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 & FCO26-0060

COVER SHEET GENERAL NOTES

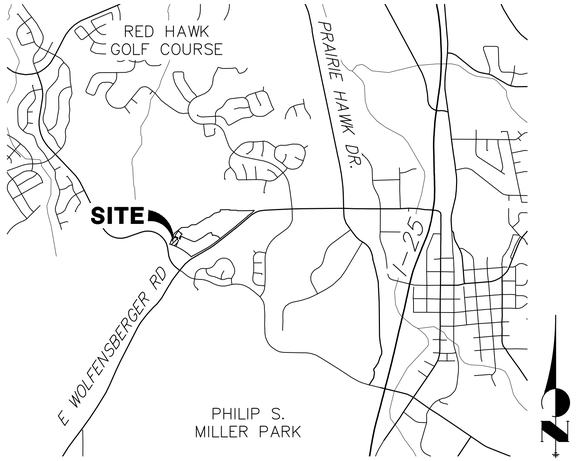
1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, 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 FOLLOWNG 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 NORTWEST 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.



VICINITY MAP
1"=2000'

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38	ELECTRICAL PLAN
39-40	PHOTOMETRIC DETAILS
41	ELECTRICAL DETAILS
42	PLUMBING PLAN
42	TOTAL

FCO#	DATE	PURPOSE/DESCRIPTION
FCO26-0060	09-29-2026	THE PURPOSE OF THIS FIELD CHANGE ORDER IS TO REMOVE THE RETAINING WALL LIGHTS AND REPLACE THEM WITH POST LIGHTS ALONG THE WALKWAY. THE PRECISION OF THE SPOT ELEVATIONS ON THE GRADING PLANS WAS INCREASED AND ELEVATION ERRORS WERE CORRECTED. SHEETS AFFECTED: 1, 5, 7, 8, 9, 10, 11, 36, 38, 40 & 41

Know what's below. Call before you dig.

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 8011
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

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 09/29/2026
APPROVED-FCO26-0060 Plans.pdf
Record Document on File

DATE

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUES, 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

DATE 9/29/26

34270 PROFESSIONAL ENGINEER

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
2	FCO26-0060 APPROVED 9/29/2026	JP	9/29/26

H-SCALE 1"=2000' | DESIGNED BY MEP
V-SCALE N/A | DRAWN BY MEP
DATE 5/20/26 | CHECKED BY

TRACT B, HILLSIDE/ARBORS AMENDMENT 1
COVER SHEET

SHEET 1 OF 42
JOB NO. 16190.10

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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

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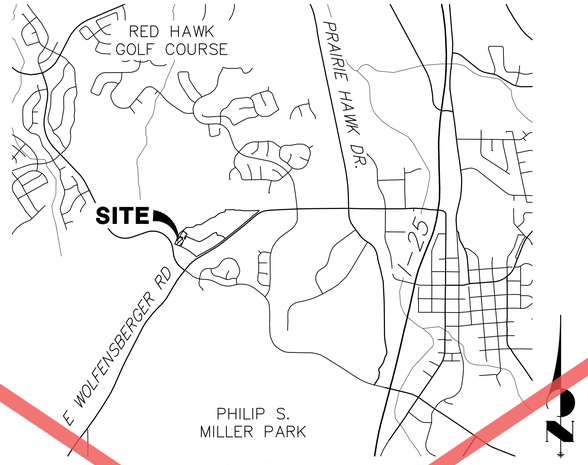
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BENCHMARK

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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.



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41	ELECTRICAL DETAILS
42	PLUMBING PLAN
42	TOTAL

FCO#	DATE	PURPOSE/DESCRIPTION

Know what's below. Call before you dig.

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 8011 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

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

DATE

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUES, 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

DATE

34270 — 5/20/26 — PROFESSIONAL ENGINEER

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

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No.	REVISION	BY	DATE

H-SCALE	1"=2000'
V-SCALE	N/A
DATE	5/20/26
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

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 GROOVED INTO THE PAVEMENT.
4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

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

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"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151;OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18"IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCKWATER.
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 (TYPICAL VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAILW-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 7 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 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
    - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
    - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
    - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTORASSEMBLY.
    - 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 (DCDA) 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 FINISHSURFACE.
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/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

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.

ABBREVIATIONS

AC	ACRE	CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	CY	CUBIC YARD	EX	EXISTING	HDPE	HIGH DENSITY POLYETHYLENE	MAX	MAXIMUM	PI	POINT OF INTERSECTION	SF	SQUARE FOOT	UE	UTILITY EASEMENT
AD	ADDEBRAIC DIFFERENCE			DBPS	DRAINAGE BASIN PLANNING STUDY	EDP	FINAL DEVELOPMENT PLAN	HGL	HYDRAULIC GRADE LINE	M/D	MOISTURE DENSITY	PKWY	PARKWAY	ST	STREET	UA&DE	UTILITY & DRAINAGE EASEMENT
AH	AHEAD	CDS	CUL-DE-SAC			FDR	FINAL DRAINAGE REPORT	HMA	HOT MIX ASPHALT	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	PL	PROPERTY LINE	STA	STATION	UGE	UNDERGROUND ELECTRIC
ARCH	ARCHITECT	CF	CUBIC FOOT	DE	DRAINAGE EASEMENT	FES	FLARED END SECTION	HOA	HOME OWNERS ASSOCIATION			PR	PROPOSED	STM	STORM SEWER	VCP	VITRIFIED CLAY PIPE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	CFS	CUBIC FEET PER SECOND	DIA	DIAMETER	FF	FINISHED FLOOR ELEVATION	HP	HIGH POINT	MH	MANHOLE	PRC	POINT OF REVERSE CURVATURE	SY	SQUARE YARD	VPC	VERTICAL POINT OF CURVATURE
		CIP	COMPLETE IN PLACE	DIP	DUCTILE IRON PIPE	FG	FINISHED GRADE	HR	HOUR	MIN	MINIMUM	PT	POINT OF TANGENCY	SY-IN	SQUARE YARD INCH	VPI	VERTICAL POINT OF INTERSECTION
ASS'Y	ASSEMBLY	CL	CENTER LINE	DR	DRIVE	FH	FIRE HYDRANT	I	INLET	MS	MOUNTABLE SIDEWALK	PV	PLUG VALVE	TB	THRUST BLOCK		
AVE	AVENUE	CLOMR	CONDITIONAL LETTER OF MAP REVISION	DRC	DESIGN REVIEW COMMITTEE	FL	FLOWLINE	IE	IRRIGATION EASEMENT	N	NORTH	PVC	POLYVINYL CHLORIDE	TBC	TOP BACK OF CURB	VPT	VERTICAL POINT OF TANGENCY
BB	BOX BASE			DU	DWELLING UNITS	FIL	FILING	INT	INTERSECTION	NRCP	NON-REINFORCED CONCRETE PIPE	R	RADIUS	TBW	TOP BACK OF WALK	VTC	VEHICLE TRACKING CONTROL
BK	BACK	CLR	CLEAR	DY	DAY	FO	FIBER OPTIC CABLE	INV	INVERT	RCBC	REINFORCED CONCRETE BOX	TEL	TELEPHONE	W	WEST		
BNDY	BOUNDARY	CMP	CORRUGATED METAL PIPE	E	EAST	GB	GRADE BREAK	IRR	IRRIGATION	ODP	OFFICIAL DEVELOPMENT PLAN	TN	TON	WL	WATER LINE		
BOP	BOTTOM OF PIPE	CO	CLEAN OUT	EA	EACH	GE	GAS EASEMENT	KB	KICK (THRUST) BLOCK	OHE	OVERHEAD ELECTRIC	RCP	REINFORCED CONCRETE PIPE	TOA	TOP OF ASPHALT	WM	WATER MAIN
BOV	BLOW OFF VALVE	COCS	CITY OF COLORADO SPRINGS	EGL	ENERGY GRADE LINE	GIS	GEOGRAPHIC INFORMATION SYSTEM	LB	POUND	OHU	OVERHEAD UTILITY	RD	ROAD	TOB	TOP OF BOX	WRD	WATER RESOURCES DEPARTMENT
BFV	BUTTERFLY VALVE	CONC	CONCRETE	EL	ELEVATION			LE	LANDSCAPE EASEMENT	PC	POINT OF CURVATURE	ROW	RIGHT OF WAY	TOC	TOP OF CURB OR CONCRETE		
BLVD	BOULEVARD	CR	CIRCLE	ELEC	ELECTRIC	GL	GAS LINE	LF	LINEAR FOOT	PCC	POINT OF COMPOUND CURVATURE	RRFB	RECTANGULAR RAPID FLASHING BEACON	TOF	TOP OF FOUNDATION	WS	WATER SURFACE
BW	BOTTOM OF WALL	CSP	CORRUGATED STEEL PIPE	EOA	EDGE OF ASPHALT	GPS	GLOBAL POSITIONING SYSTEM	LN	LANE					TOP	TOP OF PIPE	WSE	WATER SURFACE ELEVATION
C&G	CURB & GUTTER	CSU	COLORADO SPRINGS UTILITIES	EPC	EL PASO COUNTY	GV

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE	A	A
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IR	IR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE		
STORM INLET		
AREA INLET – SQUARE		
AREA INLET – ROUND		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
LINE MARKER	Mkr San	
SERVICE MARKER		
CLEAN–OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER	Mkr W	
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	Mkr G	
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER–OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL		
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH# FIRM/AGENCY	

MONUMENTATION LEGEND

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	

TRAFFIC LEGEND

	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		V

STORM WATER MANAGEMENT

	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	
PERMENENT 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	

DRAINAGE REPORT PLANS

	KEY
BASIN DESIGNATION (NO COEFFICIENT)	# / #.##
BASIN DESIGNATION (1 COEFFICIENT)	# / #.## / #
BASIN DESIGNATION (2 COEFFICIENTS)	# / #.## / # / #
ANALISYS 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	?

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE – CONIFEROUS		
TREE – DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE	FP	

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

DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO **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 STATUES, 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

PREPARED FOR
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OFFICE PHONE
(303) 791-8180

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No.	REVISION	BY	DATE

H–SCALE	N/A	DESIGNED BY	N/A
V–SCALE	N/A	DRAWN BY	N/A
DATE	5/20/26	CHECKED BY	

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

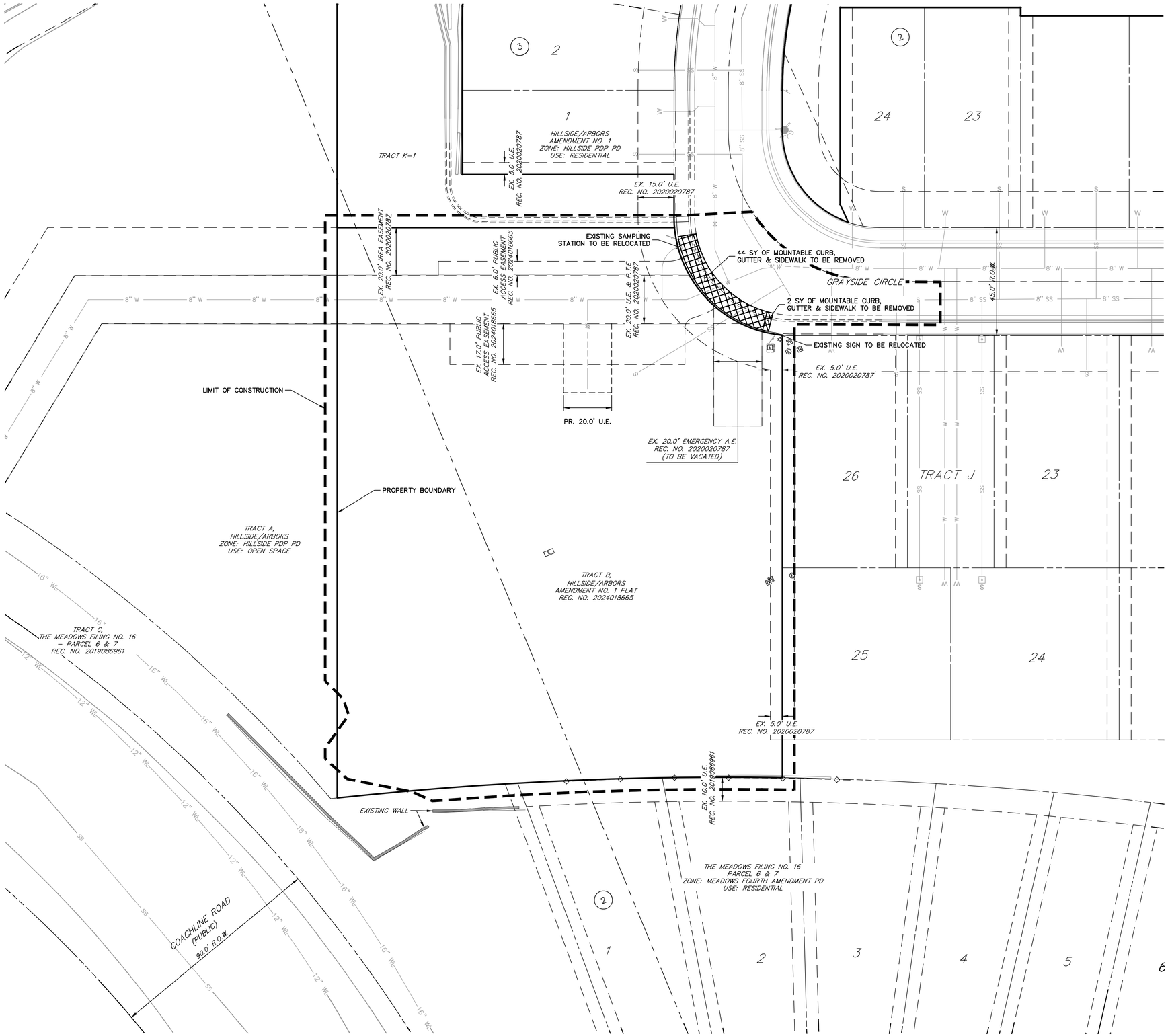
LEGEND

SHEET 3 OF 42

JOB NO. 16190.10

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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NOTES:

1. SEE SHEET 1 FOR BENCHMARK AND BASIS OF BEARINGS.
2. SEE SHEET 3 FOR LEGEND
3. SIDEWALK REMOVAL SHALL BE TO THE NEAREST EXISTING JOINT, NO PARTIAL SECTIONS

Know what's below. Call before you dig.

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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STATE OF COLORADO KURTIS W. WILLIAMS 34270 REGISTERED PROFESSIONAL ENGINEER

34270 5/20/26

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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DATE	5/20/26
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

DEMOLITION PLAN

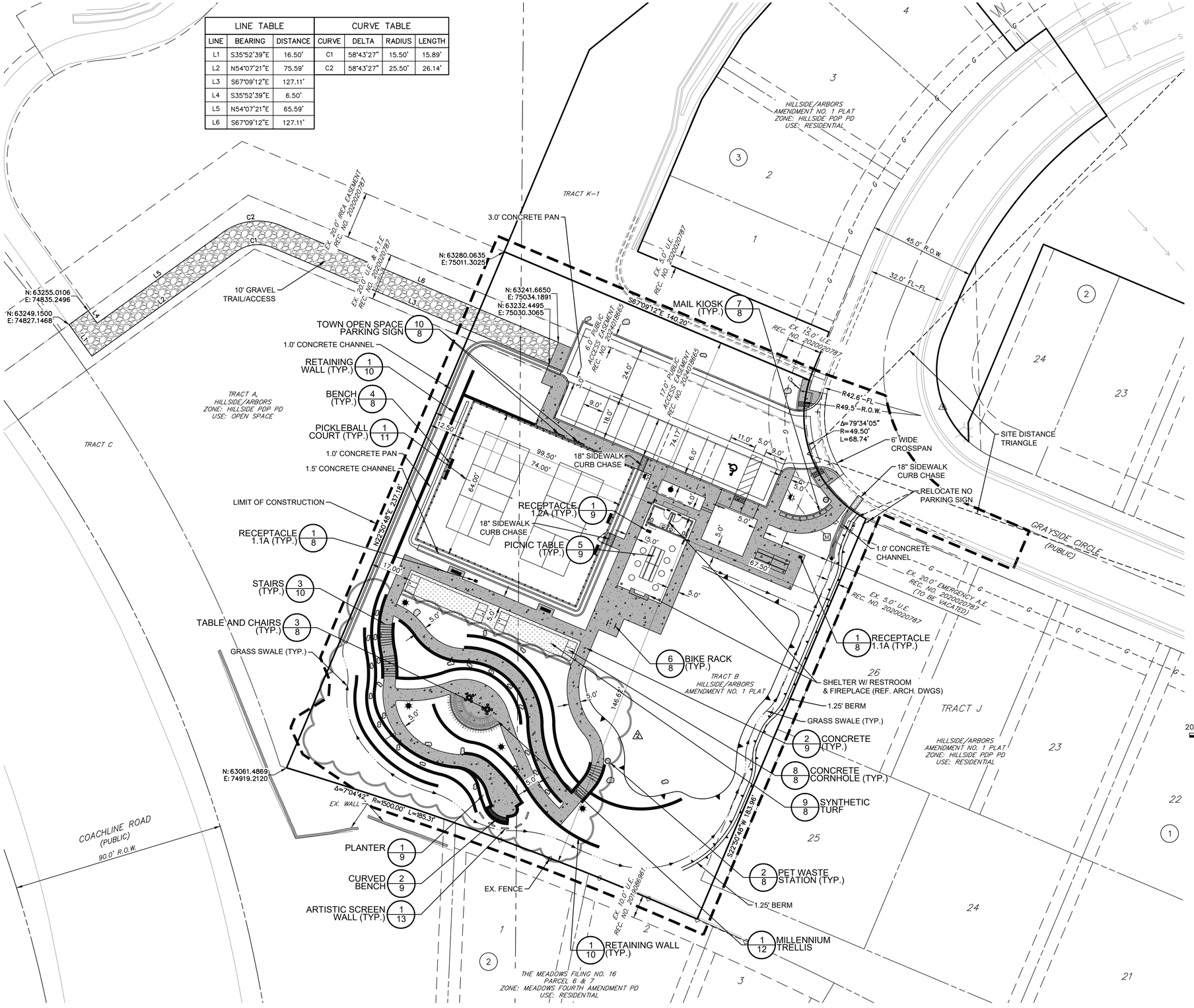
SHEET 4 OF 42

JOB NO. 16190.10

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°52'39"E	16.50'
L2	N54°07'21"E	75.59'
L3	S67°09'12"E	127.11'
L4	S35°52'39"E	6.50'
L5	N54°07'21"E	65.59'
L6	S67°09'12"E	127.11'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	58°43'27"	15.50'	15.89'
C2	58°43'27"	25.50'	26.14'



20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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

NOTES:

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

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO
APPROVED
By jkirkpatrick
on 09/29/2026
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KURTIS W. WILLIAMS, P.E., COLORADO P.E. #34270 Date

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2	FCO26-0060 APPROVED 9/29/2026	JP	9/29/26

H-SCALE	1"=20'	DESIGNED BY	MEP
V-SCALE	N/A	DRAWN BY	MEP
DATE	5/20/26	CHECKED BY	

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

OVERALL HORIZONTAL CONTROL PLAN

SHEET 5 OF 42

JOB NO. 16190.10

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°52'39"E	16.50'
L2	N54°07'21"E	75.59'
L3	S67°09'12"E	127.11'
L4	S35°52'39"E	6.50'
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L6	S67°09'12"E	127.11'

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DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick on 05/27/2026
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KURTIS W. WILLIAMS REGISTERED PROFESSIONAL ENGINEER 34270 5/20/26

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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No.	REVISION	BY	DATE

H-SCALE 1"=20' | V-SCALE N/A | DATE 5/20/26
DESIGNED BY MEP | DRAWN BY MEP | CHECKED BY

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

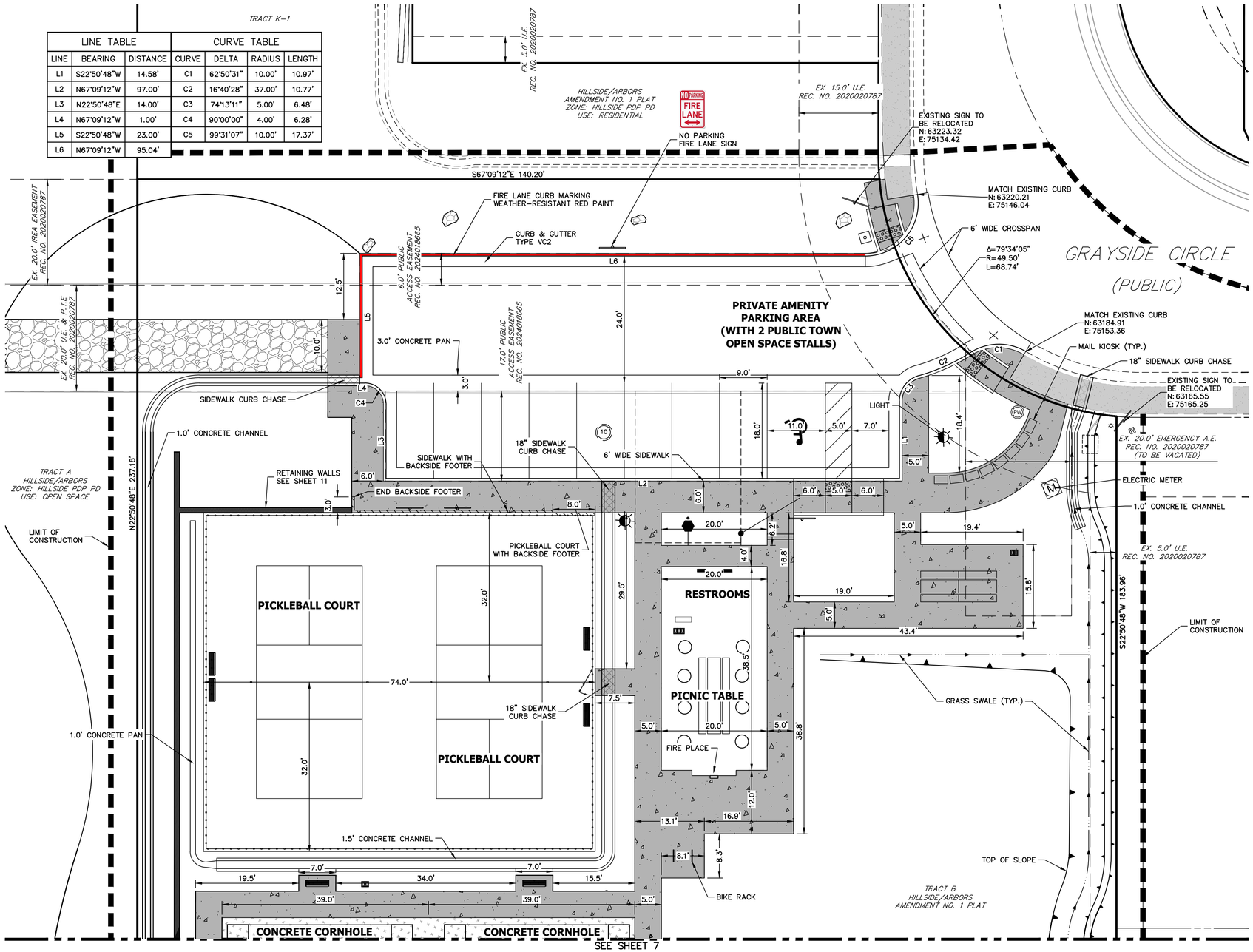
OVERALL HORIZONTAL CONTROL PLAN

SHEET 5 OF 42

JOB NO. 16190.10

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LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S22°50'48"W	14.58'	C1	62°50'31"	10.00'	10.97'
L2	N67°09'12"W	97.00'	C2	16°40'28"	37.00'	10.77'
L3	N22°50'48"E	14.00'	C3	74°13'11"	5.00'	6.48'
L4	N67°09'12"W	1.00'	C4	90°00'00"	4.00'	6.28'
L5	S22°50'48"W	23.00'	C5	99°31'07"	10.00'	17.37'
L6	N67°09'12"W	95.04'				





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DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

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Development Services Date

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

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

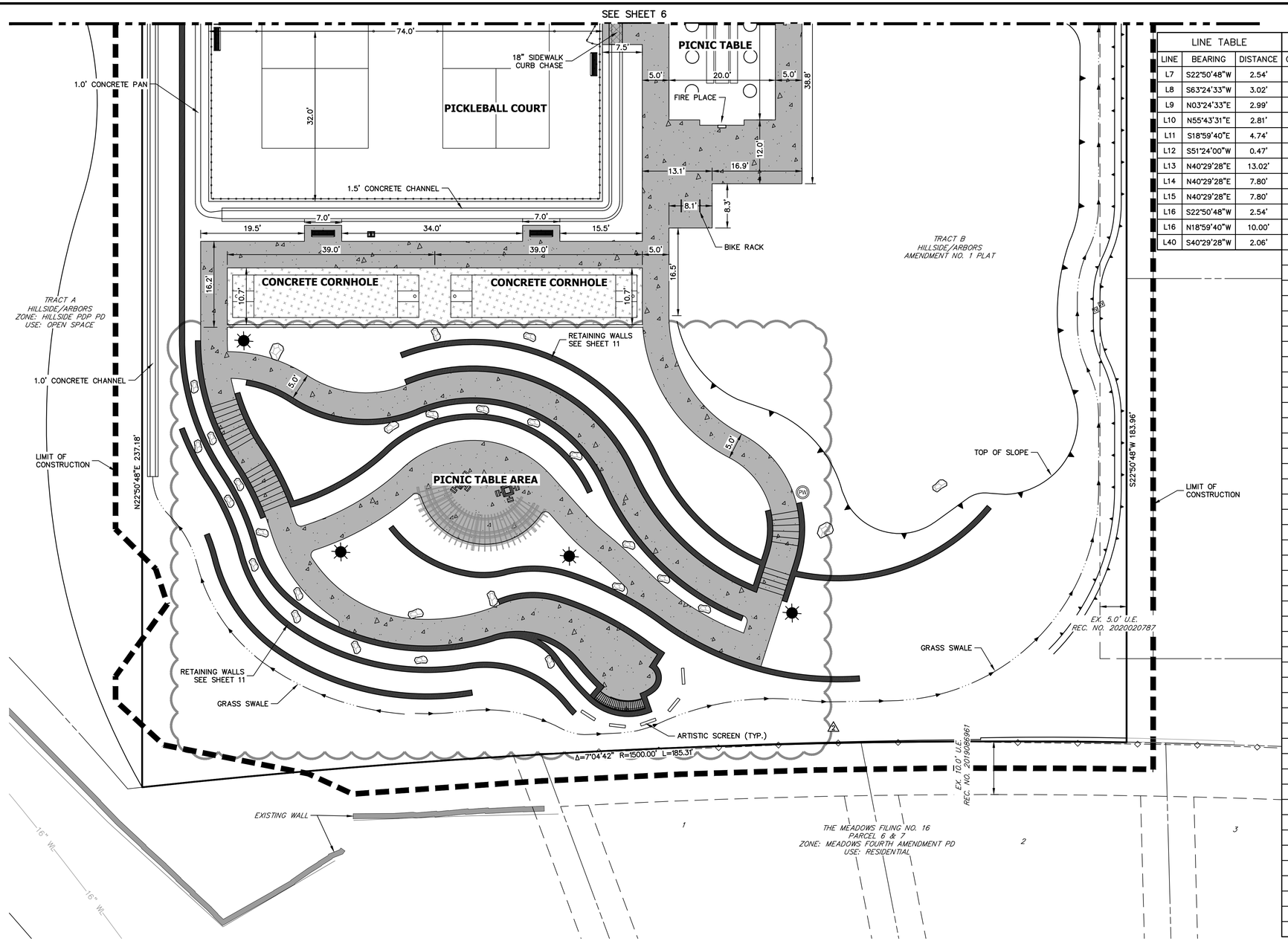
811 Know what's below. Call before you dig.

