

- 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 X AS PER FEMA FIRM PANEL NO. 08035C0302G, DATED MARCH 16, 2016.

20.

BENCHMARK: NGS V 336 A 3 1/4 DISK STAMPED V336, LOCATED ON THE SOUTHEAST SIDE OF HIGHWAY 86 BETWEEN HAPPY HOLLOW DRIVE AND EAST LINCOLN ROAD, APPROXIMATELY 250 FEET SOUTHEAST OF THE RIGHT-OF-WAY FENCE FOR HIGHWAY 86. NAVD88 ELEVATION: 6554.50 FEET.
SITE BENCHMARK NO. 1: 1" ALUMINUM CAP STAMPED "DLS CONTROL" NEAR THE SOUTHWESTERN EDGE OF THE SITE, NAVD88 ELEVATION: 6639.90 FEET.
SITE BENCHMARK NO. 2: 2" ALUMINUM CAP STAMPED "CR2 TAIT" NEAR THE SOUTHWESTERN EDGE OF THE SITE, NAVD88 ELEVATION: 6644.57 FEET. GRADE FLAG ELEVATIONS SHOWN HEREON ARE TRUNCATED BY 6600 FEET.

21.

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 SUBDIVISION AS AN ASSUMED BEARING OF SOUTH 01°09'33" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- CONTACTS
- | | | |
|--|--|--|
| OWNER
O'REILLY AUTO ENTERPRISES, LLC.
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 | GEOTECH
GRANITE ENGINEERING GROUP
1110 ELKTON DRIVE, SUITE B
COLORADO SPRINGS, CO 80917
(719) 716-9009 | POWER COMPANY
CORE ELECTRIC COOPERATIVE
5496 US-85, SEDALIA, CO 80135
TIMOTHY WHITE - DIST 4 DIRECTOR
(303) 688-3100 |
| CIVIL
TAIT & ASSOCIATES, INC.
320 N. LINCOLN AVE.
LOVELAND, CO 80537
ATTN: TIMOTHY UHRIK, PE
(970) 612-5444 | MEP
SMITH GOTH ENGINEERING, INC.
3855 S JEFFERSON AVE,
SPRINGFIELD, MO 65807
(417) 882-2200 | GAS COMPANY
BLACK HILLS ENERGY
105 S VICTORIA AVE,
PUEBLO, CO 81003
(800) 504-2000 |
| ARCHITECT
TIMOTHY M. GUILLOT, AIA
1736 EAST SUNSHINE, SUITE 417
SPRINGFIELD, MO 65804
(417) 862-0558 | SURVEY
TAIT & ASSOCIATES, INC.
320 N. LINCOLN AVE.
LOVELAND, CO 80537
(970) 612-5446 | TELEPHONE COMPANY
COMCAST
5715 ATRIUM DR #100
CASTLE ROCK, CO 80104
(800) 934-6489 |
| PUBLIC WORKS
CASTLE ROCK PUBLIC WORKS
4175 CASTLETON COURT
CASTLE ROCK, CO 80109
(720)-733-2462 | UTILITIES-WATER AND SEWER
CASTLE ROCK WATER
175 KELLOGG CT
CASTLE ROCK, CO 80109
(720)-733-6000 | CENTURY LINK
(855) 625-1809 |
- 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.
- PUBLIC IMPROVEMENT CONSTRUCTION PLANS
O'REILLY AUTO PARTS
- FOUNDERS MARKETPLACE FILING NO 1, AMENDMENT 1
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. CD25-0027.
-
- 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. / 12.73% |
| 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 |
- 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 GRADE BREAK |
| | PROPOSED SWALE |
| | LIMITS OF DISTURBANCE |
| | PROPOSED WALL |
| | PROPOSED SITE SIGN |
| | PROPOSED SIGN |
| | PROPOSED TRANSFORMER |
| | PROPOSED BOLLARD |
| | PROPOSED WATER METER |
| | PROPOSED SS CLEANOUT |
| | PROPOSED BACKFLOW PREVENTOR |
| | EXISTING FIRE HYDRANT |
| | PROPOSED LIGHT POLE |
| | EXISTING ELEVATION |
| | PROPOSED ELEVATION |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | EXISTING SLOPE |
| | PROPOSED SLOPE |
| | EXISTING MANHOLE |
| | EXISTING INLET |
| | PROPOSED INLET |
| | PROPOSED RIPRAP |
| | PROPOSED SAWCUT |
| | MILL AND OVERLAY |
- FEMA FLOOD MAP NOTES
- FIRM PANEL NUMBER: 08035C0302G
EFFECTIVE DATE: MARCH 16, 2016
FLOOD ZONE X
- 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.
- 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.
- SHEET INDEX
- | NO | SHEET NO. | SHEET TITLE |
|----|-----------|----------------------------|
| 1 | CT1.0 | COVER SHEET |
| 2 | CT1.1 | GENERAL NOTES |
| 3 | D1.1 | SITE DEMOLITION PLAN |
| 4 | C1.1 | SITE GRADING PLAN |
| 5 | C2.1 | SITE DEVELOPMENT PLAN |
| 6 | C2.2 | SITE DETAILS |
| 7 | C2.4 | STORM DETAILS |
| 8 | C3.1 | SITE UTILITY PLAN |
| 9 | C3.2 | SITE UTILITY DETAILS |
| 10 | C3.3 | SITE UTILITY DETAILS |
| 11 | SP1 | SITE LIGHTING PHOTOMETRICS |
| 12 | SP2 | SITE LIGHTING DETAILS |
| 13 | SP3 | SITE LIGHTING DETAILS |
| 14 | L1.1 | LANDSCAPE PLAN |
| 15 | L1.2 | LANDSCAPE DETAILS |
| 16 | L2.1 | IRRIGATION PLAN |
| 17 | L2.2 | IRRIGATION DETAILS |
- 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 |
|------|------|---------------------|
| | | |
| | | |
| | | |
| | | |
- ABBREVIATIONS
- | | | | |
|--------------------------|-----|------------------|-----|
| CURB FACE | CF | INVERT ELEVATION | INV |
| EXPPOSED 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 |
| MATCH EXISTING SIDEWALK | ME | HIGH POINT | HP |
| | SW | | |
- PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
-
- (SIGNATURE AND SEAL HERE) DATE
-
- PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
- PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
- O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE
- TIMOTHY M. GUILLOT
ARCHITECT
- 1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@cmefjschneider.com
417.862.0558
Fax: 417.862.3265
- CT1.0
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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 RATINGS 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 WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
- 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 C851-14 AND C800-5.2; 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:

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.

WATERLINE CONSTRUCTION NOTES

- 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 (DCDA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

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.

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.

TRACER WIRE INSTALLATION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
- TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
- TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
- TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
- TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
- A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
- TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
- TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
- ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

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.

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER GREEN 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.

CAUTION:

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Know what's below
Call before you dig.

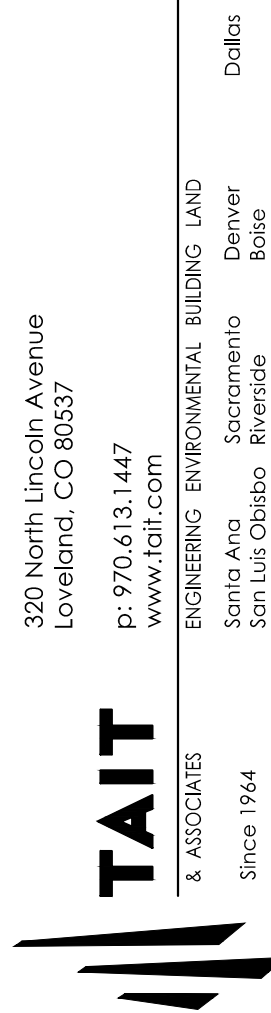
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
DEVELOPMENT SERVICES	DATE

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



(SIGNATURE AND SEAL HERE) DATE

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



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

TIMOTHY M. GULLETT
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@cityengineer.com

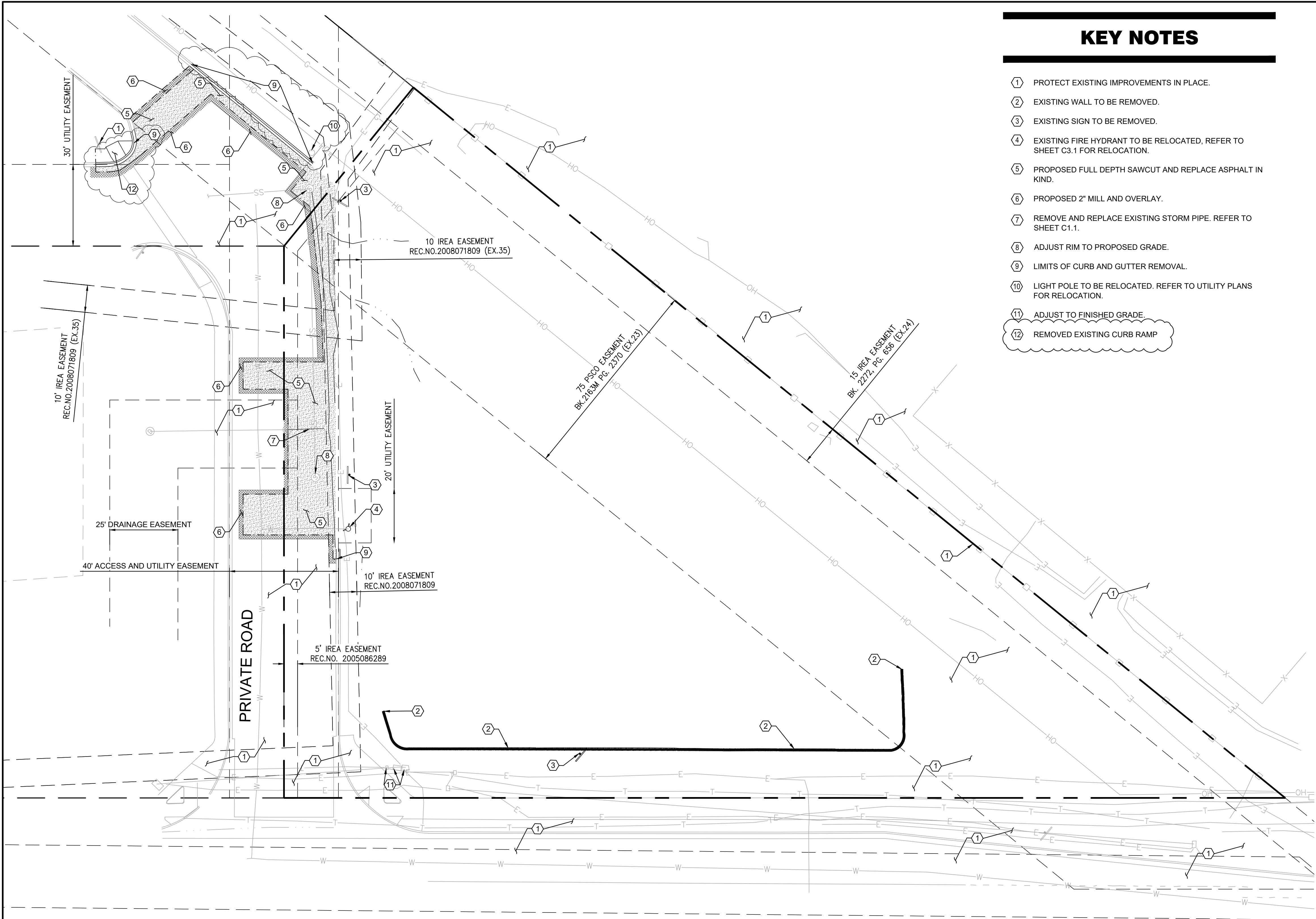
O'Reilly AUTO PARTS

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

COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25
06/27/25
08/22/25

CT1.1

2 of 17



KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- EXISTING WALL TO BE REMOVED.
- EXISTING SIGN TO BE REMOVED.
- EXISTING FIRE HYDRANT TO BE RELOCATED, REFER TO SHEET C3.1 FOR RELOCATION.
- REMOVE FULL DEPTH SAWCUT AND REPLACE ASPHALT IN KIND.
- PROPOSED 2" MILL AND OVERLAY.
- REMOVE AND REPLACE EXISTING STORM PIPE. REFER TO SHEET C1.1.
- ADJUST RIM TO PROPOSED GRADE.
- LIMITS OF CURB AND GUTTER REMOVAL.
- LIGHT POLE TO BE RELOCATED. REFER TO UTILITY PLANS FOR RELOCATION.
- ADJUST TO FINISHED GRADE.
- REMOVED EXISTING CURB RAMP

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- 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.
- REMOVE ALL EXISTING SITE CONSTRUCTION AND DELETERIOUS MATERIALS UNLESS OTHERWISE NOTED.
- EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- REFER TO SITE UTILITY PLAN FOR DEMOLITION OF EXISTING UTILITIES.
- 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.
- EXISTING VALVE BOXES, MANHOLE RIMS, DRAINAGE STRUCTURES, UTILITY ACCESS STRUCTURES, VAULT LIDS, ETC., SHALL BE BROUGHT TO THE FINISHED SURFACE AT THE TIME OF GRADING OR PAVEMENT PLACEMENT IN ACCORDANCE WITH TOWN STANDARD DETAILS.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

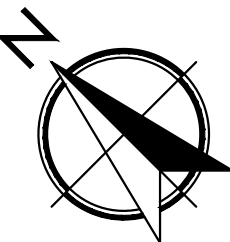
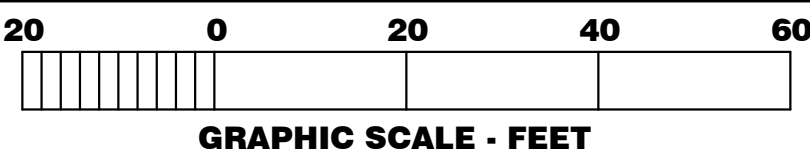
- | | |
|---------|------------------------------------|
| --- | EXISTING CONDITIONS TO REMAIN. |
| - - - - | EXISTING CONDITIONS TO BE REMOVED. |
| --- | PROPERTY LINE |
| - - - - | EXISTING/PROPOSED EASEMENT |
| - G - | EXISTING GAS LINE |
| - W - | EXISTING WATER LINE |
| - SS - | EXISTING SEWER LINE |
| - OH - | EXISTING OVERHEAD ELECTRIC LINE |
| - T - | EXISTING TELEPHONE SERVICE LINE |
| - E - | EXISTING ELECTRIC LINE |
| - - - - | LIMITS OF DISTURBANCE |
| ⊙ | EXISTING FIRE HYDRANT |
| ▨ | PROPOSED SAWCUT |
| ▩ | PROPOSED MILL AND OVERLY |

ENVIROMENTAL GENERAL NOTES

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

1 SITE DEMOLITION PLAN

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



UNAUTHORIZED CHANGES & USES

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NOTE TO CONTRACTOR

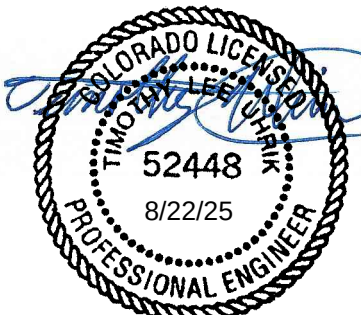
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND 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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TOWN APPROVAL BLOCK	
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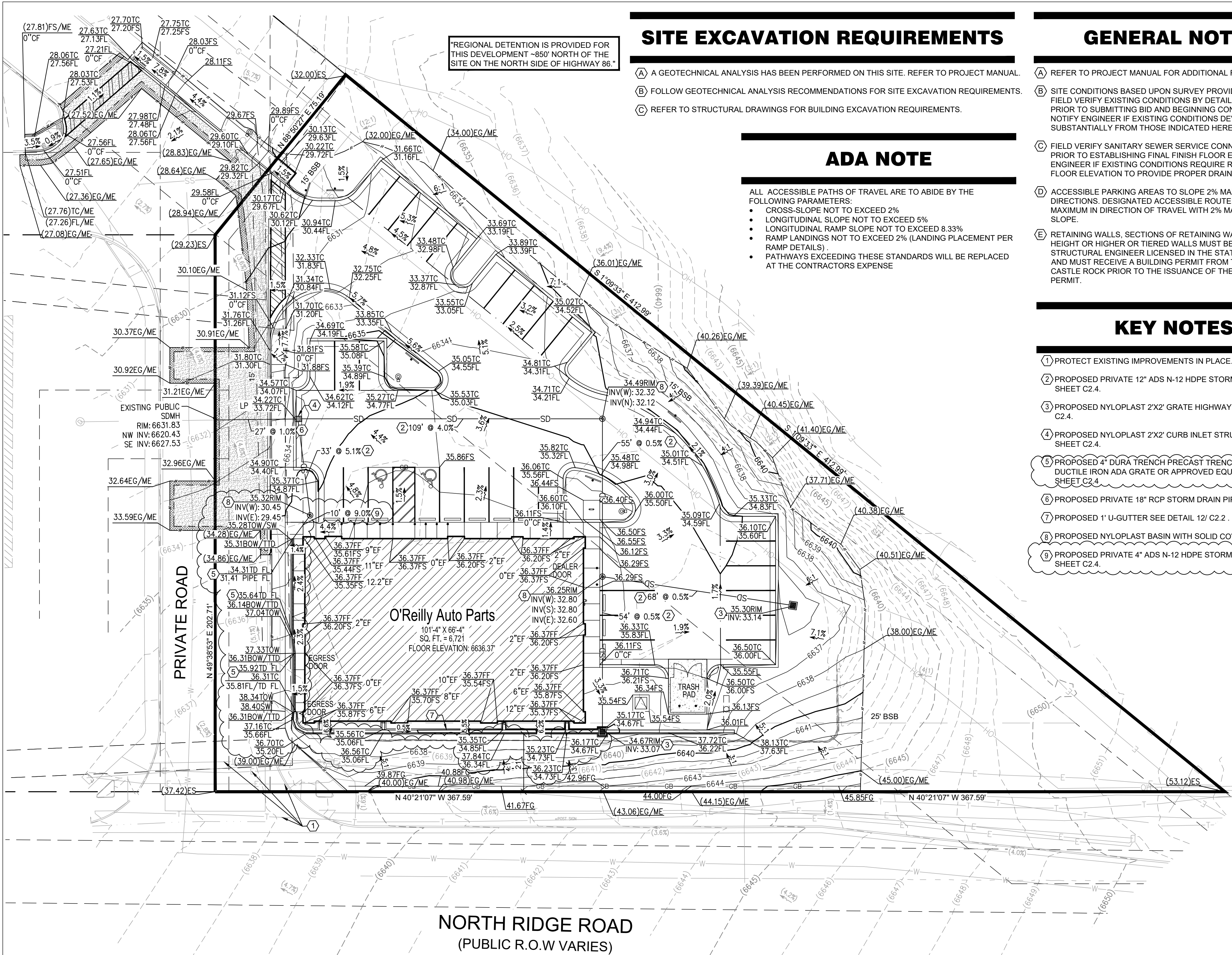
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ENGINEERING ENVIRONMENTAL BUILDING LAND
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San Antonio Sacramento
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Since 1944

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CASTLE ROCK, CO #2
SITE DEMOLITION PLAN

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D1.1
3 of 17



1 SITE GRADING PLAN

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

ABBREVIATIONS

BUILDING SETBACK	BSB
BACK OF WALK	BW
CURB CUT	CC
CURB FACE	CF
EXPOSED FOUNDATION	EF
EXISTING GROUND	EG
EXISTING SURFACE	ES
FINISHED FLOOR ELEVATION	FF/FFE
FLOW LINE	FL
FINISHED SURFACE	FS
GRADE BREAK	GB
PROPERTY LINE	PL
TOP OF CURB	TC
MATCH EXISTING	ME
SIDEWALK	SW
HIGH POINT	HP
TRENCH DRAIN	TD
TOP OF TRENCH DRAIN	TTD

UNAUTHORIZED CHANGES & USES

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SITE EXCAVATION REQUIREMENTS

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

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

GENERAL NOTES

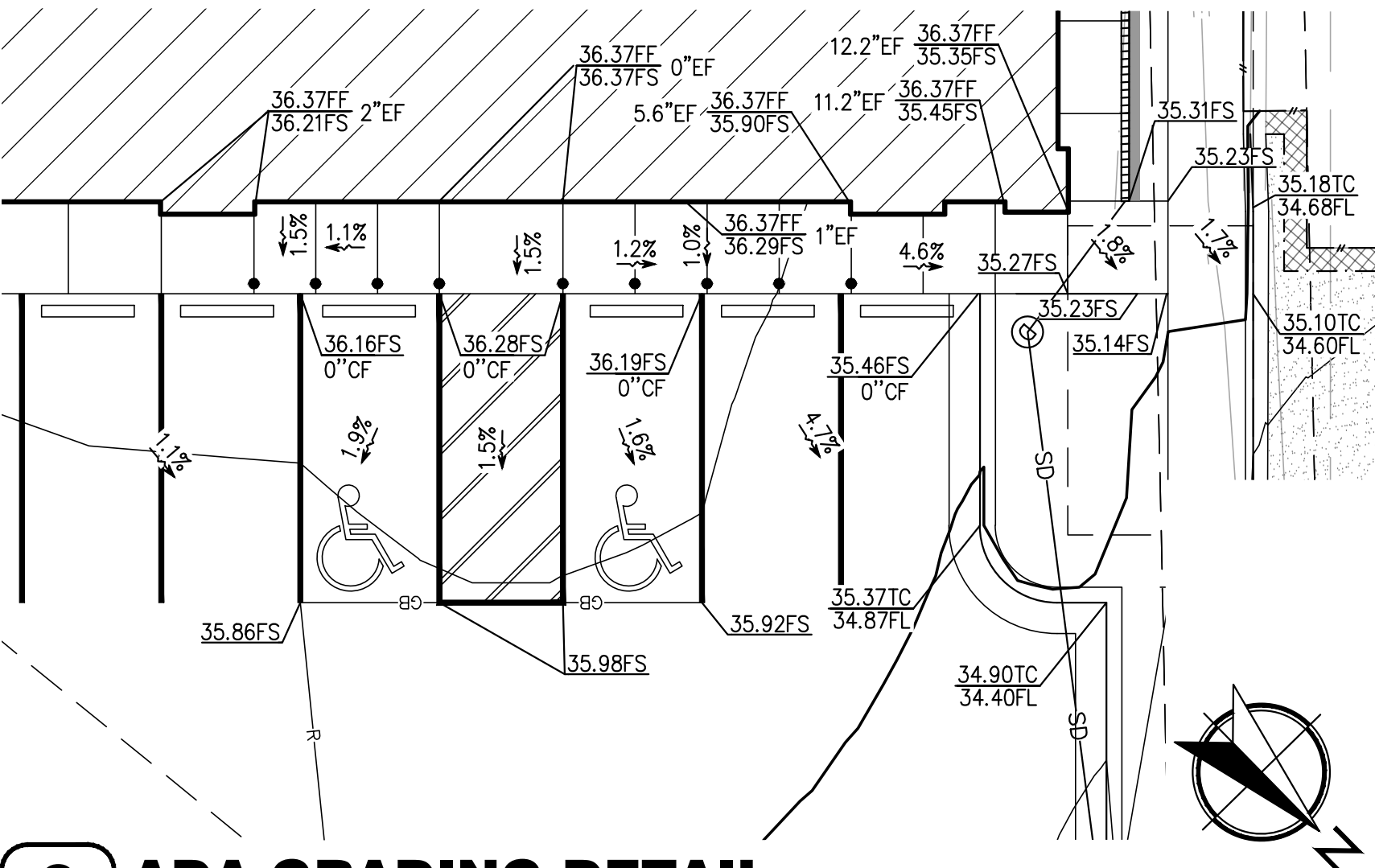
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- 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.
- 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.
- 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.

KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- PROPOSED PRIVATE 12" ADS N-12 HDPE STORM DRAIN PIPE. SEE SHEET C2.4.
- PROPOSED NYLOPLAST 2'X2' GRATE HIGHWAY INLET SEE SHEET C2.4.
- PROPOSED NYLOPLAST 2'X2' CURB INLET STRUCTURE SEE SHEET C2.4.
- PROPOSED 4" DURA TRENCH PRECAST TRENCH DRAIN, WITH 5" DUCTILE IRON ADA GRATE OR APPROVED EQUAL. SEE DETAIL SHEET C2.4.
- PROPOSED PRIVATE 18" RCP STORM DRAIN PIPE.
- PROPOSED 1' U-GUTTER SEE DETAIL 12' C2.2.
- PROPOSED NYLOPLAST BASIN WITH SOLID COVER.
- PROPOSED PRIVATE 4" ADS N-12 HDPE STORM DRAIN PIPE. SEE SHEET C2.4.

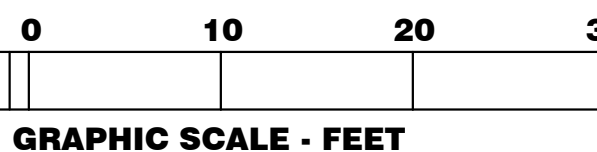
SYMBOLS LEGEND

	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 GRADE BREAK
	LIMITS OF DISTURBANCE
	PROPOSED WALL
	PROPOSED SITE SIGN
	PROPOSED SIGN
	PROPOSED TRANSFORMER
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SLOPE
	PROPOSED SLOPE
	EXISTING MANHOLE
	PROPOSED INLET
	PROPOSED RIPRAP
	PROPOSED SAWCUT
	MILL AND OVERLAY



2 ADA GRADING DETAIL

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



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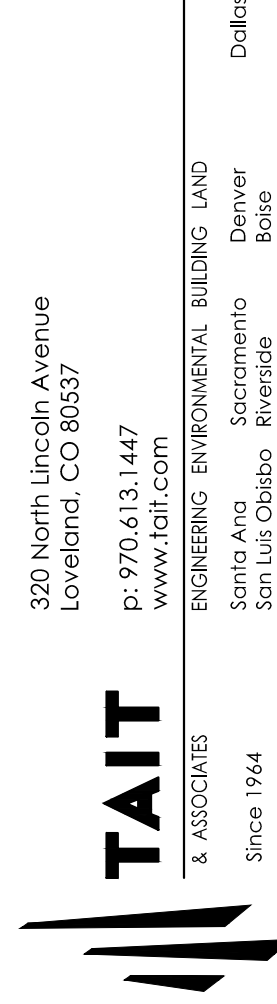
TOWN APPROVAL BLOCK	DATE
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
DEVELOPMENT SERVICES	DATE

PROFESSIONAL ENGINEER CERTIFICATION
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(SIGNATURE AND SEAL HERE) DATE

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



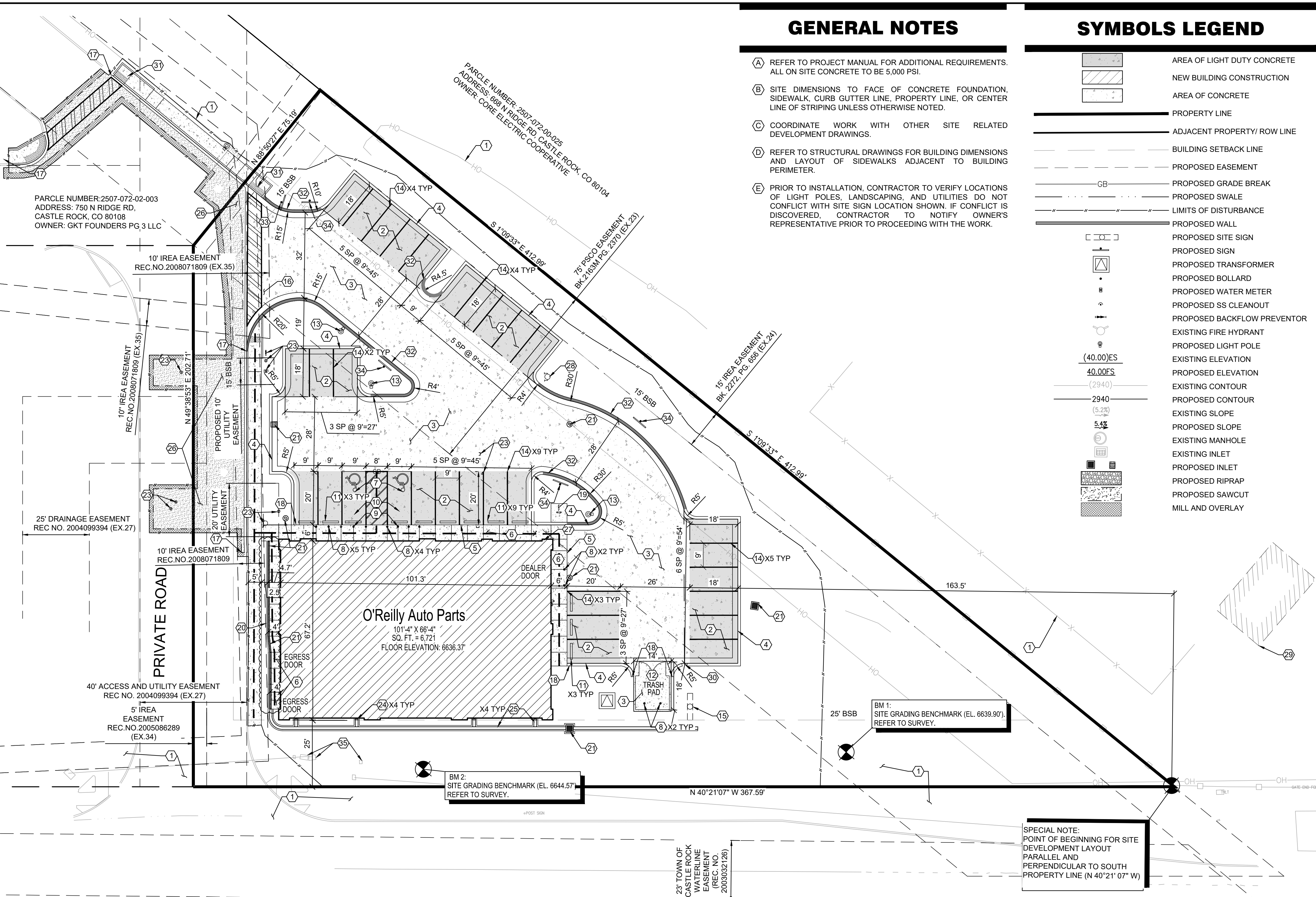
PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
SITE GRADING PLAN

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
06/27/25
08/22/25

C1.1
3 of 17

TIMOTHY M. GULLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@etierstschneider.com
417.862.0558
Fax: 417.862.3265



1 SITE DEVELOPMENT PLAN

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

ZONING CODE

SUBJECT PROPERTY ZONING	
CLASSIFICATION:	INTEGRATED BUSINESS (IB)
PROPERTY AREA:	52,783 SQ. FT. (1.212 ACRES)
PAVEMENT AREA:	15,510 SQ. FT.
LAND USE:	AUTO REPAIR
PARKING SUMMARY	
PARKING FORMULA:	3 SP. PER 1000 SQ. FT. GFA PLUS 1 SP. PER EMPLOYEE
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	27
SPACES PROVIDED:	31
H.C. SPACES PROVIDED:	2

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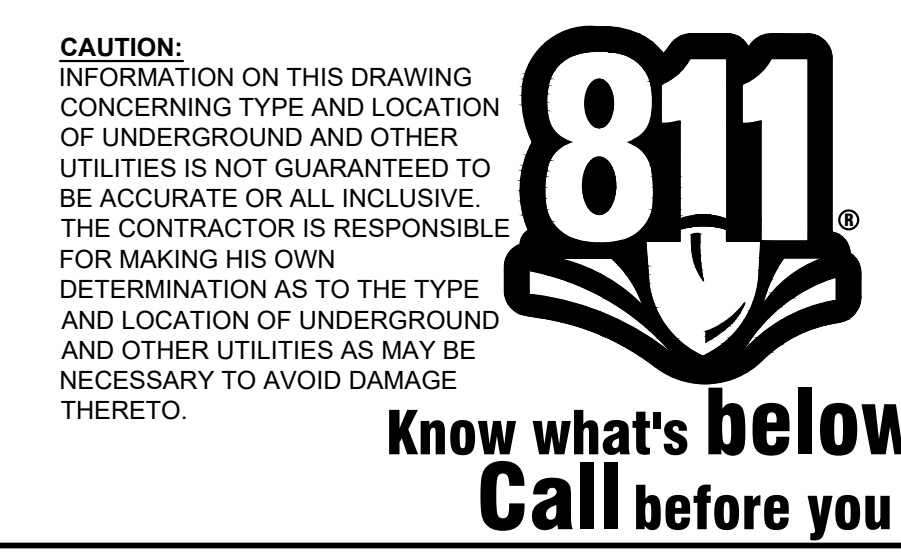
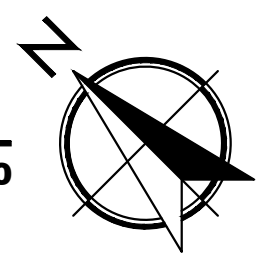
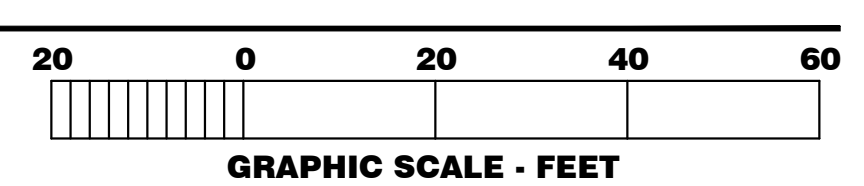
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 5,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- 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.

