

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
TRACT B, HILLSIDE/ARBORS AMENDMENT 1
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

COVER SHEET GENERAL NOTES

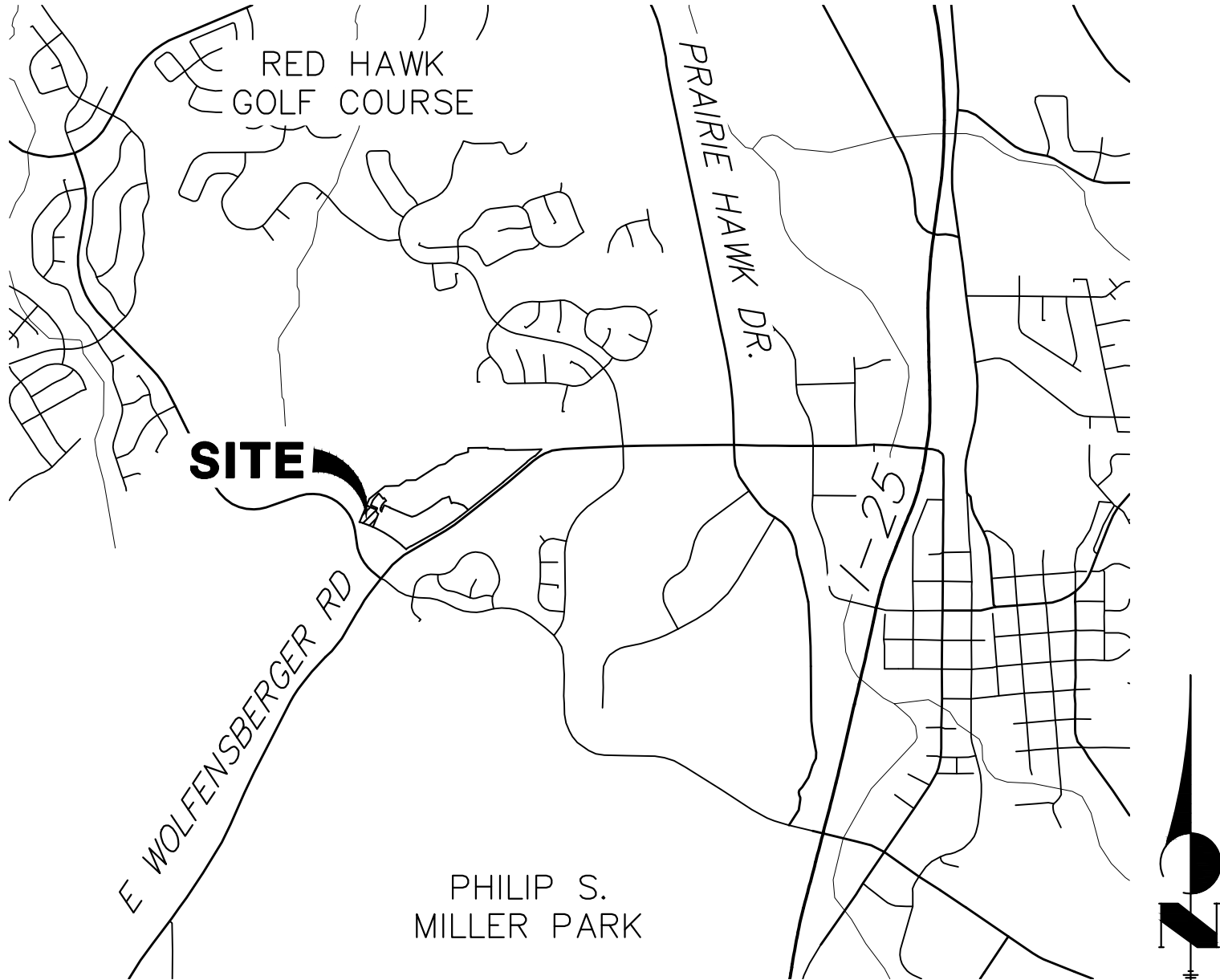
1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE UTILITY TIE-IN DOES DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 0835 C0169G DATED MARCH 16, 2016.

BENCHMARK

DOUGLAS COUNTY SECONDARY MONUMENT, BEING A RECOVERED 3" ALUMINUM CAP SAMPED 3.010030 IN A CURB INLET, LOCATED ON THE WEST SIDE OF COACHLINE ROAD, APPROXIMATELY 700 FEET NORTHWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENBERGER ROAD. ELEVATION: 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567", BEARING S22°50'48"W A DISTANCE OF 71.50 FEET PER SAID PLAT.



VICINITY MAP
1"=2000'

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41	ELECTRICAL DETAILS
42	PLUMBING PLAN
42	TOTAL

PROJECT TEAM:

OWNER:	BLVD HILLSIDE, LLC 600 GRANT STREET, SUITE 404 DENVER, CO 80203 AARON FOY — 303-200-0742 AARON@BLVDBUILDERS.COM
CIVIL ENGINEER:	JR ENGINEERING 7200 SOUTH ALTON WAY, SUITE C400 CENTENNIAL, CO KURTIS WILLIAMS—303-267-6190 WILLIAMS@JRENGINEERING.COM
LANDSCAPING:	PCS GROUP, INC 1007 16TH STREET #3, B-1801 DENVER, CO 80265 PAUL SHOUKAS—303-531-4908 PAUL@CSGROUPCO.COM
PHOTOMETRICS:	KIMLEY-HORN 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 DUSTIN COLWELL, PE—303-228-2300 DUSTIN.COLWELL@KIMLEY-HORN.COM

AGENCIES:

TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK 100 N. WILCOX STREET CASTLE ROCK, COLORADO 80104 KEITH JOHNSTON 720-733-2202
BUILDING DEPARTMENT:	CASTLE ROCK BUILDING DEPARTMENT 100 N. WILCOX ST CASTLE ROCK, COLORADO 80104
PUBLIC WORKS:	CASTLE ROCK PUBLIC WORKS 4175 N. CASTLETON COURT CASTLE ROCK, COLORADO 80104
WATER:	CASTLE ROCK WATER 175 KELLOGG COURT CASTLE ROCK, COLORADO 80109
WASTE WATER:	PLUM CREEK WASTE WATER AUTHORITY 4255 N. US HWY 85 CASTLE ROCK, COLORADO 80108 TIM GROTHEER 303-688-1991
NATURAL GAS:	BLACK HILLS ENERGY 429 WILCOX STREET CASTLE ROCK, COLORADO 80104 RON ZUROFF 303-688-0984
ELECTRIC DEPARTMENT:	CORE ELECTRIC COOPERATIVE 5496 N. US HWY 85 SEDALIA, COLORADO 80135 BROOKS KAUFMAN 800-332-9540
CENTURYLINK:	9750 E. COSTILLA, SECOND FLOOR ENGLEWOOD, COLORADO 80112 GRETCHEN RAZAL 303-784-0260

APPROVED VARIANCES

NONE AT THIS TIME

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

TOWN APPROVAL BLOCK:

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____

DATE _____

DEVELOPMENT SERVICES
APPROVED
By jkirpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
Record Document on File

PROFESSIONAL ENGINEER CERTIFICATION

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

KURTIS W. WILLIAMS, P.E., COLORADO P.E. # 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC



TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Westman Company

Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=2000'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	MEP	DRAWN BY	MEP	CHECKED BY
								5/20/26					

TRACT B, HILLSIDE/ARBORS AMENDMENT 1 COVER SHEET	SHEET 1 OF 42	JOB NO. 16190.10
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STREET CONSTRUCTION NOTES

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

SIGNAGE AND STRIPING NOTES

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

FIRE NOTES

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

SANITARY SEWER CONSTRUCTION NOTES

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

ABBREVIATIONS

AC	ACRE	CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	CY	CUBIC YARD	EX	EXISTING
AD	ALGEBRAIC DIFFERENCE	DBPS	DRAINAGE BASIN PLANNING STUDY	FDP	FINAL DEVELOPMENT PLAN	HDL	HIGH DENSITY POLYETHYLENE
AH	AHEAD	CD	CUL-DE-SAC	FDR	FINAL DRAINAGE REPORT	M/D	MOISTURE DENSITY
ARCH	ARCHITECT	CF	CUBIC FOOT	FES	FLARED END SECTION	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	CFS	CUBIC FEET PER SECOND	DIA	DIAMETER	MH	MANHOLE
ASS'Y	ASSEMBLY	DIP	DUCTILE IRON PIPE	FF	FINISHED FLOOR ELEVATION	MIN	MINIMUM
AVE	AVENUE	DR	DRIVE	FG	FINISHED GRADE	PV	PLUG VALVE
BB	BOX BASE	CLOMR	CONDITIONAL LETTER OF MAP REVISION	I	FIRE HYDRANT	N	NORTH
BK	BACK	DRC	DESIGN REVIEW COMMITTEE	FL	FLOWLINE	NRCP	NON-REINFORCED CONCRETE
BNDY	BOUNDARY	DU	DWELLING UNITS	FIL	FILING	PIPE	PIPE
BOP	BOTTOM OF PIPE	DAY	DAY	FO	FIBER OPTIC CABLE	ODP	OFFICIAL DEVELOPMENT PLAN
BOV	BLOW OFF VALVE	E	EAST	GB	GRADE BREAK	OHE	OVERHEAD ELECTRIC
BFV	BUTTERFLY VALVE	EA	EACH	GE	GAS EASEMENT	OHU	OVERHEAD UTILITY
BLVD	BOULEVARD	EGL	ENERGY GRADE LINE	GIS	GEOGRAPHIC INFORMATION SYSTEM	PC	POINT OF CURVATURE
BW	BOTTOM OF WALL	EL	ELEVATION	GL	GAS LINE	PCC	POINT OF COMPOUND CURVATURE
Q&G	CURB & GUTTER	ELEC	ELECTRIC	GPS	GLOBAL POSITIONING SYSTEM	LR	LETTER OF MAP REVISION
CATV	CABLE TELEVISION	EOA	EDGE OF ASPHALT	GV	GATE VALVE	LMF	LETTER OF MAP REVISION
CB	CATCH BASIN	EPC	EL PASO COUNTY	HPB	HOT BITUMINOUS PAVEMENT	LS	LOW POINT
CBC	CONCRETE BOX CULVERT	ERCP	ELLIPTICAL RCP	HC	HANDICAP	LSP	LUMP SUM
		CTRB	CONCRETE THRUST REDUCER BLOCK	ESMT	EASEMENT	LT	LIFT
				EST	ESTIMATE		
				HDC	HIGH DEFLECTION COUPLING		

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16" AND 20"), CL300 (24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X M.J.). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER W867-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP. FROM THE MAIN TO THE METER, THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTEAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
 - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

THE DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

IRRIGATION NOTES

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

STORM DRAINAGE CONSTRUCTION NOTES

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

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/SKACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

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

APPROVED

By jkirpatrick on 05/27/2026

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Date

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.



KURTIS W. WILLIAMS, P.E., COLORADO P.E. #34270

Date

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR BLVD HILLSIDE LLC 600 GRANT STREET SUITE 404 DENVER, CO 80203 OFFICE PHONE (303) 791-8180		Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
TRACT B, HILLSIDE/ARBORS AMENDMENT 1 CONSTRUCTION NOTES													
SHEET 2 OF 42													
JOB NO. 16190.10													

The image displays two cross-sectional diagrams of a road, comparing an 'EXISTING' state on the left with a 'PROPOSED' state on the right. Both diagrams show a multi-lane road with various utility lines and features.

EXISTING (Left):

- Top: Roadway with dashed center line and solid edge lines.
- Below Roadway: A series of horizontal lines representing utility lines, labeled from top to bottom: TV, E, FO, G, IR, O, OHU, S, T, W, RWL, V, 6100, SF, 100YR, 500YR, FLDWY.
- Bottom: A series of horizontal lines representing the ground surface, with a dashed line labeled '6100' and a solid line labeled 'SF'.

PROPOSED (Right):

- Top: Roadway with dashed center line and solid edge lines.
- Below Roadway: A series of horizontal lines representing utility lines, labeled from top to bottom: TV, E, FO, G, IR, O, OHU, S, T, W, RWL, V, 6100, SF, 100YR, 500YR, FLDWY.
- Bottom: A series of horizontal lines representing the ground surface, with a dashed line labeled '6100' and a solid line labeled 'SF'.

The diagrams illustrate the proposed changes to the road cross-section, including modifications to the roadway, utility lines, and ground surface.

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET		■
AREA INLET — SQUARE	□	
AREA INLET — ROUND	○	
FLARED END SECTION	▷	◁
RIPRAP		
SANITARY SEWER		
LINE MARKER	<i>Mkr San</i> °	
SERVICE MARKER	△	
CLEAN-OUT	—○—	—●—
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙↻	●↻
WATER LINE		
LINE MARKER	<i>Mkr W</i> °	
SERVICE MARKER	△	
FIRE HYDRANT	⌂	●
FIRE CONNECTION	⌂	●
MANHOLE	⊙	●
BEND		↘↗
BLOW-OFF VALVE	⌂	⌂
WELL	⊙WELL	●WELL
METER	⊙	●
VALVE	⌂	⌂
REDUCER		↗↘
THRUST BLOCK		⌂
CROSS		⌂
PLUG W/ THRUST BLOCK	⌂	⌂
TEE		⌂
REVERSE ANCHOR		⌂
ANODE		⊙
AIR & VACUUM VALVE ASSEMBLY		⌂↔
TRANSMISSION BLOW-OFF ASSEMBLY		●⌂
GAS LINE		
MARKER	<i>Mkr G</i> °	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⌂	⌂
PLUG	⌂	⌂
TEE		⌂
DRY UTILITIES		
CABLE TV MARKER	<i>Mkr TV</i> °	
CABLE TELEVISION PEDESTAL	⌂	
ELECTRIC MARKER	<i>Mkr E</i> °	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⌂	
ELECTRICAL METER	⊙	
ELECTRICAL MANHOLE	⊙	
FIBER—OPTIC MARKER	<i>Mkr FO</i> °	
IRRIGATION PEDESTAL	⌂	
TELEPHONE MARKER	<i>Mkr T</i> °	
TELEPHONE PEDESTAL	⌂	
TELEPHONE MANHOLE	⌂	
UTILITY POLE	—○—	—●—
GUY ANCHOR	—○—	—●—
GUY POLE	—○—	—●—
MISC. UTILITIES		
VENT PIPE	VP	●VP
TEST HOLE DESIGNATOR	TH	●TH

ALUMINUM CAP - FOUND	●AC
BRASS CAP - FOUND	●BC
BENCHMARK - FOUND	⊕
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	▣
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	⚠
MONUMENT - FOUND (ALTERNATE 5)	⬠
MONUMENT - FOUND (ALTERNATE 6)	⦿
MONUMENT - FOUND (ALTERNATE 7)	⦿
NAIL & WASHER - FOUND	●NAIL & WASHER
PANEL - FOUND	⋈
PK NAIL - FOUND	●PK NAIL
ROW MONUMENT - FOUND	⊕
ROW MARKER - FOUND	□
SECTION CORNER - FOUND	⋈
SECTION CORNER - SET	⋈
QUARTER-SECTION CORNER - FOUND	⚬
QUARTER-SECTION CORNER - SET	⚬
SECTION CENTER - FOUND	⦿
SECTION CENTER - FOUND	⦿
CONTROL/TRaverse POINT - SET	△

	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST		
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
SIGN		
RAILROAD MARKER/SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
LUMINAIRE		
ALTERNATE LUMINAIRE		
SIGNAL MAST ARM W/ LUMINAIRE		
PEDESTAL POLE FOUNDATION		
TRAFFIC SIGNAL POLE		
ROUND PULL BOX		
MEDIUM PULL BOX		
LARGE PULL BOX (20X33X15)		
SIGNAL HEAD WITHOUT BACK PLATE		
SIGNAL HEAD WITH BACK PLATE		
PEDESTRIAN SIGNAL HEAD		
VIDEO IMAGE DETECTOR		
OPTICOM DETECTOR		
VEHICLE DETECTION ZONE		

	KEY	SYMBOL
CHECK DAM	(CD)	
CONSTRUCTION ROAD STABILIZATION	(CRS)	
CURB SOCK INLET PROTECTION	(CS)	
CONCRETE WASHOUT AREA	(CWA)	
DIVERSION DITCH AND DIKE, TEMPORARY	(DD)	
DIVERSION CHANNEL, TEMPORARY	(DV)	
DEWATERING	(DW)	
EROSION CONTROL BLANKET	(ECB)	
INLET FILTER	(IF)	
INLET PROTECTION	(IP)	
MULCHING	(MU)	
OUTLET PROTECTION	(OP)	
PAVED FLUME	(PF)	
PERMANENT SEEDING	(PS)	
REINFORCED CONCRETE DAM	(RCD)	
ROUGH CUT STREET CONTROL	(RCS)	
SEDIMENT BASIN	(SB)	
SEDIMENT CONTROL LOG	(SCL)	
SILT FENCE	(SF)	
SURFACE ROUGHENING	(SR)	
STABILIZED STAGING AREA	(SSA)	
SEDIMENT TRAP	(ST)	
STRAW BALE BARRIER	(STB)	
TERRACING	(TER)	
TEMPORARY SEEDING	(TS)	
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	(TSC C)	
TEMPORARY STREAM CROSSING FORD TYPE	(TSC F)	
TEMPORARY SLOPE DRAIN	(TSD)	
VEHICLE TRACKING CONTROL	(VTC)	
VEHICLE TRACKING CONTROL WITH WASH RACK	(WR)	

	KEY
BASIN DESIGNATION (NO COEFFICIENT)	
BASIN DESIGNATION (1 COEFFICIENT)	
BASIN DESIGNATION (2 COEFFICIENTS)	
ANALYSIS POINT IDENTIFIER	
BASIN DESIGNATION (HISTORIC)	
BASIN DESIGNATION (DEVELOPED)	
SUB-BASIN DESIGNATION (DEVELOPED)	
DRAINAGE PIPE IDENTIFIER	
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	
SWMM DESIGNATION 1	
SWMM DESIGNATION 2	
SWMM DESIGNATION 3	
SWMM DESIGNATION 4	

	<i>EXISTING</i>	<i>PROPOSED</i>
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

Approved By:  **TOWN OF CASTLE ROCK**
COLORADO

By jkirkpatrick
on 05/27/2026

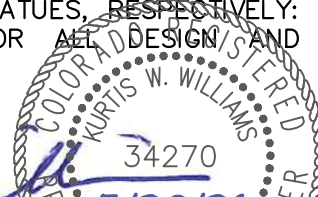
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Record Document on File

Development Services Date

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, ORDINANCES, AND THAT
I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS
RELATIVE TO SAID PLANS.





KURTIS W. WILLIAMS, P.E., COLORADO P.E. #34270 Date

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
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DESIGNATED BY WRITTEN
AUTHORIZATION.

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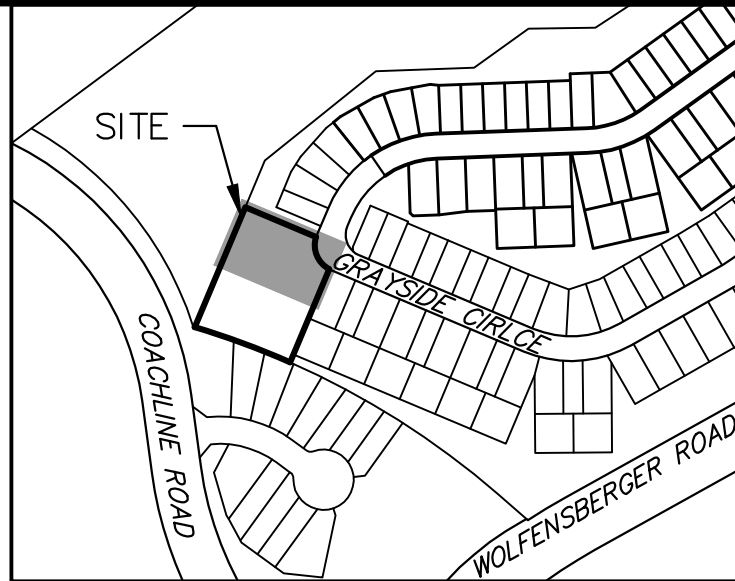
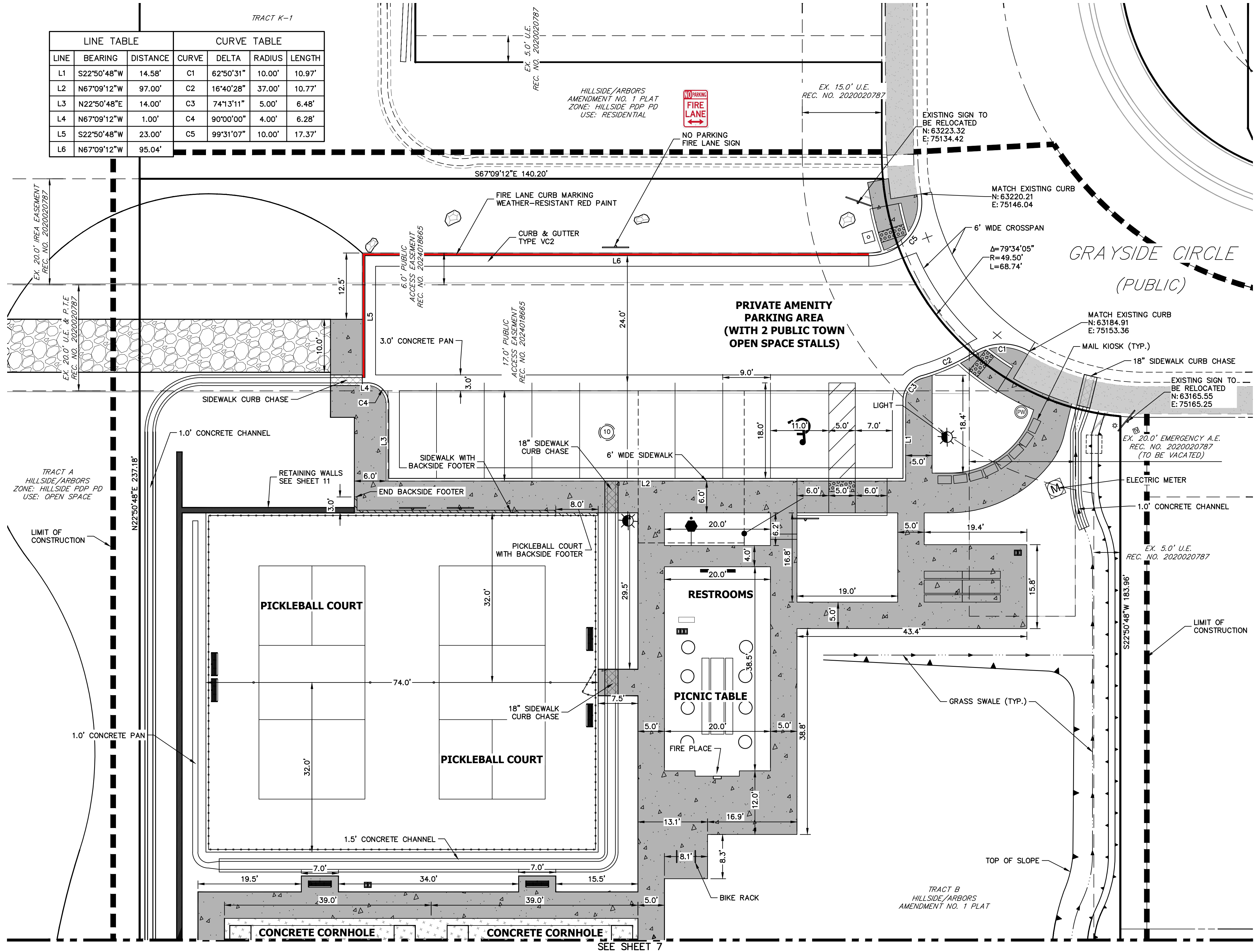
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DATE	5/20/26
DESIGNED BY	N/A
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IRACI B, HILLSIDE/ARBORS
AMENDMENT 1

LEGEND

SHEET 3 OF 42

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

APPROVED

Approved By: By jkirkpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
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Development Services Date

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE
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COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT
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RELATIVE TO SAID PLANS.

