

P:\BLVDWAY BUILDERS\HILLSIDE AT CASTLE ROCK\CAD\SET\SET\PHASE 3-4 CD\001 COVER SHEET.DWG 8/23/2023 11:59 AM Jeff Cooper

TOWN OF CASTLE ROCK GENERAL NOTES:

1.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3.

THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4.

THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5.

CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6.

THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7.

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

IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9.

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

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13.

DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14.

ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL 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 NO. 0169G DATED MARCH 16, 2016.
20.

BENCHMARK: NGS STATION "N 393". A BRASS DISK IN THE CENTER OF THE EAST END OF A 10 FT (3.0 M) BY 15 FT (4.6 M) EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9 FT (45.7 M) EAST OF THE NEAR RAIL, 50.9 FT (15.5 M) WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7 FT (0.2 M) WEST OF THE EAST EDGE OF THE OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10 FT (3.0 M) BELOW THE ROAD, AND 1 FT (0.3 M) NORTH OF A FIBERGLASS WITNESS POST. ELEVATION = 6222.12 (NAVD 88)

PROJECT BENCHMARK:
THE SOUTHWEST 1/16TH CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995".
ELEVATION = 6352.83 (NAVD 88).
ELEVATION BASED ON NGS STATION "N 393" AS DESCRIBED ABOVE.
21.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR N89°26'32"W.

CONTACTS:

OWNER/DEVELOPER:
BLVD HILLSIDE, LLC.
600 GRANT STREET, SUITE 404
DENVER, COLORADO 80203
PHONE: 303-200-0742
CONTACT: AARON FOY
AARON@BLVDBUILDERS.COM

ENGINEER / PLAN PREPARER:
ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE., SUITE 425
GLENDALE, COLORADO 80210
PHONE: 303-572-7997
CONTACT: LUKE BREEDLOVE
LUKE.BREEDLOVE@EES.US.COM

LAND SURVEYOR:
FARNSWORTH GROUP
223 WILLOW STREET
FORT COLLINS, COLORADO 80524
PHONE: 970-484-7477
CONTACT: JOHN MCGEEHEE
EMAIL: J.MCGEEHEE@F-W.COM

LANDSCAPE PLANNER:
PCS GROUP, INC.
1007 16TH STREET #3, B-180
DENVER, COLORADO 80265
PHONE: 303-531-4908
CONTACT: PAUL SHOUKAS
PAUL@PCSGROUPCO.COM

TOWN OF CASTLE ROCK PUBLIC WORKS DEPARTMENT:
4175 NORTH CASTLETON COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-2462
CONTACT: BOB GOEBEL, DIRECTOR

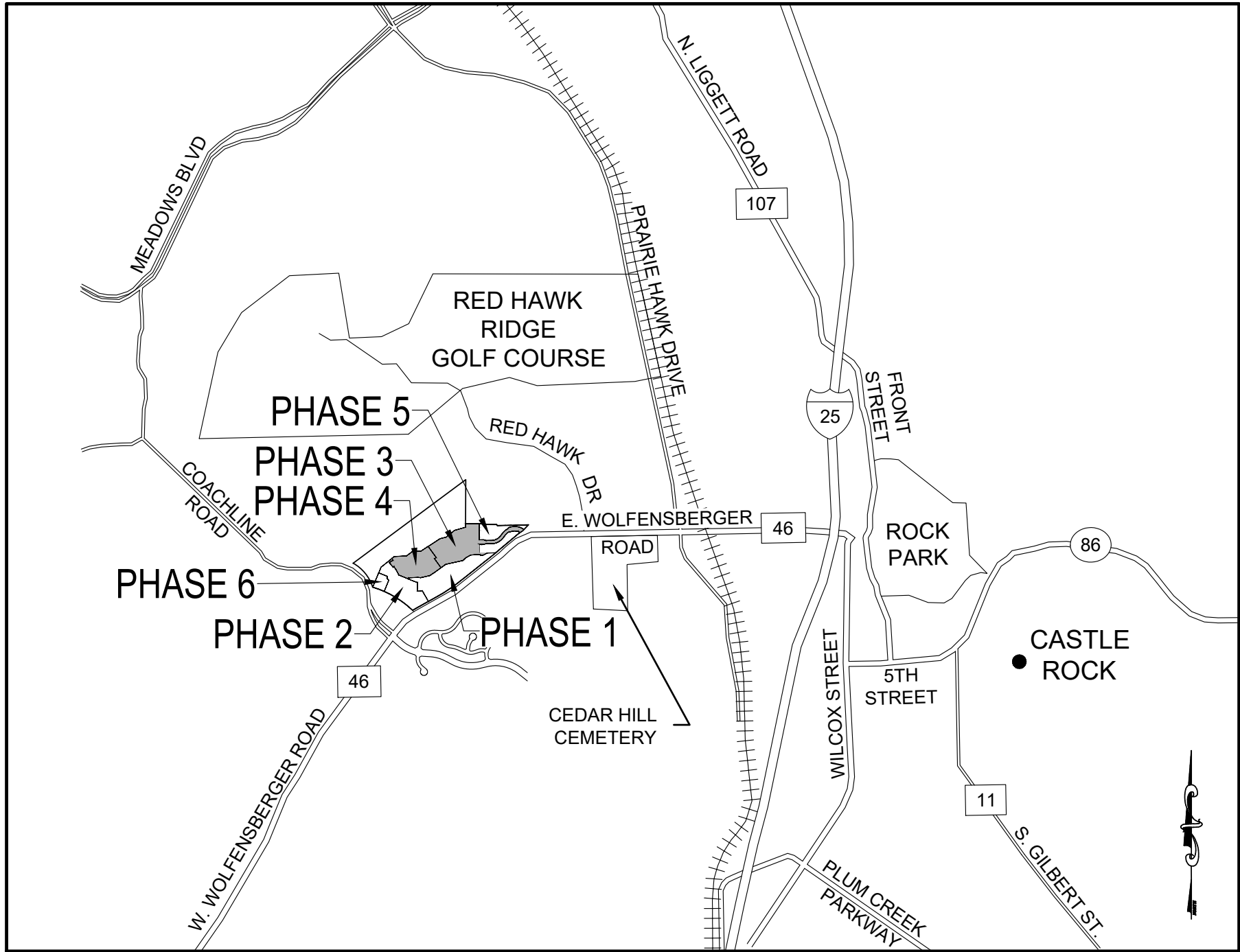
CASTLE ROCK WATER DEPARTMENT:
175 KELLOGG COURT
BUILDING 171
CASTLE ROCK, CO 80109
PHONE: (720) 733-6000
EMAIL: WATER@CRGOV.COM

DRY UTILITY COMPANIES:

(ELECTRICAL)
CORE
5496 NORTH U.S. HWY. 85
SEDALIA, CO 80135
BROOKS KAUFMAN
(720) 733-5493

(GAS)
BLACK HILLS ENERGY
1769 PARK STREET
CASTLE ROCK, CO 80109
CONTACT: RON ZUROFF
(303) 217-7811

PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR:
HILLSIDE AT CASTLE ROCK
PHASES 3 - 4
LOCATED IN THE SW 1/4 OF SECTION 3 AND THE SE 1/4 OF SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6th P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD 23-00 _____



VICINITY MAP

SCALE: 1" = 2,000'

APPROVED VARIANCES:

1.

VARIANCE NO. 15-0036
DESCRIPTION: A 1% VARIANCE IN THE MAXIMUM STREET GRADE FOR AN APPROXIMATE 500 FT. SEGMENT OF LOCAL ROAD.

APPROVAL DATE: 7/1/15
2.

VARIANCE NO. 16-0047
DESCRIPTION: CROSS PANS AT ENTRY STREETS.

APPROVAL DATE: 8/3/16
3.

VARIANCE NO. 16-0048
DESCRIPTION: 10% OF SITE RUNOFF NOT REQUIRED TO RUN THROUGH A WATER QUALITY FEATURE.

APPROVAL DATE: 8/10/16
4.

VARIANCE NO. 19-0020
DESCRIPTION: OFFSITE PERVIOUS AREAS AND 0.49 ACRES OF DEVELOPED IMPERVIOUS AREA ARE NOTE CAPTURED AND TREATED.

APPROVAL DATE: 5/2/19
5.

VARIANCE NO. 19-0021
DESCRIPTION: ROCK FALL MITIGATION CHANNEL FREEBOARD.

APPROVAL DATE: 5/2/19
6.

VARIANCE NO. 19-0022
DESCRIPTION: CONCRETE CHANNEL FREEBOARD

APPROVAL DATE: 5/2/19

GENERAL LEGEND:

- 5530

EXIST. CONTOUR
- X-

EXIST. FENCE
- E

EXIST. BURIED ELECTRIC LINE
- G

EXIST. GAS MAIN
- CTV

EXIST. CATV LINE
- COM

EXIST. COMMUNICATION LINE
- S

EXIST. SANITARY SEWER
- W

EXIST. STORM SEWER
- W

EXIST. WATER MAIN
- ⊗

EXIST. SANITARY SEWER MH
- ⊗

EXIST. STORM MANHOLE
- ⊗

EXIST. FIRE HYDRANT
- ⊗

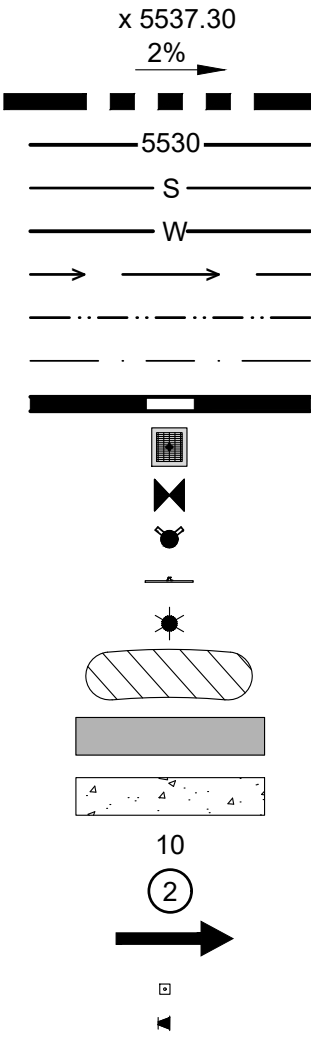
EXIST. WATER VALVE
- ⊗

EXIST. UTILITY RISER
- ⊗

EXIST. STREET SIGN
- ⊗

EXIST. VEGETATION
- ⊗

EXIST. ASPHALT PAVEMENT



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INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS:

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

PROFESSIONAL ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS FOR HILLSIDE AT CASTLE ROCK PHASES 3-4 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.

MICHAEL S. GOODHUE
REGISTERED PROFESSIONAL
ENGINEER COLORADO NO. 48230

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

CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

COVER SHEET

PROJECT NO.: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023

C0.1

SHEET 01 OF 70

PRELIMINARY
NOT FOR
CONSTRUCTION



STREET CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- 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.
- VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT

SIGNAGE AND STRIPING NOTES:

- 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.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
- 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.
- THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
- 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.
- ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
- STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
- ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
- ALL SIGN POSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES:

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- 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 IMPOSED LOAD.
- 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.
- "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.
- 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.
- 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.

SANITARY SEWER CONSTRUCTION NOTES:

- 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.
- ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
- ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
- ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
- 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.
- SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
- 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.
- 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.
- 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.
- 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.
- MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
- 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.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
- THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
- 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:

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (TESC) STANDARD DETAIL #17.
- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED, SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

WATERLINE CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
- 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.
- ALL FIRE HYDRANTS SHALL BE "TRACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT, REFER TO TCR STANDARD DETAIL W-11.
- 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.
- ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
- 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.
- 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.
- 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.
- 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 C680-5.2; 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.
- 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.
- 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.
- 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.
- WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
- 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.
- 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.
- THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
- MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
- 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.
- THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
- 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.
- 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 (DCCDA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION

IRRIGATION NOTES:

- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- 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.
- 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.
- IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
- VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
- NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
- THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

STORM DRAINAGE CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
- 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.
- 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.
- 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.
- 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.

TRACER WIRE INSTALLATION NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
- 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.
- 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.
- "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.
- 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.
- 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.
- 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.
- A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- 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.
- TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
- TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
- 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.
- 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..

EXISTING UTILITIES DISCLAIMER:

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THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES ENCOUNTERED, AND SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ALL UTILITIES DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT.

IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES SHOWN ON THESE IMPROVEMENT PLANS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND TO REPAIR OR REPLACE ANY STRUCTURES AND UTILITIES THAT MIGHT BE DAMAGED. IF ANY UNKNOWN SUBSURFACE STRUCTURES OR UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER WHOSE NAME APPEARS ON THESE PLANS.

IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE EXISTING UTILITY PROVIDER(S) IN A TIMELY MANNER TO SCHEDULE ANY AND ALL UTILITY REALIGNMENTS DUE TO CONFLICTS WITH PROPOSED EARTHWORK GRADING AND/OR INFRASTRUCTURE BEING CONSTRUCTED PER THE ATTACHED CONSTRUCTION DOCUMENTS.

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

PROJECT NO: BLV001.02

DESIGNED BY: WLB

DRAWN BY: WLB

DATE: 8/23/2023

C0.2

SHEET 02 OF 70

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

STANDARD NOTES



3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-1987 www.ees.us.com

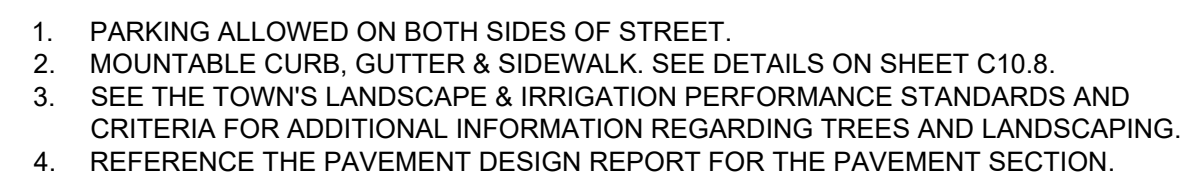
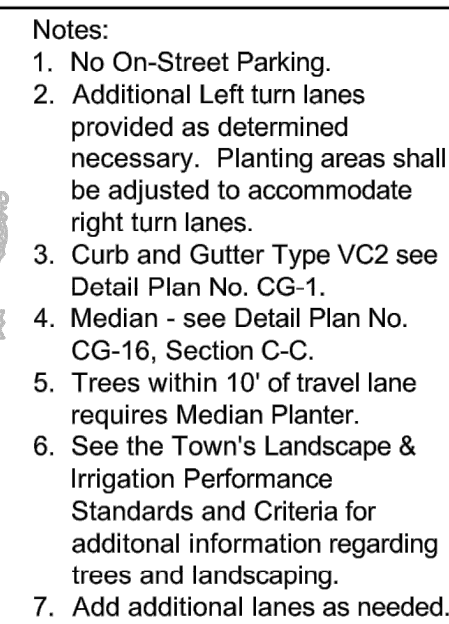
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION

No.

BY

DATE

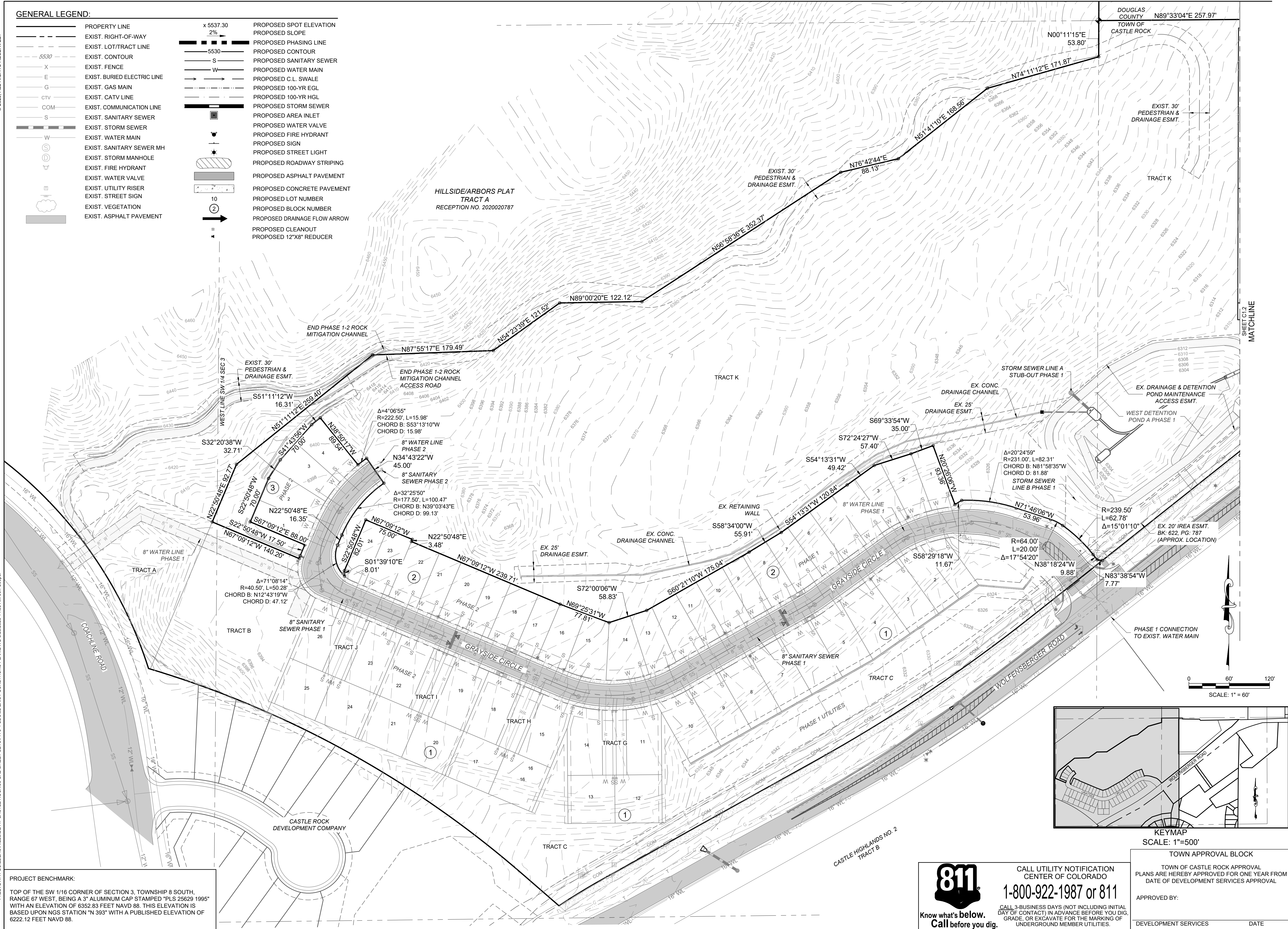


WOLFENSBERGER ROAD
ULTIMATE ROADWAY SECTION
DESIGN JACOBS ENGINEERING
NOT TO SCALE

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

CONSTRUCTION PLANS		PRELIMINARY NOT FOR CONSTRUCTION	
HILLSIDE AT CASTLE ROCK - PHASES 3-4			
CASTLE ROCK, COLORADO		ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.	
TYPICAL ROADWAY SECTIONS		3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-7997 www.ees.us.com	
PROJECT NO:	BLV001.02	No.	
DESIGNED BY:	WLB	REVISION	
DRAWN BY:	WLB	BY	
DATE:	8/23/2023	DATE	
C0.3			
SHEET 03 OF 70			

	PROPERTY LINE		PROPOSED SPOT ELEVATION
	EXIST. RIGHT-OF-WAY		PROPOSED SLOPE
	EXIST. LOT/TRACT LINE		PROPOSED PHASING LINE
	EXIST. CONTOUR		PROPOSED CONTOUR
	EXIST. FENCE		PROPOSED SANITARY SEWER
	EXIST. BURIED ELECTRIC LINE		PROPOSED WATER MAIN
	EXIST. GAS MAIN		PROPOSED C.L. SWALE
	EXIST. CATV LINE		PROPOSED 100-YR EGL
	EXIST. COMMUNICATION LINE		PROPOSED 100-YR HGL
	EXIST. SANITARY SEWER		PROPOSED STORM SEWER
	EXIST. STORM SEWER		PROPOSED AREA INLET
	EXIST. WATER MAIN		PROPOSED WATER VALVE
	EXIST. SANITARY SEWER MH		PROPOSED FIRE HYDRANT
	EXIST. STORM MANHOLE		PROPOSED SIGN
	EXIST. FIRE HYDRANT		PROPOSED STREET LIGHT
	EXIST. WATER VALVE		PROPOSED ROADWAY STRIPING
	EXIST. UTILITY RISER		PROPOSED ASPHALT PAVEMENT
	EXIST. STREET SIGN		PROPOSED CONCRETE PAVEMENT
	EXIST. VEGETATION		PROPOSED LOT NUMBER
	EXIST. ASPHALT PAVEMENT		PROPOSED BLOCK NUMBER
			PROPOSED DRAINAGE FLOW ARROW
			PROPOSED CLEANOUT
			PROPOSED 12"x8" REDUCER



TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995"
WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS
BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF
6222.12 FEET NAVD 88.

811
Know what's below
Call before you dig

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DEVELOPMENT SERVICES

DATE _____

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

EXISTING CONDITIONS PLAN 1

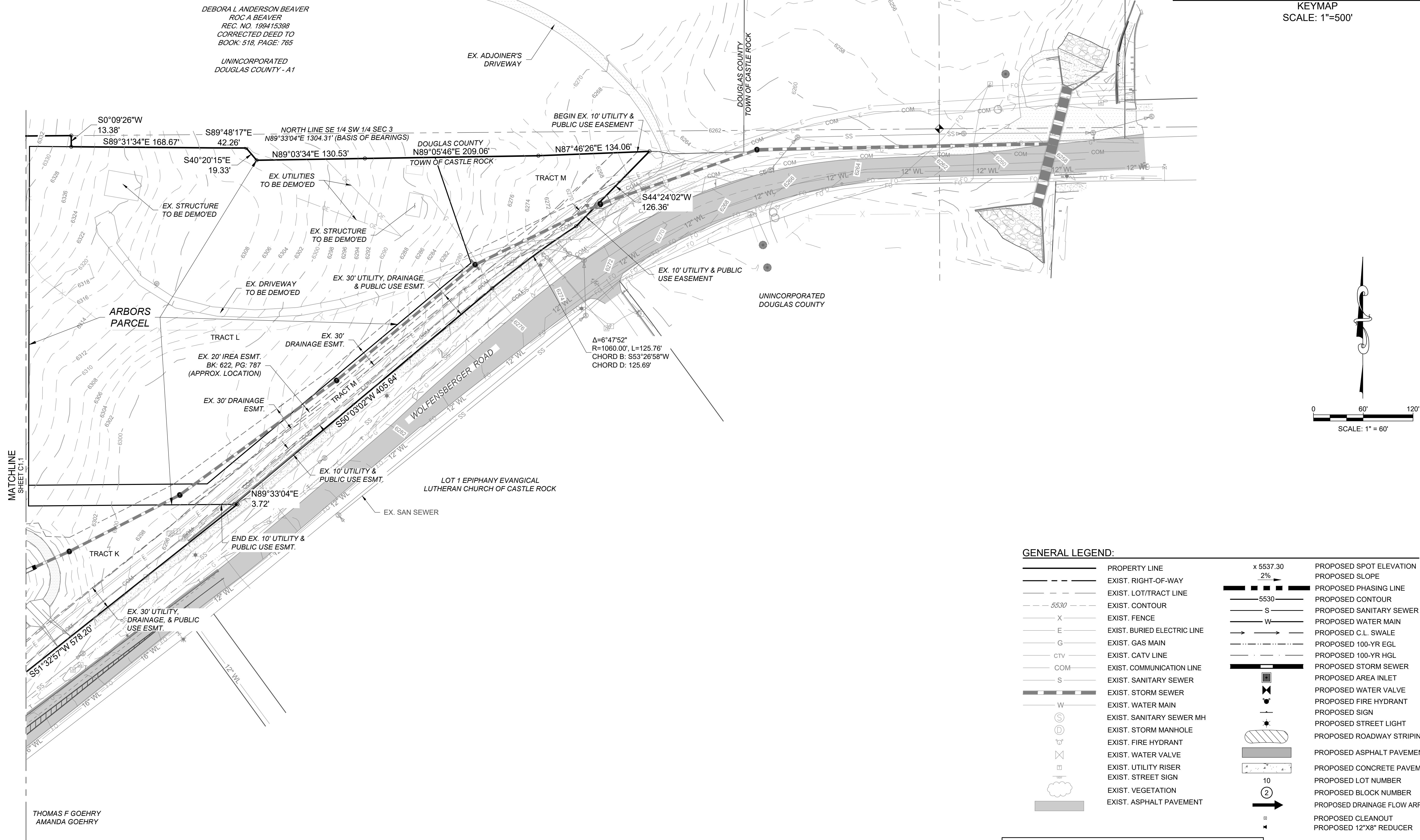


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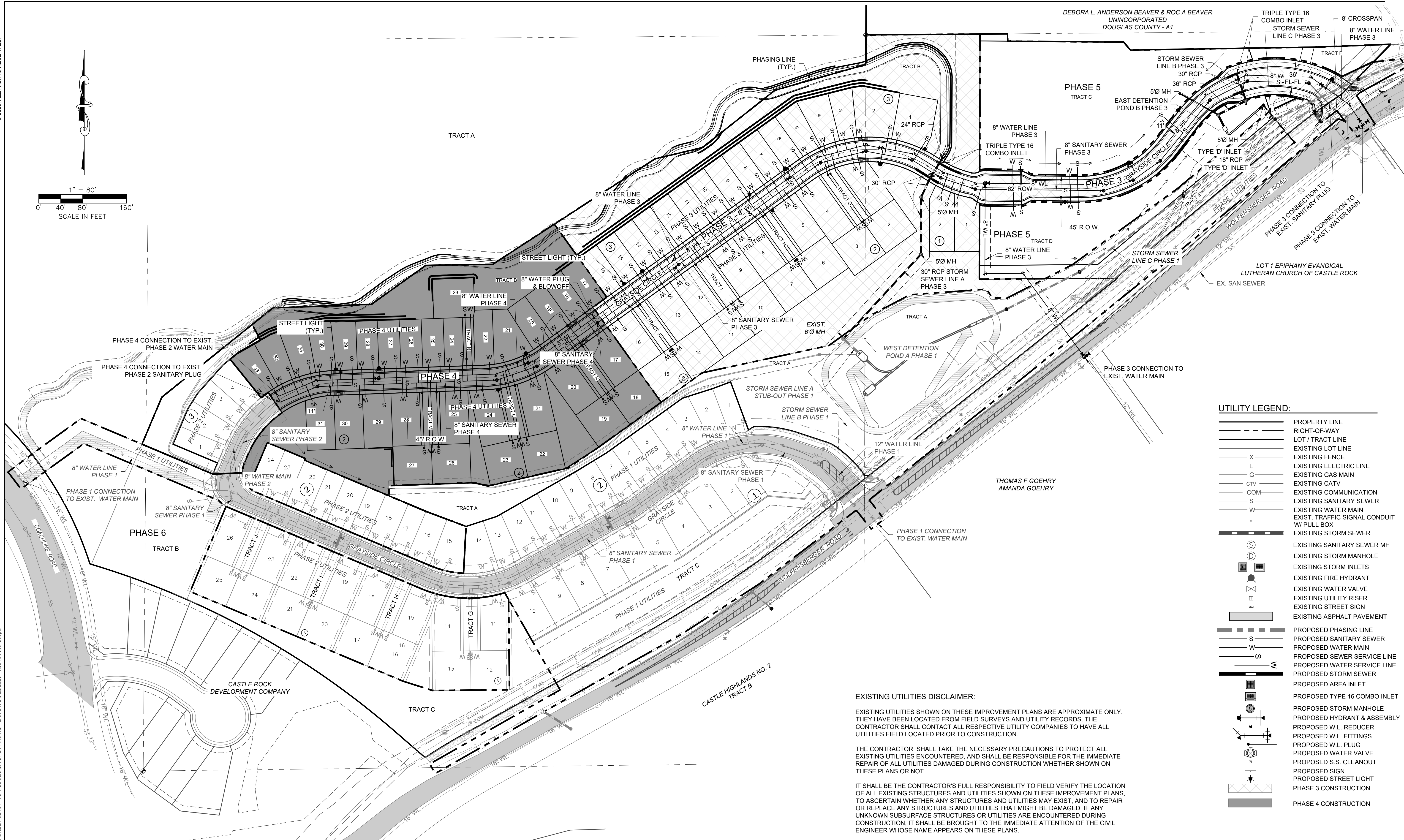
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BLVD.
BUILDERS

CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
EXISTING CONDITIONS
PLAN 2

PROJECT NO.: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023

C1.2
SHEET 05 OF 70



EXISTING UTILITIES DISCLAIMER:

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UTILITY LEGEND:

- | | |
|-------------|-------------------------------|
| --- | PROPERTY LINE |
| --- | RIGHT-OF-WAY |
| --- | LOT / TRACT LINE |
| --- | EXISTING LOT LINE |
| X | EXISTING FENCE |
| E | EXISTING ELECTRIC LINE |
| G | EXISTING GAS MAIN |
| CTV | EXISTING CATV |
| COM | EXISTING COMMUNICATION |
| S | EXISTING SANITARY SEWER |
| W | EXISTING WATER MAIN |
| --- | EXIST. TRAFFIC SIGNAL CONDUIT |
| W/ PULL BOX | EXISTING STORM SEWER |
| --- | EXISTING SANITARY SEWER MH |
| --- | EXISTING STORM MANHOLE |
| --- | EXISTING STORM INLETS |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER VALVE |
| --- | EXISTING UTILITY RISER |
| --- | EXISTING STREET SIGN |
| --- | EXISTING ASPHALT PAVEMENT |
| --- | PROPOSED PHASING LINE |
| S | PROPOSED SANITARY SEWER |
| W | PROPOSED WATER MAIN |
| --- | PROPOSED SEWER SERVICE LINE |
| --- | PROPOSED WATER SERVICE LINE |
| --- | PROPOSED STORM SEWER |
| --- | PROPOSED AREA INLET |
| --- | PROPOSED TYPE 16 COMBO INLET |
| --- | PROPOSED STORM MANHOLE |
| --- | PROPOSED HYDRANT & ASSEMBLY |
| --- | PROPOSED W.L. REDUCER |
| --- | PROPOSED W.L. FITTINGS |
| --- | PROPOSED W.L. PLUG |
| --- | PROPOSED WATER VALVE |
| --- | PROPOSED S.S. CLEANOUT |
| --- | PROPOSED SIGN |
| --- | PROPOSED STREET LIGHT |
| --- | PHASE 3 CONSTRUCTION |
| --- | PHASE 4 CONSTRUCTION |

PROJECT BENCHMARK:

TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.



Know what's below.
Call before you dig.

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CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

OVERALL UTILITY PHASING
PLAN

PROJECT NO: BLV001.02

DESIGNED BY: WLB

DRAWN BY: WLB

DATE: 8/23/2023

C1.3

SHEET 06 OF 70



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CONSTRUCTION

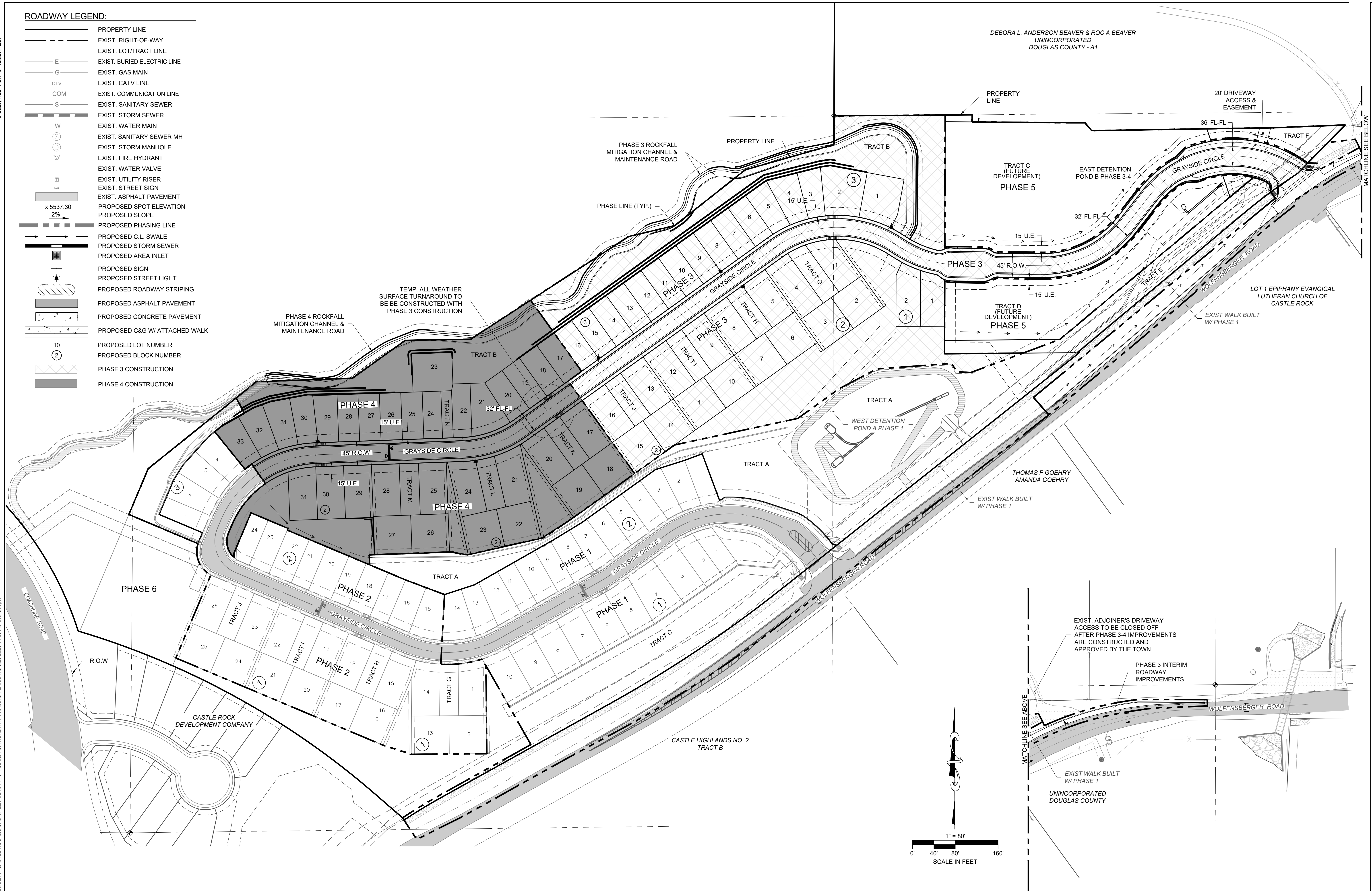
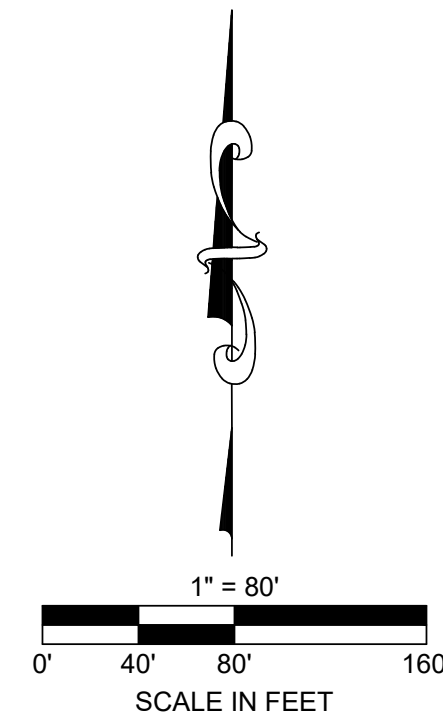
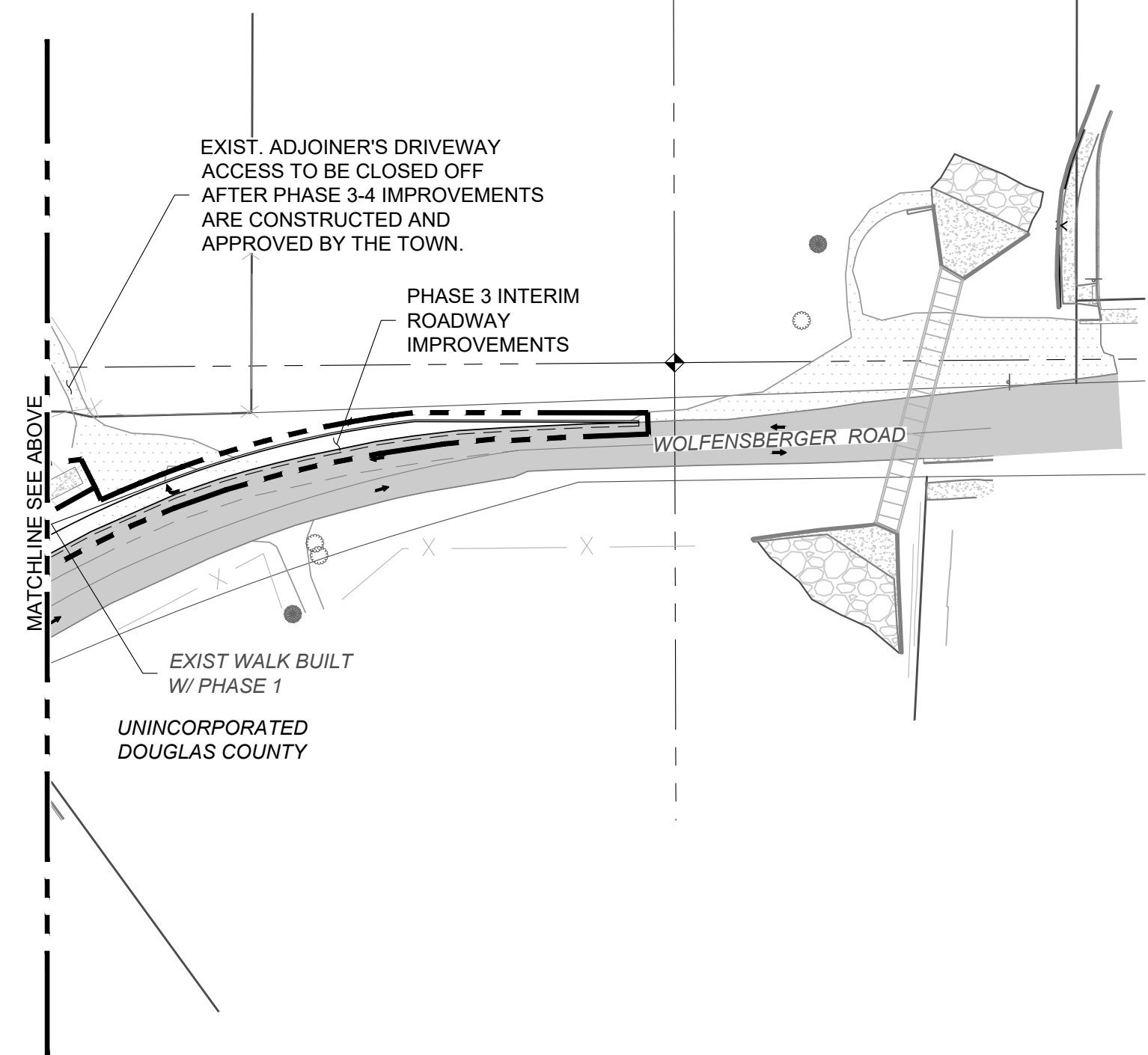
DATE
BY
REVISION
No.

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P:\BLVDWAY BUILDERS\HILLSIDE AT CASTLE ROCK\8 CAD\SET\PH 3-4 CD\804 ON ROADWAY PHASING PLAN.DWG 8/23/2023 11:59 AM Jeff Cooper

ROADWAY LEGEND:

- PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. LOT/TRACT LINE
- E EXIST. BURIED ELECTRIC LINE
- G EXIST. GAS MAIN
- CTV EXIST. CATV LINE
- COM EXIST. COMMUNICATION LINE
- S EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- W EXIST. WATER MAIN
- S EXIST. SANITARY SEWER MH
- D EXIST. STORM MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. UTILITY RISER
- EXIST. STREET SIGN
- EXIST. ASPHALT PAVEMENT
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- PROPOSED PHASING LINE
- PROPOSED C.L. SWALE
- PROPOSED STORM SEWER
- PROPOSED AREA INLET
- PROPOSED SIGN
- PROPOSED STREET LIGHT
- PROPOSED ROADWAY STRIPING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED C&G W/ ATTACHED WALK
- PROPOSED LOT NUMBER
- PROPOSED BLOCK NUMBER
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION



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

DATE

BY

REVISION

No.

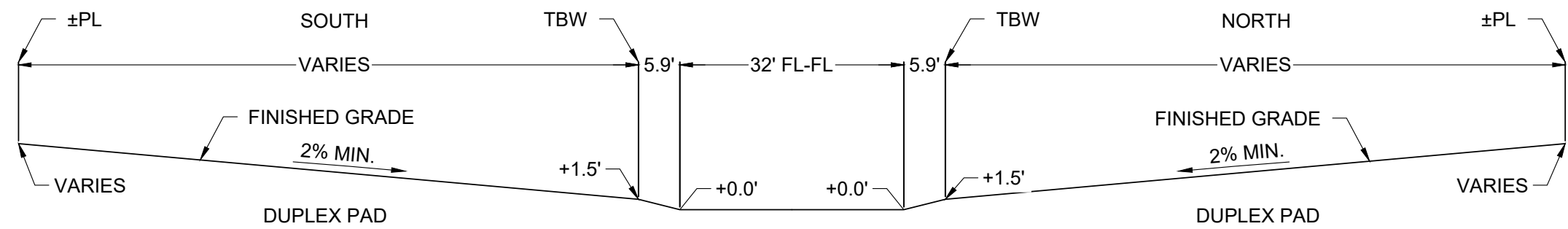
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303-572-1997 www.ees.us.com

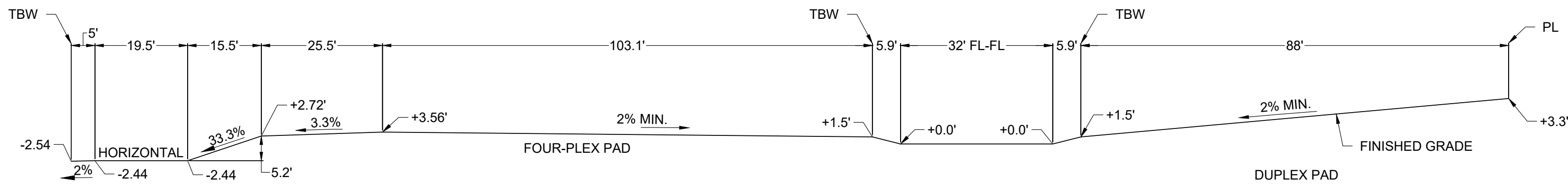
BLVD.
BUILDERS

CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
**OVERALL ROADWAY
PHASING PLAN**

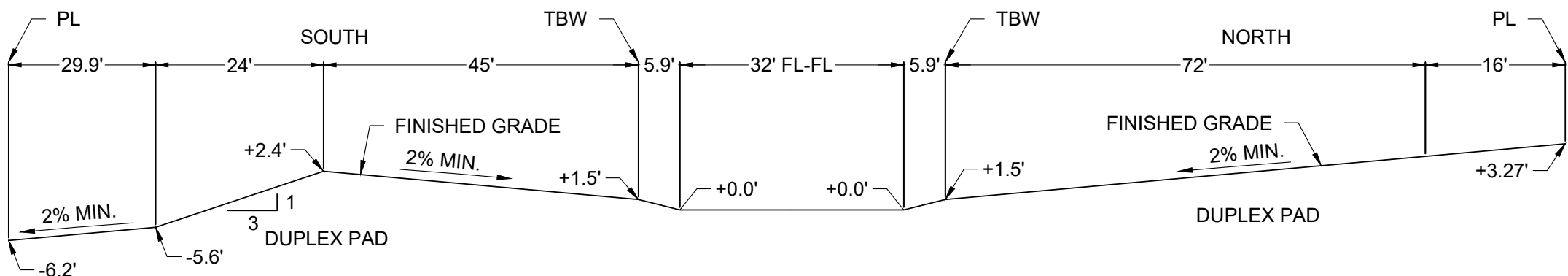
PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023
C1.4
SHEET 07 OF 70



GRAYSIDE CIRCLE OVERLOT GRADING SECTION
(THE ARBORS)
STA: 14+75 TO STA: 19+14



GRAYSIDE CIRCLE OVERLOT GRADING SECTION
STA: 19+62 TO STA: 30.52



GRAYSIDE CIRCLE OVERLOT GRADING SECTION
STA: 30+52 TO STA: 32+15

TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL	
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CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

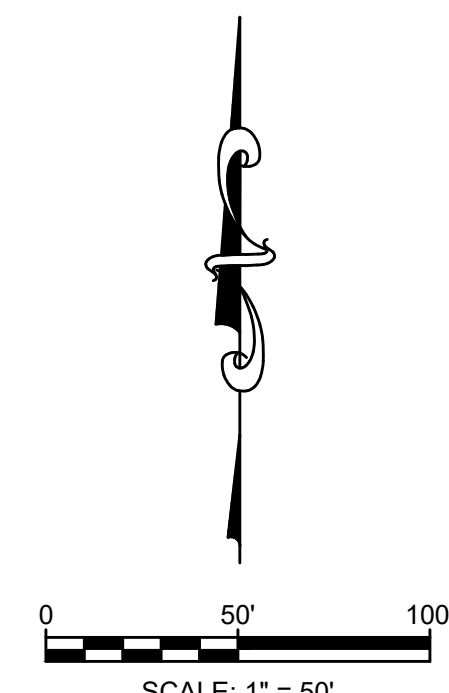
OVERLOT GRADING
TEMPLATES

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/23/2023



LEGEND

- EX. SIGNAGE & STRIPING
- EX. C&G W/ ATTACHED WALK
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- EX. FENCE
- EX. 8" WATER LINE
- EX. 12" WATER LINE
- EX. STREET LIGHT
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. ELECTRIC
- EX. GAS LINE
- EX. FIBER OPTIC LINE
- EX. COMMUNICATIONS LINE
- EX. WATER LINE, VALVE &, HYDRANT
- EX. SANITARY SEWER W/ MANHOLE
- RIGHT-OF-WAY
- CENTERLINE RIGHT-OF-WAY
- PR. EASEMENT
- SITE BOUNDARY
- SLOPE ARROW & PERCENT GRADE
- FLOW DIRECTION
- LOT NUMBER
- DIVERSION DITCH PLASTIC LINER
- PR. STORM SEWER & MANHOLE
- PR. SWALE FLOWLINE
- PHASE LINE
- LIMITS OF GRADING
- DUPLEX UNITS
- QUADPLEX UNITS
- QUADPLEX WITH WALKOUT UNITS
- WALKOUT



NOTES:

- THE HAUL ROUTE MUST BE APPROVED BY THE TOCR TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING DIVISION.
- STRUCTURAL WALL DESIGN AND MATERIAL BY OTHERS.
- "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"

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PROJECT BENCHMARK:
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APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

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CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

OVERLOT GRADING PLAN 1

PROJECT NO.: BLV001.02

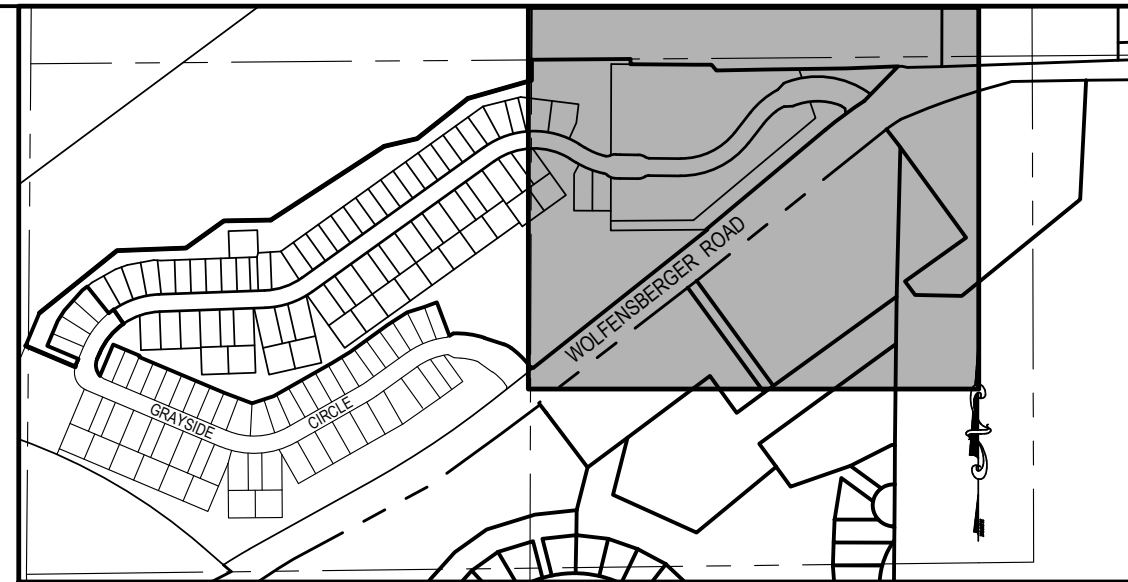
DESIGNED BY: WLB

DRAWN BY: WLB

DATE: 8/23/2023

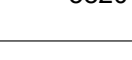
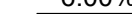
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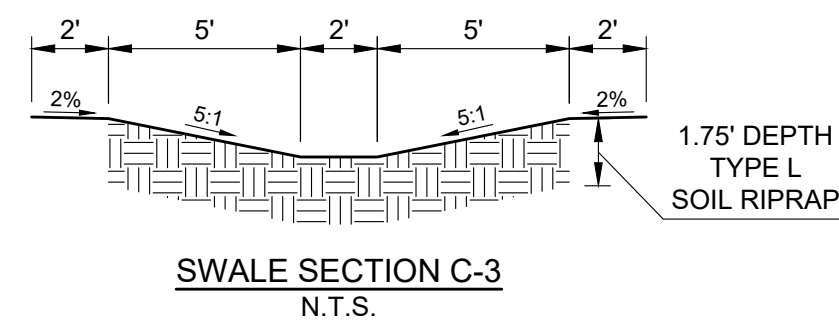
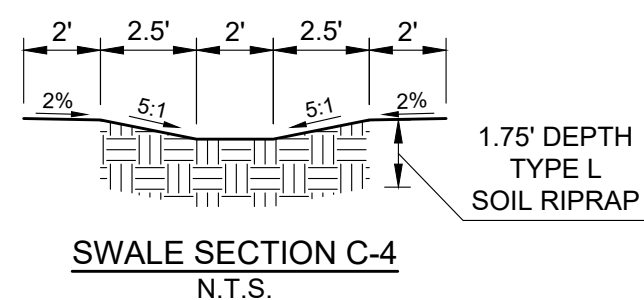
SHEET 09 OF 70



KEYMAP
SCALE: 1"=500'

LEGEND

- | | |
|---|---------------------------------|
|  | EX. SIGNAGE & STRIPING |
|  | EX. C&G W/ ATTACHED WALK |
|  | EX. MAJOR CONTOUR |
|  | EX. MINOR CONTOUR |
|  | PR. MAJOR CONTOUR |
|  | PR. MINOR CONTOUR |
|  | EX. FENCE |
|  | EX. 8" WATER LINE |
|  | EX. 12" WATER LINE |
|  | EX. STREET LIGHT |
|  | EX. SANITARY SEWER |
|  | EX. STORM SEWER |
|  | EX. ELECTRIC |
|  | EX. GAS LINE |
|  | EX. FIBER OPTIC LINE |
|  | EX. COMMUNICATIONS LINE |
|  | EX. WATER LINE, VALVE & HYDRANT |
|  | EX. SANITARY SEWER W/ MANHOLE |
|  | RIGHT-OF-WAY |
|  | CENTERLINE RIGHT-OF-WAY |
|  | PR. EASEMENT |
|  | SITE BOUNDARY |
|  | SLOPE ARROW & PERCENT GRADE |
|  | FLOW DIRECTION |
|  | LOT NUMBER |
|  | DIVERSION DITCH PLASTIC LINER |
|  | PR. STORM SEWER & MANHOLE |
|  | PR. SWALE FLOWLINE |
|  | PHASE LINE |
|  | LIMITS OF GRADING |
|  | DUPLEX UNITS |
|  | QUADPLEX UNITS |
|  | QUADPLEX WITH WALKOUT UNITS |
|  | WALKOUT |



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DATE _____

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800-922-1987 or 811

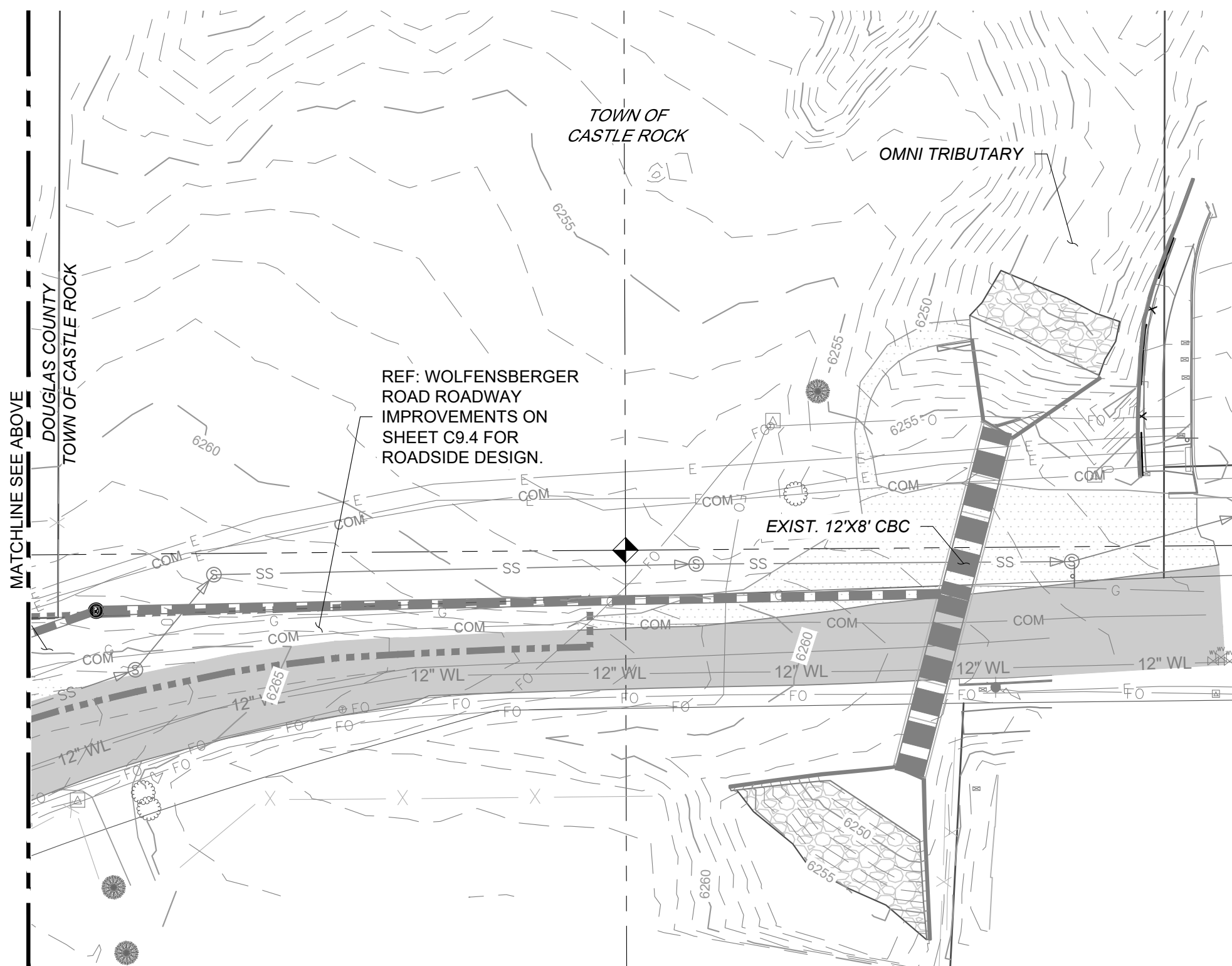
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NOTES:

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CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

OVERLOT GRADING PLAN 2

PROJECT NO: BLV001.02

DESIGNED BY: WLE

DRAWN BY: WLE

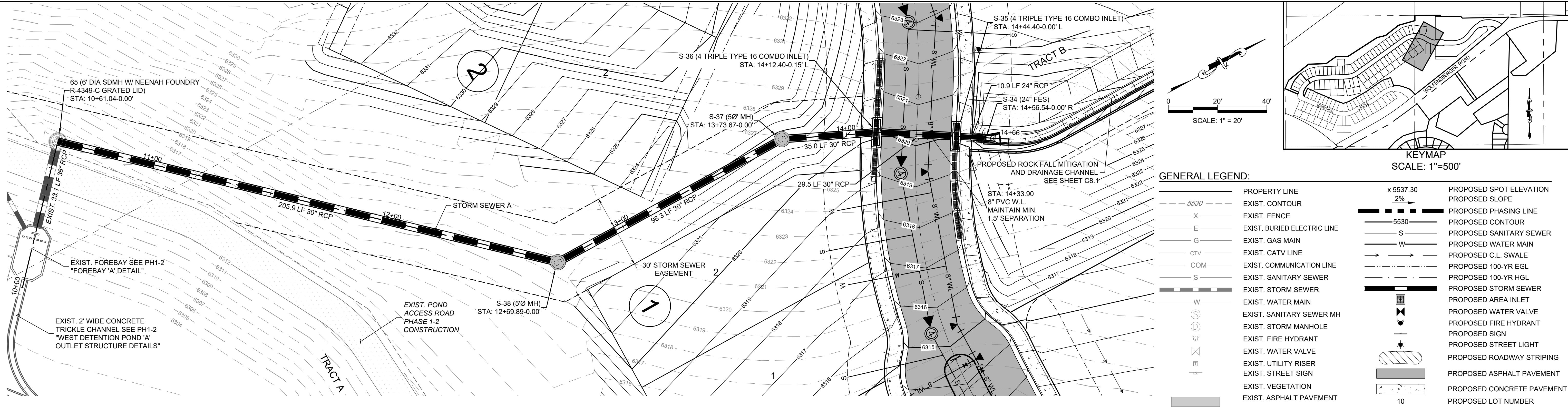
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C2.3

SHEET 10 OF 70

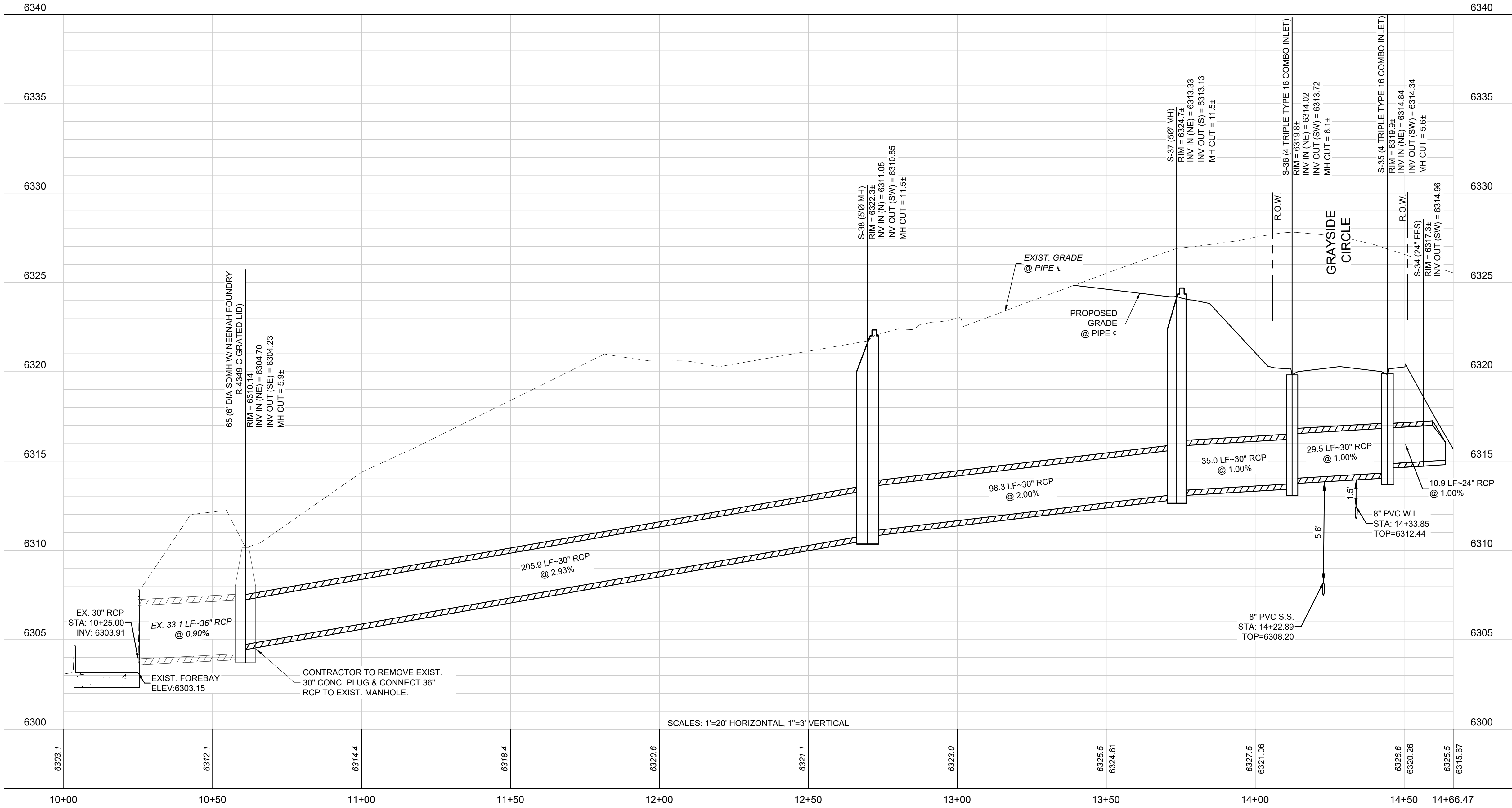
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PUBLISHED BUILDERSHILLSIDE AT CASTLE ROCK CADD SHEET SETS PH 3-4 CD 3/14 STORM SEWER PLAN AND PROFILE DWG 8/24/2023 6:49 AM Jeff Cooper



GENERAL LEGEND:

- | | | | |
|-----|-----------------------------|-----------|------------------------------|
| --- | PROPERTY LINE | x 5537.30 | PROPOSED SPOT ELEVATION |
| --- | EXIST. CONTOUR | 2% | PROPOSED SLOPE |
| X | EXIST. FENCE | --- | PROPOSED PHASING LINE |
| E | EXIST. BURIED ELECTRIC LINE | --- | PROPOSED CONTOUR |
| G | EXIST. GAS MAIN | --- | PROPOSED SANITARY SEWER |
| CTV | EXIST. CATV LINE | --- | PROPOSED WATER MAIN |
| COM | EXIST. COMMUNICATION LINE | --- | PROPOSED C.L. SWALE |
| S | EXIST. SANITARY SEWER | --- | PROPOSED 100-YR EGL |
| --- | EXIST. STORM SEWER | --- | PROPOSED 100-YR HGL |
| W | EXIST. WATER MAIN | --- | PROPOSED STORM SEWER |
| --- | EXIST. SANITARY SEWER MH | --- | PROPOSED AREA INLET |
| --- | EXIST. STORM MANHOLE | --- | PROPOSED WATER VALVE |
| --- | EXIST. FIRE HYDRANT | --- | PROPOSED FIRE HYDRANT |
| --- | EXIST. WATER VALVE | --- | PROPOSED SIGN |
| --- | EXIST. UTILITY RISER | --- | PROPOSED STREET LIGHT |
| --- | EXIST. STREET SIGN | --- | PROPOSED ROADWAY STRIPING |
| --- | EXIST. VEGETATION | --- | PROPOSED ASPHALT PAVEMENT |
| --- | EXIST. ASPHALT PAVEMENT | --- | PROPOSED CONCRETE PAVEMENT |
| --- | | 10 | PROPOSED LOT NUMBER |
| --- | | 2 | PROPOSED BLOCK NUMBER |
| --- | | --- | PROPOSED DRAINAGE FLOW ARROW |
| --- | | --- | PROPOSED CLEANOUT |
| --- | | --- | PROPOSED 12"x8" REDUCER |



PROFILE PH 3-4 STORM A (STA: 10+00 TO 14+66)

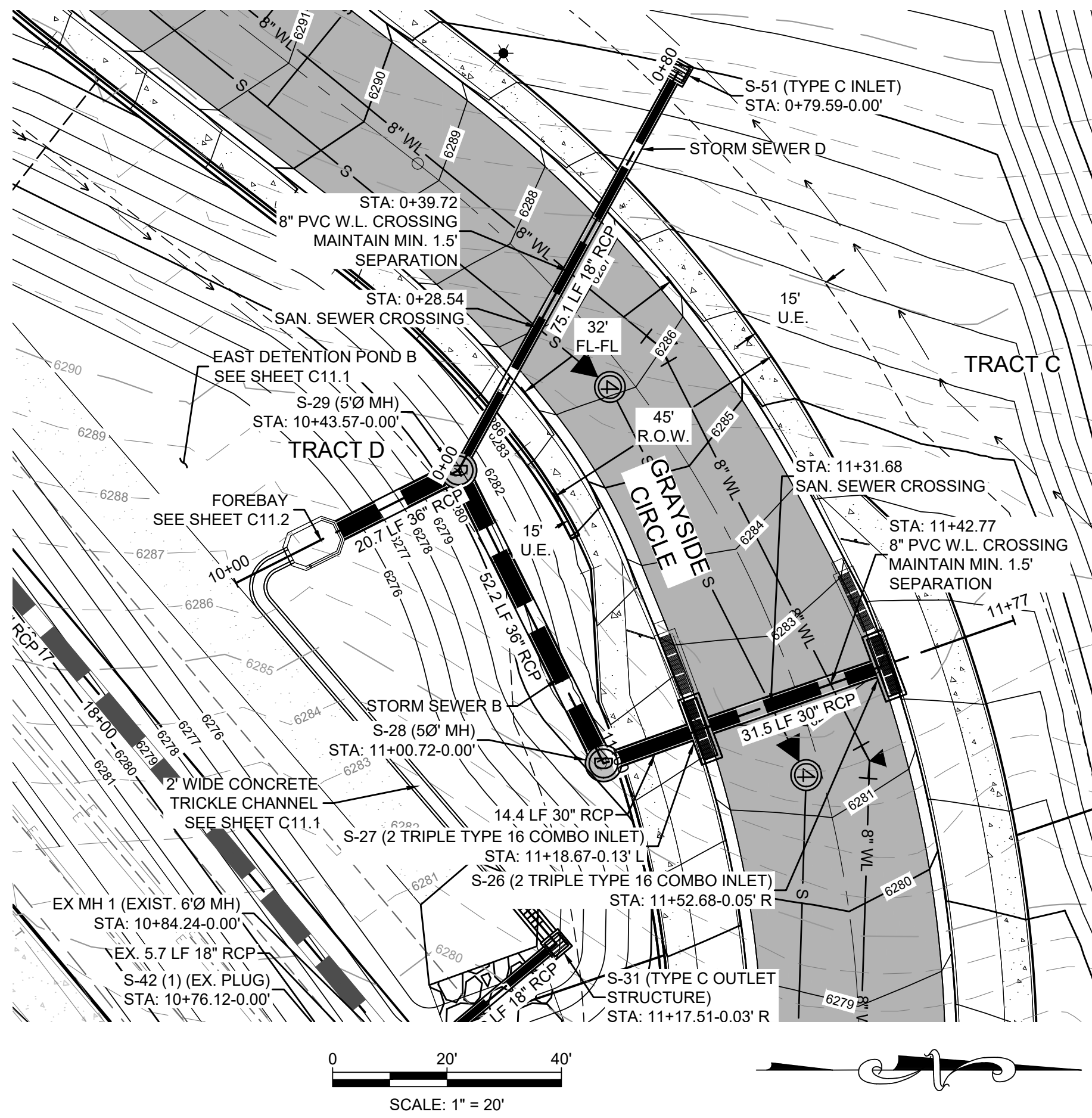
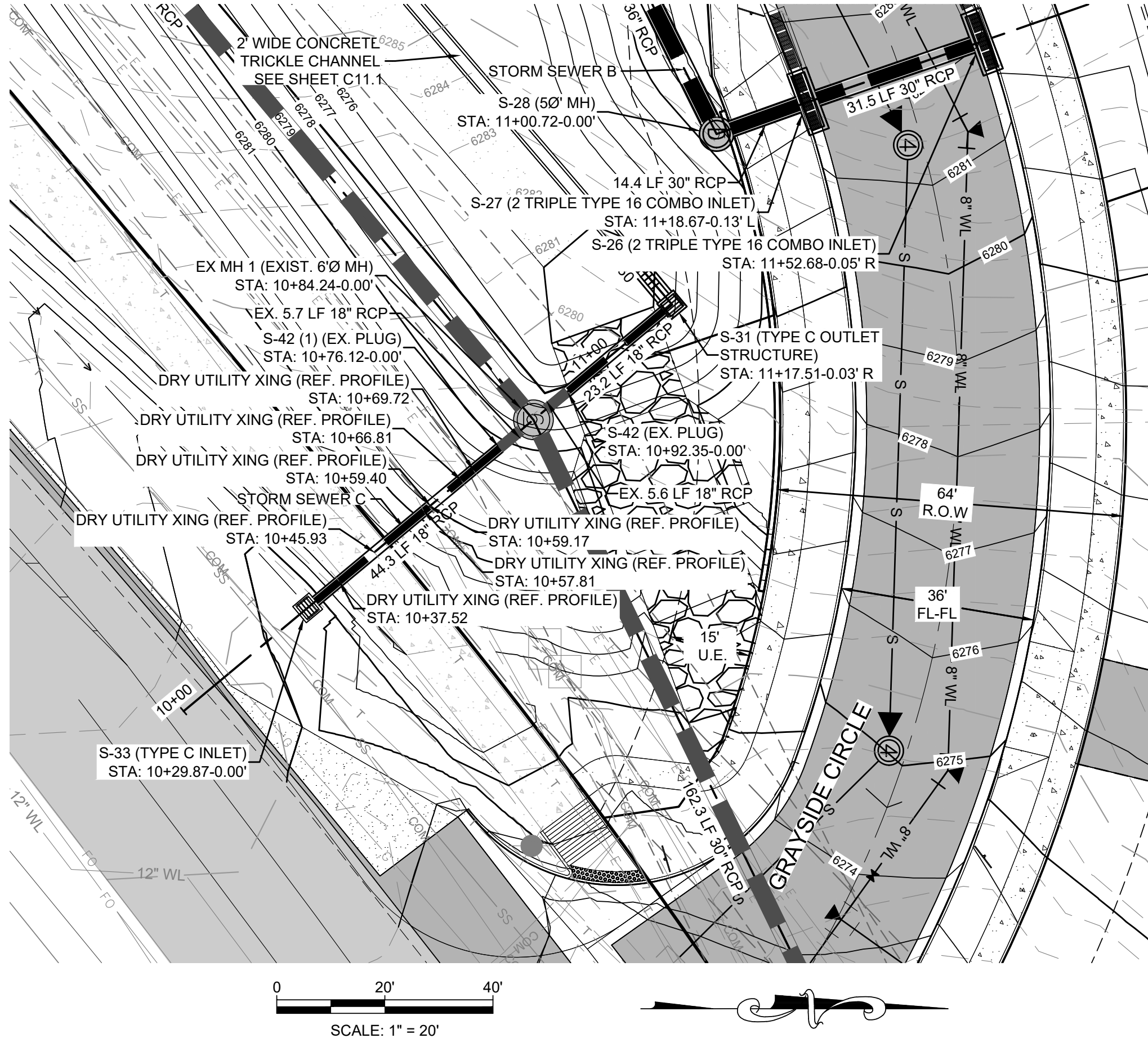
PROJECT BENCHMARK:
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811
Know what's below.
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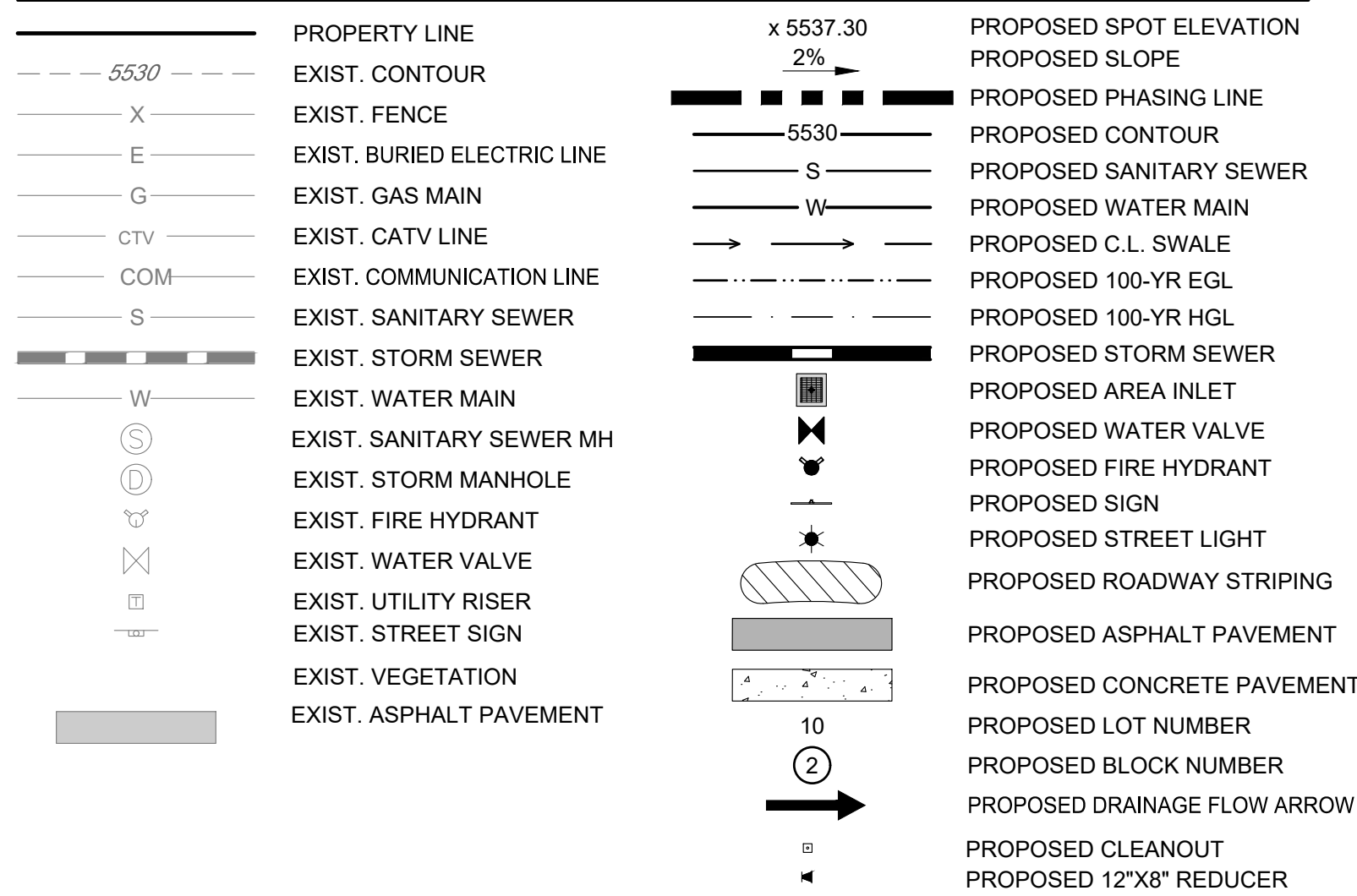
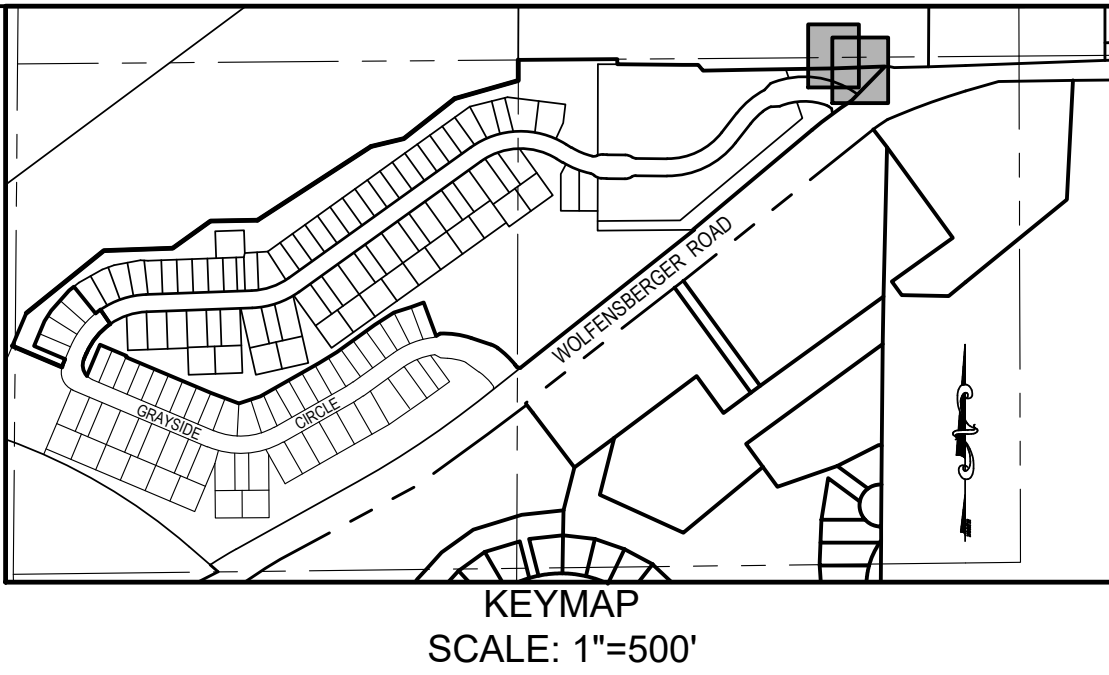
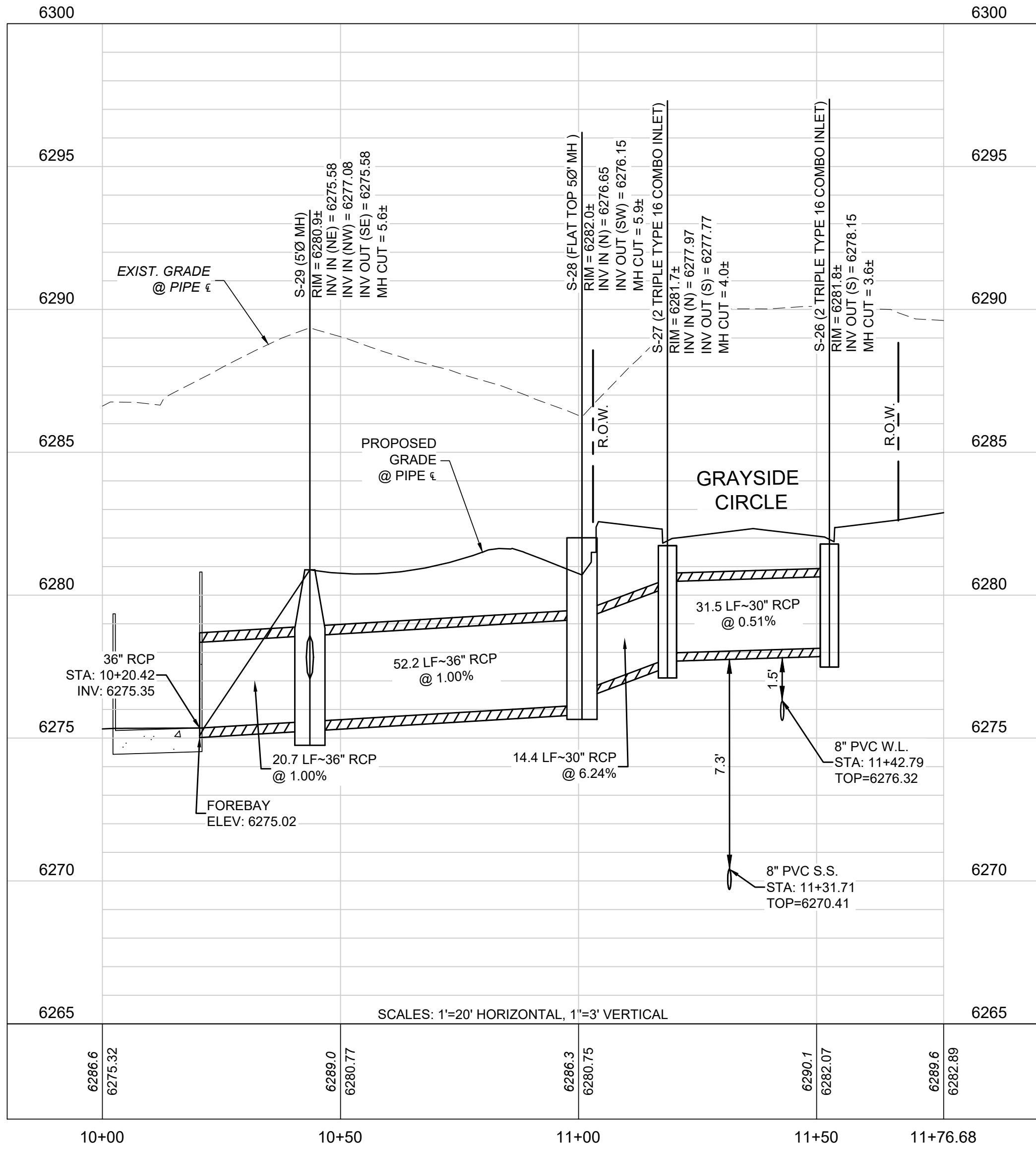
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TOWN APPROVAL BLOCK
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APPROVED BY:
DEVELOPMENT SERVICES
DATE