SYMBOLS LEGEND

	AREA OF LIGHT DUTY CONCRETE
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED GRADE BREAK
	PROPOSED SWALE
	LIMITS OF DISTURBANCE
	PROPOSED WALL
	PROPOSED SITE SIGN
	PROPOSED SIGN
	PROPOSED TRANSFORMER
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SLOPE
	PROPOSED SLOPE
	EXISTING MANHOLE
	EXISTING INLET
	PROPOSED INLET
	PROPOSED RIPRAP
	PROPOSED SAWCUT
	MILL AND OVERLAY

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 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.
- 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 SG1.1 FOR CONSTRUCTION TYPE AND LOCATION. SIGN IS OWNER FURNISHED AND INSTALLED. 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 9/C2.2.
- PROPOSED 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 DOWNSPOUT. REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
- PROPOSED 1" U-GUTTER. SEE SHEET 10/C2.2.
- PROPOSED SAWCUT LINE. REMOVE AND REPLACE AC PAVEMENT TO MATCH EXISTING.
- PROPOSED FIRE RISER ROOM. REFER TO BUILDING ELEVATION PLAN FOR ADDITIONAL INFORMATION.
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC) LOCATION.
- EXISTING BUILDING TO REMAIN.
- PROPOSED 2" CURB CUT. REFER TO DETAIL 11/C2.2.
- PROPOSED RAMP PER CDOT STANDARD DETAILS M-608-1.
- PROPOSED FIRE LANE STRIPING.
- PROPOSED STOP SIGN.
- PROPOSED FIRE LANE SIGN.
- ADJUST TO THE FINISHED GRADE.



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52448
8/22/25
PROFESSIONAL ENGINEER

(SIGNATURE AND SEAL HERE) DATE

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

TAIT
& ASSOCIATES
Since 1944

320 North Lincoln Avenue
Loveland, CO 80537
P: 970.613.1447
WWW.TAIT.COM

ENGINEERING ENVIRONMENTAL BUILDING LAND
San Antonio Sacramento Denver Dallas
San Luis Obispo Riverside Boise

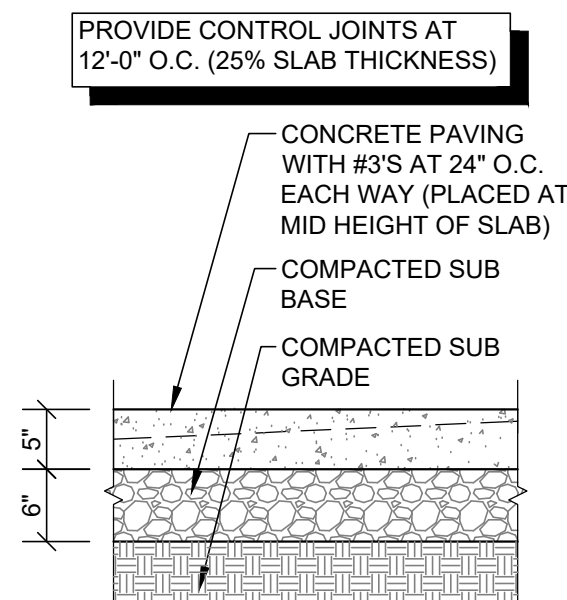
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N. RIDGE RD.
CASTLE ROCK, CO #2
SITE DEVELOPMENT PLAN

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

TIMOTHY M. GULLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@etertischmeyer.com
417.862.0558
Fax: 417.862.3265

COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25
06/27/25
08/22/25

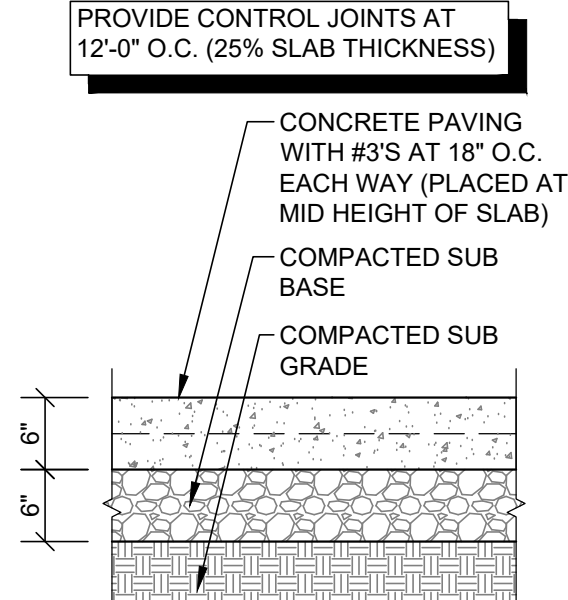
C2.1
5 of 17



**PAVEMENT DESIGN IS BASED ON GEOTECHNICAL REPORT FROM GRANITE ENGINEERING GROUP, INC. PROVIDED BY THE OWNER DATED 10/18/2024. CONTRACTOR IS RESPONSIBLE TO FULLY READ AND FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

1 CONCRETE (STANDARD DUTY) PAVING SECTION

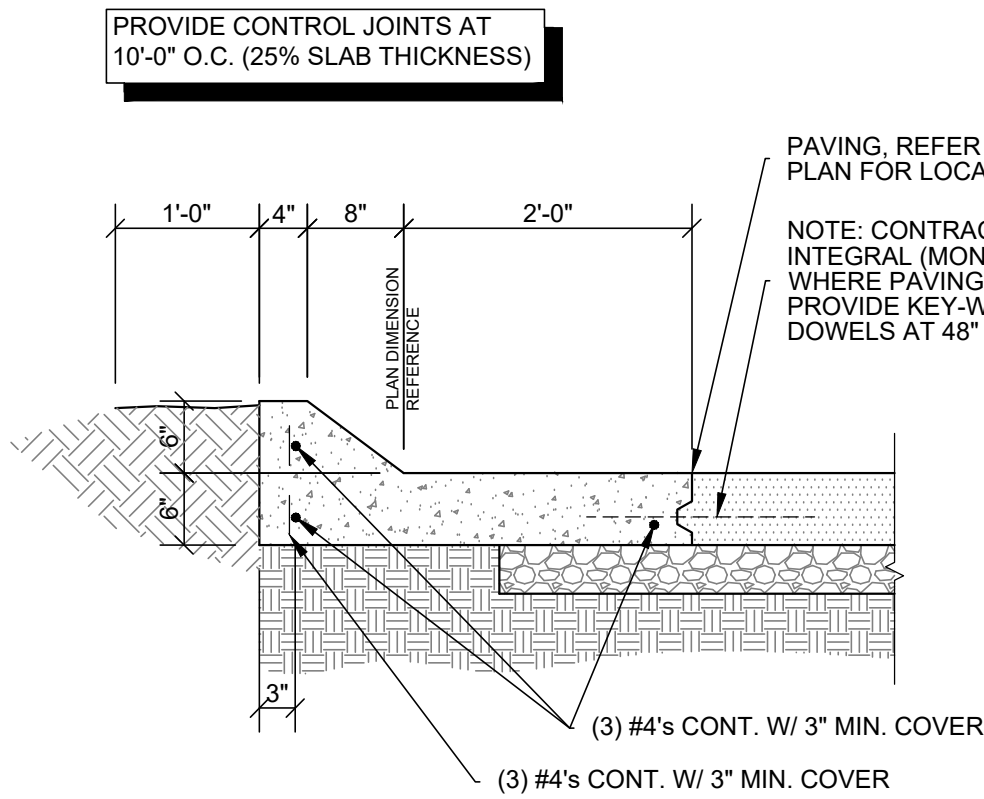
C2.2 SCALE: 3/4" = 1'-0"



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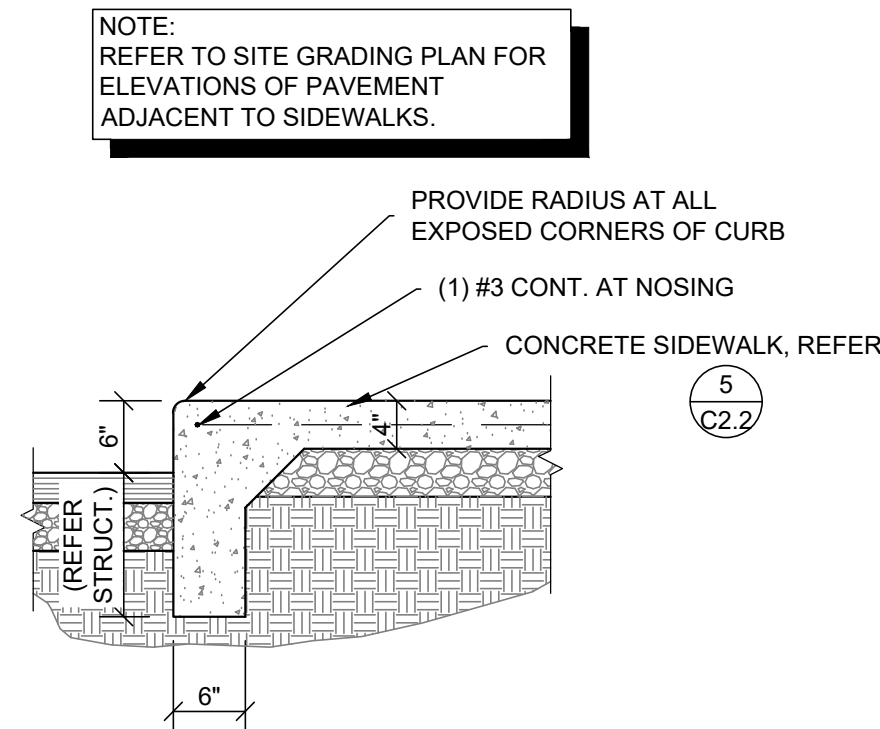
2 CONCRETE (HEAVY DUTY) PAVING SECTION

C2.2 SCALE: 3/4" = 1'-0"



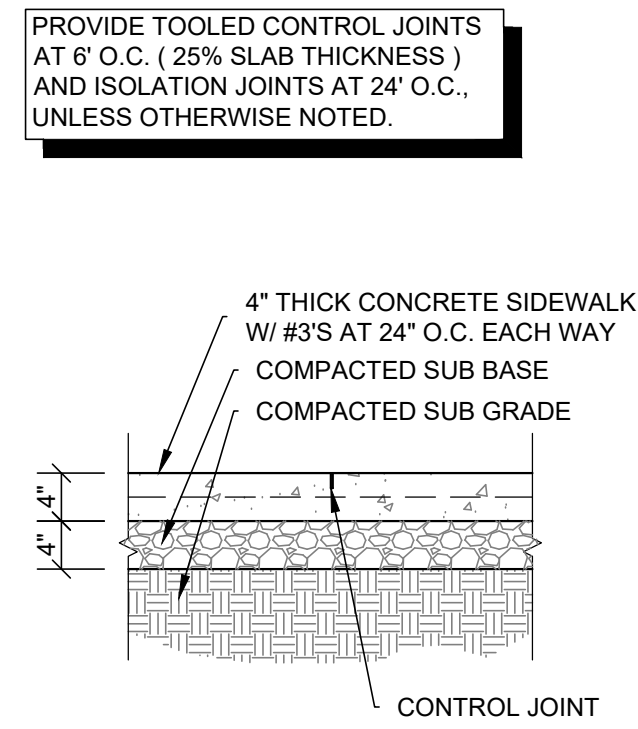
3 CONCRETE CURB SECTION

C2.2 SCALE: 3/4" = 1'-0"



4 CONCRETE SIDEWALK CURB SECTION

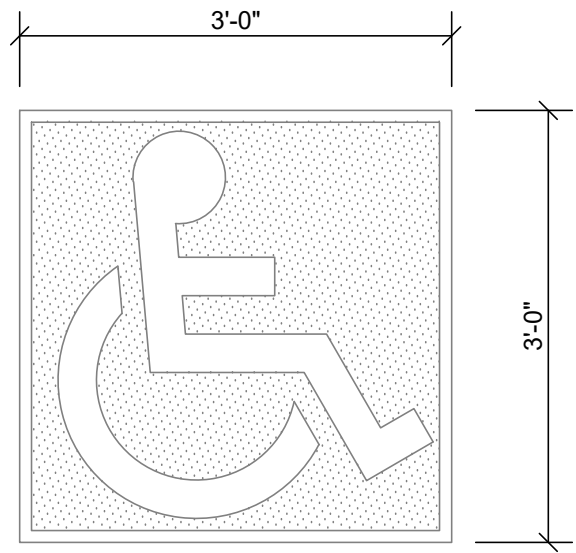
C2.2 SCALE: 3/4" = 1'-0"



5 CONCRETE SIDEWALK SECTION

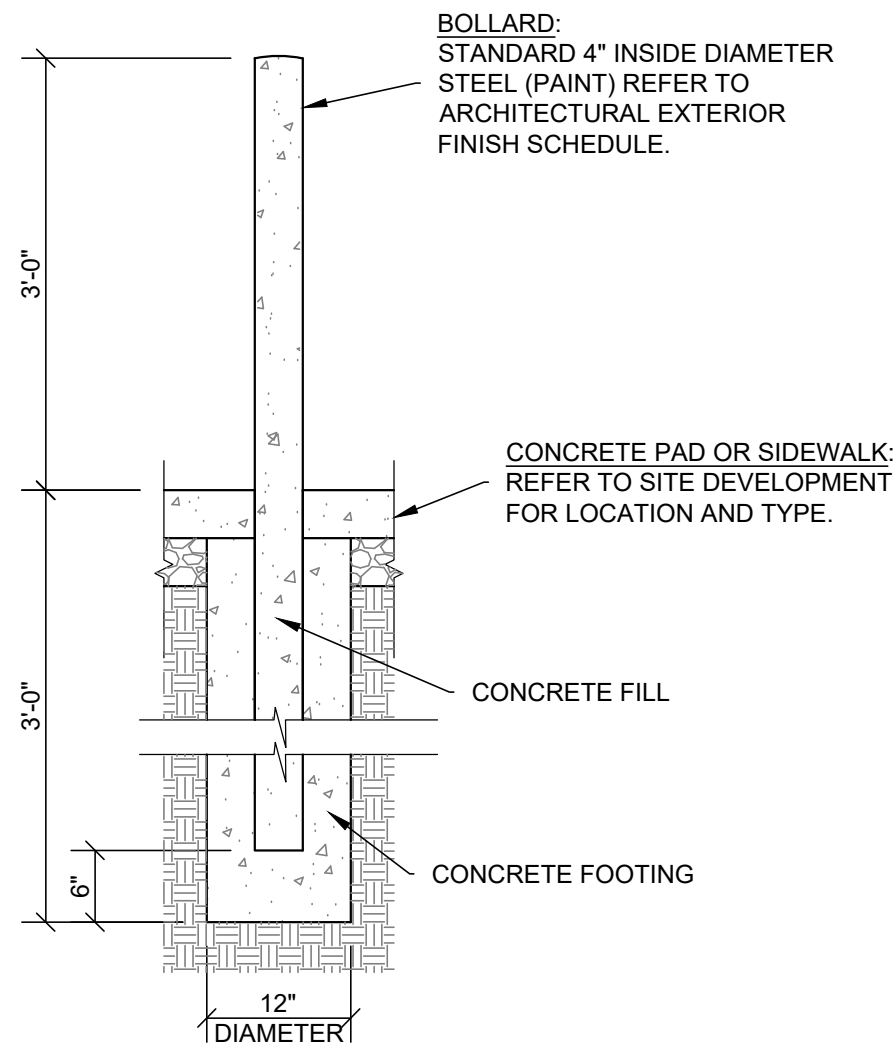
C2.2 SCALE: 3/4" = 1'-0"

WHITE SYMBOL OF ACCESSIBILITY TO BE 36" HIGH BY 36" WIDE ON A BLUE BACKGROUND. (USE HIGHWAY GRADE MARKING PAINT)



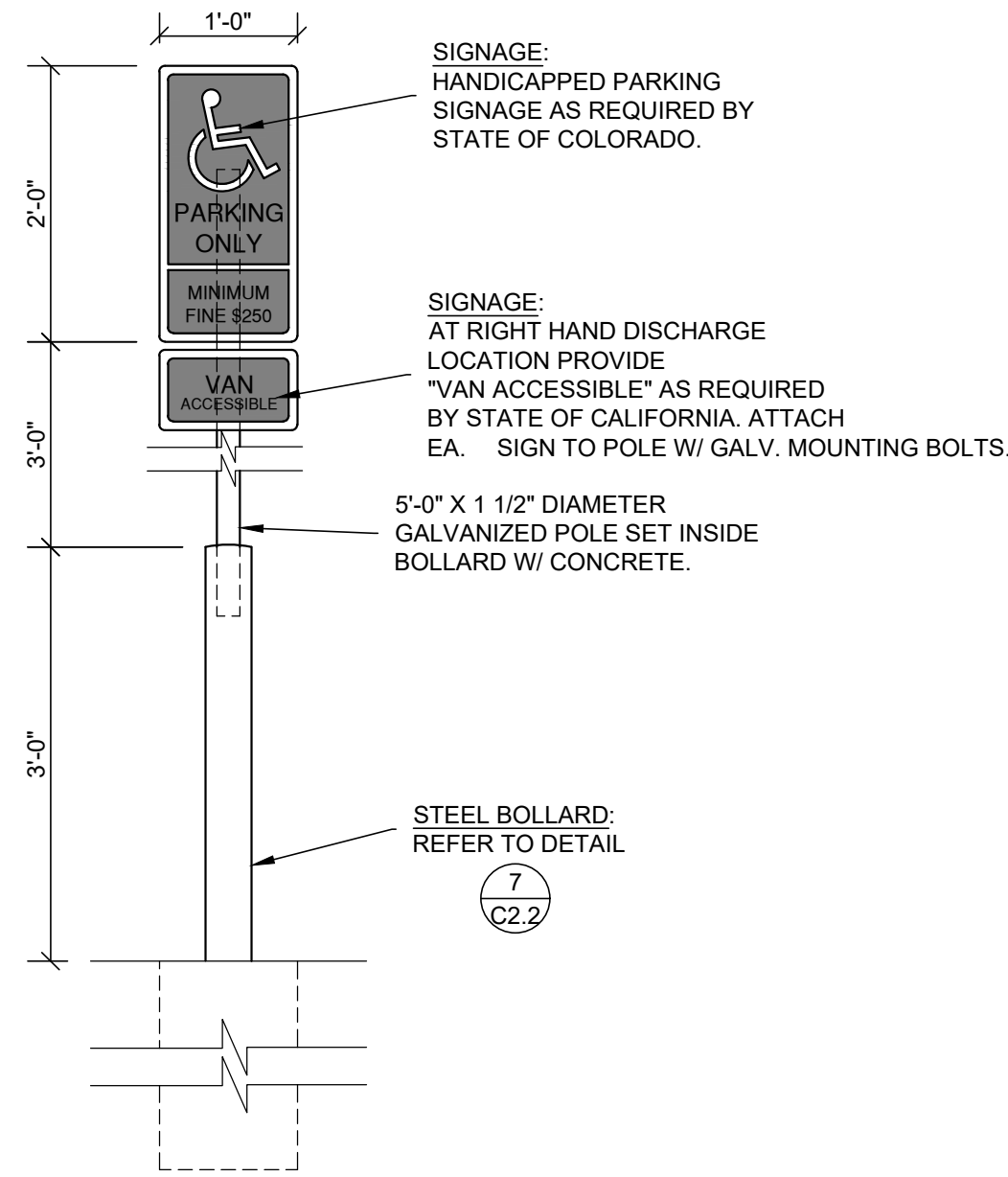
6 ACCESSIBLE PARKING PAVEMENT STRIPING DETAIL

C2.2 SCALE: 3/4" = 1'-0"



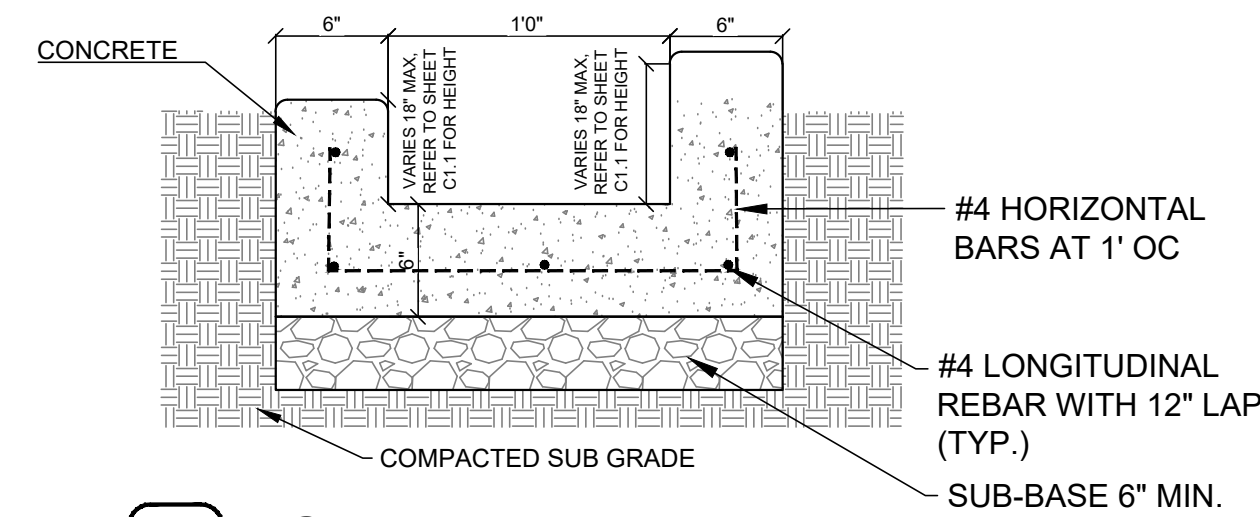
7 STEEL BOLLARD SECTION

C2.2 SCALE: 3/4" = 1'-0"



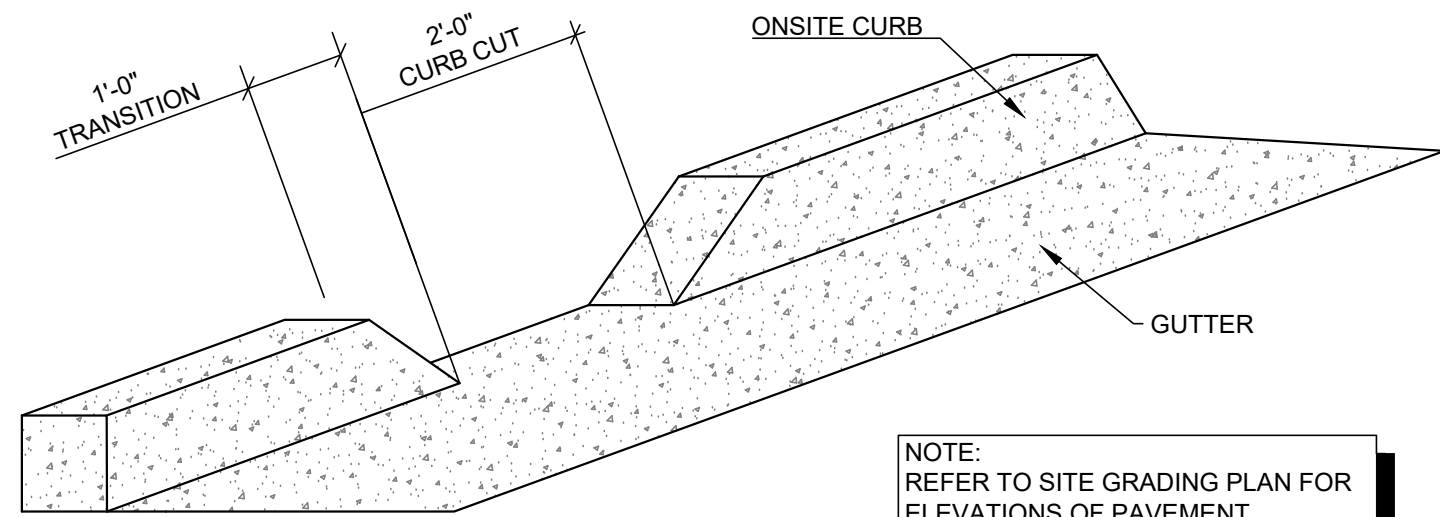
8 HANDICAP PARKING SIGN DETAIL

C2.2 SCALE: 3/4" = 1'-0"



10 U-GUTTER

C2.2 SCALE: (NOT TO SCALE)



11 2' WIDE CURB CUT

C2.2 SCALE: NTS

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TOWN APPROVAL BLOCK

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DEVELOPMENT SERVICES DATE

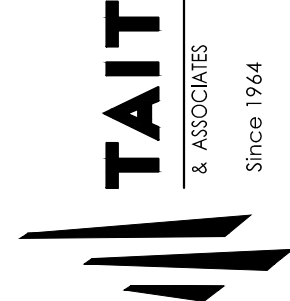
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COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25
06/27/25
08/22/25