34270
5/20/26

KURTIS W. WILLIAMS, P.E., COLORADO #34270 Date

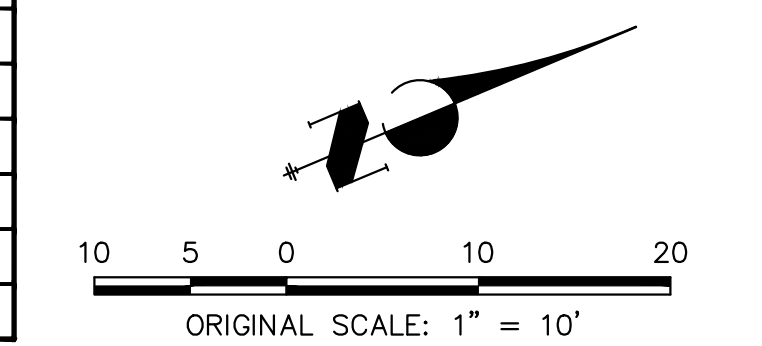
- NOTES:**
- SEE SHEET 1 FOR BENCHMARK AND BASIS OF BEARINGS.
 - SEE SHEET 3 FOR LEGEND



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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TRACT B, HILLSIDE/ARBORS AMENDMENT 1										SHEET 6 OF 42		JOB NO. 16190.10							
HORIZONTAL CONTROL PLAN																			
H-SCALE										1"=10'		No.		REVISION		BY		DATE	
V-SCALE										N/A									
DATE										5/20/26									
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1	
HORIZONTAL CONTROL PLAN	
SHEET 7 OF 42	
JOB NO. 16190.10	

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TOWN OF CASTLE ROCK APPROVAL

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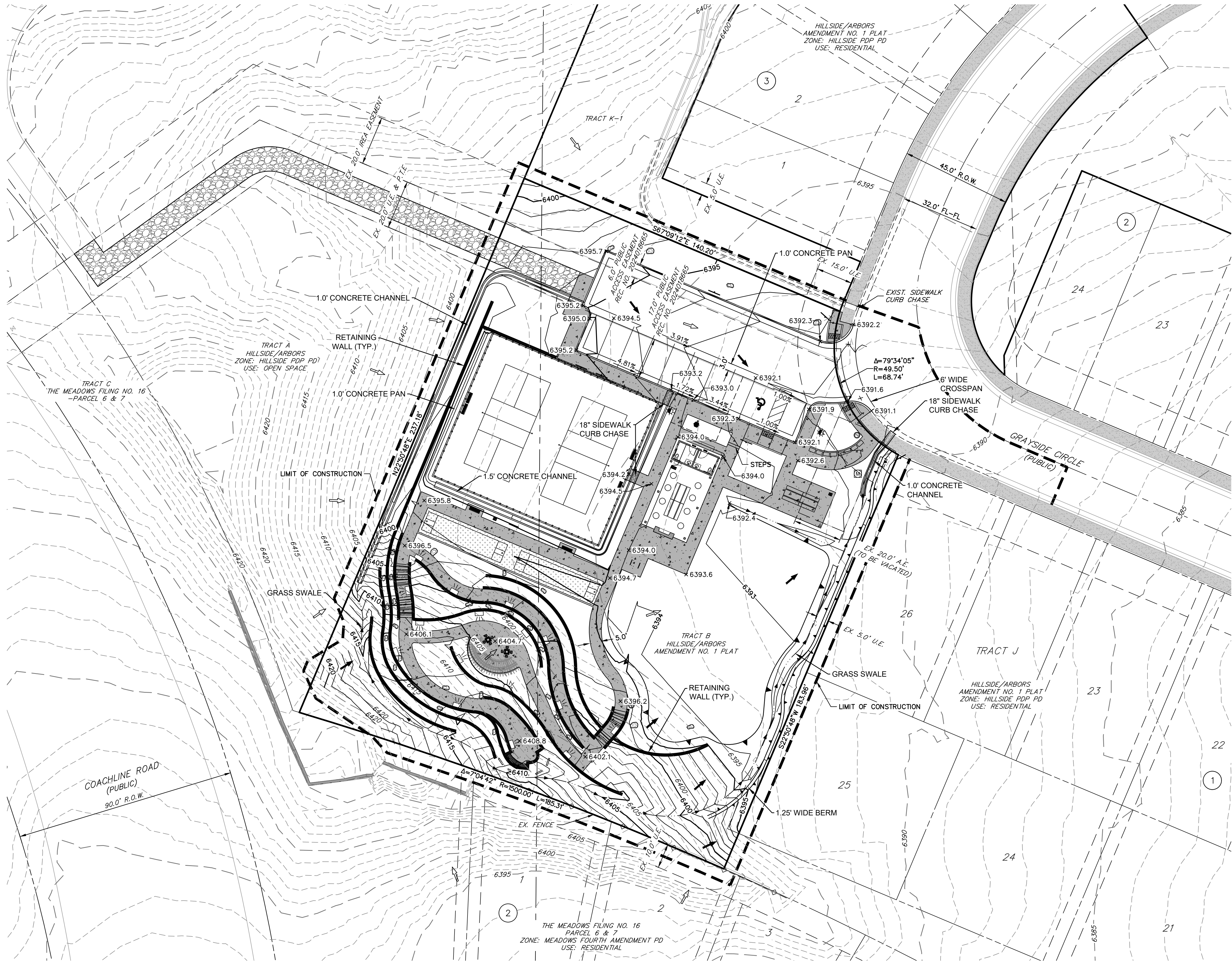




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NOTES:

1. SEE SHEET 1 FOR BENCHMARK AND BASIS OF BEARINGS.
2. SEE SHEET 3 FOR LEGEND



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KURTIS W. WILLIAMS, P.E., COLORADO #34270	Date

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

OVERALL GRADING PLAN

SHEET 8 OF 42

JOB NO. 16190.10

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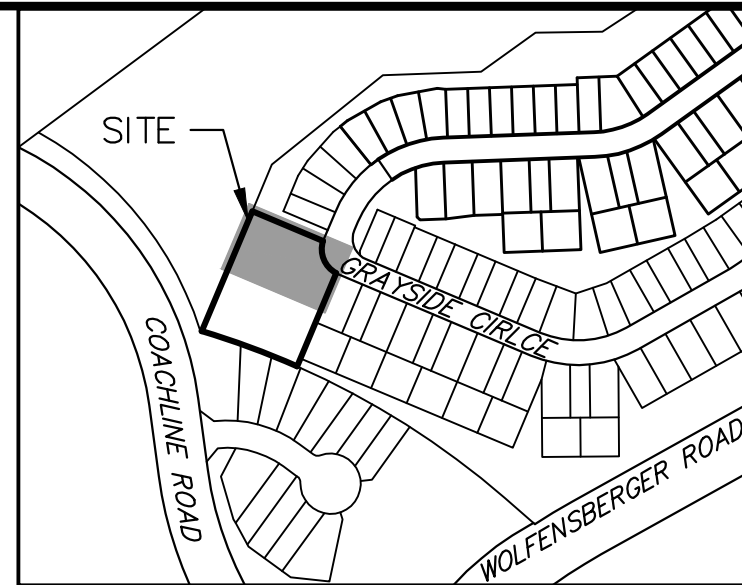
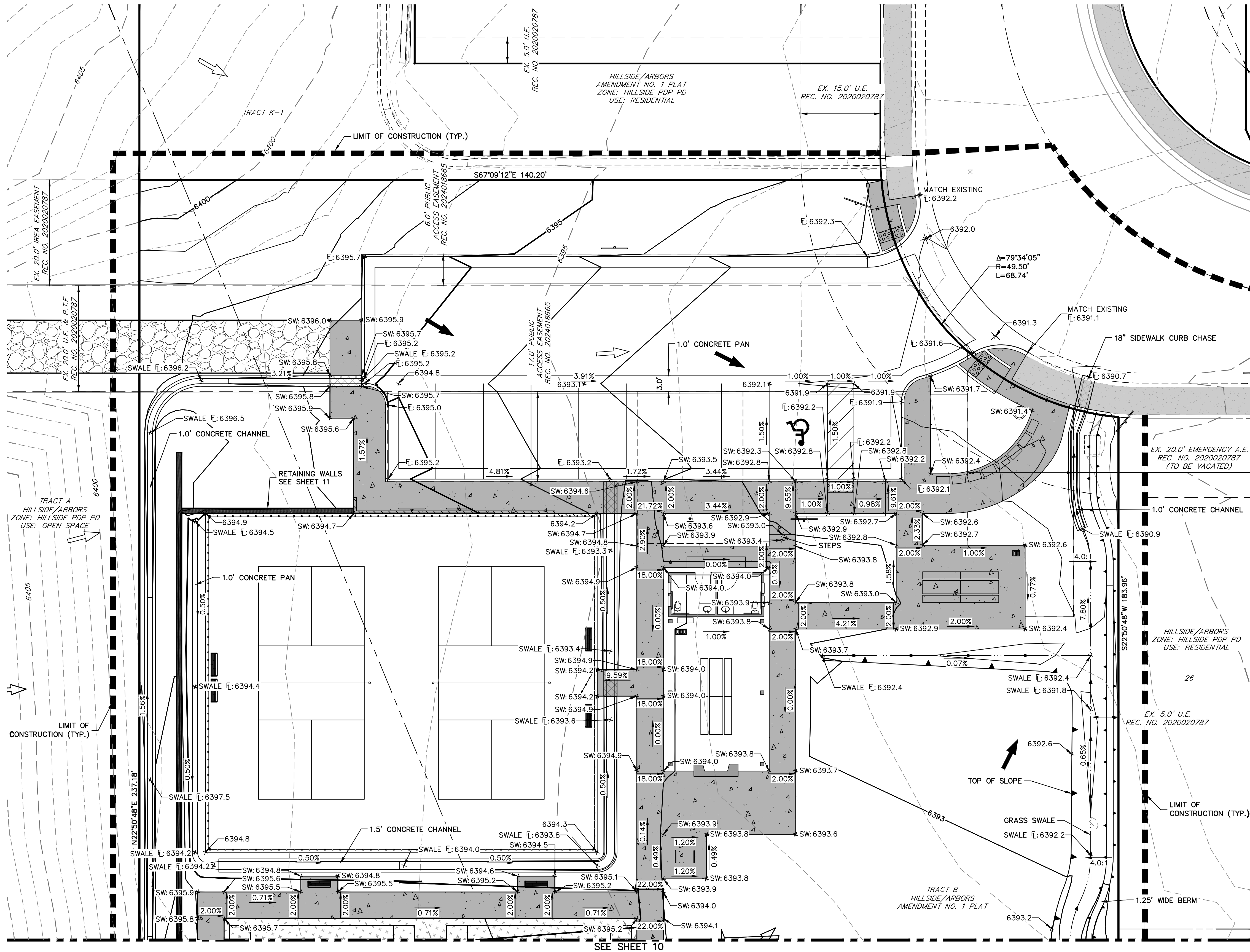


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600 GRANT STREET
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TRACT B, HILLSIDE/ARBORS
AMENDMENT 1
GRADING PLAN

SHEET 9 OF 42
JOB NO. 16190.10

NOTES:
1. SEE SHEET 1 FOR BENCHMARK AND BASIS OF BEARINGS.
2. SEE SHEET 3 FOR LEGEND

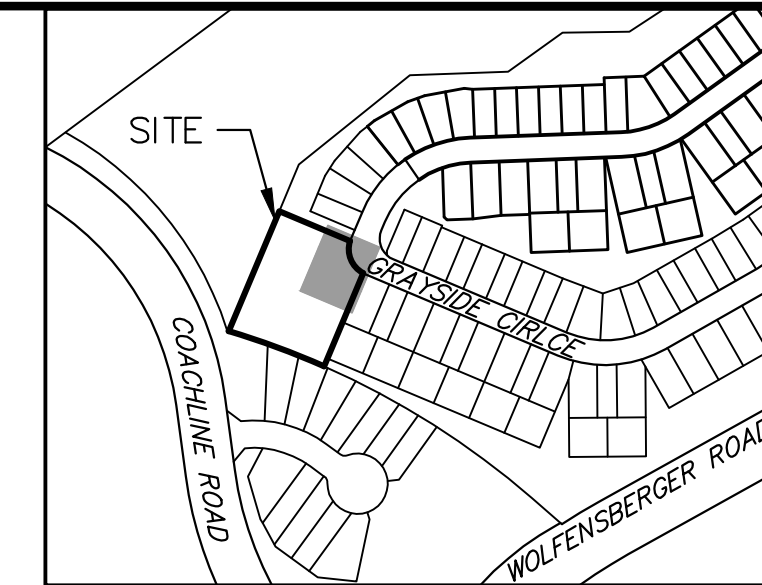


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DEVELOPMENT SERVICES
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KURTIS W. WILLIAMS, P.E., COLORADO #34270 Date 5/20/26

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TRACT B, HILLSIDE/ARBORS AMENDMENT 1	UTILITY PLAN
SHEET 12 OF 41	JOB NO. 16190.10

1. SEE SHEET 1 FOR BENCHMARK.
2. SEE SHEET 2 FOR SANITARY SEWER AND WATER NOTES
3. CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO CONFIRM INVERT ELEVATIONS AT ALL POINTS WHERE SANITARY SEWER IS PROPOSED TO CONNECT TO THE EXISTING SYSTEM PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER.

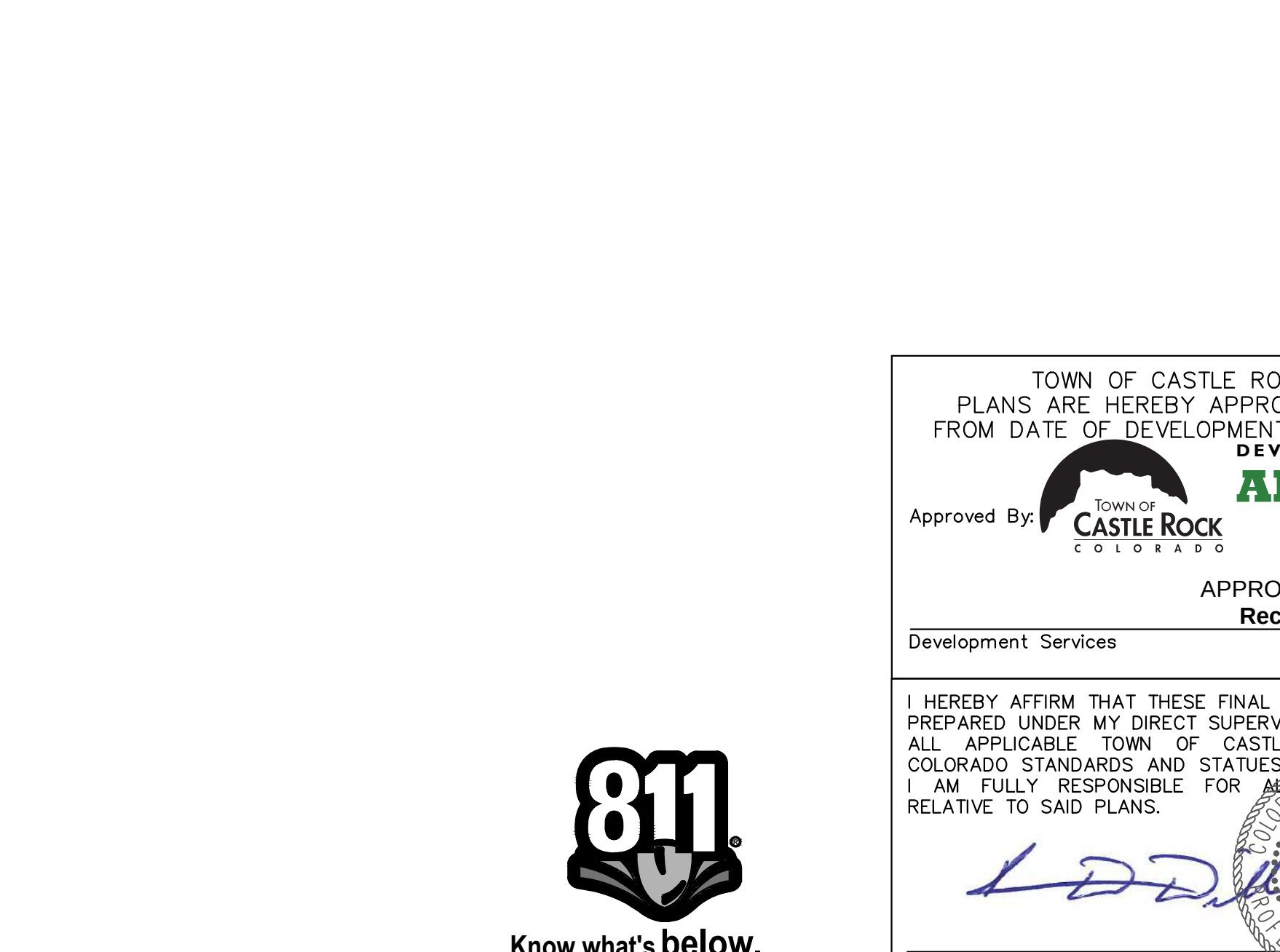
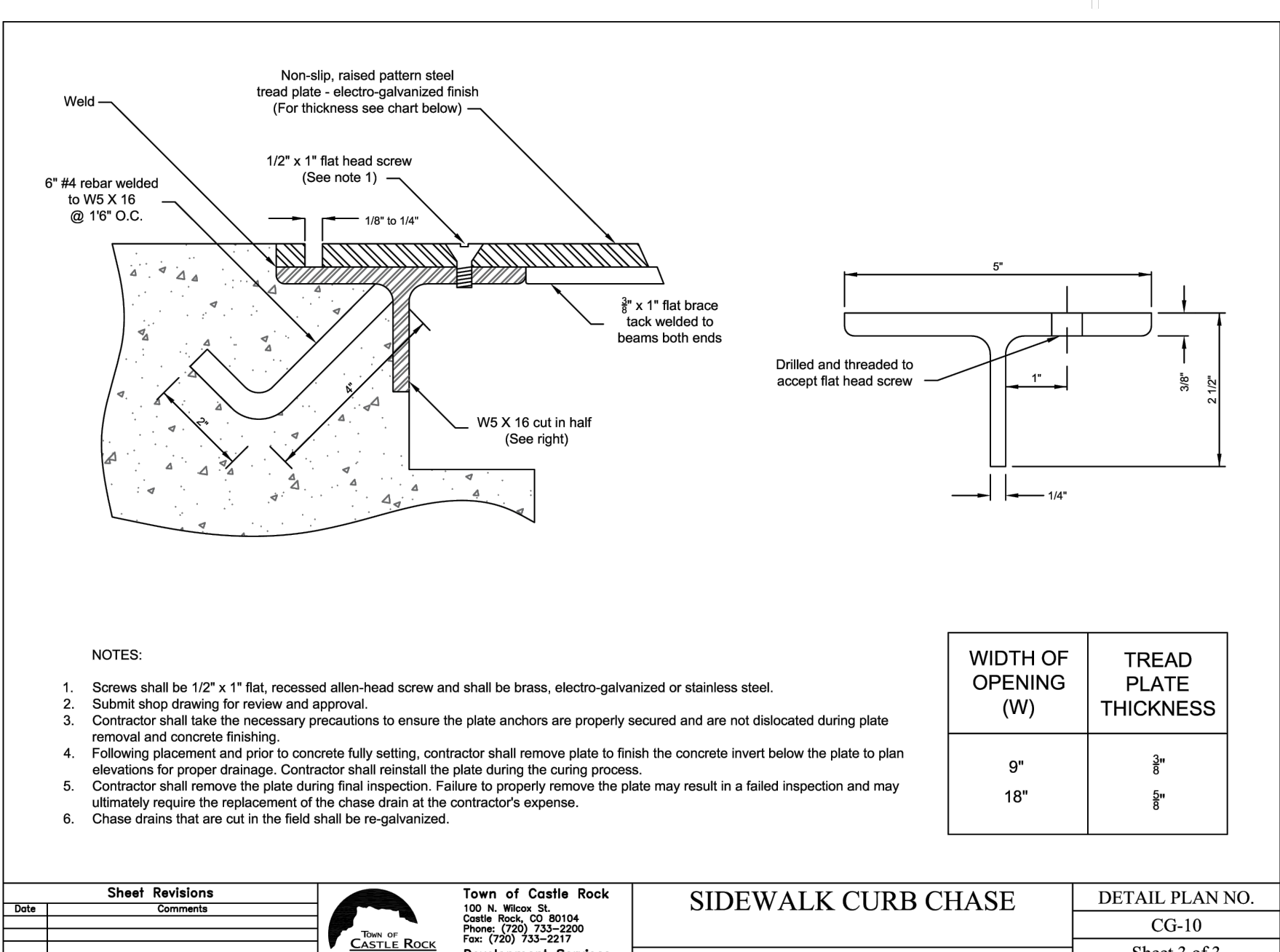
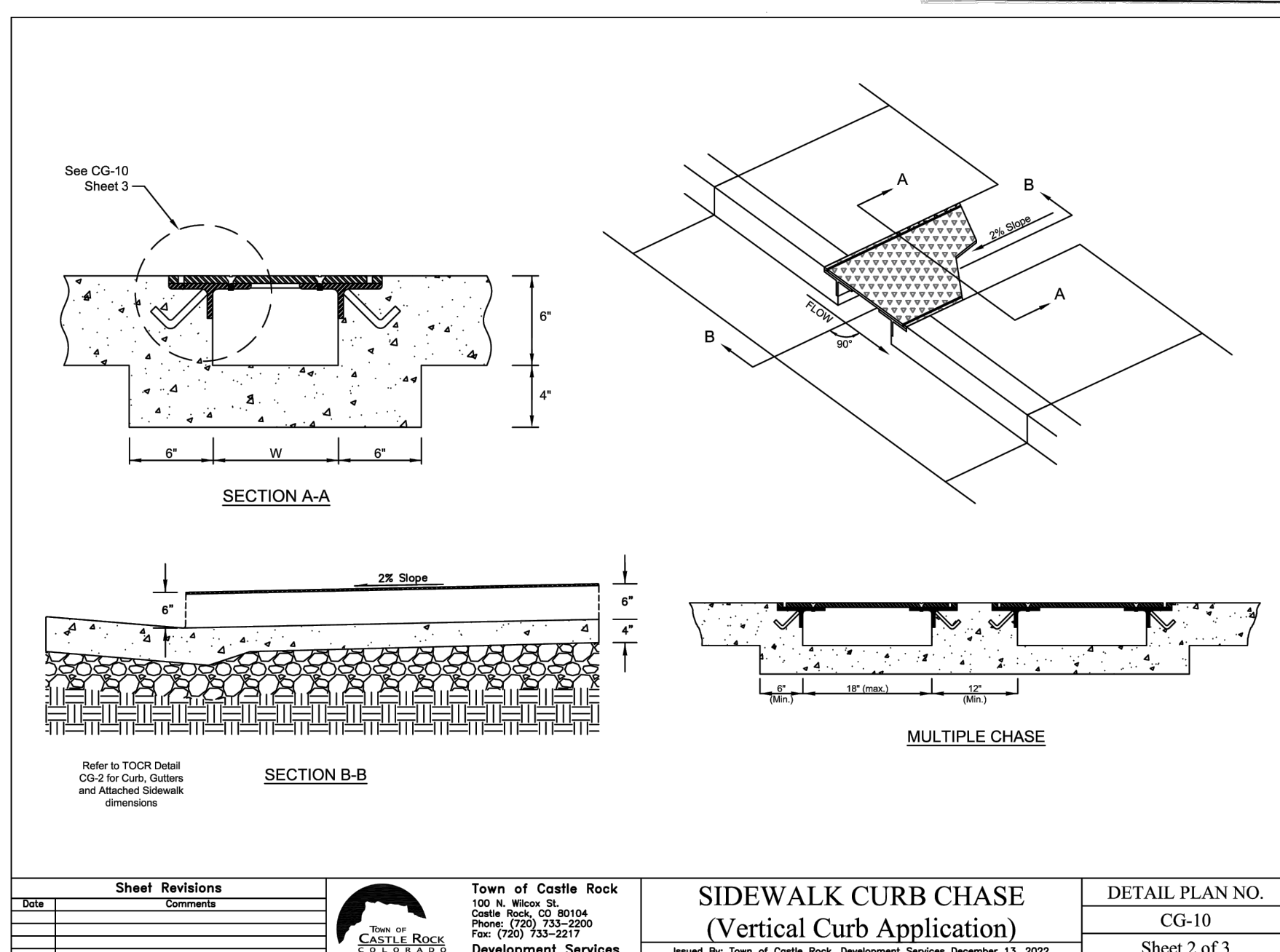
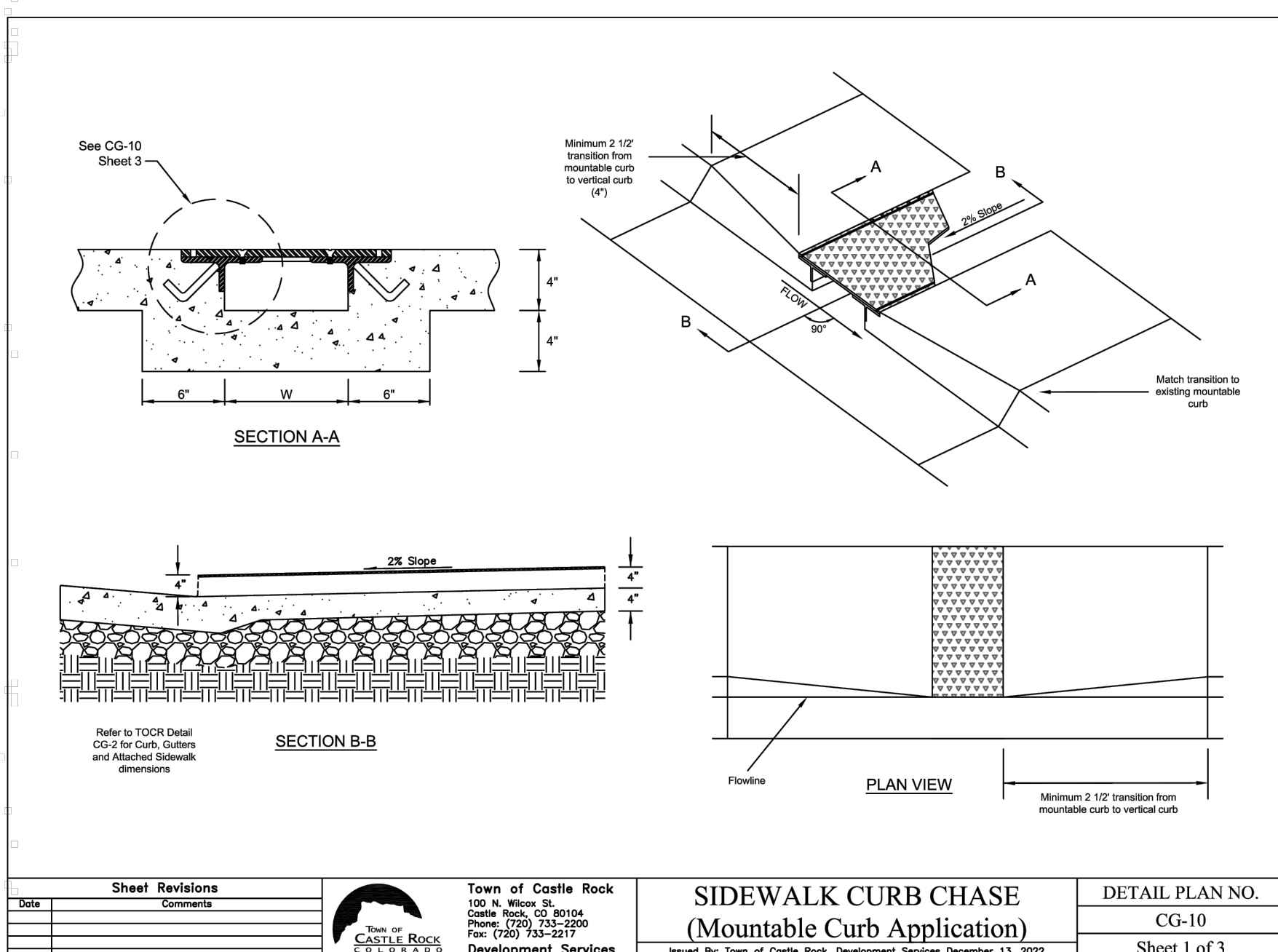
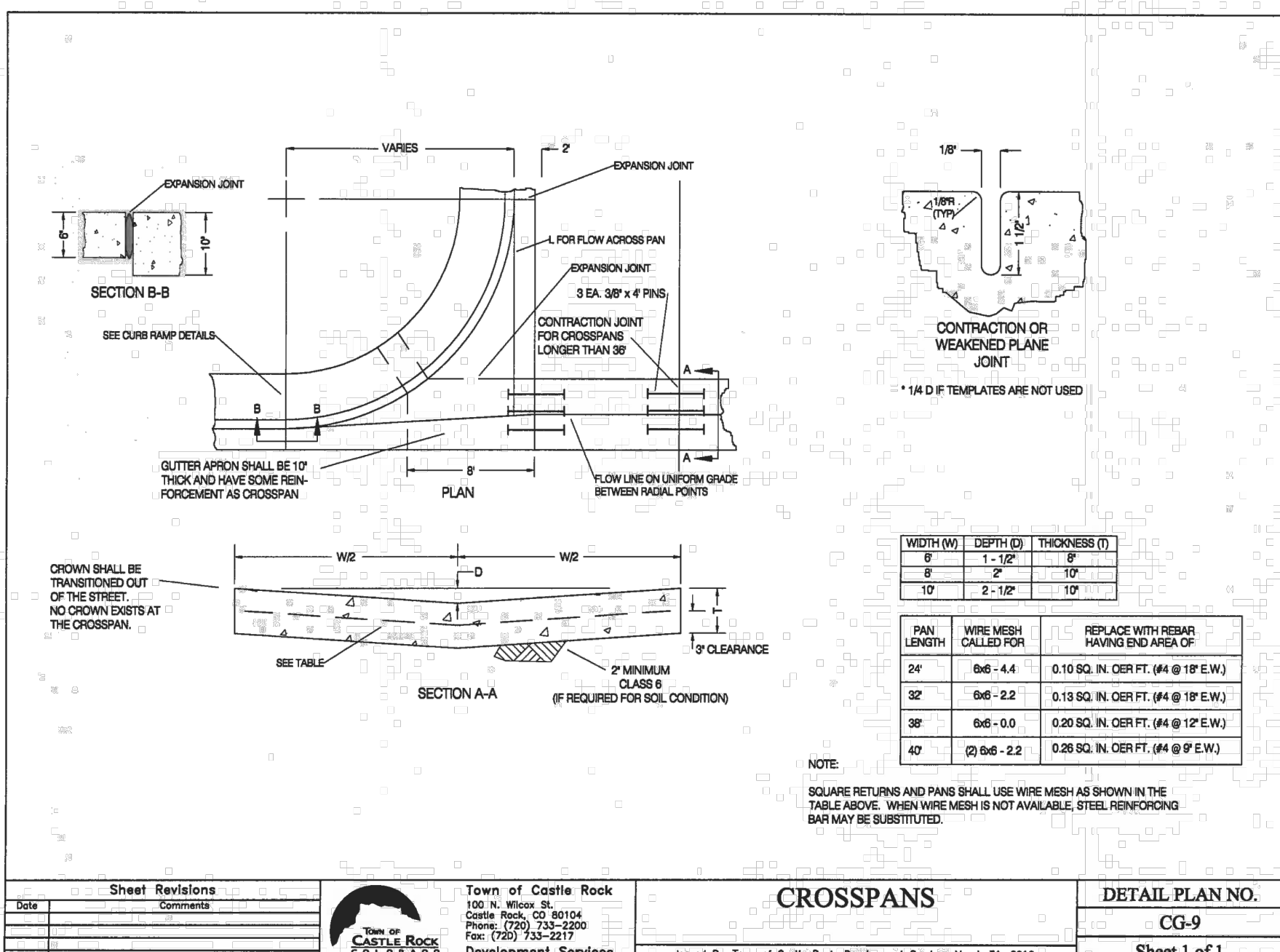
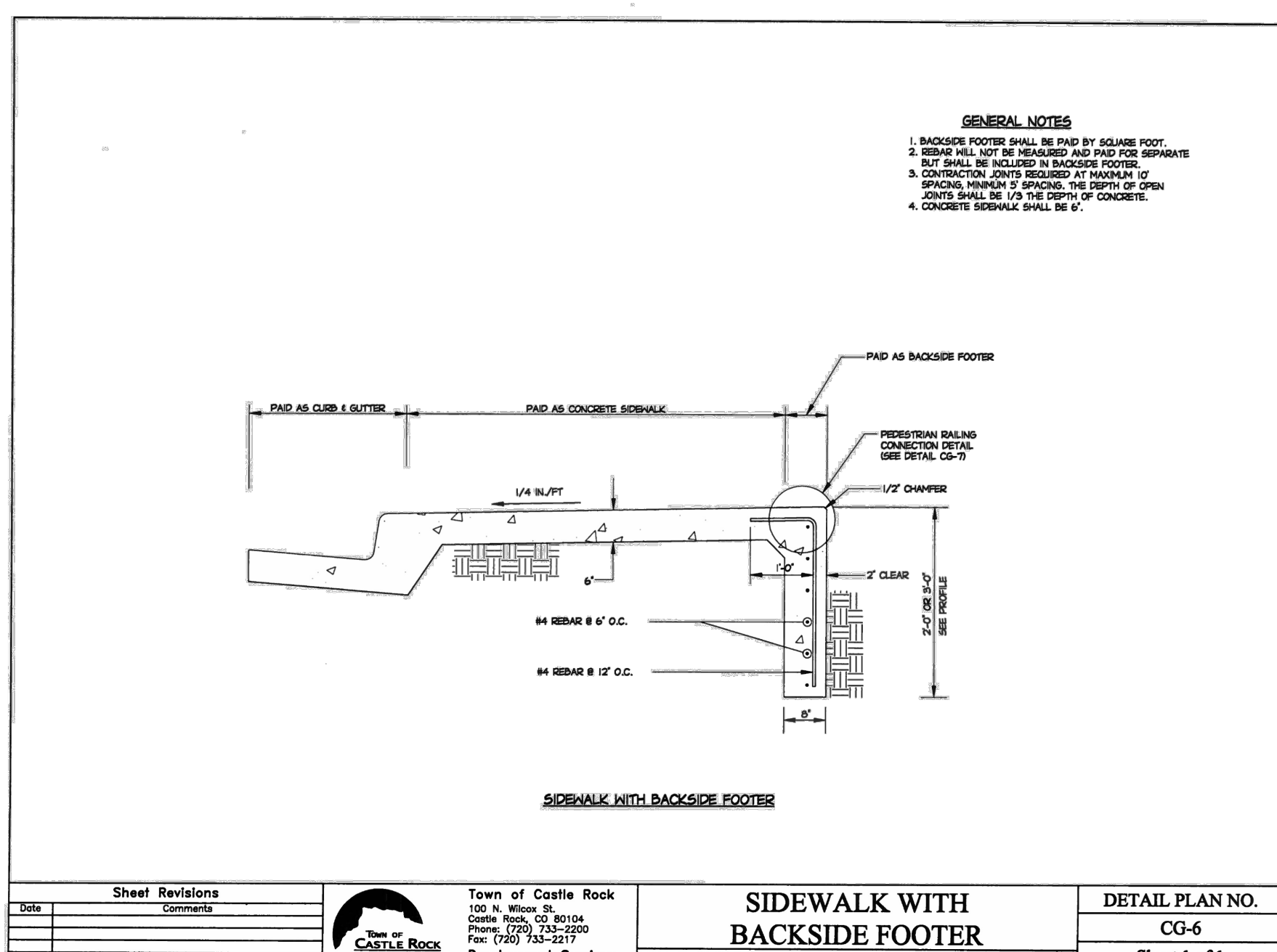
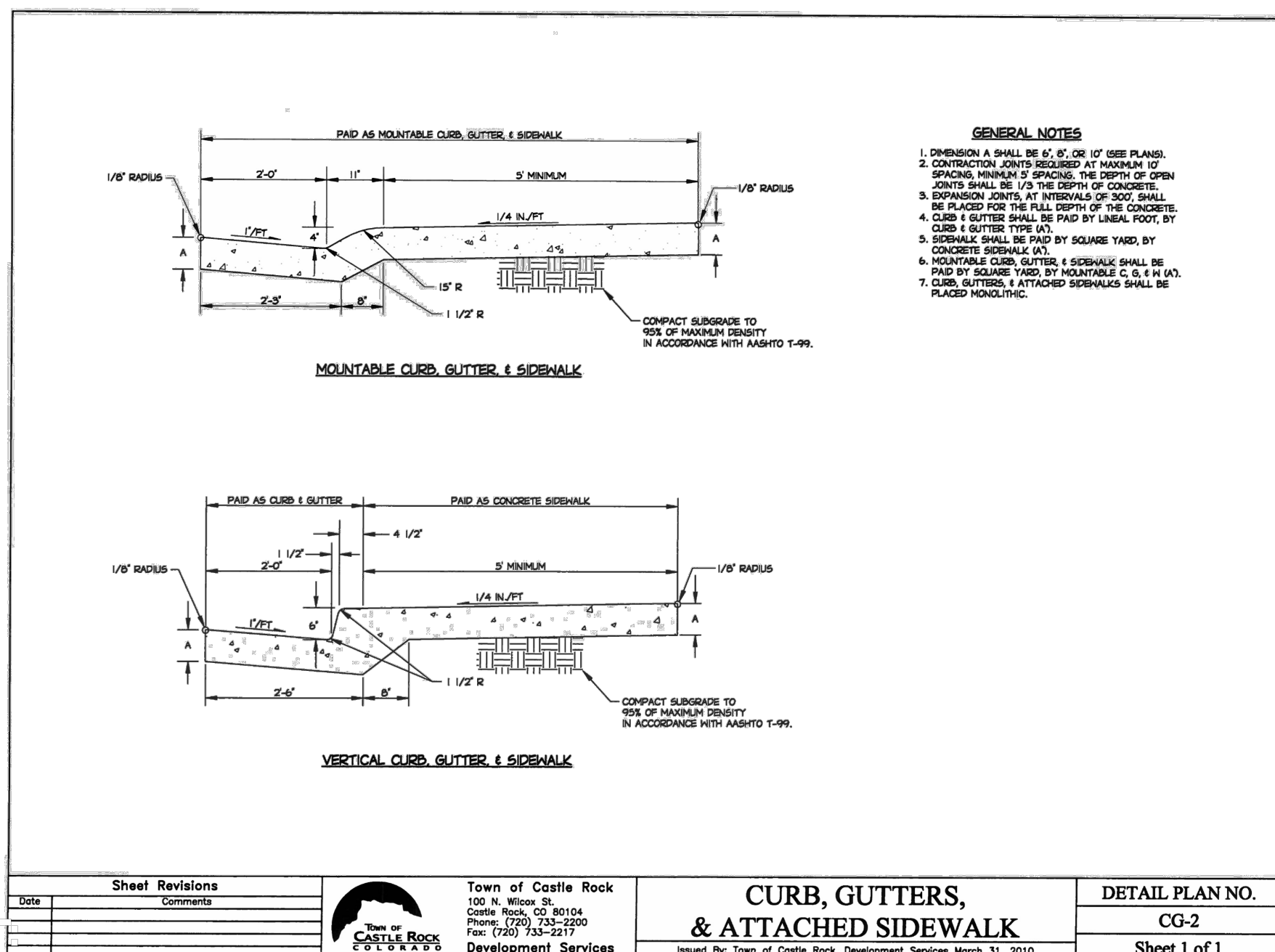
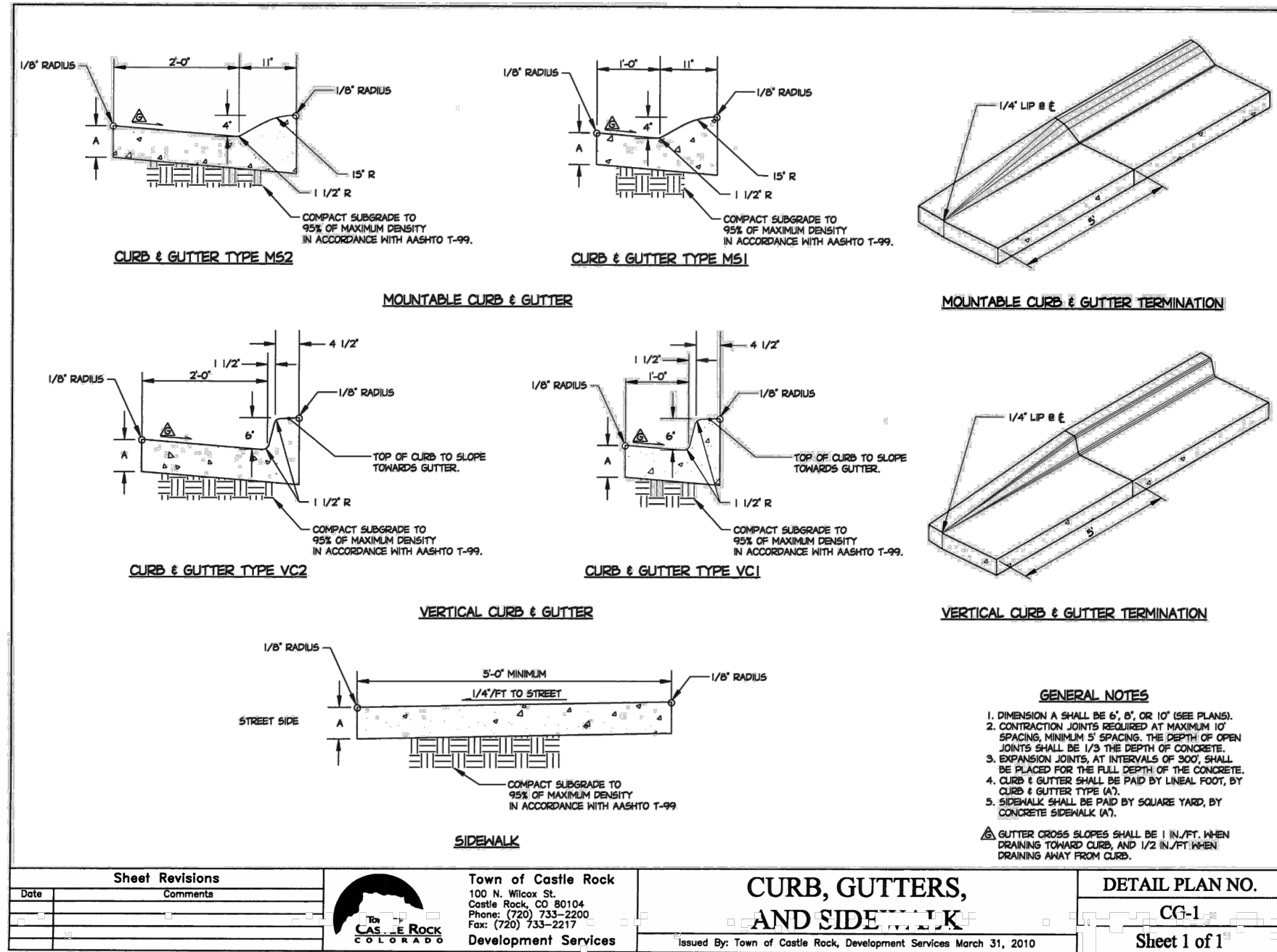
1. SEE SHEET 1 FOR BENCHMARK AND BASIS OF BEARINGS.
2. SEE SHEET 3 FOR LEGEND



