

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION; THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK: BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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.

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5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE 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.

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9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.

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14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESO) 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. 08035C03016 DATED 03-16-2016.

20. **BENCHMARK:** BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NVAD88.

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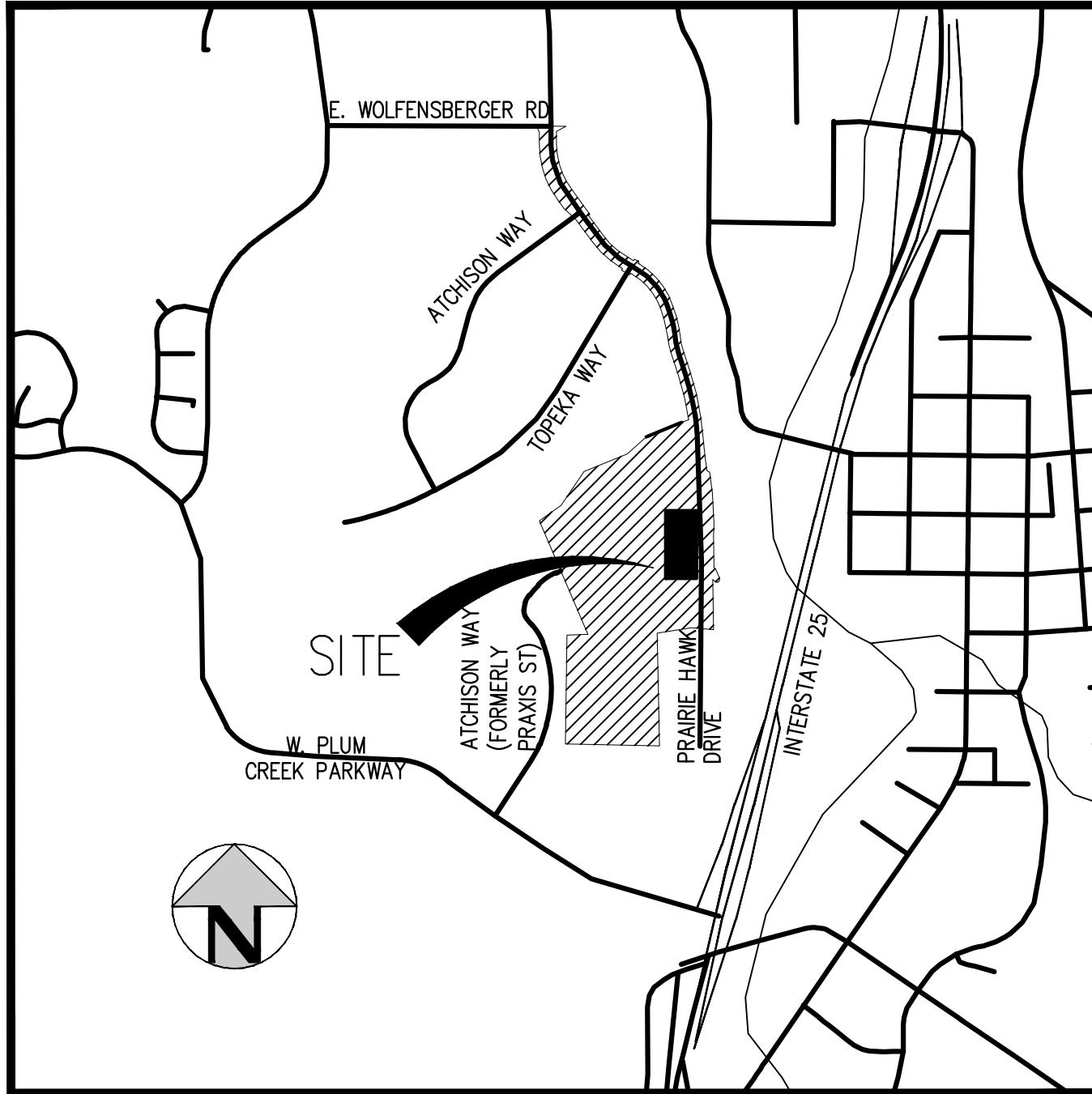
22. UTILITIES AND ROAD IMPROVEMENTS NOTED AS EXISTING (EX) WILL BE INSTALLED BY OTHERS AS PART OF THE BRICKYARD - INFRASTRUCTURE (PHASE 1A) PLAN SET (CD24-0030).

23. FDC IS TO BE FREESTANDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND

APPROVED VARIANCES		
TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE		
FCO#:	DATE:	PURPOSE / DESCRIPTION:
FCO26-0014	3/3/2026	PATIO GRADING, MISC UTILITY PLAN REVISIONS
FCO26-0052	7/8/2026	XFMR/SWITCH REVISIONS

PUBLIC IMPROVEMENT CONSTRUCTION PLANS BRICKYARD PHASE 1C APARTMENTS SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. CD25-0037 & FCO26-0052



VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX

CD1	COVER SHEET
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CD6	DETAILED GRADING PLAN
CD7	DETAILED GRADING PLAN
CD8	DETAILED GRADING PLAN
CD9	DETAILED GRADING PLAN
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CD12	DETAILED GRADING PLAN
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CD14	STORM SEWER ROOF DRAIN PLAN & PROFILE
CD15	LANDSCAPE DRAIN PLAN
CD16	FOUNDATION DRAIN PLAN
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CD20	DETAIL SHEET
CD21	IRRIGATION SCHEDULE & NOTES
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CD23	IRRIGATION DETAILS
CD24	IRRIGATION DETAILS
CD25	IRRIGATION DETAILS
CD26	IRRIGATION DETAILS
CD26A	IRRIGATION DETAILS
CD26B	IRRIGATION DETAILS
CD26C	IRRIGATION CHARTS
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CD28	LANDSCAPE LAYOUT PLAN
CD29	LANDSCAPE LAYOUT PLAN
CD30	LANDSCAPE LAYOUT PLAN
CD31	LANDSCAPE LAYOUT PLAN
CD32	LANDSCAPE LAYOUT PLAN
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CD34	LANDSCAPE PLANTING PLAN
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CD38	LANDSCAPE PLANTING PLAN
CD39	LANDSCAPE PLANTING PLAN
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CD43	DOG PARK DETAILS
CD44	PLANTING AND MULCH DETAILS
CD45	PHOTOMETRICS
CD46	LIGHTING DETAILS

ABBREVIATIONS

BLDG	BUILDING
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
CR	CASTLE ROCK
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRIC VEHICLE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FNDT	FOUNDATION
FO	FIBER OPTIC
FUTR	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HL	HYDRAULIC GRADE LINE
HP	HIGH POINT
IR	IRRIGATION
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
SW	SIDEWALK
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TKC	TYPE K COPPER
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
WAT	WATER
XING	CROSSING

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	---	---
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	SS	SS
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
SIGN	---	---
FENCE	---	---
TRANSFORMER	---	---
EXPOSED FOUNDATION	---	---
STEM-WALL	---	---
CONTOURS	5280	5280
LIMITS OF CONSTRUCTION	---	---
ADA RAMP	---	---
SIGN	---	---
STREET LIGHT	---	---
BEND (11.25°, 22.5°, 45°)	---	---
TEE, SWIVEL TEE	---	---
UNDERGROUND ELEC PRIMARY	---	---

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.



JOHN D O'ROURKE, P.E. #43327 DATE

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	APPROVED
By:	By:
Development Services	Date

TOWN OF CASTLE ROCK PUBLIC WORK DEPARTMENT

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Know what's below.
Call before you dig.



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ISSUE DATE: 02-09-2024 PROJECT #: 200726	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FCO26-0052 XFMR/SWITCH REVISIONS

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Filename: P:\2020\07\28\ENGINEERING\CD\PHASE 1C.DWG - COVER SHEET.DWG Layout: LAYOUT1
Printed: THU AUG 26, 2026 10:54:31 PM By: J. T. Roberts

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14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESO) 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, OR SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE MEASUREMENTS.

19. THIS PROPERTY IS LOCATED WITHIN ZONE 1 AS PER FEMA FIRM PANEL NO. 08035C03016 DATED 03-16-2016.

20. **BENCHMARK:** BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NVAD88.

21. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

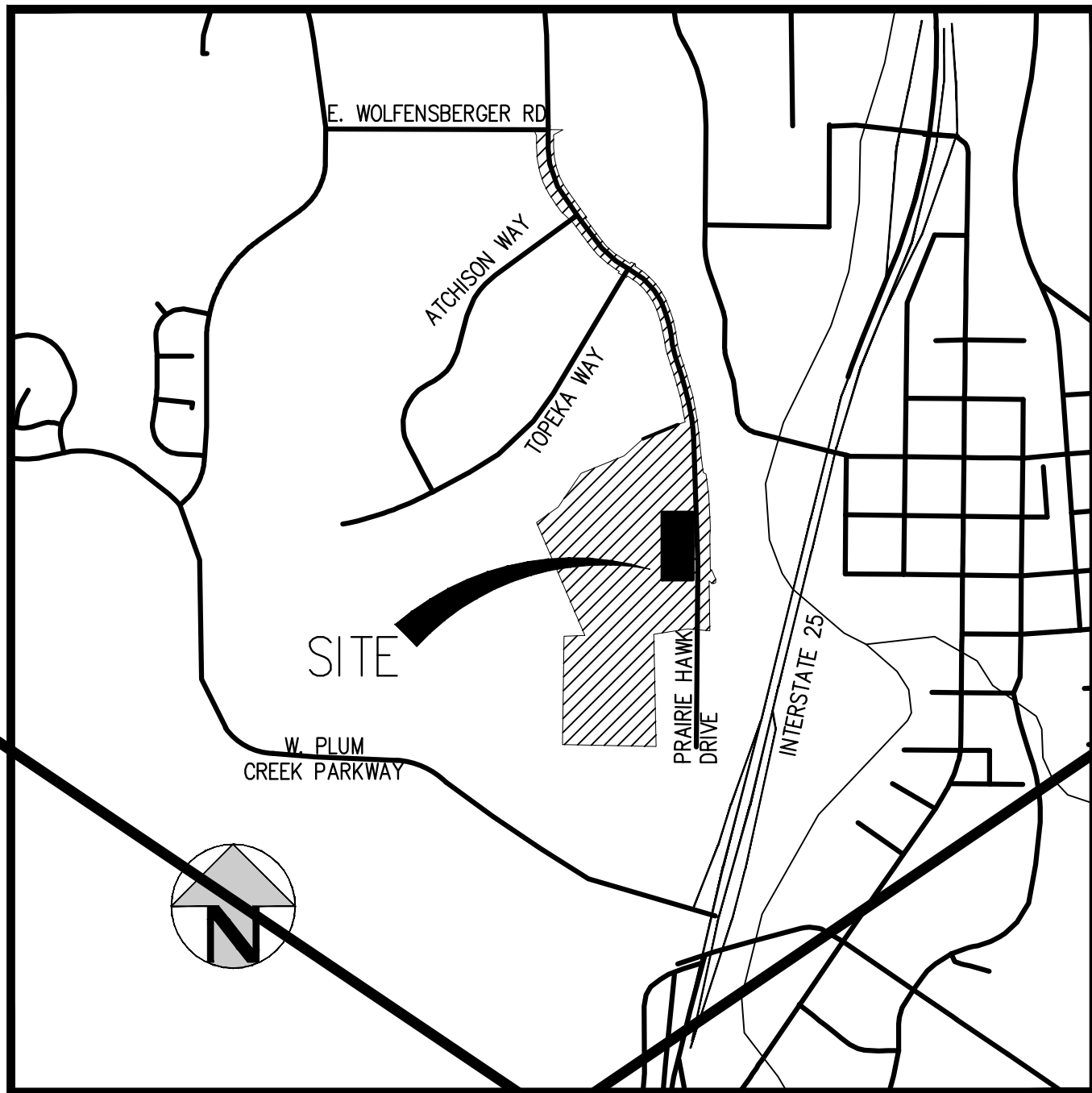
22. UTILITIES AND ROAD IMPROVEMENTS NOTED AS EXISTING (EX) WILL BE INSTALLED BY OTHERS AS PART OF THE BRICKYARD - INFRASTRUCTURE (PHASE 1A) PLAN SET (CD24-0030).

23. FDC IS TO BE FREESTANDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND

APPROVED VARIANCES		
TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE		
FCO#:	DATE:	PURPOSE / DESCRIPTION:
FCO26-0014	3/3/2026	PATIO GRADING, MISC UTILITY PLAN REVISIONS

PUBLIC IMPROVEMENT CONSTRUCTION PLANS BRICKYARD PHASE 1C APARTMENTS SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. CD25-0037 & FCO26-0014



VICINITY MAP

SCALE: 1" = 100'

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ABBREVIATIONS

BLOG	BUILDING
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
CR	CASTLE ROCK
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRIC VEHICLE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FNDT	FOUNDATION
FO	FIBER OPTIC
FUTR	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
IR	IRRIGATION
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
SW	SIDEWALK
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TCC	TYPE K COPPER
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
WAT	WATER
XING	CROSSING

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	---	---
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	---	---
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
SIGN	---	---
FENCE	---	---
TRANSFORMER	---	---
EXPOSED FOUNDATION	---	---
STEM-WALL	---	---
CONTOURS	---	---
LIMITS OF CONSTRUCTION	---	---
ADA RAMP	---	---
SIGN	---	---
STREET LIGHT	---	---
BEND (11.25°, 22.5°, 45°)	---	---
TEE, SWIVEL TEE	---	---
UNDERGROUND ELEC PRIMARY	---	---

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.



JOHN D O'ROURKE, P.E. #43327 DATE

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	APPROVED
By:	
APPROVED-FCO26-0014 Plans.pdf	
Development Services	Date

TOWN OF CASTLE ROCK PUBLIC WORK DEPARTMENT

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ISSUE DATE: 02-09-2024 PROJECT #: 200726	
DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION; THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK: BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.

3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE 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.

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19. THIS PROPERTY IS LOCATED WITHIN ZONE 17 AS PER FEMA FIRM PANEL NO. 08035C03016 DATED 03-16-2016.

20. **BENCHMARK:** BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NVAD88.

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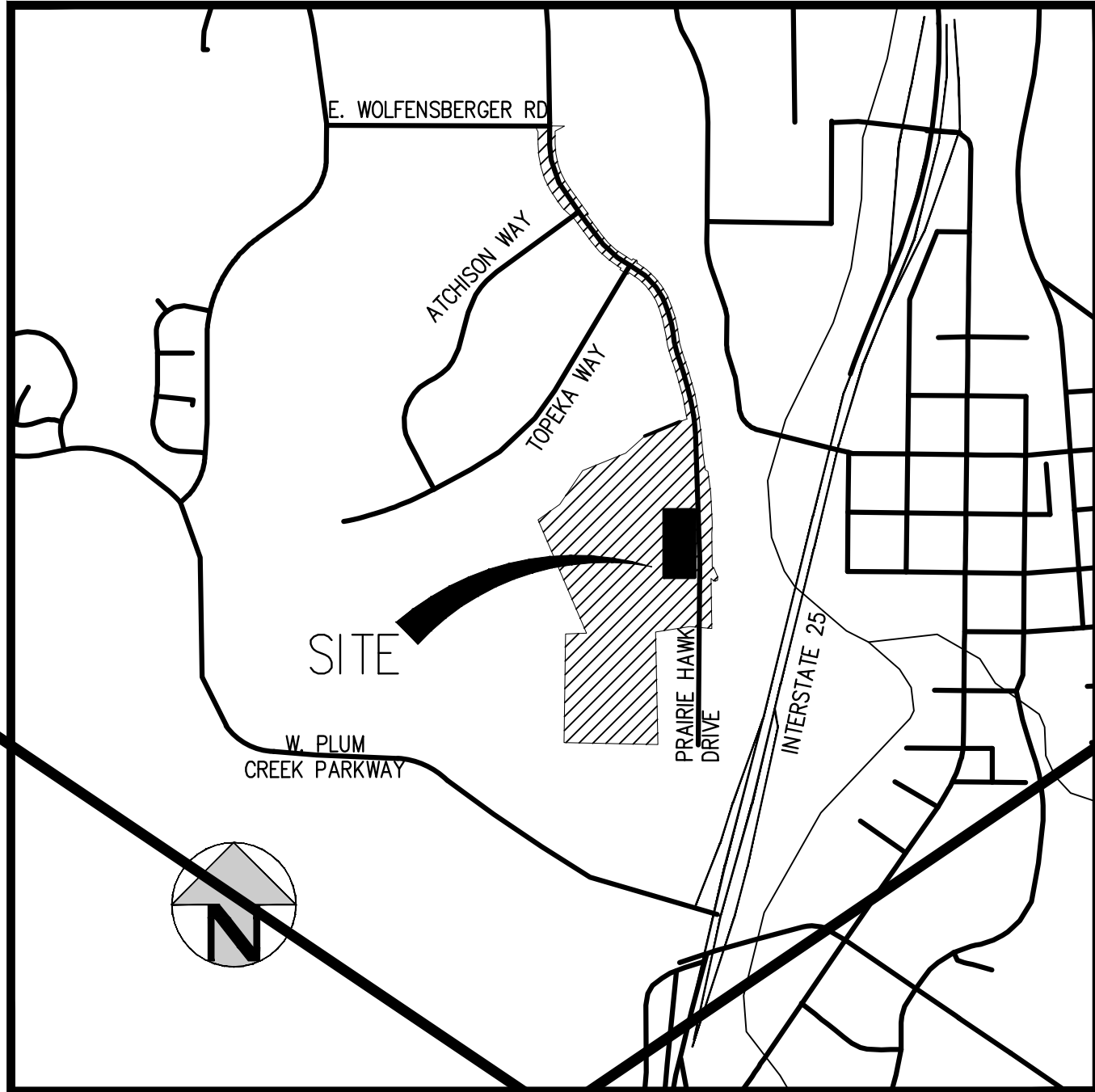
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APPROVED VARIANCES		
TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE		
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PUBLIC IMPROVEMENT CONSTRUCTION PLANS BRICKYARD PHASE 1C APARTMENTS SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. CD25-0037



VICINITY MAP

SCALE: 1" = 100'

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CD41	LANDSCAPE MULCH PLAN
CD42	WALL AND PAVING DETAILS
CD43	DOG PARK DETAILS
CD44	PLANTING AND MULCH DETAILS
CD45	PHOTOMETRICS
CD46	LIGHTING DETAILS

ABBREVIATIONS

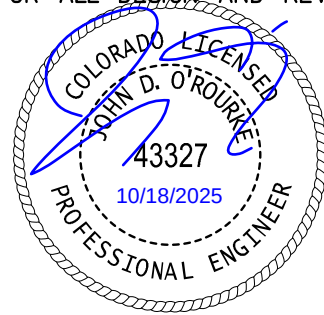
BLOG	BUILDING
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
CR	CASTLE ROCK
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRIC VEHICLE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FNDT	FOUNDATION
FO	FIBER OPTIC
FUTR	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
IR	IRRIGATION
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
STM	SIDEWALK
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TK	TYPE K COPPER
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
WAT	WATER
XING	CROSSING

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	SS	SS
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	SS	SS
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
SIGN	---	---
FENCE	---	---
TRANSFORMER	---	---
EXPOSED FOUNDATION	---	---
STEM-WALL	---	---
CONTOURS	5280	5280
LIMITS OF CONSTRUCTION	---	---
ADA RAMP	---	---
SIGN	---	---
STREET LIGHT	---	---
BEND (11.25°, 22.5°, 45°)	---	---
TEE, SWIVEL TEE	---	---
UNDERGROUND ELEC PRIMARY	---	---

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.



JOHN D O'ROURKE, P.E. #43327 DATE

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	APPROVED
By:	APPROVED-CD25-0037 Plans.pdf
Development Services	Date

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ISSUE DATE: 02-09-2024 PROJECT #: 200726	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2026	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



Know what's below.
Call before you dig.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

STREET CONSTRUCTION NOTES

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

SIGNAGE AND STRIPING NOTES

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

FIRE NOTES

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

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16" AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE PACER W667-250" BY WATEROUS CO. OR SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5-2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP. FROM THE MAIN TO THE METER, THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE.

REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.

19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:

- COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
- RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
- COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE 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.

STORM DRAINAGE CONSTRUCTION NOTES

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

SANITARY SEWER CONSTRUCTION NOTES

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

LANDSCAPE NOTES

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

IRRIGATION NOTES

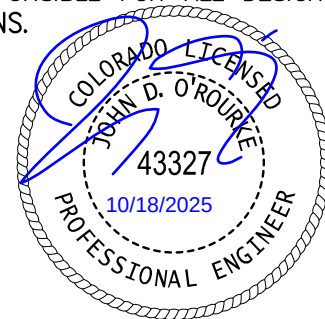
1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
2. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION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

TRACER WIRE INSTALLATION NOTES

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

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.



JOHN D O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

By: [Signature] J. Kirkpatrick

on 12/01/2025

APPROVED-CD026-0037 Plans.pdf

Record Document on File

Development Services

Date



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2026	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
GENERAL NOTES

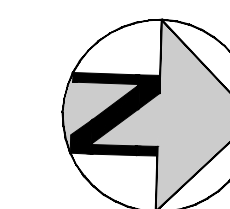
PROJECT #: 200726
SHEET NUMBER

CD2

2 OF 46

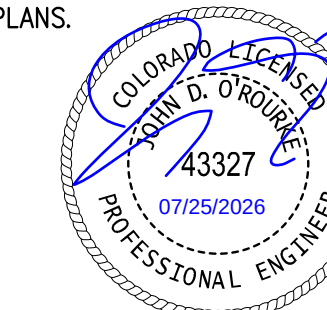
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BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.



	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
ACCESSIBLE ROUTE		
SANITARY SEWER W/ MANHOLE		
SANITARY SERVICE W/ CLEANOUT		
WATER LINE AND GATE VALVE		
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS		
1 WATER METER MANHOLE		
FIRE HYDRANT		
STREET LIGHT		
SIGN		
FENCE		
TRANSFORMER		
SWITCH GEAR		
EXPOSED FOUNDATION		
STEM-WALL		
CONTOURS		
LIMITS OF CONSTRUCTION		
ADA RAMP		
STREET LIGHT		
BEND (11.25°, 22.5°, 45°)		
TEE, SWIVEL TEE		
UNDERGROUND ELEC PRIMARY		
LANDSCAPE DRAIN PIPE		

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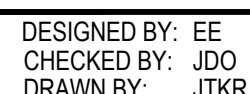


DATE _____

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

Approved By:  **DEVELOPMENT SERVICE**
APPROVED
By jkirkpatrick

on 08/03/2026
2-FCO26-0052 Plans.pdf
Record Document on File



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 FCMR/SWITCH REVISIONS



BRICKYARD PHASE 1C APARTMENTS OVERALL SITE PLAN

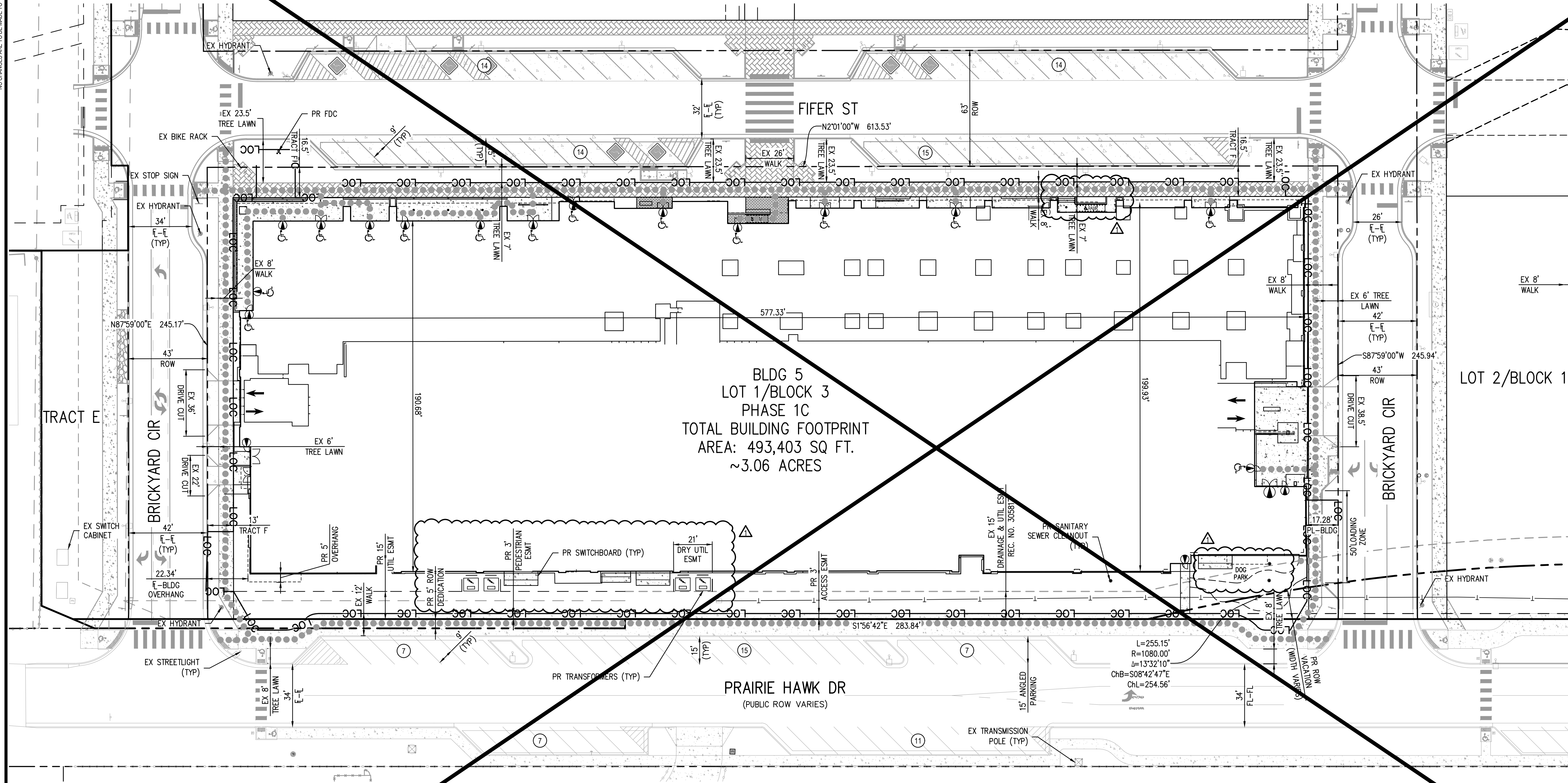
CD3

3 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROPE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 89°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.



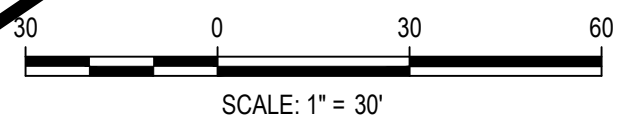
LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	W	W
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
SIGN	---	---
FENCE	---	---
TRANSFORMER	---	---
EXPOSED FOUNDATION	---	---
STEM-WALL	---	---
CONTOURS	---	---
LIMITS OF CONSTRUCTION	---	---
ADA RAMP	---	---
SIGN	---	---
STREET LIGHT	---	---
BEND (11.25°, 22.5°, 45°)	---	---
TEE, SWIVEL TEE	---	---
UNDERGROUND ELEC PRIMARY	---	---

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JOHN D O'ROURKE, P.E. #43327 DATE
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY: [Signature] DATE: 04/14/2026
By [Signature] on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File
Development Services Date



ISSUE DATE: 02-09-2024	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
OVERALL SITE PLAN

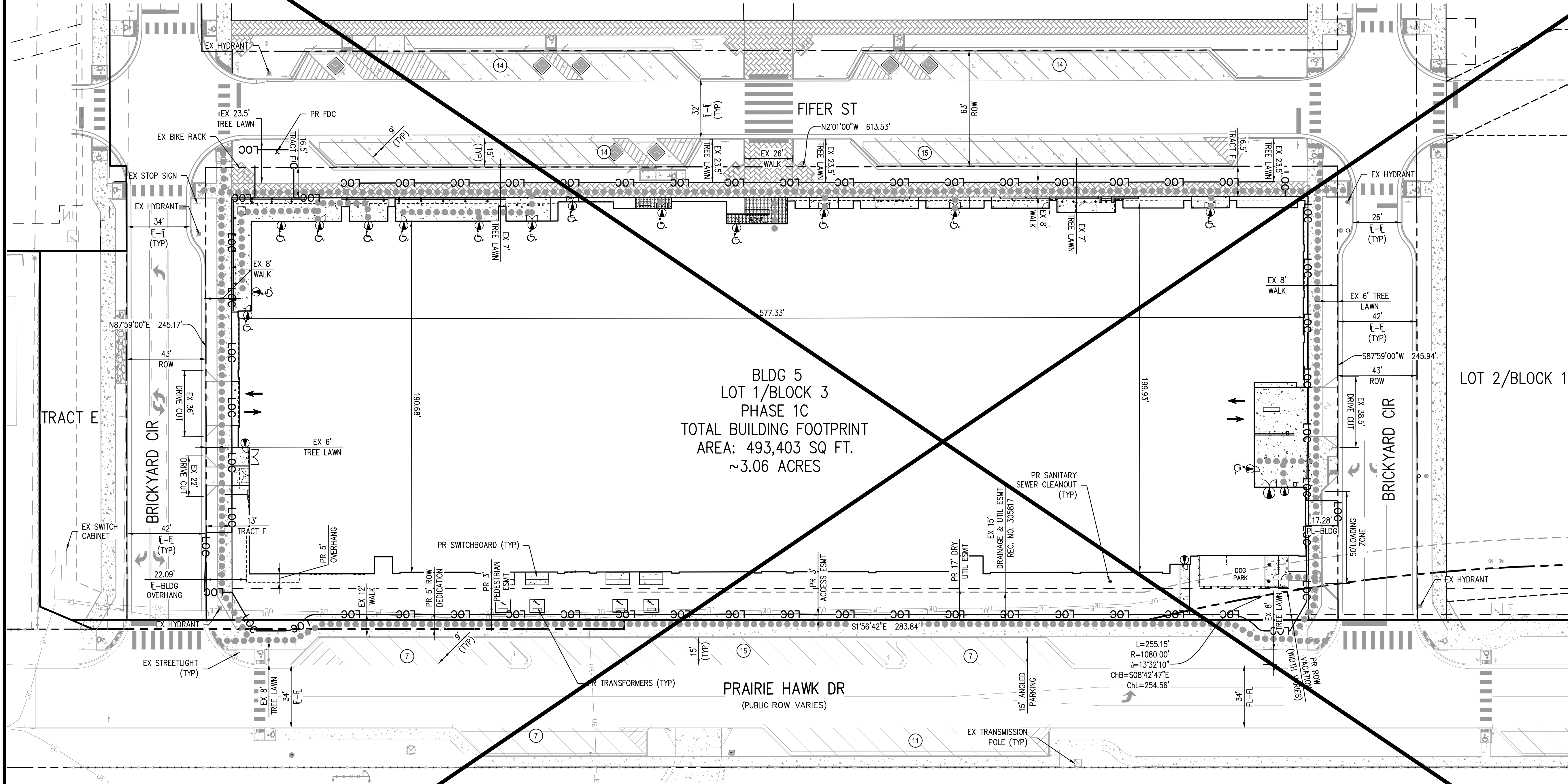
PROJECT #: 200726
SHEET NUMBER
CD3
3 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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DESIGNED BY: JDO
CHECKED BY: JDO
DRAWN BY: JTKR
PLOTTED: FR 10/17/25 6:18:26P BY: LIBBEY ENDESSE

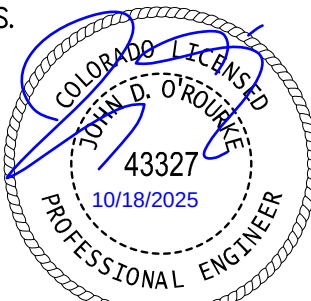
BENCHMARK:
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BASIS OF BEARINGS:
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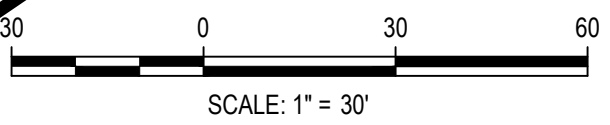


LEGEND	
EXISTING	PROPOSED
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
UTILITY EASEMENT	---
ACCESSIBLE ROUTE	---
SANITARY SEWER W/ MANHOLE	---
SANITARY SERVICE W/CLEANOUT	---
WATER LINE AND GATE VALVE	---
WATER SERVICE	---
STORM SEWER W/ MANHOLE & INLETS	---
WATER METER MANHOLE	---
FIRE HYDRANT	---
STREET LIGHT	---
SIGN	---
FENCE	---
TRANSFORMER	---
EXPOSED FOUNDATION	---
STEM-WALL	---
CONTOURS	---
LIMITS OF CONSTRUCTION	---
ADA RAMP	---
SIGN	---
STREET LIGHT	---
BEND (11.25°, 22.5°, 45°)	---
TEE, SWIVEL TEE	---
UNDERGROUND ELEC PRIMARY	---

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JOHN D O'ROURKE, P.E. #43327 DATE
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY: [Signature] DATE: 10/18/2025
APPROVED BY: [Signature] DATE: 10/18/2025
RECORD DOCUMENT ON FILE



ISSUE DATE: 02-09-2024	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

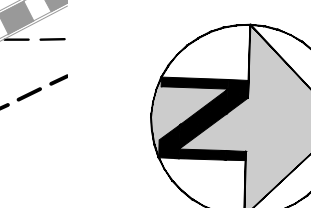
HKS HARRIS KOCHER SMITH
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
OVERALL SITE PLAN

PROJECT #: 200726
SHEET NUMBER
CD3
3 OF 46

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

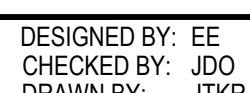


	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	●●●●●●●●	●●●●●●●●
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	---	---
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE	---	---
FIRE HYDRANT	●	●
STREET LIGHT SIGN	●	●
FENCE	---	---
TRANSFORMER	TRF	TRF
SWITCH GEAR	SW	SW
TELECOM	T	T
EXPOSED FOUNDATION	---	---
STEM-WALL CONTOURS	5280	5280
LIMITS OF CONSTRUCTION	---	LOC
ADA RAMP	---	---
SIGN	---	---
STREET LIGHT	---	---
BEND (11.25', 22.5', 45')	---	---
TEE, SWIVEL TEE	---	---
UNDERGROUND ELEC PRIMARY	---	---
LANDSCAPE DRAIN PIPE	---	---

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

 Approved By: **APPROVED**
 By jkirpatrick on 08/03/2026
 2-FC008-0052 Plans.pdf
 Record Document on File

Development Services	Date



HKS
HARRIS
KOCHER
SMITH

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS

OVERALL UTILITY PLAN

	PROJECT #: 200726
	SHEET NUMBER

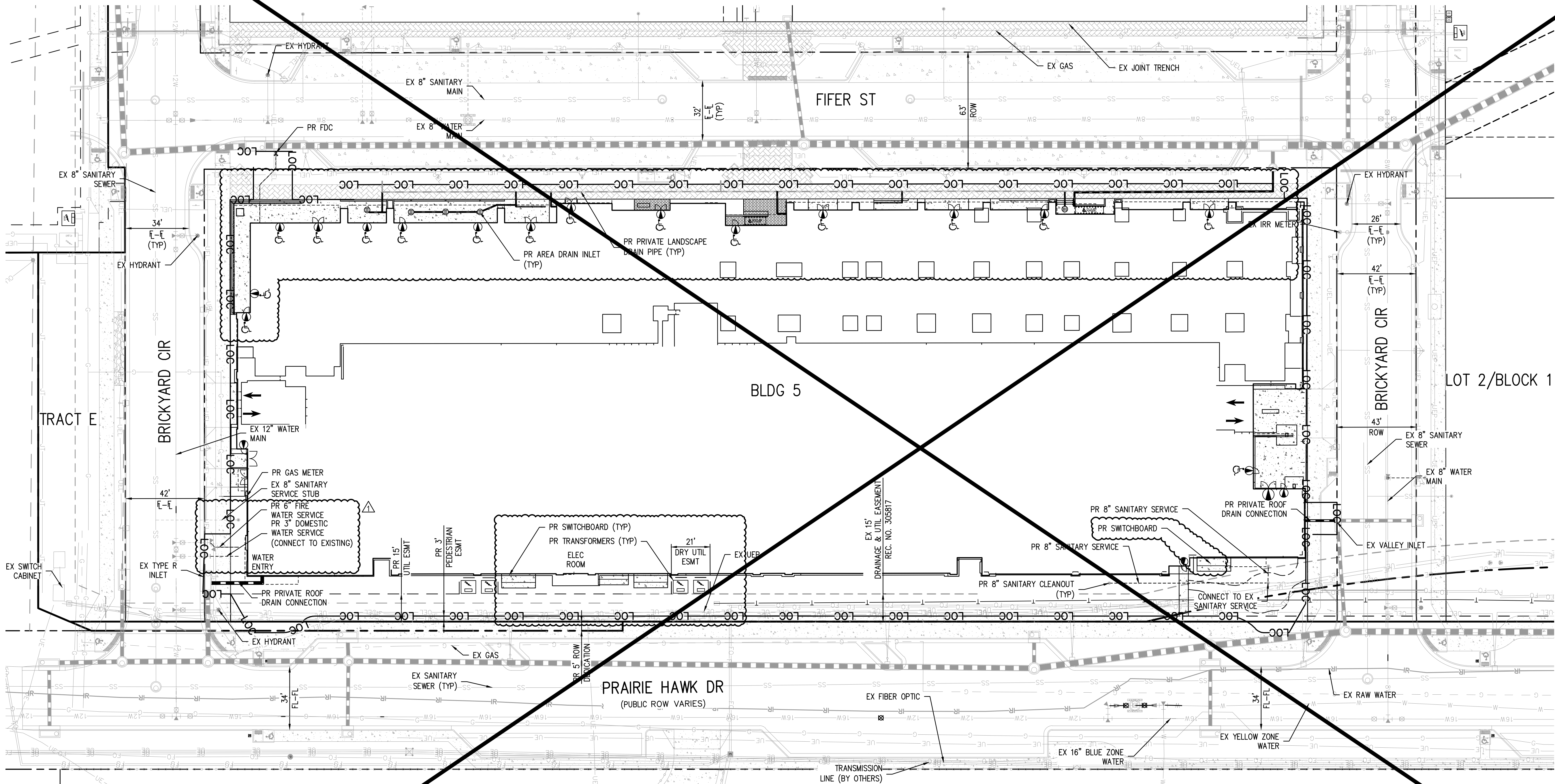
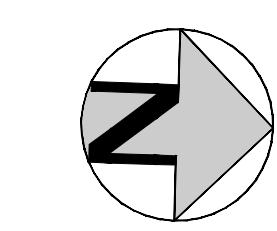
CD4

4 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH
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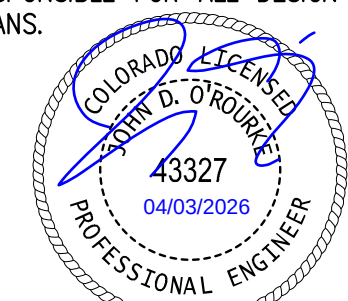
BENCHMARK:
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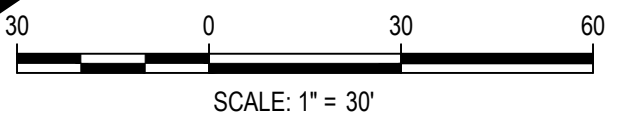


LEGEND	
EXISTING	PROPOSED
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
UTILITY EASEMENT	---
ACCESSIBLE ROUTE	---
SANITARY SEWER W/ MANHOLE	SS
SANITARY SERVICE W/CLEANOUT	SS
WATER LINE AND GATE VALVE	W
WATER SERVICE	W
STORM SEWER W/ MANHOLE & INLETS	ST
WATER METER MANHOLE	W
FIRE HYDRANT	W
STREET LIGHT	W
SIGN	W
FENCE	W
TRANSFORMER	W
EXPOSED FOUNDATION	W
STEM-WALL	W
CONTOURS	W
LIMITS OF CONSTRUCTION	W
ADA RAMP	W
SIGN	W
STREET LIGHT	W
BEND (11.25', 22.5', 45')	W
TEE, SWIVEL TEE	W
UNDERGROUND ELEC PRIMARY	W
LANDSCAPE DRAIN PIPE	W

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Approved By:	By:
Development Services	Date



ISSUE DATE: 02-09-2024	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
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CONFLUENCE COMPANIES, LLC

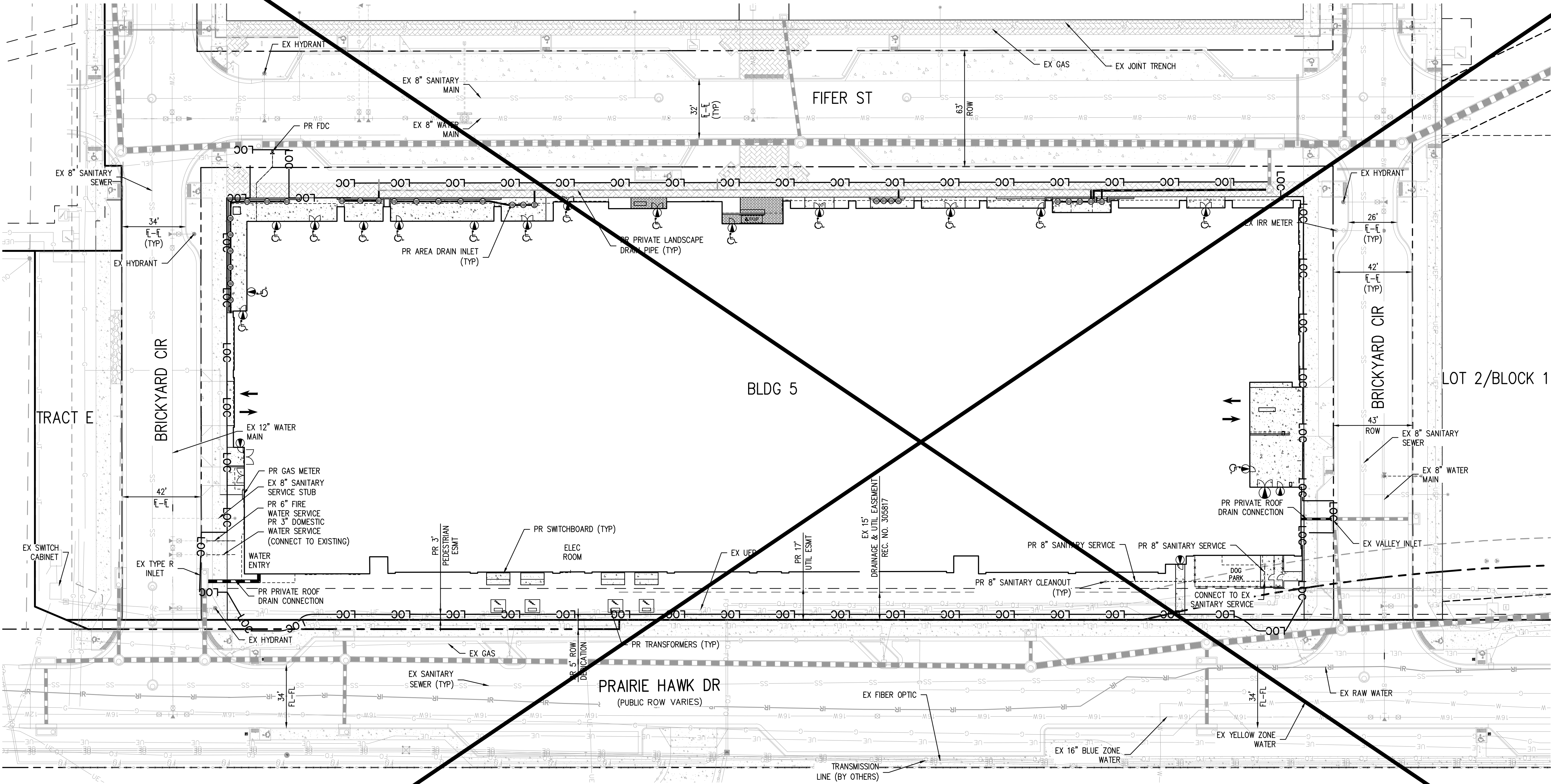
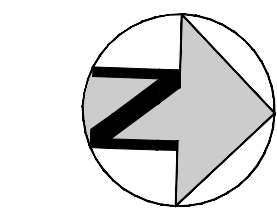
BRICKYARD PHASE 1C APARTMENTS
OVERALL UTILITY PLAN

PROJECT #: 200726
SHEET NUMBER
CD4
4 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

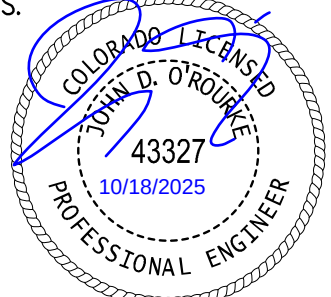
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 80°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.



LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	SS	SS
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	W	W
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE		
FIRE HYDRANT		
STREET LIGHT		
SIGN		
FENCE		
TRANSFORMER		
EXPOSED FOUNDATION		
STEM-WALL		
CONTOURS	5280	5280
LIMITS OF CONSTRUCTION	LOC	LOC
ADA RAMP		
SIGN		
STREET LIGHT		
BEND (11.25°, 22.5°, 45°)		
TEE, SWIVEL TEE		
UNDERGROUND ELEC PRIMARY		
LANDSCAPE DRAIN PIPE		

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.

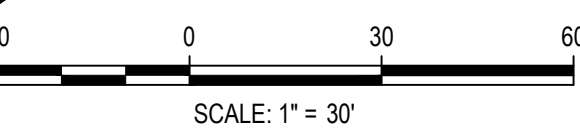


JOHN D O'ROURKE, P.E. #43327 DATE

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

Approved By: DATE 12/01/2025
By: DATE 12/01/2025
APPROVED-CD026-0037 Plans.pdf
Record Document on File

Development Services Date



ISSUE DATE: 02-09-2024	DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT	
04-16-2025	BUILDING PERMIT	
07-03-2025	TOWN SUBMITTAL	
08-20-2025	BUILDING PERMIT	
09-17-2025	TOWN SUBMITTAL	
09-26-2026	TOWN SUBMITTAL	
10-17-2025	TOWN SUBMITTAL	

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
OVERALL UTILITY PLAN

PROJECT #: 200726
SHEET NUMBER

CD4

FILE PATH: P:\2020\0726\ENGINEERING - PHASE 1C - OVERALL UTILITY PLAN.DWG LAYOUT: LAYOUT
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BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 1:12 IN ANY DIRECTION.
3. EXCEPT FOR RAMPS, LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. CONCRETE CURBS, SIDEWALKS OR OTHER FLATWORK OR STRUCTURES OF ANY TYPE SHALL NOT IMPERE ADJACENT UPSTREAM SURFACE RUNOFF FROM WITHIN THE BUILDING FOUNDATION BACKFILL ZONE. ALL LANDSCAPE MATERIALS (SUCH AS MULCH OR OTHER GROUND COVER) SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ALL LANDSCAPE EDGE MATERIALS SHALL BE PERFORATED OR OTHERWISE ALLOW DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. UNPAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 5% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DESIGN AND DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP, TURNDOWN, AND STEM WALL LOCATIONS WHEN APPLICABLE.
12. PORTALS OR SHAFTS WHICH DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPE 2-INCHES IN) SHALL HAVE A DISTINCTIVE MARKING STRIPE 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT SURVEY ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE THAT ALL EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDINGS WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).

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.



DATE _____

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

Approved By:  **DEVELOPMENT SERVICES**
APPROVED
By jkirkpatrick

Development Services Date

Development Services	Date
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SIGN



07-08-2026	FCO26-0052 XFMR/SW
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS OVERALL GRADING PLAN

SHEET NUMBER

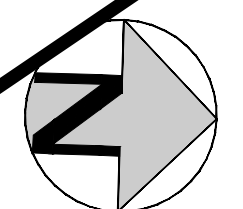
CD5

OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH
FILE PATH: P:\2020\20726\ENGINEERING\PHASE 1C\01 - OVERALL GRADING\PLANNING LAYOUT\ LAYOUT1
TO: GREGG, JASON P:\2020\20726\ENGINEERING\PHASE 1C\01 - OVERALL GRADING\PLANNING LAYOUT\ LAYOUT1
PLOTTED: THU 04/02/2026 3:55:32P BY: J. ROBBINS

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

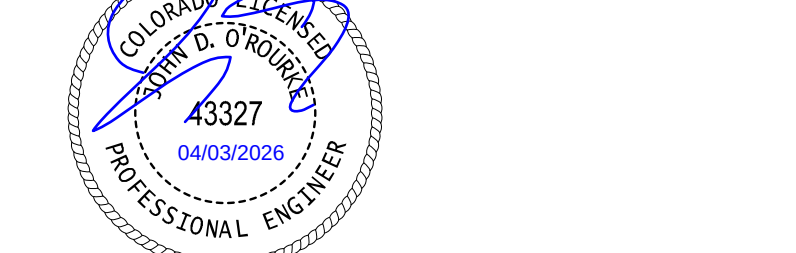
BASIS OF BEARINGS:
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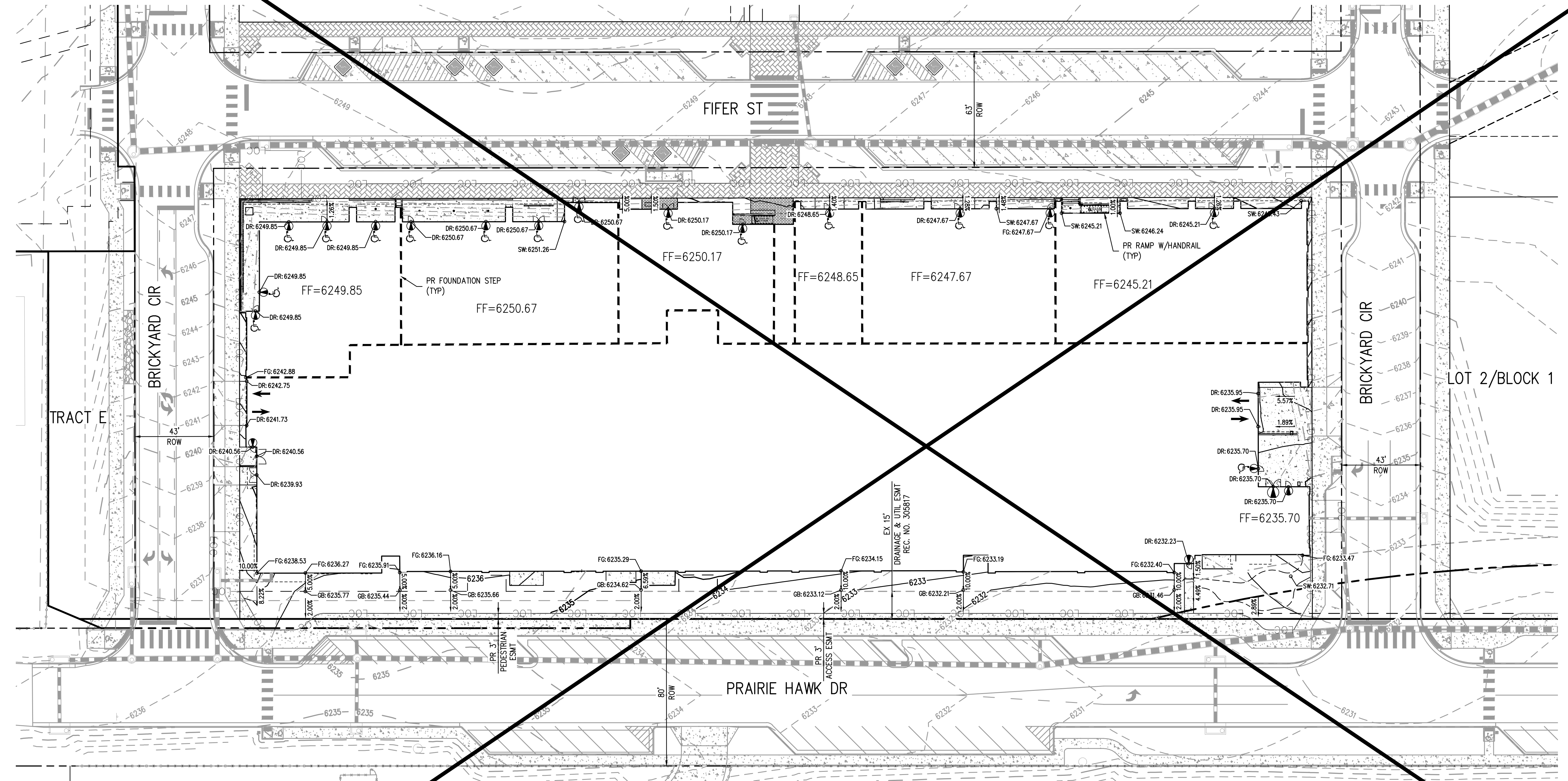
GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. EXCEPT FOR RAMPS, LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. CONCRETE CURBS, SIDEWALKS OR OTHER FLATWORK OR STRUCTURES OF ANY TYPE SHALL NOT IMPEDE ADJACENT UPSTREAM SURFACE RUNOFF FROM WITHIN THE BUILDING FOUNDATION BACKFILL ZONE. ALL LANDSCAPE MATERIALS (SUCH AS MULCH OR OTHER GROUND COVER) SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ALL LANDSCAPE EDGE MATERIALS SHALL BE PERFORATED OR OTHERWISE ALLOW DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 5% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DESIGN AND DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP, TURNDOWN, AND STEM WALL LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STAIRS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).

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.

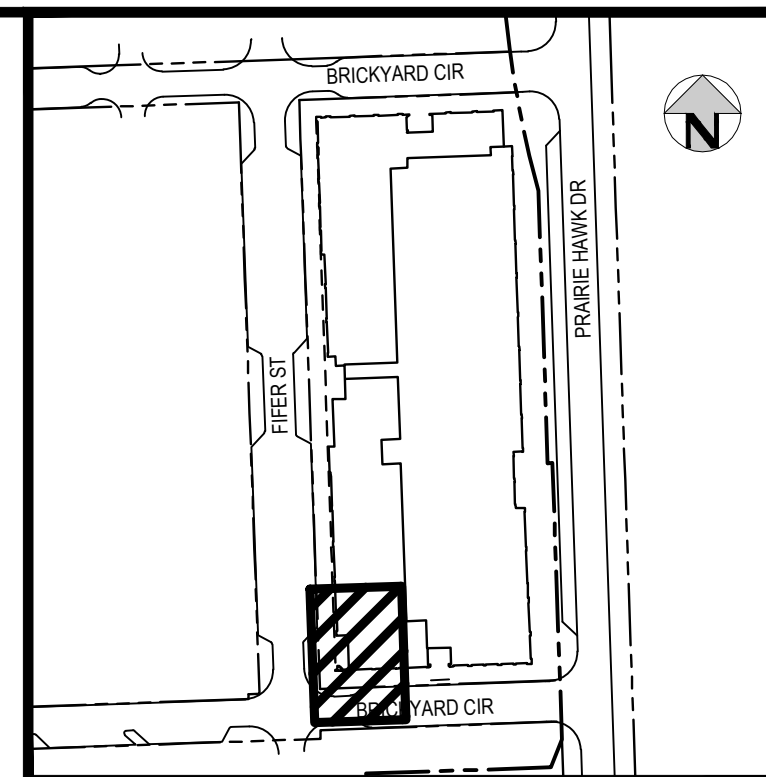


JOHN D O'ROURKE, P.E. #43327	DATE
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	By:
Development Services	Date



LEGEND	
PROPERTY BOUNDARY	EXISTING
RIGHT-OF-WAY	EXISTING
UTILITY EASEMENT	EXISTING
ACCESSIBLE ROUTE	EXISTING
SANITARY SEWER W/ MANHOLE	EXISTING
SANITARY SERVICE W/CLEANOUT	EXISTING
WATER LINE AND GATE VALVE	EXISTING
WATER SERVICE	EXISTING
STORM SEWER W/ MANHOLE & INLETS	EXISTING
PROPOSED	PROPOSED
FIRE HYDRANT	PROPOSED
STREET LIGHT	PROPOSED
SIGN	PROPOSED
FENCE	PROPOSED
TRANSFORMER	PROPOSED
EXPOSED FOUNDATION	PROPOSED
STEM-WALL	PROPOSED
CONTOURS	PROPOSED
LIMITS OF CONSTRUCTION	PROPOSED
ADA RAMP	PROPOSED
SIGN	PROPOSED
EXISTING	PROPOSED
STREET LIGHT	PROPOSED
BEND (11.25°, 22.5°, 45°)	PROPOSED
TEE, SWIVEL TEE	PROPOSED
UNDERGROUND ELEC PRIMARY	PROPOSED

 Know what's below. Call before you dig.	DESIGNED BY: EE CHECKED BY: JDO DRAWN BY: JTKR	ISSUE DATE: 02-09-2024 DATE REVISION COMMENTS 07-03-2025 TOWN SUBMITTAL 08-20-2025 BUILDING PERMIT 09-17-2025 TOWN SUBMITTAL 09-26-2025 TOWN SUBMITTAL 10-17-2025 TOWN SUBMITTAL 12-11-2025 BUILDING PERMIT 03-03-2026 FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS	 HARRIS KOCHER SMITH 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	CONFLUENCE COMPANIES, LLC	BRICKYARD PHASE 1C APARTMENTS OVERALL GRADING PLAN	PROJECT #: 200726 SHEET NUMBER CD5 5 OF 46



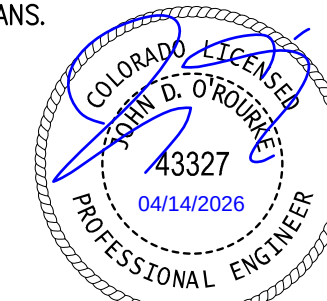
SCALE: 1"=200'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. EXCEPT FOR RAMPS, LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. CONCRETE CURBS, SIDEWALKS OR OTHER FLATWORK OR STRUCTURES OF ANY TYPE SHALL NOT IMPEDE ADJACENT UPSTREAM SURFACE RUNOFF FROM WITHIN THE BUILDING FOUNDATION BACKFILL ZONE. ALL LANDSCAPE MATERIALS (SUCH AS MULCH OR OTHER GROUND COVER) SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ALL LANDSCAPE EDGE MATERIALS SHALL BE PERFORATED OR OTHERWISE ALLOW FOR DRAINAGE TO THE STREET.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 3-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 5% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DESIGN AND DETAILS SHALL BE PROVIDED BY OTHERS.
11. ADD TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP, TURN-DOWN, AND TEM WALL LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE. IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT/STPO/PAATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURN-DOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. EXISTING CURB SHALL BE MAINTAINED. ACCESSIBLE EXTERIOR DOORS AND GATES ARE TO BE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

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.



JOHN D. O'ROURKE, P.E. #43327

DAT

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF

DEVELOPMENT SERVICES APPROVAL

Approved By:  **DEVELOPMENT SERVICE**
APPROVED

Approved By:  **CASTLE ROCK**
COLORADO By jkirkpatrick
on 04/14/2026

APPROVED-FCO26-0014 Plans:
Record Document on File

Development Services	Date
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PROJECT #:	200726
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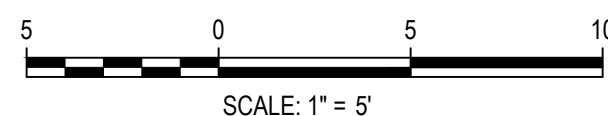
SHEET NUMBER

CD6

6 OF 46



Know what's below.
Call before you dig.



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	EC026-0014 PATIO GRADING, MISCELLANEOUS REVISIONS



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS

DETAILED GRADING PLAN

PROJECT #:	200726
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SHEET NUMBER

CD6

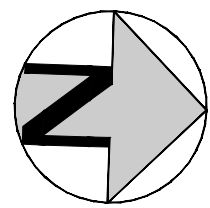
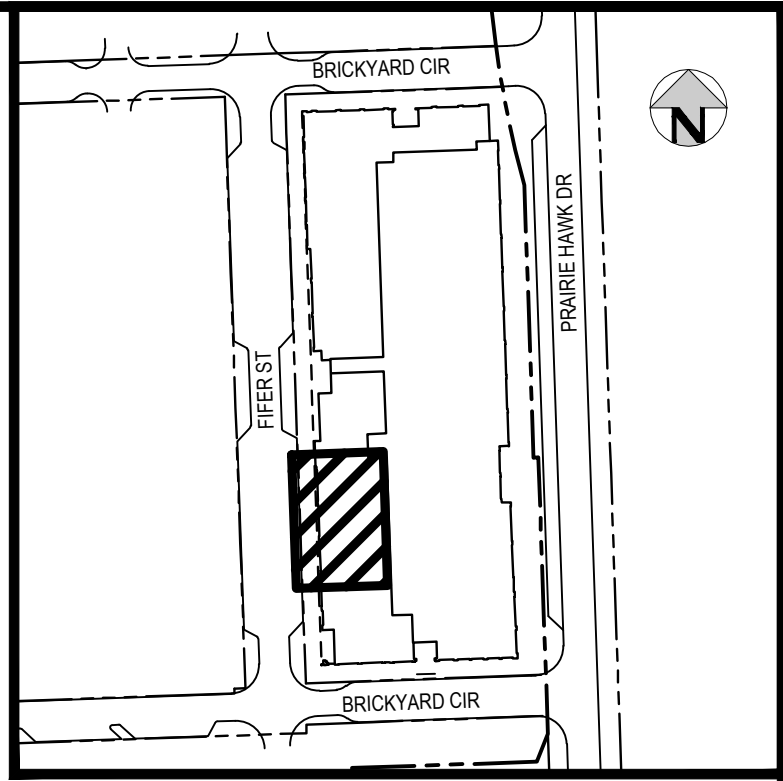
6 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

BENCHMARK:
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BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROPE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

FIFER ST



KEY MAP

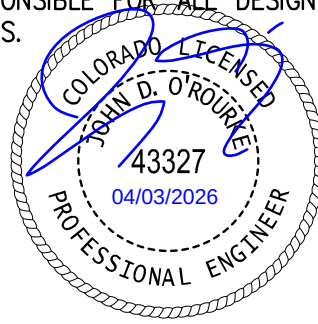
SCALE: 1"=200'

GENERAL GRADING NOTES:

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18. REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

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.



JOHN D O'ROURKE, P.E. #43327

DATE

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

Approved By:  **JOHN D. O'ROURKE**

By:  **JOHN D. O'ROURKE**

Development Services

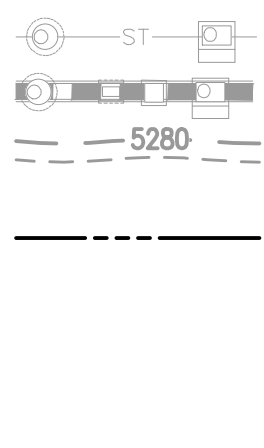
Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS
LIMITS OF CONSTRUCTION
RIGHT-OF-WAY
RETAINING WALL
STEM WALL
EXPOSED FOUNDATION
FOUNDATION

EXISTING

PROPOSED



MATCH LINE - SEE SHEET CD11

MATCH LINE - SEE SHEET CD12

MATCH LINE - SEE SHEET CD6



Know what's below.
Call before you dig.

DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

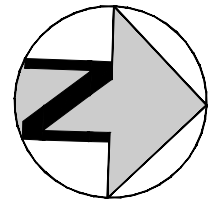
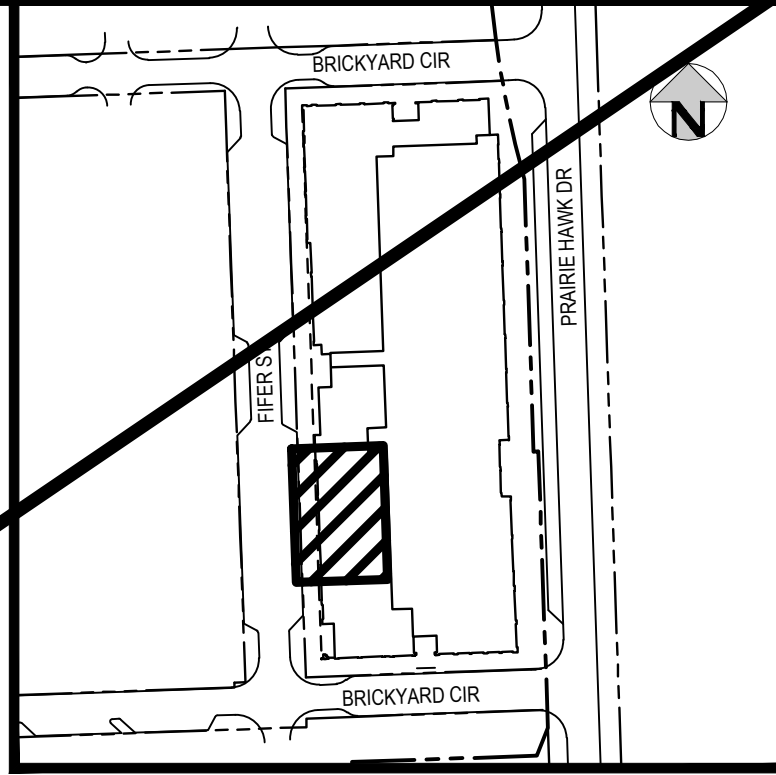
PROJECT #: 200726
SHEET NUMBER
CD7
7 OF 46

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

FIFER ST



KEY MAP

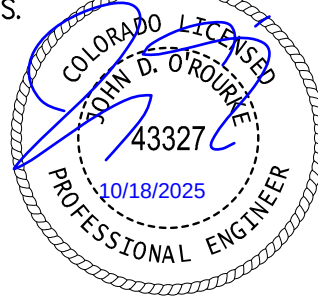
SCALE: 1"=200'

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JOHN D. O'ROURKE, P.E. #43327 DATE

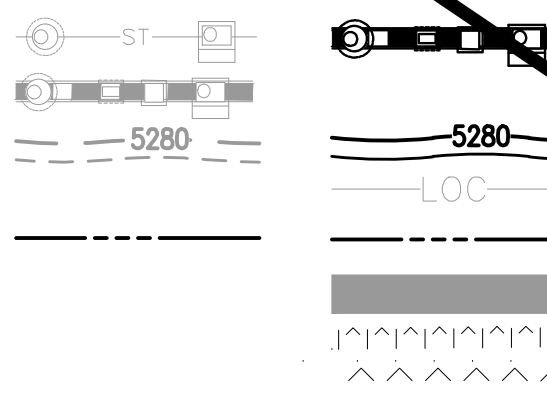
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	By:
Development Services	APPROVED-CD05-0037 Plans.pdf Record Document on File
Date	Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS
CONTOURS
LIMITS OF CONSTRUCTION
RIGHT-OF-WAY
RETAINING WALL
STEM WALL
EXPOSED FOUNDATION

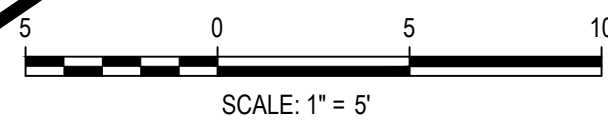
EXISTING

PROPOSED



MATCH LINE - SEE SHEET CD11

MATCH LINE - SEE SHEET CD12



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

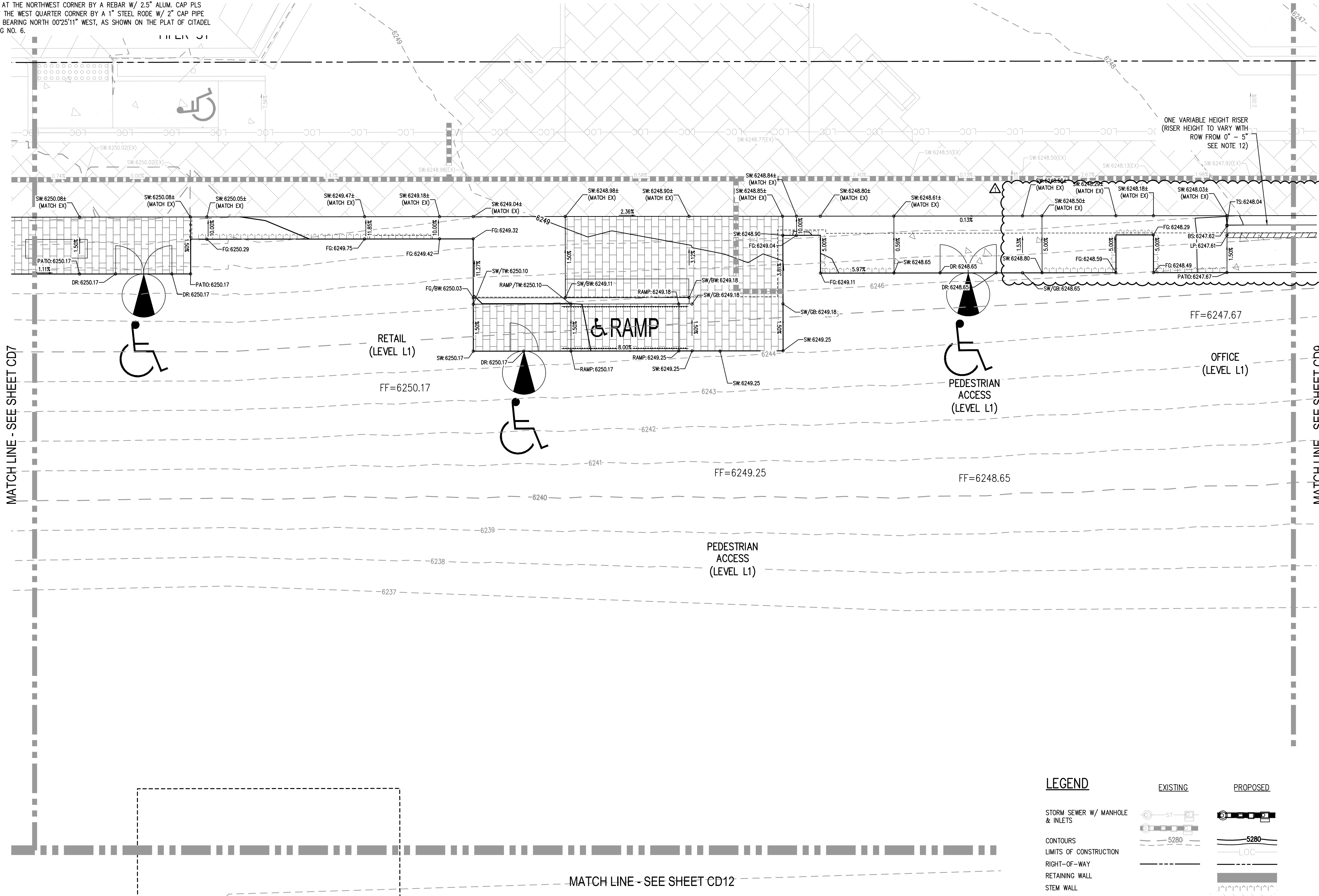
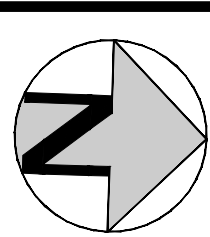
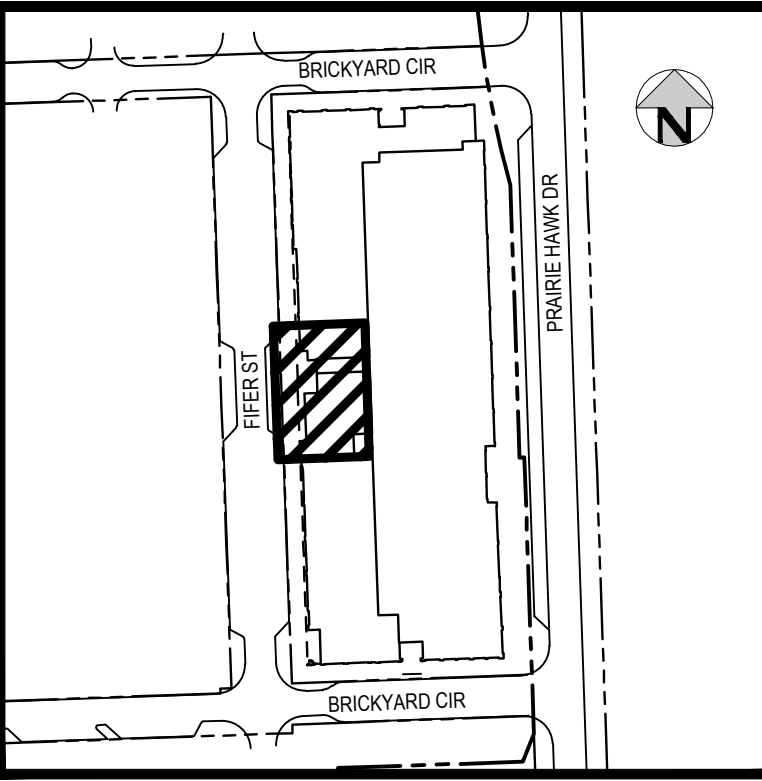
CD7

BENCHMARK:
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP

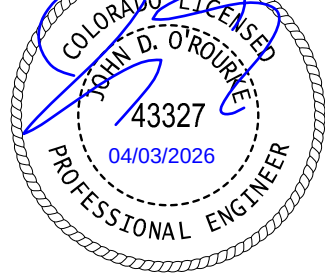
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JOHN D. O'ROURKE, P.E. #43327 DATE

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

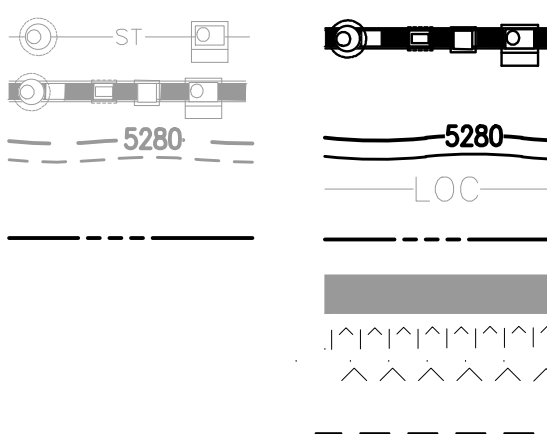
Approved By:  **APPROVED**
By:  on 04/14/2026
APPROVED FCO26-0014 Plans.pdf
Record Document on File
Development Services Date

LEGEND

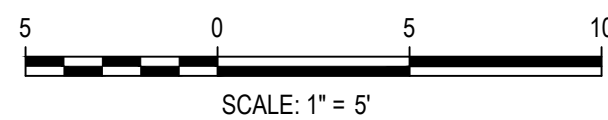
STORM SEWER W/ MANHOLE & INLETS
CONTOURS
LIMITS OF CONSTRUCTION
RIGHT-OF-WAY
RETAINING WALL
STEM WALL
EXPOSED FOUNDATION
FOUNDATION

EXISTING

PROPOSED



MATCH LINE - SEE SHEET CD12



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
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03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726

SHEET NUMBER

CD8

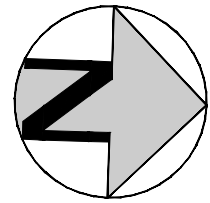
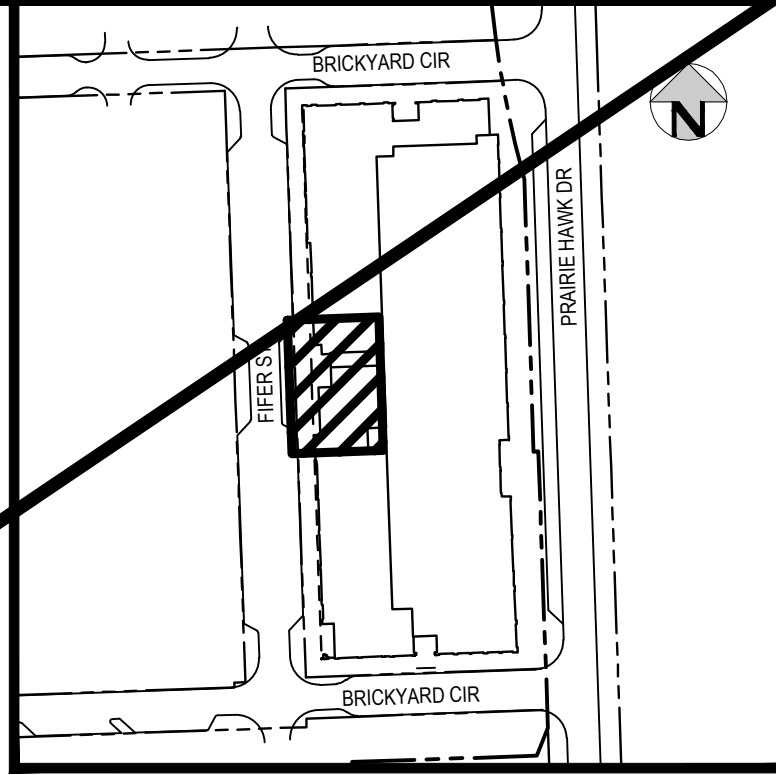
8 OF 46

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PLOTTER: HP DesignJet T1100e
PLOT DATE: THU 04/02/2026 3:56:02P BY: JT ROBBINS

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

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KEY MAP

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13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
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18. REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

PROFESSIONAL ENGINEER CERTIFICATION

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JOHN D. O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED By: Kirkpatrick

CASTLE ROCK DEVELOPMENT SERVICES

APPROVED-CD026-0037 Plans.pdf

Record Document on File

Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS

CONTOURS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

RETAINING WALL

STEM WALL

EXPOSED FOUNDATION

EXISTING

PROPOSED



5280

LOC

5280

LOC

5280

LOC

5280

LOC

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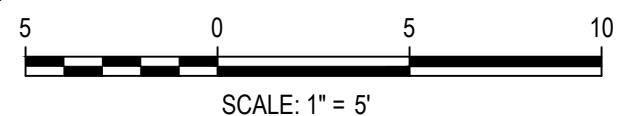
LOC

5280

LOC

5280

LOC



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

CD8

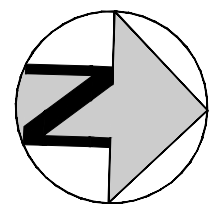
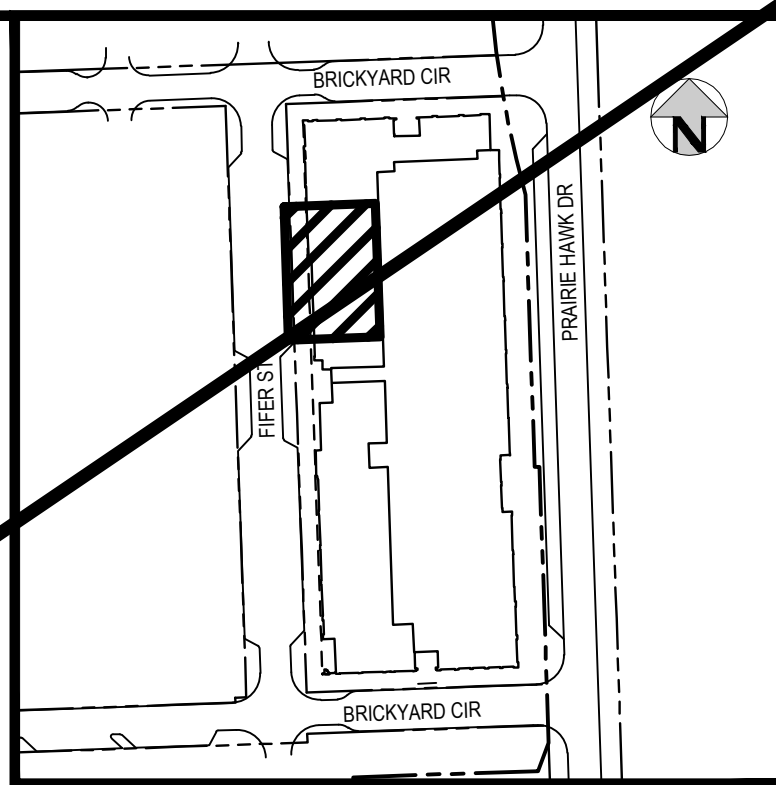
8 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROPE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

FIFER ST



KEY MAP

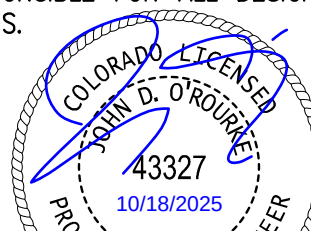
SCALE: 1"=200'

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JOHN D. O'ROURKE, P.E. #43327

DATE

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

Approved By: **JOHN D. O'ROURKE**
Development Services
By: **JOHN D. O'ROURKE**
APPROVED CD-020-0037 Plans.pdf
Record Document on File
Date

PROJECT #: 200726

SHEET NUMBER

CD9

9 OF 46

MATCH LINE - SEE SHEET CD8

MATCH LINE - SEE SHEET CD10

MATCH LINE - SEE SHEET CD12

MATCH LINE - SEE SHEET CD13

LEGEND

STORM SEWER W/ MANHOLE & INLETS

CONTOURS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

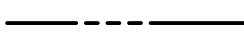
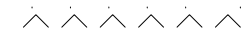
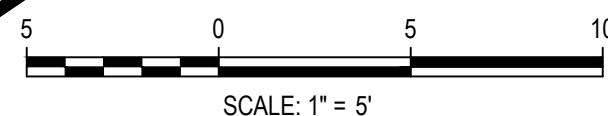
RETAINING WALL

