

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 FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE ___ AS PER FEMA FIRM PANEL NO. ___ DATED _____. [IF APPLICABLE] PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
20. PROVIDE BENCHMARK INFORMATION HERE - THE LOCATION, DESCRIPTION AND NAVD88 ELEVATION OF THE PROJECT'S SURVEY BENCHMARK. THE PROJECT BENCHMARK SHALL HAVE A PUBLISHED NAVD88 ELEVATION. I.E. NGS BENCHMARKS OR DOUGLAS COUNTY CONTROL POINTS. IN ADDITION TO THE PROJECT BENCHMARK, ANY ON-SITE BENCHMARKS SHOULD ALSO BE PROVIDED FOR CONTRACTOR USE.
21. PROVIDE A BASIS OF BEARINGS STATEMENT PER COLORADO STATE STATUTE.

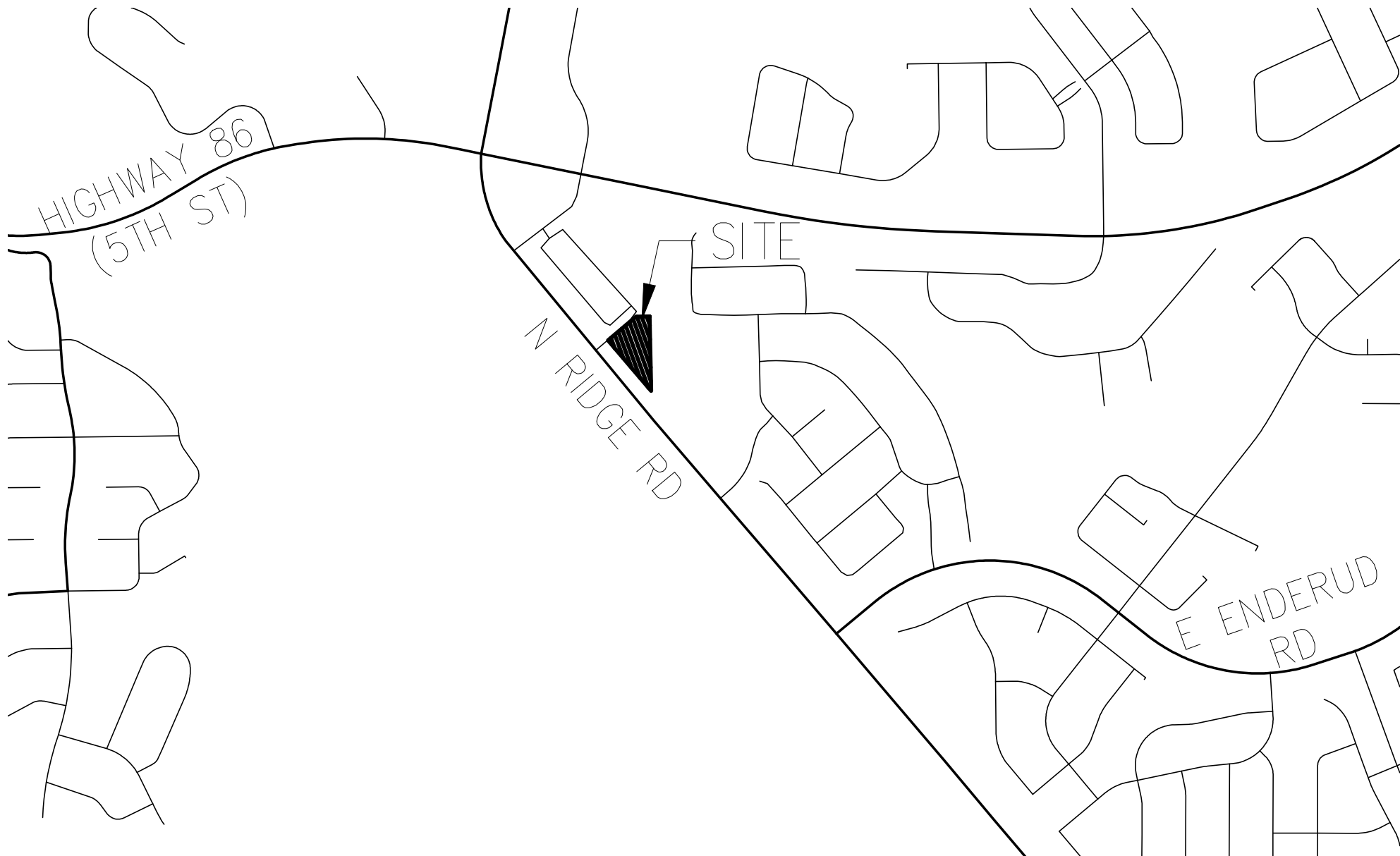
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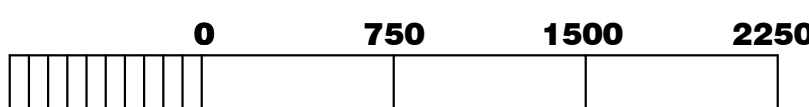
CONSTRUCTION PLANS
O'REILLY AUTO PARTS

A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CDxx-xxxx



VICINITY MAP

1" = 750'



GRAPHIC SCALE - FEET

PROFESSIONAL ENGINEER CERTIFICATION

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

5/9/25

52448

PROFESSIONAL ENGINEER

(COVER HERE AND SEAL HERE) DATE _____

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.

FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE/DESCRIPTION

TOWN APPROVAL BLOCK

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

	AREA OF LIGHT DUTY CONCRETE
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING TELEPHONE SERVICE LINE
	EXISTING ELECTRIC LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED FIREWATER LINE
	PROPOSED SS SERVICE LINE
	PROPOSED STORM DRAIN
	PROPOSED RIDGELINE
	PROPOSED SWALE
	LIMITS OF DISTURBANCE
	PROPOSED SITE SIGN
	PROPOSED TRANSFORMER
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING FLARED END SECTION
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SLOPE
	PROPOSED SLOPE
	EXISTING MANHOLE
	EXISTING INLET
	PROPOSED INLET
	PROPOSED RIPRAP
	PROPOSED SAWCUT

SHEET INDEX

SHEET NO.	SHEET TITLE
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D1.1	SITE DEMOLITION PLAN
C1.1	SITE GRADING PLAN
C1.3	WALL PLAN AND PROFILE
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C2.2	SITE DETAILS
C2.3	REFUSE ENCLOSURE
C2.4	STORM DETAILS
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SP1	SITE LIGHTING PHOTOMETRICS
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L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
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L2.2	IRRIGATION DETAILS

ZONING COMPARISON TABLE

SITE DATA SUMMARY TABLE			
		ALLOWED/REQUIRED	PROPOSED
ZONING DISTRICT		INTEGRATED BUSINESS	INTEGRATED BUSINESS
LAND USE		RETAIL	RETAIL
		REQUIRED/ PERMITTED	PROVIDED
BUILDING HEIGHT		50' MAX	25'
MAXIMUM BUILDING COVERAGE		18,474 S.F. / 35%	6,721 S.F. / 13.10%
BUILDING SETBACK		REQUIRED	PROVIDED
	NORTH	15'	15'
	EAST	15'	15'
	SOUTH	15'	15'
	WEST	25'	25'
OFF STREET PARKING 3 SPACES PER 1000 S.F. OF GROSS FLOOR AREA	REGULAR SPACES	20	20
	ADA SPACES	2	2
	MAXIMUM EMPLOYEE	9	9
	TOTAL PARKING	31	31
BICYCLE PARKING	BICYCLE PARKING SPACES EQUAL TO 5% OF THE TOTAL OFF-STREET VEHICLE PARKING SPACES	2	2

FEMA FLOOD MAP NOTES

FIRM PANEL NUMBER: 08035C0302G
EFFECTIVE DATE: MARCH 16, 2016
FLOOD ZONE X

ABBREVIATIONS

CURB FACE	CF	INVERT ELEVATION	INV
EXPOSED FOUNDATION	EF	SIDEWALK	SW
EXISTING GROUND	EG	TOP OF CURB	TC
EXISTING SURFACE	ES	TRASH PAD	TP
FINISHED FLOOR ELEVATION	FF	MATCH EXISTING	ME
FINISHED GROUND	FG	HIGH POINT	HP
FLOW LINE	FL	GRADE BREAK	GB
FINISHED SURFACE	FS	TOP OF WALL	TOW
POINT OF BEGINNING	POB	BOTTOM OF WALL	BOW

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.



Know what's below
Call before you dig.

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
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COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25

CT1.0

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

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WATERLINE CONSTRUCTION NOTES

- 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.
- 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.
- WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
- ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
- GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X 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.
- ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
- ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
- ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
- 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.
- 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.
- THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
- MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
- 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.
- THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- 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.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
- 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.
- 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 DETECTOR ASSEMBLY.
- RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

FIRE DEPARTMENT NOTES

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- 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.
- 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.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
- 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.
- 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.

SIGNAGE AND STRIPING NOTES

- 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.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
- 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.

STREET CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- 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.
- VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

LANDSCAPING NOTES

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

LIGHTING NOTES

- LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
- LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARIES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE, POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
- DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
- DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

STORM DRAINAGE CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
- 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.
- ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
- 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.
- 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.

SANITARY SEWER CONSTRUCTION NOTES

- 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.
- ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
- ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
- ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
- 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.
- SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
- 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.
- 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.
- 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.
- 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.
- MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
- 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.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
- THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
- 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.

CAUTION:

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2

GENERAL NOTES

O'Reilly AUTO PARTS

CORPORATE OFFICES
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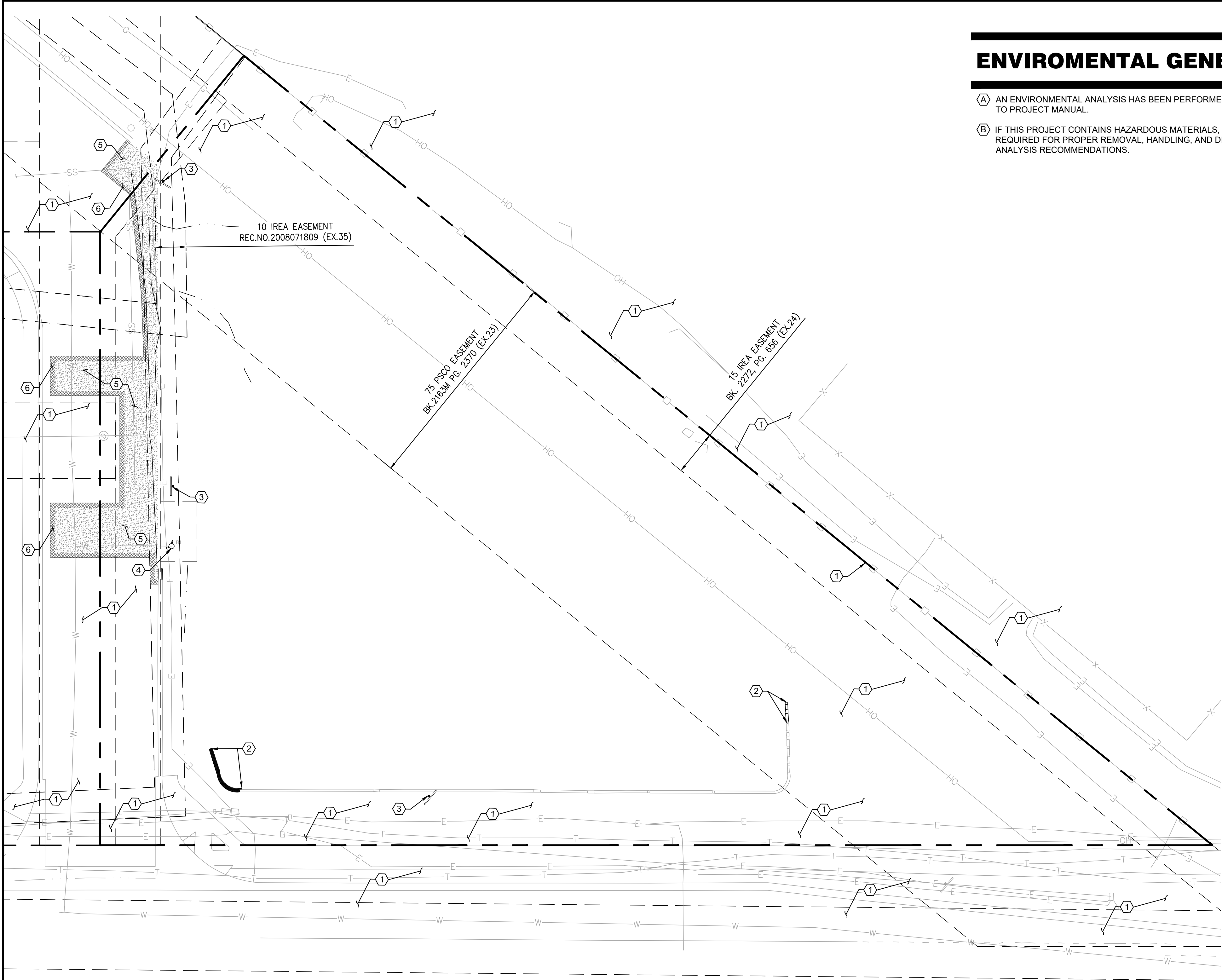
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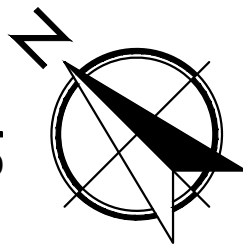
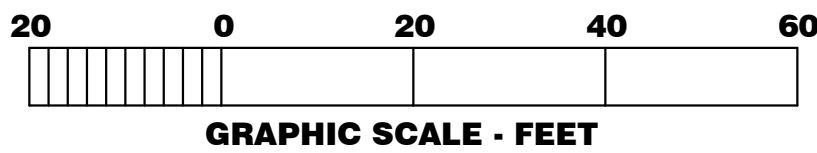
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CT1.1



1 SITE DEMOLITION PLAN

D1.1 SCALE: 1" = 20'-0"



ENVIROMENTAL GENERAL NOTES

- (A) AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
- (B) IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- (C) REMOVE ALL EXISTING SITE CONSTRUCTION AND DELETERIOUS MATERIALS UNLESS OTHERWISE NOTED.
- (D) EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- (E) ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- (F) REFER TO SITE UTILITY PLAN FOR DEMOLITION OF EXISTING UTILITIES.
- (G) EXISTING UNDERGROUND INSTALLATION SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, POWER LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS IS EXPRESSLY DISCLAIMED. GENERALLY SERVICE CONNECTIONS ARE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCOVERY OF EXISTING UNDERGROUND INSTALLATIONS IN ADVANCE OF EXCAVATING OR TRENCHING BY CONTRACTING LOCAL UTILITIES.

KEY NOTES

- (1) PROTECT EXISTING IMPROVEMENTS IN PLACE.
- (2) EXISTING PORTION OF WALL TO BE REMOVED. REFER TO C1.1 FOR CONTINUATION.
- (3) EXISTING SIGNS TO BE RELOCATED.
- (4) EXISTING FIRE HYDRANT TO BE RELOCATED, REFER TO SHEET C3.1 FOR RELOCATION LOCATION.
- (5) PROPOSED FULL DEPTH SAWCUT AND REPLACE ASPHALT IN KIND.
- (6) PROPOSED 2" MILL AND OVERLAY.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- EXISTING CONDITIONS TO REMAIN.
- EXISTING CONDITIONS TO BE REMOVED.
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TELEPHONE SERVICE LINE
- EXISTING ELECTRIC LINE
- LIMITS OF DISTURBANCE
- EXISTING FIRE HYDRANT
- PROPOSED SAWCUT

UNAUTHORIZED CHANGES & USES

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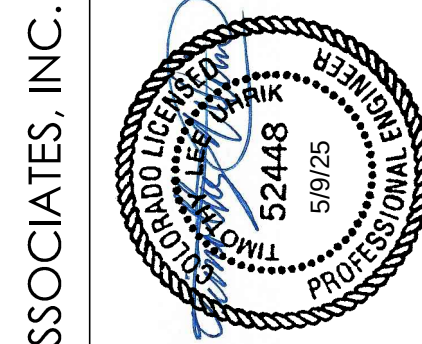
NOTE TO CONTRACTOR

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
SITE DEMOLITION PLAN

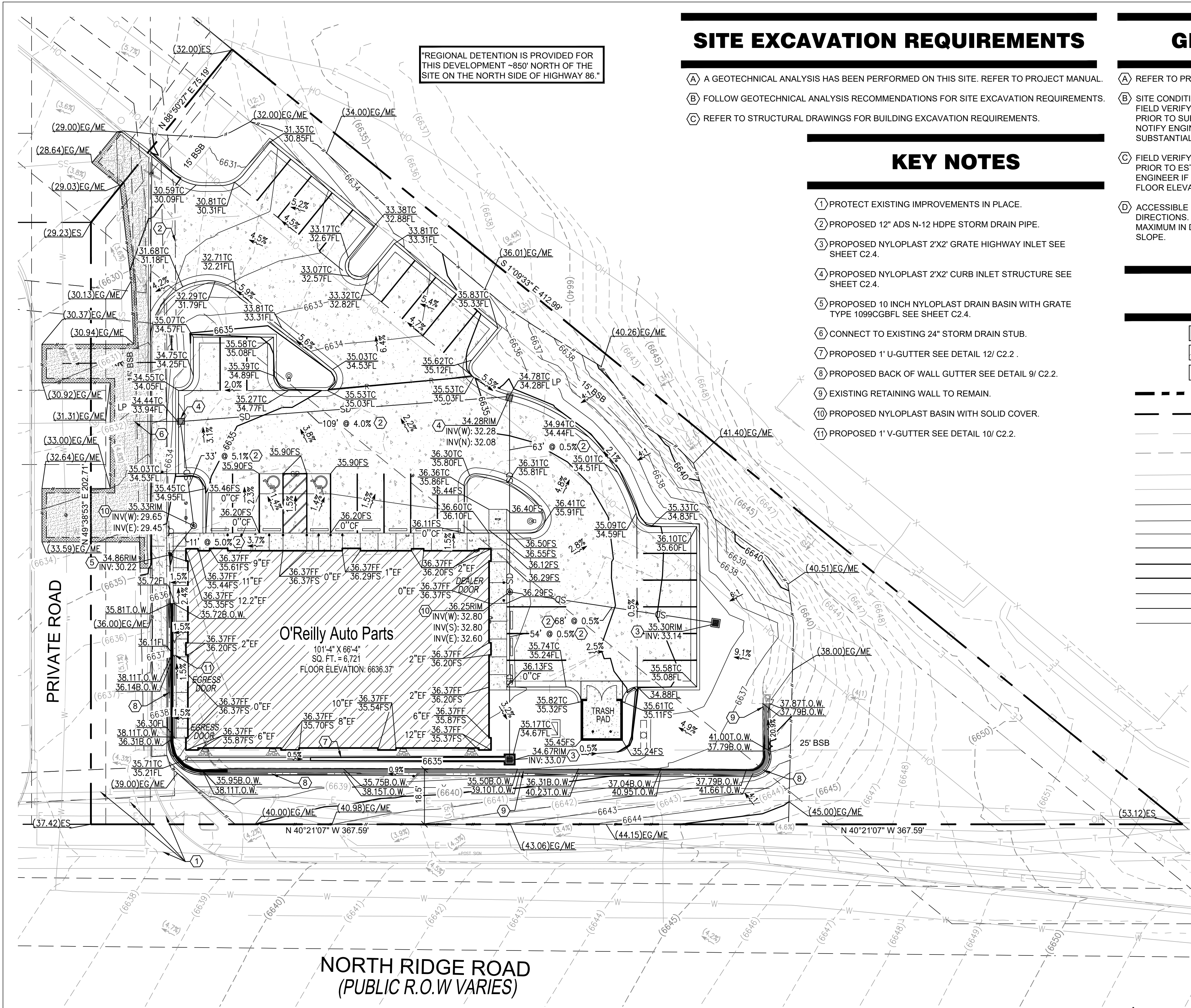
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D1.1

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1 SITE GRADING PLAN

C1.1 SCALE: 1" = 20'-0"

ADA NOTE

- ALL ACCESSIBLE PATHS OF TRAVEL ARE TO ABIDE BY THE FOLLOWING PARAMETERS:
- CROSS-SLOPE NOT TO EXCEED 2%
 - LONGITUDINAL SLOPE NOT TO EXCEED 5%
 - LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
 - RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER RAMP DETAILS)
 - PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

SITE EXCAVATION REQUIREMENTS

- (A) A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- (B) FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
- (C) REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

KEY NOTES

- (1) PROTECT EXISTING IMPROVEMENTS IN PLACE.
- (2) PROPOSED 12" ADS N-12 HDPE STORM DRAIN PIPE.
- (3) PROPOSED NYLOPLAST 2'X2' GRATE HIGHWAY INLET SEE SHEET C2.4.
- (4) PROPOSED NYLOPLAST 2'X2' CURB INLET STRUCTURE SEE SHEET C2.4.
- (5) PROPOSED 10 INCH NYLOPLAST DRAIN BASIN WITH GRATE TYPE 1099CG8FL SEE SHEET C2.4.
- (6) CONNECT TO EXISTING 24" STORM DRAIN STUB.
- (7) PROPOSED 1' U-GUTTER SEE DETAIL 12/ C2.2.
- (8) PROPOSED BACK OF WALL GUTTER SEE DETAIL 9/ C2.2.
- (9) EXISTING RETAINING WALL TO REMAIN.
- (10) PROPOSED NYLOPLAST BASIN WITH SOLID COVER.
- (11) PROPOSED 1' V-GUTTER SEE DETAIL 10/ C2.2.

