE, IRRIGATION POINT OF CONNECTION MUST BE COMPLETE AS INDICATED ON TOWN DETAIL IR-9.

METER LAY LENGTH
3/4" = 7 3/4"
1" = 11 1/4"

*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

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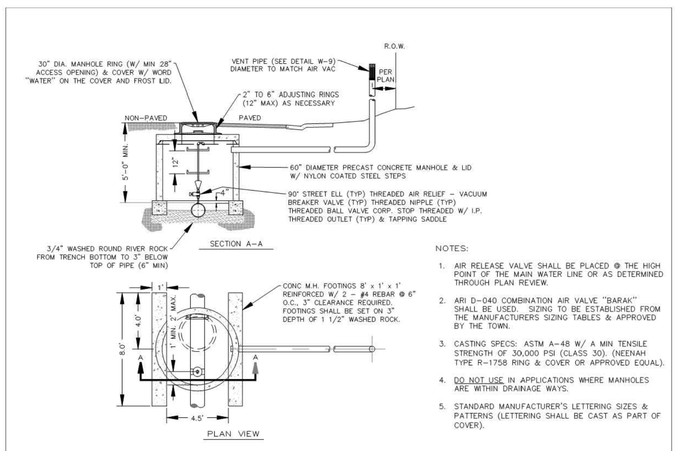
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3/4 INCH & 1 INCH IRRIGATION METERS

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DETAIL PLAN NO. W-4A

Sheet 1 of 1



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

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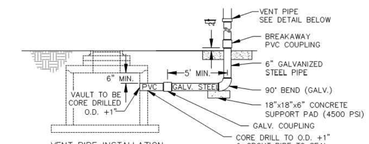
AIR RELEASE VALVE & VAULT

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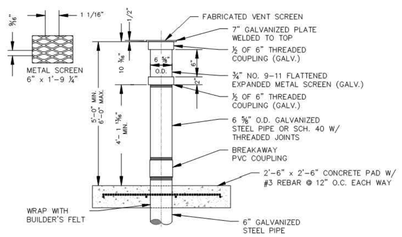
DETAIL PLAN NO. W-8

Sheet 1 of 1

NOTE: VENT PIPES TO BE LOCATED IN THE FIELD @ THE NEAREST INTERSECTION OF THE STREET PROPERTY LINE & SIDE LOT LINE. PAINT PIPE SAFETY YELLOW & LOCATE MANHOLE W/ DISTANCE & DIRECTIONS SIMILAR TO MARKER POST.



VENT PIPE INSTALLATION



VENT PIPE & BREAK-AWAY COUPLING DETAILS

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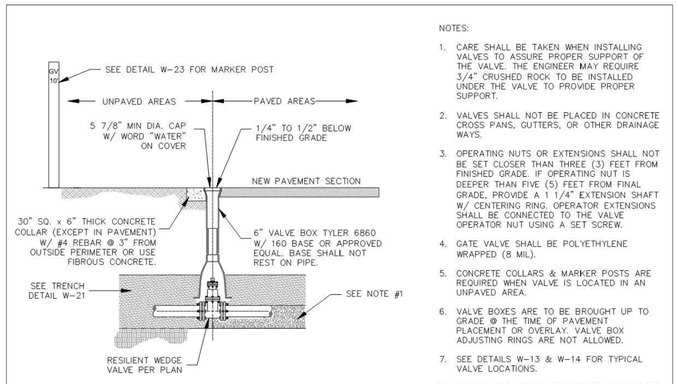
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VENT PIPE

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DETAIL PLAN NO. W-9

Sheet 1 of 1



NOTES:
1. 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.
2. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. 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.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE @ THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. SEE DETAILS W-13 & W-14 FOR TYPICAL VALVE LOCATIONS.
8. TRACER WIRE SHALL BE ROUTED AROUND TO NORTH OR EAST OF VALVE BOX (SEE DETAIL W-28).

Sheet Revisions	
Date	Comments
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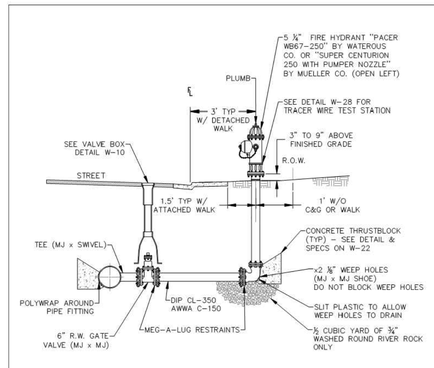
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TYPICAL VALVE BOX

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DETAIL PLAN NO. W-10

Sheet 1 of 1



NOTES:
1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 TO 2 ½" NOZZLES AND 1 TO 5 ¼" PUMPER NOZZLE. ALL THREADS TO BE NATIONAL STANDARD W/ 1 ½" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
3. NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
4. 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.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
6. SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
7. THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
8. NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24" MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
9. A TRACER WIRE TEST STATION IS REQUIRED; REFER TO DETAIL W-28.
10. FOR BURY DEPTHS GREATER THAN 8' REFER TO DETAIL W-11A.



TYPICAL JOINT RESTRAINT DETAIL FOR MULTIPLE JOINT ASSEMBLIES (NOT TO SCALE)

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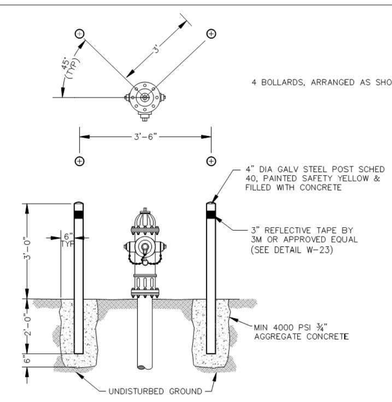
FIRE HYDRANT ASSEMBLY

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DETAIL PLAN NO. W-11

Sheet 1 of 1

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



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FIRE HYDRANT BOLLARDS

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DETAIL PLAN NO. W-12

Sheet 1 of 1

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5613 DTC PARKWAY
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HRGreen

CONSTRUCTION DRAWINGS
UTILITY DETAILS

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

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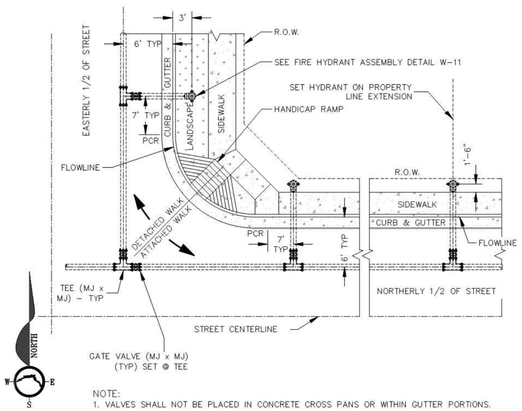
BAR IS ONE INCH ON OFFICIAL DRAWINGS
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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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NOTE:
1. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS OR WITHIN GUTTER PORTIONS.

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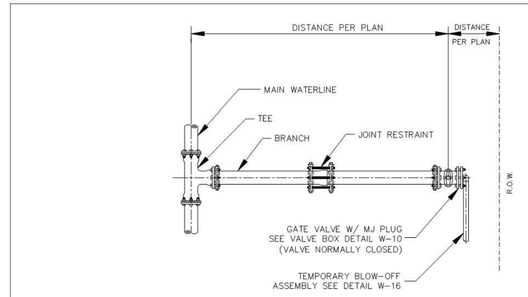
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VALVE & HYDRANT LOCATIONS

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DETAIL PLAN NO. W-13

Sheet 1 of 1



NOTES:
1. ALL FITTINGS SHALL BE MJ WITH MEG-A-LUG.
2. LOCATION OF STUB OUT SHALL BE PER PLAN.
3. LOCATION OF STUB OUT MUST BE SHOWN WITH CARSONITE MARKER.
4. STUB OUT SHALL BE PRESSURE TESTED & CLEAR WATER TESTED @ TIME OF MAIN LINE TESTING. VALVE SHALL BE CLOSED AFTER TESTS.
5. STUB OUT SHALL BE FULLY RESTRAINED FROM THE TEE.
6. FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

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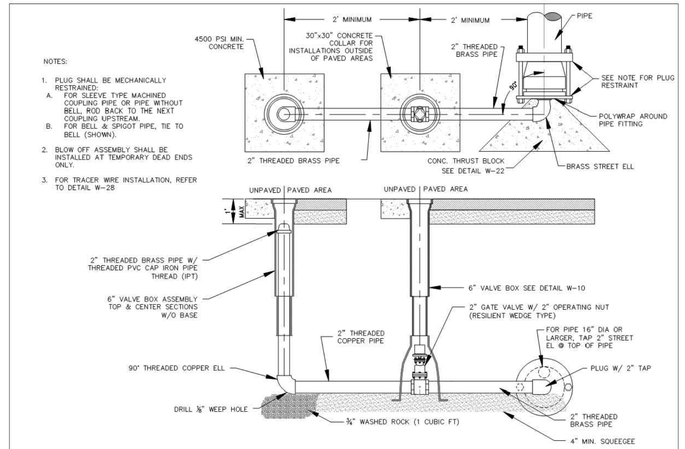
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STUB OUT CONFIGURATION

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DETAIL PLAN NO. W-15

Sheet 1 of 1



NOTES:
1. PLUG SHALL BE MECHANICALLY RESTRAINED:
   A. FOR SLEEVE TYPE MACHINED COUPLING PIPE OR PIPE WITHOUT BELL, ROD BACK TO THE NEXT COUPLING UPSTREAM.
   B. FOR BELL & SPIGOT PIPE, TIE TO BELL (SHOWN).
2. BLOW OFF ASSEMBLY SHALL BE INSTALLED AT TEMPORARY DEAD ENDS ONLY.
3. FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

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TEMPORARY BLOW-OFF ASSEMBLY

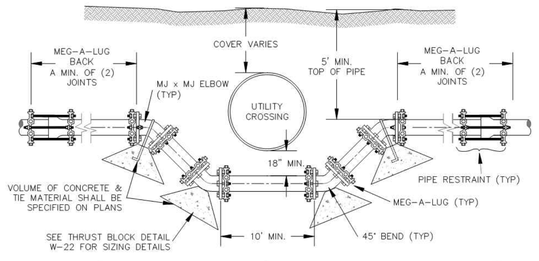
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DETAIL PLAN NO. W-16

Sheet 1 of 1

NOTES:

1. 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.
2. 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.
3. MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.
4. SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.
5. NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.
6. PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.



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WATERLINE LOWERING

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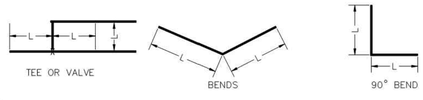
DETAIL PLAN NO. W-17

Sheet 1 of 1

LENGTH OF RESTRAINED PIPE

PIPE SIZE	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:
1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES & BENDS.
2. MINIMUM 5' GROUND COVER REQUIRED.
3. ALL FITTINGS SHALL BE FITTED WITH MEG-A-LUGS.
4. 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	
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3/20	REVISED PER STAFF COMMENTS	

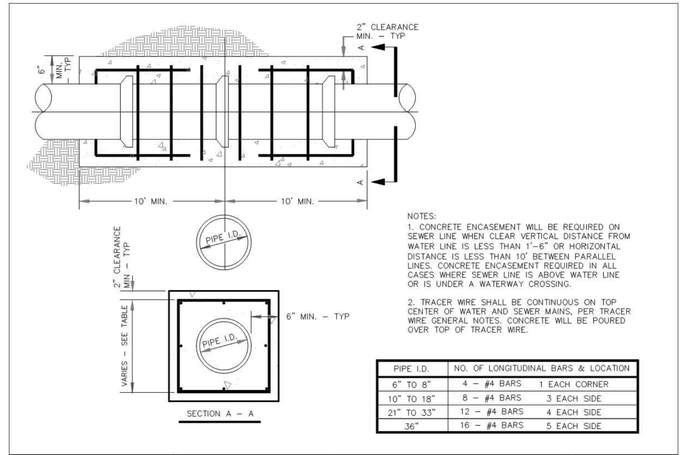
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Development Services

PIPE RESTRAINT TABLE

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DETAIL PLAN NO. W-18

Sheet 1 of 1



NOTES:
1. 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.
2. 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

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PIPE ENCASEMENT

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DETAIL PLAN NO. W-20

Sheet 1 of 1

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HR GREEN - DENVER
5613 DTC PARKWAY
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HRGreen

CONSTRUCTION DRAWINGS
UTILITY DETAILS

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

CAD DATE: 4/4/2023
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:	3/30/2023
JOB NO:	211400

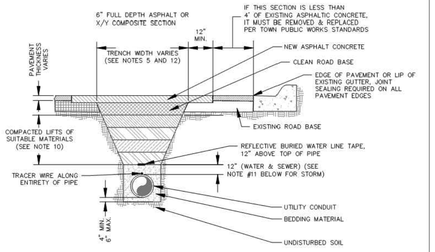
SHEET DT5

41 OF 81

HR GREEN Xrefs: xgl-1-DV01-CD

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 MGPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" 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 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 7' 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.



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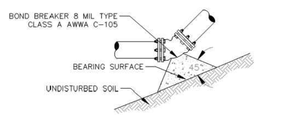
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WATER TRENCH DETAIL

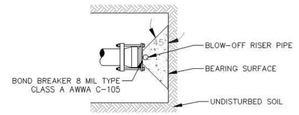
DETAIL PLAN NO. W-21

Sheet 1 of 1

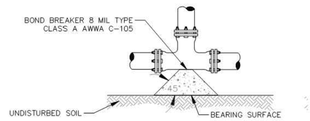
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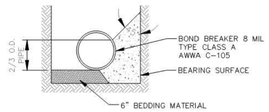
11 1/4, 22 1/2 & 45 BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

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 4500 PSI.
2. ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
3. THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

MINIMUM BEARING SURFACE AREA

(IN SQUARE FEET)

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
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00

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6/22	REVISED PER STAFF COMMENTS	

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HORIZONTAL BEND THRUSTBLOCKS

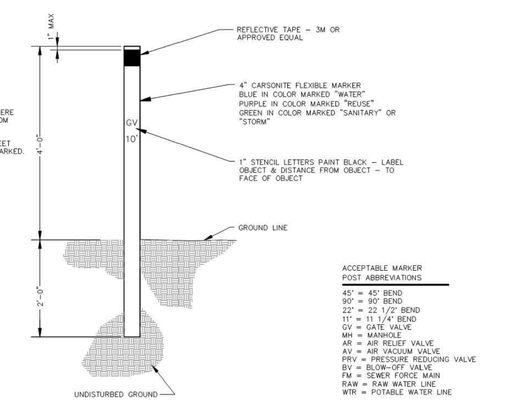
DETAIL PLAN NO. W-22

Sheet 1 of 1

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NOTES:

1. USE MARKER POST IN AREAS WHERE UTILITY CANNOT BE LOCATED FROM OTHER IMPROVEMENTS.
2. SET POST 3 FEET MIN. AND 5 FEET MAX. FROM THE ASSET TO BE MARKED.



ACCEPTABLE MARKER POST ABBREVIATIONS

45° = 45° BEND
90° = 90° BEND
22° = 22 1/2° BEND
11° = 11 1/4° BEND
GV = GATE VALVE
MH = MANHOLE
AR = AIR RELIEF VALVE
AV = AIR VACUUM VALVE
PRV = PRESSURE REDUCING VALVE
BV = BLOW-OFF VALVE
FM = SEWER FORCE MAIN
RAW = RAW WATER LINE
WTR = POTABLE WATER LINE

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3/19	REVISED PER STAFF COMMENTS	
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7/22	REVISED PER STAFF COMMENTS	

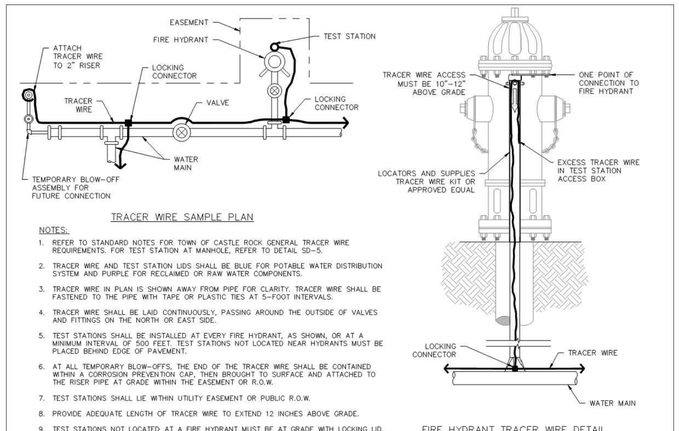
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MARKER POST

DETAIL PLAN NO. W-23

Sheet 1 of 1

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TRACER WIRE SAMPLE PLAN

NOTES:

1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS. FOR TEST STATION AT MANHOLE, REFER TO DETAIL SD-5.
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.
8. PROVIDE ADEQUATE LENGTH OF TRACER WIRE TO EXTEND 12 INCHES ABOVE GRADE.
9. TEST STATIONS NOT LOCATED AT A FIRE HYDRANT MUST BE AT GRADE WITH LOCKING LID.

FIRE HYDRANT TRACER WIRE DETAIL

Sheet Revisions		
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7/22	REVISED PER STAFF COMMENTS	

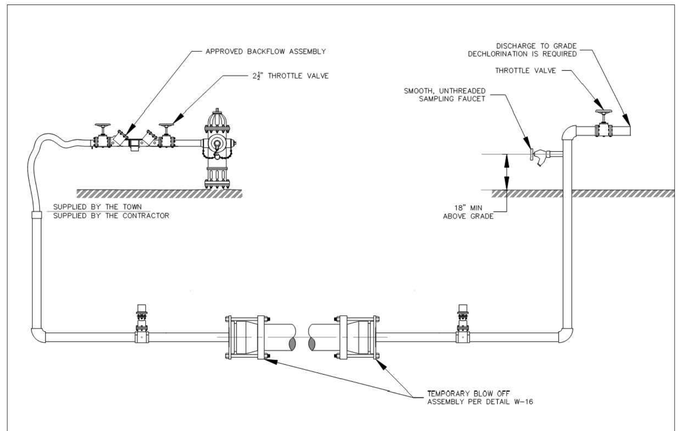
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TRACER WIRE DETAIL

DETAIL PLAN NO. W-28

Sheet 1 of 1

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Sheet Revisions		
Date	Comments	
8/16	NEW DETAIL	
3/19	REVISED PER STAFF COMMENTS	
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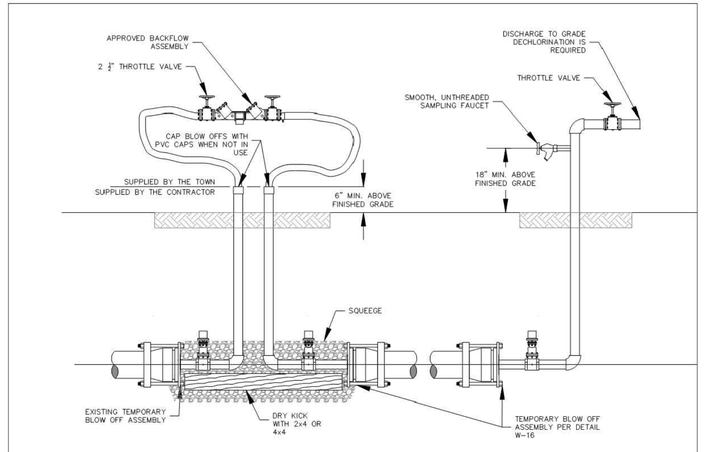
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Castle Rock, CO 80104
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MAIN DISINFECTION UP TO 12"

DETAIL PLAN NO. W-35A

Sheet 1 of 1

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8/16	NEW DETAIL	
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MAIN DISINFECTION UP TO 12"

DETAIL PLAN NO. W-35B

Sheet 1 of 1

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5613 DTC PARKWAY
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DENVER CO 80111
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FAX: 844.275.1057
HRGreen

CONSTRUCTION DRAWINGS
UTILITY DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CtCDs\01-Utility-Details

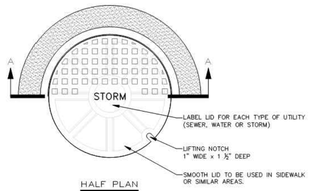
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	AMC
APPROVED:	AJZ
JOB DATE:	3/30/2023
JOB NO:	211400

SHEET DT6

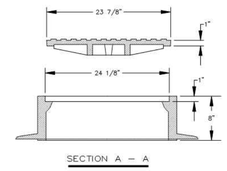
42 OF 81

HR GREEN Xrefs: xgl-1-DV01-CD



HALF PLAN

NOTES:
1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 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 LOCKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.



SECTION A – A

Sheet Revisions	
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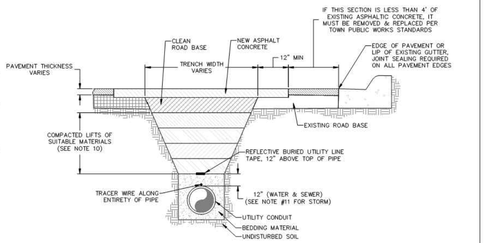
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STORM SEWER MANHOLE
24" RING & COVER

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DETAIL PLAN NO.
SD-1
Sheet 1 of 1

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 MGPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" 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 5' 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.



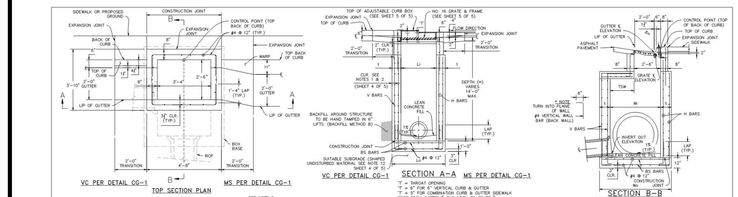
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STORM SEWER
TRENCH DETAIL

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DETAIL PLAN NO.
SD-2
Sheet 1 of 1



VC PER DETAIL CG-1 MS PER DETAIL CG-1

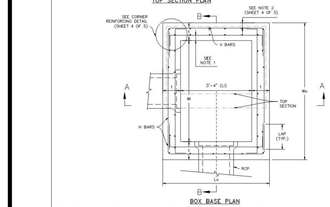
TOP SECTION PLAN

VC PER DETAIL CG-1 MS PER DETAIL CG-1

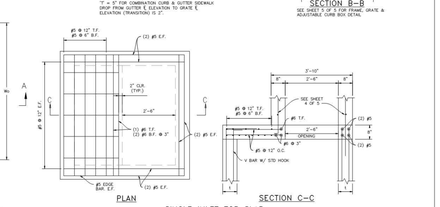
SECTION A–A

SECTION B–B

SEE SHEET 5 OF 5 FOR FRAME, GRATE & ADJUSTABLE CURB BOX DETAIL



BOX BASE PLAN



PLAN

SECTION C–C

SINGLE INLET TOP SLAB

ADS Diameter	Inside Length (Li)	Inside Width (Wi)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	All Bars	Lap Splice Length (Lap)
3'-10"	3'-4"	3'-4"	8"	4'-6"	5'-10"	5'-0"	1	#4 @ 9"	#5 @ 12"	#4 @ 12"	2'-0"
3'-10"	3'-4"	3'-4"	8"	4'-6"	4'-6"	5'-0"	1	#4 @ 9"	#5 @ 12"	#4 @ 12"	2'-0"
4'-6"	4'-0"	4'-0"	8"	5'-2"	5'-2"	5'-0"	1	#4 @ 9"	#5 @ 12"	#4 @ 12"	2'-0"
4'-6"	4'-0"	4'-0"	8"	5'-2"	5'-2"	5'-0"	2	#5 @ 12"	#5 @ 12"	#5 @ 12"	2'-6"
4'-6"	4'-0"	4'-0"	10"	5'-4"	5'-4"	5'-0"	2	#5 @ 12"	#5 @ 12"	#5 @ 12"	2'-6"
5'-0"	4'-6"	4'-6"	10"	5'-4"	5'-4"	5'-0"	2	#5 @ 12"	#5 @ 12"	#5 @ 12"	2'-6"
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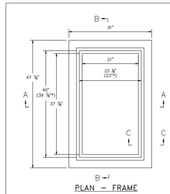
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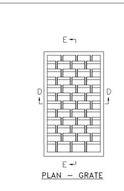
TYPE 16
SINGLE INLET

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.
SD-3
Sheet 1 of 5

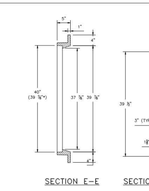


PLAN – FRAME



PLAN – GRATE

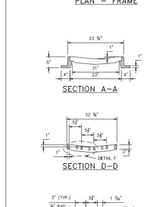
* CLEAR SEAT OPENING

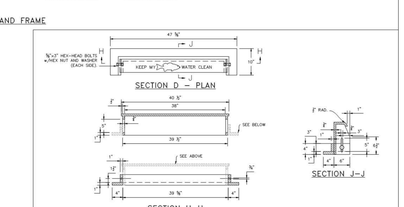


SECTION E–E SECTION B–B

GENERAL NOTES:
1. CAST IRON SHALL CONFORM TO ASTM A48, CLASS 35B, MINIMUM.
2. CASTINGS SHALL COMPLY WITH FEDERAL SPECIFICATION RR-F-621D FOR CASTING PROOF LOADING HEAVY DUTY.
3. ALL CASTINGS REQUIRE INDIVIDUAL APPROVAL/CERTIFICATION FROM THIS DIVISION.
4. CASTINGS SHALL NOT BE DIPPED OR PAINTED PRIOR TO FINAL INSPECTION. ONCE INDIVIDUAL CASTINGS ARE CHECK AND APPROVED BY THE DIVISION FOR PROJECT USAGE, THEY SHALL BE COATED WITH AN APPROVED MATERIAL.

TYPE 16 INLET GRATE AND FRAME





ADJUSTABLE CURB BOX
MINIMUM CURB OPENING AREA = 150 IN²

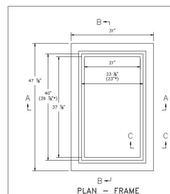
Sheet Revisions	
Date	Comments

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

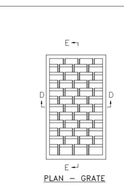
TYPE 16 GRATE & FRAME
ADJUSTABLE CURB BOX DETAILS

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.
SD-3
Sheet 5 of 5

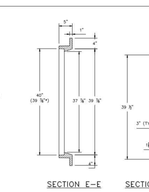


PLAN – FRAME



PLAN – GRATE

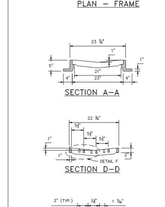
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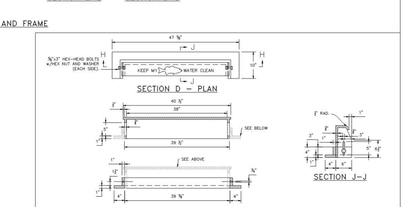


SECTION E–E SECTION B–B

GENERAL NOTES:
1. CAST IRON SHALL CONFORM TO ASTM A48, CLASS 35B, MINIMUM.
2. CASTINGS SHALL COMPLY WITH FEDERAL SPECIFICATION RR-F-621D FOR CASTING PROOF LOADING HEAVY DUTY.
3. ALL CASTINGS REQUIRE INDIVIDUAL APPROVAL/CERTIFICATION FROM THIS DIVISION.
4. CASTINGS SHALL NOT BE DIPPED OR PAINTED PRIOR TO FINAL INSPECTION. ONCE INDIVIDUAL CASTINGS ARE CHECK AND APPROVED BY THE DIVISION FOR PROJECT USAGE, THEY SHALL BE COATED WITH AN APPROVED MATERIAL.

TYPE 16 INLET GRATE AND FRAME





ADJUSTABLE CURB BOX
MINIMUM CURB OPENING AREA = 150 IN²

Sheet Revisions	
Date	Comments

Town of Castle Rock
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Castle Rock, CO 80104
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Development Services

TYPE 16 GRATE & FRAME
ADJUSTABLE CURB BOX DETAILS

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.
SD-3
Sheet 5 of 5

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
UTILITY DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\Cds\01-Utility-Details

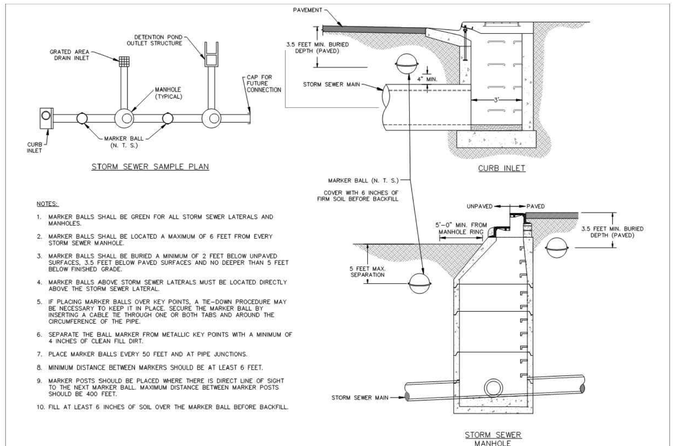
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 3/30/2023
JOB NO: 211400

SHEET
DT7

43
OF 81

HR GREEN Xrefs: xg1-LDV01-CD



NOTES:

1. MARKER BALLS SHALL BE GREEN FOR ALL STORM SEWER LATERALS AND MANHOLES.
2. MARKER BALLS SHALL BE LOCATED A MAXIMUM OF 6 FEET FROM EVERY STORM SEWER MANHOLE.
3. MARKER BALLS SHALL BE BURIED A MINIMUM OF 2 FEET BELOW UNPAVED SURFACES, 3.5 FEET BELOW PAVED SURFACES AND NO DEEPER THAN 5 FEET BELOW FINISHED GRADE.
4. MARKER BALLS ABOVE STORM SEWER LATERALS MUST BE LOCATED DIRECTLY ABOVE THE STORM SEWER LATERAL.
5. IF PLACING MARKER BALLS OVER KEY POINTS, A TIE-DOWN PROCEDURE MAY BE NECESSARY TO KEEP IT IN PLACE. SECURE THE MARKER BALL BY INSERTING A CABLE TIE THROUGH ONE OR BOTH TABS AND AROUND THE CIRCUMFERENCE OF THE PIPE.
6. SEPARATE THE BALL MARKER FROM METALLIC KEY POINTS WITH A MINIMUM OF 4 INCHES OF CLEAN FILL DIRT.
7. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
8. MINIMUM DISTANCE BETWEEN MARKERS SHOULD BE AT LEAST 6 FEET.
9. MARKER POSTS SHOULD BE PLACED WHERE THERE IS DIRECT LINE OF SIGHT TO THE NEXT MARKER BALL. MAXIMUM DISTANCE BETWEEN MARKER POSTS SHOULD BE 400 FEET.
10. FILL AT LEAST 6 INCHES OF SOIL OVER THE MARKER BALL BEFORE BACKFILL.

