

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.

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 BOLDED TO THE FINAL CUT 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.

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.

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 TAPES, 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, WATER/TIGHT 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 GROUNDLED 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.

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.
7. ALL LANDSCAPING WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE ADJACENT HOMEOWNER OR THE HOA.

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.

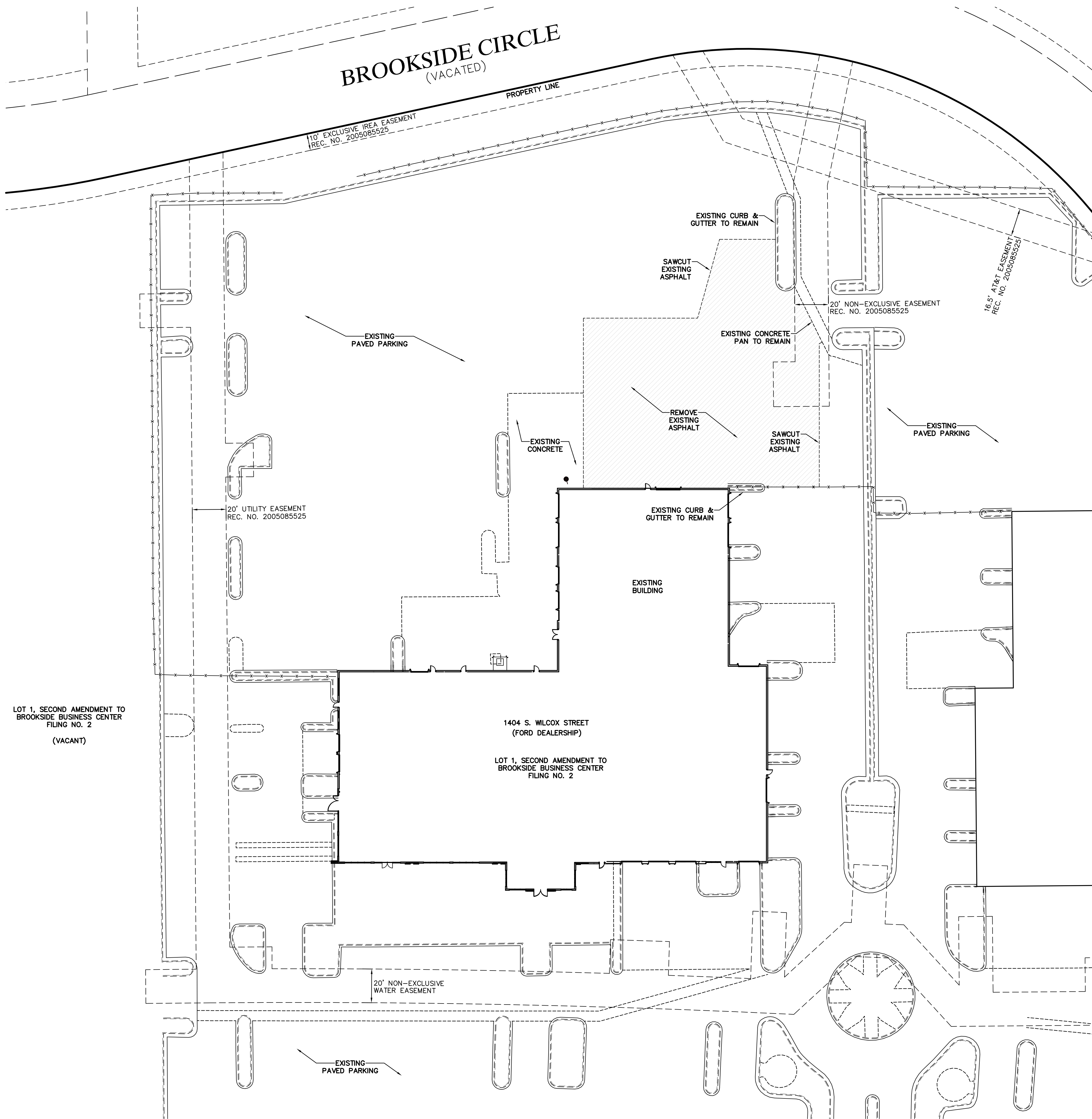
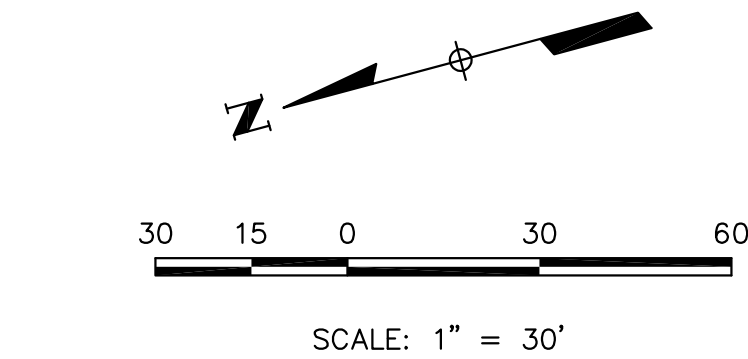
FIRE NOTES

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 CONDITIONS. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATE 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 20 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.

WATERLINE 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 (8"-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 C510-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING VALVES, AND SLP-ON CONNECTIONS. TAPPING VALVES, WHEN 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 W667-250"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 BURIAL 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 450.6 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 SUBMIT A MINIMUM SEVEN (7) DAYS NOTICE TO THE TCR PROJECT MANAGER TO 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 APPLICABLE STATE AND FEDERAL REQUIREMENTS, FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

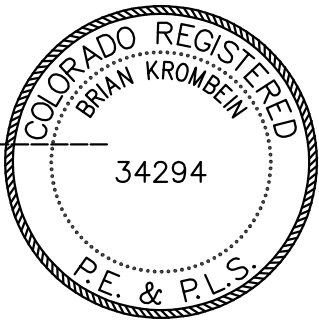
SHEET C2 OF 8		FORD DEALERSHIP EXPANSION		H-SCALE		No.		REVISION		BY		DATE		<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>FOUNDATION AUTOMOTIVE CORP. 1100 S. WILCOX STREET CASTLE ROCK, CO 80104 701-390-0211 CONTACT: DOUG KEITH</p>	
STANDARD NOTES		DATE		DESIGNED BY		6/16/23								 <p>1745 Shon Center Drive, 4th Floor • Highlands Ranch, CO 80159 720-402-6070 / www.vermillionpeak.com</p>	
JOB NO. 23007		DRAWN BY		CHECKED BY											



LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING EASEMENT
	SAWCUT LINE
	PROPOSED ASPHALT PAVEMENT

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.

BRIAN KROMBEIN, PE, PLS
COLORADO NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



TOWN APPROVAL BLOCK

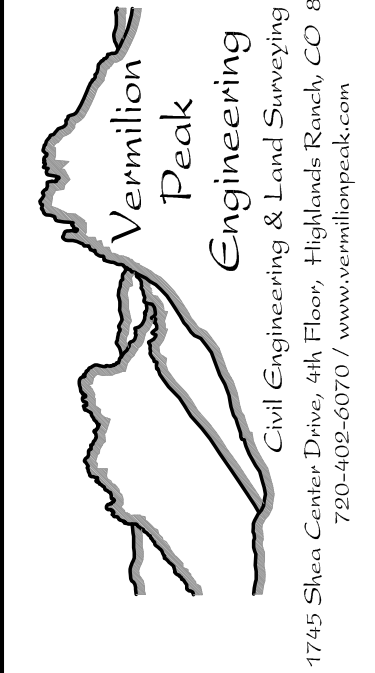
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES _____ DATE _____

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPROPRIATE
TOWN OF CASTLE ROCK
VERMILION PEAK
ENGINEERING APPROVES
THEIR USE ONLY FOR THE
PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION.