GENERAL NOTES

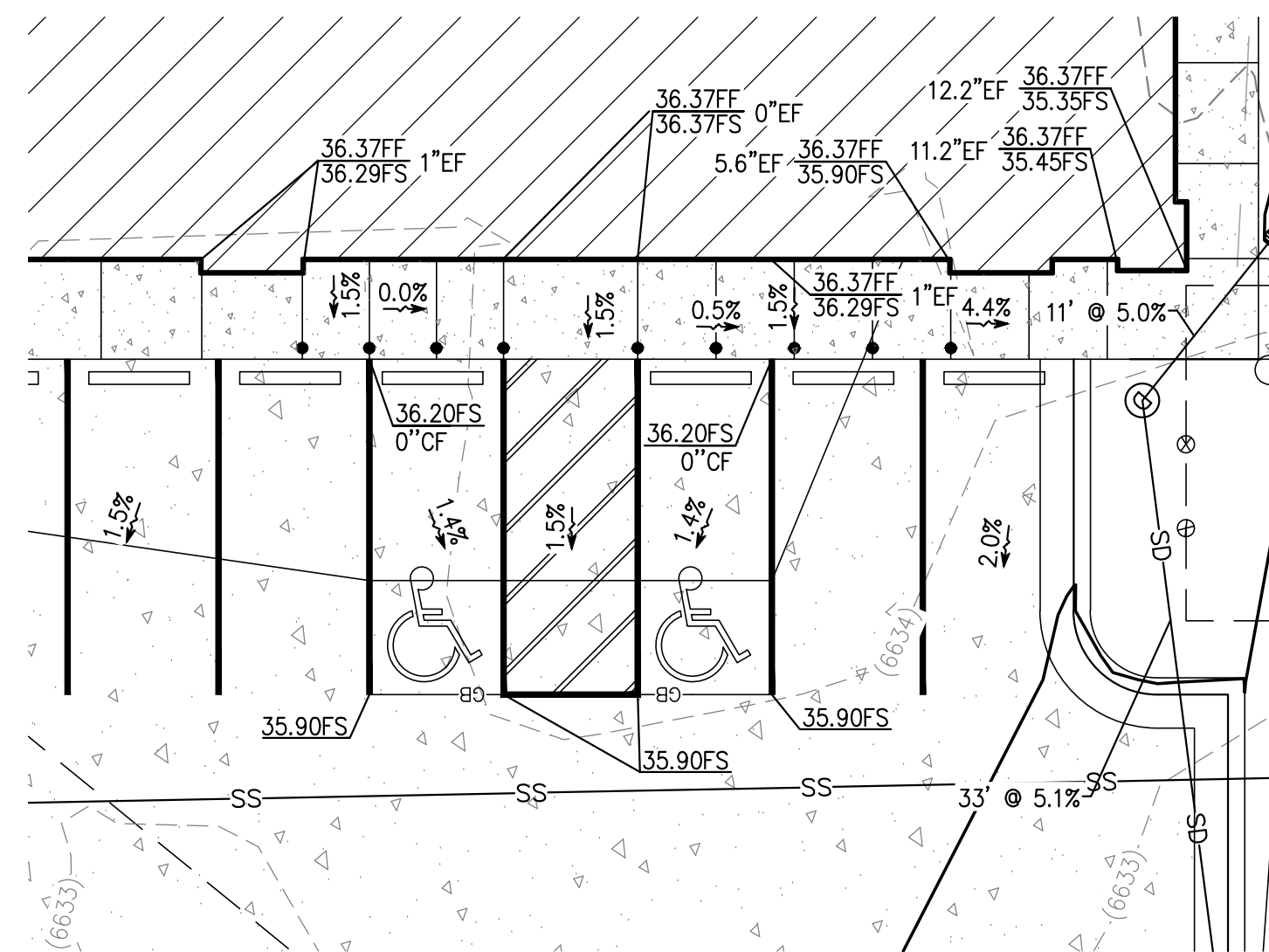
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- (B) SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- (C) FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. NOTIFY ENGINEER IF EXISTING CONDITIONS REQUIRE REVISED FINISH FLOOR ELEVATION TO PROVIDE PROPER DRAINAGE.
- (D) ACCESSIBLE PARKING AREAS TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. DESIGNATED ACCESSIBLE ROUTE TO SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE.

GENERAL NOTES

- (E) RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

LEGEND

	AREA OF LIGHT DUTY CONCRETE		PROPOSED SWALE
	NEW BUILDING CONSTRUCTION		LIMITS OF DISTURBANCE
	AREA OF CONCRETE		PROPOSED SITE SIGN
	PROPERTY LINE		PROPOSED TRANSFORMER
	ADJACENT PROPERTY/ ROW LINE		PROPOSED WATER METER
	BUILDING SETBACK LINE		PROPOSED SS CLEANOUT
	PROPOSED EASEMENT		PROPOSED BACKFLOW PREVENTOR
	EXISTING GAS LINE		EXISTING FIRE HYDRANT
	EXISTING WATER LINE		PROPOSED LIGHT POLE
	EXISTING SEWER LINE		EXISTING FLARED END SECTION
	EXISTING OVERHEAD ELECTRIC LINE		EXISTING ELEVATION
	EXISTING TELEPHONE SERVICE LINE		EXISTING CONTOUR
	EXISTING ELECTRIC LINE		PROPOSED CONTOUR
	PROPOSED WATER SERVICE LINE		EXISTING SLOPE
	PROPOSED FIREWATER LINE		PROPOSED SLOPE
	PROPOSED SS SERVICE LINE		EXISTING MANHOLE
	PROPOSED STORM DRAIN		EXISTING INLET
	PROPOSED RIDGELINE		PROPOSED INLET
			PROPOSED RIPRAP
			PROPOSED SAWCUT



2 ADA GRADING DETAIL

C1.1 SCALE: 1" = 10'-0"

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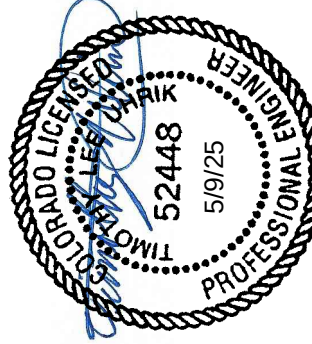


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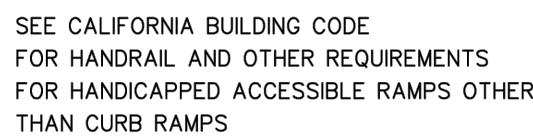
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C1.1



STANDARD PLAN
606-5
SHEET 1 OF 3



1. USE TYPE C WHERE ADJACENT GRADE IS MORE THAN 2'-6" (760 mm) BELOW LANDING OR SIDEWALK FINISHED SURFACE.
2. RAILS, POSTS, AND PICKETS SHALL BE GALVANIZED STEEL PIPE.
3. PROVIDE SLIP JOINTS AT STAIRWAY EXPANSION JOINTS, 24' (7.3 m) MAXIMUM.
4. MAXIMUM SPACING OF POSTS SHALL BE 8'-0" (2.44 m) ON STRAIGHT ALIGNMENTS, AND 6'-0" (1.83 m) ON CURVED ALIGNMENTS WITH LESS THAN 30' (9.1 m) RADIUS. MAKE SPACING UNIFORM BETWEEN CHANGES IN ALIGNMENT.
5. WELDS SHALL BE SLOT OR FILLET WELDS EQUAL TO THICKNESS OF PIPE. WELD ALL JOINTS ALL AROUND.

STANDARD PLAN
606-5
SHEET 2 OF 3



STANDARD PLAN
618-3
SHEET 1 OF 3



618-3

TYPE A WALL						
DESIGN H	3'-4" (1020)	4'-0" (1220)	4'-8" (1420)	5'-4" (1630)	6'-0" (1830)	
W	3'-2" (1000 mm)	3'-6" (1100)	3'-10" (1200)	4'-2" (1300)	4'-6" (1400)	
(a) BARS	_____	_____	_____	#5 @ 16" (#16M @ 406)	#5 @ 16" (#16M @ 406)	
(b) BARS	_____	_____	_____	#5 @ 16" (#16M @ 406)	#5 @ 16" (#16M @ 406)	
(c) BARS	#5 @ 16" (#16M @ 406)	#5 @ 16" (#16M @ 406)	#5 @ 16" (#16M @ 406)			

TYPE B WALL						
DESIGN H	3'-4" (1020 mm)	4'-0" (1220)	4'-8" (1420)	5'-4" (1630)	6'-0" (1830)	
W	2'-8" (850)	3'-0" (950)	3'-8" (1050)	3'-8" (1150)	4'-0" (1250)	
a) BARS	_____	_____	_____	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	
b) BARS	_____	_____	_____	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	
c) BARS	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	_____	_____	
e) BARS	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	#5 @ 15" (#16M @ 375)	#5 @ 12" (#16M @ 300)	

DESIGN DATA (SEE SPPWC 617 FOR PCC, STEEL, AND OTHER SOIL DATA)

REQUIRED SOIL BEARING CAPACITY 2000 psf (95 kPa)

- NOTES:**
1. SEE SPPWC 617 FOR STANDARD WALL DETAILS.
 2. METRIC REINFORCING BAR SPACING IS IN MILLIMETERS.

STANDARD PLAN
618-3
SHEET 3 OF 3



STANDARD PLAN
621-3
SHEET 1 OF 2

- NOTES:**
1. THE BLOCK WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSPWC 303-4.1.
 2. USE STANDARD 8" (200 mm) WIDE NORMAL WEIGHT CONCRETE BLOCK PER SSPWC 202-2.
 3. USE CONCRETE BOND BEAM BLOCK WHERE HORIZONTAL STEEL IS CALLED FOR.
 4. MORTAR, GROUT AND WATER SHALL CONFORM TO SSPWC 202-2.
 5. REINFORCING STEEL SHALL BE GRADE 40 (GRADE 300) PER SSPWC 201-2.
 6. ALL BLOCKS SHALL BE LAID UP IN MORTAR HEAD AND BED JOINTS FOR FULL THICKNESS OF FACE SHELLS. WEBS OF EACH COURSE SHALL CENTER ON WEBS OF COURSES BELOW. OMIT HEAD JOINT IN GRADE COURSE.
 7. PLACE A MINIMUM 4" (100 mm) LAYER OF NO. 4 CONCRETE AGGREGATE BETWEEN THE SOIL BACKFILL AND THE OPEN HEAD JOINT.
 8. ALL CELLS IN WHICH STEEL IS PLACED SHALL BE FILLED WITH GROUT.
 9. CONCRETE SHALL BE 520-A-2500 (310-A-17) PER SSPWC 201-1.2.
 10. POUR FOOTING AGAINST UNDISTURBED NATURAL SOIL OR SOIL THAT HAS BEEN COMPACTED TO 90% OPTIMUM DENSITY PER ASTM D1557-78.
 11. CHAIN LINK FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSPWC 304-3.
 12. PROVIDE OPEN HEAD JOINTS AT INTERVALS NO GREATER THAN 48" (1.2 m). WHERE WALL IS LOCATED ADJACENT TO A SIDEWALK, PROVIDE 2" ϕ (50 mm ϕ) WEEP HOLES UNDER SIDEWALK.
 13. WELDED WIRE MESH SHALL CONFORM TO SSPWC 201-2.2.3.

STANDARD PLAN
621-3
SHEET 2 OF 2



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PROJECT:
NEW O'BELL Y AUTO PARTS STOR E

CASTLE ROCK, CO #2

WALL DETAILS



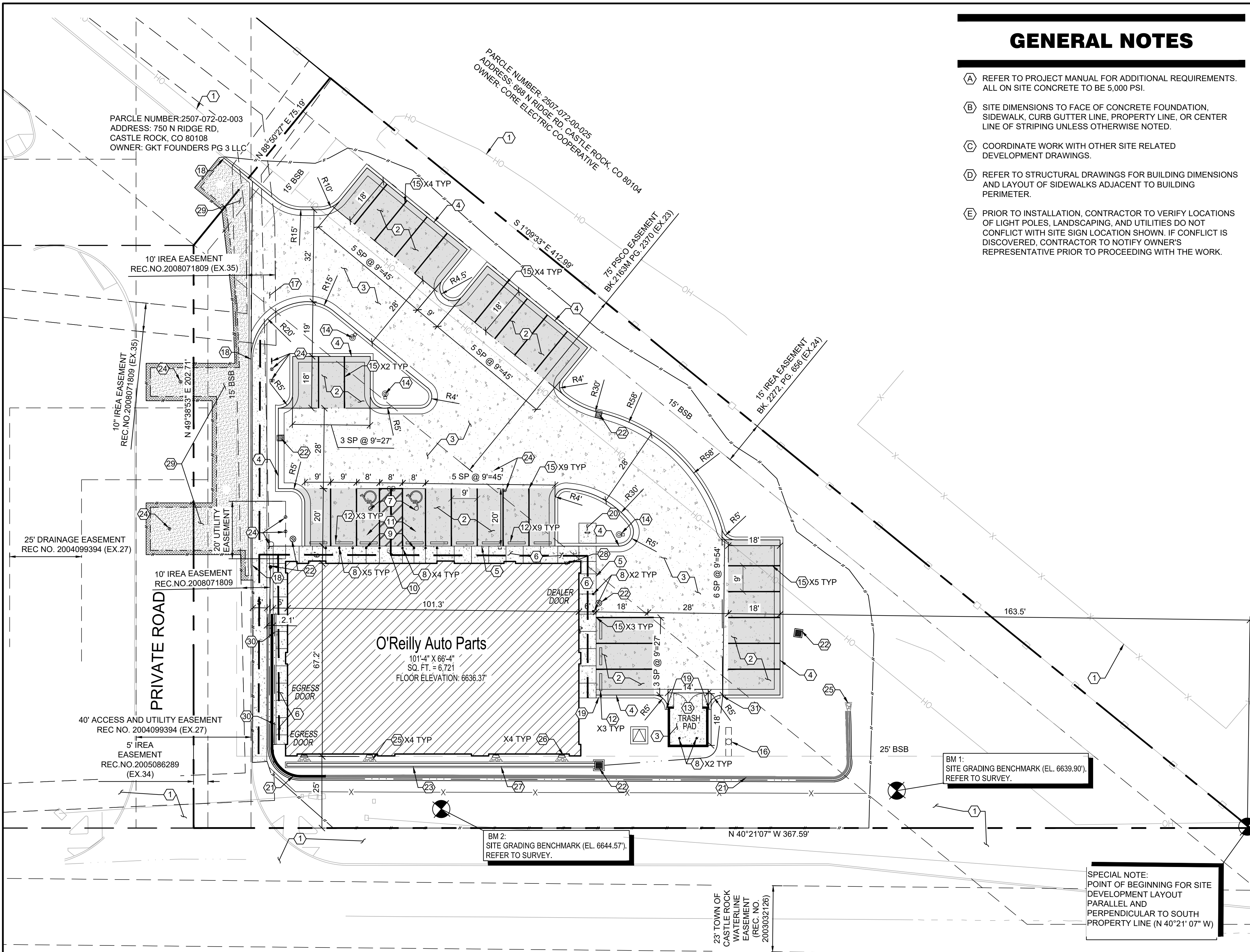
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COMM # 4880

DATE: 05/08/25

REVISION

DATE: _____



1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"

ZONING CODE

SUBJECT PROPERTY ZONING
CLASSIFICATION:
PROPERTY AREA:
PAVEMENT AREA:
LAND USE:

INTEGRATED BUSINESS (IB)
52,783 SQ. FT. (1.212 ACRES)
15,510 SQ. FT.
AUTO REPAIR

PARKING SUMMARY
PARKING FORMULA:

3 SP. PER 1000 SQ. FT. GFA
PLUS 1 SP. PER EMPLOYEE
9' x 20'

SPACE SIZE:
SPACES REQUIRED:
SPACES PROVIDED:
H.C. SPACES PROVIDED:

27
31
27
2

ZONING CODE

ADJACENT PROPERTY ZONING

NORTH PROPERTY
CLASSIFICATION:
LAND USE:

PLANNED DEVELOPMENT
RETAIL

EAST PROPERTY
CLASSIFICATION:
LAND USE:

AGRICULTURAL ONE
UTILITIES PUBLIC

SOUTH WEST PROPERTY
CLASSIFICATION:
LAND USE:

TOWN R.O.W
PUBLIC

NORTH WEST PROPERTY
CLASSIFICATION:
LAND USE:

PLANNED DEVELOPMENT
FUEL SERVICE STATION

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 5,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 1/C2.2.
- CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA. REFER TO DETAIL 2/C2.2.
- CONCRETE CURB. REFER TO DETAIL 3/C2.2.
- CONCRETE SIDEWALK CURB. REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- CONCRETE SIDEWALK OR DOOR LANDING. REFER TO DETAIL 5/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. REFER TO DETAIL 6/C2.2.
- STEEL BOLLARD. REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR AND PROVIDE (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR BOLLARDS ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SIGN. REFER TO DETAIL 8/C2.2.
- ACCESSIBLE AISLE TRANSITION. REFER TO DETAIL 9/C2.2.
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" L) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
- REFUSE ENCLOSURE. REFER TO 1/C2.3.
- PARKING LOT LIGHTING. REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- SITE SIGN. REFER TO SHEET SG.1.1 FOR CONSTRUCTION TYPE AND LOCATION. SIGN IS OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
- CONCRETE DRIVE APRON TO BE INSTALLED. REFER TO CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
- LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- INVERTED U-STYLE BICYCLE RACKS PER TOWN OF CASTLE ROCK REQUIREMENTS. REFER TO DETAIL 11/C2.2.
- LANDSCAPE WALL. SEE SHEET C1.1.
- PROPOSED STORM INFRASTRUCTURE. REFER TO SHEET C1.1 FOR ADDITIONAL INFORMATION.
- EXISTING CURB AND GUTTER.
- REFER TO SHEET C3.1 FOR PROPOSED UTILITY DESIGN.
- PROPOSED RIPRAP. REFER TO DETAIL 10/C2.2.
- PROPOSED DOWNSPOUT. REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
- PROPOSED 2" U-GUTTER. SEE SHEET 12/C2.2.
- PROPOSED FIRE RISER ROOM. REFER TO BUILDING ELEVATION PLAN FOR ADDITIONAL INFORMATION.
- PROPOSED SAWCUT LINE. REMOVE AND REPLACE AC PAVEMENT TO MATCH EXISTING.
- PROPOSED 1" V-GUTTER. REFER TO DETAIL 13/C2.2.
- PROPOSED 2" CURB CUT. REFER TO DETAIL 14/C2.2.

SYMBOLS LEGEND

	AREA OF LIGHT DUTY CONCRETE
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING TELEPHONE SERVICE LINE
	EXISTING ELECTRIC LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED FIREWATER LINE
	PROPOSED SS SERVICE LINE
	PROPOSED STORM DRAIN
	PROPOSED RIDGELINE
	PROPOSED SWALE
	LIMITS OF DISTURBANCE
	PROPOSED SITE SIGN
	PROPOSED TRANSFORMER
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	EXISTING SLOPE
	PROPOSED SLOPE
	EXISTING MANHOLE
	EXISTING INLET
	PROPOSED INLET
	PROPOSED RIPRAP
	PROPOSED SAWCUT

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

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PROFESSIONAL SEAL

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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25

C2.1



NOTE:
REFER TO STRUCTURAL
PLANS FOR SECTION

NOTE:
REFER TO SITE DEVELOPMENT PLAN
FOR REFUSE ENCLOSURE LOCATION
AND ORIENTATION.



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N. RIDGE RD.