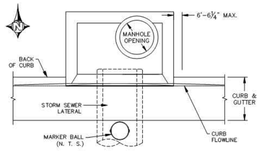
Sheet Revisions	
Date	Comments
10/21	REVISED PER STAFF COMMENTS
12/21	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
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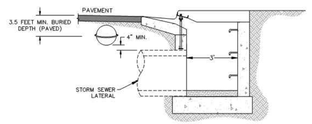
MARKER BALLS FOR STORM SEWERS

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.
SD-5
Sheet 1 of 1



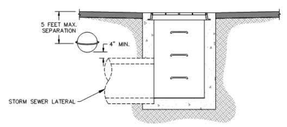
TYPICAL CURB INLET PLAN



TYPICAL CURB INLET SECTION

NOTES:

1. MARKER BALLS SHALL BE GREEN FOR ALL STORM SEWER LATERALS AND MANHOLES.
2. MARKER BALLS SHALL BE LOCATED A MAXIMUM OF 6 FEET FROM EVERY STORM SEWER MANHOLE.
3. MARKER BALLS SHALL BE BURIED A MINIMUM OF 2 FEET BELOW UNPAVED SURFACES, 3.5 FEET BELOW PAVED SURFACES AND NO DEEPER THAN 5 FEET BELOW FINISHED GRADE.
4. MARKER BALLS ABOVE STORM SEWER LATERALS MUST BE LOCATED DIRECTLY ABOVE THE STORM SEWER LATERAL.
5. IF PLACING MARKER BALLS OVER KEY POINTS, A TIE-DOWN PROCEDURE MAY BE NECESSARY TO KEEP IT IN PLACE. SECURE THE MARKER BALL BY INSERTING A CABLE TIE THROUGH ONE OR BOTH TABS AND AROUND THE CIRCUMFERENCE OF THE PIPE.
6. SEPARATE THE BALL MARKER FROM METALLIC KEY POINTS WITH A MINIMUM OF 4 INCHES OF CLEAN FILL DIRT.
7. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
8. MINIMUM DISTANCE BETWEEN MARKERS SHOULD BE AT LEAST 6 FEET.
9. MARKER POSTS SHOULD BE PLACED WHERE THERE IS DIRECT LINE OF SIGHT TO THE NEXT MARKER BALL. MAXIMUM DISTANCE BETWEEN MARKER POSTS SHOULD BE 400 FEET.
10. FILL AT LEAST 6 INCHES OF SOIL OVER THE MARKER BALL BEFORE BACKFILL.



INLETS, MANHOLE, AND TERMINATION POINTS IN PAVED SURFACE

Sheet Revisions	
Date	Comments
12/21	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS

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MARKER BALL DETAILS AT STORM SEWER LATERALS

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.
SD-6
Sheet 1 of 1

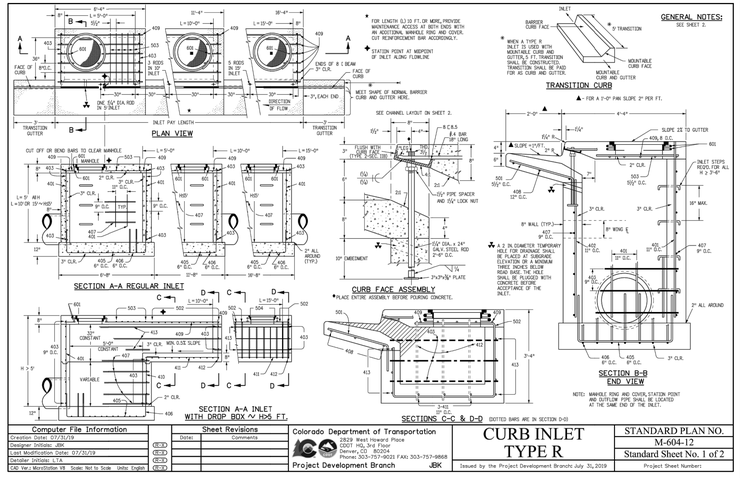
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
UTILITY DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-Utility-Details



FOR LENGTH 0.3 TO FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.

SEE CHANNEL LAYOUT IN SHEET 2.

GENERAL NOTES:
SEE SHEET 2.

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

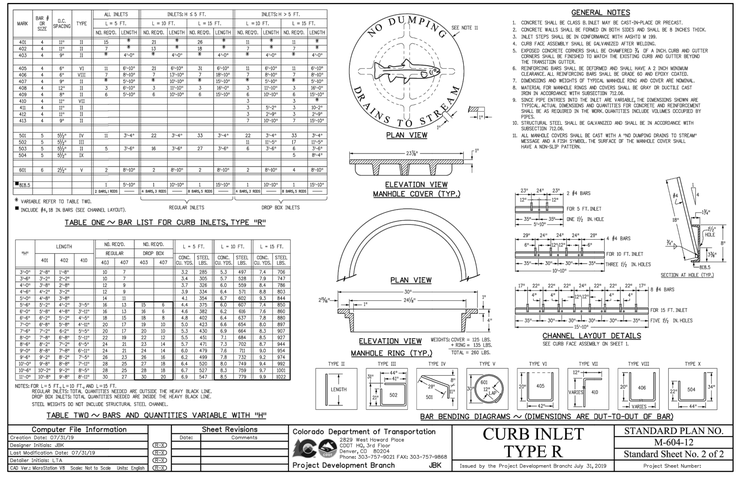
Sheet Revisions		
	Date	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
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Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:



MARK	BAR # SIZE	S.C. SPACING	TYPE	ALL INLETS	INLETS W ≤ 5 FT.			INLETS W > 5 FT.			
				L = 5 FT.	L = 10 FT.		L = 15 FT.	L = 10 FT.		L = 15 FT.	
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
402	4	11"	11	10	9	20	9	26	9	11	9
402	4	11"	11	2	9	13	9	18	9	2	9
403	4	9"	11	8	4'-0"	8	4'-0"	8	4'-0"	8	4'-0"
405	4	8"	V11	11	8'-10"	20	8'-10"	31	8'-10"	11	8'-10"
406	4	8"	V12	2	8'-10"	3	13'-10"	2	18'-10"	2	8'-10"
407	4	9"	11	8	5'-10"	8	10'-10"	8	15'-10"	8	5'-10"
408	4	12"	11	3	5'-10"	3	10'-10"	3	15'-10"	3	10'-10"
409	4	8"	11	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"
410	4	11"	V12							3	5'-2"
411	4	11"	11							3	5'-2"
412	4	11"	11							2	5'-10"
413	4	9"	11							2	10'-10"
501	5	11½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"
502	5	11½"	11	11		22		33		22	3'-4"
503	5	11½"	11	5	3'-4"	16	3'-4"	27	3'-4"	8	3'-4"
504	5	11½"	11							5	8'-4"
505	6	7½"	V	2	8'-10"	2	8'-10"	2	8'-10"	3	8'-10"
BAR 5					5'-10"		10'-10"		15'-10"		10'-10"
					(1 BARS, 1 RISER)		(1 BARS, 1 RISER)		(1 BARS, 1 RISER)		(1 BARS, 1 RISER)

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4,16 SLOPED BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS DROP BOX INLETS

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

"H"	LENGTH	NO. REQ'D. REGULAR			NO. REQ'D. DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	401	402	410	403	407	403	CONC. (CU. YDS.)	STEEL LBS.	CONC. (CU. YDS.)	STEEL LBS.	CONC. (CU. YDS.)	STEEL LBS.
2'-2"	2'-8"	1'-8"		10	7		3.2	285	5.3	497	7.4	708
3'-8"	3'-2"	2'-2"		10	7		3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	8		3.7	326	6.0	559	8.4	788
4'-6"	4'-0"	2'-2"		12	8		3.9	334	6.4	575	8.8	803
5'-0"	4'-8"	3'-8"		14	11		4.1	354	6.7	602	9.3	844
5'-8"	5'-2"	4'-2"	3'-5"	16	13	10	4.4	375	6.9	627	9.7	876
6'-0"	5'-8"	3'-8"	3'-11"	18	13	10	4.6	382	6.2	618	7.8	860
6'-6"	6'-2"	4'-2"	4'-5"	20	15	10	4.8	402	6.4	637	7.8	885
7'-0"	6'-8"	3'-8"	4'-11"	20	17	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	4'-2"	5'-5"	22	17	10	5.3	430	6.8	664	8.3	907
8'-0"	7'-8"	3'-8"	5'-11"	22	19	12	5.5	452	7.1	684	8.5	927
8'-6"	8'-2"	4'-2"	6'-5"	24	21	12	5.7	470	7.3	703	8.7	944
9'-0"	8'-8"	3'-8"	6'-11"	24	23	14	5.9	488	7.6	721	9.0	954
9'-6"	9'-2"	4'-2"	7'-5"	26	23	14	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	3'-8"	7'-11"	26	25	16	6.4	520	8.0	748	9.4	990
10'-6"	10'-2"	4'-2"	8'-5"	28	25	16	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	3'-8"	8'-11"	28	27	20	6.9	547	8.5	779	9.9	1032

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

TABLE TWO ∼ BARS AND QUANTITIES VARIABLE WITH "H#"

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO ASTM A48 CLASS 30 OR 35.
9. SONCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.04.
11. MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

BAR BENDING DIAGRAMS ∼ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions		
	Date	Comments

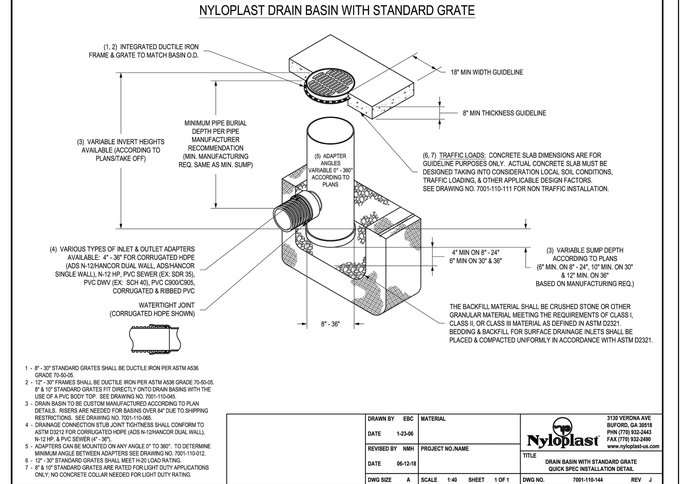
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TO/FITNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY. NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
FAX (770) 932-2443
www.nyloplast-us.com

TITLE
DRAIN BASIN WITH STANDARD GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-144 REV J

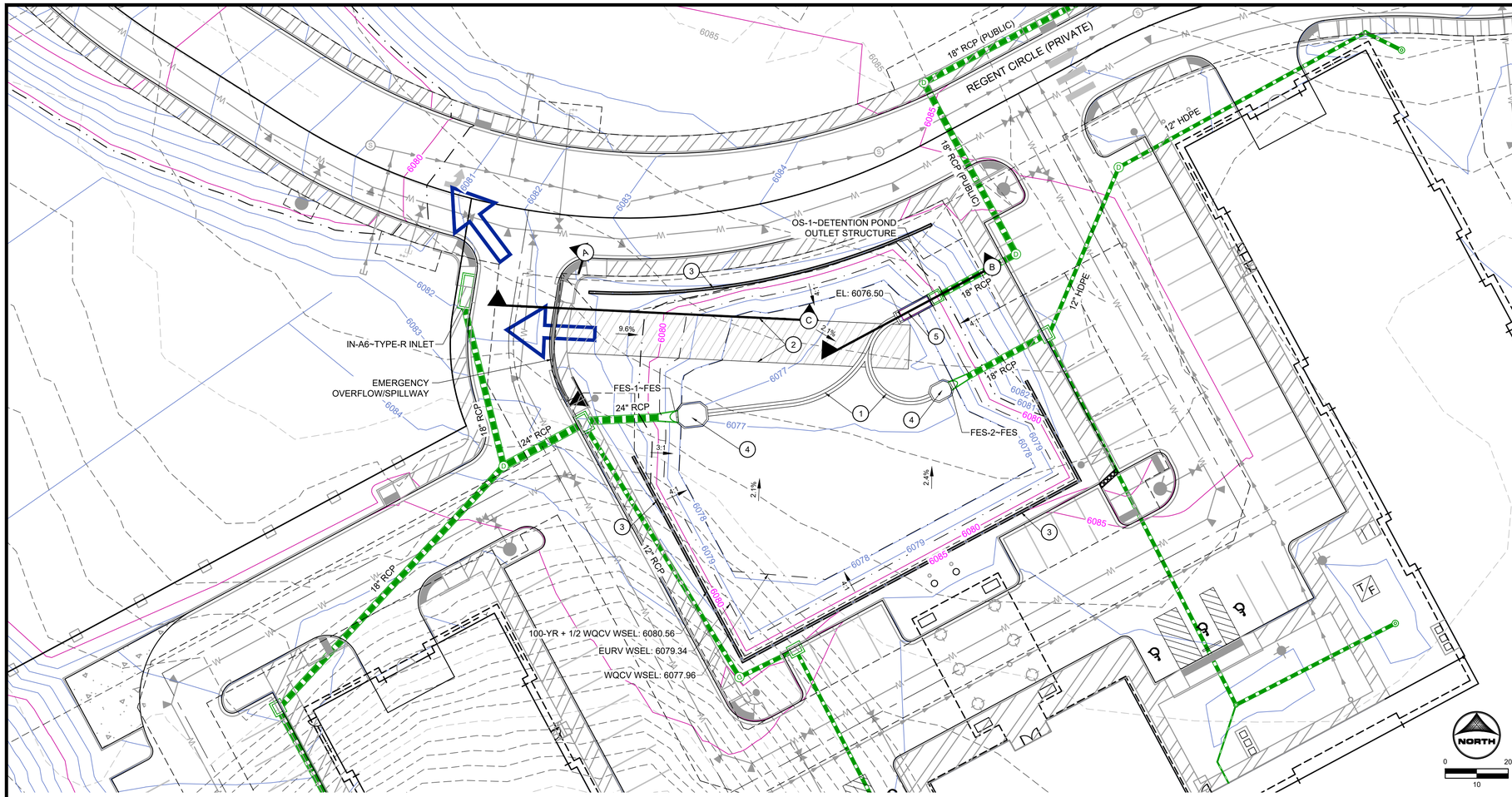
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

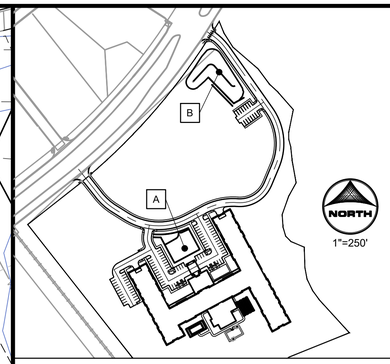
DRAWN BY: AMC
APPROVED: AJZ
JOB DATE: 3/30/2023
JOB NO: 211400

SHEET
DT8

44
OF 81

HR GREEN Xrefs: xgl-1-DV01-CD





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
- EXISTING MAJOR CONTOUR — 5250
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- EASEMENT
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE (D)
- PROPOSED STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE (D)
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE (S)
- WATER PIPE — W — W — W
- 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:

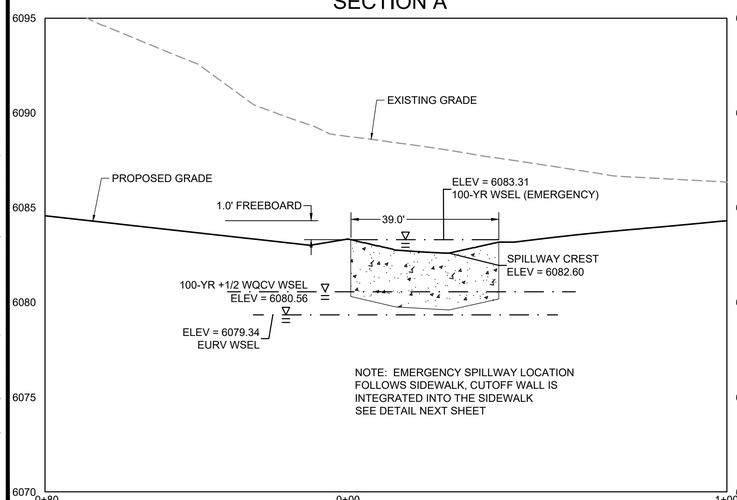
DEVELOPMENT SERVICES DATE

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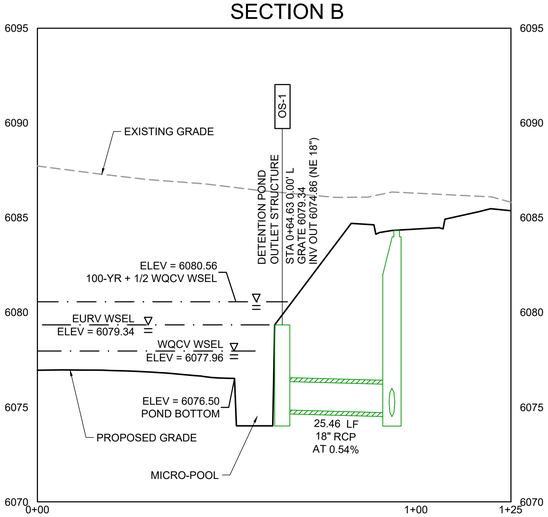
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RYAN LITTLETON, PE
STATE OF COLORADO No. 38906
EMAIL: RLITTLETON@HRGREEN.COM
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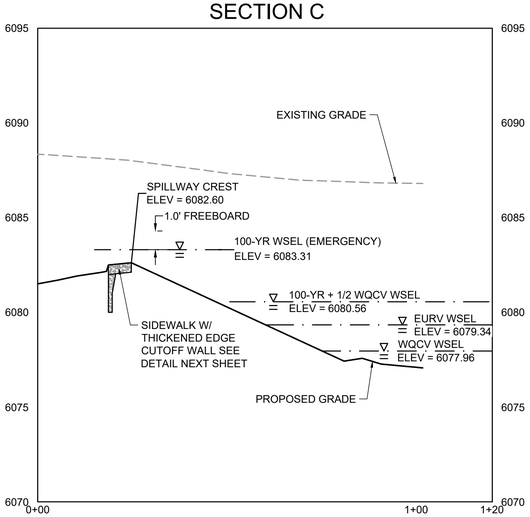
EMERGENCY OVERFLOW SECTION A



POND OUTFALL SECTION B



POND A SECTION C



NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DRAWINGS
POND A PLAN DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-SDPondDetails

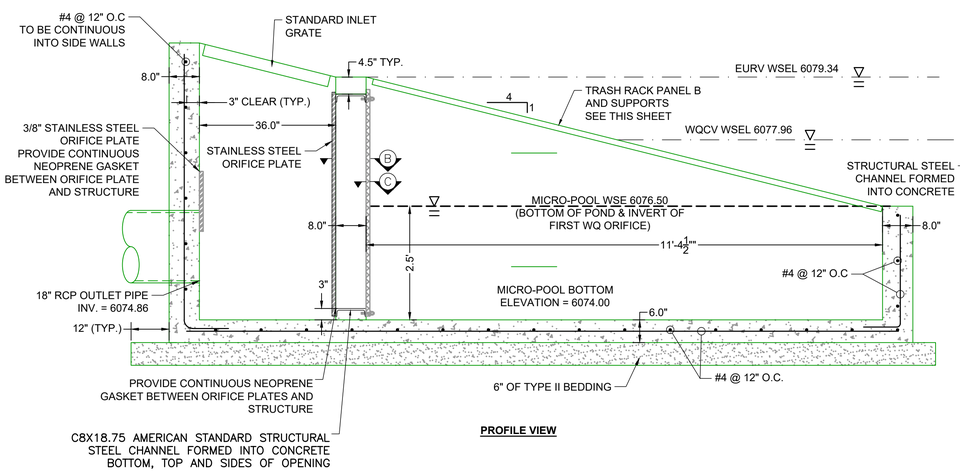
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

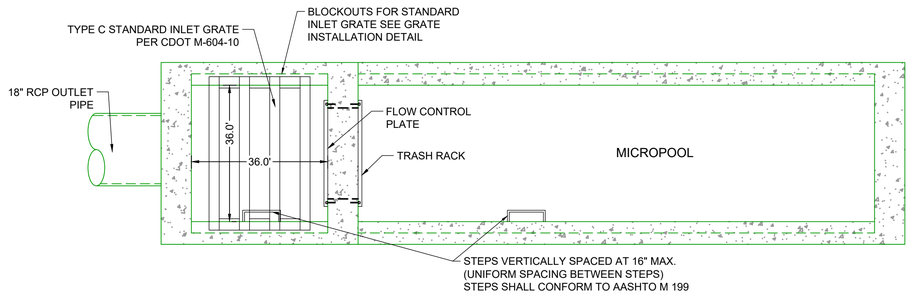
SHEET DT9

45 OF 81

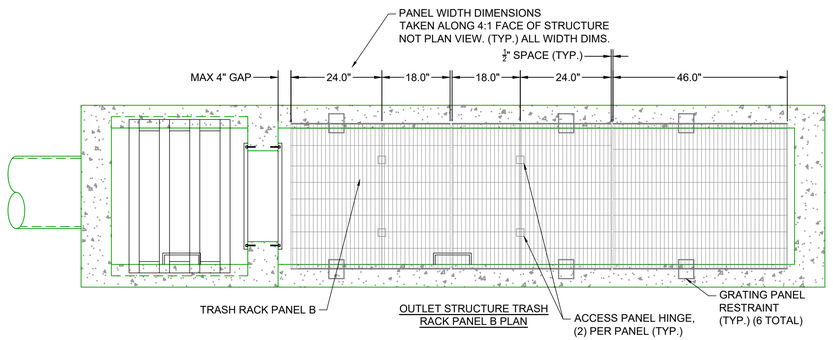
HR GREEN Xrefs: xv-dsgn; xc-dsgn; xc-util; XG-keymap-CD-Storm; xv-util; xgf-1-DV01-CD; XG-keymap; xv-vow; xc-vow

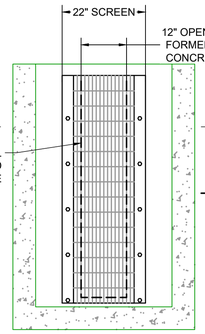


PROFILE VIEW

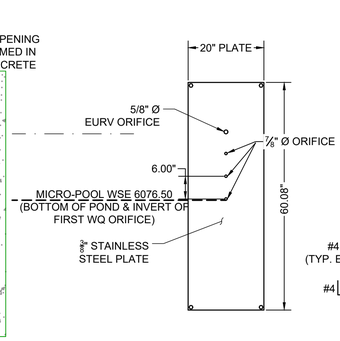


OUTLET STRUCTURE PLAN VIEW

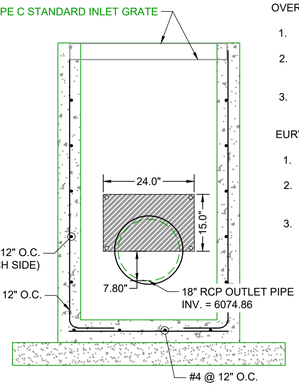




ELEVATION VIEW - FRONT FACE



EURV AND WQ ORIFICE PLATE DETAIL



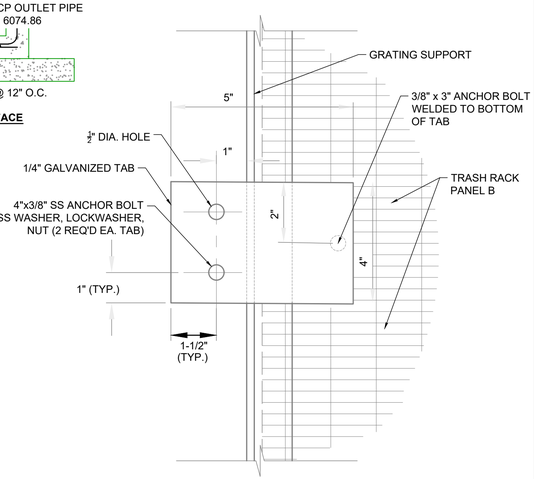
ELEVATION VIEW - REAR FACE

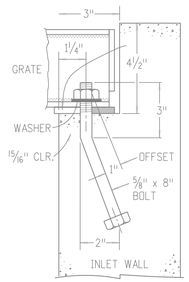
OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

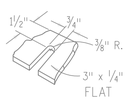
EURV AND WQCV TRASH RACKS:

1. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
2. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

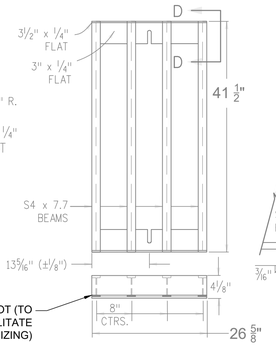




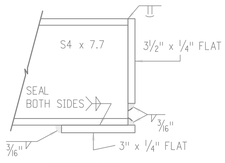
STANDARD GRATE INSTALLATION DETAIL



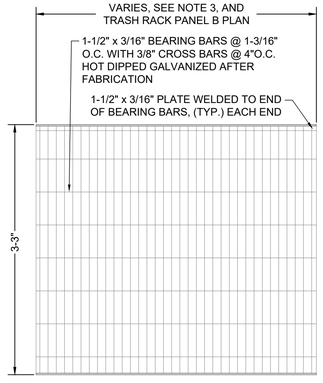
SLOT DETAIL



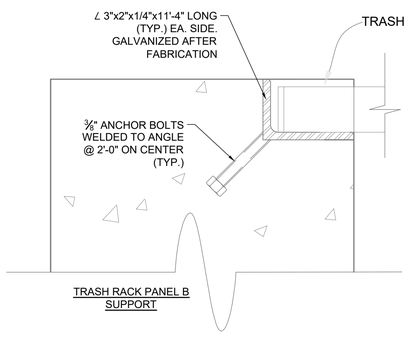
STANDARD INLET GRATE

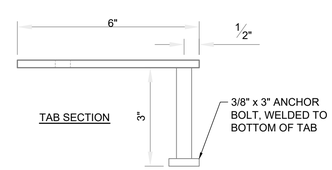


SECTION D-D



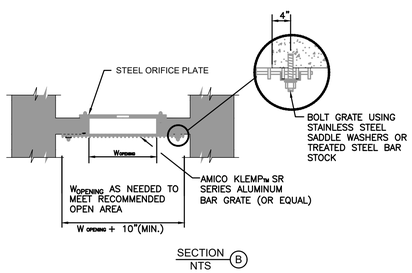
TRASH RACK B
SCALE: N.T.S.



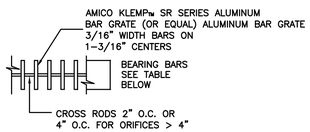


NOTES:

1. THERE SHALL BE A TOTAL OF THREE (3) PANEL B TRASH RACKS: TWO (2) TRASH RACK ACCESS PANELS HAVING A TOTAL WIDTH OF 3'-6" EACH AND ONE (1) TRASH RACK PANELS HAVING A TOTAL WIDTH OF 3'-10" EACH. ALL TRASH RACK B PANELS SHALL HAVE 1-1/2" x 3/16" BEARING BARS SPACED AT 1-3/16" CENTERS WITH 3/8" CROSS BARS SPACED AT 4" CENTERS. A 1-1/2" x 3/16" BANDING BAR SHALL BE WELDED TO THE ENDS OF EACH PANEL. ALL BEARING BARS SHALL BE MADE WITH HOT ROLLED CARBON STEEL PER ASTM A1011 OR ASTM A36. THE CONTRACTOR MAY OFFER ALTERNATIVE PANEL WIDTH SIZING AS LONG AS THE ACCESS PANEL PLACEMENT GENERALLY MEETS THE INTENT OF THIS DESIGN.
2. PANELS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
3. CONTRACTOR SHALL FIELD VERIFY ALL GRATING PANEL DIMENSIONS PRIOR TO FABRICATION.
4. ORIENTATION OF BEARING BARS SHALL BE AS SHOWN IN DETAILS.



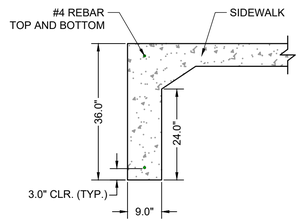
SECTION B
NTS



WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
6.0 FT.	2-1/4" x 3/16"

R VALUE=(NET OPEN AREA)/GROSS RACK AREA)
=0.71 FOR CROSS RODS ON 2" CENTERS
=0.77 FOR CROSS RODS ON 4" CENTERS

SECTION C
NTS



THICKENED EDGE SIDEWALK CONCRETE CUTOFF WALL

STRUCTURE GENERAL NOTES

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, UNLESSS 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 JOINS 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 3/4", 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.

