PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

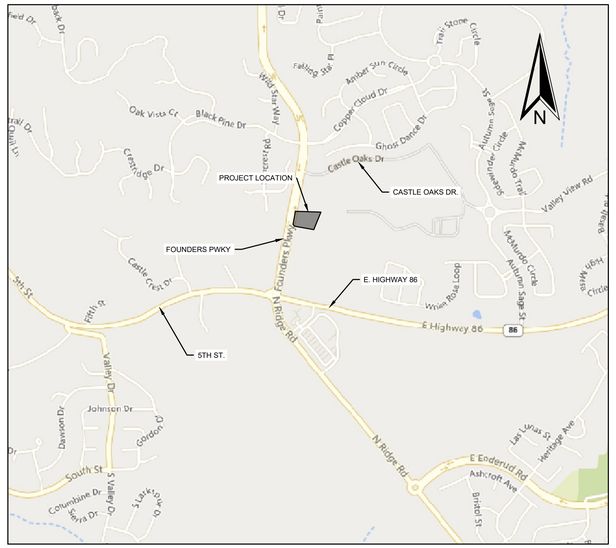
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0064

DUNKIN FOUNDERS

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. T8S R66W S6 DATED 1/8/24.
20. BENCHMARK: SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.LATITUDE: 39° 22' 32.326" N, LONGITUDE: 104° 49' 10.479" W BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.
21. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE NORTH END BY A FOUND 5' WITNESS CORNER 3-1/4: ALUMINUM CAP STAMPED "LPI PLS 23521" SAID LINE BEARS NORTH 01°18'43" EAST.



VICINITY MAP

SCALE: 1" = 1000'

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ABBREVIATIONS:

DWG	DRAWING
E	EAST
EG	EXISTING GRADE
ESMT	EASEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
HP	HIGHT POINT
LIP	LIP OF GUTTER
LOC	LIMIT OF CONSTRUCTION
ME	MATCH EXISTING
N	NORTH
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
STD	STANDARD
TC	TOP OF CURB
W	WEST

LEGEND

PROPOSED

- PARKING / WALKWAY STRIPING
- AC PAVEMENT
- SIDEWALK
- LANDSCAPING
- CURB AND GUTTER
- LIMIT OF CONSTRUCTION
- SEWER LINE
- WATER LINE
- GAS SERVICE LINE
- ELECTRICAL SERVICE LINE
- COMMUNICATIONS SERVICE LINE
- GRADE BREAK

EXISTING

- RIGHT-OF-WAY
- PROPERTY LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN
- SEWER MANHOLE
- STORM MANHOLE
- ELECTRICAL POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- COMMUNITY ANTENNA TELEVISION
- SIGN POST

PROJECT TEAM

PROPERTY OWNER	CIVIL ENGINEER	ARCHITECT
TBAZ LLC / FIRST CUP LLC	WC CIVIL, INC.	ETHOS ARCHITECTURE GROUP
106 S. KYRENE RD.	6870 W 52ND AVE., STE. 225	8025 W 25TH PL.
CHANDLER, AZ 85226	ARVADA, CO 80002	LAKEWOOD, CO 80214
	303-390-0172	303-815-0161
ATTN: BERT HAYENGA	ATTN: ERIC MCKNIGHT, P.E.	ATTN: JOHN SPONSELLER, NCARB

SURVEYOR	LANDSCAPE ARCHITECT	PHOTOMETRIC DESIGN
ATWELL	KIRBY SMITH & ASSOCIATES, INC.	RG ENGINEERING CONSULTANTS
143 UNION BLVD. STE. 700	6201 SO. HUDSON COURT.	8811 HAMPDEN AVE., STE. 208
LAKEWOOD, CO 80228	CENTENNIAL, CO 80121	DENVER, CO 80231
303-462-110	303-694-9498	303-355-5534
ATTN: MICHAEL L. POOL, PLS	ATTN: KIRBY SMITH, PLA, ASLA	ATTN: SOPHIA GISIN

UTILITY PROVIDERS

ENERGY	ELECTRICAL	COMMUNICATIONS	COMMUNICATIONS
BLACK HILLS ENERGY	CORE ELECTRICAL	CENTURYLINK	COMCAST
1769 PARK STREET	5496 N US HWY 85	700 W MINERAL AVE.	84 INVERNESS CIRCLE E
CASTLE ROCK, CO 80109	SEDALIA, CO 80135	LITTLETON, CO 80120	ENGLEWOOD, CO 80112
303-817-9026	720-733-5493	720-520-3133	720-531-2585
ATTN: KYLE SOWDER	ATTN: BROOKS KAUFMAN	ATTN: REAL ESTATE DEPT.	ATTN: SCOTT MOORE

WATER RECLAMATION AUTHORITY	PUBLIC WORKS	STORMWATER	STORMWATER HOTLINE
PLUM CREEK WRA	TOWN OF CASTLE ROCK	CASTLE ROCK WATER	CASTLE ROCK WATER
4255 N US HWY 85	4175 CASTLETON COURT	175 KELLOGG COURT	175 KELLOGG COURT
CASTLE ROCK, CO 80108	CASTLE ROCK, CO 80109	CASTLE ROCK, CO 80104	CASTLE ROCK, CO 80109
303-688-1991	720-733-2462	303-660-1373	720-733-2235
ATTN: PATOU GRIGGS			

BENCHMARK

PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.

LATITUDE: 39° 22' 32.326" N, LONGITUDE: 104° 49' 10.479" W

BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION
FCO26-0022	5/4/2026	ADDITION OF TRANFORMER TO UTILITY PLAN
FCO26-0064	9/8/2026	REMOVAL OF (N) FIRE HYDRANT & HANDRAIL ALONG NORTHEASTERN WALK

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE NORTH END BY A FOUND 5' WITNESS CORNER 3-1/4: ALUMINUM CAP STAMPED "LPI PLS 23521" SAID LINE BEARS NORTH 01°18'43" EAST.

LEGAL DESCRIPTION

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2, A REPLAT OF LOTS 1 AND 2, FOUNDERS MARKETPLACE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 1,798 SF SINGLE STORY RETAIL BUILDING WHICH WILL HOUSE A DUNKIN STORE WITH DRIVE THRU AND PARKING LOT.

FLOODPLAIN NOTE

NO FLOODPLAIN EXISTS ON THE PROPERTY

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

COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

9/8/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED

By jkirkpatrick
on 09/24/2026
APPROVED-FCO26-0064 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client: **CD FOUNDERS-CASTLE ROCK LLC**
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO	DESCRIPTION	DATE
4	REVISED PER TOWN COMMENTS	12/04/25
1	FCO26-0022	05/21/26
2	FCO26-0064	09/08/26

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title: **COVER SHEET**
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: EM	Date: 09/08/2026
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: 1 OF 19	

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

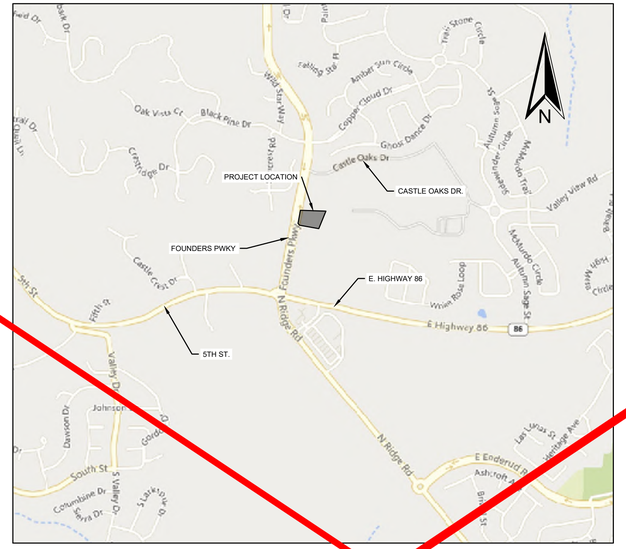
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17 OF 19	FIXTURES 1 OF 3	
18 OF 19	FIXTURES 2 OF 3	
19 OF 19	FIXTURES 3 OF 3	

ABBREVIATIONS:

DWG	DRAWING
E	EAST
EG	EXISTING GRADE
ESMT	EASEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
HP	HIGHT POINT
LIP	LIP OF GUTTER
LOC	LIMIT OF CONSTRUCTION
ME	MATCH EXISTING
N	NORTH
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
STD	STANDARD
TC	TOP OF CURB
W	WEST

LEGEND

PROPOSED

- PARKING / WALKWAY STRIPING
- AC PAVEMENT
- SIDEWALK
- LANDSCAPING
- CURB AND GUTTER
- LIMIT OF CONSTRUCTION
- SEWER LINE
- WATER LINE
- GAS SERVICE LINE
- ELECTRICAL SERVICE LINE
- COMMUNICATIONS SERVICE LINE
- GRADE BREAK

EXISTING

- RIGHT-OF-WAY
- PROPERTY LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN
- SEWER MANHOLE
- STORM MANHOLE
- ELECTRICAL POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- COMMUNITY ANTENNA TELEVISION
- SIGN POST

PROJECT TEAM

PROPERTY OWNER	CIVIL ENGINEER	ARCHITECT
TBAZ LLC / FIRST CUP LLC	WC CIVIL, INC.	ETHOS ARCHITECTURE GROUP
106 S. KYRENE RD.	6870 W 52ND AVE., STE. 225	8025 W 25TH PL
CHANDLER, AZ 85226	ARVADA, CO 80002	LAKEWOOD, CO 80214
	303-390-0172	303-815-0161
ATTN: BERT HAYENGA	ATTN: ERIC MCKNIGHT, P.E.	ATTN: JOHN SPONSELLER, NCARB

SURVEYOR	LANDSCAPE ARCHITECT	PHOTOMETRIC DESIGN
ATWELL	KIRBY SMITH & ASSOCIATES, INC.	RG ENGINEERING CONSULTANTS
143 UNION BLVD. STE. 700	6201 SO. HUDSON COURT.	8811 HAMPDEN AVE., STE. 208
LAKEWOOD, CO 80228	CENTENNIAL, CO 80121	DENVER, CO 80231
303-462-110	303-694-9498	303-355-5534
ATTN: MICHAEL L. POOL, PLS	ATTN: KIRBY SMITH, PLA, ASLA	ATTN: SOPHIA GISIN

UTILITY PROVIDERS

ENERGY	ELECTRICAL	COMMUNICATIONS	COMMUNICATIONS
BLACK HILLS ENERGY	CORE ELECTRICAL	CENTURYLINK	COMCAST
1769 PARK STREET	5496 N US HWY 85	700 W MINERAL AVE.	84 INVERNESS CIRCLE E
CASTLE ROCK, CO 80109	SEDALIA, CO 80135	LITTLETON, CO 80120	ENGLEWOOD, CO 80112
303-817-9026	720-733-5493	720-520-3133	720-531-2585
ATTN: KYLE SOWDER	ATTN: BROOKS KAUFMAN	ATTN: REAL ESTATE DEPT.	ATTN: SCOTT MOORE

WATER RECLAMATION AUTHORITY	PUBLIC WORKS	STORMWATER	STORMWATER HOTLINE
PLUM CREEK WRA	TOWN OF CASTLE ROCK	CASTLE ROCK WATER	CASTLE ROCK WATER
4255 US HWY 85	4175 CASTLETON COURT	175 KELLOGG COURT	175 KELLOGG COURT
CASTLE ROCK, CO 80108	CASTLE ROCK, CO 80109	CASTLE ROCK, CO 80104	CASTLE ROCK, CO 80109
303-688-1991	720-733-2462	303-660-1373	720-733-2235
ATTN: PATOU GRIGGS			

BENCHMARK

PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.

LATITUDE: 39° 22' 32.326" N, LONGITUDE: 104° 49' 10.479" W

BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION
FCO26-0022	5/4/2026	ADDITION OF TRANFORMER TO UTILITY PLAN

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE NORTH END BY A FOUND 5' WITNESS CORNER 3-1/4: ALUMINUM CAP STAMPED "LPI PLS 23521" SAID LINE BEARS NORTH 01°18'43" EAST.

LEGAL DESCRIPTION

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2, A REPLAT OF LOTS 1 AND 2, FOUNDERS MARKETPLACE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 1,798 SF SINGLE STORY RETAIL BUILDING WHICH WILL HOUSE A DUNKIN STORE WITH DRIVE THRU AND PARKING LOT.

FLOODPLAIN NOTE

NO FLOODPLAIN EXISTS ON THE PROPERTY

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

COLORADO LICENSED ERIC W. MCKNIGHT 55261 PROFESSIONAL ENGINEER

6/26/2026

ERIC MCKNIGHT, P.E. — DATE

COLORADO PROFESSIONAL ENGINEER #55261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED

By jkirkpatrick on 07/16/2026

APPROVED-CD24-0003-FCO26-0022 plans.pdf

Record Document on File

DEVELOPMENT SERVICES — DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client: CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25
5	FCO26-0022	05/21/26

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

COVER SHEET

DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, ERM	Date: 10/30/2024
Engineering No. 322002	Scale: AS NOTED
Sheet No.: 1 OF 19	

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

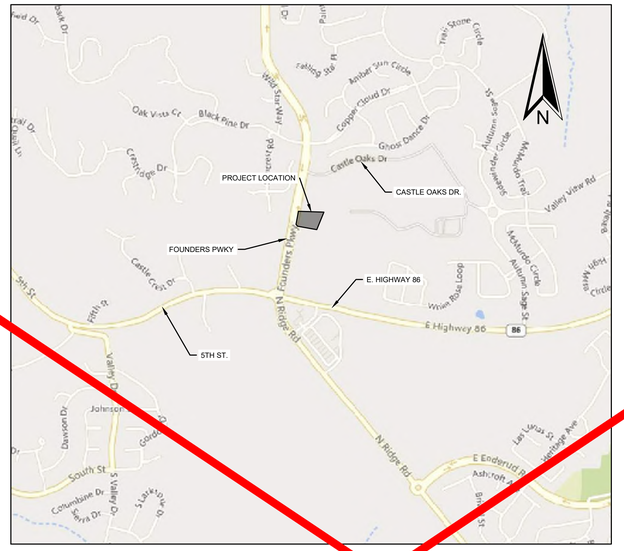
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

DUNKIN FOUNDERS

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTH WORK 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. T8S R66W S6 DATED 1/8/24.
20. BENCHMARK: SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.LATITUDE: 39° 22' 32.326" N, LONGITUDE: 104° 49' 10.479" W BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.
21. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE NORTH END BY A FOUND 5' WITNESS CORNER 3-1/4: ALUMINUM CAP STAMPED "LPI PLS 23521" SAID LINE BEARS NORTH 01°18'43" EAST.



VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX:

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2 OF 19	CONSTRUCTION NOTES
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4 OF 19	HORIZONTAL CONTROL AND SITE PLAN
5 OF 19	GENERAL GRADING PLAN
6 OF 19	GENERAL UTILITY PLAN
7 OF 19	SITE DETAILS
8 OF 19	UTILITY DETAILS 1
9 OF 19	UTILITY DETAILS 2
10 OF 19	FINAL LANDSCAPE PLAN
11 OF 19	LAYOUT DIMENSIONS, NOTES, AND DETAILS
12 OF 19	LANDSCAPE NOTES
13 OF 19	IRRIGATION PLAN
14 OF 19	IRRIGATION DETAILS
15 OF 19	IRRIGATION NOTES
16 OF 19	PHOTOMETRIC PLAN
17 OF 19	PHOTOMETRIC CUT SHEETS (1 OF 3)
18 OF 19	PHOTOMETRIC CUT SHEETS (2 OF 3)
19 OF 19	PHOTOMETRIC CUT SHEETS (3 OF 3)

ABBREVIATIONS:

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RCP	REINFORCED CONCRETE PIPE
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TC	TOP OF CURB
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LEGEND

PROPOSED

- PARKING / WALKWAY STRIPING
- AC PAVEMENT
- SIDEWALK
- LANDSCAPING
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- WATER LINE
- GAS SERVICE LINE
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- COMMUNICATIONS SERVICE LINE
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EXISTING

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- SEWER MANHOLE
- STORM MANHOLE
- ELECTRICAL POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- COMMUNITY ANTENNA TELEVISION
- SIGN POST

PROJECT TEAM

PROPERTY OWNER	CIVIL ENGINEER	ARCHITECT
TBAZ LLC / FIRST CUP LLC	WC CIVIL, INC.	ETHOS ARCHITECTURE GROUP
106 S. KYRENE RD.	6870 W 52ND AVE., STE. 225	8025 W 25TH ST.
CHANDLER, AZ 85226	ARVADA, CO 80002	LAKEWOOD, CO 80214
ATTN: BERT HAYENGA	303-390-0172	303-815-0161
	ATTN: ERIC MCKNIGHT, P.E.	ATTN: JOHN SPONSELLER, NCARB

SURVEYOR	LANDSCAPE ARCHITECT	PHOTOMETRIC DESIGN
ATWELL	KIRBY SMITH & ASSOCIATES, INC.	RG ENGINEERING CONSULTANTS
143 UNION BLVD. STE. 700	6201 SO. HUDSON COURT.	8811 HAMPDEN AVE., STE. 208
LAKEWOOD, CO 80228	CENTENNIAL, CO 80121	DENVER, CO 80231
303-462-110	303-694-9498	303-355-5534
ATTN: AARON ANDREE, PLS	ATTN: KIRBY SMITH, PLA, ASLA	ATTN: SOPHIA GISIN

UTILITY PROVIDERS

ENERGY	ELECTRICAL	COMMUNICATIONS	COMMUNICATIONS
BLACK HILLS ENERGY	CORE ELECTRICAL	CENTURYLINK	COMCAST
1769 PARK STREET	5496 N US HWY 85	700 W MINERAL AVE.	84 INVERNESS CIRCLE E
CASTLE ROCK, CO 80109	SEDALIA, CO 80135	LITTLETON, CO 80120	ENGLEWOOD, CO 80112
303-817-9026	720-733-5493	720-520-3133	720-531-2585
ATTN: KYLE SOWDER	ATTN: BROOKS KAUFMAN	ATTN: REAL ESTATE DEPT.	ATTN: SCOTT MOORE

WATER RECLAMATION AUTHORITY	PUBLIC WORKS	STORMWATER	STORMWATER HOTLINE
PLUM CREEK WRA	TOWN OF CASTLE ROCK	CASTLE ROCK WATER	CASTLE ROCK WATER
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303-688-1991	720-733-2462	303-660-1373	720-733-2235
ATTN: PATOU GRIGGS			

BENCHMARK

PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.

LATITUDE: 39° 22' 32.326" N, LONGITUDE: 104° 49' 10.479" W

BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE NORTH END BY A FOUND 5' WITNESS CORNER 3-1/4: ALUMINUM CAP STAMPED "LPI PLS 23521" SAID LINE BEARS NORTH 01°18'43" EAST.

LEGAL DESCRIPTION

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2, A REPLAT OF LOTS 1 AND 2, FOUNDERS MARKETPLACE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 1,798 SF SINGLE STORY RETAIL BUILDING WHICH WILL HOUSE A DUNKIN STORE WITH DRIVE THRU AND PARKING LOT.

FLOODPLAIN NOTE

NO FLOODPLAIN EXISTS ON THE PROPERTY

INDEMNIFICATION AND ADHERENCE TO STANDARD 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

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COLORADO LICENSED ERIC C. MCKNIGHT 55261 PROFESSIONAL ENGINEER

6/12/26

ERIC MCKNIGHT, P.E. — DATE

COLORADO PROFESSIONAL ENGINEER # 55261

TOWN APPROVAL BLOCK

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED

By jkirkpatrick on 03/09/2026

APPROVED-CD24-0003 Plans.pdf

Record Document on File

DEVELOPMENT SERVICES — DATE

CONSTRUCTION DOCUMENTS

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE: (303) 390-0172
ATTN: B. HAYENGA

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

COVER SHEET

DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Proj. No.: TS_F	Date: 10/30/2024
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: 1 OF 19	

WATERLINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151;OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS(TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROWCAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH ISREQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:COMMERCIAL POTABLE WATER SERVICE:
    - 26.1. REDUCED PRESSURE ASSEMBLY.
    - 26.2. RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
    - 26.3. COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - 26.4. RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - 26.5. COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
    - 26.6. THE DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

STREET CONSTRUCTION NOTES

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

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
7. ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EDGE-TO-EDGE FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL SANITARY SEWER LINES MUST BE TESTED IN ACCORDANCE WITH SECTION 450.6 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION INSPECTOR.
9. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. SANITARY SEWER SERVICES SHALL BE CONNECTED A MINIMUM OF 5 FEET OUTSIDE OF MANHOLES WITH A WYE CONNECTION IN ACCORDANCE WITH TCR STANDARD DETAIL SS-2.
11. MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
12. ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED ALONG THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL.
13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
14. THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
15. ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

LANDSCAPE NOTES

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

IRRIGATION NOTES

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

SIGNAGE AND STRIPING NOTES

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

TRACER WIRE INSTALLATION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
4. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

FIRE FLOW DATA:

CODE USED FOR ANALYSIS: 2018 IFC WITH 2019 AMENDMENTS
OCCUPANCY GROUP(S): B
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 1,780 SF

THIS BUILDING IS NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER IFC TABLE B105.1(2):
TOTAL REQUIRED FIRE FLOW = 1,500 GPM @ 20 PSI RESIDUAL PRESSURE
DURATION = 2 HOURS

PER IFC TABLE C102.1:
MINIMUM NUMBER OF HYDRANTS = 1 HYDRANT
AVERAGE SPACING BETWEEN HYDRANTS = 500 FEET
MAXIMUM DISTANCE FROM STREET FRONTAGE = 250 FEET

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

01/12/26

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

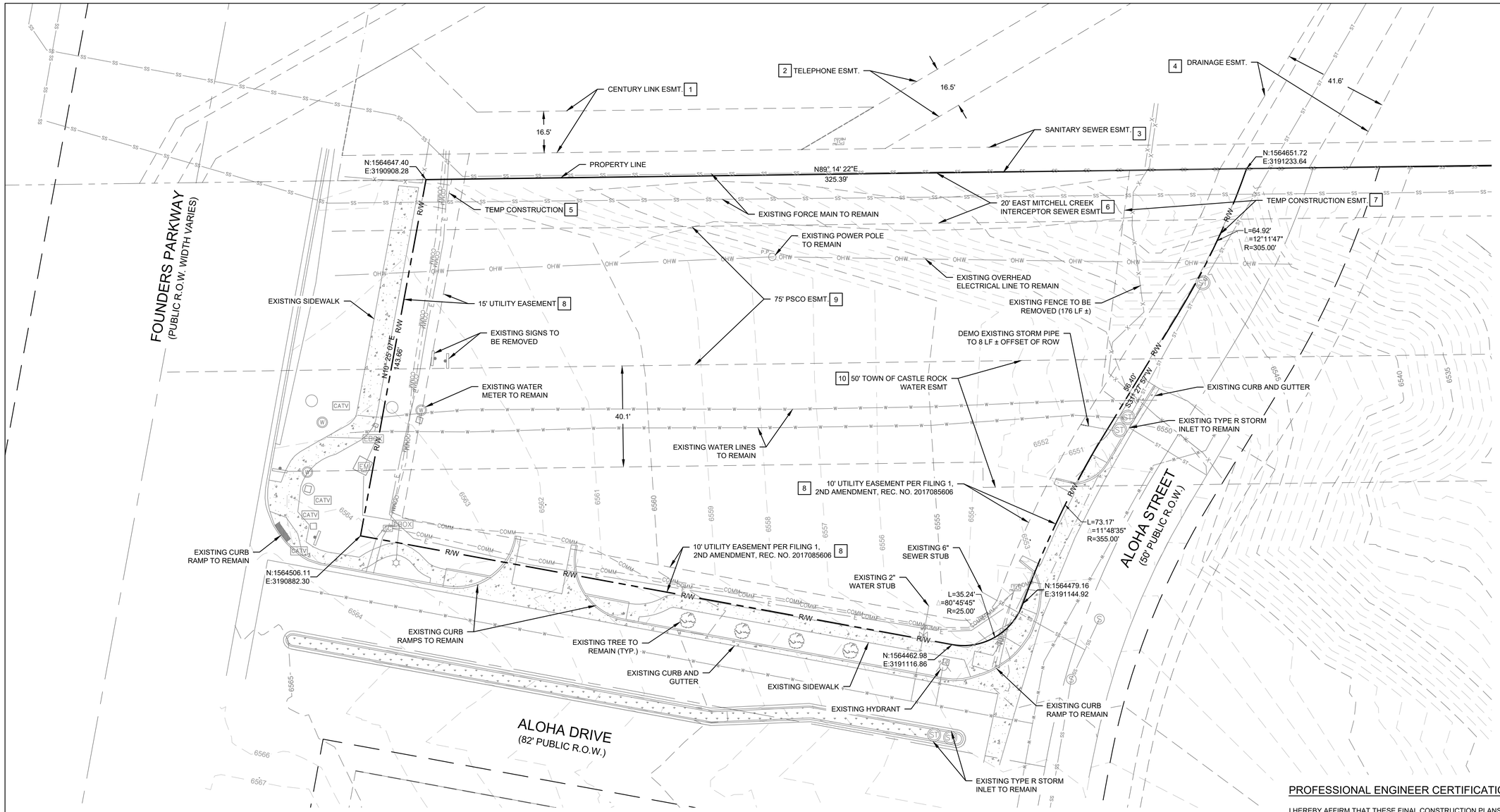
NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title:
CONSTRUCTION NOTES
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Teams:	Date:
TS, EM	10/30/2024
Engineering No.:	Scale:
322002	AS NOTED

Sheet No.:
2 OF 19



N
0' 20' 40'
SCALE: 1"=20'

NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY ATWELL ON OCTOBER 25, 2021
2. OPEN TRENCH SHORING, DEWATERING, & TRAFFIC CONTROL SHALL BE PROVIDED BY CONTRACTOR.
3. SERVICE OUTAGES SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF COLORADO SPRINGS IF REQUIRED PRIOR TO START OF WORK.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO POT-HOLE AND FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES IN AREAS OF WORK PRIOR TO DEMOLITION AND CONSTRUCTION.
6. DEMOLITION, REMOVAL, OR RELOCATION OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE UTILITY PROVIDER PRIOR TO THE START OF CONSTRUCTION.
7. FOR ALL DEMOLITION OF EXISTING CONCRETE, SAWCUT EXISTING CONCRETE AT NEAREST JOINT.

LEGEND EXISTING

R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
E	ELECTRICAL LINE
T	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SEWER LINE
ST	STORM DRAIN
	SEWER MANHOLE
	STORM MANHOLE
	ELECTRICAL POLE
EBOX	ELECTRICAL BOX
EM	ELECTRICAL METER
CATV	COMMUNITY ANTENNA TELEVISION
	SIGN POST

EASEMENT DATA

EASEMENT	USE	RECEPTION No.
1	TELECOMMUNICATIONS	201759274
2	TELEPHONE	111657
3	SANITARY SEWER	2008024727
4	DRAINAGE	2019023966
5	TEMP. CONSTRUCTION	2020066308
6	INTERCEPTOR SEWER	BK 789, PG 686
7	TEMP. CONSTRUCTION	2020066309
8	UTILITY	2017085606
9	UTILITY	BK 2163 PG 2367
10	WATER	2003147355

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
ERIC L. MCKNIGHT
55261
PROFESSIONAL ENGINEER

1/30/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

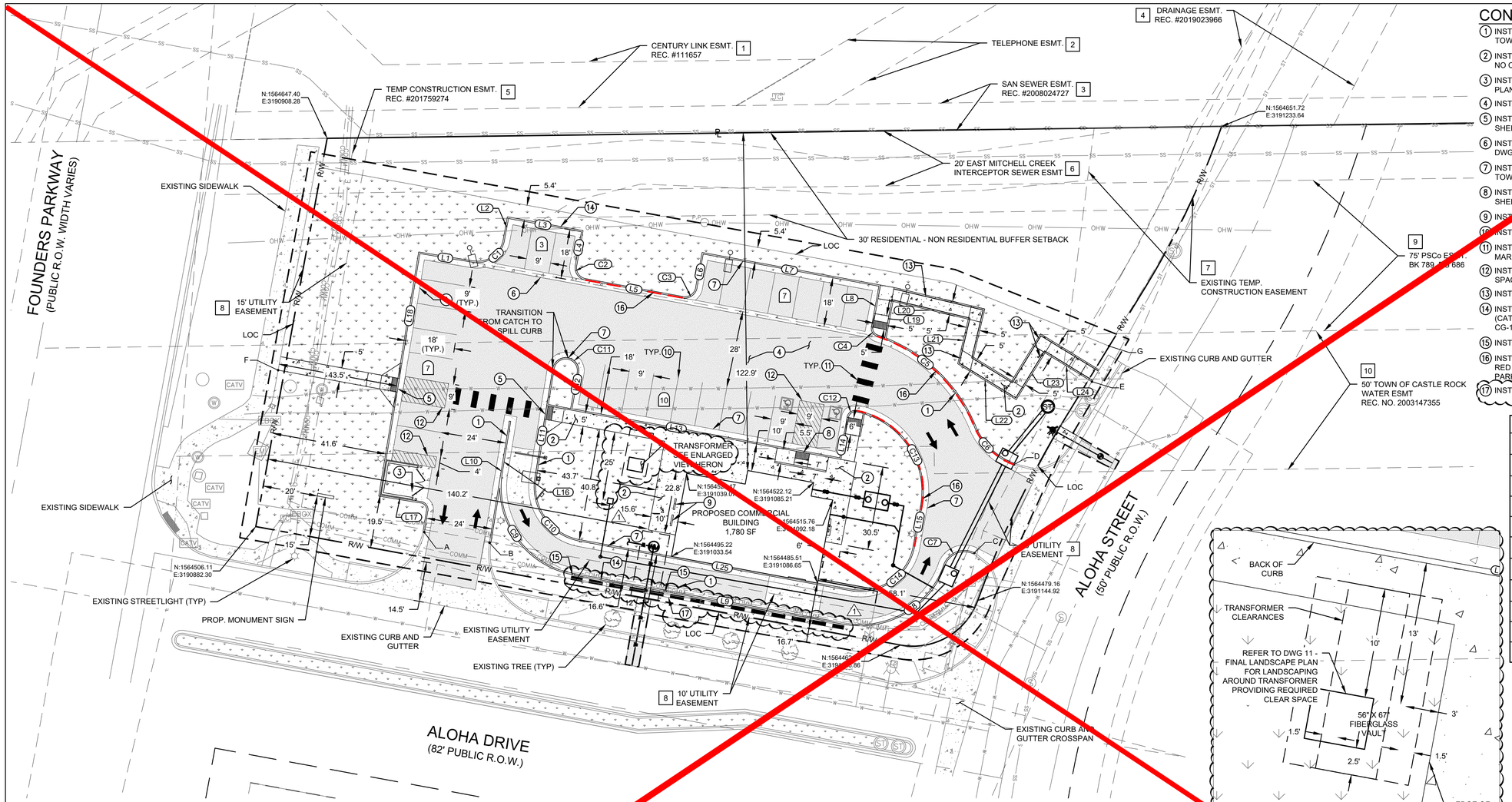
Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title:
EXISTING CONDITIONS AND DEMOLITION PLAN
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, EM	Date: 10/30/2024
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: 3 OF 19	



CONSTRUCTION NOTES

1. INSTALL (N) 30" CURB & GUTTER (CATCH) TYPE VC2 PER TOWN OF CASTLE ROCK STD CG-1 (SEE SHEET 7).
2. INSTALL (N) 5' SIDEWALK PER TOWN OF CASTLE ROCK STD NO CG-1 (SEE SHEET 7).
3. INSTALL (N) DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
4. INSTALL (N) AC PAVEMENT PER STD DWG (SEE SHEET 7).
5. INSTALL (N) TYPE 1 CURB RAMP PER STD M-601-1 (SEE SHEET 7).
6. INSTALL (N) 2' WIDE VALLEY GUTTER (TYPE 2) PER CDOT STD DWG M-609-1 (SEE SHEET 7).
7. INSTALL (N) 30" CURB & GUTTER (SPILL) TYPE VC2 PER TOWN OF CASTLE ROCK STD CG-1 (SEE SHEET 7).
8. INSTALL (N) TYPE 2 CURB RAMP PER STD M-601-1 (SEE SHEET 7).
9. INSTALL (N) BIKE RACK PER ARCHITECTURAL PLANS.
10. INSTALL (N) 4-INCH THICK WHITE PARKING STRIPING.
11. INSTALL (N) 2' THICK BY 6' WIDE WHITE CROSSWALK MARKING.
12. INSTALL (N) 4-INCH THICK WHITE NO PARKING STRIPING AT 2' SPACING.
13. INSTALL (N) ADA COMPLIANT HANDRAIL.
14. INSTALL (N) 30" WIDE 8" TALL MODIFIED CURB AND GUTTER (CATCH) TYPE VC2 PER TOWN OF CASTLE ROCK STD CG-1(MODIFIED) (SEE SHEET 7).
15. INSTALL (N) 1' WIDE 6" TO 8" CURB HEIGHT TRANSITION.
16. INSTALL (N) FIRE LANE CURB WITH WEATHER-RESISTANT RED PAINT. ALL FIRE LANE CURB TO BE LABELED "NO PARKING - FIRE LANE".
17. INSTALL (N) LANDSCAPE WALL PER DETAIL ON SHEET 7 (1)

EASEMENT DATA

EASEMENT	USE	RECEPTION No.
1	TELECOMMUNICATIONS	201759274
2	TELEPHONE	111657
3	SANITARY SEWER	2008024727
4	DRAINAGE	2019023966
5	TEMP. CONSTRUCTION	2020066308
6	INTERCEPTOR SEWER	BK 789, PG 686
7	TEMP. CONSTRUCTION	2020066309
8	UTILITY	2017085606
9	UTILITY	BK 2163 PG 2367
10	WATER	2003147355

ENLARGED VIEW
SCALE: 1" = 5'

N
0' 20' 40'
SCALE: 1"=20'

LEGEND

EXISTING

- RIGHT-OF-WAY
- PROPERTY LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN
- SEWER MANHOLE
- STORM MANHOLE
- ELECTRICAL POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- COMMUNITY ANTENNA TELEVISION
- SIGN POST
- TREE
- FIRE HYDRANT

PROPOSED

- PARKING / WALKWAY STRIPING
- AC PAVEMENT
- SIDEWALK
- LANDSCAPING
- CURB AND GUTTER
- FIRE LANE CURB
- LIMIT OF CONSTRUCTION
- SEWER LINE
- WATER LINE
- GAS SERVICE LINE
- ELECTRICAL SERVICE LINE
- COMMUNICATIONS SERVICE LINE
- GRADE BREAK
- STORM INLET
- LIGHT POLE
- STORM MANHOLE
- FIRE HYDRANT

PARKING NOTES

PER CASTLE ROCK MUNICIPAL CODE SECTION 17.54.040
USE TYPE: FAST FOOD, FAMILY, HIGH TURNOVER
BUILDING AREA: 1,780 SF
TOTAL PARKING STALLS REQUIRED: 18
TOTAL PARKING STALLS PROVIDED: 27

OF PARKING STALLS (X)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.04	N80° 43' 58.05"W
L2	8.02	S10° 21' 39.37"W
L3	27.00	N79° 38' 20.63"W
L4	12.52	N10° 21' 39.37"E
L5	36.00	N79° 36' 08.83"W
L6	12.55	S10° 21' 39.37"W
L7	65.00	N79° 38' 20.63"W
L8	15.09	N10° 21' 39.37"E
L9	100.33	N79° 38' 20.64"W
L10	44.86	S9° 17' 37.02"W
L11	40.25	S9° 17' 42.93"W
L12	12.99	N10° 21' 39.37"E
L13	99.00	N79° 38' 20.63"W
L14	15.00	S10° 21' 39.37"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L15	14.82	N10° 25' 07.10"E
L16	18.95	N9° 17' 37.02"E
L17	15.00	S80° 42' 22.98"E
L18	89.00	S9° 17' 37.02"W
L19	14.04	S10° 21' 39.37"W
L20	28.67	N76° 42' 12.93"W
L21	16.67	N13° 17' 47.07"E
L22	25.00	N58° 28' 25.14"W
L23	20.00	S31° 31' 34.86"W
L24	20.00	N58° 28' 25.14"W
L25	100.33	S79° 38' 20.64"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	15.09	10.00	86.47
C2	7.02	4.62	86.96
C3	7.02	4.63	86.97
C4	4.30	3.00	82.10
C5	50.84	58.16	50.09
C6	19.56	25.00	44.82
C7	13.73	8.00	98.36
C8	45.38	32.00	81.25
C9	49.66	32.00	88.92
C10	31.05	20.00	88.94
C11	15.38	4.75	185.29
C12	4.76	3.00	90.89
C13	46.69	30.00	89.17
C14	31.40	20.00	89.94

Point Table

NAME	Northing	Easting	Description
A	1564503.97	3190943.61	LEFT SIDE SOUTH DRIVEWAY FOC CONNECTION
B	1564500.21	3190967.31	RIGHT SIDE SOUTH DRIVEWAY FOC CONNECTION
C	1564496.49	3191143.74	LEFT SIDE EAST DRIVEWAY FOC CONNECTION
D	1564528.63	3191158.10	RIGHT SIDE NORTH DRIVEWAY FOC CONNECTION
E	1564558.87	3191186.47	SOUTH SIDE EAST SIDEWALK CONNECTION
F	1564562.97	3190890.44	SOUTH SIDE WEST SIDEWALK CONNECTION
G	1564571.75	3191192.77	SOUTH SIDE EAST SIDEWALK CONNECTION

NOTES

1. ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALKS AND DRIVEWAYS POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED — ERIC MCKNIGHT — 55261 — PROFESSIONAL ENGINEER

6/26/2025

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #55261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 07/16/2026
APPROVED-CD24-0033-FCO26-0022 plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25
4	FCO26-0022	

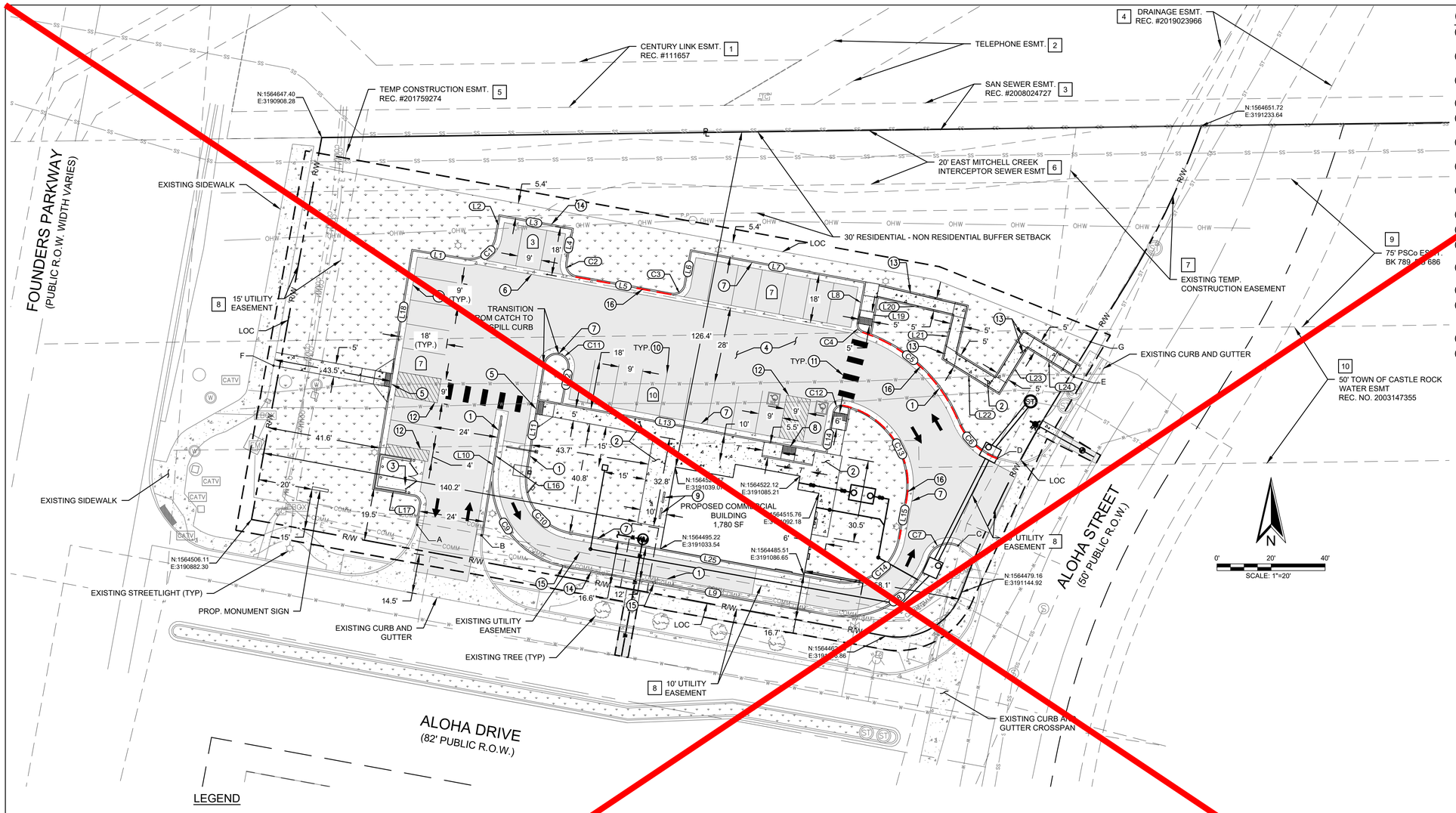
Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

HORIZONTAL CONTROL & SITE PLAN

DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

Engineer:	
WC Civil Team: TS, EM	Date: 10/30/2024
Engineering No.: 322002	Scale: AS NOTED
Sheet No.:	4 OF 19



