PUBLIC IMPROVEMENT CONSTRUCTION PLANS

MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. CD24-0018

COVER SHEET 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 of Castle Rock 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. 08035C0186G Dated 3/16/2016.
20. Benchmark: NGS control monument j-23 - NGS benchmark disk set in concrete stamped "j 23 1929" located 2.0 miles north along the Denver and Rio Grande western railroad from the station at castle rock, 0.5 mile south of milepost 30, 59 feet east of the center of a road crossing, 46.7 feet northeast of the northeast rail, 15 feet southeast of the center line of a private road, 2 feet southwest of a fence, 2 feet northwest of a witness post, set in the top of a concrete post which projects 0.5 foot above the ground.
Elevation: 6118.73 feet (NAVD 1988 datum).
21. Provide a basis of bearings statement per Colorado State Statute.

STREET CONSTRUCTION NOTES

1. All street construction is subject to the General Notes on the Cover Sheet of these Plans as well as the Street Construction Notes listed here.
2. A paving section design, signed and sealed by a Colorado registered Professional Engineer, must be submitted to the TCR Public Works Department for approval prior to any street construction activity (full-depth asphalt sections are not permitted at a depth greater than 8" asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut a minimum distance of 12" from the existing edge to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made.
4. Street subgrades shall be scarified to a minimum depth of 12" and re-compacted prior to sub-base installation. No base material shall be laid until the subgrade has been inspected and approved by the TCR Construction Inspector.
5. Valve boxes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

SIGNAGE AND STRIPING NOTES

1. All signage and striping is subject to the General Notes on the Cover Sheet of these Plans as well as the Signage and Striping Notes listed here.
2. All paint shall be 15 mil thick upon installation and 8 mil thick when dry.
3. All permanent longitudinal pavement striping on asphalt surfaces (centerlines, lane lines, bay lines, etc.) shall be installed using an approved reflective traffic paint or pavement marking tape. Reflective beads shall be applied in accordance with CDOT's Standard Specifications for Road and Bridge Construction and the manufacturer's requirements. When tape is used on an asphalt street, it shall be "rolled" into the final lift. On concrete surfaces tape shall be utilized with a contrasting black edge and grooved into the pavement.
4. Thermo-plastic applications shall be as specified in the Plans and/or per Town criteria.
5. All surfaces that accept paint/thermo-plastic striping or pre-formed markings shall be first sandblasted and thoroughly cleaned prior to installation of striping or markings.
6. All Arrow Markings shall be pre-formed tape, thermo-plastic or epoxy-painted.
7. Stop Bars shall be 90 mil thermo-plastic.
8. All roadway signage shall conform to the MUTCD and/or the Town's criteria.
9. All signposts shall utilize breakaway assemblies and fasteners, per the TCR Standard detail.

FIRE NOTES

1. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
2. Emergency Vehicle Access road is required to allow access within 150' of all exterior of the building by an approved route.
3. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fires apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Access road shall be either concrete, asphalt, or other approved alternative material accompanied with an engineer's stamp stating the material will support a 75,000 pound imposed load.
4. Fire hydrant(s) are required to be installed and made serviceable prior to combustible materials being brought onto the site and during the time of vertical construction.
5. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of Fire Department access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of Fire Department access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for access roadway Fire Department access roadways, public or private roadways or driveways exceeding 32 feet wide.
6. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to combustible materials being brought onto the site and the building construction going vertical.
7. Tracer wire shall be installed on all fire service lines and at all fire hydrants. Refer to Town of Castle Rock Standard Details, the Water Line Construction Notes, and the Tracer Wire Installation Notes listed herein.