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TRACT B, HILLSIDE/ARBORS AMENDMENT 1
HORIZONTAL CONTROL PLAN

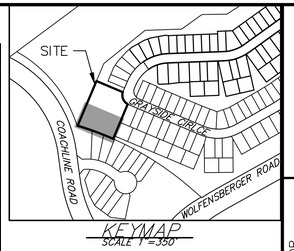
SHEET 6 OF 42
JOB NO. 16190.10

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LINE TABLE		
LINE	BEARING	DISTANCE
L7	S22°50'48"W	2.54'
L8	S63°24'33"W	3.02'
L9	N03°24'33"E	2.99'
L10	N55°43'31"E	2.81'
L11	S18°59'40"E	4.74'
L12	S51°24'00"W	0.47'
L13	N40°29'28"E	13.02'
L14	N40°29'28"E	7.80'
L15	N40°29'28"E	7.80'
L16	S22°50'48"W	2.54'
L16	N18°59'40"W	10.00'
L40	S40°29'28"W	2.06'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	33°50'29"	41.00'	24.22'
C7	16°54'24"	50.00'	14.75'
C8	40°02'57"	30.00'	20.97'
C9	82°11'13"	1.00'	1.43'
C10	42°27'45"	40.00'	29.64'
C11	0°42'15"	11.00'	0.14'
C12	69°33'31"	15.00'	18.21'
C13	2°30'00"	44.56'	1.94'
C14	4°37'52"	47.09'	3.81'
C15	6°34'30"	7.00'	0.80'
C16	59°57'25"	9.82'	10.28'
C17	21°26'17"	6.94'	2.60'
C18	115°35'35"	2.23'	4.49'
C19	2°52'28"	61.50'	3.09'
C20	18°47'56"	55.00'	18.05'
C21	40°30'15"	16.00'	11.31'
C22	26°23'06"	35.00'	16.12'
C23	53°57'43"	25.00'	23.55'
C24	104°40'05"	1.00'	1.83'
C25	22°51'37"	53.32'	21.28'
C26	113°26'59"	1.00'	1.98'
C27	129°15'00"	12.58'	28.38'
C28	104°47'22"	1.00'	1.83'
C29	8°59'11"	35.00'	5.49'
C30	5°50'00"	96.00'	9.77'
C31	73°32'51"	1.00'	1.28'
C32	7°45'53"	61.00'	8.27'
C33	21°15'19"	55.50'	20.59'
C34	31°20'37"	20.00'	10.94'
C35	49°15'36"	20.00'	17.19'
C36	58°48'02"	25.00'	25.66'
C37	58°48'02"	30.00'	30.79'
C38	49°15'36"	15.00'	12.90'
C39	31°20'37"	15.00'	8.21'
C40	44°55'07"	42.50'	33.32'
C41	88°34'16"	32.50'	50.24'
C42	55°46'39"	20.00'	19.47'
C43	33°08'31"	27.50'	15.91'
C44	3°01'23"	39.15'	2.07'
C45	7°38'42"	22.50'	3.00'
C46	23°51'37"	22.50'	9.37'
C47	55°46'39"	25.00'	24.34'
C48	88°34'16"	27.50'	42.51'
C49	2°24'51"	47.50'	2.00'
C50	41°35'27"	47.50'	34.48'
C51	0°08'52"	47.50'	0.12'
C52	85°51'42"	1.00'	1.50'
C53	24°48'53"	50.50'	21.87'
C54	6°07'28"	101.00'	10.80'
C55	8°59'11"	30.00'	4.71'
C56	91°05'13"	19.50'	31.00'
C57	25°59'39"	48.32'	21.92'
C58	89°35'40"	1.00'	1.56'
C59	3°10'12"	55.00'	3.04'
C60	13°13'48"	55.00'	12.70'
C61	17°44'00"	36.00'	11.14'
C62	4°46'34"	36.00'	3.00'



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No.	REVISION	BY	DATE
2	FCO26-0060 APPROVED 9/29/2026	JP	9/29/26

H-SCALE	1"=10'	DATE	5/20/26
V-SCALE	N/A	DESIGNED BY	MEP
		DRAWN BY	MEP
		CHECKED BY	

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR
FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO
APPROVED
By jkirkpatrick
on 09/29/2026
APPROVED-FCO26-0060 Plans.pdf
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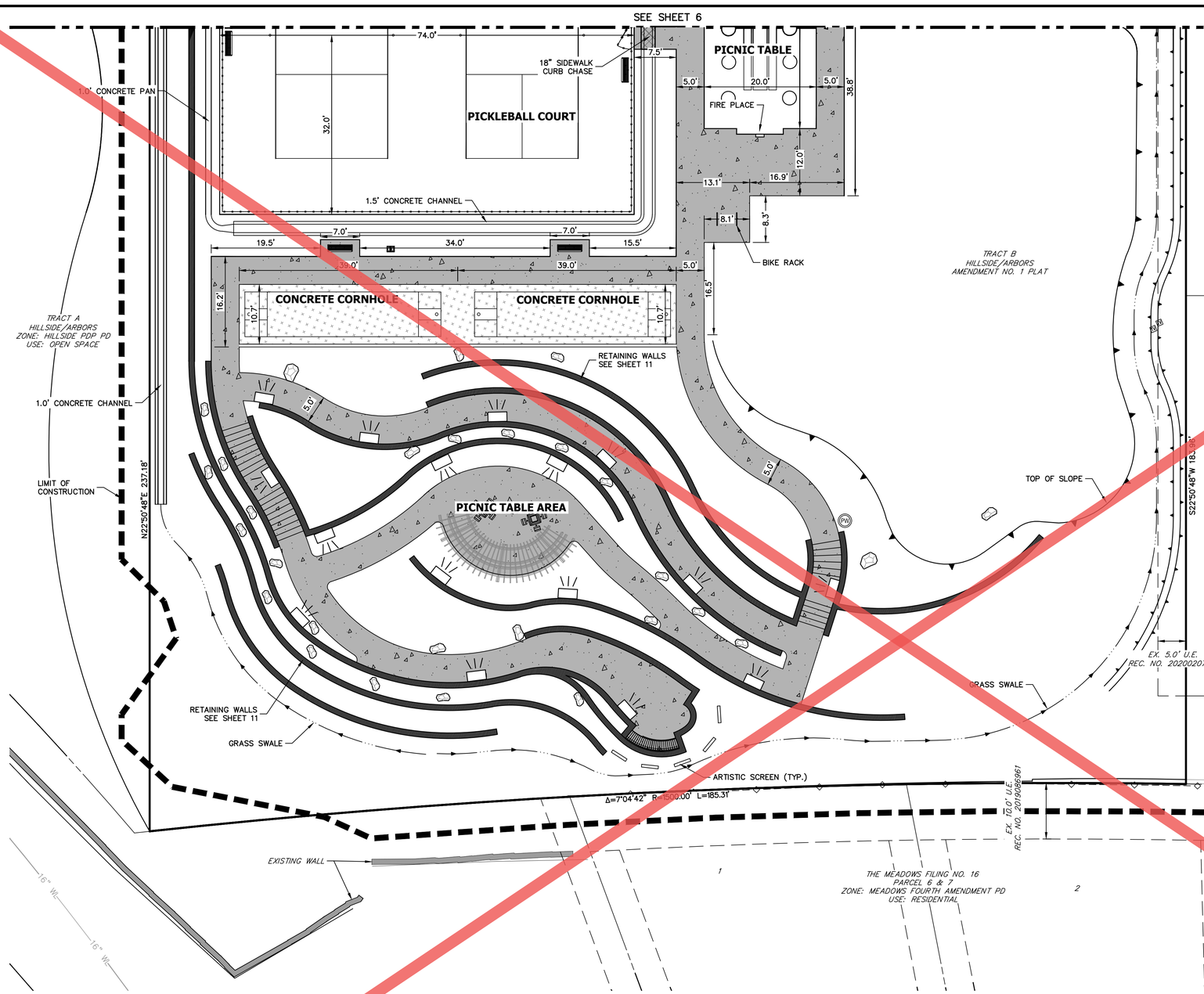
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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TRACT B, HILLSIDE/ARBORS AMENDMENT 1
HORIZONTAL CONTROL PLAN

SHEET 7 OF 42
JOB NO. 16190.10

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NOTES:

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2. SEE SHEET 3 FOR LEGEND

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
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Development Services Date

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COLORADO REGISTERED KURTIS W. WILLIAMS 34270 PROFESSIONAL ENGINEER
5/20/26
KURTIS W. WILLIAMS, P.E., COLORADO P.E. #34270 Date

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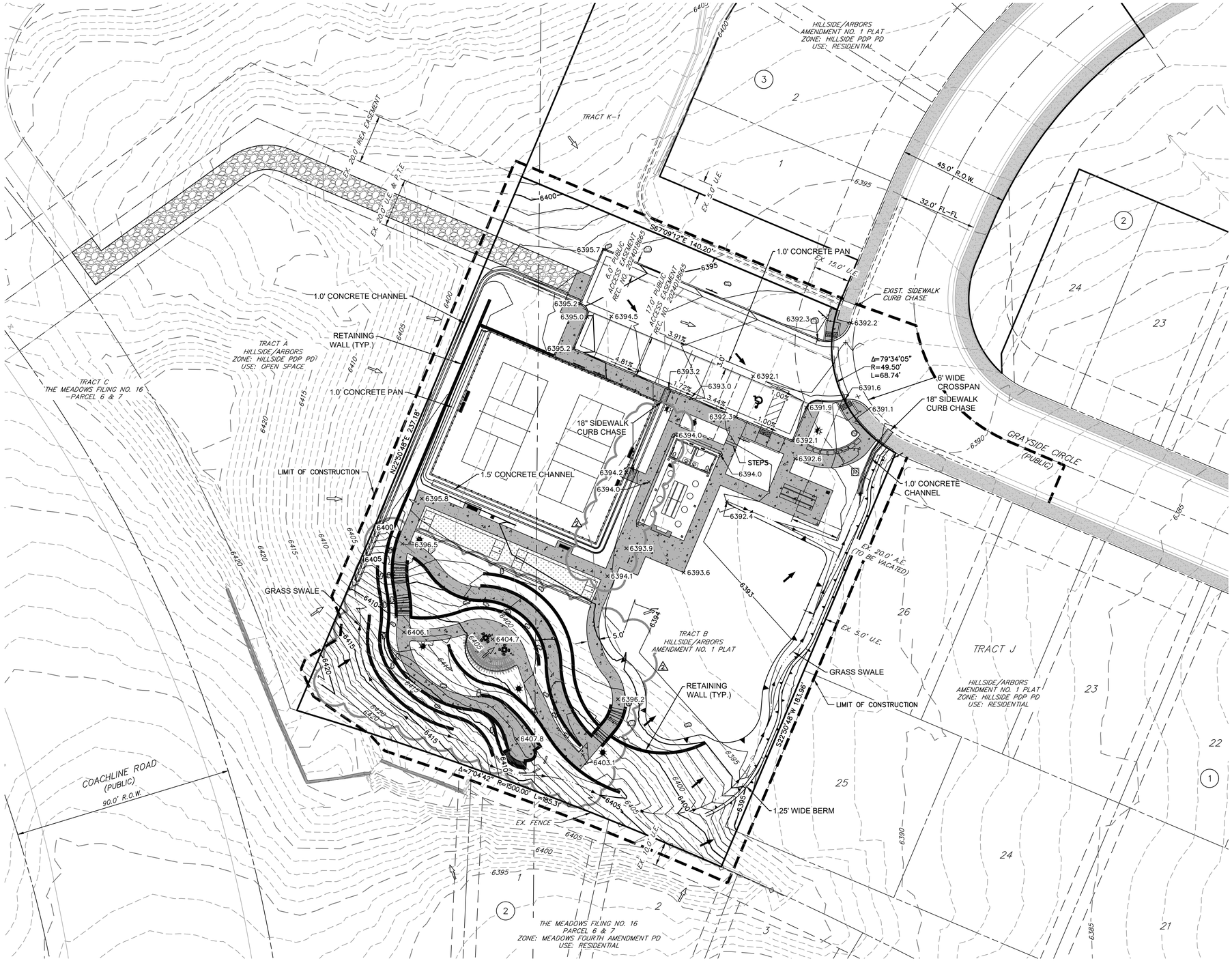
No.	REVISION	BY	DATE

H-SCALE 1"=10'
V-SCALE N/A
DATE 5/20/26
DESIGNED BY MEP
DRAWN BY MEP
CHECKED BY

TRACT B, HILLSIDE/ARBORS AMENDMENT 1
HORIZONTAL CONTROL PLAN

SHEET 7 OF 42
JOB NO. 16190.10

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NOTES:

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20 10 0 20 40

ORIGINAL SCALE: 1" = 20'

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Approved By: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES **APPROVED**

By jkirkpatrick
on 09/29/2026
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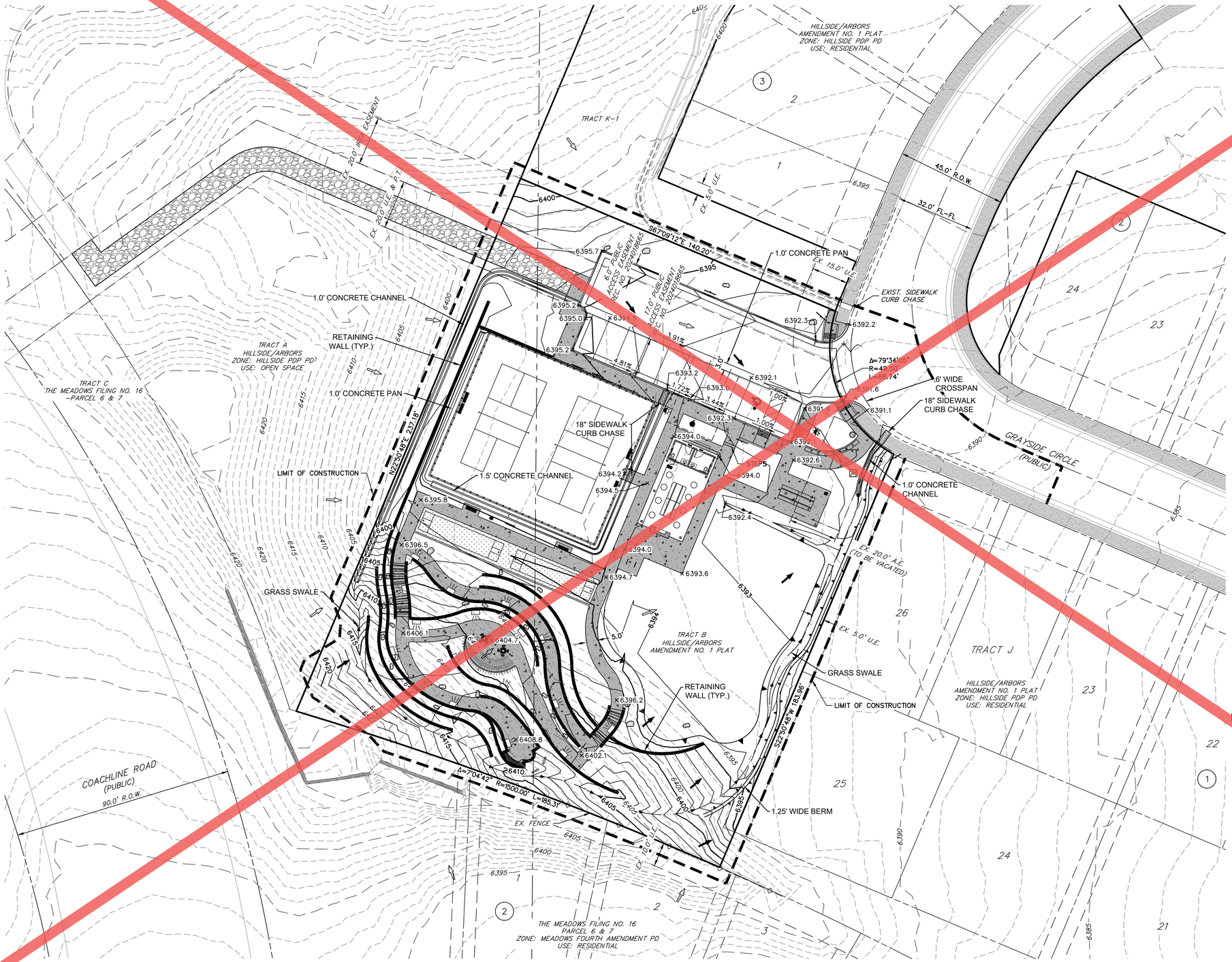
TRACT B, HILLSIDE/ARBORS AMENDMENT 1

OVERALL GRADING PLAN

SHEET 8 OF 42

JOB NO. 16190.10

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NOTES:

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By jkirkpatrick on 05/27/2026
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COLORADO REGISTERED KURTIS W. WILLIAMS 34270 PROFESSIONAL ENGINEER

34270 5/20/26

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

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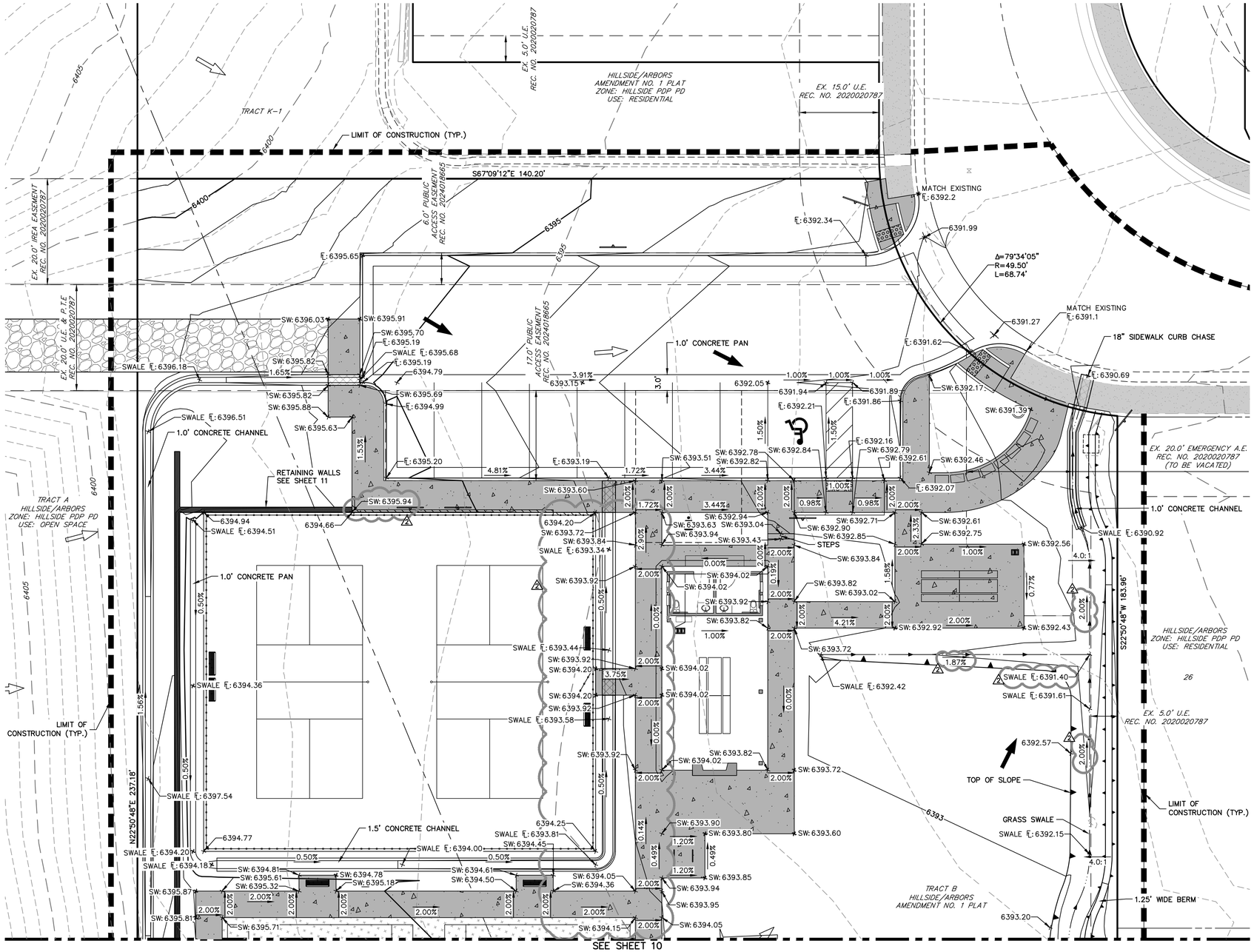
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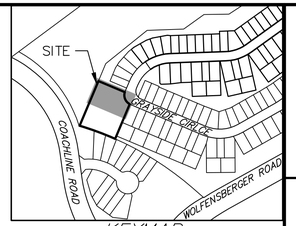
OVERALL GRADING PLAN

SHEET 8 OF 42

JOB NO. 16190.10

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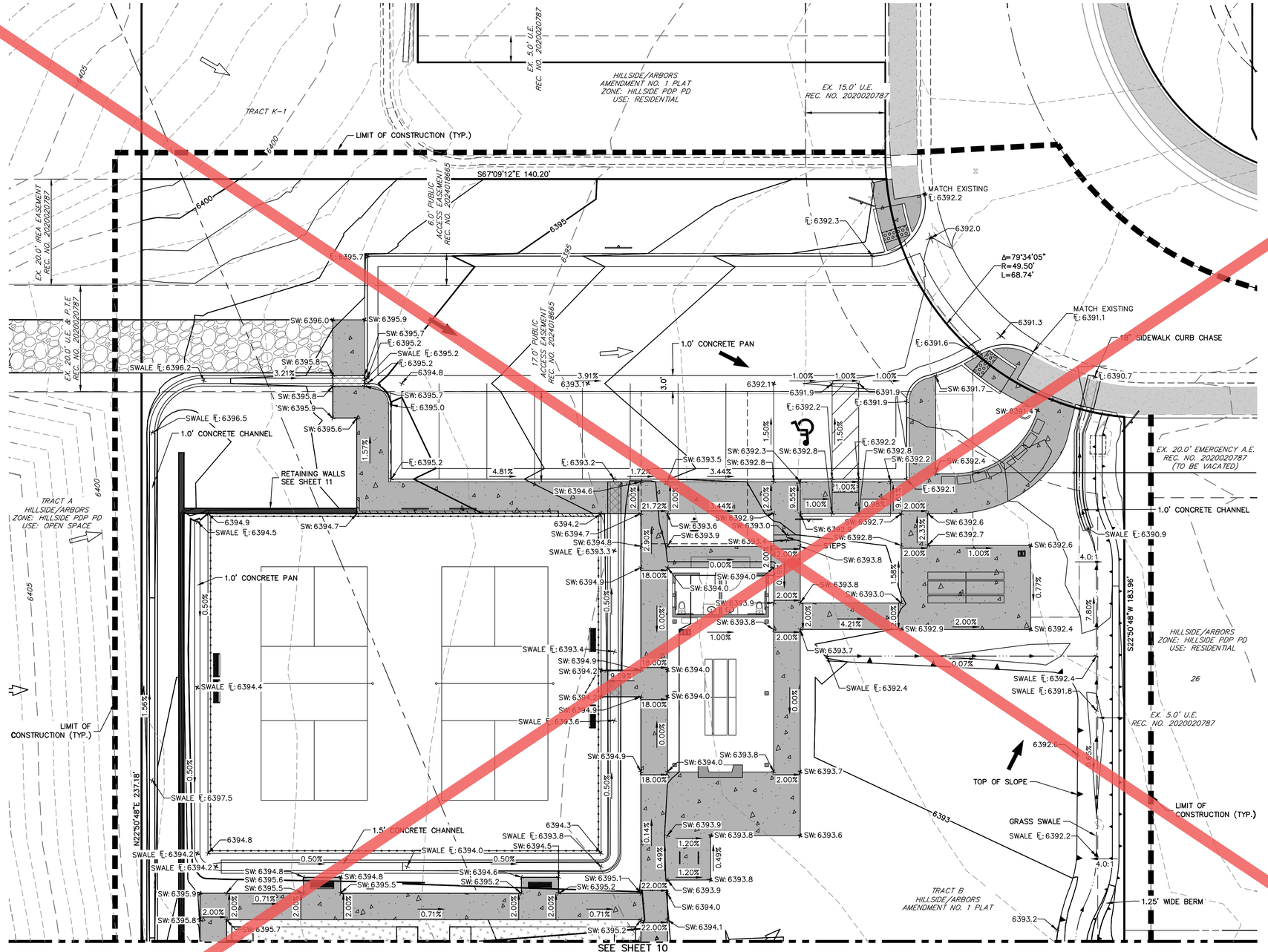
SHEET 9 OF 42
JOB NO. 16190.10

NOTES:
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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

NOTES:

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

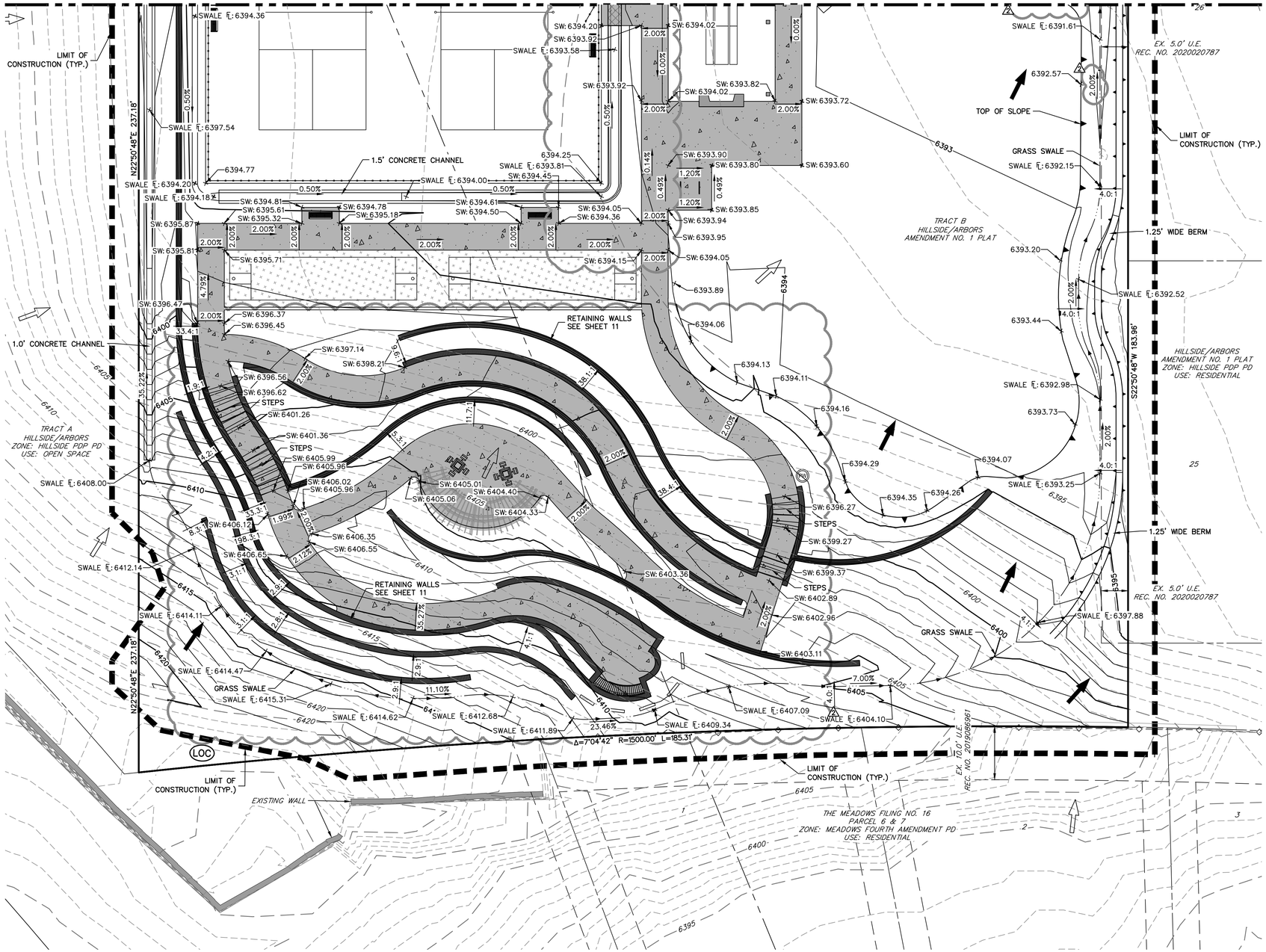
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1
GRADING PLAN

SHEET 9 OF 42
JOB NO. 16190.10

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT 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

No.	REVISION	BY	DATE
1	FCO26-0060 APPROVED 9/29/2026	JP	9/29/26

H-SCALE 1"=10'
V-SCALE N/A
DATE 5/20/26
DESIGNED BY MEP
DRAWN BY MEP
CHECKED BY

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO
APPROVED
By jkirkpatrick
on 09/29/2026
APPROVED-FCO26-0060 Plans.pdf
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Development Services Date

