

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

OWNER

CRAIG REALTY GROUP
4100 MACARTHUR BLVD, SUITE 220
NEWPORT BEACH, CA 92660
(303) 468-1684
CONTACT: PATRICK WENTLAND

WATER

CASTLE ROCK WATER
175 KELLOGG CT.
CASTLE ROCK, CO 80109
720.733.6000

LANDSCAPE ARCHITECT

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: MIKE HAAF, PLA

CIVIL ENGINEER

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: JAY NEWELL, PE

POWER

CORE COOP.
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
800.332.9540

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
(303) 337-1393
CONTACT: CHARLES BECKSTROM

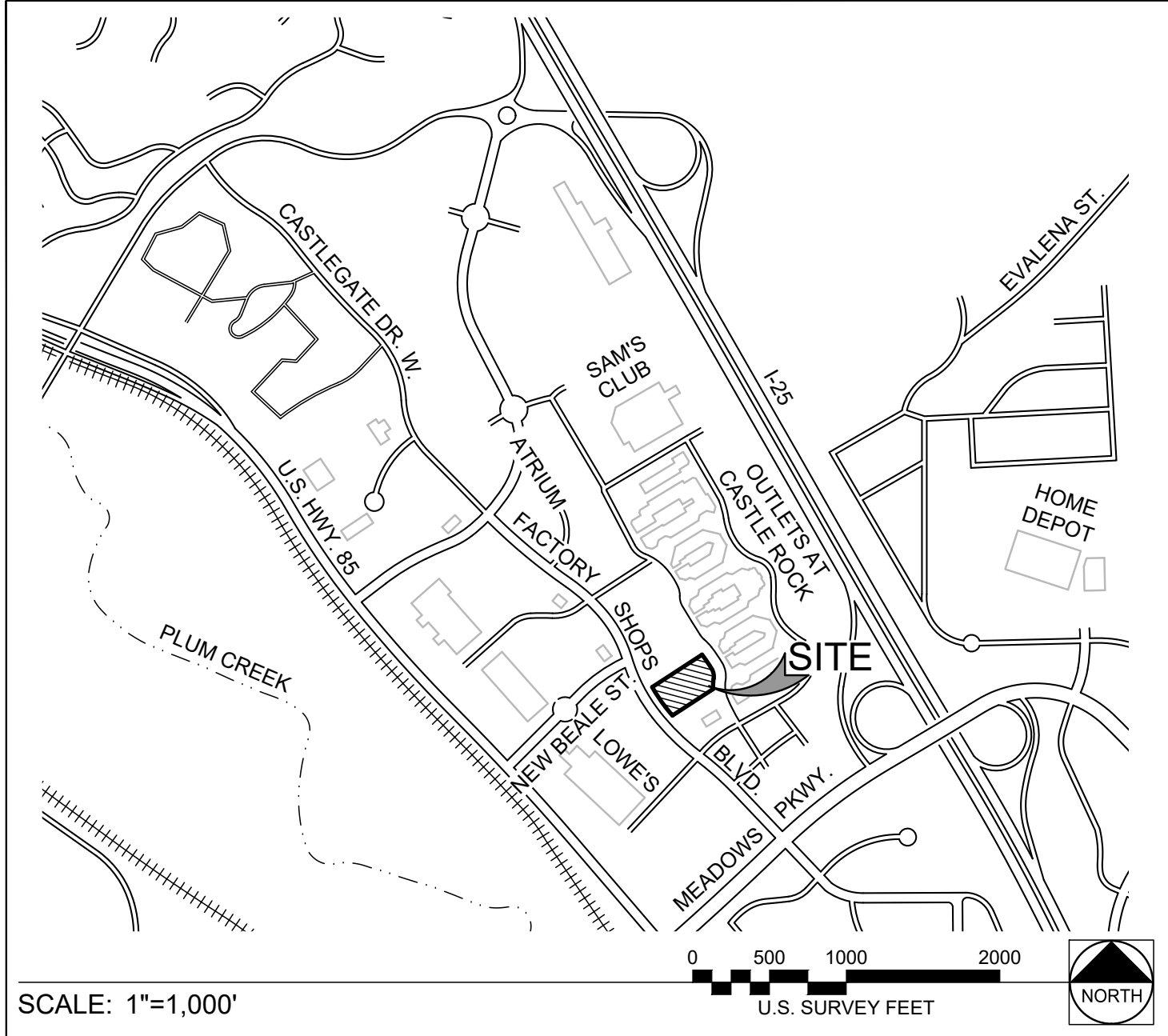
GAS

BLACK HILLS ENERGY
1769 PARK ST.
CASTLE ROCK, CO 80109
888.890.5554

PUBLIC WORKS

TOWN OF CASTLE ROCK
ROADS/PUBLIC WORKS
4175 N. CASTLETON CT.
CASTLE ROCK, CO 80104
720.733.2462

VICINITY MAP



INDEMNIFICATION AND ADHERENCE TO STANDARDS

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.

VERTICAL DATUM

AS SHOWN ON THE *DESIGN TOPOGRAPHIC SURVEY*, PREPARED BY ENGINEERING SERVICE COMPANY, DATED AUGUST 10, 2018;

BENCHMARK: DOUGLAS COUNTY BM 2.020020 - ELEVATION: 6252.07 FEET (NAVD 1988 DATUM).

HORIZONTAL CONTROL

AS SHOWN ON THE *DESIGN TOPOGRAPHIC SURVEY*, PREPARED BY ENGINEERING SERVICE COMPANY, DATED AUGUST 10, 2018;

BEARINGS ARE BASED ON THE EAST LINE OF THE NE $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE.

FLOODPLAIN

AS SHOWN ON THE *DESIGN TOPOGRAPHIC SURVEY*, PREPARED BY ENGINEERING SERVICE COMPANY, DATED AUGUST 10, 2018;

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0186G WITH AN EFFECTIVE DATE OF MARCH 16, 2016.

FIELD CHANGE ORDER

FCO NO.	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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.

JAY M. NEWELL, CO PE #35219

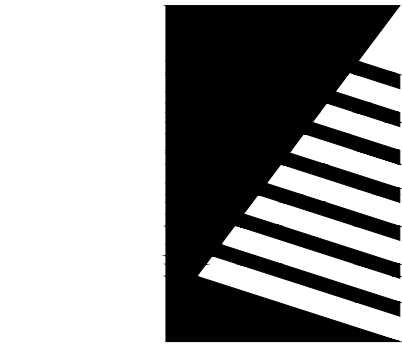
LEGEND

---	PROPERTY LINE	•	PROP. CLEANOUT
---	EASEMENT LINE	○	PROP. MANHOLE
---	EXIST. CURB & GUTTER	□	PROP. INLET
---	PROP. CURB & GUTTER	TBC	TOP BACK OF CURB
---	PROP. SAWCUT	HP	HIGH POINT
---	EXIST. LIGHT POLE	LP	LOW POINT
---	PROP. LIGHT POLE	FG	FINISH GRADE
---	PROP. PARKING COUNT	EG	EXISTING GRADE
---	EXIST. SIGN	TC	TOP OF CURB
---	EXIST. BOLLARD	FL	FLOWLINE
---	EXIST. COMM. PEDESTAL	EOC	EDGE OF CONCRETE
---	EXIST. ELEC. BOX	ME	MATCH EXISTING
---	EXIST. TRANSFORMER	LS	LANDSCAPE AREA
---	EXIST. HYDRANT	R.O.W.	RIGHT-OF-WAY
---	EXIST. IRR. VALVE		
---	PROP. CONCRETE PAVEMENT		
---	PROP. ASPHALT PAVEMENT		
---	EXIST. CONTOUR		
---	PROP. CONTOUR		
---	EXIST. SPOT ELEVATION		
---	PROP. SPOT ELEVATION		
---	PROP. SLOPE		
---	EXIST. STORM SEWER		
---	EXIST. SANITARY SEWER		
---	EXIST. WATERLINE		
---	EXIST. ELEC.		
---	EXIST. TELE.		
---	EXIST. GAS		
---	EXIST. FIBER OPTIC		
---	EXIST. WATER VALVE		
---	EXIST. MANHOLE		
---	PROP. STORM SEWER		
---	PROP. SANITARY SEWER		
---	PROP. WATERLINE		
---	PROP. ELEC.		
---	PROP. GAS.		
---	PROP. COMMUNICATIONS (TEL./F.O./CCTV)		

CAUTION - NOTICE TO CONTRACTOR

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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



Farnsworth
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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PRELIMINARY

PROJECT:
Craig Realty Group

Outlets at Castle Rock
Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JASP

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

COVER SHEET

1 OF 27

SHEET NUMBER:

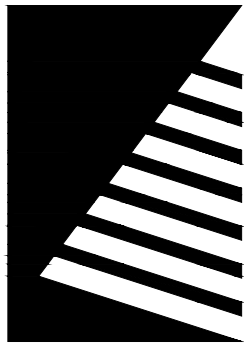
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PROJECT NO.: 0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX			
GENERAL NOTES			
<div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.</div> <div>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.</div> <div>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.</div> <div>9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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 GENERAL PERMIT FOR STORMWATER DISCHARGES.</div> <div>15. 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.</div> <div>16. 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.</div> <div>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.</div>	<div>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.</div> <div>19. REFER TO FLOODPLAIN NOTE, SHEET C100 FOR PROJECT FLOOD ZONE.</div> <div>20. REFER TO VERTICAL DATUM NOTE, SHEET C100 FOR PROJECT BENCHMARK .</div> <div>21. REFER TO HORIZONTAL CONTROL NOTE, SHEET C100 FOR BASIS OF BEARINGS.</div>	<div>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.</div> <div>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.</div>	
STREET CONSTRUCTION NOTES		WATERLINE CONSTRUCTION NOTES	
<div>1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div>			
SIGNAGE AND STRIPING NOTES			
<div>1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.</div> <div>2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.</div> <div>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.</div> <div>4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.</div> <div>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.</div> <div>6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.</div> <div>7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.</div> <div>8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.</div> <div>9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.</div>			
FIRE NOTES			
<div>1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.</div> <div>2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.</div> <div>3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. 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.</div> <div>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.</div> <div>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.</div>			
		<div>15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.</div> <div>16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.</div> <div>17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.</div> <div>18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.</div> <div>19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.</div> <div>20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.</div> <div>21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.</div> <div>22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.</div> <div>23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.</div> <div>24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.</div> <div>25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.</div> <div>26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:<ul style="list-style-type: none">• COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.• RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.• COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.• RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.• COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.</div> <div>THE DOUBLE CHECK DETECTOR ASSEMBLY (DCCDA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.</div>	

TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
DEVELOPMENT SERVICES	DATE
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.	
JAY M. NEWELL, CO PE #35219	

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Farnsworth

GROUP

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GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:

PROJECT:

Craig Realty Group

Outlets at Castle Rock
Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

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.

2 OF 27

SHEET NUMBER:

C101

PROJECT NO.:

0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

GENERAL NOTES

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON THIS SHEET AND C103, AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF AN 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.

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND ON SHEETS C101 AND C103, 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.

TRACER WIRE INSTALLATION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
4. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE PROPERLY GROUNDDED 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.

DEMOLITION NOTES

1. ALL DEMOLITION, REMOVAL, DISPOSAL AND ABANDONMENT OF UTILITIES, STRUCTURES, SITE IMPROVEMENTS AND SITE FURNISHINGS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN ON THE DEMOLITION PLAN MUST BE REPORTED TO THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BID.
3. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE REMOVALS AND/OR RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER'S CONSTRUCTION MANAGER PRIOR TO DEMOLITION.
4. THE CONTRACTOR SHALL VERIFY ALL UTILITIES HAVE BEEN DISCONNECTED AS REQUIRED FOR THE WORK.
5. CONTRACTOR SHALL ERECT BARRIERS, FENCES, GUARDRAILS, ENCLOSURES, ETC. TO PROTECT THE SITE. THE PROTECTION PLAN MUST BE REVIEWED BY THE OWNER'S CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH DEMOLITION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, THE OWNER'S CONSTRUCTION MANAGER AND THE GOVERNING JURISDICTION'S STANDARDS AND SPECIFICATIONS AS REQUIRED FOR THE WORK.
7. THE OWNER'S CONSTRUCTION MANAGER WILL DETERMINE WHEN CONDITIONS ARE SUITABLE TO COMMENCE WORK. THE CONTRACTOR SHALL VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND NOT IN USE PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL DISPOSE OF AND TRANSPORT DEBRIS TO AREA(S) OBTAINED BY CONTRACTOR. CONTRACTOR SHALL NOT STORE OR BURN MATERIALS ON SITE. CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO AN APPROVED LANDFILL OR OTHER APPROVED FACILITY.
9. THE CONTRACTOR SHALL FILL AND COMPACT BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS WITH CLEAN FILL SUITABLE TO THE OWNER'S CONSTRUCTION MANAGER AND IN ACCORDANCE WITH RECOMMENDATIONS OBTAINED FROM THE GEOTECHNICAL INVESTIGATION OR GEOTECHNICAL ENGINEER. GRADE TO MATCH EXISTING OR PROPOSED FINISH GRADE.
10. CONTRACTOR SHALL COORDINATE ALL SALVAGE WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO DEMOLITION.
11. ALL UNDERGROUND STORM SEWER, WATER, SANITARY SEWER, GAS, ELECTRIC, AND OTHER UTILITY LOCATIONS, AND EXISTING SITE APPURTENANCES AND FURNISHINGS ARE BASED ON THE ALTANSPS SURVEY PREPARED FOR THE SITE AND FROM MAPS PROVIDED BY THE CITY AND ARE TO BE CONSIDERED APPROXIMATE ONLY. IF CONTRACTOR DOES NOT ACCEPT MAPPING AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE A SURVEY PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER'S CONSTRUCTION MANAGER FOR ACCEPTANCE AND APPROVAL. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER'S CONSTRUCTION MANAGER IN WRITING PRIOR TO BID.
12. CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
13. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION AND BENCHMARK(S). CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THE CONTRACTOR'S COST.
14. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD OR UNDERGROUND) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.
15. CAP EXISTING IRRIGATION LINES WHERE REQUIRED IN ASSOCIATION WITH DEMOLITION. REFER TO THE LANDSCAPE AND IRRIGATION PLAN(S) FOR ADDITIONAL INFORMATION.
16. THIS PLAN PROVIDES GENERAL DEMOLITION INFORMATION ONLY, AND DOES NOT NECESSARILY REPRESENT ALL ITEMS REQUIRED TO BE DEMOLISHED.



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(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:
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PRELIMINARY

PROJECT:
Craig Realty Group

**Outlets at Castle Rock
Pad B1
Castle Rock, Colorado**

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

TOWN APPROVAL BLOCK

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

APPROVED BY: _____

DEVELOPMENT SERVICES	DATE
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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.

JAY M. NEWELL, CO PE #35219

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JASP

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

NOTES

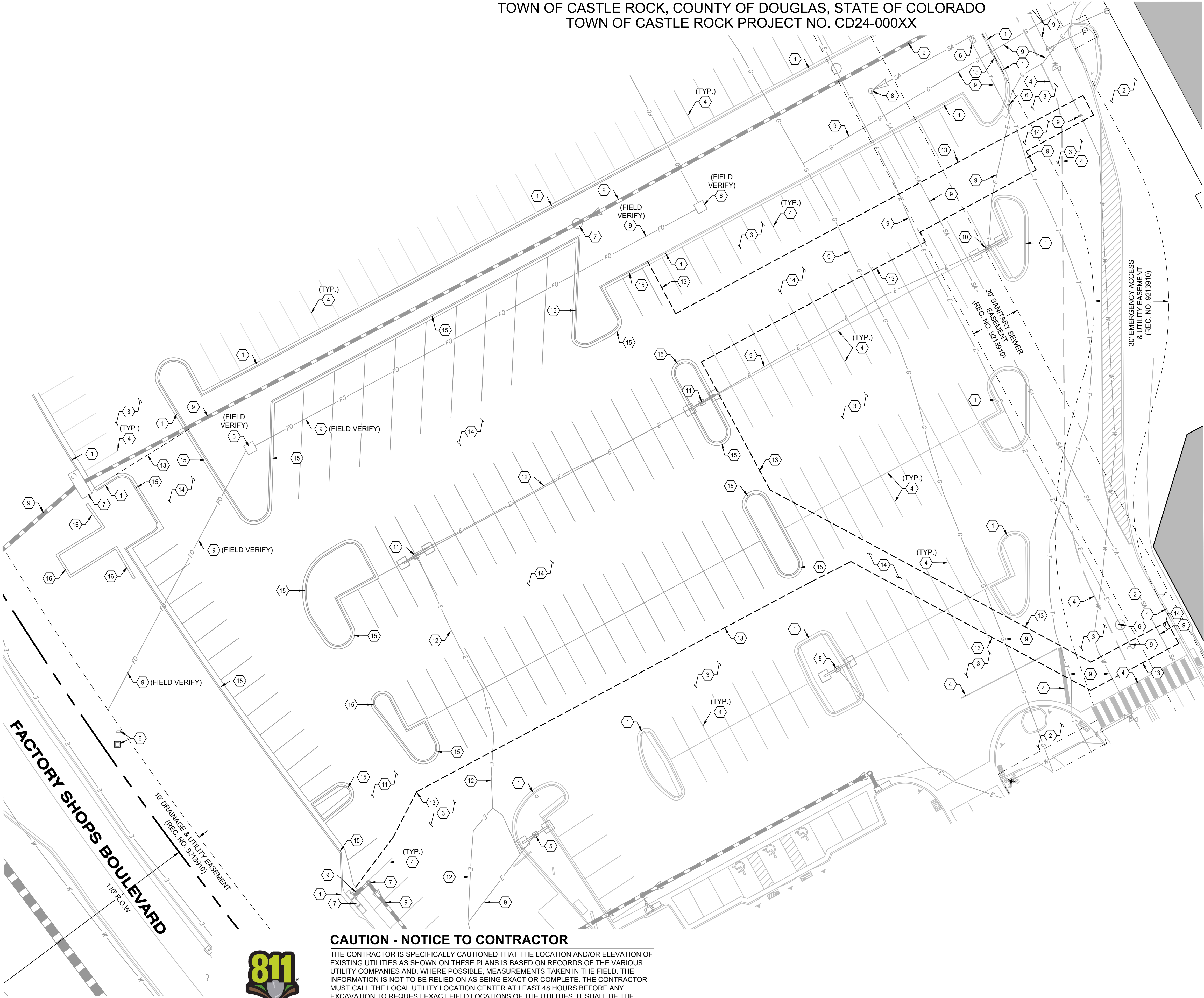
3 OF 27

SHEET NUMBER: _____

C102

PROJECT NO.: 0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX



CAUTION - NOTICE TO CONTRACTOR

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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



1 PLAN
SCALE: 1"=20'



DEMOLITION NOTES

- EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING SIDEWALK TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING PAVEMENT TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING STRIPING TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING LIGHT POLE, BASE AND FIXTURE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING UTILITY APPURTENANCE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING STORM SEWER STRUCTURE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING UNDERGROUND UTILITY TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING LIGHT POLE AND BASE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. RE: C201, C501 AND GENERAL LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING LIGHT POLE INCLUDING, BUT NOT LIMITED TO BASE, POLE, FIXTURE AND CONNECTION HARDWARE. RE: SHEET C201, C501 AND GENERAL LIGHTING PLAN FOR ADDITIONAL INFORMATION. CONTRACTOR TO COORD. RE-USE OF EX. POLES W/ OWNER PRIOR TO DEMOLITION AND/OR CONSTRUCTION.
- ADJUST EXISTING POWER SUPPLY ROUTING AS NECESSARY TO MAINTAIN POWER TO FIXTURES TO REMAIN. RE: SHEET C201, C501 AND GENERAL LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- SAWCUT TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. RE: SHEET C201, C301, C310, C501 AND C510 FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING PAVEMENT. RE: SHEET C201, C301, C310, C501 AND C510 FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING CURB AND GUTTER. RE: SHEET C201, C301, C310, C501 AND C510 FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING RETAINING WALL.

GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.

TOWN APPROVAL BLOCK

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

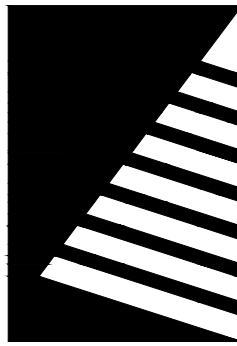
APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

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JAY M. NEWELL, CO PE #35219



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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PRELIMINARY

PROJECT:
Craig Realty Group

**Outlets at Castle Rock
Pad B1
Castle Rock, Colorado**

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024
DESIGNED: JMN
DRAWN: JASP
REVIEWED: JMN
FIELD BOOK NO.:

SHEET TITLE:

DEMOLITION PLAN

4 OF 27

SHEET NUMBER:

C110

PROJECT NO.: 0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

CONSTRUCTION NOTES

- EXISTING CURB AND/OR GUTTER TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING STRIPING TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING PAVEMENT TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING PARKING LOT/STREET LIGHT BASE AND POLE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO FIXTURE REPLACEMENT, AND CONNECTION HARDWARE. RE: SHEET C110, C501 AND GENERAL LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE AND CONNECTION HARDWARE. RE: SHEET C110, C501 AND GENERAL LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- EXISTING UTILITY APPURTENANCE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- SAWCUT TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. RE: SHEETS C110, C301, C310, C501 AND C510 FOR ADDITIONAL INFORMATION.
- MATCH EXISTING GRADES - CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
- RE-GRADE PER GRADING PLAN - CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
- MATCH EXISTING GRADES - CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
- RE-GRADE PER GRADING PLAN - CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
- CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
- CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT (MINIMUM), SEE PAVING NOTE (THIS SHEET).
- CONSTRUCT PRIVATE CONCRETE SIDEWALK (WIDTH) AS SHOWN ON SITE LAYOUT PLAN). RE: SHEET C290, DETAIL 1.
- CONSTRUCT 1.5' PRIVATE CONCRETE STEP OUT AS SHOWN. RE: SHEET C290, DETAIL 2.
- CONSTRUCT PRIVATE CURB RAMP; TYPE AS SHOWN. SHEET C290, DETAIL 5.
- CONSTRUCT TRASH ENCLOSURE. RE: ARCHITECTURAL PLANS BY OTHERS UNDER SEPARATE COVER FOR DETAIL.
- PAINT OR INSTALL 4-INCH WIDE, WHITE PARKING LOT STRIPES AS SHOWN.
- PAINT OR INSTALL 1.5-FOOT WIDE WHITE PEDESTRIAN CROSSWALK BARS 4-FEET ON CENTER - LENGTH AS SHOWN.
- PAINT OR INSTALL 4-INCH WIDE WHITE DIAGONAL STRIPES 2-FEET ON CENTER WITH 4-INCH WIDE WHITE BORDER STRIPES AS SHOWN.
- PAINT OR INSTALL HANDICAP SYMBOL. RE: SHEET C290, DETAIL 3.
- CONSTRUCT HANDRAIL. RE: SHEET C290, DETAIL 4.
- PAINT OR INSTALL STRIPING TO REPLACE/MATCH EXISTING.

PAVING NOTE

ALL PAVING, INCLUDING CURB, GUTTER, AND SIDEWALK, TO BE INSTALLED OUTSIDE OF THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION PAVEMENT RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. THE CONTRACTOR SHALL COORDINATE APPROVAL FOR INSTALLATION OF ANY ALTERNATE RECOMMENDATIONS INCLUDED IN THE INVESTIGATION OR DESIRED MODIFICATIONS TO THE RECOMMENDATIONS WITH THE OWNER/DEVELOPER AND/OR THEIR CONSTRUCTION MANAGER PRIOR TO BID AND PRIOR TO CONSTRUCTION. FOR GEOTECHNICAL INVESTIGATIONS WHICH DO NOT SPECIFICALLY ADDRESS CURB, GUTTER, SIDEWALK AND SIMILAR IMPROVEMENTS NOT SUBJECT TO VEHICULAR LOADS, CONCRETE SHALL BE CDOT CLASS B, IN ACCORDANCE WITH CDOT STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.

TOWN APPROVAL BLOCK

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

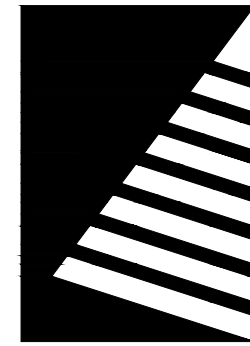
APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

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DATE: DESCRIPTION:

PRELIMINARY

PROJECT:
Craig Realty Group

Outlets at Castle Rock
Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JASP

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

SITE, SIGNAGE,
STRIPING & LIGHTING
PLAN

5 OF 27

SHEET NUMBER:

C201

PROJECT NO.: 0240544.00

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1 **PLAN**
SCALE: 1"=20'



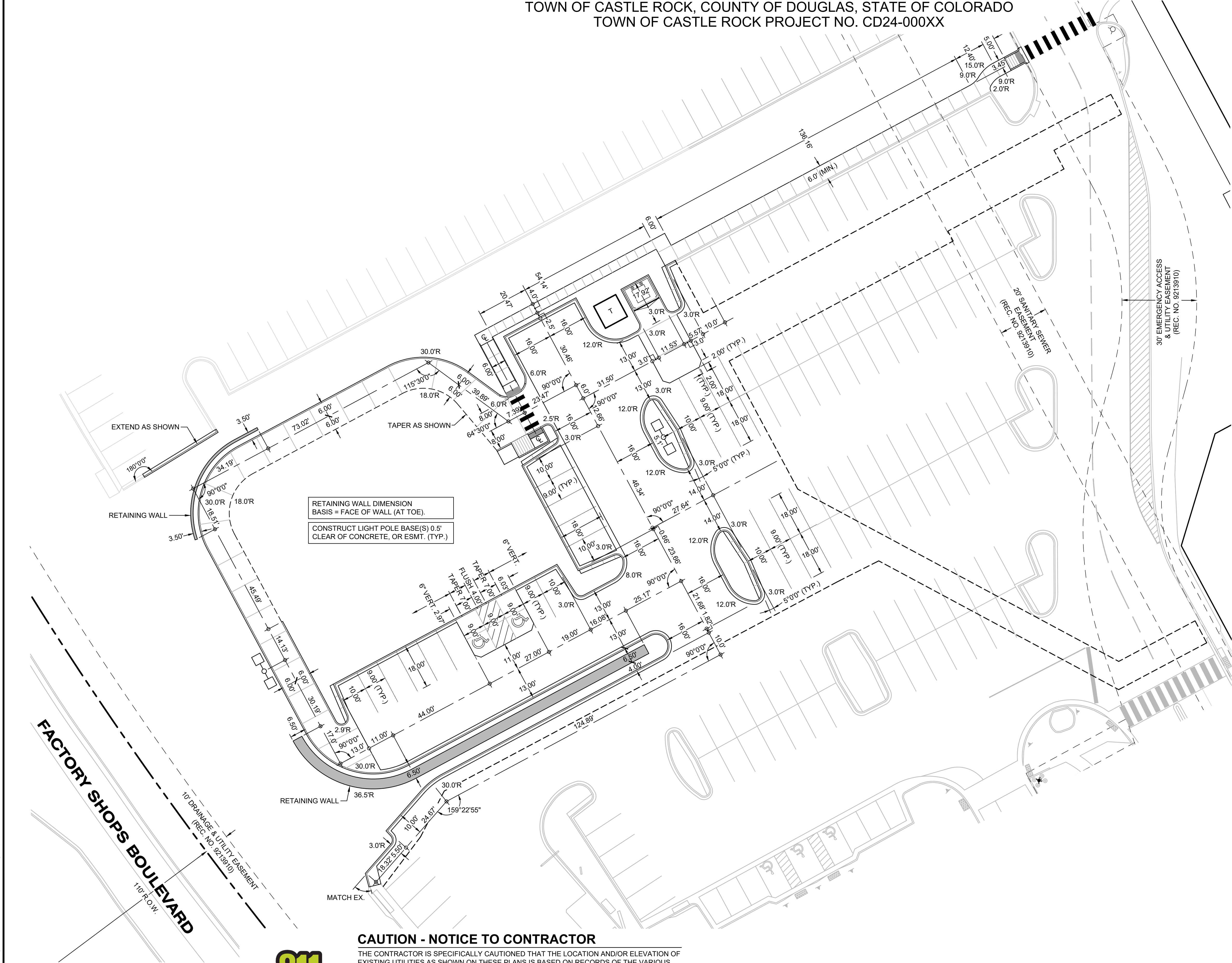
CAUTION - NOTICE TO CONTRACTOR

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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX



CAUTION - NOTICE TO CONTRACTOR

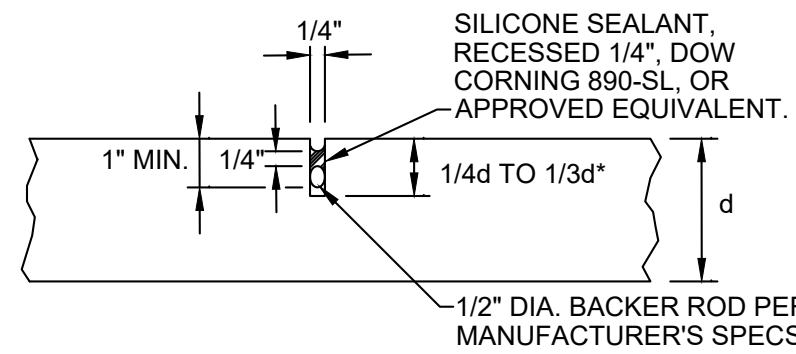
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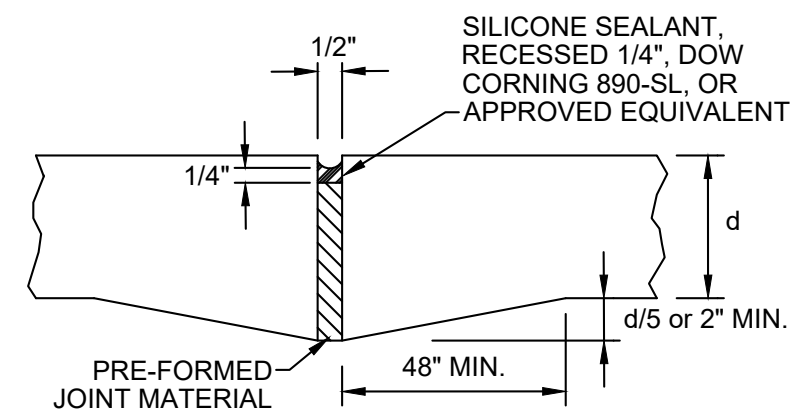
Know what's below.
Call before you dig.