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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021





Sheet Revisions	Comments

Sheet Revisions	Comments

Sheet Revisions	Comments

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TRACT B, HILLSIDE/ARBORS
AMENDMENT 1
DETAILS

SHEET 15 OF 42
JOB NO. 16190.10

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Approved By: **TOWN OF CASTLE ROCK**
By jkirpatrick on 05/27/2026
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KURTIS W. WILLIAMS, P.E., COLORADO R.E. #34270 Date 5/20/26



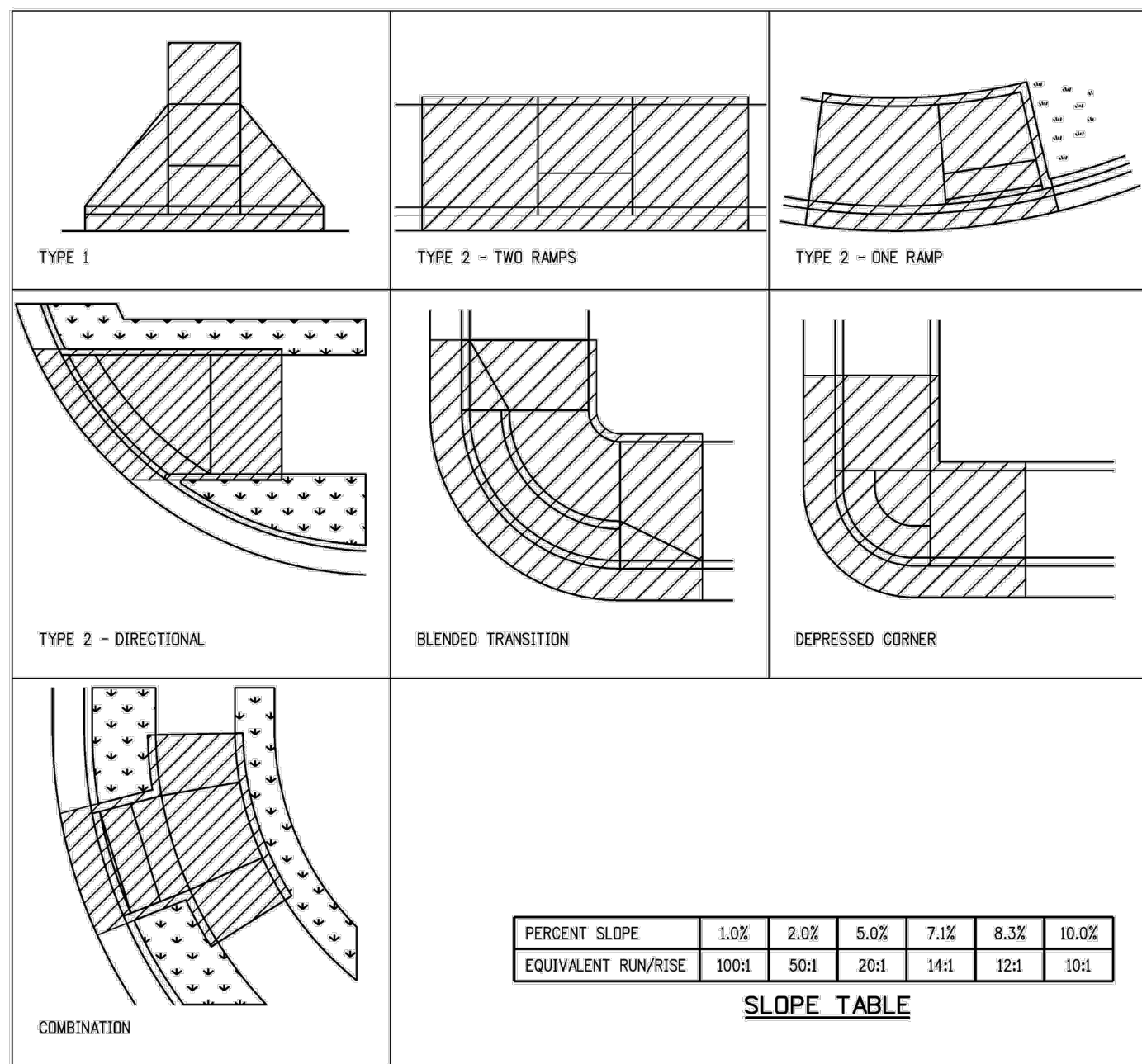
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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

- 1) IN NEW CONSTRUCTION FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
- 2) ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REGULATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- 3) A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SURFACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- 4) IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP ON THE AHEAD SHOULDER MAY BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
- 5) DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS LITTLE RATHER THAN CORDED CONNECTION. DWS ARE NOT REQUIRED TO PROVIDE WARNING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 1. CURB RAMPS, BLENDED TRANSITIONS, AND DERESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
 2. PEDESTRIAN FERRY ISLANDS (6 FEET IN WIDTH OR GREATER);
 3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
 4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
- 6) DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE. EITHER LIGHT OR DARK-CHALK/WHITE, RED, OR YELLOW COLOR IS PREFERRED. HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
- 7) IN ALTERATIONS, TO AVOID CHANGING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
- 8) ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
- 9) URNAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SURFACE AREAS.
- 10) IN NEW CONSTRUCTION, PLUMB, BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SURFACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SURFACE, THEY MUST BE COVERED WITH A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH, ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE COVERED WITH A SLOPE NOT STEEPER THAN 1:24 IN. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
- 11) CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB RAMP SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
- 12) ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"/49"). THE JOINT BETWEEN THE MAINWAY SURFACE AND THE GUTTER RAMP SHALL BE FLUSH.
- 13) THE CONTRACTOR SHALL VERIFY FLOWLINE LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
- 14) FLARED SLOPE SIZES MAY EXCEED 10.0% ONLY WHERE THEY ADJUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
- 15) THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SURFACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
- 16) GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RAMP GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RAMP OR TURNING SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- 17) A BERM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SURFACE SLOPES.
- 18) IN ALTERATIONS, WHERE A RAMP OR TURNING SURFACE MUST BE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SURFACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SURFACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SURFACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
- 19) DESIGN AND CONSTRUCT CURB RAMPS, TURNING SURFACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAIL SHOW THE MAXIMUM SLOPES ALLOWABLE. **PREFERRED** VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
 - RAMP RUNNING SLOPE: 7.5%
 - RAMP CROSS SLOPE: 1.5%
 - TURNING SURFACE RUNNING SLOPE: 1.5%
 - TURNING SURFACE CROSS SLOPE: 1.5%
 - FLARE SLOPE: 8.0-10.0%

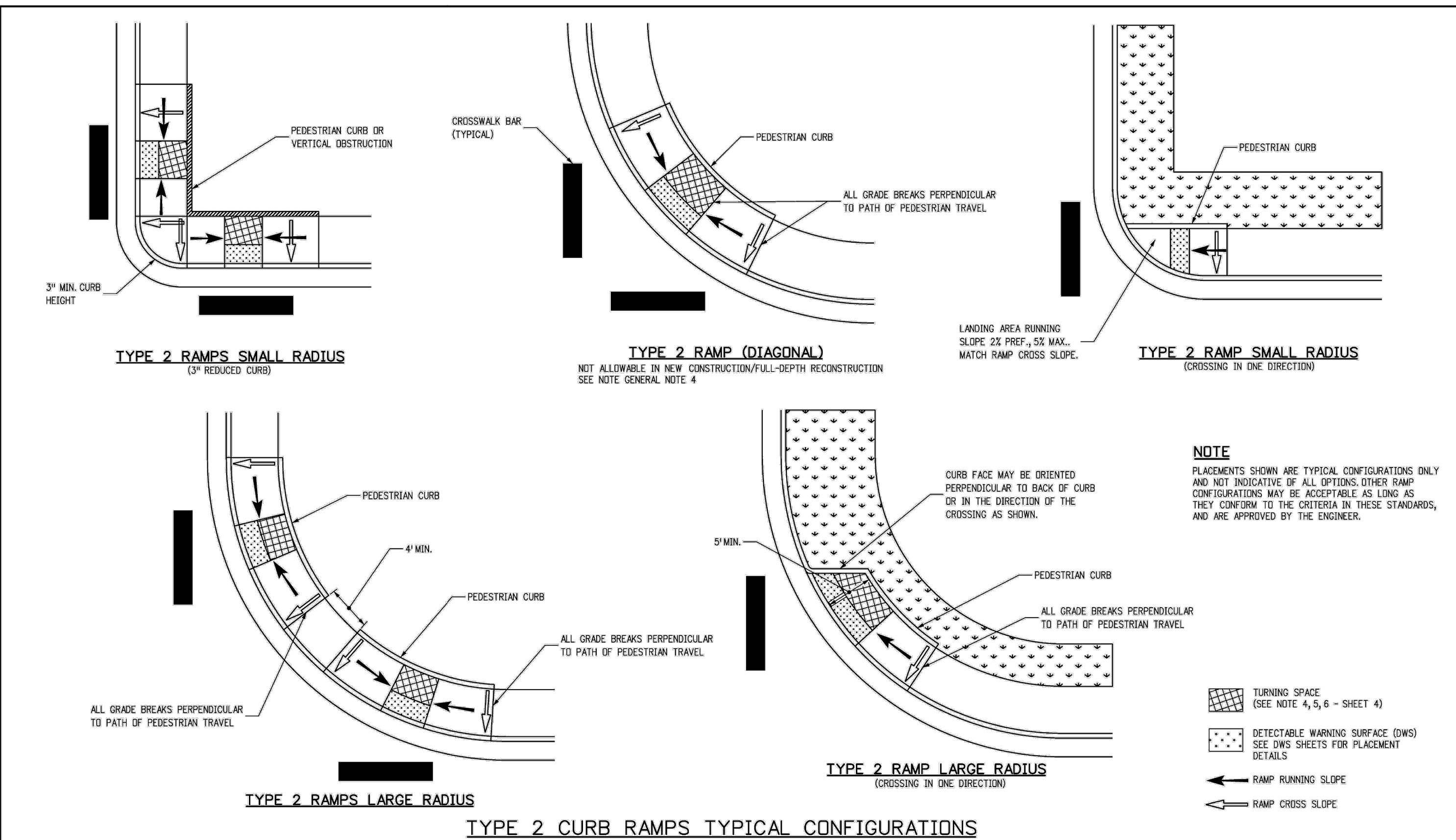
GENERAL NOTES & PAY AREAS

- CURB RAMP PAY AREAS

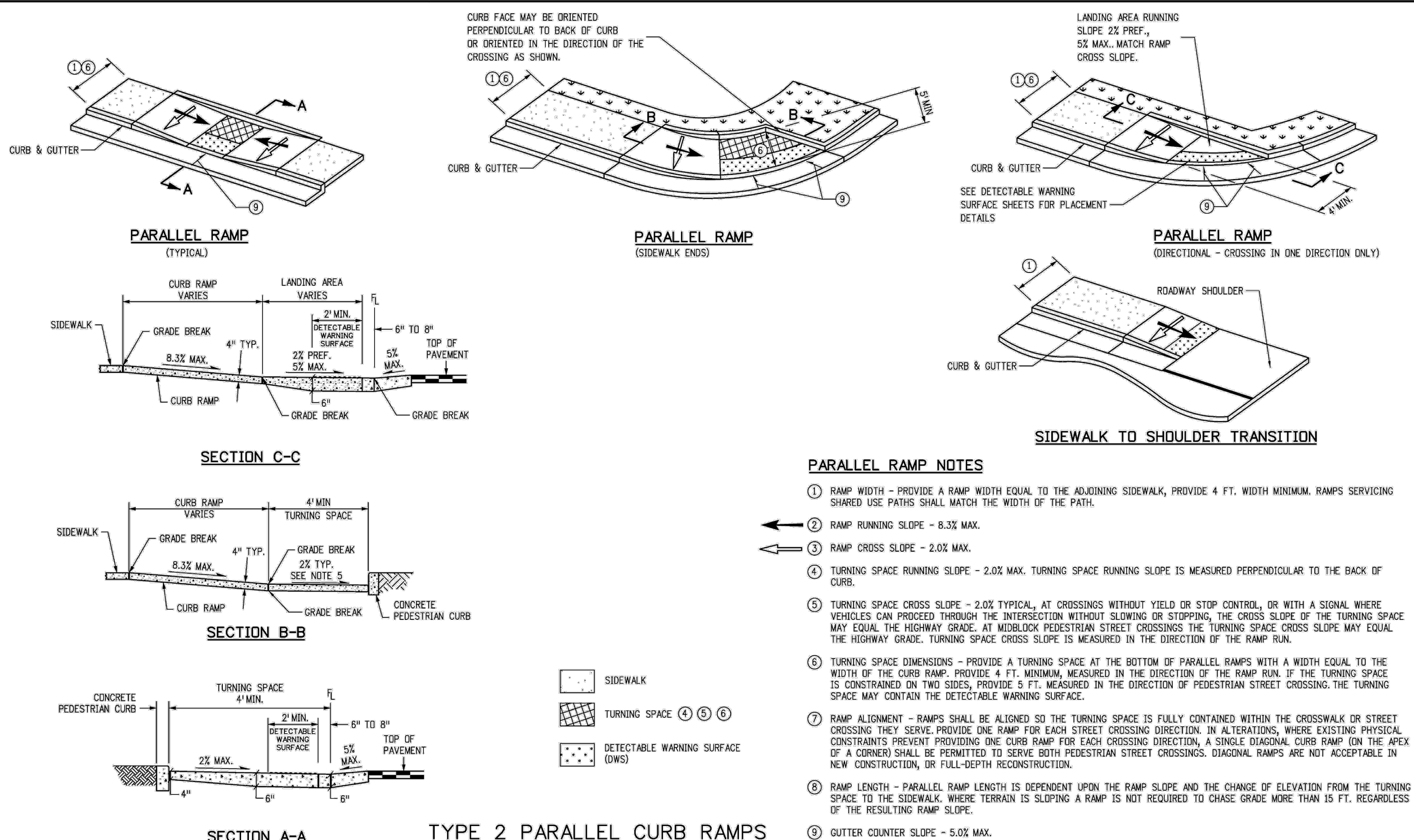


GENERAL NOTES & PAY AREAS

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Designer Initials: JBK												CDOT HQ, 3rd Floor						Standard Sheet No. 1 of 10					
Last Modification Date: 07/31/19												Denver, CO 80204						Project Development Branch: 07/31/19					
Detailer Initials: LTA												Phone: 303-757-9021 FAX: 303-757-9868						Project Sheet Number:					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English												Project Development Branch: 07/31/19						Project Sheet Number:					