(SIGNATURE AND SEAL HERE) DATE



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

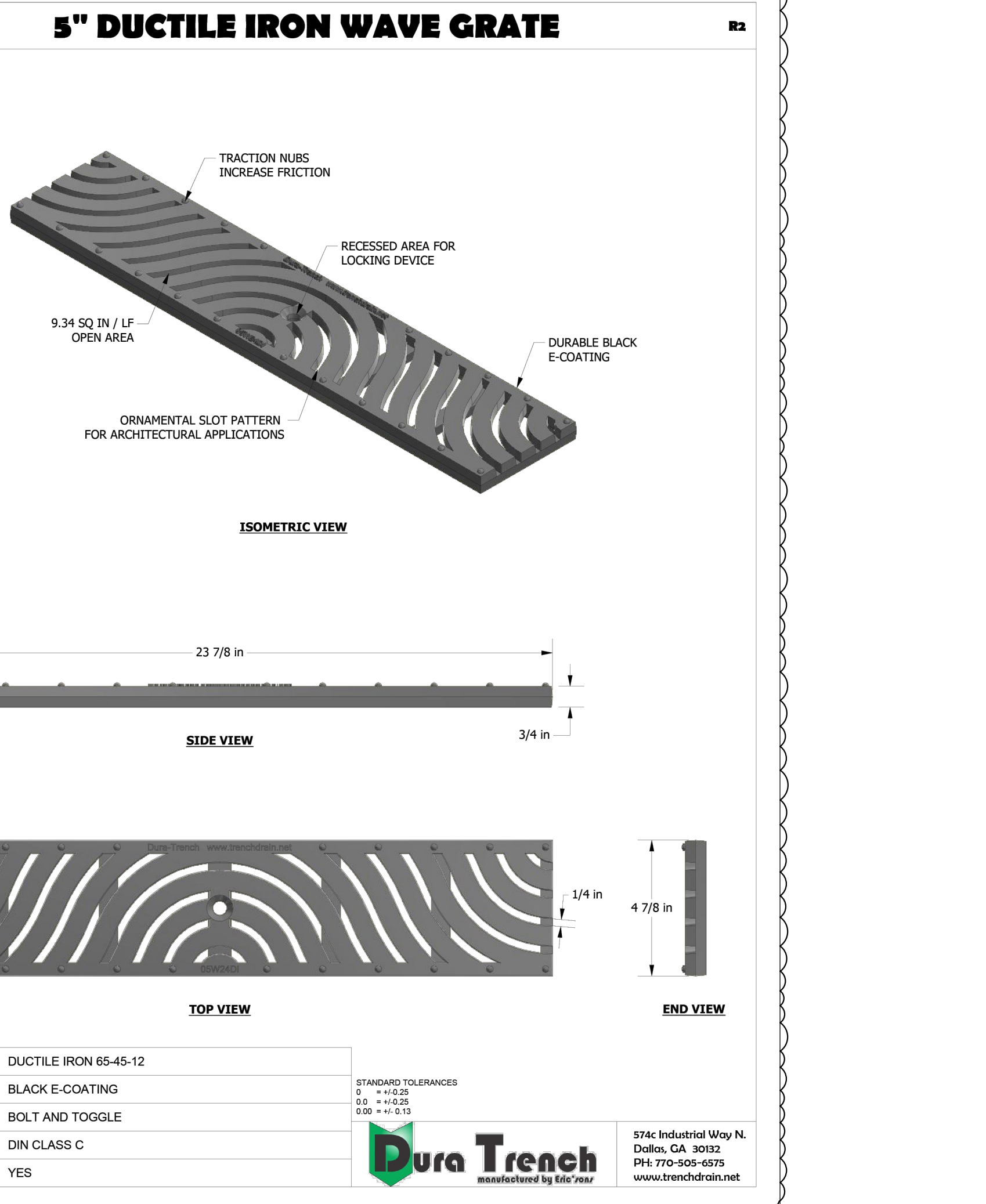
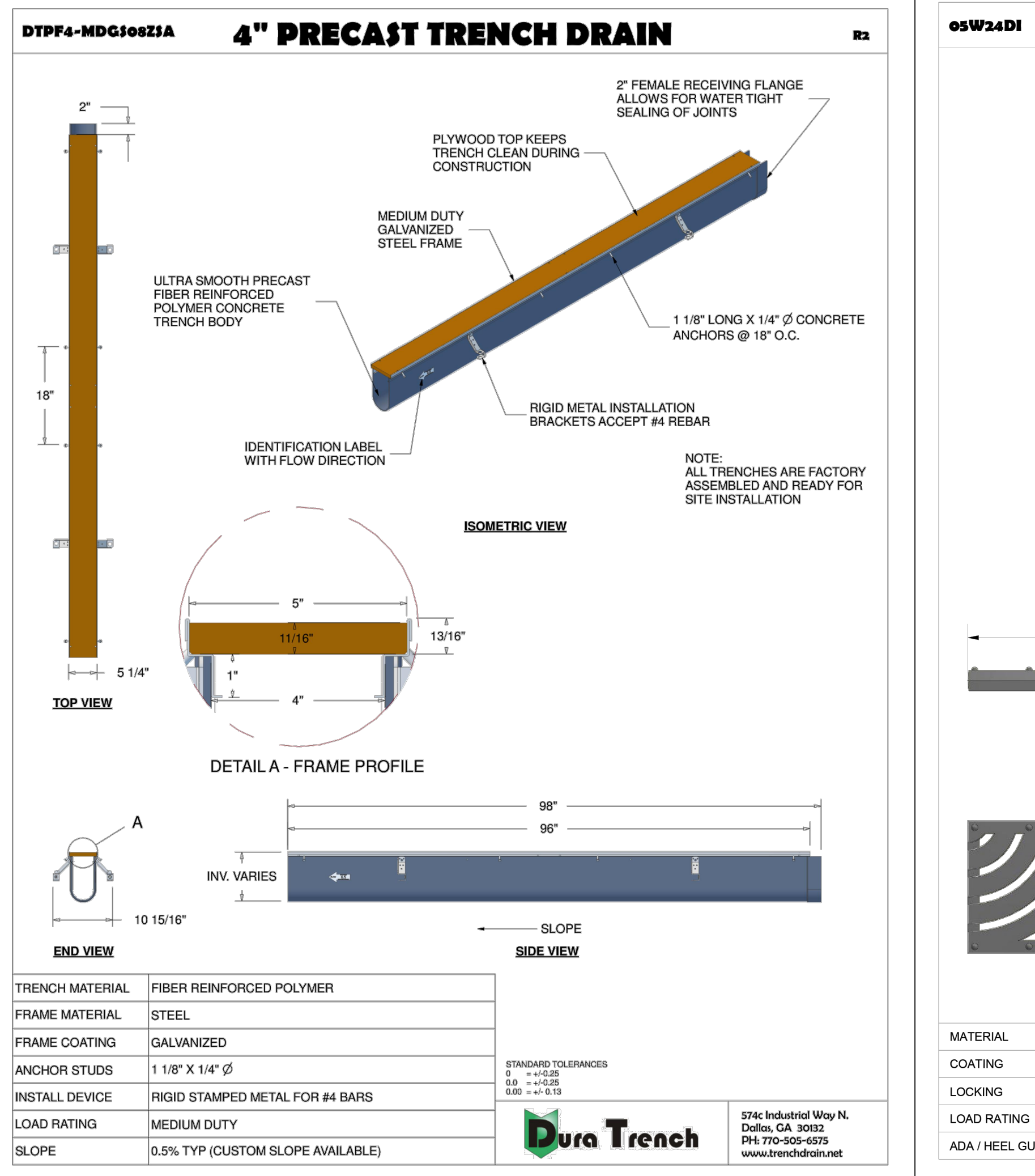
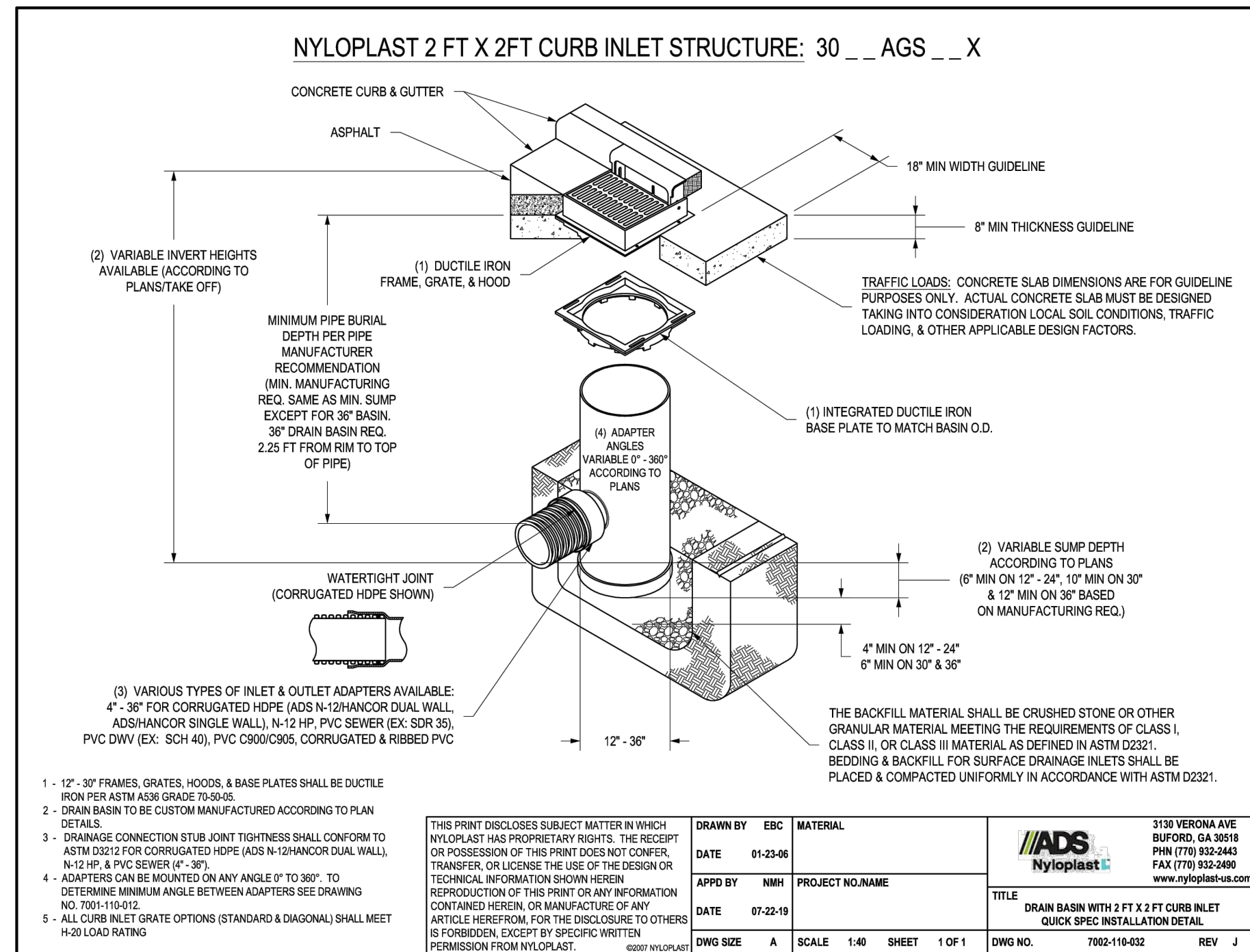


320 North Lincoln Avenue
Loveland, CO 80537
P: 970.613.1447
WWW.TAIT.COM
ENGINEERING ENVIRONMENTAL BUILDING LAND
SANTA ANA DENVER BOISE
SACRAMENTO RIVERSIDE
SAN LUIS OBISPO
Since 1944

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

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

TIMOTHY M. GULLOTT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@etstschneider.com



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O'Reilly **AUTO PARTS**

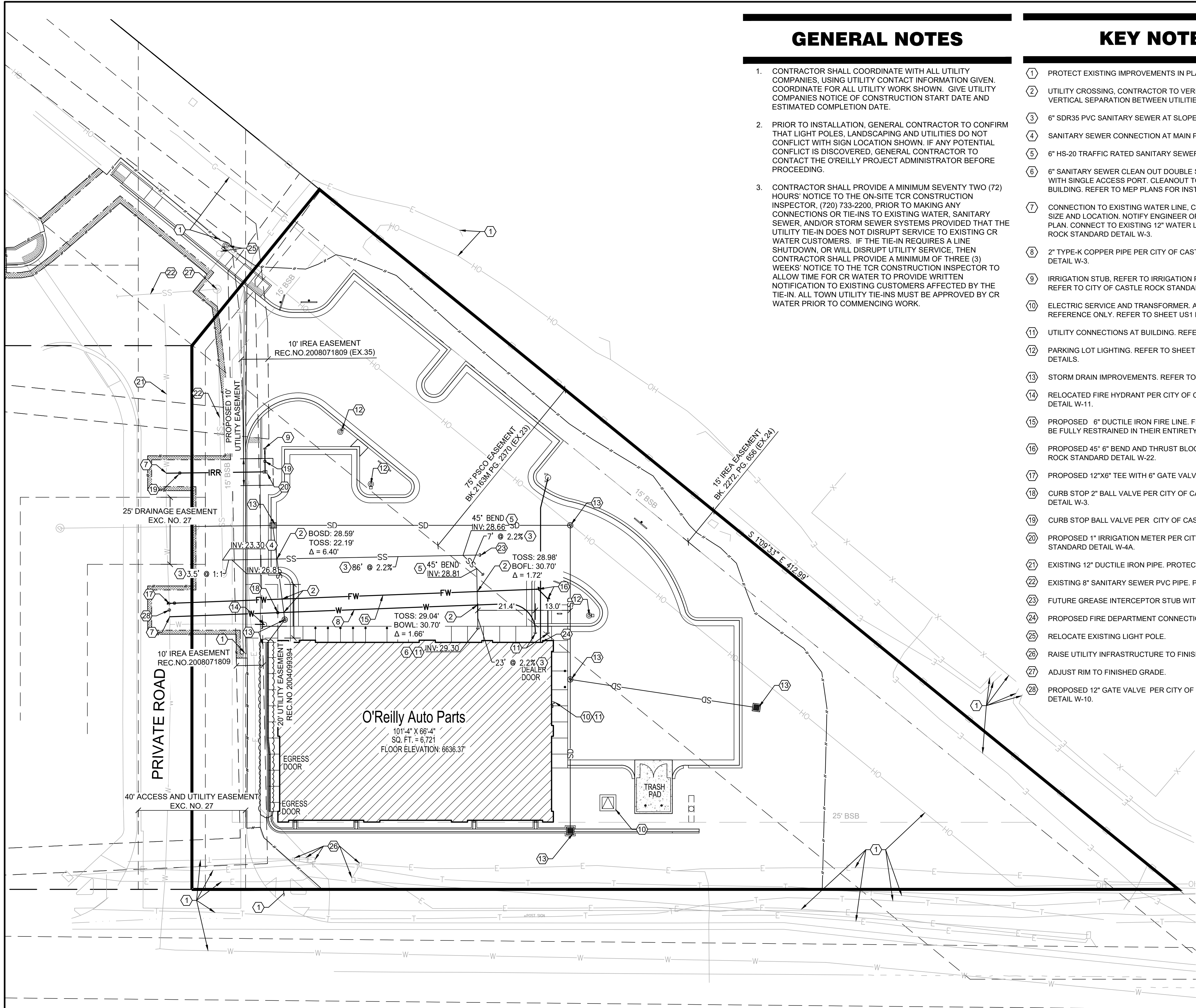
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417.862.0558
417.862.3265
chneider.com

A circular professional engineer seal for Timothy Lee Chalk, Colorado License 52448, dated 8/22/25. The seal features a rope-like border and the text "COLORADO LICENSED PROFESSIONAL ENGINEER" around the perimeter. The name "TIMOTHY LEE CHALK" and the license number "52448" are in the center, with the date "8/22/25" below the number. A blue ink signature is written across the seal.

(SIGNATURE AND SEAL HERE) DATE

C2.4
7 of 17



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

8 SITE UTILITY PLAN
C3.1 SCALE: 1" = 20'-0"

UNAUTHORIZED CHANGES & USES

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GRAPHIC SCALE - FEET

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.

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TOR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TOR 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.

KEY NOTES

1. PROTECT EXISTING IMPROVEMENTS IN PLACE.
2. UTILITY CROSSING, CONTRACTOR TO VERIFY MINIMUM OF 18" VERTICAL SEPARATION BETWEEN UTILITIES.
3. 6" SDR35 PVC SANITARY SEWER AT SLOPES SHOWN HEREON.
4. SANITARY SEWER CONNECTION AT MAIN PER DETAIL SS-2
5. 6" HS-20 TRAFFIC RATED SANITARY SEWER CLEAN OUT.
6. 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.
7. 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-3.
8. 2" TYPE-K COPPER PIPE PER CITY OF CASTLE ROCK STANDARD DETAIL W-3.
9. IRRIGATION STUB. REFER TO IRRIGATION PLANS FOR CONTINUATION. REFER TO CITY OF CASTLE ROCK STANDARD DETAIL W-4A AND W-4B.
10. ELECTRIC SERVICE AND TRANSFORMER. ALIGNMENT SHOWN FOR REFERENCE ONLY. REFER TO SHEET US1 FOR INSTALLATION.
11. UTILITY CONNECTIONS AT BUILDING. REFER TO MEP PLANS.
12. PARKING LOT LIGHTING. REFER TO SHEET US1 FOR ADDITIONAL DETAILS.
13. STORM DRAIN IMPROVEMENTS. REFER TO SHEET C1.1 FOR DETAIL.
14. RELOCATED FIRE HYDRANT PER CITY OF CASTLE ROCK STANDARD DETAIL W-11.
15. PROPOSED 6" DUCTILE IRON FIRE LINE. FIRE SERVICE LINES SHALL BE FULLY RESTRAINED IN THEIR ENTIRETY.
16. PROPOSED 45' 6" BEND AND THRUST BLOCK PER CITY OF CASTLE ROCK STANDARD DETAIL W-22.
17. PROPOSED 12"x6" TEE WITH 6" GATE VALVE ON FIRE LATERAL.
18. CURB STOP 2" BALL VALVE PER CITY OF CASTLE ROCK STANDARD DETAIL W-3.
19. CURB STOP BALL VALVE PER CITY OF CASTLE ROCK DETAIL W-4A.
20. PROPOSED 1" IRRIGATION METER PER CITY OF CASTLE ROCK STANDARD DETAIL W-4A.
21. EXISTING 12" DUCTILE IRON PIPE. PROTECT IN PLACE.
22. EXISTING 8" SANITARY SEWER PVC PIPE. PROTECT IN PLACE.
23. FUTURE GREASE INTERCEPTOR STUB WITH PLUG.
24. PROPOSED FIRE DEPARTMENT CONNECTION (FDC).
25. RELOCATE EXISTING LIGHT POLE.
26. RAISE UTILITY INFRASTRUCTURE TO FINISHED GRADE.
27. ADJUST RIM TO FINISHED GRADE.
28. PROPOSED 12" GATE VALVE PER CITY OF CASTLE ROCK STANDARD DETAIL W-10.

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 GRADE BREAK
	PROPOSED SWALE
	LIMITS OF DISTURBANCE
	PROPOSED WALL
	PROPOSED SITE SIGN
	PROPOSED SIGN
	PROPOSED TRANSFORMER
	PROPOSED BOLLARD
	PROPOSED WATER METER
	PROPOSED SS CLEANOUT
	PROPOSED BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING MANHOLE
	EXISTING INLET
	PROPOSED INLET
	PROPOSED RIPRAP
	PROPOSED SAWCUT
	MILL AND OVERLAY

EXISTING CONDITIONS NOTE

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. 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.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. 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.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS / INSTALLATIONS.
6. UNUSED EXISTING SERVICES WILL NEED TO BE REMOVED AND CAPPED AT THE WATER OR SANITARY MAIN.

EXISTING UTILITY NOTES

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

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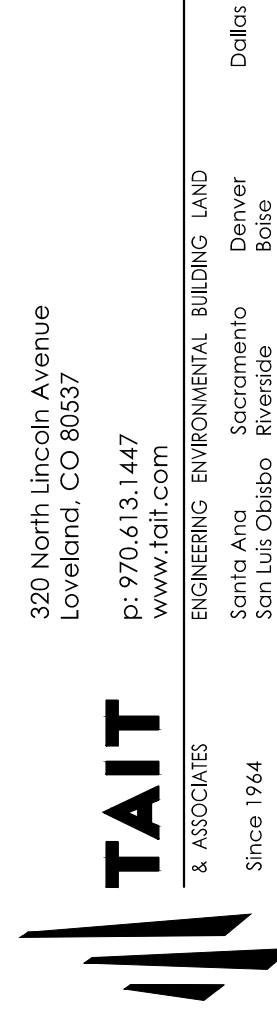
TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	DATE
DEVELOPMENT SERVICES	

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(SIGNATURE AND SEAL HERE) DATE