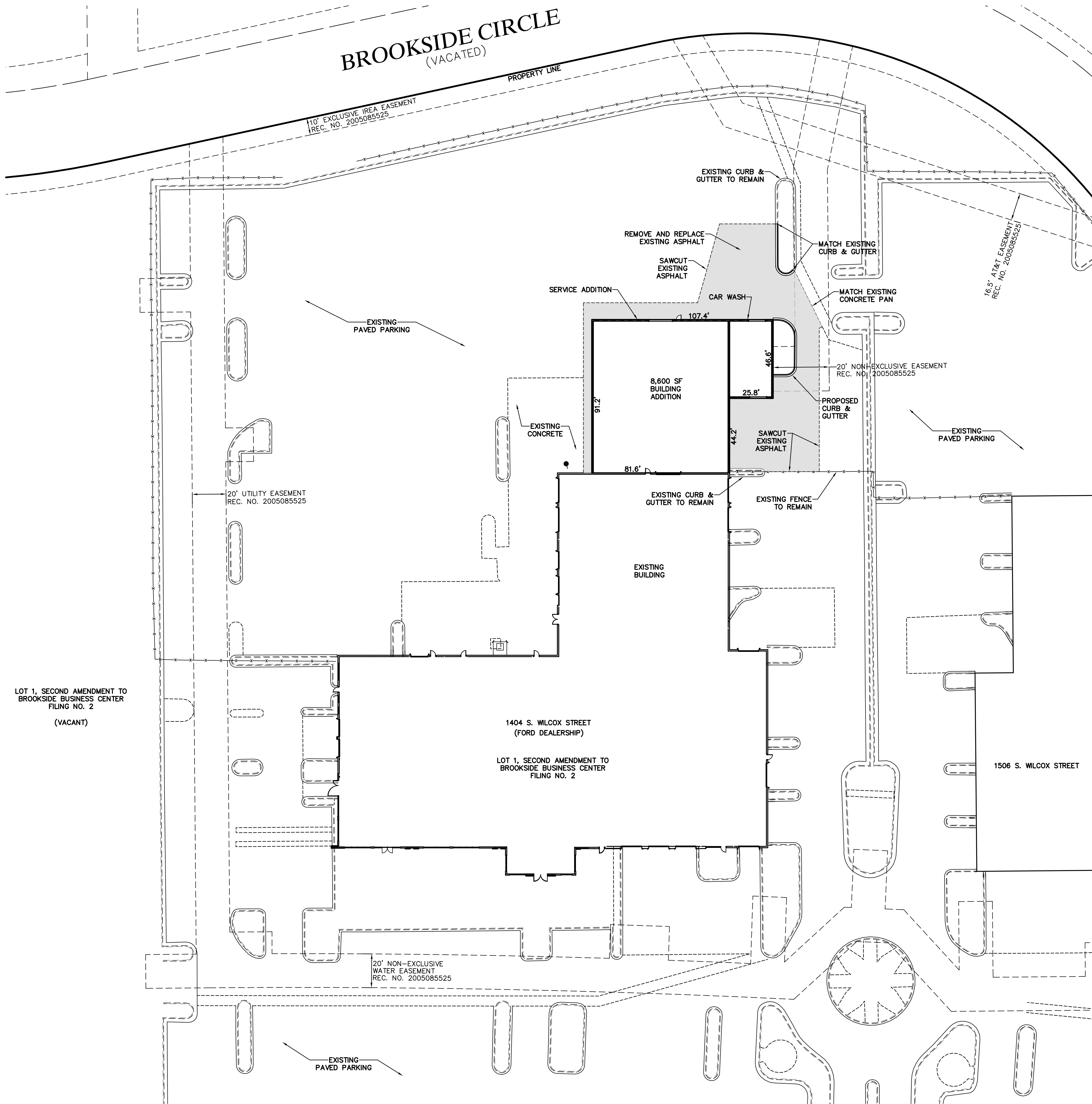
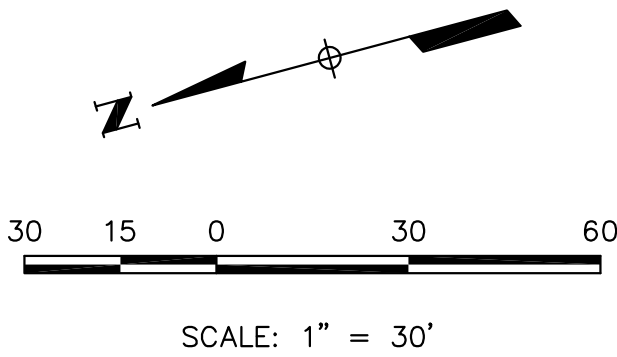
PREPARED FOR
FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH



BY		DATE	
No.		REVISION	
1"		30'	
H-SCALE	V-SCALE	DATE	DESIGNED BY
		6/16/23	BK
			BK
			BK
			BK

FORD DEALERSHIP EXPANSION

DEMOLITION PLAN



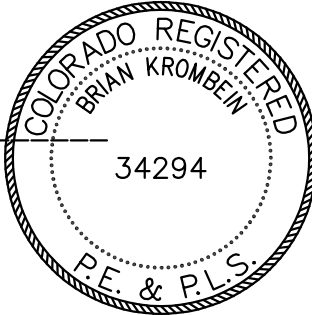
LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 2' CATCH CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING EASEMENT
- SAWCUT LINE
- PROPOSED ASPHALT PAVEMENT
- EXISTING FENCE

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.

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TOWN APPROVAL BLOCK

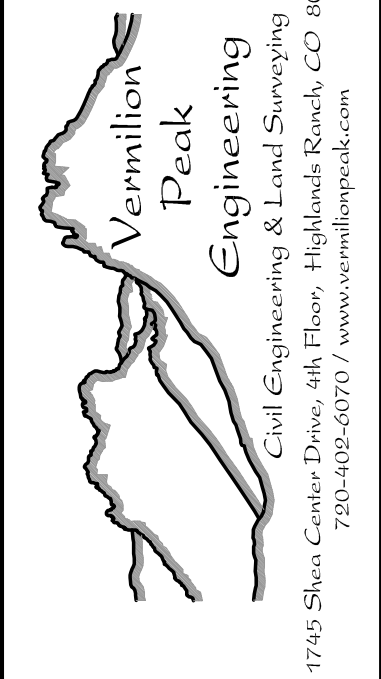
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES DATE

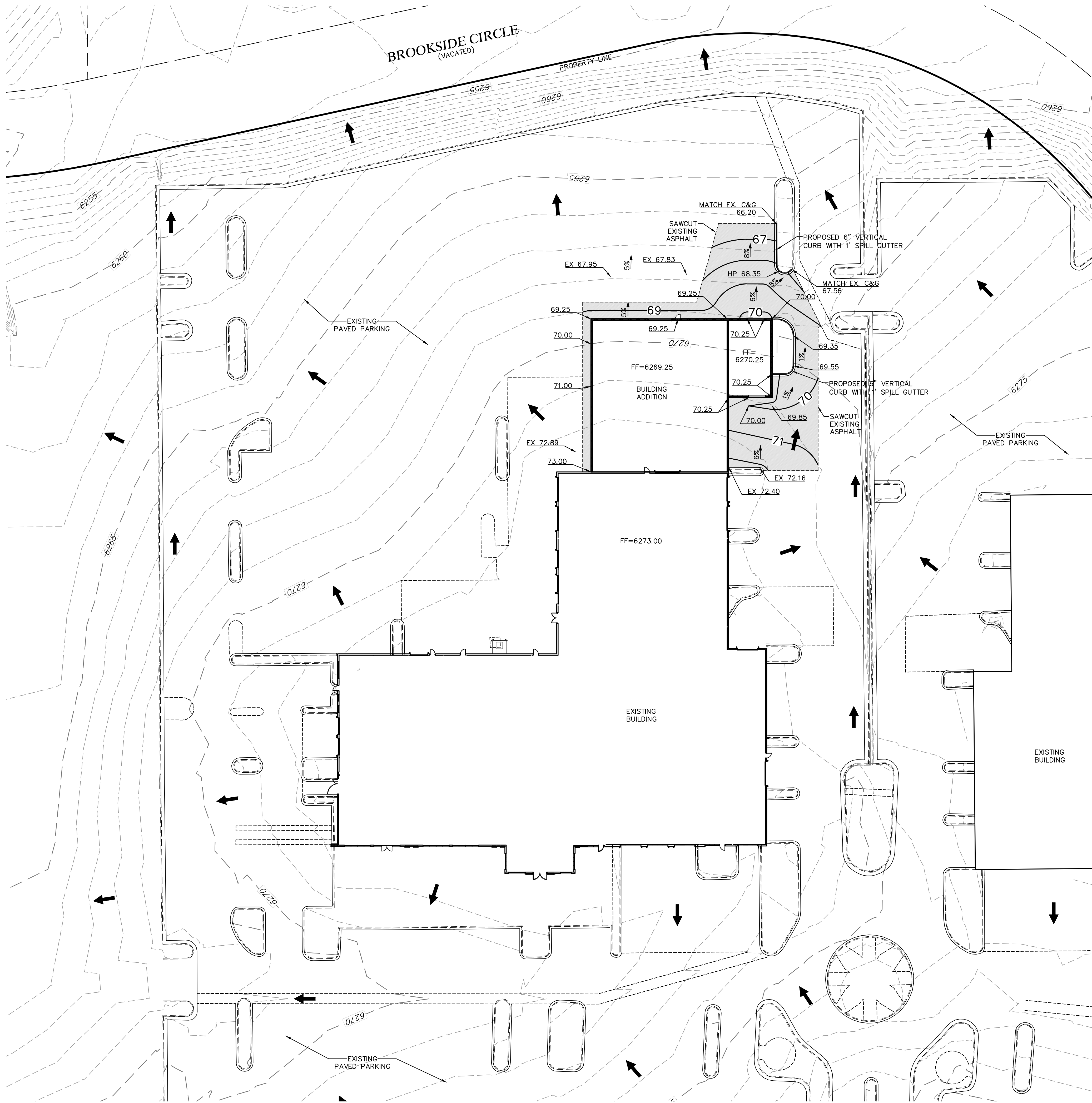
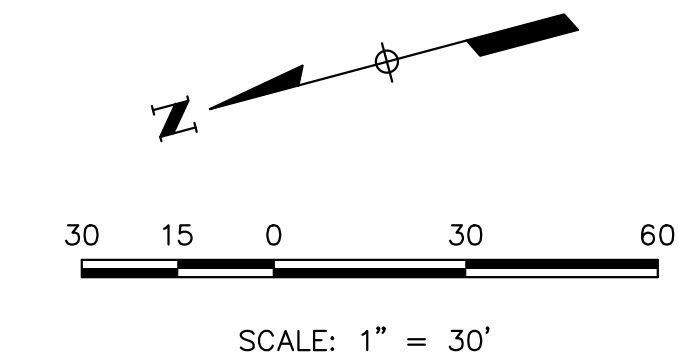
UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPROPRIATE
TOWN OF CASTLE ROCK
VERMILION PEAK
ENGINEERING APPROVES
THEIR USE ONLY FOR THE
PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION.