1 PLAN
SCALE: 1"=20'

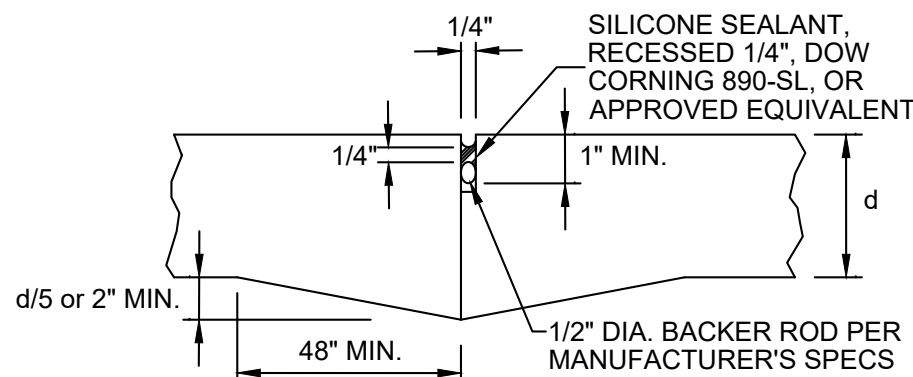


* USE 1/4 SLAB DEPTH FOR PAVEMENT < 8"
USE 1/3 SLAB DEPTH FOR PAVEMENT 8" AND GREATER

3 CONTRACTION JOINT
SCALE: NOT TO SCALE



2 ISOLATION JOINT
SCALE: NOT TO SCALE



NOTE:
1. FOR PAVEMENT THICKNESS LESS THAN 8".
2. PROPOSED ALTERNATES SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

1 CONSTRUCTION JOINT
SCALE: NOT TO SCALE

GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- PROVIDE JOINTS AT 30 X DEPTH OF CONCRETE MAXIMUM SPACING IN VEHICULAR AREAS UNLESS OTHERWISE INDICATED. JOINTS SHALL EXTEND THROUGH THE ADJACENT CURB.
- MAXIMUM JOINT SPACING IN PEDESTRIAN AREAS (I.E. SIDEWALKS AND PATIOS) SHALL BE 5' UNLESS OTHERWISE INDICATED. CONTRACTION JOINTS THEREIN SHALL BE TOOL FINISHED.
- PANELS FOR VEHICULAR PAVEMENT AND IN PEDESTRIAN AREAS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.25:1.
- THE CONTRACTOR SHALL SELECT AND USE A BOND BREAKER AT INLETS, MANHOLES, AND SIMILAR SIZE STRUCTURES. SMALLER STRUCTURES SUCH AS VALVE COVERS AND MONUMENT BOXES SHALL NOT REQUIRE A BOND BREAKER, UNLESS SPECIFIED OTHERWISE.
- PROVIDE A CONTINUOUS ISOLATION JOINT AT THE BUILDING FOUNDATION. REFERENCE THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- REFER TO SHEET C205, DETAILS 1 THROUGH 3, FOR CONCRETE PAVEMENT JOINTS IN VEHICULAR AREAS UNLESS NOTED OTHERWISE.
- SEAL JOINTS IN VEHICULAR PAVEMENT AND IN PEDESTRIAN AREAS AS SHOWN IN THE REFERENCED DETAILS UNLESS NOTED OTHERWISE IN THE PLANS OR GEOTECHNICAL INVESTIGATION.
- WHERE SLABS OF DIFFERENT THICKNESS COME TOGETHER, THE SUBGRADES UNDER THE THINNER PAVEMENTS SHOULD BE SHAPED TO PROVIDE GRADUAL PAVEMENT THICKNESS TRANSITION OVER A DISTANCE OF 3' OR MORE.
- PROPOSED JOINTS SHALL MATCH EXISTING JOINT LOCATIONS AND INTERSECT CURVES RADIALLY AND EDGES PERPENDICULARLY.
- ADJUST SPACING TO AVOID SMALL PANELS OR ANGLES (E.G. PANELS <1' AND ANGLES <60°; 90° PREFERRED).
- AVOID ODD SHAPES (SQUARE PREFERRED), AND OFFSET (STAGGERED) JOINTS.

TOWN APPROVAL BLOCK

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

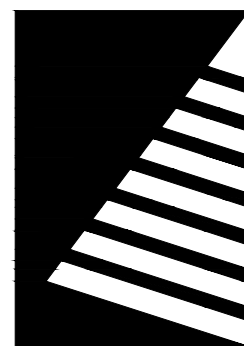
APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

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JAY M. NEWELL, CO PE #35219



Farnsworth
GROUP

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(303) 692-8838 / info@f-w.com

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ISSUE:
DATE: DESCRIPTION:

PRELIMINARY

PROJECT:
Craig Realty Group

**Outlets at Castle Rock
Pad B1
Castle Rock, Colorado**

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JMN

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

SITE LAYOUT PLAN

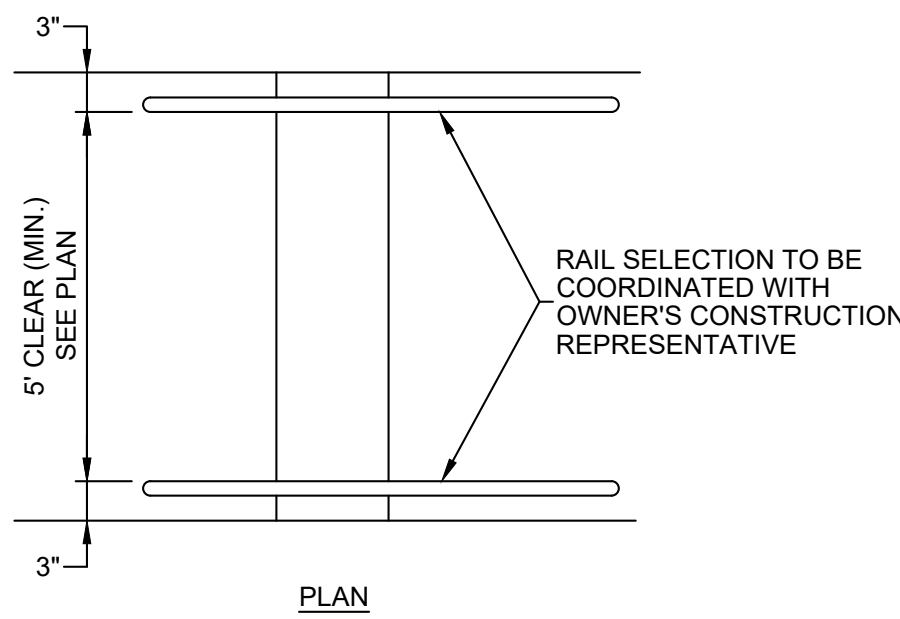
6 OF 27

SHEET NUMBER:

C205

PROJECT NO.: 0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

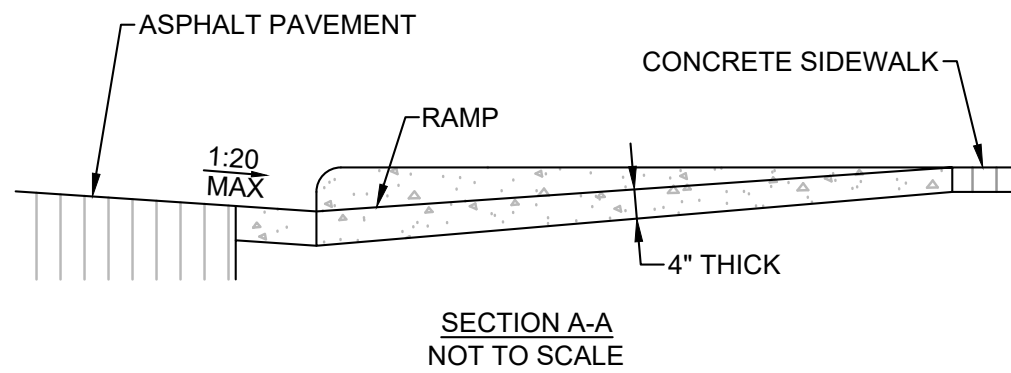
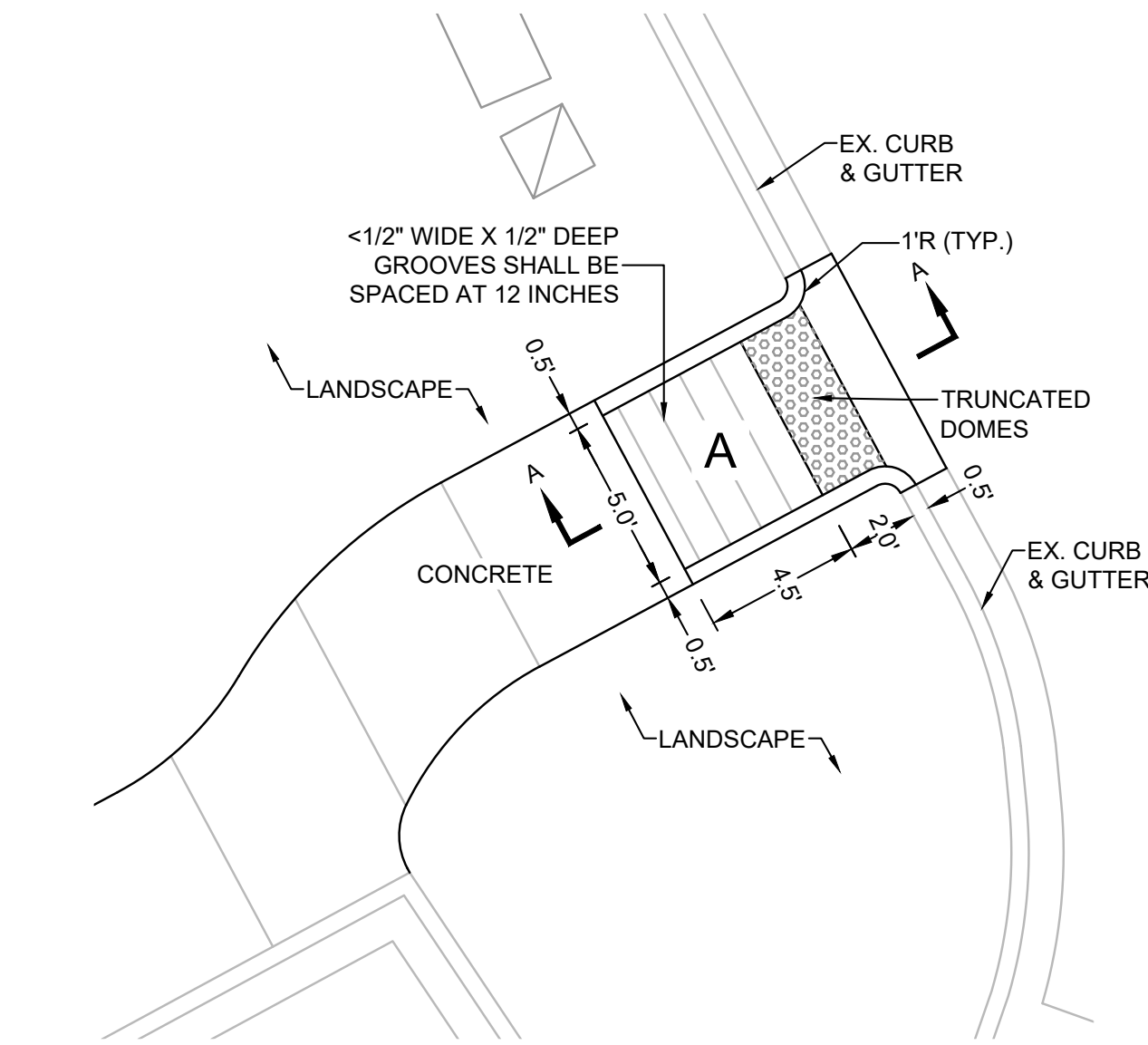
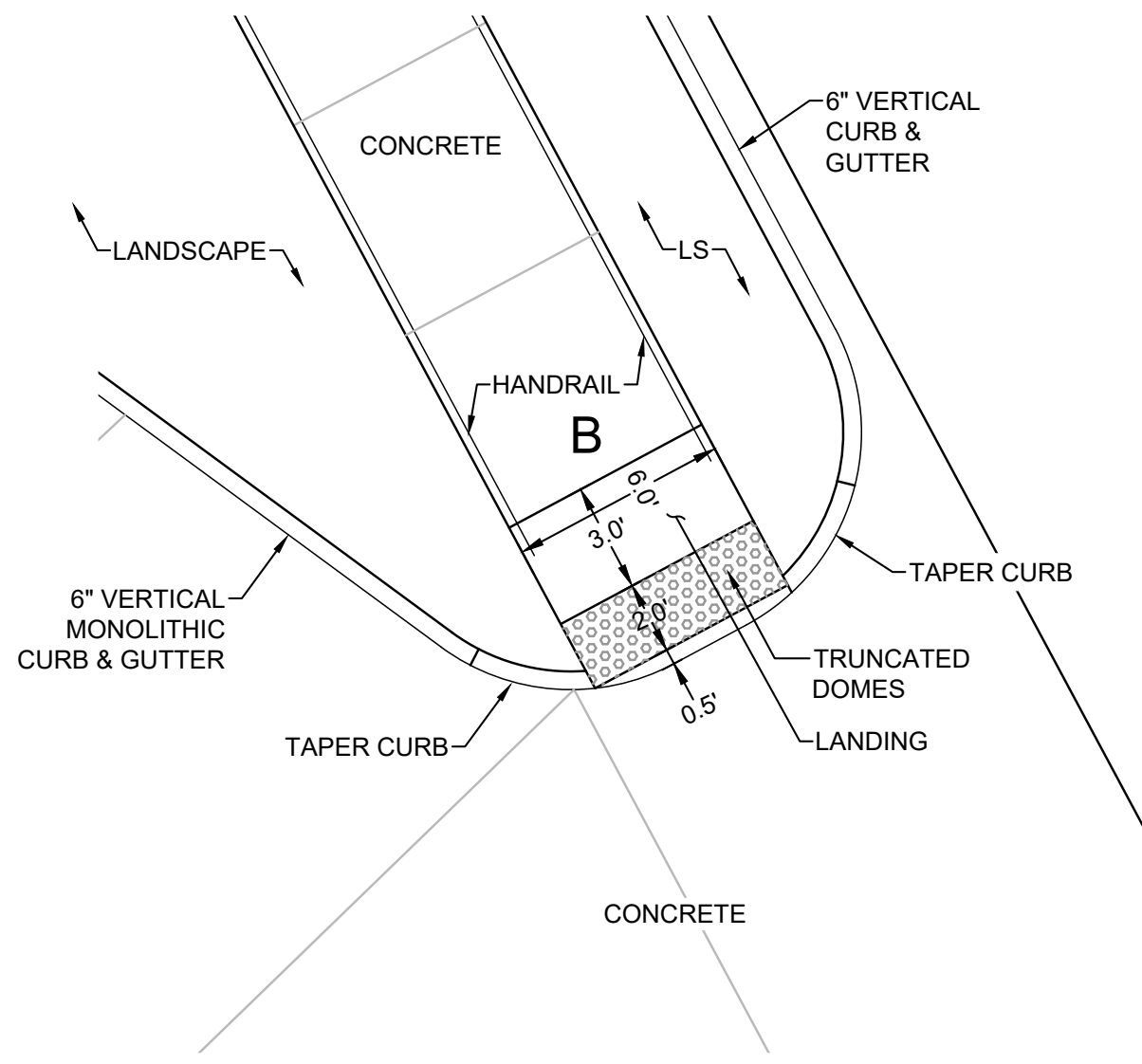
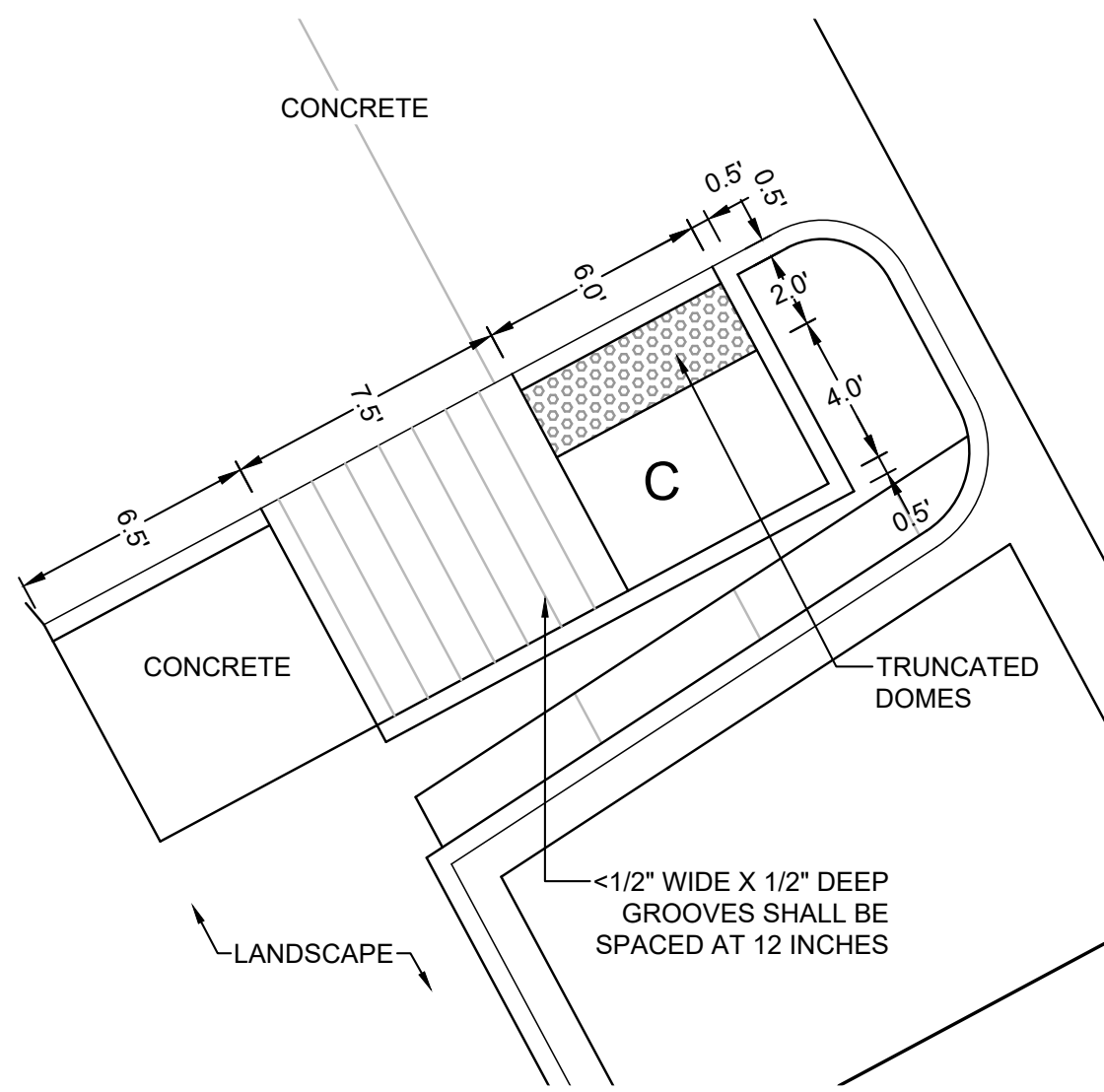
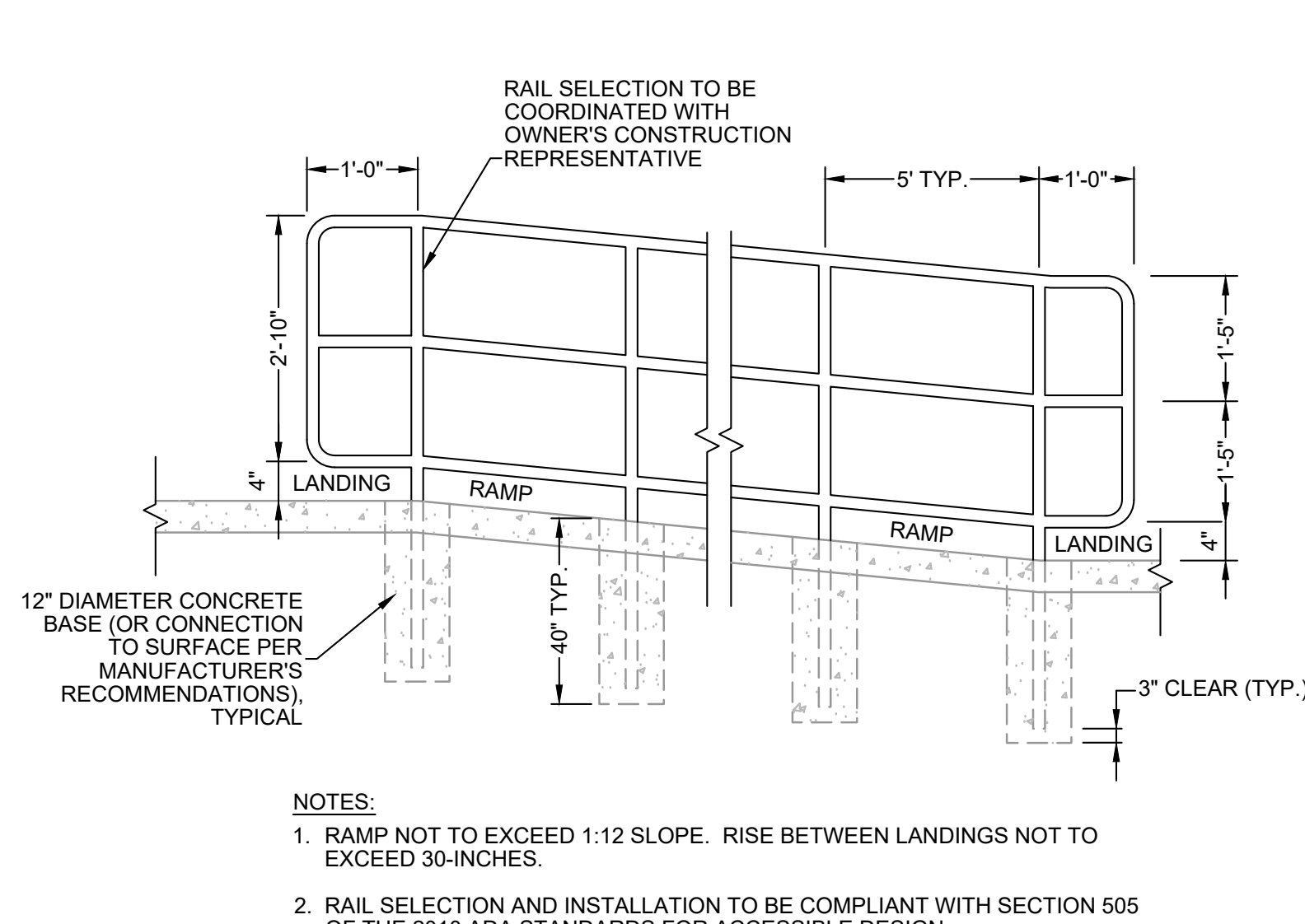
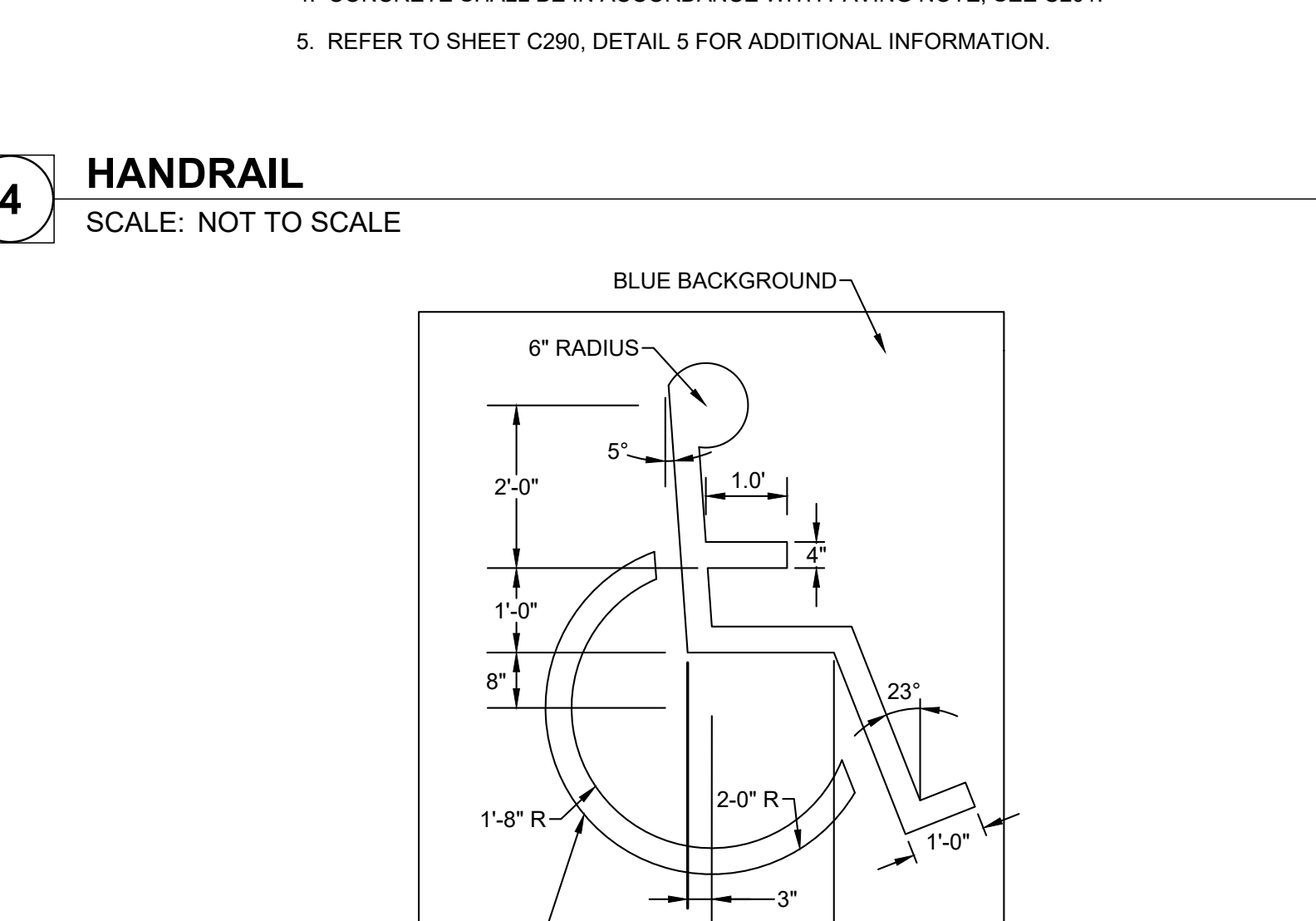
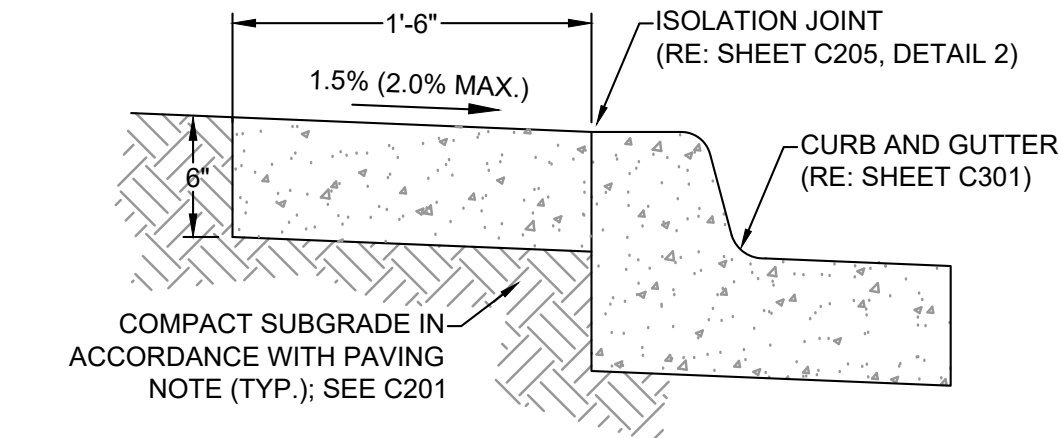


HANDRAIL NOTES:

1. INSTALL HANDRAILS WHERE INDICATED IN PLAN. SELECTION AND INSTALLATION TO BE COMPLIANT WITH SECTION 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. COMPACT SUB-GRADE IN ACCORDANCE WITH PAVING NOTE (TYP.); SEE C201.
3. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE C201.
4. REFER TO SHEET C290, DETAIL 4 FOR ADDITIONAL INFORMATION.

CURB RAMP NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
2. CONCRETE FOR SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE C201..
3. RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
4. MINIMUM WIDTH OF RAMPS SHALL BE EQUAL TO THE WIDTH OF THE APPROACH WALK AND RAMP. SLOPES SHALL NOT BE STEEPER THAN 1:12.
5. NORMAL GUTTER FLOWLINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. CONTRACTOR SHALL ADJUST PAVEMENT AND GUTTER IMMEDIATELY ADJACENT TO BOTTOM OF CURB RAMP TO ENSURE COUNTER SLOPE IS NO STEEPER THAN 1:20.
6. RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF RAMP SLOPE.
7. A 1/2" ISOLATION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
8. COMPACT SUBGRADE IN ACCORDANCE WITH PAVING NOTE (TYP.); SEE C201..
9. REFER TO GRADING PLAN FOR SPECIFIC RAMP ELEVATIONS.

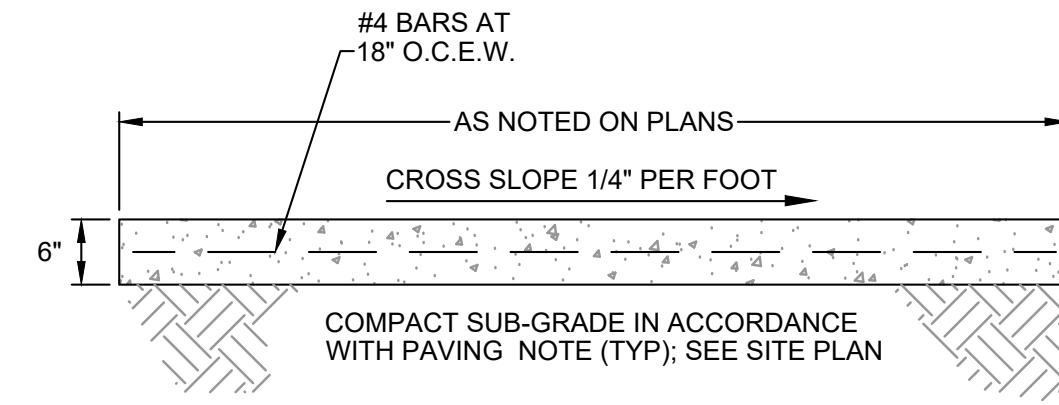
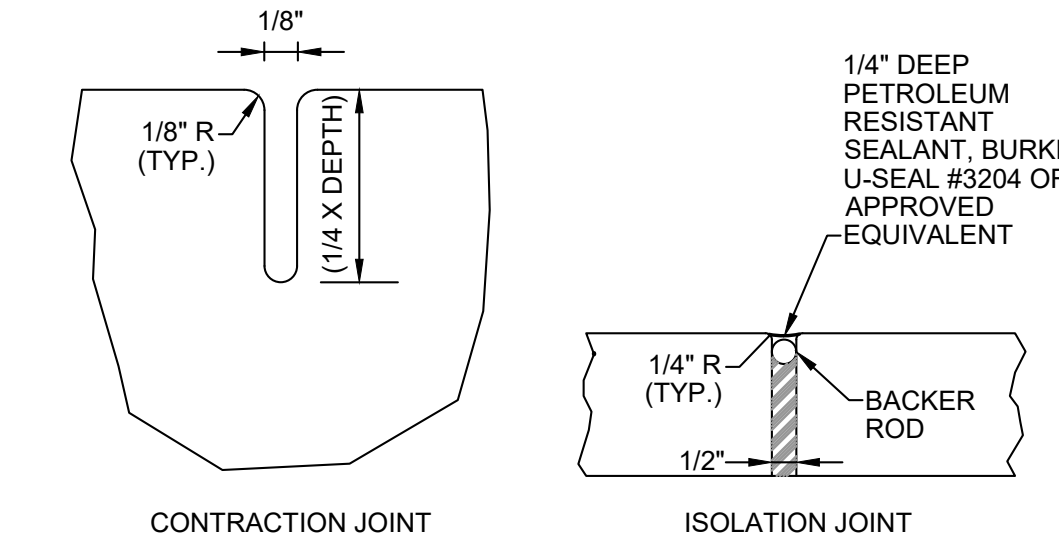


NOTES:

1. CONCRETE SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH. PLANS.
2. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE C201.
3. REFER TO GENERAL NOTES ON SITE LAYOUT SHEET FOR ADDITIONAL INFORMATION.