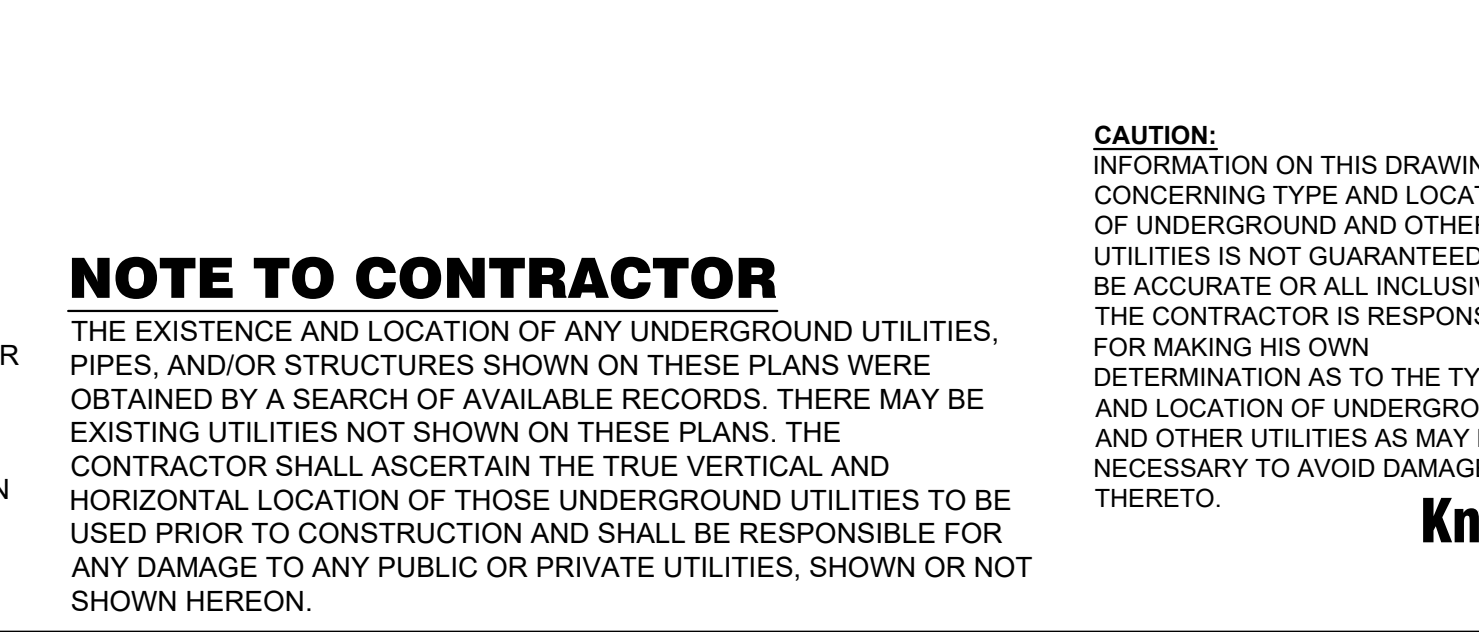
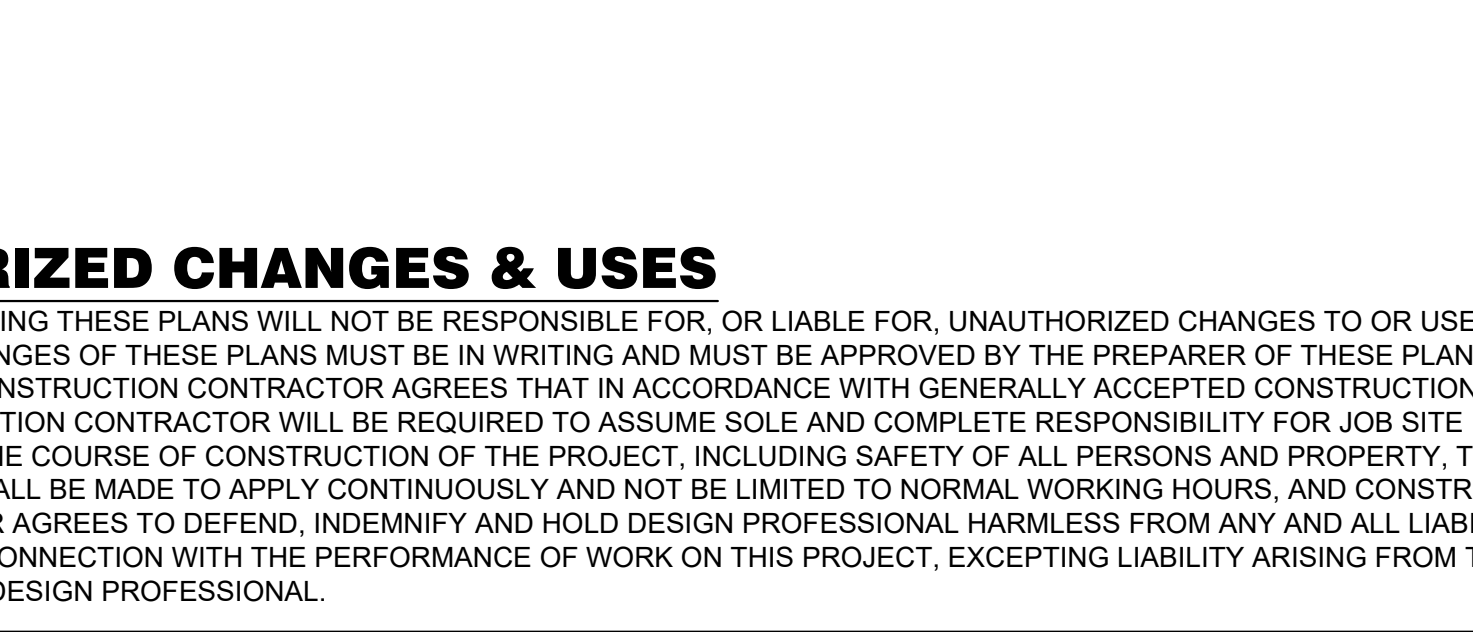
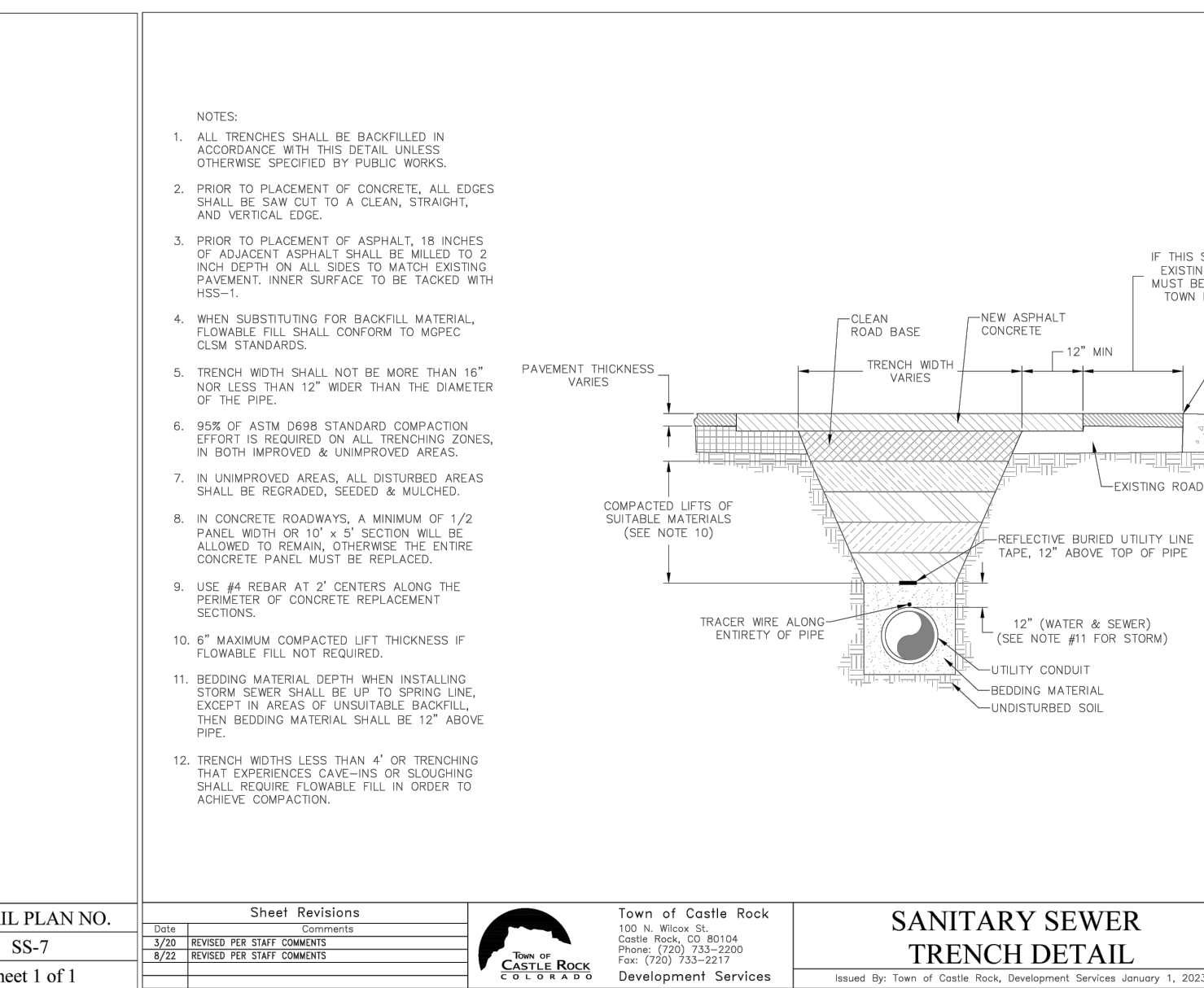
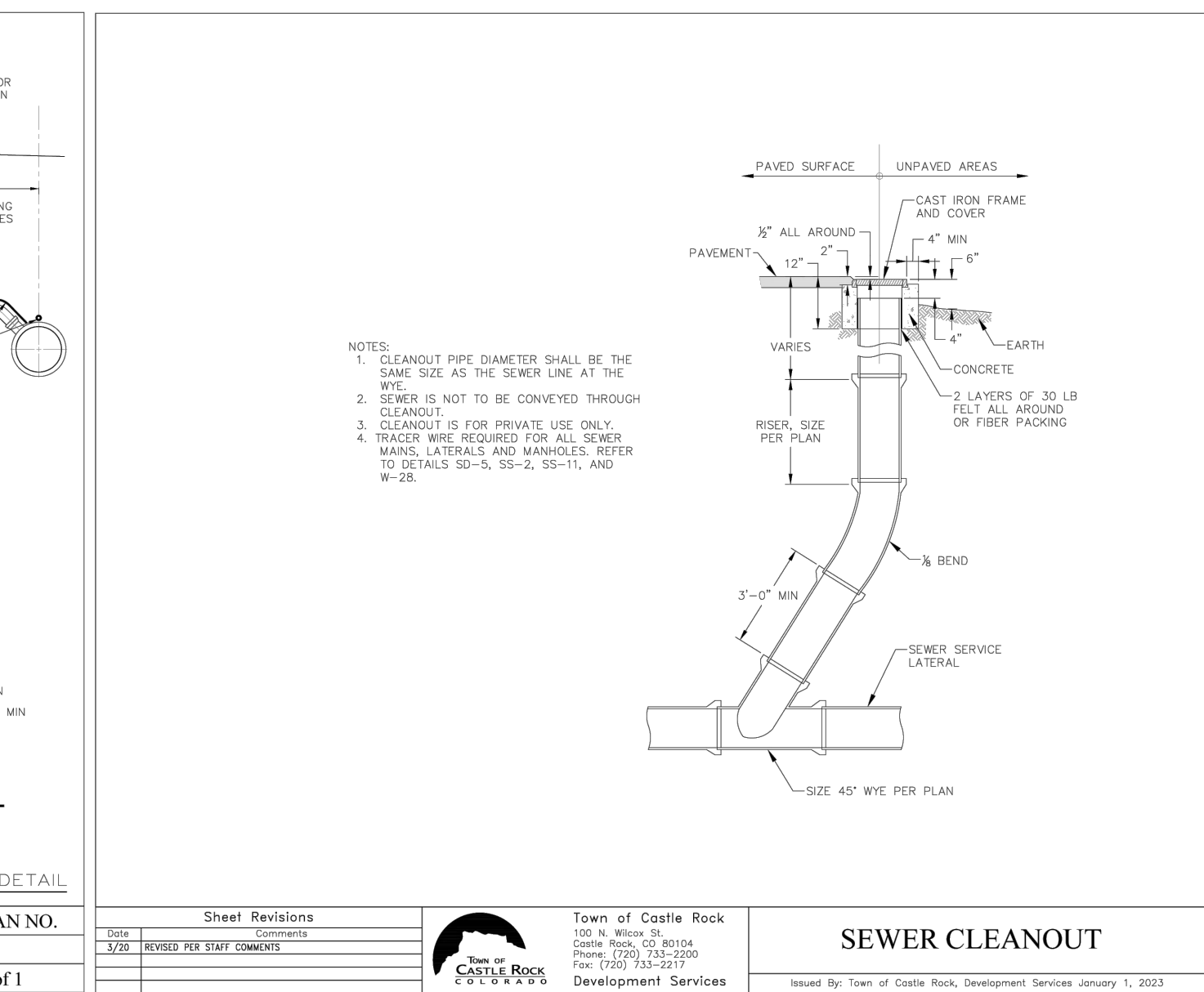
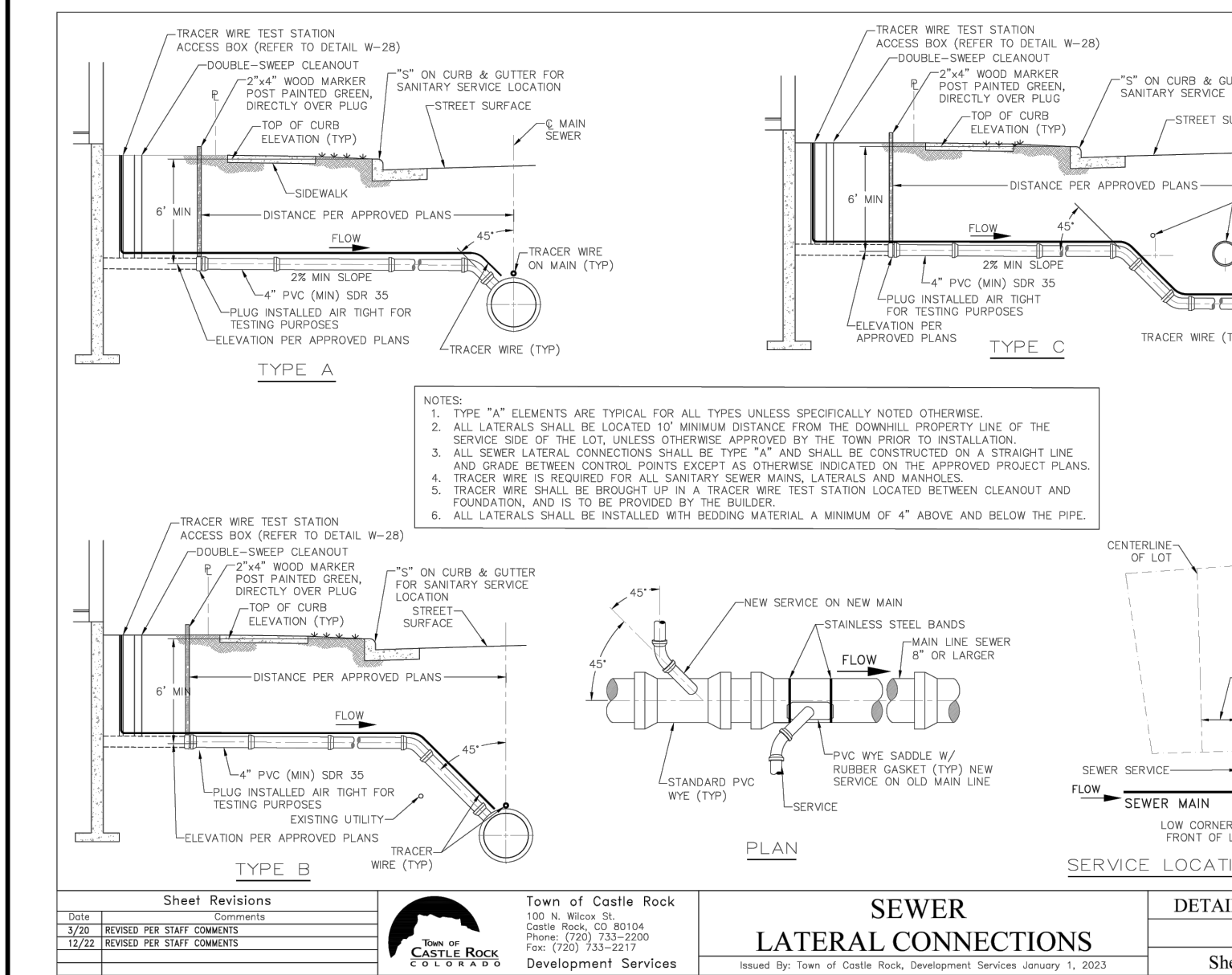
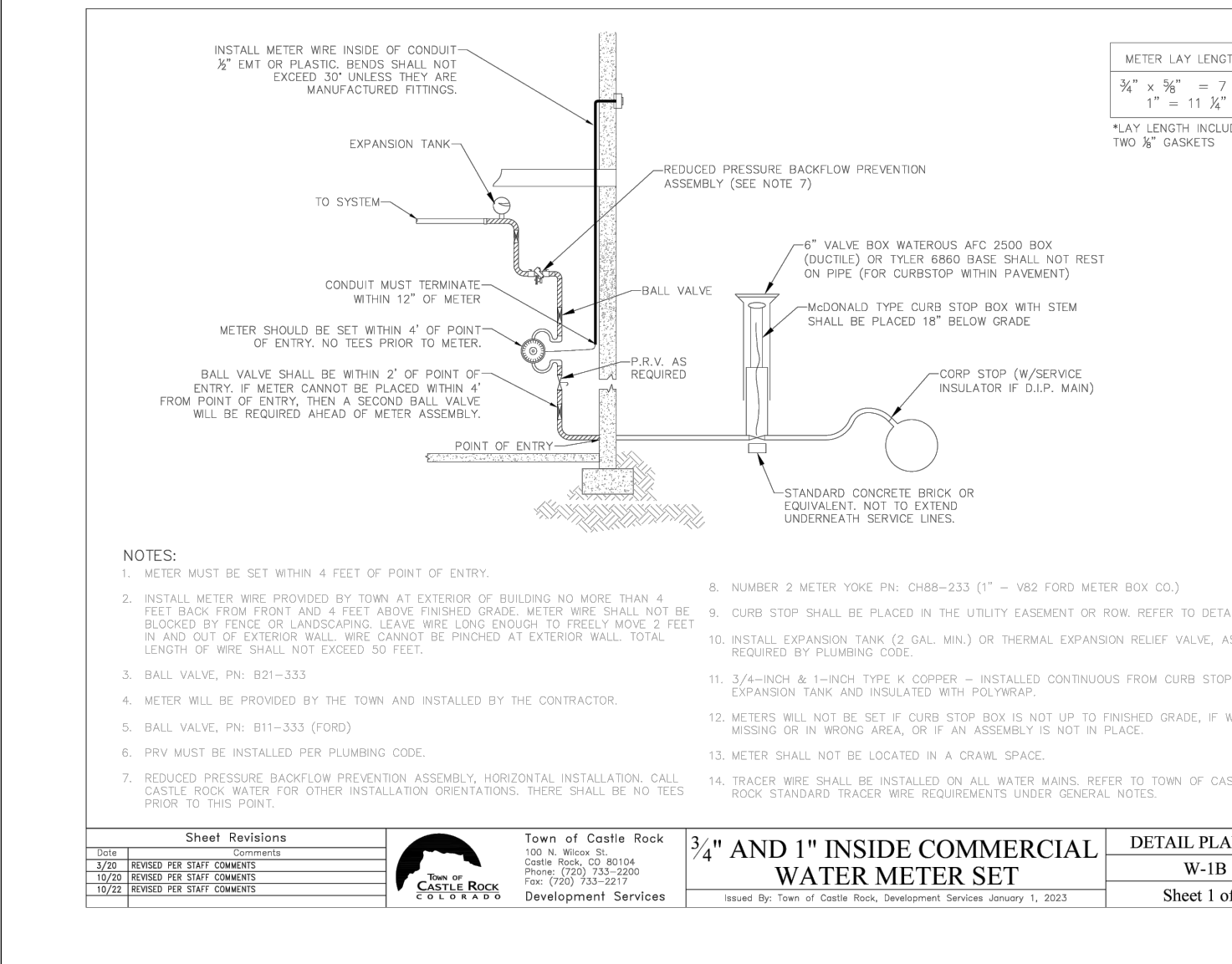
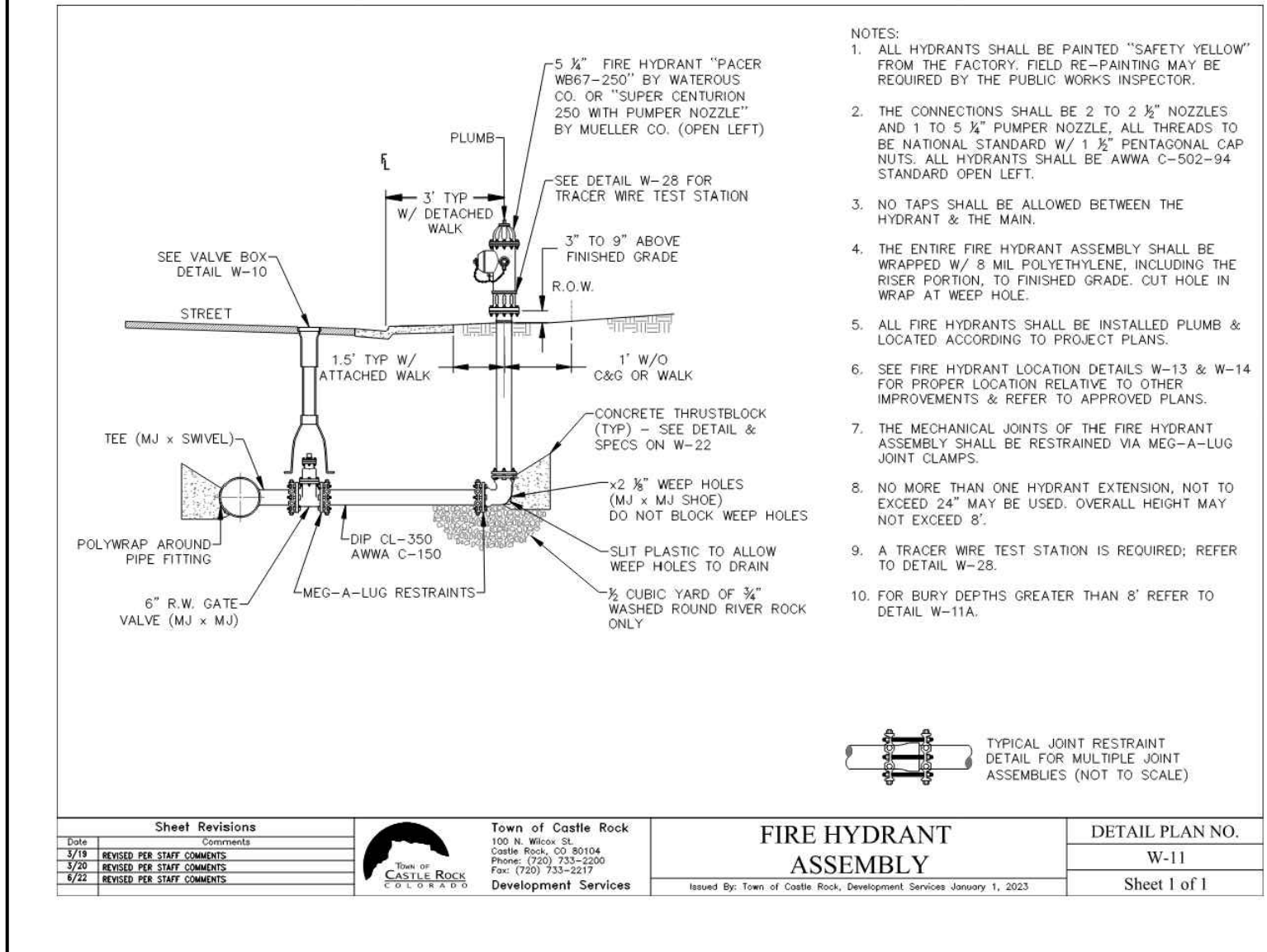
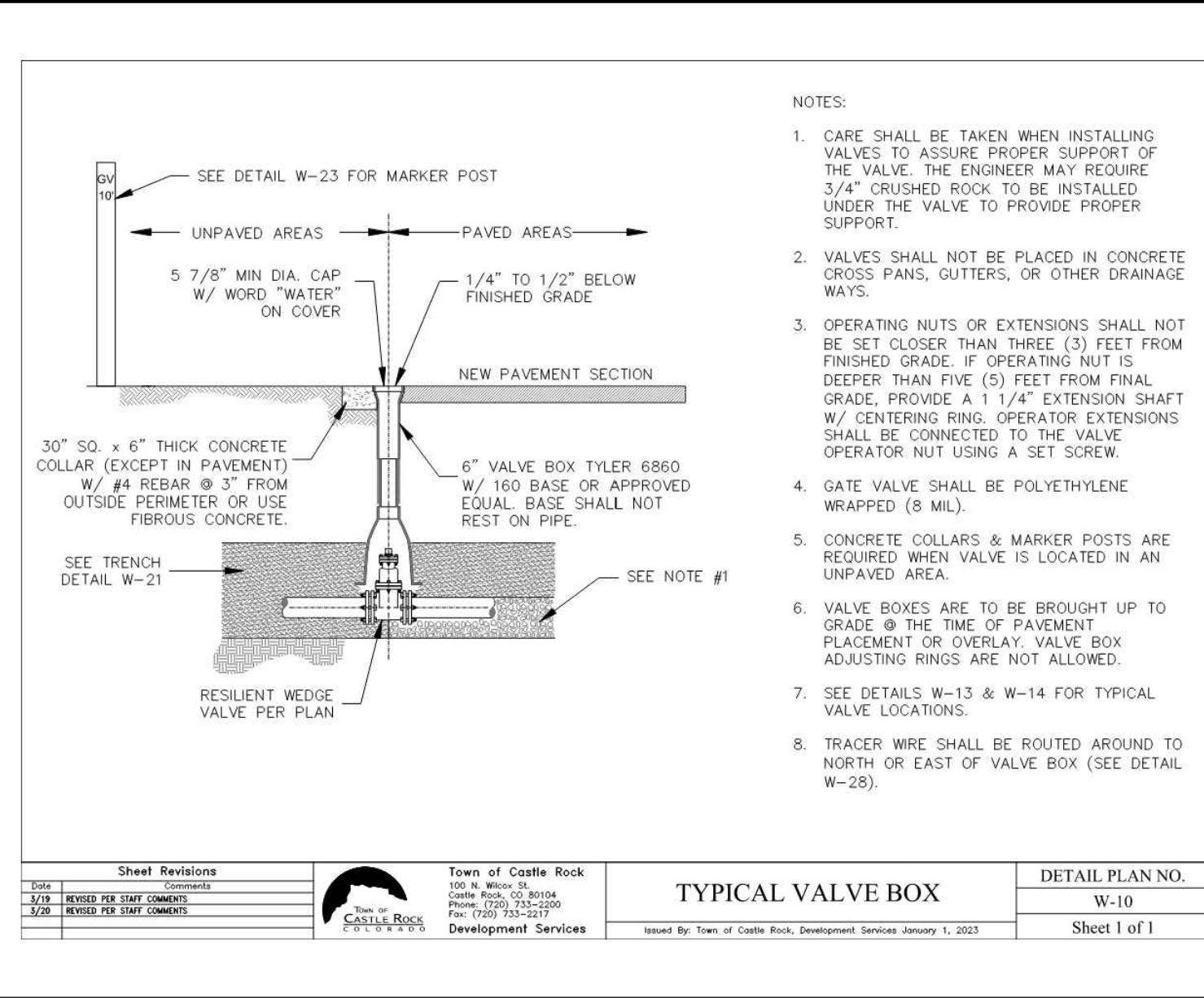
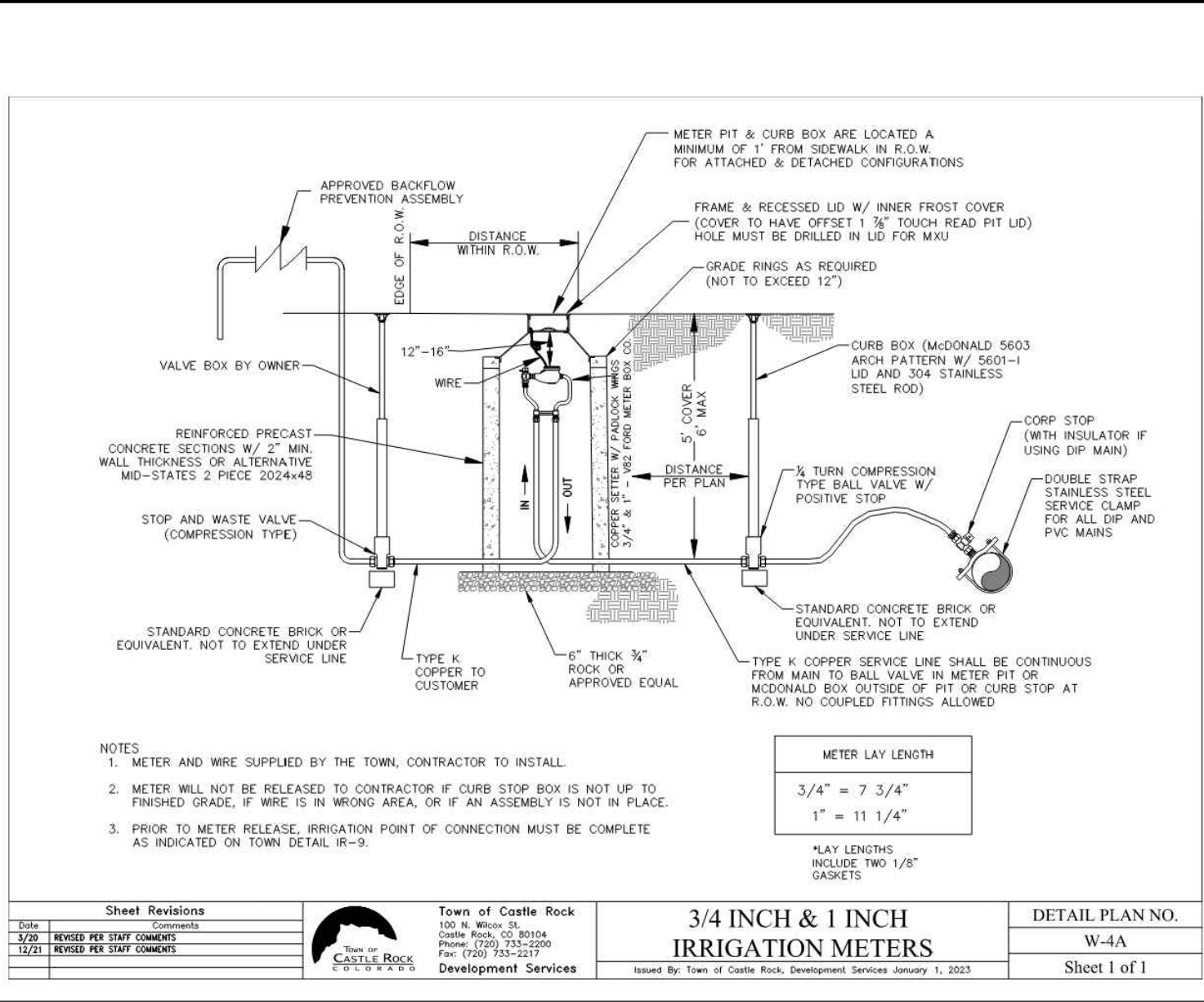
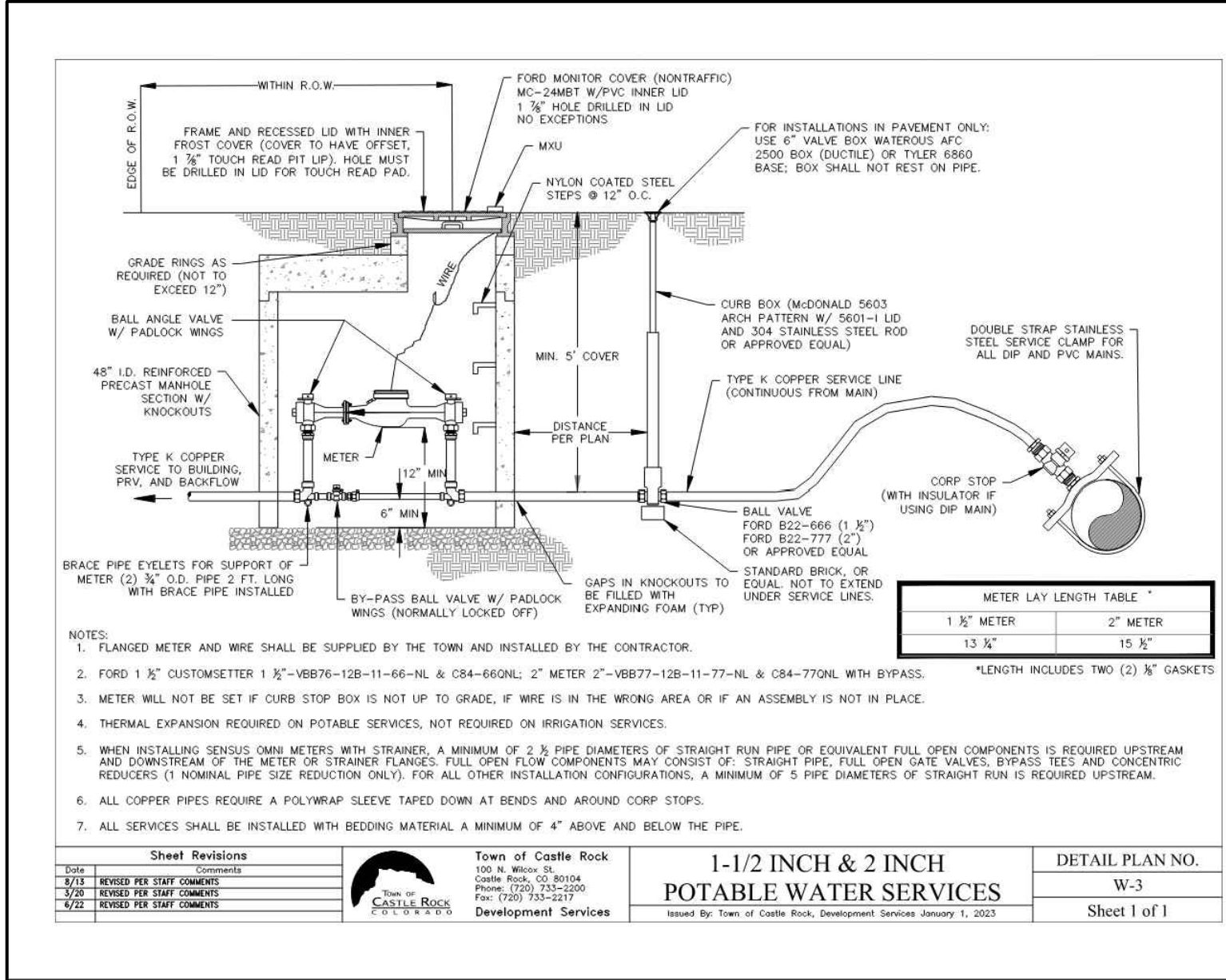
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
N. RIDGE RD.
CASTLE ROCK, CO #2
SITE UTILITY PLAN

O'Reilly AUTO PARTS
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TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES DATE



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(SIGNATURE AND SEAL HERE) DATE