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

NOTES:
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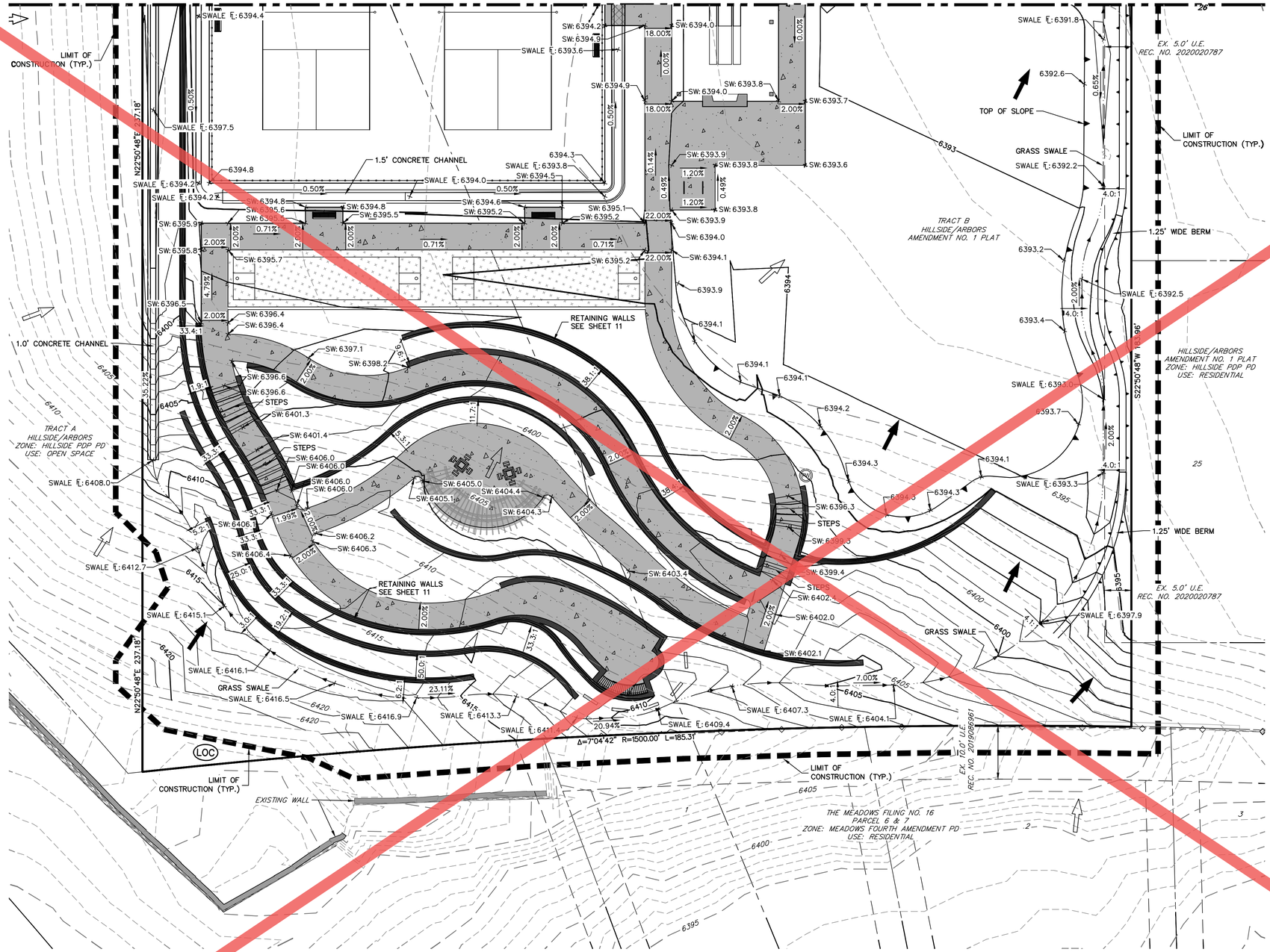
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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TRACT B, HILLSIDE/ARBORS AMENDMENT 1
GRADING PLAN

SHEET 10 OF 42
JOB NO. 16190.10

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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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ORIGINAL SCALE: 1" = 10'

TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick on 05/27/2026
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No.	REVISION	BY	DATE

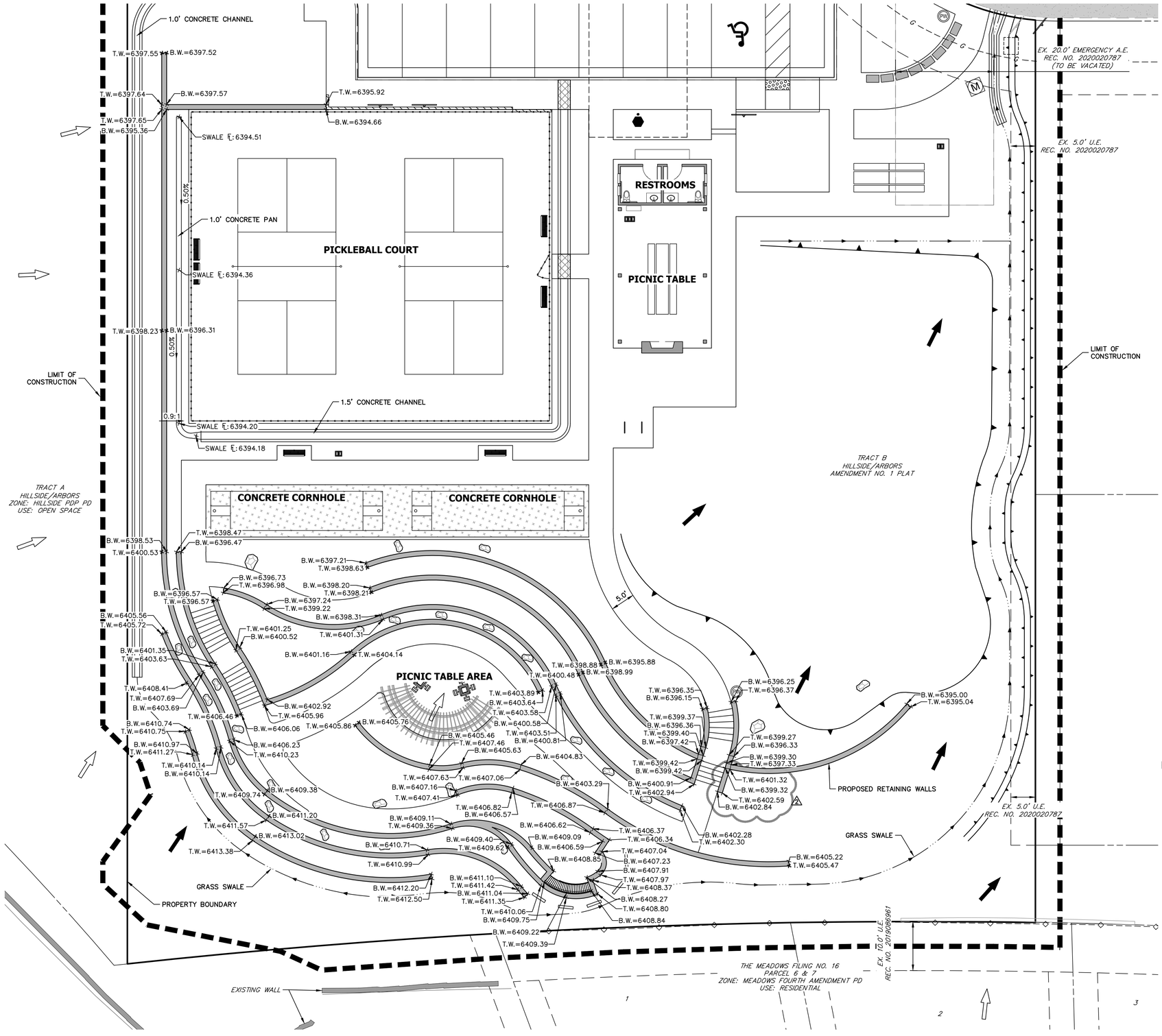
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V-SCALE	N/A
DATE	5/20/26
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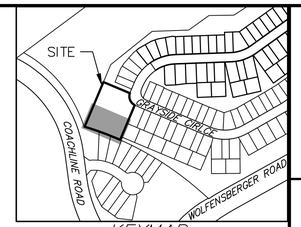
TRACT B, HILLSIDE/ARBORS AMENDMENT 1
GRADING PLAN

SHEET 10 OF 42

JOB NO. 16190.10

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No.	REVISION	BY	DATE
2	FCO26-0060 APPROVED 9/29/2026	JP	9/29/26

H-SCALE 1"=10' | V-SCALE N/A | DATE 5/20/26 | DESIGNED BY MEP | DRAWN BY MEP | CHECKED BY

NOTES:

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

LEGEND:

T.W. = GRADE AT TOP OF WALL

B.W. = GRADE AT BOTTOM OF WALL

RETAINING WALL NOTES:

1. SEE SHEET 1 FOR BENCHMARK.
2. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
3. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.

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

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO
APPROVED
By jkirkpatrick on 09/29/2026
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STATE OF COLORADO KURTIS W. WILLIAMS 34270 REGISTERED PROFESSIONAL ENGINEER
34270
9/29/26
KURTIS W. WILLIAMS, P.E., COLORADO P.E. #34270 Date

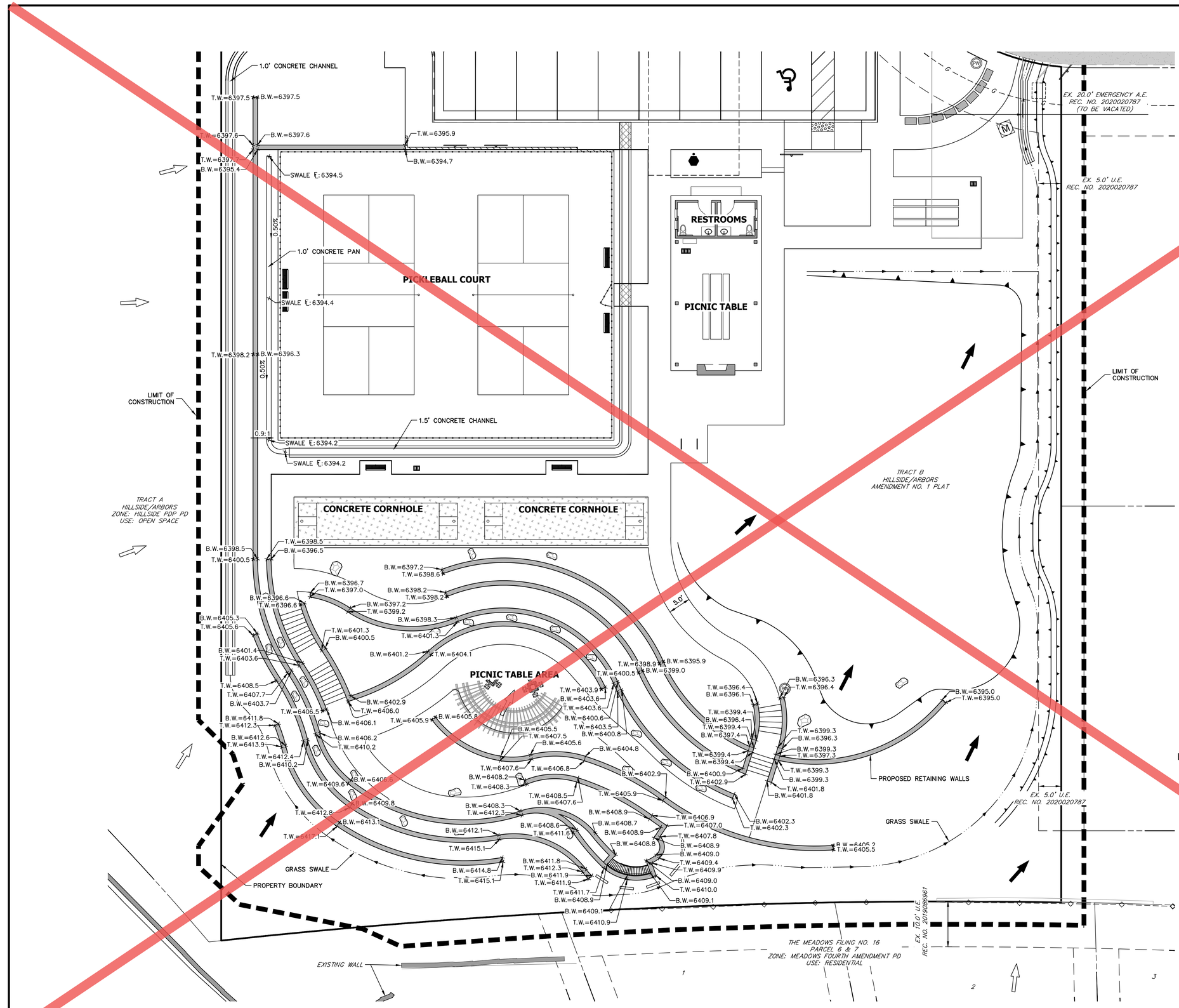
TRACT B, HILLSIDE/ARBORS AMENDMENT 1
RETAINING WALL PLANS

SHEET 11 OF 42

JOB NO. 16190.10

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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NOTES:

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

LEGEND:

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RETAINING WALL NOTES:

1. SEE SHEET 1 FOR BENCHMARK
2. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
3. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.

Know what's **below.**
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10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick on 05/27/2026
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KURTIS W. WILLIAMS, P.E., COLORADO P.E. #34270 Date

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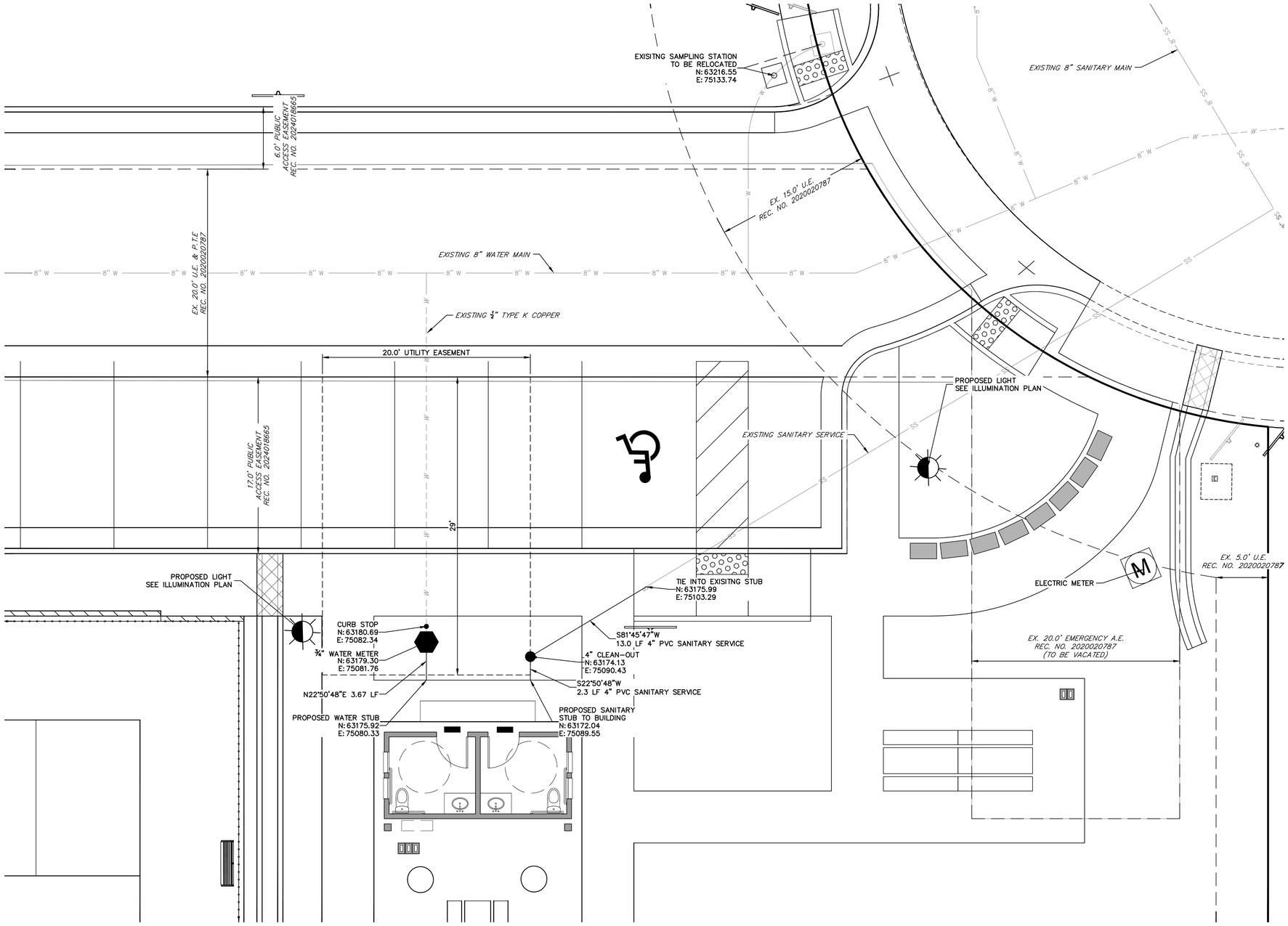
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V-SCALE	N/A	DRAWN BY	MEP
DATE	5/20/26	CHECKED BY	

TRACT B, HILLSIDE/ARBORS AMENDMENT 1
RETAINING WALL PLANS

SHEET 11 OF 42
JOB NO. 16190.10

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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SANITARY NOTES:

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.

NOTES:

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

5 3 0 5 10

ORIGINAL SCALE: 1" = 5'

TOWN OF CASTLE ROCK APPROVAL
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FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO **APPROVED**
By jkirkpatrick
on 05/27/2026
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COLORADO REGISTERED KURTIS W. WILLIAMS 34270 PROFESSIONAL ENGINEER
34270 5/20/26

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

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TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

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DATE	5/20/26
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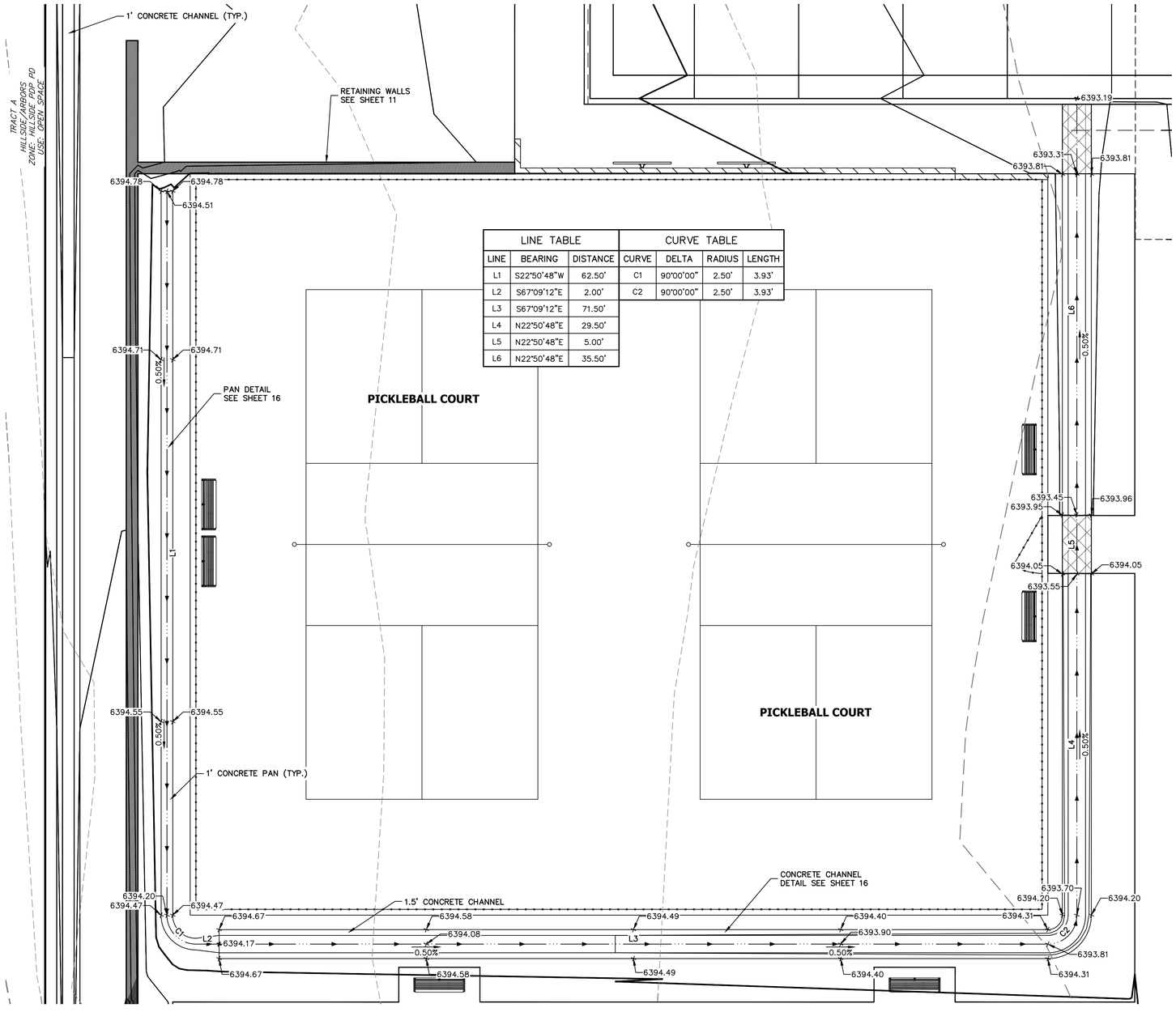
TRACT B, HILLSIDE/ARBORS AMENDMENT 1

UTILITY PLAN

SHEET 12 OF 42

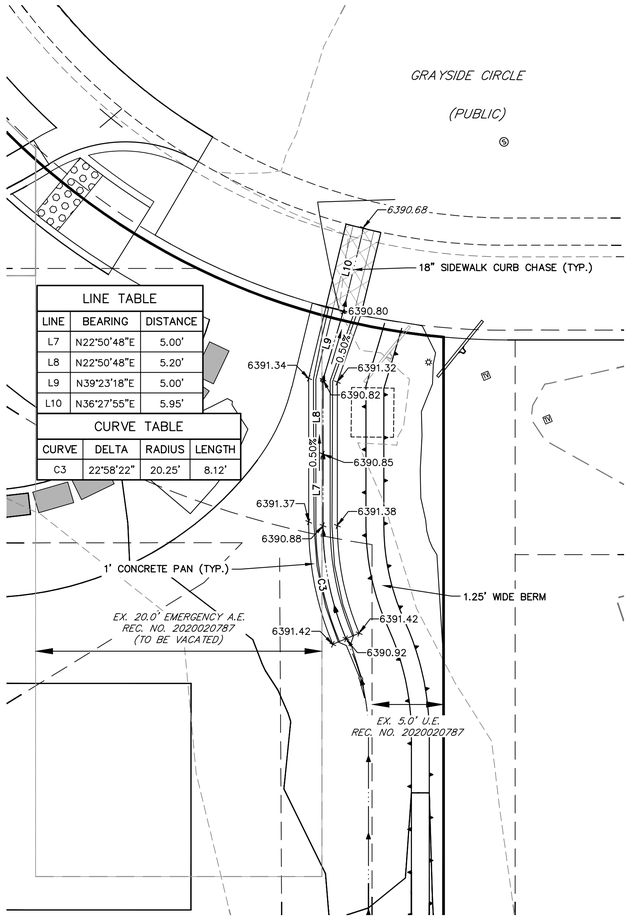
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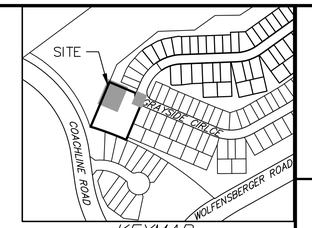
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°50'48"W	62.50'
L2	S67°09'12"E	2.00'
L3	S67°09'12"E	71.50'
L4	N22°50'48"E	29.50'
L5	N22°50'48"E	5.00'
L6	N22°50'48"E	35.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	2.50'	3.93'
C2	90°00'00"	2.50'	3.93'



LINE TABLE		
LINE	BEARING	DISTANCE
L7	N22°50'48"E	5.00'
L8	N22°50'48"E	5.20'
L9	N39°23'18"E	5.00'
L10	N36°27'55"E	5.95'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	22°58'22"	20.25'	8.12'



NOTES:

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

TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
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Development Services Date

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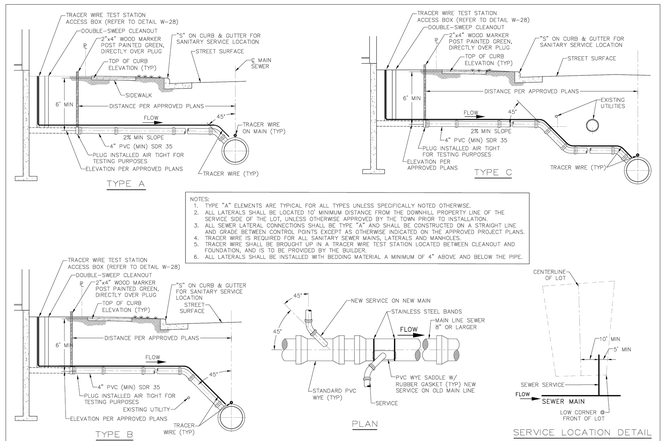
TRACT B, HILLSIDE/ARBORS AMENDMENT 1

CONCRETE PAN & CHANNEL PLANS

SHEET 13 OF 42

JOB NO. 16190.10

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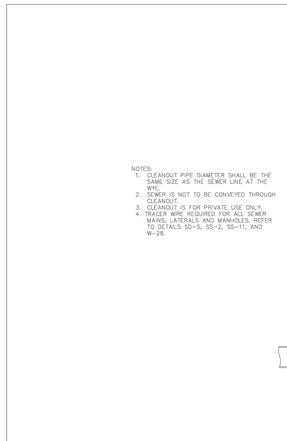


NOTES:
1. TYPE "A" ELEMENTS ARE TYPICAL FOR ALL TYPES UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL LATERALS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM THE DOWNHILL PROPERTY LINE OF THE SERVICE SIDE OF THE LOT, UNLESS OTHERWISE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
3. ALL SEWER LATERAL CONNECTIONS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

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

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

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

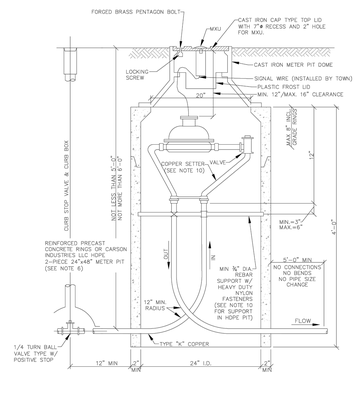


NOTES:
1. CLEANOUT PIPE DIAMETER SHALL BE THE SAME SIZE AS THE SEWER LINE AT THE WYE.
2. SEWER IS NOT TO BE CONVEYED THROUGH CLEANOUT.
3. CLEANOUT IS FOR PRIVATE USE ONLY.
4. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES, REFER TO DETAILS SD-5, SS-2, SS-11, AND W- 28.

Sheet Revisions		
Date	Comments	
3/20	REVISED PER STAFF COMMENTS	

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

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



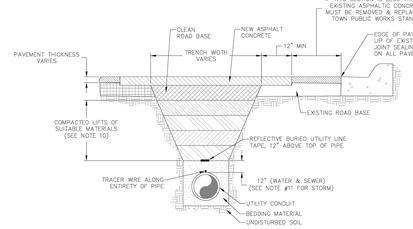
NOTES:
1. ANY VARIATION OR DEVIATION FROM THIS STANDARD REQUIRES APPROVAL PRIOR TO INSTALLATION FROM CASTLE ROCK WATER.
2. METER PIT SHALL BE INSTALLED IN LANDSCAPED AREA WITHIN THE 10-FOOT UTILITY EASEMENT ALONG FRONT LOT LINE, A MINIMUM OF 3 FEET WITHIN THE EASEMENT, PRIOR APPROVAL REQD FOR INSTALLATIONS IN ROADWAYS, DRIVEWAYS OR SIDEWALKS. ROAD LOS OR OTHER SPECIAL MODIFICATIONS MAY BE REQD.
3. CURB STOP SHALL BE A MINIMUM OF 12" FROM INLET SIDE OF METER PIT, LOCATED IN LANDSCAPED AREA IF POSSIBLE.
4. ALL METER PITS SHALL BE FURNISHED WITH CI METER PIT LID WITH 7 ⅛-INCH ⌀ x ⅜-INCH DEEP RECESS AND 2 INCH ⌀ CENTER HOLE FOR METER REMOTE UNIT. PLUS THREE DRAIN HOLES IN RECESSED AREA.
5. ALL METER PITS SHALL BE FURNISHED WITH PLASTIC FROST LID WITH 3-INCH DEEP PAN, FIVE DRAIN HOLES, LIFTING HANDLE, AND SLOT FOR SIGNAL WIRE RUNNING FULL DEPTH OF LIP.
6. METER PIT SHALL BE A TOTAL HEIGHT OF 48" AND 24" I.D. FOR BOTH ¾" AND 1" SERVICES. PIT SHALL BE INSTALLED TO MAINTAIN PIT LID ⅜" BELOW FINISHED GRADE. ALL REQUIRED INSTALLATIONS SHALL BE BROUGHT TO GRADE BEFORE METER IS SET. METERS WILL NOT BE SET IF CURB STOP BOX IS NOT UP TO GRADE, IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN APPROVED BACKFLOW PREVENTION ASSEMBLY IS NOT IN PLACE.
7. TYPE "K" COPPER SERVICE LINES SHALL BE CONTINUOUS FROM MAIN TO CURB STOP AND INSULATED WITH POLYWRAP.
8. COMPRESSION (WITH CRUSH RING) COUPLINGS SHALL BE USED AT THE CORP STOP.
9. COPPER SETTER SHALL BE FORD V82W-44G-33 (¾" X ¾"), FORD V84W-44G-44 (1"), OR MUELLER B-24744-3PEDFY SIZE (WITH LOCK WINGS).
10. HDPE METER PIT SUPPORT: USE MIN. ¾" DIA. PVC SCHED. 40 PIPE FOR SUPPORT BAR W/ TWO ¾" PVC CUPS AND HEAVY DUTY NYLON FASTENERS. SEAL EXTERIOR HOLES AROUND SUPPORT PIPE WITH REINFASTEX RTV SILICONE ADHESIVE PRIOR TO INSTALLING PIPE CAPS.