PREPARED FOR
FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH



REVISION		DATE	BY
No.			
1"	30'		
H-SCALE	V-SCALE	DATE	DESIGNED BY
		6/16/23	BK
			DRAWN BY
			BK
			CHECKED BY

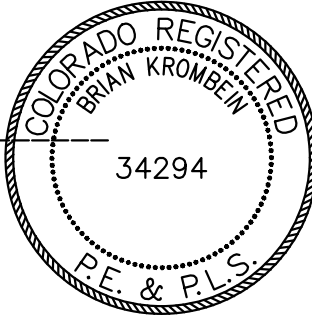
FORD DEALERSHIP EXPANSION
CIVIL SITE PLAN



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	1' SPILL CURB
	2' CATCH CURB
	PROPOSED ASPHALT PAVEMENT

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.

BRIAN KROMBEIN, PE, PLS
COLORADO NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



TOWN APPROVAL BLOCK

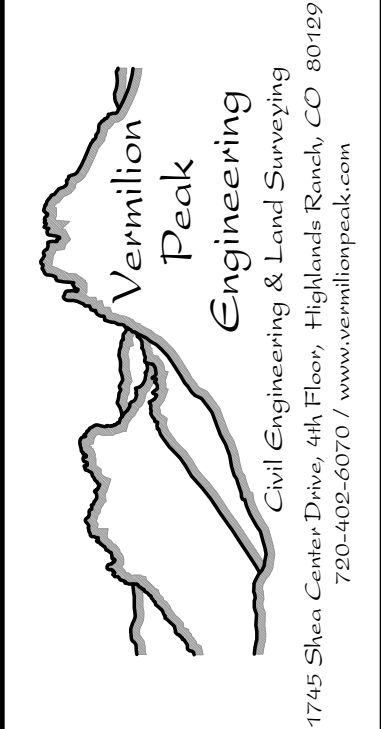
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES _____ DATE _____

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPROPRIATE
LOCAL AGENCIES,
VERMILION PEAK
ENGINEERING APPROVES
THEIR USE ONLY FOR THE
PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION.

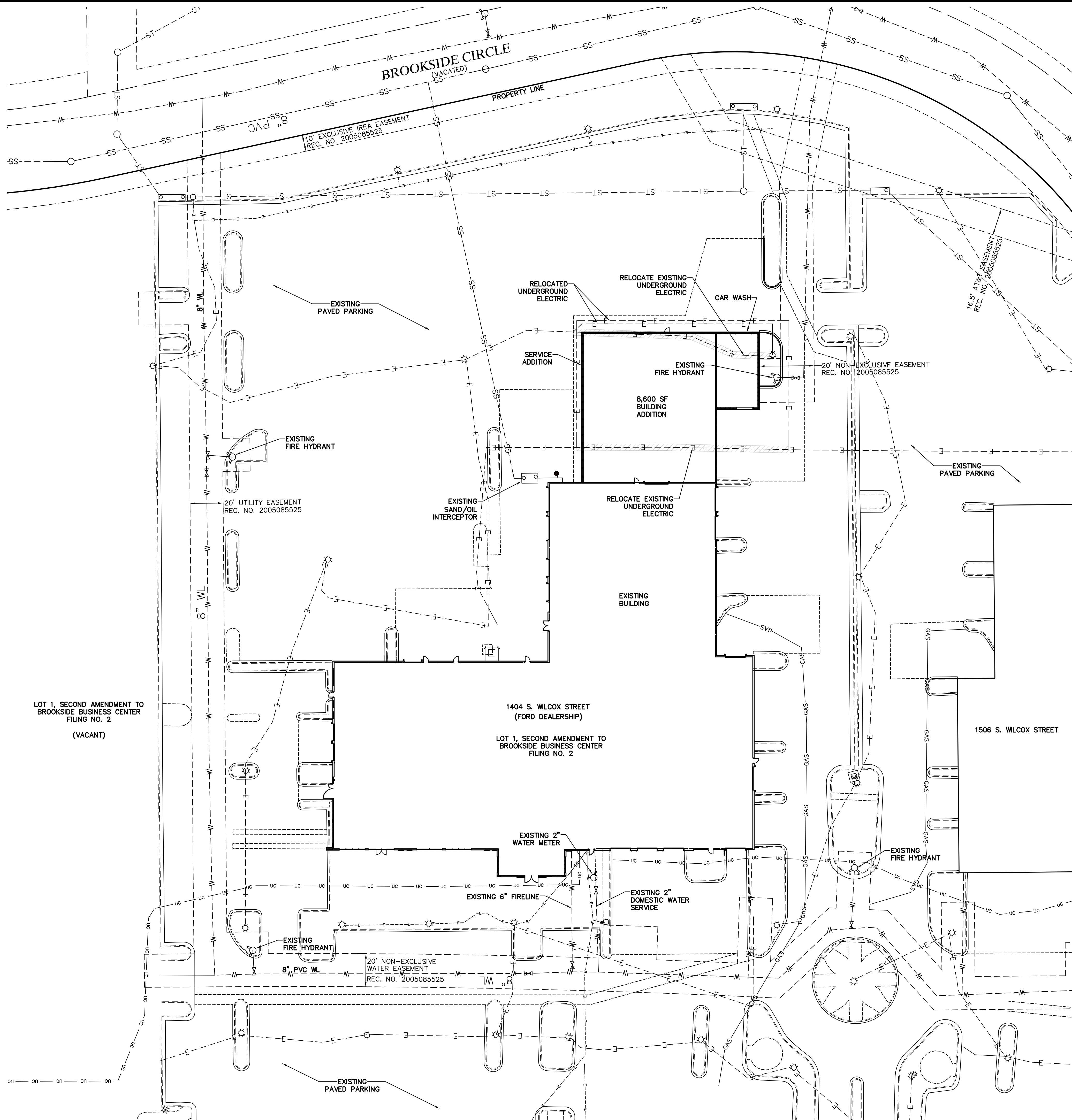
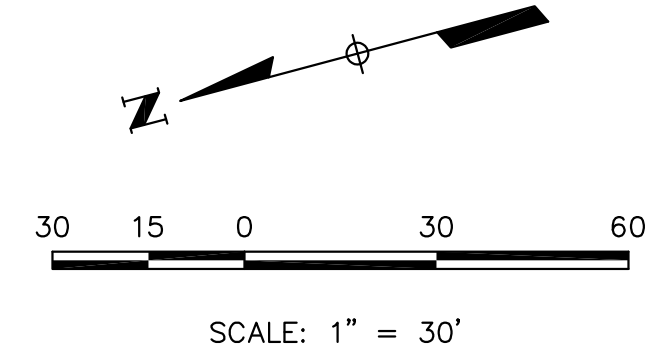
PREPARED FOR
FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH



No.	REVISION	BY	DATE
1			
2			
3			
4			
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	6/16/23		BK	BK	

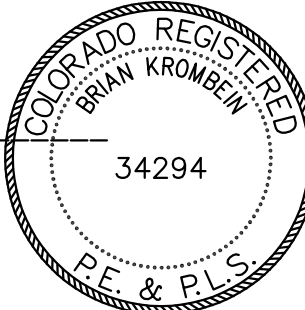
FORD DEALERSHIP EXPANSION
FINAL GRADING PLAN



LEGEND	
	PROPERTY LINE
	R.O.W. LIMITS
	EXISTING CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED CURB & GUTTER
	CONCRETE PAVEMENT
	EXISTING EASEMENT

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.

BRIAN KROMBEIN, PE, PLS
COLORADO NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



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

DEVELOPMENT SERVICES _____ DATE _____

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

Civil Engineering & Land Surveying
1745 Shenandoah Drive 4th Floor, Highlands Ranch, CO 80129
720-482-6070 / www.vermilionpeak.com

BY	DATE

No.	REVISION	1"=30'