PROJECT TEAM

DESIGNER
NEAR DESIGN & PLANNING, INC.
3928 KENWOOD CIRCLE
JOHNSTOWN CO, 80534
(303) 451-1113
STEVEB@NEARDP.COM
CONTACT: STEVE BROWN

LANDSCAPE ARCHITECT
JUMP DESIGN
1733 S. CLARKSON ST.
DENVER CO, 80210
(303) 282-0463
FAX (303) 282-0473
TOM J@JUMPDESIGNCO.COM
CONTACT: TOM JUMP

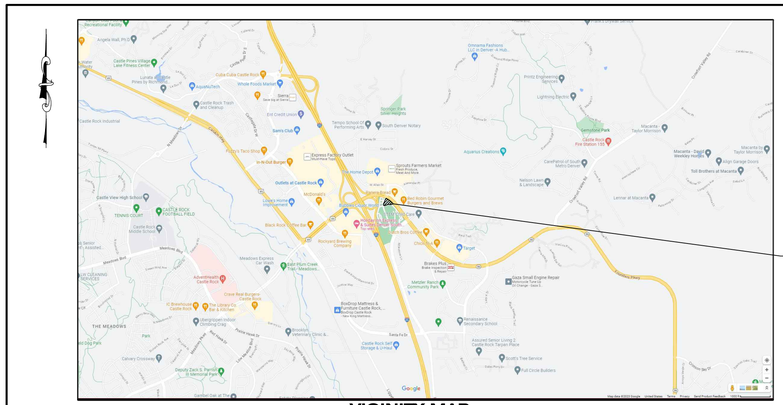
SURVEYOR
ENGINEERING SERVICES COMPANY
14190 E. EVANS AVE
AURORA CO, 80014
(303) 337-1393
CONTACT: BRET MILLER

CIVIL ENGINEER
PERCEPTION DESIGN GROUP
6901 SOUTH PIERCE ST.
SUITE # 315
LITTLETON, CO 80128
(303) 232-8088
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM
CONTACT: JERRY DAVIDSON

ELECTRICAL ENGINEER
BIGHORN ENGINEERING
386 INDIAN ROAD
GRAND JUNCTION CO, 81501
(970) 241-8709
BLAINE@BIGHORNENG.COM
CONTACT: BLAINE BUCK

SHEET INDEX

1 OF 5 TITLE SHEET
2 OF 5 SITE PLAN
3 OF 5 LANDSCAPE PLAN AND DETAILS
4 OF 5 LIGHTING PLAN
5 OF 5 LIGHTING – IES FOOTCANDLE – SITE PLAN



VICINITY MAP
SCALE: 1"=900'

LEGAL DESCRIPTION

MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5, BLOCK 1, HAVING A RECORD BEARING OF N87°06'34"W AS REFERENCED ON THE PLAT OF MILESTONE FILING NO. 1 AND BOUNDED BY NAIL WITH ILLEGIBLE 3/4" BRASS TAG AND A #4 REBAR WITH ILLEGIBLE 1" YELLOW PLASTIC CAP FOUND AS SHOWN HEREON.

FCO#	DATE	PURPOSE/DESCRIPTION

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

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 Julie Kirkpatrick
on 09/16/2024

Development Services Date

APPROVED-CD24-0018 PLANS.pdf
Record Document on File

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.

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30225
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE

NEAR
DESIGN & PLANNING INC.

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101
DENVER COLORADO

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF NEAR DESIGN AND PLANNING AND MAY NOT BE DUPLICATED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF NEAR DESIGN AND PLANNING. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

SONIC DRIVE-IN
210 FOUNDERS PARKWAY
CASTLE ROCK COLORADO

JOB NO.:	23-SON-001
SCALE:	1/4"=1'-0"
DATE:	5-22-24
DRAWN:	SLB
CHECKED:	EEN/DM
REVISIONS:	
1 COMMENTS	7-16-24
APPROVED	
TENANT	