Sheet Revisions		
Date	Comments	
3/20	REVISED PER STAFF COMMENTS	
12/22	REVISED PER STAFF COMMENTS	
7/23	REVISED PER STAFF COMMENTS	

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

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

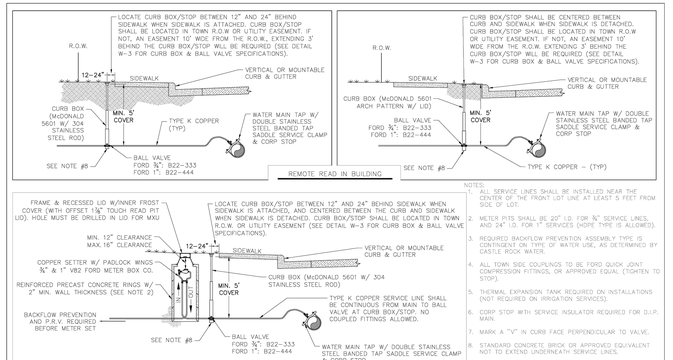
NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED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



Sheet Revisions		
Date	Comments	
3/20	REVISED PER STAFF COMMENTS	
5/20	REVISED PER STAFF COMMENTS	

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



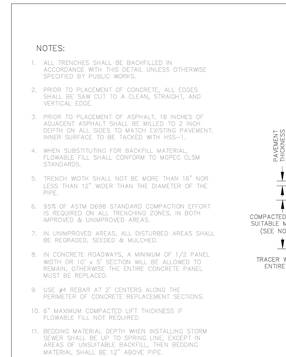
NOTES:
1. ALL SERVICE LINES SHALL BE INSTALLED NEAR THE CENTER OF THE FRONT LOT LINE AT LEAST 5 FEET FROM SIDE OF LOT.
2. METER PITS SHALL BE 20" I.D. FOR ¾" SERVICE LINES, AND 24" I.D. FOR 1" SERVICES (HDPE TYPE IS ALLOWED).
3. REQUIRED BACKFLOW PREVENTION ASSEMBLY TYPE IS CONTINGENT ON TYPE OF WATER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

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

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100 N. Wilcox St.
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Development Services

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

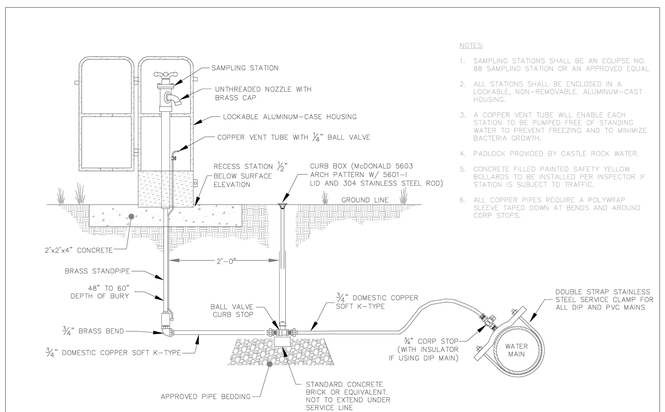
NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED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



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

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

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

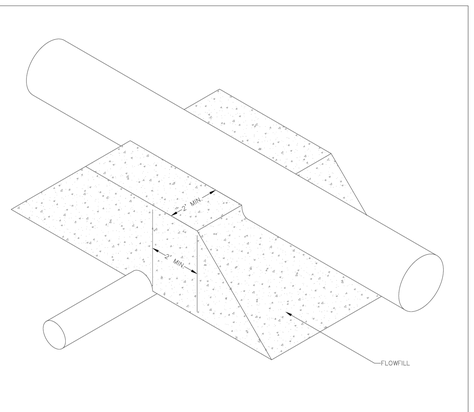


NOTES:
1. SAMPLING STATIONS SHALL BE AN ECLIPSE NO. 88 SAMPLING STATION OR AN APPROVED EQUAL.
2. ALL STATIONS SHALL BE ENCLOSED IN A LOCKABLE, NON-REMOVABLE, ALUMINUM-CAST HOUSING.
3. A COPPER VENT TUBE WILL ENABLE EACH STATION TO BE PUMPED FREE OF STANDING WATER TO PREVENT FREEZING AND TO MINIMIZE BACTERIA GROWTH.
4. PADLOCK PROVIDED BY CASTLE ROCK WATER.
5. CONCRETE FILLED PAINTED SAFETY YELLOW BOLLARDS TO BE INSTALLED PER INSPECTOR IF STATION IS SUBJECT TO TRAFFIC.
6. ALL COPPER PIPES REQUIRE A POLYWRAP SLEEVE TAPED DOWN AT BENDS AND AROUND CORP STOPS.

Sheet Revisions		
Date	Comments	
3/19	REVISED PER STAFF COMMENTS	
3/20	REVISED PER STAFF COMMENTS	
6/22	REVISED PER STAFF COMMENTS	

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100 N. Wilcox St.
Castle Rock, CO 80104
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SAMPLING STATION	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-29
	Sheet 1 of 1



NOTES:
1. PIPES MUST BE WRAPPED WITH POLYETHYLENE TUBING.
2. FLOWFILL SHALL EXTEND TO OR BEYOND PIPE SPRINGLINES.

Sheet Revisions		
Date	Comments	
3/19	NEW DETAIL	
5/20	REVISED PER STAFF COMMENTS	

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

PIPE CROSSING WITH FLOW FILL	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-39
	Sheet 1 of 1

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
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 STATUES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

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

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

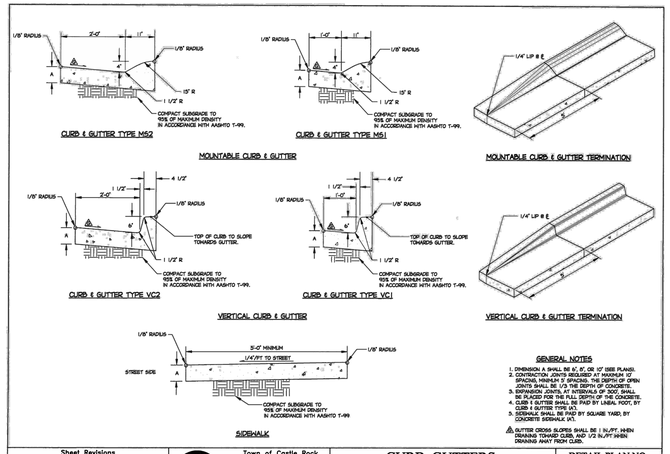
No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	10/9/25
DESIGNED BY	N/A
DRAWN BY	MEP
CHECKED BY	

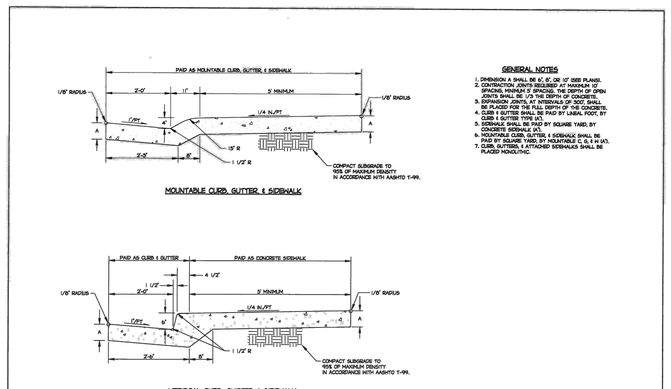
TRACT B, HILLSIDE/ARBORS AMENDMENT 1
DETAILS

SHEET 14 OF 42
JOB NO. 16190.10

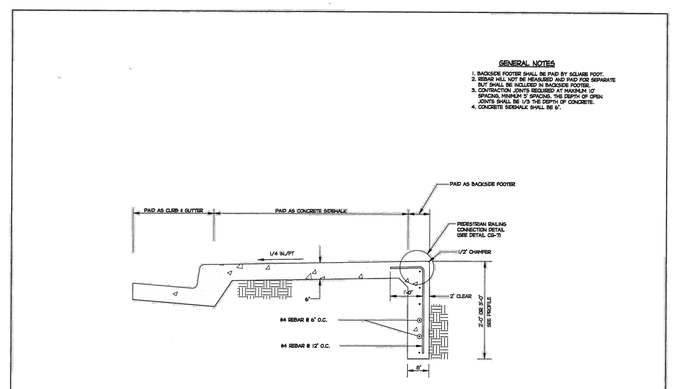
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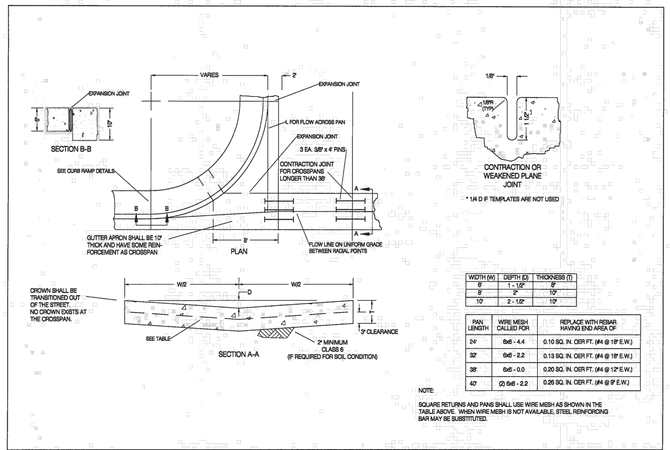
Sheet Revisions		Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services	CURB, GUTTERS, AND SIDE[illegible]K	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 31, 2010	CC-1
				Sheet 1 of 1



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



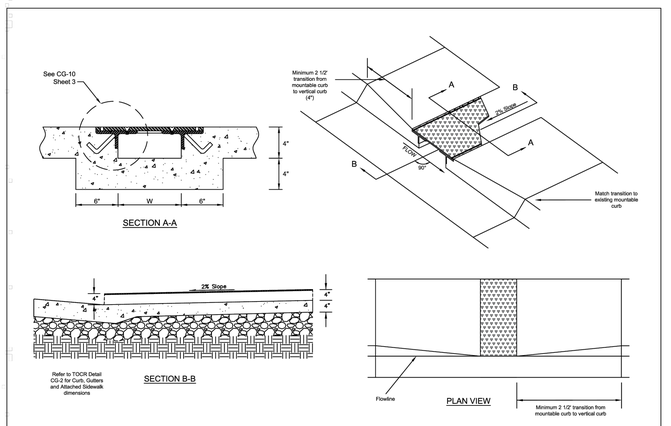
Sheet Revisions		Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services	SIDEWALK WITH BACKSIDE FOOTER	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-6
				Sheet 1 of 1



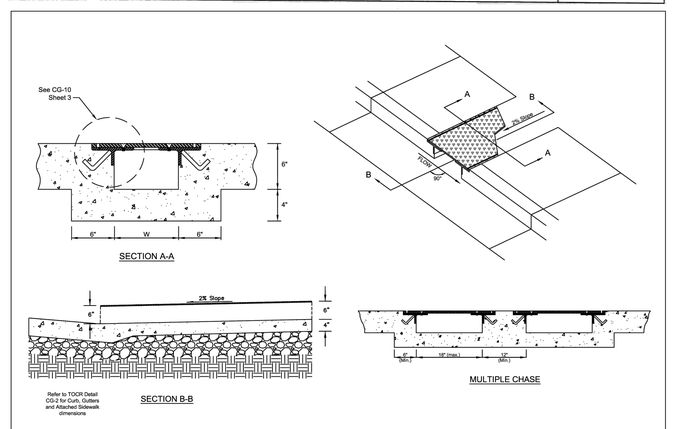
WIDTH (W)	DEPTH (D)	THICKNESS (T)
8'	1 - 1/2"	8"
8'	2"	10"
10'	2 - 1/2"	10"

PAN LENGTH	WIRE MESH CALLED FOR	REPLACE WITH REBAR HAVING END AREA OF
24'	6x6 - 4.4	0.10 SQ. IN. PER FT. (#4 @ 18" E.W.)
32'	6x6 - 2.2	0.13 SQ. IN. PER FT. (#4 @ 18" E.W.)
38'	6x6 - 0.0	0.20 SQ. IN. PER FT. (#4 @ 12" E.W.)
40'	(2) 6x6 - 2.2	0.26 SQ. IN. PER FT. (#4 @ 9" E.W.)

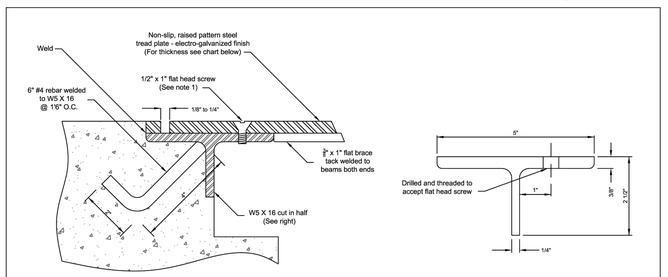
Sheet Revisions		Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services	CROSSPANS	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-9
				Sheet 1 of 1



Sheet Revisions		Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services	SIDEWALK CURB CHASE (Mountable Curb Application)	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services December 13, 2022	CG-10
				Sheet 1 of 3



Sheet Revisions		Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services	SIDEWALK CURB CHASE (Vertical Curb Application)	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services December 13, 2022	CG-10
				Sheet 2 of 3



NOTES:

1. Screws shall be 1/2" x 1" flat, recessed allen-head screw and shall be brass, electro-galvanized or stainless steel.
2. Submit shop drawing for review and approval.
3. Contractor shall take the necessary precautions to ensure the plate anchors are properly secured and are not dislocated during plate removal and concrete finishing.
4. Following placement and prior to concrete fully setting, contractor shall remove plate to finish the concrete invert below the plate to plan elevations for proper drainage. Contractor shall reinstall the plate during the curing process.
5. Contractor shall remove the plate during final inspection. Failure to properly remove the plate may result in a failed inspection and may ultimately require the replacement of the chase drain at the contractor's expense.
6. Chase drains that are cut in the field shall be re-galvanized.

WIDTH OF OPENING (W)	TREAD PLATE THICKNESS
9"	3/8"
18"	1/2"

Sheet Revisions		Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-2200, Fax: (720) 733-2217, Development Services	SIDEWALK CURB CHASE	DETAIL PLAN NO.
Date	Comments		Issued By: Town of Castle Rock, Development Services December 13, 2022	CG-10
				Sheet 3 of 3

Know what's below. Call before you dig.

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR
FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
APPROVED
Approved By: TOWN OF CASTLE ROCK COLORADO
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 STATUES, 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

KURTIS W. WILLIAMS 34270 PROFESSIONAL ENGINEER 5/20/26

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE N/A
V-SCALE N/A
DATE 10/9/25
DESIGNED BY N/A
DRAWN BY MEP
CHECKED BY

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

DETAILS

SHEET 15 OF 42

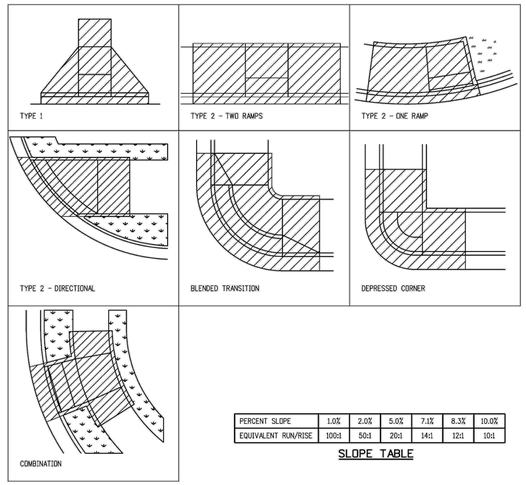
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CURB RAMP GENERAL NOTES:

1. IN NEW CONSTRUCTION OR 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, REHABILITATION, 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 SPACE, 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 APEX) SHALL 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 WARNINGS SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS;
   1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
   2. PEDESTRIAN REFUGE 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 SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
7. IN ALTERATIONS, TO AVOID CHASING 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. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GRATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
11. CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB 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"-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
14. FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT 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 SPACE, 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 RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE 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 SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
19. DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS 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 SPACE RUNNING SLOPE 1.5%**
   - **TURNING SPACE CROSS SLOPE 1.5%**
   - **FLARE SLOPE 8.0-9.0%**
20. WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.
21. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
22. PROVIDE TIE BAR REINFORCING BETWEEN INDEPEDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

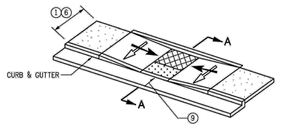
CURB RAMP PAY AREAS



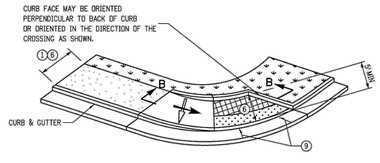
PERCENT SLOPE	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
EQUIVALENT RUN/RISE	100:1	50:1	20:1	14:1	12:1	10:1

SLOPE TABLE

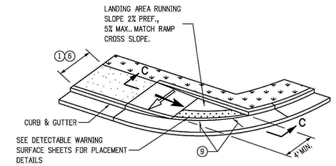
GENERAL NOTES & PAY AREAS



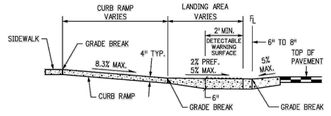
PARALLEL RAMP
(TYPICAL)



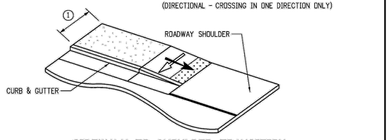
PARALLEL RAMP
(SIDEWALK ENDS)



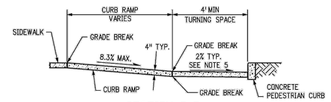
PARALLEL RAMP
(DIRECTIONAL - CROSSING IN ONE DIRECTION ONLY)



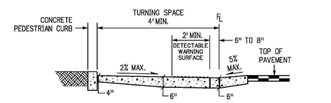
SECTION C-C



SIDEWALK TO SHOULDER TRANSITION



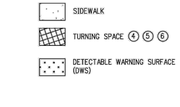
SECTION B-B



SECTION A-A

PARALLEL RAMP NOTES

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



TYPE 2 PARALLEL CURB RAMPS

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB RAMPS
Issued by the Project Development Branch: July 31, 2019

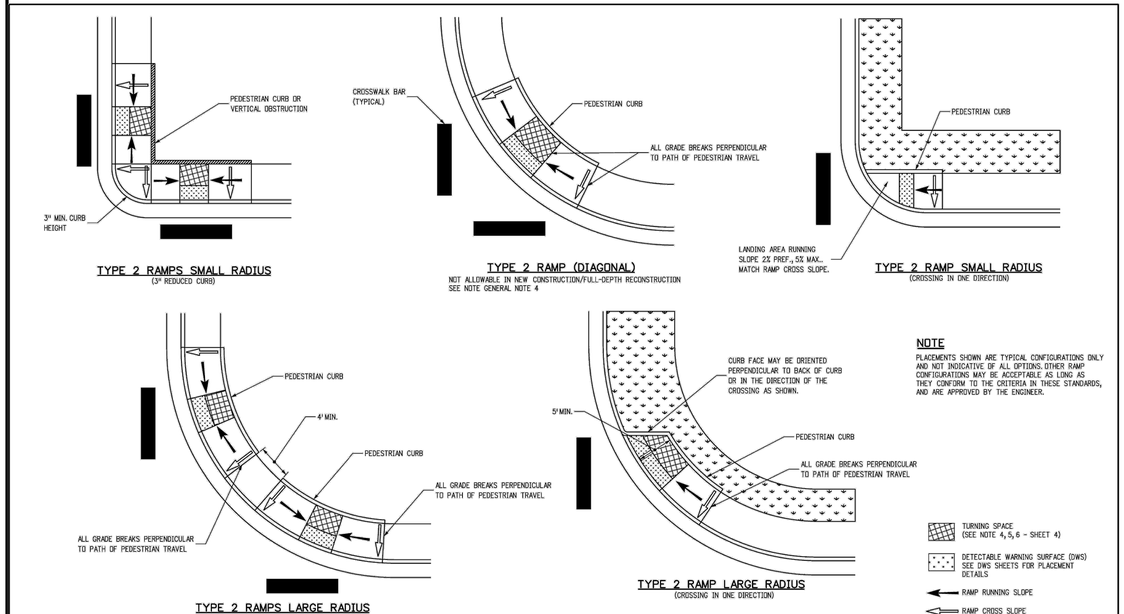
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 1 of 10
Project Sheet Number:

Computer File Information		Sheet Revisions	
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Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
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CURB RAMPS
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STANDARD PLAN NO.
M-608-1
Standard Sheet No. 4 of 10
Project Sheet Number:



TYPE 2 RAMPS SMALL RADIUS
(3" REDUCED CURB)

TYPE 2 RAMP (DIAGONAL)
NOT ALLOWABLE IN NEW CONSTRUCTION/FULL-DEPTH RECONSTRUCTION
SEE NOTE GENERAL NOTE 4

TYPE 2 RAMP SMALL RADIUS
(CROSSING IN ONE DIRECTION)

TYPE 2 RAMPS LARGE RADIUS

TYPE 2 RAMP LARGE RADIUS
(CROSSING IN ONE DIRECTION)

NOTE
PLACEMENTS SHOWN ARE TYPICAL CONFIGURATIONS ONLY AND NOT INDICATIVE OF ALL OPTIONS. OTHER RAMP CONFIGURATIONS MAY BE ACCEPTABLE AS LONG AS THEY CONFORM TO THE CRITERIA IN THESE STANDARDS, AND ARE APPROVED BY THE ENGINEER.

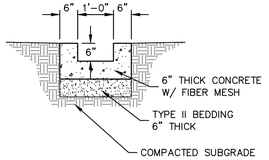
TYPE 2 CURB RAMPS TYPICAL CONFIGURATIONS

Computer File Information		Sheet Revisions	
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Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

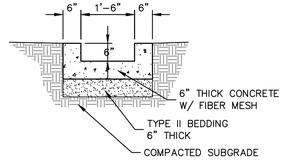
Colorado Department of Transportation
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CURB RAMPS
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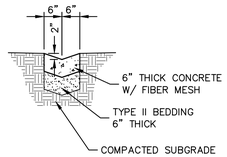
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M-608-1
Standard Sheet No. 5 of 10
Project Sheet Number:



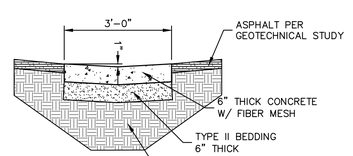
1.0' CONCRETE CHANNEL
SCALE: NTS



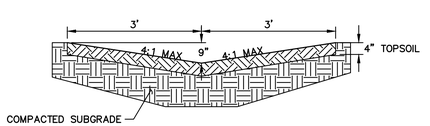
1.5' CONCRETE CHANNEL
SCALE: NTS



1.0' CONCRETE PAN
SCALE: NTS



3.0' CONCRETE PAN
SCALE: NTS



GRASS SWALE
SCALE: NTS

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO
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 STATUES, 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

Know what's below. Call before you dig.

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	DESIGNED BY	N/A
V-SCALE	N/A	DRAWN BY	MEP
DATE	10/9/25	CHECKED BY	

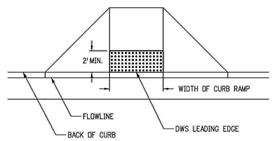
TRACT B, HILLSIDE/ARBORS AMENDMENT 1

DETAILS

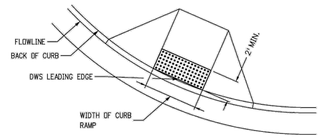
SHEET 16 OF 42

JOB NO. 16190.10

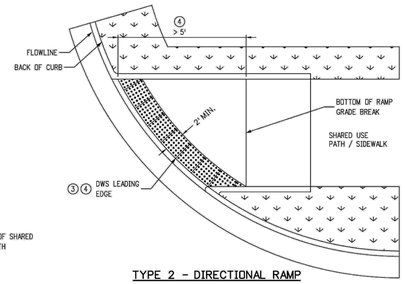
C:\Users\paulsenj\DC\ACCDocs\JR Engineering\16190\10\Project Files\Drawings\Sheet Dwgs\CDs\16190\10-Detail.dwg, Detail 3, 5/20/2026 4:02:13 PM, paulsenj



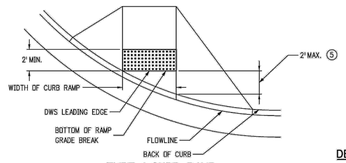
TYPE 1 CURB RAMP
(PERPENDICULAR ON TANGENT)



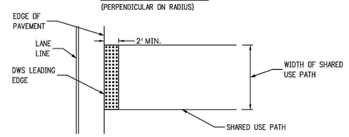
TYPE 1 CURB RAMP
(PERPENDICULAR ON RADIUS)



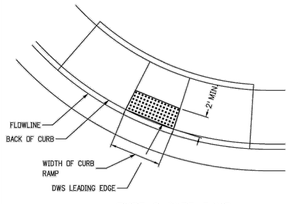
TYPE 2 - DIRECTIONAL RAMP



TYPE 1 CURB RAMP
(DIRECTIONAL ON RADIUS)



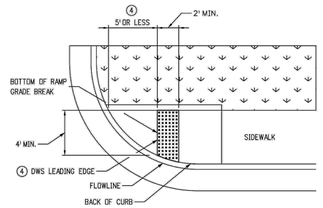
SHARED USE PATH CROSSING



TYPE 2 CURB RAMP

DETECTABLE WARNING SURFACE NOTES:

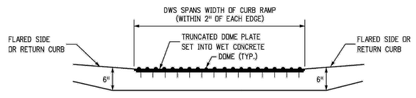
1. DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).
2. THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.
3. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLATES EDGE TO EDGE. EDGES OF CUT PLATES SHALL BE STRAIGHT.
4. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB. WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.
5. WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.
6. IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.
7. TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.
8. DWS SHALL NOT BE PLACED OVER GRADE BREAKS.



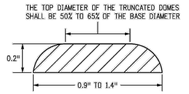
TYPE 2 - DIRECTIONAL RAMP

DETECTABLE WARNING SURFACE (DWS)

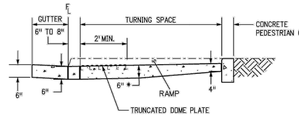
DETECTABLE WARNING SURFACE PLACEMENT



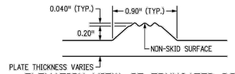
SECTION VIEW OF DETECTABLE WARNING SURFACE PLATE
(LOOKING AT PERPENDICULAR RAMP RUN FROM STREET)



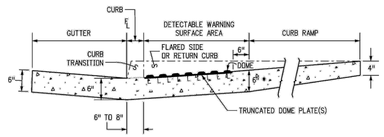
ELEVATION VIEW OF SINGLE TRUNCATED DOME



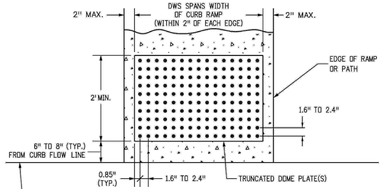
SECTION VIEW FOR PARALLEL CURB RAMP TYPES
(LOOKING PERPENDICULAR TO TURNING SPACE)



ELEVATION VIEW OF TRUNCATED DOME FOR DETECTABLE WARNING PLATE



SECTION VIEW FOR PERPENDICULAR CURB RAMP TYPES
(LOOKING PERPENDICULAR TO RAMP RUN)



PLAN VEIW OF DETECTABLE WARNING SURFACE PLATE

DETECTABLE WARNING SURFACE DETAILS

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments:
Designer Initials: JBK	CRX		
Last Modification Date: 07/31/19	CRX		
Detailer Initials: LTA	CRX		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	CRX		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB RAMPS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-608-1
Standard Sheet No. 9 of 10
Project Sheet Number:

Computer File Information		Sheet Revisions	
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CURB RAMPS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-608-1
Standard Sheet No. 10 of 10
Project Sheet Number:

Know what's below. Call before you dig.

