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GREENWOOD VILLAGE, CO 80111
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101 ARCHITECTURE, LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
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VALERIAN
165 S. UNION BLVD., STE 366
LAKEWOOD, CO 80228
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CASTLE ROCK FIRE AND RESCUE DEPARTMENT
300 PERRY STREET
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CORE ELECTRIC COOPERATIVE
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TOWN OF CASTLE ROCK PUBLIC WORKS
4175 CASTLETON COURT
CASTLE ROCK, CO 80109
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LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1,
AMENDMENT NO. 27

TCV24-0048

PARKING REDUCTION: AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED FOR A REDUCTION IN THE PARKING REQUIREMENT FROM THE REQUIREMENT 147 STALLS TO 125 STALLS, A 15% REDUCTION.

1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES
3. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE

4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS. LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM THE TOWN OF CASTLE ROCK FOR REFERENCE DURING ALL SITE CONSTRUCTION.
8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND TOWN OF CASTLE ROCK. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYWAYS SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
10. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF CASTLE ROCK ENGINEERING DEPARTMENT PRIOR TO ANY WORK IN THE PUBLIC R.O.W. CONTRACTOR IS RESPONSIBLE FOR SAFETY TO THE PUBLIC BY MINIMIZING THE INTERRUPTION OF THE USE OF ROADS AND PROVIDING SIGNAGE, FLARES, BARRICADES, ETC. AS NECESSARY.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ENGINEER IMMEDIATELY.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
14. NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.

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P: (303) 771-4004

K2 CIVIL CONSULTANTS INC.
3801 E. FLORIDA AVE., SUITE 425
DENVER, CO 80210
CONTACT: MICHAEL DRAGO
P: (610) 547-2267

LAT40°, INC.
6250 W. 10TH STREET, UNIT 2
GREELEY, CO 80634
CONTACT: BRIAN BRINKMAN
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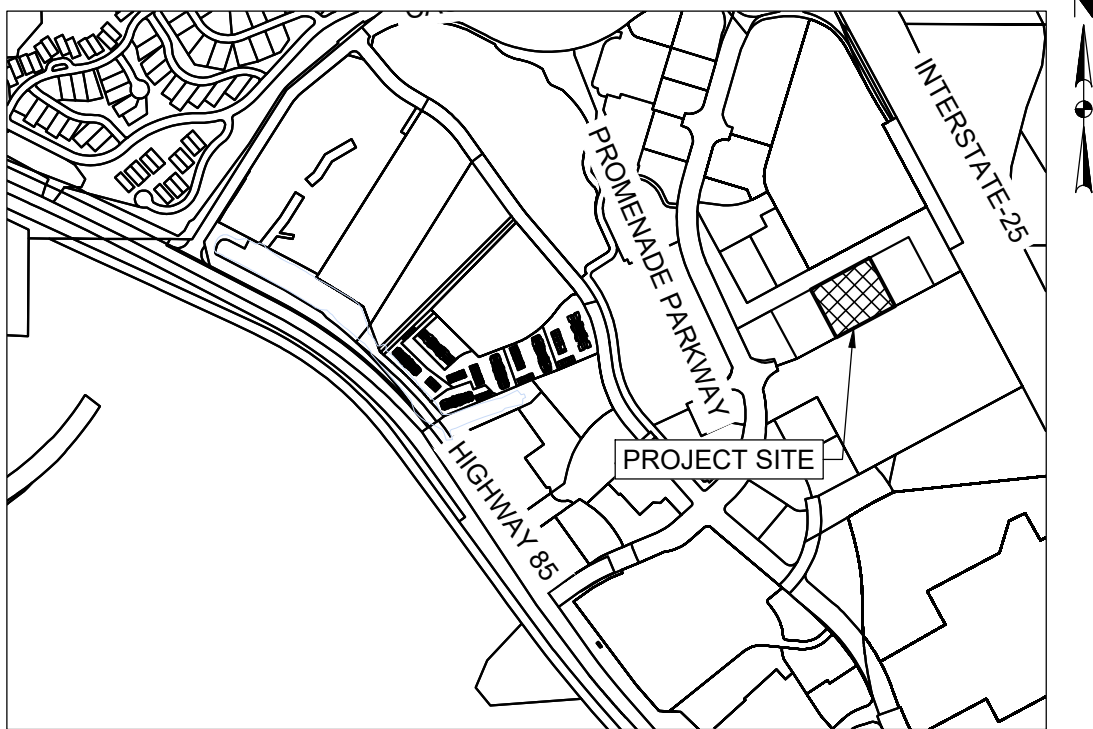
BLACK HILLS ENERGY
P.O. BOX 6006
RAPID CITY, SD 57709

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY UNLESS INFORMATION IS POTHOLED OR SURVEYED AS-BUILTS PROVIDED FOR LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT
DRAWINGS AS REQUIRED FOR ACCEPTANCE OF
WORK FROM TOWN OF CASTLE ROCK,
COLORADO, OR ANY OTHER GOVERNING
AGENCY.

THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0022



SCALE: 1" = 1000'

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 ON-SITE 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. 08035C0167G DATED 03/16/2016, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
20. VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCHMARK K 23 - FOUND 3.5" BRASS CAP IN TOP OF CONCRETE POST.
PUBLISHED ELEV: 5984.92' (NAVD88) MEASURED ELEV: 5984.62'

SITE BENCHMARK: CP 97, FOUND #5 REBAR WITH 2.5" ALUMINUM CAP STAMPED AZTEC CP 56
ELEVATION: 6134.38' (NAVD88)
ELEVATIONS BROUGHT TO THE SITE VIA GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK.
21. ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST AS BEARING SOUTH 00°03'42" WEST AS MONUMENTED BY A 2.5" PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 13485 AT THE NORTH END AND BY A 2.5" PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 14166 AT THE SOUTH END, BEING A GRID BEARING OF THE COLORADO STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE NORTH AMERICAN DATUM 1983(2011), A DISTANCE OF 2681.49 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

REV	SHEET NO.	SHEET TITLE
	1 OF 25 C0.0	COVER SHEET
	2 OF 25 C0.1	CONSTRUCTION NOTES
	3 OF 25 C1.1	SITE PLAN
	4 OF 25 C2.1	HORIZONTAL CONTROL PLAN & PAVING PLAN
	5 OF 25 C3.1	GRADING & STORM SEWER PLAN
	6 OF 25 C3.2	GRADING ENLARGEMENTS
	7 OF 25 C3.3	GRADING ENLARGEMENTS
	8 OF 25 C4.1	UTILITY PLAN
	9 OF 25 C5.1	STORM PLAN & PROFILE
	10 OF 25 C5.2	STORM DETAILS
	11 OF 25 C5.3	STORM DETAILS
	12 OF 25 C6.1	CIVIL DETAILS
	13 OF 25 C6.2	CIVIL DETAILS
	14 OF 25 C6.3	CIVIL DETAILS
	15 OF 25 C6.4	CIVIL DETAILS
	16 OF 25 C6.5	CIVIL DETAILS
	17 OF 25 L1.0	LANDSCAPE PLAN
	18 OF 25 L1.1	LANDSCAPE NOTES & DETAILS
	19 OF 25 IR.1.0	IRRIGATION PLAN
	20 OF 25 IR.1.1	IRRIGATION NOTES & CHARTS
	21 OF 25 IR.1.2	IRRIGATION DETAILS
	22 OF 25 IR.1.3	IRRIGATION DETAILS
	23 OF 25 PH.1	SITE PHOTOMETRIC PLAN
	24 OF 25 PH.2	SITE LIGHTING FIXTURES
	25 OF 25 PH.3	SITE LIGHTING FIXTURES

[illegible]

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 OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM	
DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	<div><div>DEVELOPMENT SERVICES APPROVED By jkirpatrick on 01/27/2025</div></div>
DEVELOPMENT SERVICES	DATE
APPROVED-CD24-0022 PLANS THAT 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.

Michael Drago 10/22/2024

MICHAEL DRAGO, P.E. #59225 DATE

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY. CASTLE ROCK, CO

COVER SHEET

PROJECT NO:	KTD008.01
DESIGNED BY:	MD
DRAWN BY:	AG
DATE:	06/21/2024

C0.0

SHEET 1 OF 25

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.

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) CASSETS, 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.

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.

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 SIGN POSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

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.

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 SLP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL-W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.

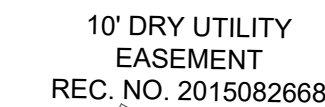
3. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY 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.

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 GROUNDING 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.

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.

TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY: _____	 By <u>jkirkpatrick</u> on <u>01/27/2025</u>
DEVELOPMENT SERVICES _____	DATE _____ APPROVED-C024-0022 PLANS.pdf Record Document on File

[illegible]



OWNER: PROMENADE AT CASTLE
ROCK METRO DISTRICT 2
TRACT A, PROMENADE AT CASTLE
ROCK, FILING NO. 1
PARCEL NO. 2351-271-07-003
ZONING: PLANNED DEVELOPMENT
LAND USE: COMMERCIAL

WOODSPRING SUITES HOTEL
4 STORY - 122 ROOMS
48,660 SF (12,514 SF FOOTPRINT)
125 PARKING STALLS
FFE = 6137.50

BLOCK 4
LOT 2A-2
ZONED PD
2.26 ACRES

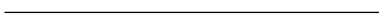
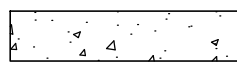
OWNER: ENT CREDIT UNION
LOT 2A-1, BLOCK 4, PROMENADE
AT CASTLE ROCK
FILING NO. 1 AMENDMENT NO. 12
PARCEL NO. 2351-271-07-010
ZONING: PLANNED DEVELOPMENT
LAND USE: COMMERCIAL

OWNER: BROCK ASSOCIATES III, LLC
LOT 1A, BLOCK 4, PROMENADE AT
CASTLE ROCK, FILING NO. 1 AMENDMENT
NO. 10
PARCEL NO. 2351-271-07-004
ZONING: PLANNED DEVELOPMENT
LAND USE: COMMERCIAL

SITE NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF THE TOWN OF CASTLE ROCK AND CDOT AS APPLICABLE.
2. EMERGENCY VEHICLES WILL MANUEVER THROUGH EXISTING PRIVATE DRIVE IN A TWO-WAY TRAFFIC MOVEMENT.
3. CARS/TRUCKS WILL MANUEVER AROUND BUILDING VIA PRIVATE DRIVE IN TWO-WAY AND ONE-WAY TRAFFIC MOVEMENT.
4. HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS.
6. DISPOSAL OF LOCAL SOLID WASTE ITEMS SHALL BE IN ACCORDANCE WITH THE COUNTY OF DOUGLAS COUNTY ORDINANCES.
7. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ZONING ORDINANCE.
8. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE TOWN OF CASTLE ROCK.
9. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
10. ALL DIMENSIONS ARE MEASURED FROM FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
11. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
12. 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. CR WATER CUSTOMERS SHALL BE PROVIDED A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO ALLOWING 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.

LEGEND

- | | |
|---|-------------------------------|
|  | PROPOSED BUILDING |
|  | PROPERTY LINE |
|  | EXISTING CURB AND GUTTER |
|  | PROPOSED CURB AND GUTTER |
|  | PARKING COUNT |
|  | PROPOSED CONCRETE WALK |
|  | DENOTES TRAFFIC FLOW PATTERNS |
|  | DENOTES ADA ROUTE |
|  | EXISTING UTILITY POLE |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED SIGN |
|  | PROPOSED SITE LIGHTING |
|  | PROPOSED STORM MANHOLE |
|  | LIMITS OF CONSTRUCTION |

SITE SCHEDULE

- (1) PROPOSED 2' SAWCUT & PATCHBACK ADJACENT TO EXISTING CURB AND GUTTER TO BE REMOVED.
- (2) PROPOSED 6" VERTICAL CURB AND GUTTER PER TOWN OF CASTLE ROCK DETAIL CG-1, TYP VC1 ON SHEET C6.1.
- (3) PROPOSED CONCRETE WALK. REFER TO DETAIL SHEET C6.1.
- (4) PEDESTRIAN ADA ROUTE (MAX CROSS SLOPE OF 2%).
- (5) PROPOSED PAINT 4" 90 DEGREE SOLID WHITE PARKING STRIPE (TYP).
- (6) PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL DETAILS UNDER SEPARATE COVER FOR ADDITIONAL DETAIL.
- (7) APPROXIMATE LOCATION OF PROPOSED LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER.
- (8) PROPOSED BIKE RACK PROPOSED FOUR SINGLE WAVE/U-SHAPE BIKE RACK ON 5' X 12' X 4" THICK CONCRETE PAD (8 BIKE SPACES PROVIDED). REFER TO DETAIL ON SHEET C6.1.
- (9) PROPOSED CDDT 5' TYPE R INLET. REFER TO DETAILS ON SHEETS C3.1, C5.1 AND C5.2 FOR DETAILS.
- (10) PROPOSED 5' STORM MANHOLE. REFER TO DETAILS ON SHEETS C3.1, C5.1 AND C5.2 FOR DETAILS.
- (11) EXISTING ASPHALT DRIVE TO REMAIN.
- (12) EXISTING CURB AND GUTTER TO REMAIN.
- (13) EXISTING SIDEWALK TO REMAIN.
- (14) EXISTING LIGHT POLE TO REMAIN.
- (15) EXISTING ADA RAMPS TO REMAIN.
- (16) EXISTING IRRIGATION VALVE BOX TO REMAIN.
- (17) EXISTING CROSSWALK, PARKING AND ROADWAY STRIPING TO REMAIN.
- (18) PROPOSED EUSERC CABINET - REFER TO MEP PLANS.
- (19) EXISTING FIRE HYDRANT TO REMAIN.
- (20) EXISTING SANITARY MANHOLE TO REMAIN.
- (21) PROPOSED REMOTE FDC LOCATION - REFER TO C4.1 FOR CONNECTION DETAILS.
- (22) PROPOSED ADA RAMP PER TOWN OF CASTLE ROCK DETAIL M-608-1 ON SHEET C6.1 AND DETAILED GRADING ON SHEETS C3.1 AND C3.2.
- (23) PROPOSED BUILDING ENTRY - REFER TO ARCHITECTURAL DRAWINGS.
- (24) PROPOSED ACCESSIBLE PARKING STALL - REFER TO DETAILS ON SHEET C6.5.
- (25) PROPOSED ADA VAN PARKING SIGNAGE - REFER TO BOLLARD MOUNTED DETAIL ON SHEET C6.5.
- (26) PROPOSED ADA PARKING SIGNAGE - REFER TO BOLLARD MOUNTED DETAIL ON SHEET C6.5.
- (27) PROPOSED 3' CROSS PAN - REFER TO DETAIL ON SHEET C6.1.
- (28) PROPOSED ASPHALT PAVEMENT, SEE C2.1 FOR TYPE AND CROSS SECTION.
- (29) PROPOSED 8' X 8' BUILDING ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS AND COORDINATE WITH UTILITY PROVIDER ON FINAL LOCATION. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- (30) PROPOSED STOP SIGN PER MUTCD STANDARDS - REFER TO DETAIL ON SHEET C6.1.
- (31) PROPOSED FIRE LANE SIGNAGE AND CURB MARKINGS PER TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT STANDARDS.

APPROVED BY:

DEVELOPMENT SERVICES

ROCK APPROVAL
 MOVED FOR ONE YEAR FROM
 UT SERVICES APPROVAL

 **DEVELOPMENT SERVICES**
APPROVED
By jkirkpatrick
on 01/27/2025

DATE **APPROVED-CD24-0022 PLANS.**
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.

Michael Drago
MICHAEL DRAGO, P.E. #59225

10/22/2024

DATE

No.	REVISION	BY	DATE



K2 CIVIL
CONSULTANTS

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

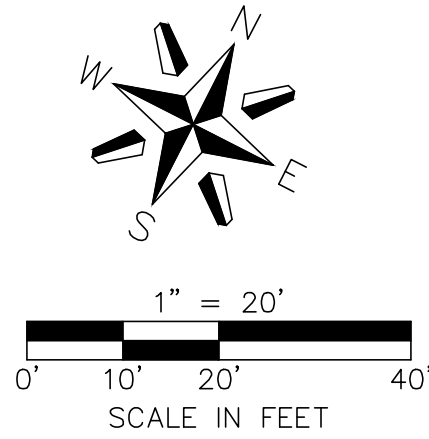
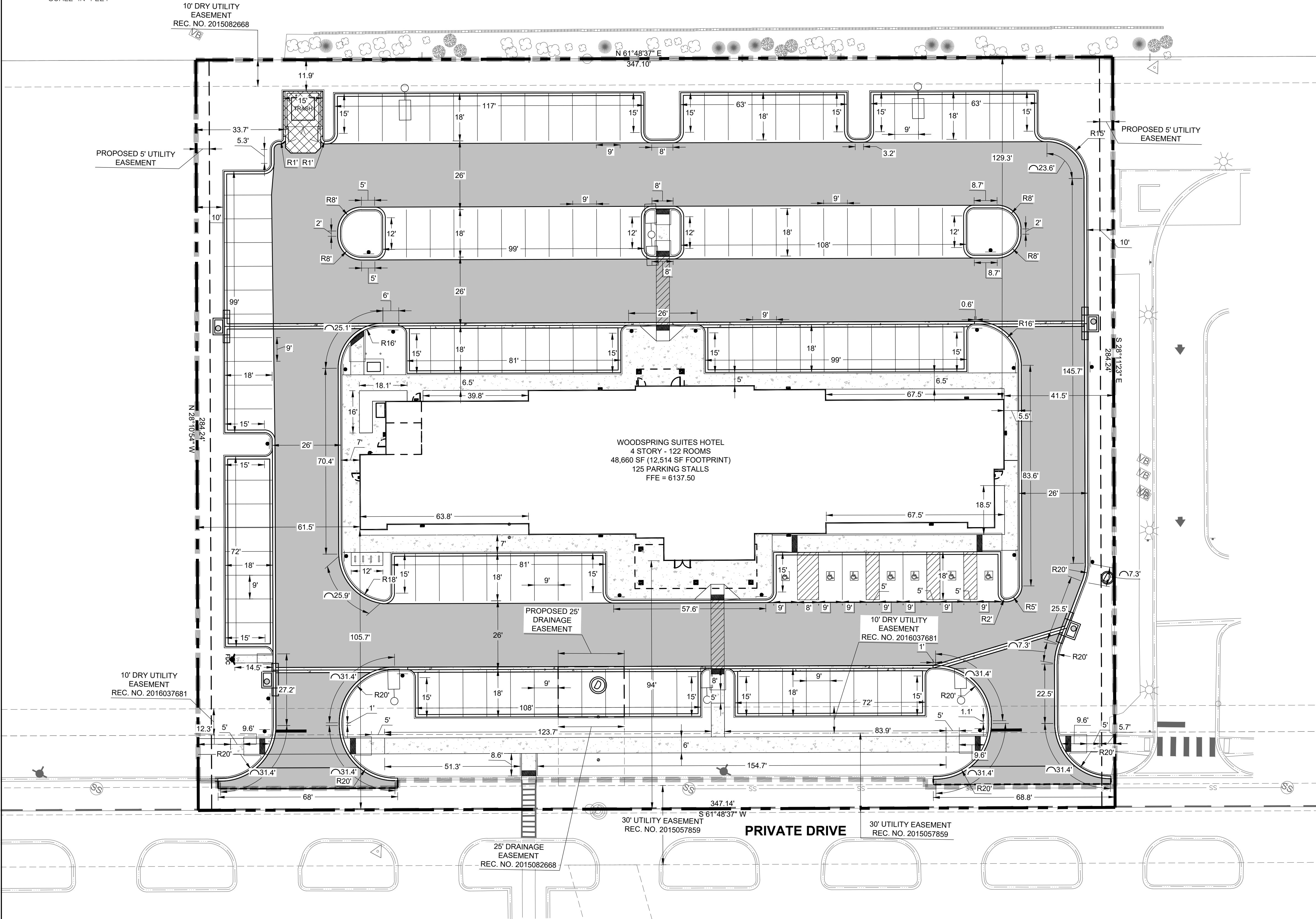
SITE PLAN

PROJECT NO:	KTD008.01
DESIGNED BY:	MD
DRAWN BY:	AG
DATE:	06/21/2024

C1.1
SHEET 3 OF 2

P:\KT DEVELOPMENT\CO. CASTLE ROCK - PROMENADE PARKWAY\08 CAD\CDS\02.1 HORIZONTAL CONTROL PLAN.DWG - Anna Grealish - 9/22/2024 4:11:01 PM

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VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCHMARK K 23 - FOUND 3.5" BRASS CAP IN TOP OF CONCRETE POST.
PUBLISHED ELEV: 5984.92' (NAVD88) MEASURED ELEV: 5984.62'
SITE BENCHMARK: CP 97, FOUND #5 REBAR WITH 2.5" ALUMINUM CAP STAMPED AZTEC CP 56
ELEVATION: 6134.36' (NAVD88)
ELEVATIONS BROUGHT TO THE SITE VIA GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK.



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

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

LEGEND

- PROPOSED EASEMENT
- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING CURB AND GUTTER
- PROPOSED 6" STANDARD CURB
- PROPOSED CONCRETE WALK AND 3' CONCRETE PAN (SEE DETAIL SHEET C6.1)
- PROPOSED FIRE ACCESS AND SERVICE TRUCK ROUTE - HEAVY DUTY ASPHALT PAVEMENT AREA (SEE DETAIL SHEET C6.1)
- PROPOSED PARKING AREA - STANDARD DUTY ASPHALT CONCRETE AREA (SEE DETAIL SHEET C6.1)
- PROPOSED TRASH ENCLOSURE AND DRIVE ACCESS - HEAVY DUTY PORTLAND CEMENT CONCRETE (SEE DETAIL SHEET C6.1)
- LIMITS OF CONSTRUCTION

NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

PAVEMENT SECTIONS:

TRASH ENCLOSURE PAD - HEAVY DUTY PAVEMENT
A=7" RIGID REINFORCED CONCRETE PAVEMENT
B=24" TREATED SUBGRADE PER GEOTECHNICAL REPORT

AUTOMOBILE PARKING AREAS - STANDARD DUTY PAVEMENT
A=4" ASPHALT CONCRETE PAVEMENT
B=8" GRADED AGGREGATE BASE COURSE PER GEOTECHNICAL REPORT
C=12" SUBGRADE PER GEOTECHNICAL REPORT

FIRE LANE AND SERVICE TRUCK ROUTE - HEAVY DUTY PAVEMENT
A=5" ASPHALT CONCRETE PAVEMENT
B=8" GRADED AGGREGATE BASE COURSE PER GEOTECHNICAL REPORT
C=12" SUBGRADE PER GEOTECHNICAL REPORT

PAVEMENT SECTION PER GEOTECHNICAL ENGINEERING STUDY AND PAVEMENT THICKNESS DESIGN PREPARED BY KUMAR AND ASSOCIATES, INC. DATED FEBRUARY 20, 2024. PROJECT NUMBER 24-1-127. REFER TO GEOTECHNICAL ENGINEERING REPORT STUDY.