SHT. NO.
1 OF 5

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26
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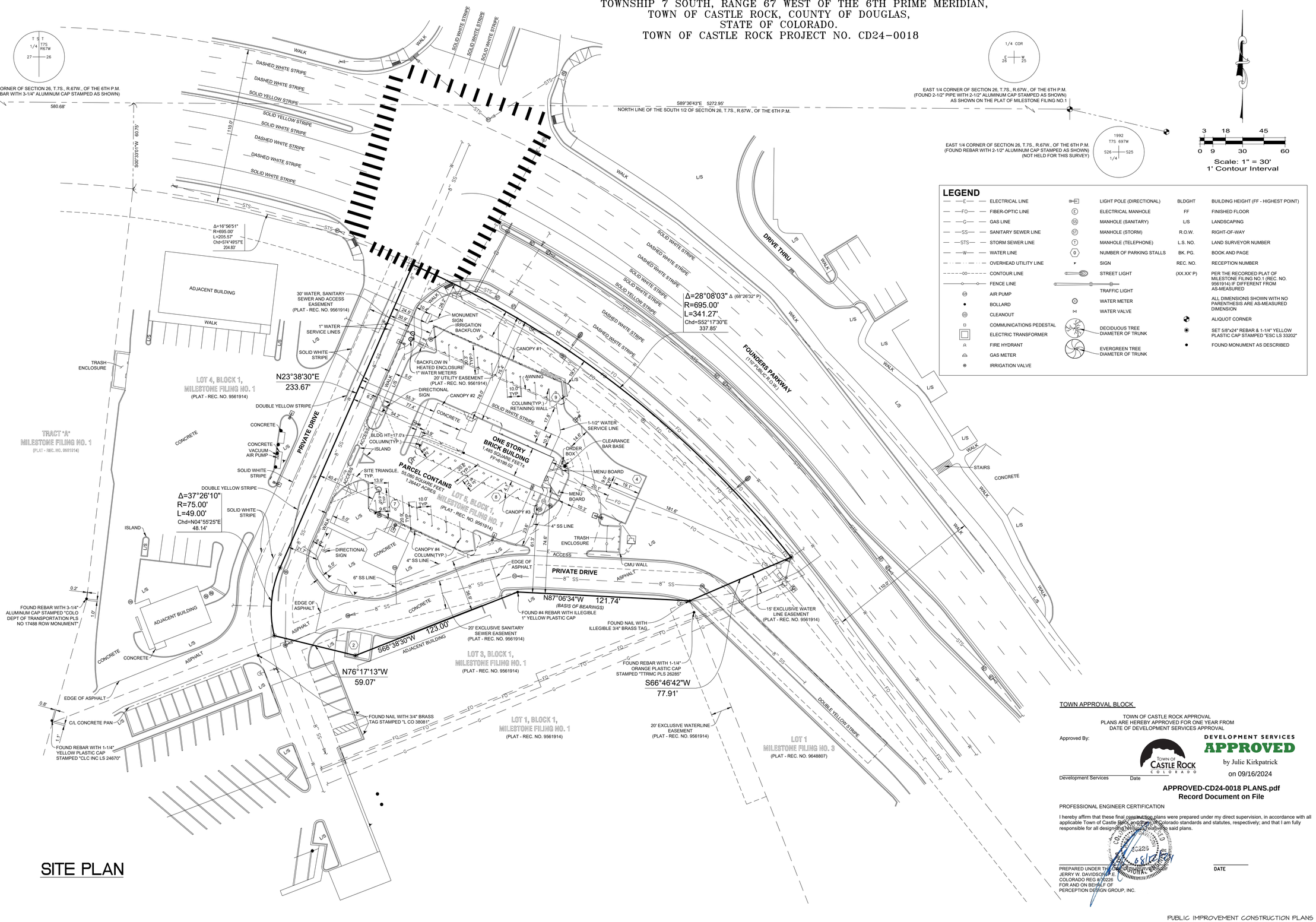

SITE PLAN

LEGEND

ELECTRICAL LINE	LIGHT POLE (DIRECTIONAL)	BLDGHT	BUILDING HEIGHT (FF - HIGHEST POINT)
FIBER-OPTIC LINE	ELECTRICAL MANHOLE	FF	FINISHED FLOOR
GAS LINE	MANHOLE (SANITARY)	L/S	LANDSCAPING
SANITARY SEWER LINE	MANHOLE (STORM)	R.O.W.	RIGHT-OF-WAY
STORM SEWER LINE	MANHOLE (TELEPHONE)	L.S. NO.	LAND SURVEYOR NUMBER
WATER LINE	NUMBER OF PARKING STALLS	BK. PG.	BOOK AND PAGE
OVERHEAD UTILITY LINE	SIGN	REC. NO.	RECEPTION NUMBER
CONTOUR LINE	STREET LIGHT	(XX.XX' P)	PER THE RECORDED PLAT OF MILESTONE FILING NO.1 (REC. NO. 9561914) IF DIFFERENT FROM AS-MEASURED
FENCE LINE	TRAFFIC LIGHT		ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
AIR PUMP	WATER METER		
BOLLARD	WATER VALVE		ALIQUOT CORNER
CLEANOUT	DECIDUOUS TREE DIAMETER OF TRUNK		SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
COMMUNICATIONS PEDESTAL	EVERGREEN TREE DIAMETER OF TRUNK		FOUND MONUMENT AS DESCRIBED
ELECTRIC TRANSFORMER			
FIRE HYDRANT			
GAS METER			
IRRIGATION VALVE			