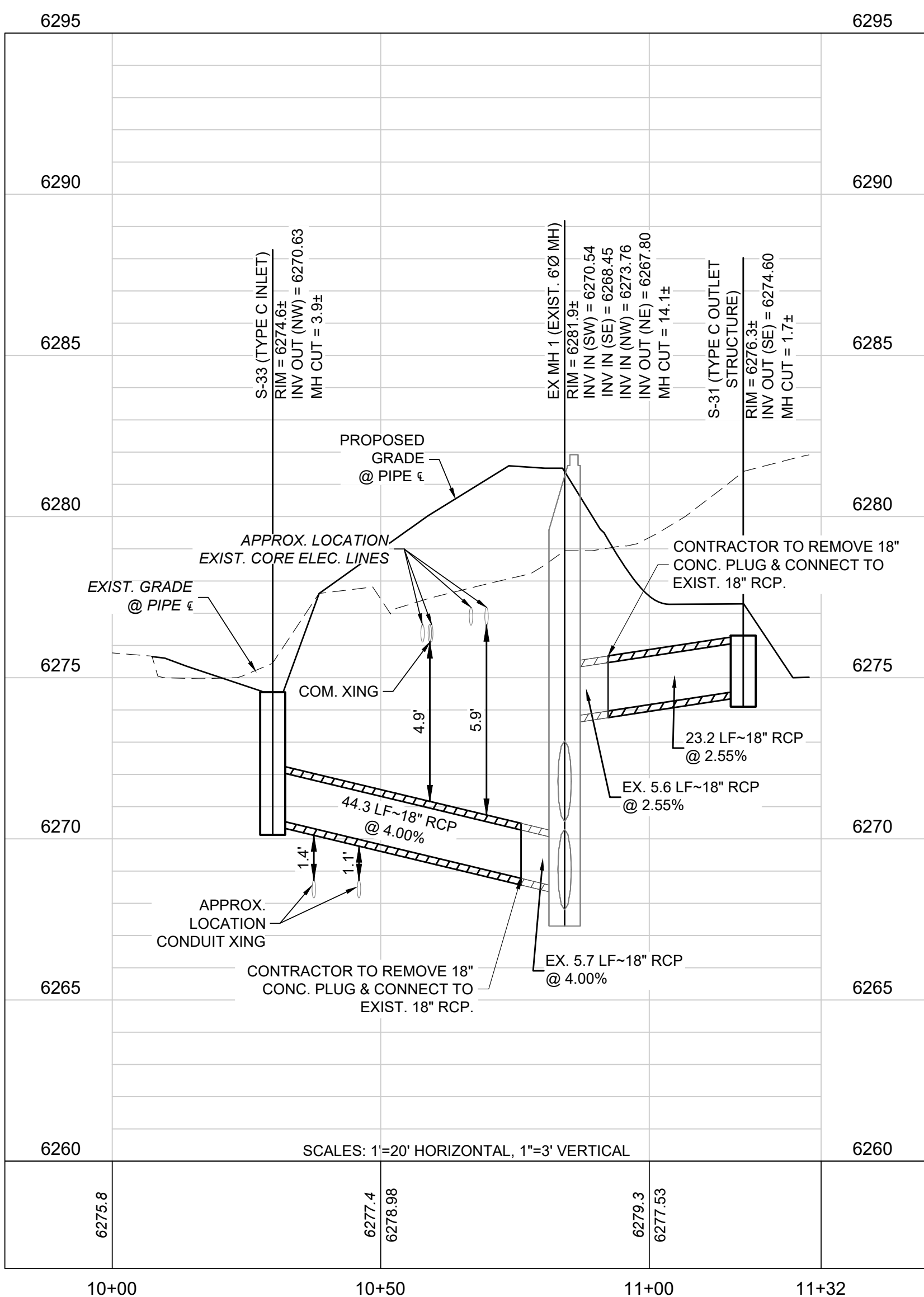
No.	BY	DATE	REVISION	PRELIMINARY NOT FOR CONSTRUCTION	EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-1997 www.ees.us.com	BLVD. BUILDERS	CONSTRUCTION PLANS HILLSIDE AT CASTLE ROCK - PHASES 3-4 CASTLE ROCK, COLORADO STORM SEWER A P&P	PROJECT NO: BLV001.02
								DESIGNED BY: WLB
								DRAWN BY: WLB
								DATE: 8/24/2023
								C5.1 SHEET 11 OF 70



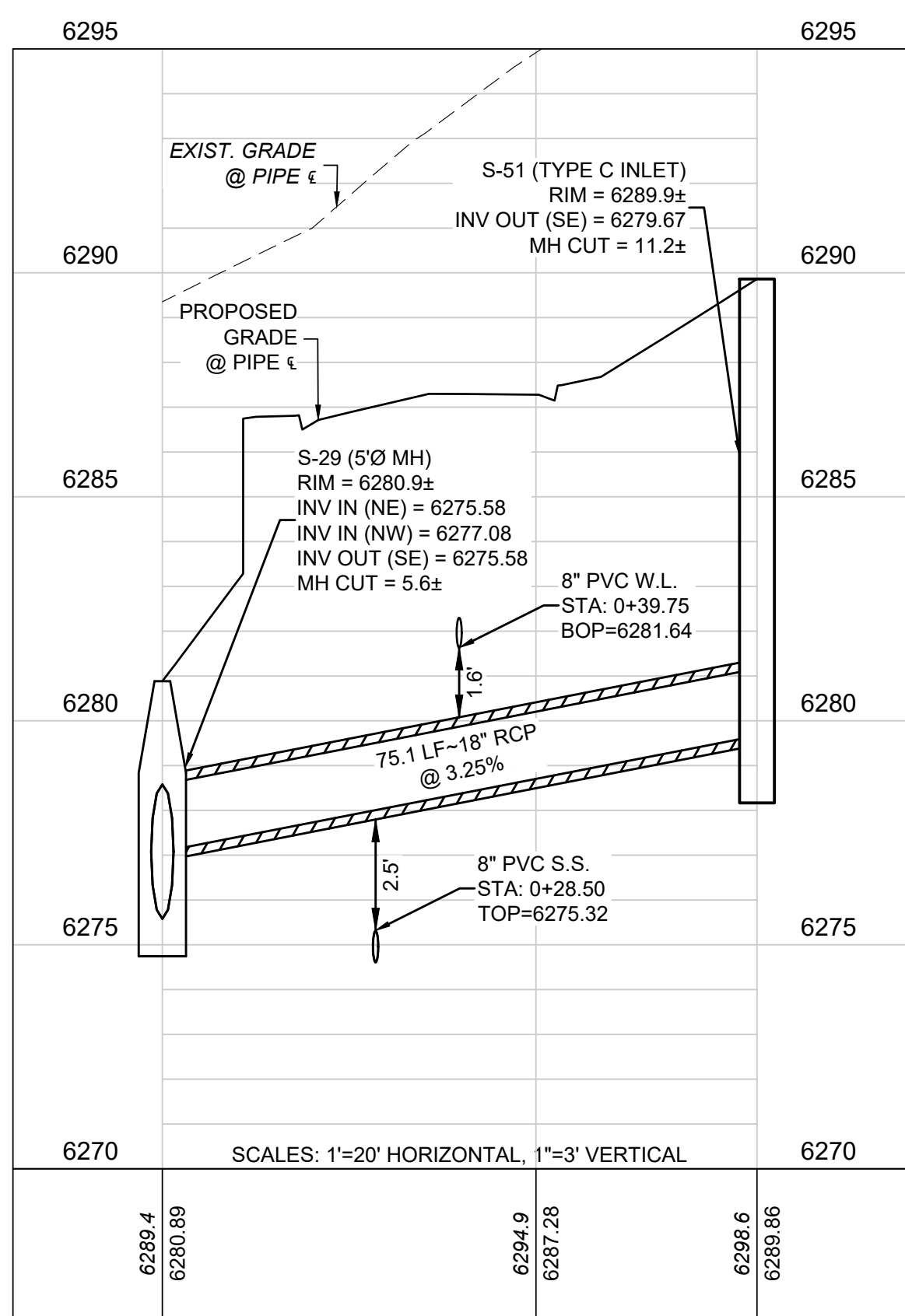
GENERAL LEGEND:



PROFILE PH 3-4 STORM B (STA: 10+00 TO 11+77)



PROFILE PH 3-4 STORM C (STA: 10+00 TO 11+32)



PROFILE PH 3-4 STORM D (STA: 0+00 TO 0+80)

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CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

STORM SEWER B, C & D P&P

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023

C5.2

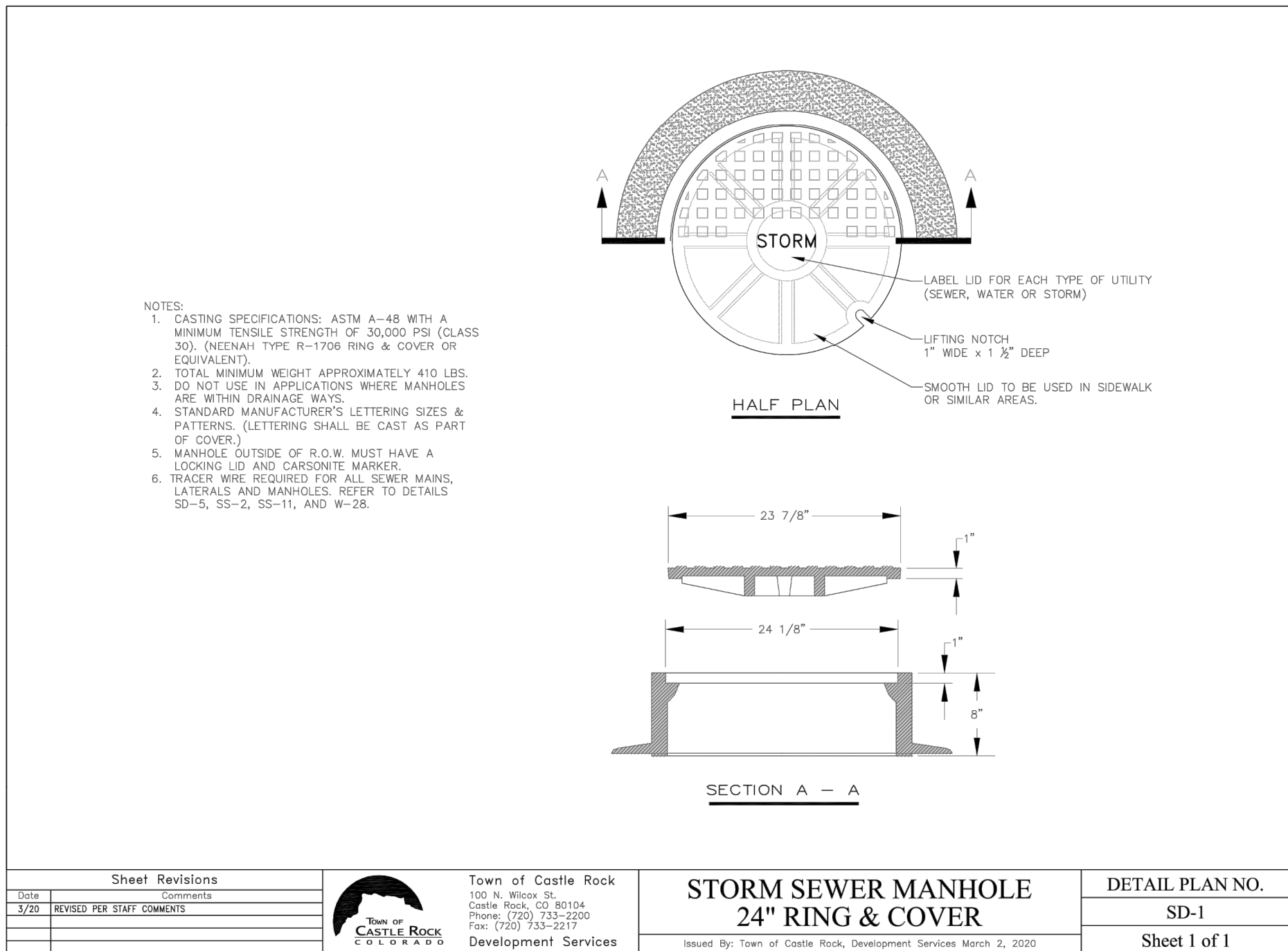
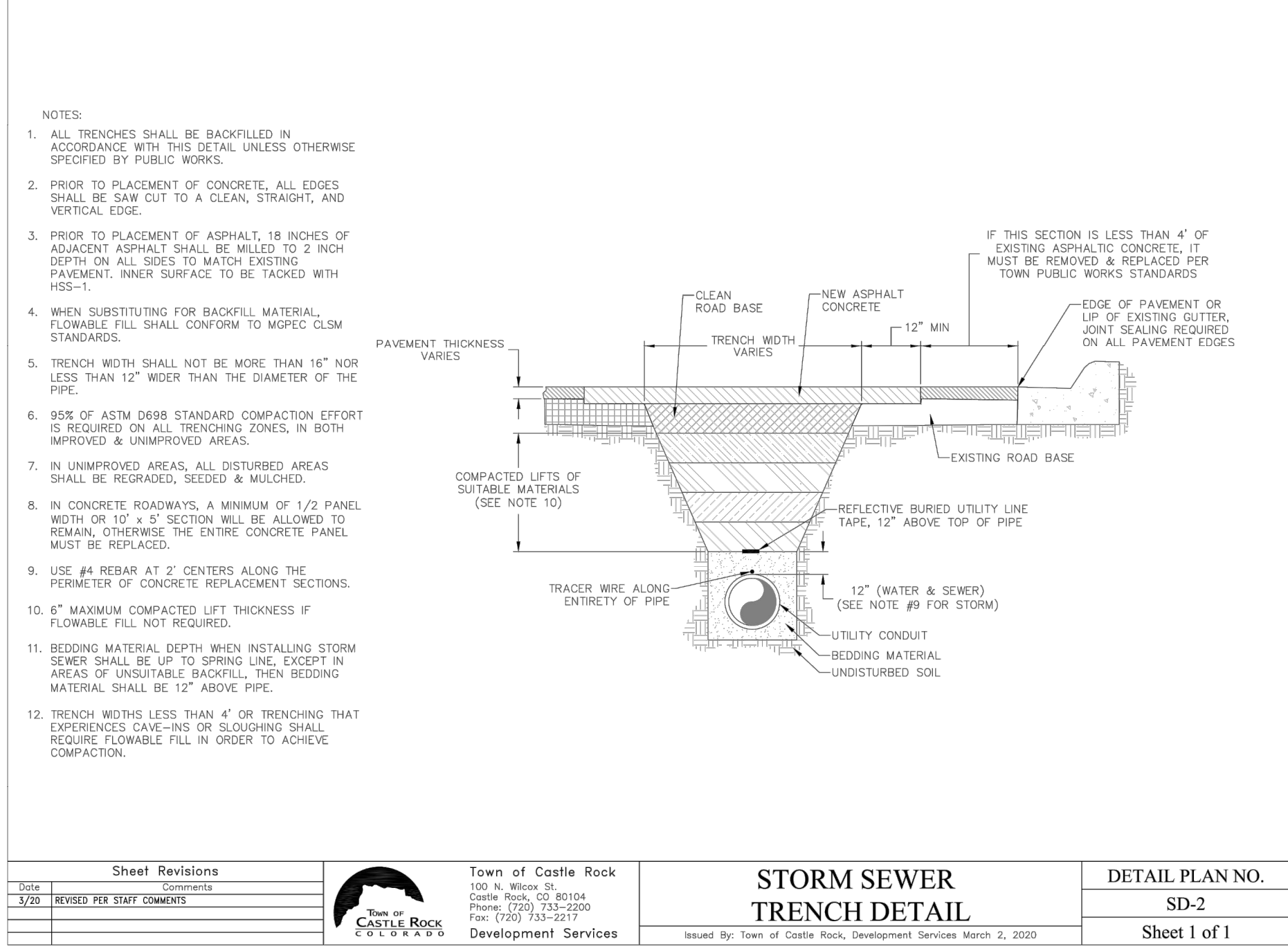
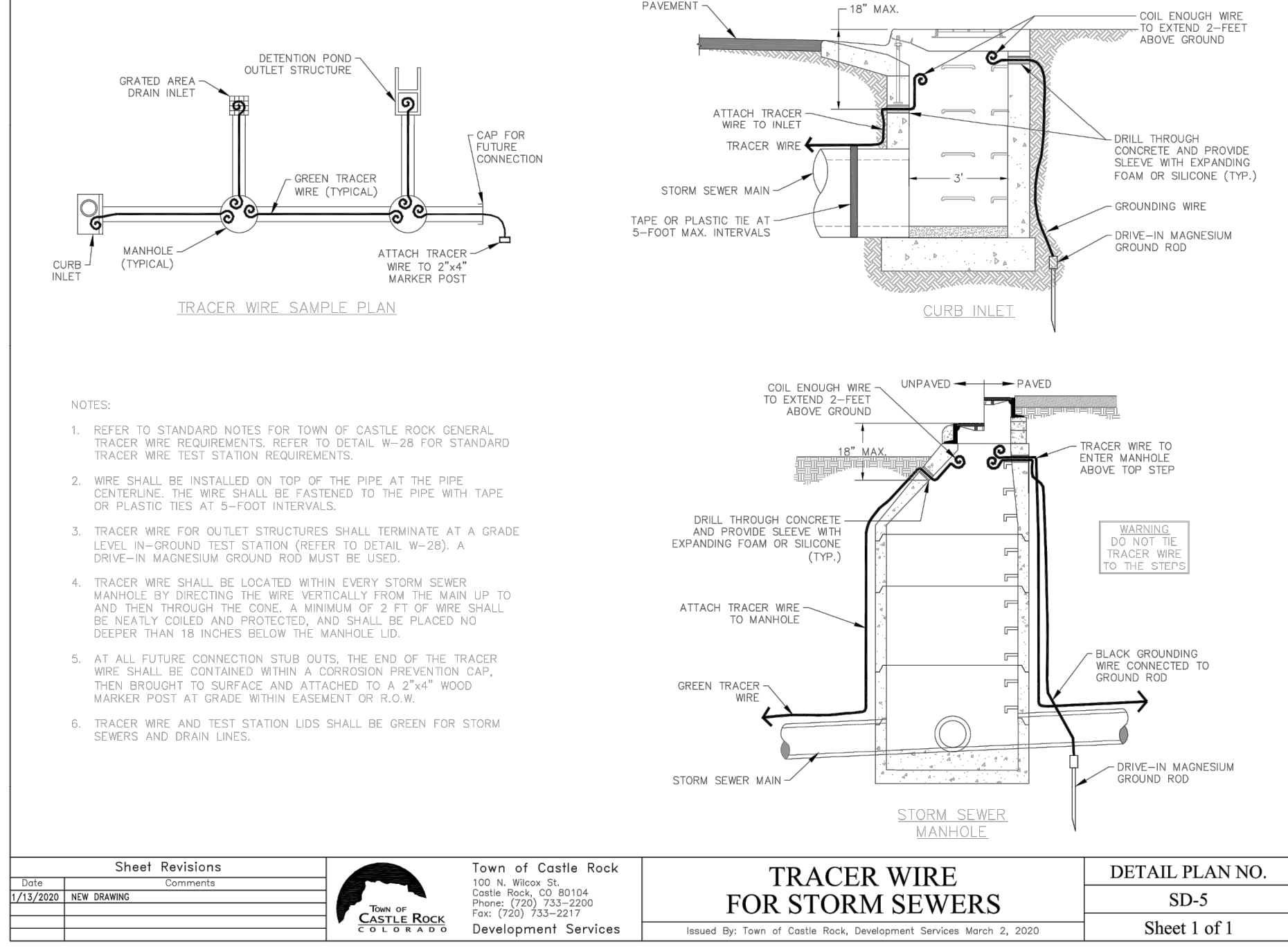
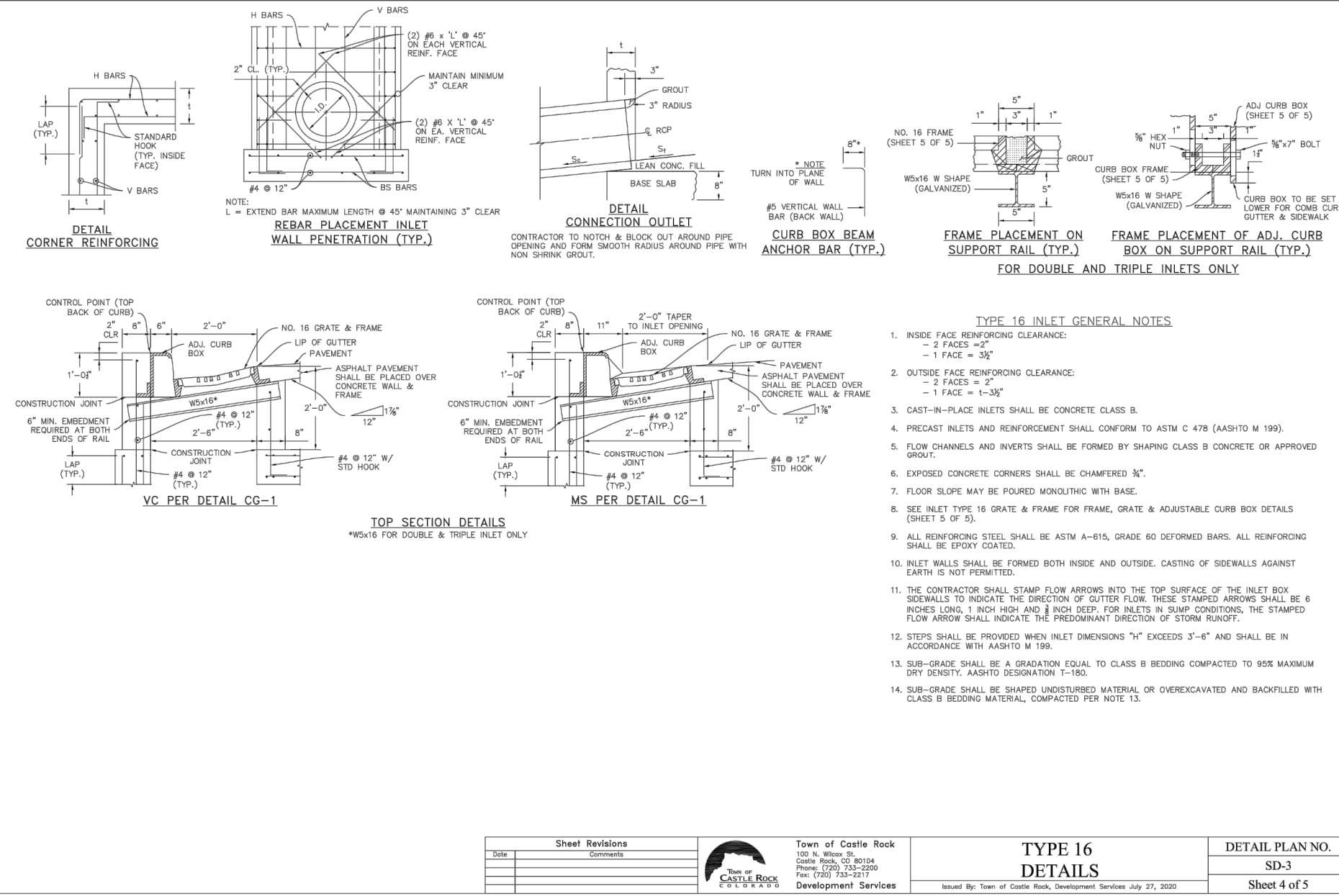
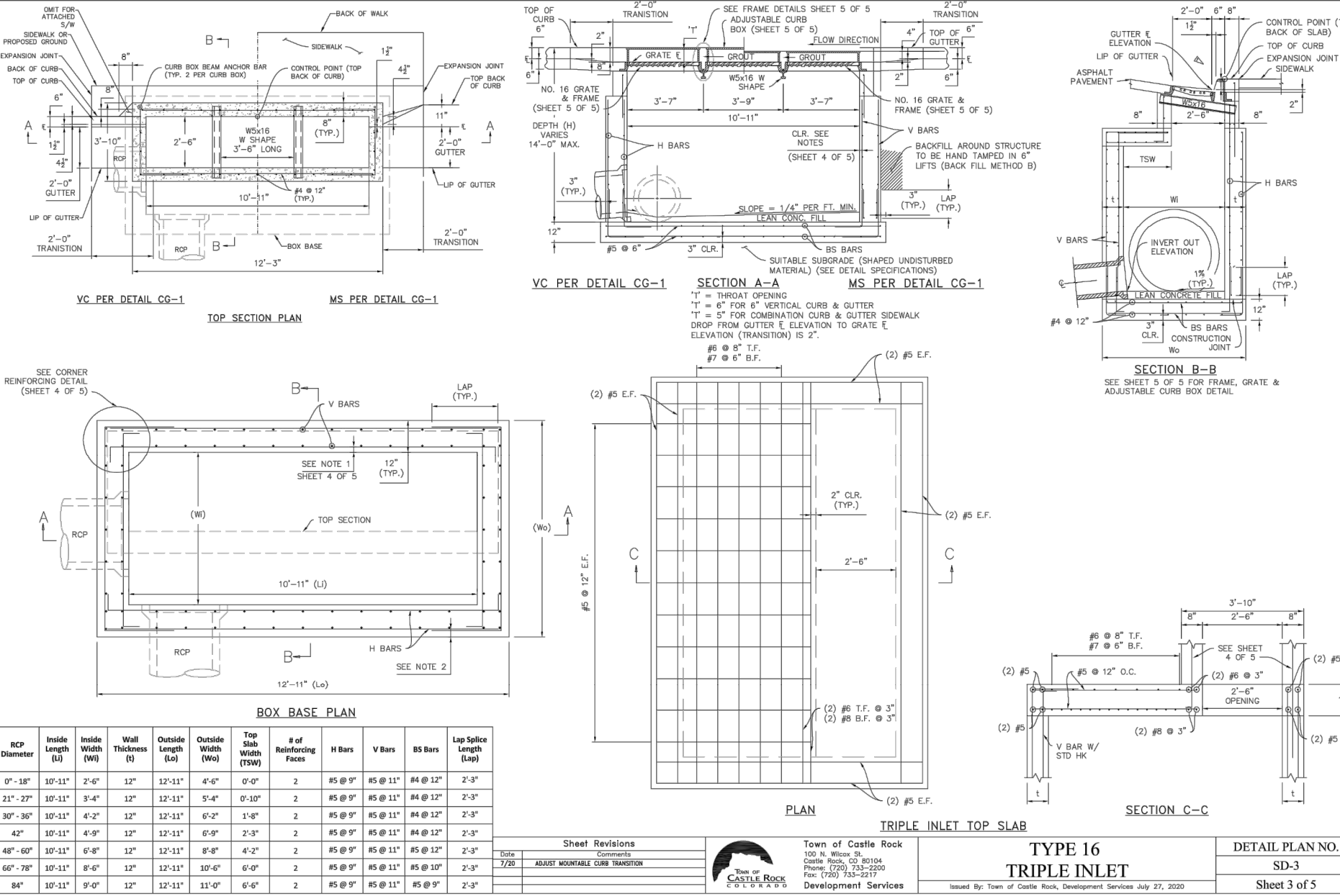
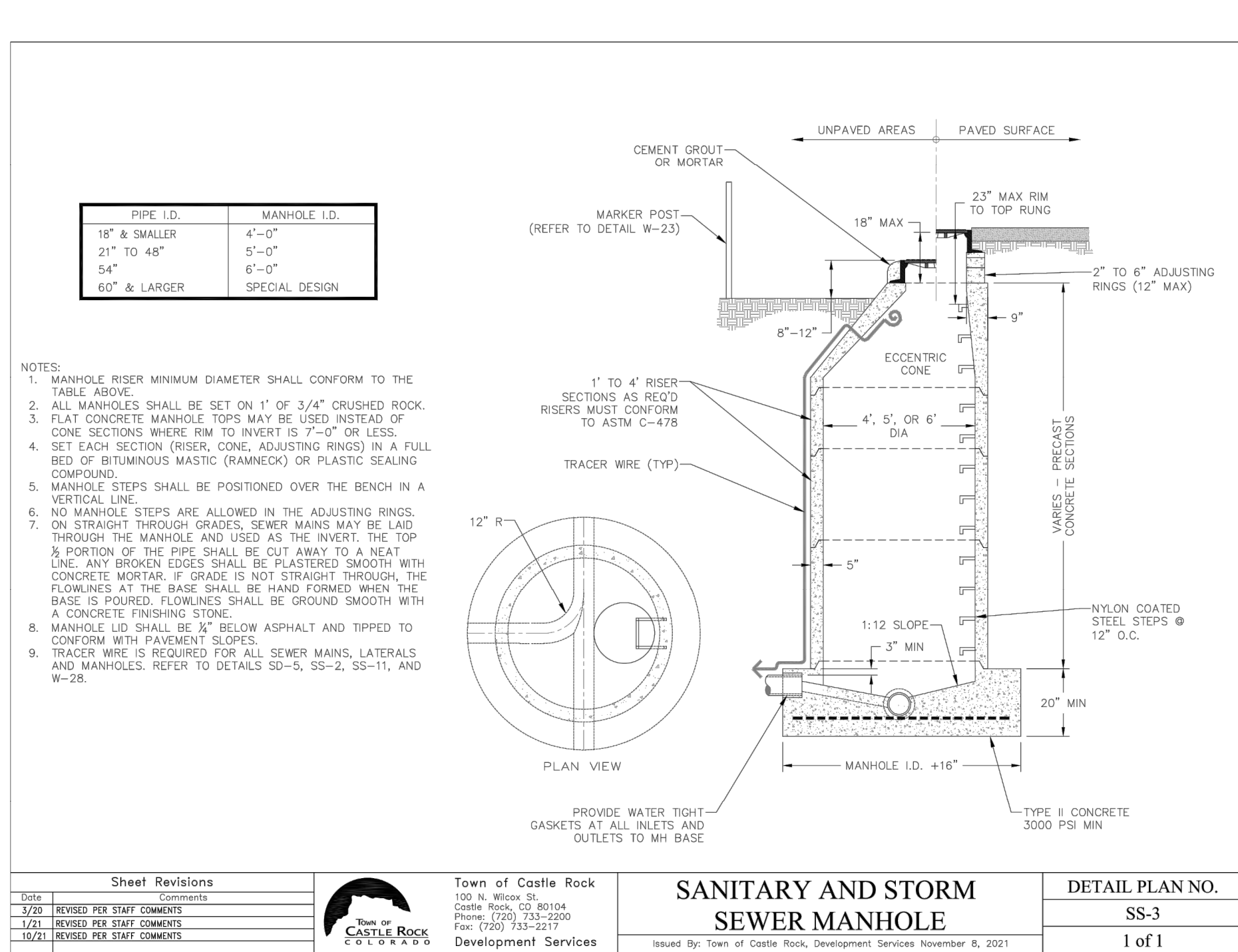
SHEET 12 OF 70

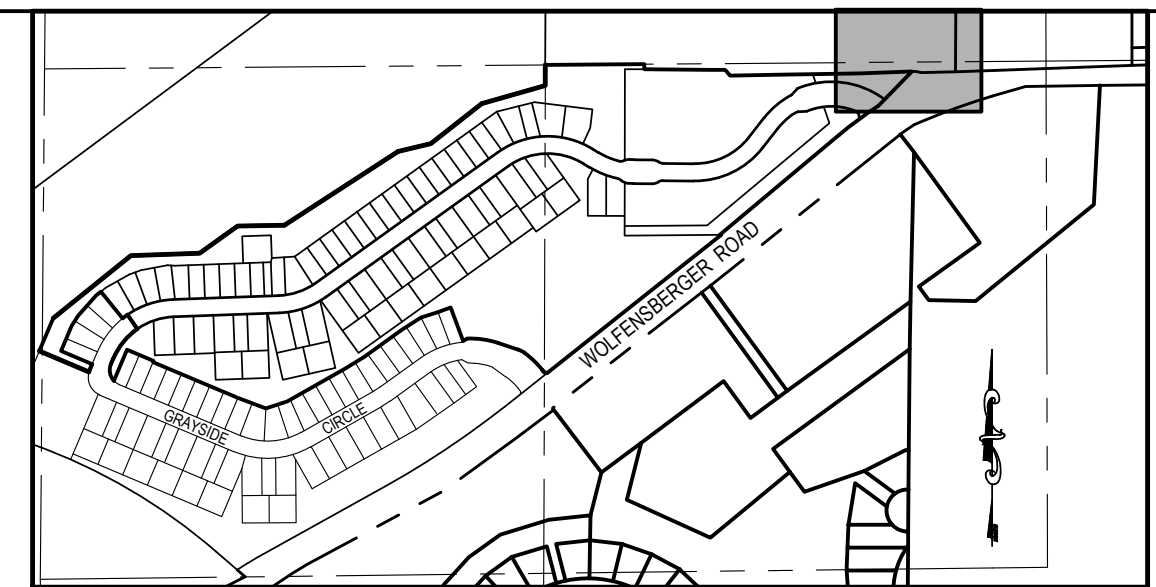


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No.	REVISION	BY	DATE



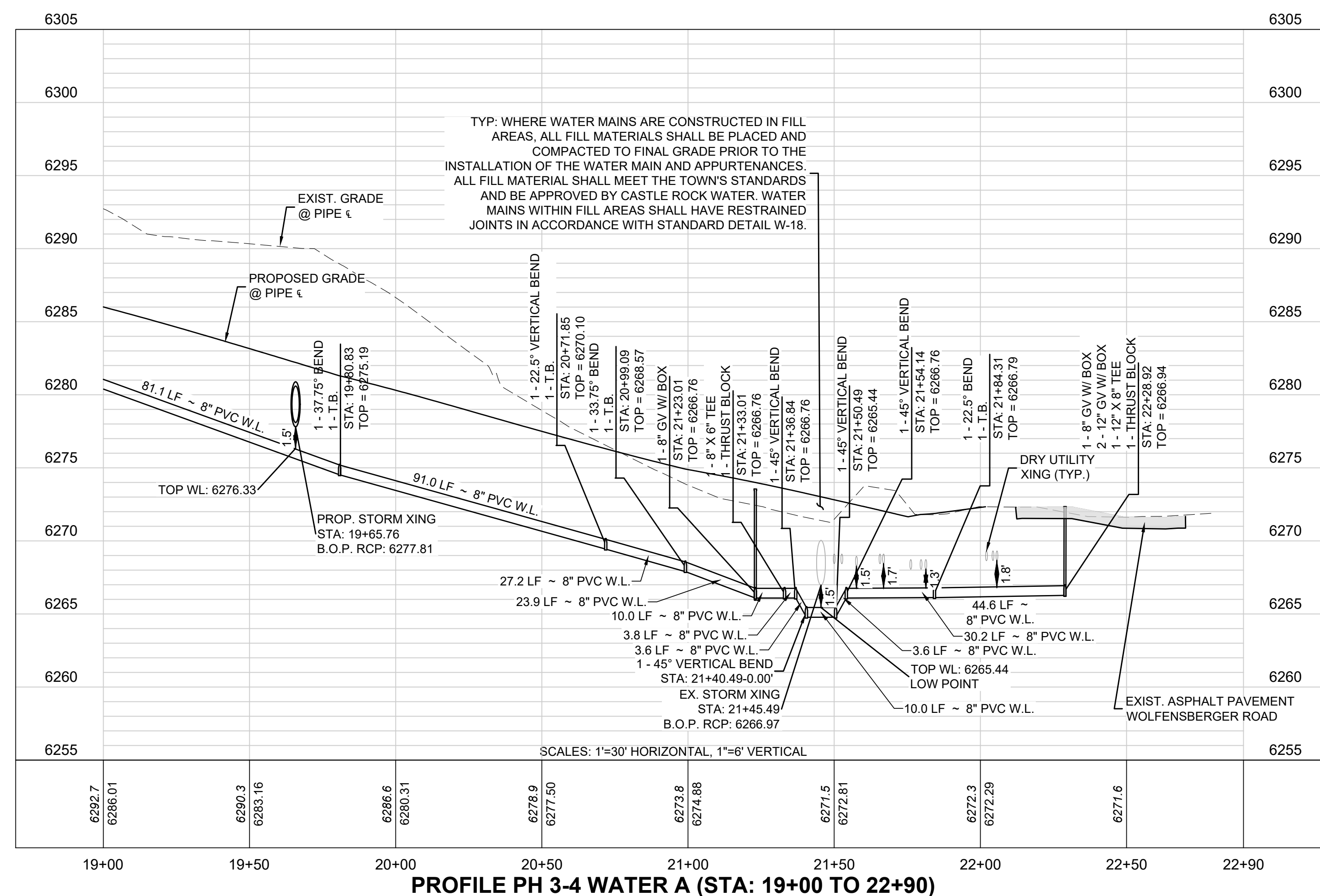


KEYMAP
SCALE: 1"=500'

UTILITY LEGEND:

	RIGHT-OF-WAY
	LOT / TRACT LINE
	EXISTING LOT LINE
	EXISTING FENCE
	EXISTING ELECTRIC LINE
	EXISTING GAS MAIN
	EXISTING CATV
	EXISTING COMMUNICATION
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING TRAFFIC SIGNAL CONDUIT
	W/ PULL BOX
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER MH
	EXISTING STORM MANHOLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY RISER
	EXISTING STREET SIGN
	EXISTING ASPHALT PAVEMENT
	PROPOSED PHASING LINE
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM SEWER
	PROPOSED AREA INLET
	PROPOSED TYPE 16 COMBO INLET
	PROPOSED STORM MANHOLE
	PROPOSED HYDRANT & ASSEMBLY
	PROPOSED W.L. REDUCER
	PROPOSED W.L. FITTINGS
	PROPOSED W.L. PLUG
	PROPOSED WATER VALVE
	PROPOSED S.S. CLEANOUT
	PROPOSED SIGN
	PROPOSED STREET LIGHT

DRY UTILITY XINGS		
STATION & XING	NORTHING	EASTING
21+50.00 - ELECTRIC LINE XING	63925.58	77469.78
21+52.61 - ELECTRIC LINE XING	63924.06	77171.91
21+57.88 - ELECTRIC LINE XING	63921.01	77176.18
21+65.97 - COM. LINE XING	63916.31	77182.78
21+66.90 - ELECTRIC LINE XING	63915.75	77183.53
21+70.92 - TELEPHONE LINE XING	63910.45	77193.95
21+79.70 - ELECTRIC LINE XING	63908.31	77193.95
21+81.35 - TELEPHONE LINE XING	63907.35	77195.28
22+02.12 - COM. LINE XING	63893.91	77210.74
22+04.30 - GAS LINE XING	63892.10	77211.95
22+05.74 - GAS LINE XING	63890.91	77212.75



EXISTING UTILITIES DISCLAIMER:

EXISTING UTILITIES SHOWN ON THESE IMPROVEMENT PLANS ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD SURVEYS AND UTILITY RECORDS. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITY COMPANIES TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES ENCOUNTERED, AND SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ALL UTILITIES DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT.

IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES SHOWN ON THESE IMPROVEMENT PLANS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND TO REPAIR OR REPLACE ANY STRUCTURES AND UTILITIES THAT MIGHT BE DAMAGED. IF ANY UNKNOWN SUBSURFACE STRUCTURES OR UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER WHOSE NAME APPEARS ON THESE PLANS.

IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE EXISTING UTILITY PROVIDER(S) IN A TIMELY MANNER TO SCHEDULE ANY AND ALL UTILITY REALIGNMENTS DUE TO CONFLICTS WITH PROPOSED EARTHWORK GRADING AND/OR INFRASTRUCTURE BEING CONSTRUCTED PER THE ATTACHED CONSTRUCTION DOCUMENTS.

PROJECT BENCHMARK:

TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995"
WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS
BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF
6222.12 FEET NAVD 88.



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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 _____

PRELIMINARY
NOT FOR
CONSTRUCTION



3380 I. E. Florida Avenue, Suite 423
Denver, CO 80210
303-572-7997 www.ees.us.com



HILLSIDE AT CASTLE ROCK - PHASES 3-4

PHASE 3 WATER PLAN & PROFILE 1

PROJECT NO: BLV001.02

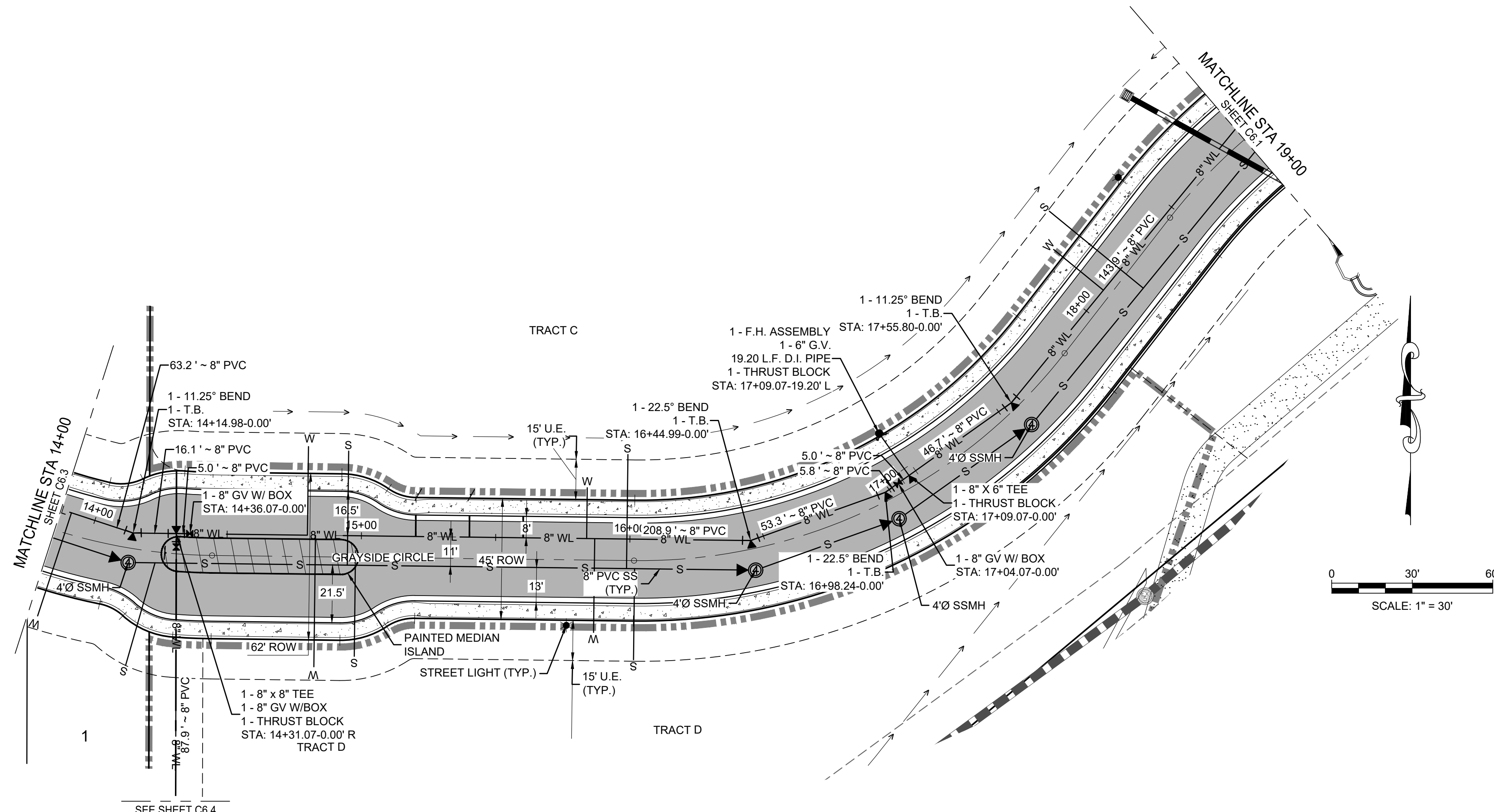
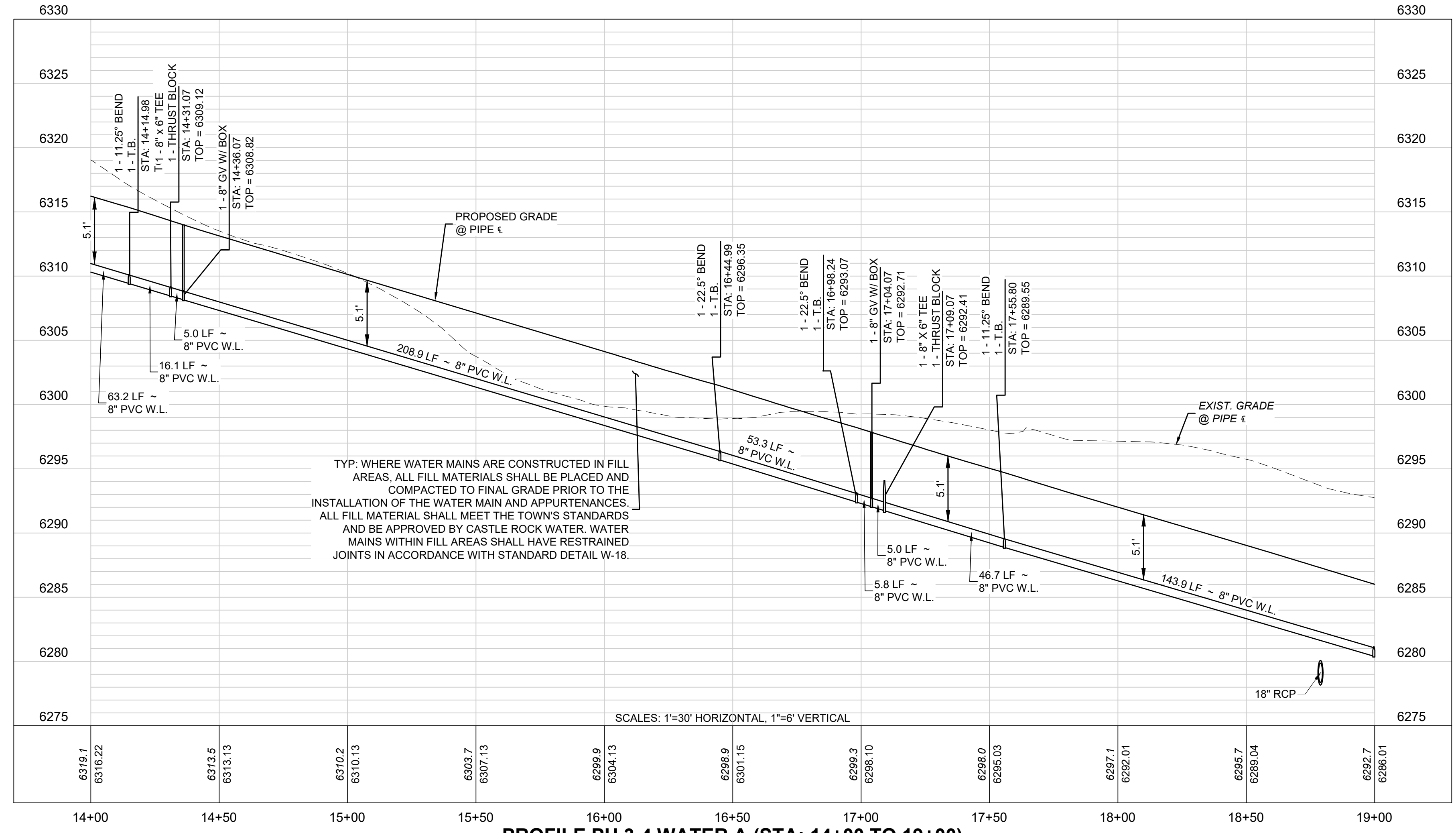
DESIGNED BY: WLB

RAWN BY: WLB

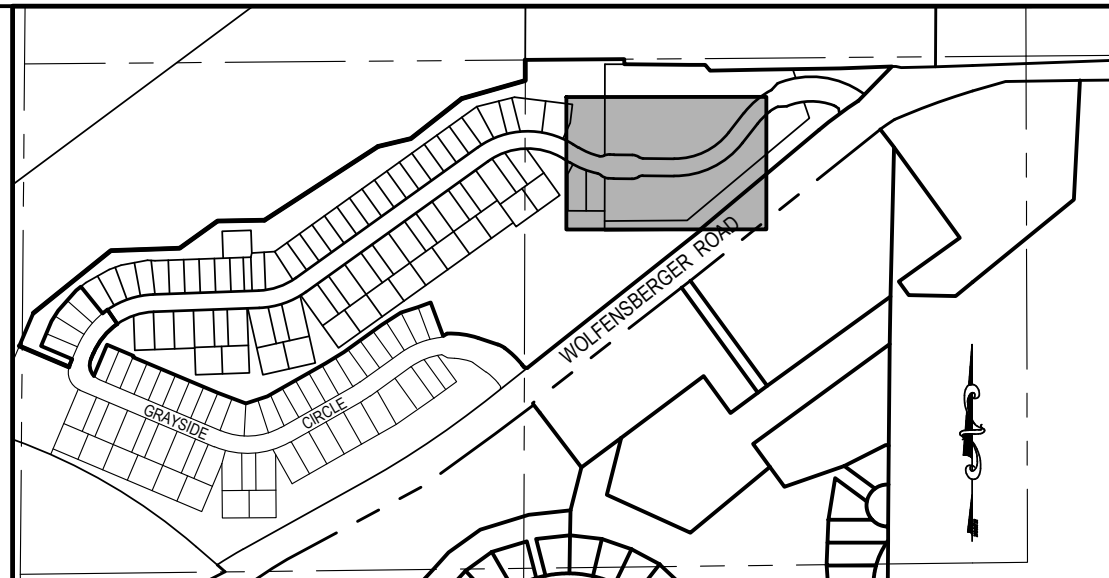
DATE: 8/23/2023

C6.1

SHEET 14 OF 70



PROFILE PH 3-4 WATER A (STA: 14+00 TO 19+00)



- UTILITY LEGEND:
- PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT / TRACT LINE
 - EXISTING LOT LINE
 - EXISTING FENCE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS MAIN
 - EXISTING CATV
 - EXISTING COMMUNICATION
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXIST. TRAFFIC SIGNAL CONDUIT W/ PULL BOX
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER MH
 - EXISTING STORM MANHOLE
 - EXISTING STORM INLETS
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING UTILITY RISER
 - EXISTING STREET SIGN
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED PHASING LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - PROPOSED SEWER SERVICE LINE
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 - PROPOSED W.L. REDUCER
 - PROPOSED W.L. FITTINGS
 - PROPOSED W.L. PLUG
 - PROPOSED WATER VALVE
 - PROPOSED S.S. CLEANOUT
 - PROPOSED SIGN
 - PROPOSED STREET LIGHT

PROJECT BENCHMARK:
TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.

811
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CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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: _____

PRELIMINARY NOT FOR CONSTRUCTION

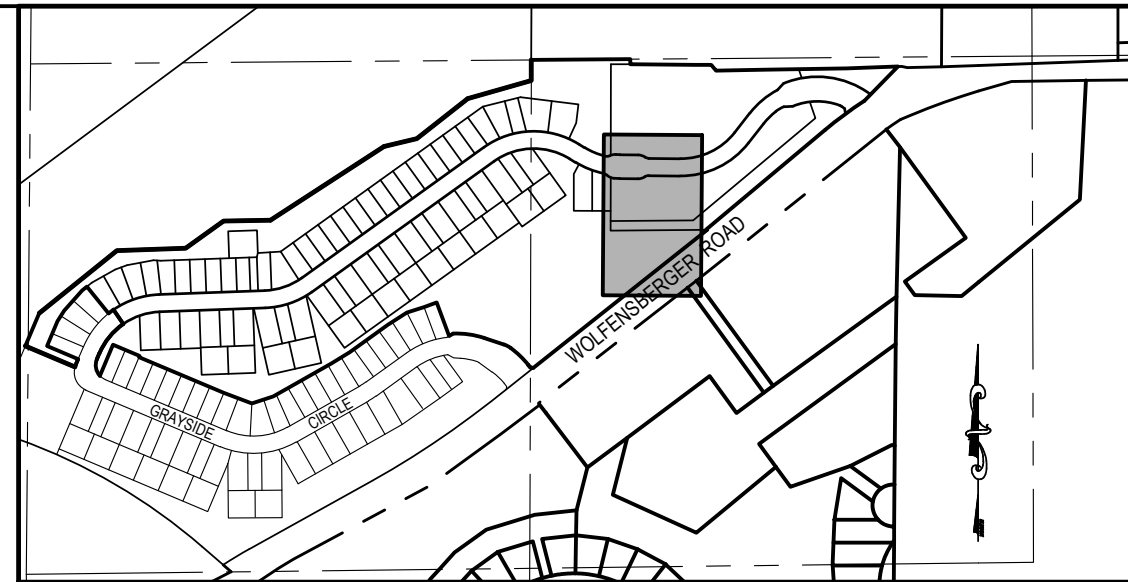
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ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-1597 www.ees.us.com

BLVD BUILDERS

CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
PHASE 3 WATER PLAN & PROFILE 2

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023

C6.2
SHEET 15 OF 70



KEYMAP
SCALE: 1"=500'

UTILITY LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	EXISTING LOT LINE
	EXISTING FENCE
	EXISTING ELECTRIC LINE
	EXISTING GAS MAIN
	EXISTING CATV
	EXISTING COMMUNICATION
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXIST. TRAFFIC SIGNAL CONDUIT
	W/ FUL BOX
	EXISTING STORM SEWER
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	PROPOSED W.L. FITTINGS
	PROPOSED W.L. PLUG
	PROPOSED WATER VALVE
	PROPOSED S.S. CLEANOUT
	PROPOSED SIGN
	PROPOSED STREET LIGHT



TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.



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CENTER OF COLORADO

1-800-922-1987 or 811

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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 _____

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

PHASE 3 WATER PLAN & PROFILE 4

PROJECT NO: BLV001.02

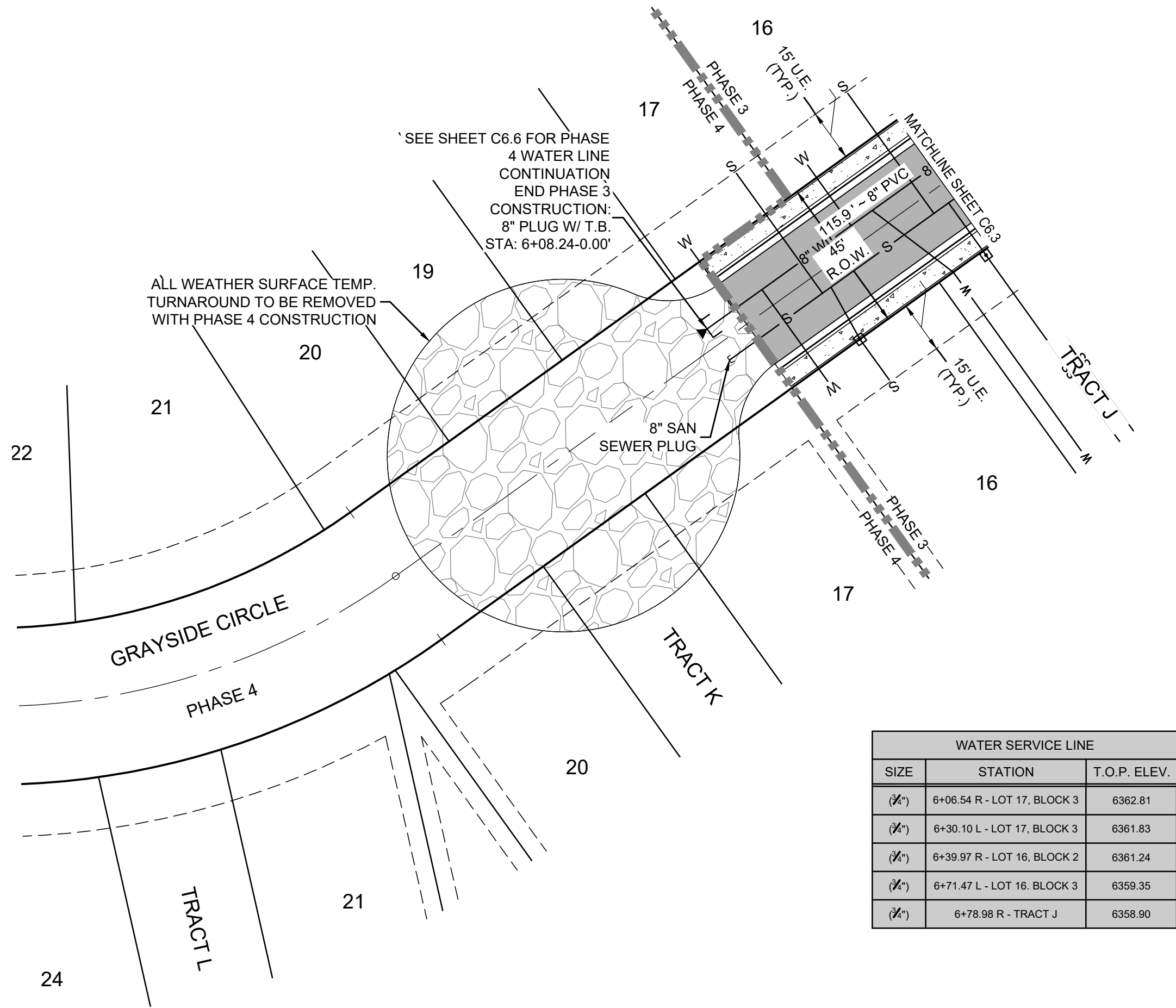
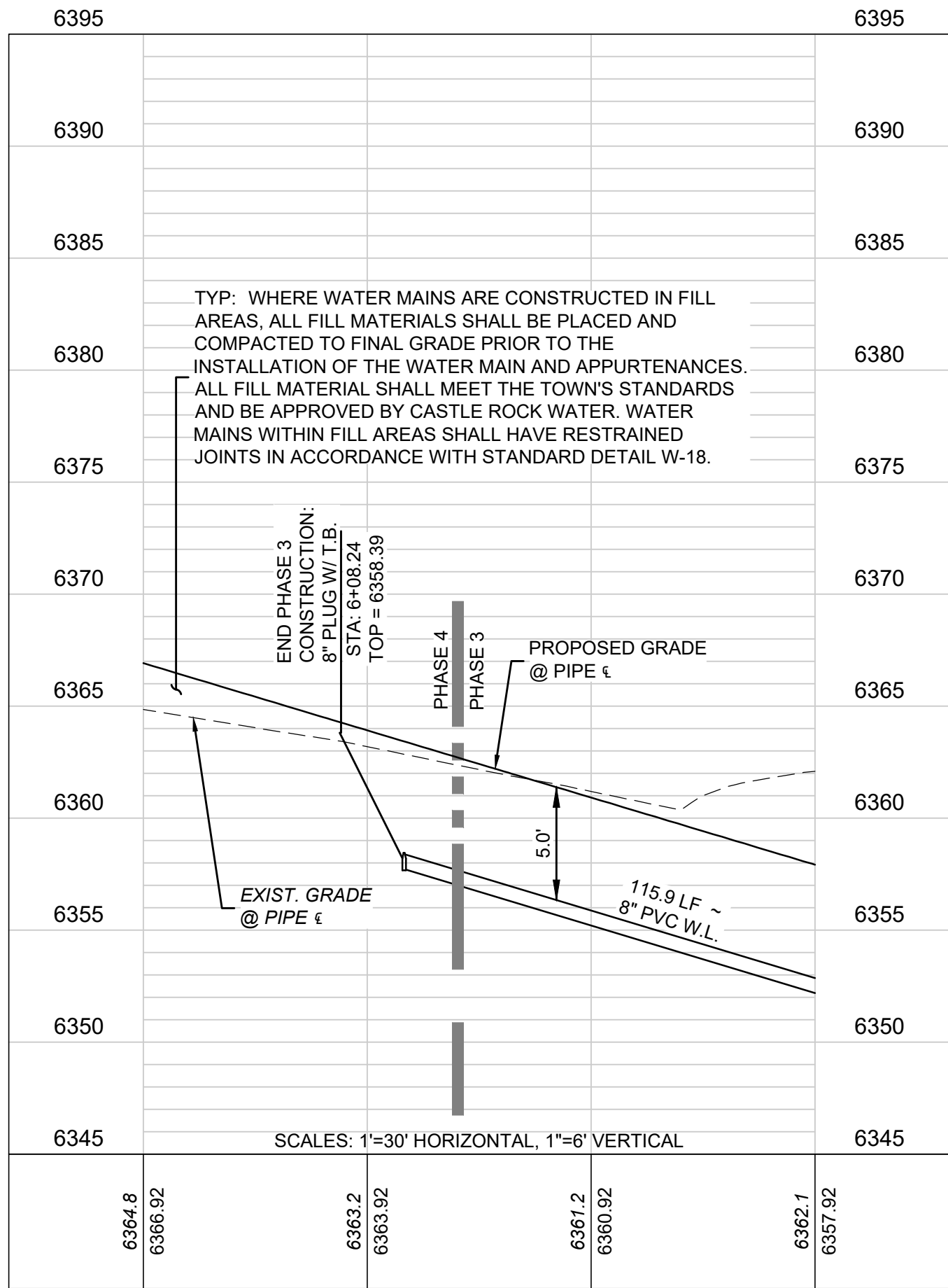
DESIGNED BY: WLB

DRAWN BY: WLB

DATE: 8/23/2023

C6.4

SHEET 17 OF 70



PROFILE PH 3-4 WATER A (STA: 5+50 TO 7+00)

PROJECT BENCHMARK:

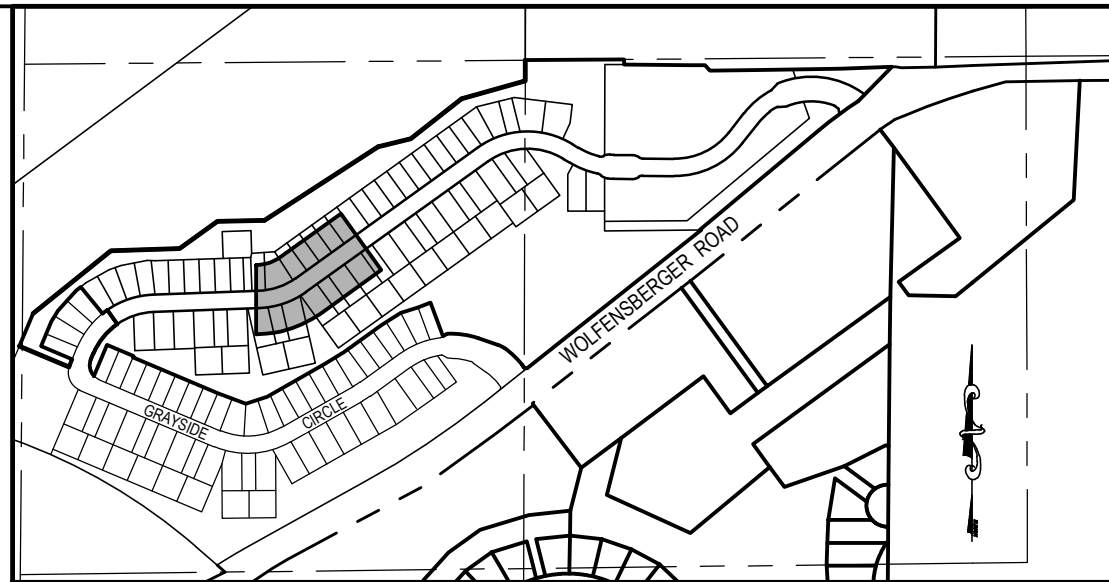
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TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	DATE:
DEVELOPMENT SERVICES	



- UTILITY LEGEND:
- PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT / TRACT LINE
 - EXISTING LOT LINE
 - EXISTING FENCE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS MAIN
 - EXISTING CATV
 - EXISTING COMMUNICATION
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PRELIMINARY
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CONSTRUCTION



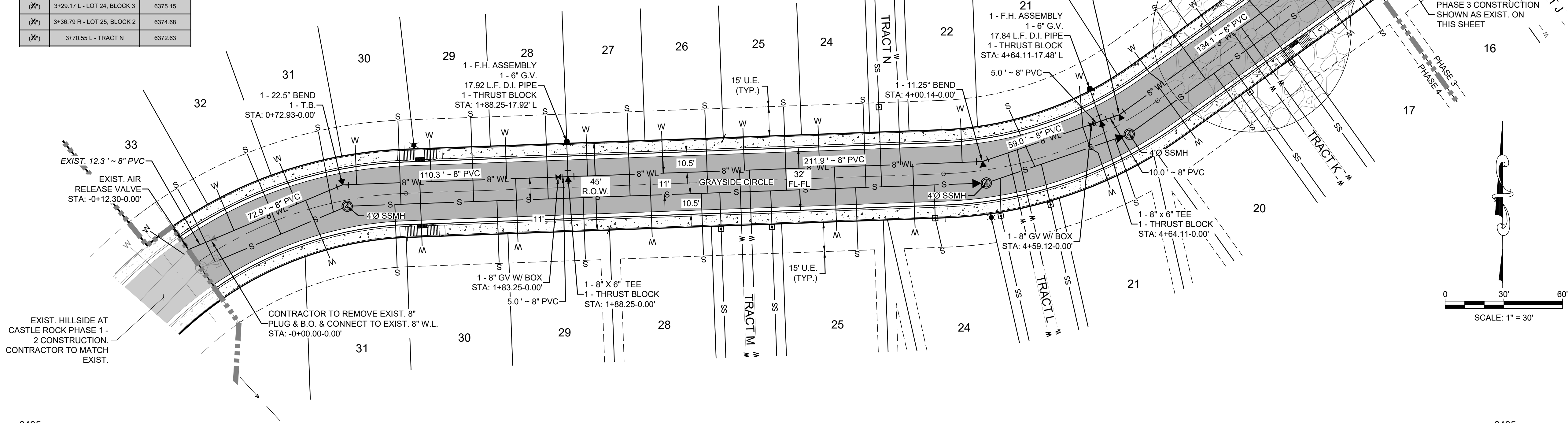
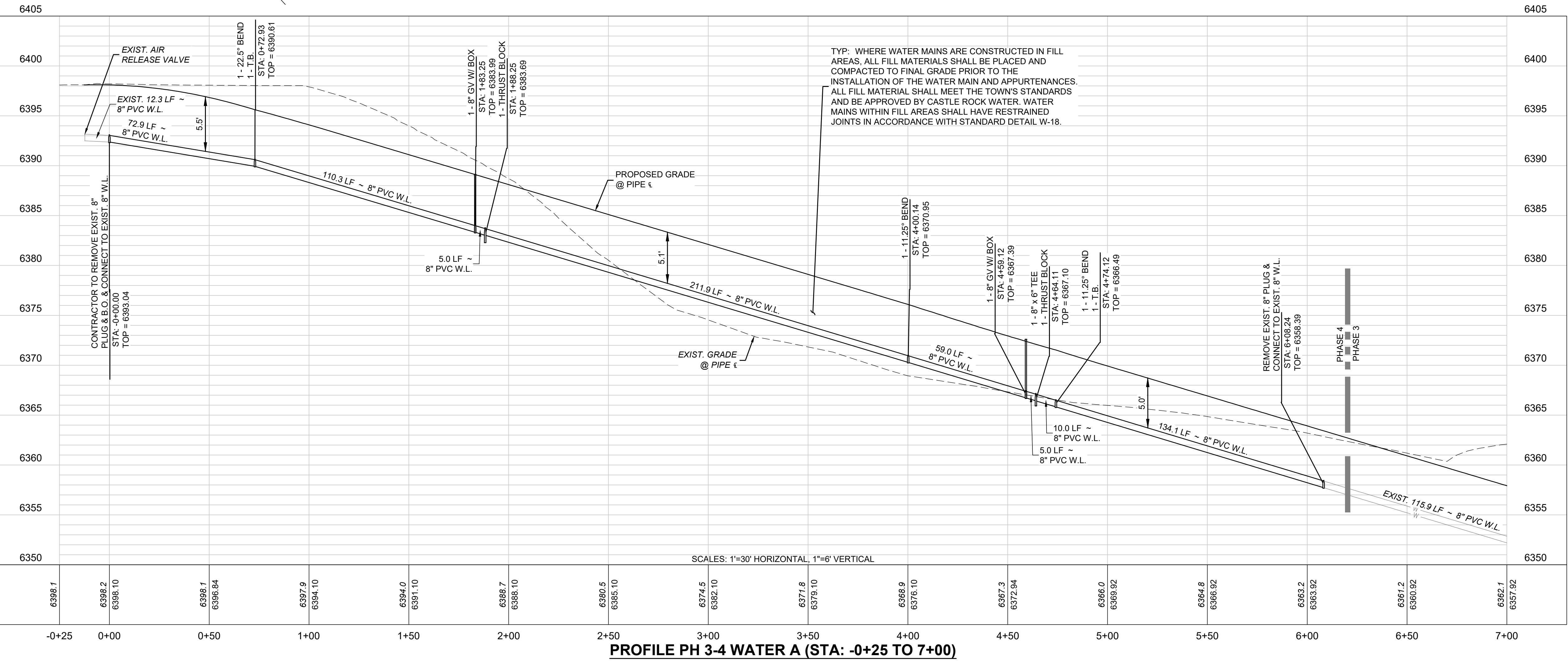
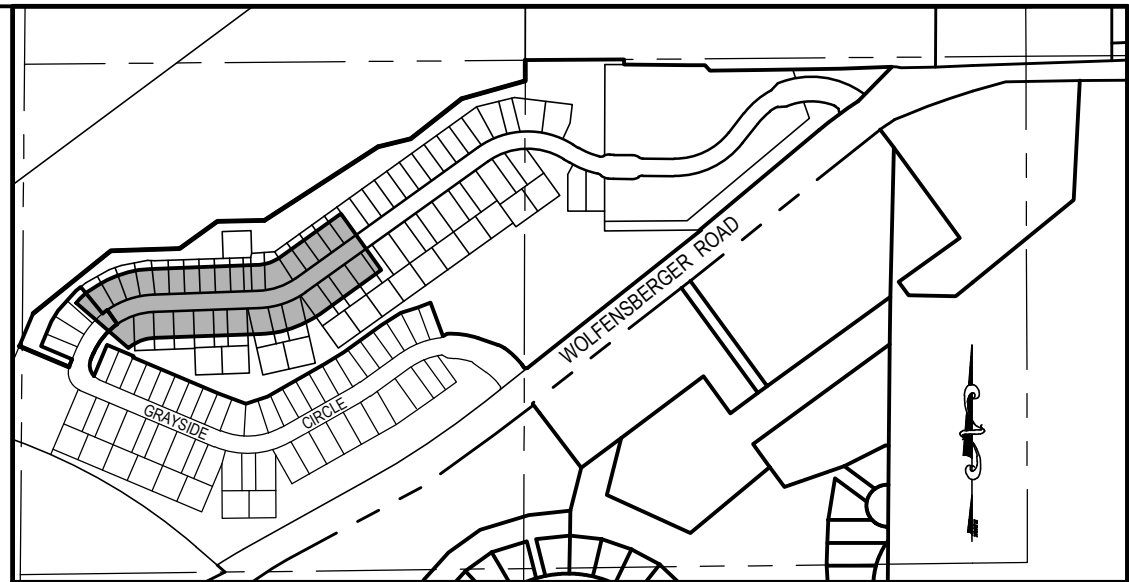
CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
PHASE 3 WATER PLAN &
PROFILE 5

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/26/2023
C6.5	
SHEET 18 OF 70	

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WATER SERVICE LINE		
SIZE	STATION	T.O.P. ELEV.
(X)	0+25.06 L - LOT 32, BLOCK 3	6392.47
(X)	0+59.92 L - LOT 31, BLOCK 3	6390.83
(X)	0+64.78 R - LOT 31, BLOCK 2	6390.83
(X)	0+92.44 L - LOT 30, BLOCK 3	6389.56
(X)	1+24.74 R - LOT 30, BLOCK 2	6387.58
(X)	1+30.55 L - LOT 29, BLOCK 3	6387.18
(X)	1+66.95 L - LOT 28, BLOCK 3	6384.93
(X)	1+73.79 R - LOT 29, BLOCK 2	6384.60
(X)	2+10.55 L - LOT 27, BLOCK 3	6382.41
(X)	2+42.42 R - LOT 26, BLOCK 2	6380.47
(X)	2+49.17 L - LOT 26, BLOCK 3	6380.06
(X)	2+88.29 R - TRACT M	6377.65
(X)	2+90.79 L - LOT 25, BLOCK 3	6377.51
(X)	2+93.29 R - TRACT M	6377.34
(X)	3+29.17 L - LOT 24, BLOCK 3	6375.15
(X)	3+36.79 R - LOT 25, BLOCK 2	6374.68
(X)	3+70.55 L - TRACT N	6372.63

(X)	3+76.85 L - LOT 24, BLOCK 2	6372.11
(X)	4+02.10 L - LOT 22, BLOCK 3	6370.71
(X)	4+26.19 R - TRACT L	6369.29
(X)	4+31.22 R - TRACT L	6369.04
(X)	4+66.80 L - LOT 21, BLOCK 3	6367.03
(X)	4+66.80 R - LOT 21, BLOCK 2	6367.03
(X)	5+11.04 R - LOT 20, BLOCK 2	6365.68
(X)	5+14.04 R - LOT 20, BLOCK 3	6365.60
(X)	5+50.10 L - LOT 19, BLOCK 3	6364.50
(X)	5+58.04 R - TRACT K	6364.27
(X)	5+63.12 R - TRACT K	6364.12
(X)	5+91.47 L - LOT 18, BLOCK 3	6363.26



SCALE: 1"=500'

UTILITY LEGEND:

- | | |
|-----|-------------------------------|
| --- | PROPERTY LINE |
| --- | RIGHT-OF-WAY |
| --- | LOT / TRACT LINE |
| --- | EXISTING LOT LINE |
| --- | EXISTING FENCE |
| E | EXISTING ELECTRIC LINE |
| G | EXISTING GAS MAIN |
| CTV | EXISTING CATV |
| COM | EXISTING COMMUNICATION |
| S | EXISTING SANITARY SEWER |
| W | EXISTING WATER MAIN |
| --- | EXIST. TRAFFIC SIGNAL CONDUIT |
| --- | W/ PULL BOX |
| --- | EXISTING STORM SEWER |
| --- | EXISTING SANITARY SEWER MH |
| --- | EXISTING STORM MANHOLE |
| --- | EXISTING STORM INLETS |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER VALVE |
| --- | EXISTING UTILITY RISER |
| --- | EXISTING STREET SIGN |
| --- | EXISTING ASPHALT PAVEMENT |
| --- | PROPOSED PHASING LINE |
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| W | PROPOSED WATER MAIN |
| --- | PROPOSED SEWER SERVICE LINE |
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| --- | PROPOSED W.L. PLUG |
| --- | PROPOSED WATER VALVE |
| --- | PROPOSED S.S. CLEANOUT |
| --- | PROPOSED SIGN |
| --- | PROPOSED STREET LIGHT |

SCALE: 1" = 30'

TYP: WHERE WATER MAINS ARE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS SHALL BE PLACED AND COMPACTED TO FINAL GRADE PRIOR TO THE INSTALLATION OF THE WATER MAIN AND APPURTENANCES. ALL FILL MATERIAL SHALL MEET THE TOWN'S STANDARDS AND BE APPROVED BY CASTLE ROCK WATER. WATER MAINS WITHIN FILL AREAS SHALL HAVE RESTRAINED JOINTS IN ACCORDANCE WITH STANDARD DETAIL W-18.