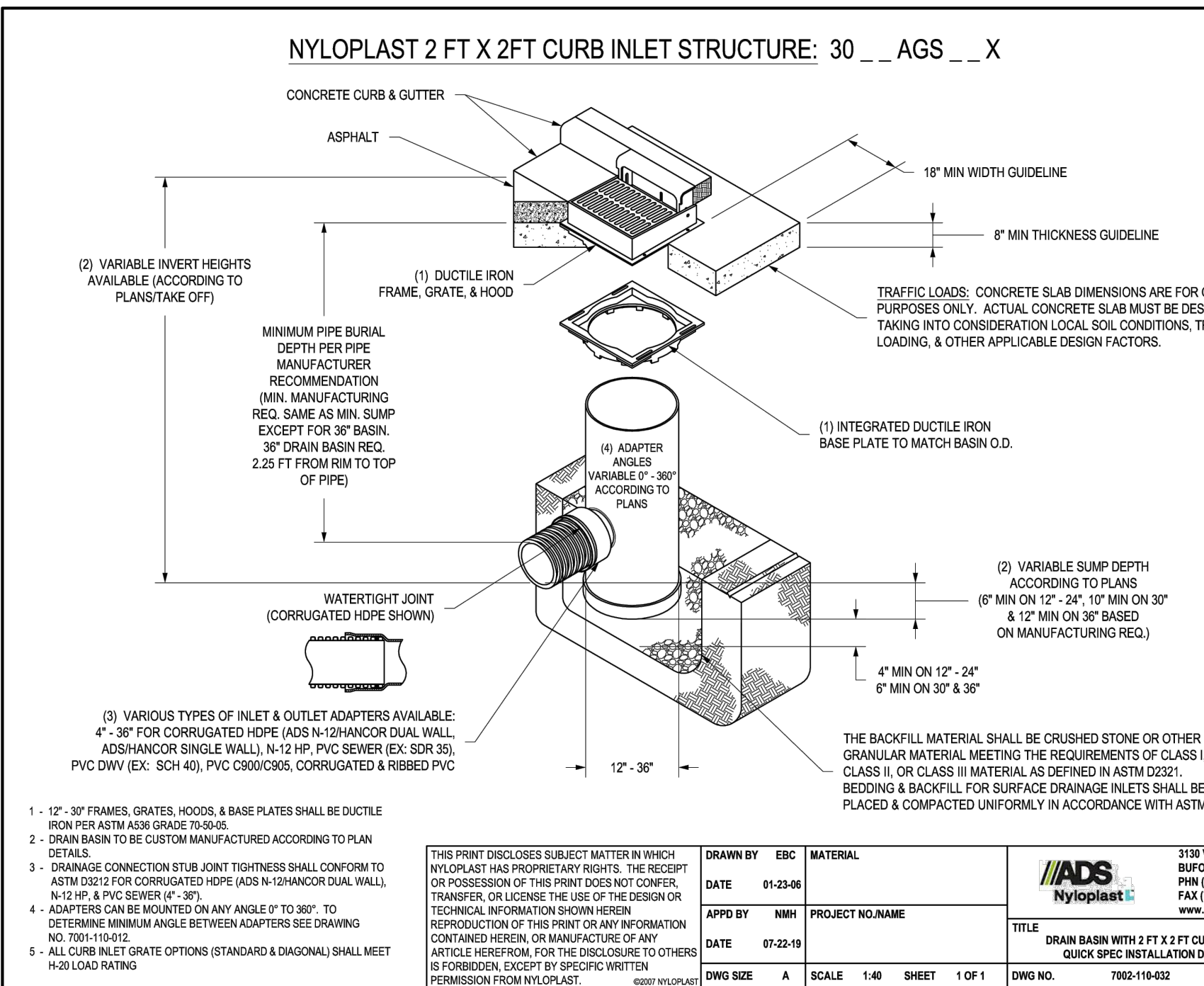
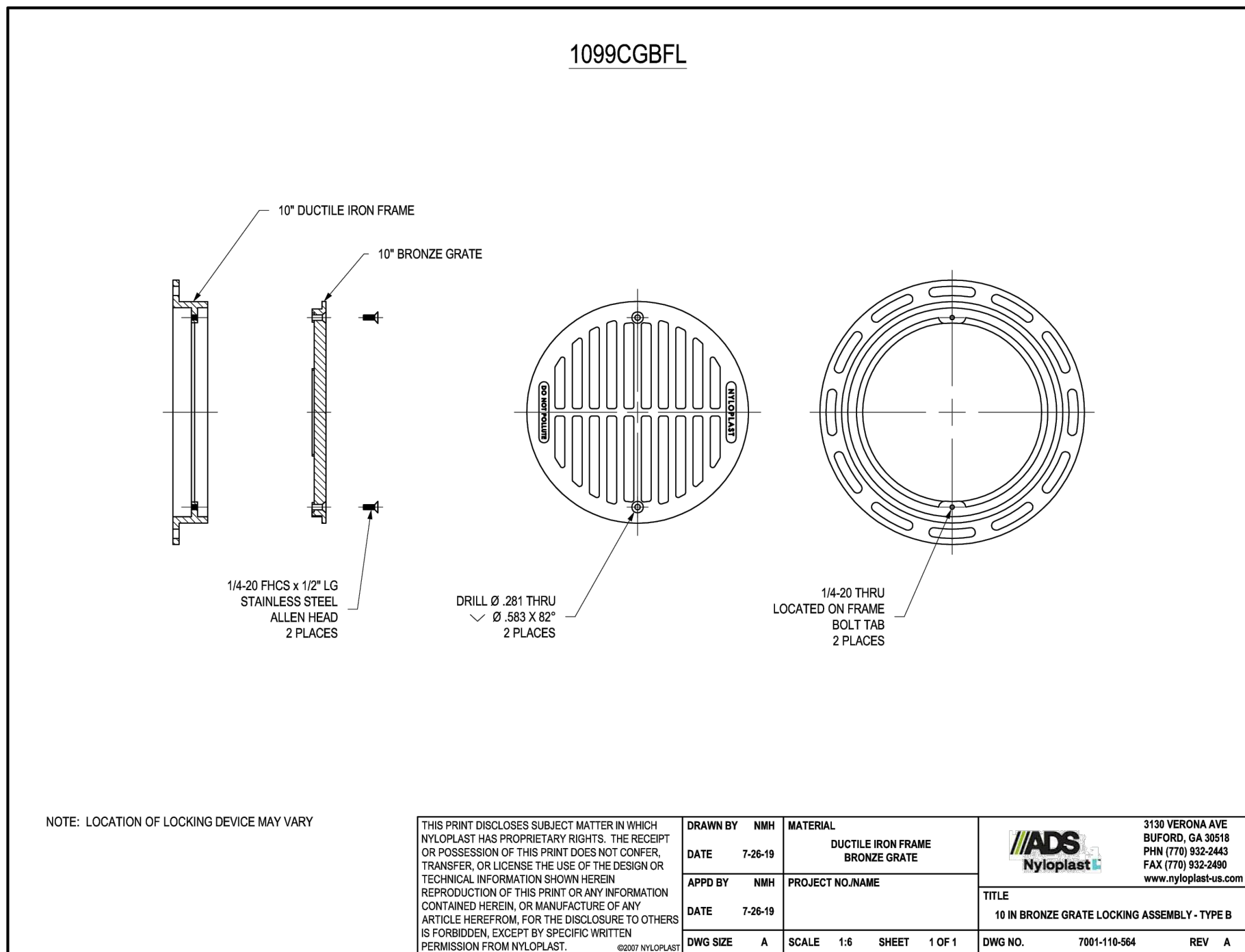
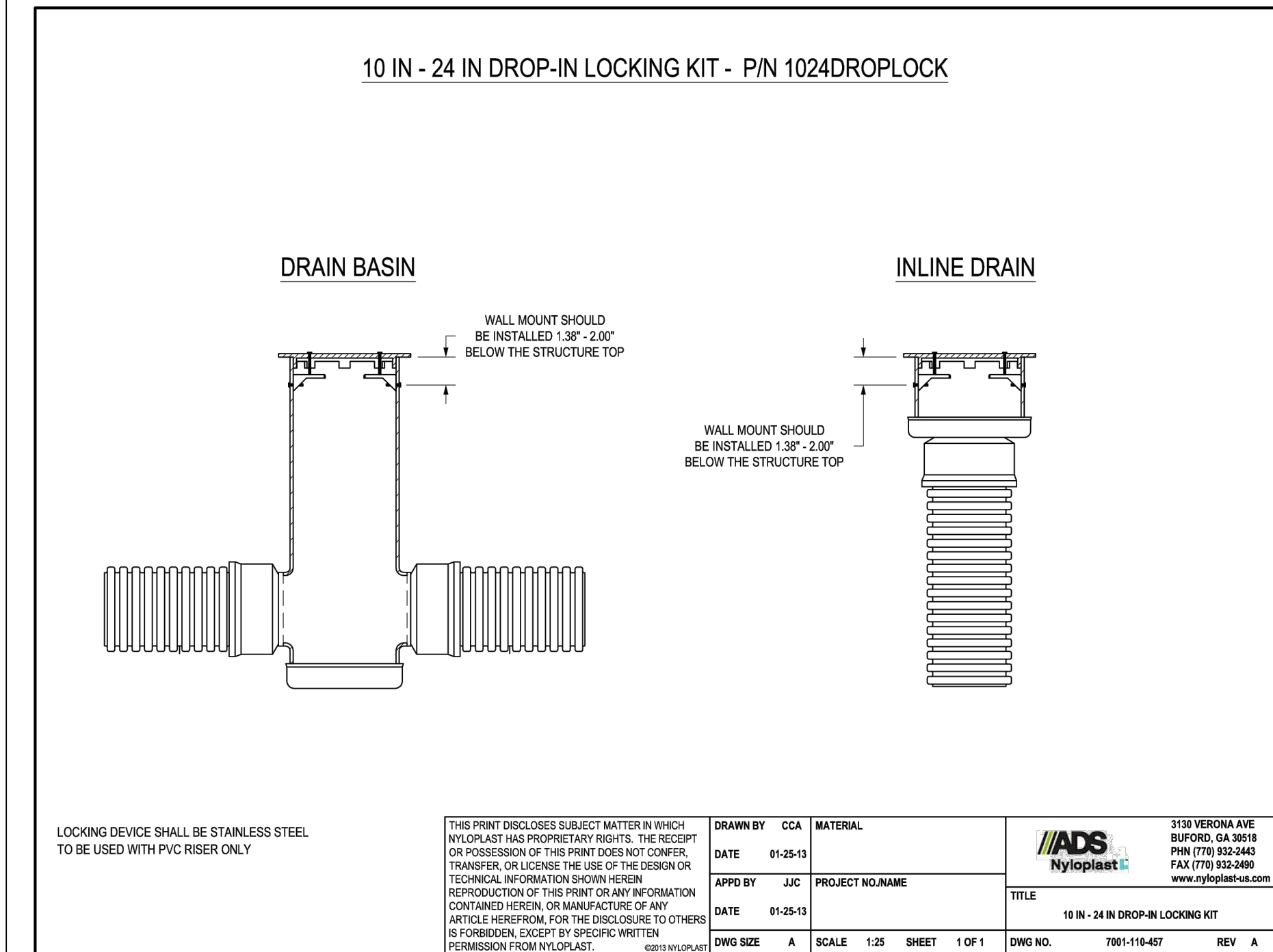
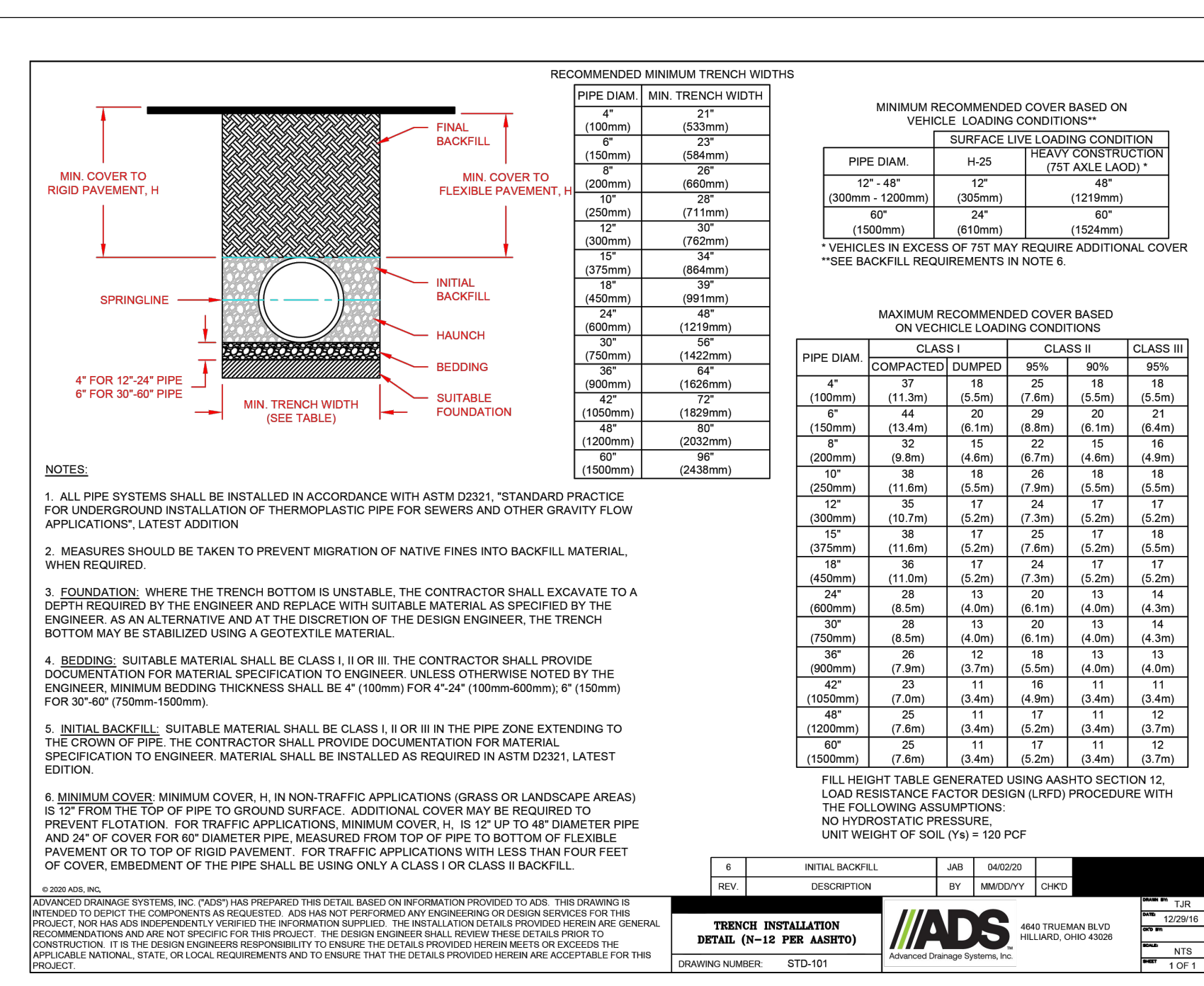
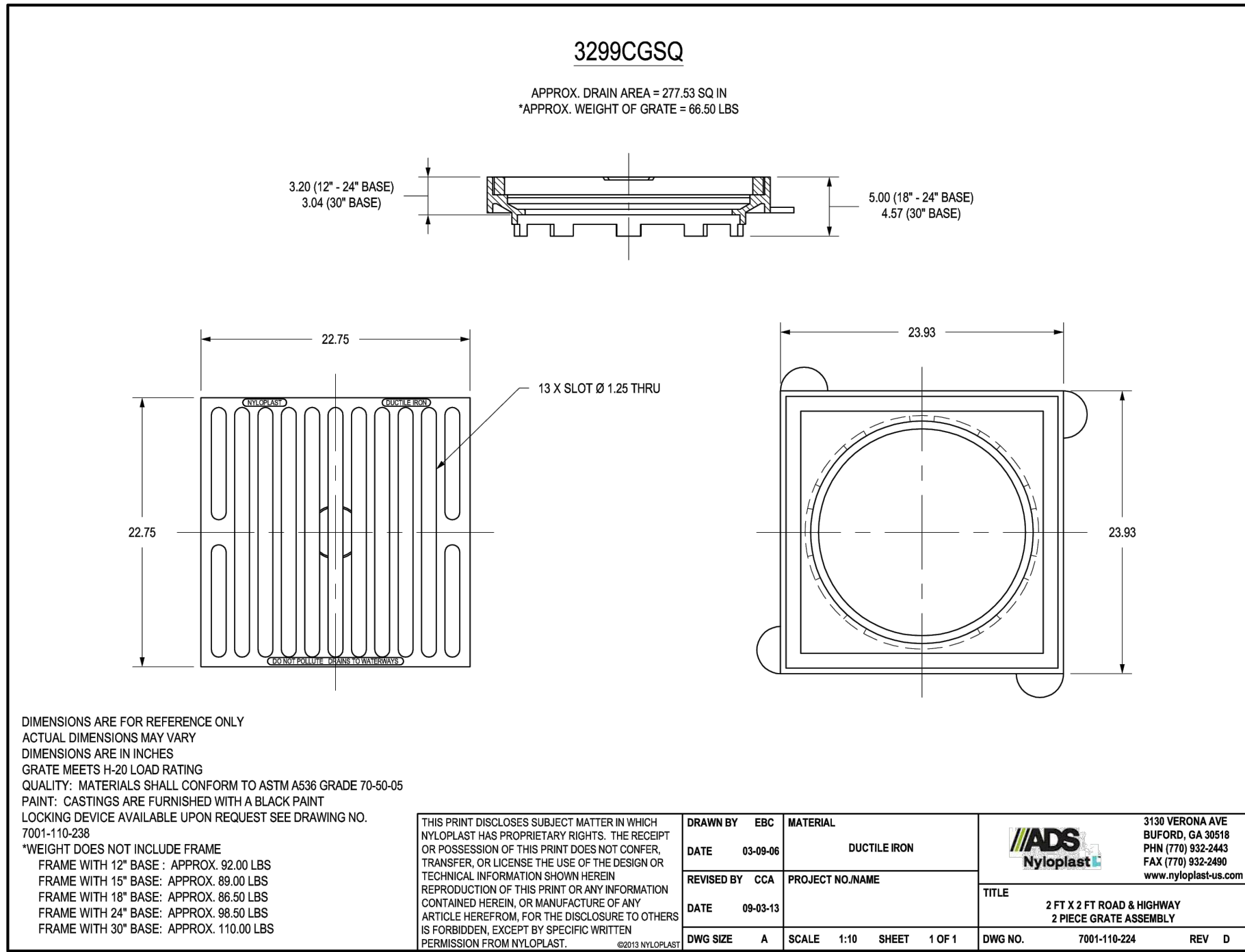
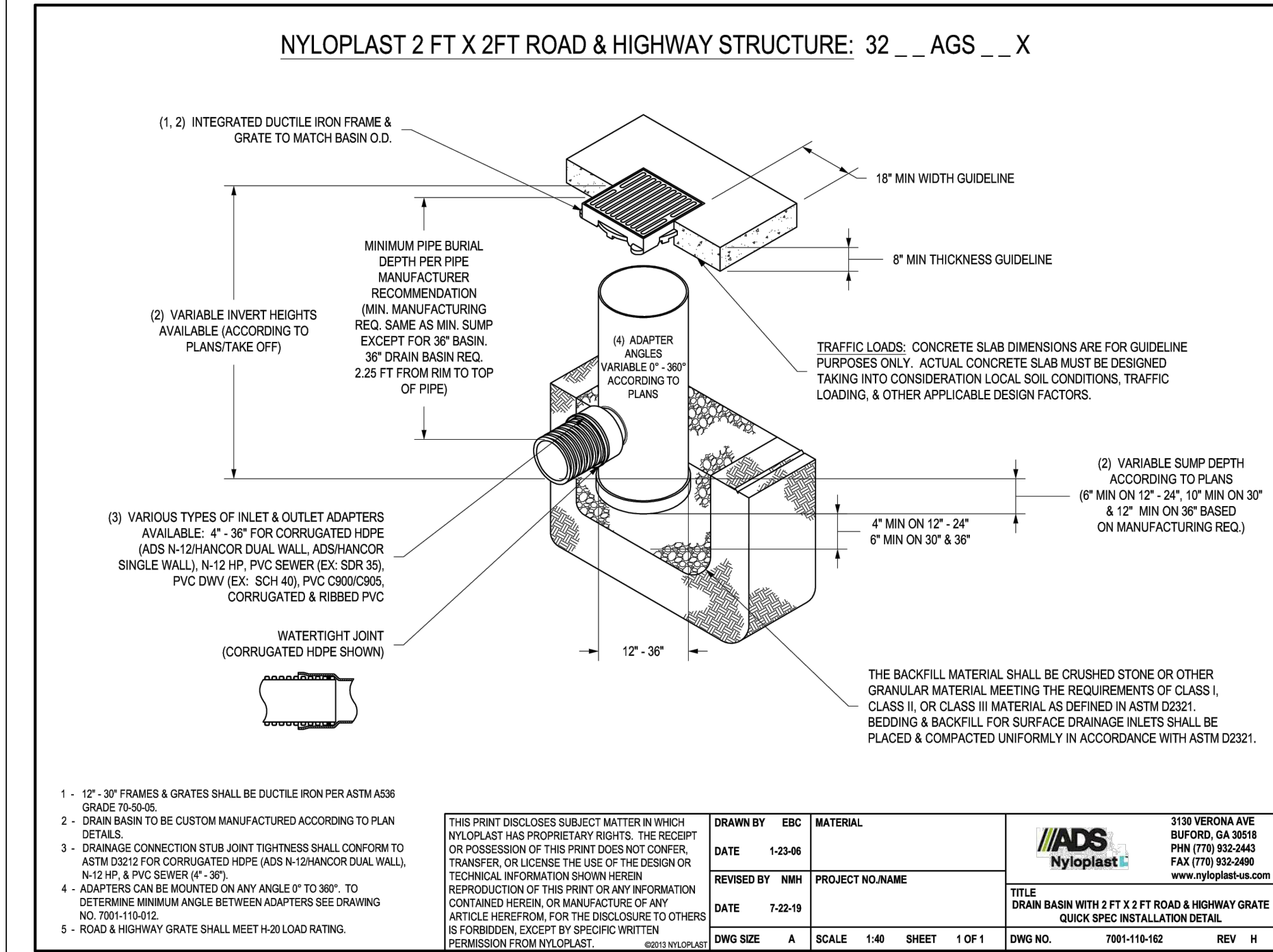
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LICENSED PROFESSIONAL ENGINEER

PROJECT: NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
STORM DETAILS

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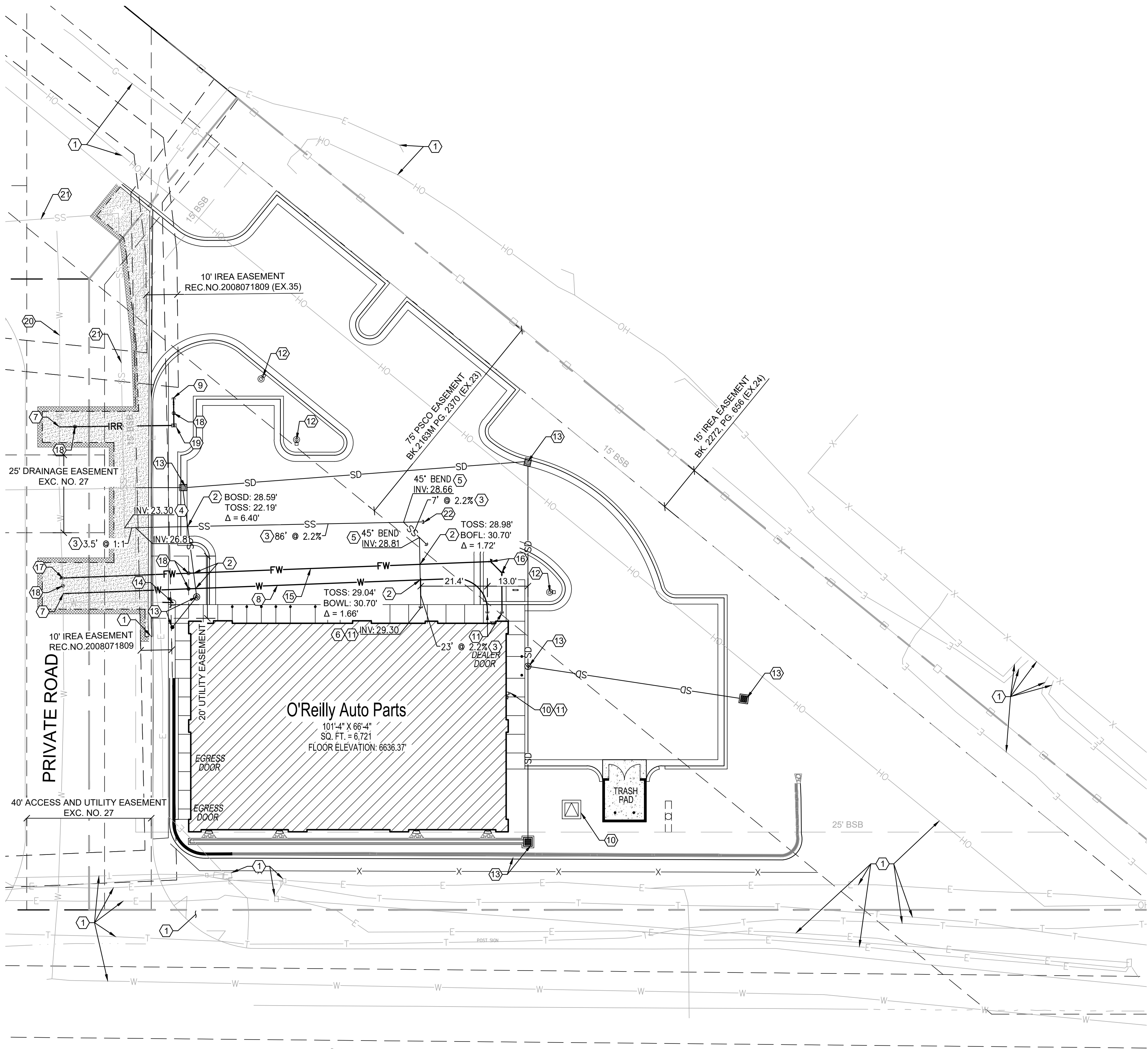
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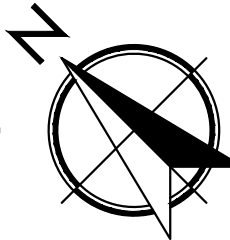
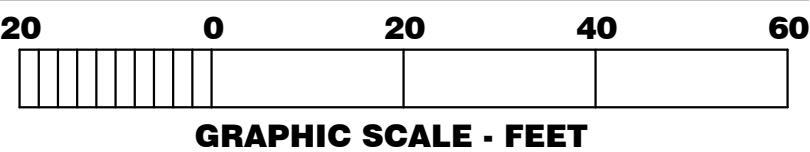
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NORTH RIDGE ROAD
(PUBLIC R.O.W VARIES)

8 SITE UTILITY PLAN

C3.1 SCALE: 1" = 20'-0"



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SDP25-0005- SITE DEVELOPMENT PLAN AMENDMENT NO.2-
LOT 5, FOUNDERS MARKETPLACE

KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- UTILITY CROSSING, CONTRACTOR TO VERIFY MINIMUM OF 18" VERTICAL SEPARATION BETWEEN UTILITIES.
- 6" SDR35 PVC SANITARY SEWER AT SLOPES SHOWN HEREON.
- SANITARY SEWER CONNECTION AT MAIN PER DETAIL SS-2
- 6" HS-20 TRAFFIC RATED SANITARY SEWER CLEAN OUT.
- 6" SANITARY SEWER CLEAN OUT DOUBLE SWEEP COMBINATION TEE WITH SINGLE ACCESS PORT. CLEANOUT TO BE WITHIN 5' OF BUILDING. REFER TO MEP PLANS FOR INSTALLATION.
- CONNECTION TO EXISTING WATER LINE, CONTRACTOR TO VERIFY SIZE AND LOCATION. NOTIFY ENGINEER OF DISCREPANCIES FROM PLAN. CONNECT TO EXISTING 12" WATER LINE PER CITY OF CASTLE ROCK STANDARD DETAIL W-2.
- 2" TYPE-K COPPER PIPE PER CITY OF CASTLE ROCK STANDARD DETAIL W-2.
- IRRIGATION STUB, REFER TO IRRIGATION PLANS FOR CONTINUATION.
- ELECTRIC SERVICE AND TRANSFORMER. ALIGNMENT SHOWN FOR REFERENCE ONLY. REFER TO SHEET US1 FOR INSTALLATION.
- UTILITY CONNECTIONS AT BUILDING. REFER TO MEP PLANS.
- PARKING LOT LIGHTING. REFER TO SHEET US1 FOR ADDITIONAL DETAILS.
- STORM DRAIN IMPROVEMENTS. REFER TO SHEET C1.1 FOR DETAIL.
- RELOCATED FIRE HYDRANT PER CITY OF CASTLE ROCK STANDARD DETAIL W-11.
- PROPOSED 6" DUCTILE IRON FIRE LINE.
- PROPOSED 45° THRUST BLOCK PER CITY OF CASTLE ROCK STANDARD DETAIL W-22.
- PROPOSED TEE AT THE CONNECTION TO THE MAIN PER CITY OF CASTLE ROCK STANDARD DETAIL W-3.
- GATE VALVE PER CITY OF CASTLE ROCK STANDARD DETAIL W-10.
- PROPOSED 1" IRRIGATION METER PER CITY OF CASTLE ROCK STANDARD DETAIL W-4A.
- EXISTING 12" DUCTILE IRON PIPE. PROTECT IN PLACE.
- EXISTING 6" SANITARY SEWER PVC PIPE. PROTECT IN PLACE.
- FUTURE GREASE INTERCEPTOR STUB WITH PLUG.