TOWN OF CASTLE ROCK APPROVAL
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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
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
POND A STRUCTURE DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\C\CDs\01-SDPond\Details

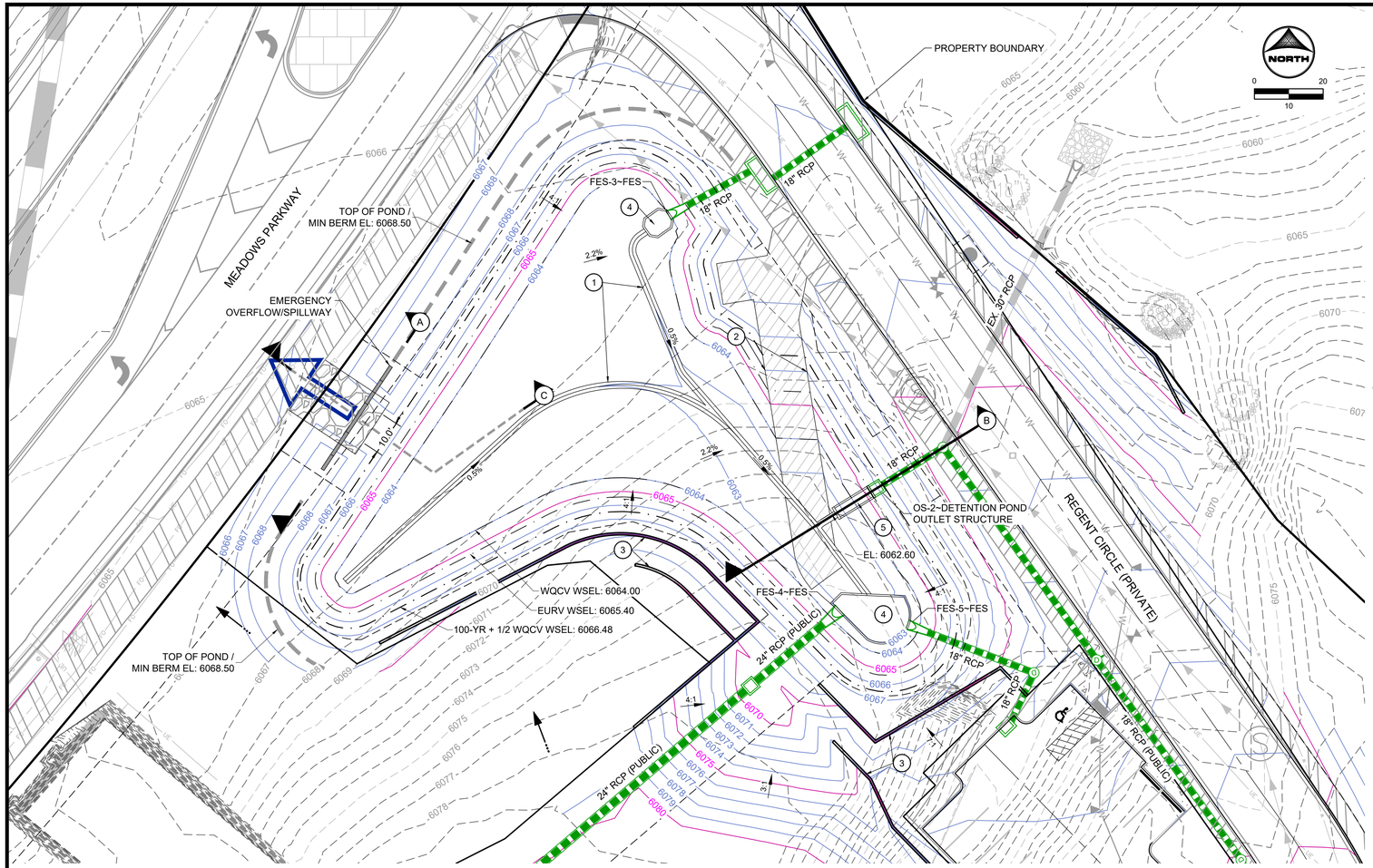
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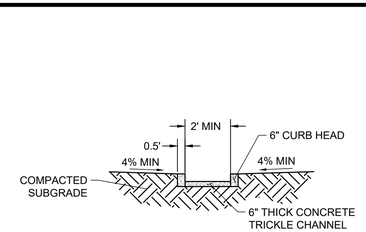
DRAWN BY:	STM
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SHEET DT10

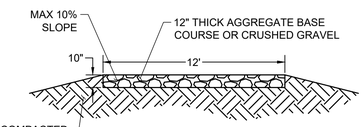
46 OF 81

HR GREEN Xrefs: xv-dsgn; xc-dsgn; xc-util; XG-keymap; xv-util; xg1-DV01-CD; XG-keymap; xv-util; xg1-DV01-CD; XG-keymap; xv-row; xc-row

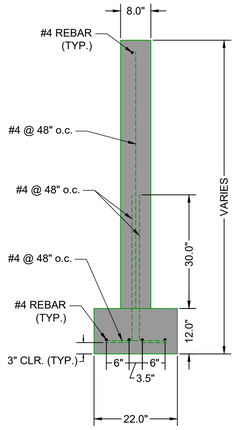




2' CONCRETE TRICKLE CHANNEL W/ 6" CURB HEAD

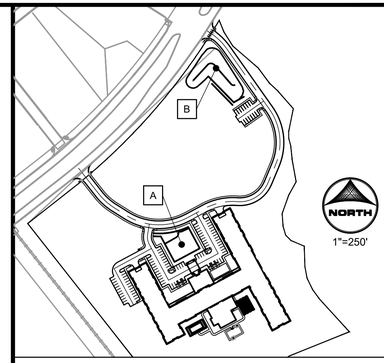


12' MIN. MAINTENANCE ACCESS ROAD



REINFORCED CONCRETE CUTOFF WALL

FOR USE WITH OVERFLOW WEIR
SEE PLANS FOR LOCATION AND SECTION DETAIL



KEYMAP:

CONSTRUCTION NOTES:

1. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER IS VERTICAL UNLESS OTHERWISE NOTED.
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CONSTRUCTION LEGEND:

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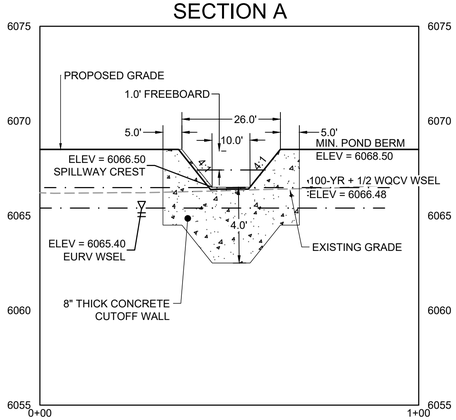
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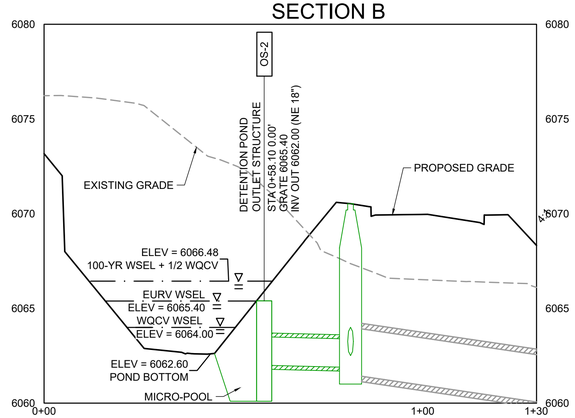
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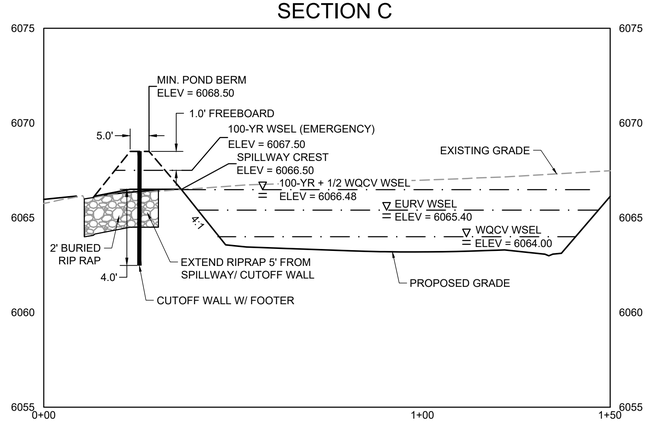
EMERGENCY OVERFLOW SECTION A



POND OUTFALL SECTION B



POND SECTION C



NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
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CONSTRUCTION DRAWINGS
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AFFINITY AT CASTLE ROCK
CASTLE ROCK DEVELOPMENT CO.
CASTLE ROCK, COLORADO

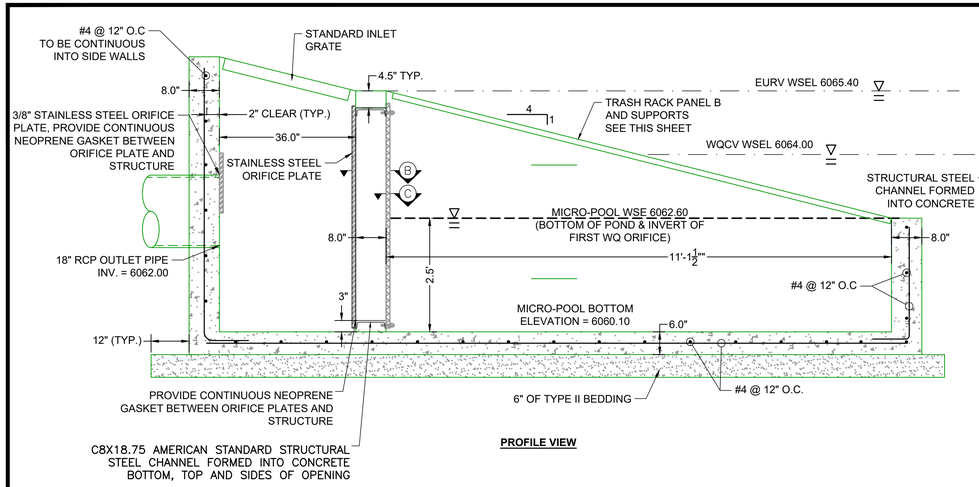
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BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

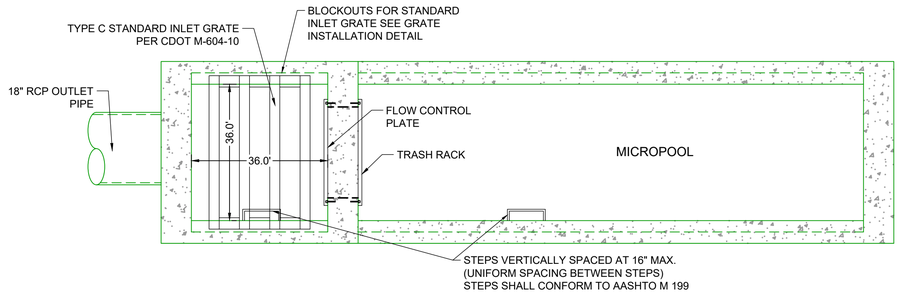
DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

SHEET DT11

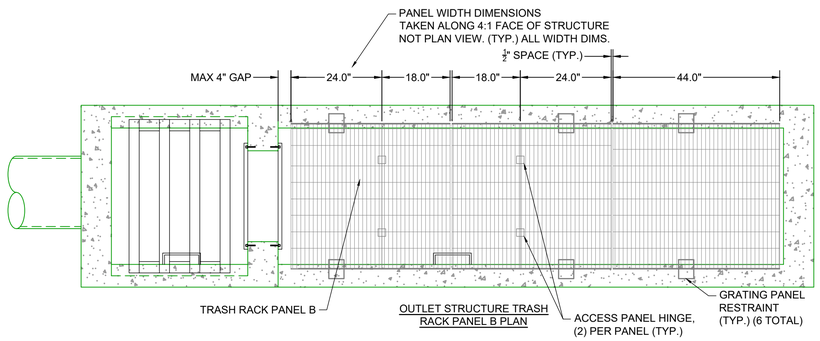
HR GREEN Xrefs: xv-vdsgn; xc-vdsgn; xc-utl; XG-keymap-CD-Storm; xv-utl; xgf-1-DV01-CD; XG-keymap; xv-row; xc-row

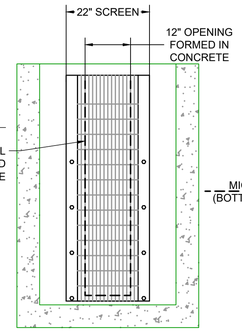


PROFILE VIEW

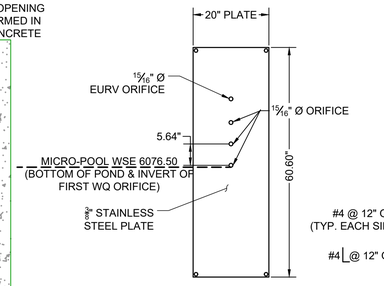


OUTLET STRUCTURE PLAN VIEW

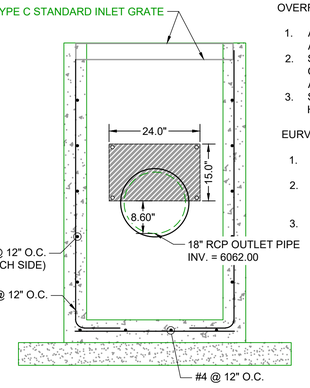




ELEVATION VIEW - FRONT FACE



EURV AND WQ ORIFICE PLATE DETAIL



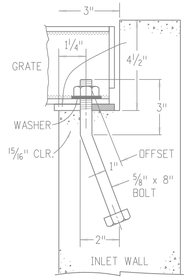
ELEVATION VIEW - REAR FACE

OVERFLOW SAFETY GRATES:

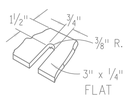
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

EURV AND WQCV TRASH RACKS:

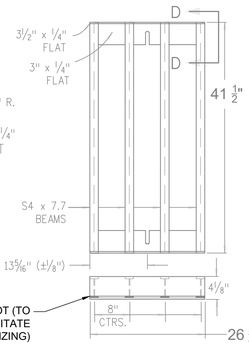
1. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
2. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



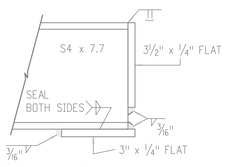
STANDARD GRATE INSTALLATION DETAIL



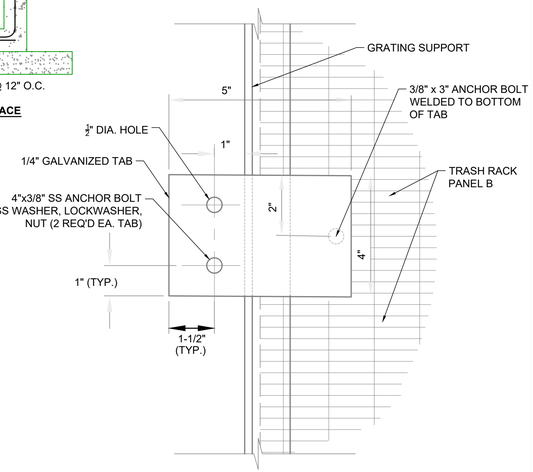
SLOT DETAIL

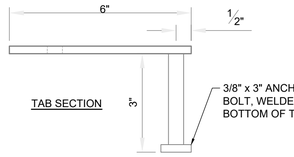


STANDARD INLET GRATE

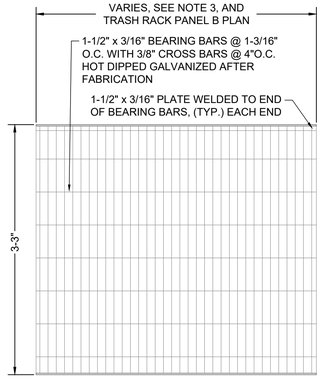


SECTION D-D

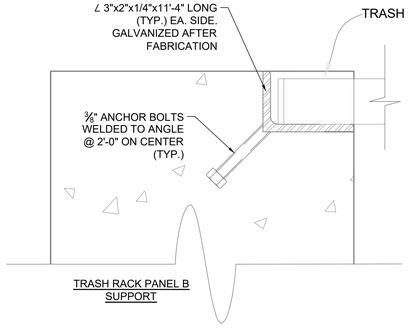




TAB SECTION



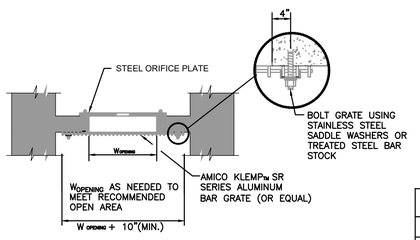
TRASH RACK B
SCALE: N.T.S.



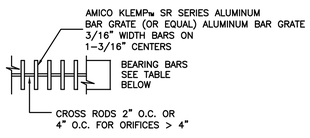
TRASH RACK PANEL B SUPPORT

NOTES:

1. THERE SHALL BE A TOTAL OF THREE (3) PANEL B TRASH RACKS: TWO (2) TRASH RACK ACCESS PANELS HAVING A TOTAL WIDTH OF 3'-6" EACH AND ONE (1) TRASH RACK PANELS HAVING A TOTAL WIDTH OF 3'-8" EACH. ALL TRASH RACK B PANELS SHALL HAVE 1-1/2" x 3/16" BEARING BARS SPACED AT 1-3/16" CENTERS WITH 3/8" CROSS BARS SPACED AT 4" CENTERS. A 1-1/2" x 3/16" BANDING BAR SHALL BE WELDED TO THE ENDS OF EACH PANEL. ALL BEARING BARS SHALL BE MADE WITH HOT ROLLED CARBON STEEL PER ASTM A1011 OR ASTM A36. THE CONTRACTOR MAY OFFER ALTERNATIVE PANEL WIDTH SIZING AS LONG AS THE ACCESS PANEL PLACEMENT GENERALLY MEETS THE INTENT OF THIS DESIGN.
2. PANELS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
3. CONTRACTOR SHALL FIELD VERIFY ALL GRATING PANEL DIMENSIONS PRIOR TO FABRICATION.
4. ORIENTATION OF BEARING BARS SHALL BE AS SHOWN IN DETAILS.



SECTION B
NTS



WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
6.0 FT.	2-1/4" x 3/16"

R VALUE=(NET OPEN AREA)/GROSS RACK AREA)
=0.71 FOR CROSS RODS ON 2" CENTERS
=0.77 FOR CROSS RODS ON 4" CENTERS

SECTION C
NTS

STRUCTURE GENERAL NOTES

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, UNLESSS 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 JOINS 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 3/4", 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.

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
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
POND B STRUCTURE DETAILS

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

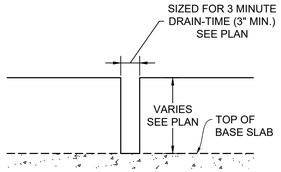
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BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
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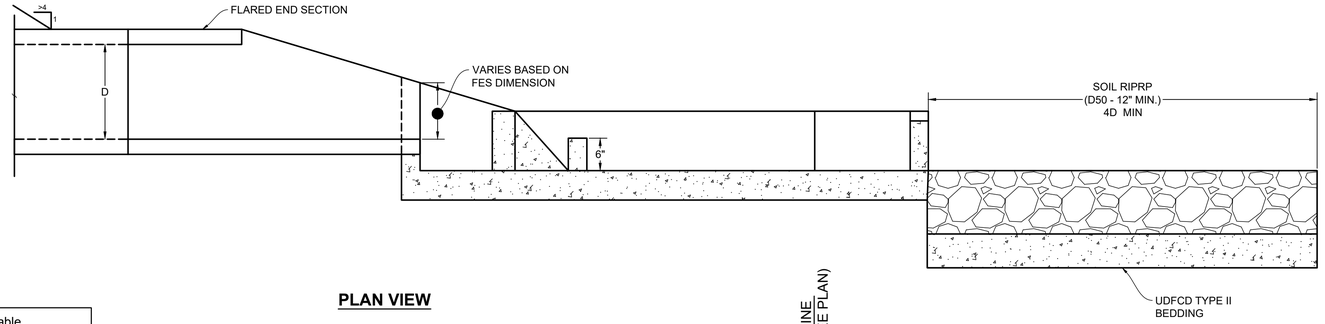
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APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

SHEET DT12

HR GREEN Xrefs: xv-dsgn; xc-dsgn; xc-util; XG-keymap; xv-util; xg1-DV01-CD; XG-keymap; xv-util; xg1-DV01-CD; XG-keymap; xv-row; xc-row



SLOT DETAIL

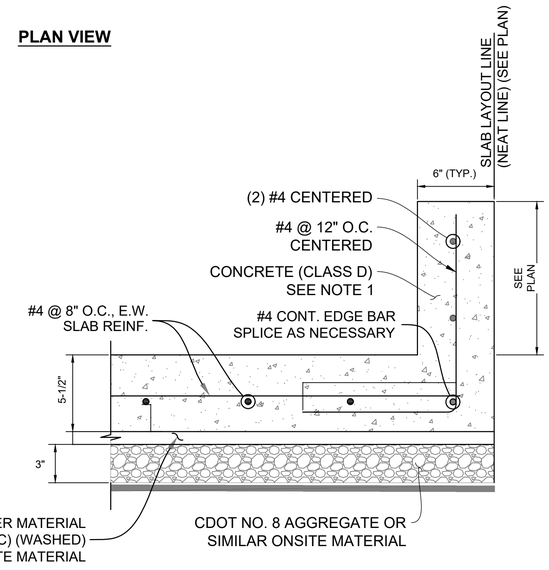


Line Table		
Line #	Length	Direction
L1	3.59	N 6°59'46" W
L2	2.41	N 51°38'59" W
L3	5.59	S 83°21'01" W
L4	2.41	S 38°21'01" W
L5	3.59	S 6°38'59" E
L6	2.41	S 51°38'59" E
L7	5.59	N 83°21'01" E
L8	2.59	N 28°13'08" W
L9	1.71	N 73°13'08" W
L10	4.09	S 61°46'52" W
L11	1.71	S 16°46'52" W
L12	2.59	S 28°13'08" E
L13	1.71	S 73°13'08" E
L14	4.09	N 61°46'52" E
L15	1.71	N 16°46'52" E
L16	3.04	S 35°12'11" E
L17	2.16	S 80°12'11" E
L18	4.54	N 54°47'49" E
L19	2.16	N 9°47'49" E
L20	3.04	N 35°12'11" W

Line Table		
Line #	Length	Direction
L21	2.16	N 80°12'11" W
L22	4.54	S 54°47'49" W
L23	2.16	S 9°47'49" W
L24	3.07	S 23°54'05" E
L25	18.12	S 87°28'57" E
L26	3.59	N 45°17'03" E
L27	14.52	N 44°42'57" W

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

PLAN VIEW



SANDY LOAM		
TEXTURAL CLASS/USDA DESIGNATION	SIZE (MM)	% OF TOTAL WEIGHT
GRAVEL	> 2	< 5
SAND	0.05 - 2	70 - 80
SILT	0.002 - 0.05	15 - 20
CLAY	< 0.002	< 5

CDOT NO. 8 AGGREGATE

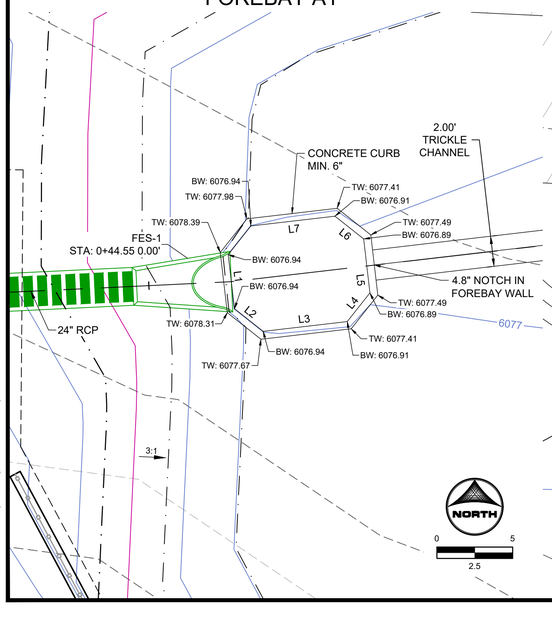
U.S. STANDARD SIEVE SIZE	% BY WEIGHT PASSING
1/2 INCH	100
3/8 INCH	85-100
NO. 4	10-30
NO. 8	0-10
NO. 16	0-5

CDOT FILTER MATERIAL (CLASS C)

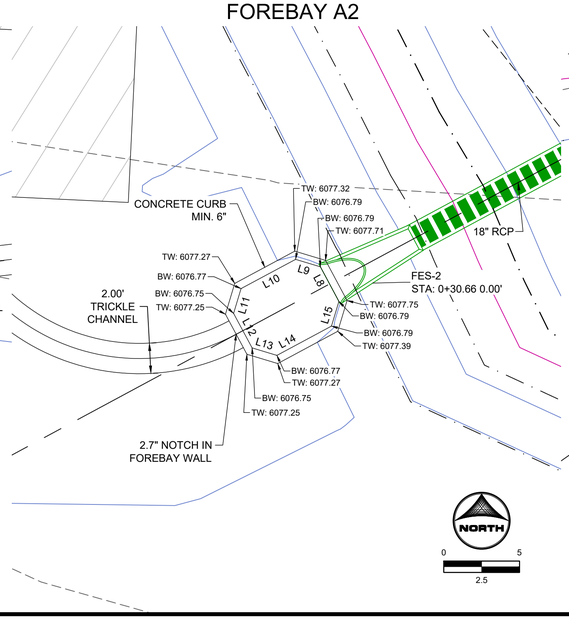
U.S. STANDARD SIEVE SIZE	% BY WEIGHT PASSING
3/4 INCH	100
NO. 4	60-100
NO. 50	10-30
NO. 100	0-10
NO. 200	0-3

ADJACENT TO FOREBAY WALL (A)

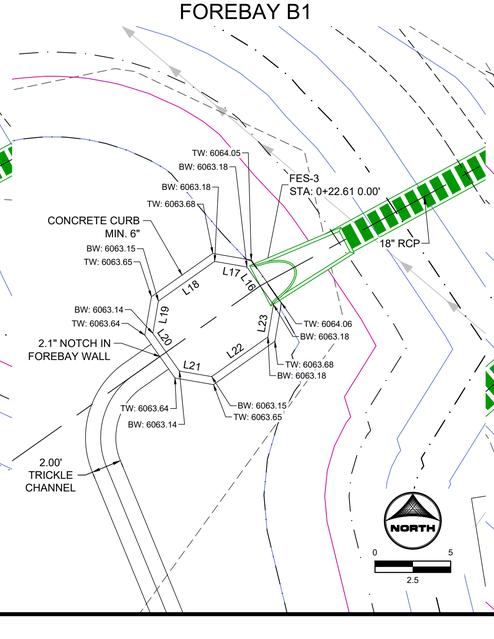
FOREBAY A1



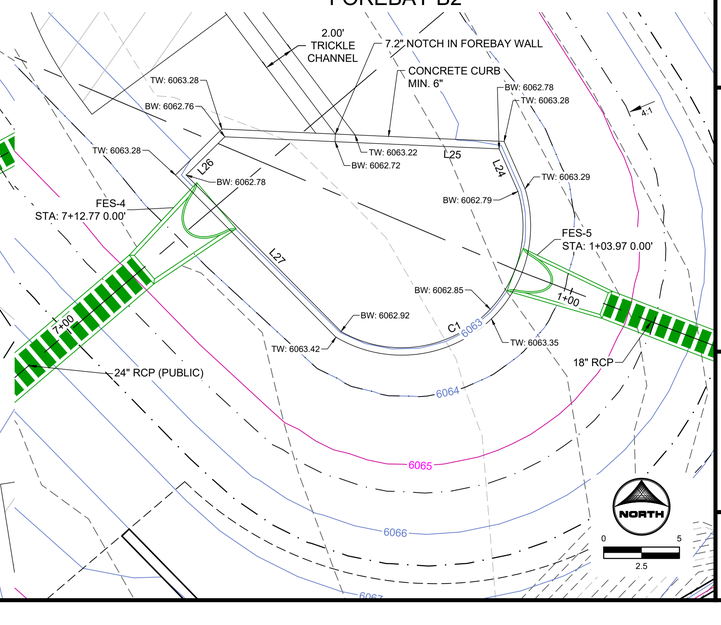
FOREBAY A2



FOREBAY B1



FOREBAY B2



NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
FOREBAY DETAILS

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

CAD DATE: 4/4/2023
CAD FILE: J:\2021\211400\CAD\Dwgs\CIDs\01-ForebayDetails

BAR IS ONE INCH ON OFFICIAL DRAWINGS
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DRAWN BY:	STM
APPROVED:	AJZ
JOB DATE:	3/29/2023
JOB NO:	211400

SHEET DT13

49 OF 81

HR GREEN Xrefs: xv-dsgn; xc-dsgn; xv-util; xg-I-DV01-CD; xv-vtwr; xx-row

NOTE:
ALL PLANT MATERIAL LOCATED WITHIN PMJM HABITAT SETBACK, TO BE IN COMPLIANCE WITH MEADOWS HABITAT CONSERVATION PLAN, APPENDIX A.

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

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

www.tfgdesign.com

FRONTERRA

LANDSCAPE ARCHITECTURE
PLANNING

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

josh@tfgdesign.com

Multi-family Landscape Site Inventory

Town of Castle Rock Registered Professional Josh McCarn

Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # 1060

Company Name Fronterra Address P.O. Box 178, Loveland, Colorado 80538

Phone 970.669.3737 Email josh@fronterra.design Date 2023.01.30

PROJECT NAME AFFINITY AT CASTLE ROCK

Gross 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. or Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
756,265	447,430	Turf Master Enviroturf	1,430	137,242	252*	194	606*	553	4cy / 1,000sf	Yes
		ToCR Low Growth Drill Seed Mix	287,003							Yes
Parking Lot (Area in Sq.Ft.)	**Parking Lot Landscape Area (Sq.Ft.)**	**No. of Parking Spaces**		**Nonliving Ornamental (Area in Sq.Ft.)**	**No. of Interior Landscape Islands**	**Minimum Width of Interior Landscaped Islands**	**No. of Trees Required**	**No. of Trees Provided**	**No. of Shrubs Required**	**No. of Shrubs Provided**
34,412	3,441	103		1,189	N/A	N/A	13	16	26	31

*All required tree and shrub quantities based on required landscape area (20% gross site area).
**All required tree and shrub quantities based on required parking landscape area (10% parking area).