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PREPARED UNDER THE DIRECT SUPERVISION OF:
JERRY W. DAVIDSON P.E.
COLORADO REG # 20228
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE

NEAR
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SONIC DRIVE-IN
210 FOUNDERS PARKWAY
CASTLE ROCK COLORADO

JOB NO.:	23-SON-001
SCALE:	SEE PLAN
DATE:	5-22-24
DRAWN:	SLB
CHECKED:	EEN/DM
REVISIONS:	
1 COMMENTS	7-16-24
APPROVED TENANT	

SHT. NO.
2 OF 5

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. 24-0018

Registered Professional: Thomas R. Jump Registration #: 12035
Phone: 303-282-0463 Email: tomj@jumpdesignco.com Date: 05/24/ 2024
Company Name: Jump Design Company Address: 1733 S. Clarkson St. Denver, CO 80210-3227

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Thomas R. Jump

Town of Castle Rock Registration # 12035 State of Colorado License Landscape Architect # 150

Company Name Jump Design Company Address 1733 S. Clarkson St. Denver, CO 80210-3227

Phone 303-282-0463 Email tomj@jumpdesignco.com Date 2/13/2024

PROJECT NAME Castle Rock Meadows Lot 1 SDP22-0012

Gross Site Area	Landscape Area in Sq. ft. (10% Req'd.)	Turfgrass- List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs/ Provided	Soil Prep Amounts (3 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections
55,080 s.f. 1.26 Ac.	Req: 5,508 s.f. Prov: 17,504 s.f. (31.8%) Total Irrig. Area: 11,558 s.f.	Bluegrass: 7,435 Native: 6,256 Wheatgrass & Indian Ricegrass	2,354 s.f.	11	27	22	51	NA.	Yes ☒ No ☐
Parking Lot & Drives Area (in Sq. Ft.)	Parking Lot Landscape Area in Sq. ft. (10% min.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs Provided
16,790 s.f.	Req'd: 1,679 s.f. Prov: 1,841 s.f. (10.9%)	28		1	8'+ varies	2	1	10	20

TOWN LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.

2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.

3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.

4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.

5. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).

6. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WUMP.

7. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

8. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET SECTION
4.2.3 OF THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.

9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.

10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.

11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.

13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.