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES, USING UTILITY CONTACT INFORMATION GIVEN. COORDINATE FOR ALL UTILITY WORK SHOWN. GIVE UTILITY COMPANIES NOTICE OF CONSTRUCTION START DATE AND ESTIMATED COMPLETION DATE.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY/ ROW LINE
---	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
G	EXISTING GAS LINE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
OH	EXISTING OVERHEAD ELECTRIC LINE
T	EXISTING TELEPHONE SERVICE LINE
E	EXISTING ELECTRIC LINE
W	PROPOSED WATER SERVICE LINE
FW	PROPOSED FIREWATER LINE
SS	PROPOSED SS SERVICE LINE
SD	PROPOSED STORM DRAIN
R	PROPOSED RIDGELINE
[Symbol]	PROPOSED SITE SIGN
[Symbol]	PROPOSED TRANSFORMER
[Symbol]	PROPOSED BOLLARD
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SS CLEANOUT
[Symbol]	PROPOSED BACKFLOW PREVENTOR
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	EXISTING FLARED END SECTION
(40.00)ES	EXISTING ELEVATION
40.00ES	PROPOSED ELEVATION
(2940)	EXISTING CONTOUR
2940	PROPOSED CONTOUR
(5.2%)	EXISTING SLOPE
5.4%	PROPOSED SLOPE
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING INLET
[Symbol]	PROPOSED INLET
[Symbol]	PROPOSED RIPRAP
[Symbol]	PROPOSED SAWCUT

EXISTING UTILITY NOTES

CONTRACTOR TO CONFIRM MINIMUM BURY DEPTH IS MAINTAINED OVER EXISTING UTILITIES.

EXISTING CONDITIONS NOTE

- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
- EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
- ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY RESULTING FROM DAMAGE TO OR MODIFICATIONS OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS / INSTALLATIONS.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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PROJECT

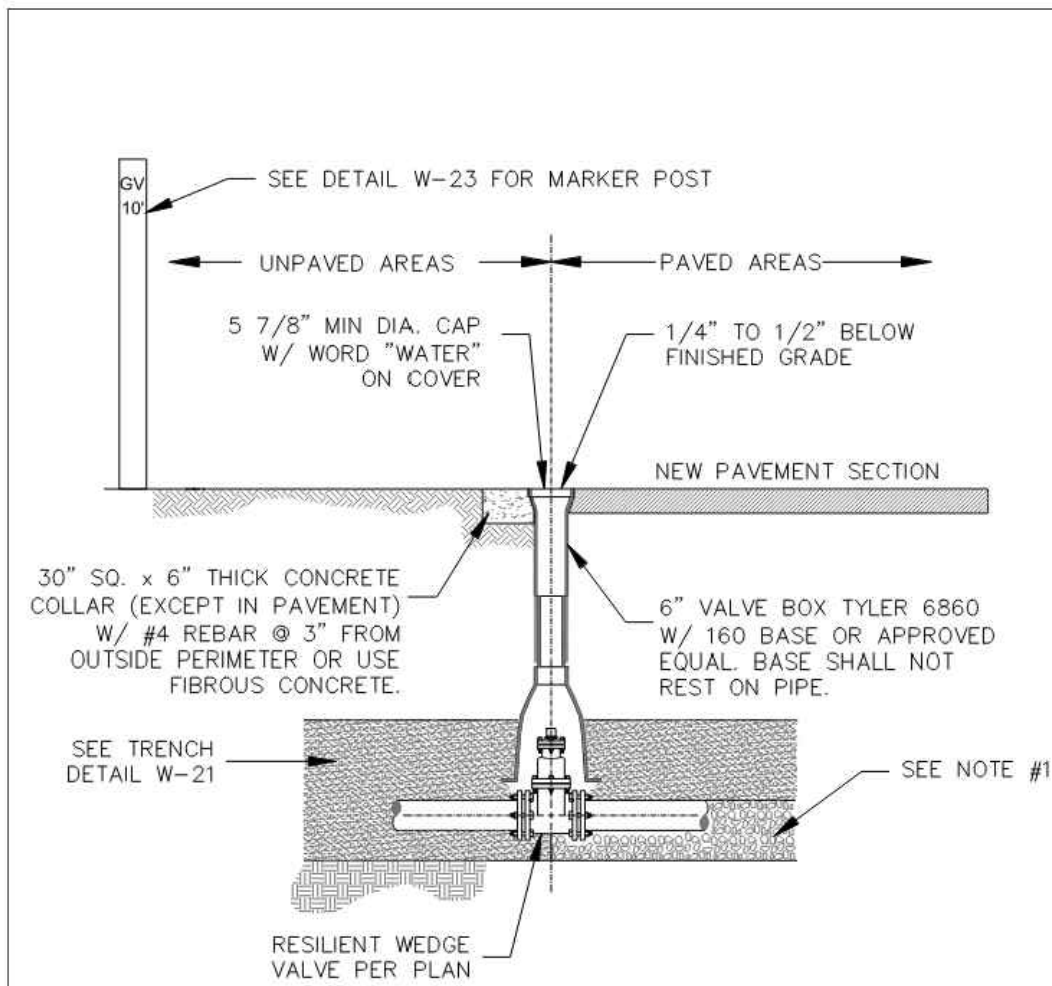
PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
SITE UTILITY PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25

C3.1

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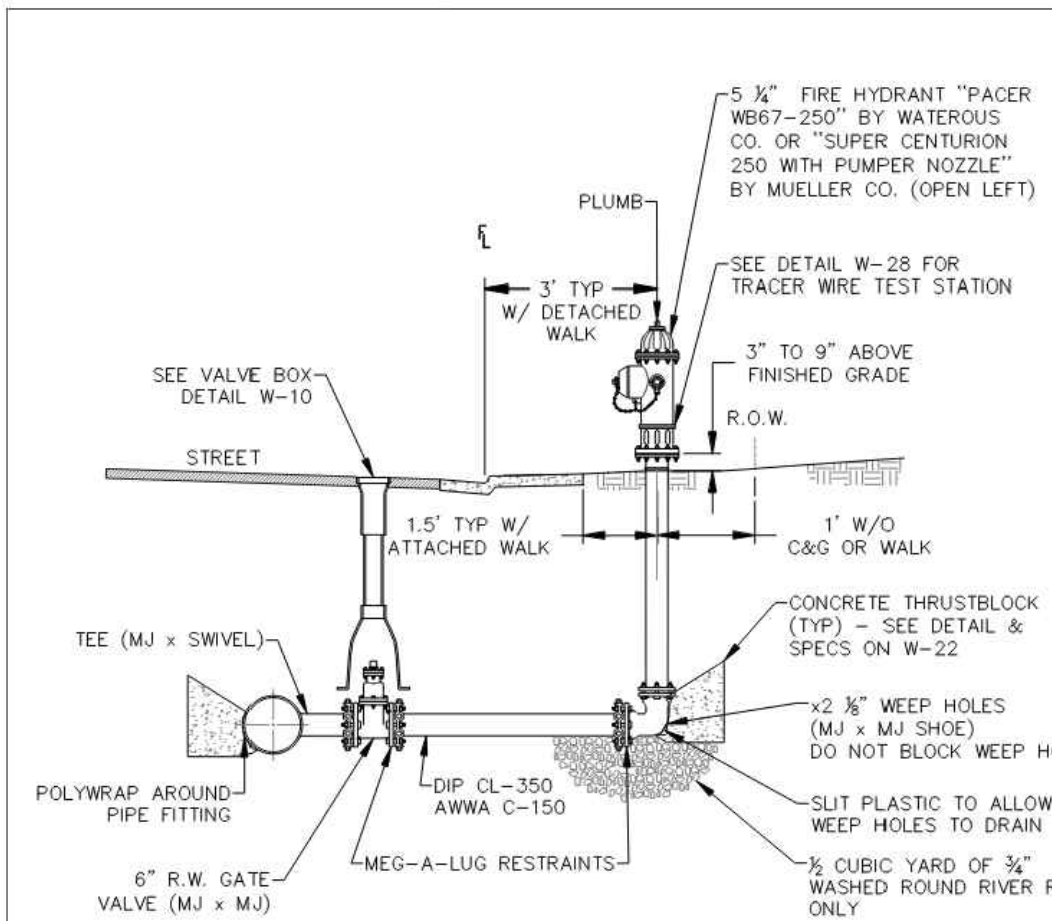


NOTES:

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

Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 732-2200 Fax: (720) 732-2217	TYPICAL VALVE BOX		DETAIL PLAN NO.	
Date	Comments			W-10		Sheet 1 of 1	
7/19	REVISED PER STAFF COMMENTS						
7/20	REVISED PER STAFF COMMENTS						

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



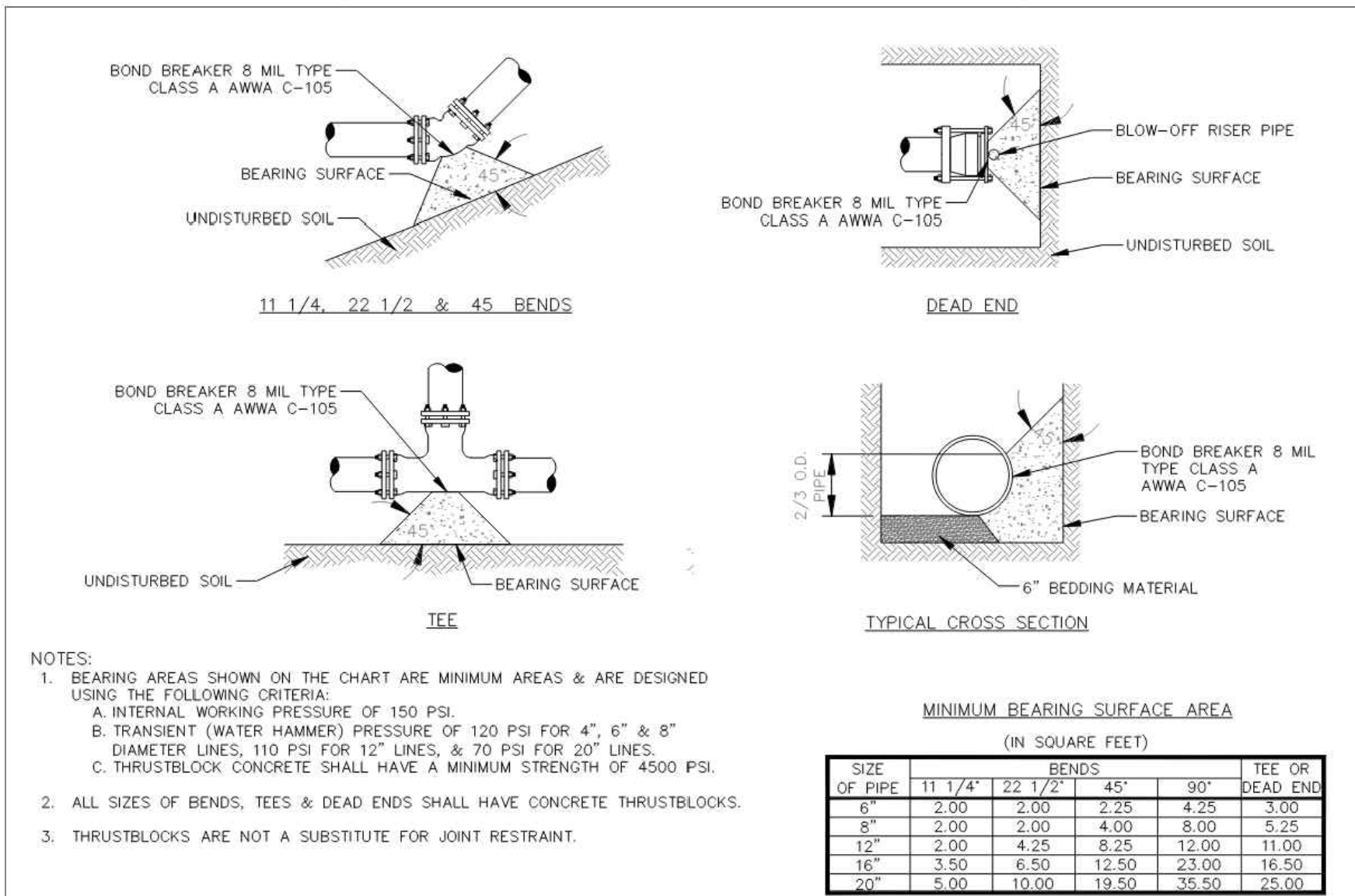
NOTES:

- ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
- THE CONNECTIONS SHALL BE 2 TO 2 1/2" NOZZLES AND 1 TO 5 1/2" PUMPER NOZZLE. ALL THREADS TO BE NATIONAL STANDARD W/ 1 1/2" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
- NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
- THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
- ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
- SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
- THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
- NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24" MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
- A TRACER WIRE TEST STATION IS REQUIRED; REFER TO DETAIL W-28.
- FOR BURY DEPTHS GREATER THAN 8' REFER TO DETAIL W-11A.



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 732-2200 Fax: (720) 732-2217	FIRE HYDRANT ASSEMBLY		DETAIL PLAN NO.	
Date	Comments			W-11		Sheet 1 of 1	
7/19	REVISED PER STAFF COMMENTS						
7/20	REVISED PER STAFF COMMENTS						

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



NOTES:

- BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
A. INTERNAL WORKING PRESSURE OF 150 PSI.
B. TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
C. THRUSTBLOCK: CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
- ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
- THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 732-2200 Fax: (720) 732-2217	HORIZONTAL BEND THRUSTBLOCKS		DETAIL PLAN NO.	
Date	Comments			W-22		Sheet 1 of 1	
7/19	REVISED PER STAFF COMMENTS						
7/20	REVISED PER STAFF COMMENTS						

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

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

CAUTION:

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SDP25-0005- SITE DEVELOPMENT PLAN AMENDMENT NO.2- LOT 5, FOUNDERS MARKETPLACE



COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25

C3.2



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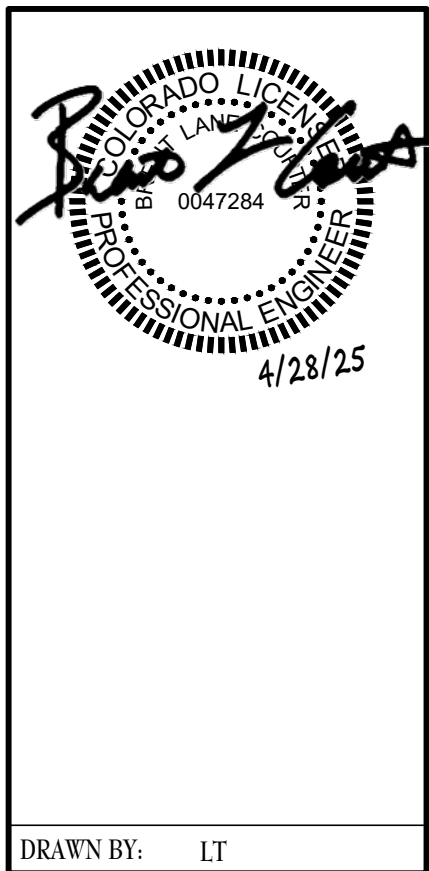
417.862.0558

Fax: 417.862.3265

e-mail: architect@estefischneider.com

SITE DEVELOPMENT PLAN AMENDMENT NO.2

LOT 5, FOUNDERS MARKETPLACE, FILING NO.1, AMENDMENT NO.1
IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.SDP25-0005



Site Luminary Summary Table																
Luminaire											Lamps					
ID/Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Mounting	Mounting Height	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
WS1	LSI	XWM	XWM-3-LED-03L-50-UE-BRZ	OUTDOOR WALL SCONCE	Y	TYPE 3	120	N/A	SURFACE WALL	12'-0"	LED	47	3361	5000K	0.96	DARK BRONZE
WSP	LSI	XWM	XWM-3-LED-03L-50-UE-BRZ-PC120	OUTDOOR WALL SCONCE WITH INTERNAL LOUVER HOUSE SIDE SHIELD	Y	TYPE 3	120	N/A	SURFACE WALL	12'-0"	LED	23	3361	5000K	0.96	DARK BRONZE
P1	LSI	MRM	MRM-LED-18L-SIL-3-UNV-DIM-50-70CRI-BRZ-IL	OUTDOOR LED AREA LIGHT	Y	TYPE 3	120	N/A	POLE MOUNTED	27'-6"	LED	135	19461	5000K	0.96	DARK BRONZE
	LSI		55QB3-S11G-25-S-BRZ-LAB-5BC	OUTDOOR POLE, 25' POLE LENGTH W/ 2.5' CONCRETE BASE				N/A								
P2	LSI	MRM	MRM-LED-18L-SIL-SW-UNV-DIM-50-70CRI-BRZ-IL	OUTDOOR LED AREA LIGHT	Y	TYPE 5 WIDE	120	N/A	POLE MOUNTED	27'-6"	LED	135	18633	5000K	0.96	DARK BRONZE
	LSI		55QB3-S11G-25-S-BRZ-LAB-5BC	OUTDOOR POLE, 25' POLE LENGTH W/ 2.5' CONCRETE BASE				N/A								

AUTOMATIC LIGHTING CONTROL

COMPLIANCE WITH ENERGY CODE IS ACHIEVED BY:

- ONCE THE EMS HAS BEEN PROGRAMMED, THE INTERIOR AND EXTERIOR LIGHTS WILL TURN ON AND OFF USING THE FOLLOWING LOGIC: SEE EM SHEETS.

INTERIOR WORK LIGHTS WILL TURN ON WITH FIRST MOTION IN THE STORE AND WILL TURN OFF 15 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.

INTERIOR SALES LIGHTS WILL TURN ON AT STORE OPENING AND TURN OFF 15 MINUTES AFTER STORE CLOSING.

EXTERIOR SIGN LIGHTS WILL TURN ON WHEN IT'S DARK ENOUGH OUTSIDE ANYTIME DURING STORE HOURS, AND WILL TURN OFF AT STORE CLOSING. STORE HOURS ARE MON-SAT 7:30 AM TO 9:00 PM AND SUNDAY 9:00 AM TO 7:00 PM.

EXTERIOR SITE LIGHTS WILL TURN ON WHEN IT IS DARK ENOUGH OUTSIDE AND IT IS WITHIN STORE HOURS OR THERE IS MOTION IN THE STORE. THEY WILL TURN OFF 30 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.

EXTERIOR WALL SCONCE LIGHTS (WS1 AND WSP) STAY ON OVERNIGHT FOR SECURITY PURPOSES.
- RESTROOMS AND OFFICES: ALL LIGHTING IN THESE AREAS ARE CONTROLLED BY OCCUPANT-SENSING DEVICES.

LIGHTING STANDARD NOTES

- LIGHT LOSS FACTOR IS 1.0 AS INDICATED ON THE LUMINAIRE SUMMARY TABLE.
- HOURS OF LIGHT OPERATION: STORE HOURS ARE MON-SAT 7:30 AM TO 9:00 PM AND SUNDAY 9:00 AM TO 7:00 PM, FOR A DETAILED DESCRIPTION OF THE EMS-CONTROLLED SITE LIGHTING.
- AREA OBJECTIVES: PARKING LOT AND SIDEWALK AREA LIGHTING HAS BEEN DESIGNED FOR THE SAFE ACCESS AND EGRESS OF STORE PATRONS DURING STORE HOURS.
- MITIGATION EFFORTS: ALL PROPOSED SITE LIGHTING FIXTURES ARE FULL-CUTOFF AND HAVE BEEN ARRANGED TO REDUCE GLARE FOR NEIGHBORING PROPERTIES.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL HAS BEEN DESIGNED TO COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINAIRES: FORWARD THROW (TYPE IV DISTRIBUTION) LUMINAIRES, POLE-MOUNTED LIGHTS AIMED AT THE BUILDING FACADE, AND UNSHIELDED WALLPACKS ARE PROHIBITED AND HAVE NOT BEEN INCLUDED WITH THE PROPOSED DESIGN.