CONSTRUCTION NOTES

1. INSTALL (N) 30" CURB & GUTTER (CATCH) TYPE VC2 PER TOWN OF CASTLE ROCK STD CG-1 (SEE SHEET 7).
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LEGEND

EXISTING	PROPOSED
RIGHT-OF-WAY	PARKING / WALKWAY STRIPING
PROPERTY LINE	AC PAVEMENT
ELECTRICAL LINE	SIDEWALK
TELEPHONE LINE	LANDSCAPING
GAS LINE	CURB AND GUTTER
WATER LINE	FIRE LANE CURB
SEWER LINE	LIMIT OF CONSTRUCTION
STORM DRAIN	SEWER LINE
SEWER MANHOLE	WATER LINE
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OF PARKING STALLS (X)

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NOTES

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EASEMENT DATA

EASEMENT	USE	RECEPTION No.
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2	TELEPHONE	111657
3	SANITARY SEWER	2008024727
4	DRAINAGE	2019023966
5	TEMP. CONSTRUCTION	2020066308
6	INTERCEPTOR SEWER	BK 789, PG 686
7	TEMP. CONSTRUCTION	2020066309
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9	UTILITY	BK 2163 PG 2367
10	WATER	2003147355

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

1/30/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER # 55261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

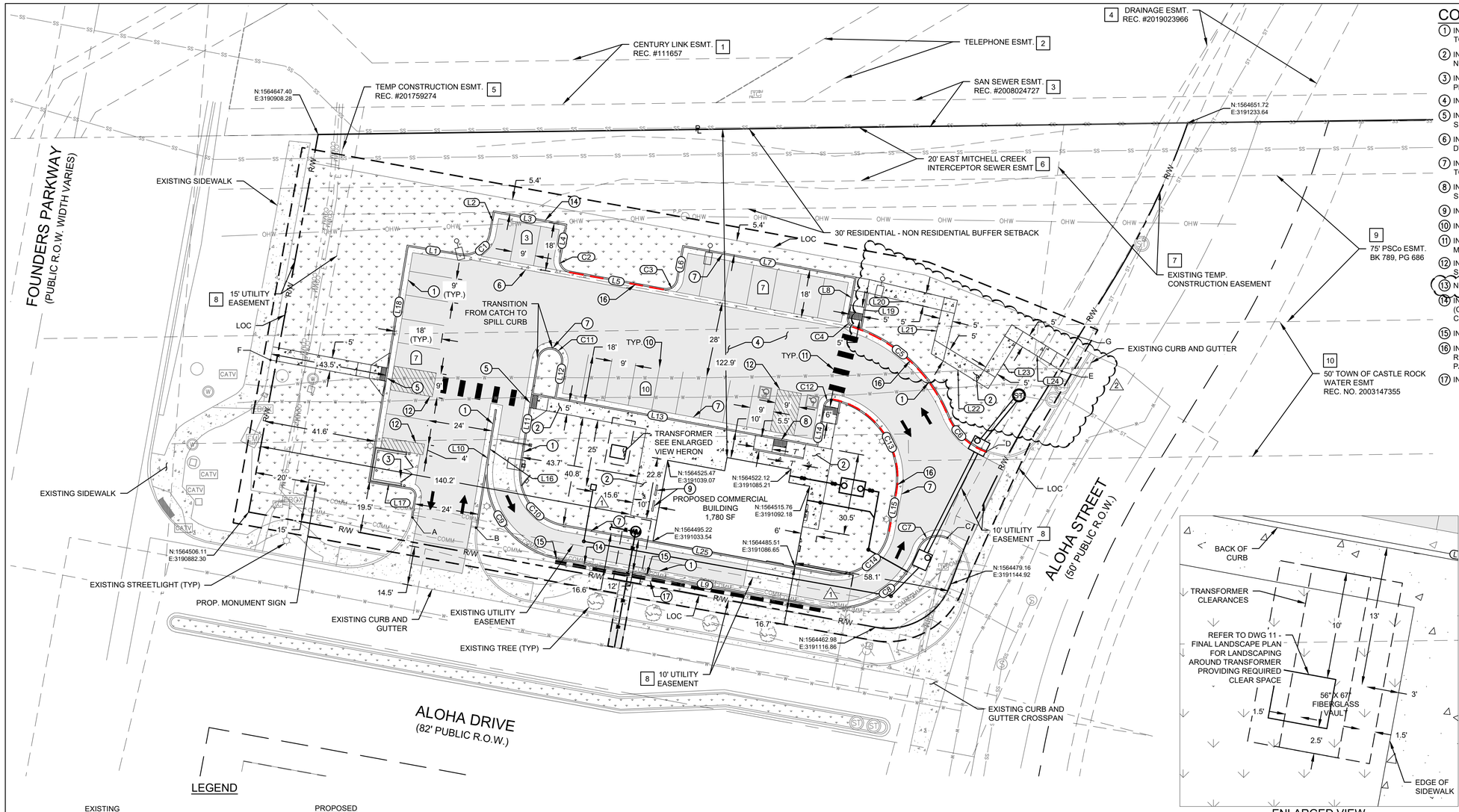
NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

HORIZONTAL CONTROL & SITE PLAN

DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, EL	Date: 10/30/2024
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: 4 OF 19	



CONSTRUCTION NOTES

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11. INSTALL (N) 2' THICK BY 6' WIDE WHITE CROSSWALK MARKING.
12. INSTALL (N) 4-INCH THICK WHITE NO PARKING STRIPING AT 2' SPACING.
13. NOT USED
14. INSTALL (N) 30" WIDE 8" TALL MODIFIED CURB AND GUTTER (CATCH) TYPE VC2 PER TOWN OF CASTLE ROCK STD CG-1(MODIFIED) (SEE SHEET 7).
15. INSTALL (N) 1' WIDE 6" TO 8" CURB HEIGHT TRANSITION.
16. INSTALL (N) FIRE LANE CURB WITH WEATHER-RESISTANT RED PAINT. ALL FIRE LANE CURB TO BE LABELED "NO PARKING - FIRE LANE"
17. INSTALL (N) LANDSCAPE WALL PER DETAIL ON SHEET 7

EASEMENT DATA

EASEMENT	USE	RECEPTION No.
1	TELECOMMUNICATIONS	201759274
2	TELEPHONE	111657
3	SANITARY SEWER	2008024727
4	DRAINAGE	2019023966
5	TEMP. CONSTRUCTION	2020066308
6	INTERCEPTOR SEWER	BK 789, PG 686
7	TEMP. CONSTRUCTION	2020066309
8	UTILITY	2017085606
9	UTILITY	BK 2163 PG 2367
10	WATER	2003147355

ENLARGED VIEW
SCALE: 1" = 5'

N
0' 20' 40'
SCALE: 1"=20'

LEGEND

EXISTING

- RIGHT-OF-WAY
- PROPERTY LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM DRAIN
- SEWER MANHOLE
- STORM MANHOLE
- ELECTRICAL POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- COMMUNITY ANTENNA TELEVISION
- SIGN POST
- TREE
- FIRE HYDRANT

PROPOSED

- PARKING / WALKWAY STRIPING
- AC PAVEMENT
- SIDEWALK
- LANDSCAPING
- CURB AND GUTTER
- FIRE LANE CURB
- LIMIT OF CONSTRUCTION
- SEWER LINE
- WATER LINE
- GAS SERVICE LINE
- ELECTRICAL SERVICE LINE
- COMMUNICATIONS SERVICE LINE
- GRADE BREAK
- STORM INLET
- LIGHT POLE
- STORM MANHOLE
- FIRE HYDRANT

PARKING NOTES

PER CASTLE ROCK MUNICIPAL CODE SECTION 17.54.040
USE TYPE: FAST FOOD, FAMILY, HIGH TURNOVER
BUILDING AREA: 1,780 SF
TOTAL PARKING STALLS REQUIRED: 18
TOTAL PARKING STALLS PROVIDED: 27

OF PARKING STALLS (X)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.04	N80° 43' 58.05"W
L2	8.02	S10° 21' 39.37"W
L3	27.00	N79° 38' 20.63"W
L4	12.52	N10° 21' 39.37"E
L5	36.00	N79° 36' 08.83"W
L6	12.55	S10° 21' 39.37"W
L7	65.00	N79° 38' 20.63"W
L8	15.09	N10° 21' 39.37"E
L9	100.33	N79° 38' 20.64"W
L10	44.86	S9° 17' 37.02"W
L11	40.25	S9° 17' 42.93"W
L12	12.99	N10° 21' 39.37"E
L13	99.00	N79° 38' 20.63"W
L14	15.00	S10° 21' 39.37"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L15	14.82	N10° 25' 07.10"E
L16	18.95	N9° 17' 37.02"E
L17	15.00	S80° 42' 22.98"E
L18	89.00	S9° 17' 37.02"W
L19	14.04	S10° 21' 39.37"W
L20	28.67	N76° 42' 12.93"W
L21	16.67	N13° 17' 47.07"E
L22	25.00	N58° 28' 25.14"W
L23	20.00	S31° 31' 34.86"W
L24	20.00	N58° 28' 25.14"W
L25	100.33	S79° 38' 20.64"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	15.09	10.00	86.47
C2	7.02	4.62	86.96
C3	7.02	4.63	86.97
C4	4.30	3.00	82.10
C5	50.84	58.16	50.09
C6	19.56	25.00	44.82
C7	13.73	8.00	98.36
C8	45.38	32.00	81.25
C9	49.66	32.00	88.92
C10	31.05	20.00	88.94
C11	15.38	4.75	185.29
C12	4.76	3.00	90.89
C13	46.69	30.00	89.17
C14	31.40	20.00	89.94

Point Table

NAME	Northing	Easting	Description
A	1564503.97	3190943.61	LEFT SIDE SOUTH DRIVEWAY FOC CONNECTION
B	1564500.21	3190967.31	RIGHT SIDE SOUTH DRIVEWAY FOC CONNECTION
C	1564496.49	3191143.74	LEFT SIDE EAST DRIVEWAY FOC CONNECTION
D	1564528.63	3191158.10	RIGHT SIDE NORTH DRIVEWAY FOC CONNECTION
E	1564558.87	3191186.47	SOUTH SIDE EAST SIDEWALK CONNECTION
F	1564562.97	3190890.44	SOUTH SIDE WEST SIDEWALK CONNECTION
G	1564571.75	3191192.77	SOUTH SIDE EAST SIDEWALK CONNECTION

NOTES

1. ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALKS AND DRIVEWAYS POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

9/8/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 09/24/2026
APPROVED-FCO26-0064 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

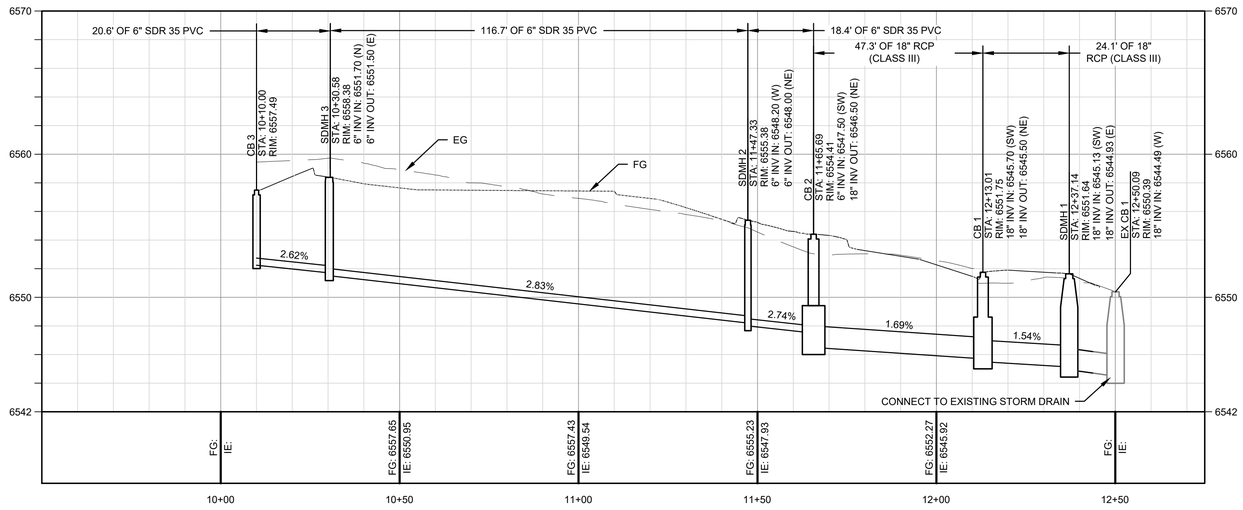
NO	DESCRIPTION	DATE
4	REVISED PER TOWN COMMENTS	12/04/25
3	FCO26-0022	05/21/26
2	FCO26-0064	09/08/26

Client: **CD FOUNDERS-CASTLE ROCK LLC**
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

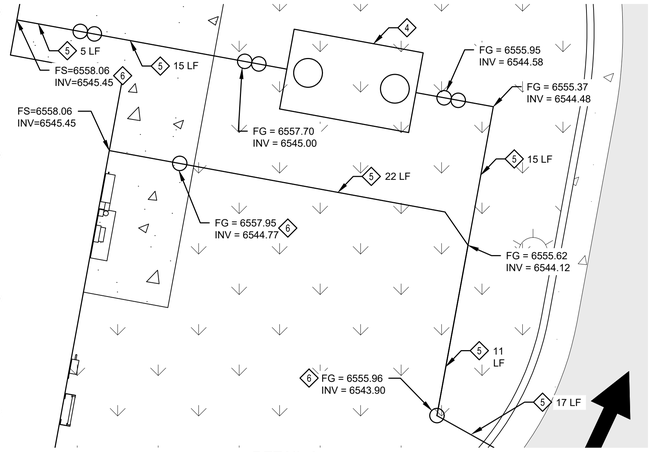
Title: HORIZONTAL CONTROL & SITE PLAN
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
EM	09/08/2026
Engineering No.:	Scale:
322002	AS NOTED
Sheet No.:	
4 OF 19	

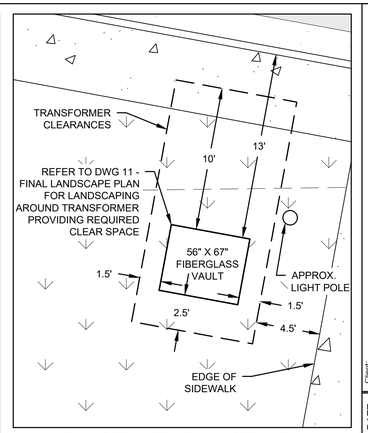


STORM STRUCTURE CLEARANCE NOTE

SEPARATION BETWEEN (N) STRUCTURE OD AND (E) TRANSMISSION MAIN OD SHALL BE 6" MIN. CONTRACTOR TO FIELD VERIFY TRANSMISSION MAIN LOCATION AND AVAILABLE SEPARATION PRIOR TO ORDERING (N) STRUCTURE. BACKFILL SHALL BE CDOT STRUCTURE BACKFILL (FLOW FILL) MEETING CDOT STANDARD SPECIFICATION SECTION 206 TO A MINIMUM OF 1' ABOVE AND BELOW THE (E) TRANSMISSION MAIN. WHERE FLOW-FILL IS NOT USED WITHIN 3' OF (E) TRANSMISSION MAIN, BACKFILL SHALL BE COMPACTED TO 95% RELATIVE DENSITY.



DETAIL A
SCALE: 1" = 5'



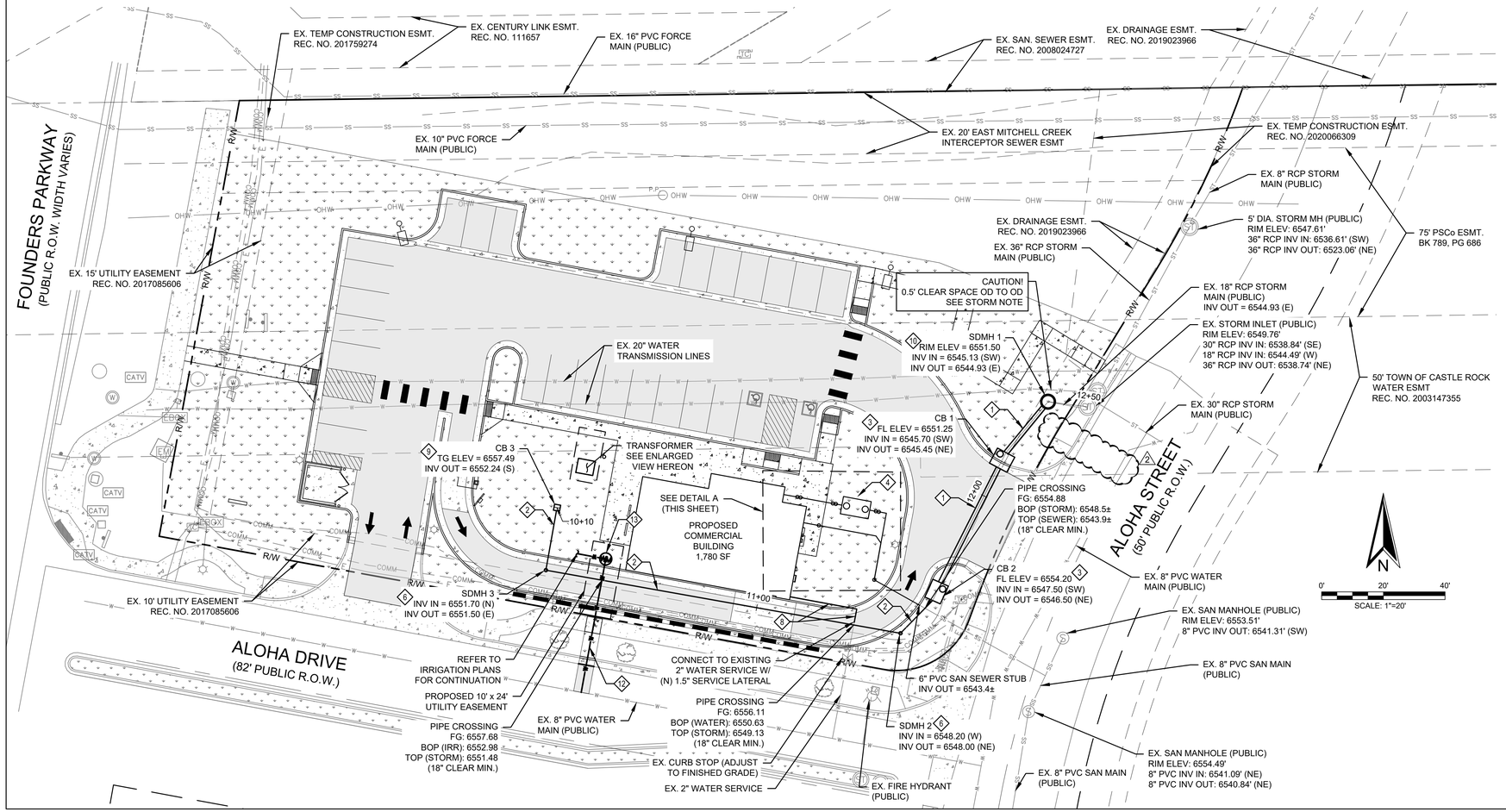
TRANSFORMER ENLARGED VIEW
SCALE: 1" = 5'

CASTLE ROCK UTILITIES NOTES

1. ALL PROPOSED EASEMENT MUST BE RECORDED EASEMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER LINES AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
5. ALL UTILITIES BASED ON MOST RECENT AS-BUILT PLANS. CONTRACTOR TO CONFIRM.
6. UTILITY CUTS IN PUBLIC ROADWAY REQUIRE A SEPARATE ROW PERMIT AND STREET DEGRATION FEE WILL BE APPLIED.

CONTRACTOR'S MINIMUM NOTICE NOTE

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



UTILITY NOTES

1. INSTALL (N) 18" RCP STORM DRAIN PER TOWN OF CASTLE ROCK STD SD-2 (SEE SHEET 9).
2. INSTALL (N) 6" PVC STORM DRAIN PER TOWN OF CASTLE ROCK STD SD-2 (SEE SHEET 9).
3. INSTALL (N) TYPE 16 SINGLE INLET PER TOWN OF CASTLE ROCK STD SD-3 (SEE SHEET 9).
4. INSTALL (N) GREASE INTERCEPTOR PER DETAIL (SEE SHEET 9). GREASE INTERCEPTOR MUST BE INSTALLED IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.
5. INSTALL (N) 4" PVC SANITARY SEWER SERVICE PER TOWN OF CASTLE ROCK STD SS-2 (SEE SHEET 8).
6. INSTALL (N) SEWER CLEANOUT PER TOWN OF CASTLE ROCK STD SS-7 (SEE SHEET 8).
7. INSTALL (N) SANITARY SEWER TRENCH PER TOWN OF CASTLE ROCK STD SS-8 (SEE SHEET 8).
8. INSTALL (N) 1.5-INCH TYPE-K COPPER WATER SERVICE PER TOWN OF CASTLE ROCK STD W-2 (SEE SHEET 8).
9. INSTALL (N) 1'X1' GRATE INLET PER EL PASO COUNTY STD SD_3-7 (SEE SHEET 9).
10. INSTALL (N) 4' DIA. STORM MANHOLE PER TOWN OF CASTLE ROCK STD SS-3 (SEE SHEET 9).
11. NOT USED
12. INSTALL (N) 1-INCH TYPE K COPPER IRRIGATION SERVICE PER IRRIGATION PLAN AND DETAILS.
13. INSTALL (N) 1-INCH IRRIGATION METER PER IRRIGATION PLAN AND DETAILS.

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

9/8/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 09/24/2026
APPROVED-FCO26-0064 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO	DESCRIPTION	DATE
4	REVISED PER TOWN COMMENTS	12/04/25
1	FCO26-0022	05/21/26
2	FCO26-0064	09/08/26

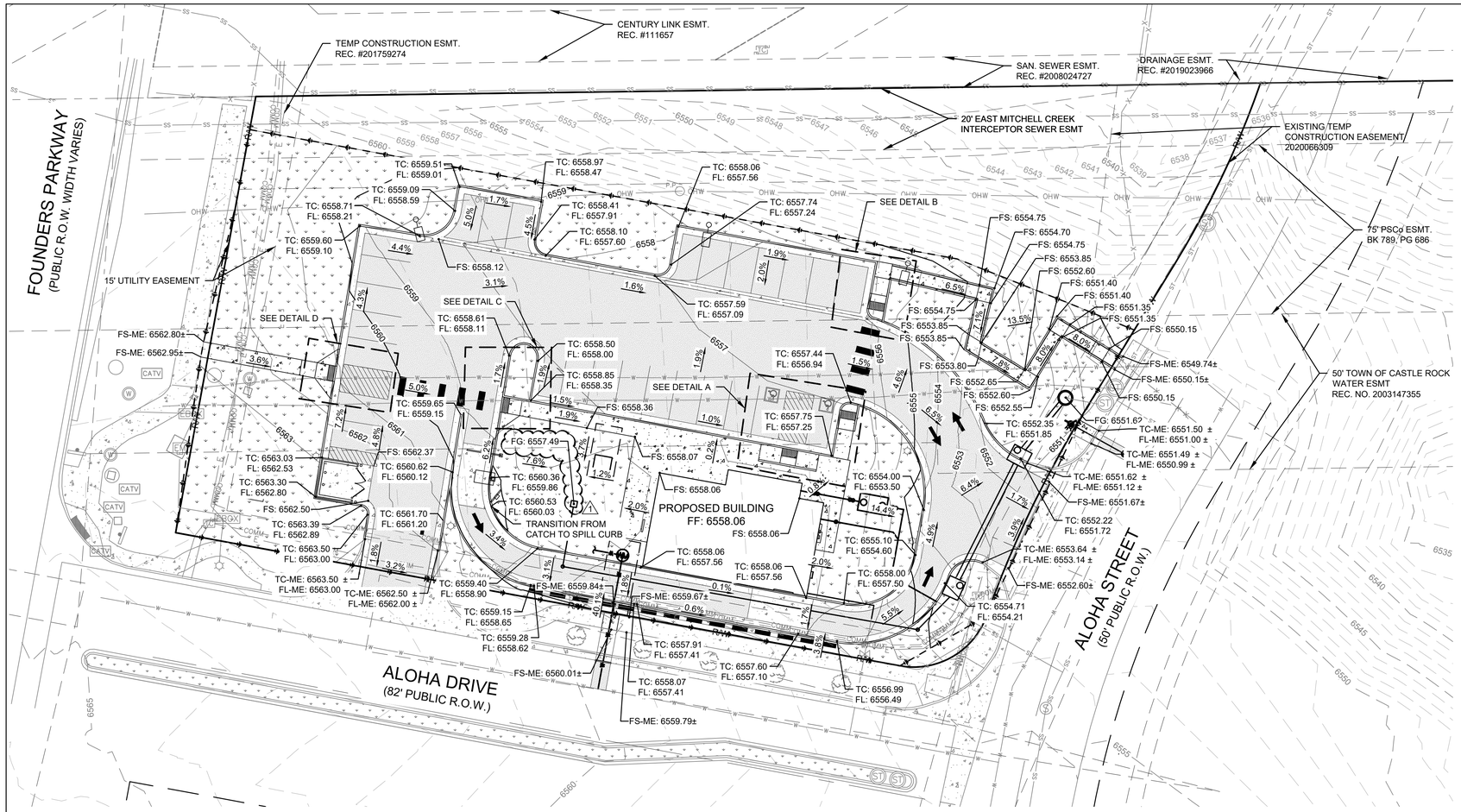
Client: **CD FOUNDERS-CASTLE ROCK LLC**
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title: UTILITY PLAN

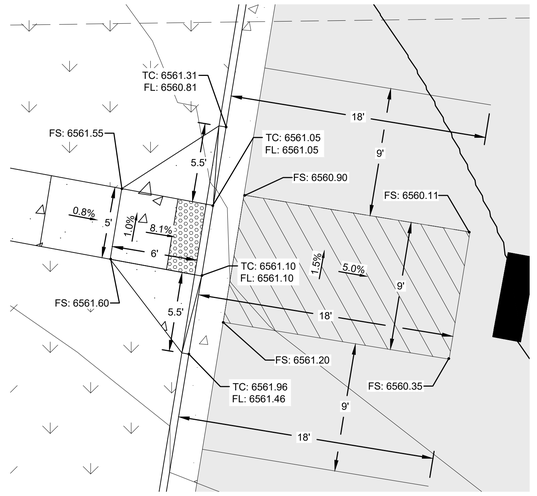
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
EM	09/08/2026
Engineering No.:	Scale:
322002	AS NOTED
Sheet No.:	
6 OF 19	



LEGEND

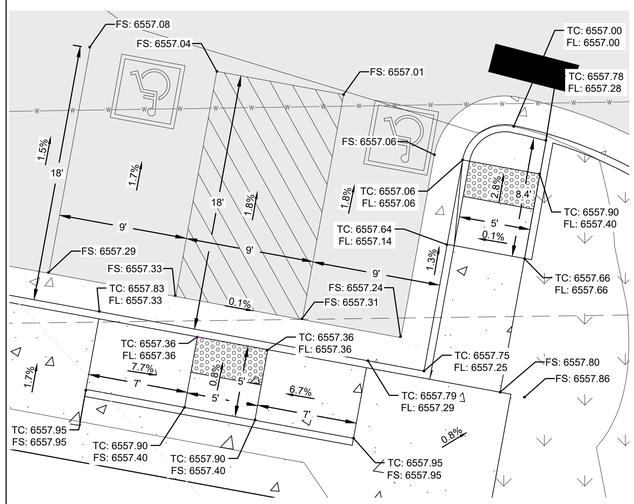
EXISTING	PROPOSED
RIGHT-OF-WAY	PARKING / WALKWAY STRIPING
PROPERTY LINE	AC PAVEMENT
ELECTRICAL LINE	SIDEWALK
TELEPHONE LINE	LANDSCAPING
GAS LINE	CURB AND GUTTER
WATER LINE	ADA ACCESSIBLE PATHWAY
SEWER LINE	SEWER LINE
STORM DRAIN	WATER LINE
SEWER MANHOLE	GAS SERVICE LINE
STORM MANHOLE	ELECTRICAL SERVICE LINE
ELECTRICAL POLE	COMM SERVICE LINE
ELECTRICAL BOX	GRADE BREAK
ELECTRICAL METER	GRADING LIMIT
COMMUNITY ANTENNA TELEVISION	
SIGN POST	



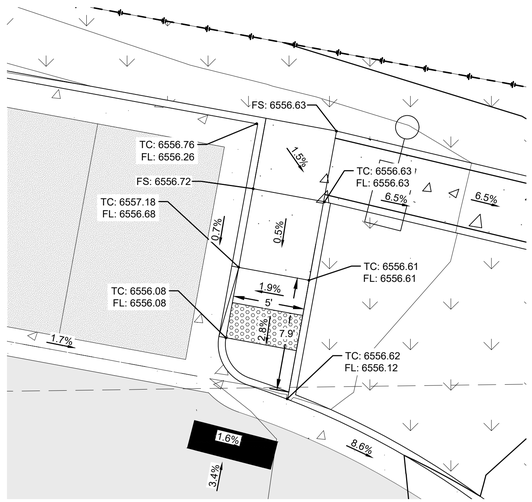
DETAIL D
SCALE: 1" = 5'

N

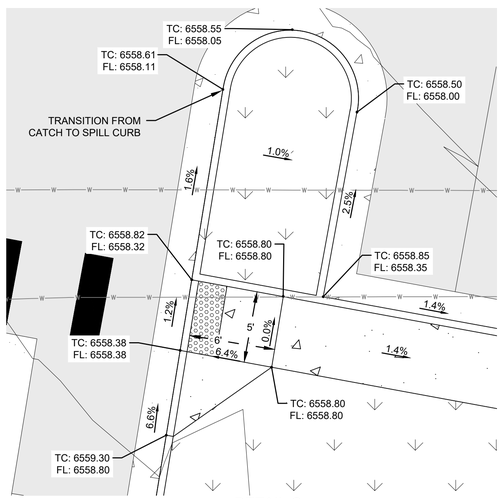
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SCALE: 1"=20'



DETAIL A
SCALE: 1" = 5'



DETAIL B
SCALE: 1" = 5'



DETAIL C
SCALE: 1" = 5'

RIGHT-OF-WAY UTILITY CUT NOTE

ALL UTILITY CUTS WITHIN THE RIGHT-OF-WAY TO BE BACKFILLED ABOVE ANY BEDDING REQUIREMENTS WITH FLOWABLE FILL UP TO SUBGRADE. EDGE-MILL IS REQUIRED AROUND THE PERIMETER OF THE SAW CUT. MATCH EXISTING ASPHALT DEPTH AND COORDINATE WITH THE PUBLIC WORKS INSPECTOR.

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED
ERIC MCKNIGHT
55261
PROFESSIONAL ENGINEER

6/26/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 07/16/2026
APPROVED-CD24-0033-FCO26-0022
plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

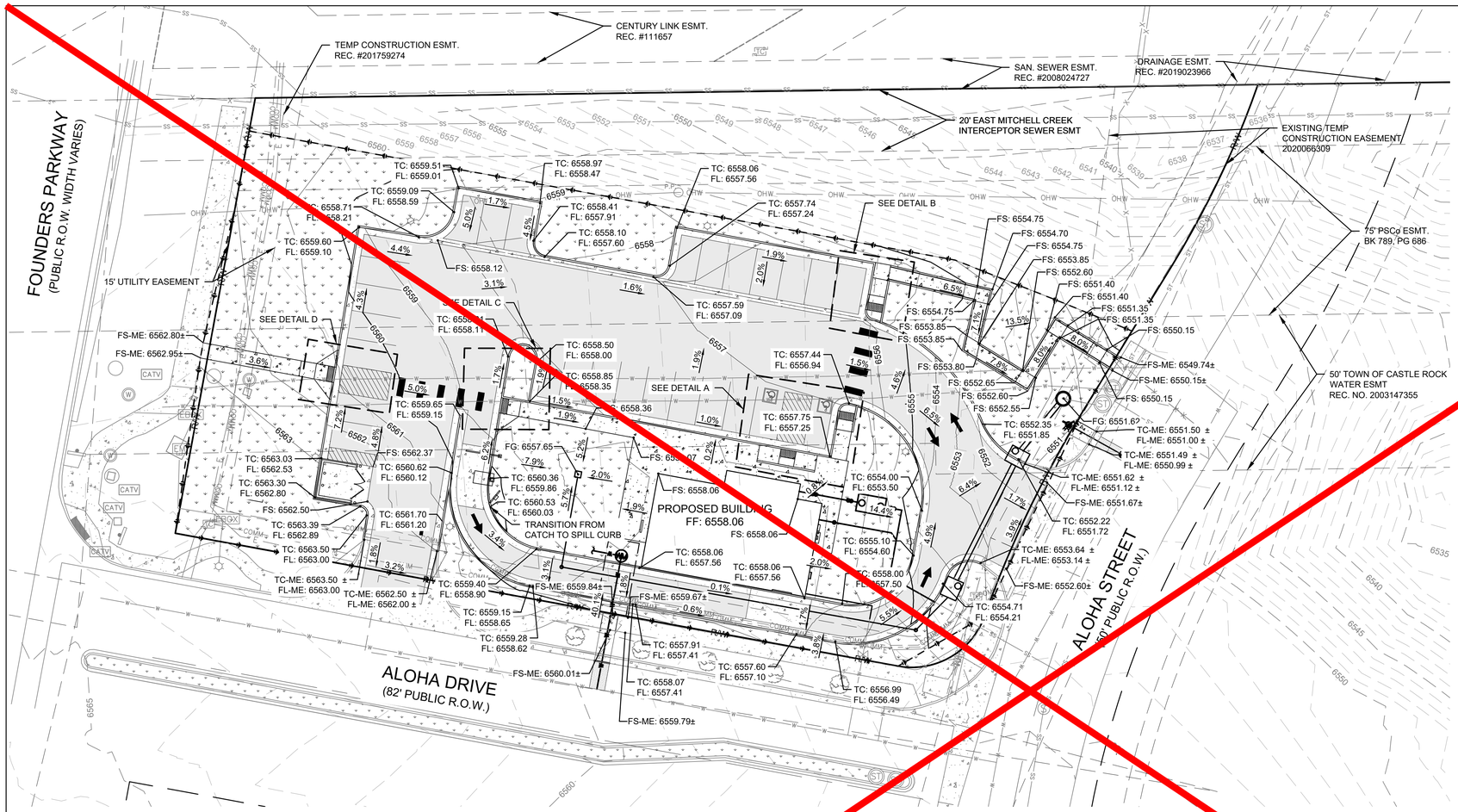
Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25
1	FCO26-0022	

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

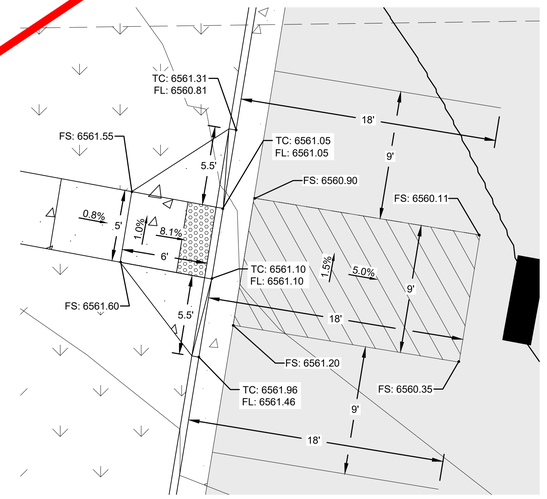
Title:
GRADING PLAN
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Teams:	Date:
TS, EM	10/30/2024
Engineering No.:	Scale:
322002	AS NOTED
Sheet No.:	
5 OF 19	

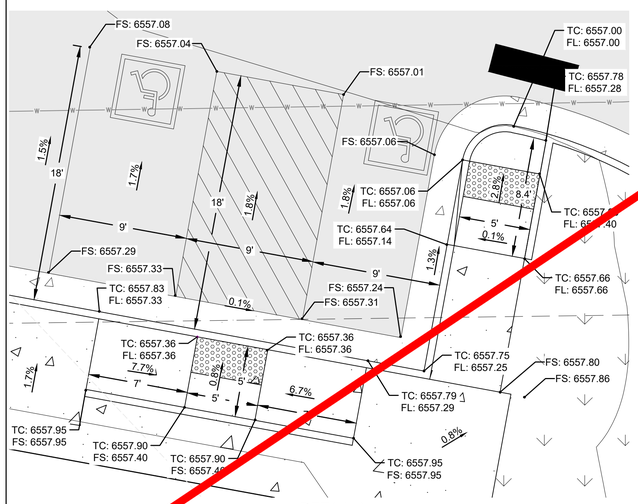


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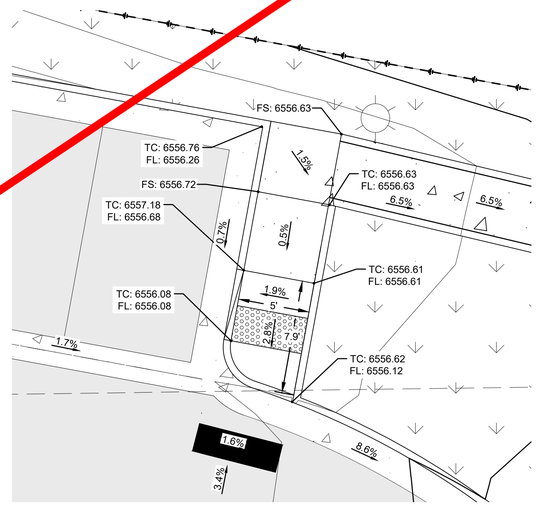
EXISTING	PROPOSED
RIGHT-OF-WAY	PARKING / WALKWAY STRIPING
PROPERTY LINE	AC PAVEMENT
ELECTRICAL LINE	SIDEWALK
TELEPHONE LINE	LANDSCAPING
GAS LINE	CURB AND GUTTER
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SEWER LINE	SEWER LINE
STORM DRAIN	WATER LINE
SEWER MANHOLE	GAS SERVICE LINE
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ELECTRICAL BOX	GRADE BREAK
ELECTRICAL METER	GRADING LIMIT
COMMUNITY ANTENNA TELEVISION	
SIGN POST	



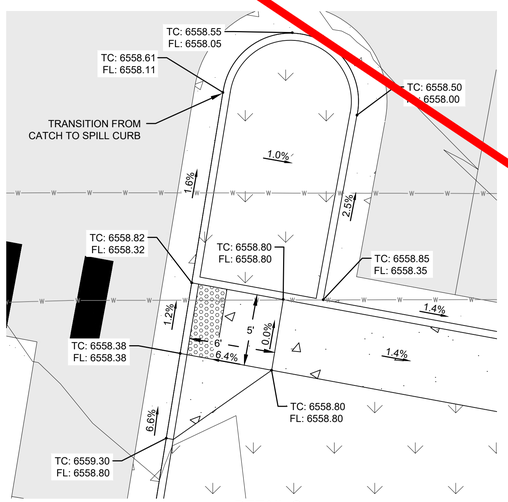
DETAIL D
SCALE: 1" = 5'



DETAIL A
SCALE: 1" = 5'



DETAIL B
SCALE: 1" = 5'



DETAIL C
SCALE: 1" = 5'

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

RIGHT-OF-WAY UTILITY CUT NOTE

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED ERIC MCKNIGHT 55261 PROFESSIONAL ENGINEER

1/30/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER # 55261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

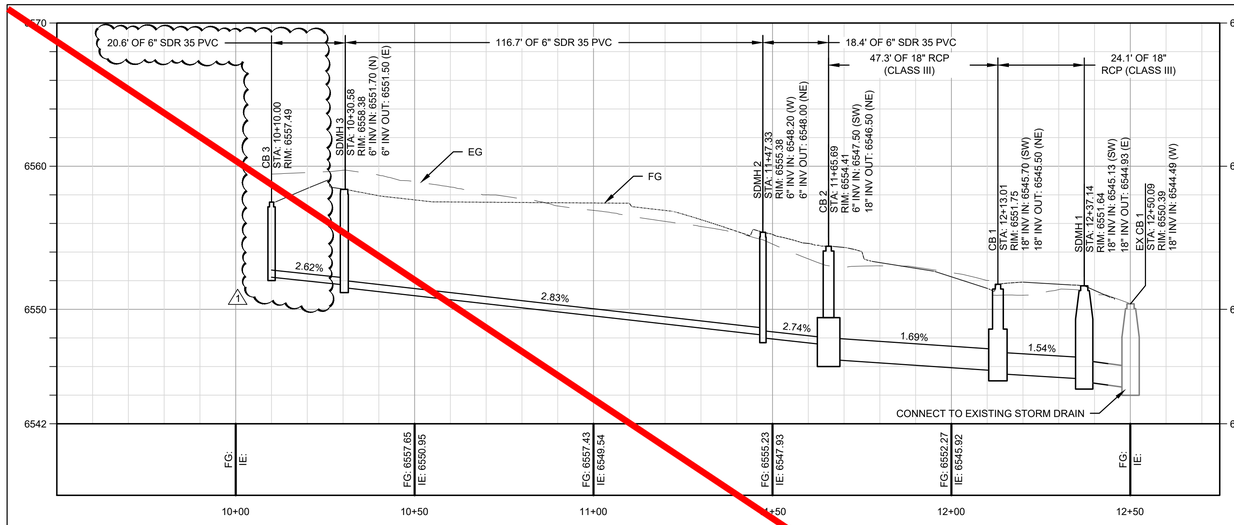
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-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

GRADING PLAN

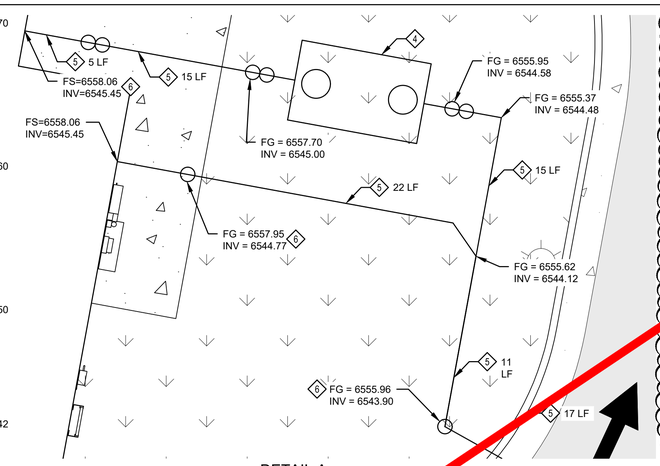
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Project:	Drawn: TS, EM
Date:	10/30/2024
Engineering No.:	322002
Scale:	AS NOTED
Sheet No.:	5 OF 19

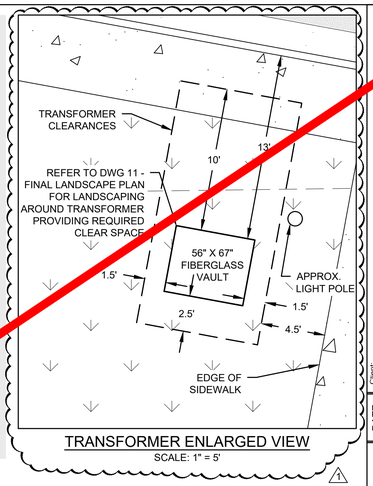


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DETAIL A
SCALE: 1" = 5'



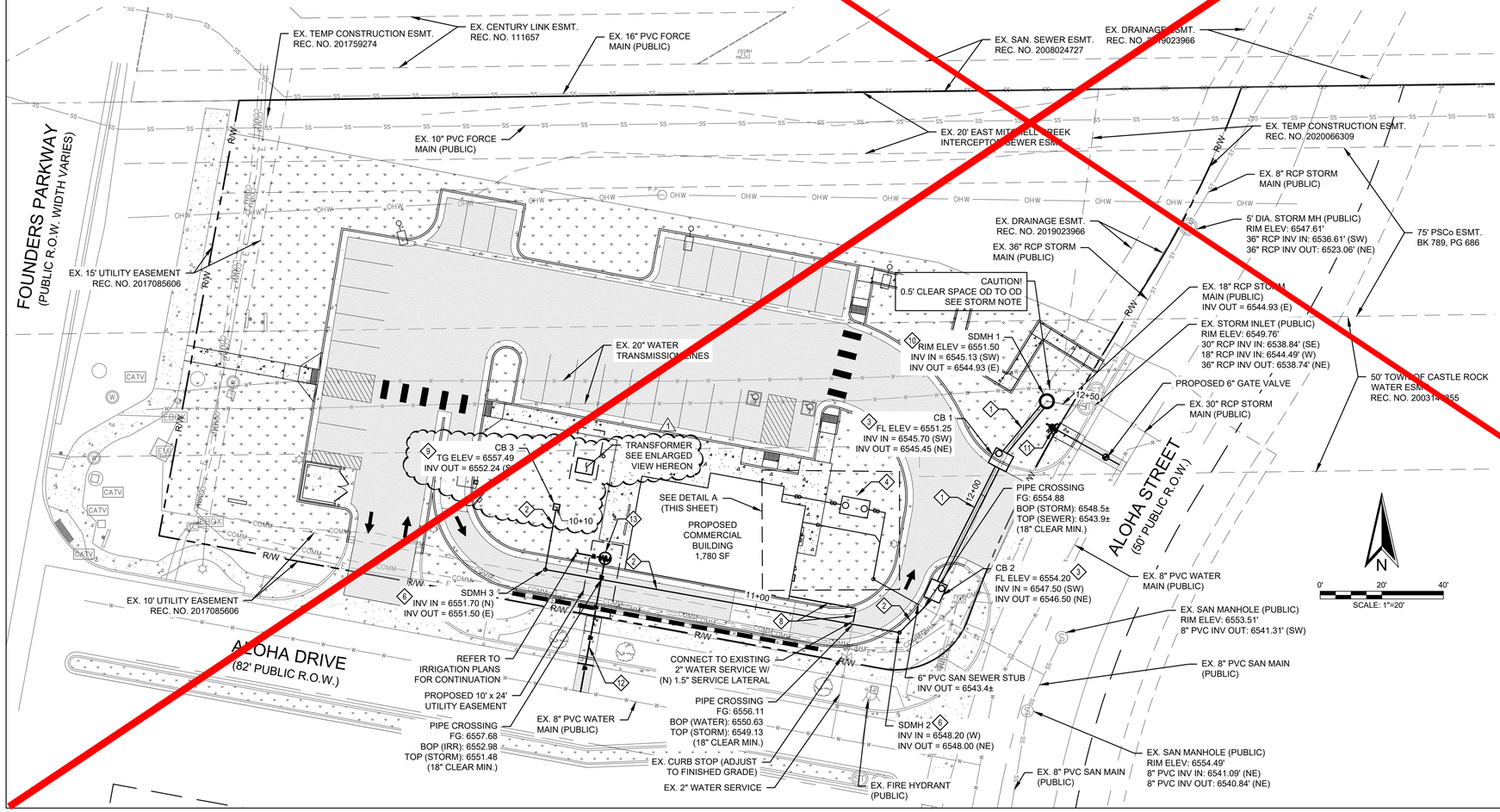
TRANSFORMER ENLARGED VIEW
SCALE: 1" = 5'

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6. UTILITY CUTS IN PUBLIC ROADWAY REQUIRE A SEPARATE ROW PERMIT AND STREET DEGRATION FEE WILL BE APPLIED.