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY:  **APPROVED**
By Jiripattak on 01/27/2025
DEVELOPMENT SERVICES DATE APPROVED-CD24-0022 PLANS.pdf
Record Document on File

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Michael Drago

MICHAEL DRAGO, P.E. #59225

10/22/2024

DATE

CONSTRUCTION DOCUMENTS

WOODSPRING SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

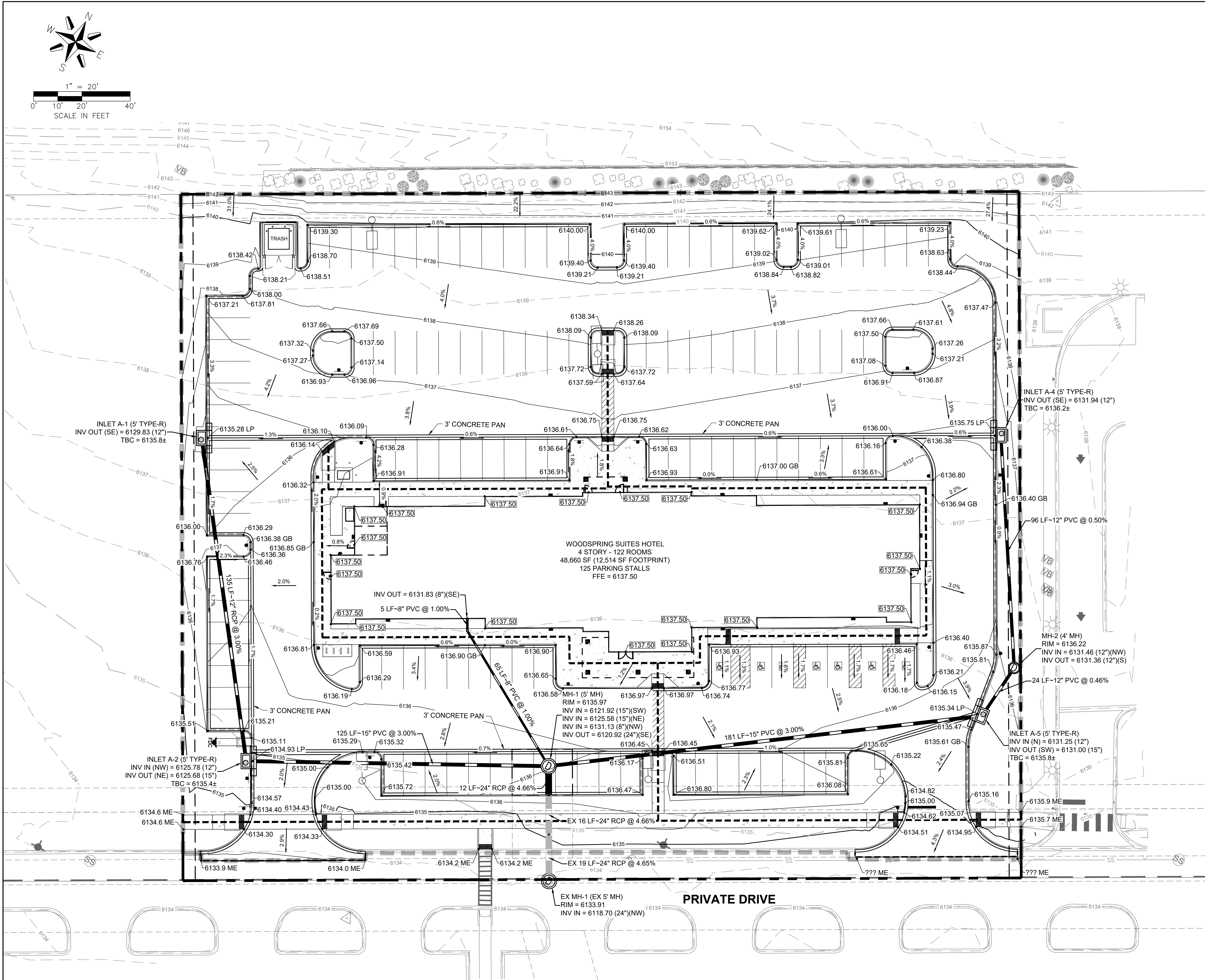
HORIZONTAL CONTROL PLAN & PAVING PLAN

PROJECT NO.: KTD008.01
DESIGNED BY: MD
DRAWN BY: AG
DATE: 06/21/2024

C2.1

SHEET 4 OF 25





VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCHMARK K 23 - FOUND 3.5" BRASS CAP IN TOP OF CONCRETE POST.
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1-800-922-1987 or 811

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

GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OUTLINE
	PROPOSED BUILDING OVERHANG
	PROPOSED CATCH CURB
	PROPOSED SPILL CURB
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED/EXISTING STORM MANHOLE
	PROPOSED/EXISTING STORM INLET
	PROPOSED FLOWLINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED FINISHED GRADE
	PROPOSED HIGH POINT ELEVATION
	FLOW ARROW AND GRADE
	LIMITS OF CONSTRUCTION

GRADING NOTES:

- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- SEE THE SITE SURVEY FOR SURVEY INFORMATION.
- GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
- GUTTER GRADES SHALL BE A MINIMUM 0.50%.
- CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- 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 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.

SOIL PREPARATION NOTE

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING STUDY AND PAVEMENT THICKNESS DESIGN PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR AND ASSOCIATES, INC.
PROJECT NO.: 24-1-127, DATED FEBRUARY, 2024

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL ENGINEERING STUDY AND PAVEMENT THICKNESS DESIGN SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.

APPROVED BY: _____

DEVELOPMENT SERVICES

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

**APPROVED**
By Jirikpatrick
on 01/27/2025
APPROVED-CD24-0022 PLANS.pdf
Record Document on File

DATE

PROFESSIONAL ENGINEER CERTIFICATION

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

Michael Drago
MICHAEL DRAGO, P.E. #59225
10/22/2024
DATE

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES - CASTLE ROCK

GRADING & STORM SEWER PLAN

PROJECT NO.: KTD008.01

DESIGNED BY: MD

DRAWN BY: AG

DATE: 06/21/2024

C3.1

SHEET 5 OF 25

REVISION

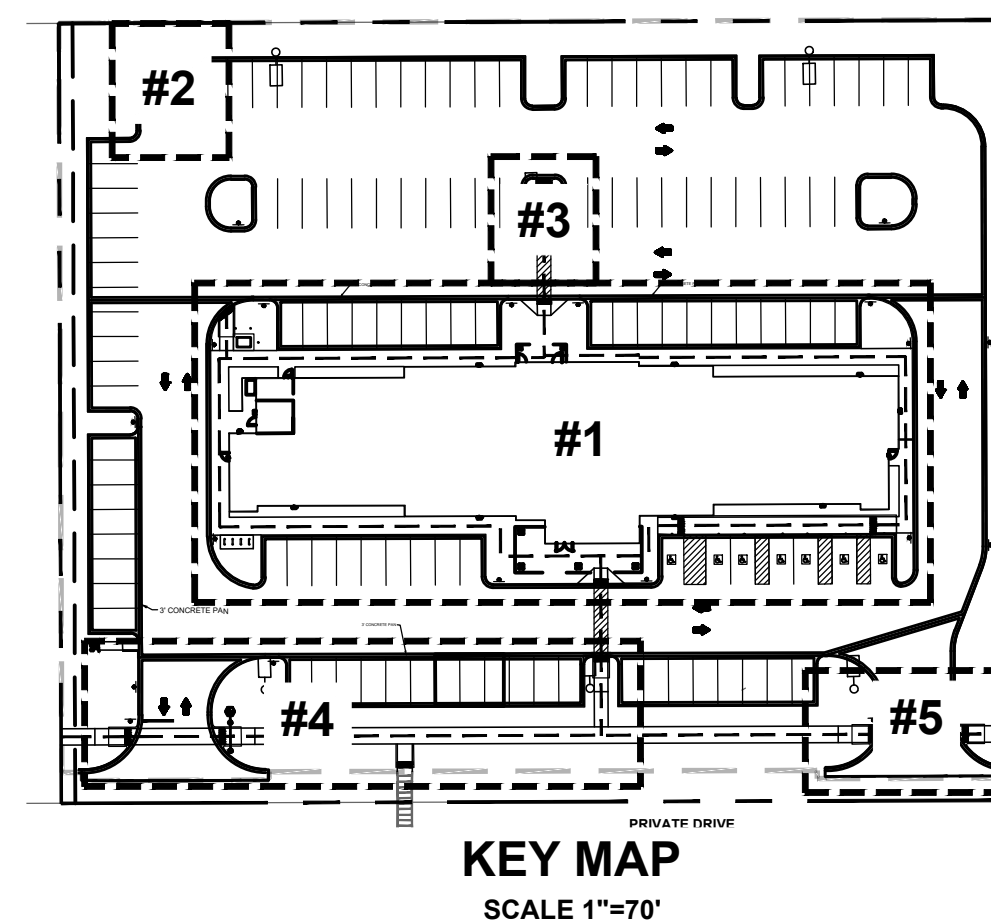
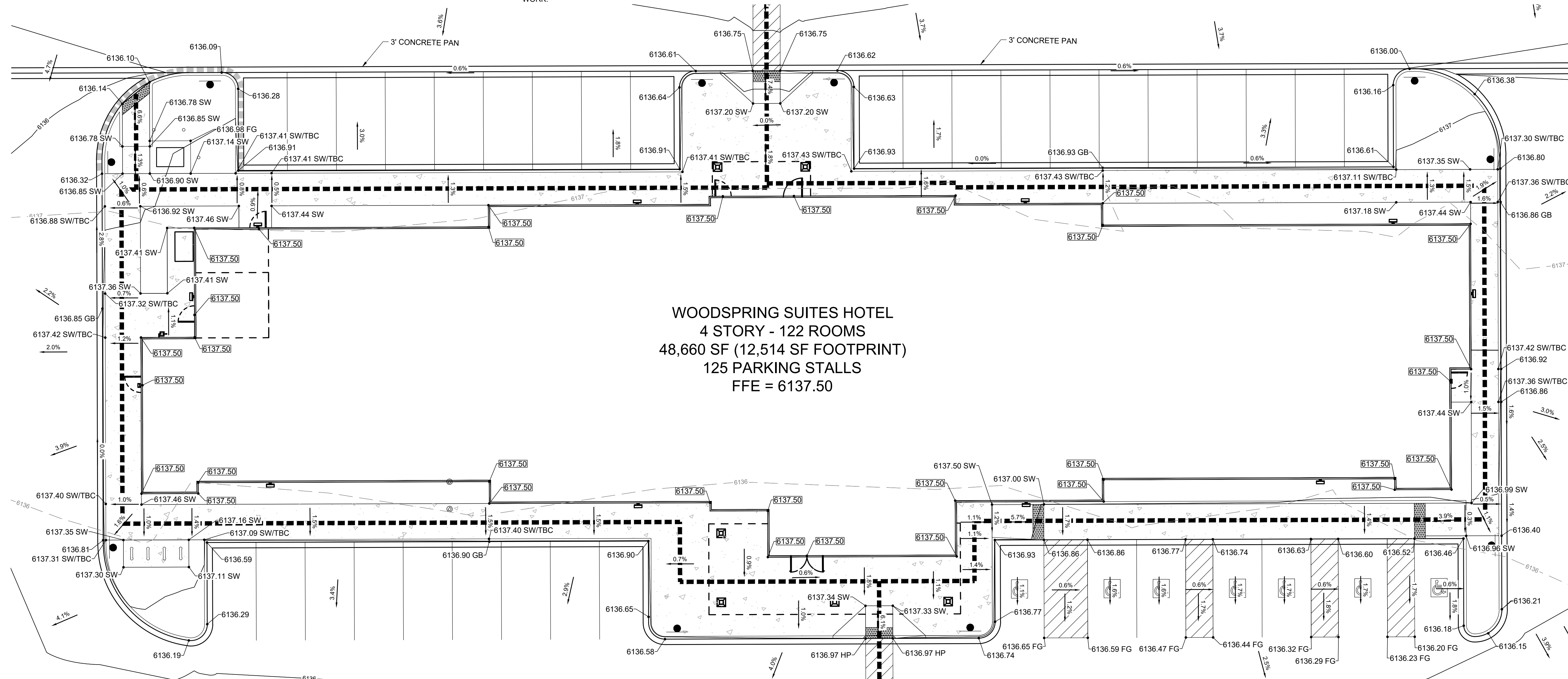
No.	BY	DATE

COLORADO LICENSED
MICHAEL R. DRAGO
59225
Michael Drago
10/20/2025
PROFESSIONAL ENGINEER

**K2 CIVIL**
CONSULTANTS



1. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
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4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
5. SEE THE SITE SURVEY FOR SURVEY INFORMATION.
6. GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
7. GUTTER GRADES SHALL BE A MINIMUM 0.60%.
8. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.
9. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
10. CONTRACTOR SHALL PROVIDE A MINIMUM SEVEN (7) 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 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.



WOODSPRING SUITES HOTEL
4 STORY - 122 ROOMS
48,660 SF (12,514 SF FOOTPRINT)
125 PARKING STALLS
FFE = 6137.50

GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY		PROPOSED FLOWLINE ELEVATION
	EXISTING MAJOR CONTOUR		PROPOSED EXTERIOR GRADE AT FOUNDATION
	EXISTING MINOR CONTOUR		PROPOSED SIDEWALK ELEVATION
	PROPOSED MAJOR CONTOUR		PROPOSED GRADE TO MATCH EXISTING
	PROPOSED MINOR CONTOUR		PROPOSED FINISHED GRADE
	PROPOSED BUILDING OUTLINE		PROPOSED HIGH POINT ELEVATION
	PROPOSED BUILDING OVERHANG		FLOW ARROW AND GRADE
	PROPOSED CATCH CURB		
	PROPOSED SPILL CURB		
	PROPOSED STORM SEWER		
	EXISTING STORM SEWER		
	PROPOSED/EXISTING STORM MANHOLE		
	PROPOSED/EXISTING STORM INLET		

ENLARGEMENT #1
SCALE 1"=10'

VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCHMARK K 23 - FOUND 3.5" BRASS CAP IN TOP OF CONCRETE POST.
PUBLISHED ELEV: 5984.92' (NAVD88) MEASURED ELEV: 5984.62'
SITE BENCHMARK: CP 97, FOUND #5 REBAR WITH 2.5" ALUMINUM CAP STAMPED AZTEC CP 56
ELEVATION: 6134.36' (NAVD88)
ELEVATIONS BROUGHT TO THE SITE VIA GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK.



Know what's below.
Call before you dig.

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

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

TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FOR	
DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	<div><div>By jkirpatrick on 01/27/2025</div></div>
DEVELOPMENT SERVICES	APPROVED-CD24-0022 PLANS.pdf Record Document on File
DATE	
PROFESSIONAL ENGINEER CERTIFICATION	
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<i>Michael Drago</i>	10/22/2024
MICHAEL DRAGO, P.E. #592225	DATE

CONSTRUCTION DOCUMENTS

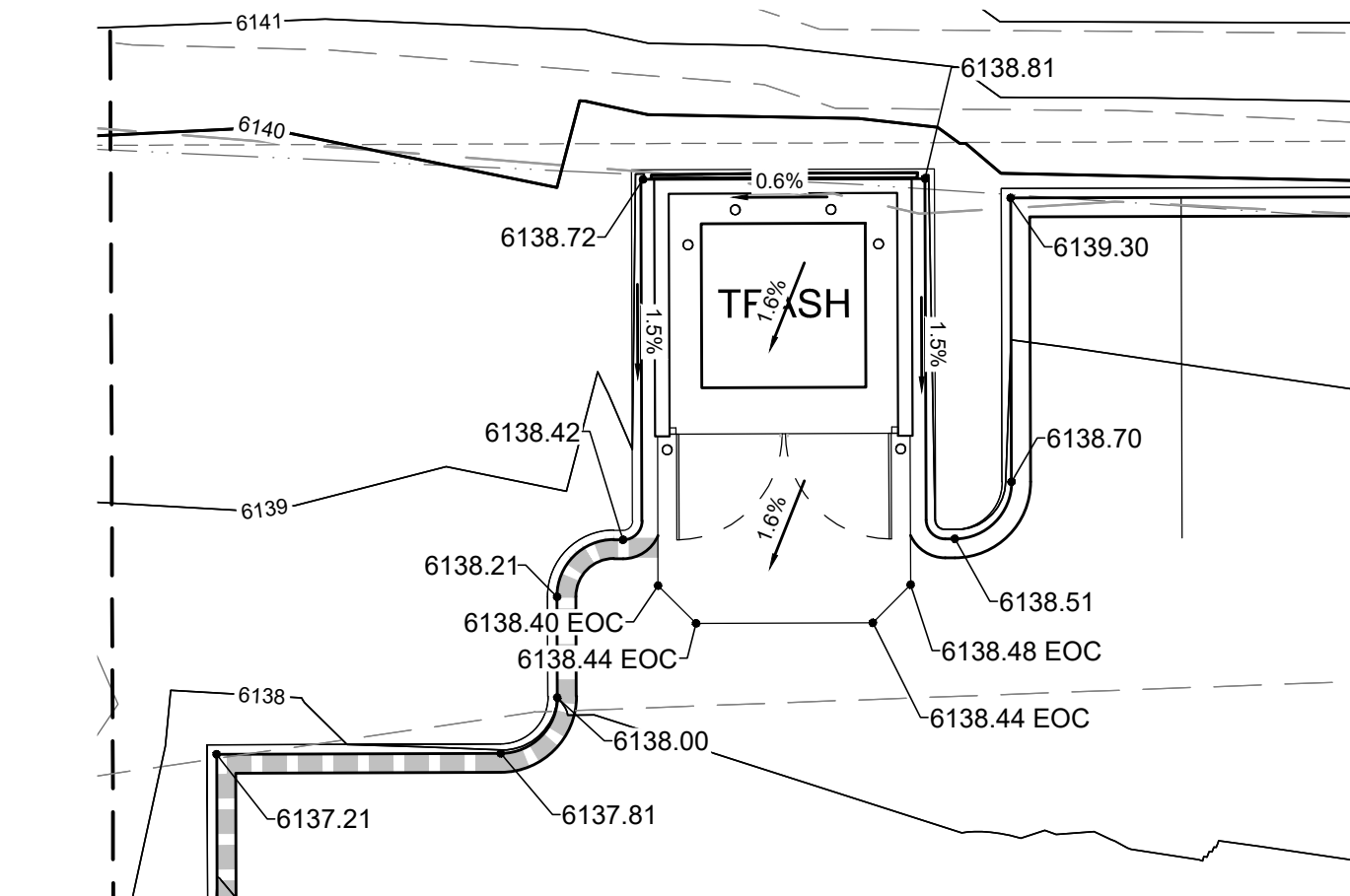
WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

GRADING ENLARGEMENTS

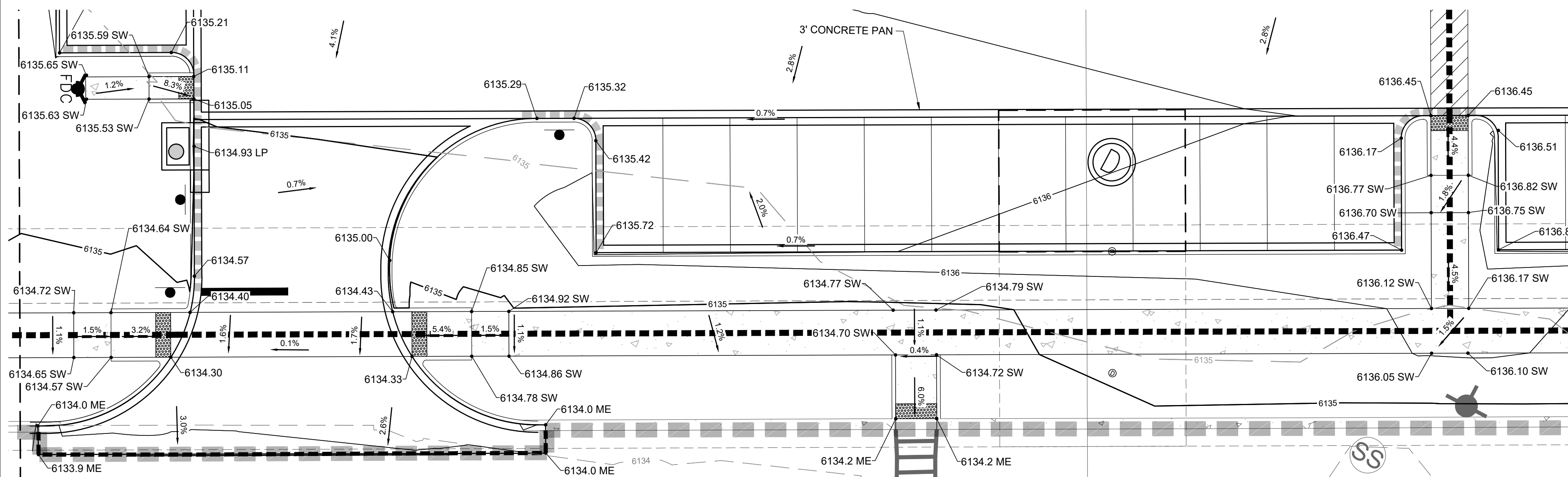
PROJECT NO:	KTD008.01
DESIGNED BY:	MD
DRAWN BY:	AG
DATE:	06/21/2024

C3.2
SHEET 6 OF 25



1. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
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6. GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
7. GUTTER GRADINGS SHALL BE A MINIMUM 0.80%.
8. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.
9. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
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	PROPOSED PROPERTY BOUNDARY		PROPOSED FLOWLINE ELEVATION
	EXISTING MAJOR CONTOUR		PROPOSED EXTERIOR GRADE AT FOUNDATION
	EXISTING MINOR CONTOUR		PROPOSED SIDEWALK ELEVATION
	PROPOSED MAJOR CONTOUR		PROPOSED GRADE TO MATCH EXISTING
	PROPOSED MINOR CONTOUR		PROPOSED FINISHED GRADE
	PROPOSED BUILDING OUTLINE		PROPOSED HIGH POINT ELEVATION
	PROPOSED BUILDING OVERHANG		FLOW ARROW AND GRADE
	PROPOSED CATCH CURB		
	PROPOSED SPILL CURB		
	PROPOSED STORM SEWER		
	EXISTING STORM SEWER		
	PROPOSED/EXISTING STORM MANHOLE		
	PROPOSED/EXISTING STORM INLET		



TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY: _____ _____ DEVELOPMENT SERVICES	<div style="text-align: center;">  </div> <div style="text-align: center;"> DEVELOPMENT SERVICES APPROVED By jkirpatrick on 01/27/2025 </div> <div style="text-align: center; padding-top: 10px;"> APPROVED-CD24-0022 PLANS.pdf Record Document on File </div>



CALL UTILITY NOTIFICATION
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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



CONSTRUCTION DOCUMENTS

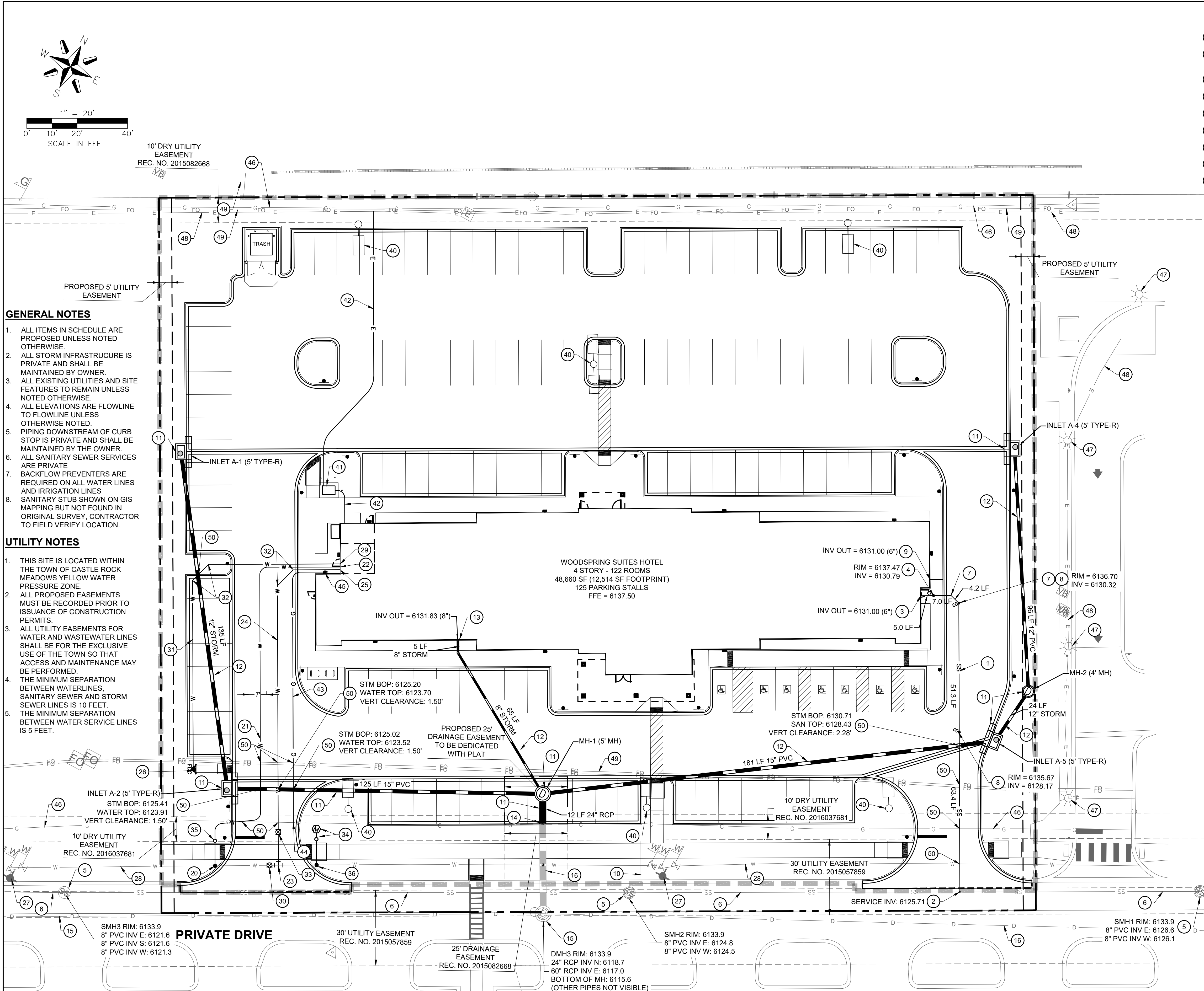
WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

GRADING ENLARGEMENTS

PROJECT NO:	KTD008.01
DESIGNED BY:	MD
DRAWN BY:	AG
DATE:	06/21/2024

C3.3
SHEET 7 OF 25



GENERAL NOTES

- ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
- ALL STORM INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- PIPING DOWNSTREAM OF CURB STOP IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
- ALL SANITARY SEWER SERVICES ARE PRIVATE.
- BACKFLOW PREVENTERS ARE REQUIRED ON ALL WATER LINES AND IRRIGATION LINES.
- SANITARY STUB SHOWN ON GIS MAPPING BUT NOT FOUND IN ORIGINAL SURVEY, CONTRACTOR TO FIELD VERIFY LOCATION.