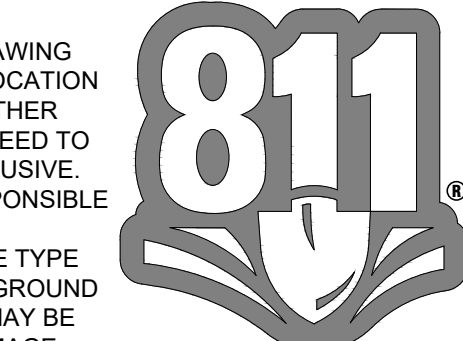
EXTERIOR LIGHT FIXTURE SCHEDULE

ALL ITEMS LISTED ON THE "LIGHT FIXTURE SCHEDULE" WILL BE SUPPLIED BY THE OWNER (O'REILLY). ITEMS SHALL BE DIRECT ORDERED AND/OR RELEASED FROM THE LISTED ELECTRICAL EQUIPMENT DISTRIBUTOR:														SOURCEONE SOLUTIONS 4341 GREEN ASH DRIVE EARTH CITY, MO 63045 PHONE: 314-499-6400				SOURCEONE SOLUTIONS O'REILLY TEAM EMAIL: ncoireilly@sourceonesolutions.com PHONE: 314-499-6400			
MARK	MFR.	CATALOG NUMBER	SUPPLY VOLTAGE	FINISH	SURFACE WALL	MOUNTING		LAMPS		WATTAGE	NOTES	FIXTURE QUANTITY									
						SURF. CEILING	OTHER	FLOURESCENT	TYPE												
									LED				OTHER								
LED EXTERIOR LIGHTS																					
WS1	LSI	XWM-3-LED-03L-50-UE-BRZ NO SUBSTITUTIONS	120	DARK BRONZE	X				X	47	FULL CUT-OFF, BUG RATING B1-U0-G1, ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	5									
WSP	LSI	XWM-3-LED-03L-50-UE-BRZ-PC120 NO SUBSTITUTIONS	120	DARK BRONZE	X				X	47	FULL CUT-OFF, BUG RATING B1-U0-G1, ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	1									
LED POLE LIGHTS																					
P1	LSI	MRM-LED-18L-SIL-3-UNV-DIM-50-70CRI-BRZ-IL	120	DARK BRONZE				X	X	135	25' POLE LENGTH, ADVANCE BALLASTS, FULL CUT-OFF, NO SUBSTITUTIONS. ANCHOR BOLTS W/HARDWARE & TEMPLATE, WITH INTERNAL LOUVER HOUSE SIDE SHIELD, BUG RATING B2-U0-G3	1									
	LSI	5SQB3-S11G-25-S-BRZ-LAB-5BC																			
P2	LSI	MRM-LED-18L-SIL-SW-UNV-DIM-50-70CRI-BRZ-IL	120	DARK BRONZE				X	X	135	25' POLE LENGTH, ADVANCE BALLASTS, FULL CUT-OFF, NO SUBSTITUTIONS. ANCHOR BOLTS W/HARDWARE & TEMPLATE, WITH INTERNAL LOUVER HOUSE SIDE SHIELD, BUG RATING B2-U0-G3	2									
	LSI	5SQB3-S11G-25-S-BRZ-LAB-5BC																			
FIXTURE QUANTITY TO BE VERIFIED WITH SITE PLAN QUANTITY																					

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg. Max/Min
10' Beyond Propertyline	Directional: Illuminance	Footcandles	0.1 fc	0.5 fc	0 fc	N/A
Overall Site	Directional: Illuminance	Footcandles	1.2 fc	4.9 fc	0 fc	N/A

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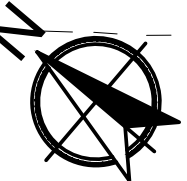


04-28-25

SHEET CHANGED
IN ITS ENTIRETY.

SITE LIGHTING PHOTOMETRICS

SCALE: 1"=20'



SDP25-0005- SITE DEVELOPMENT PLAN AMENDMENT NO.2-
LOT 5, FOUNDERS MARKETPLACE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
730 N. RIDGE RD.
CASTLE ROCK, CO #2

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4880
DATE: 1-31-25
REVISION
DATE: 02-14-25
02-20-25, 04-28-25

SP1

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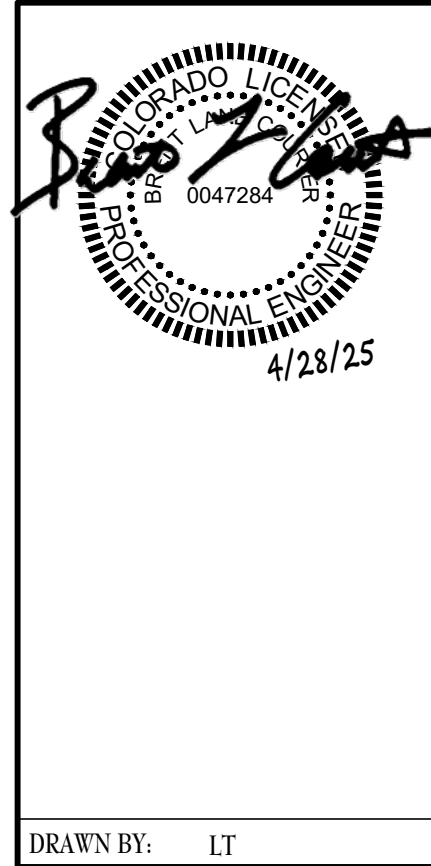
SITE LIGHTING PHOTOMETRICS

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SP1

SITE DEVELOPMENT PLAN AMENDMENT NO.2

LOT 5, FOUNDERS MARKETPLACE, FILING NO.1, AMENDMENT NO.1
IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.SDP25-0005



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e-mail: architect@esteryschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
730 N. RIDGE RD.
CASTLE ROCK, CO #2
SITE LIGHTING DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4880
DATE: 1-31-25
REVISION: 02-14-25
DATE:

02-20-25, 04-28-25

SP2

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM) Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight (lbs/kg)	30 (13.6)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round pole.
- Features are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero weight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (L) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life >100K Hours (See Lumen Maintenance on Page 5).
- Total harmonic distortion <20%.
- Operating temperature -40°C to +50°C (-40°F to +122°F). 4GL and 4SL lumen packages rated to +40°C.
- Power factor > .90.
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9).

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Controls

- Optional integral passive infrared Bluetooth[®] motion and photocell sensor (see page 9 for more details).
- Fixture operates independently and can be commissioned via iOS or Android configuration app.
- LSI's AxiLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Lighting

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Act requirements.
- IDA compliant with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Patented Silicone Optics (US Patent NO. 8,086,185 B2).
- ROHS rated luminaire per IEC 66262 mechanical impact code.
- Specifications and dimensions subject to change without notice.

Page 2/9 Rev. 09/16/25 SPEC.3048.A.9620

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight (lbs/kg)	30 (13.6)

FEATURES & SPECIFICATIONS

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- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round pole.
- Features are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero weight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (L) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life >100K Hours (See Lumen Maintenance on Page 5).
- Total harmonic distortion <20%.
- Operating temperature -40°C to +50°C (-40°F to +122°F). 4GL and 4SL lumen packages rated to +40°C.
- Power factor > .90.
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9).

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Controls

- Optional integral passive infrared Bluetooth[®] motion and photocell sensor (see page 9 for more details).
- Fixture operates independently and can be commissioned via iOS or Android configuration app.
- LSI's AxiLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Lighting

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Act requirements.
- IDA compliant with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Patented Silicone Optics (US Patent NO. 8,086,185 B2).
- ROHS rated luminaire per IEC 66262 mechanical impact code.
- Specifications and dimensions subject to change without notice.

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Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight (lbs/kg)	30 (13.6)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round pole.
- Features are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero weight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (L) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life >100K Hours (See Lumen Maintenance on Page 5).
- Total harmonic distortion <20%.
- Operating temperature -40°C to +50°C (-40°F to +122°F). 4GL and 4SL lumen packages rated to +40°C.
- Power factor > .90.
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9).

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Controls

- Optional integral passive infrared Bluetooth[®] motion and photocell sensor (see page 9 for more details).
- Fixture operates independently and can be commissioned via iOS or Android configuration app.
- LSI's AxiLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Lighting

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Act requirements.
- IDA compliant with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Patented Silicone Optics (US Patent NO. 8,086,185 B2).
- ROHS rated luminaire per IEC 66262 mechanical impact code.
- Specifications and dimensions subject to change without notice.

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Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	25 - 175
Efficacy Range (LPW)	126 - 158
Weight (lbs/kg)	27 (12.2)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (OPMB) permits mounting to standard poles.
- Features are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero weight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life >100K Hours.
- Total harmonic distortion (THD) < 20%.
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F).
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 15L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 2L operating temperature: -40°C to +35°C (-40°F to +95°F).
- Power factor (PF) > .90.
- Input power stays constant over life.
- Optional 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing services.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty> for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Act requirements.
- IDA compliant with 3000K or lower color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598.
- ROHS rated luminaire per IEC 66262 mechanical impact code.
- Designated Lights Consortium (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.dclighting.com/DCL to confirm which versions are qualified.

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Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	25 - 175
Efficacy Range (LPW)	126 - 158
Weight (lbs/kg)	27 (12.2)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (OPMB) permits mounting to standard poles.
- Features are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero weight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life >100K Hours.
- Total harmonic distortion (THD) < 20%.
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F).
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 15L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 2L operating temperature: -40°C to +35°C (-40°F to +95°F).
- Power factor (PF) > .90.
- Input power stays constant over life.
- Optional 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing services.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty> for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Act requirements.
- IDA compliant with 3000K or lower color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598.
- ROHS rated luminaire per IEC 66262 mechanical impact code.
- Designated Lights Consortium (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.dclighting.com/DCL to confirm which versions are qualified.

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Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Medium Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight (lbs/kg)	30 (13.6)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round pole.
- Features are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero weight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (L) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life >100K Hours (See Lumen Maintenance on Page 5).
- Total harmonic distortion <20%.
- Operating temperature -40°C to +50°C (-40°F to +122°F). 4GL and 4SL lumen packages rated to +40°C.
- Power factor > .90.
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9).

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Controls

- Optional integral passive infrared Bluetooth[®] motion and photocell sensor (see page 9 for more details).
- Fixture operates independently and can be commissioned via iOS or Android configuration app.
- LSI's AxiLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Lighting

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Act requirements.
- IDA compliant with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Patented Silicone Optics (US Patent NO. 8,086,185 B2).
- ROHS rated luminaire per IEC 66262 mechanical impact code.
- Specifications and dimensions subject to change without notice.

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CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

Know what's below
Call before you dig.

SDP25-0005- SITE DEVELOPMENT PLAN AMENDMENT NO.2-
LOT 5, FOUNDERS MARKETPLACE

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE IDENTIFIED BY SPECIES DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERTAKE EITHER QUANTITY OR PLANT SPECIES NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AINING AND EXISTING TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRICIFORM' PLANTING TABLETS. QUANTITY PER PLANTING TABLETS TO BE DETERMINED.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" ABOVE ADJACENT SURFACES. GRADES SHALL BE ANTERIOR TO (H) BELOW ADJACENT SURFACES OF TURF SOED AREAS AND (I) BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHERE QUANTITY IS INSUFFICIENT TO MEET THE SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAF AND FREE OF TOXIC MATERIALS, NOXIOUS NEEDLES, BRANCHES, ROCKS, GRASS, OR OTHER DEBRIS. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SLAY, STONES, AND OTHER DEBRIS. TOPSOIL SHALL BE FREE OF ROOTS, STONES, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
 - A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING A FERTILE SOIL CHARACTERISTICS AND ADEQUATE NUTRIENT CONTENT.
 - B) OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
16. OBTAIN REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. THE RESULTS OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
17. REMOVE ALL SALINITY RANGES FROM THE SITE.
18. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
19. SEEDING BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

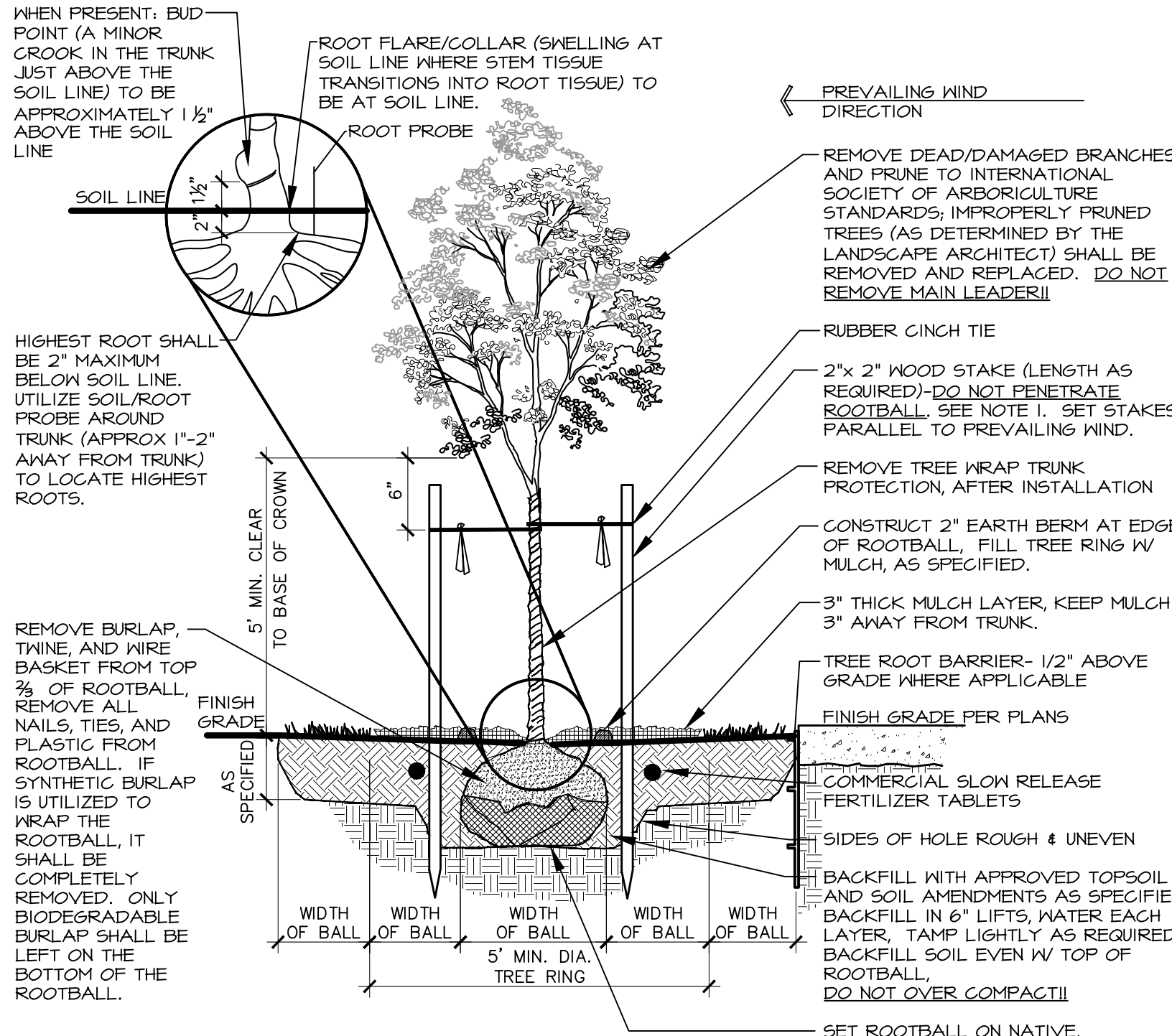
2. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
3. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBAGE AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS, AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH SURFACE. LIGHT SOIL COLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - E. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT GET TOO MUDDY.
5. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADINGS; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
6. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. WINDSPEED SHOULD BE LESS THAN 55 F AND 45 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

2. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED AND NEWLY GRADED SUBGRADES. LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STEPS, ROOTS, RUBBISH, AND OTHER OBSTRUCTIVE MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
4. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOIL.
5. UNCHANGED SUBGRADES, IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - a. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - b. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
6. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - a. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER OBSTRUCTIVE MATTER.
 - b. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
7. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE. PLANE AND FINISH GRADING TO WITHIN $\pm 1/8$ INCH OF GRADE TO WITHIN PLUS OR MINUS $1/2$ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
8. PREPARED AREAS MUST BE PROTECTED BY SPREADING A 2 INCH WATER TIGHTLY AND THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
9. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING. BEFORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

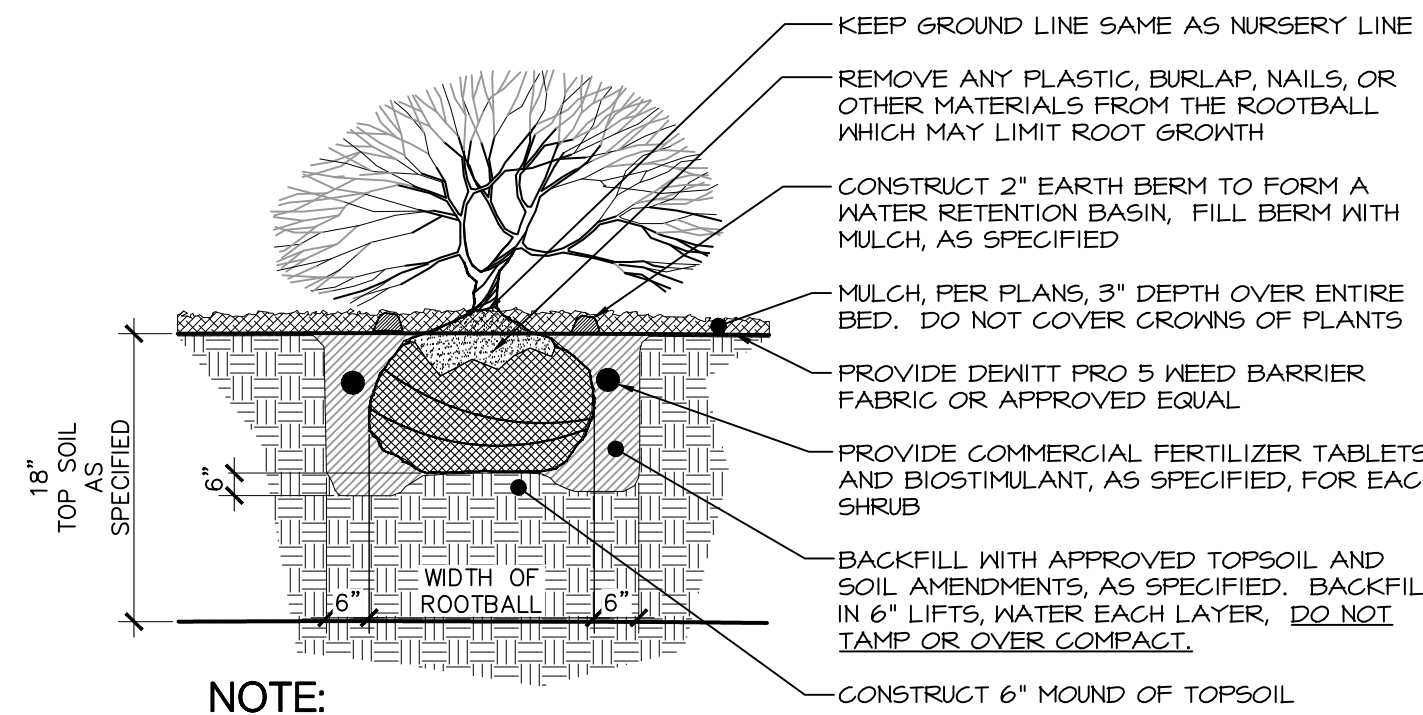
4. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
5. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL, LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, ROOTS, BEDS, OR BEDS OF STONES, AND OTHER STONES, TWIGS, ORGANIC MATTER, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
6. TESTING: TOPSOIL SHALL BE TESTED FOR pH, ORGANIC MATTER, FERTILITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. TOPSOIL SHALL BE SCREENED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS, RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR UNDESIRABLE CONDITION.
7. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
8. COMPACT TOPSOIL TO THICKNESS AT THE FOLLOWING AREAS:
 - A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - B. PLANTER BEDS: 18 INCHES MINIMUM.
9. FINE GRADE TOPSOIL SHALL BE UNIFORM WITH LOOSE, UNIFORM, FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF MOVEMENTS AREAS FOR COVER AND FOR SEED.
10. STOCKPILE TOPSOIL TO BE STORED AND COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
11. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK SHALL BE STOCKPILED OR STAGED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGNER, ARCHITECT, AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

1. ALL AREAS TO BE PLANTED OR HYDROSEEDDED SHALL HAVE NEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEPS WITH ROUND-UP® (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEPS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. SECOND APPLICATION OF ROUND-UP® TO ALL EXPOSED WEEPS, APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS.
6. REMOVE WEEPS FROM THE SITE.
7. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
8. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE NEED FREE.

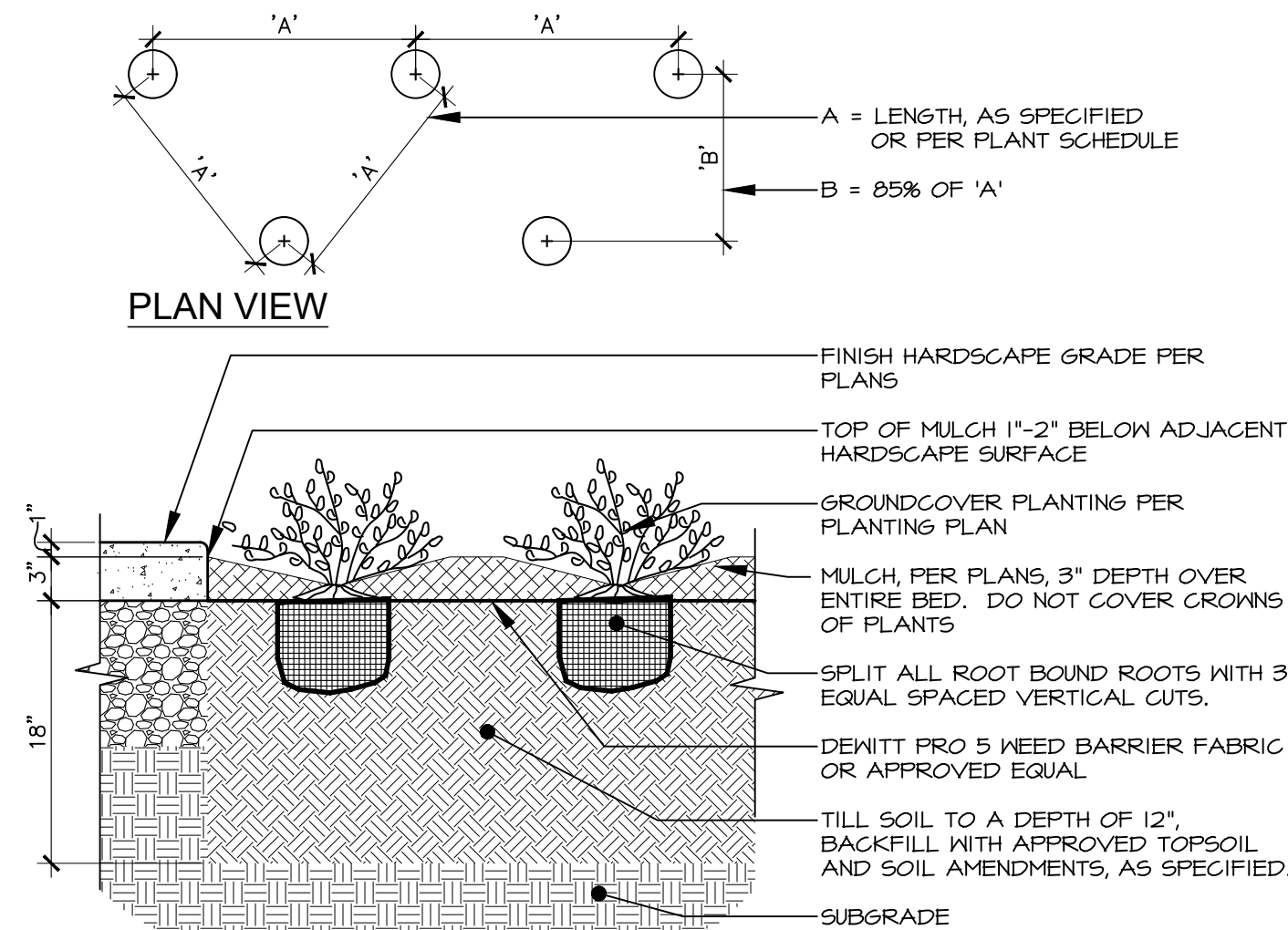
NOT TO SCALE



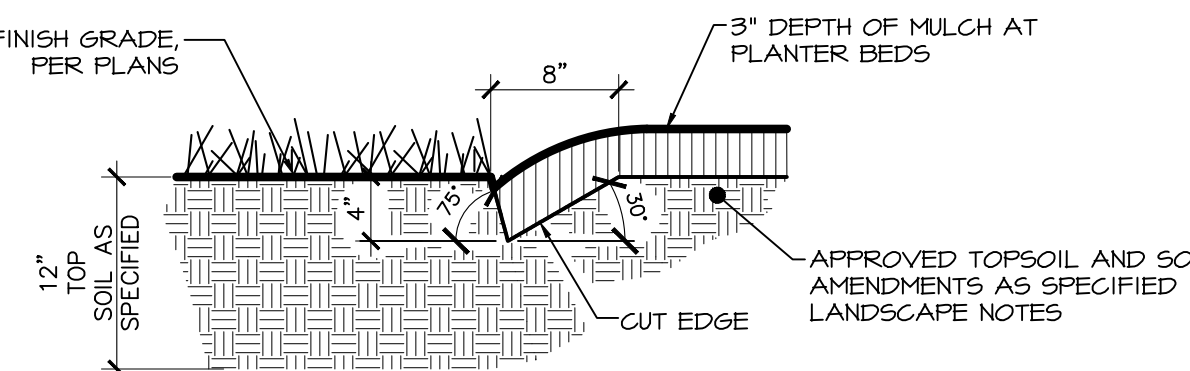
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT THROUGHOUT THE REMAINDER OF THE PROJECT. IF ANY CONSIDERABLE CONVECTION WHICHEVER IS GREATER, ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER GINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE PROPER TIE TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAVE SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 6'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOF #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURERS RECOMMENDATIONS; ALL TREE INSTALLATIONS SHALL BE SUBJECT TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.