PROJECT BENCHMARK:
TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.

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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

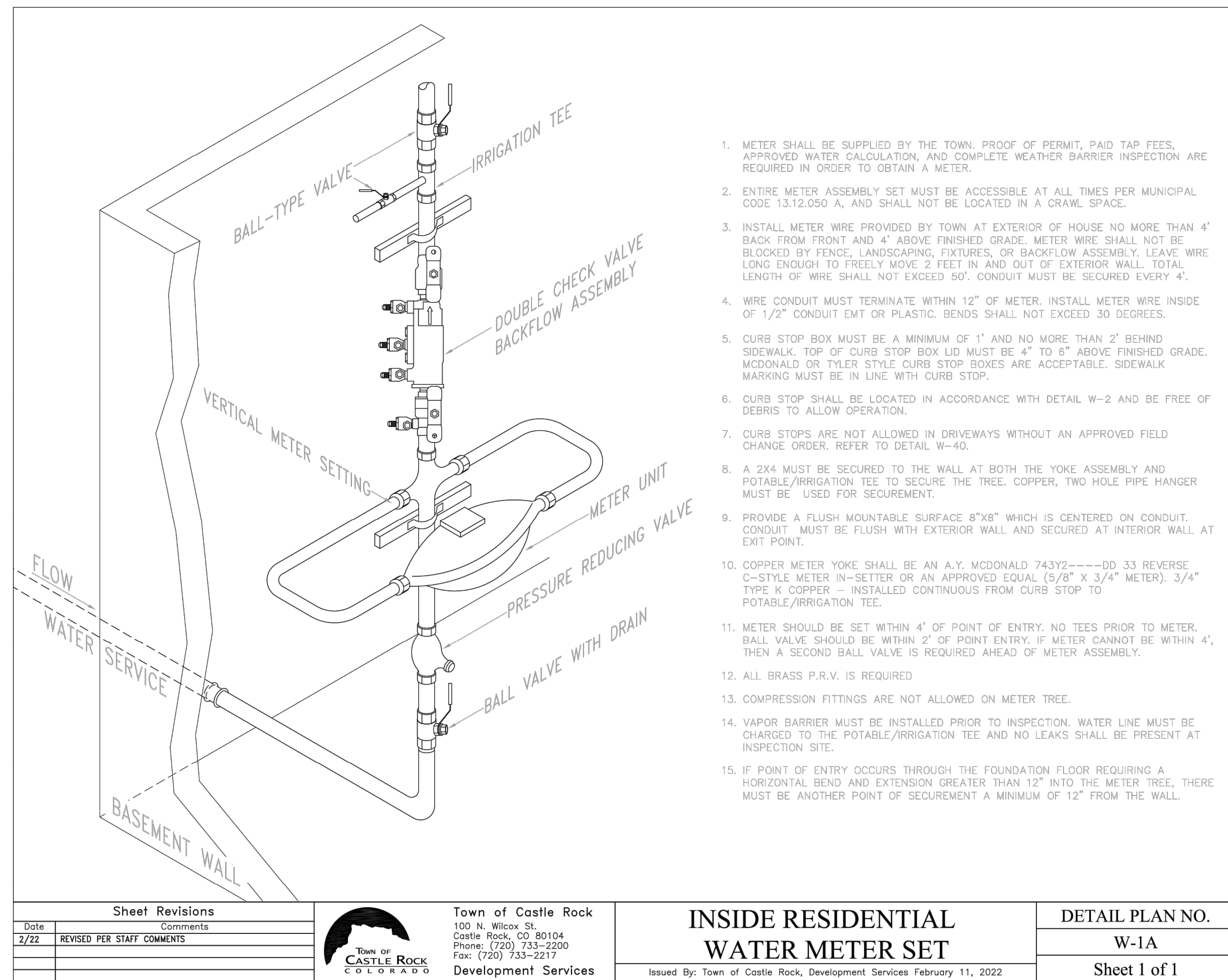
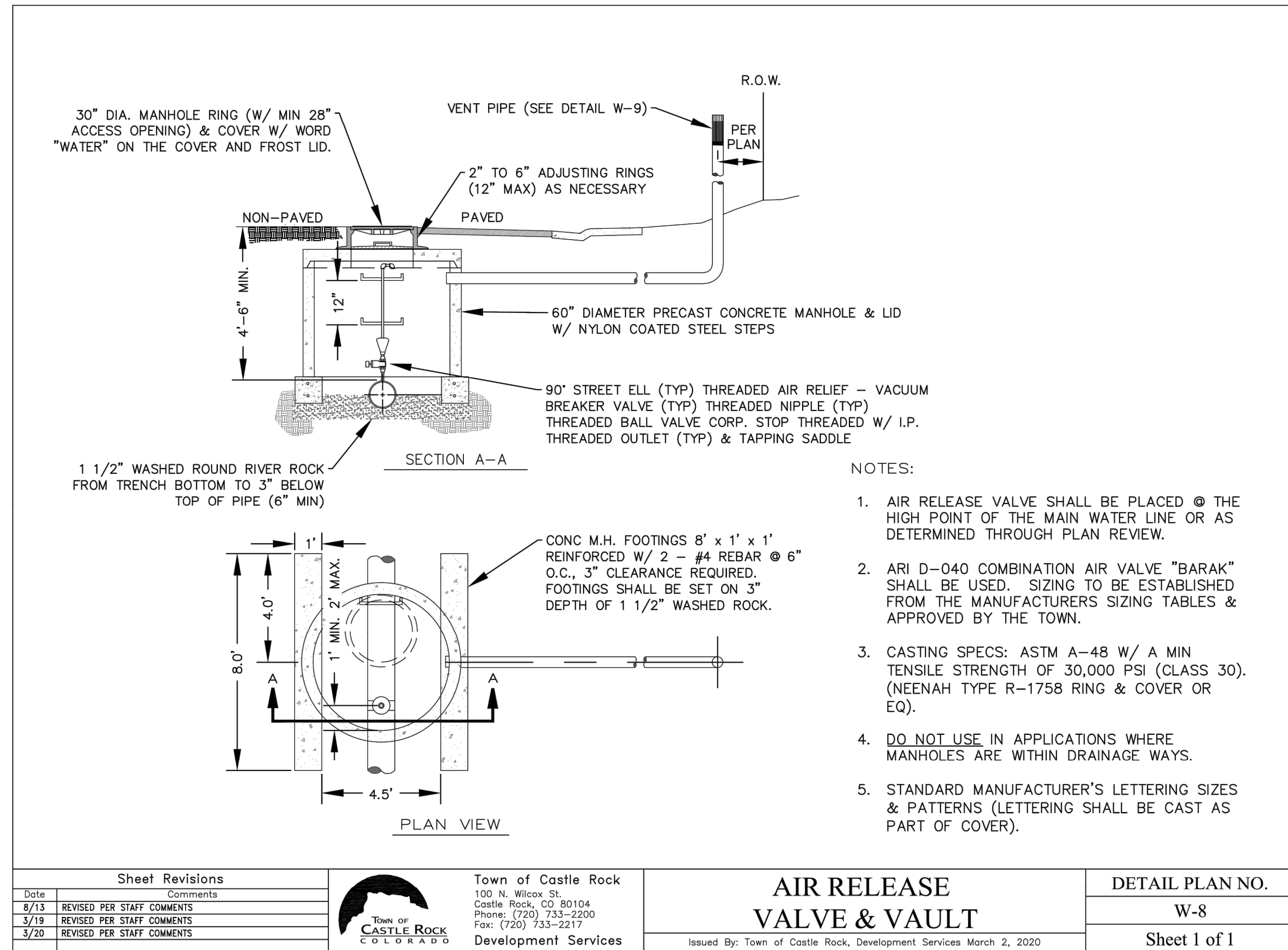
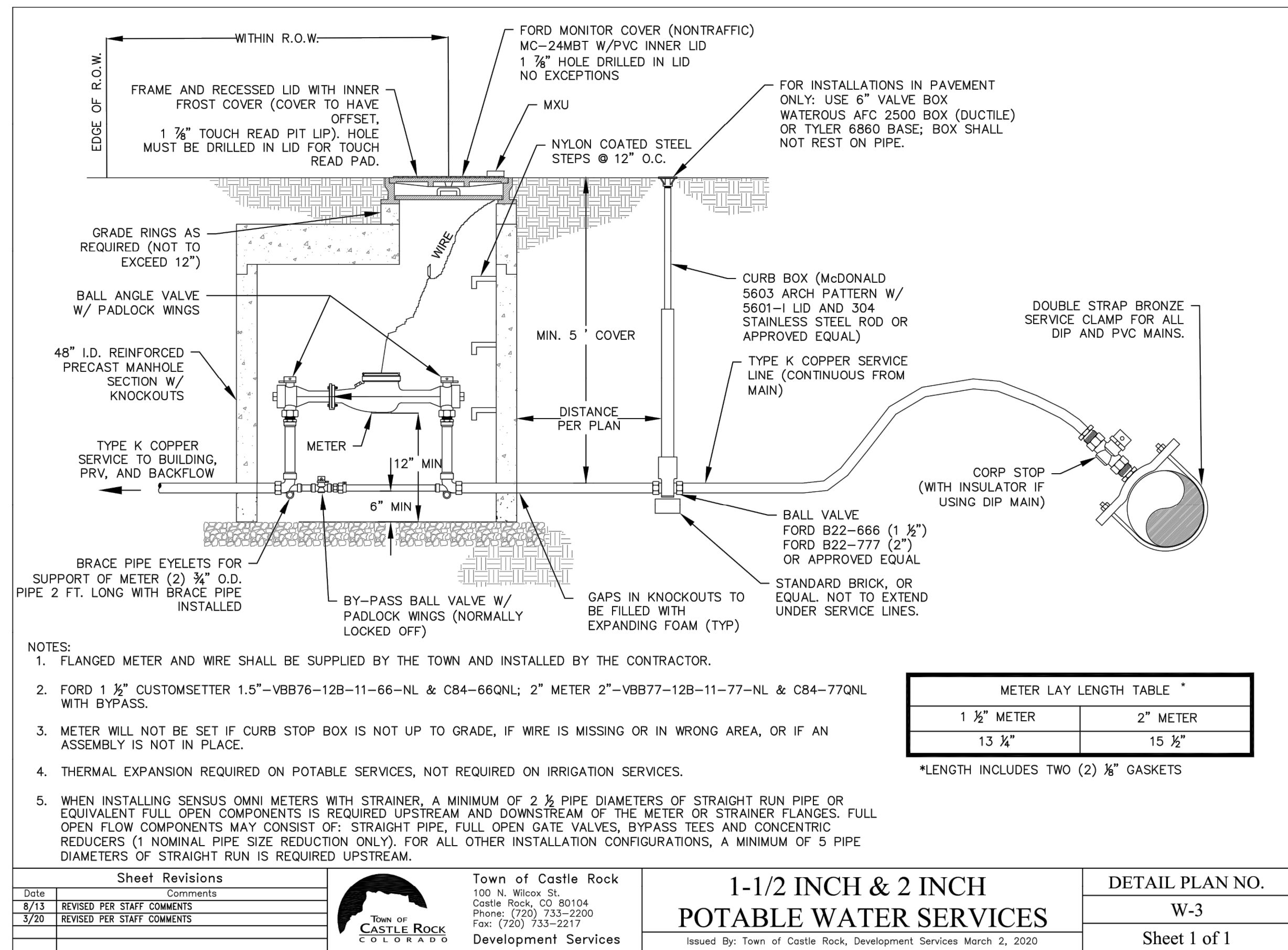
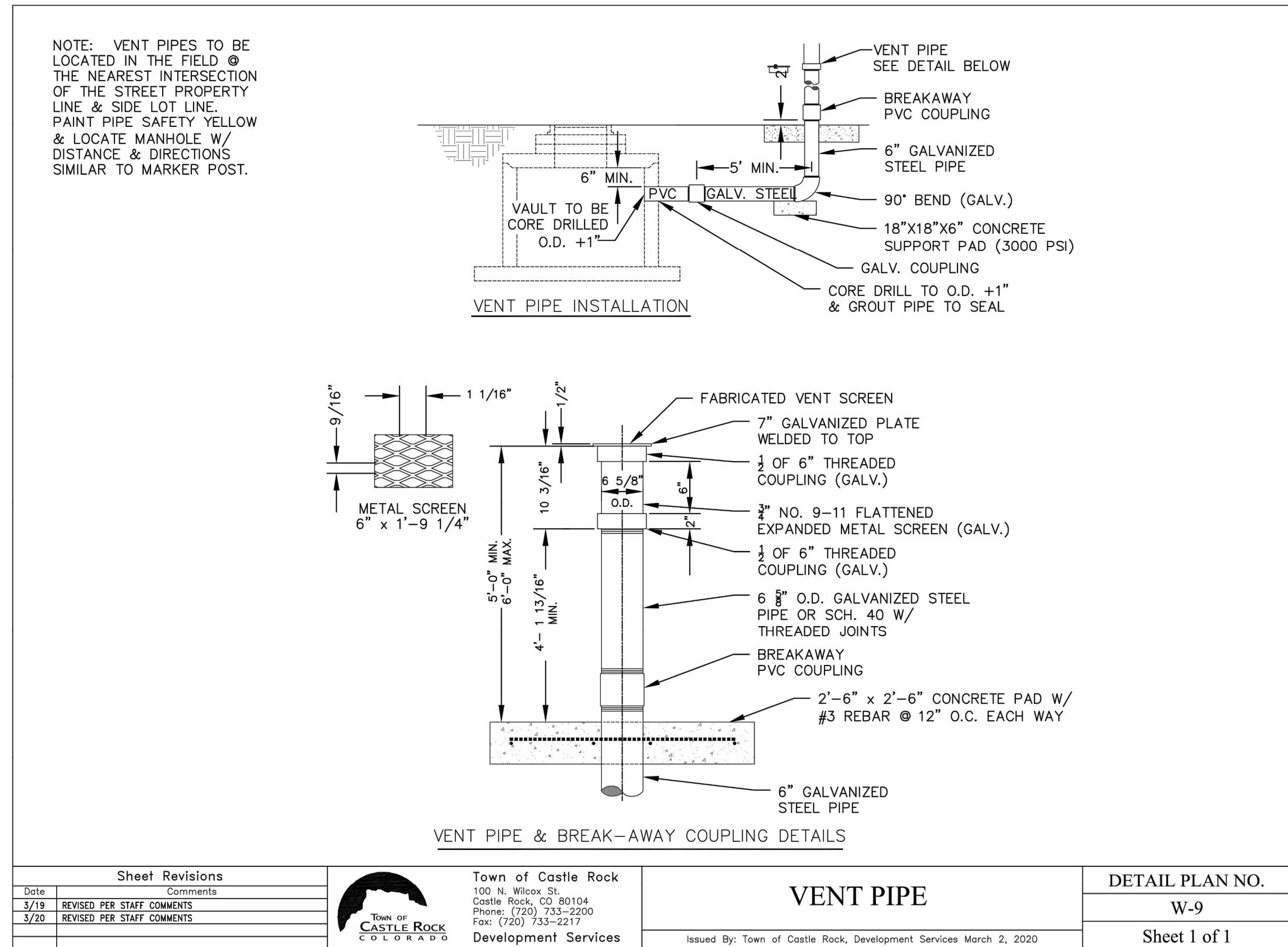
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303-572-1997 www.ees.us.com



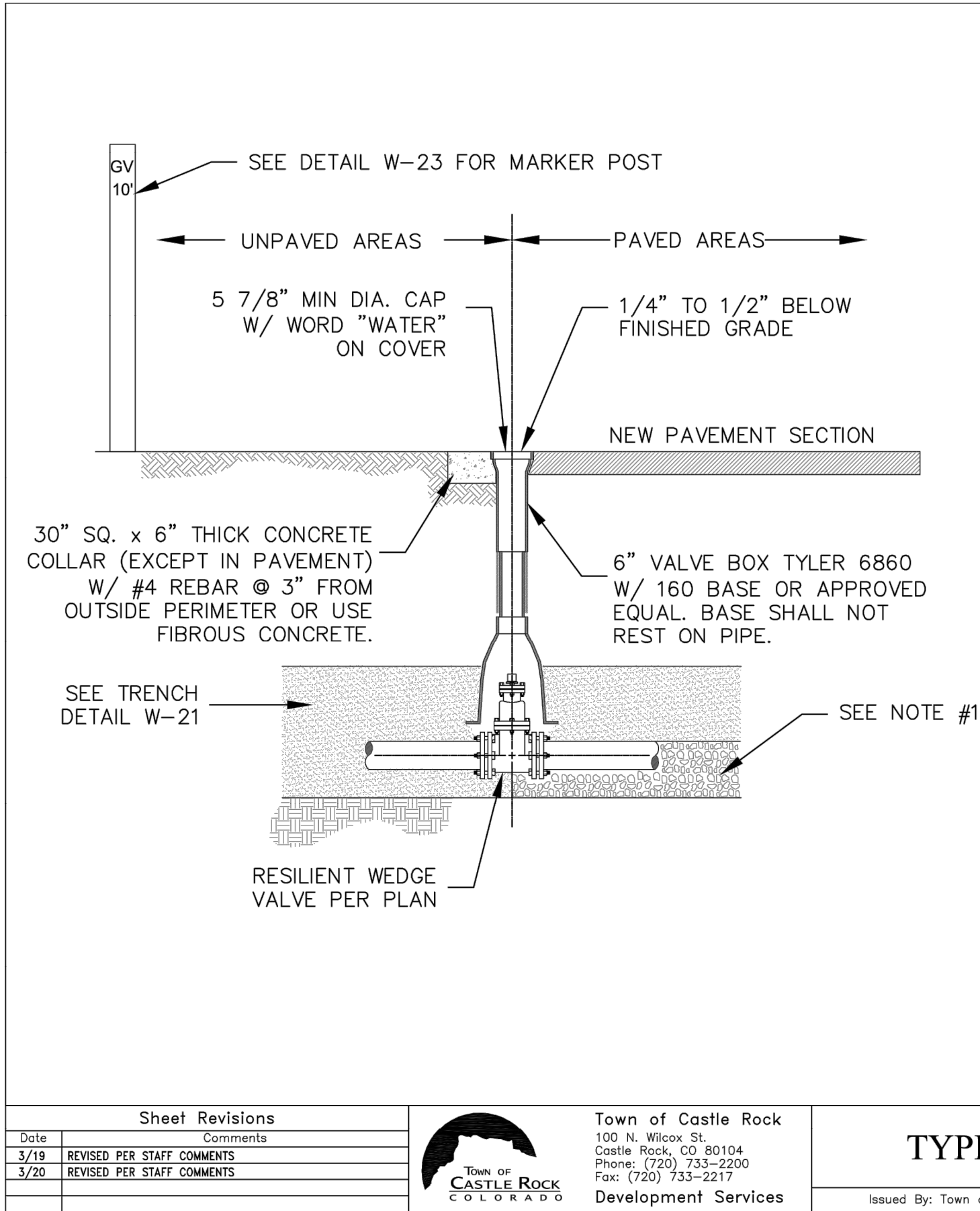
CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
PHASE 4 WATER PLAN & PROFILE

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/26/2023
C6.6 SHEET 19 OF 70	



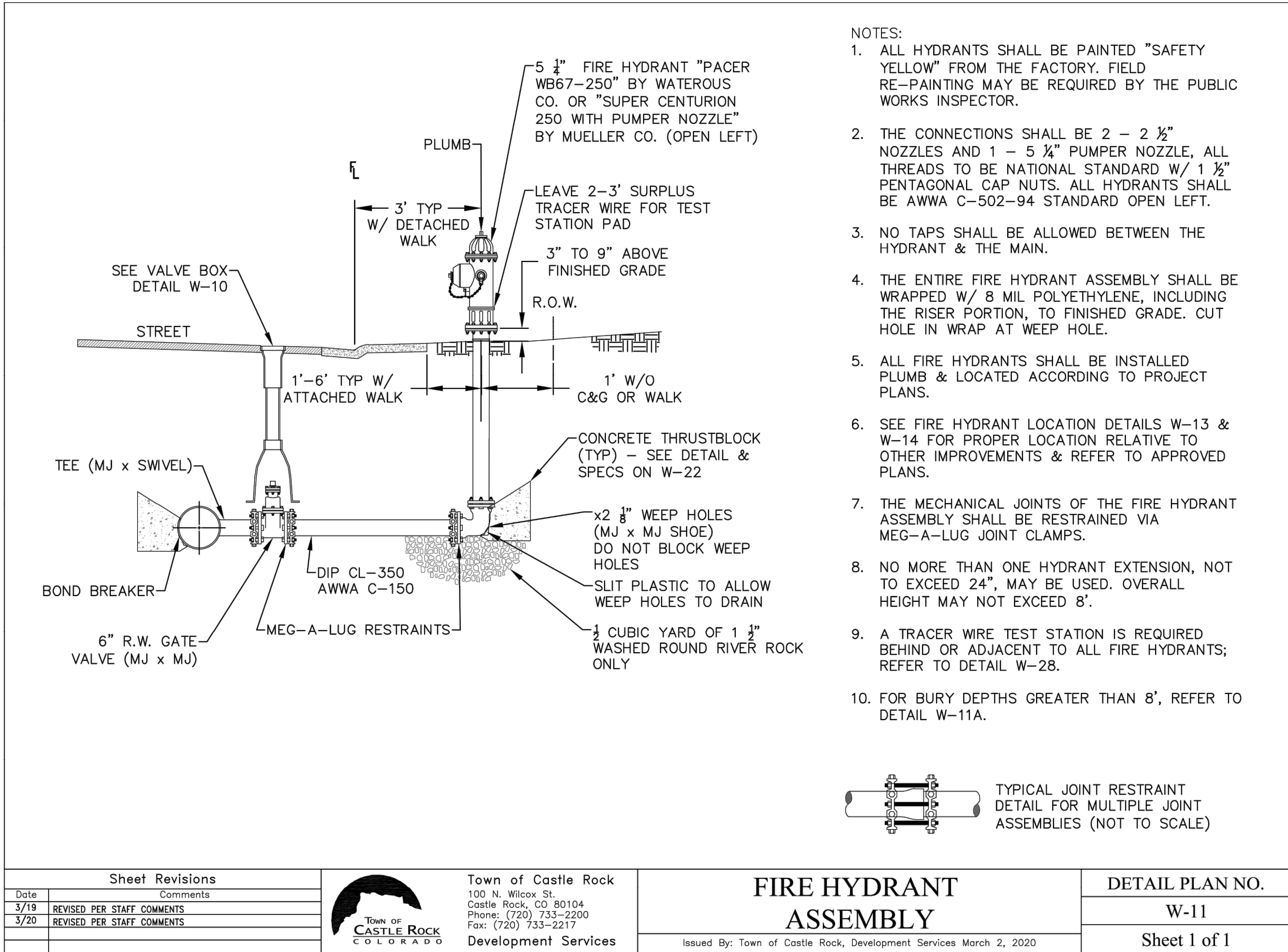
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
DEVELOPMENT SERVICES	DATE

<div> <div>  </div> <div> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> </div> </div>		No.	REVISION	BY	DATE
<div> <div>  </div> <div> <p>EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.</p> </div> </div>		<p>3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-7997 www.ees.us.com</p>			
<div>  </div>					
<div> <p>CONSTRUCTION PLANS</p> <p>HILLSIDE AT CASTLE ROCK - PHASES 3-4</p> <p>CASTLE ROCK, COLORADO</p> </div>		<div> <p>WATER DETAILS 1</p> </div>			
PROJECT NO: BLV001.02					
DESIGNED BY: WLB					
DRAWN BY: WLB					
DATE: 8/23/2023					
<div> <div>C6.7</div> <div>SHEET 20 OF 70</div> </div>					



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

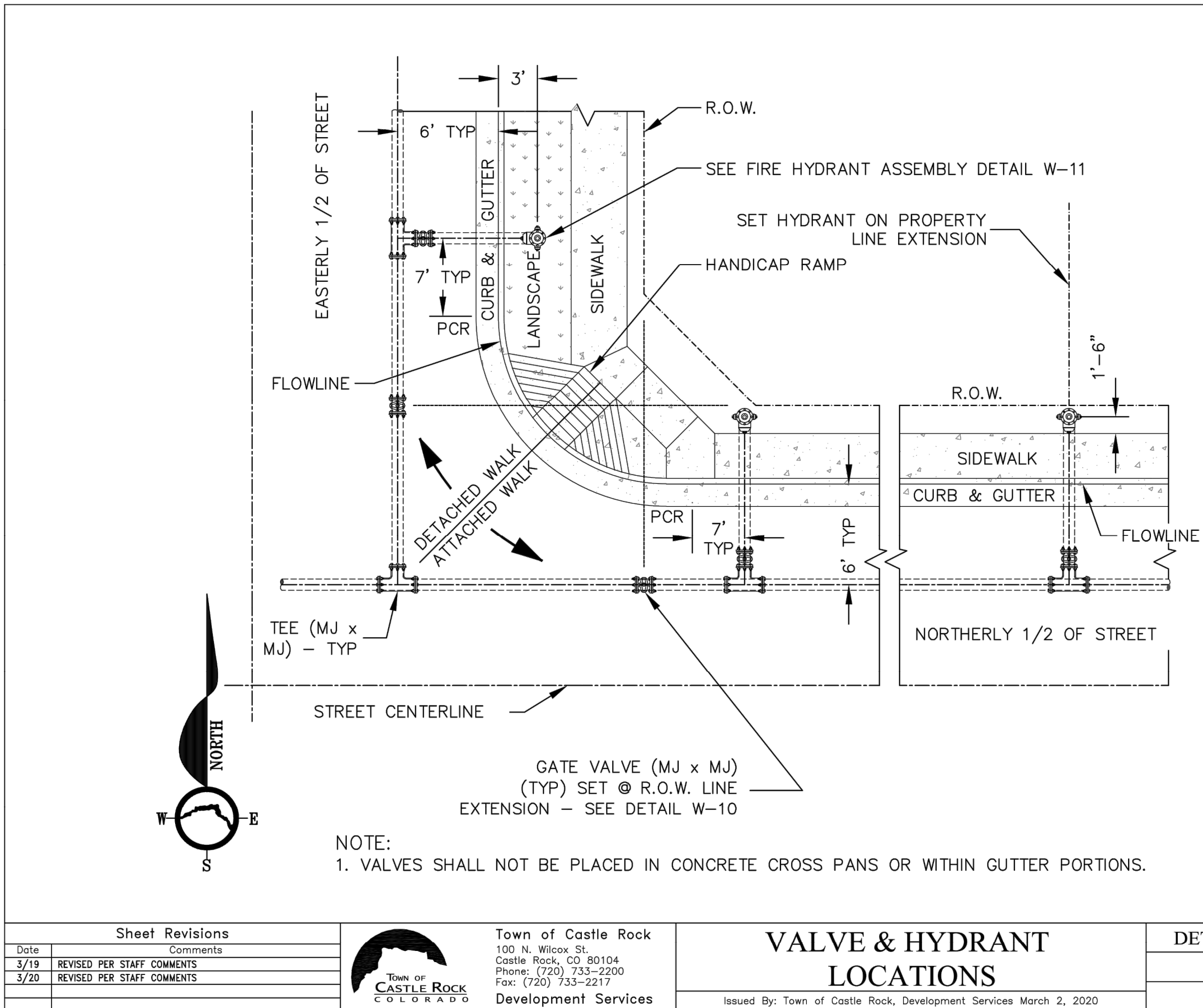
Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TYPICAL VALVE BOX	Issued By: Town of Castle Rock, Development Services March 2, 2020	DETAIL PLAN NO.	
Date	Comments					W-10	
3/19	REVISED PER STAFF COMMENTS					Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS						



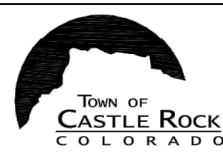
- NOTES:
- ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
 - THE CONNECTIONS SHALL BE 2 - 2 1/2" NOZZLES AND 1 - 5 1/4" PUMPER NOZZLE, ALL THREADS TO BE NATIONAL STANDARD W/ 1 1/2" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL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

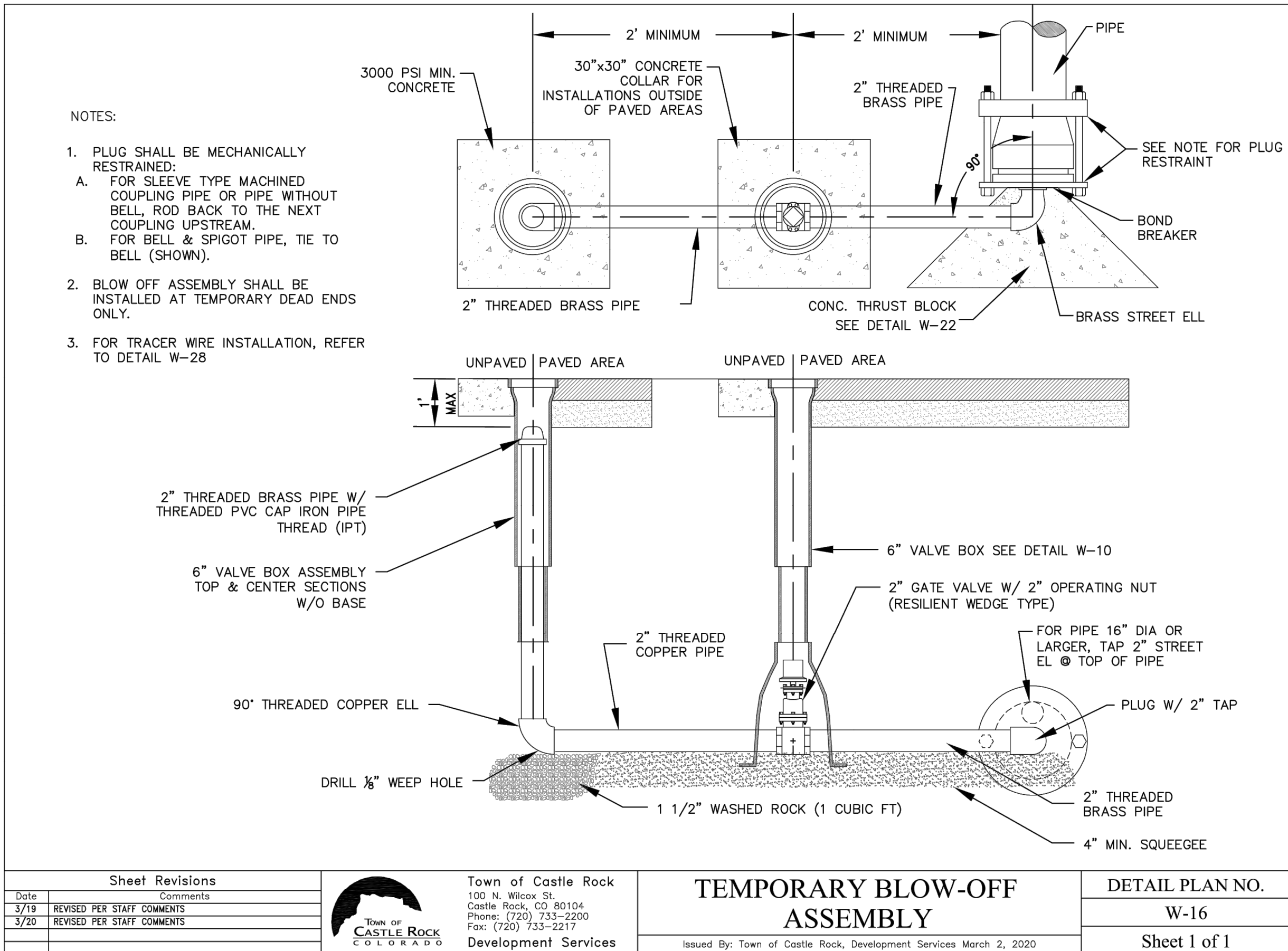


Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	FIRE HYDRANT ASSEMBLY	Issued By: Town of Castle Rock, Development Services March 2, 2020	DETAIL PLAN NO.	
Date	Comments					W-11	
3/19	REVISED PER STAFF COMMENTS					Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS						

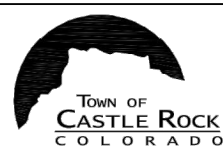


- NOTE:
- VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS OR WITHIN GUTTER PORTIONS.

Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	VALVE & HYDRANT LOCATIONS	Issued By: Town of Castle Rock, Development Services March 2, 2020	DETAIL PLAN NO.	
Date	Comments					W-13	
3/19	REVISED PER STAFF COMMENTS					Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS						



- NOTES:
- 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).
 - BLOW OFF ASSEMBLY SHALL BE INSTALLED AT TEMPORARY DEAD ENDS ONLY.
 - FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TEMPORARY BLOW-OFF ASSEMBLY	Issued By: Town of Castle Rock, Development Services March 2, 2020	DETAIL PLAN NO.	
Date	Comments					W-16	
3/19	REVISED PER STAFF COMMENTS					Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS						

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

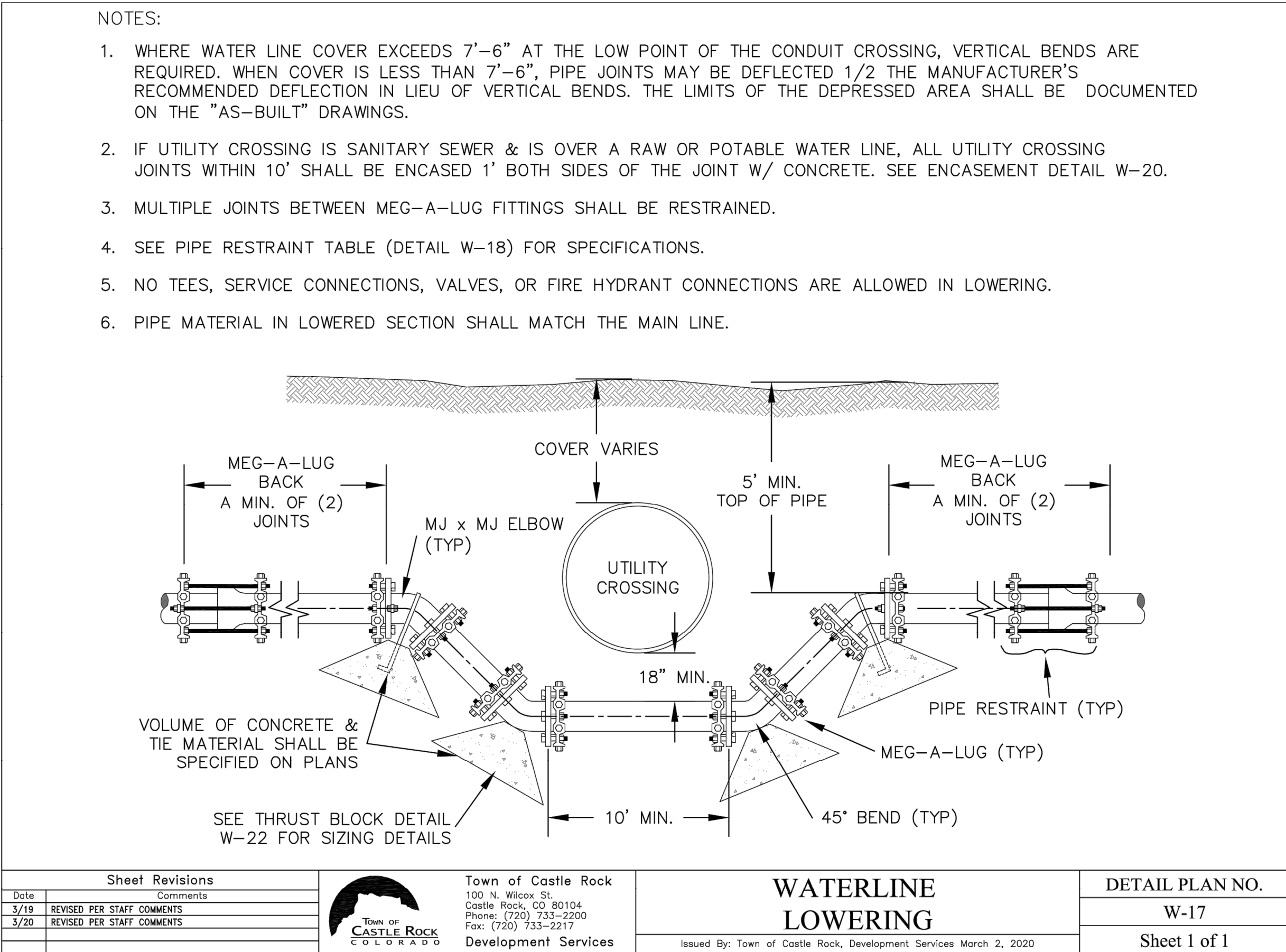
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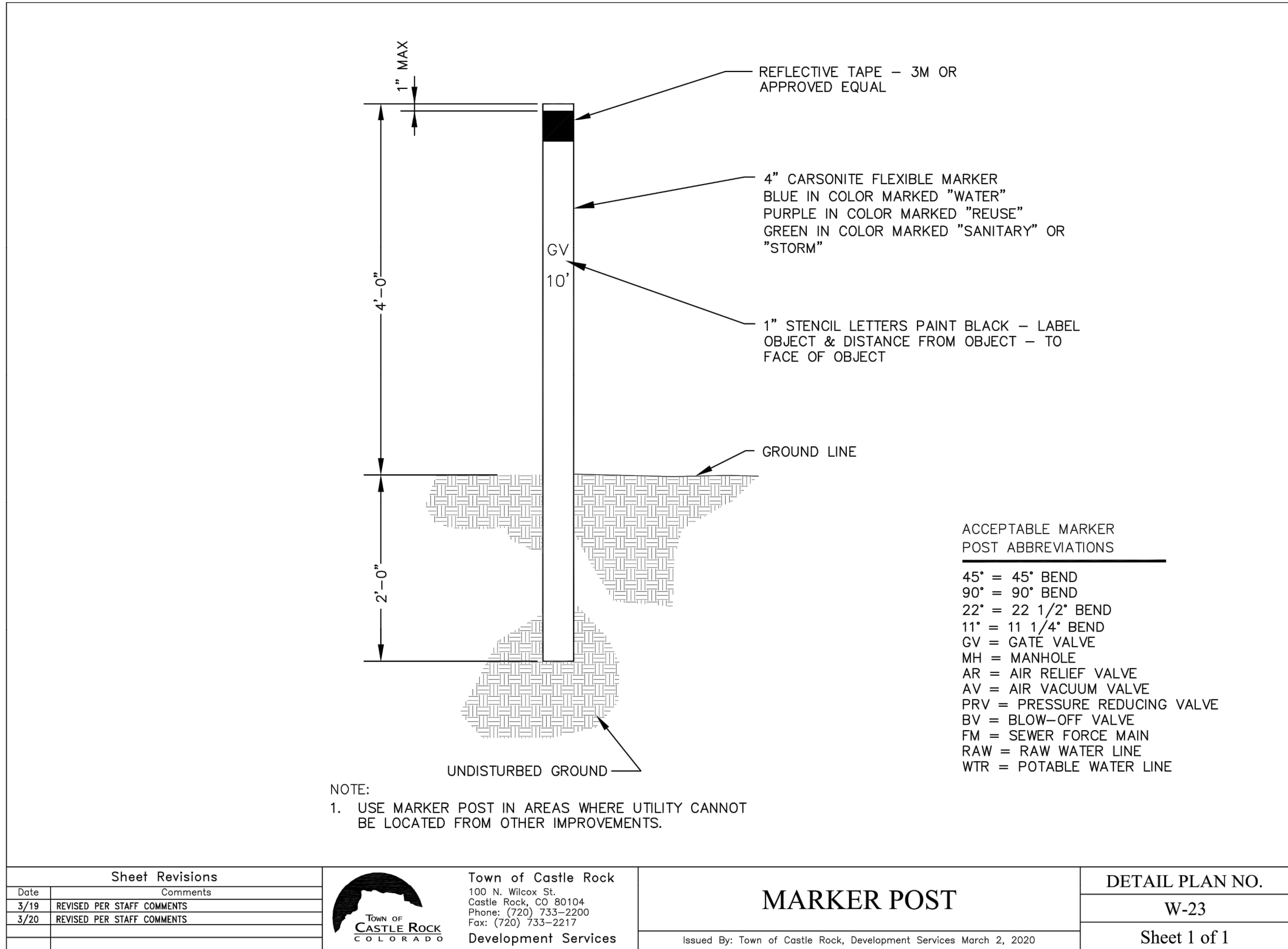
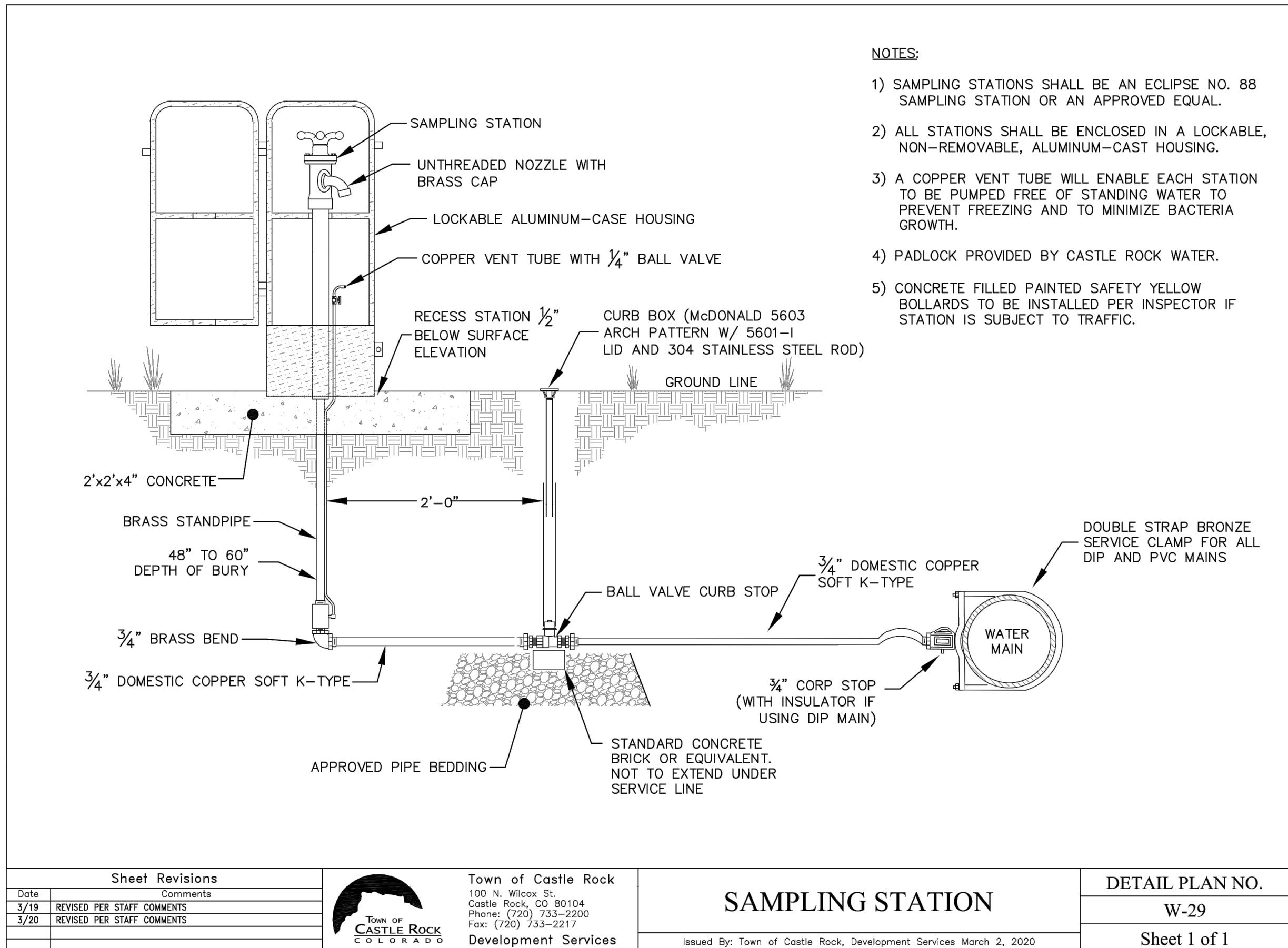
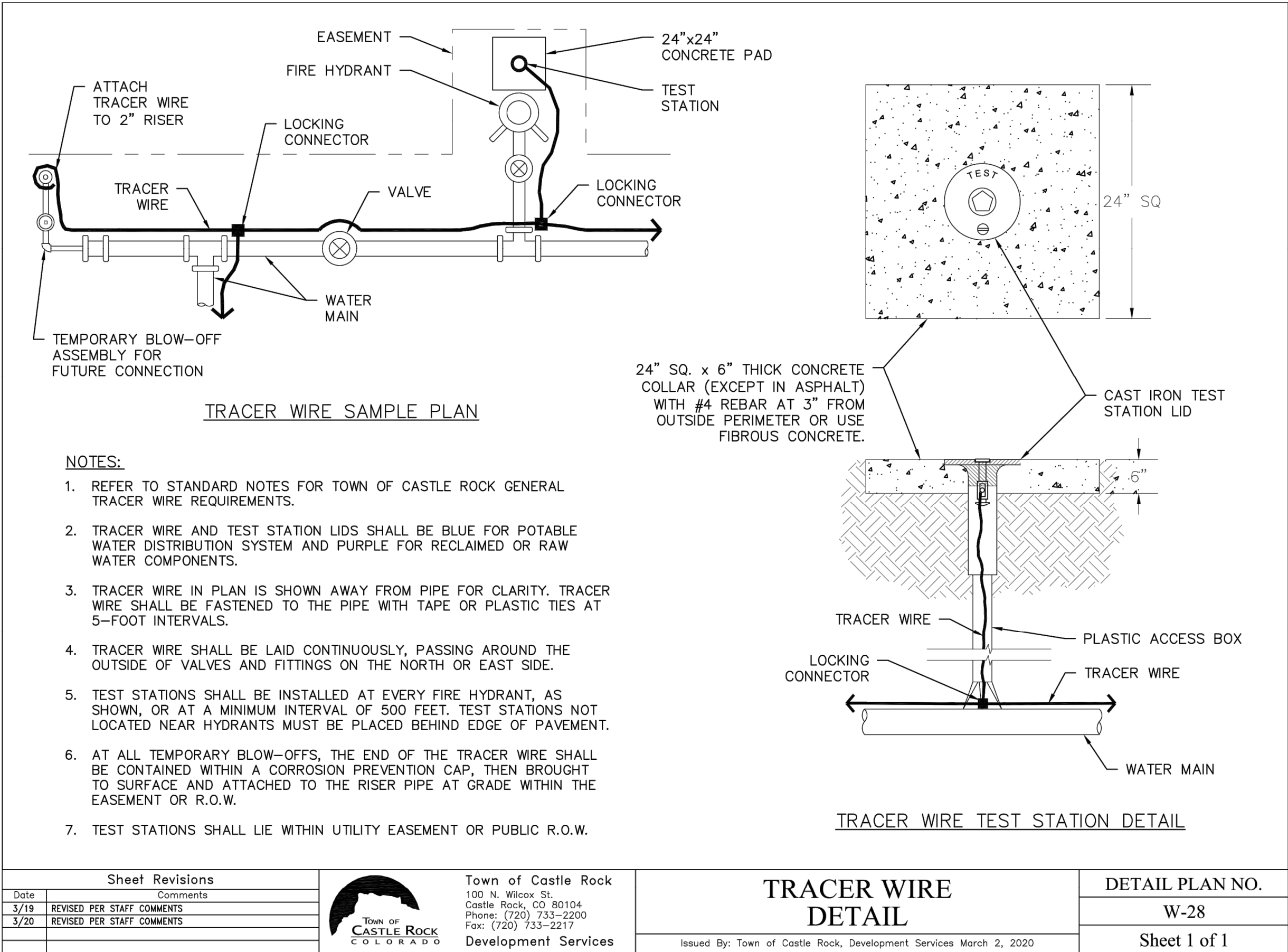
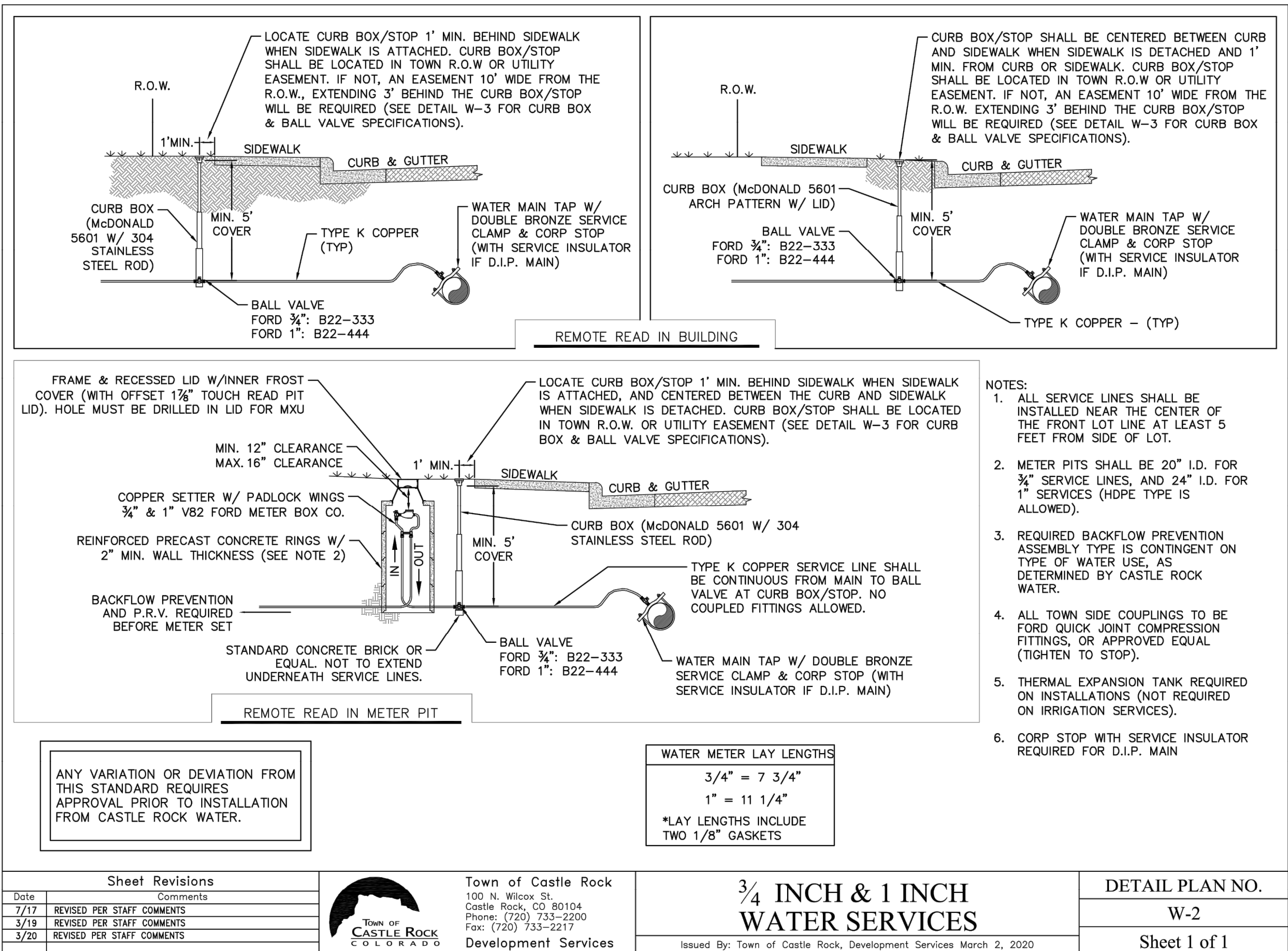
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303-572-1997 www.ees.us.com



CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
WATER DETAILS 2

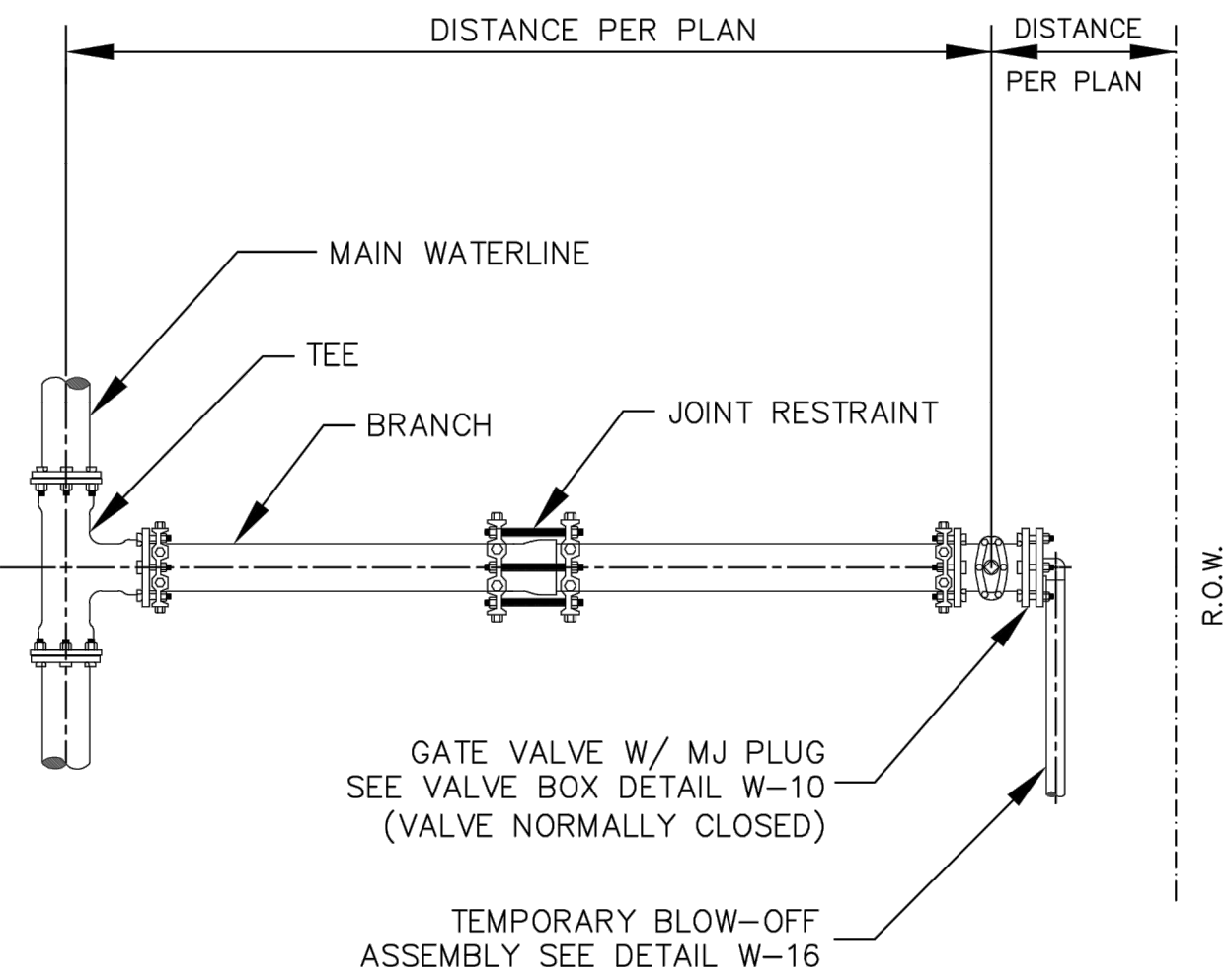
PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/23/2023
C6.8	
SHEET 21 OF 70	

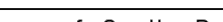


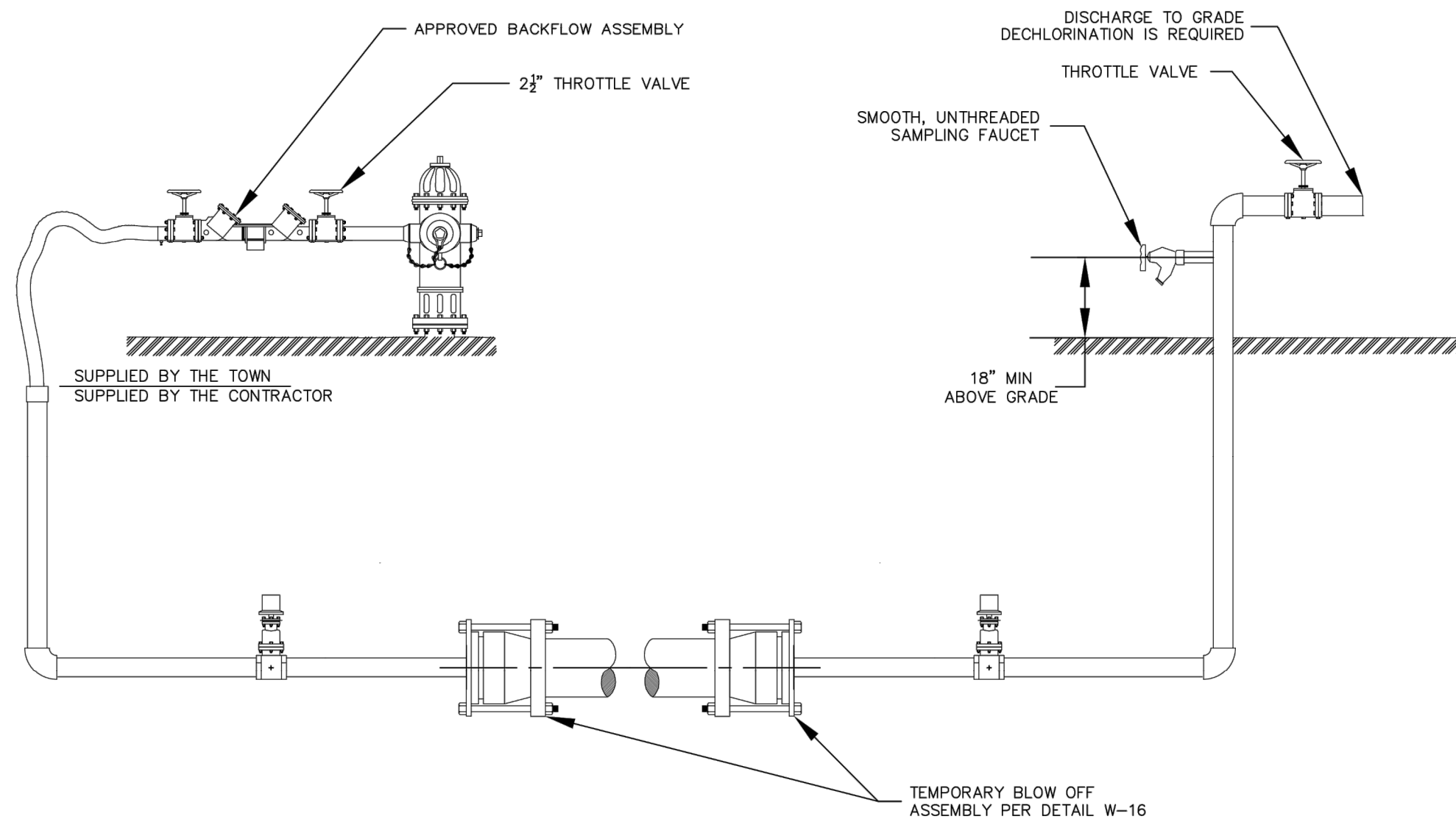
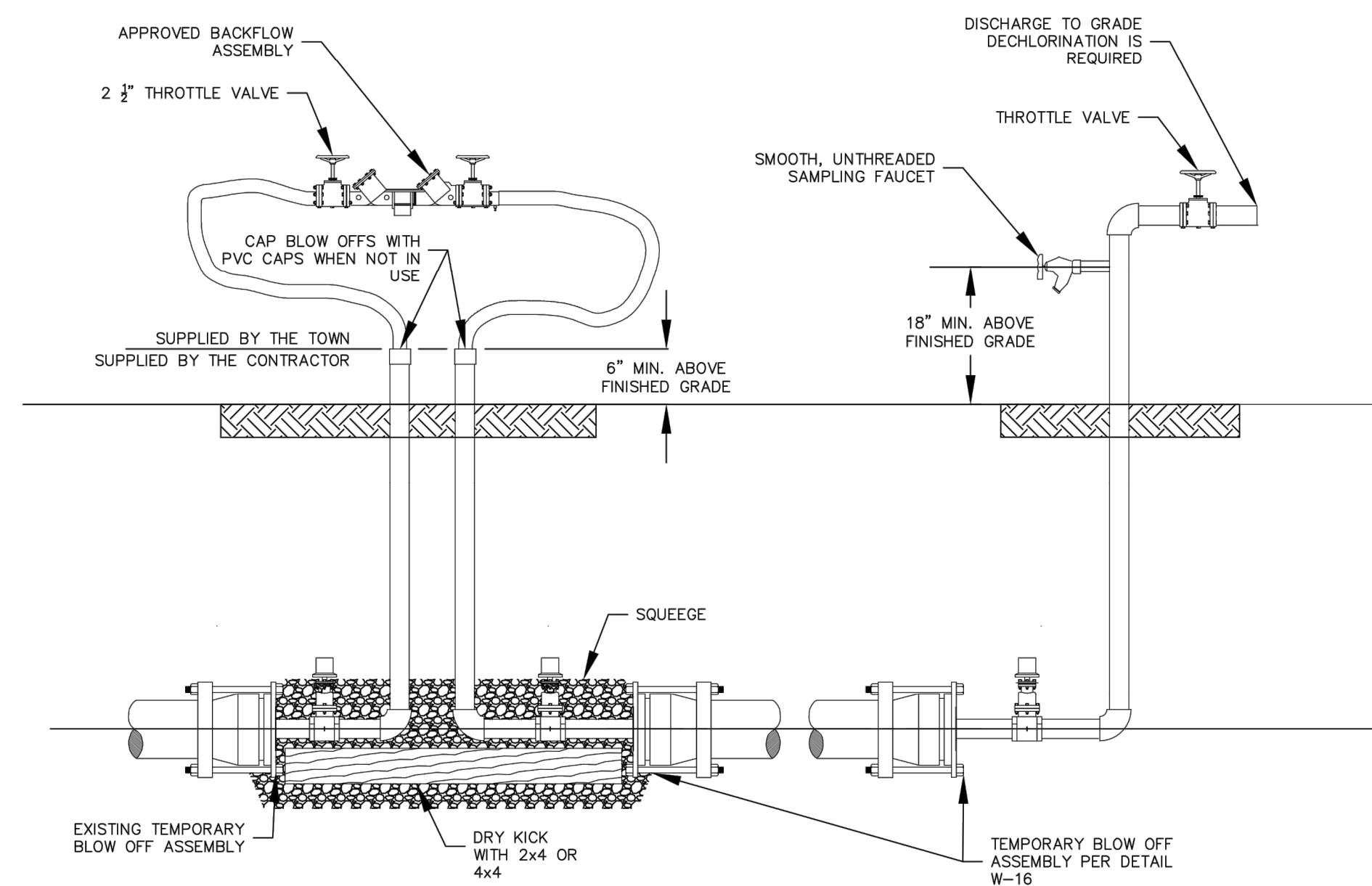


TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	DATE:
DEVELOPMENT SERVICES	DATE

PRELIMINARY NOT FOR CONSTRUCTION	EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-1597 www.ees.us.com	BLVD. BUILDERS	CONSTRUCTION PLANS HILLSIDE AT CASTLE ROCK - PHASES 3-4 CASTLE ROCK, COLORADO WATER DETAILS 3	PROJECT NO:	BLV001.02
				DESIGNED BY:	WLB
				DRAWN BY:	WLB
				DATE:	8/23/2023
				C6.10 SHEET 23 OF 70	



- | | | | | | |
|-----------------|----------------------------|---|---------------------------|--------------|-----------------|
| Sheet Revisions | |  <p>Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 753-2200
Fax: (720) 721-2175
Development Services</p> | STUB OUT
CONFIGURATION | | DETAIL PLAN NO. |
| Date | Comments | | | | W-15 |
| 3/19 | REVISED PER STAFF COMMENTS | | | | |
| 3/19 | REVISED PER STAFF COMMENTS | | | | |
| | | Issued by: Town of Castle Rock, Development Services March 2, 2020 | | Sheet 1 of 1 | |

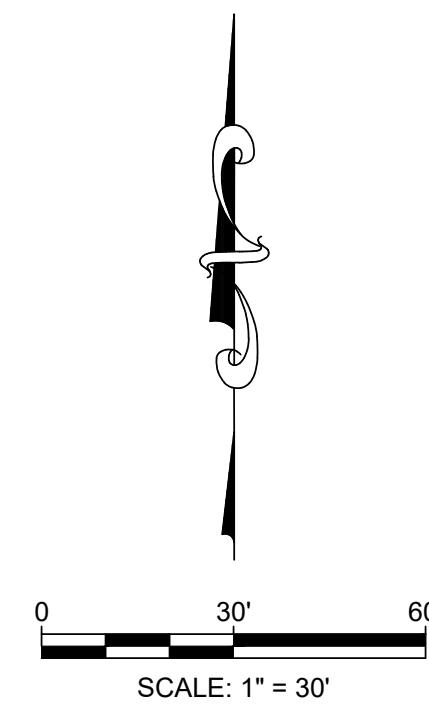
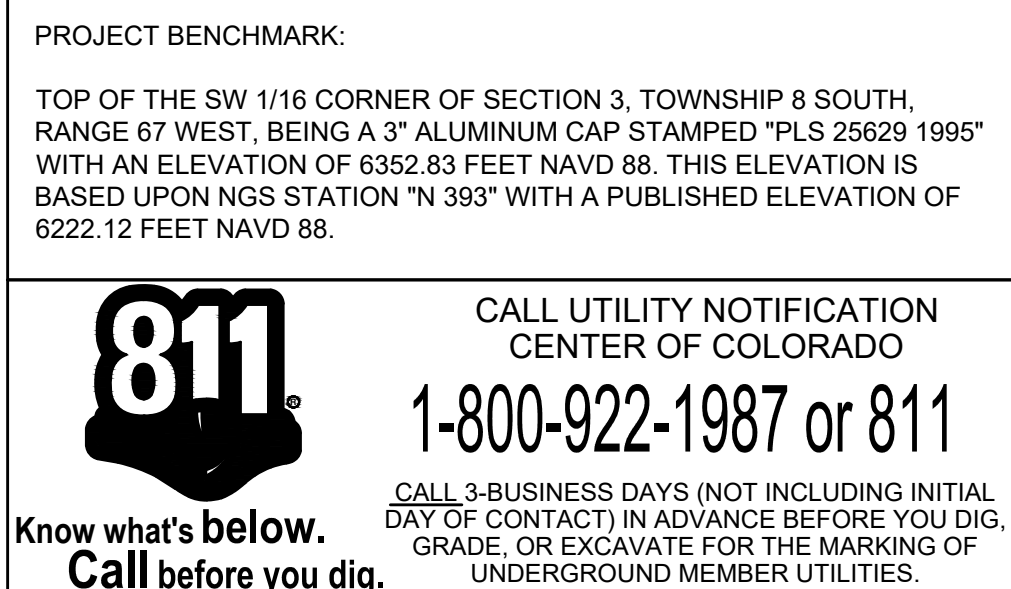
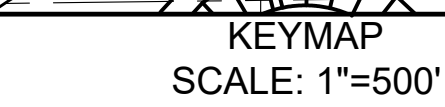


<p style="text-align: center;">MAIN DISINFECTION UP TO 12"</p> <p>Issued By: Town of Castle Rock, Development Services March 2, 2020</p>	<p style="text-align: center;">DETAIL PLAN NO.</p>
	<p style="text-align: center;">W-35B</p>
	<p style="text-align: center;">Sheet 1 of 1</p>

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/23/2023

C6.11

SHEET 24 OF 70



UTILITY LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	EXISTING LOT LINE
	EXISTING FENCE
	EXISTING ELECTRIC LINE
	EXISTING GAS MAIN
	EXISTING CATV
	EXISTING COMMUNICATION
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXIST. TRAFFIC SIGNAL CONDUIT
	W/ PULL BOX
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER MH
	EXISTING STORM MANHOLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY RISER
	EXISTING STREET SIGN
	EXISTING ASPHALT PAVEMENT
	PROPOSED PHASING LINE
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM SEWER
	PROPOSED AREA INLET
	PROPOSED TYPE 16 COMBO INLET
	PROPOSED STORM MANHOLE
	PROPOSED HYDRANT & ASSEMBLY
	PROPOSED W.L. REDUCER
	PROPOSED W.L. FITTINGS
	PROPOSED W.L. PLUG
	PROPOSED WATER VALVE
	PROPOSED S.S. CLEANOUT
	PROPOSED SIGN
	PROPOSED STREET LIGHT

No.	REVISION	BY	DATE

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CONSTRUCTION



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Denver, CO 80210
303-572-7997 www.ees.us.com



CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

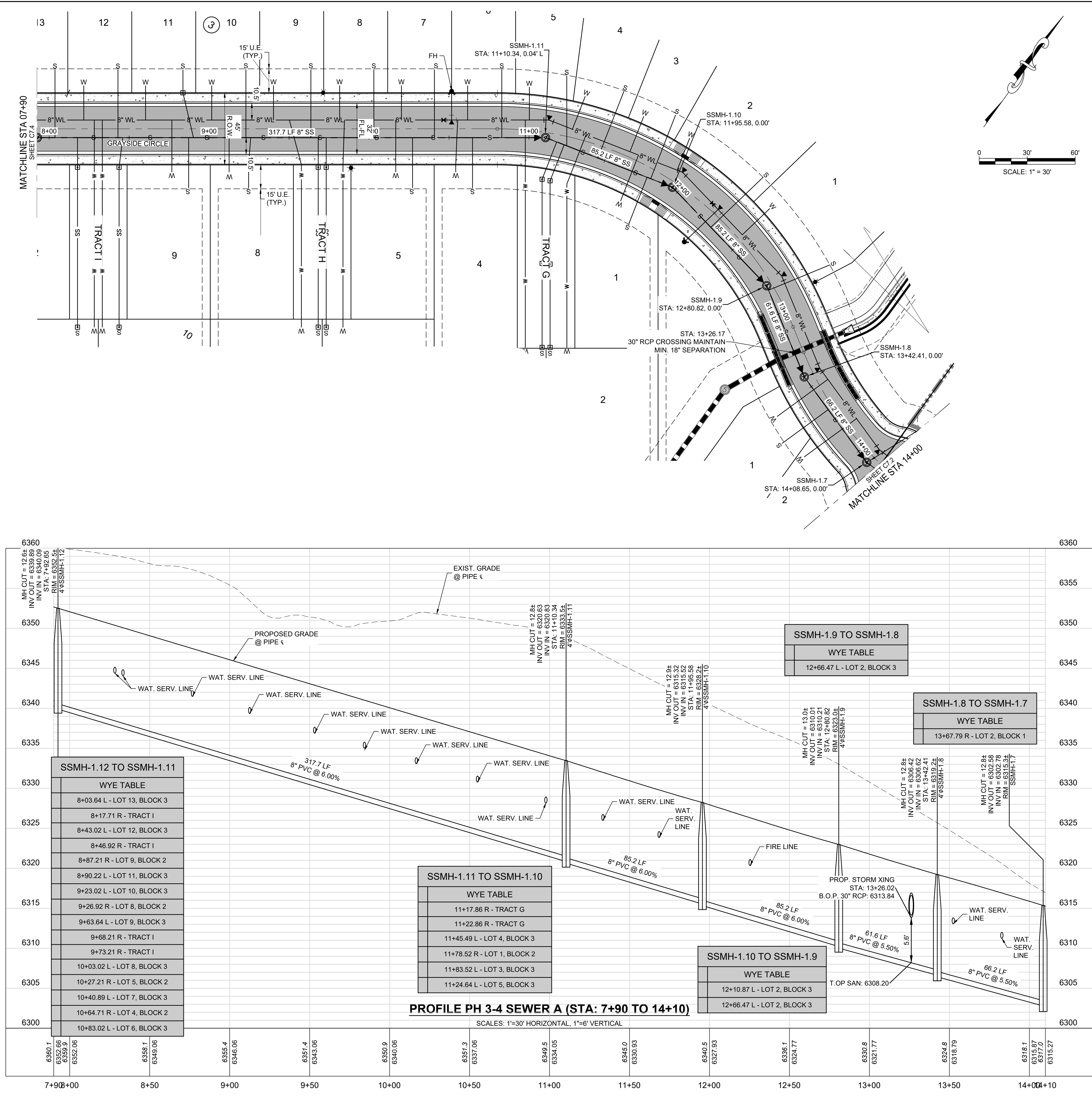
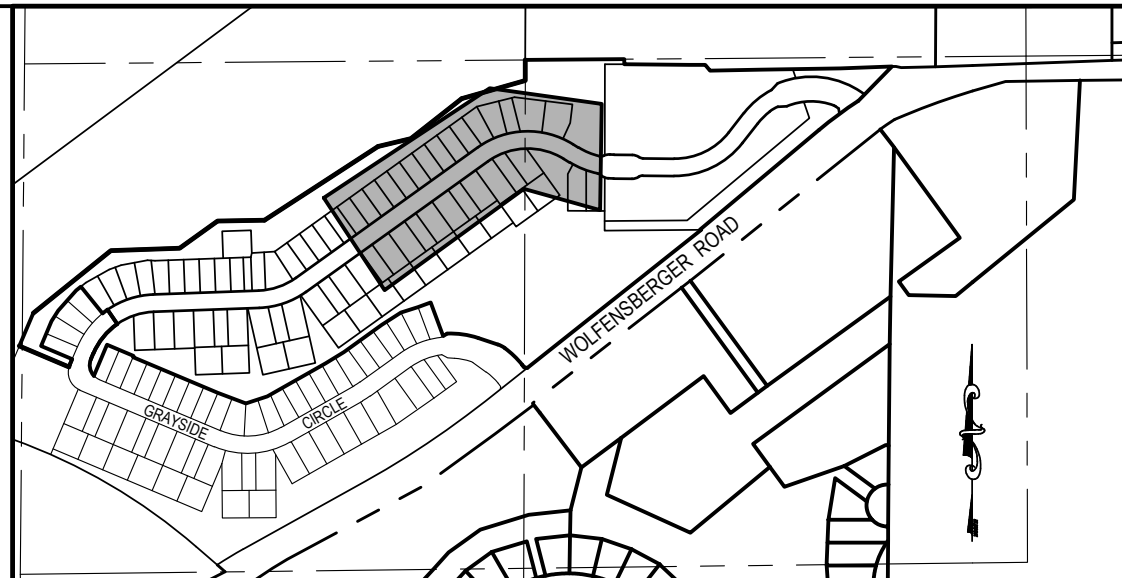
CASTLE ROCK, COLORADO

**PHASE 3 SANITARY SEWER
PLAN & PROFILE 1**

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/24/2023

C7.1
SHEET 25 OF 7

SHEET 25 OF 70



- UTILITY LEGEND:
- PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT / TRACT LINE
 - EXISTING LOT LINE
 - EXISTING FENCE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS MAIN
 - EXISTING CATV
 - COM
 - EXISTING COMMUNICATION
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXIST. TRAFFIC SIGNAL CONDUIT
 - W/ PULL BOX
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER MH
 - EXISTING STORM MANHOLE
 - EXISTING STORM INLETS
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING UTILITY RISER
 - EXISTING STREET SIGN
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED PHASING LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
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 - PROPOSED W.L. REDUCER
 - PROPOSED W.L. FITTINGS
 - PROPOSED W.L. PLUG
 - PROPOSED WATER VALVE
 - PROPOSED S.S. CLEANOUT
 - PROPOSED SIGN
 - PROPOSED STREET LIGHT

PROJECT BENCHMARK:
TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.