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

6/26/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #55261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 07/16/2026
APPROVED-CD24-0033-FCO26-0022 plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25
5	FCO26-0022	05/21/26

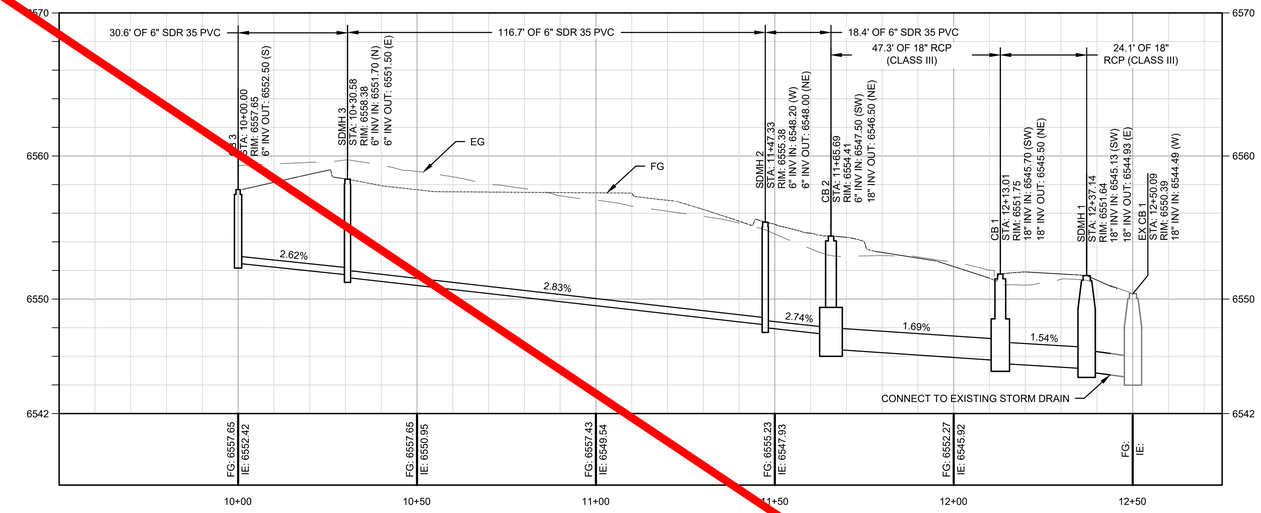
Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

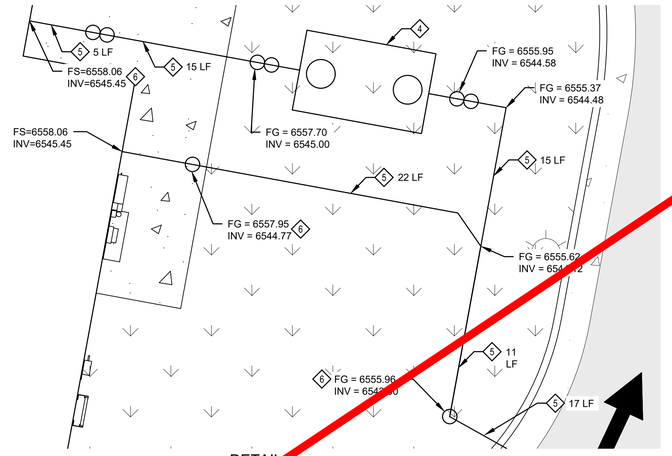
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

UTILITY PLAN

DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, ERM	Date: 10/30/2024
Engineering No.: 322002	Scale: AS NOTED
Sheet No.:	6 OF 19





DETAIL A
SCALE: 1" = 5'

STORM STRUCTURE CLEARANCE NOTE

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COLORADO LICENSED ERIC L. MCKNIGHT 55526 PROFESSIONAL ENGINEER MONAE ENGINEERING

1/30/2025

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #55526

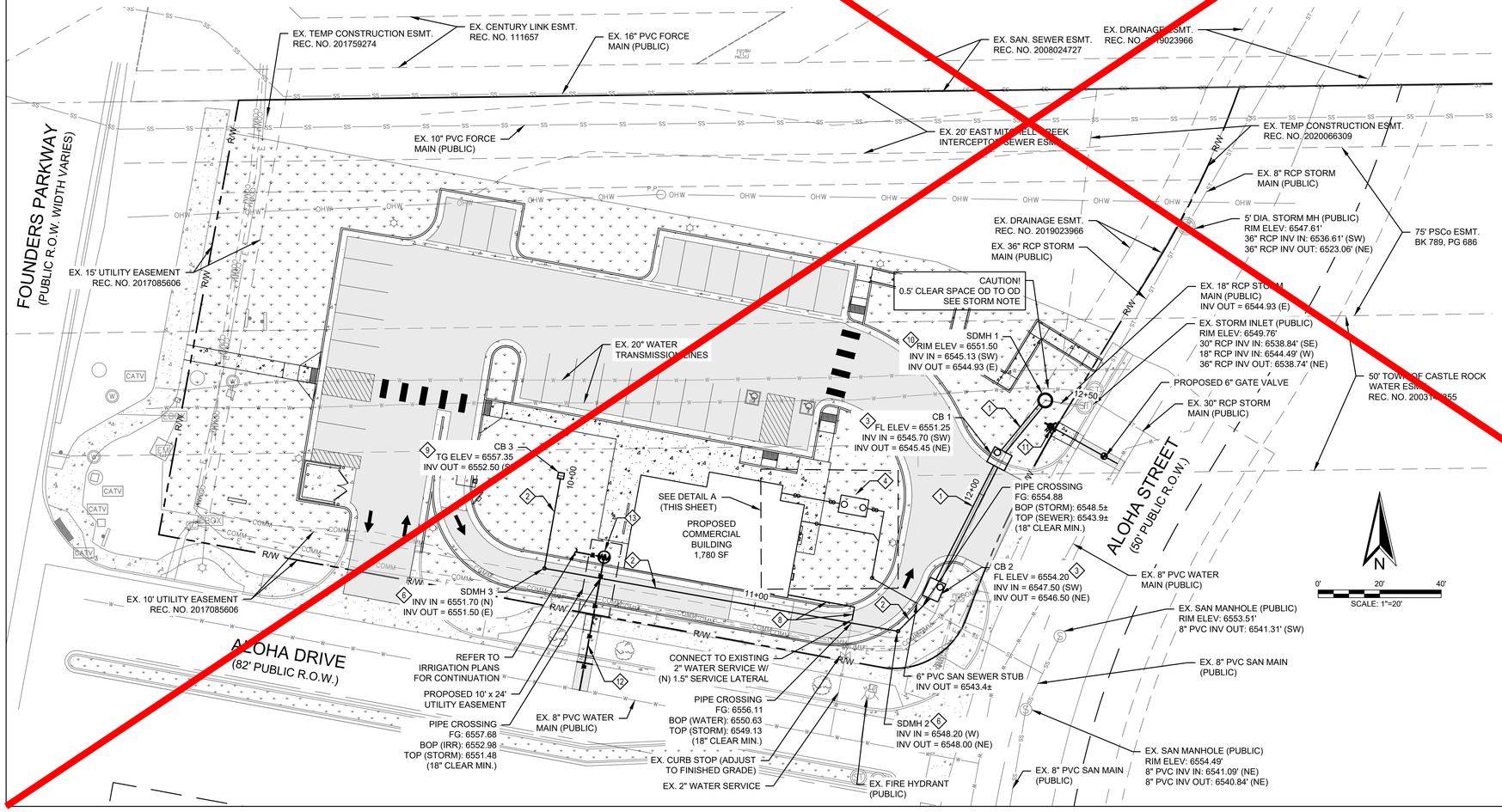
TOWN APPROVAL BLOCK

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003



NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
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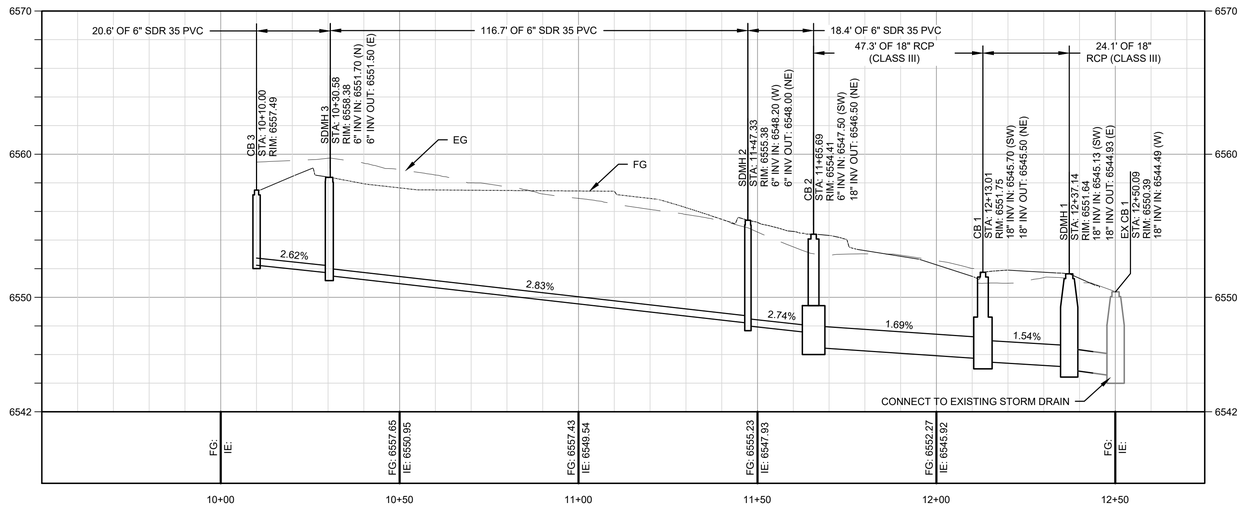
Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

UTILITY PLAN

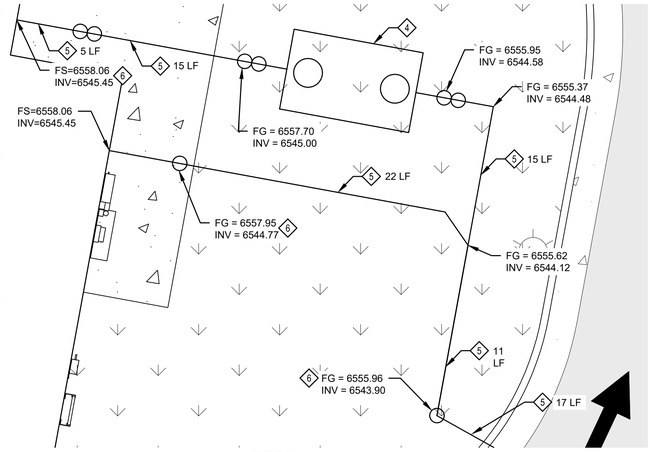
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, EL
Date: 10/30/2024
Engineering No.: 322002
Scale: AS NOTED
Sheet No.: 6 OF 19

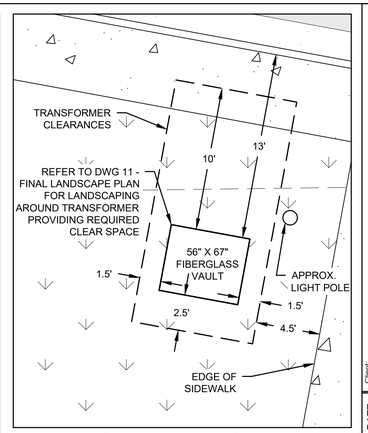


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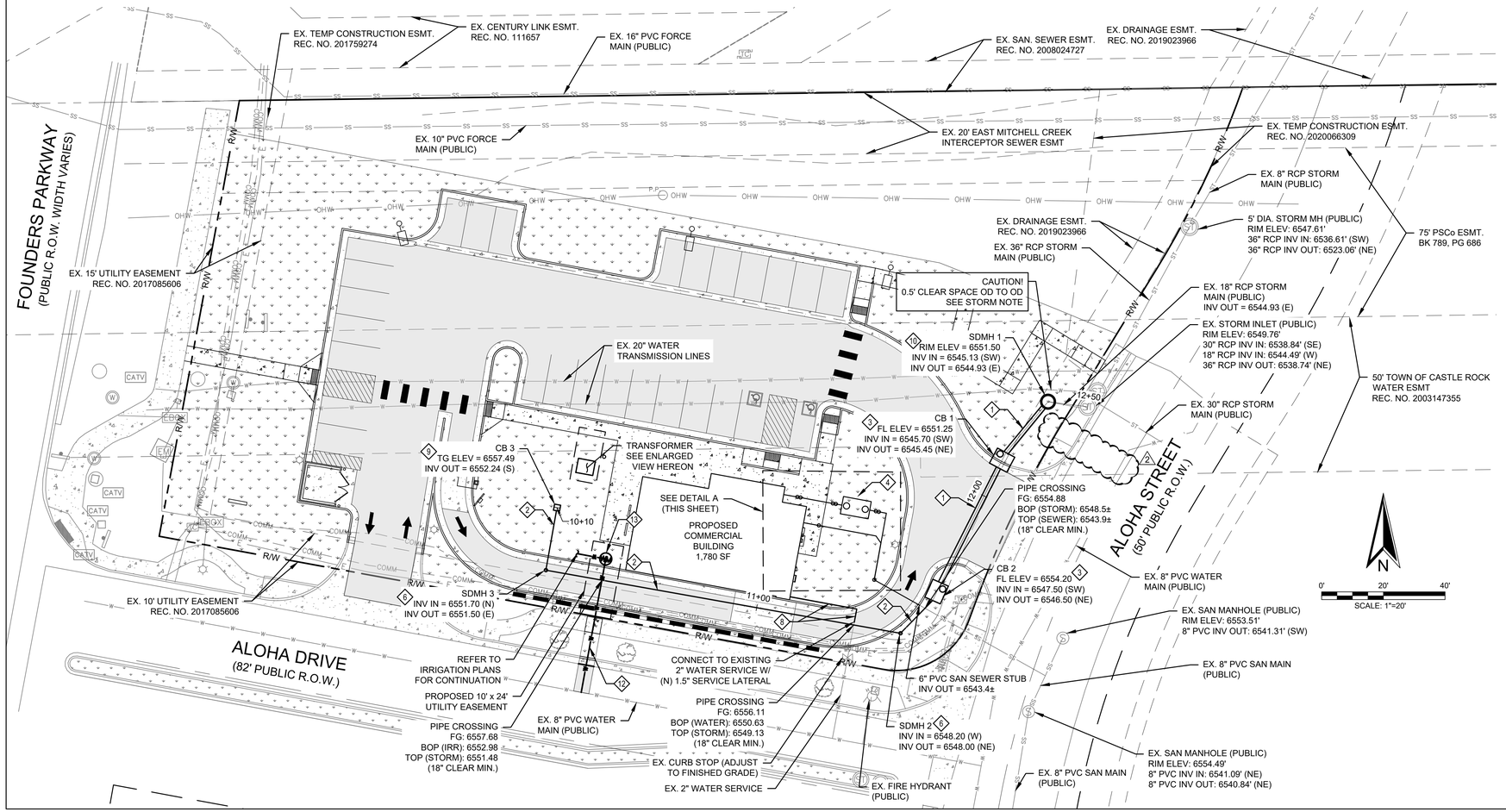
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COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

9/8/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 09/24/2026
APPROVED-FCO26-0064 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO	DESCRIPTION	DATE
4	REVISED PER TOWN COMMENTS	12/04/25
1	FCO26-0022	05/21/26
2	FCO26-0064	09/08/26

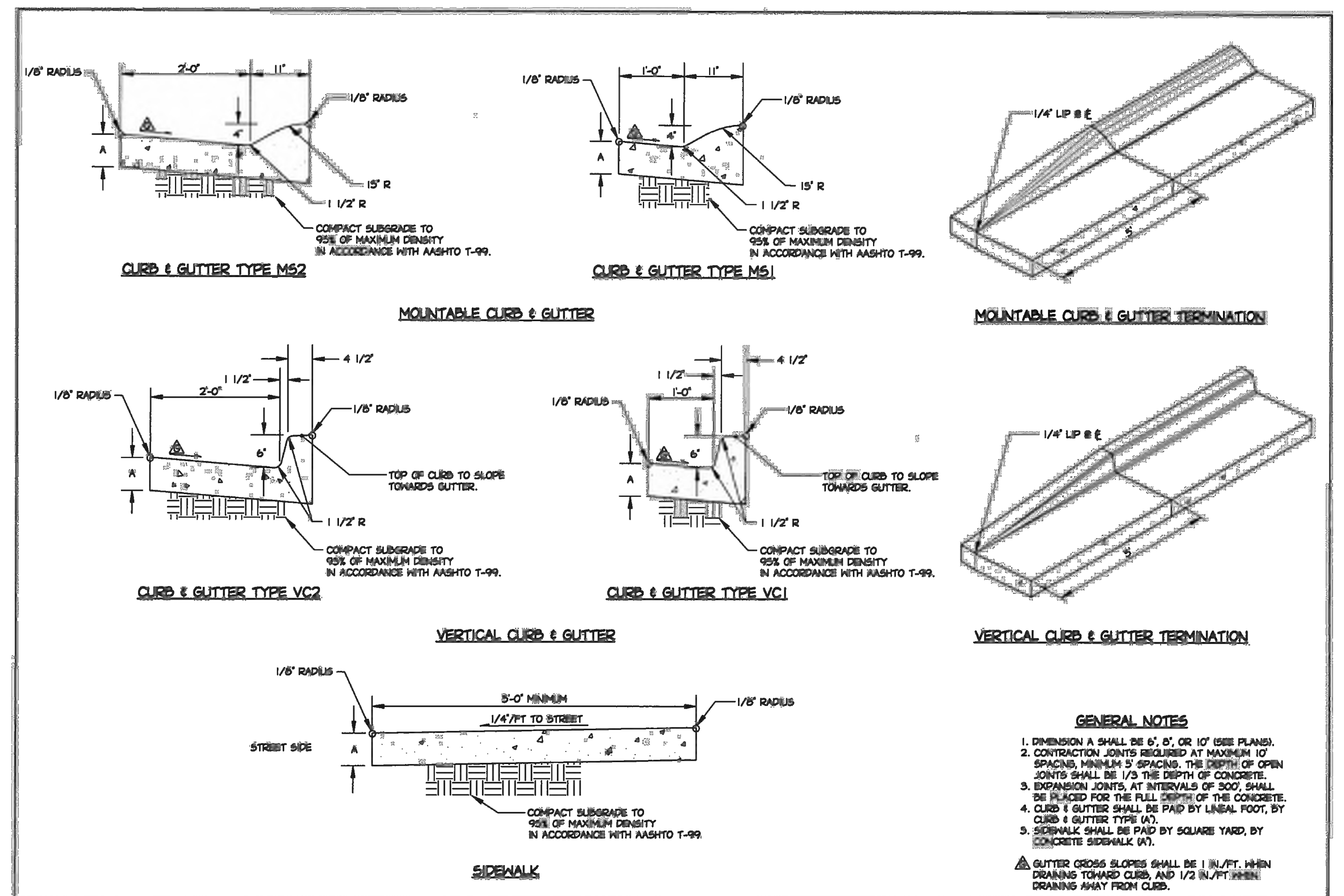
Client: **CD FOUNDERS-CASTLE ROCK LLC**
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title: UTILITY PLAN

DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
EM	09/08/2026
Engineering No.:	Scale:
322002	AS NOTED
Sheet No.:	
6 OF 19	

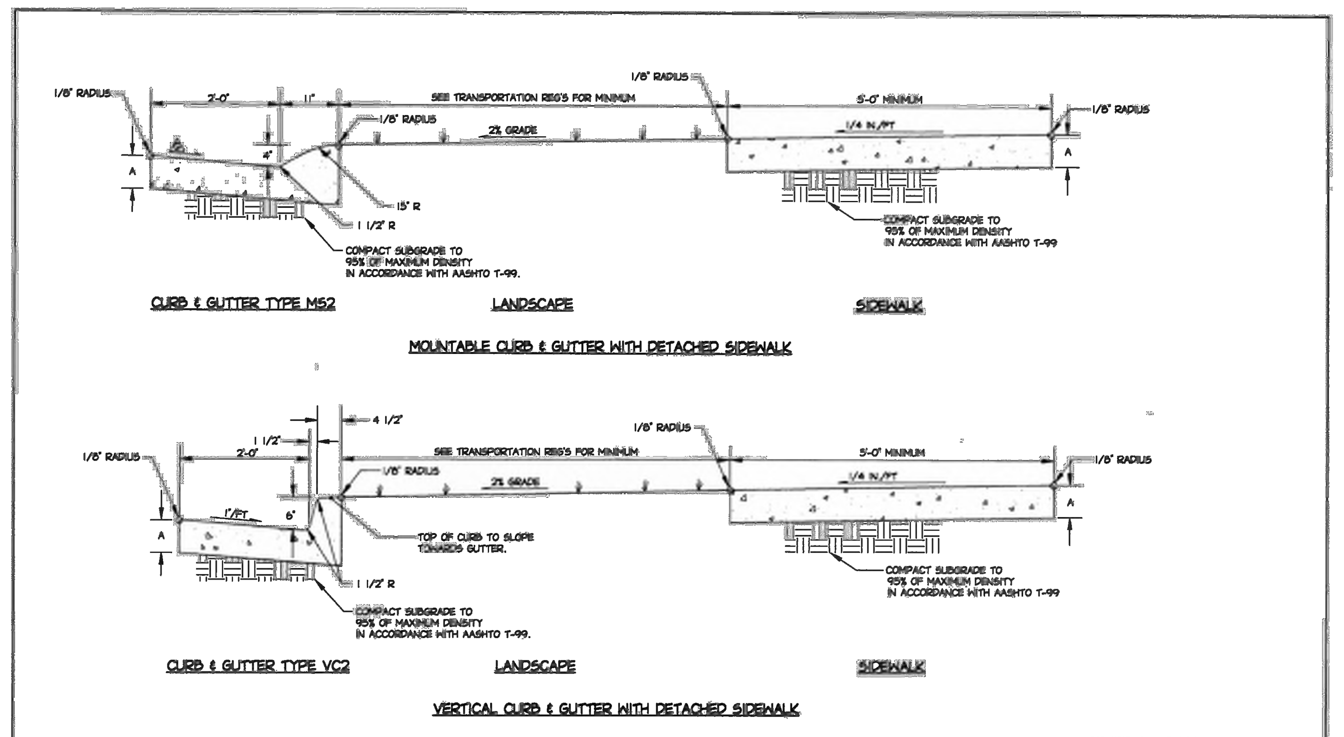


GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 500', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A").
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A").

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

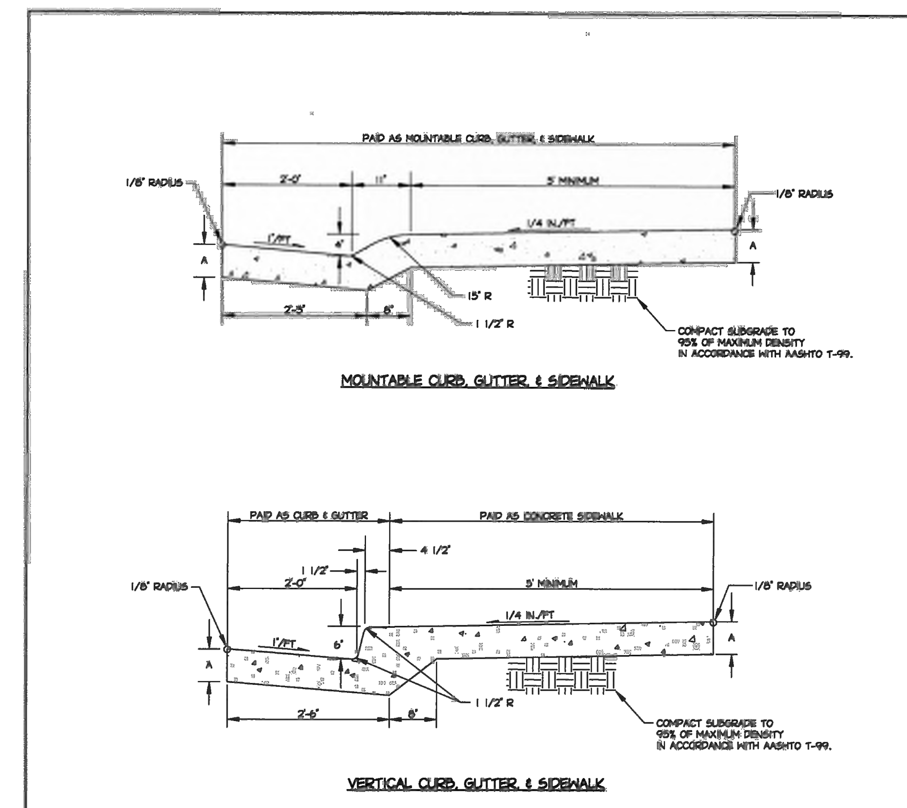
Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CURB, GUTTERS, AND SIDEWALK	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-1
				Sheet 1 of 1



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5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A").

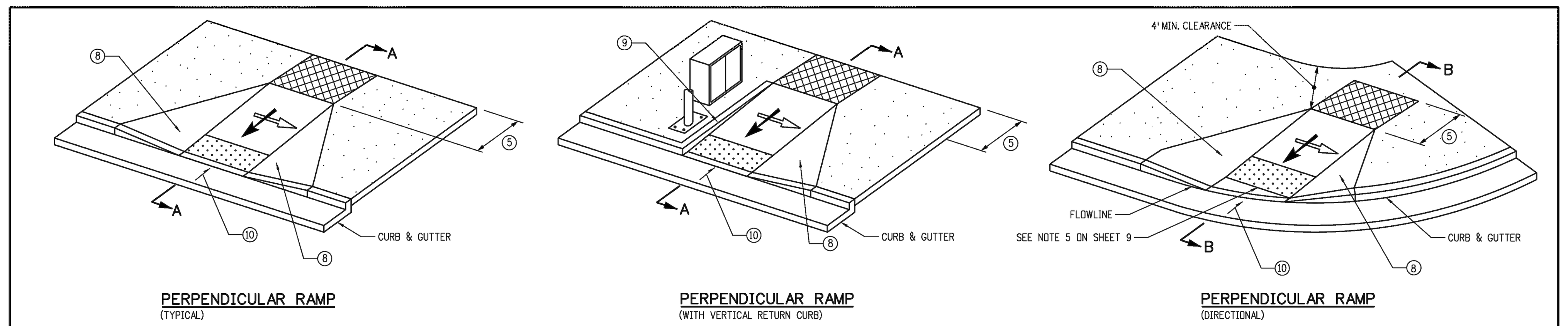
Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CURB & GUTTER WITH DETACHED SIDEWALK	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-3
				Sheet 1 of 1

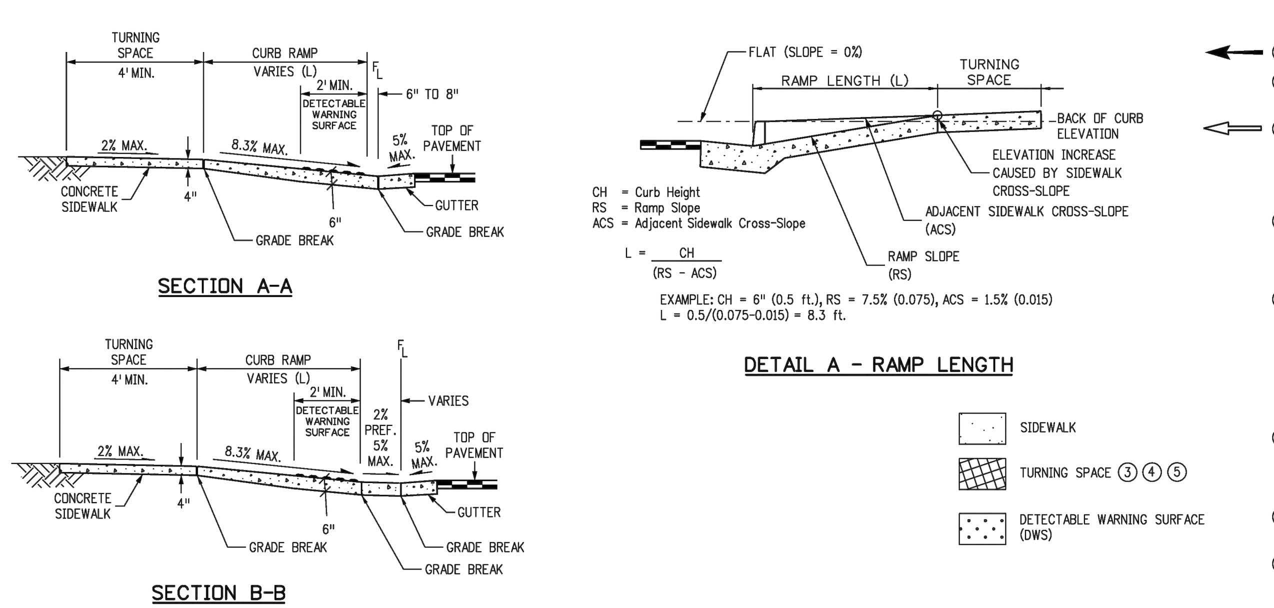


GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A").
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A").
6. MOUNTABLE CURB, GUTTER, & SIDEWALK SHALL BE PAID BY SQUARE YARD, BY MOUNTABLE C, G, & W (A").
7. CURB, GUTTERS, & ATTACHED SIDEWALKS SHALL BE PLACED MONOLITHIC.

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



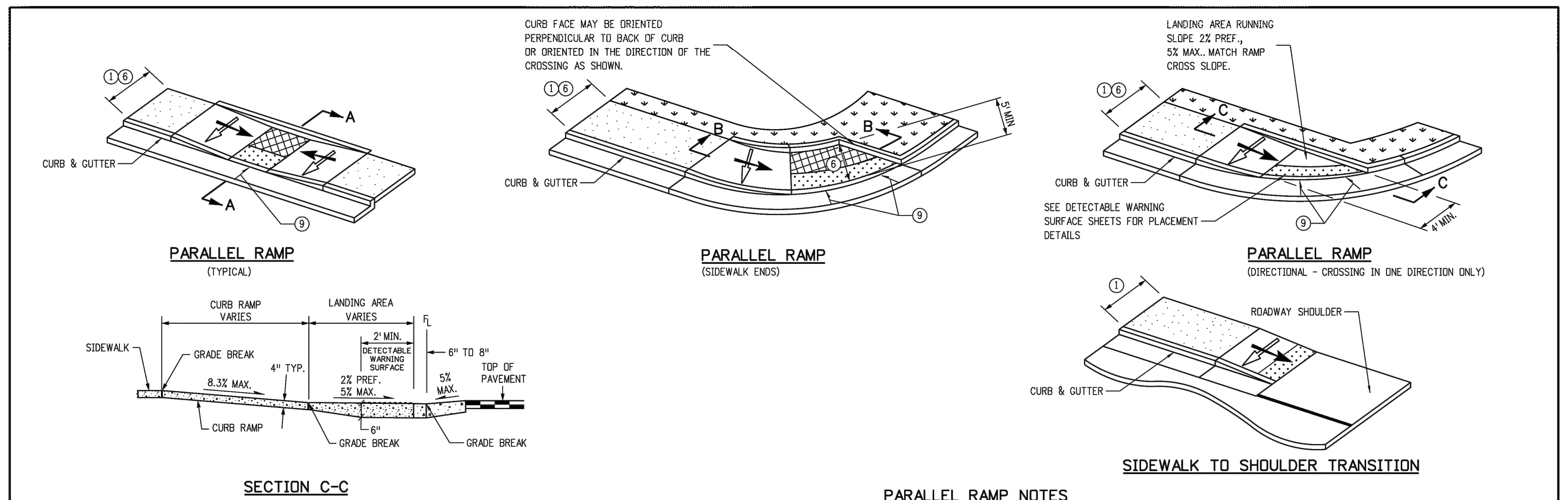


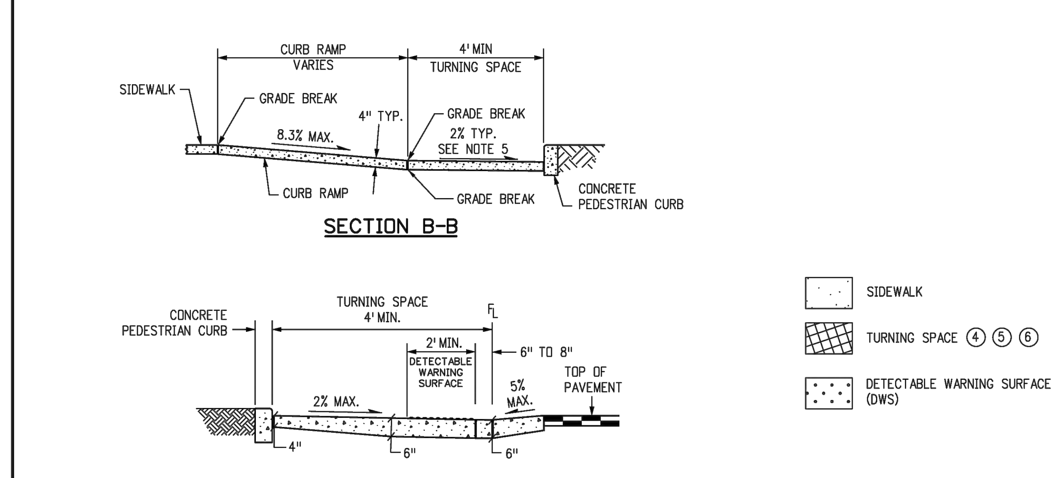
TYPE 1 PERPENDICULAR CURB RAMPS

PERPENDICULAR RAMP NOTES

1. RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE - 8.3% MAX.
3. TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
4. RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
5. TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, INCREASE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
6. RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. X 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
7. RAMP LENGTH - PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHASING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
8. RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
9. VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
10. GUTTER COUNTER SLOPE - 5.0% MAX.

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK	(R-X)					Standard Sheet No. 2 of 10
Last Modification Date: 07/31/19	(R-X)					
Detailer Initials: LTA	(R-X)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:



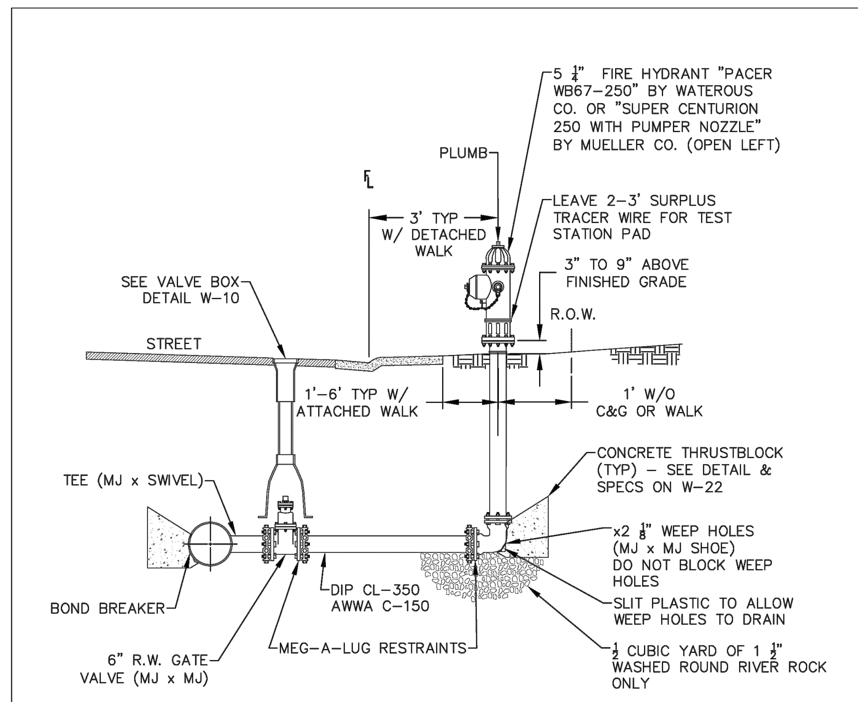


TYPE 2 PARALLEL CURB RAMPS

PARALLEL RAMP NOTES

1. RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE - 8.3% MAX.
3. RAMP CROSS SLOPE - 2.0% MAX.
4. TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
5. TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
6. TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
7. RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
8. RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
9. GUTTER COUNTER SLOPE - 5.0% MAX.