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		6/16/23		BK	BK

FORD DEALERSHIP EXPANSION

OVERALL UTILITY PLAN

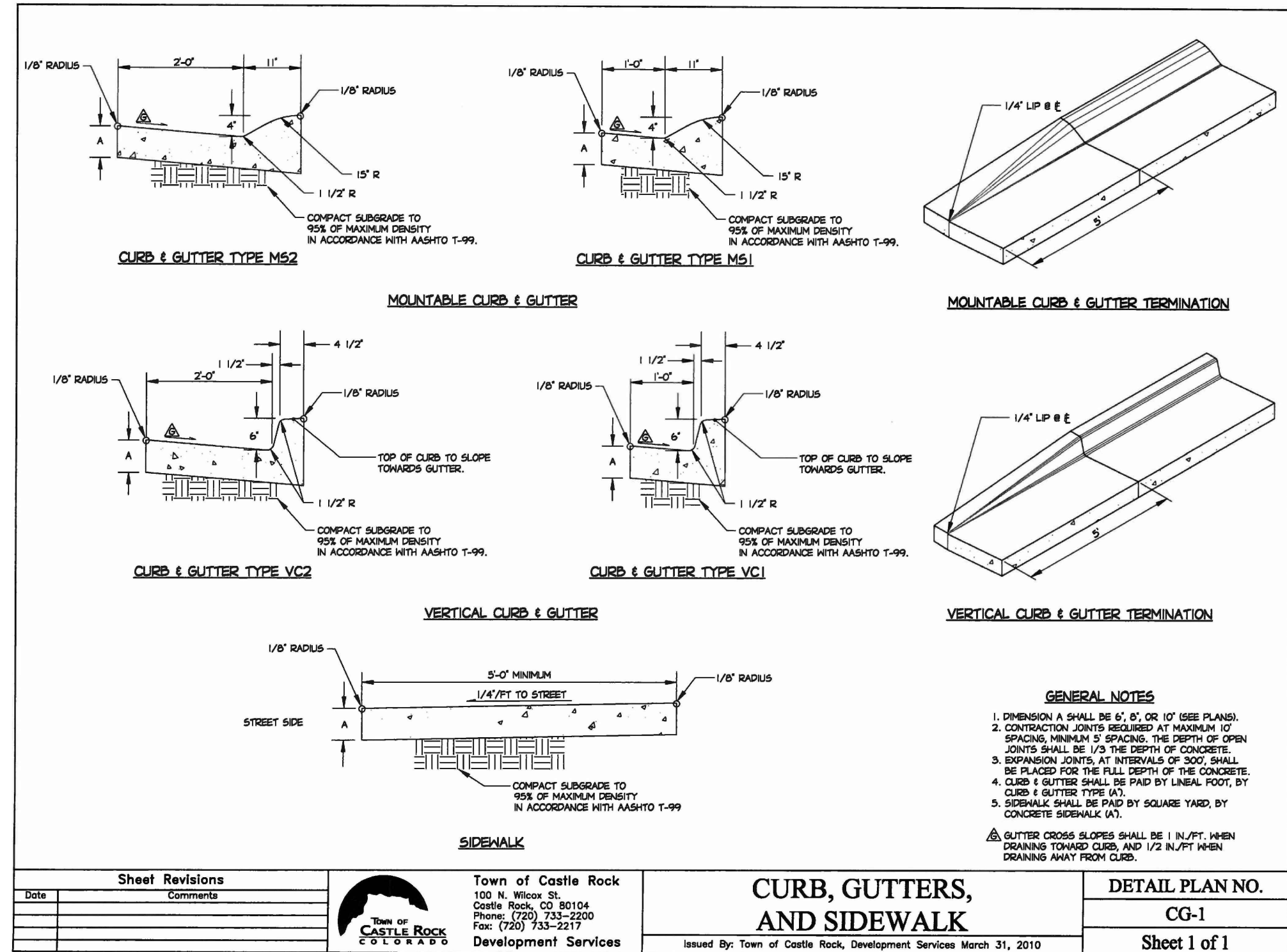
SHEET	C6	OF	8
JOB NO.	23007		

1. THE DIRECTOR OF CASTLE ROCK WATER AND DEVELOPMENT SERVICES DEPARTMENT SIGNATURES AFFIXED TO THIS DOCUMENT INDICATE THE STORMWATER ENGINEER, DIVISION AND THE DEVELOPMENT SERVICES DEPARTMENT HAVE REVIEWED THE DOCUMENT AND FOUND IT TO BE GENERALLY CONFORMANT WITH THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL (TESC) MANUAL. THE DIRECTOR OF CASTLE ROCK WATER AND DEVELOPMENT SERVICES DEPARTMENT, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS TESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE TESC PLAN SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE TOWN. IF CONSTRUCTION HAS NOT COMMENCED BY WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF CASTLE ROCK.
4. OVERLOFT GRADING REQUIRES A CONSTRUCTION PERMIT THROUGH THE PUBLIC WORKS DEPARTMENT IN ADDITION TO THE TESC PERMIT. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK APPROVED CONSTRUCTION PLANS. ANY CHANGES TO THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL (TESC) MANUAL BEYOND THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK. THE TOWN RESERVES THE RIGHT TO REMOVE OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE TESC MANUAL, TESC PLAN OR TESC PERMIT.
6. SEE CONSTRUCTION PLANS FOR ALL GEOTECHNICAL SAMPLING, TESTING AND INSPECTION REQUIREMENTS.
7. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.
8. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES FROM THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE TOWN.
9. AFTER THE TESC PLAN HAS BEEN ACCEPTED, THE TESC PERMIT APPLICANT FOR FEES AND FISCAL SECURITY SUBMITTED TO THE TOWN, SHALL ATTEND THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL PLANS ARE NOT AVAILABLE. THE MEETING WILL BE CANCELED AND THE APPLICANT WILL HAVE TO PAY A RESPECTION FEE AND CALL TO RESCHEDULE THE MEETING, WITH A MINIMUM OF THREE (3) BUSINESS DAYS ADVANCE TO THE SCHEDULED MEETING TIME.
10. THE FIRST CONTROL MEASURES TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FEES, MARKERS, OR OTHER APPROVED MEANS TO DETERMINE LIMITS OF CONSTRUCTION, FOLLOWING CONSTRUCTION LINES ADJACENT TO STREET CORRIDORS AND OTHER AREAS TO BE PRESERVED.
11. THE OWNER OR OWNER'S REPRESENTATIVE, THE TESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE MEETING, THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL PLANS ARE NOT AVAILABLE. THE MEETING WILL BE CANCELED AND THE APPLICANT WILL HAVE TO PAY A RESPECTION FEE AND CALL TO RESCHEDULE THE MEETING, WITH A MINIMUM OF THREE (3) BUSINESS DAYS ADVANCE TO THE SCHEDULED MEETING TIME. THE TOWN ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
12. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL MEASURES, THE PERMITTEE SHALL CALL THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL PLANS ARE NOT AVAILABLE. THE MEETING WILL BE CANCELED AND THE APPLICANT WILL HAVE TO PAY A RESPECTION FEE AND CALL TO RESCHEDULE THE MEETING, WITH A MINIMUM OF THREE (3) BUSINESS DAYS ADVANCE TO THE SCHEDULED MEETING TIME. THE TOWN ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
13. CONSTRUCTION SHALL NOT BEGIN UNTIL THE STORMWATER INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL CONTROL MEASURES. THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL PLANS ARE NOT AVAILABLE. THE MEETING WILL BE CANCELED AND THE APPLICANT WILL HAVE TO PAY A RESPECTION FEE AND CALL TO RESCHEDULE THE MEETING, WITH A MINIMUM OF THREE (3) BUSINESS DAYS ADVANCE TO THE SCHEDULED MEETING TIME. THE TOWN ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
14. THE TESC MANAGER SHALL STRICTLY ADHERE TO THE TOWN-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE TOWN MUST BE ADVISED BY ANY CHANGE TO THE LIMITS OF CONSTRUCTION, AND THE DISCRETION OF THE TOWN, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
15. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED IN ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES AT EACH 40 ACRES OR LESS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED WITH THE ACCEPTED TESC PLAN. CONTROL MEASURE INSTALLATION AND APPROVAL BY THE TOWN AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE TESC MANUAL.
16. PRIOR TO ACTIVE CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL PLANS ARE NOT AVAILABLE. THE MEETING WILL BE CANCELED AND THE APPLICANT WILL HAVE TO PAY A RESPECTION FEE AND CALL TO RESCHEDULE THE MEETING, WITH A MINIMUM OF THREE (3) BUSINESS DAYS ADVANCE TO THE SCHEDULED MEETING TIME. THE TOWN ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
17. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
18. THE TESC PERMIT SHALL BE VALID FOR A THREE (3) YEAR PERIOD (ONE YEAR ACTIVE CONSTRUCTION AND TWO YEAR REVEGETATION PERIOD). IN THE EVENT THAT ACTIVE CONSTRUCTION EXCEEDS ONE YEAR, THE TESC PERMIT MUST BE EXTENDED.
19. A COPY OF THE TESC PERMIT AND ACCEPTED TESC PLAN SHALL BE ON SITE AT ALL TIMES.
20. THE TESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE TESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE TOWN FOR ALL MATTERS PERTAINING TO THE TESC PERMIT. THE TESC MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF ANY VIOLATIONS OF THE TESC PERMIT. THE TOWN SHALL BE NOTIFIED IN THE EVENT THAT THE CONTACT PERSON'S TELEPHONE NUMBER IS NOT ON FILE AND CANNOT BE REACHED DURING A VIOLATION. THE TESC MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF ANY VIOLATIONS. THE TOWN MANAGER OR ALTERNATE TESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION. A STOP WORK ORDER SHALL BE ISSUED.