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.

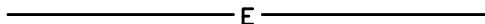
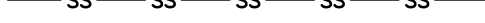
VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCHMARK K 23 - FOUND 3.5" BRASS CAP IN TOP OF CONCRETE POST.
PUBLISHED ELEV: 5984.92' (NAVD88) MEASURED ELEV: 5984.62'
SITE BENCHMARK: CP 67, FOUND #5 REBAR WITH 2.5" ALUMINUM CAP STAMPED AZTEC CP 56
ELEVATION: 6134.36' (NAVD88)
ELEVATIONS BROUGHT TO THE SITE VIA GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK.



CALL UTILITY NOTIFICATION
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UTILITY LEGEND

	PROPERTY BOUNDARY		PROPOSED STORM SEWER		PROPOSED STORM INLET AND MANHOLE
	EXISTING EASEMENT		PROPOSED GAS SERVICE LINE		PROPOSED DRAINAGE FLOW ARROWS
	EXISTING SANITARY SEWER		PROPOSED UNDERGROUND ELECTRIC		EXISTING STREET LIGHT
	EXISTING WATER		PROPOSED COMMUNICATION LINE		EXISTING FIRE HYDRANT
	EXISTING STORM SEWER		PROPOSED SANITARY SEWER		PROPOSED SITE LIGHT
	EXISTING UNDERGROUND ELECTRIC		PROPOSED WATER		
	EXISTING UNDERGROUND COMMUNICATION		LIMITS OF CONSTRUCTION		
	EXISTING GAS				

UTILITY SCHEDULE

SANITARY

- PROPOSED 6" PVC SDR35 SANITARY SANITARY SERVICE @ 4.2% SLOPE.
- PROPOSED SANITARY CONNECTION TO EXISTING SEWER, REFER TO TOWN OF CASTLE ROCK DETAIL SS-2 ON SHEET C6.3. CONTRACTOR TO FIELD VERIFY EXISTING SANITARY SEWER INVERT.
- PROPOSED 6" SANITARY SERVICE CONNECTION TO BUILDING.
- PROPOSED DOUBLE-SWEEP 6" SANITARY CLEANOUT PER TOWN OF CASTLE ROCK STANDARDS.
- EXISTING SANITARY STRUCTURE TO REMAIN.
- EXISTING 8" PVC SANITARY MAIN TO REMAIN.
- PROPOSED 6" - 45° PVC BEND
- PROPOSED SANITARY CLEANOUT, REFER TO TOWN OF CASTLE ROCK DETAIL SS-7 ON SHEET C6.3.
- PROPOSED 5" PCWRA CAPPED SANITARY STUB FOR POTENTIAL FUTURE USE.
- EXISTING SANITARY STUB-OUT TO BE REMOVED PER TOWN OF CASTLE ROCK STANDARDS.

STORMWATER

- PROPOSED STORM STRUCTURE, SEE SHEET C3.1 FOR DETAILS.
- PROPOSED STORM SEWER PIPE, SEE SHEET C3.1 FOR DETAILS.
- PROPOSED ROOF DRAIN CONNECTION TO STORM, SEE SHEET C3.1 FOR DETAILS.
- PROPOSED CONNECTION TO EXISTING STORM STUB, SEE SHEETS C3.1 & C5.1 FOR DETAILS.
- EXISTING STORM SEWER INFRASTRUCTURE.
- EXISTING STORM SEWER PIPE.

WATER

- PROPOSED 8"X2" TAPPING SLEEVE AND CORP STOP PER TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- PROPOSED 159.3 LF 2" TYPE K COPPER DOMESTIC SERVICE.
- PROPOSED 2" DOMESTIC CONNECTION TO BUILDING, 2" WATER METER INSIDE BUILDING. REFER TO MEP PLANS FOR CONTINUATION.
- PROPOSED 8"X8" TEE AND 6" GATE VALVE PER TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- PROPOSED 138.8 LF 6" DIP FIRE LINE SERVICE.
- PROPOSED 6" DIP FIRE LINE CONNECTION TO BUILDING.
- PROPOSED REMOTE FDC LOCATION.
- EXISTING FIRE HYDRANT.
- EXISTING 8" PVC WATER MAIN.
- PROPOSED 136.1 LF 4" PVC FIRE LINE TO FDC.
- PROPOSED 8" GATE VALVE, REFER TO TOWN OF CASTLE ROCK DETAIL W-10 ON SHEET C6.2.
- PROPOSED 6" DIP FDC LINE.
- PROPOSED 6" 45° BEND WITH THRUST BLOCKS.
- PROPOSED 6" GATE VALVE PER TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- PROPOSED 3/4" IRRIGATION METER PIT AND CURB STOP PER TOWN OF CASTLE ROCK DETAIL ON SHEET C6.2.
- PROPOSED CURB STOP PER TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
- PROPOSED CORP STOP PER TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.

DRY UTILITIES

- PROPOSED APPROXIMATE SITE LIGHTING (REFER TO PHOTOMETRIC PLANS FOR FINAL LOCATION).
- PROPOSED TRANSFORMER LOCATION - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH MEP AND UTILITY PROVIDER.
- PROPOSED 116.2 LF ELECTRIC SERVICE - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH UTILITY PROVIDER.
- PROPOSED GAS SERVICE LINE - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH MEP AND UTILITY PROVIDER.
- APPROXIMATE LOCATION OF PROPOSED GAS CONNECTION TO MAIN - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH UTILITY PROVIDER.
- PROPOSED GAS METER AND CONNECTION TO BUILDING.
- EXISTING GAS MAIN.
- EXISTING LIGHT POLE.
- EXISTING UNDERGROUND ELECTRIC LINE.
- EXISTING FIBER OPTIC LINE.

GENERAL

- UTILITY CROSSING, CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. COORDINATE WITH UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCE BETWEEN EXISTING/PROPOSED DRY UTILITY AND WET UTILITY INSTALLATION.

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

APPROVED BY:  **Michael Drago**
By Jirikpatrick on 01/27/2025
APPROVED-CD24-0022 PLANS.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

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Michael Drago 10/22/2024
MICHAEL DRAGO, P.E. #59225 DATE

CONSTRUCTION DOCUMENTS

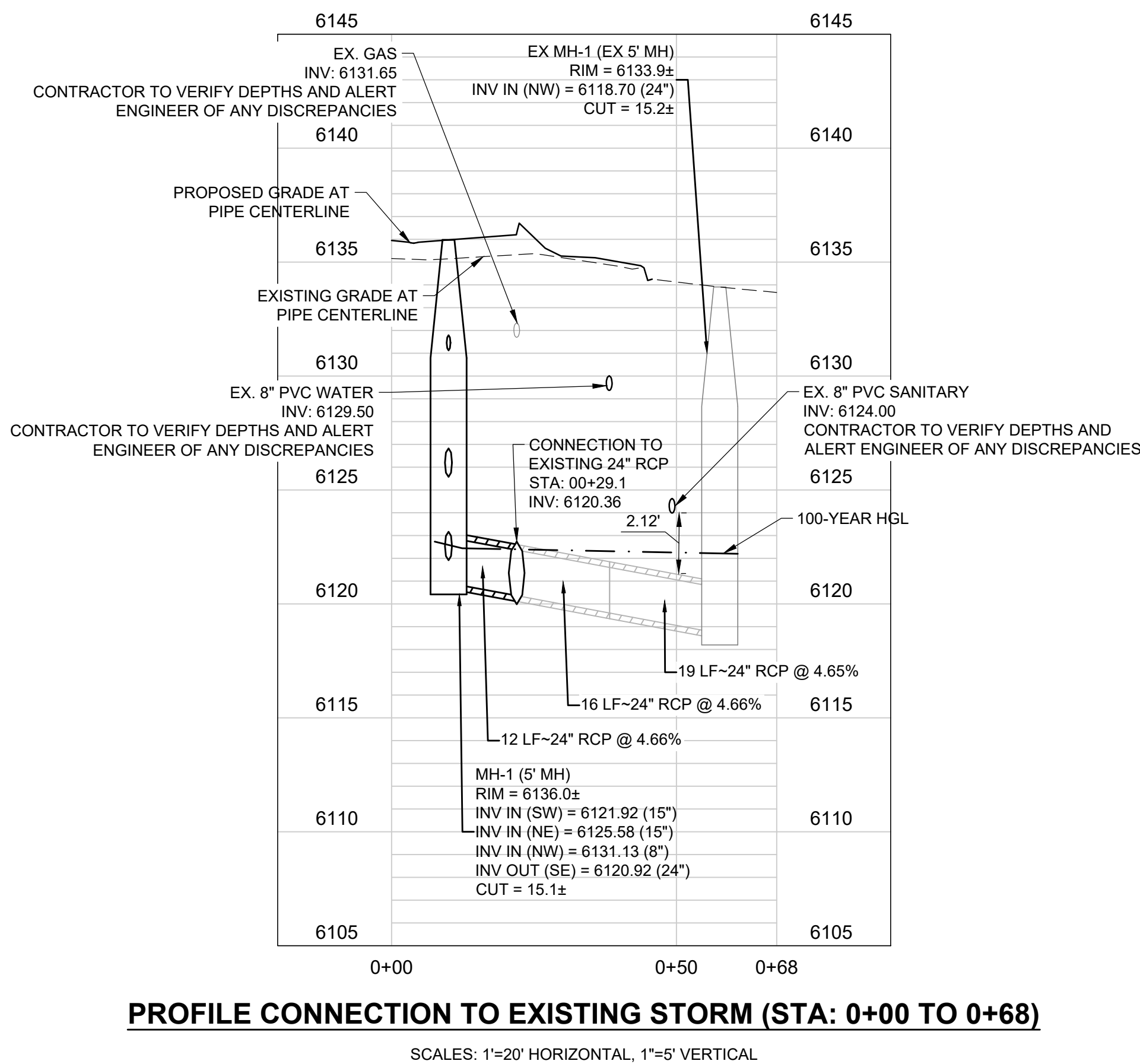
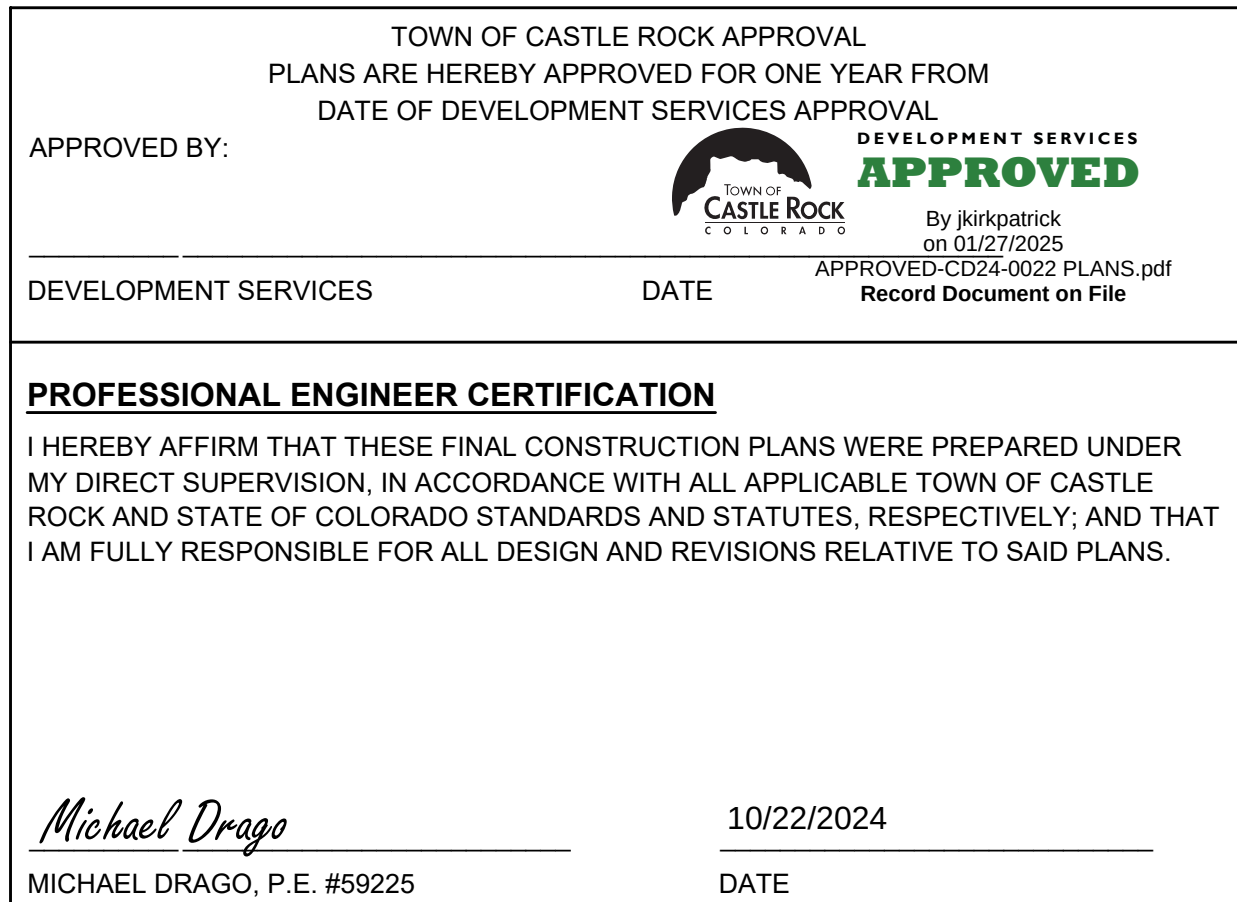
WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK CO

UTILITY PLAN

PROJECT NO: KTD008.01
DESIGNED BY: MD
DRAWN BY: AG
DATE: 06/21/2024

C4.1
SHEET 8 OF 25



CONSTRUCTION DOCUMENTS		WOODSPRINGS SUITES - CASTLE ROCK		5952 PROMENADE PKWY, CASTLE ROCK, CO		STORM PLAN & PROFILE	
PROJECT NO:	KTD008.01	DESIGNED BY:	MD	DRAWN BY:	AG	DATE:	06/21/2024
C5.1							
SHEET 9 OF 25							

No.	REVISION	BY	DATE



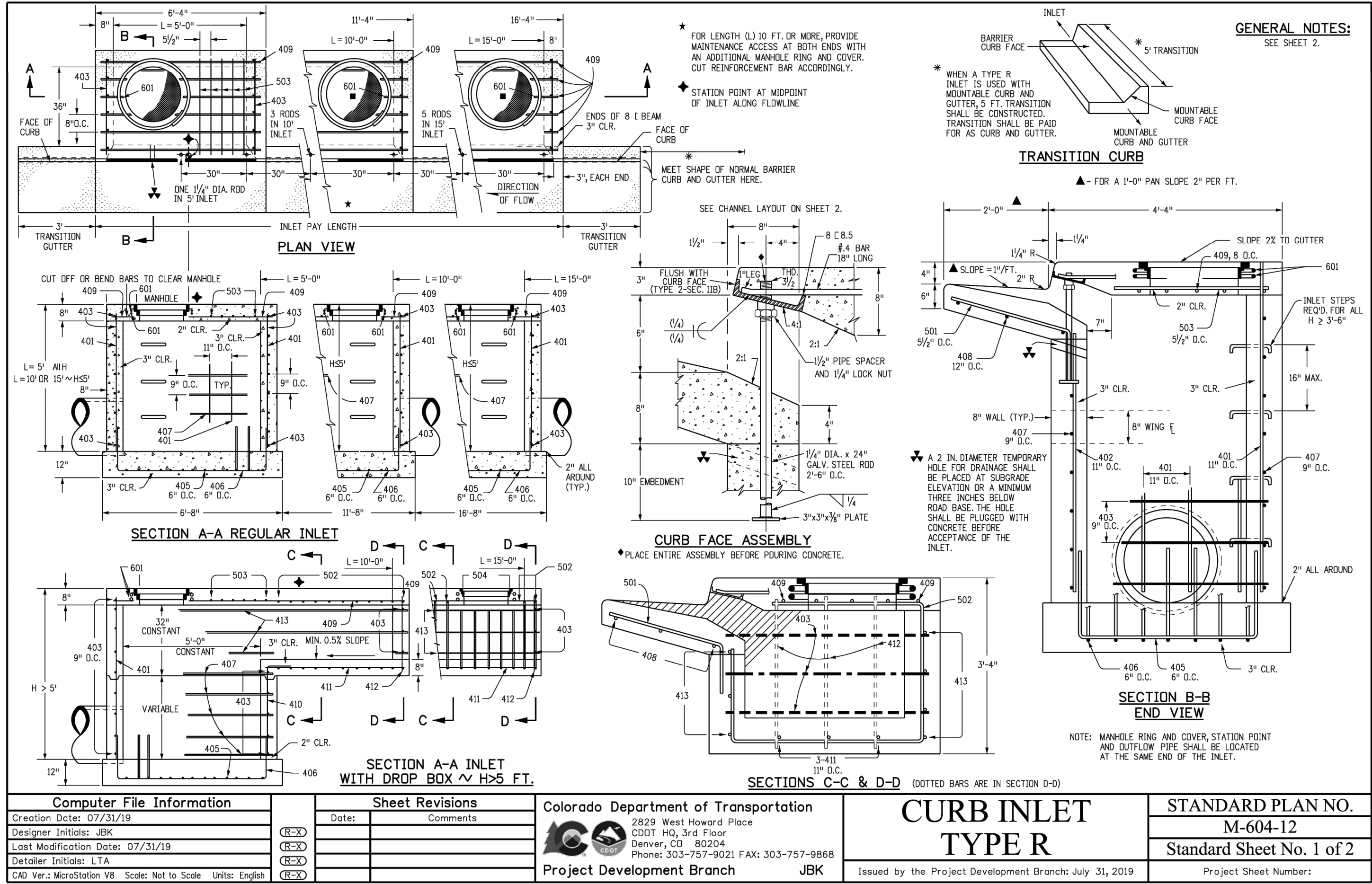
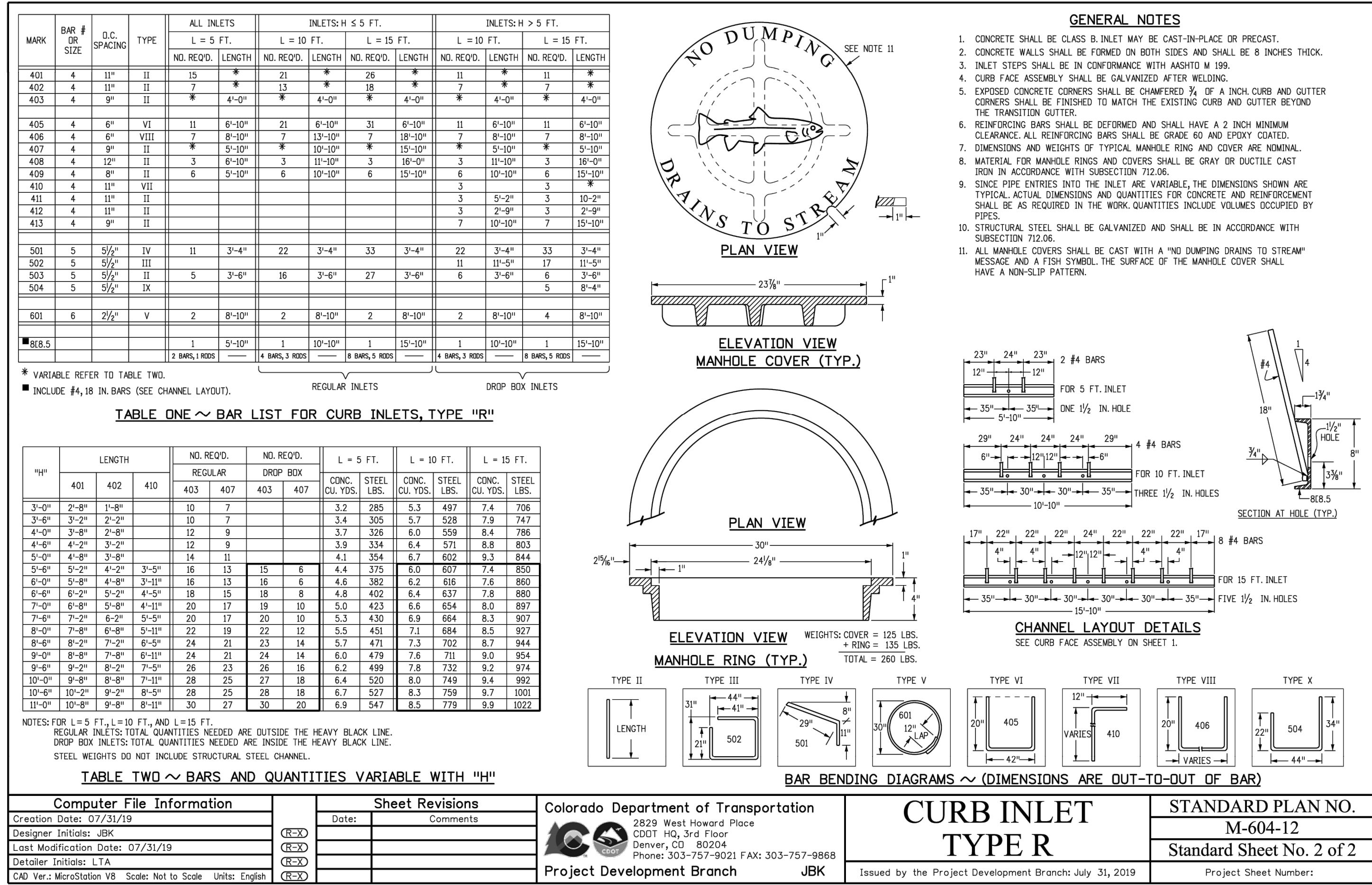
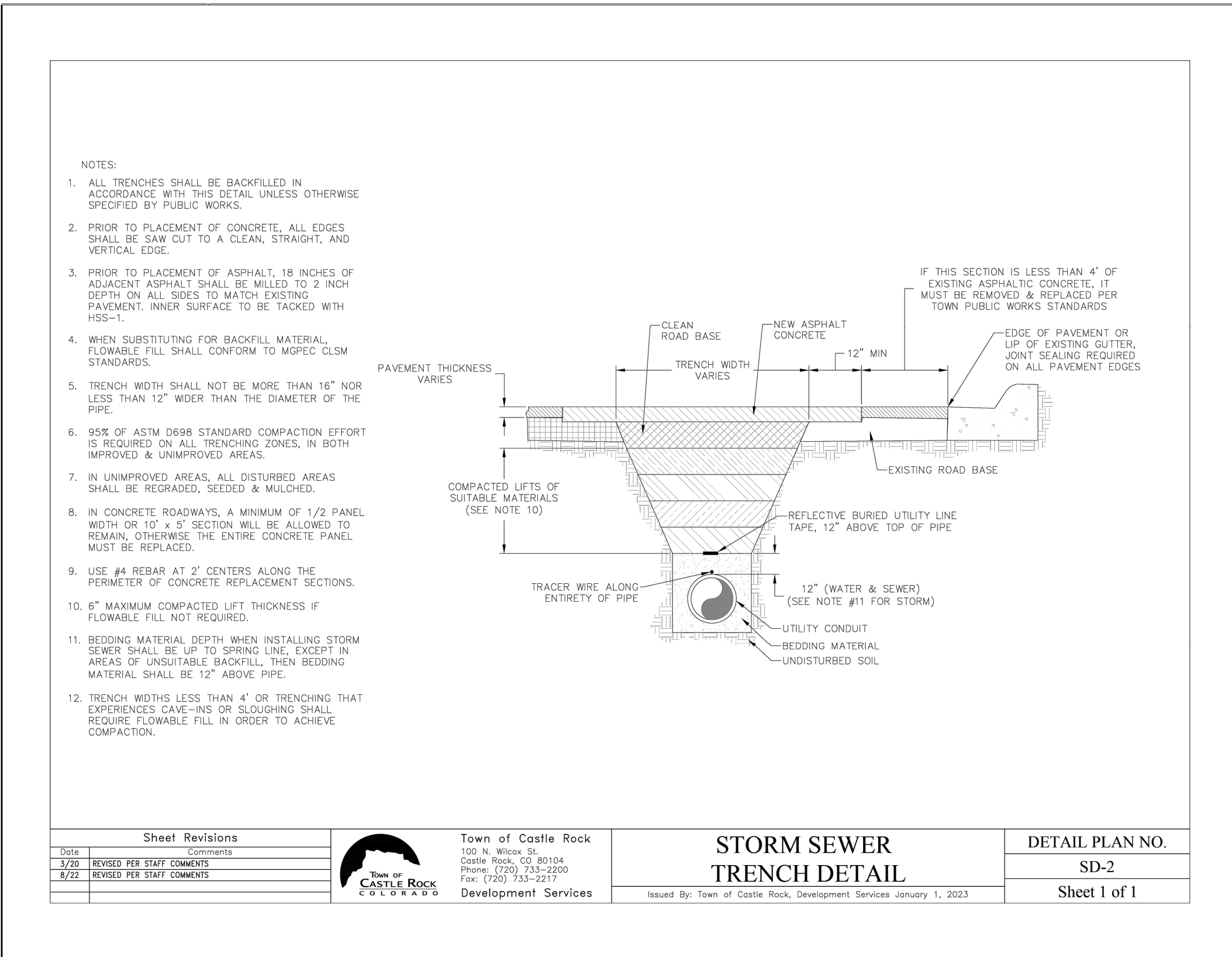
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TOWN OF CASTLE ROCK APPROVAL