811
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

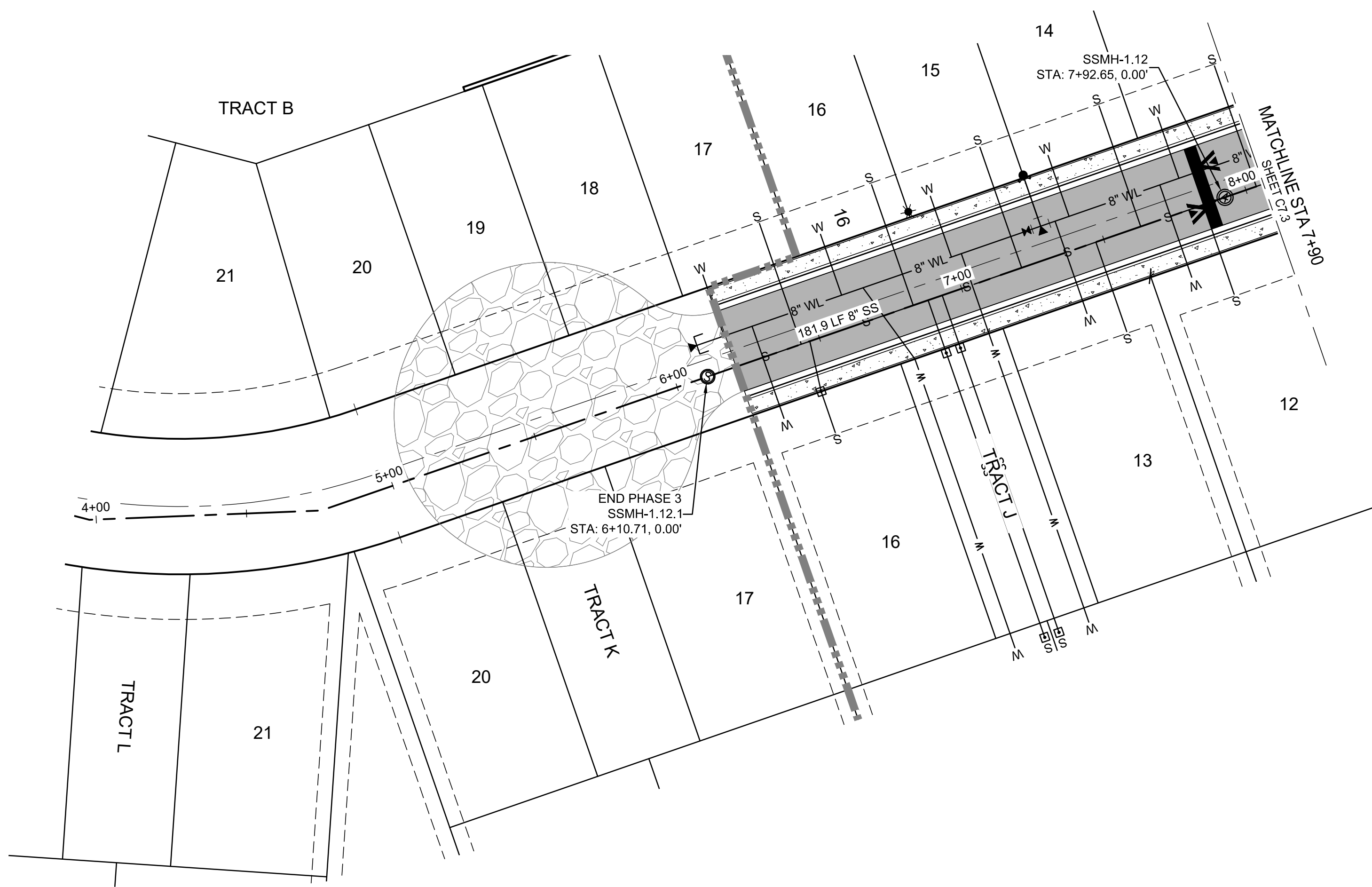
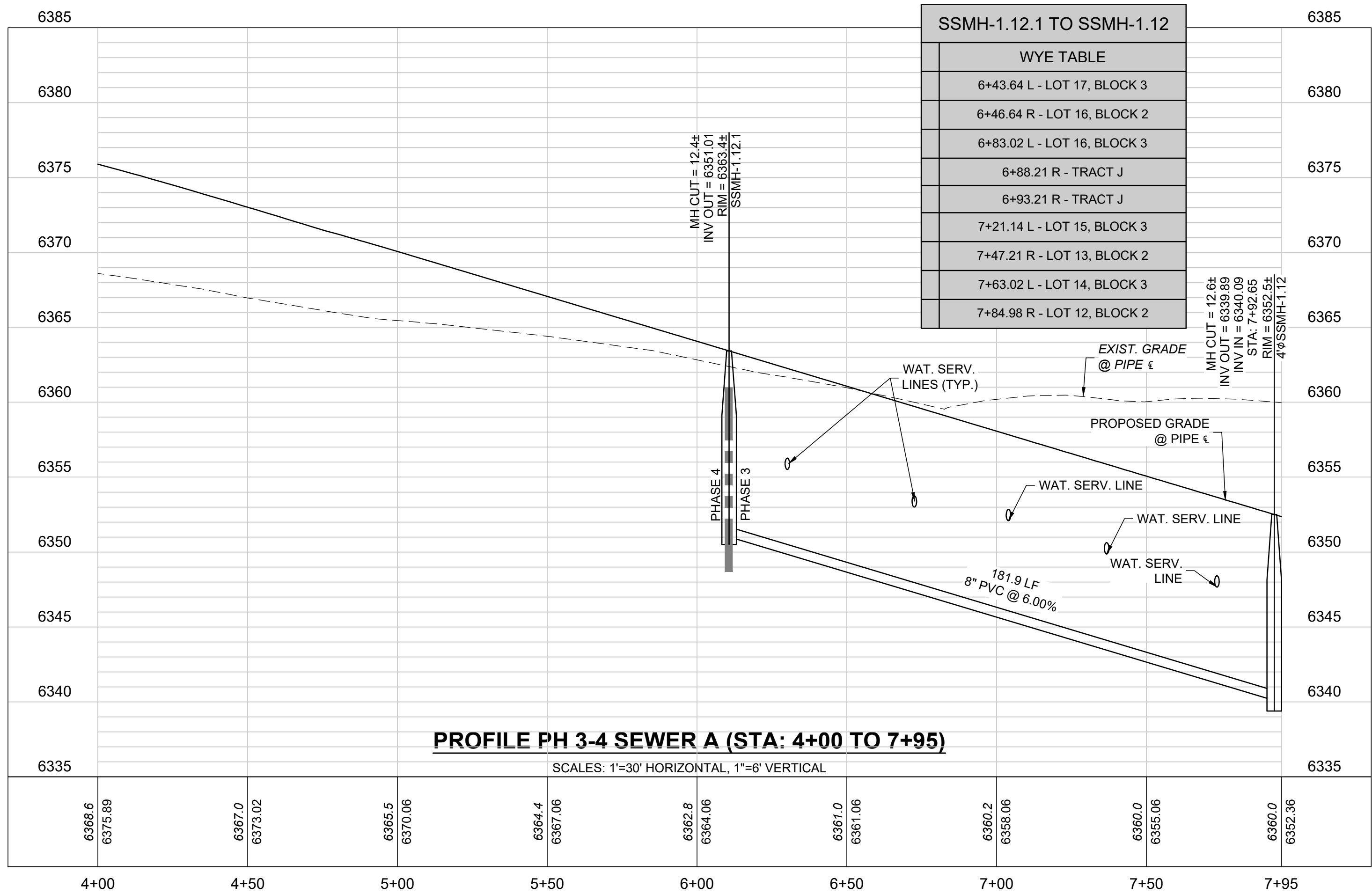
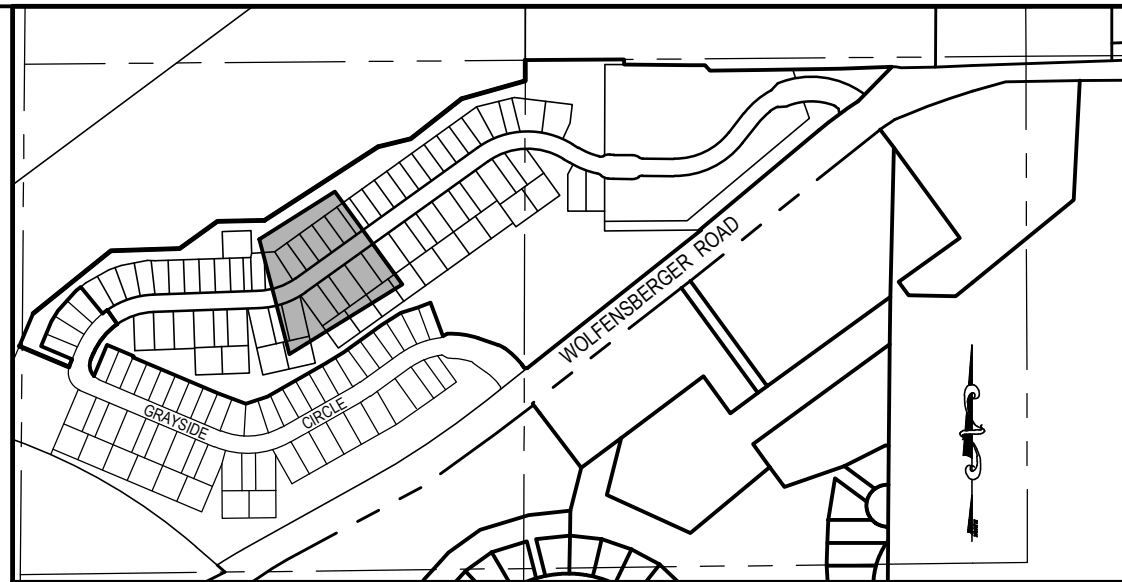
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CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
PHASE 3 SANITARY SEWER
PLAN & PROFILE 3

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/24/2023
C7.3
SHEET 27 OF 70



KEYMAP
SCALE: 1"=500'

UTILITY LEGEND:

- | | |
|--|-------------------------------|
| | PROPERTY LINE |
| | RIGHT-OF-WAY |
| | LOT / TRACT LINE |
| | EXISTING LOT LINE |
| | EXISTING FENCE |
| | EXISTING ELECTRIC LINE |
| | EXISTING GAS MAIN |
| | EXISTING CATV |
| | EXISTING COMMUNICATION |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER MAIN |
| | EXIST. TRAFFIC SIGNAL CONDUIT |
| | W/ PULL BOX |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER MH |
| | EXISTING STORM MANHOLE |
| | EXISTING STORM INLETS |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING UTILITY RISER |
| | EXISTING STREET SIGN |
| | EXISTING ASPHALT PAVEMENT |
| | PROPOSED PHASING LINE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER MAIN |
| | PROPOSED SEWER SERVICE LINE |
| | PROPOSED WATER SERVICE LINE |
| | PROPOSED STORM SEWER |
| | PROPOSED AREA INLET |
| | PROPOSED TYPE 16 COMBO INLET |
| | PROPOSED STORM MANHOLE |
| | PROPOSED HYDRANT & ASSEMBLY |
| | PROPOSED W.L. REDUCER |
| | PROPOSED W.L. FITTINGS |
| | PROPOSED W.L. PLUG |
| | PROPOSED WATER VALVE |
| | PROPOSED S.S. CLEANOUT |
| | PROPOSED SIGN |
| | PROPOSED STREET LIGHT |

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CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
PHASE 3 SANITARY SEWER
PLAN & PROFILE 4

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/26/2023

C7.4
SHEET 28 OF 70

PROJECT BENCHMARK:

TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.



CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811

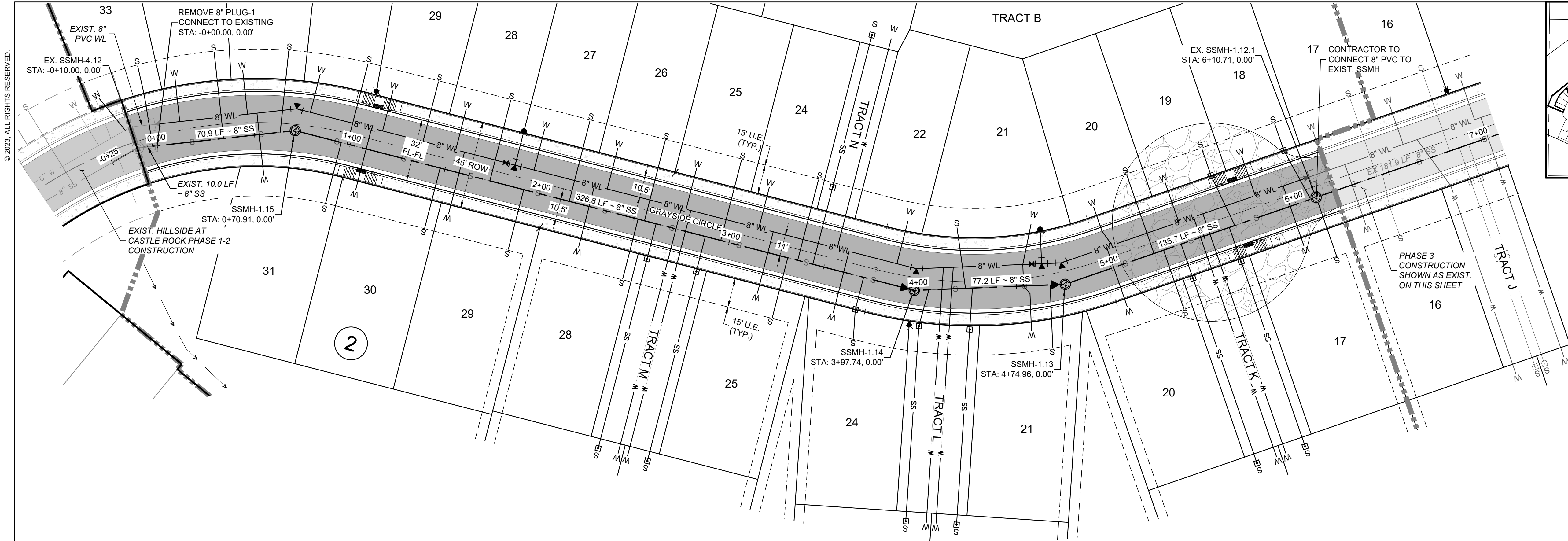
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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



UTILITY LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT / TRACT LINE
- EXISTING LOT LINE
- EXISTING FENCE
- EXISTING ELECTRIC LINE
- EXISTING GAS MAIN
- EXISTING CATV
- EXISTING COMMUNICATION
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXIST. TRAFFIC SIGNAL CONDUIT
- W/ PULL BOX
- EXISTING STORM SEWER
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- EXISTING STORM INLETS
- EXISTING FIRE HYDRANT
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- PROPOSED W.L. PLUG
- PROPOSED WATER VALVE
- PROPOSED S.S. CLEANOUT
- PROPOSED SIGN
- PROPOSED STREET LIGHT

PROJECT BENCHMARK:
TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995"
WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS
BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF
6222.12 FEET NAVD 88.

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Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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

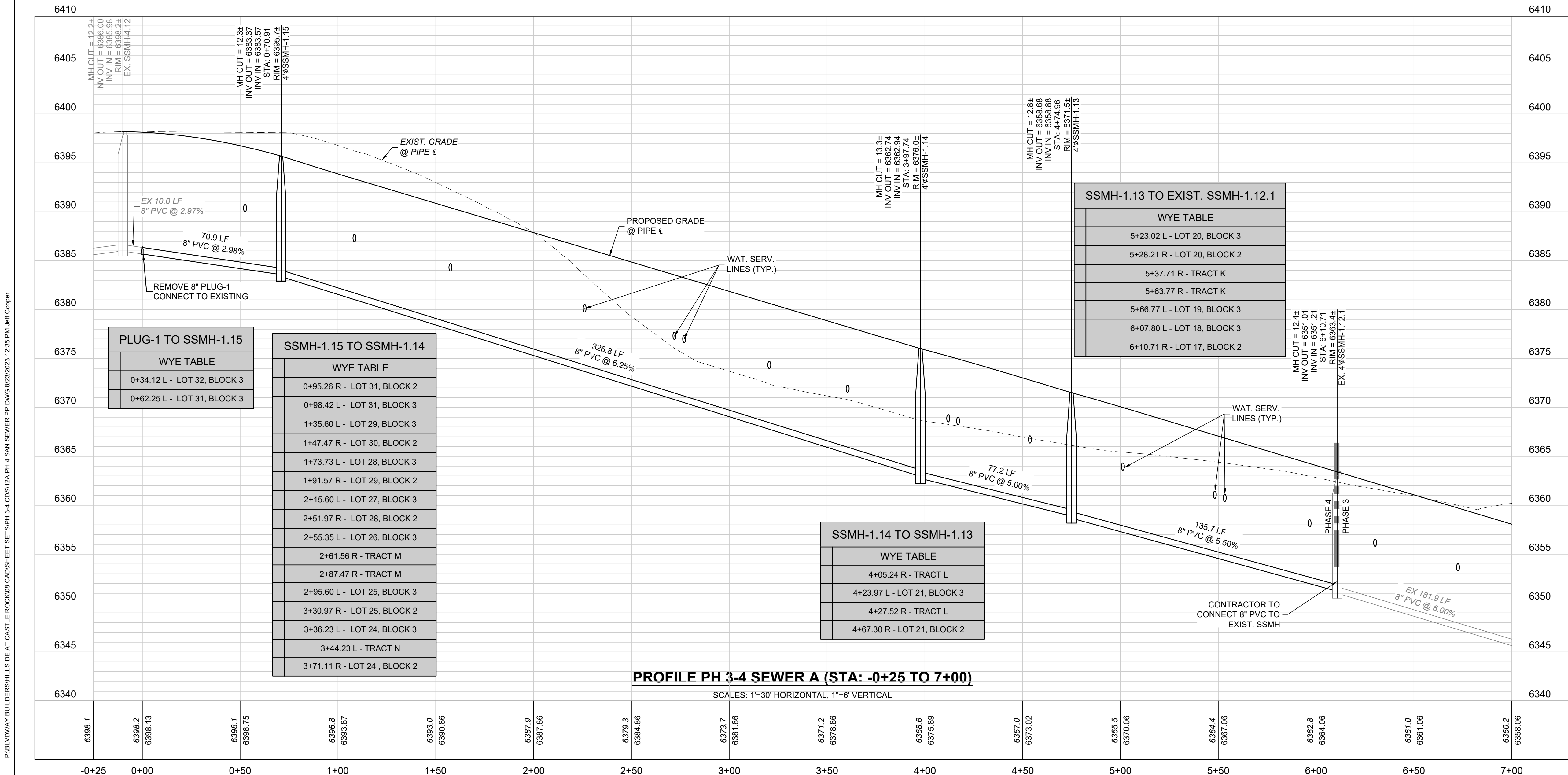
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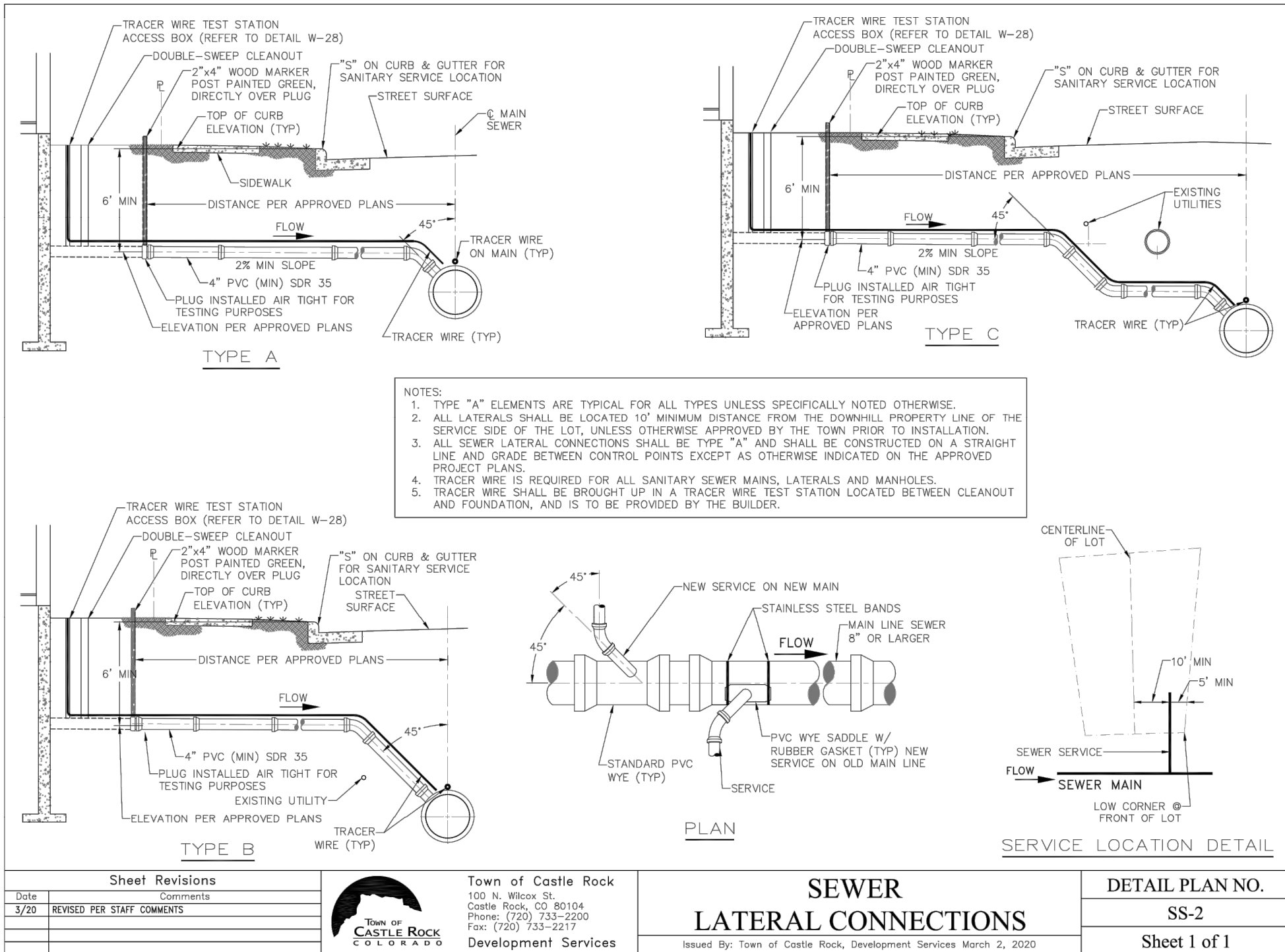
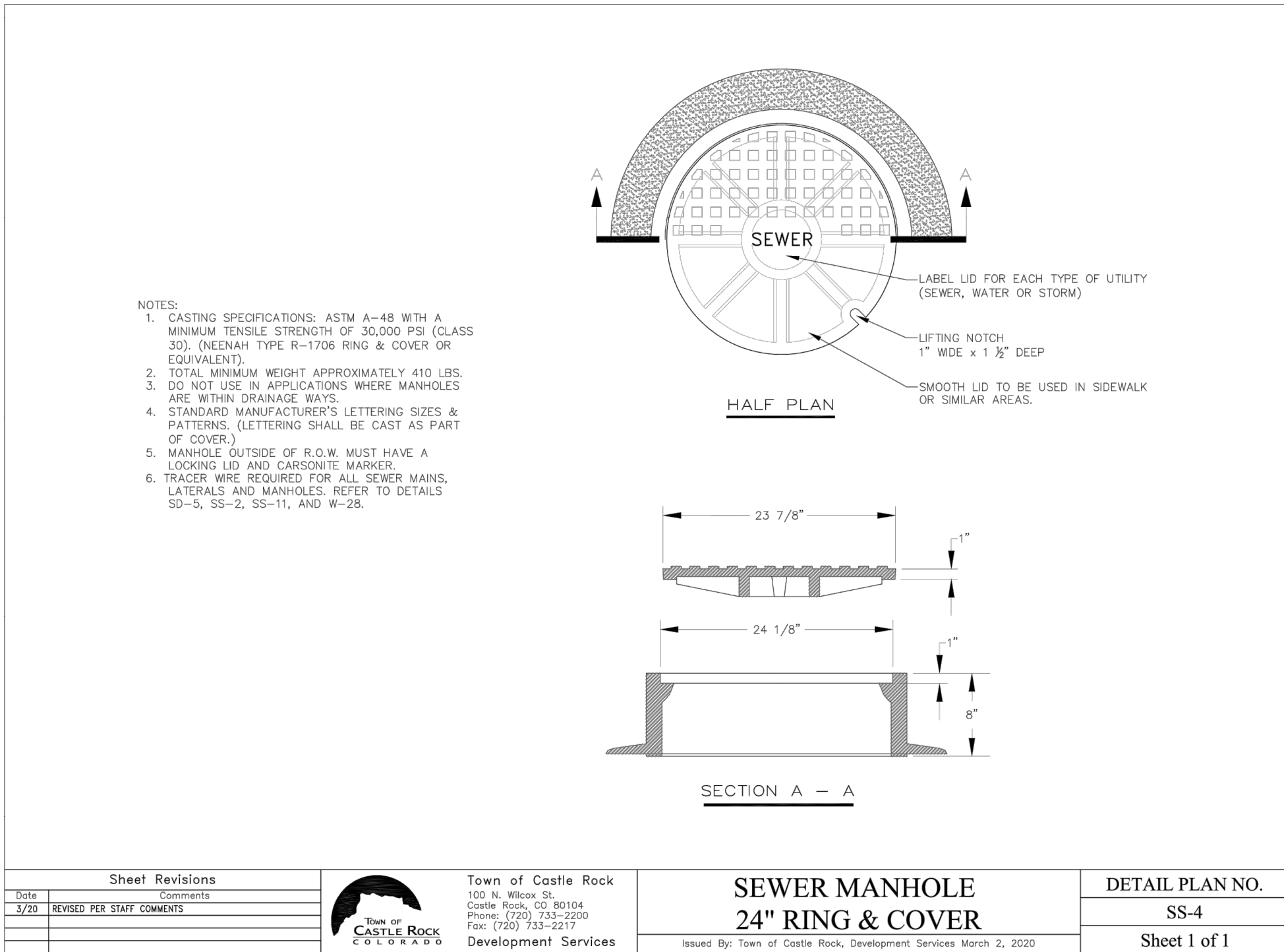
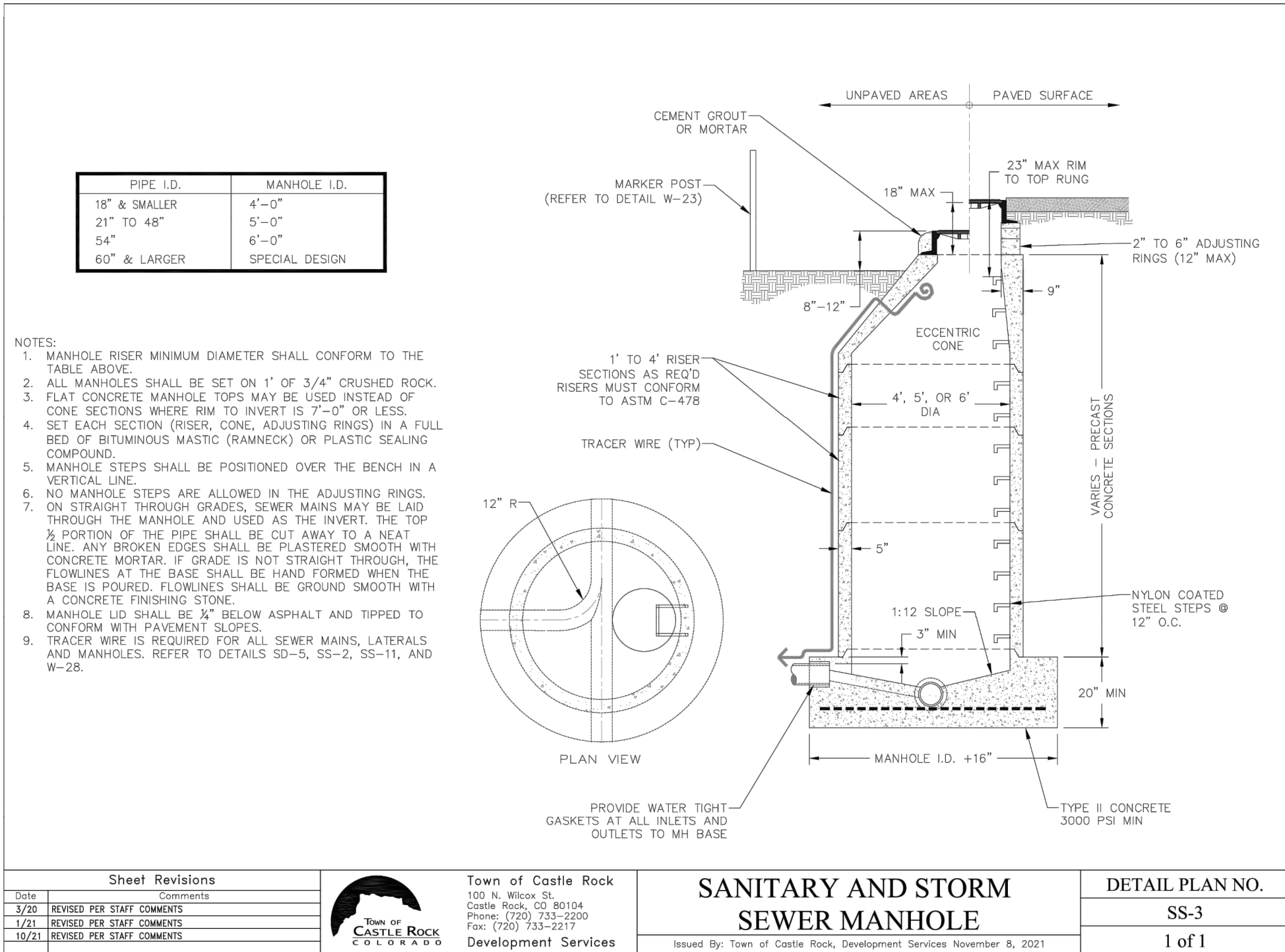
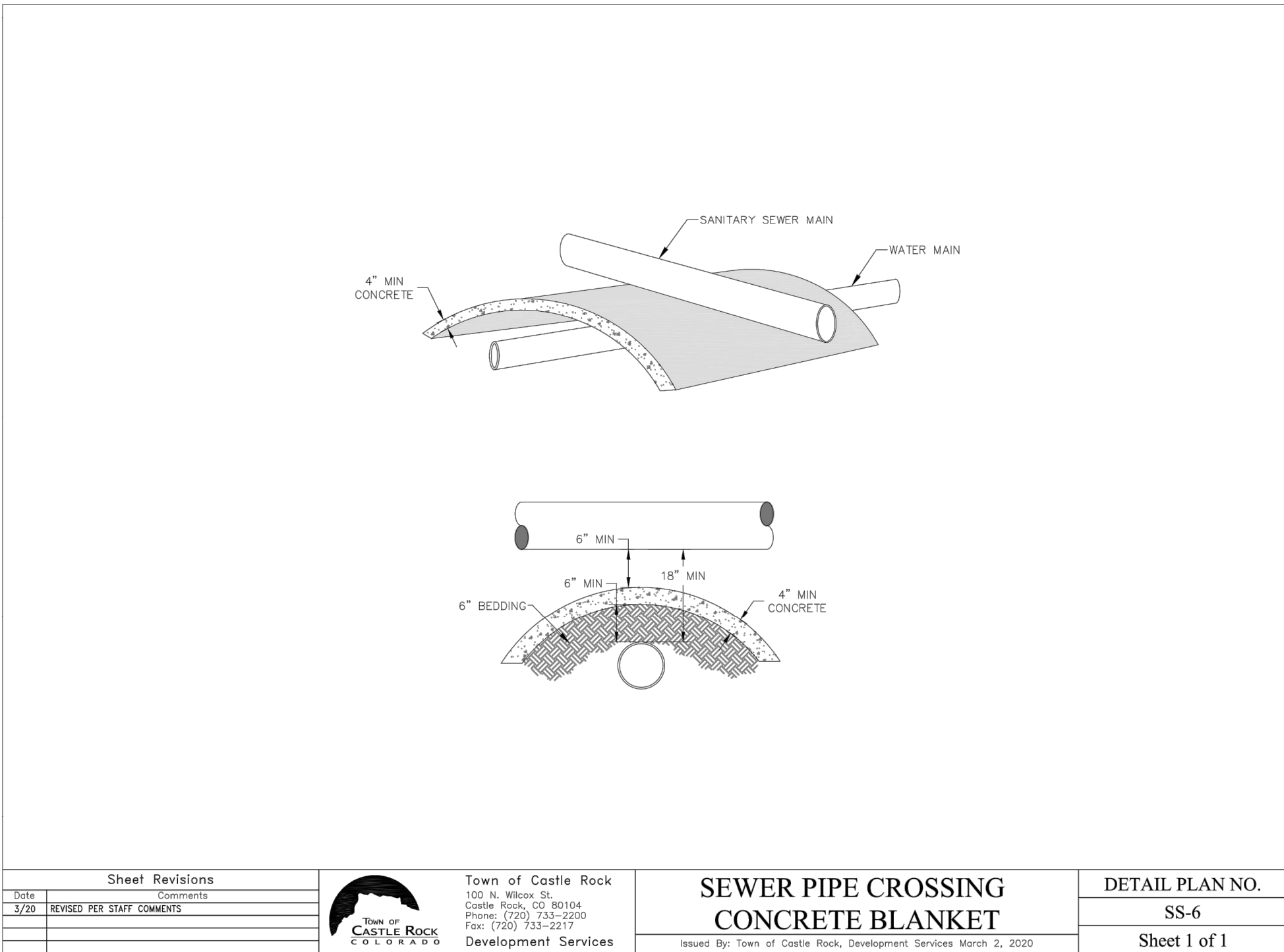
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CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
**PHASE 4 SANITARY SEWER
PLAN & PROFILE 1**

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023
C7.5
SHEET 29 OF 70





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

PROJECT NO: BLV001.02

DESIGNED BY: WLB

DRAWN BY: WLB

DATE: 8/23/2023

C7.6

SHEET 30 OF 70

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

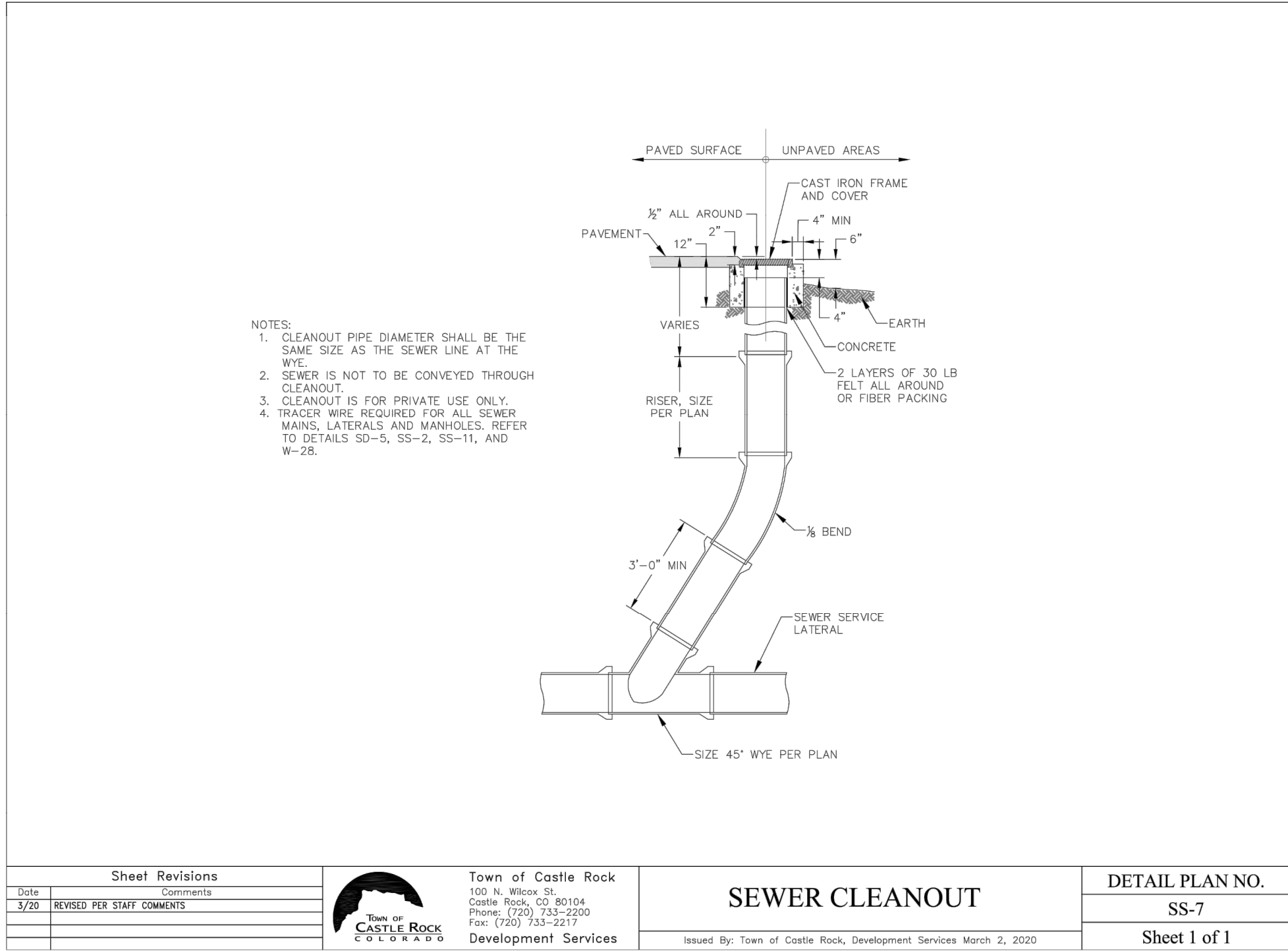
SANITARY SEWER DETAILS 1

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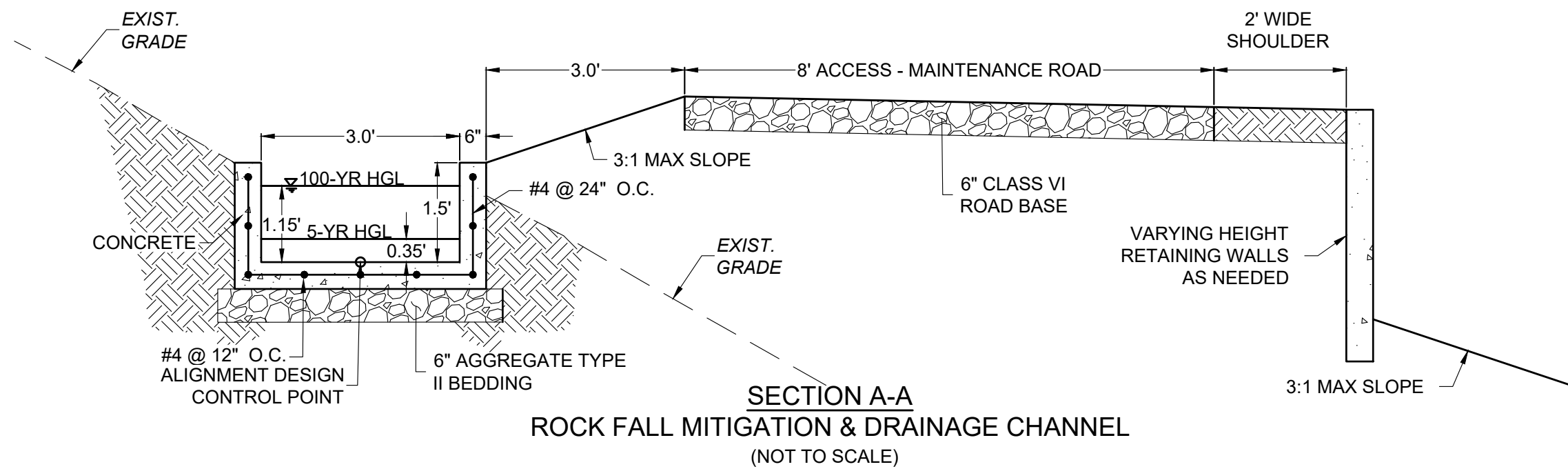
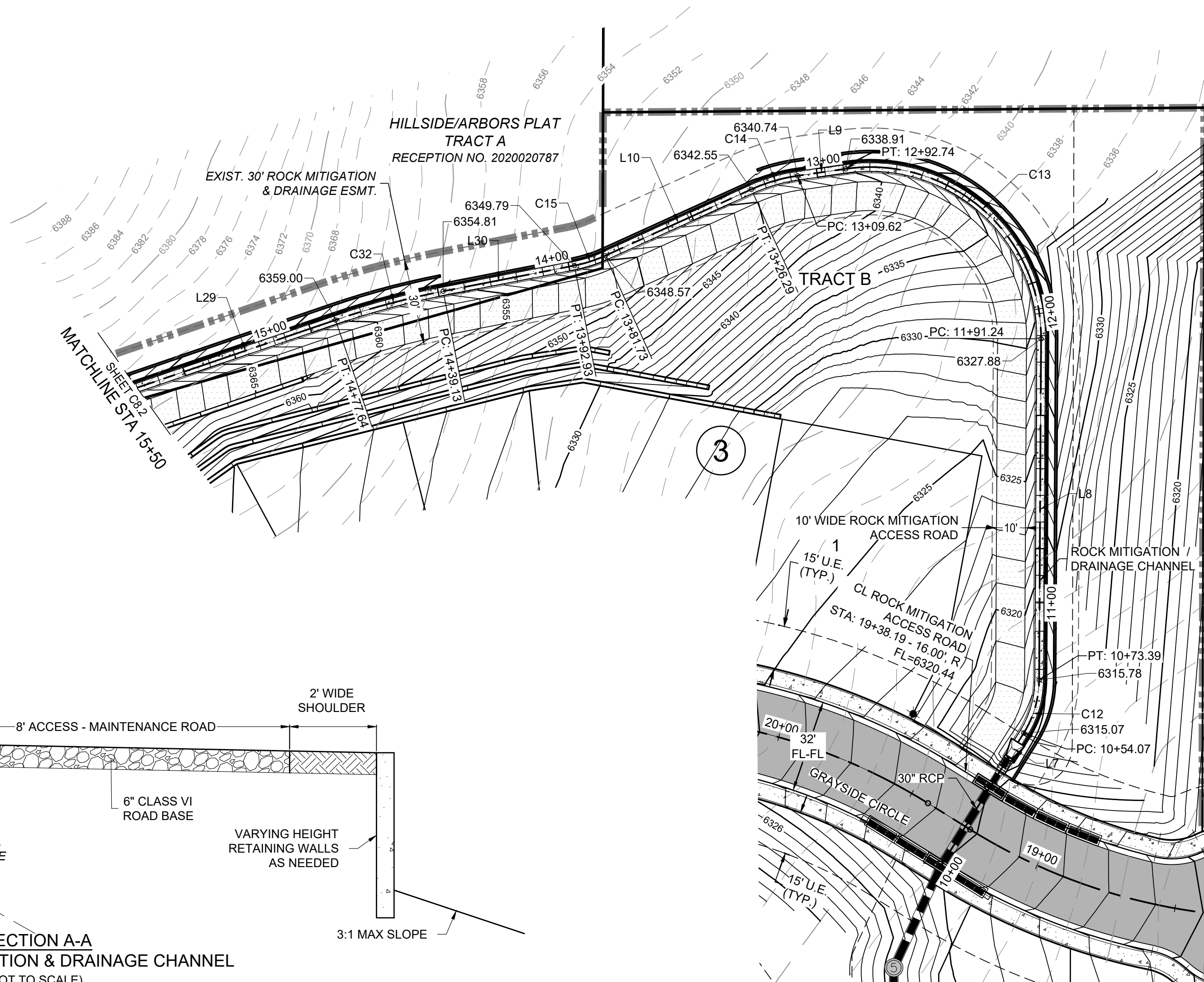
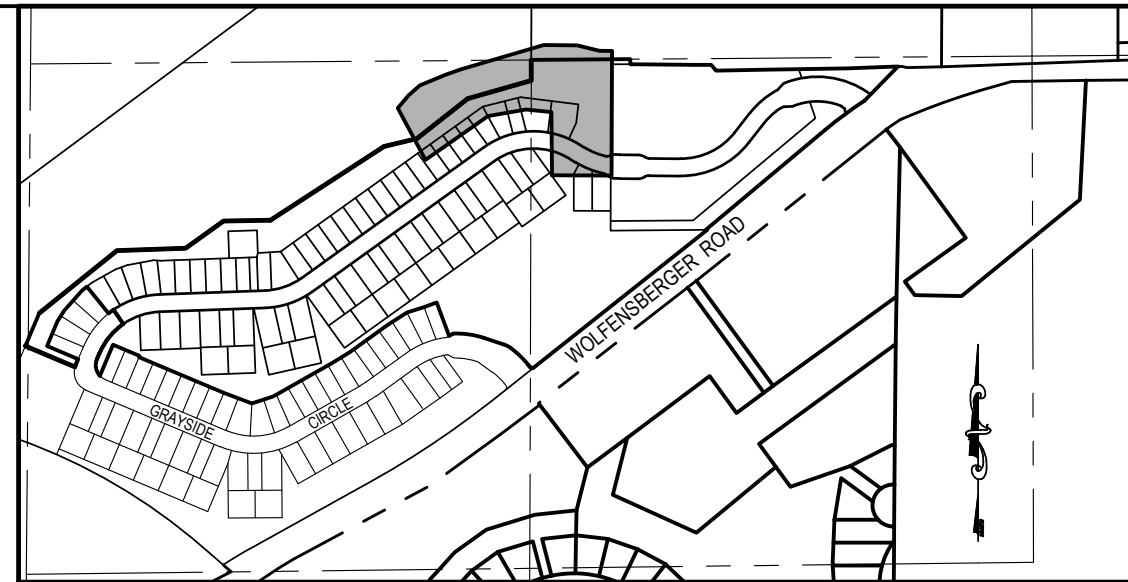
No.	REVISION	BY	DATE



LINE TABLE		
LINE #	BEARING	LENGTH
L7	N31°57'18"E	9.78'
L8	N00°19'49"E	117.86'
L9	S81°45'46"W	16.87'
L10	S65°34'10"W	55.44'
L29	S71°08'48"W	83.67'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	19.32'	35.00'	031°37'43"
C13	101.50'	59.00'	098°34'03"
C14	16.67'	59.00'	016°11'36"
C15	11.20'	48.00'	013°22'23"
C32	38.52'	283.09'	007°47'45"

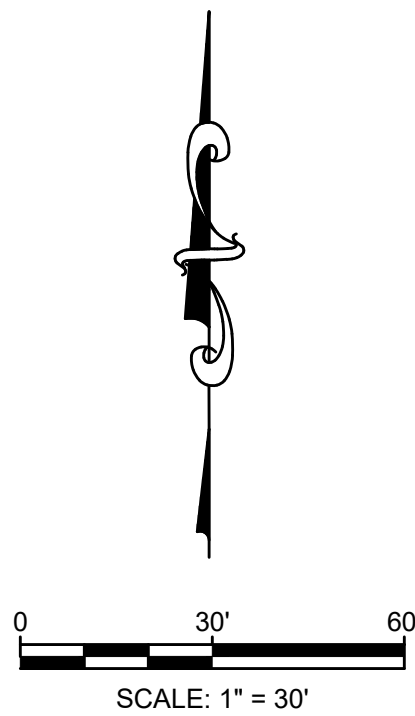
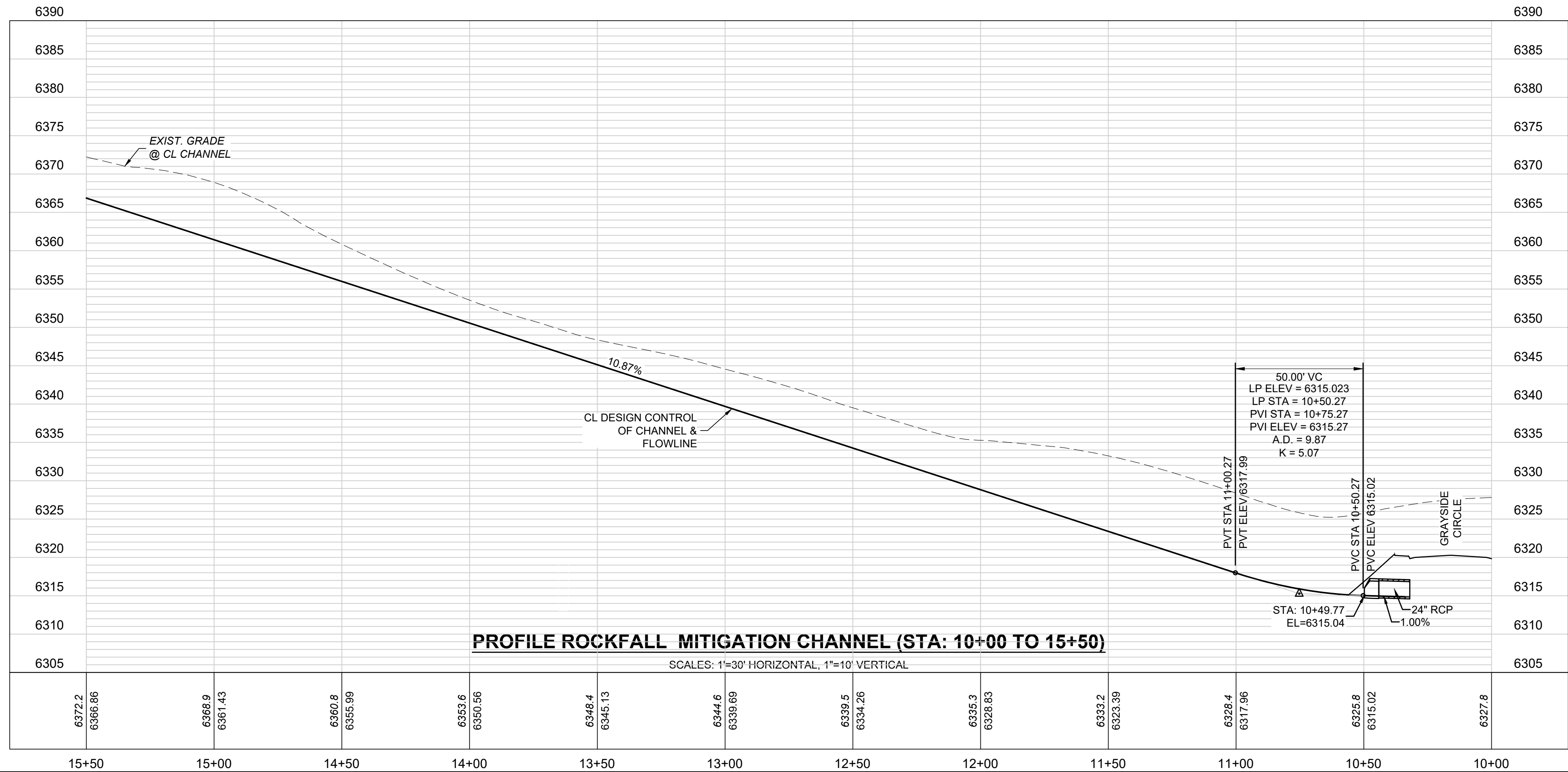
FOR STORMWATER RUNOFF HYDRAULIC DESIGN RESULTS, Q_{100} AND V_{100} WILL BE PROVIDED AT STEEPEST AND FLATTEST SLOPE SEGMENT. 5-YR HGL AND 100-YR HGL ARE SHOWN IN CROSS SECTION A-A ON THIS SHEET.



KEYMAP
SCALE: 1"=500'

ROADWAY LEGEND:

- | | |
|--|-------------------------------|
| | PROPERTY LINE |
| | EXIST. RIGHT-OF-WAY |
| | EXIST. LOT/TRACT LINE |
| | EXIST. BURIED ELECTRIC LINE |
| | EXIST. GAS MAIN |
| | EXIST. CATV LINE |
| | EXIST. COMMUNICATION LINE |
| | EXIST. SANITARY SEWER |
| | EXIST. STORM SEWER |
| | EXIST. WATER MAIN |
| | EXIST. SANITARY SEWER MH |
| | EXIST. STORM MANHOLE |
| | EXIST. FIRE HYDRANT |
| | EXIST. WATER VALVE |
| | EXIST. UTILITY RISER |
| | EXIST. STREET SIGN |
| | EXIST. ASPHALT PAVEMENT |
| | PROPOSED SPOT ELEVATION |
| | PROPOSED SLOPE |
| | PROPOSED PHASING LINE |
| | PROPOSED C.L. SWALE |
| | PROPOSED STORM SEWER |
| | PROPOSED AREA INLET |
| | PROPOSED SIGN |
| | PROPOSED STREET LIGHT |
| | PROPOSED ROADWAY STRIPING |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED C&G W/ ATTACHED WALK |
| | PROPOSED LOT NUMBER |
| | PROPOSED BLOCK NUMBER |



TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995
WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS
BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF
6222.12 FEET NAVD 88.



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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
----------------------	------

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

ROCK FALL MITIGATION CHANNEL PLAN & PROFILE

PROJECT NO: BLV001.02

DESIGNED BY: WLB

DRAWN BY: WLB

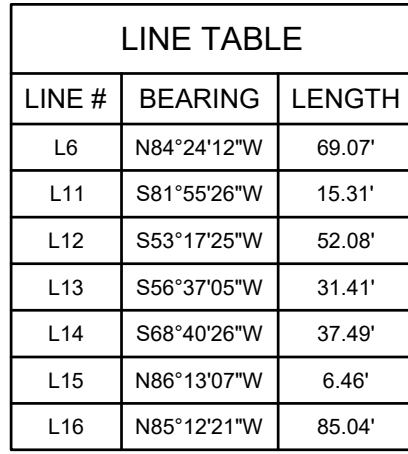
DATE: 8/23/2023

C8.1

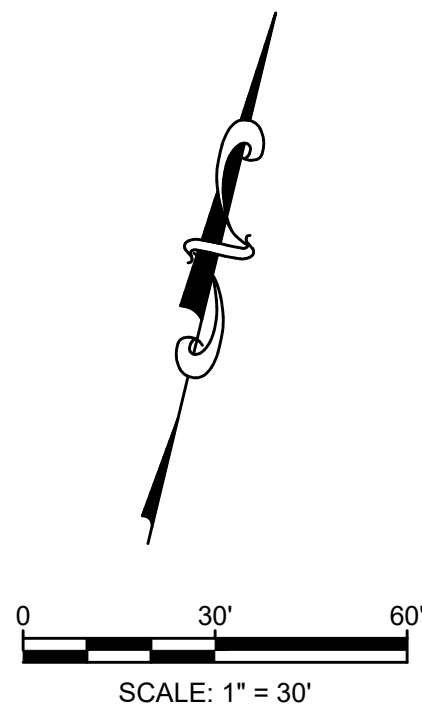
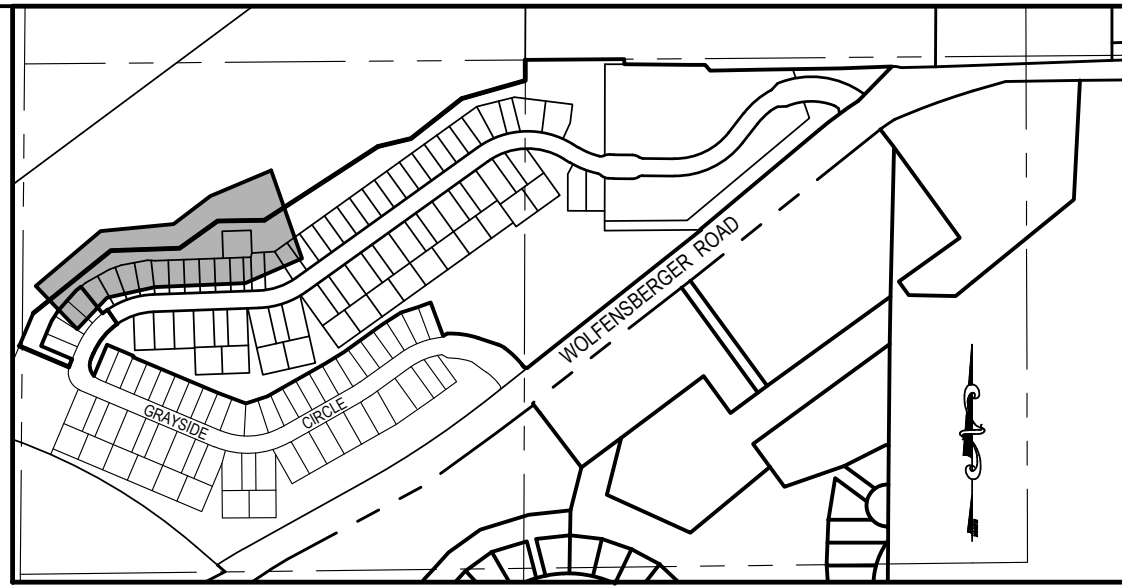
SHEET 32 OF 70

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P:\BLVDWAY BUILDERS\HILLSIDE AT CASTLE ROCK\08 CAD\ SHEET SET\SPH 3-4 CDS\ROCK MITIGATION CHANNEL PP.DWG 8/24/2023 6:51 AM Jeff Cadden



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	38.76'	58.00'	038°17'07"
C11	14.32'	60.00'	013°40'22"
C17	24.99'	50.00'	028°38'01"
C18	27.22'	129.38'	012°03'21"
C19	25.85'	59.00'	025°06'28"
C20	1.31'	74.31'	001°00'46"
C21	25.53'	50.00'	029°15'23"



ROADWAY LEGEND:

- | No. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

**ROCK FALL MITIGATION
CHANNEL PLAN & PROFILE**

STA. 22+00 - 26+30

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/24/2023

C8.3

TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.



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1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

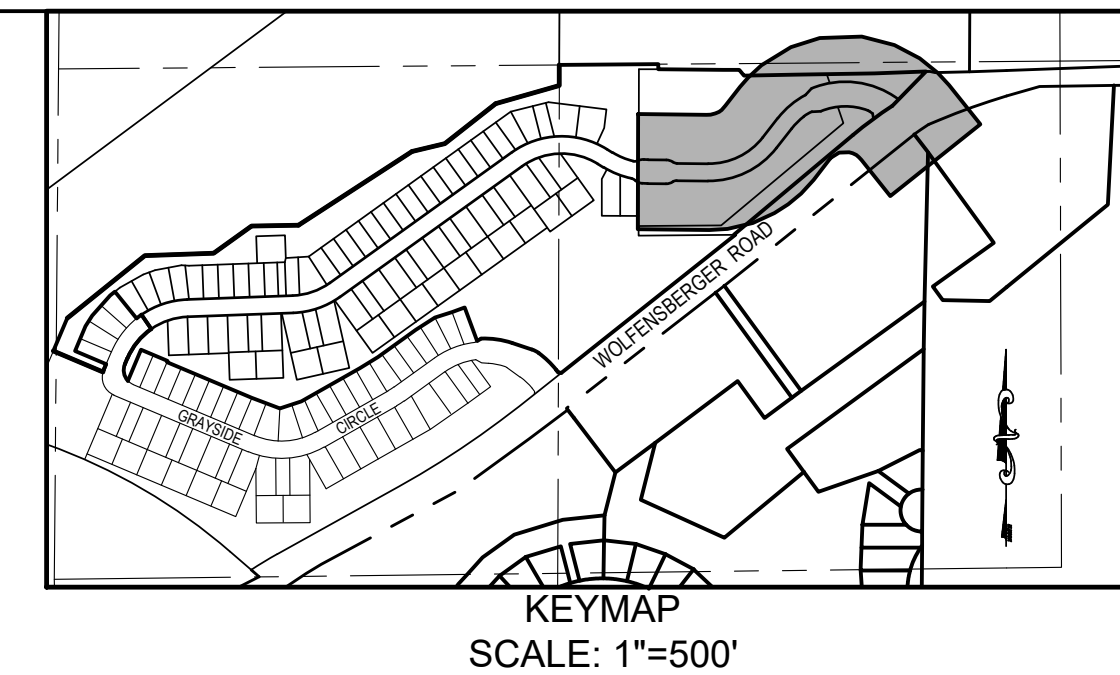
TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE _____



1	R-1-1	"STOP" SIGN - 30" X 30" 36"X36" AT WOLFENBERGER ROAD ONLY
2	R-2-1	"25 MPH" SPEED LIMIT SIGN - 24" X 30"
3	D-3	STREET NAME SIGN (TOWN OF CASTLE ROCK STD. DTL ST-2)
4	W14-2	"NO OUTLET" SIGN - 30" X 30"
5		CDOT TYPE 3 BARIACADDE
6		STOP BAR - PRE-FORMED 90 MIL THERMOPLASTIC
7		4" WIDE PAINTED SOLID WHITE EDGE LINE
8		6" WIDE SOLID WHITE TURNING LANE LINE
9		6" WIDE DASHED WHITE TURNING LANE LINE
10		4" WIDE DOUBLE YELLOW CENTERLINE STRIPING
11	R-4-7	KEEP RIGHT SIGN - 24" X 30" W/ "KEEP RIGHT" PLAQUE 12" X 24"
12	W13-1	SPEED HUMP SIGN - 30" X 30" W/ "15 M.P.H." ADVISORY PLAQUE 18" X 18"
13		SPEED HUMP ADVISORY PAVEMENT MARKINGS
14	R-7-1	"NO PARKING" SIGN (R, L, OR D)
15	W1-4	REVERSE CURVE SIGN - 30" X 30" (L OR R)
16	R-7-70	PARALLEL PARKING SIGN

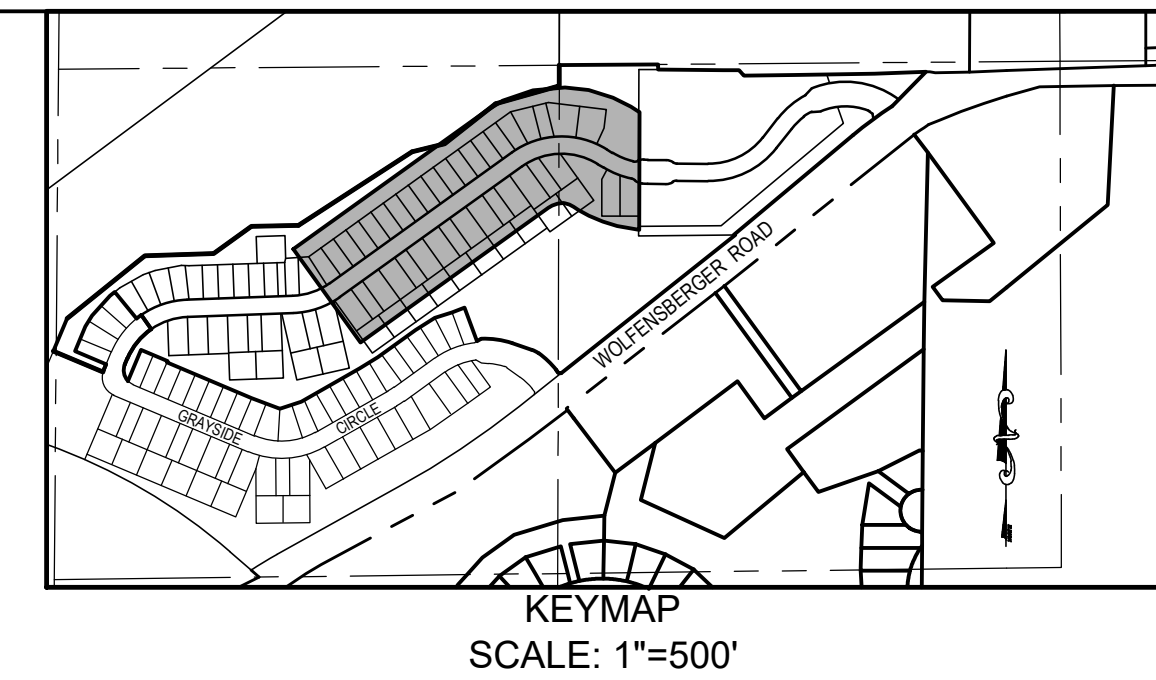
	PROPERTY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. LOT/TRACT LINE
	EXIST. BURIED ELECTRIC LINE
	EXIST. GAS MAIN
	EXIST. CATV LINE
	EXIST. COMMUNICATION LINE
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. WATER MAIN
	EXIST. SANITARY SEWER MH
	EXIST. STORM MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. UTILITY RISER
	EXIST. STREET SIGN
	EXIST. ASPHALT PAVEMENT PROPOSED SPOT ELEVATION PROPOSED SLOPE
	PROPOSED PHASING LINE
	PROPOSED C.L. SWALE
	PROPOSED STORM SEWER
	PROPOSED AREA INLET
	PROPOSED SIGN
	PROPOSED STREET LIGHT
	PROPOSED ROADWAY STRIPING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED C&G W/ ATTACHED WALL
	PROPOSED LOT NUMBER
	PROPOSED BLOCK NUMBER

1. THE ENTRY STREET SHALL BE POSTED
"NO PARKING"

DATE _____

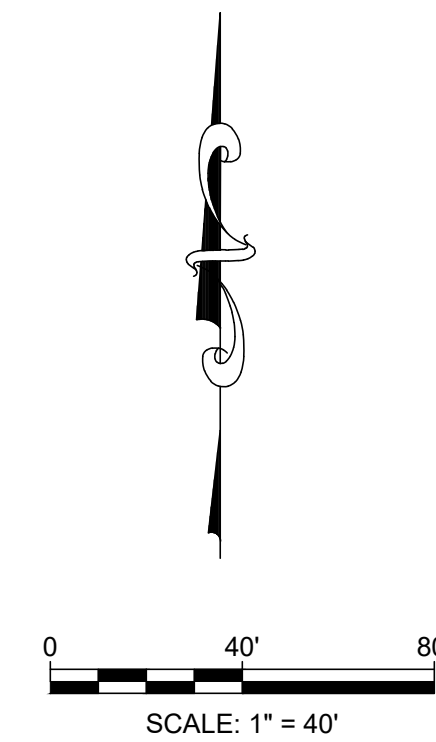


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1	R1-1	"STOP" SIGN - 30" X 30" 36"X36" AT WOLFENBERGER ROAD ONLY
2	R2-1	"25 MPH" SPEED LIMIT SIGN - 24" X 30"
3	D3	STREET NAME SIGN (TOWN OF CASTLE ROCK STD. DTL ST-2)
4	W14-2	"NO OUTLET" SIGN - 30" X 30"
5		CDOT TYPE 3 BARICADE
6		STOP BAR - PRE-FORMED 90 MIL THERMOPLASTIC
7		4" WIDE PAINTED SOLID WHITE EDGE LINE
8		6" WIDE SOLID WHITE TURNING LANE LINE
9		6" WIDE DASHED WHITE TURNING LANE LINE
10		4" WIDE DOUBLE YELLOW CENTERLINE STRIPING
11	R4-7	KEEP RIGHT SIGN - 24" X 30" W/ "KEEP RIGHT" PLAQUE 12" X 24"
12	W13-1	SPEED HUMP SIGN - 30" X 30" W/ "15 M.P.H." ADVISORY PLAQUE 18" X 18"
13		SPEED HUMP ADVISORY PAVEMENT MARKINGS
14	R7-1	"NO PARKING" SIGN (R, L, OR D)
15	W1-4	REVERSE CURVE SIGN - 30" X 30" (L OR R)
15	R7-70	PARALLEL PARKING SIGN

	PROPERTY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. LOT/TRACT LINE
	EXIST. BURIED ELECTRIC LINE
	EXIST. GAS MAIN
	EXIST. CATV LINE
	EXIST. COMMUNICATION LINE
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. WATER MAIN
	EXIST. SANITARY SEWER MH
	EXIST. STORM MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. UTILITY RISER
	EXIST. STREET SIGN
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED PHASING LINE
	PROPOSED C.L. SWALE
	PROPOSED STORM SEWER
	PROPOSED AREA INLET
	PROPOSED SIGN
	PROPOSED STREET LIGHT
	PROPOSED ROADWAY STRIPING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED C&G W/ ATTACHED WALK
10	PROPOSED LOT NUMBER
(2)	PROPOSED BLOCK NUMBER



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

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

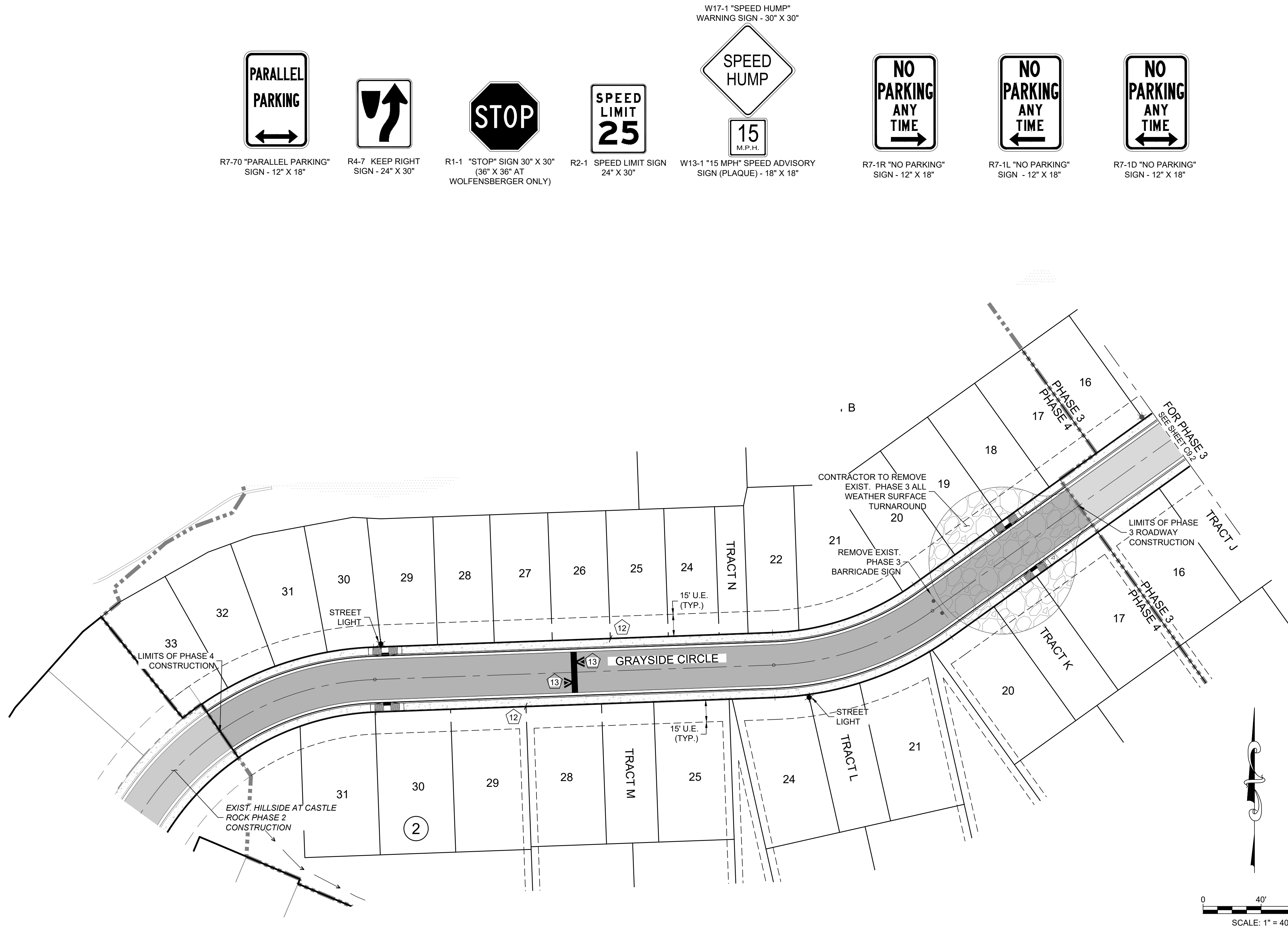
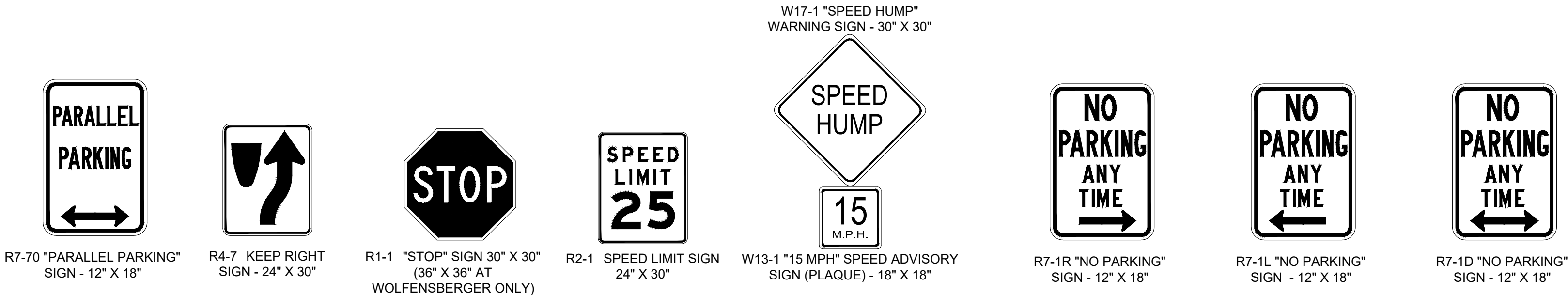
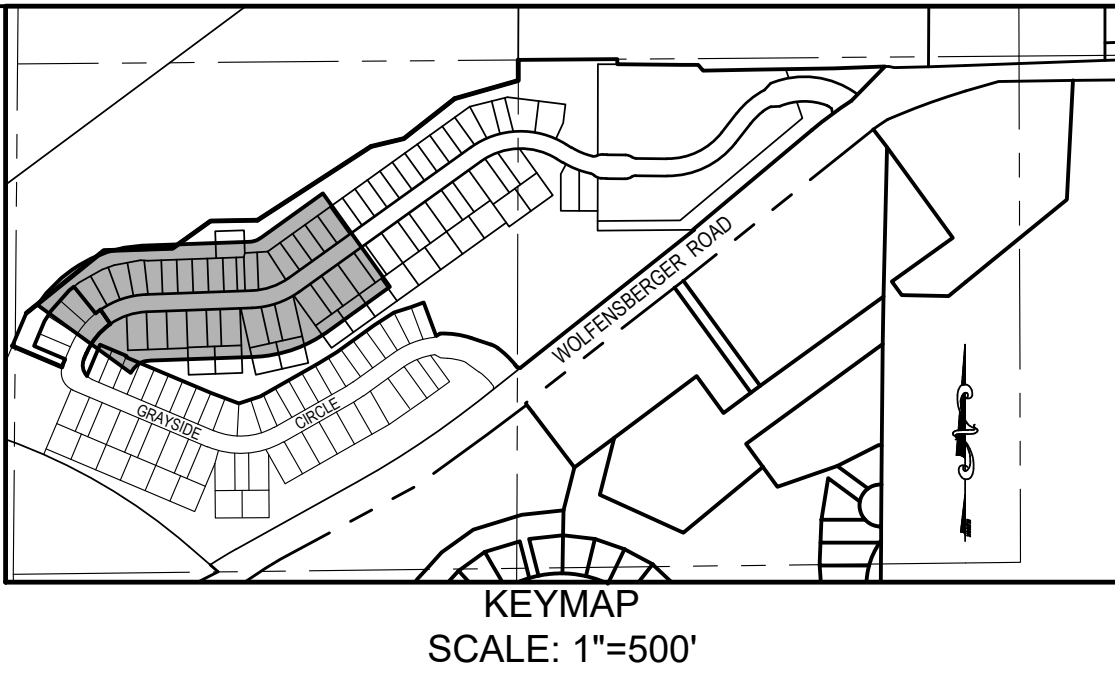
**PHASE 3 GRAYSIDE CIRCLE SIGNAGE,
STRIPING & LIGHTING PLAN 2**

CASTLE ROCK, COLORADO

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/26/2023

C9.2

SHEET 36 OF 70



- SIGNAGE AND STRIPING LEGEND:**
- 1 R1-1 "STOP" SIGN - 30" X 30"
36"X36" AT WOLFENBERGER ROAD ONLY
 - 2 R2-1 "25 MPH" SPEED LIMIT SIGN - 24" X 30"
 - 3 D3 STREET NAME SIGN (TOWN OF CASTLE ROCK
STD. DTL ST-2
 - 4 W14-2 "NO OUTLET" SIGN - 30" X 30"
 - 5 CDOT TYPE 3 BARICADDE
 - 6 STOP BAR - PRE-FORMED 90 MIL THERMOPLASTIC
 - 7 4" WIDE PAINTED SOLID WHITE EDGE LINE
 - 8 6" WIDE SOLID WHITE TURNING LANE LINE
 - 9 6" WIDE DASHED WHITE TURNING LANE LINE
 - 10 4" WIDE DOUBLE YELLOW CENTERLINE STRIPING
 - 11 R4-7 KEEP RIGHT SIGN - 24" X 30" W/ "KEEP RIGHT"
PLAQUE 12" X 24"
 - 12 W13-1 SPEED HUMP SIGN - 30" X 30" W/ "15 M.P.H."
ADVISORY PLAQUE 18" X 18"
SPEED HUMP ADVISORY PAVEMENT MARKINGS
 - 13 R7-1 "NO PARKING" SIGN (R, L, OR D)
 - 14 W1-4 REVERSE CURVE SIGN - 30" X 30" (L OR R)
 - 15 R7-70 PARALLEL PARKING SIGN

- ROADWAY LEGEND:**
- PROPERTY LINE
 - EXIST. RIGHT-OF-WAY
 - EXIST. LOT/TRACT LINE
 - E EXIST. BURIED ELECTRIC LINE
 - G EXIST. GAS MAIN
 - CTV EXIST. CATV LINE
 - COM EXIST. COMMUNICATION LINE
 - S EXIST. SANITARY SEWER
 - EXIST. STORM SEWER
 - W EXIST. WATER MAIN
 - EXIST. SANITARY SEWER MH
 - EXIST. STORM MANHOLE
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. UTILITY RISER
 - EXIST. STREET SIGN
 - EXIST. ASPHALT PAVEMENT
 - PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE
 - PROPOSED PHASING LINE
 - PROPOSED C.L. SWALE
 - PROPOSED STORM SEWER
 - PROPOSED AREA INLET
 - PROPOSED SIGN
 - PROPOSED STREET LIGHT
 - PROPOSED ROADWAY STRIPING
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED C&G W/ ATTACHED WALK
 - PROPOSED LOT NUMBER
 - PROPOSED BLOCK NUMBER

- NOTES:
- THE TEMPORARY "NO OUTLET" SIGNS LOCATED AT THE ENTRY POINTS INTO GRAYSIDE CIRCLE ARE TO BE REMOVED.