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR
FROM DATE OF DEVELOPMENT SERVICES APPROVAL
DEVELOPMENT SERVICES
Approved By: TOWN OF CASTLE ROCK COLORADO
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 STATUES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
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(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

No.	REVISION	BY	DATE

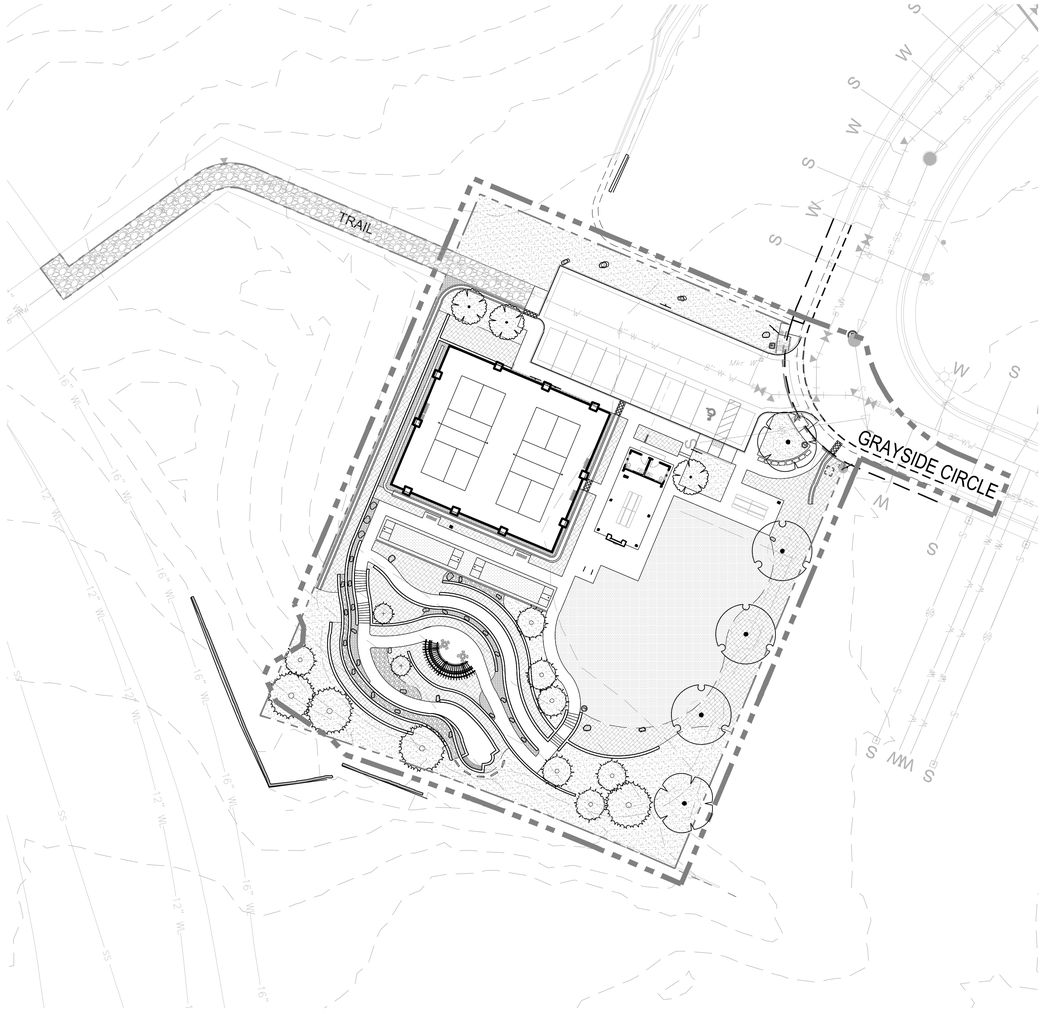
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V-SCALE	N/A
DATE	10/9/25
DESIGNED BY	N/A
DRAWN BY	MEP
CHECKED BY	

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

DETAILS

SHEET 17 OF 42
JOB NO. 16190.10

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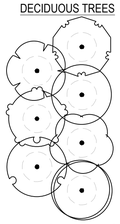


1 MASTER PLANTING PLAN
SCALE: 1"=30'

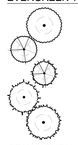
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LEGEND - SOFTWARE ELEMENTS

DECIDUOUS TREES



EVERGREEN TREES



ORNAMENTAL TREES



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

LEGEND - HARDSCAPE ELEMENTS

RETAINING WALL (TYP.)

RECEPTACLE 1.1A (TYP.)

RECEPTACLE 1.1B (TYP.)

BENCH (TYP.)

MAIL KIOSK (TYP.)

PET WASTE STATION (TYP.)

BIKE RACK (TYP.)

PICNIC TABLE (TYP.)

STAIRS (TYP.)

CORNHOLE (TYP.)

TABLES AND CHAIRS (TYP.)

CURVED BENCH (TYP.)

ARTISTIC SCRREN WALL (TYP.)

TOWN OF OPEN SPACE PARKING SIGN

PICKLEBALL COURT FENCING

MILLENIUM TRELLIS (TYP.)

PLANTERS

BOULDER (TYP.)

GROUND COVER NOTES:

1. TURF SHALL BE TAHOMA 31 - COLD HARDY BERMUDA GRASS. REFER TO SCIENTURFIC SOD.
2. 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.
3. 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.
4. WOOD MULCH SHALL BE SHREDDED BARK MULCH TO A DEPTH OF FOUR (4) INCHES MINIMUM WITH **NO** LANDSCAPE FABRIC.
5. 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
SIDEOATS 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-Mod)	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	2"Cal B&B	QM	40' X 40'	3	1.5	LOW	NA	NA	NA
					TOTAL:	**5**					
EVERGREEN TREES											
DRIP	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	'VANDERWOLF'S PYRAMID PINE	6' HI B&B	PD	20' X 10'	2	1	VERY LOW	NA	NA	NA
DRIP	PINUS EDULIS	PINYON PINE	6' HI B&B	PP	20' X 15'	7	1	VERY LOW	NA	NA	NA
DRIP	PINUS PONDEROSA	PONDEROSA PINE	6' HI B&B	PP2	40' X 25'	4	1	VERY LOW	NA	NA	NA
					TOTAL:	**13**					
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
					TOTAL:	**3**					
DECIDUOUS SHRUB											
DRIP	AMORPHA CANESCENS	LEADPLANT	5 GAL CONT.	AL	3' X 3'	17	1	VERY LOW	NA	NA	NA
DRIP	BUDDLEJA DAVIDII 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	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL CONT.	CM	4' X 4'	9	1	VERY LOW	NA	NA	NA
DRIP	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL CONT.	ES	6' X 4'	9	1	VERY LOW	NA	NA	NA
DRIP	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL CONT.	PA	4' X 4'	16	1	VERY LOW	NA	NA	NA
DRIP	PHYSOCARPUS 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
					TOTAL:	**217**					
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 PARRYI	PARRY'S AGAVE	5 GAL CONT.	AP2	3' X 3'	26	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 ADAM'S NEEDLE	5 GAL CONT.	YC	3' X 3'	6	1	VERY LOW	NA	NA	NA
DRIP	YUCCA FILAMENTOSA 'COLOR GUARD'	ADAM'S 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
					TOTAL:	**197**					
ORNAMENTAL GRASSES											
DRIP	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL CONT.	BB	2' X 2'	56	1	VERY LOW	NA	NA	NA
DRIP	PANICUM VIRGATUM 'DALLAS BLUES'	DALLAS BLUES SWITCH GRASS	1 GAL CONT.	PD2	6' X 3'	26	1.5	LOW	NA	NA	NA
DRIP	PANICUM VIRGATUM 'REHBRAUN'	REHBRAUN SWITCH GRASS	1 GAL CONT.	PR	4' X 2'	51	1.5	LOW	NA	NA	NA
DRIP	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL CONT.	PH	2' X 2'	36	1.5	LOW	NA	NA	NA
					TOTAL:	**169**					
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	BEARDED 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 NEMOROSA 'MAY NIGHT'	MAY NIGHT SAGE	1 GAL CONT.	SM	2' X 2'	26	1.5	LOW	NA	NA	NA
					TOTAL:	**183**					
GROUNDCOVERS											
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	6,083	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

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

PAUL SHOUKAS 416 — 02/20/2008 — Professional Landscape Architect — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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

APPROVED BY:

DEVELOPMENT SERVICES — DATE

TOWN OF CASTLE ROCK COLORADO

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
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www.jrengineering.com

No.	REVISION	BY	DATE

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

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

MASTER PLANTING PLAN

SHEET 18 OF 42

JOB NO.

GENERAL LANDSCAPE NOTES

1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE:

TYPE	PLANT REPLACEMENT WITHIN		
	1 year	2-5 years	6+ years
Tree - Deciduous	Increase caliper by 1.0"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Coniferous	Increase ht. by 2'	Increase ht. by 2' plus, increase qty. by 1 (original size)	Increase ht. by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

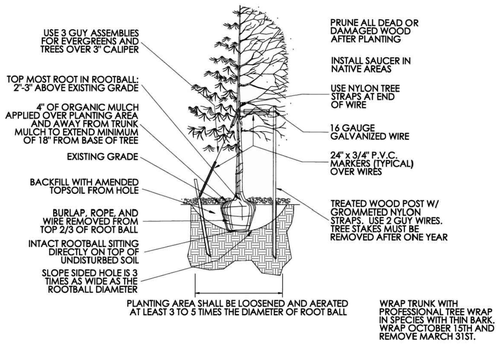
2. ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE TOWN OF CASTLE ROCK UTILITY DEPARTMENT.
3. AERATION AND TOP DRESSING TO BE PROVIDED ANNUALLY IN THE SPRING. OWNER TO PROVIDE MONTHLY MOWING AND WEEDING PERFORMED IN APRIL THRU OCTOBER. PRUNING TO BE PROVIDED ANNUALLY WHEN TREES AND SHRUBS ARE DORMANT. MAINTENANCE CONTRACTOR TO PROVIDE WINTER WATERING AFTER TWO CONSECUTIVE WEEKS OF ABOVE FREEZING CONDITIONS THROUGHOUT WINTER MONTHS.
4. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 FOR AN ON-SITE PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.
5. ANY WALL OR MONUMENT OVER FOUR FEET IN HEIGHT REQUIRES A PERMIT FROM THE CASTLE ROCK BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT WILL BE SUBMITTED TO THE CASTLE ROCK BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
6. A PERMIT SHALL BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO THE INSTALLATION OF MONUMENTS AND PLANTERS OUTSIDE OF THE PUBLIC ROW, INCLUDING THOSE WITHIN THE ROW OF PRIVATE STREETS. AN ELECTRICAL PERMIT SHALL BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION FOR LIGHTING OUTSIDE OF THE PUBLIC ROW, INCLUDING LIGHTING FOR MONUMENTS AND PLANTERS.
7. CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RESEED ALL BARE AREAS (6'X6') AND TREATED AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION, REAPPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6'X6' OR GREATER) AND ON ALL SLOPES (4'X4') 3:1.
8. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
9. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
10. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES.
11. NO TREES/ LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
12. AREAS UNDER 10 FT. IN WIDTH SHALL NOT BE IRRIGATED WITH OVERHEAD IRRIGATION.
13. LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOCR REGISTERED PROFESSIONAL.

LANDSCAPE NOTES

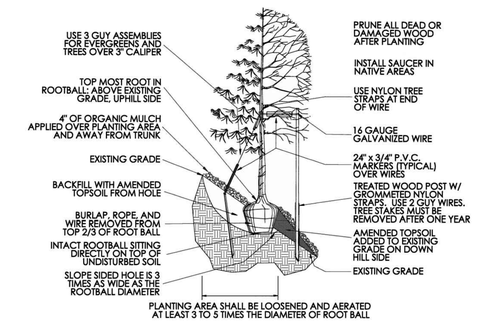
1. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. ALL UTILITY AND DRAINAGE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
4. (GENERAL CONTRACTOR) REMOVE EXCESS SUB-GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX (6) INCHES IN TURF AND GRASS AREAS AND TWELVE (12) INCHES IN SHRUB BEDS. FOUNDATION PLANTERS WHICH ABUT THE BUILDINGS AND TREE PITS SHALL HAVE EXISTING TOP SOIL PLACED A MINIMUM DEPTH OF TWELVE (12) INCHES. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
5. ALL LANDSCAPE AREAS WILL HAVE ORGANIC SOIL AMENDMENTS INCORPORATED AT NO RATE LESS THAN 4 CUBIC YARDS (CY)/ 1000 SQUARE FEET (SF). ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED INTO ALL LANDSCAPE AREAS AND PLANTING PITS TO A DEPTH OF 6 INCHES. ALL FERTILIZERS ARE TO BE SLOW RELEASE IN ORDER TO REDUCE WEED GROWTH AND PROTECT WATER QUALITY. THE NEED FOR FERTILIZER, ITS TYPE AND AMOUNT SHALL BE DETERMINED BY A SOIL ANALYSIS. BIOSOL SHALL BE USED IN ADDITION TO FERTILIZER TO INCREASE THE AMOUNT OF BENEFICIAL FUNGUS IN THE SOIL. USE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
6. SPECIFIED WOOD MULCH/ROCK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS, ORNAMENTAL GRASSES, SPREADING GROUND COVERS, PERENNIAL FLOWERS. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED. OPEN SPACE SHRUBS NOT CONTAINED BY EDGER WILL RECEIVE A TWO (2) FOOT MIN. DIAMETER RING OF MULCH AND THE AREA BETWEEN THEM WILL BE SEEDED. PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SEEDED, SODDED OR MULCHED WITH AN ORGANIC MATERIAL. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGN, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. NO MULCH WILL BE PLACED AGAINST THE TRUNK OF ANY TREE.
9. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE TOWN OF CASTLE ROCK UTILITY DEPARTMENT PRIOR TO PLANTING.
10. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER.
11. ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION IS TO BE PROVIDED TO SHRUB BED AREAS AND ALL TREES; TURF AREA HEADS ARE TO BE INSTALLED SO AS TO PROVIDE HEAD TO HEAD COVERAGE.
12. TO THE MAXIMUM EXTENT FEASIBLE. TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
13. ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" TALL STEEL EDGER AND EDGING CAP, OR ROLLED TOP EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS WALLS OR WALKS.

MAINTENANCE STATEMENT

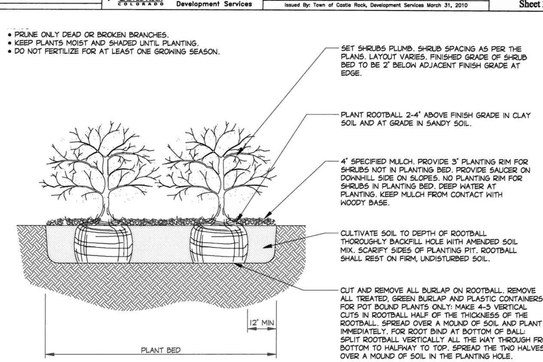
LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING, WEEDING AND IRRIGATION. VIOLATION OF THESE PARAMETERS IS CONSIDERED A VIOLATION OF PRIMARY CODE. UPON WRITTEN NOTICE BY THE TOWN, AN OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE.



Sheet Revisions		Town of Castle Rock	TREE PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2279 Development Services		LS-1
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 2



Sheet Revisions		Town of Castle Rock	TREE PLANTING SLOPES	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2279 Development Services		LS-2
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 2 of 2



Sheet Revisions		Town of Castle Rock	SHRUB PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2279 Development Services		LS-3
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1

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.

NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: Paul Shoukas
Town of Castle Rock Registration #: 1105 — State of Colorado License Landscape Architect #: 416
Company Name: PCS Group — Address: 200 Kalamath St
Phone: 303.514.4905 — Email: paul@pcsgroupco.com — Date: 10.16.2024
Project Name: Hillside Amenity Area

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape *(10% of the gross site area)*	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees *(2 trees / 1,000 sqft)*	Provided Trees	Required Shrubs *(4 shrubs / 1,000 sqft)*	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
42,015	4,202	0	22359	8	21	17	410	4
Turf Grass Square Footage (SF)*	**Required Landscape Coverage Percentage (75% minimum)**	**Existing Landscape (If Applicable)**	**Provided Landscape Coverage at Maturity (SF)**	**Required Nonliving Ornamental Percentage *(25% maximum)***	**Provided Nonliving Ornamental Area in Landscape (SF)**	**Required Large Canopy Deciduous Tree (50% minimum)**	**Provided Large Canopy Deciduous Shade Tree**	**Separate Irrigation Service Connections**
5408	3,151	0	22,359	1,050	0	**4**	4	Yes ____ No __X__

Parking Lot*

Parking Lot Area	Landscaping Area Required *(10% of square footage)*	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** *(2 large canopy deciduous shade trees / 1,000 sqft)*	Provided Trees	Required Shrubs** *(4 shrubs / 1,000 sqft)*	Provided Shrubs
1,710	171		3825	0	0	1	15

Parking Lot Peninsula/Islands (40 Spaces or More)**

Number of Parking Spaces	Number of Landscaped Islands Required *(1 island per 15 spaces)*		Number of Landscaped Islands Provided	Required Trees*** *(Minimum of 1 large canopy deciduous shade tree per island/peninsula)*	Provided Trees	Required Shrubs *(Minimum of 4 shrubs per island/peninsula)*	Provided Shrubs
10	1			1	1	3	15

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

STREETSCAPE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 40 LF)*	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs *(4 shrubs per required tree)*	Provided Street Shrubs
Grayside Circle	42.77	1	0	1	0	4
		0			4	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

SOIL AMENDMENTS:

GROUND PLANE TREATMENT	CLASS II O.M. AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER 4-6 weeks during growing season	E.C., SALT OR PH TREATMENT	ROTOTILL DEPTH
TREES	3.5 lb/ 1000 s.f.	1.5 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	10-10-10 @ .5lb./ 1000 s.f.	NA	6"
SHRUBS	3.5 lb/ 1000 s.f.	1.5 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	1 lb / 1000 s.f. (K)	10-10-10 @ .5lb./ 1000 s.f.	NA	6"

PLANTING NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY WHERE POSSIBLE. AT A MINIMUM, THE TOP $\frac{2}{3}$ OF THE BURLAP AND BASKET SHALL BE REMOVED. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
5. STAKING IS REQUIRED IN THE TOWN OF CASTLE ROCK. PLEASE SEE PLANTING DETAILS. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
6. THIN BARKED TREES ARE TO BE WRAPPED WITH PROFESSIONAL TREE WRAP IN THE FALL BY NOVEMBER 1 AND TREE WRAP IS TO BE REMOVED BY APRIL 1.
7. PLANT SUBSTITUTIONS MAY OCCUR IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK'S APPROVED PLANT LIST AND CORRESPONDING HYDROZONES, WITH THE TOWN OF CASTLE ROCK AND OWNER'S APPROVAL.

LANDSCAPE NOTES

1. REFER TO DETAIL #17 OF GESC FOR SOIL PREPARATION AND SEED BLENDS.
2. ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
4. ALL SHRUB BEDS ARE TO BE MULCHED WITH $\frac{3}{4}$"-1 $\frac{1}{2}$" RIVER ROCK AT A CONSISTENT DEPTH OF 4". SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER
6. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH
7. ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.

SIGHT DISTANCE LINE NOTES

1. WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET, AS MEASURED FROM THE ADJACENT STREET FLOWLINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. THE TREE SPECIES WILL BE OF A TYPE THAT WILL NATURALLY CONFORM TO THESE SPECIFICATIONS WHEN MATURE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW THE 8 FEET HEIGHT.

TOCR LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
2. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
3. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
4. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.
5. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
6. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
7. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND IRRIGATION ON SLOPES GREATER THAN 3:1.
8. CONSTRUCTION PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
9. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
10. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
11. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES GREATER THAN 3:1OR IN AREAS LESS THAN 10 FEET IN WIDTH.

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 — DATE: 05.20.2026

PAUL SHOUKAS 416 — 05/20/2026 — Professional Landscape Licensure — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
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J·R ENGINEERING
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719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

No.	REVISION	BY	DATE

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

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

NOTES, CHARTS, AND PLANTING DETAILS

SHEET 19 OF 42

JOB NO.

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.

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
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PAUL SHOUKAS, CO PLA#: 416 — DATE: 05.20.2026

PAUL SHOUKAS 416 — 02/20/2008 — Professional Licensure — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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APPROVED BY: _____ DEVELOPMENT SERVICES — DATE

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 05/27/2026
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No.	REVISION	BY	DATE

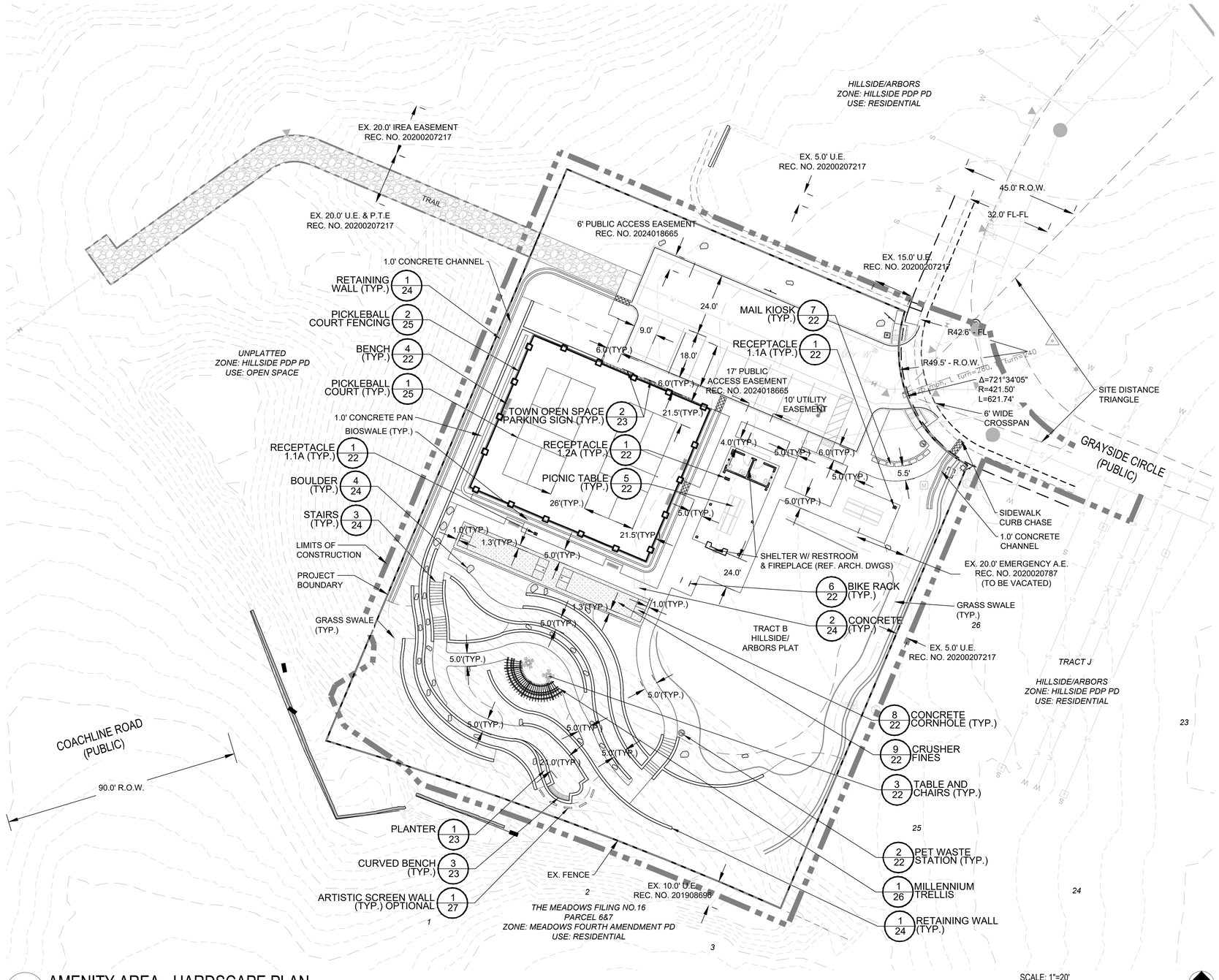
H-SCALE	AS SHOWN	DESIGNED BY	BTN
V-SCALE	AS SHOWN	DRAWN BY	BTN
DATE	05/20/2026	CHECKED BY	KM

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

SEEDING AND MULCHING NOTES

SHEET 20 OF 42

JOB NO.



1 AMENITY AREA - HARDSCAPE PLAN

LEGEND - HARDSCAPE ELEMENTS

- 1/24 RETAINING WALL, (TYP.)
- 1/22 RECEPTACLE 1.1 A (TYP.)
- 1/22 RECEPTACLE 1.2 A (TYP.)
- 4/22 BENCH (TYP.)
- 7/22 MAIL KIOSK (TYP.)
- 2/22 PET WASTE STATION (TYP.)
- 6/22 BIKE RACK (TYP.)
- 5/22 PICNIC TABLE (TYP.)
- 3/24 STAIRS (TYP.)
- 8/22 CONCRETE CORNHOLE (TYP.)
- 3/22 TABLES AND CHAIRS (TYP.)
- 3/23 CURVED BENCHES (TYP.)
- 1/27 ARTISTIC SCREEN WALL (TYP.)
- 2/23 TOWN OPEN SPACE PARKING SIGN
- 2/25 PICKLEBALL COURT FENCING
- 1/26 MILLENNIUM TRELLIS
- 1/23 PLANTERS
- 4/24 BOULDER (TYP.)

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PAUL SHOUKAS, CO PLA#: 416 — DATE: 05.20.2026

PAUL SHOUKAS 416 02/20/2008 Registered Landscape Architect STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
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No.	REVISION	BY	DATE

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

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

HARDSCAPE PLAN

SHEET 21 OF 42

JOB NO.



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



Includes Pedestal

All Aluminum Construction

SALSBURY INDUSTRIES

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.

7 MAIL KIOSK
Scale: NTS

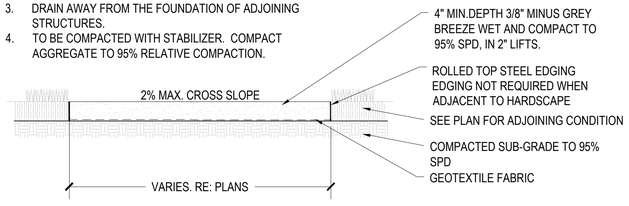


OUTDOORCONCRETEGAMES
P: 800-233-3907
W: OUTDOORCONCRETEGAMES.COM

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

BASIS OF BEARING
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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

PAUL SHOUKAS 416 — 02/20/2026 — Professional Licensure — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

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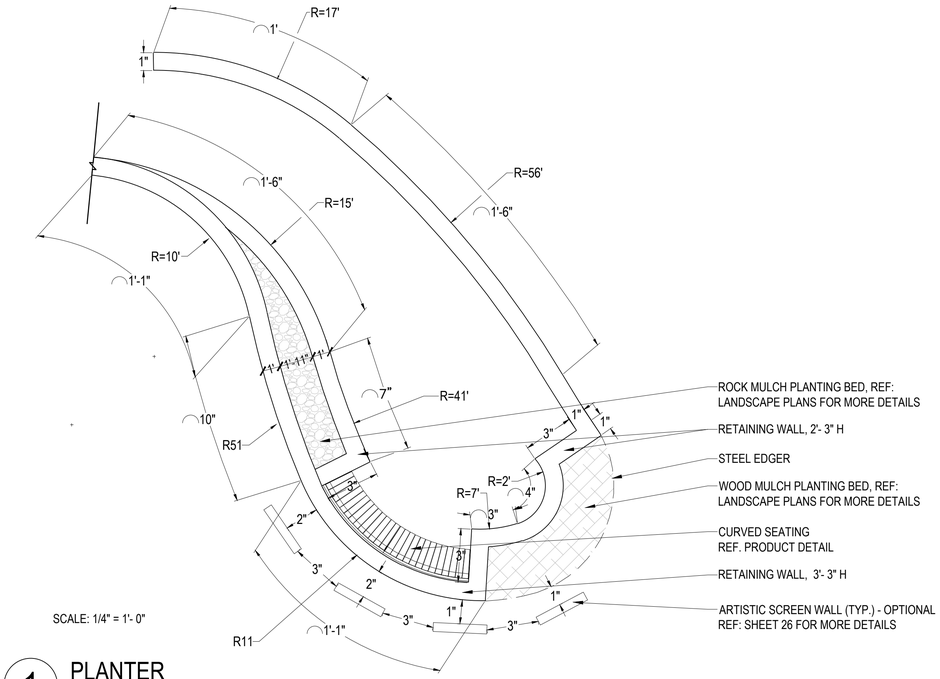
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

SITE DETAILS

SHEET 22 OF 42

JOB NO.

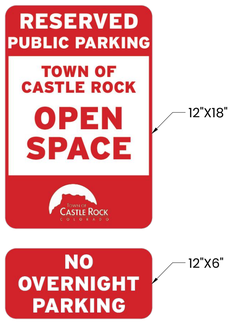


SCALE: 1/4" = 1'- 0"

NOTES:

1. REATAINING WALL SHALL BE KEYSTONE, REGAL STONE PRO-ROCKFACE 3 PC. BLOCK WALL OR APPROVED EQUAL.
2. REFERENCE CIVIL DRAWINGS FOR THE RETAINING WALL DETAIL.
3. STRUCTURAL ENGINEERING AND FOOTING BY CONTRACTOR.