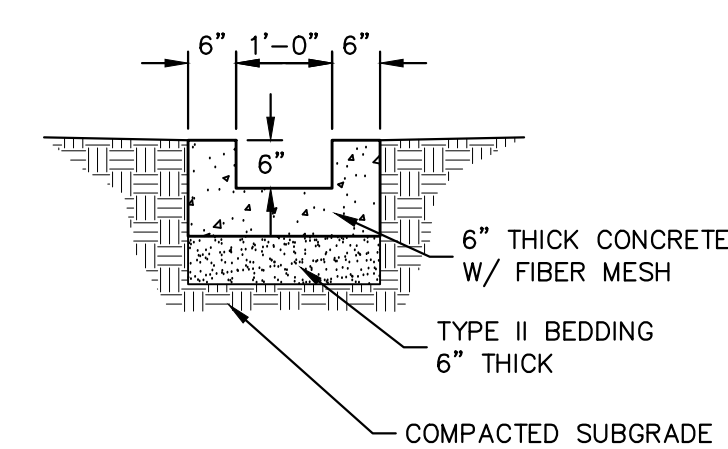


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Creation Date: 07/31/19		Date:	Comments	 2529 West Howard Place CO201 HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-608-1		Standard Sheet No. 5 of 10	
Designer Initials: JBK	(C-X)								
Last Modification Date: 07/31/19	(C-X)								
Detailer Initials: LTA	(C-X)								
CAD Ver: MicroStation V8	Scales: Not to Scale	Units: English		Project Development Branch		JBK	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:

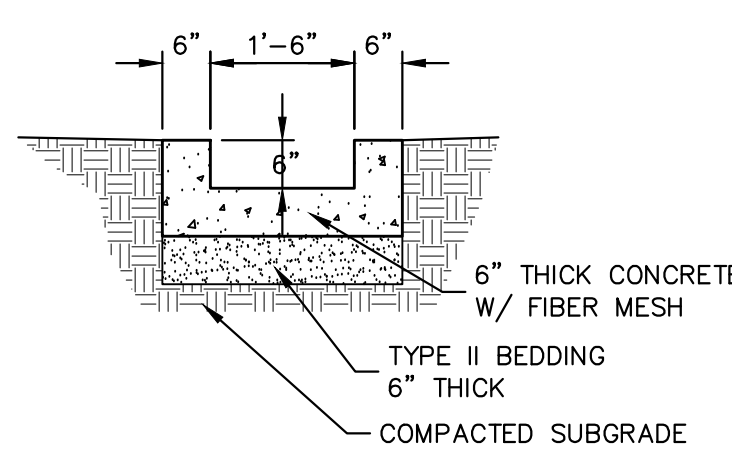


TYPE 2 PARALLEL CURB RAMPS

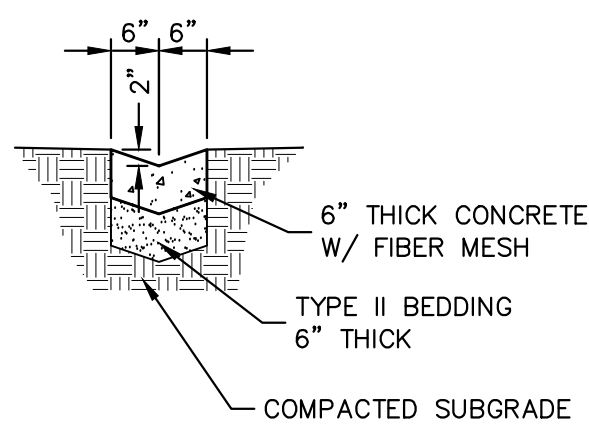
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Revision Date: 07/31/19		Date: Comments		 2829 West Howard Place 2007 HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9921 FAX: 303-757-9868		M-608-1	
Designer Initials: JKB		☒ (R-X)				Standard Sheet No. 4 of 10	
Last Modification Date: 07/31/19		☒ (R-X)					
Checker Initials: LTA		☒ (R-X)					
Ver: MicroStation V8 Scale: Not to Scale Units: English		☒ (R-X)		Project Development Branch JKB		Issued by the Project Development Branch: July 31, 2019	
						Project Sheet Number:	



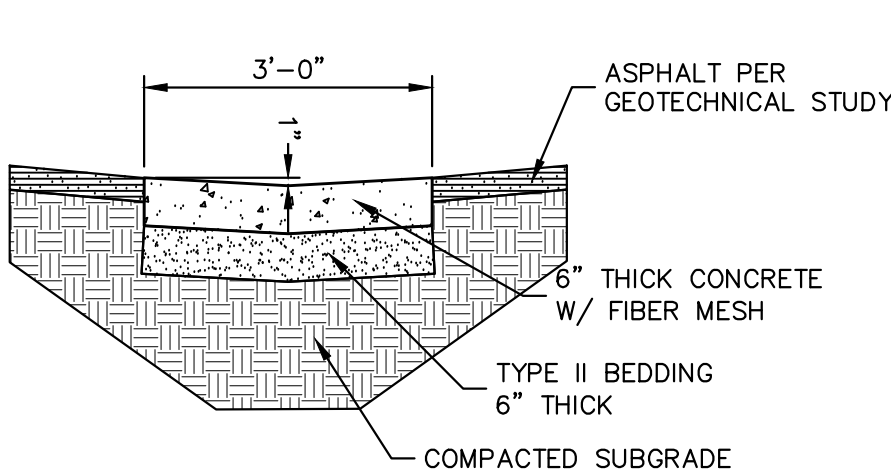
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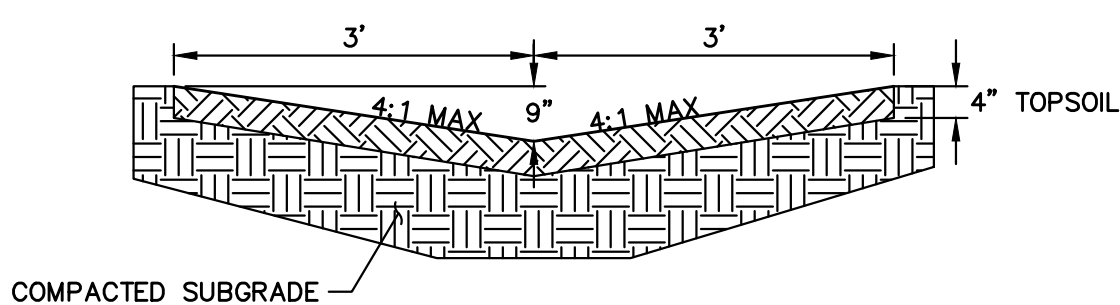
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SCALE: NTS



1.0' CONCRETE PAN
SCALE: NTS



3.0' CONCRETE PAN
SCALE: NTS



GRASS SWALE
SCALE: NTS



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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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FROM DATE OF DEVELOPMENT SERVICES APPROVAL

 **DEVELOPMENT SERVICES**
APPROVED

Approved By: _____ By jkirpatrick
_____ on 05/27/2026

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KURTIS W. WILLIAMS, P.E., COLORADO R.E. #34270 _____ Date _____

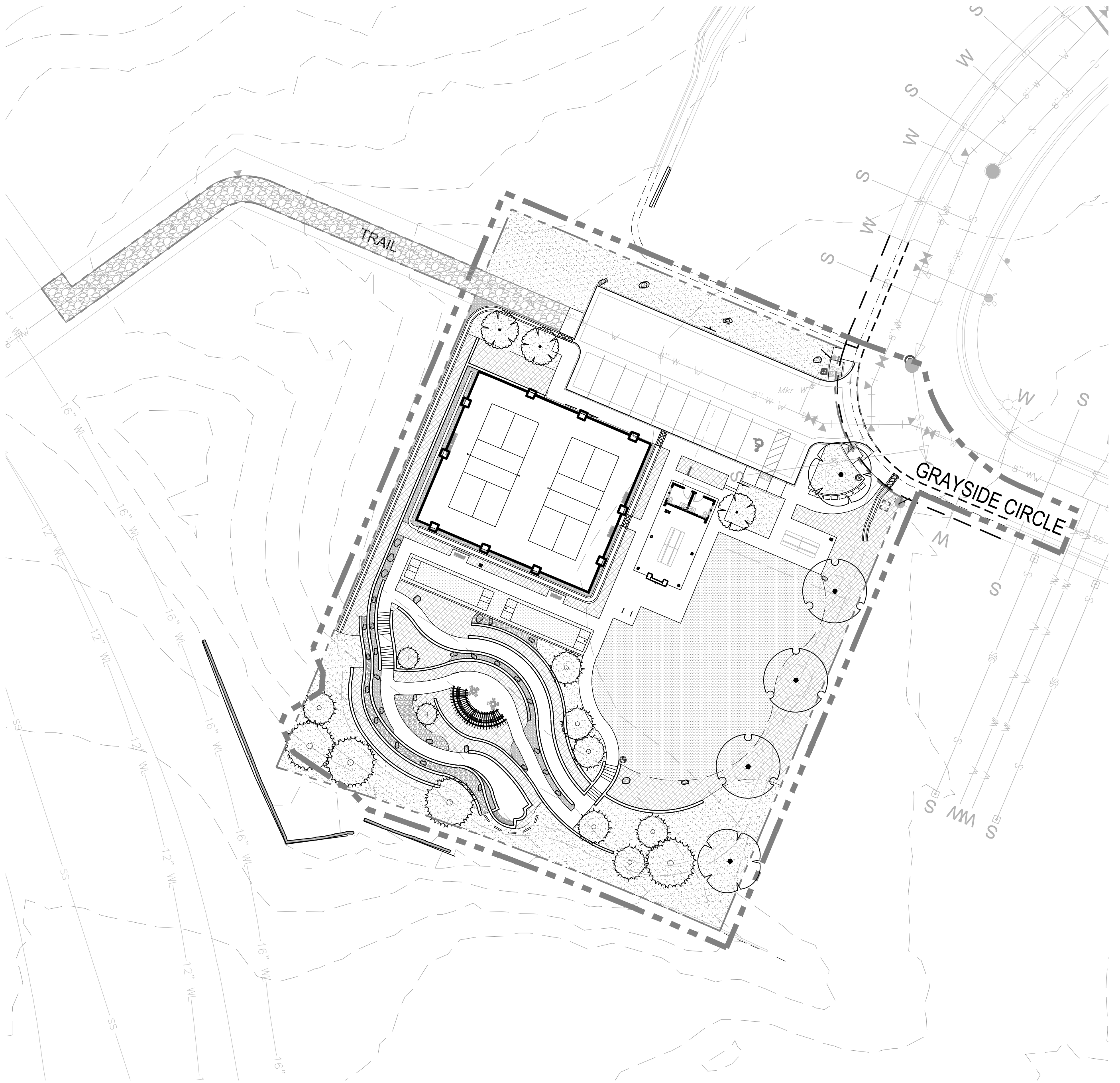
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OF		DETAILS	DATE	10/9/25				
42			DESIGNED BY	N/A				
JOB NO.	16190.10		DRAWN BY	MEP				
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(303) 791-8180

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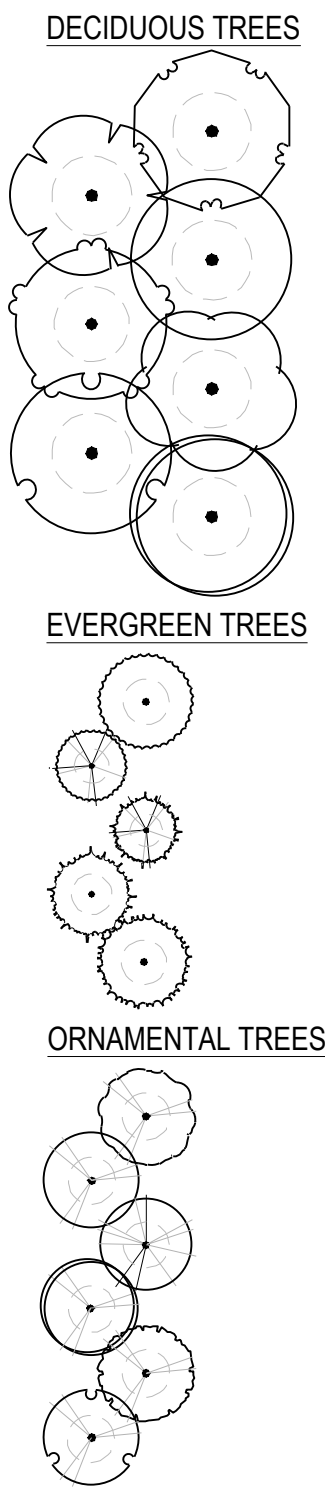


1 MASTER PLANTING PLAN
SCALE: 1"=30'

LEGEND - HARDSCAPE ELEMENTS

	RETAINING WALL (TYP.)		CORNHOLE (TYP.)		BOULDER (TYP.)
	RECEPTACLE 1.1A (TYP.)		TABLES AND CHAIRS (TYP.)		
	RECEPTACLE 1.1B (TYP.)		CURVED BENCH (TYP.)		
	BENCH (TYP.)		ARTISTIC SCRREN WALL (TYP.)		
	MAIL KIOSK (TYP.)		TOWN OF OPEN SPACE PARKING SIGN		
	PET WASTE STATION (TYP.)		PICKLEBALL COURT FENCING		
	BIKE RACK (TYP.)		MILLENIUM TRELLIS (TYP.)		
	PICNIC TABLE (TYP.)		PLANTERS		
	STAIRS (TYP.)				

LEGEND - SOFTWARE ELEMENTS



GROUND COVERS	IRR. ZONE
TURF (TAHOMA 31) - SPRAY IRRIGATION	
MEDIUM	
WOOD MULCH / SHRUB BED - DRIP IRRIGATION	
LOW	
SEED - LOW-GROWTH - NON-IRRIGATED	
VERY LOW	
ROCK MULCH-01 - REFER TO IRRIGATION PLAN	
N/A	
ROCK MULCH-02 - REFER TO IRRIGATION PLAN	
N/A	
CRUSHER FINES	
N/A	
EDGER	
LIMITS OF CONSTRUCTION	
PROJECT BOUNDARY	

GROUND COVER NOTES:

- TURF SHALL BE TAHOMA 31 - COLD HARDY BERMUDA GRASS. REFER TO SCIENTURFIC SOD.
- ROCK MULCH TYPE 1 SHALL BE 1½" GRAND MESA GRAY RIVER ROCK TO A DEPTH OF THREE (4) INCHES MINIMUM WITH LANDSCAPE FABRIC. REFER TO COLORADO MATERIALS, INC.
- ROCK MULCH TYPE 2 SHALL BE 1½" CRUSHED BUFF TO A DEPTH OF THREE (4) INCHES MINIMUM WITH LANDSCAPE FABRIC. REFER TO COLORADO MATERIALS, INC.
- WOOD MULCH SHALL BE SHREDDED BARK MULCH TO A DEPTH OF FOUR (4) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- SEED SHALL BE DOUGLAS COUNTY AND CASTLE ROCK LOW GROWTH DRILL SEEDING MIX PER DETAIL #17 OF GESC.

PLANT SCHEDULE

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

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

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

IRRIGATION (Drip, spray or rotor)	PLANT NAME (Scientific)	PLANT NAME (Common)	PLANTING SIZE	LEGEND ABBREV.	MATURE SIZE (H X W)	NO. OF PLANTS	WATER REQUIREMENTS (inches per month)	WATER USE (Very Low, Low, Low-Med)	SF OF ZONE	% OF TOTAL AREA	SF OF TOTAL LANDSCAPED AREA
CANOPY TREES											
DRIP	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2' Cal B&B	CO	40' X 40'	2	1.5	LOW	NA	NA	NA
DRIP	QUERCUS MACROCARPA	BURR OAK	40' X 40'	QM	40' X 40'	3	1.5	LOW	NA	NA	NA
EVERGREEN TREES											
DRIP	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	6' H B&B	PD	20' X 10'	2	1	VERY LOW	NA	NA	NA
DRIP	PINUS EDULIS	PINYON PINE	6' H B&B	PP	20' X 15'	7	1	VERY LOW	NA	NA	NA
DRIP	PINUS PONDEROSA	PONDEROSA PINE	6' H B&B	PP2	40' X 25'	4	1	VERY LOW	NA	NA	NA
ORNAMENTAL TREES											
DRIP	CRATAEGUS CRUS-GALLI VAR. INERMUS	COCKSPUR HAWTHORN	1.5' Cal B&B	MS	20' X 15'	3	1	VERY LOW	NA	NA	NA
DECIDUOUS SHRUB											
DRIP	AMORPHA CANESCENS	LEADPLANT	5 GAL. CONT.	AL	3' X 3'	17	1	VERY LOW	NA	NA	NA
DRIP	BUDDLEIA DAVIDI 'NANHOENSIS 'PETITE INDIGO'	PETITE INDIGO BUTTERFLYBUSH	5 GAL. CONT.	BD	4' X 5'	11	1	VERY LOW	NA	NA	NA
DRIP	CARAGANA ARBORESCENS	SIBERIAN PEASHRUB	5 GAL. CONT.	CS	8' X 6'	6	1	VERY LOW	NA	NA	NA
DRIP	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	5 GAL. CONT.	CB	3' X 3'	47	1	VERY LOW	NA	NA	NA
DRIP	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	5 GAL. CONT.	CM	4' X 4'	9	1	VERY LOW	NA	NA	NA
DRIP	CHRYSOTHAMNUS NAUSEGUS	RABBITBUSH	5 GAL. CONT.	ES	5' X 4'	9	1	VERY LOW	NA	NA	NA
DRIP	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL. CONT.	PA	4' X 4'	15	1	VERY LOW	NA	NA	NA
DRIP	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	5 GAL. CONT.	PO	5' X 5'	12	1.5	LOW	NA	NA	NA
DRIP	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	5 GAL. CONT.	R3	3' X 3'	61	1.5	LOW	NA	NA	NA
DRIP	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL. CONT.	SM2	5' X 5'	29	1.5	LOW	NA	NA	NA
EVERGREEN SHRUBS											
DRIP	AGAVE NEOMEXICANA	NEW MEXICO AGAVE	5 GAL. CONT.	AN	2' X 2.5'	18	1	VERY LOW	NA	NA	NA
DRIP	AGAVE PARVIFL.	PARVY'S AGAVE	5 GAL. CONT.	AP2	3' X 3'	25	1	VERY LOW	NA	NA	NA
DRIP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL. CONT.	AP	2' X 4'	9	1	VERY LOW	NA	NA	NA
DRIP	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL. CONT.	CS2	3' X 5'	8	1.5	LOW	NA	NA	NA
DRIP	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL. CONT.	JC	3' X 4'	11	1	VERY LOW	NA	NA	NA
DRIP	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	5 GAL. CONT.	JB	1' X 6'	16	1	VERY LOW	NA	NA	NA
DRIP	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL. CONT.	JW	20' X 5'	42	1	VERY LOW	NA	NA	NA
DRIP	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL. CONT.	BA	6' X 6'	10	1	VERY LOW	NA	NA	NA
DRIP	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL. CONT.	PS	3' X 4'	33	1	VERY LOW	NA	NA	NA
DRIP	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAMS NEEDLE	5 GAL. CONT.	YC	3' X 3'	6	1	VERY LOW	NA	NA	NA
DRIP	YUCCA FILAMENTOSA 'ADAMS NEEDLE'	ADAMS NEEDLE	5 GAL. CONT.	YF	3' X 3'	6	1	VERY LOW	NA	NA	NA
DRIP	YUCCA GLORIOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	5 GAL. CONT.	YBE	3' X 3'	12	1	VERY LOW	NA	NA	NA
ORNAMENTAL GRASSES											
DRIP	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL. CONT.	BB	2' X 2'	55	1	VERY LOW	NA	NA	NA
DRIP	PANICUM VIRGATUM 'DALLAS BLUES'	DALLAS BLUES SWITCH GRASS	1 GAL. CONT.	P22	6' X 3'	25	1.5	LOW	NA	NA	NA
DRIP	PANICUM VIRGATUM 'REHBRALIN'	REHBRALIN SWITCH GRASS	1 GAL. CONT.	PR	4' X 2'	51	1.5	LOW	NA	NA	NA
DRIP	PENNISETUM ALOPECUROIDES 'HAMEL'	HAMEL FOUNTAIN GRASS	1 GAL. CONT.	PH	2' X 2'	35	1.5	LOW	NA	NA	NA
PERENNIALS											
DRIP	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL. CONT.	AT	3' X 2'	17	1.5	LOW	NA	NA	NA
DRIP	ASTER ALPINUS	ALPINE ASTER	1 GAL. CONT.	AA2	3' X 2'	26	1.5	LOW	NA	NA	NA
DRIP	CENTRANTHUS RUBER	RED VALERIAN	1 GAL. CONT.	CR	3' X 2'	22	1.5	LOW	NA	NA	NA
DRIP	IRIS GERMANICA	IRIS	1 GAL. CONT.	IG	3' X 2'	20	1.5	LOW	NA	NA	NA
DRIP	KNIPHOFIA UVARIA 'BLAZE'	BLAZE RED HOT POKER	1 GAL. CONT.	KU	2' X 3'	15	1.5	LOW	NA	NA	NA
DRIP	NEPETA X FAASSENII	CATMINT	1 GAL. CONT.	NF	2' X 2'	18	1.5	LOW	NA	NA	NA
DRIP	PLATYCODON GRANDIFLORUS	BALLOON FLOWER	1 GAL. CONT.	PG	2' X 2'	15	1.5	LOW	NA	NA	NA
DRIP	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL. CONT.	RE	2' X 2'	24	1.5	LOW	NA	NA	NA
DRIP	SALVIA MEMOROSA 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL. CONT.	SM	2' X 2'	26	1.5	LOW	NA	NA	NA
GROUND COVERS											
SPRAY	NATURE'S PRAIRIE TURF	TURF	TURF	NA	NA	NA	2	LOW-MODERATE	5,408	24%	22,253
NONE	SEED-02 LOW GROW NATIVE SEED	SEED	SEED	NA	NA	NA	1.5	LOW	9,193	41%	22,253
NONE	WOOD MULCH	MULCH	MULCH	NA	NA	NA	1.5	LOW	6,063	27%	22,253
NONE	ROCK MULCH	MULCH	MULCH	NA	NA	NA	1.5	LOW	194	1%	22,253
NONE	ROCK MULCH	MULCH	MULCH	NA	NA	NA	0	NONE	1,375	6%	22,253

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

PAUL SHOUKAS, CO. PLAN: 416
DATE: 05.20.2026

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

APPROVED BY:
DEVELOPMENT SERVICES



DATE

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
Record Document on File

BASIS OF BEARING
THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567", BEARING S22°50'48"W A DISTANCE OF 71.50 FEET PER SAID PLAT.

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Western Company
Central 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

BY	DATE	REVISION	NO.	AS SHOWN	AS SHOWN	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/20/2026	BTN	BTN	KM

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1
MASTER PLANTING PLAN

LANDSCAPE AND IRRIGATION NOTES

(To be included on Landscape and Irrigation sheets)

Landscape Sheets

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 preconstruction 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 per 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.

Irrigation Sheets

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 June and August. Irrigation exemptions will not be issued during the month of July.
5. Irrigation systems must be designed to operate within the Town of Castle Rock Water Use Management plan. Current commercial hours of operation are a three fixed days a week from 10 pm to 6 am.
6. Overhead irrigation in areas less than 10' in width or installed on slopes steeper than 3:1 will not be approved by Town of Castle Rock inspectors.
7. All irrigation installations must meet Town of Castle Rock details
8. Please note that the irrigation tap, line, meter and backflow prevention assembly must be the same size from the tap

LANDSCAPE NOTES

1. Non-irrigated native seed areas shall be installed using the Town of Castle Rock Grading Erosion and Sediment Control Manual (GESC) standard detail #17.
2. No turf and/or overhead irrigation on slopes 3:1.
3. No slopes greater than 3:1 are permitted.
4. Top soil, if disturbed shall be stock piled and reused on the site.
5. No more than sixty percent of the total commercial landscape area shall include irrigated turf grass.
6. No individual plant may have supplemental water demand greater than 15” per growing season.

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PAUL SHOUKAS, CO PLA#: 416

05.20.2026
DATE

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DEVELOPMENT SERVICES



DATE

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APPROVED

By jkirkpatrick
on 05/27/2026
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TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

SEEDING AND MULCHING NOTES

SHEET 20 OF 42

JOB NO.

H-SCALE	AS SHOWN	No.	REVISION	BY	DATE
V-SCALE	AS SHOWN				
DATE	05/20/2026				
DESIGNED BY	BTN				
DRAWN BY	BTN				
CHECKED BY	KM				



J-R ENGINEERING
A Westman Company

Centennial 303-740-9393 Colorado Springs
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AGENCIES, JR ENGINEERING
APPROVES THEIR USE
FOR THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION



MAGLIN
P: 531-329-4406
W: MAGLIN.COM

MODEL: 1500 SERIES LEXICON WASTE AND RECYCLING - 2 STREAMS OR APPROVED EQUAL
1.1A - 2 STREAMS - MRR-1500-00008
1.2A - 3 STREAMS - MRR-1500-00015
COLOR: TITANIUM, MATTE FINISH
INSTALLATION: SURFACE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECS

1 WASTE & RECYCLING RECEPTACLE

Scale: NTS



SUPPLIER: GYMS FOR DOGS
WWW.GYMSFORDOGS.COM
(800) 931-1562

MODEL: THE PET WASTE STATION IN-GROUND OR APPROVED EQUAL
COLOR: BLACK
NOTE: INSTALL PER MANUFACTURER'S SPECS

2 PET WASTE STATION

Scale: NTS



MAGLIN
P: 800-716-5506
W: MAGLIN.COM

MODEL: 1100 SERIES, 1100 CLUSTER SEATING OR APPROVED EQUAL
MATERIAL: IPE WOOD
OPTION: GAME BOARD, WHEELCHAIR ACCESSIBLE FOR ONE OF THE TWO SETS
INSTALLATION: SURFACE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECS

3 TABLE AND CHAIRS

Scale: NTS



MAGLIN
P: 800-716-5506
W: MAGLIN.COM

MODEL: 700 SERIES 720 BACKED BENCH OR APPROVED EQUAL
MATERIAL: IPE WOOD
INSTALLATION: SURFACE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECS

4 BENCH

Scale: NTS



MAGLIN
P: 800-716-5506
W: MAGLIN.COM

MODEL: 700 SERIES, 720 CLUSTER SEATING OR APPROVED EQUAL
MATERIAL: IPE WOOD
COLOR: TITANIUM, MATTE FINISH
OPTION: SURFACE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECS

5 PICNIC TABLE (INCLUDES ADA OPTION)

Scale: NTS



MAGLIN
P: 531-329-4406
W: MAGLIN.COM

MODEL: 100 SERIES 100 BICYCLE RACK OR APPROVED EQUAL
COLOR: TITANIUM, MATTE FINISH
INSTALLATION: SURFACE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECS

6 BIKE RACK

Scale: NTS



MAIL KIOSK
W: WWW.MAILBOXES.COM
P: 800-624-5269

MODELS:
CLUSTER BOX UNITS: 16A SIZE DOOR OR APPROVED EQUAL

ATTACHMENT: SURFACE MOUNT
INSTALL: PER MANUFACTURER'S SPECS.