2 STEP OUT (PRIVATE)

SCALE: NOT TO SCALE



NOTES:

1. REFER TO GENERAL NOTES ON SITE LAYOUT SHEET FOR ADDITIONAL INFORMATION.
2. ISOLATION JOINT FILLER SHALL MEET AASHTO M 213 CRITERIA AND BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SIDEWALK SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH. PLANS.
4. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE; SEE C201.
5. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL STUDY, CONCRETE SHALL BE A MINIMUM 6" THICK WITH NO. 4 BARS, 18" O.C.E.W.

1 SIDEWALK (PRIVATE)

SCALE: NOT TO SCALE

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

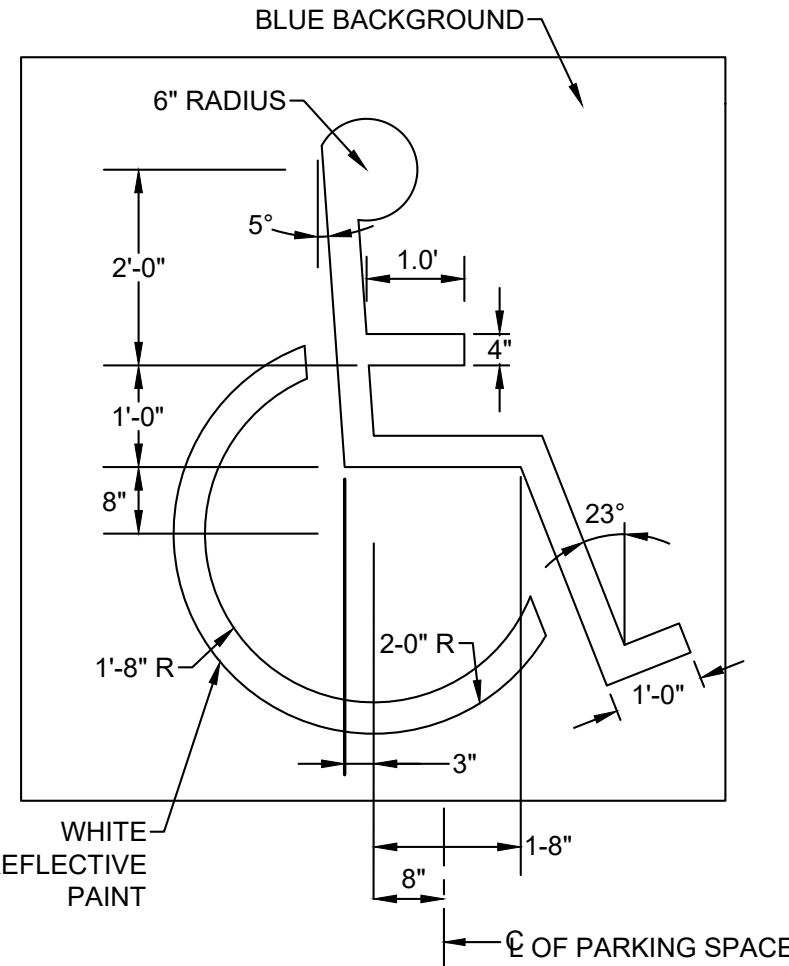
PROFESSIONAL ENGINEER CERTIFICATION

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JAY M. NEWELL, CO PE #35219

4 HANDRAIL

SCALE: NOT TO SCALE



3 HANDICAP SYMBOL

SCALE: NOT TO SCALE

5 CURB RAMP (PRIVATE)

SCALE: NOT TO SCALE



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Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:

PRELIMINARY

PROJECT:

Craig Realty Group

Outlets at Castle Rock Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JASP

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

SITE DETAILS

7 OF 27

SHEET NUMBER:

C290

PROJECT NO.: 0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX



CONSTRUCTION NOTES

- SAWCUT TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR TO LIMITS AS SHOWN. RE: SHEETS C110, C201, C310, C501 AND C510 FOR ADDITIONAL INFORMATION.
- CONSTRUCT 6-INCH CONCRETE VERTICAL CURB AND GUTTER WITH 1-FOOT CATCH PAN. RE: SHEET C201 FOR CONCRETE STEP OUT (IF SHOWN), AND SHEET C390, DETAIL 1.
- CONSTRUCT 6-INCH CONCRETE VERTICAL CURB AND GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C201 FOR CONCRETE STEP OUT (IF SHOWN), AND SHEET C390, DETAIL 1.
- CONSTRUCT TRANSITION POINT BETWEEN CATCH AND SPILL GUTTER.
- CONSTRUCT 6-INCH CONCRETE VERTICAL CURB MONOLITHIC TO THE ADJOINING PAVING. RE: SHEET C390, DETAIL 1.
- CONSTRUCT RETAINING WALL WITH GUARDRAIL (ROSETTA "OUTCROPPING," COLOR ASPEN. DESIGN UNDER SEPARATE COVER BY OTHERS). RE: GENERAL NOTES AND GEOTECHNICAL NOTE THIS SHEET, AND RETAINING WALL NOTES SHEET C103. SEE SHEET C205 FOR HORIZONTAL LAYOUT (TW = FINISH GRADE AT TOP OF WALL; BW = FINISH GRADE AT BOTTOM OF WALL).
- CONSTRUCT PAD SITE RE: GEOTECHNICAL NOTE THIS SHEET.
- CONSTRUCT CONCRETE ACCESSIBLE PARKING AREA - NO GRADES GREATER THAN 1.5% IN ANY DIRECTION. CONTRACTOR TO VERIFY WITH CONSTRUCTION MANAGER AT FORM SET OR REMAIN SOLELY RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY NON-ADA CONFORMING INSTALLATIONS.
- CONSTRUCT 2' WIDE CONC. VALLEY PAN. RE: SHEET C390, DETAIL 2.
- CONSTRUCT RIDGE IN CONC. AS SHOWN.
- DESIGN AND CONSTRUCT RETAINING WALL. RE: GENERAL NOTES THIS SHEET, AND RETAINING WALL NOTES, SHEET C103.
- TAPER VERTICAL CURB TO FLUSH WITH ADJACENT PAVEMENT OVER 3' HORIZONTAL. RE: SHEET C390, DETAIL 3.
- TAPER VERTICAL CURB TO FLUSH WITH ADJACENT PAVEMENT OVER 7' HORIZONTAL. RE: SHEET C390, DETAIL 3.

ACCESSIBLE DESIGN & CONSTR.

THE DESIGN INFORMATION PROVIDED IS INTENDED TO MEET APPLICABLE ADA STANDARDS. THE CONTRACTOR SHALL REFER TO THE U.S. DEPT. OF JUSTICE, "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" (ANY ANY LOCAL REGULATIONS IF APPLICABLE) FOR INFORMATION PERTINENT TO THE DESIGN INCLUDING, BUT NOT LIMITED TO DIMENSIONS, TOLERANCES, AND RELATED SPECIFICATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADA COMPLIANCE AND CONFIRMATION OF SUCH COMPLIANCE FOR ALL RELATED CONSTRUCTION IMPROVEMENTS.

GEOTECHNICAL NOTE

ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, OVER EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE (RE: SHEET C103, NOTE 36), AND IN ACCORDANCE WITH THE RETAINING WALL CONSTRUCTION DOCUMENTS PREPARED BY OTHERS UNDER SEPARATE COVER.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND/OR THEIR CONSTRUCTION MANAGER TO CONSTRUCT THE "PAD SITE" AS DELINEATED HEREON AND IN ANTICIPATION OF THE FUTURE TENANT BUILDING ENVELOPE AND FUTURE PAVEMENT AND PLATWORK LIMITS. IN ACCORDANCE WITH THIS NOTE AND WITH ANY ADDITIONAL AGREEMENTS, DOCUMENTS, AND/OR LIMITS AS DETERMINED BY THE OWNER AND/OR THEIR CONSTRUCTION MANAGER.

GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER, OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT.

TOWN APPROVAL BLOCK

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

APPROVED BY: _____ DATE: _____

DEVELOPMENT SERVICES: _____ DATE: _____

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ISSUE:
DATE: DESCRIPTION:

PRELIMINARY

PROJECT:
Craig Realty Group

**Outlets at Castle Rock
Pad B1
Castle Rock, Colorado**

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JASP

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

GRADING PLAN

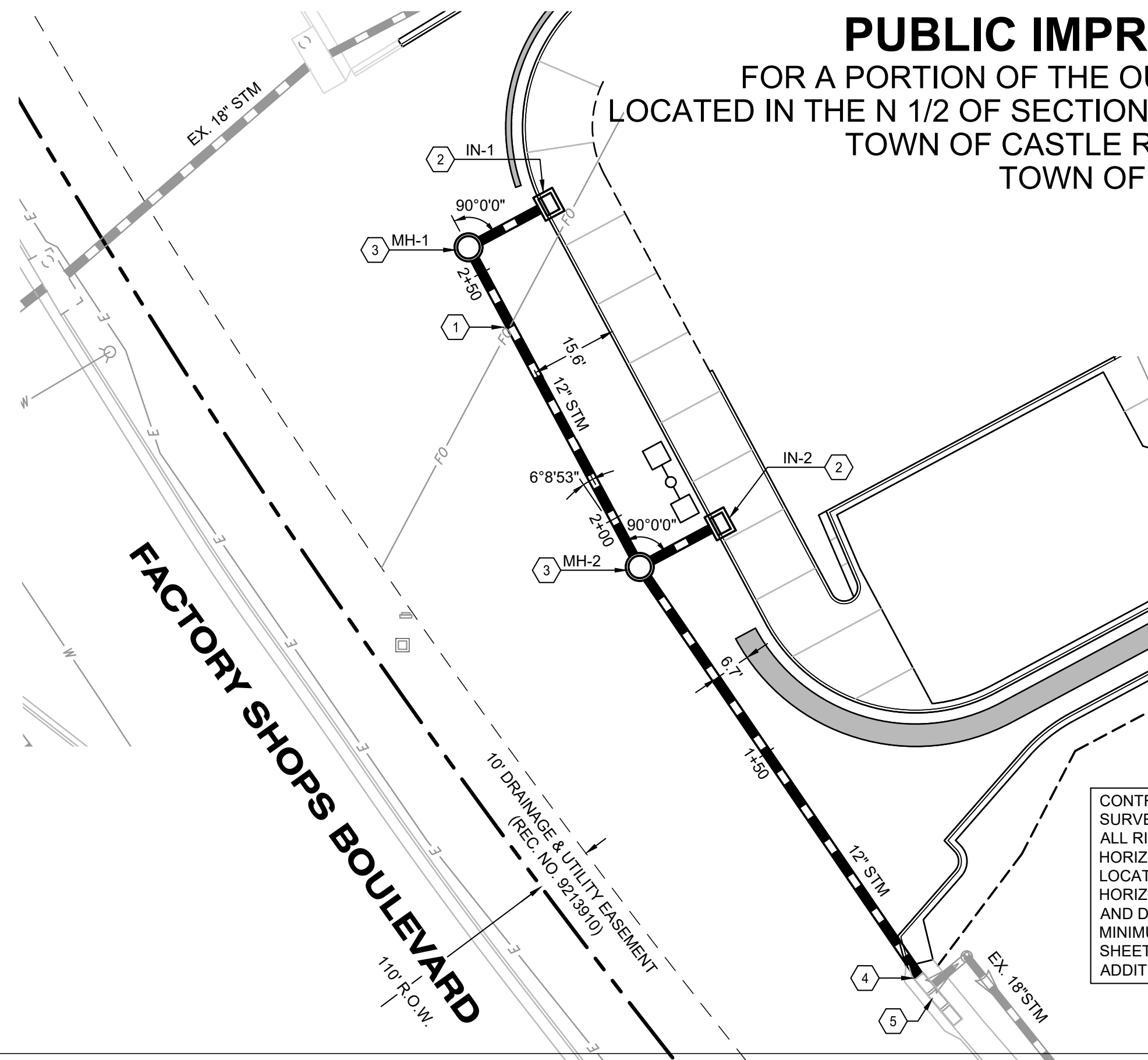
8 OF 27

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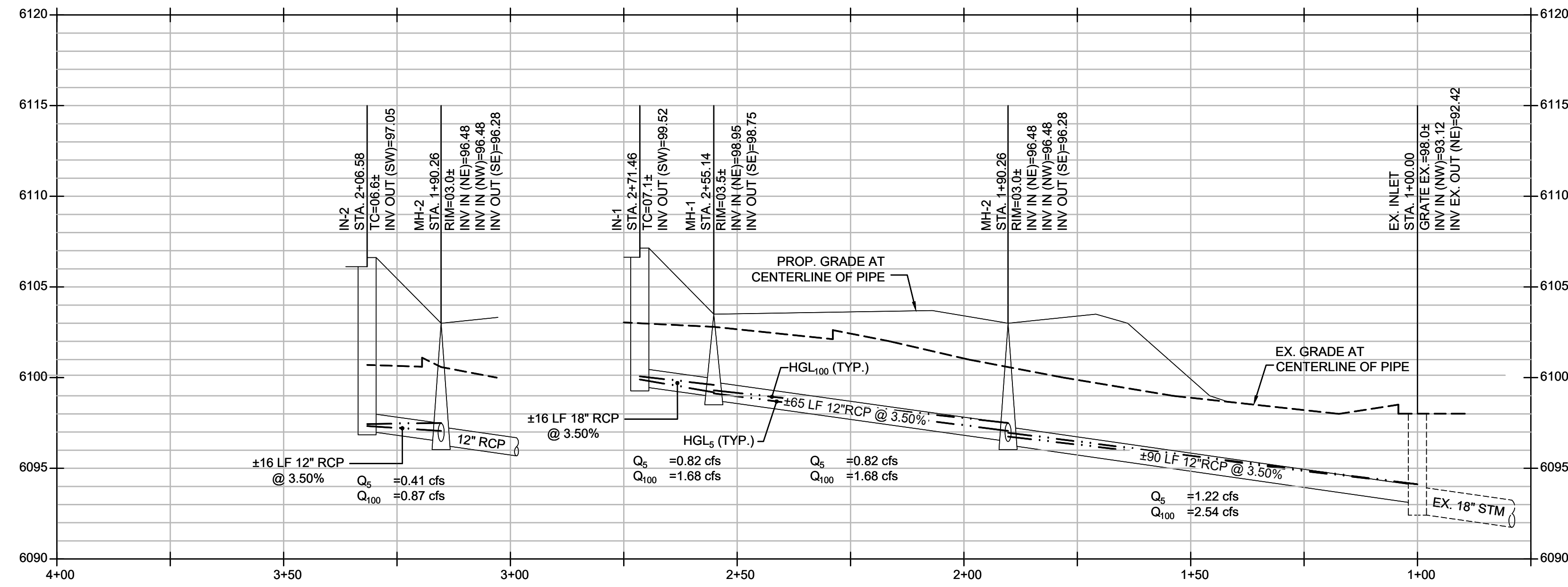
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PROJECT NO.: 0240544.00

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1 PLAN
SCALE: 1\"/>



2 PROFILE
SCALE: HORIZONTAL 1\"/>



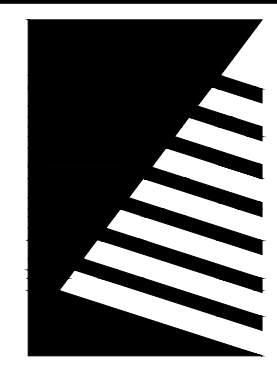
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

CONTRACTOR WILL PROVIDE FIELD SURVEYED AS-BUILT INFORMATION OF ALL RIMS, LIDS, COVERS, HYDRANTS, HORIZONTAL AND VERTICAL PIPE LOCATIONS, PIPE SIZES, AND HORIZONTAL AND VERTICAL UPSTREAM AND DOWNSTREAM STUB LOCATIONS, MINIMUM. RE: GENERAL NOTES ON SHEETS C101 THROUGH C103 FOR ADDITIONAL INFORMATION.



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CONSTRUCTION NOTES

- CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS. CONTRACTOR TO CONFIRM INVERTS, UTILITY PROVIDER ALLOWABLE CLEARANCES, AND DEMOLITION/RELOCATION INTENT PER PLAN(S) PRIOR TO CONSTRUCTION.
- CONSTRUCT SINGLE UNIT TYPE 16 INLET (INSIDE DIMENSION 2'-6" X 3'-4"). RE: SHEET C392, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SD-3.
- CONSTRUCT 4' DIA. MANHOLE. RE: SHEET C390, TOWN OF CASTLE ROCK, DEVELOPMENT SERVICES, DETAIL PLAN NO. SS-3 AND SD-1.
- CORE DRILL EXISTING INLET AND CONNECT PROPOSED STORM SEWER. SEAL CONNECTION WITH NON-SHRINK GROUT AND CONCRETE COLLAR. RE: SHEET C391, CITY AND COUNTY OF DENVER STANDARD DETAIL S-450, CONNECTOR PIPE INTO WALL OF EXISTING OR PRE-CAST STRUCTURE.
- EXISTING INLET TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- CONTRACTOR WILL PROVIDE A MINIMUM OF SEVENTY-TWO (72) HOURS NOTICE TO THE ONSITE 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 CASTLE ROCK WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR WILL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CASTLE ROCK WATER PRIOR TO COMMENCING WORK.
- DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.
- COMBINATION CURB INLET ELEVATIONS ARE REPORTED AS TOP-BACK-OF-CURB (TC). ADJUSTMENT TO FLOWLINE IS THE RESPONSIBILITY OF THE CONTRACTOR AND WILL TAKE INTO ACCOUNT ADJACENT FLOWLINE ELEVATIONS AS INDICATED ON THE GRADING PLAN. LOCAL DEPRESSIONS IN ACCORDANCE WITH THE REFERENCED DETAIL(S), AND ANY PRE-CAST DEVIATIONS IF USED.

PRELIMINARY

PROJECT:
Craig Realty Group

Outlets at Castle Rock Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

TOWN APPROVAL BLOCK

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

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STORMWATER PLAN & PROFILE

9 OF 27

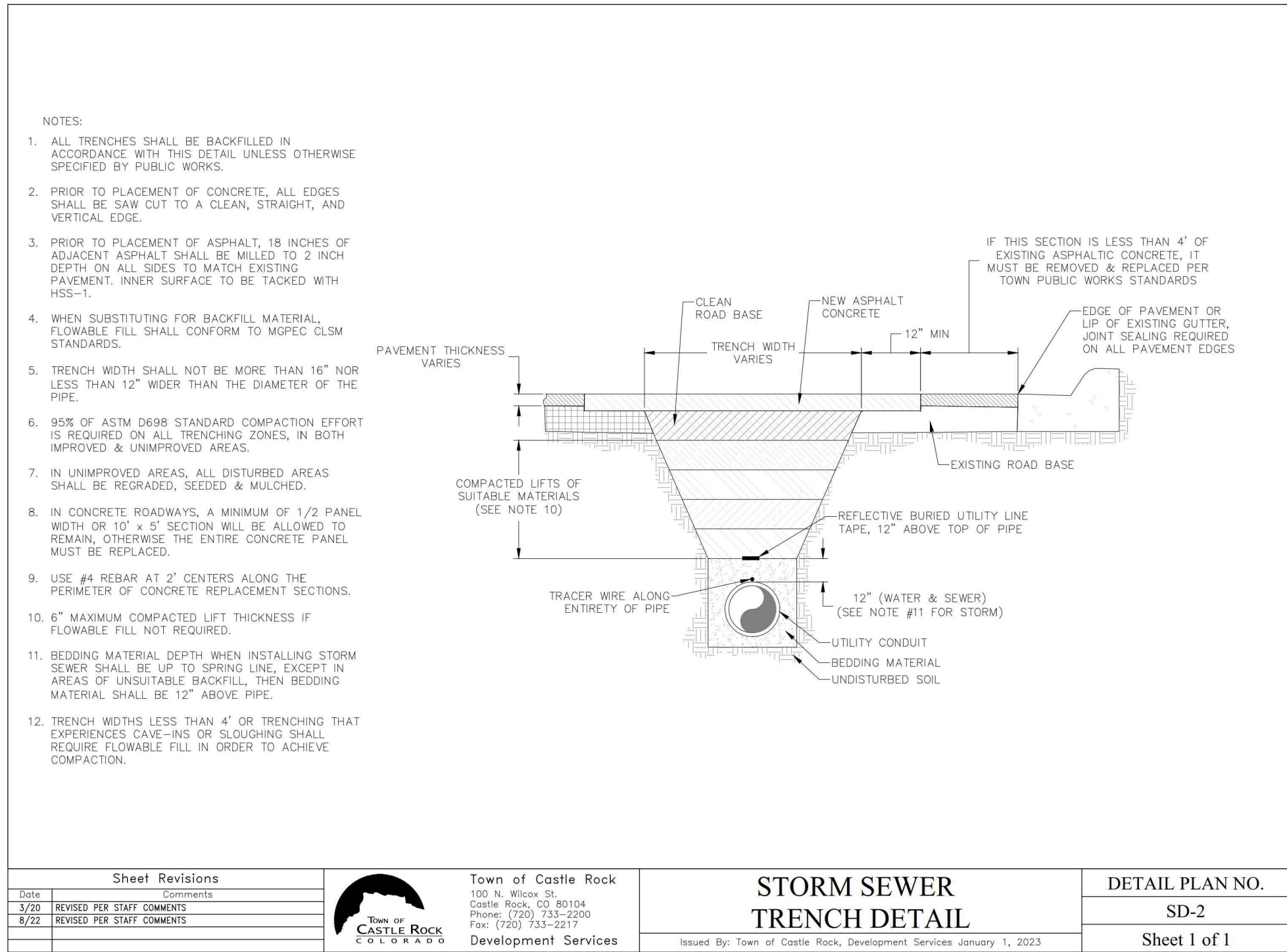
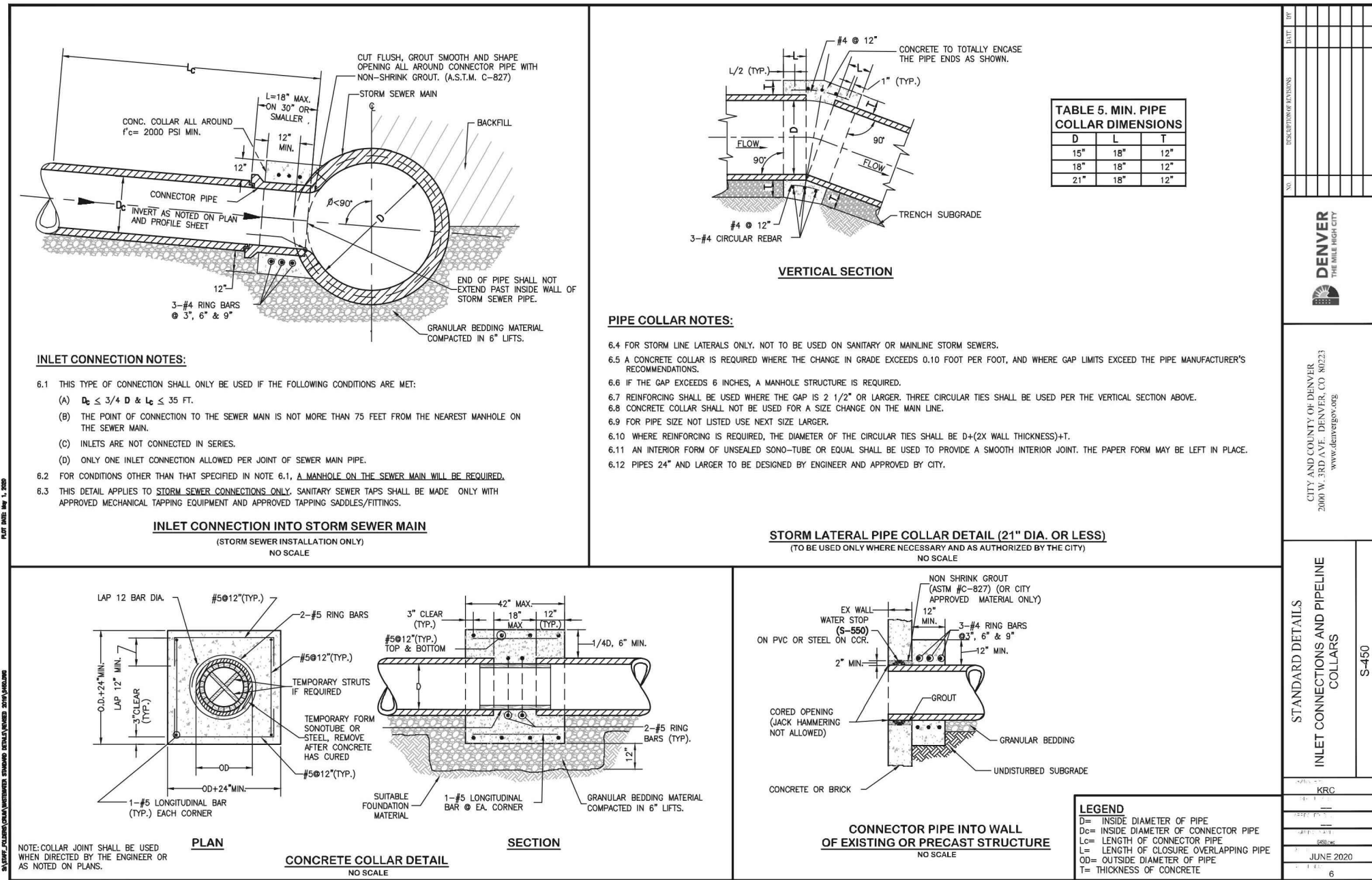
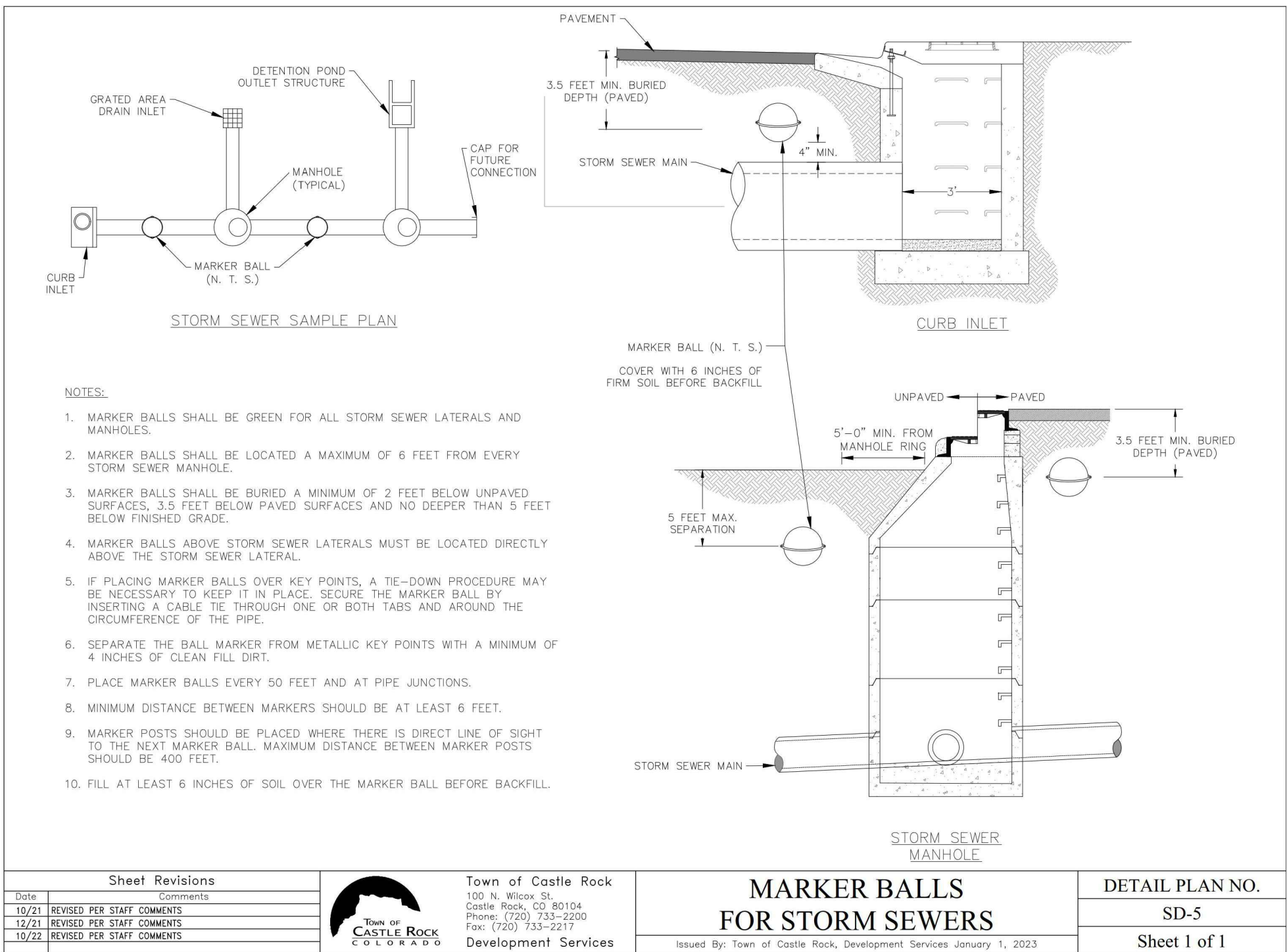
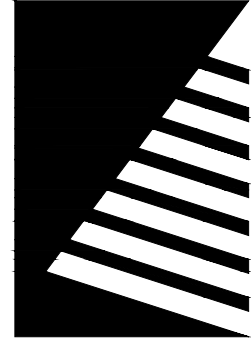
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C310

PROJECT NO.: 0240544.00

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PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

PRELIMINARY

PROJECT:
Craig Realty Group

**Outlets at Castle Rock
Pad B1
Castle Rock, Colorado**

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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.