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



Know what's below.
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PRELIMINARY
NOT FOR
CONSTRUCTION

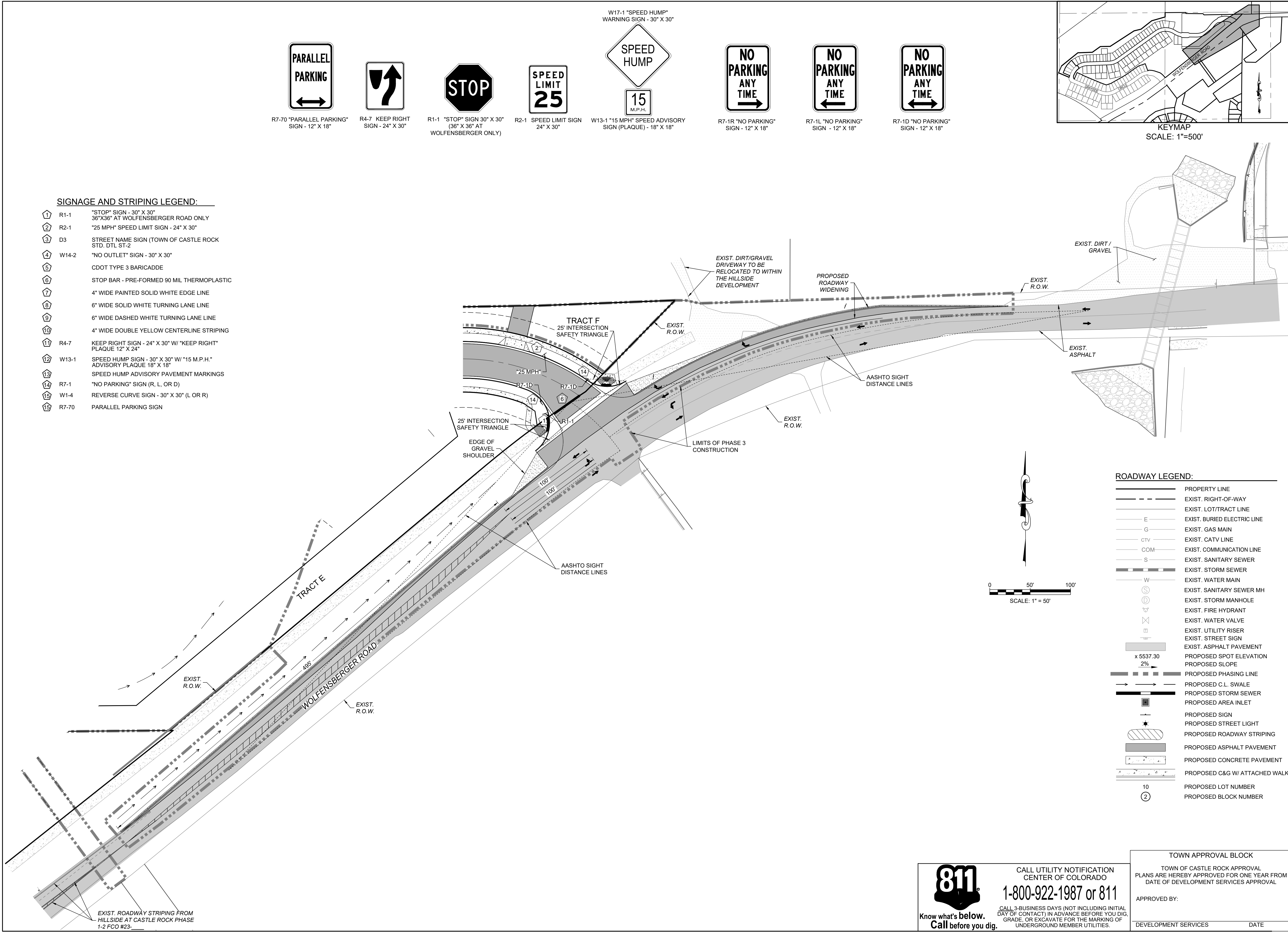
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ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-1987 www.ees.us.com

BLVD.
BUILDERS

CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
**PHASE 4 GRAYSIDE CIRCLE SIGNAGE,
STRIPING, & LIGHTING PLAN**

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023

C9.3
SHEET 37 OF 70



SIGNAGE AND STRIPING LEGEND:

- 1 R1-1 "STOP" SIGN - 30" X 30" 36"X36" AT WOLFENSBERGER ROAD ONLY
- 2 R2-1 "25 MPH" SPEED LIMIT SIGN - 24" X 30"
- 3 D3 STREET NAME SIGN (TOWN OF CASTLE ROCK STD. DTL ST-2
- 4 W14-2 "NO OUTLET" SIGN - 30" X 30"
- 5 CDOT TYPE 3 BARICADDE
- 6 STOP BAR - PRE-FORMED 90 MIL THERMOPLASTIC
- 7 4" WIDE PAINTED SOLID WHITE EDGE LINE
- 8 6" WIDE SOLID WHITE TURNING LANE LINE
- 9 6" WIDE DASHED WHITE TURNING LANE LINE
- 10 4" WIDE DOUBLE YELLOW CENTERLINE STRIPING
- 11 R4-7 KEEP RIGHT SIGN - 24" X 30" W/ "KEEP RIGHT" PLAQUE 12" X 24"
- 12 W13-1 SPEED HUMP SIGN - 30" X 30" W/ "15 M.P.H." ADVISORY PLAQUE 18" X 18"
- 13 SPEED HUMP ADVISORY PAVEMENT MARKINGS
- 14 R7-1 "NO PARKING" SIGN (R, L, OR D)
- 15 W1-4 REVERSE CURVE SIGN - 30" X 30" (L OR R)
- 16 R7-70 PARALLEL PARKING SIGN

PARALLEL PARKING
SIGN - 12" X 18"

R7-70 "PARALLEL PARKING" SIGN - 12" X 18"

KEEP RIGHT
SIGN - 24" X 30"

R4-7 KEEP RIGHT SIGN - 24" X 30"

STOP
SIGN - 30" X 30" (36" X 36" AT WOLFENSBERGER ONLY)

R1-1 "STOP" SIGN 30" X 30" (36" X 36" AT WOLFENSBERGER ONLY)

SPEED LIMIT 25
SIGN - 24" X 30"

R2-1 SPEED LIMIT SIGN 24" X 30"

SPEED HUMP
15 M.P.H.
SIGN (PLAQUE) - 18" X 18"

W17-1 "SPEED HUMP" WARNING SIGN - 30" X 30"

NO PARKING ANY TIME
SIGN - 12" X 18"

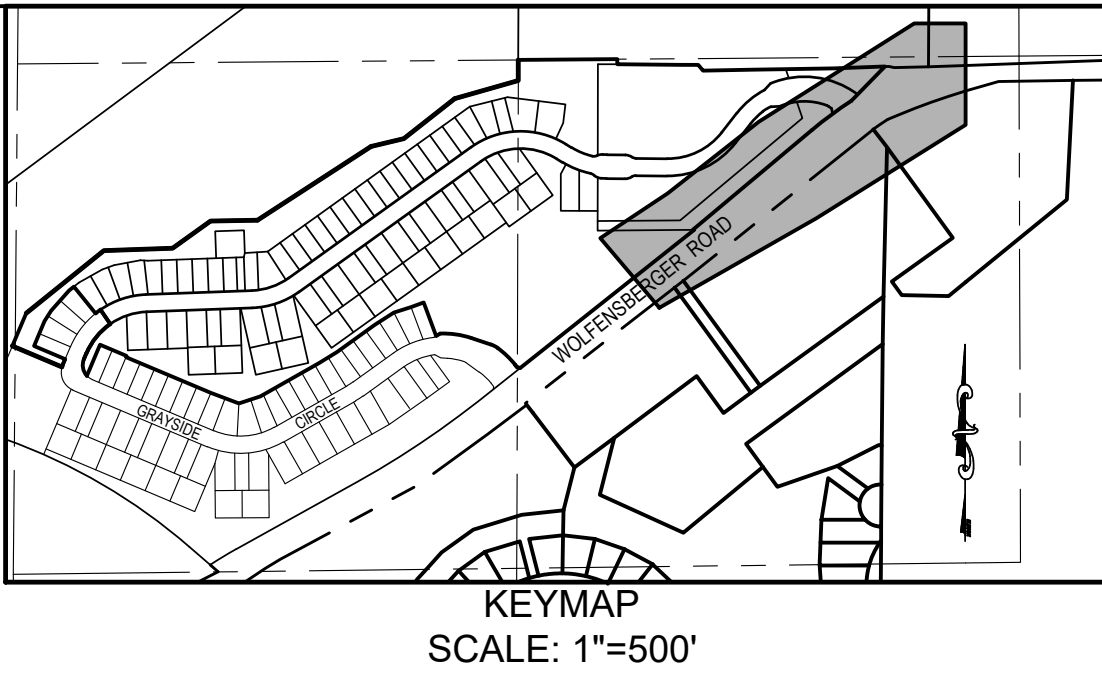
R7-1R "NO PARKING" SIGN - 12" X 18"

NO PARKING ANY TIME
SIGN - 12" X 18"

R7-1L "NO PARKING" SIGN - 12" X 18"

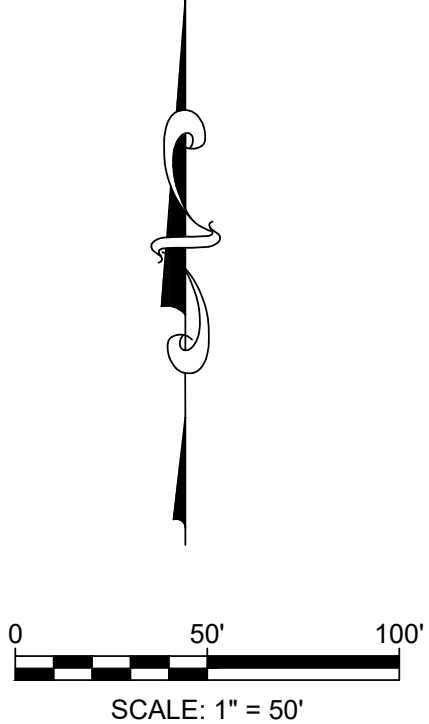
NO PARKING ANY TIME
SIGN - 12" X 18"

R7-1D "NO PARKING" SIGN - 12" X 18"



ROADWAY LEGEND:

- PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. LOT/TRACT LINE
- E EXIST. BURIED ELECTRIC LINE
- G EXIST. GAS MAIN
- CTV EXIST. CATV LINE
- COM EXIST. COMMUNICATION LINE
- S EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- W EXIST. WATER MAIN
- EXIST. SANITARY SEWER MH
- EXIST. STORM MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. UTILITY RISER
- EXIST. STREET SIGN
- EXIST. ASPHALT PAVEMENT
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- PROPOSED PHASING LINE
- PROPOSED C.L. SWALE
- PROPOSED STORM SEWER
- PROPOSED AREA INLET
- PROPOSED SIGN
- PROPOSED STREET LIGHT
- PROPOSED ROADWAY STRIPING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED C&G W/ ATTACHED WALL
- 10 PROPOSED LOT NUMBER
- 2 PROPOSED BLOCK NUMBER



811

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CENTER OF COLORADO
1-800-922-1987 or 811

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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 _____

PRELIMINARY
NOT FOR
CONSTRUCTION

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3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-1997 www.ees.us.com

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CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

WOLFENSBERGER ROAD SIGNAGE,
STRIPING & LIGHTING PLAN

PROJECT NO: BLV001.02

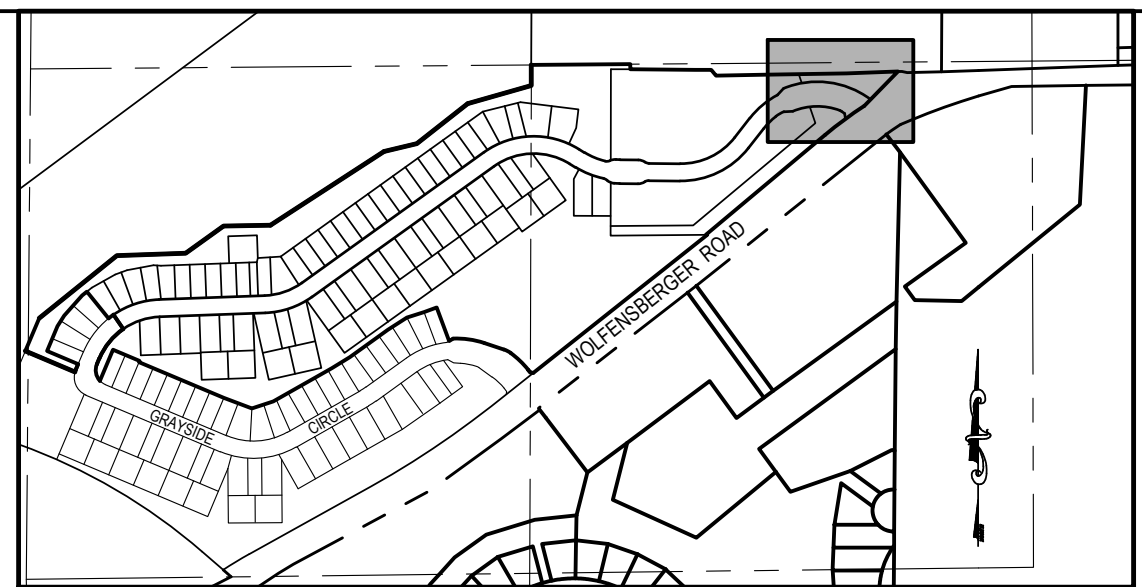
DESIGNED BY: WLB

DRAWN BY: WLB

DATE: 8/23/2023

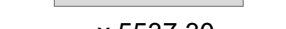
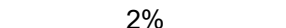
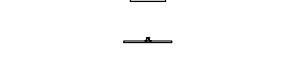
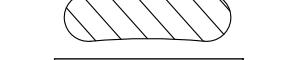
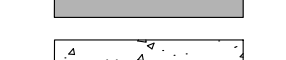
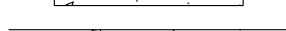
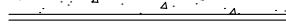
C9.4

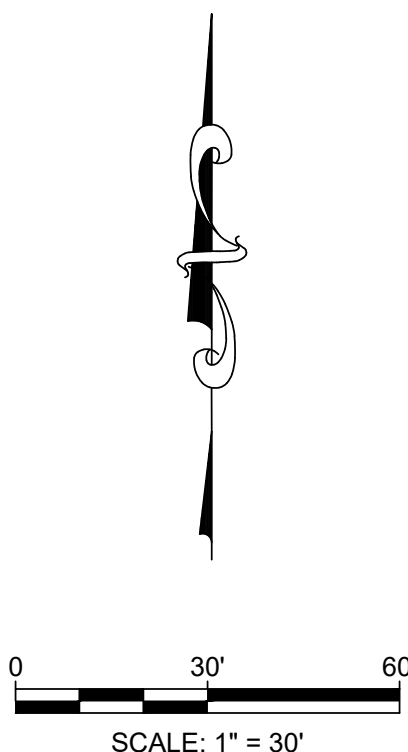
SHEET 38 OF 70



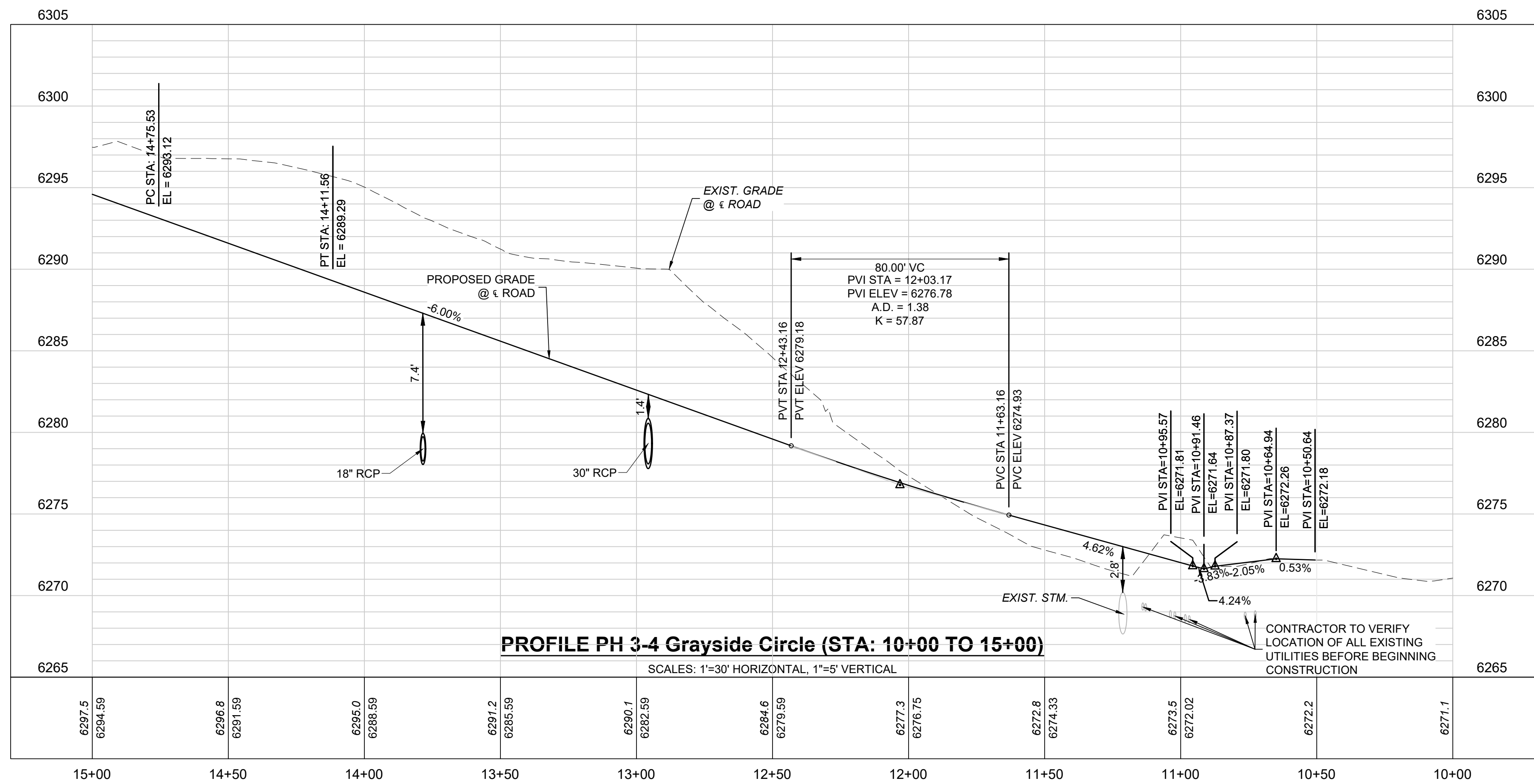
KEYMAP
SCALE: 1"=500'

ROADWAY LEGEND:

	PROPERTY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. LOT/TRACT LINE
	EXIST. BURIED ELECTRIC LINE
	EXIST. GAS MAIN
	EXIST. CATV LINE
	EXIST. COMMUNICATION LINE
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. WATER MAIN
	EXIST. SANITARY SEWER MH
	EXIST. STORM MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. UTILITY RISER
	EXIST. STREET SIGN
	PROPOSED SPOT ELEVATION PROPOSED SLOPE
	PROPOSED PHASING LINE
	PROPOSED C.L. SWALE
	PROPOSED STORM SEWER
	PROPOSED AREA INLET
	PROPOSED SIGN
	PROPOSED STREET LIGHT
	PROPOSED ROADWAY STRIPING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED C&G W/ ATTACHED WALL
	PROPOSED LOT NUMBER
	PROPOSED BLOCK NUMBER



CURVE #	LENGTH	RADIUS	DELTA
C1	74.76'	35.00'	122°22'45"
C2	40.07'	35.00'	065°35'22"
C3	134.42'	181.00'	042°33'00"
C4	26.81'	100.00'	015°21'32"
C5	47.07'	184.00'	014°39'22"
C6	214.63'	217.00'	056°40'16"
C7	92.41'	216.00'	024°30'44"



CDOT TYPE 2 RAMP NOTE:

RAMP CURB HEAD NOSES TO BE TAPERERED AT FLOWLINE TO PREVENT SNOW PLOW DAMAGE, TYPICAL BOTH RAMPS AT WOLFENSBERGER ROAD.

CONSTRUCTION KEY:

- | | |
|---|---|
| 1 | (VERTICAL) CURB & (CATCH) GUTTER TYPE VC2 PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-1 |
| 2 | (MOUNTABLE) CURB & (CATCH) GUTTER TYPE MS2 PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-1 |
| 3 | 5' WIDE CONCRETE SIDEWALK PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-1 |
| 4 | CDOT TYPE 2 RAMP STANDARD PLAN NO. M-608-1 |
| 5 | CDOT TYPE 5 BLENDED TRANSITION RAMP STANDARD PLAN NO. M-601-1 |
| 6 | CROSSSPAN (8' WIDE) PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-9 |
| 7 | ASPHALT PAVEMENT PER GEOTECH REPORT |
| 8 | CDOT TYPE 2 MID-BLOCK CURB RAMP STANDARD PLAN NO. M-608-1 |

PROJECT BENCHMARK:

TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995"
WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS
BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF
6222.12 FEET NAVD 88.



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

**CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.**

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	DAT
----------------------	-----

PRELIMINARY
NOT FOR
CONSTRUCTION



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Denver, CO 80210
303-572-7997 www.ees.iis.com

BLVD.
BUILDERS

CONSTRUCTION PLANS

CASTLE ROCK, COLORADO

**PHASE 3 GRAYSIDE CIRCLE
PLAN & PROFILE 1**

PROJECT NO: BLV001.0

DESIGNED BY: WLU

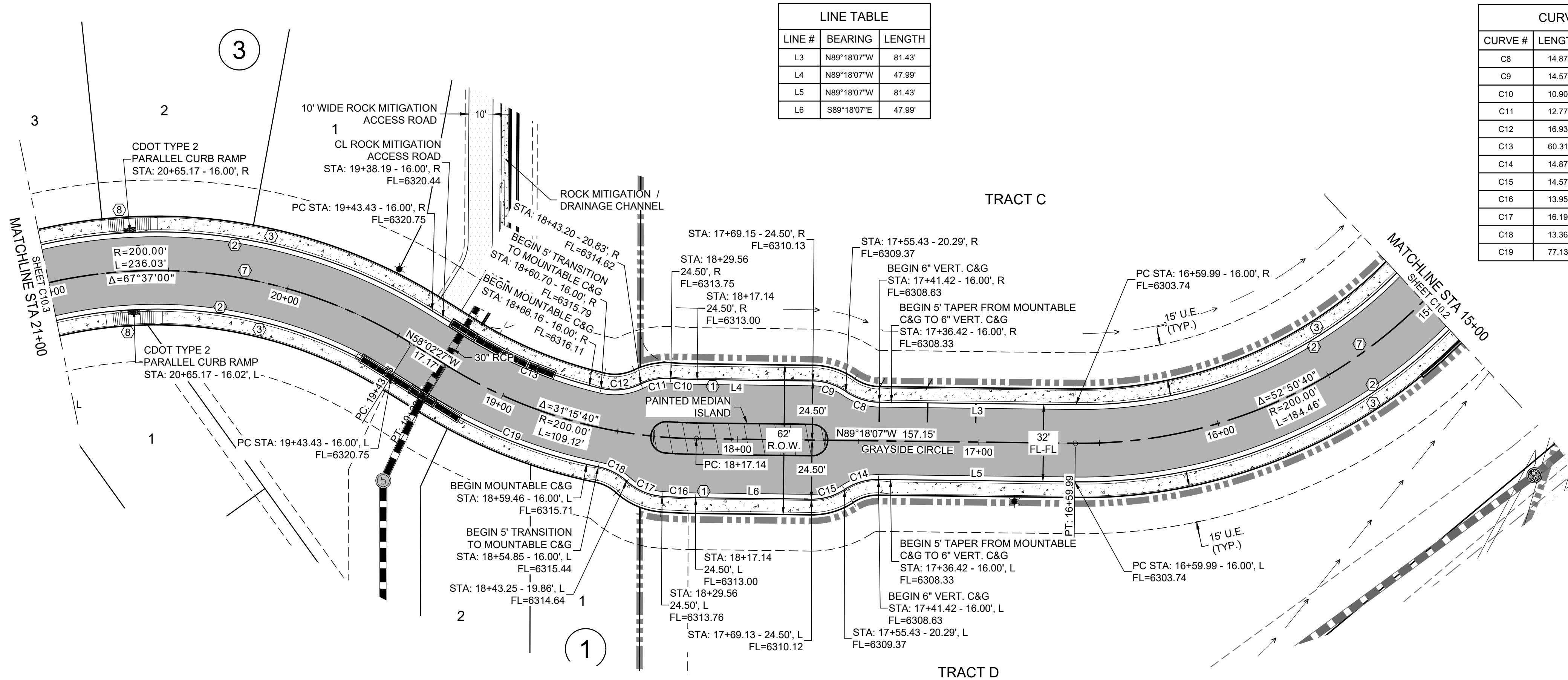
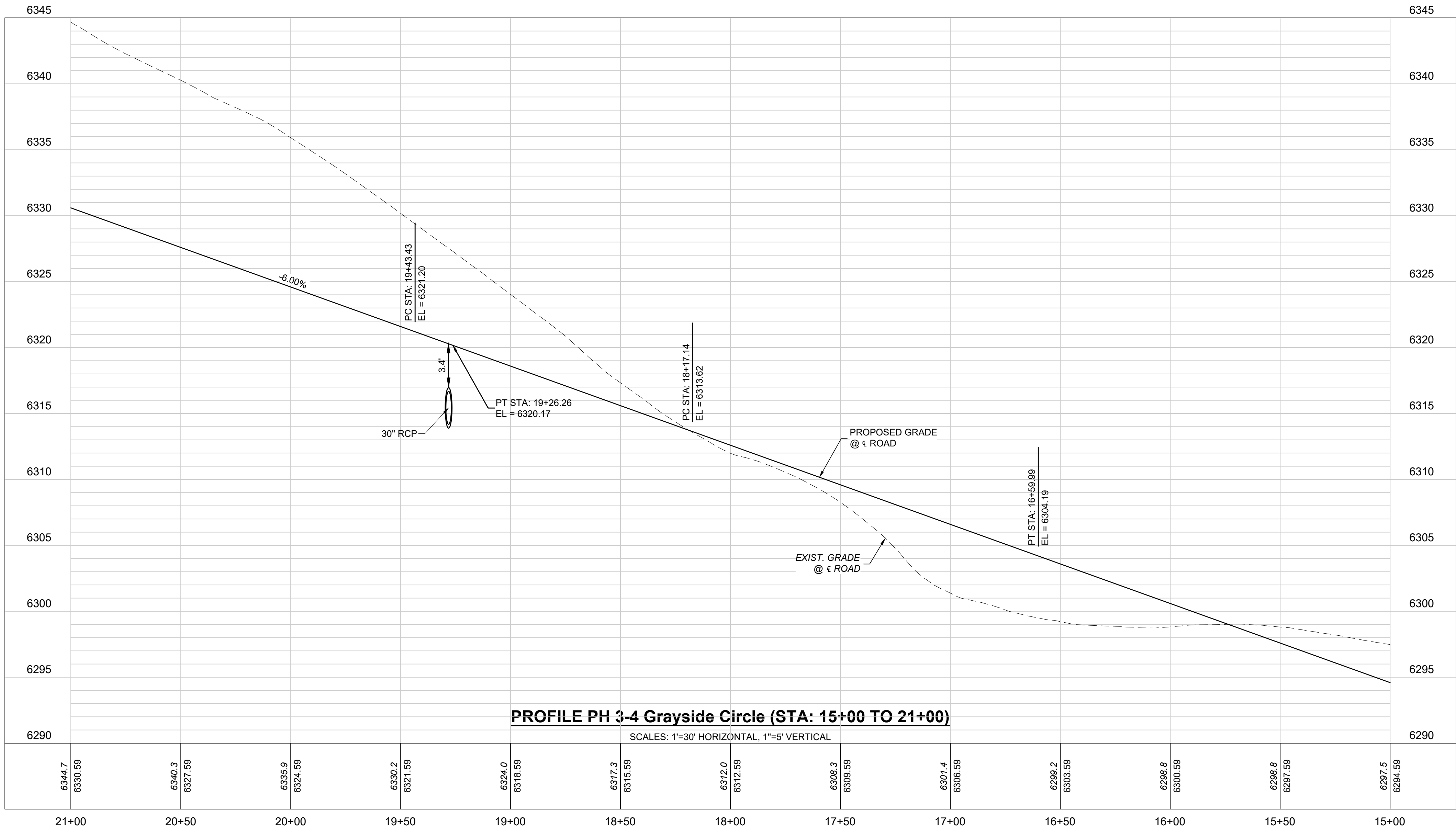
DRAWN BY: WL

DATE: 8/23/202

DATE: 07/23/2022

C10.1

SHEET 39 OF 70

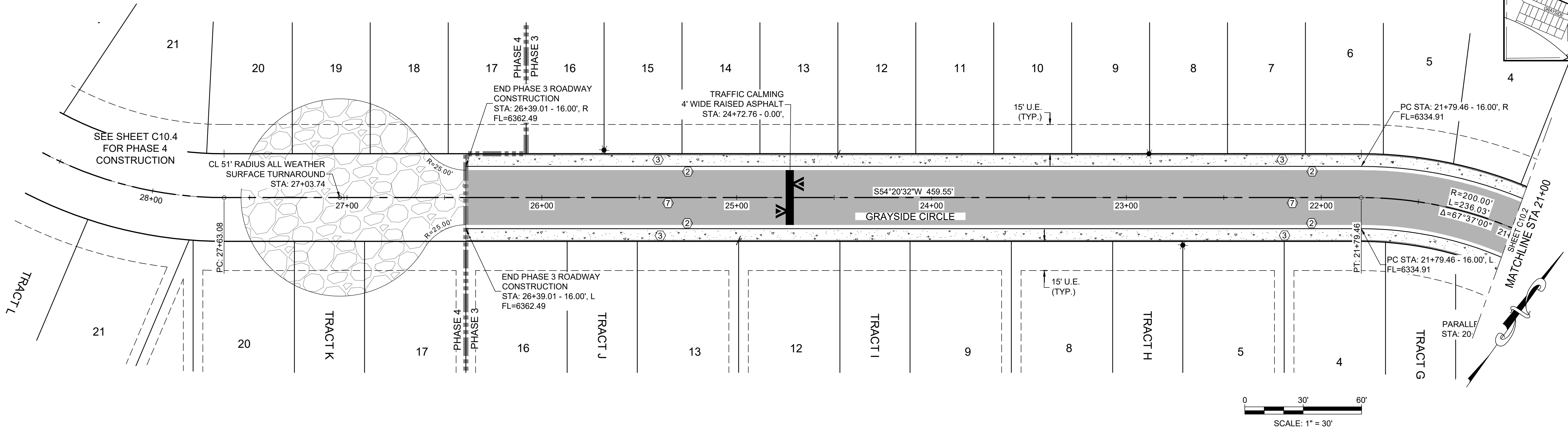


PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4
CASTLE ROCK, COLORADO
PHASE 3 GRAYSIDE CIRCLE
PLAN & PROFILE 2

PROJECT NO: BLV001.02
DESIGNED BY: WLB
DRAWN BY: WLB
DATE: 8/23/2023
C10.2
SHEET 40 OF 70



- ROADWAY LEGEND:**
- PROPERTY LINE
 - EXIST. RIGHT-OF-WAY
 - EXIST. LOT/TRACT LINE
 - EXIST. BURIED ELECTRIC LINE
 - EXIST. GAS MAIN
 - EXIST. CATV LINE
 - EXIST. COMMUNICATION LINE
 - EXIST. SANITARY SEWER
 - EXIST. STORM SEWER
 - EXIST. WATER MAIN
 - EXIST. SANITARY SEWER MH
 - EXIST. STORM MANHOLE
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. UTILITY RISER
 - EXIST. STREET SIGN
 - EXIST. ASPHALT PAVEMENT
 - PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE
 - PROPOSED PHASING LINE
 - PROPOSED C.L. SWALE
 - PROPOSED STORM SEWER
 - PROPOSED AREA INLET
 - PROPOSED SIGN
 - PROPOSED STREET LIGHT
 - PROPOSED ROADWAY STRIPING
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED C&G W/ ATTACHED WALK
 - PROPOSED LOT NUMBER
 - PROPOSED BLOCK NUMBER

CONSTRUCTION KEY:

- 1 (VERTICAL) CURB & (CATCH) GUTTER TYPE VC2 PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-1
- 2 (MOUNTABLE) CURB & (CATCH) GUTTER TYPE MS2 PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-1
- 3 5' WIDE CONCRETE SIDEWALK PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-1
- 4 CDOT TYPE 2 RAMP STANDARD PLAN NO. M-608-1
- 5 CDOT TYPE 5 BLENDED TRANSITION RAMP STANDARD PLAN NO. M-601-1
- 6 CROSSSPAN (8' WIDE) PER TOWN OF CASTLE ROCK STANDARD DETAIL CG-9
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- 8 CDOT TYPE 2 MID-BLOCK CURB RAMP STANDARD PLAN NO. M-608-1

CDOT TYPE 2 RAMP NOTE:
RAMP CURB HEAD NOSES TO BE TAPERED AT FLOWLINE TO PREVENT SNOW PLOW DAMAGE, TYPICAL BOTH RAMPS AT WOLFENBERGER ROAD.

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

PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION PLANS
HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO
**PHASE 3 GRAYSIDE CIRCLE
PLAN & PROFILE 3**

PROJECT NO: BLV001.02

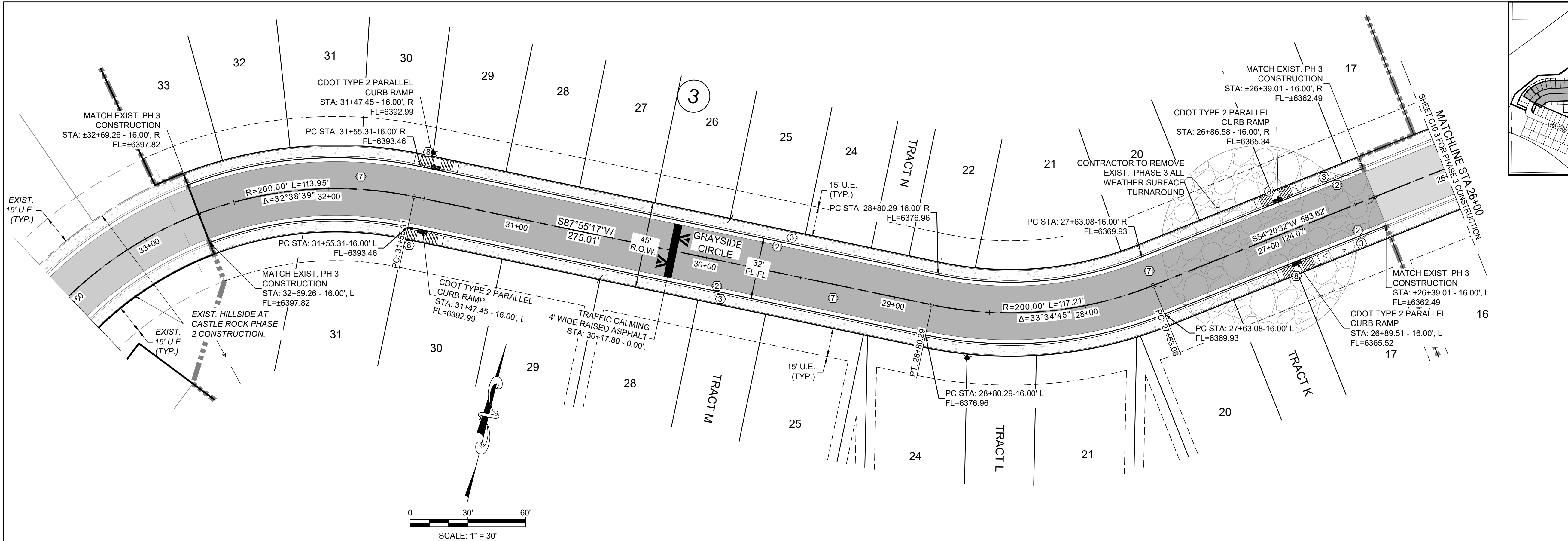
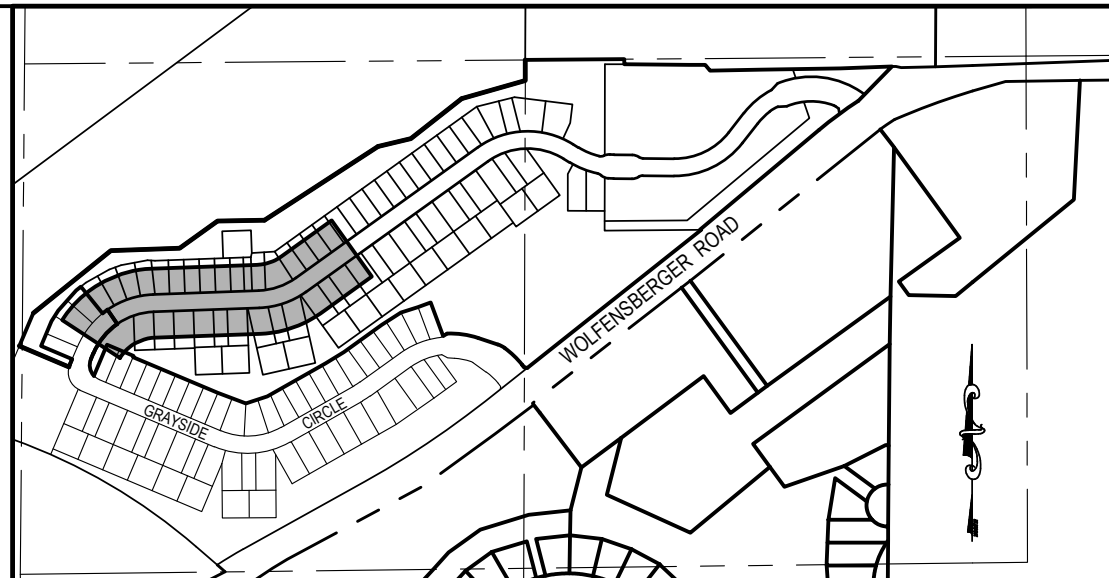
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DRAWN BY: WLB

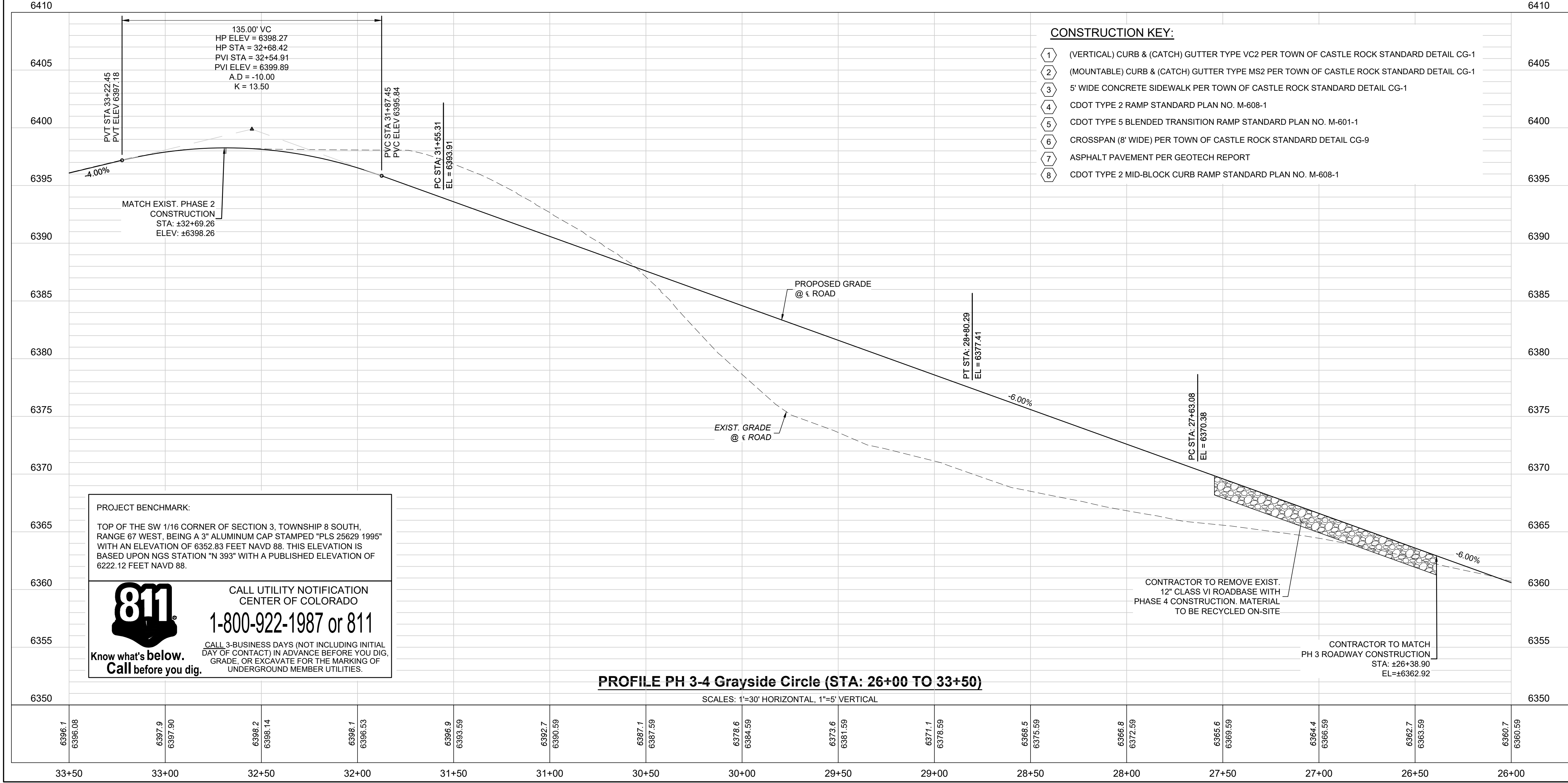
DATE: 8/26/2023

C10.3

SHEET 41 OF 70



- ROADWAY LEGEND:**
- PROPERTY LINE
 - EXIST. RIGHT-OF-WAY
 - EXIST. LOT/TRACT LINE
 - EXIST. BURIED ELECTRIC LINE
 - EXIST. GAS MAIN
 - EXIST. CATV LINE
 - EXIST. COMMUNICATION LINE
 - EXIST. SANITARY SEWER
 - EXIST. STORM SEWER
 - EXIST. WATER MAIN
 - EXIST. SANITARY SEWER MH
 - EXIST. STORM MANHOLE
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. UTILITY RISER
 - EXIST. STREET SIGN
 - EXIST. ASPHALT PAVEMENT
 - PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE
 - PROPOSED PHASING LINE
 - PROPOSED C.L. SWALE
 - PROPOSED STORM SEWER
 - PROPOSED AREA INLET
 - PROPOSED SIGN
 - PROPOSED STREET LIGHT
 - PROPOSED ROADWAY STRIPING
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED C&G W/ ATTACHED WALK
 - PROPOSED LOT NUMBER
 - PROPOSED BLOCK NUMBER



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 _____

PRELIMINARY
NOT FOR
CONSTRUCTION

EES
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
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Denver, CO 80210
303-572-1997 www.ees.us.com

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

**PHASE 4 GRAYSIDE CIRCLE
PLAN & PROFILE 1**

PROJECT NO: BLV001.02

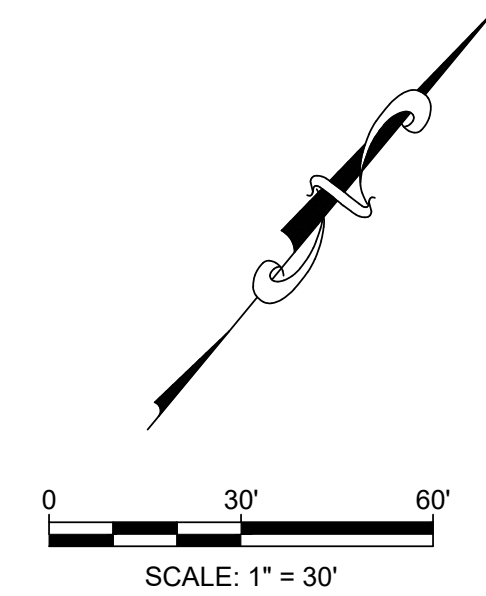
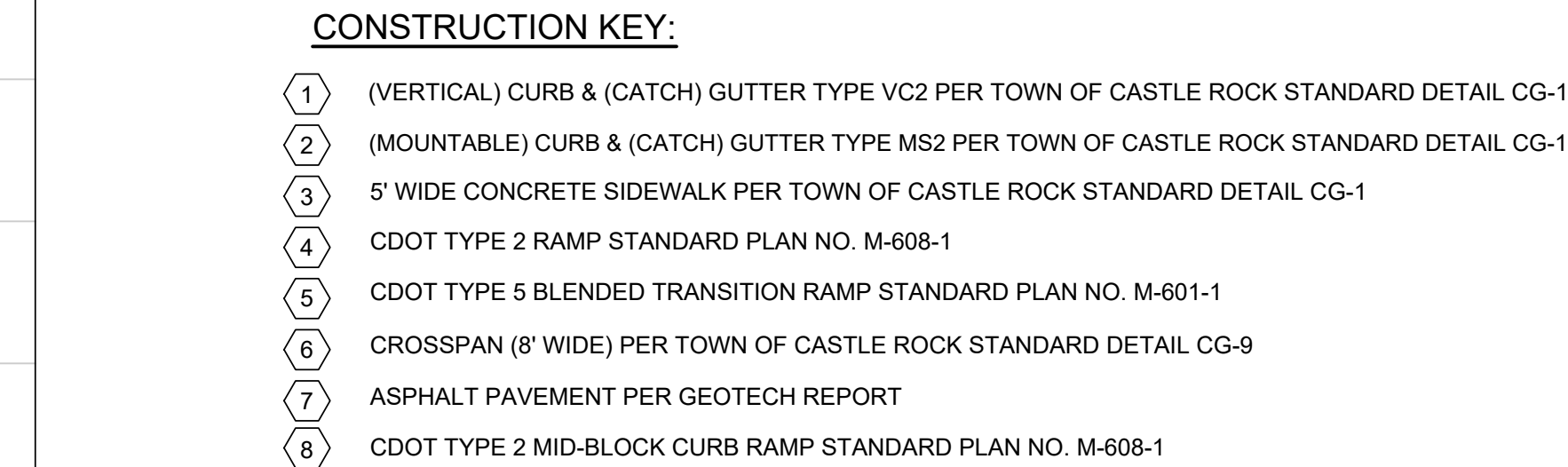
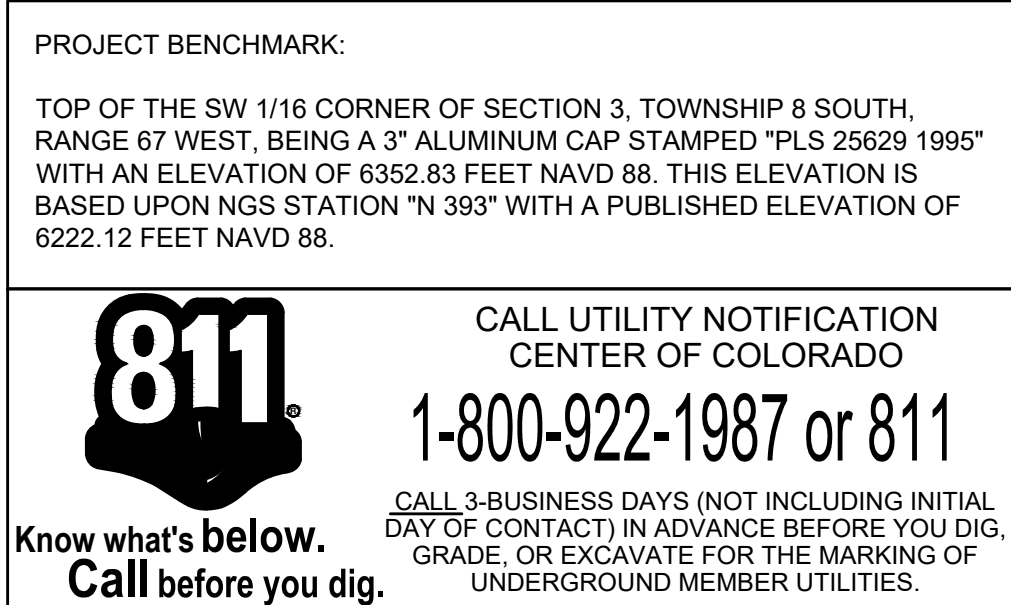
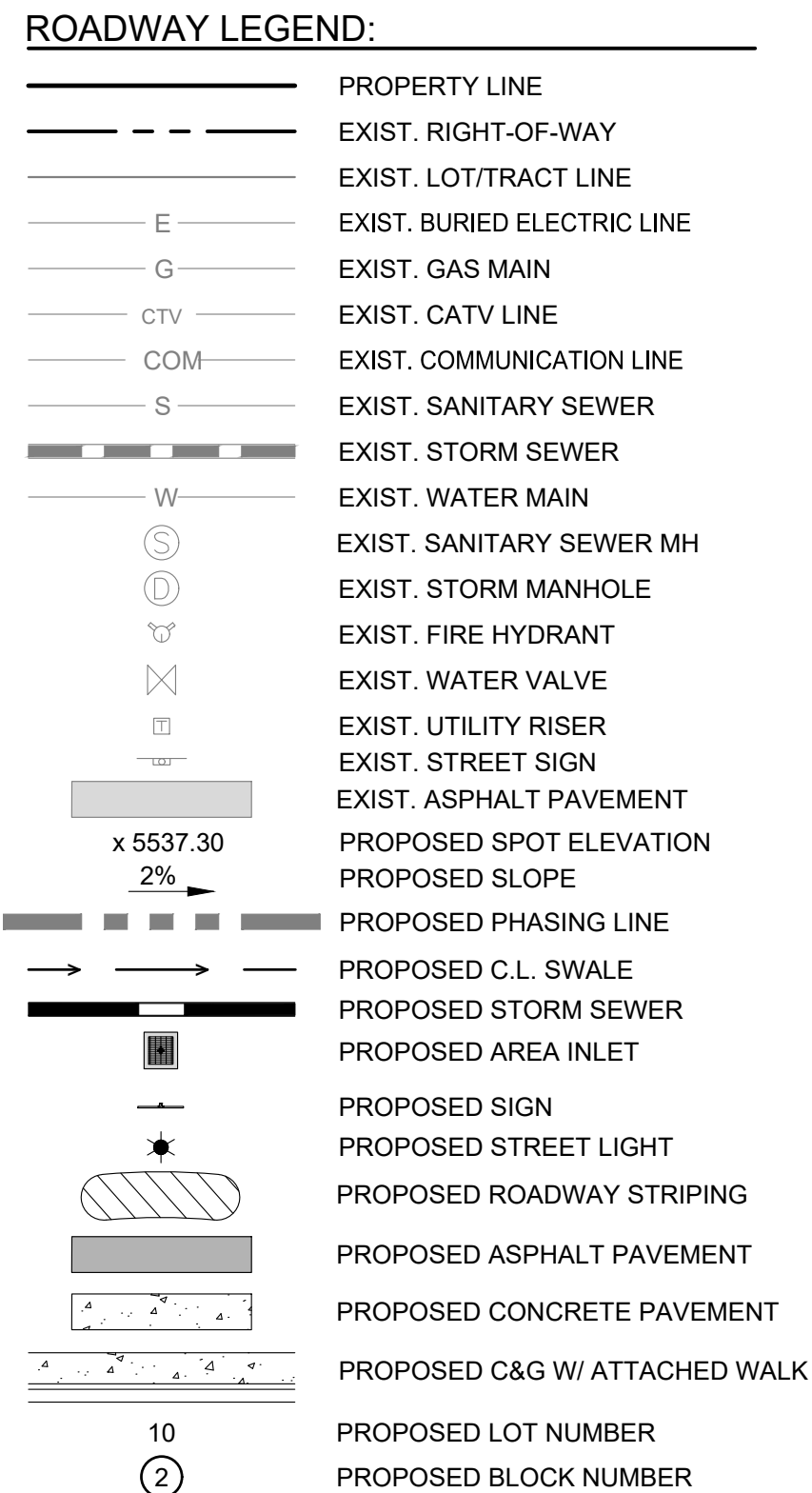
DESIGNED BY: WLB

DRAWN BY: WLB

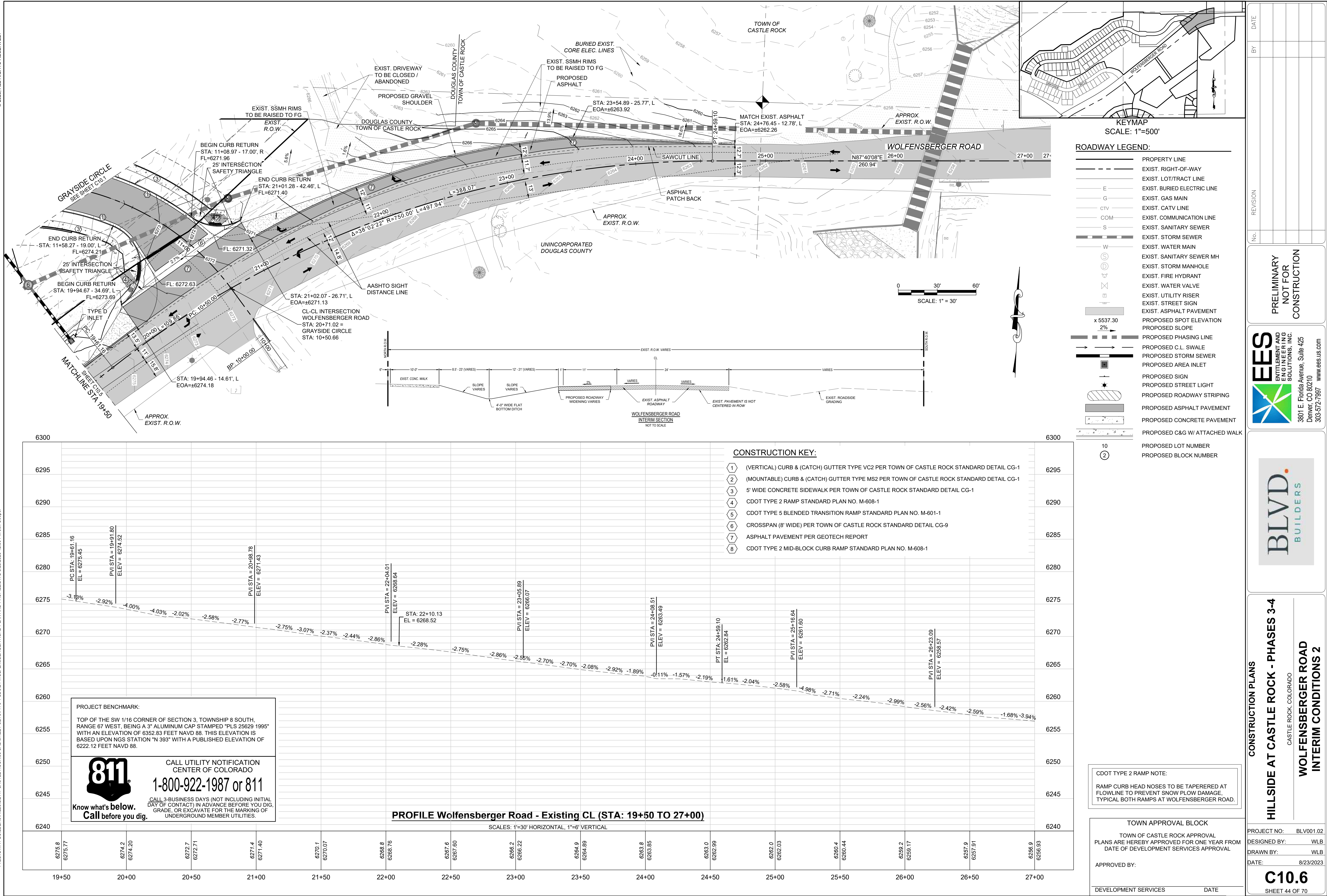
DATE: 8/23/2023

C10.4

SHEET 42 OF 70



CONSTRUCTION PLANS		PRELIMINARY NOT FOR CONSTRUCTION	
HILLSIDE AT CASTLE ROCK - PHASES 3-4		 EES ENGINEERING AND ENVIRONMENTAL SOLUTIONS, INC.	
CASTLE ROCK, COLORADO		3801 E Florida Avenue, Suite 425 Denver, CO 80210 303-372-1997 www.ees.us.com	
WOLFENBERGER ROAD INTERIM CONDITIONS 1			
PROJECT NO:	BLV001.02		
DESIGNED BY:	WLB		
DRAWN BY:	WLB		
DATE:	8/23/2023		
C10.5			
SHEET 43 OF 70			





TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995"
WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS
BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF
6222.12 FEET NAVD 88.



CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE _____

**WOLFENBERGER ROAD -
ULTIMATE CONDITIONS EXHIBIT**

C10.7
SHEET 45 OF 70

[illegible]

TYPE 1 CURB RAMP
(PERPENDICULAR ON TANGENT)

TYPE 2 CURB RAMP
(PERPENDICULAR ON RADIUS)

TYPE 2 - DIRECTIONAL RAMP

SHARED USE PATH CROSS-SECTION

DETECTABLE WARNING SURFACE NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT SIDEWALK OR SHARED USE PATH TO STREET TRANSITIONS, AND SHALL CONSIST OF TRANSCATED CONCRETE SURFACES WITH TRANSCATED DOWNSHED DIMENSIONS AS SHOWN. SURFACES MUST BE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH TO BE INSTALLED.
2. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 4.0% TRANSCATED DOWNSHED DIMENSIONS SHALL BE TO THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH TO BE INSTALLED.
3. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB OR POINT ON THE LEADING EDGE OF THE DWS SHALL BE MORE THAN 1 FT FROM THE BACK OF CURB OR ANY POINT OF THE LEADING EDGE OF THE DWS SHALL BE MORE THAN 1 FT FROM THE BACK OF CURB OR THE DWS SHALL BE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH TO BE INSTALLED.
4. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 4.0% TRANSCATED DOWNSHED DIMENSIONS SHALL BE TO THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH TO BE INSTALLED.
5. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB OR POINT ON THE LEADING EDGE OF THE DWS SHALL BE MORE THAN 1 FT FROM THE BACK OF CURB OR ANY POINT OF THE LEADING EDGE OF THE DWS SHALL BE MORE THAN 1 FT FROM THE BACK OF CURB OR THE DWS SHALL BE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH TO BE INSTALLED.
6. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 4.0% TRANSCATED DOWNSHED DIMENSIONS SHALL BE TO THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH TO BE INSTALLED.

DETECTABLE WARNING SURFACE PLACEMENT

STANDARD PLAN NO. M-608-1

STANDARD PLAN NO. 9 of 10

SECTION VIEW FOR DETECTABLE WARNING SURFACE PLATE
(ELEVATION PERPENDICULAR TO RAMP RUN FROM STREET)

ELEVATION VIEW OF SINGLE TRUNCATED DOME

SECTION VIEW FOR PARALLEL CURB RAMP TYPES
(ELEVATION PERPENDICULAR TO TURNING SPACE)

SECTION VIEW FOR PERPENDICULAR CURB RAMP TYPES
(ELEVATION PERPENDICULAR TO RAMP RUN)

PLAN VIEW OF DETECTABLE WARNING SURFACE PLATE

DETECTABLE WARNING SURFACE DETAILS

Computer File Information

Creation Date: 07/25/19
 Designer: [redacted]
 Check: [redacted]
 Checker: [redacted]
 Date: 07/26/19
 Designer: [redacted]
 Check: [redacted]
 Checker: [redacted]
 Date: 07/26/19
 Designer: [redacted]
 Check: [redacted]
 Checker: [redacted]
 Date: 07/26/19

Sheet Revisions

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 98. [redacted]
 99. [redacted]
 100. [redacted]