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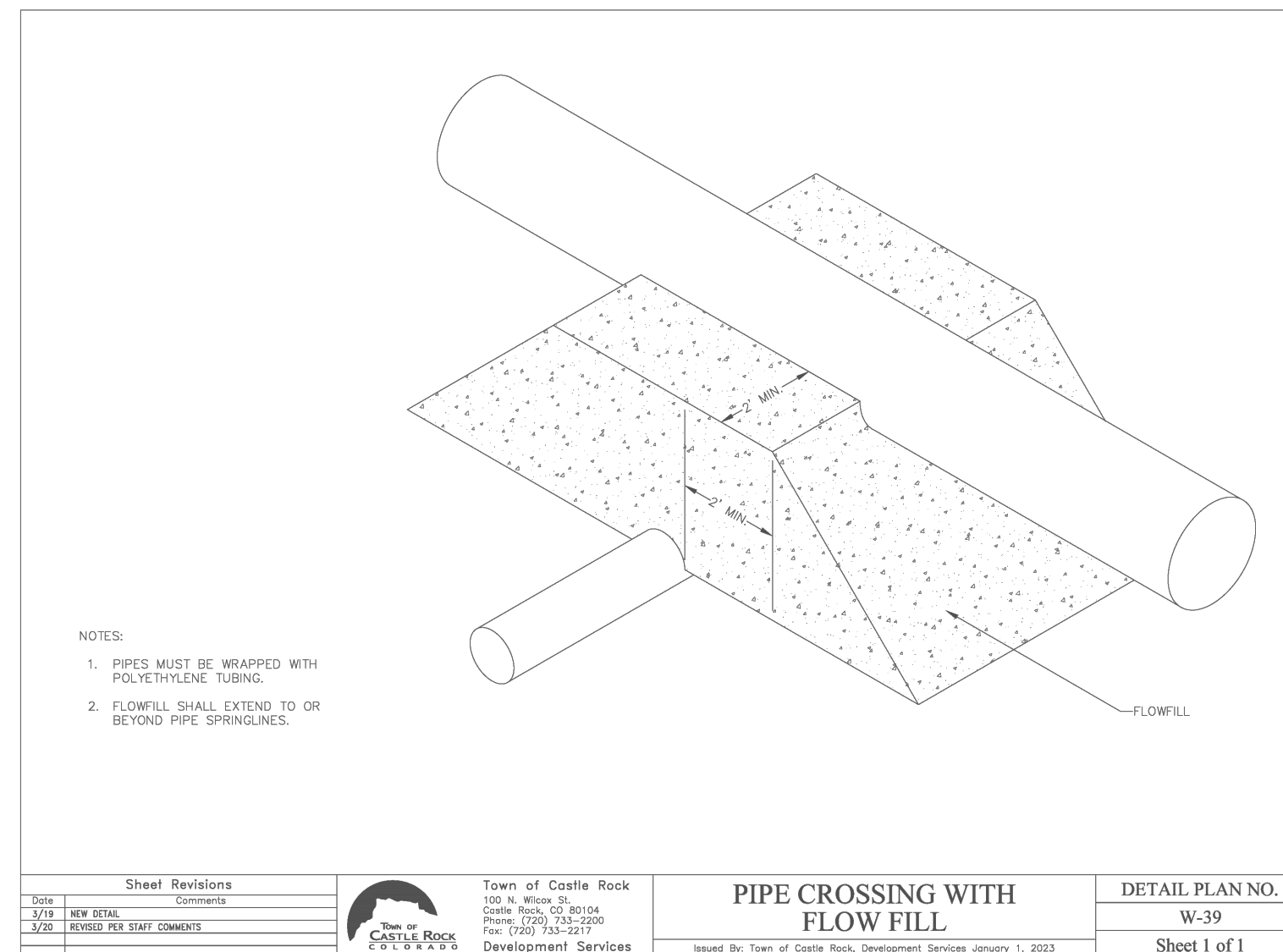
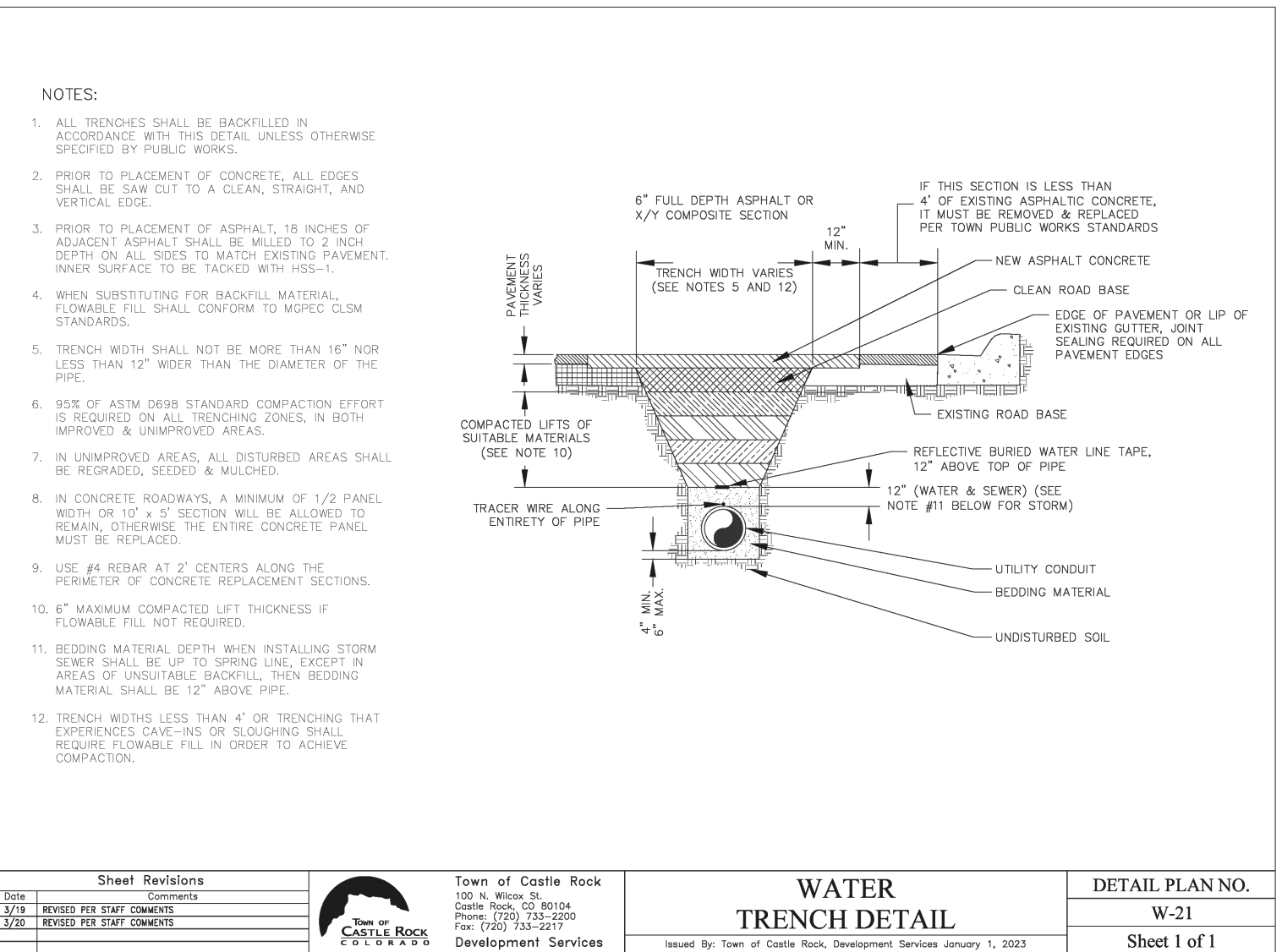
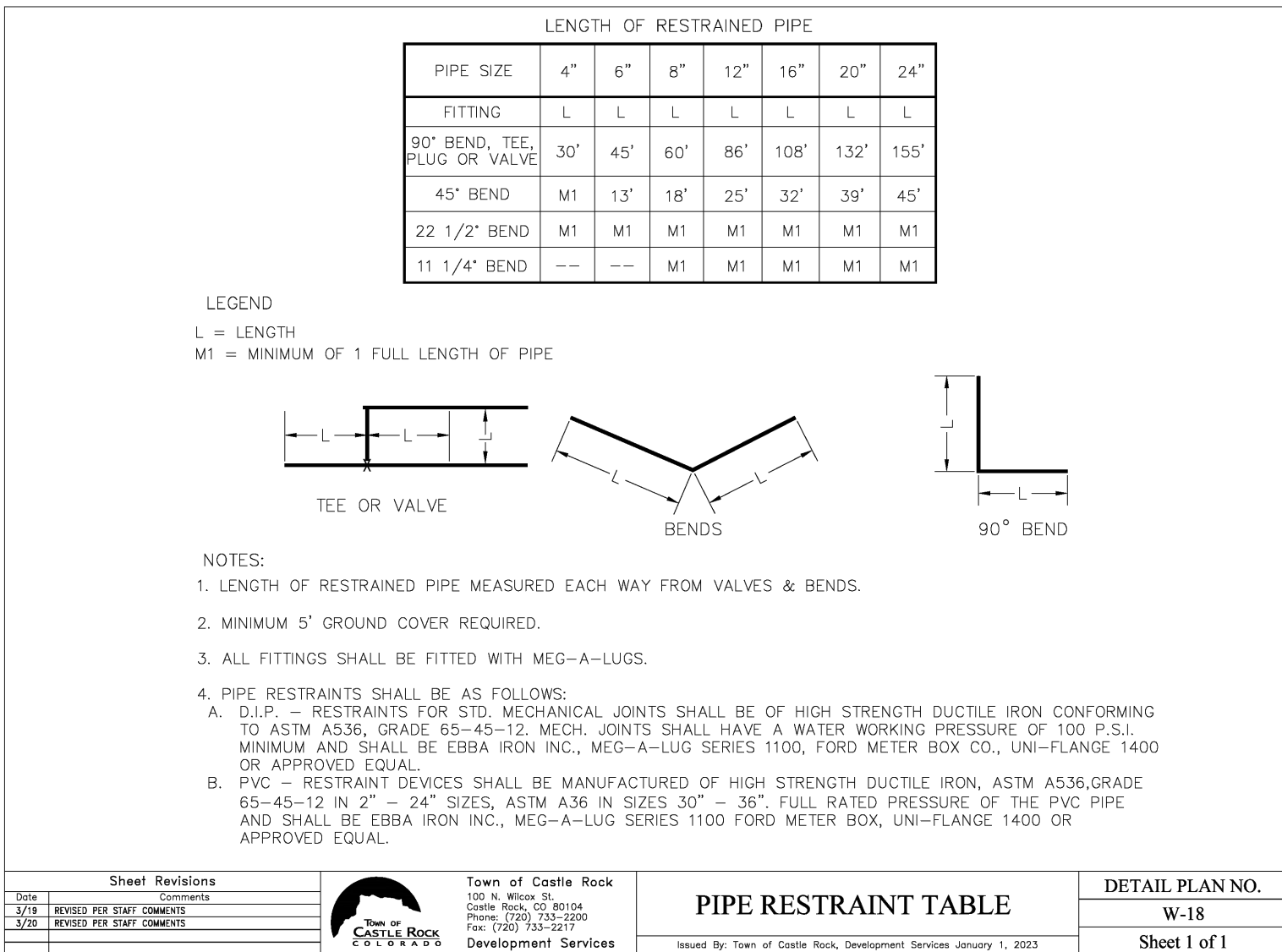
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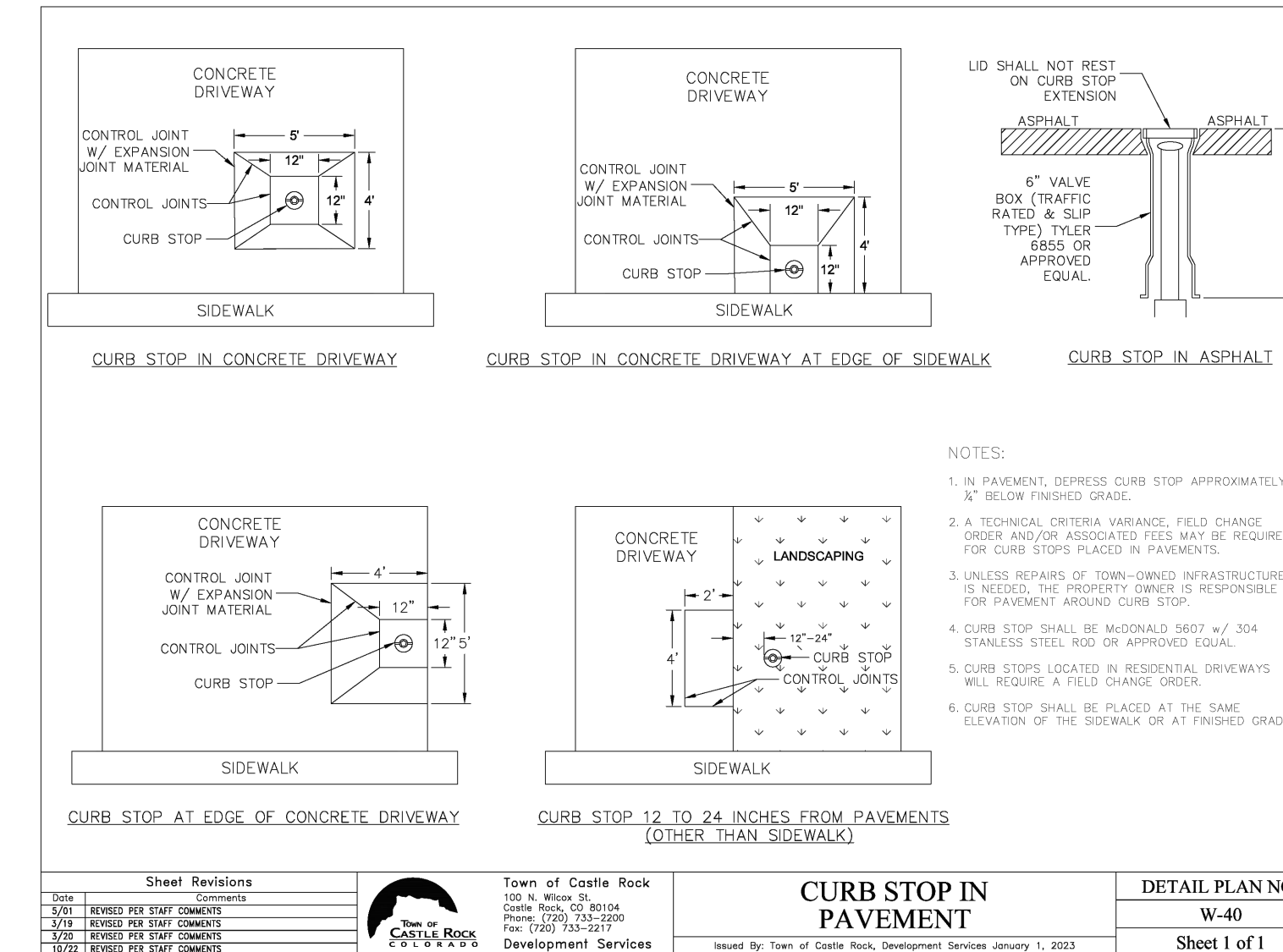
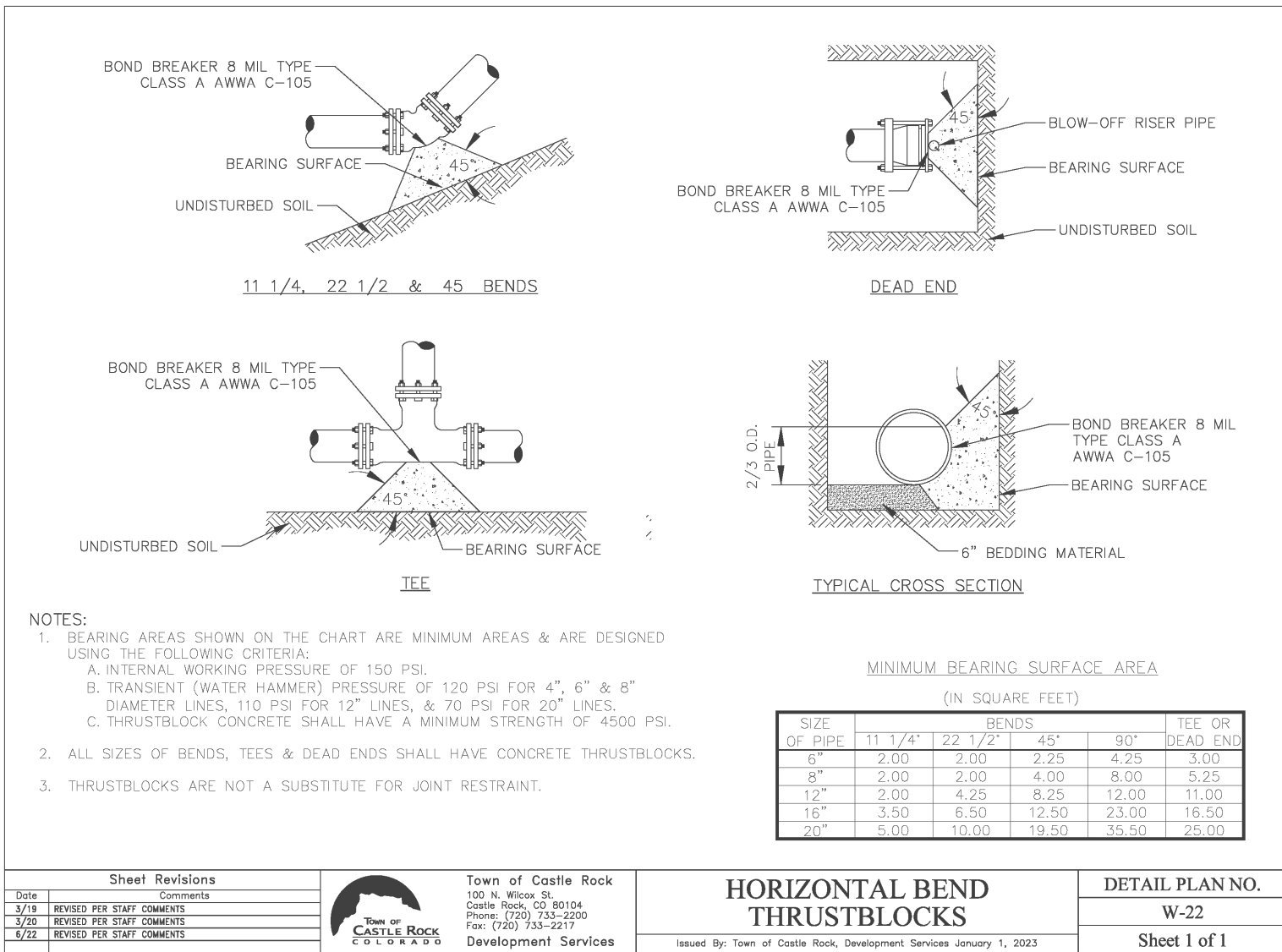
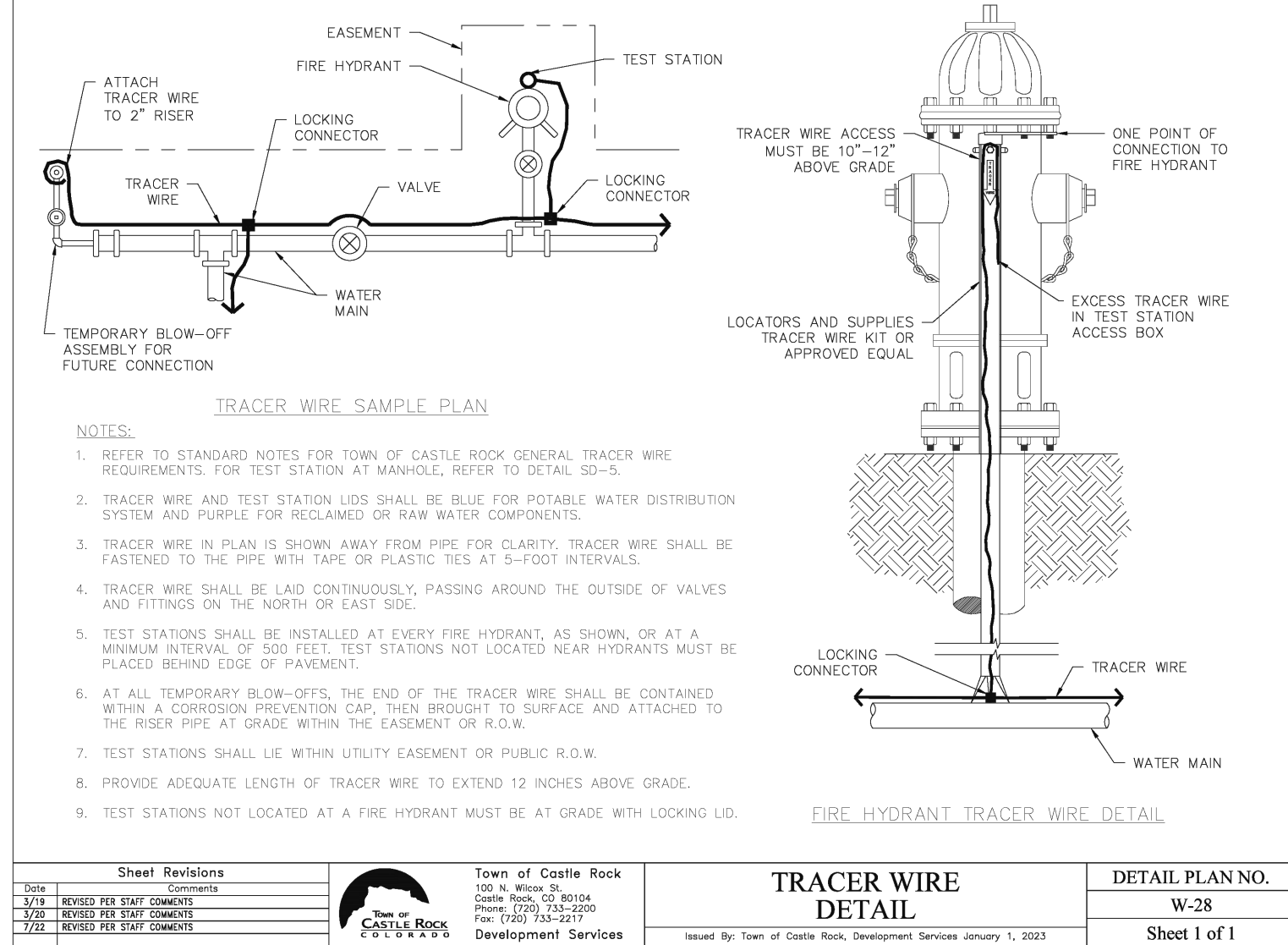
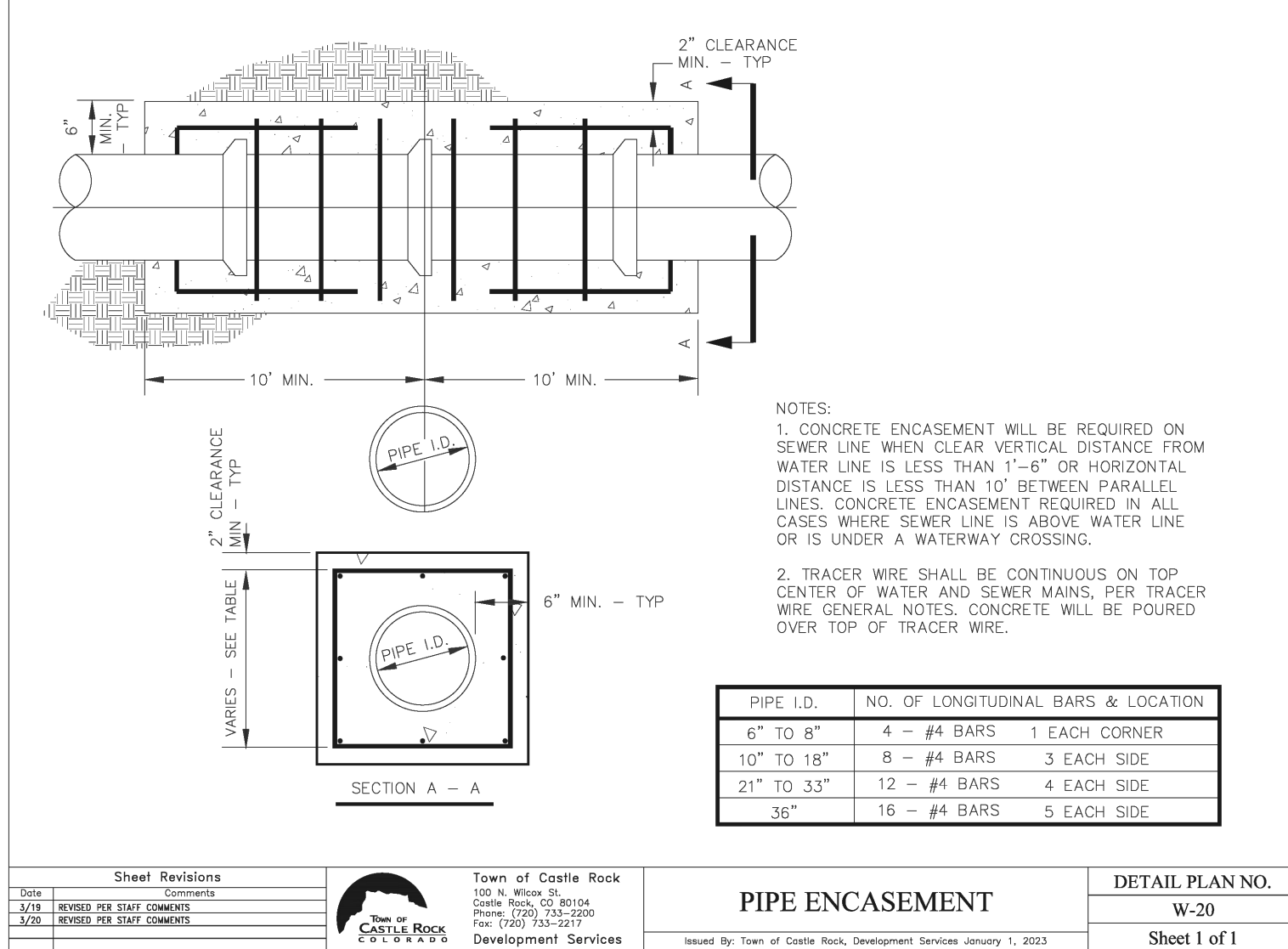


(SIGNATURE AND SEAL HERE) _____ DATE: _____

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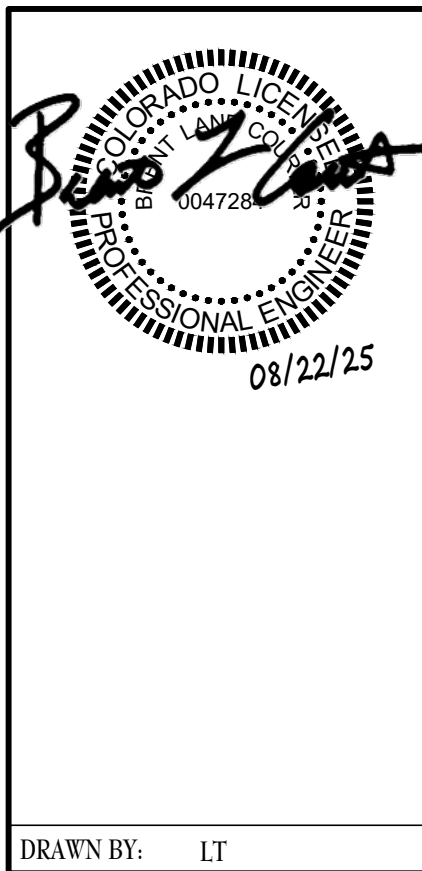
COMM # 4880
DATE: 01/31/25
REVISION
DATE: 05/08/25
06/27/25
08/22/25



(SIGNATURE AND SEAL HERE) _____ DATE: _____

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 Luminaire Summary Table																
Luminaire																
ID/											Mounting		Lamps			
Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	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	1.00	DARK BRONZE
WSP	LSI	XWM	XWM-3-LED-03L-50-UE-BRZ-PCI120	OUTDOOR WALL SCONCE WITH INTERNAL LOUVER HOUSE SIDE SHIELD	Y	TYPE 3	120	N/A	SURFACE WALL	12'-0"	LED	23	3361	5000K	1.00	DARK BRONZE
	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	1.00	DARK BRONZE
	LSI		SSQB3-S11G-25-S-BRZ-LAB-5BC	OUTDOOR POLE, 25' POLE LENGTH W/ 2.5' CONCRETE BASE				N/A								
	LSI	MRM	MRM-LED-18L-SIL-5W-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	1.00	DARK BRONZE
P2	LSI		SSQB3-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.

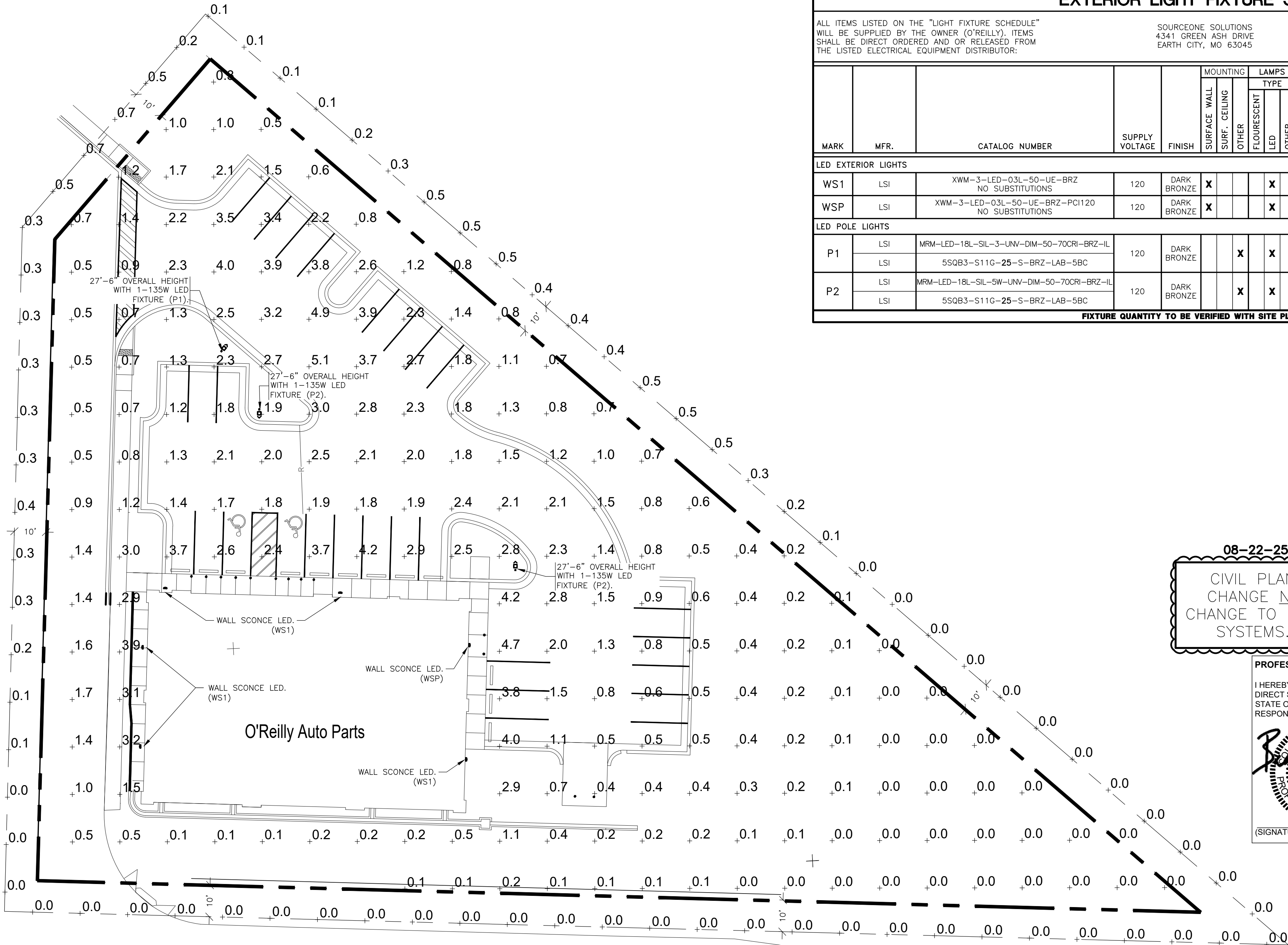
EXTERIOR WALL SCONCE LIGHTS (WS1 AND WSP) STAY ON OVERNIGHT FOR SECURITY PURPOSES.
- BESTROOMS AND OFFICES: ALL LIGHTING IN THESE AREAS ARE CONTROLLED BY OCCUPANT-SENSING DEVICES.

LIGHTING STANDARD NOTES

- LIGHT LOSS FACTOR IS 1.0 AS INDICATED ON THE LUMINARY 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 LUMINARIES: FORWARD THROW (TYPE IV DISTRIBUTION) LUMINARIES, 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				SOURCEONE SOLUTIONS O'REILLY TEAM EMAIL: ncoreilly@sourceonesolutions.com PHONE: 314-499-6400			
MARK	MFR.	CATALOG NUMBER	SUPPLY VOLTAGE	FINISH	SURFACE	MOUNTING		LAMPS		WATTAGE	NOTES	FIXTURE QUANTITY					
						WALL	CEILING	OTHER	FLUORESCENT				LED	OTHER			
															TYPE		
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-PCI120 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-5W-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																	



TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES DATE

08-22-25
CIVIL PLAN
CHANGE NO
CHANGE TO MPE
SYSTEMS.

PROFESSIONAL ENGINEER CERTIFICATION

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

(SIGNATURE AND SEAL HERE)
8/22/25
DATE

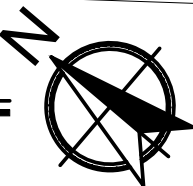
CAUTION:
INFORMATION ON THIS DRAWING
CONCERNING TYPE AND LOCATION
OF UNDERGROUND AND OTHER
UTILITIES IS NOT GUARANTEED TO
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THE CONTRACTOR IS RESPONSIBLE
FOR MAKING HIS OWN
DETERMINATION AS TO THE TYPE
AND LOCATION OF UNDERGROUND
AND OTHER UTILITIES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



Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Avg	Max	Min	Avg. Max/Min
10' Beyond Propertyline	Directional: Illuminance	Footcandles	0.1 fc	0.7 fc	0 fc	N/A
Overall Site	Directional: Illuminance	Footcandles	1.3 fc	5.1 fc	0 fc	N/A

SITE LIGHTING PHOTOMETRICS

SCALE: 1"=20'



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

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

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

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
06-10-25, 06-30-25
08-22-25

SP1
11 of 17

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



O'Reilly **AUTO PARTS**

CORPORATE OFFICES
2333 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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ORD
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ID#

Folio

Folio

Catalog #

Prepared By:

Project:

Type:

Date:

PES I008

LED Medium Wall Sconce (XWM)

Medium Wall Sconce

OVERVIEW

Voltage	120V - 277VAC
Range	3'-0" - 10'-0"
Finish (LFW)	D5 - L5R
Size (sqft)	27 (sqft)
Options	INSBT ALR ALS PLI

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions

SPECIFICATIONS & FEATURES

tion

The all-aluminum housing contains pre-wired driver and optical unit. The die-cast aluminum wall access door allows for easy removal and replacement.

The integrated universal wall mount bracket includes mounting hardware to secure the junction box wire and provides a secure mounting to the luminaire. The die-cast aluminum bracket (OPMA) is designed to provide a secure mounting to standard poles.