- The TESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. IF A STREET SWEEPER OR SIMILAR EQUIPMENT IS REQUIRED TO REMOVE THE TRUCKS THROUGHOUT BUILD-OUT, THAT SHALL BE CANCELED WHEN THE STREET SWEEPER OR SIMILAR EQUIPMENT HAS BEEN ISSUED FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE TOWN TESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA IS KEPT CLEAN.
23. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE TESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED TESC PLAN AND TSCM. WORK SHALL BE STOPPED IMMEDIATELY UNTIL REMEDIATION CAN BE COMPLETED HAZARDOUS FOR ALL VES AND/OR AS DIRECTED BY THE STORMWATER INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSSED.
24. STRAW BALES ARE NOT A TOWN OF CASTLE ROCK ACCEPTED SEDIMENT CONTROL MEASURE.
25. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED TESC PLAN. FAILURE TO STOCKPILE TOPSOIL CORRECTLY INCLUDING TO STOCKPILE AS PART OF THE STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL STOCKPILED ON SITE ARE STOCKPILED ON SITE.
26. THE ACCEPTED TESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INTERFERENCES IN DESIGN OR INSTALLATION. THE TESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE TOWN OF CASTLE ROCK BEFORE ANY SUCH CHANGES OR ALTERATIONS ARE MADE.
27. LIVING OF TEMPORARY SNALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE TESC MANUAL.
28. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
29. ANY SEDIMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE TESC MANAGER. THE TESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO NEIGHBORHOOD PROPERTY. THE TESC MANAGER SHALL BE RESPONSIBLE FOR ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
30. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING FERTILIZER OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM FERTILIZER EQUIPMENT AND WIND.
31. SOLTS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF THE END OF STOCKPILE CONSTRUCTION. STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE TOWN OF CASTLE ROCK STORMWATER ENGINEERING DIVISION.
32. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERWAYS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND GULLIES OR RUN OFFERS LEADING TO SURFACE WATER, SHALL BE REPORTED IMMEDIATELY TO THE COPIRE PER CSR 22-B-401, AND THE TOWN. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL POLLUTION RESPONSE CENTER. IT SHALL BE REQUIRED IN APPENDIX A OF THE TESC MANUAL. SPILLS THAT POSSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
33. ALL WORK ON SITE SHALL START A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED TOWN OF CASTLE ROCK TESC PLAN.
34. THE PERMITTEE SHALL HAVE A TESC PERMIT HAND IN TOWN FOR THE IMPORT OR EXPORT OF ANY TYPE OF TRANSPORTATION OF EARTHEN MATERIAL. THE TESC PERMIT SHALL BE ISSUED IN THE TOWN OF CASTLE ROCK. THE TESC PERMIT LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PERMIT TO ANY IMPORT /EXPORT OPERATION.
35. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAGING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL MEASURE IS PROHIBITED (EXCEPT STEEL TIE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
36. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE TESC MANAGER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
37. ALL DOWNETARING ON SITE MANUAL COORDINATED WITH THE STORMWATER INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE TESC CRITERIA MANUAL.
38. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND COLLECTORS, TOGETHER WITH RIPRAP APRONS OR OTHER CATCHMENT AND OUTFALL PROTECTION, REQUIRED FOR SECTION OF TOWN OF CASTLE ROCK PUBLIC WORKS (SEPARATE FROM SECTION INSPECTIONS).
39. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE TESC MANUAL WITHIN THIRTY (30) DAYS OF INITIAL EXPOSURE OR WITHIN SEVEN (7) DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY THE TOWN) OF AN AREA. GRADE STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) DAYS OF SUBSTANTIAL COMPLETION. AREAS TO BE PERMANENTLY HARDCAPPED THAT WILL REMAIN EXPOSED FOR MORE THAN THIRTY (30) DAYS AFTER FINAL GRADE SHALL BE STABILIZED AS APPROVED BY THE TOWN.
40. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE TOWN OF CASTLE ROCK.
41. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED (OR OTHER MEANS OF TEMPORARY STABILIZATION AS APPROVED PER NOTE 26 ABOVE) AND ALL RETAINING WALLS AS SHOWN ON THE PLAN ARE INSTALLED AND ACCEPTED.
42. FOR SINGLE-FAMILY RESIDENTIAL PROJECTS NO BUILDING PERMITS WILL BE ISSUED UNTIL A TESC PERMIT HAS BEEN ISSUED FOR VERTICAL RESISTANCE. THE TESC INSPECTION AND THE PERMITTEE PASSES THE INITIAL TESC INSPECTION.
43. A FINAL TESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO (2) WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
44. NO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.

DETAIL NO.	SHEET NO.
1	(1)
2	(1)
3	(1)
4	(1)
5	(1)
6	(1)
7	(1)
8	(1)
	(1)
9	(2)
10	(2)
11	(2)
12	(2)
13	(2)
14	(2)
15	(3)
16	(3)
17	(3)
18	(3)
19	(3)
20	(3)
21	(3)
22	(3)
23	(3)
24	(3)
25	(4)
26	(4)
27	(4)
28	(4)

CD	CHECK DAM
CE	COMPOST BLANKET
CFA	COMPOST FILTER BERM
CWB	CONCRETE WASHOUT AREA
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKERS
DW	DEWATERING
DD	DIRECTION INDICATOR
EDB	EROSION CONTROL, BLANKET
P	INLET PROTECTION
RCD	REINFORCED CHECK DAM
RBC	REINFORCED ROCK BERM
RRP	RRR FOR CULVERT PROTECTION
BS	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
ST	SEDIMENT TRAP
SM	SEEDING AND MULCHING
SF	SILT FENCE
SA	STABILIZED STAGING AREA
SR	SURFACE ROUGHENING
TRC	TEMPORARY ROAD CROSSING
TSD	TEMPORARY SLOPE DRAIN
TBC	TEMPORARY STREAM CROSSING
TER	TERRACING
VTC	VEHICLE TRACKING CONTROL
WW	VTC WITH WHEEL WASH
A	A LOT EROSION CONTROL
B	B LOT EROSION CONTROL
LOC	LIMITS OF CONSTRUCTION



STREET INLET (CURB OPENING INLET SHOWN). ADD IMPERMEABLE LINER OR EROSION CONTROL. GEOTEXTILE CLASS A (NONWOVEN) FILTER FABRIC INST. BELOW GRATES FOR TYPE 16 COMBED INLETS.

2"x4" WOOD STUD EXTENDED INTO CONCRETE BLOCKS

CONCRETE BLOCK WITH CAVITIES UP

INTERM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"

STREET INLET (CURB OPENING INLET SHOWN). ADD IMPERMEABLE LINER OR EROSION CONTROL. GEOTEXTILE CLASS A (NONWOVEN) FILTER FABRIC INST. BELOW GRATES FOR TYPE 16 COMBED INLETS.

REINFORCED ROCK BERM SHALL BE PLACED TIGHTLY AGAINST CURB FACE

FLOW

4'

2'

MINIMUM

TUBULAR MARKER

WIRE-ENCLOSED 1-1/2" CRUSHED ROCK

STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"

STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"

REINFORCED ROCK BERM SHALL BE PLACED TIGHTLY AGAINST CURB FACE

2"x4" WOOD STUD EXTENDED INTO CONCRETE BLOCKS

CONCRETE BLOCKS

TUBULAR MARKER

WIRE-ENCLOSED 1-1/2" CRUSHED ROCK

SECTION A
SCALE: 1/2" = 1'-0"

SECTION B
SCALE: 1/2" = 1'-0"

SECTION C
SCALE: 1/2" = 1'-0"

JOINT DETAIL
SCALE: 1/2" = 1'-0"

AREA INLET (TYPE C SHOWN)

SEE JOINT DETAIL, THIS SHEET

REINFORCED ROCK BERM SEE DETAIL 12

AREA INLET - PLAN
SCALE: 1/2" = 1'-0"

1-1/2" CRUSHED ROCK ENCLOSED IN WIRE MESH

10" MIN.

2" IN SOIL 0" ON PAVEMENT

FILTERED RUNOFF

AREA INLET

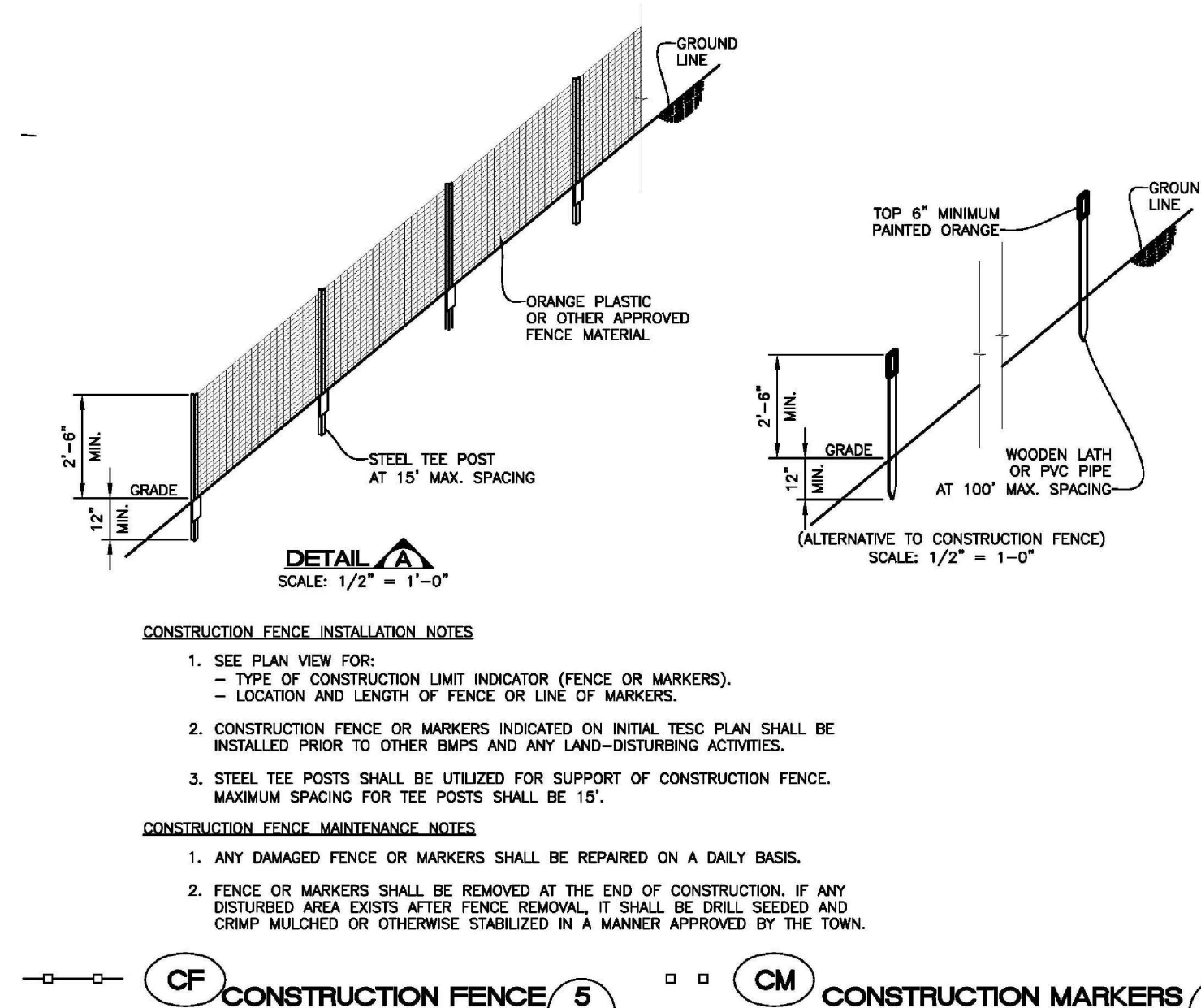
SECTION D
SCALE: 1/2" = 1'-0"