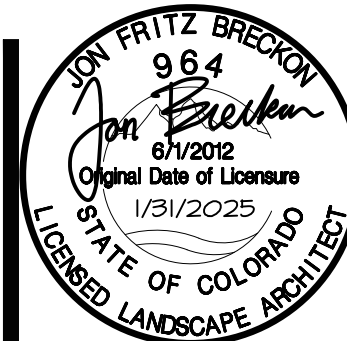
(2) NOT TO SCALE



1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.



(TYPICAL AT TREES IN TURF AREAS) SCALE: 1/2" = 1'



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DETAILS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4880
DATE:	1-31-2025
REVISION	
DATE:	4-28-2025

L1.2

SITE DEVELOPMENT PLAN AMENDMENT NO.2

LOT 5, FOUNDERS MARKETPLACE, FILING NO.1, AMENDMENT NO.1
IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.SDP25-0005

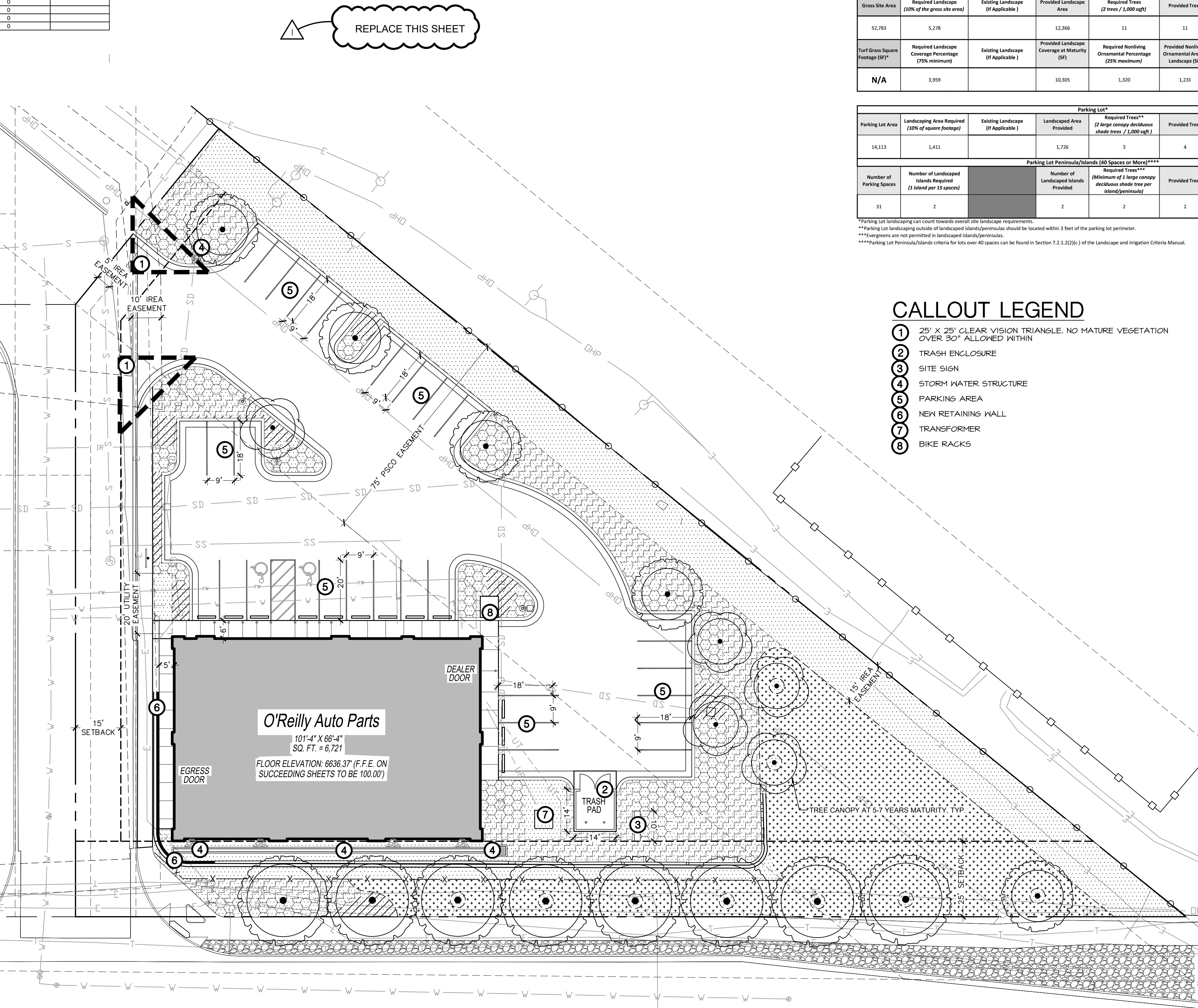
STREETSCAPE*					
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)
N Ridge Rd	340	9		2	36
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0

*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/tracks.

PLANT SCHEDULE			
Please add values/quantities in the shaded areas			
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY 13
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH			
ORNAMENTAL TREES	HYDROZONE	VERY LOW	QUANTITY 5
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES	HYDROZONE		QUANTITY 0
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH			
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY 96
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY 70
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY 35
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIAL PLANTING BEDS	HYDROZONE	LOW	AREA 192
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
ANNUAL PLANTING BEDS	HYDROZONE		AREA 0
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER			
NATIVE SEED	HYDROZONE	LOW	AREA 10054
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON APPROVED NATIVE GRASS SEED MIXES: (Low Grow Mix/Foothills Mix/Colorado Native Mix)			
*Choose one symbol for each tree category. **Choose one pattern for each category of ground cover, shrubs, and grasses.			

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CMPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.



CALLOUT LEGEND

- 1 25' X 25' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- 2 TRASH ENCLOSURE
- 3 SITE SIGN
- 4 STORM WATER STRUCTURE
- 5 PARKING AREA
- 6 NEW RETAINING WALL
- 7 TRANSFORMER
- 8 BIKE RACKS

PLANT SCHEDULE

SYMBOL	QTY	HYDROZONE
DECIDUOUS SHADE TREES		
	15	LOW
ORNAMENTAL TREES		
	5	LOW
SHRUBS		
	160	LOW
PERENNIALS		
	192 SF	LOW
GRASSES		
	35	LOW

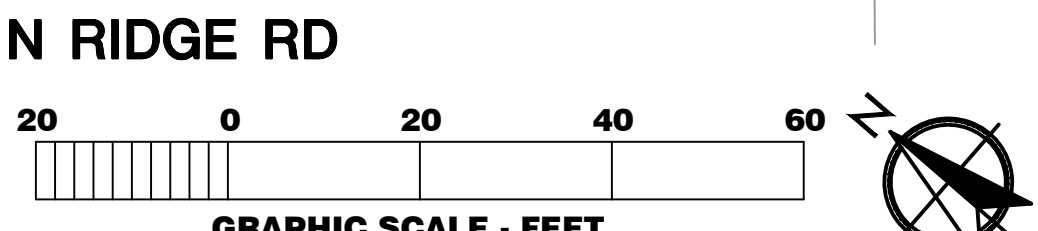
*NOTE: TREE PLANTINGS AND IRRIGATION LINES MAY NOT ENCR OACH INTO CORE EASEMENT

LANDSCAPE LEGEND

- CUT EDGE
- PROPERTY LINE
- 25' X 25' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- COLORADO NATIVE SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED (10,054 SF)
- 3" DEPTH OF 2" MINUS CRUSHED BASALT MULCH OVER DEWITT PRO 5 NEED BARRIER FABRIC AND TOPSOIL AS SPECIFIED OR APPROVED EQUAL(1,556 SF)
- 4" DEPTH 2-4" MINUS RIVER ROCK OVER TOPSOIL AS SPECIFIED OR APPROVED EQUAL
- PROPOSED BUILDING

CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



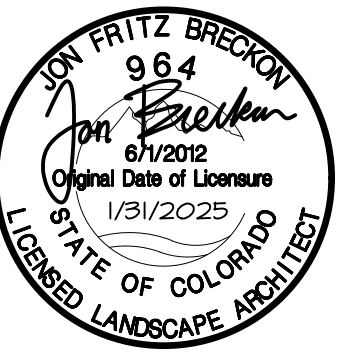
NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: _____ State of Colorado License Landscape Architect # _____
Town of Castle Rock Registration # _____ Breckon Land Design Address: 6661 N Glenwood St, Garden City, Idaho 83714
Company Name: Phone: (208)376-5153 Email: cbrown@breckonid.com Date: 4/25/2025
Project Name: New O'Reilly Auto Parts Store

Gross Site Area	Required Landscape (20% 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 1,000 SF)
52,783	5,278		12,366	11	11	21	96	14
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
N/A	3,959		10,305	1,320	1,233	5	5	Yes ___ No ___

Parking Lot*						
Parking Lot Area	Landscape Area Required (20% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)
14,113	1,411		1,726	3	4	6
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 2 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)
31	2		2	2	2	8

*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.



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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
LANDSCAPE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2574 TELEPHONE

COMM # 4880
DATE: 01/31/25
REVISION
DATE: 04/28/25

IRRIGATION NOTES

- SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 14 G.P.M. WITH 7 P.S.I. AT THE SOURCE AND 45 P.S.I. AT THE HEADS.
- ALL LATERAL LINES THAT ARE NOT LABELED SHALL BE 3/4" DIAMETER.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
- ALL SLEEVES SHALL BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES SHALL BE TAPE OR CAPPED AND MARKED WITH 2" x 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES SHALL NOT BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL AS NECESSARY AT HARD SURFACE LOCATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
- IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON THE PLAN. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDING THROUGH APPROPRIATE SIZED CONDUIT.
- ALL HEADS ARE TO BE 4" POP-UP IN LAWN AREAS. IRRIGATED AREAS CONTAINING VEGETATION WHICH POTENTIALLY MAY IMPEDE PERFORMANCE OF A 4" POP-UP SPRINKLER ARE TO BE REPLACED WITH A 12" HIGH POP-UP SPRINKLER. ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL 24 VOLT POWER WIRES SHALL BE #14 AWG SOLID COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ALL 24 VOLT CONTROL WIRES SHALL BE LOCATED IN A 3/4" CONDUIT.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING IN PDF FORMAT UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
- THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND PERFECT IN EVERY DETAIL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT ONE YEAR SHALL BE FREE OF EXPENSE TO THE OWNER.
- AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD (1 YEAR).
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER OR DESIGN PROFESSIONAL.
- IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO SPRINKLER NOZZLES, SPRINKLERS, PIPE, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE AS-BUILT SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE AND NOT OVER SPRAY THE BUILDING OR OTHER IMPROVEMENTS.
- IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY SHALL BE LOCATED IN THE LANDSCAPE AREA UNLESS SHOWN WITH A SLEEVE SYMBOL.
- BASE PLAN AND LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE NECESSARY ADJUSTMENTS.
- IRRIGATION CONTRACTOR SHALL USE THE MANUFACTURER'S APPROVED PRESSURE REGULATING MODULE AS SPECIFIED TO ADJUST ZONE OPERATING PRESSURES TO AN AVERAGE OF 30 P.S.I. IN SPRAY ZONES AND 45 P.S.I. IN ROTOR ZONES.
- ALL MAIN LINE FITTINGS SHALL BE SCHEDULE 40 SOLVENT WELD TYPE UNLESS NOTED FOR LATERAL SERVICE.
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE CERTIFICATE OF COMPLETION, IRRIGATION SCHEDULING, LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULES, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS.

DRIP IRRIGATION NOTES

- ALL PLANTER BEDS SHALL BE IRRIGATED WITH AN INLINE EMITTER DRIP LINE IRRIGATION SYSTEM, HUNTER HDL OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL 11/L2.2. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS AND THE FOLLOWING REQUIREMENTS:
 - AN INLINE EMITTER DRIP LINE TUBING SHALL BE USED. THE EMITTER SPACING SHALL BE TWELVE INCHES (12") AND THE EMITTER FLOWS ARE TO BE @ 6 G.P.H. LATERALS SHALL BE SPACED AT TWELVE INCHES (12").
 - A MANUAL BACKFLUSH FILTER SHALL BE INSTALLED ON EACH ZONE (SEE LEGEND FOR MODEL NUMBERS). THE FILTER SHALL BE INSTALLED IN CONJUNCTION WITH AN ELECTRIC REMOTE CONTROL VALVE AS SPECIFIED (SIZE AS NOTED ON SCHEDULE). THE FILTER SHALL INCLUDE A 200 MESH STAINLESS STEEL SCREEN. SEE DETAIL 8/L2.2.
 - ALL ZONES SHALL BE INSTALLED WITH A MANUAL LINE FLUSHING VALVE. INSTALL WITH COLLAR. SEE DETAIL 12/L2.2.
 - ALL TUBING SHALL BE STAKED DOWN WITH T156 SIX INCH (6") SOIL STAPLES EVERY 3'-5' PLUS TWO ON EACH TEE, ELBOW OR CROSS.
- THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE DESIGN PROFESSIONAL AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK TO BE DONE. NO CHANGES IN MATERIAL SPECIFIED OR TO THE DESIGN OF THE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED AT MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY. (SEE PIPE SIZING NOTES ON THIS SHEET).
- AFTER INSTALLATION OF THE IRRIGATION SYSTEM THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AND INSTRUCTIONS FOR MAINTENANCE OF THE DRIP SYSTEM.
- PROVIDE DRIP LINE TO ENSURE EACH SHRUB AND TREE RECEIVES ADEQUATE IRRIGATION SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. BURY DRIP LINE AT 5" MIN. BELOW GRADE, SEE DETAIL 4/L2.2. LOCATE DRIP LINE TO OBTAIN COMPLETE COVERAGE OF PLANTER AREAS, SEE DETAIL 10/L2.2. REFER TO NOTES, SPECIFICATIONS, AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SYSTEM OPERATIONAL NOTES

SYSTEM OPERATION:
(BASED ON HISTORICAL CLIMATE)

CONTROLLER SETUP:

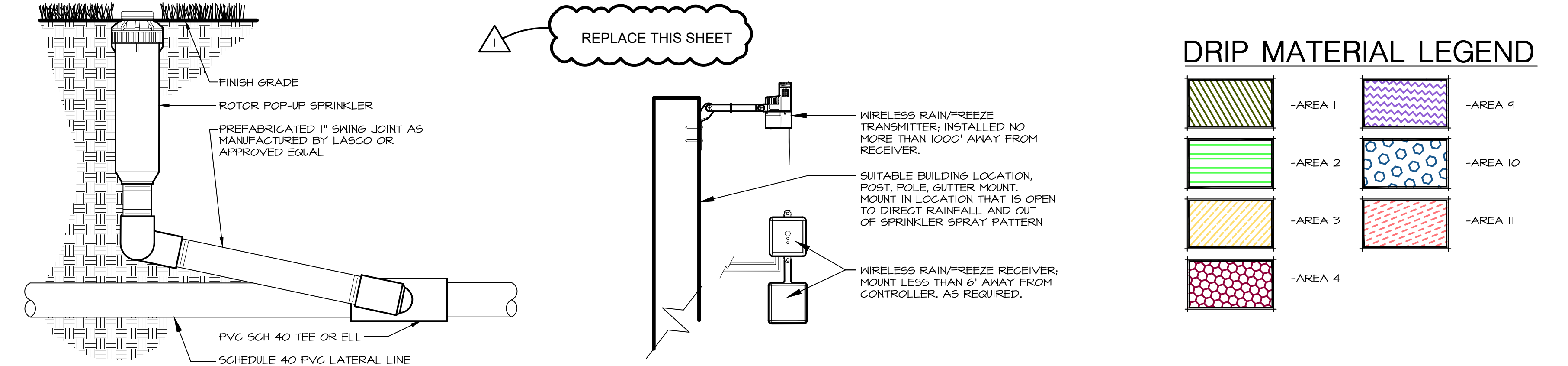
A CYCLING TECHNIQUE WILL BE USED FOR APPLICATION OF WATER. EACH STATION RUN TIME WILL BE APPLIED WITH THREE (3) DIFFERENT START TIMES. THEREFORE STATION RUN TIMES REFLECT ONE THIRD (1/3) THE TOTAL APPLICATION. PEAK WATER APPLICATION WILL REQUIRE IRRIGATION EVERY NIGHT. SET CONTROLLERS FOR START TIME #1 AT 7:30P.M., START TIME #2 AT 12:00A.M., AND START TIME #3 AT 5:30A.M. EXTEND WATER WINDOW IF REQUIRED TO MEET PEAK WATER REQUIREMENTS.

INITIAL STATION RUN TIMES:

DRIP ZONES: SHRUBS - 10 MINUTE CYCLES, (8 CYCLES MINIMUM SPACED EVENLY THROUGHOUT WATER WINDOW AS NOTED ABOVE)
ROTOR ZONES: TURF - 15 MINUTE CYCLES.

SYSTEM BALANCING:

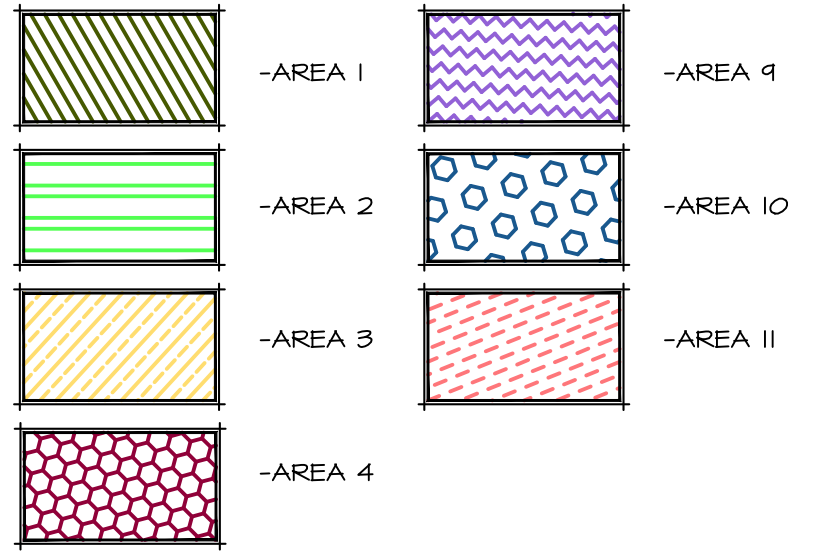
AS THE SYSTEM OPERATES, SOME ZONES WILL BE WET WHILE OTHERS ARE DRY. ADJUST ONLY THOSE STATIONS WHICH REQUIRE ADDITIONAL OR LESSER WATER. FOR EXAMPLE, IF STATION T9, A 15' TURF SPRAY ZONE IS ALWAYS DRY, CHANGE THE STATION #1 RUN TIME FROM FIFTEEN (15) MINUTES TO SIXTEEN (16) MINUTES. CONTINUE MAKING ADJUSTMENTS UNTIL THE ZONE MOISTURE CONTENT IS ACCEPTABLE. USE NOZZLE CHANGES OR NOZZLE SCREEN ADJUSTMENTS TO ADJUST WET AND DRY AREAS WITHIN A ZONE.