OUTDOORCONCRETEGAMES
P: 800-233-3907
W: OUTDOORCONCRETEGAMES.COM

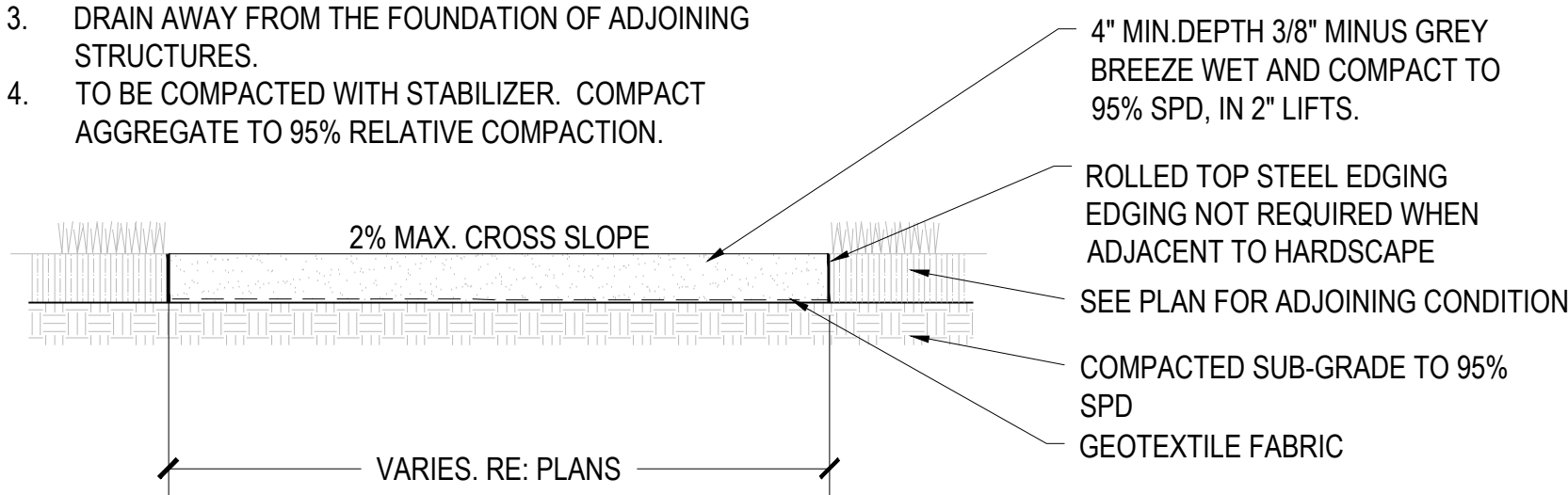
MODEL #: BYOB5531 OR APPROVED EQUAL
NOTE: INSTALL PER MANUFACTURER'S SPECS

8 CONCRETE CORNHOLE

Scale: NTS

NOTES:

1. PERFORATED ROLL TOP EDGER TO BE SET FLUSH WITH TOP OF MULCH OR BASE OF SOD.
2. CROWN FOR DRAINAGE.
3. DRAIN AWAY FROM THE FOUNDATION OF ADJOINING STRUCTURES.
4. TO BE COMPACTED WITH STABILIZER. COMPACT AGGREGATE TO 95% RELATIVE COMPACTION.



9 CRUSHER FINES

Scale: NTS

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PAUL SHOUKAS, CO PLA# 416 05.20.2026
DATE

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By jkirkpatrick
on 05/27/2026
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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

J.R. ENGINEERING
A Western Company



Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

BY DATE

No. REVISION

H-SCALE AS SHOWN
V-SCALE AS SHOWN
DATE
DESIGNED BY
DRAWN BY
CHECKED BY

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

SITE DETAILS

SHEET 22 OF 42

JOB NO.

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
AGENCIES, OR ENGINEERING
APPROVES THEIR USE
DESIGNATED BY WRITTEN
AUTHORIZATION

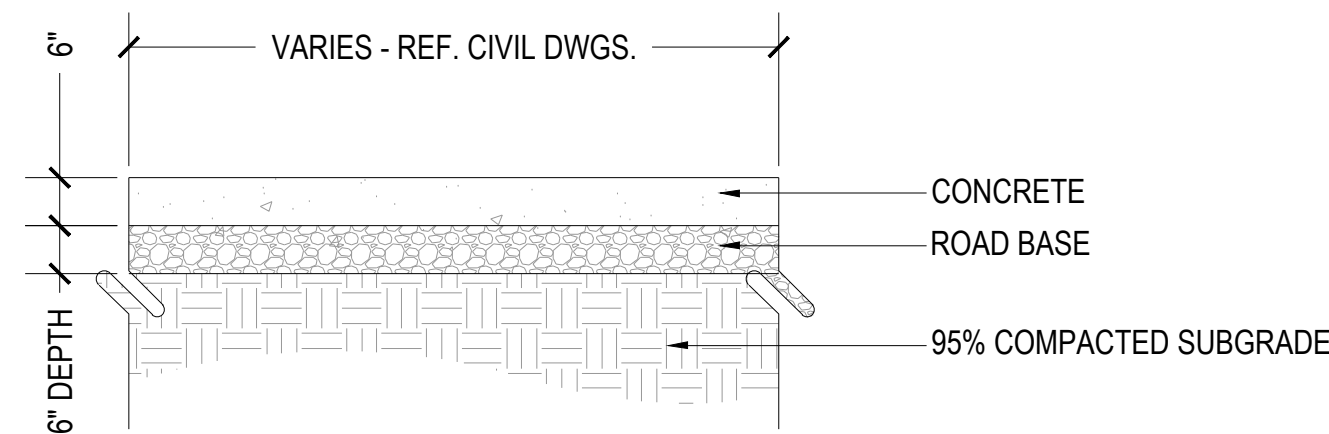
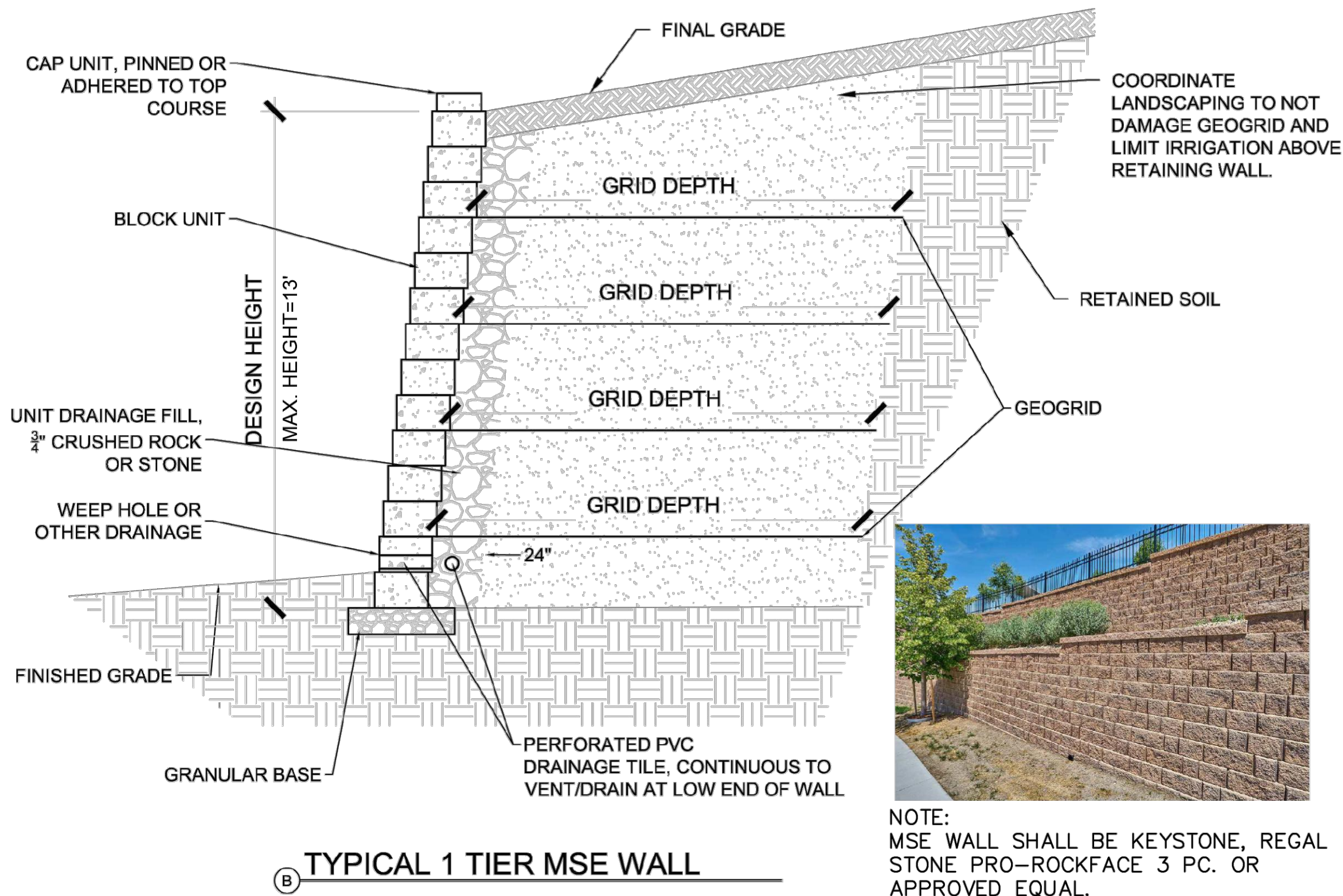
PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180



- 2 TOWN OPEN SPACE PARKING SIGN**
Scale: NTS

DB NO.

719-593-2593 Fort Collins 970-491-9888
www.jirengineering.com



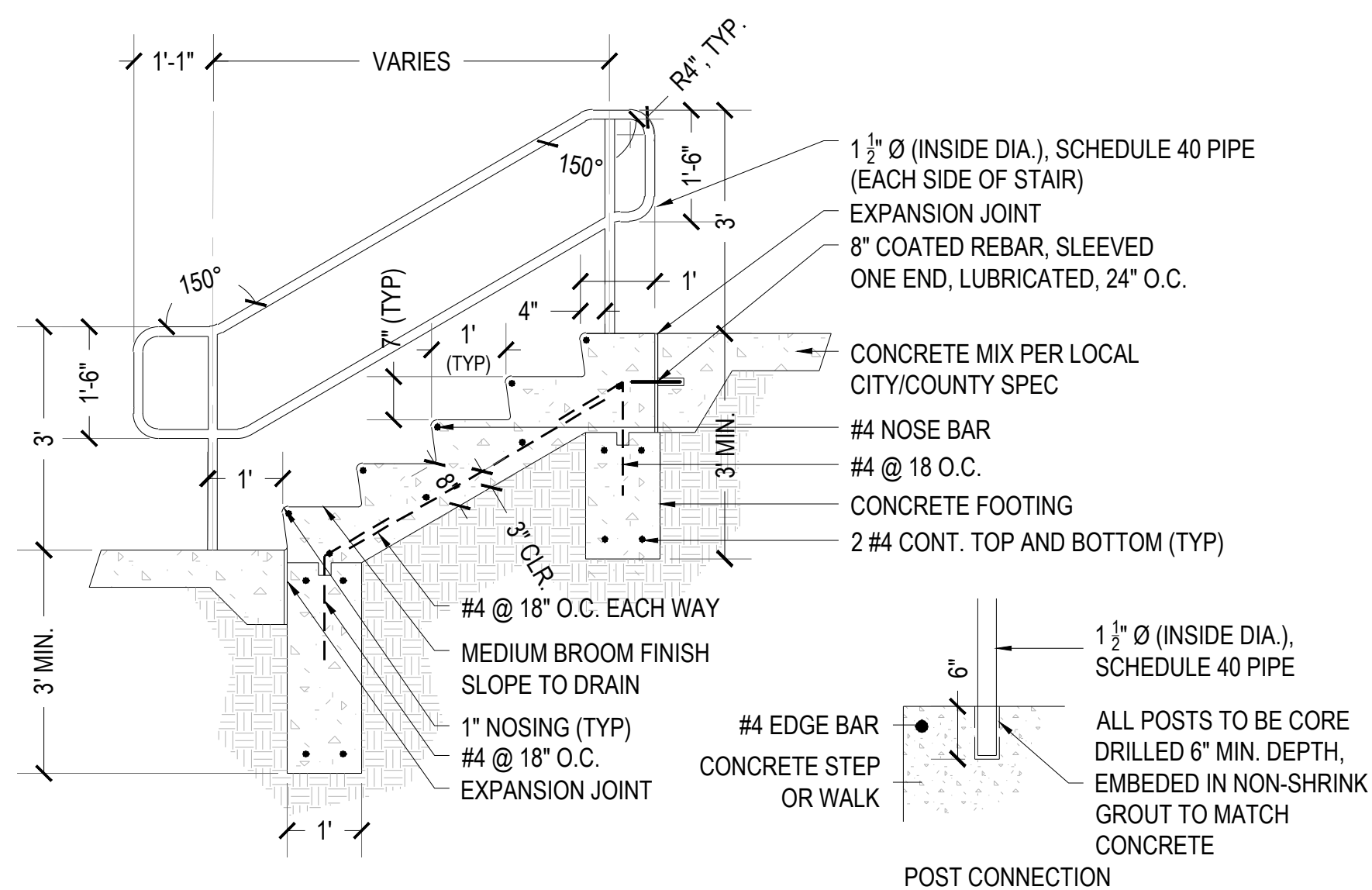
- NOTES:
1. EXPANSION JOINTS TO BE EVERY 50' ALONG SIDEWALK AND AS ILLUSTRATED ON PLANS AND DETAILS.
 2. CONTROL JOINTS TO BE EVERY 4' ALONG SIDEWALK, UNLESS ILLUSTRATED ON PLANS.
 3. CONTROL JOINTS SHALL BE SAW CUT.
 4. STANDARD. COLOR: UNCOLORED. FINISH: MEDIUM BROOM.
 5. REFERENCE GEOTECH REPORT FOR FURTHER SPECIFICS FOR APPROVED CONCRETE MIX AND THICKNESS/DEPTH.
 6. DETAIL FOR REFERENCE ONLY.

1 TYPICAL 1 TIER MSE WALL - FOR REFERENCE ONLY. REFER TO CIVIL PLANS

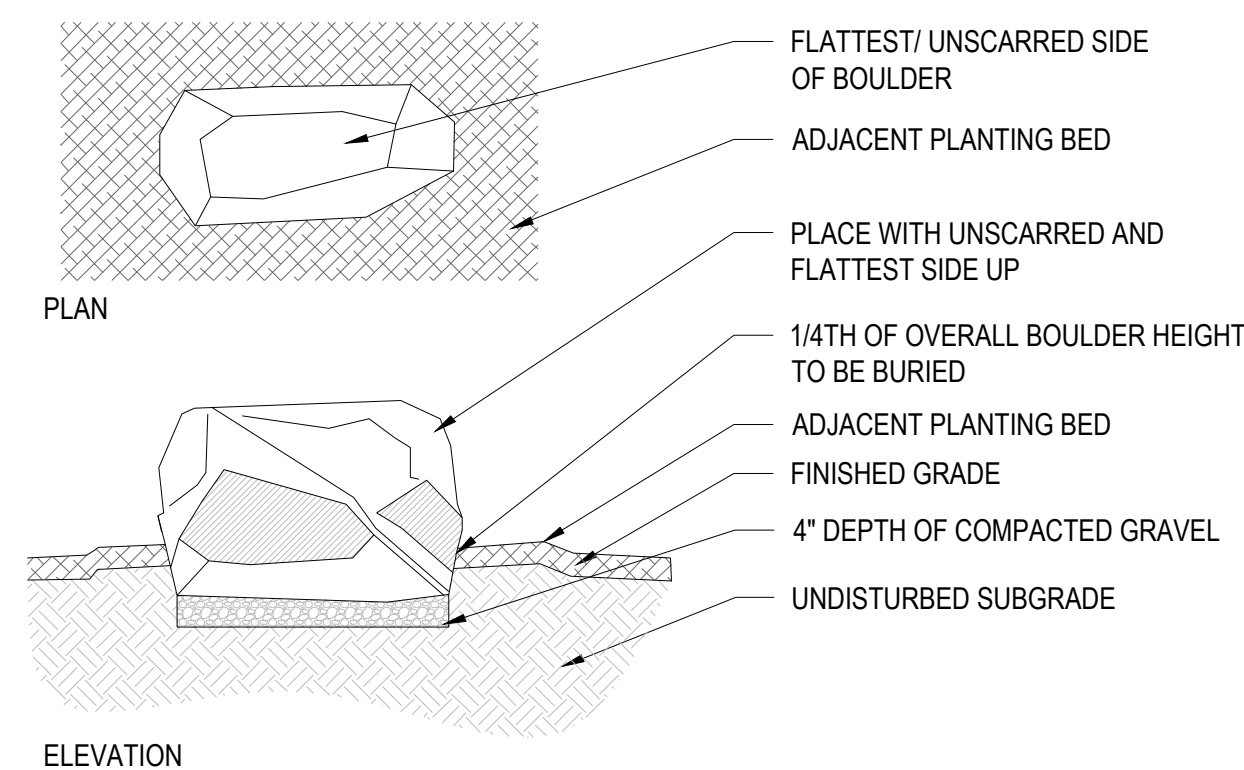
Scale: NTS

2 CONCRETE

Scale: 1/2" = 1'- 0"



- GENERAL NOTES:
1. RAILINGS ARE REQUIRED ON STEPS WITH FOUR RISERS OR MORE.
 2. RAILINGS SHALL BE 1.5"Ø (INSIDE DIAMETER), SCH. 40 ROUND STEEL PIPE. RAIL & POST CONNECTIONS SHALL BE WELDED AND GROUND SMOOTH. ALL PIPE & COMPONENTS SHALL BE TREATED TO RESIST CORROSION AND BE PAINTED BLACK.
 3. RAILING FABRICATOR SHALL FIELD MEASURE SITE IMPROVEMENTS PRIOR TO FABRICATION.
 4. ALL RAILING DIMENSIONS ARE NOMINAL AND SHALL BE ADJUSTED PER FIELD CONDITIONS.
 5. RAILINGS SHALL BE INSTALLED MIN. 1.5" FROM WALL FACE AND MAINTAIN A DISTANCE OF 36" FROM TOP OF RAILING TO TREAD SURFACE.
 6. NUMBER OF RISERS MAY VARY THAN ILLUSTRATED. REFERENCE PLANS FOR SPECIFIC NUMBER OF RISERS.
 7. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW AND APPROVAL.



- NOTES:
1. BOULDERS ARE TO BE COLORADO BUFF COLOR TYPE STONE. CONTRACTOR TO SUBMIT SUPPLIER INFORMATION/ IMAGE OF PRODUCT FOR MATERIAL SUBMITTAL.
 2. BOULDERS ARE TO BE A MINIMUM OF 24" HEIGHT X 1'-2" WIDTH X 2'-3" LENGTH

3 STAIRS

Scale: 1/2" = 1'- 0"

4 BOULDER

Scale: NTS

BASIS OF BEARING
THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567", BEARING S22°50'48"W A DISTANCE OF 71.50 FEET PER SAID PLAT.

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

PAUL SHOUKAS, CO PLA#: 416 05.20.2026
DATE

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

APPROVED BY:

DEVELOPMENT SERVICES

By jkirkpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
Record Document on File

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AGENCIES, THEIR USE
FOR ANY OTHER PURPOSES
IS PROHIBITED BY WRITTEN
AUTHORIZATION

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Westman Company

Central 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

BY	DATE	REVISION	No.	AS SHOWN	AS SHOWN	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/20/2026	BTN	BTN	KM

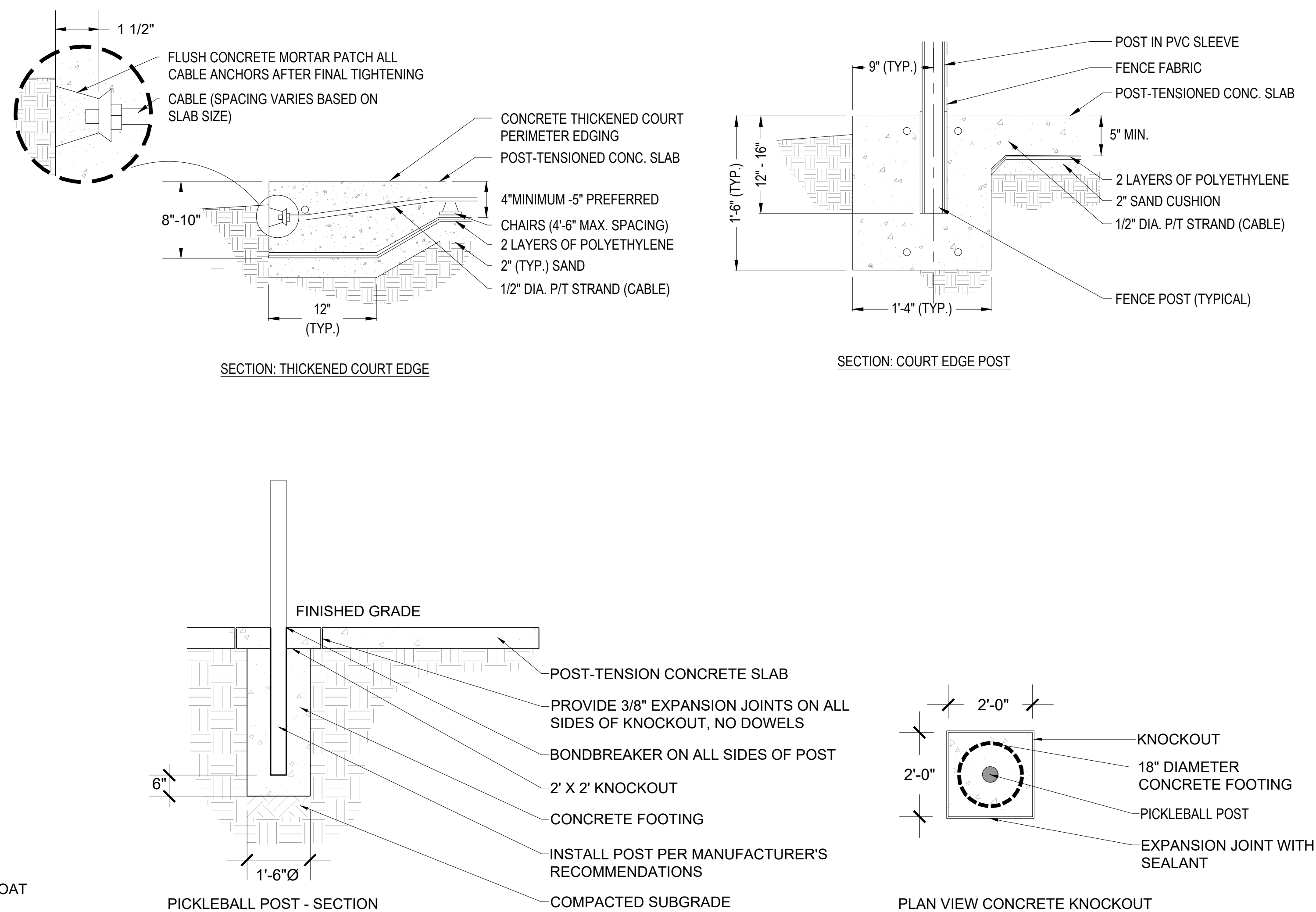
TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

SITE DETAILS

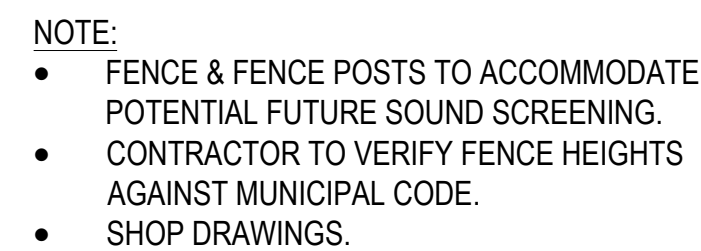
SHEET 24 OF 42

JOB NO.

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021



Scale: NTS



Scale: NTS

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TOWN OF
CASTLE ROCK
COLORADO

DEVELOPMENT SERVICES
APPROVED
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JOB NO.



Scale: 1/2" = 1'-0"

ELEVATION A - STRAIGHTENED

SECTION-A

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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TRACT B, HILLSIDE/ARBORS AMENDMENT 1	H-SCALE	AS SHOWN	No.	REVISION	BY	DATE
	V-SCALE	AS SHOWN				
SITE DETAILS	DATE	05/20/2026				
	DESIGNED BY	BTN				
	DRAWN BY	BTN				
	CHECKED BY	KM				

J-R ENGINEERING
A Westair Company



Centennial 303-740-3933 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
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PREPARED FOR

BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE (303) 701-8180

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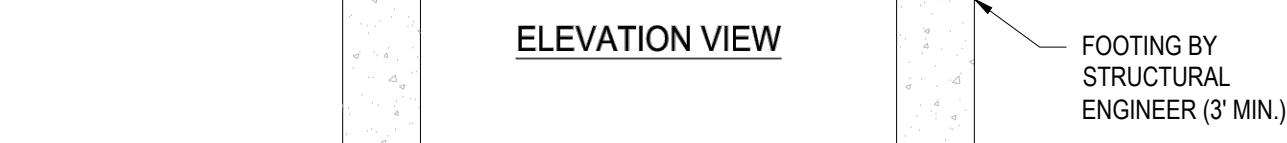
SHEET

26 OF 42

JOB NO.