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

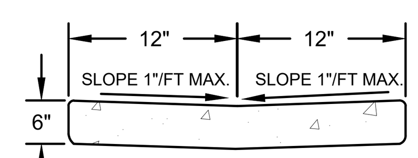


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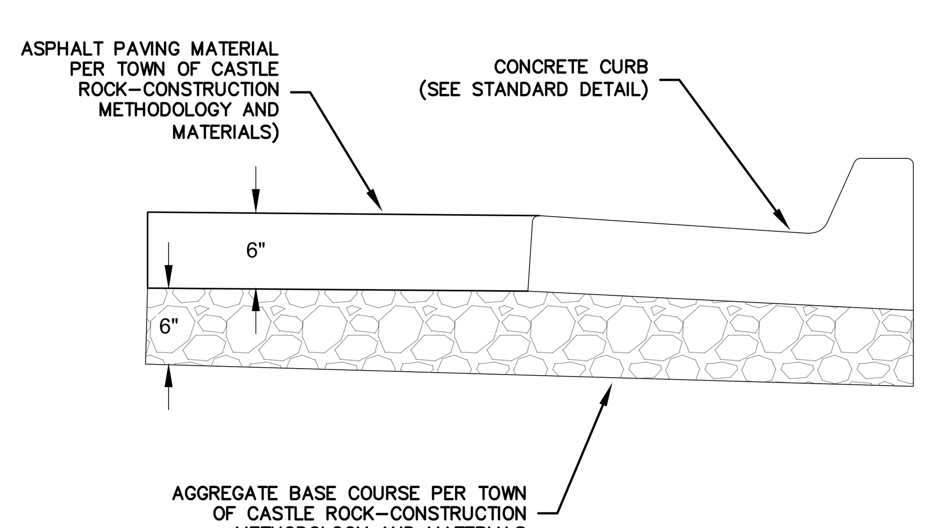
1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 – 2 ½" NOZZLES AND 1 – 5 ¼" PUMPER NOZZLE, ALL THREADS TO BE NATIONAL STANDARD W/ 1 ½" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94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

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

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	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 2, 2020	W-11
3/19	REVISED PER STAFF COMMENTS			Sheet 1 of 1
3/20	REVISED PER STAFF COMMENTS			



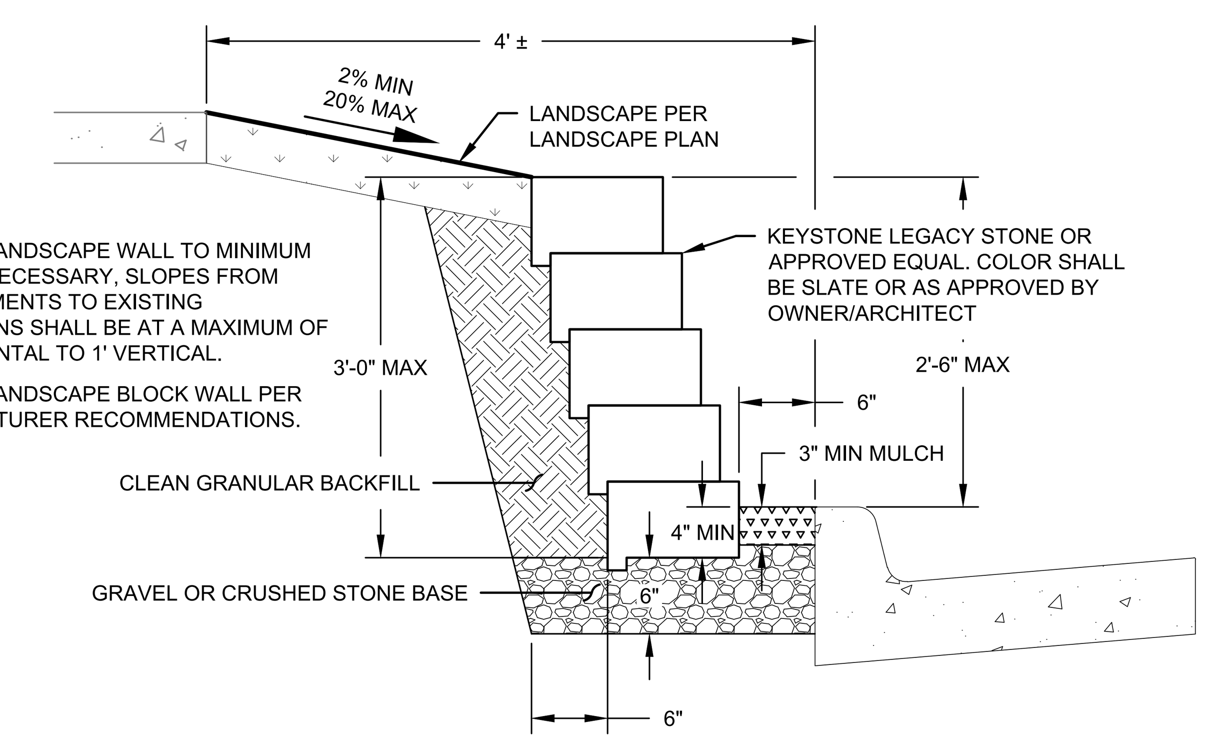
VALLEY GUTTER TYPE 2



ASPHALT PAVEMENT

NOTES:

1. INSTALL LANDSCAPE WALL TO MINIMUM LENGTH NECESSARY, SLOPES FROM IMPROVEMENTS TO EXISTING CONDITIONS SHALL BE AT A MAXIMUM OF 2' HORIZONTAL TO 1' VERTICAL.
2. INSTALL LANDSCAPE BLOCK WALL PER MANUFACTURER RECOMMENDATIONS.



LANDSCAPE WALL DETAIL

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

6/26/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 07/16/2026
APPROVED-CD24-0033-FCO26-0022
plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

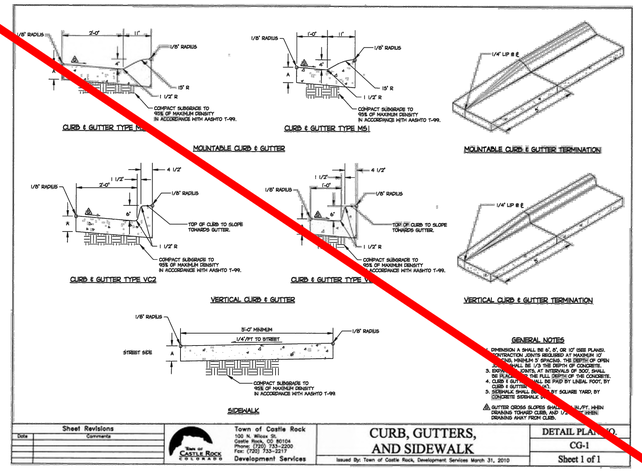
Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

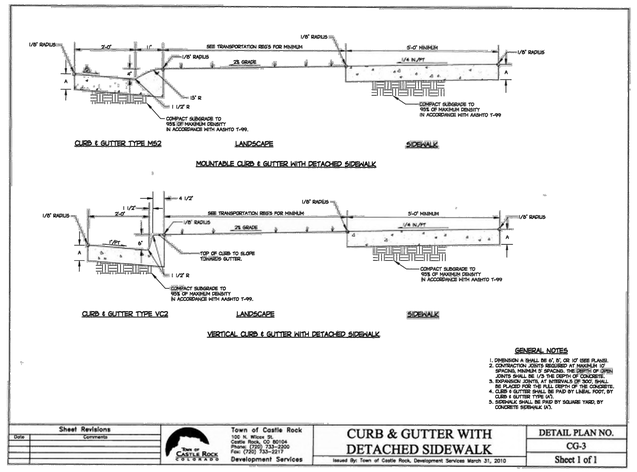
NO.	DESCRIPTION	DATE
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1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25
1	FCO26-0022	

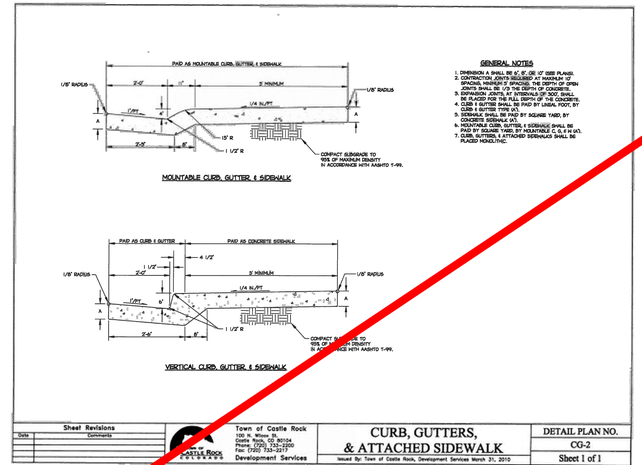
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

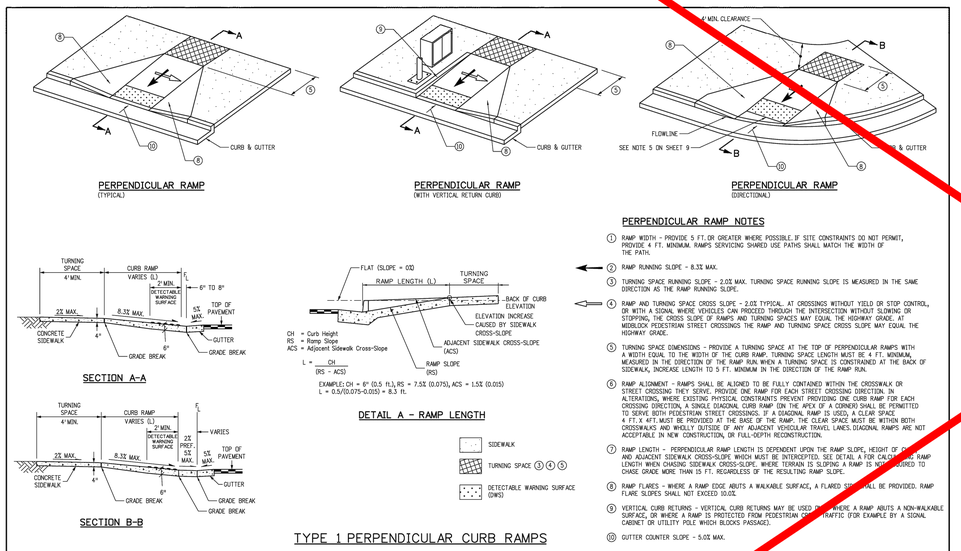
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SITE DETAILS
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

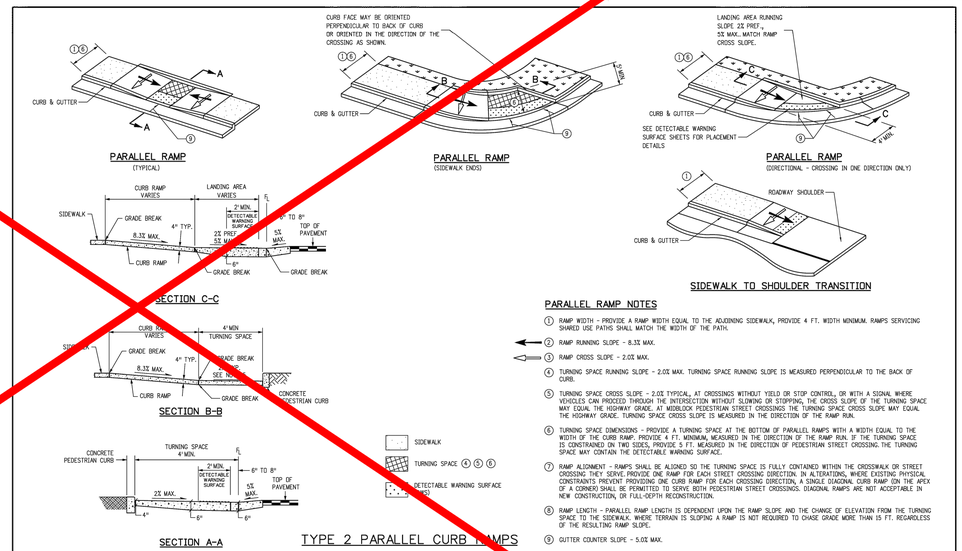
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Engineering No.: 322002	Scale: AS NOTED
Sheet No.: 7 OF 19	





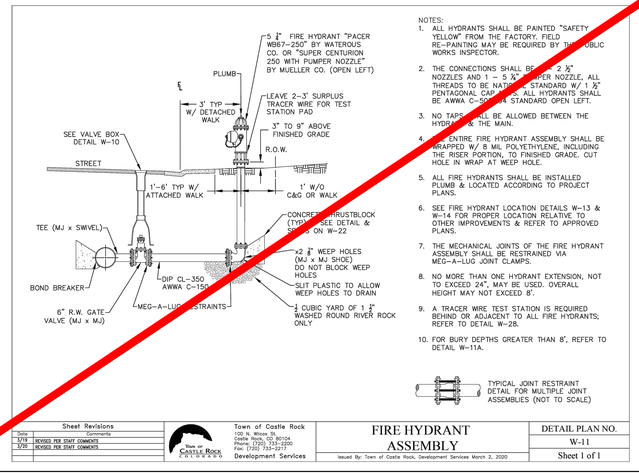






Computer File Information		Sheet Revisions		Colorado Department of Transportation		
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	CURB RAMPS	STANDARD PLAN NO.
Designer Initials: JBK	(R)(X)			CDOT HQ, 3rd Floor		M-608-1
Last Modification Date: 07/31/19	(R)(X)			Denver, CO 80204		Standard Sheet No. 2 of 10
Detailer Initials: LTA	(R)(X)			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R)(X)			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:

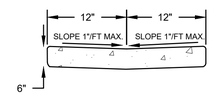
Computer File Information		Sheet Revisions		Colorado Department of Transportation		
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	CURB RAMPS	STANDARD PLAN NO.
Designer Initials: JBK	(R)(X)			CDOT HQ, 3rd Floor		M-608-1
Last Modification Date: 07/31/19	(R)(X)			Denver, CO 80204		Standard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



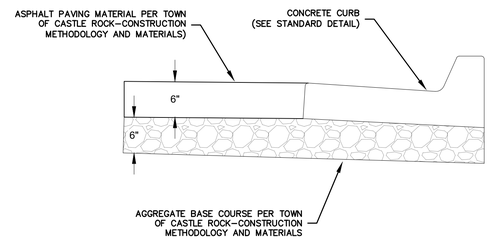
NOTES:
1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 ½" NOZZLES AND 1 – 5 ¼" PUMPER NOZZLE. ALL THREADS TO BE NATIONAL STANDARD W/ 1 ½" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-503 OR A STANDARD OPEN LEFT.
3. NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
4. THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
6. SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
7. THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
8. NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24", MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
9. A TRACER WIRE TEST STATION IS REQUIRED BEHIND OR ADJACENT TO ALL FIRE HYDRANTS; REFER TO DETAIL W-28.
10. FOR BURY DEPTHS GREATER THAN 8', REFER TO DETAIL W-11A.

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

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



VALLEY GUTTER TYPE 2



ASPHALT PAVEMENT

PROFESSIONAL ENGINEER CERTIFICATION

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

ERIC L. MCKNIGHT — 55261 — PROFESSIONAL ENGINEER

1/30/2020

ERIC MCKNIGHT, P.E. — DATE
COLORADO PROFESSIONAL ENGINEER #55261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES — DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

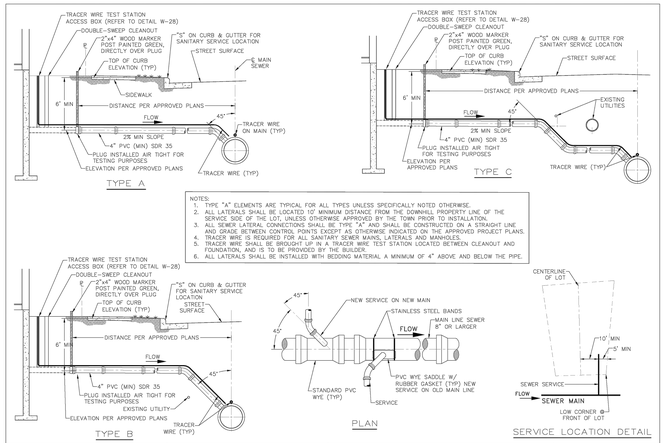
Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

SITE DETAILS
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, EL	Date: 10/30/2024
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: 7 OF 19	

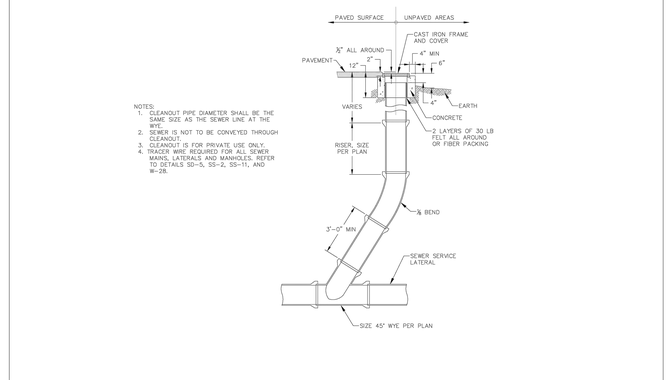


NOTES:
1. TYPE "A" ELEMENTS ARE TYPICAL FOR ALL TYPES UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL LATERALS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM THE DOWNHILL PROPERTY LINE OF THE SERVICE SIDE OF THE LOT, UNLESS OTHERWISE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
3. ALL SEWER LATERAL CONNECTIONS SHALL BE TYPE "A" AND SHALL BE CONSTRUCTED ON A STRAIGHT LINE AND GRADE BETWEEN CONTROL POINTS EXCEPT AS OTHERWISE INDICATED ON THE APPROVED PROJECT PLANS.
4. TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER MAINS, LATERALS AND MANHOLES.
5. TRACER WIRE SHALL BE BROUGHT UP IN A TRACER WIRE TEST STATION LOCATED BETWEEN CLEANOUT AND FOUNDATION, AND IS TO BE PROVIDED BY THE BUILDER.
6. ALL LATERALS SHALL BE INSTALLED WITH BEDDING MATERIAL A MINIMUM OF 4" ABOVE AND BELOW THE PIPE.

Sheet Revisions	
Date	Comments
5/20	REVISED PER STAFF COMMENTS
12/22	REVISED PER STAFF COMMENTS

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

SEWER LATERAL CONNECTIONS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-2
	Sheet 1 of 1

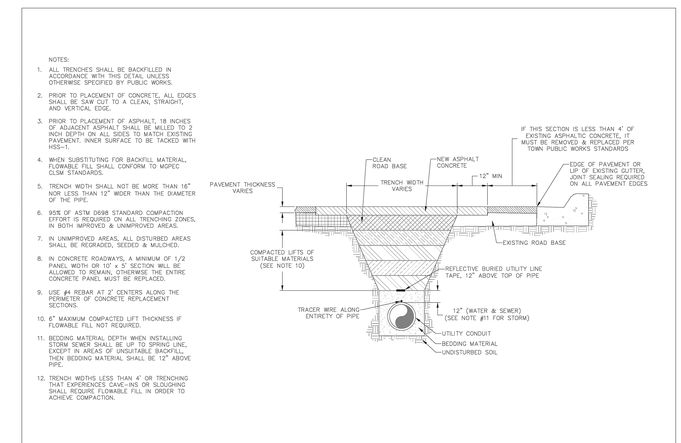


NOTES:
1. CLEANOUT PIPE DIAMETER SHALL BE THE SAME SIZE AS THE SEWER LINE AT THE WYE.
2. SEWER IS NOT TO BE CONVEYED THROUGH CLEANOUT.
3. CLEANOUT IS FOR PRIVATE USE ONLY.
4. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SS-5, SS-2, SS-11, AND W-28.

Sheet Revisions	
Date	Comments
5/20	REVISED PER STAFF COMMENTS

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

SEWER CLEANOUT	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-7
	Sheet 1 of 1



NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 1B INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MGPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.

Sheet Revisions	
Date	Comments
5/20	REVISED PER STAFF COMMENTS
8/22	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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SANITARY SEWER TRENCH DETAIL	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-8
	Sheet 1 of 1

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

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

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MARKER BALLS FOR SANITARY SEWERS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-11
	Sheet 1 of 1

NOTES:
1. ALL SERVICE LINES SHALL BE INSTALLED NEAR THE CENTER OF THE FRONT LOT LINE AT LEAST 5 FEET FROM SIDE OF LOT.
2. METER PITS SHALL BE 20" I.D. FOR ¾" SERVICE LINES, AND 24" I.D. FOR 1" SERVICES (HDPE TYPE IS ALLOWED).
3. REQUIRED BACKFLOW PREVENTION ASSEMBLY TYPE IS CONTINGENT ON TYPE OF WATER USE, AS DETERMINED BY CASTLE ROCK WATER.
4. ALL TOWN SIDE COUPLINGS TO BE FORD QUICK JOINT COMPRESSION FITTINGS, OR APPROVED EQUAL (TIGHTEN TO STOP).
5. THERMAL EXPANSION TANK REQUIRED ON INSTALLATIONS (NOT REQUIRED ON IRRIGATION SERVICES).
6. CORP STOP WITH SERVICE INSULATOR REQUIRED FOR D.I.P. MAIN.
7. MARK A "V" IN CURB FACE PERPENDICULAR TO VALVE.
8. STANDARD CONCRETE BRICK OR APPROVED EQUIVALENT NOT TO EXTEND UNDERNEATH SERVICE LINES.
9. ALL COPPER PIPES REQUIRE POLYWRAP TAPED DOWN AT BENDS AND CORP STOPS.
10. T-POST IS REQUIRED ON BOTH SIDES OF THE CURB STOP, WRAPPED WITH CONSTRUCTION FENCE FOR THE DURATIONS OF CONSTRUCTION.
11. CURB STOP SHALL BE PLACED AT THE SAME ELEVATION OF THE SIDEWALK OR AT FINISHED GRADE.
12. ALL SERVICES SHALL BE INSTALLED WITH BEDDING MATERIAL A MINIMUM OF 4" ABOVE AND BELOW THE PIPE.

WATER METER LAY LENGTHS
3/4" = 7 3/4"
1" = 11 1/4"
*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

Sheet Revisions	
Date	Comments
7/17	REVISED PER STAFF COMMENTS
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS

Town of Castle Rock
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3/4" INCH & 1 INCH WATER SERVICES	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-2
	Sheet 1 of 1

METER LAY LENGTH
1 ½" = 13 ¾"
2" = 15 ½"

NOTES:
1. INSTALL METER IN HORIZONTAL PLANE W/ METER SET UPRIGHT ONLY.
2. NO GATE OR BUTTERFLY VALVES ON 1 1/2" OR 2" SERVICE. USE 1/4 TURN BALL VALVES WITH HANDLE. BYPASS MUST BE LOCKABLE WITH PADLOCK PROVIDED BY CASTLE ROCK WATER.
3. METER AND WIRE PROVIDED BY THE TOWN. CONTRACTOR TO INSTALL METER AND WIRE.
4. BACKFLOW PREVENTION ASSEMBLIES MUST HAVE TEN (10) PIPE DIAMETERS UPSTREAM FROM NEAREST FITTING & THREE (3) PIPE DIAMETERS DOWNSTREAM TO NEXT FITTING.
5. IF WIRE EXITS THROUGH MASONRY, IT MUST BE PLACED INSIDE A CONDUIT.
6. REDUCED PRESSURE BACKFLOW PREVENTORS, AS DETERMINED BY CASTLE ROCK WATER, SHALL CONFORM TO THE COLORADO CROSS CONNECTION CONTROL MANUAL AND THE FOUNDATION FOR CROSS CONNECTION CONTROL HYDRAULIC RESEARCH FOR PROPER APPLICATION, INSTALLATION AND INSPECTION. MIN CLEARANCE 12", MAX CLEARANCE 36" FROM FLOOR. MIN SIDE CLEARANCE WHEN TEST COCK FACES A WALL 24". WHEN TEST COCKS FACE AWAY FROM WALL MIN CLEARANCE 12". NO ELECTRICAL COMPONENTS IN THE SAME GENERAL AREA AS THE BACKFLOW ASSEMBLY. CONTRACTOR TO PROVIDE PASSING TEST RESULTS ON ALL BACKFLOW PREVENTION ASSEMBLIES TO CASTLE ROCK WATER.
7. METER AND BYPASS ASSEMBLY SHALL BE SECURED PROPERLY.
8. PLEASE SEE DETAIL W-4O IF CURBSTOP IS LOCATED IN CONCRETE.
9. METERS WILL NOT BE SET IF CURB STOP BOX IS NOT UP TO FINISHED GRADE OR IF AN ASSEMBLY IS NOT IN PLACE. METER SHALL NOT BE LOCATED IN A CRAWL SPACE.
10. IF CONTINUOUS WATER SERVICE IS REQUIRED DURING BACKFLOW TESTING, A SECONDARY BACKFLOW BYPASS WILL BE REQUIRED.

Sheet Revisions	
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3/20	REVISED PER STAFF COMMENTS
7/22	REVISED PER STAFF COMMENTS

Town of Castle Rock
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Development Services

INSIDE 1 ½ INCH & 2 INCH METER SET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-6B
	Sheet 1 of 1

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

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

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
9/20	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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FIRE HYDRANT ASSEMBLY	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-11
	Sheet 1 of 1

Sheet Revisions	
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9/20	REVISED PER STAFF COMMENTS

Town of Castle Rock
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WATER TRENCH DETAIL	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-21
	Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED ERIC MCKNIGHT 55261 PROFESSIONAL ENGINEER

1/30/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

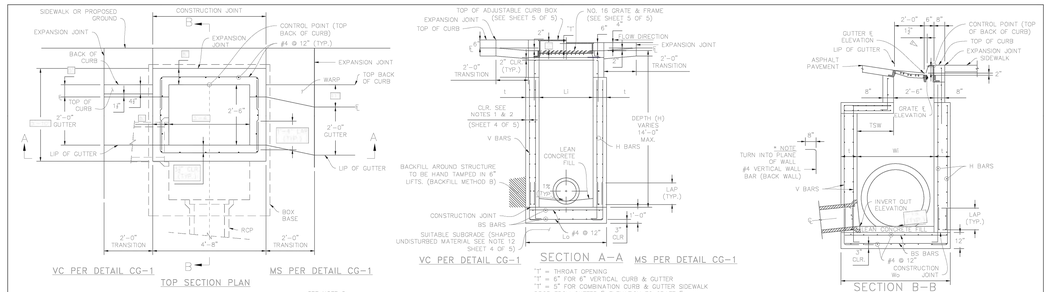
Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title: UTILITY DETAILS
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Teams:	Date:
TS, EM	10/30/2024
Engineering No.:	Scale:
322002	AS NOTED

Sheet No.:
8 OF 19



RCP Diameter	Inside Length (Li)	Inside Width (Wi)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	BS Bars	Lap Splice Length (Lap)
0" - 18"	3'-4"	2'-6"	8"	4'-8"	3'-10"	0'-0"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
21" - 27"	3'-4"	3'-4"	8"	4'-8"	4'-8"	0'-10"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
30" - 36"	3'-4"	4'-2"	8"	4'-8"	5'-6"	1'-8"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
42"	3'-4"	4'-9"	8"	4'-8"	6'-1"	2'-3"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
48" - 60"	3'-4"	6'-8"	10"	5'-0"	8'-4"	4'-2"	1	#5 @ 12"	#5 @ 11"	#5 @ 12"	2'-3"
66" - 78"	3'-4"	8'-6"	10"	5'-0"	10'-2"	6'-0"	2	#5 @ 10"	#5 @ 11"	#5 @ 10"	2'-3"
84"	3'-4"	9'-0"	10"	5'-4"	10'-8"	6'-6"	2	#5 @ 9"	#5 @ 11"	#5 @ 9"	2'-3"

Sheet Revisions	
Date	Comments

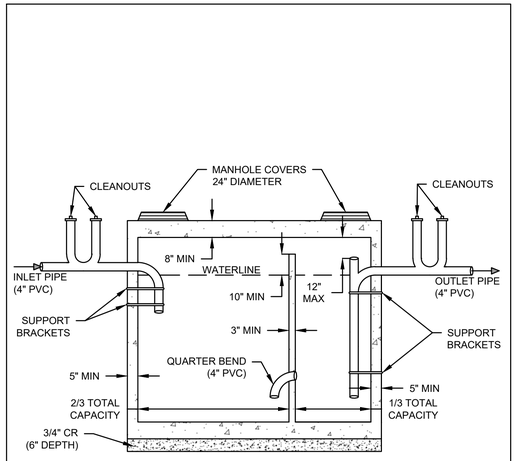
Town of Castle Rock, COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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Development Services

TYPE 16 SINGLE INLET

DETAIL PLAN NO. SD-3

Sheet 1 of 5

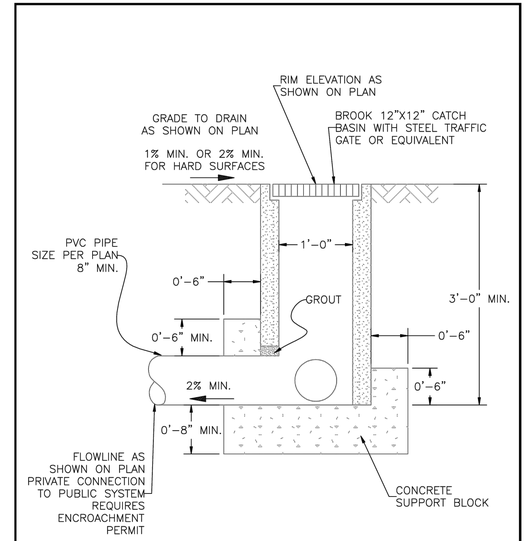
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DESIGN REQUIREMENTS:

1. VENT MUST BE PVC, SCHEDULE 40, TAKEN TO 6" ABOVE ROOF LINE OR GRADE DEPENDING ON LOCATION
2. NO BOLT DOWN COVERS ALLOWED WITHOUT PERMISSION FROM PCWRA
3. WITHIN INTERCEPTOR, ALL PIPE AND FITTINGS SHALL BE SOLVENT WELDED SCHEDULE 40 PVC MIN. 3" DIAMETERS
4. GREY WATER USE ONLY; BLACK WATER SHALL BE CARRIED BY SEPARATE SEWER

GREASE INTERCEPTOR DETAIL



SCALE: NOT TO SCALE

8/11/11
DATE APPROVED:
André P. Brackin
DEPARTMENT OF TRANSPORTATION

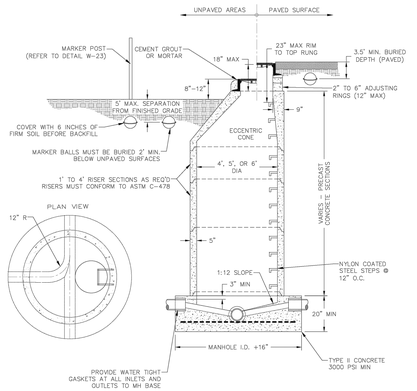
Grate Inlet for Common Areas (guidance)
Standard Drawing
REVISION DATE: 11/10/04
FILE NAME: SD_3-8

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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

NOTES:

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



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

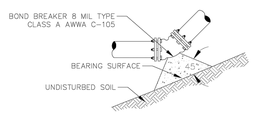
Town of Castle Rock, COLORADO
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Development Services

SANITARY AND STORM SEWER MANHOLE

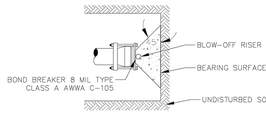
DETAIL PLAN NO. SS-3

1 of 1

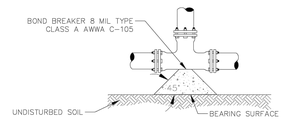
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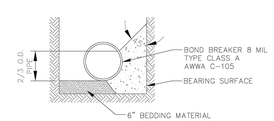
11 1/4, 22 1/2 & 45 BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

1. BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
   A. INTERNAL WORKING PRESSURE OF 150 PSI.
   B. TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
   C. THRUSTBLOCK CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
2. ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
3. THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

MINIMUM BEARING SURFACE AREA

(IN SQUARE FEET)

SIZE OF PIPE	BENDS 11 1/4°	22 1/2°	45°	90°	TEE OR DEAD END
6"	2.00	2.00	2.25	4.25	3.00
8"	2.00	2.00	4.00	8.00	5.25
12"	2.00	4.25	8.25	12.00	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00

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6/22	REVISED PER STAFF COMMENTS

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HORIZONTAL BEND THRUSTBLOCKS

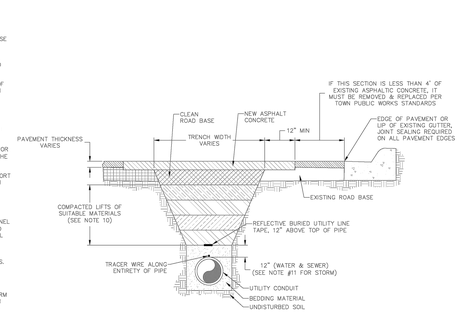
DETAIL PLAN NO. W-22

Sheet 1 of 1

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

NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MGPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.



Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
8/22	REVISED PER STAFF COMMENTS

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

STORM SEWER TRENCH DETAIL

DETAIL PLAN NO. SD-2

Sheet 1 of 1

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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED ERIC L. MCKNIGHT 55261 PROFESSIONAL ENGINEER

1/30/2026

ERIC MCKNIGHT, P.E. DATE
COLORADO PROFESSIONAL ENGINEER #0055261

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock COLORADO — DEVELOPMENT SERVICES APPROVED

By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	02/15/24
1	REVISED PER TOWN COMMENTS	04/16/24
2	REVISED PER TOWN COMMENTS	10/16/24
3	REVISED PER TOWN COMMENTS	10/27/25
4	REVISED PER TOWN COMMENTS	12/04/25

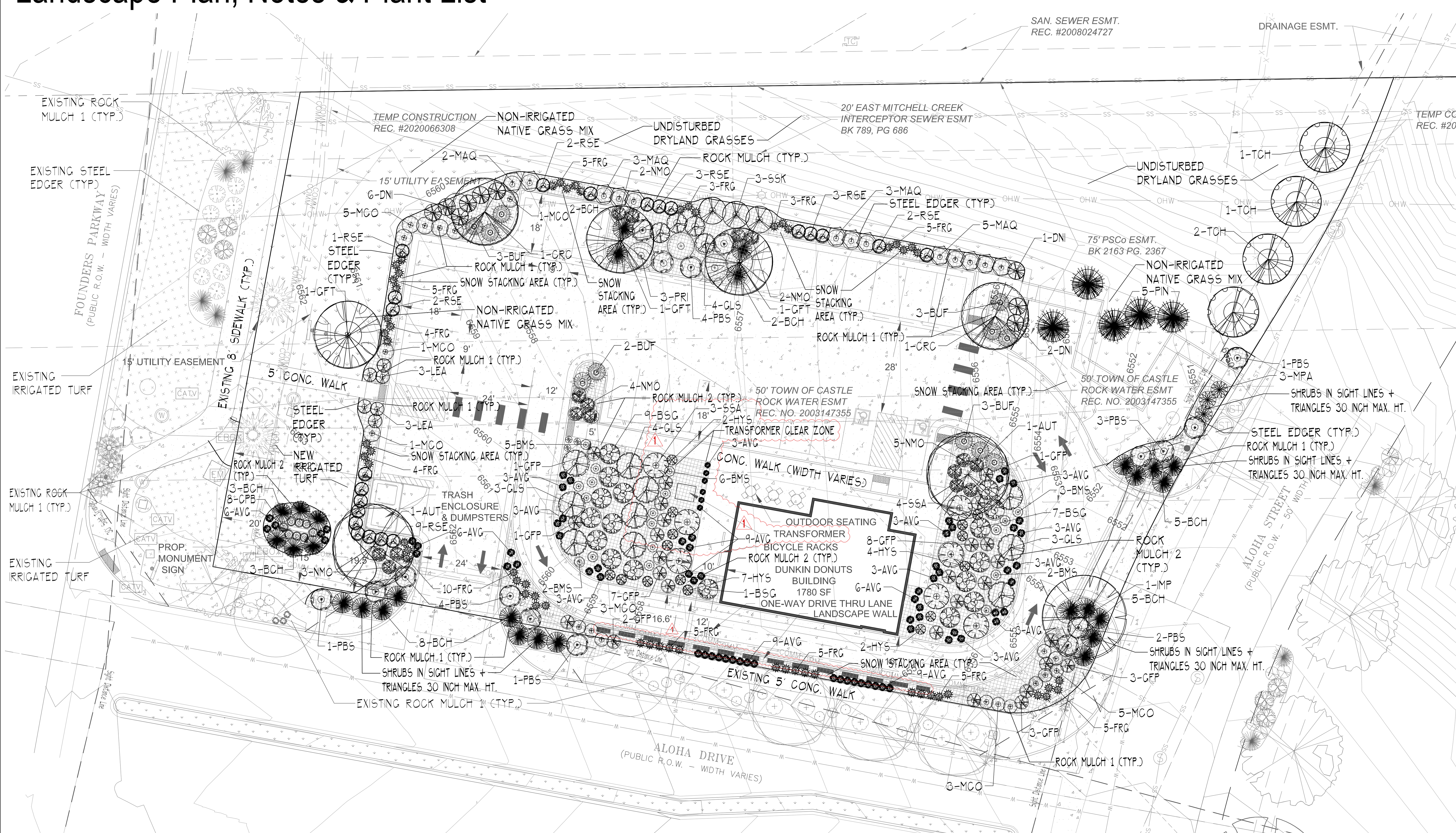
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Title: **UTILITY DETAILS 2**
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
TS, EM	10/30/2024
Engineering No.:	Scale:
322002	AS NOTED

Sheet No.: 9 OF 19

Landscape Plan, Notes & Plant List



EXISTING PLANT LEGEND

FOUNDERS PARKWAY STREET TREES + SHRUBS (BY DEVELOPER)

EXISTING TURF

PLANT LEGEND

- PIN PINON PINE 25'X15'
- AUT AUTUMN BLAZE PEAR 2.0" CAL. 30'X25'
- IMP IMPERIAL LOCUST 2.0" CAL. 35'X25'
- GFT GINNALA FLAME MAPLE 1.75" CAL.-20'X20'
- CRC CANADA RED CHOKECHERRY 1.75" CAL. 25'X20'
- TCH COCKSPUR THORNLESS HAWTHORN 1.75" CA. 20'X15'
- BSG SPANISH GOLD BROOM 4'x6'
- MCO COMPACT OREGON GRAPE HOLLY 3' X 4'-5'
- MAQ OREGON GRAPE HOLLY 6' X 6'
- BCH BLUE CHIP JUNIPER 10'X6'
- BUF BUFFALO JUNIPER 12'X6'
- MPA MANZANITA PANCHITO 2'X4'
- PRI PRINCE OF WALES JUNIPER 10'X10'
- GLS GRO-LOW SUMAC 3' X 6'
- HYS HYPERICUM (ST. JOHN'S WORT) 'SUNBURST' 3'X3'
- CPB CRIMSON PYGMY BARBERRY 2'X3'
- LEA GREAT PLAINS LEADPLANT 4'X4'
- SSA AUTUMN AMBER SUMAC 18"X6'-8'
- NMO MOUNTAIN NINEBARK 3'X4'
- GFP GOLDFINGER POTENTILLA 3'X4'
- DNI DWARF NINEBARK 5'X5'
- BMS BLUE MIST SPIREA 3'X3'
- RSE REGENT SERVICEBERRY 6'X5'
- PBS PAWNEE BUTTES SAND CHERRY 1.5'-2'X6'
- SSK SASKATOON SERVICEBERRY 10' X 8'
- AVG BLUE AVENA GRASS 2'X2'
- FRG FEATHER REED GRASS 5-6'X24"

NOTE: ALL ORNAMENTAL + EVERGREEN TREES WITHIN THE 75' XCEL POWER LINE EASEMENT SHALL BE A MAXIMUM OF 20' TO 25' IN HEIGHT.

EXISTING IRRIGATED TURF -STREETSCAPE AREA (BLUE GRAMA GRASS)

NEW IRRIGATED TURF (BLUE GRAMA GRASS)

EXISTING + PROPOSED NON-IRRIGATED NATIVE GRASSES LOW-GROW GRASS MIX

Commercial Landscape Site Inventory

TOWN OF CASTLE ROCK COLORADO

Town of Castle Rock Registered Professional **Kirby Smith**

Town of Castle Rock Registration # **15-1088** State of Colorado License Landscape Architect # **430**

Company Name **Kirby Smith & Associates, Inc.** Address **6201 So. Hudson Ct., Centennial, CO 80121**

Phone **303-694-9484** Email **KSAKIRBY@AOL.com** Date **07/08/26**

PROJECT NAME **Dunkin Donuts Founders Crossing Lot 5 - Site Development Plan Landscape Plans**

Gross Construction Area	Min. Landscaped Area In Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 sq.ft.	Separate Irrigation Service Connections
	x.10 =								No ❒ Yes ☒
49,390	4,939	Low-Grow	± 1,900	10	11	20	176	4	
(1.13 Ac.)		2,123							
	28,628.00	Non-Irrigated							
	Provided	Native							
	('± 10,825 Irrigated)	5,685							

Parking Lot (Area in Sq. Ft.)	Parking Lot Landscaped Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscaped Islands/ Peninsulas	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
	x.10 =								
10,623.0	1,062	27	± 420	2	8.0'	2	6	5	78
	± 2,475								
	Provided								

DUNKIN DONUTS - FOUNDERS CROSSING LOT 5

CLWUR Chart for the Town of Castle Rock

Irrig. Zone	Plant Name (Common)	App Rate (inches/ month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
DRIP/SPRAY	TREES/SHRUBS/BEDS	2.5	L +1.5-3.0		8,702.00	2.00	8,702.00	2.00
Total of the CLWUR=					8,702.00			2.00

TOWN STANDARD CONSTRUCTION DRAWING (CD) LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD NOTES & DETAILS SHEET 10OF 15.
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17. THERE WILL BE NO TREES WIH A CALIPER GREATER THAN 12" OR A BRANCHING HEIGHT NO LESS THAN 8' WITHIN SIGHT DISTANCE LINES PER PARAGRAPH 2.4.8 (2) OF THE TDCM.
18. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.