JAY M. NEWELL, CO PE #35219

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JASP

REVIEWED: JMN

FIELD BOOK NO.:

SHEET TITLE:

GRADING DETAILS

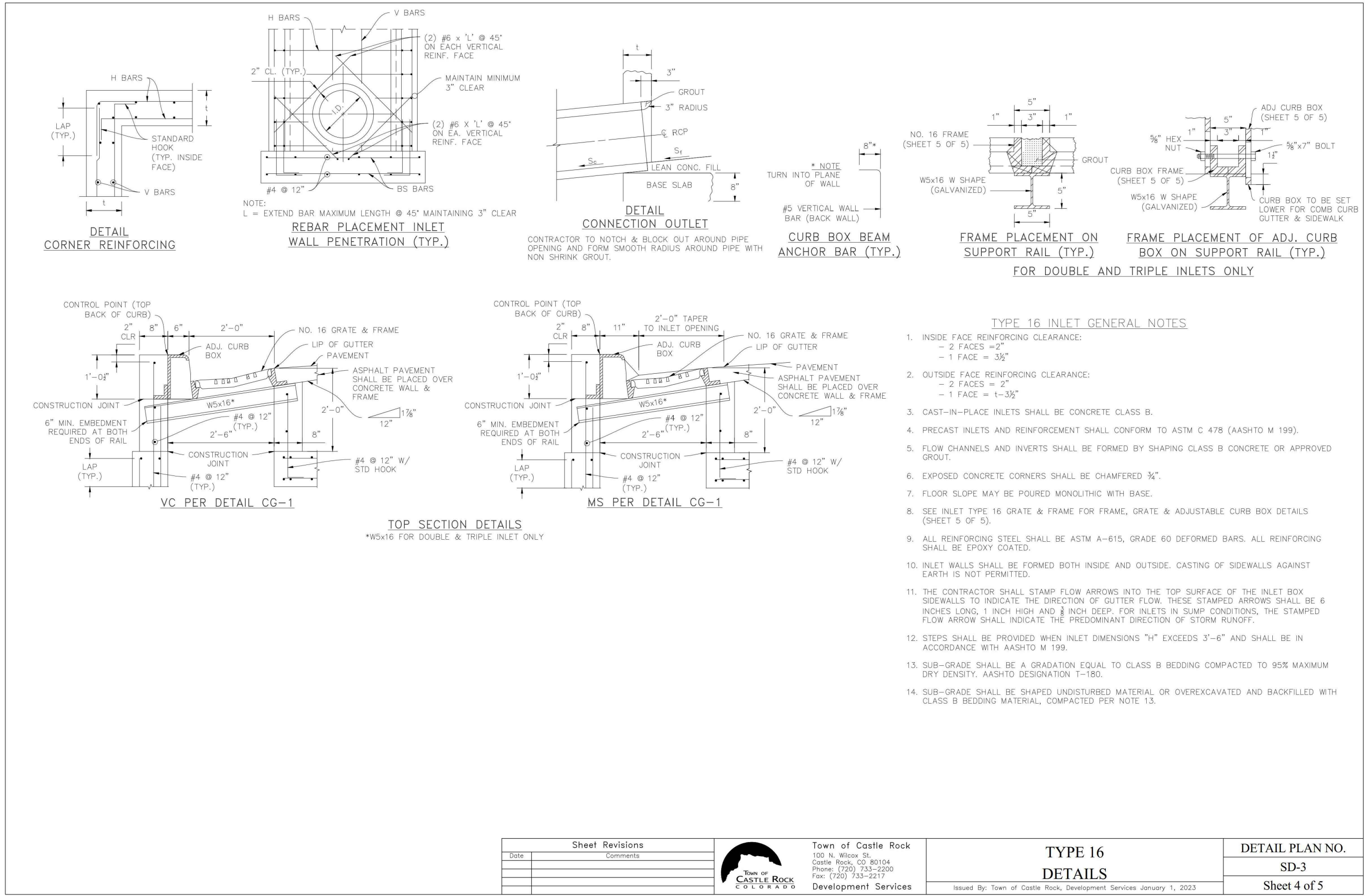
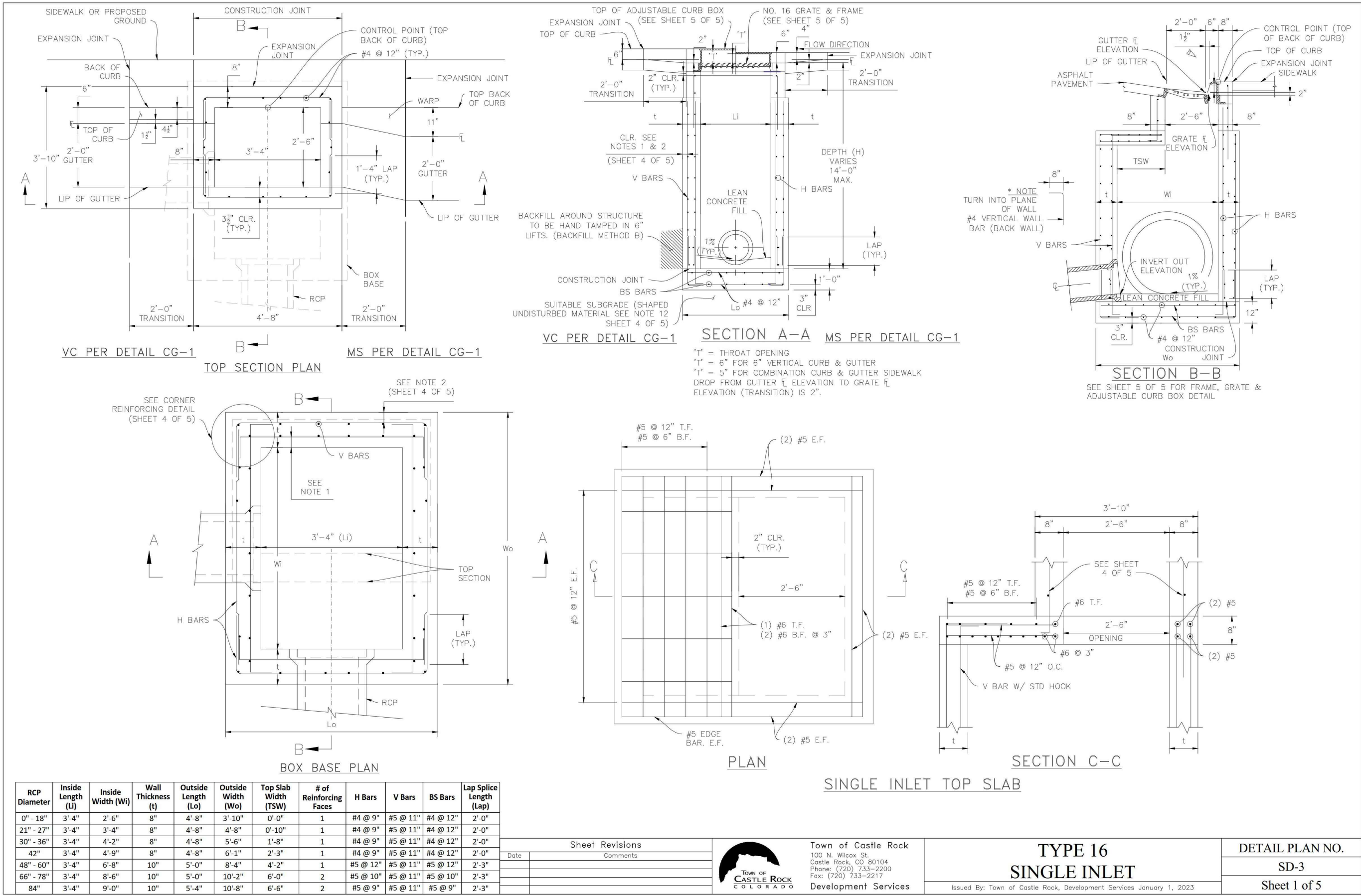
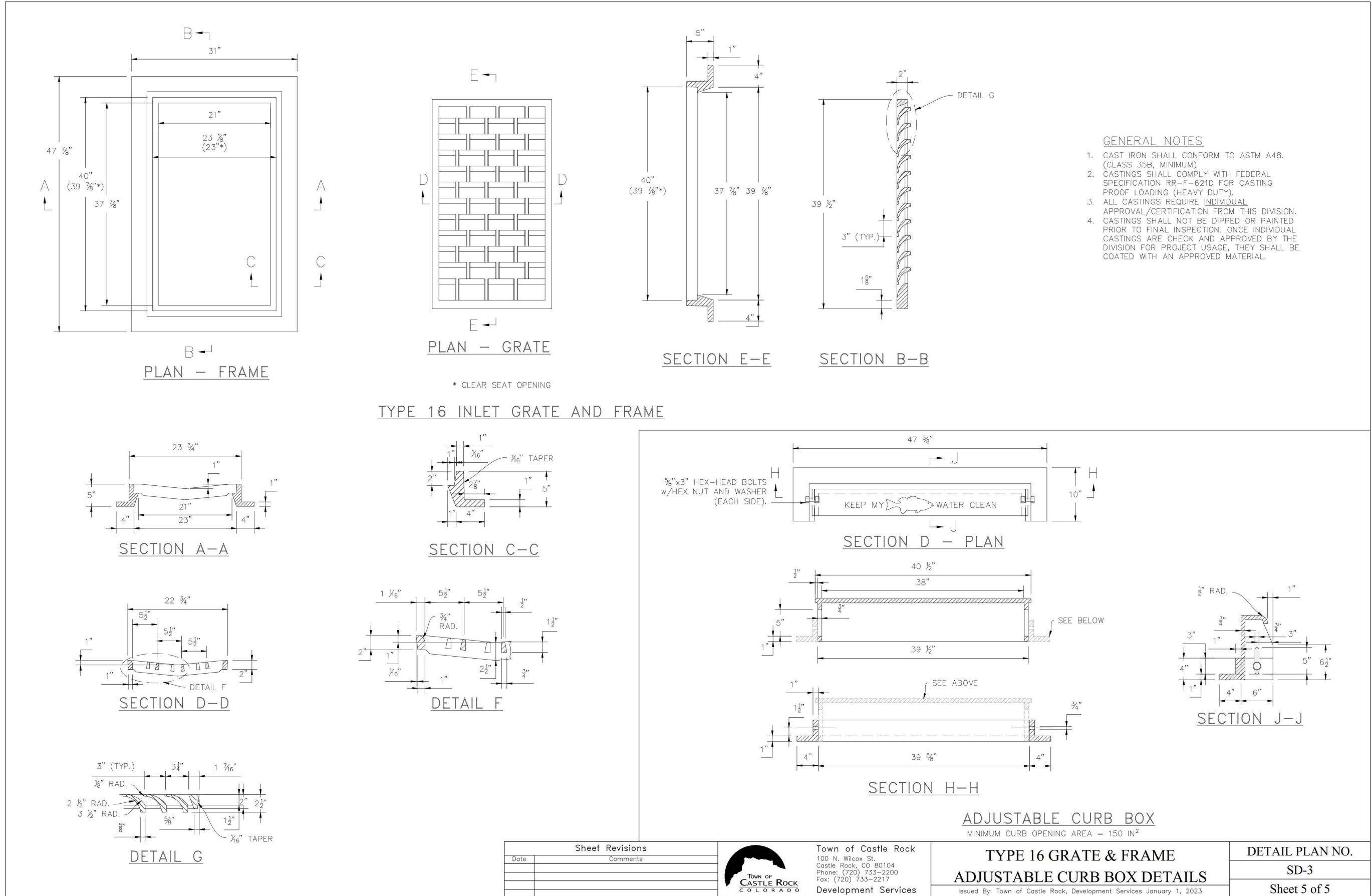
11 OF 27

SHEET NUMBER:

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SHEET TITLE:

GRADING DETAILS

12 OF 27

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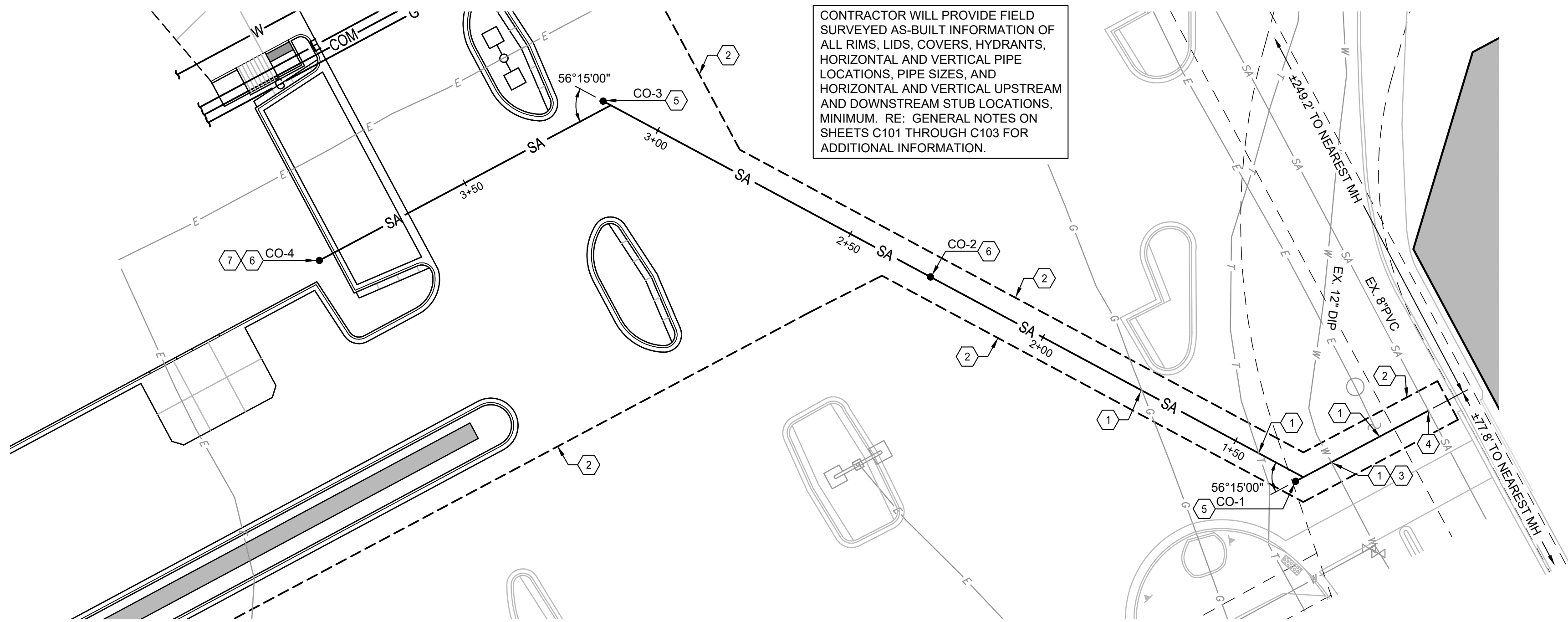


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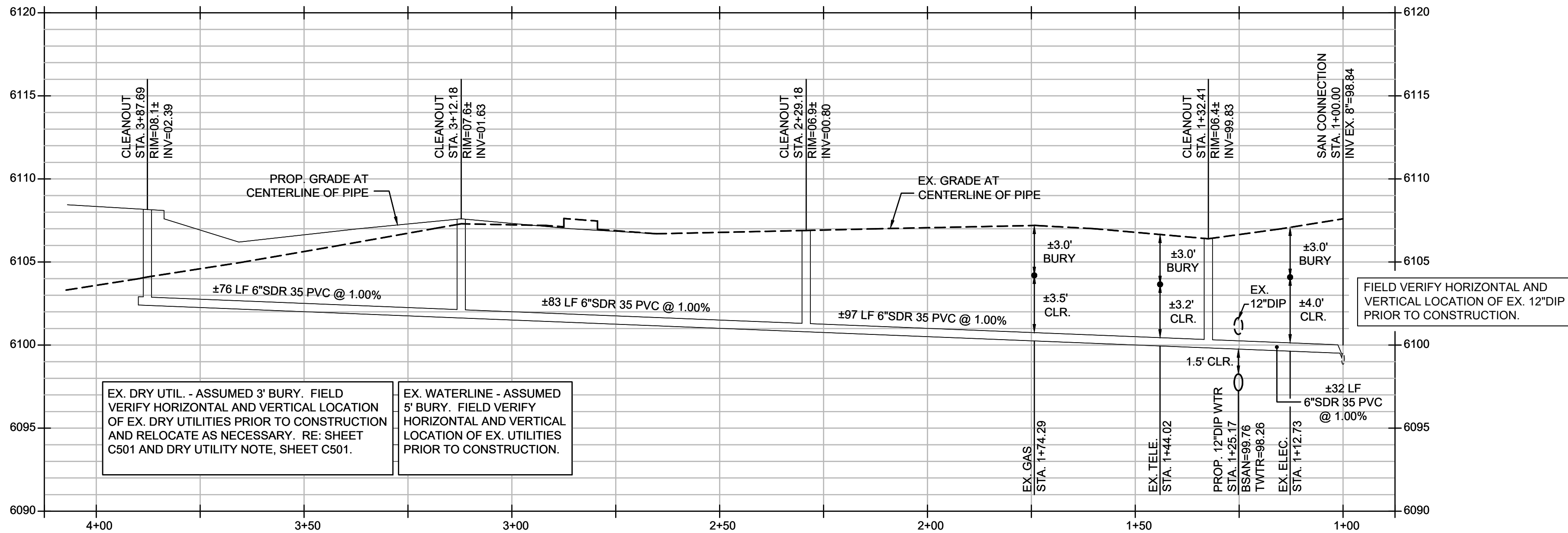
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TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX



1 PLAN
SCALE: 1\"/>



2 PROFILE
SCALE: HORIZONTAL 1\"/>

CAUTION - NOTICE TO CONTRACTOR

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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

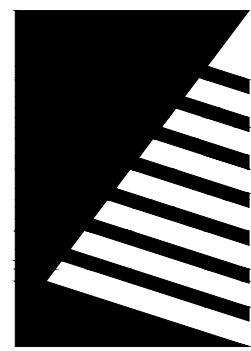


CONSTRUCTION NOTES

- CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS. CONTRACTOR TO CONFIRM INVERTS, UTILITY PROVIDER ALLOWABLE CLEARANCES, AND DEMOLITION/RELOCATION INTENT PER PLAN(S) PRIOR TO CONSTRUCTION.
- SAWCUT TO NEAREST JOINT, 2-FEET MINIMUM OFF PROPOSED LIP OF GUTTER OR EDGE OF CONCRETE, OR AS SHOWN. RE: SHEET C110, C201, C301, C310 AND C501 FOR ADDITIONAL INFORMATION.
- CONSTRUCT WATERLINE LOWERING. RE: SHEET C501.
- CONSTRUCT 6" SANITARY SEWER SERVICE TAP, TYPE "A" CONNECTION. RE: SHEET C592, ToCR DEVELOPMENT SERVICES DETAIL PLAN NO. SS-2.
- INSTALL (1) 6"x6" PVC HORIZONTAL "WYE" WITH (1) 6" 11.25" PVC HORIZONTAL BEND, (2) 6" 45" PVC VERTICAL BENDS, CLEANOUT RISER AND LID. RE: SHEET C592, ToCR DEVELOPMENT SERVICES DETAIL PLAN NO. SS-7.
- INSTALL (1) 6"x6" PVC VERTICAL "WYE" WITH (1) 6" 45" PVC VERTICAL BEND, CLEANOUT RISER AND LID. RE: SHEET C592, ToCR DEVELOPMENT SERVICES DETAIL PLAN NO. SS-7.
- PLUG AND MARK FOR FUTURE CONNECTION. RE: SHEET C591, ToCR DEVELOPMENT SERVICES DETAIL PLAN NO. W-23.

GENERAL NOTES

- REFER TO SHEETS C101 THROUGH C103 FOR GENERAL NOTES.
- CONTRACTOR WILL PROVIDE A MINIMUM OF SEVENTY-TWO (72) HOURS NOTICE TO THE ONSITE 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 CASTLE ROCK WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR WILL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CASTLE ROCK WATER PRIOR TO COMMENCING WORK.
- CONTRACTOR WILL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUT DOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE (3) WEEKS PRIOR TO THE PROPOSED SHUT DOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.
- DIMENSIONS ARE FROM FLOWLINE AND CENTERLINE OF UTILITY UNLESS OTHERWISE NOTED.



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JAY M. NEWELL, CO PE #35219

**SANITARY SEWER
SYSTEM PLAN &
PROFILE**

14 OF 27

SHEET NUMBER:

C510

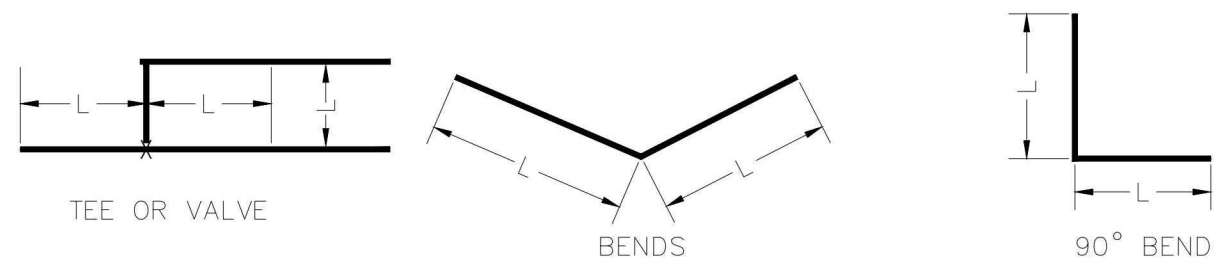
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TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

LENGTH OF RESTRAINED PIPE								
PIPE SIZE	4"	6"	8"	12"	16"	20"	24"	
FITTING	L	L	L	L	L	L	L	
90° BEND, TEE, PLUG OR VALVE	30'	45'	60'	86'	108'	132'	155'	
45° BEND	M1	13'	18'	25'	32'	39'	45'	
22 1/2° BEND	M1	M1	M1	M1	M1	M1	M1	
11 1/4° BEND	---	---	M1	M1	M1	M1	M1	

LEGEND

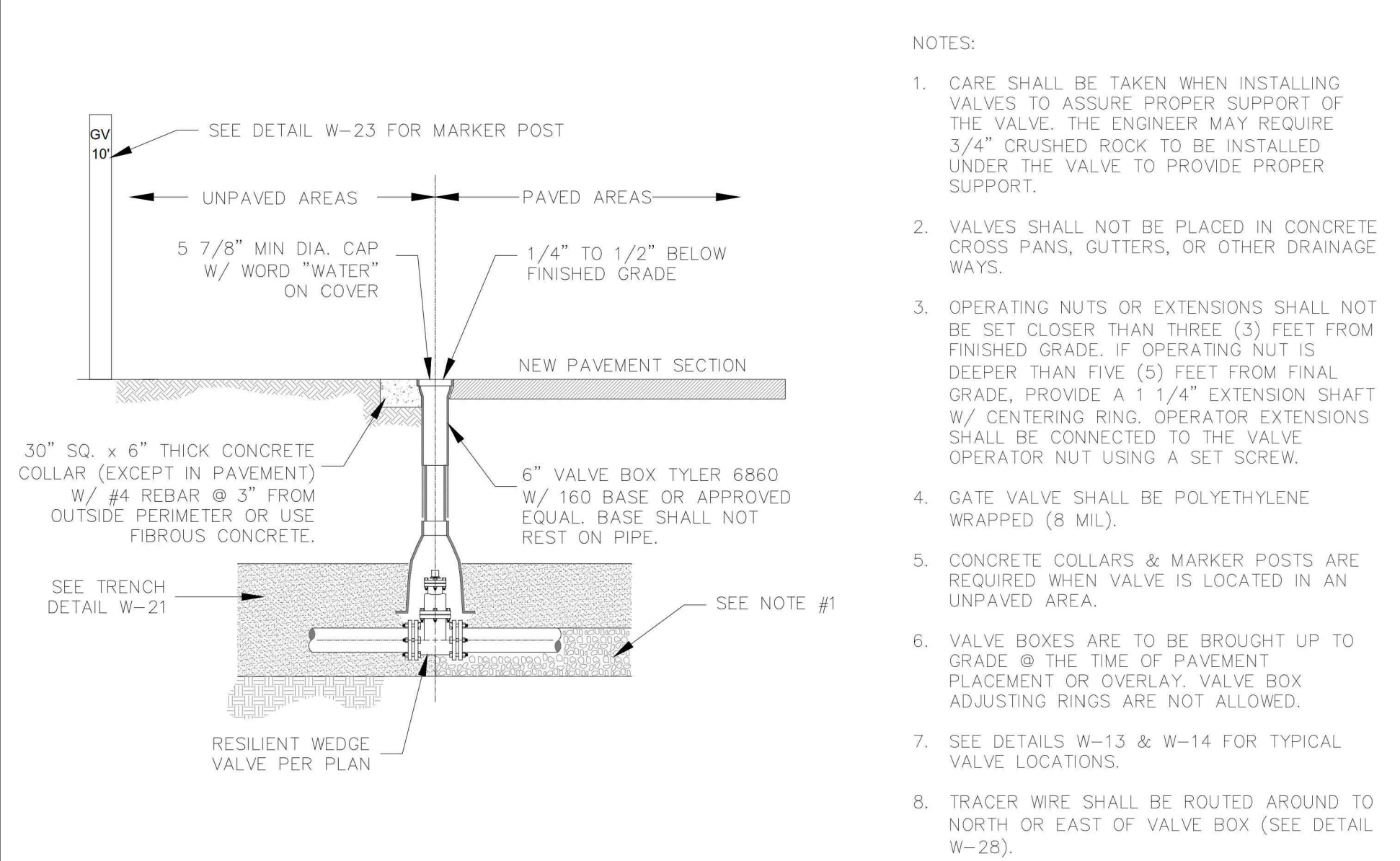
L = LENGTH
M1 = MINIMUM OF 1 FULL LENGTH OF PIPE



NOTES:

- LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES & BENDS.
- MINIMUM 5' GROUND COVER REQUIRED.
- ALL FITTINGS SHALL BE FITTED WITH MEG-A-LUGS.
- PIPE RESTRAINTS SHALL BE AS FOLLOWS:
 - D.I.P. - RESTRAINTS FOR STD. MECHANICAL JOINTS SHALL BE OF HIGH STRENGTH DUCTILE IRON CONFORMING TO ASTM A536, GRADE 65-45-12. MECH. JOINTS SHALL HAVE A WATER WORKING PRESSURE OF 100 P.S.I. MINIMUM AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100, FORD METER BOX CO., UNI-FLANGE 1400 OR APPROVED EQUAL.
 - PVC - RESTRAINT DEVICES SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON, ASTM A536, GRADE 65-45-12 IN 2" - 24" SIZES, ASTM A36 IN SIZES 30" - 36". FULL RATED PRESSURE OF THE PVC PIPE AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100 FORD METER BOX, UNI-FLANGE 1400 OR APPROVED EQUAL.

Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Development Services	PIPE RESTRAINT TABLE	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments						W-18	
3/19	REVISED PER STAFF COMMENTS						Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS							



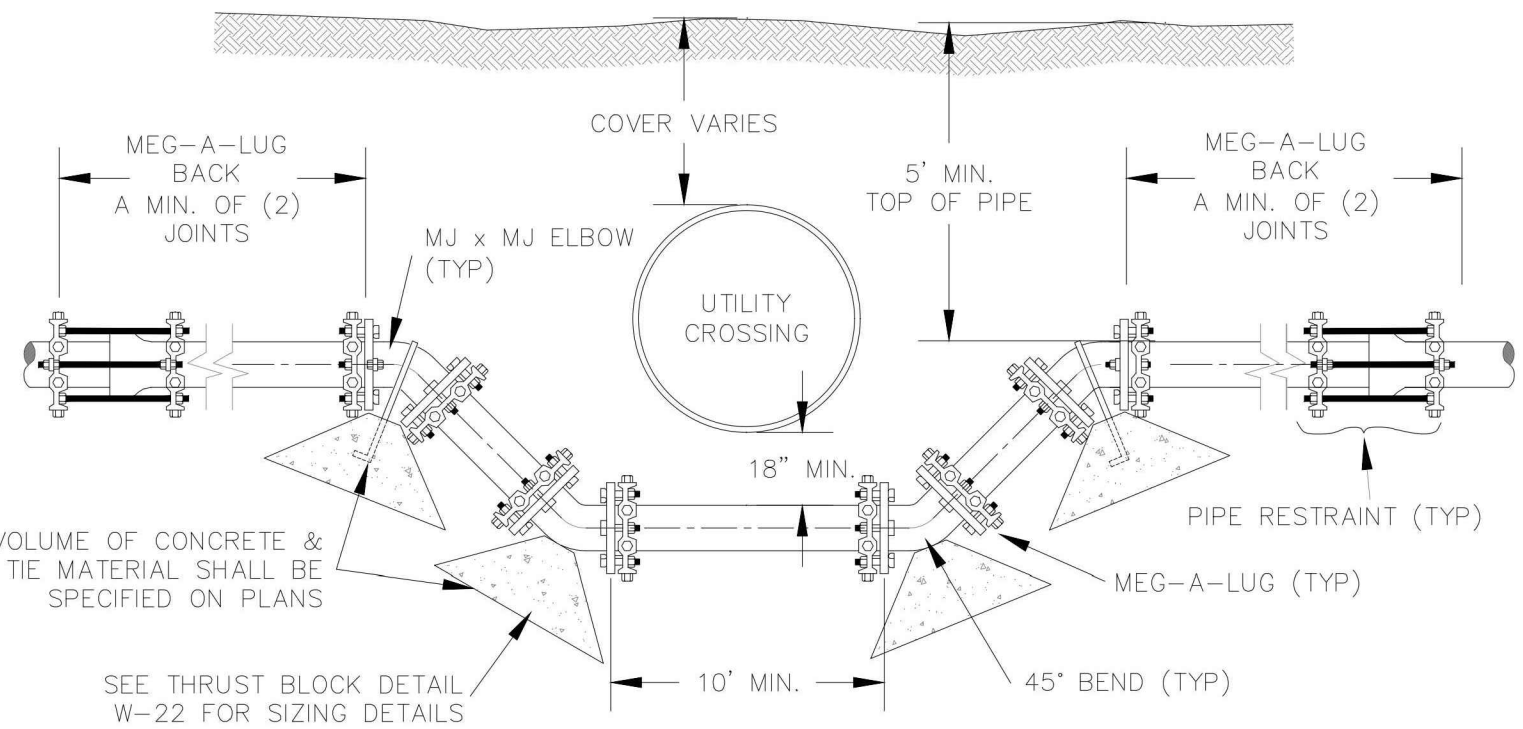
NOTES:

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

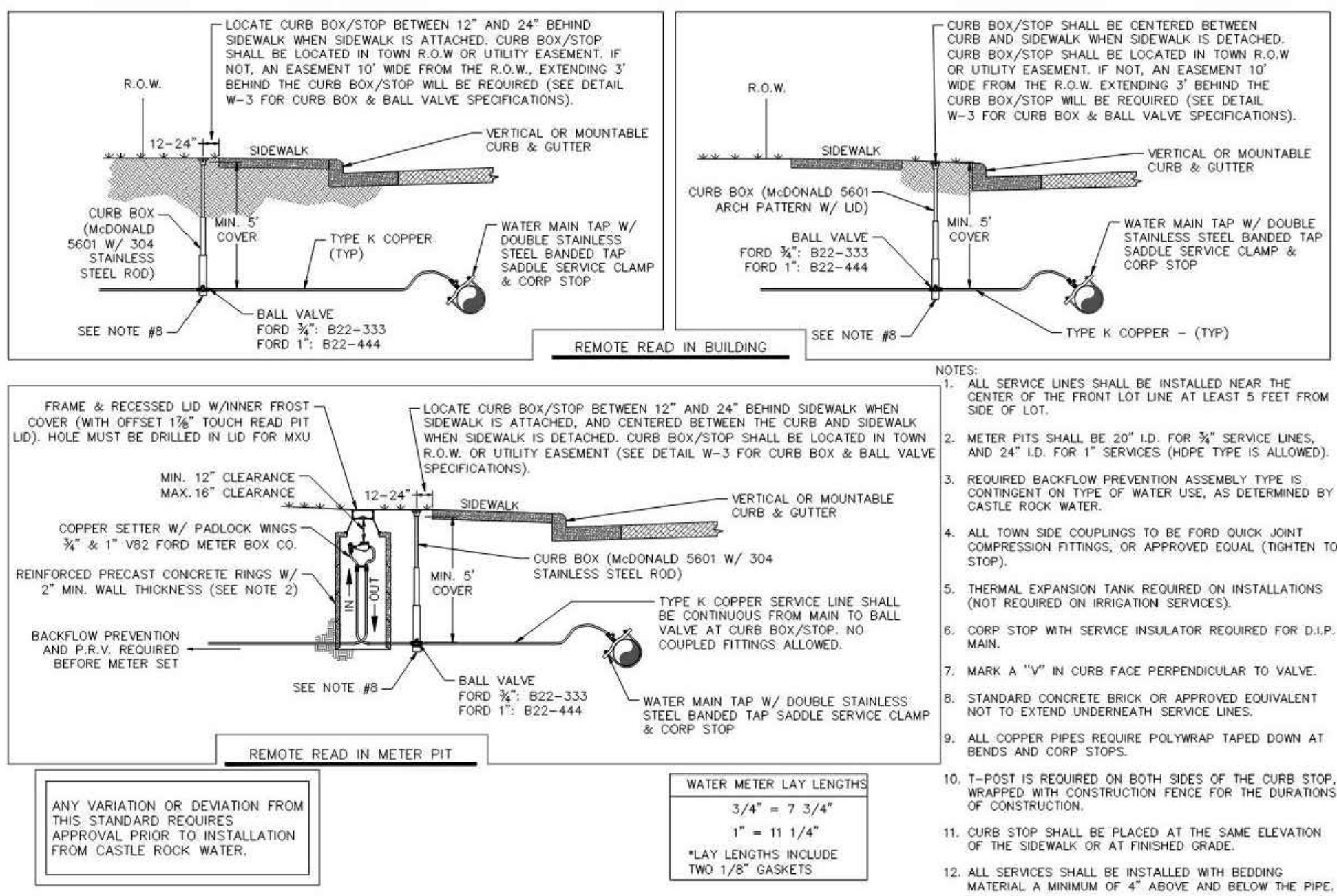
Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Development Services	TYPICAL VALVE BOX	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments						W-10	
3/19	REVISED PER STAFF COMMENTS						Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS							