INLET PROTECTION INSTALLATION NOTES

1. INTERM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVING) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 8-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

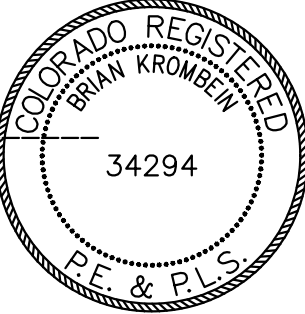
INLET PROTECTION MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS SHALL BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE TOWN APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND



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

BRIAN KROMBEIN, PE, PLS
COLORADO NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



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

APPROVED BY:

DEVELOPMENT SERVICES

DATE _____

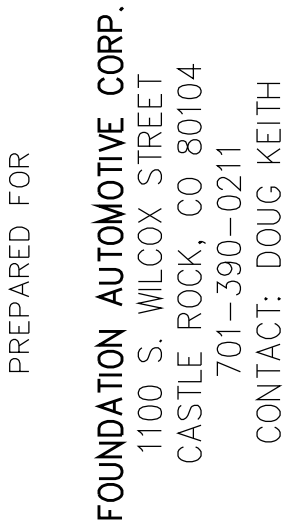
SHEET	C8	OF	8
JOB NO.	23007		
FORD DEALERSHIP EXPANSION	H-SCALE V-SCALE	AS SHOWN	No. REVISION
	DATE	6/16/23	
STANDARD DETAILS	DESIGNED BY	BK	
	DRAWN BY	BK	
	CHECKED BY		
			BY DATE

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPROPRIATE
REVIEWING AGENCIES,
VERMILION PEAK
ENGINEERING APPROVES
THEIR USE ONLY FOR THE
PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION.

FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor, Highlands Ranch, CO 80126

1745 Shea Center Drive, 4th Floor, Highlands Ranch, CO 80129



201 03999999

FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

*** YOUR LOGO ***

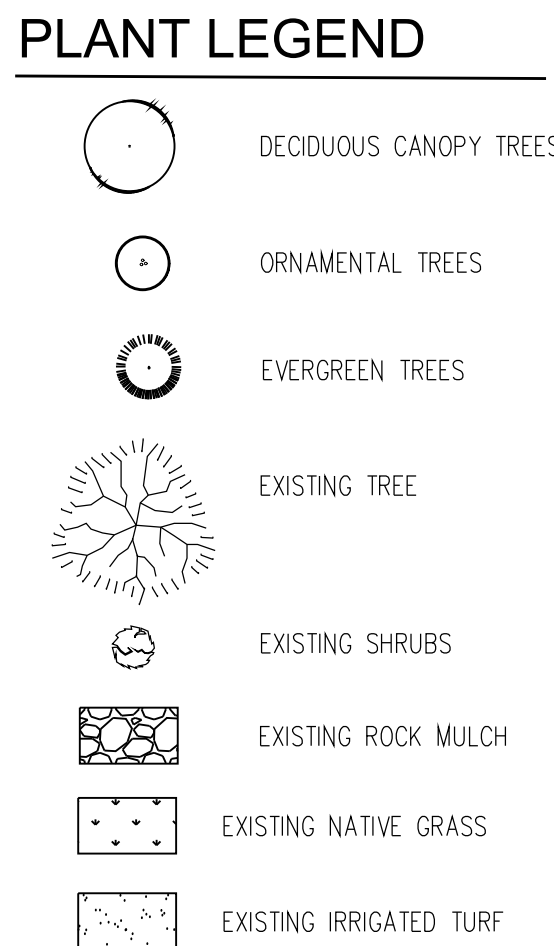
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V-SCALE				
DATE	6/16/23			
DESIGNED BY	BK			
DRAWN BY	BK			
CHECKED BY				

FORD DEALERSHIP EXPANSION

OVERALL LANDSCAPE PLAN

L 1

JOB NO. 23007



Planting Schedule								
Type	Key	Qty	Botanical Name	Common Name	Planting Size	Size at Maturity	Notes	Water Use
Trees								
Deciduous	FAA	5	Fraxinus americana 'Fallgold'	Fallgold Ash	2" Cal	50'	B & B	M
	CO	6	Celtis occidentalis	Western Hackberry	2" Cal	50'	B & B	M
	CS	5	Catalpa Speciosa	Western Catalpa	2" Cal	40'	B & B	M
	QR	7	Quercus robur	English Oak	2"Cal	50'	B & B	M
	GTK	7	Gleditsia Triacanthos Inermis Skyline	Skyline Locust	2" Cal	50'	B & B	L
Ornamental	CCI	8	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal	15'-20'	B & B	L-M
	MD	4	Malus 'David'	David Crabapple	1.5" Cal	15'-20'	B & B	M
	PCC	4	Pyrus Calleryana 'Chanticleer'	Chanticleer Pear	1.5"Cal	15'-20'	B & B	L-M
Evergreen	PN	15	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6' Ht	40'-60'	B & B	M
Shrubs								
	PB	2	Prunus besseyi	Western Sandcherry	5 Gal	2'	4' OC	L
	PFJ	33	Potentilla Fruticosa 'Jackmanni'	Jackman Potentilla	5 Gal	3'-6'	3' OC	L
	RA	6	Ribes alpinum	Alpine Currant	5 Gal	3'-4'	4' OC	L
	SJP	30	Spiraea Japonica 'Little Princess'	Little Princess Spirea	5 Gal	5'	3'OC	M
Evergreen	JHBC	317	Juniperus Horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	14"	5' OC	L
	JSBC	134	Juniperus Sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 Gal	3'-6'	5' OC	L
	JPGM	126	Juniperus procumbens 'Green Mound'	Green Mound Juniper	5 Gal	2'-4'	5' OC	L

Planting Schedule								
Type	Key	Qty	Botanical Name	Common Name	Planting Size	Size at Maturity	Notes	Water Use
Trees								
Deciduous	AG	3	Acer ginnala	Ginnala Maple	2" Cal	40'	B & B	M
	CO	7	Celtis Occidentalis	Western Hackberry	2" Cal	50'	B & B	M
	CS	4	Catalpa Speciosa	Western Catalpa	2" Cal	40'	B & B	M
	QR	3	Quercus robur	English Oak	2"Cal	50'	B & B	M
	GTK	6	Gleditsia Triacanthos Inermis Skyline	Skyline Locust	2" Cal	50'	B & B	L
	GD	8	Gymnocladus dioicus	Kentucky Coffeetree	2" Cal	50'	B & B	L