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APPROVED BY: DEVELOPMENT SERVICES

By Jirikpatrick on 01/27/2025

APPROVED-CD24-0022 PLANS.pdf

Record Document on File

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Michael Drago

10/22/2024

MICHAEL DRAGO, P.E. #59225

DATE

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

STORM DETAILS

PROJECT NO.: KTD008.01

DESIGNED BY: MD

DRAWN BY: AG

DATE: 06/21/2024

C5.2

SHEET 10 OF 25

NO. DATE

REVISION

59225

Michael Drago

PROFESSIONAL ENGINEER

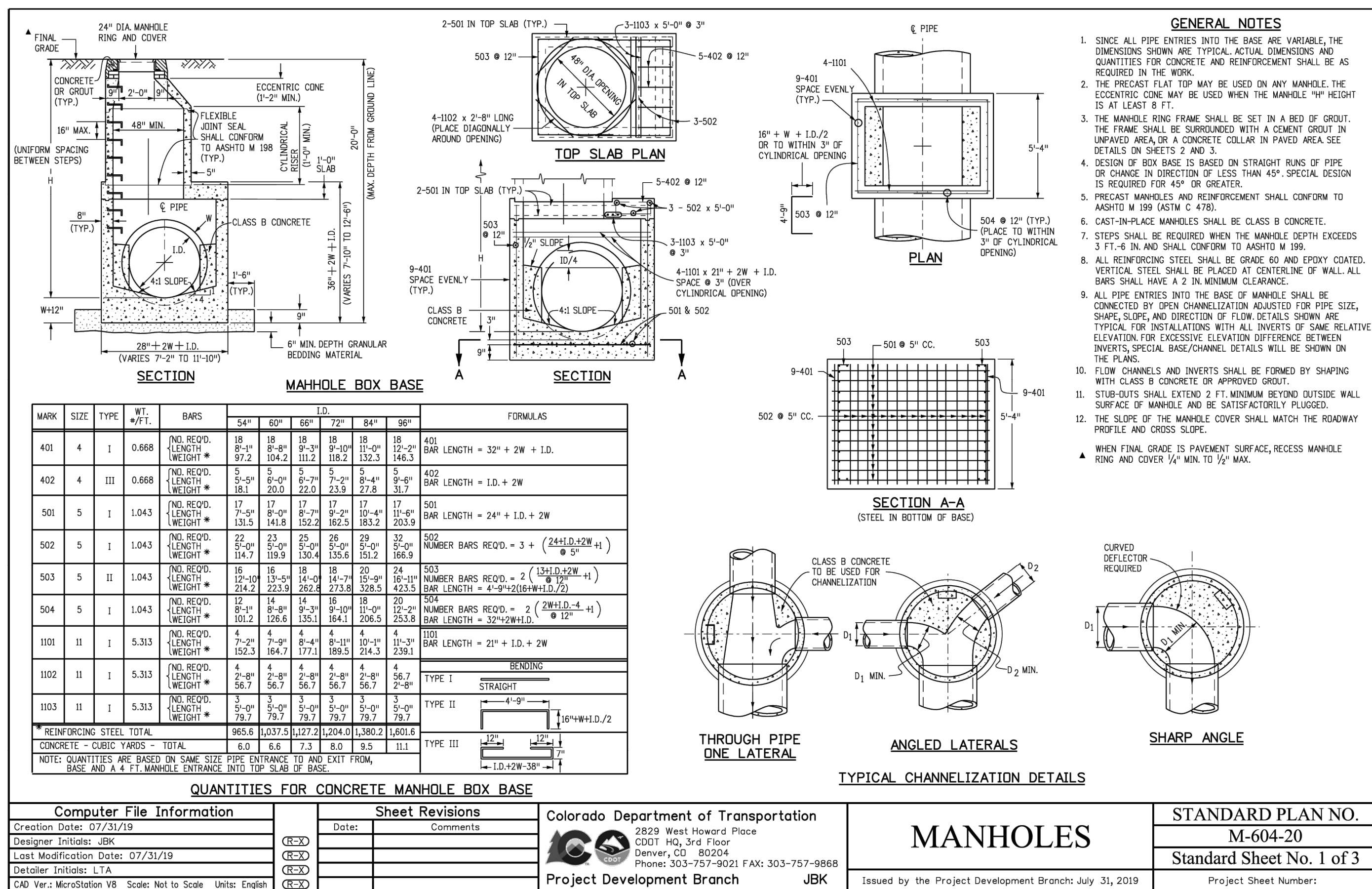
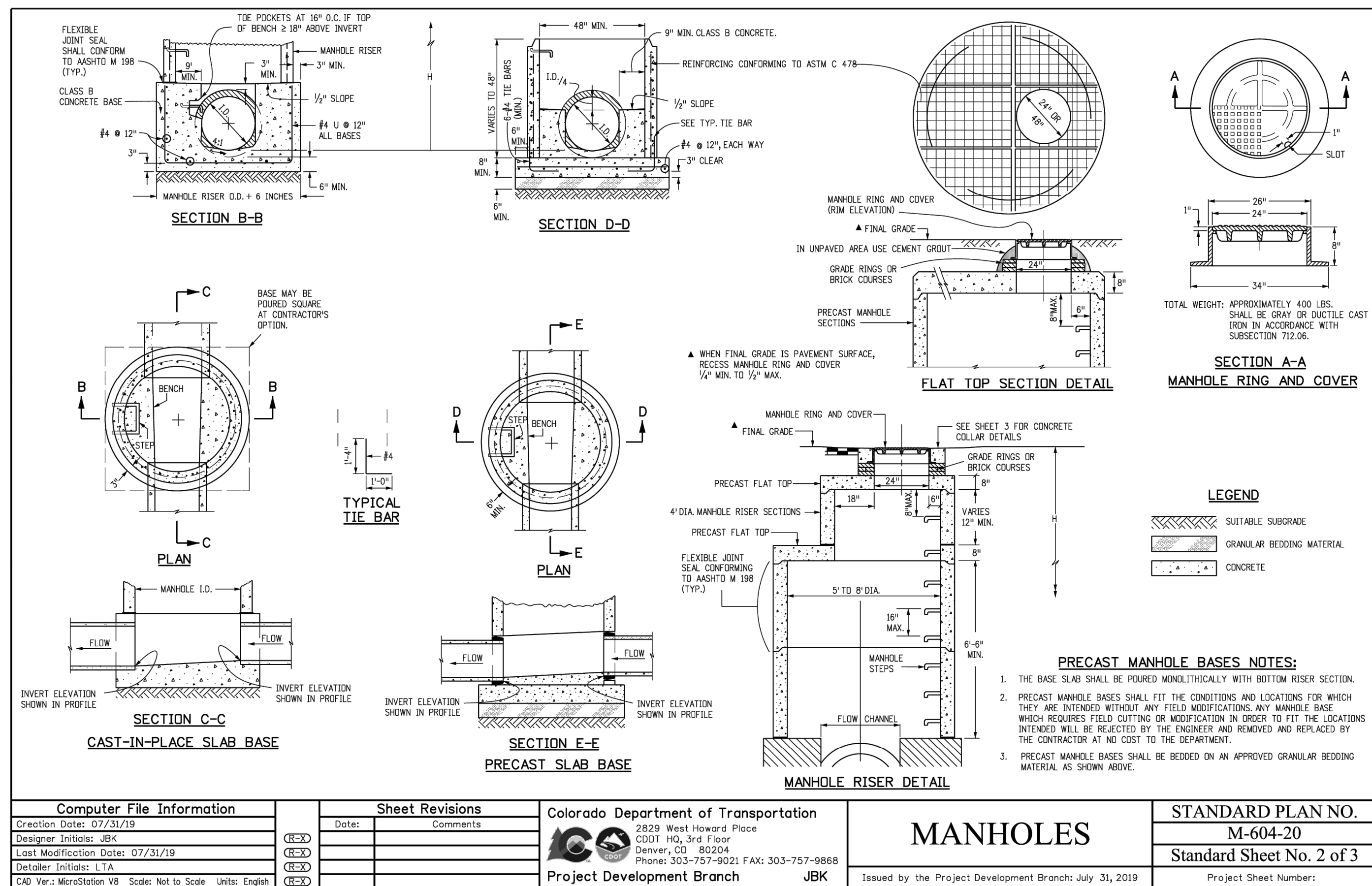
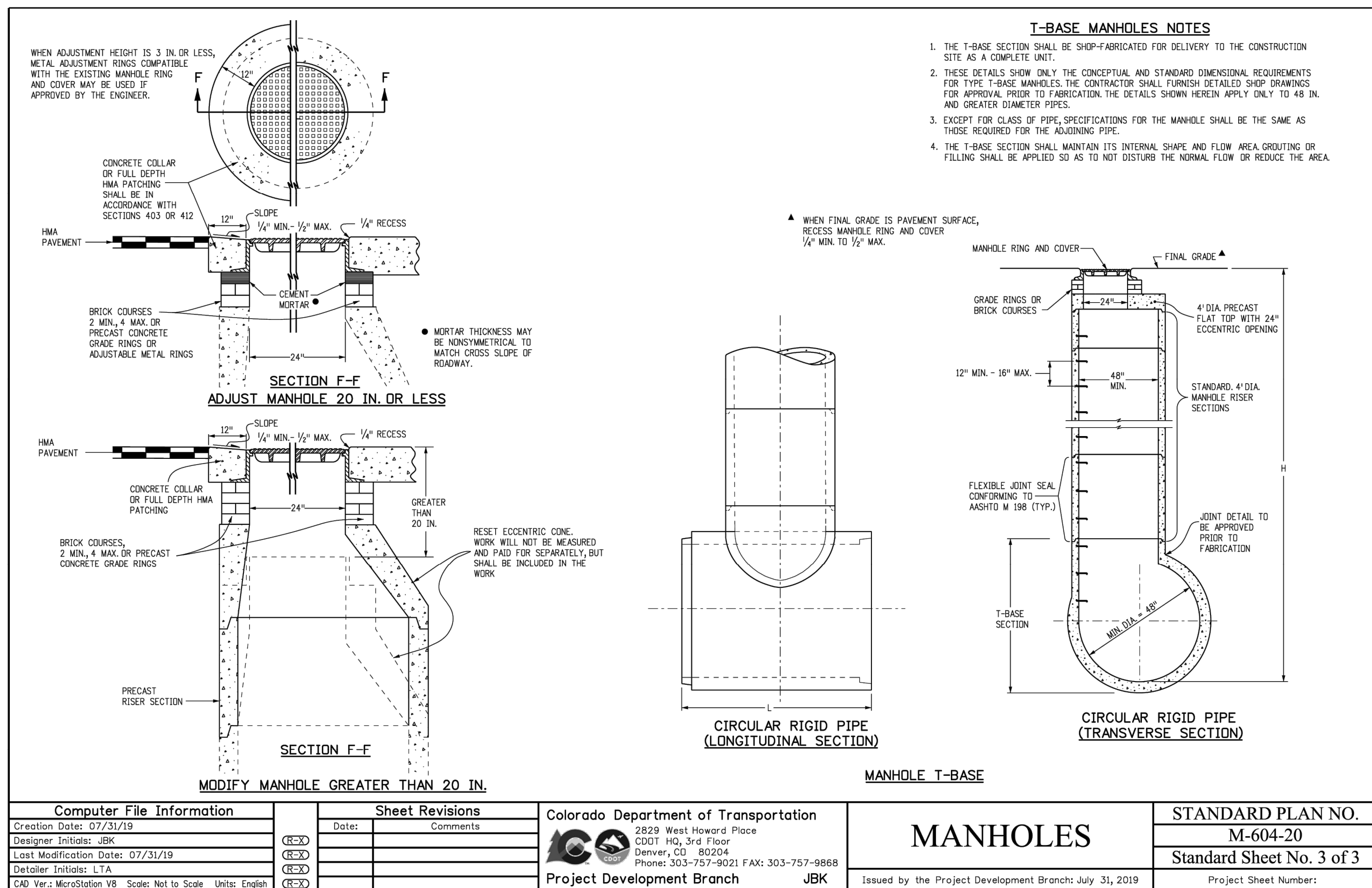
4/20/2025

COLORADO LICENSED

Michael R. Drago

PROFESSIONAL ENGINEER

K2 CIVIL CONSULTANTS



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

APPROVED BY: _____ DATE: _____

DEVELOPMENT SERVICES

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.

Michael Drago 10/22/2024
MICHAEL DRAGO, P.E. #59225 DATE: _____

NO.	REVISION	BY	DATE



CONSTRUCTION DOCUMENTS

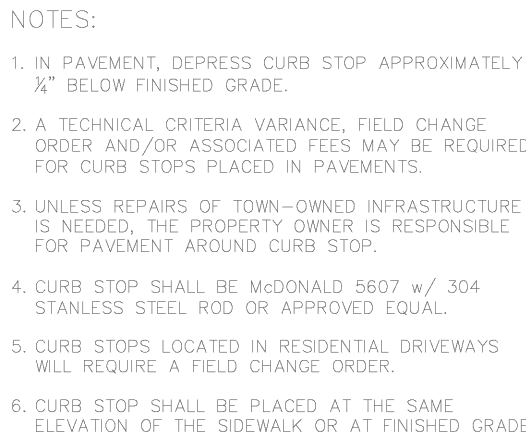
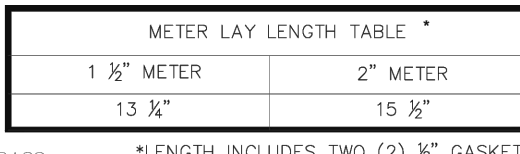
WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

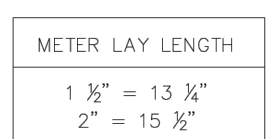
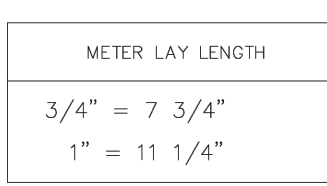
STORM DETAILS

PROJECT NO.: KTD008.01
DESIGNED BY: MD
DRAWN BY: AG
DATE: 06/21/2024

C5.3
SHEET 11 OF 25

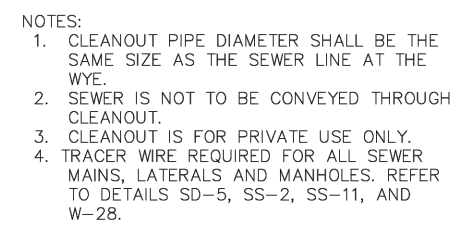


-
- Diagram illustrating the cross-section of a trench for a water main installation, showing various layers and components:
- 6" FULL DEPTH ASPHALT OR 4" EXISTING ASPHALTIC CONCRETE, IT MUST BE REMOVED & REPLACED PER TOWN PUBLIC WORKS STANDARDS
 - IF THIS SECTION IS LESS THAN 4" OF EXISTING ASPHALTIC CONCRETE, IT MUST BE REMOVED & REPLACED PER TOWN PUBLIC WORKS STANDARDS
 - NEW ASPHALT CONCRETE
 - CLEAN ROAD BASE
 - EDGE OF PAVEMENT OR LIP OF EXISTING GUTTER, JOINT SEALING REQUIRED ON ALL PAVEMENT EDGES
 - EXISTING ROAD BASE
 - REFLECTIVE BURIED WATER LINE TAPE, 12" ABOVE TOP OF PIPE
 - 12" (WATER & SEWER) (SEE NOTE #11 BELOW FOR STORM)
 - UTILITY CONDUIT
 - BEDDING MATERIAL
 - UNDISTURBED SOIL
 - 12" MIN.
 - 4" MIN. G. BASE
 - IMPACTED LIFTS OF TABLE MATERIALS (SEE NOTE 10)
 - TRACER WIRE ALONG ENTIRETY OF PIPE
 - TRENCH WIDTH VARIES (SEE NOTES 5 AND 12)
 - PAVEMENT THICKNESS VARIES



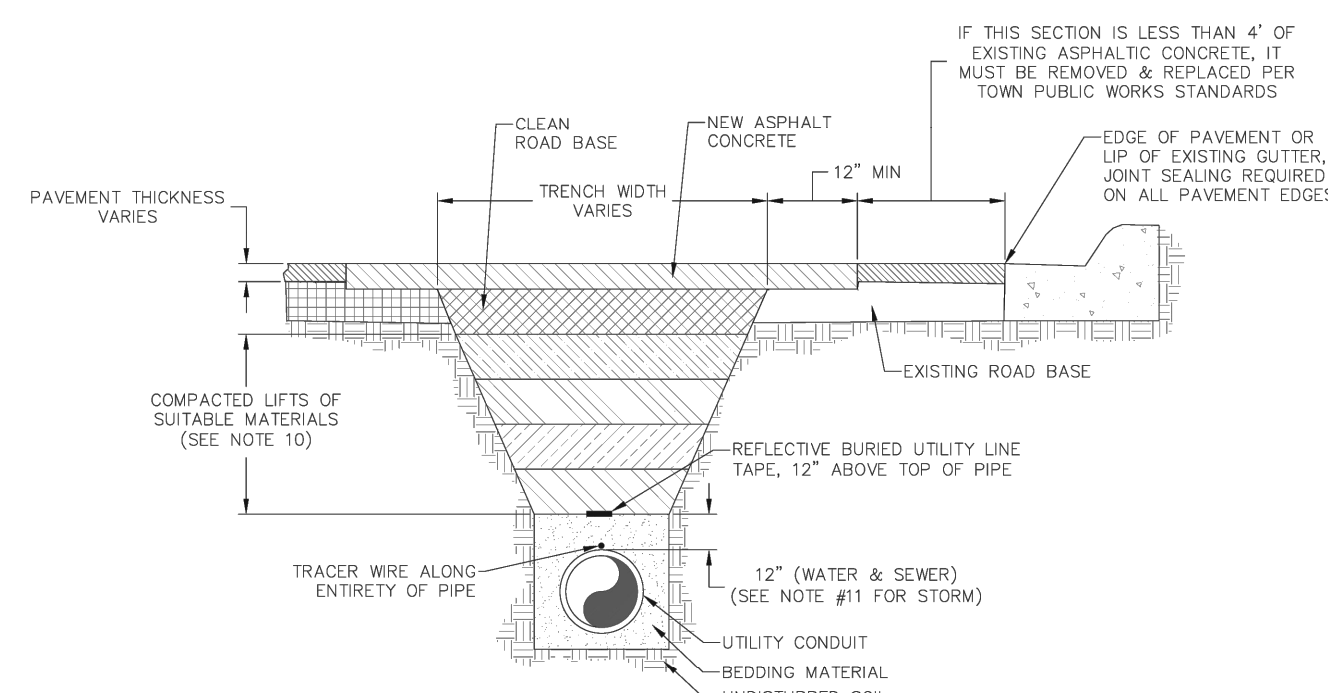


CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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

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 CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF DEPENDENT ASPHALT SHALL BE MILLED TO THE ADJACENT SIDE OF THE EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH ASPHALT EMULSION.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MGCFC CODE REQUIREMENTS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE TRENCH.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2" PAVEMENT OR 8" OR 10" x 5" SECTION WILL BE REQUIRED. OTHERWISE, OTHER THAN THE EXISTING CONCRETE PAVEMENT MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED FILL THICKNESS IF EXISTING PAVEMENT NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE. EXCEPTED AREAS OF UNSUITABLE BACKFILL SHALL BE BEDDED TO 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING DEPTHS LESS THAN 4' SHALL BE REINFORCED WITH STEEL. SHALL REQUIRE FLOWABLE FILL IN ORDER TO PREVENT SETTLEMENT.

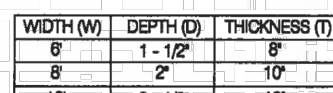


**Town of
CASTLE ROCK
COLORADO**

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-226J
Fax: (720) 733-2217
Development Service

SS 7

Issue By: Town of Cattle Back Development Services January 1, 2023



WIDTH (W)	DEPTH (D)	THICKNESS (T)
6"	1 - 1/2"	8"
8"	2"	10"
12"	3"	12"

PAN LENGTH	WIRE MESH CALLED FOR	REPLACE WITH REBAR HAVING END AREA OF
24"	Ø6 - 4.4	0.10 SQ. IN. CER FT. (#4 @ 18" E.W.)
32"	Ø6 - 2.2	0.13 SQ. IN. CER FT. (#4 @ 18" E.W.)
38"	Ø6 - 0.0	0.20 SQ. IN. CER FT. (#4 @ 12" E.W.)
40"	(2) Ø6 - 2.2	0.26 SQ. IN. CER FT. (#4 @ 9" E.W.)

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

 **Town of
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Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

DETAIL PLAN NO.

Issued By: Town of Castle Rock, Development Services March 31, 2010

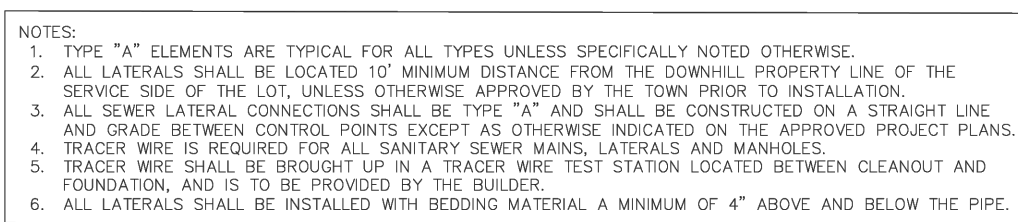


**Town of
CASTLE ROCK
COLORADO**

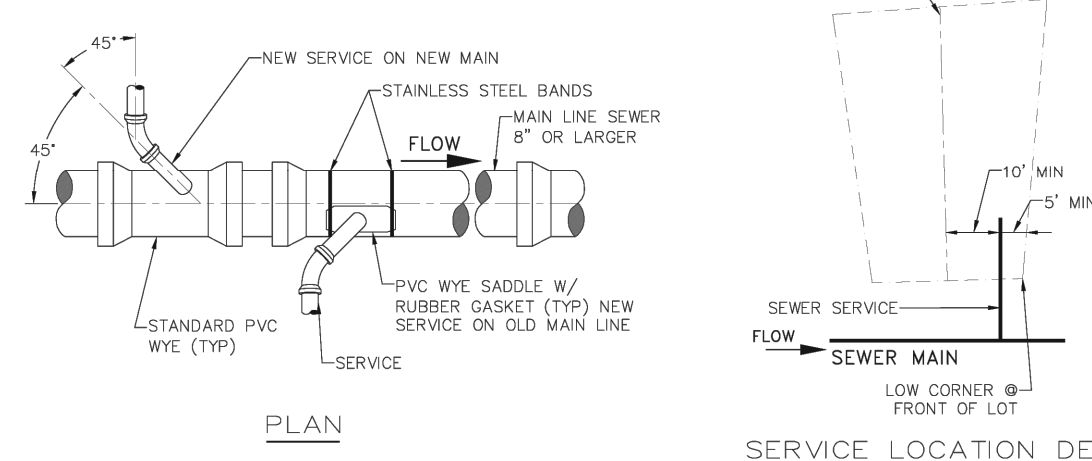
Town of Castle Rock
100 N. Wilcox St.
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Fax: (720) 733-2217
Development Services

DETAIL PLAN NO.