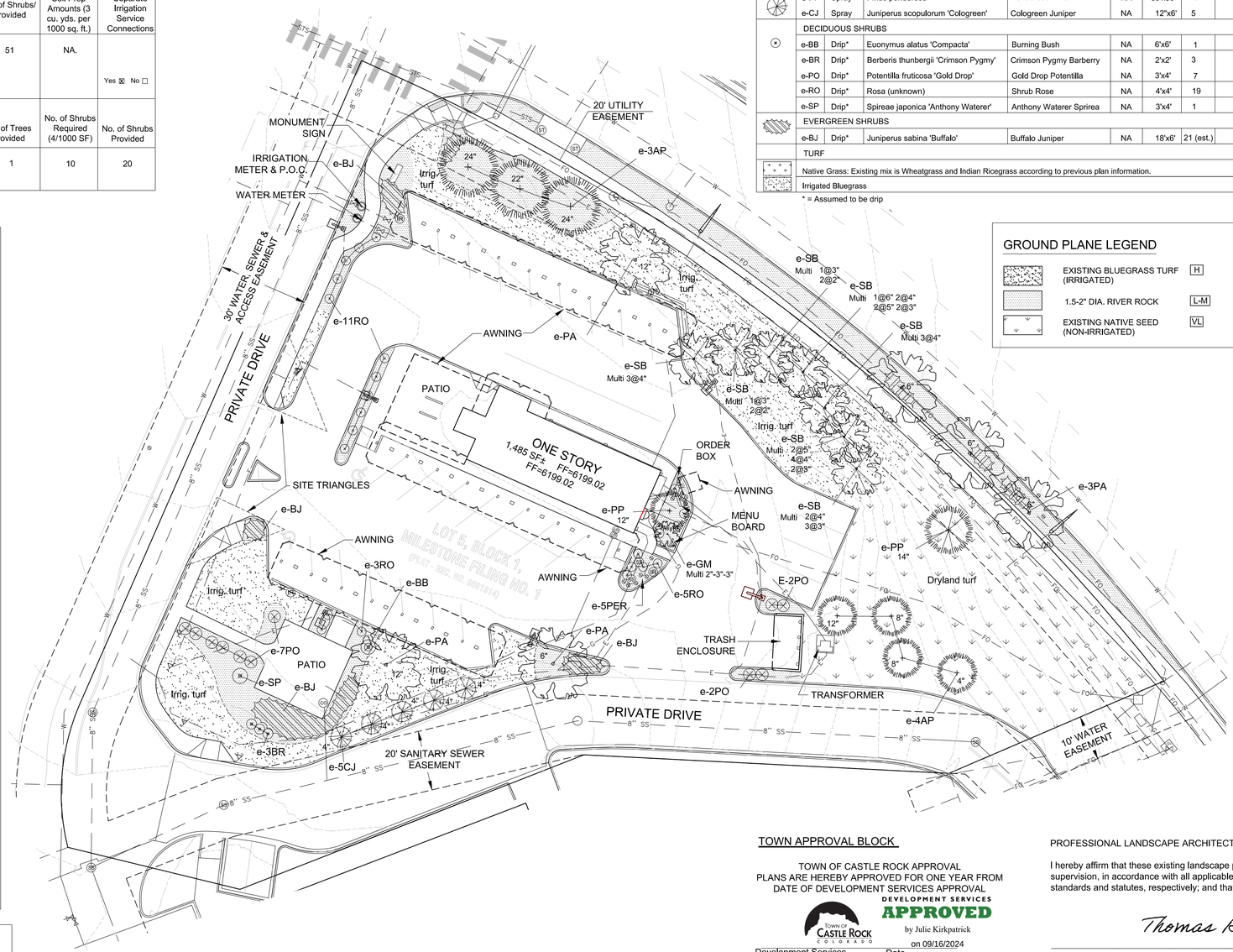
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

THE CRITERIA FOUND IN THE MOST CURRENT VERSION OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SHALL APPLY IN THE EVENT THAT THERE IS A RENOVATION TO THE SITE THAT MEETS ONE OF THE BELOW CONDITIONS:

1. PROJECTS WHICH IMPACT TWENTY-FIVE (25) PERCENT OR GREATER OF LANDSCAPED AREA ASSOCIATED WITH A SINGLE WATER SERVICE CONNECTION (ONE TAP)

2. PROJECTS WHICH IMPACT TEN THOUSAND (10,000) SQUARE FEET OR GREATER OF LANDSCAPED AREA ASSOCIATED WITH ONE OR MORE WATER SERVICE CONNECTIONS (TAPS).