1 ROTOR POP-UP SPRINKLER

2 WIRELESS RAIN/FREEZE CLIK SYSTEM

DRIP MATERIAL LEGEND



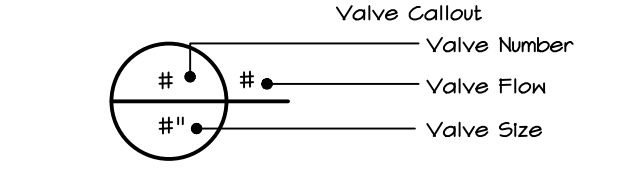
VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
1	Hunter ICZ-101-25-LF	1"	Area for Dripline	10.54
2	Hunter ICZ-101-25-LF	1"	Area for Dripline	8.87
3	Hunter ICZ-101-25-LF	1"	Area for Dripline	13.22
4	Hunter ICZ-101-25-LF	1"	Area for Dripline	11.94
5	Hunter IGV-6-FS	1"	Turf Rotor	16
6	Hunter IGV-6-FS	1"	Turf Rotor	17
7	Hunter IGV-6-FS	1"	Turf Rotor	15.4
8	Hunter IGV-6-FS	1"	Turf Rotor	12.47
9	Hunter ICZ-101-25-LF	1"	Area for Dripline	1.45
10	Hunter ICZ-101-25-LF	1"	Area for Dripline	12.16
11	Hunter ICZ-101-25-LF	1"	Area for Dripline	10.33

PRESSURE ANALYSIS

FLOW AVAILABLE	1"
Point of Connection Size:	19.62 GPM
Flow Available	
PRESSURE AVAILABLE	
Static Pressure at POC:	70 PSI
Pressure Available:	70 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	17 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	2.62 GPM
Design Pressure:	50 PSI
Friction Loss:	1.2 PSI
Fittings Loss:	0.12 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3 PSI
Pressure Req. at Critical Station:	54.3 PSI
Loss for Fittings:	0.68 PSI
Loss for Main Line:	6.8 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	3 PSI
Critical Station Pressure at POC:	64.2 PSI
Pressure Available:	70 PSI
Residual Pressure Available:	5.21 PSI

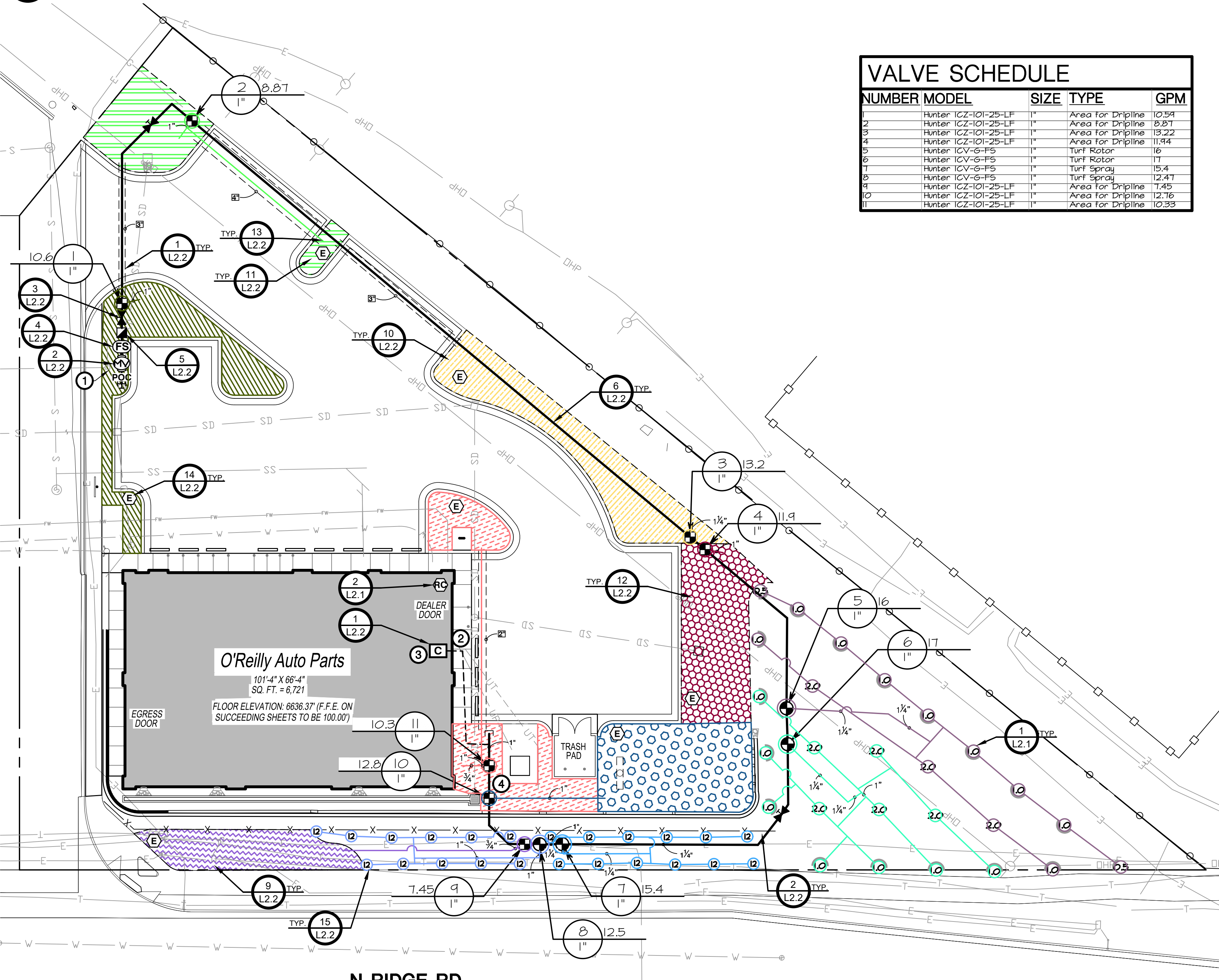
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
23 24 25	Hunter T-20-04-SR 0.5, 1.0, 2.0
26 27 28 29 30 31 32	Hunter PROS-04-PR530 Adj Series
33	Turf Spray, 30 psi regulated 4in. Pop-Up. Co-molded niper seal with LV Resistant Material. See detail 15/L2.2
34	Hunter ICZ-101-25-LF
35	Drip Control Zone Kit. In. IGV Globe Valve with In. HY100 Filter system. Pressure Regulation: 25 psi. Flow Range: 5 GPM - 15 GPM. ISO mesh stainless steel screen. See detail 8/L2.2
36	Hunter ECO-ID ECO-ID 1/2in. FPT connection with 12 psi-10 psi operating pressure. Specify with Hunter SJ swing joint. See detail 14/L2.2
37	Area to Receive Dripline
38	Hunter HDL-06-12-CV HDL-06-12-CV. Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. See details 9, 10, 11, 12, and 13/L2.2
39	Hunter IGV-6-FS
40	1in., 1 1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. See detail 2/L2.2
41	Hunter HQ-SR2 Quick coupler valve, yellow rubber cover, red brass and stainless steel, with In. NPT Inlet, 1-piece body. See detail 5/L2.2
42	Isolation Valve. See detail 3/L2.2
43	Hunter IGV-6-FS 1" In., 1 1/2in., 2in., and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. See detail 2/L2.2
44	Hunter PHC-24001 NI-FI enabled, full-functioning controller with touchscreen, 24-Station fixed controller, 120 VAC, Indoor model. See detail 1/L2.2
45	Hunter NR-CLIK Rain Sensor. Install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. See detail 2/L2.1
46	Hunter HC-100-FLOW Flow meter for use with Hydramise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system. See detail 4/L2.2
47	Cap at the mainline for future use. Ensure water tight fitting
48	Schedule 40 PVC for electrical control wires, size as indicated on plans. Coordinate with Electrical.
49	Irrigation Lateral Line: PVC Schedule 40
50	Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4". See details 6 and 7/L2.2
51	1 1/2" Irrigation Mainline: PVC Schedule 40. See details 6 and 7/L2.2
52	Pipe Sleeve: PVC Schedule 40. See detail 7/L2.2



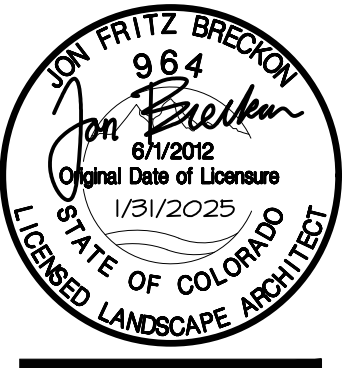
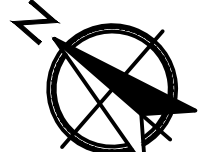
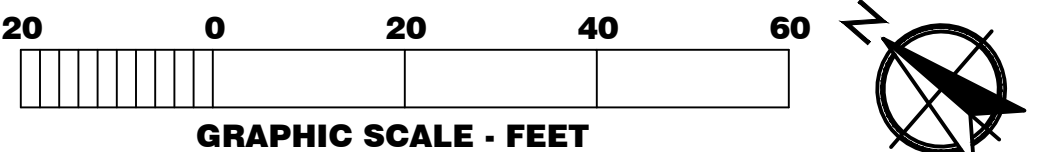
CALLOUT LEGEND

- CONNECT NEW 1 1/2" MAINLINE TO 1" SERVICE IN THIS APPROXIMATE LOCATION. (FIELD VERIFY). SEE MEP PLANS FOR ADDITIONAL INFORMATION.
- 2" WIRE SLEEVE, ROUTE TO CONTROLLER LOCATION PER LOCAL CODES AS REQUIRED.
- INDOOR WALL MOUNT IRRIGATION CONTROLLER IN THIS APPROXIMATE LOCATION AS REQUIRED. CONNECT 120 VOLT AS REQUIRED. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN APPROPRIATELY SIZED CONDUIT (2" MINIMUM). IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH CERTIFIED ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL CONNECTIONS. IRRIGATION CONTRACTOR SHALL ENSURE ALL CONTROLLER OPTIONS AND ZONES ARE FULLY OPERATIONAL AFTER TRENCHING HAS FINISHED. CONTROLLER LOCATION TO BE OWNER APPROVED. REVISE LOCATION AS REQUIRED FOR OWNER APPROVAL.
- EXTEND EXTRA WIRES TO THIS POINT. COIL APPROXIMATELY 24" LENGTH OF EXTRA WIRES IN SEPARATE VALVE BOX AT THIS LOCATION.



1 IRRIGATION PLAN

L2.1 SCALE: 1" = 20'-0"



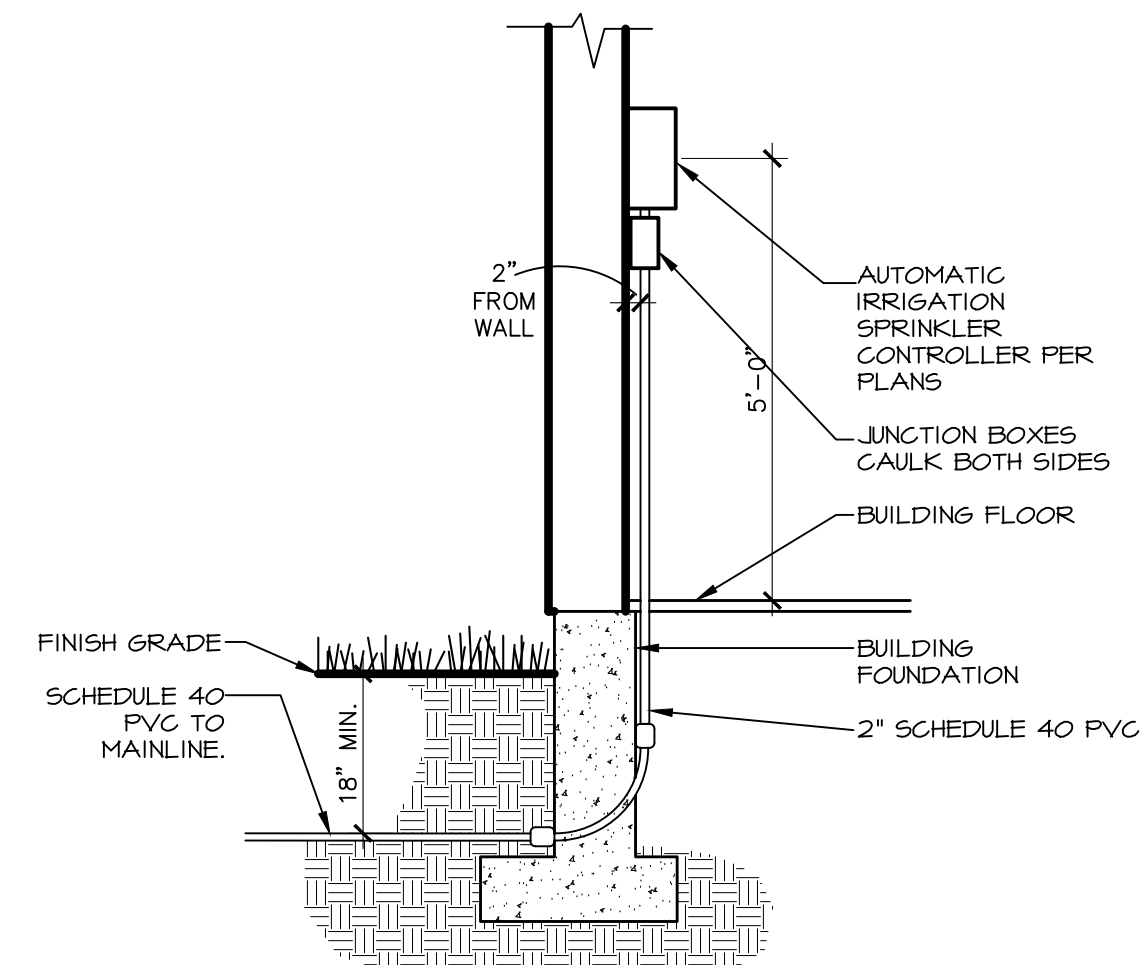
TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: arathlet@esterfschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
IRRIGATION PLAN

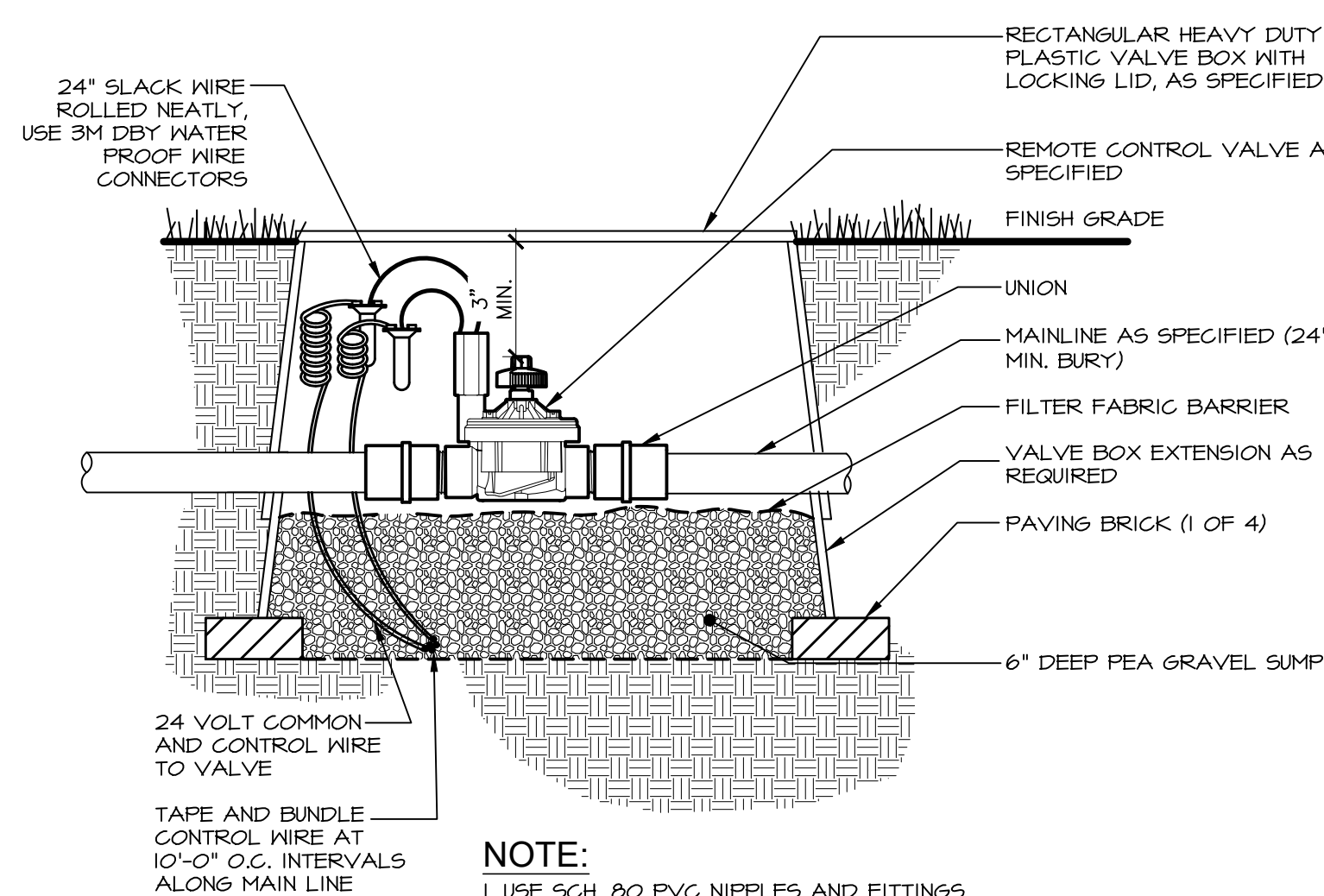
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4880
DATE: 1-31-2025
REVISION
DATE: 4-28-2025

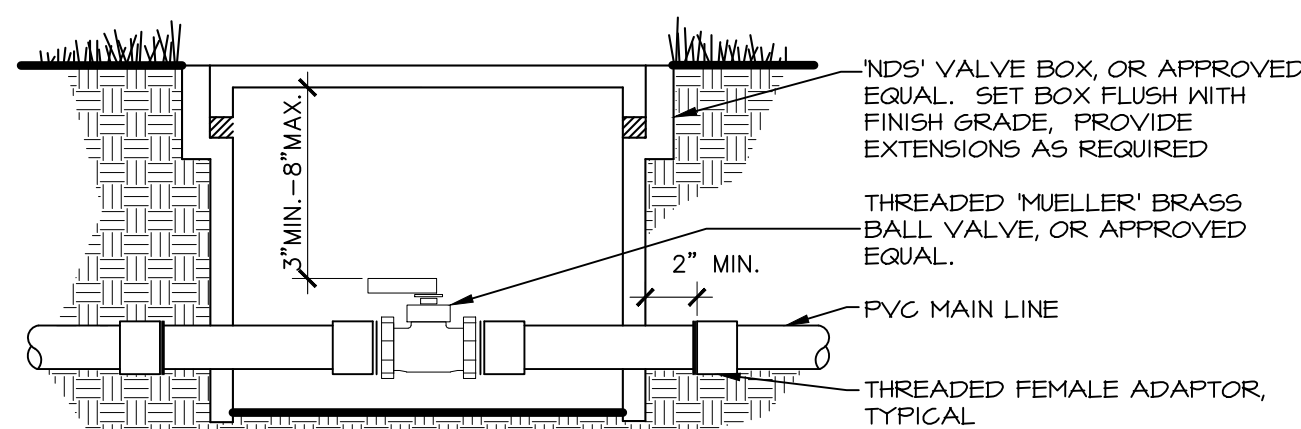
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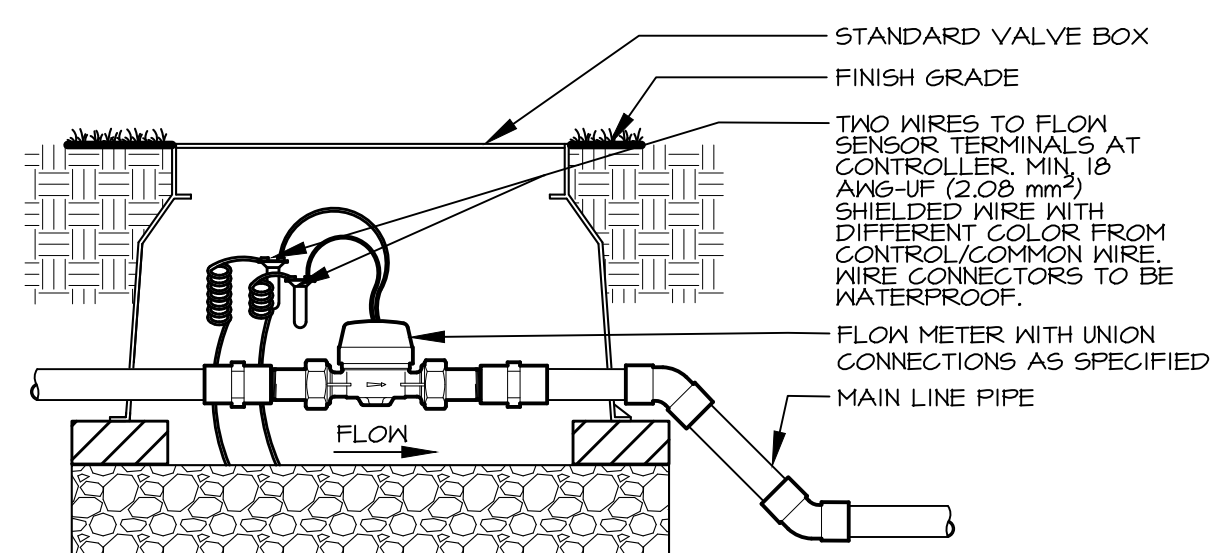
1 AUTOMATIC IRRIGATION CONTROLLER