NOTES:

- WHERE WATER LINE COVER EXCEEDS 7'-6" AT THE LOW POINT OF THE CONDUIT CROSSING, VERTICAL BENDS ARE REQUIRED. WHEN COVER IS LESS THAN 7'-6", PIPE JOINTS MAY BE DEFLECTED 1/2 THE MANUFACTURER'S RECOMMENDED DEFLECTION IN LIEU OF VERTICAL BENDS. THE LIMITS OF THE DEPRESSED AREA SHALL BE DOCUMENTED ON THE "AS-BUILT" DRAWINGS.
- IF UTILITY CROSSING IS SANITARY SEWER & IS OVER A RAW OR POTABLE WATER LINE, ALL UTILITY CROSSING JOINTS WITHIN 10' SHALL BE ENCASED 1' BOTH SIDES OF THE JOINT W/ CONCRETE. SEE ENCASEMENT DETAIL W-20.
- MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.
- SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.
- NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.
- PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Development Services	WATERLINE LOWERING	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments						W-17	
3/19	REVISED PER STAFF COMMENTS						Sheet 1 of 1	
3/20	REVISED PER STAFF COMMENTS							



NOTES:

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

Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Development Services	3/4 INCH & 1 INCH WATER SERVICES	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments						W-2	
3/19	REVISED PER STAFF COMMENTS						Sheet 1 of 1	
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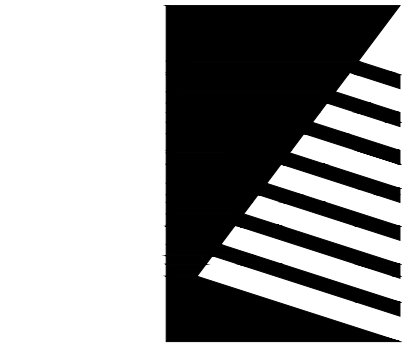
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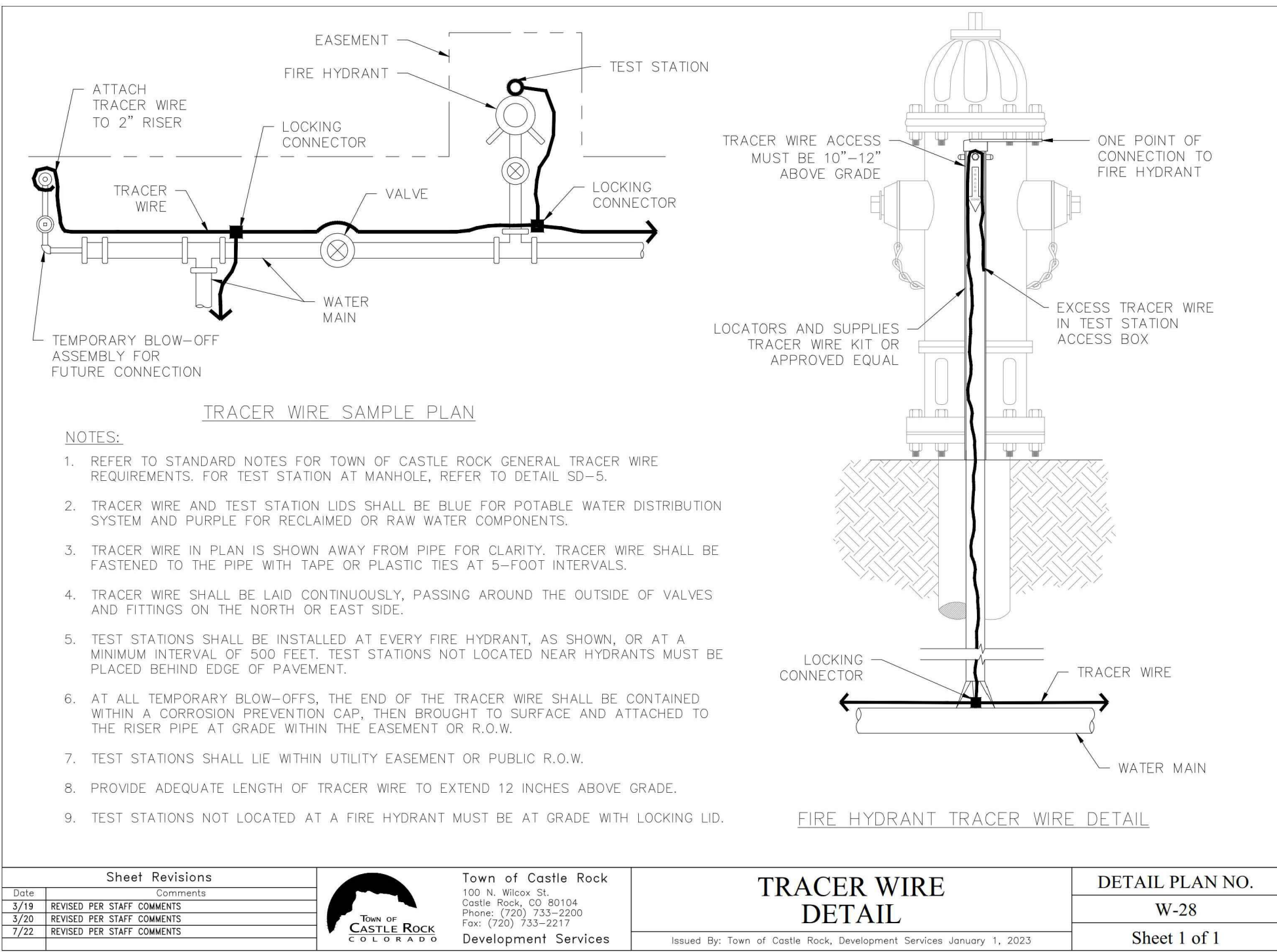
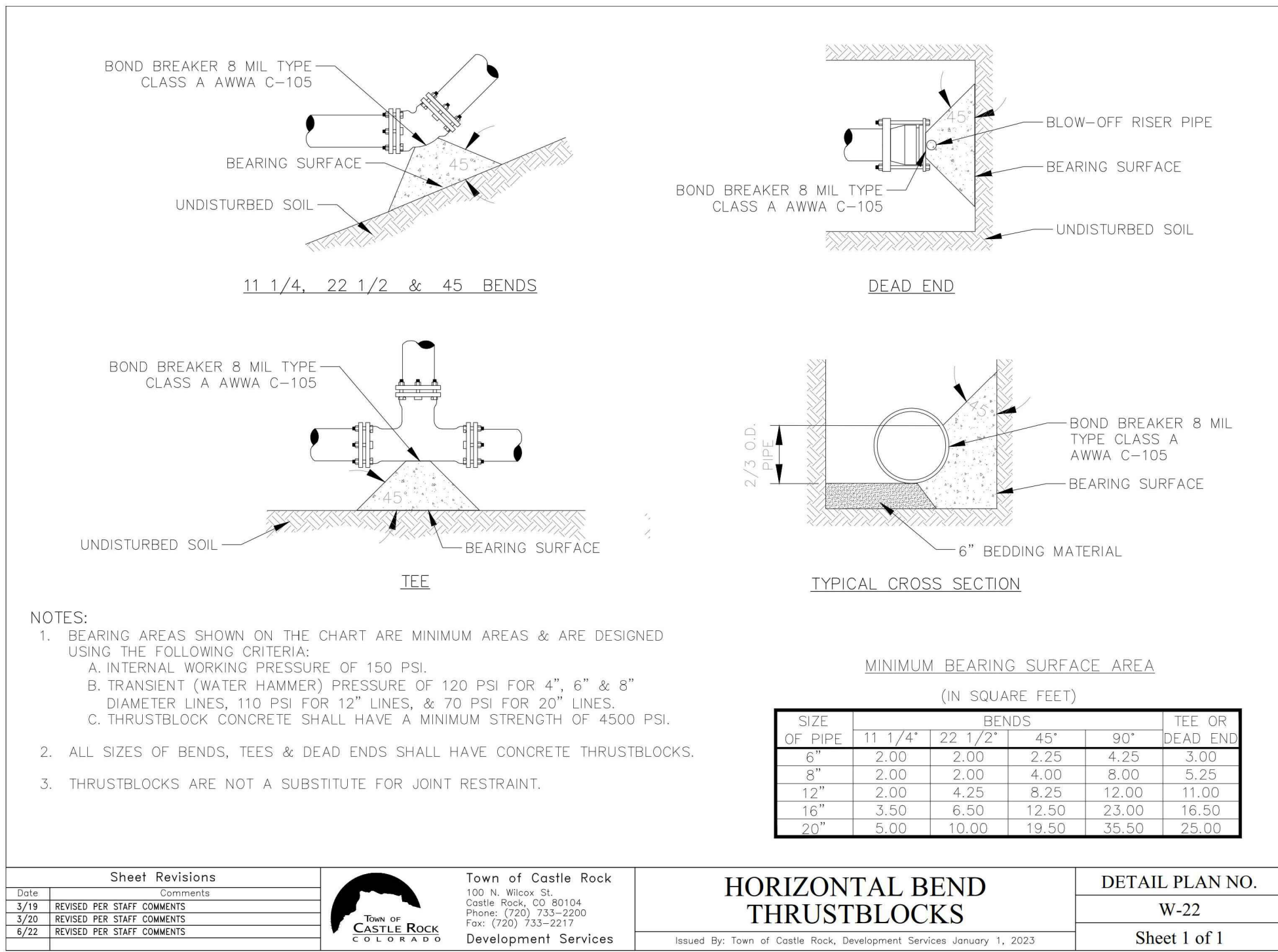
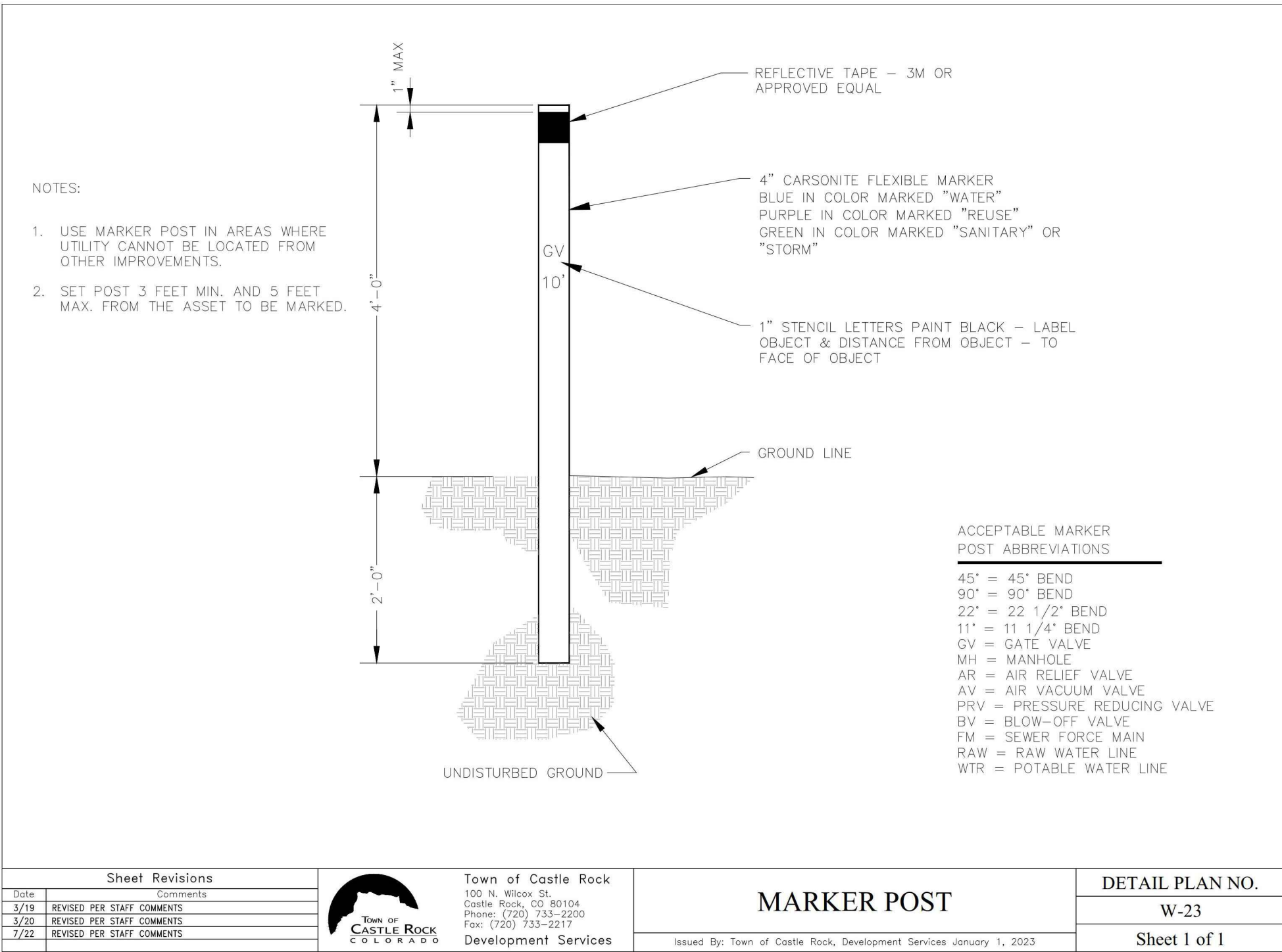
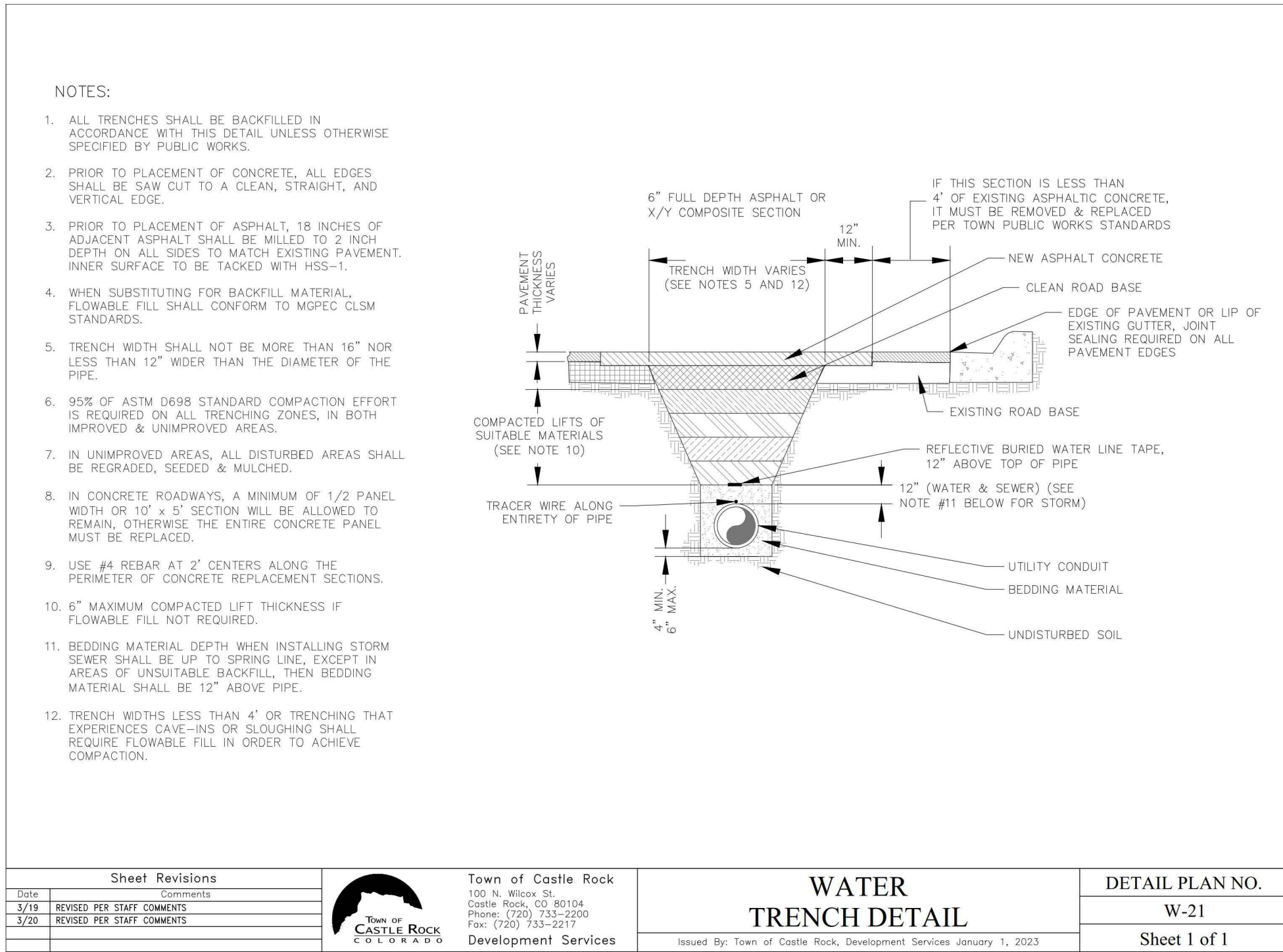
15 OF 27

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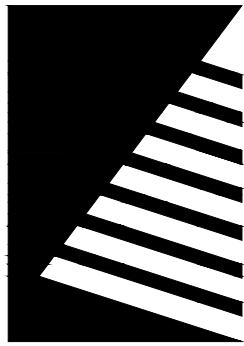
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16 OF 27

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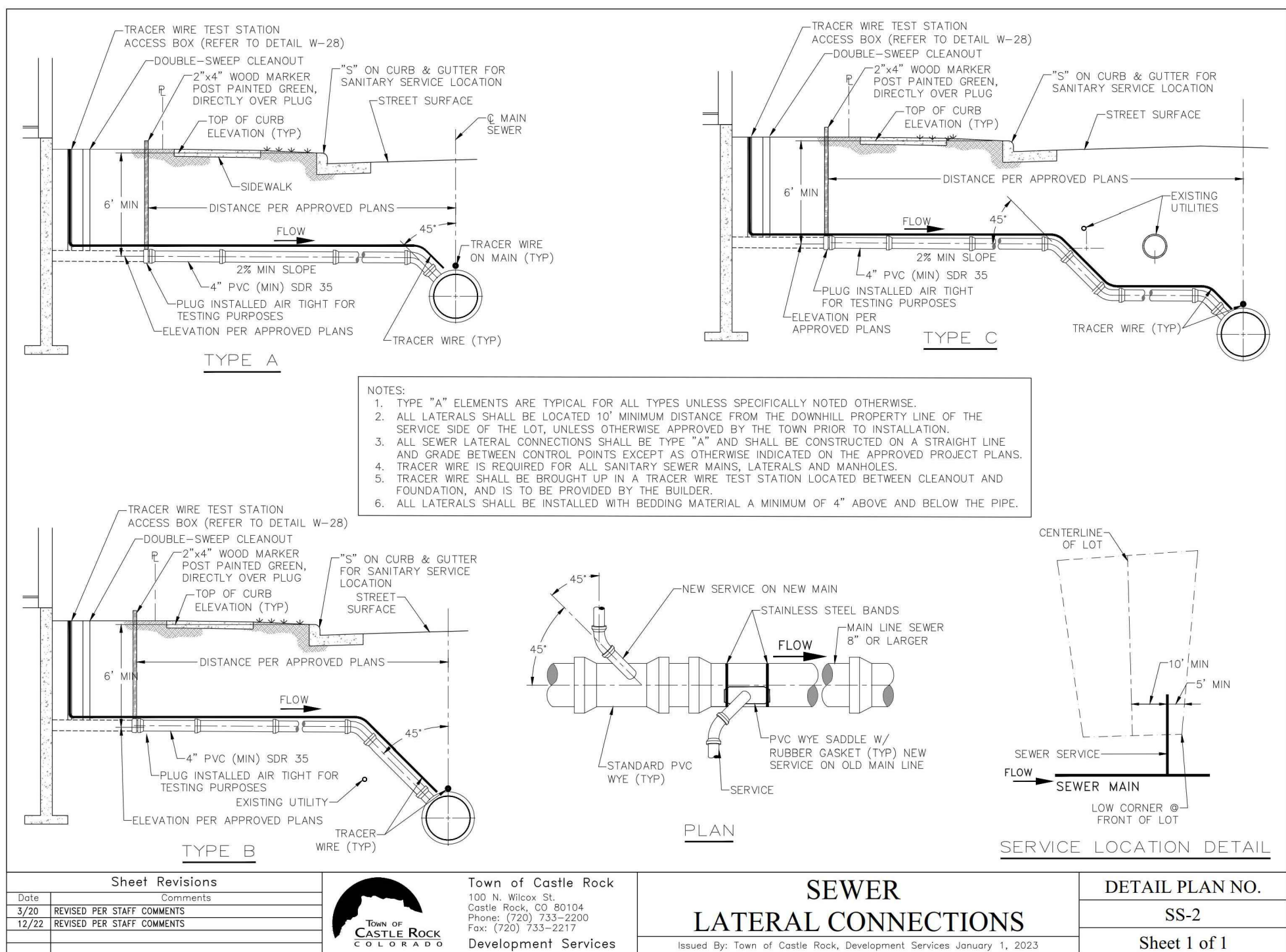
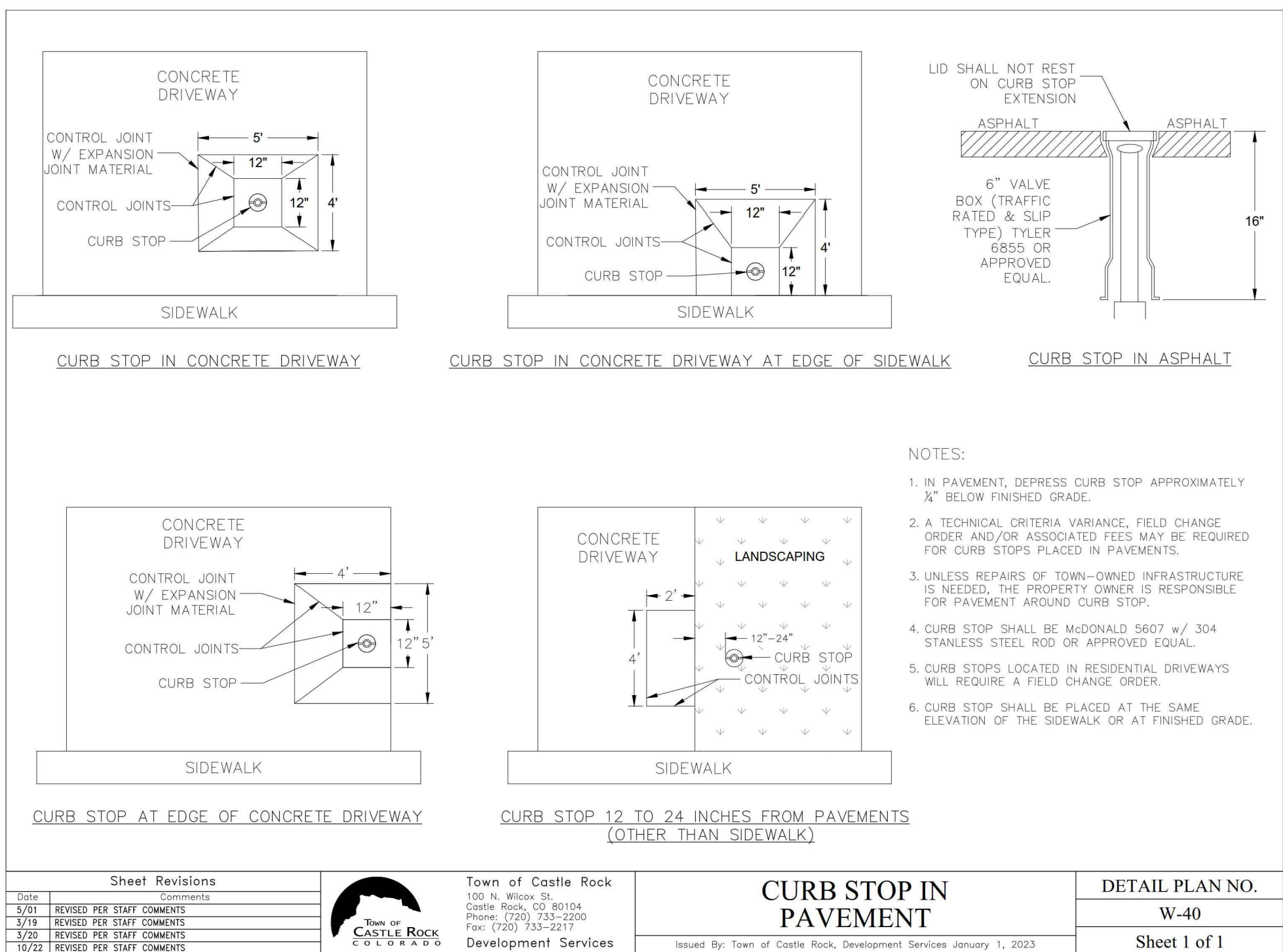
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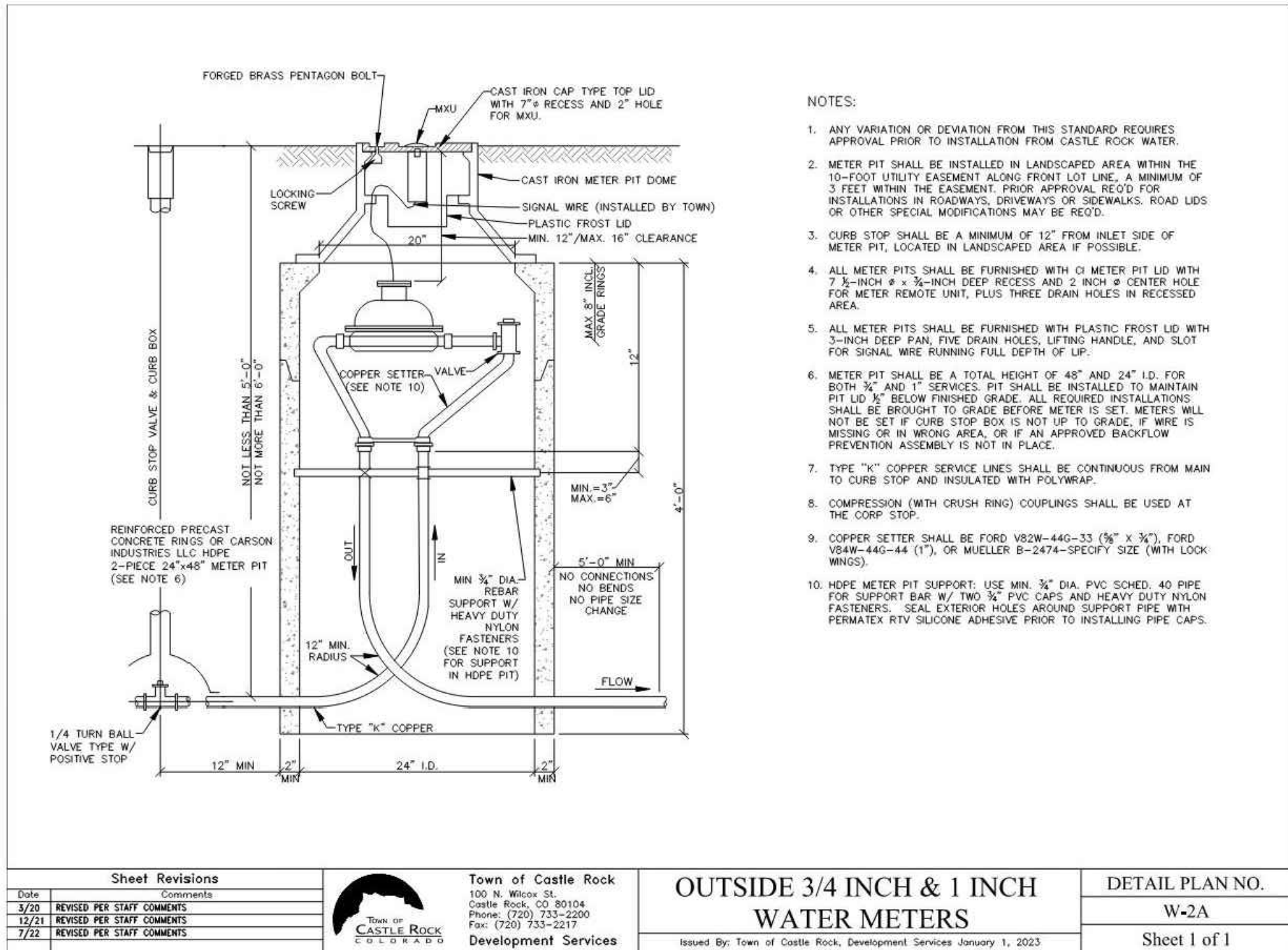
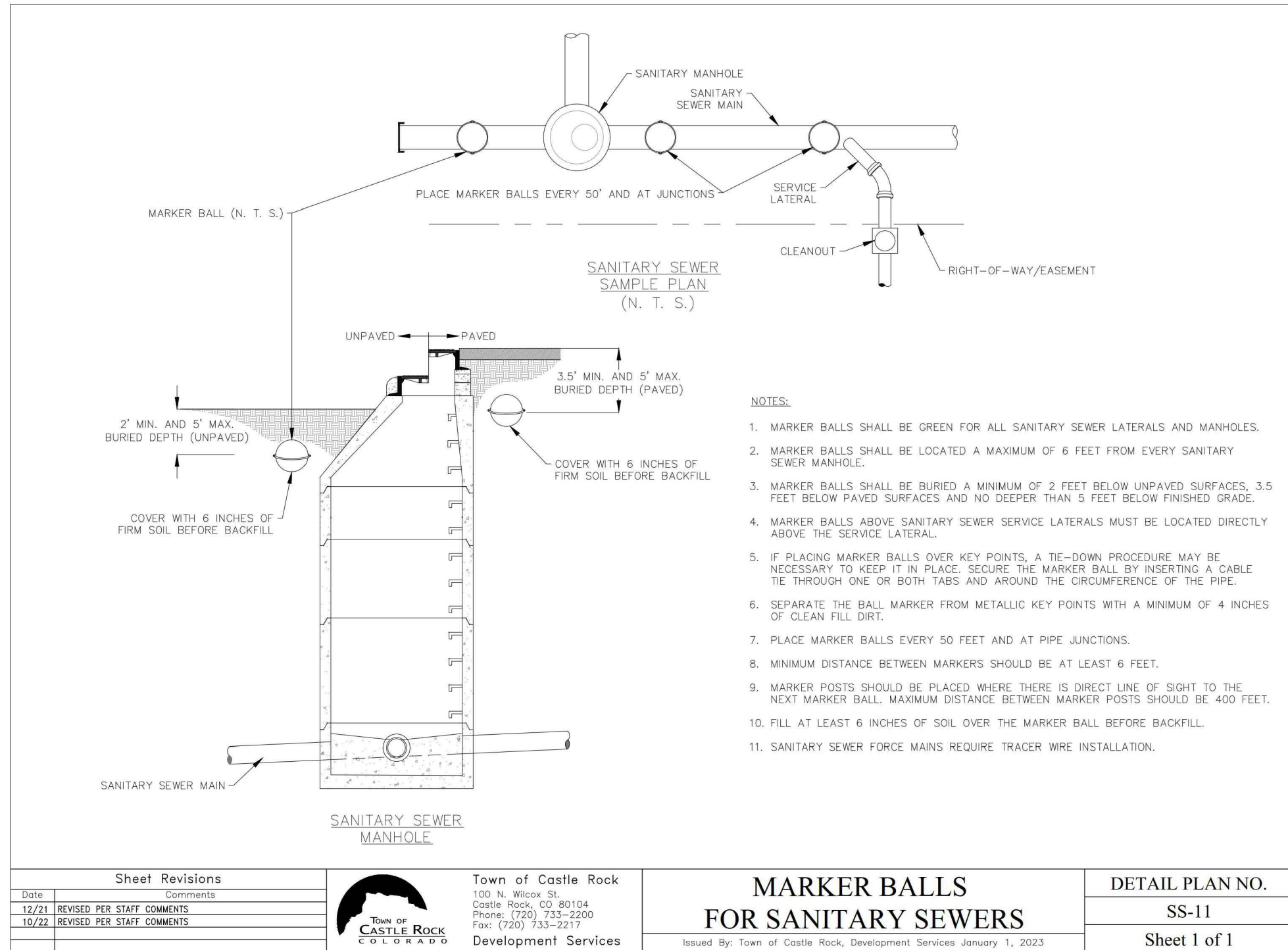


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LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX



TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

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.