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



- 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 LATERALS, MAINS, AND SERVICE LINES SHALL BE INSTALLED TO THE GRADE INDICATED ON THE PLAN 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.



**Town of
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Castle Rock, CO 80104
Phone: (720) 733-2200
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Development Services

DETAIL PLAN NO.

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

APPROVED BY:

DEVELOPMENT SERVICES

By jkirkpatrick

on 01/27/2025
APPROVED-CD24-0022 PLANS.pd
Record Document on File

PROFESSIONAL ENGINEER CERTIFICATION

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Michael Drago
MICHAEL DRAGO, P.E. #59225

10/22/2024

DATE



K2 CIVIL
CONSULTANTS

CONSTRUCTION DOCUMENT

WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

CIVIL DETAILS

PROJECT NO: KTD008.01

DESIGNED BY: MD

DRAWN BY: AG

DATE: 06/21/2024

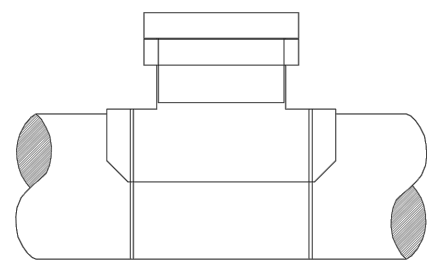
C6.3

SHEET 14 OF 25

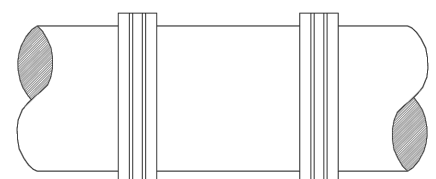
SHEET 15 OF 25

SANITARY SEWER SERVICE LINE ABANDONMENT REQUIREMENTS

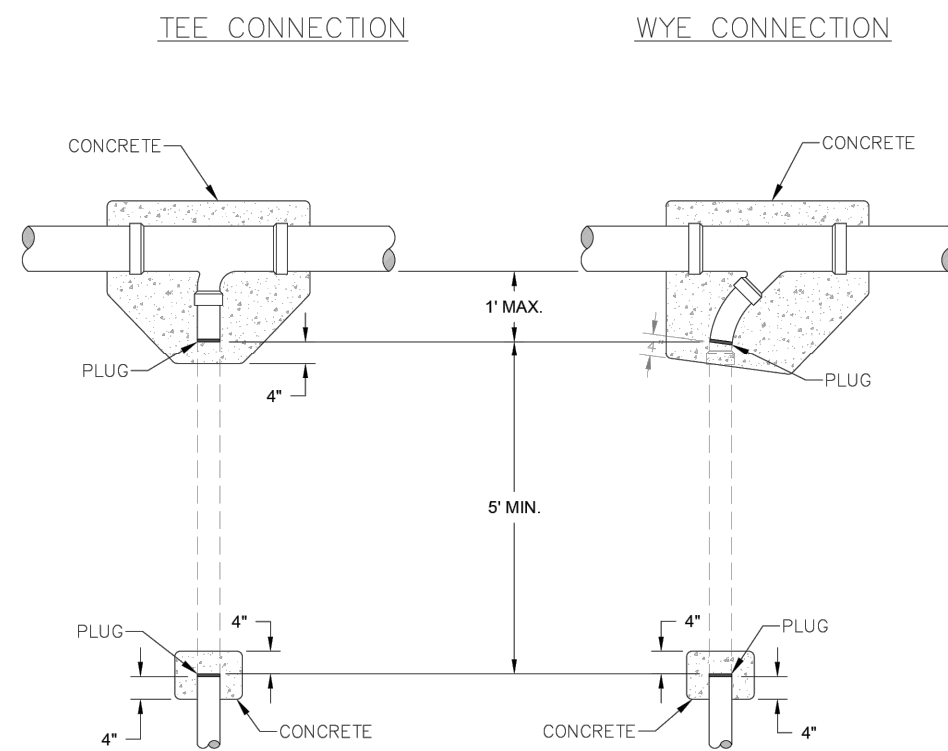
- ABANDONMENT TO INCLUDE REMOVAL OF SERVICE WITHIN RIGHT-OF-WAY AND INSTALLATION OF CONCRETE CAP ON SERVICE LINE.
- AREA TO BE REPAIRED AND REPLACED TO MATCH THE CONDITIONS OF SURROUNDING AREA.
- ABANDONMENT REQUEST LETTER MUST BE SUBMITTED TO CASTLE ROCK WATER BILLING AND BE APPROVED BY ENGINEERING TO DISCONTINUE ACCOUNT.
- PUBLIC WORKS PERMIT IS REQUIRED TO ABANDONED SERVICE.
- ABANDONMENT OPTION TO BE DETERMINED BY PUBLIC WORKS INSPECTOR AND CASTLE ROCK WATER.
- INTERNAL ABANDONMENT WITH CIPP LINING AS APPROVED BY CASTLE ROCK WATER. MINIMUM 4' SECTION OF LINING.



A. FOR EXISTING SADDLE STRAP CONNECTION, PULL OUT EXISTING SERVICE AND INSTALL PLUG.

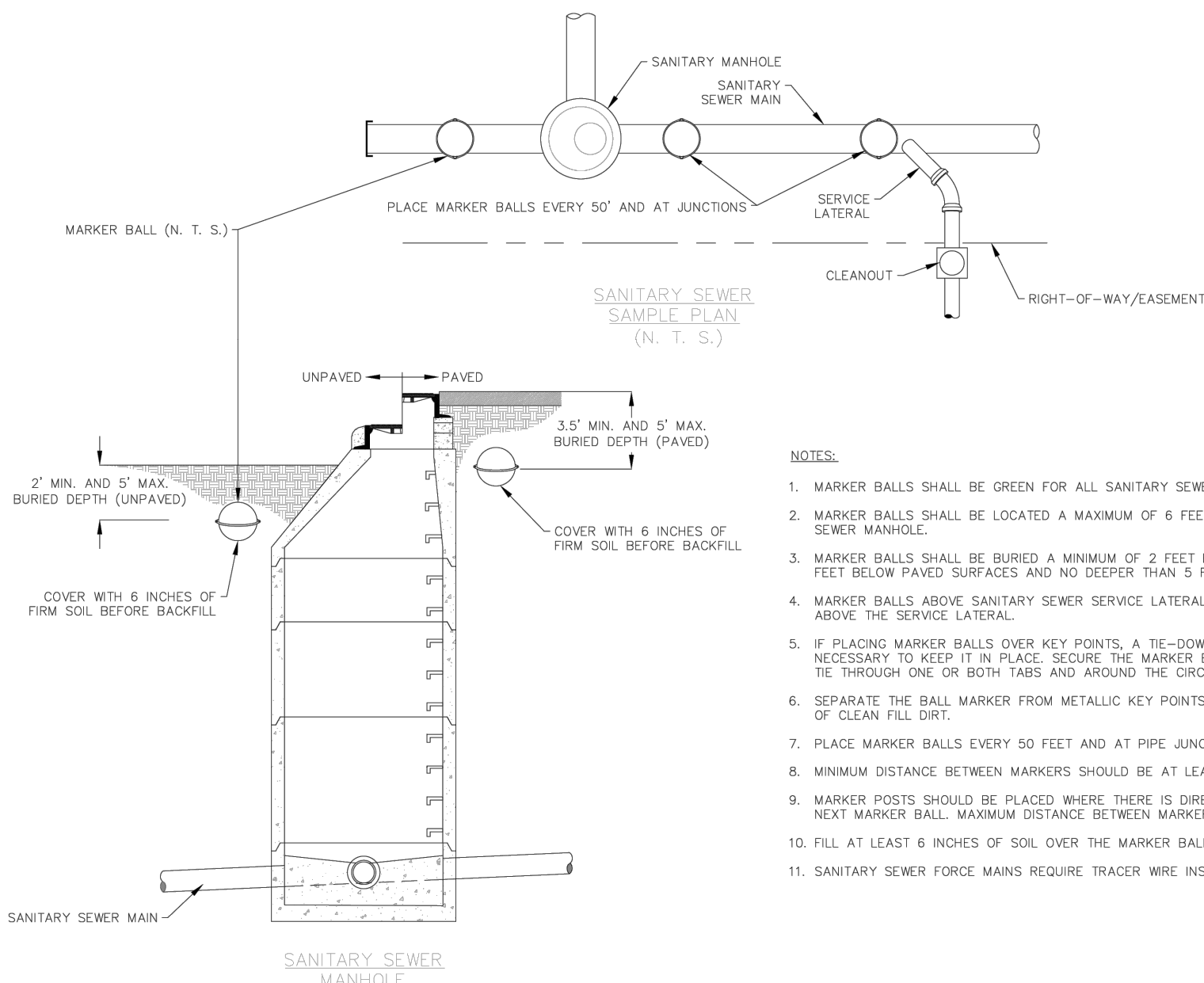


B. REPLACE PIPE SECTION. CONNECTIONS SHOULD BE FERNCO STRONG BACK, CAULDER OR APPROVED EQUIVALENT. REPLACEMENT PIPE SHALL BE PVC SDR35 MIN. IF INSTALLED ON LARGE DIAMETER PIPE, FACTORY TRANSITION COUPLING MUST BE USED.



GENERAL NOTES:

- REMOVE MINIMUM 5 FEET OF SERVICE PIPE. FIELD CUT SERVICE PIPE AT 1 FOOT MAXIMUM FROM OUTSIDE OF MAIN LINE.
- INSTALL PLUGS AT CUT SERVICE CONNECTIONS AND POUR CONCRETE COLLAR 4 INCHES EACH SIDE OF PIPE END, 4 INCHES THICK.
- POUR CONCRETE AROUND CUT SERVICE CONNECTIONS AND CONCRETE COLLAR TO SUPPORT WEIGHT.



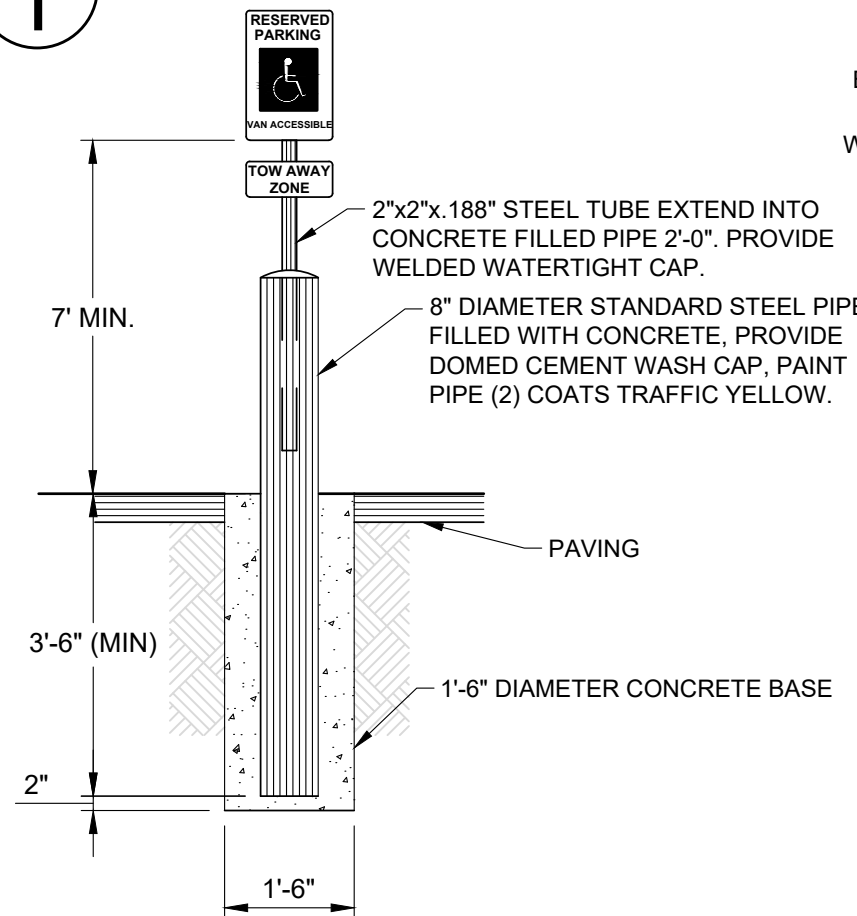
NOTES:

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

MARKER BALLS FOR SANITARY SEWERS

DETAIL PLAN NO. SS-11
Sheet 1 of 1

1



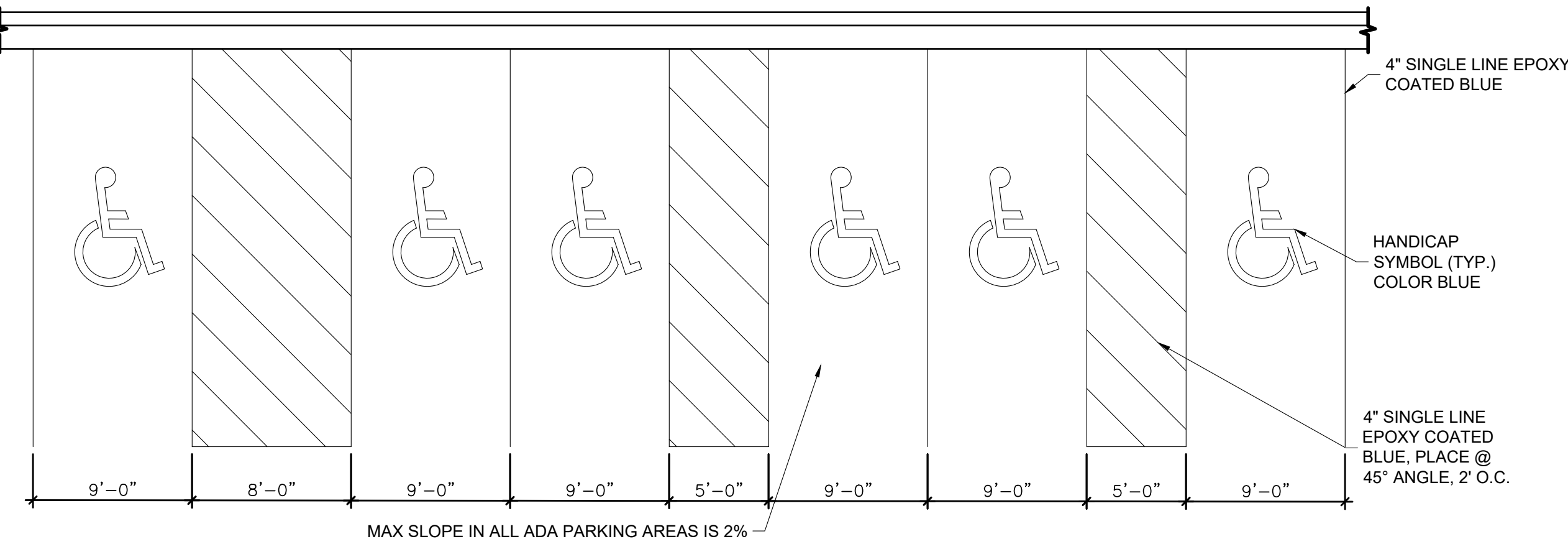
SIGN SET IN BOLLARD BASE

NOTES:

- FABRICATE ALL SIGNS FROM 16ga. ALUM.
- POST MOUNT: USE NON-CORSIVE 3/8" DIA. MACHINE BOLTS W/WASHERS, 2 PER SIGN. 2"x2" GALV. STEEL TUBE.
- ADA ACCESSIBLE SIGNS SHOWN AS EXAMPLE, SEE SITE PLAN AND INSTALL ACCORDINGLY.

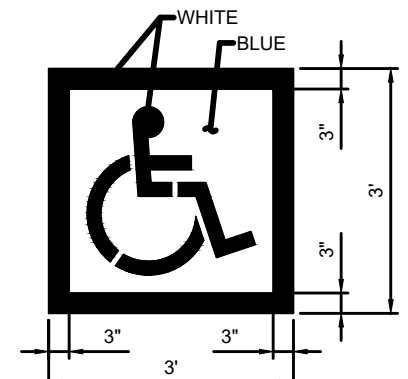
ADA ACCESSIBLE SIGN DETAILS

1



ADA PARKING DETAIL

2



NOTES:

- PROVIDE TWO COATS OF PAINT.
- BLUE BACKGROUND WITH WHITE SYMBOLS.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HC PARKING SYMBOLS

TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	By jkripatrik on 01/27/2025 CASTLE ROCK COLORADO
DEVELOPMENT SERVICES	DATE
APPROVED-CD24-0022 PLANS.pdf Record Document on File	
PROFESSIONAL ENGINEER CERTIFICATION	
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Michael Drago	10/22/2024
MICHAEL DRAGO, P.E. #59225	DATE

Know what's below.
Call before you dig.CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES - CASTLE ROCK

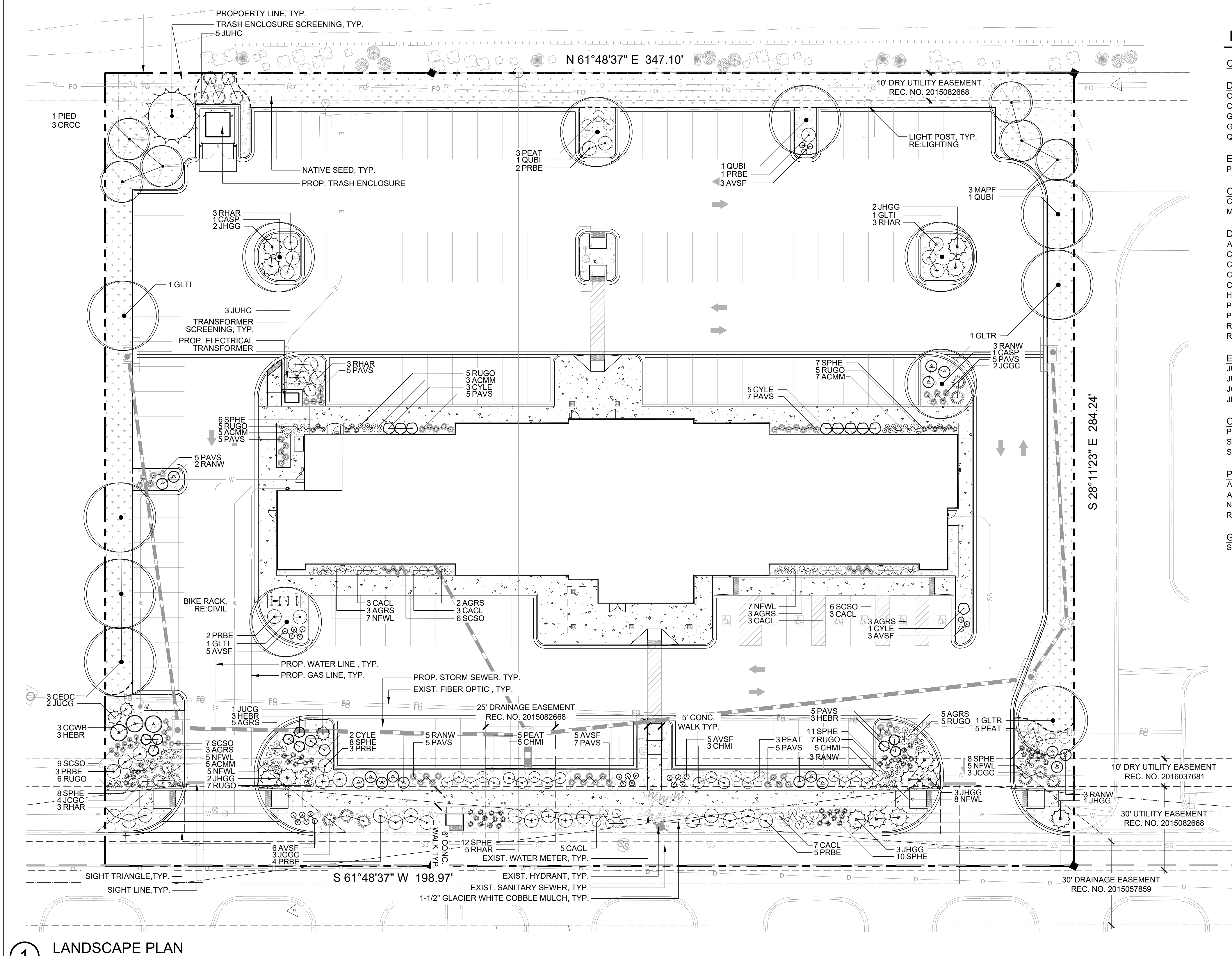
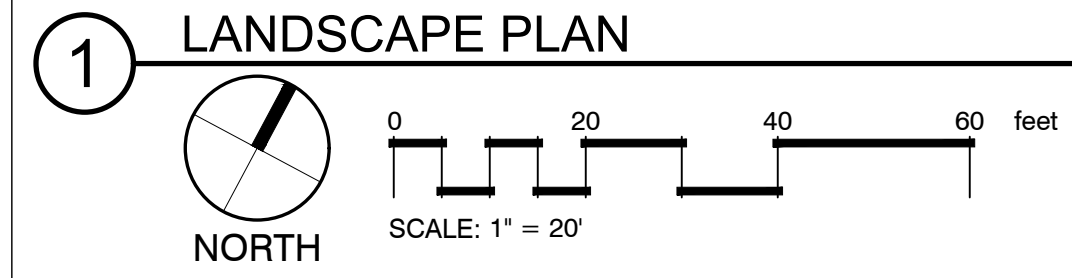
5952 PROMENADE PKWY, CASTLE ROCK, CO

CIVIL DETAILS

PROJECT NO: KTD008.01
DESIGNED BY: MD
DRAWN BY: AG
DATE: 06/21/2024

C6.5

SHEET 16 OF 25



COMMERCIAL SITE INVENTORY LANDSCAPE CHART									
GROSS SITE AREA	LANDSCAPE AREA SF REQUIRED / PROVIDED	TURFGRASS SPECIES AREA SF	NONLIVING AREA SF	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	SOIL PREP AMOUNT - 4 CU YDS / 1,000 SF	
98,660 SF	10% REQ = 9,866 SF / PROVIDED 19,095 SF	0 SF	2,170 SF	20	20	40	192	19,095 SF / 1,000 SF = 19 x 4 CU = 76 CU YDS	
PARKING LOT AREA SF	PARKING LOT LANDSCAPE AREA SF	PARKING SPACES	NONLIVING AREA SF	NUMBER OF INTERIOR ISLANDS	MIN WIDTH OF INTERIOR LANDSCAPE ISLANDS	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
43,165 SF	4,993 SF	123	320 SF	2	15'	7	8	14	35