STREET TREE REQUIREMENTS SUMMARY

STREET NAME	STREET FRONTAGE LENGTH[1]	STREET TREES REQUIRED[2]	STREET TREES PROVIDED: LARGE CANOPY TREES PROVIDED (MIN. 75%)	STREET TREES PROVIDED: OTHER TREES PROVIDED	SHRUBS REQUIRED[2]	SHRUBS PROVIDED + Grasses/Shrub 3:1 Equivalent
ALOHA STREET	184.3'	(4.6) 5	1[4]	4	20	21 SHRUBS
ALOHA DRIIVE[3]	235.78'	(5.89) 6	6	0	24	26 SHRUBS
FOUNDERS PARKWAY[3]	149.6'	(3.74) 4	2	2	16	21 SHRUBS
TOTAL	339.33'	(14.23) 15	9	6	60	68

[1] EXCLUDING STREET AND DRIVEWAY OPENINGS
[2] PER TOWN OF CASTLE ROCK REQUIREMENTS (TREES = 1/40 LF; SHRUBS = 4/1 REQUIRED TREE)
[3] EXISTING LANDSCAPEING PROVIDED BY MASTER DEVELOPER
[4] SEE ASSOCIATED VARIANCE TO NUMBER OF LARGE CANOPY TREES, DUE TO WATER LINE EASEMENTS/XCEL POWER LINES & EASEMENT.

PLANT & MATERAILS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	MATURE SIZE	IRRIGATION (Drip, spray, or rotor)	WATER REQUIREMENTS (inches per month)	HYDROZONE-WATER USE (Very Low, Low, Moderate, High)	SQ. FT. OF ZONE (Turf Only)	PERCENT OF TOTAL AREA (49,390 SF)	PERCENT OF TOTAL LANDSCAPED AREA (28,628 SF)
		EVERGREEN TREES										
5	PIN	Pinion Pine	Pinus edulis	6' Ht.	B&B	25'x15'	Drip	1.43	Very Low			
		DECIDUOUS TREES										
1	IMP	Imperial Honeylocust	Gleditsia triancanthos inermis 'Imperial'	2" Cal.	B&B	35'x25'	Drip	1.43	Low			
2	AUT	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	2" Cal	B&B	30'x25'	Drip	1.43	Low			
2	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	1.75" Cal	B&B	25'x20'	Drip	1.43	Low			
4	TCH	Cockspur Thornless Hawthorn	Crataegus crus-galli 'Inermis'	1.75" Cal	B&B	20'x15'	Drip	1.43	Low			
3	GMC	Ginnala Maple	Acer ginnala	1.75" Cal	B&B	20'x20'	Drip	1.43	Low			
		EVERGREEN SHRUBS										
17	BSG	Broom, Spanish Gold	Cytisus purgan 'Spanish Gold'	5 Gal.	20"-24" Min. Ht.	4'x6'	Drip	1.43	Low			
3	MPA	Panchito Manzanita	Arctostaphylos 'Panchito'	5 Gal.	12" Min Ht.	2'x4'	Drip	1.43	Low			
13	MAQ	Mahonia/Oregon Grape	Mahonia aquifolium	5 Gal.	20" Min. Ht.	6'x6'	Drip	0.71	Very Low			
19	MCO	Compact Mahonia/Oregon Grape	Mahonia aquifolium 'Compacta'	5Gal.	20" Min. Ht.	3'x5'	Drip	0.71	Very Low			
28	BCH	Blue Chip Juniper	Juniperus.horizontalis 'Blue Chip'	5Gal.	18" Min. Spread	10'x6'	Drip	1.43	Low			
11	BUF	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 Gal.	18" Min. Spread	12'x6'	Drip	1.43	Low			
3	PRI	Prince Of Wales Juniper	Juniperus.horizontalis 'Prince of Wales'	5 Gal.	18" Min. Spread	10'x10'	Drip	1.43	Low			
		DECIDUOUS SHRUBS										
8	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Autropurpurea Nana'	5 Gal.	15" Min. Ht.	2'x3'	Drip	1.43	Low			
22	RSE	Regent Serviceberry	Amelanchier alnifolia 'Regent'	5 Gal.	24" multi-stalked	6'x4'	Drip	1.43	Low			
26	GFP	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	5 Gal.	24" multi-stalked	3'x4'	Drip	1.43	Low			
16	NMO	Mountain Ninebark	Physocarpus monogynus	5 Gal.	24" multi-stalked	3'x4'	Drip	1.43	Low			
9	DNI	Dwarf Ninebark	Physocarpus opufolius 'Nanus'	5 Gal.	18"-24" multi-stalked	5'x5'	Drip	1.43	Low			
3	SSK	Saskatoon Serviceberry	Amelanchier alnifolia	5 Gal.	24" multi-staked	10'x8'	Drip	1.43	Low			
6	LEA	Leadplant	Amorpha canescens	5 Gal.	24" multi-staked	4'x4'	Drip	1.43	Low			
18	BMS	Blue Mist Spirea	Caryopteris x clandonensis	5 Gal.	18"-24" multi-staked	3'x3'	Drip	1.43	Low			
15	HYS	St. John's Wort 'Sunburst'	Hypericum frondosum 'Sunburst'	6 Gal.	18"-24" multi-staked	3'x3'	Drip	1.43	Low			
14	GLS	Gro-Low Fragrant Sumac	Rhus aromatica "Grow-Low'	5 Gal.	18"-24" multi-staked	3'x6'	Drip	1.43	Low			
7	SSA	Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	5 Gal.	18"-24" multi-staked	18"x6'	Drip	1.43	Low			
16	PBS	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 Gal.	18" multi-staked	2'x6'	Drip	1.43	Low			
		ORNAMENTAL GRASSES										
78	AVG	Blue Avena /Oat Grass	Helictotrichon sempervirens	1 Gal.	12" Min Spread	2'x2'	Drip	1.43	Low			
59	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	Min. 24"-30" o.c.	5-6'x2'	Drip	1.43	Low			
		TURF GRASSES										
On-Site Turf		Blue Grams Grass	Irrigated Grass	Seed	See Notes	n/a	Spray			2123	4.29%	7.41%
Native		Low-Gro Grass Mix	Dryland Grass Mix	Seed	See Notes	n/a	None			5010	10.14%	17.5%

On-Site Turf Areas: Approx. 2,123 square feet total - To be seeded with Blue Grama Grass seed.
Non-Irrigated Native Grass Areas: Approx. 5,010 square feet total - To be seeded with dryland Low-Gro Grass Mix (see notes).
Rock Mulch Type 1 Beds: Approx. 4,277 square feet total – Tan River Rock 1-1/2", or owner approved equal – 3" min. depth.
Rock Mulch Type 2 Beds: Approx. 3,148 square feet total – Mountain Granite 1-1/2", or owner approved equal – 3" min. depth.
Cedar Mulch Rings: Approx. 680 square feet total – Washington/Cascade Cedar, or owner approved equal. Min. 4" depth for all new tree rings (3.0' diam.), shrub rings (1.5' diam.), and ornamental grass rings (1.0' diam.) in bed and grass areas.
Steel Edger: Approx. 818 linear feet – Rolled top, 14 gage, Ryersons, or owner approved equal.

Scale: 1" = 20'

0' 10' 20' 30' North

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KIRBY J. SMITH 430 03/04/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Landscape Plans Prepared By:
Kirby Smith & Associates, Inc.
Land Planning • Site Design • Landscape Architecture
6201 So. Hudson Ct. Centennial, CO 80121
(303) 694-9484 FAX (303) 694-9272
Colorado Landscape Architect Licence No. 430 Job # 488.2
Expiration: December 31, 2026

Signature Date

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL

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

DEVELOPMENT SERVICES APPROVED By jkirkpatrick on 07/16/2026 APPROVED-CD24-0033-FCO26-0022 plans.pdf Record Document on File

Approved By: Development Services Date

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0022

Irrigation Plans Prepared By: Smith IRRIGATION DESIGN, LLC 9499 HIGH CLIFFE STREET, HIGHLANDS RANCH, CO 80129 PHONE 303-471-7377 WWW.SMITH-IRRIGATION.COM

Client: CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
1	REVISIONS PER TOWN COMMENTS	06/07/24
2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25
1	FIELD CHANGE ORDER FCO26-0022	07/08/26

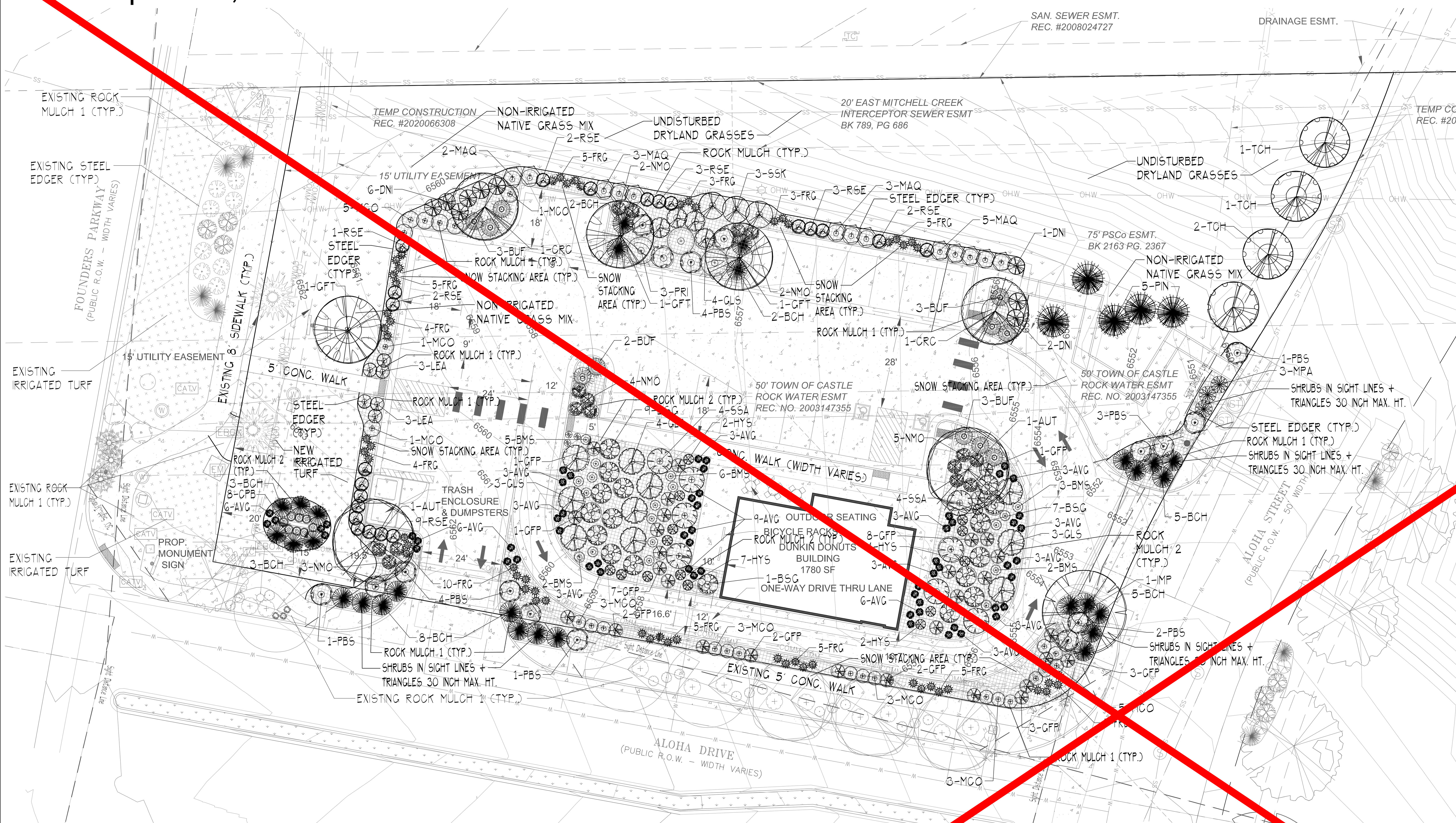
Site Plan Prepared By: WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Landscape Plans Prepared By: State of Colorado Licensed Landscape Architect No. 430
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
6201 SO. HUDSON CT., CENTENNIAL, CO 80121
(303) 694-9484 FAX (303) 694-9272
Job # 488.0

Title: **Final Landscape Plan**
DUNKIN FOUNDERS CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LP | Date: 2024/01/26
Engineering No.: 322002 | Scale: AS NOTED

Landscape Plan, Notes & Plant List



TOWN STANDARD CONSTRUCTION DRAWING (CD) LANDSCAPE NOTES

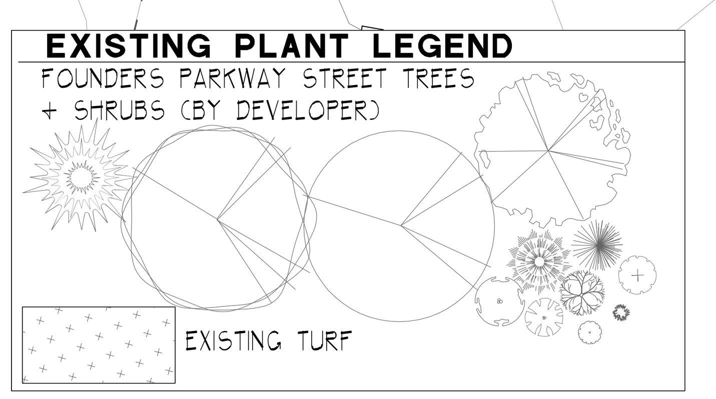
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STREET TREE REQUIREMENTS SUMMARY

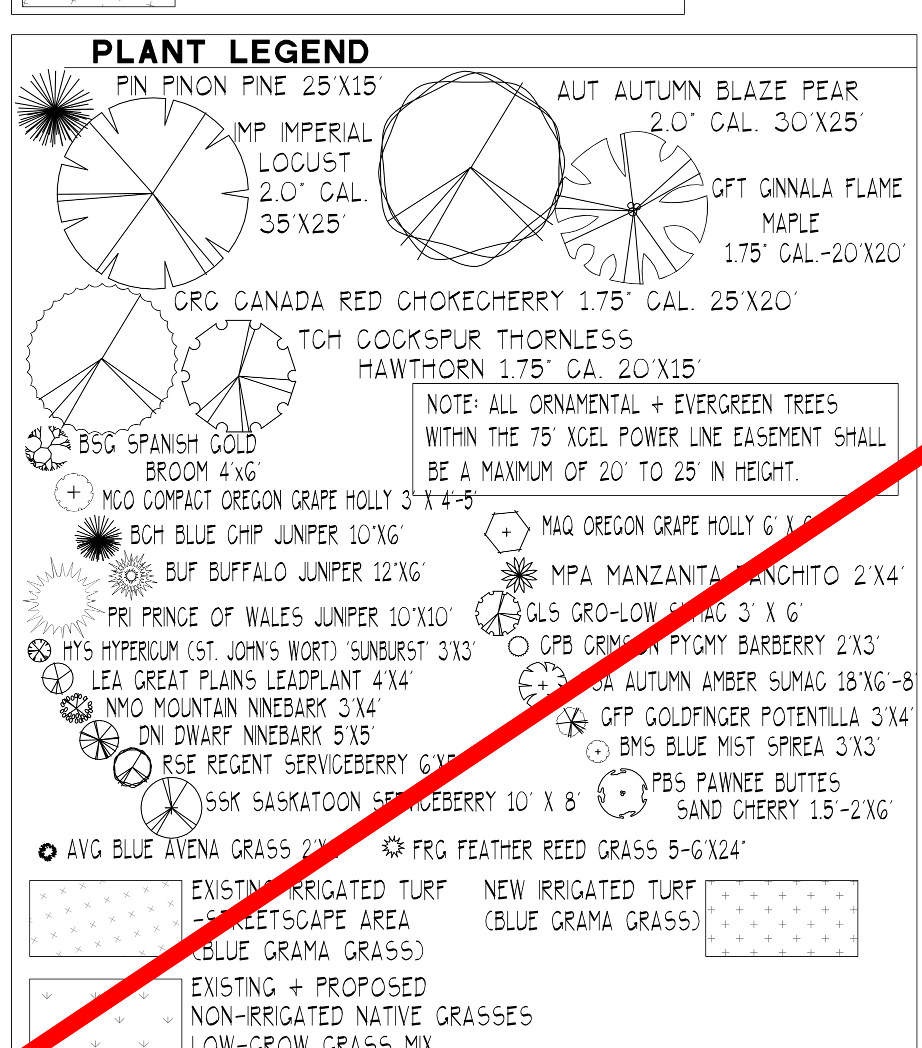
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[1] EXCLUDING STREET AND DRIVEWAY OPENINGS
[2] PER TOWN OF CASTLE ROCK REQUIREMENTS (TREES = 1/40 LF; SHRUBS = 4/1 REQUIRED TREE)
[3] EXISTING LANDSCAPEING PROVIDED BY MASTER DEVELOPER
[4] SEE ASSOCIATED VARIANCE TO NUMBER OF LARGE CANOPY TREES, DUE TO WATER LINE EASEMENTS/XCEL POWER LINES & EASEMENT.

EXISTING PLANT LEGEND



PLANT LEGEND



TOWN OF CASTLE ROCK COLORADO — Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **Kirby Smith**

Town of Castle Rock Registration # **15-1088** State of Colorado License Landscape Architect # **430**

Company Name **Kirby Smith & Associates, Inc.** Address **6201 So. Hudson Ct., Centennial, CO 80121**

Phone **303-694-9484** Email **KSAKIRBY@AOL.com** Date **10/18/23**

PROJECT NAME **Dunkin Donuts Founders Crossing Lot 5 Site Development Plan Landscape Plans**

Gross Construction Area	Min. Landscaped Area In Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 sq.ft.	Separate Irrigation Service Connections
49,390 (1.13 Ac.)	x.10 = 4,[illegible] 28,628.00 Provided (± 10,825 Irrigated)	Low-Grow 2,123 Non-Irrigated Native 5,685	± 1,900	10	11	20	187	4	No ☐ Yes ☒
Parking Lot (Area in Sq. Ft.)	**Parking Lot Landscaped Area (Sq. Ft.)**	**No. of Parking Spaces**	**Nonliving Ornamental (Area in Sq. Ft.)**	**No. of Interior Landscaped Islands/ Peninsulas**	**Minimum Width of Interior Landscaped Islands**	**No. of Trees Required**	**No. of Trees Provided**	**No. of Shrubs Required**	**No. of Shrubs Provided**
10,623.0	x.10 = 1,062 ± 2,475 Provided	27	± 420	2	8.0'	2	6	5	78

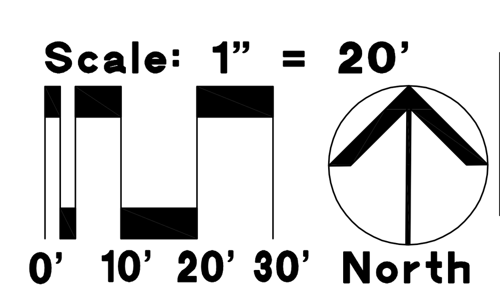
DUNKIN DONUTS - FOUNDERS CROSSING LOT 5
CLWUR Chart for the Town of Castle Rock

Irrig. Zone	Plant Name (Common)	App Rate (inches/ month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
DRIP/SPRAY	TREES/SHRUBS/BEDS	2.5	L	+1.5-3.0	8,702.00	2.00	8,702.00	2.00
Total of the CLWUR=					8,702.00			2.00

PLANT & MATERAILS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	MATURE SIZE	IRRIGATION (Drip, spray, or rotor)	WATER REQUIREMENTS (inches per month)	HYDROZONE-WATER USE (Very Low, Low, Moderate, High)	SQ. FT. OF ZONE (Turf Only)	PERCENT OF TOTAL AREA (49,390 SF)	PERCENT OF TOTAL LANDSCAPED AREA (28,628 SF)
		EVERGREEN TREES										
5	PIN	Pinion Pine	Pinus edulis	6' Ht.	B&B	25'x15'	Drip	1.43	Very Low			
		DECIDUOUS TREES										
1	IMP	Imperial Honeylocust	Gleditsia triancanthos inermis 'Imperial'	2" Cal.	B&B	35'x25'	Drip	1.43	Low			
2	AUT	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	2" Cal	B&B	30'x25'	Drip	1.43	Low			
2	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	1.75" Cal	B&B	25'x20'	Drip	1.43	Low			
4	TCH	Cockspur Thornless Hawthorn	Crataegus crus-galli 'Inermis'	1.75" Cal	B&B	20'x15'	Drip	1.43	Low			
3	GMC	Ginnala Maple	Acer ginnala	1.75" Cal	B&B	[illegible]x20'	Drip	1.43	Low			
		EVERGREEN SHRUBS										
17	BSG	Broom, Spanish Gold	Cytisus purgan 'Spanish Gold'	5 Gal.	20"-24" Min. Ht.	4'x6'	Drip	1.43	Low			
3	MPA	Panchito Manzanita	Arctostaphylos 'Panchito'	5 Gal.	12" Min Ht.	2'x4'	Drip	1.43	Low			
13	MAQ	Mahonia/Oregon Grape	Mahonia aquifolium	5 Gal.	20" Min. Ht.	6'x6'	Drip	0.71	Very Low			
25	MCO	Compact Mahonia/Oregon Grape	Mahonia aquifolium 'Compacta'	5 Gal.	20" Min. Ht.	3'x5'	Drip	0.71	Very Low			
28	BCH	Blue Chip Juniper	Juniperus.horizontalis 'Blue Chip'	5 Gal.	18" Min. Spread	10'x6'	Drip	1.43	Low			
11	BUF	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 Gal.	18" Min. Spread	12'x6'	Drip	1.43	Low			
3	PRI	Prince Of Wales Juniper	Juniperus.horizontalis 'Prince of Wales'	5 Gal.	18" Min. Spread	10'x10'	Drip	1.43	Low			
		DECIDUOUS SHRUBS										
8	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Autropurpurea Nana'	5 Gal.	15" Min. Ht.	2'x3'	Drip	1.43	Low			
22	RSE	Regent Serviceberry	Amelanchier alnifolia 'Regent'	5 Gal.	24" multi-staked	6'x4'	Drip	1.43	Low			
30	GFP	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	5 Gal.	24" multi-staked	3'x4'	Drip	1.43	Low			
16	NMO	Mountain Ninebark	Physocarpus monogynus	5 Gal.	24" multi-staked	3'x4'	Drip	1.43	Low			
9	DNI	Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5 Gal.	18"-24" multi-staked	5'x5'	Drip	1.43	Low			
3	SSK	Saskatoon Serviceberry	Amelanchier alnifolia	5 Gal.	24" multi-staked	10'x8'	Drip	1.43	Low			
6	LEA	Leadplant	Amorpha canescens	5 Gal.	24" multi-staked	4'x4'	Drip	1.43	Low			
18	BMS	Blue Mist Spirea	Caryopteris x clandonensis	5 Gal.	18"-24" multi-staked	3'x3'	Drip	1.43	Low			
15	HYS	St. John's Wort 'Sunburst'	Hypericum frondosum 'Sunburst'	6 Gal.	18"-24" multi-staked	3'x3'	Drip	1.43	Low			
14	GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Grow-Low'	5 Gal.	18"-24" multi-staked	3'x6'	Drip	1.43	Low			
8	SSA	Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	5 Gal.	18"-24" multi-staked	18'x6'	Drip	1.43	Low			
16	PBS	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 Gal.	18" multi-staked	2'x6'	Drip	1.43	Low			
		ORNAMENTAL GRASSES										
60	AVG	Blue Avena /Oat Grass	Helictotrichon sempervirens	1 Gal.	12" Min Spread	2'x2'	Drip	1.43	Low			
59	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	Min. 24"-30" o.c.	5-6'x2'	Drip	1.43	Low			
		TURF GRASSES										
On-Site Turf		Blue Grams Grass	Irrigated Grass	Seed	See Notes	n/a	Spray			2123	4.29%	7.41%
Native		Low-Gro Grass Mix	Dryland Grass Mix	Seed	See Notes	n/a	None			5010	10.14%	17.5%

On-Site Turf Areas: Approx. 2,123 square feet total - To be seeded with Blue Grama Grass seed.
Non-Irrigated Native Grass Areas: Approx. 5,010 square feet total - To be seeded with dryland Low-Gro Grass Mix (see notes).
Rock Mulch Type 1 Beds: Approx. 4,277 square feet total – Tan River Rock 1-1/2", or owner approved equal – 3" min. depth.
Rock Mulch Type 2 Beds: Approx. 3,148 square feet total – Mountain Granite 1-1/2", or owner approved equal – 3" min. depth.
Cedar Mulch Rings: Approx. 680 square feet total – Washington/Cascade Cedar, or owner approved equal. Min. 4" depth for all new tree rings (3.0' diam.), shrub rings (1.5' diam.), and ornamental grass rings (1.0' diam.) in bed and grass areas.
Steel Edger: Approx. 818 linear feet – Rolled top, 14 gage, Ryersons, or owner approved equal.



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KIRBY J. SMITH 430 — 03/04/2008 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Landscape Plans Prepared By:

Kirby Smith & Associates, Inc.
Land Planning • Site Design • Landscape Architecture
6201 So. Hudson Ct. Centennial, CO 80121
(303) 694-9484 FAX (303) 694-9272
Colorado Landscape Architect Licence No. 430 **Job # 488.2**
Expiration: December 31, 2026

Signature Date

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES **APPROVED** By jkirkpatrick on 03/09/2026 APPROVED-CD24-0003 Plans.pdf Record Document on File

Approved By: Development Services Date

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Irrigation Plans Prepared By: Smith IRRIGATION DESIGN, LLC — 9499 HIGH CLIFFE STREET, HIGHLANDS RANCH, CO 80126 PHONE 303-471-7377 WWW.SMITH-IRRIGATION.COM

Client: **CD FOUNDERS-CASTLE ROCK LLC**
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
1	REVISIONS PER TOWN COMMENTS	06/07/24
2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25

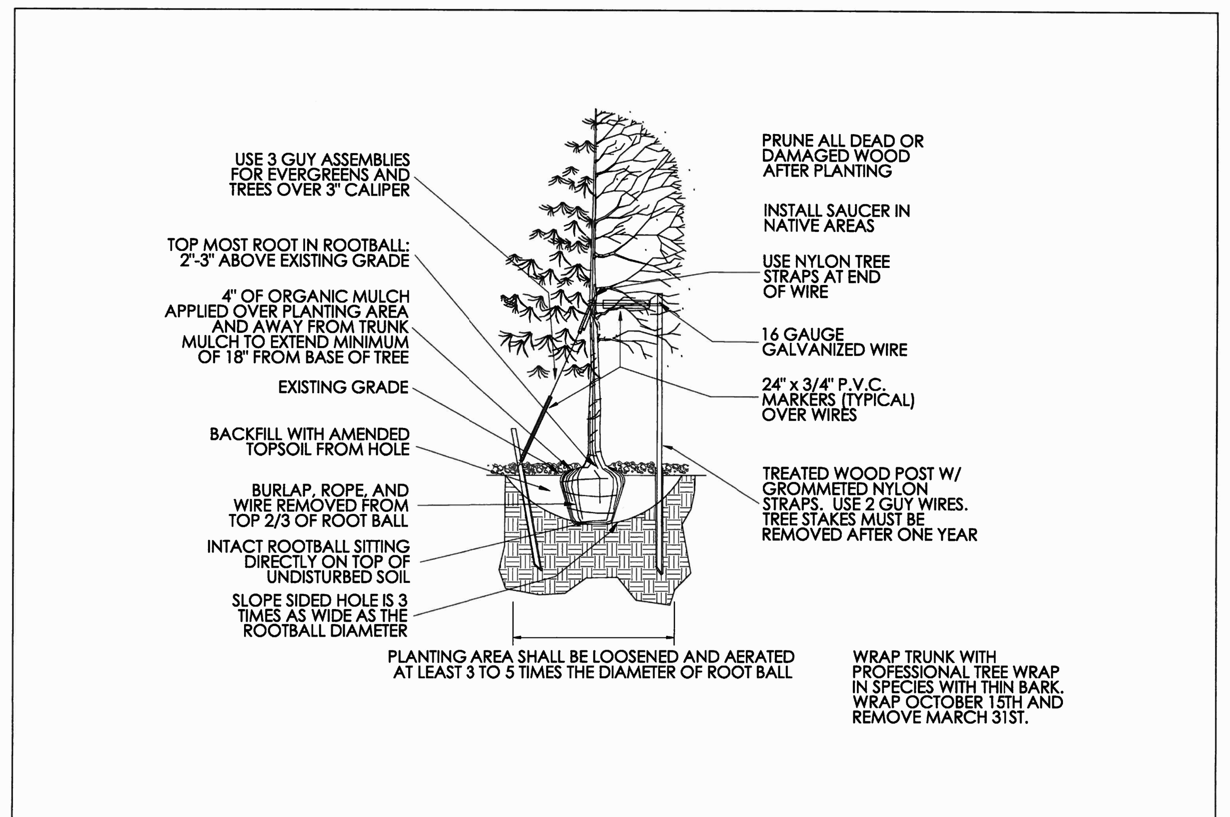
Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Landscape Plans Prepared By: State of Colorado Licensed Landscape Architect No. 430
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
6201 SO. HUDSON CT., CENTENNIAL, CO 80121
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Job # 488.0

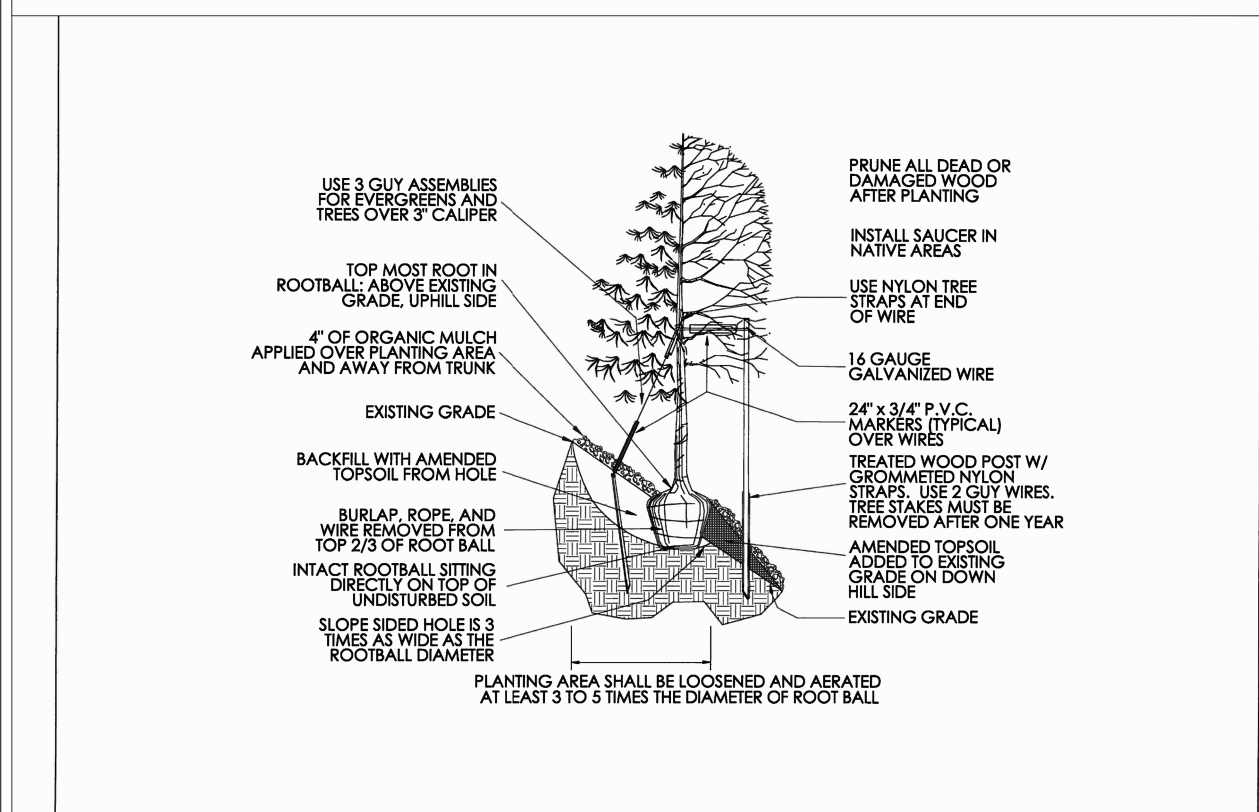
Title: **Final Landscape Plan**
DUNKIN FOUNDERS
CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LL Date: 2024/01/26
Engineering No.: 322002 Scale: AS NOTED
Sheet No.: L-1 10 OF 19

Layout Dimensions, Notes & Details

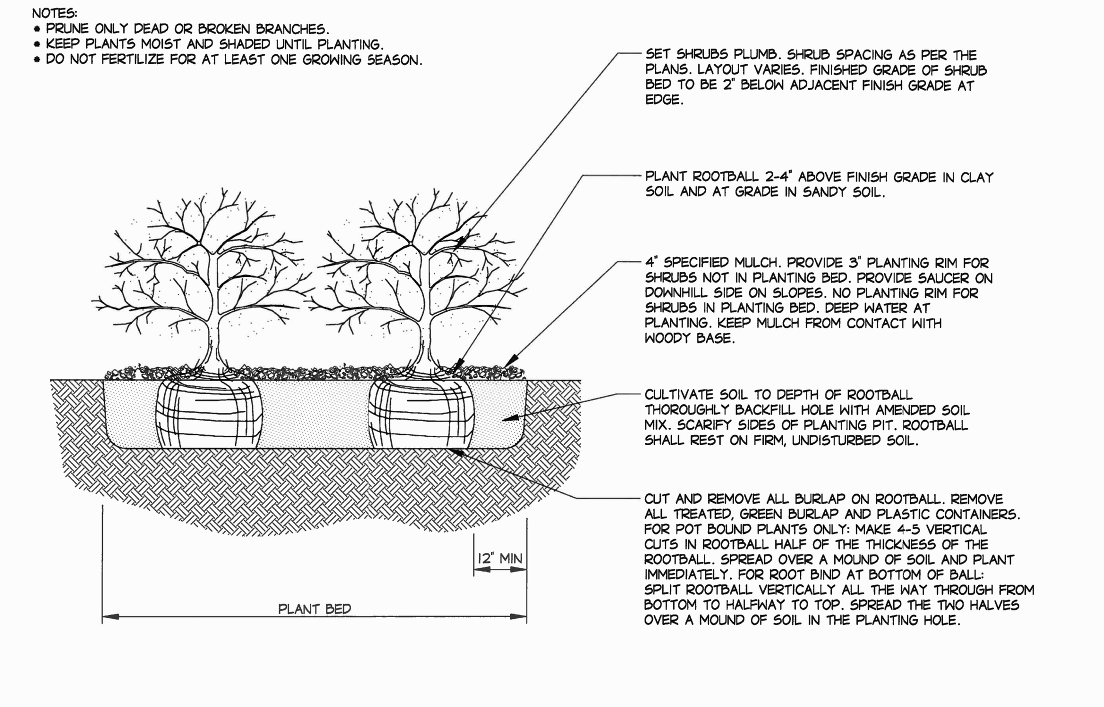


Sheet Revisions		Town of Castle Rock	TREE PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	LS-1 Sheet 1 of 2



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

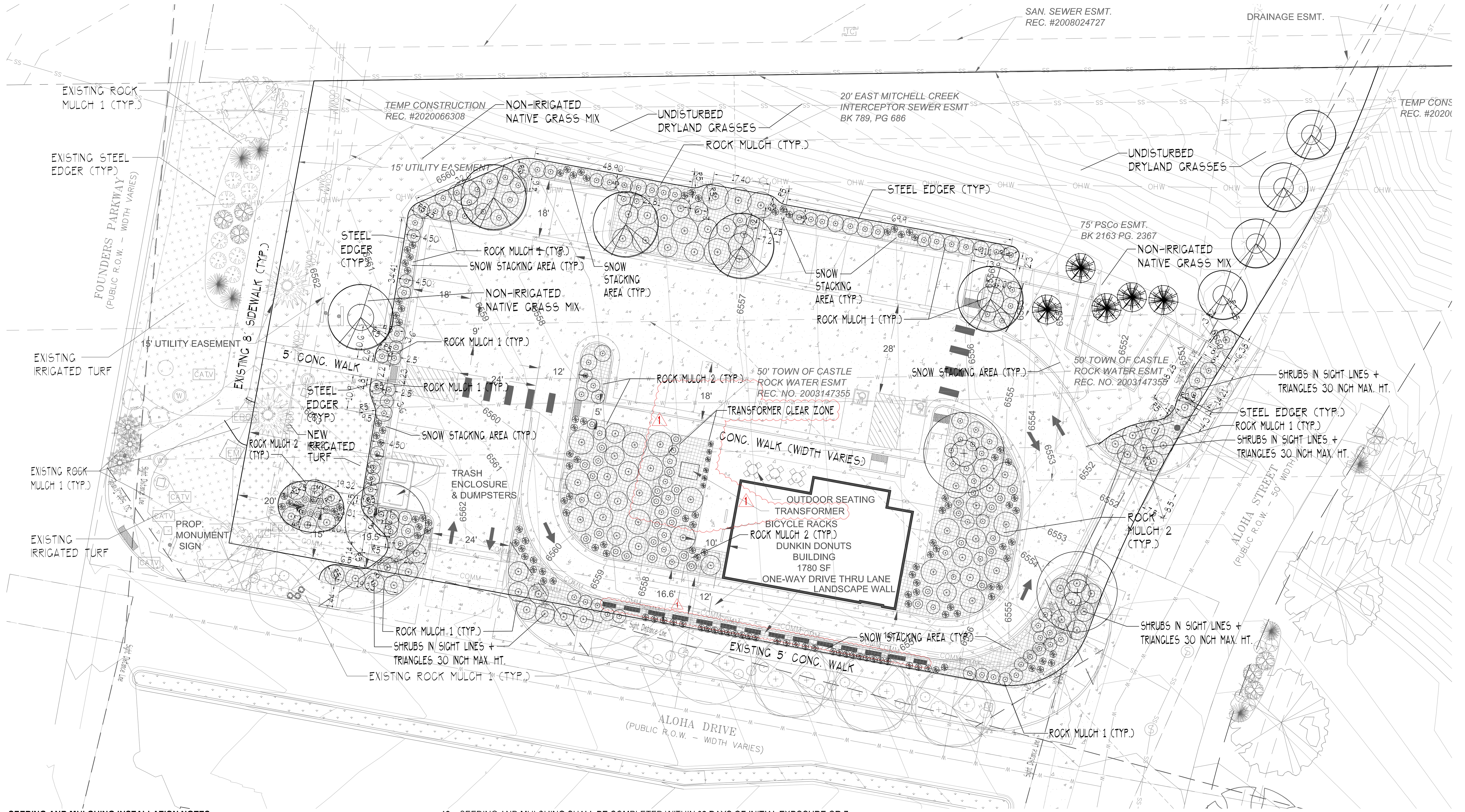
NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



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

LOW-GROWTH DRILL SEED 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
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0



SEEDING AND MULCHING INSTALLATION NOTES

1. IRRIGATION:
   - IRRIGATED TURF GRASS AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
   - DRYLAND GRASS AREAS WILL NOT REQUIRE PERMENANT OR TEMORARY IRRIGATION SYSTEMS. THEY MAY BE WATERED BY OTHER TEMPORARY MEANS – SEE SEEDING AND MULCHING MAITENANCE NOTES.
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE. COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP 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 BELOW.
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET.THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE INSTALLER 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 APPROVED BY THE TOWN PRIOR TO APPLICATION.
6. THE FORMULA. USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS or 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).
9. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS FOR IRRIGATED TURF SHALL BE 4 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. FOR NON-IRRIGATED SEED AREAS MINIMUM SOIL AMENDMENTS SHALL BE 2 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES.
10. SOIL IS TO BE THOROUGHLY LOOSENED (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 LOOSENED 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 7.5 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-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 3000 LB. OF STRAW PER ACRE.
12. IF THE INSTALLER 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 = 1.6 +/-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 PROPERTY OWNER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THIS MAY INCLUDE TRUCK WATERING OR TEMPORARY ABOVE GROUND PIPE IRRIGATION FROM FIRE HYDRANTS. 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 QUARTERLY 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 TOWN OF CASTLE ROCK 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 SEED MIX BELOW.
   - 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.
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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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Scale: 1" = 20'
0' 10' 20' 30' North

KIRBY J. SMITH 430 — 03/04/2008 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Landscape Plans Prepared By:
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Land Planning • Site Design • Landscape Architecture
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(303) 694-9484 FAX (303) 694-9272
Colorado Landscape Architect Licence No. 430 — **Job # 488.2**
Expiration: December 31, 2026
Signature — 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 APPROVED By jkirkpatrick on 07/16/2026 APPROVED-CD24-0033-FCO26-0022 plans.pdf Record Document on File
Development Services — Date

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0022

Irrigation Plans Prepared By: Smith IRRIGATION DESIGN, LLC — 9499 HIGH CLIFFE STREET, HIGHLANDS RANCH, CO 80129 PHONE 303-471-7377 WWW.SMITH-IRRIGATION.COM

Client: **CD FOUNDERS-CASTLE ROCK LLC**
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
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2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25
1 (triangle)	FIELD CHANGE ORDER FCO26-0022	07/08/26