JAY M. NEWELL, CO PE #35219

PRELIMINARY

PROJECT:
Craig Realty Group

Outlets at Castle Rock
Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 11/12/2024

DESIGNED: JMN

DRAWN: JMN

REVIEWED: JMN

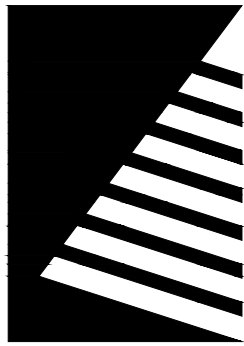
FIELD BOOK NO.:

SHEET TITLE:
UTILITY DETAILS

18 OF 27

SHEET NUMBER:
C593

PROJECT NO.: 0240544.00



Farnsworth

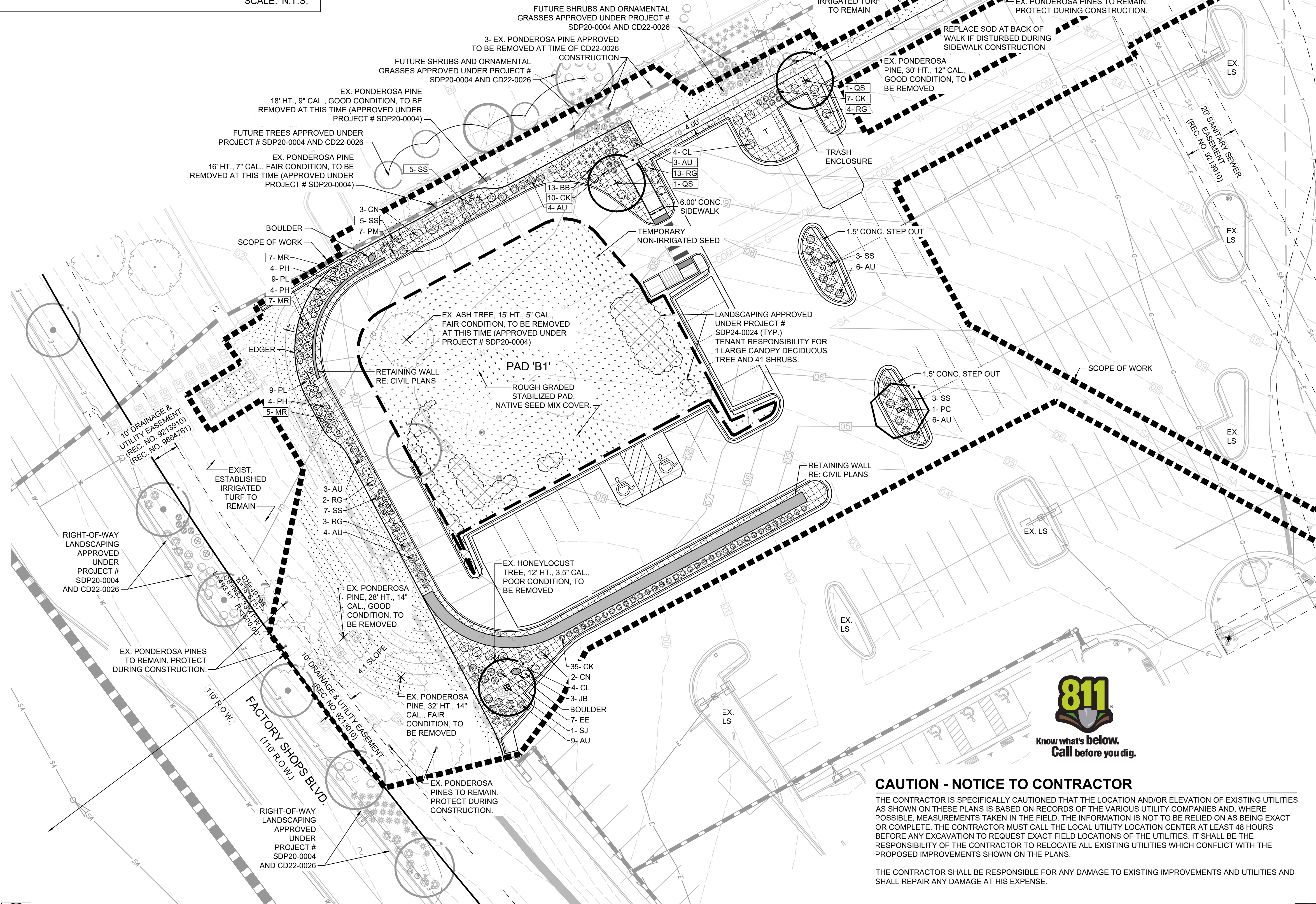
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

PLANT LABEL KEY

	PLANT MATERIAL PREVIOUSLY APPROVED PER PROJECT # CD22-0026 THAT IS TO BE INSTALLED AT TIME OF PROJECT # CD24-00XX CONSTRUCTION
	NEW PLANT MATERIAL TO BE INSTALLED AT TIME OF PROJECT # CD24-00XX CONSTRUCTION



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

DECIDUOUS SHADE TREE (LOW-MOD WATER HYDROZONE)

EXISTING PINE TO REMAIN (LOW HYDROZONE)

EXISTING DECIDUOUS TREE TO REMAIN (LOW HYDROZONE)

EVERGREEN AND DECIDUOUS SHRUBS (VERY LOW-MODERATE HYDROZONE)

PERENNIALS AND GRASSES (VERY LOW-MODERATE HYDROZONE)

NATURE'S PRAIRIE TURF (LOW HYDROZONE)

3'-6" SIZE RIVER COBBLE MULCH OVER WEED BARRIER FABRIC. WASHED, ROUNDED, NEUTRAL COLOR MIX OF TAN, BROWN, PINK, GRAY AND SHADES OF CREAM AND WHITE

LOW-GROWTH DRILL SEEDING MIX - NON IRRIGATED. REFER TO SHEET L103 FOR TOWN STANDARD GESC DETAIL (VERY LOW HYDROZONE)

NOTE: REFER TO SHEET L102 FOR PLANT LIST.

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED BY TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13).
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

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

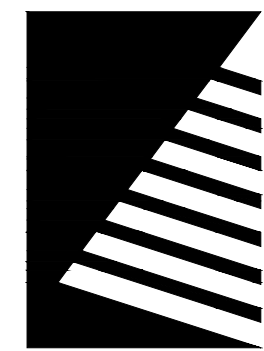
APPROVED BY: _____

DEVELOPMENT SERVICES DATE

PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.
REGISTRATION NO. 854 FOR AND ON BEHALF OF
FARNSWORTH GROUP.

CASTLE ROCK WATER

MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 4/30/25



ISSUE:	
#	DATE: DESCRIPTION:

PROJECT:
Craig Realty Group

**Outlets at Castle Rock
Pad B1
Castle Rock, Colorado**

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 10/24/2024

DESIGNED: MH

DRAWN: MH

REVIEWED: JS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

19 OF 27

SHEET NUMBER: _____

L101

PROJECT NO.: 0240544.00

FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

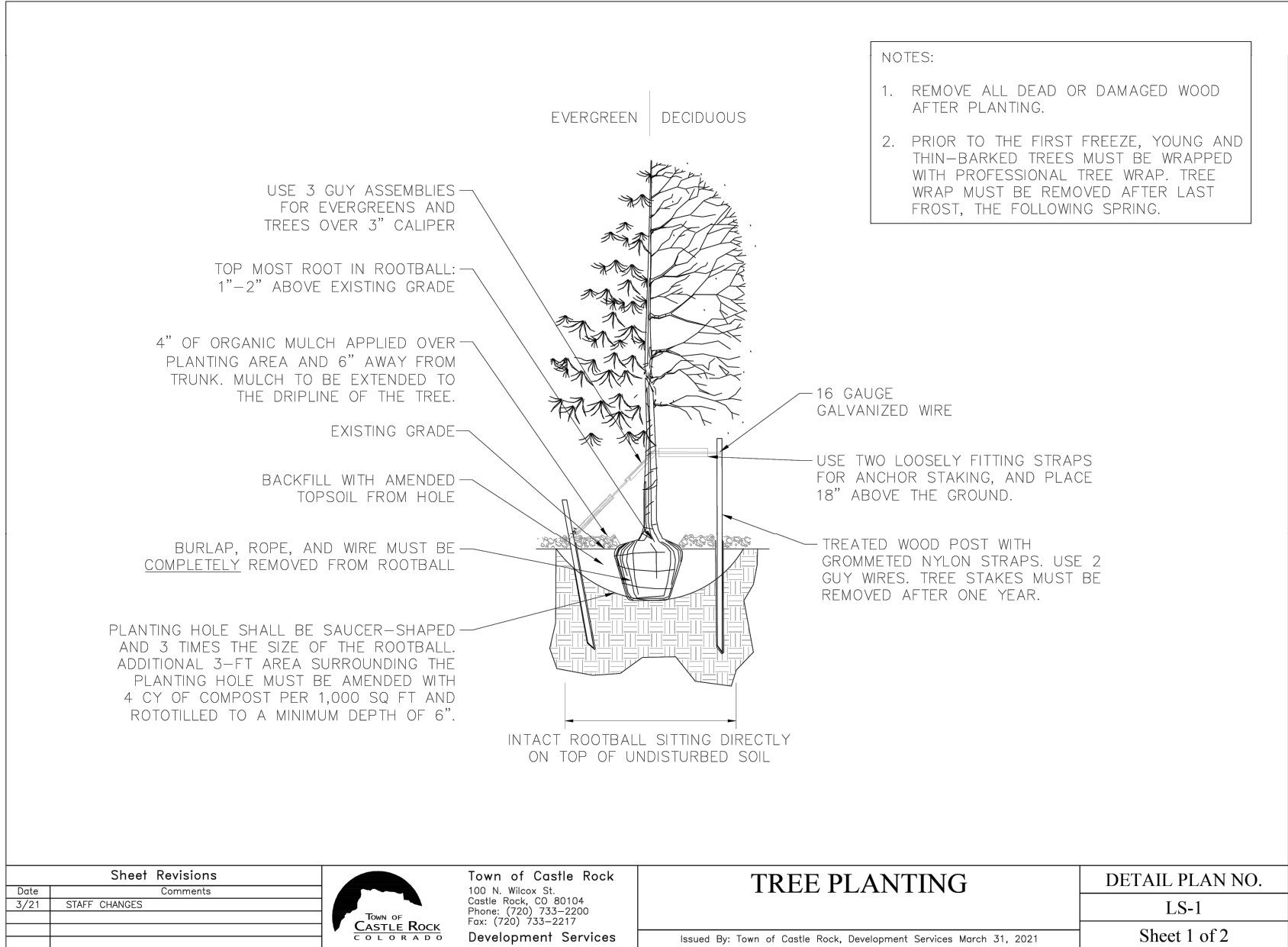
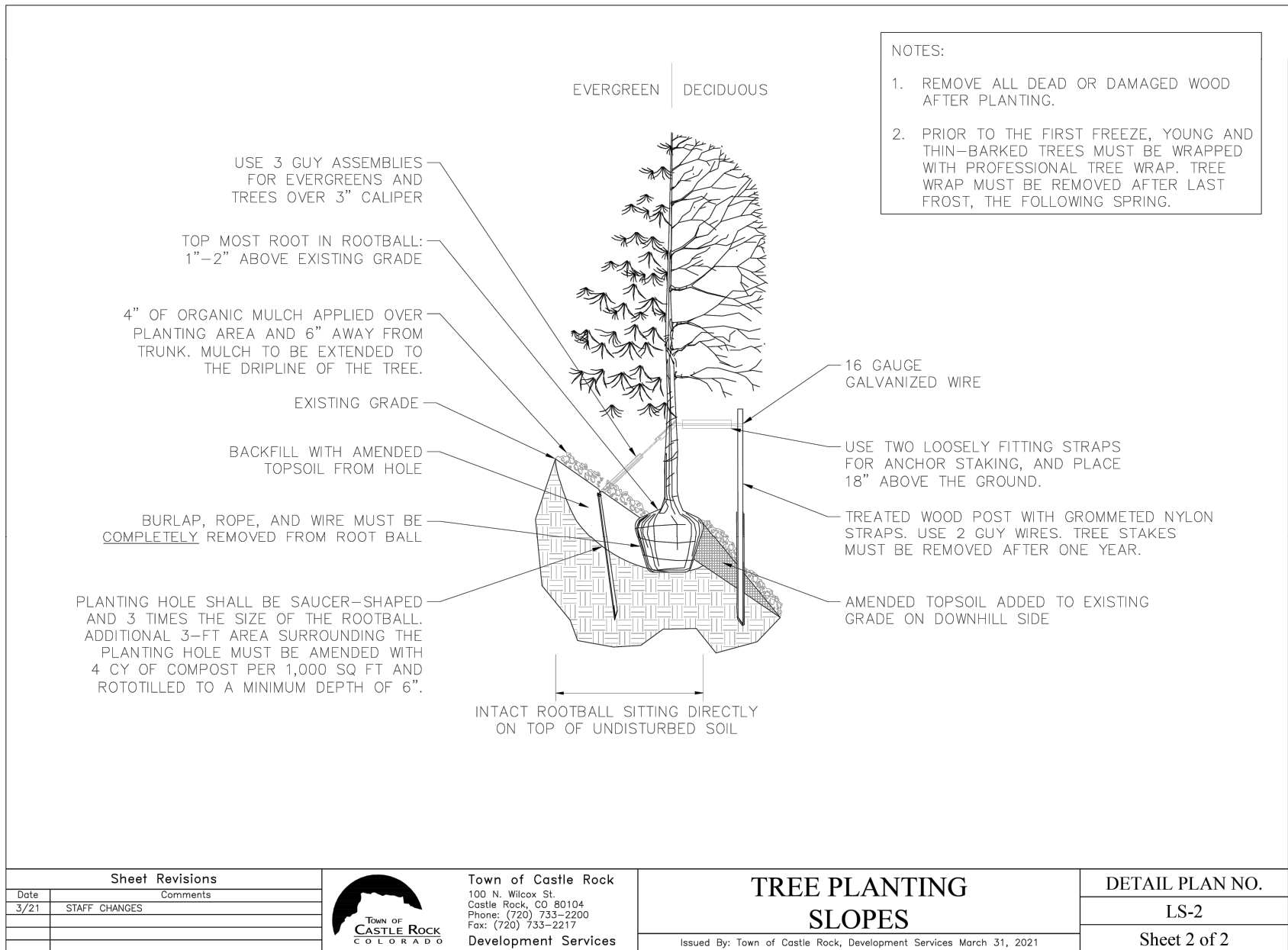
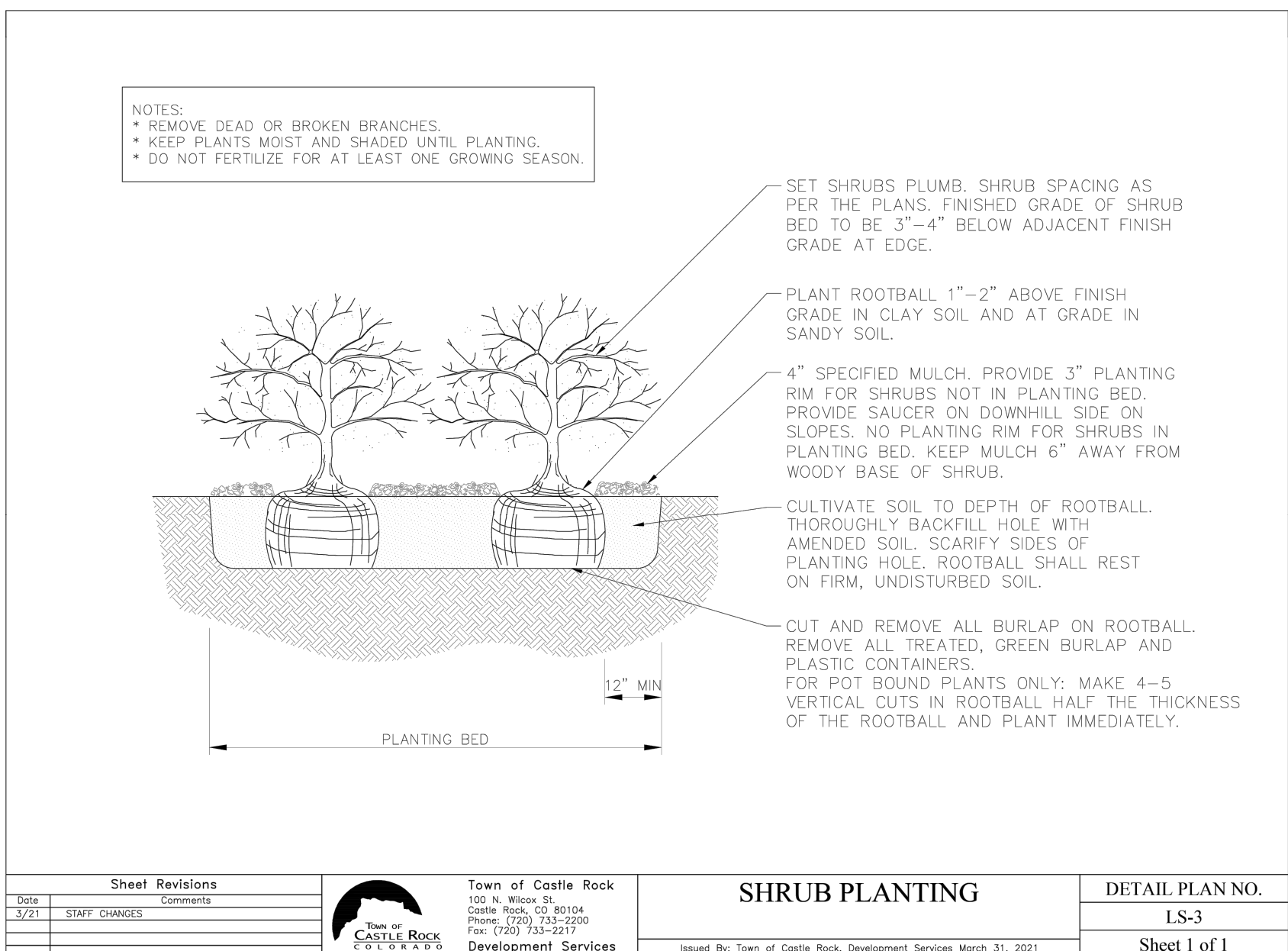
NO. OF PLANTS	LEGEND ABBREV.	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	PLANTING SIZE*	MATURE SIZE (HxW)	IRRIGATION	WATER REQ. (LWUR) (inches per month)	WATER USE	SQ. FT. OF ZONE (TURF ONLY)	PERCENTAGE OF TOTAL AREA	SQ. FT. OF TOTAL LANDSCAPE AREA
DECIDUOUS SHADE TREES*											
1	PC	Pyrus calleryana Chanticleer	CHANTICLEER PEAR	2" CAL.	30'X20'	DRIP	1-2	LOW-MOD	N/A	N/A	N/A
2	QS	Quercus shumardi	SHUMMARD OAK	2" CAL.	50'X40'	DRIP	1-2	LOW-MOD	N/A	N/A	N/A
1	SJ	Sophora japonica	JAPANESE PAGODA TREE	2" CAL.	40'X40'	DRIP	1-2	LOW-MOD	N/A	N/A	N/A
DECIDUOUS SHRUBS											
35	AU	Arctostaphylos x colorado. Panchito	PANCHITO MANZANITA	5 gal.	1'X3'	DRIP	1-2	LOW	N/A	N/A	N/A
4	CL	Cotoneaster lucidus	PEKING COTONEASTER	5 gal.	8'X8'	DRIP	1-2	LOW-MOD	N/A	N/A	N/A
5	CN	Chrysothamnus nauseosus	TALL BLUE RABBITBRUSH	5 gal.	6'X4'	DRIP	1	VERY LOW	N/A	N/A	N/A
7	EE	Ephedra equisetina	BLUESTEM JOINT FIR	5 gal.	4'X3'	DRIP	1-2	LOW	N/A	N/A	N/A
12	PH	Physocarpus monogynus	NATIVE NINEBARK	5 gal.	4'X4'	DRIP	1-2	LOW	N/A	N/A	N/A
18	PL	Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	5 gal.	3'X3'	DRIP	1	VERY LOW-LOW	N/A	N/A	N/A
26	RG	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	5 gal.	3'X6'	DRIP	1	VERY LOW-LOW	N/A	N/A	N/A
EVERGREEN SHRUBS											
3	JB	Juniperus communis 'Mondap'	ALPINE CARPET JUNIPER	5 gal.	8"X48"	DRIP	1-2	LOW	N/A	N/A	N/A
7	PM	Pinus mugo 'Mops'	MOPS MUGO PINE	6 gal.	3'X3'	DRIP	1-2	LOW	N/A	N/A	N/A
PERENNIALS AND GRASSES											
13	BB	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA	1 gal.	3'X3'	DRIP	1-2	LOW	N/A	N/A	N/A
52	CK	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 gal.	5'X2'	DRIP	1-2	LOW-MOD	N/A	N/A	N/A
19	MR	Mahonia repens	CREEPING OREGON GRAPE HOLLY	1 gal.	12"X3'	DRIP	1	VERY LOW-LOW	N/A	N/A	N/A
23	SS	Schizachyrium scoparium 'The Blues'	THE BLUES LITTLE BLUESTEM GRASS	1 gal.	3'	DRIP	1	VERY LOW-LOW	N/A	N/A	N/A
TURF GRASSES											
6,485 SF		Turf - Existing Disturbed Turf Areas	NATURE'S PRAIRIE TURF (SEE SHEET L103)	SOD		SPRAY & ROTOR	1-2	LOW	10301	60	17,070
9,315 SF		Temporary Seed - Pad Lot	LOW-GROWTH DRILL SEEDING MIX (SEE SHEET L103)	SEED		NON-IRRIGATED		VERY LOW-LOW			

LANDSCAPE WORKSHEET



PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

PLANTING DETAILS



SEEDING & MULCHING INSTALLATION NOTES

- 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 BINDWEED, JOHNSON GRASS, KNAW 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 MIX 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). PAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
 9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF 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 LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
 11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF VINED-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 INDIANWEAT), 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 TESCO 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 TESCO 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 TESCO 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	
BLUE GRAMA	HACHITA	PNWB	20	
WESTERN WHEATGRASS	ARRIBA	PNCS	20	
SIDEOLYS GRAMA	VAUGHN	PNWB	20	
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	
STREAMBANK WHEATGRASS	SODAR	PNCS	10	
TOTAL				

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 TESCO CRITERIA MANUAL.

LANDSCAPE NOTES

1. COORDINATION: THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. COMPLIANCE: CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
3. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
4. COMPLETION AND MAINTENANCE:
 - A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
5. SITE CONDITIONS: LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT NOTIFY UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
6. DAMAGE AND CLEANING:
 - A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
7. RIGHT OF REJECTION: OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL BE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS, AND OR TAGS FOR ALL MATERIALS.
8. SOIL PREPARATION: SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 20:1, LESS THAN 6 mm (1/4") SALT CONTENT, A PH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED.
9. PLANTING: TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 10 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
10. SODDING: SOD SHALL BE NATURE'S PRAIRIE SOD BY TURF MASTERS (970) 493-8311. SOIL PREP., INSTALL AND WATER ACCORDING TO TURF MASTERS GUIDELINES.
11. EDGER: INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL BETWEEN ALL SOD OR SEEDDED AREAS AND MULCHED AREAS.
12. MULCH: INSTALL SHREDDED WESTERN RED CEDAR MULCH A MINIMUM OF 4" DEEP UNLESS OTHERWISE SHOWN. ROCK MULCH SHALL BE SIZE AND TYPE AS SPECIFIED ON SHEET L101. INSTALL OVER DEWITT PRO 5 FILTER FABRIC OR EQUAL TO A MINIMUM 3" THICKNESS. INSTALL FABRIC UNDER ALL ROCK MULCH ONLY. NO FABRIC SHALL BE VISIBLE AT PROJECT COMPLETION. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS.
13. STUMP GRINDING: STUMP GRIND EXISTING TREES PROPOSED FOR REMOVAL TO A MINIMUM 12" DEPTH AND BACKFILL WITH TOPSOIL. CONTRACTOR SHALL CLEAN THE AREA DUE TO HIS/HER WORK AND PROPERLY REMOVE ALL GRINDINGS MATERIAL FROM SITE.
14. MAINTENANCE: THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
15. IRRIGATION: ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO INCLUDE IRRIGATION TO ALL PROPOSED PLANT MATERIAL. TURF AREAS LESS THAN 25' IN WIDTH SHALL BE IRRIGATED WITH A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP HEAD SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL BE IRRIGATED USING A DRIP IRRIGATION SYSTEM, ZONED SEPARATE FROM TURF AREAS.
16. PRE-CONSTRUCTION MEETING: CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6045 FOR AN ON-SITE PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.
17. SEEDING: CONTRACTOR TO SUPPLY TOWN OF CASTLE ROCK INSPECTOR WITH SEED MIX AND SUPPLIER FOR FINAL APPROVAL PRIOR TO SEEDING.
18. SIGHT TRIANGLES: ALL SHRUBS WITHIN SIGHT TRIANGLES MUST BE LESS THAN 30" TALL, TO BE DETERMINED IN DETAIL WITH THE CONSTRUCTION DOCUMENTS.

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

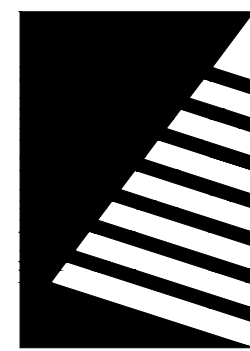
DATE

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PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.
REGISTRATION NO. 854 FOR AND ON BEHALF OF
FARNSWORTH GROUP.

CASTLE ROCK WATER

MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 4/30/25



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

Craig Realty Group

Outlets at Castle Rock
Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 10/24/2024

DESIGNED: MH

DRAWN: MH

REVIEWED: JS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE DETAILS
& NOTES

21 OF 27

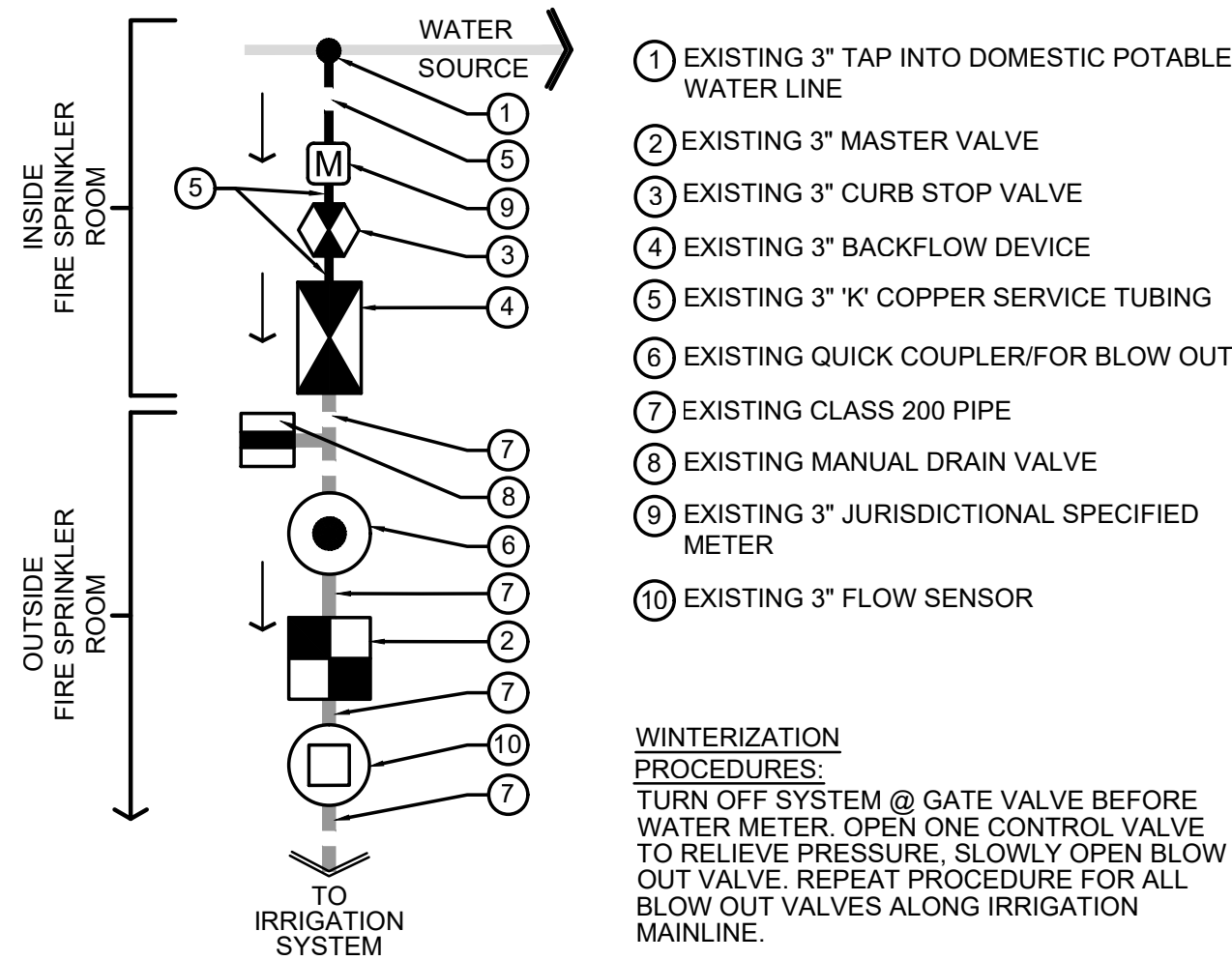
SHEET NUMBER:

L103

PROJECT NO.: 0240544.00

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

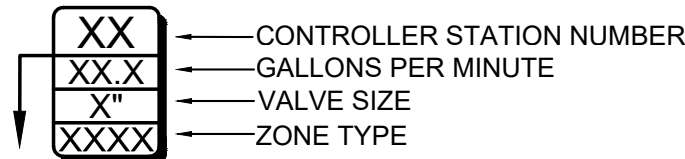
POINT OF CONNECTION SCHEMATIC DIAGRAM



DRIP EMITTER SCHEDULE

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GAL. MATERIAL	0.5 GPH	ONE EACH	ONE EACH
3-5 GAL. MATERIAL	0.5 GPH	TWO EACH	TWO EACH
15 GAL. MATERIAL	1.0 GPH	THREE EACH	FOUR EACH
1 1/2\" CAL. TREE	1.0 GPH	THREE EACH	FOUR EACH
2\" CAL. TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2\" CAL. TREE	1.0 GPH	SIX EACH	EIGHT EACH
6\" EVERGRN TREE	1.0 GPH	FOUR EACH	SIX EACH
8\" EVERGRN TREE	1.0 GPH	SIX EACH	NINE EACH
10\" EVERGRN TREE	1.0 GPH	EIGHT EACH	TWELVE EACH

VALVE KEY DIAGRAM



SLEEVING/WIRING NOTES

-IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2\" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

NOTE:

CONTRACTOR SHALL COORDINATE WITH THE SHOPPING CENTER MANAGER AND MAINTENANCE GROUP THE LOCATIONS OF THE EXISTING IRRIGATION MAINLINES, LATERAL LINES, WIRING, AND HEADS IN THE FIELD. CUT, CAP, EXTEND, AND RECONNECT ALL SHOPPING CENTER IRRIGATION MAINLINE, LATERAL LINES, AND WIRING AS NECESSARY.