	Legend Abbrev.	Irrigation (Drip or spray)	Plant Name (Scientific)	Plant Name (Common)	Planting Size	Mature Size (HxW)	No. of Plants	Application Rate (inches per month)	Water Use (Very Low, Low Moderate, High)	Sq. Ft. of Zone (Turf only)	% of Total Area	Sq. Ft. of Total Landscaped Area
	DECIDUOUS TREES											
	PA	Drip*	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	NA	45'x35'	5		L			
	ORNAMENTAL TREES											
	e-GM	Drip*	Acer ginalla	Ginnala Maple	NA	25'x20'	1		L			
	e-SS	Spray	Amelanchier canadensis	Shadblow Serviceberry	NA	20'x15'	7		L to M			
	EVERGREEN TREES											
	e-AP	Spray	Pinus nigra	Austrian Pine	NA	50'x35'	8		L			
	e-PP	Spray	Pinus ponderosa	Ponderosa Pine	NA	60'x30'	4		VL to L			
	e-CJ	Spray	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	NA	12"x6'	5		VL to L			
	DECIDUOUS SHRUBS											
	e-BB	Drip*	Euonymus alatus 'Compacta'	Burning Bush	NA	6'x6'	1		M			
	e-BR	Drip*	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	NA	2'x2'	3		L to M			
	e-PO	Drip*	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	NA	3'x4'	7		L to M			
	e-RO	Drip*	Rosa (unknown)	Shrub Rose	NA	4'x4'	19		L to M			
	e-SP	Drip*	Spireae japonica 'Anthony Waterer'	Anthony Waterer Sprirea	NA	3'x4'	1		L to M			
	EVERGREEN SHRUBS											
	e-BJ	Drip*	Juniperus sabina 'Buffalo'	Buffalo Juniper	NA	18'x6'	21 (est.)		L			
	TURF											
	Native Grass: Existing mix is Wheatgrass and Indian Ricegrass according to previous plan information.								L			6,256 SF
	Irrigated Bluegrass								H			7,435 SF

* = Assumed to be drip

GROUND PLANE LEGEND

- EXISTING BLUEGRASS TURF (IRRIGATED) — H
- 1.5-2" DIA. RIVER ROCK — L-M
- EXISTING NATIVE SEED (NON-IRRIGATED) — VL

HYDROZONE KEY

- L HYDROZONE: LOW
- L-M HYDROZONE: LOW-MOD.
- VL HYDROZONE: VERY LOW

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 Julie Kirkpatrick
on 09/16/2024
Development Services Date
APPROVED-CD24-0018 PLANS.pdf
Record Document on File

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

I hereby affirm that these existing landscape 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 said plans.

Thomas R. Jump 8/5/2024
REGISTERED LANDSCAPE ARCHITECT DATE
THOMAS R. JUMP
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #150

THOMAS R. JUMP 150 — 12/31/2025 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

NORTH
SCALE 1" = 20'
0 10 20 40

Jump Design Company
PLANNING & LANDSCAPE ARCHITECTURE
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463 fax 282.0473
info@jumpdesignco.com

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
MILESTONE FILING #1, LOT 5
TOWN OF CASTLE ROCK PROJECT NO: CD24-0018

NEAR DESIGN & PLANNING INC.

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101
DENVER COLORADO

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF NEAR DESIGN AND PLANNING INC. AND SHALL NOT BE REPRODUCED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF NEAR DESIGN AND PLANNING. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