Colorado Department of Transportation

2020 Road Design & Detail
 CDOT, Inc., 910 E. Harvard
 Denver, CO 80202
 Phone: 303-757-9000 FAX: 303-757-9000

Project Development Branch

JKB

CURB RAMPS

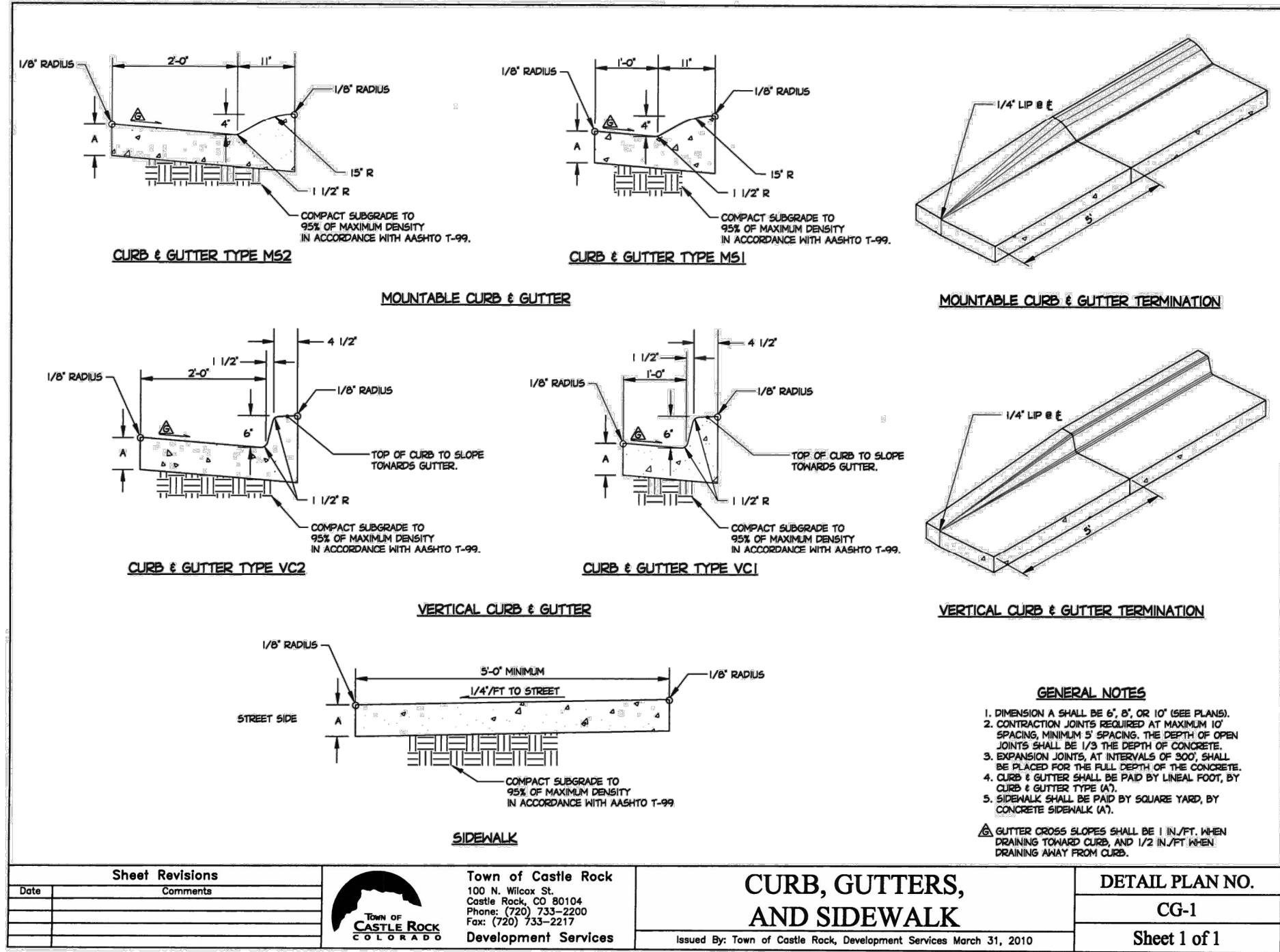
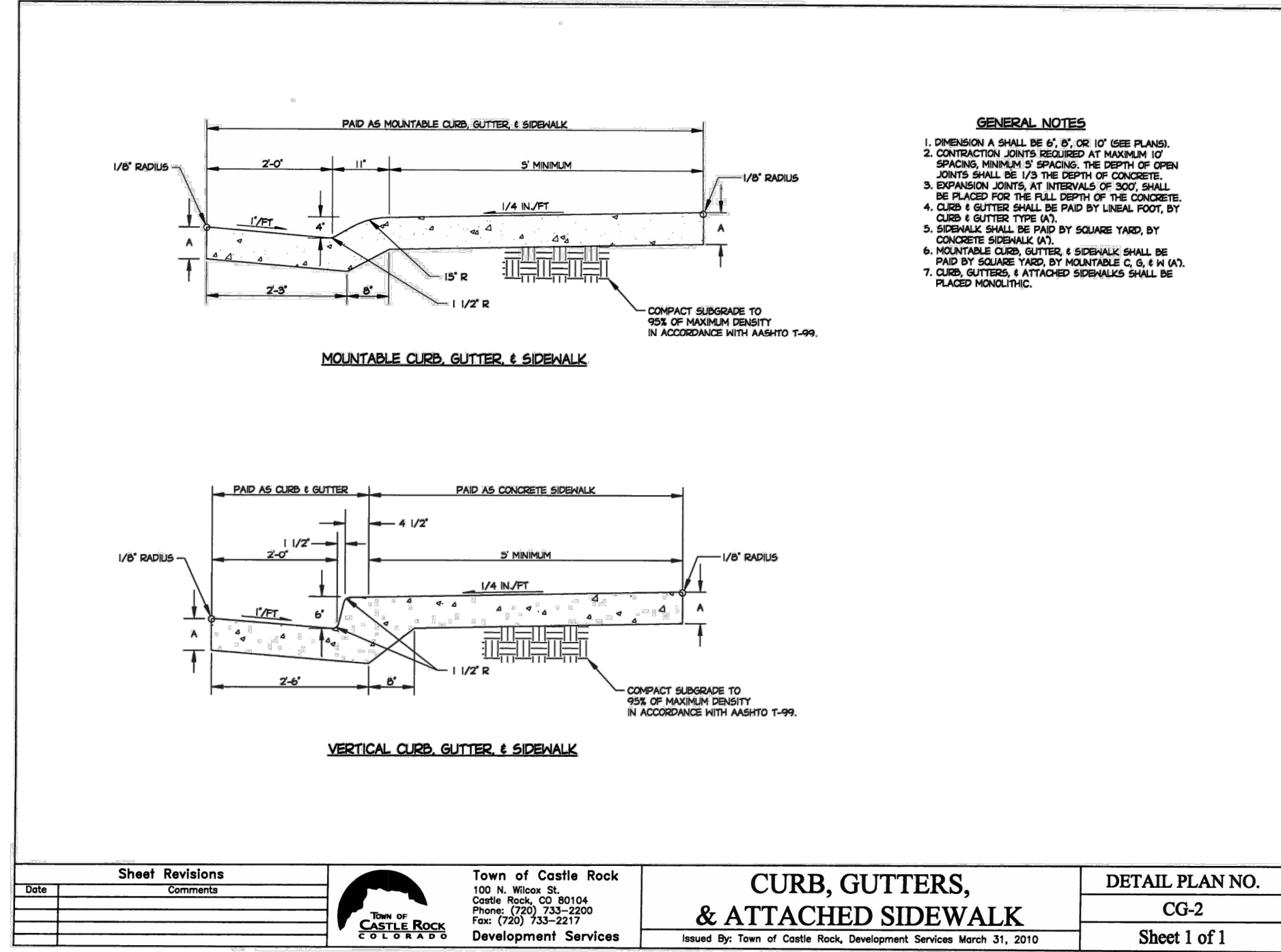
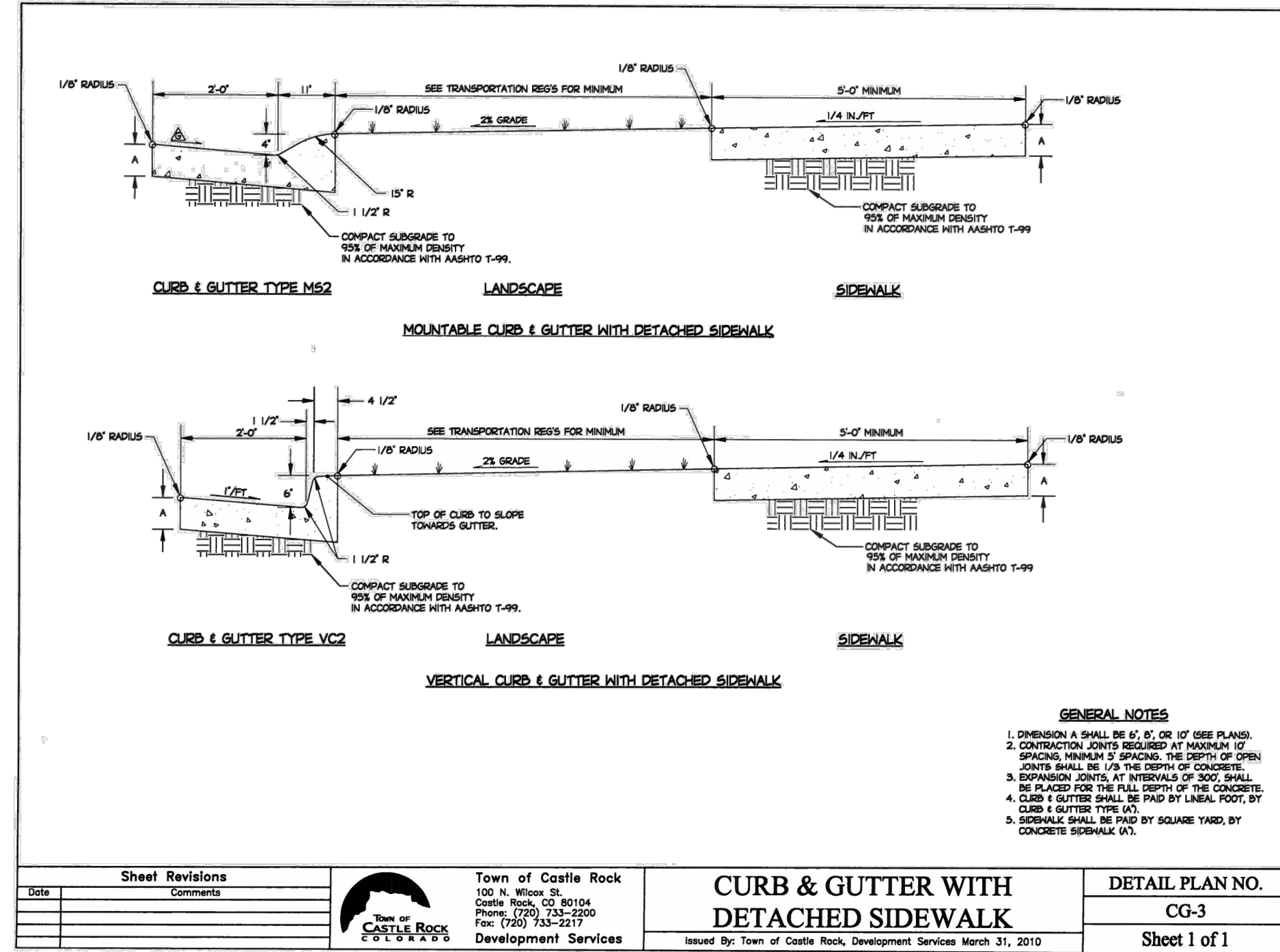
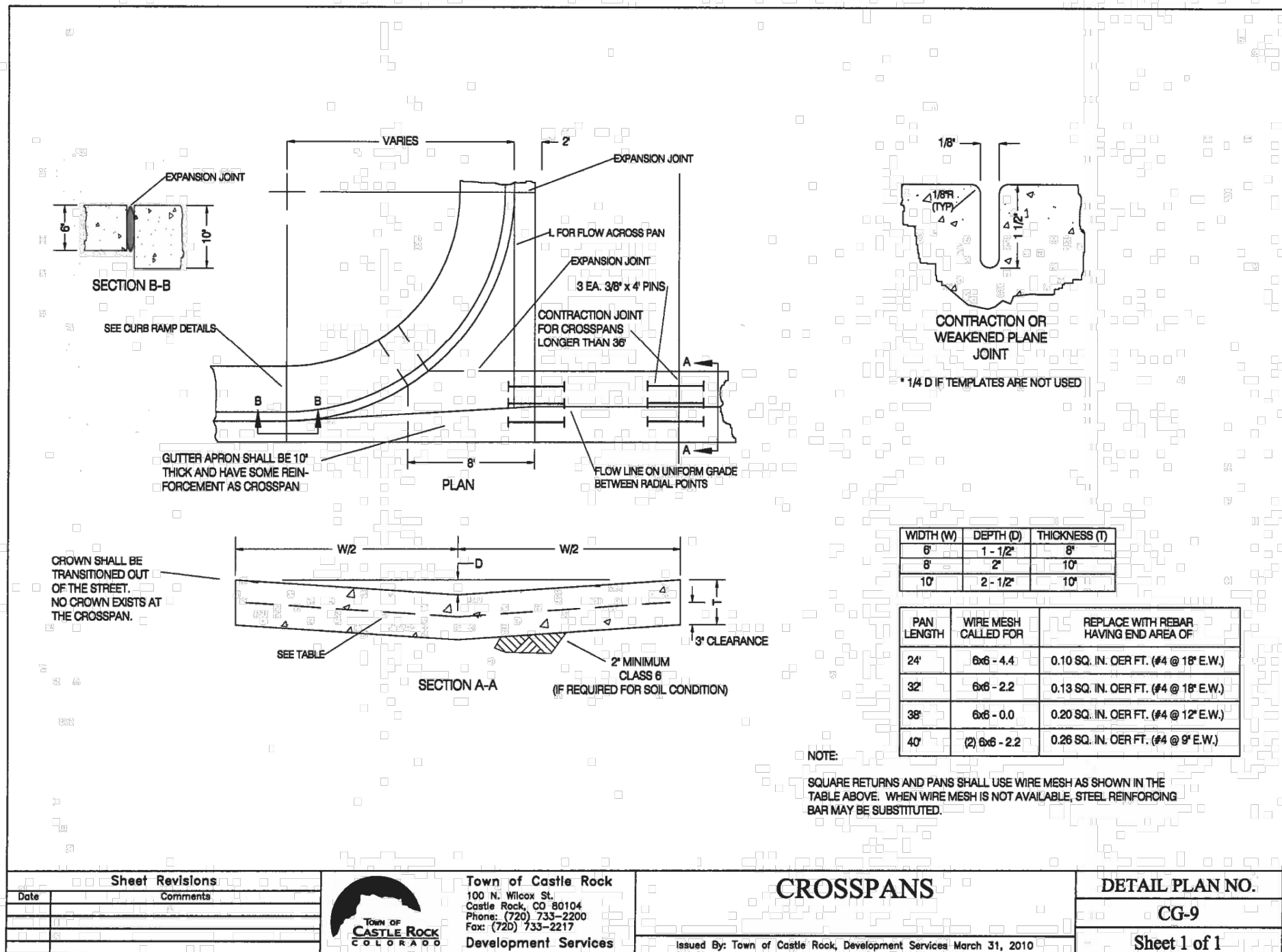
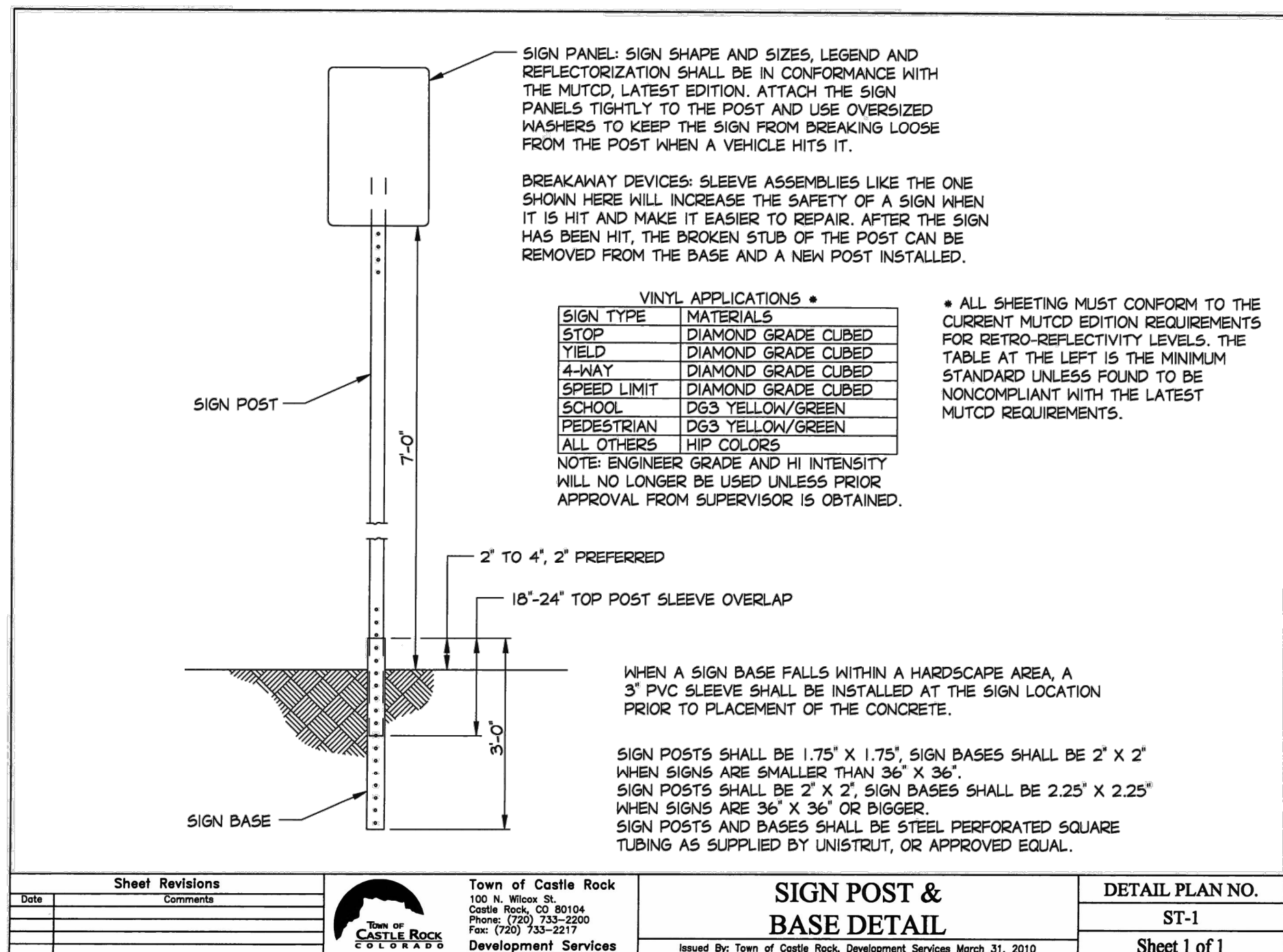
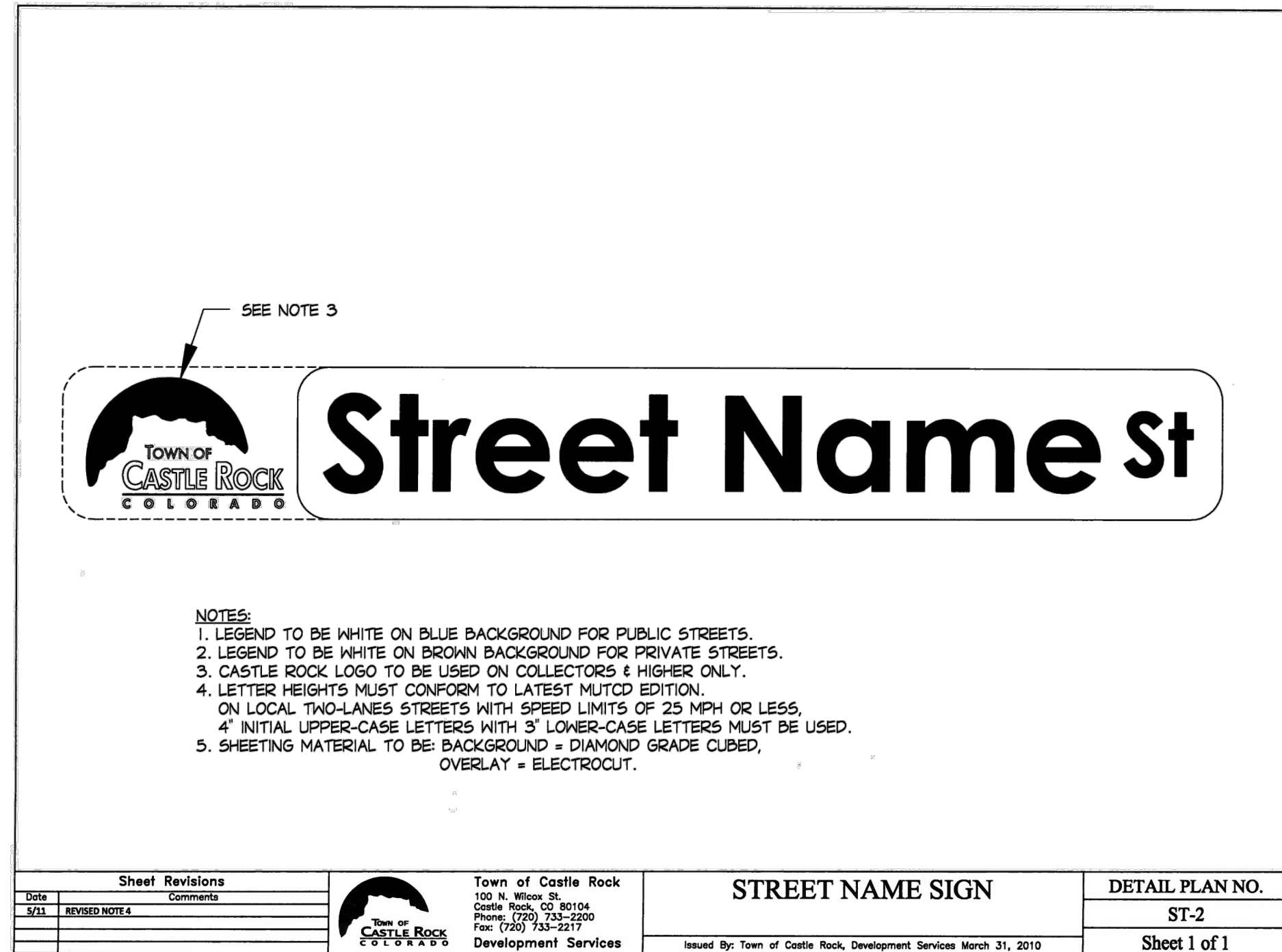
STANDARD PLAN NO. M-608-1

Standard Sheet No. 10 of 10

Issued by the Project Development Branch July 25, 2019

Project Sheet Number:

PROJECT NO:	BLV001.02
DESIGNED BY:	WLB
DRAWN BY:	WLB
DATE:	8/23/2023
<h1>C10.8</h1> <p>SHEET 46 OF 70</p>	



DATE

BY

REVISION

No.

PRELIMINARY

NOT FOR

CONSTRUCTION

EES

ENTITLEMENT AND

ENGINEERING

SOLUTIONS, INC.

3801 E. Florida Avenue, Suite 425

Denver, CO 80210

303-572-1987

www.ees.us.com

BLVD

BUILDERS

CONSTRUCTION PLANS

HILLSIDE AT CASTLE ROCK - PHASES 3-4

CASTLE ROCK, COLORADO

ROADWAY DETAILS 2

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

PROJECT NO.:

BLV001.02

DESIGNED BY:

WLB

DRAWN BY:

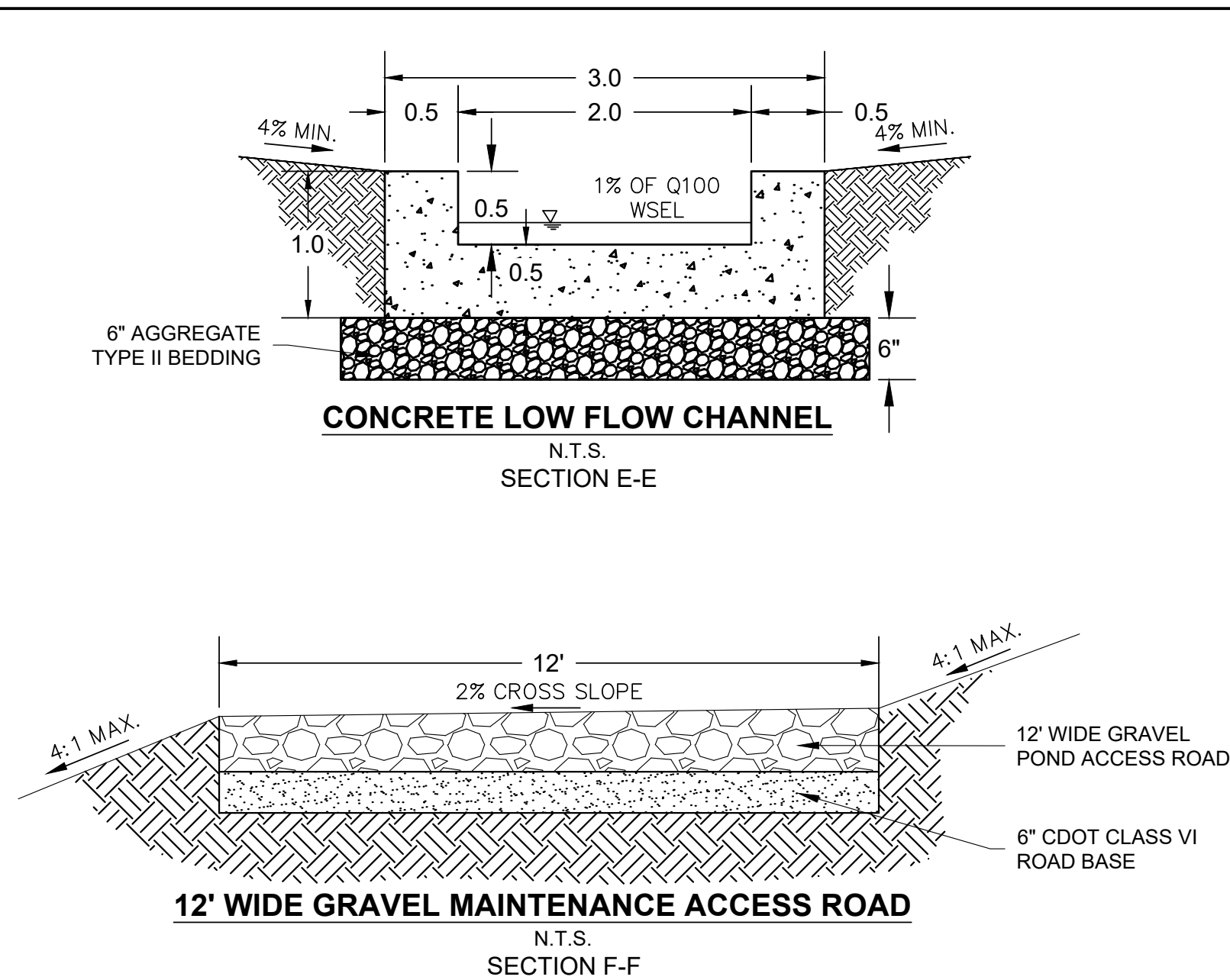
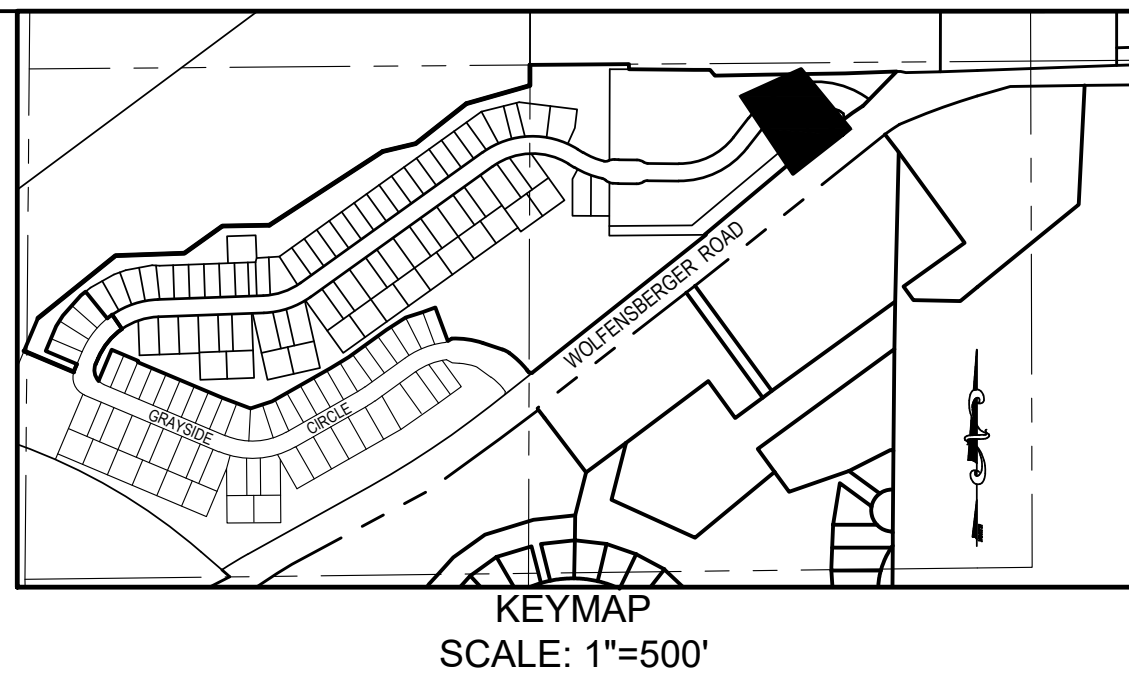
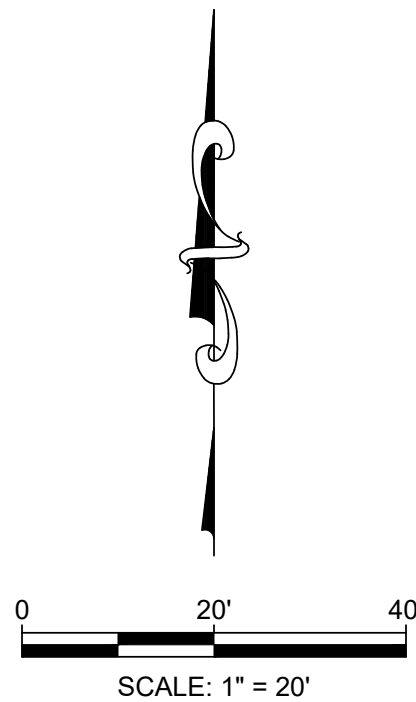
WLB

DATE:

8/23/2023

C10.9

SHEET 47 OF 70



BENCHMARK:
NGS STATION "N 393". A BRASS DISK IN THE CENTER OF THE EAST END OF A 10 FT (3.0 M) BY 15 FT (4.6 M) EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9 FT (45.7 M) EAST OF THE NEAR RAIL, 50.9 FT (15.5 M) WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7 FT (0.2 M) WEST OF THE EAST EDGE OF THE OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10 FT (3.0 M) BELOW THE ROAD, AND 1 FT (0.3 M) NORTH OF A FIBERGLASS WITNESS POST. ELEVATION = 6222.12 (NAVD 88)

PROJECT BENCHMARK:
THE SOUTHWEST 1/16TH CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995".
ELEVATION = 6352.83 (NAVD 88).
ELEVATION BASED ON NGS STATION "N 393" AS DESCRIBED ABOVE.

CONSTRUCTION PLANS					
HILLSIDE AT CASTLE ROCK - PHASES 3-4					
CASTLE ROCK, COLORADO					
DETENTION POND PLAN					
PROJECT NO:		BLV001.02			
DESIGNED BY:		WLB			
DRAWN BY:		WLB			
DATE:		8/24/2023			
C11.1 SHEET 48 OF 70					

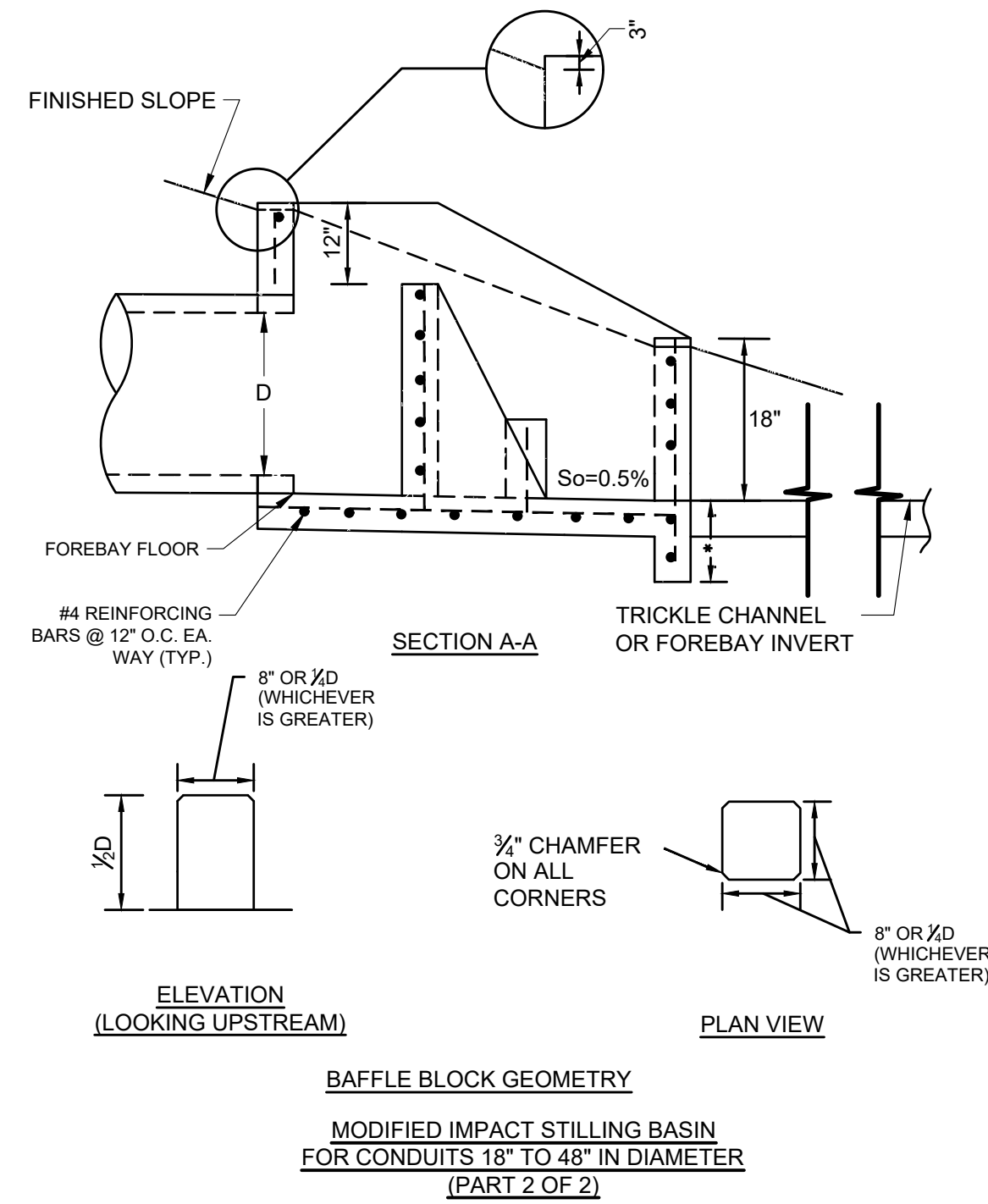
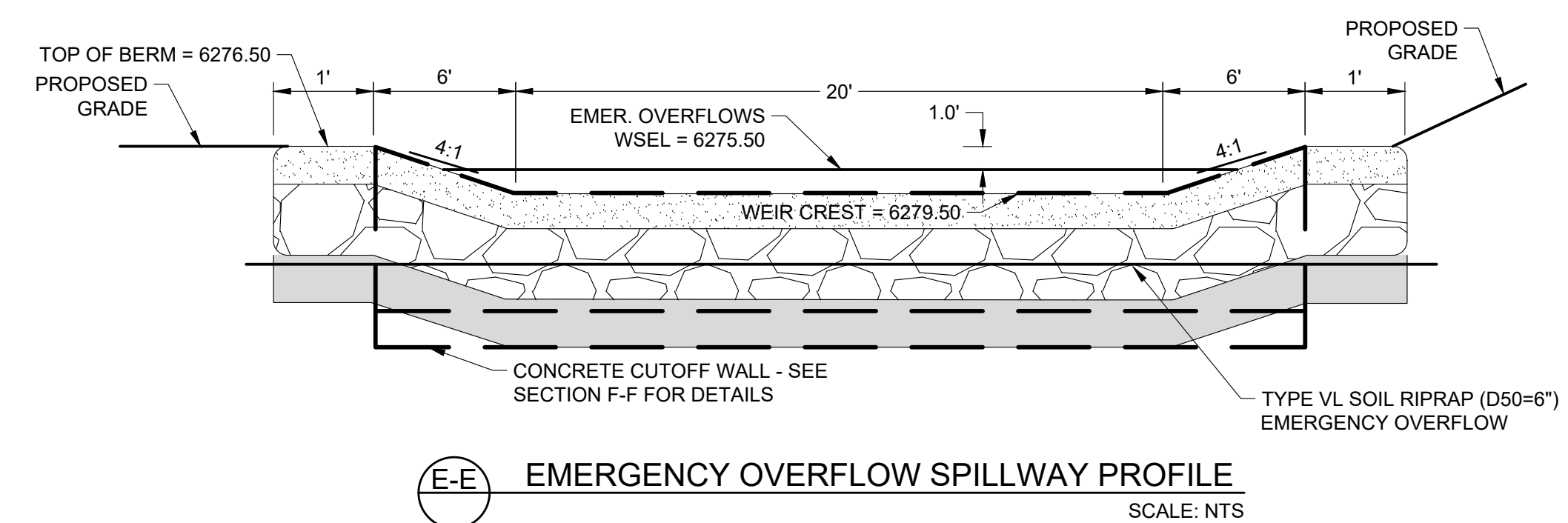
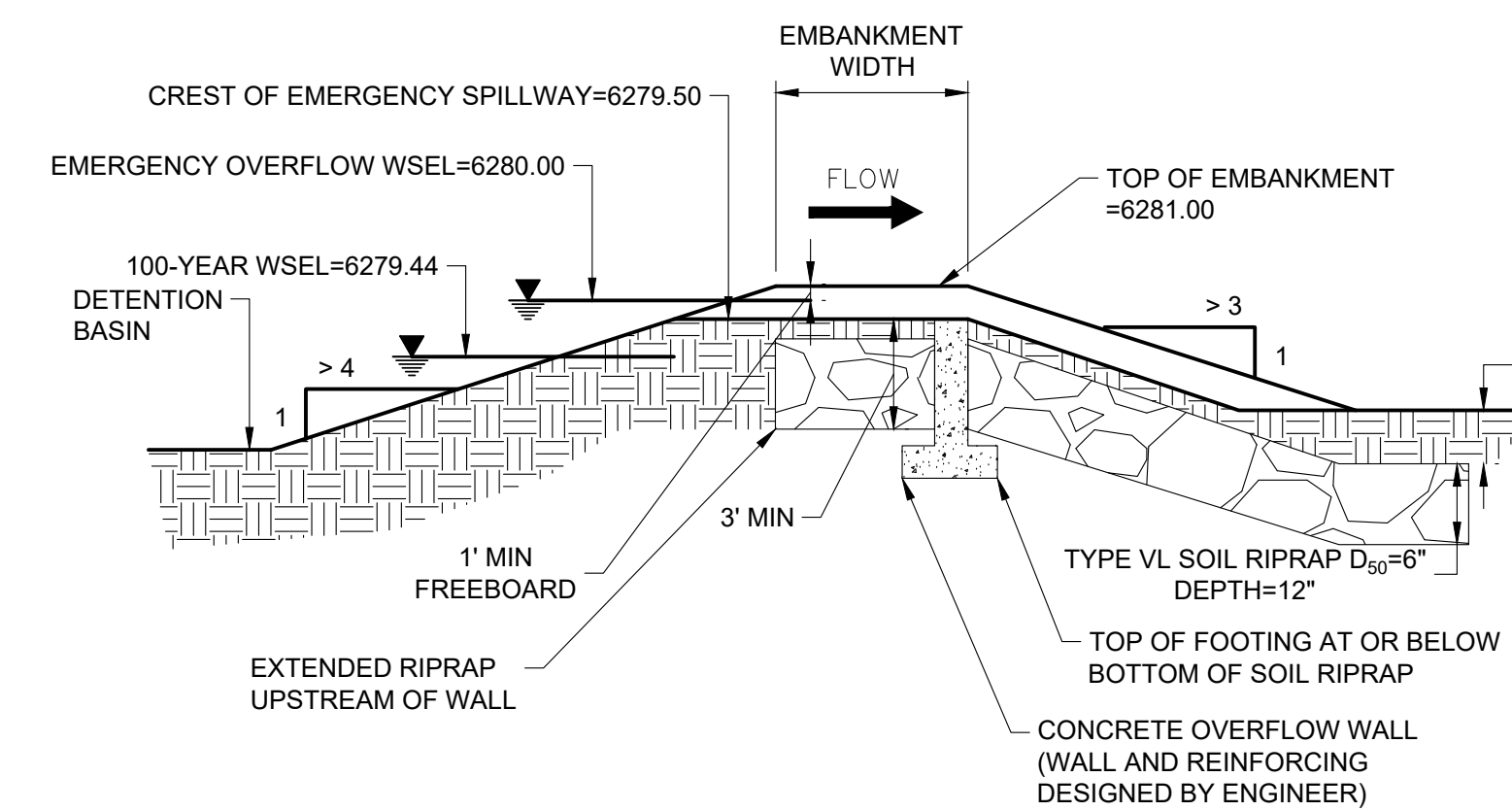


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ENGINEERING
SOLUTIONS, INC.

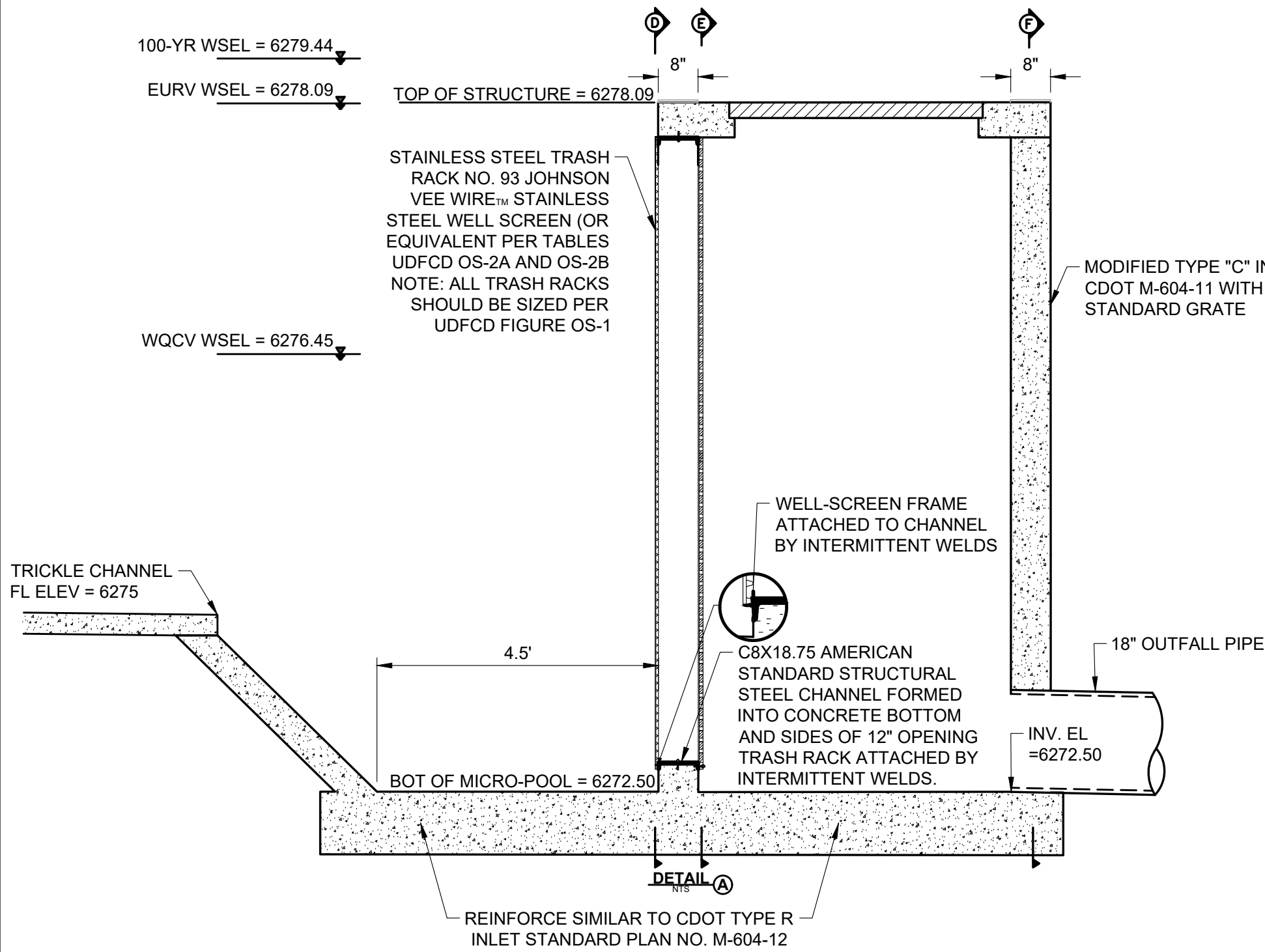
3801 E Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

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NOT FOR
CONSTRUCTION**

No.	REVISION	BY	DATE



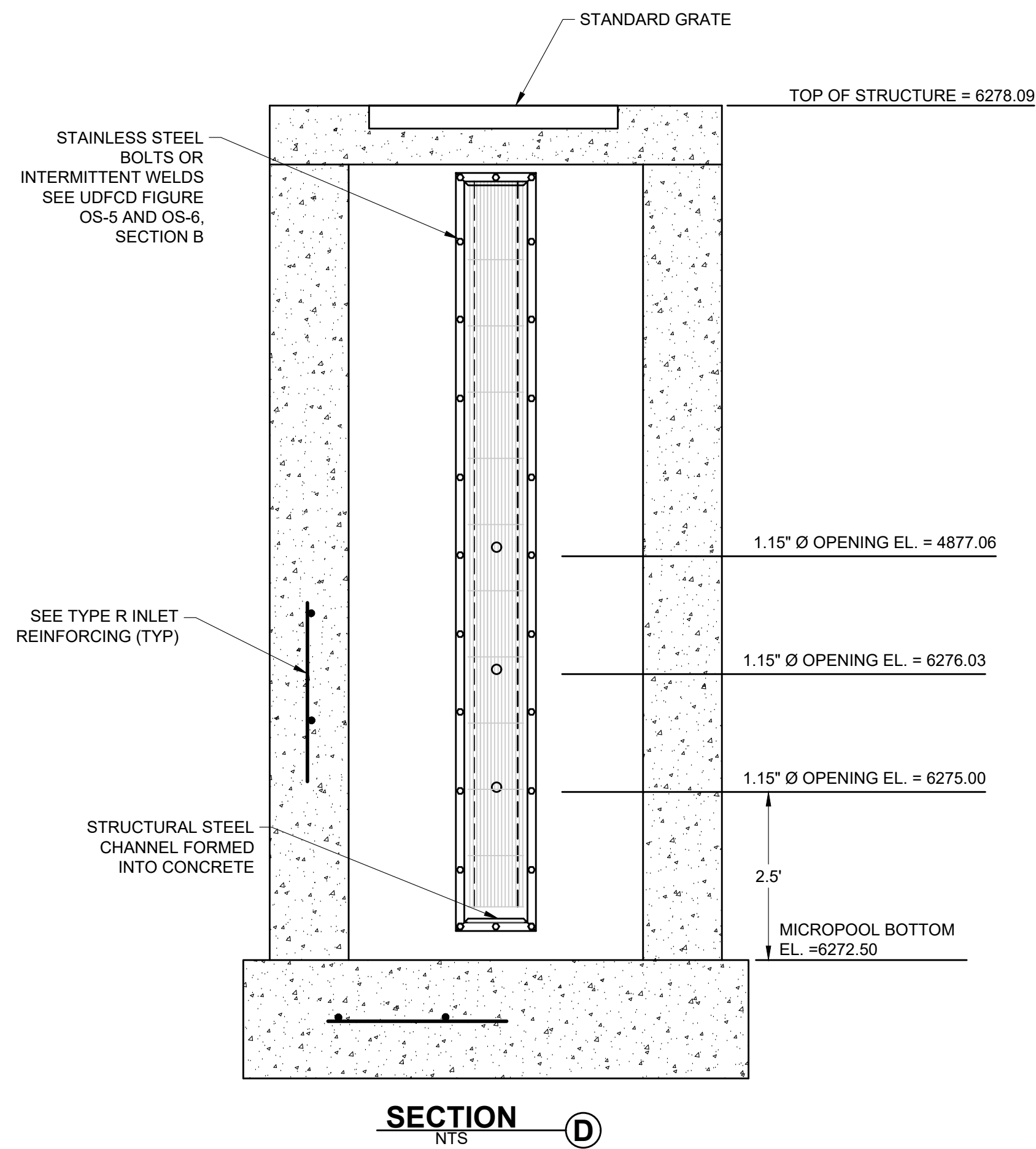
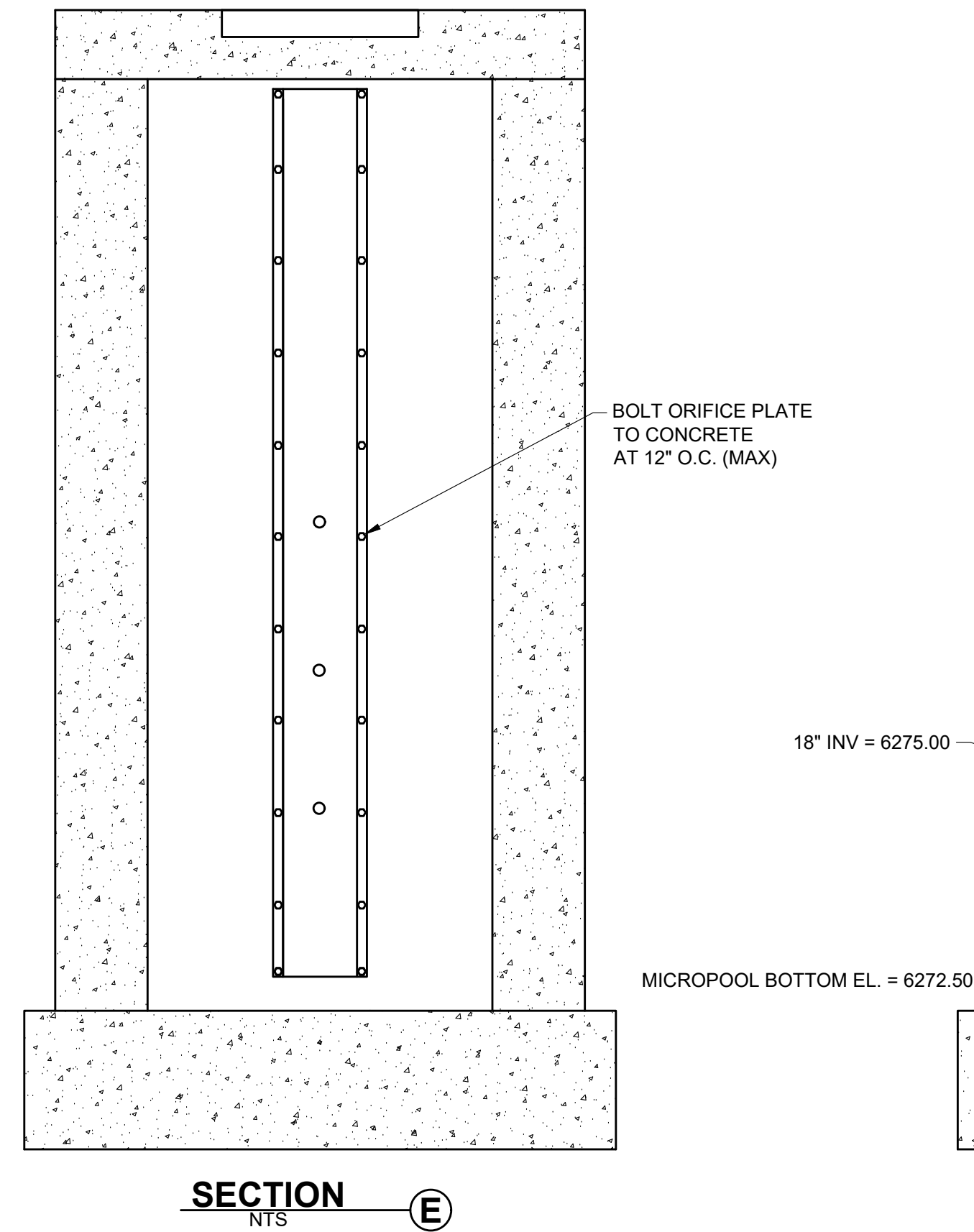
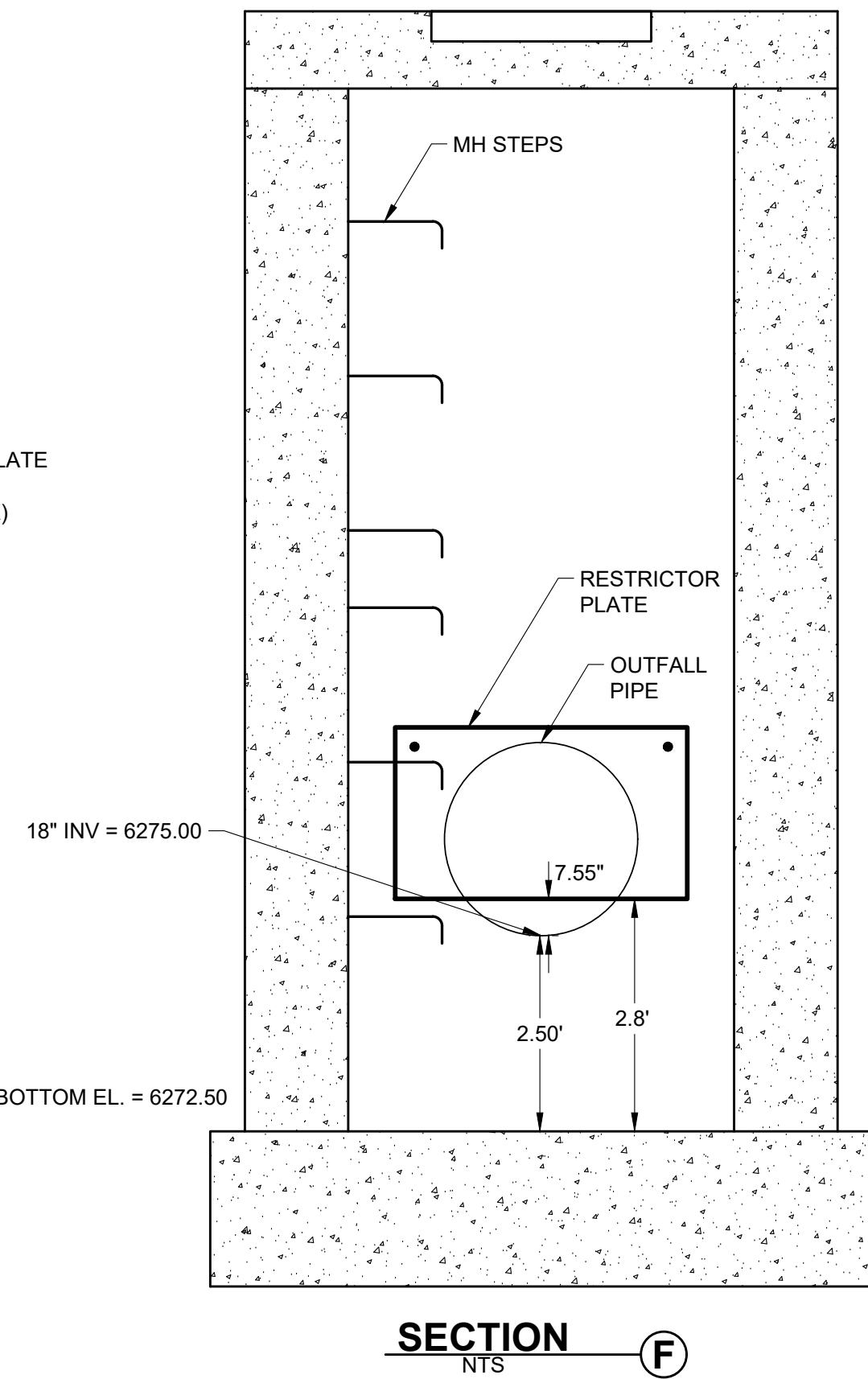
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
DEVELOPMENT SERVICES	DATE



WARNING
KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION

DETENTION WARNING
12" X 12"

POND SIGN
NTS

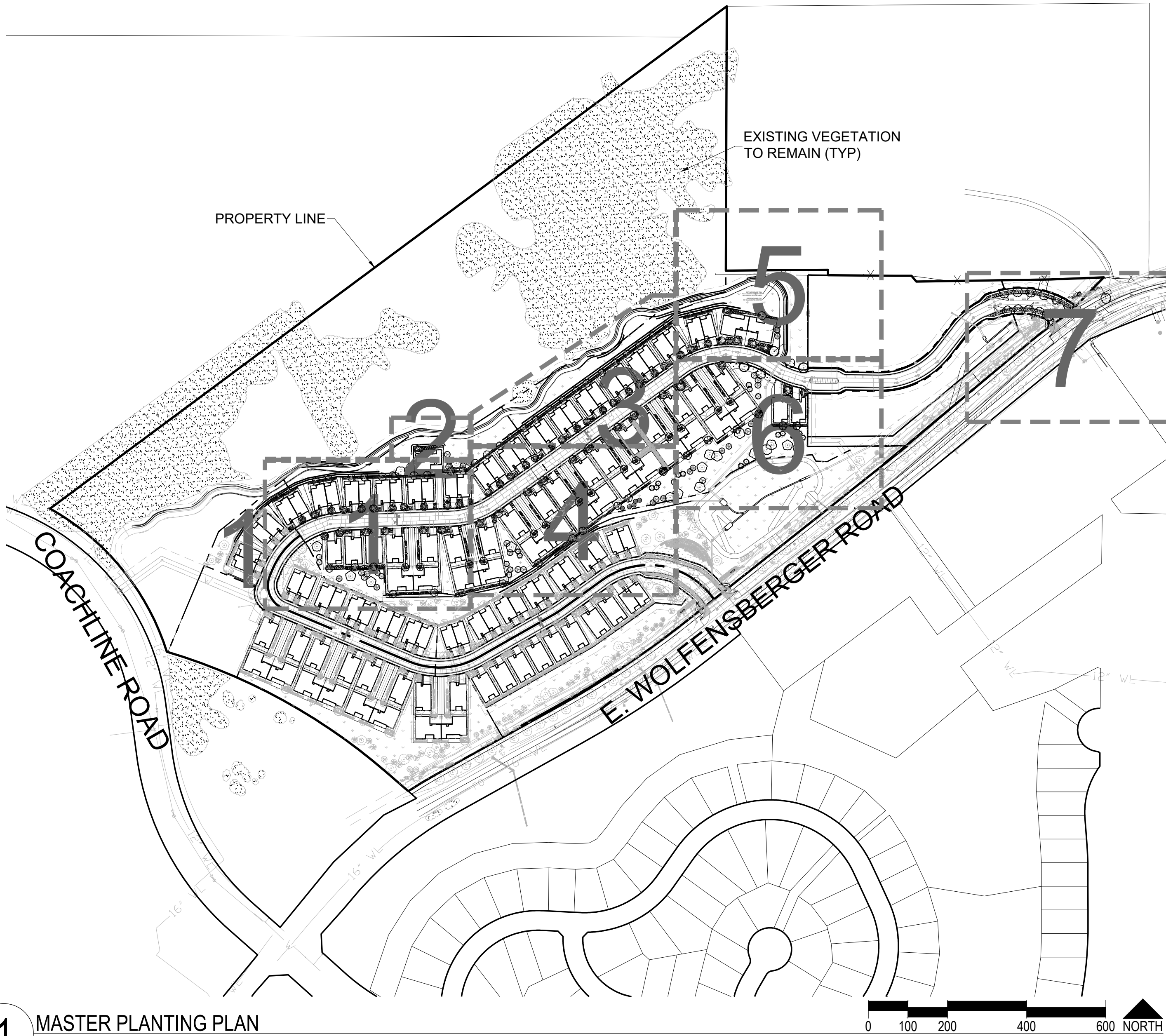


TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
DEVELOPMENT SERVICES	DATE

CONSTRUCTION PLANS	HILLSIDE AT CASTLE ROCK - PHASES 3-4		PROJECT NO: BLV001.02			
	CASTLE ROCK, COLORADO		DESIGNED BY: WLB			
	POND DETAILS		DRAWN BY: WLB			
			DATE: 8/23/2023			
BLVD BUILDERS			EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-1597 www.ees.us.com			
PRELIMINARY NOT FOR CONSTRUCTION			REVISION			
			No.			
			BY			
			DATE			
SHEET 49 OF 70						

PLANTING PLAN LEGEND

DECIDUOUS TREE		IRR ZONE	ORNAMENTAL GRASS	IRR ZONE
	LOW	LOW		LOW
	LOW	LOW-MOD		LOW-MOD
	LOW	MOD		MOD
	LOW	MOD		MOD
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW-MOD	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	MOD		MOD
EVERGREEN TREE		IRR ZONE	PERENNIAL	
	LOW	LOW		LOW
	VERY LOW	LOW-MOD		LOW-MOD
	LOW	LOW-MOD		LOW-MOD
	VERY LOW	LOW		LOW
	VERY LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
ORNAMENTAL TREE		IRR ZONE	PERENNIAL	
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
DECIDUOUS SHRUB		IRR ZONE	PERENNIAL	
	VERY LOW	LOW		LOW
	LOW-MOD	LOW		LOW
	LOW-MOD	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
EVERGREEN SHRUB		IRR ZONE	PERENNIAL	
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW
	LOW	LOW		LOW



1 MASTER PLANTING PLAN
SCALE: 1"=200'

GROUND COVERS		IRR ZONE
ROCK MULCH - NON IRRIGATED	LOW	LOW
WOOD MULCH / SHRUB BED - DRIP IRRIGATION	LOW	LOW
SEED-01 "SAPPHIRE MIX" - IRRIGATED	LOW	LOW
SEED-02 LOW-GROWTH - NON IRRIGATED	VERY LOW	LOW
EDGER		
PHASE LINE		

PLANT SCHEDULE
REGISTERED PROFESSIONAL: PAUL SHOUKAS
REGISTRATION #: 1105
COMPANY NAME: PCS GROUP, INC.
ADDRESS: 200 KALAMATH ST., DENVER, CO 80223
PHONE: 303.531.4905
EMAIL: PAUL@PCSGROUPCO.COM

IRRIGATION (Drip, spray or robot)	PLANT NAME (Scientific)	PLANT NAME (Common)	PLANTING SIZE	LEGEND ABBREV.	MATURE SIZE (H X W)	NO. OF PLANTS	WATER REQUIREMENTS (inches per month)	WATER USE (Very Low, Low, Moderate, High)	SF OF ZONE (Turf Only)	% OF TOTAL AREA	SF OF TOTAL LANDSCAPED AREA
DECIDUOUS TREES											
DRIP	Catalpa Speciosa	Northern Catalpa	2'Gal B&B	CS	50' X 40'	11	1.5	LOW	NA	NA	NA
DRIP	Celtis Occidentalis	Common Hackberry	2'Gal B&B	HAC	50' X 30'	2	1.5	LOW	NA	NA	NA
DRIP	Gymnocladus Dioica	Kentucky Coffee Tree	2'Gal B&B	GK	50' X 35'	10	1.5	LOW	NA	NA	NA
DRIP	Quercus Bicolor	Swamp White Oak	2'Gal B&B	QB	60' X 40'	1	1.5	LOW	NA	NA	NA
DRIP	Quercus Macrocarpa	Burr Oak	2'Gal B&B	QM	75' X 50'	8	1.5	LOW	NA	NA	NA
DRIP	Sophora Japonica	Japanese Pagoda Tree	2'Gal B&B	SJ	40' X 40'	3	2		NA	NA	NA
		TOTAL:				35					
EVERGREEN TREES											
DRIP	Pinus EDULIS	Pinon Pine	6' H B&B	PP	25' X 20'	1	1	VERY LOW	NA	NA	NA
DRIP	Pinus Leucodermis	Bosnian Pine	6' H B&B	PL	30' X 15'	5	2	LOW-MOD	NA	NA	NA
DRIP	Pinus ponderosa	Ponderosa Pine	6' H B&B	PP2	40' X 25'	14	1	VERY LOW	NA	NA	NA
DRIP	Pinus Sylvestris	Scotch Pine	6' H B&B	PSP	50' X 25'	10	1.5	LOW	NA	NA	NA
		TOTAL:				30					
ORNAMENTAL TREES											
DRIP	Acer Grandidentatum	Bigtooth Maple	6' HT. CLUMP	AG2	25' X 25'	24	1.5	LOW	NA	NA	NA
DRIP	Crataegus Crus-Galli 'Inermis'	Thornless Hawthorn	6' HT. CLUMP	CI	15' X 15'	17	1.5	LOW	NA	NA	NA
DRIP	Acer ginnale	Amur Maple	6' HT. CLUMP	ACM	18' X 18'	19	1.5	LOW	NA	NA	NA
DRIP	Amaelanchier grandiflora	Autumn Brilliance Serviceberry	6' HT. CLUMP	AG	25' X 15'	40	2	LOW-MOD	NA	NA	NA
DRIP	Koelerutaria paniculata	Goldenrain Tree	6' HT. CLUMP	KP	25' X 25'	10	1	VERY LOW	NA	NA	NA
DRIP	Prunus masaii	Amur Chokecherry	6' HT. CLUMP	PM2	20' X 20'	8	1.5	LOW	NA	NA	NA
DRIP	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	6' HT. CLUMP	PC3	25' X 20'	20	1.5	LOW	NA	NA	NA
DRIP	Syringa reticulata	Japanese Tree Lilac	6' HT. CLUMP	SR	20' X 20'	16	1.5	LOW	NA	NA	NA
		TOTAL:				154					
DECIDUOUS SHRUB											
DRIP	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry	5 GAL. CONT.	BA2	2' x 3'	108	2	LOW-MOD	NA	NA	NA
DRIP	Buddleja x 'Purple Haze'	Lo & Behold Purple Haze Butterfly Bush	5 GAL. CONT.	BP	3' X 3'	172	1.5	LOW	NA	NA	NA
DRIP	Chamaebatiaria millefolium	Fernbush	5 GAL. CONT.	CM	4' X 4'	30	1	VERY LOW	NA	NA	NA
DRIP	Caragana pygmaea	Pygmy Peashrub	5 GAL. CONT.	CP2	3' X 3'	71	1	VERY LOW	NA	NA	NA
DRIP	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	5 GAL. CONT.	CF	3' X 3'	110	1	VERY LOW	NA	NA	NA
DRIP	Forsythia x 'Sunrise'	Sunrise Forsythia	5 GAL. CONT.	FS	4' X 4'	7	1.5	LOW	NA	NA	NA
DRIP	Holodiscus dumosus	Rock Spirea	5 GAL. CONT.	HD	3' X 3 1/2'	68	1	VERY LOW	NA	NA	NA
DRIP	Hydrangea arborescens 'NCHAI'	Invincible Spirit Hydrangea	5 GAL. CONT.	HI	3' X 3'	59	2	LOW-MOD	NA	NA	NA
DRIP	Hypocistis adpressum	Creeeping St. Johnswort	5 GAL. CONT.	HA	2' x 3'	68	2	LOW-MOD	NA	NA	NA
DRIP	Lonicera xylosteum 'Emerald Mound'	Emerald Mound Honeysuckle	5 GAL. CONT.	LE	3' X 2'	65	1.5	LOW	NA	NA	NA
DRIP	Philadelphus x Buckley's Quill'	Mockorange, Buckley's Quill	5 GAL. CONT.	PC2	5' X 4'	55	2	LOW-MOD	NA	NA	NA
DRIP	Potentilla fruticosa 'Pink Beauty'	Bush Cinquefoil	5 GAL. CONT.	PF	3' X 3'	12	1.5	LOW	NA	NA	NA
DRIP	Pink Beauty Bush Cinquefoil	Pink Beauty Bush Cinquefoil	5 GAL. CONT.	PP3	3' X 3'	17	1.5	LOW	NA	NA	NA
DRIP	Chrysothamnus nauseosus	Rabbitbrush	5 GAL. CONT.	RB	4' X 4'	4	1	VERY LOW	NA	NA	NA
DRIP	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 GAL. CONT.	RHU	3' X 8'	50	1.5	LOW	NA	NA	NA
DRIP	Rosa Maidland series 'Red'	Red Maidland Rose	5 GAL. CONT.	RR	3' X 4'	51	1.5	LOW	NA	NA	NA
DRIP	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 GAL. CONT.	SCH	18' X 5'	50	1	VERY LOW	NA	NA	NA
DRIP	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	5 GAL. CONT.	SM5	2' X 2'	60	1.5	LOW	NA	NA	NA
DRIP	Viburnum opulus 'Nanum'	Dwarf European Cranberrybush	5 GAL. CONT.	VN	2' X 2'	19	1.5	LOW	NA	NA	NA
		TOTAL:				1078					
EVERGREEN SHRUBS											
DRIP	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	5 GAL. CONT.	AP	2' X 4'	30	1	VERY LOW	NA	NA	NA
DRIP	Euonymus patens 'Manhattan'	Manhattan Euonymus	5 GAL. CONT.	EC2	5' x 6'	35	1.5	LOW	NA	NA	NA
DRIP	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 GAL. CONT.	JB4	1' X 6'	31	1	VERY LOW	NA	NA	NA
DRIP	Juniperus x media 'Old Gold'	Old Gold Juniper	5 GAL. CONT.	JO	4' X 4'	34	1	VERY LOW	NA	NA	NA
DRIP	Mahonia aquilifolium 'Compacta'	Compact Oregon Grape	5 GAL. CONT.	MC	3' X 5'	46	1	VERY LOW	NA	NA	NA
DRIP	Picea glauca 'Alberta Globe'	Alberta Globe Dwarf White Spruce	5 GAL. CONT.	PS	6' x 6'	53	2	LOW-MOD	NA	NA	NA
DRIP	Pinus mugo palouse	Palouse Mugo Pine	5 GAL. CONT.	PM	4' X 4'	27	1.5	LOW	NA	NA	NA
		TOTAL:				256					
ORNAMENTAL GRASSES											
DRIP	Calamagrostis X Acutiflora Karl Forester	Feather Reed Grass	1 GAL. CONT.	CK	4.5' X 2'	27	1.5	LOW	NA	NA	NA
DRIP	Helictotrichon sempervirens	Blue Oat Grass	1 GAL. CONT.	BOG	3' X 2'	89	1	VERY LOW	NA	NA	NA
DRIP	Imperata cylindrica	Japanese Blood Grass	1 GAL. CONT.	IC	2' X 2'	70	2	LOW-MOD	NA	NA	NA
DRIP	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 GAL. CONT.	MV	5' X 4'	58	1	VERY LOW	NA	NA	NA
DRIP	Muhlenbergia rewerichon 'Undaunted'	Pink Muhly Grass	1 GAL. CONT.	MC2	3' X 3'	14	1	VERY LOW	NA	NA	NA
DRIP	Panicum virgatum 'Dallas Blues' T/M	Dallas Blues Switchgrass	1 GAL. CONT.	PD	6' X 3'	47	1.5	LOW	NA	NA	NA
DRIP	Panicum virgatum 'Shenandoah'	Red Switch Grass	1 GAL. CONT.	PV	4' x 3'	54	1	VERY LOW	NA	NA	NA
DRIP	Pennisetum alopecuroides	Fountain Grass	1 GAL. CONT.	PG	3' x 3'	217	1	VERY LOW	NA	NA	NA
		TOTAL:				576					
PERENNIALS											
AM	Achemilla mollis	Lady's Mantle	1 GAL. CONT.	AM	2' X 2'	81	1.5	LOW	NA	NA	NA
AT	Aclepias tuberosa	Butterfly Milkweed	1 GAL. CONT.	AT	2-3' x 2'	178	1.5	LOW	NA	NA	NA
CR	Centranthus ruber	Red Valerian	1 GAL. CONT.	CR	3' x 2'	117	1	VERY LOW	NA	NA	NA
CV	Chrysanthemum x 'Thomas Killen'	Thomas Killen Shasta Daisy	1 GAL. CONT.	CV	3' X 2'	151	1	VERY LOW	NA	NA	NA
CR2	Coreopsis rosea	Rose Coreopsis	1 GAL. CONT.	CR2	2-3' x 2-3'	113	1.5	LOW	NA	NA	NA
EP	Echinacea purpurea	Purple Coneflower	1 GAL. CONT.	EP	2' X 2'	75	1	VERY LOW	NA	NA	NA
HO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 GAL. CONT.	HO	15' X 1.5'	108	1	VERY LOW	NA	NA	NA
HF	Hosta x 'Fire and Ice'	Fire and Ice Hosta	1 GAL. CONT.	HF	1' x 2'	15	2	LOW-MOD	NA	NA	NA
IA	Iris x 'Abiqua Falls'	Abiqua Falls Iris	1 GAL. CONT.	IA	3' X 2'	101	1.5	LOW	NA	NA	NA
KU	Kniphofia uvaria	Torchlily	1 GAL. CONT.	KU	3' x 2'	173	1	VERY LOW	NA	NA	NA
LS	Liatis spicata	Blazing Star	1 GAL. CONT.	LS	3' X 3'	143	1	VERY LOW	NA	NA	NA
PN5	Penstemon x 'Cha Cha Cherry'	Cha Cha Cherry Beardtongue	1 GAL. CONT.	PN5	2' X 2'	56	1	VERY LOW	NA	NA	NA
PG2	Platycodon grandiflorus	Ballon Flower	1 GAL. CONT.	PG2	2' x 2'	77	2	LOW-MOD	NA	NA	NA
BES	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 GAL. CONT.	BES	15' X 1.5'	118	2	LOW-MOD	NA	NA	NA
SM4	Salvia nemorosa 'May Night'	May Night Sage	1 GAL. CONT.	SM4	2' X 2'	221	1	VERY LOW	NA	NA	NA
		TOTAL:				1727					
GROUND COVERS											
NONE	Low Grow Native Seed Mix	Seed	SEED	NA	NA		1.5	LOW	484,811	71%	681,309
SPRAY	Canadian Blue Fescue Mix	Sod	SOD	NA	NA		2.5	MODERATE	73,504	11%	681,309

GROUND COVER NOTES:

- ROCK MULCH SHALL BE 3/4" - 1 1/2" RIVER ROCK TO A DEPTH OF THREE (3) INCHES MINIMUM WITH LANDSCAPE FABRIC.
- WOOD MULCH SHALL BE SHREDDED BARK MULCH TO A DEPTH OF THREE (3) INCHES MINIMUM WITH LANDSCAPE FABRIC.
- SEED-02 LOW GROWTH SEED SHALL BE DOUGLAS COUNTY AND CASTLE ROCK LOW GROWTH DRILL SEEDING MIX PER DETAIL #17 OF GESC.

SEED-01 "SAPPHIRE MIX"

ARRIBA WESTERN WHEATGRASS	40%	19.2 LBS/ACRE
LODORM GREEN NEEDLEGRASS	20%	6.0 LBS/ACRE
LOVINGTON BLUE GRAMA	20%	1.8 LBS/ACRE
PASTURE LITTLE BLUESTEM	10%	2.1 LBS/ACRE
VAUGHN SIDEOATS GRAMA	5%	1.5 LBS/ACRE
SHARPS BUFFALOGRASS	5%	2.4 LBS/ACRE
TOTAL	100%	33 LBS/ACRE

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ON YEAR FROM

DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY: _____

DEVELOPMENT SERVICES _____

DATE _____



PRELIMINARY NOT FOR CONSTRUCTION

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18007
denver, co 80218
1.303.531.4905 f.303.531.4908

HILLSIDE AT CASTLE ROCK - PHASES 3-4

MASTER PLANTING PLAN

PROJECT NO: _____

DESIGNED BY: PCS

DRAWN BY: PCS

DATE: 8/18/2023

LPO.1

SHEET 51 OF 70

GENERAL LANDSCAPE NOTES

1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	PLANT REPLACEMENT WITHIN		
	1 year	2-5 years	6+ years
Tree - Deciduous	Increase caliper by 1.0"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Coniferous	Increase ht. by 2' by 2'	Increase ht. by 2' plus, increase qty. by 1 (original size)	Increase ht. by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

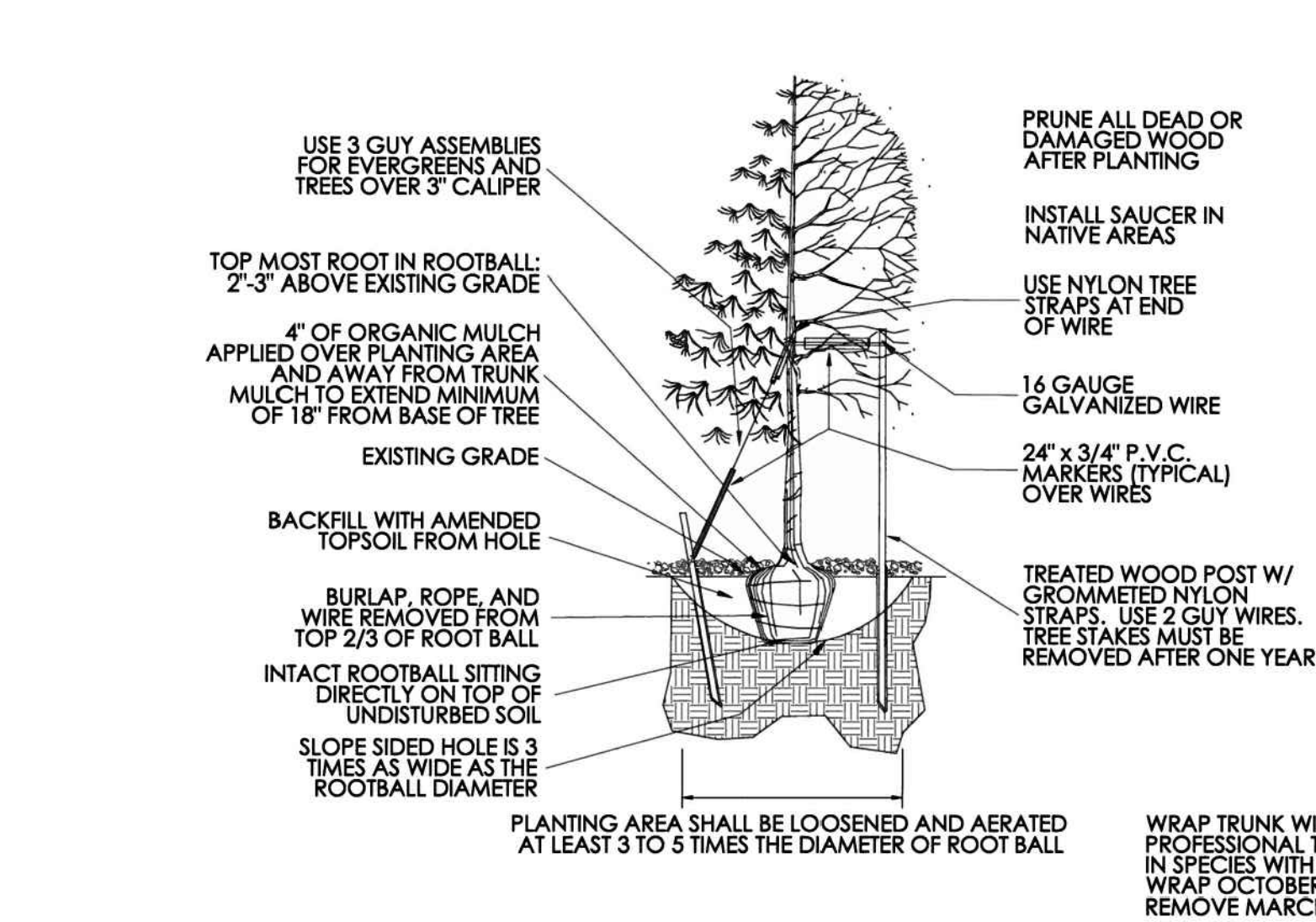
2. ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE TOWN OF CASTLE ROCK UTILITY DEPARTMENT.
3. AERATION AND TOP DRESSING TO BE PROVIDED ANNUALLY IN THE SPRING. OWNER TO PROVIDE MONTHLY MOWING AND WEEDING PERFORMED IN APRIL THRU OCTOBER. PRUNING TO BE PROVIDED ANNUALLY WHEN TREES AND SHRUBS ARE DORMANT. MAINTENANCE CONTRACTOR TO PROVIDE WINTER WATERING AFTER TWO CONSECUTIVE WEEKS OF ABOVE FREEZING CONDITIONS THROUGHOUT WINTER MONTHS.
4. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6045 FOR AN ON-SITE PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.
5. ANY WALL OR MONUMENT OVER FOUR FEET IN HEIGHT REQUIRES A PERMIT FROM THE CASTLE ROCK BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT WILL BE SUBMITTED TO THE CASTLE ROCK BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
6. A PERMIT SHALL BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO THE INSTALLATION OF MONUMENTS AND PLANTERS OUTSIDE OF THE PUBLIC ROW, INCLUDING THOSE WITHIN THE ROW OF PRIVATE STREETS. AN ELECTRICAL PERMIT SHALL BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION FOR LIGHTING OUTSIDE OF THE PUBLIC ROW, INCLUDING LIGHTING FOR MONUMENTS AND PLANTERS.
7. CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RESEED ALL BARE AREAS (6'x6') AND TREATED AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION, REAPPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6'x6' OR GREATER) AND ON ALL SLOPES (4'x4') 3:1.
8. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
9. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
10. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES.
11. NO TREES/ LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
12. AREAS UNDER 10 FT. IN WIDTH SHALL NOT BE IRRIGATED WITH OVERHEAD IRRIGATION.
13. LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOCR REGISTERED PROFESSIONAL.

LANDSCAPE NOTES

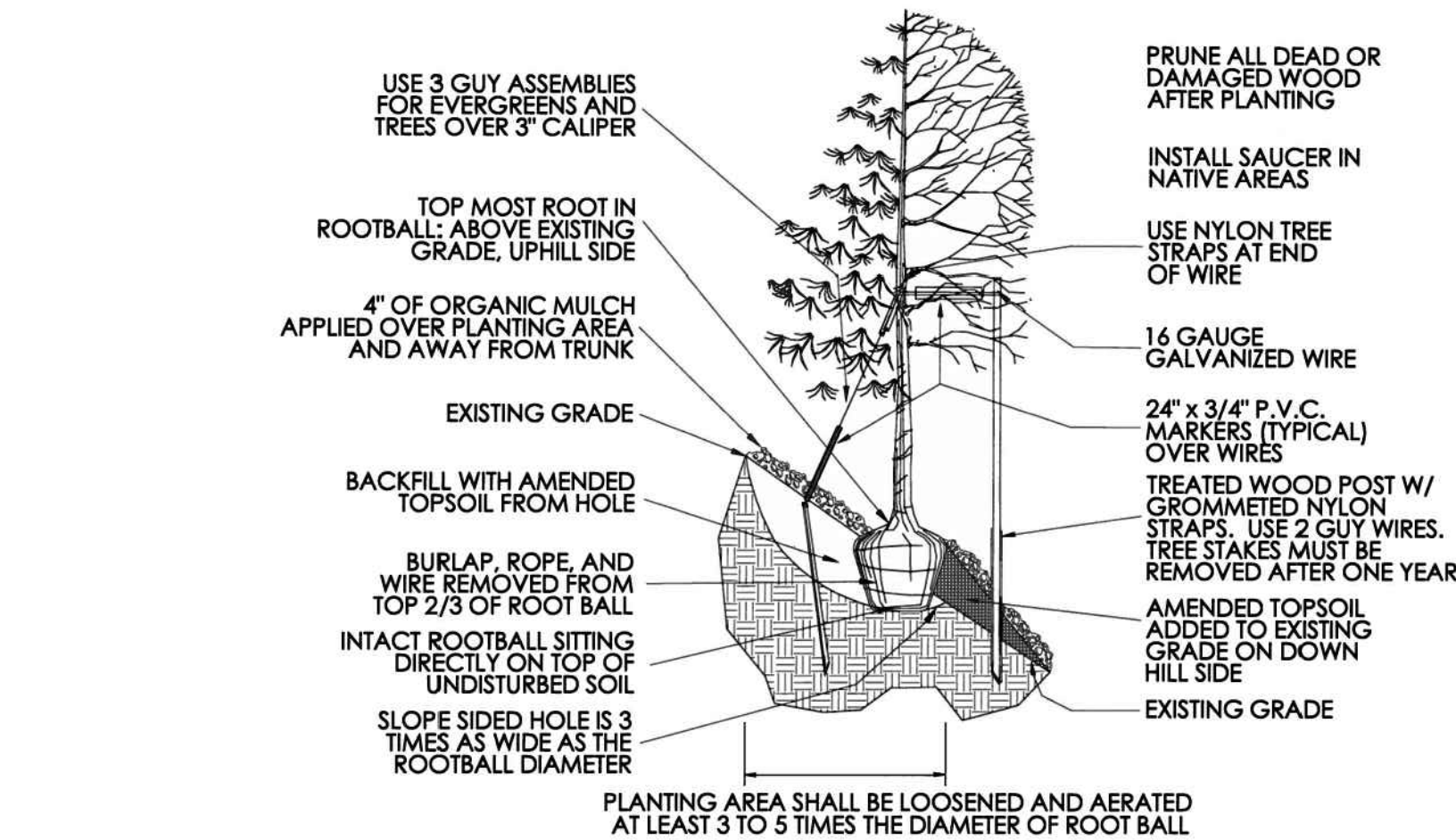
1. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. ALL UTILITY AND DRAINAGE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
4. (GENERAL CONTRACTOR) REMOVE EXCESS SUB-GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX (6) INCHES IN TURF AND GRASS AREAS AND TWELVE (12) INCHES IN SHRUB BEDS. FOUNDATION PLANTERS WHICH ABUT THE BUILDINGS AND TREE PITS SHALL HAVE EXISTING TOP SOIL PLACED A MINIMUM DEPTH OF TWELVE (12) INCHES. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
5. ALL LANDSCAPE AREAS WILL HAVE ORGANIC SOIL AMENDMENTS INCORPORATED AT NO RATE LESS THAN 4 CUBIC YARDS (CY) 1000 SQUARE FEET (SF). ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED INTO ALL LANDSCAPE AREAS AND PLANTING PITS TO A DEPTH OF 6 INCHES. ALL FERTILIZERS ARE TO BE SLOW RELEASE IN ORDER TO REDUCE WEED GROWTH AND PROTECT WATER QUALITY. THE NEED FOR FERTILIZER, ITS TYPE AND AMOUNT SHALL BE DETERMINED BY A SOIL ANALYSIS. BIOSOL SHALL BE USED IN ADDITION TO FERTILIZER TO INCREASE THE AMOUNT OF BENEFICIAL FUNGUS IN THE SOIL. USE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
6. SPECIFIED WOOD MULCH/ROCK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS, ORNAMENTAL GRASSES, SPREADING GROUND COVERS, PERENNIAL FLOWERS AND ALSO SPREAD TWO (2) INCHES DEEP FOR ANNUALS AND PERENNIALS UNLESS NOTED OTHERWISE ON THE PLAN. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED. OPEN SPACE SHRUBS NOT CONTAINED BY EDGER WILL RECEIVE A TWO (2) FOOT MIN. DIAMETER RING OF MULCH AND THE AREA BETWEEN THEM WILL BE SEEDED. PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SEEDED, SODDED OR MULCHED WITH AN ORGANIC MATERIAL. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. NO MULCH WILL BE PLACED AGAINST THE TRUNK OF ANY TREE.
9. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE TOWN OF CASTLE ROCK UTILITY DEPARTMENT PRIOR TO PLANTING.
10. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER.
11. ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION IS TO BE PROVIDED TO SHRUB BED AREAS AND ALL TREES; TURF AREA HEADS ARE TO BE INSTALLED SO AS TO PROVIDE HEAD TO HEAD COVERAGE.
12. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
13. ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" TALL STEEL EDGER AND EDGING CAP, OR ROLLED TOP EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.
14. ALL TREES WITHIN SIGHT LINES SHALL BE LIMBED UP TO 8' FROM THE TIME OF INSTALLATION.