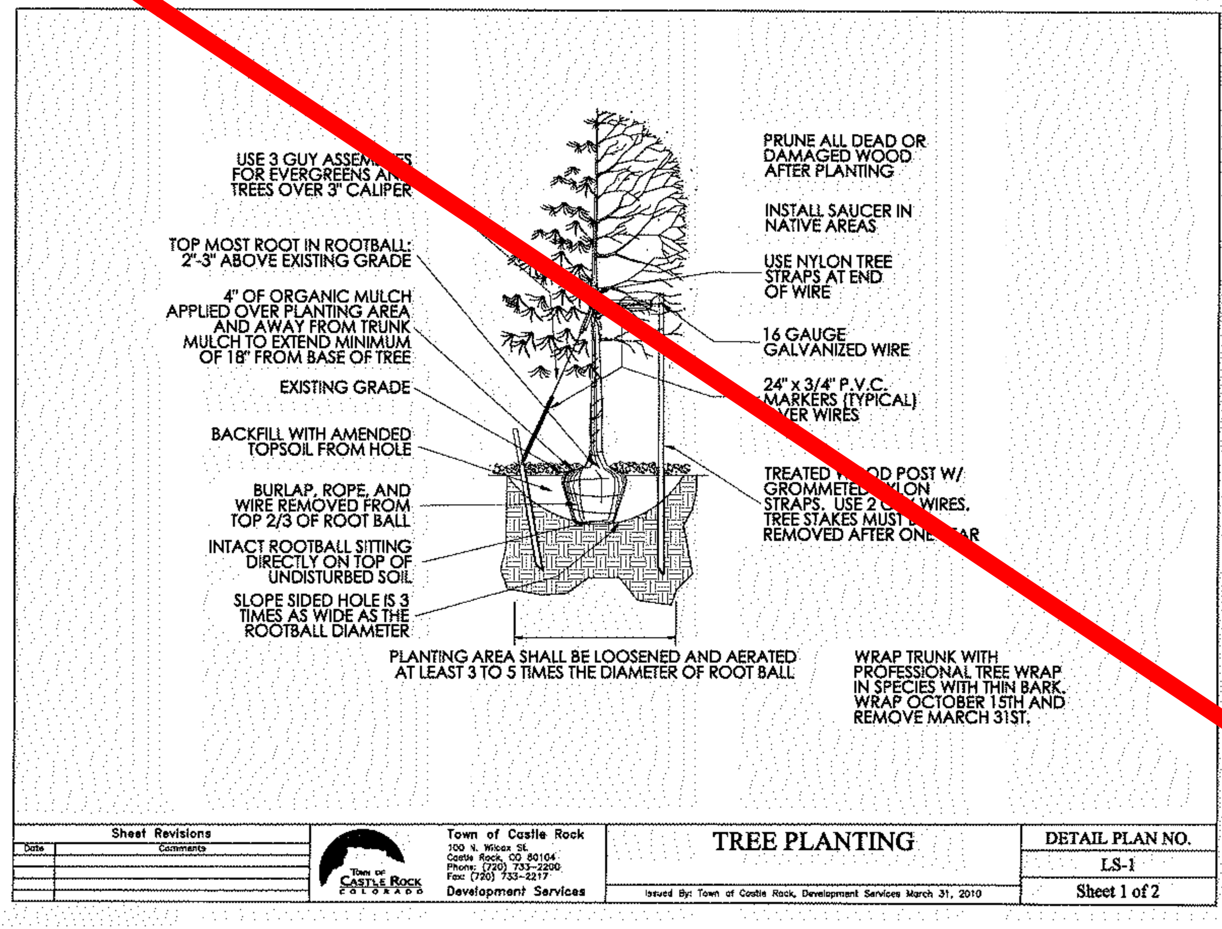
Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

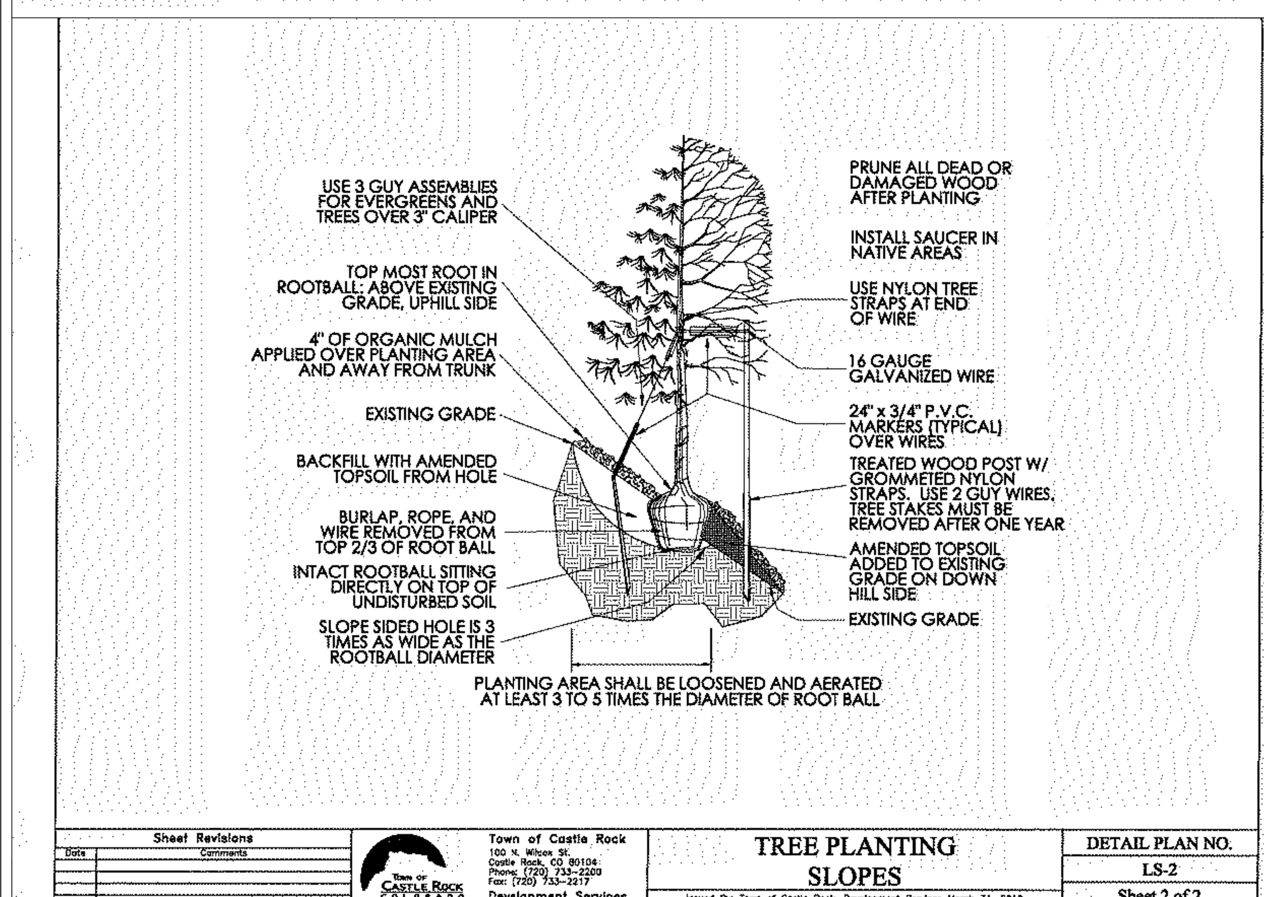
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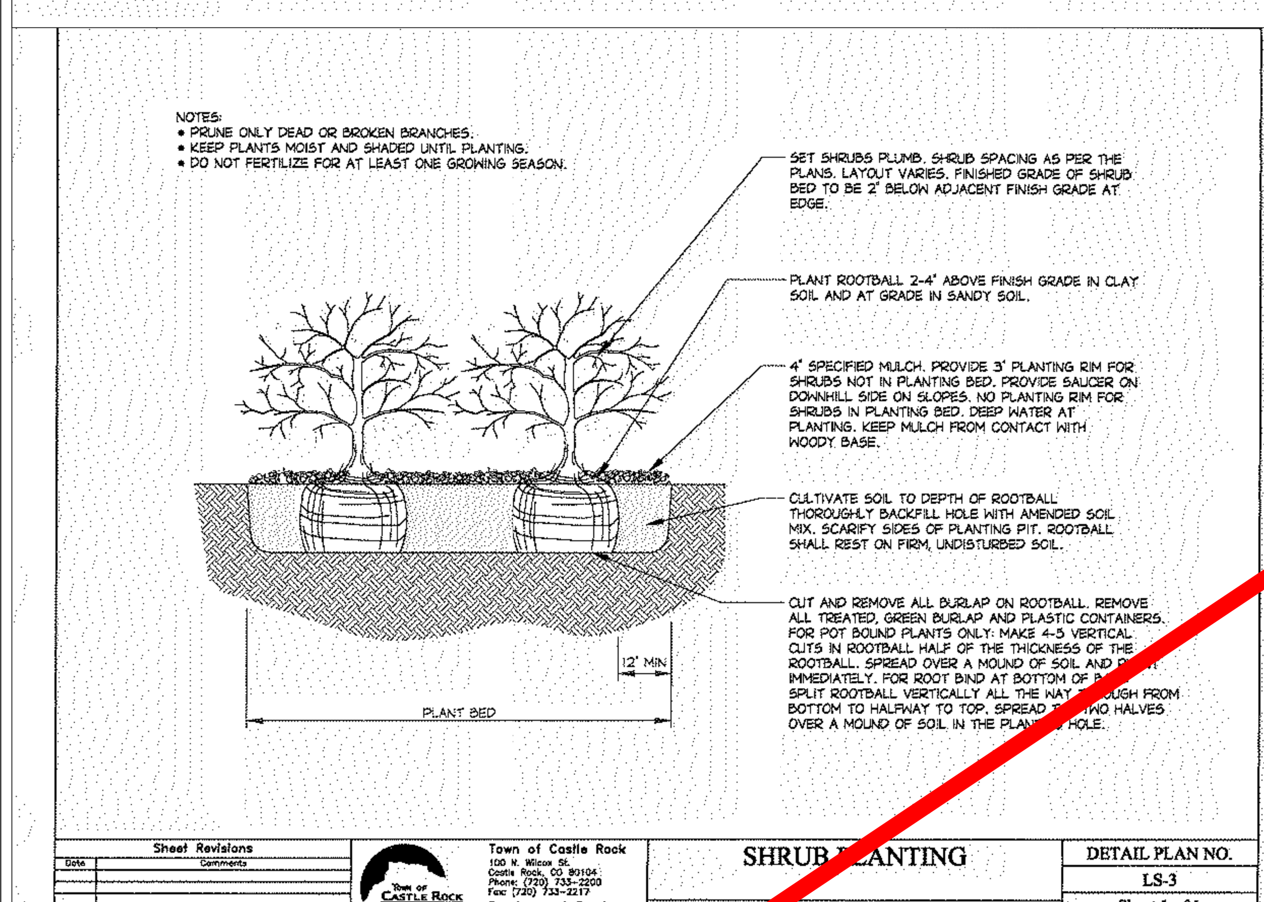
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CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
TS, LP	2024/01/26
Engineering No.: 322002	Scale: AS NOTED

Layout Dimensions, Notes & Details

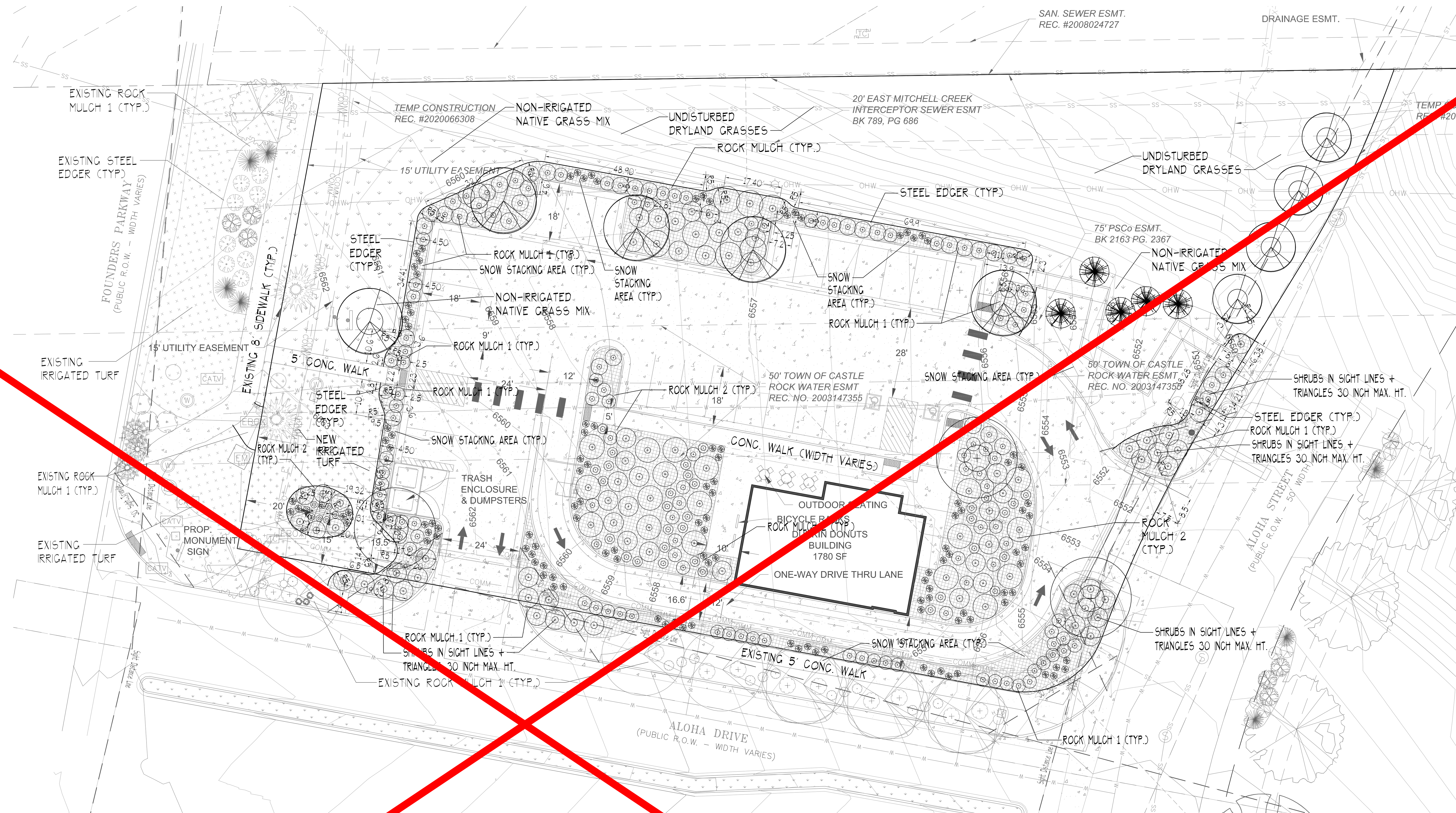






LOW-GROWTH DRILL SEED MIX

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
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0



SEEDING AND MULCHING INSTALLATION NOTES

1. IRRIGATION:
   - IRRIGATED TURF GRASS AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
   - DRYLAND GRASS AREAS WILL NOT REQUIRE PERMENANT OR TEMPORARY IRRIGATION SYSTEMS. THEY MAY BE WATERED BY OTHER TEMPORARY MEANS – SEE SEEDING AND MULCHING MAITENANCE NOTES.
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE. COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP 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 BELOW.
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET.THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE INSTALLER 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 APPROVED BY THE TOWN PRIOR TO APPLICATION.
6. THE FORMULA. USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS or 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).
9. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS FOR IRRIGATED TURF SHALL BE 4 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. FOR NON-IRRIGATED SEED AREAS MINIMUM SOIL AMENDMENTS SHALL BE 2 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES.
10. SOIL IS TO BE THOROUGHLY LOOSENED (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 LOOSENED 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 7.5 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-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 3000 LB. OF STRAW PER ACRE.
12. IF THE INSTALLER 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 = 1.6 +/-0.2; ASH CONTENT = 2.7 +/-0.2; FIBER = 4 +/-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 PROPERTY OWNER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THIS MAY INCLUDE TRUCK WATERING OR TEMPORARY ABOVE GROUND PIPE IRRIGATION FROM FIRE HYDRANTS. 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 QUARTERLY 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 TOWN OF CASTLE ROCK 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 SEED MIX BELOW.
   - 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.
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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Scale: 1" = 20'
0' 10' 20' 30' **North**

KIRBY J. SMITH 430 — 03/04/2008 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Landscape Plans Prepared By:
Kirby Smith & Associates, Inc.
Land Planning • Site Design • Landscape Architecture
6201 So. Hudson Ct. Centennial, CO 80121
(303) 694-9484 FAX (303) 694-9272
Colorado Landscape Architect Licence No. 430 — **Job # 488.2**
Expiration: December 31, 2026

Signature — Date

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES APPROVED By jkirkpatrick on 03/09/2026 APPROVED-CD24-0003 Plans.pdf Record Document on File
Approved By: Development Services — Date

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

Irrigation Plans Prepared By: Smith Irrigation Design, LLC — 9459 High Cliffe Street, Highlands Ranch, CO 80129 — Phone 303-471-7377 www.smith-irrigation.com

Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
1	REVISIONS PER TOWN COMMENTS	06/07/24
2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25

Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Landscape Plans Prepared By: State of Colorado Licensed Landscape Architect No. 430
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
6201 SO. HUDSON CT., CENTENNIAL, CO 80121
(303) 694-9484 FAX (303) 694-9272
Job # 488.0

Final Landscape Plan
DUNKIN FOUNDERS CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2 LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LP	Date: 2024/01/26
Engineering No.: 322002	Scale: AS NOTED

Sheet No.: L-2 11 OF 19

Landscape Notes

A. GENERAL LANDSCAPE CONSTRUCTION NOTES

1. Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for costs incurred due to damage and replacement of said utilities.

2. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions, area discrepancies and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's authorized representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notifications.

3. All existing improvements, materials and plant material to remain shall be properly and adequately protected from damage during demolition and new construction operations. It shall be the responsibility of the Contractor to restore to the original condition any of these existing items that are damaged or disturbed in any way. All materials to be reused or salvaged shall be stored in an area designated by the Owner for that purpose. All salvaged materials shall remain the property of the Owner.

4. Do not disturb existing paving, lighting, landscaping or irrigation that exists adjacent to the site unless otherwise noted on plans.

5. Streets, sidewalks and adjacent property shall be protected throughout the work as required by local codes and regulations unless approved by the Owner.

6. All materials specified to be removed shall be disposed of off-site per local codes and regulations. Contractor shall coordinate method of disposal with Owner's authorized representative prior to commencement of work.

7. Contractor shall be responsible for any coordination with subcontractors as required to accomplish all landscape construction operations. All piping, conduit, sleeves, etc., shall be set in place prior to installation of construction items.

8. Contractor shall be responsible for obtaining all necessary permits, including but not limited to sign permits and building permits (for electrical and irrigation installations etc., as required).

9. Refer to City, County, and/or District regulations, codes, standard plans and specifications where applicable.

10. All dimensions are from outside face of paving, building walls, and fences, unless otherwise noted on plans.

11. Prior to installation of any construction items, forms with steel in place and compacted subgrade complete shall be inspected and approved by the Owner's Authorized Representative.

12. All steel edger shall have smooth, continuous curves as indicated on plans and have a rolled top.

13. All property lines, dimensions and lot lines shall be verified prior to commencing work.

14. Contractor is responsible for compliance with "Occupational Safety and Health Administration" (OSHA) standards for job site conditions.

B. SITE LANDSCAPE GRADING AND EXCAVATION NOTES

1. General:
   a. Perform site grading work in compliance with project Civil Engineer's grading and erosion control plans, plot plan's specified grades, and applicable requirements of governing authorities having jurisdiction.

   b. Owner will provide benchmarks in the field to establish horizontal and vertical controls. The Contractor shall employ a licensed surveyor or civil engineer to layout work and establish the necessary markers, benchmarks and stakes. Benchmarks and other reference points shall be carefully maintained, and if disturbed, shall be replaced as directed, at no cost to the Owner.

   c. Any existing debris encountered during grading operations, must be removed from the site. The depressions left by removal of debris must be backfilled with acceptable fill material are required.

   d. Excavations shall be free from loose material and water at all times. Provide pumping when necessary to keep excavations free of water.

2. Fill Materials:
   a. For fill in landscaped areas check with Owner's Authorized Representative regarding availability of any acceptable fill material on site.

   b. For application of topsoil check with Owner's Authorized Representative regarding availability of stockpiled topsoil located on site (may be outside of construction limits).

   c. On-site excavated materials may be used where approved by the soils engineer or Owner's Authorized Representative.

3. Excavation:
   a. Excavate to levels as required to complete work indicated. Allow sufficient clearance and excavation for proper placing of forms. Excavate to indicated elevations with allowance for proper fill material. Excavate unsatisfactory soil materials encountered that extend below required elevations, as recommended by soils engineer.

   b. Bottom of excavation shall be level undisturbed earth. Do not carry excavation below indicated depths. Remove loose material from excavation.

   c. All excavations shall be inspected and approved by the soils engineer or Owner's Authorized Representative before any concrete is poured.

   d. Over-excavation not authorized in writing by the Owner and subsequent backfilling of the same shall be performed at no additional cost to the Owner.

4. Placing Fill:
   a. Deliver material at uniform rate to permit satisfactory procedure to result in well and uniformly compacted fill. Spread fill material in horizontal layers not greater than 6 inches thick. If, in the opinion of the soils engineer or Owner's Authorized Representative, the material proposed for use in compacted fill is too wet to permit adequate compaction, it shall be dried in an acceptable manner prior to placement and compaction.

   b. When the moisture content of the fill material is below that specified by the soils report, water shall be added until the moisture content is as specified to assure thorough bonding during the compacting process.

   c. See soils report or manufacture's specifications for compaction requirements.

   d. Backfill or fill operations adjacent to or over footings and foundation walls shall not commence until all forms and debris have been removed and construction has been examined and is acceptable to the engineer or Owner's Authorized Representative.

5. Damaged Earth: Earth that has been rendered unfit to receive planting due to concrete water, mortar, or lime or other construction waste or debris dumped on it shall be completely removed and replaced with clean earth.

6. Topsoil: After rough grading is completed and approved, the Contractor shall spread top soil specified herein, to a uniform depth of 4" over all turf areas and in all plating bed areas. Till or disc topsoil to a minimum depth of 6" and finish grade to ± .10 ft. in all landscaped areas.

7. Settlement: Settlement in backfill, fill, or in structures built over backfill or fill, which may occur within guarantee period stated in general contract conditions shall be corrected at no cost to Owner. Any structures damaged by settlement shall be restored to their original condition by contractor at no cost to Owner.

9. Unusual Conditions: In the event that any unusual conditions not covered by the special provisions are encountered during grading operations, the soil engineer, Owner and/or Owner's Authorized Representative shall immediately be notified for directions.

10. Grading: Rough grading shall be performed over the entire contract area not otherwise specified. Rough grading shall be within plus 0 or minus 0.1 foot of final subgrade elevations.

11. Protection of Completed Work: Protect all finished areas from weather damage by whatever means as required to prevent erosion of graded areas or sloughing off of slopes.

C. LANDSCAPING CONSTRUCTION NOTES

1. General:
   a. Plant measurements specified in the comments column of the plant list are minimum acceptable sizes and are to govern over the suggested nominal gallon sizes listed in the container size column. Measure plants before any pruning with branches in normal position.
   b. Quality of Materials - Plant materials shall be available for inspection at their sources and at the site and may be rejected if, in the Owner's Authorized Representative's opinion, they fail to meet specified quality or appearance. Remove rejected material promptly from the site.
   c. Plants shall have a habit of growth that is normal for the species. They shall be healthy, vigorous, and free from insect pests, plant diseases and injuries. All plant material shall be inspected stock, conforming to State and Federal regulations.
   d. Maintenance Instructions - At completion of work, submit three copies of written instructions to Owner's Authorized Representative for maintenance and care of landscaping. Include directions for irrigation, fertilizing, spraying and mowing as required for continued and proper maintenance through a full growth season and dormant period. Maintenance will be responsibility of the Installer until date of acceptance of the landscaping.
   e. Warranty - At completion of work, furnish written warranty as follows:
   Warrant seeded areas through the specified maintenance periods, but not less than 12 (twelve) months after installation. Reseed areas that have failed to survive or appear to be unhealthy or which contains evidence of drought stress with holes or discolored areas larger than 4" diameter.

   Warrant sodded areas through the specified maintenance periods, but not less than 12 (twelve) months after installation. Replace sod that has failed to survive or appears to be unhealthy or which contains evidence of drought stress with holes or discolored areas larger than 4" diameter.

   Warrantee trees, shrubs and groundcovers for a period of one year against defects including death and unsatisfactory growth, but excepting defects resulting from neglect of Owner, or abuse or damage by others. Replace plants that are dead, or that are, in the opinion of the Owner's Authorized Representative, unhealthy or unsightly or have lost their natural shape due to dead branches or excessive pruning. Replace planting not later than the next succeeding season with plants of the same variety and size originally specified. Restore areas damaged by this work to their original condition. Remove dead or defective plant material from the site. Further warrant replacements for one full year following replacement planting.

2. Product Delivery, Storage and Handling -

   a. General - Notify Owner's Authorized Representative of delivery schedule not less than 16 working hours in advance of each type of material.

   b. Seed - Deliver seed to site in containers bearing the supplier's certification of the seed mixture as packaged and labeled in accordance with the Federal Seed Act.

   c. Sod – Deliver sod property loaded on vehicles and protected from exposure sun, wind and heating in accordance with standard practice and labeled in accordance with Federal Seed act. Do not drop sod from loading carts, trucks, or pallets. Contractor to retain the sod delivery slip for Town inspection.

   d. Packaged Materials - Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to State law.

   e. Plant Materials - Containerize with limbs bound, properly wrap and prepare for shipping in accordance with recognized standard practice. Keep root system moist and protect from adverse conditions due to climate and transportation, between the time they are dug and actual planting.

   Identify each plant with grower's label affixed to the plant giving the data necessary to indicate conformance to specifications. Use durable waterproof labels with water resistant ink which will remain legible for at least 60 days.

   Deliver trees and shrubs after preparation for planting have been completed and plant immediately. If planting is delayed more than six hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist as follows:

   Set bailed stock on ground and cover ball with soil, peat moss, or other acceptable materials.

   Handling - Do not drop plants. Do not lift plants by the trunk, stems, or foliage. Handle plants by the ball or the container. Reject bailed plants if the ball is broken or the trunk is loose in the ball. Protect plants at all times from drying out or injury. Minor broken and damaged roots shall be pruned before planting. Major damage shall be cause for rejection as determined by the Owner's Authorized Representative.

3. Coordination with Lawns - Plant trees, shrubs, and groundcovers after final grades are established and prior to planting of lawns, unless otherwise acceptable to the Owner's Authorized Representative. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

4. Utilities - Determine location of underground utilities and perform work in a manner which will avoid possible damage. Do not permit heavy equipment such as trucks, rollers, tractors, or bulldozers to damage utilities. Hand excavate, as required, to minimize the possibility of damage to underground utilities. Installer shall maintain grade stakes set by others until removal by Contractor.

   Any damage to underground piping or wiring arising out of work of this Section must be corrected and repaired by the Installer to the satisfaction of the Owner's Authorized Representative.

   Prevent damage to risers of underground sprinkling system and similar obstructing work located in landscape areas.

5. Products -
   a. Organic Mulch - Annual & perennial plant bed mulch, shrub bed mulch, and tree saucer mulch in turf areas shall be shredded Cascade Cedar wood fiber mulch (available at Renewable Fiber) or approved equal. Mulch shall be installed to a depth of 4", unless otherwise indicated on the plans. Installer to provide sample for owner's approval prior to delivery. (See Landscape Plan for specified mulch types).

   b. Rock Mulch – Where specified, shrub bed mulch shall be clean crushed (angular) stone, 1 1/2" - 3" size. Color shall be as specified on Plan & Material Summary, Installer to provide sample for owner's approval prior to delivery. (See Landscape Plan for specified mulch types). Mulch shall be installed to a depth of 2".

   c. River Rock Mulch – Where specified, mulch shall be clean washed river rock (round edged stones), 1 1/2" - 3" size. Color shall be as specified Plan & Material Summary. Installer to provide sample for owner's approval prior to delivery. (See Landscape Plan for specified mulch types). Mulch shall be installed to a depth of 2".

   d. Cobble Mulch – Where specified, mulch shall be clean washed river cobble (round edged stones), 4" - 12" size. Color shall be as specified Plan & Material Summary, Installer to provide sample for owner's approval prior to delivery. (See Landscape Plan for specified mulch types). Mulch shall be installed to a depth of 2".

   e. Step Stones and Strip Stone Edging – See Section D. Miscellaneous Furnishings for more information.

   f. Pre-Emergent Herbicide - For all mulched areas, provide Dacthal (DCPA), or Preen (Trifluralin) pre-emergent selective herbicide in granular form, or approved equal.

   g. Post-Emergent Herbicide - For all sodded areas and planting beds, provide Roundup (Glyphosate) as manufactured by Monsanto Company, or approved equal.

   h. Organic Matter – For all sod/seed areas and planting beds provide equal parts shredded sphagnum peat humus and compost from plant sources as follows. Plant compost shall be low in content of mineral and woody material having not less than 50% decomposed organic matter by weight, calculated on an oven-dry basis, with a pH reading of 6.5 or less. Fully finished, stabilized, and mature product, derived from organic materials such as leaves, grass clippings, wood chips and other yard wastes. Finished compost is dark and crumbly, does not resemble the original contents, and has an earthy smell. Acceptable compost will not contain any human or animal waste.

   i. Peat Humus - For sodded areas provide shredded, machine ground, native mountain peat, low in content of mineral and woody material having not less than 50% decomposed organic matter by weight, calculated on an oven-dry basis, with a pH reading of 6.5 or less. Deliver to the site in bulk, measured on a volume basis.

   j. Commercial Fertilizer - Complete fertilizer of neutral character with some elements derived from organic sources and containing the following percentages of available plant nutrients:

   - For soil preparation of seed areas and planting beds provide 18% nitrogen, 46% phosphoric acid and 10% potassium.

   - For planting of trees and shrubs, provide 20% nitrogen, 10% phosphoric acid and 5% potassium, in slow release tablet form.

   - For sod after installation, provide 20% nitrogen, 10% phosphoric acid, 5% potassium, 9% sulfur, 1% iron.

   k. Plant Backfills – For backfill of trees and shrubs, use 2/3 excavated material and 1/3 organic matter (or topsoil, if approved in advance by owner). Excavated material is that on-site material excavated from planting pits which is free from wood, rocks or stones having a dimension greater than 1" and free of other foreign or deleterious material. Topsoil may be that which has been stripped off the site during over lot grading operations and may be stockpiled on the site. If topsoil is not available on site, Contractor shall import organic matter (see above) or topsoil. If topsoil is to be used, it shall be approved in advance by Owner's Authorized Representative at source of material.

6. Grass Sod and Seed -

   a. Sod - Varieties shall be as noted on the Landscape Plan (see Plant Summary Table and associated information on landscape plans). Grass varieties shall have moderate to good resistance to the following turf-grass diseases: Helminthosporium spp.; Powdery mildew; Stripe smut; Stem rust; Fusarium blight; and Typhula blight. Provide healthy, field grown sod, free from other grasses, weeds, insects and their eggs, dieases, stones and debris, and a minimum of one year old. Furnish from a sod farm where it has received regular watering, fertilizing, weed control, and spraying. Mow sod to 1-1/2" to 2" height prior to cutting and cut to a uniform thickness of ¾" to 1". Deliver in rolls 6" long and 18" wide. Small, irregular or broken pieces of sod will not be accepted. Do not cut more sod than can be put in place at the Site the same day. Deliver sod to the site within 24 hours of harvesting & protect from drying out, exposure of roots to the sun, and other injury. Do not plant dormant sod, or if ground is frozen.

   b. Seeding - Varieties shall be as noted on the Landscape Plan (see Plant Summary Table and associated information on landscape plans). Broadcast seed at a rate of 40 to 60 PLS/Sq. Ft. based on seed mix and seed company recomendations. Apply an even coat (approx. 1/4" depth) of peat moss or clean straw mulch. Firm soil surface with lawn roller, crimp and/or otherwise secure mulch and seed to the soil surface to adequately prevent soil erosion due to the effect of either wind or water (it shall be the contractors responsibility to prevent such erosion). Do not sow seed if ground is frozen.

   c. Hydro-Seeding - Varieties shall be as noted on the Landscape Plan (see Plant Summary Table and associated information on landscape plans). Hydro seed at a rate of 40 to 60 PLS/Sq. Ft. based on seed mix and seed company recommendations. The mulch shall be 100% genuine wood fiber mulch, containing tackifier. The mulch and tackifier shall be approved by the Owner's Representative prior to placement. All seed shall be uniformly mixed. The mulch and seed will be mixed with water to form a slurry. Approximately 33 to 37 pounds of mulch material will be used per 100 gallons of water, sufficient to secure mulch and seed to the soil surface to adequately prevent soil erosion due to the effect of either wind or water (it shall be the contractors responsibility to prevent such erosion). Do not sow seed if ground is frozen. The contractor will inform the Owner's Representative a minimum of 48 hours prior to commencement of hydroseeding.

7. Tree, Shrub, Groundcover and Perennial Materials -

   a. General - Provide nursery grown trees and shrubs except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning. Provide only healthy vigorous stock, free of disease, insects, eggs, larvae and defects such as knots, sunscald, injuries, abrasions or disfigurements. Provide plants grown in Hardiness Zones 2, 3, 4 and 5 only as defined in U.S. Department of Agriculture publications. Grower's certificates may be required when doubt exists as to the origin of plant material.

   b. Balled and Burlapped Requirements - Provide balled and burlapped trees and shrubs unless noted as container plants. Dig balled and burlapped plants with firm, natural balls of earth of the diameter specified or larger to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball size per ANSI Z60.1. Use rigid containers for shipping which will hold ball shape and protect roots.

   c. Container Grown Stock Requirements - Provide container stock trees and shrubs transplanted into a container and grown in the container for a length of time sufficient to develop new fibrous roots so that root mass will retain its shape and hold together when removed from the container.

   Use rigid containers which will hold ball shape and protect root mass during shipping of not less than the minimum sizes recommended by ANSI Z60.1.

   Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread, and label with number to assure symmetry in planting.

   d. Name and Variety - Provide the trees and shrubs true to name and variety established by the American Joint Committee on Horticultural Nomenclature "Standardized Plant Names", Second Edition, 1942.

   e. Deciduous Trees - Where shade trees are required, provide single stem trees with straight trunk and leader, free of branches to a point.

   Where small trees of upright or spreading type are required, provide trees with single stem, branched or pruned naturally according to species and type.

   Where shown as "clump" or "multi-stem" provide trees with 3 or more main stems starting from the ground.

   f. Deciduous Shrubs and Ground Covers - Form: Provide deciduous shrubs with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Furnish container grown stock.

   g. Coniferous and Broadleaf Evergreens - Size: Dimension indicates minimum spread for spreading and semi-spreading type evergreens and height for all other types. Provide evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

   h. Wrapping - Tree wrap tape not less than 4" wide, designed to prevent winter bark injury. Secure with flexible grafting ties.

   i. Stakes - For deciduous trees, hardwood stakes, approximately 6' height. x 2' diameter. For evergreen trees, steel "T" posts painted green, 30" bottom portion with anchor intact.

   j. Guys - 2-strand twisted pliable steel wire, not less than 12 gage for wire ties and guys. Provide 2" wide nylon webbing cut to required lengths to connect wire to tree trunks.

   k. Steel Edging - Provide commercial grade, 14 gage, galvanized steel rolled top edging. Install edging with three pins per each ten foot section.. All steel edger shall have smooth, continuous curves as indicated on plans.

   l. Geotextile Fabric - Typar 3301 - 3 oz. or approved equal. Provide staking where needed to prevent movement of fabric.

8. Inspection - Installer must examine the subgrade, verify the elevations observe the conditions under which work is to be performed, and notify the Owner's Representative of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in manner acceptable to Owner.

   Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work required.

   Cooperate with any other Contractors and trades which may be working in and adjacent to the landscape work areas. Examine drawings which show the development of the entire site and become familiar with the scope of all work required.

9. Applying Post-Emergent Herbicide - Apply post-emergent herbicide to all weed growth at sod areas before sodding and planting bed areas or as otherwise directed by Owner's Authorized Representative. Mix and apply per manufacturer's label instructions for perennial weeds. Repeat applications may be necessary to control weeds regenerating from underground parts, after establishment. Fall treatments shall be applied before a killing frost. Allow 7 or more days after application before final preparation or seeding.

   Seeded areas - After initial grading, water the area lightly and allow a minimum of 12 days for weed seeds to germinate in the newly upturned soil. Kill sprouted weed growth with light raking during final seed bed preparation.

   Do not proceed with work until weed growth has been controlled.

10. Excavation for Planting - Where rubble fill is encountered, notify Owner's Authorized Representative and prepare planting pits properly by removal of rubble or other acceptable methods. When conditions encountered are severe and extensive (as determined by Owner's Authorized Representative) proceed with additional work at the direction of the Owner's Authorized Representative.

    Obstructions: If rock which is not rippable, underground construction work, or other obstructions are encountered in excavation for planting of trees or shrubs, notify the Owner's Authorized Representative and revise locations as directed.

    Drainage: If subsoil conditions indicate the retention of water in planting areas, as shown by seepage or other evidence indicating presence of under ground water, notify the Owner's Authorized Representative before backfilling.

11. Soil Preparation -

    a. General - Limit preparation to areas which will be planted in the immediate future and to areas where main and lateral irrigation lines have been installed.

    b. Sod/Seeded Areas & Planting Beds - Immediately prior to application of the required soil amendments, thoroughly rip, disc, or cultivate area to a depth of 6" (12" if possible) for all seed/sod areas and plant beds.

    - Apply organic matter to all plant beds, and sod/seed areas at uniform rate of 4 cubic yards of organic matter per 1000 sq. ft.

    - After organic matter has been placed, thoroughly rototill to a depth of 6" immediately after spreading of the soil amendments. Discing or ripping in is not acceptable.

    - Apply diammonium phosphate fertilizer at a rate of 4 lbs. per 1000 sq. ft. uniformly to all sod/seed areas and plant beds.

    - Combined applications may be permitted if certified by supplier to meet specifications and approved in writing by Owner's Authorized Representative prior to application.

    c. Preparation of Unchanged Grades - Where lawns are to be planted in areas that have not been altered or disturbed by excavation, grading, or stripping operations, prepare soil for lawn planting as follows: Till to depth of not less than 6" (12" if possible); remove high areas and fill in depressions; apply soil amendments and initial fertilizers as specified above; till soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.

12. Fine Grading - Grade lawn areas to a smooth, even surface with a loose, uniformly fine texture. Roll, rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted within the immediate future. Allow for sod thickness in areas to be sodded.

    Moisten prepared lawn areas before planting if soil is very dry. Water thoroughly and allow surface to dry off before planting of lawns. Do not create a muddy soil condition or cause surface erosion.

    Restore prepared areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

D. LANDSCAPE IRRIGATION NOTES

1. All landscaped areas and plant materials shall be watered by an automatic underground irrigation system. Contractor shall install a new irrigation system necessary to maintain healthy plant growth to all landscape areas, including new shrub and tree plantings, annuals and perennials, and turf areas. See Irrigation Plans, attached.

2. Drip irrigation, on a separate zone, shall be provided for new tree and shrub areas. Drip irrigation shall be provided for perennial and groundcover areas. Spray irrigation may be used for turf areas of 10 feet in width and greater. Sub-surface drip irrigation will be used for turf areas of less than 10' width.

E. MISCELLANEOUS FURNISHINGS

1. Ground (Monument) Sign:

   a. Refer to plans and typical details for related information on location, size, shape, and general construction materials.

   b. Construction shall meet the requirements of the latest uniform building code, which shall govern except where other applicable codes or information contained on these plans are more restrictive.

   c. The owner and their subcontractor must comply with all Town building and safety codes, regulations, ordinances, permits and inspections relevant to the fabrication and installation of all signs. Contractor shall be responsible for obtaining necessary building permit for all sign installations.

   d. Specific construction plans, details, methods, or specifications for the proposed ground sign will be provided by the contractor (in the form of shop drawings, etc.) as necessary for approval by the Owner, Town, or other required agencies prior to commencing any installation work.

   e. These plans indicate general design intent. The contractor shall provide any construction details not shown on these plans and construct project features not fully shown in a safe, standard, commonly accepted manner.

F. MISCELLANEOUS NOTES

1. Contractor shall make a visit to the site and take all measurements and obtain any other information as necessary for a complete and conclusive bid and installation.

2. Contractor shall have all utilities located in the field prior to any construction. Call 1-800-922-1987 two days before digging. For reference, utilities are located on the site plan.

3. Upon inspection for public works permits, or upon co issuance, and for issuance of an irrigation exemption permit for establishment of new plant material, verification of purchases and incorporation of organic material (receipts and inspection affidavits) shall be required.

4. Irrigation system must be installed as per the irrigation plan as recorded by the Town of Castle Rock. Install a drip system to all shrub beds, minimum of 1 emitter per shrub or 1 gallon plant, 3 emitters per tree, or per manufacturer's specifications. Sprinkler system to be guaranteed for one year.

5. Plant trees as per Colorado nurserymen's association's recommendations. See detail for the planting standards for the town of castle rock. Remove wire baskets from the top 2/3 of the plant ball. Contractor must cut and remove all twine from trunks of trees. Backfill around root-ball with existing soil. Double stake trees with 6-foot aspen stakes. Attach to tree with 12 gauge wire and 12" woven tree straps by foresight industries. All trees and shrubs to be guaranteed for one year.