The OPMA is finished with LSIs Duragrip® powder coat finishing process. The pole finish includes weather resistant without cracking or peeling. Contact LSIs finishes website, Central

Lighting weight: 30lbs in carton

System

The XWM is the Art-one piece silicone optic industry leading optical control system acting as an integrated gasket system to protect the lighting system components and improving reliability.

The silicone reflector optic provide excellent coverage and uniformity in 3, 4, & 4' distributions.

Optical materials does not yellow or age with and provides a typical light output range of 95-99%.

Temperatures: 5000K, 4000K and 3000K are available in ANSI CIESB37, 2016 and in Processor Converted Amber with 10000K color index.

The luminaire programmable driver can over-voltage, under-voltage, short-circuit and over temperature protection. The lumens and wattage production

- 0-10V dimming (100% - 0%) standard
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- 180 Calculated Life: ~100k Hours
- Total harmonic distortion (THD) < 5%
- 3UL T12, operating Temperature: -40°C to +50°C (+40°F to +122°F)
- ISL operating temperature: -40°C to +55°C (-40°F to +131°F)
- 8IL operating temperature: -40°C to +35°C (-40°F to +104°F)
- T12, operating temperature: -40°C to +35°C (-40°F to +104°F)
- Power factor (PF): > .90
- Input power stays constant over life.
- Optional LED surge protection device meets a minimum Category C Low operation per ANSI/IEEE GS-24.2.
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED System, ensuring code compliance.
- A test switch indicator button is installed on the housing for ease of maintenance.
- The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive Infrared Bluetooth™ motion sensor interface. Features operate independently and can be commissioned via a iOS or Android configuration app. Updates and modifications to the control system easily implemented via an intuitive app.

- LSI's AirLink™ Blue lighting control system is simple features rich wireless Bluetooth mesh network. The integrated future service module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

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

Warranty

- LSI Luminaire carries a 5-year limited warranty. Refer to [https://www.lsi.com/resources/terms-and-conditions-warranty](#) for more information.
- 1 Year Warranty on Battery Back-up option.

Listings

- Listed by UL E898 and UL E750.
- EDA compliant with 5000K or lower color temperature selection.
- 24 Months Compliance with local ordinance for qualification information.
- Suitable for wet locations.
- IP50 rated luminaire per IEC 60598.
- 35 rated for ANSI CIE83.1 high vibration applications when pole mounted (using optional XPMA bracketed on wall mounted).
- ROHS rated luminaire per IEC 62682 mechanical impact Code
- DesignLight Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [http://www.designlightconsortium.org](#), to confirm which versions are qualified.

Industries Inc. 10000 Albany Rd Cincinnati, OH 45242 • (513) 572-3700 • www.lsi.com

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Page 1 of 10, 09/23/2018

LSI Industries Inc. 10000 Albany Rd Cincinnati, OH 45242 • (513) 572-3700 • www.lsi.com

[illegible]

Type:

Mirada Medium Outdoor LED Area Light

ANCE (CONT.)

Model	Distribution	CRI	4000K CCT				5000K CCT				Wattage	
			Downward Lumens		Upward Lumens		Downward Lumens		Upward Lumens			
			efficacy	IES Ra	efficacy	IES Ra	efficacy	IES Ra	efficacy	IES Ra		
254	SW	FI	44410	125	84-05-04	44710	125	85-05-04	44710	125	85-05-04	
	FT		44444	125	84-05-05	44444	125	84-05-05	44444	125	84-05-05	
	FTA		42555	125	85-05-04	42555	125	85-05-04	42555	125	85-05-04	
	SW	FI	41130	125	84-05-05	41130	125	84-05-05	41130	125	84-05-05	
	FT		44322	125	84-05-04	44322	125	84-05-04	44322	125	84-05-04	
	FTA		44839	127	84-05-03	44839	127	84-05-03	44839	127	84-05-03	
421	SW	FI	40790	127	80-05-04	40790	127	80-05-04	40790	127	80-05-04	
	FT		40796	123	84-05-05	40796	123	84-05-05	40796	123	84-05-05	
	FTA		47030	117	80-05-04	47030	117	80-05-04	47030	117	80-05-04	
	SW	FI	40889	122	84-05-02	40889	122	84-05-05	40889	122	84-05-05	
	FT		46201	127	85-05-04	46201	127	85-05-04	46201	127	85-05-04	
	FTA		46201	127	85-05-04	46201	127	85-05-04	46201	127	85-05-04	
421	AM	FI	49615	124	84-05-02	49615	124	84-05-02	49615	124	84-05-02	

DATA (AMPS)						
120V	208V	240V	277V	347V	480V	
0.84	0.73	0.70	0.17	0.14	0.10	
0.85	0.70	0.70	0.22	0.18	0.13	
0.91	0.41	0.56	0.31	0.24	0.18	
1.13	0.56	0.56	0.49	0.39	0.28	
1.47	0.50	0.73	0.64	0.51	0.37	
1.50	1.17	0.97	0.81	0.67	0.48	
2.40	1.38	1.29	1.34	0.83	0.60	
2.96	1.70	1.48	1.29	1.02	0.74	
3.48	1.88	1.70	1.54	1.28	0.83	

DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Watts	120V	208V	240V	277V	347V	480V
7.63	0.56	0.41	0.34	0.34	0.24	0.24
10.0	0.56	0.54	0.43	0.43	0.24	0.24

(at 35°C C75/F)

*Actual wattage may differ by +/- 6%

LED LUMEN MAINTENANCE* (2+ SR)			
Initial*	25K*	75K*	100K*
100%	90%	92%	88%

LED LUMEN MAINTENANCE* (2+ SR)			
Initial*	25K*	50K*	75K*
100%	100%	94%	90%

*Lumen values at 25C are calculated per TM-21 based on LM-80 data and are based on the assumption that the LED is used in a fixture that is designed to maintain the LED at 25C.

*Lumen values at 25C are calculated per TM-21 based on LM-80 data and are based on the assumption that the LED is used in a fixture that is designed to maintain the LED at 25C.

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*Lumen values at 25C are calculated per TM-21 based on LM-80 data and are based on the assumption that the LED is used in a fixture that is designed to maintain the LED at 25C.

Model	Lumen Package	Distribution	Phosphor Coated Amber (Peak 610nm)
-------	---------------	--------------	------------------------------------

CAUTION:
INFORMATION ON THIS DRAWING
CONCERNING TYPE AND LOCATION
OF UNDERGROUND AND OTHER
UTILITIES IS NOT GUARANTEED TO
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AND LOCATION OF UNDERGROUND
AND OTHER UTILITIES AS MAY BE
NECESSARY TO AVOID DAMAGE
THERE TO.

Know what's below
Call before you dig

The logo features the number '811' in a large, bold, white sans-serif font. Below the number is a stylized graphic of a shovel with its blade pointing upwards, set against a dark background. A registered trademark symbol (®) is located to the right of the shovel graphic.

SP2
12 of 17
06-30-25

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.

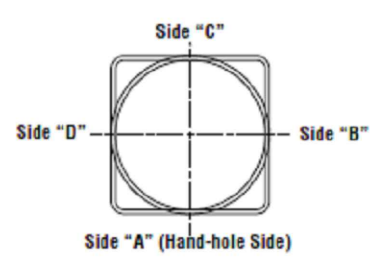
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.SDP25-0005

Steel Poles - Square Straight

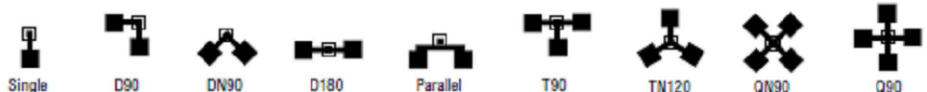
DRILLING LOCATIONS

Sides	A	B	C	D
Single	X			
D180	X	X		X
D90	X		X	
D270	X	X	X	X
T1120				
D90	X	X	X	X
D270	X			
Single FBD	X			
Double FBD	X	X		



NOTE:
1- Two locations will be 45° to the left and right of Side A.
2- Other two locations will be 135° to the left and right of Side A.
3- Two locations will be 45° to the left and right of Side B and two locations will be 135° to the left and right of Side B.
Consult factory for custom variations. Standard 50' and 60' pole preparations are located 1/4" of the height of the pole from the base, except on 20' poles. Maximum height for 50' and 60' pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS



BOLT CIRCLE

Bolt Circle Designator	B	C	D	E
Bolt Circle	8" (203mm) square 16" (406mm) dia.	12" (305mm) square 16" (406mm) dia.	12" (305mm) square 16" (406mm) dia.	12" (305mm) square 16" (406mm) dia.
Anchor Bolt Size	3/4" x 20" (19mm x 508mm)	3/4" x 20" (19mm x 508mm)	3/4" x 20" (19mm x 508mm)	3/4" x 20" (19mm x 508mm)
Anchor Bolt Projection	5-1/2" (140mm)	5-1/2" (140mm)	5-1/2" (140mm)	5-1/2" (140mm)
Base Plate Opening for Windway Entry	5-1/2" (140mm)	5-1/2" (140mm)	5-1/2" (140mm)	5-1/2" (140mm)
Base Plate Dimensions	10-1/8" sq. x 1/4" Bk. (267mm x 267mm)	10-1/8" sq. x 1/4" Bk. (267mm x 267mm)	10-1/8" sq. x 1/4" Bk. (267mm x 267mm)	10-1/8" sq. x 1/4" Bk. (267mm x 267mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not rely on selling anchor bolts. Consult factory for the appropriate anchor bolt template.

Steel Poles - Square Straight

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: 45Q B3 S11G 24 S PLP DGP	
Pole	Height
45Q - 4" x 4" Square Straight Pole	24' - 24' 0" (7.31m)
B3 - 3" x 3" Square Straight Pole	24' - 24' 0" (7.31m)
S11G - 11" x 11" Square Straight Pole	24' - 24' 0" (7.31m)
24 - 24' 0" (7.31m)	
S - Square Pole	
PLP - Pole	
DGP - Pole	
Options	
1 - Tension Mount - One pole selection guide for tension and non-tensioned poles.	
1 - No Mounting - One pole selection guide for non-tensioned poles.	
1 - No Mounting - One pole selection guide for non-tensioned poles.	
1 - No Mounting - One pole selection guide for non-tensioned poles.	

Accessory Ordering Information

Description	Order Number	Description	Order Number
45Q - 4" x 4" Square Base Cover	45Q001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002
B3 - 3" x 3" Square Base Cover	B3001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002
S11G - 11" x 11" Square Base Cover	S11G001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002
24 - 24' 0" (7.31m) Base Cover	24001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002
S - Square Pole	S001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002
PLP - Pole	PLP001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002
DGP - Pole	DGP001	45Q - 4" x 4" Square Pole (Set on mount only)	45Q002

- FOOTNOTES:
1- See Area Light brackets - 3" Reduced Drill Pattern and Area Light brackets.
2- Pole heights will have +/- 1/2" tolerance.
3- See Floor Lighting brackets section for choice of FBD brackets.
4- CTR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.

Steel Poles - Square Straight

QUICK LINKS

Ordering Guide	Configurations	Dimensions	EPA
----------------	----------------	------------	-----

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tension Mount steel poles, tension is 3-3/8" O.D. high-strength steel. Tension is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

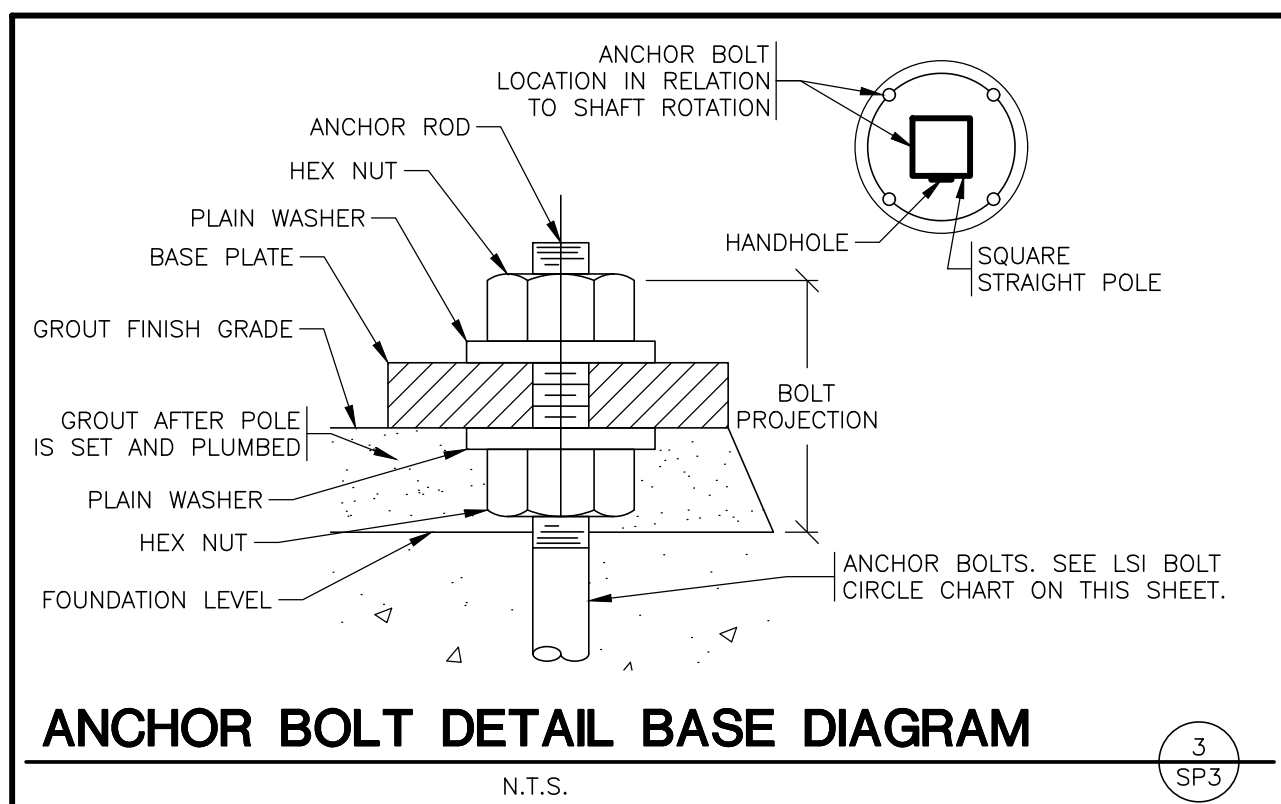
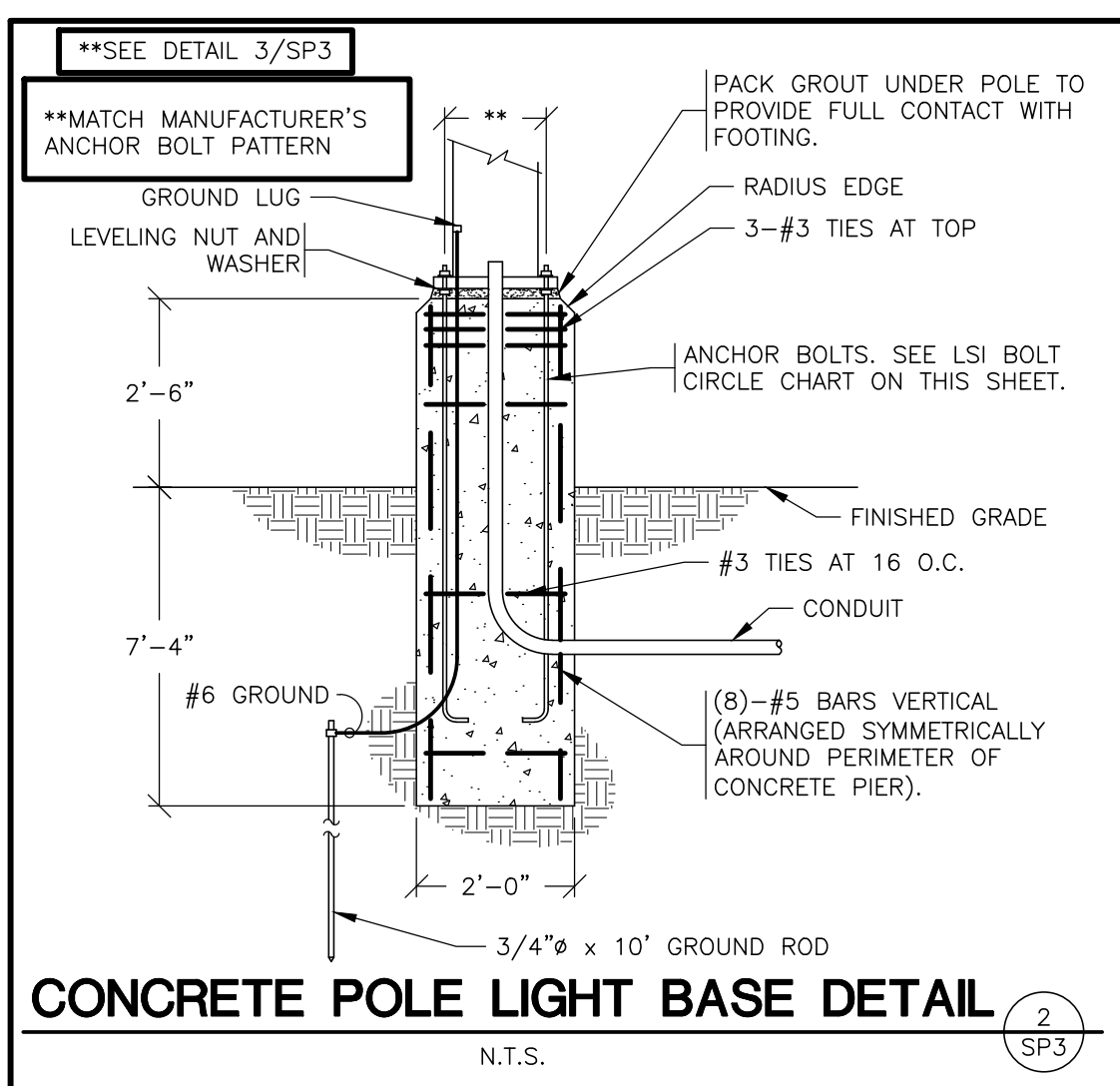
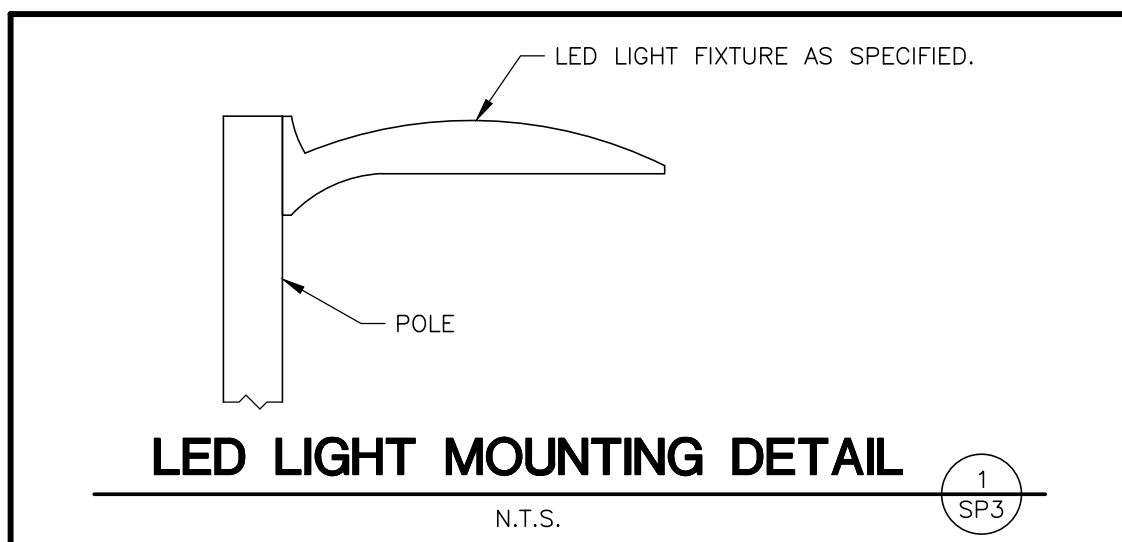
- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.
- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

QUICK LINKS

Ordering Guide	Configurations	Dimensions	EPA
----------------	----------------	------------	-----



PROFESSIONAL ENGINEER CERTIFICATION

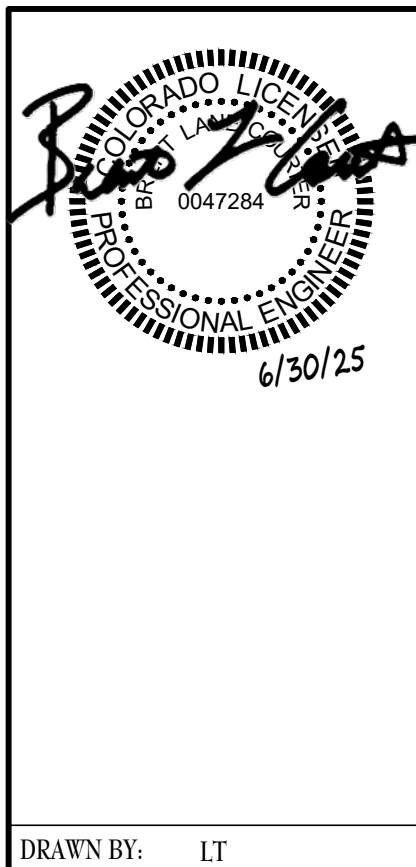
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(SIGNATURE AND SEAL HERE)

6/30/25
DATE

811
Know what's below
Call before you dig.

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



TIMOTHY M. GUILLOT
ARCHITECT

417.862.0558
Fax: 417.862.3265
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
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

06-10-25, 06-30-25

SP3
13 of 17
06-30-25

S:\projects\2025\25004_oreilly_castle_rock_co\CAD\sheets\25004_landscape.dwg plotted by: abrown on Thu, August 21 2025 at 11:49 AM

TOWN APPROVAL BLOCK

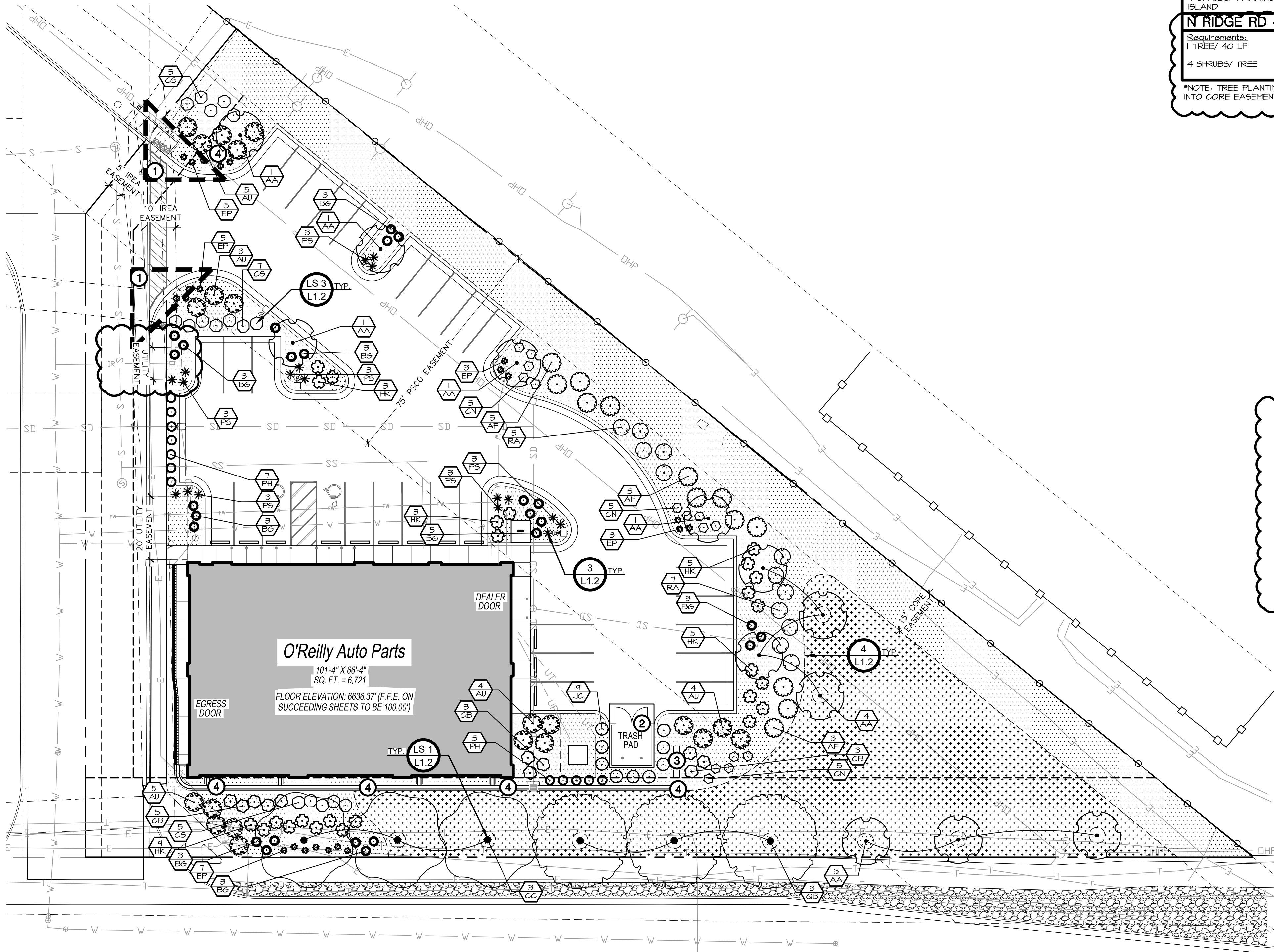
TOWN OF CASTLE ROCK APPROVAL.
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL.

DEVELOPMENT SERVICES

DATE

LANDSCAPE STANDARD NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.739.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE DSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE SPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL ENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS 1 OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO E PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO ILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13).
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND TION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.



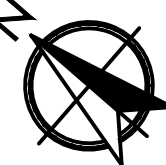
N RIDGE RD

1 LANDSCAPE PLAN
L1.1

SCALE: 1" = 20'-0"



GRAPHIC SCALE - FEET



LANDSCAPE REQUIREMENTS

PARKING LOT		
Requirements:	REQUIRED	PROVIDED
2 TREES/ 1,000 SF LANDSCAPED AREA AND 1 TREE/ PARKING ISLAND	6 TREES	0 TREES*
4 SHRUBS/ 1,000 SF OF LANDSCAPED AREA AND 4 SHRUBS/ PARKING ISLAND	18 SHRUBS	18 SHRUBS
N RIDGE RD - 340 LF		
Requirements:	REQUIRED	PROVIDED
1 TREE/ 40 LF	4 TREES	6 TREES*
4 SHRUBS/ TREE	36 SHRUBS	36 SHRUBS

*NOTE: TREE PLANTINGS AND IRRIGATION LINES MAY NOT ENCR OACH INTO CORE EASEMENT. LARGE SHRUBS ARE USED INSTEAD OF TREES

LANDSCAPE LEGEND

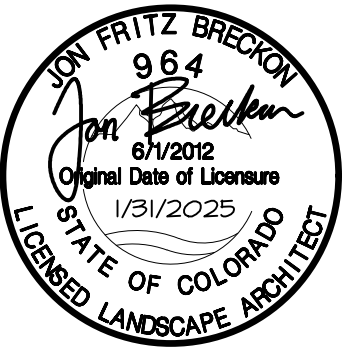
- PLANTS TO BE INSTALLED PER DETAILS
- CUT EDGE PER DETAIL 4/L1.2
- PROPERTY LINE
- CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30' ALLOWED WITHIN
- RETAINING WALL BY ARCHITECT
- QUANTITY PLANT IDENTIFICATION KEY
- DETAIL NUMBER SHEET NUMBER
- COLORADO NATIVE SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED (8,555 SF)
- 3" DEPTH OF 2" MINUS CRUSHED BASALT MULCH OVER DEWITT PRO 5 NEED BARRIER FABRIC AND TOPSOIL AS SPECIFIED OR APPROVED EQUAL (13,824 SF)
- 4" DEPTH 2-4" MINUS RIVER ROCK OVER TOPSOIL AS SPECIFIED OR APPROVED EQUAL (2,460 SF)
- PROPOSED BUILDING

CALLOUT LEGEND

- 1 CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30' ALLOWED WITHIN
- 2 TRASH ENCLOSURE
- 3 SITE SIGN
- 4 STORM WATER STRUCTURE. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHADE TREES						
	CC	3	Corylus colurna	Turkish Filbert	2" Cal. B4B	50' x 35' W
	QB	3	Quercus bicolor	Swamp White Oak	2" Cal. B4B	50' x 35' W
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES						
	AA	12	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal.	15' x 15' W
	AU	21	Arctostaphylos uva-ursi	Kinnikinnick	5 gal.	1' x 6' W
	AF	13	Artemisia filifolia	Sand Sagebrush	5 gal.	5' x 6' W
	BG	26	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	3' x 3' W
	CB	11	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Bluebeard	5 gal.	4' x 4' W
	CN	15	Chrysothamnus nauseosus 'Dwarf Blue'	Dwarf Blue Rabbitbrush	5 gal.	3' x 3' W
	CS	17	Cytisus scoparius 'Moonlight'	Moonlight Scotch Broom	5 gal.	5' x 4' W
	EP	23	Echinacea purpurea 'Alba'	White Coneflower	1 gal.	3' x 2' W
	HK	25	Hypericum kalmianum	Kalm St. Johnswort	5 gal.	2' x 4' W
	JC	9	Juniperus chinensis 'Spartan'	Spartan Juniper	5 gal.	15' x 4' W
	PH	12	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	5' x 3' W
	PS	18	Penstemon strictus	Rocky Mountain Penstemon	1 gal.	3' x 3' W
	RA	12	Ribes aureum	Golden Currant	5 gal.	6' x 5' W



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

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

6-10-2025

7-11-2025

8-1-2025

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TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL.

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM

DATE OF DEVELOPMENT SERVICES APPROVAL.