CONTRACTOR SHALL COORDINATE WITH THE SHOPPING CENTER MANAGER AND MAINTENANCE GROUP FOR THE CONNECTION OF THE NEW ZONES TO THE EXISTING IRRIGATION SYSTEM AND TIE IN WITH NEW CONTROLLER.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SHOPPING CENTER IRRIGATION IN PROPER FUNCTIONING ORDER DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL ENSURE THE SHOPPING CENTER SYSTEM IS WORKING TO THE SATISFACTION OF THE SHOPPING CENTER OWNER/MAINTENANCE GROUP.

CLWUR WORKSHEET

CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Type	App Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sf for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)*	CLWUR (LWUR x IA/TA)
A	Drip Irrigated Shrubs, Trees & Perennials	2.4	Low	23.68	+3,639 sf	2.00	15,365 sf	2.0 x 3,639/15,365 = .47
B	Low Water Use Spray Irrigated Turf	3.0	Mod	10.30	-1,581 sf	2.00	15,365 sf	3.0 x -1,581/15,365 = -.31
								Total of the CLWUR = +.16

EX. TURF = 11,875 S.F. EX. SHRUB BED = 1,432 S.F.
PROPOSED TURF = 10,294 S.F. PROPOSED SHRUB BED = 5,071 S.F.
-1,581 S.F. TURF +3,639 S.F. SHRUB BED

IRRIGATION CHART

IRRIGATION CHART													
Registered Professional: Michael Haaf Registration #: 12-1105 Date: 4/20/2025 Company Name: Farnsworth Group Address: 5613 DTC Parkway, Suite 1100 Greenwood Village, CO 80111 Phone: (303) 692-8838 Email: mhaaf@f-w.com Clock Make: Hunter Model: ICC2 - Programmable up to 54 Stations													
Circle	Diamond	Square											
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage			
Ec: 1	High	Blue Grass	RB 1800 SAM PPS	18"	7.83	15	4	197	20	2881			
E1	Low	Shrubs, Trees &/or Perennials	Drip-Point Source	5 - 1.0 gph	1.25	4	2.4	115	12	461			
Total								Min/Month	Min/cycle	Gallons/Month			
								115	12	461			

To be added to existing system water use.
Water Account #00004588-02

IRRIGATION SYSTEM HYDRAULIC

Irrigation System Hydraulic

Project Name:

Outlets at Castle Rock - Pad B1

Date:

November 1, 2024

Project Location:

5050 Factory Shops Blvd

Prepared by:

Farnsworth Group - Mike Haaf

Current TOCR Registration #

15-1105

Tap Size

3.00 "

Static Water Pressure:

95 psi

Source of Pressure

Dawn Tiffany
Castle Rock Water - Hydrant 2257

Hydraulic Grade At Zone:

E1

Company

Ft. of Copper

Pipe Size (")

K Copper

Friction Loss (from chart)

Flow-GPM

Loss/Gain

Service Line (tap to meter):

15 LF

3.00

K Copper

0.00 /100 FT

4

0.00

Water Meter:

0.00

3.00

K Copper

0.00 /100 FT

4

0.00

Service Line (meter to backflow):

5 LF

3.00

K Copper

0.00 /100 FT

4

0.00

Backflow:

12

4

12.00

Master Valve:

3

0

4

0.00

Pressure Required at Head:

40

Lateral Allowance:

6.50

Control Valve Allowance:

1.50

Mainline Allowances:

Length of Mainline

Pipe Material

Size

Gals.

GPM

Friction Loss

Flow-GPM

Loss/Gain

380 LF CL200BE

3.000 "@

4

GPM

0.00 /100 FT

0.00

0 LF CL200BE

3.000 "@

4

GPM-Looped

0.00 /100 FT

0.00

Elevation:

Tap elevation

6,122

High/Low:

6,105

-7.36

Green shading indicates required information you must provide

Total System requirements (PSI)

52.64

Available System Pressure (PSI)

95.00

Town of Castle Rock provides a minimum of 43 psi

Water Meter #3395904

Total irrigated area for tap #Acct. #00004588-02 is approx. 85,000 sq. ft.

TOWN APPROVAL BLOCK

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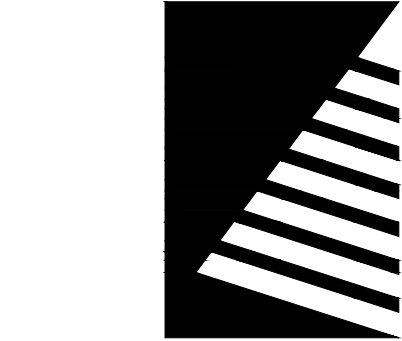
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SHEET TITLE:

IRRIGATION NOTES,
CHARTS, AND
WORKSHEETS

23 OF 27

SHEET NUMBER:

L202

PROJECT NO.: 0240544.00

GENERAL IRRIGATION NOTES	
1.	IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALL, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ALL ITEMS DAMAGED BY HIS WORK. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE LANDSCAPE PLAN AND OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
2.	THE PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSION EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE WORK.
3.	THE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY AND ALL INSPECTIONS AS REQUIRED.
4.	THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S EASEMENTS SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
5.	THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATION PRESSURE OF 58.51 PSI AND A MAXIMUM FLOW DEMAND OF 48.4 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. INSTALL WATT'S 223S PRESSURE REDUCER WITH AIR RELIEF VALVE IN VALVE BOX MARKED "PRV" SET TO 75 PSI, IF PRESSURE EXCEEDS 90 PSI.
6.	SUPPLY LINE, METER, CURB STOP VALVE, AND BACKFLOW PREVENTER ARE EXISTING TO REMAIN. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE THE BACKFLOW PREVENTER WHERE SHOWN ON PLAN.
7.	THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB OR GROUNDCOVER AREAS.
8.	ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
9.	TRENCHING WITHIN THE DRIPLINE OF LARGE EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
10.	ALL MAIN LINE PIPING, LATERAL LINE PIPING, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES AT A MINIMUM DEPTH OF 18". SLEEVES SHALL BE INSTALLED BEFORE PAVING IS IN PLACE. ALL SLEEVE SIZES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
11.	PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
12.	MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF SLOPES.
13.	ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. INSTALL ALL HEADS WITH DOUBLE SWING JOINTS AS PER DETAIL. ALL HEADS ADJACENT TO PARKING LOTS, WALKS, ROADS, OR OTHER PAVED AREAS SHALL BE INSTALLED WITH POP-UP BODIES.
14.	POP-UP HEIGHT SHALL BE CONSISTENT WITH THE MATURE HEIGHT OF THE PLANT MATERIAL BEING IRRIGATED. MINIMUM POP-UP HEIGHT OF SIX (6) INCHES IS REQUIRED FOR TURF AREAS. MINIMUM POP UP HEIGHT OF TWELVE (12) INCHES IS REQUIRED FOR NATIVE, WILDFLOWER, OR PERENNIAL AREAS.
15.	THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, DRIP TUBING, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL MISTING AND/OR OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE HEAD TO HEAD COVERAGE IN SPRAY AREAS AND DRIP IRRIGATION TO EACH PLANT AS NECESSARY. SUBSTITUTION OF NOZZLE PATTERN OR RADIUS AS REQUIRED TO ACHIEVE OPTIMUM COVERAGE IS RESPONSIBILITY OF CONTRACTOR.
16.	ALL REMOTE CONTROL VALVES, GATE VALVES, FLUSH VALVES, AND PRESSURE RELIEF VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS. COMPLETE WITH LOCKING COVERS. ALL SHALL BE CARSON, ARMOR, OR APPROVED EQUAL. AND SHALL BE MARKED "G.V." FOR GATE VALVES, "R.C.V." FOR REMOTE CONTROL VALVES, "F.V." FOR FLUSH VALVES, AND "P.R.V." FOR PRESSURE RELIEF VALVES. CONTRACTOR SHALL USE A BRANDING IRON TYPE TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS SHOWN ON PLAN.
17.	MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
18.	SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED AND RATED FOR DIRECT BURIAL. INSTALL 2 EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT CONTROLLER. FOR REMOTE CONTROL VALVES, ETC. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX AS PER DETAILS.
19.	CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS. -CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE WIRE (SEE SCHEDULE FOR SPECIFIC WIRE). -ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL). -ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS. -LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE. -USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES. ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES. -INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE. -GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE OR EVERY 8TH DECODER AND AT ALL ENDS OF WIRE RUN.
20.	THE CONTRACTOR SHALL PROVIDE AND INSTALL A RAIN SENSOR FOR EACH CONTROLLER. INSTALL A BYPASS SWITCH FOR THE RAIN SENSOR. INSTALL SENSOR IN UNOBSTRUCTED PLACE PER MANUFACTURERS RECOMMENDATION.
21.	INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER.
22.	120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
23.	ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
24.	THE SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME, IF OPERATOR SCHEDULES CONTROLLER(S) TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND COULD CREATE OPERATING AND COVERAGE DEFICIENCIES.
25.	THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH AN OPERATING AND MAINTENANCE MANUAL TO THE OWNER AT THE COMPLETION OF THE IRRIGATION INSTALLATION.
26.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL SYSTEM WINTERIZATION AND SPRING START-UP FOR THE FIRST YEAR TO ENSURE SYSTEM IS OPERATING PROPERLY.

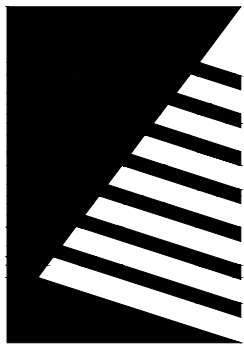
PUBLIC IMPROVEMENT CONSTRUCTION PLANS	
FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX	
TOWN OF CASTLE ROCK NOTES	
1.	INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2.	IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3.	BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4.	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 MAY, JUNE, AUGUST AND SEPTEMBER. 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 12 AM TO 8 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 PAST 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.	A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLAN IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.
TEMPORARY IRRIGATION CRITERIA	
CRITERIA:	
1.	THE NATIVE SOIL MUST BE AMENDED WITH 3 CUBIC YARDS (CLASS I COMPOST) PER 1,000 SQUARE FEET.
2.	THIS AMENDMENT MUST BE INCORPORATED VIA TRACTOR RIPPING INTO THE SOIL.
3.	DRILL SEEDING IS REQUIRED IN ALL AREAS. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED.
4.	TEMPORARY IRRIGATION SYSTEMS AND IRRIGATION EXEMPTION WILL MEET THE FOLLOWING SPECIFICATIONS: <ul style="list-style-type: none">THE IRRIGATION SYSTEM MUST BE ABOVE GROUND AND REMOVED AT THE END OF THE APPROVED ESTABLISHMENT PERIOD.SPRINKLER HEADS USED FOR TEMPORARY IRRIGATION MUST HAVE AN APPLICATION RATE NOT TO EXCEED .75-INCH/HOUR. TRADITIONAL SPRAY HEADS/NOZZLES ARE NOT ALLOWED.THE IRRIGATION EXEMPTION SHALL NOT EXCEED 30 DAYS.SEED TICKET(S) FOR AREAS TEMPORARILY IRRIGATED ARE TO BE PROVIDED TO CASTLE ROCK WATER.THE TOWN OF CASTLE ROCK HYDRAULIC WORKSHEET (REQUIRED ON CONSTRUCTION DOCUMENTS) WILL SHOW BOTH PERMANENTLY AND TEMPORARILY IRRIGATED AREAS. THESE SHOULD BE LISTED SEPARATELY AND NOT COMBINED.TAP SIZING WILL BE DETERMINED BY THE PERMANENTLY IRRIGATED PLANT MATERIAL.
5.	WATERING SHALL OCCUR BETWEEN THE HOURS OF 12 A.M. AND 8 A.M. NO WATERING WILL BE PERMITTED OUTSIDE OF THESE TIMES.
6.	A WATERPROOF SIGN MEASURING A MINIMUM OF TWO FEET BY TWO FEET SHALL BE VISIBLE FROM EACH ADJACENT ROAD. THE SIGN SHALL CONTAIN: <ul style="list-style-type: none">TEMPORARY IRRIGATIONDATES OF THE TEMPORARY IRRIGATIONCONTRACTOR'S CONTACT INFORMATION
7.	ON EXPIRATION OF THE APPROVED ESTABLISHMENT PERIOD, ALL COMPONENTS OF THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED. EQUIPMENT TO BE REMOVED INCLUDES AN IRRIGATION CONTROLLER, CONTROL VALVES, MANUAL BALL VALVES, ALL FITTINGS USED TO CONNECT VALVES TO THE 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.
A.	A HYDRANT METER ISSUED BY THE TOWN MAY BE USED TO METER TEMPORARY IRRIGATION WATER. THE HYDRANT METER ASSEMBLY SHALL BE SECURED WITH AN ANTI-THEFT CAGE AND PROTECTED FROM FREEZING. THE HYDRANT METER SHALL BE CONNECTED TO A 2" FITTING ON A HYDRANT, THE 4" FITTING SHALL BE RESERVED FOR THE FIRE DEPARTMENT TO USE IN FIGHTING FIRES. THE HYDRANT METER ASSEMBLY WILL BE REMOVED AT THE END OF THE GROWING SEASON AND RETURNED TO THE TOWN. THE APPLICANT WILL FOLLOW HYDRANT METER PERMIT REQUIREMENTS.
B.	WATER WILL BE BILLED AT THE APPLICABLE TWO TIER (2) APPLICATION RATE (SEE CURRENT YEAR RATES AND FEES). REFER TO THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL FOR ESTABLISHMENT SCHEDULE.
GATE VALVE	
DETAIL PLAN NO. IR-7 Sheet 1 of 1	
MAIN LINE & LATERAL TRENCH	
DETAIL PLAN NO. IR-21 Sheet 1 of 1	
PIPE AND SLEEVE INSTALLATION	
NOT TO SCALE	
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
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CASTLE ROCK WATER	
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ISSUE: # DATE: DESCRIPTION:	
PRELIMINARY NOT FOR CONSTRUCTION	
PROJECT: Craig Realty Group	
Outlets at Castle Rock Pad B1 Castle Rock, Colorado	
5050 Factory Shops Boulevard Castle Rock, Colorado 80108	
DATE:	10/24/2024
DESIGNED:	MH
DRAWN:	MH
REVIEWED:	
FIELD BOOK NO.:	
SHEET TITLE:	
IRRIGATION NOTES & DETAILS	
24 OF 27	
SHEET NUMBER:	
L203	
PROJECT NO.: 0240544.00	

I:\msof\1\A\2024\0240544.00 - Pad B1\04_Drawings\DWG\CD\2024-4_IRRIGATION_NOTES & DETAILS.dwg | 11/7/2024, 3:46 PM |

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

FOR A PORTION OF THE OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-000XX

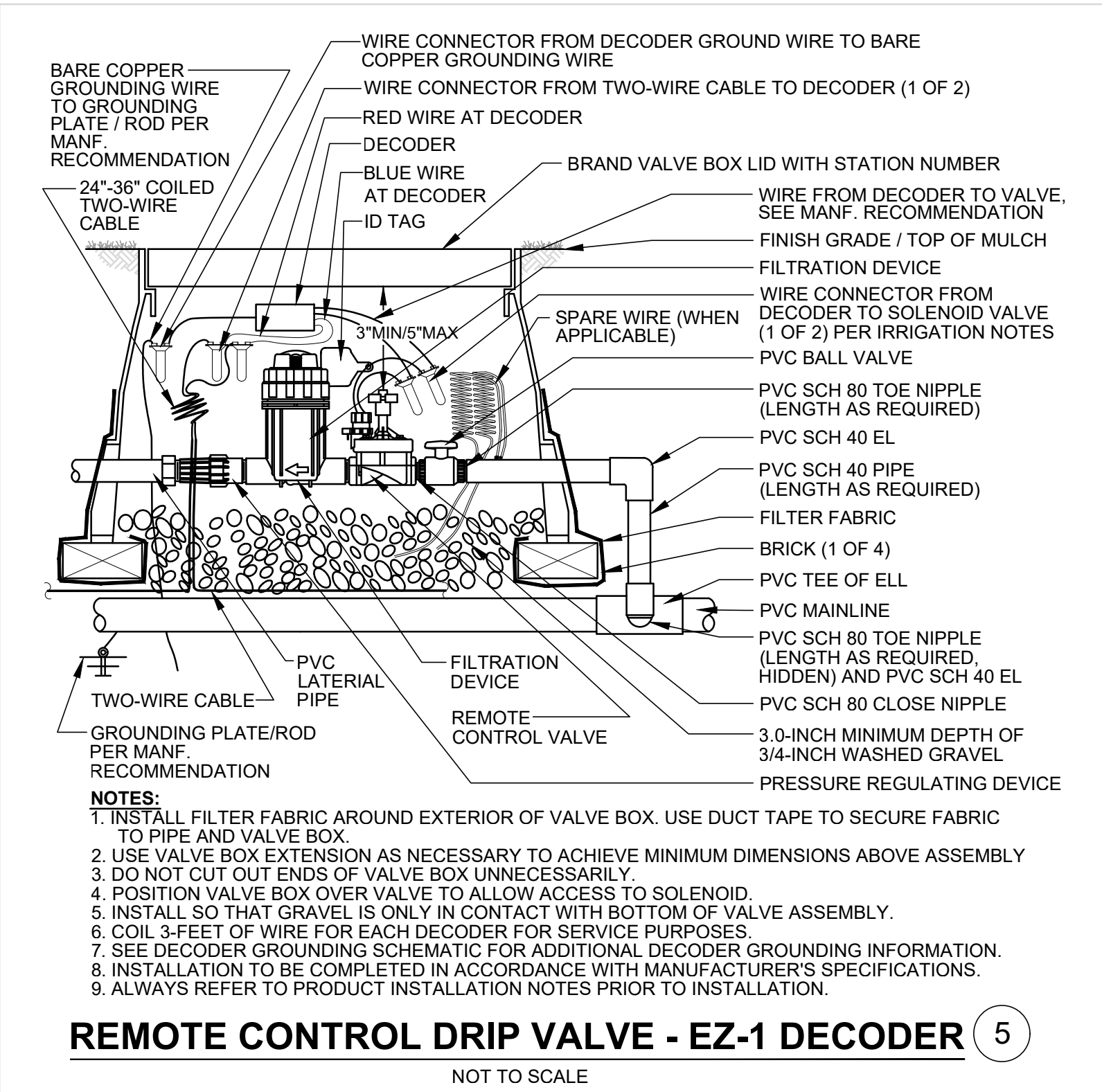
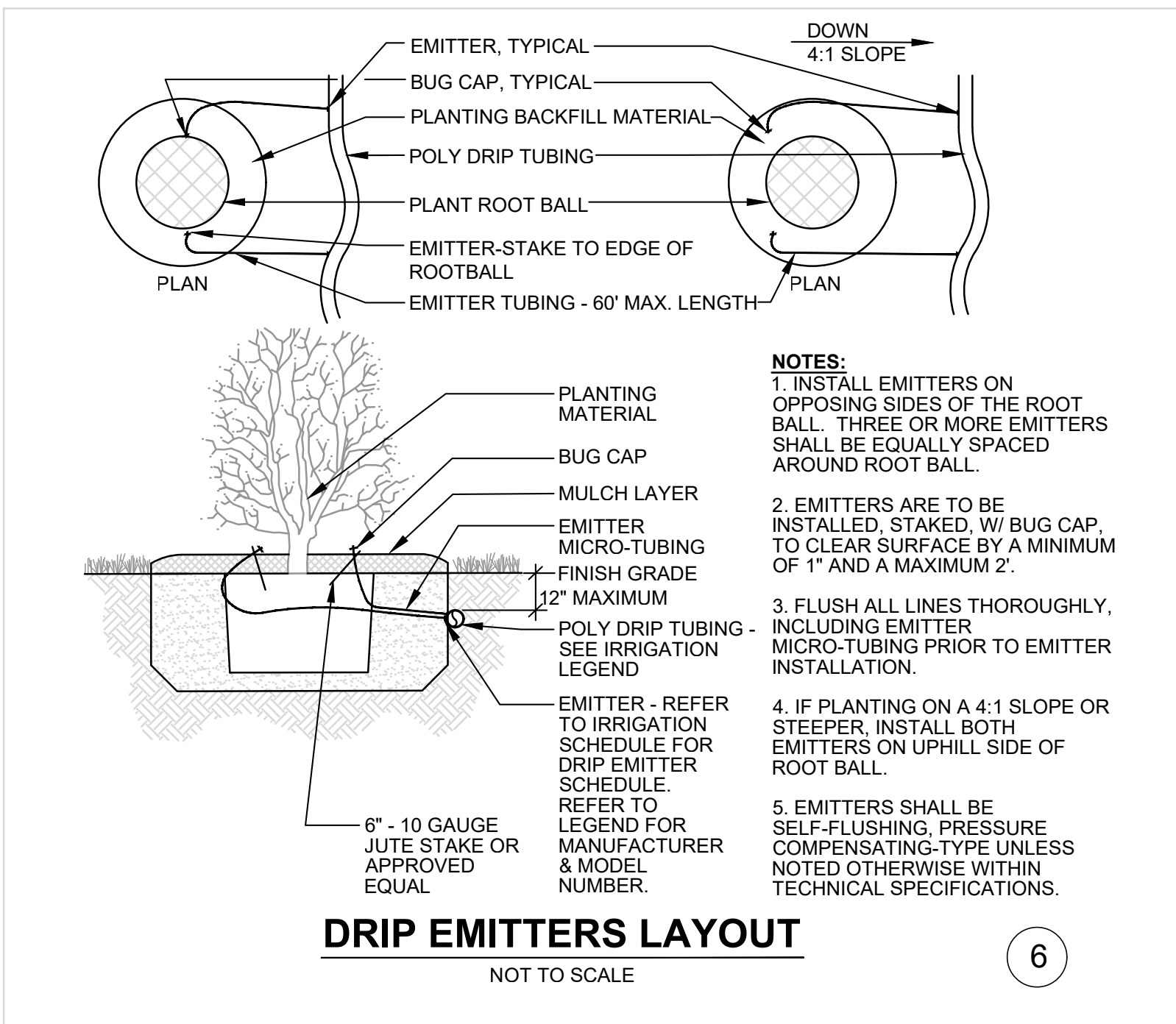
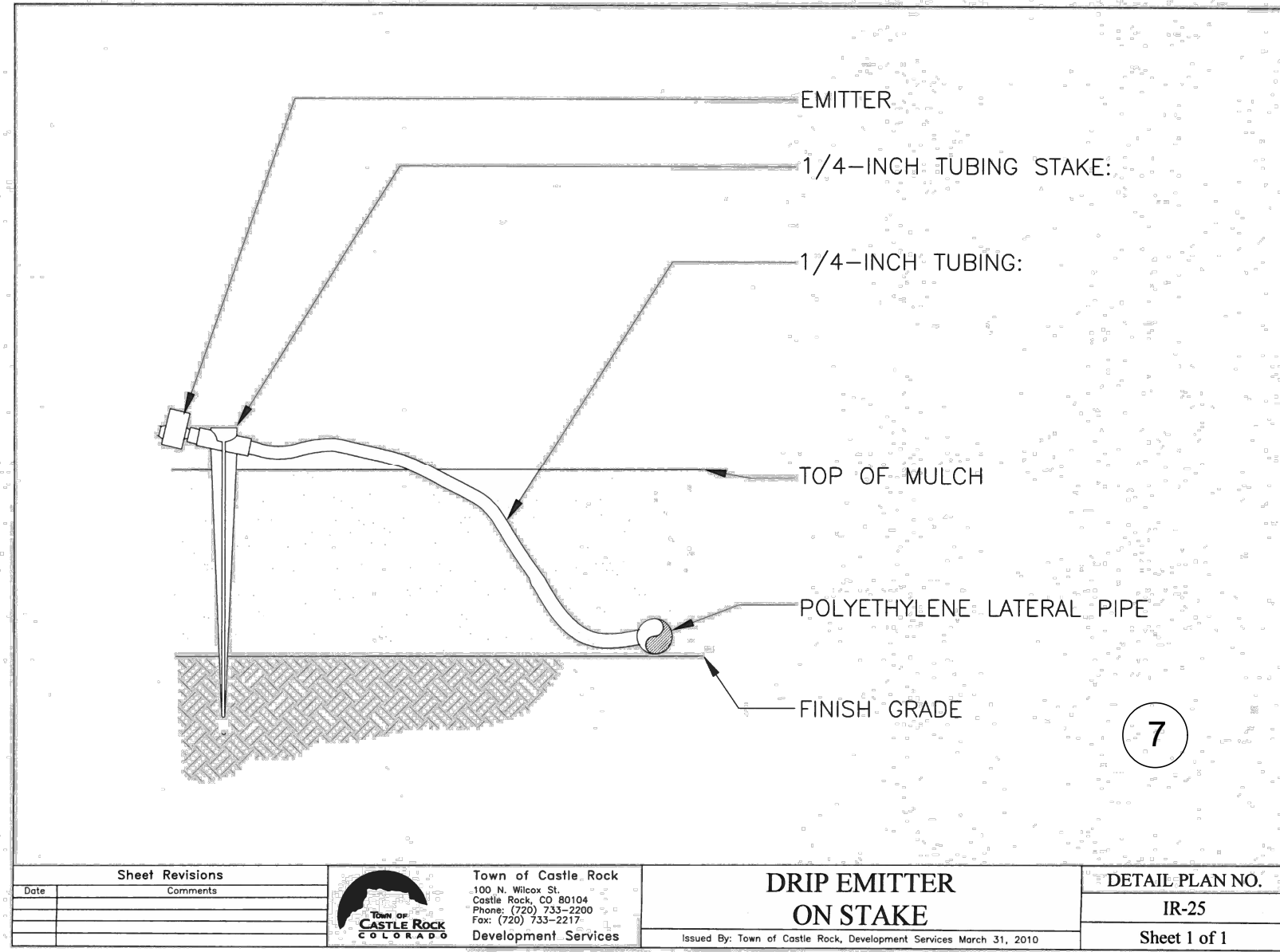
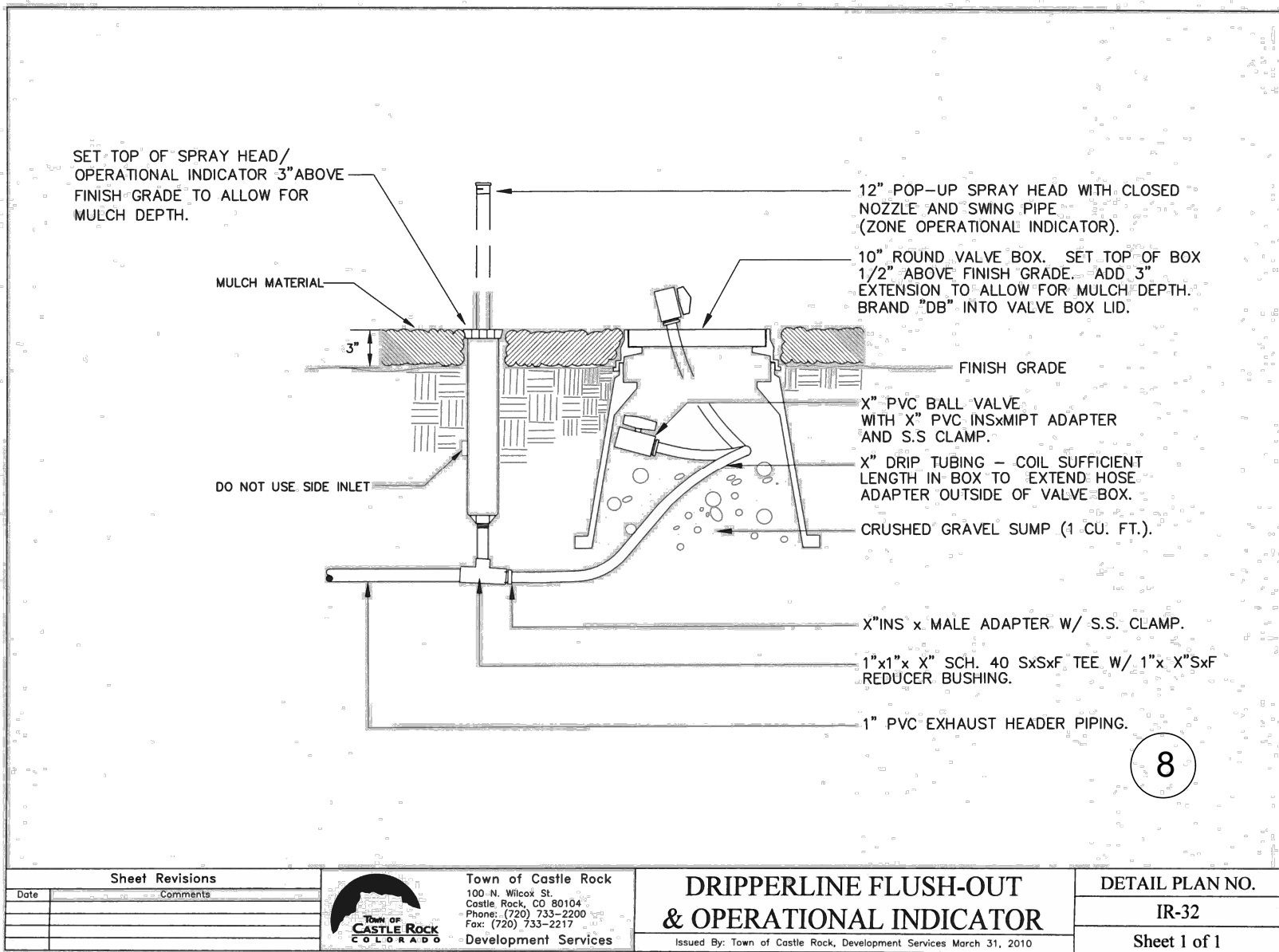
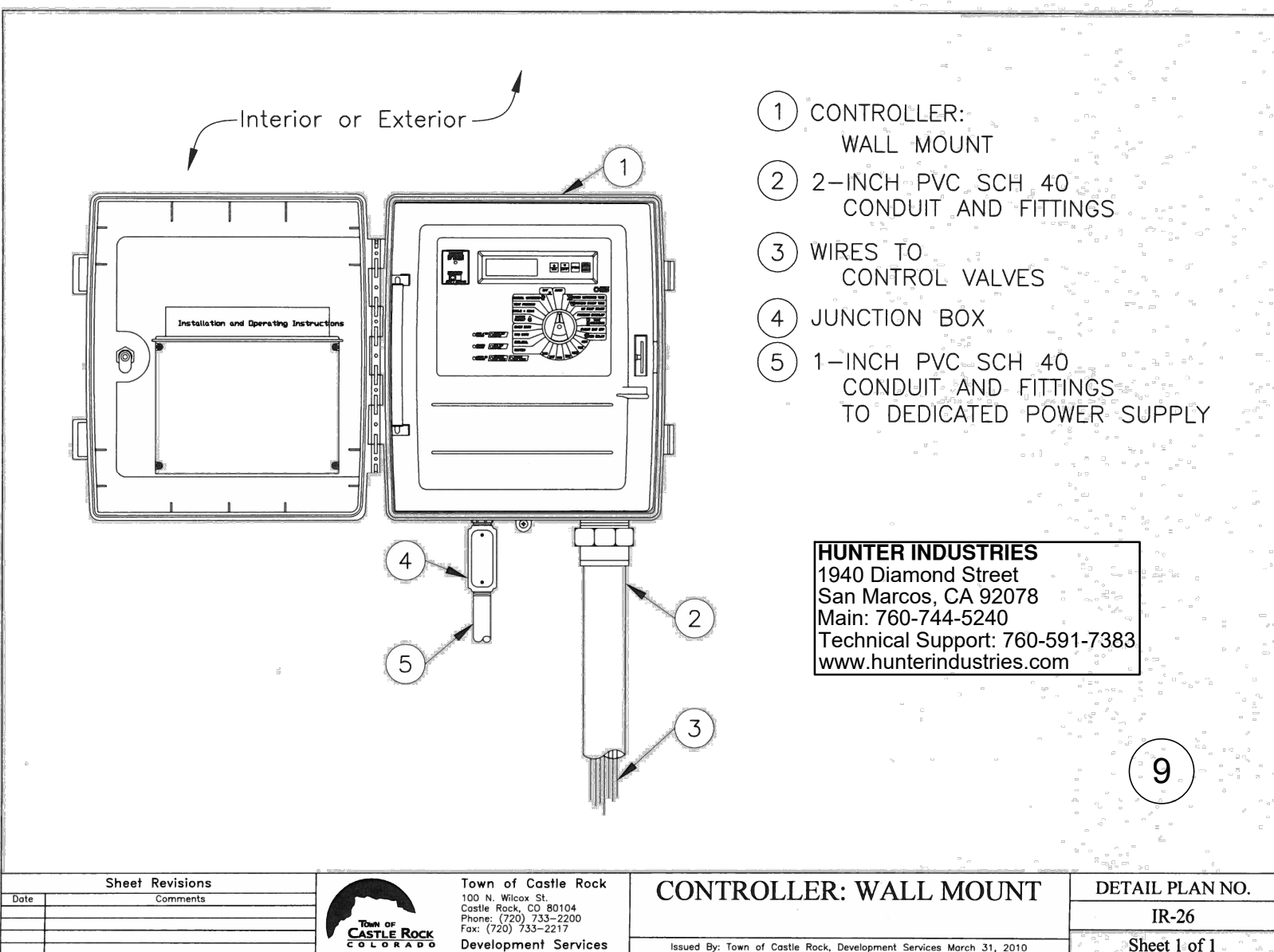
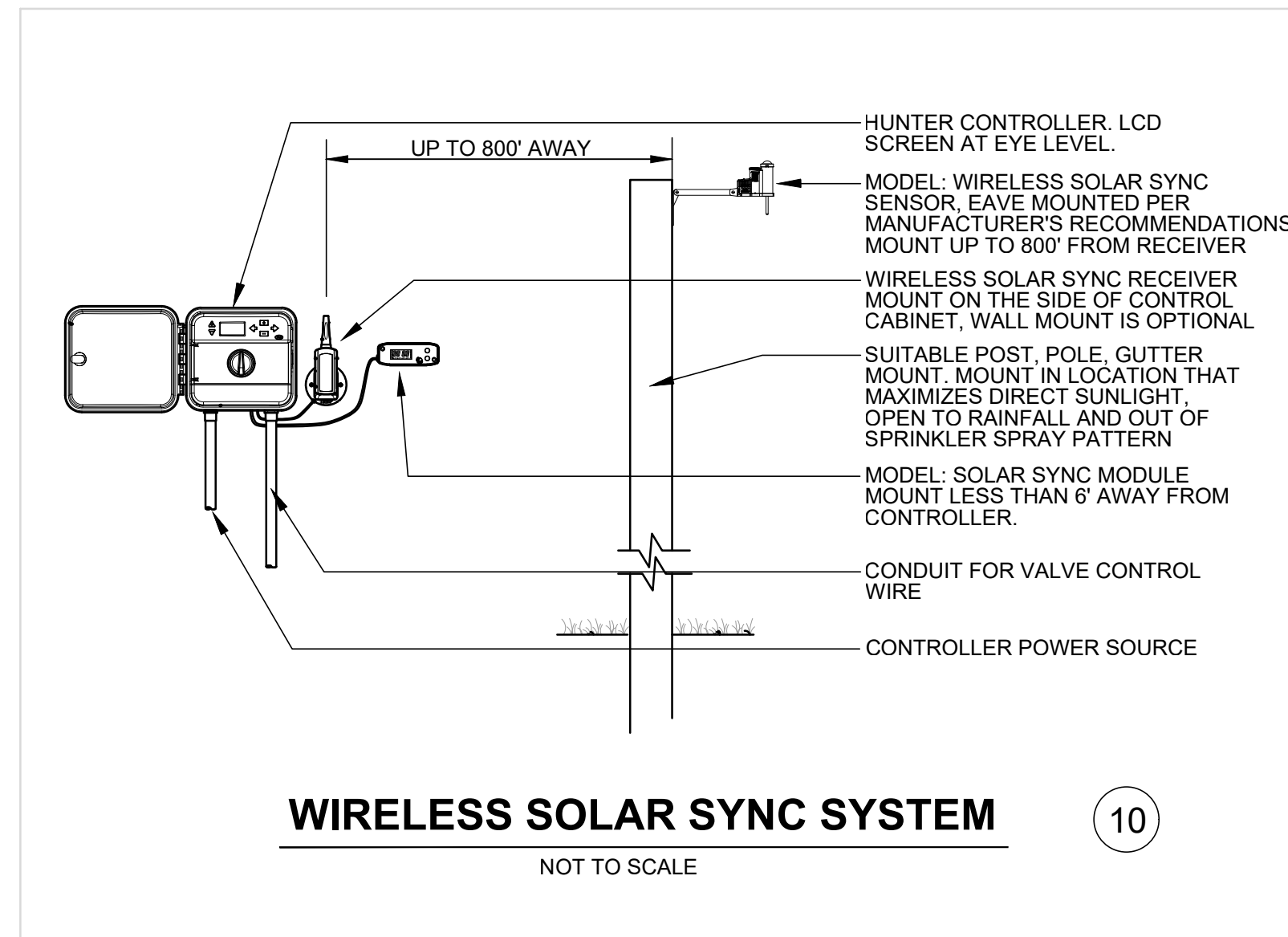
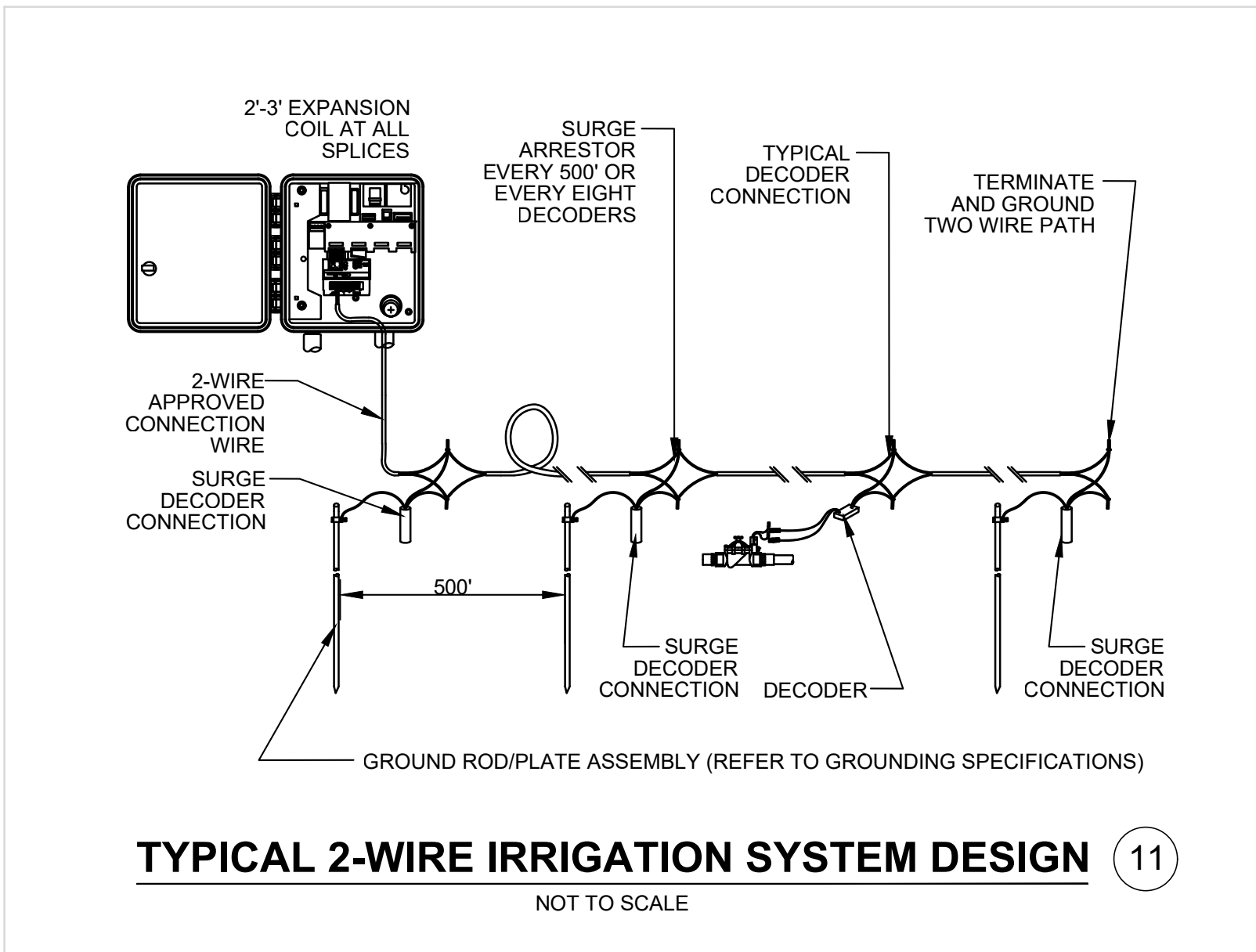
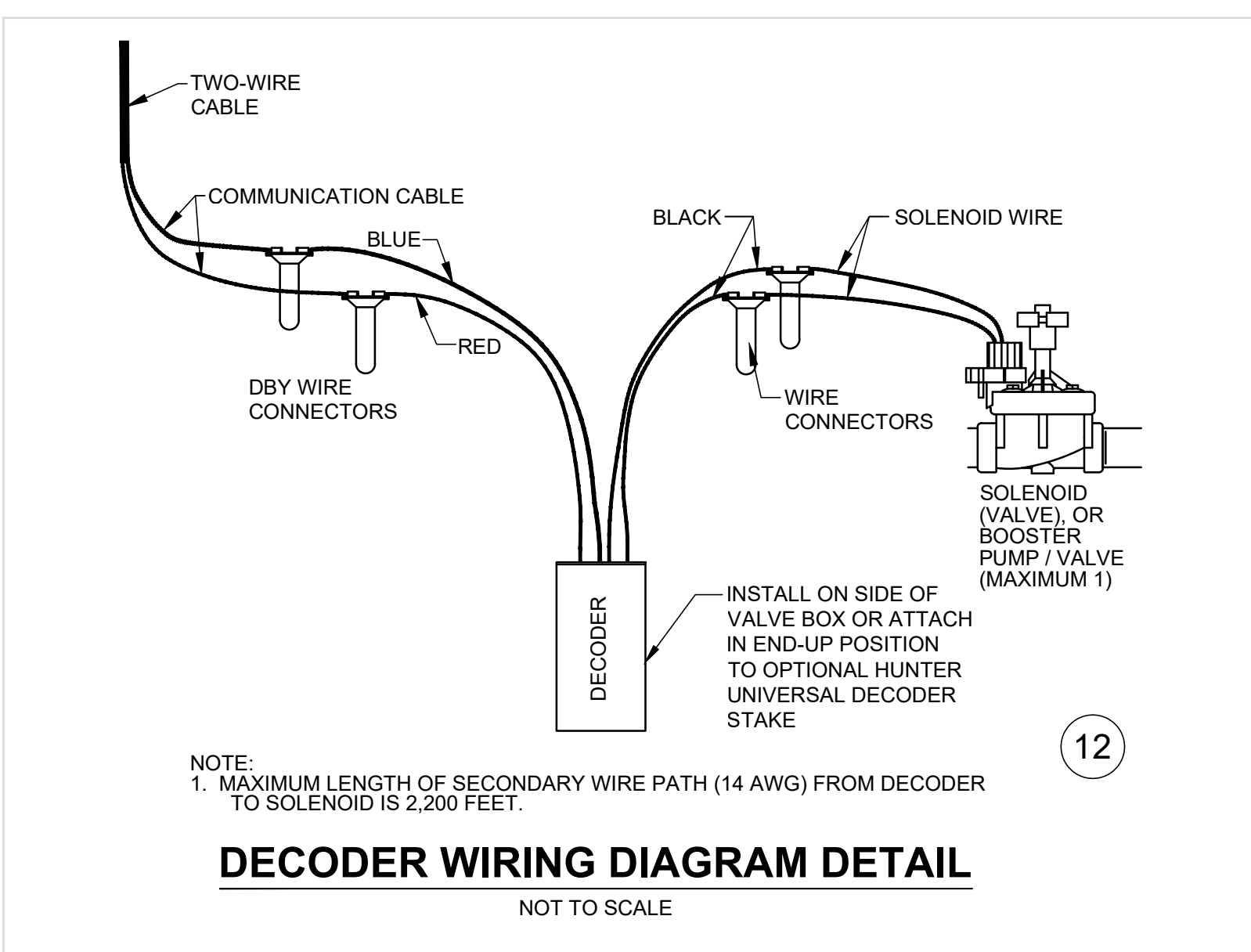