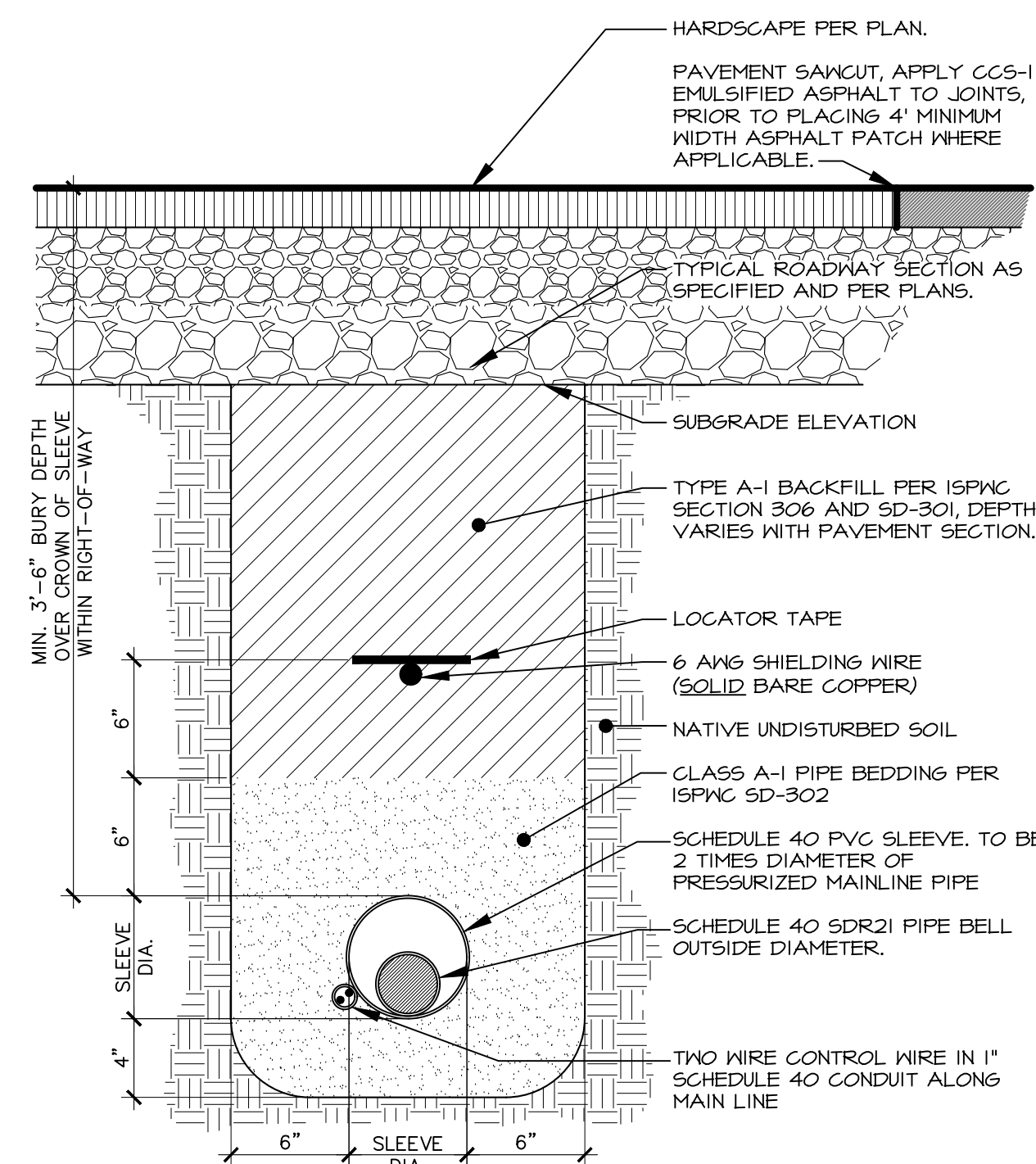
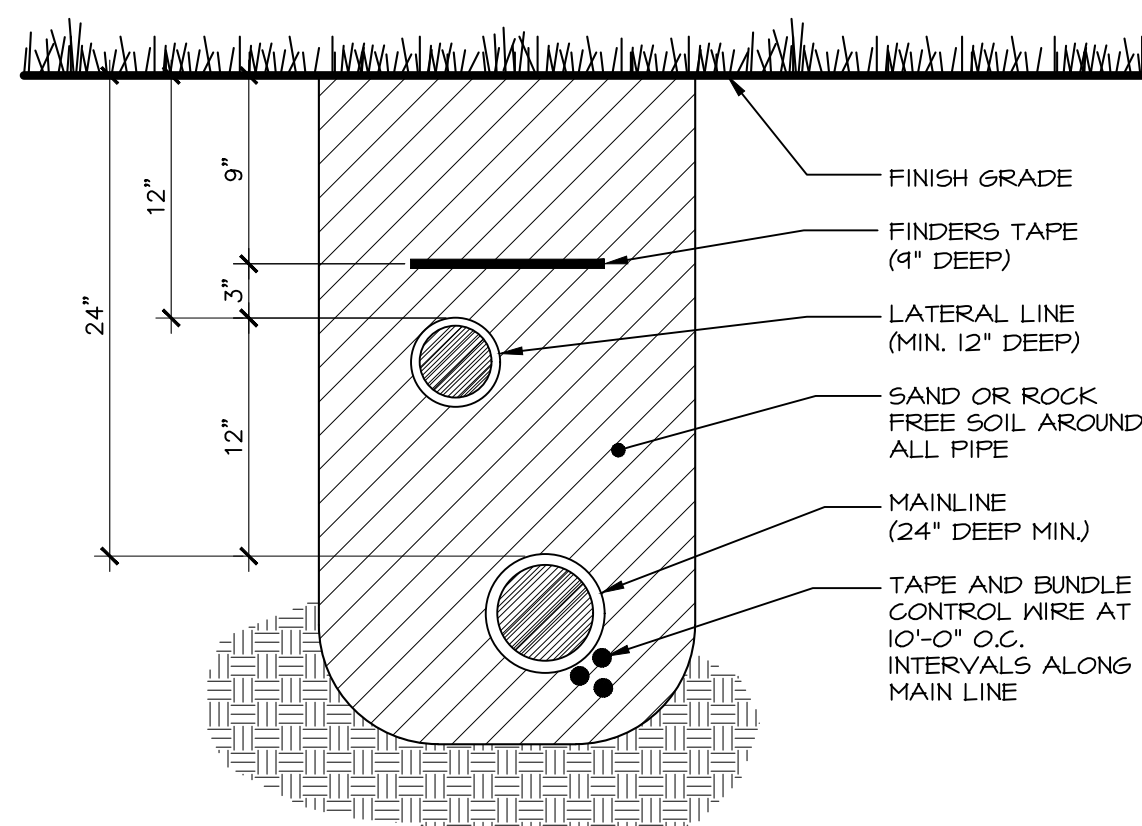
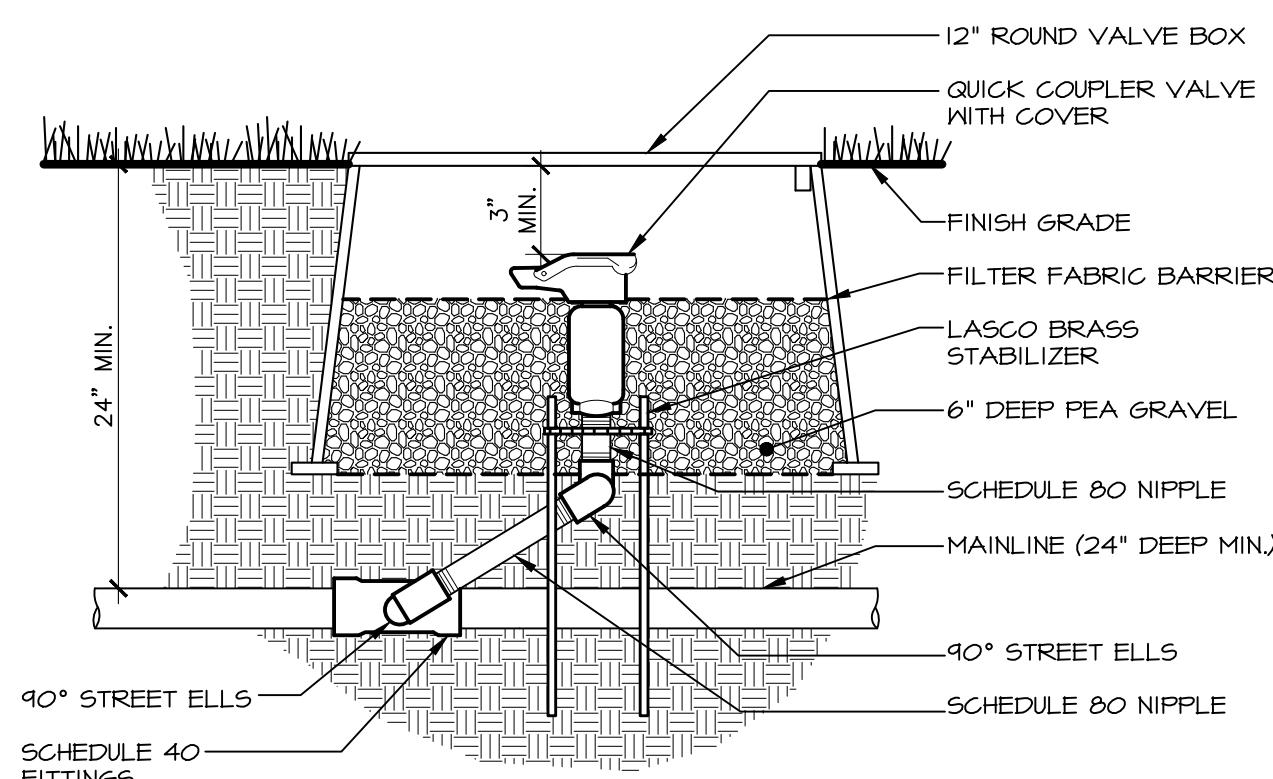
② REMOTE CONTROL VALVE AND MASTER VALVE



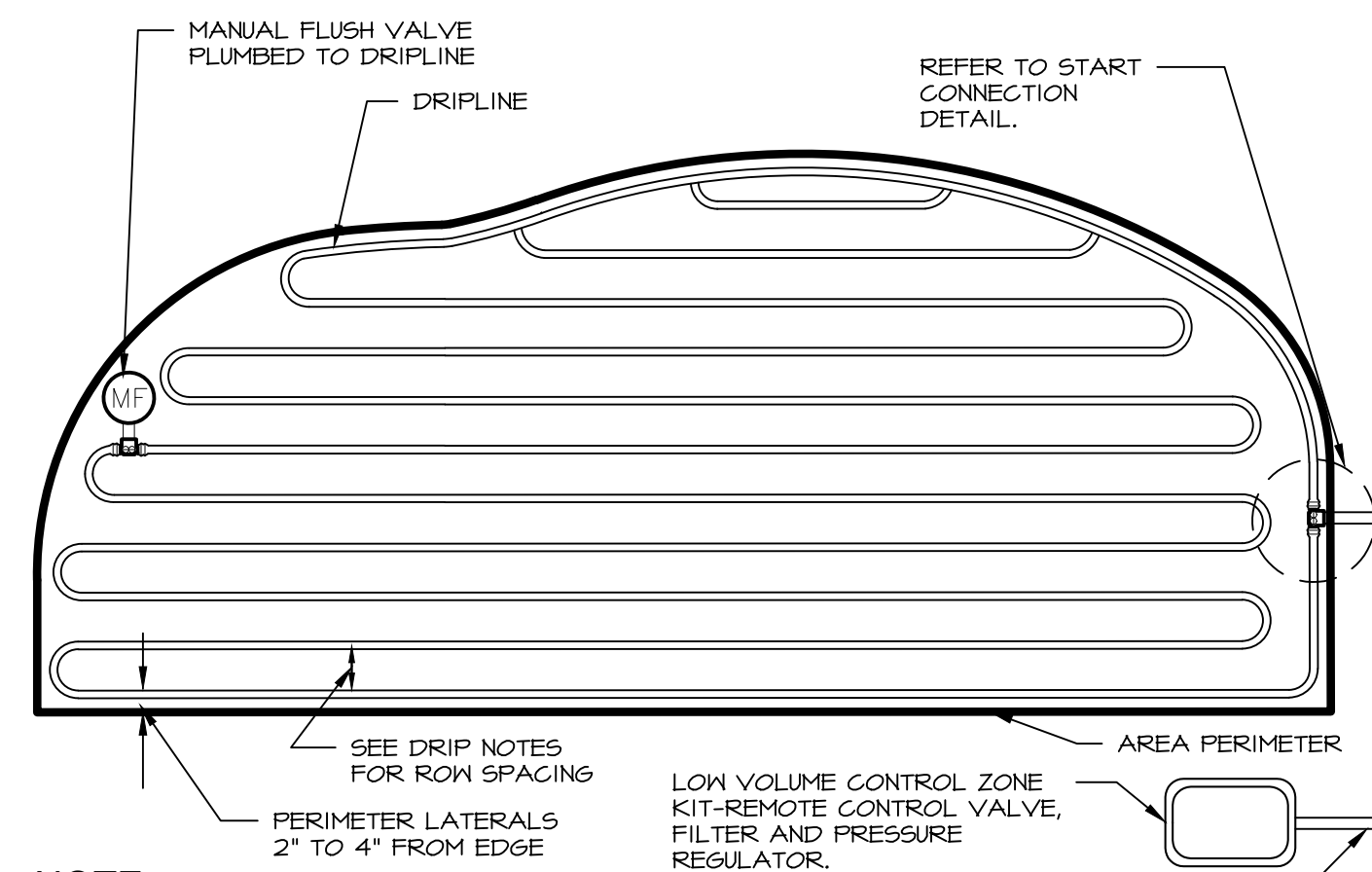
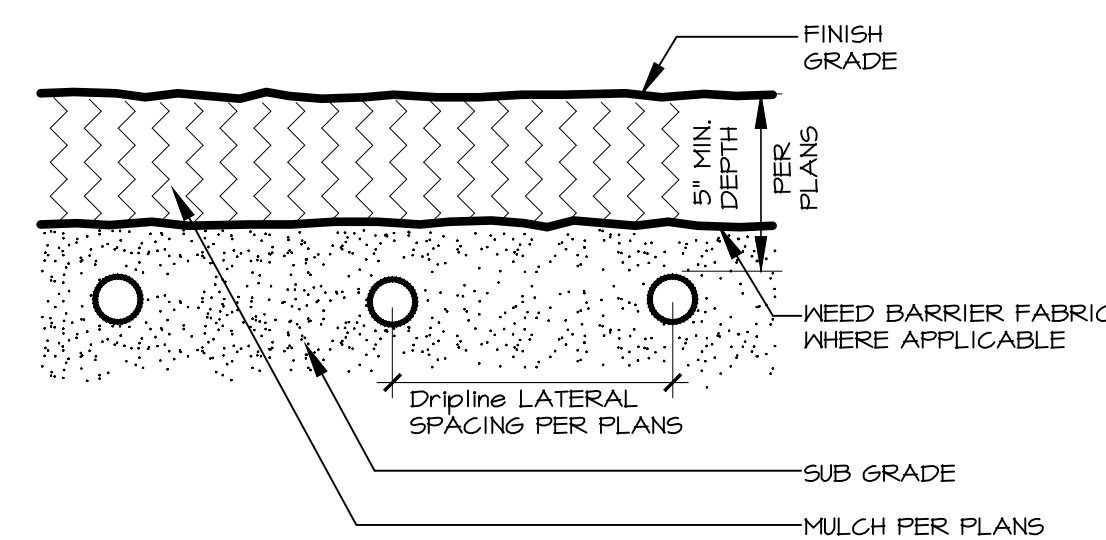
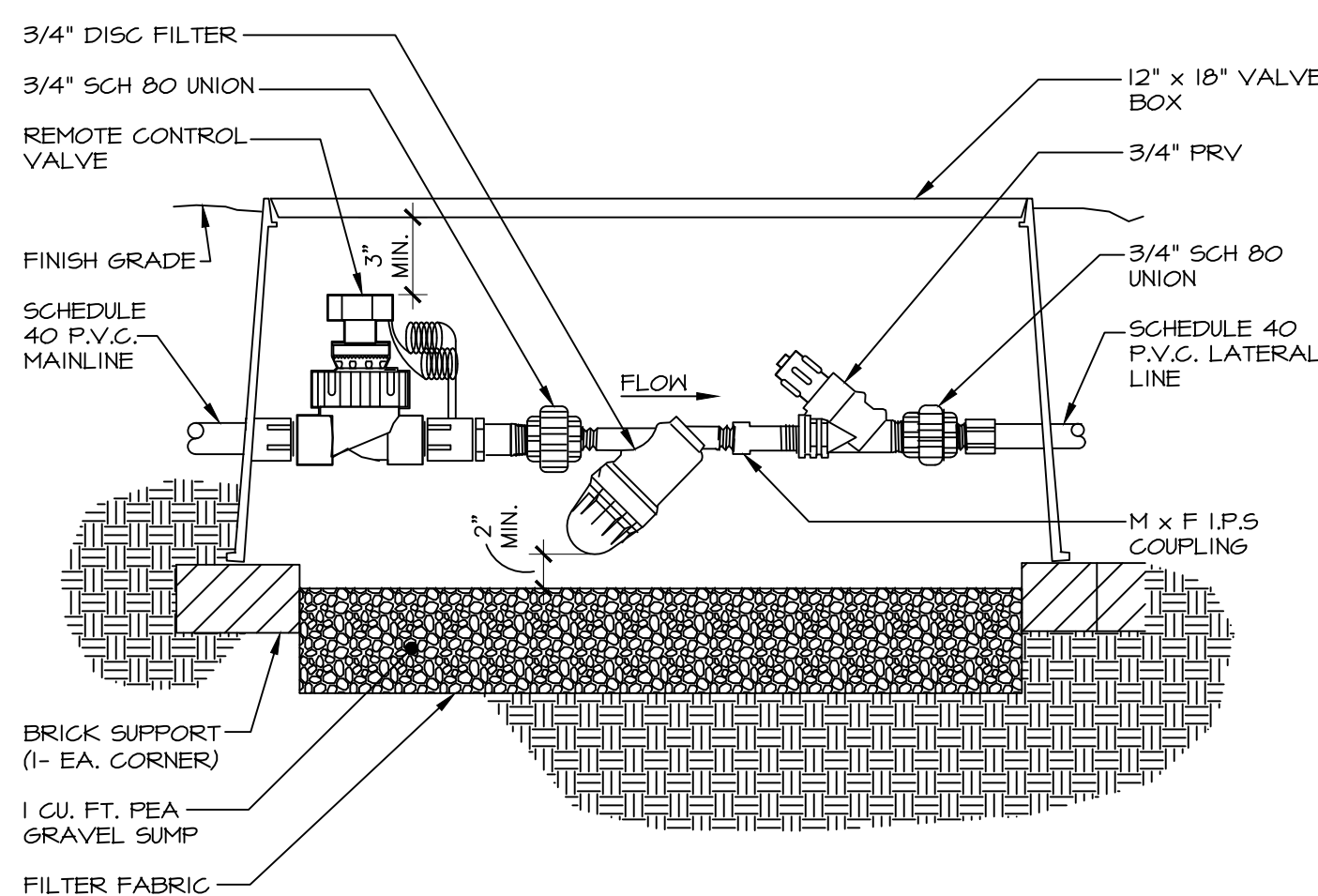
3 ISOLATION VALVE



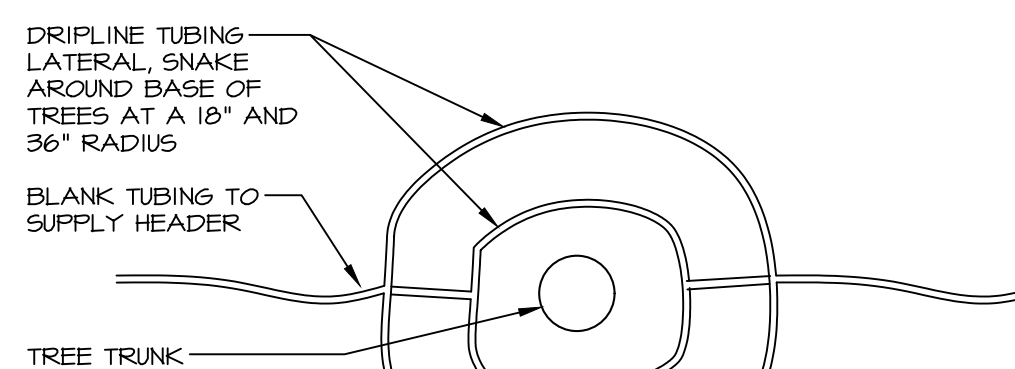
① FLOW METER



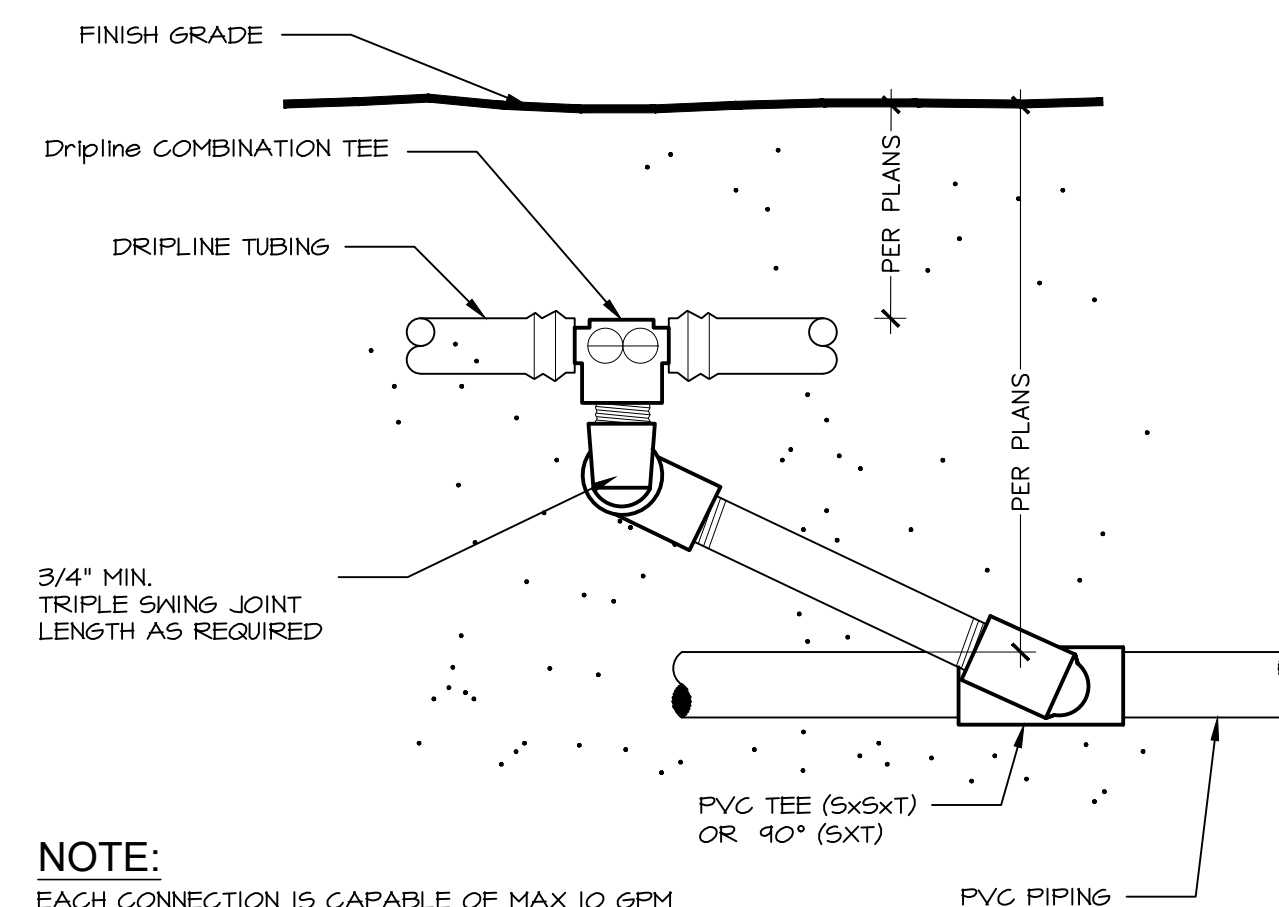
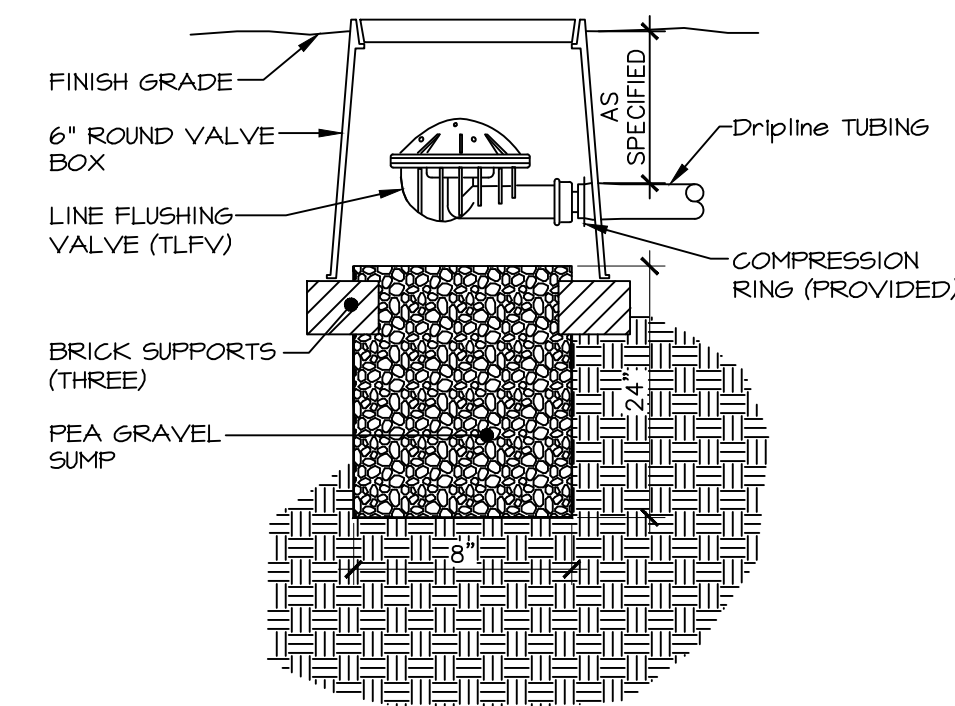
⑦ HARDSCAPE CROSSING TRENCH SECTION



10 DRIPLINE LAYOUT



11 DRIPLINE LAYOUT AT TREES



13 DRIPLINE START CONNECTION