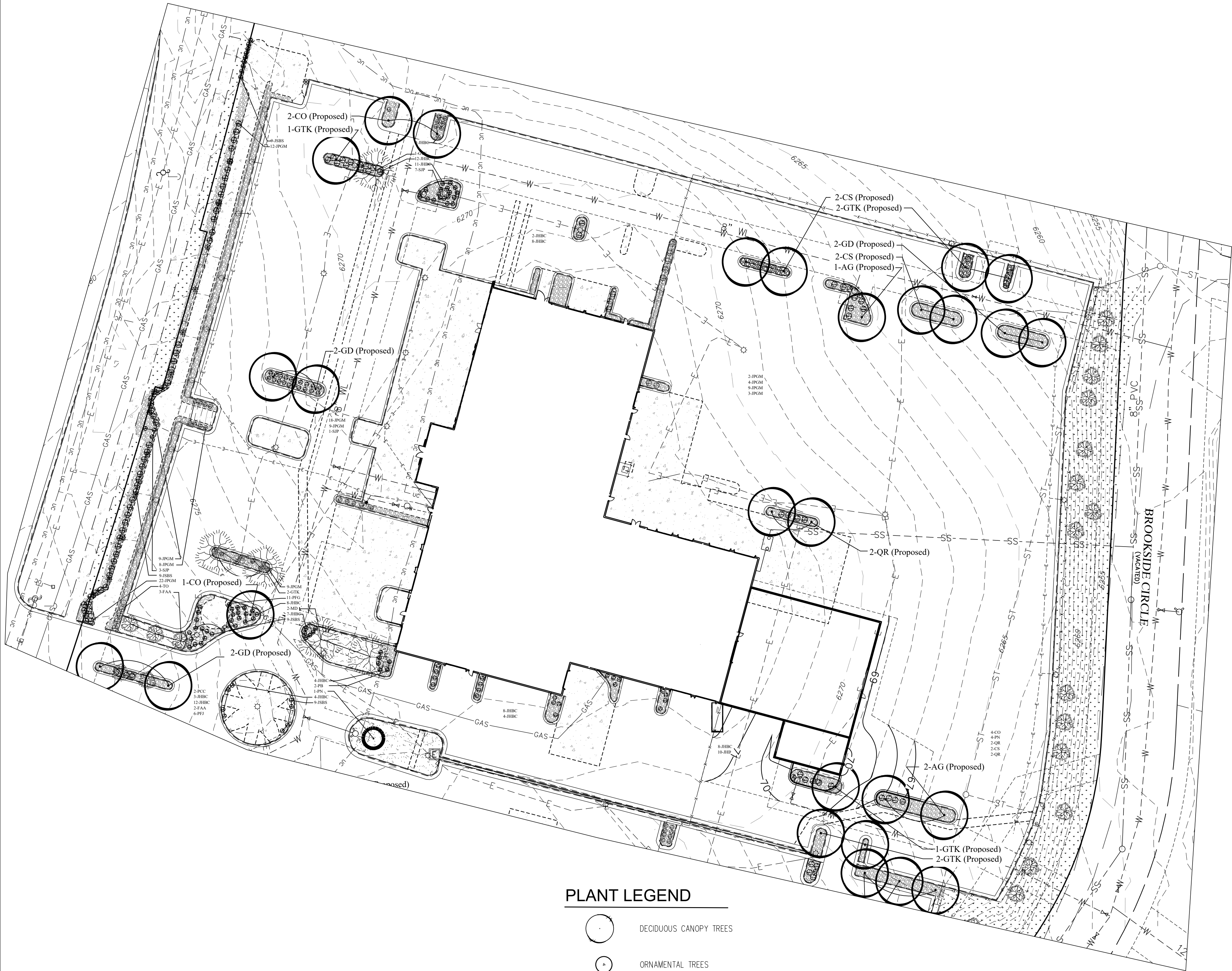
TOWN APPROVAL BLOCK

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

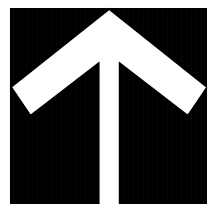
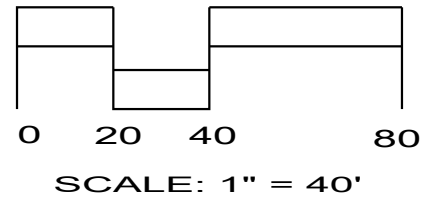
DEVELOPMENT SERVICES

DATE _____



PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EXISTING SHRUBS
- EXISTING ROCK MULCH
- EXISTING NATIVE GRASS
- EXISTING IRRIGATED TURF



SCALE: 1" = 40'

EXISTING PLANT MATERIAL								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	FAA	3	Fraxinus americana 'Fallgold'	Fallgold Ash	2" Cal	50'	B & B	M
	CO	4	Celtis Occidentalis	Western Hackberry	2" Cal	50'	B & B	M
	CS	2	Catalpa Speciosa	Western Catalpa	2" Cal	40'	B & B	M
	QR	4	Quercus robur	English Oak	2"Cal	50'	B & B	M
	GTK	3	Gleditsia Triacanthos Inermis Skyline	Skyline Locust	2" Cal	50'	B & B	L
Ornamental	CCI	0	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal	15'-20'	B & B	L-M
	MD	2	Malus 'David'	David Crabapple	1.5" Cal	15'-20'	B & B	M
	PCC	2	Pyrus Calleryana 'Chanticleer'	Chanticleer Pear	1.5"Cal	15'-20'	B & B	L-M
	PN	5	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6' Ht	40'-60'	B & B	M
Shrubs								
	PB	2	Prunus besseyi	Western Sandcherry	5 Gal	2'	4' OC	L
	PFJ	11	Potintilla Fruticosa 'Jackmanni'	Jackman Potentilla	5 Gal	3'-6'	3' OC	L
	RA	0	Ribes alpinum	Alpine Currant	5 Gal	3'-4'	4' OC	L
	SJP	11	Spiraea Japonica 'Little Princess'	Little Princess Spirea	5 Gal	5'	3'OC	M
	JHBC	102	Juniperus Horizontalus 'Blue Chip'	Blue Chip Juniper	5 Gal	14"	5' OC	L
Evergreen	JSBC	31	Juniperus Sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 Gal	3'-6'	5' OC	L
	JPGM	77	Juniperus procumbens 'Green Mound'	Green Mound Juniper	5 Gal	2'-4'	5' OC	L

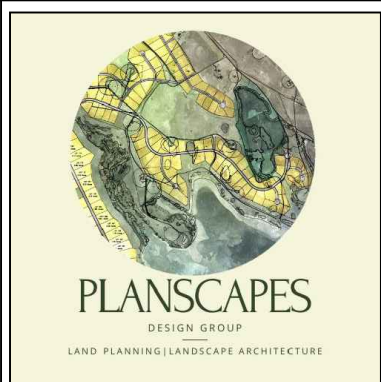
PLANTING SCHEDULE NORTH SIDE (FORD DEALERSHIP)								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AG	3	Acer ginnala	Ginnala Maple	2" Cal	40'	B & B	M
	CO	3	Celtis Occidentalis	Western Hackberry	2" Cal	50'	B & B	M
	CS	4	Catalpa Speciosa	Western Catalpa	2" Cal	40'	B & B	M
	QR	2	Quercus robur	English Oak	2"Cal	50'	B & B	M
	GTK	6	Gleditsia Triacanthos Inermis Skyline	Skyline Locust	2" Cal	50'	B & B	L
	GD	6	Gymnocladus dioicus	Kentucky Coffeetree	2" Cal	50'	B & B	L

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FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

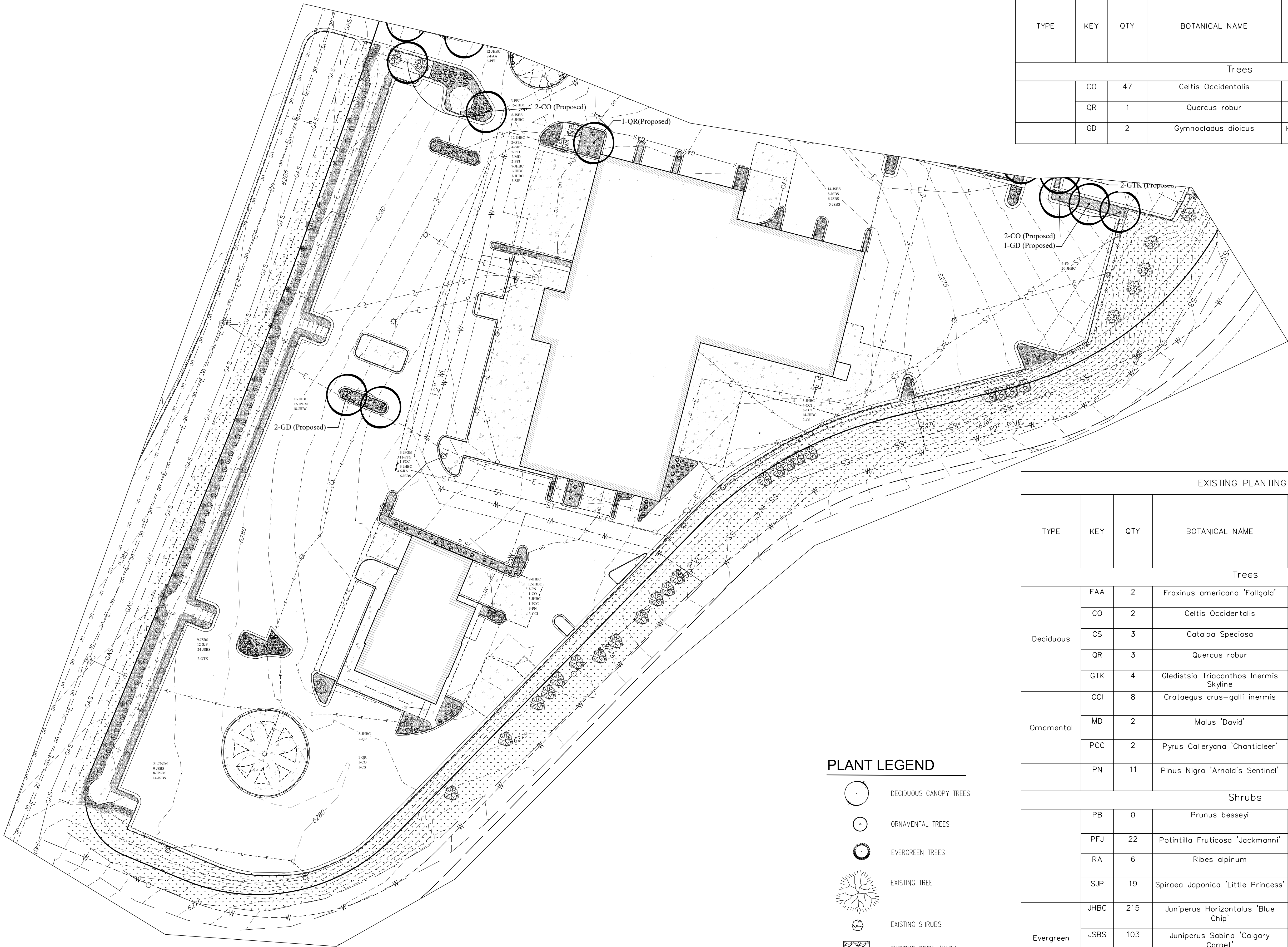
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REVISION		BY	DATE
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		6/16/23	BK	BK	