STEM WALL

EXPOSED FOUNDATION

EXISTING

PROPOSED



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

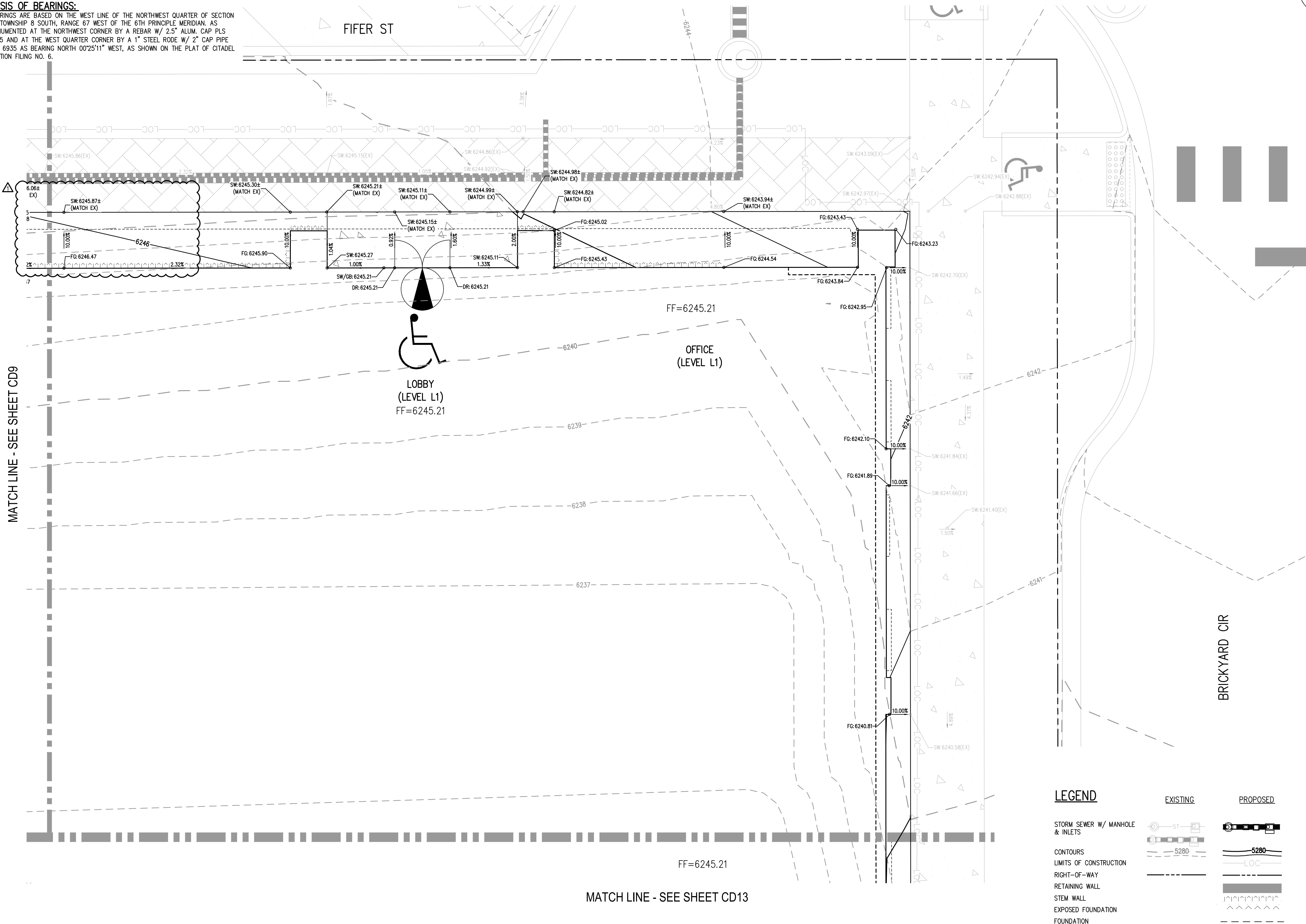
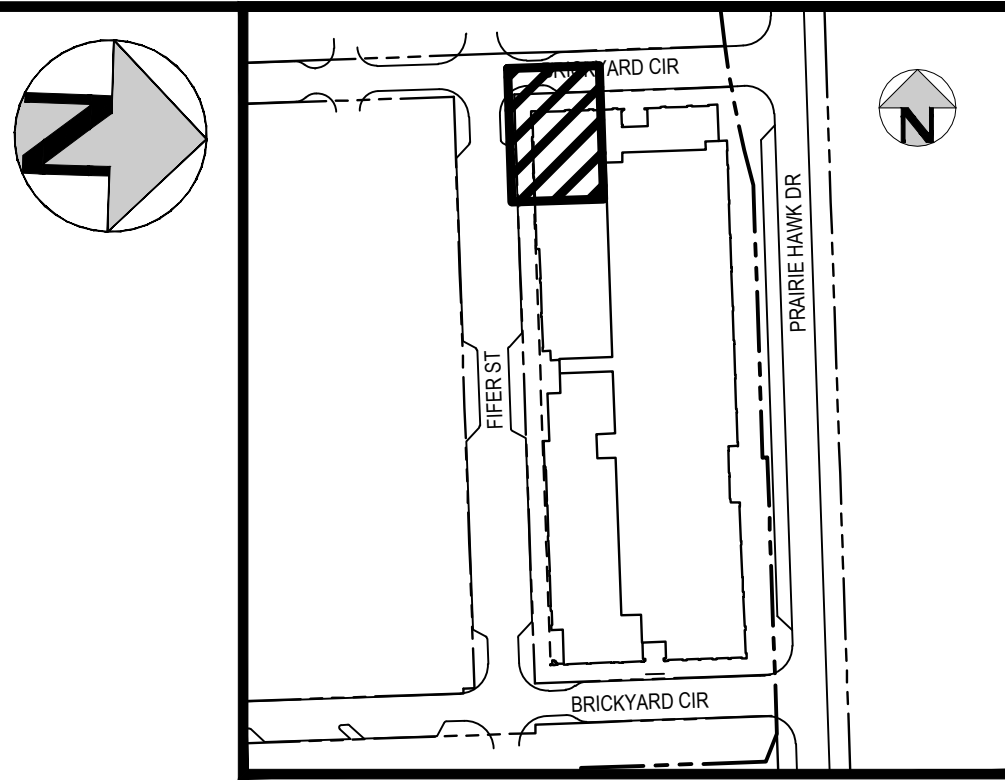
BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

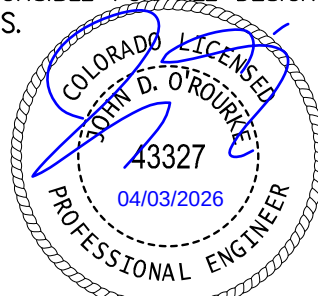
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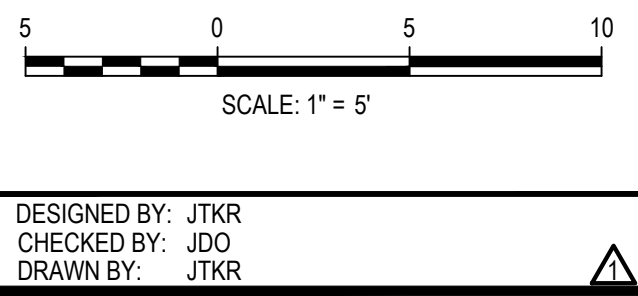
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JOHN D O'ROURKE, P.E. #43327 DATE
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: **APPROVED**
By: on 04/14/2026
APPROVED FOR 2026-2014 Plans.pdf
Development Services Date

FILE PATH: P:\2020\07\ENGINEERING\GRADING\PHASE 1_CD - DETAILED GRADING PLANNING LAYOUT LAYOUTS
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ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
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09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
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03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



CONFLUENCE COMPANIES, LLC

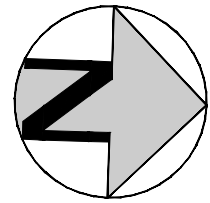
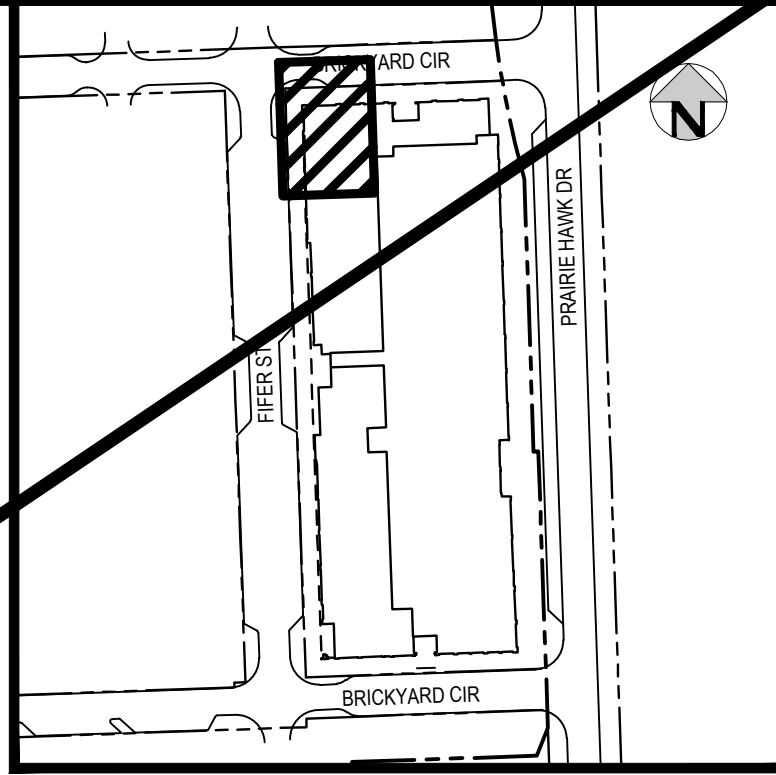
BRICKYARD PHASE 1C APARTMENTS
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PROJECT #: 200726
SHEET NUMBER
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10 OF 46

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FIFER ST



KEY MAP

SCALE: 1"=200'

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By: Kirkpatrick
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LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

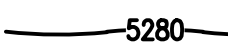
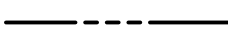
RETAINING WALL

STEM WALL

EXPOSED FOUNDATION

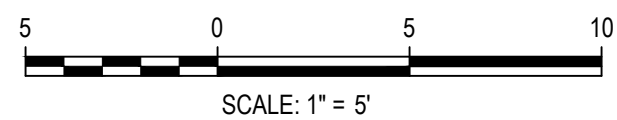
EXISTING

PROPOSED



MATCH LINE - SEE SHEET CD9

MATCH LINE - SEE SHEET CD13



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

CD10

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

BENCHMARK:

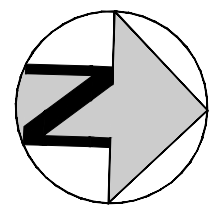
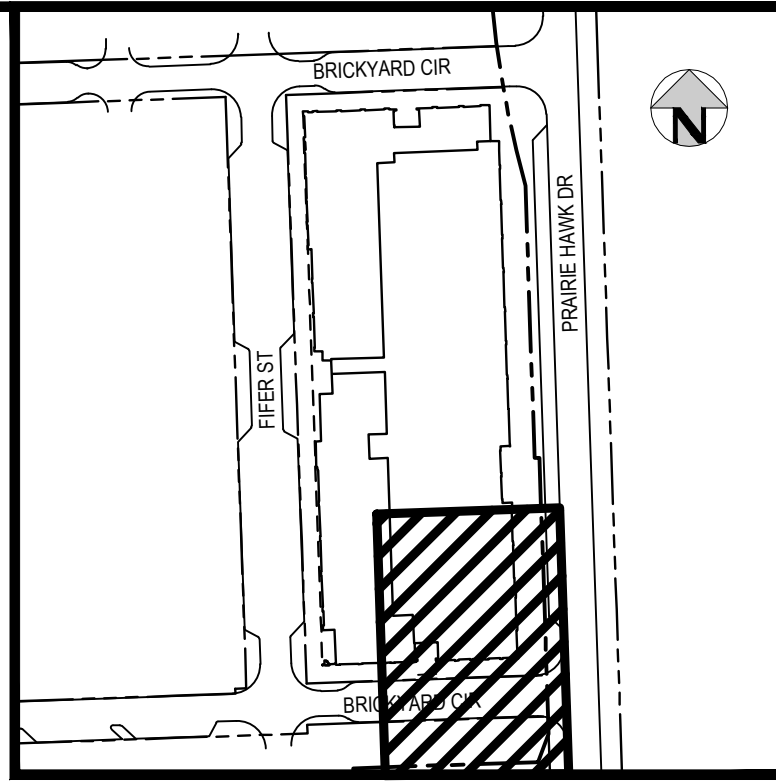
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

MATCH LINE - SEE SHEET CD6

MATCH LINE - SEE SHEET CD7



KEY MAP

SCALE: 1"=200'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. CONCRETE CURBS, SIDEWALKS OR OTHER FLATWORK OR STRUCTURES OF ANY TYPE SHALL NOT IMPEDE ADJACENT UPSTREAM SURFACE RUNOFF FROM WITHIN THE BUILDING FOUNDATION BACKFILL ZONE. ALL LANDSCAPE MATERIALS (SUCH AS MULCH OR OTHER GROUND COVER) SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ALL LANDSCAPE EDGE MATERIALS SHALL BE PERFORMED OR OTHERWISE ALLOW DRAINAGE TO PASS THROUGH.
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13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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18. REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

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.



JOHN D. O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

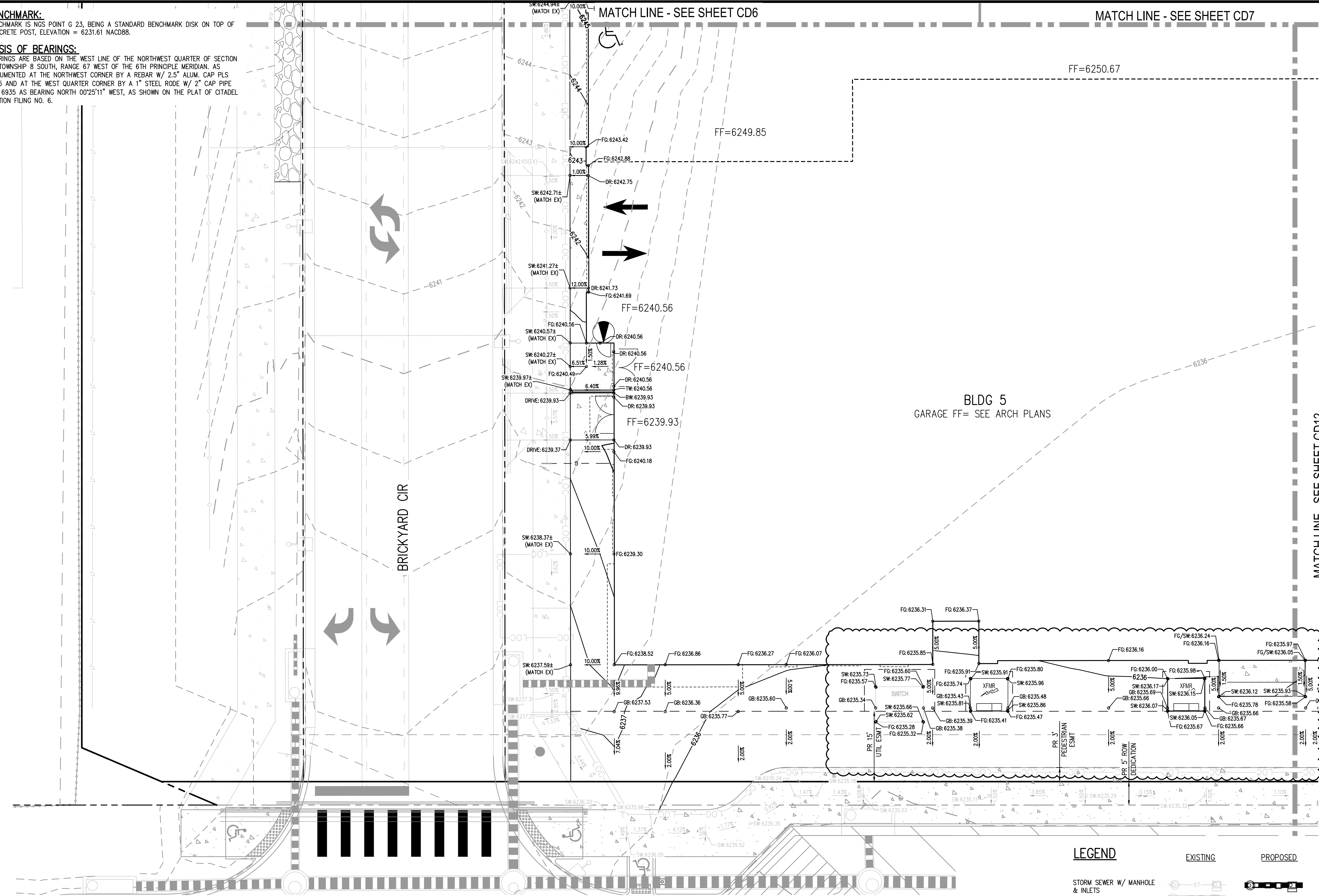
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED

By: jdkirkpatrick on 08/03/2026

2-FC026-0052 Plans.pdf Record Document on File

Development Services Date

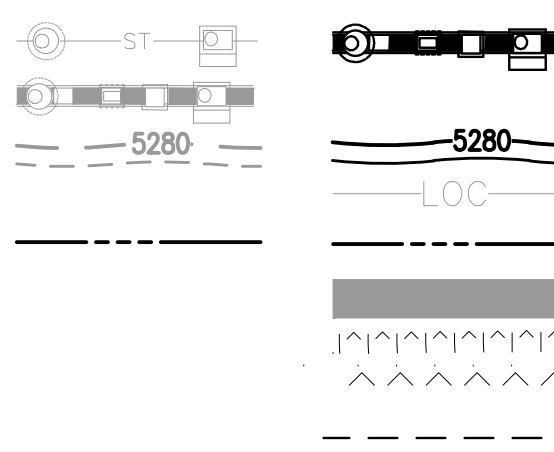
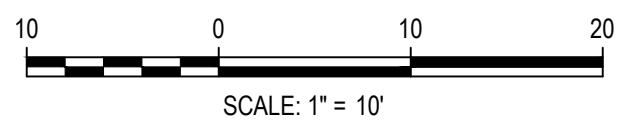


LEGEND

STORM SEWER W/ MANHOLE & INLETS
CONTOURS
LIMITS OF CONSTRUCTION
RIGHT-OF-WAY
RETAINING WALL
STEM WALL
EXPOSED FOUNDATION
FOUNDATION

EXISTING

PROPOSED



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

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09-26-2025	TOWN SUBMITTAL
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12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726

SHEET NUMBER

CD11

11 OF 46

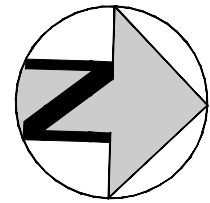
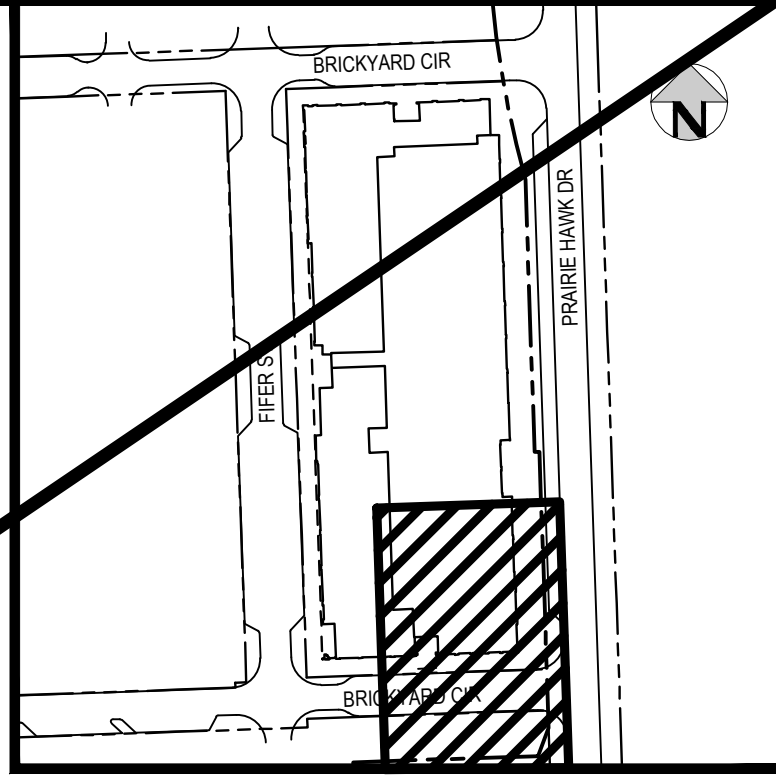
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PLOT DATE: 07/25/2026
PLOTTER: HP DesignJet T1100e
PLOT SCALE: 1"=10'
PLOT BY: JDO
PLOT CHECKED BY: JTKR
PLOT DATE: 07/25/2026

BENCHMARK:
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JOHN D. O'ROURKE, P.E. #43327

DATE

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

APPROVED: **APPROVED**
on 04/14/2026
APPROVED: F:\CD26-0014 Plans.pdf
Record Document on File

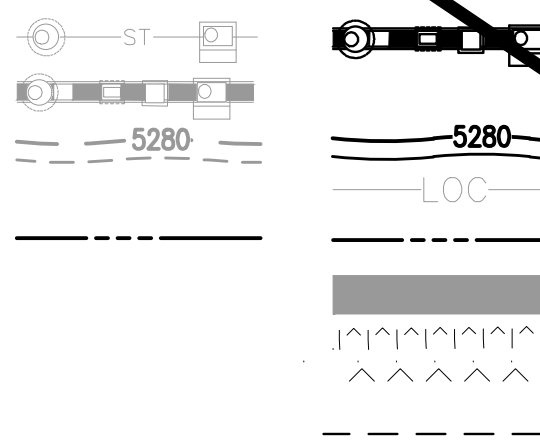
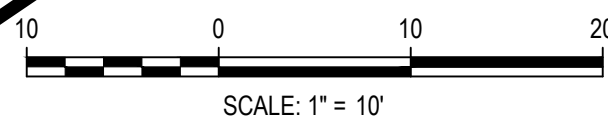
Development Services Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS
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LIMITS OF CONSTRUCTION
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DESIGNED BY: JTKR
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

CD11

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BENCHMARK:

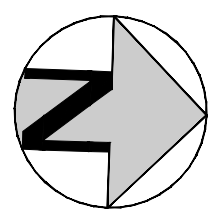
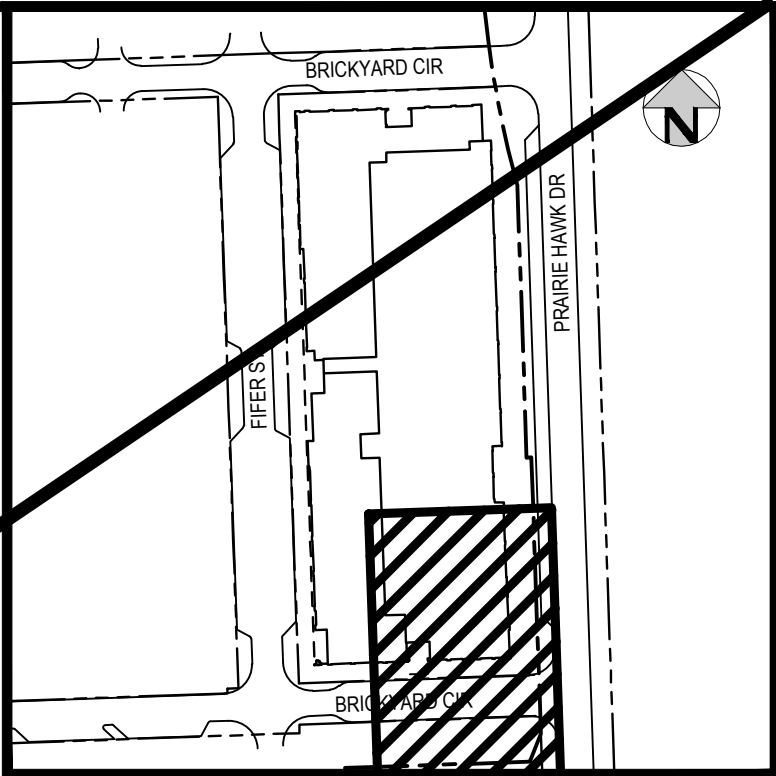
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MATCH LINE - SEE SHEET CD6

MATCH LINE - SEE SHEET CD7



KEY MAP

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DATE

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Approved By: **APPROVED**
By: **APPROVED**
APPROVED CD-026-0037 Plans.pdf
Record Document on File
Development Services Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS
CONTOURS
LIMITS OF CONSTRUCTION
RIGHT-OF-WAY
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STEM WALL
EXPOSED FOUNDATION

EXISTING
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5280
LOC
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LOC



10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: JTKR
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DETAILED GRADING PLAN

PROJECT #: 200726

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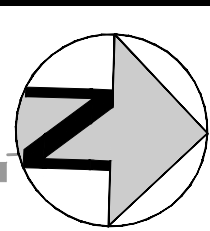
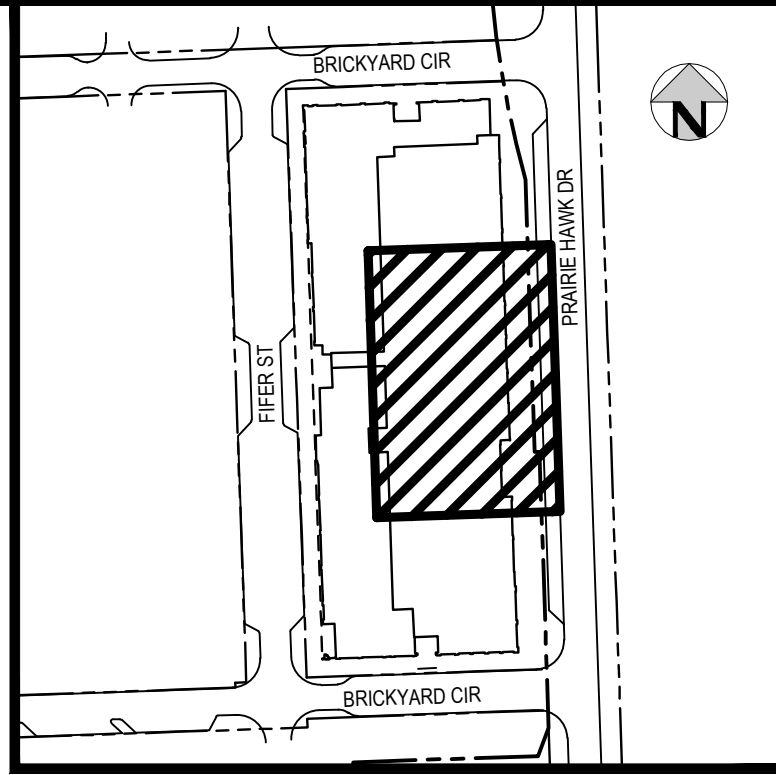
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BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

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BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

MATCH LINE -
SEE SHEET CD7

MATCH LINE - SEE SHEET CD8

MATCH LINE - SEE SHEET CD9



KEY MAP

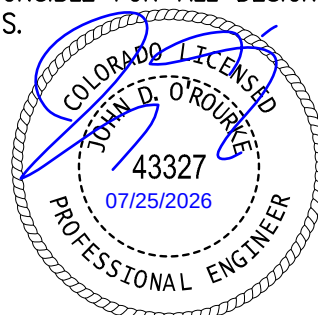
SCALE: 1"=200'

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1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. CONCRETE CURBS, SIDEWALKS OR OTHER FLATWORK OR STRUCTURES OF ANY TYPE SHALL NOT IMPEDE ADJACENT UPSTREAM SURFACE RUNOFF FROM WITHIN THE BUILDING FOUNDATION BACKFILL ZONE. ALL LANDSCAPE MATERIALS (SUCH AS MULCH OR OTHER GROUND COVER) SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ALL LANDSCAPE EDGE MATERIALS SHALL BE PERFORMED OR OTHERWISE ALLOW DRAINAGE TO PASS THROUGH.
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PROFESSIONAL ENGINEER CERTIFICATION

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



JOHN D O'ROURKE, P.E. #43327 DATE

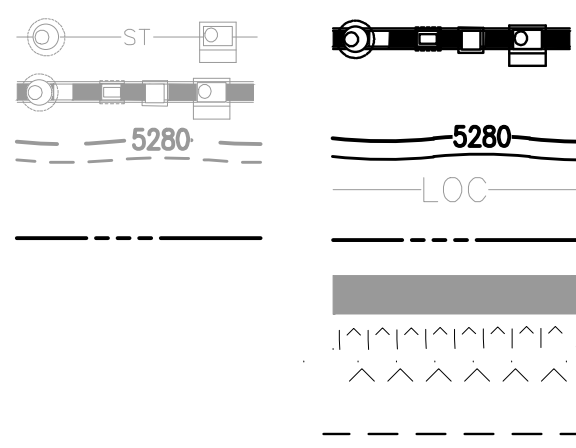
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED	
Approved By:	By Kirkpatrick on 08/03/2026
2-FCO26-0052 Plans.pdf	
Record Document on File	
Development Services	Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS
CONTOURS
LIMITS OF CONSTRUCTION
RIGHT-OF-WAY
RETAINING WALL
STEM WALL
EXPOSED FOUNDATION
FOUNDATION

EXISTING

PROPOSED



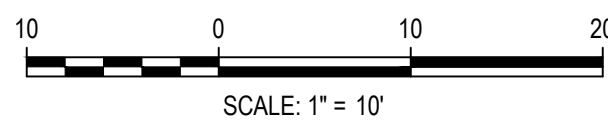
MATCH LINE - SEE SHEET CD11

MATCH LINE - SEE SHEET CD13

BLDG 5
GARAGE FF= SEE ARCH PLANS

PRAIRIE HAWK DR.
(PUBLIC ROW VARIES)

FILEPATH: P:\2020\07\09\ENGINEERING\GRADING\PHASE 1C\01 - DETAILED GRADING PLAN\DWG LAYOUT\11.dwg
DESIGNED BY: JTKR
CHECKED BY: JDO
PLOTTED: FR 07/24/26 2:31:39P BY: LIBBEY ENDERBSE



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FCO26-0052 XFMR/SWITCH REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

CD12

12 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

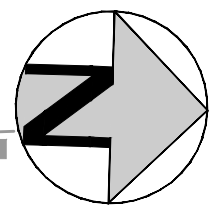
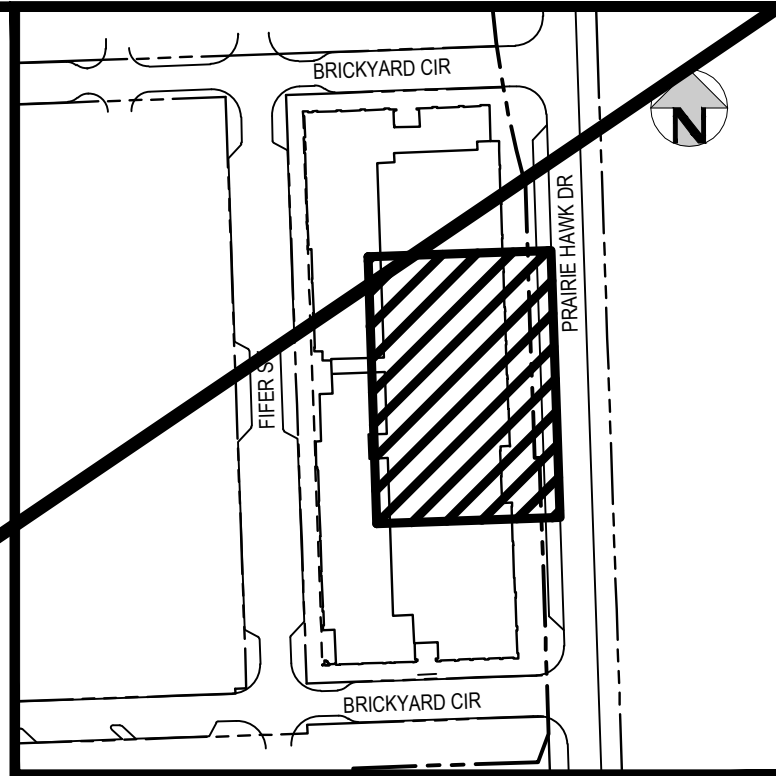
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MATCH LINE -
SEE SHEET CD7

MATCH LINE - SEE SHEET CD8

MATCH LINE - SEE SHEET CD9



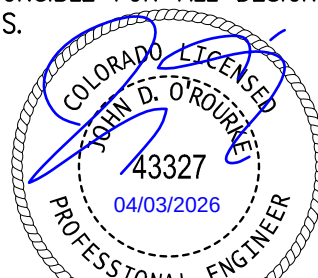
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JOHN D O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

By: [Signature]

on 04/14/2026

APPROVED FOR 0014 Plans.pdf

Record Document on File

Development Services

Date

PROJECT #: 200726

SHEET NUMBER

CD12

12 OF 46

MATCH LINE - SEE SHEET CD11

MATCH LINE - SEE SHEET CD13

BLDG 5
GARAGE FF= SEE ARCH PLANS

PRAIRIE HAWK DR.
(PUBLIC ROW VARIES)

LEGEND

STORM SEWER W/ MANHOLE & INLETS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

RETAINING WALL

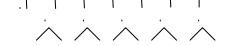
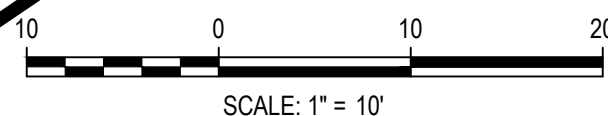
STEM WALL

EXPOSED FOUNDATION

FOUNDATION

EXISTING

PROPOSED



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
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03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

BENCHMARK:

BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE FOOT, ELEVATION = 6231.61 NACD88.

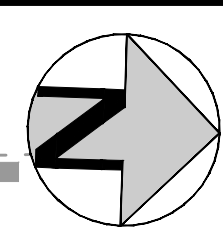
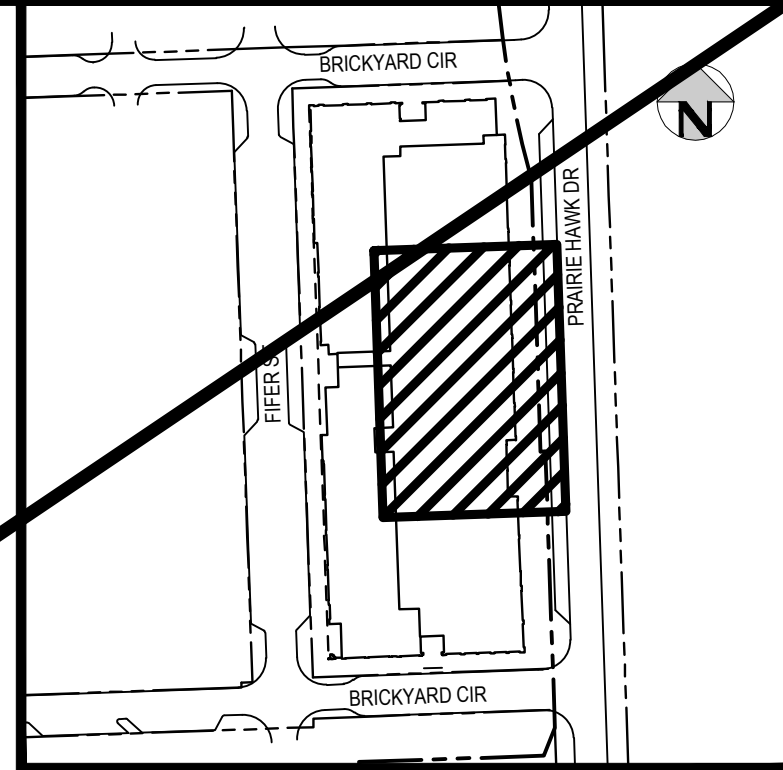
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MATCH LINE -
SEE SHEET CD7

MATCH LINE - SEE SHEET CD8

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KEY MAP

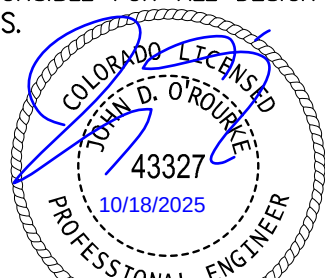
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JOHN D. O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

By: [Signature] Castle Rock City

APPROVED CD-026-0037 Plans.pdf

Record Document on File

Date

Development Services

LEGEND

STORM SEWER W/ MANHOLE & INLETS

CONTOURS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

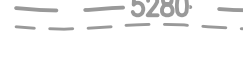
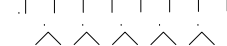
RETAINING WALL

STEM WALL

EXPOSED FOUNDATION

EXISTING

PROPOSED

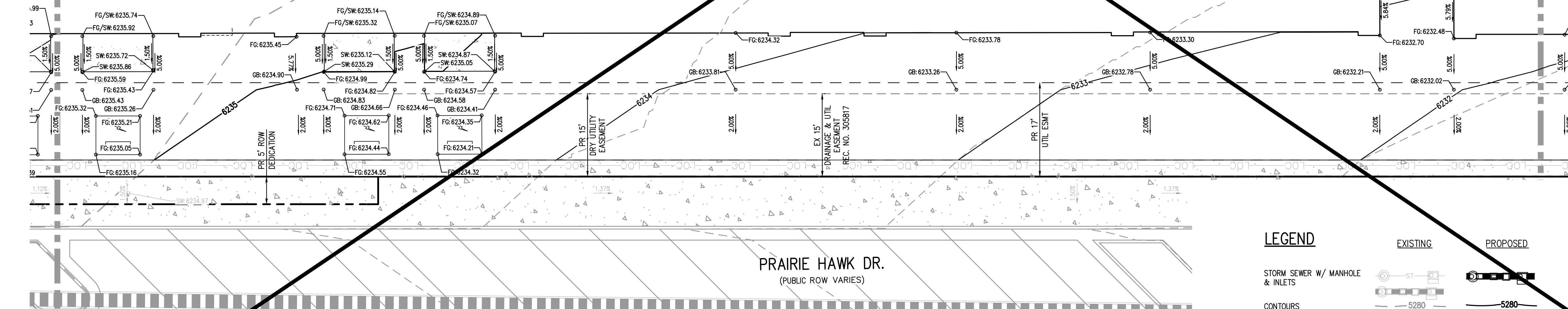
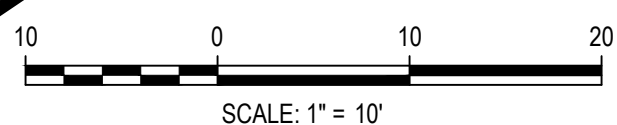


MATCH LINE - SEE SHEET CD11

MATCH LINE - SEE SHEET CD13

BLDG 5
GARAGE FF= SEE ARCH PLANS

PRAIRIE HAWK DR.
(PUBLIC ROW VARIES)



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

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MATCH LINE - SEE SHEET CD9

MATCH LINE - SEE SHEET CD10

FF=6245.21

FF=6245.21

MATCH LINE - SEE SHEET CD12

BLDG 5
GARAGE FF= SEE ARCH PLANS
PARKING GARAGE
(LEVEL P1)

PR PARKING CONTROL
RAISED CURB (TYP.)
(REF ARCH SHEETS)

PR WALL

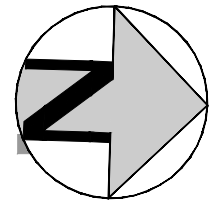
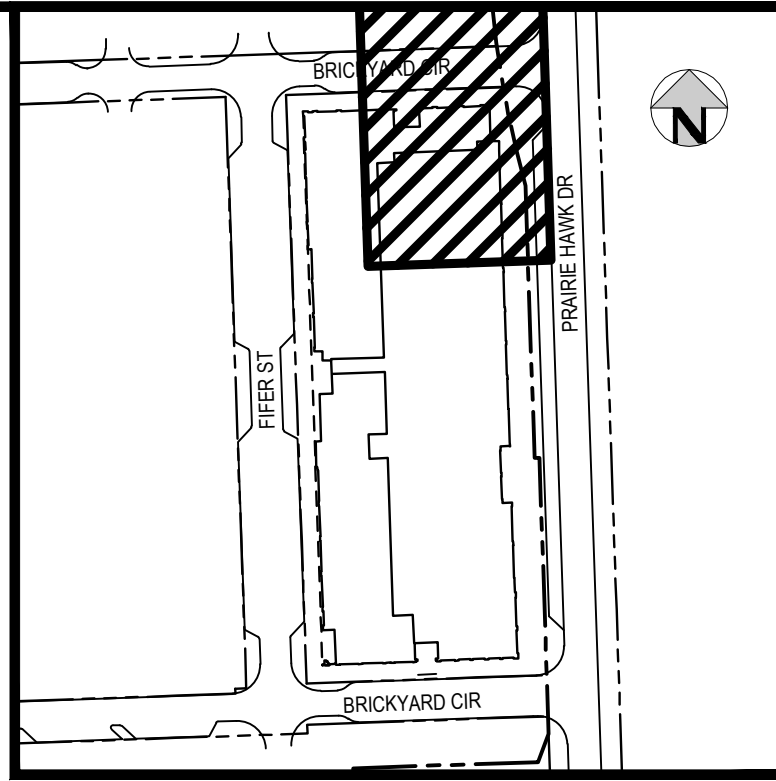
FF=6235.70

FF=6235.70

FF=6235.70

BRICKYARD CIR

38.5'
DRIVE CUT



KEY MAP

SCALE: 1"=200'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. EXCEPT FOR RAMPS, LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. CONCRETE CURBS, SIDEWALKS OR OTHER FLATWORK OR STRUCTURES OF ANY TYPE SHALL NOT IMPEDE ADJACENT UPSTREAM SURFACE RUNOFF FROM WITHIN THE BUILDING FOUNDATION BACKFILL ZONE. ALL LANDSCAPE MATERIALS (SUCH AS MULCH OR OTHER GROUND COVER) SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ALL LANDSCAPE EDGE MATERIALS SHALL BE PERFORMED OR OTHERWISE ALLOW DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 5% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DESIGN AND DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP, TURNDOWN, AND STEM WALL LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

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.



JOHN D O'ROURKE, P.E. #43327

DATE

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

Approved By:  **APPROVED**
By Kirkpatrick on 08/03/2026
2:FC026-0052 Plans.pdf
Record Document on File

Development Services Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS

CONTOURS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

RETAINING WALL

STEM WALL

EXPOSED FOUNDATION

FOUNDATION

EXISTING

5280

5280

LOC

LOC

LOC

LOC

LOC

LOC

PROPOSED

5280

5280

LOC

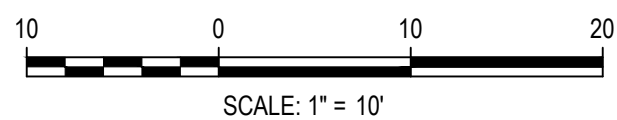
LOC

LOC

LOC

LOC

LOC



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726

SHEET NUMBER

CD13

13 OF 46

FILEPATH: P:\2020\07\09\ENGINEERING\GRADING\PHASE 1C\CD - DETAILED GRADING PLAN\DWG LAYOUT\B5
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PLOT DATE: 07/02/2025 2:31:39P
BY: LIBBEY ENDERSEN

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

MATCH LINE - SEE SHEET CD9

MATCH LINE - SEE SHEET CD10

FF=6245.21

FF=6245.21

MATCH LINE - SEE SHEET CD12

BLDG 5
GARAGE FF= SEE ARCH PLANS
PARKING GARAGE
(LEVEL P1)

PR PARKING CONTROL
RAISED CURB (TYP.)
(REF ARCH SHEETS)



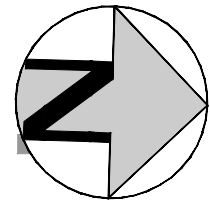
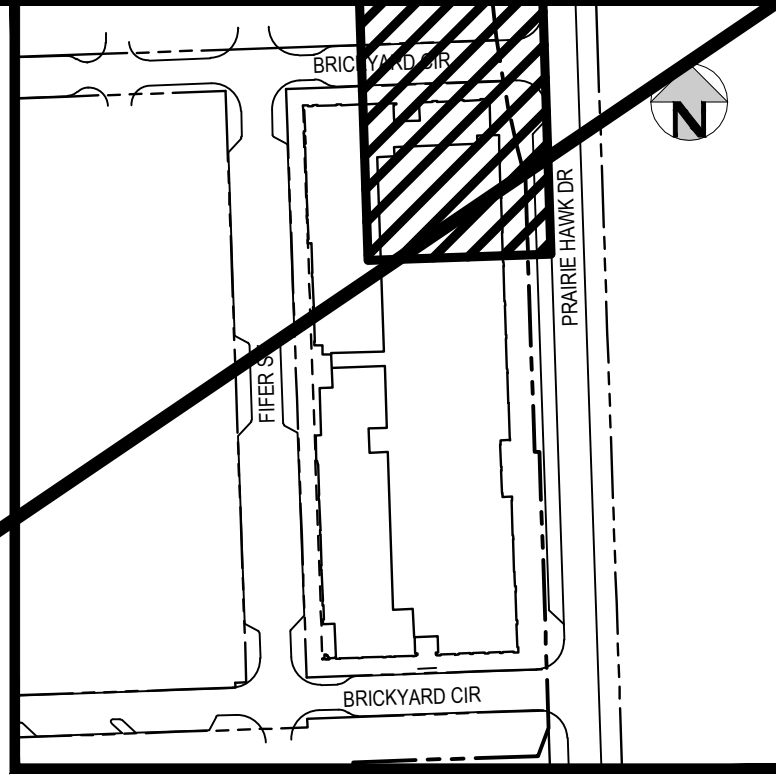
FF=6235.70



DR: 6235.70

FF=6235.70

BRICKYARD CIR



KEY MAP

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JOHN D O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

By: [Signature] on 04/14/2026

APPROVED: F:\CD26-0014 Plans.pdf

Record Document on File

Date

Development Services

LEGEND

STORM SEWER W/ MANHOLE & INLETS

CONTOURS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

RETAINING WALL

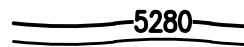
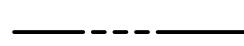
STEM WALL

EXPOSED FOUNDATION

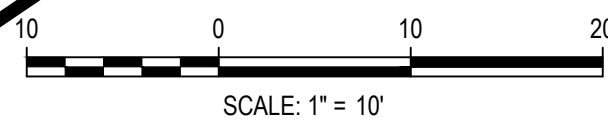
FOUNDATION

EXISTING

PROPOSED



Know what's below.
Call before you dig.



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726

SHEET NUMBER

CD13

13 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\2020\07\ENGINEERING\GRADING\PHASE 1_CD - DETAILED GRADING PLANS\DWG LAYOUTS\B
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PLOTTED: THU 04/02/2026 3:56:32P BY: JT ROBBINS

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MATCH LINE - SEE SHEET CD9

MATCH LINE - SEE SHEET CD10

FF=6245.21

FF=6245.21

MATCH LINE - SEE SHEET CD12

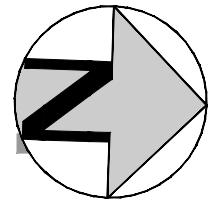
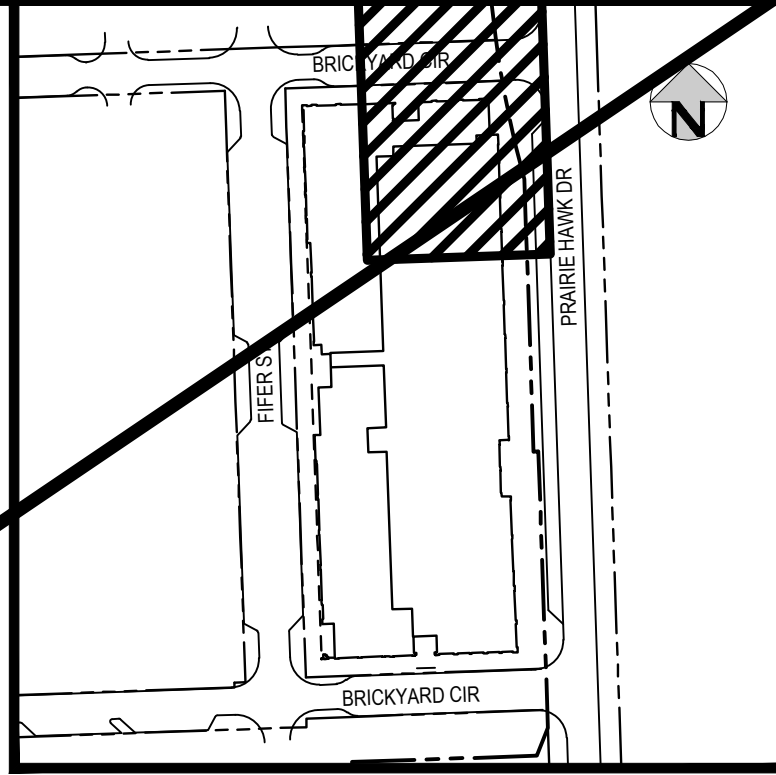
BLDG 5
GARAGE FF= SEE ARCH PLANS
PARKING GARAGE
(LEVEL P1)

FF=6235.70

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BRICKYARD CIR



KEY MAP

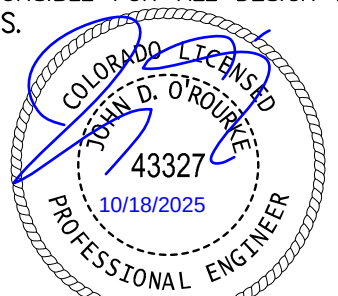
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APPROVED: By: **APPROVED**
APPROVED: CD-026-0037 Plans.pdf
Record Document on File

Development Services Date

LEGEND

STORM SEWER W/ MANHOLE & INLETS

CONTOURS

LIMITS OF CONSTRUCTION

RIGHT-OF-WAY

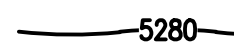
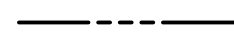
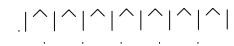
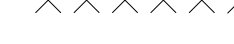
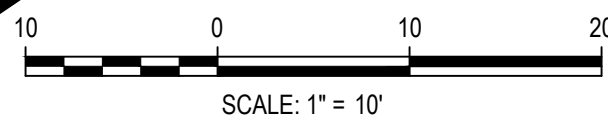
RETAINING WALL

STEM WALL

EXPOSED FOUNDATION

EXISTING

PROPOSED



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



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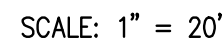
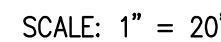
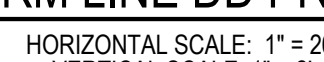
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

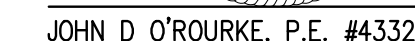
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13 OF 46

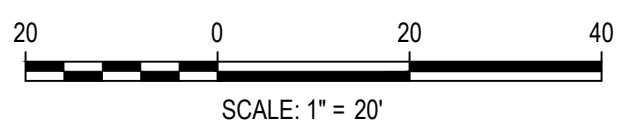


	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
ACCESSIBLE ROUTE		
SANITARY SEWER W/ MANHOLE		
SANITARY SERVICE W/CLEANOUT		
WATER LINE AND GATE VALVE		
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS		
WATER METER MANHOLE		
FIRE HYDRANT		
STREET LIGHT		
SIGN		
FENCE		
TRANSFORMER		

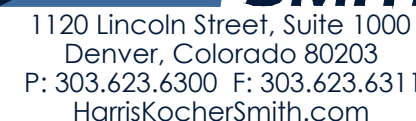
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



APPROVED-CD25-0037 Plans.pdf
Record Document on File



DESIGNED BY: AJC
CHECKED BY: JDO
DRAWN BY: AIC

[illegible]

CONFLUENCE COMPANIES, LLC

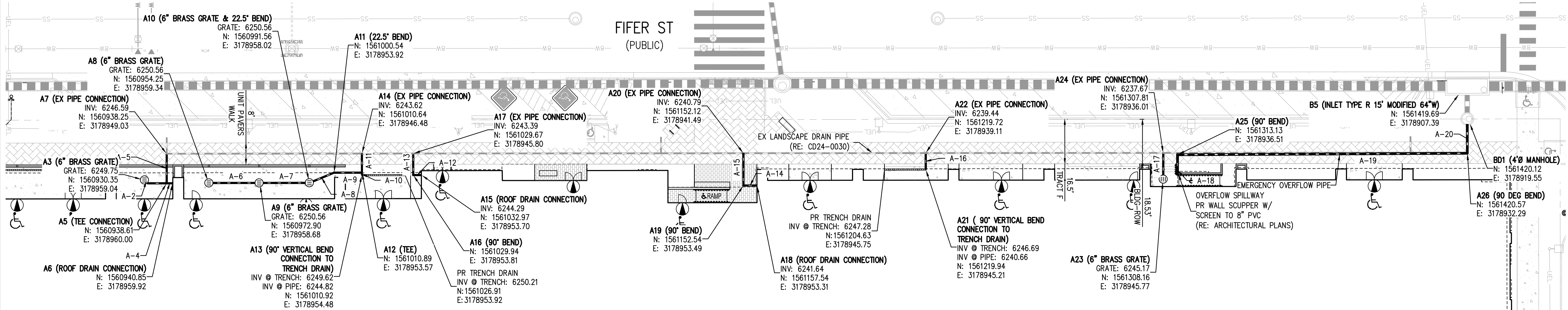
BRICKYARD PHASE 1C APARTMENTS

STORM SEWER ROOF DRAIN PLAN & PROFILE

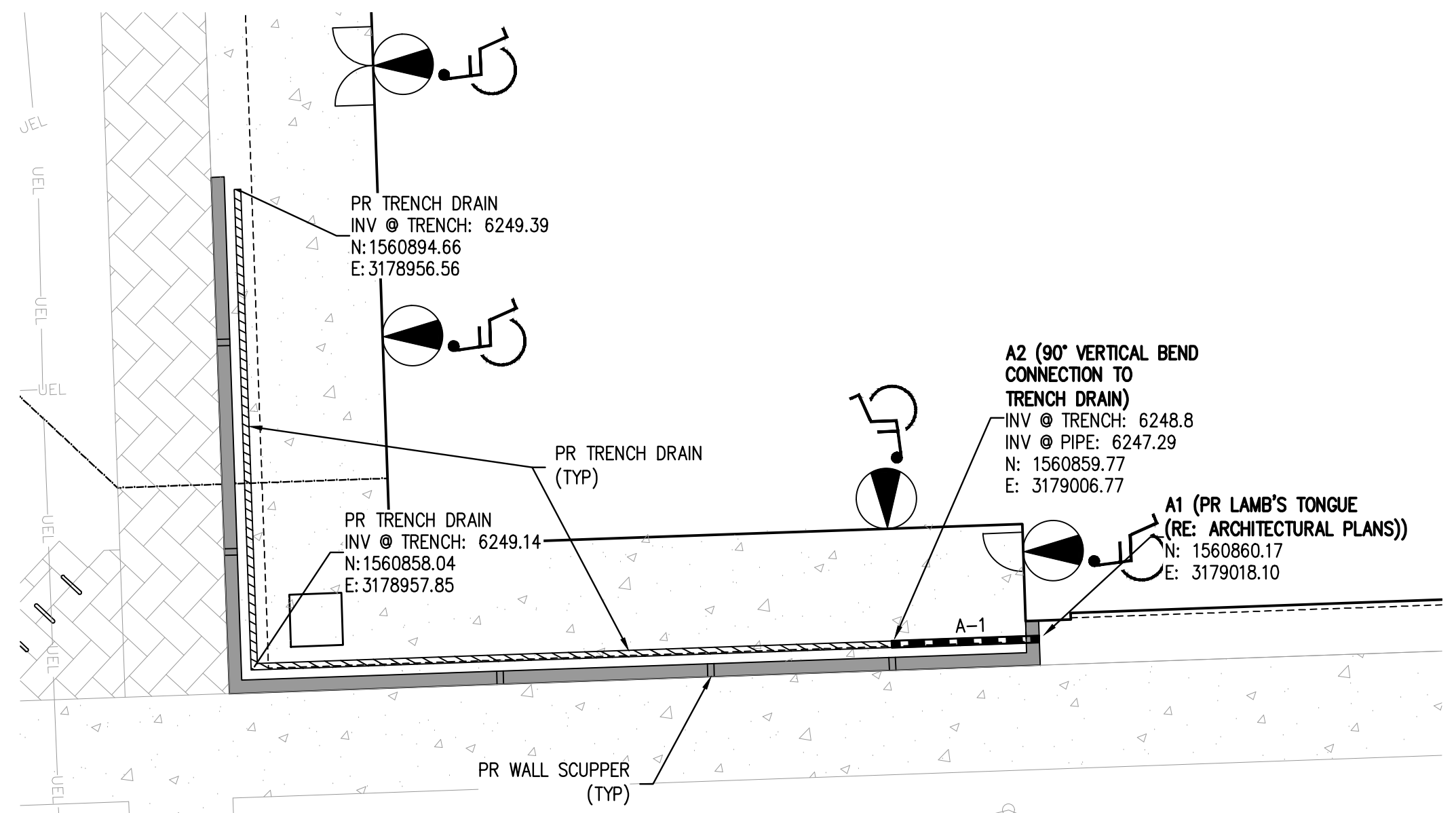
PROJECT #:	200726
SHEET NUMBER	

CD14

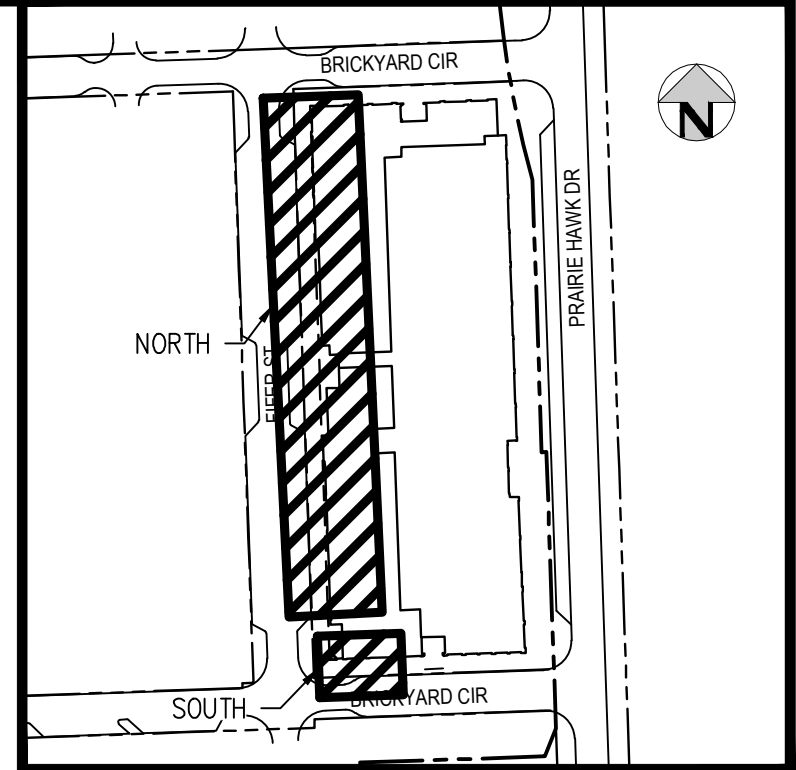
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



NORTH LANDSCAPE DRAINS
SCALE: 1" = 20'



SOUTH LANDSCAPE DRAIN
SCALE: 1" = 10'



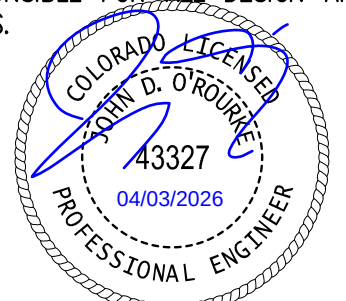
KEY MAP
SCALE: 1"=200'

- GENERAL LANDSCAPE DRAIN NOTES:**
- CONTRACTOR SHALL USE 90-DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
 - CONTRACTOR SHALL USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. WHERE ECCENTRIC REDUCERS ARE USED THE INVERTS MUST MATCH.
 - CONTRACTOR SHALL USE STANDARD PVC FITTINGS WHEN POSSIBLE UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL LANDSCAPE DRAINS PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER WALL, WRAP WITH FILTER FABRIC, OR ENGINEER APPROVED EQUIVALENT.
 - ALL PERFORATED LANDSCAPE DRAIN PIPES SHALL BE PVC, RIGID HDPE WITH SMOOTH INNER WALL, OR ENGINEERING EQUIVALENT.
 - ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 2-FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
 - LANDSCAPE DRAIN GRATES IN LANDSCAPED AREAS SHALL BE NYLOPLAST 12-INCH DOME STYLE GRATES/COVERS, OR ENGINEER-APPROVED EQUIVALENT. FOR DETAIL - SEE SHEET CD19 -CD20.
 - LANDSCAPE DRAIN GRATES IN PAVEMENT SHALL BE PEDESTRIAN-FRIENDLY, 4-INCH ROUND BRASS GRATES OR ENGINEER-APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLAN.
 - TRENCH DRAINS SHALL BE ACO KLASIK KS100S WITH TYPE 461Q DUCTILE IRON SLOTTED GRATE OR ENGINEER-APPROVED EQUIVALENT. TRENCH DRAINS SHALL HAVE AN INVERT SLOPE OF AT LEAST 0.50%. TRENCH DRAIN INVERT SHALL MATCH THE CONNECTING LANDSCAPE DRAIN PIPE INVERT. FOR GRATE ELEVATIONS SEE SHEET(S) CD6 - CD13.
 - LANDSCAPE DRAINS LOCATED AT THE END OF A LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 - LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 - INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
 - AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 - FOR GRATE ELEVATIONS SEE DETAILED GRADING PLAN SHEET(S).
 - REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

BENCHMARK:
BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION = 6231.61 NACD88.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROPE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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.

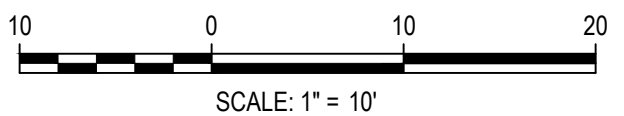


JOHN D. O'ROURKE, P.E. #43327 DATE

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

Approved By: DATE: 04/14/2026
By: DATE: 04/14/2026
APPROVED FOR DEVELOPMENT SERVICES
Record Document on File

Development Services Date



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

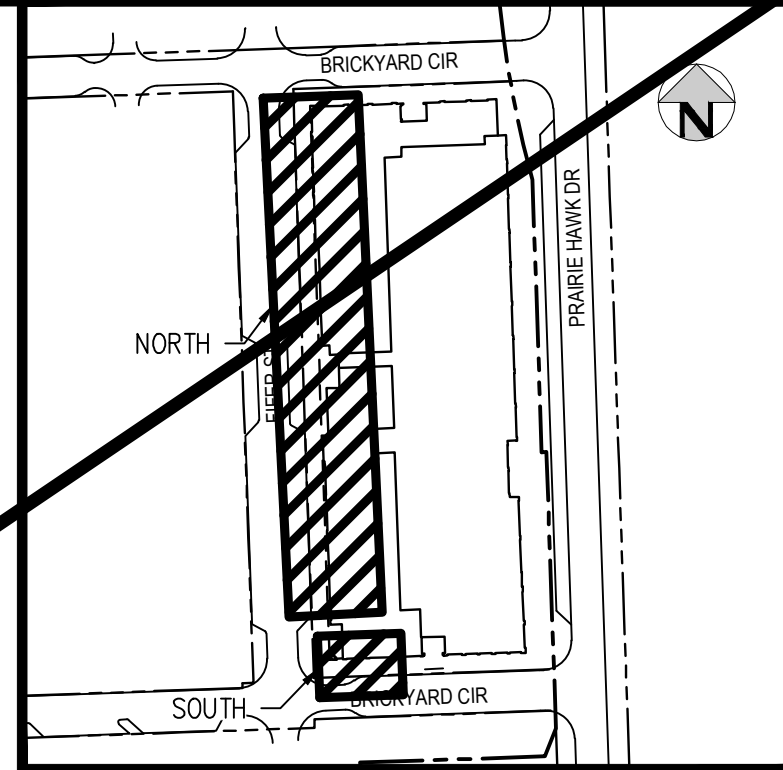
ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
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08-28-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
LANDSCAPE DRAIN PLAN

PROJECT #: 200726
SHEET NUMBER
CD15
15 OF 46



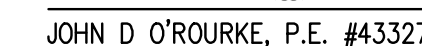
SCALE: 1"=200'

1. CONTRACTOR SHALL USE 90-DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
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3. CONTRACTOR SHALL USE STANDARD PVC FITTINGS WHEN POSSIBLE UNLESS OTHERWISE NOTED ON THE PLAN.
4. LANDSCAPE DRAINS PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER WALL, WRAP WITH FILTER FABRIC, OR ENGINEER-APPROVED EQUIVALENT.
5. ALL PERFORATED LANDSCAPE DRAIN PIPES SHALL BE PVC, RIGID HDPE WITH SMOOTH INNER WALL, OR ENGINEERING EQUIVALENT.
6. ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 2-FIT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
7. LANDSCAPE DRAIN GRATES IN LANDSCAPED AREAS SHALL BE NYLOPLAST 12-INCH DOME STYLE GRATES/COVERS, OR ENGINEER-APPROVED EQUIVALENT. FOR DETAIL - SEE SHEET CD19 -C020.
8. LANDSCAPE DRAIN GRATES IN PAVEMENT SHALL BE PEDESTRIAN-FRIENDLY 12-INCH ROUND BRASS GRATES OR ENGINEER-APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLAN.
9. TRENCH DRAINS SHALL BE ACO KLASIK KS100S WITH TYPE 461Q DUCTILE IRON SLOTTED GRATE OR ENGINEER-APPROVED EQUIVALENT. TRENCH DRAINS SHALL HAVE AN INVERT SLOPE OF AT LEAST 0.50% TRENCH DRAIN INVERT SHALL MATCH THE CONNECTING LANDSCAPE DRAIN PIPE INVERT. FOR GRADE ELEVATIONS SEE SHEET(S) C06 - C013.
10. LANDSCAPE DRAINS LOCATED AT THE END OF A LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
11. LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
12. INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TIE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL BE THE SIZE OF THE RISER.
13. AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
14. FOR GRADE ELEVATIONS SEE DETAILED GRADING PLAN SHEET(S).
15. REFER TO ARCHITECTURAL PLANS FOR WALL SCUPPER DETAILS.

BENCHMARK IS NGS POINT G 23, BEING A STANDARD
BENCHMARK DISK ON TOP OF CONCRETE POST, ELEVATION =
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PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF
DEVELOPMENT SERVICES APPROVAL

Approved By:  **DEVELOPMENT SERVICES**
APPROVED
By jkirpatrick
on 12/01/2025
APPROVED-CD25-0037 Plans.pdf
Record Document on File

Development Services Date

BRICKYARD PHASE 1C APARTMENTS

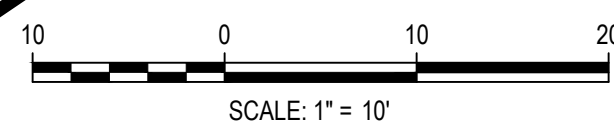
LANDSCAPE DRAIN PLAN

PROJECT #:	200726
SHEET NUMBER	

~~CD15~~

15 OF 46

Know what's below.
Call before you dig.



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2026	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

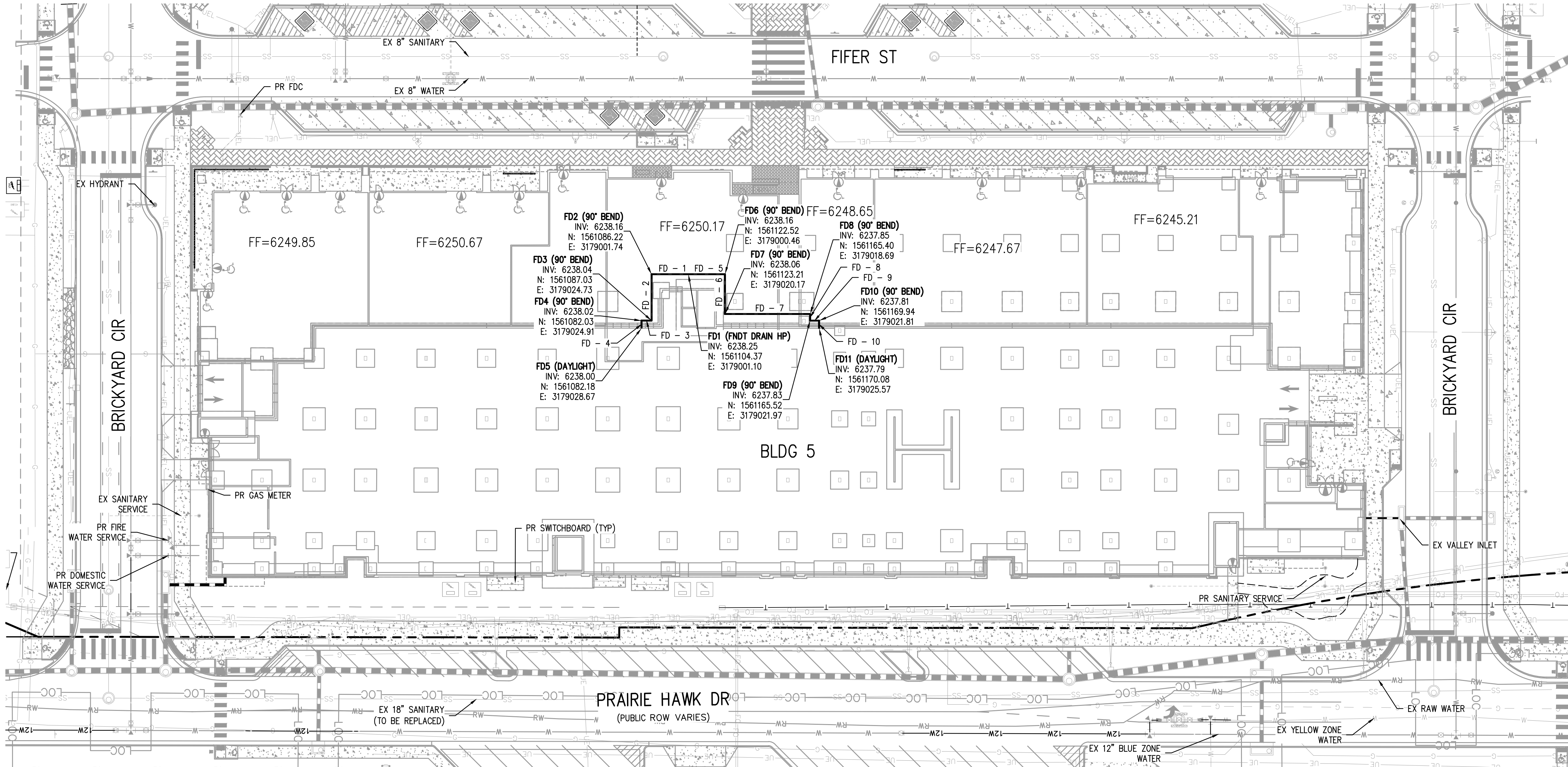
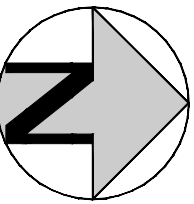
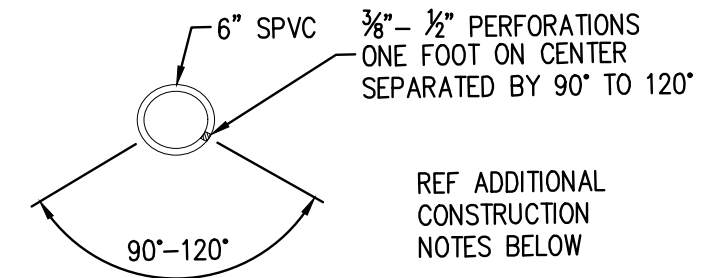


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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

15 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



TYPICAL 6" SLOTTED PVC (SPVC)
UNDERDRAIN PIPE CROSS SECTION
NOT TO SCALE

NOTES:

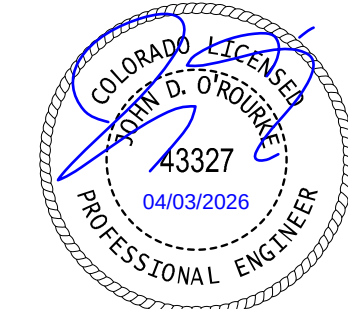
1. CONTRACTOR SHALL INSTALL PROPOSED CLEANOUTS (TO PROVIDE ACCESS TO THE FOUNDATION DRAIN) WITHIN THE PARKING GARAGE LOWER-LEVEL WALL. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER, MEP, AND STRUCTURAL ENGINEER FOR FINAL LOCATIONS AND TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURAL ELEMENTS.
2. SEE MEP PLANS FOR LOCATION AND SIZING OF UNDERGROUND UTILITIES.
3. SEE STRUCTURAL PLANS FOR LOCATION AND SIZING OF DRILLED PIERS, FOUNDATION FOOTINGS, AND FOUNDATION WALLS.