MODEL: ARCHITECTURAL ARTISTIC LASER CUT
MATERIAL: ALUMINUM
SPECS: INSTALL WITH STANDARD POST AND FRAME SYSTEM.
COLOR: ARCHITECTURAL BRONZE
SIZES: 3'X4', 3'X4', 3'X4', 3'X5', 3'X6" (5 PANELS)
NOTE: INSTALL PER MANUFACTURER'S SPECS



1/8" THICK ALUMINUM W/ 1"Ø HOLES ON 1 1/4" CENTERS (58% OPEN)



1/8" THICK ALUMINUM W/ 1"Ø HOLES ON 1 1/4" CENTERS (58% OPEN)

1 ARTISTIC SCREEN WALL (OPTIONAL)
Scale: NTS

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DEVELOPMENT SERVICES

APPROVAL

 TOWN OF
CASTLE ROCK
COLORADO

DEVELOPMENT SERVICES
APPROVED

By jkirpatrick
on 05/27/2026

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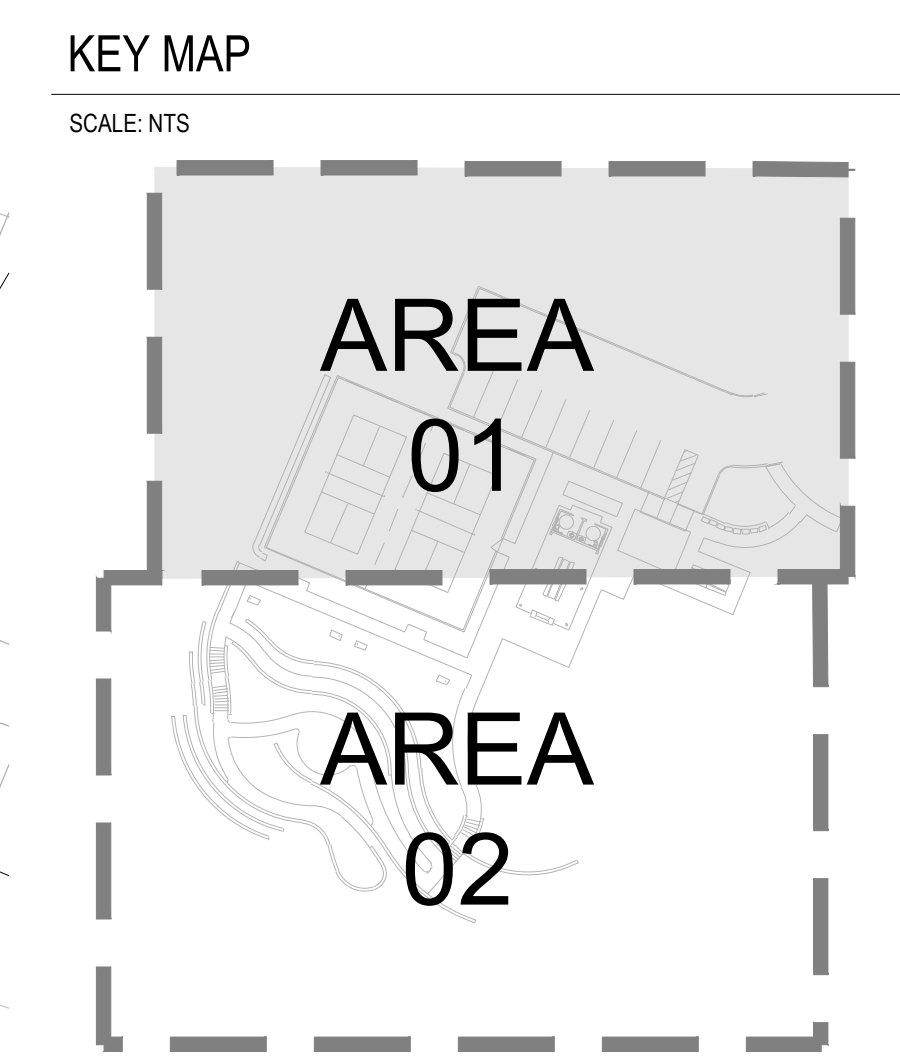
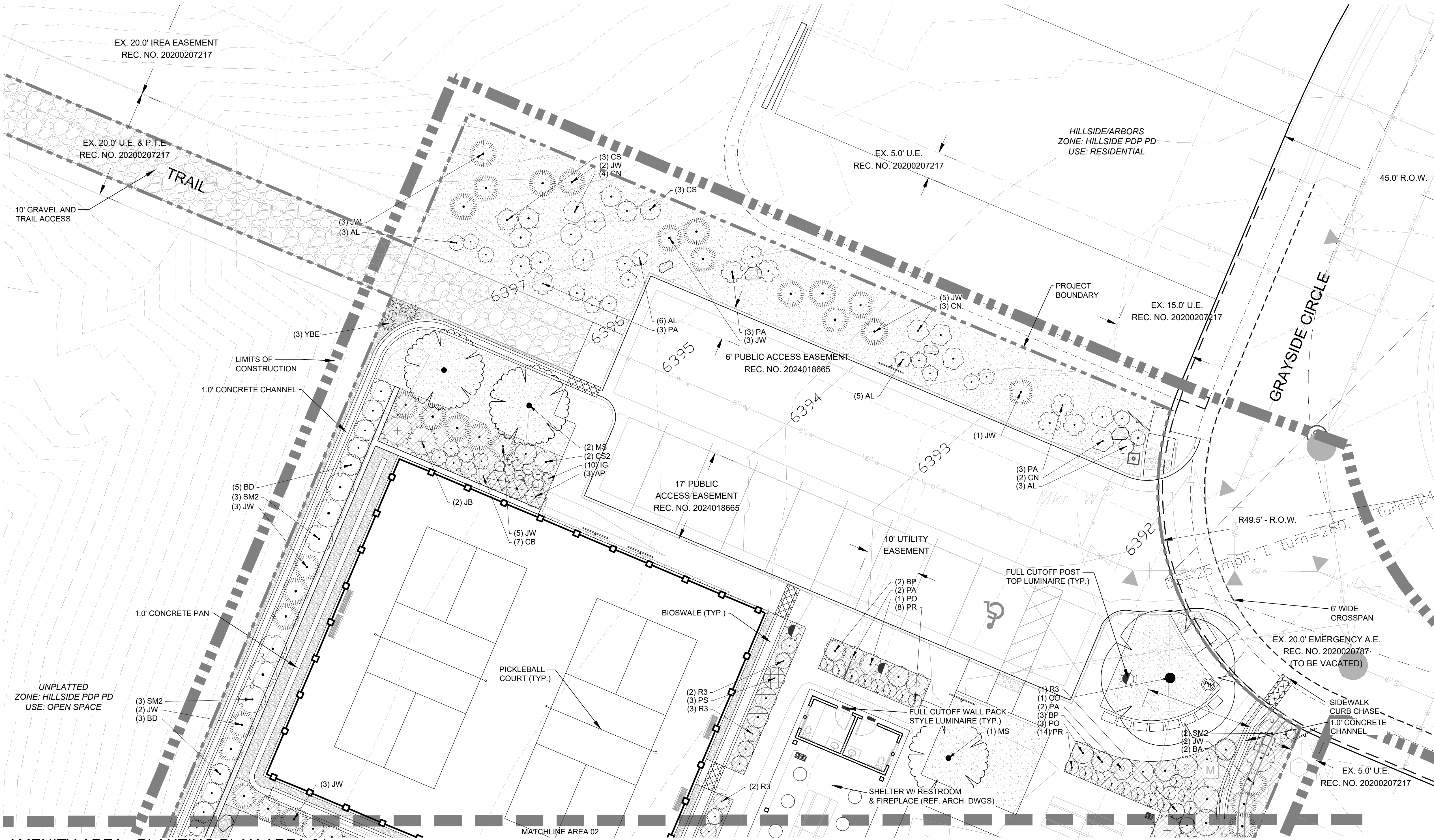
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V-SCALE	AS SHOWN				
DATE	05/20/2026				
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DRAWN BY	BTN				
CHECKED BY	KM				

AMENDMENT 1

SITE DETAILS

27 OF 42

NO.



LEGEND - PLANTING			
IRR ZONE			
DECIDUOUS TREES		EVERGREEN SHRUBS	
	Low		Low
	Low		Low
	Low		Low-Mod.
	Low		Low
	Low		Low
	Low		Low
	Low		Moderate
	Low		Low
	Low		Low
EVERGREEN TREES		ORNAMENTAL GRASSES	
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
ORNAMENTAL TREES		PERENNIALS	
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
	Low		Low
DECIDUOUS SHRUBS			
	Low		
	Low		
	Low		
	Low		
	Low		
	Low		
	Low		
	Low		
	Low-Mod.		
	Low-Mod.		
	Low		

AMENITY AREA - PLANTING PLAN AREA 01

LEGEND - SOFTSCAPE GROUNDCOVER & HARDSCAPE ELEMENTS			
GROUND COVERS	IRR. ZONE		
TURF (TAHOMA 31)	SPRAY IRRIGATION		
	MEDIUM		
WOOD MULCH / SHRUB BED - DRIP IRRIGATION			
	LOW		
SEED - LOW-GROWTH - NON-IRRIGATED			
	VERY LOW		
ROCK MULCH-01 - REFER TO IRRIGATION PLAN			
	N/A		
ROCK MULCH-02 - REFER TO IRRIGATION PLAN			
	N/A		
CRUSHER FINES			
	N/A		
	EDGER		
	LIMITS OF CONSTRUCTION		
	PROJECT BOUNDARY		
	RETAINING WALL (TYP.)		
	RECEPTACLE 1.1A (TYP.)		
	RECEPTACLE 1.1B (TYP.)		
	BENCH (TYP.)		
	MAIL KIOSK (TYP.)		
	PICNIC TABLE (TYP.)		
	TOWN OF OPEN SPACE PARKING SIGN		
	PICKLEBALL COURT FENCING		
	BOULDER (TYP.)		

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PAUL SHOUKAS, CO PLA# 416 05.20.2026 DATE

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APPROVED BY: DEVELOPMENT SERVICES DATE

TOWN OF CASTLE ROCK APPROVED
By jkirkpatrick on 05/27/2026
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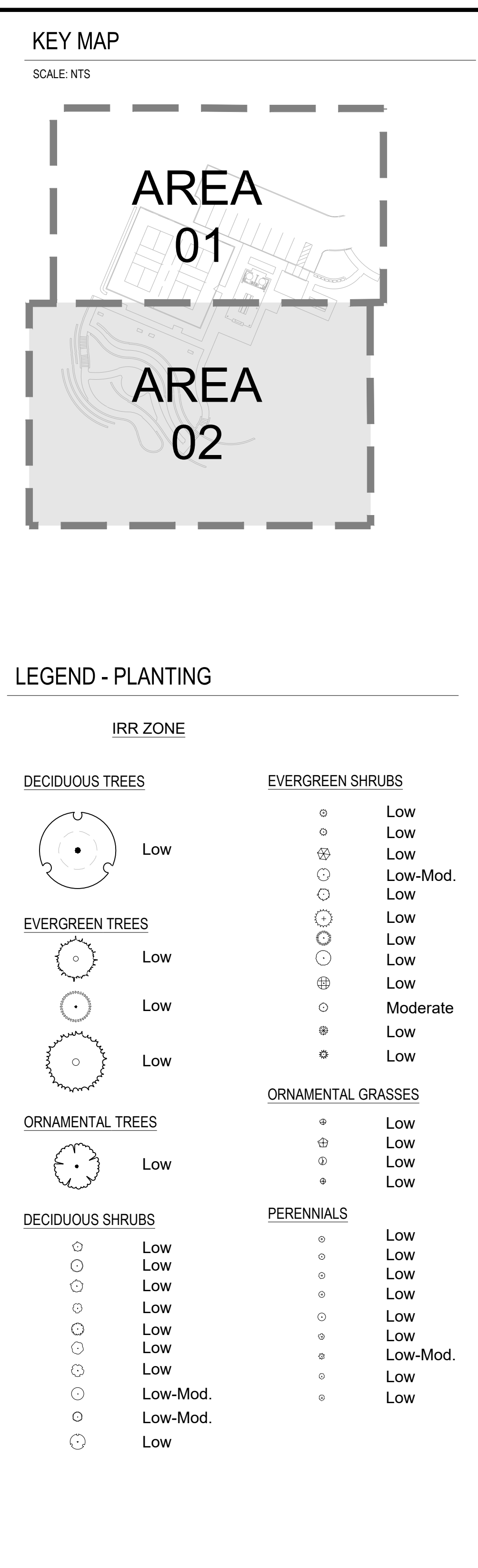
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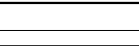
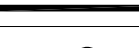
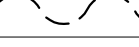
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						05/20/2026	BTN	BTN	KM

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1
PLANTING PLAN

SHEET 28 OF 42
JOB NO.



SHEET	TRACT B, HILLSIDE/ARBORS AMENDMENT 1		H-SCALE		AS SHOWN	NO.	REVISION	BY	DATE	 J.R. ENGINEERING A Westrian Company Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888 www.jrengineering.com	PREPARED FOR BLVD HILLSIDE LLC 600 GRANT STREET SUITE 404 DENVER, CO 80203 OFFICE PHONE (303) 799-8180	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
	PLANTING PLAN		V-SCALE	AS SHOWN								
			DATE	05/20/2026								
JOB NO.			DESIGNED BY	BTN								
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IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD / TORO	1806-SAM-PRS WITH PRECISION O SERIES NOZZLE	POPUF SPRAY HEAD	TOCR IR-4
	HUNTER	I-20-06-SS WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	GEAR DRIVEN ROTOR	TOCR IR-8
	HUNTER	ICV SERIES WITH NIBCO BALL VALVE & DECODER	ELECTRIC CONTROL VALVE	TOCR IR-16 & 1
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	TOCR IR-6
N/S	OLDCASTLE / GARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	TOCR IR-5
	MATCO	10RT	GATE VALVE	TOCR IR-7
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	TOCR IR-21
		CLASS 200 BE	PVC LATERAL	TOCR IR-21
		CLASS 160	PVC SLEEVING	2
	HUNTER	IC2-101-25 WITH NIBCO BALL VALVE & DECODER	DRIP VALVE ASSEMBLY	TOCR IR-19 & 1
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	3
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	TOCR IR-25 & 3
	HUNTER / NIBCO	ECO-ID-12 WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	TOCR IR-32
	HUNTER	ECO-ID-12	INDICATOR HEAD	TOCR IR-34
N/S	HUNTER	ICD-100	VALVE DECODER	TOCR IR-16, IR-19 AND 1
N/S	PAIGE	P7354D	2-WIRE DECODER CABLE	TOCR IR-16, IR-19, 5 AND 1
			GROUNDING LOCATION	5
			EXISTING POP-UP HEADS	N/S
			EXISTING GATE VALVE	N/S
			EXISTING QUICK COUPLER	N/S
			EXISTING VALVE CALLOUT	N/S
			EXISTING CONTROL VALVE	N/S
			EXISTING DRIP VALVE	N/S
			EXISTING MAINLINE	N/S
			EXISTING LATERAL LINE	N/S
			EXISTING SLEEVING	N/S
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	

CASTLE ROCK STANDARD NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.793.6017 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 UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.

5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION THREE DAYS PER WEEK 12 AM TO 8 AM.

6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS. NO IRRIGATION ALLOWED IN AREAS 4' IN WIDTH OR LESS.

7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.

8. 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.

9. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.

10. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.

11. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.
1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY PCS GROUP. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 85 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 79 PSI MINIMUM.

3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A EVERY OTHER NIGHT PER WEEK, FOUR HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

NATURE'S PRAIRIE BLEND
TREES AND SHRUBS
NATIVE TALL GRASS

0.81" PER WEEK PEAK SEASON - HILLSIDE AMENITY ONLY
0.54" PER WEEK PEAK SEASON
0.38" PER WEEK PEAK SEASON - (TWO SEASONS)

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHOULD BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

5. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.

6. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

7. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. HIGH EFFICIENCY POPUP NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.

8. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

9. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

10. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY

REQUIRED SLEEVE SIZE & (QUANTITY)

3/4" - 1 1/4" PIPING

2" PVC (1)

1 1/2" - 2" PIPING

4" PVC (1)

TWO-WIRE CABLE

2" PVC (1)

11. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.

11.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).

11.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER (BLUE FOR A AND BLACK FOR B).

11.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).

11.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.

11.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.

11.6. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.

11.7. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.

11.8. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.

11.9. GROUNDING SHALL BE IN AN IRRIGATED AREA.

11.10. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.

11.11. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

13. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY OR TOWN, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY OR TOWN STAMPED PLANS. REVISIONS TO CITY OR TOWN STAMPED PLANS SHALL CONFORM TO CITY OR TOWN FIELD CHANGE PROCEDURES AND DOCUMENTATION.

14. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

15. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.

16. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.

17. CITY DETAILS - HYDROSYSTEMS*KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAILS #TOCR IR-XX DESIGNATION ARE A STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. TOWN OF CASTLE ROCK, HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THESE DETAILS. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THESE DETAILS, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THESE DETAILS.

18. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

19. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.

20.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.

20.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.

20.3 LEAKS - DETECT AND REPAIR LEAKS.

20.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.

20.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.

20.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

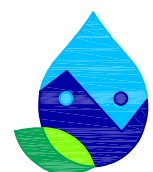
DIRECTORY

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KDI

TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	 APPROVED
Development Services	By  APPROVED
APPROVED CDES-2021 Plans.pdf	Date
... Record Document on file.	
TOCR PROJECT NO. CD25-0021	

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

IRRIGATION NOTES
AND SCHEDULE

SHEET 30 OF 42

JOB NO. 16190.10

DATE

BY

REVISION

No.

AS SHOWN

H-SCALE

V-SCALE

DESIGNED BY

DRAWN BY

CHECKED BY

AS SHOWN

10/15/25

AC

AC

KD

PREPARED FOR

BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180



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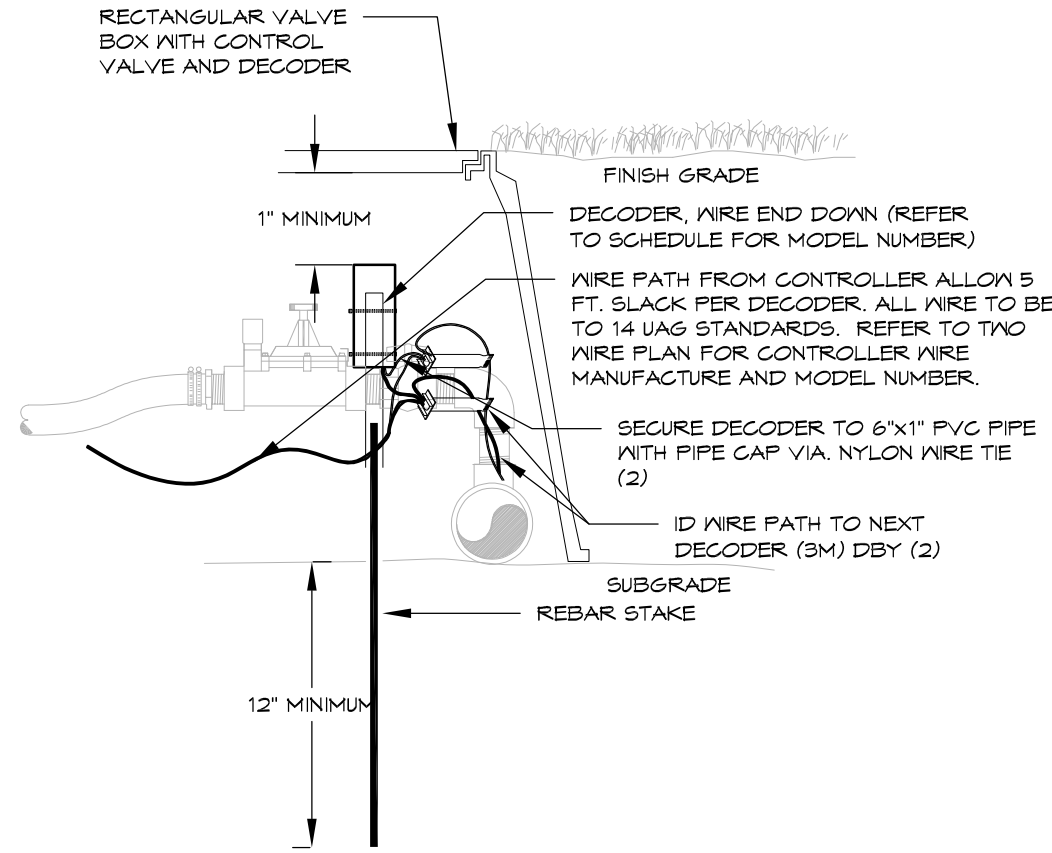
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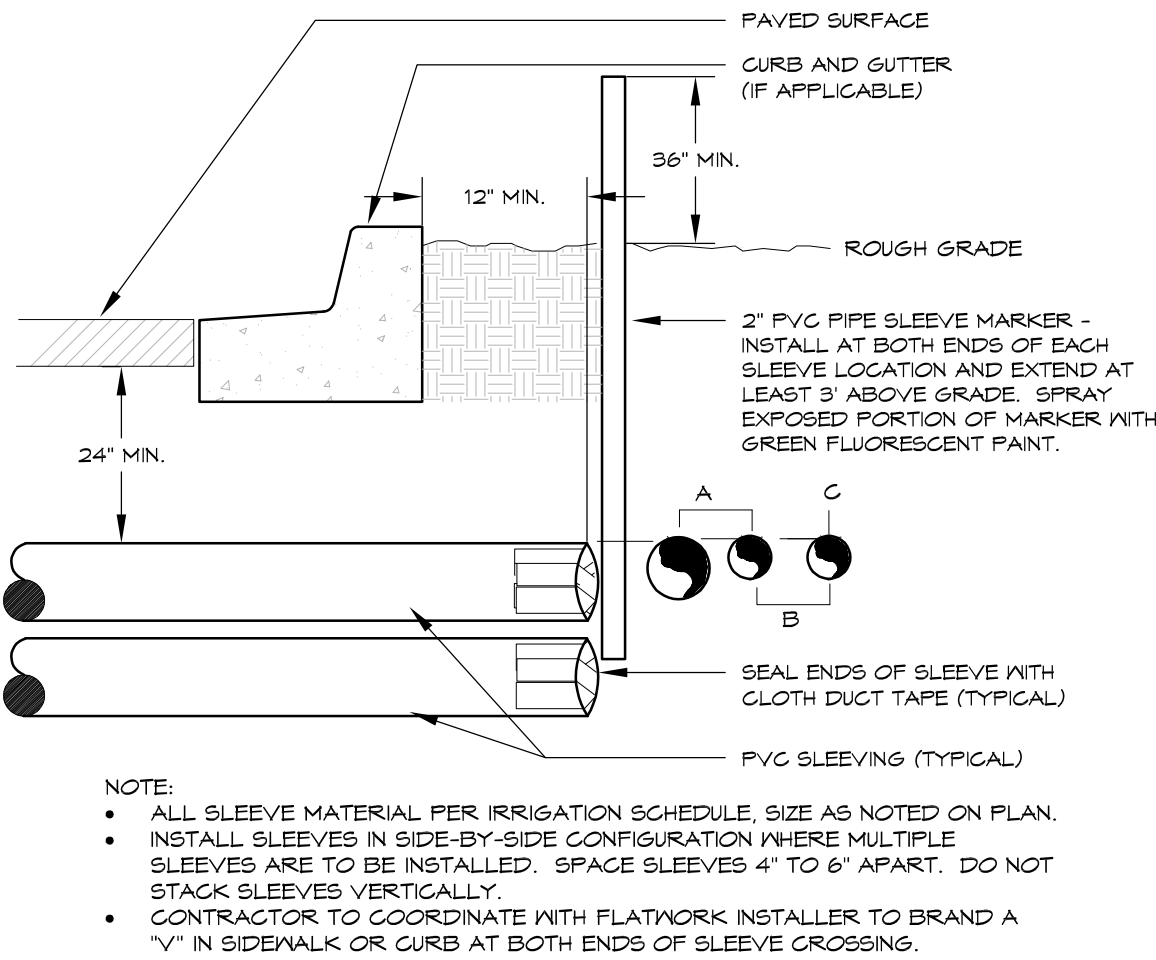
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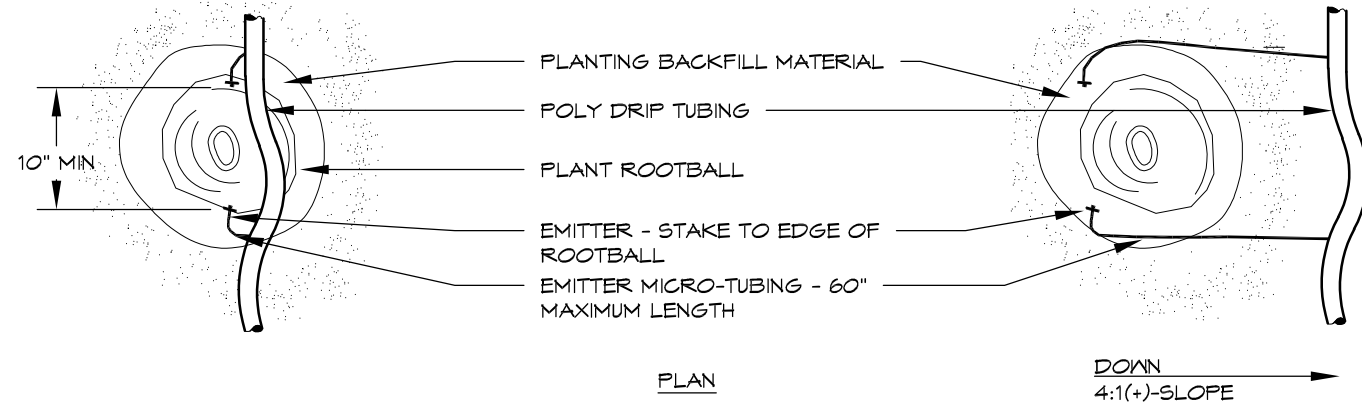
DECODER INSTALLATION
TWO-WIRE SYSTEM