SONIC DRIVE-IN
210 FOUNDERS PARKWAY
CASTLE ROCK COLORADO

JOB NO.:	23-SON-001
SCALE:	
DATE:	05-22-24
DRAWN:	JDC
CHECKED:	TJ
REVISIONS:	
1 COMMENTS	7-15-24
APPROVED	
TENANT	

SHT. NO.
EXISTING LANDSCAPE PLAN
3 OF 5

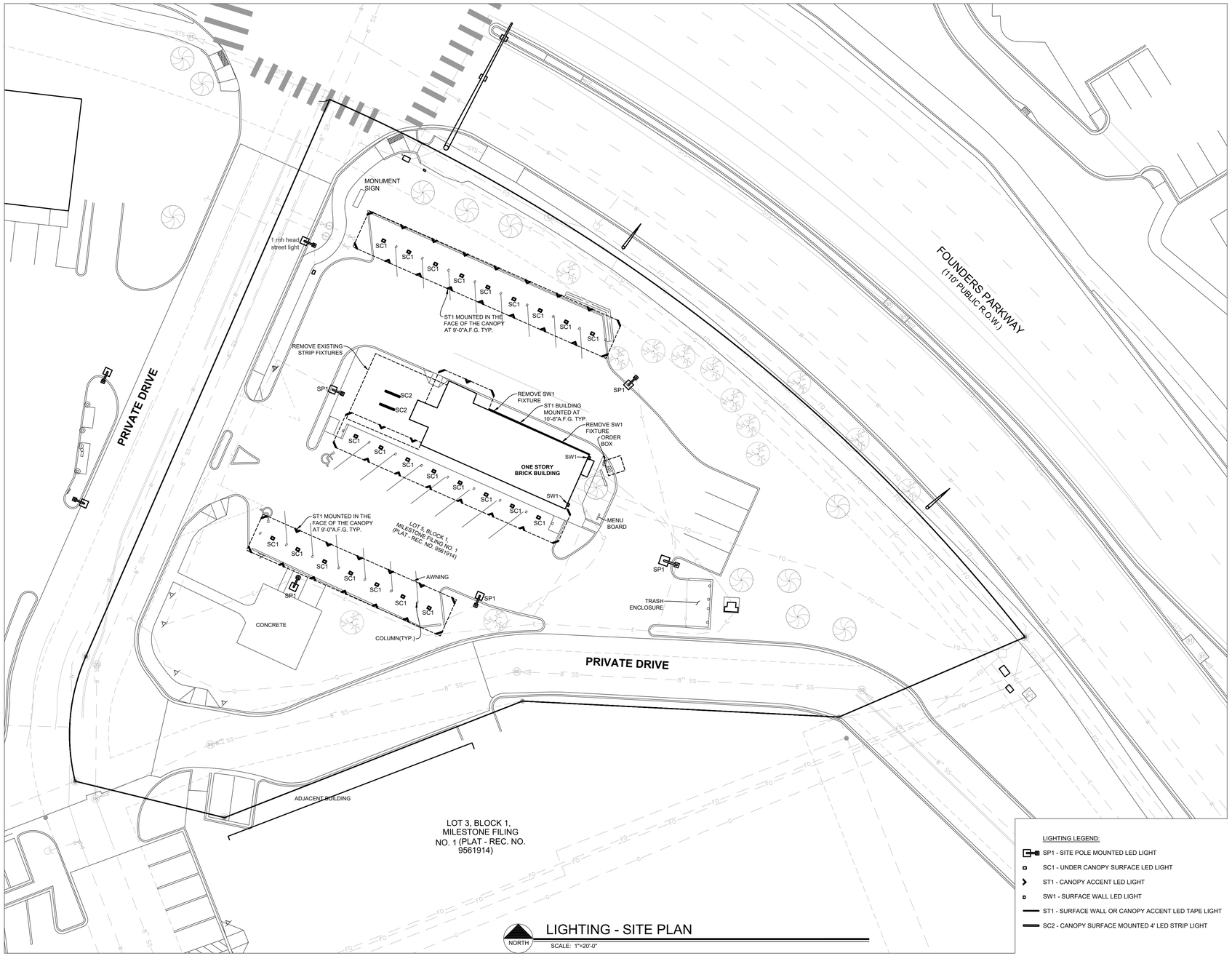
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOWN OF CASTLE ROCK PROJECT NO. CD24-0018

Site Luminaire Summary Table																		
Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SC1	SANSI (EX)	UNKNOWN	UNKNOWN	SURFACE DOWNLIGHT	Y	DOWNLIGHT	120V	-	24	CEILING	108"	1	N/A	25	3066	4000K	1	WHITE
SC2	EXISTING	UNKNOWN	UNKNOWN	LINEAR STRIP	Y	DOWNLIGHT	120V	-	2	CEILING	168"	1	N/A	30	2800	4000K	1	WHITE
SP1	MCGRAW-EDISON	GALLEON	GALN-SA1D-730-U-5MQ	POLE LIGHT	Y	DOWNLIGHT	120V	-	5	POLE	300"	1	TYPE 5M	65	8210	4000K/70CRI	1	BLACK
ST1	GM LIGHTING	TAPE	V120-SO-4000K	TAPE LIGHT	Y	DOWNLIGHT	120V	-	42	WALL	120"	1	N/A	2	160	4000K/80CRI	1	WHITE
SW1	MCGRAW-EDISON	IMPACT	IST-SA1-A-740-1-T4FT	WALL PACK	Y	DOWNLIGHT	120V	-	2	WALL	156"	1	TYPE 3	20.1	2778	4000K/70CRI	1	BLACK

SW1 FIXTURE MOUNTED AT 12'-0"A.F.F.
SC1 FIXTURE MOUNTED AT 8'-9"A.F.F.
SC2 FIXTURE MOUNTED AT 15'-0"A.F.F.