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	HYDROZONE
DECIDUOUS TREES				
CASP	2	CATALPA SPECIOSA	WESTERN CATALPA	L
CEOC	3	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	L
GLTR	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	L
GLTI	3	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	L
QUBI	3	QUERCUS BICOLOR	SWAMP WHITE OAK	L
EVERGREEN TREES				
PIED	1	PINUS EDULIS	PINYON PINE	VL
ORNAMENTAL TREES				
CRCC	3	GRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	CRIMSON CLOUD HAWTHORN	L
MAPF	3	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	L
DECIDUOUS SHRUBS				
AVSF	27	ARTEMISIA VERSICOLOR 'SEA FOAM'	SEA FOAM SAGEBRUSH	VL
CACL	24	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	VL
CHMI	13	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	VL
CCWB	3	COTINUS COGGYGRIA 'WITCHCRAFT BLACK'	WITCHCRAFT BLACK SMOKE TREE	L
CYLE	11	CYTISUS X 'LENA'	LENA BROOM	L
HEBR	9	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS® RED YUCCA	VL
PEAT	16	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	VL
PRBE	20	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	VL
RHAR	17	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	VL
RANW	16	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	L
EVERGREEN SHRUBS				
JUCG	3	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POIN JUNIPER	VL
JUHC	8	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZII COLUMN JUNIPER	VL
JCGC	12	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET COMMON JUNIPER	VL
JHGG	13	JUNIPERUS HORIZONTALIS 'GUERNSEY GREEN'	GUERNSEY GREEN WINDWALKER JUNIPER	VL
ORNAMENTAL GRASSES				
PAVS	54	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	VL
SCSO	28	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM GRASS	VL
SPHE	70	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	L
PERENNIALS				
ACMM	20	ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	VL
AGRS	24	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP	L
NFWL	37	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	VL
RUGO	40	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	L
GROUND COVERS				
SEED-4	9,698 SF	PBSI FOOTHILLS NATIVE SEED MIX	SEED	TEMP TEMP

LEGEND

		SIZE	CONTAINER	HYDROZONE
	DECIDUOUS TREE	2" CAL	B&B	L
	EVERGREEN TREE	6'-8' HT.	B&B	VL
	ORNAMENTAL TREE	6' HT. MULTI-STEM	B&B	L
	DECIDUOUS SHRUBS	#5	CONT.	L, VL
	EVERGREEN SHRUBS	#5	CONT.	VL
	ORNAMENTAL GRASS & PERENNIALS	#1	CONT.	L, VL
	LOW GROW NATIVE SEED			
	NATIVE SEED			
	1-1/2" GLACIER WHITE COBBLE MULCH			
	LANDSCAPE EDGER			



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

APPROVED BY: **APPROVED**
By Jirka Patrick on 03/27/2025
APPROVED CD24-0022 PLANS.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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MCLEAN FLEMING, P.L.A. #1737 10.17.2024 DATE

811
Know what's below.
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CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES PROMENADE

5952 PROMENADE PKWY

LANDSCAPE PLAN

PROJECT NO: 23-091
DESIGNED BY: MF
DRAWN BY: MF
DATE: 7/09/24

L1.0
SHEET 17 OF 25

REVISION

No.	BY	DATE
1	MF	08.13.2024
2	MF	09.24.2024

CD SUBMITTAL #2
CD SUBMITTAL #3

VALERIAN
LANDSCAPE ARCHITECTURE PLANNING IRRIGATION

K2 CIVIL
CONSULTANTS

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS: UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT** ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
7. CULTURAL SOIL IS REQUIRED FOR LARGE CANOPY DECIDUOUS TREES PLANTED IN AREAS LESS THAN 8'.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTling PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DROP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

MULCH

1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" GRAY CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2" BELOW SURROUNDING CURBS AND WALKS, PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
2. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - AREA OF SEEDING AND MULCHING.
 - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINOWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY, SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN TESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH), HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENEO TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATER PER 1,000 SQUARE FEET OF SEEDDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENEO (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 LOOSENEO SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4" INCH AND NOT MORE THAN 3/4" INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF 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 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4" INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDDED 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 INDIAN WHEAT), 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

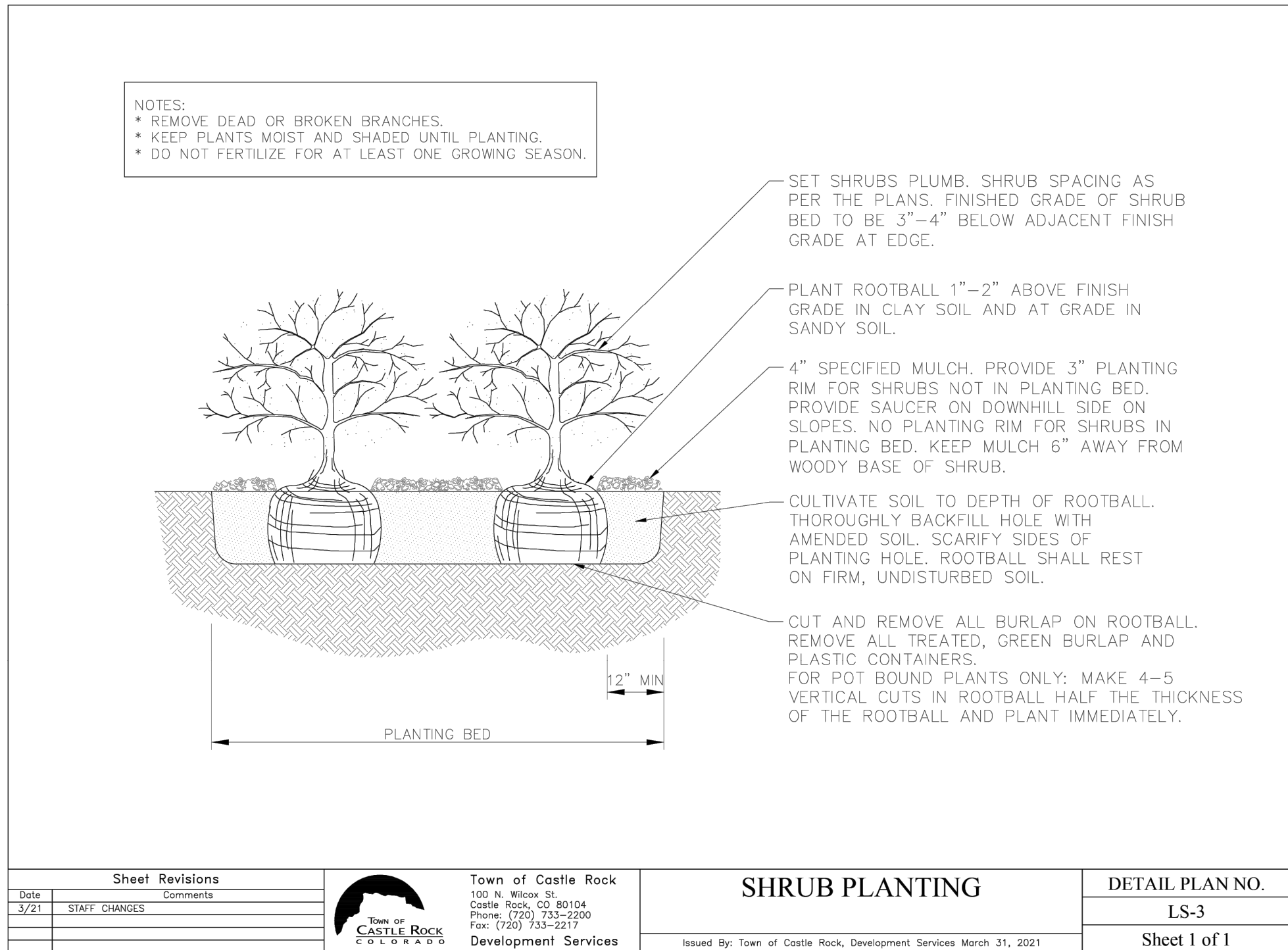
1. ALL SEEDDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE TESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE TESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - 5.1. A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OR PRE-DISTURBANCE LEVELS AND NO LESS THAN THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE PLANTS SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
 - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - 5.3. FREE OF ERODED AREAS.
 - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

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

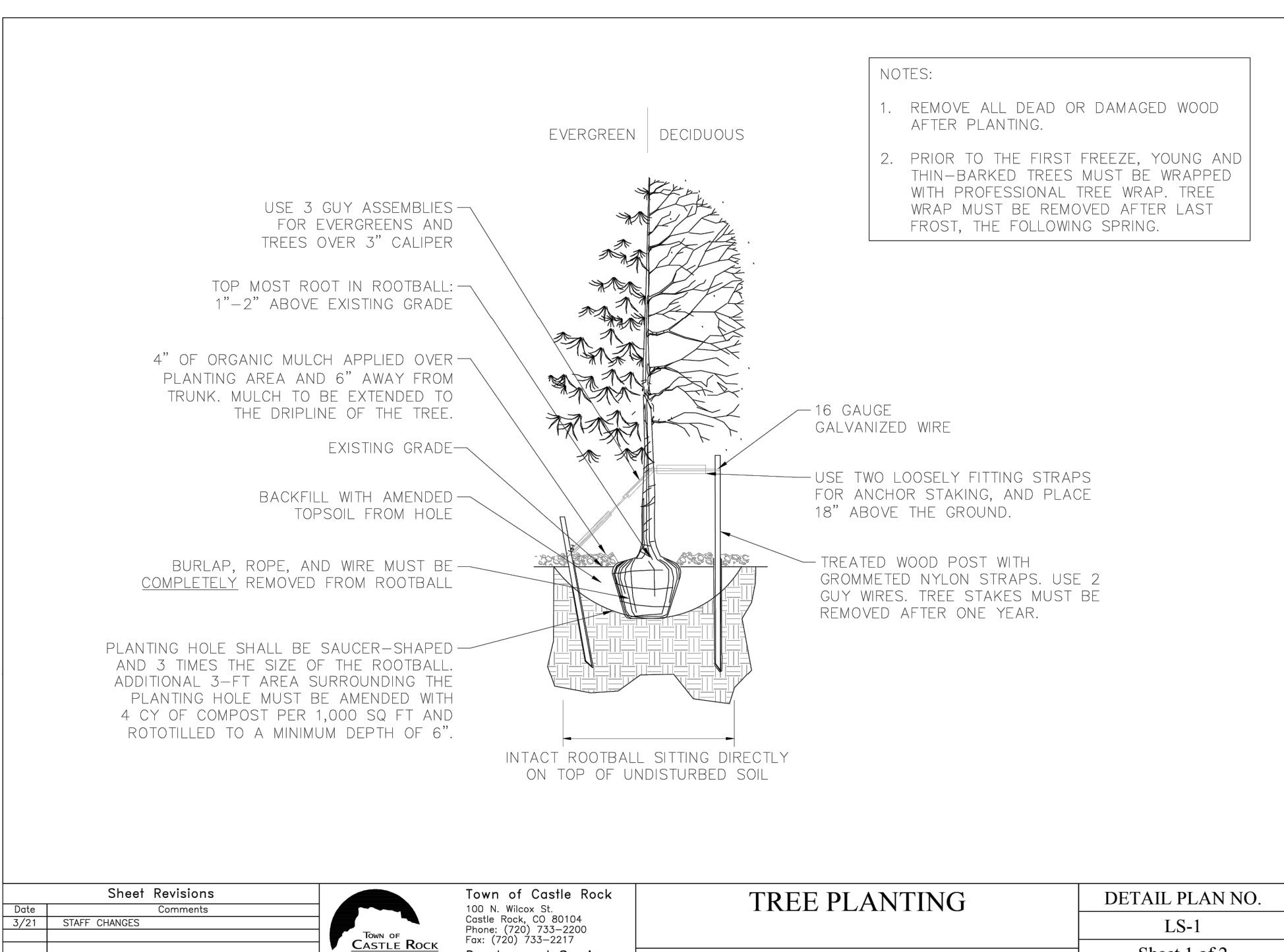
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:

- 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
- 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
- 6.3. FREE OF ERODED AREAS.
- 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESO CRITERIA MANUAL.



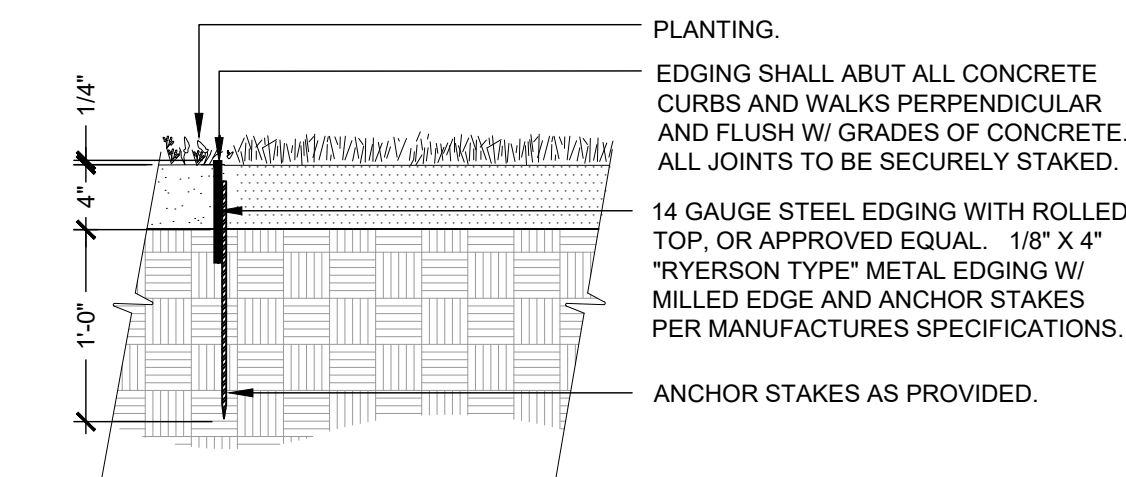
1 TOCR SHRUB PLANTING

NOT TO SCALE



2 TOCR TREE PLANTING

NOT TO SCALE



3 STEEL EDGING

1" = 1'-0"

329413.23-01

TOWN OF CASTLE ROCK PROFESSIONAL: CASSIE KASLON
TOWN OF CASTLE ROCK REGISTRATION #: 18-2635
STATE OF COLORADO LANDSCAPE ARCHITECTURE #: 974
COMPANY NAME: VALERIAN
PHONE: 303.347.1200
EMAIL: CASSIE@VALERIANLLC.COM

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

APPROVED BY:  **APPROVED**
By Jirka Patrick on 03/27/2025
APPROVED-CD24-0022 PLANS.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL LANDSCAPE ARCHITECT 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.

 10.17.2024
DATE

MCLEAN FLEMING, P.L.A. #1737

BY	DATE	REVISION	No.	1	2		
MF	08.13.2024	CD SUBMITTAL #2	1				
MF	09.24.2024	CD SUBMITTAL #3	2				

VALERIAN
LANDSCAPE ARCHITECTURE PLANNING IRRIGATION

K2 CIVIL
CONSULTANTS

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES PROMENADE

5952 PROMENADE PKWY

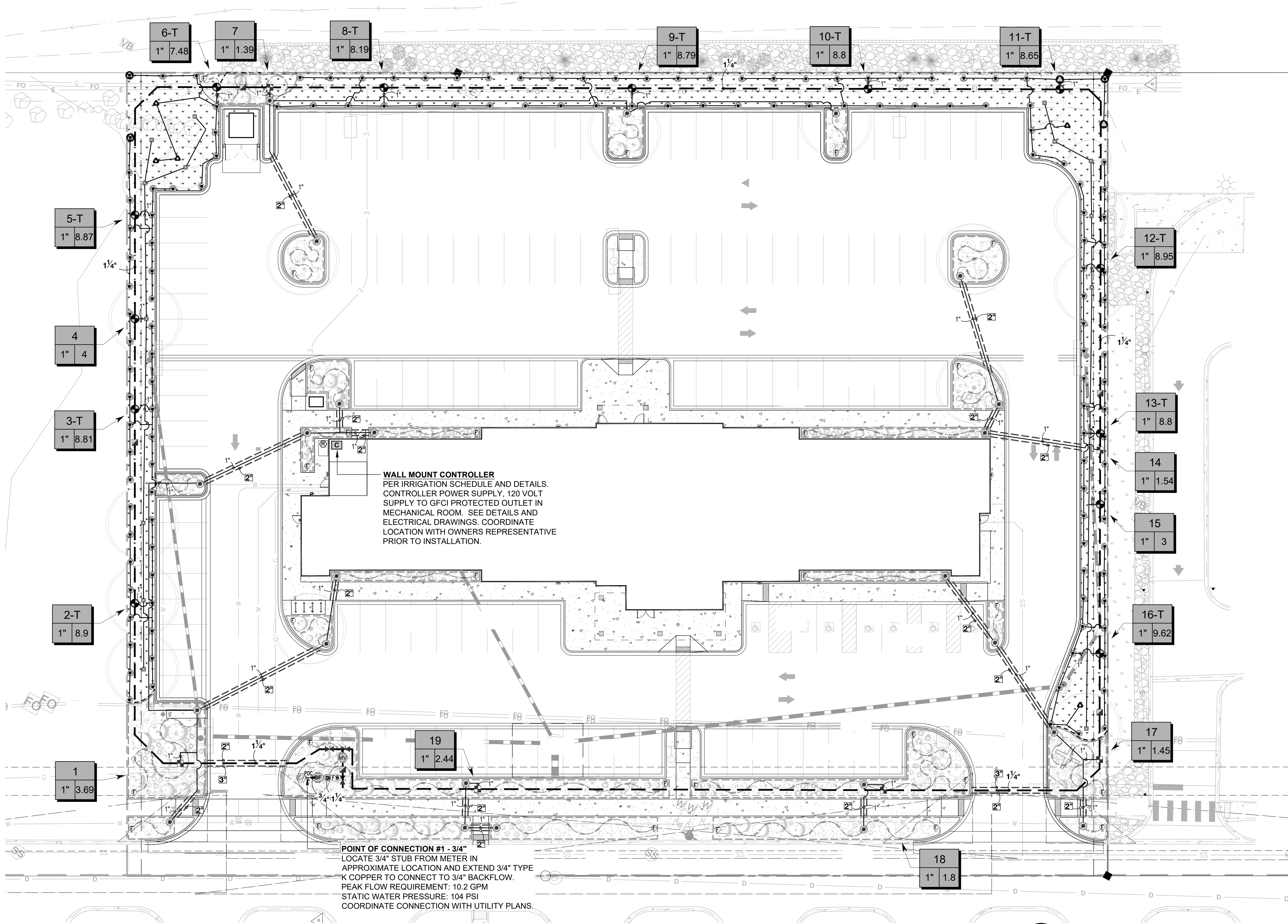
LANDSCAPE NOTES & DETAILS

PROJECT NO: 23-091
DESIGNED BY: MF
DRAWN BY: MF
DATE: 7/09/24

L1.1
SHEET 18 OF 25

CASTLE ROCK IRRIGATION NOTES:

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



1 IRRIGATION PLAN

IRRIGATION NOTES:

- VALVE CALLOUTS LABELED WITH 'T' REPRESENT TEMPORARY IRRIGATION ZONES. TEMPORARY IRRIGATION IS FOR NATIVE SEED ESTABLISHMENT ONLY. REFER TO CASTLE ROCK IRRIGATION CONSTRUCTION NOTES (SHEET IR.1.1) FOR TEMPORARY IRRIGATION SYSTEM INSTALLATION AND REMOVAL.

IRRIGATION SCHEDULE (CONT.)

FS	HUNTER HC-100-FLOW 1" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
POC	POINT OF CONNECTION 3/4"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,875 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,193 L.F.

---	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.4 L.F.
---	PIPE SLEEVE: PVC CLASS 160 SDR 26	347.3 L.F.

Valve Callout		
#	Valve Number	
#	Valve Flow	
#	Valve Size	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ACJ 14 F	TURF ROTARY - R-VAN14 RAIN BIRD R-VAN14, 1806-SAM-P45, 8'-14', TURF ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. ABOVE-GRADE INSTALLATION.	142	45
18 ACJ 18 F	TURF ROTARY - R-VAN18 RAIN BIRD R-VAN18, 1806-SAM-P45, 13'-18', TURF ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. ABOVE-GRADE INSTALLATION.	2	45
24 ACJ 24 F	TURF ROTARY - R-VAN24 RAIN BIRD R-VAN24, 1806-SAM-P45, 17'-24', TURF ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. ABOVE-GRADE INSTALLATION.	3	45
1401 1402 1404 1408	TREE DRIPLINE LOOP 1401 XFS-06-12 SUBSURFACE DRIP TUBING WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING GROUND COVER MATERIAL) AND IN A DUAL "RING" AROUND THE TRUNK TO BE 50 FEET IN LENGTH AND CONTAIN APPROXIMATELY 50 DRIP EMITTERS FOR A TOTAL FLOW RATE OF 0.5 GPM (50 X 0.6 GPH = 30 GPH = 0.5 GPM). SEE DETAIL DRAWING FOR ALL THE COMPONENTS REQUIRED FOR INSTALLATION OF EACH TREE DRIP ASSEMBLY.	14	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE ASSEMBLY RAIN BIRD KCZ-100-LC, WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER, 0.3-20 GPM.	6
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	24
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	29
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6-8' HT plant) 2.0 GPH emitters (6 assigned to each B & B, Multi-Stem plant)	6,735 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	13
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	5
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	3
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101 TURF DECODER. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE.	1
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1
	REDUCED PRESSURE BACKFLOW PREVENTER 3/4" FEBCO 825YA	1
	HUNTER PHC-2400I WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 24-STATION FIXED CONTROLLER, 120 VAC, INDOOR MODEL.	1
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1

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

APPROVED BY:  **APPROVED**
By Jirka Patrick
on 01/27/2025
APPROVED-CD24-0022 PLANS.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL LANDSCAPE ARCHITECT 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.

 10.17.2024
DATE

MCLEAN FLEMING, P.L.A. #1737

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

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES PROMENADE

5952 PROMENADE PKWY

IRRIGATION PLAN

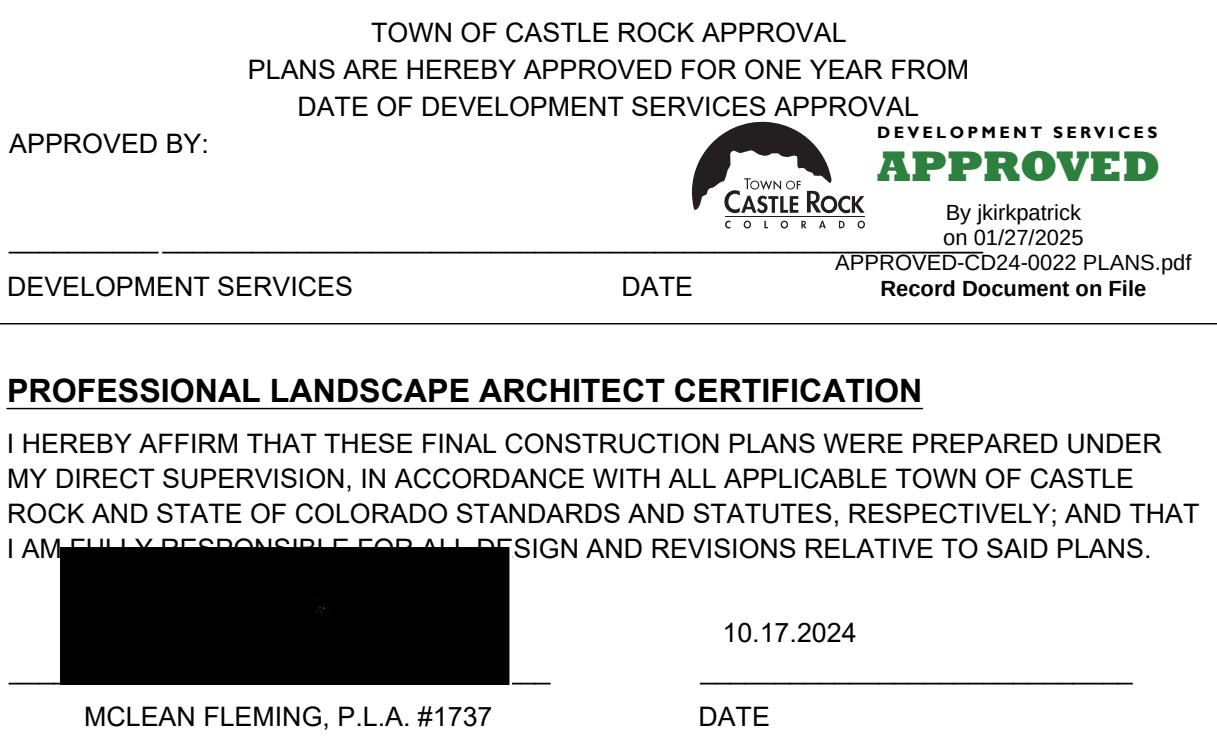
PROJECT NO: 23-091
DESIGNED BY: MF
DRAWN BY: MF
DATE: 7/09/24

IR1.0
SHEET 19 OF 25

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRECONSTRUCTION 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 IS 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. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE AND AUGUST. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
6. 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.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
8. 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 LAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
9. 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
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
11. THE TEMPORARY IRRIGATION SYSTEM MUST BE INSTALLED ABOVE GROUND AND UPON EXPIRATION OF THE APPROVED ESTABLISHMENT PERIOD, ALL COMPONENTS OF THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED. EQUIPMENT TO BE REMOVED INCLUDES: 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.