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT IN	INVERT OUT
FD - 1	6"	18.16'	0.50%	6238.25	6238.16
FD - 2	6"	23.01'	0.50%	6238.16	6238.04
FD - 3	6"	5.00'	0.50%	6238.04	6238.02
FD - 4	6"	3.76'	0.50%	6238.02	6238.00
FD - 5	6"	18.16'	0.50%	6238.25	6238.16
FD - 6	6"	19.72'	0.50%	6238.16	6238.06
FD - 7	6"	42.22'	0.50%	6238.06	6237.85
FD - 8	6"	3.28'	0.50%	6237.85	6237.83
FD - 9	6"	4.43'	0.50%	6237.83	6237.81
FD - 10	6"	3.76'	0.50%	6237.81	6237.79

PROFESSIONAL ENGINEER CERTIFICATION

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JOHN D. O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

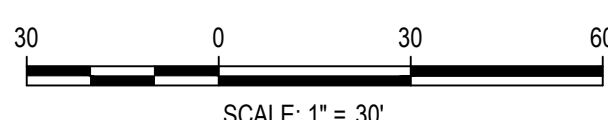
Approved By: [Signature]

By [Signature] on 04/14/2026

APPROVED-FC026-0014 Plans.pdf

Record Document on File

Development Services Date



DESIGNED BY: TMM
CHECKED BY: LME
DRAWN BY: TMM

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
07-03-2025	TOWN SUBMITTAL
12-20-2024	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
FOUNDATION DRAIN PLAN

PROJECT #: 200726

SHEET NUMBER

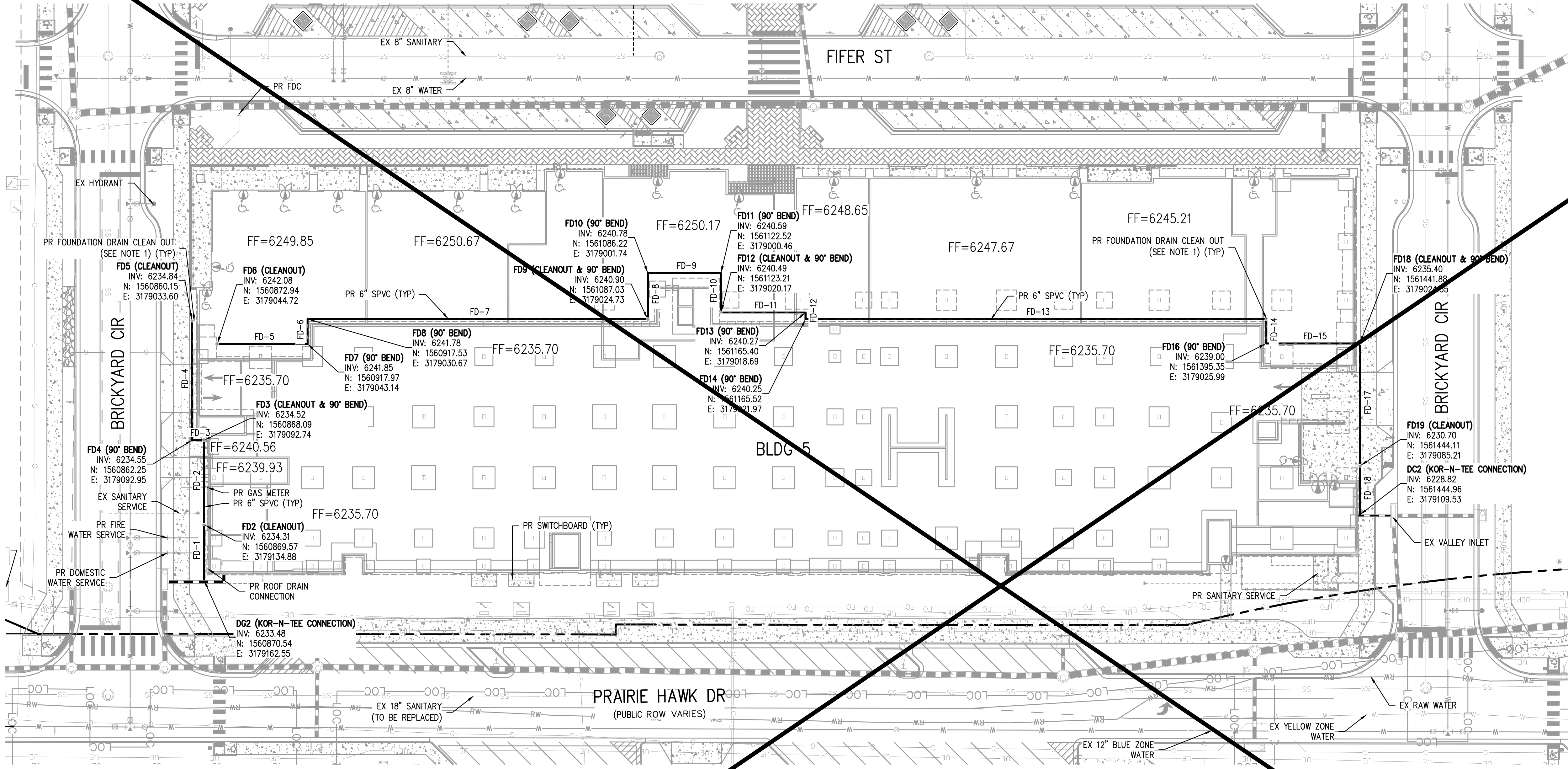
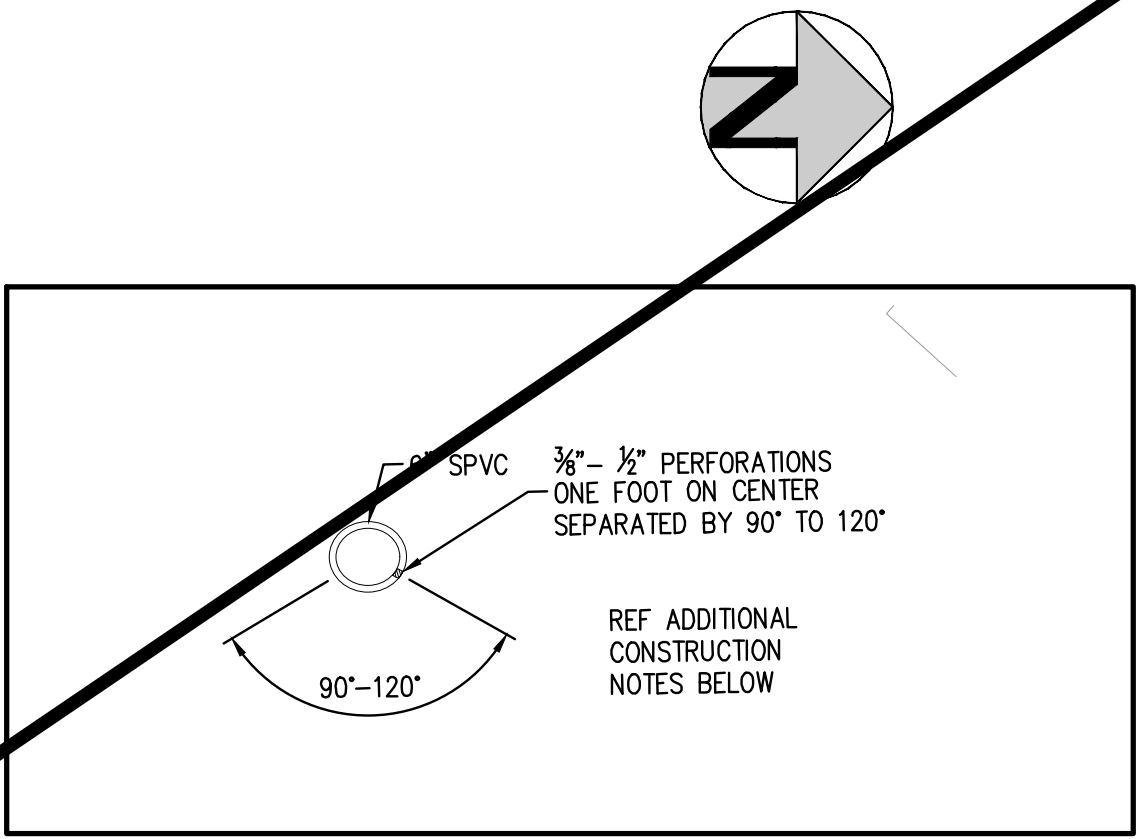
CD16

16 OF 46

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DESIGNED BY: TMM, CHECKED BY: LME, PLOTTED BY: J. ROBBINS
PLOTTED: THU 04/02/2026 3:57:36P BY: J. ROBBINS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2020\07\06\ENGINEERING\UTILITIES\FOUNDATION DRAIN - FOUNDATION DRAIN - PHASE 1.DWG LAYOUT: LAYOUT1
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CHECKED BY: LME
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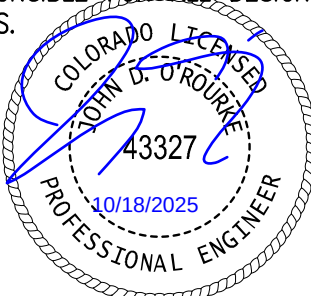


TYPICAL 6" SLOTTED PVC (SPVC)
UNDERDRAIN PIPE CROSS SECTION
NOT TO SCALE

- NOTES:
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PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	INVERT IN	INVERT OUT	
FD-1	6"	27.68'	3.00%	6234.31	6233.48	
FD-2	6"	42.17'	0.50%	6234.52	6234.31	
FD-3	6"	5.84'	0.50%	6234.55	6234.52	
FD-4	6"	59.39'	0.50%	6234.84	6234.55	
FD-5	6"	45.05'	0.52%	6242.08	6241.85	
FD-6	6"	12.48'	0.52%	6241.85	6241.78	
FD-7	6"	169.60'	0.52%	6241.78	6240.90	
FD-8	6"	23.01'	0.52%	6240.90	6240.78	
FD-9	6"	36.32'	0.52%	6240.78	6240.59	
FD-10	6"	19.72'	0.52%	6240.59	6240.49	
FD-11	6"	42.22'	0.52%	6240.49	6240.27	
FD-12	6"	3.28'	0.52%	6240.27	6240.25	
FD-13	6"	229.54'	0.52%	6240.25	6239.06	
FD-14	6"	12.11'	0.52%	6239.06	6239.00	
FD-15	6"	46.57'	7.72%	6239.00	6235.40	
FD-17	6"	60.90'	7.72%	6235.40	6230.70	
FD-18	6"	24.33'	7.72%	6230.70	6228.82	

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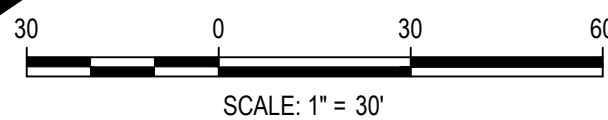


JOHN D O'ROURKE, P.E. #43327 DATE

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

APPROVED By:  Kirkpatrick
APPROVED: CD-05-0037 Plans.pdf
Record Document on File

Development Services Date



DESIGNED BY: TMM
CHECKED BY: LME
DRAWN BY: TMM

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
12-20-2024	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL

HKS HARRIS KOCHER SMITH
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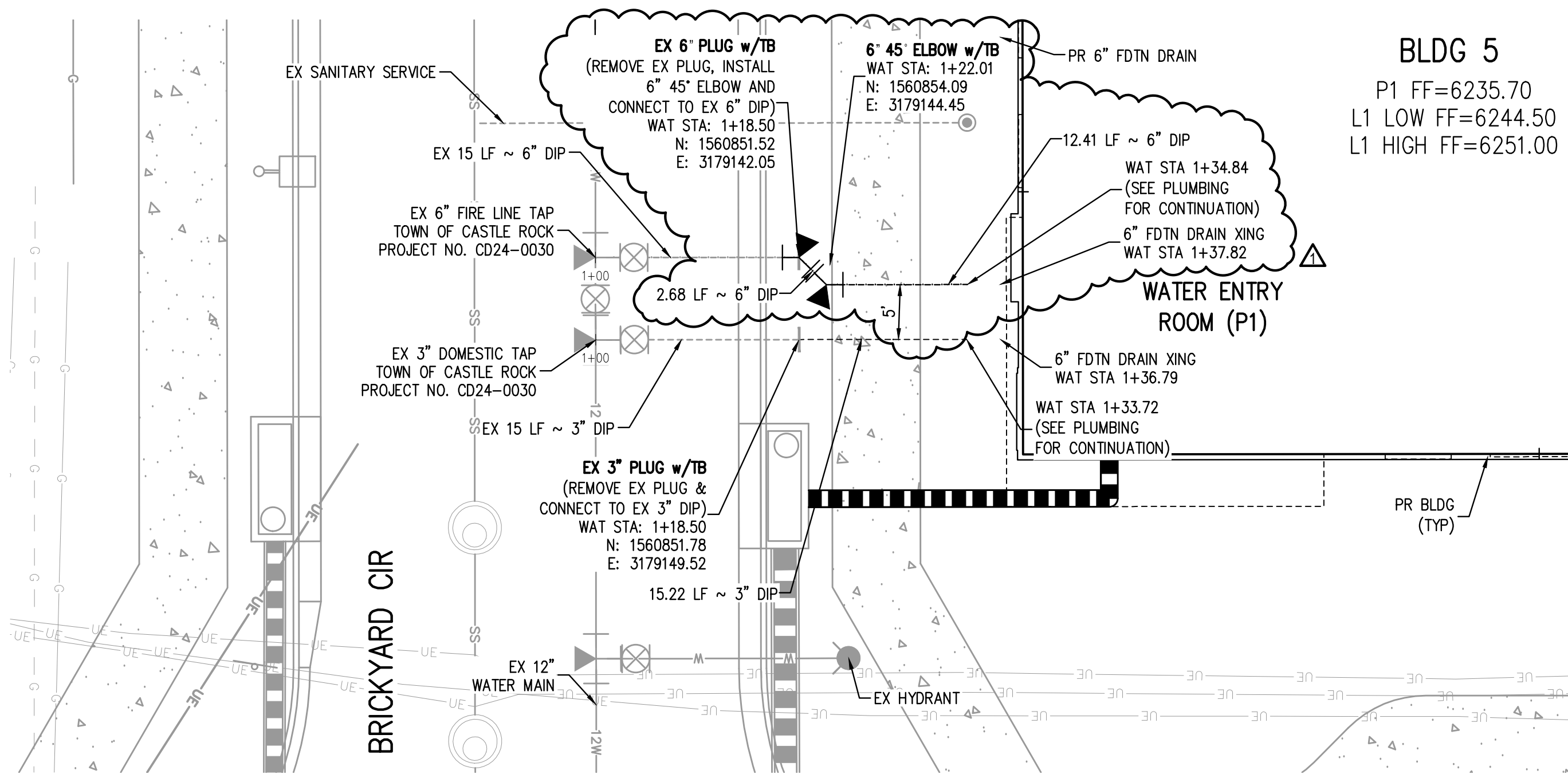
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
FOUNDATION DRAIN PLAN

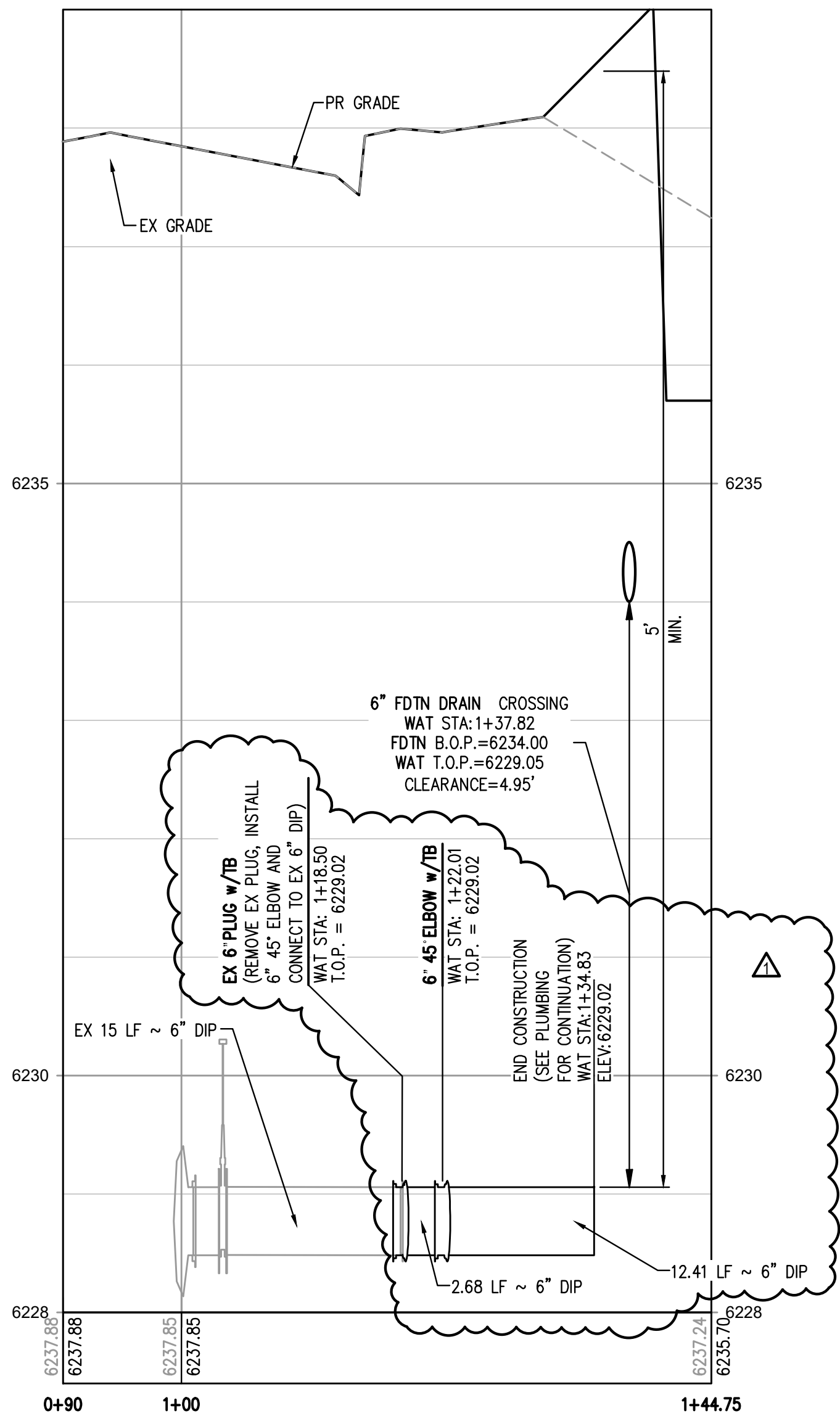
PROJECT #: 200726
SHEET NUMBER

CD16

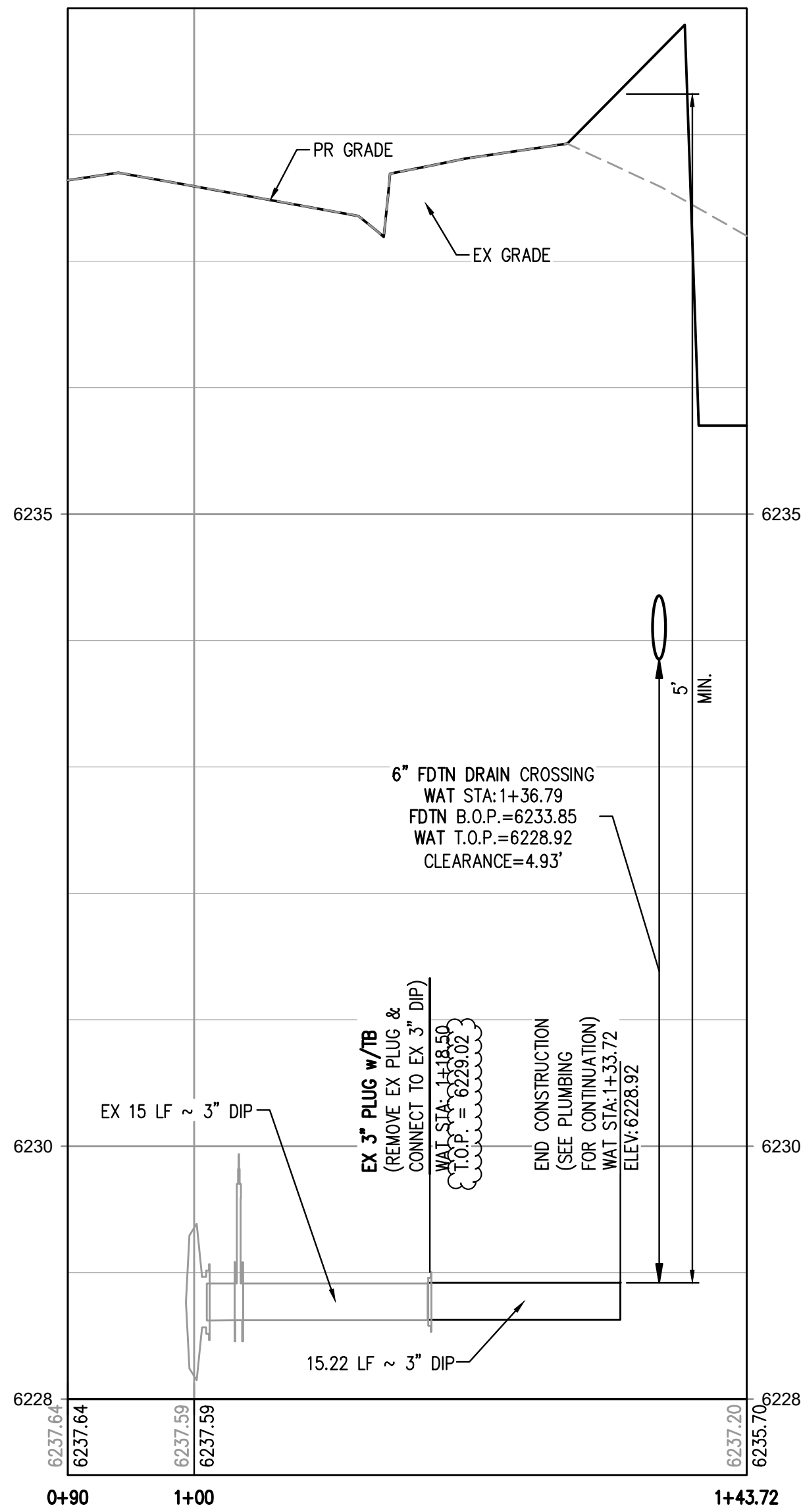
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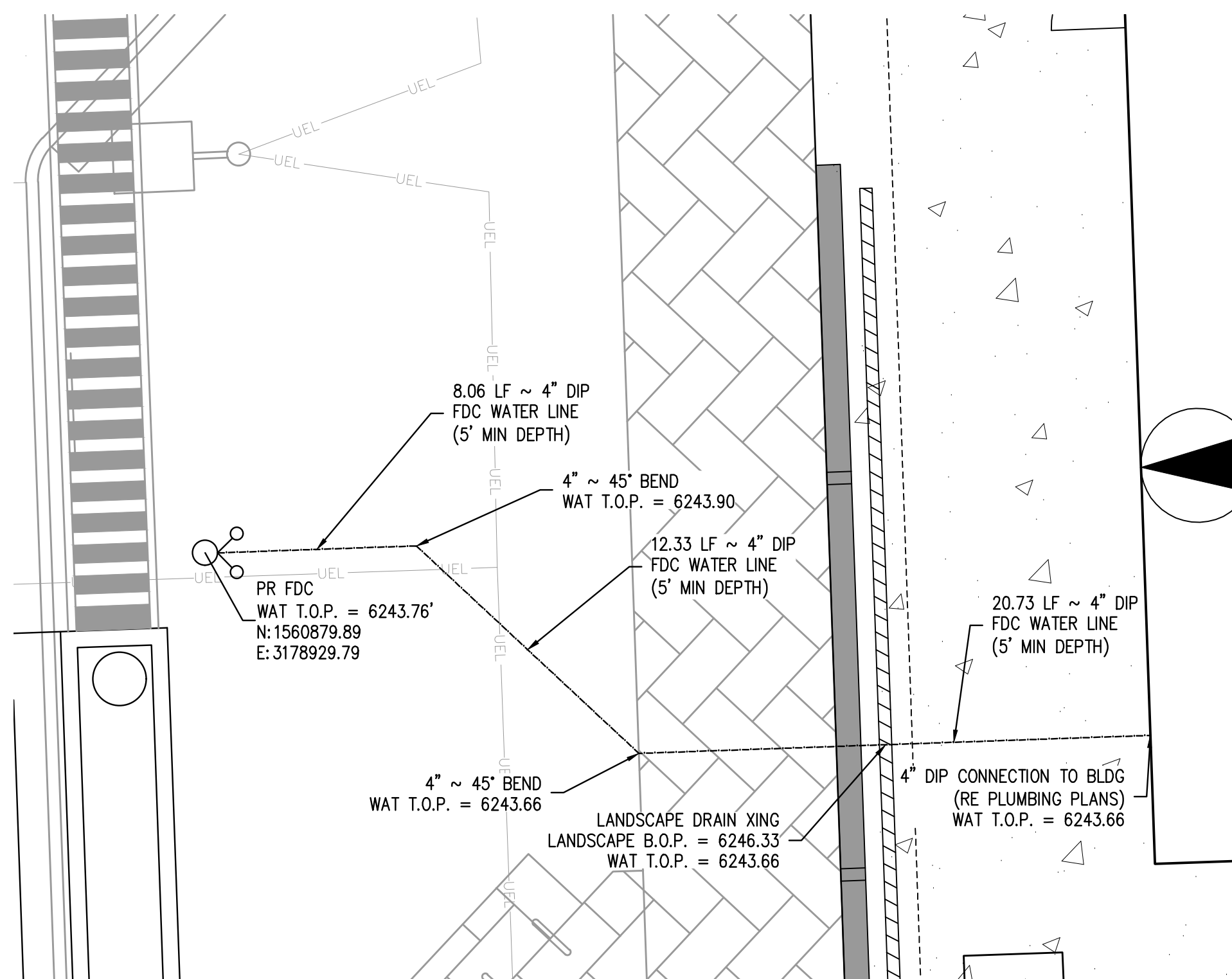
FIRELINE AND DOMESTIC SERVICE PLAN
SCALE: 1" = 10'



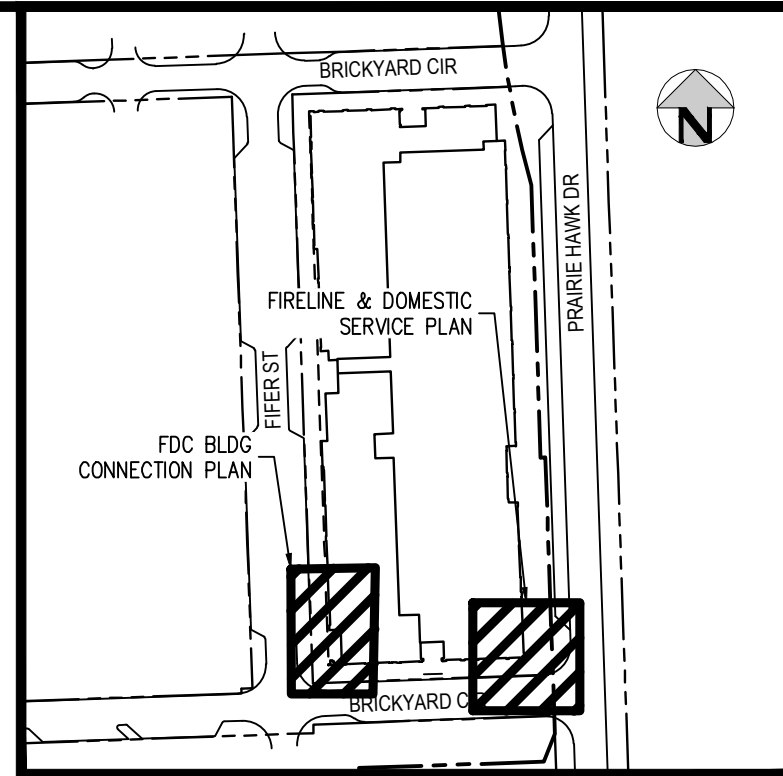
PHASE 1 FIRELINE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



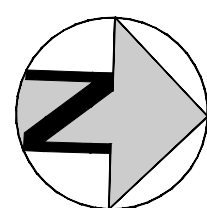
PHASE 1 DOMESTIC SERVICE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



FDC BUILDING CONNECTION PLAN
SCALE: 1" = 5'



KEY MAP
SCALE: 1"=200'



LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	---	---
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
SIGN	---	---
FENCE	---	---
TRANSFORMER	---	---

NOTE:

- FDC IS TO BE FREESTANDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND.
- ALL DIP SHALL BE FULLY RESTRAINED

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.



JOHN D O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

By: [Signature] on 04/14/2026

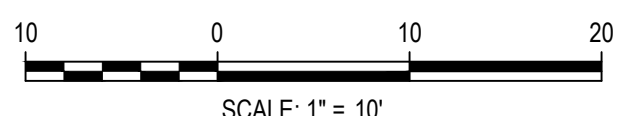
APPROVED-FC026-0014 Plans.pdf

Record Document on File

Development Services Date



DESIGNED BY: LME
CHECKED BY: JDO
DRAWN BY: LME



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
01-09-2026	CASTLE ROCK FIRE SUBMITTAL
02-16-2026	PATIO GRADING, MISC UTILITY REVISIONS
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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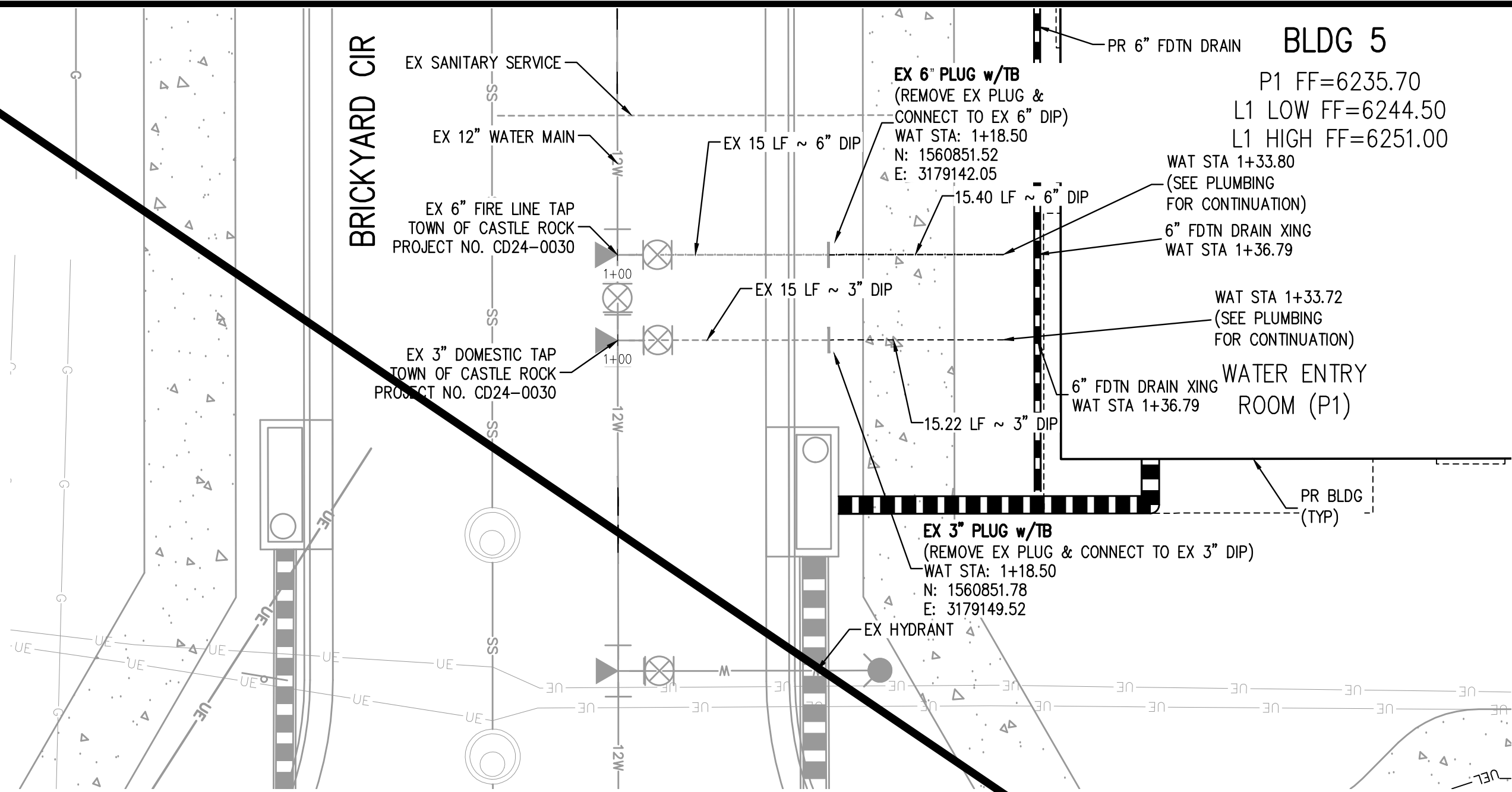
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
WATER SERVICE PLAN & PROFILE

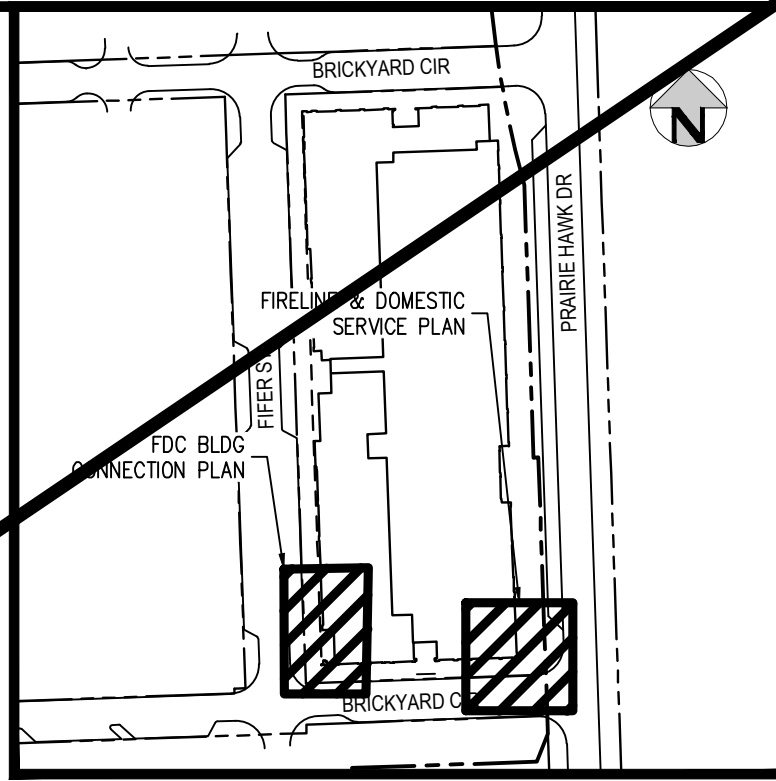
PROJECT #: 200726
SHEET NUMBER

CD17

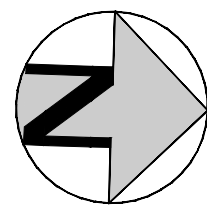
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FIRELINE AND DOMESTIC SERVICE PLAN
SCALE: 1" = 10'



KEY MAP
SCALE: 1"=200'



LEGEND

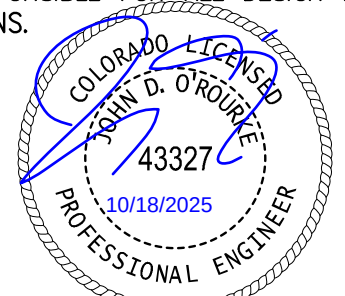
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PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	SS	SS
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	W	W
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE		
FIRE HYDRANT		
STREET LIGHT		
SIGN		
FENCE		
TRANSFORMER		

NOTE:

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JOHN D O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

By: [Signature] CASTLE ROCK

Development Services

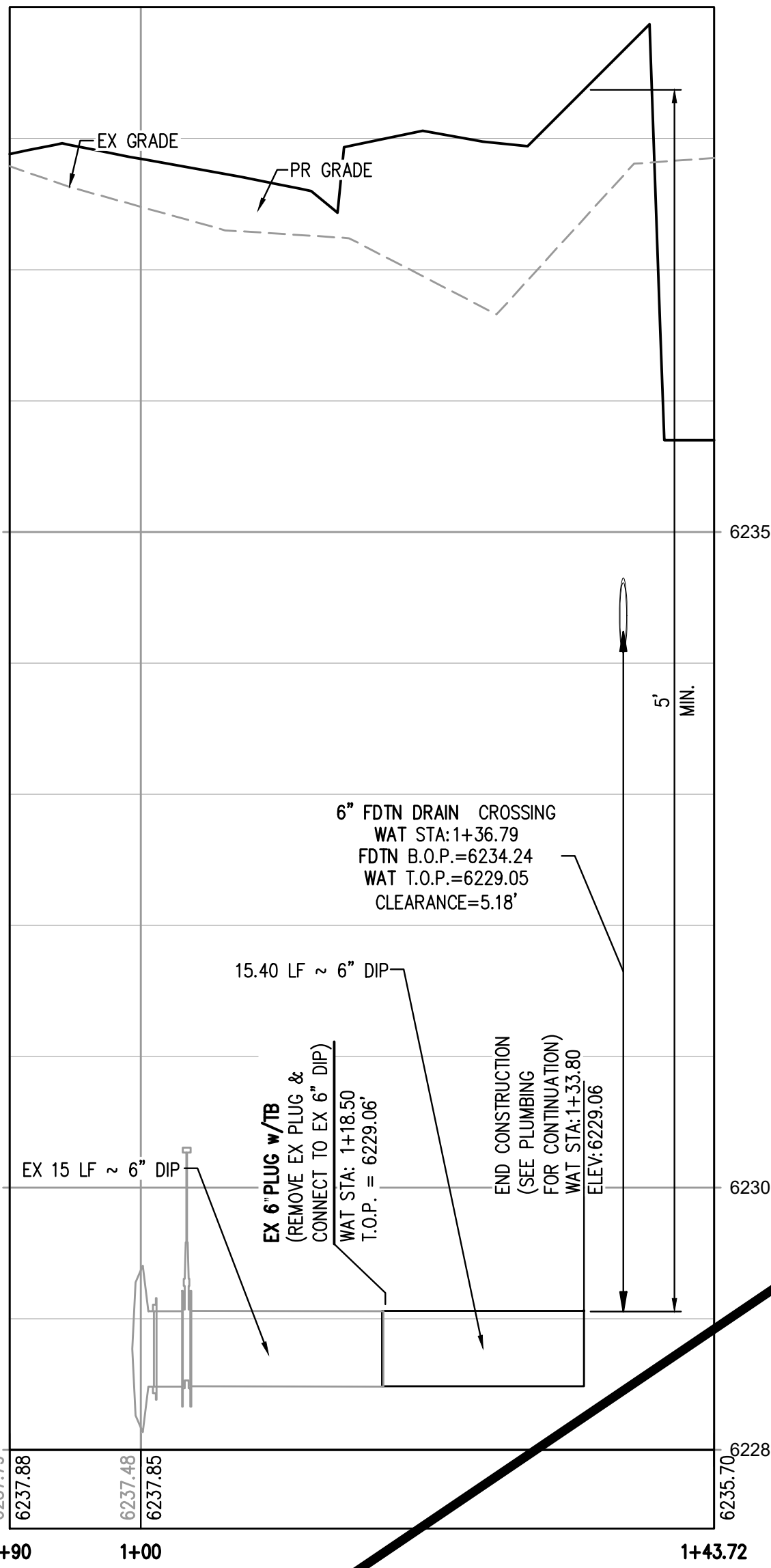
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PROJECT #: 200726

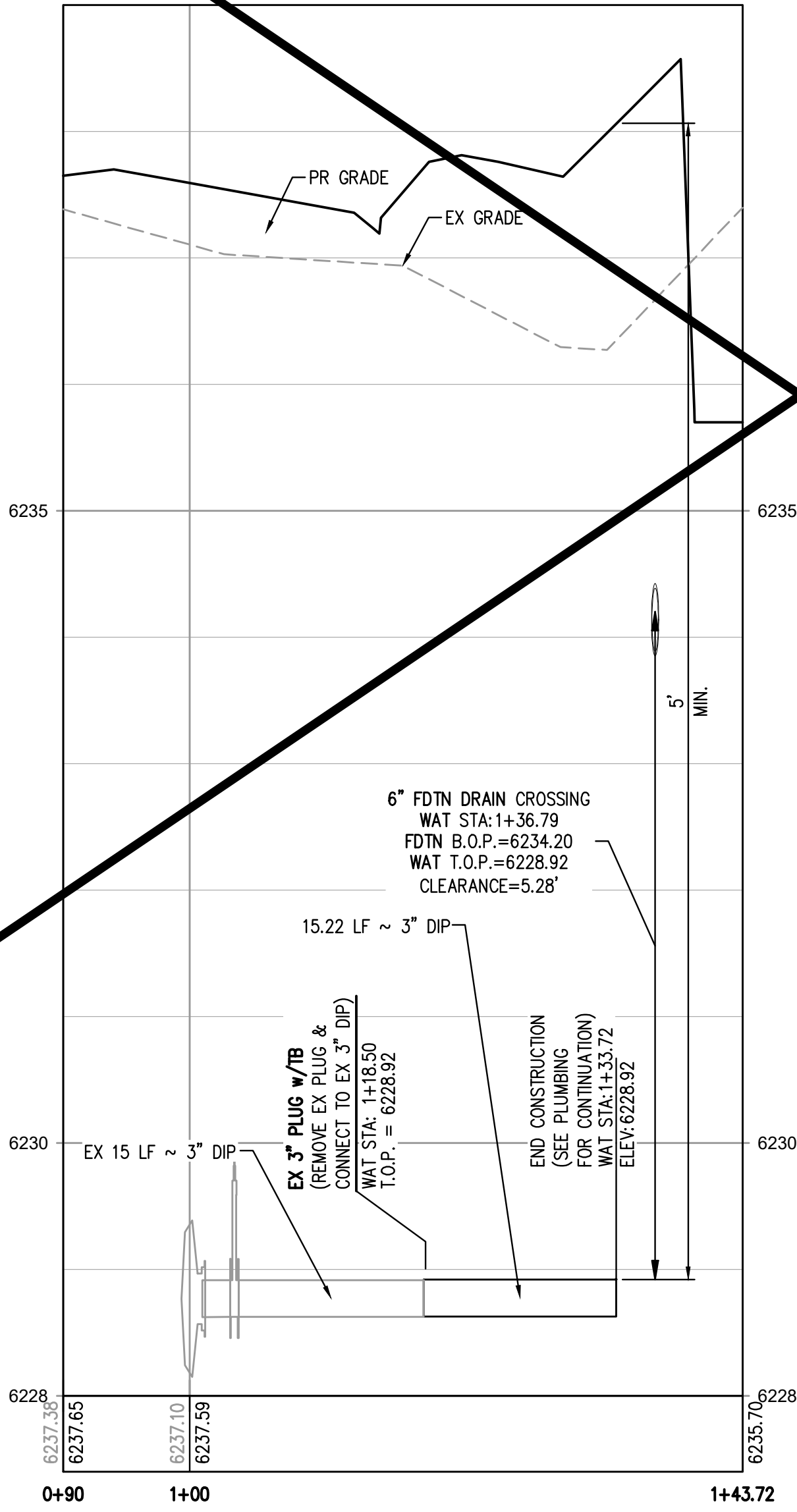
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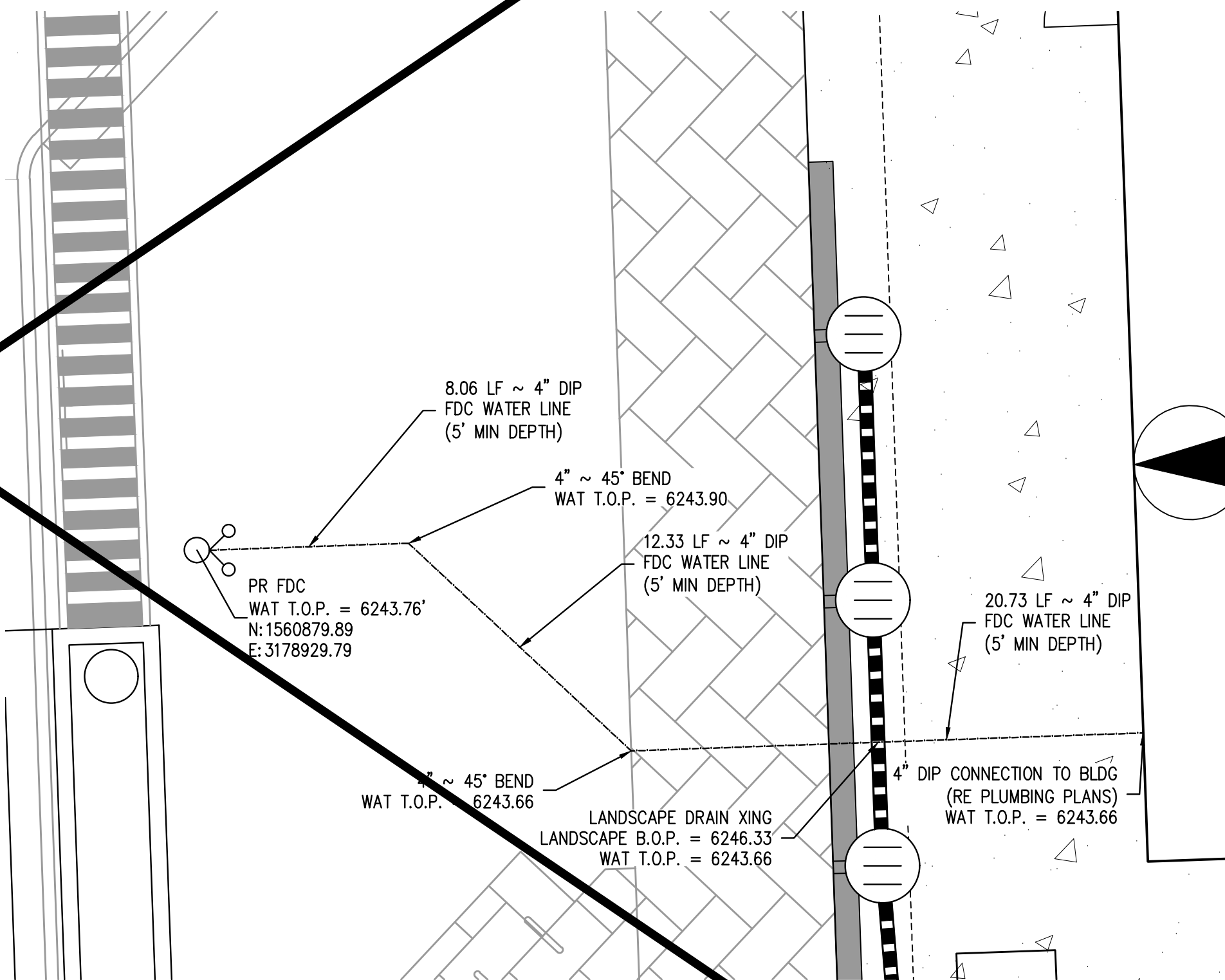
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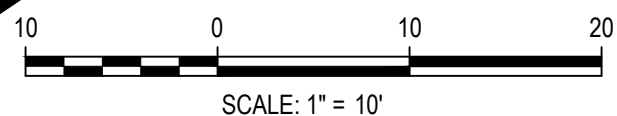
PHASE 1 FIRELINE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



PHASE 1 DOMESTIC SERVICE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



FDC BUILDING CONNECTION PLAN
SCALE: 1" = 5'



DESIGNED BY: LME
CHECKED BY: JDO
DRAWN BY: LME

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2026	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
WATER SERVICE PLAN & PROFILE

PROJECT #: 200726

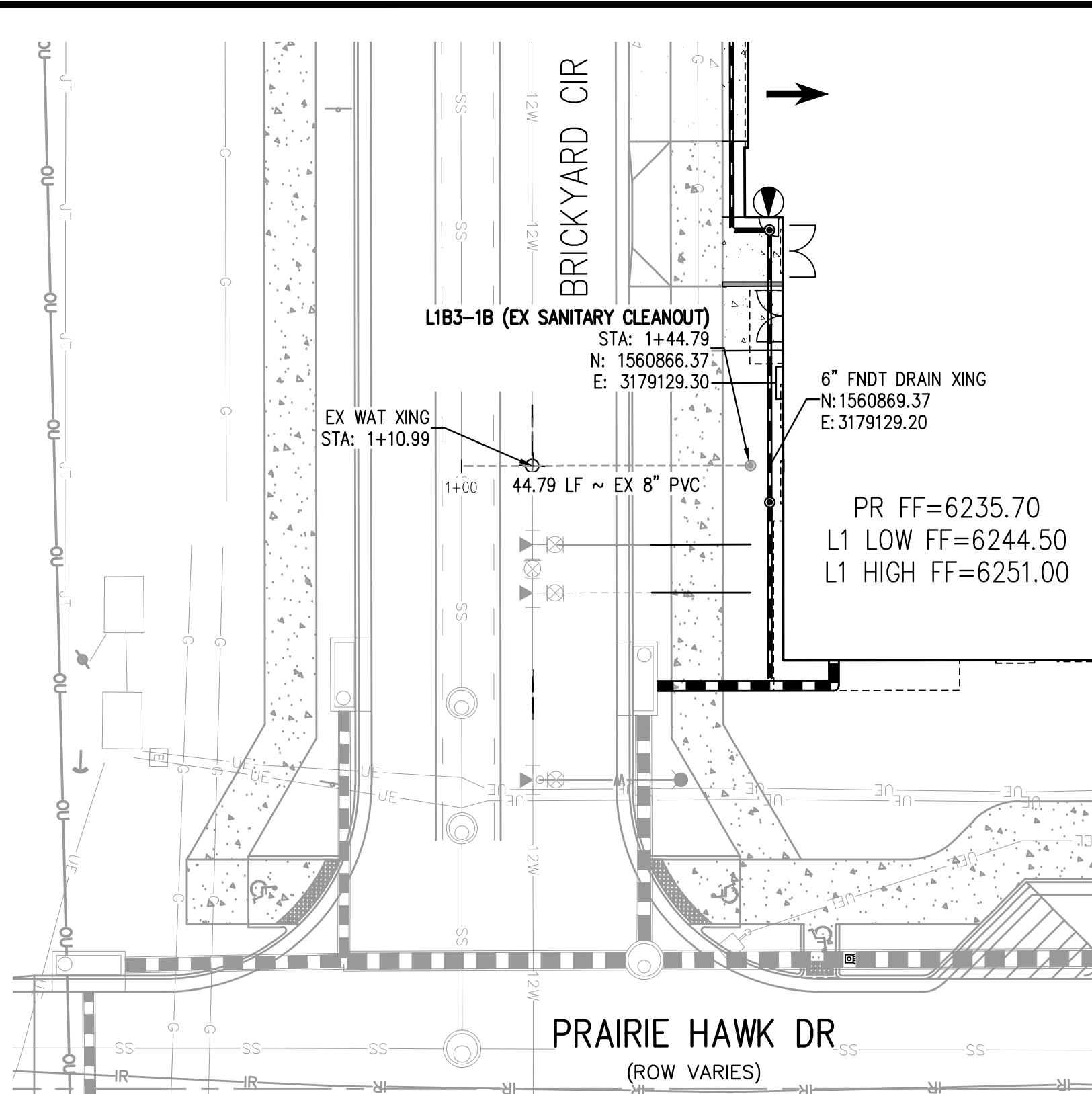
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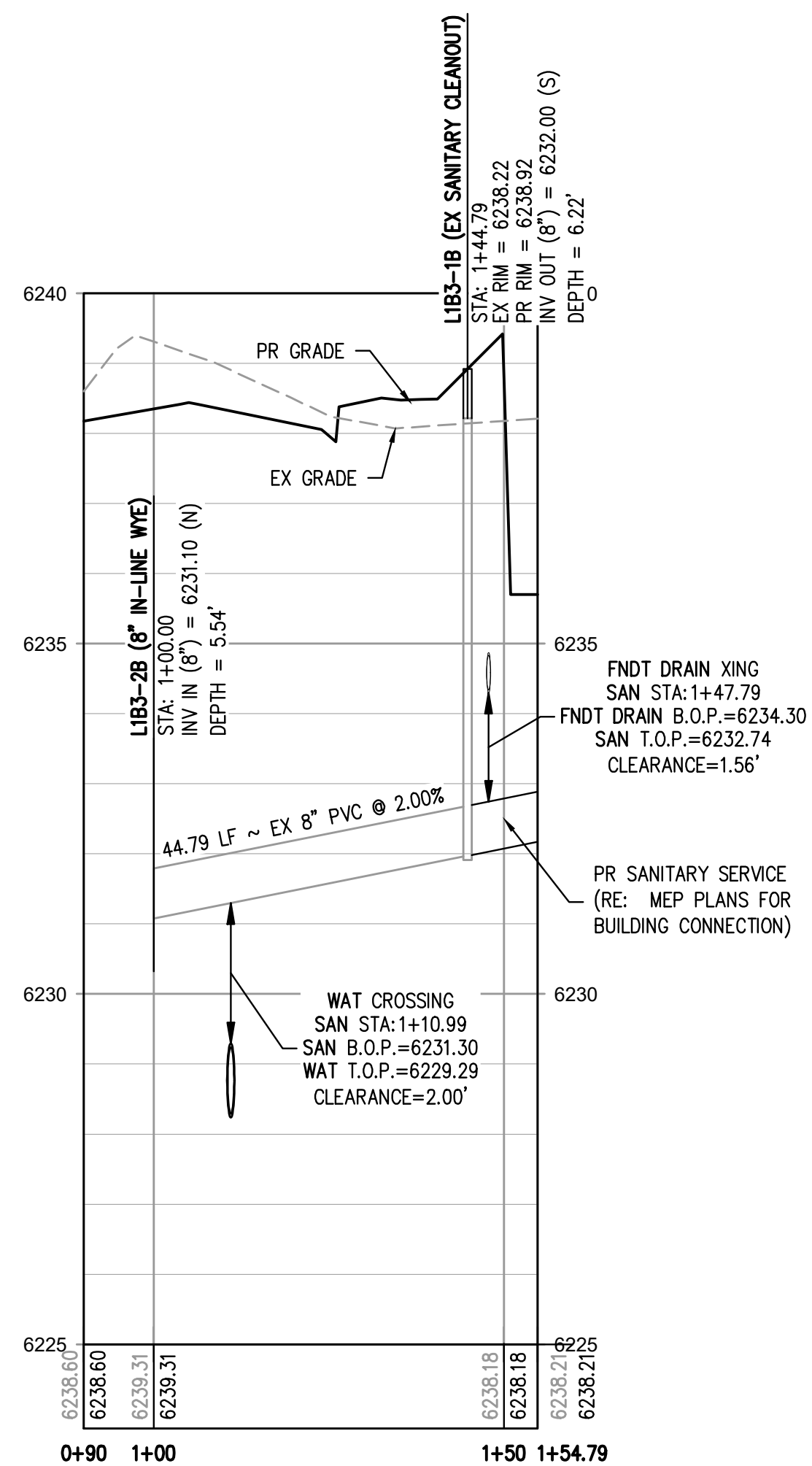
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PLOTTER: FRI 10/17/25 10:11:11 AM
PLOTTER: FRI 10/17/25 10:11:11 AM

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



SANITARY SERVICE C1 PLAN

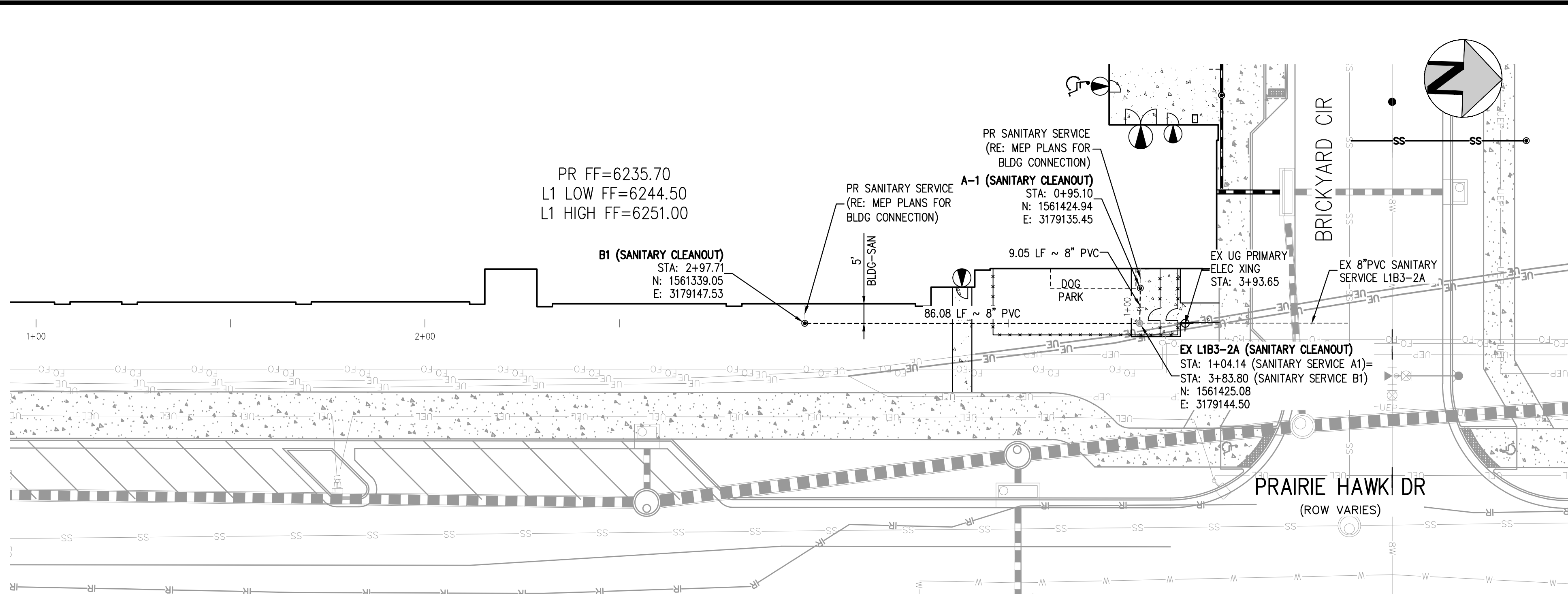
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SANITARY SERVICE C1 PROFILE

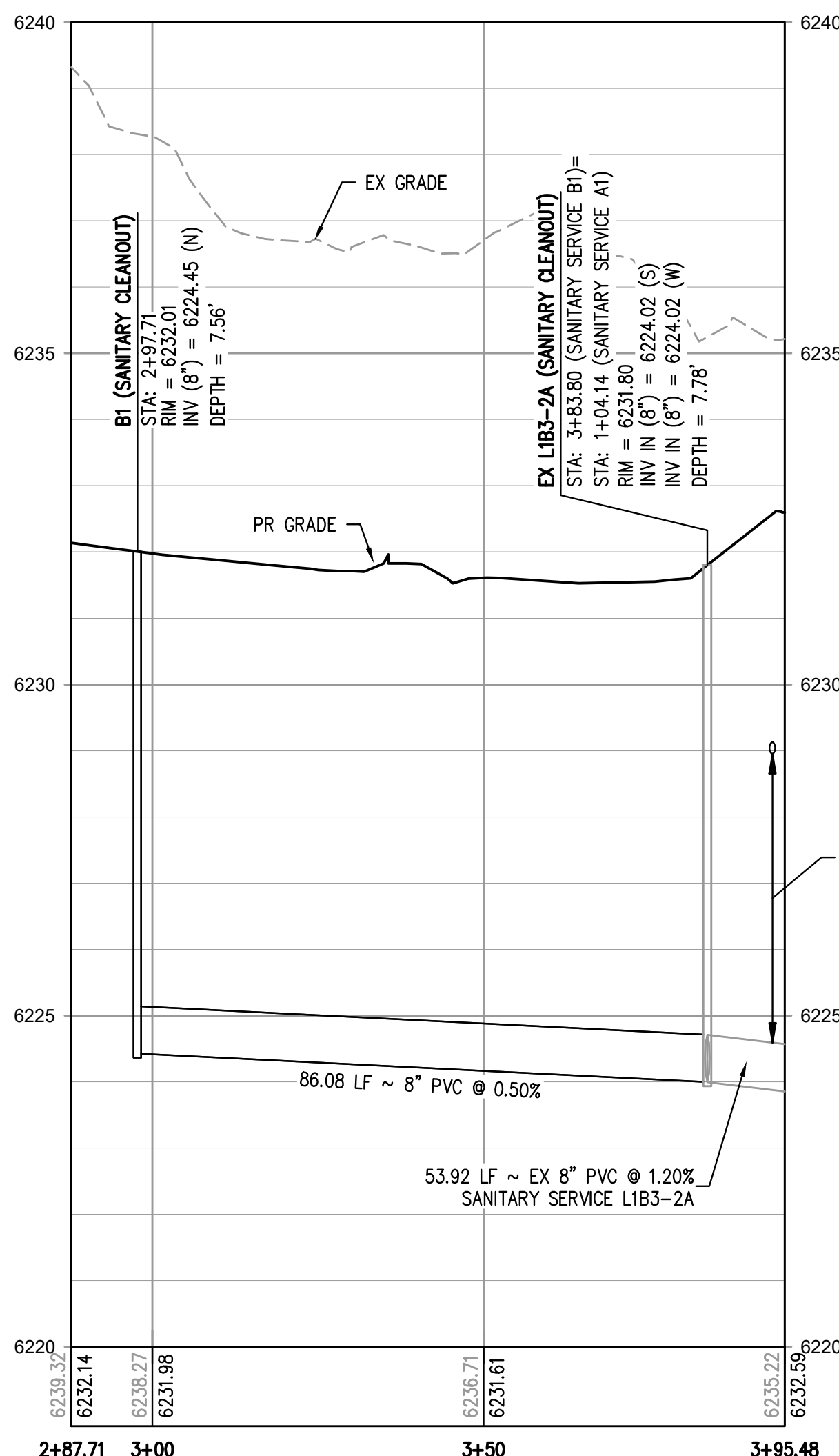
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VERTICAL SCALE: 1" = 2'



SANITARY SERVICES B1 & A1 PLAN

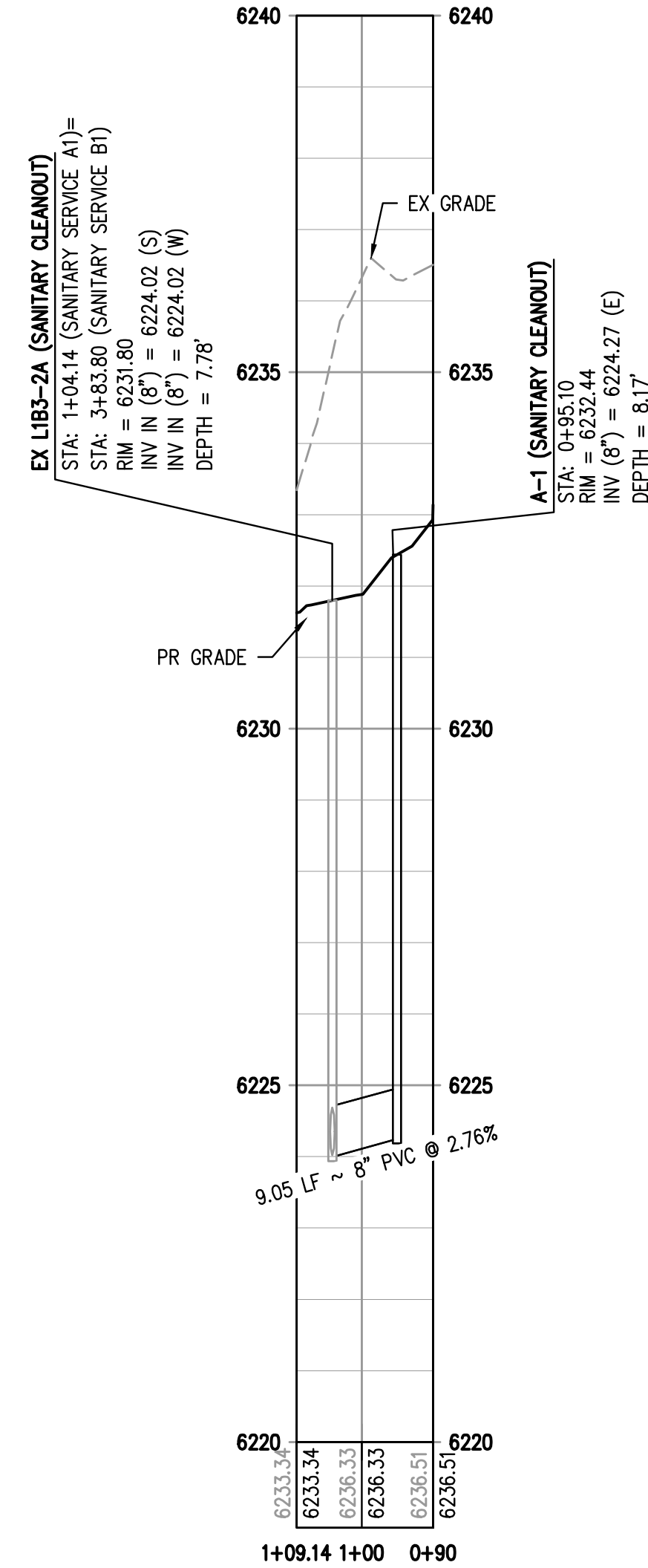
SCALE: 1" = 30'



SANITARY SERVICE B1 PROFILE

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'



SANITARY SERVICE A1 PROFILE

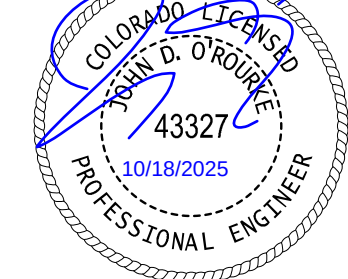
HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'

LEGEND

EXISTING	PROPOSED
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
UTILITY EASEMENT	---
ACCESSIBLE ROUTE	---
SANITARY SEWER W/ MANHOLE	SS
SANITARY SERVICE W/CLEANOUT	SS
WATER LINE AND GATE VALVE	W
WATER SERVICE	W
STORM SEWER W/ MANHOLE & INLETS	ST
WATER METER MANHOLE	W
FIRE HYDRANT	F
STREET LIGHT	S
SIGN	S
FENCE	F
TRANSFORMER	T

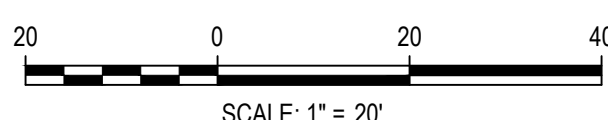
PROFESSIONAL ENGINEER CERTIFICATION
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JOHN D O'ROURKE, P.E. #43327

DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED
By: [Signature] Castle Rock Development Services
APPROVED-CD-026-0037 Plans.pdf
Record Document on File
Date



SCALE: 1" = 20'

DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
SANITARY SEWER SERVICE PLAN & PROFILE

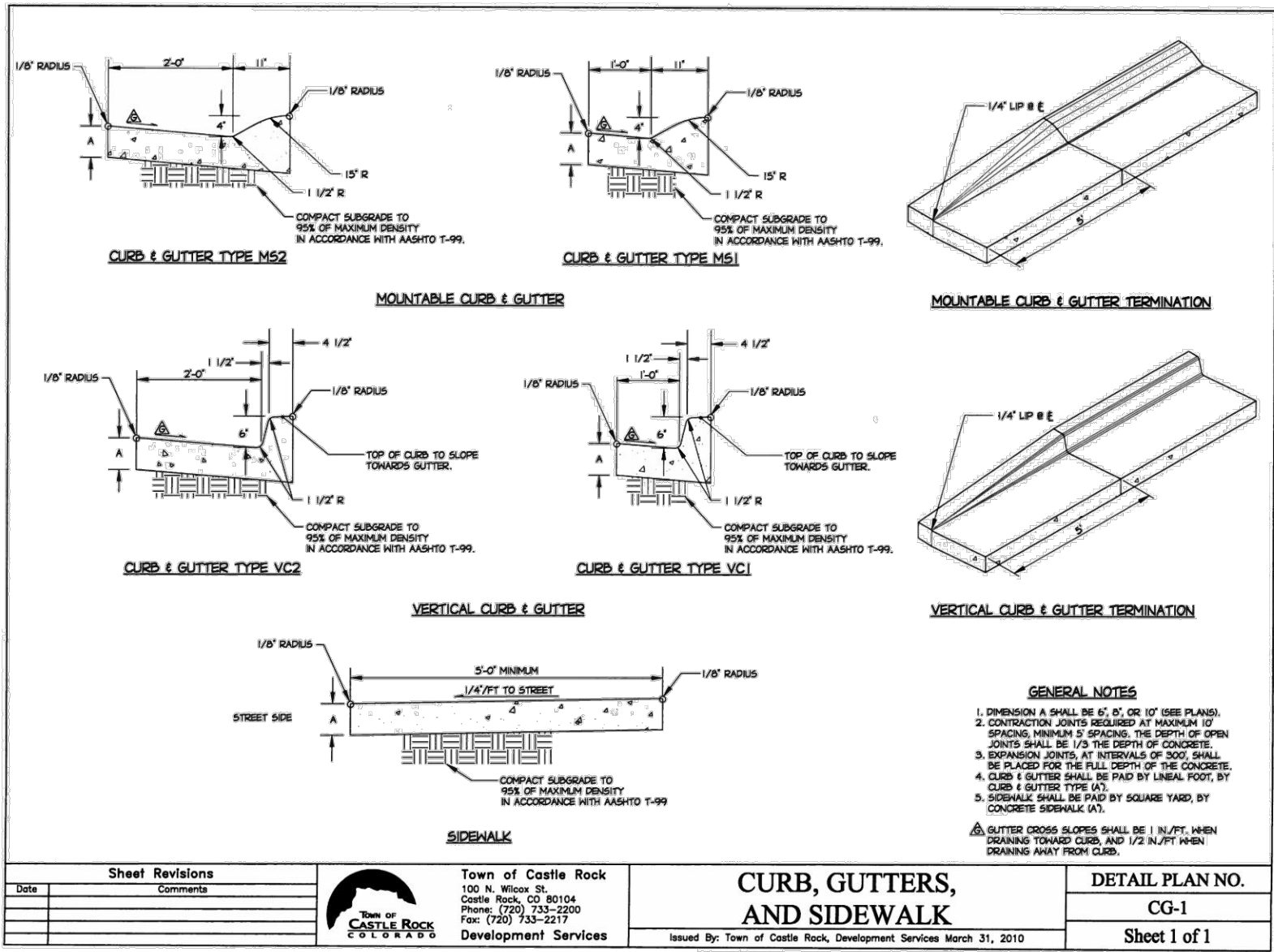
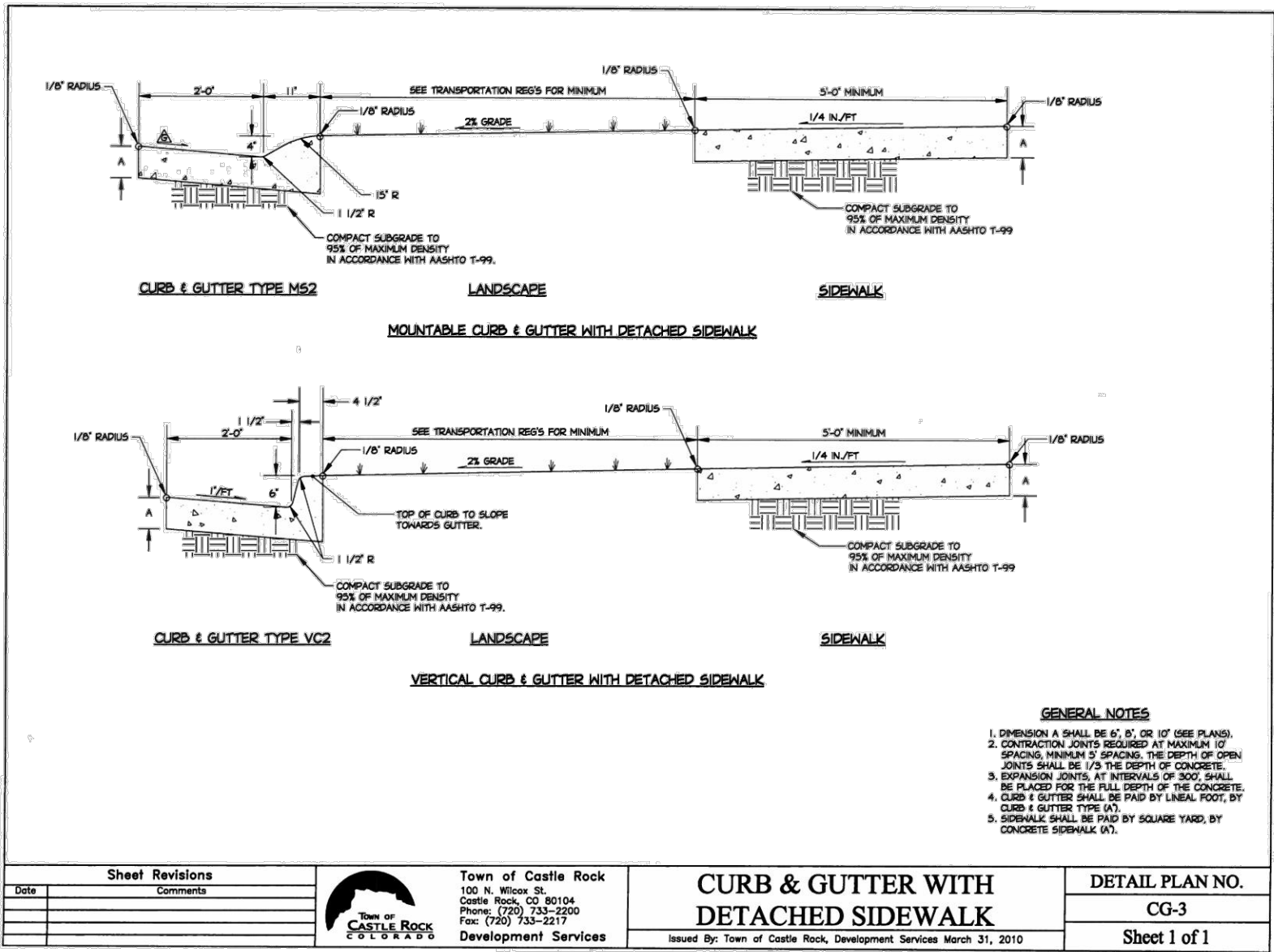
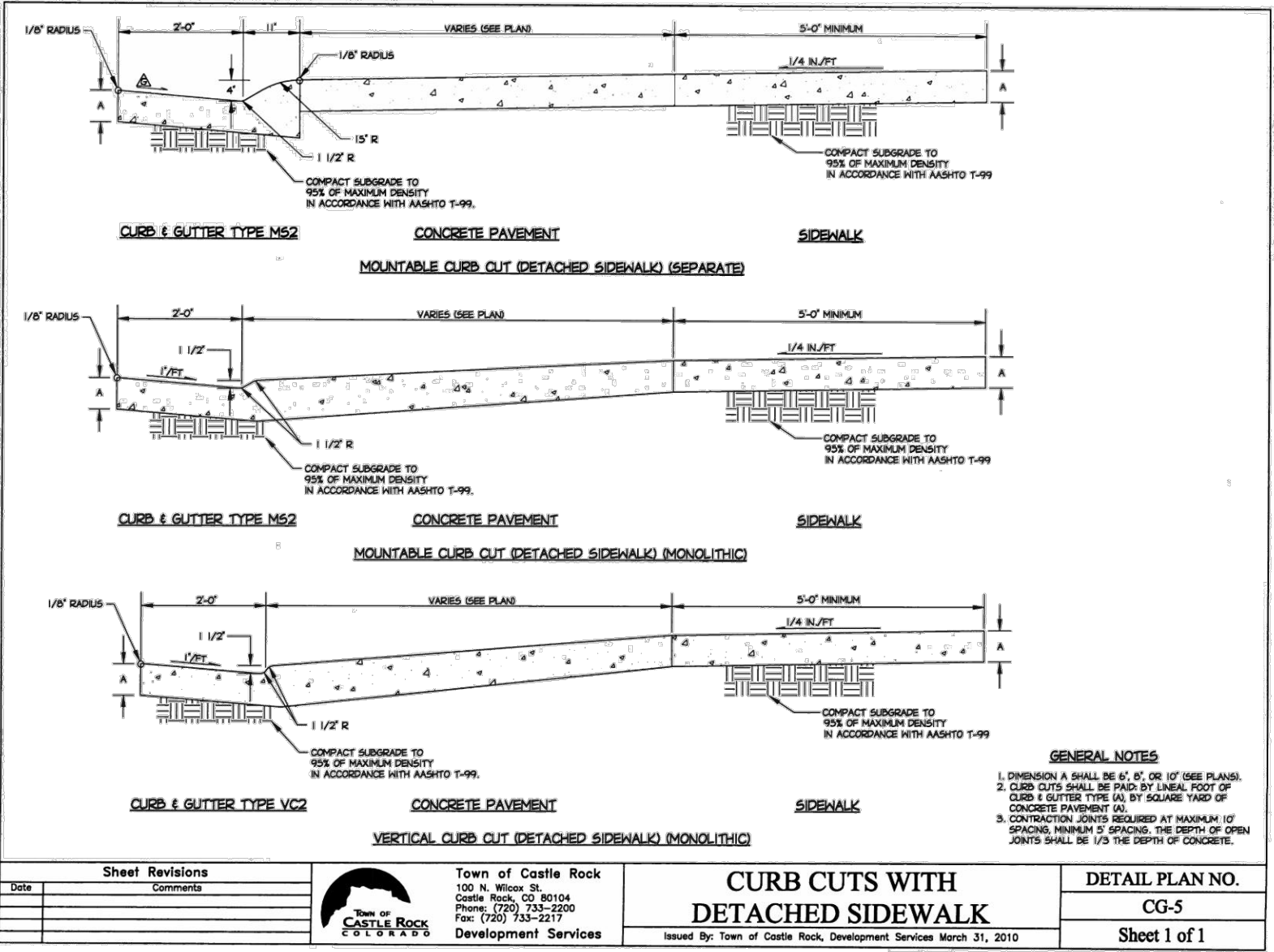
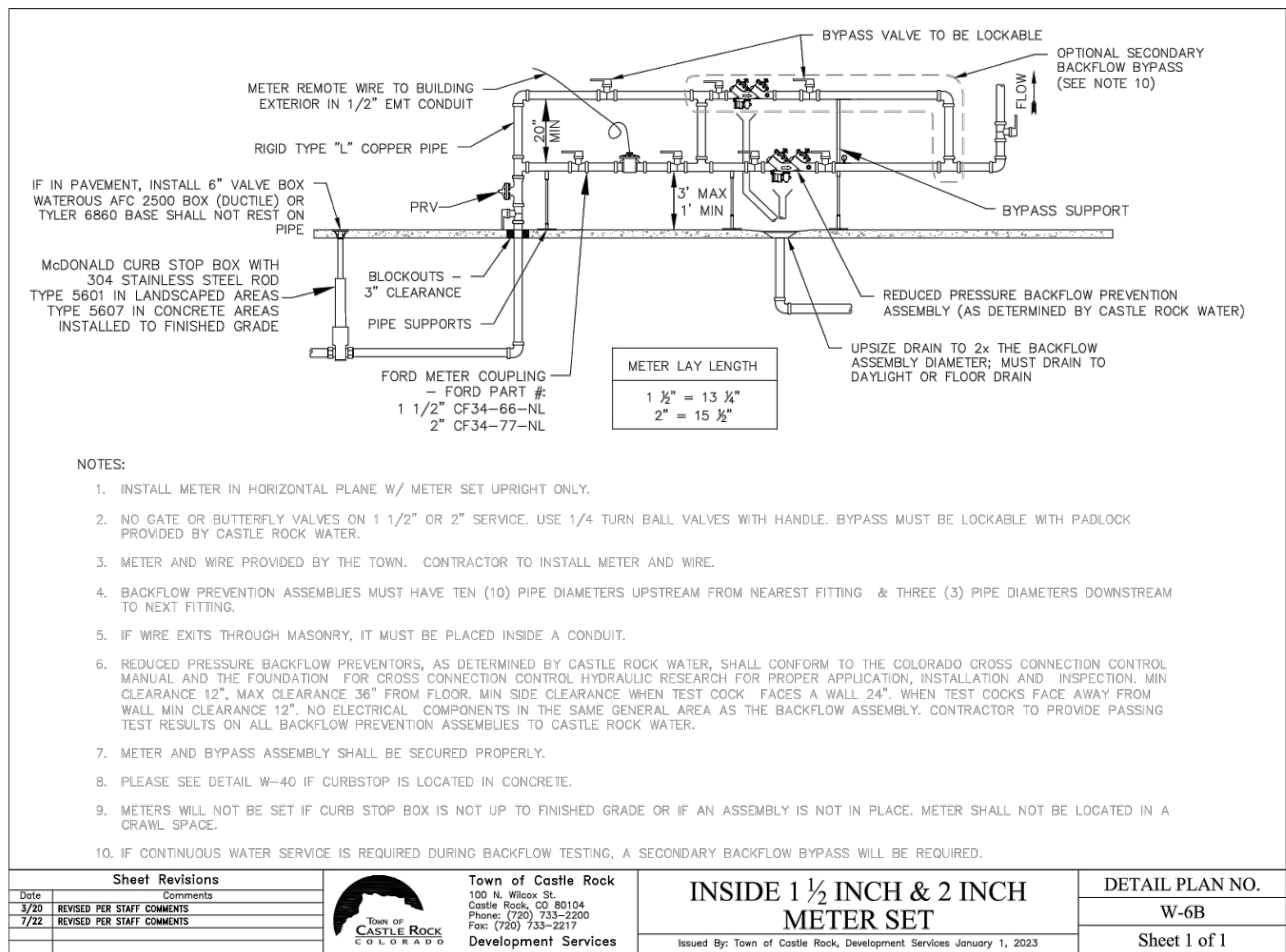
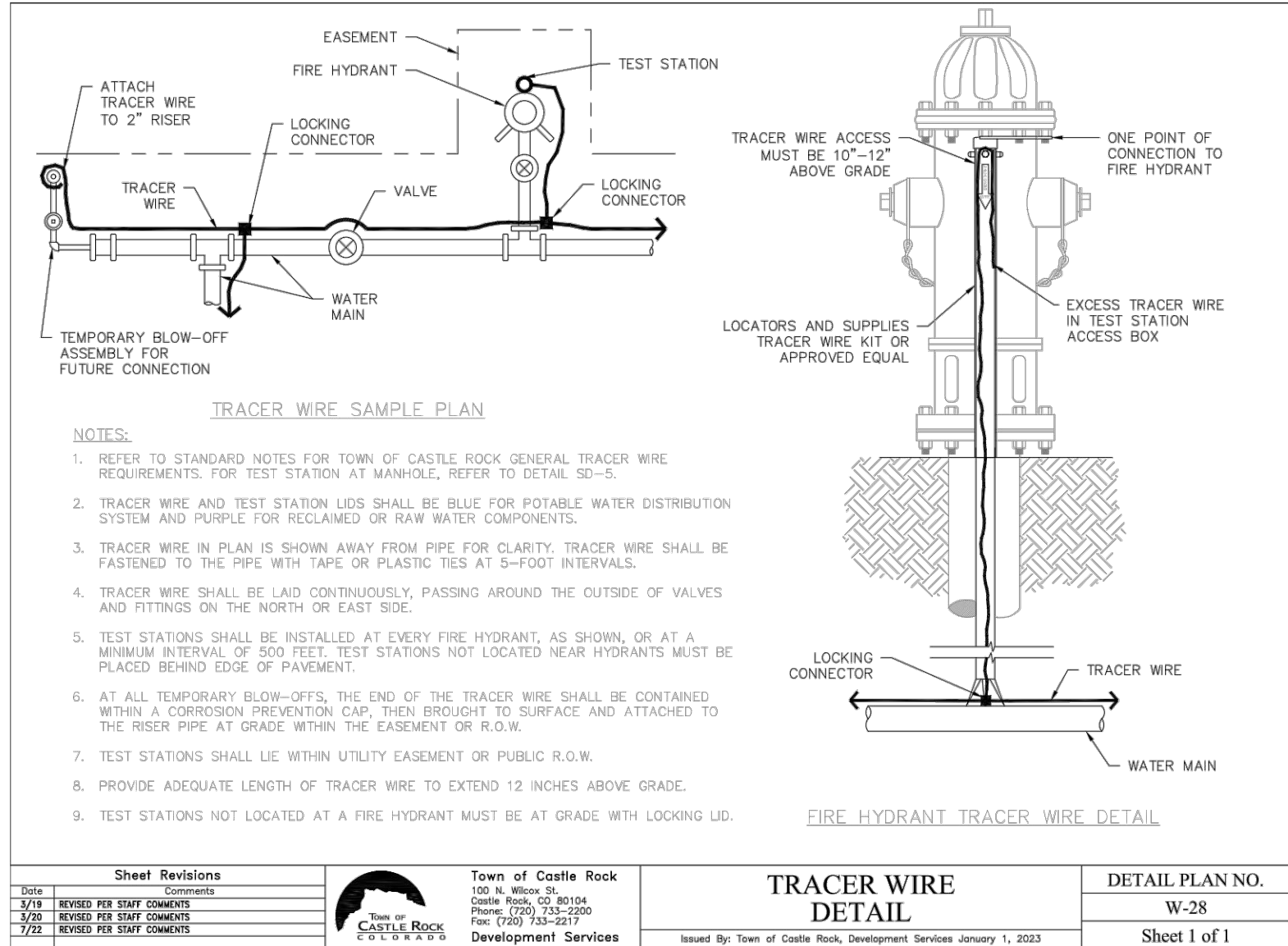
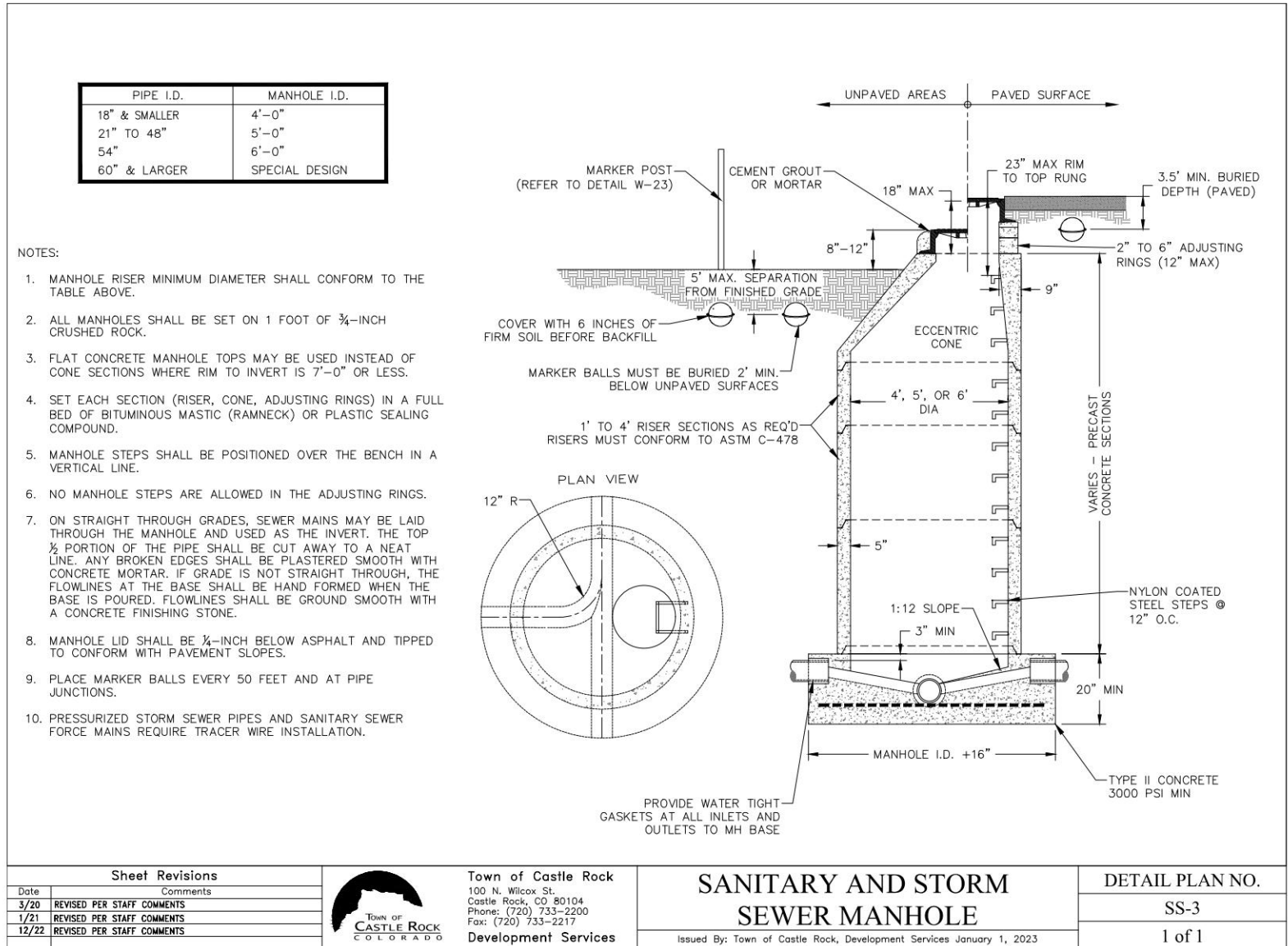
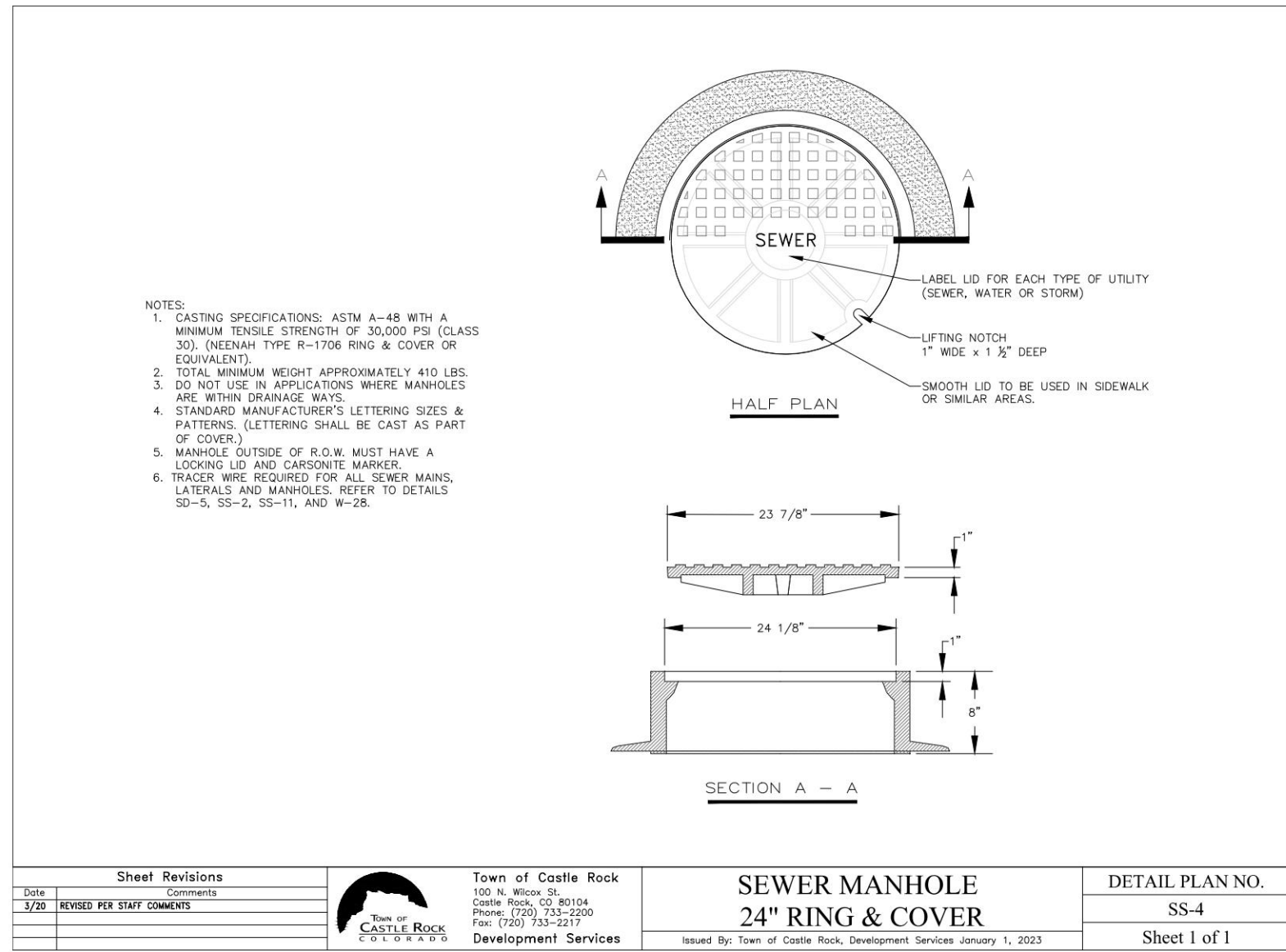
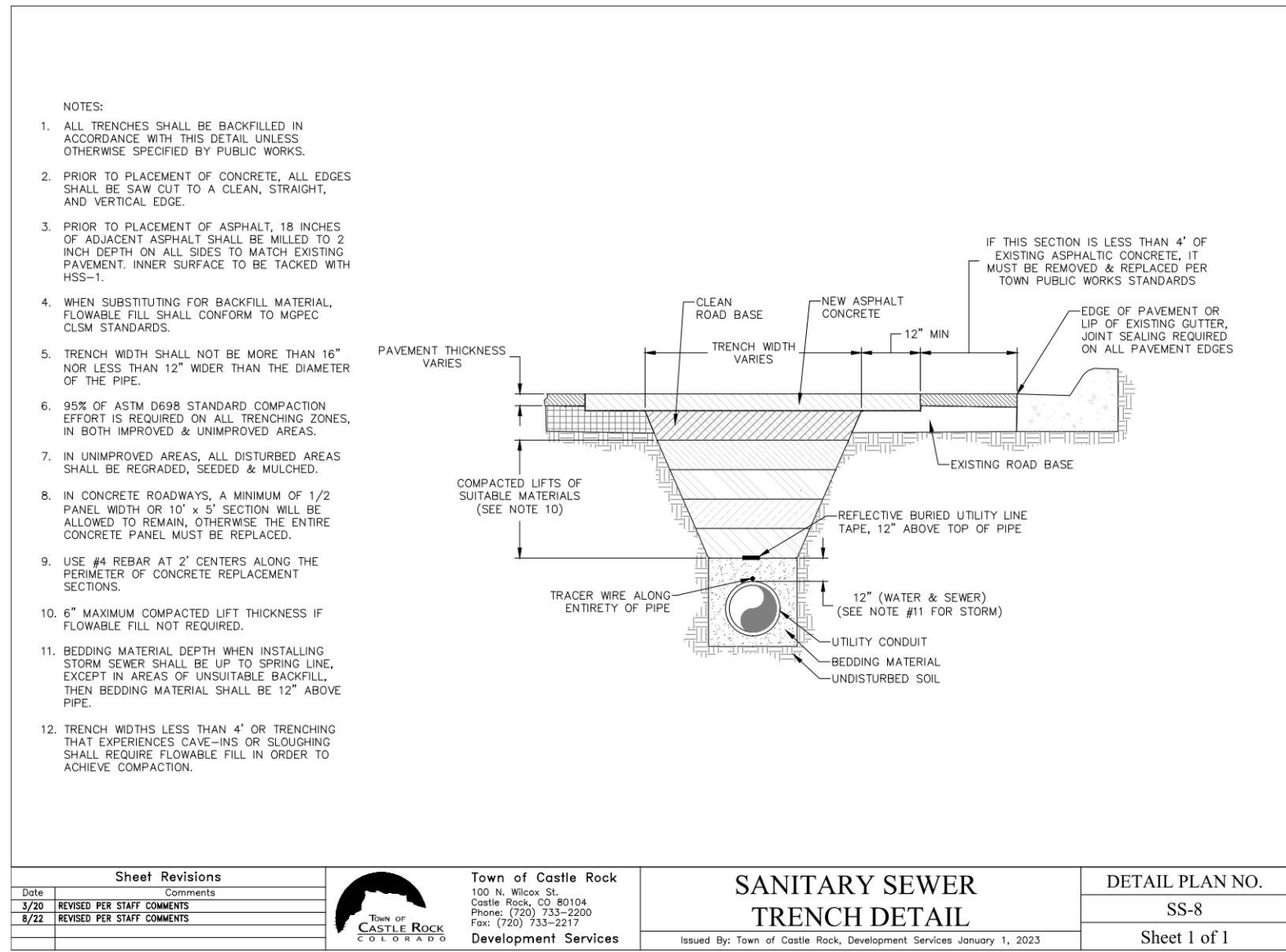
PROJECT #: 200726
SHEET NUMBER