DEVELOPMENT SERVICES

DATE

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL 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.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAININGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT MULCH. SUBMIT SAMPLE FOR APPROVAL.
- 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.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED 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.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS. QUANTITY MANUFACTURER'S RECOMMENDATIONS.
- 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" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1 1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY 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, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, NEST SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE 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.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, 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 OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA

PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- 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 GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- 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 PROCEDURES. 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.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY 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 CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TURF AREA PREPARATION

NOTES:

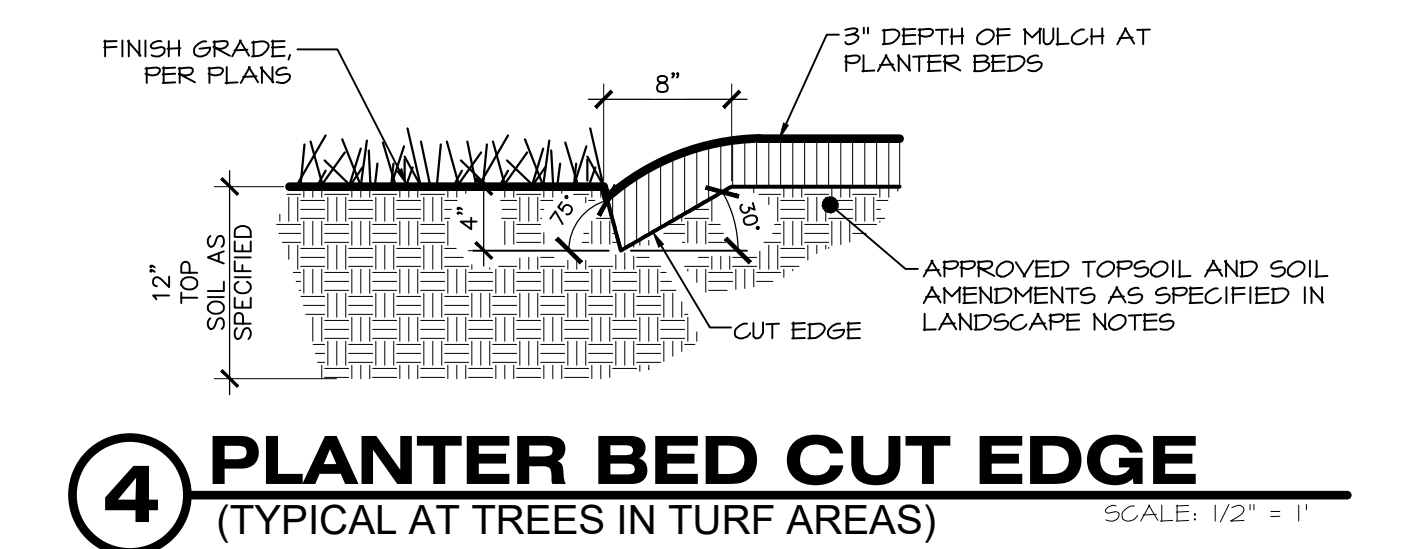
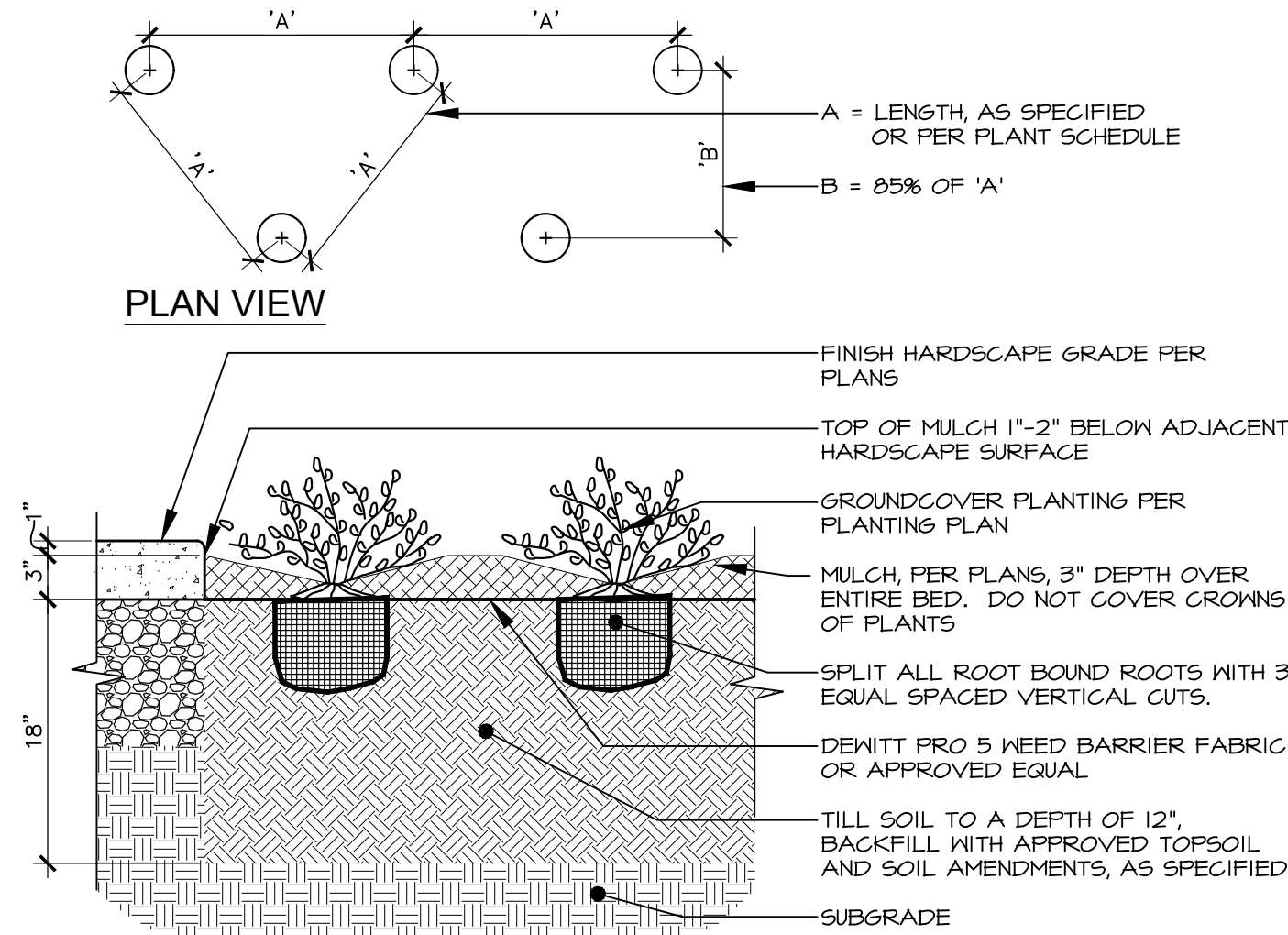
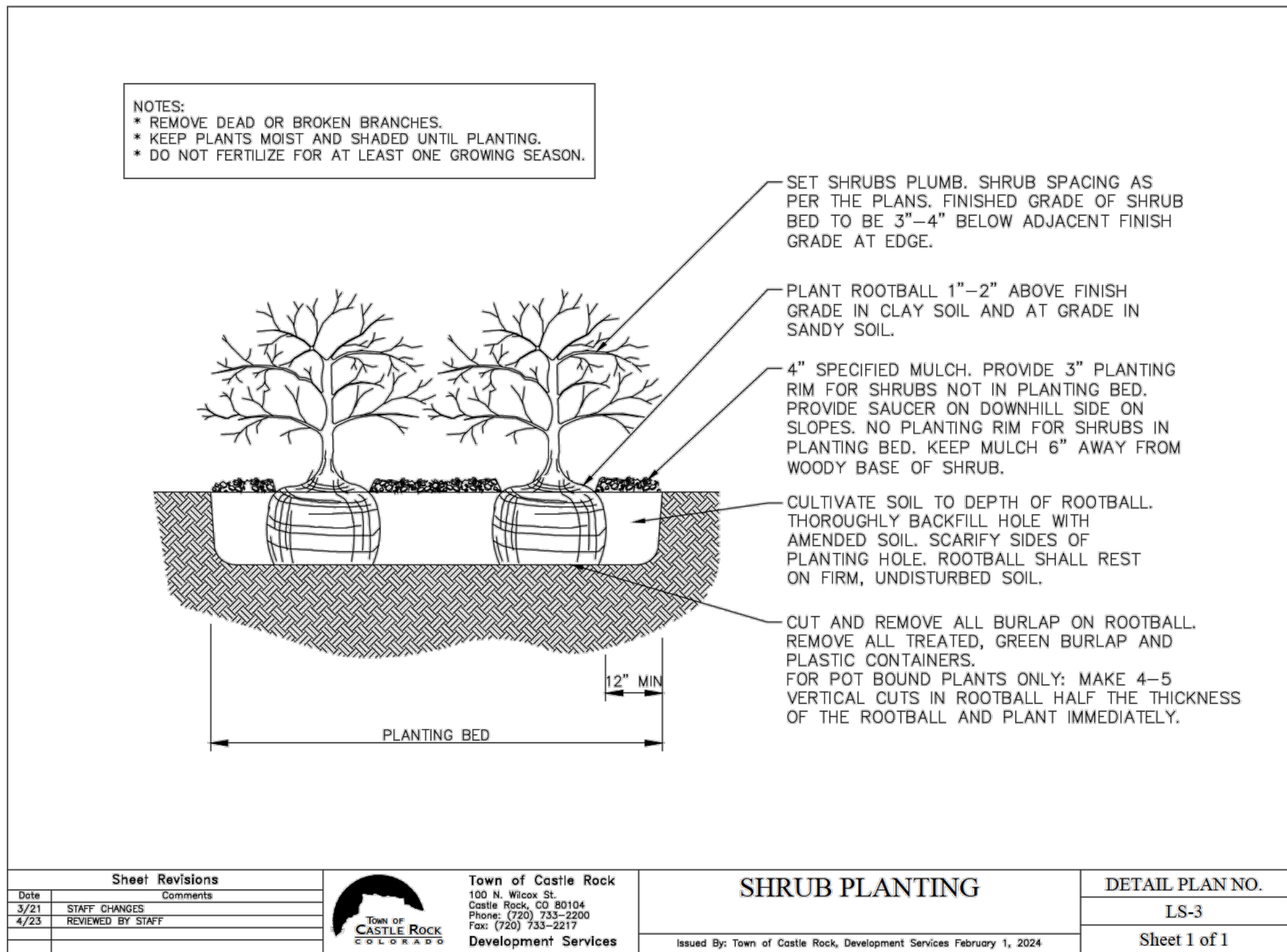
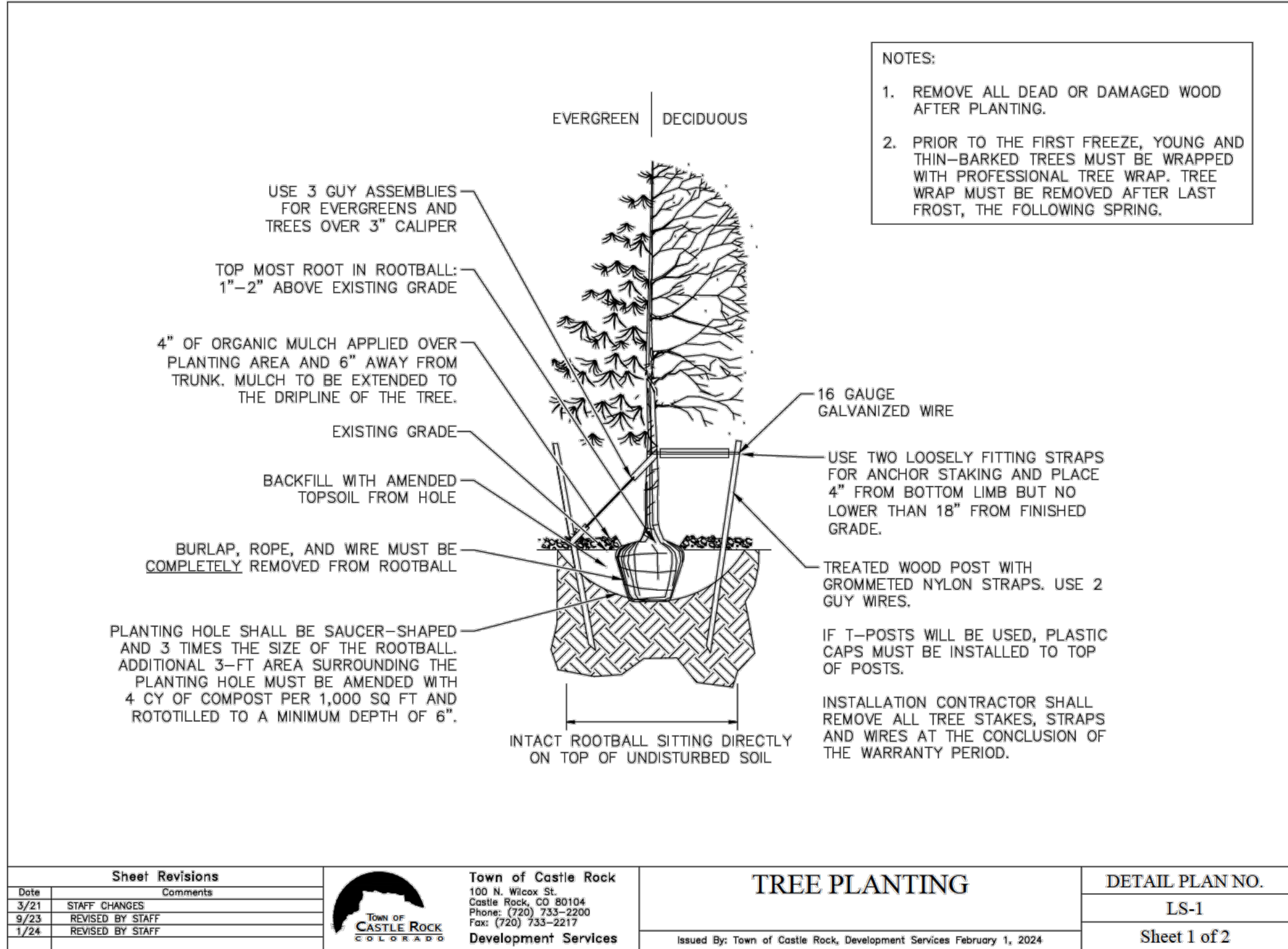
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- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- 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.
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.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY 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 CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

TOPSOIL NOTES

- 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.
- 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, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, 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.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, 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. ALL TOPSOIL SHALL BE AMENDED 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 MUDDY CONDITION.
- 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.
- COMPACTED TOPSOIL 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.
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED 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 DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 0.60UND-UPA (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- 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.
- APPLY SECOND APPLICATION OF 0.60UND-UPA TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



TIMOTHY M. GUILLOT

ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

e-mail: arthied@estertyschneider.com

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

LANDSCAPE DETAILS

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 882-2674 TELEPHONE

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

8-1-2025

IRRIGATION NOTES

- SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 14 G.P.M. WITH 10 P.S.I. AT THE SOLE 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 12" POP-UP IN SEED 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. TEMPORARY IRRIGATION SHALL BE REMOVED IN ALL NATIVE SEED AREAS AFTER TURF IS ESTABLISHED.
- 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 TOWN OF CASTLE ROCK 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 IN SUBSTITUTION 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 SCHEDULE AND LANDSCAPE AND IRRIGATION SCHEDULE/HEADS, 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. 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 BACKFLOW FILTER SHALL BE INSTALLED ON EACH ZONE (SEE LEGEND FOR MODEL NUMBER). 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 IR 18/L2.2.
 - ALL ZONES SHALL BE INSTALLED WITH A MANUAL LINE FLUSHING VALVE. INSTALL WITH COLLAR.
 - 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. LOCATE DRIP LINE TO OBTAIN COMPLETE COVERAGE OF PLANTER AREAS, REFER TO NOTES, SPECIFICATIONS, AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SYSTEM OPERATIONAL NOTES

SYSTEM OPERATION:

(BASED ON HISTORICAL CLIMATE)

CONTROLLER SETUP:

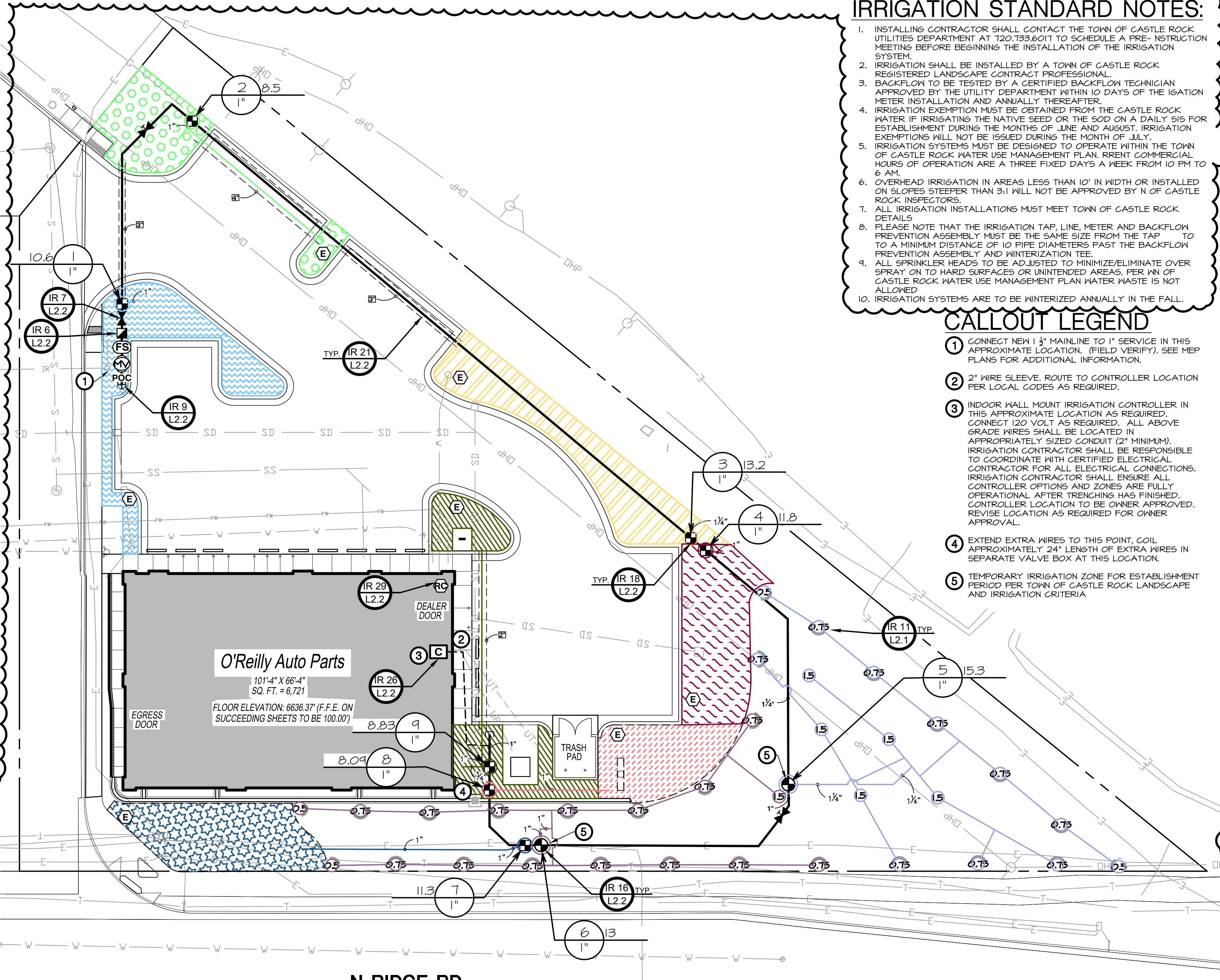
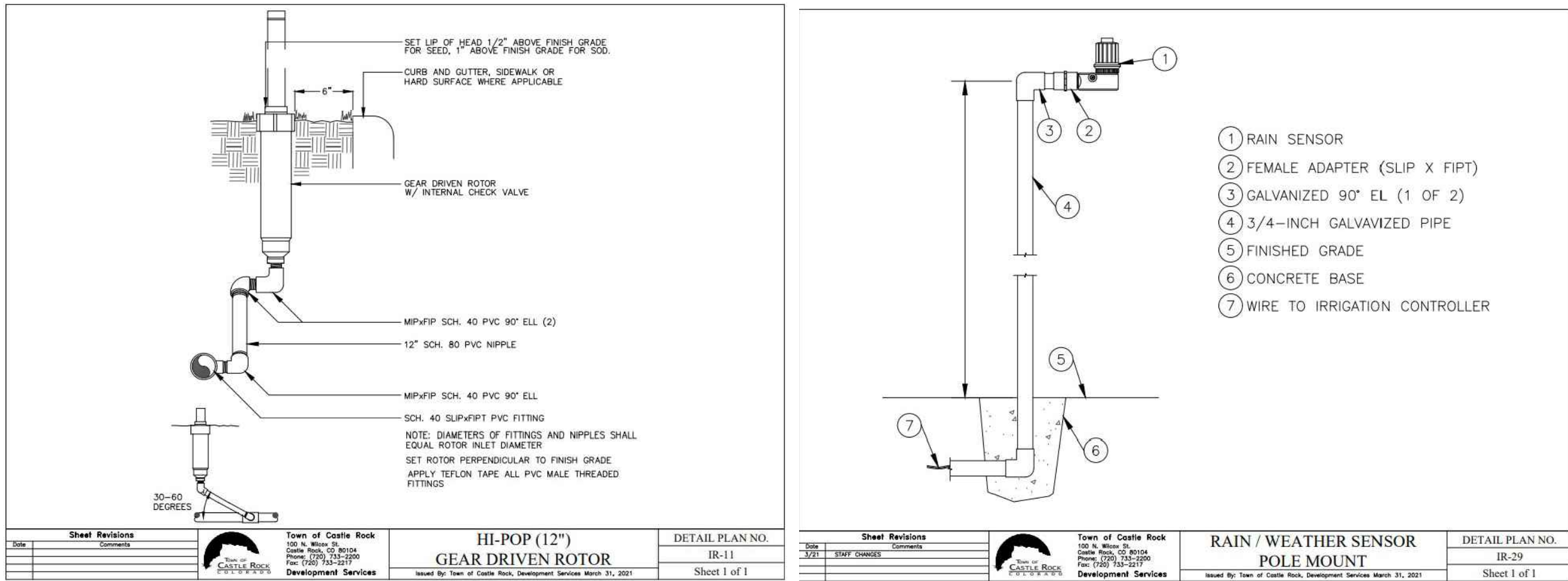
A CYCLING TECHNIQUE WILL BE USED FOR APPLICATION OF WATER. EACH STATION RUN TIME WILL BE APPLIED WITH THREE (3) DIFFERENT START TIMES. THEREFORE STATION RUN TIMES REFLECT ONE THIRD (1/3) THE TOTAL APPLICATION. PEAK WATER APPLICATION WILL REQUIRE IRRIGATION EVERY NIGHT. SET CONTROLLERS FOR START TIME #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:

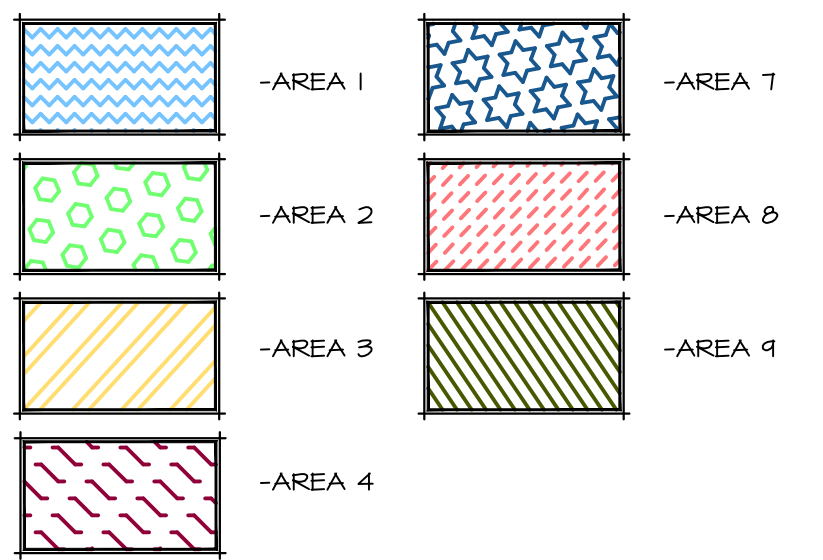
DRIP ZONES: SHRUBS - 10 MINUTE CYCLES. (6 CYCLES MINIMUM SPACED EVENLY THROUGHOUT WATER WINDOW AS NOTED ABOVE)
ROTOR ZONES: TURF - 15 MINUTE CYCLES.

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 #15 TURF SPRAY ZONE IS ALWAYS DRY, CHANGE THE STATION #15 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.



DRIP MATERIAL LEGEND



IRRIGATION STANDARD NOTES:

- INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 1-203-6071 TO SCHEDULE A PRE- INSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
- IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
- IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOO ON A DAILY SIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE AND AUGUST. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
- IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. RENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
- OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY N OF CASTLE ROCK INSPECTORS.
- ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
- PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS FROM THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER NW OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
- IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.

CALLOUT LEGEND

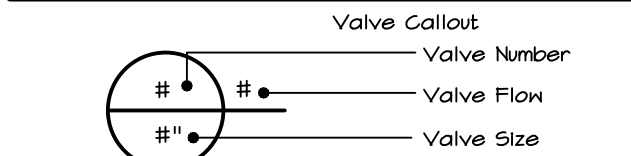
- CONNECT NEW 1" MAINLINE TO 1" SERVICE IN THIS APPROXIMATE LOCATION. (FIELD VERIFY). SEE MEP PLANS FOR ADDITIONAL INFORMATION.
- 2" WIRE SLEEVE. ROUTE TO CONTROLLER LOCATION PER LOCAL CODES AS REQUIRED.
- INDOOR WALL MOUNT IRRIGATION CONTROLLER IN THIS APPROXIMATE LOCATION AS REQUIRED. CONNECT 120 VOLT 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. REUSE 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.
- TEMPORARY IRRIGATION ZONE FOR ESTABLISHMENT PERIOD PER TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA

PRESSURE ANALYSIS

FLOW AVAILABLE	1"
Point of Connection Size:	19.62 GPM
Pressure 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
IR 15	Hunter I-20-04-SR 0.5, 0.75, 1.5 Turf Rotor, 6in. Pop-Up, Adjustable and Full Circle. Plastic Riser. Drain Check Valve. Short Radius Nozzle. See detail IR 11
IR 11	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 Filter system. Pressure Regulation: 25 psi. Flow Range: 5 GPM - 15 GPM. 150 mesh stainless steel screen. See detail IR 11
E	Hunter ECO-10-12 Eco-ID, 1/2in. FPT connection with 12 psi-10 psi operating pressure. Specify with Hunter SJ swing joint.
See drip material legend	Area to Receive Drip Line 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.
IR 6	Hunter ICV-6-FS 1in, 1-1/2in, 2in, and 3in. Plastic Electric Remote Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. See detail IR 16
IR 16	Hunter HQ-5RC Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 1-piece body. See detail IR 6
IR 7	Isolation Valve. See detail IR 7
IR 21	Hunter ICV-6-FS 1" 1in, 1-1/2in, 2in, and 3in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
C	Hunter PHC-2400I Wi-Fi enabled, full-functioning controller with touchscreen, 24-Station fixed controller, 120 VAC, indoor model. See detail IR 26
RG	Hunter MR-CLK Rain Sensor, install with 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. See detail IR 21
FS	Hunter HC-100-FLOW 1in. Flow meter for use with Hydrowise 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 IR 4
Cap	Cap at the mainline for future use. Ensure water tight fitting
Schedule 40 PVC	Schedule 40 PVC for electrical control wires, size as indicated on plans. Coordinate with Electrical.
IR 21	Irrigation Lateral Line: PVC Schedule 40 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4". See detail IR 21
1"	1" Irrigation Mainline: PVC Schedule 40. See detail IR 21
Pipe Sleeve	Pipe Sleeve: PVC Schedule 40.