CLWUR (Composite landscape water use rating) Chart

Project Name: AFFINITY AT CASTLE ROCK

Site Development Plan (SDP) Number: SDP22-0036

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% 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		0.374645839
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

Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

EXISTING TREES

LOCATION	Canopy 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

Existing Deciduous Tree Existing Evergreen Tree



GROUNDCOVER LEGEND	
HATCH	GROUNDCOVER
	NATIVE SEED
	COBBLE MULCH
	HERBACEOUS PLANT MATERIAL

PLEASE REFER TO SHEET LS2.0 FOR PLANT SCHEDULE.

Line Table	
Line #	Length (ft)
L1	791.37
L2	215.22
L3	205.64
L4	158.37
L5	249.67
L6	263.65
L7	96.49
L8	437.76
L9	213.25
L10	171.16
L11	174.93
L12	151.08
L13	257.74
L14	353.02
L15	302.53
L16	215.91

Line Table	
L17	118.14
L18	854.04
L19	42.65
L20	331.2
L21	164.53
L22	1224.7
L23	141.86
L24	179.23
L25	248.62
L26	320.44
L27	179.13
L28	330.28
L29	500.13
L30	528.67
L29	500.13
L30	528.67
L31	483.43

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

Line Table	
L49	215.39
L50	128.74
L51	137.34
L52	122.18
L53	488.94
L54	703.35
L55	300.26
L56	438.68
L57	496.39
L58	217.45
L59	413.91
L60	2,649.64
L61	577.46
L62	210.2

Curve Table		
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

SCALE: 1" = 100'
0 50' 100' 200' 300'
NORTH

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CONSTRUCTION DOCUMENTS
OVERALL LANDSCAPE PLAN

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

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SHEET
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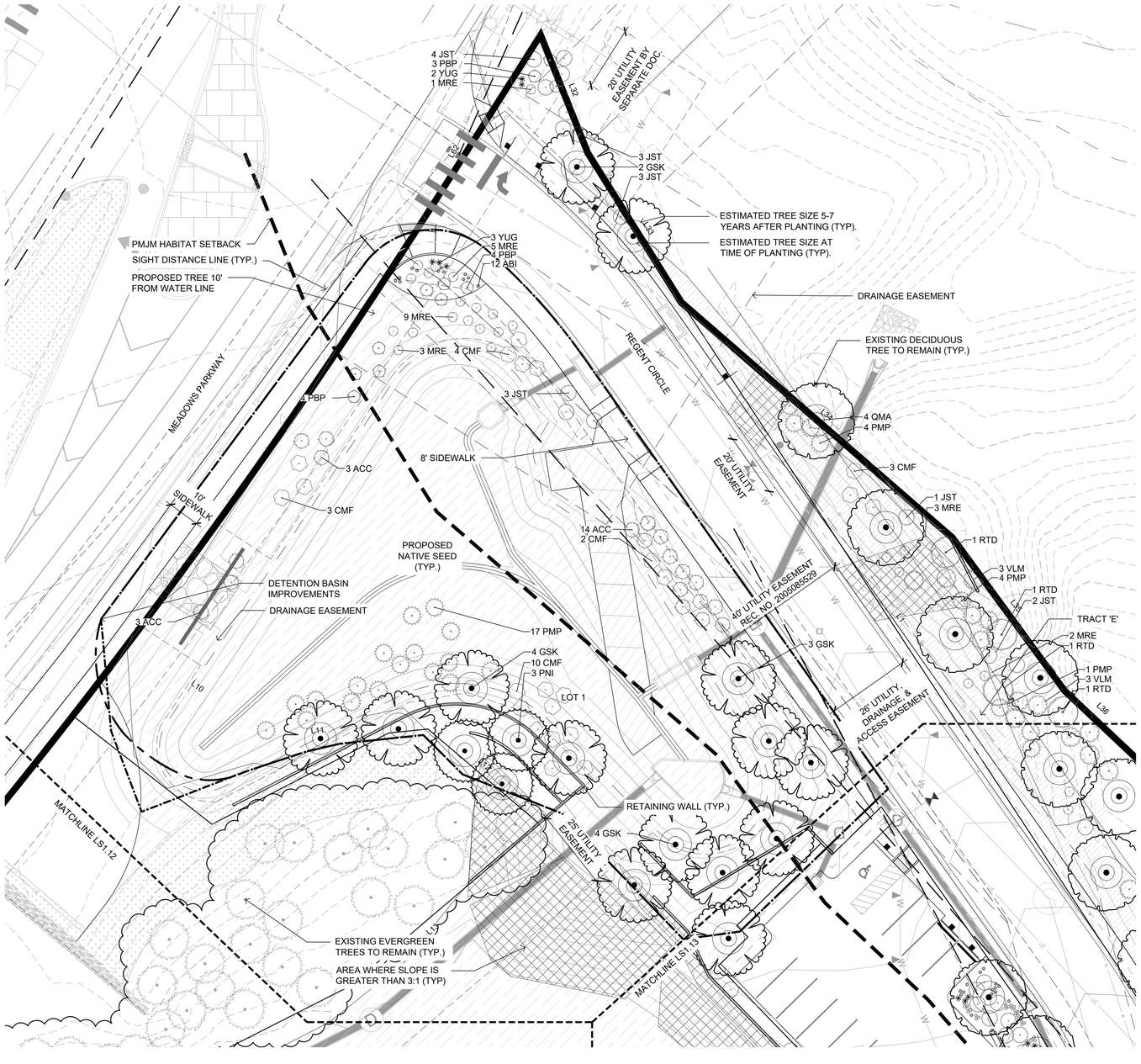
50
OF 81

Xrefs: Landscape_Plan_CD; XREF_01-DC-SURF_CD; XREF_01-DV-SURF_CD; XREF_xc-dsgn_CD; XREF_xc-row_CD; XREF_xv-dsgn_CD; XREF_xv-row_CD; XREF_xv-util_CD; XREF_slopes; XREF_xc-util_CD

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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK

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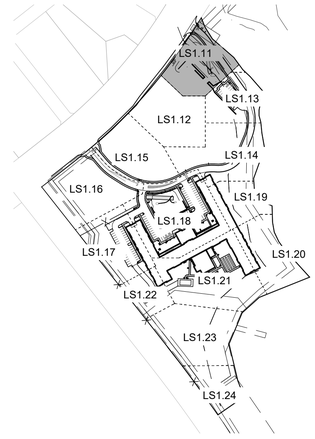
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KEY MAP

811

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

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LANDSCAPE ENLARGEMENT

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CASTLE ROCK, COLORADO

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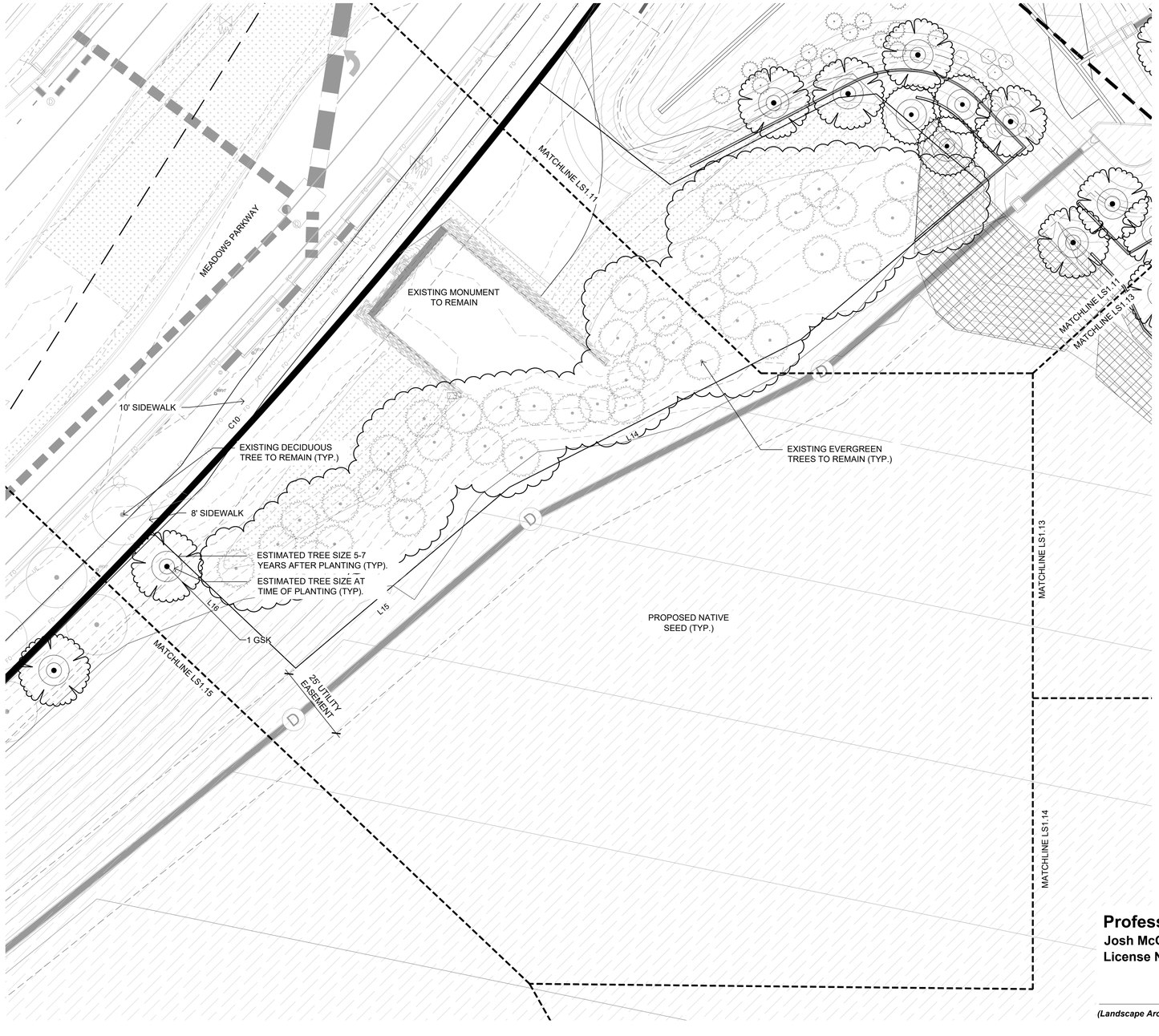
SHEET **LS1.11**

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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

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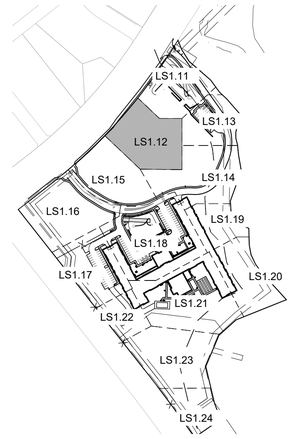
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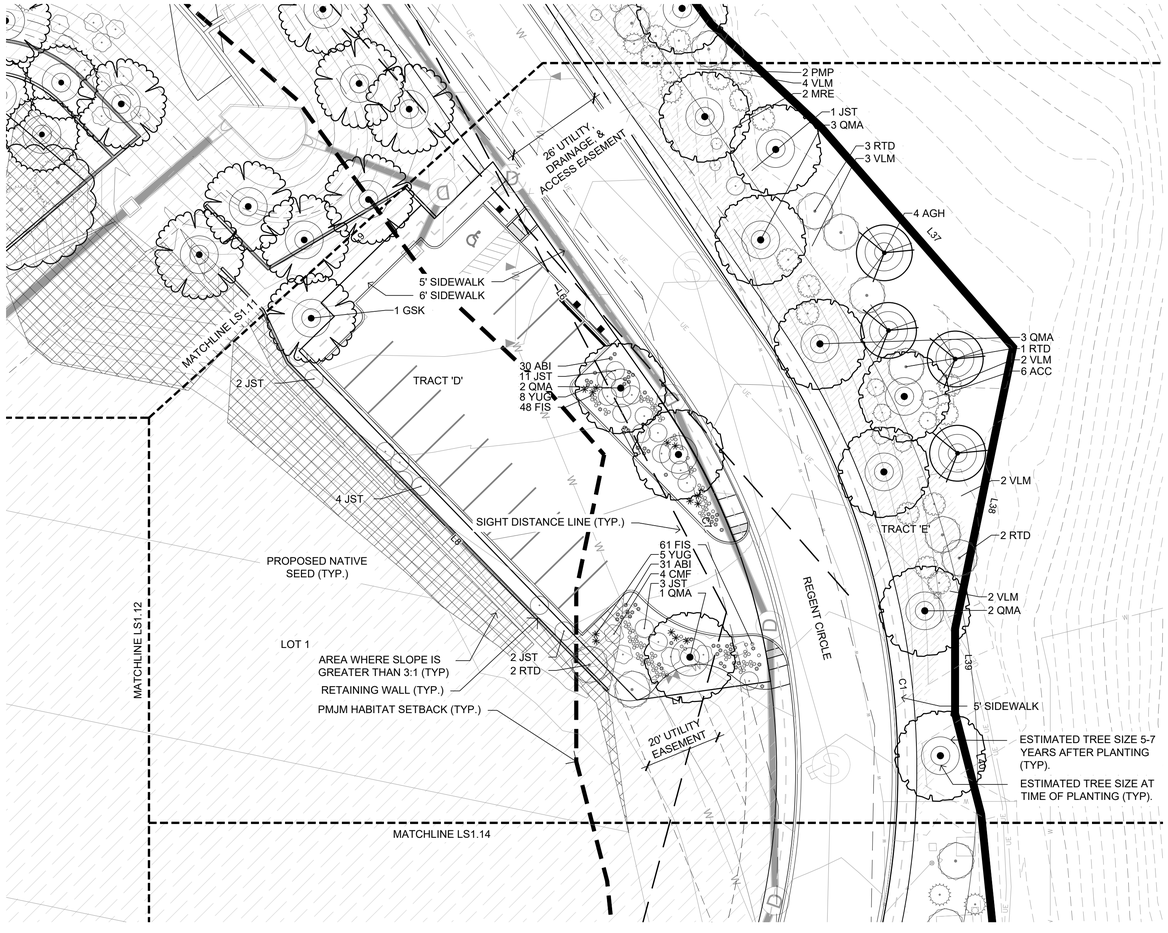
SHEET **LS1.12**

52 OF 81

NOTE:
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK

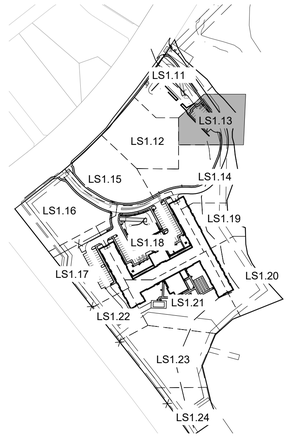
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HRGreen

NO.	DATE	BY	REVISION DESCRIPTION

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

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LANDSCAPE ENLARGEMENT

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CASTLE ROCK, COLORADO

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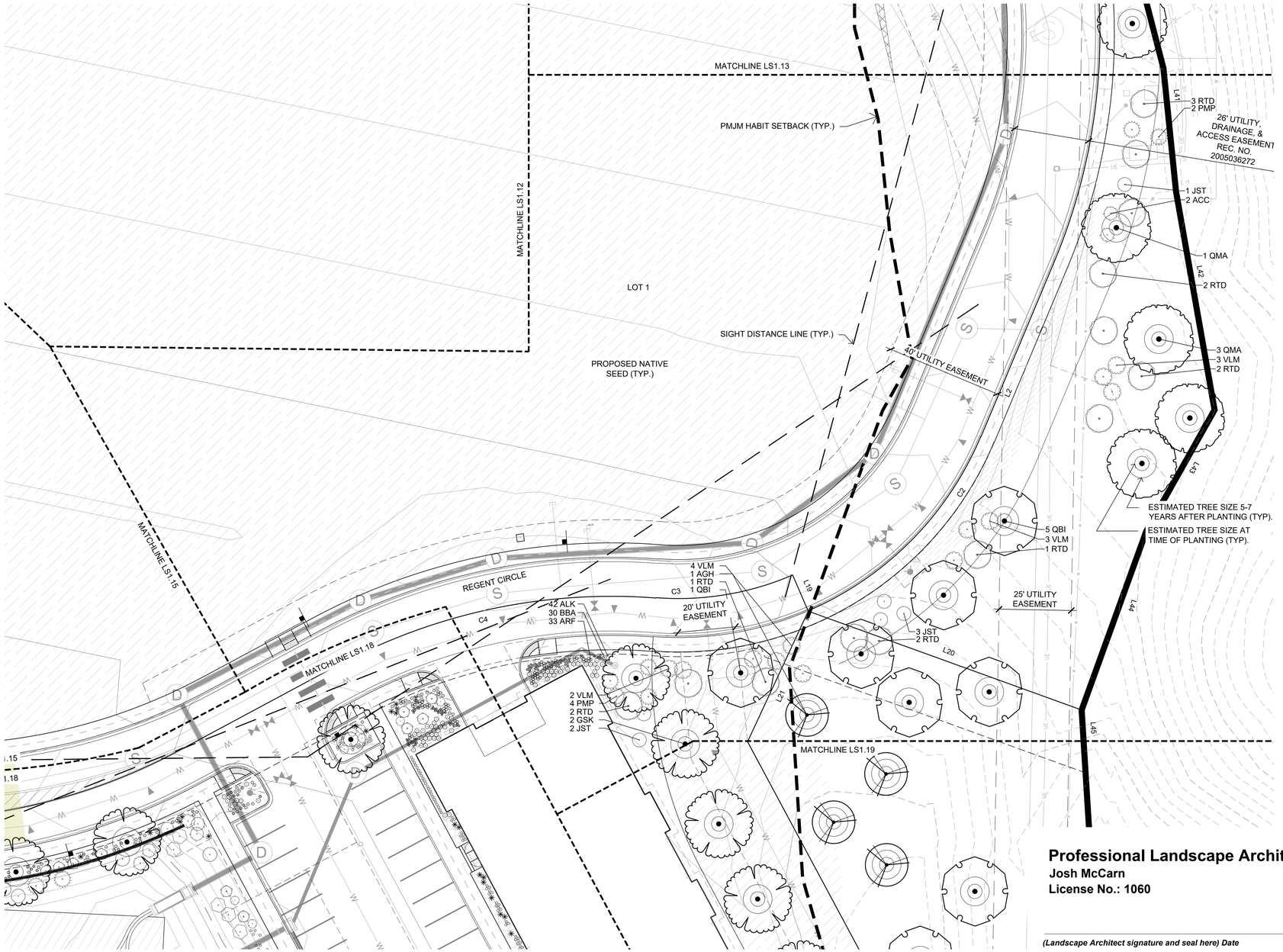
SHEET **LS1.13**

53 OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

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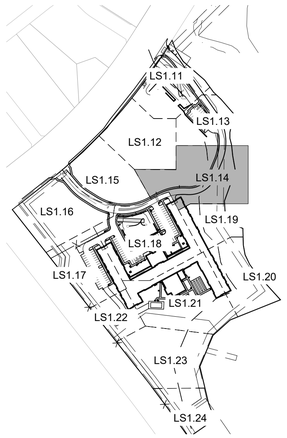
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License No.: 1060

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LANDSCAPE ENLARGEMENT

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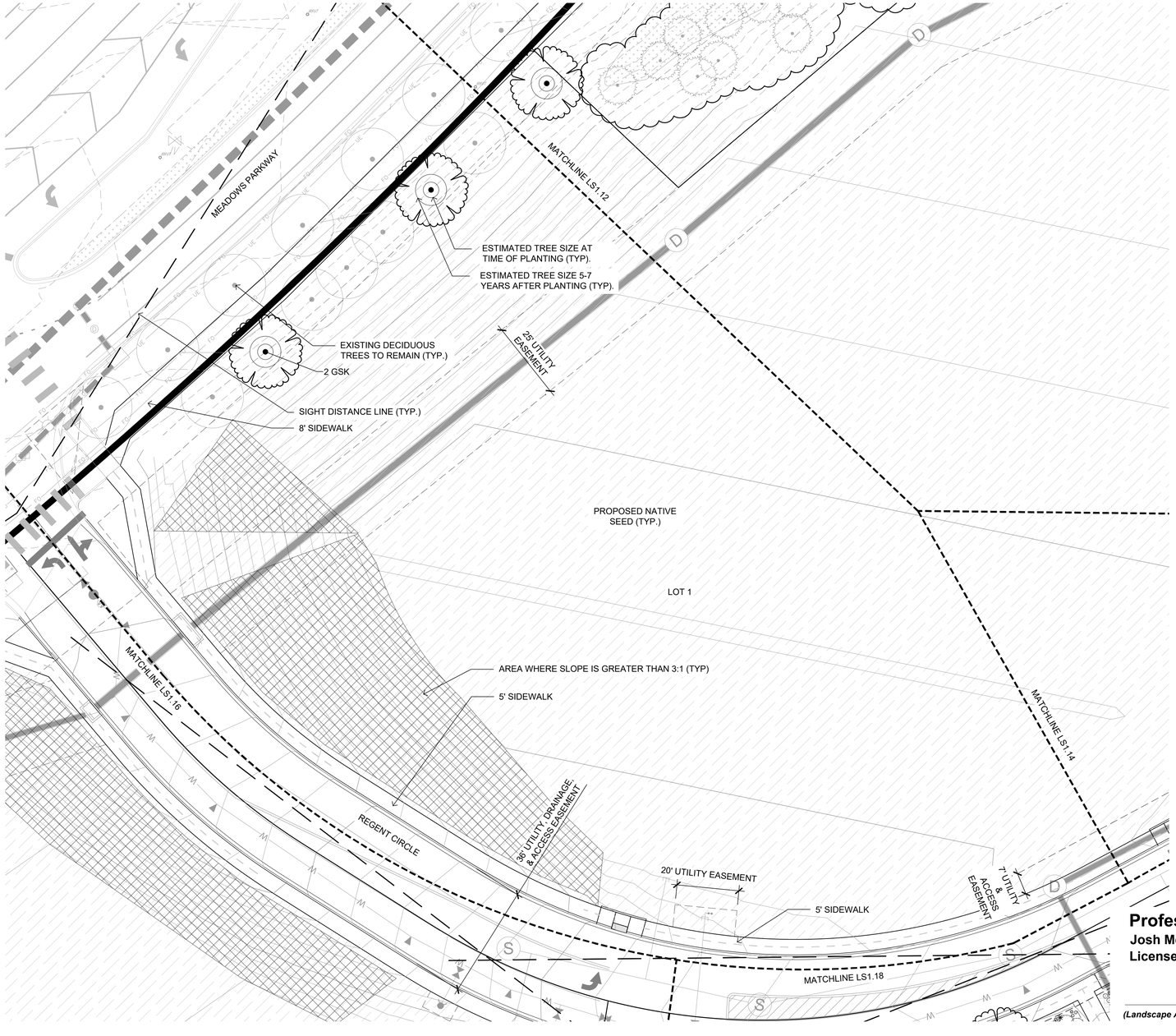
SHEET **LS1.14**

54 OF 81

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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK

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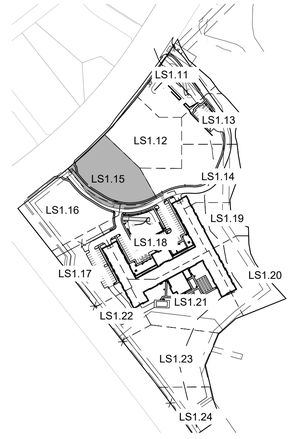
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josh@tfgdesign.com



KEY MAP

811

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

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Development Services *Date*

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CONSTRUCTION DOCUMENTS
LANDSCAPE ENLARGEMENT

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

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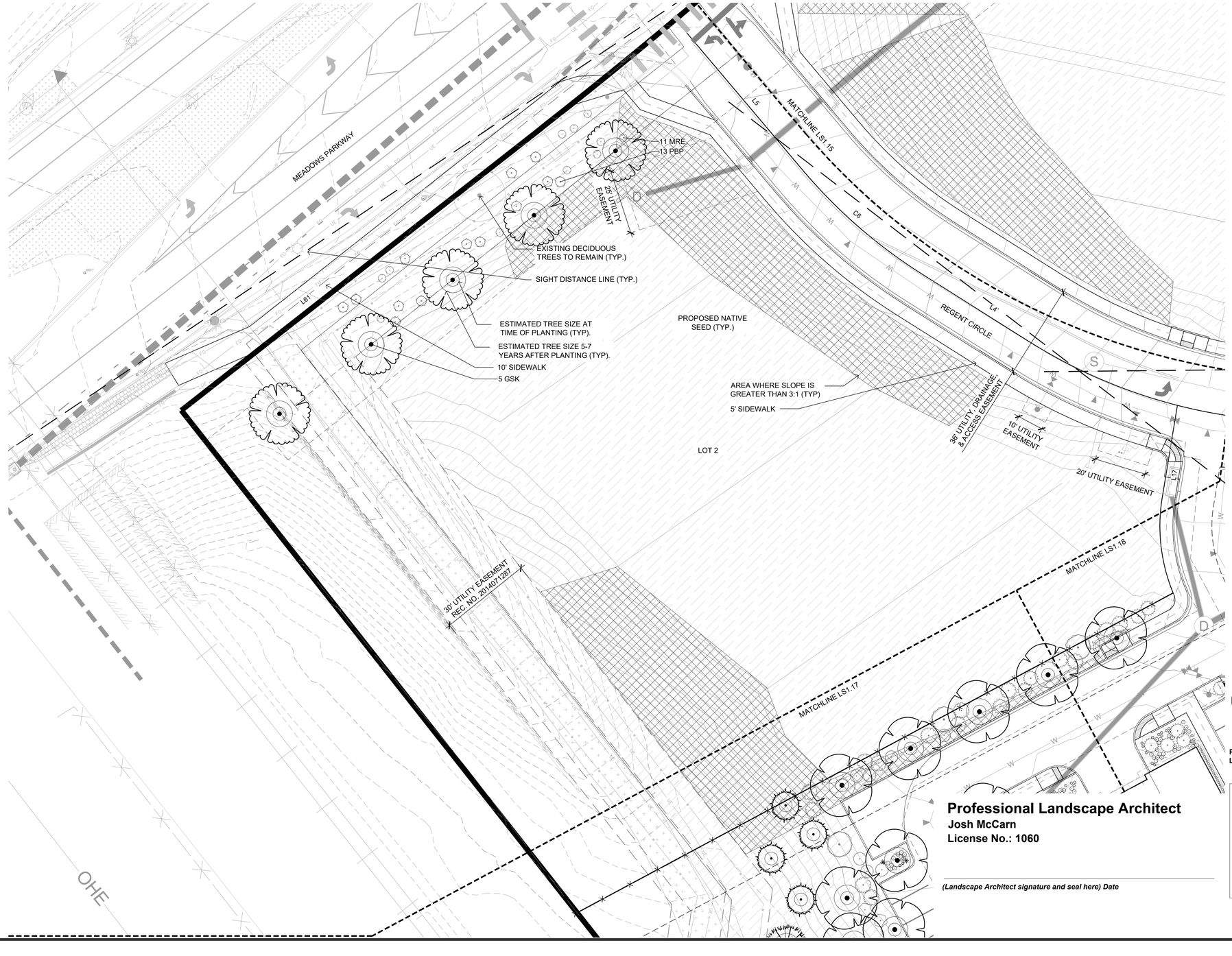
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SHEET **LS1.15**

55 OF 81

NOTE:
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
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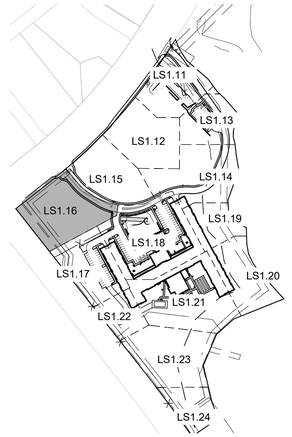
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KEY MAP

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Josh McCarn
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56 OF 81