1 PLANTER
Scale: 1/4" = 1'- 0"



12"X18"

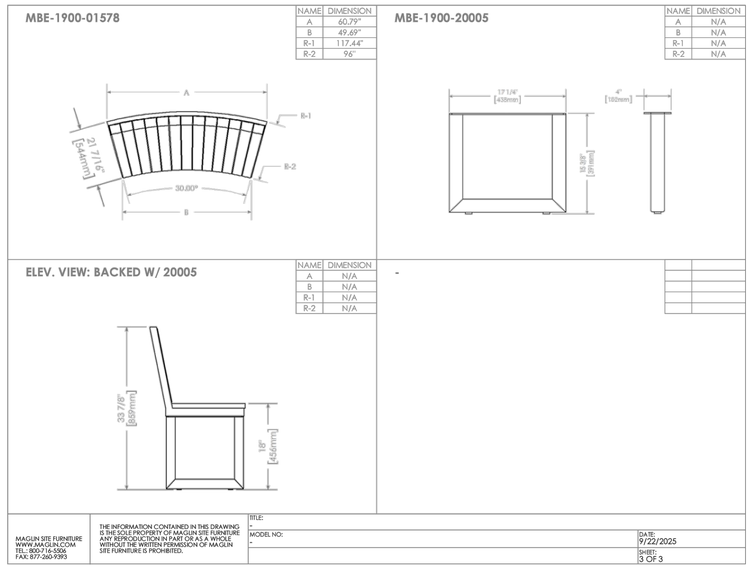
12"X6"

TOWN OPEN SPACE PARKING SIGN
P: 720-733-3557
TOWN OF CASTLE ROCK

NOTE: INSTALL PER MANUFACTURER'S SPECS

2 TOWN OPEN SPACE PARKING SIGN
Scale: NTS





3 CURVED BENCH
Scale: NTS

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

MODEL: OGDEN COLLECTION - BACKED, CURVED, SQUARE LEGS, OR APPROVED EQUAL
MATERIAL: THERMAL ASH
QUANTITY: TWO
SPECIFICATION: SURFACE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECS

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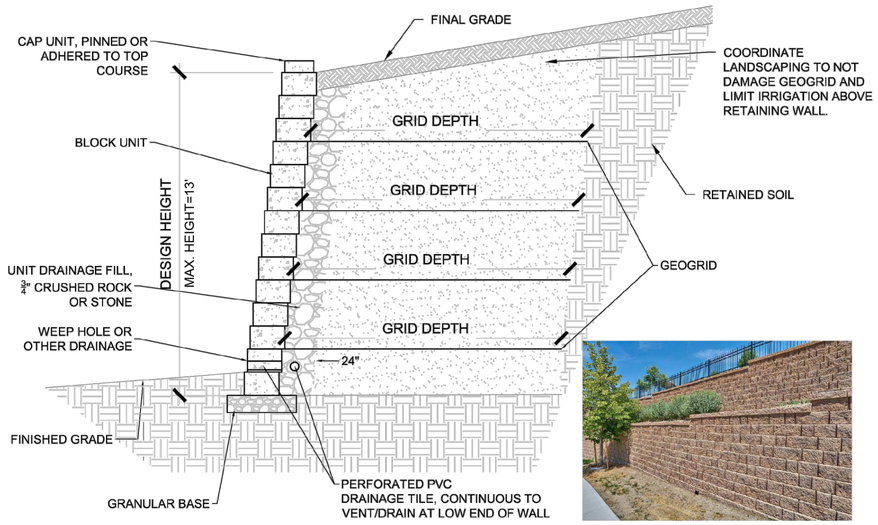
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

SITE DETAILS

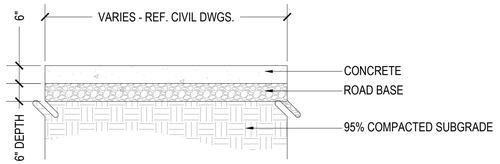
SHEET 23 OF 42

JOB NO.



Ⓑ TYPICAL 1 TIER MSE WALL

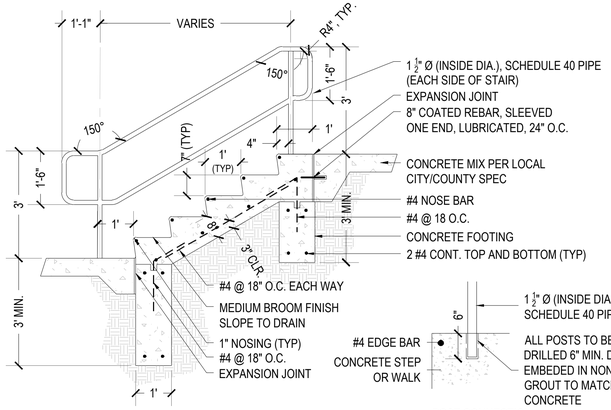
NOTE:
MSE WALL SHALL BE KEYSTONE, REGAL STONE PRO-ROCKFACE 3 PC. OR APPROVED EQUAL.



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



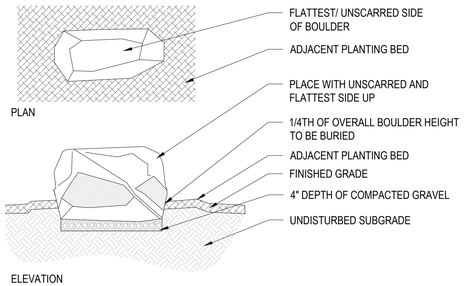
GENERAL NOTES:
1. RAILINGS ARE REQUIRED ON STEPS WITH FOUR RISERS OR MORE.
2. RAILINGS SHALL BE 1.5"Ø (INSIDE DIAMETER), SCH. 40 ROUND STEEL PIPE. RAIL & POST CONNECTIONS SHALL BE WELDED AND GROUND SMOOTH. ALL PIPE & COMPONENTS SHALL BE TREATED TO RESIST CORROSION AND BE PAINTED BLACK.
3. RAILING FABRICATOR 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.

3 STAIRS

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

2 CONCRETE

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



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

4 BOULDER

Scale: NTS

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PAUL SHOUKAS 416 02/20/2008 Professional Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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APPROVED BY:

DEVELOPMENT SERVICES — DATE

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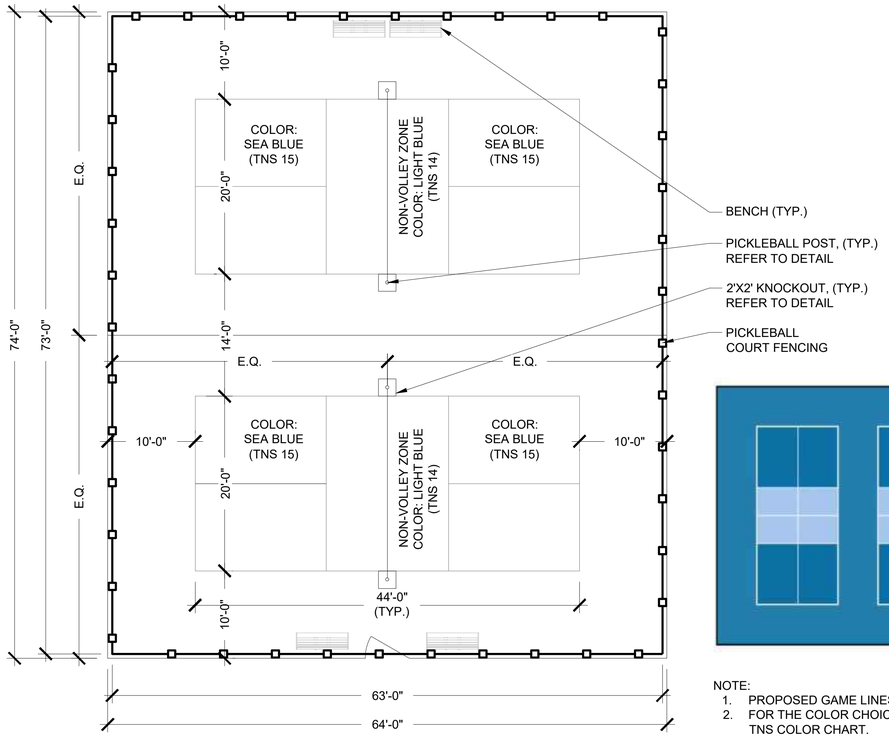
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

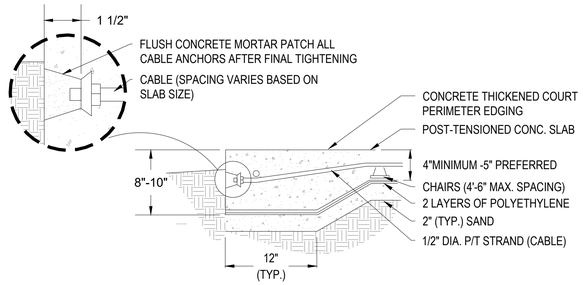
SITE DETAILS

SHEET 24 OF 42

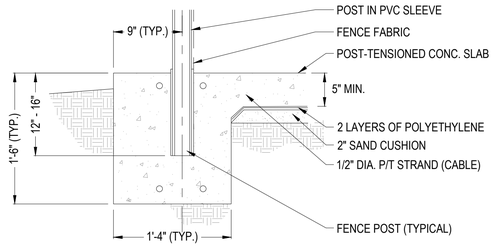
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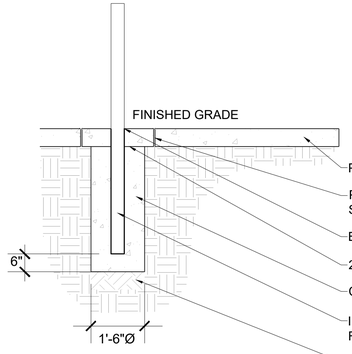
NOTE:
1. PROPOSED GAME LINES TO BE WHITE.
2. FOR THE COLOR CHOICES, REFER TO MAPECOAT TNS COLOR CHART.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS.



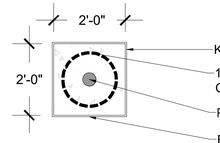
SECTION: THICKENED COURT EDGE



SECTION: COURT EDGE POST

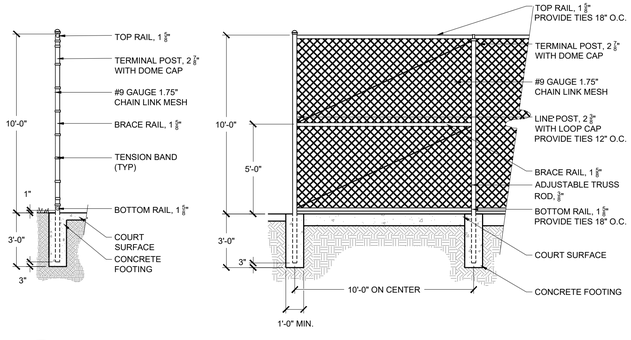


PICKLEBALL POST - SECTION



PLAN VIEW CONCRETE KNOCKOUT

1 PICKLEBALL COURT
Scale: NTS



2 PICKLEBALL COURT FENCING
Scale: NTS

NOTE:
- FENCE & FENCE POSTS TO ACCOMMODATE POTENTIAL FUTURE SOUND SCREENING.
- CONTRACTOR TO VERIFY FENCE HEIGHTS AGAINST MUNICIPAL CODE.
- SHOP DRAWINGS.

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PAUL SHOUKAS, CO PLA#: 416 — DATE: 05.20.2026

PAUL SHOUKAS 416 02/20/2006 Professional Designation / Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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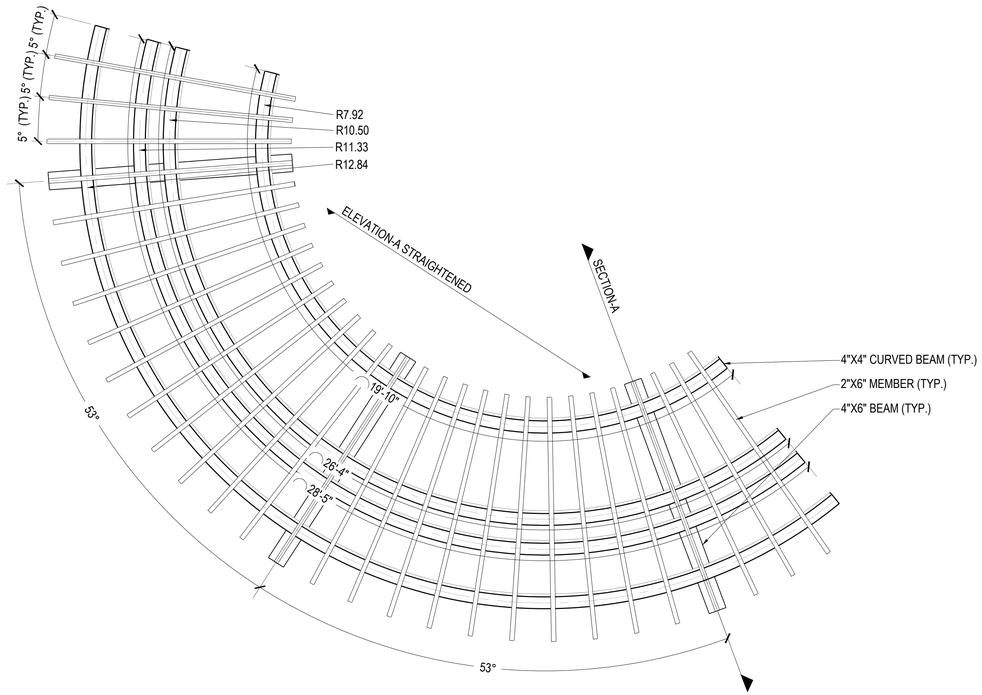
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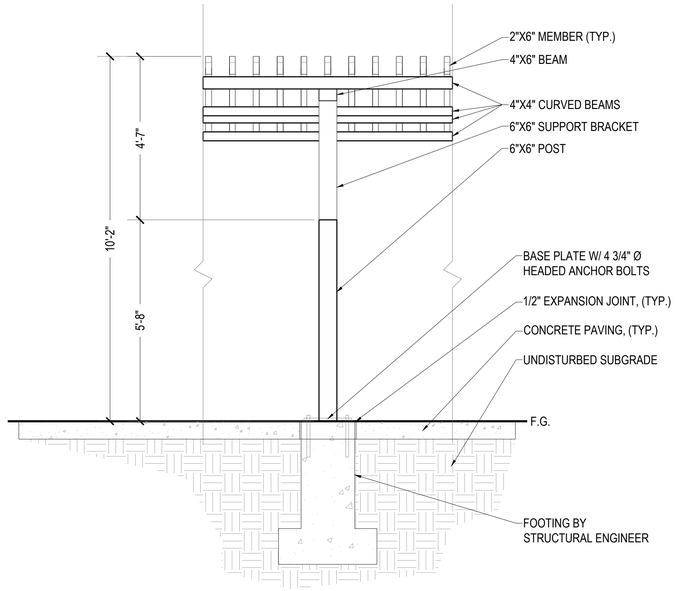
SITE DETAILS

SHEET 25 OF 42

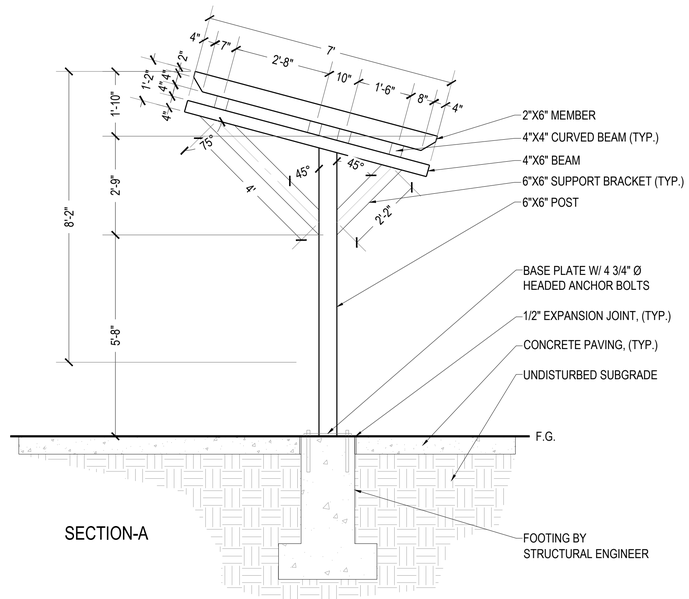
JOB NO.



PLAN VIEW



ELEVATION A - STRAIGHTENED



SECTION-A

NOTES:
1. ALL MEMBERS TO BE METAL.
2. METAL MEMBERS TO BE POWDER COATED WHITE.
3. STRUCTURAL ENGINEERING AND FOOTING BY OTHERS, VERIFY WITH GEOTECH REPORT.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW.
5. MATERIALS AND FORMS MAY BE APPROVED EQUAL BY OWNER OR LANDSCAPE ARCHITECT.

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

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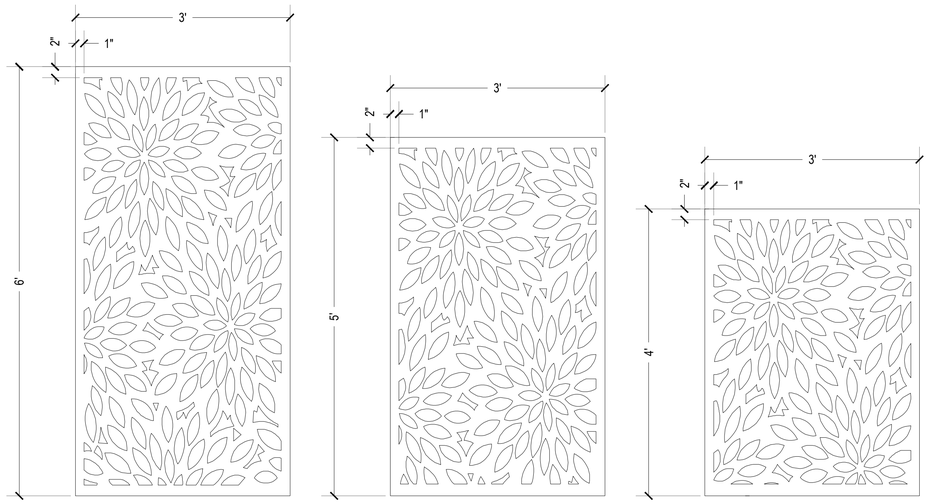
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DATE	05/20/2026			
DESIGNED BY	BTN			
DRAWN BY	BTN			
CHECKED BY	KM			

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

SITE DETAILS

SHEET 26 OF 42

JOB NO.



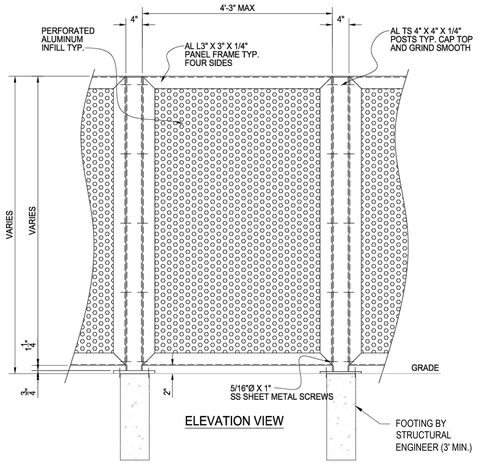
PALMSHIELD
P: 531-329-4406
W: PALMSHIELD.COM

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 ARTISTIC SCREEN WALL (OPTIONAL)
Scale: NTS

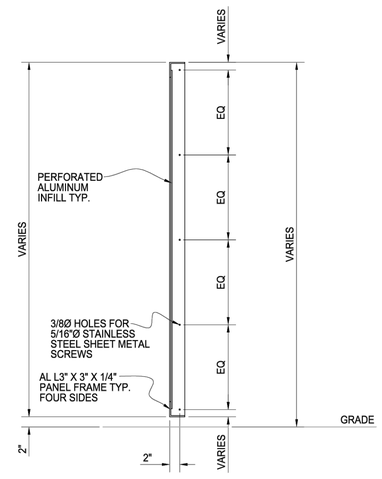


PLAN VIEW



ELEVATION VIEW

TYPICAL PERFORATED INFILL PANEL DETAIL
1/8" THICK ALUMINUM W/ 1"Ø HOLES ON 1 1/4" CENTERS (58% OPEN)



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

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
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PAUL SHOUKAS, CO PLA#: 416 — 05.20.2026 DATE

PAUL SHOUKAS 416 — 02/20/2008 — Professional Landscape Architect — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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
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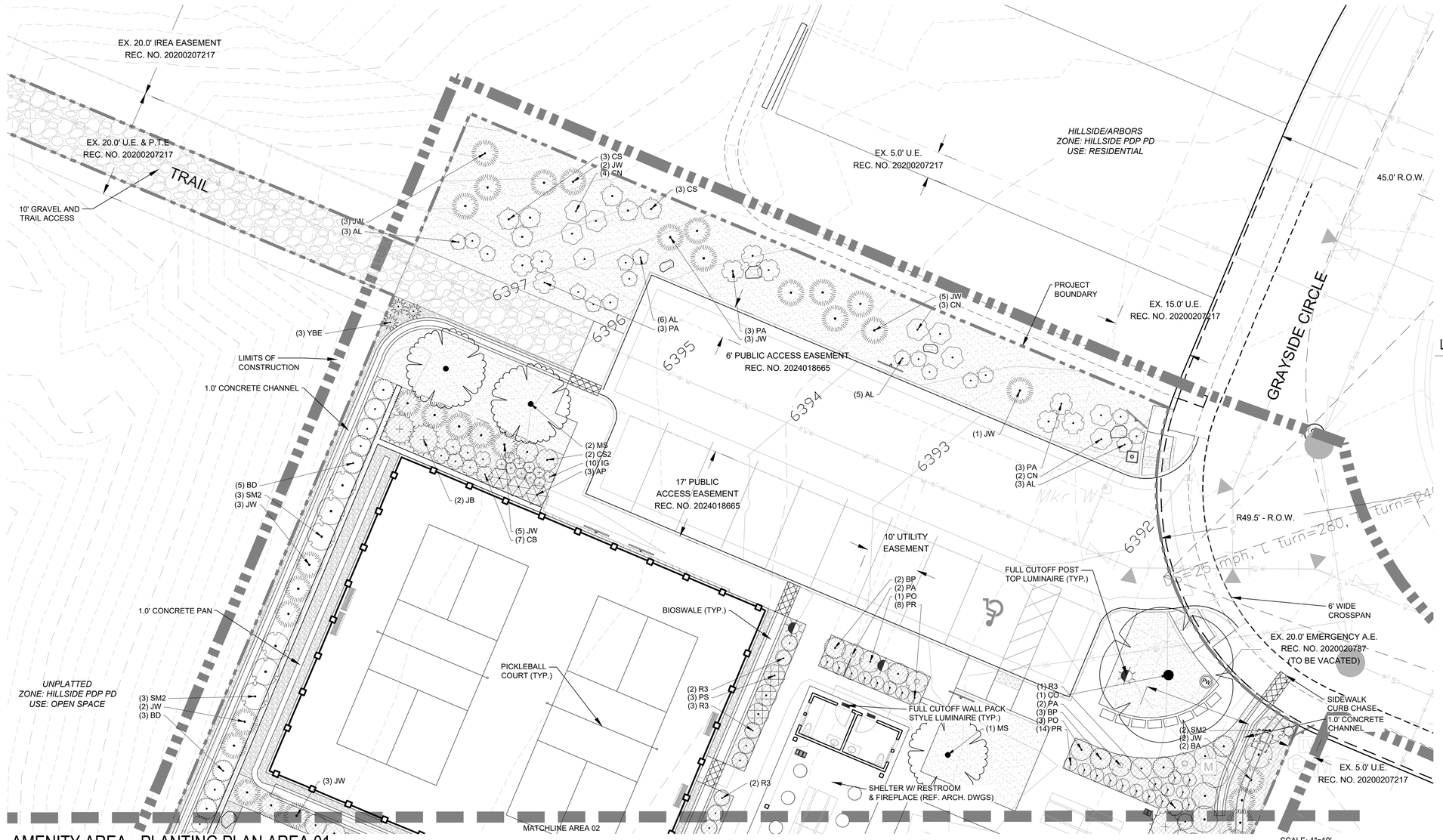
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

SITE DETAILS

SHEET 27 OF 42

JOB NO.



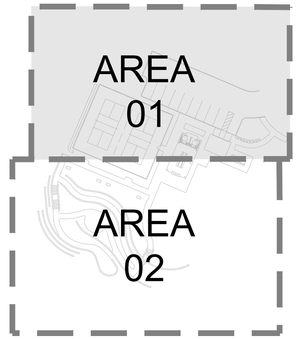
AMENITY AREA - PLANTING PLAN AREA 01

SCALE: 1"=10'

0 5 10 20 30

KEY MAP

SCALE: NTS



LEGEND - PLANTING

IRR ZONE

DECIDUOUS TREES
Low

EVERGREEN TREES
Low
Low
Low
Low

ORNAMENTAL TREES
Low

DECIDUOUS SHRUBS
Low
Low
Low
Low
Low
Low
Low
Low-Mod.
Low-Mod.
Low

EVERGREEN SHRUBS
Low
Low
Low
Low-Mod.
Low
Low
Low
Low
Moderate
Low
Low

ORNAMENTAL GRASSES
Low
Low
Low
Low

PERENNIALS
Low
Low
Low
Low
Low
Low
Low-Mod.
Low
Low

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.)

BASIS OF BEARING
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By jkirkpatrick
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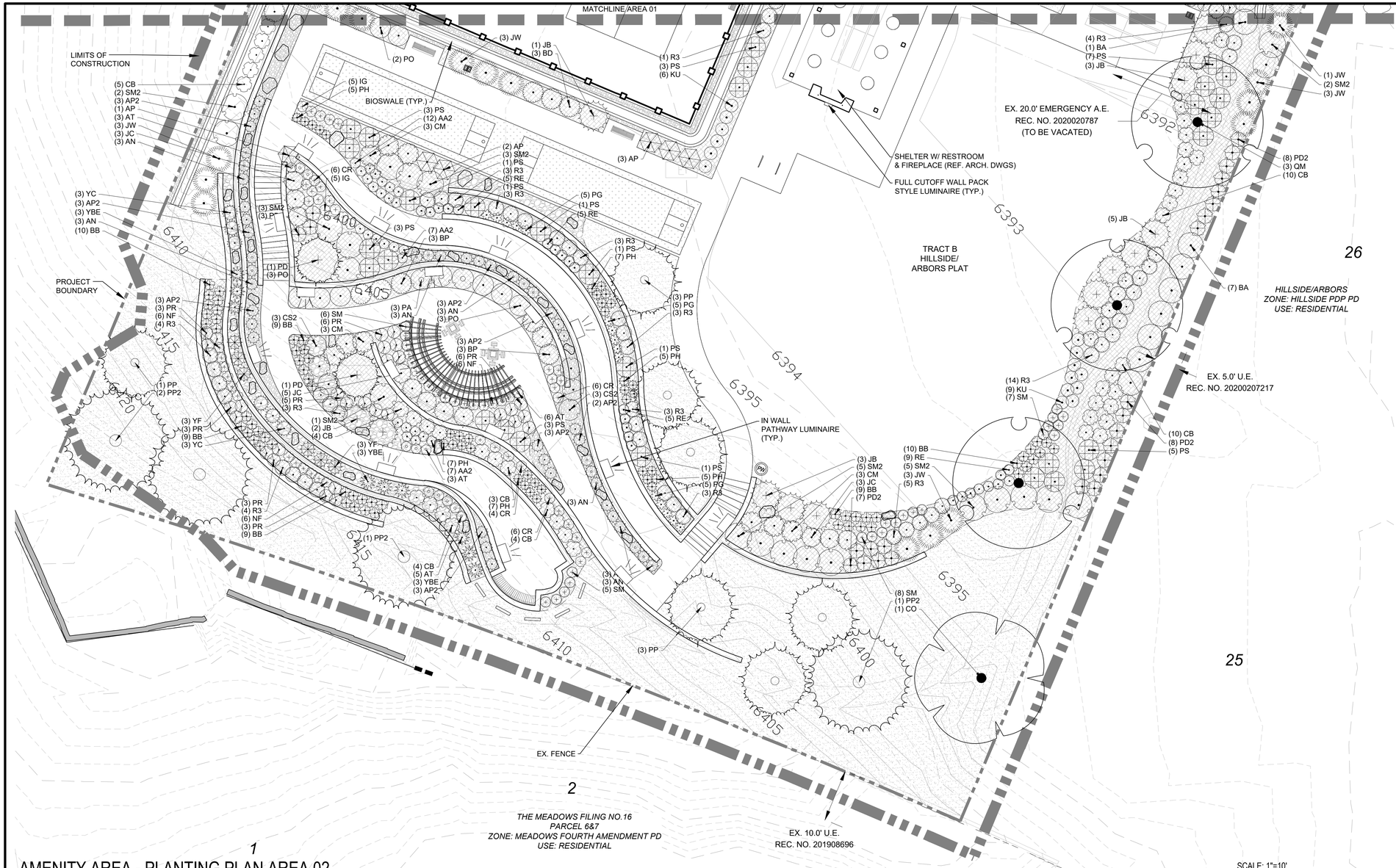
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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

PLANTING PLAN

SHEET 28 OF 42

JOB NO.



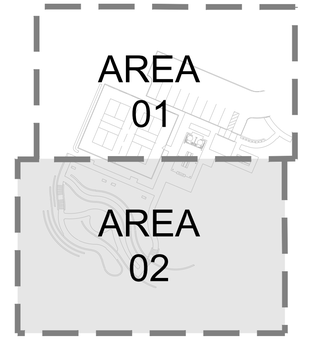
AMENITY AREA - PLANTING PLAN AREA 02

SCALE: 1"=10'

0 5 10 20 30

KEY MAP

SCALE: NTS



LEGEND - PLANTING

IRR ZONE

DECIDUOUS TREES
- Low

EVERGREEN TREES
- Low
- Low
- Low

EVergreen SHRUBS
- Low
- Low
- Low
- Low-Mod.
- Low
- Low
- Low
- Low
- Low
- Moderate
- Low
- Low

ORNAMENTAL GRASSES
- Low
- Low
- Low
- Low

ORNAMENTAL TREES
- Low

DECIDUOUS SHRUBS
- Low
- Low
- Low
- Low
- Low
- Low
- Low
- Low
- Low-Mod.
- Low-Mod.
- Low

PERENNIALS
- Low
- Low
- Low
- Low
- Low
- Low
- Low-Mod.
- Low
- Low

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 (TYI
- BENCH (TYP.)
- PET WASTE STATION (TYP.)
- BIKE RACK (TYP.)
- PICNIC TABLE (TYP.)
- STAIRS (TYP.)
- CORNHOLE (TYP.)
- TABLES AND CHAIRS (TYP.)
- CURVED BENCH (TYP.)
- ARTISTIC SCRREN WALL (TYP.)
- PICKLEBALL COURT FENCING
- MILLENIUM TRELLIS (TYP.)
- PLANTERS
- BOULDER (TYP.)