CD18

18 OF 46

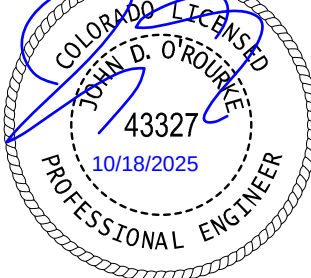
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PLOTTER DRIVER: HP DesignJet T1130 PCL
PLOTTER MODEL: HP DesignJet T1130
PLOTTER SERIAL: 101725621012 BY: JDO

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



PROFESSIONAL ENGINEER CERTIFICATION

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JOHN D. O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: **APPROVED**

Development Services Date



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

HKS HARRIS KOCHER SMITH

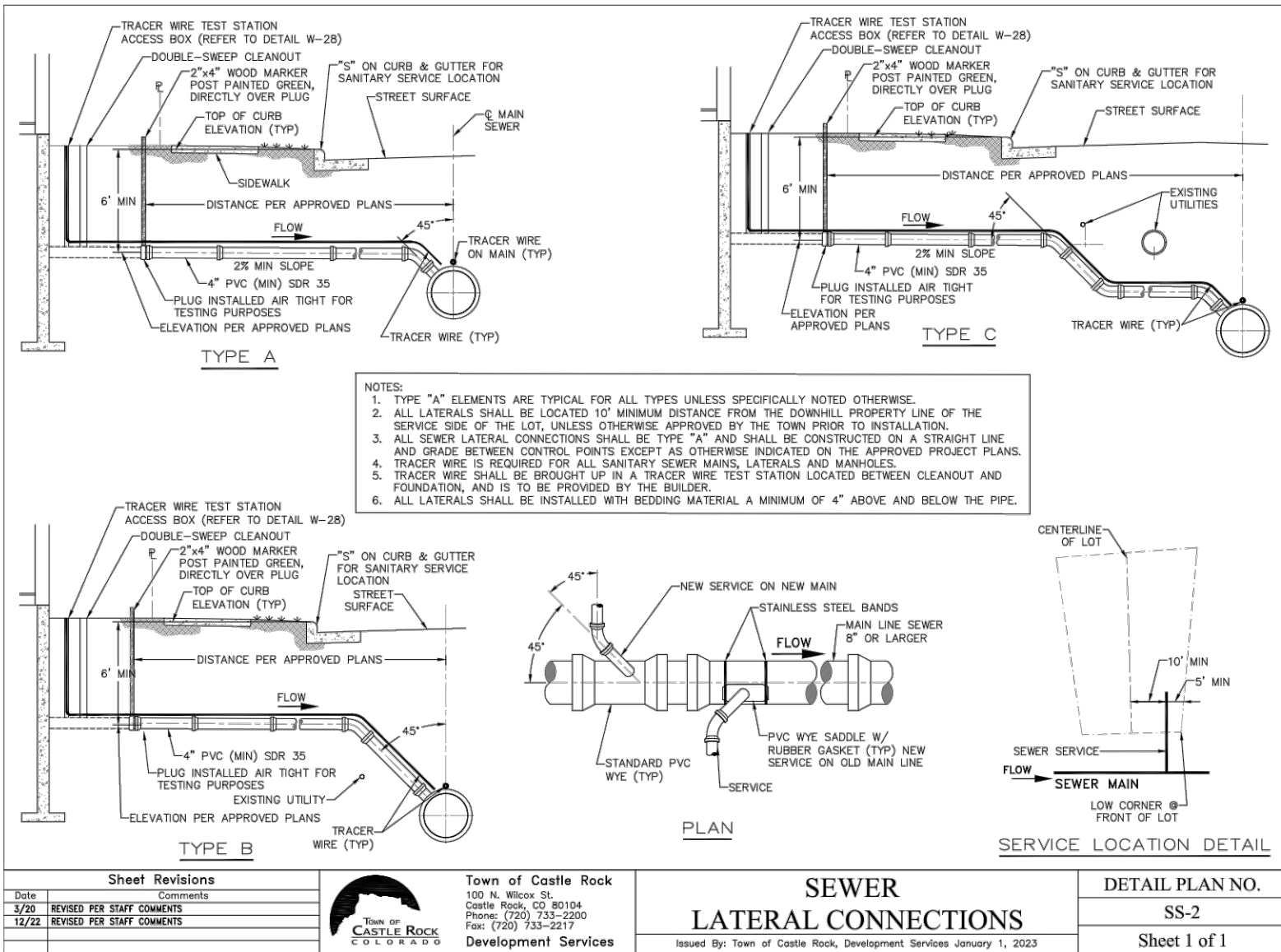
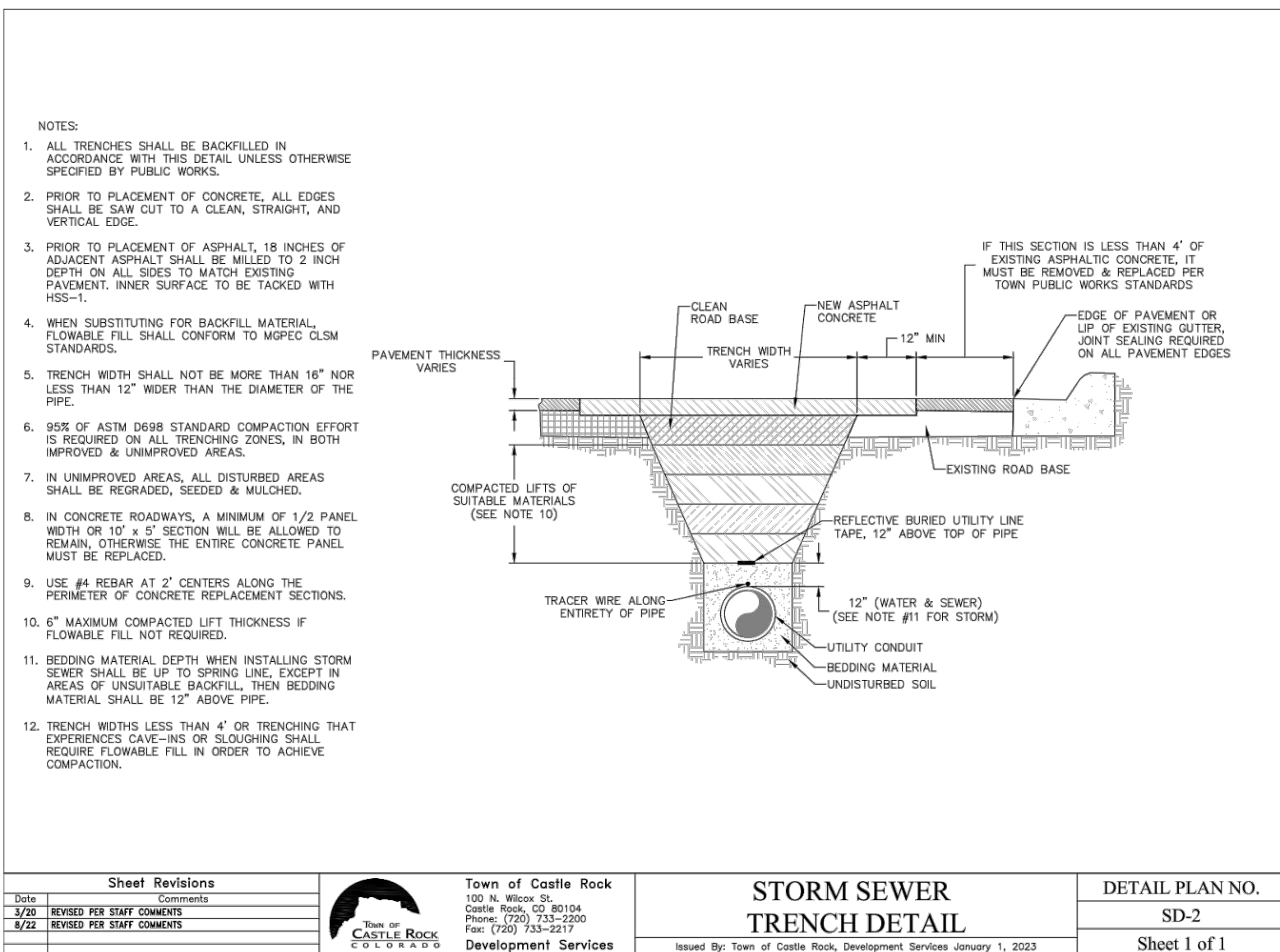
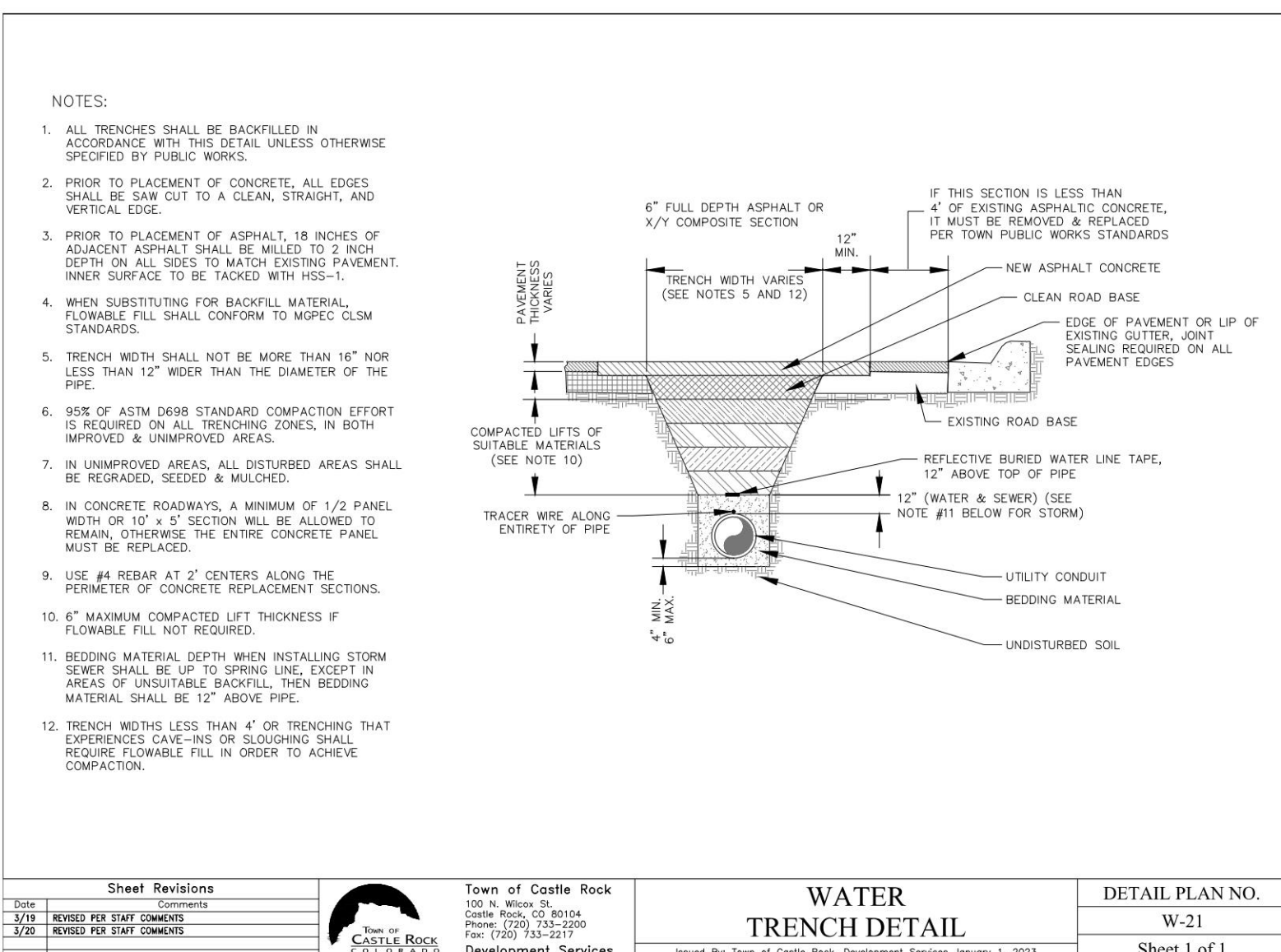
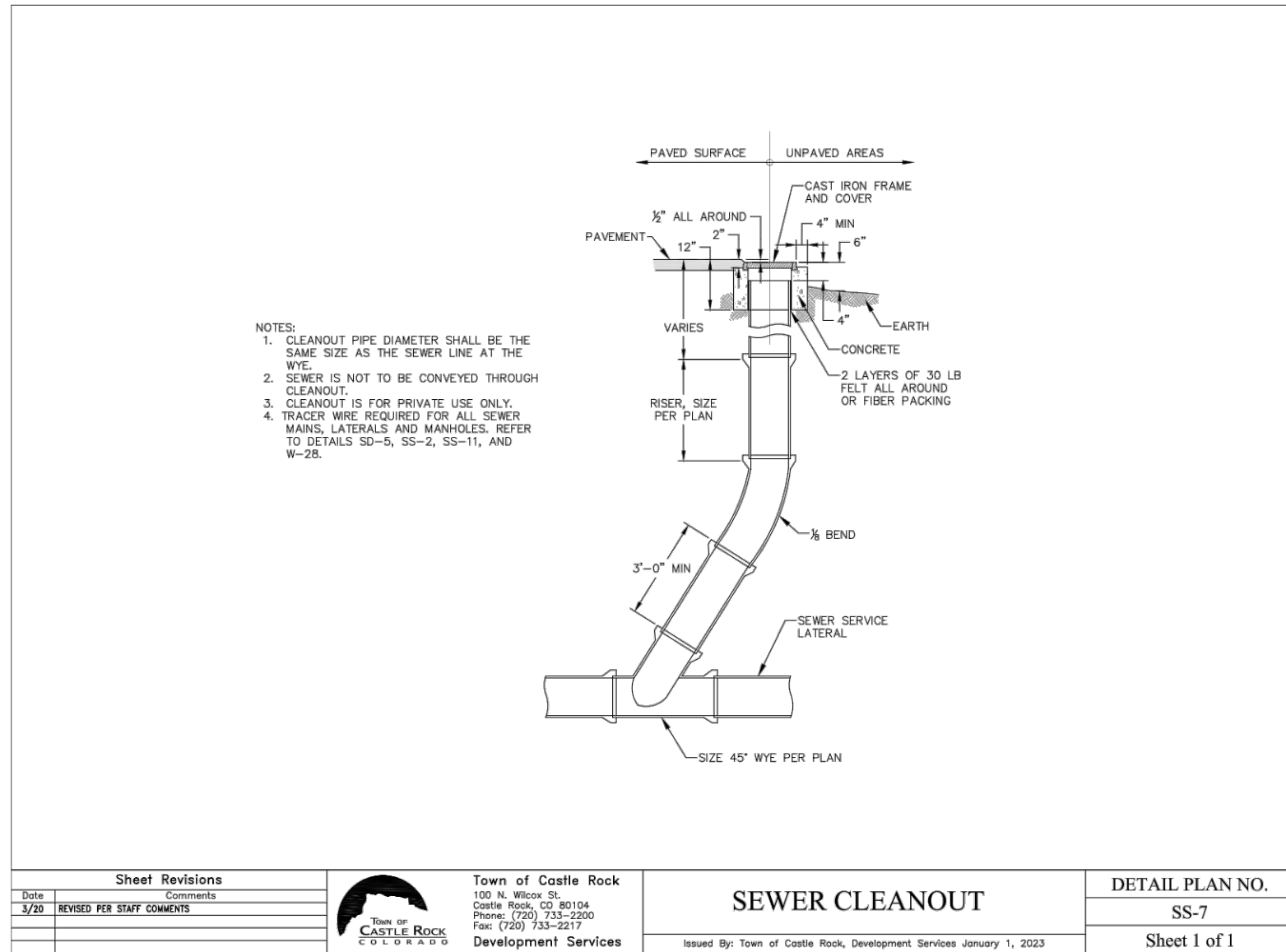
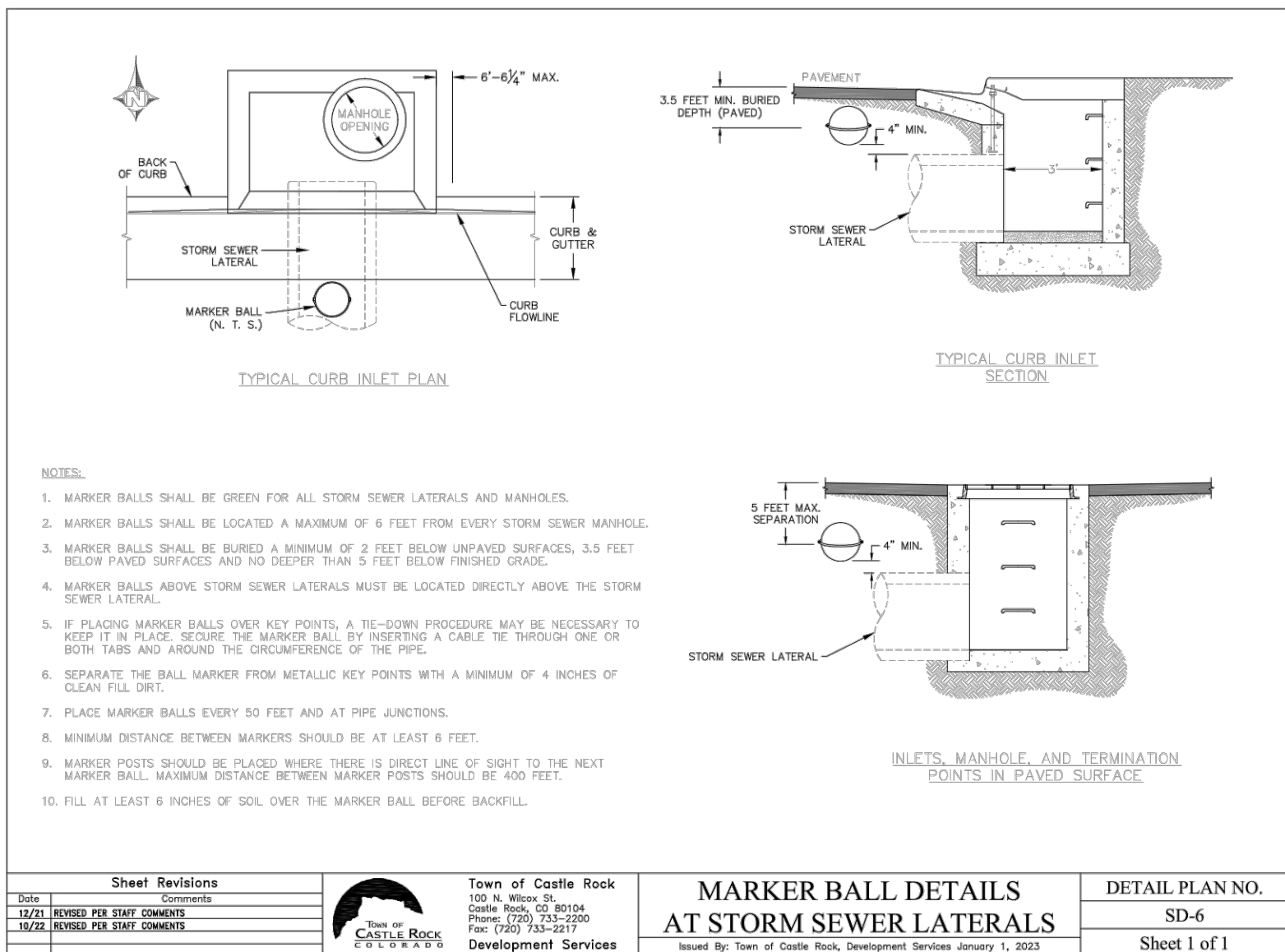
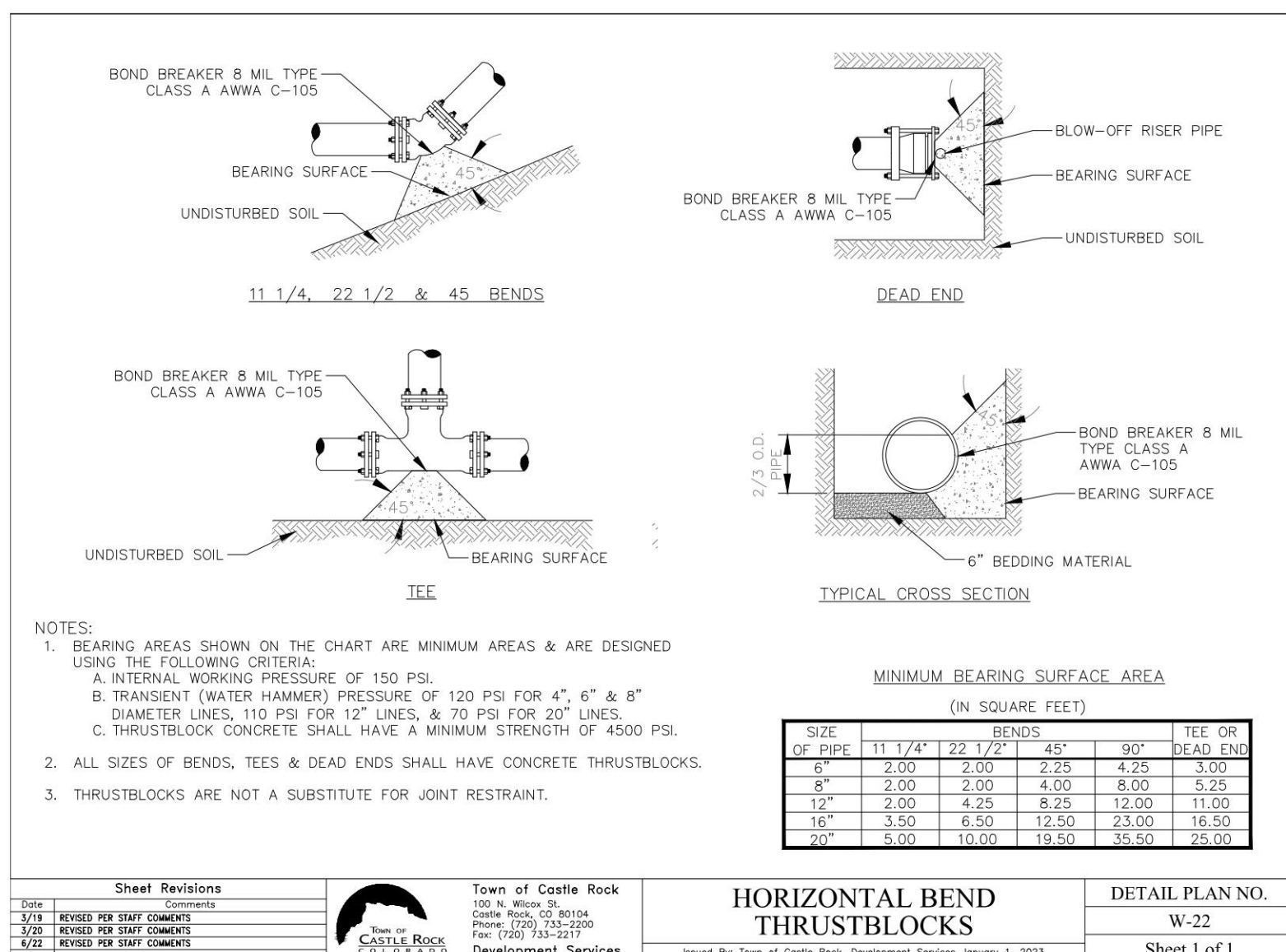
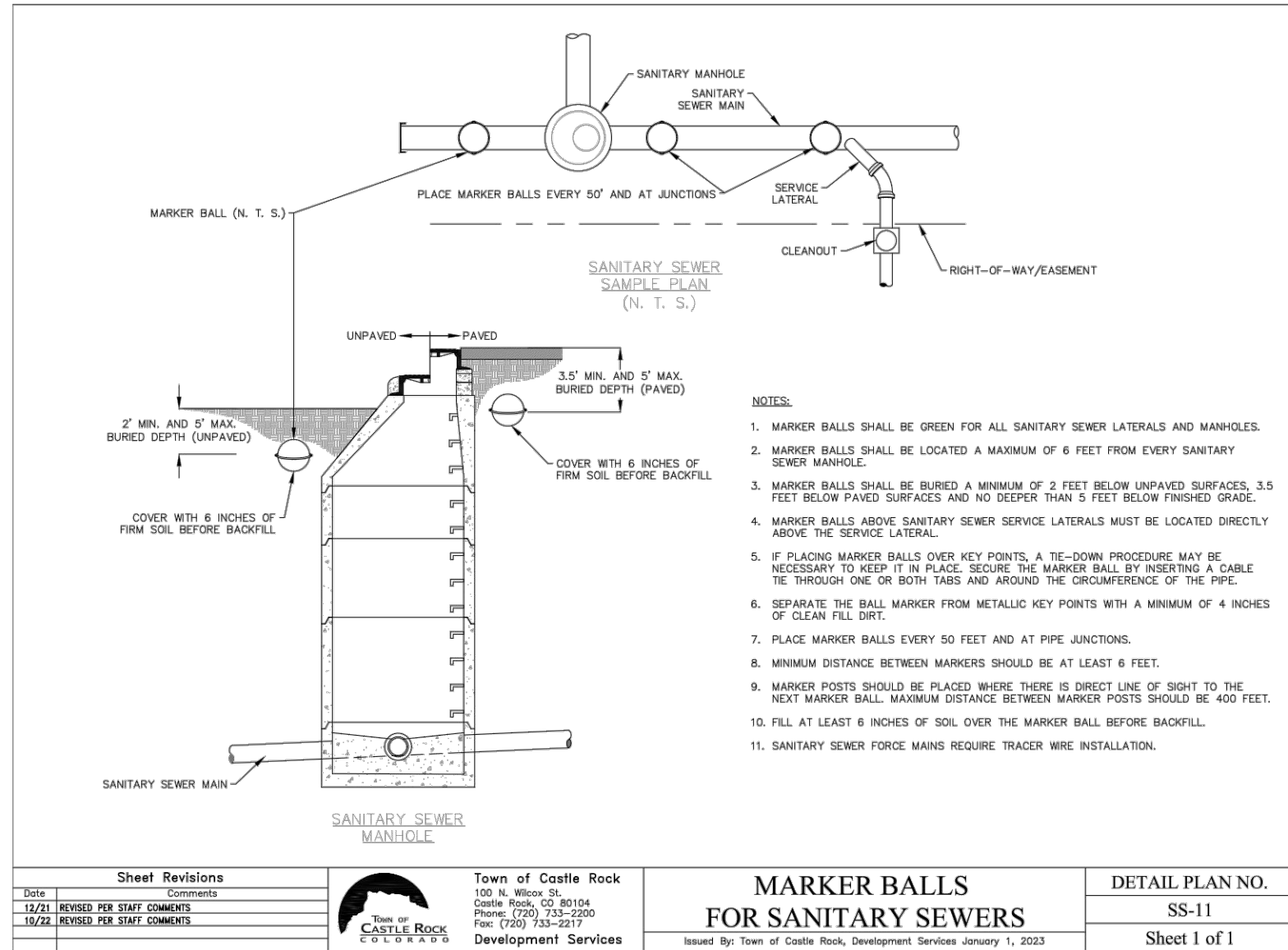
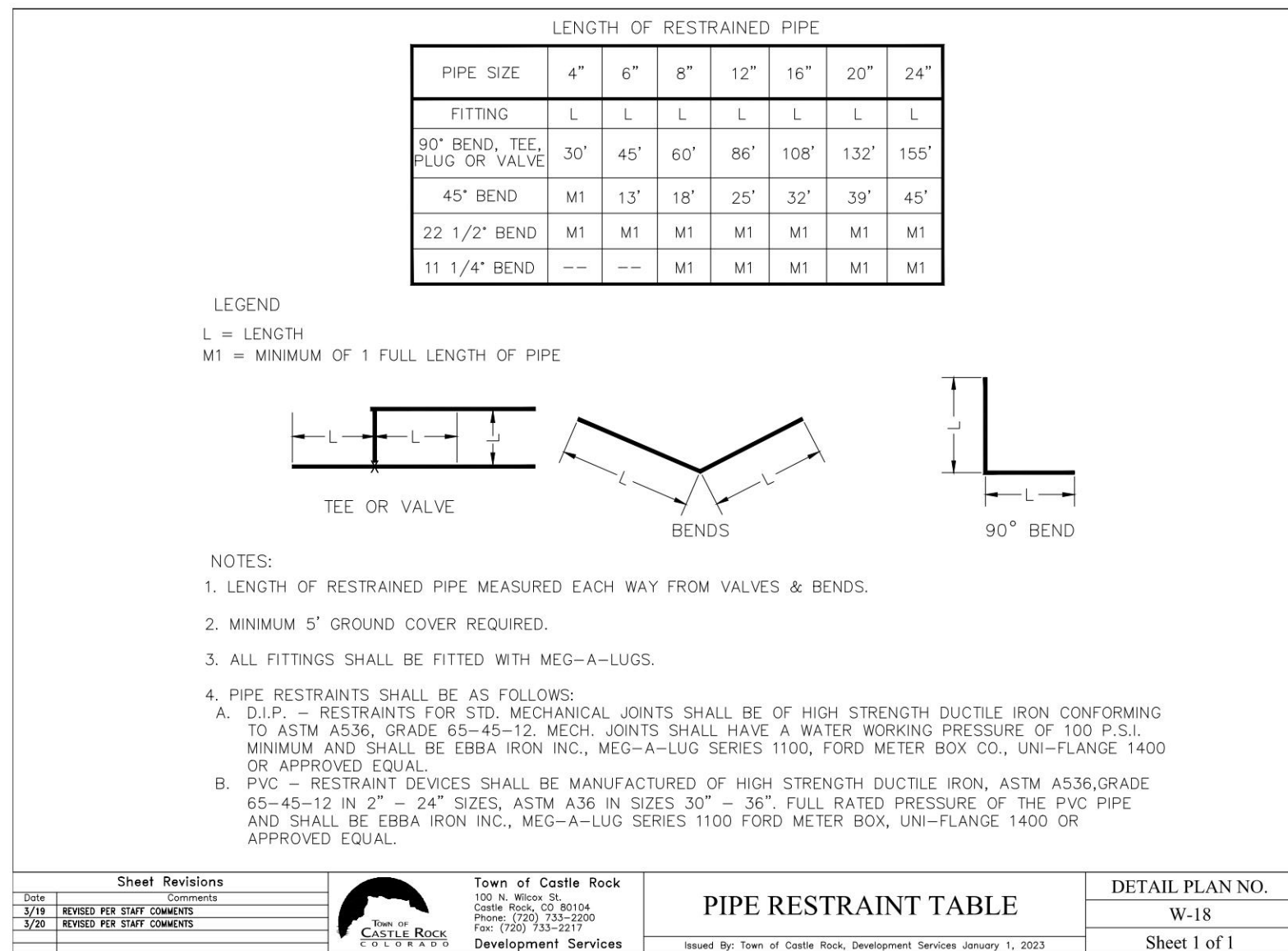
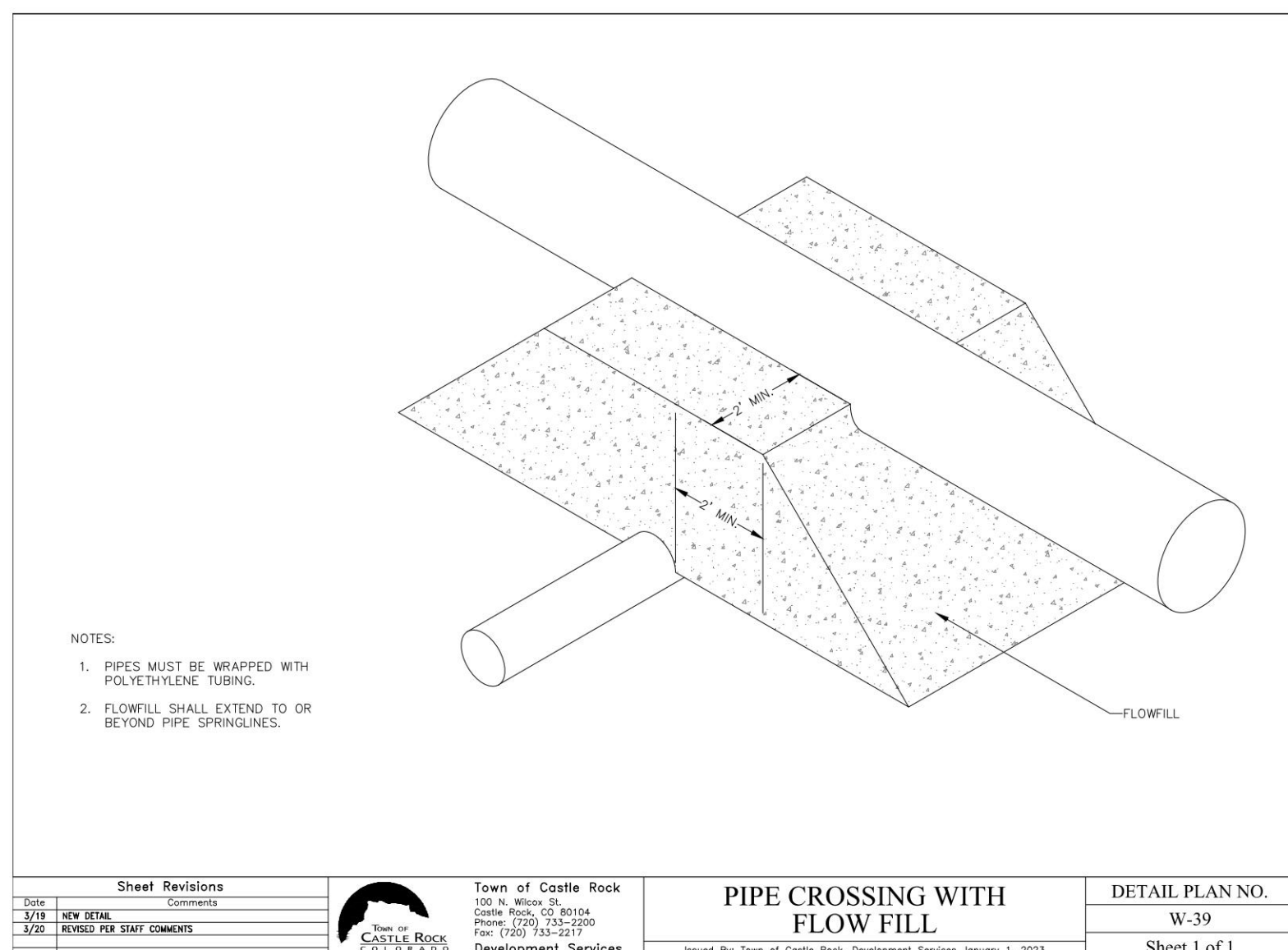
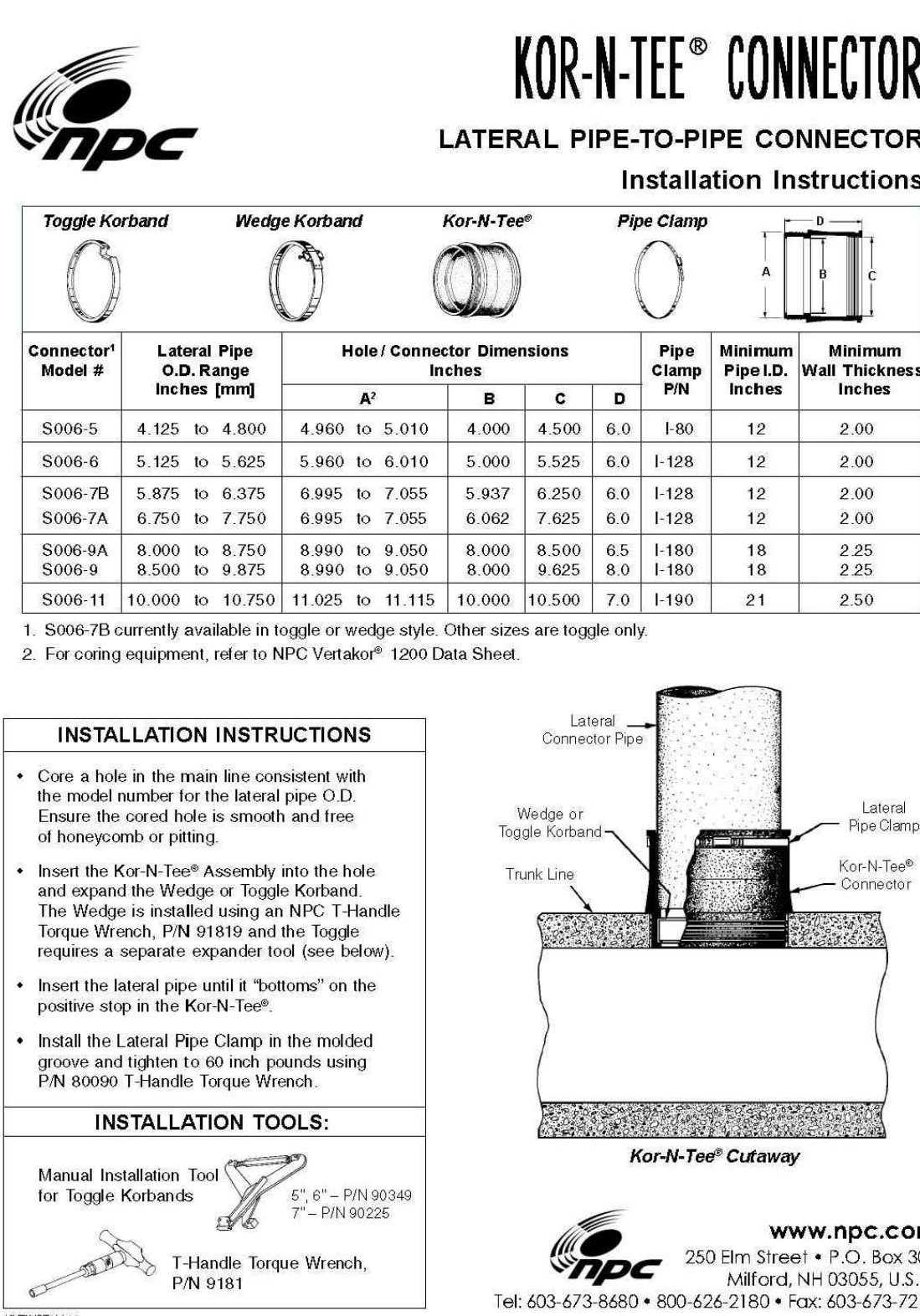
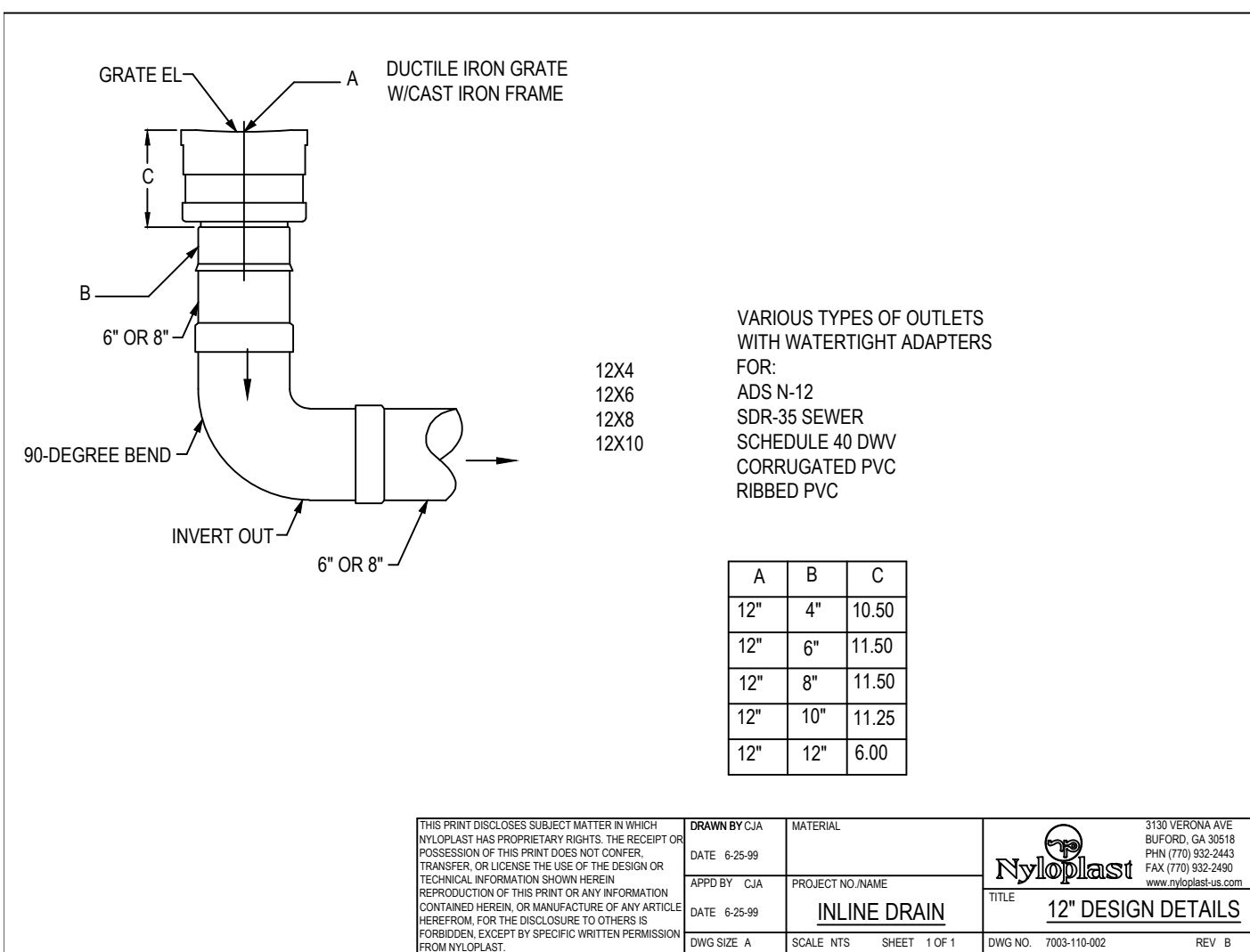
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAIL SHEET

PROJECT #: 200726
SHEET NUMBER
CD19
19 OF 46

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PLOTTED: FRI 10/17/25 6:21:6P



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2026	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1C APARTMENTS
DETAIL SHEET

PROJECT #: 200726
SHEET NUMBER
CD20
20 OF 46

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DIRECTORY

IRRIGATION SCHEDULE	CD21
IRRIGATION NOTES	CD21
IRRIGATION PLANS	CD22
IRRIGATION DETAILS	CD23 - CD26
IRRIGATION CHARTS	CD27

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





HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave., Suite 280
Lakewood, Colorado 80401
© 303.980.5327
www.hydrosystemskdi.com

DESIGNED BY: KJD
CHECKED BY: JSB
DRAWN BY: KJD

ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



HARRIS KOCHER SMITH

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Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION NOTES & SCHEDULE



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

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

Approved By:  **CASTLE ROCK CITY**

By:  **Kirkpatrick**
on 12/01/2025
APPROVED-CD25-0337 Plans.pdf
Record Document on File

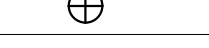
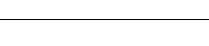
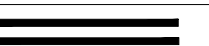
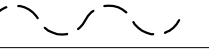
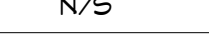
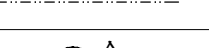
Development Services _____ Date _____



AMBER CLARK
11/19/2025
011099
REG-001
CD-21-001

PROJECT #:
SHEET NUMBER
CD21
21 OF 46

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PRO3-12-CV-FRS30/40-R WITH O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	6, 8 & 9
	HUNTER	HQ-44-LRC-R	QUICK COUPLING VALVE	TOCR IR-6
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	TOCR IR-5
		LINE SIZE - 2½" AND SMALLER	GATE VALVE - RESILIENT WEDGE	TOCR IR-7
	HUNTER	ICV-R-AS-ADJ	ELECTRIC CONTROL VALVE	TOCR IR-16 & IR-17
	HUNTER	ICZ-101-25/40 WITH NIBCO BALL VALVE	DRIP VALVE ASSEMBLY	TOCR IR-18 & IR-19
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	TOCR IR-21
		CLASS 200 BE	PVC LATERAL	TOCR IR-21
		CLASS 160	PVC SLEEVING	4
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	5
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	5 & TOCR IR-25
	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	DRIP LINE FLUSH VALVE AND OPTIONAL INDICATOR HEAD	IR-32
	HUNTER	ECO-ID-12-R	OPTIONAL INDICATOR HEAD	IR-34
N/S	HUNTER	ICD-100	VALVE DECODER	1
	PAIGE	P7354D (FOR HUNTER)	2-WIRE DECODER CABLE	
	HUNTER	DUAL-S	SURGE PROTECTION	3
		EXISTING EQUIPMENT (ROW -METRO SYSTEM)		
			EXISTING BACKFLOW DEVICE	
			EXISTING CONTROLLER	
			EXISTING MASTER VALVE	
			EXISTING FLOW SENSOR	
			EXISTING GATE VALVE	
			EXISTING QUICK COUPLER	
			EXISTING MAINLINE	
			EXISTING LATERAL LINE	
			EXISTING SLEEVING	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	

CASTLE ROCK STANDARD NOTES

- INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION 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 IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
- IRRIGATION EXEMPTION MUST BE OBTAINED FROM CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
- IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION THREE DAYS PER WEEK 10 PM TO 6 AM.
- OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS. NO IRRIGATION ALLOWED IN AREAS 4' IN WIDTH OR LESS.
- ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
- ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
- IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
- PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY BACK 40. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 104 + PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 100 PSI MINIMUM.

NATIVE ORNAMENTAL PLANTINGS

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

NATIVE ORNAMENTAL PLANTINGS

0.38" PER WEEK PEAK SEASON
0.54" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0' FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIE-15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS. I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS. FOR INTERIOR MOUNTED BACKFLOW PREVENTER LOCATIONS, INSTALL ONE BOILER DRAIN VALVE DOWNSTREAM OF BACKFLOW PREVENTER. REMOVE FOR CITY OF WESTMINSTER/TOWN OF LOVELAND - NOT ALLOWED.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY

REQUIRED SLEEVE SIZE & (QUANTITY)

¾" - 1½" PIPING2" PVC (1)
1½" - 2" PIPING4" PVC (1)

COMMUNICATION CABLE2" PVC (1)
- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.

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

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

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

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

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

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

12.7. GROUNDING SHALL BE IN AN IRRIGATED AREA.

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

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

- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- CITY DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. CASTLE ROCK STANDARD DETAILS ARE DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
- PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.

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

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

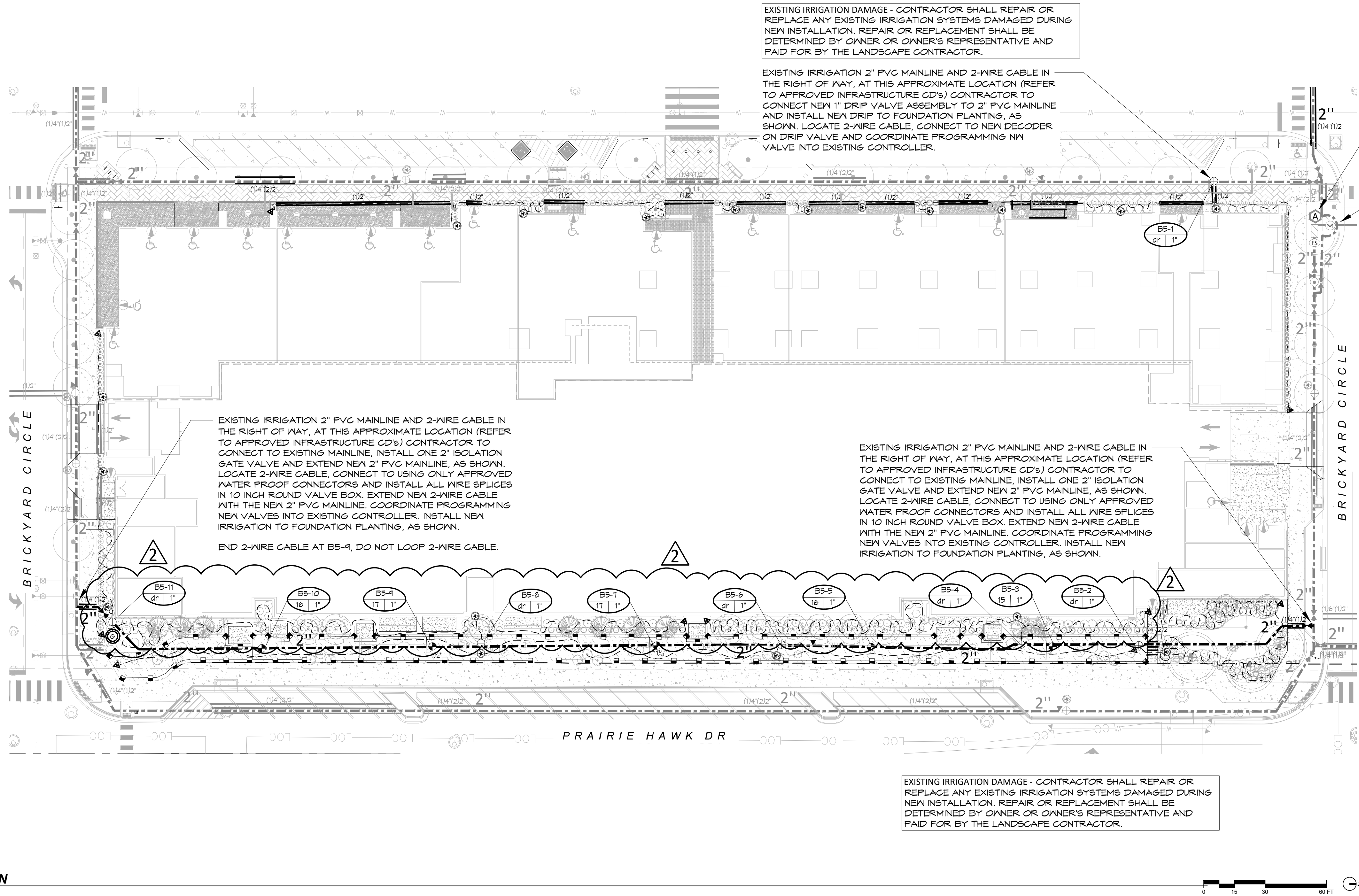
27.3 LEAKS - DETECT AND REPAIR LEAKS.

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

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

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

NOTE: INSTALL VALVE BOX 6" ABOVE GRADE FOR ALL TEMPORARY IRRIGATION ZONES. EXTEND PIPING TO HEADS ABOVE GROUND, AS SHOWN. AFTER ESTABLISHMENT PERIOD, ALL PIPING AND HEADS TO BE REMOVED. REMOVE VALVE BOX AND ELECTRIC CONTROL VALVE ASSEMBLY DOWN TO SERVICE TEE. INSTALL MIPT PVC PLUG IN TEE. CONNECT CONTROL WIRES USING APPROVED WATER PROOF SPLICES AND INSTALL IN 10 INCH ROUND VALVE BOX. BRAND AS WIRE SPLICES BOX.



CONTROLLER LOCATION "A" (EXISTING)

CONTRACTOR TO LOCATE AND PROTECT EXISTING CONTROLLER ASSEMBLY IN ROW (REFER TO APPROVED INFRASTRUCTURE CD'S). CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

POINT OF CONNECTION #1 - 1.5" (EXISTING)

PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN. CONTRACTOR TO LOCATE AND PROTECT EXISTING TAP AND BACKFLOW ASSEMBLY IN ROW (REFER TO APPROVED INFRASTRUCTURE CD'S). CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION
	HUNTER / TORO	PROB-12-CV-PR530 WITH O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE - RESILIENT WEDGE
	HUNTER	ICV-AS-ADJ	ELECTRIC CONTROL VALVE
	HUNTER	ICZ-101-40 WITH NIBCO BALL VALVE	DRIP VALVE ASSEMBLY
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE
		CLASS 200 BE	PVC LATERAL
		CLASS 160	PVC SLEEVING
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS
	HUNTER / NIBCO	ECO-ID-12 WITH NIBCO BALL VALVE	FLUSH VALVE AND OPTIONAL INDICATOR
	HUNTER	ECO-ID-12	OPTIONAL INDICATOR
N/S	HUNTER	ICD-100	VALVE DECODER
	PAIGE	P1354D (FOR HUNTER)	2-WIRE DECODER CABLE
	HUNTER	DUAL-S	SURGE PROTECTION

NOTE: INSTALL VALVE BOX 6" ABOVE GRADE FOR ALL TEMPORARY IRRIGATION ZONES. EXTEND PIPING TO HEADS ABOVE GROUND, AS SHOWN. AFTER ESTABLISHMENT PERIOD, ALL PIPING AND HEADS TO BE REMOVED. REMOVE VALVE BOX AND ELECTRIC CONTROL VALVE ASSEMBLY DOWN TO SERVICE TEE. INSTALL MIFT PVC PLUG IN TEE. CONNECT CONTROL WIRES USING APPROVED WATER PROOF SPLICES AND INSTALL IN 10 INCH ROUND VALVE BOX. BRAND AS WIRE SPLICES BOX.

01 IRRIGATION PLAN

1" = 30'

DIRECTORY

IRRIGATION SCHEDULE	CD21
IRRIGATION NOTES	CD21
IRRIGATION PLANS	CD22
IRRIGATION DETAILS	CD23 - CD26
IRRIGATION CHARTS	CD27

Registered Landscape
Professional/Irrigation Designer:
John Keesen #15-1153



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CHECKED BY: JLK
DRAWN BY: KJD

KDI

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION PLAN

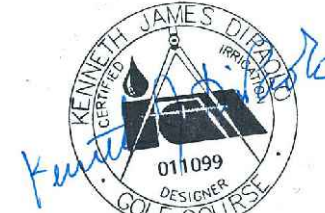


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UNDERGROUND MEMBER UTILITIES.

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

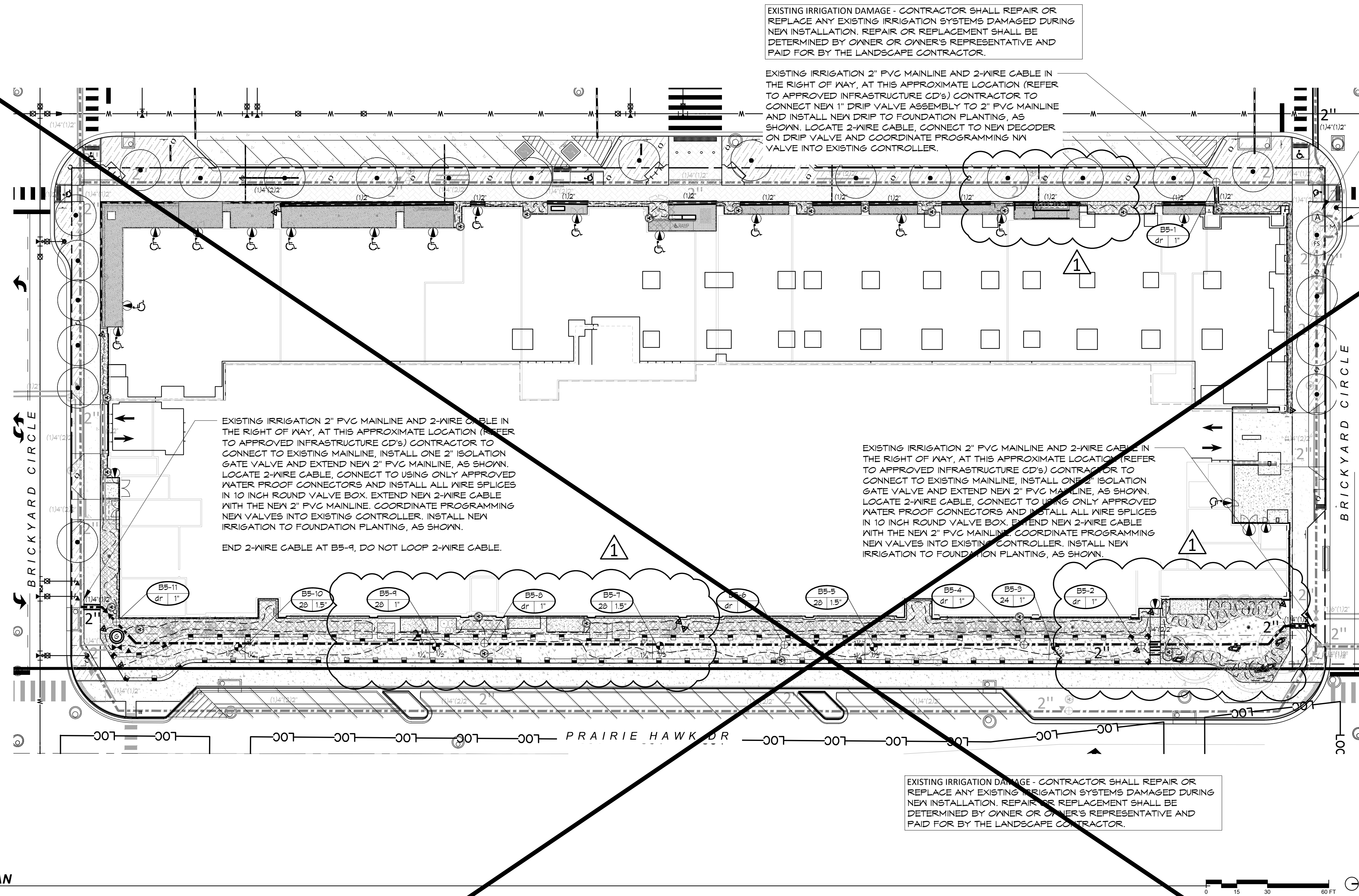
Approved By: **APPROVED**
By Kirkpatrick on 08/03/2026
2-FC026-0052 Plans.pdf
Record Document on File
Development Services Date



PROJECT #:
SHEET NUMBER

CD22

22 OF 46



CONTROLLER LOCATION "A" (EXISTING)
CONTRACTOR TO LOCATE AND PROTECT EXISTING CONTROLLER ASSEMBLY IN ROW (REFER TO APPROVED INFRASTRUCTURE CD'S). CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

POINT OF CONNECTION #1 - 1.5" (EXISTING)
PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN.
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IRRIGATION SCHEDULE			
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N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE - RESILIENT WEDGE
	HUNTER	ICV-R-AS-ADJ	ELECTRIC CONTROL VALVE
	HUNTER	ICZ-101-25/40 WITH NIBCO BALL VALVE	DRIP VALVE ASSEMBLY
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE
		CLASS 200 BE	PVC LATERAL
		CLASS 160	PVC SLEEVING
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N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS
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IRRIGATION CHARTS	CD27

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

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ISSUE DATE: 02-09-2024

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03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

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HarrisKocherSmith.com

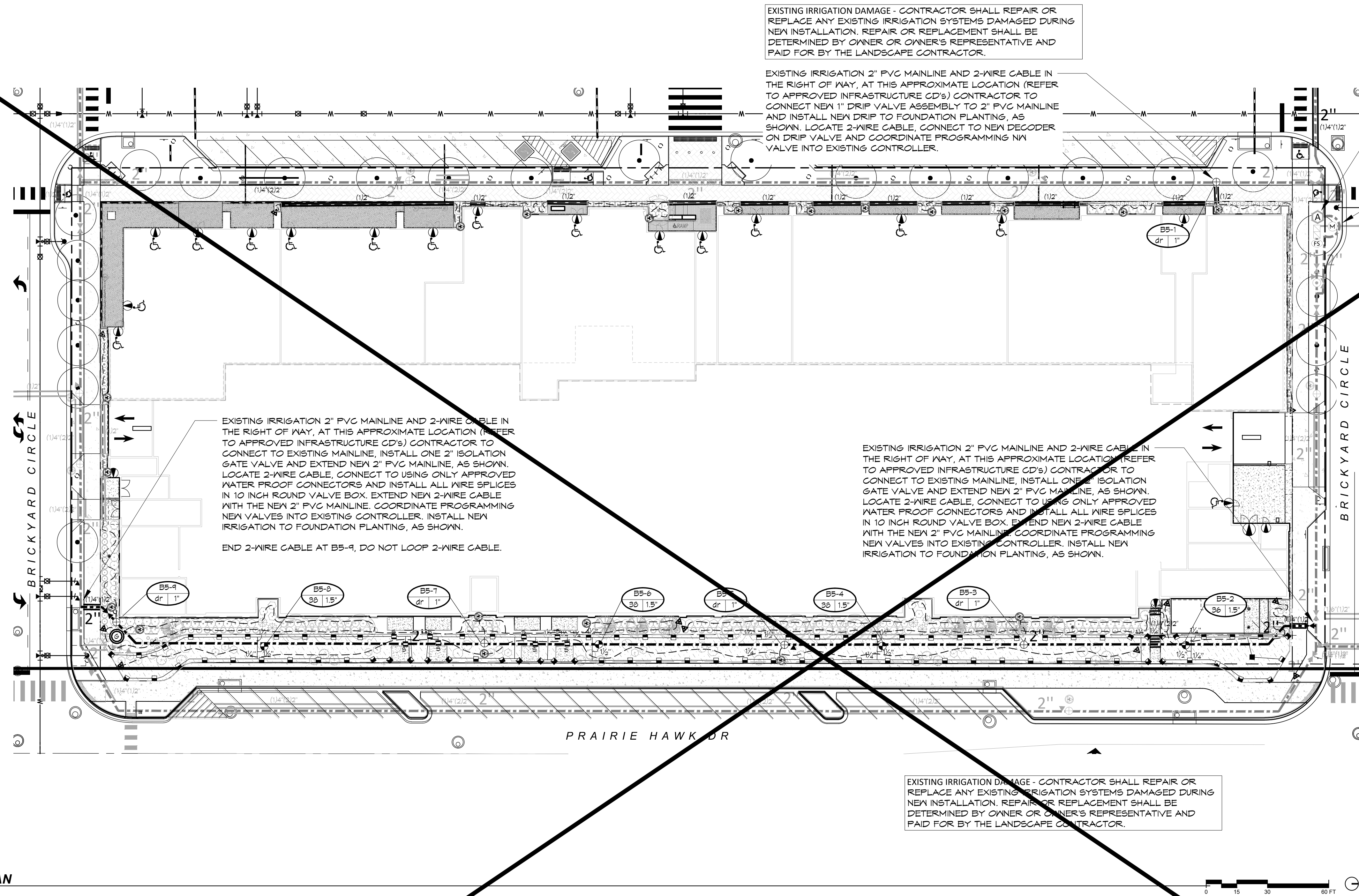
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION PLAN

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: [Signature]
By: [Signature]
APPROVED FOR DEVELOPMENT SERVICES APPROVAL
Record Document on File
Date: [Date]

PROJECT #:
SHEET NUMBER
CD22
22 OF 46

FILEPATH: T:\000-000-000\00015 THE BRICKYARD CASTLE ROCK\00015 THE BRICKYARD BUILDING 5-RR-CD-3-DWG LAYOUT 102
PLOTTED: THU 04/22/2025 6:57:13A BY: KEN DRAPOLO



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	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS
	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	FLUSH VALVE AND OPTIONAL INDICATOR
	HUNTER	ECO-ID-12-R	OPTIONAL INDICATOR
N/S	HUNTER	IGD-100	VALVE DECODER
	PAIGE	P1354D (FOR HUNTER)	2-WIRE DECODER CABLE
	HUNTER	DUAL-S	SURGE PROTECTION

NOTE: INSTALL VALVE BOX 6" ABOVE GRADE FOR ALL TEMPORARY IRRIGATION ZONES. EXTEND PIPING TO HEADS ABOVE GROUND, AS SHOWN. AFTER ESTABLISHMENT PERIOD, ALL PIPING AND HEADS TO BE REMOVED. REMOVE VALVE BOX AND ELECTRIC CONTROL VALVE ASSEMBLY DOWN TO SERVICE TEE. INSTALL MIFT PVC PLUG IN TEE. CONNECT CONTROL WIRES USING APPROVED WATER PROOF SPLICES AND INSTALL IN 10 INCH ROUND VALVE BOX. BRAND AS WIRE SPLICES BOX.

01 IRRIGATION PLAN
1" = 30'

DIRECTORY

IRRIGATION SCHEDULE	CD21
IRRIGATION NOTES	CD21
IRRIGATION PLANS	CD22
IRRIGATION DETAILS	CD23 - CD26
IRRIGATION CHARTS	CD27

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



Know what's below.
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HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave., Suite 260
Lakewood, Colorado 80401
P: 303.980.6327
www.hydrosystemsinc.com

DESIGNED BY: KJD
CHECKED BY: JSB
DRAWN BY: KJD

ISSUE DATE: 10-17-2025	REVISION COMMENTS
DATE	
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION PLAN



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

Approved By: 
By Kirkpatrick on 12/01/2025
APPROVED-CD22-0037 Plans.pdf
Record Document on File

Development Services Date



SEAL OF THE TOWN OF CASTLE ROCK
JANUARY 1999

PROJECT #:
SHEET NUMBER
CD22
22 OF 46

FILEPATH: T:\000-000-000\0015-THE BRICKYARD CASTLE ROCK\RESUB-01-26-BACK-401015-THE BRICKYARD BUILDING 5-RR-CD-6.DWG LAYOUT: IR3
PLOTTED MON 12/01/25 8:32:17A BY: KEN DRAPOU

DIRECTORY

IRRIGATION SCHEDULE	CD21
IRRIGATION NOTES	CD21
IRRIGATION PLANS	CD22
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Registered Landscape
Professional/Irrigation Designer:
Amber Clark #15-1133



ISSUE DATE: 10-17-2025	
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10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION DETAILS



PROJECT #
SHEET NUMBER
CD23
23 OF 46

SET TOP OF BOX 3" ABOVE FINISH GRADE FOR SEED, 1" ABOVE FINISH GRADE FOR SOD. FOR MULCH AREAS, SET TOP OF BOX 3" ABOVE FINISH GRADE AND ADD 3" VALVE BOX EXTENSION TO ALLOW TOP OF BOX TO BE AT TOP OF MULCH MATERIAL.

FINISH GRADE

2"

EPOXY-COATED IRON GATE VALVE WITH RESILIENT WEDGE DISC, NON-RISING STEM, AND SQUARE OPERATING NUT. THIS VALVE ONLY AVAILABLE IN SIZES 2-INCH AND LARGER.

3" CRUSHED GRAVEL SUMP - FILL BOX TO WITHIN 2" OF TOP OF 6" PVC ACCESS SLEEVE

6" CLASS 160 PVC SLEEVE BOTTOM TO BE NOTCHED AND MUST NOT CONTACT TOP OF PRESSURE MAINLINE

PVC PRESSURE MAINLINE

6 MIL POLY SHEETING BOND BREAKER BETWEEN VALVE AND CONCRETE

SCH. 40 PFC MALE ADAPTER (2) - SIZE TO EQUAL GATE VALVE DIAMETER. APPLY TEFLON TAPE TO ADAPTER THREADS.

CONCRETE SUPPORT BLOCK

UNDISTURBED SOIL

4"(MIN.)

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

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	GATE VALVE	DETAIL PLAN NO. IR-7 Sheet 1 of 1
Date	Comments			
10/21	STAFF CHANGES			

10" ROUND VALVE BOX - BRAND THE LETTER "D" IN LID

2" VALVE MARKER

3/4" CRUSHED GRAVEL SUMP 1 CU. FT.

SET TOP OF BOX 1/2" ABOVE FINISH GRADE FOR SEED, 1" ABOVE FINISH GRADE FOR SOD. FOR MULCH AREAS, SET TOP OF BOX 1/2" ABOVE FINISH GRADE AND ADD 3" VALVE BOX EXTENSION TO ALLOW TOP OF BOX TO BE AT TOP OF MULCH MATERIAL.

FINISH GRADE

2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED

3/4" Fx F SCH.80 PVC 90° ELL (2)

3/4"xCL PVC NIPPLE SCH. 80 (2)

3/4"x6" SCH. 80 PVC NIPPLE

3/4" BRASS GLOBE VALVE

3/4" Mx F SCH.40 PVC 90° ELL

SOIL BLANKET COVERING SUMP

3/4"x4" PVC NIPPLE SCH. 80

3/4" CRUSHED GRAVEL SUMP

PVC PRESSURE MAINLINE

APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MANUAL DRAIN VALVE	DETAIL PLAN NO. IR-5 Sheet 1 of 1
Date	Comments			

10" ROUND VALVE BOX - BRAND THE LETTERS "CC" INTO LID

FINISH GRADE

3/4" CRUSHED GRAVEL SUMP - FILL BOX TO WITHIN 2" OF BOTTOM OF GCV LID

QUICK COUPLING VALVE

1" BRASS NIPPLE LENGTH AS REQUIRED

1" BRASS FIPxFIP 90° ELL

1-1x3" SCH.80 PVC NIPPLE

1" SCH.80 PVC FIPxFIP 90° ELL

1"x12" SCH.80 PVC NIPPLE

1-1"x3" SCH.80 PVC NIPPLE

1" SCH.80 PVC FIPxFIP 90° ELL

PRESSURE MAINLINE SERVICE TEE - SOLVENT WELD OR GASKETED FITTING REFER TO SPECIFICATIONS

APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES

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

JUMBO RECTANGULAR VALVE BOX, BRAND LID WITH CONTROLLER & STATION #.

ELECTRIC CONTROL VALVE

SET TOP OF BOX 3" ABOVE FINISH GRADE FOR SEED, 1" ABOVE FINISH GRADE FOR SOD

SCH. 80 PVC NIPPLE x CLOSE

PVC BALL VALVE

PVC SCH. 40 STREET 90° ELL MIPTxFIP

POLY DRIP TUBING - 3/8" MIN. SPECIFIED DEPTH

POLY INSERT MIPIT ADAPTER

INLINE PRESSURE REGULATING DEVICE

DISC FILTER (INSTALLED UPWARD)

3" CRUSHED GRAVEL SUMP - FILL BOX TO BOTTOM OF VALVE BODY

PROVIDE 12" CONTINUOUS COILS OF ALL "MAINTENANCE" SPARE CONTROL/COMMON WIRING WITHIN VALVE BOX

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

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRIP / SUB-SURFACE VALVE ASSEMBLY	DETAIL PLAN NO. IR-18 Sheet 1 of 1
Date	Comments			
10/21	STAFF CHANGES			

JUMBO RECTANGULAR VALVE BOX, BRAND LID WITH CONTROLLER & STATION #.

ELECTRIC CONTROL VALVE

SCH. 80 PVC NIPPLE x CLOSE

PVC BALL VALVE

MULCH MATERIAL

SET TOP OF BOX 1/2" ABOVE FINISH GRADE AND ADD 3" VALVE BOX EXTENSION TO ALLOW TOP OF BOX TO BE AT TOP OF MULCH MATERIAL.