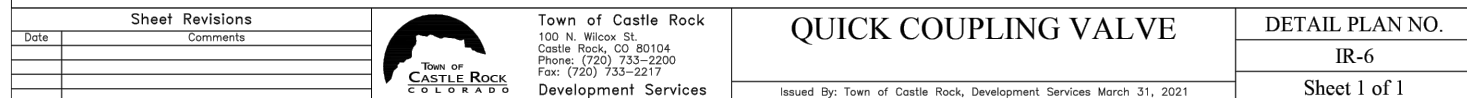
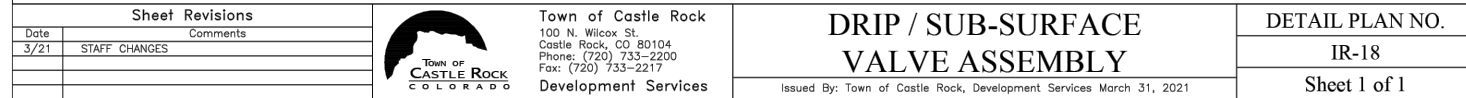
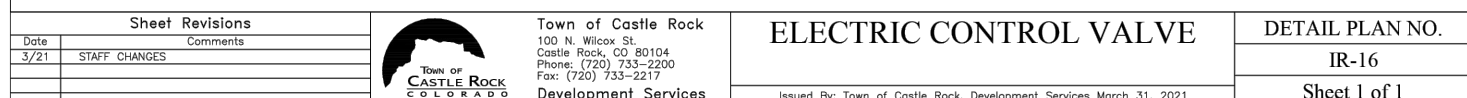
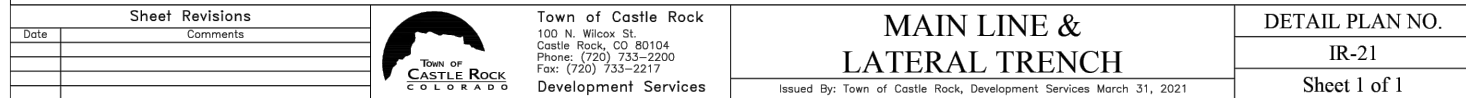
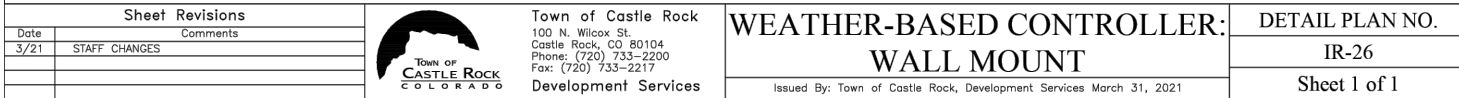
1. THE CONTRACTOR SHALL INSTALL SYSTEM COMPONENTS IN A MANNER THAT WILL PROVIDE ADEQUATE WATER SUPPLY TO THE EXISTING IRRIGATION SYSTEM.
2. REFER TO IRRIGATION SCHEDULE, NOTES, AND SPECIFICATIONS AND DETAILS FOR PRODUCT TYPES, SIZES AND INSTALLATION REQUIREMENTS.
3. CONTRACTOR SHALL MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
4. VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
5. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES ON UTILITY INFORMATION PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS CAUSED BY INSTALLATION OF SYSTEM COMPONENTS.
6. CONTRACTOR IS TO REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION AND SITE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPE AND EXISTING LANDSCAPE MATERIAL, EDGING, ETC. IRRIGATION EQUIPMENT LOCATIONS ARE DIAGRAMMATIC AND ARE LOCATED FOR GRAPHIC CLARITY ONLY. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE COMMON LANDSCAPE TRACT PROPERTY LIMITS (NOT WITHIN PRIVATE LOT AREAS). ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES AND A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.
7. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES IN ACCORDANCE WITH THE CITY OF THORNTON STANDARDS, DETAILS AND SPECIFICATIONS.
8. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY OWNER WITH VERIFICATION FIGURES. FAILURE TO NOTIFY OF VERIFICATION WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND IRRIGATION SCHEDULE.
10. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELBS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
11. CONTRACTOR IS TO MAINTAIN ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER AND COORDINATE WITH UTILITY PROVIDER AND OWNER ON CONNECTION TO NEW CONTROLLER.
12. CONTRACTOR SHALL EXTEND ONE YELLOW 14 GAUGE TRACER WIRE FROM THE BACKFLOW ASSEMBLY TO THE END OF THE NEW MAINLINE PIPE.
13. MASTER VALVE/PIERCING SENSOR WIRE SHALL BE CONTINUOUS/STRAIGHT RUNS (WITHOUT SPLICES) TO CONTROLLER LOCATION. WIRE SHALL BE SHIELDED PER THE SPECIFICATIONS
14. CONTRACTOR SHALL GROUND THE IRRIGATION CONTROLLER PER RAINBIRD SPECIFICATIONS AND RECOMMENDATIONS.
15. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
16. ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. TRENCH SETTLEMENT SHALL BE REPAIRED THROUGHOUT THE WARRANTY PERIOD.
17. CONTRACTOR SHALL WARRANTY THE IRRIGATION EQUIPMENT FOR A MINIMUM OF 1 YEAR AFTER FINAL ACCEPTANCE.
18. CONTRACTOR SHALL REPAIR ANY EXISTING LANDSCAPE OR IRRIGATION DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN THE LIMIT OF WORK AT NO ADDITIONAL COST TO THE OWNER.

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

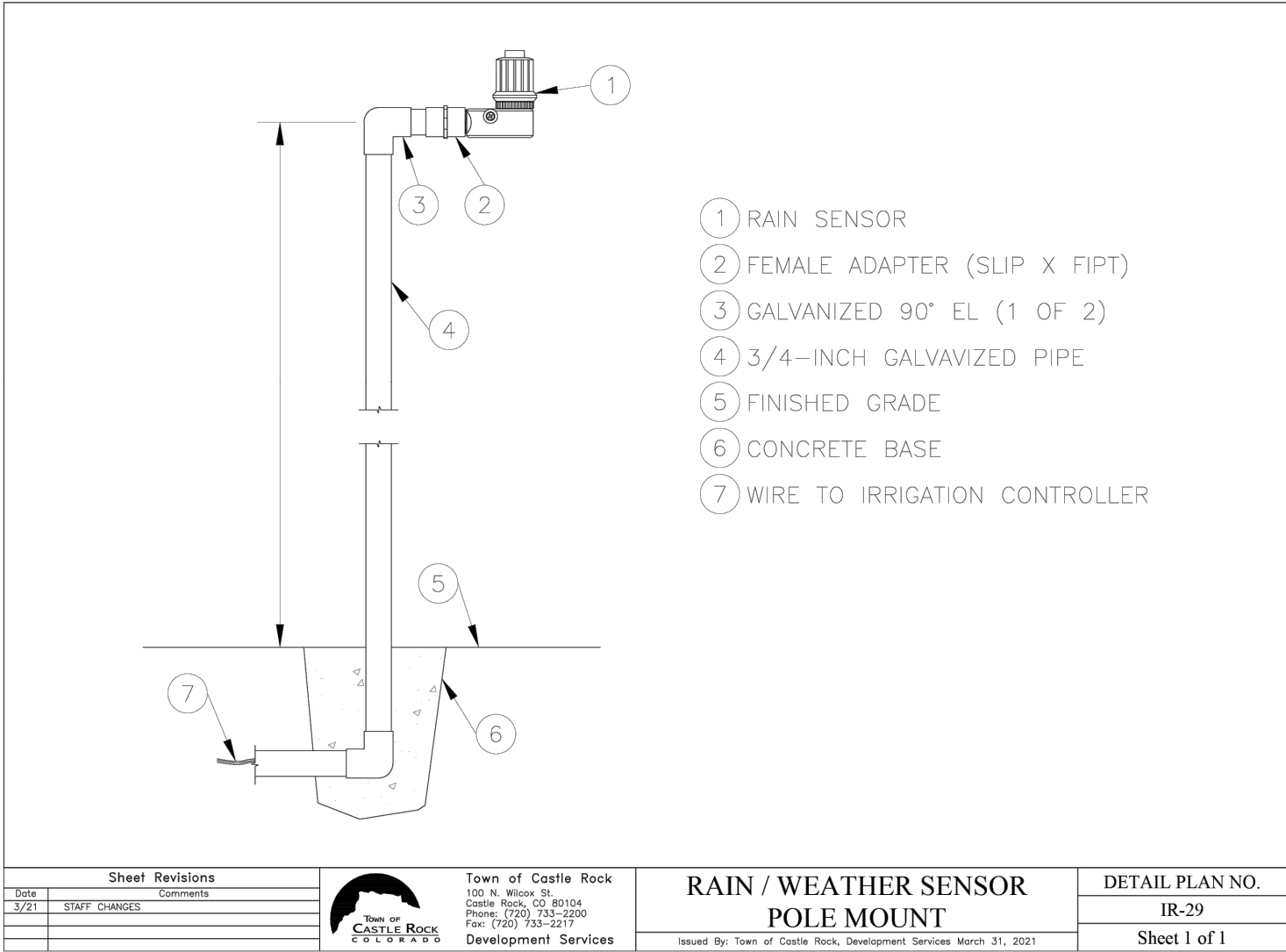
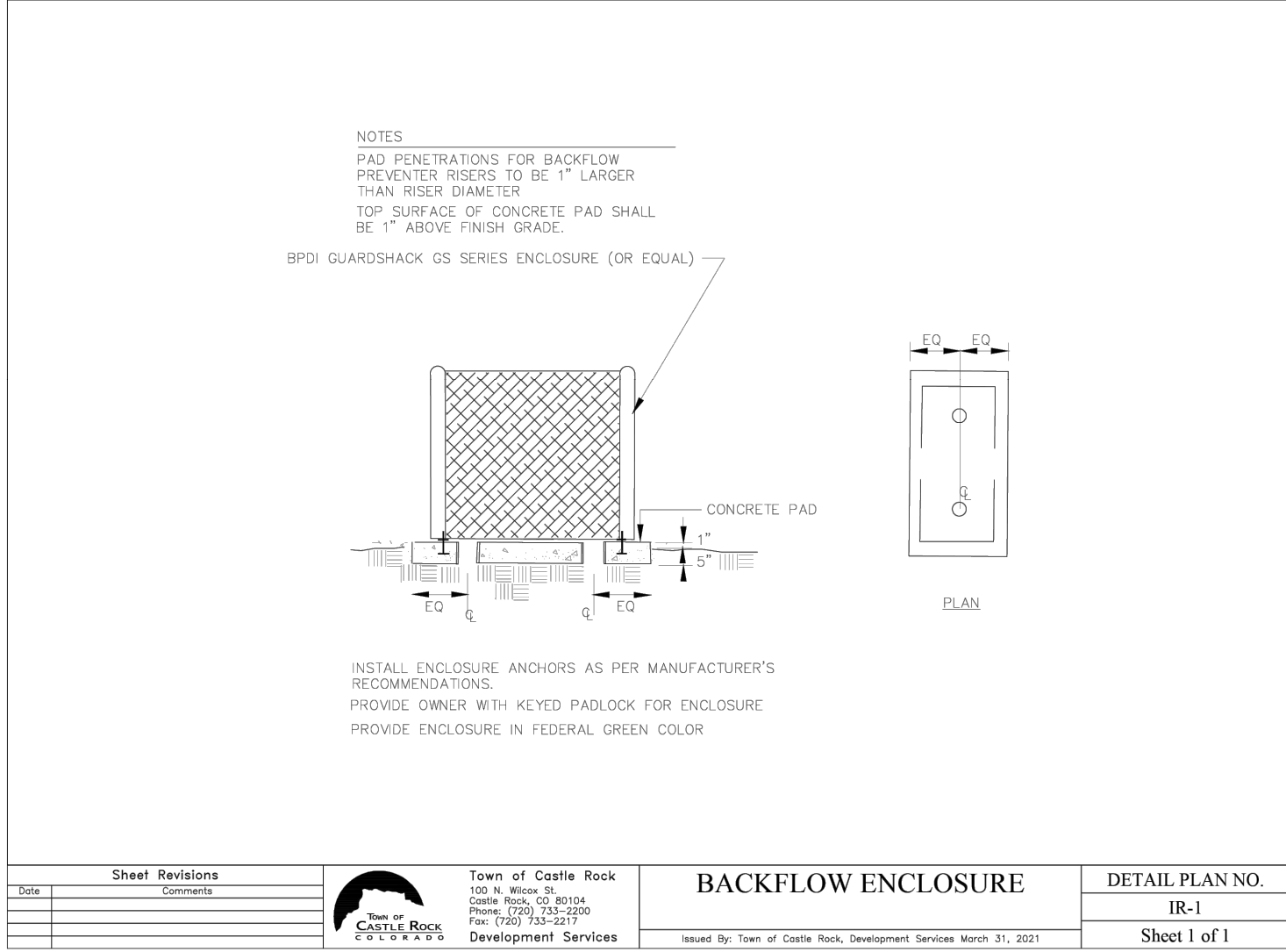
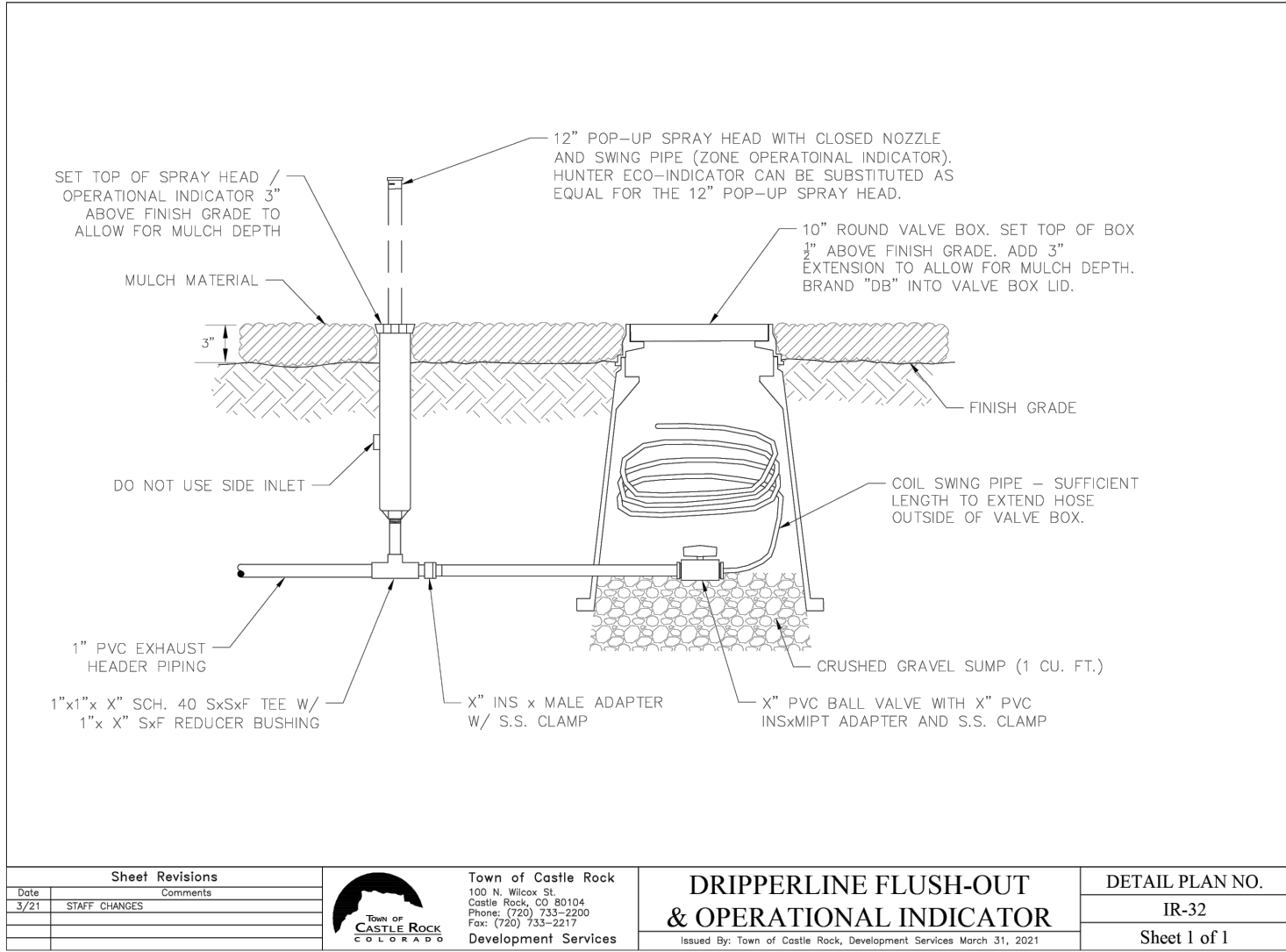
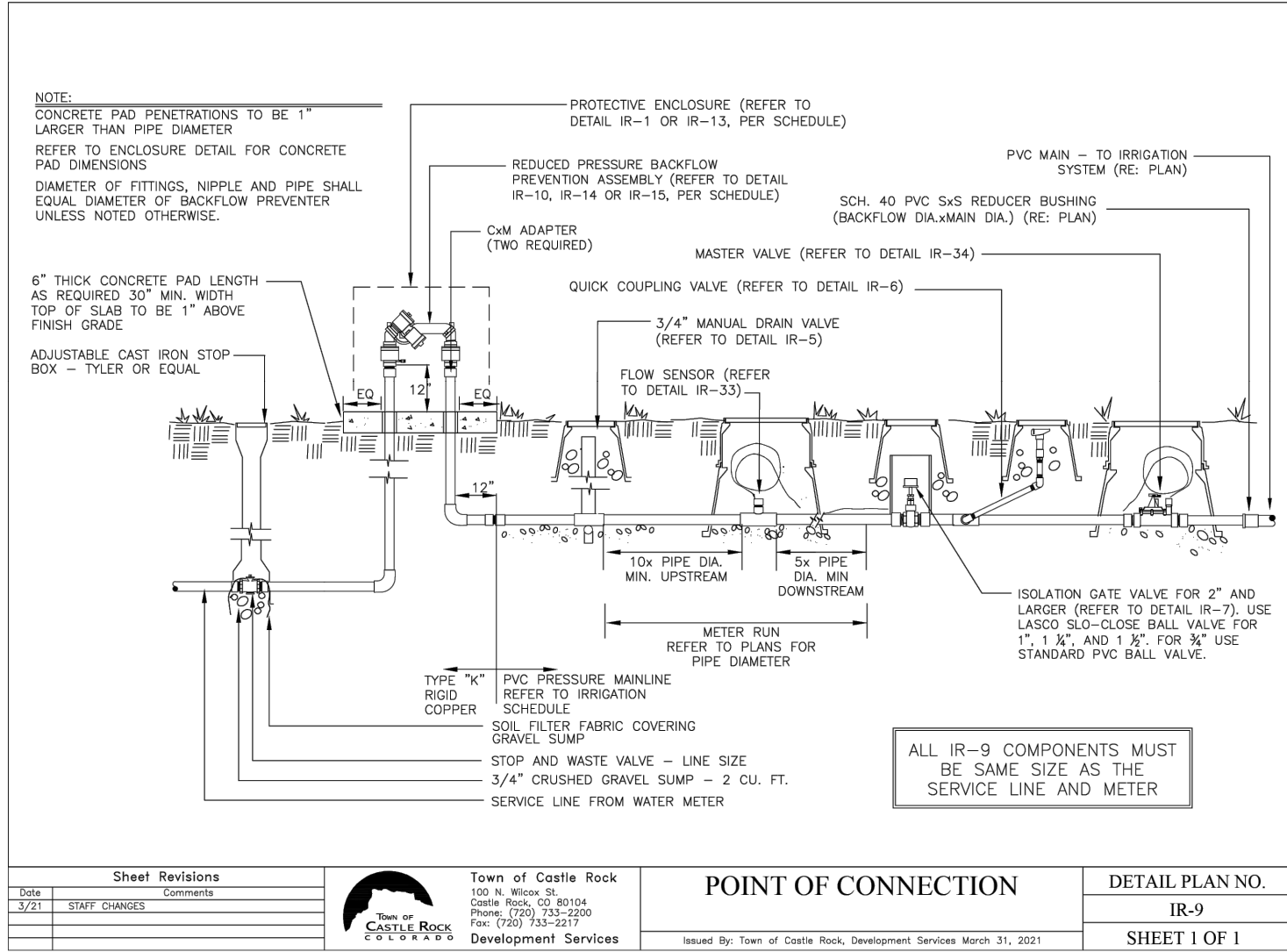
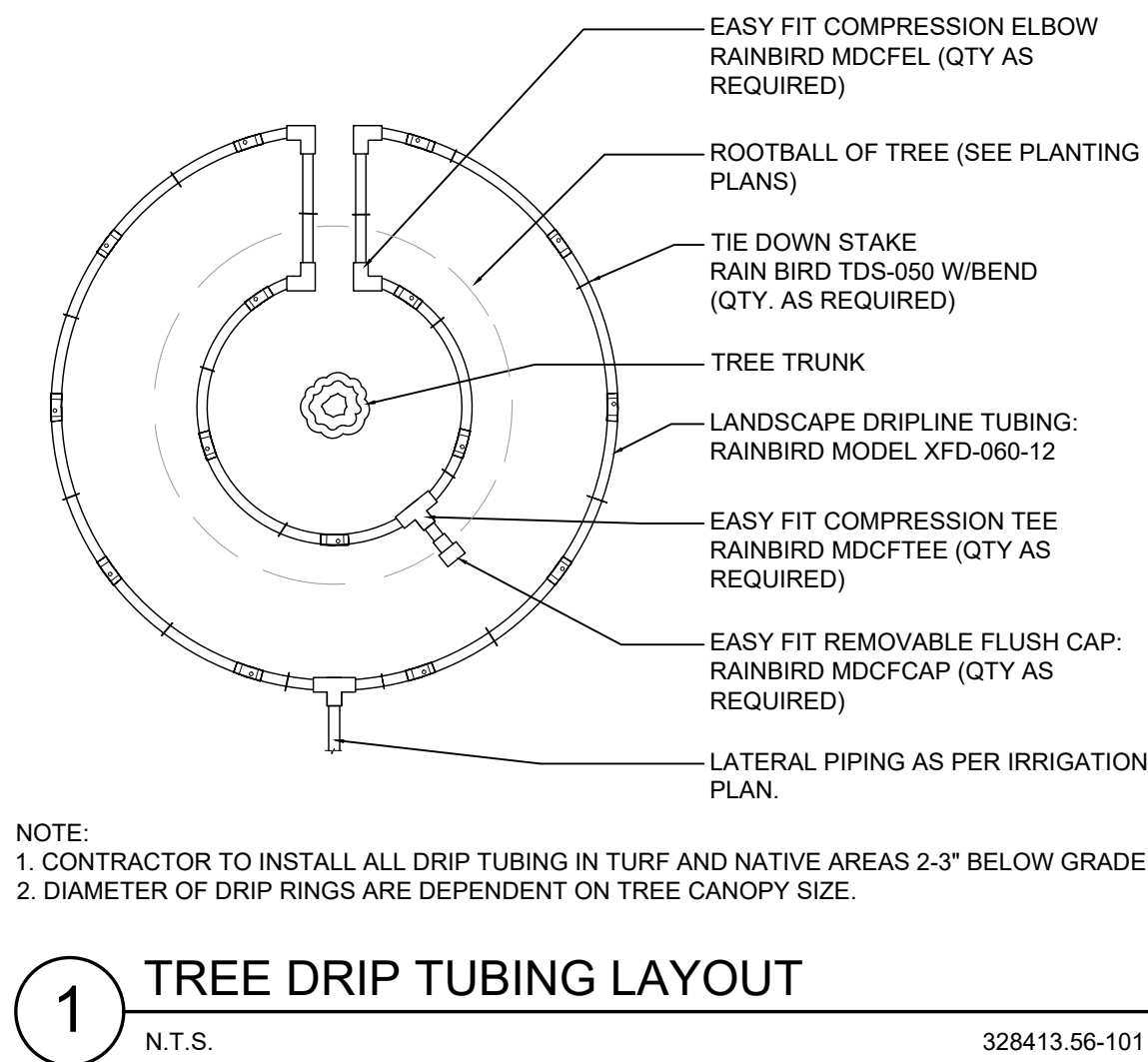
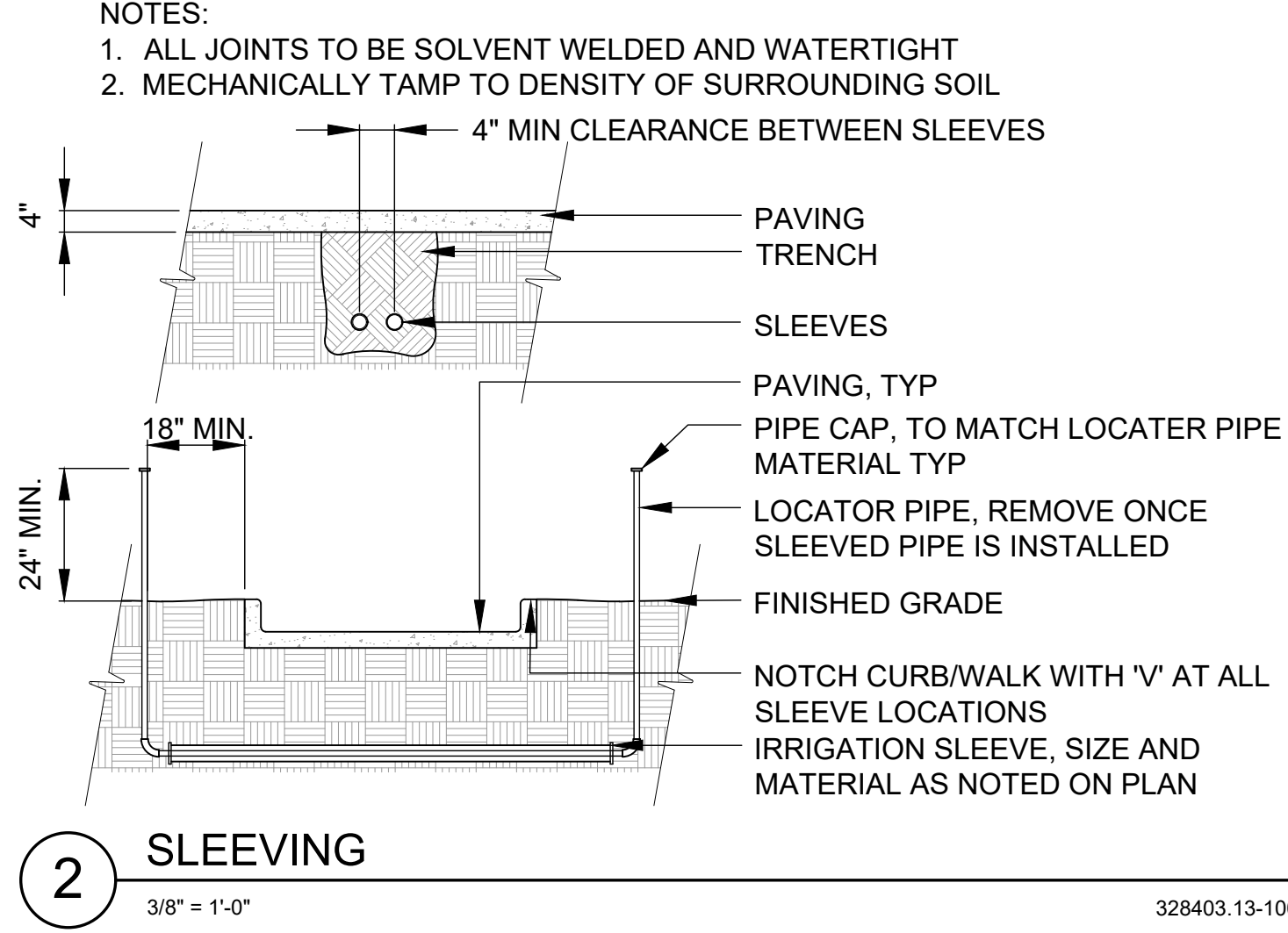
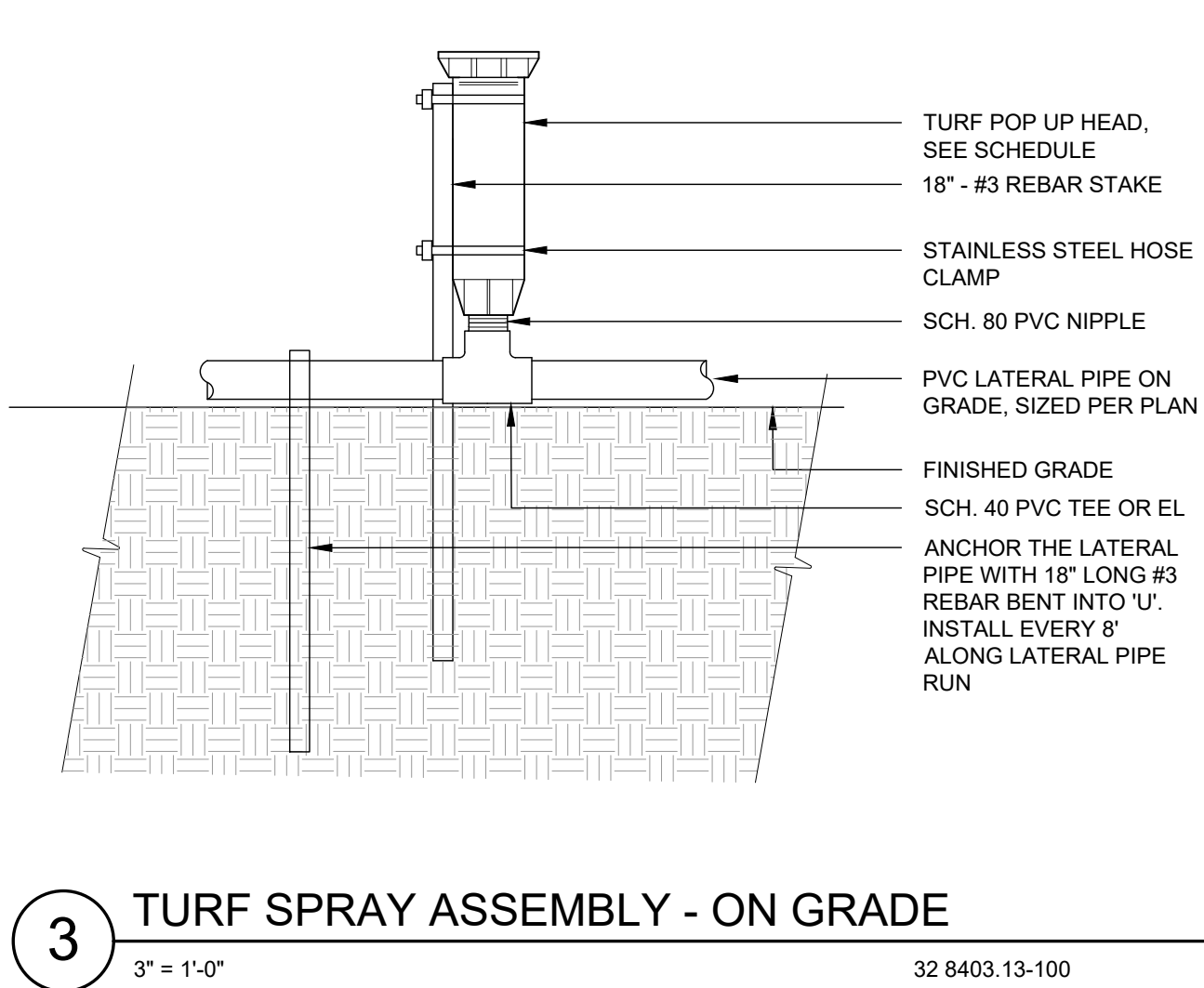