1



IRRIGATION SLEEVING

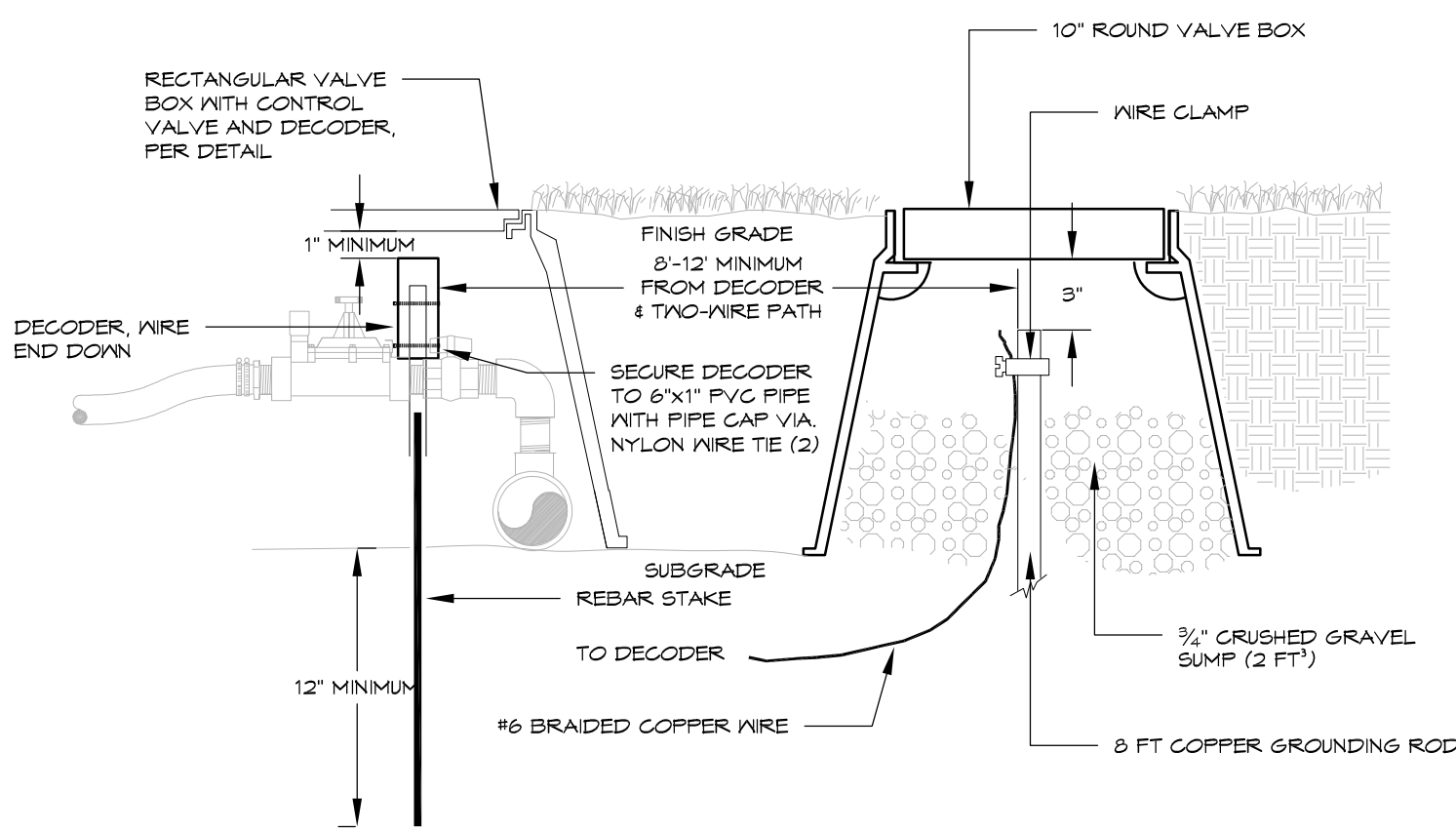
2



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

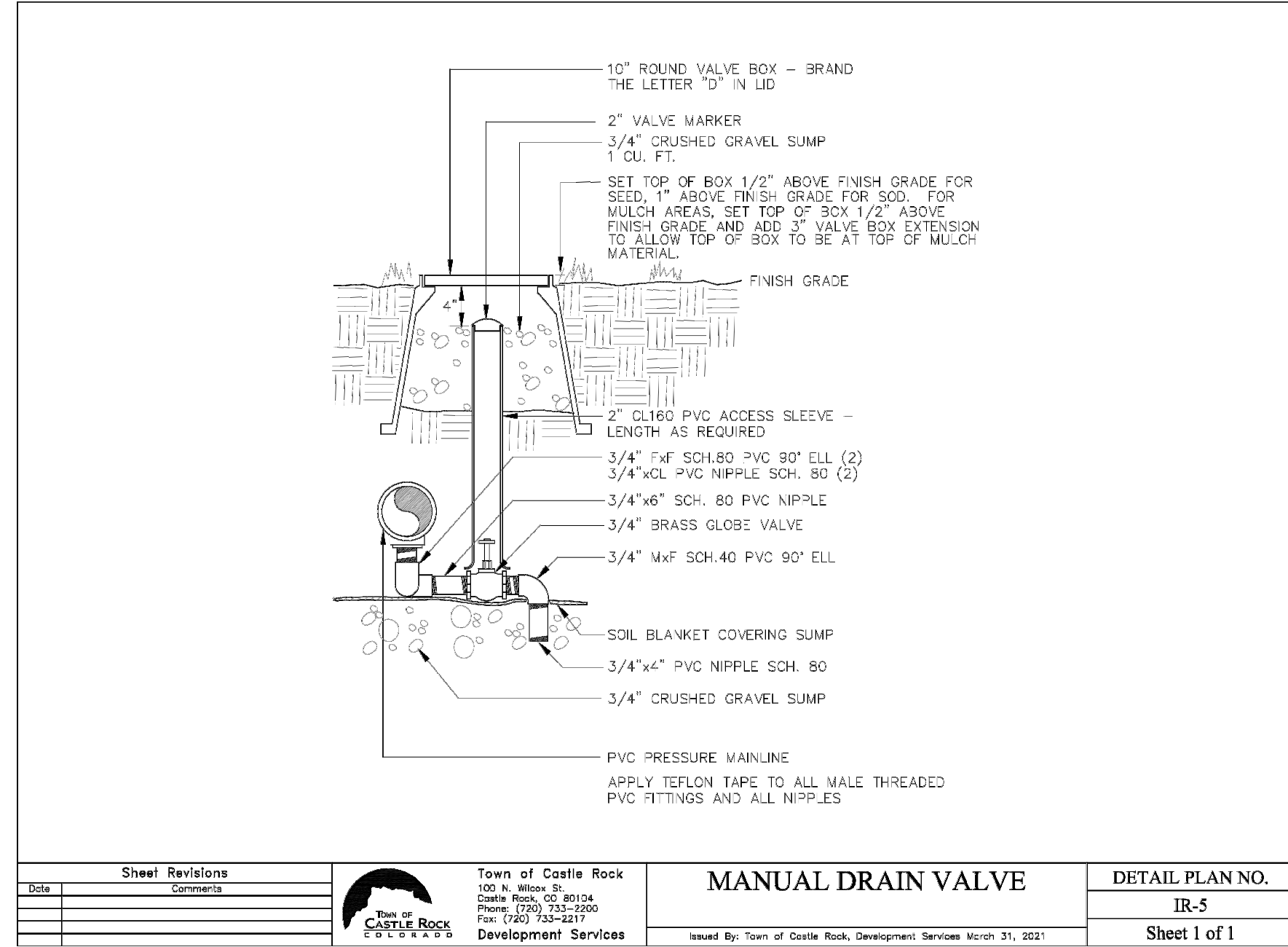
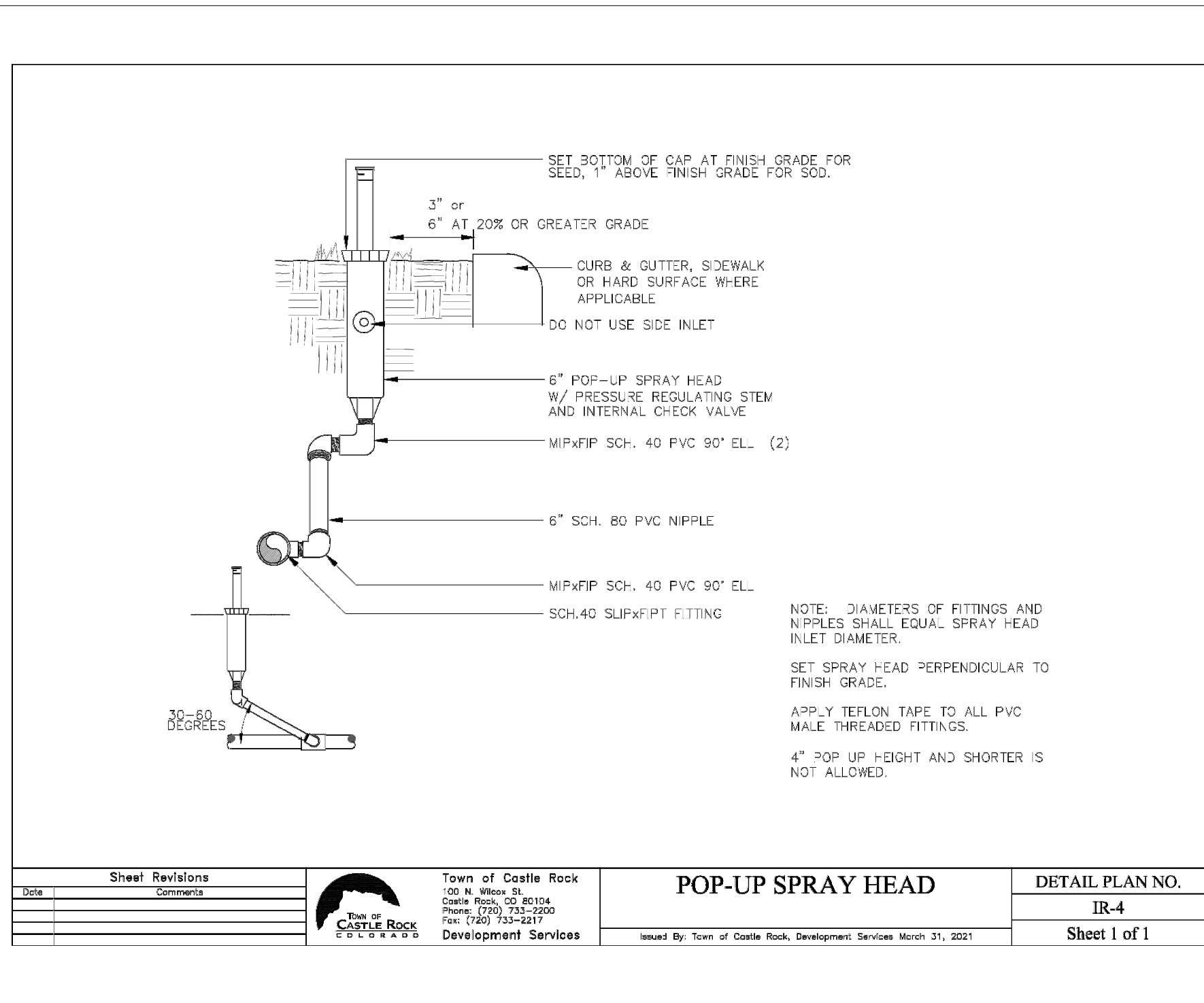
DRIP EMITTER
BELOW GRADE

3



DECODER GROUNDING WITH ROD
TWO-WIRE SYSTEM

4



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By APPROVED
APPROVED CD25-003 Plans and
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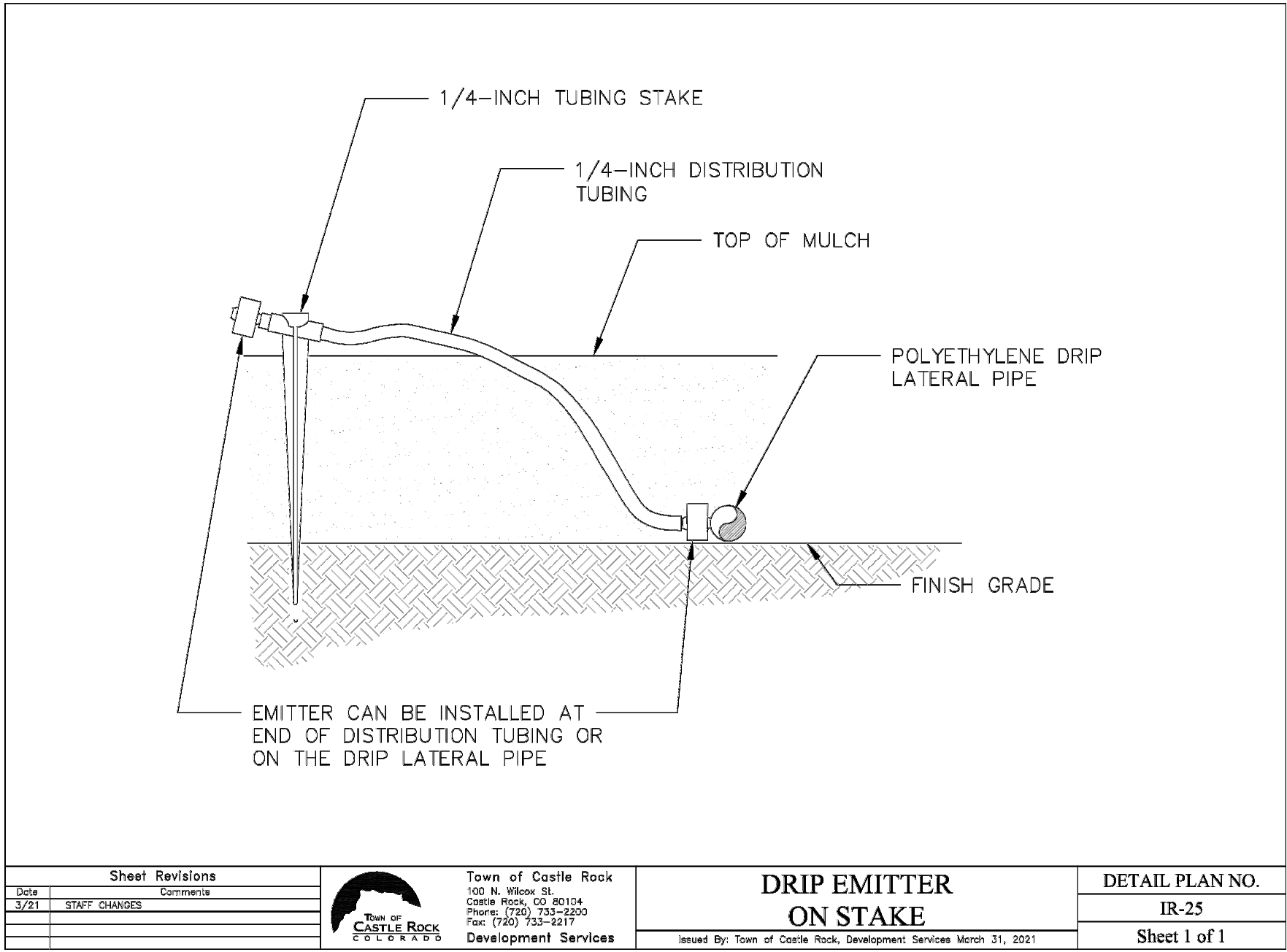
J.R. ENGINEERING
A Westman Company

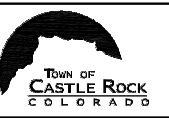
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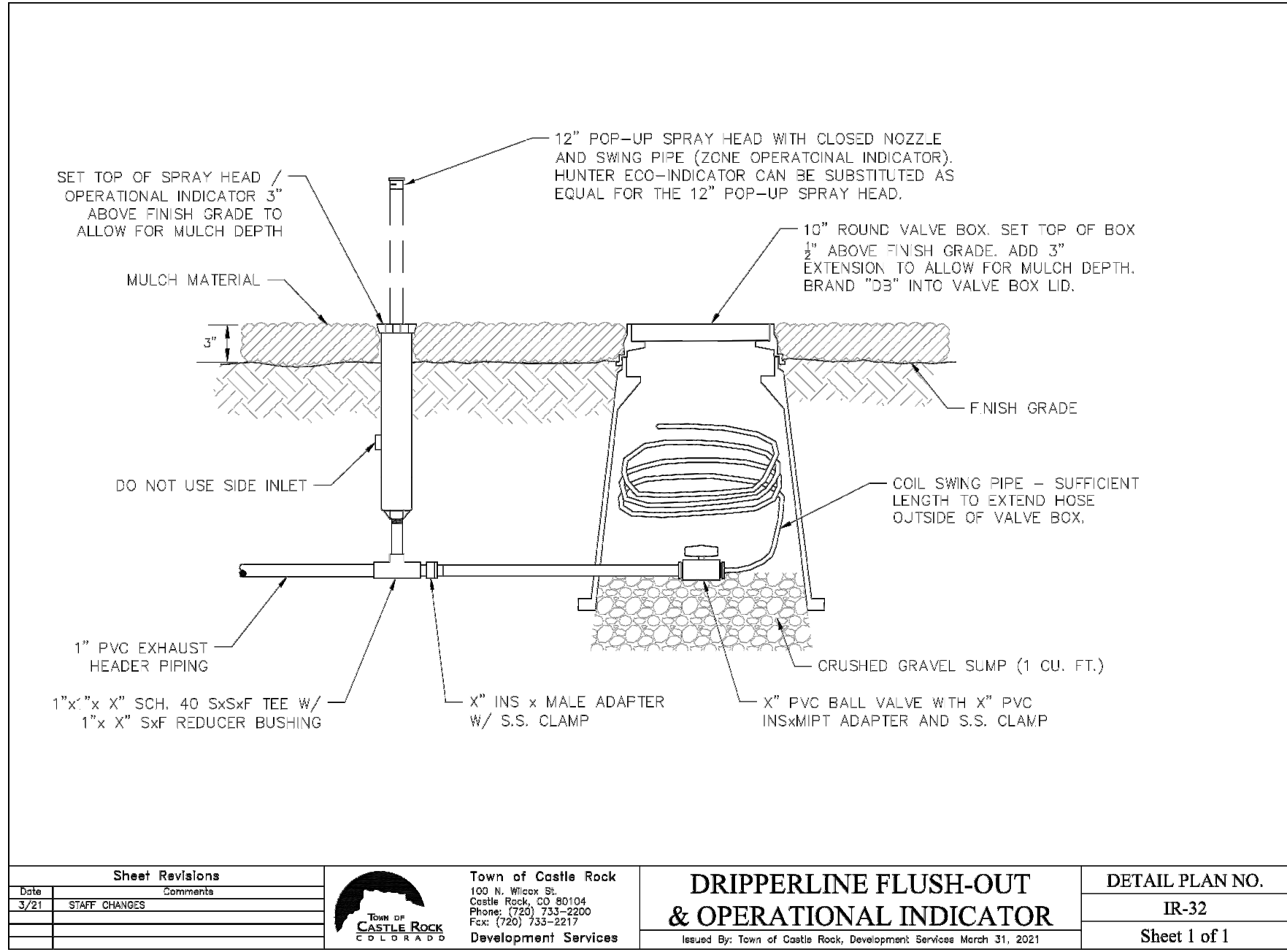
DATE	BY	REVISION	No.	AS SHOWN	AS SHOWN	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						10/15/25	AC	AC	KD

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1
IRRIGATION DETAILS

SHEET 32 OF 42
JOB NO. 16190.10



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (780) 733-2200 Fax: (780) 733-2217 Development Services	DRIP EMITTER ON STAKE	Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO. IR-25	Sheet 1 of 1
Date	BY/APP CHANGES						
3/21	SWP CHANGES						



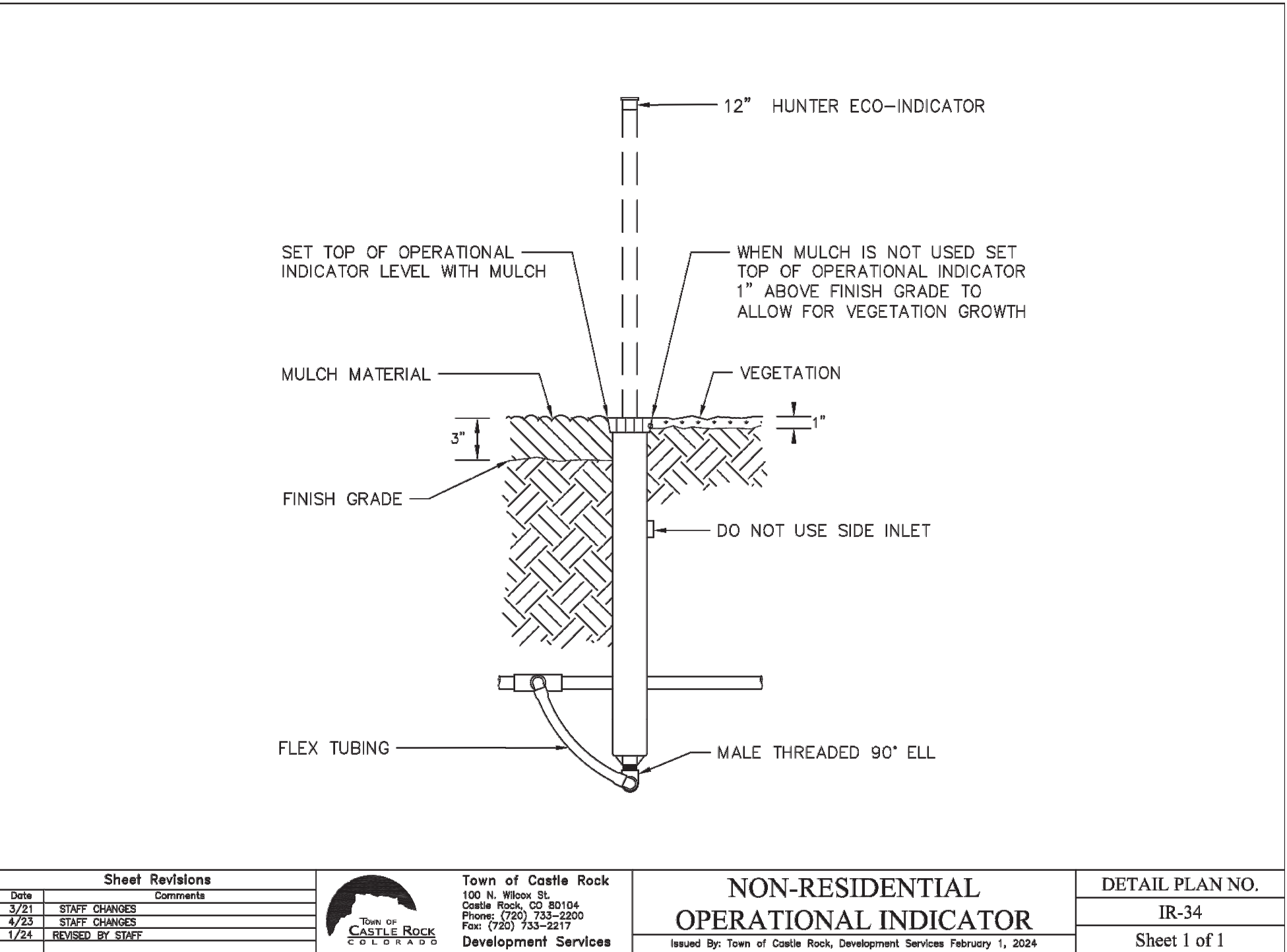
Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (780) 733-2200 Fax: (780) 733-2217 Development Services	DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR	Issued By: Town of Castle Rock, Development Services March 31, 2021	DETAIL PLAN NO. IR-32	Sheet 1 of 1
Date	BY/APP CHANGES						
3/21	SWP CHANGES						

Project Name: HILLSIDE AT CASTLE ROCK		Project Location: Castle rock, CO.		NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT (TWO SEASONS).	
Tap Description: Tap 2					
Date prepared: 19-Sep-25					
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.					
Description	Irrigated Area (Acre)	Month	Application Rate (in/mo/sqft)	Water Application (gallons)	Peak Season Projected Demand (GPM)
Nature's Prairie Spray Irrigated	0.12	May	2.51	8,454	3.8
		June	3.33	11,249	
		July	3.60	12,152	
		August	3.13	10,567	
		September	2.43	8,181	
Irrigation Season Totals			15.00	50,602	
				0.16	acre-feet
Native Tall Grass Spray Irrigated	0.34	May	1.17	10,895	4.9
		June	1.56	14,497	
		July	1.68	15,661	
		August	1.46	13,618	
		September	1.13	10,543	
Irrigation Season Totals			7.00	65,214	
				0.20	acre-feet
Shrubs & Trees Drip Irrigated	1.56	May	1.67	70,963	32.0
		June	2.22	94,427	
		July	2.40	102,009	
		August	2.09	88,704	
		September	1.62	68,674	
Irrigation Season Totals			10.00	424,777	
				1.30	acre-feet
Site Totals					
Irrigated Area:		88,504 Sq.Ft.		2.03 Acres	
Water Use per Year:		540,593 Gallons		1.66 Acre-feet	
Average Water per Year:		6.11 Gallons/SqFt		9.80 Inches/SqFt	
Peak Season Monthly Water Use:		129,823 Gallons		0.40 Acre-feet	
Average Peak Season Flow:		41 GPM			
Required Tap Size:		1 1/2 Inches			
Projections are based on a Three day per week, Four hour per day, peak season watering schedule.					
Peak season application for Native Tall Grass is 0.38" per week.					
Peak season application for Nature's Prairie 0.81" per week					
Peak season application for Shrubs & Trees is 0.54" per week.					

WATER USE CHART - Existing Tap #2

Includes: Hillside at Castle Rock - Phase 1-2, Phases 3-4 and Hillside Amenity irrigated landscape

C1



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (780) 733-2200 Fax: (780) 733-2217 Development Services	NON-RESIDENTIAL OPERATIONAL INDICATOR	Issued By: Town of Castle Rock, Development Services February 1, 2024	DETAIL PLAN NO. IR-34	Sheet 1 of 1
Date	BY/APP CHANGES						
3/21	SWP CHANGES						
4/23	SWP CHANGES						
7/24	REVISED BY: SWP						

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 35667", BEARING S22 50° 48" W A DISTANCE OF 71.50 FEET PER SAID PLAT.

DIRECTORY

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IRRIGATION CHARTS	33-34

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Professional/Irrigation
Designer: Amber Clark
#15-1133



TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

IRRIGATION DETAILS

SHEET 34 OF 42

JOB NO. 16190.10

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PREPARED FOR
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BASIS OF BEARING

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DIRECTORY

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- IRRIGATION NOTES 29
- IRRIGATION PLANS 30
- IRRIGATION DETAILS 31-33
- IRRIGATION CHARTS 33-34

Registered Landscape Professional/Irrigation Designer: Amber Clark #15-1133

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APPROVED CD25-003 Plans.pdf Date
Record Document on file

TOCR PROJECT NO. CD25-0021

HYDRAULIC CHART - Existing Tap #2

Includes: Hillside at Castle Rock - Phase 1-2, Phases 3-4 and Hillside Amenity irrigated landscape

C2

Project Name:		HILLSIDE AT CASTLE ROCK					
Project Location:		Castle rock, CO.					
Tap Description:		Tap 2					
Tap Size:		1.5"					
Irrigation System Hydraulic Worksheet							
Prepared by HydroSystems-KDI, Inc.							
Date:		19-Sep-25					
Static Water Pressure:*				79	From: Rick Schultz		
*This value has been decreased by safety factor of:				5%	of: Castle rock, CO.		
Hydraulic Grade calculated at Zone:		B38	(Phases 3-4)				
Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:		1 1/2"	Typical Corp. Stop			24	0.00
Svc Line (tap to meter):	20 LF	1 1/2"	K Copper	2.58 /100 FT	4.46	24	0.52
Curb Stop:		1 1/2"	Typical Curb Stop			24	0.00
Water Meter:		1 1/2"	Typical Meter			24	1.20
Svc Line (meter to backflow):	20 LF	1 1/2"	K Copper	2.58 /100 FT	4.46	24	0.52
Stop & Waste:		1 1/2"	Typical Stop & Waste Valve			24	0.10
Backflow:		1 1/2"	Febco 825YA			24	12.50
Point of Connection (POC) Subtotal:				14.83			
Pressure downstream of POC:				64.02			
Master Valve:		1 1/2"	Hunter ICV			24	1.50
Flow Sensor:		1 1/2"	CST FSI			24	1.00
Gate Valve:	6	2 1/2"	Typical Bronze Gate Valve			24	0.00
Pressure Required at Head:			Hunter I-20 Rotors		35.00		
Lateral Allowance:			3.00				
Control Valve allowance:			1 "	Hunter ICV	24 9.00		
Mainline allowances:							
	15 LF	2 1/2"	CL 200 PVC	0.15 /100 FT	1.45	24	0.02
	745 LF	2 1/2"	CL 200 PVC	0.15 /100 FT	1.45	24	1.12
Mainline Fitting allowance:			10% of Mainline allowances				0.11
Elevation:							
	Tap Elev.	6367	Control Valve Elev.		6392	10.83	
Factor of Safety:			3% System Losses		2.29		
Total System Hydraulic Losses (PSI)				78.70			
Provided Water Pressure (PSI)				78.85			
Pump Pressure Boost (PSI)				0.00			
Residual Pressure (PSI)				0.15			
Irrigated Area:				88504 saft			
Town of Castle Rock provides a minimum of 43 psi							



IRRIGATION CHART

Contact Information
Registered Landscaper
Company Name
Address
Phone
Email
Registration #

See Stamp, Same Sheet
HydrosystemsKDI
860 Tabor St., Suite 200
303.980.5327
See Stamp, Same Sheet
See Stamp, Same Sheet

Zone	Hydrozone	Plant Type	Head Type	Nozzle*	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Low (5'-10') Med. (10'-15') High (>15')	(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bibblers, Drip, SD, etc.)	(Nozzle/Emitter size)	(Inches/hour)	(Per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes/ Month)	(Minutes/Day)	(Gallons per month)
Ex: 1	High	Blue Grass	RB 1806 SAM FRS	15'	1.83	15	6	197		2951
Ex: 2	low	Buffalo Grass	Hunter I-20	3	0.4	15	1	150	15	2250
B1	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B2	Low	Native Tall Grass	Head - Hipop	15	1.00	14	1.7	101	8	1412
B3	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B4	Low	Native Tall Grass	Head - Hipop	15	1.00	12	1.7	101	8	1210
B5	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B6	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B7	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B8	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B9	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B10	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B11	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B12	Low	Native Tall Grass	Head - Hipop	15	1.00	14	1.7	101	8	1412
B13	Low	Native Tall Grass	Head - Hipop	15	1.00	18	1.7	101	8	1816
B14	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B15	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B16	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B17	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B18	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B19	Low	Native Tall Grass	Head - Hipop	15	1.00	6	1.7	101	8	605
B20	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B21	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B22	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B23	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B24	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B25	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B26	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B27	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B28	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B29	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B30	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B31	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B32	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B33	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B34	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B35	Low	Native Tall Grass	Head - Hipop	15	1.00	10	1.7	101	8	1009
B36	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B37	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B38	Low	Native Tall Grass	Head - Hipop	15	1.00	9	1.7	101	8	908
B39	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B40	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B41	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B42	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B43	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B44	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B45	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B46	Medium	Nature's Prairie Blend	Head - Rotors	#25-MPR	0.58	18	4.0	414	31	7448
B47	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B48	Medium	Nature's Prairie Blend	Head - Popup	15	1.00	17	4.0	240	18	4080
B49	Medium	Nature's Prairie Blend	Head - Rotors	#25-MPR	0.58	24	4.0	414	31	9831
B50	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
Total								Min/Month	Min/cycle	Gallons/Month
								34626	2605	52885

*Zones noting "Assorted" nozzles contain a mix of popup heads from the same family, in multiple throw radii. Refer to plans & construction notes for spacing and throw of each head.