6. Sod to be of good quality, free from weeds. Remove all materials 1" and over from sodding bed before sodding. Coverage of sodded areas to be guaranteed for one year. Sod must be installed in a workmanlike manner with tight seams between pieces of sod.

7. All trees in seeded or sodded areas must have minimum 3.5' diameter cedar mulched tree rings.

8. All landscape and irrigation improvements shall be installed by a Town of Castle Rock registered landscape contract professional.

Landscape Plans Prepared By:

Kirby Smith & Associates, Inc.
Land Planning • Site Design • Landscape Architecture
6201 So. Hudson Ct. Centennial, CO 80121
(303) 694-9484 FAX (303) 694-9272
Colorado Landscape Architect Licence No. 430 Job # 488.2
Expiration: December 31, 2026

Signature Date

KIRBY J. SMITH 430 — 03/04/2008 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS 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 APPROVED By jkirkpatrick on 07/16/2026 APPROVED-CD24-0033-FCO26-0022 plans.pdf Record Document on File
Development Services Date

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0022

Irrigation Plans Prepared By:
Smith IRRIGATION DESIGN, LLC
9499 HIGH CLIFFE STREET, HIGHLANDS RANCH, CO 80129
PHONE 303-471-7377 WWW.SMITH-IRRIGATION.COM

Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
1	REVISIONS PER TOWN COMMENTS	06/07/24
2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25
1 (triangle)	FIELD CHANGE ORDER FCO26-0022 TRANSFORMER	05/06/26

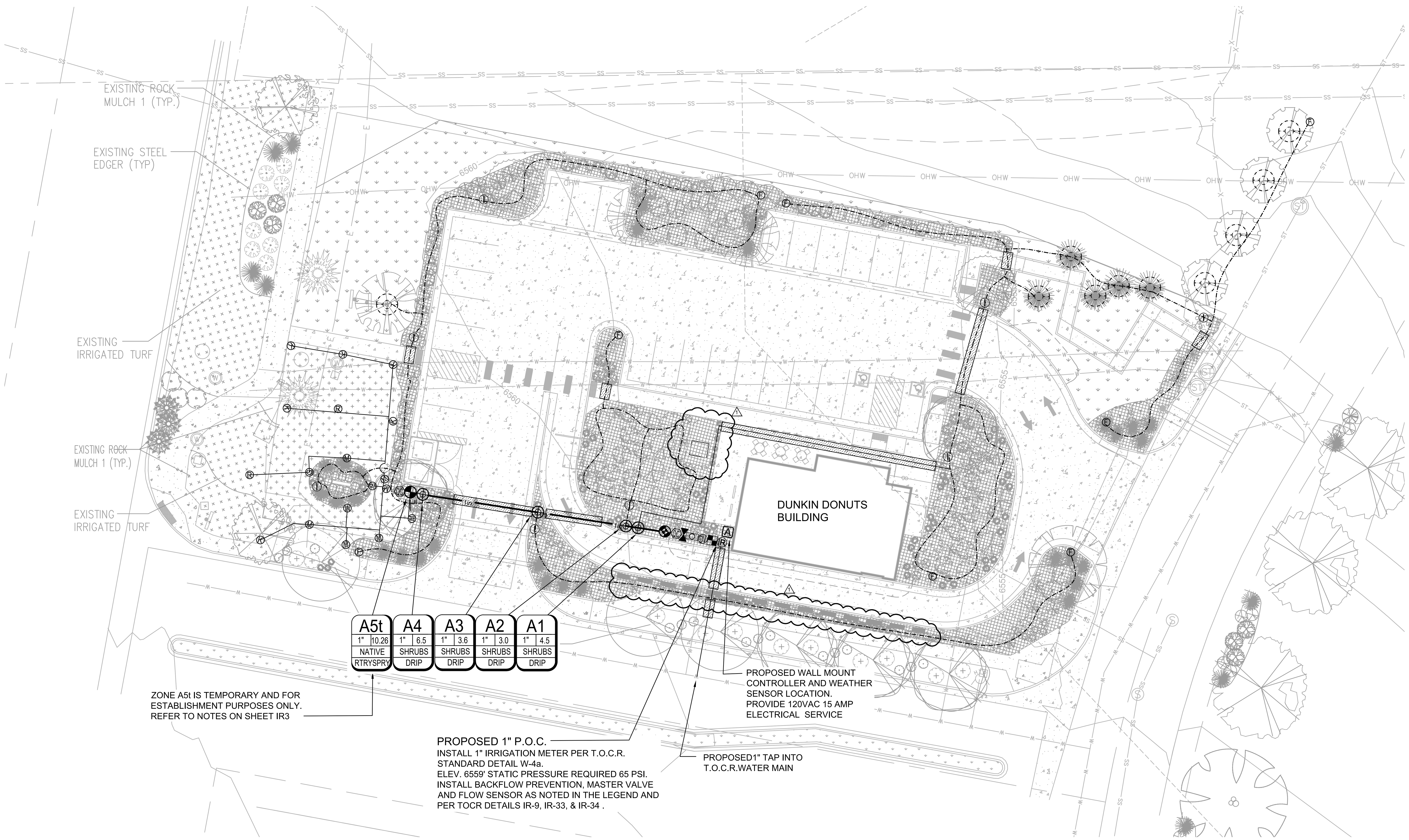
Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Landscape Plans Prepared By:
State of Colorado Licensed Landscape Architect No. 430
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
6201 SO. HUDSON CT., CENTENNIAL, CO 80121
(303) 694-9484 FAX (303) 694-9272
Job # 488.0

Title:
Final Landscape Plan
DUNKIN FOUNDERS
CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
TS, LP	2024/01/26
Engineering No.:	Scale:
322002	AS NOTED

Sheet No.: L-3



IRRIGATION LEGEND

Symbol	Description	DETAIL
	RAIN BIRD XFD-06-24 4 DIAMETER DRIP RING FOR 2 CALIPER PLANT MATERIAL	IR-25
M	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP1000 NOZZLE	IR-4
K	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP2000 NOZZLE	IR-4
R	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP2000 NOZZLE	IR-4
SS	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP SIDE STRIP NOZZLE	IR-4
	ZURN-WILKINS 375XLB 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER	IR-10
DV	MANUAL DRAIN VALVE ASSEMBLY	IR-5
	WEATHERTRAK WTFLOWHD-P-100 1" FLOW SENSOR	IR-33
	NIBCO T-29-K 1" BRONZE GATE ISOLATION VALVE ASSEMBLY	IR-7
QC	HUNTER HQ-5RC 1" QUICK COUPLING VALVE ASSEMBLY	IR-6
	HUNTER ICV-101G 1" REMOTE CONTROL MASTER VALVE ASSEMBLY	IR-34
	HUNTER ICV-101G 1" REMOTE CONTROL VALVE ASSEMBLY	IR-16
	HUNTER ICV-101G-AS DRIP1" PRESSURE REGULATING DRIP REMOTE CONTROL VALVE ASSEMBLY WITH RAIN BIRD QCKCHK BASKET FILTER	IR-19
A	WEATHERTRAK WTLC-C-6-PL 6 STATION WALL MOUNT CONTROLLER	IR-26
F	DRIP LINE FLUSH VALVE ASSEMBLY WITH OPERATION INDICATOR	IR-31
I	DRIP LINE OPERATION INDICATOR ASSEMBLY	IR-34
IR	PROPOSED 1" WATER METER PER TOWN OF CASTLE ROCK STANDARDS	W-4A
	3" CL200 PVC LATERAL SLEEVE PIPE	
	1" CL200 PVC SOLVENT WELD LATERAL PIPE - 18" BURY	
	1" DRIP HEADER CL 200 PVC SOLVENT WELD PIPE	
1in	1" CL200 PVC SOLVENT WELD MAINLINE PIPE - 24" BURY	
IRR	1" IRRIGATION SERVICE LINE	
	1" POLYETHYLENE DRIP TUBING	

INCLUDED AS PART OF DETAIL IR-9 (backflow preventer through master valve assembly)

Scale: 1" = 20'

0' 10' 20' 30'

North

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TOWN OF CASTLE ROCK COLORADO
DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 07/16/2026
APPROVED-CD24-0033-FCO26-0022
plans.pdf
Record Document on File

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0022

DOUGLAS J. SMITH
Certified Irrigation Designer
CID
IRRIGATION ASSOCIATION
42773

Irrigation Plans Prepared By:
Smith IRRIGATION DESIGN, LLC
9499 HIGH CLIFFE STREET, HIGHLANDS RANCH, CO 80129
PHONE 303-471-7377 WWW.SMITH-IRRIGATION.COM

Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

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1 (triangle)	FIELD CHANGE ORDER FCO26-0022	07/08/26

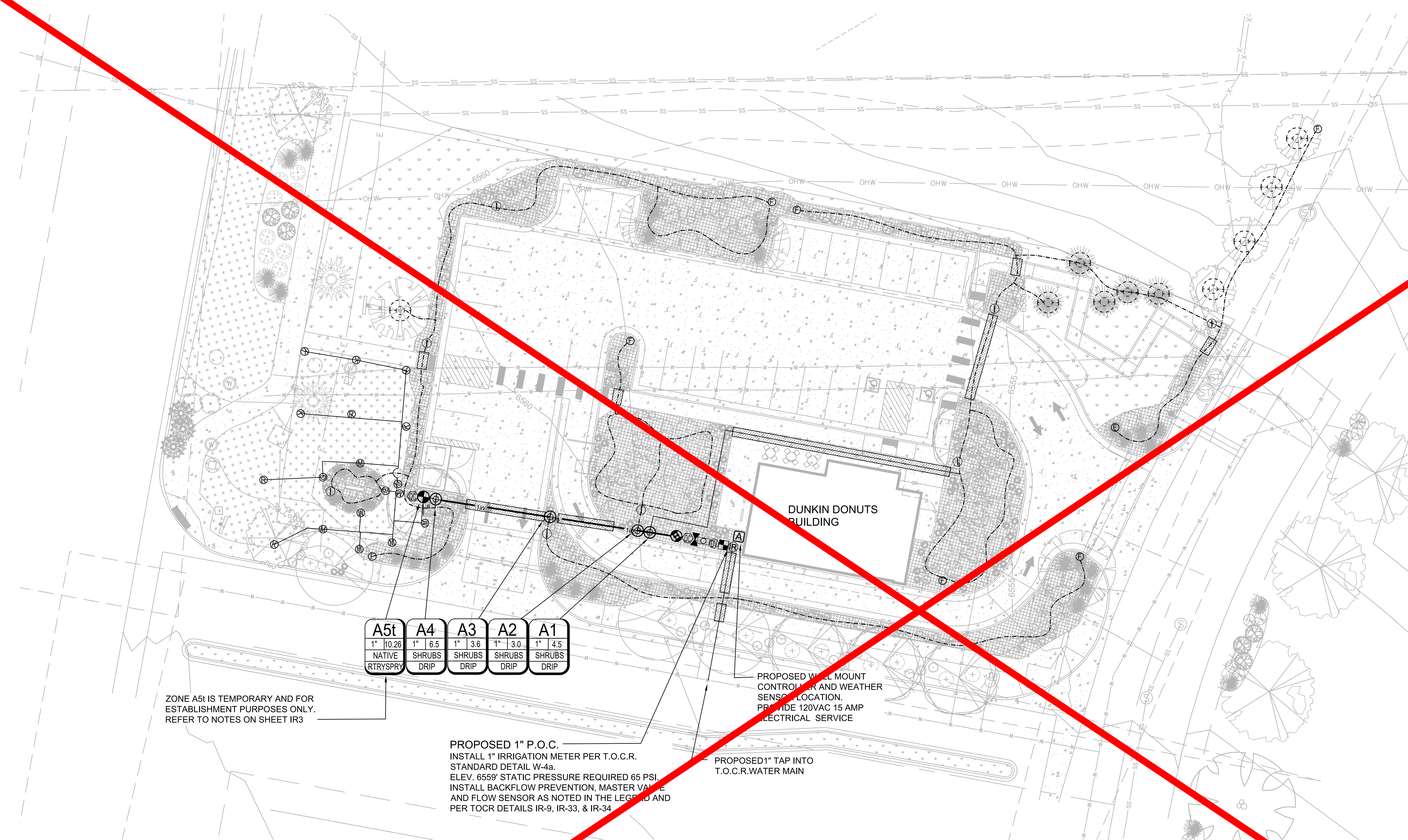
Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Landscape Plans Prepared By:
State of Colorado Licensed Landscape Architect No. 430
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING◆SITE DESIGN◆LANDSCAPE ARCHITECTURE
6201 SO. HUDSON CT., CENTENNIAL, CO 80121
(303) 694-9484 FAX (303) 694-9272
Job # 488.0

Title:
Irrigation Plan
DUNKIN FOUNDERS
CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
TS, LP	2024/01/26
Engineering No.: 322002	Scale: AS NOTED

Sheet No.: IR1

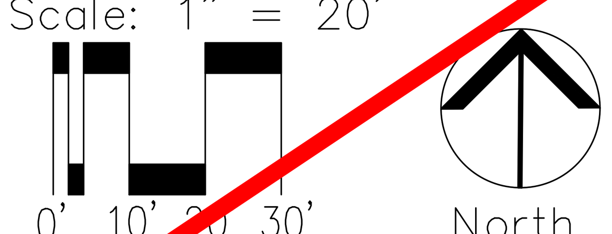


IRRIGATION LEGEND

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IRR	1" IRRIGATION SERVICE LINE	
	1" POLYETHYLENE DRIP TUBING	

INCLUDED AS PART OF DETAIL IR-9

Scale: 1" = 20'



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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: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

DOUGLAS J. SMITH — Certified Irrigation Designer — CID — IRRIGATION ASSOCIATION — 42773

Irrigation Plans Prepared By:
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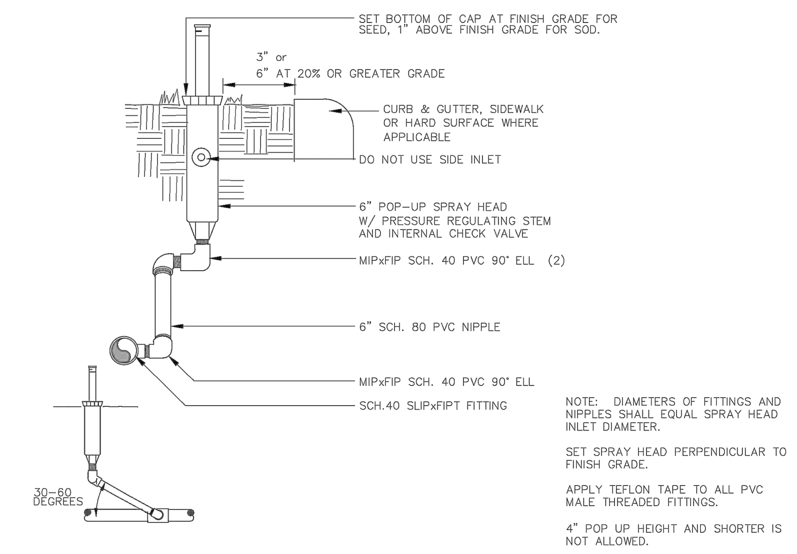
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Job # 488.0

Title:
Irrigation Plan
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LE
Date: 10/30/2024
Engineering No.: 322002
Scale: AS NOTED
Sheet No.: IR1



NOTE: DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL SPRAY HEAD INLET DIAMETER.

SET SPRAY HEAD PERPENDICULAR TO FINISH GRADE.

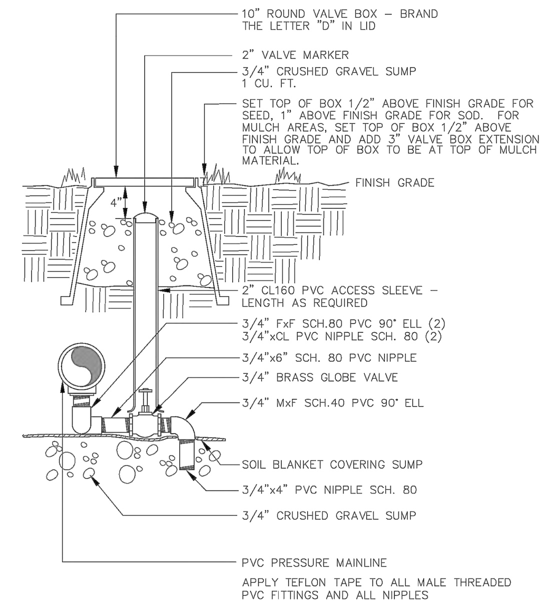
APPLY TEFLON TAPE TO ALL PVC MALE THREADED FITTINGS.

4" POP UP HEIGHT AND SHORTER IS NOT ALLOWED.

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

POP-UP SPRAY HEAD

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-4 — Sheet 1 of 1

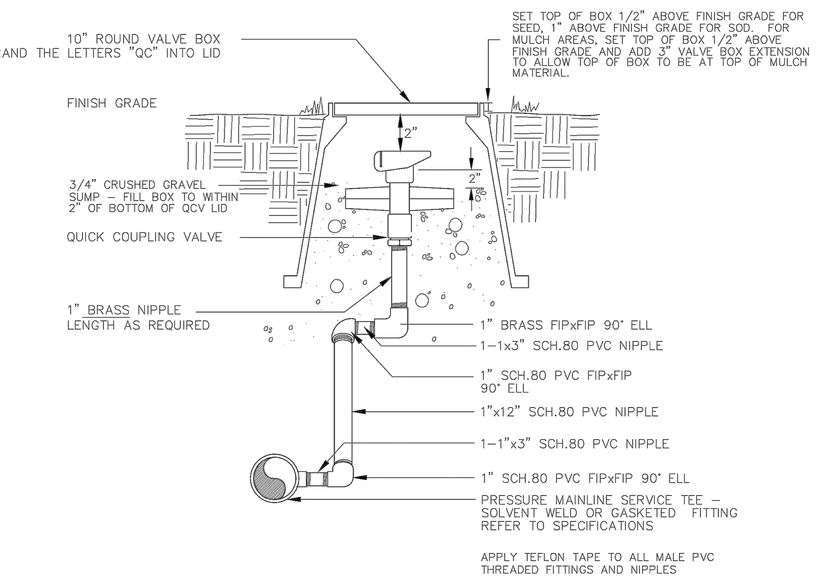


APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

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

MANUAL DRAIN VALVE

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-5 — Sheet 1 of 1

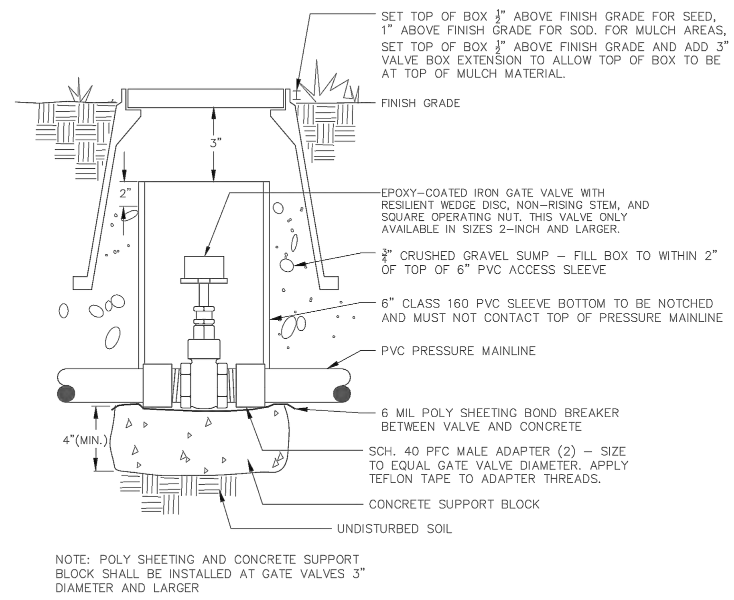


APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES

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

QUICK COUPLING VALVE

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-6 — Sheet 1 of 1



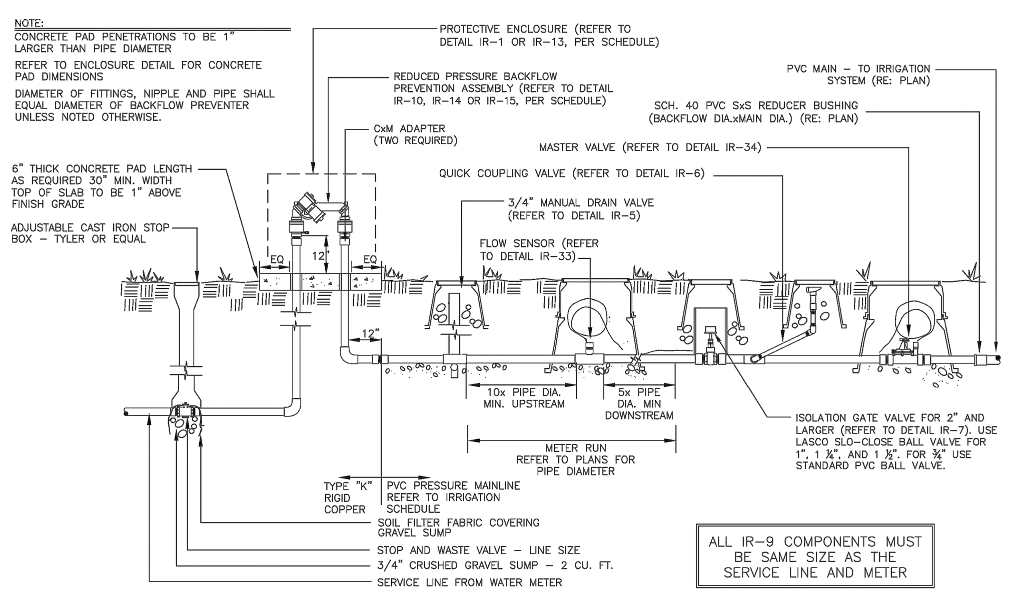
NOTE: POLY SHEETING AND CONCRETE SUPPORT BLOCK SHALL BE INSTALLED AT GATE VALVES 3" DIAMETER AND LARGER

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

GATE VALVE

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

NOTE:
CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN PIPE DIAMETER
REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS
DIAMETER OF FITTINGS, NIPPLE AND PIPE SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.

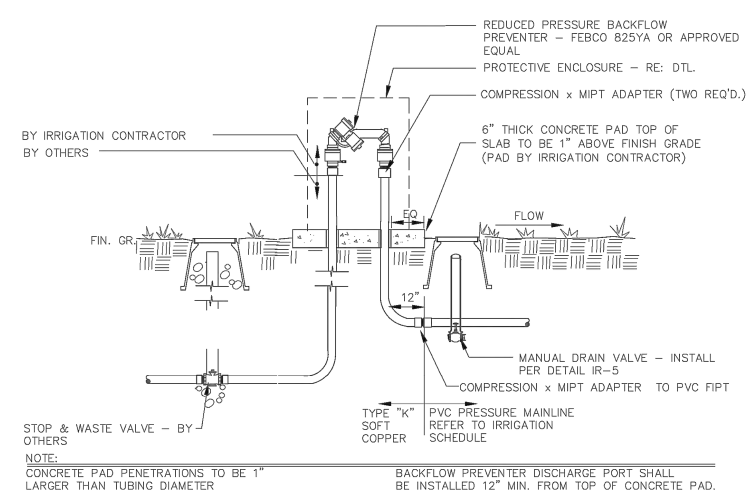


ALL IR-9 COMPONENTS MUST BE SAME SIZE AS THE SERVICE LINE AND METER

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

POINT OF CONNECTION

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



NOTE:
CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER

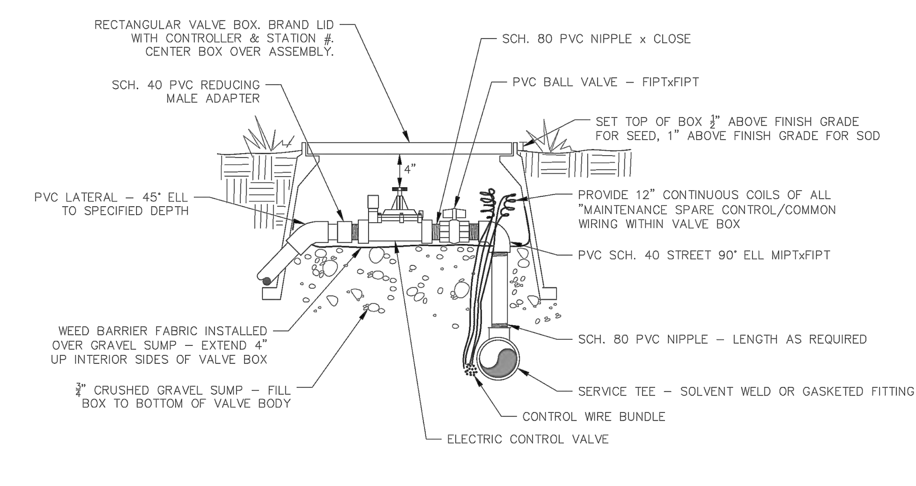
DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.

BACKFLOW PREVENTER DISCHARGE PORT SHALL BE INSTALLED 12" MIN. FROM TOP OF CONCRETE PAD.

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

BACKFLOW PREVENTER 2" & SMALLER

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-10 — Sheet 1 of 1

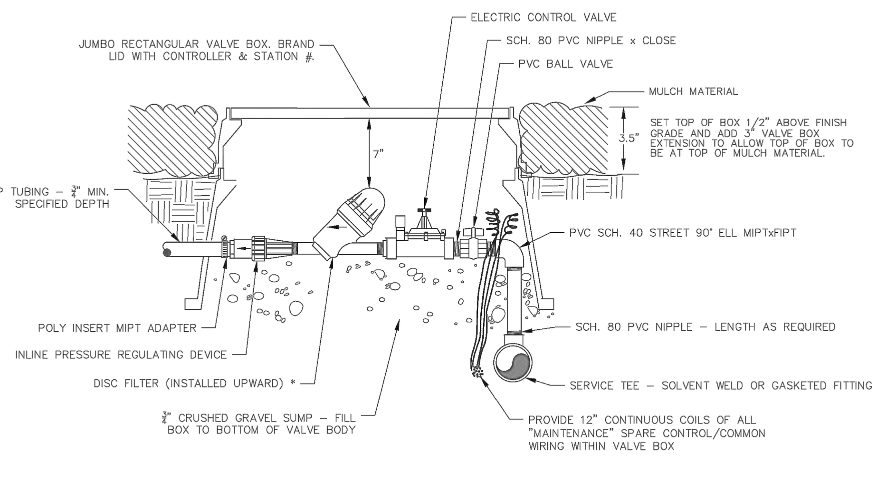


NOTES:
1. DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES
4. MAINLINE DEPTH 24" (TYPICAL)

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

ELECTRIC CONTROL VALVE

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DETAIL PLAN NO. IR-16 — Sheet 1 of 1

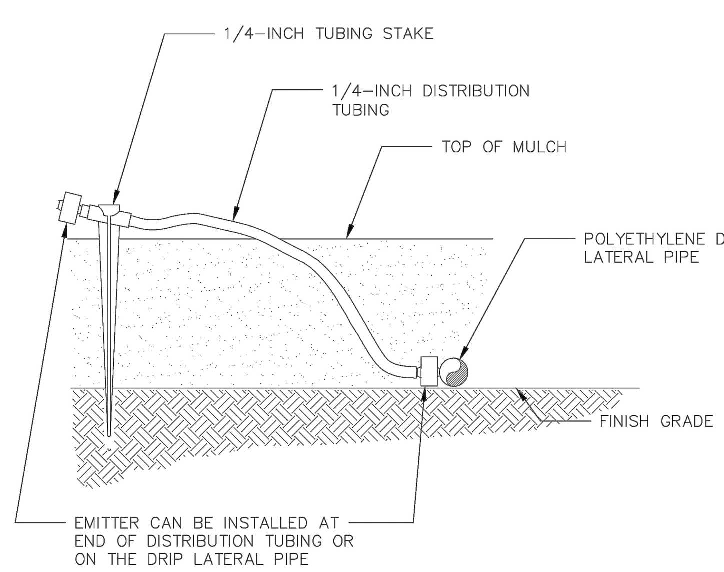


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS

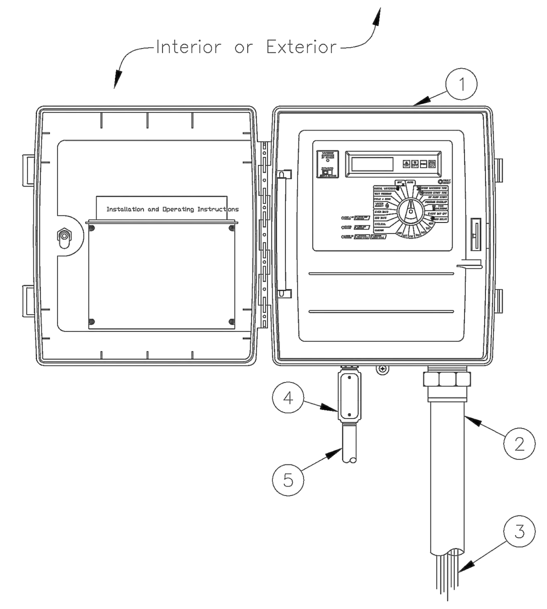
Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-19 — Sheet 1 of 1



Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

DRIP EMITTER ON STAKE

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-25 — Sheet 1 of 1

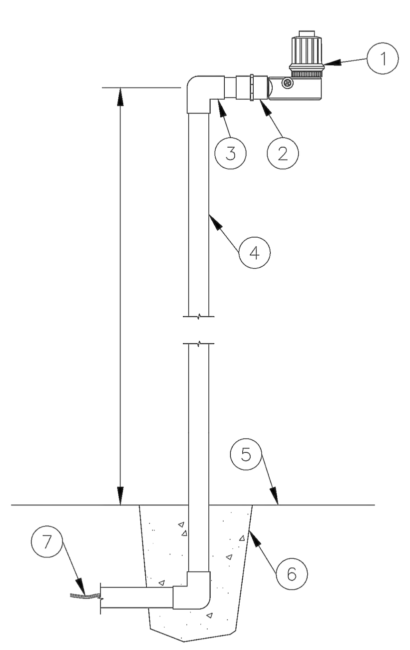


1. CONTROLLER: WALL MOUNT
2. 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO DEDICATED POWER SUPPLY

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

WEATHER-BASED CONTROLLER: WALL MOUNT

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-26 — Sheet 1 of 1

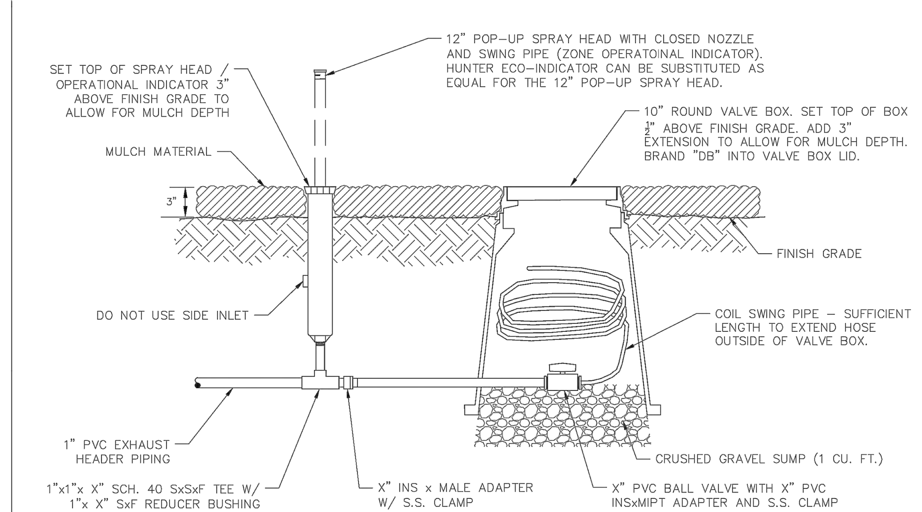


1. RAIN SENSOR
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4-INCH GALVAVIZED PIPE
5. FINISHED GRADE
6. CONCRETE BASE
7. WIRE TO IRRIGATION CONTROLLER

Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

RAIN / WEATHER SENSOR POLE MOUNT

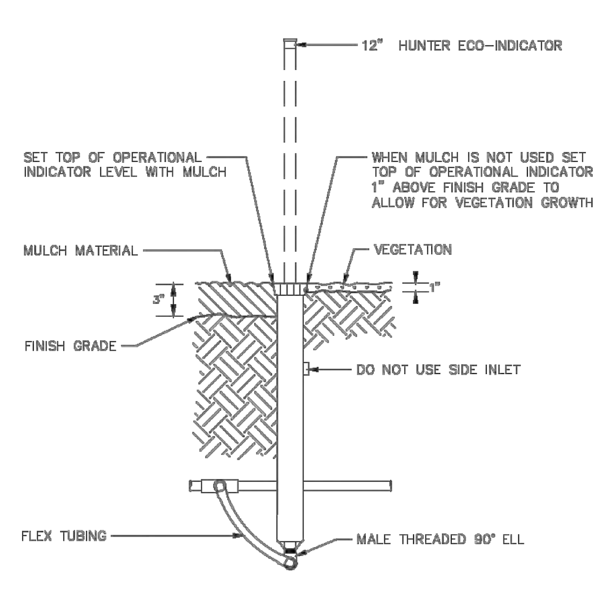
Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-29 — Sheet 1 of 1



Sheet Revisions | 3/21 STAFF CHANGES
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR

Issued By: Town of Castle Rock, Development Services March 31, 2021
DETAIL PLAN NO. IR-32 — Sheet 1 of 1



Sheet Revisions | 3/21 STAFF CHANGES | 4/23 STAFF CHANGES | 1/24 REVISED BY STAFF
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services

NON-RESIDENTIAL OPERATIONAL INDICATOR

Issued By: Town of Castle Rock, Development Services February 1, 2024
DETAIL PLAN NO. IR-34 — Sheet 1 of 1

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Town of Castle Rock Colorado — DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick on 07/16/2026
APPROVED-CD24-0033-FCO26-0022 plans.pdf
Record Document on File

CONSTRUCTION DOCUMENTS LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0022

DOUGLAS J. SMITH — Certified Irrigation Designer — CID — Irrigation Association — 42773

Irrigation Plans Prepared By:
Smith IRRIGATION DESIGN, LLC
9499 HIGH CLIFFE STREET, HIGHLANDS RANCH, CO 80129
PHONE 303-471-7377 WWW.SMITH-IRRIGATION.COM

Client:
CD FOUNDERS-CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

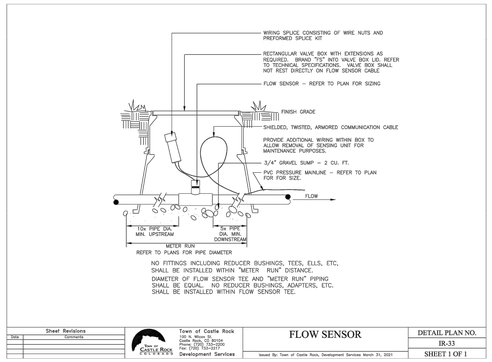
NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
1	REVISIONS PER TOWN COMMENTS	06/07/24
2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25
1 (triangle)	FIELD CHANGE ORDER FCO26-0022 TRANSFORMER	05/06/26

Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

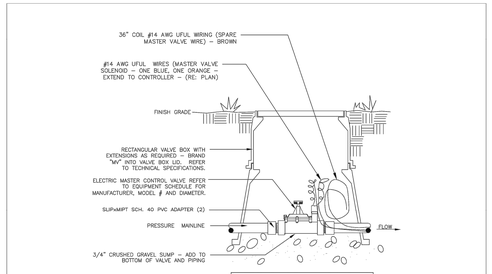
Landscape Plans Prepared By:
State of Colorado Licensed Landscape Architect No. 430
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING•SITE DESIGN•LANDSCAPE ARCHITECTURE
6201 SO. HUDSON CT., CENTENNIAL, CO 80121
(303) 694-9484 FAX (303) 694-9272
Job # 488.0

Title:
Irrigation Details
DUNKIN FOUNDERS
CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

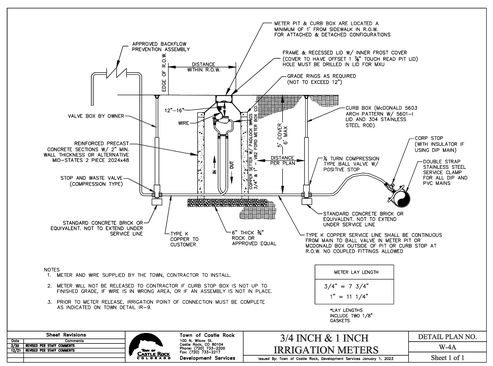
WC Civil Team: TS, LP	Date: 2024/01/26
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: IR2	14 of 16



Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (303) 660-1379 Fax: (303) 794-3577 Development Services	FLOW SENSOR	DETAIL PLAN NO. IR-33
				SHEET 1 OF 1



Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (303) 660-1379 Fax: (303) 794-3577 Development Services	MASTER VALVE	DETAIL PLAN NO. IR-34
3/31	STAFF CHANGES			SHEET 1 OF 1



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

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

*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (303) 660-1379 Fax: (303) 794-3577 Development Services	3/4 INCH & 1 INCH IRRIGATION METERS	DETAIL PLAN NO. W-4A
1/19	MINED PIT STAFF CHANGES			Sheet 1 of 1
12/21	MINED PIT STAFF CHANGES			

Irrigation System Hydraulic Worksheet

Project Name:	Dunkin' Donuts					**Date:**	January 26, 2024	
Project Location:	Founders Marketplace Lot 5							
Prepared by:	Doug Smith					**Current TOCR Registration #**	15-1166	
Tap Size		1.00 "			**Source of Pressure**	minimum required pressure		
Static Water Pressure:		65 psi						
Hydraulic Grade At Zone:	6562				**Company**	Smith Irrigation Design		
	Ft. of Copper		Pipe Size (")	K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain	
Service Line (tap to meter):	40	LF	1.00	K Copper	3.50 /100 FT	10	1.40	
Water Meter:			1.00		0.70	10	0.70	
Service Line (meter to backflow):	5	LF	1.00	K Copper	3.50 /100 FT	10	0.18	
Backflow:			1		12	10	12.00	
Master Valve:					3	10	3.00	
Pressure Required at Head:							40	
Lateral Allowance:							1.50	
Control Valve Allowance:							3.00	
Mainline Allowances:								
Length of Mainline	Pipe Material	Size	Gals.					
100	LF CL200BE	1.000 "@	10	GPM	1.30 /100 FT		1.30	
	LF CL200BE	"@	10	GPM-Looped	/100 FT		0.00	
Elevation:								
	Tap elevation	6,559		High/Low:	6,562		1.30	
Green shading indicates required information you must provide								
Total System requirements (PSI)							***64.37***	
Available System Pressure (PSI)							***65.00***	

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # 1 ***is*** 8,702 ***sq. ft.***

IRRIGATION CHART

Registered Professional Doug Smith — Registration # 15-1166 — Date 06/13/24
Company Name Smith Irrigation Design — Address 9499 High Cliffe St Highlands Ranch, CO 80129
Phone 303-471-7377 — Email DSmith@Smith-Irrigation.com — Clock Make WeatherTrak — Model LC+
___ Monday, Wednesday, Friday (west side of I-25) ___ Tuesday, Thursday, Saturday (east side of I-25)

Zone	Hydrozone (Very Low (<3") Low (3-12") Medium (10-15") High (>15")	Plant Type (turf native shrubs perennials trees annuals etc.)	Head Type (rotors sprays bubblers drip, SDI, etc.)	Nozzle (nozzle/ emitter size)	App. Rate (inches/hour)	GPM (per zone)	Inches/Month (peak not to exceed 6" per month or 1.5" per week)	Run Time (minutes per Month	Run Time (minutes per day)	Water Usage (gallons per month)
1	Low	Shrubs	Drip	1 gph	0.26	5	2.5	577	58	2,885
2	Low	Shrubs	Drip	1 gph	0.26	3	2.5	577	58	1,731
3	Low	Shrubs	Drip	1 gph	0.26	4	2.5	577	58	2,308
4	Low	Shrubs	Drip	1 gph	0.26	6	2.5	577	58	3,462
Total								2,308	231	10,385
								Min/month	**Min/cycle**	**Gallons/month**

IRRIGATION CHART - TEMPORARY ZONE

Registered Professional Doug Smith — Registration # 15-1166 — Date 06/13/24
Company Name Smith Irrigation Design — Address 9499 High Cliffe St Highlands Ranch, CO 80129
Phone 303-471-7377 — Email DSmith@Smith-Irrigation.com — Clock Make WeatherTrak — Model LC+
___ Monday, Wednesday, Friday (west side of I-25) ___ Tuesday, Thursday, Saturday (east side of I-25)

Zone	Hydrozone (Very Low (<3") Low (3-12") Medium (10-15") High (>15")	Plant Type (turf native shrubs perennials trees annuals etc.)	Head Type (rotors sprays bubblers drip, SDI, etc.)	Nozzle (nozzle/ emitter size)	App. Rate (inches/hour)	GPM (per zone)	Inches/Month (peak not to exceed 6" per month or 1.5" per week)	Run Time (minutes per month	Run Time (minutes per day)	Water Usage (gallons per month)
5	Low	Native (Blue Gram	Rotary Spray	MP Rotator	0.4	10	2.5	375	38	3,863
Total								375	38	3,863
								Min/month	**Min/cycle**	**Gallons/month**