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TOWN OF CASTLE ROCK COLORADO

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TRACT B, HILLSIDE/ARBORS AMENDMENT 1

PLANTING PLAN

SHEET 29 OF 42

JOB NO.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD / TORO	1806-SAM-PRS WITH PRECISION O SERIES NOZZLE	POPUP SPRAY HEAD	TOCR IR-4
25 25 25 25	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 / CARSON	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 DE - 2½" & SMALLER	PVC MAINLINE	TOCR IR-21
		CLASS 200 DE	PVC LATERAL	TOCR IR-21
		CLASS 160	PVC SLEEVING	2
	HUNTER	ICZ-101-25 WITH NIBCO BALL VALVE & DECODER	DRIP VALVE ASSEMBLY	TOCR IR-19 & 1
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" 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
B			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 720.733.6017 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 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.

IRRIGATION CONSTRUCTION NOTES

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 OF 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	0.81" PER WEEK PEAK SEASON - HILLSIDE AMENITY ONLY
TREES AND SHRUBS	0.54" PER WEEK PEAK SEASON
NATIVE TALL GRASS	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 SHALL 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)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 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.

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

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

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

Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HydroSystems KDI
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: DEVELOPMENT SERVICES APPROVED
By jjorgusen on 09/21/2020
Development Services Date APPROVED-CDS-0021 Plans.pdf
Record Document on File
TOCR PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ASSUMES NO RESPONSIBILITY FOR THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
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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

BY	DATE	REVISION	No.

H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	10/15/25
DESIGNED BY	AC
DRAWN BY	AC
CHECKED BY	KD

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

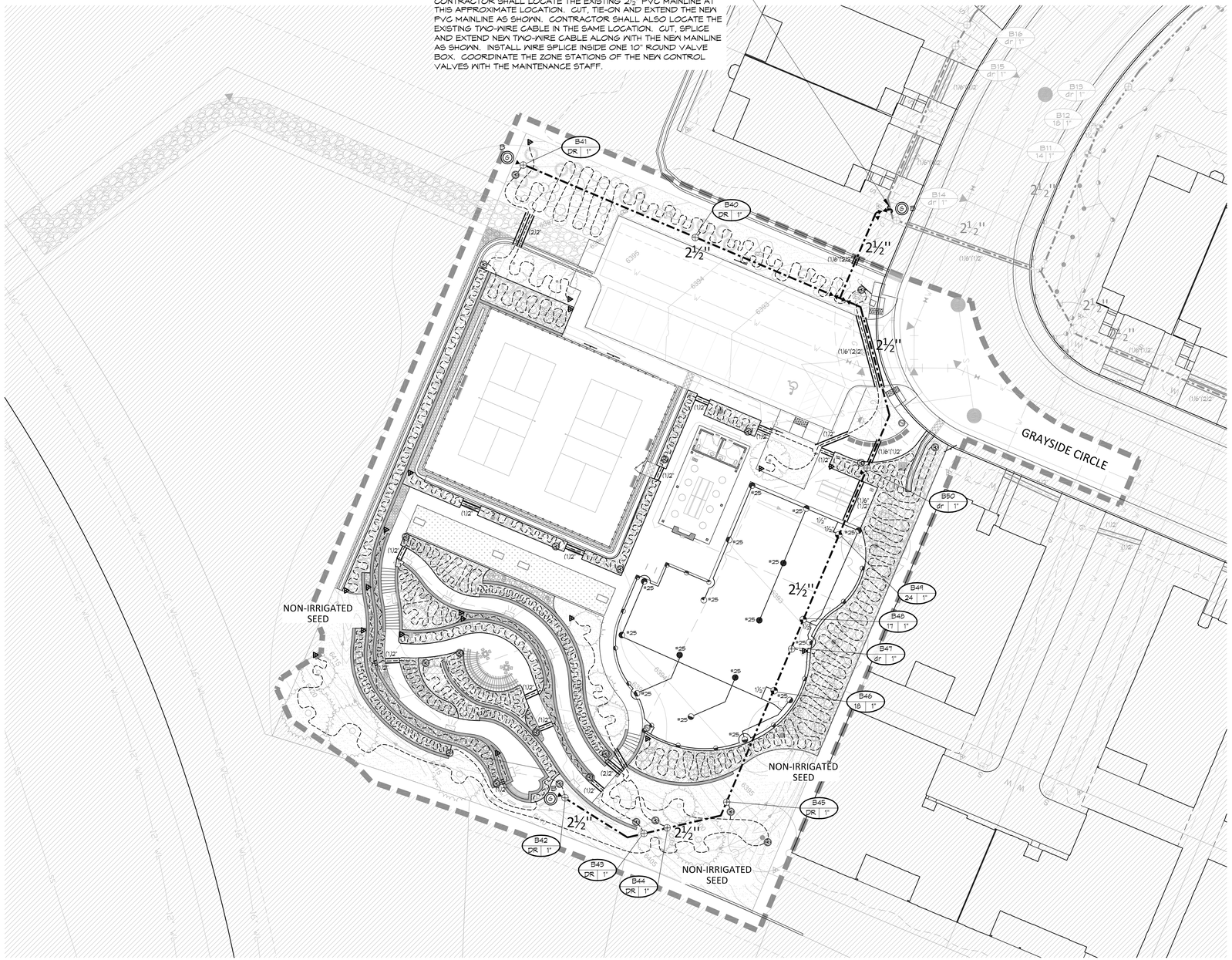
IRRIGATION NOTES AND SCHEDULE

SHEET 30 OF 42

JOB NO. 16190.10

MAINLINE POINT OF CONNECTION

CONTRACTOR SHALL LOCATE THE EXISTING 2½" PVC MAINLINE AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND THE NEW PVC MAINLINE AS SHOWN. CONTRACTOR SHALL ALSO LOCATE THE EXISTING TWO-WIRE CABLE IN THE SAME LOCATION. CUT, SPLICE AND EXTEND NEW TWO-WIRE CABLE ALONG WITH THE NEW MAINLINE AS SHOWN. INSTALL WIRE SPLICE INSIDE ONE 10" ROUND VALVE BOX. COORDINATE THE ZONE STATIONS OF THE NEW CONTROL VALVES WITH THE MAINTENANCE STAFF.



1 AMENITY AREA - IRRIGATION PLAN

SCALE: 1"=20'

0 10 20 40 60 NORTH

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Approved By: CASTLE ROCK Development Services — DEVELOPMENT SERVICES APPROVED — by jacquenca 10/20/25 — APPROVED-CD25-0021 Plans.pdf — Record Document on File — Date
TOCR PROJECT NO. CD25-0021

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BY	DATE

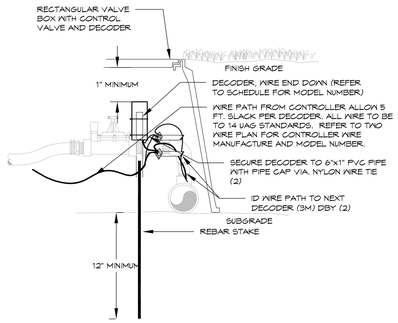
H-SCALE	AS SHOWN	No.	REVISION		
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DATE	10/15/25				
DESIGNED BY	AC				
DRAWN BY	AC				
CHECKED BY	KD				

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

IRRIGATION PLAN

SHEET 31 OF 42

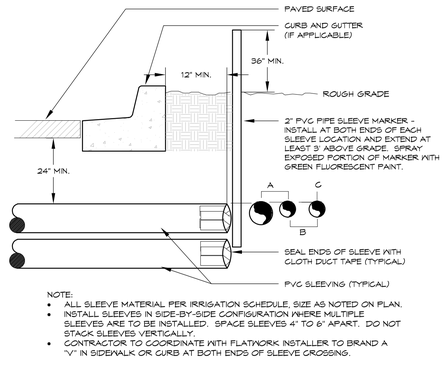
JOB NO. 16190.10



DECODER INSTALLATION

TWO-WIRE SYSTEM

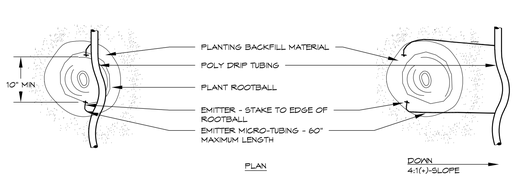
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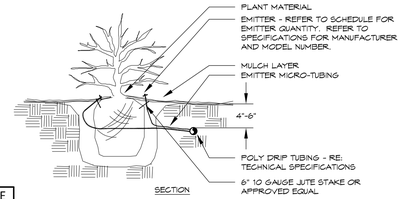


NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

IRRIGATION SLEEVING

2





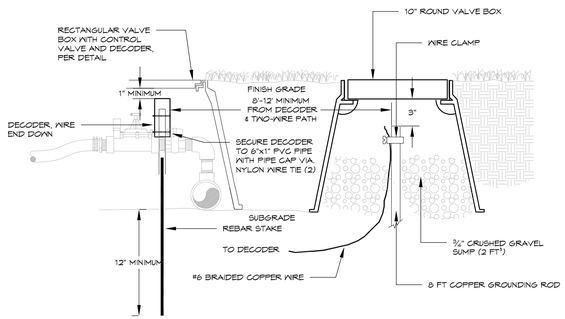
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE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

NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER

BELOW GRADE

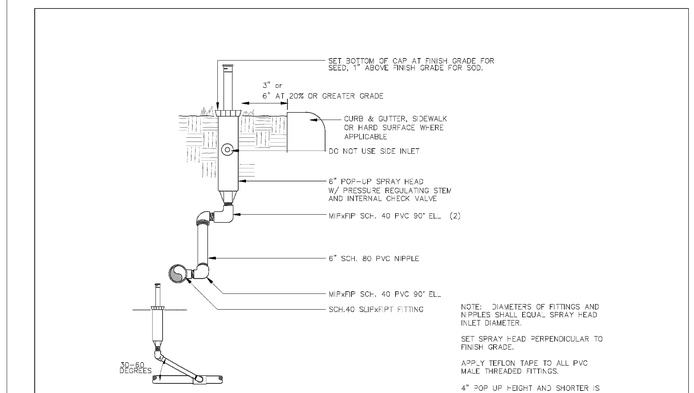
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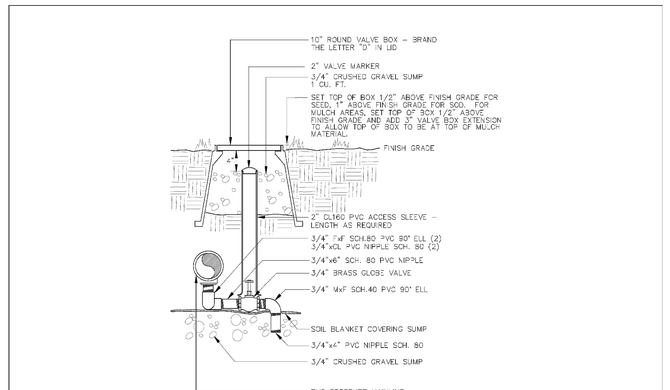
DECODER GROUNDING WITH ROD

TWO-WIRE SYSTEM

4



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (303) 660-1300 Fax: (303) 733-3221 Development Services	POP-UP SPRAY HEAD	DETAIL PLAN NO.
Date	Comments				IR-4
				Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (303) 660-1300 Fax: (303) 733-3221 Development Services	MANUAL DRAIN VALVE	DETAIL PLAN NO.
Date	Comments				IR-5
				Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

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

IRRIGATION SCHEDULE	29
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 By: Castle Rock By jackpatrick DEVELOPMENT SERVICES APPROVED
Development Services APPROVED Plans.pdf Date
Record Document on File
TOCR PROJECT NO. CD25-0021

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

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No.	REVISION	BY	DATE

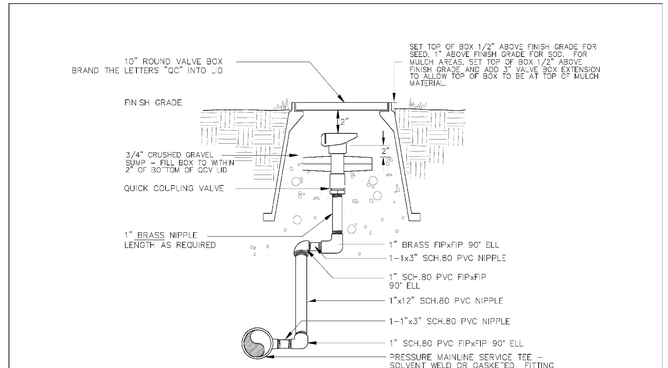
H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	10/15/25
DESIGNED BY	AC
DRAWN BY	AC
CHECKED BY	KD

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

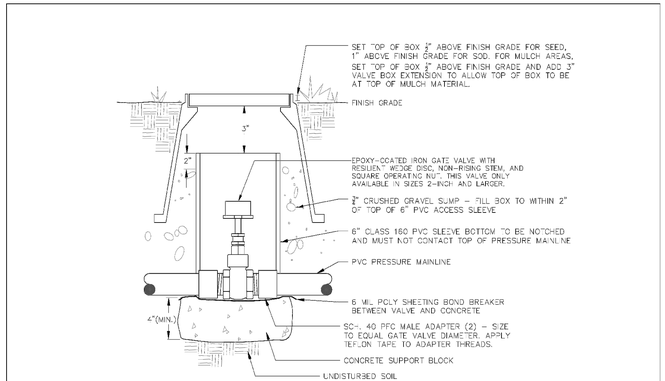
IRRIGATION DETAILS

SHEET 32 OF 42

JOB NO. 16190.10

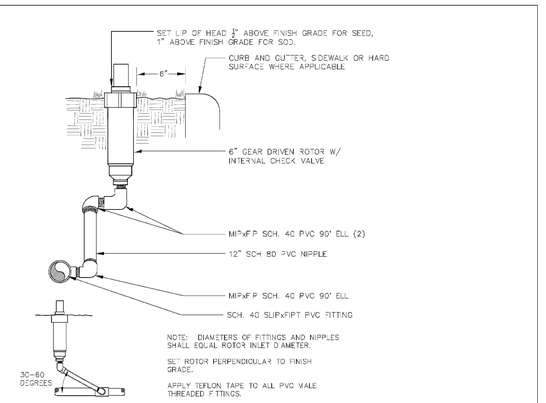


Sheet Revisions		Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-6
			issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

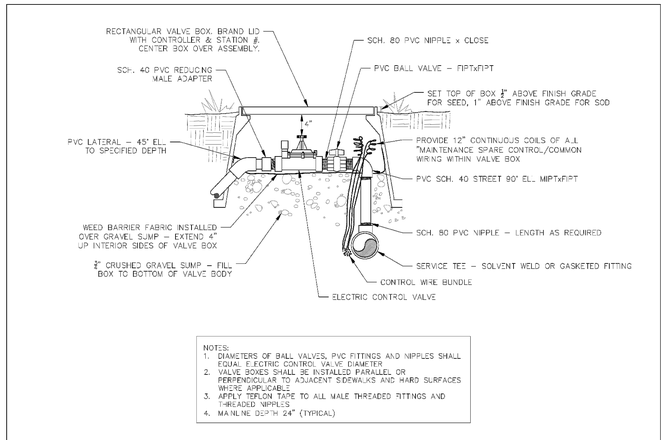


NOTE: POLY SHEETING AND CONCRETE SUPPORT BLOCK SHALL BE INSTALLED AT GATE VALVES 3" DIAMETER AND LARGER

Sheet Revisions		Town of Castle Rock	GATE VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-7
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

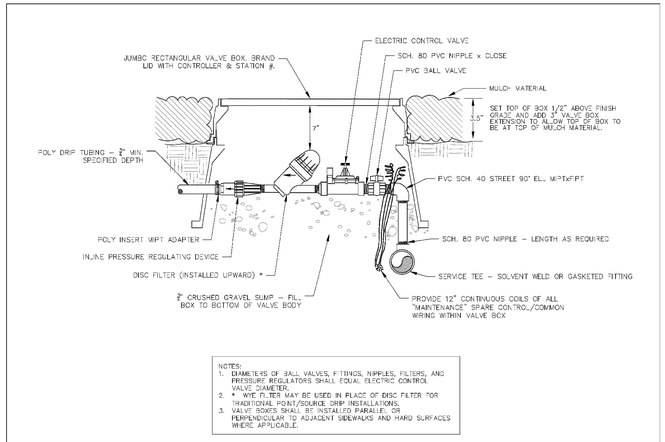


Sheet Revisions		Town of Castle Rock	GEAR DRIVEN ROTOR	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-8
3/21	STAFF CHANGES		issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



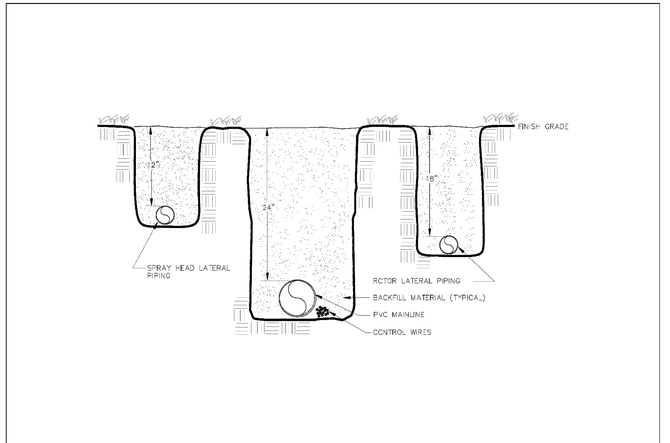
NOTES:
1. DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES
4. MAINLINE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

Sheet Revisions		Town of Castle Rock	ELECTRIC CONTROL VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-16
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



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

Sheet Revisions		Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-19
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



Sheet Revisions		Town of Castle Rock	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-21
			Issued By: Town of Castle Rock, Development Services March 31, 202	Sheet 1 of 1

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

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

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

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: Town of Castle Rock Development Services — DEVELOPMENT SERVICES APPROVED — By jackspence DS20210020 — APPROVED-CDS-0021 Plans.pdf — Date — Record Document on File
Development Services
TOCR PROJECT NO. CD25-0021

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

PREPARED FOR
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600 GRANT 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

No.	REVISION	BY	DATE

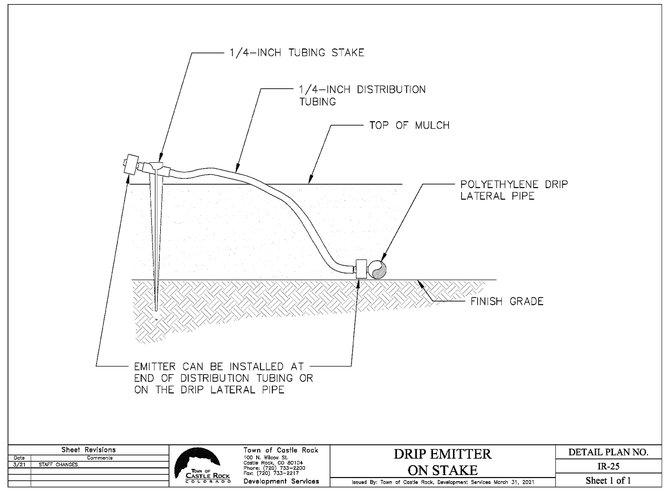
H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	10/15/25
DESIGNED BY	AC
DRAWN BY	AC
CHECKED BY	KD

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

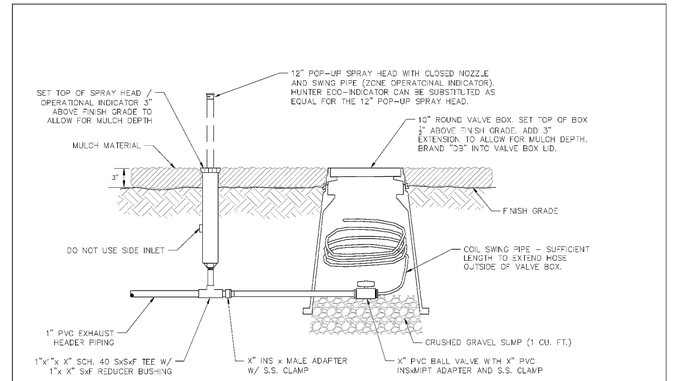
IRRIGATION DETAILS

SHEET 33 OF 42

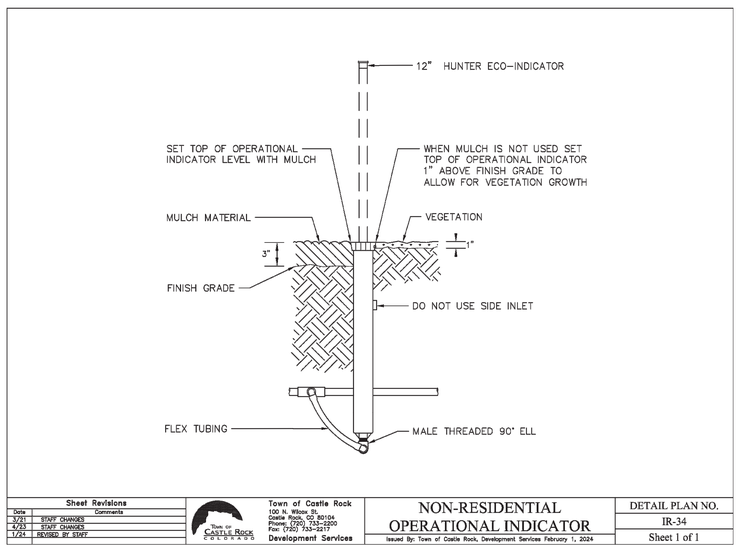
JOB NO. 16190.10



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments				IR-25
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments				IR-32
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	NON-RESIDENTIAL OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments				IR-34
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services February 1, 2024	Sheet 1 of 1
4/23	STAFF CHANGES				
1/24	REVISED BY STAFF				

Project Name: **HILLSIDE AT CASTLE ROCK**
Project Location: ***Castle rock, CO.***
Tap Description: ***Tap 2***
Date prepared: ***19-Sep-25***

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT (TWO SEASONS).

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)
		May	2.51	8,454	
Nature's Prairie	0.12	June	3.33	11,249	
Spray Irrigated		July	**3.60**	**12,152**	**3.8**
		August	3.13	10,567	
		September	2.43	8,181	
Irrigation Season Totals			15.00	50,602	
				0.16	acre-feet
		May	1.17	10,895	
Native Tall Grass	0.34	June	1.56	14,497	
Spray Irrigated		July	**1.68**	**15,661**	**4.9**
		August	1.46	13,618	
		September	1.13	10,543	
Irrigation Season Totals			7.00	65,214	
				0.20	acre-feet
		May	1.67	70,963	
Shrubs & Trees	1.56	June	2.22	94,427	
Drip Irrigated		July	**2.40**	**102,009**	**32.0**
		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

C1

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

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

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Approved By: Development Services — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick 10/30/2025 — APPROVED-CD25-0021 Plans.pdf Record Document on File — Date
TOCR PROJECT NO. CD25-0021

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BY	DATE

No.	REVISION

H-SCALE	AS SHOWN				
V-SCALE	AS SHOWN				
DATE	10/15/25				
DESIGNED BY	AC				
DRAWN BY	AC				
CHECKED BY	KD				

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

IRRIGATION DETAILS

SHEET 34 OF 42

JOB NO. 16190.10

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 sqft***

Town of Castle Rock provides a minimum of 43 psi

HYDRAULIC CHART - Existing Tap #2 (C2)

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

TOWN OF CASTLE ROCK COLORADO

IRRIGATION CHART

Contact Information

Registered Landscaper	See Stamp, Same Sheet
Company Name	HydrosystemsKDI
Address	860 Tabor St., Suite 200
Phone	303.980.5327
Email	See Stamp, Same Sheet
Registration #	See Stamp, Same Sheet

Zone	Hydrozone (Low (5*-10") Med. (10*-15") High (>15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle* (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*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 Prairire 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 Prairire Blend	Head - Popup	15	1.00	17	4.0	240	18	4080
B49	Medium	Nature's Prairire Blend	Head - Rotors	#25-MPR	0.58	24	4.0	414	31	9931
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 (C3)

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

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Approved By: Castle Rock Development Services — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick 09/30/2025 — APPROVED-CD25-0021 Plans.pdf Record Document on File — Date

TOCR PROJECT NO. CD25-0021

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BY	DATE	No.	REVISION

H-SCALE	AS SHOWN	DESIGNED BY	AC	
V-SCALE	AS SHOWN	DRAWN BY	AC	
DATE	10/15/25	CHECKED BY	KD	

TRACT B, HILLSIDE/ARBORS AMENDMENT 1

IRRIGATION CHARTS

SHEET 35 OF 42

JOB NO. 16190.10

GENERAL NOTES:

1. THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR HAS 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.

10. 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.

11. THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.

12. 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.

13. 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.

14. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.

15. 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.

16. 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.

17. 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

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.

24. 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."

25. 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.

26. MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.

27. 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.

28. 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.

29. A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.

30. GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.

31. DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: 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.

32. ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.

33. 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.

34. EXISTING GAS LINES ARE LOCATED IN THE RIGHT-OF-WAY. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE POTENTIALLY SHALLOW LINES. CONTACT ATMOS PRIOR TO CONSTRUCTION IN VICINITY OF EXISTING GAS LINE.

35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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).

43. 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.

44. 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.

45. 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.

46. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.

47. CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.

48. 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.

49. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.

50. 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 UTILITIES. 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. A 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.

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 NORTWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELECATION 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OFLOT 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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/06/2026
APPROVED-FCO26-0060 Plans (lighting).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 STATUES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATED TO SAID PLANS.

Dustin Colwell 09/18/2026

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES 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 Westrian Company
Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

No.	REVISION	BY	DATE
2	FCO26-XXXX APPROVED XX/XX/XXXX	DC	6/17/26

H-SCALE	NA	DESIGNED BY	XX		
V-SCALE	NA	DRAWN BY	XX		
DATE	9/12/25	CHECKED BY	XX		

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

ELECTRICAL NOTES

SHEET 36 OF 42

JOB NO. 16190.00

GENERAL NOTES:

1. THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR HAS 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.

10. 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.

11. THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.

12. 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.

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14. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.

15. 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.

16. 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.

17. 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

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.

24. 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."

25. 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.

26. MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.

27. 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.

28. 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.

29. A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.

30. GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.

31. DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: 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.

32. ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.

33. 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.

34. EXISTING GAS LINES ARE LOCATED IN THE RIGHT-OF-WAY. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE POTENTIALLY SHALLOW LINES. CONTACT ATMOS PRIOR TO CONSTRUCTION IN VICINITY OF EXISTING GAS LINE.

35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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).

43. 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.

44. 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.

45. 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.

46. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.

47. CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.

48. 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.

49. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.

50. 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 UTILITIES. 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. A 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.

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 NORTWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELECATION 6394.91 (NAVD88).

BASIS OF BEARING

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED By jkirkpatrick on 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 STATUES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATED TO SAID PLANS.