LIGHTING - SITE PLAN

LIGHTING LEGEND:

- SP1 - SITE POLE MOUNTED LED LIGHT
- SC1 - UNDER CANOPY SURFACE LED LIGHT
- ST1 - CANOPY ACCENT LED LIGHT
- SW1 - SURFACE WALL LED LIGHT
- ST1 - SURFACE WALL OR CANOPY ACCENT LED TAPE LIGHT
- SC2 - CANOPY SURFACE MOUNTED 4' LED STRIP LIGHT

ILLUMINATION STANDARD NOTES:

1. LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
2. LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINAIRES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN. ALL EXTERIOR LIGHT FIXTURES SHALL BE OPERATED BY ASTRONOMICAL TIME CLOCK, PHOTOCELL OR LIGHTING CONTROL SYSTEM. PARKING LOT LIGHTS AND CANOPY LIGHTS (SC1, SC2, SP1, ST1, & ST2) SHALL OPERATE DUSK TO PRE-SET OFF, SO THAT THEY EXTINGUISH ONE HOUR AFTER CLOSE OF BUSINESS OR NO LATER THAN 12 P.M. BUILDING SECURITY LIGHTS (SW1) WILL OPERATE FROM DUSK TO DAWN.
3. DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING. PARKING: TO ILLUMINATE THE PARKING SPACES FOR GENERAL NAVIGATION OF CLIENTS AND STAFF. DRIVEWAY: TO ILLUMINATE THE DRIVEWAY FOR VISIBILITY FOR BOTH VEHICLES AND PEDESTRIANS. WALKWAY: TO ILLUMINATE THE EGRESS FROM AND TO THE STRUCTURE FOR BOTH CLIENT AND STAFF. AWNING: TO ILLUMINATE THE AREA IN FRONT OF THE ORDER COUNTER, AND DINING AREA FOR CLIENT AND STAFF.
4. LANDSCAPE: GENERAL ILLUMINATION OF THE AREA SPILLED FROM THE ABOVE PURPOSES. DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES. ALL NEW FIXTURES ARE FULL CUTOFF, AND THE FIXTURES IS INSTALLED GREATER THAN 5 TIMES FROM THE PROPERTY AS THE HEIGHT OF THE FIXTURE.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE LOCALLY ADOPTED BUILDING CODE. SEE IES PLAN WHERE A MINIMUM OF 1 FOOTCANDLE IS MET FOR SIDEWALK AND DRIVEWAY LIGHTING.
6. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS. SEE LUMINAIRE SCHEDULE FOR TYPES OF FIXTURES MEETING THIS REQUIREMENT.

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 Julie Kirkpatrick
on 09/16/2024

Development Services Date

APPROVED-CD24-0018 PLANS.pdf
Record Document on File

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CASTLE ROCK COLORADO

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SHT. NO.

4 OF 5

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

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LIGHTING - IES FOOTCANDLE - SITE PLAN

LIGHTING LEGEND:

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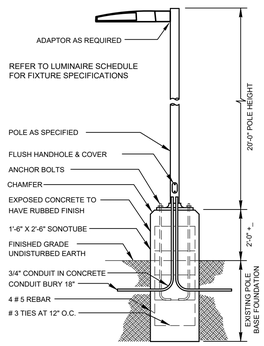

LIGHT POLE DETAIL

NOT TO SCALE

NOTES:
1. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH THE LOCAL ZONING AND DEVELOPMENT CODE.

Calculation Summary List the Use Area / Zone Type							
Symbol	Label	Calc Type	Units	Average	Min	Max	Avg/Min/Max
□	PARKING	HORIZONTAL	FC	6.7	0.7	10.0	9.6/ 1/ 14.3
◇	DRIVEWAY	HORIZONTAL	FC	2.8	0.8	6.9	3.5/ 1/ 8.6
⨯	WALKWAY	HORIZONTAL	FC	2.4	0.2	9.6	12/ 1/ 48
⊠	AWNING	HORIZONTAL	FC	5.8	1.3	9.8	4.5/ 1/ 7.5
⨯	LANDSCAPE	HORIZONTAL	FC	1.1	0	6.8	1.1/ 0/ 6.8
+							

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