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Professional Landscape Architect
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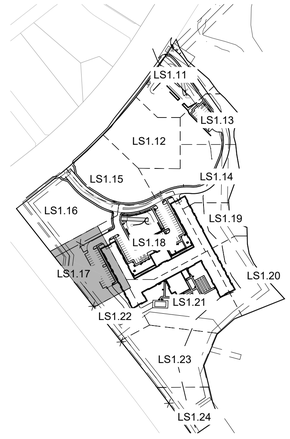
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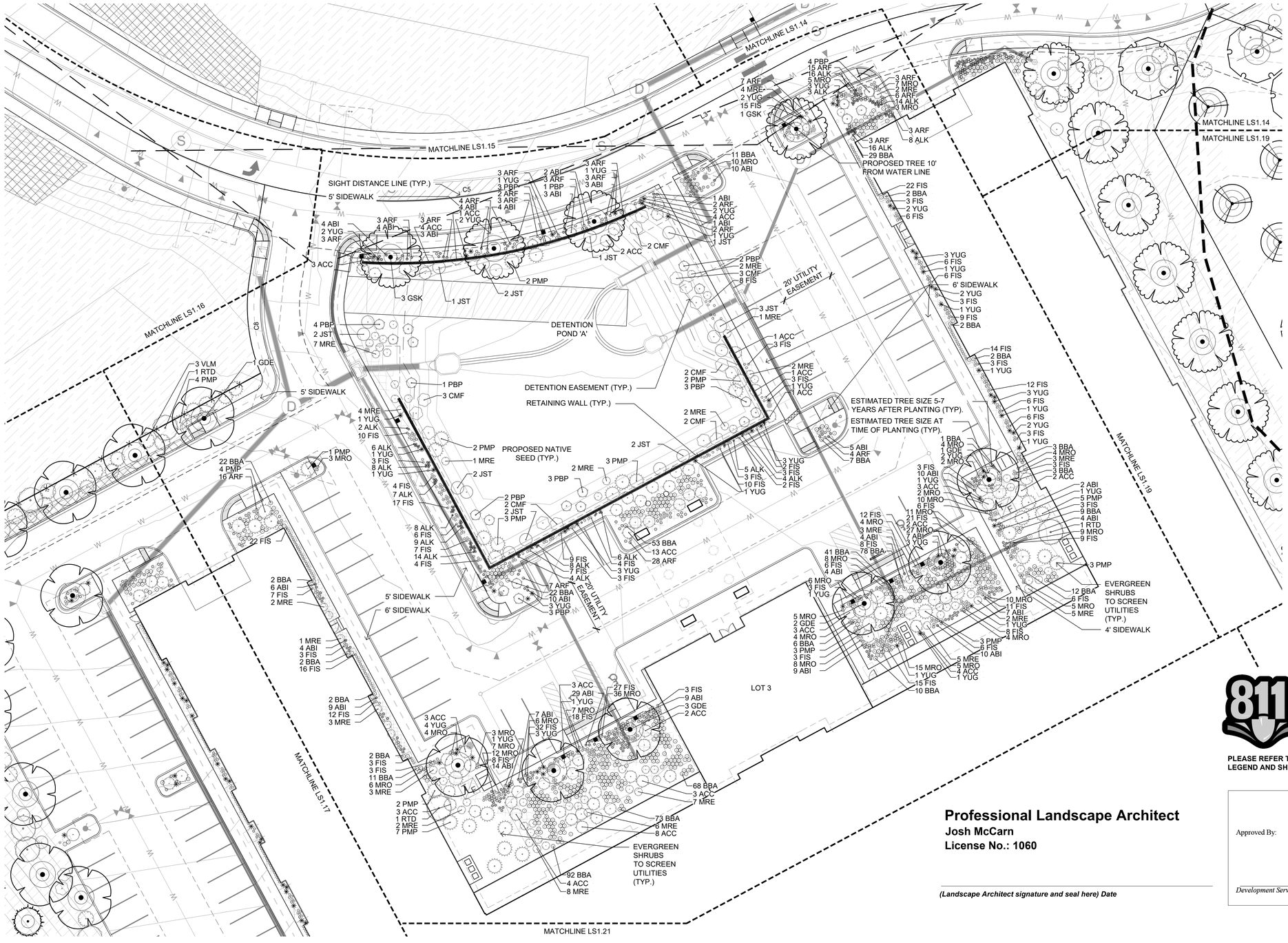
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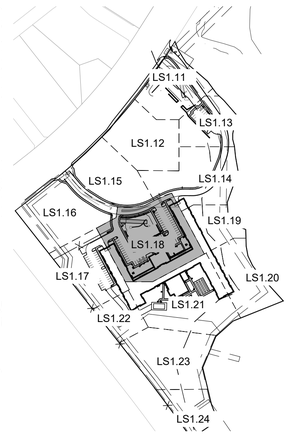
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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

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License No.: 1060

(Landscape Architect signature and seal here) Date

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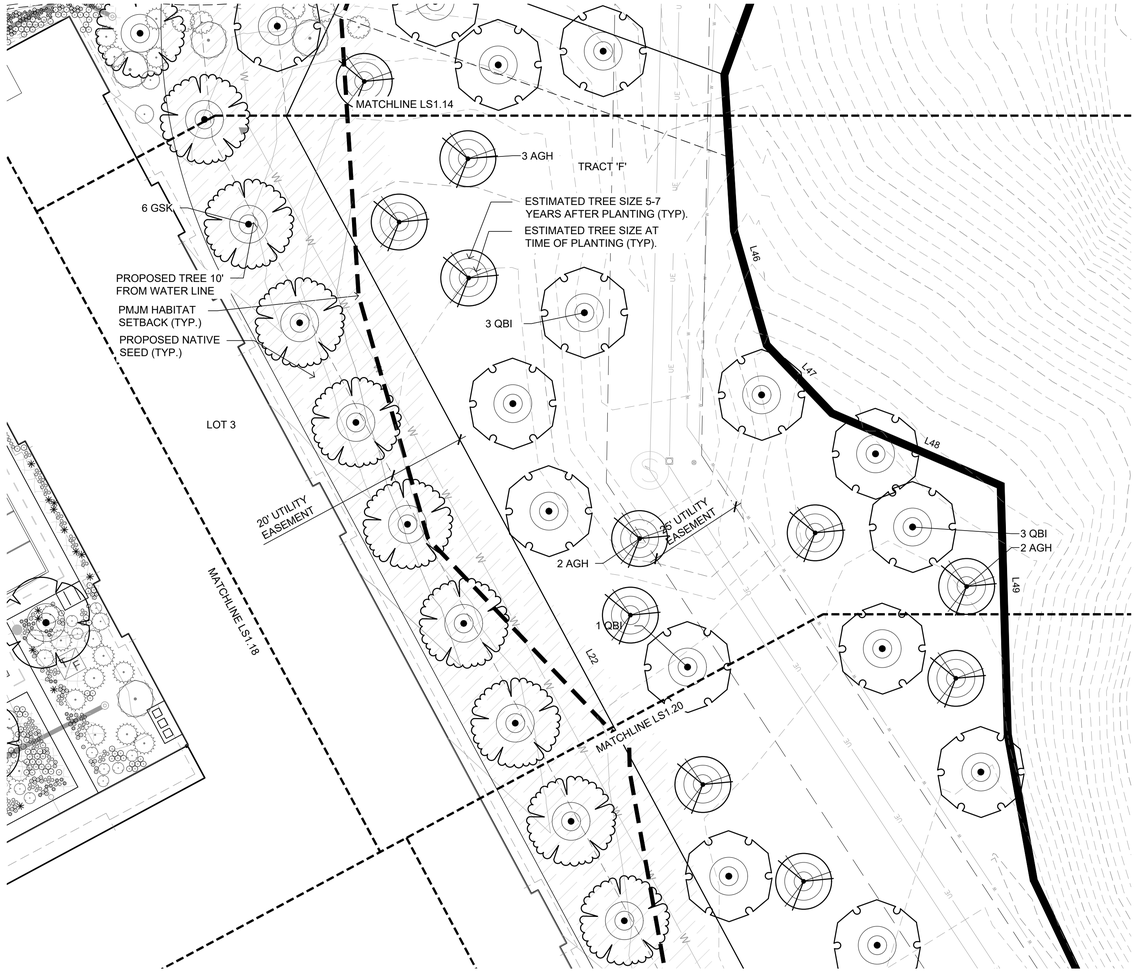
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SHEET **LS1.18**

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

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



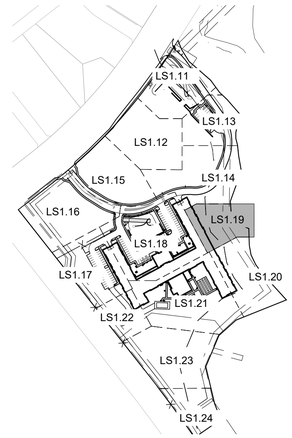
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LANDSCAPE ARCHITECTURE
PLANNING

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

josh@tfgdesign.com



KEY MAP

811

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
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Approved By:

Development Services *Date*

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 750
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:

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APPROVED:
JOB DATE:
JOB NO:

SHEET
LS1.19

59
OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

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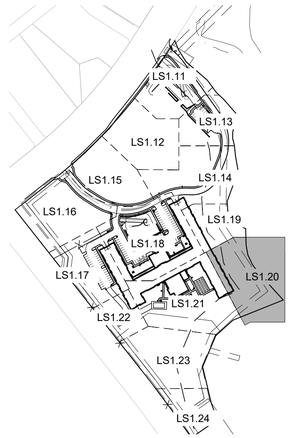
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SHEET **LS1.20**

60 OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

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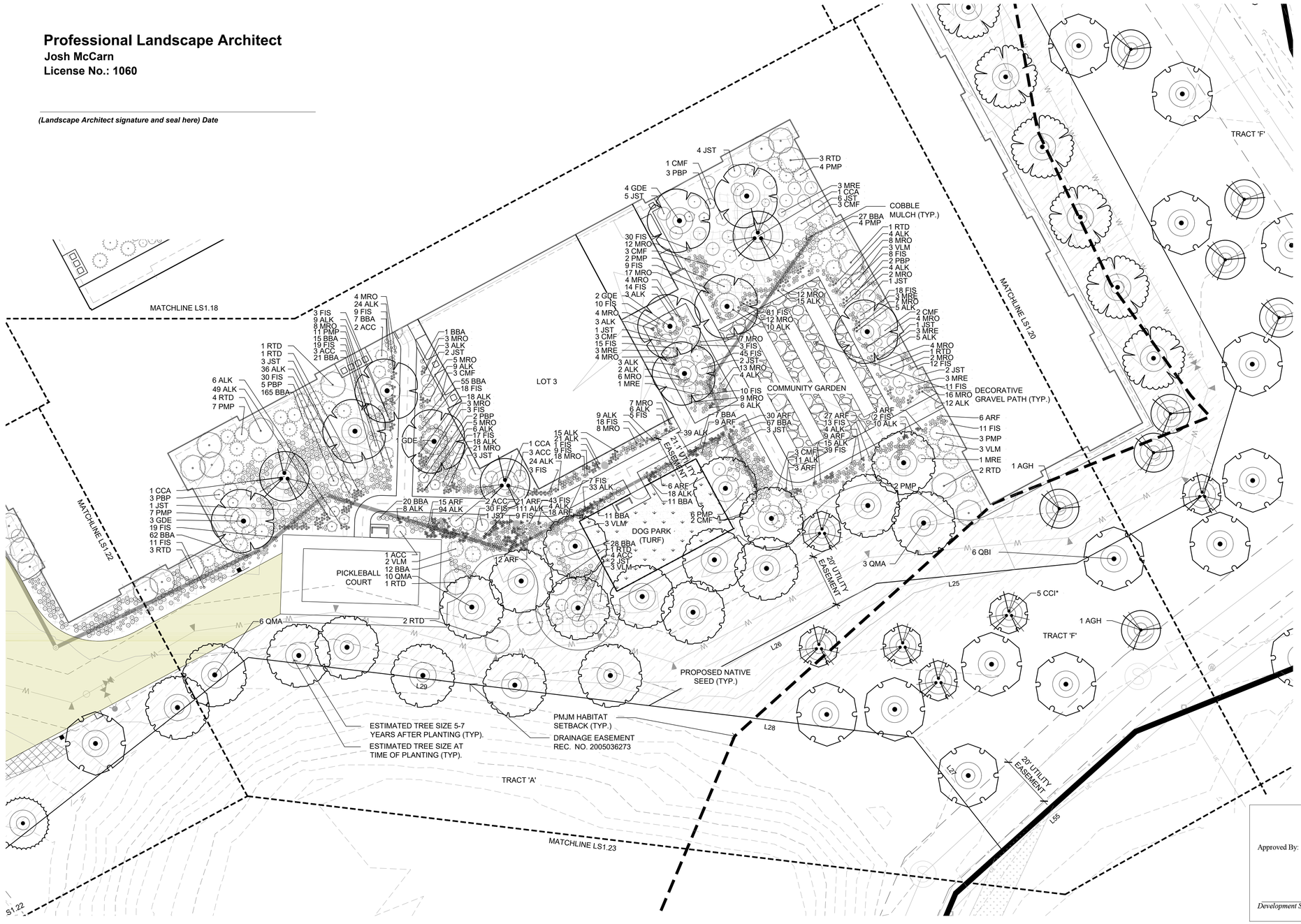
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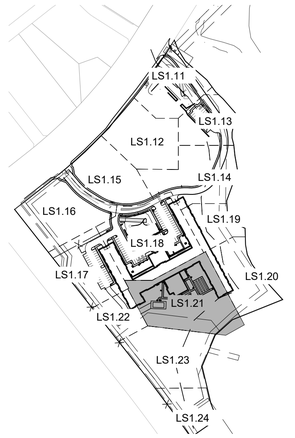
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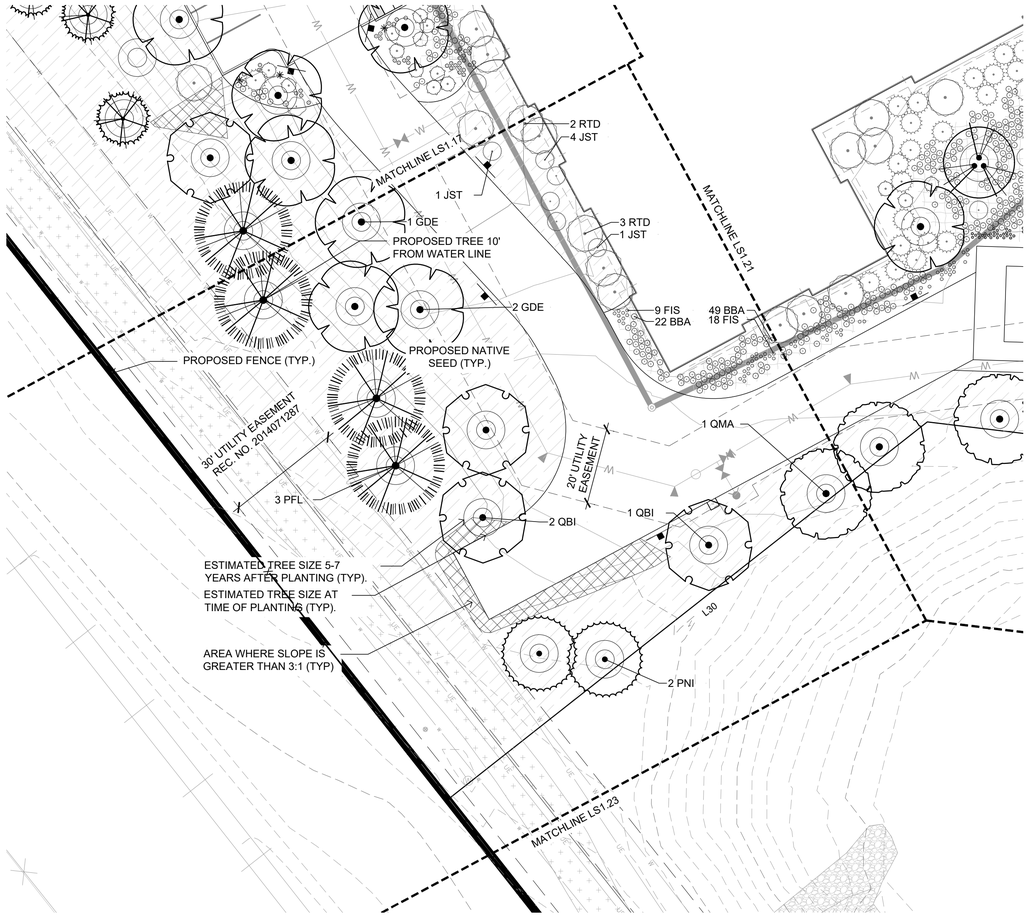
SHEET **LS1.21**

61 OF 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

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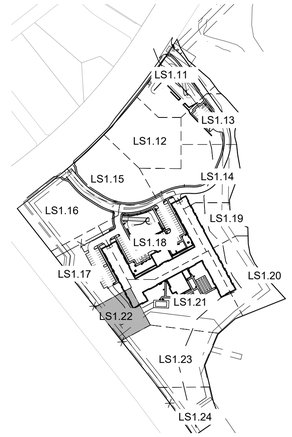
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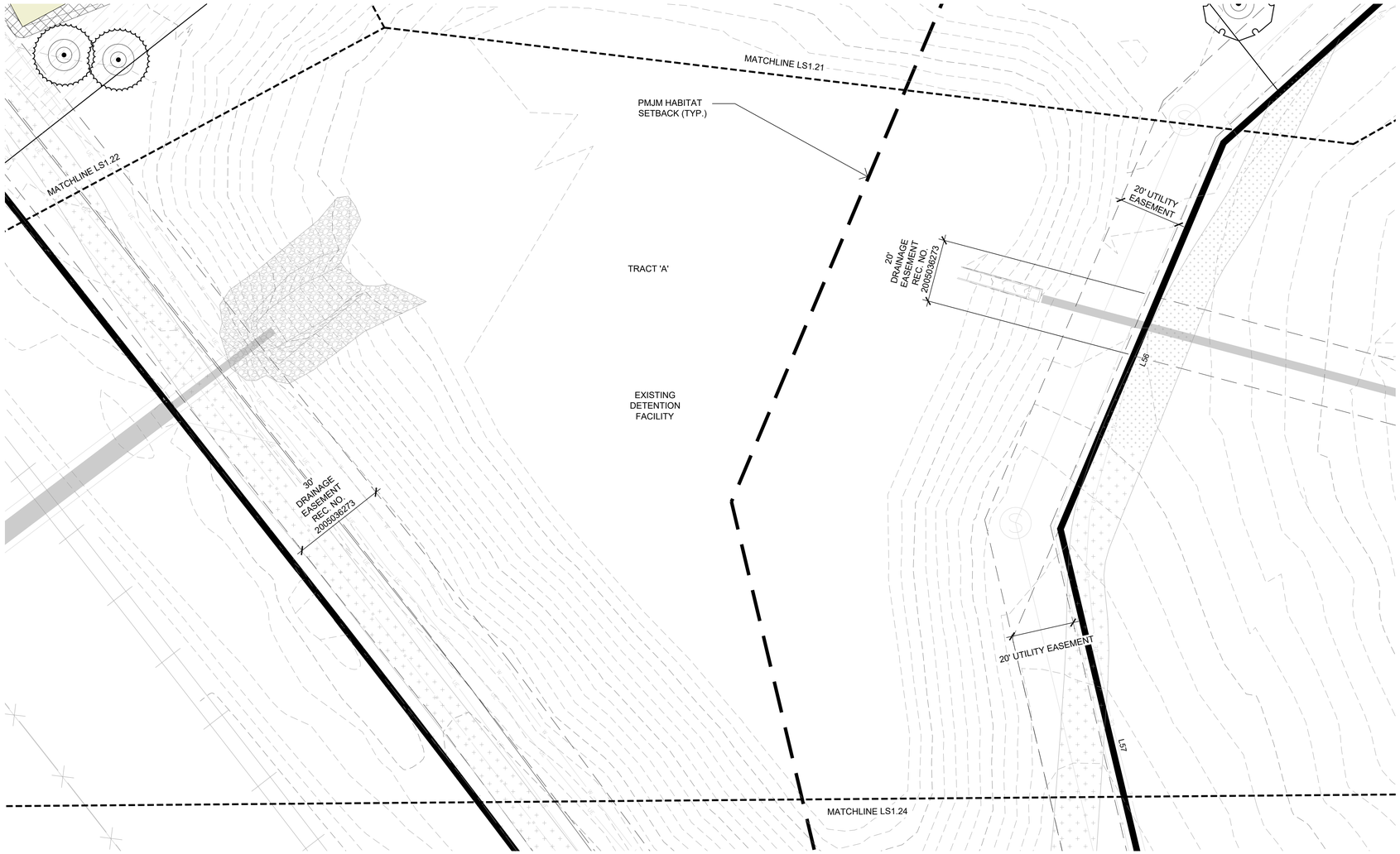
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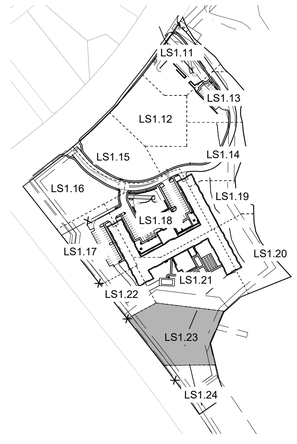
62 OF 81

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

AFFINITY AT CASTLE ROCK

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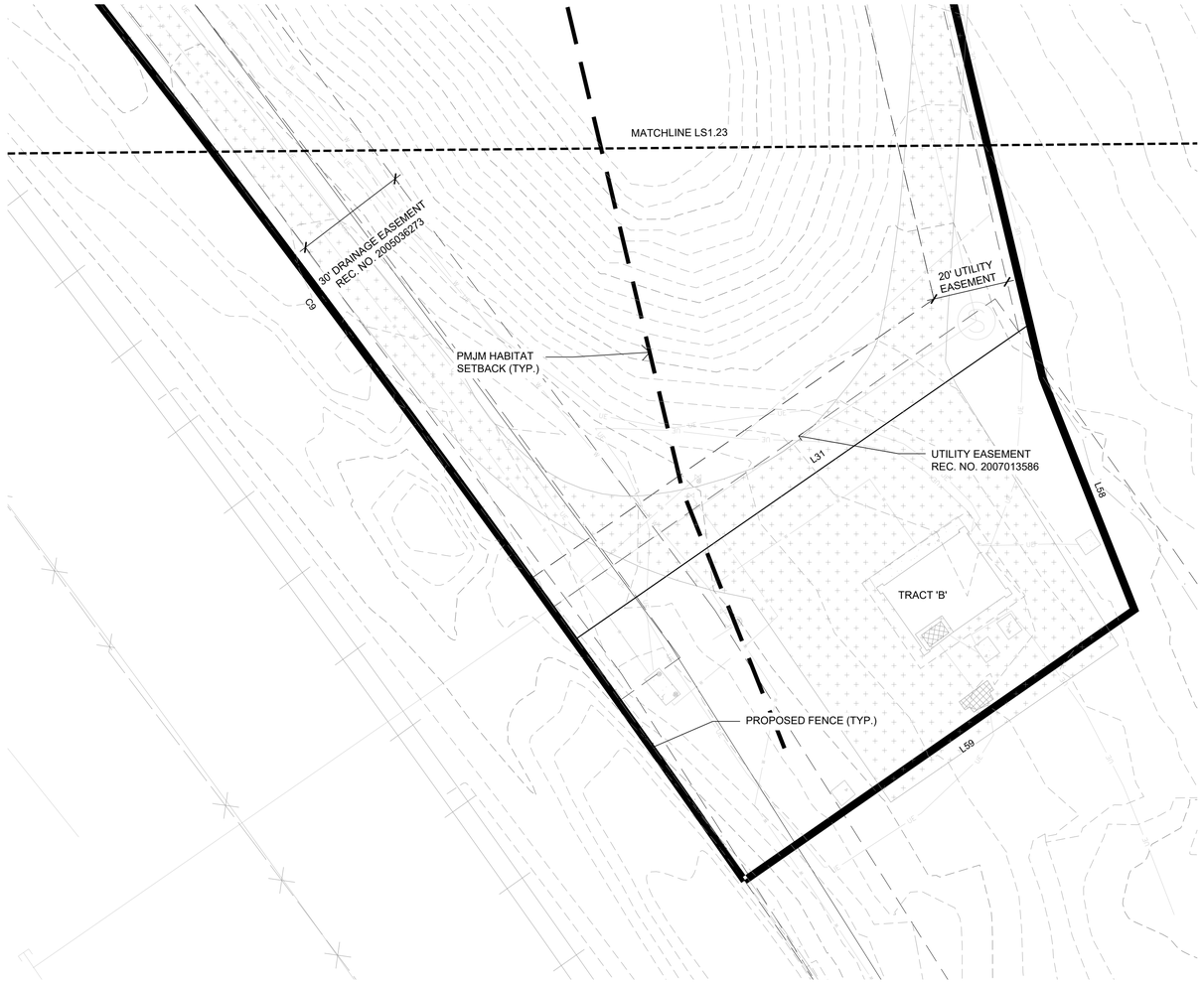
63 OF 81

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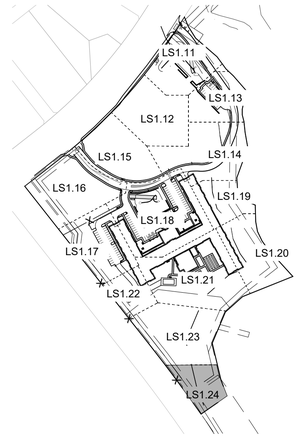
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KEY MAP

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Professional Landscape Architect
Josh McCarn
License No.: 1060

(Landscape Architect signature and seal here) Date

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

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PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

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TOWN OF CASTLE ROCK PROJECT NO. CD22-0053

Plant Schedule

Registered Professional Josh McCarn Registration # 1060
Company Name The FronTerra Group, LLC Address P.O. Box 178, Loveland, CO 80539
Phone (970) 449-3988 Email josh@fronterra.design Date 03.31.2023

Irrigation (Drip, spray or rotor)	Plant Name (Scientific)	Plant Name (Common)		Planting Size	Legend Abbrev.	Mature Size (H x W)	No. of Plants	Diversity	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
Evergreen Trees													
Drip	Pinus aristata	Bristelcone Pine		6` Ht. B&B	PAR	10ft H x 10ft W	5	22%	2	Low		0.017%	50
Drip	Pinus edulis	Pinon Pine		6` Ht. B&B	PED	25ft H x 15ft W	5	22%	1	Very Low		0.025%	75
Drip	Pinus flexilis	Limber Pine		6` Ht. B&B	PFL	50ft H x 35ft W	4	17%	3	Moderate		0.046%	140
Drip	Pinus nigra	Austrian Pine		6` Ht. B&B	PNI	50ft H x 35ft W	5	22%	2	Low		0.174%	525
Drip	Pinus strobiformis	Southwestern White Pine		6` Ht. B&B	PST	80ft H x 35ft W	4	17%	3	Moderate		0.046%	140
Shade Trees													
Drip	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust		2" Cal. B&B	GSK	45ft H x 35ft W	40	22%	2	Low		0.465%	1,400
Drip	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree		2" Cal. B&B	GDE	55ft H x 45ft W	36	20%	2	Low		0.538%	1,620
Drip	Quercus bicolor	Swamp White Oak		2" Cal. B&B	QBI	50ft H x 50ft W	38	21%	2	Low		0.631%	1,900
Drip	Quercus macrocarpa	Bur Oak		2" Cal. B&B	QMA	70ft H x 70ft W	39	21%	2	Low		0.325%	980
Ornamental Trees													
Drip	Acer grandidentatum 'Highland Park'	Highland Park Bigtooth Maple		1.5" Cal. B&B	AGH	30ft H x 20ft W	22	12%	2	Low		0.146%	440
Drip	Cercis canadensis	Eastern Redbud		6` Ht. B&B	CCA	25ft H x 25ft W	3	2%	3	Moderate		0.025%	75
Drip	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn		6` Ht. B&B	CCI	20ft H x 17ft W	6	3%	2	Low		0.034%	102
Deciduous Shrubs													
Drip	Chamaebatiaria millefolium	Fernbush		5 Gal.	CMF	5ft H x 5ft W	65	24%	1	Low		0.108%	325
Drip	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry		5 Gal.	PBP	5ft H x 5ft W	77	29%	1	Low		0.128%	385
Drip	Rhus typhina 'Dissecta'	Staghorn Cutleaf Sumac		5 Gal.	RTD	7ft H x 7ft W	63	24%	2	Low		0.146%	441
Drip	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree		5 Gal.	VLM	7ft H x 7ft W	63	24%	1	Low		0.146%	441
Evergreen Shrubs													
Drip	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita		5 Gal.	ACC	2ft H x 5ft W	119	20%	2	Low		0.198%	595
Drip	Juniperus sabina 'Tamariscifolia'	Tammy Juniper		5 Gal.	JST	5ft H x 7ft W	116	19%	2	Low		0.270%	812
Drip	Mahonia repens	Creeping Mahonia		5 Gal.	MRE	2ft H x 3ft W	130	21%	2	Low		0.130%	390
Drip	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine		5 Gal.	PMP	5ft H x 10ft W	128	21%	2	Low		0.425%	1,280
Drip	Yucca glauca	Soapweed		1 Gal.	YUG	1ft H x 3ft W	113	19%	1	Very Low		0.113%	339
Herbaceous Plants													
Drip	Herbaceous Plants*			1 Gal.	HP	1.5ft H x 1.5ft W	7,873		2	Low		3.922%	11,810
Groundcover													
Spray	Turf Master Enviroturf			Sod	TS	3.5in H	1,430sf		4	High	1,430	0.475%	1,430
Temp. Rotor	ToCR Low Growth Drill Seed Mix			Seed	NSM	2ft H	282300sf		1	Very Low		91.483%	275,437
													301,082

*Mix of herbaceous plants such as Siskiyou Blue Fescue, Turkestan Early Allium, Fringed Sage, Blue Ice Bluestar, Silverheels Horehound, Blonde Ambition Grama Grass

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SHEET **LS2.0**

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GENERAL LANDSCAPE NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPE.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OF IN AREAS LESS THAN 10' IN WIDTH.
13. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
14. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
15. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
16. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
17. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
18. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.
19. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A MORE NATURAL LANDSCAPE CHARACTER, ALL TREES & LARGE SHRUBS OF THE SAME VARIETY SHALL BE INSTALLED IN A RANGE OF SIZES, WHILE STILL MEETING THE MINIMUM SIZE REQUIREMENTS OUTLINED IN THE PLANT SCHEDULE.
20. AS PER THE LOCATIONS DEPICTED ON THE LANDSCAPE PLAN, PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH STEEL EDGING PER INCLUDED SPECIFICATIONS.
21. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF CASTLE ROCK WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL AND INCLUDE AN AUTOMATIC RAIN SENSOR.
22. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
23. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN TOWN OF CASTLE ROCK MUNICIPAL CODE.
24. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
25. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
26. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
27. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

    30 FEET BETWEEN CANOPY TREES
    10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
    10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
    5 FEET BETWEEN SHRUBS AND PUBLIC WATER, SANITARY AND STORM SEWER LINES

28. ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (15) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS.
29. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF CASTLE ROCK. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 30" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
30. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
31. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
32. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF FOUR INCHES WITH WASHED RIVER COBBLESTONE WITH A WEED BARRIER UNDERLAY.
33. A PLANTING PERMIT IS REQUIRED AND OBTAINED THROUGH COMMUNITY DEVELOPMENT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL ON PUBLIC RIGHT-OF-WAY (ROW).

811

NOTE:
DO NOT INSTALL ANY WEED BARRIER FABRIC.