Dustin Colwell — 10/13/2025

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

PREPARED FOR
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J·R ENGINEERING
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Centennial 303-740-9393 Colorado Springs
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No.	REVISION	BY	DATE

H-SCALE	NA	DESIGNED BY	XX
V-SCALE	NA	DRAWN BY	XX
DATE	9/12/25	CHECKED BY	XX

TRACT B, HILLSIDE\ARBORS
AMENDMENT 1

ELECTRICAL NOTES

SHEET 36 OF 42

JOB NO. 16190.00



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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 LUMINARY SUMMARY TABLE.
2. HOURS OF OPERATION FOR ALL LUMINAIRES IS DUSK TO 11:59 PM. ALL LUMINIARES 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

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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

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Dustin Colwell 10/13/2025

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

PREPARED FOR
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No.	REVISION	BY	DATE

H-SCALE N/A
V-SCALE NA
DATE 9/12/25
DESIGNED BY XX
DRAWN BY XX
CHECKED BY XX

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

PHOTOMETRIC PLAN

SHEET 37 OF 42

JOB NO. 16190.00



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

QTY		
2		PROPOSED WALL MOUNTED LIGHT
2		PROPOSED T3 POST TOP LIGHT
4		PROPOSED T5 POST TOP LIGHT
1		PROPOSED WALL MOUNTED LIGHT
8		*PAVILION DOWNLIGHTS

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

2

BENCHMARK

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APPROVED BY: DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 10/06/2026
APPROVED-FCO26-0060 Plans (lighting).pdf
Record Document on File

DEVELOPMENT SERVICES DATE

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Dustin Colwell 09/18/2026

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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BY	DATE
DC	6/17/26

No.	REVISION
2	FCO26-XXXX APPROVED XX/XX/XXXX

H-SCALE	NA
V-SCALE	NA
DATE	9/12/25
DESIGNED BY	XX
DRAWN BY	XX
CHECKED BY	XX

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

ELECTRICAL PLAN

SHEET 38 OF 42

JOB NO. 16190.00



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

QTY		
16		PROPOSED RETAINING WALL LIGHT
2		PROPOSED T3 POST TOP LIGHT
2		PROPOSED SUSPENDED LINEAR LIGHT
2		PROPOSED WALL MOUNTED LIGHT
1		PROPOSED WALL MOUNTED LIGHT
1	M	PROPOSED METERED PEDESTAL
		PROPOSED CONDUIT

BENCHMARK

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APPROVED BY: TOWN OF CASTLE ROCK COLORADO

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
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Dustin Colwell 10/13/2025

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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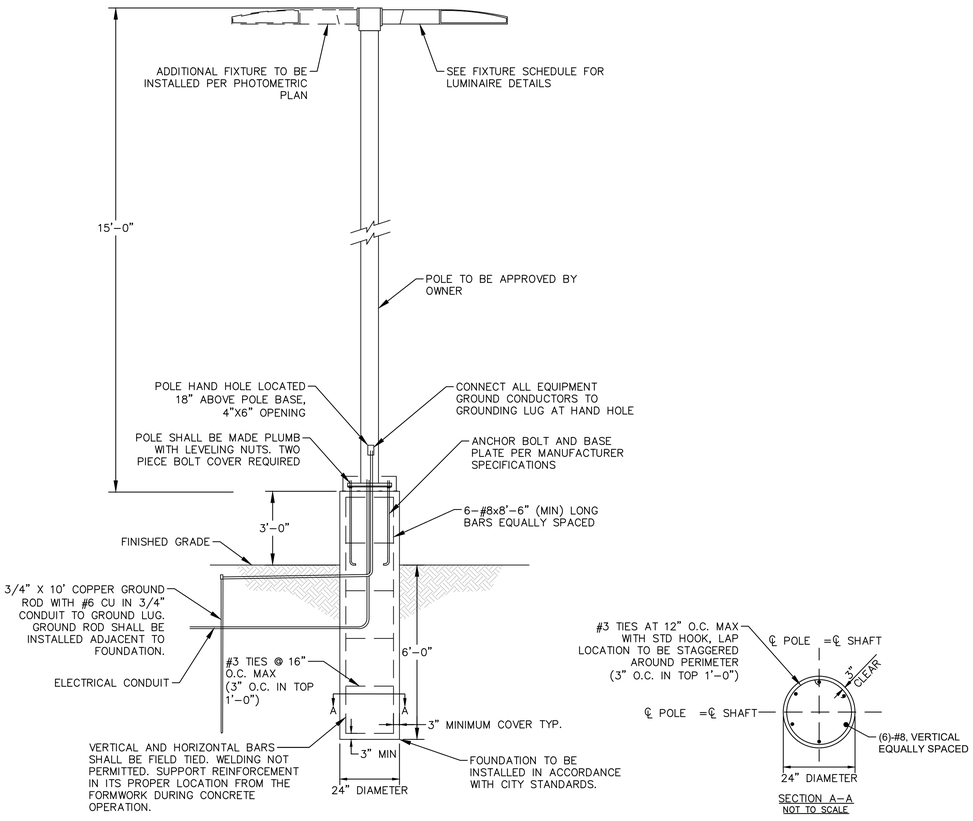
H-SCALE	NA
V-SCALE	NA
DATE	9/12/25
DESIGNED BY	XX
DRAWN BY	XX
CHECKED BY	XX

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

ELECTRICAL PLAN

SHEET 38 OF 42

JOB NO. 16190.00



NOTES:

1. 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
SCALE: NTS

BENCHMARK

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ARC1 LED
Architectural Wall Luminaire

Catalog Number
Notes
Type

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: (without options) 7 lbs



ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	40K 4000K	MVOLT	E4WH Emergency battery backup, (CC compliant 4W, 0°C min.)[1]	DDBXD Dark bronze
	P2 2,000 Lumens	50K 5000K	347[2]	PE Button type photocell for dusk-to-dawn operation.	DBLXD Black
	P3 3,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[3]	DNAXD Natural aluminum
				SPD20 Surge protection 20kV	DWHXD White
				FAO Field adjustable light output (lower)[4]	DSSXD Sandstone
				L6S Lumen package optimized to be dimmed light levels, from 20% to 100%[5]	DBTXD Textured dark bronze
				L7S 18° Fixture trash.	DBLBD Textured black
					DNATXD Textured natural aluminum
					DWHGD Textured white
					DSSTXD Textured sandstone

NOTES
1. 347V not available with E4WH.
2. FAO not available with DMG.

Accessories

Ordered separately
VG4WH DDBXD Surface mounted back box (specify finish)

GARDCO

Site & Area
PureForm
PPT PureForm LED post top



Gardco PureForm LED post top features a sleek, low profile design and is available in 3 lumen packages. PureForm is a high performance, energy efficient LED solution designed to enhance visual comfort for pedestrian applications, while precision optics maximize efficiency and spacing. PureForm post top is available with multiple optical distributions with output up to 17,000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project
Location
Cat.No.
Type
Lamps Qty
Notes

Ordering guide

Example: PPT-F-A09-840-T3M-T3-SD-DALI-DSSO-PCB-BZ

Prefix	Catalog Code	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
PPT PureForm post top, comfort optics	F Precision optics	A07 2500 A12 3500 A19 5000 A24 6500 A35 9000	A06 11000 A11 15000 A16 17000	730 700lm, 3000K 740 700lm, 4000K 750 700lm, 5000K 840 700lm, 4000K 827 800lm, 2700K (ETDI)	T2M Area optic type 2 T3M Area optic type 3 T4M Area optic type 4 T5M Area optic type 5 BLC Back light control	None Integral house-side shield (only with T2)	T3 Mounts for 3" tenon (standard) T2 Post top tenon adapter for 2-3/8" x 4" (plug-in required)	120 120V 208 208V 240 240V 277 277V UNV 120-277V 347 347V 480 480V HVU 374-480V
	G Gardco® optics	A07 2000 A12 3000 A24 7000 A35 9000	A06 11000 A11 15000 A16 16000 A19 17000	827 800lm, 3000K 830 800lm, 3000K 827 800lm, 2700K (ETDI) 830 800lm, 3000K (ETDI) 740 700lm, 4000K (ETDI)	T2M Comfort optic type 2M T3M Comfort optic type 3M T4M Comfort optic type 4M T5M Comfort optic type 5M	None (comfort shielding must be ordered as an accessory separately with SCE-SANDY-1)		

Driver type	Dimming Controls (only one may be selected)	Lighting controls* (only one may be selected)	Emergency	Finish
0-10V DSW 0-10V	None - DLEA Dimming leads externally accessible in luminaire[1] FAWS Field adjustable wattage selector BLSCL3* PIR motion response dim to 50% L3 lens BLSLS3* Microwave motion sensor factory set at 50% dimming	None - PCB**** Photocontrol w/ button TLAT 7-pin twist-lock w/ 0-10v driver (non-DA) TLRPC** 7-pin twist-lock w/ 0-10v driver (non-DA) & on/off photocell	None - EM*** Emergency battery backup (0°C to +40°C/32°F to +104°F) EMC* Emergency battery pack, cold-rated (-20°C to +40°C/-4°F to +104°F)	Standard textured finish BK Black WH White BZ Bronze DG Dark grey MG Medium grey
DALI DALI, DFI/ DALI	None - CSSO** Security 50 % dimming, 7 hours CSSO** Security 50 % dimming, 10 hours CSSO** Security 20 % dimming, 7 hours CMSO** Medium 30 % dimming, 8 hours WSPLR** Wireless Intelligent outdoor low mounting (7-15'), white housing WSPLB** Wireless Intelligent outdoor low mounting (7-15'), black housing WAPHW** Wireless Intelligent outdoor low mounting (15-40'), white housing WAPHB** Wireless Intelligent outdoor low mounting (15-40'), black housing	None - PCB**** Photocontrol w/ button TLAT 7-pin twist-lock DA/DALI driver (DA) TLRPC** 7-pin twist-lock DA/DALI driver (DA) & on/off photocell	None - EM*** Emergency battery backup (0°C to +40°C/32°F to +104°F) EMC* Emergency battery pack, cold-rated (-20°C to +40°C/-4°F to +104°F)	Customer specified CC Optional color (specify optional RAL color, contact factory) SC Special color (must supply color chip, requires factory quote)

Fusing	Surge Protection
None - FS* Single Fuse (120V, 277V, or 347V) FD* Double Fuse (208V, 240V, or 480V) FT* Double Fuse Canadian double pole (208V, 240V, or 480V)	None - SP1 Surge Protector 10kV / 10kA (standard) SP2 Surge Protector 20kV/ 10kA (option)

1. Extended lead times apply. Contact factory for details.
2. Available with Area optics only. Not allowed with Comfort optics.
3. Available with Comfort optics only at 120-347V. Not allowed with Area optics.
4. Not available at 347-480V(HVU).
5. Not available at 120-277V(UNV) for Pixelated (P-Axx) optic lumen packages. A07-A12 and Comfort (G-Axx) optic lumen packages A07-A24.
6. Not available at 120-277V(UNV) for Pixelated (P-Axx) optic lumen packages A07-A12 and Comfort (G-Axx) optic lumen packages A07-A12.
7. EMC only compatible with DLEA and DyNaDimmer (DSWX, DWXX) dimming control options.
8. Not available with Microwave Motion Sensor BLSXMW.
9. Not available with Comfort (G-Axx) optic lumen packages A07-A09.
10. If selected with Dimming control, DIM leads from receptacle will not be connected to driver.
11. Available only with Comfort optics.
12. Not available with BLSXMW.
13. BLSXMW options and Twistlock photocell options (TLRS, TLRT, TLRPC, PCB) are not compatible due to mechanical conflict.
14. Not available with emergency options.
15. EMC limited to 25°C max ambient with shielding and A09. All other configurations listed to 40°C max.
16. For comfort (PPT), emergency cold-pack conforms with BLSDxx & PCB/TLRx & 2Hops & FAWS.



PPT PureForm post top Gen 2 04/24 page 1 of 6

2 LUMINAIRE CUTSHEETS
SCALE: NTS

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

APPROVED BY: TOWN OF CASTLE ROCK COLORADO
DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 05/27/2026
APPROVED-CD25-0021 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

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10/13/2025
DUSTIN J. COLWELL, P.E., COLORADO P.E. #54946 DATE

TOWN OF CASTLE ROCK PROJECT NO. CD25–0021

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600 GRANT STREET
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OFFICE PHONE
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J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

BY	DATE
DC	9/12/25

No.	REVISION
1	BUILDING DEPARTMENT COMMENTS

H-SCALE	NA		
V-SCALE	NA		
DATE	9/12/25		
DESIGNED BY	XX		
DRAWN BY	XX		
CHECKED BY	XX		

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

PHOTOMETRIC DETAILS

SHEET 39 OF 42

JOB NO. 16190.00

LUMINAIRE SCHEDULE

LUMINAIRE													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
	●	GARDCO	PUREFORM PPT POST TOP	PPT-C-A03-830 -T5M-UNV	FULL CUTOFF POST TOP LUMINAIRE	YES	TYPE V	120-277V	0-10V	4	POST TOP	*15'-0"	1	LED	35 W	3,911 LUMENS	80 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	80 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

*PROVIDE POLE HEIGHT TO MAINTAIN CONSISTENT 15' MOUNTING HEIGHT FOR LUMINAIRE HEAD

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 NORTWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELECATION 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OFLOT 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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/06/2026
APPROVED-FCO26-0060 Plans (lighting).pdf
Record Document on File

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Dustin Colwell 06/18/2026

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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 AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888
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No.	REVISION	BY	DATE
2	FCO26-XXXX APPROVED XX/XX/XXX	DC	6/17/26

H-SCALE NA
V-SCALE NA
DATE 9/12/25
DESIGNED BY XX
DRAWN BY XX
CHECKED BY XX

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

PHOTOMETRIC DETAILS

SHEET 40 OF 42

JOB NO. 16190.00

LUMINAIRE SCHEDULE

LUMINAIRE													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

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BY	DATE
DC	9/12/25

No.	REVISION
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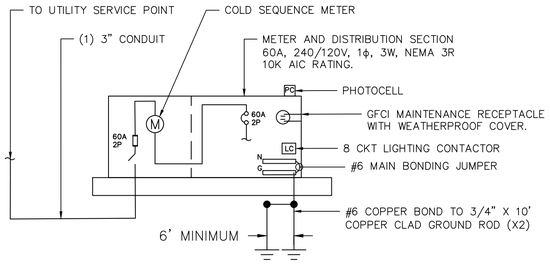
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V-SCALE	NA
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DESIGNED BY	XX
DRAWN BY	XX
CHECKED BY	XX

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

PHOTOMETRIC DETAILS

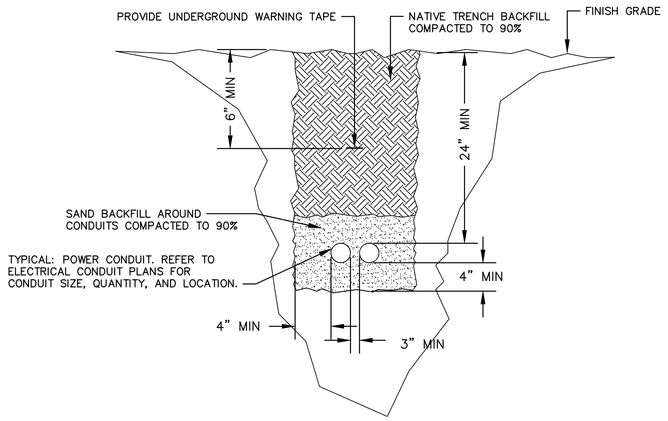
SHEET 40 OF 42

JOB NO. 16190.00

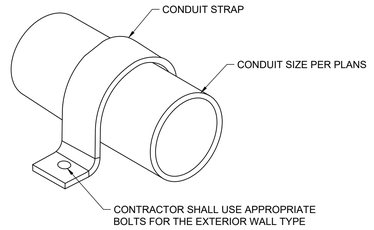


NOTE:
ONLY LIGHTING CIRCUITS, LP1:(1,4,(3,5)), WILL BE ROUTED THROUGH CONTACTOR

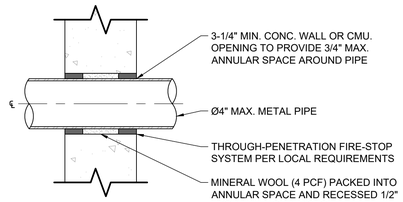
1 SINGLE LINE DIAGRAM
SCALE: NTS



2 TRENCH DETAIL
SCALE: NTS



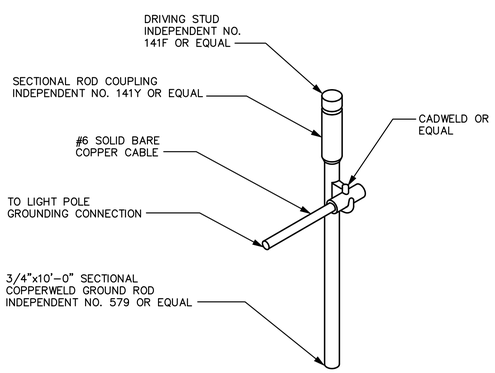
3 CONDUIT SUPPORT DETAIL
SCALE: NTS



CONCRETE WALL PENETRATION

NOTES:
1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO EXISTING CIP SLAB AND CIP DROP PANELS TO AVOID DAMAGE TO ANY REINFORCING AND EXISTING STRUCTURAL COMPONENTS.
2. USE APPROVED ASTM METHOD (X-RAY, PACOMETER, GPR, ECT.) TO LOCATED MILD STEEL AND PRE-STRESSING TENDONS PRIOR TO DRILLING. DO NOT CUT OR DRILL THROUGH ANY EXISTING REINFORCING. ADJUST LOCATION AS NECESSARY TO AVOID EXISTING REINFORCING.
3. ALL PENETRATIONS MUST BE LOCATED A MINIMUM OF 18" AWAY FROM THE EDGE OF CONCRETE. CONTACT EOR IF VARIANCE IS REQUESTED.
4. PENETRATIONS THROUGH WALLS AND FLOORS SHALL COMPLY WITH THE LOCAL AHJ LATEST BUILDING CODE CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES SECTIONS 709.6 AND 714.

6 WALL PENETRATION DETAIL
SCALE: NTS



4 GROUNDING DET.
SCALE: NTS

PANEL NAME: LP1

LOCATION: AMENITY CENTER AREA
SUPPLY FROM: UTILITY
MOUNTING: SURFACE
ENCLOSURE: NEMA 3R

VOLTS: 120/240V
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
MAINS RATING: 60 A
MCB RATING: 60 A

CKT	CIRCUIT DESCRIPTION	LOAD TYPE	TRIP	POLES	A (VA)	B (VA)	2 POLES	TRIP	LOAD TYPE	CIRCUIT DESCRIPTION	CKT
1	AMENITY AREA LIGHTING	L	20	1	70	200	1	20	L	FIREPLACE IGNITER	2
3	RETAINING WALL LIGHTS	L	20	2		70 33	1	20	L	SHELTER LIGHTS	4
5		L	20	2	70					SPACE	6
7	SPACE									SPACE	8
				TOTAL LOAD:	340 VA	103 VA					
				TOTAL AMPS:	2.8 A	0.9 A					

5 PANEL SCHEDULE
SCALE: NTS

BENCHMARK

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on 10/06/2026
APPROVED-FCO26-0060 Plans (lighting).pdf
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06/18/2026
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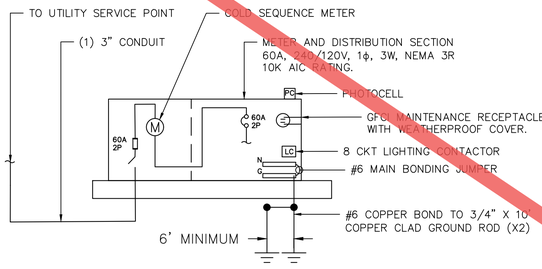
No.	REVISION	BY	DATE
2	FCO26-XXXX APPROVED XX/XX/XXX	DC	6/17/26

H-SCALE	NA		
V-SCALE	NA		
DATE	9/12/25	XX	XX
DESIGNED BY	XX		
DRAWN BY	XX		
CHECKED BY	XX		

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

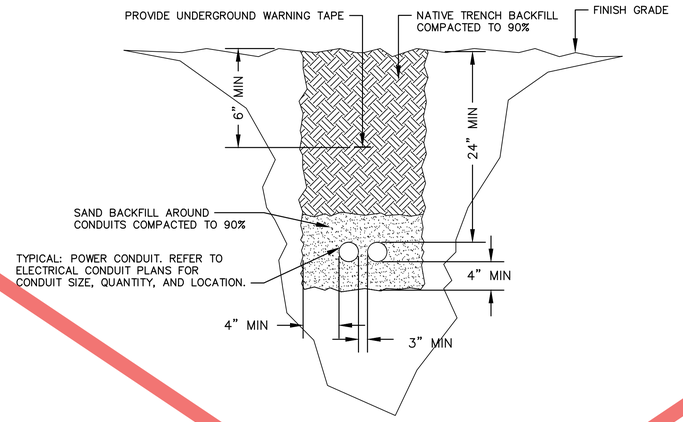
ELECTRICAL DETAILS

SHEET 41 OF 42
JOB NO. 16190.00

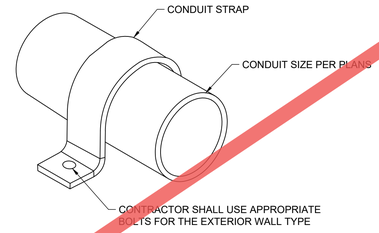


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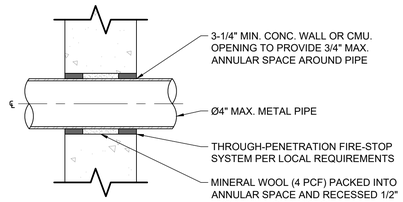
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SCALE: NTS



2 TRENCH DETAIL
SCALE: NTS



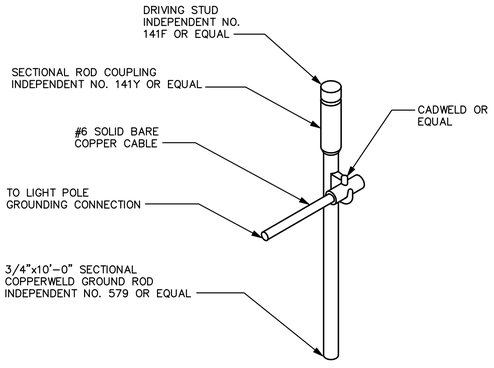
3 CONDUIT SUPPORT DETAIL
SCALE: NTS



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NOTES:
1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO EXISTING CIP SLAB AND CIP DROP PANELS TO AVOID DAMAGE TO ANY REINFORCING AND EXISTING STRUCTURAL COMPONENTS.
2. USE APPROVED ASTM METHOD (X-RAY, PACOMETER, GPR, ECT.) TO LOCATED MILD STEEL AND PRE-STRESSING TENDONS PRIOR TO DRILLING. DO NOT CUT OR DRILL THROUGH ANY EXISTING REINFORCING. ADJUST LOCATION AS NECESSARY TO AVOID EXISTING REINFORCING.
3. ALL PENETRATIONS MUST BE LOCATED A MINIMUM OF 18" AWAY FROM THE EDGE OF CONCRETE. CONTACT EOR IF VARIANCE IS REQUESTED.
4. PENETRATIONS THROUGH WALLS AND FLOORS SHALL COMPLY WITH THE LOCAL AHJ LATEST BUILDING CODE CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES SECTIONS 709.6 AND 714.

6 WALL PENETRATION DETAIL
SCALE: NTS



4 GROUNDING DET.
SCALE: NTS

PANEL NAME: LP1

LOCATION: AMENITY CENTER AREA	VOLTS: 120/240V	AIC RATING:	10K
SUPPLY FROM: UTILITY	PHASES: 1	MAINS TYPE:	MCB
MOUNTING: SURFACE	WIRES: 3	MAINS RATING:	60 A
ENCLOSURE: NEMA 3R		MCB RATING:	60 A

CKT	CIRCUIT DESCRIPTION	LOAD TYPE	TRIP	POLES	A (VA)		B (VA)		POLES	TRIP	LOAD TYPE	CIRCUIT DESCRIPTION	CKT
1	AMENITY AREA LIGHTING	L	20	1	140	200			1	20	L	FIREPLACE IGNITER	2
3	RETAINING WALL LIGHTS	L	20	2			158	70	1	20	L	SHELTER LIGHTS	4
5		L	20	2	158							SPACE	6
7	SPACE											SPACE	8
				TOTAL LOAD:	498 VA		228 VA						
				TOTAL AMPS:	4.2 A		1.9 A						

5 PANEL SCHEDULE
SCALE: NTS

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 NORTWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELECATION 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OFLOT 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: 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 STATUES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATED TO SAID PLANS.

10/13/2025

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

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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

PREPARED FOR
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DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J·R ENGINEERING
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719-593-2593 Fort Collins 970-491-9888
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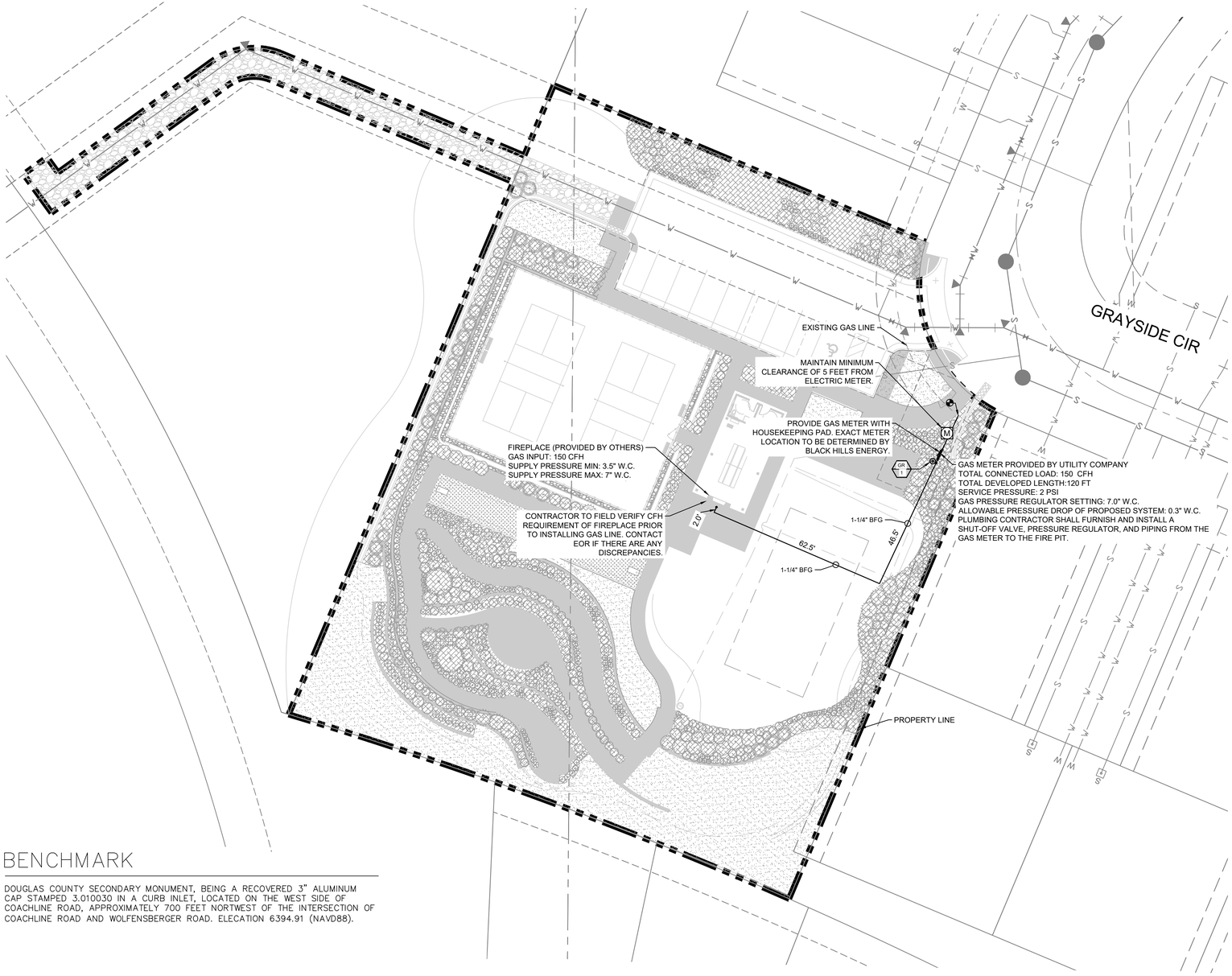
No.	REVISION	BY	DATE

H-SCALE NA
V-SCALE NA
DATE 9/12/25
DESIGNED BY XX
DRAWN BY XX
CHECKED BY XX

TRACT B, HILLSIDE\ARBORS
AMENDMENT 1

ELECTRICAL DETAILS

SHEET 41 OF 42
JOB NO. 16190.00



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 NORTWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELECATION 6394.91 (NAVD88).

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PLUMBING SYMBOLS AND LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
—G—	G	GAS - LOW PRESSURE (7" WC - 11" WC)
	GV	GAS VALVE
	PU	PIPING ELBOW UP
	PD	PIPING ELBOW DOWN
	POC	POINT OF CONNECTION

PLUMBING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
BFG	BELOW FINISHED GRADE
CFH	CUBIC FEET PER HOUR
WC	WATER COLUMN

PLUMBING SPECIFICATIONS

NATURAL GAS PIPING

1. PIPING BELOW GRADE WITHIN 5 FEET OF BUILDING SHALL BE HDPE SDR 10 POLYETHYLENE PLASTIC PIPE CONFORMING TO ASTM D2513 AND MEETS D3350 MATERIAL GRADES PE2406/PE2708.
2. PIPING ABOVE GRADE SHALL BE ASTM A53 OR A120 SCHEDULE 40 BLACK STEEL PIPE. THREADED JOINTS WITH ANSI/ASME B16.3, MALLEABLE IRON THREADED FITTINGS FOR SIZES 2" AND UNDER. WELDED JOINTS WITH ASTM A234 FORGED STEEL WELDING TYPE FITTINGS ON SIZES OVER 2". EXTERIOR PIPING SHALL BE PAINTED TO PREVENT CORROSION.

GAS REGULATOR SCHEDULE

MARK	FIXTURE CONNECTION	SIZE	DESCRIPTION
GR 1	GAS INLET	3/4"	GAS REGULATOR- AMERICAN METER COMPANY MODEL #1813C (OR APPROVED EQUAL) WITH AN OUTLET SET POINT OF 7.0" W.C. WITH 1/2" ORIFICE AND 2 PSI INLET PRESSURE. REGULATOR TO BE EQUIPPED WITH INTERNAL FULL CAPACITY RELIEF AND 1" VENT CONNECTION. REGULATOR TO PROVIDE UP TO 150 CFH OF LIQUID NATURAL GAS.
	GAS OUTLET	1"	
	VENT	1"	

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

APPROVED BY: DEVELOPMENT SERVICES — TOWN OF CASTLE ROCK COLORADO — APPROVED
By jkirkpatrick
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Armahn Soltani — 10/13/2025

ARMAHN SOLTANI, P.E., COLORADO P.E. #0064100 — DATE

TOWN OF CASTLE ROCK PROJECT NO. CD25-0021

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No.	REVISION	BY	DATE

H-SCALE NA
V-SCALE NA
DATE 9/12/25
DESIGNED BY XX
DRAWN BY XX
CHECKED BY XX

TRACT B, HILLSIDE\ARBORS AMENDMENT 1

PLUMBING PLAN

SHEET 42 OF 42
JOB NO. 16190.00