MAINTENANCE STATEMENT

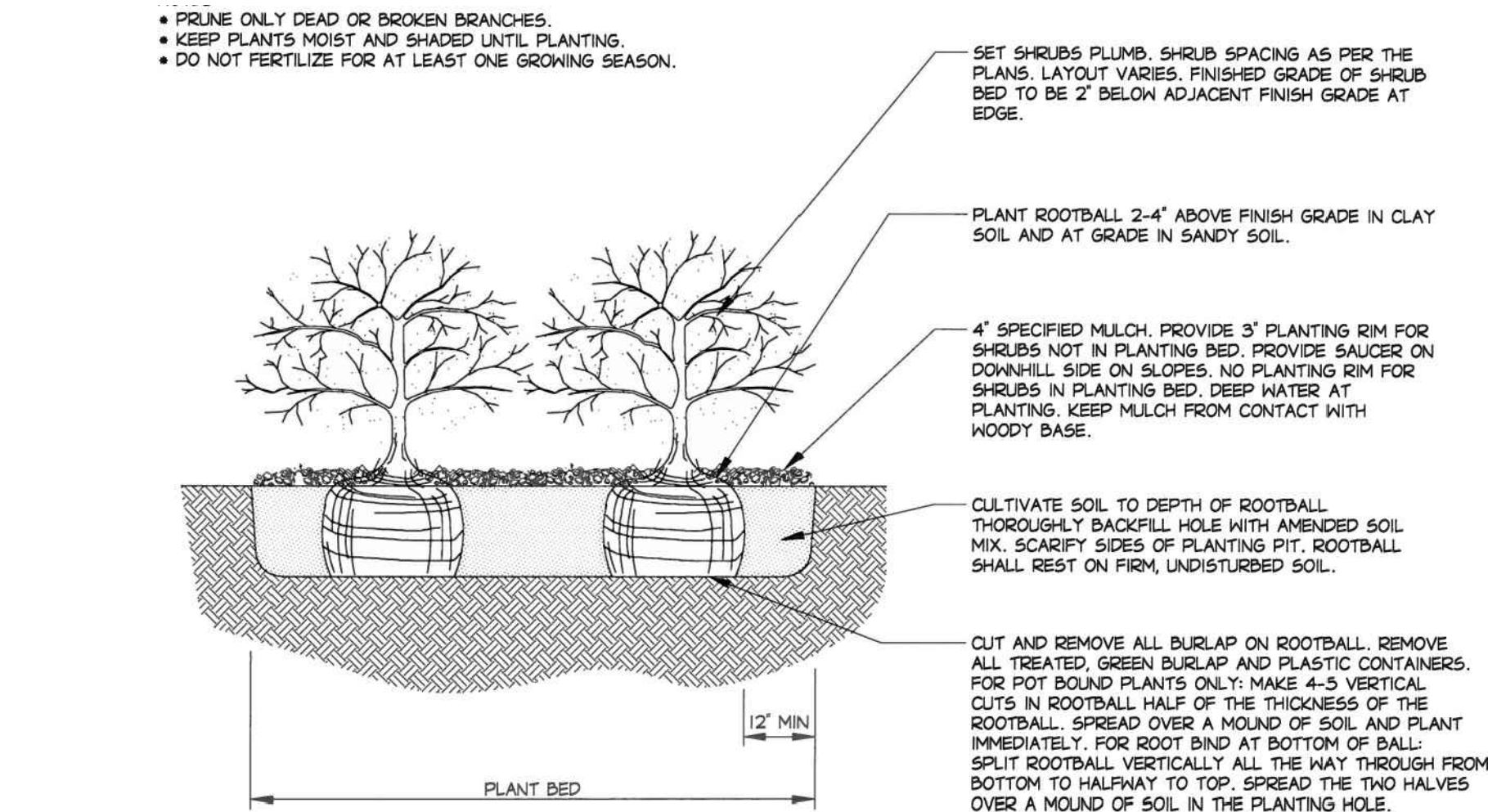
LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING, WEEDING AND IRRIGATION. VIOLATION OF THESE PARAMETERS IS CONSIDERED A VIOLATION OF PRIMARY CODE. UPON WRITTEN NOTICE BY THE TOWN, AN OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE.



Sheet Revisions	Town of Castle Rock Development Services	TREE PLANTING	DETAIL PLAN NO.
Total	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services March 31, 2010	LS-1
			Sheet 1 of 2



Sheet Revisions	Town of Castle Rock Development Services	TREE PLANTING SLOPES	DETAIL PLAN NO.
Total	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services March 31, 2010	LS-2
			Sheet 2 of 2



Sheet Revisions	Town of Castle Rock Development Services	SHRUB PLANTING	DETAIL PLAN NO.
Total	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services March 31, 2010	LS-3
			Sheet 1 of 1

LANDSCAPE CALCULATIONS

SITE

AREA	TOTAL AREA IN SF *	REQUIRED AREA (20%)	PROVIDED AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
PHASE 1 & 2	239,484	47,897	221,760	96	99	192	255
FUTURE PHASE	182,089	36,418	152,816	73	100	146	99
TOTAL	421,573	84,315	374,576	169	199	338	354

REQUIREMENTS

TREES = 2 TREES PER 1,000 SF OF REQUIRED AREA
SHRUBS = 4 SHRUBS PER 1000 SF OF REQUIRED AREA

RIGHT-OF-WAY

STREET RIGHT OF WAY (NOT ADJACENT TO RESIDENTIAL LOTS)	PHASE	LENGTH	PLANT MATERIAL	REQUIRED	PROVIDED
EAST WOLFENBERGER ROAD	PHASE 1 & 2	2,016	LF TREES SHRUBS	51 204	51 226
	FUTURE PHASES	0	LF TREES SHRUBS	0 0	0 0
	TOTAL	2,016	LF TREES SHRUBS	51 204	51 226
COLLECTOR A (NE ENTRY)	PHASE 1 & 2	0	LF TREES SHRUBS	0 0	0 0
	FUTURE PHASES	450	LF TREES SHRUBS	12 48	12 48
	TOTAL	450	LF TREES SHRUBS	12 48	12 48
COLLECTOR B (SW ENTRY)	PHASE 1 & 2	434	LF TREES SHRUBS	11 44	11 44
	FUTURE PHASES	0	LF TREES SHRUBS	0 0	0 0
	TOTAL	434	LF TREES SHRUBS	11 44	11 44

REQUIREMENTS

ONE DECIDUOUS SHADE TREE OR EVERGREEN TREE AND FOUR SHRUBS FOR EVERY 40 LINEAR FEET OF PUBLIC ROW.

SOIL AMENDMENTS:

GROUND PLANE TREATMENT	CLASS II O.M. AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER 4-6 weeks during growing season	E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
TREES	3.5 lb / 1000 s.f.	1.5 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	10-10-10 @ .5lb / 1000 s.f.	NA	6"
SHRUBS	3.5 lb / 1000 s.f.	1.5 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	10-10-10 @ .5lb / 1000 s.f.	NA	6"

SIGHT DISTANCE LINE NOTES

1. WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET, AS MEASURED FROM THE ADJACENT STREET FLOWLINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. THE TREE SPECIES WILL BE OF A TYPE THAT WILL NATURALLY CONFORM TO THESE SPECIFICATIONS WHEN MATURE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW THE 8 FEET HEIGHT.

PLANTING NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL. NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLANTING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY WHERE POSSIBLE. AT A MINIMUM, THE TOP 3" OF THE BURLAP AND BASKET SHALL BE REMOVED. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
5. STAKING IS REQUIRED IN THE TOWN OF CASTLE ROCK. PLEASE SEE PLANTING DETAILS. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
6. THIN BARKED TREES ARE TO BE WRAPPED WITH PROFESSIONAL TREE WRAP IN THE FALL BY NOVEMBER 1 AND TREE WRAP IS TO BE REMOVED BY APRIL 1.
7. PLANT SUBSTITUTIONS MAY OCCUR IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK'S APPROVED PLANT LIST AND CORRESPONDING HYDROZONES, WITH THE TOWN OF CASTLE ROCK AND OWNERS' APPROVAL.

LANDSCAPE NOTES

1. REFER TO DETAIL #17 OF GESC FOR SOIL PREPARATION AND SEED BLENDS.
2. ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
4. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3/4"-1 1/2" RIVER ROCK AT A CONSISTENT DEPTH OF 4". SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURBS AND GUTTER WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH.
7. ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL.

TOCR LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GADING 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 INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

ON-LOT LANDSCAPE

PHASES 1 & 2	54 LOTS	REQUIRED			PROVIDED		
1 st FRONT YARD		TREES	SHRUBS	PERENNIALS	TREES	SHRUBS	PERENNIALS
		54	216	864	58	216	866
2 nd BACK YARD		TREES	SHRUBS	PERENNIALS	3 TREES	SHRUBS	PERENNIALS
		54	756	864	46	756	867
TOTAL		108	972	1728	104	972	1733
PHASES 3 & 4	66 LOTS	REQUIRED			PROVIDED		
1 st FRONT YARD		TREES	SHRUBS	PERENNIALS	TREES	SHRUBS	PERENNIALS
		66	264	1056	67	298	1217
2 nd BACK YARD		TREES	SHRUBS	PERENNIALS	3 TREES	SHRUBS	PERENNIALS
		66	924	1056	52	935	1086
TOTAL		132	1188	2112	119	1233	2303
GRAND TOTAL		240	2160	3840	223	2205	4036

REQUIREMENTS

- 1st TRADITIONAL FRONT YARD (LESS THAN 400 SF.): 1 SMALL CANOPY DECIDUOUS SHADE TREE, A MINIMUM OF 4 SHRUBS AND 16 PERENNIALS.
- 2nd BACK YARD (COLORADO SCAPE: NO TURF): A MINIMUM OF 1 TREE, 14 SHRUBS, AND 16 PERENNIALS OR OR
- 3rd TREES ARE SHORT IN QUANTITY FOR BACK YARD LANDSCAPE DUE TO THE EASEMENT RUNNING ACROSS THE SIDE YARD LANDSCAPE OF THE SINGLE-DETACHED LOTS, WHICH WERE RELOCATED FROM THE REAR LANDSCAPE TO CREATE SHARED OPEN SPACE.



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

DATE

BY

No.

REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

HILLSIDE AT CASTLE ROCK - PHASES 3-4

NOTES, CHARTS, AND PLANTING DETAILS

PROJECT NO:

DESIGNED BY: PCS

DRAWN BY: PCS

DATE: 8/18/2023

LPO.2

SHEET 52 OF 70

SEEDING AND MULCHING - INSTALLATION NOTES

1. SEE PLAN NEW FOR:
- AREA OF SEEDING AND MULCHING.
- TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).

2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BROMEL, JOHNSON GRASS, KRAI WEED AND LEAFY SPURGE.

3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.

4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:

5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.

6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).

7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.

8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.

9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL, SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.

10. SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.

11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WOOD-FREE LONG-STEMMED STRAW, AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.

12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.

13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.

14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.

15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.8 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.0 +/-0.4%; PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. 8, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING - MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.

2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.

3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.

4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.

5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:

5.1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.

5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).

5.3. FREE OF ERODED AREAS.

5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:

6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.

6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).

6.3. FREE OF ERODED AREAS.

6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDECATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.8
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRIYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

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

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

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

UTILITIES DEPARTMENT

Stormwater Engineering Division

GESC

GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN

STANDARD NOTES AND DETAILS

SHEET

10 OF 14

SEEDING AND MULCHING

17

Sheet Revisions

REV	DATE	DESCRIPTION	BY
1	3/11	GESC MANUAL UPDATES	DVD
2			
3			
4			

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS. ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

Town of CASTLE ROCK

2023

DATE

BY

REVISION

No.

PRELIMINARY NOT FOR CONSTRUCTION

people

creating spaces

pcs group inc.

www.pcggroup.com

p.o. box 1828

denver, co 80218

1.303.531.4905 1.303.531.4908

HILLSIDE AT CASTLE ROCK - PHASES 3-4

GESC PLAN, NOTES & DETAILS

TOWN APPROVAL BLOCK

PROJECT NO:

DESIGNED BY: PCS

DRAWN BY: PCS

DATE: 8/18/2023

Know what's below.

Call before you dig.

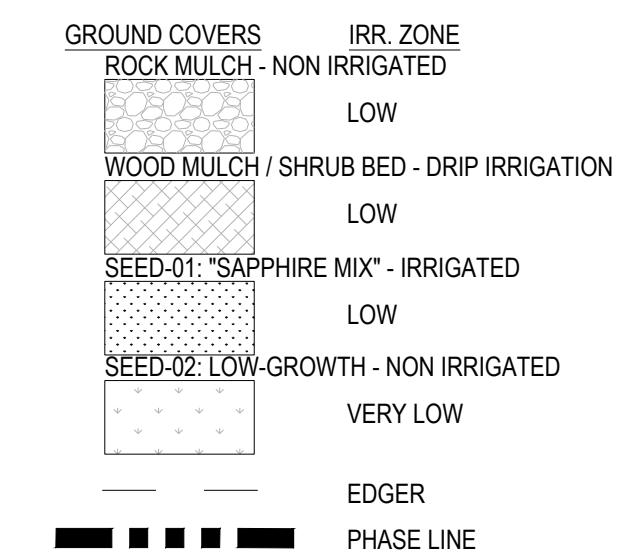
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DEVELOPMENT SERVICES

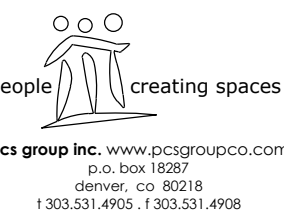
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SHEET 53 OF 70

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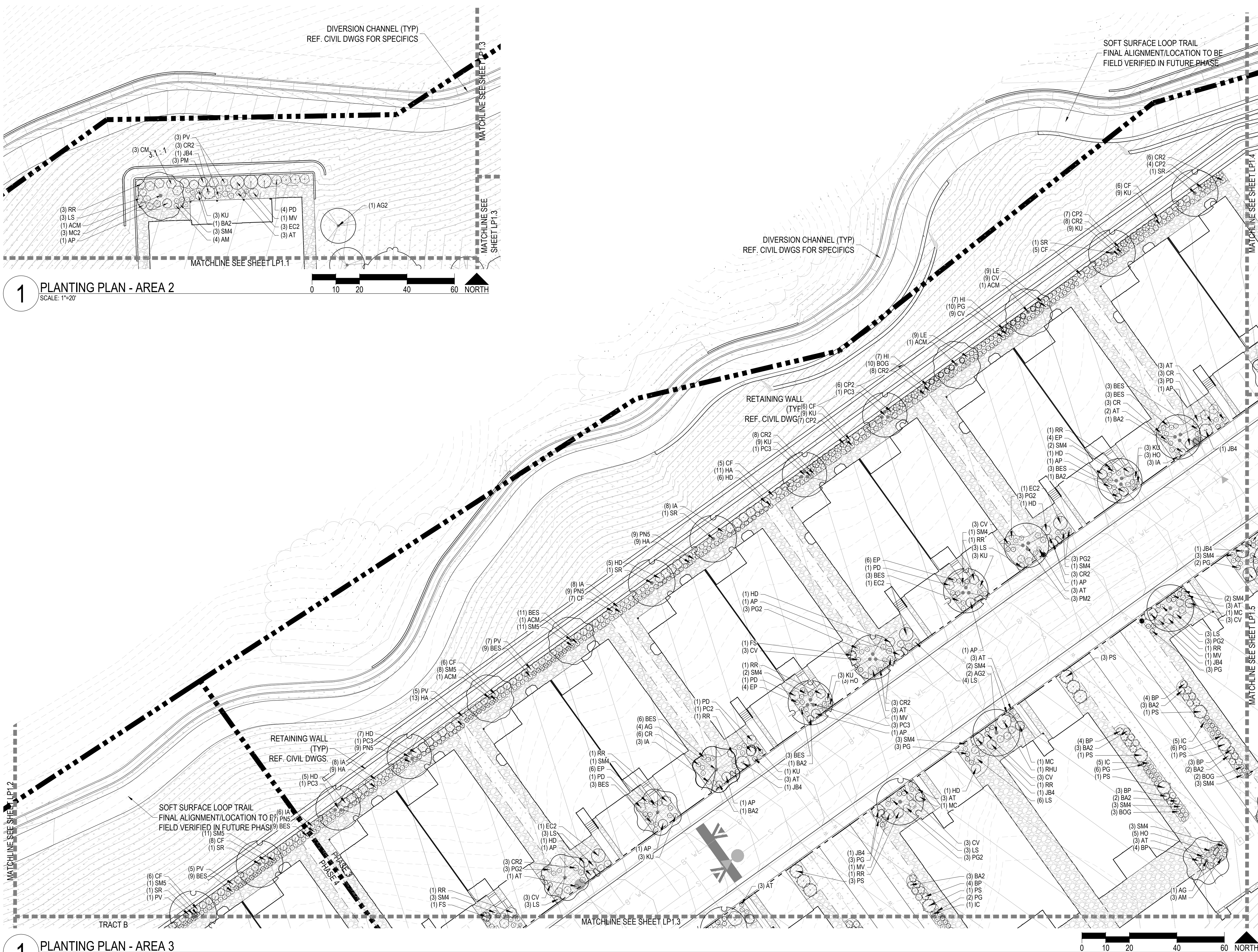
HILLSIDE AT CASTLE ROCK - PHASES 3-4

PLANTING PLAN

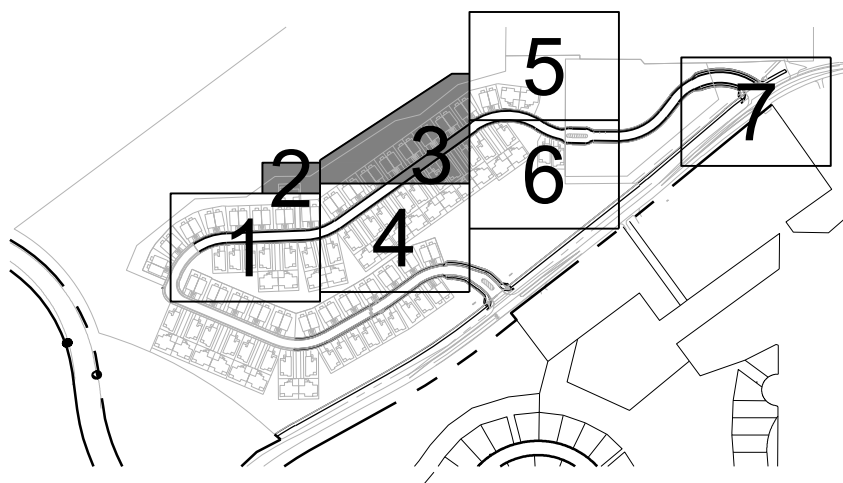
PROJECT NO:	
DESIGNED BY:	PCS
DRAWN BY:	PCS
DATE:	8/18/2023
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TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ON YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
1" = 20'	
DEVELOPMENT SERVICES	DATE



KEY MAP



- GROUND COVERS
- ROCK MULCH - NON IRRIGATED
 - WOOD MULCH / SHRUB BED - DRIP IRRIGATION
 - SEED-01 "SAPPHIRE MIX" - IRRIGATED
 - SEED-02 LOW-GROWTH - NON IRRIGATED
- IRR. ZONE
- LOW
 - LOW
 - LOW
 - VERY LOW
- EDGER
- PHASE LINE

1

PLANTING PLAN - AREA 2

SCALE: 1"=20'

1

PLANTING PLAN - AREA 3

SCALE: 1"=20'

REVISION		DATE	
No.			

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people creating spaces
pcs group inc. www.pcsgruopco.com
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HILLSIDE AT CASTLE ROCK - PHASES 3-4

PLANTING PLAN

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

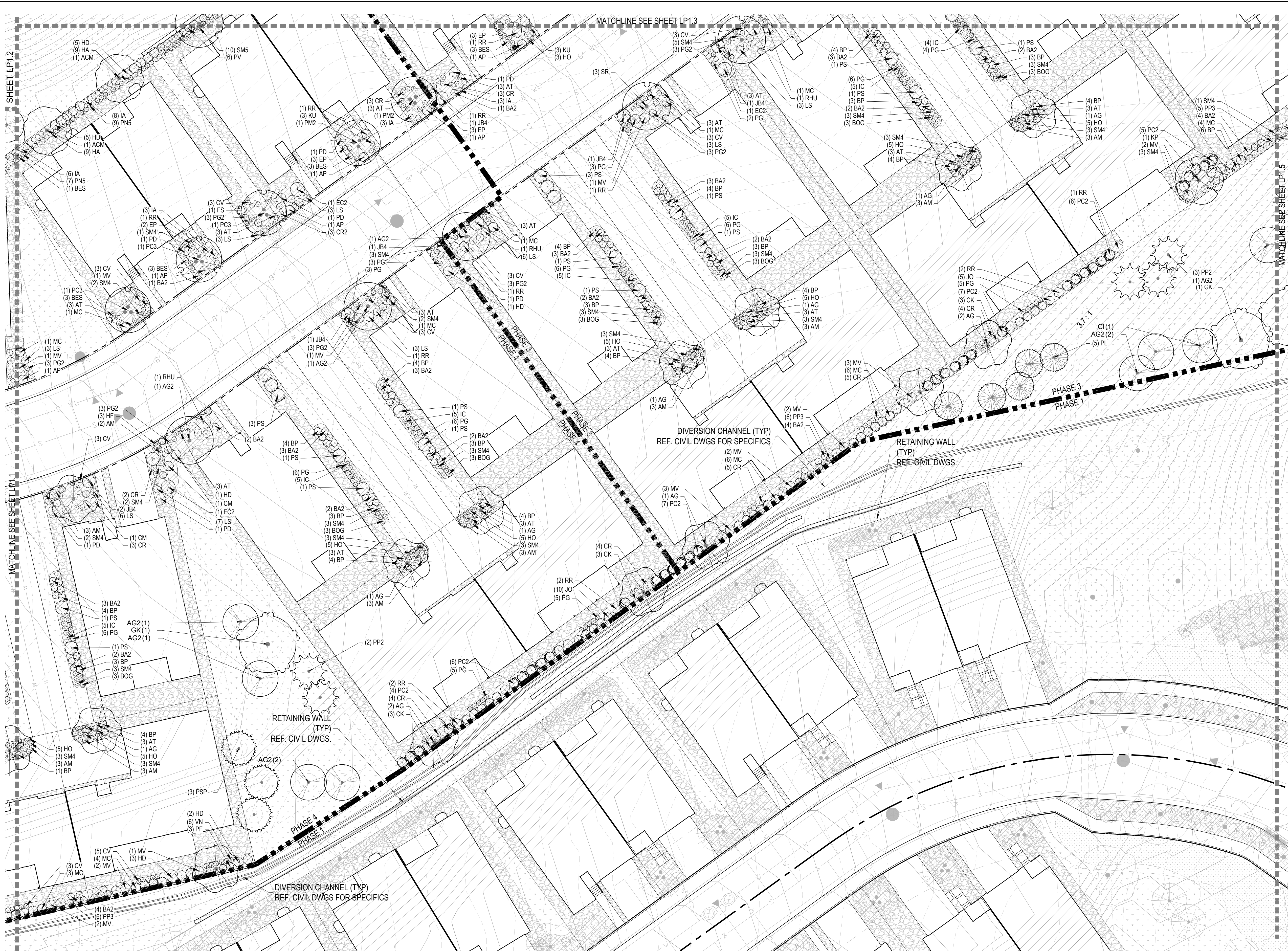
TOWN APPROVAL BLOCK

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

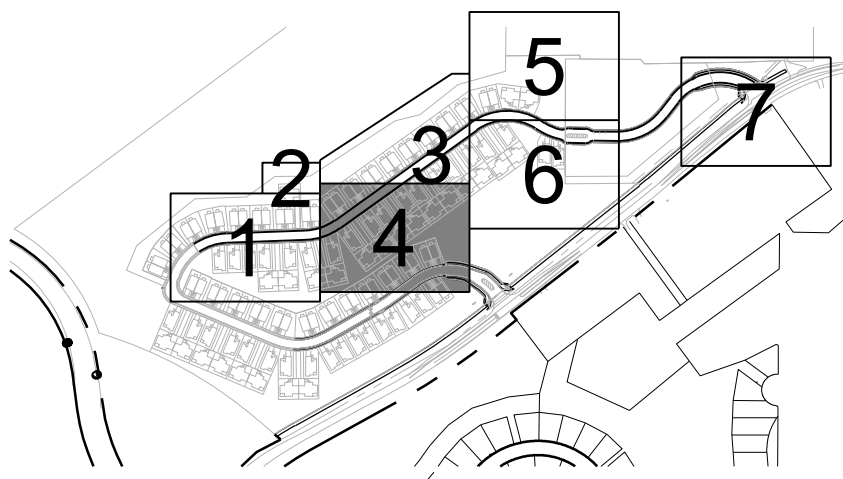
APPROVED BY: _____
DEVELOPMENT SERVICES DATE _____

PROJECT NO: _____
DESIGNED BY: _____ PCS
DRAWN BY: _____ PCS
DATE: 8/18/2023

LP1.2
SHEET 55 OF 70



KEY MAP



- GROUND COVERS
- ROCK MULCH - NON IRRIGATED
 - WOOD MULCH / SHRUB BED - DRIP IRRIGATION
 - SEED-01 "SAPPHIRE MIX" - IRRIGATED
 - SEED-02 LOW-GROWTH - NON IRRIGATED
- IRR. ZONE
- LOW
 - LOW
 - LOW
 - VERY LOW
- EDGER
- PHASE LINE

1 PLANTING PLAN - AREA 4

SCALE: 1"=20'



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

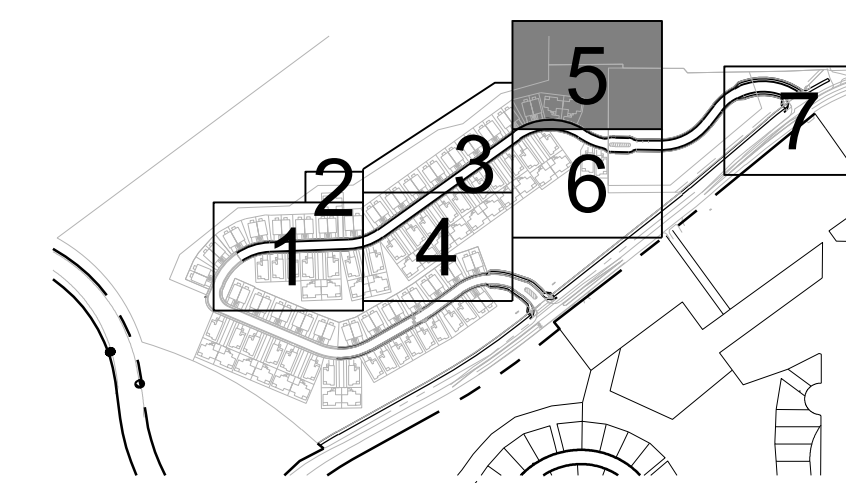
HILLSIDE AT CASTLE ROCK - PHASES 3-4

PLANTING PLAN

PROJECT NO:	
DATE:	8/18/2023
LPI.3	
SHEET 56 OF 70	

PRELIMINARY
NOT FOR
CONSTRUCTION





GROUND COVERS	IRR. ZONE
ROCK MULCH - NON IRRIGATED	LOW
WOOD MULCH / SHRUB BED - DRIP IRRIGATION	LOW
SEED-01: "SAPPHIRE MIX" - IRRIGATED	LOW
SEED-02: LOW-GROWTH - NON IRRIGATED	VERY LOW
EDGER	
PHASE LINE	

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HILLSIDE AT CASTLE ROCK - PHASES 3-4

PLANTING PLAN

PROJECT NO:	
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DATE:	8/18/2023

LP1.4

SHEET 57 OF 70

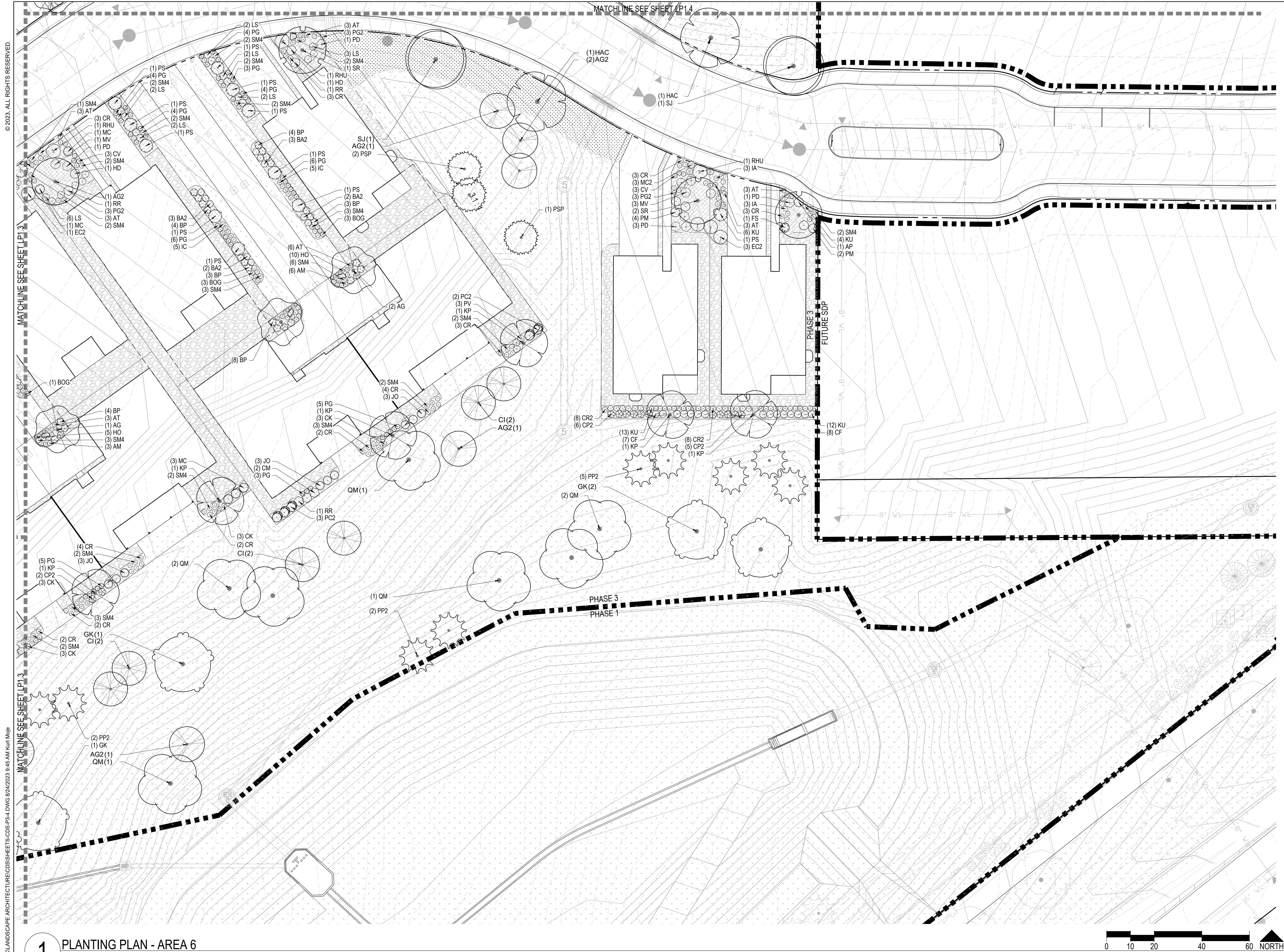


TOWN APPROVAL BLOCK

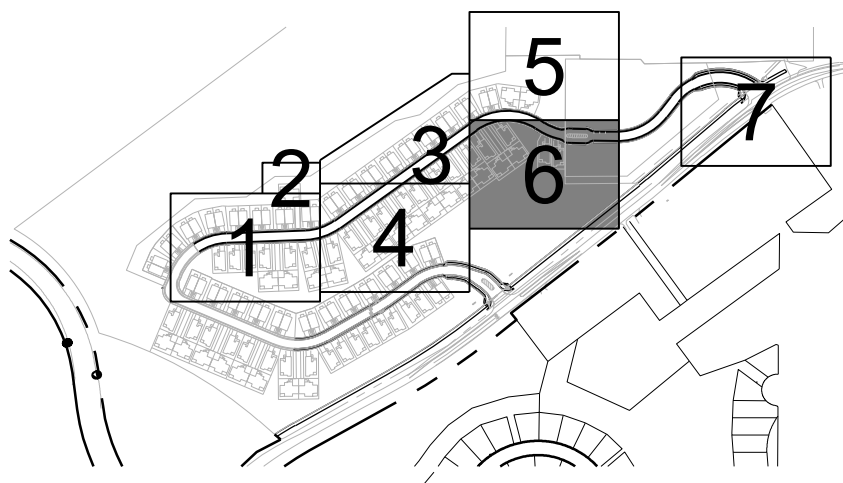
TOWN OF CASTLE ROCK APPROVAL
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 DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES	DATE
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KEY MAP



- GROUND COVERS
- ROCK MULCH - NON IRRIGATED
 - WOOD MULCH / SHRUB BED - DRIP IRRIGATION
 - SEED-01 "SAPPHIRE MIX" - IRRIGATED
 - SEED-02 LOW-GROWTH - NON IRRIGATED
- IRR. ZONE
- LOW
 - LOW
 - LOW
 - VERY LOW
- EDGER
- PHASE LINE

1 PLANTING PLAN - AREA 6

SCALE: 1"=20'



TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
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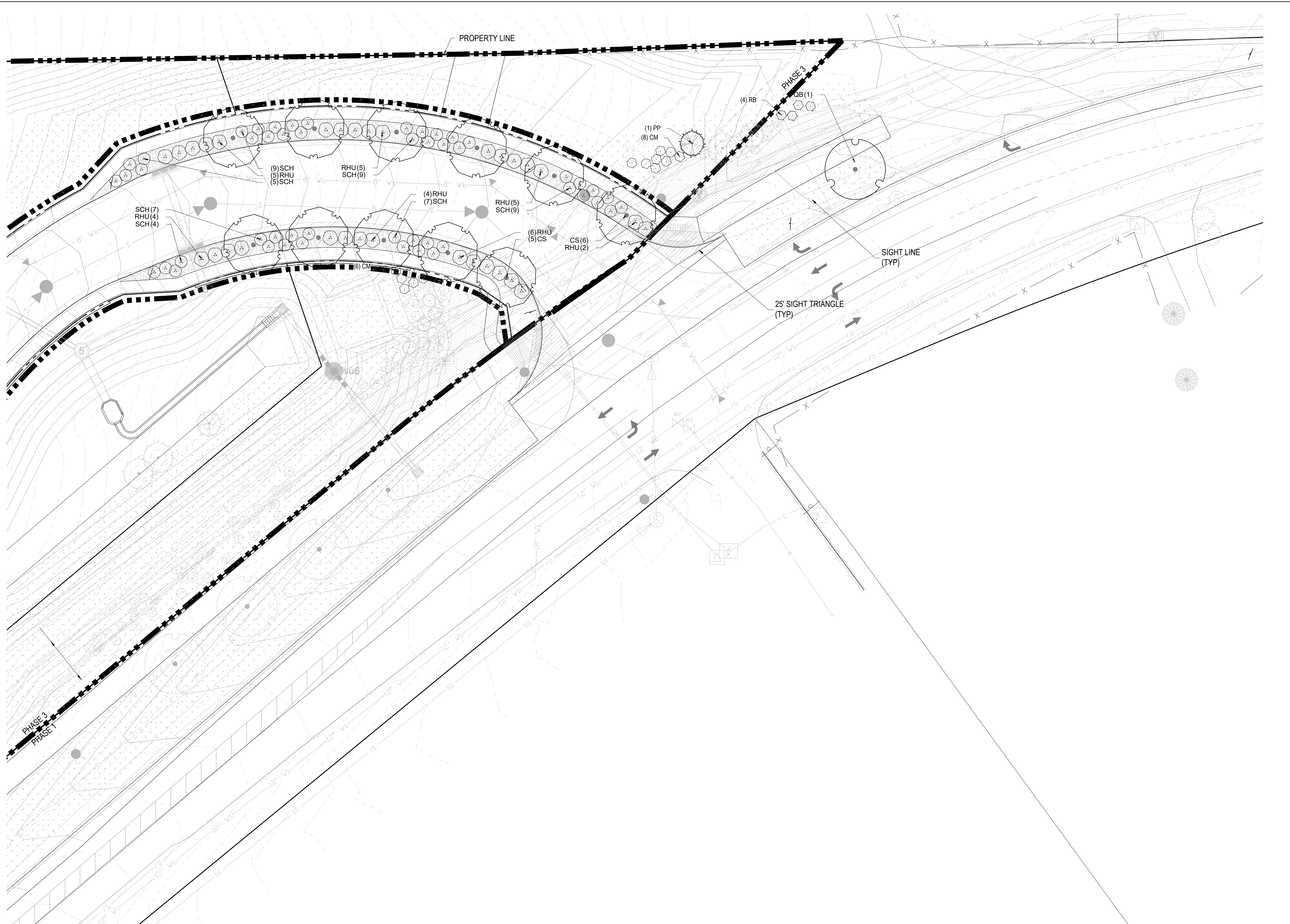
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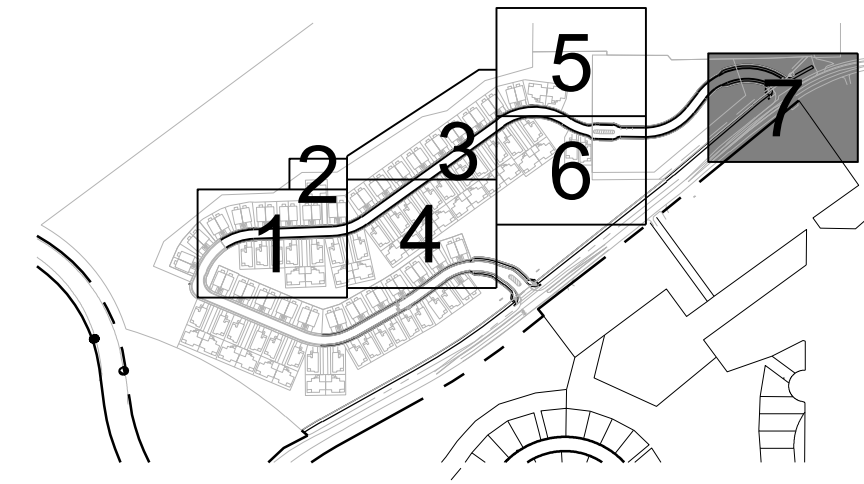
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No.	BY		
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HILLSIDE AT CASTLE ROCK - PHASES 3-4			
PLANTING PLAN			
PROJECT NO: _____			
DESIGNED BY: _____ PCS			
DRAWN BY: _____ PCS			
DATE: 8/18/2023			
LPI.5			
SHEET 58 OF 70			

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Z:\PROJECTS\HILLSIDE AT CASTLE ROCK\LANDSCAPE ARCHITECTURE\CDSSHEETS\CDSS-P3-4.DWG 8/24/2023 9:46 AM Kurt Hoje



KEY MAP



- GROUND COVERS
- ROCK MULCH - NON IRRIGATED
 - WOOD MULCH / SHRUB BED - DRIP IRRIGATION
 - SEED-01 "SAPPHIRE MIX" - IRRIGATED
 - SEED-02 LOW-GROWTH - NON IRRIGATED
- IRR. ZONE
- LOW
 - LOW
 - LOW
 - VERY LOW
- EDGER
- PHASE LINE

1 PLANTING PLAN - AREA 7
SCALE: 1"=20'



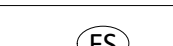
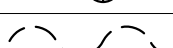
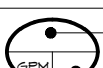
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HILLSIDE AT CASTLE ROCK - PHASES 3-4	
PLANTING PLAN	
PROJECT NO:	
DESIGNED BY: PCS	
DRAWN BY: PCS	
DATE: 8/18/2023	
LPI.6	
SHEET 59 OF 70	

DIRECTORY

- IRRIGATION SCHEDULE
- IRRIGATION NOTES
- IRRIGATION PLANS
- IRRIGATION DETAILS
- IRRIGATION CHARTS

- IR0.1
- IR0.1
- IR1.1 - IR1.6
- IR2.1 - IR2.4
- IR2.4

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD / TORO	1812 SAM PRS WITH PRECISION O SERIES NOZZLE	HI-POP SPRAY HEAD	TOCR IR-2
	HUNTER	ICV SERIES WITH NIBCO BALL VALVE	ELECTRIC CONTROL VALVE	TOCR IR-16
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	TOCR IR-6 & TOCR IR-9
	HUNTER	I2C-800-M - 8 STATION MODEL	EXISTING CONTROLLERS	TOCR IR-26
	HUNTER	SOLAR SYNC - MSS-SEN	WEATHER SENSOR DEVICE	1
	FEBCO	825YA (3/4") WITH MATTS 223-HP PRV	RP BACKFLOW PREVENTER	TOCR IR-10
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	TOCR IR-1
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	T6001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	TOCR IR-5 * TOCR IR-9
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	TOCR IR-7 & TOCR IR-9
	TORO	254-16-03 (3/4")	MASTER CONTROL VALVE	TOCR IR-34 & TOCR IR-9
	CST	ELF-075-P01 (3/4")	FLOW SENSOR	TOCR IR-33 & TOCR IR-9
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	TOCR IR-21
		TYPE K COPPER	HARD COPPER PIPE	TOCR IR-10
		CLASS 200 BE	PVC LATERAL	TOCR IR-21
		CLASS 160	PVC SLEEVING	2
	HUNTER	ICZ-101-25 WITH NIBCO BALL VALVE	DRIP VALVE ASSEMBLY	TOCR IR-19
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	TOCR IR-32 & 4
	HUNTER / NIBCO	ECO-ID-12 WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	TOCR IR-32
	HUNTER	ECO-ID-12	INDICATOR HEAD	3
			WATER METER	TOCR UT2008-01
			EXISTING MAINLINE	
			EXISTING CONTROL VALVE	
 CONTROLLER & STATION NO.				
 CONTROL VALVE SIZE				
 A (controller)NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES				

CASTLE ROCK STANDARD NOTES

- 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.
- IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
- IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
- IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION THREE DAYS PER WEEK 12 AM TO 8 AM.
- OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS. NO IRRIGATION ALLOWED IN AREAS 4' IN WIDTH OR LESS.
- ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
- 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.
- IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
- 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.
- A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY PCS GROUP. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 86 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 65 PSI MINIMUM.

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
ORNAMENTAL PLANTINGS 0.54" PER WEEK PEAK SEASON
NATIVE SEED MIXES 0.38" PER WEEK PEAK SEASON (TWO SEASONS)
NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. HIGH EFFICIENCY POPUP NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING 2" PVC (1)
1½" - 2" PIPING 4" PVC (1)
2½" - 3" PIPING 6" PVC (1)
TWO-WIRE CABLE 2" PVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY OR TOWN, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY OR TOWN STAMPED PLANS. REVISIONS TO CITY OR TOWN STAMPED PLANS SHALL CONFORM TO CITY OR TOWN FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- CITY DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAILS #TOCR IR-XX DESIGNATION ARE A STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. TOWN OF CASTLE ROCK. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THESE DETAILS. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THESE DETAILS, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THESE DETAILS.
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEViate FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
- PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.

22.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
22.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
22.3 LEAKS - DETECT AND REPAIR LEAKS.
22.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
22.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
22.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.



TOWN APPROVAL BLOCK	
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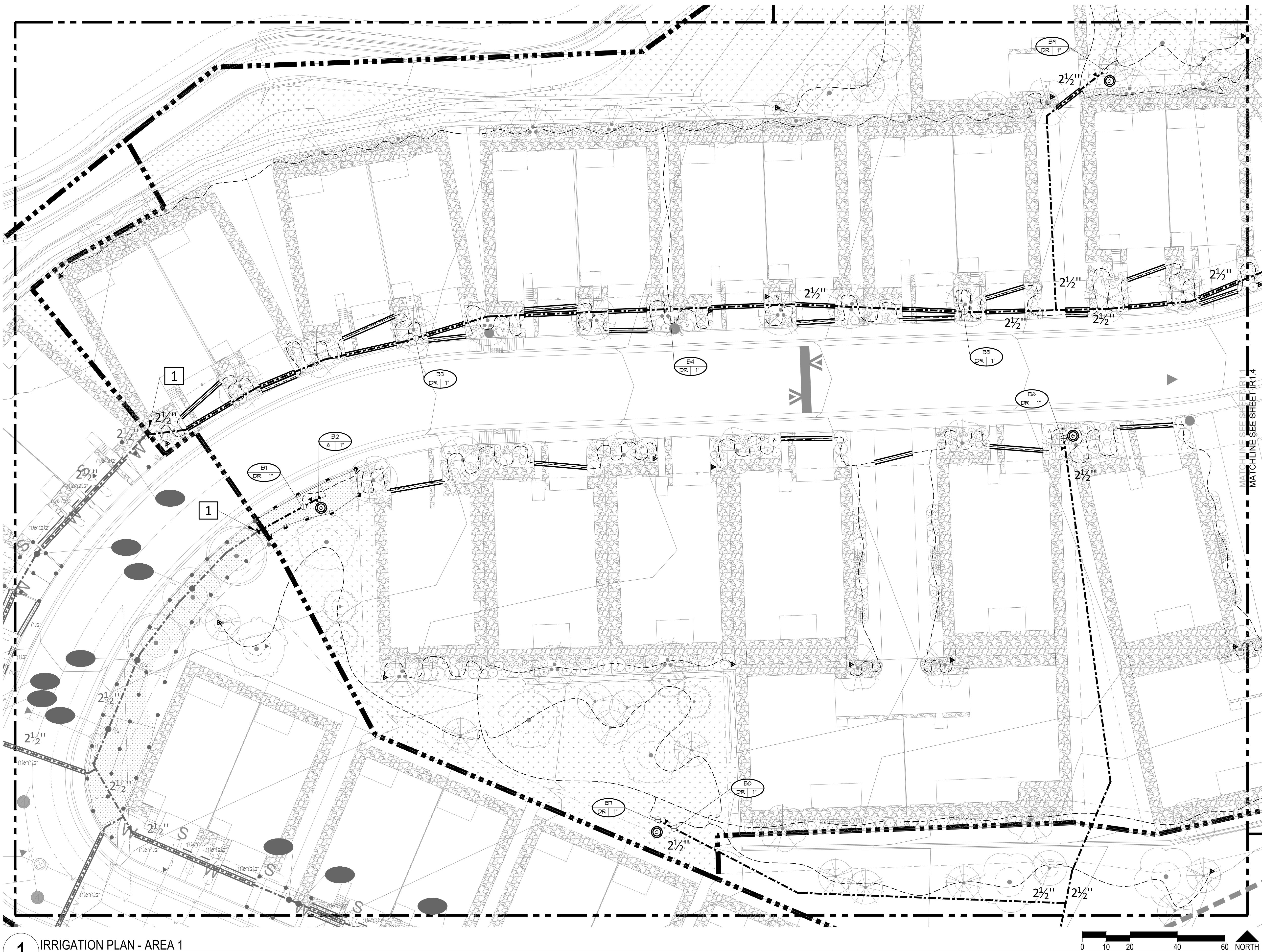
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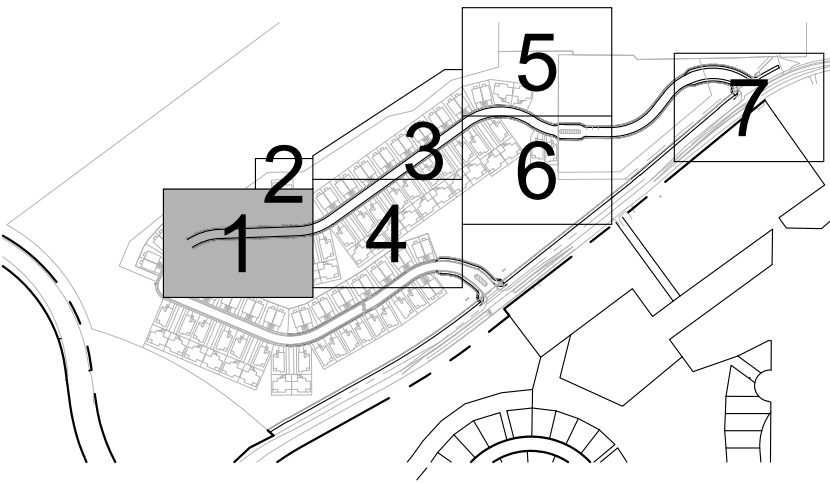
HILLSIDE AT CASTLE ROCK - PHASES 3-4

IRRIGATION SCHEDULE AND NOTES

PROJECT NO:
DESIGNED BY: PCS
DRAWN BY: PCS
DATE: 8/18/2023
IR0.1
SHEET 1 OF 9



KEY MAP



1	IRRIGATION PLAN - AREA 1
SCALE: 1"=20'	
DIRECTORY	
IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.6
IRRIGATION DETAILS	IR2.1 - IR2.4
IRRIGATION CHARTS	IR2.4

1 FIELD LOCATE AND CONNECT TO 2.5" CLASS 200 PVC MAINLINE SERVED FROM A 1" TAP IN PHASE 1, EXTEND MAINLINE AS SHOWN TO SERVE PHASE 3 AND 4 IRRIGATION ZONES. CONNECT TO CONTROLLER B TWO WIRE CABLE AND EXTEND TO NEW CONTROL ZONES. CONTROLLER B IS INSTALLED WITHIN THE PHASE 1 AREA. SEE HILLSIDE PHASE 1 + 2 PLANS FOR TAP AND CONTROLLER LOCATIONS



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Irrigation Consulting & Water Management
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o: 303.980.5327 www.hydrosystemsmdi.com

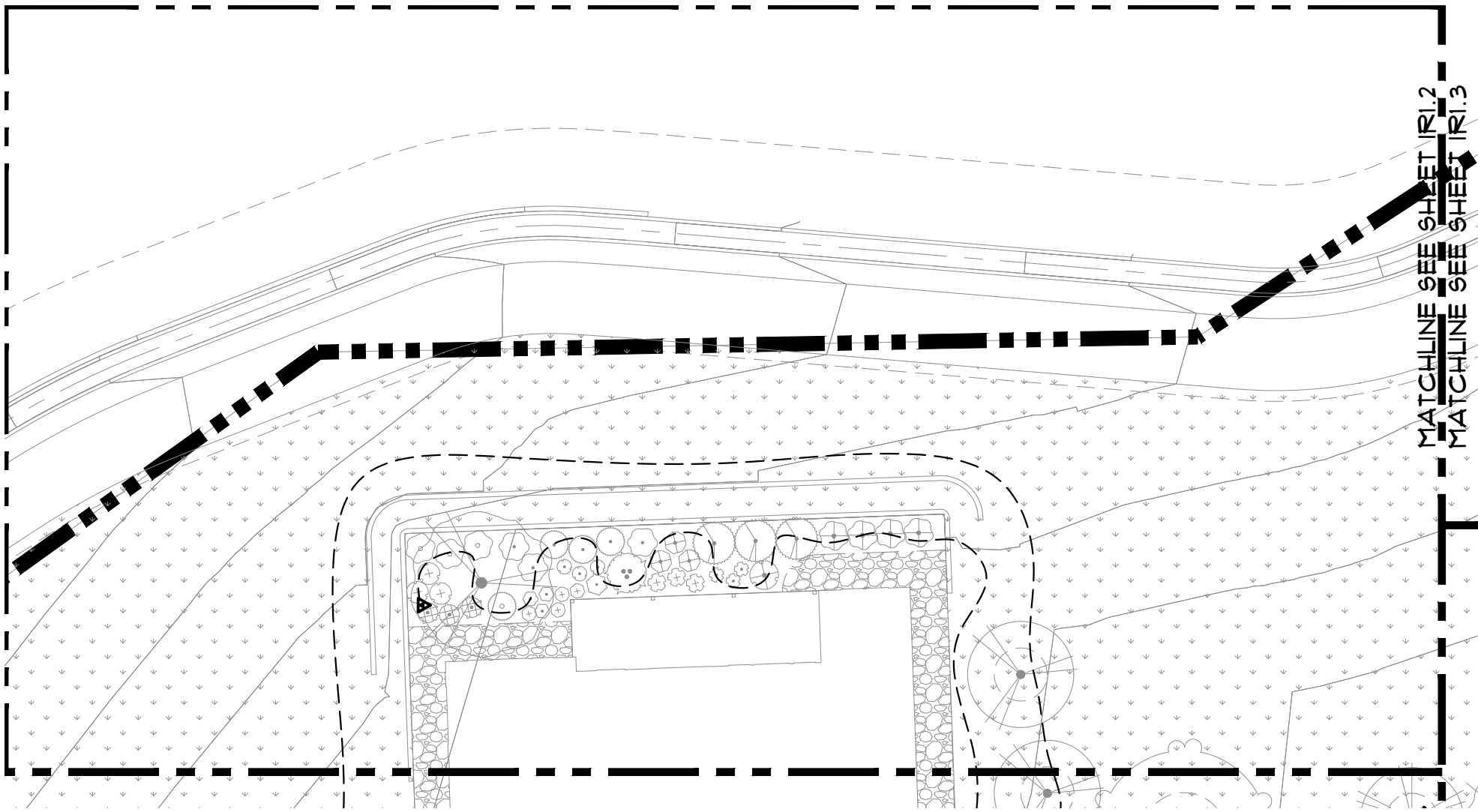


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HILLSIDE AT CASTLE ROCK - PHASES 3-4			
IRRIGATION PLAN			
PROJECT NO:			
IR1.1			
SHEET 4 OF 9			

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T:\0600-5869\JOBS\5879-HILLSIDE AT CASTLE ROCK\HILLSIDE PHASES 3-4 PLANS 8-21-2023\5879- HILLSIDE PHASES 3-4 IR CDS 8-21-2023.DWG 9/25/2023 3:47 PM Ed

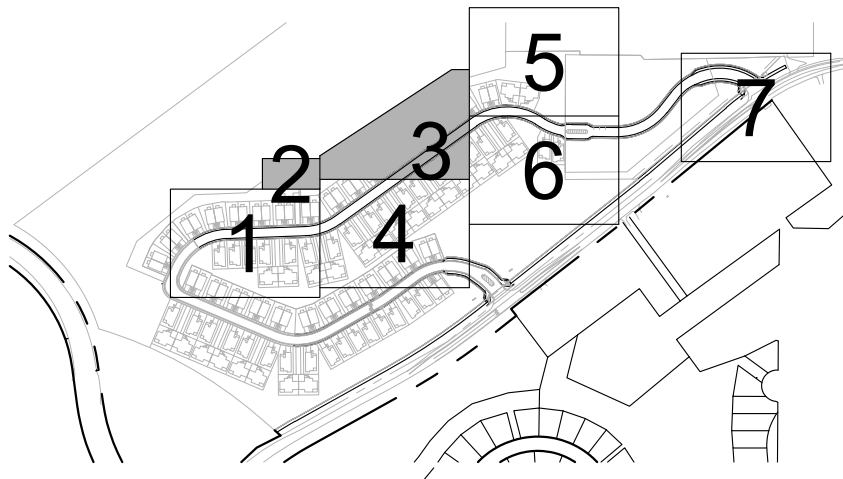
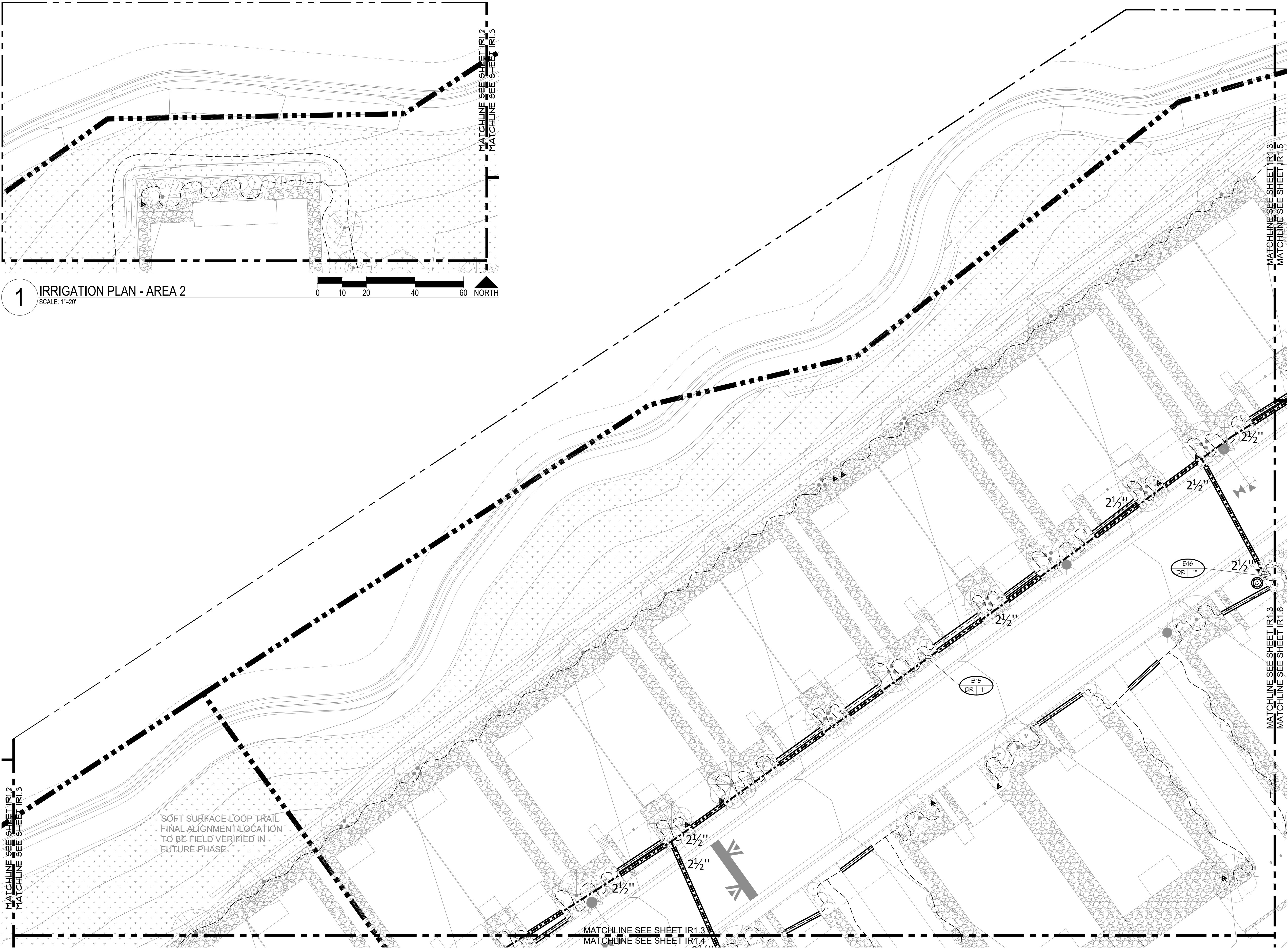


1

IRRIGATION PLAN - AREA 2
SCALE: 1"=20'



KEY MAP



1

IRRIGATION PLAN - AREA 3
SCALE: 1"=20'



SOFT SURFACE LOOP TRAIL
FINAL ALIGNMENT LOCATION
TO BE FIELD VERIFIED IN
FUTURE PHASE

DIRECTORY

IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.6
IRRIGATION DETAILS	IR2.1 - IR2.4
IRRIGATION CHARTS	IR2.4

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APPROVED BY:	DATE:
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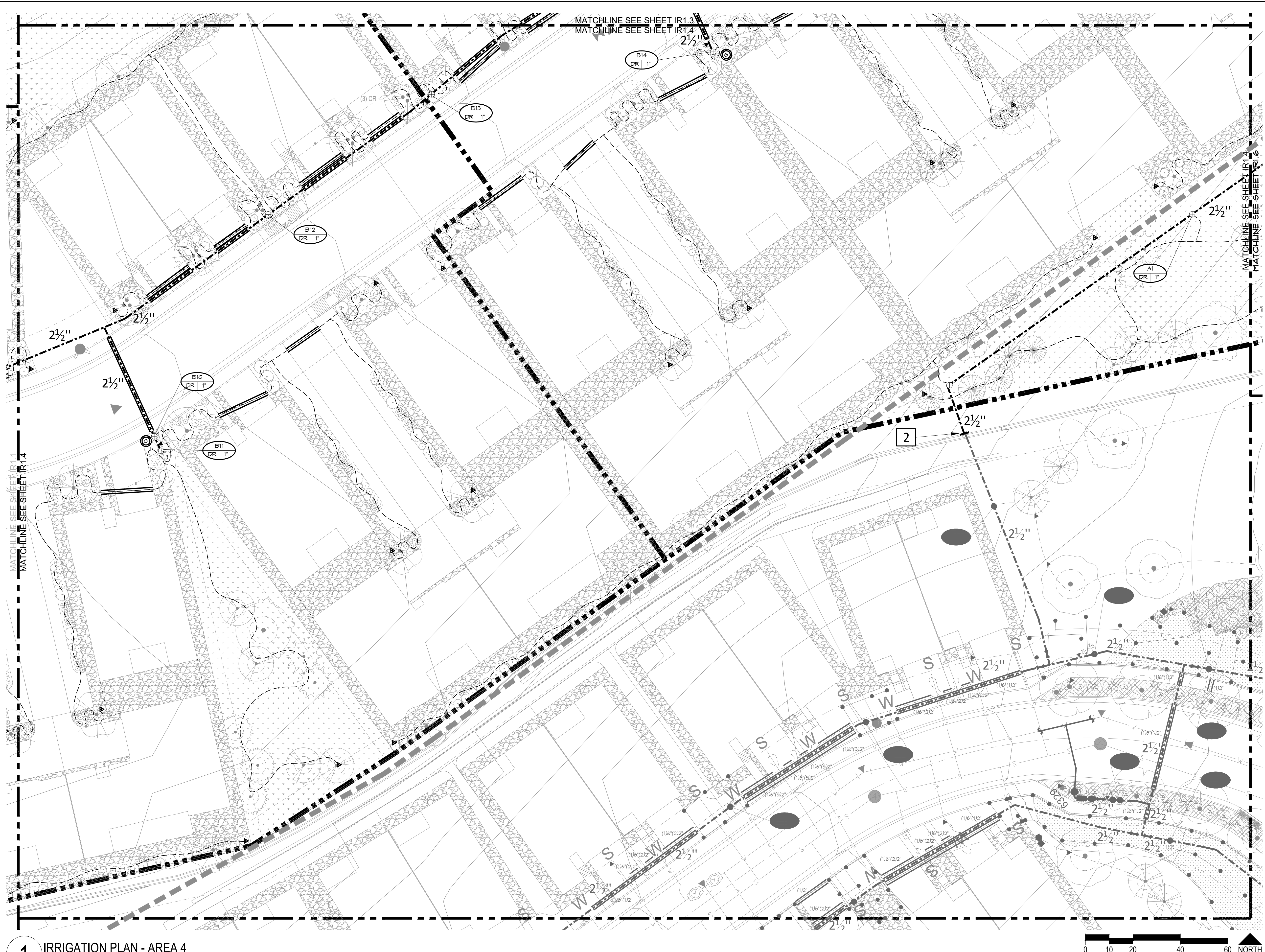
HILLSIDE AT CASTLE ROCK - PHASES 3-4

IRRIGATION PLAN

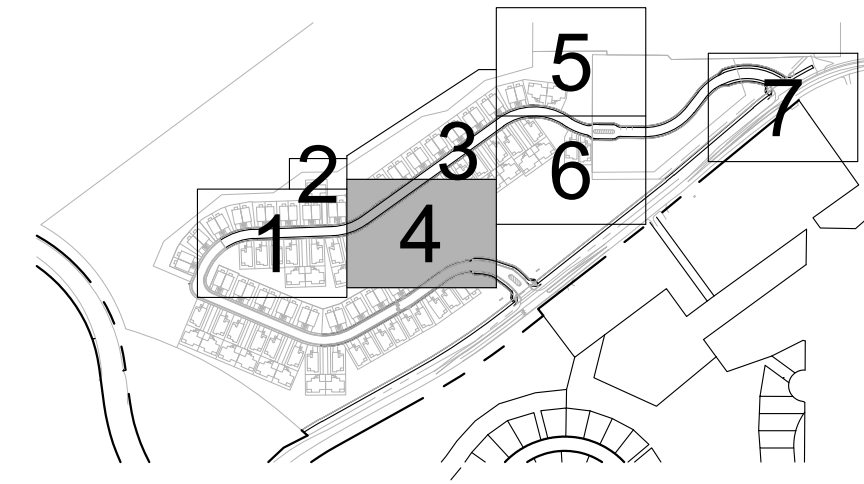
PROJECT NO:	
DESIGNED BY:	PCS
DRAWN BY:	PCS
DATE:	8/18/2023
IR1.2 SHEET 5 OF 9	

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T:\0500-5899-1\0500-5899-1\HILLSIDE AT CASTLE ROCK\HILLSIDE PHASES 3-4 PLANS 8-21\2023\05079- HILLSIDE PHASES 3-4 IR CDS 8-21 2023.DWG 8/25/2023 3:47 PM Ed



KEY MAP



1 IRRIGATION PLAN - AREA 4
SCALE: 1"=20'

DIRECTORY	
IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.6
IRRIGATION DETAILS	IR2.1 - IR2.4
IRRIGATION CHARTS	IR2.4

2 FIELD LOCATE AND CONNECT TO 2.5" CLASS 200 PVC MAINLINE SERVED FROM A 1" TAP IN PHASE 2. EXTEND MAINLINE AS SHOWN TO SERVE PHASE 3 AND 4 IRRIGATION ZONES. CONNECT TO CONTROLLER B TWO WIRE CABLE AND EXTEND TO NEW CONTROL ZONES. CONTROLLER A IS INSTALLED WITHIN THE PHASE 2 AREA. SEE HILLSIDE PHASE 1 + 2 PLANS FOR TAP AND CONTROLLER LOCATIONS



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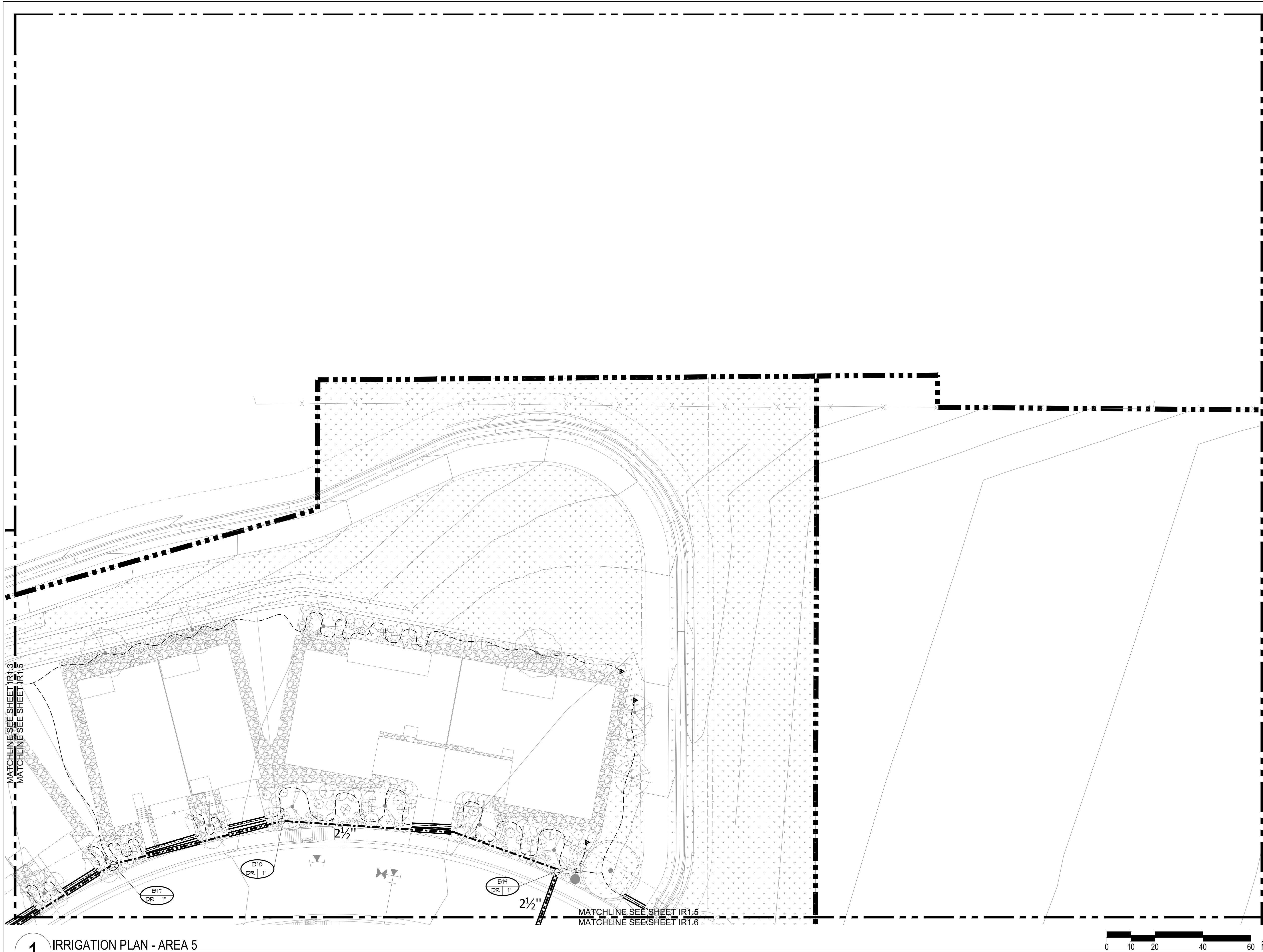


TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ON YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	DATE:
DEVELOPMENT SERVICES	DATE

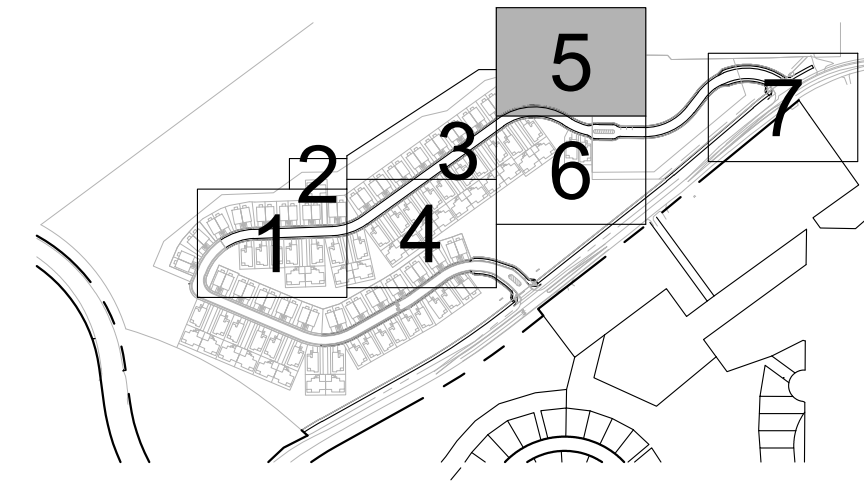
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PROJECT NO:				DESIGNED BY:	PCs	IR1.3	SHEET 6 OF 9
DRAWN BY:				PCs			
DATE:				8/18/2023			

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KEY MAP



1 IRRIGATION PLAN - AREA 5
SCALE: 1"=20'



DIRECTORY		
IRRIGATION SCHEDULE	IR0.1	
IRRIGATION NOTES	IR0.1	
IRRIGATION PLANS	IR1.1 - IR1.6	
IRRIGATION DETAILS	IR2.1 - IR2.4	
IRRIGATION CHARTS	IR2.4	

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DEVELOPMENT SERVICES	DATE

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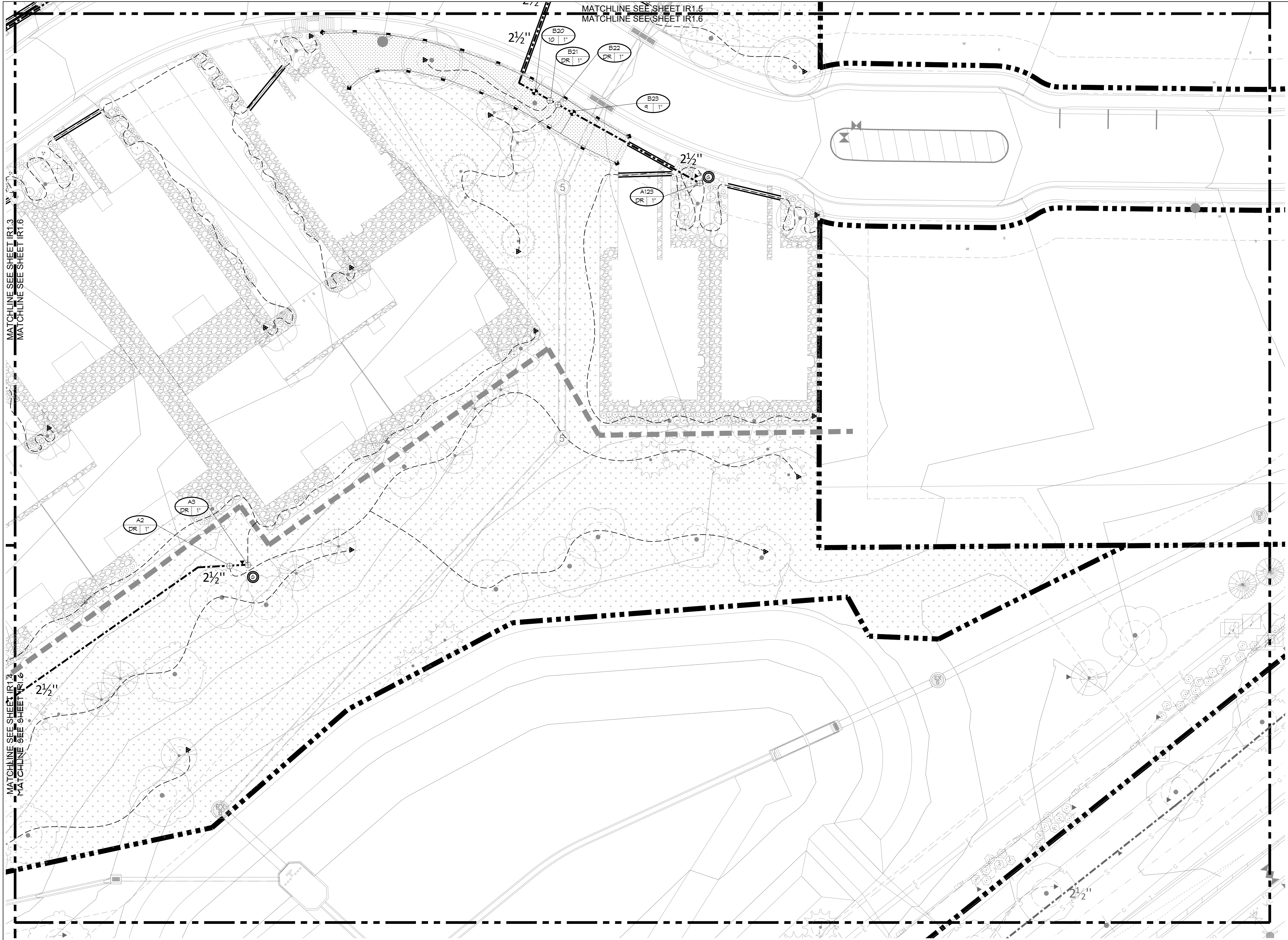
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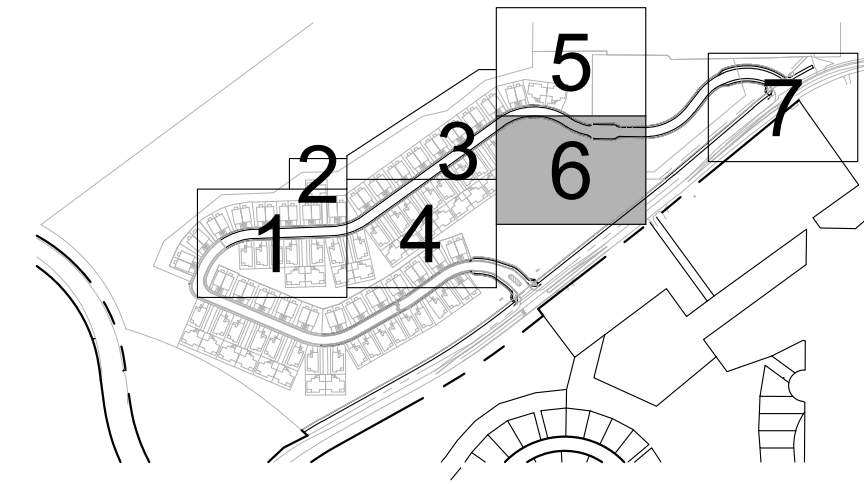
HILLSIDE AT CASTLE ROCK - PHASES 3-4	
IRRIGATION PLAN	
PROJECT NO:	
DESIGNED BY:	
DRAWN BY:	
DATE:	
IR1.4	
SHEET 7 OF 9	