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
5619 DTC PARKWAY
SUITE 750
DENVER, CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DOCUMENTS
LANDSCAPE NOTES

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

CAD DATE:
CAD FILE:

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

DRAWN BY:
APPROVED:
JOB DATE:
JOB NO:

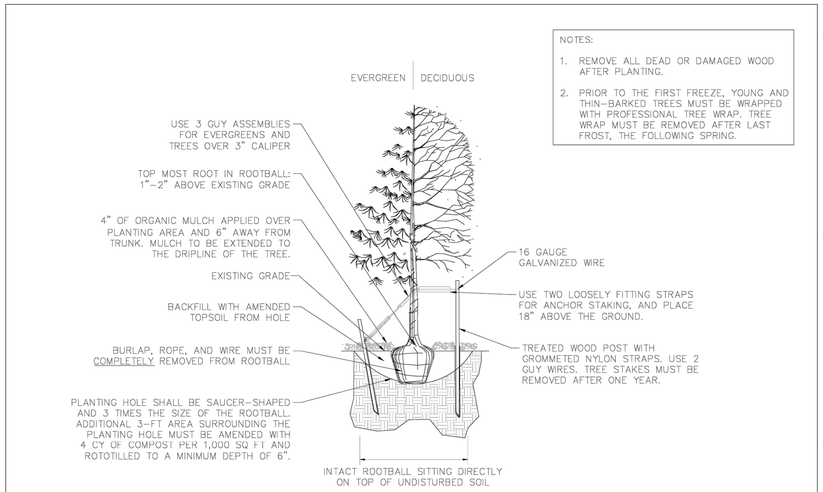
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66
OF 81

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



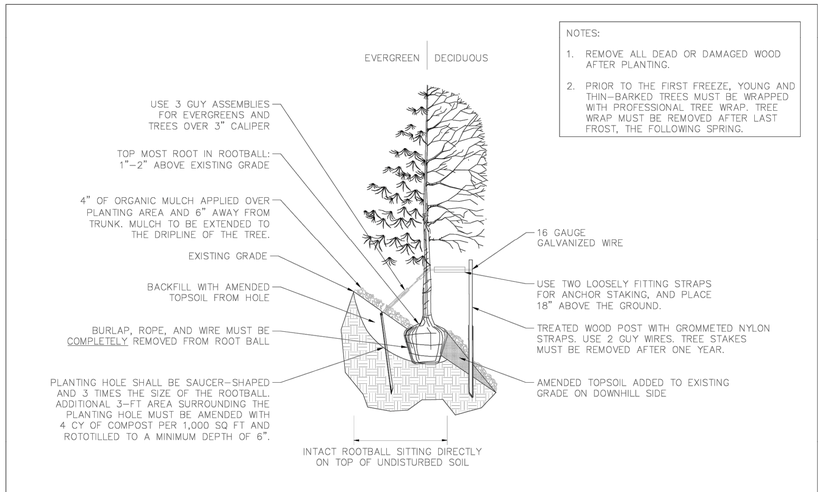
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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

TREE PLANTING

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

DETAIL PLAN NO.
LS-1
Sheet 1 of 2



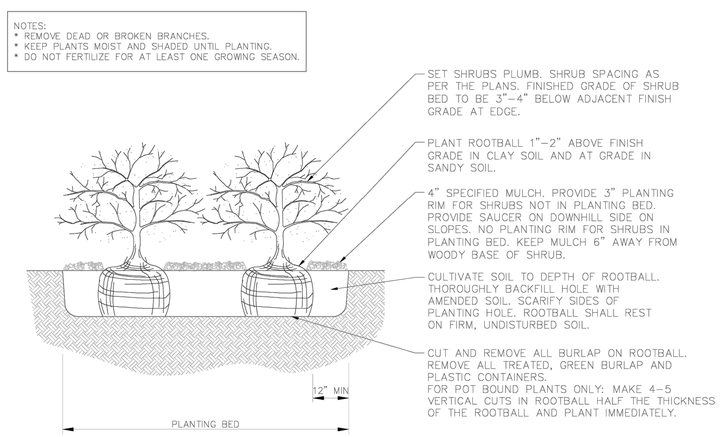
Sheet Revisions	
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3/21	STAFF CHANGES

Town of Castle Rock
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Development Services

TREE PLANTING SLOPES

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

DETAIL PLAN NO.
LS-2
Sheet 2 of 2



Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
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Development Services

SHRUB PLANTING

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

DETAIL PLAN NO.
LS-3
Sheet 1 of 1

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*

www.tfgdesign.com
FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
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(970) 669.3737

josh@tfgdesign.com

NO.	DATE	BY	REVISION DESCRIPTION

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AFFINITY AT CASTLE ROCK
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67 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,
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josh@tfgdesign.com

LANDSCAPE SPECIFICATIONS

MATERIALS:

1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.

2. COBBLE MULCH: 1"-2" DIA. NOMINAL SIZE, WASHED RIVER COBBLE. SUBMIT SAMPLE.

3. EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH STEEL EDGING: STEEL HEADER 1/8" MIN. THICKNESS X 4" DEPTH, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES. 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.

4. TREE STAKES: 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)

5. GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.

6. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GUAGE WIRE.

7. WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.

8. TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.

9. SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)

10. COMPOST: A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 60% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1; PH: 7 TO 8 PHSALTS: 2.0 TO 3.0 MMHOS; LESS THAN 25% INORGANIC MATTER; LESS THEN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF ½ INCH DIAMETER.
ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL.

11. FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE SIMILAR IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEN, 9 MONTH SLOW-RELEASE FERTILIZER.

12. NATIVE SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXES PER THE LOCATIONS SPECIFIED ON THE TOWN OF CASTLE ROCK APPROVED LANDSCAPE PLAN:

TOWN OF CASTLE ROCK LOW GROWTH DRILL SEED MIX:
SEEDING RATE: Temporarily Irrigated Turf Seed Rate 5 lbs / 1,000sf

- 0.6 lbs Blue Grama, Hatchita Certified
- 3.2 lbs Buffalograss, Texoka
- 3.2 lbs Western Wheatgrass, Arriba
- 1.8 lbs Sideouts Grama, Vaughn
- 1.0 lbs Thickspike Wheatgrass, Critana
- 1.2 lbs Streambank Wheatgrass, Sodar

13. TEMPORARY SOIL STABILIZATION SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXES PER THE LOCATIONS SPECIFIED ON THE TOWN OF CASTLE ROCK APPROVED LANDSCAPE PLAN:

TEMPORARY SOIL STABILIZATION SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

14. HYBRID FESCUE SOD: HYBRID FESCUE SOD SHALL CONTAIN THE FOLLOWING SEED MIX OR ALTERNATIVE AS APPROVED BY THE TOWN OF CASTLE ROCK:

Turfgrass sod shall be the TURFMASTER ENVIROTURF

TURFMASTER
turfmastersod.com
(970) 493-8311
turfmaster@turfmastersod.com

SOD SHALL BE A MINIMUM OF ¾ INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD, MINIMUM, GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS. NATIVE SEED MIX A: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

MATERIALS (CONT'D):

15. TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AN WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4.BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION:

CLEARING. PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WIT THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:
RIP ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC, WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDED, SODDED, AND/OR PLANTED W/TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING:
1. SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 2-1/2 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES

3. PLANTING PITS:
DIG PLANTING PITS A MINIMUM OF 3 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, WITH AN ADDITIONAL 3 FEET AREA SURROUNDING THE PLANTING PIT AMENDED WITH 4 CY OF COMPOST PER 1,000 SQ FT, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.

INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
SHRUBS. ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.

4. BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS).
25% COMPOST BY VOLUME.
THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:
1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL
APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.

6. STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.

7. IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION
1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDED AREAS.

STEEL HEADER CONSTRUCTION
1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT FLUSH WITH ADJACENT TURF AREAS.
INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

LAYING SOD
1. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED.
2. REPLACE HARD AND SOFT AREAS.
3. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
4. KEEP SOIL BED MOIST DURING LYING OF SOD.
5. LAY SOD SMOOTHLY; EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY.
6. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
7. ROLL SOD DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.
8. IN ORDER TO FACILITATE DRAINAGE, PLACE SOD FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOD SLIGHTLY BELOW PAVEMENT SURFACE.
9. HOLD SOD BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

SEEDING
1. TIME OF SEEDING; UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

2. PRIOR TO SEEDING, SOIL SHALL BE TESTED AND BE AMENDED PER THE SOIL TEST RESULT'S RECOMMENDATIONS.

3. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES;
- DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
- SEED BOX AGITATOR - TO PROMOTE SEED MIXING
- SEED BOX BAFFLES - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
- SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
- FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
- DRAG CHAINS - TO AID IN SEED COVERAGE

THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

MULCHING
MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.
1. PLANTING BEDS: MULCH PLANTING AREA WITH 3" LAYER OF COBBLE MULCH.

811

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
5619 DTC PARKWAY
SUITE 750
DENVER, CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

CONSTRUCTION DOCUMENTS
LANDSCAPE SPECIFICATIONS

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
LS2.3

68
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

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

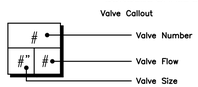
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
15 Q, 15 T, 15 H, 15 TT, 15 TQ, 15 F	HUNTER PROS-12-PRS30-CV 15` RADIUS TURF SPRAY, 30 PSI REGULATED 12" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
17 Q, 17 H	HUNTER PROS-12-PRS30-CV 17` RADIUS TURF SPRAY, 30 PSI REGULATED 12" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
M, L, O	HUNTER MP1000 PROS-12-PRS40-CV TURF ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K, G, R	HUNTER MP2000 PROS-12-PRS40-CV TURF ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B, Y, A	HUNTER MP3000 PROS-12-PRS40-CV TURF ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-12-PRS40-CV TURF ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210. *SPRAY HEADS IN TURF AREAS TO BE 6" RISERS*	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3 GPM-20 GPM
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE - OPERATIONAL INDICATOR TO BE INSTALLED ON EACH ZONE PER TofCR DETAILS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	QUICK COUPLER ASSEMBLY RAIN BIRD 5-RC: 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100-PRS: NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE PER POC. PRESSURE REGULATION FEATURE. REGULATE TO 70 PSI. ADJUST AS NECESSARY.
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
A	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS:75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDSTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
B	PEDESTAL MOUNT TRADITIONAL HUNTER A2C-2400-SS: 24-STATION CONTROLLER WITH TWO (2) A2M-600 MODULES IN AN OUTDOOR STAINLESS STEEL PEDSTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
F	CREATIVE SENSOR TECHNOLOGY FSI-T 1" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART. OPERATIONAL INDICATOR TO BE INSTALLED ON EACH ZONE PER TofCR DETAILS.
	NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1.25-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER`S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER`S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER`S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
4	MAINLINE, SPRINKLER LATERAL, AND/OR DRIP LATERAL SHOWN SLEEVED TOGETHER IS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL MAINLINE, CONTROL WIRES, AND LATERAL LINES IN SEPARATE SLEEVES.

INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER DESIGN TEAM) OF 116 PSI, AT A MINIMUM FLOW OF 18 GPM AT THE 1-INCH POINT-OF-CONNECTION (POC) AND 10 GPM AT THE 3/4" POC. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
   1.1. TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43 PSI AT THE TAP.
   1.2. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
2. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
3. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
   3.1. IRRIGATION DESIGN HAS BEEN APPROVED BY THE TOWN OF CASTLE ROCK AND TOWN AND/OR DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CHANGES TO THE DESIGN.
4. IRRIGATION SYSTEM MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATE ARE EVERY THIRD DAY 10 PM TO 6AM.
5. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
6. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .
7. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
8. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
9. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE REOLOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.
10. CROSS FITTINGS ARE NOT ALLOWS, ONLY STANDARD TEES AND ELBOWS.
11. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
12. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
13. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
14. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
15. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
    15.1. TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
16. INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
17. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
18. SPRINKLERS IN NATIVE SEED SHALL UTILIZE 12-INCH RISERS. SPRINKLERS IN SOD AREAS SHALL UTILIZE 6-IN RISERS.
19. BACKFLOW TO BE TESTED BY A CERTIFIED TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
    19.1. IRRIGATION BACKFLOW TYPE AND INSTALLATION TO COMPLY WITH THE COLORADO CROSS CONNECTION MANUAL FIFTH EDITION.
    19.2. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
20. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER, AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
21. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
22. OVERHEAD IRRIGATION INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
23. OVERHEAD IRRIGATION INSTALLED IN AREAS LESS THAN 10 FEET IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
24. TEMPORARY IRRIGATION IS REQUIRED TO BE ABOVE GROUND AND SHALL FOLLOW THE TOWN OF CASTLE ROCK TEMPORARY IRRIGATION FOR NATIVE AREAS CRITERIA.
    24.1. ALL LATERAL PIPE SHALL BE INSTALLED ON GRADE AND STAKED IN PLACE PER DETAILS.
    24.2. LATERAL LINES CROSSING HARDSCAPE SHALL BE SLEEVED AS SHOWN.
    24.3. SPRINKLER HEADS SHALL BE 6" RISER HEIGHT TO ACHIEVE 12" TOTAL POP-UP HEIGHT WHEN OPERATIONAL.
25. BASED ON APPROVED PLANT MATERIAL, DESIGN IS ABLE TO UTILIZE THE APPROVED TAP WATERING ON A THREE DAY/WEEK SCHEDULE, FROM 10PM TO 6AM.
26. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED AND/OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST, OR SEPTEMBER. EXEMPTIONS WILL NOT BE ISSUED IN THE MONTH OF JULY.
27. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS AND BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
28. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

EMITTER SCHEDULE

PLANT TYPE FLOW	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

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

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

Approved By:

Development Services *Date:*

0 15 30 60

NORTH

NO.	DATE	BY	REVISION DESCRIPTION
1	01-27-23	MLP	REVISION
2	02/14/23	MLP	COMMENTS
3	03/31/23	MLP	COMMENTS

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DENVER, CO 80111
PHONE: 720.602.4699
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HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION LEGEND & 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

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

SHEET IR0.1

69 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

IRRIGATION CHART-POC #1(CONTROLLER A)

Registered Professional __Michelle Peterson_____ Registration # ___15-1098_____ Date 03/31/23_____

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

Zone	Hydrozone Low (5"-10") Med. (10"-15") High (>15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/ Emmitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Every -other-day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*	*20*	*2951*
Ex: 2	*low*	*Buffalo Grass*	*Hunter I-20*	*3*	*0.40*	*15*	*2.1*	*315*	*32*	*4725*
A1	LOW	envirotturf	Hunter PROS30	Hunter fixed	1.33	13.80	4.50	203	14	2802
A2	LOW	envirotturf	Hunter PROS30	Hunter fixed	1.63	16.68	4.50	166	11	2763
A3	LOW	shrubs/trees	point source	RB XB-10PC	0.10	4.17	0.60	360	24	1500
A4	LOW	shrubs/trees	point source	RB XB-10PC	0.10	4.67	0.60	360	24	1680
A5	LOW	shrubs/trees	point source	RB XB-10PC	0.10	6.58	0.60	360	24	2370
A6	LOW	shrubs/trees	point source	RB XB-10PC	0.10	2.30	0.60	360	24	828
A7	LOW	shrubs/trees	point source	RB XB-10PC	0.10	6.17	0.60	360	24	2220
A8	LOW	shrubs/trees	point source	RB XB-10PC	0.10	3.13	0.60	360	24	1128
A9	LOW	shrubs/trees	point source	RB XB-10PC	0.10	3.25	0.60	360	24	1170
A10	LOW	buffalo grass	MPRotators	1000-3500	0.19	16.91	1.50	477	32	8074
A11	LOW	buffalo grass	MPRotators	1000-3500	0.20	16.11	1.50	450	30	7242
A12	LOW	buffalo grass	MPRotators	1000-3500	0.27	11.70	1.50	339	23	3968
A13	LOW	buffalo grass	MPRotators	1000-3500	0.27	16.10	1.50	331	22	5321
A14	LOW	buffalo grass	MPRotators	1000-3500	0.21	17.83	1.50	432	29	7711
A15	LOW	buffalo grass	MPRotators	1000-3500	0.16	10.92	1.50	550	37	6011
A16	LOW	buffalo grass	MPRotators	1000-3500	0.17	17.63	1.50	516	34	9103
A17	LOW	buffalo grass	MPRotators	1000-3500	0.17	15.76	1.50	543	36	8560
A18	LOW	buffalo grass	MPRotators	1000-2000	0.18	17.60	1.50	495	33	8708
A19	LOW	buffalo grass	MPRotators	1000-2000	0.20	14.72	1.50	444	30	6536
A20	LOW	buffalo grass	MPRotators	1000-2000	0.20	7.17	1.50	460	31	3296
A21	LOW	buffalo grass	MPRotators	1000-2000	0.23	10.03	1.50	393	26	3940
A22	LOW	shrubs/trees	point source	RB XB-10PC	0.10	0.95	0.60	360	24	342
A23	LOW	buffalo grass	MPRotators	1000-3500	0.22	7.17	1.50	414	28	2968
A24	LOW	buffalo grass	MPRotators	1000-3500	0.22	7.47	1.50	407	27	3039
A25	LOW	buffalo grass	MPRotators	1000-3500	0.24	10.34	1.50	381	25	3937
Total								**7001**	**467**	**93979**
								Min/Month	**Min/cycle**	**Gallons/Month**
								not including drip	*not including drip*	*not including drip*

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

Project Name:	***AFFINITY AT CR***
Project Location:	***MEADOWS PARKWAY***
MPi Designs, LLC	***Windsor, Colorado***
Prepared by:	***Michelle Peterson***
Current TOCR Registration #	15-1098
Date:	***September 22, 2022***
Revised:	***November 14, 2022***
Tap Size	***1"***
Static Water Pressure:	***116.00***

From: *Julia Wells*
of: *Town of Castle Rock*

Hydraulic Grade At Zone: ***A2***

	Ft. of Copper		Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Svc Line (tap to meter):	22.00	LF	1" " K Copper	10.47 /100 FT	18	2.30
Water Meter:					18	1.50
Svc Line (meter to backflow):	5.00	LF	1" " K Copper	10.47 /100 FT	18	0.52
Backflow:					18	12.00
Master Valve:					18	1.60
Pressure Required at Head:						40.00
Lateral Allowance:						4.00
Control Valve allowance:						1.60
Mainline allowances:						
	871	LF CL200BE	1.25 "@ 9 GPM – Looped	0.37 /100 FT		3.22
	0	LF CL200BE	0.00 "@ 0 GPM	0.00 /100 FT		0.00
	0	LF CL200BE	0.00 "@ 0 GPM	0.00 /100 FT		0.00
Elevation:						
Tap elev.	6094		High/Low:	6098		1.73
Total System requirements (PSI)						***68.48***

Available System Pressure (PSI)	***116.00***
Difference (PSI)	***47.52***
Booster Pump boost (PSI)	***0.00***
Total difference (PSI)	***47.52***

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

IRRIGATION CHART-POC #2 (CONTROLLER B)

Registered Professional __Michelle Peterson_____ Registration # ___15-1098_____ Date 03/31/23_____

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

Zone	Hydrozone Low (5"-10") Med. (10"-15") High (>15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/ Emmitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Every -other-day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*	*20*	*2951*
Ex: 2	*low*	*Buffalo Grass*	*Hunter I-20*	*3*	*0.40*	*15*	*2.1*	*315*	*32*	*4725*
B1	LOW	shrubs/trees	point source	RB XB-10PC	0.10	1.6	0.60	360	24	570
B2	LOW	shrubs/trees	point source	RB XB-10PC	0.10	2.6	0.60	360	24	936
B3	LOW	shrubs/trees	point source	RB XB-10PC	0.10	4.5	0.60	360	24	1608
B4	LOW	buffalo grass	MPRotators	1000-3500	0.23	10.4	1.50	396	26	4106
B5	LOW	buffalo grass	MPRotators	1000-3500	0.23	10.2	1.50	399	27	4066
B6	LOW	buffalo grass	MPRotators	1000-3500	0.21	9.7	1.50	435	29	4213
B7	LOW	buffalo grass	MPRotators	1000-3500	0.21	10.0	1.50	438	29	4384
B8	LOW	buffalo grass	MPRotators	1000-3500	0.24	7.6	1.50	377	25	2843
B9	LOW	buffalo grass	MPRotators	1000-3500	0.20	8.7	1.50	440	29	3835
B10	LOW	buffalo grass	MPRotators	1000-3500	0.20	9.7	1.50	459	31	4433
B11	LOW	buffalo grass	MPRotators	1000-3500	0.18	9.1	1.50	506	34	4611
B12	LOW	buffalo grass	MPRotators	1000-2000	0.20	10.0	1.50	442	29	4418
Total								**3892**	**259**	**36909**
								Min/Month	**Min/cycle**	**Gallons/Month**
								not including drip	*not including drip*	*not including drip*

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

Project Name:	***AFFINITY AT CR***
Project Location:	***MEADOWS PARKWAY***
MPi Designs, LLC	***Windsor, Colorado***
Prepared by:	***Michelle Peterson***
Current TOCR Registration #	15-1098
Date:	***September 22, 2022***
Revised:	***November 14, 2022***
Tap Size	***3/4"***
Static Water Pressure:	***116.00***

From: *Julia Wells*
of: *Town of Castle Rock*

Hydraulic Grade At Zone: ***B9***

	Ft. of Copper		Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Svc Line (tap to meter):	25.00	LF	3/4" " K Copper	14.41 /100 FT	10	3.60
Water Meter:					10	1.50
Svc Line (meter to backflow):	5.00	LF	3/4" " K Copper	14.41 /100 FT	10	0.72
Backflow:					10	12.00
Master Valve:					10	1.60
Pressure Required at Head:						40.00
Lateral Allowance:						4.00
Control Valve allowance:						1.60
Mainline allowances:						
	296	LF CL200BE	1.25 "@ 5 GPM – Looped	0.12 /100 FT		0.35
	160	LF CL200BE	1.25 "@ 10 GPM	0.45 /100 FT		0.72
	0	LF CL200BE	0.00 "@ 0 GPM	0.00 /100 FT		0.00
Elevation:						
Tap elev.	6078		High/Low:	6085		3.03
Total System requirements (PSI)						***69.13***

Available System Pressure (PSI)	***116.00***
Difference (PSI)	***46.87***
Booster Pump boost (PSI)	***0.00***
Total difference (PSI)	***46.87***

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

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

Approved By:

Development Services *Date:*

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

0 15 30 60

NORTH

NO.	DATE	BY	REVISION DESCRIPTION
1	01-27-23	MLP	REVISION
2	02/14/23	MLP	COMMENTS
3	03/31/23	MLP	COMMENTS

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4699
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION CITY NOTES

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

CAD DATE:
CAD FILE:

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

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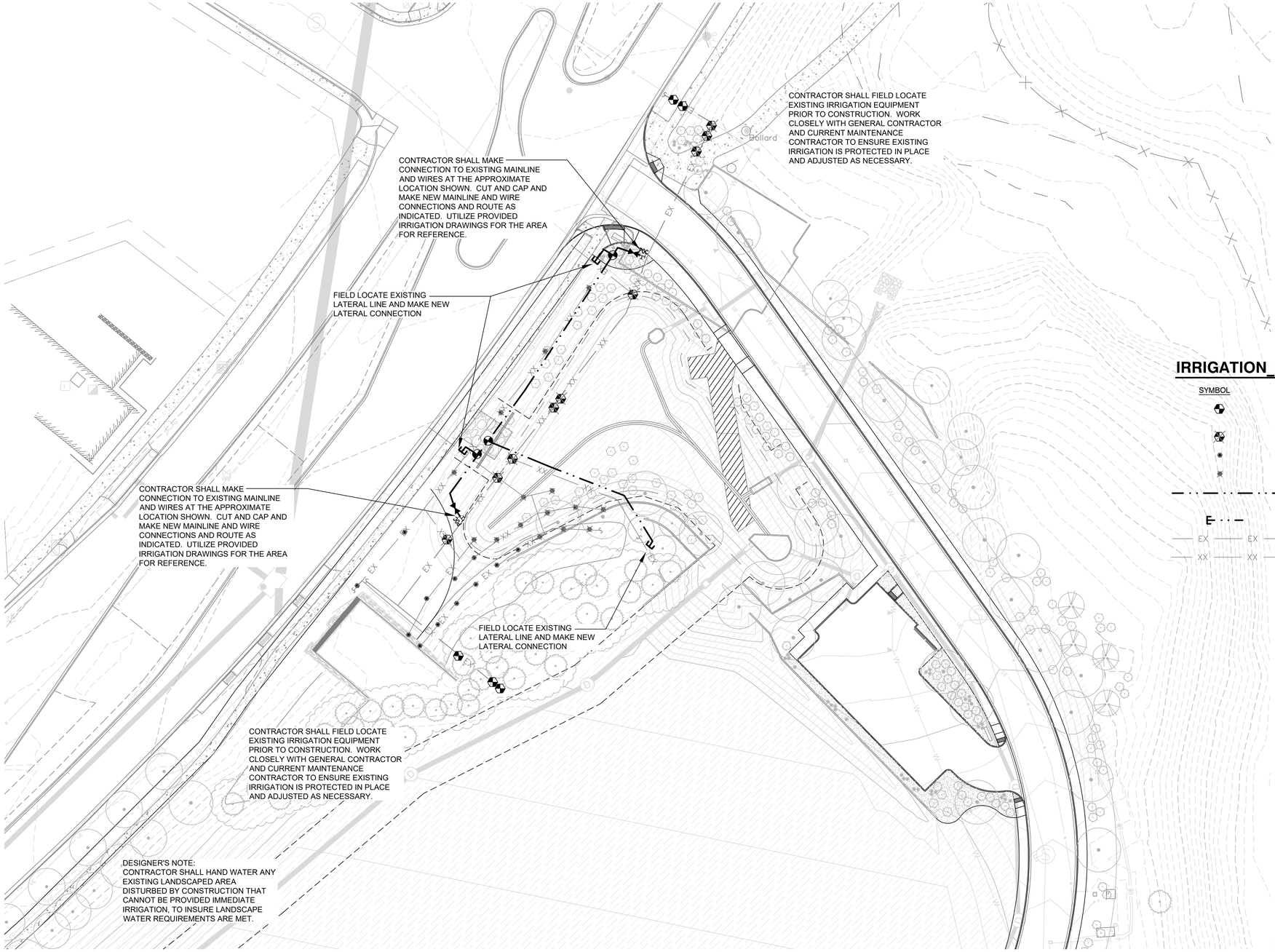
70 OF 81

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



IRRIGATION_DEMOLITION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING REMOTE CONTROL VALVE TO REMAIN PROTECT IN PLACE
	EXISTING REMOTE CONTROL VALVE TO BE REMOVED
	EXISTING SPRINKLER TO REMAIN. PROTECT IN PLACE
	EXISTING SPRINKLER TO BE REMOVED
	NEW IRRIGATION MAINLINE 3-INCH CLASS 200 PVC TO MATCH EXISTING
E	LATERAL CONNECTION
EX EX	EXISTING MAINLINE TO REMAIN. PROTECT IN PLACE
XX XX	EXISTING MAINLINE TO BE ABANDONED OR REMOVED

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

TOWN OF CASTLE ROCK APPROVAL
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Approved By:

Development Services *Date:*

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

0 15 30 60

NORTH

NO.	DATE	BY	REVISION DESCRIPTION
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HR GREEN - DENVER
5619 DTC PARKWAY
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GREENWOOD VILLAGE, CO 80111
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HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION DEMOLITION PLAN

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

CAD DATE:
CAD FILE:

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JOB NO:	

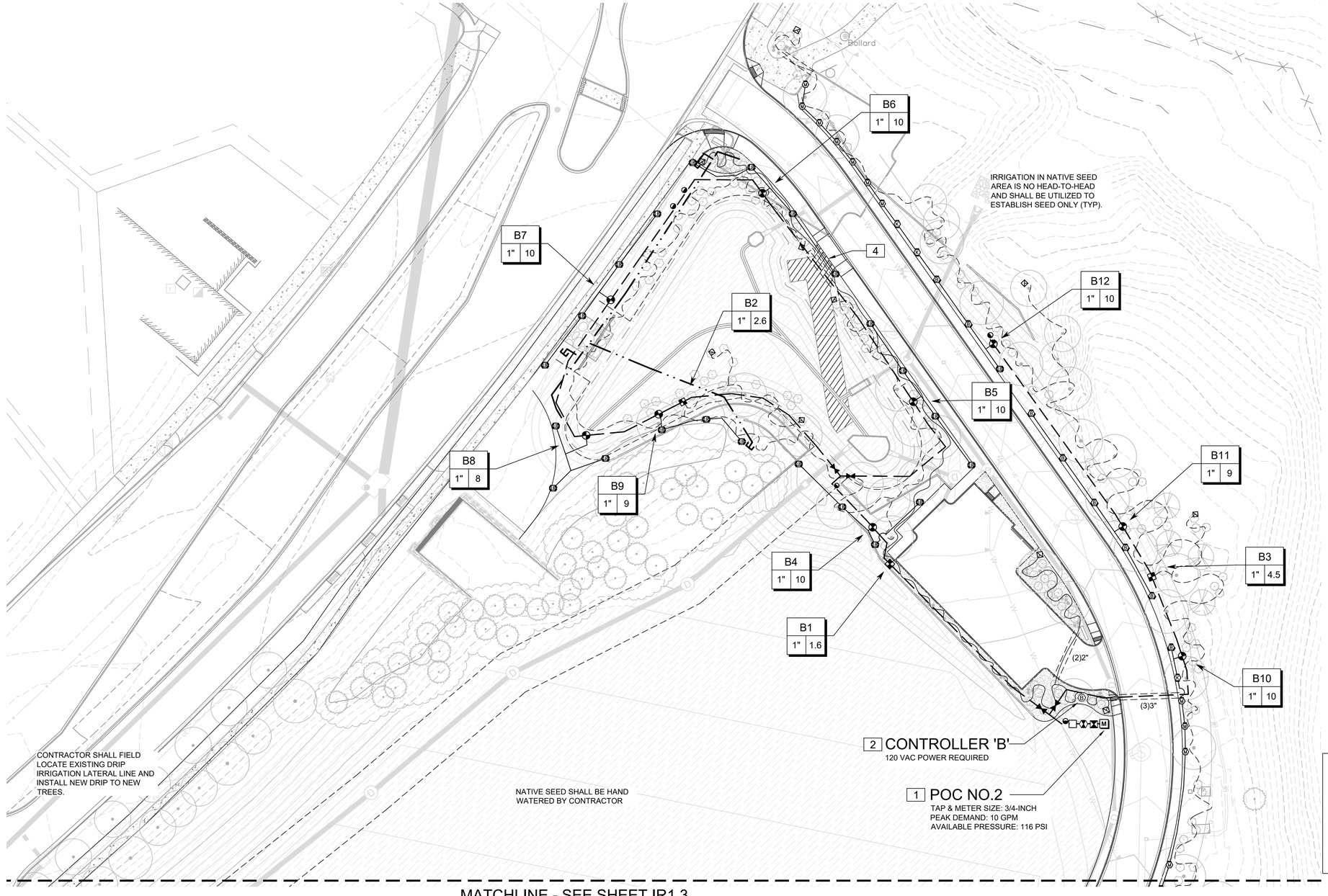
SHEET IR1.1

71 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



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Development Services *Date:*

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PO BOX 369 • AULT, CO • 80610
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Michelle@MPiDesignsllc.com

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

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NORTH

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3	03/31/23	MLP	COMMENTS

HR GREEN - DENVER
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SUITE 1150
DENVER, CO 80111
PHONE: 720.602.4699
FAX: 844.273.1057
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CONSTRUCTION DRAWINGS
IRRIGATION PLAN

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

CAD DATE:
CAD FILE:

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

SHEET IR1.2

72 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
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TOWN OF CASTLE ROCK APPROVAL
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Development Services *Date:*

MATCHLINE - SEE SHEET IR1.2

NATIVE SEED SHALL BE HAND WATERED BY CONTRACTOR

CONTRACTOR SHALL FIELD LOCATE EXISTING DRIP IRRIGATION LATERAL LINE AND INSTALL NEW DRIP TO NEW TREES.