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ISSUE:
DATE: DESCRIPTION:



TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

SIGNATURE BLOCK

PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.
REGISTRATION NO. 854 FOR AND ON BEHALF OF
FARNSWORTH GROUP.

CASTLE ROCK WATER

MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 4/30/25

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
Craig Realty Group

Outlets at Castle Rock
Pad B1
Castle Rock, Colorado

5050 Factory Shops Boulevard
Castle Rock, Colorado 80108

DATE: 10/24/2024

DESIGNED: MH

DRAWN: MH

REVIEWED: JS

FIELD BOOK NO.:

SHEET TITLE:

IRRIGATION DETAILS

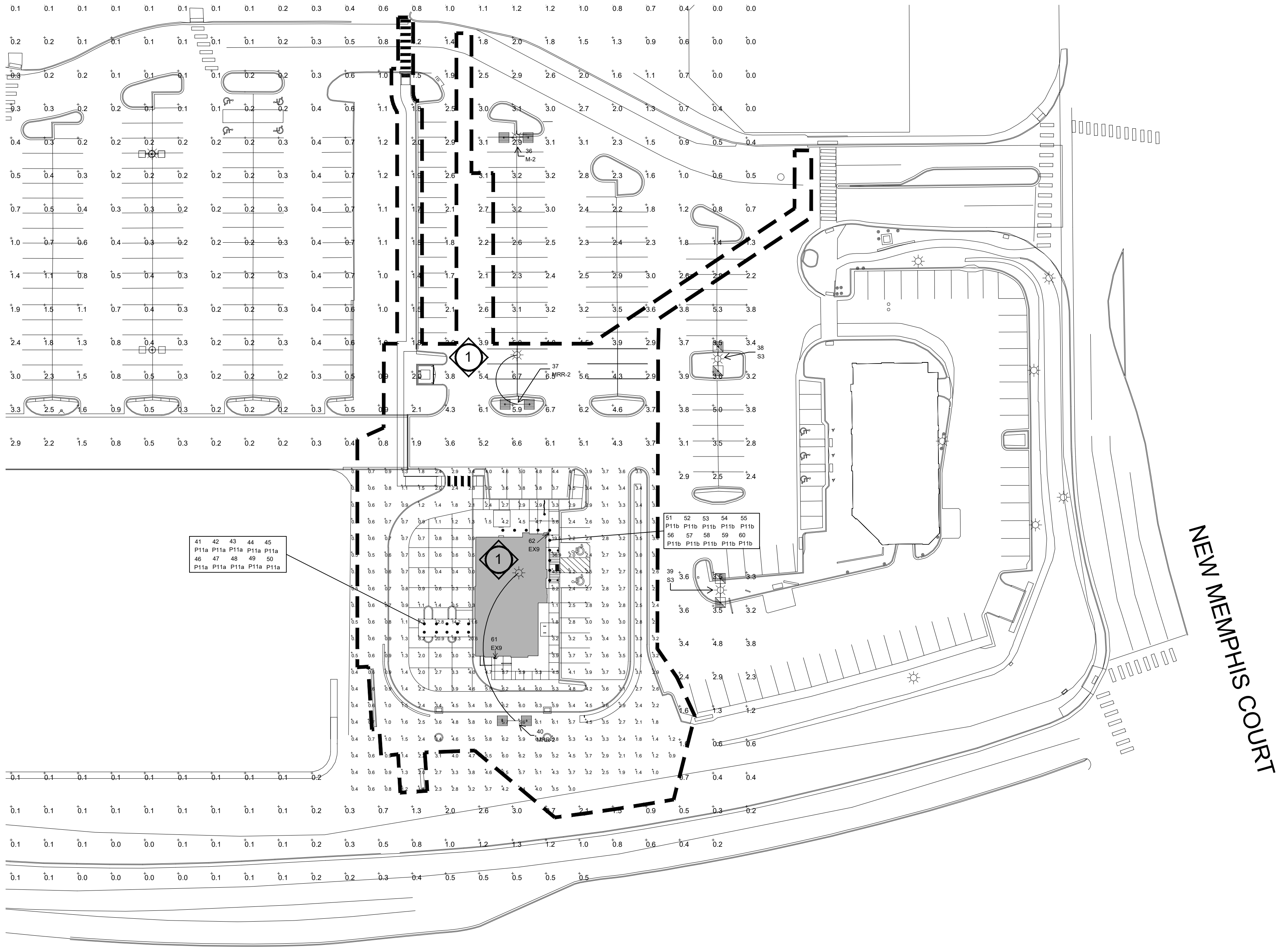
25 OF 27

SHEET NUMBER:

L204

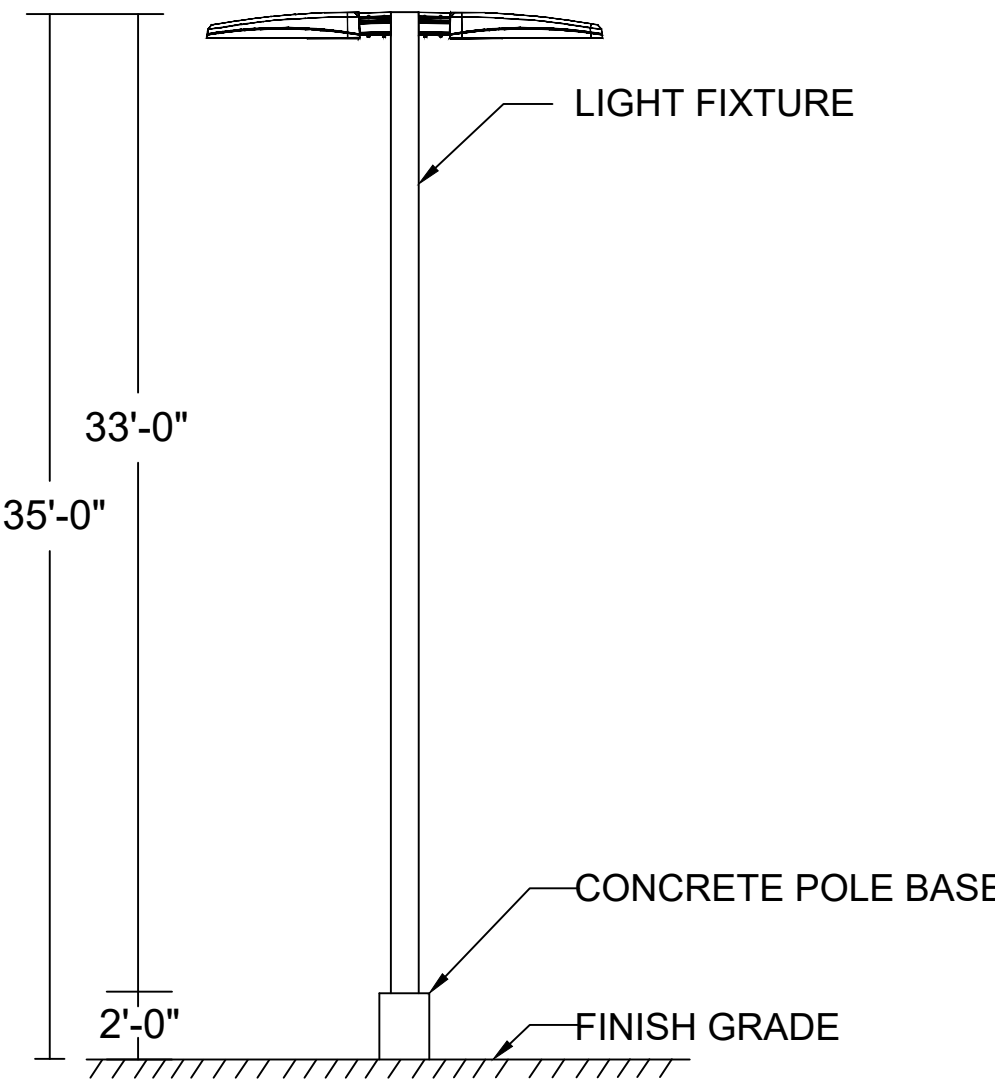
PROJECT NO.: 0240544.00

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



GENERAL NOTES SDP CHECKLIST

1. LIGHT LOSS FACTOR (LLF) = 1.0 AND IS INDICATED ON THE LUMINAIRE SCHEDULE.
2. HOURS OF LIGHTING ARE 7PM-6AM SUMMER & 4:30PM-6AM WINTER. TIME CLOCKS SHALL BE USED TO CONTROL HOURS OF OPERATION.
3. REDEVELOPMENT AREA INCLUDES PARKING & PEDESTRIAN TRAFFIC. EXISTING LIGHT FIXTURES ARE RELOCATED TO PROVIDE SAFE LIGHT LEVELS AT THE REDEVELOPMENT.
4. FULL CUTOFF FIXTURES ARE EXISTING & ARE BEING REUSED/RELOCATED. THIS WILL MINIMIZE LIGHT POLLUTION AND TRESPASS TO ADJACENT PROPERTIES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
THIS PROPOSED LIGHTING PLAN DOES NOT HAVE ANY TYPE IV FIXTURES.



KEY NOTES

- 1** EXISTING CONCRETE FOOTINGS FROM RELOCATED POLES TO BE REMOVED FROM SERVICE. TYPICAL (2) LOCATIONS.

1 SITE LIGHTING PHOTOMETRIC PLAN - PAD B1
SCALE: 1"= 40'-0"

2 POLE DETAILS - FIXTURES M-2, MRR-2
SCALE: NTS

Symbol	Qty	Label	Arranged	LLF	Description	BUG Rating
	2	EX9	SINGLE	1.00	NEW EGRESS FIXT 11W LED WIDE THROW 8'-0 MTG HT (4000K/635 LUMENS) Lithonia AFF_OEL_DDBTXD_UVOLT_LTP_SDRT_WT	B0-U2-G1
	4	M-2	BACK-BACK	1.00	NEW PHASE 2 FIXT 264W LED T5 35'-0 MTG HT (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ	B5-U0-G5
	2	MRR-2	BACK-BACK	1.00	RELOCATE POLE (PAD B1)NEW BASE & FIXT 264W LED T5 35'-0 MTG HT (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ	B5-U0-G5
	10	P11a	SINGLE	1.00	NEW ROUND RECESSSED UNDER CANOPY FIXT 20W LED 10'-0 MTG HT (4000K) 5811_1SA_T_20L_8040_N_DM-U-BB	N.A.
	10	P11b	SINGLE	1.00	NEW ROUND RECESSSED UNDER CANOPY FIXT 20W LED 12'-0 MTG HT (4000K) 5811_1SA_T_20L_8040_N_DM-U-BB	N.A.
	2	S3	BACK-BACK	1.00	EXIST QDOBA FIXT 344W LED T3 35'-0 MTG HT (4000K/39709 LUMENS) KIM LIGHTING ALTITUDE 300 2SB-ALT-3-P-35-300L-4K	B4-U0-G5

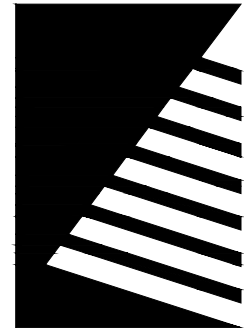
FOR NATIONAL ACCOUNT MATERIAL PURCHASING AND PRICING INFORMATION PLEASE CONTACT:

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
PH: 763.684.1548

PROJECT NO. SDP24-0024



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(303) 692-8838 / info@f-w.com

Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status

NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

OUTLETS AT CASTLE ROCK -PAD B1

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 9/11/2024

DESIGNED: MH

DRAWN: MH

REVIEWED: JS

FIELD BOOK NO.:

SHEET TITLE:

ILLUMINATION PLAN

SHEET NUMBER:

9

9 OF 10

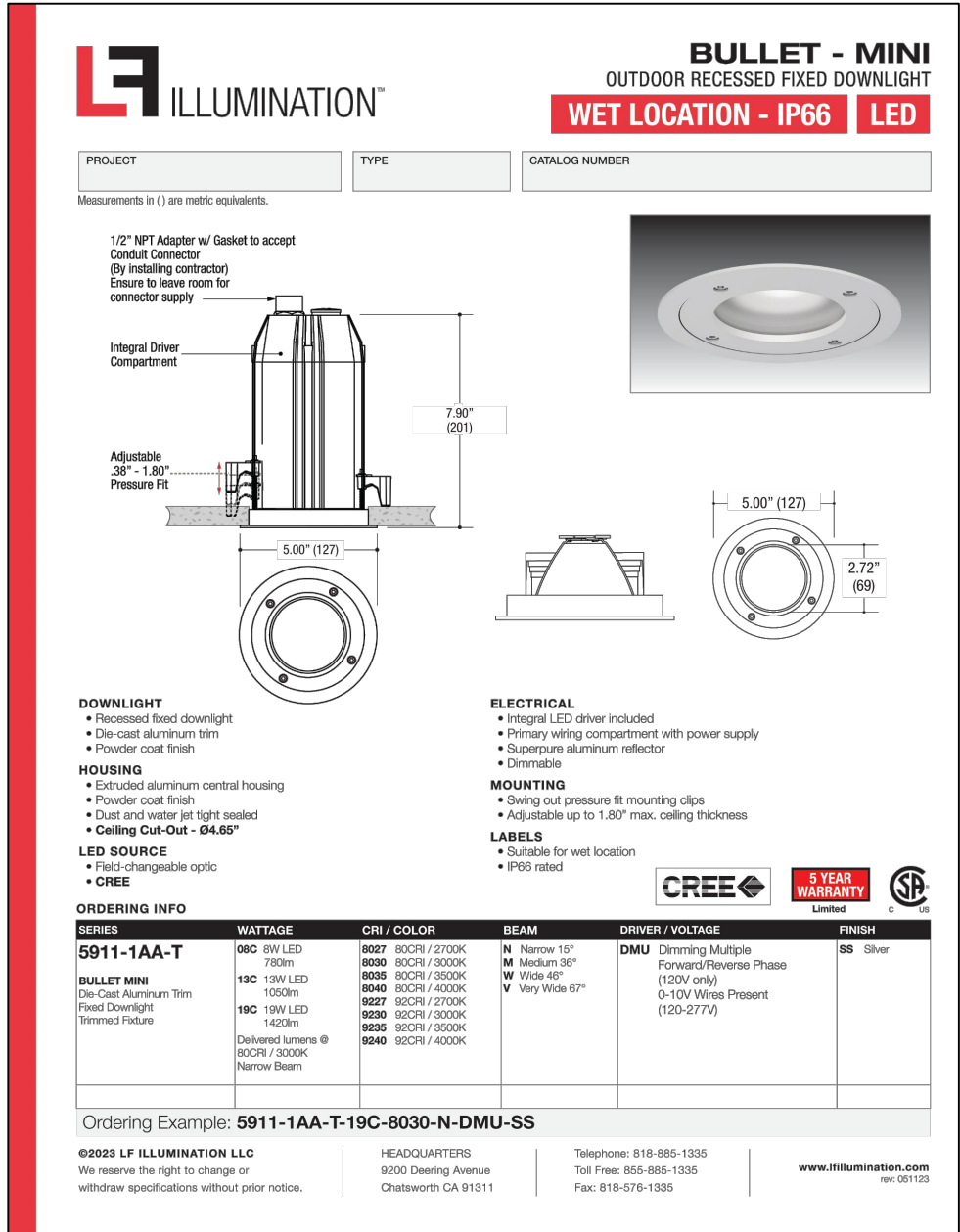
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



1
FIXTURE TYPE M-2, MRR-2
SPECIFICATION SHEET



2
FIXTURE TYPE S3
SPECIFICATION SHEET



3
FIXTURE TYPE P11
SPECIFICATION SHEET



4
FIXTURE TYPE EX9
SPECIFICATION SHEET

Site Luminary Summary Table

Luminaire																		
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
M-2	COOPER LIGHTING	Prevail XL	PRV-XL-C125-D-XXX-T5-SA-XX	NEW PHASE 2 FIXT	Y	T5	TBD	0-10V	1	Arm mount	35'-0"	2	LED	264	39097	4000K	1.0	TBD
MRR-2	COOPER LIGHTING	Prevail XL	PRV-XL-C125-D-XXX-T5-SA-XX	RELOCATED POLE, NEW BASE & FIXT	Y	T5	TBD	0-10V	2	Arm mount	35'-0"	4	LED	264	39097	4000K	1.0	TBD
S3	KIM LIGHTING	Altitude	300 2SB-ALT-3-P-35-300L-4K	EXISTING QDOBA FIXT	Y	T3	TBD	0-10V	2	Arm mount	35'-0"	4	LED	344	39709	4000K	1.0	TBD
P11	LF ILLUMINATION	5911	5811-1SA-T-20L-8040-N-DM-U-BB	5" ROUND UNDER CANOPY FIXT	Y	NARROW	TBD	0-10V	20	Recessed	10' & 12'	20	LED	20	1676	4000K	1.0	BLACK *
EX9	LITHONIA	AFF	AFF-OEL-DBBTXD-UVOLT-LTP-SDRT-WT	EGRESS FIXT	N	WIDE	TBD	NO	2	Wall Mount	8'-0"	2	LED	11	635	4000k	1.0	VARIES WT/BZ

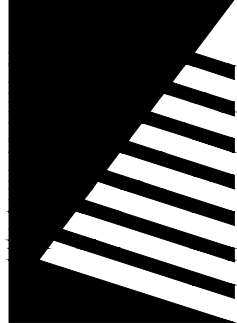
Calculation Summary		List the Use Area / Zone Type			
Label	Calc Type	Units	Average	Min	Max
PAD B1	illuminance	Footcandles	3.22	0.3	43.0

FOR NATIONAL ACCOUNT MATERIAL
PURCHASING AND PRICING INFORMATION
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