TOCR TEMPORARY IRRIGATION NOTES

1. THE PURPOSE OF TEMPORARY IRRIGATION IS TO GERMINATE NATIVE SEED AND ESTABLISH NATIVE VEGETATION, IT IS NOT INTENDED FOR CONTINUOUS USE DURING ESTABLISHMENT PERIOD (ASSUMED TO BE TWO (2) YEARS). THIS MEANS THAT THE TEMPORARY SYSTEM WILL NOT BE OPERATED ON A THREE (3) DAY PER WEEK WATERING SCHEDULE AFTER THE INITIAL THIRTY (30) DAY IRRIGATION EXEMPTION PERIOD.
2. THE IRRIGATION SYSTEM MUST BE ABOVE GROUND AND REMOVED AT THE END OF THE APPROVED ESTABLISHMENT PERIOD.
3. SPRINKLER HEADS USED FOR TEMPORARY IRRIGATION MUST HAVE AN APPLICATION RATE NOT TO EXCEED .75"/HOUR. TRADITIONAL SPRAY HEADS/NOZZLES ARE NOT ALLOWED.
4. WATERING SHALL OCCUR BETWEEN THE HOURS OF 12 A.M. AND 8 A.M. NO WATERING WILL BE PERMITTED OUTSIDE OF THESE TIMES.
5. UPON EXPIRATION OF THE APPROVED ESTABLISHMENT PERIOD, ALL COMPONENTS OF THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED. EQUIPMENT TO BE REMOVED INCLUDES: IRRIGATION CONTROLLER, CONTROL VALVES, MANUAL BALL VALVES, ALL FITTINGS USED TO CONNECT VALVES TO MAINLINE, VALVE BOXES, ABOVE GROUND LATERAL PIPING, SPRINKLER HEADS, AND ALL ASSOCIATED STAKING MATERIALS. BELOW GROUND IRRIGATION MAINLINE AND WIRING CAN BE ABANDONED IN PLACE.
6. FOR ADDITIONAL INFORMATION, REFER TO **APPENDIX A TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL NOVEMBER 17, 2022**

TOWN OF CASTLE ROCK IRRIGATION NOTES:

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

IRRIGATION NOTES

1. IRRIGATION SYSTEM DESIGNED FOR 40 PSI DYNAMIC PRESSURE. CONTRACTOR TO STATIC PRESSURE PRIOR TO INSTALLATION. STATIC PRESSURE MUST BE MINIMUM 65 PSI.
2. PLEASE NOTE THAT STATION A1t IS INTENDED TO BE A TEMPORARY ZONE FOR THE ESTABLISHMENT OF THE DRYLAND NATIVE SEED AND IS INTENDED TO BE BE INSTALLED ABOVE GRADE AND REMOVED AT THE END OF THE ESTABLISHMENT PERIOD. INSTALL HEAD SUPPORTS ON ALL SPRINKLERS ON THIS ZONE FOR STABILITY DURING IRRIGATION.
3. CONTRACTOR SHALL INSTALL HUNTER ICV SERIES NORMALLY CLOSED CONTROL VALVE AT TAP/CONNECTION ON THE MAINLINE. INCLUDE WEATHERTRAK 1" FLOW SENSOR DOWNSTREAM OF MASTER VALVE. FLOW SENSOR SHALL BE LINE SIZE AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
4. ALL SLEEVE PIPE SHALL BE CLASS 200 PVC AND SIZED AS FOLLOWS:
   ALL CLASS 200 PVC SUB-MAINLINE - ONE 4" DIAMETER CL 200 PVC SLEEVE
   ALL CLASS 200 PVC SPRINKLER LATERAL PIPE - ONE 4" DIAMETER CL 200 PVC SLEEVE
   1" DRIP HEADER LINE- ONE 3" DIAMETER CL 200 PVC SLEEVE
   2-WIRE CABLE - ONE 3" DIAMETER CL 200 PVC SLEEVE
5. ALL SLEEVE PIPE OPENINGS SHALL BE DOUBLE WRAPPED WITH 6 MIL POLYETHYLENE PLASTIC AND SECURED USING WIRE "ZIP" TIES AROUND SLEEVE AND PIPE.
6. MINIMUM PIPE SIZE SHALL BE 1" DIAMETER UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL PROVIDE 120 VOLT 15 AMP ELECTRICAL SERVICE TO CONTROLLER LOCATION.
8. ACTUAL CONTROLLER LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNERS REPRESENTATIVE.
9. CONTRACTOR SHALL PROVIDE AND INSTALL WIRELESS RAIN/FREEZE SENSOR AT CONTROLLER LOCATION.
10. DRIP HEADER LINES SHOWN ON PLANS INDICATE PROXIMITY OF DRIP ZONES. ALL TREES AND SHRUBS IN NATIVE SEEDED AREAS SHALL HAVE DRIP RINGS FOR TREES (24" SPACING) AND 18" GRID LAYOUTS OR INDIVIDUAL EMITTER LOCATIONS FOR ALL SHRUBS. EMITTER LOCATIONS AND DISTRIBUTION TUBING NOT SHOWN ON PLANS FOR GRAPHICAL AND CLARITY PURPOSES. ZONES ARE DESIGNED TO ACCOMMODATE 5 GPM NOT TO EXCEED 10 GPM USING RAIN BIRD XFD-06-12-250 AND XFD-06-24-500 DRIPLINE OR EQUIVALENT.
11. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING TYPE. DRIP EMITTER LOCATIONS ARE NOT SHOWN ON PLAN FOR GRAPHICAL PURPOSES. EMITTERS SHALL BE INSTALLED PER THE FOLLOWING QUANTITIES:
    1 GALLON CONTAINER = ONE RAIN BIRD XERIBUG XB-T-10-PC-1032 1.0 GPH EMITTER
    5 GALLON CONTAINER = ONE RAIN BIRD XERI-SPRAY XS-090 ADJUSTED TO 2.0 GPH
    2" CALIPER TREE = 36" DRIP RING W/ .6 GPH EMITTERS/24" SPACING
    6'- 8' CONIFER = 48" DRIP RING W/ .6 GPH EMITTERS/24" SPACING
    3" CALIPER TREE = 48" DRIP RING W/ .6 GPH EMITTERS/24" SPACING
12. ALL PIPING AND VALVE ASSEMBLIES SHALL BE LOCATED IN NATIVE OR SHRUB BED AREAS WHERE POSSIBLE. LOCATIONS SHOWN ARE DIAGRAMMATIC AND ARE FOR CLARITY PURPOSES ONLY.
13. REMOTE CONTROL VALVES FOR TURF SHALL BE INSTALLED IN ADJACENT SHRUB BEDS OR WITHIN 2LF OF WALKWAYS AND CURBS OR IN TURF AREAS NOT CONTROLLED BY VALVE IN QUESTION.
14. ANY QUANTITIES SHOWN ON PLAN ARE ESTIMATED QUANTITIES ONLY. FIELD CONDITIONS MAY VARY AND MAY ALTER ACTUAL QUANTITIES. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO INSTALLATION.
15. ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.
16. REMOTE CONTROL VALVES SHALL BE INSTALLED PER DETAILED DRAWINGS AND SHALL HAVE ONE CONTROL VALVE PER VALVE BOX.
17. BACK FLOW PREVENTION SHALL BE INSTALLED TO MEET ALL LOCAL CODES.
18. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
20. ALL TRENCHES SHALL BE BACKFILLED IN 6" LIFTS OF CLEAN SOIL FREE OF ROCKS AND RUBBISH AND COMPACTED TO 95% PROCTOR DENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
21. CARE SHALL BE TAKEN TO ENSURE THAT NO SOIL OR DEBRIS ENTERS THE PIPE DURING INSTALLATION.
22. ALL PIPE ENDS SHALL BE PROPERLY CLEANED AND SHALL BE FREE OF ANY BURRS AND/OR SHAVINGS AS A RESULT OF THE PIPE BEING CUT.
23. ALL LINES SHALL BE THOROUGHLY FLUSHED PRIOR TO INSTALLATION OF NOZZLES.

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TOWN OF CASTLE ROCK PROJECT NO. CD24-0003 & FCO26-0022

DOUGLAS J. SMITH
Certified Irrigation Designer
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42773

Irrigation Plans Prepared By:
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PHONE:
ATTN: B. HAYENGA

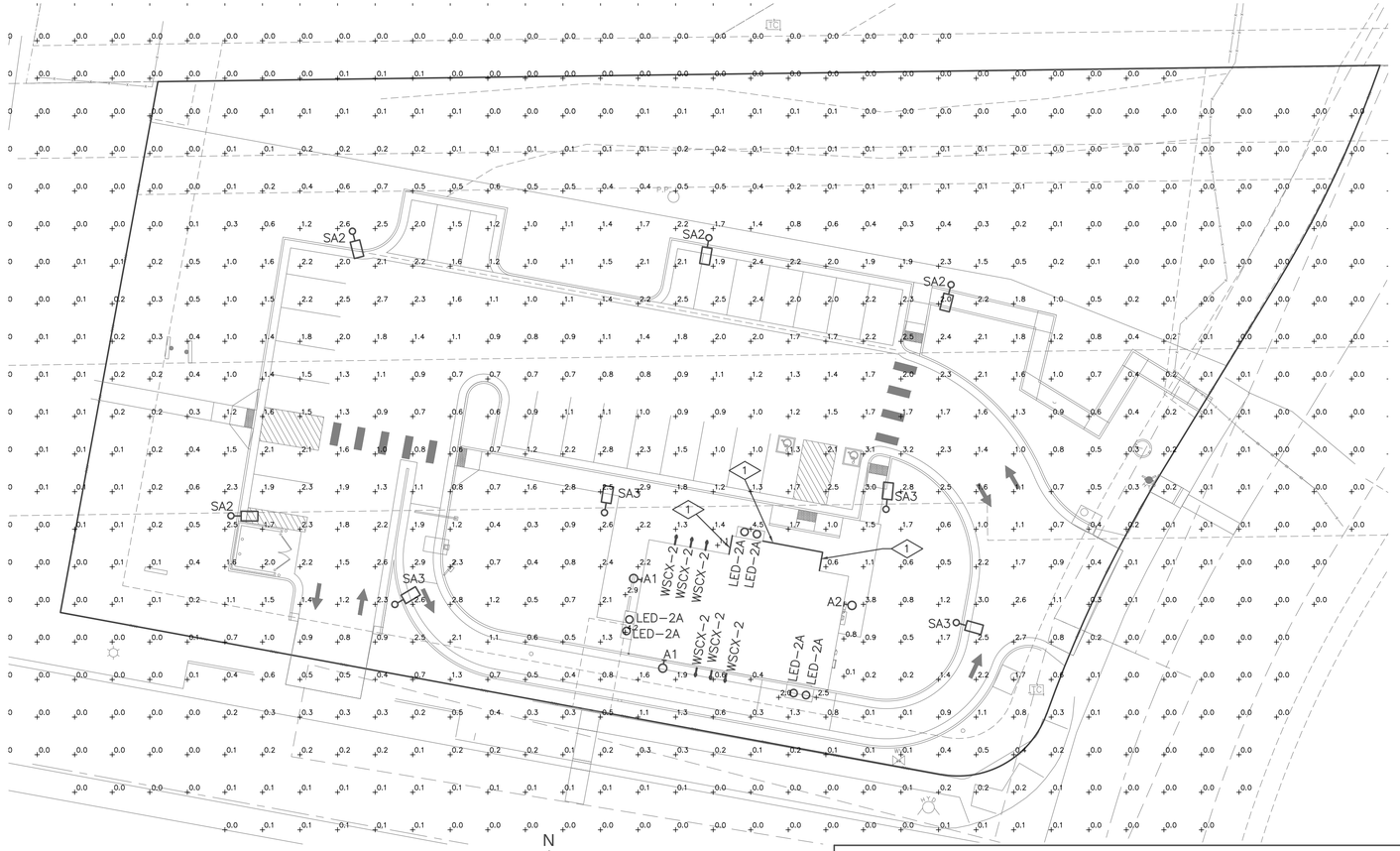
NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	01/26/24
1	REVISIONS PER TOWN COMMENTS	06/07/24
2	REVISIONS PER TOWN SURVEY COMMENTS	03/28/25
3	REVISIONS PER TOWN COMMENTS	11/10/25
4	FIELD CHANGE ORDER FCO26-0022 TRANSFORMER	05/06/26

Site Plan Prepared By:
WC CIVIL
6870 W. 52ND AVE
STE. 225
ARVADA, CO 80002
PHONE: (303) 390-0172

Landscape Plans Prepared By:
State of Colorado Licensed Landscape Architect No. 439
KIRBY SMITH & ASSOCIATES, INC.
LAND PLANNING•SITE DESIGN•LANDSCAPE ARCHITECTURE
6201 S. HUDSON CT., CENTENNIAL, CO 80121
PHONE: (303) 694-9464 FAX (303) 694-9272
Job # 4001.0

Title:
Irrigation Notes
DUNKIN FOUNDERS
CONSTRUCTION PLANS
LOT 5, FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LP	Date: 2024/01/26
Engineering No.: 322002	Scale: AS NOTED
Sheet No.: IR3	15 of 16

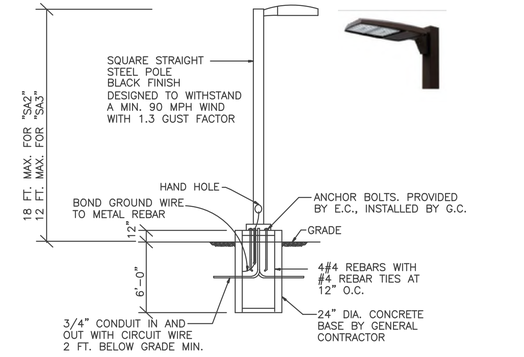


SITE PHOTOMETRIC PLAN

Scale: 1"=20'

0 20 40

FEET



POLE MOUNTED FIXTURES INSTALLATION DETAIL

FOR FIXTURES "SA2" AND "SA3"

NO SCALE

PHOTOMETRIC SUMMARY		
AREA	REQUIRED	PROVIDED
PARKING	5 fc Maximum	3.1 fc Maximum
BUILDING MTD	5 fc Maximum	3.7 fc Maximum
SOFFIT	5 fc Maximum	4.1 fc Maximum
WALKWAYS & GENERAL SITE	5 fc Maximum	4.1 fc Maximum

LIGHTING FIXTURE SCHEDULE

ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	LLF	DESCRIPTION
A1	2	LITHONIA LIGHTING	WDGE1 LED P1 30K 80CRI VW MVOLT–DMG	11 WATT 3000K LED 1200 LUMENS	WALL +15 FT	1.0	EXTERIOR WALL MOUNTED CUT OFF LIGHT
A2	1	LITHONIA LIGHTING	WPXO LED ALO SWW2–MVOLT–DDBXD	8 WATT 3000K LED 850 LUMENS	WALL ABOVE REAR DOOR +8 FT	1.0	EXTERIOR WALL MOUNTED CUT OFF LIGHT
LED–2A	6	ETI SSL	DL–3–47–906–SV–D	8.5 WATT 3000K LED 470 LUMENS	UNDER SOFFIT +9 FT	1.0	3" DIA. RECESSED WET LOCATION, LOW PROFILE LED DOWN LIGHT
SA2	4	LUMARK	PREVAIL DISCRETE PRV–P1A–730–U–T3–SA–BZ	54 WATT 3000K LED 6,899 LUMENS	18 FT POLE	1.0	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 18 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS, 0–10V DIMMING
SA3	4	LUMARK	PREVAIL DISCRETE PETITE PRV–P–P1A–730–U–T3–SA–BZ	31 WATT 3000K LED 4,040 LUMENS	12 FT POLE	1.0	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 12 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS, 0–10V DIMMING
WSCX–2	6	HI–LITE	H–MR16/119/18/1/119/119/50W/1	50 WATT MR16 500 LUMENS	WALL +12.5 FT	1.0	EXTERIOR SIGN LIGHT
LED–13		SPECIALTY LIGHTING	STL–WW–100–12V	3000K LED	INSIDE THE CANOPY	1.0	LED TAPE LIGHT INSIDE PREFABRICATED CANOPY. SEE NOTE BELOW

NOTE: LED–13 TAPE LIGHT TO BE PROVIDED PER CANOPY MANUFACTURER SPECIFICATIONS. LED OUTPUT MUST NOT EXCEED 500 CD/M². FIXTURE LED–13 BY AMERICAN LIGHTING IS A RECOMMENDATION AND HAS LIGHT OUTPUT OF 150 LUMENS PER FOOT OR 166 CD/M²

NOTE ON LIGHTING CONTROL:

THE HOURS OF OPERATION ARE 5 AM TO 8 PM.

ALL BUILDING MOUNTED AND SITE POLE LIGHTING SHALL BE TIME SWITCH CONTROLLED, WITH PARKING LIGHTS AND BUILDING LIGHTS ON SEPARATE CIRCUITS.

PARKING LIGHTS AND BUILDING MOUNTED LIGHTS ADJACENT TO RESIDENTIAL ZONED LAND SHALL BE AUTOMATICALLY DIMMED TO 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS.

DETAIL NOTES:

<1> LED–13 AT BOTTOM OF FASCIA BAND INSIDE OF THE PREFABRICATED FASCIA

NOTES:

1. OBJECTIVES FOR LIGHTING:

BUILDING MOUNTED LIGHTING PROVIDES ILLUMINATION FOR THE WALKING AREAS AROUND THE BUILDING PERIMETER, INCLUDING BUILDING EGRESS. THE OBJECTIVE IS TO ENHANCE SAFETY TO PEOPLE AND SECURITY TO PROPERTY WHILE MAINTAINING AESTHETICS, VISIBILITY AND VISUAL COMFORT FOR PEDESTRIANS NEIGHBORS AND DRIVERS.

POLE MOUNTED LIGHTS "SA2" AND "SA3" PROVIDE REQUIRED LEVELS FOR THE PARKING AND DRIVEWAYS. THE OBJECTIVE FOR PARKING LIGHTING IS TO PROVIDE UNIFORM LIGHT LEVELS NOT EXCEEDING THE ALLOWED MAXIMUM FOOT CANDLE, LIMIT LIGHT TRESPASS BEYOND THE PROPERTY, LIMIT LIGHT POLLUTION AND MAINTAIN VISIBILITY AND VISUAL COMFORT.

2. THE HOURS OF OPERATION ARE 5 AM TO 8 PM.

3. MITIGATION TO NEIGHBORHOODS/ADJACENT PROPERTIES:

ALL LIGHTING IS FULL CUT OFF, TIME SWITCH CONTROLLED TO BE OFF OR DIMMED TO 50% WITHIN ONE HOUR AFTER BUSINESS HOURS. POLE–MOUNTED LIGHTS ADJACENT TO PROPERTY LINE HAVE HOUSE SIDE SHIELD.

4. FORWARD THROW (TYPE IV) DISTRIBUTION, POLE–MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACKS ARE PROHIBITED.

TOWN APPROVAL BLOCK

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED

By jkirkpatrick on 03/09/2026

APPROVED-CD24-0003 Plans.pdf

Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	04/15/24
1	REVISED PER TOWN COMMENTS	10/30/24
2	REVISED PER TOWN COMMENTS	10/27/25
3	REVISED PER TOWN COMMENTS	12/04/25

Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

ENGINEERING CONSULTANTS
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgeninc.com

Title:
PHOTOMETRIC PLAN
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team:	Date:
TS, LP	2023/01/31
Engineering No.:	Scale:
	AS NOTED

Sheet No.:
16 OF 19

FIXTURE "LED-2A"



WDGE1 LED
Architectural Wall Sconce

Catalog Number

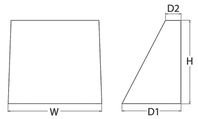
Notes

Type **FIXTURE "A1"**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer [4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[5]

Options		Finish			
E4WH	Emergency battery backup, Certified in CA Title 20 MAED85 (4W, 0°C min)[7]	DDBXD	Dark bronze	DBTXD	Textured dark bronze
PE	Photocell, Button Type[8]	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSTD	Sandstone	DSSTXD	Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)				
CCE	Coastal Construction[4]				

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WPX0 LED
Wall Pack

Catalog Number

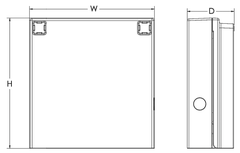
Notes

Type **FIXTURE "A2"**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs



Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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LowPro
3", 4" & 5" COLOR PREFERENCE® Downlights Low Profile Design



Integrated trim ring

22" connect cord Included. 12" and 20" cord extenders available

- ✓ **3" COLOR PREFERENCE® – 53809111** DL-3-47-906-SV-D
- ✓ **4" COLOR PREFERENCE® – 53808211** DL-4-65-906-SV-D
- ✓ **5" COLOR PREFERENCE® – 53807211** DL-5-90-906-SV-D

PART NUMBER GUIDE

CATEGORY		SIZE		WATTS		CRI/CCT		VOLTAGE		DIMMABILITY
DL	-		-		-	906	-	SV	-	D

PRODUCT/SKU DETAILS

GENERAL SPECIFICATIONS:

Voltage	120VAC	**Frequency**	50/60 Hz.	**CRI**	90
Power Factor	>.90	**THD**	< 20%	**Rating**	cULus Wet
Temperature	-4°F to +113°F	**Rated Life**	50,000 hrs.	**Warranty**	5 Year Limited

ORDERING GUIDE

Part #	Model #	Description	Replaces	LED Watts	Lumens	LPW	CCT	Product Dim.	CRI	Input Voltage	Case Pack
DL-3-47-906-SV-D	53809111	3" LowPro Recessed Downlight with COLOR PREFERENCE® - TRIAC Dimming	45w Par	8.5w	470	55	27/30/40/5000K	3.14 x 1.3 in.	90	120V	24
DL-4-65-906-SV-D	53808211	4" LowPro Recessed Downlight with COLOR PREFERENCE® - TRIAC Dimming	65w Par	11w	650	59	27/30/40/5000K	4.88 x 1.3 in.	90	120V	20
DL-5-90-906-SV-D	53807211	5" LowPro Recessed Downlight with COLOR PREFERENCE® - TRIAC Dimming	65w Par	15w	900	60	27/30/40/5000K	5.9 x 1.3 in.	90	120V	20
LPGP-3in	70306101	Guide plate for LowPro downlight 3in	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	24
LPGP-4in	70307101	Guide plate for LowPro downlight 4in	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20
LPGP-5in	70308101	Guide plate for LowPro downlight 5in	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20
NA	90600713	12' extension cord for edgelit down lights single pack	N/A	N/A	N/A	N/A	N/A	12.0 x 1 in.	N/A	N/A	10
NA	90600714	20' extension cord for edgelit down lights single pack	N/A	N/A	N/A	N/A	N/A	20.0 x 1 in.	N/A	N/A	10

ET SOLID STATE® LIGHTING INC.

North American Headquarters
720 Northgate Parkway
Wheeling, IL 60090

Customer Service
1-855-384-7754

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www.ETiSSL.com

TOWN APPROVAL BLOCK

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES **APPROVED**

By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	04/15/24
1	REVISED PER TOWN COMMENTS	10/30/24
2	REVISED PER TOWN COMMENTS	10/27/25
3	REVISED PER TOWN COMMENTS	12/04/25

Client: CD FOUNDERS-CASTLE ROCK LLC
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CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgpcinc.com

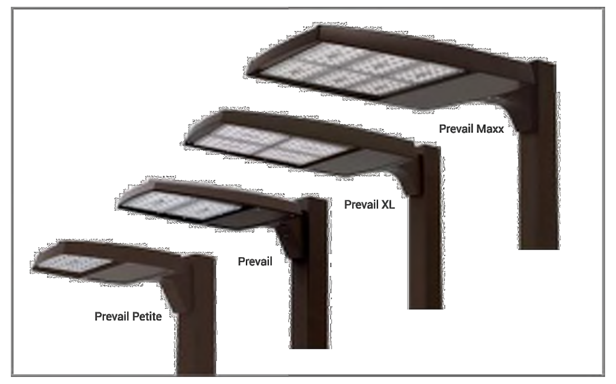
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LP	Date: 2023/01/31
Engineering No.:	Scale: AS NOTED

Sheet No.: 17 OF 19

FIXTURE "SA2" AND "SA3"

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark
Prevail Discrete LED

Area / Site Luminaire

Product Features

BAA TAA BABA FADC

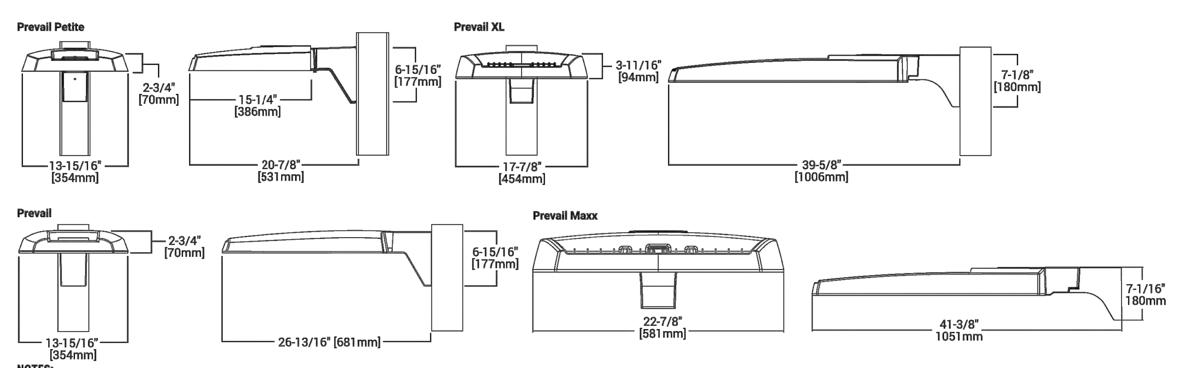
Interactive Menu
- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

Product Certifications

Quick Facts
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions a Signify business

"SA3"

Lumark — Prevail Discrete LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current [4]	Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [3] **BABA-PRV-P**=Prevail Petite BABA Build America Buy America Act Compliant [31]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K **8540**=85CRI, 4000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V **DV**=DuraVolt, 277-480V [5,6]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**=Fixed Mast Arm [26] **WM**=QM Wall Mount Arm **ADJA-WM**= Adjustable Arm – Wall Mount [28] **ADJA**=Adjustable Arm – Pole Mount [28] **ADJS**=Adjustable Arm – Slipfitter, 3" vertical tenon [28] **SP2**=Adjustable Arm – Slipfitter, 2 3/8" vertical tenon [26, 28]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [3] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [3] **BABA-PRV**=Prevail BABA Build America Buy America Act Compliant [31]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [3] **BABA-PRV-XL**=Prevail XL BABA Build America Buy America Act Compliant [31]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=750mA Nominal **B**=950mA Nominal					
PRV-M=Prevail Maxx **BAA-PRV-M**=Prevail Maxx BAA Buy American Act Compliant [3] **TAA-PRV-M**=Prevail Maxx TAA Trade Agreements Act Compliant [3] **BABA-PRV-M**=Prevail Maxx BABA Build America Buy America Act Compliant [30]	**PA6**= 6 Panels, 144 LED Rectangles	**A**=600mA Nominal **B**=800mA Nominal **C**=1000mA Nominal **D**=1200mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
FADC=Field Adjustable Dimming Controller [29]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CC=Coastal Construction finish [9]
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11, 12, 13]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11, 12, 13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [11, 12, 13]
SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height [11, 14]
SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height [11, 14, 26, 27]
SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height [11, 14, 27]
WPS2XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [11, 12, 15, 16]
WPS4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [11, 12, 15, 16]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting Height [11, 12, 15, 16]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting Height [11, 12, 15, 16]

Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [21]
PRVMA-XX=Mast Arm Mounting Kit [21]
PRVWM-XX=Wall Mount Kit [21]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [21]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [21]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [21]
PRVXLSA-XX=Standard Arm Mounting Kit [27]
PRVXLMA-XX=Mast Arm Mounting Kit [27]
PRVXLWM-XX=Wall Mount Kit [27]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit [27]
PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit [27]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [26]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [26]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [26]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180°Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/DIS-FDV=Full Drop Visor [22]
PRVXL/DIS-FDV=Full Drop Visor [17]
HSS-VP=House Side Shield Kit, Vertical Panel [7, 23]
HSS-HP=House Side Shield Kit, Horizontal Panel [7, 23]
VGS-ARCH= Panel Drop Shield, Short
VGL-ARCH= Panel Drop Shield, Long
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [25]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA1D light engine in Petite housing (PRV-P).
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB).
12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. Replace XX with sensor color (WH, BZ or BK).
17. Only available in PRV-XL configurations.
18. Not available with High Voltage (H, DV, 8 or 9) or HA options.
19. Replace XX with paint color.
20. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
21. Not for use with PRV-XL or PRV-M configurations.
22. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
23. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
24. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
25. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V.
26. Only available for PRV-M configurations.
27. Only for use with PRV-XL.
28. Fixed for PRV-M
29. Cannot be used with PR7 or other motion response control options.
30. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

COOPER Lighting Solutions a Signify business

FIXTURE "WSCX-2"

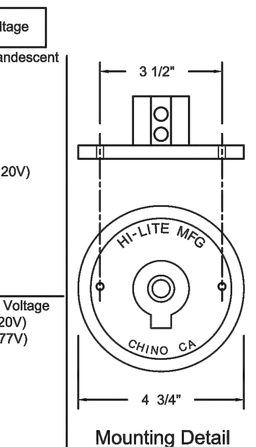
HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:
Type:
Quantity:

Item Number	Length (A)	Width (B)
H-PAR16	6 1/2"	2 1/2"
H-PAR20	7 1/2"	3 1/2"
H-PAR30	9"	4 1/2"
H-PAR38	10"	5 1/2"
H-MR16	6 1/2"	2 1/2"

For Wall Mount Only

Fixture No.	Fixture Color	Arm	Arm Color	Wattage/ Lamp Options	Voltage
H-PAR16 (1) H-PAR20 (1) H-PAR30 (1) H-PAR38 (1) GU10 (2) H-MR16	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded Finishes 29, 66, 82, 92, 97, 100, 103, 104, 105, 112, 113, 114, 117, 118, 119, 127, 128, 133, 134, 135, 136, 139, 140, 121, 122, 123, 124. For finish specs see pages 344-348.	18-1 18-2 24-1 24-2 30-1 30-2 36-1 36-2 48-1 48-2 Pick any arm or gooseneck from this page or in arm section of catalog.	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) For all finishes see pages 344-348.	Incandescent 60W/INC 75W/INC 150W/INC 50W Low Voltage 50W/LV/BCM (1)	Incandescent 1 (120V) Low Voltage 1 (120V) 2 (277V)



Mounting Detail

H-PAR16 - 91 / 18-1 - 91 / 50W/INC - 1

ORDER EXAMPLE
(USE THIS FORMAT TO PLACE ORDER)

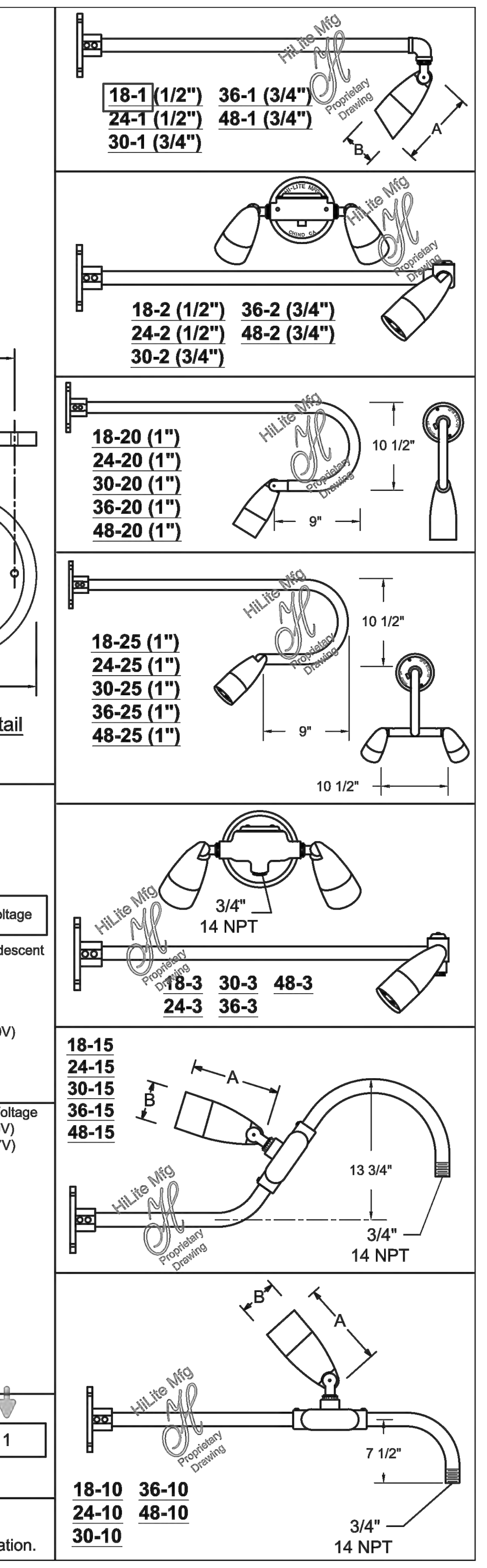
Fixture No.	Fixture Color	Arm	Arm Color	PAR No.	PAR Color	Wattage/ Lamp Options	Voltage
Pick any RLM Shade or PAR Head. See cut sheet for specs and accessories.	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded Finishes 29, 66, 82, 92, 94, 97, 100, 103, 104, 105, 112, 113, 114, 117, 118, 119 127, 128, 133, 134, 135, 136, 121, 122, 123, 124. For finish specs see pages 344-348.	18-3 24-3 30-3 36-3 48-3 18-10 24-10 30-10 36-10 48-10 18-15 24-15 30-15 36-15 48-15 Pick any arm or gooseneck from this page or in arm section of catalog.	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) For all finishes see pages 344-348.	PAR16 (1) PAR20 (1) PAR30 (1) PAR38 (1) GU10 (2) MR16 (1)	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) For all finishes see pages 344-348.	Incandescent 60W/INC 75W/INC 150W/INC 50W Low Voltage 50W/LV/BCM	Incandescent 1 (120V) Low Voltage 1 (120V) 2 (277V)

H-EM-10 - 91 / 18-3 - 91 / PAR16 - 91 / 60W/INC - 1

ORDER EXAMPLE
(USE THIS FORMAT TO PLACE ORDER)

Notes:
(1) Socket Bases: INC is Medium Base. MR16 is GU5.3.
(2) GU10 is a 2-Pin twist lock. To use with Soraa LED Lamp.

Suitable for wet location.



Client:
CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	04/15/24
1	REVISED PER TOWN COMMENTS	10/30/24
2	REVISED PER TOWN COMMENTS	10/27/25
3	REVISED PER TOWN COMMENTS	12/04/25

RG ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgecinc.com

Title:
DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS, LP
Date: 2023/01/31
Engineering No.:
Scale: AS NOTED
Sheet No.: 18 OF 19

TOWN APPROVAL BLOCK

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

TRULUX / STL SERIES — **FIXTURE "LED-13"** — AMERICAN LIGHTING

STL SERIES TAPE LIGHT

24V / 12V DC Standard Grade Single Color

Build an economical and versatile layered lighting system with Standard Grade tape light. Light output ranging from 100-155 lumens per foot, with easy to work with run lengths up to 32.8 feet, Standard Grade is perfect for accent lighting applications when soft and subtle lighting is desired.

- Standard Grade output performance
- Available in 2400K, 2700K, 3000K, and 4000K
- Up to 96+ color rendering index
- Lumen output ranging from 100Lm to 155Lm per foot
- Cuttable every 6.56" (24V) / 3.94" (12V) with 32.8ft max run
- Easy installation featuring 3M VHB adhesive backing
- Available in IP54 & IP65 rating options
- Dimmable (5-100%) with most ELV, TRIAC dimmers
- Suitable for use in closets when used in an enclosed extrusion based on NFPA 70, NEC section 410.16 (A)(3) and 410.16 (C)(5) - See page 4 for more details on NEC Code.
- cULus Listed for indoor dry/damp, and wet locations
- JA8 Compliant
- 50,000 hours rated life

c UL us LISTED · JA8 · IP54 COATED · IP65 JACKETED · DIMMABLE

PROJECT:
TYPE:
LOCATION:
CATALOG NUMBER:



STL SERIES QUICK SPECS

VOLTAGE	24V DC / 12V DC
WATTAGE	2.19W / ft
LUMENS	Up to 155Lm / ft
CCT OPTIONS	2400K / 2700K / 3000K / 4000K
CRI	90+
MAX RUN	32.8ft (24V) / 27ft (12V)
CUTTING POINTS	6.56" (167mm) 24V / 3.94" (100mm) 12V
IP RATING	IP54 - Coated / IP65 - Jacketed
DIMMING	TRIAC / ELV (5 - 100%)*
DIMENSIONS	0.39" (10mm) W x 0.06" (1.65mm) H
BEAM ANGLE	120°
OPERATING TEMP	5°C (41°F) to 70°C (158°F)
CERTIFICATIONS	cULus Listed - Dry / Damp Location
RATED LIFE	50,000 Hours

*Not compatible with Switchex All-in-one LED Driver + In-Wall Dimmer Switch

STL SERIES IP RATINGS

IP54 (Coated)
Features a light nano-coating applied to the tape light and LED's that protects from moisture and dust.
Best suited: Indoor dry & damp locations



IP65 (Jacketed)*
Features a clear protective silicone jacketing that protects the tape light from sprayed water and dust.
Best suited: Indoor & Outdoor damp & wet locations

*Not suitable for exposure to chemicals or salt.

STL SERIES QUICK LOOK

 ©2025 American Lighting Inc. REV.2541

TRULUX / STL SERIES — AMERICAN LIGHTING

STL SERIES ORDERING INFORMATION

Custom Cut Orders - Please Allow Up To 2-4 Weeks Order Processing & Delivery

ITEM NUMBER	VOLTAGE	CCT	LENGTH	LUMENS / FT	WATTAGE / FT	IP RATING	CRI	CUTTING	MAX RUN
STL-UWX-33	24V DC	2400K	32.8 ft	140Lm / ft	2.19W / ft	IP54	94+	6.56" (167mm)	32.8 ft
STL-UWW	24V DC	2700K	16.4 ft	146Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL-UWW-33	24V DC	2700K	32.8 ft	146Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL65-UWW	24V DC	2700K	16.4 ft	105Lm / ft	2.19W / ft	IP65	94+	6.56" (167mm)	32.8 ft
STL-UWW-100	24V DC	2700K	100 ft	146Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL-WW	24V DC	3000K	16.4 ft	150Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL-WW-33	24V DC	3000K	32.8 ft	150Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL65-WW	24V DC	3000K	16.4 ft	115Lm / ft	2.19W / ft	IP65	94+	6.56" (167mm)	32.8 ft
STL-WW-100	24V DC	3000K	100 ft	150Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL-WW-100-12V	12V DC	3000K	100 ft	150Lm / ft	2.19W / ft	IP54	96+	3.94" (100mm)	27 ft
STL-WH	24V DC	4000K	16.4 ft	155Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL-WH-33	24V DC	4000K	32.8 ft	155Lm / ft	2.19W / ft	IP54	96+	6.56" (167mm)	32.8 ft
STL65-WH	24V DC	4000K	16.4 ft	125Lm / ft	2.19W / ft	IP65	94+	6.56" (167mm)	32.8 ft

16.4ft & 33ft (IP54) Include: 6ft lead, 6ft tail, (1) TL-CONKIT, (2) TL-BLKS, (2) TL-2PWR-HD
16.4ft Reels (IP65) Include: 2ft Lead +6" Conkit, 2ft Tail +6" Conkit, (2) TL-2PWR-HD
100ft Reels (IP54) Include: 6ft lead, 6ft tail, (1) TL-CONKIT, (3) TL-BLKS, (3) TL-2PWR-HD

STL SERIES ACCESSORIES

ITEM NUMBER	DESCRIPTION
TL-CONKIT	6" Trulink 4-in-1 Connection Kit
TL-BLKS	Trulink 4-in-1 Connector Block (QTY 10)
TL-2PWR-HD	6" HD Power Feed (IP54)
TL-2JUMP6-HD	6" HD Linking Cable (IP54)
TL-2JUMP24-HD	24" HD Linking Cable (IP54)
TL-2SPL-HD	HD Tape to Tape Splice Connector (IP54)
TL-2SPL-L-HD	90° "L" HD Tape to Tape Splice Connector (IP54)
TL-2JUMP65-.5	6" Linking Cable (IP65)
TL-2JUMP65-1	12" Linking Cable (IP65)
TL-2JUMP65-2	24" Linking Cable (IP65)
WIRE-15-2PIN	15ft (20/2) Wire Spool
WIRE-CMP-100-3PIN	100ft (16/3) In-wall Rated Wire Spool
INLINE-SC-CTRL	Simple Select In-line Controller (Single Color)
LVSB-2PIN	In-Line Splice Terminal Block
RCWY-PVC-1M	1m Plastic Wire Cover Raceway (White)


TL-CONKIT


TL-BLKS


TL-2PWR-HD


TL-2JUMP6-HD
TL-2JUMP24-HD


TL-2SPL-HD


TL-2SPL-L-HD


TL-2JUMP65-.5
TL-2JUMP65-1
TL-2JUMP65-2


WIRE-15-2PIN


WIRE-CMP-100-3PIN


INLINE-SC-CTRL


LVSB-2PIN


RCWY-PVC-1M

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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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 03/09/2026
APPROVED-CD24-0003 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. CD24-0003

NO.	DESCRIPTION	DATE
-	INITIAL SUBMITTAL	04/15/24
1	REVISED PER TOWN COMMENTS	10/30/24
2	REVISED PER TOWN COMMENTS	10/27/25
3	REVISED PER TOWN COMMENTS	12/04/25

Client: CD FOUNDERS-
CASTLE ROCK LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

ENGINEERING CONSULTANTS
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgeinc.com

Title: DUNKIN FOUNDERS
CONSTRUCTION DOCUMENTS
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
LOCATED IN TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

WC Civil Team: TS; LP
Date: 2023/01/31
Engineering No.:
Scale: AS NOTED
Sheet No.: 19 OF 19