3.5"

POLY DRIP TUBING - 3/8" MIN. SPECIFIED DEPTH

POLY INSERT MIPIT ADAPTER

INLINE PRESSURE REGULATING DEVICE

DISC FILTER (INSTALLED UPWARD)

3" CRUSHED GRAVEL SUMP - FILL BOX TO BOTTOM OF VALVE BODY

PROVIDE 12" CONTINUOUS COILS OF ALL "MAINTENANCE" SPARE CONTROL/COMMON WIRING WITHIN VALVE BOX

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

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO. IR-19 Sheet 1 of 1
Date	Comments			
10/21	STAFF CHANGES			

FINISH GRADE

12"

24"

18"

SPRAY HEAD LATERAL PIPING

ROTOR LATERAL PIPING

BACKFILL MATERIAL (TYPICAL)

PVC MAINLINE

CONTROL WIRES

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

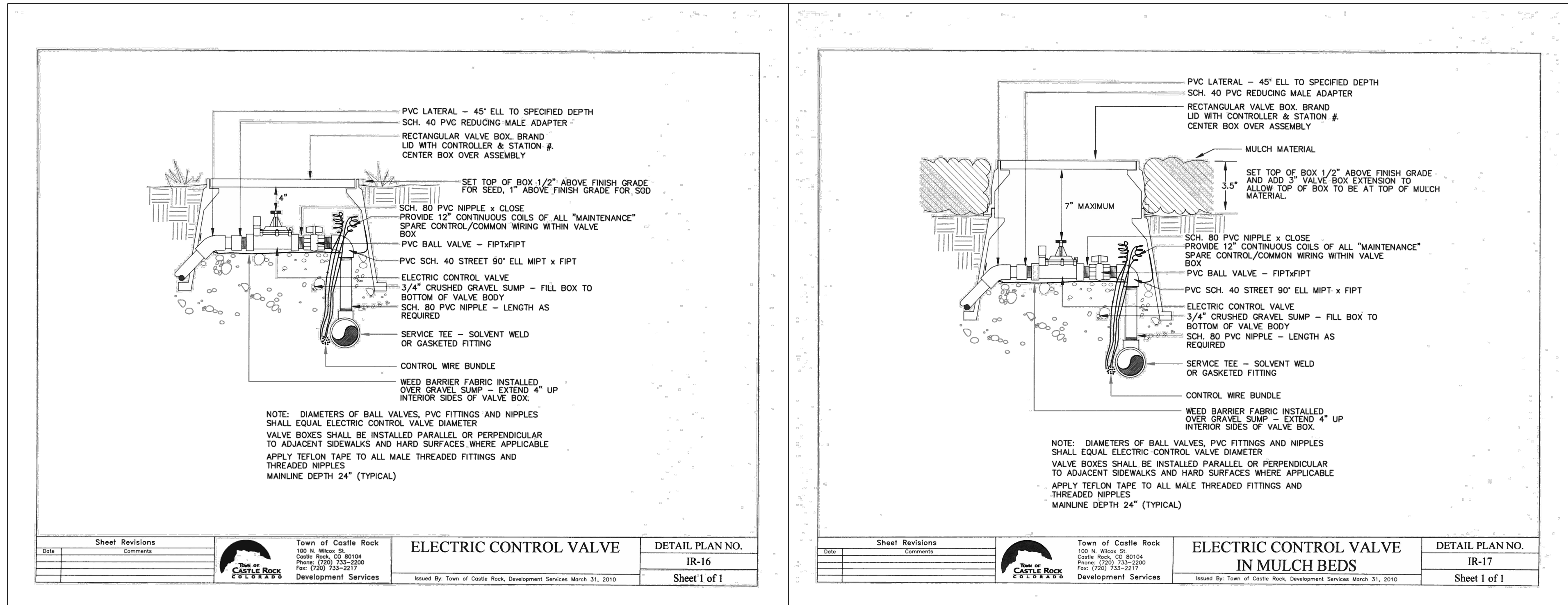
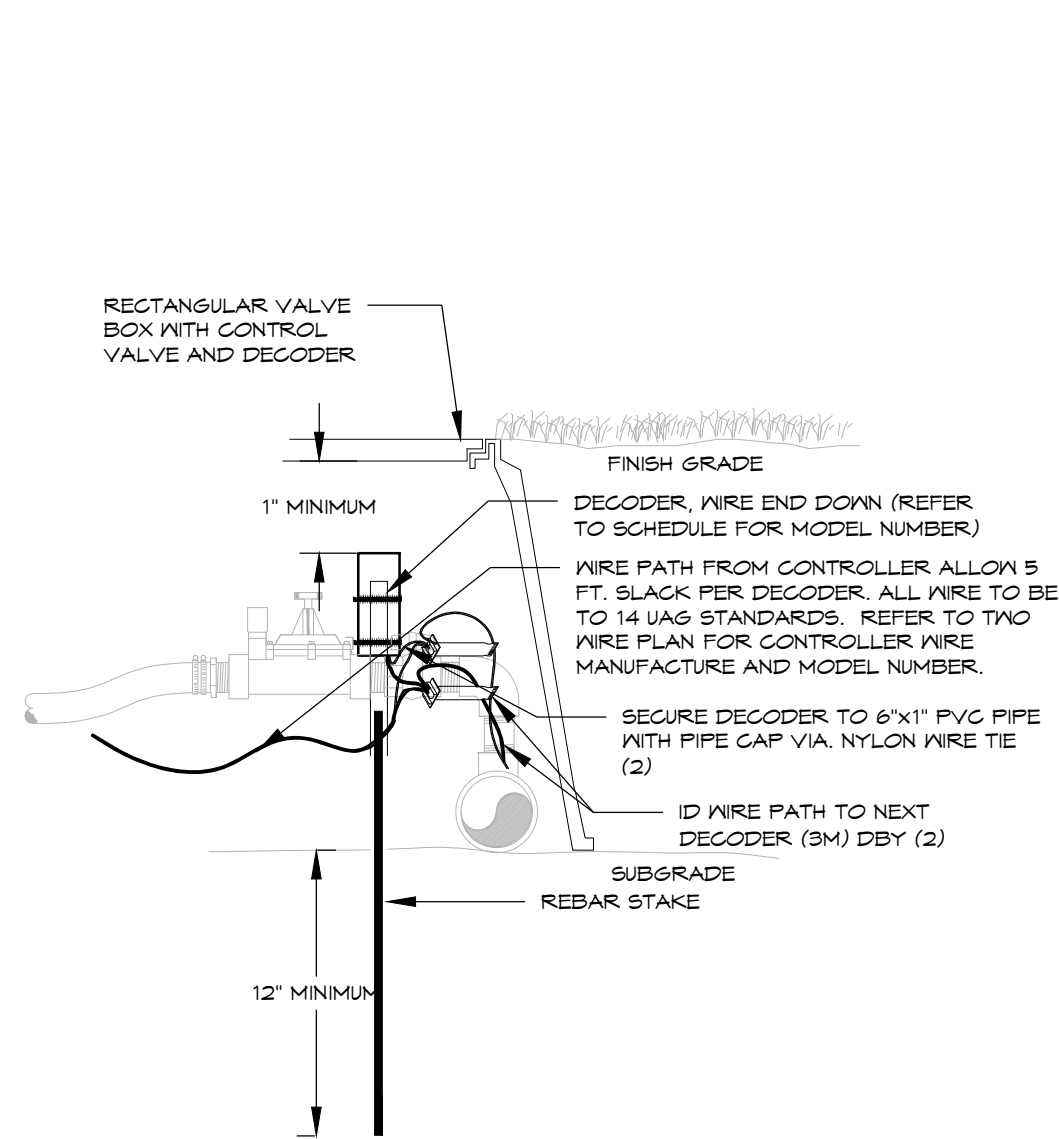


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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

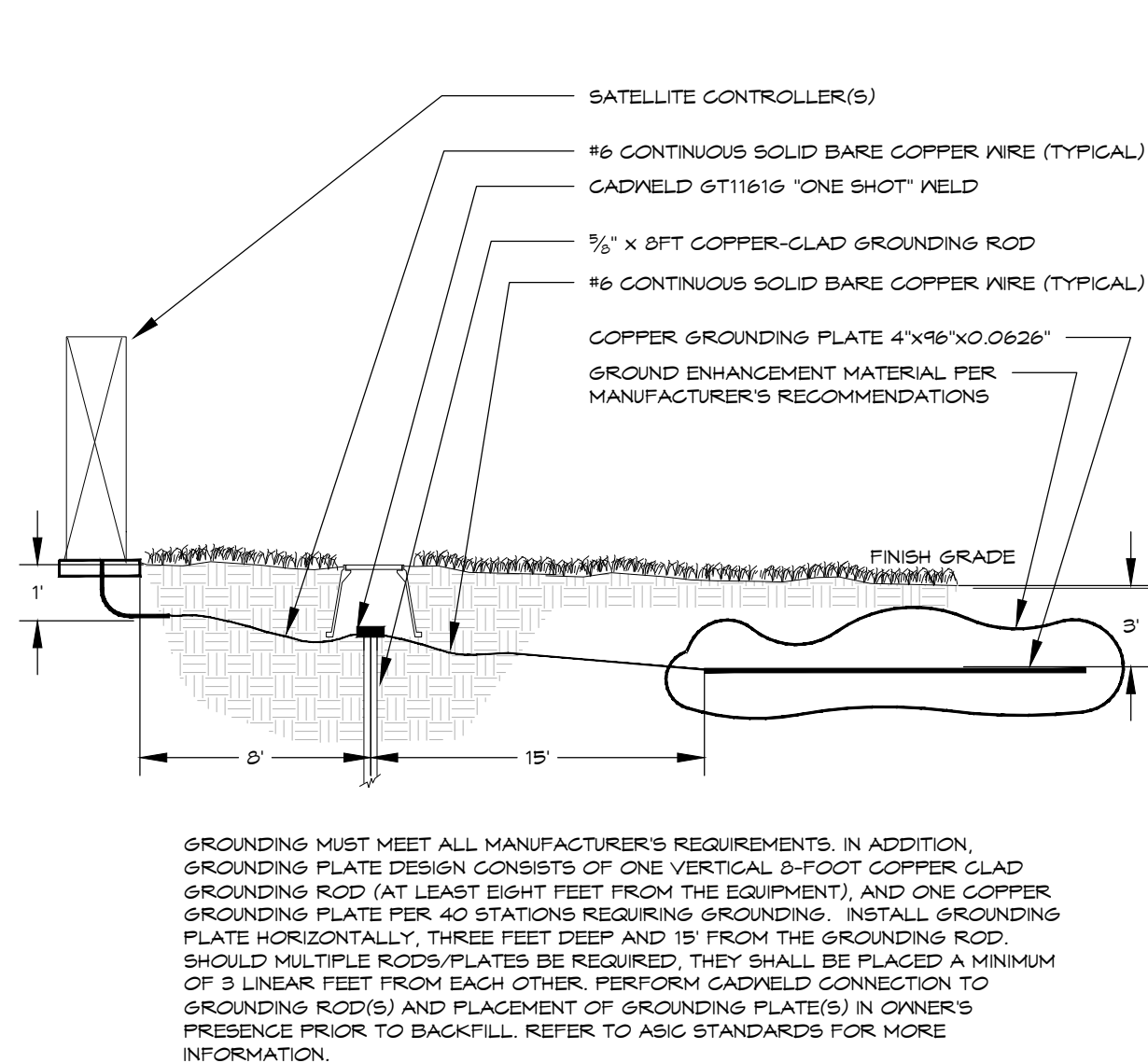
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By: DEVELOPMENT SERVICES **APPROVED**
By: Kirkpatrick on 12/01/2025
APPROVED-CD23-0037 Plans.pdf
Record Document on File
Date

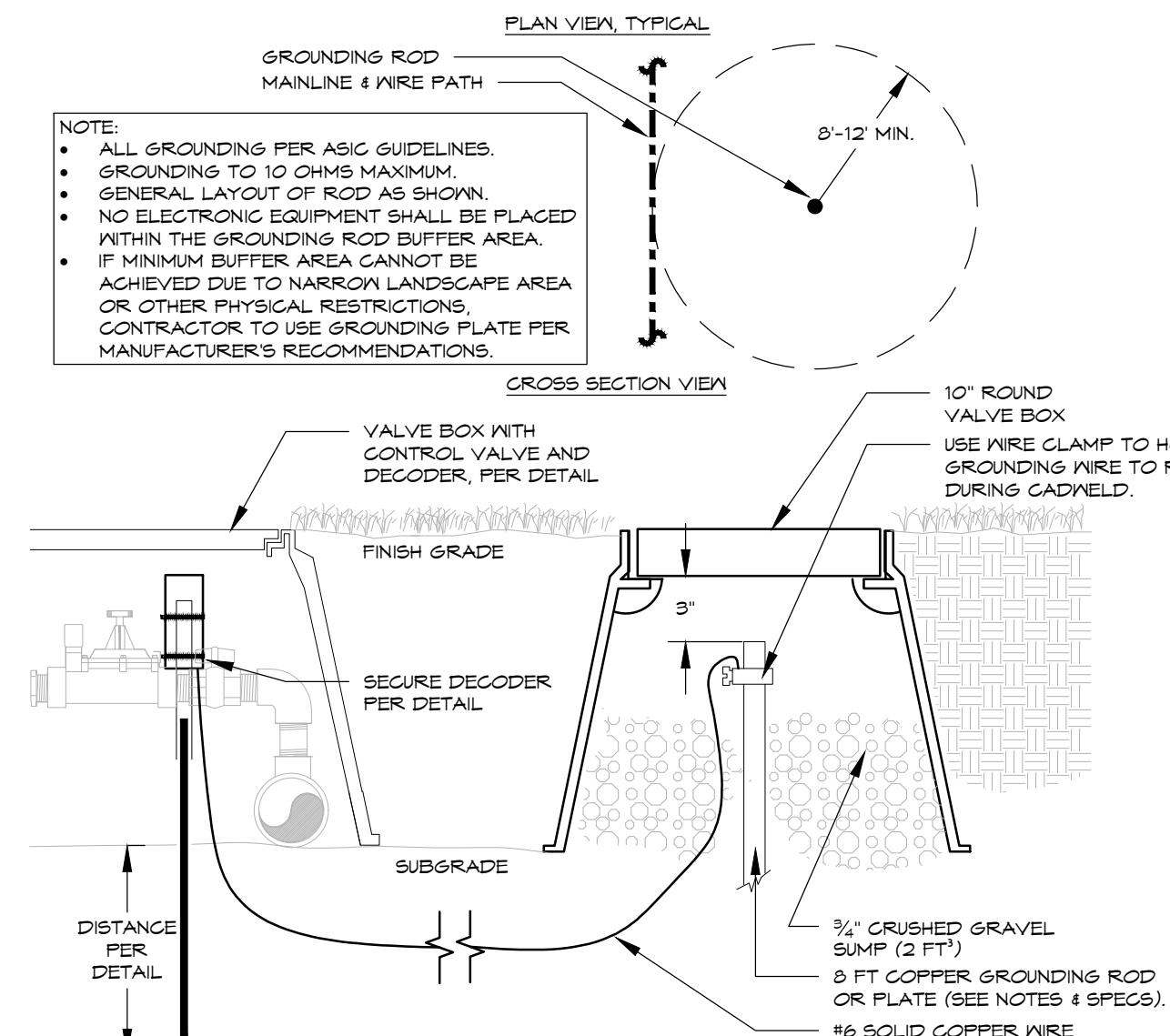
Development Services



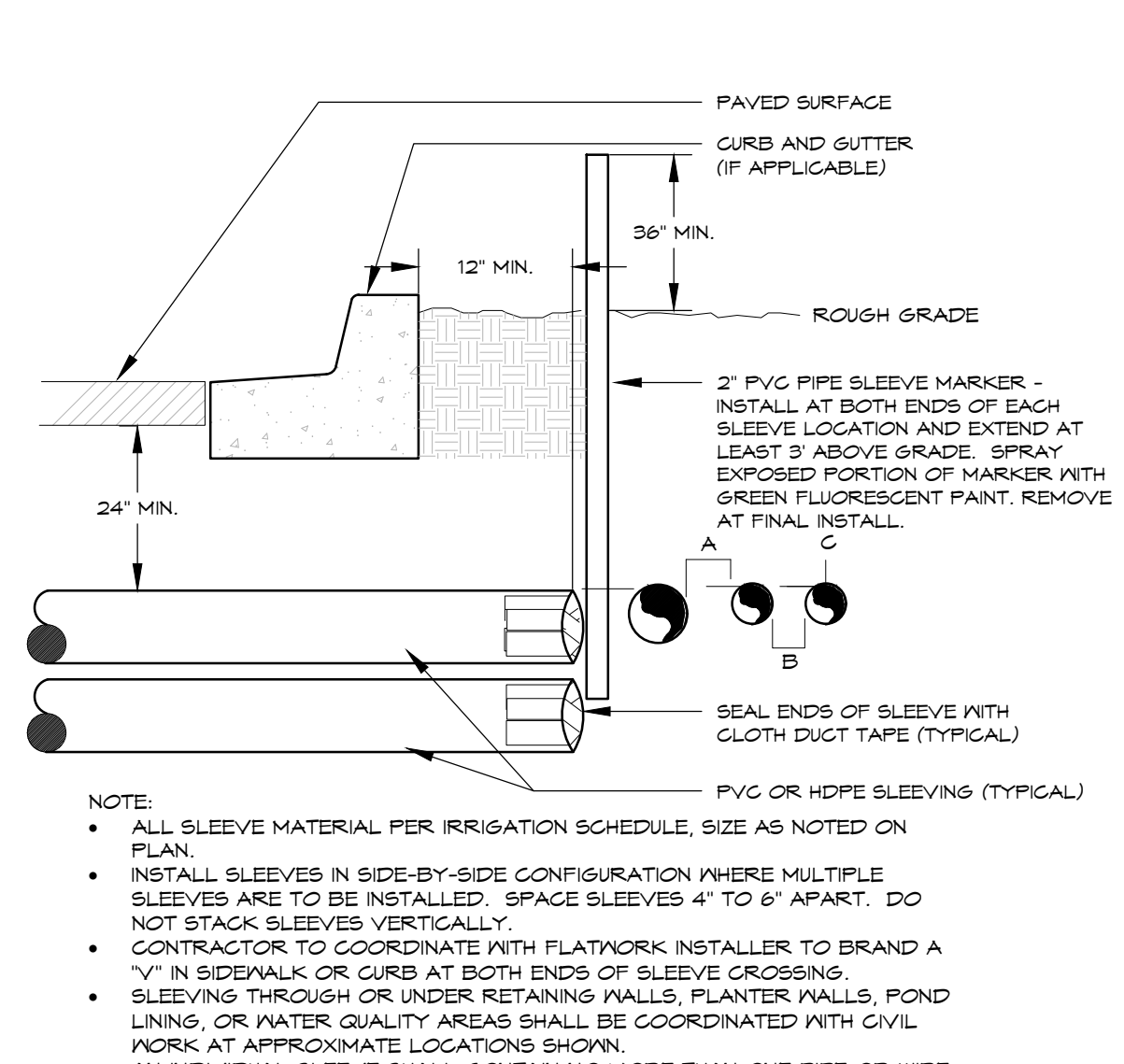
1
DECODER INSTALLATION
TWO-WIRE SYSTEM



2
CONTROLLER GROUNDING
TWO-WIRE SYSTEM - Pedestal Mount



3
ACC GROUNDING
TWO-WIRE SYSTEM - TYPICAL



4
IRRIGATION SLEEVING
TYPICAL

DIRECTORY

IRRIGATION SCHEDULE	CD21
IRRIGATION NOTES	CD21
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IRRIGATION CHARTS	CD27

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



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13949 W. Colfax Ave., Suite 260
Denver, CO 80204
P: 303.986.5327
www.hydro-systems.com

DESIGNED BY: KJD
CHECKED BY: JSB
DRAWN BY: KJD

ISSUE DATE: 10-17-2025	DATE	REVISION COMMENTS
	04-11-2025	BUILDING PERMIT
	04-16-2025	BUILDING PERMIT
	07-03-2025	TOWN SUBMITTAL
	08-20-2025	BUILDING PERMIT
	09-17-2025	TOWN SUBMITTAL
	09-26-2025	TOWN SUBMITTAL
	10-17-2025	TOWN SUBMITTAL



HARRIS
KOCHER
SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION DETAILS



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UNDERGROUND MEMBER UTILITIES.

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

Approved By:  **APPROVED**
By: Kirkpatrick
on 12/01/2025
APPROVED-CD25-0037 Plans.pdf
Record Document on File

Development Services Date



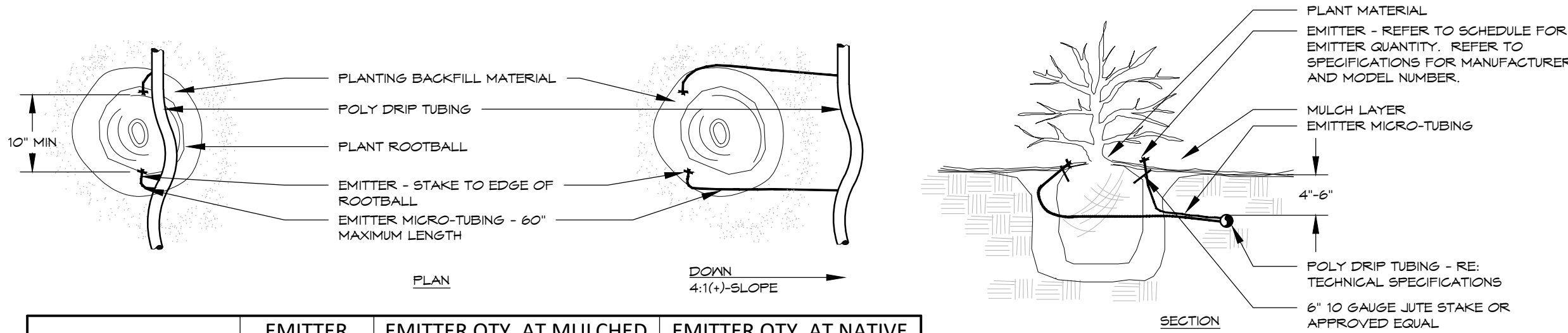
KIRKPATRICK
01/09/2025
KIRKPATRICK
COUNTY

PROJECT #:
SHEET NUMBER

CD25

25 OF 46

FILEPATH: T:\000-0000-0000\0001\THE BRICKYARD CASTLE ROCK\REFS\01-26- BACK-40101\15-THE BRICKYARD BUILDING 5-IR-CD-6-DWG LAYOUT.rvt
PLOTTED: MON 12/01/2025 8:33:02A BY: KEN DP/ALQ



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

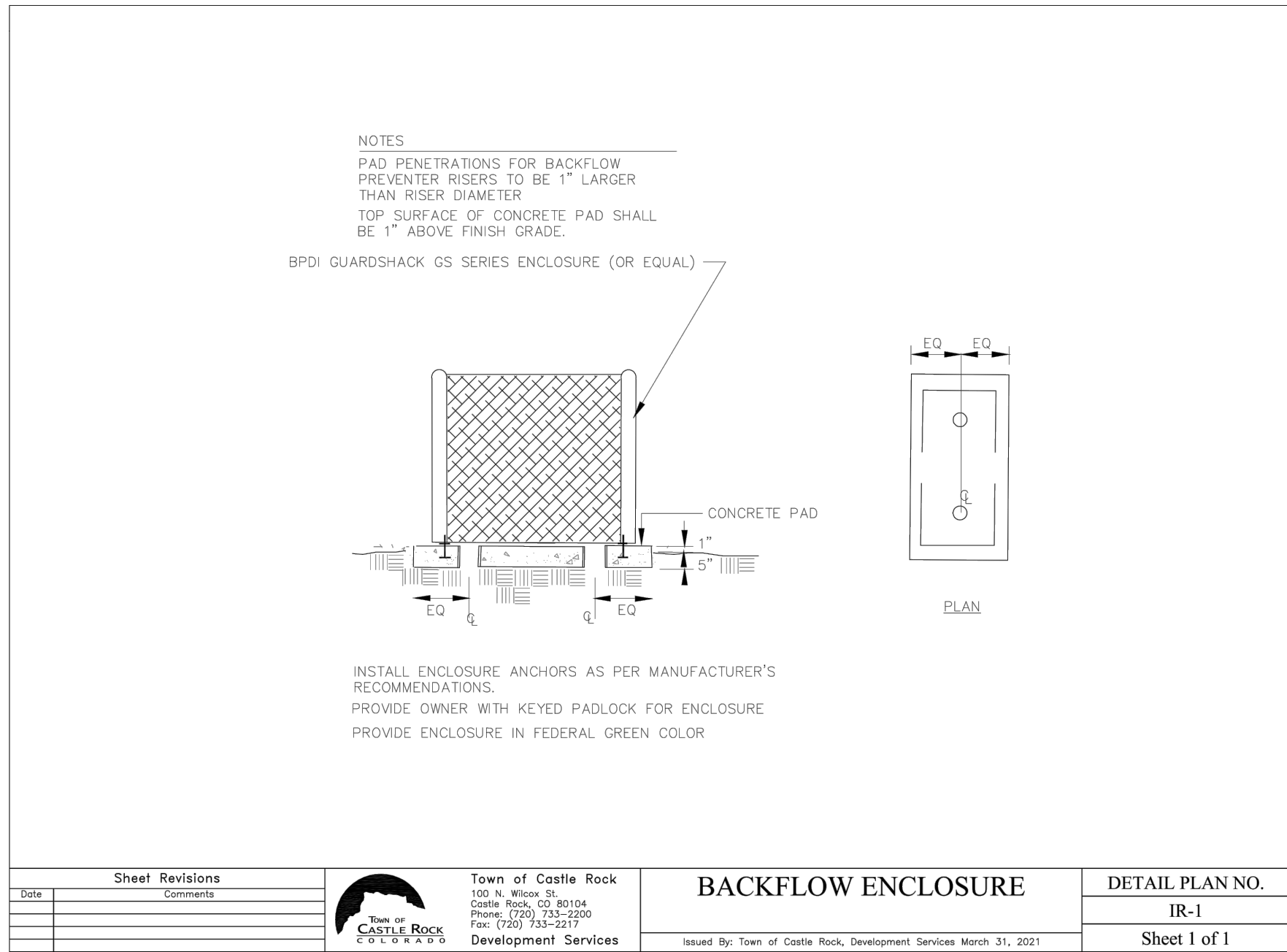
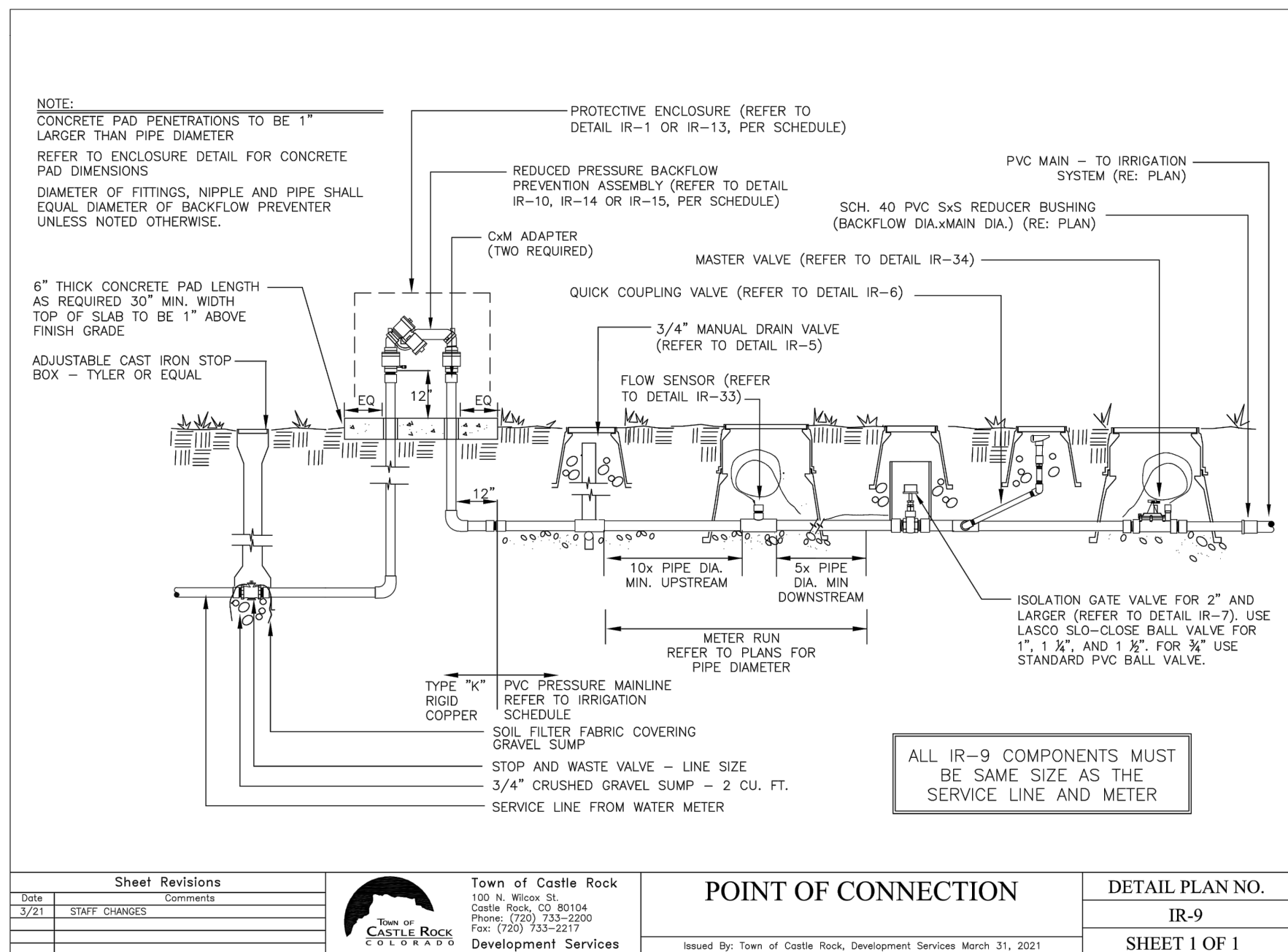
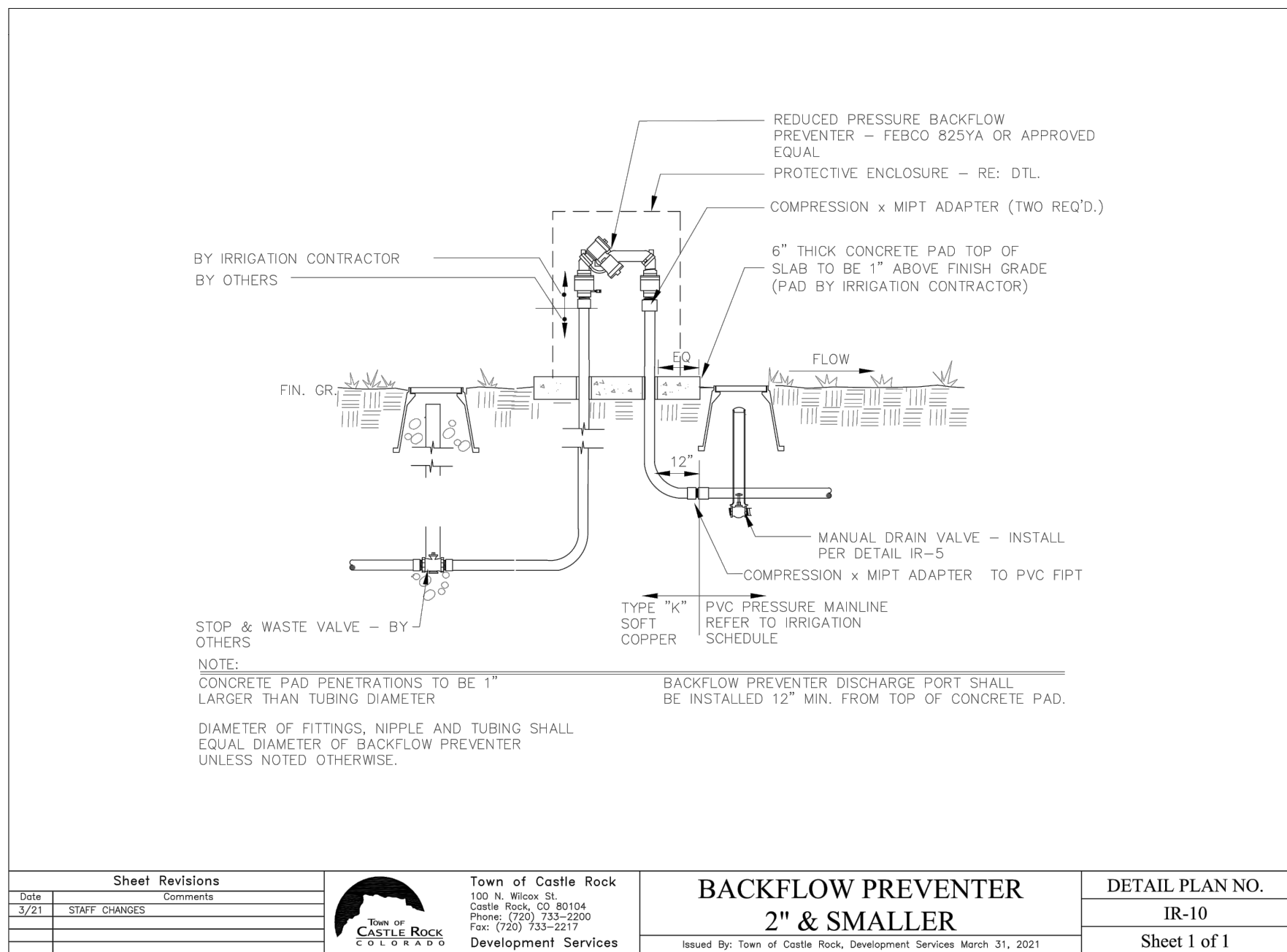
- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.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

DRIP EMITTER

#####

5

EXISTING TAP AND BACKFLOW ASSEMBLY -REFER TO INFRASTRUCTURE PLANS



NOTE: BACKFLOW DETAILS ARE FOR REFERENCE ONLY. TAP AND BACKFLOW ASSEMBLY WILL BE EXISTING -INSTALLATION WILL BE DONE PER INFRASTRUCTURE PLANS.

DIRECTORY

IRRIGATION SCHEDULE	CD21
IRRIGATION NOTES	CD21
IRRIGATION PLANS	CD22
IRRIGATION DETAILS	CD23 - CD26
IRRIGATION CHARTS	CD27

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



DESIGNED BY: KJD
CHECKED BY: JSB
DRAWN BY: KJD

ISSUE DATE: 10-17-2025	DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT	
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10-17-2025	TOWN SUBMITTAL	



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION DETAILS



PROJECT #
SHEET NUMBER
CD26A
26 OF 46

Appendix A



TEMPORARY IRRIGATION

1. Criteria

The purpose of temporary irrigation is to germinate native seed and establish native vegetation, it is not intended for continuous use during establishment period (assumed to be two (2) years). This means that the temporary system will not be operated on a three (3) day per week watering schedule after the initial thirty (30) day irrigation exemption period.

- a. The native soil must be amended with three (3) cu yds. of organic compost per one thousand (1,000) sq. ft.
- b. This amendment must be incorporated into the soil via tractor ripping.

2. Seeding

Seeding shall take place as recommended by Town. Seasonal weather conditions shall be taken into consideration when scheduling seed and mulch installation. Seeding shall not occur between June 15th and September 1st. Coordinate with Castle Rock Water's Conservation Division for guidance. Generally, if a Red Flag Warning and/or local fire restriction has been issued, no seeding shall commence until such time that the warnings/restrictions have been released.

- a. Drill seeding is required.
- b. Slopes steeper than 3:1 are not permitted.
- c. Temporary irrigation systems and irrigation exemptions will meet the following specifications:

- i. The irrigation system must be above ground and removed at the end of the approved establishment period.
- ii. Sprinkler heads used for temporary irrigation must have an application rate not to exceed .75"/hour. Traditional spray heads/nozzles are not allowed.
- iii. The irrigation exemption shall not exceed thirty (30) days.
- iv. Seed ticket(s) for areas temporarily irrigated are to be provided to Castle Rock Water.
- v. Town of Castle Rock hydraulic worksheet (required on construction documents) will show both permanent and temporary irrigated areas. These should be listed separately and not combined.
- vi. Tap sizing will be determined by the permanent irrigated plant material.

3. Irrigation

Watering shall occur between the hours of 12 a.m. and 8 a.m. No watering will be permitted outside of these times.

Town of Castle Rock Landscape and Irrigation Criteria Manual

April 1, 2021



Appendix A

- a. A hydrant meter issued by the Town may be used to meter temporary irrigation water. Hydrant meter assembly shall be secured with anti-theft cage and protected from freezing. Hydrant meter shall be connected to 2" fitting on hydrant. The 4" fitting shall be reserved for the fire department to use in fighting fires. Hydrant meter assembly will be removed at end of growing season and returned to the Town. Applicant will follow hydrant meter permit requirements.
- b. Water will be billed at the applicable tier two (2) irrigation rate (see current year rates and fees). An establishment water budget will be implemented as follows:

- i. For the first four weeks:
 - Two 9 minute cycles per zone @ .4"/hour = .12" of water per day
 - .12"/day x 7 days/week = .84"/week
 - .84"/week x 4 weeks = 3.36" for the first 4 weeks
 - 3.36" x .62 = 2.0832 gallons / square foot
 - 2.0832 gallons/square foot x 43,560 square feet in an acre = 90,744 gallons/acre
- ii. For the second four weeks (transition to fixed three days per week as indicated on the standard non-residential schedule):
 - One 15 minute cycle per zone @ .4"/hour = .1" of water per day
 - .1"/day x 3 days/week = .3"/week
 - .3"/week x 4 weeks = 1.2" for the second 4 weeks
 - 1.2" x .62 = .744 gallons / square foot
 - .744 gallons/square foot x 43,560 square feet in an acre = 32,409 gallons/acre
- iii. Moving forward continue to transition to as-needed only, not to exceed 1" per month:
 - 1" per month x .62 = .62 gallons per square foot
 - .62 gallons per square foot x 43,560 square feet in an acre = 27,007 gallons per acre

All water used in excess of the budget will be billed at the applicable tier three (3) excess rate. These rates are subject to change annually based on an annual rates and fees study by the Town.

- c. A waterproof sign measuring a minimum of 2 feet by 2 feet shall be visible from each adjacent road. The sign shall contain:
 - **TEMPORARY IRRIGATION.**
 - Dates of the temporary irrigation.
 - Contractor's contact information.(See example on next page)

4. Conclusion

- a. The contractor must contact Castle Rock Water, Stormwater hotline at 720-733-2235, a minimum of one week prior to the expiration of the temporary irrigation exemption to evaluate the level of establishment.
- b. Upon expiration of the approved establishment period, all components of the temporary irrigation system must be removed. Equipment to be removed includes: irrigation controller, control valves, manual ball valves, all fittings used to connect valves to mainline, valve boxes, above ground lateral piping, sprinkler heads, and all associated staking materials. Below ground irrigation mainline and wiring can be abandoned in place.

Town of Castle Rock Landscape and Irrigation Criteria Manual

April 1, 2021



Appendix A

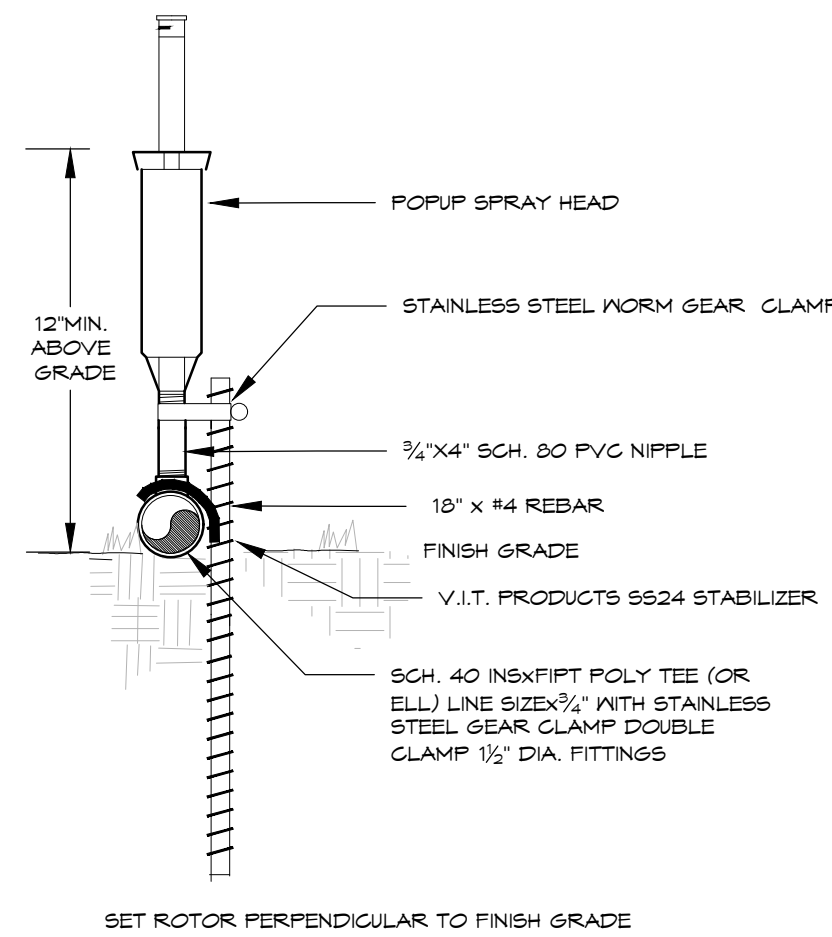
TEMPORARY IRRIGATION

05/01/2021 - 05/30/2021

ABC BUILDER, 303-555-5555

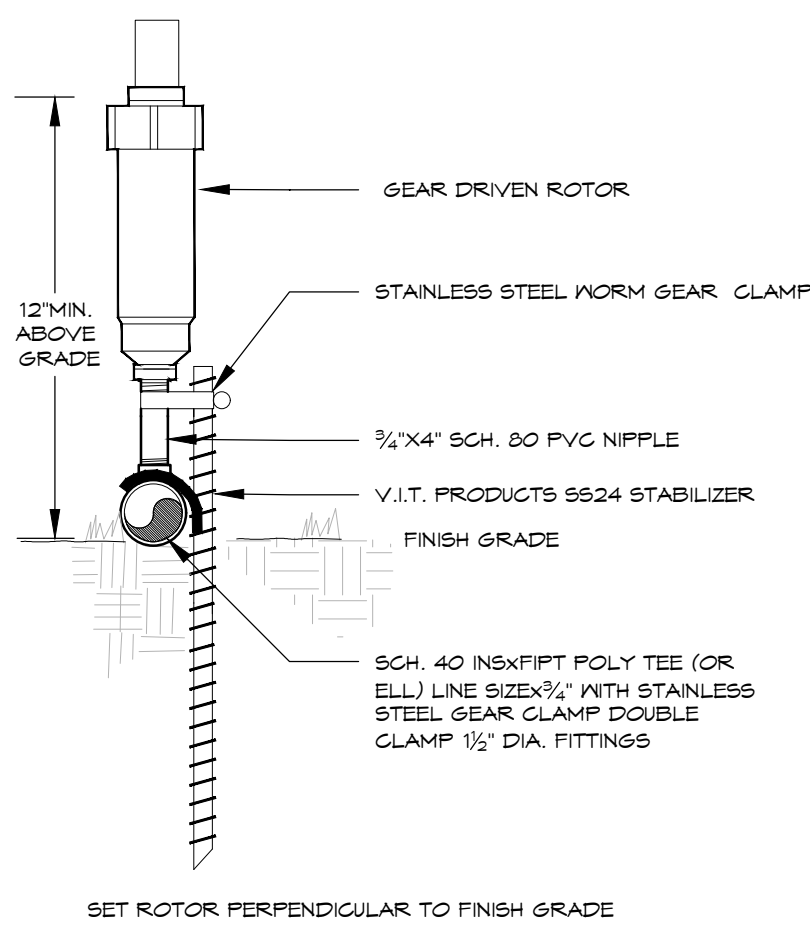
Town of Castle Rock Landscape and Irrigation Criteria Manual

April 1, 2021



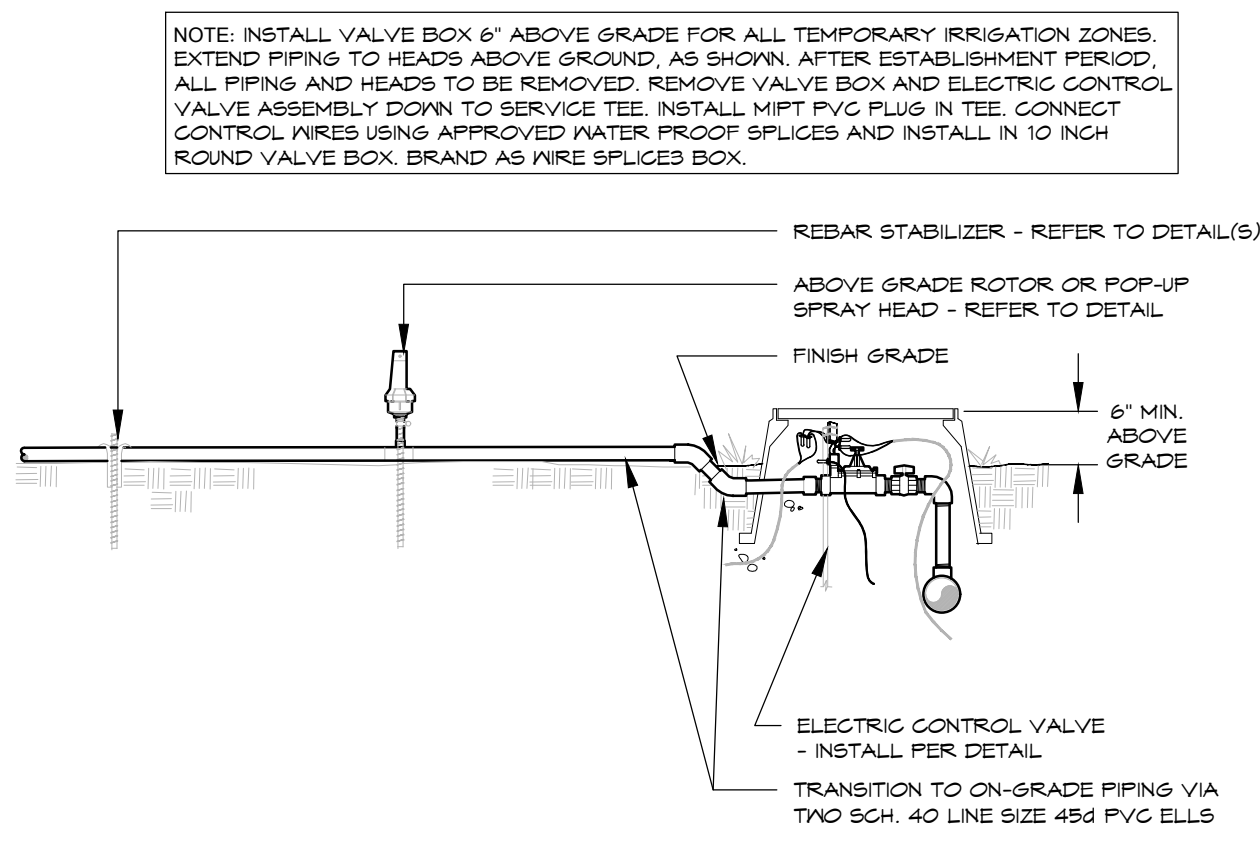
POP-UP SPRAY HEAD
ON GRADE

6



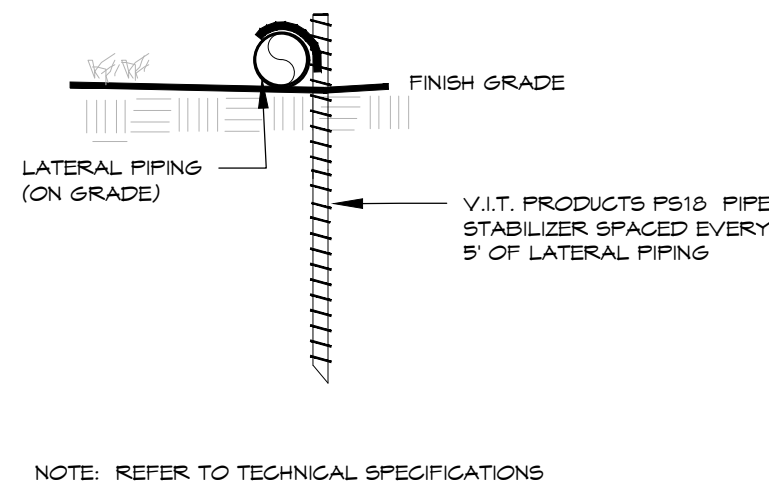
GEAR DRIVEN ROTOR
ON GRADE

7



ELECTRIC CONTROL VALVE
ON GRADE SYSTEM

8



PIPING STABILIZATION
ON GRADE PIPING

9

DIRECTORY
IRRIGATION SCHEDULE
IRRIGATION NOTES
IRRIGATION PLANS
IRRIGATION DETAILS
IRRIGATION CHARTS

CD21
CD21
CD22
CD23 - CD26
CD27

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



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DESIGNED BY: KJD
CHECKED BY: JSB
DRAWN BY: KJD

ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



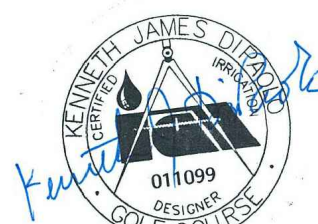
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
IRRIGATION DETAILS



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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



PROJECT #:
SHEET NUMBER

CD26B

26 OF 46

FILEPATH: \\BACK40\DESKTOP-01-TALLEY\TD\NET\BACK40\PROJECTS\2022\02-017 BRICKYARD\04 CAD-REVIT\BACK40\02 BUILDING 502 CAD SHEETS\CD27 LANDSCAPE NOTES, SCHEDULES & SHEET INDEX
PLOTTED: TUE 07/21/26 10:46:28A BY: NATHAN KROHN

ABBREVIATIONS ("L" SHEETS ONLY)

APPROX ARCH AVG	APPROXIMATE ARCHITECT AVERAGE	MH MIN MISC	MANHOLE MISCELLANEOUS
B&B BLDG BM BOC BR BS BW	BALLED AND BURLAPPED BUILDING BENCHMARK BACK OF CURB BOTTOM OF RAMP BOTTOM OF STEP BOTTOM OF WALL	NIC NOM NTS OC OD OPP	NOT IN CONTRACT NOMINAL NOT TO SCALE ON CENTER(S) OUTSIDE DIAMETER OPPOSITE
CAL CF CIP CL CLR COMP CONC CONT CONTR CU	CALIPER CUBIC FEET CAST-IN-PLACE CONTROL JOINT CENTERLINE CLEAR(ANCE) COMPACTED CONCRETE CONTINUOUS CONTRACTOR CUBIC	PA PC PERP PED PERM PLB PSF PSI PT PVC PVMT PVR	PLANTING AREA POINT OF CURVATURE PERFORATE (D) PEDESTRIAN PERIMETER PROPERTY LINE POINT OF BEGINNING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT, POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT PAYER(S)
DBL DEG DEMO DIA DIM DN DTL DWG	DOUBLE DEGREE DEMOLISH, DEMOLITION DIAMETER DIMENSION DOWN DETAIL DRAWING	QTY R RE REINF REQD REV RIM ROW RP	QUANTITY REFERENCE REINFORCE(D), (ING) REQUIRED REVISION(S), REVISED RIM ELEVATION RIGHT-OF-WAY RADIUS POINT
EA EF ELEV ELECT ENG EQ EST EXW EXIST	EACH EACH FACE EXPANSION JOINT ELEVATION ELECTRICAL ENGINEER EQUAL ESTIMATE EACH WAY EXISTING	SAN SCH SD SEC SF SHT SIM SPEC	SANITARY SCHEDULE STORM DRAIN SECTION SQUARE FOOT (FEET) SHEET SIMILAR SPECIFICATIONS
FG FIN FL FOB FOW FS FT FTG	FINISHED GRADE FINISH FLOW LINE FACE OF BUILDING FACE OF WALL FINISH SURFACE FOOT (FEET) FOOTING	SQ STA STD STL STRUCT SYM TBC TC THK TLF TOPO TR TRANS TS TV TYP	SQUARE SQUARE STATION STANDARD STEEL STRUCTURAL SYMMETRICAL TOP OF BACK OF CURB TOP OF CURB THICK TOP OF LIGHT FOOTING TOP OF TOPOGRAPHY TOP OF RAMP TRANSFORMER TOP OF STEP TOP OF WALL TYPICAL
ID INV IN INCL IRR	INSIDE DIAMETER INVERT ELEVATION INCHES INCLUDE(D) IRRIGATION	UNFIN VAR VERT VEI VOL	UNFINISHED VARIES VERTICAL VEHICLE VOLUME
JT LIN LP LT	JOINT(S) LINEAR LOW POINT LIGHT	W/ W/O WT WWF	WITH WITHOUT WEIGHT WELDED WIRE FABRIC
MATL MECH	MATERIAL MAXIMUM MECHANICAL	YD	YARD

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
- EXISTING BUILDINGS, GRADING, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY THE CIVIL ENGINEER.
- VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING WORK.
- THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BICYCLE RACKS ARE TO BE STAKED IN THE FIELD AND APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
- A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATION CAREFULLY AND NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
- ALL SYMBOLS ARE SHOWN DIAGRAMMATIC ALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.
- LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, EDGE OF ROAD, FACE OF BUILDING WALL OR PROPERTY LINE EXCEPT WHERE OTHERWISE NOTED. WHERE LIMIT OF WORK IS SHOWN IN LANDSCAPE AREAS, LIMIT DISTURBANCE TO UNDISTURBED AREAS AND REINSTATE LANDSCAPE AS SHOWN ON PLANS.
- ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, (BOC), FACE OF WALL, (FOW) OR FACE OF BUILDING(FOB) UNLESS OTHERWISE NOTED.
- ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.
- SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN LANDSCAPE MATERIALS, FINISHES AND LAYOUT IN RELATIONSHIP TO THE ARCHITECTURE AND/OR STREET, CURB & GUTTER AND SIDEWALK SYSTEMS. PAVEMENT JOINTING, FINISHES, COLOR AND GRADES HAVE BEEN STRICTLY COORDINATED. CONSTRUCTION OF THESE SYSTEMS SHALL ALSO BE STRICTLY COORDINATED.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION. WORK INSTALLED NOT IN COMPLIANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AT CONTRACTORS EXPENSE.

- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE CONTRACTORS EXPENSE.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADING AND DRAINAGE INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMPLETION OF ROUGH GRADING WORK.
- ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ARCHITECTURAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- COORDINATE PROPOSED WALKS AND RAMPS WITH ANY EXISTING CONDITIONS INCLUDING PUBLIC SIDEWALKS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.
- NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

TO CR STANDARD LANDSCAPE NOTES

- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720-733-0017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPE.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION, AND SCHEDULING A SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND/OR NATIVE SEED MIX AT THE TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENTS SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF APPROVED ORGANIC MATTER PER ONE (1) THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTO-TILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNERS REPRESENTATIVE.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPING AND/OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
- TOWN OF CASTLE ROCK PERMIT AND APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
- TOWN OF CASTLE ROCK 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 OF LESS THAN 10 (TEN) FEET IN WIDTH.

STREETSCAPE

LANDSCAPE REQUIREMENTS

ITEM	LENGTH	UNITS	TREES REQUIRED (1 PER 40'-0")	TREES PROVIDED	SHRUBS REQUIRED (5 PER REQUIRED TREE)	SHRUBS PROVIDED	PERENNIALS REQUIRED	PERENNIALS PROVIDED
BRICKYARD CIRCLE (S)	178'-3"	FEET	5	6	65	78	0	114
FIFER STREET	557'-6"	FEET	14	14	145	227	0	789
BRICKYARD CIRCLE (N)	103'-5"	FEET	3	4	65	60	25	86
PRAIRIE HAWK STREET	561'-4"	FEET	14	2	145	186	0	51
			*TOTALS	46	26	420	551	1,040

* PROVIDED TREES TO MEET DEVELOPMENT REQUIREMENT AS A WHOLE (TOTAL TREES PROVIDED NEED TO MEET OR EXCEED TOTAL REQUIRED TREES PER LANDSCAPE AREA. DEVELOPMENT TO BE REVIEWED AS A WHOLE, THEREFORE THE TOTAL REQUIRED AND PROPOSED TREE/SHRUB QUANTITIES TO BE REVIEWED AGAINST SITE DEVELOPMENT PLAN.

CLWUR CHART

LANDSCAPE ZONE	CLWUR RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to +4.5
High Water Use	+4.5

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	CLWUR RATING (IWR/5.0) (CLWUR)	IRRIGATED AREA (A)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR+Σ IWRUR IATA)	TOTAL AREA (TA)
Shrub Bed	Low	Planter Beds	Drip	10.0 m ³ /yr	2.0	7,417	7,417	7,417
Native Grass	Low	Embankment Plantings	1 m ³ /yr	0.2	0.04	6,987	6,987	6,987
						14,404	14,404	14,404

NOTE: TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED AFTER SEED HAS BEEN ESTABLISHED

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR+Σ IWRUR IATA)

PLANTING NOTES

- THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTORS CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING. GRAPHIC QUANTITIES SHALL TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
- FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECTS APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
- PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
- ALL ROOT WRAPPING MADE OF SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
- ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
- ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
- ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.
- PERFORM PERCOLATION TEST ON ALL TREE HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF RESULTS. REFER TO CONTRACT SPECIFICATIONS FOR FURTHER INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- PROJECT INCLUDES EXTENSIVE IRRIGATION AND UTILITY SYSTEMS, MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE ARCHITECT.
- PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- REFER TO LAYOUT DRAWINGS FOR STEEL EDGER LAYOUT. STAKE AND REVIEW LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NATIVE SEED MIX

KEYNOTE 7.3

Common Name	Botanical Name	Variety	Notes	%in Mix	Pounds of PLS Per Acre
Bouteloua	Bouteloua	Texoka	PMWS	20	32
Blue Grama	Bouteloua gracilis	hatchia	PMWS	20	0.6
Yellow Top	Phacelia grandiflora	Arctic	PMWS	20	32
Redhead Grama	Stipa sp.	Yugoslav	PMWS	20	1.8
Yucca	Yucca	critana	PMWS	10	1
Stipa	Stipa	soder	PMWS	10	1.2

GRADING NOTES

- MAXIMUM SLOPE 3:1. MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING OR PLANTING.
- PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED IN THE DRAWINGS.
- PROVIDE 2% CROSS SLOPE ON ALL CONCRETE WALKS UNLESS OTHERWISE NOTED.
- ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT OF WORK.

SOIL PREP NOTES

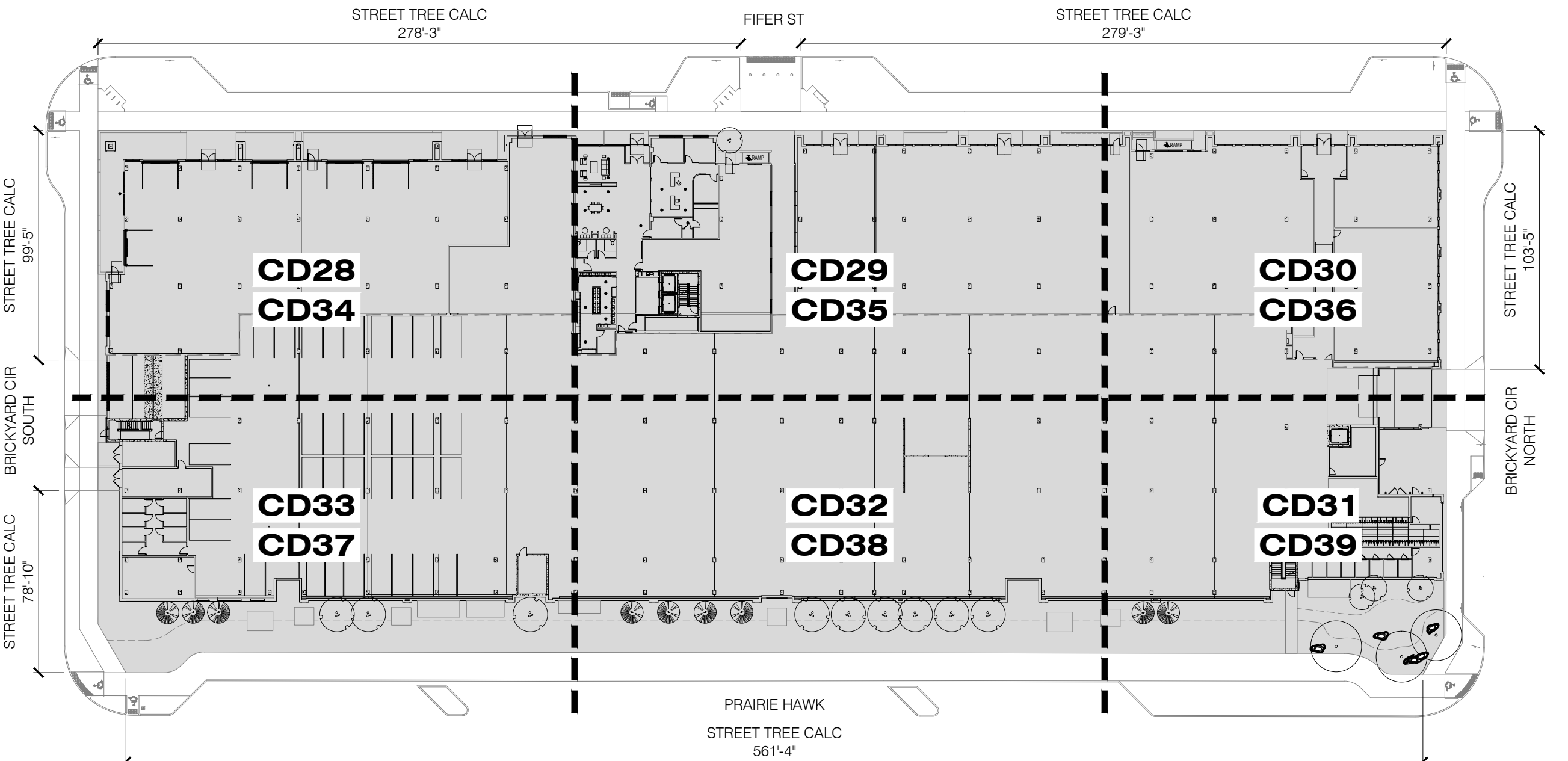
- DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS
1.A. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
1.B. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
1.B.A. ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO: DEPTH OF 18"
1.B.B. ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR: NATIVE SOIL
- SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE.

LANDSCAPE & IRRIGATION SHEETS

DWG #	SHEET #	SHEET TITLE
21	CD21	IRRIGATION PLAN
22	CD22	LANDSCAPE NOTES, SCHEDULES, & SHEET INDEX
23	CD23	LANDSCAPE LAYOUT PLAN
24	CD24	LANDSCAPE LAYOUT PLAN
25	CD25	LANDSCAPE LAYOUT PLAN
26	CD26	LANDSCAPE LAYOUT PLAN
27	CD27	LANDSCAPE LAYOUT PLAN
28	CD28	LANDSCAPE LAYOUT PLAN
29	CD29	LANDSCAPE PLANTING PLAN
30	CD30	LANDSCAPE PLANTING PLAN
31	CD31	LANDSCAPE PLANTING PLAN
32	CD32	LANDSCAPE PLANTING PLAN
33	CD33	LANDSCAPE PLANTING PLAN
34	CD34	LANDSCAPE PLANTING PLAN
35	CD35	LANDSCAPE MULCH PLAN
36	CD36	LANDSCAPE MULCH PLAN
37	CD37	WALL & PAVING DETAILS
38	CD38	DOG PARK DETAILS
39	CD39	PLANTING & MULCH DETAILS

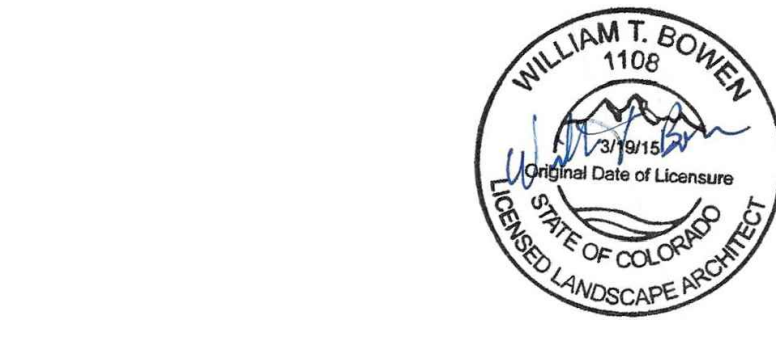
LANDSCAPE KEYNOTES

- EXISTING CONDITIONS
- PAVING
1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
UNIT PAVERS (TO MATCH FIFER ROW)
SQUEEGEE GRAVEL OR PEA GRAVEL
- PAVEMENT JOINTING
2.1 EXPANSION JOINT
2.2 SAWN CONTROL JOINT
- CURBS, EDGES, STEPS
3.1 EDGER
A | PLANTING AREA STEEL EDGING RESTRAINT
CIP CONC STEPS W/ SS HANDRAIL
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- WALLS
4.1 MASONRY WALL
- SITE FURNISHINGS AND ELEMENTS
5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | LANDSCAPE BOULDER (30"x24"Wx42"L)
TRASH RECEPTACLE
NOT USED
PATIO RAIL
- SITE LIGHTING | RE LIGHTING SHEETS
7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
7.2 MULCH
A | COBBLE
7.3 NATIVE SEED



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED
By Kirkpatrick on 08/03/2026
2-FC026-0002 Plans.pdf
Record Document on File
Development Services
Date

2

2

Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024
DATE: 09-17-2025
09-26-2025
10-17-2025
12-11-2025
03-03-2026
07-08-2026

REVISION COMMENTS
TOWN SUBMITTAL
TOWN SUBMITTAL
TOWN SUBMITTAL
BUILDING PERMIT
FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
FC026-0052 XFMR/SWITCH REVISIONS

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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE NOTES, SCHEDULES, & SHEET INDEX

PROJECT #:
SHEET NUMBER
CD27
27 OF 46

27 OF 46

FILEPATH: \\BACK40\DESKTOP-01\TALEUTD\T2\NETBACK40\PROJECTS\2022\2022-04-17\BRICKYARD04\CAD-REV\TBACK4002 BUILDING 502 CDO SHEETS\CD27 LANDSCAPE NOTES, SCHEDULES & SHEET INDEX
PLOTTED: WED 10/15/25 1:11:50P BY: NATHAN KROHN

ABBREVIATIONS ("L" SHEETS ONLY)

APPROX ARCH AVG	APPROXIMATE ARCHITECT AVERAGE	MH MIN MISC	MANHOLE MISCELLANEOUS
B&B BLDG BM BOC BR BS BW	BASED AND BURLAPPED BUILDING BENCHMARK BACK OF CURB BOTTOM OF RAMP BOTTOM OF STEP BOTTOM OF WALL	NIC NOM NTS	NOT IN CONTRACT NOMINAL NOT TO SCALE
CAL CF CIP CJ CL CLR CMP CONC CONT CONTR CU	CALIPER CUBIC FEET CAST-IN-PLACE CONTROL JOINT CENTERLINE CLEARANCE COMPACTED CONCRETE CONTINUOUS CONTRACTOR CUBIC	OC OD OPP	ON CENTER(S) OUTSIDE DIAMETER OPPOSITE
DBL DEG DEMO DIA DIM DN DTL DWG	DOUBLE DEGREE DEMOLISH, DEMOLITION DIAMETER DIMENSION DOWN DETAIL DRAWING	PC PED PERM PFR POB PSF PSI PT PVC PVMT PVR	PLANTING AREA POINT OF CURVATURE PERFORATE (D) PERIMETER PROPERTY LINE POINT OF BEGINNING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT, POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT PAVER(S)
EA EF EJ ELEV ELECT ENG EQ EST EXW EXIST	EACH EACH FACE EXPANSION JOINT ELEVATION ELECTRICAL ENGINEER EQUAL ESTIMATE EACH WAY EXISTING	QTY	QUANTITY
FG FIN FL FOB FOW FS FT FTG	FINISHED GRADE FINISH FLOW LINE FACE OF BUILDING FACE OF WALL FINISH SURFACE FOOT (FEET) FOOTING	RE REF REQD REV RIM ROW RP	RADIUS REFERENCE REINFORCE(D), (ING) REQUIRED REVISION(S), REVISED RIM ELEVATION RIGHT-OF-WAY RADIUS POINT
GA GALV GB GC GPM	GAUGE GALLON GALVANIZED GRADE BREAK GENERAL CONTRACT(OR) GALLON PER MINUTE	SAN SCH SD SEC SF SHT SIM SPCS SQ STA STD STL STRUCT SYM	SANITARY SCHEDULE STORM DRAIN SECTION SQUARE FOOT (FEET) SHEET SIMILAR SPECIFICATIONS SQUARE STATION STANDARD STEEL STRUCTURAL SYMMETRICAL
HORIZ HP HT	HORIZONTAL HIGH POINT HEIGHT	TBC TC THK TLF TOF TOPO TR TRANS TS TW TYP	TOP OF BACK OF CURB TOP OF CURB THICK TOP OF LIGHT FOOTING TOP OF TOPOGRAPHY TOP OF RAMP TRANSFORMER TOP OF STEP TOP OF WALL TYPICAL
ID INV IN INCL IRR	INSIDE DIAMETER INVERT ELEVATION INCHES INCLUDE(D) IRRIGATION	UNFIN	UNFINISHED
JT	JOINT(S)	VAR VERT VEH VOL	VARIABLES VERTICAL VEHICLE VOLUME
LIN LP LT	LINEAR LOW POINT LIGHT	W/ W/O WT WWF	WITH WITHOUT WEIGHT WELDED WIRE FABRIC
MATL MAX MECH	MATERIAL MAXIMUM MECHANICAL	YD	YARD

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
- EXISTING BUILDINGS, GRADING, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY THE CIVIL ENGINEER.
- VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING WORK.
- THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BICYCLE RACKS ARE TO BE STAKED ON THE FIELD AND APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
- A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATION CAREFULLY AND NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
- ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY, ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.
- LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, EDGE OF ROAD, FACE OF BUILDING WALL OR PROPERTY LINE EXCEPT WHERE OTHERWISE NOTED. WHERE LIMIT OF WORK IS SHOWN IN LANDSCAPE AREAS, LIMIT DISTURBANCE TO UNDISTURBED AREAS AND REINSTATE LANDSCAPE AS SHOWN ON PLANS.
- ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, (BOC), FACE OF WALL, (FOW) OR FACE OF BUILDING(FOB) UNLESS OTHERWISE NOTED.
- ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.
- SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN LANDSCAPE MATERIALS, FINISHES AND LAYOUT IN RELATIONSHIP TO THE ARCHITECTURE AND/OR STREET, CURB & GUTTER AND SIDEWALK SYSTEMS. PAVEMENT JOINTING, FINISHES, COLOR AND GRADES HAVE BEEN STRICTLY COORDINATED. CONSTRUCTION OF THESE SYSTEMS SHALL ALSO BE STRICTLY COORDINATED.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION. WORK INSTALLED NOT IN COMPLIANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AT CONTRACTORS EXPENSE.

PLANTING NOTES

- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE CONTRACTORS EXPENSE.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADING AND DRAINAGE INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMPLETION OF ROUGH GRADING WORK.
- ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ARCHITECTURAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- COORDINATE PROPOSED WALKS AND RAMPS WITH ANY EXISTING CONDITIONS INCLUDING PUBLIC SIDEWALKS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.
- NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720-733-6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPE.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION, AND SCHEDULING A SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND/OR NATIVE SEED MIX AT THE TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENTS SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF APPROVED ORGANIC MATTER PER ONE (1) THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTO-TILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNERS REPRESENTATIVE.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPING AND/OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
- TOWN OF CASTLE ROCK PERMIT AND APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
- TOWN OF CASTLE ROCK INSPECTORS WILL NOT APPROVE LANDSCAPE ANY OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
- OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS OF LESS THAN 10 (TEN) FEET IN WIDTH.

GRADING NOTES

- MAXIMUM SLOPE 3:1, MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING OR PLANTING.
- PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED IN THE DRAWINGS.
- PROVIDE 2% CROSS SLOPE ON ALL CONCRETE WALKS UNLESS OTHERWISE NOTED.
- ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT OF WORK.

SOIL PREP NOTES

- DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS

1.A. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS

1.B. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS

1.B.A. ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO: DEPTH OF 18"

1.B.B. ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR: NATIVE SOIL
- SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE.

LANDSCAPE KEYNOTES

- EXISTING CONDITIONS
- PAVING

1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
FINISH: SAND (TO MATCH FIFER ROW)
- PAVEMENT JOINTING

2.1 EXPANSION JOINT
2.2 SAWN CONTROL JOINT
- CURBS, EDGES, STEPS

3.1 EDGER
A | PLANTING AREA STEEL EDGING RESTRAINT
CIP CONC STEPS W/ SS HANDRAIL
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- WALLS

4.1 MASONRY WALL
- SITE FURNISHINGS AND ELEMENTS

5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | SLAB SEATING (24X18DXL VARIES)

5.2 TRASH RECEPTACLE
5.3 DOG AREA FENCE
5.4 PATIO RAIL
- SITE LIGHTING | RE LIGHTING SHEETS
- PLANTING

7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE

7.2 MULCH
A | COBBLE

7.3 NATIVE SEED

LANDSCAPE & IRRIGATION SHEETS

DWG #	SHEET #	SHEET TITLE
21	CD21	IRRIGATION PLAN
22	CD22	LANDSCAPE NOTES, SCHEDULES, & SHEET INDEX
23	CD23	LANDSCAPE LAYOUT PLAN
24	CD24	LANDSCAPE LAYOUT PLAN
25	CD25	LANDSCAPE LAYOUT PLAN
26	CD26	LANDSCAPE LAYOUT PLAN
27	CD27	LANDSCAPE LAYOUT PLAN
28	CD28	LANDSCAPE LAYOUT PLAN
29	CD29	LANDSCAPE PLANTING PLAN
30	CD30	LANDSCAPE PLANTING PLAN
31	CD31	LANDSCAPE PLANTING PLAN
32	CD32	LANDSCAPE PLANTING PLAN
33	CD33	LANDSCAPE PLANTING PLAN
34	CD34	LANDSCAPE PLANTING PLAN
35	CD35	LANDSCAPE MULCH PLAN
36	CD36	LANDSCAPE MULCH PLAN
37	CD37	WALL & PAVING DETAILS
38	CD38	DOG PARK DETAILS
39	CD39	PLANTING & MULCH DETAILS

LANDSCAPE COVERAGE SUMMARY



Town of Castle Rock Registered Professional WILLIAM T BOWEN
Town of Castle Rock Registration # N/A State of Colorado License Landscape Architect # WILLIAM T BOWEN
Company Name BACK40 LANDSCAPE ARCHITECTURE Address 2329 CHERRY STREET, DENVER, COLORADO 80207
Phone 720.236.6656 Email BILL@BACK40LA.COM Date 2025-10-15
PROJECT NAME BRICKYARD PHASE 1 APARTMENTS

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
3.03 AC ¹ 132,042 SF	20,774 SF ^{#2}	N/A	4,853 SF ^{#3}	32	19	64	551	63.6 CY (4 CY PER 1,000 SF)	Yes <u>X</u> No <u>___</u>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

^{#1} NOTE GROSS SITE AREA PROVIDED IS AREA BEHIND SIDEWALK. ROW AND SIDEWALK ARE A PART OF THE CD24-0030 INFRASTRUCTURE PACKAGE.
^{#2} LANDSCAPE AREA PROVIDED IS SUM OF PLANTING AREA, NATIVE SEED AREA, AND HARDSCAPE AREA. NOTE THE REMAINING SITE LANDSCAPE AREA IS 15.7% OF THE GROSS SITE AREA.
^{#3} NONLIVING ORNAMENTAL AREA IS THE DECORATIVE SITE HARDSCAPE AREA.

STREETSCAPE

ITEM	LENGTH	UNITS	TREES REQUIRED (1 PER 40'-0")	TREES PROVIDED	SHRUBS REQUIRED (5 PER REQUIRED TREE)	SHRUBS PROVIDED	PERENNIALS REQUIRED	PERENNIALS PROVIDED
BRICKYARD CIRCLE (S)	178'-3"	FEET	5	6	65	78	0	114
FIFER STREET	557'-6"	FEET	14	14	145	227	0	789
BRICKYARD CIRCLE (N)	103'-5"	FEET	3	4	65	60	25	86
PRAIRIE HAWK STREET	561'-4"	FEET	14	2	145	186	0	51
*TOTALS			46	26	420	551	25	1,040

* PROVIDED TREES TO MEET DEVELOPMENT REQUIREMENT AS A WHOLE (TOTAL TREES PROVIDED NEED TO MEET OR EXCEED TOTAL REQUIRED TREES PER LANDSCAPE AREA. DEVELOPMENT TO BE REVIEWED AS A WHOLE, THEREFORE THE TOTAL REQUIRED AND PROPOSED TREE/SHRUB QUANTITIES TO BE REVIEWED AGAINST SITE DEVELOPMENT PLAN.