NATIVE SEED SHALL BE HAND WATERED BY CONTRACTOR

A23 1" 7
A24 1" 7
A25 1" 10
A6 1" 2.3
A22 1" 0.95
A21 1" 10
A5 1" 1.8
A10 1" 17N
A11 1" 16N
A20 1" 7N
A19 1" 15N
A9 1" 3.3
A18 1" 18N
A17 1" 16N
A7 1" 6.2

(3)3" (3)3" (3)3" (3)3" (2)2"

MATCHLINE - SEE SHEET IR1.4

NO.	DATE	BY	REVISION DESCRIPTION
1	01-27-23	MLP	REVISION
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3	03/31/23	MLP	COMMENTS

HR GREEN - DENVER
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GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4699
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HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION PLAN

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

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CAD FILE:

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JOB NO:	

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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

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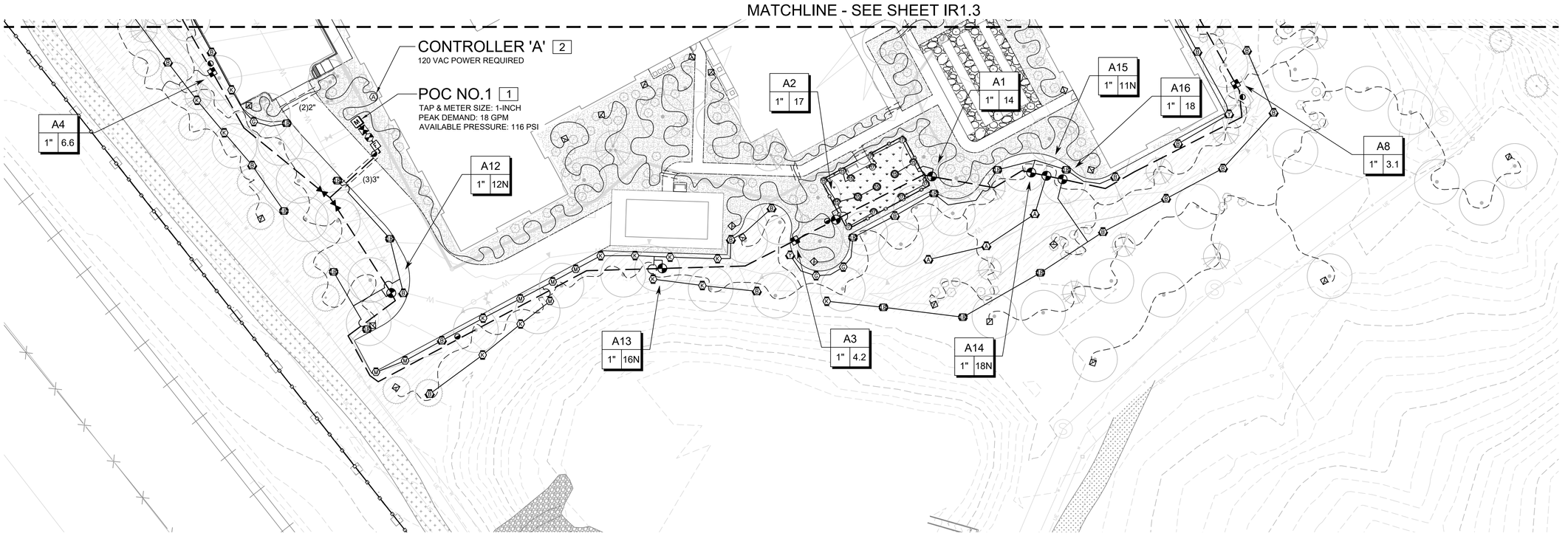
NORTH

SHEET IR1.3

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



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

Approved By:

Development Services *Date:*

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

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3	03/31/23	MLP	COMMENTS

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CONSTRUCTION DRAWINGS
IRRIGATION PLAN

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

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CAD FILE:

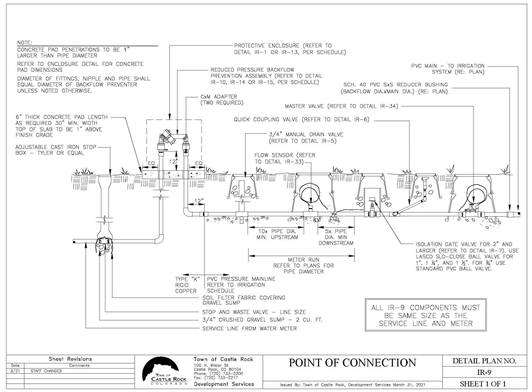
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74 OF 81

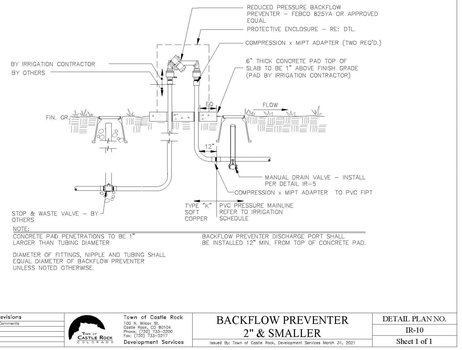
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE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



Sheet Revisions		
Note	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

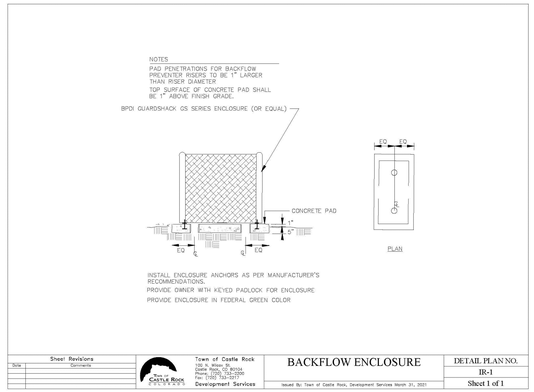
POINT OF CONNECTION	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-9
	SHEET 1 OF 1



Sheet Revisions		
Note	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

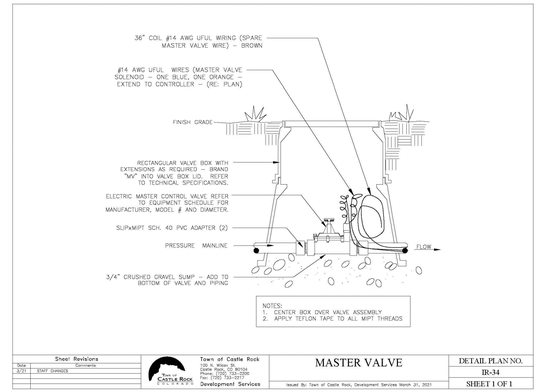
BACKFLOW PREVENTER 2" & SMALLER	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-10
	Sheet 1 of 1



Sheet Revisions		
Note	Comments	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

BACKFLOW ENCLOSURE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-1
	Sheet 1 of 1



Sheet Revisions		
Note	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

MASTER VALVE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-34
	SHEET 1 OF 1

Sheet Revisions		
Note	Comments	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

FLOW SENSOR	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-33
	SHEET 1 OF 1

Sheet Revisions		
Note	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

GATE VALVE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-7
	Sheet 1 of 1

Sheet Revisions		
Note	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock — 100 N. Wilcox St, Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (720) 733-3577 — Development Services

ELECTRIC CONTROL VALVE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-16
	Sheet 1 of 1

NO	DATE	BY	REVISION DESCRIPTION
1	01-27-23	MLP	REVISION
2	02/14/23	MLP	COMMENTS
3	03/31/23	MLP	COMMENTS

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SUITE 1150
PENTHOUSE
DENVER, CO 80111
PHONE: 720.602.4699
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

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

CAD DATE:
CAD FILE:

TOWN OF CASTLE ROCK APPROVAL
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Approved By:

Development Services *Date:*

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

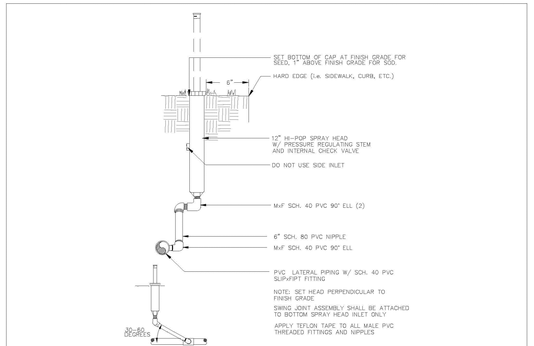
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75 OF 81

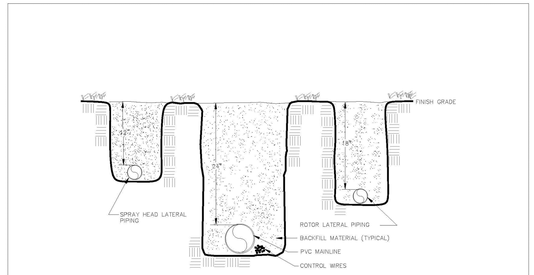
MPi Designs
PO BOX 369 ● AULT, CO ● 80610
970-402-3047
Michelle@MPiDesignsllc.com

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

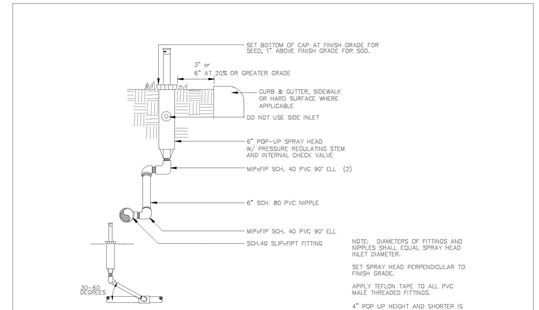
PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS
AFFINITY AT CASTLE ROCK
THE MEADOWS FILING NO. 17, AREA NO. 3
A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE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



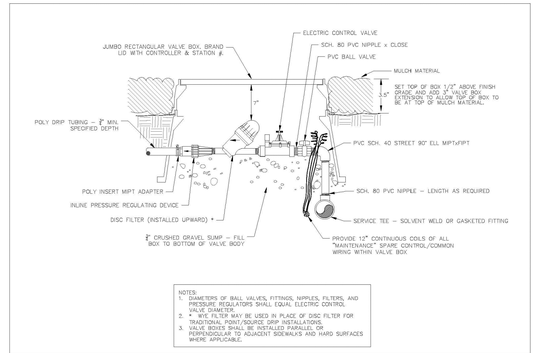
Sheet Revisions			Town of Castle Rock	HI-POP (12") SPRAY HEAD	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3599 Fax: (720) 733-3577 Development Services	Issued By: Town of Castle Rock, Development Services March 21, 2021	IR-2
					Sheet 1 of 1



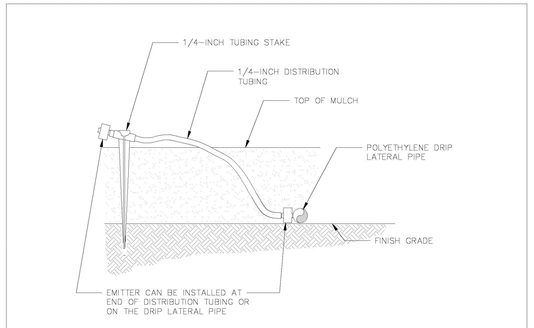
Sheet Revisions			Town of Castle Rock	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3599 Fax: (720) 733-3577 Development Services	Issued By: Town of Castle Rock, Development Services March 21, 2021	IR-21
					Sheet 1 of 1



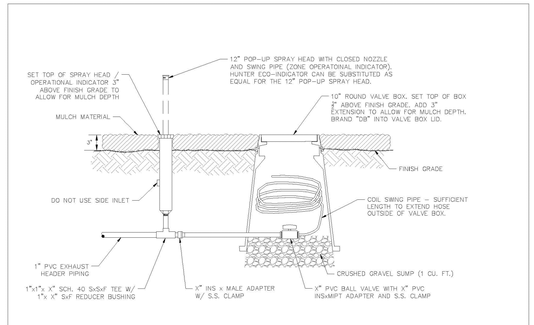
Sheet Revisions			Town of Castle Rock	POP-UP SPRAY HEAD	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3599 Fax: (720) 733-3577 Development Services	Issued By: Town of Castle Rock, Development Services March 21, 2021	IR-4
					Sheet 1 of 1



Sheet Revisions			Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3599 Fax: (720) 733-3577 Development Services	Issued By: Town of Castle Rock, Development Services March 21, 2021	IR-19
3/31	STAFF CHANGES				Sheet 1 of 1



Sheet Revisions			Town of Castle Rock	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3599 Fax: (720) 733-3577 Development Services	Issued By: Town of Castle Rock, Development Services March 21, 2021	IR-25
3/31	STAFF CHANGES				Sheet 1 of 1



Sheet Revisions			Town of Castle Rock	DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3599 Fax: (720) 733-3577 Development Services	Issued By: Town of Castle Rock, Development Services March 21, 2021	IR-32
3/31	STAFF CHANGES				Sheet 1 of 1

NO.	DATE	BY	REVISION DESCRIPTION
1	01-27-23	MLP	REVISION COMMENTS
2	02/14/23	MLP	REVISION COMMENTS
3	03/31/23	MLP	

HR GREEN - DENVER
5619 DTC PARKWAY
SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4699
FAX: 844.273.1057
HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

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

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:*

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

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

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

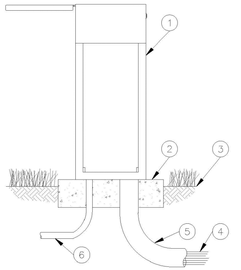
TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
CERTIFIED IRRIGATION DESIGNER MICHELLE PETERSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-1098

SHEET IR2.2

PUBLIC AND PRIVATE IMPROVEMENT CONSTRUCTION PLANS

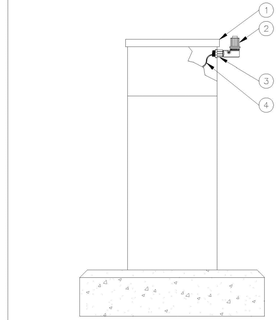
AFFINITY AT CASTLE ROCK

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



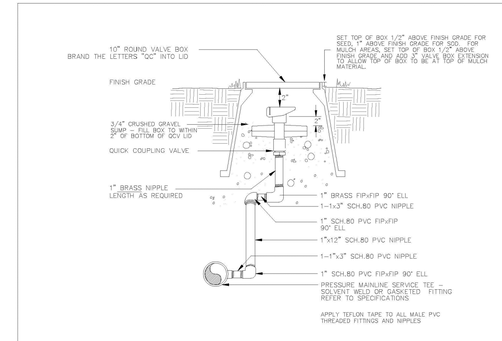
1. PEDESTAL MOUNT CONTROLLER:
2. CONCRETE PAD: 6–INCH MINIMUM THICKNESS
3. FINISH GRADE
4. WIRES TO CONTROL VALVES
5. 3–INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
6. 1–INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO DEDICATED POWER SUPPLY

Sheet Revisions			Town of Castle Rock	WEATHER BASED CONTROLLER: PEDESTAL MOUNT	DETAIL PLAN NO.
Note	Comments		100 N. Wilcox St. 80104		IR-27
3/31	STAFF CHANGES		Phone: (720) 733-3500	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1
			Fax: (720) 733-3572		
			Development Services		



1. PEDESTAL MOUNTED IRRIGATION CONTROLLER ENCLOSURE
2. RAIN SENSOR
3. 3/4–INCH SCH 40 RISER EXTENSION (FIPT X MIPT) SECURED TO ENCLOSURE WITH SCH 40 NUT
4. WIRE TO IRRIGATION CONTROLLER

Sheet Revisions			Town of Castle Rock	RAIN / WEATHER SENSOR PEDESTAL MOUNT	DETAIL PLAN NO.
Note	Comments		100 N. Wilcox St. 80104		IR-28
3/31	STAFF CHANGES		Phone: (720) 733-3500	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1
			Fax: (720) 733-3572		
			Development Services		



Sheet Revisions			Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Note	Comments		100 N. Wilcox St. 80104		IR-6
			Phone: (720) 733-3500	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1
			Fax: (720) 733-3572		
			Development Services		

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

Approved By:

Development Services *Date:*

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

811

NO.	DATE	BY	REVISION DESCRIPTION
1	01-27-23	MLP	REVISION COMMENTS
2	02/14/23	MLP	REVISION COMMENTS
3	03/31/23	MLP	

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SUITE 1150
GREENWOOD VILLAGE, CO 80111
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HRGreen

CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

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

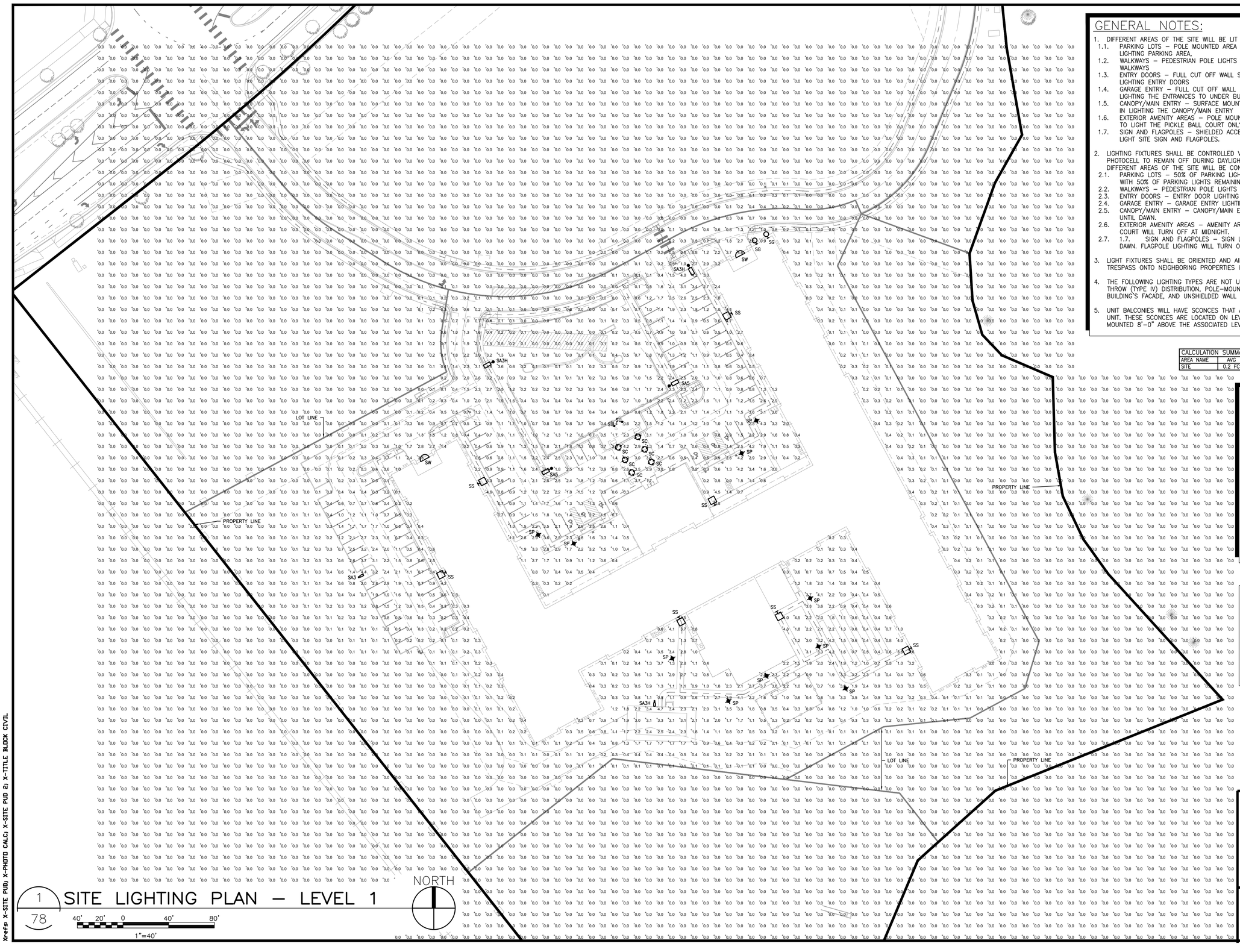
CAD DATE:
CAD FILE:

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

SHEET
IR2.3

77
OF 81



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. 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. 1.7. 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

LIGHTING NOTE:

1. THERE IS NO EXISTING LIGHTING ON THIS OR ADJACENT LOTS AND TRACTS.
2. LIGHTING PROPOSED ONLY FOR LOT 3; ALL OTHER LOTS AND TRACTS SHALL BE PROVIDED UNDER FUTURE SDP.

1 / 78

SITE LIGHTING PLAN – LEVEL 1

40' 20' 0 40' 80'

1"=40'

NORTH

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE: 720.420.4999
FAX: 847.275.1057
HRGreen

CONSTRUCTION DOCUMENTS

SITE LIGHTING PLAN - LEVEL 1

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

CAD DATE: 4/3/2023
CAD FILE: G:\A-JOBS\AFFINITY AT CASTLE ROCK - 22037\AFFINITY AT CASTLE ROCK\CONSTRUCTS\ELECTRICAL\E-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

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0 1"
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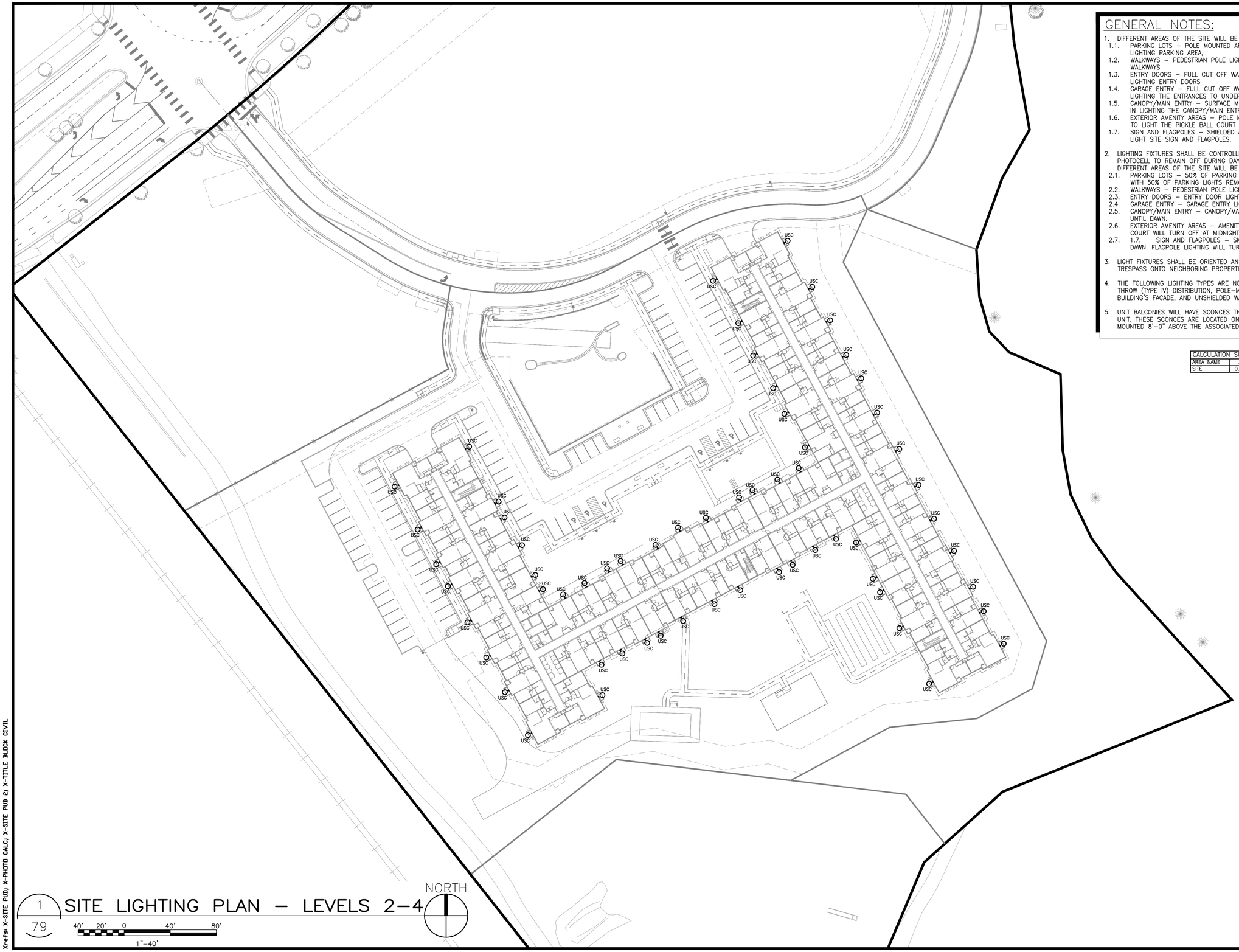
DRAWN BY:	KDS
APPROVED:	--
JOB DATE:	11/28/2022
JOB NO:	22037

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

SHEET L1.0

78 OF 81

X-refs: X-SITE PUD; X-PHOTO CALC; X-SITE PUD 2; X-TITLE BLOCK CIVIL



GENERAL NOTES:

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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

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- POLE MOUNTED LIGHT (SINGLE ARM)
- RECESSED DOWNLIGHT
- SMALL WALL PACK
- SMALL WALL SCONCE
- LARGE WALL PACK
- IN–GRADE SIGN/FLAGPOLE LIGHT

LIGHTING NOTE:

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2. LIGHTING PROPOSED ONLY FOR LOT 3; ALL OTHER LOTS AND TRACTS SHALL BE PROVIDED UNDER FUTURE SDP.