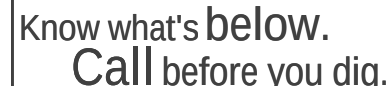
PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

MCLEAN FLEMING, P.L.A. #1737

10.17.2024

DATE





1-800-922-1987 or 811

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



SCALE: 1" = 30'-0"

SITE PHOTOMETRIC SUMMARY PER AREA						
AREA	CALC. TYPE	UNITS	AVERAGE	MINIMUM	MAXIMUM	MAX/MIN
PARKING	INITIAL HORIZONTAL ILLUMINANCE	FT-CANDLE	2.0	0.6	3.3	5.5:1
CANOPY		FT-CANDLE	3.5	2.2	7.0	3.2:1
WALKWAYS		FT-CANDLE	1.3	0.2	3.7	18.5:1

1. LIGHT LOSS FACTOR IS 1
2. HOURS OF LIGHT OPERATION, INCLUDING SIGN LIGHTING, ARE DUSK TO DAWN. EXTERIOR LIGHT FIXTURES WILL BE CONTROLLED WITH PHOTO CELL ON, TIME SWITCH OFF THROUGH LIGHTING CONTROL PANEL. THERE WILL BE PEDESTRIAN (GUEST) TRAFFIC AT ALL HOURS.
3. OBJECTIVE FOR LIGHTING IN DIFFERENT AREAS OF THE SITE IS TO PROVIDE ADEQUATE LIGHT LEVELS TO ENSURE SAFETY AND SECURITY OF DRIVERS AND PEDESTRIANS DURING NIGHTTIME. ADDITIONALLY LIGHTING ON THIS SITE SHALL PROMOTE THE VISIBILITY OF THE HOTEL BUILDING AND ENHANCE THE AREA.
4. MITIGATION TO NEIGHBORHOOD/ADJACENT PROPERTIES IS ACHIEVED BY USING FULL CUTOFF FIXTURES, HOUSE SIDE SHIELDING AND MINIMIZING LIGHT SPILL BEYOND THE PROPERTY LINES.
5. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT BUILDING'S FACADE AND UNSHIELDED WALL PACKS.



<p>TOWN OF CASTLE ROCK APPROVAL</p> <p>PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM</p> <p>DATE OF DEVELOPMENT SERVICES APPROVAL</p>	
<p>APPROVED BY:</p> <p>_____</p> <p>DEVELOPMENT SERVICES</p>	<p> DEVELOPMENT SERVICES APPROVED</p> <p>By jkirpatrick on 01/27/2025</p> <p>APPROVED-CD24-0022 PLANS.pdf Record Document on File</p>
<p><u>PROFESSIONAL ENGINEER CERTIFICATION</u></p> <p>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.</p> <p>_____</p> <p>MICHAEL DRAGO, P.E. #59225</p>	
<p>DATE</p> <p>_____</p>	



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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



FEATURES & SPECIFICATIONS

INTERIOR USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Heavy gauge aluminum housing.
Ceiling mount for direct installation in 4" octagonal or square junction box.
Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others.
Textured polyester powder paint finish standard.
Multiple ceiling, pendant, cord, and wall mount options available.
OPTICS — LEDs are binned to a 3-step 500K-90 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/NH and 55° cutoff to source and source image.
Self flanged anodized reflector in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 7% minimum dimming level available.
347V available option; transformer must be field-installed to an accessible remote-mounted junction box.
0-10V dimming feature requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

GOVERNMENT PROCUREMENT — BAA — Buy America! Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOD Buy America regulations.
DBAA — Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-america for additional information.

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/support/warranty/terms-and-conditions

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.

Catalog Number

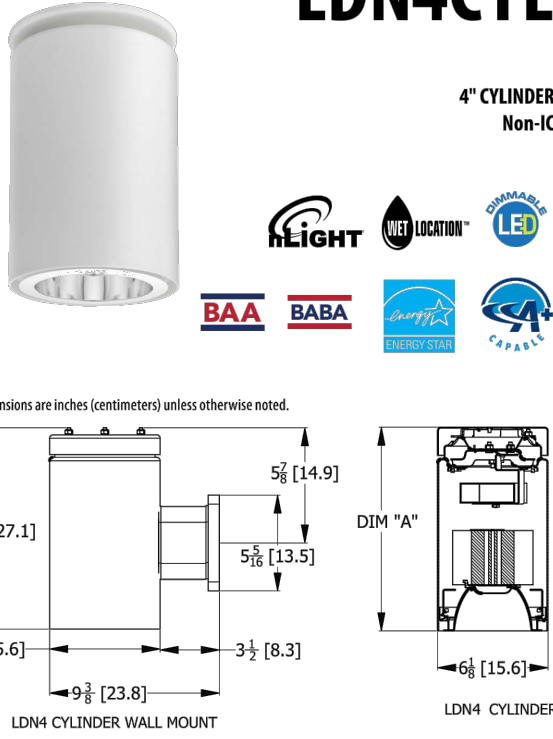
Notes

Type

FIXTURE 'L'

LDN4CYL

4" CYLINDER Non-IC



* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 CYLINDER WALL MOUNT

LDN4 CYLINDER

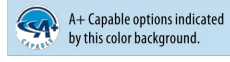
DIMENSION TABLE	
STYLE	DIM "A"
CEILING MOUNT (FCM)	10-13/16
CEILING MOUNT WET LOCATION (FCM WL)	10-13/16
PENDANT MOUNT (PM)	10
PENDANT MOUNT WET LOCATION (PM WL)	11
CABLE MOUNT (ACC)	9-13/16

LDN4CYL 3500K AR LSS ARGBI			
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

DOWNLIGHTING

LDN4CYL

LDN4CYL



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN4CYL 35/15 LQ4AR LSS MVOLT E21 FCM DWHG

Series	Color temperature	Lumens	Aperture/Trim Color	Finish	Voltage	
LDN4CYL 4" cylinder	27° 2700K [50° 3000K 40° 4000K 50° 5000K]	65 500 lumens [65 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens]	[24° Downlight] [24° Wallwash]	AR Clear WR White BR Black	LSS Semi-specular [LS Matte diffuse 15 Specular]	120 120V 277 277V

Driver*	Mounting	Options	Architectural Colors †
CT10 0-10V driver dims to 10%	FCM Ceiling mount	SP Single face	DWNG Matte white (standard)
CT1 0-10V driver dims to 1%	[FCM Ceiling mount PMT Pendant 3/8" thread mount ACC Cable 15ft aircraft cable and cord mount ACC180 15ft aircraft cable and cord mount]	90CRI High CRI (90+) [WL Wet location]	90R Dark bronze
CT1 0-10V eLED driver with smooth and flicker free dimming performance down to 1%		ALIGHT Options: NPP160Z ‡ eLight® network powerline pack with 0-10V dimming for non-eLED drivers (627K, 627L) NPP160ER ‡ eLight® network powerline pack with 0-10V dimming for non-eLED drivers (627K, 627L). ER controls features on emergency circuit. NPS100E ‡ eLight® dimming pack controls 0-10V eLED drivers (627K, 627L) NPS100EER ‡ eLight® dimming pack controls 0-10V eLED drivers (627K, 627L). ER controls features on emergency circuit.	BK Black DWH Glossy white DWB Medium bronze DWA Natural aluminum SSS Sandstone DCC Charcoal grey DTG Tennis green DWR Bright red DWB Steel blue

† Option Value Ordering Restrictions	
Option value	Restriction
104	Not available in ACC mount.
WL BR	Not available with finishes.
TR	Supplied with 1/2" supply and dimming connections.
ACC, ACC180	White card supplied with white housing. All other finishes supplied with black card.
ER	Must specify voltage 120V or 277V.
NPP160, NPP160ER, NPS100E, NPS100EER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. Interface remote mounted. Access panel (supplied by others) recommended. See UL 84 Sequence of Operation table.
AR	Not available with ACC & ACC180 mounting options.
Architectural Colors	Additional architectural colors available; see www.lithonia.com/architects .
US, US	Color and length of stem must be specified (from 0" to 240" in one inch increments in maximum sections of 48"). Ex.: CYS96, DWHG. Ceiling attachment for interior use. Consult factory for exterior use.
347V, 347V120, 75VA	Must be field-installed to an accessible remote-mounted junction box.

Accessories: Order as separate catalog number. (Shipped separately)

CYS ‡	3/8" stem and canopy with 5" hanging straight/ swivel
CRS ‡	3/8" stem and canopy with 45° swivel
SDF 347V120, 75VA ‡	347V Step-down transformer

LDN4CYL

DOWNLIGHTING One Lithonia Way, Cary, NC 27513 Phone: 800-705-SERV (7378) www.lithonia.com

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Site Luminaire Summary Table															
Luminaire															
ID/	Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Type	Watts	Lumens
A1	JUNO	JSF	JSF51N10LM30K90CRI/MVOLT2TWH	5" FLAT THIN LED		Y	TYPE V	120/277 Y		6	SOFFIT	8FT	LED	10	700
L	LITHONIA	LDN4CYL	LDN4CYL-30-07-L04-BR-LD-MVOLT-4"	4" WALL MOUNT CYLINDER		Y	TYPE V	120 N		3	WALL	8FT	LED	9	750
				WM-WL-DOB											
F	LITHONIA	WPX LED	WPX3LED-30K-MVOLT-DOBXD	WALL PACK		Y	TYPE III	120 Y		9	WALL	35FT	LED	69	9200
SA31	LUMARK	PREVAL	PRV-PA1A-740-U-T3-HSS-HP-BK	SINGLE POLE LIGHT W/HOUSE		Y	TYPE III	120/277 Y		5	POLE	18FT	LED	54	7,277
				DISCRETE	SIDE SHIELD										
SA32	LUMARK	PREVAL	PRV-PA1B-740-U-T3-BK	DOUBLE POLE LIGHT		Y	TYPE III	120/277 Y		1	POLE	22 FT	LED	74	9,857
				DISCRETE											
SA33	LUMARK	PREVAL	PRV-PA2A-740-U-T3-HSS-HP-BK	SINGLE POLE LIGHT W/HOUSE		Y	TYPE III	120/277 Y		2	POLE	22 FT	LED	112	11,626
				DISCRETE	SIDE SHIELD										

FIXTURE 'A1'

G1.8.54

JUNO

Product:

Fixture Type:

Location:

Contact/Phone:

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION

5", 7", 11", 13" ROUND

JSF SERIES



PRODUCT DESCRIPTION

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13". Provides economical installation by mounting directly over standard and fire-rated junction boxes. Optional finish trims available for custom, designer look similar to standard recessed downlights. Provides general illumination in residential and commercial applications including multi-family and hospitality. Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas with Emergency Option and much more.

PRODUCT SPECIFICATIONS

Construction Shallow, less than 1", solid ring with white finish. Non conductive fixture for shower light applications. Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture.

Optics Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

LED Light Engine LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life. 2700K, 3000K, 3500K or 4000K LED color temperature. LEDs binned for 4-step MacAdam ellipse color consistency. 90 CRI minimum.

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC or 50/60Hz. Power factor > 0.9 at 120V input. 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers. Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers. External driver is only available on 5" and 7" models. For a list of compatible dimmers, see [JUNOSLIMFORM.COM](http://www.junoslimform.com).

Life Rated for 50,000 hours at >70% lumen maintenance.

Labels ENERGY STAR® certified. Certified to the high efficacy requirements of California 124 JAS-2016. CSA listed for US and Canada. Suitable for wet locations (covered ceilings).

Testing All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

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/support/warranty/terms-and-conditions

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.

INSTALLATION

Junction Box Mounting Fixture provided with leads for direct wire connection in J-box. Installs directly to industry standard junction boxes. Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation). Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures). Quick-mount bracket provides fast installation of fully assembled fixture to junction box. Suitable for ceiling mount. Suitable for use within closet storage spaces when installed per NEC requirements. **Junction box size vary. Verify compatibility with fixture prior to installation**

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Light Commercial & Residential

1 of 4

G1.8.54

JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION

5", 7", 11", 13" ROUND

JSF SERIES

PERFORMANCE DATA

	JSF 5IN		JSF 7IN		JSF 11IN		JSF 13IN	
	120V	MVOLT	120V	MVOLT	120V	MVOLT	120V	MVOLT
Lumens	700	700	1000	1000	1300	1300	1800	1800
CRI	90CR		90CR		90CR		90CR	
CCT	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K	27K, 30K, 35K, 40K
Voltage	120V	120V/277V	120V	120V/277V	120V	120V/277V	120V	120V/277V
Input Power	10W	10W	13W	13W	15W	15W	20W	20W
Input Current	110mA	50mA	150mA	60mA	180mA	80mA	240mA	110mA
Frequency	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
Power Factor	>0.9		>0.9		>0.9		>0.9	

Width

Depth

JSF 5IN	5.25 (13.34)	0.75 (1.91)
JSF 7IN	7.77 (19.74)	0.75 (1.91)
JSF 11IN	11.08 (28.14)	0.9 (2.29)
JSF 13IN	13.05 (33.15)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.

ROUND SPECIFICATIONS

	Width	Depth
JSF 5IN	5.25 (13.34)	0.75 (1.91)
JSF 7IN	7.77 (19.74)	0.75 (1.91)
JSF 11IN	11.08 (28.14)	0.9 (2.29)
JSF 13IN	13.05 (33.15)	0.9 (2.29)

All dimensions are in inches (centimeters) unless otherwise indicated.

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Light Commercial & Residential

2 of 4

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

APPROVED-CD24-0022 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.

MICHAEL DRAGO, P.E. #59225

DATE

CONSTRUCTION DOCUMENTS

WOODSPRINGS SUITES - CASTLE ROCK

5952 PROMENADE PKWY, CASTLE ROCK, CO

SITE LIGHTING FIXTURES

PROJECT NO: KTD008.01

DESIGNED BY: SG

DRAWN BY: SG

DATE: 06/21/2024

PH.2

SHEET 24 OF 25

COLORADO REGISTERED
WALTER RABINOVICH
29145
10/10/2024

ENGINEERING CONSULTANTS
INCORPORATED
ELECTRICAL ENGINEERS

8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@reginc.com



WPX LED

Wall Packs












Casing Number	Notes	Type

Go to the link box to review each page and see additional documents.

Specifications




Front View			Side View		
Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm) 6.1 lbs (2.8 kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm) 8.2 lbs (3.7 kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm) 11.0 lbs (5.0 kg)

Ordering Information

Series	Color Temperature	Voltage	Options	Finish	
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K 40K 4000K 50K 5000K	MOVLT 120V - 277V 347 347V ¹	<div> <div>Blank</div> <div>None</div> </div> <div> <div>E4WH</div> <div>Emergency battery backup, EEC compliant (6W PFC max)</div> </div> <div> <div>E4WEC</div> <div>Emergency battery backup, EEC compliant (14W, -20°C min)¹</div> </div> <div> <div>PE</div> <div>Photoctrl¹</div> </div>	<div> <div>Dark bronze</div> <div>White</div> <div>Blue</div> </div> <div> <div>Dark bronze</div> <div>White</div> <div>Blue</div> </div>
WPX1 LED P2	2,500 Lumens, 24W				
WPX2 LED	4,000 Lumens, 47W				
WPX3 LED	9,200 Lumens, 69W				

¹ Note: For other options, consult factory.

Features & Specifications

INTRODUCTION

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-to-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide area of light with an optional 60° beam spread.

CONSTRUCTION

WPX features a die cast aluminum main body with optional thermal management that both enhances LED efficiency and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light output configurations consist of high-efficiency LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All WPX wall packs have surge protection. Note: WPX LED P1 package comes with a standard surge protection rating of 2,500 V (it can be ordered with an optional 60 V surge protection). All photoctrl (PE) operate on MOVLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output to dim the luminaire.

NOTES

- All WPX wall packs come with 6A surge protection standard, except WPX1 LED P1 package which comes with 250V surge protection standard. Add SP60V option to get WPX1 LED P1 with 6A surge protection.
- Sample nomenclature: WPX1 LED P1 40K MOVLT SP60V DBRDB
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V or PE options.

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for all surface conduit wiring. A port on the back allows poles 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. DesignLight Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlcqualified.com/CPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page. Visit www.darksky.org/IDA for more information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification shall create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/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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WPX LED

Rev. 04/12/24

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TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM	
DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	<div><div>DEVELOPMENT SERVICES APPROVED By Jirikpatrick on 01/27/2025</div></div>
DATE	APPROVED-CD24-0022 PLANS, dft Record Document on File

CONSTRUCTION DOCUMENTS		WOODSPRINGS SUITES - CASTLE ROCK	SITE LIGHTING FIXTURES
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DESIGNED BY:		SG	
DRAWN BY:		SG	
DATE:		06/21/2024	

PH.3
SHEET 25 OF 25

811
CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811
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UNDERGROUND MEMBER UTILITIES.