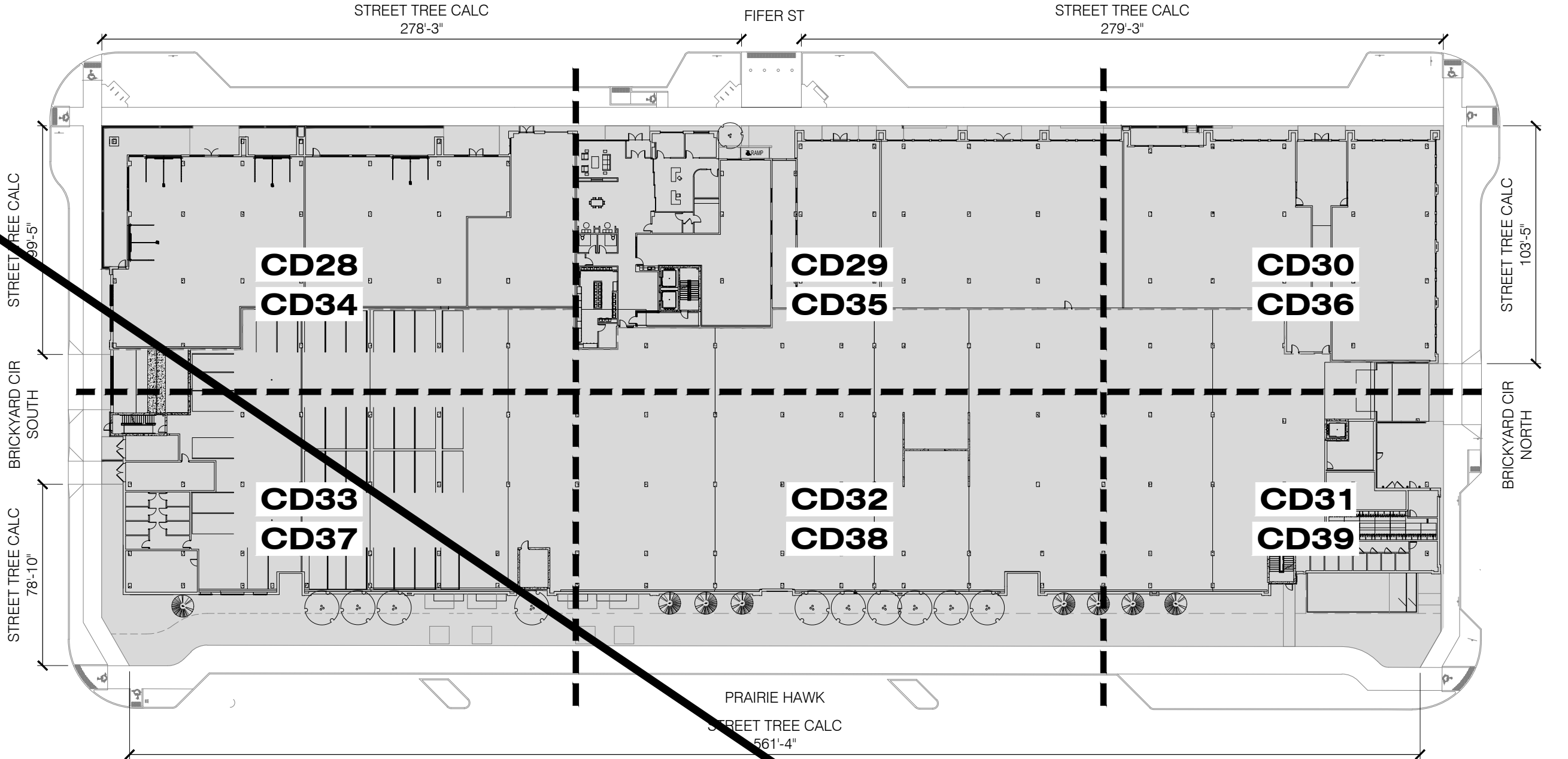
CLWUR CHART

LANDSCAPE ZONE	CLWUR RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	1.5 to 3.0
Moderate Water Use	3.0 to 4.5
High Water Use	4.5

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	CLWUR RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR+2 LWUR IA/TA)	TOTAL AREA (TA)
Shrub Bed	Low	Planter Beds	Onp	10 In./Yr.	2	6,533	6,533	6,533
Native Seed	Low	Establishment Plantings	1 Time/5 Yrs.	10 In./Yr.	2	6,064	6,064	6,064
							15,517	15,517

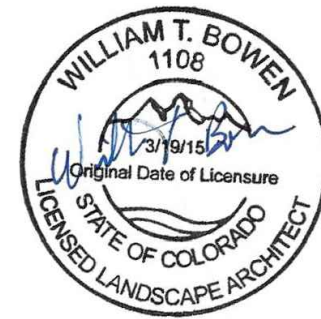
NOTE: TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED AFTER SEED HAS BEEN ESTABLISHED

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR+2 LWUR IA/TA) 2.09



OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



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

WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE) DATE 10/17/2025

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: By: on 12/01/2025
APPROVED-CD28-0037 Plans.pdf
Development Services Date
Record Document on File



ISSUE DATE: 10-17-2025	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

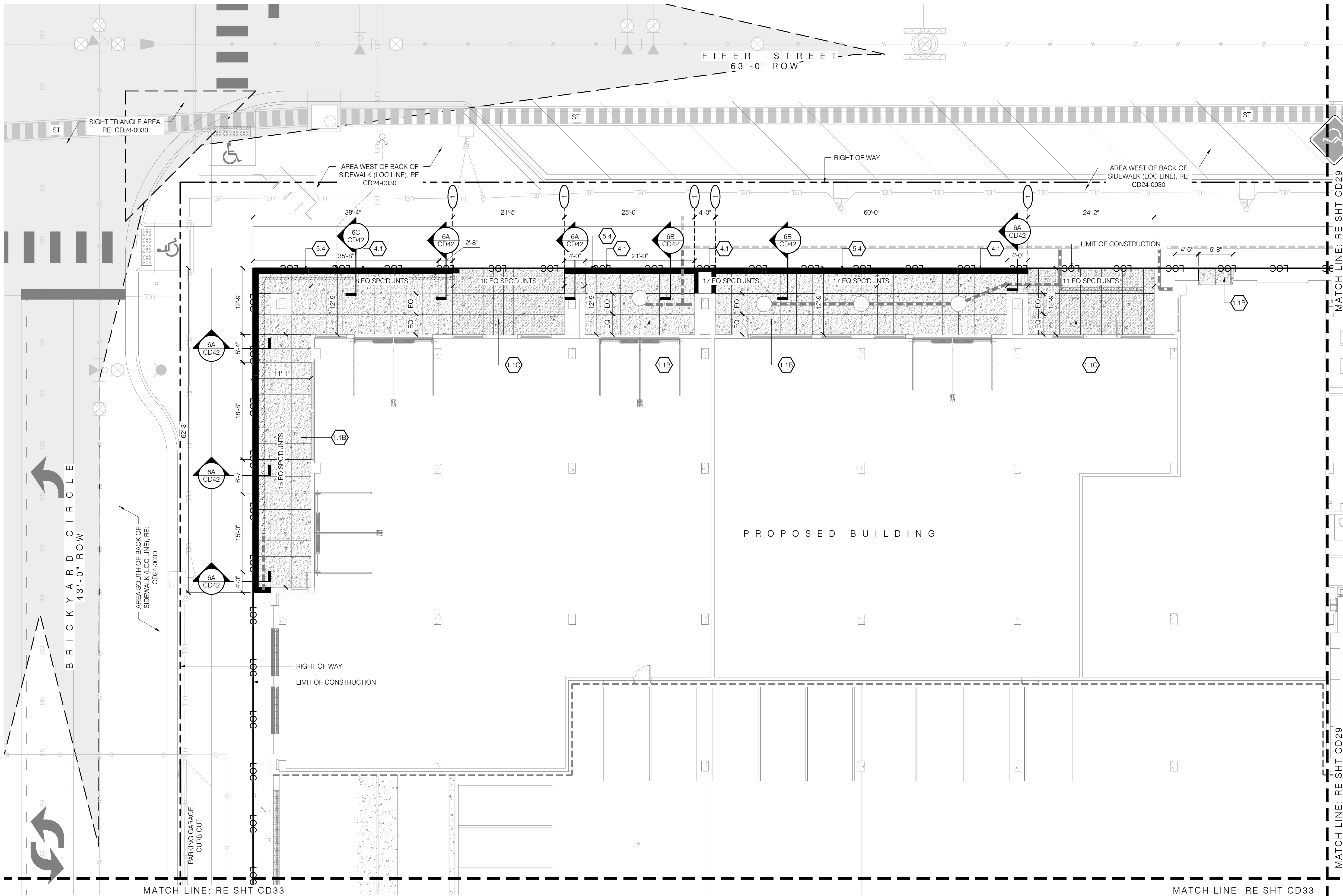


CONFLUENCE COMPANIES, LLC

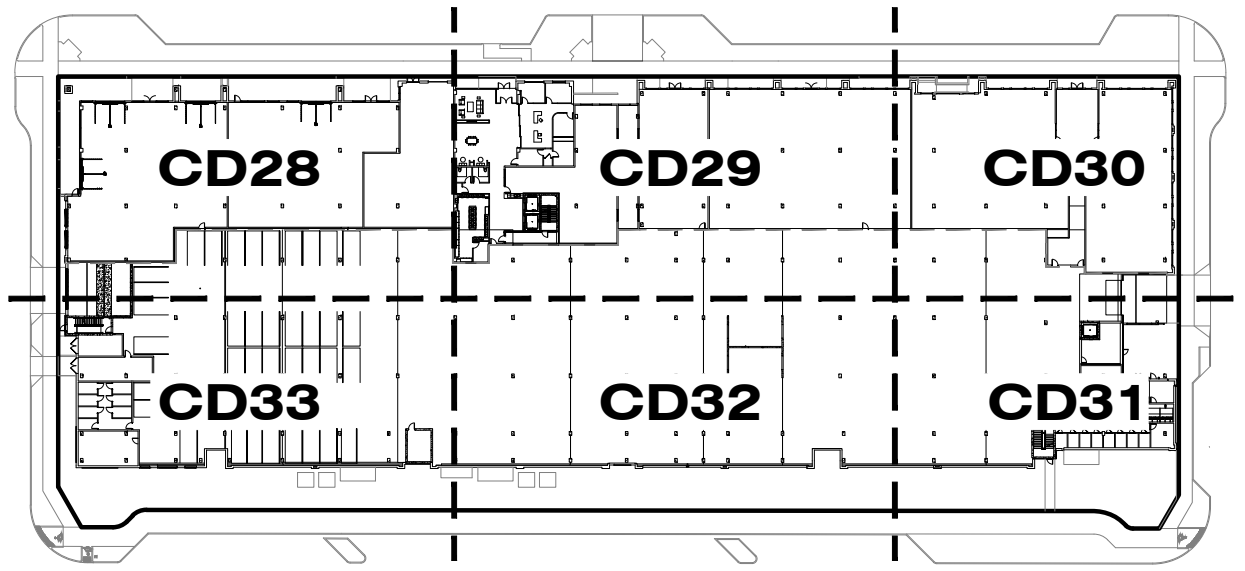
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE NOTES, SCHEDULES, & SHEET INDEX

PROJECT #:
SHEET NUMBER
CD27
27 OF 46

FILEPATH: \\BACK40-DESKTOP-01-TALUEDT\TS\NETBACK40\PROJECTS\2022\2022-01-17 BRICKYARD\CD28 LANDSCAPE LAYOUT PLAN.DWG LAYOUT: CD28 LANDSCAPE LAYOUT PLAN
PLOTTED: FRI 04/03/2025 2:34:25P BY: NATHAN KROHN

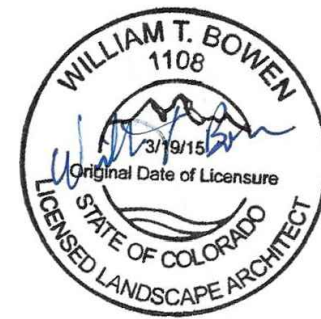


1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



LANDSCAPE KEYNOTES

0.0	EXISTING CONDITIONS	
1.0	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS	DTL 3 / SHT CD42
	A TYPE 1	
	COLOR: GRAY	
	FINISH: MEDIUM BROOM	
	B TYPE 2	
	COLOR: INTEGRAL (TBD)	
	FINISH: SAND / SANDSCAPE	
	C TYPE 3	
	COLOR: INTEGRAL (TBD)	
	FINISH: SAND / SANDSCAPE	
1.2	UNIT PAVERS (TO MATCH FIFER ROW)	DTL 4 / SHT CD42
1.3	SQUEEGEE GRAVEL OR PEA GRAVEL	
2.0	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 2 / SHT CD42
2.2	SAWN CONTROL JOINT	DTL 2 / SHT CD42
3.0	CURBS, EDGES, STEPS	
3.1	EDGER	DTL 5 / SHT CD42
	A PLANTING AREA STEEL EDGING RESTRAINT	
3.2	CIP CONC STEPS W/ SS HANDRAIL	DTL 1 / SHT CD42
	COLOR: TBD	
	FINISH: MED. BROOM	
	A 2 RISERS	
4.0	WALLS	
4.1	MASONRY WALL	SHT CD42
5.0	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER	
	SIZES VARY, RE PLANS	
	A LANDSCAPE BOULDER (30"Hx24"Wx42"L)	DTL 2 SHT CD43
5.2	TRASH RECEPTACLE	
5.3	NOT USED	
5.4	PATIO RAIL	SHT CD42
6.0	SITE LIGHTING RE LIGHTING SHEETS	
7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD44
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD44
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD44
7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD44
7.3	NATIVE SEED	SPEC SECTION 32 9200
MATERIALS LEGEND		
1.1A	CIP CONC PVM.T, GRAY, SAWN JTS, MED BROOM FIN	
1.1B	ENHANCED CIP CONC PVM.T, TYPE 1, INT COLOR, SAWN JTS, SAND FIN	
1.1C	ENHANCED CIP CONC PVM.T, TYPE 2, INT COLOR, SAWN JTS, SAND FIN	
1.2	UNIT PAVERS	
UTILITY LEGEND		
SS	SANITARY SEWER LINE	
W	WATER LINE	
ST	STORM SEWER LINE	
E	ELECTRICAL LINE	
G	GAS LINE	
NOTE: REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.		
ALIGNMENT NOTES		
1	ALIGN CONCRETE EDGE WITH FACE OF BUILDING	
2	ALIGN FACE OF WALL WITH BUILDING EDGE OF DOOR OR WINDOW FRAME	
3	ALIGN CONCRETE JOINT WITH FACE OF BUILDING	
4	ALIGN CONCRETE JOINT WITH OUTER EDGE OF DOOR OR WINDOW FRAME	
5	ALIGN CONCRETE EDGE WITH CENTER OF BUILDING COLUMN	



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: **APPROVED**
By: on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File
Development Services Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

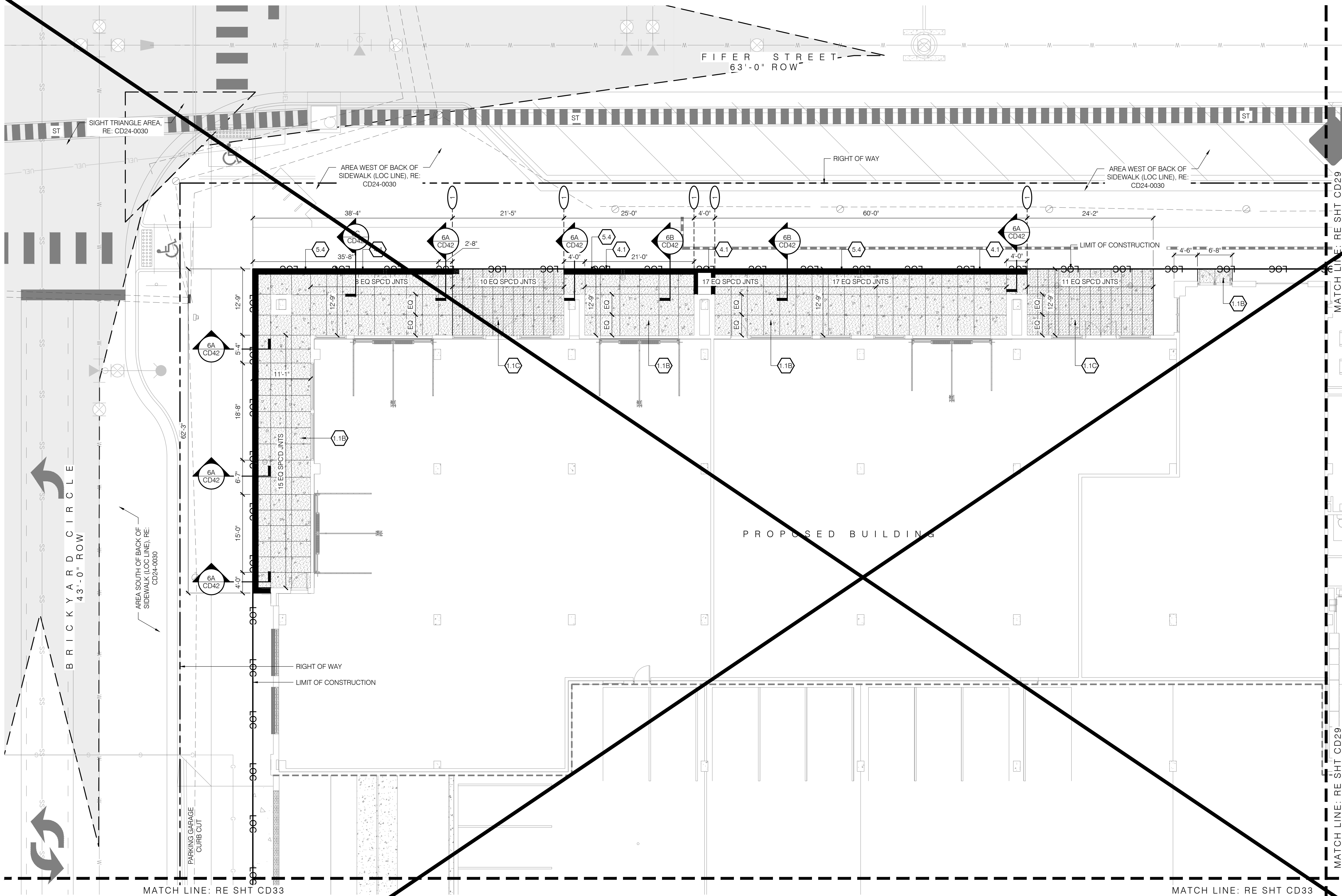
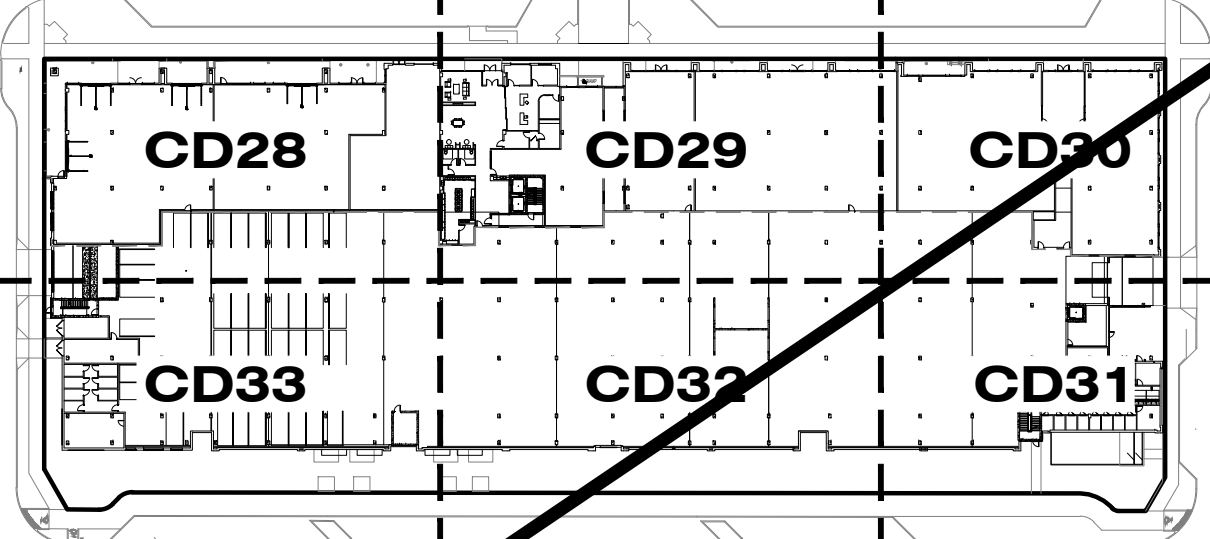


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER
CD28
28 OF 46

FILEPATH: \\BACK40\DESKTOP-01\TALEUTD\TS\NETBACK40\PROJECTS\2022\2024\BRICKYARD\CD28\CD28 LANDSCAPE LAYOUT PLAN.DWG LAYOUT: CD28 LANDSCAPE LAYOUT PLAN
PLOTTED: WED 10/15/25 1:12:12P BY: NATHAN KROHN



KEY MAP

LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
1.2 UNIT PAVERS (TO MATCH FIFER ROW)
- 2.0 PAVEMENT JOINTING
- 2.1 EXPANSION JOINT
2.2 SAWN CONTROL JOINT
- 3.0 CURBS, EDGES, STEPS
- 3.1 EDGER
A | PLANTING AREA STEEL EDGING RESTRAINT
3.2 CIP CONC STEPS W/ SS HANDRAIL
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- 4.0 WALLS
- 4.1 MASONRY WALL
- 5.0 SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | SLAB SEATING (24HX18DXL VARIES)
5.2 TRASH RECEPTACLE
5.3 DOG AREA FENCE
5.4 PATIO RAIL
- 6.0 SITE LIGHTING | RE LIGHTING SHEETS
- 7.0 PLANTING
- 7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
7.2 MULCH
A | COBBLE
7.3 NATIVE SEED
- DTL 3 / SHT CD42
DTL 4 / SHT CD42
DTL 2 / SHT CD42
DTL 2 / SHT CD42
DTL 5 / SHT CD42
DTL 1 / SHT CD42
SHT CD42
SHT CD43
SHT CD42
DTL 1 & 2 / SHT CD44
DTL 1 & 2 / SHT CD44
DTL 1 & 2 / SHT CD44
DTL 6 / SHT CD44
SPEC SECTION 32 9200

MATERIALS LEGEND

- 1-1A CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
1-1B ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
1-1C ENHANCED CIP CONC PVMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
1-2 UNIT PAVERS
- 1 ALIGN CONCRETE EDGE WITH FACE OF BUILDING
2 ALIGN FACE OF WALL WITH BUILDING EDGE OF DOOR OR WINDOW FRAME
3 ALIGN CONCRETE JOINT WITH FACE OF BUILDING
4 ALIGN CONCRETE JOINT WITH OUTER EDGE OF DOOR OR WINDOW FRAME
5 ALIGN CONCRETE EDGE WITH CENTER OF BUILDING COLUMN

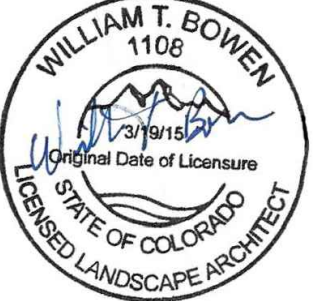
UTILITY LEGEND

- SS SANITARY SEWER LINE
W WATER LINE
ST STORM SEWER LINE
E ELECTRICAL LINE
G GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

1 LANDSCAPE LAYOUT ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: [Signature]
Castle Rock Development Services
By: [Signature]
12/01/2025
APPROVED-CD28-0037 Plans.pdf
Record Document on File
Date

ISSUE DATE: 10-17-2025

DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

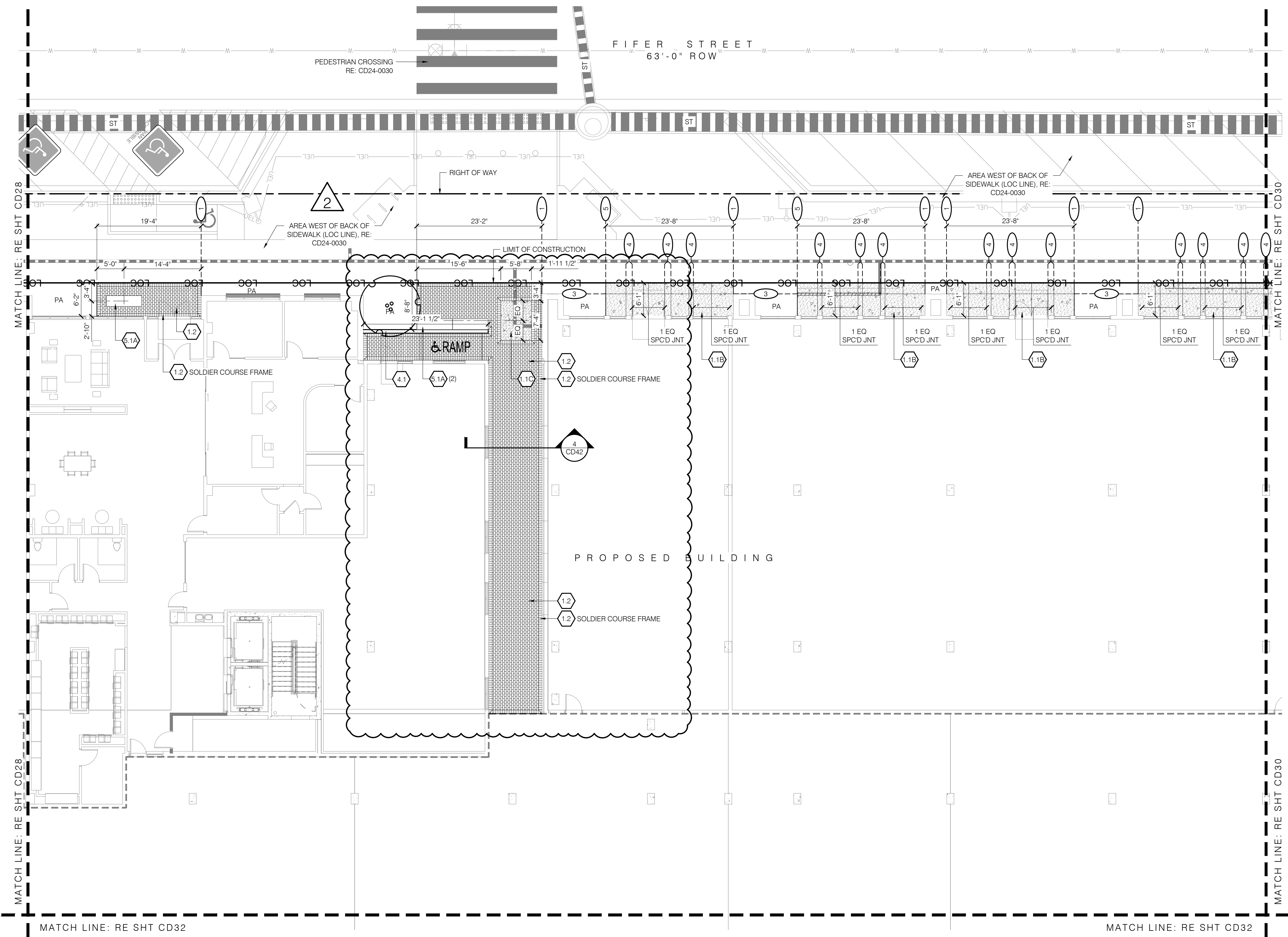
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

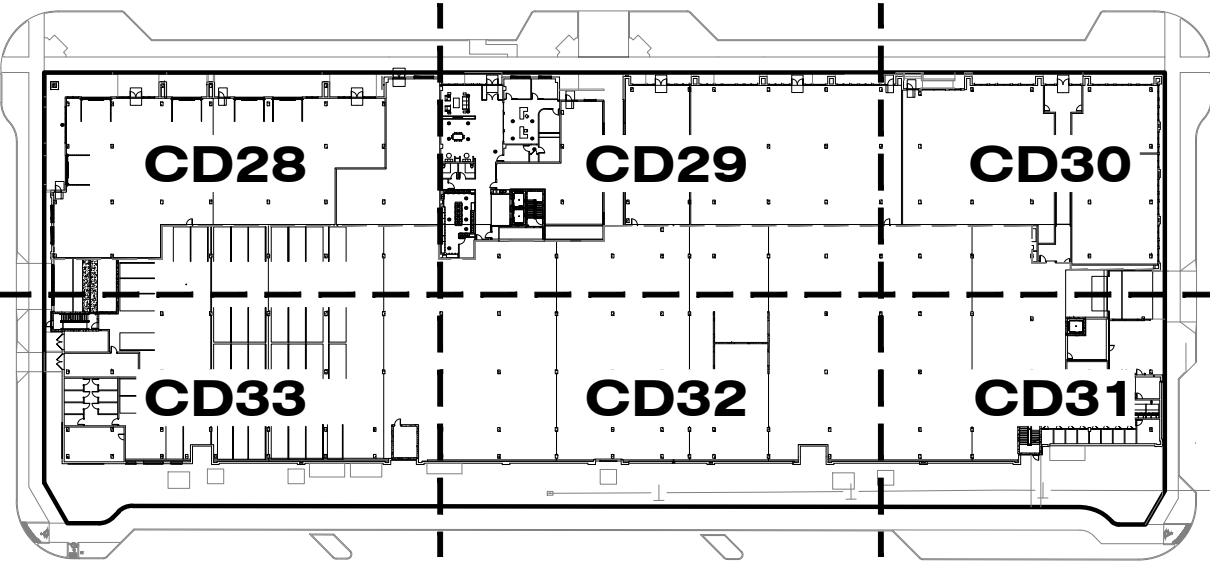
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SHEET NUMBER
CD28
28 OF 46

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PLOTTED: TUE 07/21/26 10:46:28A BY: NATHAN KROHN



LANDSCAPE LAYOUT ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



KEY MAP

LANDSCAPE KEYNOTES

0.0	EXISTING CONDITIONS	
1.0	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS A TYPE 1 COLOR: GRAY FINISH: MEDIUM BROOM B TYPE 2 COLOR: INTEGRAL (TBD) FINISH: SAND / SANDSCAPE C TYPE 3 COLOR: INTEGRAL (TBD) FINISH: SAND / SANDSCAPE	DTL 3 / SHT CD42
1.2	UNIT PAVERS (TO MATCH FIFER ROW)	DTL 4 / SHT CD42
1.3	SQUEEGEE GRAVEL OR PEA GRAVEL	
2.0	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 2 / SHT CD42
2.2	SAWN CONTROL JOINT	DTL 2 / SHT CD42
3.0	CURBS, EDGES, STEPS	
3.1	EDGER A PLANTING AREA STEEL EDGING RESTRAINT	DTL 5 / SHT CD42
3.2	CIP CONC STEPS W/ SS HANDRAIL COLOR: TBD FINISH: MED. BROOM A 2 RISERS	DTL 1 / SHT CD42
4.0	WALLS	
4.1	MASONRY WALL	SHT CD42
5.0	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER SIZES VARY, RE PLANS A LANDSCAPE BOULDER (30"Hx24"Wx42"L)	DTL 2 SHT CD43
5.2	TRASH RECEPTACLE	
5.3	NOT USED	
5.4	PATIO RAIL	SHT CD42
6.0	SITE LIGHTING RE LIGHTING SHEETS	
7.0	PLANTING	
7.1	TREES A DECIDUOUS TREE B EVERGREEN TREE C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD44 DTL 1 & 2 / SHT CD44 DTL 1 & 2 / SHT CD44
7.2	MULCH A COBBLE	DTL 6 / SHT CD44
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND

1.1A	CIP CONC PWMT, GRAY, SAWN JTS, MED BROOM FIN
1.1B	ENHANCED CIP CONC PWMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
1.1C	ENHANCED CIP CONC PWMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
1.2	UNIT PAVERS

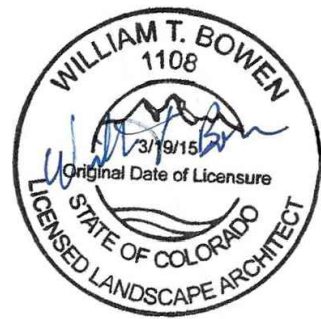
UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

ALIGNMENT NOTES

1	ALIGN CONCRETE EDGE WITH FACE OF BUILDING
2	ALIGN FACE OF WALL WITH BUILDING EDGE OF DOOR OR WINDOW FRAME
3	ALIGN CONCRETE JOINT WITH FACE OF BUILDING
4	ALIGN CONCRETE JOINT WITH OUTER EDGE OF DOOR OR WINDOW FRAME
5	ALIGN CONCRETE EDGE WITH CENTER OF BUILDING COLUMN



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: **APPROVED**
By: jtkpatrick on 08/03/2026
2-FC026-0002 Plans.pdf
Record Document on File
Development Services Date

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS

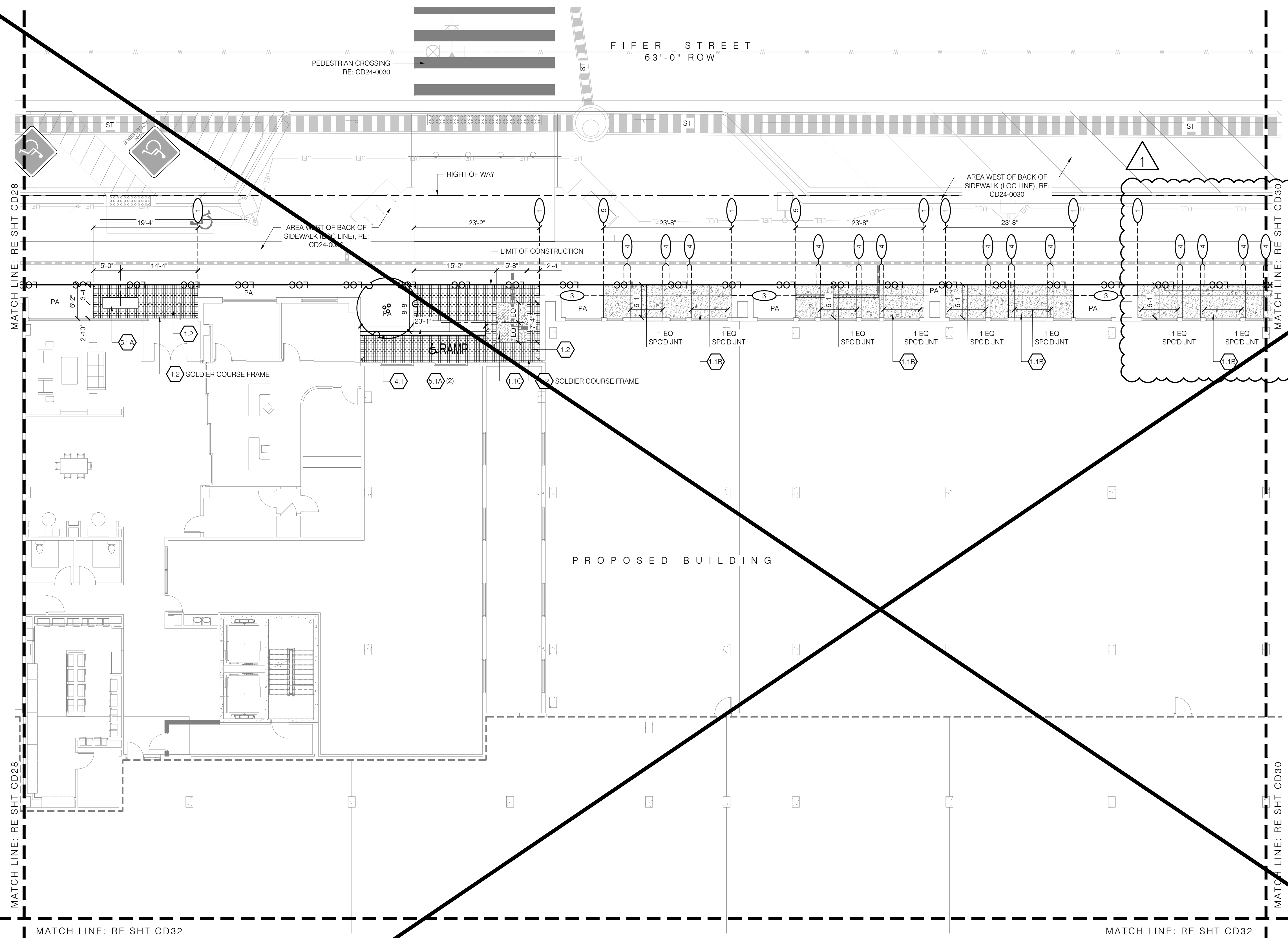
1120 Lincoln Street, Suite 1000
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

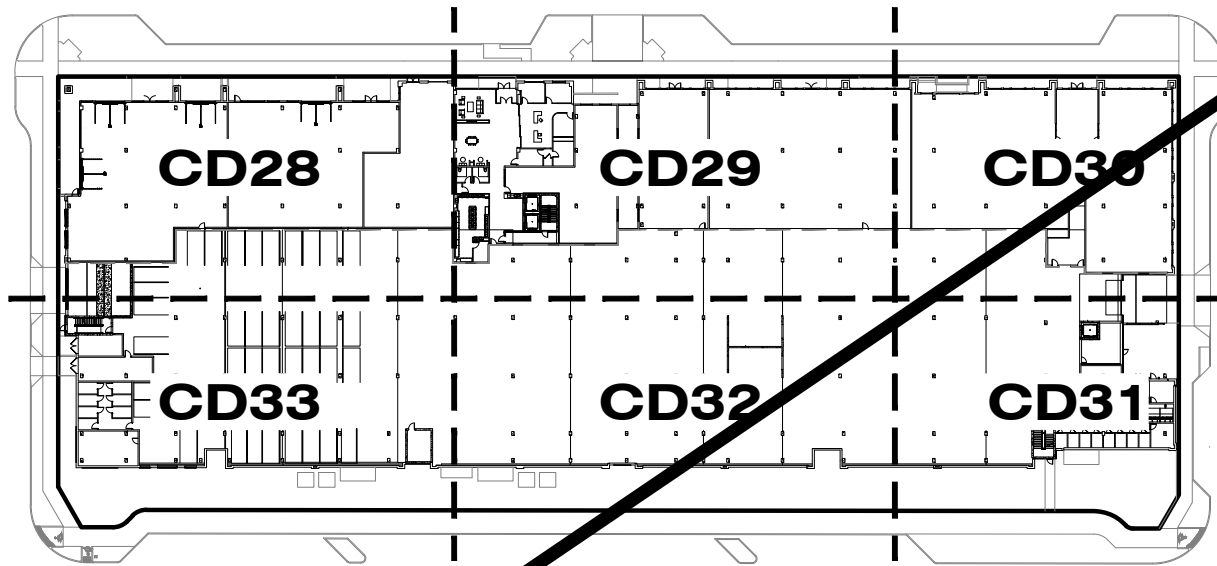
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SHEET NUMBER
CD29
29 OF 46

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PLOTTED: FRI 04/03/2025 2:34:25P BY: NATHAN KROHN



LANDSCAPE LAYOUT ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



KEY MAP

LANDSCAPE KEYNOTES

- EXISTING CONDITIONS**
- 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING, SAWN JTS
 - A | TYPE 1
 - COLOR: GRAY
 - FINISH: MEDIUM BROOM
 - B | TYPE 2
 - COLOR: INTEGRAL (TBD)
 - FINISH: SAND / SANDSCAPE
 - C | TYPE 3
 - COLOR: INTEGRAL (TBD)
 - FINISH: SAND / SANDSCAPE
 - 1.2 UNIT PAVERS (TO MATCH FIFER ROW)
 - DTL 4 / SHT CD32
 - 1.3 SQUEEGEE GRAVEL OR PEA GRAVEL
 - DTL 4 / SHT CD32
 - 2.0 PAVEMENT JOINTING
 - 2.1 EXPANSION JOINT
 - DTL 2 / SHT CD42
 - 2.2 SAWN CONTROL JOINT
 - DTL 2 / SHT CD42
 - 3.0 CURBS, EDGES, STEPS
 - 3.1 EDGER
 - A | PLANTING AREA STEEL EDGING RESTRAINT
 - DTL 5 / SHT CD42
 - 3.2 CIP CONC STEPS W/ SS HANDRAIL
 - COLOR: TBD
 - FINISH: MED. BROOM
 - A | 2 RISERS
 - DTL 1 / SHT CD42
 - 4.0 WALLS
 - 4.1 MASONRY WALL
 - SHT CD42
 - 5.0 SITE FURNISHINGS AND ELEMENTS
 - 5.1 CO BUFF SANDSTONE BOULDER
 - SIZES VARY, RE PLANS
 - A | LANDSCAPE BOULDER (30"Hx24"Wx42"L)
 - DTL 2 SHT CD43
 - 5.2 TRASH RECEPTACLE
 - NOT USED
 - 5.3 NOT USED
 - 5.4 PARK RAIL
 - SHT CD42
 - 6.0 SITE LIGHTING | RE LIGHTING SHEETS
 - 7.0 PLANTING
 - 7.1 TREES
 - A | DECIDUOUS TREE
 - DTL 1 & 2 / SHT CD44
 - B | EVERGREEN TREE
 - DTL 1 & 2 / SHT CD44
 - C | ORNAMENTAL TREE
 - DTL 1 & 2 / SHT CD44
 - 7.2 MULCH
 - A | COBBLE
 - DTL 6 / SHT CD44
 - 7.3 NATIVE SEED
 - SPEC SECTION 32 9200

MATERIALS LEGEND

- 1.1A CIP CONC PWMT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B ENHANCED CIP CONC PWMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
- 1.1C ENHANCED CIP CONC PWMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
- 1.2 UNIT PAVERS

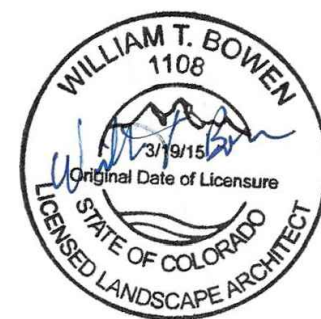
UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- E ELECTRICAL LINE
- G GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

ALIGNMENT NOTES

- 1 ALIGN CONCRETE EDGE WITH FACE OF BUILDING
- 2 ALIGN FACE OF WALL WITH BUILDING EDGE OF DOOR OR WINDOW FRAME
- 3 ALIGN CONCRETE JOINT WITH FACE OF BUILDING
- 4 ALIGN CONCRETE JOINT WITH OUTER EDGE OF DOOR OR WINDOW FRAME
- 5 ALIGN CONCRETE EDGE WITH CENTER OF BUILDING COLUMN



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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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.

WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

03/03/2026
DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: 
By William T. Bowen
on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File
Development Services
Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



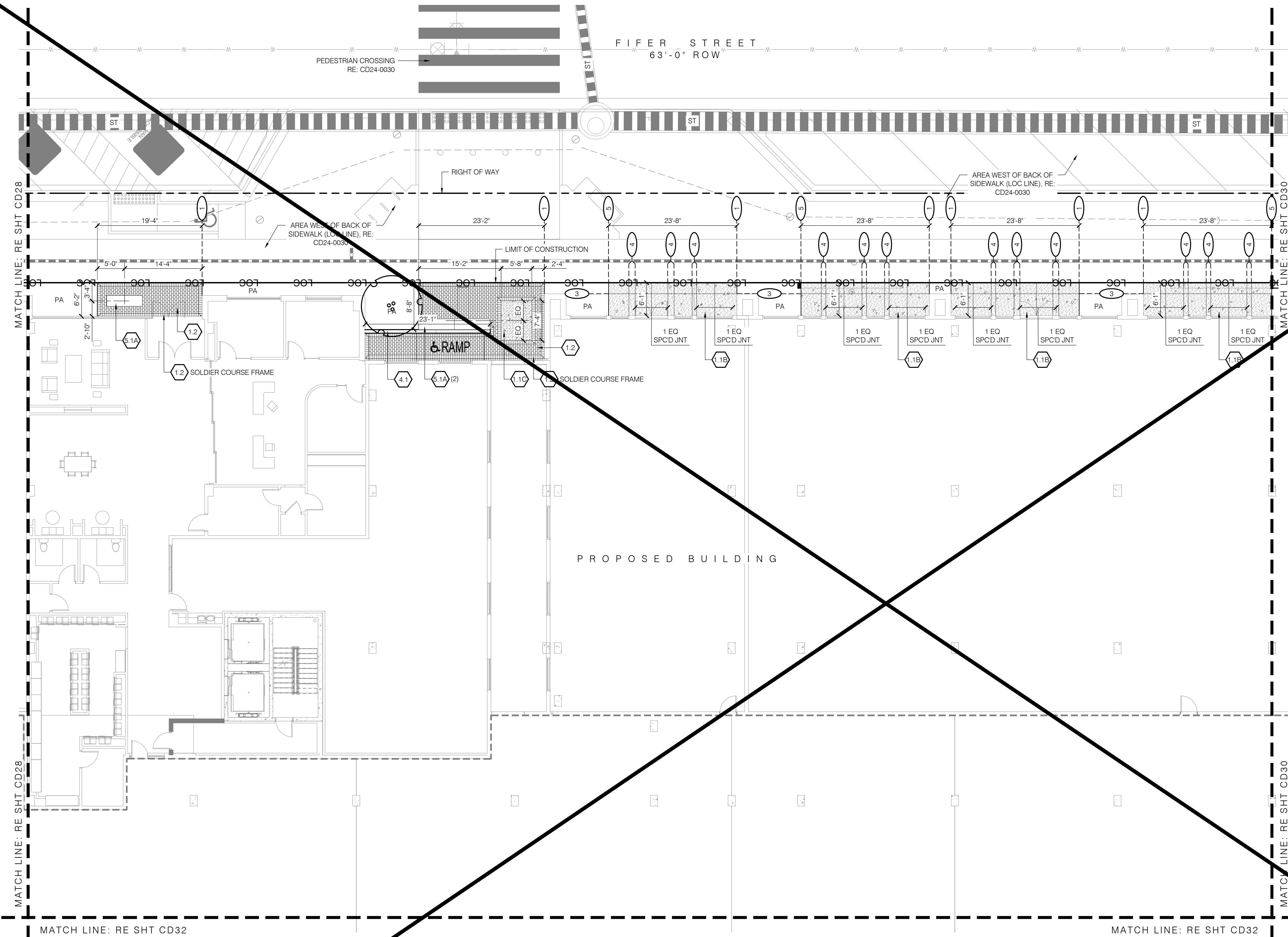
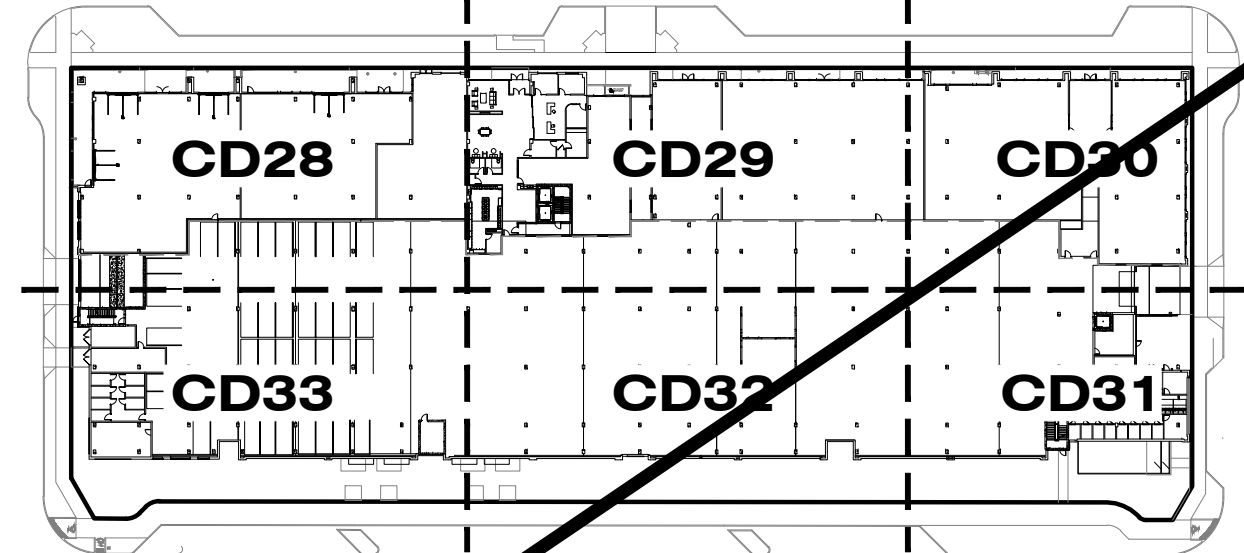
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER

CD29

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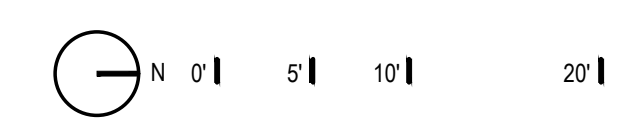
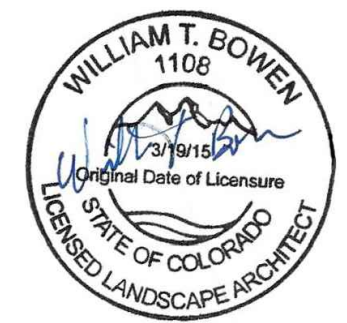


- LANDSCAPE KEYNOTES**
- 0.0 EXISTING CONDITIONS
 - 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING, SAWN JTS
 - A | TYPE 1
 - COLOR: GRAY
 - FINISH: MEDIUM BROOM
 - B | TYPE 2
 - COLOR: INTEGRAL (TBD)
 - FINISH: SAND / SANDSCAPE
 - C | TYPE 3
 - COLOR: INTEGRAL (TBD)
 - FINISH: SAND / SANDSCAPE
 - 1.2 UNIT PAVERS (TO MATCH FIFER ROW)
 - 2.0 PAVEMENT JOINTING
 - 2.1 EXPANSION JOINT
 - 2.2 SAWN CONTROL JOINT
 - 3.0 CURBS, EDGES, STEPS
 - 3.1 EDGER
 - A | PLANTING AREA STEEL EDGING RESTRAINT
 - 3.2 CIP CONC STEPS W/ SS HANDRAIL
 - COLOR: TBD
 - FINISH: MED. BROOM
 - A | 2 RISERS
 - 4.0 WALLS
 - 4.1 MASONRY WALL
 - 5.0 SITE FURNISHINGS AND ELEMENTS
 - 5.1 CO BUFF SANDSTONE BOULDER
 - SIZES VARY, RE PLANS
 - A | SLAB SEATING (24HX18DXL VARIES)
 - 5.2 TRASH RECEPTACLE
 - 5.3 DOG AREA FENCE
 - 5.4 PATIO RAIL
 - 6.0 SITE LIGHTING | RE LIGHTING SHEETS
 - 7.0 PLANTING
 - 7.1 TREES
 - A | DECIDUOUS TREE
 - B | EVERGREEN TREE
 - C | ORNAMENTAL TREE
 - 7.2 MULCH
 - A | COBBLE
 - 7.3 NATIVE SEED

- MATERIALS LEGEND**
- 1.1A CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
 - 1.1B ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
 - 1.1C ENHANCED CIP CONC PVMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
 - 1.2 UNIT PAVERS
- UTILITY LEGEND**
- SS SANITARY SEWER LINE
 - W WATER LINE
 - ST STORM SEWER LINE
 - E ELECTRICAL LINE
 - G GAS LINE
- ALIGNMENT NOTES**
- 1 ALIGN CONCRETE EDGE WITH FACE OF BUILDING
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 - 5 ALIGN CONCRETE EDGE WITH CENTER OF BUILDING COLUMN
- NOTE:**
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

1 LANDSCAPE LAYOUT ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED By: [Signature] **APPROVED**
CASTLE ROCK DEVELOPMENT SERVICES
APPROVED CD29-0037 Plans.pdf
Record Document on File
Date



ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

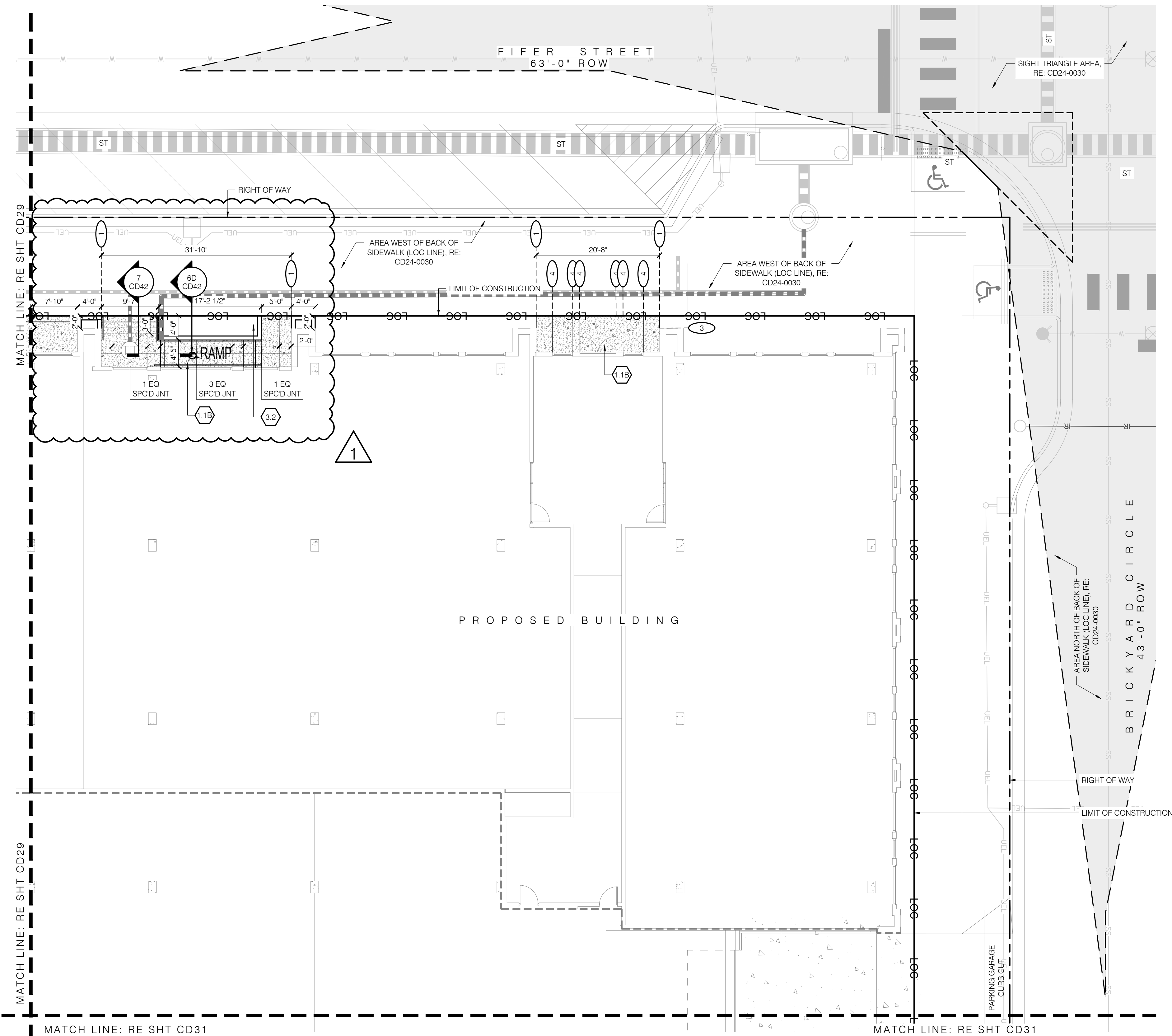


CONFLUENCE COMPANIES, LLC

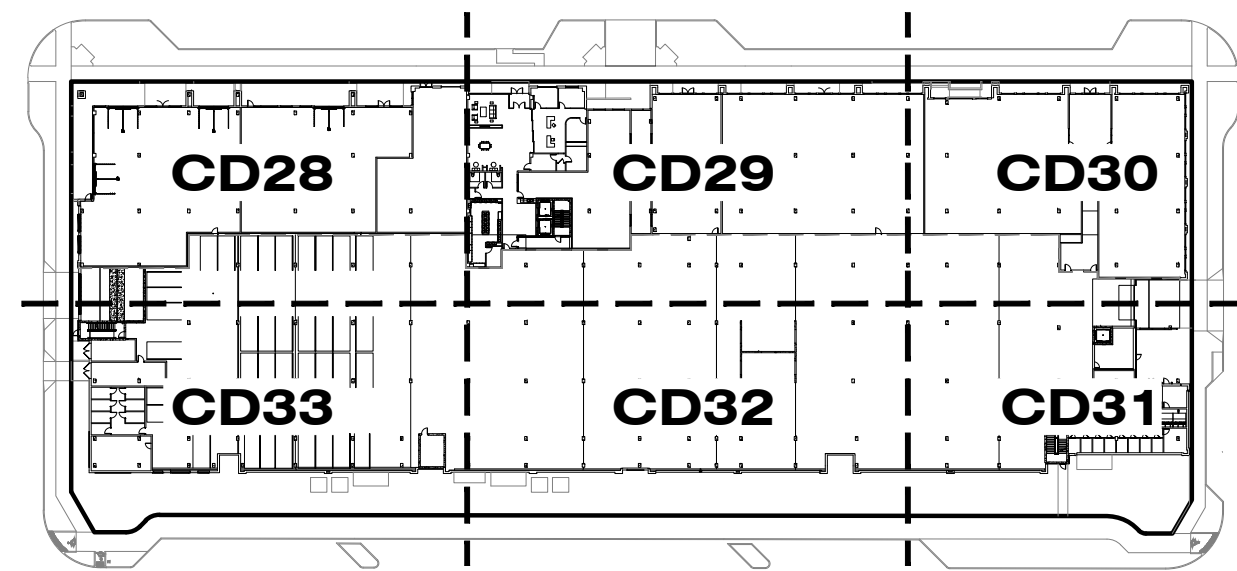
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER
CD29
29 OF 46

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PLOTTED: FRI 04/03/26 2:35:02P BY: NATHAN KROHN



1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



KEY MAP

LANDSCAPE KEYNOTES

- EXISTING CONDITIONS**
- PAVING**
- 1.1 CIP CONCRETE PAVING, SAWN JTS DTL 3 / SHT CD42
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- 1.2 UNIT PAVERS (TO MATCH FIFER ROW) DTL 4 / SHT CD42
1.3 SQUEEGEE GRAVEL OR PEA GRAVEL
- PAVEMENT JOINTING**
- 2.1 EXPANSION JOINT DTL 2 / SHT CD42
2.2 SAWN CONTROL JOINT DTL 2 / SHT CD42
- CURBS, EDGES, STEPS**
- 3.1 EDGER DTL 5 / SHT CD42
A | PLANTING AREA STEEL EDGING RESTRAINT
3.2 CIP CONC STEPS W/ SS HANDRAIL DTL 1 / SHT CD42
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- WALLS**
- 4.1 MASONRY WALL SHT CD42
- SITE FURNISHINGS AND ELEMENTS**
- 5.1 CO BUFF SANDSTONE BOULDER SIZES VARY, RE PLANS
A | LANDSCAPE BOULDER (30"Hx24"Wx42"L) DTL 2 SHT CD43
5.2 TRASH RECEPTACLE
5.3 NOT USED
5.4 PARK RAIL SHT CD42
- SITE LIGHTING | RE LIGHTING SHEETS**
- PLANTING**
- 7.1 TREES
A | DECIDUOUS TREE DTL 1 & 2 / SHT CD44
B | EVERGREEN TREE DTL 1 & 2 / SHT CD44
C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD44
7.2 MULCH
A | COBBLE DTL 6 / SHT CD44
7.3 NATIVE SEED SPEC SECTION 32 9200

MATERIALS LEGEND

- 1.1A CIP CONC PWMT, GRAY, SAWN JTS, MED BROOM FIN
1.1B ENHANCED CIP CONC PWMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
1.1C ENHANCED CIP CONC PWMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
1.2 UNIT PAVERS

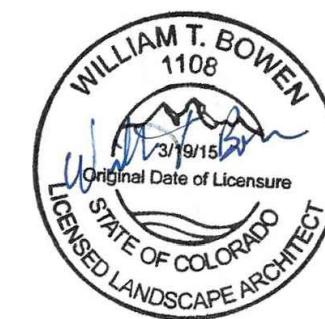
UTILITY LEGEND

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ALIGNMENT NOTES

- 1 ALIGN CONCRETE EDGE WITH FACE OF BUILDING
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108 03/03/2026
(PLA SIGNATURE AND SEAL HERE) DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: [Signature] **APPROVED**
By: [Signature] on 04/14/2026
APPROVED-FCO26-0014 Plans.pdf
Development Services Date
Record Document on File



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS



CONFLUENCE COMPANIES, LLC

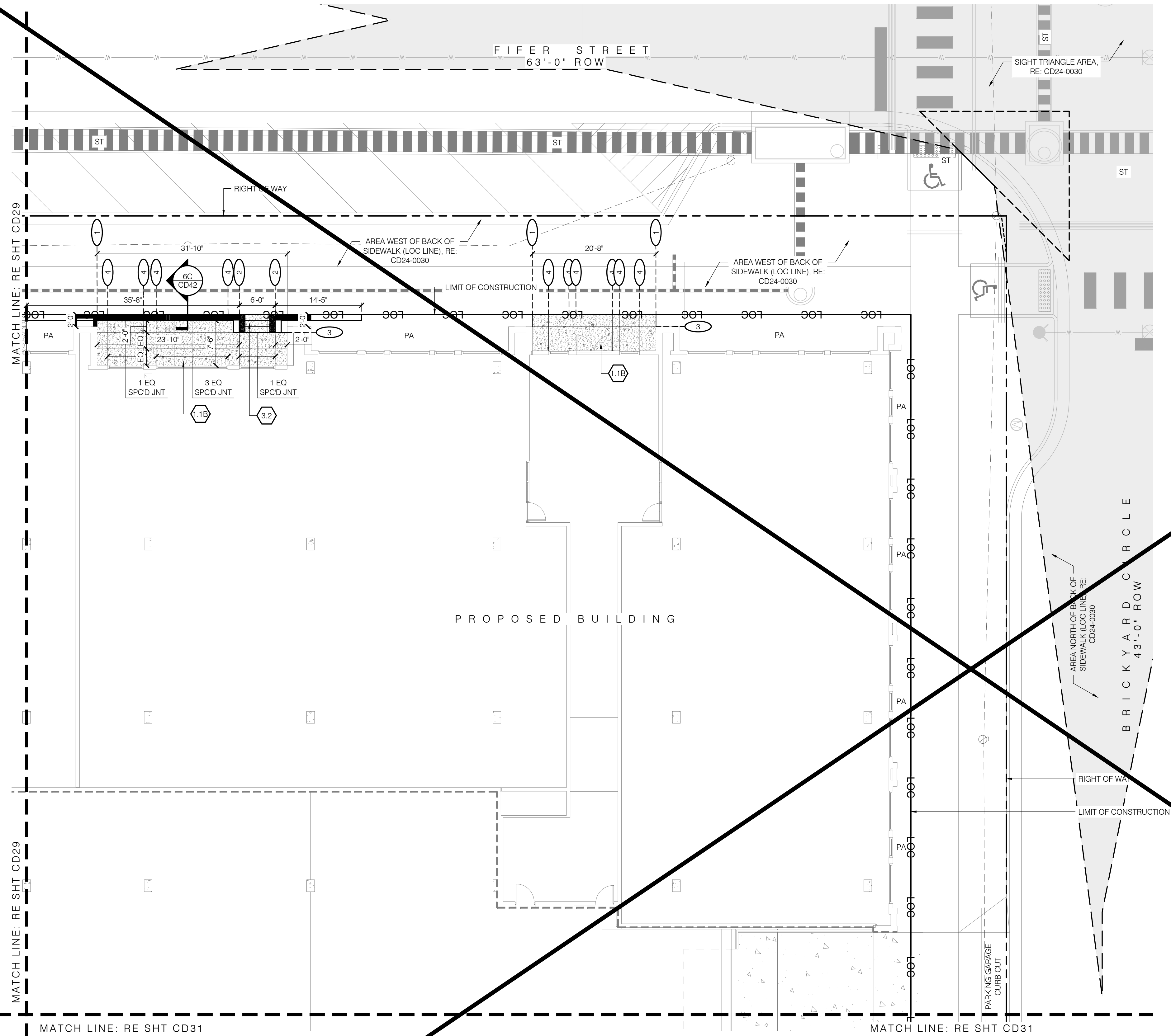
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER

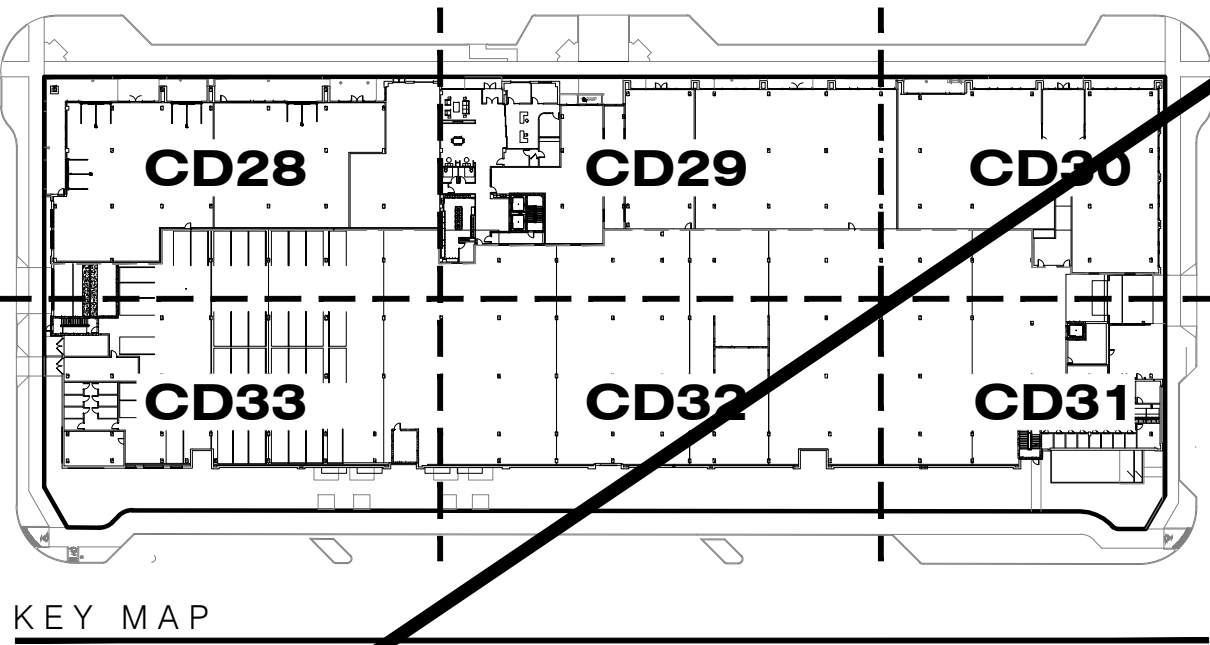
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PLOTTED: WED 10/15/25 1:12:41P BY: NATHAN KROHN



1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



LANDSCAPE KEYNOTES

KEYNOTE	DESCRIPTION	DETAILS
0.0	EXISTING CONDITIONS	
1.0	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS A TYPE 1 COLOR: GRAY FINISH: MEDIUM BROOM B TYPE 2 COLOR: INTEGRAL (TBD) FINISH: SAND / SANDSCAPE C TYPE 3 COLOR: INTEGRAL (TBD) FINISH: SAND / SANDSCAPE	DTL 3 / SHT CD42
1.2	UNIT PAVERS (TO MATCH FIFER ROW)	DTL 4 / SHT CD42
2.0	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 2 / SHT CD42
2.2	SAWN CONTROL JOINT	DTL 2 / SHT CD42
3.0	CURBS, EDGES, STEPS	
3.1	EDGER A PLANTING AREA STEEL EDGING RESTRAINT CIP CONC STEPS W/ SS HANDRAIL COLOR: TBD FINISH: MED. BROOM A 2 RISERS	DTL 5 / SHT CD42 DTL 1 / SHT CD42
4.0	WALLS	
4.1	MASONRY WALL	SHT CD42
5.0	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER SIZES VARY, RE PLANS A SLAB SEATING (24HX18DXL VARIES) TRASH RECEPTACLE DOG AREA FENCE PATIO RAIL	SHT CD43 SHT CD42
6.0	SITE LIGHTING RE LIGHTING SHEETS	
7.0	PLANTING	
7.1	TREES A DECIDUOUS TREE B EVERGREEN TREE C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD44 DTL 1 & 2 / SHT CD44 DTL 1 & 2 / SHT CD44
7.2	MULCH A COBBLE	DTL 6 / SHT CD44
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND

1.1A	CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
1.1B	ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
1.1C	ENHANCED CIP CONC PVMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
1.2	UNIT PAVERS

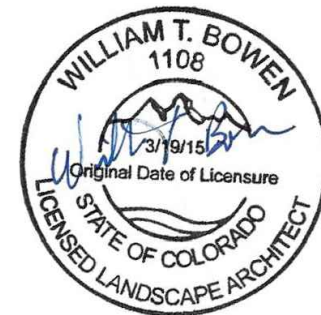
UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

ALIGNMENT NOTES

1	ALIGN CONCRETE EDGE WITH FACE OF BUILDING
2	ALIGN FACE OF WALL WITH BUILDING EDGE OF DOOR OR WINDOW FRAME
3	ALIGN CONCRETE JOINT WITH FACE OF BUILDING
4	ALIGN CONCRETE JOINT WITH OUTER EDGE OF DOOR OR WINDOW FRAME
5	ALIGN CONCRETE EDGE WITH CENTER OF BUILDING COLUMN



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

WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:  By: Kirkpatrick

CASTLE ROCK CITY
APPROVED CD25-0037 Plans.pdf
Record Document on File

Development Services
Date



ISSUE DATE: 10-17-2025	REVISION COMMENTS
DATE	
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

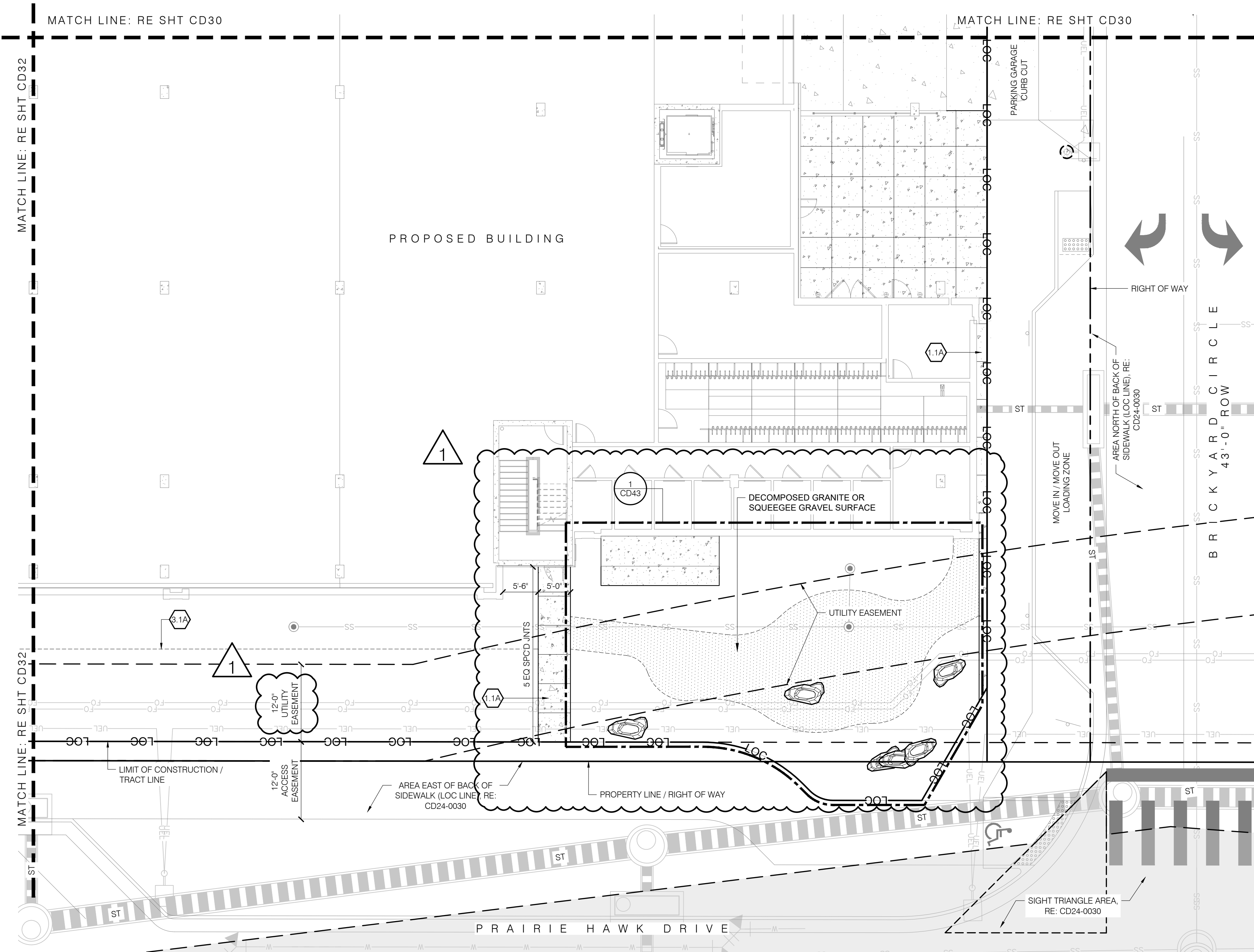
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:

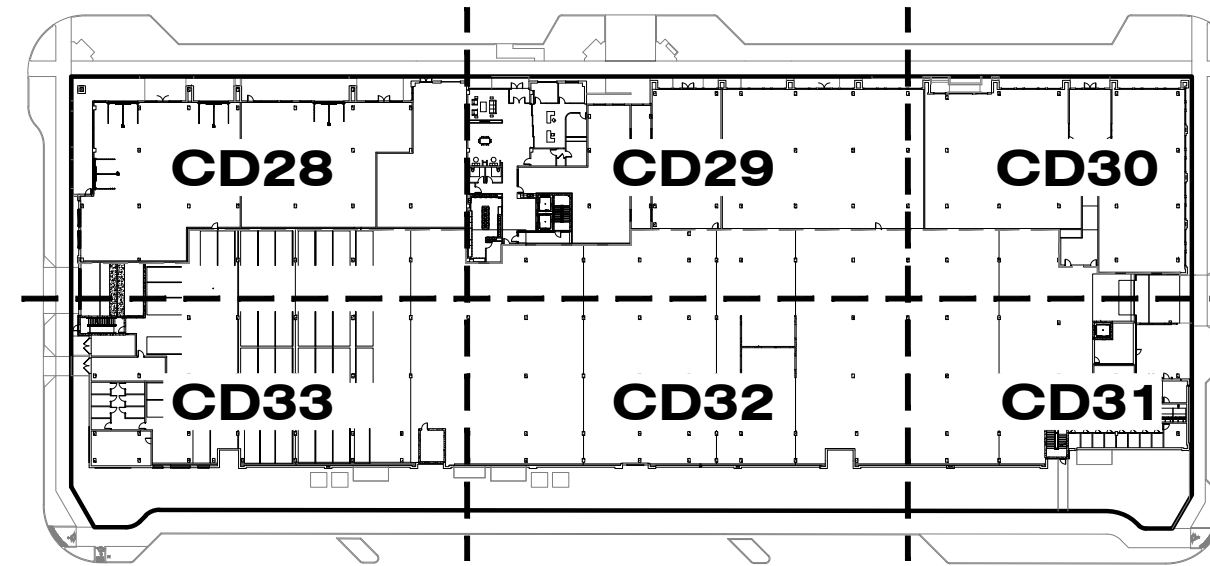
SHEET NUMBER

CD30

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PLOTTED: FRI 04/03/2026 2:34:50P BY: NATHAN KROHN



1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



KEY MAP

LANDSCAPE KEYNOTES

- EXISTING CONDITIONS**
- PAVING**
- 1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
1.2 UNIT PAVERS (TO MATCH FIFER ROW)
1.3 SQUEEGEE GRAVEL OR PEA GRAVEL
- PAVEMENT JOINTING**
- 2.1 EXPANSION JOINT
2.2 SAWN CONTROL JOINT
- CURBS, EDGES, STEPS**
- 3.1 EDGER
A | PLANTING AREA STEEL EDGING RESTRAINT
3.2 CIP CONC STEPS W/ SS HANDRAIL
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- WALLS**
- 4.1 MASONRY WALL
- SITE FURNISHINGS AND ELEMENTS**
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | LANDSCAPE BOULDER (30"Hx24"Wx42"L)
5.2 TRASH RECEPTACLE
NOT USED
5.3 PATIO RAIL
- SITE LIGHTING | RE LIGHTING SHEETS**
- PLANTING**
- 7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
7.2 MULCH
A | COBBLE
7.3 NATIVE SEED

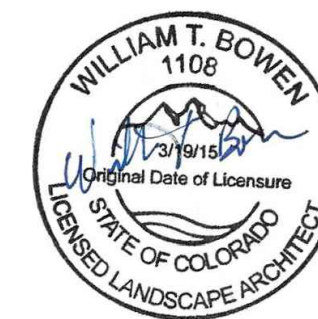
MATERIALS LEGEND

- 1.1A CIP CONC PWMT, GRAY, SAWN JTS, MED BROOM FIN
1.1B ENHANCED CIP CONC PWMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
1.1C ENHANCED CIP CONC PWMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
1.2 UNIT PAVERS

UTILITY LEGEND

- SS SANITARY SEWER LINE
W WATER LINE
ST STORM SEWER LINE
E ELECTRICAL LINE
G GAS LINE

NOTE:
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

03/03/2026
DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

Approved By: [Signature] By: [Signature]
Development Services on 04/14/2026
Record Document on File: [Signature]

Date



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024

DATE	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

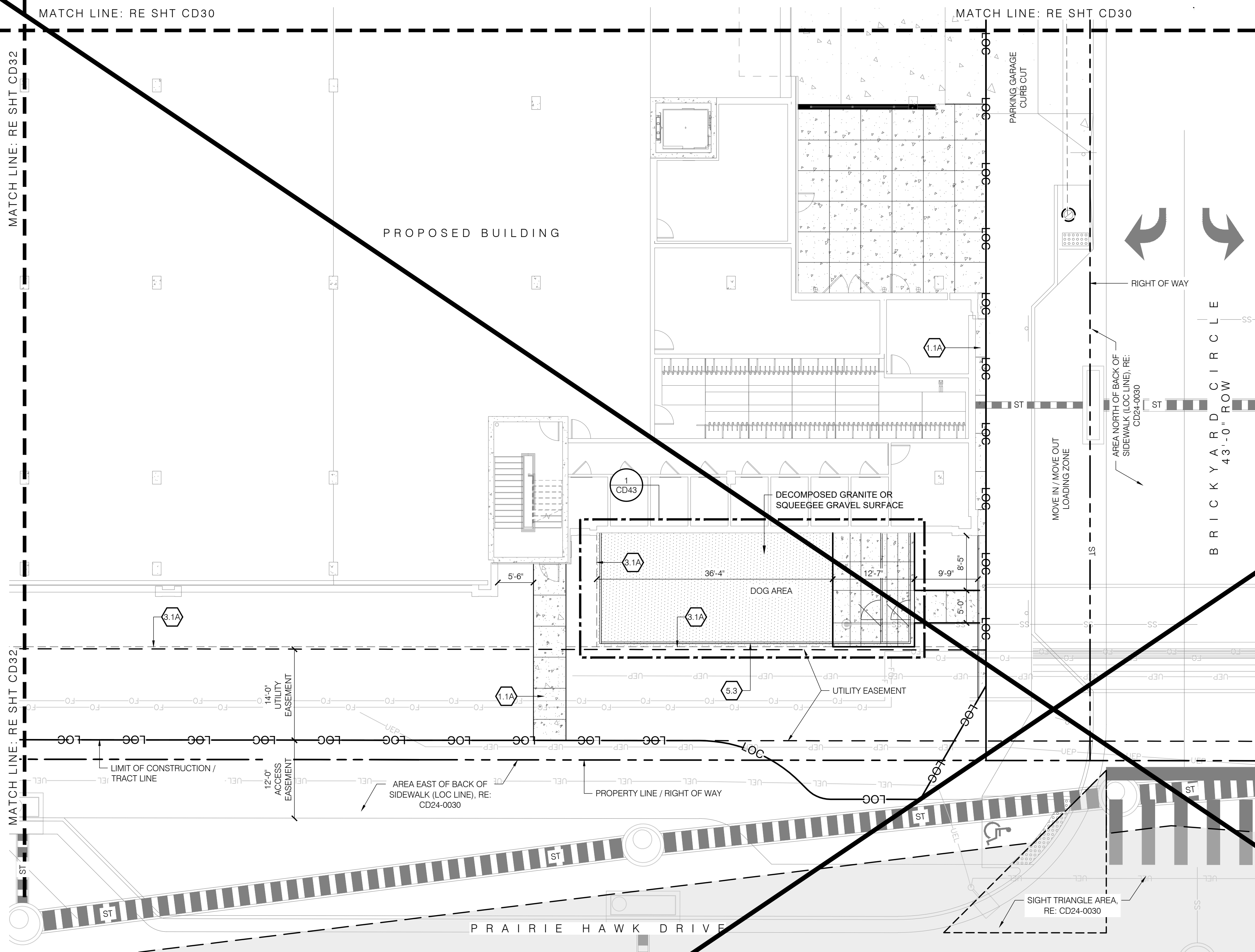
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

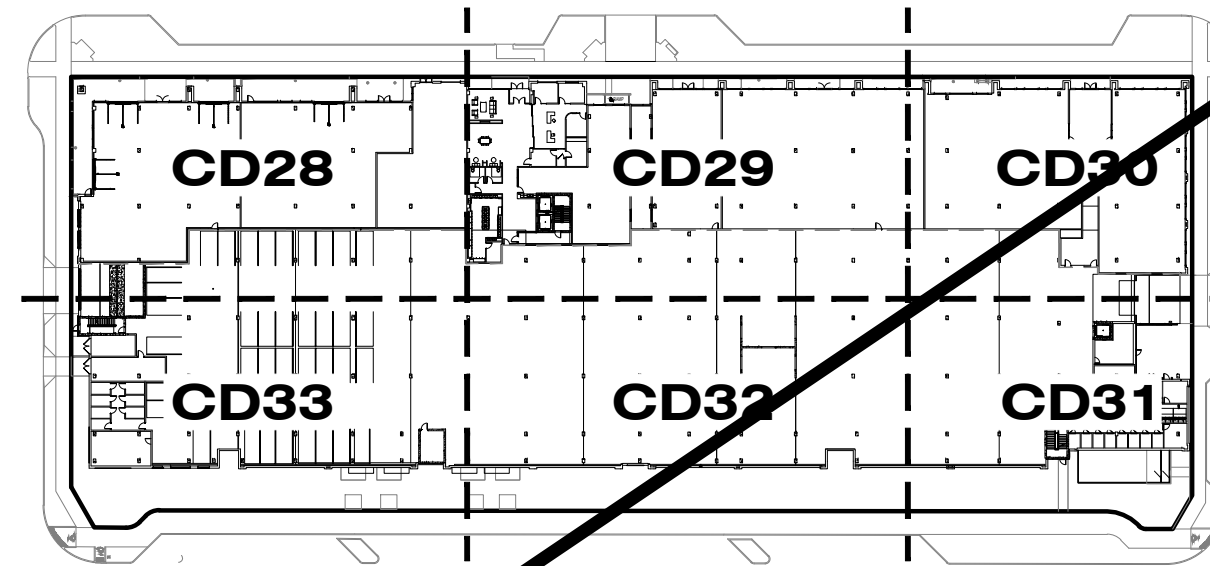
PROJECT #:
SHEET NUMBER

CD31

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PLOTTED: WED 10/15/25 1:12:54P BY: NATHAN KROHN



1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



KEY MAP

LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
1.2 UNIT PAVERS (TO MATCH FIFER ROW)
- 2.0 PAVEMENT JOINTING
- 2.1 EXPANSION JOINT
2.2 SAWN CONTROL JOINT
- 3.0 CURBS, EDGES, STEPS
- 3.1 EDGER
A | PLANTING AREA STEEL EDGING RESTRAINT
3.2 CIP CONC STEPS W/ SS HANDRAIL
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- 4.0 WALLS
- 4.1 MASONRY WALL
- 5.0 SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | SLAB SEATING (24HX18DXL VARIES)
5.2 TRASH RECEPTACLE
5.3 DOG AREA FENCE
5.4 PATIO RAIL
- 6.0 SITE LIGHTING | RE LIGHTING SHEETS
- 7.0 PLANTING
- 7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
7.2 MULCH
A | COBBLE
7.3 NATIVE SEED
- DTL 3 / SHT CD42
DTL 4 / SHT CD42
DTL 2 / SHT CD42
DTL 2 / SHT CD42
DTL 5 / SHT CD42
DTL 1 / SHT CD42
SHT CD42
SHT CD43
SHT CD42
DTL 1 & 2 / SHT CD44
DTL 1 & 2 / SHT CD44
DTL 1 & 2 / SHT CD44
DTL 6 / SHT CD44
SPEC SECTION 32 9200

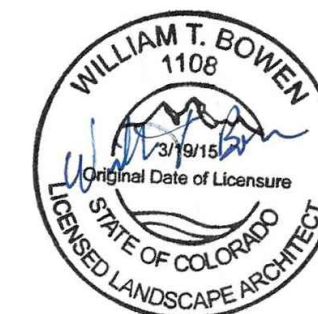
MATERIALS LEGEND

- 1.1A CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
- 1.1C ENHANCED CIP CONC PVMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
- 1.2 UNIT PAVERS

UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- E ELECTRICAL LINE
- G GAS LINE

NOTE:
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:  **APPROVED**
Development Services
By: Kirkpatrick
on 12/01/2025
APPROVED-CD05-0037 Plans.pdf
Record Document on File
Date



Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

HKS **HARRIS KOCHER SMITH**
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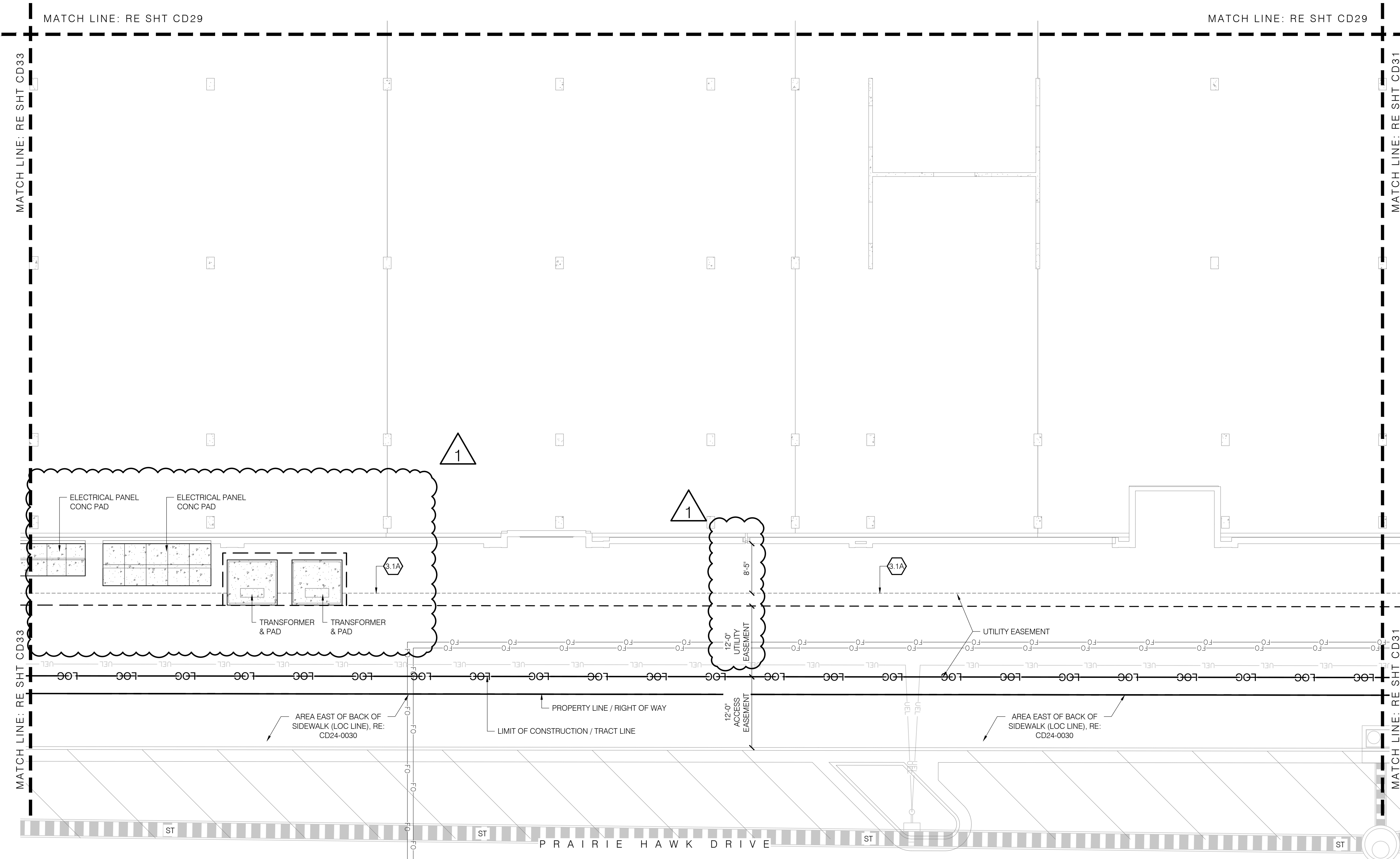
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

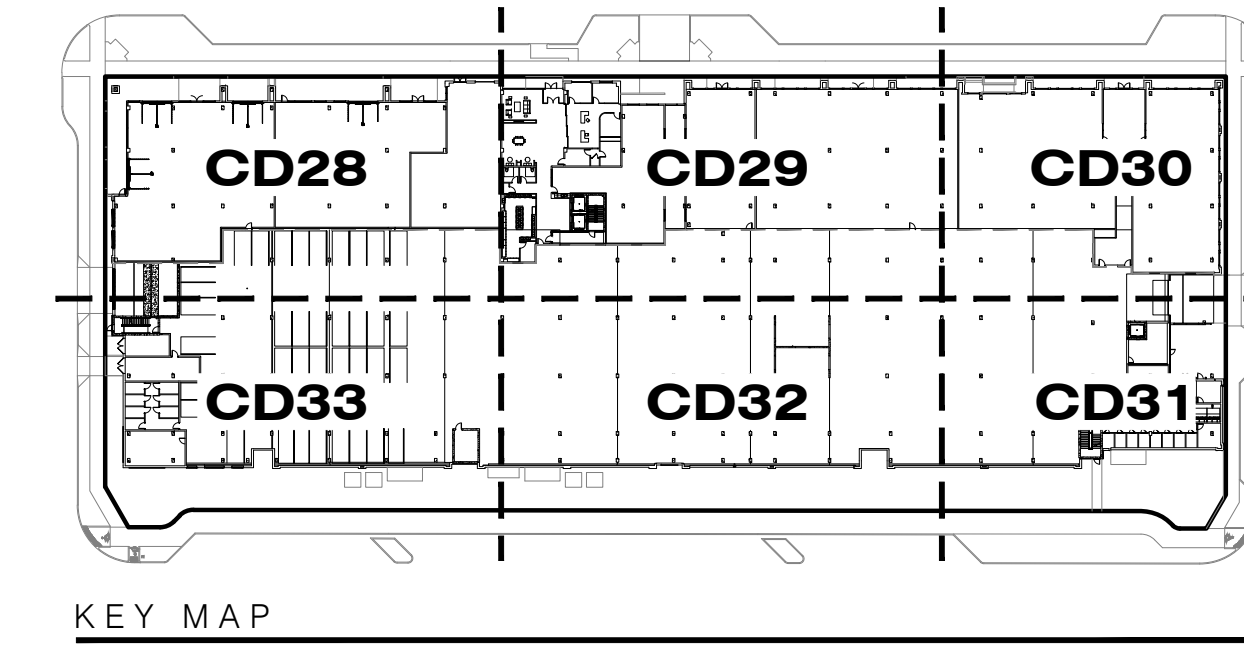
PROJECT #:
SHEET NUMBER

CD31

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PLOTTED: FRI 04/03/2026 2:34:57P BY: NATHAN KROHN