NEW HILLSIDE AMENITY ZONES

CONTROLLER CHART - Existing Tap #2

Includes: Hillside at Castle Rock - Phase 1-2, Phases 3-4 and Hillside Amenity irrigated landscape

C3

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

IRRIGATION CHARTS

SHEET 35 OF 42
JOB NO. 16190.10

UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, JR REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRAND STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE (303) 791-8180

J.R. ENGINEERING
A Westrian Company



Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888 www.jrengineering.com

DATE									
BY									
REVISION	No.	AS SHOWN	AS SHOWN	DATE	DESIGNED BY	DRAWN BY	CHECKED BY		
				10/15/25	AC	AC	KD		

GENERAL NOTES:

- THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR IS TOTALLY FAMILIARIZED HIMSELF WITH THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS AND HAS AGREED TO PROVIDE THE NECESSARY LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF EACH SYSTEM IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND IN COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION.
- THESE DRAWINGS ARE PRESENTED TO THE CONTRACTOR WITH THE UNDERSTANDING THAT THE CONTRACTOR IS AN EXPERT AND COMPETENT IN THE PREPARATION OF CONTRACT BID PRICES ON THE BASIS OF INFORMATION SUCH AS IS CONTAINED IN THESE DOCUMENTS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION AND IN COMPLETE CONFORMANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS. MINOR ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT MANIFESTLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE VARIOUS SYSTEMS, SHALL BE INCLUDED IN THE WORK AND IN THE PROPOSAL. THE SAME AS IF SPECIFIED OR SHOWN ON THE DRAWINGS. IF ANY DEPARTURES FROM THE DRAWINGS ARE DEEMED NECESSARY, DETAILS OF SUCH DEPARTURES AND THE REASONS THEREFORE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO DEPARTURES SHALL BE MADE WITHOUT PRIOR APPROVAL.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
- THE DRAWINGS INDICATE ARRANGEMENTS AND APPROXIMATE SIZES AND RELATIVE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DEVICES, AND SERVICES TO BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND ARE A GRAPHIC REPRESENTATION OF CONTRACT REQUIREMENTS BASED ON THE INFORMATION PROVIDED BY THE MANUFACTURER IDENTIFIED IN THE EQUIPMENT SCHEDULE AT THE SCALE INDICATED.
- LAYOUT OF EQUIPMENT INDICATED ON THE DRAWINGS SHALL BE CHECKED AND COMPARED AGAINST ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND EXACT LOCATIONS DETERMINED USING APPROVED SHOP DRAWINGS OF SUCH EQUIPMENT. WHERE PHYSICAL INTERFERENCES OCCUR, CONSULT WITH THE OWNER AND PREPARE DATED, DIMENSIONED DRAWINGS COORDINATED WITH ALL OTHER TRADES WORKING IN THIS AREA AND CORRECTING SUCH INTERFERENCE.
- THE CONTRACTOR SHALL SCHEDULE THEIR WORK IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE SO THAT ALL OF THEIR WORK CAN BE INSTALLED WITHOUT DELAYING THE PROJECT. ALL WORK RELATED TO SHUTDOWN OF EXISTING SERVICES SHALL BE PERFORMED AT THE HOURS DESIGNATED BY THE OWNER WITH ALL ASSOCIATED COSTS BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER. PROVIDE ANY TEMPORARY FACILITIES REQUIRED TO PERMIT OWNER'S USE OF EXISTING FACILITIES AND SYSTEMS TO REMAIN UNDISTURBED. COORDINATE ALL WORK, INCLUDING ALL SHUTDOWNS THAT AFFECT SYSTEMS AND/OR PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION, WITH OWNER.
- THE CONTRACTOR SHALL SECURE AND PAY ALL FEES, LICENSES, INSPECTIONS, AND PERMITS PERTAINING TO THE CONTRACT. SUBMIT TO OWNER DUPLICATE CERTIFICATES OF INSPECTION FROM APPROVED INSPECTION AGENCY.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING, AND PROTECTION OF MATERIALS. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL EQUIPMENT INSTALLED SHALL BEAR THE LABEL OF AN APPROVED AGENCY.
- THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.
- WHERE CONDUIT, CABLES, DUCTWORK, OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE PENETRATION SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE UL LISTED FIRE RATING OF THE PENETRATED WALL OR FLOOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLAB OPENINGS, WALL OPENINGS, BEAM PENETRATIONS, AND CORING AS IT RELATES TO THEIR WORK. THE CONTRACTOR SHALL SUBMIT SIZE AND LOCATION FOR REVIEW AND APPROVAL.
- ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.
- THE CONTRACTOR SHALL SUBMIT SCHEDULE OF SUBMITTALS PRIOR TO SUBMITTING ANY SHOP DRAWINGS, ETC. TO BE SUBMITTED FOR THIS PROJECT, INCLUDING THE ANTICIPATED DATE OF EACH SUBMISSION. CONTRACTORS SHALL SUBMIT AN ELECTRONIC COPY OF THE COMPLETE SHOP DRAWINGS AND CATALOG CUTS, WIRING DIAGRAMS AND ASSOCIATED DATA TO THE OWNER FOR APPROVAL PRIOR TO PURCHASING EQUIPMENT OR STARTING ANY WORK. ANY WORK INSTALLED OR EQUIPMENT PURCHASED PRIOR TO RECEIPT OF OWNER APPROVED SUBMITTALS SHOP DRAWINGS THAT REQUIRES CHANGES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- SUBMIT CATALOG INFORMATION, FACTORY ASSEMBLY DRAWINGS AND FIELD INSTALLATION DRAWINGS AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL ITEMS TO BE PROVIDED. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS. NO SUBMISSION WILL BE ACCEPTED WITHOUT THE SIGNED APPROVAL OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE OWNER WITH (3) COMPLETE BOUND COPIES OF ALL OWNER APPROVED SUBMITTALS AND ALL OPERATION AND MAINTENANCE MANUALS.
- ALL WORK FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED AGAINST ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS, AND ANY DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED AND ANY DEFECTIVE MATERIAL REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.
- INSTALLED SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT SOUND OR VIBRATION THAT IS OBJECTABLE TO THE OWNER, OBJECTABLE SOUND OR VIBRATION CONDITIONS DUE TO WORKMANSHIP SHALL BE CORRECTED IN APPROVED MANNER BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL SIMILARLY NOTIFY OWNER OF COMPLETION OF ALL WORK, INDICATING THE CONTRACTOR IS READY FOR THE OWNER TO PERFORM THE FINAL PUNCHLIST INSPECTION.
- UPON COMPLETION OF ALL UNFINISHED OR FAULTY WORK NOTED IN THE OWNER'S FINAL PUNCH LIST, THE CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING A LETTER OF COMPLETION CERTIFYING THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ALL AS-BUILTS, MANUALS, ETC. HAVE BEEN SUBMITTED.
- SHOULD A CONTRACTOR REQUIRE REMOVAL, RELOCATION, OR REROUTING OF ANOTHER TRADE'S WORK THAT IS NOT INDICATED ON DRAWINGS, THE CONTRACTOR REQUIRING SUCH WORK SHALL BE RESPONSIBLE FOR THAT WORK, AND PAY ALL REQUIRED COSTS.
- ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.
- DEFINITION: UNLESS OTHERWISE NOTED, ALL WORK SPECIFIED HEREIN OR NOTED ON DRAWINGS, SHALL BE BY THE CONTRACTOR. THE TERM "PROVIDE" WHENEVER ENCOUNTERED ON DRAWINGS OR IN THESE SPECIFICATIONS, SHALL MEAN "FURNISH AND INSTALL."
- CODES AND STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.
- MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.
- OUTLET AND SWITCH BOXES: PROVIDE AND INSTALL OUTLET BOXES OF PROPER TYPE AND SIZE AS REQUIRED AT ALL OUTLETS WHERE SHOWN. SECURED FIRMLY IN PLACE AND SET TRUE AND SQUARE AND FLUSH WITH THE FINISHED SURFACE.
- WIRING: WIRES SHALL BE COPPER AND RATED FOR THE LOCATIONS IN WHICH THEY ARE INSTALLED. ALL RACEWAYS ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION TO BE DETERMINED ON THE JOB. CONTRACTOR SHALL ARRANGE ALL NEW CIRCUITS IN PANELS SO AS TO BALANCE THE LOAD ON ALL PHASES.
- A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.
- GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.

BENCHMARK

DOUGLAS COUNTY SECONDARY MONUMENT, BEING A RECOVERED 3" ALUMINUM CAP STAMPED 3.010030 IN A CURB INLET, LOCATED ON THE WEST SIDE OF COACHLINE ROAD, APPROXIMATELY 700 FEET NORTHWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELEVATION 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567", BEARING S22°50'48" W A DISTANCE OF 71.50 FEET PER SAID PLAT.

- DEMONTRE THE COMPLETION OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM THE RESPECTIVE INSPECTION AGENCIES. CONTRACTOR SHALL NOTIFY AND MAKE ALL THE NECESSARY ARRANGEMENTS WITH THE INSPECTING AGENCY AND LOCAL AUTHORITIES SO THAT INSPECTION MAY BE CARRIED OUT AT THE PROPER TIME.
- ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE THE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION SO THAT THE LOCATION OF UNDERGROUND UTILITIES CAN BE MARKED.
- EXISTING GAS LINES ARE LOCATED IN THE RIGHT-OF-WAY. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE POTENTIALLY SHALLOW LINES. CONTACT ATMS PRIOR TO CONSTRUCTION IN VICINITY OF EXISTING GAS LINE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION AT ALL TIMES. NO SEPARATE PAY.
- ALL DISTURBED AREAS SHALL BE SOLID SODDED UNLESS OTHERWISE NOTED. AREAS THAT ARE HYDROMULCHED AND/OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. RESTORED AREAS SHALL BE WATERED, FERTILIZED, AND HYDROMULCHED AND/OR RESODDED, IF NECESSARY.
- ALL IRRIGATION SYSTEMS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN. ALL MODIFICATIONS SHALL BE COMPLETED BY LICENSED IRRIGATOR. NO SEPARATE PAY.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGES TO EXISTING IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PAVEMENT, IRRIGATION, LANDSCAPE, GRASS, AND TREES, AT NO ADDITIONAL COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AMOUNT. ALL ADJACENT PROPERTY DAMAGED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN, NO SEPARATE PAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE OWNER'S RECORDS. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER FULL SIZE MARKUPS THAT RECORD ALL CONSTRUCTION DEVIATING FROM THE PLANS AND ALL EXISTING PRIVATE UTILITIES ENCOUNTERED, BOTH HORIZONTALLY AND VERTICALLY.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR AS APPROVED BY THE OWNER. NO SEPARATE PAY.
- WHERE APPLICABLE, THE CONTRACTOR SHALL PROTECT EXISTING PAVEMENT BY PLACING RUBBER MATS OR EARTH ON THE PAVEMENT TO PROTECT IT FROM TRACK MARKS AND/OR CRACKING DURING CONSTRUCTION (NON-PAY ITEM).
- THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS IN ADVANCE OF THE INSTALLATION OF ANY CONDUIT IN ORDER TO ALLOW FOR ADEQUATE TIME FOR REQUIRED RELOCATIONS FOR ADJUSTMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DELAYS RESULTING FROM HIS FAILURE TO IDENTIFY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH OWNER'S STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.
- CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.
- EXCAVATION / TRENCHING AND BACKFILLING OPERATIONS SHALL BE COORDINATED SUCH THAT NO MORE THAN 200 LINEAR FEET OF TRENCH IS OPEN AT ANY ONE TIME. ALL OPEN EXCAVATIONS SHALL BE PROPERLY LIGHTED AND BARRICADED DURING HOURS CONTRACTOR IS NOT ON SITE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.

- NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS, WITHOUT WRITTEN PERMISSION FROM THE LOCAL JURISDICTION. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF THE OWNER SO DIRECTS.
51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS EXCAVATION. THE CONTRACTOR SHALL SUBMIT A "STOCKPILE PLAN" THAT SHOULD DESIGNATE LOCATIONS FOR TEMPORARY STORAGE OF THE EXCAVATED SOIL. THIS STOCKPILE PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOT BE ALLOWED TO STRING PIPE, FITTINGS, OR APPURTENANCES ALONG THE PROJECT.
52. THE CONTRACTOR SHALL NOT BE ALLOWED TO STAGE OR STOCKPILE ANY SPOILS, EXCAVATED MATERIAL, OR FILL MATERIAL WITHIN PROJECT LIMITS WITHOUT PRIOR APPROVAL OF THE OWNER. CONTRACTOR SHALL BE REQUIRED TO TRANSPORT (IN/OUT) SPOILS AND FILL MATERIAL AS NECESSARY. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH THE OWNER IF HE INTENDS TO STOCKPILE OR DELIVER SPOILS AT OR TO ANY LOCATION WITHIN THE PROPERTY.
53. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS. REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS UNLESS OTHERWISE DIRECTED. REVEGETATION SHALL BE ACCEPTABLE WHEN VEGETATION GROWTH ACHIEVES ONE INCH IN HEIGHT, WITH 85% COVERAGE, AND LESS THAN 10 SQUARE FEET BARE. LANDSCAPING SHALL BE REPLACED EQUAL OR BETTER THAN EXISTING CONDITIONS. REVEGETATION SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT COST AND REFLECTED IN THE UNIT BID PRICES FOR THE VARIOUS ITEMS LISTED IN THE PROPOSAL.
54. AT PROJECT COMPLETION, THE CONTRACTOR SHALL CLEAN UP AND RESTORE THE AREA OF OPERATIONS TO A CONDITION AS GOOD OR BETTER THAN THAT WHICH EXISTED PRIOR TO INSTALLATION OF THE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING THE FINISHED GRADE ELEVATIONS TO THE SAME ELEVATIONS THAT EXISTED PRIOR TO INSTALLATION OR TO THOSE SHOWN ON THE PLANS. FINAL INSPECTION AND APPROVAL BY THE OWNER'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR MAY DEMOBILIZE THE JOB SITE. FOR CONCRETE PAVEMENT REPAIR, THE CONTRACTOR SHALL NEATLY SAWCUT SURFACES AT THE NEAREST JOINT PRIOR TO EXCAVATION. CONTRACTOR SHALL REMOVE AND REPAIR FULL PANELS. ANY ADDITIONAL DAMAGE TO PAVEMENT AND/OR CURB AND GUTTER SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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

APPROVED BY:  **DEVELOPMENT SERVICES**
APPROVED

By jkirkpatrick
on 05/27/2026

APPROVED-CD25-0021 Plans.pdf
Record Document on File

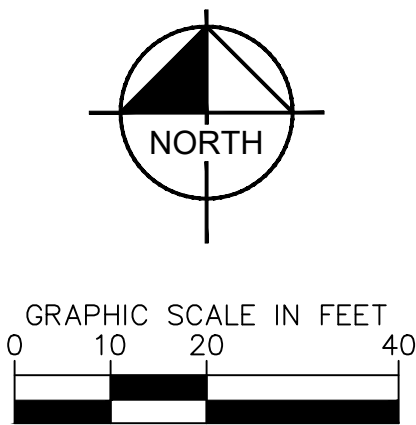
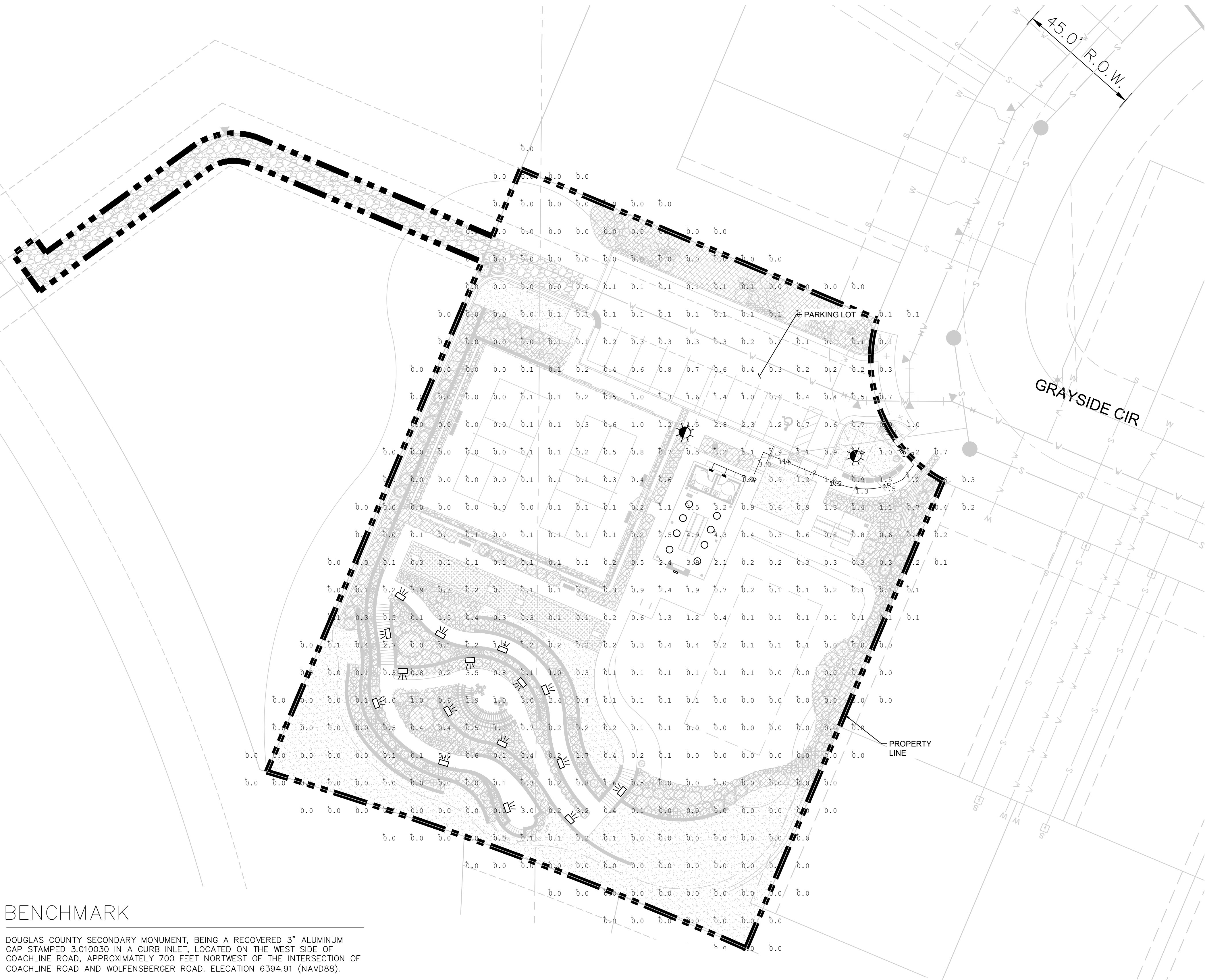
DEVELOPMENT SERVICES DATE

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 RELATED TO SAID PLANS.


DUSTIN J. COLWELL, P.E., COLORADO P.E. #54946

10/13/2025
DATE

TRACT B, HILLSIDE\ARBORS AMENDMENT 1	H-SCALE	NA	NO.	REVISION	BY	DATE	 J-R ENGINEERING A Western Company Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888 www.jrengineering.com	PREPARED FOR BLVD HILLSIDE LLC 600 GRANT STREET SUITE 404 DENVER, CO 80203 OFFICE PHONE (303) 791-8180	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY FOR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
	V-SCALE	NA								
	DATE	9/12/25								
	DESIGNED BY	XX								
	DRAWN BY	XX								
ELECTRICAL NOTES	CHECKED BY	XX								
SHEET 36 OF 42		JOB NO. 16190.00								



LEGEND		
QTY		
16		PROPOSED RETAINING WALL LIGHT
2		PROPOSED T3 POST TOP LIGHT
2		PROPOSED WALL MOUNTED LIGHT
1		PROPOSED WALL MOUNTED LIGHT
8		*PAVILION DOWNLIGHTS

*DOWNLIGHTS MODELED FOR PHOTOMETRIC PURPOSES ONLY.
COORDINATE EXACT LOCATIONS AND MODELS WITH ARCHITECT.

LIGHTING SUMMARY TABLE					
AREA	MAXIMUM (FC)	MINIMUM (FC)	AVERAGE (FC)	UNIFORMITY (AVG/MIN)	UNIFORMITY (MAX/MIN)
PARKING LOT	2.70	0.00	0.55	N/A	N/A
PROPERTY LINE*	0.90	0.00	0.09	N/A	N/A
ADA ROUTE	3.20	1.00	1.62	1.62	3.20
WHOLE SITE	5.00	0.00	0.37	N/A	N/A

*MEASURED 10' FROM BOUNDARY LINE

LIGHTING DESIGN CRITERIA					
AREA	MAXIMUM (FC)	MINIMUM (FC)	AVERAGE (FC)	UNIFORMITY (AVG/MIN)	UNIFORMITY (MAX/MIN)
PARKING LOT			0.50		
WHOLE SITE*	5.00				
ADA ROUTE		1.00			

*PER CASTLE ROCK MUNICIPAL CODE
17.58.050

LIGHTING NOTES:

1. LIGHT LOSS FACTOR IS 1 AS SHOWN IN LUMINAIRE SUMMARY TABLE.
2. HOURS OF OPERATION FOR ALL LUMINAIRES IS DUSK TO 11:59 PM. ALL LUMINAIRES ARE TO BE CONTROLLED BY A PHOTOCELL WITH TIMECLOCK.
3. OBJECTIVE FOR THIS AREA IS TO ILLUMINATE THE PARKING LOT, PAVILION, AND WALKING PATHS TO A SAFE STANDARD USING APPROVED LUMINAIRES.
4. PROPERTY LINE SPILL IS KEPT TO A MINIMAL VALUE BY KEEPING LUMINAIRE SPILL TO A MINIMUM AND MAINTAINING A REASONABLE DISTANCE FROM THE PROPERTY LINE.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDINGS FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

BENCHMARK

DOUGLAS COUNTY SECONDARY MONUMENT, BEING A RECOVERED 3" ALUMINUM CAP STAMPED 3.010030 IN A CURB INLET, LOCATED ON THE WEST SIDE OF COACHLINE ROAD, APPROXIMATELY 700 FEET NORTHWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELEVATION 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567", BEARING S22°50'48"W A DISTANCE OF 71.50 FEET PER SAID PLAT.

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

APPROVED BY: 

By jkirpatrick
on 05/27/2026

APPROVED-CD25-0021 Plans.pdf
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DUSTIN J. COLWELL, P.E., COLORADO P.E. #54946

10/13/2025
DATE

TRACT B, HILLSIDE/ARBORS
AMENDMENT 1

DESIGNED BY
DRAWN BY
CHECKED BY

PHOTOMETRIC PLAN

SHEET 37 OF 42

JOB NO. 16190.00

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
AGENCIES, THEIR USE
FOR ANY OTHER PURPOSES
IS PROHIBITED. THIS PLAN
IS DESIGNED BY WRITTEN
AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Western Company

Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

DATE	BY	REVISION	No.	NA	NA	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						9/12/25	XX	XX	XX

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021



DOUGLAS COUNTY SECONDARY MONUMENT, BEING A RECOVERED 3" ALUMINUM CAP STAMPED 3.010030 IN A CURB INLET, LOCATED ON THE WEST SIDE OF COACHLINE ROAD, APPROXIMATELY 700 FEET NORTHWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENBERGER ROAD. ELEVATION 6394.91 (NAVD88).

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DATE _____

PHOTOMETRIC DETAILS

Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
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SHEET 39 OF 42

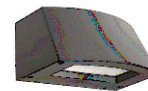
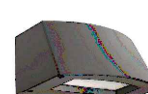
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LUMINAIRE SCHEDULE													LAMPS						
IMAGE	SYMBOL	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	FULL CUT OFF	DISTRIBUTION	VOLTAGE	DIMMING	QUANTITY	MOUNTING	MOUNTING HEIGHT	QUANTITY	TYPE	WATTS	LUMENS	COLOR TEMP/CRI	LLF	FINISH
		LITHONIA	ARC 1 LED	ARC1 LED-P1-30K-M VOLT	FULL CUTOFF WALLPACK STYLE LUMINAIRE	YES	TYPE III	120-277V	0-10V	1	WALL	14'-0"	1	LED	11 W	1,376 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER
		LIGMAN	SANDY 1	SA-31472-O-T W2765	IN WALL PATHWAY LUMINAIRE	YES	TYPE V	240V	0-10V	16	WALL	3'-6"	1	LED	11 W	1,055 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER
		GARDCO	PUREFORM PPT POST TOP	PPT-C-A03-830 -T3M-UNV	FULL CUTOFF POST TOP LUMINAIRE	YES	TYPE III	120-277V	0-10V	2	POST TOP	15'-0"	1	LED	35 W	3,973 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER
		LITHONIA	ARC 1 LED	ARC1-LED-P1-30K-MVOLT	FULL CUTOFF WALLPACK STYLE LUMINAIRE	YES	TYPE III	120-277V	0-10V	2	WALL	12'-0"	1	LED	11 W	1,376 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER

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

APPROVED BY:



By jkirkpatrick on 05/27/2026

DEVELOPMENT SERVICES

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TRACT B, HILLSIDE\ARBORS AMENDMENT 1

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BY DC

DATE 9/12/25

REVISION

1

BUILDING DEPARTMENT COMMENTS

NA

NA

9/12/25

DESIGNED BY XX

DRAWN BY XX

CHECKED BY XX

SHEET 40 OF 42

JOB NO. 16190.00

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