FORD DEALERSHIP EXPANSION

LANDSCAPE PLAN
NORTH SIDE



PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EXISTING SHRUBS
- EXISTING ROCK MULCH
- EXISTING NATIVE GRASS
- EXISTING IRRIGATED TURF

ADDITIONAL PLANTING SCHEDULE SOUTH SIDE (CHEVY DODGE DEALERSHIP)								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
	CO	47	Celtis Occidentalis	Western Hackberry	2" Cal	50'	B & B	M
	QR	1	Quercus robur	English Oak	2"Cal	50'	B & B	M
	GD	2	Gymnocladus dioicus	Kentucky Coffeetree	2" Cal	50'	B & B	L

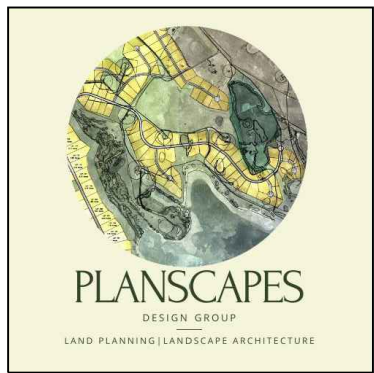
EXISTING PLANTING SCHEDULE SOUTH SIDE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	FAA	2	Fraxinus americana 'Fallgold'	Fallgold Ash	2" Cal	50'	B & B	M
	CO	2	Celtis Occidentalis	Western Hackberry	2" Cal	50'	B & B	M
	CS	3	Catalpa Speciosa	Western Catalpa	2" Cal	40'	B & B	M
	QR	3	Quercus robur	English Oak	2"Cal	50'	B & B	M
	GTK	4	Gleditsia Triacanthos Inermis Skyline	Skyline Locust	2" Cal	50'	B & B	L
Ornamental	CCI	8	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal	15'-20'	B & B	L-M
	MD	2	Malus 'David'	David Crabapple	1.5" Cal	15'-20'	B & B	M
	PCC	2	Pyrus Calleryana 'Chanticleer'	Chanticleer Pear	1.5"Cal	15'-20'	B & B	L-M
	PN	11	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6' Ht	40'-60'	B & B	M
Shrubs								
	PB	0	Prunus besseyi	Western Sandcherry	5 Gal	2'	4' OC	L
	PFJ	22	Potintilla Fruticosa 'Jackmanni'	Jackman Potentilla	5 Gal	3'-6'	3' OC	L
	RA	6	Ribes alpinum	Alpine Currant	5 Gal	3'-4'	4' OC	L
	SJP	19	Spiraea Japonica 'Little Princess'	Little Princess Spirea	5 Gal	5'	3'OC	M
	JHBC	215	Juniperus Horizontalus 'Blue Chip'	Blue Chip Juniper	5 Gal	14"	5' OC	L
Evergreen	JSBS	103	Juniperus Sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 Gal	3'-6'	5' OC	L
	JPGM	49	Juniperus procumbens 'Green Mound'	Green Mound Juniper	5 Gal	2'-4'	5' OC	L

TOWN APPROVAL BLOCK

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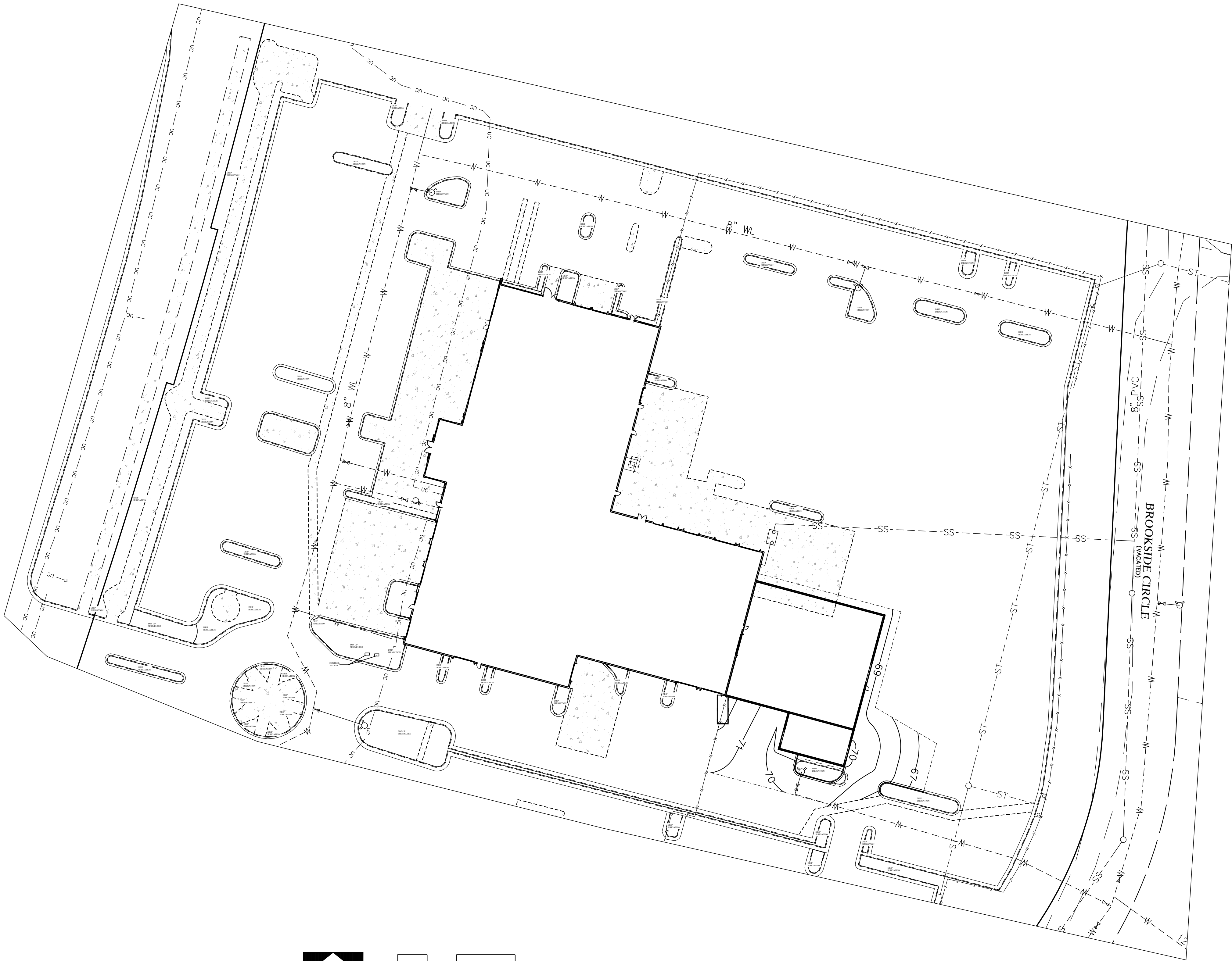
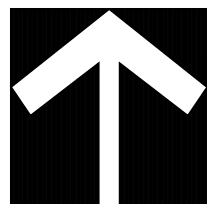
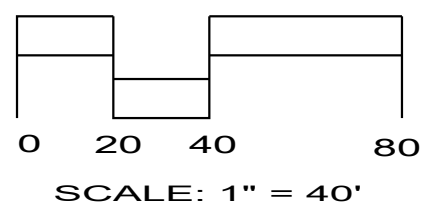
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BY		DATE			

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		6/16/23	BK	BK	

FORD DEALERSHIP EXPANSION

LANDSCAPE PLAN
SOUTH SIDE



IRRIGATION

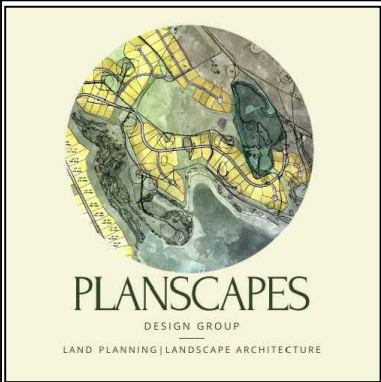
THIS SITE HAS AN EXISTING IRRIGATION SYSTEM. DRIP ZONES, POP-UP ZONES and CONTROL BOXES ARE CALLED OUT ON THE PLAN. SYSTEM HAS BEEN CHECK AND IS FULLY OPERATIONAL.

TOWN APPROVAL BLOCK

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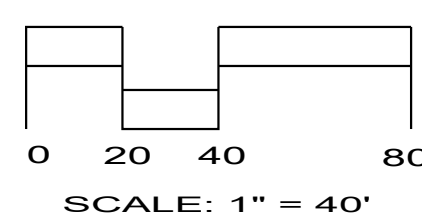
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		6/16/23		BK					
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FORD DEALERSHIP EXPANSION

IRRIGATION PLAN
NORTH SIDE

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JOB NO. 23007



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