1 / 79 SITE LIGHTING PLAN – LEVELS 2–4

NORTH

40' 20' 0 40' 80'

1"=40'

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
DENVER CO 80111
PHONE 720.497.2999
FAX: 844.275.1057
HRGreen

CONSTRUCTION DOCUMENTS
SITE LIGHTING PLAN - LEVELS 2-4

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

CAD DATE:
CAD FILE:

GIVEN & ASSOCIATES INC
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735 S. Xenon Ct. #201
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Project # 22037

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

TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:
DEVELOPMENT SERVICES DATE

SHEET L1.1

79 OF 81

X-ref= X-SITE PUD, X-PHOTO CALC, X-SITE PUD 2, X-TITLE BLOCK CIVIL

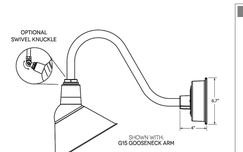
LUMINARY SUMMARY TABLE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	QTY	LUMENS	IESNA CUTOFF CLASS	INITIAL LIGHT LOSS	HEIGHT ABOVE GRADE	WATTAGE	CCT
SA3	POLE	20'–0" POLE MOUNT AREA LIGHT TYPE 3M DISTRIBUTION	LITHONIA DSX1 P3 30K T3M MVOLT DDBXD	MVOLT	1	14,073	FULL CUT OFF	1.0	20'–0"	102W	4000K
SA3H	POLE	20'–0" POLE MOUNT AREA LIGHT TYPE 3M DISTRIBUTION, HOUSE SIDE SHIELD	LITHONIA DSX1 P3 30K T3M MVOLT DDBXD HS	MVOLT	3	14,073	FULL CUT OFF	1.0	20'–0"	102W	4000K
SA5	POLE	20'–0" POLE MOUNT AREA LIGHT TYPE 5M DISTRIBUTION	LITHONIA DSX1 P3 30K T5M MVOLT DDBXD	MVOLT	2	13,056	FULL CUT OFF	1.0	20'–0"	102W	4000K
SC	CANOPY	EXTERIOR RECESSED CANOPY LIGHT	GOTHAN EVO6 40/10 AR LSS WD MVOLT GZ10	MOVLT	6	1077	FULL CUT OFF	1.0	15'–0"	17W	4000K
SG	WALL MOUNT	SMALL GOOSENECK LED SIGN LIGHT	BARN LIGHT BLE–G–ASFC10–100–G1–00–SWK–NA–NA–NA–LED16–4000K–DL	MVOLT	2	1250	FULL CUT OFF	1.0	15'–0"	16W	4000K
SP	POST TOP	POST TOP DECORATIVE AREA LIGHT, TYPE 5 DISTRIBUTION	LSI XLXM3 PT 5 LED SS NW UE BRZ	MVOLT	10	5150	FULL CUT OFF	1.0	12'–0"	70W	4000K
SS	WALL MOUNT	EXTERIOR WALL SCONCE	PERFORMANCE IN LIGHTING AMON WALL TYPE I, 070252	MVOLT	7	1811	FULL CUT OFF	1.0	10'–0"	28W	4000K
SU	YOKE IN GRADE	SIGN/FLAG POLE ACCENT LIGHT WITH SHIELD	VISTA PROFESSIONAL LIGHTING 1045–DZ–NS–30–A–MV–ND–HS	MVOLT	2	1302	FULL CUT OFF	1.0	0'–6"	16W	4000K
SW	WALL MOUNT	EXTERIOR WALL PACK TYPE 3M DISTRIBUTION	LITHONIA DSXW1 LED 20C 530 40K T3M MVOLT DDBXD	MVOLT	2	2,159	FULL CUT OFF	1.0	12'–0"	19W	4000K
USC	WALL MOUNT	EXTERIOR UNIT BALCONY SCONCE WITH A19 BULB	PROGRESS LIGHTING P6085–31	120V	183	815	FULL CUT OFF	1.0	18'–0" (MIN) 8'–0" ABOVE LVL	9.5W	4000K

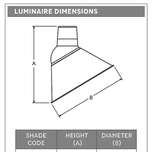
TYPE SG

BARN LIGHT ELECTRIC CO. FIRE CHIEF INTEGRATED LED SIGN LIGHT SPS-0543 REV B

MOUNTING STYLE



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASFC10	10.5"	10"
ASFC12	12"	12"
ASFC14	14.5"	14"

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

Source Lumens	850		1250		2000	
Drive Current	440		440		900	
Wattage	11		16		28	
Shade Size	Optics	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ASFC10	Domed	726	64	1067	66	1707	63
ASFC12	Domed	735	65	1081	67	1729	64
ASFC14	Domed	745	65	1095	68	1751	65

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

OPERATING TEMPERATURE RANGE
-30°C to 40°C

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

TYPE SG

BARN LIGHT ELECTRIC CO. FIRE CHIEF INTEGRATED LED SIGN LIGHT SPS-0543 REV B

SPECIFICATIONS (CONTINUED)

CONSTRUCTION & FINISH (CONTINUED)

COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

MAX FIXTURE WEIGHT
10 lbs

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 2000 LUMENS

L70(6K) > 36,000 HOURS

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 68 LPW. SEE LUMEN CHART.
High Efficacy Available upon Request, Consult Factory for Additional Information

ELECTRICAL/LED DRIVER

POWER FACTOR > 0.9

EFFICIENCY: UP TO 80% TYPICAL

INPUT VOLTAGE: 120–277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)

IP64 MINIMUM RATING CASE WITH SILICONE–BASED POTTING

PROTECTIONS
Output Open Load, Over-Current and Short-Circuit (Hiccup), and Over-Temperature with Auto Recovery

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 220, 230 and 240 VAC

COMPLIANT WITH
Complies with Energy Star® DLR (DesignLight Consortium®) and CA Title 24 Technical Requirements

DIMMING

TRI–MODE DIMMING(1)**
Compatible with TRIAC (Forward–Phase or Leading–Edge), ELV (Reverse–Phase or Trailing–Edge) and 0-10 V Dimmers

TRIAC AND ELV DIMMING ONLY AT 120 VAC

DIMMING RANGE 1–100%
The Dimming Range is Dependent on Each Specific Dimmer. May not be able to Achieve 1% Dimming with Some Dimmers

ELV DIMMING AT 230 VAC
Available by Request

SPS-0543 REV B
FIRE CHIEF INTEGRATED LED SIGN LIGHT
JOB NAME: AFFINITY FIXTURE TYPE: SG

BLE - G - ASFC10 - 100 - G1 - 00 - SWK - NA - NA - NA -
A B C D E F G
NA - LED16 - 4000K - DL
H I J K

Order Example: BLE - G - ASFC12 - 200 - G2 - 00 - SWK - WC - 20 - NA - LED27 - 3500K - DL

A – SHADE SIZE
FIRE CHIEF:
ASFC10 10" Shade
ASFC12 12" Shade
ASFC14 14" Shade

B – SHADE FINISH
PORCELAIN FINISHES[1]*:*
100 Black
250 White
350 Vintage Green
355 Jadite
455 Cherry Red
550 Yellow
650 Bronze
760 Cobalt Blue
765 Delphite Blue
850 Graphite
950 Metallic Chrome

POWDER COAT FINISHES[1]*:*
100 Black
105 Textured Black
200 White
300 Dark Green
307 Emerald Green
311 Jadite
370 Mint
380 Chartreuse
390 Teal
400 Barn Red
420 Orange
470 Watermelon
480 Blush Pink
490 Magenta
495 Sherbet Orange
500 Buttery Yellow
570 Sunflower
600 Bronze
601 Chocolate
605 Rust
615 Oil-Rubbed Bronze
700 Royal Blue
705 Navy
710 Cobalt Blue
715 Delphite Blue
790 Lavender
800 Industrial Grey
805 Charcoal Granite
810 Graphite
975 Galvanized

NATURAL METALS[1]*:*
995 Raw Copper
998 Weathered Copper

B – SHADE FINISH (CONTINUED)
NATURAL METALS[1]*:*
997 Raw Brass
998 Weathered Brass
999 Oil-Rubbed Copper

C – GOOSENECK ARMS
GOOSENECK OPTIONS:
G1[2] **G1S**[2]
G2[2] **G17**
G5[2] **G22**
G6 **G24**
G7 **G25**
G8 **G26**[2]
G9 **G32**
G10 **G34**[2]
G11[2] **G35**[2]
G12[2] **G36**[2]
G13 **G64**[2]
G14 **G65**[2]
G15

D – GOOSENECK ARM FINISH
Please Note: See ***Section B*** *for all applicable Gooseneck Arm Finish Options. Gooseneck Arms are also available in 980-Brushed Aluminum. (2) If Porcelain Finish selected, Gooseneck Arm will be Powder Coat Finished To-Match.*
980 Brushed Aluminum[2]

E – SWIVEL KNUCKLE
NA None/Not Applicable
SWK Swivel Knuckle[4]

F – SHADE ACCESSORY
NA None
WC Wire Cage[4]

G – SHADE ACCESSORY FINISH
Please Note: See ***Section B*** *for all applicable Accessory Finish Options.*
(1) Wire Cage not available in Natural Metals.
(2) If Porcelain Finish is selected, accessory will be Powder Coat Finished To-Match.
(3)(3) If no accessory selected in Section F, select NA.
NA Not Applicable

H – MOUNTING ACCESSORY
Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.
NA None/Not Applicable
DD Dusk-to-Dawn Photocell
LDSPC LED Decorative Spacing Plate Cover
LDCHX LED Decorative Backing Plate Cover & Hex Cover

I – LIGHT SOURCE
LED11 850 Lumen, 11W LED
LED16 1250 Lumen, 16W LED
LED27 2000 Lumen, 27W LED

J – COLOR TEMPERATURE
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

K – LED LENS
DL Domed Lens

IMPORTANT!: (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim (2) All Powder Coat finished shades, Galvanized excluded, feature a white interior. (3) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (4) Not available in Natural Metals. (5) Not available with the G26, G40, G64, and G65.

TYPES SA3, SA3H, SA5

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Forward Optics

500 Count	Order Generic	Power Package	System Watts	Bird-Tape	A (1000K CCT/70CRI)				B (4K CCT/70CRI)				C (5000K CCT/70CRI)			
					Lumens	U	G	LPW	Lumens	U	G	LPW	Lumens	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,483	1	0	1	120	6,984	2	0	2	129	7,072	2	0	2	131
				T2M	6,450	2	0	2	119	6,948	2	0	2	129	7,036	2	0	2	130
				T3S	6,468	1	0	1	120	6,967	1	0	2	129	7,055	2	0	2	131
				T3M	6,279	2	0	2	116	6,764	2	0	2	125	6,849	2	0	2	127
				T4M	6,357	2	0	2	117	6,845	2	0	2	126	6,932	2	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TFFTM	6,453	1	0	2	119	6,951	1	0	2	129	7,038	1	0	2	130
				T5S	6,178	2	0	2	114	6,654	2	0	2	123	6,740	2	0	2	125
				T5M	6,231	2	0	2	115	7,249	3	0	1	134	7,341	3	0	1	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	1,943	1	0	1	36	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	1,943	1	0	1	36	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,349	2	0	2	119	8,995	2	0	2	127	8,999	2	0	2	129
				T2S	8,382	2	0	2	119	8,653	2	0	2	123	9,003	2	0	2	129
				T2M	8,342	2	0	2	119	8,991	2	0	2	128	8,995	2	0	2	129
				T3S	8,365	1	0	1	119	8,985	2	0	2	127	8,989	2	0	2	128
				T3M	8,051	2	0	2	115	8,641	3	0	2	123	8,759	2	0	2	125
				T4M	8,083	2	0	2	115	8,738	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	8,908	2	0	2	129
				TFFTM	8,588	3	0	1	123	9,252	3	0	2	132	9,369	3	0	2	134
				T5S	8,395	3	0	1	120	9,209	3	0	1	132	9,376	3	0	1	134
				T5M	8,073	3	0	2	115	9,226	3	0	2	132	9,373	4	0	2	134
				T5W	8,317	3	0	2	122	9,173	4	0	2	131	9,291	4	0	2	133
				BLC	6,679	2	0	2	95	7,363	2	0	2	105	7,496	2	0	2	107
				LCCO	2,448	1	0	1	35	5,422	1	0	2	77	5,496	1	0	2	79
				RCCO	5,658	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,843	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,798	2	0	2	115	13,012	2	0	2	124	12,772	2	0	2	125
				T2M	11,740	2	0	2	114	12,948	2	0	2	123	12,708	2	0	2	125
				T3S	11,679	2	0	2	115	12,582	2	0	2	123	12,741	2	0	2	125
				T3M	11,338	2	0	2	111	12,274	3	0	2	120	12,369	3	0	2	121
				T4M	11,426	2	0	2	112	12,389	2	0	3	121	12,463	2	0	3	122
				TFTM	11,642	2	0	2	114	12,619	2	0	3	124	12,694	2	0	3	124
				TFFTM	11,748	2	0	2	115	13,225	3	0	3	129	13,304	3	0	3	130
				T5S	12,158	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	3	0	2	119	13,056	4	0	2	128	13,223	4	0	2	129
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	3	0	2	94	10,310	4	0	3	101	10,440	4	0	3	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	123W	T1S	13,455	3	0	3	107	14,472	3	0	3	116	14,657	3	0	3	117
				T2S	13,402	3	0	3	107	14,775	3	0	3	118	14,716	3	0	3	117
				T2M	13,402	3	0	3	107	14,457	3	0	3	116	14,647	3	0	3	117
				T3S	13,457	2	0	3	108	14,496	3	0	3	116	14,690	2	0	3	117
				T3M	13,064	3	0	3	105	14,073	3	0	3	113	14,261	3	0	3	114
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	3	0	3	108	14,488	3	0	3	116	14,672	3	0	3	117
				T5FS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,961	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,882	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				BLC	11,033	3	0	2	89	11,888	4	0	3	95	12,040	4	0	3	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	135W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,759	3	0	3	107	15,978	3	0	3	115	16,079	3	0	3	117
				T2M	14,759	3	0	3	107	15,978	3	0	3	115	16,079	3	0	3	117
				T3S	14,783	2	0	3	107	15,839	3	0	3	115	16,059	3	0	3	116
				T3M	14,374	3	0	3	104	15,377	3	0	3	111	15,571	3	0	3	113
				T4M	14,504	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,800	3	0	3	107	15,851	3	0	3	114	16,054	3	0	3	116
				T5FS	15,385	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,395	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,357	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	4	0	3	94	13,139	4	0	3	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

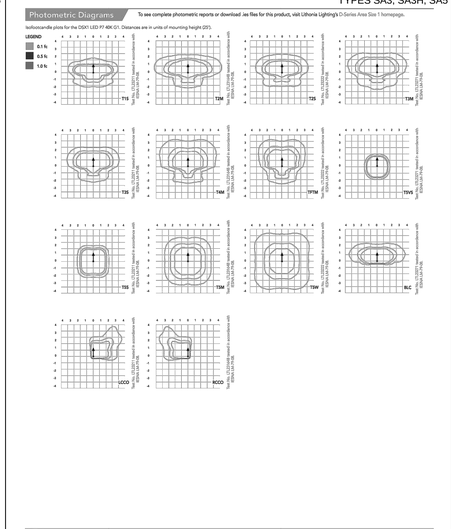
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TYPES SA3, SA3H, SA5

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED P7 40K CRI. Distances are in units of mounting height (20').



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TYPES SA3, SA3H, SA5



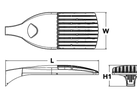
D-Series Size 1

Legacy LED Area Luminaire

Buy American

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (838 mm)
Width:	13" (330 mm)
Height H1:	7-1/2" (191 mm)
Height H2:	3-1/2" (89 mm)
Weight (max):	27 lbs (12 kg)



TYPES SA3, SA3H, SA5

We like fair key so mouse over this page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, 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 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7* P2 P5* P8 P3 P6* P9* **Rotated optics** P10* P12* P11* P13**	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5FS Type V short* T5S Type V short* T5M Type V medium* T5W Type V wide* BLC backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1] **Shipped included** SPA Square pole mounting RPA Round pole mounting[2] WBA Wall bracket[2] SPUMBA Square pole universal mounting adaptor[2] RPUMBA Round pole universal mounting adaptor[2] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[2]

Control options	Other options	Finish (required)	Generation (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[3] PIRHN Network, high/low motion/ambient sensor[4] PER NEMA twist-lock receptacle only (controls ordered separate) PER5 Five-pin receptacle only (controls ordered separately) PER7 Seven-pin receptacle only (controls ordered separately)[5] DMG 0-10v dimming wire pulled outside fixture (for use with an external control, ordered separately)[6] DS Dual switching[7,8,9]	**Shipped installed** HS House-side shield[10]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	G1 Generation 1

Control options	Other options	Finish (required)
Shipped installed PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[4,11] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[4,11] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[4,11] PIRH1FC3V Hi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[4,11] FAO Field adjustable output[12,13]	**Shipped installed** SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[2] R90 Right rotated optics[2] HA -30°C ambient operation[3] BAA Buy American Act Compliant **Shipped separately** BS Bird spikes[14] ESS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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TYPES SA3, SA3H, SA5

gotham | E V O

6" General Illumination Round Downlight

Luminaire Type: TYPE SC
Catalog Number:

EXAMPLE: EVO6 35/150 AR MWD LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values		Reflector & Flange Color		Trim Style		Finish	
EVO6	27' 2700 K	02 250 lumens	40 4000 lumens	AR Clear		(blank) Self-flanged		LSS Semi-specular	
	30' 3000 K	05 500 lumens	45 4500 lumens	PW Pewter		FL Flangeless		LB Matte-diffuse	
	35' 3500 K	07 750 lumens	50 5000 lumens	WTB Wheat				LS Specular	
	40' 4000 K	10 1000 lumens	60 6000 lumens	GR Gold					
	50' 5000 K	15 1500 lumens	80 8000 lumens	WH White					
		20 2000 lumens	100 10000 lumens	BB[1] Black					
		25 2500 lumens	120 12000 lumens	WRAMP[1] White Anti-microbial					
		30 3000 lumens	150 15000 lumens	TRALTBG[1,2] RAL paint for pricing only					
		35 3500 lumens	170 17500 lumens	TCPC[1] Custom paint color					

Distribution	Voltage	Driver*	
VWD Very Narrow (0.5 s/mh)	MVOLT	EZ10 0–10V driver dims to 10%	ECOS[2] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max 4000LM.
ND Narrow (0.7 s/mh)	120	EZ1 0–10V driver dims to 1%	
MD Medium (0.9 s/mh)	277	EZ1 eldoLED 0-10V CCOdrive. Linear dimming to 1% min	
WMD Medium Wide (1.0 s/mh)	347[1,2]	EZ1B eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	
WD Wide (1.2 s/mh)		ED4EP eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	
		ED10P eldoLED PONEStrive DIM with ROAM (remote device management). Square Law dimming to <1%. Includes termination nicotide. Refer to DIM08 Manual. Minimum 1000 lumens/Maximum 115000 lumens	

Control Interface	Emergency Options	Options
NLTAIR2[3,4,5] nLight® AIR enabled controls	EL[1] Emergency battery pack, 10W, with integral test switch	SF Single fuse. Specify 120V or 277V.
NLTER[3,4,5] nLight® AIR enabled controls emergency circuit	EL3P Emergency battery pack, 10W, with remote test switch	TBRW[1] White painted flange
NLTAIR2PIR[3,4,5] nLight® AIR enabled sensor	EL5EP Emergency battery pack, 10W, with self-diagnostics, integral test switch	TBBL[1] Black painted flange
NLTAIR2PIR24[3,4,5] nLight® AIR enabled sensor, emergency	EL3REP Emergency battery pack, 10W, with self-diagnostics, remote test switch	FTANLTBG[1] Flange ring only RAL color for pricing only
NLTAIRESC[3,4,5] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	E10WCP[1] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch	FCPC Flange custom paint color
	E10WCPR[1] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	AWG[1,2] nLight® Lumen Compensation
	DGTD Dedine generator transfer device. Specify 120V or 277V.	GTD generator transfer device. Specify 120V or 277V
		BUGRI High CRI (90+)
		CP[1,2] Chicago Plenum. Specify 120V or 277V for 5000lm and above.
		AAD[2] HAO High Ambient Option (40°C)
		RAL[1,2] RELCP–ready luminaire connectorization to enable a simple and consistent factory installed connection to RELCP® products from various brands. Available only with NLTAIR2, NLTER, NLTAIR2PIR, or NLTAIR

TYPE SP

LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLXM3 PT 5 LED HO CW UE MSV PCI120**

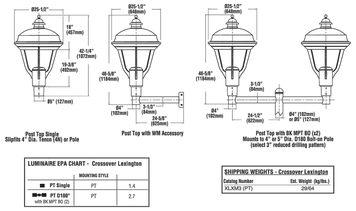
Prefix	Mounting Style	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLXM3	PT – Post Top	5 – Type III, FT – Forward Throw	LED	SS – Super Saver HO – High output	CW – Cool White (5000K) NW – Neutral White (4000K)	UE – Universal Electronic (120-277V 50/60Hz) 347-480	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White BGV – Verde Verde Green GPT – Graphite MSV – Metallic Silver	Button Type Photocells PCI 120 – 120v PCH/208-277 – 208-277v PCI 347 – 347v PCI 480 – 480v Button Entry DIM – 0-10V Dimming (from external source)* BLS – Bi-level Switching (from external 120-277V signal)*

Accessories

WM – Wall Mount
BK MPT BD4 – Medium Bolt on Bracket (for PT 180) For 4" Dia. Round Poles*
BK MPT BD5 – Medium Bolt on Bracket (for PT 180) for 5" Dia. Round Poles*

FOOTNOTES:
1- DIM and BLS cannot be ordered together.
2- Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture.

DIMENSIONS



Post Top Single
Slipfits 4" Dia. Tenon (4ft) or Pole

Post Top with WM Accessory

Post Top with BK MPT BD (x2)
Mounts to 4" or 5" Dia. D180 Bolt-on Pole
(select 3" reduced drilling pattern)

LUMINAIRE EPA CHART - Crossover Lexington

	MOUNTING STYLE	
■ PT Single	PT	1.4
■■■ PT D180* with BK MPT BD (2)	PT	2.7

SHIPPING WEIGHTS - Crossover Lexington

Catalog Number	Est. Weight (kg/lbs.)
XLXM3 (PT)	29/64

Project Name _____ Fixture Type _____ 10/21/15
Catalog # _____ © 2015 LSI INDUSTRIES INC.

TYPE SP

LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)





Wattage	Dim. "A"	Dimension "B"
60W	2.36" (60mm)	4.3" (110mm)
42W & 70W	2.44" (62mm)	4.4" (112mm)
100W	2.44" (62mm)	4.4" (112mm)

Ordering Information
Example: A19 60W P1 27K 4.2k U1

A19		P1		4.2k		U1
Product	Watt Equivalent	Series	CCT	Voltage	Base	CRI	Packaging
A19	60W 60 Watt, 660 lumens	P1 Professional Series 1st Generation	27K 2700K	Blank 120 Volt	E26 E26 Incline Socket	Blank >90	U1 Single-Lamp Pack Master Carton = 12 Single-Lamp Packs
	42W 42 Watt, 810 lumens		30K 3000K				
	70W 75 Watt, 1,100 lumens		40K 4000K				
	100W 100 Watt, 1,600 lumens		50K Indoor only 5000K				

UL: creelighting.com (800) 236-6800
Canada: creelighting.canada.com (800) 473-1234

CREE LIGHTING

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 10/15

TYPE SP

LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)

US patent 7824345, 7952293, & 8432108 and US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One piece housing/support frame is die-cast aluminum. Post top access cover and support arms are die-cast aluminum. Housing is sealed with an extruded silicone gasket.

HOUSING TOP CAP - Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

SEALED OPTICAL UNIT - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

ELECTRICAL - Terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (excluding separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE – -40°C to +50°C (-40°F to 113°F).

MOUNTING - Post Top and Wall mounting available. Pole selection information shown under fixture drawings.

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · cULus wet locations · ARRA Listing Compliant · DLC Premium

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

LIGHT OUTPUT - XLXM3
POST TOP MOUNT

Color Temp	# of LEDS	Type 3	Type FT	Type 5	Watts (Nominal)
CW	SS	64	8180	5670	5240
	HO	64	8670	8070	7510	108
Neutral White	SS	64	9000	5350	5150	70
	HO	64	8250	7560	6890	108

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

Project Name _____ Fixture Type _____ 10/21/15
Catalog # _____ © 2015 LSI INDUSTRIES INC.

TYPE SU

VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 1045 Architectural Series • Up & Accent Lights

LAMP SPECIFICATIONS
LED:
- High lumen output LED powered for high efficacy
- Cree® CXA 1830 CO8 driven at 350mA, 500mA, or 620mA
- 2700°K, 3000°K, 3500°K, 4000°K, or 5000°K CCT ANSI white 4 step Cree® Easy White™ bins.
- 1100-2400 Delivered Lumens
- 15-25 Watts

CRI:
- The CRI is 85

OPTICS/AIMING:
- High-purity, vacuum metalized, specular or semi-specular optics designed for maximum performance and uniformity.
- Very Narrow Spot **VNS** (17° FWHM), Narrow Spot **NS** (18° FWHM), Medium Flood **MF** (30° FWHM), and Wide Flood **WF** (50° FWHM).
- Housing aiming achieved via a Vista patented Infinity Knuckle (see MOUNTING).

ELECTRICAL:
- Constant current 350mA, 500mA, or 620mA output driver.
- Multi-Volt **MV** 120V-277V universal input.
- Prewired with 150° C-rated wire.

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: 1045-GG-NS-40-C-MV-ND-HS

MODEL	FINISH	DISTRIBUTION	COLOR TEMP	DELIVERED LUMENS	VOLTAGE	DIMMING	ACCESSORIES
1045	Standard: B - Black, Z - Architectural Bronze, DZ - Dark Bronze, GT - Granite, W - White	VNS - Very Narrow Spot*, NS - Narrow Spot, MF - Medium Flood, WF - Wide Flood	27 - 2700°K, 30 - 3000°K, 35 - 3500°K, 40 - 4000°K, 50 - 5000°K	A - 1100-1500, B - 1500-1900, C - 1900-2400	MV - Multi-Volt (120V-277V)	ND - No Dimming, DTO - 0-10V, PCT - Phase Cut TRIAC (120V only)	BD - Barn Doors, FS - Full Light Shield, HS - Half Light Shield, CS - Cast Shield, S - 3' Wire Lead, HL - Honeycomb Louver
	Premium: BR - Architectural Brick, LZ - Light Bronze, SB - Special Bronze, GG - Glossy Gray, R - Rust, HG - Hunter Green, WB - Weathered Bronze, WI - Weathered Iron, GM - Graphite Metallic, HS - Hand Finished: G - Verde, P - Pewter, M - Mocha, OF - Olde Finish						NOTE: * If fixture to be used with Extended Arm Mount (EAM) - must order with extended wire length

* 1045-VNS not available with C lumen packages.

LUMEN OUTPUT PACKAGES

Beam Spread	A	B	C
VNS	23.2 Watts, 1141 Lumens	26.0 Watts, 1409 Lumens	
NS	15.7 Watts, 1302 Lumens	22.8 Watts, 1883 Lumens	25.5 Watts, 2325 Lumens
MF	16.1 Watts, 1249 Lumens	23.3 Watts, 1807 Lumens	26.1 Watts, 2230 Lumens
WF	15.8 Watts, 1163 Lumens	22.9 Watts, 1662 Lumens	25.7 Watts, 2077 Lumens

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1420 Surveyor Avenue • Simi Valley, CA 93063 • (800) 327-0987 • (805) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

1045 01/22

TYPE SU

VISTA PROFESSIONAL OUTDOOR LIGHTING

Type: _____
Model: _____
Project: _____

SPECIFICATION SHEET

MODEL 1045 Architectural Series • Up & Accent

FIXTURE SPECIFICATIONS:

DOOR:
Die-cast, low copper content, A360 aluminum offers maximum corrosion protection. Stainless steel fasteners affixed to a minimalistic styled flat door (standard). Door is designed to shed water from the lens surface.Also available as an accessory is a die-cast medium shield **CS**.

HOUSING:
Die-cast A360 aluminum. Optic and driver compartment separately sealed while being electrically connected. Housing aiming achieved via a Vista patented Infinity Knuckle (see MOUNTING).

FINISH:
Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.

LED:
Cree® CXA 1830 CO8 driven at 350mA, 500mA, or 620mA.

COLOR TEMPERATURE:
LED's are offered in 2700°K, 3000°K, 3500°K, 4000°K, or 5000°K CCT ANSI white 4 step Cree® Easy White™ bins

LIGHT DISTRIBUTION:
Very Narrow Spot **VNS** (NEMA 3x3) (17° FWHM), Narrow Spot **NS** (NEMA 3x3) (18° FWHM), Medium Flood **MF** (NEMA 4x4) (30° FWHM), and Wide Flood **WF** (NEMA 5x5) (50° FWHM).

REFLECTOR:
High-purity, vacuum metalized, specular or semi-specular optics designed for maximum performance and uniformity. Very Narrow Spot **VNS** optic incorporates an internal source shield to eliminate unwanted glare outside the beam pattern.

LENS/SEAL:
4.0 mm thick tempered and seamed clear glass sealed with a closed cell molded silicone gasket.

WIRING:
Prewired with 150° C-rated wire.

DRIVER:
Integral CUL listed LED driver, either non-dimmable **ND** or dimmable. Dimming: 0-10VDC **DTO** and Phase Cut TRIAC (120V only) **PCT** options available. Multi-Volt **MV** 120V-277V driver input standard.

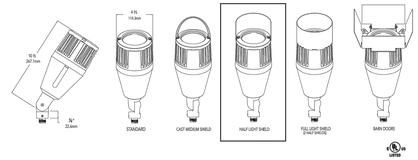
ACCESSORIES:
Barn Doors **BD**, Full Shield **FS**, and Half Shield **HS** available. Accessories are attached into pre-existing slots located on the underside of the fixture door providing for a fastener free appearance.

MOUNTING:
Infinity Knuckle - Die-cast, copper-free aluminum, stainless steel stem with 1/2" NPT thread. A fully sealed spherical grommet allows infinite adjustment capabilities.

CERTIFICATION:
UL & CUL wet location certified. IP66

All Vista Architectural luminaires are MADE IN THE U.S.A.

DIMENSIONS:



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TYPE SS

PERFORMANCE IN LIGHTING

PRODUCT CODE 070252
PROJECT
TYPE

AMON WALL TYPE I

IP65 · WET · 0-10V · LISTED · RAL



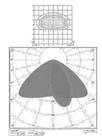


Part number 070252
Lampholder: LED
Wattage: 28 W
Finishing: AN-96 / Iron gray / Textured
Degree of protection: IP65
CRI: 80
Kelvin: 4000
IESNA Type: Type I
BUG Rating: B1-U0-G0
Luminaire lumen output (lm): 1811 lm
Li: L70
Bi: B10
Lifetime: 80000 h
cULus: ur
Voltage: 120/277 V

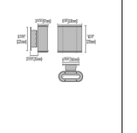
Description

Long-lasting energy-efficient wall pack series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free extruded aluminum housing and copper-free precision die-cast aluminum ring/faceplate, bracket (WALL versions) and mounting plate.
- Extra-clear, tempered, slide-in/removal, flat glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCP28 utilized to maximize heat dissipation and promote long LED life.
- High-transmittance transparent optics.
- Single (W) or dual (2) light emission.
- Type I light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 0-10 V dimming driver.
- Standard hinged bracket for ease of installation: wiring can be completed by mounting the bracket ahead of the luminaire, then sliding luminaire onto the bracket using quick connectors system, then securing the luminaire by tightening the stainless steel set screws (WALL versions only).
- The luminaire may be configured with numerous options and multiple standard finishes. Not all options are available in all configurations. Consult factory for more information about specification sheet details.
- Product meets Buy American Act (BAA) requirements within ARRA.
- 5-year warranty.

Photometric data



Technical drawings


Ø72[2mm]
Ø72[2mm]
Ø72[2mm]