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KEY MAP



1	IRRIGATION PLAN - AREA 6
SCALE: 1"=20'	
DIRECTORY	
IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.6
IRRIGATION DETAILS	IR2.1 - IR2.4
IRRIGATION CHARTS	IR2.4



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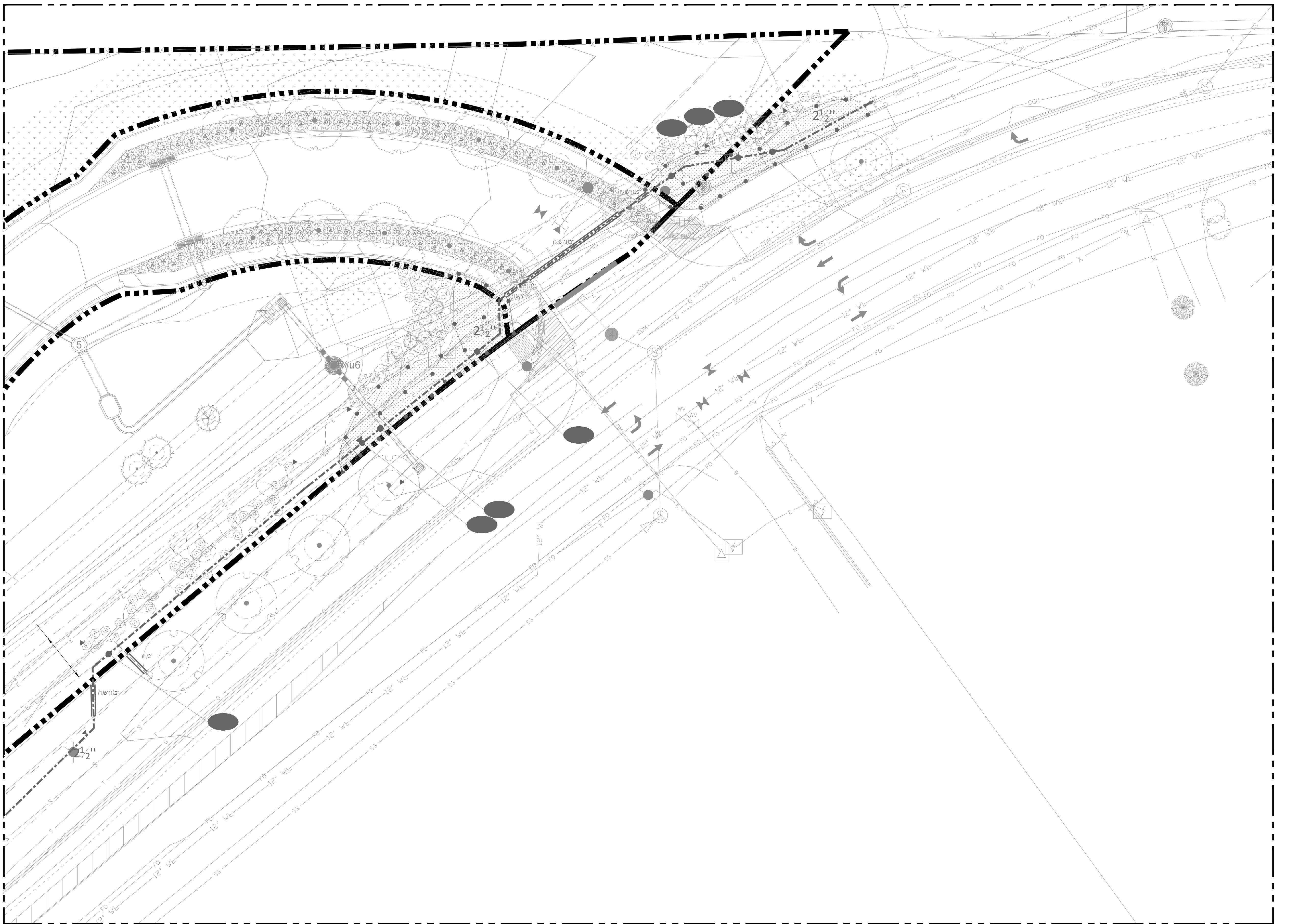
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TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ON YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
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DEVELOPMENT SERVICES	DATE

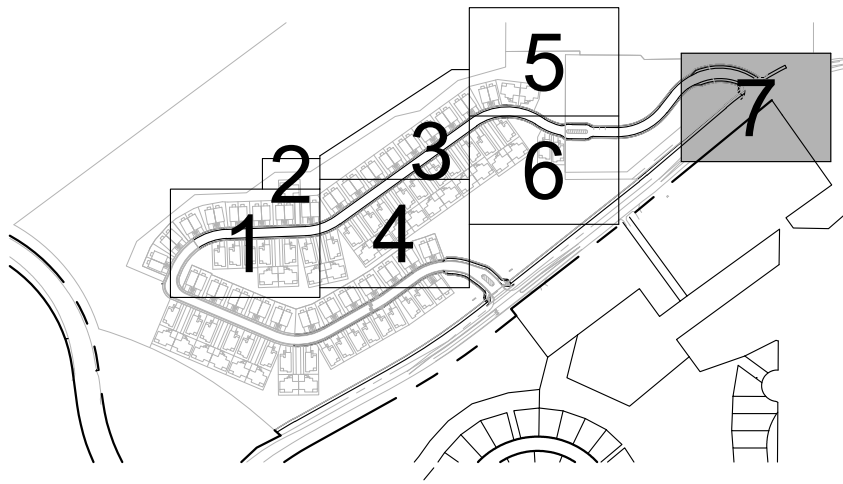
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HILLSIDE AT CASTLE ROCK - PHASES 3-4											
IRRIGATION PLAN											
PROJECT NO: _____											
DESIGNED BY: _____ PCS											
DRAWN BY: _____ PCS											
DATE: 8/18/2023											
IR1.5											
SHEET 8 OF 9											

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KEY MAP



1 IRRIGATION PLAN - AREA 7
SCALE: 1"=20'



DIRECTORY

IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.6
IRRIGATION DETAILS	IR2.1 - IR2.4
IRRIGATION CHARTS	IR2.4

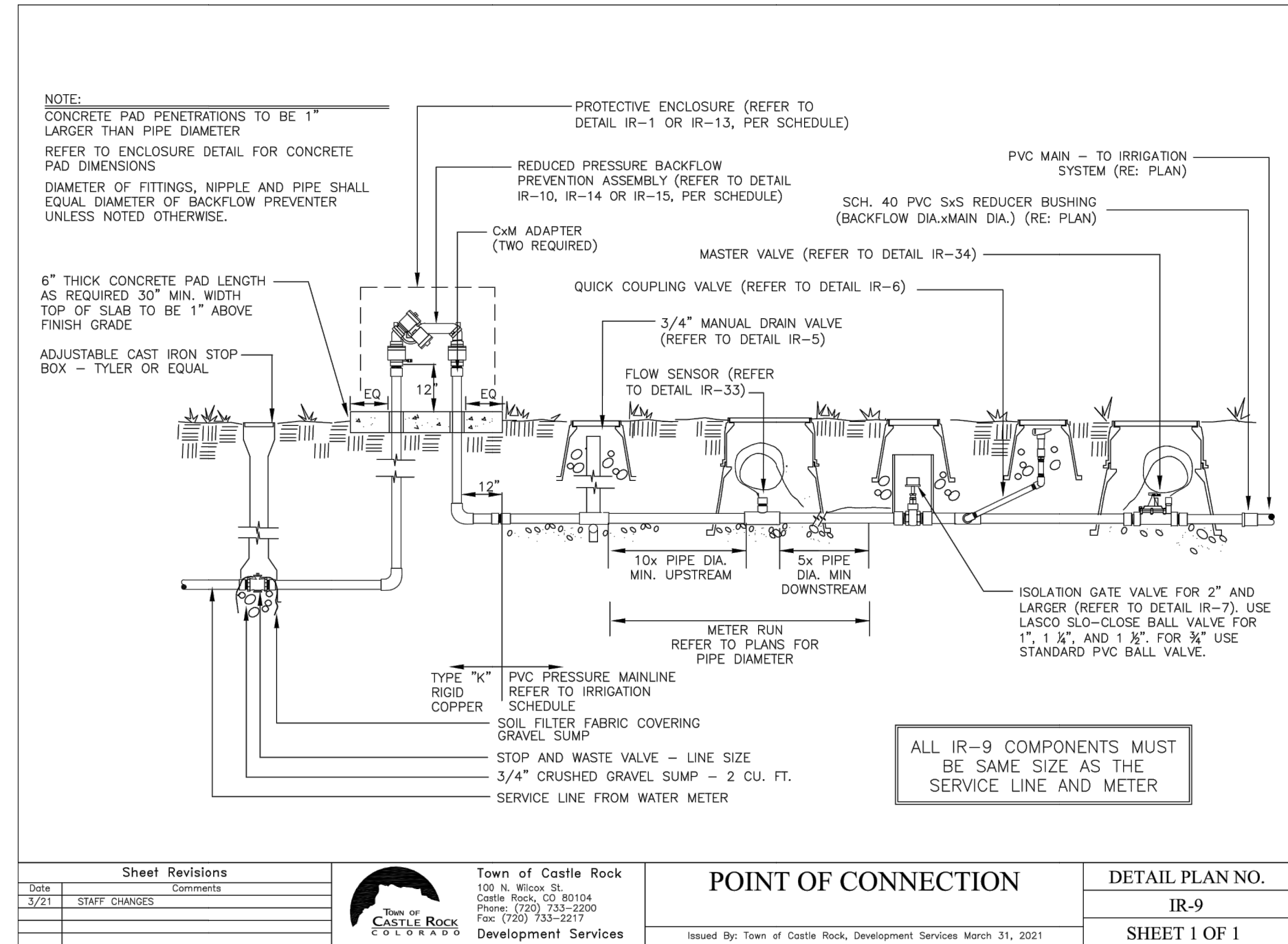
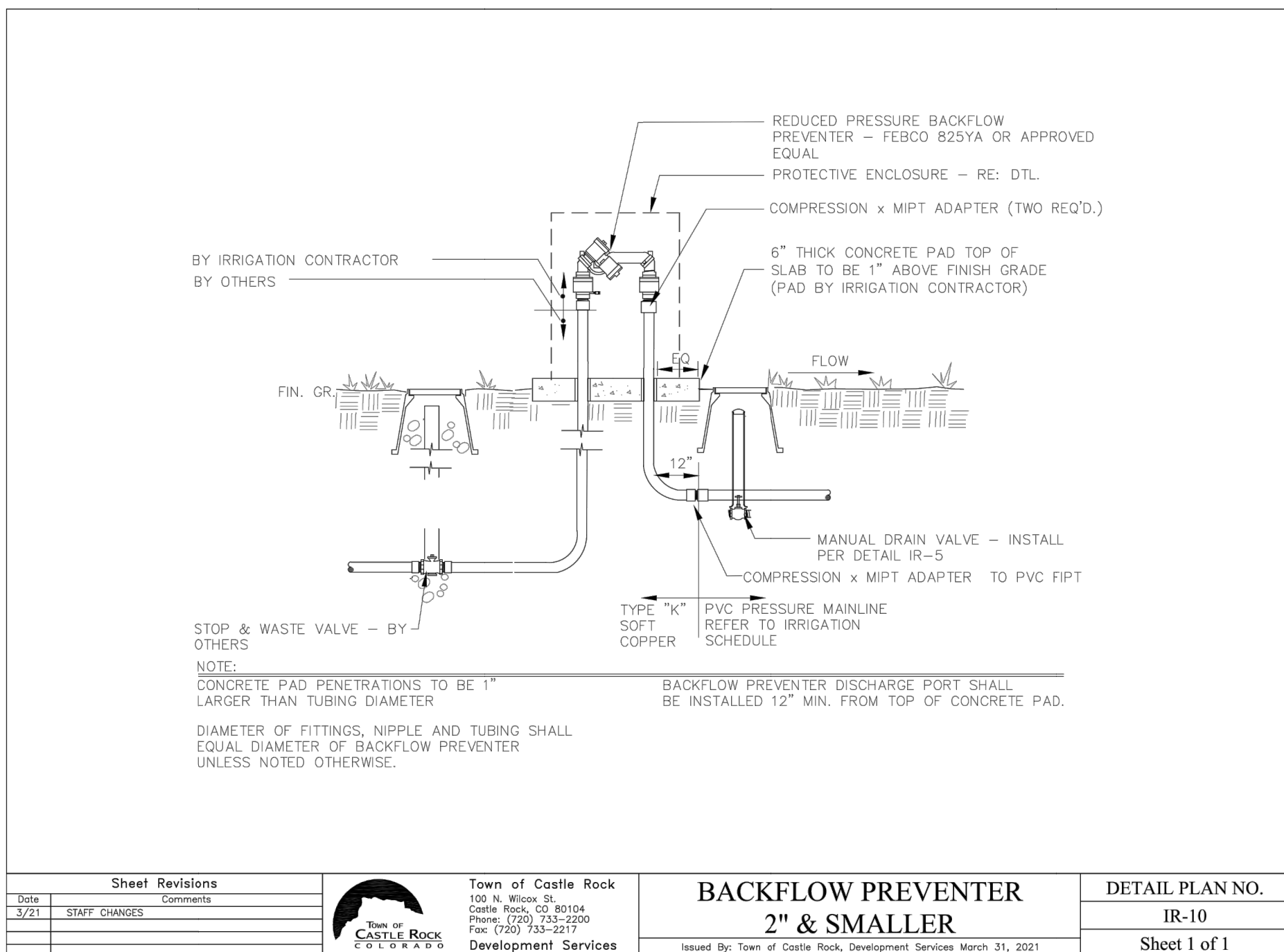
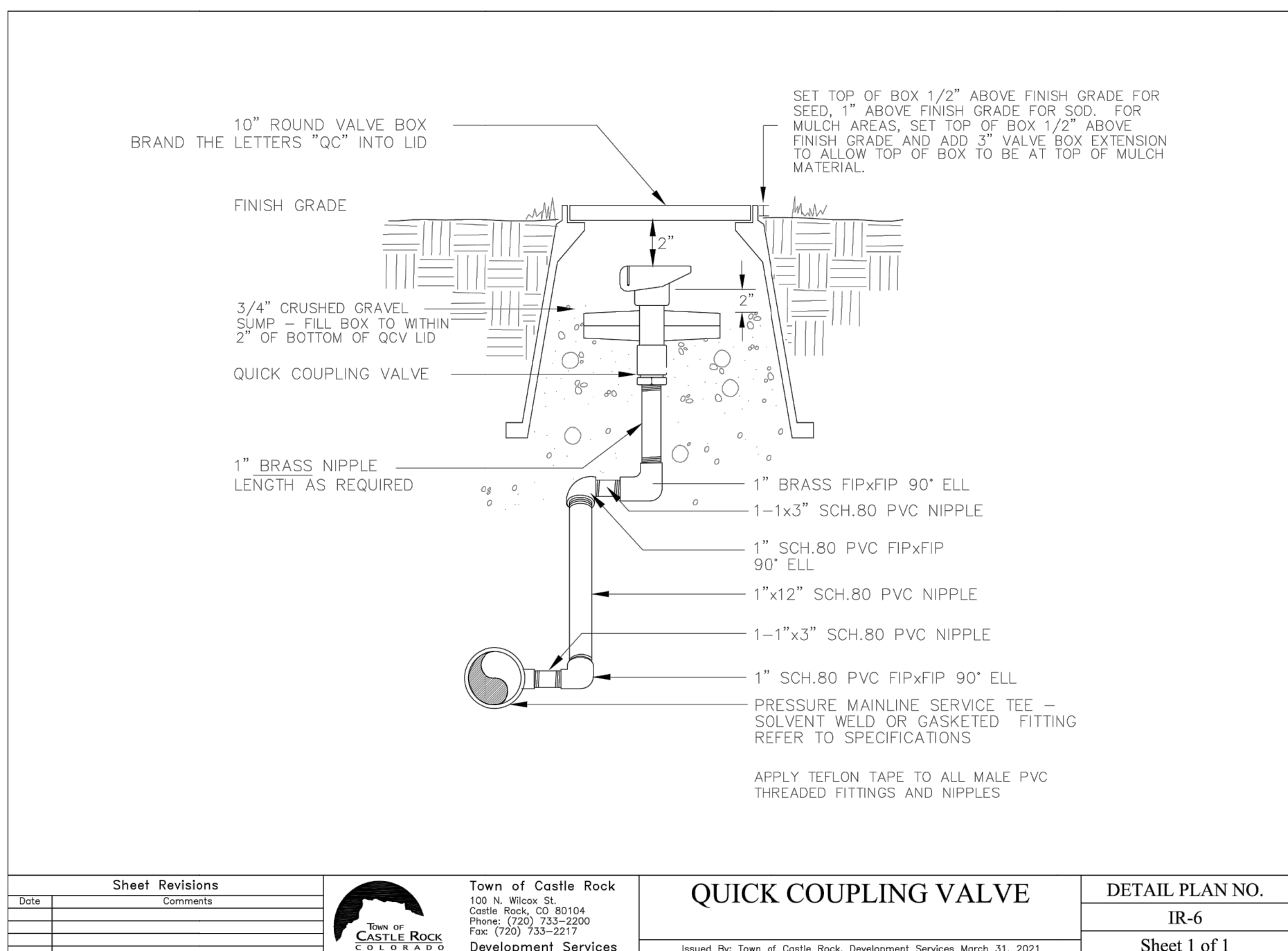




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PROJECT NO:							
DESIGNED BY: PCS							
DRAWN BY: PCS							
DATE: 8/18/2023							
IR1.6							
SHEET 9 OF 9							

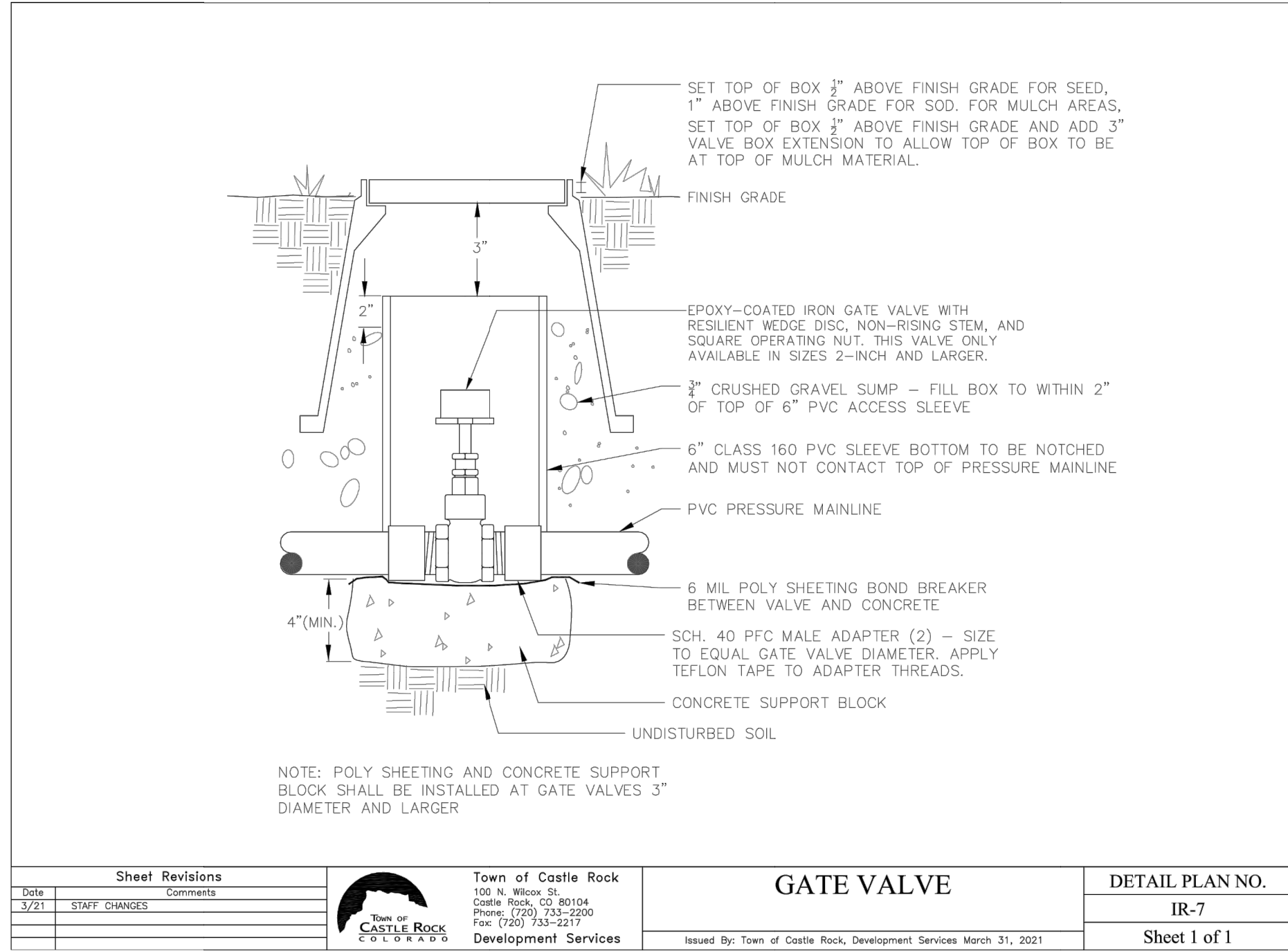
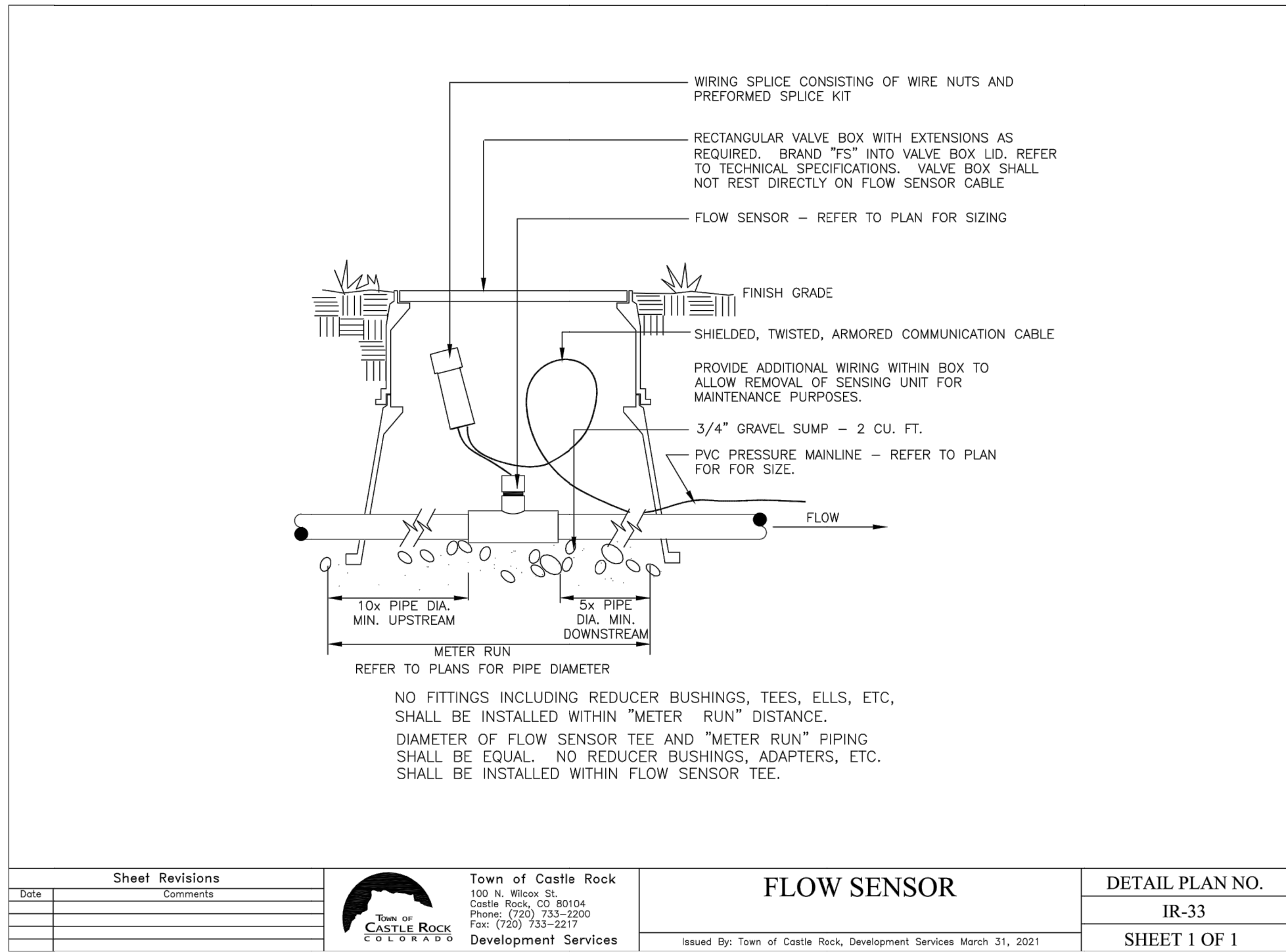
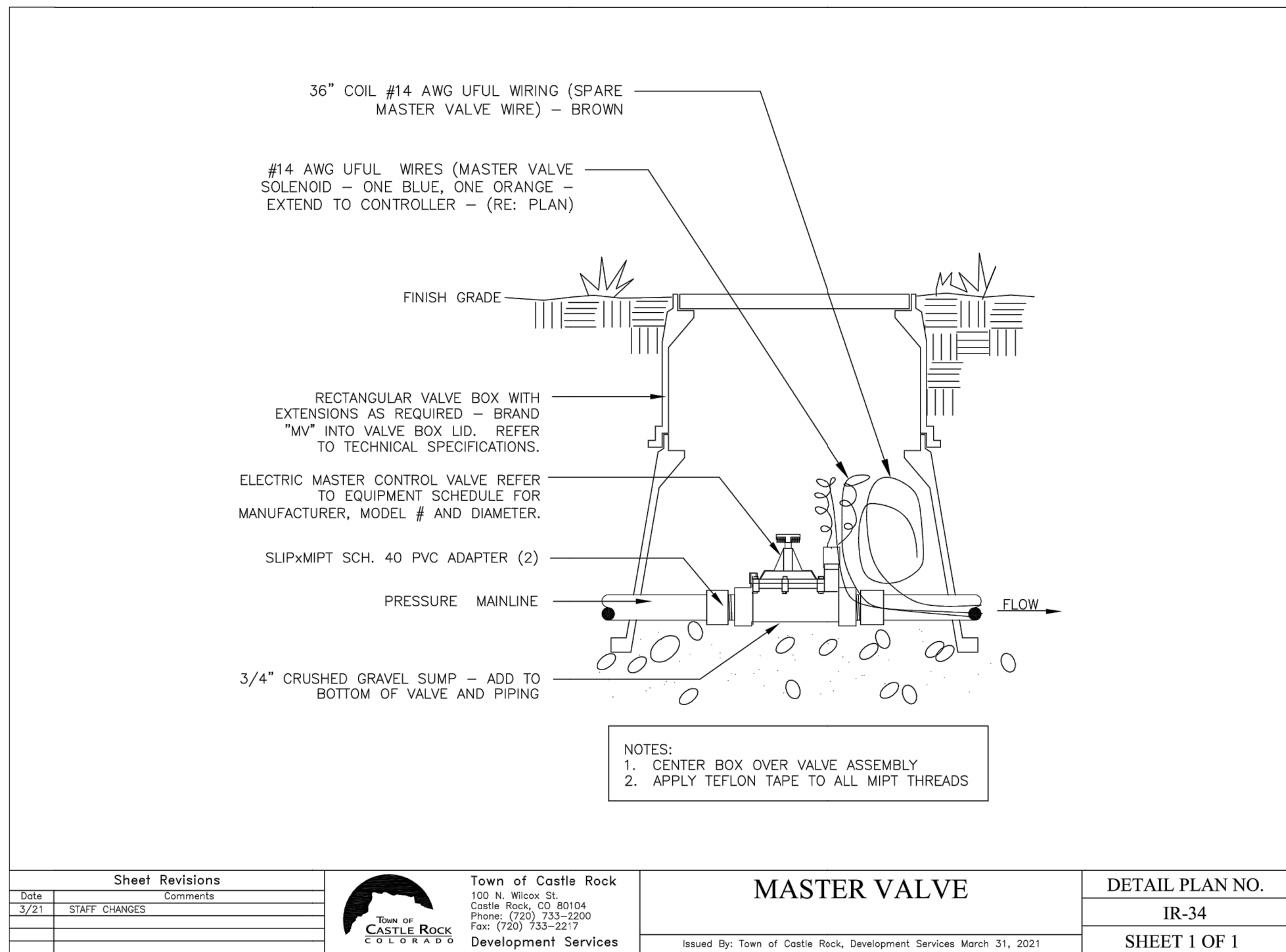
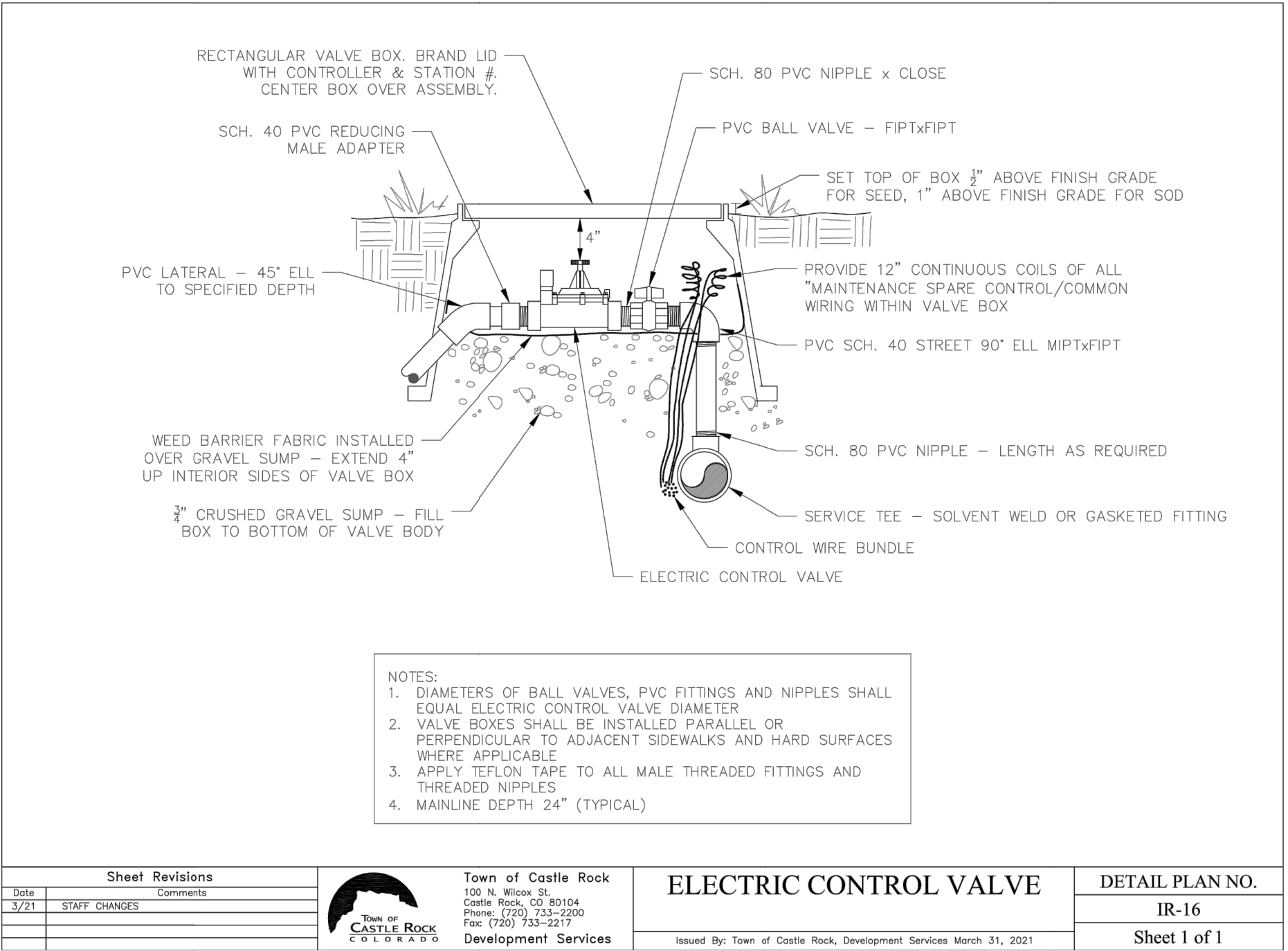
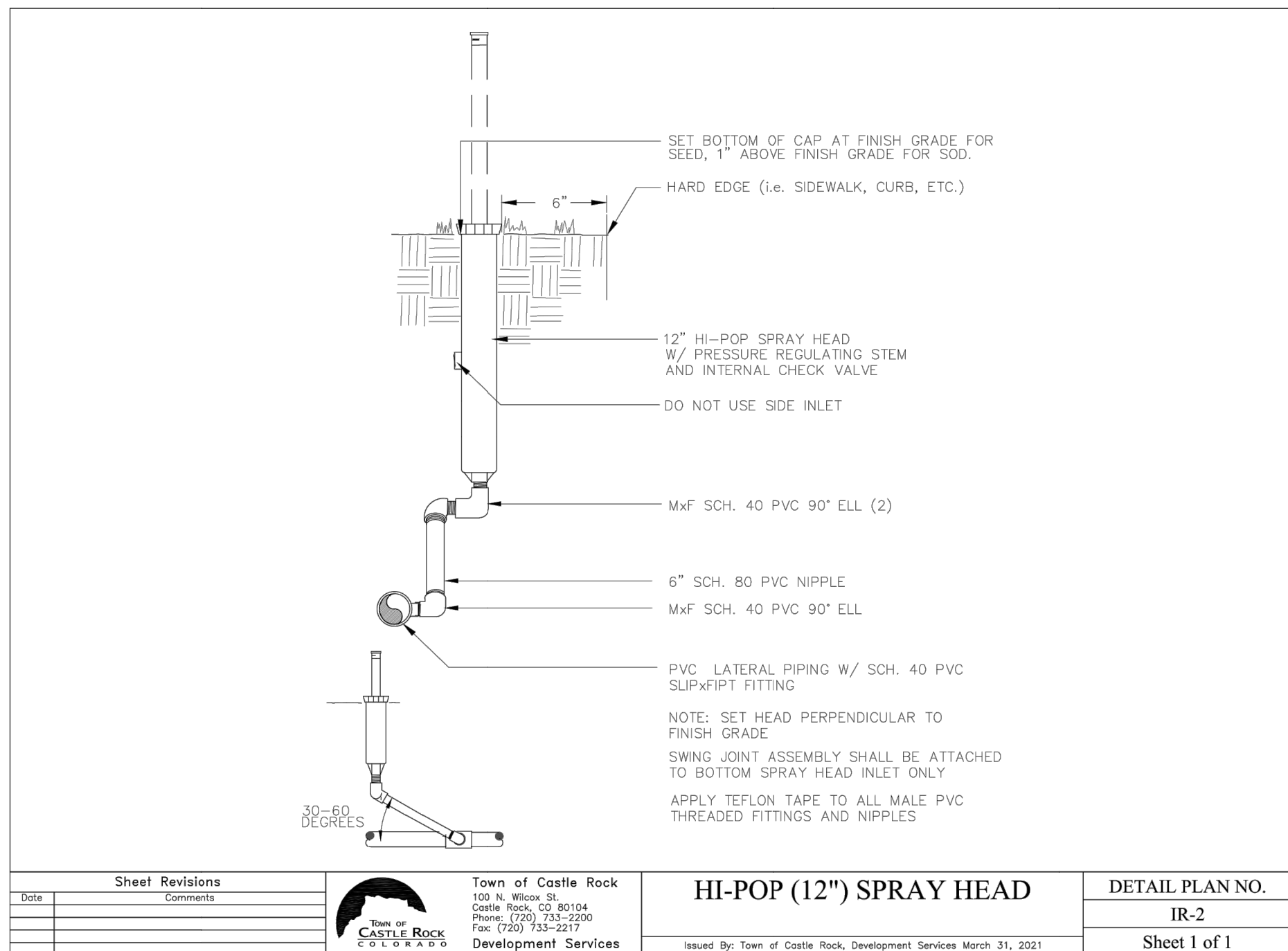
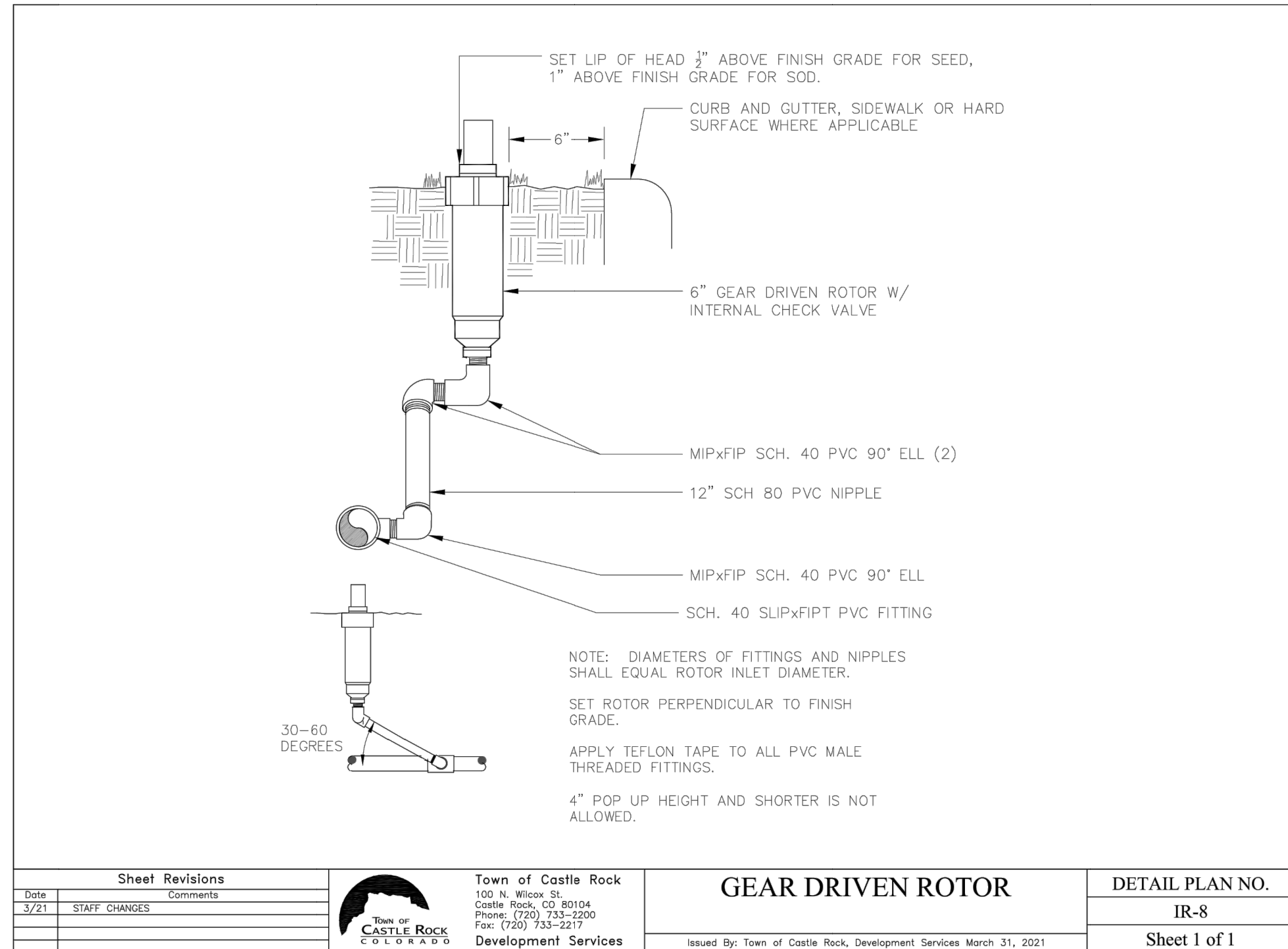


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DIRECTORY
IRRIGATION SCHEDULE IR0.1
IRRIGATION NOTES IR0.1
IRRIGATION PLANS IR1.1 - IR1.6
IRRIGATION DETAILS IR2.1 - IR2.4
IRRIGATION CHARTS IR2.4



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HILLSIDE AT CASTLE ROCK - PHASES 3-4

IRRIGATION DETAILS

PROJECT NO:

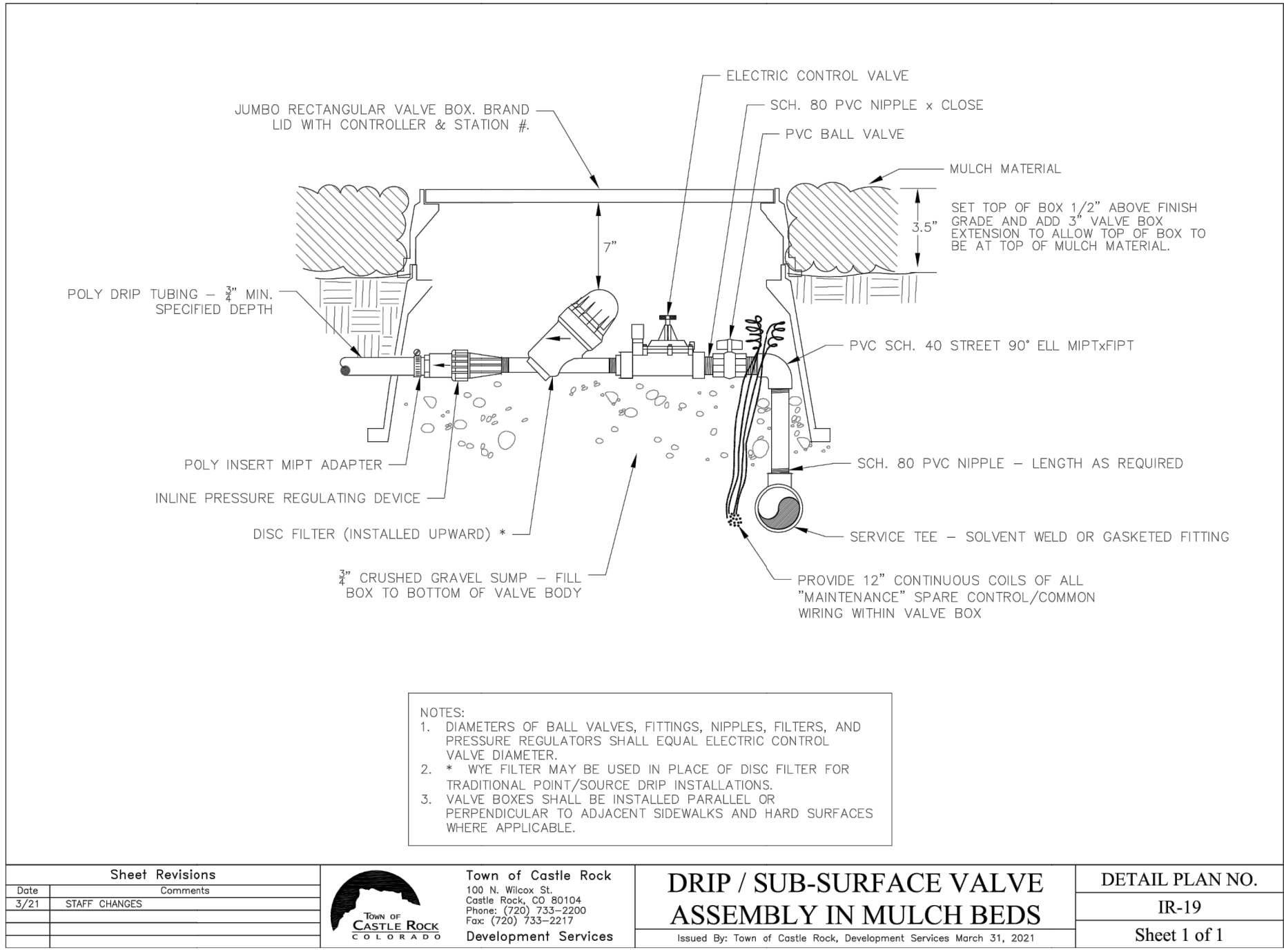
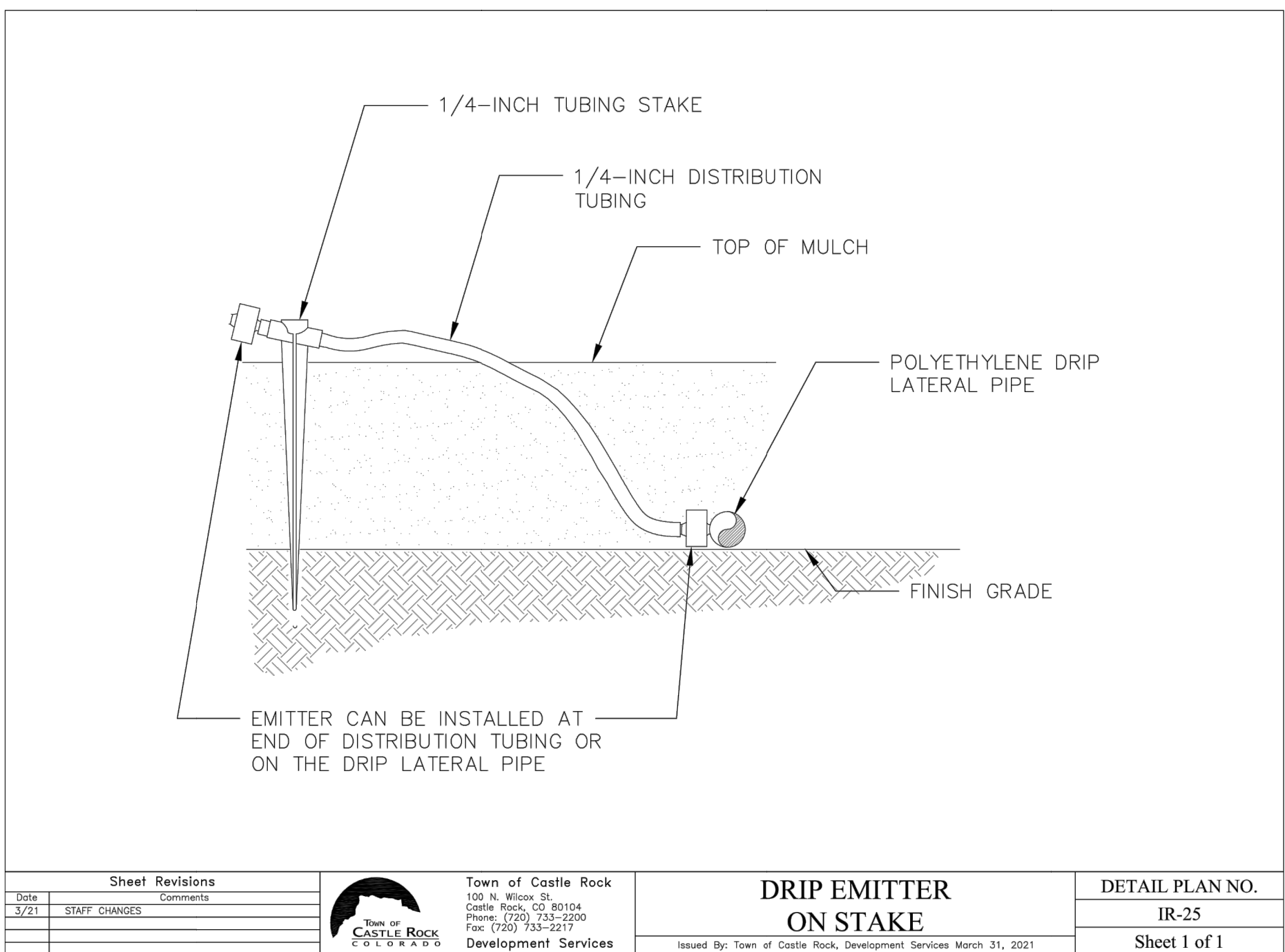
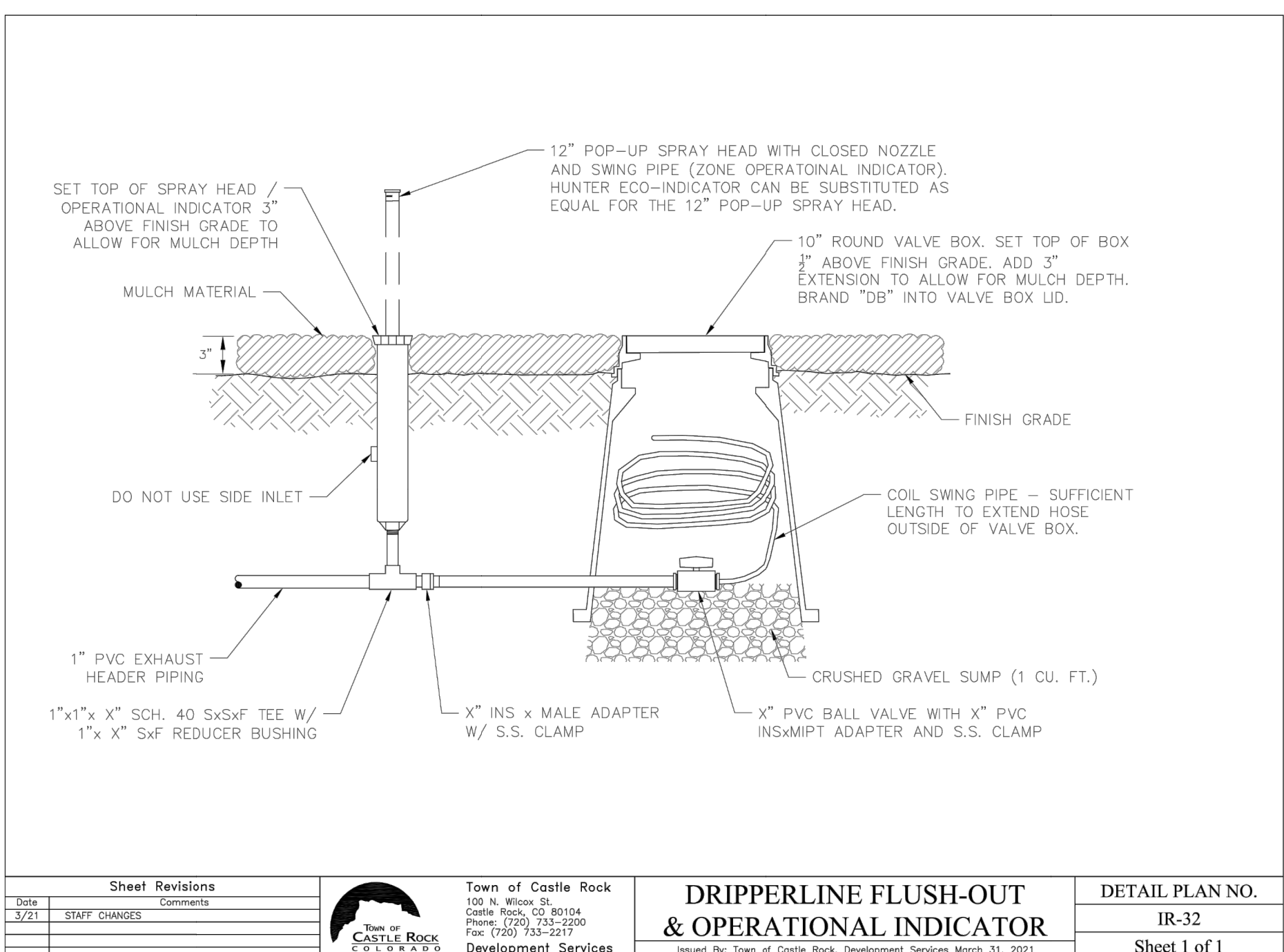
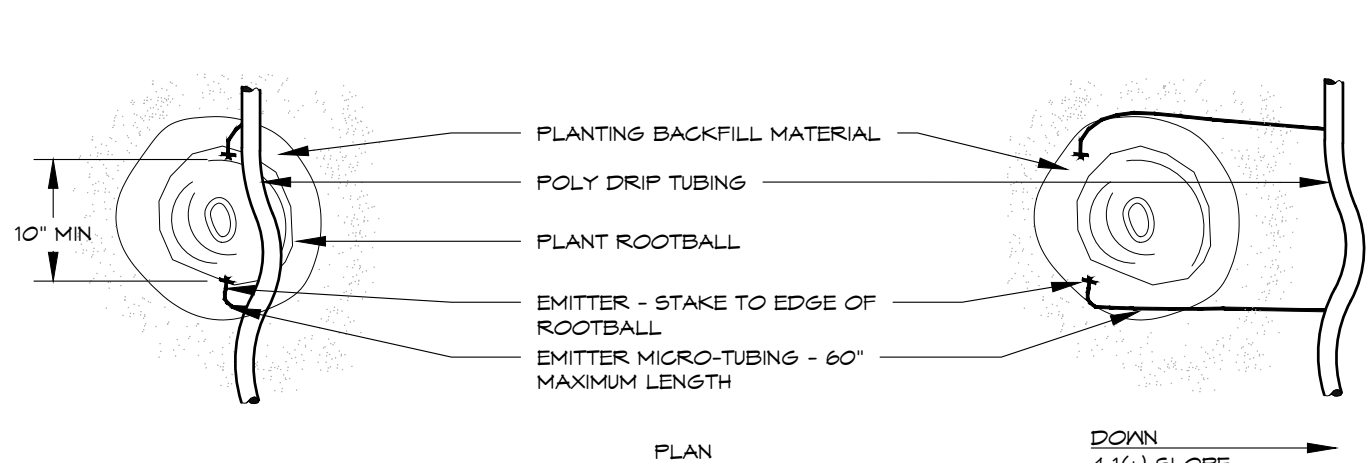
DESIGNED BY: PCS

DRAWN BY: PCS

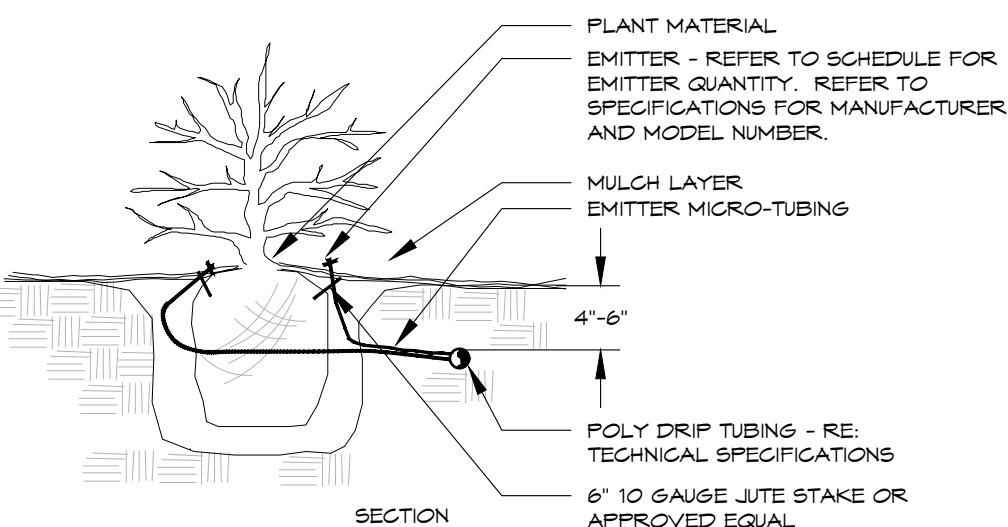
DATE: 8/18/2023

IR2.2

SHEET 9 OF 9



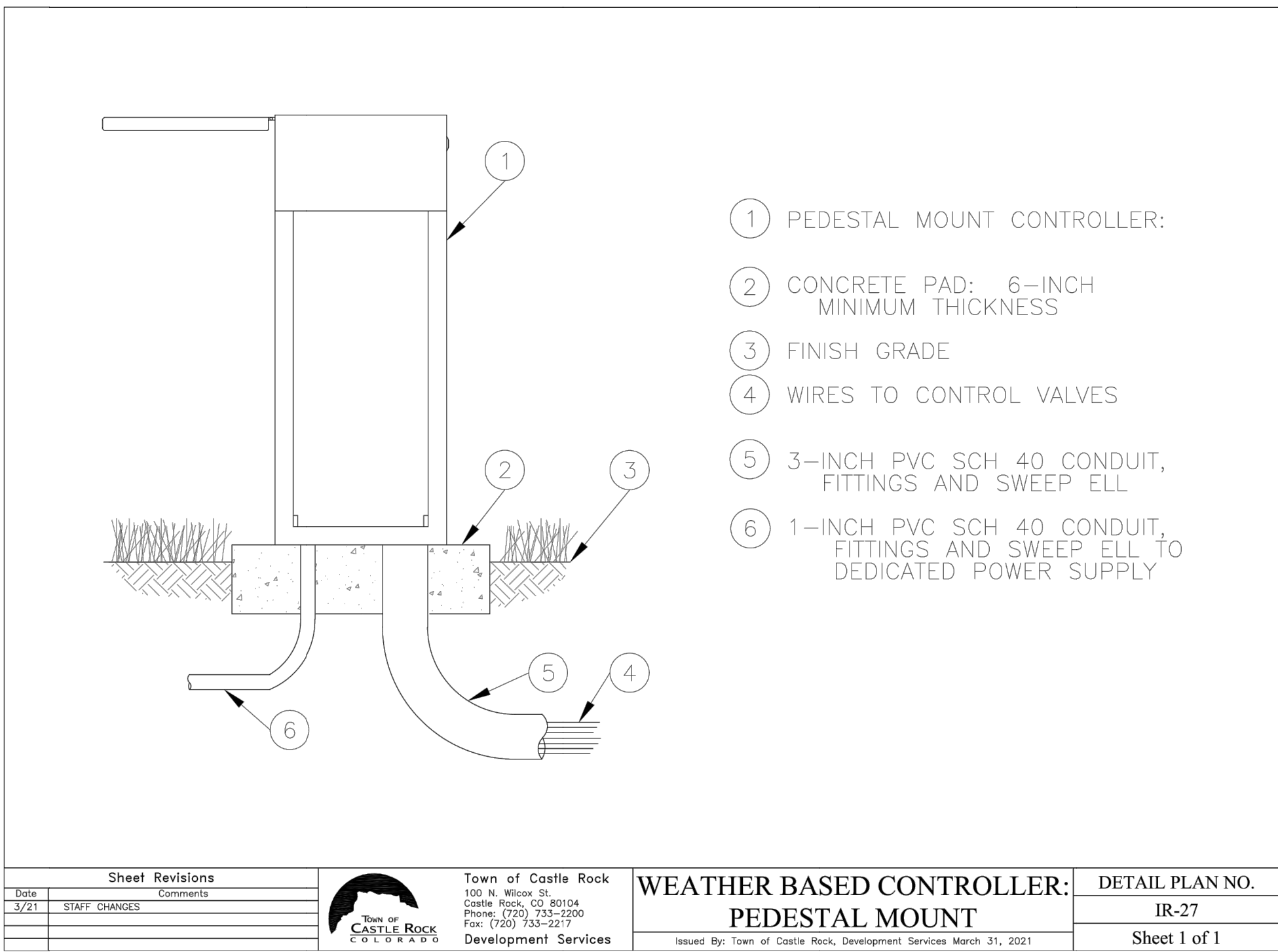
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



- NOTES:**
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
 - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER BELOW GRADE

4



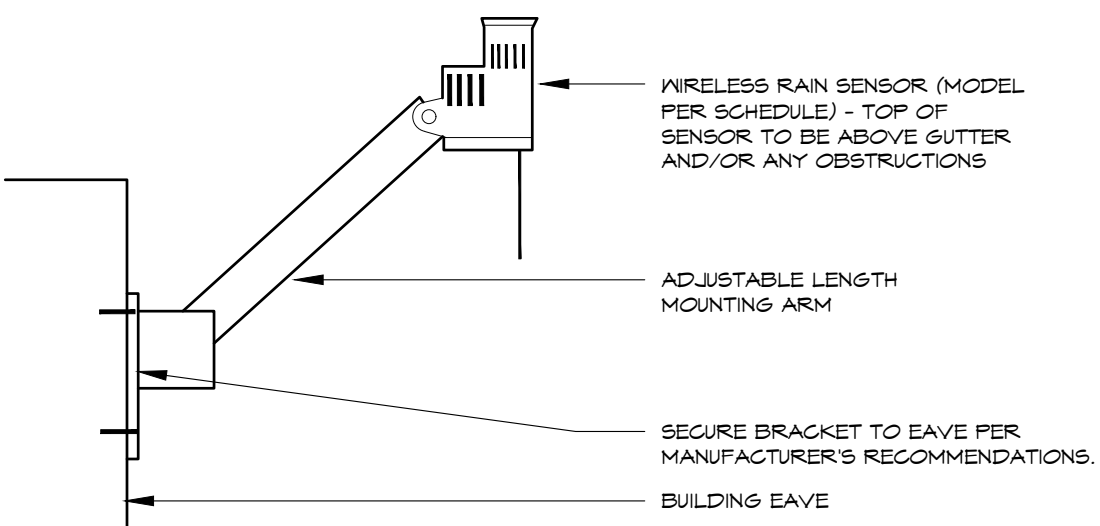
DIRECTORY

- IRRIGATION SCHEDULE
- IRRIGATION NOTES
- IRRIGATION PLANS
- IRRIGATION DETAILS
- IRRIGATION CHARTS

- IR0.1
- IR0.1
- IR1.1 - IR1.6
- IR2.1 - IR2.4
- IR2.4

WEATHER SENSOR EAVE MOUNTED - Wireless

1



NOTE: MOUNT SENSOR RECEIVER PER CONTROLLER DETAIL.

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Know what's below.
Call before you dig.

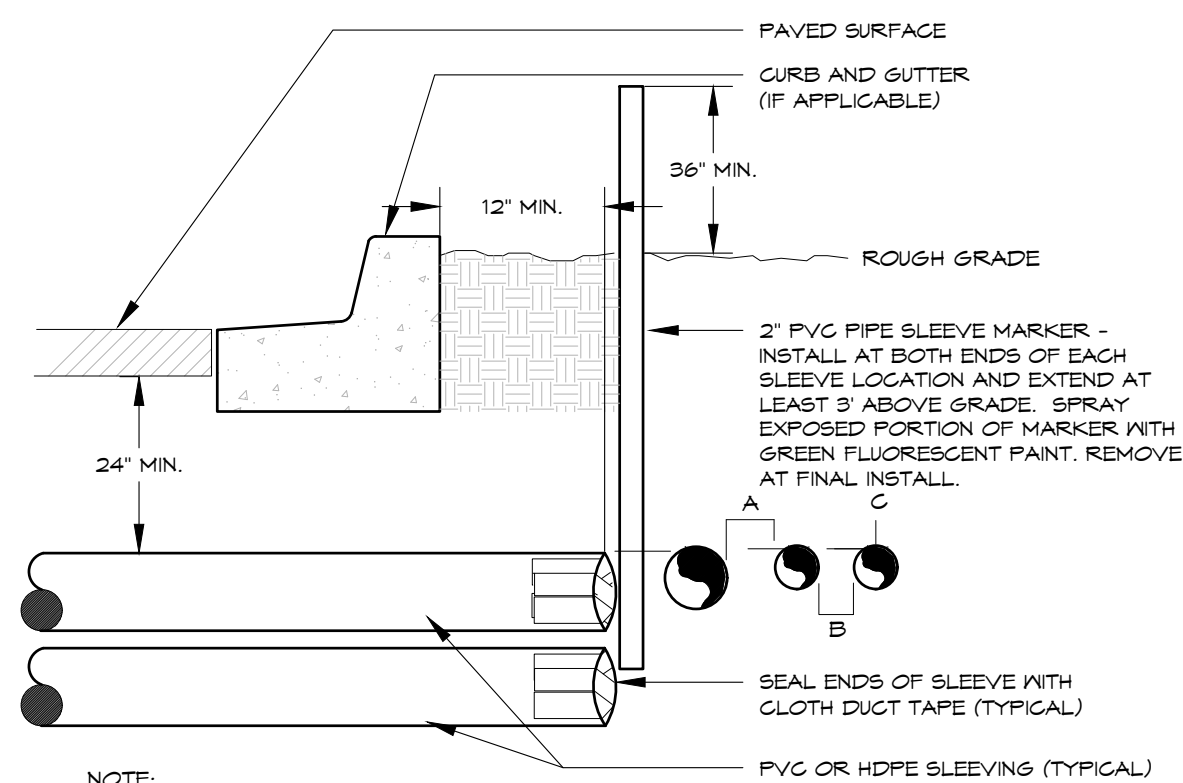
TOWN APPROVAL BLOCK
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HILLSIDE AT CASTLE ROCK - PHASES 3-4
IRRIGATION DETAILS

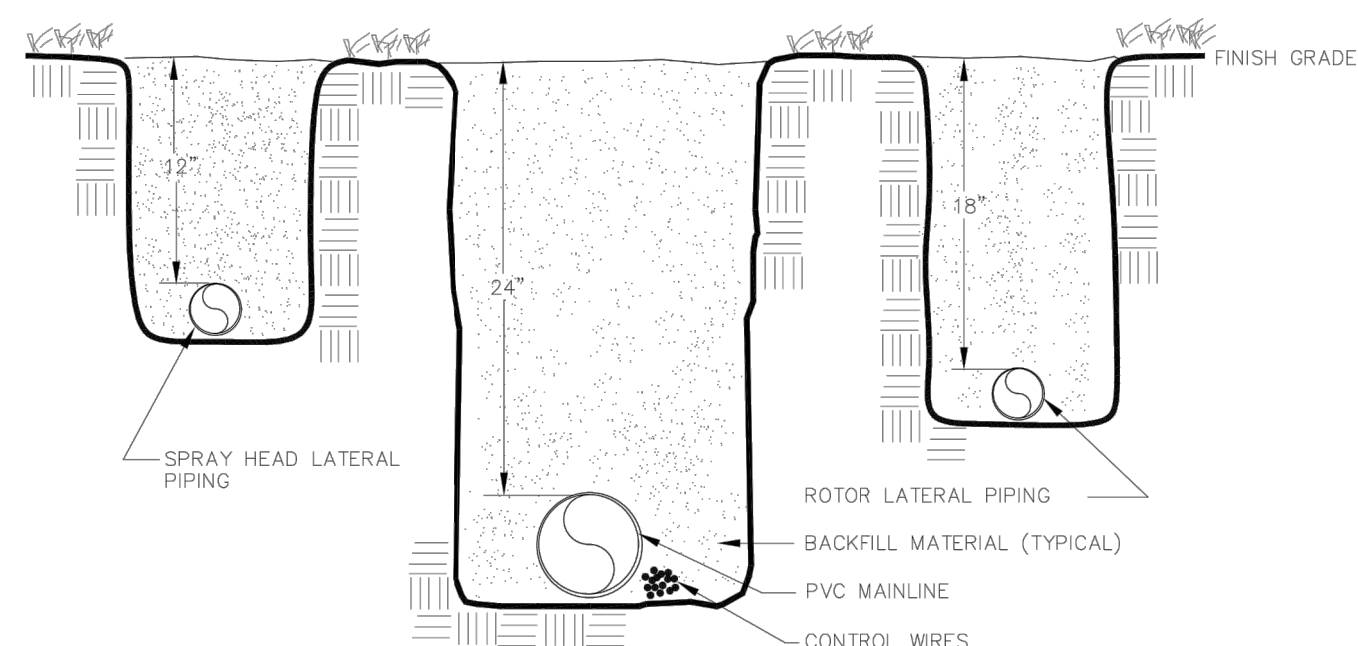


- NOTE: _____ PVC OR HDPE SLEEVE
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATROCK INSTALLER TO BRAND A "Y" SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

BUNDLE. IRRIGATION SLEEVING

TYPICAL

2



Sheet Revisions		 <div>Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services</div>	MAIN LINE & LATERAL TRENCH		DETAIL PLAN NO.	
Date	Comments				IR-21	
			Sheet 1 of 1			
			Issued By: Town of Castle Rock, Development Services March 31, 2021			

Project Name: Hillside Phases 1-4
Project Location: Castlerock
Tap Description: Tap 2
Date prepared: 2023.08.25

Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.

Description	Irrigated		Application Rate (in/mo/sqft)	Water Application (gallons)	Peak Season Projected Demand (GPM)
	Area (Acre)	Month			
Sapphire Point Blend Spray Irrigated	0.11	May	1.67	5,170	1.2
		June	2.22	6,880	
		July	2.40	7,432	
		August	2.09	6,463	
		September	1.62	5,003	
Irrigation Season Totals			10.00	30,949	
				0.09	acre-feet
Shrubs & Trees Drip Irrigated	1.31	May	1.67	59,483	13.4
		June	2.22	79,151	
		July	2.40	85,507	
		August	2.09	74,354	
		September	1.62	57,565	
Irrigation Season Totals			10.00	356,060	
				1.09	acre-feet
Site Totals					
Irrigated Area:		62,087	Sq.Ft.	1.43	Acres
Water Use per Year:		387,009	Gallons	1.19	Acres-foot
Average Water per Year:		6.23	Gallons/SqFt	10.00	Inches/SqFt
Peak Season Monthly Water Use:		92,940	Gallons	0.29	Acres-foot
Average Peak Season Flow:		15	GPM		
Required Tap Size:		1	Inches		

WATER USE CHART

C1

Project Name: Hillside Phases 1-4							
Project Location: Castlerock							
Tap Description: Tap 2							
Tap Size: 1"							
Irrigation System Hydraulic Worksheet							
Prepared by HydroSystems-KDI, Inc.							
Date: <Date>							
Static Water Pressure: "		77		From: <Contact>			
		10%		of: <Department>			
*This value has been decreased by safety factor of:							
Hydraulic Grade calculated at Zone:		<Zone>		<Option/Description>			
Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:		1	" Typical Corp. Stop			18	0.90
Svc Line (tap to meter):	40 LF	1	" K Copper	10.47 /100 FT	7.42	18	4.19
Curb Stop:		1	" Typical Curb Stop			18	0.50
Water Meter:		1	" Typical Meter			18	1.80
Svc Line (meter to backflow):	10 LF	1	" K Copper	10.47 /100 FT	7.42	18	1.05
Stop & Waste:		1	" Typical Stop & Waste Valve			18	0.50
Backflow:		1	" Febco 825YA			18	12.50
Point of Connection (POC) Subtotal:							
Pressure downstream of POC:							
Master Valve:		1	" Hunter ICV			18	3.00
Flow Sensor:		1	" CST FSI			18	1.00
Gate Valve:	1	2 1/2"	Typical Bronze Gate Valve			18	0.00
Pressure Required at Head:		Toro Sprays			30.00		
Lateral Allowance:					3.00		
Control Valve allowance:		1	" Hunter ICV	18 3.00			
Mainline allowances:		1500 LF	2 1/2" CL 200 PVC	0.09 /100 FT	1.09	18	1.35
Mainline Fitting allowance:		10% of Mainline allowances			0.14		
Factor of Safety:		5% System Losses			3.15		
Total System Hydraulic Losses (PSI)							66.07
Provided Water Pressure (PSI)							76.50
Pump Pressure Boost (PSI)							0.00
Residual Pressure (PSI)							10.43
Irrigated Area:				62087' sqft			
Town of Castle Rock provides a minimum of 43 psi							

HYDRAULIC WORKSHEET

C2

IRRIGATION CHART

Contact Information

Registered Landscaper
Homeowner Address
Address
Phone
Email

See Stamp, Same Sheet
Homeowner Address
860 Faber St., Suite 20
303.868.1327
See Stamp, Same Sheet

Zone	Hydrozone	Plant Type	Head Type	Nozzles*	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	(in' +/-)	(Turf, Lawn, Grass, Perennials, Trees, Shrubs, etc.)	(Static, Sprink, Drip, etc.)	(Pico/Emitter/ etc.)	(GAL/1000')	(L/Min)	(inches/1000' +/-)	(Min/Zone)	(Min/Zone)	(Gallon/Min)
Ex. 7	High	Open Grass	PIKE 1000' Source	10'	1.8-3.18	18	8.5	190	190	2897
B-1	Low	Native Tall Grasses	Open-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B1	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B2	Low	Native Tall Grasses	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B3	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B4	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B5	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B6	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B7	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B8	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B9	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B10	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B11	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B12	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B13	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B14	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B15	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B16	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B17	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B18	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B19	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B20	Low	Native Tall Grass	Head - Hippo	1.5	1.5	15	2.4	95	7	847
B21	Low	Native Tall Grass	Head - Hippo	1.5	1.5	15	2.4	95	7	847
B22	Low	Shrubs & Trees	Drip-Point Source	0.5gpm x 1.0gpm	0.50	4.4	2.4	288	222	1153
B23	Low	Shrubs & Trees	Head - Hippo	1.5	1.5	15	2.4	95	7	847
Total								Min/Zone	Min/Zone	Gallon/Min
								3:15	1:15	2550

*Korner listing "Ascorbic" nozzles contain a mix of pop-up heads from same family, in multiple throw radii. Refer to plans & construction notes for spacing and throw length.

CONTROLLER CHART

C3

DIRECTORY

IRRIGATION SCHEDULE
IRRIGATION NOTES
IRRIGATION PLANS
IRRIGATION DETAILS
IRRIGATION CHARTS

IR0.1
IR0.1
IR1.1 - IR1.6
IR2.1 - IR2.4
IR2.4


HydroSystems KDI
 Irrigation Consulting & Water Management
 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
 c: 303.980.5327 www.hydrosystemskdi.com



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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES	DATE

HILLSIDE AT CASTLE ROCK - PHASES 3-4

IRRIGATION DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18267
denver, co 80218
t 303.531.4905 f 303.531.4908

No.	REVISION	BY	DATE

PROJECT NO:	
DESIGNED BY:	PCS
DRAWN BY:	PCS
DATE:	8/18/2023
<p>IR2.4</p> <p>SHEET 9 OF 9</p>	