VALVE SCHEDULE

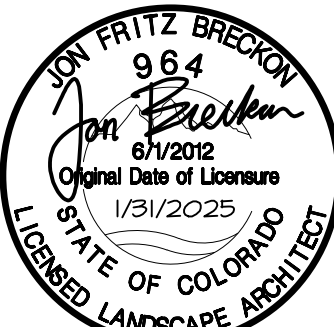
NUMBER	MODEL	SIZE	TYPE	GPM
1	Hunter ICZ-101-25-LF	1"	Area for Dripline	10.54
2	Hunter ICZ-101-25-LF	1"	Area for Dripline	8.5
3	Hunter ICZ-101-25-LF	1"	Area for Dripline	13.22
4	Hunter ICZ-101-25-LF	1"	Area for Dripline	11.82
5	Hunter ICZ-101-25-LF	1"	Area for Dripline	11.34
6	Hunter ICZ-101-25-LF	1"	Area for Dripline	13.04
7	Hunter ICV-6-FS	1"	Turf Rotor	15.25
8	Hunter ICV-6-FS	1"	Turf Rotor	15.25

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES

DATE



TIMOTHY M. GULLOT
ARCHITECT

417.862.0558
Fax: 417.862.3265
e-mail: architect@esterfischer.com

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: 1-31-2025
REVISION
DATE: 4-28-2025

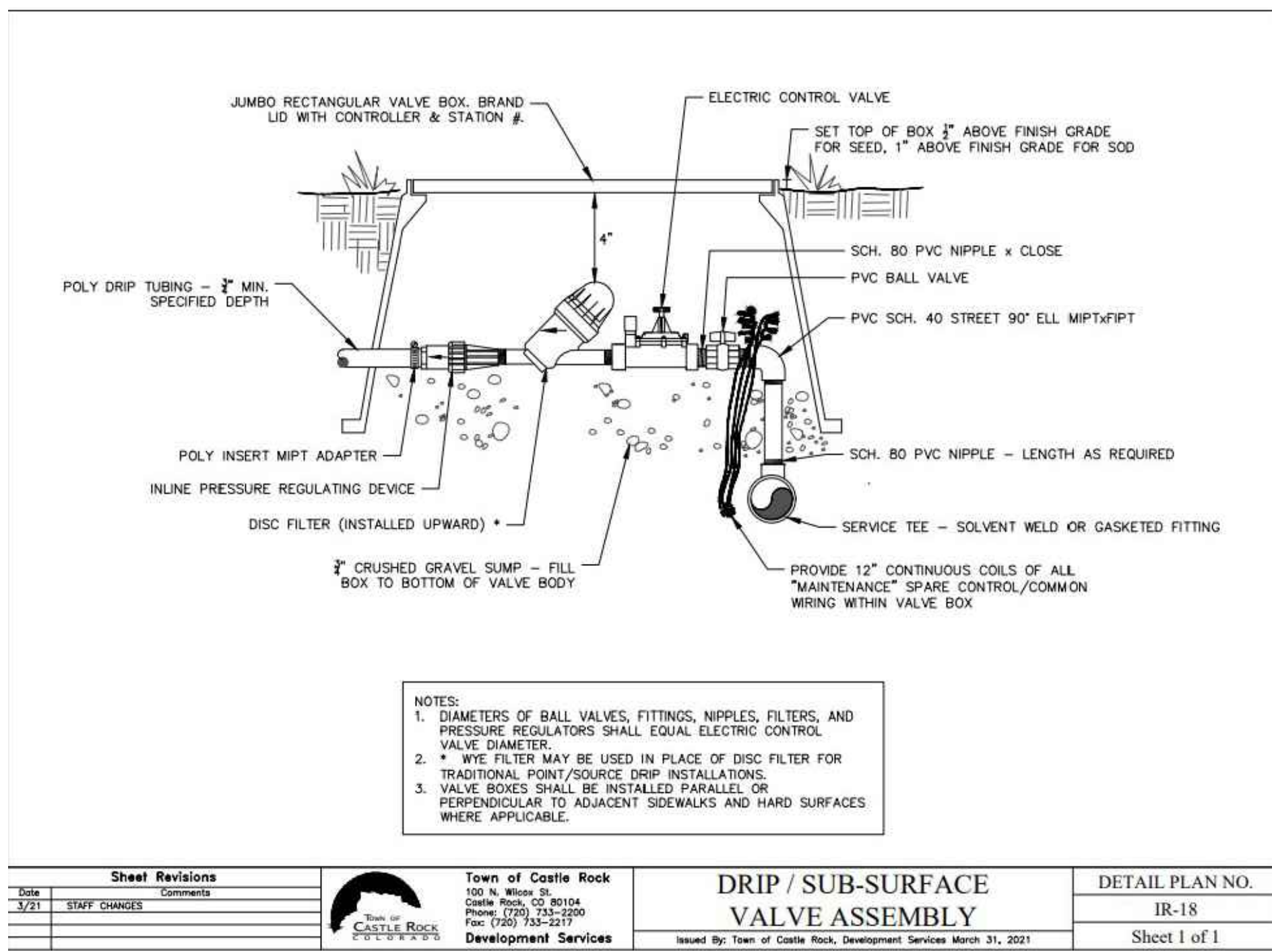
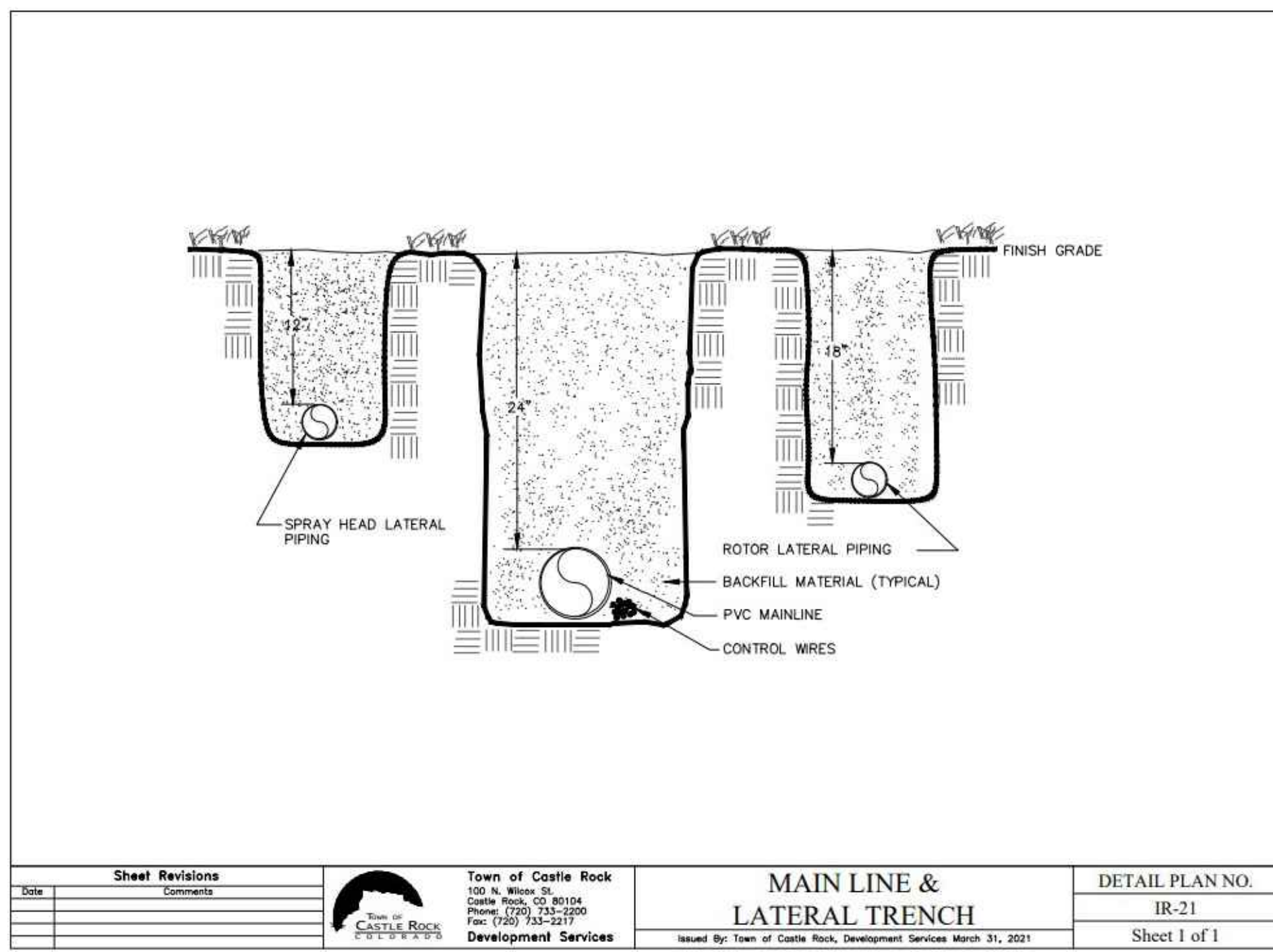
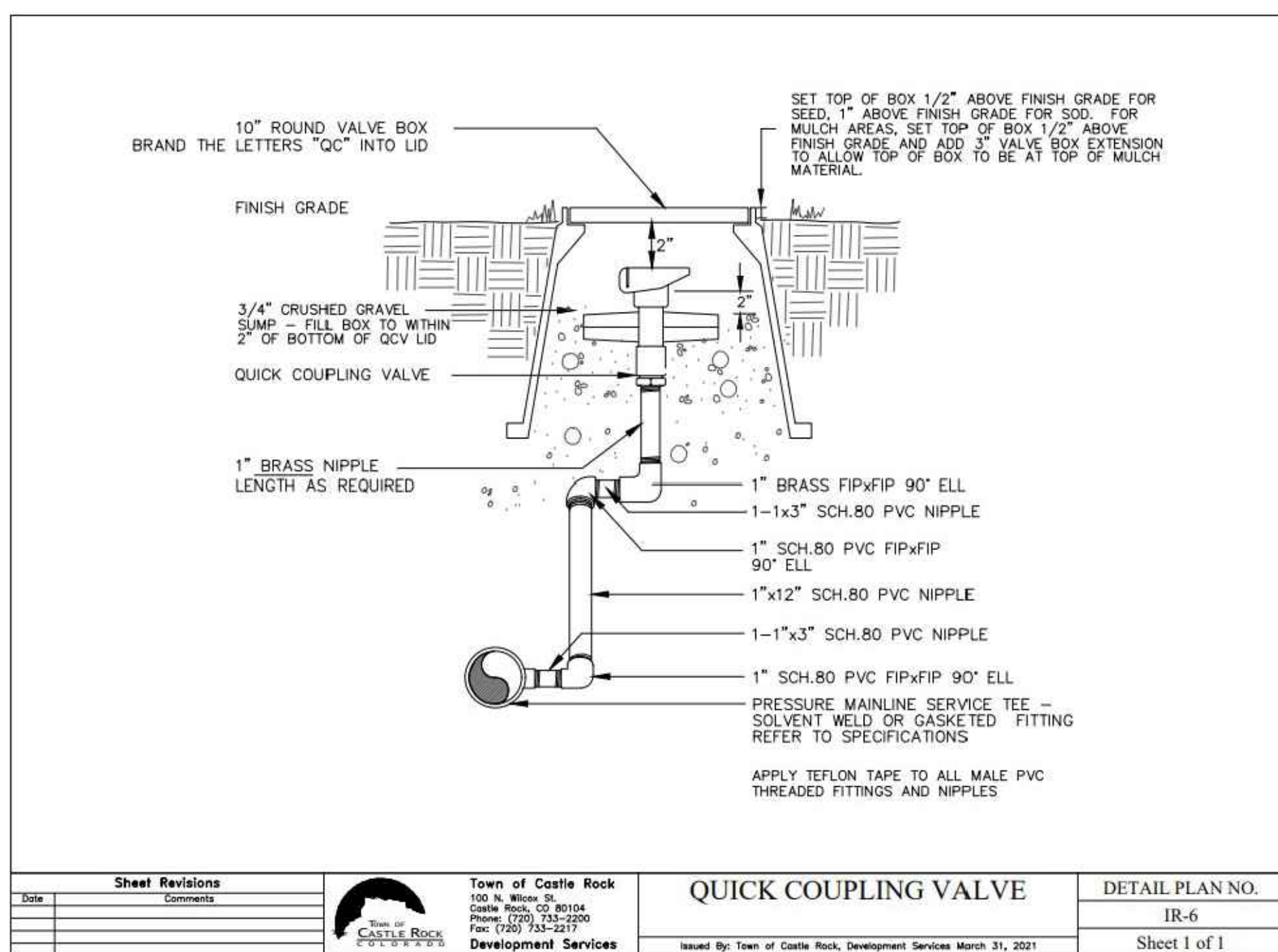
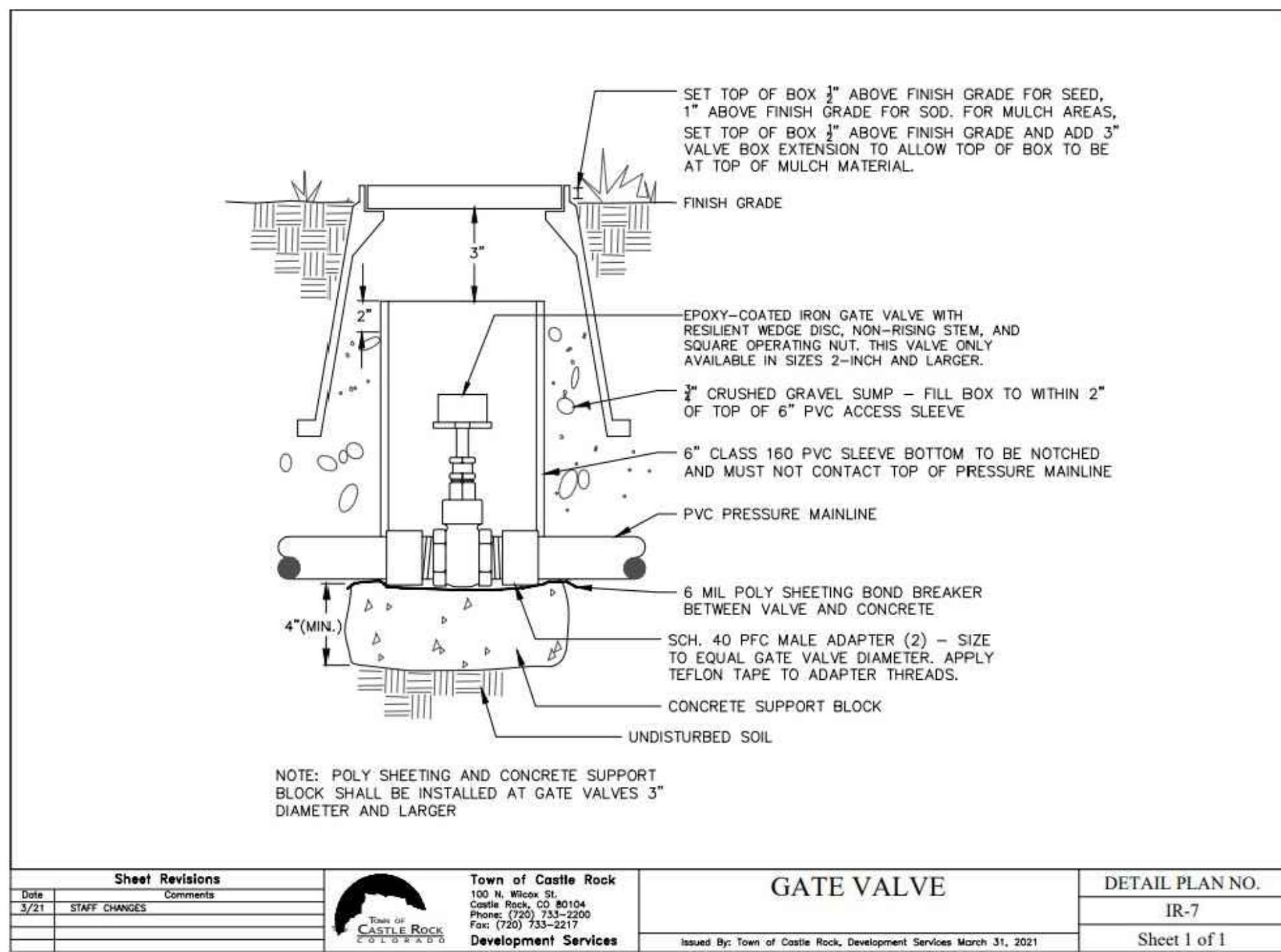
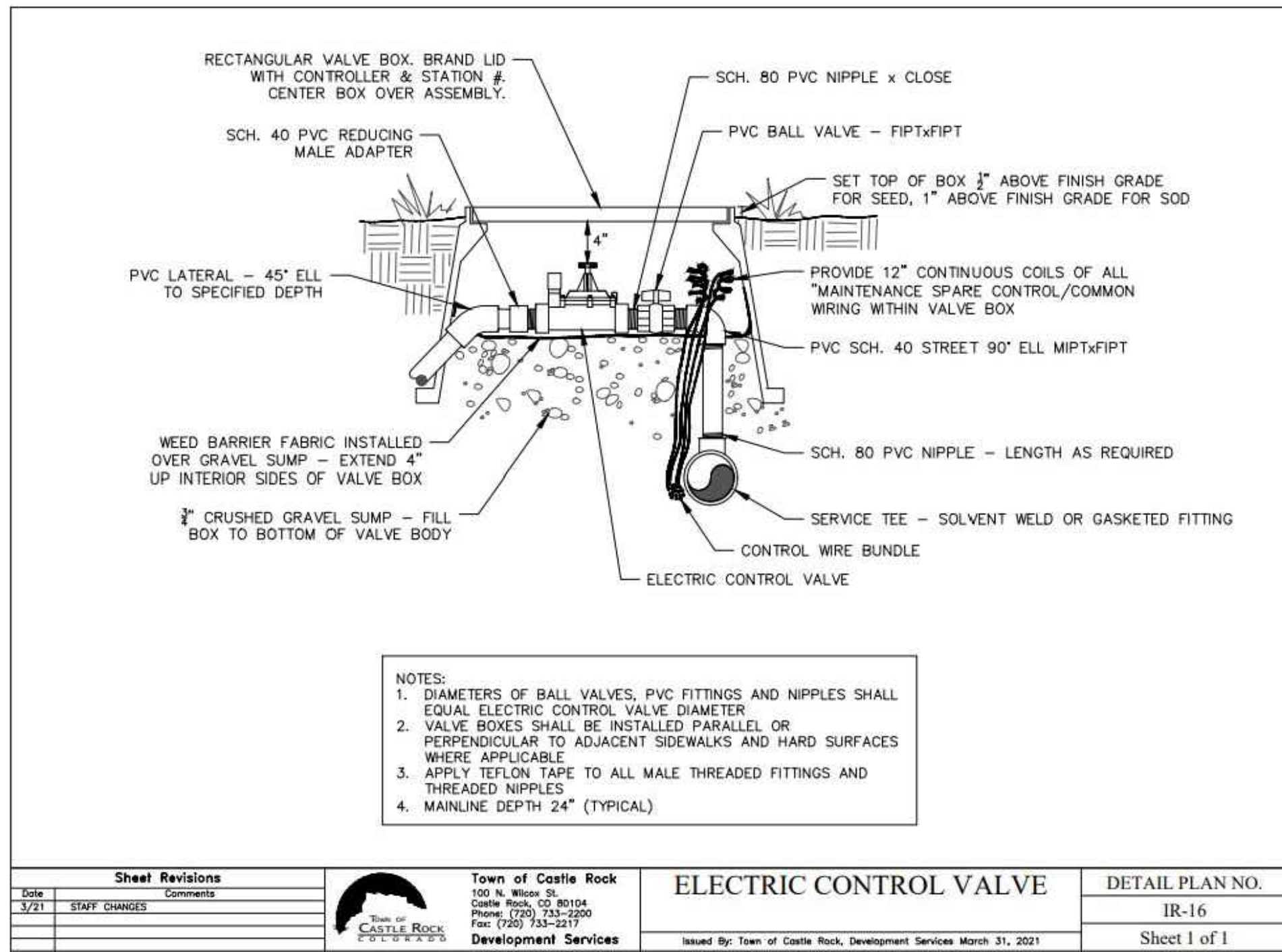
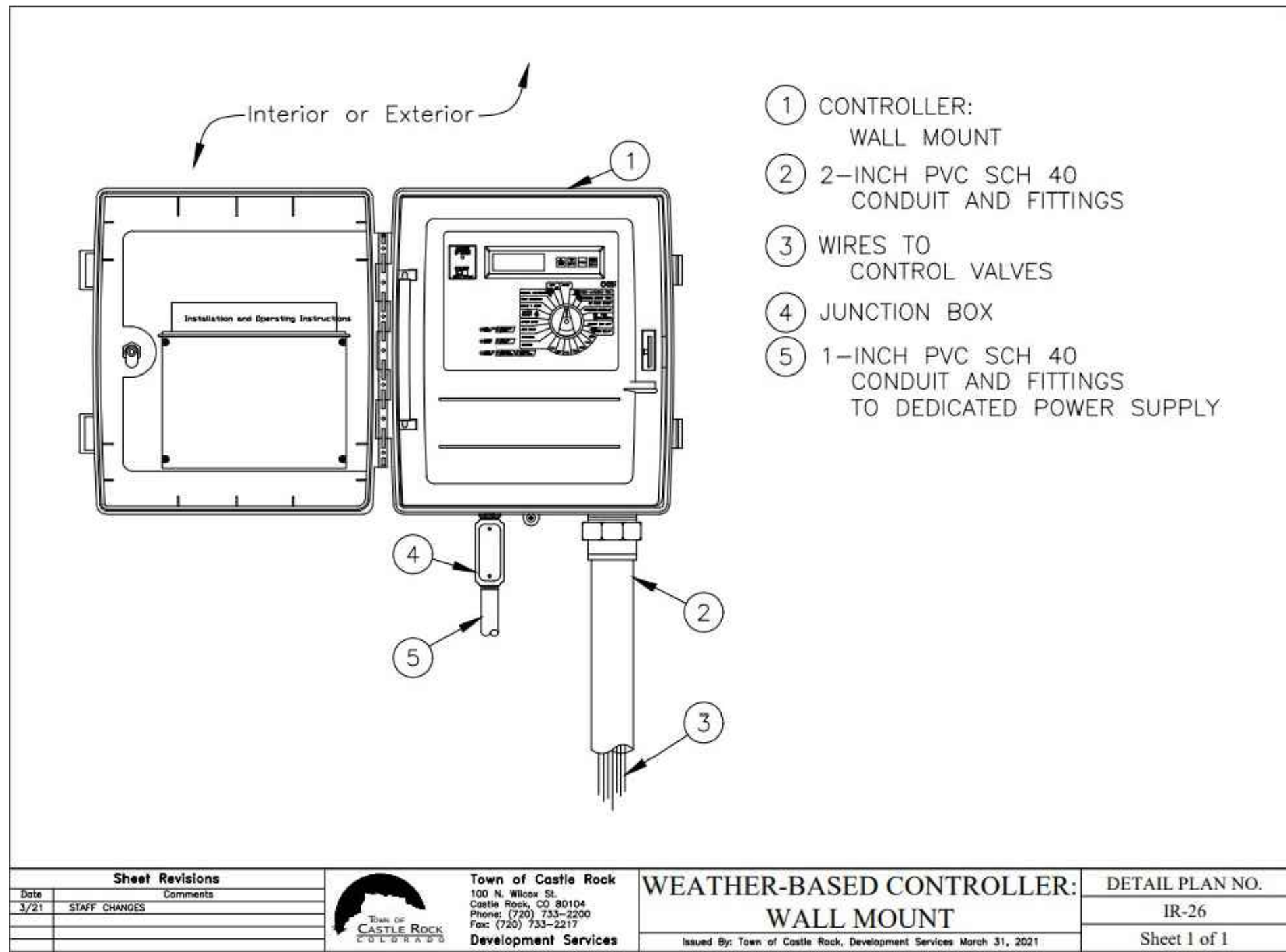
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7-11-2025

8-1-2025

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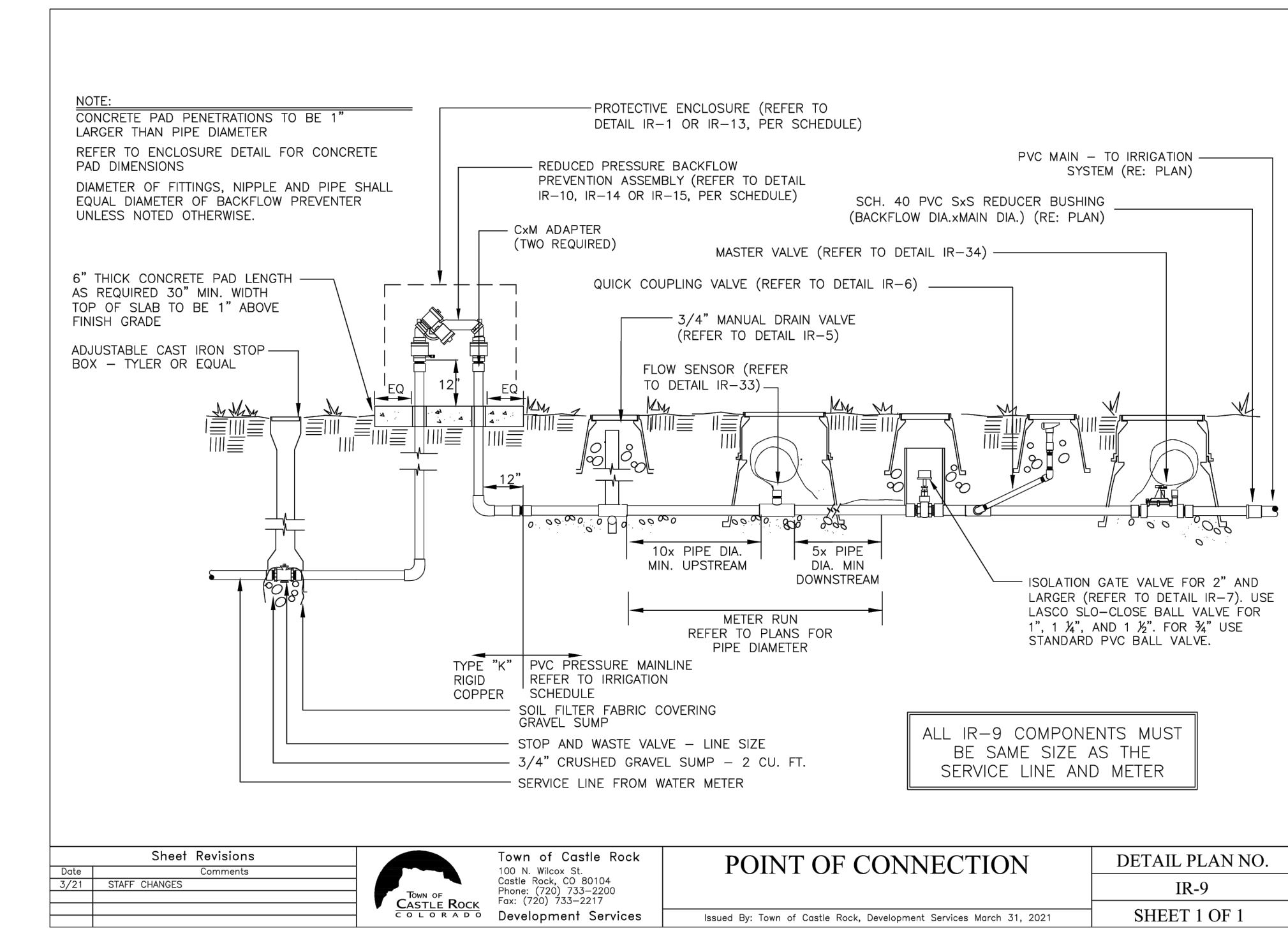
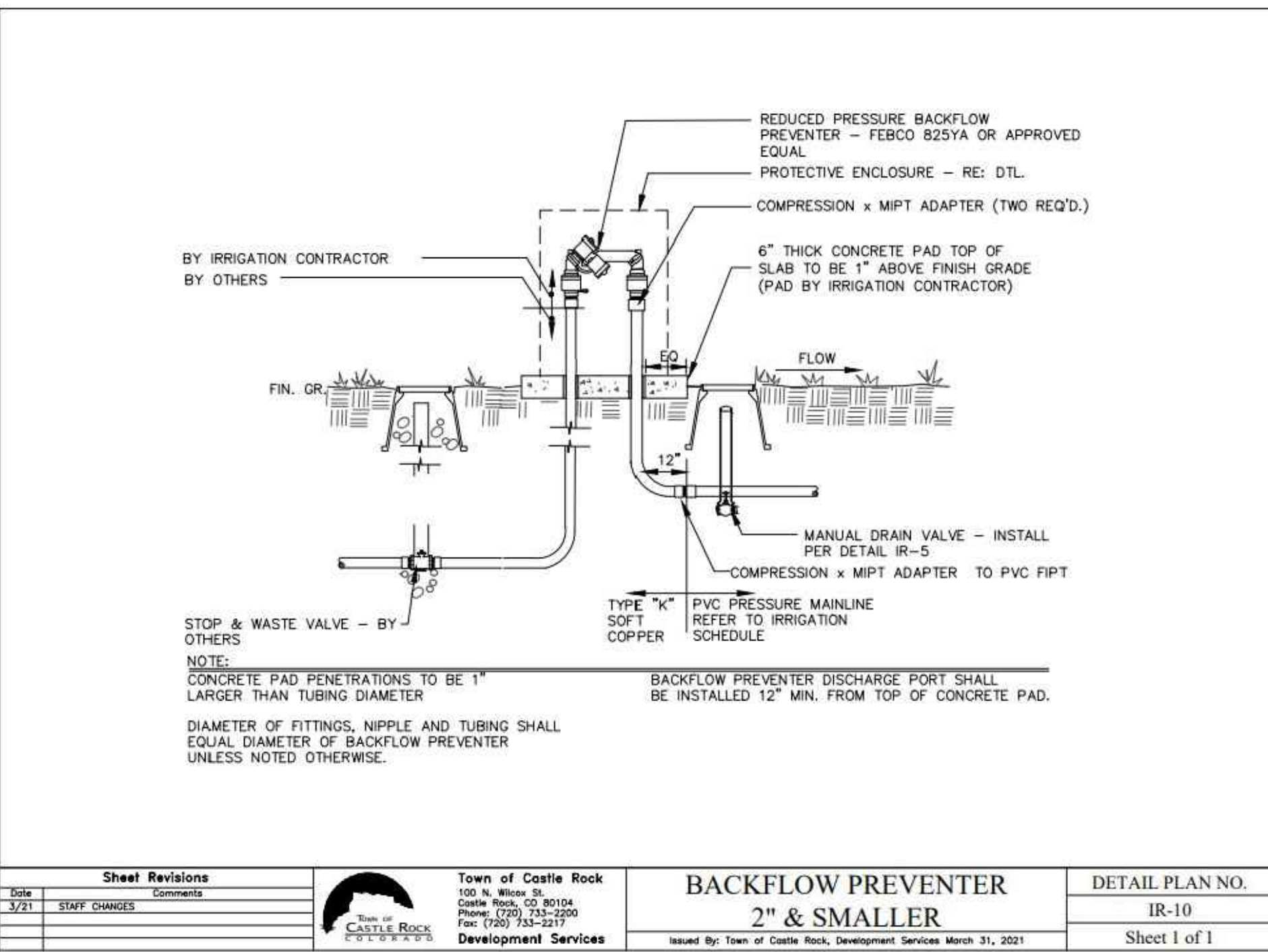
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PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL.

DEVELOPMENT SERVICES _____ DATE _____

REPLACE THIS SHEET



984
FRITZ BRECKON
6/7/2012
Original Date of License
1/31/2023
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

417.862.0558
Fax: 417.862.3265
e-mail: archited@esterlyschneider.com

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

984
FRITZ BRECKON
6/7/2012
Original Date of License
1/31/2023
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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

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Sheet 1 of 1

IR-21
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IR-10
Sheet 1 of 1

IR-7
Sheet 1 of 1

IR-18
Sheet 1 of 1

IR-9
SHEET 1 OF 1

O'Reilly
AUTO PARTS

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

COMM # 4880
DATE: 1-31-2025
REVISION
DATE:
6-10-2025
8-1-2025

L2.2
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