1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



LANDSCAPE KEYNOTES

- 0.0** EXISTING CONDITIONS
- 1.0** PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS DTL 3 / SHT CD42
- A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
- B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- 1.2 UNIT PAVERS (TO MATCH FIFER ROW) DTL 4 / SHT CD42
- 1.3 SQUEEGEE GRAVEL OR PEA GRAVEL
- 2.0** PAVEMENT JOINTING
- 2.1 EXPANSION JOINT DTL 2 / SHT CD42
- 2.2 SAWN CONTROL JOINT DTL 2 / SHT CD42
- 3.0** CURBS, EDGES, STEPS
- 3.1 EDGER DTL 5 / SHT CD42
- A | PLANTING AREA STEEL EDGING RESTRAINT
- 3.2 CIP CONC STEPS W/ SS HANDRAIL DTL 1 / SHT CD42
- COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- 4.0** WALLS
- 4.1 MASONRY WALL SHT CD42
- 5.0** SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | LANDSCAPE BOULDER (30"Hx24"Wx42"L) DTL 2 SHT CD43
- 5.2 TRASH RECEPTACLE
- 5.3 NOT USED
- 5.4 PARK BENCH SHT CD42
- 6.0** SITE LIGHTING | RE LIGHTING SHEETS
- 7.0** PLANTING
- 7.1 TREES
- A | DECIDUOUS TREE DTL 1 & 2 / SHT CD44
- B | EVERGREEN TREE DTL 1 & 2 / SHT CD44
- C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD44
- 7.2 MULCH
- A | COBBLE DTL 6 / SHT CD44
- 7.3 NATIVE SEED SPEC SECTION 32 9200

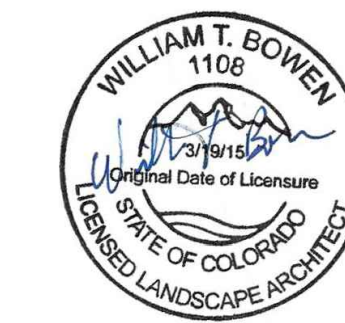
MATERIALS LEGEND

- 1.1A** CIP CONC PWMT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B** ENHANCED CIP CONC PWMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
- 1.1C** ENHANCED CIP CONC PWMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
- 1.2** UNIT PAVERS

UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- E — ELECTRICAL LINE
- G — GAS LINE

NOTE:
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108 03/03/2026
(PLA SIGNATURE AND SEAL HERE) DATE

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

Approved By: **APPROVED**
By: on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File
Development Services Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
08-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

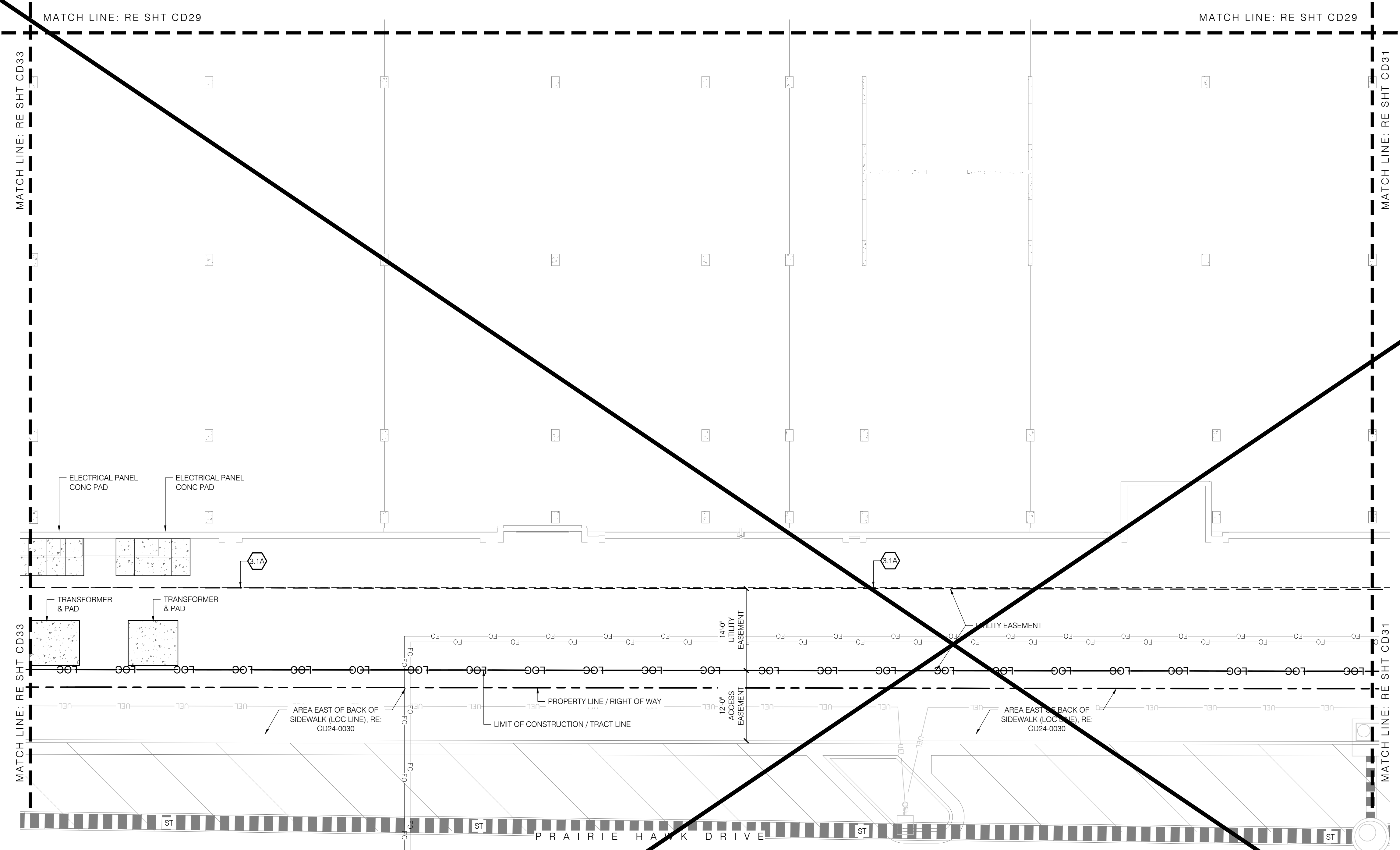


CONFLUENCE COMPANIES, LLC

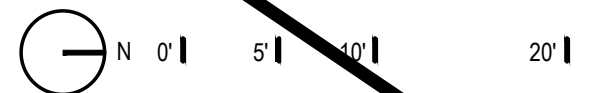
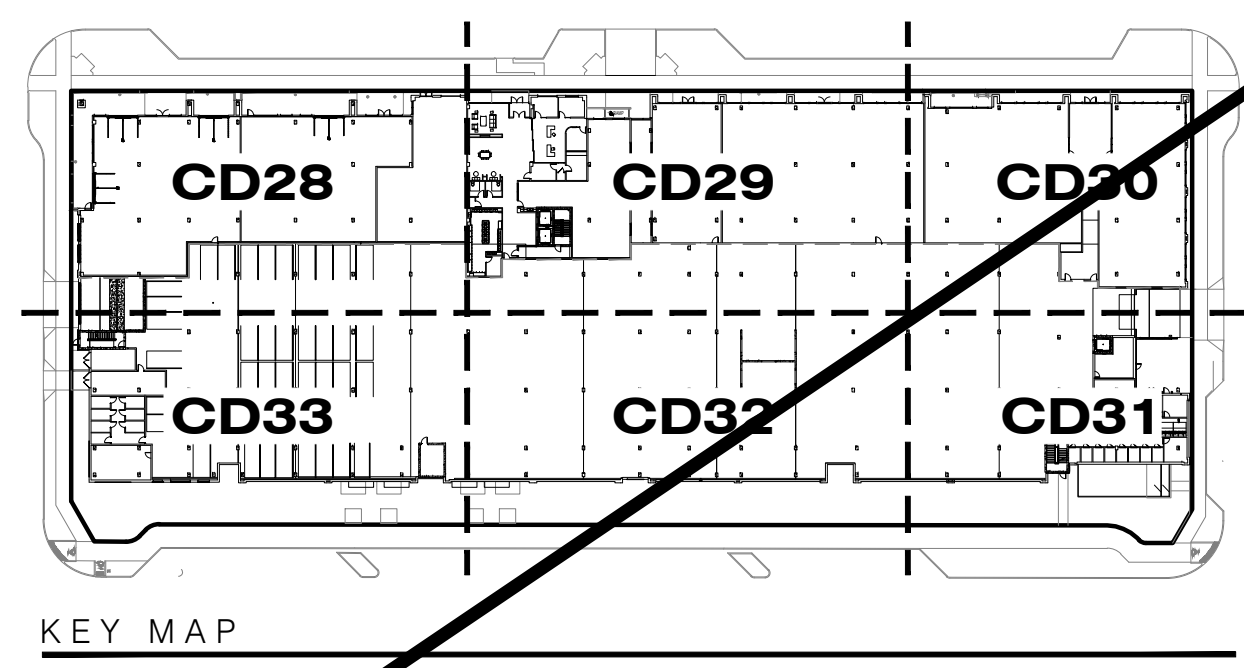
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER
CD32
32 OF 46

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PLOTTED: WED 10/15/25 1:13:58P BY: NATHAN KROHN



1 LANDSCAPE LAYOUT ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



- LANDSCAPE KEYNOTES**
- 0.0 EXISTING CONDITIONS
 - 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING, SAWN JTS
 - A | TYPE 1
 - COLOR: GRAY
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 - FINISH: MED. BROOM
 - A | 2 RISERS
 - 4.0 WALLS
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 - 5.0 SITE FURNISHINGS AND ELEMENTS
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 - SIZES VARY, RE PLANS
 - A | SLAB SEATING (24HX18DXL VARIES)
 - 5.2 TRASH RECEPTACLE
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DTL 2 / SHT CD42
DTL 2 / SHT CD42
DTL 5 / SHT CD42
DTL 1 / SHT CD42
SHT CD42
SHT CD43
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DTL 6 / SHT CD44
SPEC SECTION 32 9200

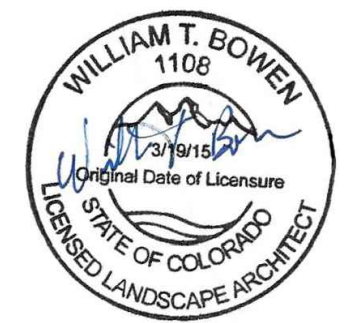
MATERIALS LEGEND

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- 1.1C ENHANCED CIP CONC PVMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
- 1.2 UNIT PAVERS

UTILITY LEGEND

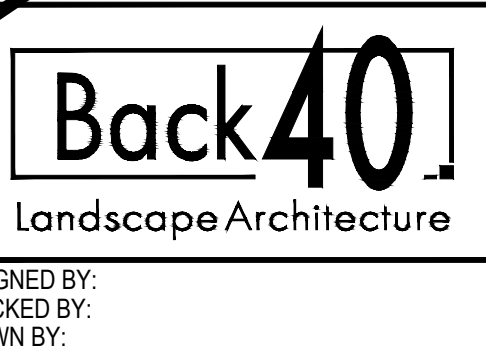
- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
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NOTE:
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED
By: [Signature]
Approved CD25-0037 Plans.pdf
Record Document on File
Development Services Date



ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
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09-17-2025	TOWN SUBMITTAL
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10-17-2025	TOWN SUBMITTAL

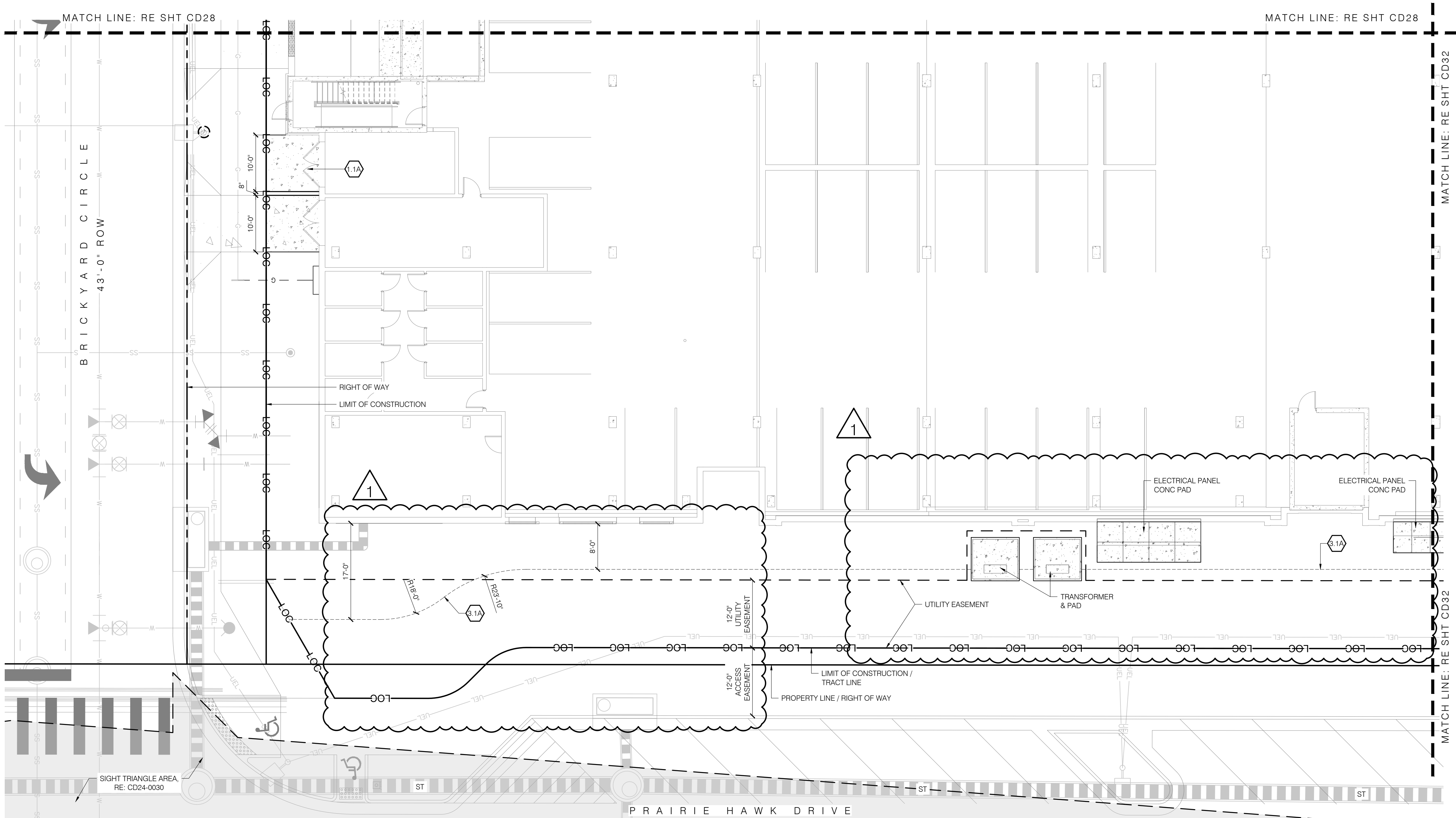
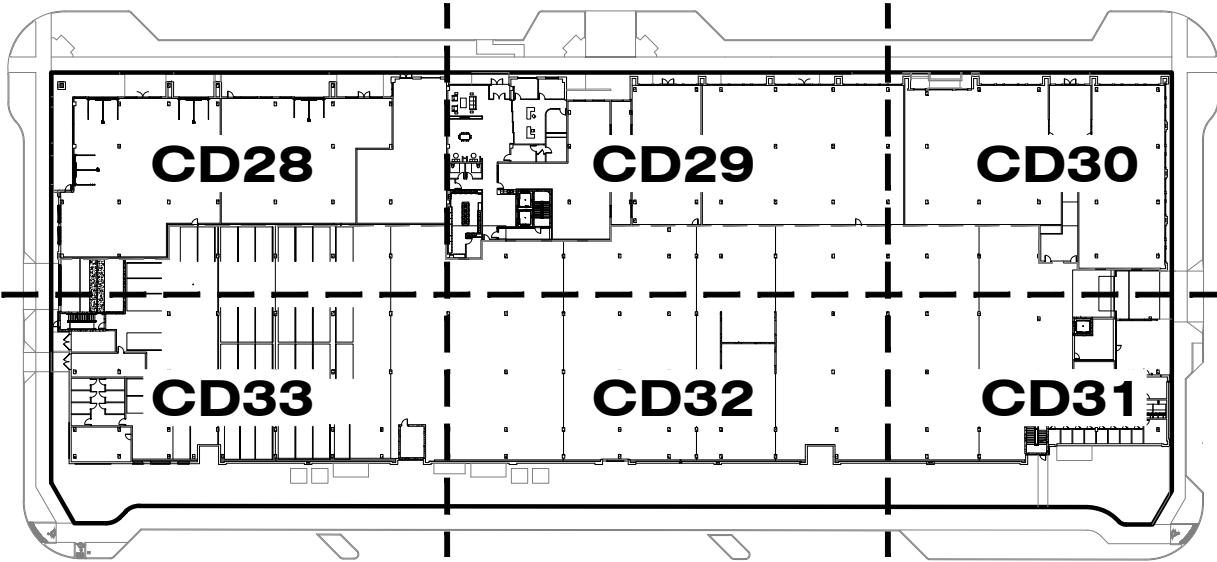


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER
CD32
32 OF 46

FILEPATH: \\BACK40-DESKTOP-01-TALUED7D-TS-NET\\BACK40\\PROJECTS\\2022\\22-02-2177 BRICKYARD\\04 CAD-REV\\T\\BACK40\\02 BUILDING 502 CAD\\SHEETS\\CD33 LANDSCAPE LAYOUT PLAN.DWG LAYOUT: CD33 LANDSCAPE LAYOUT PLAN
PLOTTED: FRI 04/03/2026 2:34:50P BY: NATHAN KROHN



KEY MAP

LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS DTL 3 / SHT CD42
- A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
- B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- 1.2 UNIT PAVERS (TO MATCH FIFER ROW) DTL 4 / SHT CD42
- 1.3 SQUEEGEE GRAVEL OR PEA GRAVEL
- 2.0 PAVEMENT JOINTING
- 2.1 EXPANSION JOINT DTL 2 / SHT CD42
- 2.2 SAWN CONTROL JOINT DTL 2 / SHT CD42
- 3.0 CURBS, EDGES, STEPS
- 3.1 EDGER DTL 5 / SHT CD42
- A | PLANTING AREA STEEL EDGING RESTRAINT
- 3.2 CIP CONC STEPS W/ SS HANDRAIL DTL 1 / SHT CD42
- COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- 4.0 WALLS
- 4.1 MASONRY WALL SHT CD42
- 5.0 SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | LANDSCAPE BOULDER (30"x24"x42"L) DTL 2 SHT CD43
- 5.2 TRASH RECEPTACLE
- 5.3 NOT USED
- 5.4 PARK BENCH SHT CD42
- 6.0 SITE LIGHTING | RE LIGHTING SHEETS
- 7.0 PLANTING
- 7.1 TREES
- A | DECIDUOUS TREE DTL 1 & 2 / SHT CD44
- B | EVERGREEN TREE DTL 1 & 2 / SHT CD44
- C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD44
- 7.2 MULCH
- A | COBBLE DTL 6 / SHT CD44
- 7.3 NATIVE SEED SPEC SECTION 32 9200

MATERIALS LEGEND

- 1.1A CIP CONC PWMT, GRAY, SAWN
JTS, MED BROOM FIN
- 1.1B ENHANCED CIP CONC PWMT, TYPE 1,
INT COLOR, SAWN JTS, SAND FIN
- 1.1C ENHANCED CIP CONC PWMT, TYPE 2, INT
COLOR, SAWN JTS, SAND FIN
- 1.2 UNIT PAVERS

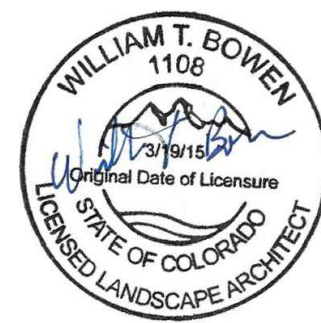
UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- E ELECTRICAL LINE
- G GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE LAYOUT ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



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

WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108 03/03/2026
(PLA SIGNATURE AND SEAL HERE) DATE

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

Approved By:  **NATHAN KROHN**
By:  **WILLIAM T. BOWEN**
on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File Date

Development Services



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

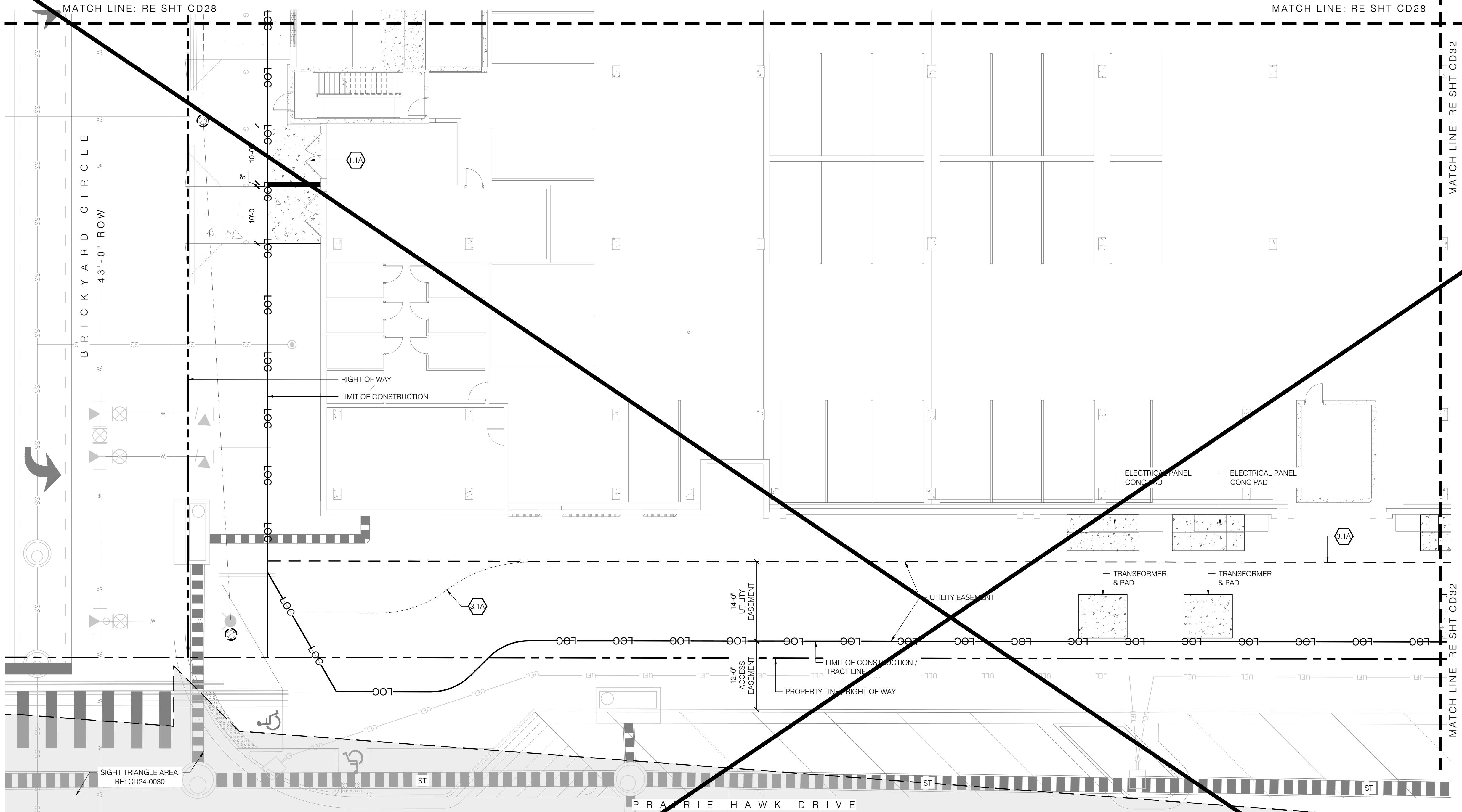
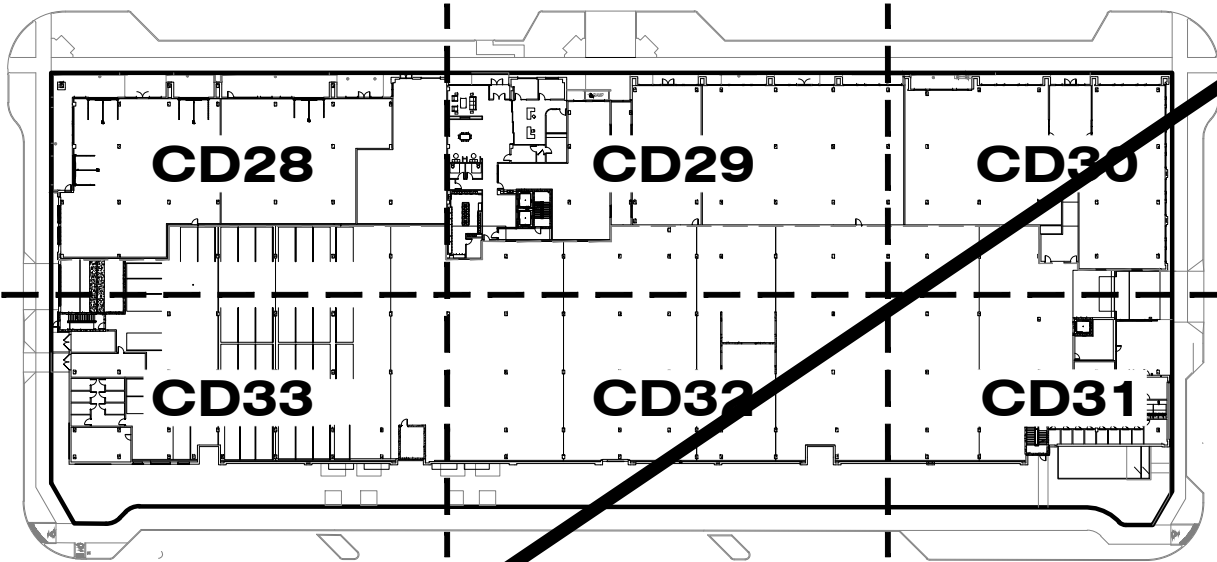


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER
CD33
33 OF 46

FILEPATH: \\BACK40\DESKTOP-01\TALUEDTD\TS\NET\BACK40\PROJECTS\2022\22-017 BRICKYARD\B004 CAD-REV\T\BACK40\02 BUILDING 502 CAD\SHEETS\CD33 LANDSCAPE LAYOUT PLAN.DWG LAYOUT: CD33 LANDSCAPE LAYOUT PLAN
PLOTTED: WED 10/15/25 1:13:18P BY: NATHAN KROHN



KEY MAP

LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
1.2 UNIT PAVERS (TO MATCH FIFER ROW) DTL 3 / SHT CD42
- 2.0 PAVEMENT JOINTING
- 2.1 EXPANSION JOINT DTL 2 / SHT CD42
2.2 SAWN CONTROL JOINT DTL 2 / SHT CD42
- 3.0 CURBS, EDGES, STEPS
- 3.1 EDGER DTL 5 / SHT CD42
A | PLANTING AREA STEEL EDGING RESTRAINT
3.2 CIP CONC STEPS W/ SS HANDRAIL DTL 1 / SHT CD42
COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- 4.0 WALLS
- 4.1 MASONRY WALL SHT CD42
- 5.0 SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | SLAB SEATING (24HX18DXL VARIES)
5.2 TRASH RECEPTACLE
5.3 DOG AREA FENCE SHT CD43
5.4 PATIO RAIL SHT CD42
- 6.0 SITE LIGHTING | RE LIGHTING SHEETS
- 7.0 PLANTING
- 7.1 TREES
A | DECIDUOUS TREE DTL 1 & 2 / SHT CD44
B | EVERGREEN TREE DTL 1 & 2 / SHT CD44
C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD44
7.2 MULCH
A | COBBLE DTL 6 / SHT CD44
7.3 NATIVE SEED SPEC SECTION 32 9200

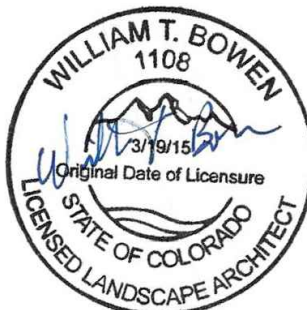
MATERIALS LEGEND

- 1.1A CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
1.1B ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
1.1C ENHANCED CIP CONC PVMT, TYPE 2, INT COLOR, SAWN JTS, SAND FIN
1.2 UNIT PAVERS

UTILITY LEGEND

- SS SANITARY SEWER LINE
W WATER LINE
ST STORM SEWER LINE
E ELECTRICAL LINE
G GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108 10/17/2025
(PLA SIGNATURE AND SEAL HERE) DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: [Signature] **APPROVED**
By: [Signature] on 10/17/2025
APPROVED-CD05-0037 Plans.pdf
Development Services Date
Record Document on File

ISSUE DATE: 10-17-2025

DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

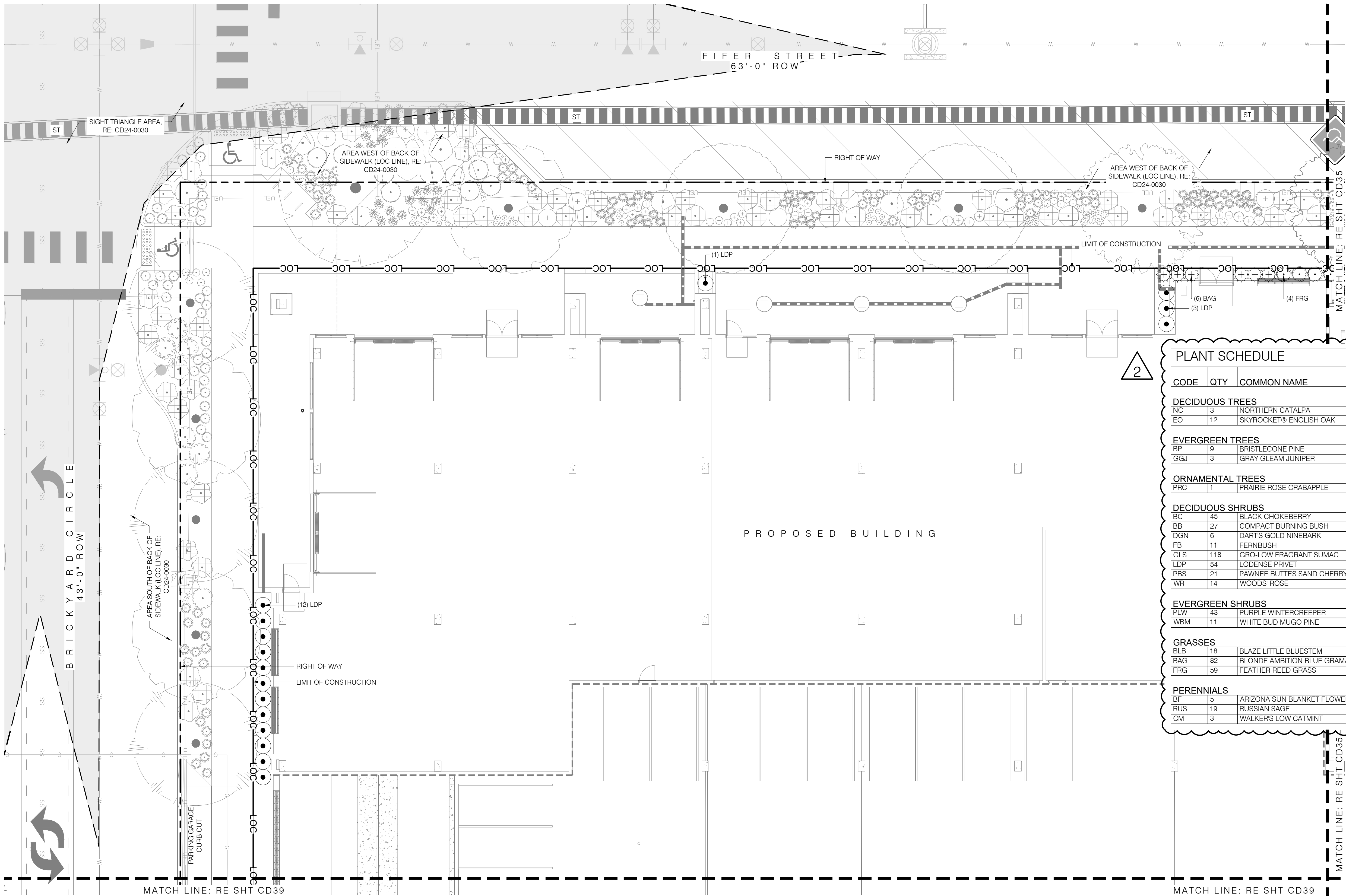
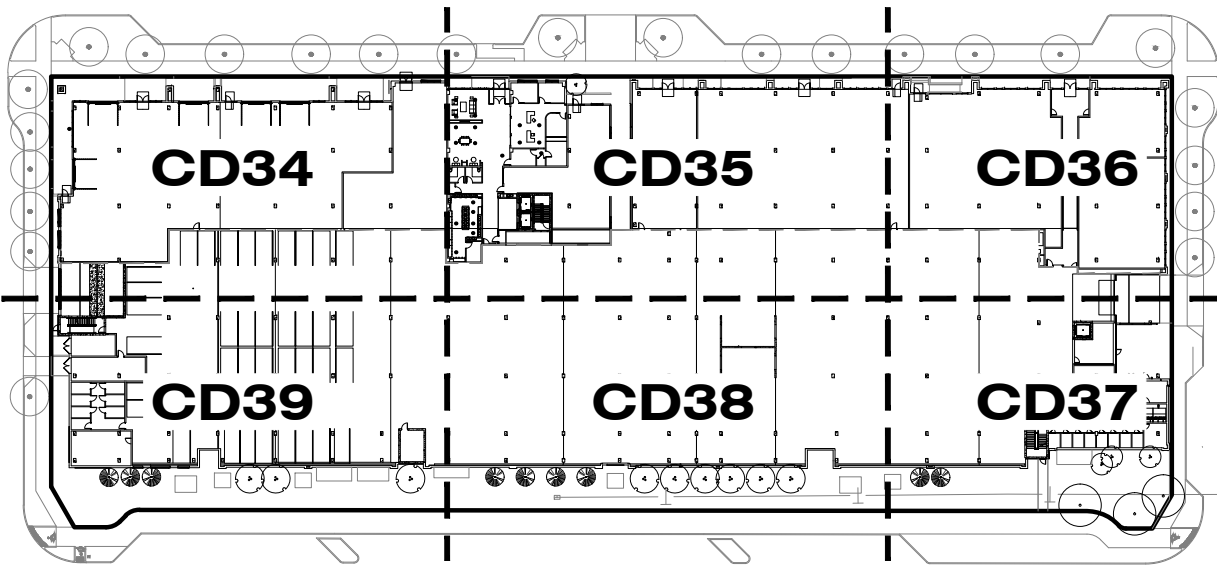
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE LAYOUT PLAN

PROJECT #:
SHEET NUMBER
CD33
33 OF 46

FILEPATH: \\BACK40\DESKTOP-01\TALEUTD\TS\NETBACK40\PROJECTS\2022\2022-07-17\BRICKYARD\CD34 LANDSCAPE PLANTING PLAN CD34 LANDSCAPE PLANTING PLAN
PLOTTED: TUE 07/21/26 10:46:53A BY: NATHAN KROHN



KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	9	BRISTLEcone PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	45	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	118	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	11	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	59	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW

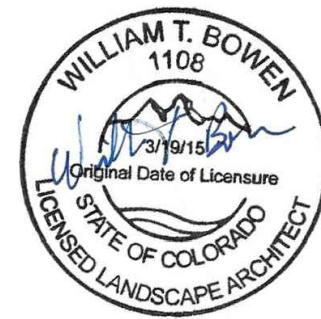
UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



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

WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

07/02/2026
DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED

Approved By: [Signature] By: [Signature]
Development Services Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



CONFLUENCE COMPANIES, LLC

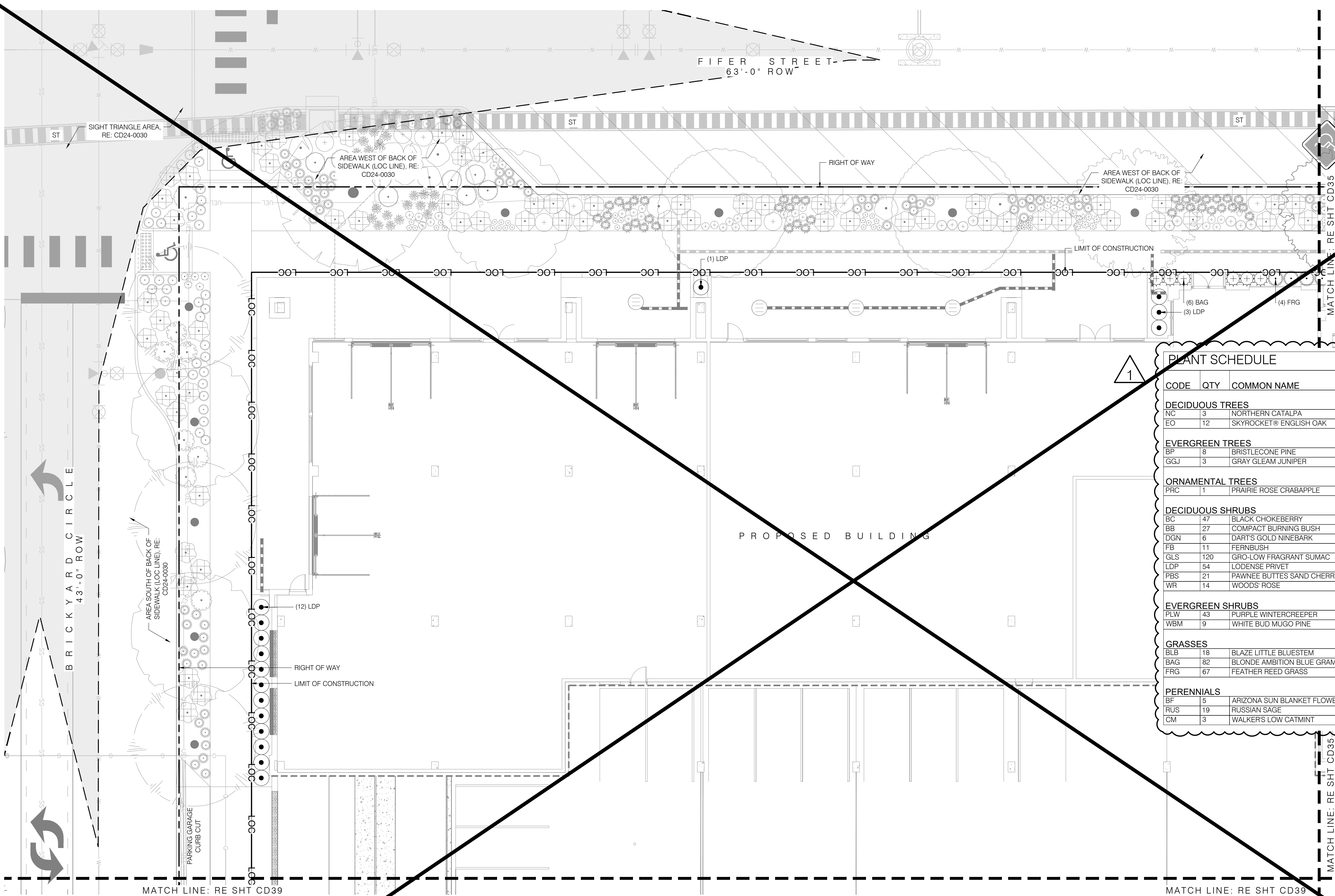
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:

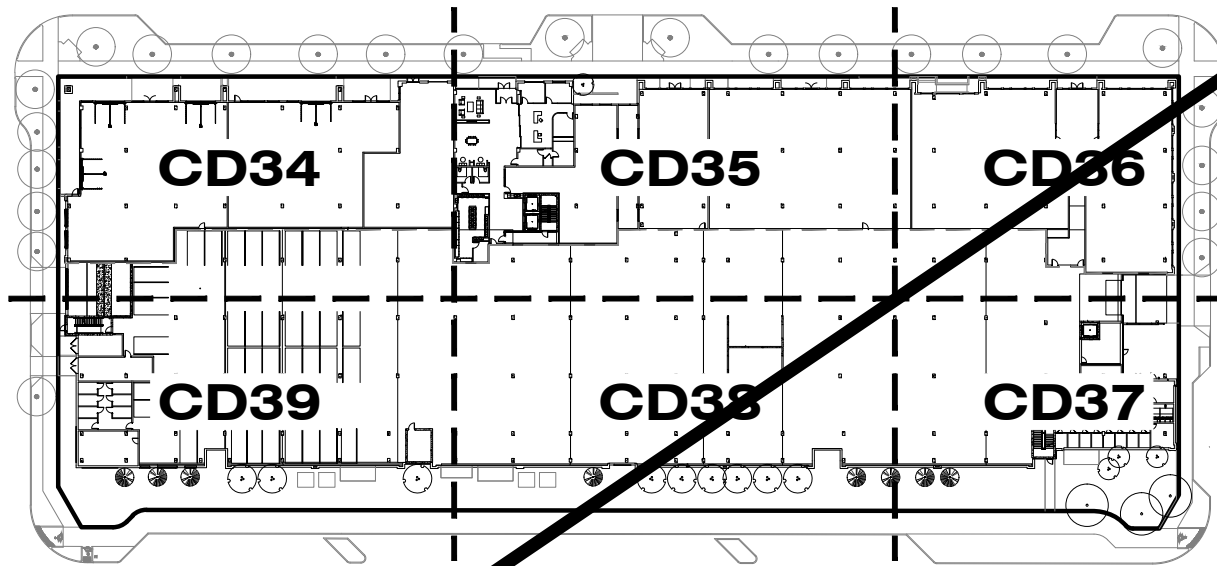
SHEET NUMBER

CD34

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PLOTTED: FR 04/03/2024 2:34:35P BY: NATHAN KROHN



1 LANDSCAPE PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



PLANTING KEYNOTES

7.0 PLANTING		
7.1 TREES		
A DECIDUOUS TREE		DTL 1 & 2 / SHT CD66
B EVERGREEN TREE		DTL 1 & 2 / SHT CD66
C ORNAMENTAL TREE		DTL 1 & 2 / SHT CD66
7.2 MULCH		
A COBBLE		DTL 6 / SHT CD66
7.3 NATIVE SEED		SPEC SECTION 32 9200

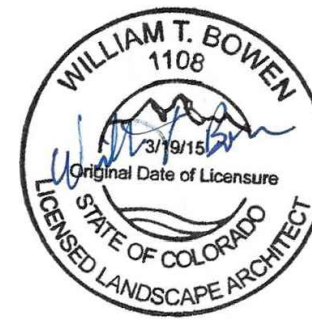
PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	47	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	120	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT.	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	9	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	67	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT.	LOW

UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.



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

WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

03/03/2026
DATE

TOWN OF CASTLE ROCK APPROVAL

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

By: [Signature]
APPROVED

APPROVED: FCO206-0014 Plans.pdf
Record Document on File

Development Services
Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FCO206-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FCO206-0014 PATIO GRADING, MISC UTILITY REVISIONS



CONFLUENCE COMPANIES, LLC

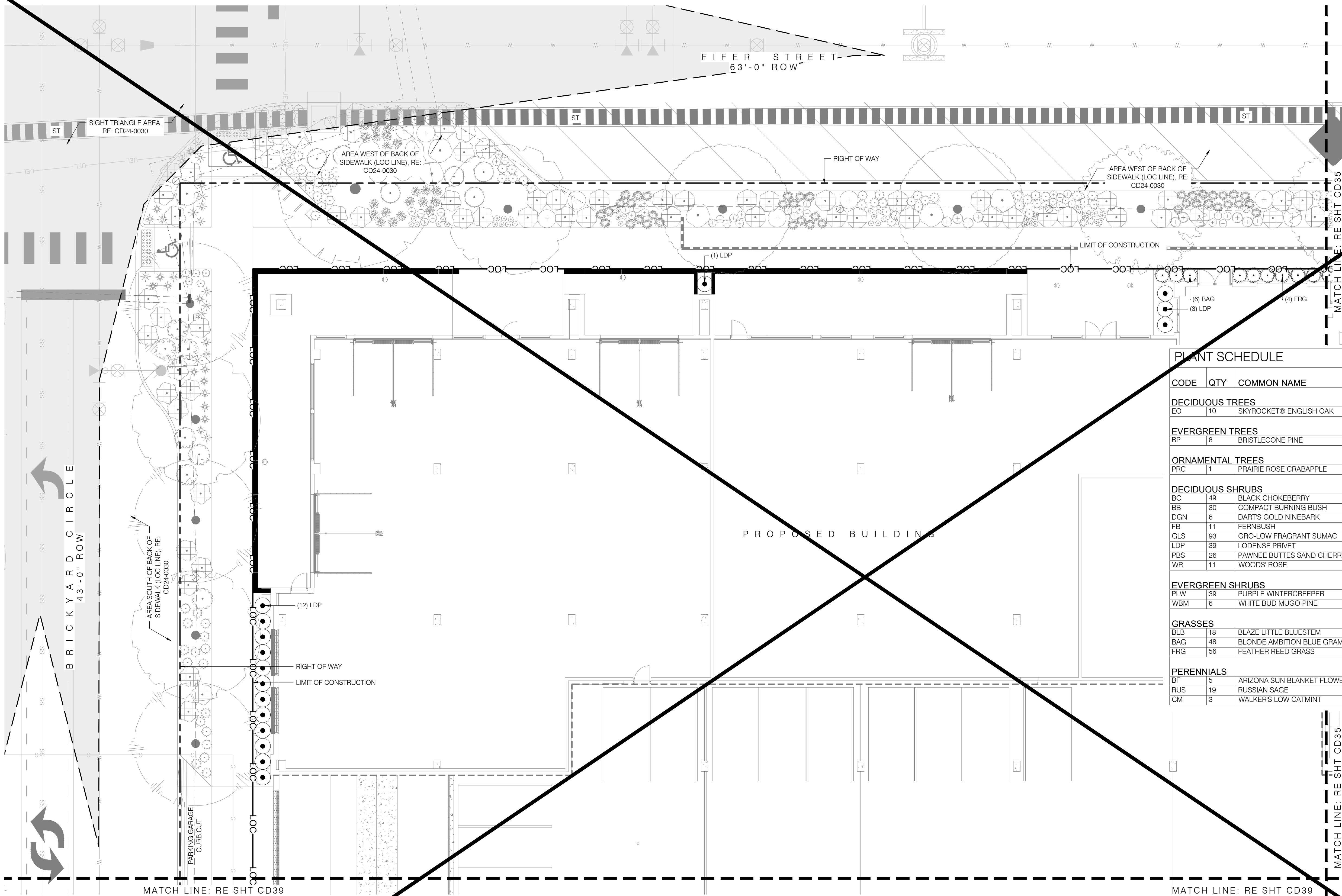
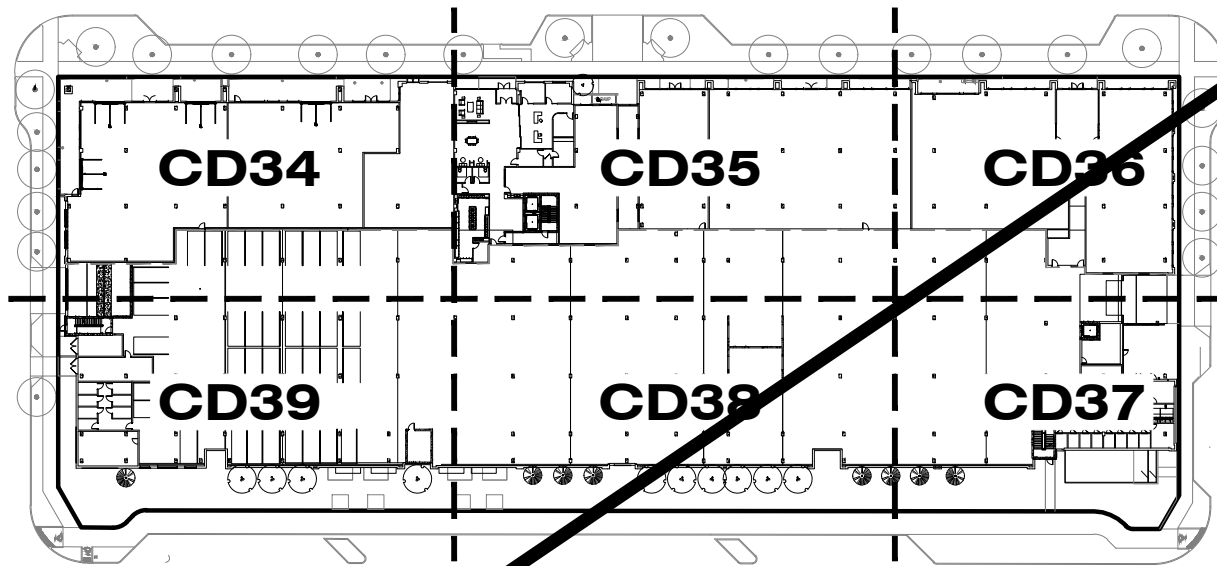
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:

SHEET NUMBER

CD34

FILEPATH: \\BACK40\DESKTOP-01\TALUED\TD\NET\BACK40\PROJECTS\2022\22417 BRICKYARD\B04 CAD-REV\TBACK40\CD34 LANDSCAPE PLANTING PLANDWG LAYOUT: CD34 LANDSCAPE PLANTING PLAN
PLOTTED: WED 10/15/25 1:13:40P BY: NATHAN KROHN



KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
A	DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
B	EVERGREEN TREE	DTL 1 & 2 / SHT CD66
C	ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
A	COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
EO	10	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5" CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	49	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	30	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	93	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	39	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	26	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	11	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	39	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	6	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	48	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	56	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW

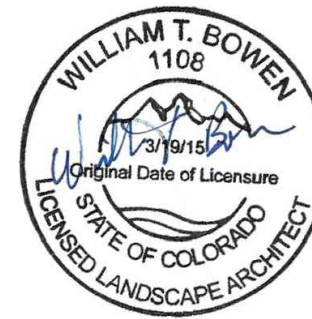
UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY
DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK
AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM
FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF
DEVELOPMENT SERVICES APPROVAL.
Approved By:  By: Kirkpatrick
CASTLE ROCK CITY CLERK on 12/01/2025
APPROVED-CD34-0037 Plans.pdf
Record Document on File
Development Services Date



Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

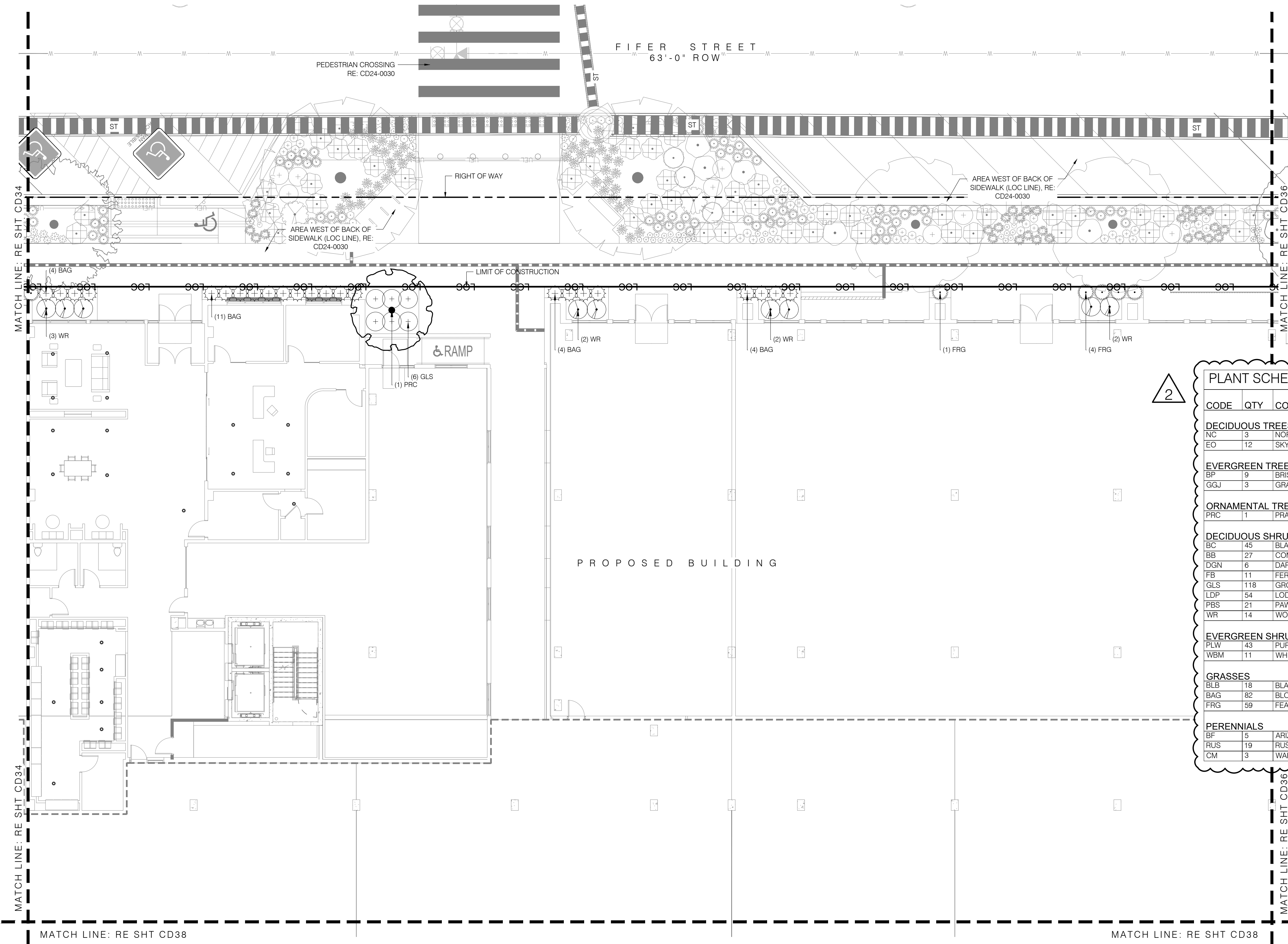
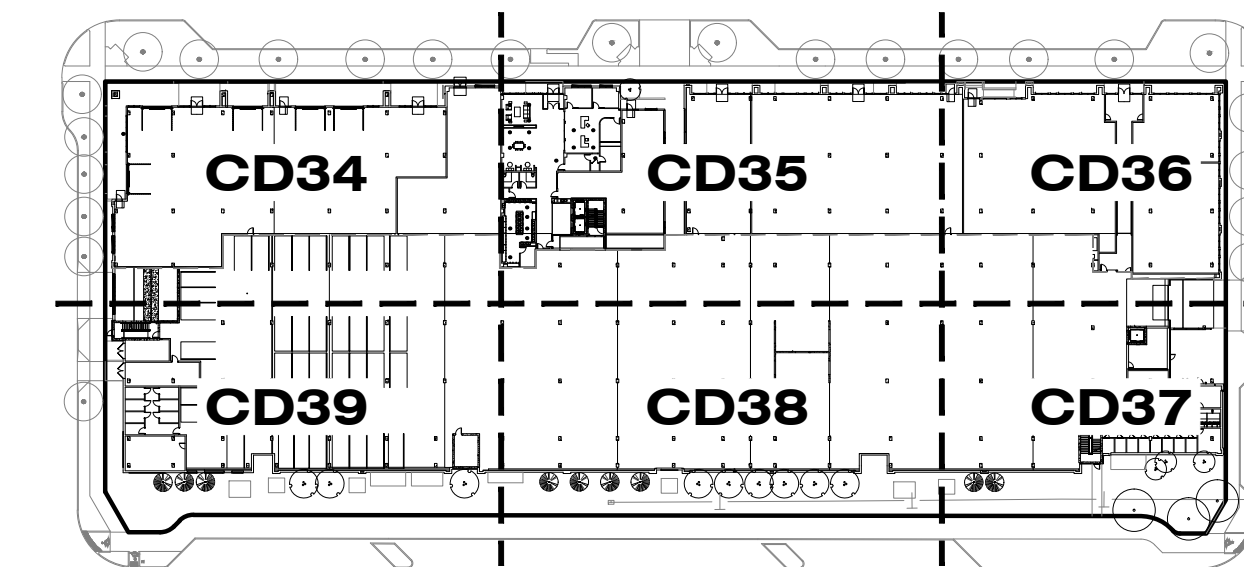
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER

CD34

FILEPATH: \\BACK40\DESKTOP-01-TALUED7\TS\NET\BACK40\PROJECTS\2022\2022-09-01-BRICKYARD\CD35 LANDSCAPE PLANTING PLAN LAYOUT: CD35 LANDSCAPE PLANTING PLAN
PLOTTED: TUE 07/21/26 10:47:03A BY: NATHAN KROHN



- KEY MAP
- PLANTING KEYNOTES
- 7.0 PLANTING
- 7.1 TREES
- A | DECIDUOUS TREE
- B | EVERGREEN TREE
- C | ORNAMENTAL TREE
- 7.2 MULCH
- A | COBBLE
- 7.3 NATIVE SEED
- DTL 1 & 2 / SHT CD66
- DTL 1 & 2 / SHT CD66
- DTL 1 & 2 / SHT CD66
- DTL 6 / SHT CD66
- SPEC SECTION 32 9200

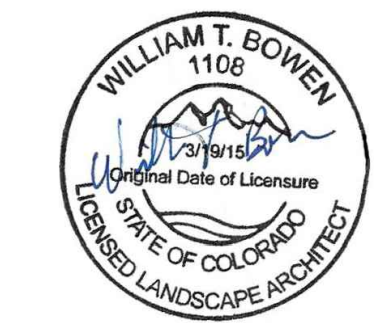
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PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	9	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	RAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'RAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	45	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	118	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT.	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	11	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	59	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT.	LOW

- UTILITY LEGEND
- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- E — ELECTRICAL LINE
- G — GAS LINE
- NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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

WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108

07/02/2026

DATE

(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: **APPROVED**

By Kirkpatrick on 08/03/2026

2-FC026-0052 Plans.pdf

Record Document on File

Development Services

Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS

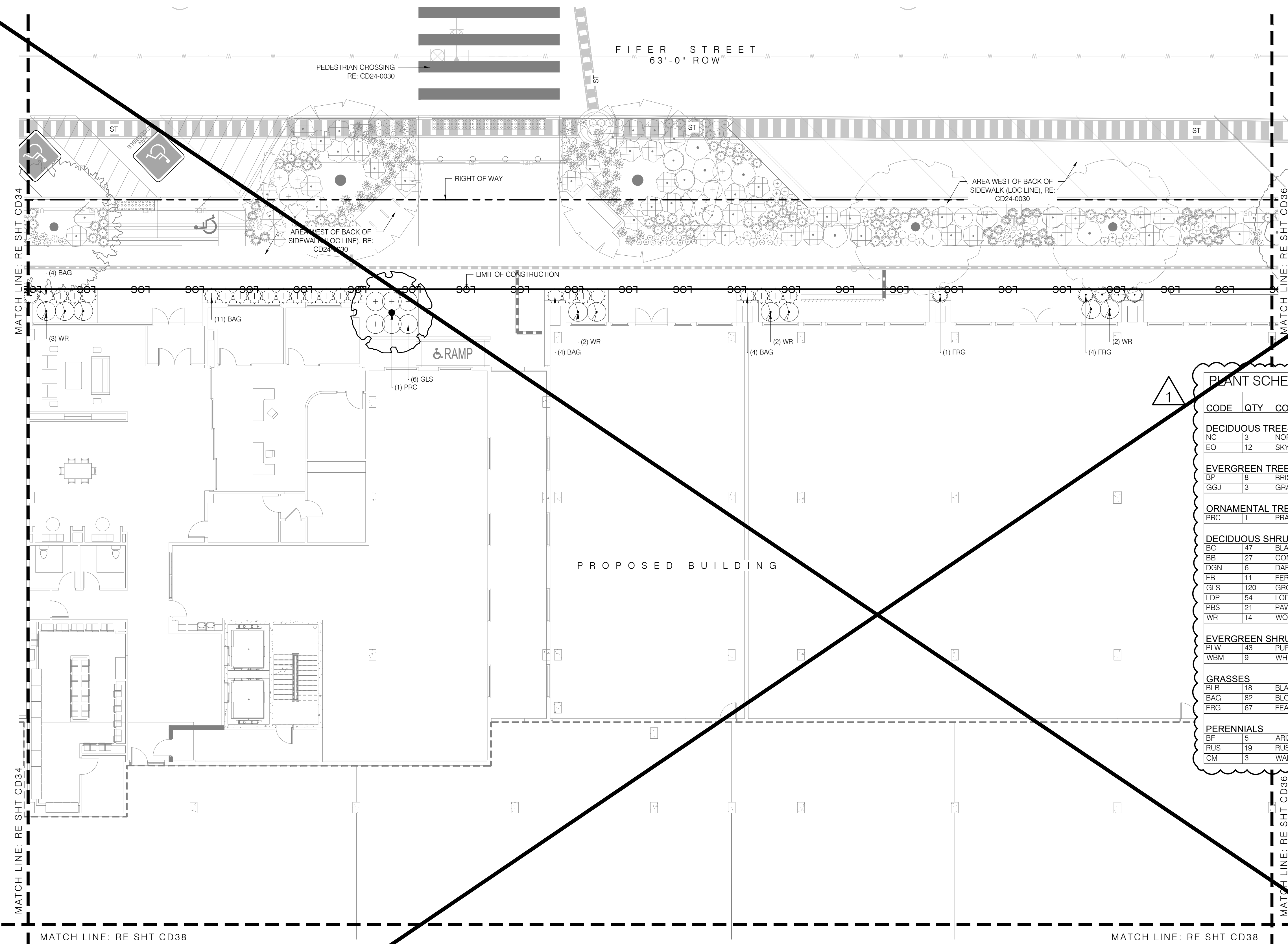
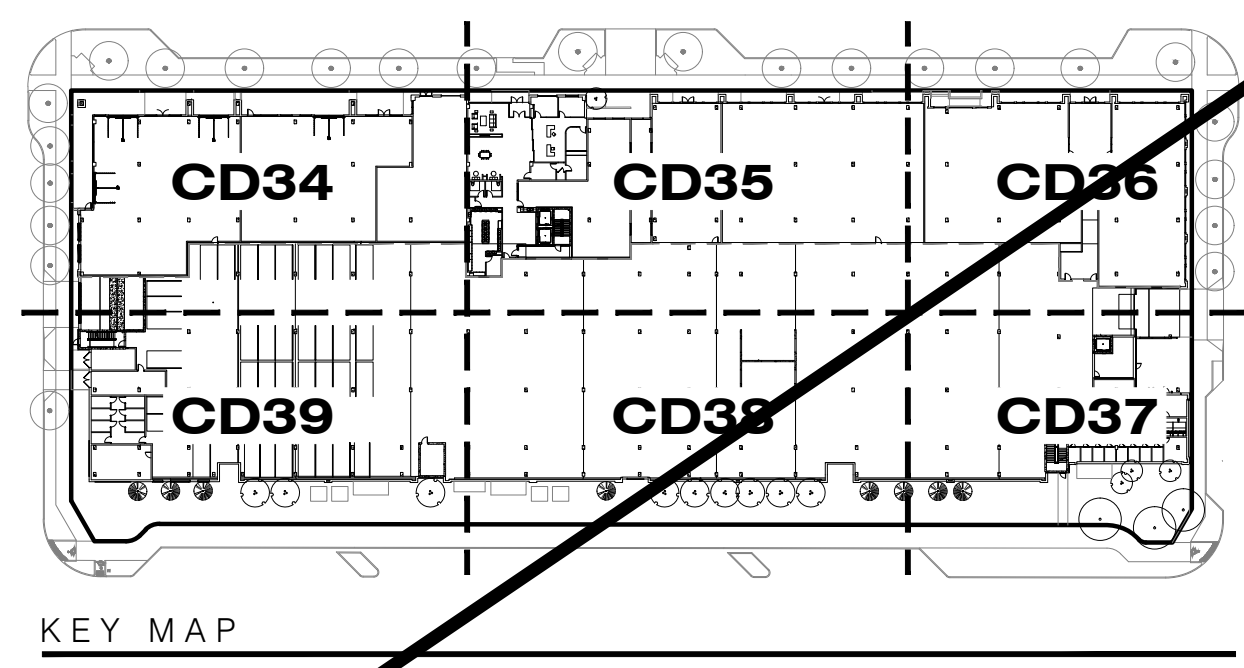


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD35
35 OF 46

FILEPATH: \\BACK40\DESKTOP-01\TALEUTD\TS\NET\BACK40\PROJECTS\2022\22417 BRICKYARD\04 CAD-REV\TBACK40\CD35 LANDSCAPE PLANTING PLANDWG LAYOUT: CD35 LANDSCAPE PLANTING PLAN
PLOTTED: FR 04/03/26 2:34:45P BY: NATHAN KROHN



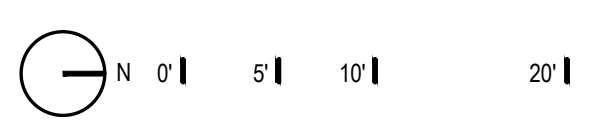
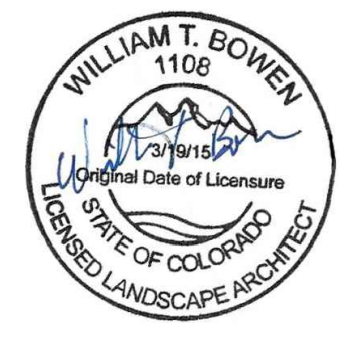
- PLANTING KEYNOTES**
- 7.0 PLANTING
- 7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
- 7.2 MULCH
A | COBBLE
- 7.3 NATIVE SEED
- DTL 1 & 2 / SHT CD66
DTL 1 & 2 / SHT CD66
DTL 1 & 2 / SHT CD66
DTL 6 / SHT CD66
SPEC SECTION 32 9200

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	47	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	120	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT.	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	9	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	67	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT.	LOW

- UTILITY LEGEND**
- SS — SANITARY SEWER LINE
— W — WATER LINE
— ST — STORM SEWER LINE
— E — ELECTRICAL LINE
— G — GAS LINE
- NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



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

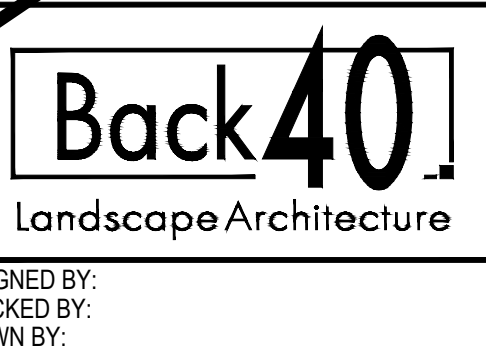
WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

03/03/2026
DATE

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

Approved By:  By Rick Patrick on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File

Development Services
Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

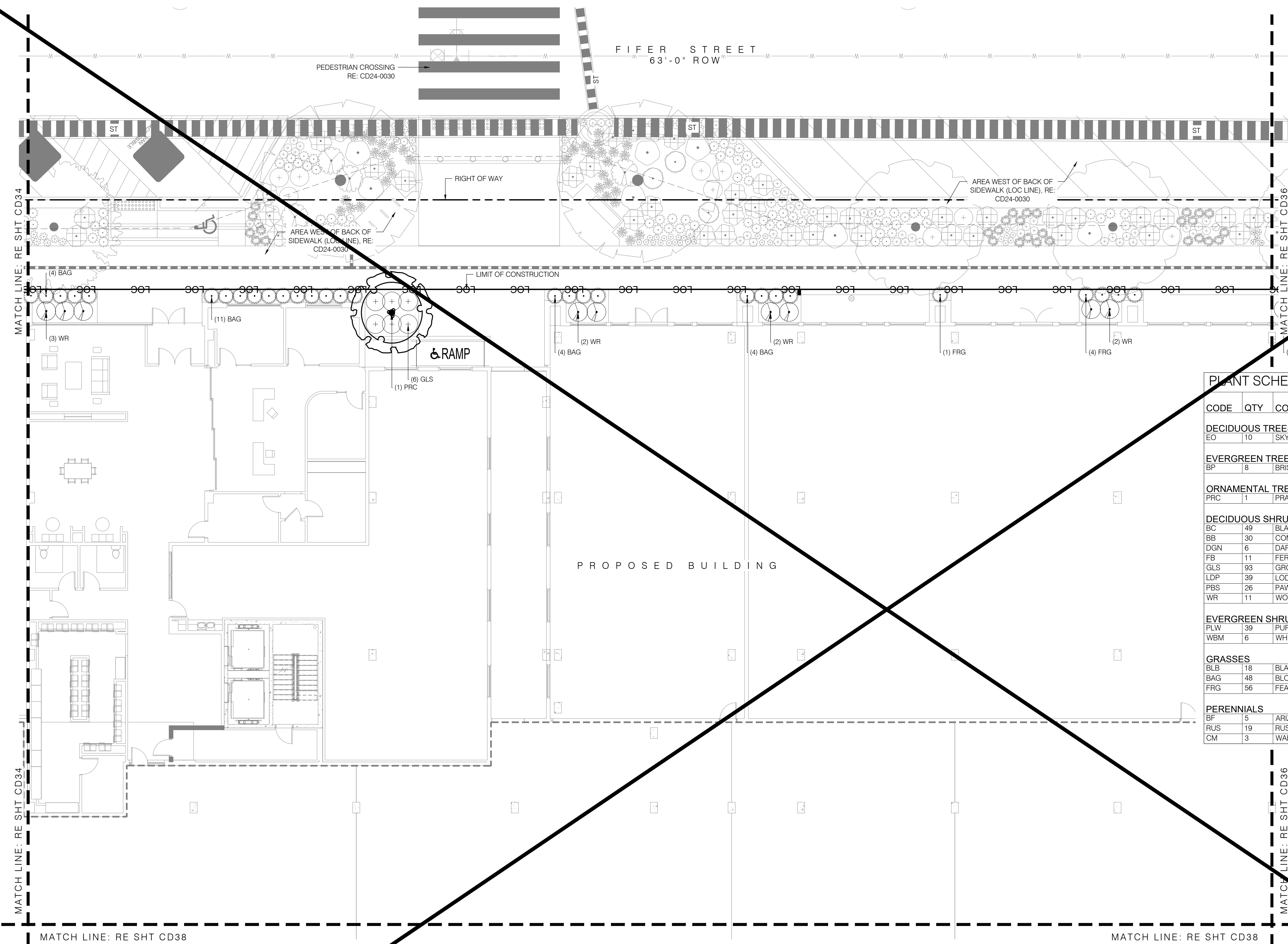
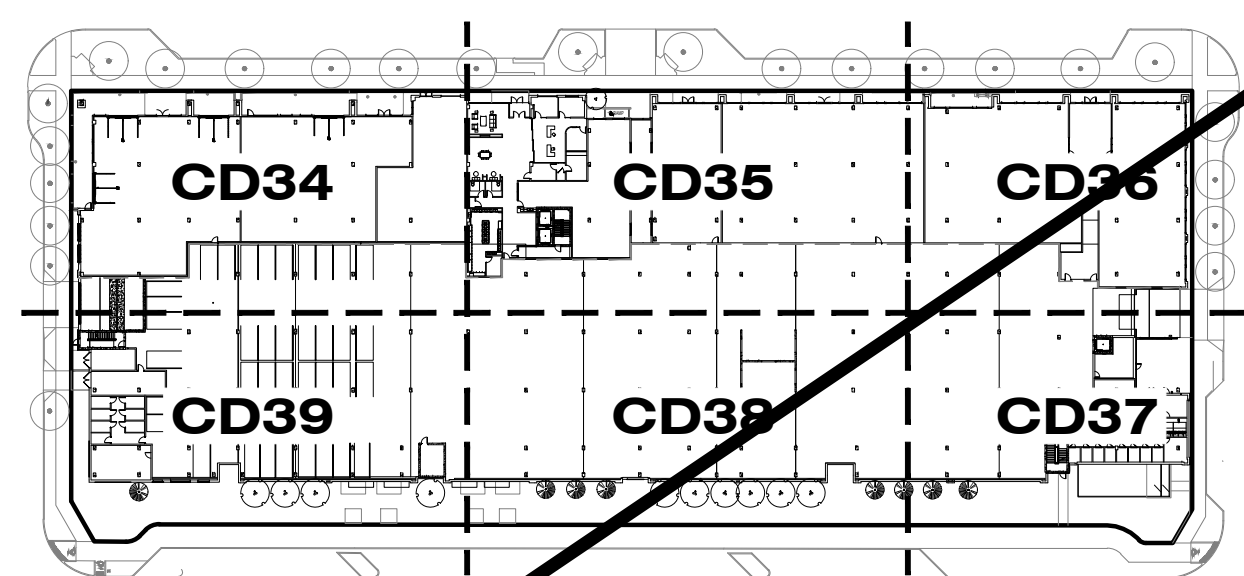


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD35
35 OF 46

FILEPATH: \\BACK40\DESKTOP-01-TALUEDT\TS\NET\BACK40\PROJECTS\2022\2024\7 BRICKYARD\CD35 LANDSCAPE PLANTING PLANDWG LAYOUT: CD35 LANDSCAPE PLANTING PLAN
PLOTTED: WED 10/15/25 1:14:00P BY: NATHAN KROHN



PLANTING KEYNOTES	
7.0 PLANTING	
7.1 TREES	
A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2 MULCH	
A COBBLE	DTL 6 / SHT CD66
7.3 NATIVE SEED	SPEC SECTION 32 9200

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
EO	10	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	49	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	30	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	93	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	39	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	26	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	11	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	39	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	6	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	48	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	56	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW

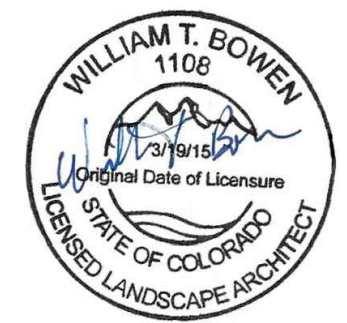
UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- E — ELECTRICAL LINE
- G — GAS LINE

NOTE:
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1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

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

Approved By:  By: Kirkpatrick on 10/17/2025
APPROVED-CD35-0037 Plans.pdf
Record Document on File

Development Services Date



Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

HKS HARRIS KOCHER SMITH

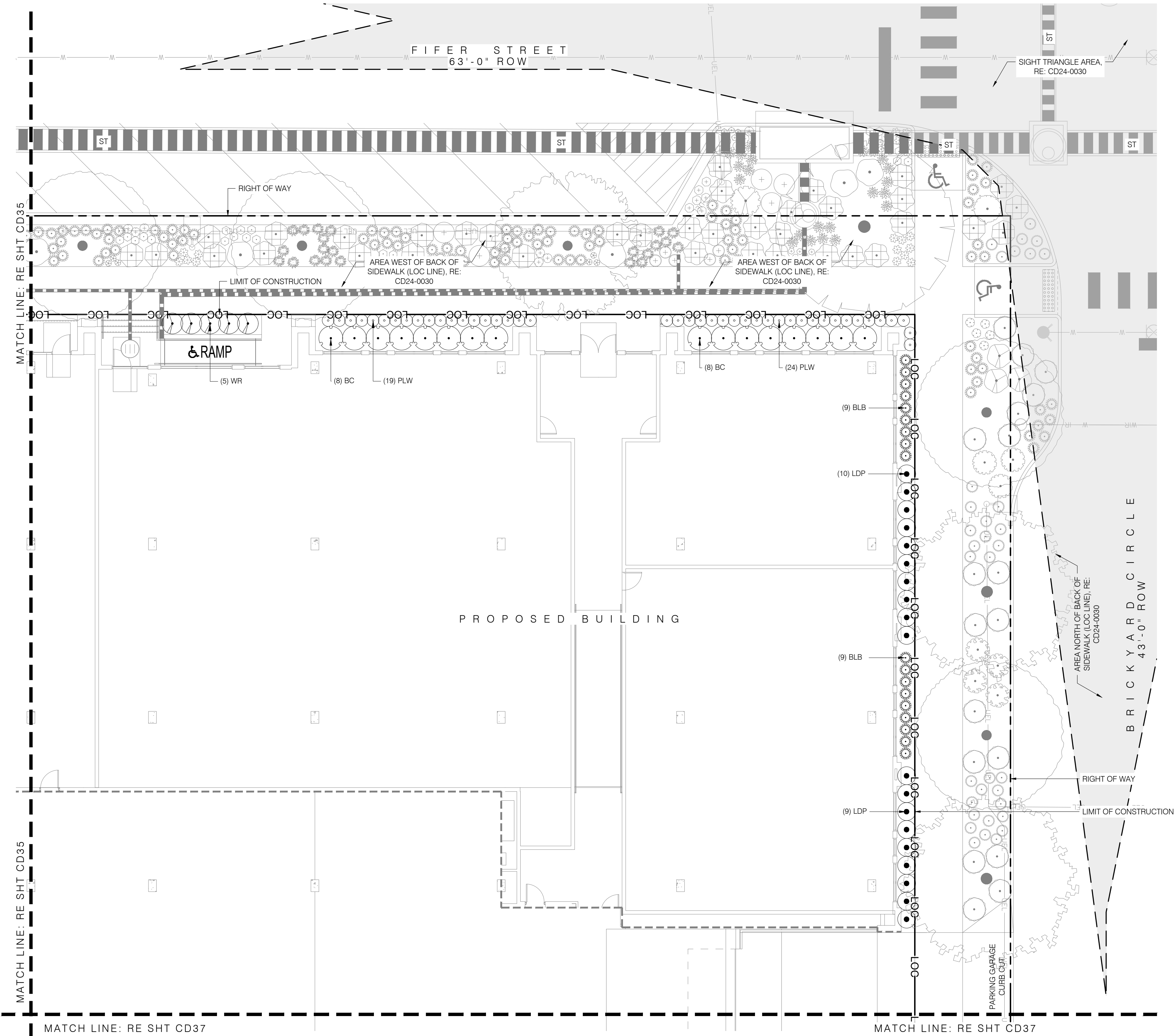
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

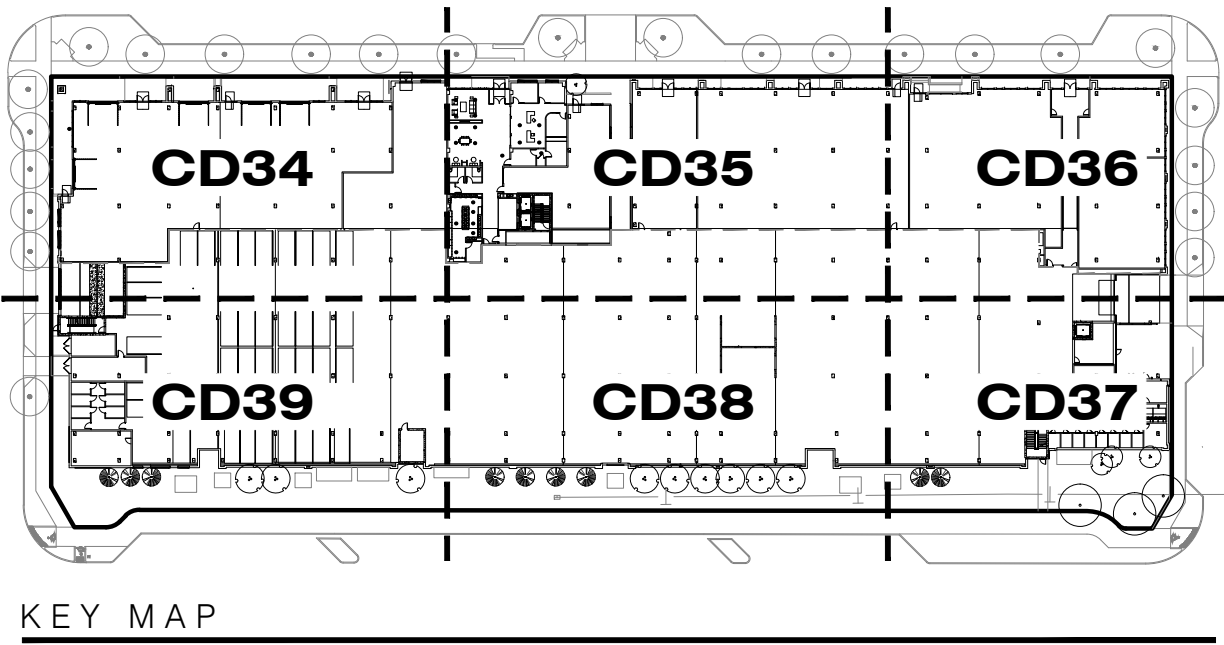
PROJECT #:
SHEET NUMBER
CD35
35 OF 46

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PLOTTED: TUE 07/21/26 10:46:00A BY: NATHAN KROHN



1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

2

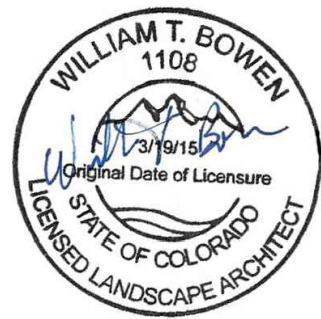
PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	9	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
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BC	45	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	118	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	11	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	59	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW

UTILITY LEGEND

— SS —	SANITARY SEWER LINE
— W —	WATER LINE
— ST —	STORM SEWER LINE
— E —	ELECTRICAL LINE
— G —	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED
By Kirkpatrick on 08/03/2026
2-FC026-0002 Plans.pdf
Record Document on File
Development Services Date



ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS

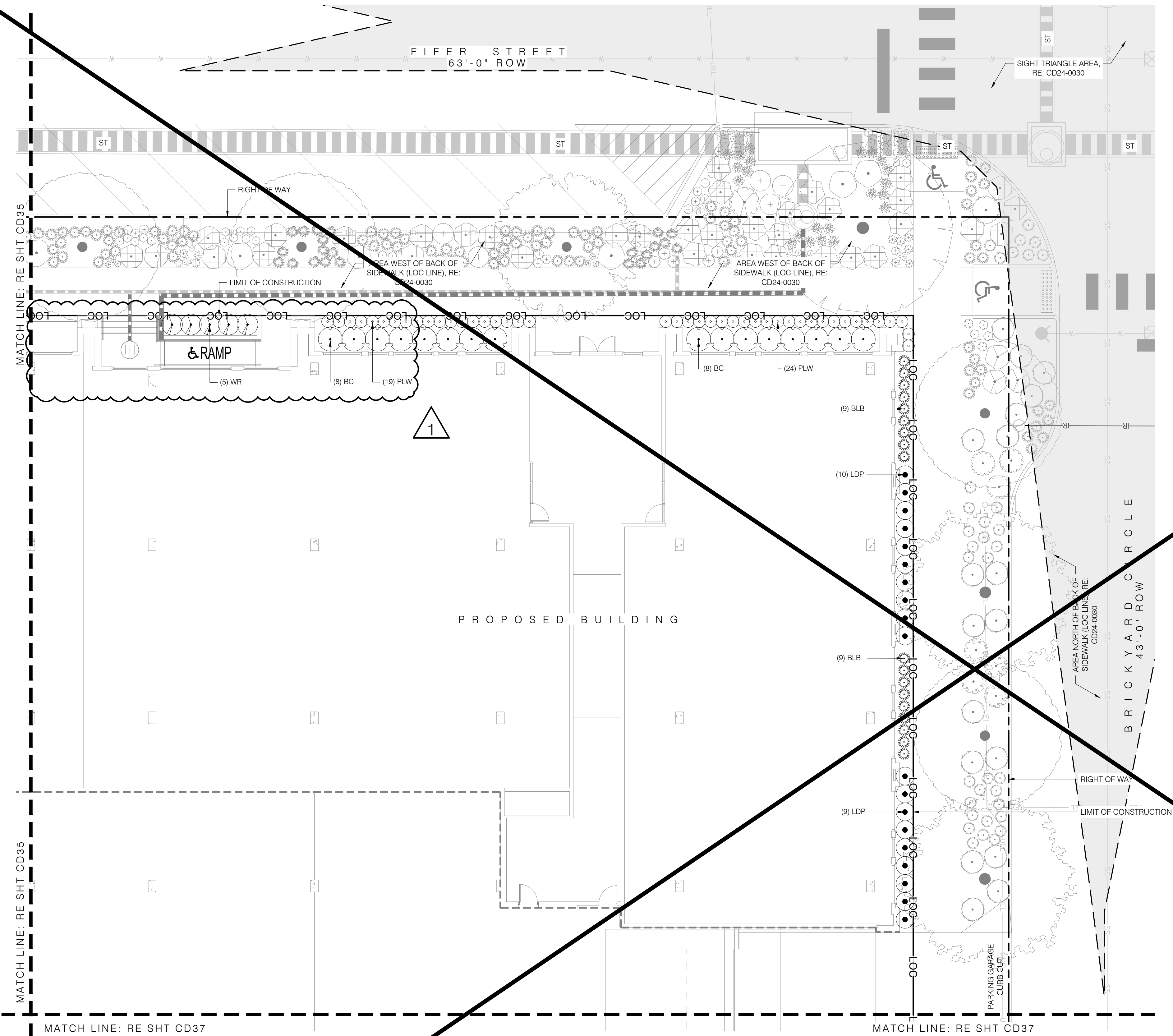
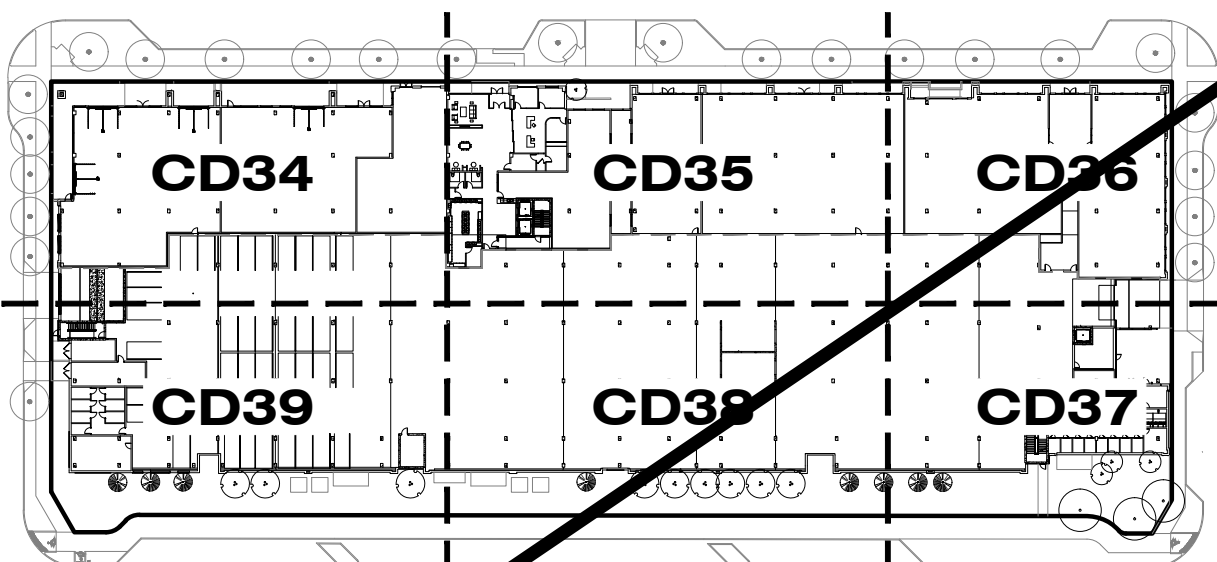


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD36
36 OF 46

FILEPATH: \\BACK40-DESKTOP-01-TALLIED\TD\NETBACK40\PROJECTS\2022\2024\77 BRICKYARD\04 CAD-REV\TBACK40\02 BUILDING 502 CAD\SHEETS\CD36 LANDSCAPE PLANTING PLANDWG LAYOUT: CD36 LANDSCAPE PLANTING PLAN
PLOTTED: FR 04/03/26 2:35:00P BY: NATHAN KROHN



KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
A	DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
B	EVERGREEN TREE	DTL 1 & 2 / SHT CD66
C	ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
A	COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	47	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	120	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	9	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	67	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW

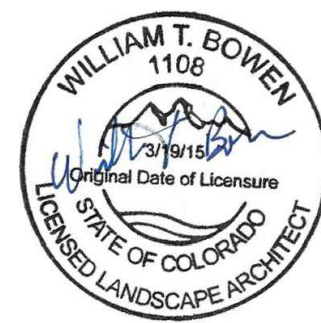
UTILITY LEGEND

— SS —	SANITARY SEWER LINE
— W —	WATER LINE
— ST —	STORM SEWER LINE
— E —	ELECTRICAL LINE
— G —	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEERS' DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

03/03/2026

DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Development Services
By: [Signature]
on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File
Date



ISSUE DATE: 02-09-2024	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



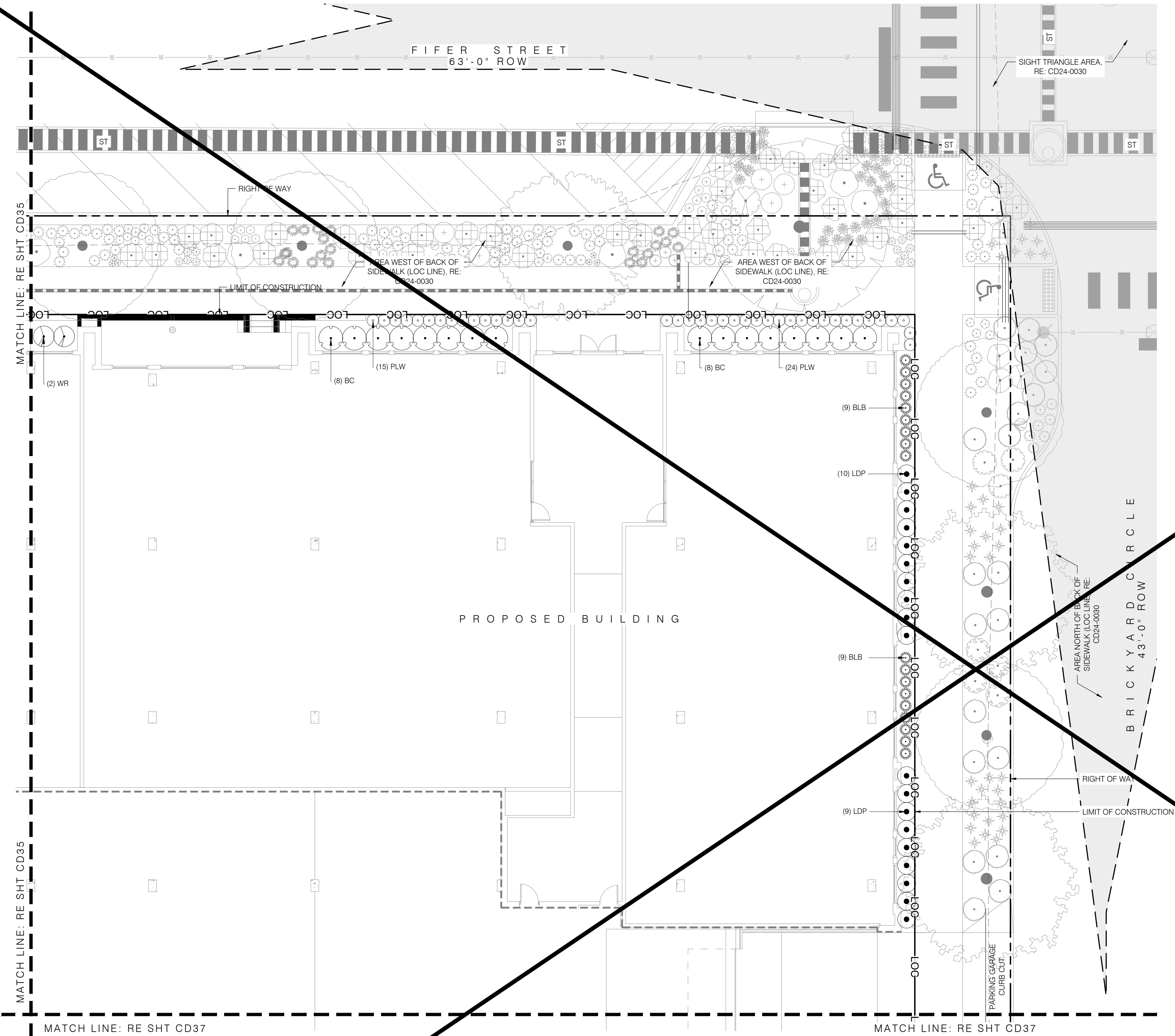
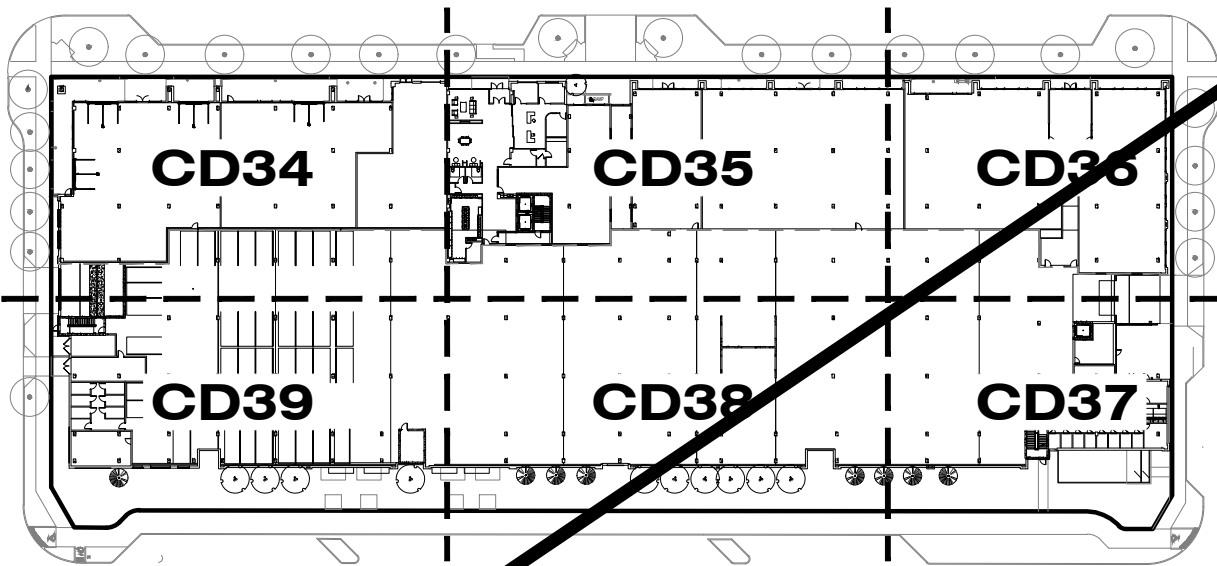
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER

CD36

FILEPATH: \\BACK40\DESKTOP-01\TALUED\TS\NETBACK40\PROJECTS\2022\2024\7 BRICKYARD\B04 CAD-REV\TBACK40\02 BUILDING 502 CAD\SHEETS\CD36 LANDSCAPE PLANTING PLANDWG LAYOUT: CD36 LANDSCAPE PLANTING PLAN
PLOTTED: WED 10/15/25 1:14:21P BY: NATHAN KROHN



KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
EO	10	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5" CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	49	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	30	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	93	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	39	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	26	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	11	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	39	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	6	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	48	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	56	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW

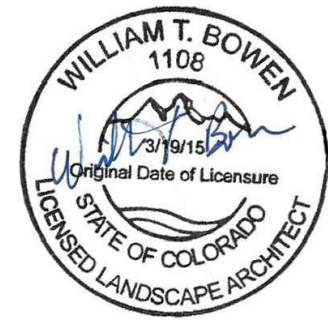
UTILITY LEGEND

— SS	SANITARY SEWER LINE
— W	WATER LINE
— ST	STORM SEWER LINE
— E	ELECTRICAL LINE
— G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM
FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF
DEVELOPMENT SERVICES APPROVAL
APPROVED
By: [Signature]
Castle Rock City
Approved By: [Signature]
Development Services
12/01/2025
APPROVED-CD05-0037 Plans.pdf
Record Document on File
Date



ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL



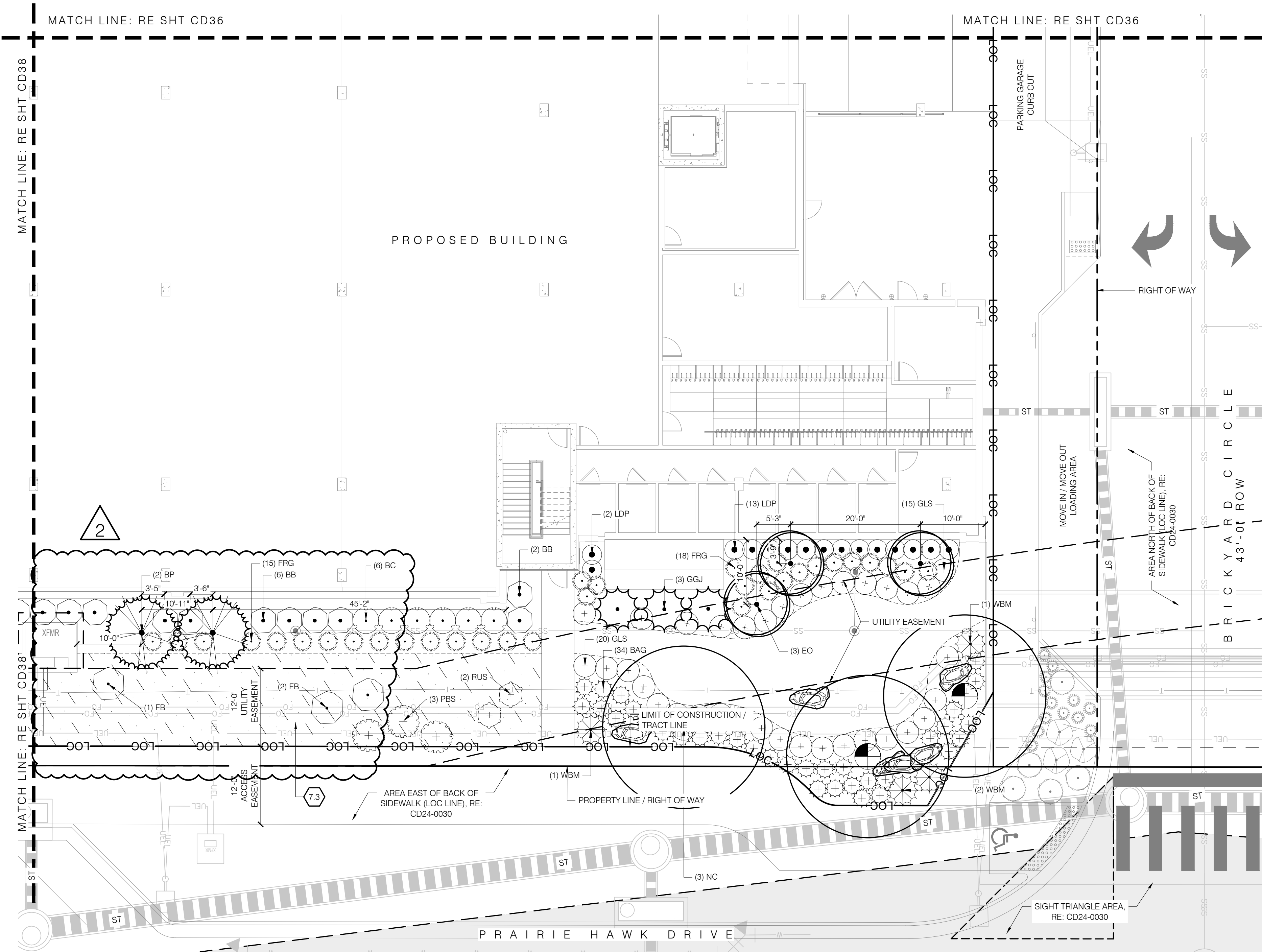
CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

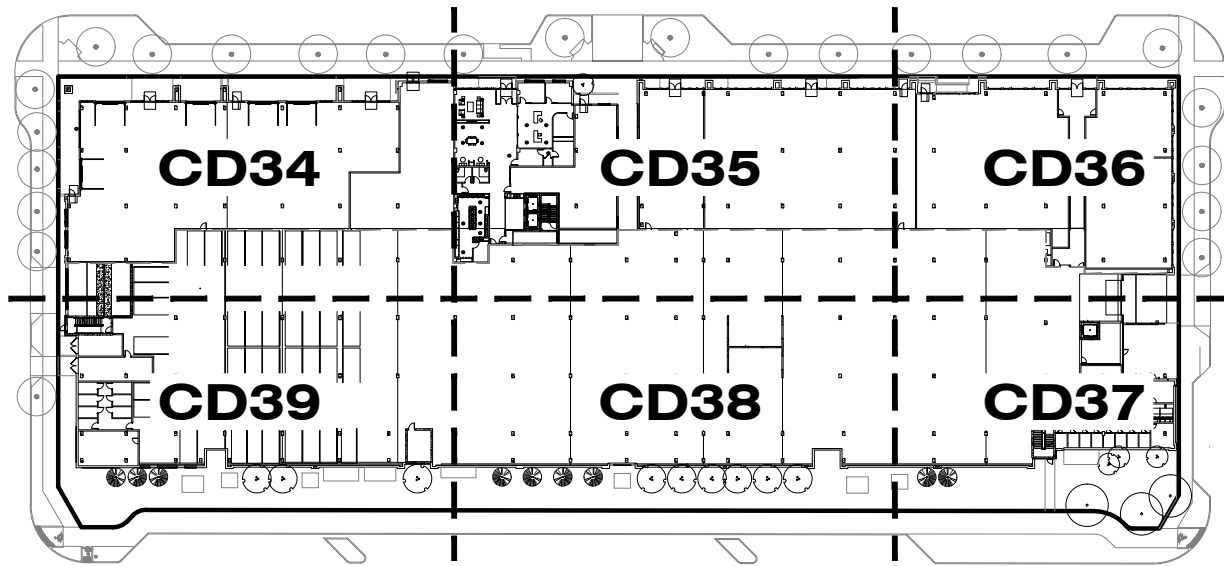
PROJECT #:
SHEET NUMBER

CD36

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PLOTTED: TUE 07/21/26 10:46:39A BY: NATHAN KROHN



1 LANDSCAPE PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"



PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
A	DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
B	EVERGREEN TREE	DTL 1 & 2 / SHT CD66
C	ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
A	COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

2

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL.	B&B	LOW
EVERGREEN TREES						
BP	9	BRISTLECONE PINE	PINUS ARISTATA	6" HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8" HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5" CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	45	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	118	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT.	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	11	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	59	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT.	LOW

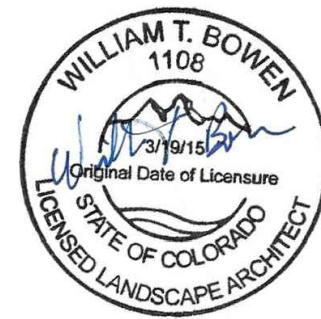
MATERIALS LEGEND

7.3	NATIVE SEED
-----	-------------

UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
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INFORMATION AND SYMBOLS.



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WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: **APPROVED**
By Kirkpatrick on 08/03/2026
2-FC026-0002 Plans.pdf
Record Document on File
Development Services Date



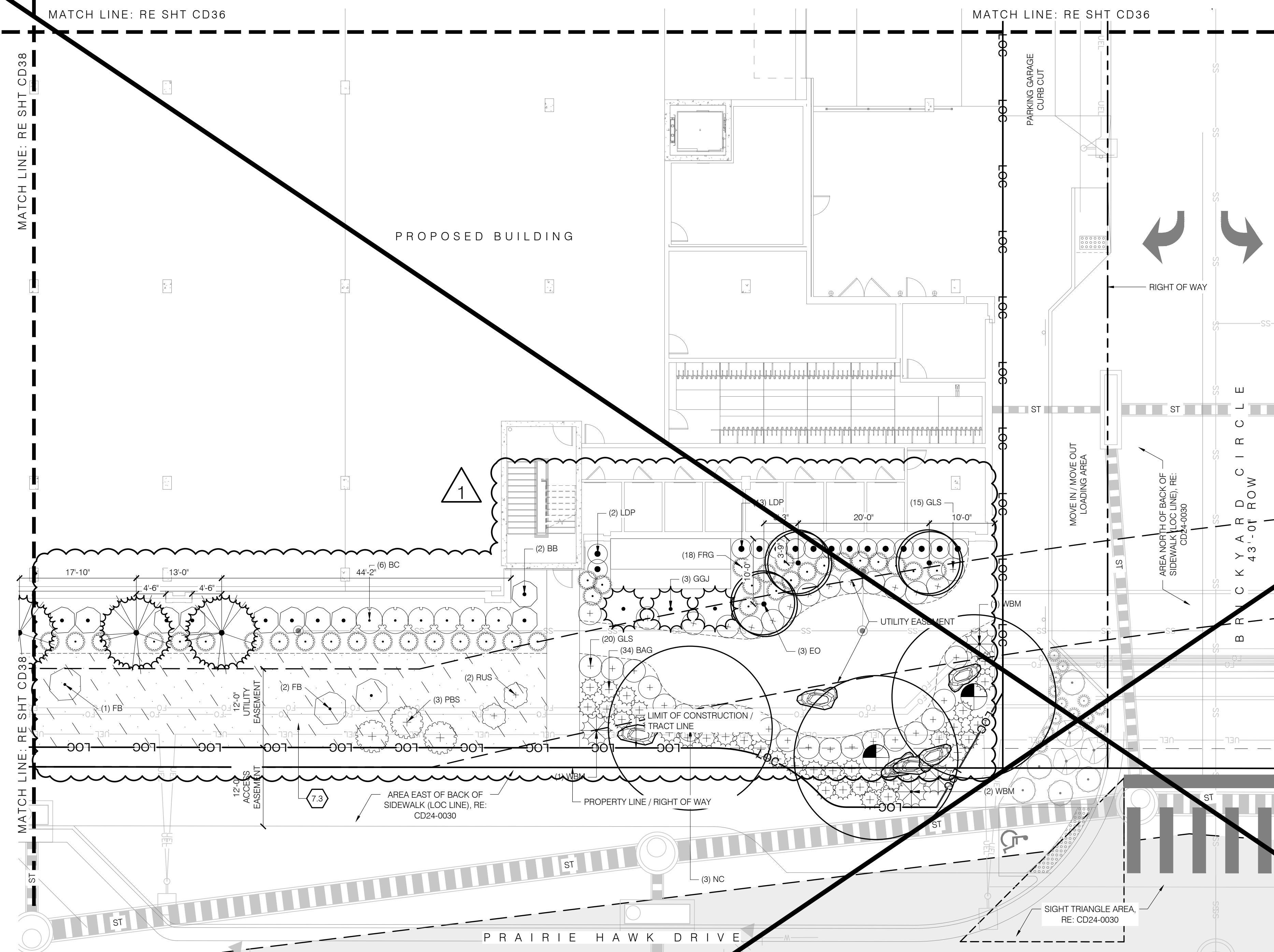
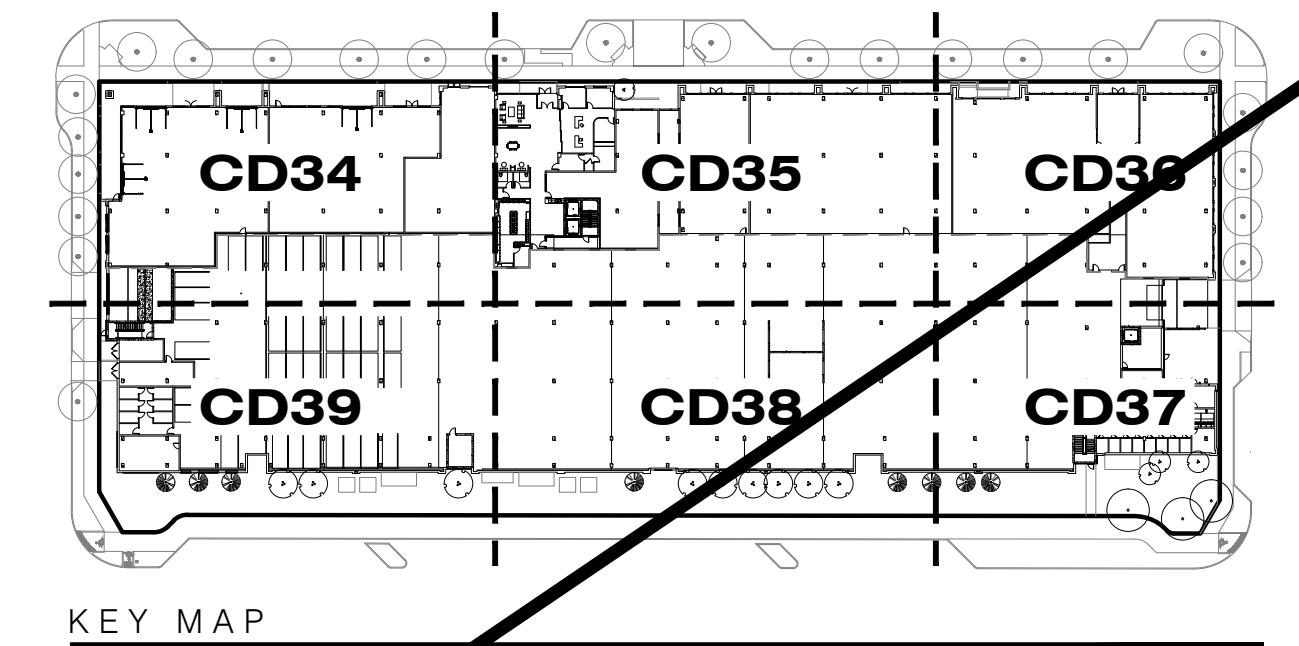
ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD37
37 OF 46



PLANTING KEYNOTES

- | | | |
|-----|---------------------|----------------------|
| 7.0 | PLANTING | |
| 7.1 | TREES | |
| | A DECIDUOUS TREE | DTL 1 & 2 / SHT CD66 |
| | B EVERGREEN TREE | DTL 1 & 2 / SHT CD66 |
| | C ORNAMENTAL TREE | DTL 1 & 2 / SHT CD66 |
| 7.2 | MULCH | |
| | A COBBLE | DTL 6 / SHT CD66 |
| 7.3 | NATIVE SEED | SPEC SECTION 32 9200 |

~~PLANT SCHEDULE~~

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	47	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DARTS GOLD NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	120	GRU-LUW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LUW'	5 GAL.	CONT	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P0115' TM	5 GAL.	CONT	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	9	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOULEAU GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	67	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABRROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X WALKER'S LOW'	1 GAL.	CONT	LOW

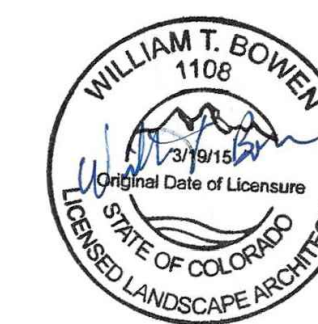
MATERIALS LEGEND

- 7.3  NATIVE SEED

UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- ST — STORM SEWER LINE
- E — ELECTRICAL LINE
- G — GAS LINE

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REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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

WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108	03/03/2026
(PLA SIGNATURE AND SEAL HERE)	DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:  **DEVELOPMENT SERVICES**
APPROVED
By jkirkpatrick
on 04/14/2026
APPROVED-FCO26-0014 Plans.pdf
Record Document on File



Know what's below.
Call before you dig.



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISION
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISION



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CONFLUENCE COMPANIES, LLC

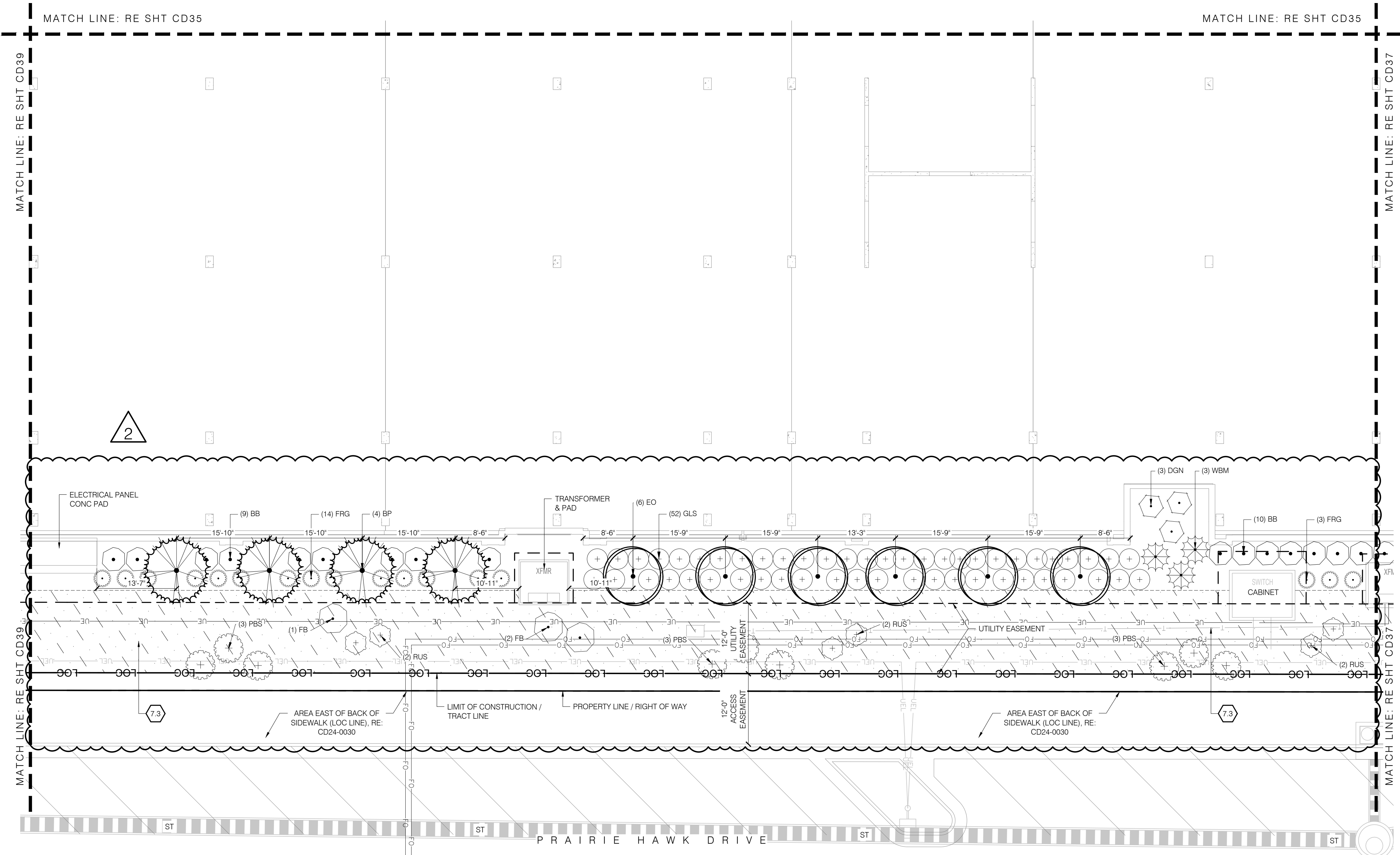
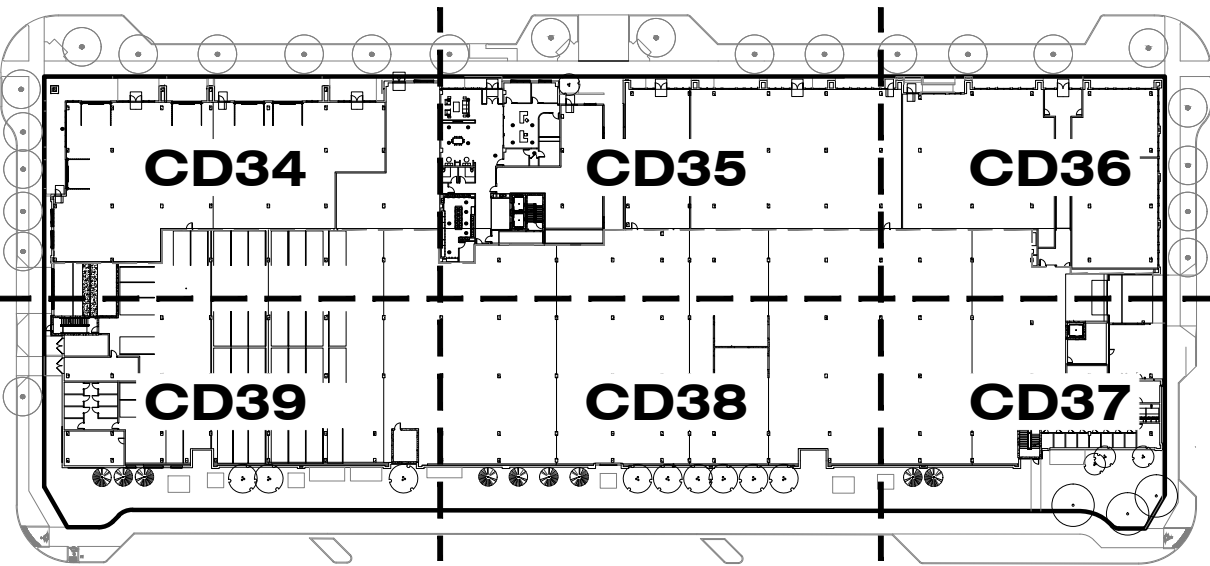
BRICKYARD PHASE 1 APARTMENTS

LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER

~~CD37~~

FILEPATH: \\BACK40\DESKTOP-01-TAU\EDT-TS\NET\BACK40\PROJECTS\2022\22-02-217 BRICKYARD\CD38 LANDSCAPE PLANTING PLANDWG LAYOUT: CD38 LANDSCAPE PLANTING PLAN
PLOTTED: TUE 07/21/26 10:47:06A BY: NATHAN KROHN

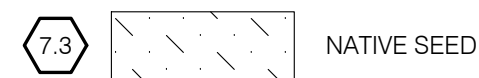


KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND



UTILITY LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

LANDSCAPE PLANTING ENLARGEMENT PLAN

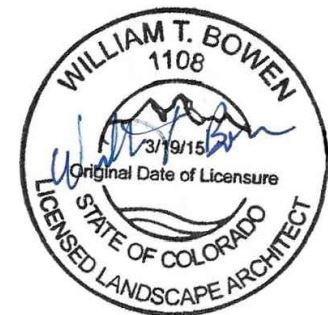
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PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL.	B&B	LOW
EVERGREEN TREES						
BP	9	BRISTLECONE PINE	PINUS ARISTATA	6" HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPIULORUM 'GRAY GLEAM'	8" HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5" CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	45	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	118	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT.	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	11	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	59	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT.	LOW



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: **APPROVED**
By Kirkpatrick on 08/03/2026
2-FC026-0002 Plans.pdf
Record Document on File
Development Services Date



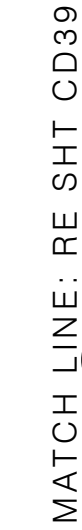
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DATE	REVISION COMMENTS
08-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD38
38 OF 46



PLANTING KEYNOTES

- | | | |
|---|---------------------|----------------------|
|  | 7.1 TREES | |
| | A DECIDUOUS TREE | DTL 1 & 2 / SHT CD66 |
| | B EVERGREEN TREE | DTL 1 & 2 / SHT CD66 |
| | C ORNAMENTAL TREE | DTL 1 & 2 / SHT CD66 |
| | 7.2 MULCH | |
| | A COBBLE | DTL 6 / SHT CD66 |
| | 7.3 NATIVE SEED | SPEC SECTION 32 9200 |

MATERIALS LEGEND

-   NATIVE SEED

UTILITY LEGEND

- SS — SANITARY SEWER LINE
— W — WATER LINE
— ST — STORM SEWER LINE
— E — ELECTRICAL LINE
— G — GAS LINE

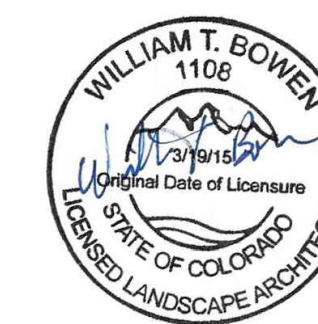
NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	47	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	27	COMPACT BURNING BUSH	EUCONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	DIOSCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	120	GRO-LOW FRAGRANT SUMMIT	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	9	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	67	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA 0001108 03/03/2026
(PLA SIGNATURE AND SEAL HERE) DATE

TOWN OF CASTLE ROCK APPROVAL

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

Development Services **APPROVED**

Approved By:  By Jessie Patrick on 04/14/2026

APPROVED-FC026-0014 Plans.pdf
Record Document on File

Development Services _____ Date _____



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



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS



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CONFLUENCE COMPANIES, LLC

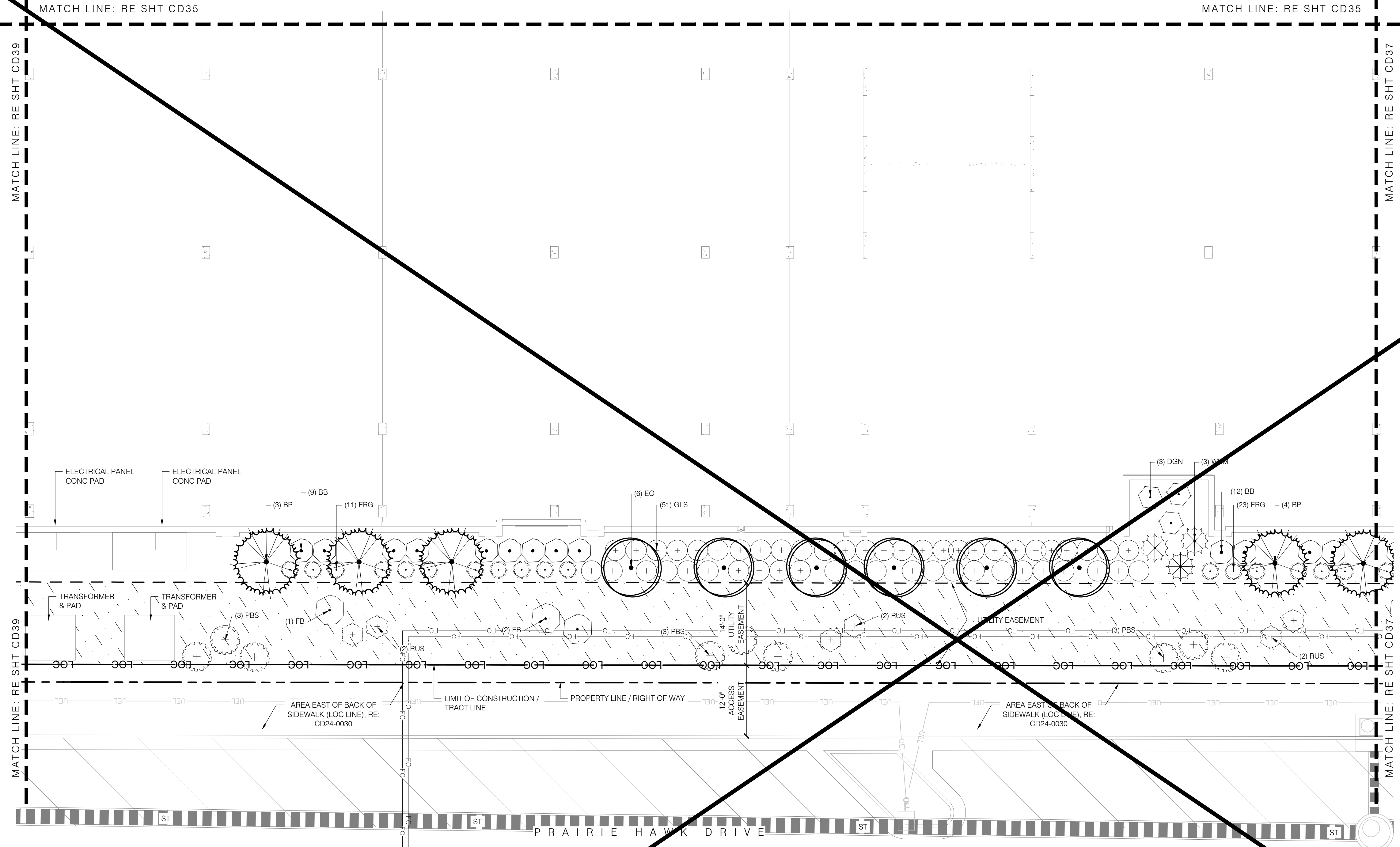
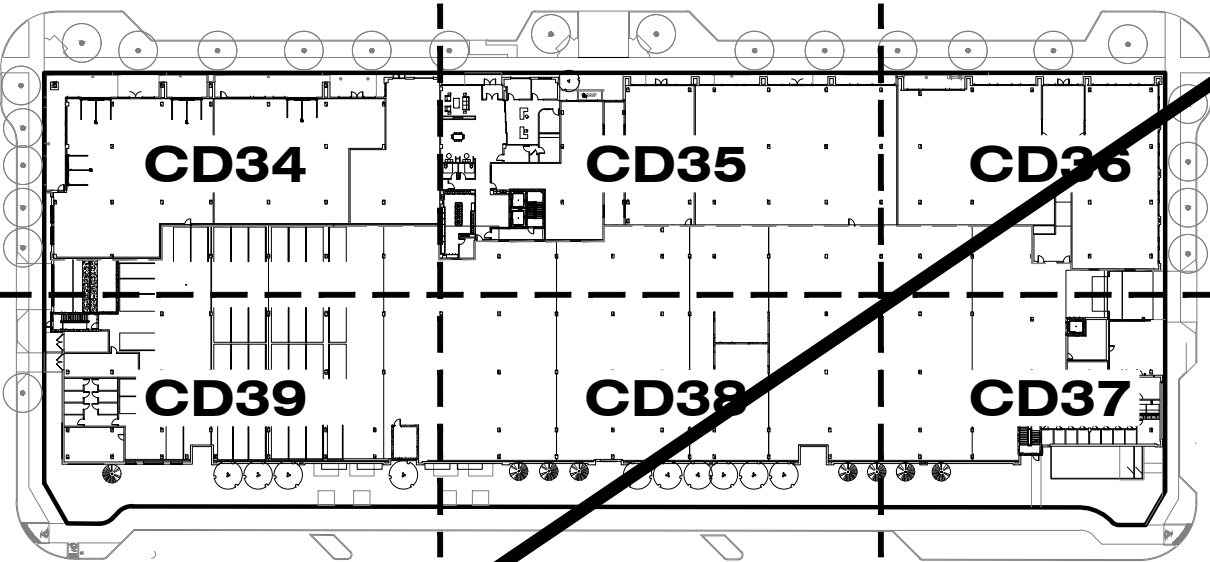
BRICKYARD PHASE 1 APARTMENTS

LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER

~~CD38~~

FILEPATH: \\BACK40\DESKTOP-01-TALUED7D-TS\NET\BACK40\PROJECTS\2022\2022-017-BRICKYARD\CD38-CD39\CD38 LANDSCAPE PLANTING PLAN
PLOTTED: WED 10/15/25 1:15PM BY: NATHAN KROHN



KEY MAP

PLANTING KEYNOTES

- 7.0 PLANTING
- 7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
- 7.2 MULCH
A | COBBLE
- 7.3 NATIVE SEED
- DTL 1 & 2 / SHT CD66
DTL 1 & 2 / SHT CD66
DTL 1 & 2 / SHT CD66
DTL 6 / SHT CD66
SPEC SECTION 32 9200

MATERIALS LEGEND

- 7.3 NATIVE SEED

UTILITY LEGEND

- SS — SANITARY SEWER LINE
W — WATER LINE
ST — STORM SEWER LINE
E — ELECTRICAL LINE
G — GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

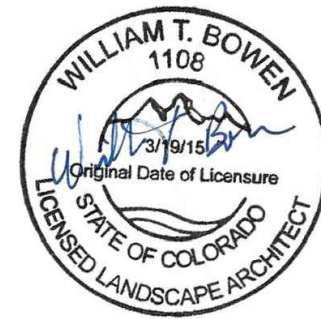
SCALE: 1" = 10'-0"

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
EO	10	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL.	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5" CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	49	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	30	COMPACT BURNING BUSH	EUONYMUS 'NATUS' 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	93	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	39	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	26	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT.	LOW
WR	11	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
EVERGREEN SHRUBS						
PLW	39	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	6	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	48	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	56	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT.	LOW



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

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

Approved By:  By: Kirkpatrick
on 12/01/2025
APPROVED-CD38-0037 Plans.pdf
Record Document on File

Development Services
Date



ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

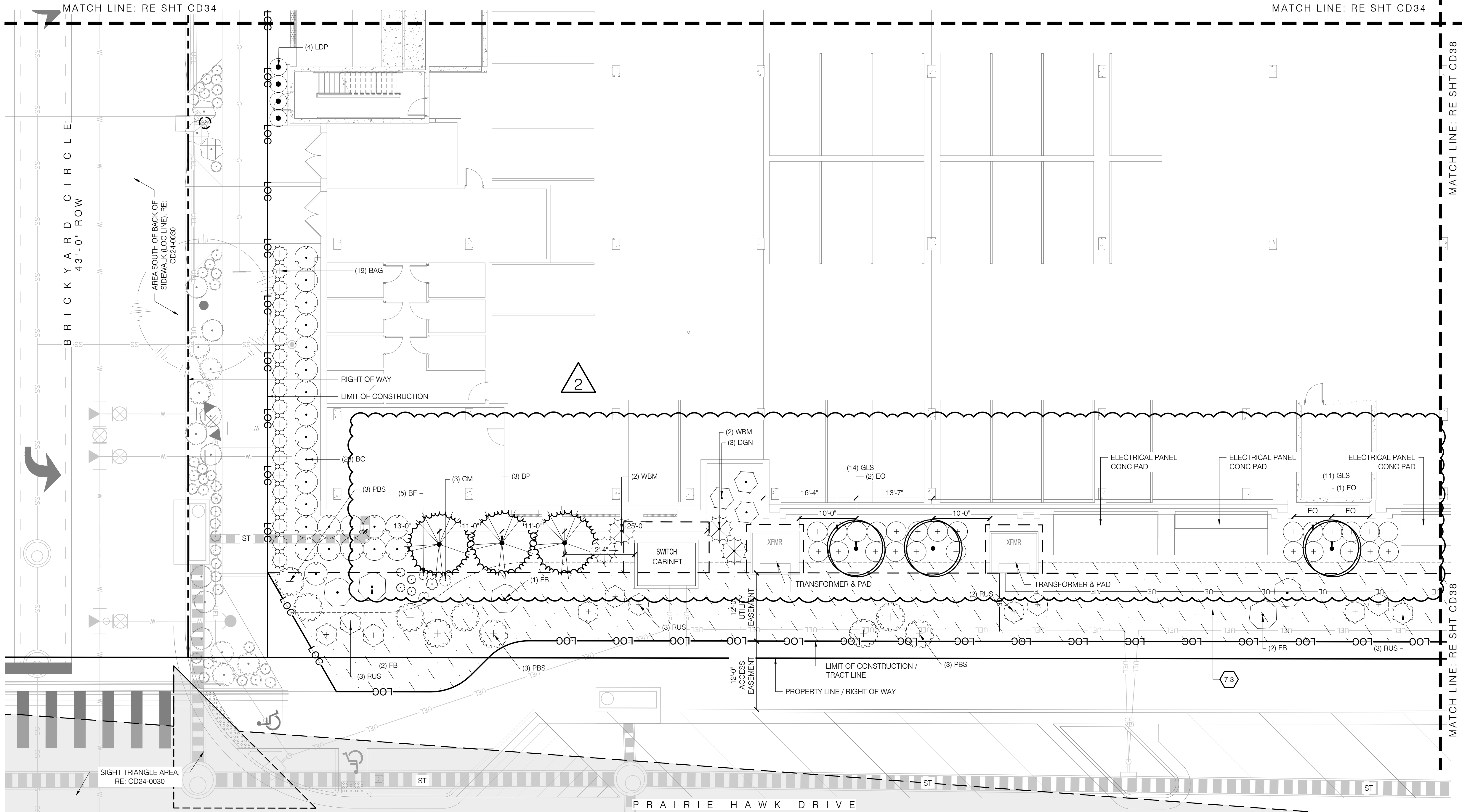
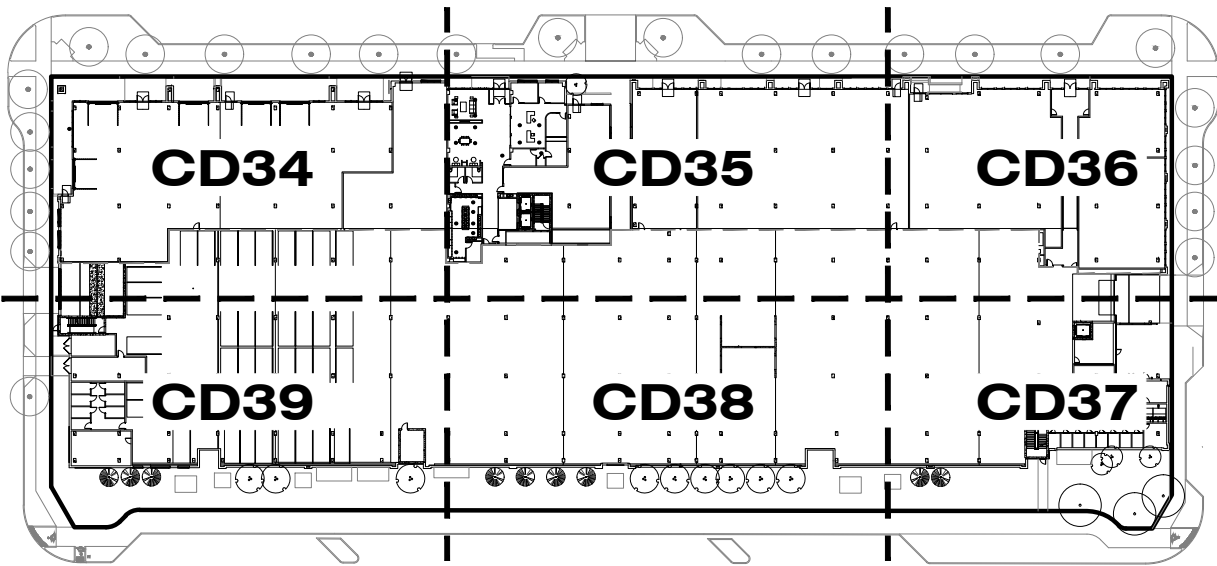


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD38
38 OF 46

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PLOTTED: TUE 07/21/2026 10:46:50A BY: NATHAN KROHN



KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
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7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND

7.3	NATIVE SEED
-----	-------------

UTILITY LEGEND

SS	SANITARY SEWER LINE
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INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

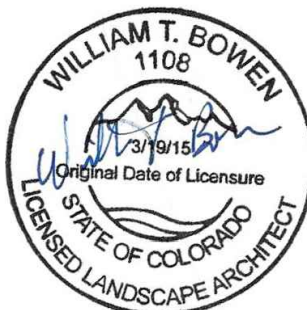
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PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL.	B&B	LOW
EVERGREEN TREES						
BP	9	BRISTLECONE PINE	PINUS ARISTATA	6" HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOOPULORUM 'GRAY GLEAM'	8" HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5" CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	45	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT	LOW
FB	11	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GLS	118	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT	LOW

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT	LOW
WBM	11	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT	LOW
FRG	59	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X 'WALKER'S LOW'	1 GAL.	CONT	LOW



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

WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

07/02/2026
DATE

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

Approved By:  **APPROVED**
By Kirkpatrick on 08/03/2026
2-FC026-0002 Plans.pdf
Record Document on File
Development Services Date



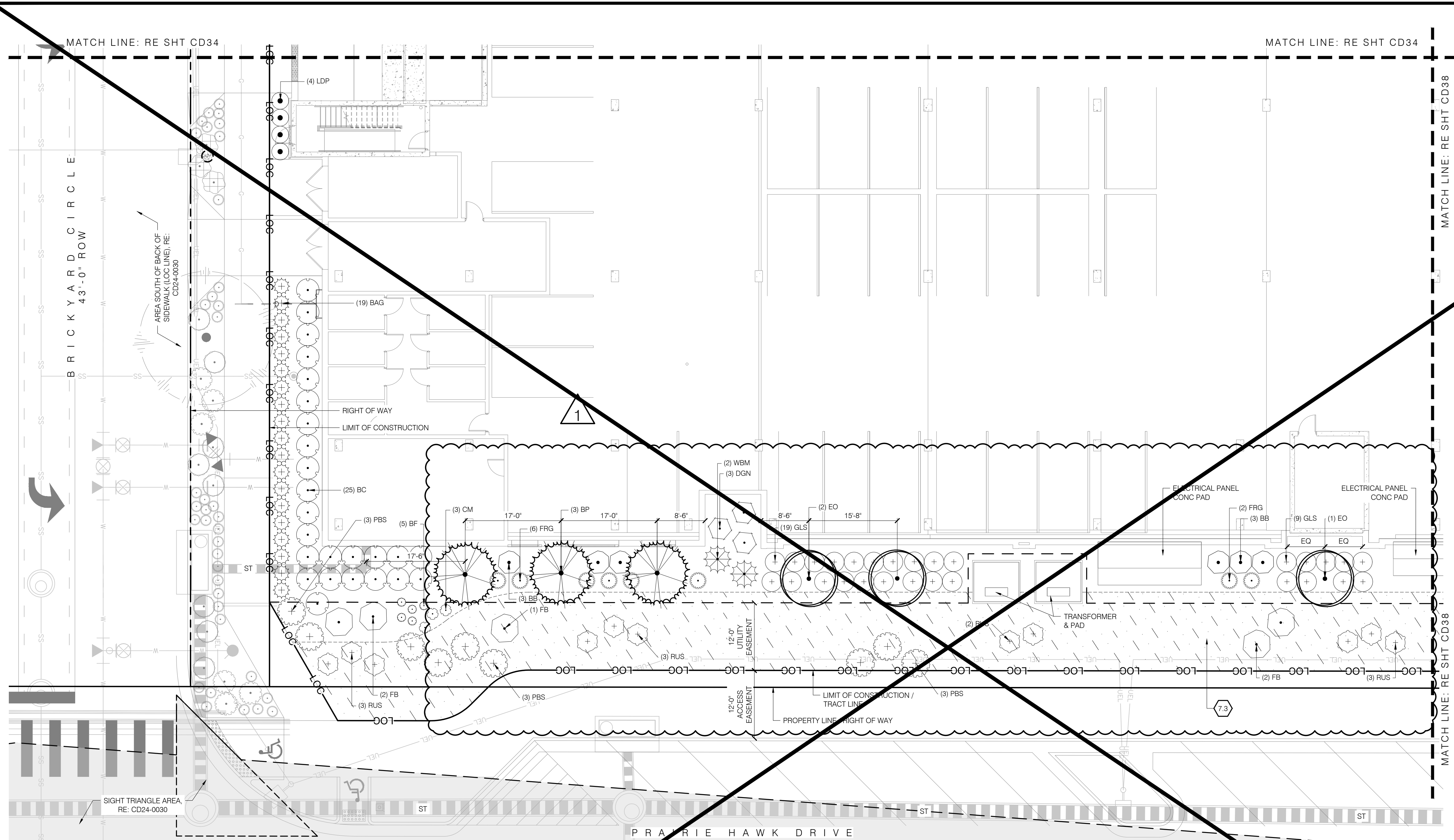
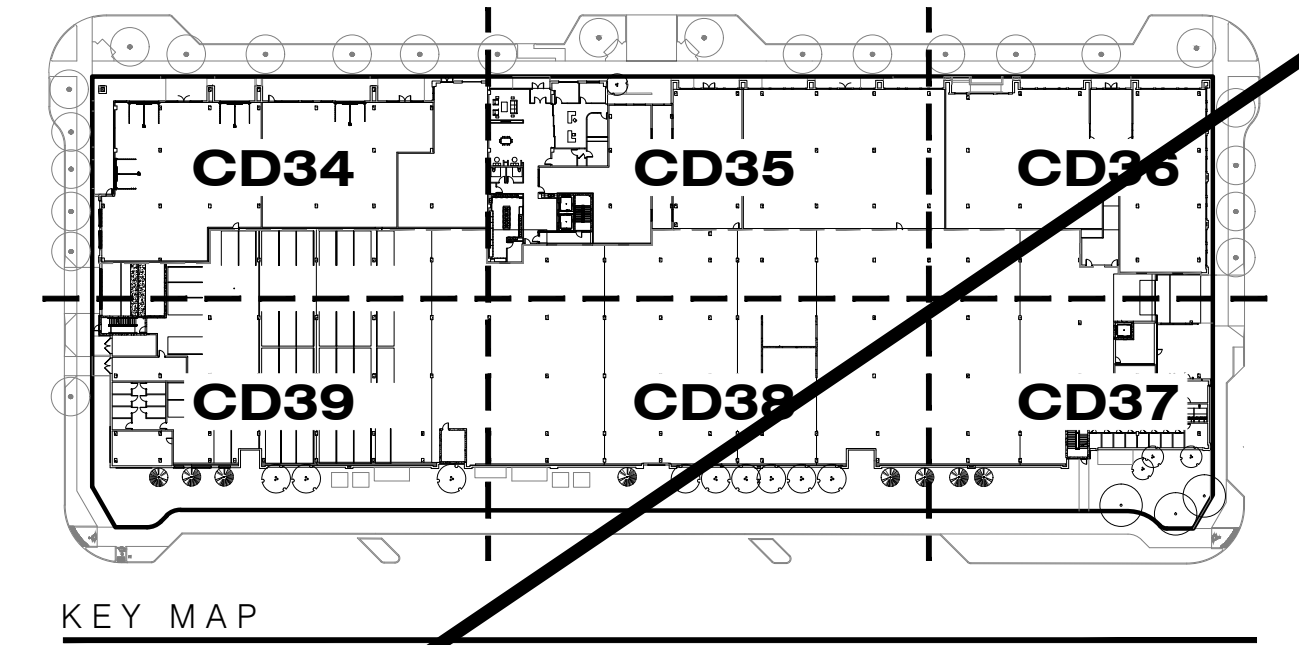
ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
07-08-2026	FC026-0052 XFMR/SWITCH REVISIONS



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER
CD39
39 OF 46



PLANTING KEYNOTES

- | | | |
|-----|---------------------|----------------------|
| 7.0 | PLANTING | |
| 7.1 | TREES | |
| | A DECIDUOUS TREE | DTL 1 & 2 / SHT CD66 |
| | B EVERGREEN TREE | DTL 1 & 2 / SHT CD66 |
| | C ORNAMENTAL TREE | DTL 1 & 2 / SHT CD66 |
| 7.2 | MULCH | |
| | A COBBLE | DTL 6 / SHT CD66 |
| 7.3 | NATIVE SEED | SPEC SECTION 32 9200 |

MATERIALS LEGEND

- 7.3 NATIVE SEED

UTILITY LEGEND

- SS — SANITARY SEWER LINE
— W — WATER LINE
— ST — STORM SEWER LINE
— E — ELECTRICAL LINE
— G — GAS LINE

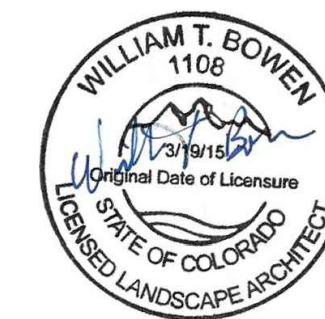
NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

1 LANDSCAPE PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
NC	3	NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL	B&B	MEDIUM
EO	12	SKYROCKET® ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5' CAL	B&B	LOW
EVERGREEN TREES						
BP	8	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B&B	LOW
GGJ	3	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	8' HT.	B&B	LOW
ORNAMENTAL TREES						
PRC	1	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	2.5' CAL.	B&B	MEDIUM
DECIDUOUS SHRUBS						
BC	47	BLACK CHOKEBERRY	ARONIA MELANOCARPA	5 GAL.	CONT.	MEDIUM
BB	27	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.	MEDIUM
DGN	6	DART'S GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL.	CONT.	LOW
FB	11	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT.	VERY LOW
GLS	120	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT.	LOW
LDP	54	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL.	CONT.	MEDIUM
PBS	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P0115' TM	5 GAL.	CONT.	LOW
WR	14	WOODS' ROSE	ROSA WOODSII ULTRAMONTANA	5 GAL.	CONT.	LOW

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
EVERGREEN SHRUBS						
PLW	43	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	9	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	82	BLONDE AMBITION BLUE GRAMA	BOULELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	67	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABBOTANOIDES	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X WALKER'S LOW'	1 GAL.	CONT.	LOW



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

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

Approved By:  **TOWN CLERK**
APPROVED

By jkirkpatrick
on 04/14/2026
APPROVED-FCO26-0014 Plans.pdf
Record Document on File

Development Services Date



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



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
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03-30-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS



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Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS

LANDSCAPE PLANTING PLAN

PROJECT #:
SHEET NUMBER

~~CD39~~

SCALE: 1" = 10'-0"

PLANT SCHEDULE						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
EVERGREEN SHRUBS						
PLW	39	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
WBM	6	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT.	LOW
GRASSES						
BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
BAG	48	BLONDE AMBITION BLUE GRAMA	BOULETELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	CONT.	LOW
FRG	56	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.	LOW
PERENNIALS						
BF	5	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL.	CONT.	LOW
RUS	19	RUSSIAN SAGE	PEROVSKIA ABROTANOIDEA	5 GAL.	CONT.	VERY LOW
CM	3	WALKER'S LOW CATMINT	NEPETA X WALKER'S LOW	1 GAL.	CONT.	LOW

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CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
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PLW	39	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	5 GAL.	CONT.	LOW
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BLB	18	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL.	CONT.	LOW
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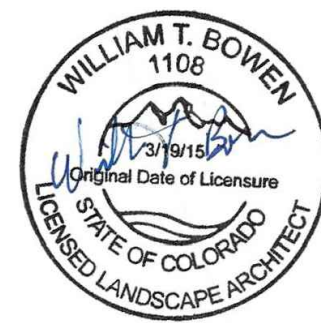
MATERIALS LEGEND

7.3 NATIVE SEED

UTILITY LEGEND

— SS — SANITARY SEWER LINE
— W — WATER LINE
— ST — STORM SEWER LINE
— E — ELECTRICAL LINE
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NOTE:
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

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

Approved By:  **DEVELOPMENT SERVICES**
APPROVED

By Jkirkpatrick
on 12/01/2025
APPROVED-CD25-0037 Plans.p
Record Document on File

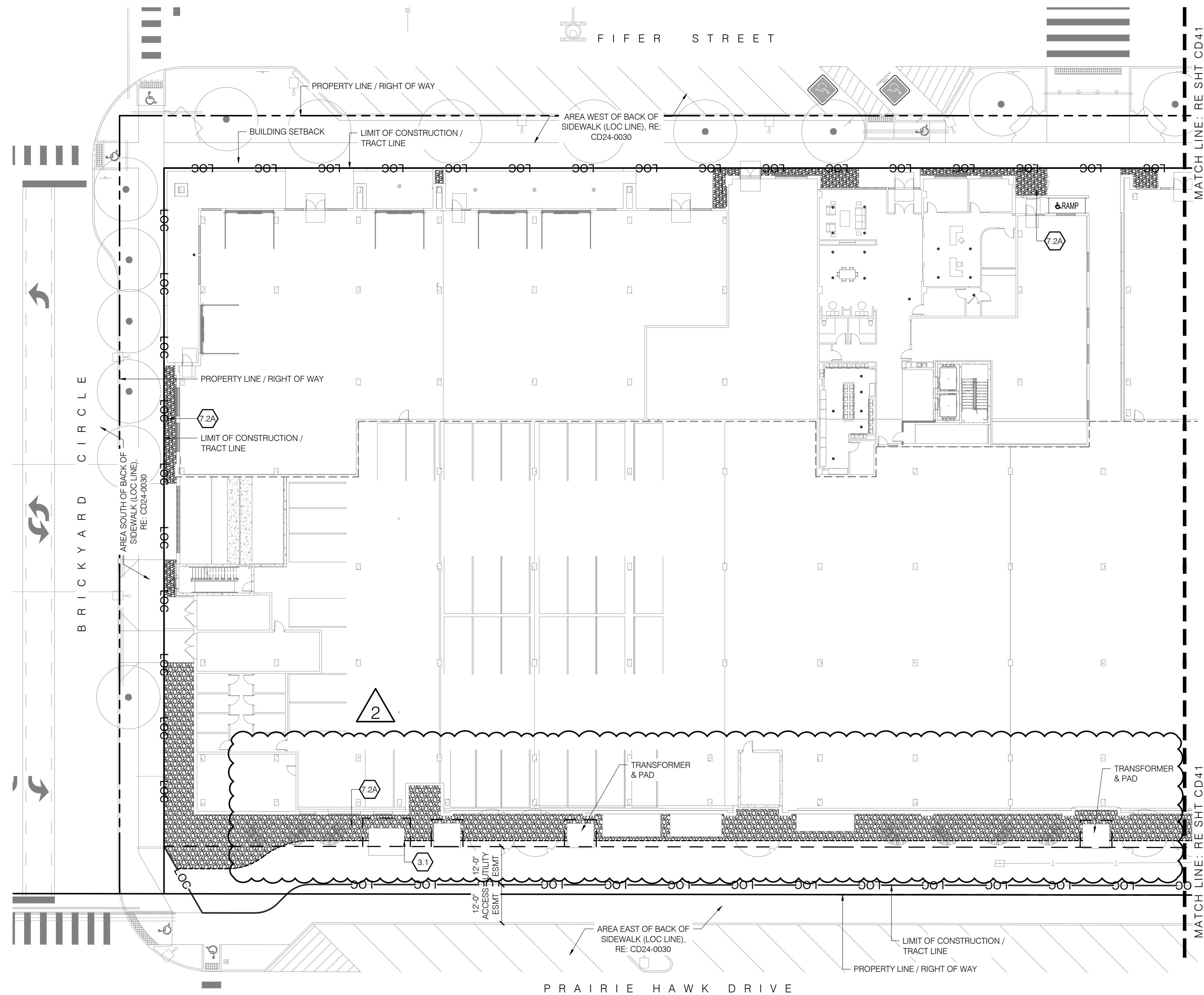
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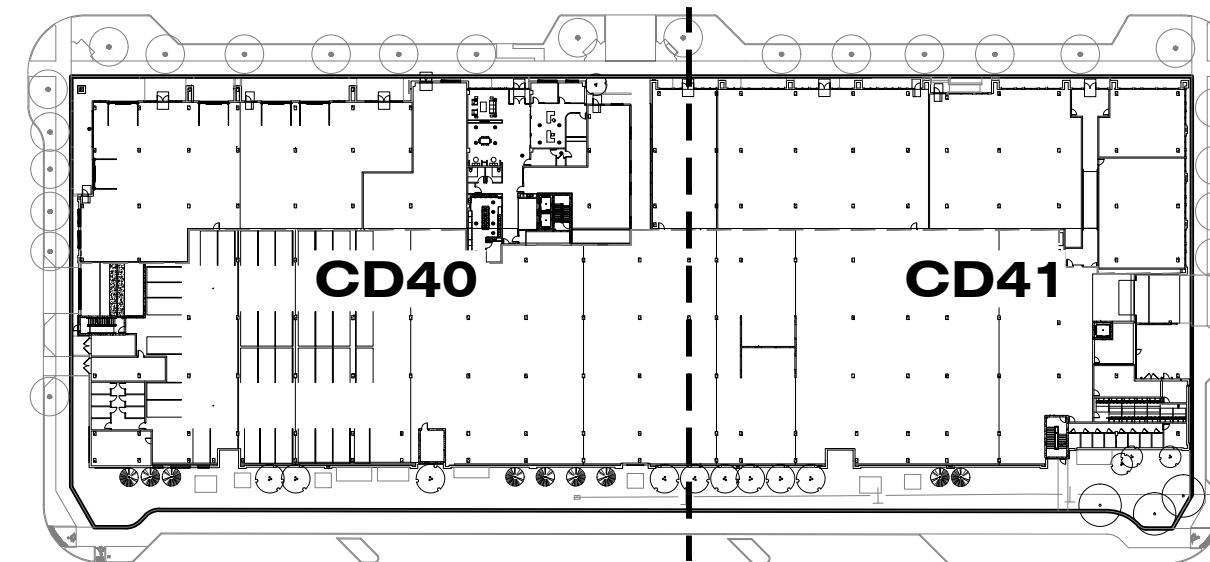
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39 OF 46

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1 MULCH ENLARGEMENT PLAN
SCALE: 1" = 20'-0"



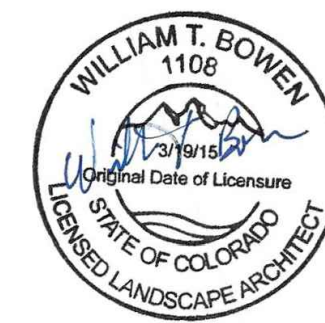
KEY MAP

PLANTING KEYNOTES

7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND

7.2A		COBBLE MULCH
------	--	--------------



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07/02/2026
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APPROVED
By Kirkpatrick on 08/03/2026
2-FCO26-0052 Plans.pdf
Record Document on File
Development Services
Date



Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
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03-03-2026	FCO26-0014 PATIO GRADING, MISC UTILITY REVISIONS
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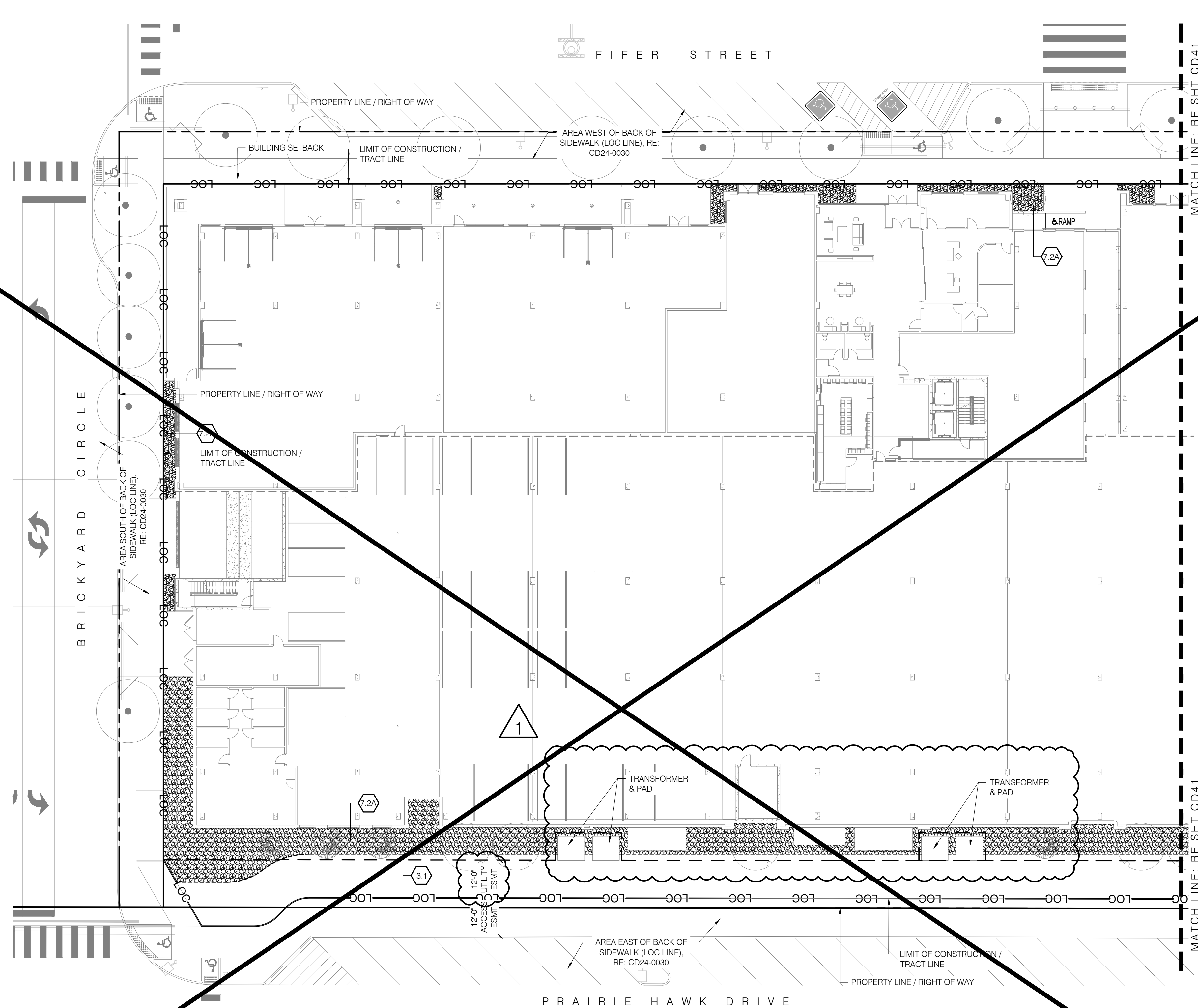
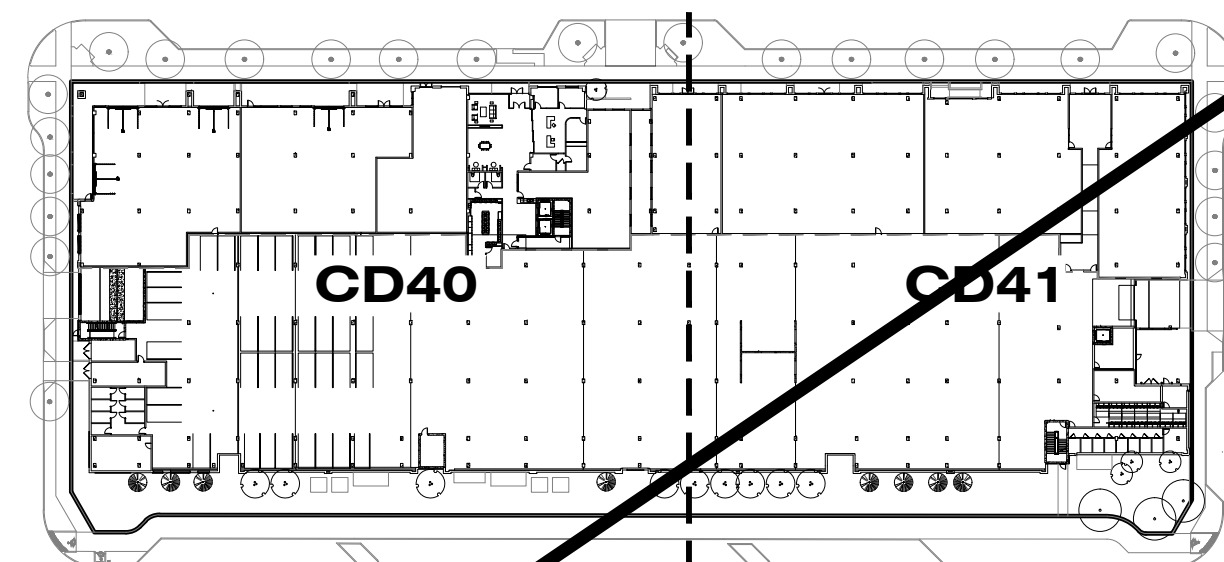
HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE MULCH PLAN

PROJECT #:
SHEET NUMBER
CD40
40 OF 46

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KEY MAP

PLANTING KEYNOTES

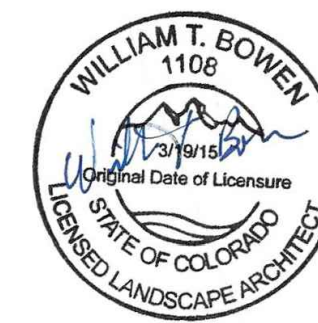
- 7.0 PLANTING
- 7.1 TREES
- A | DECIDUOUS TREE DTL 1 & 2 / SHT CD66
- B | EVERGREEN TREE DTL 1 & 2 / SHT CD66
- C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD66
- 7.2 MULCH
- A | COBBLE DTL 6 / SHT CD66
- 7.3 NATIVE SEED SPEC SECTION 32 9200

MATERIALS LEGEND

- 7.2A COBBLE MULCH

1 MULCH ENLARGEMENT PLAN

SCALE: 1" = 20'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108 03/03/2026
(PLA SIGNATURE AND SEAL HERE) DATE

TOWN OF CASTLE ROCK APPROVAL
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Approved By:  **WILLIAM T. BOWEN**
By:  **WILLIAM T. BOWEN**
on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File Date

Development Services



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Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

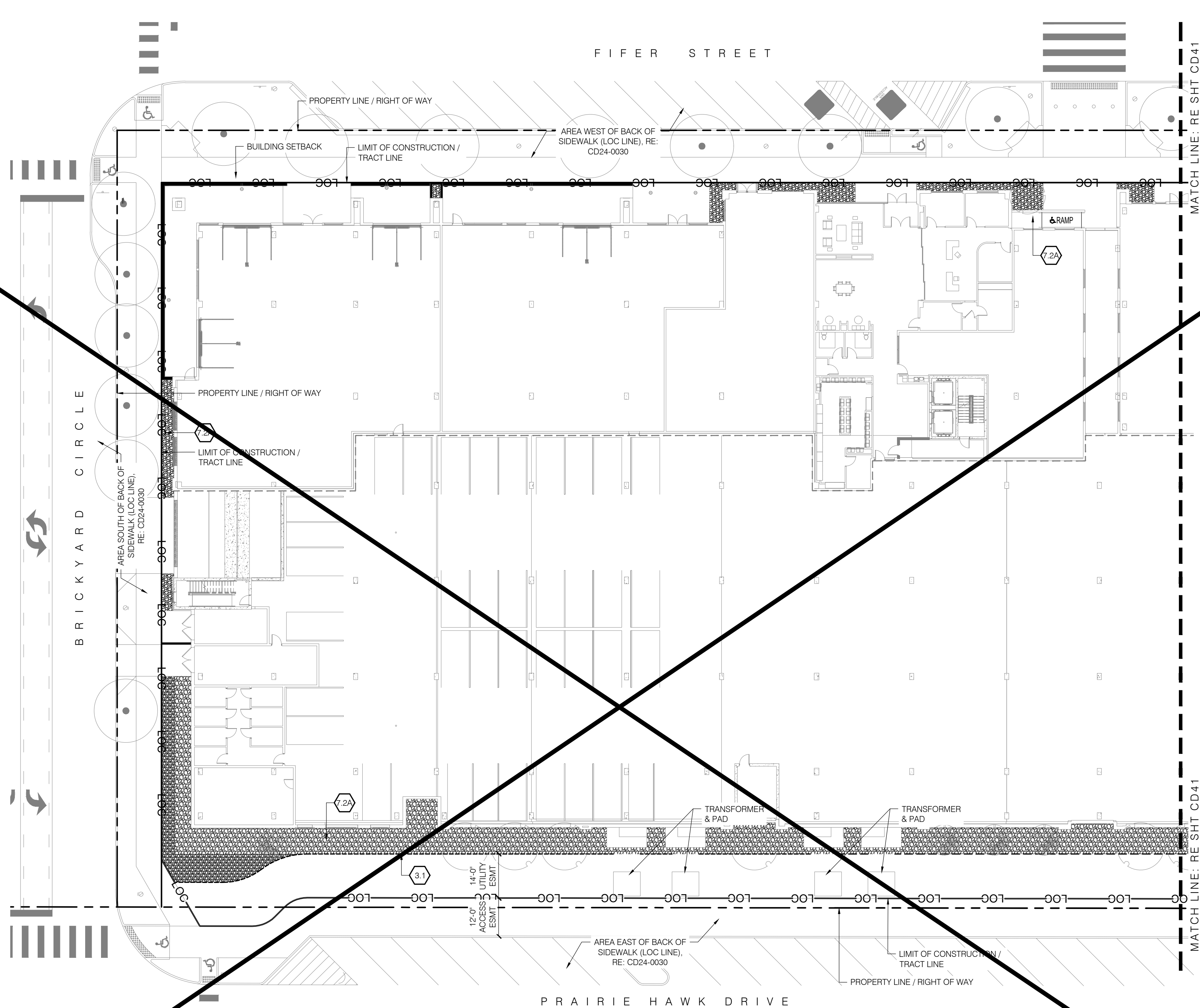
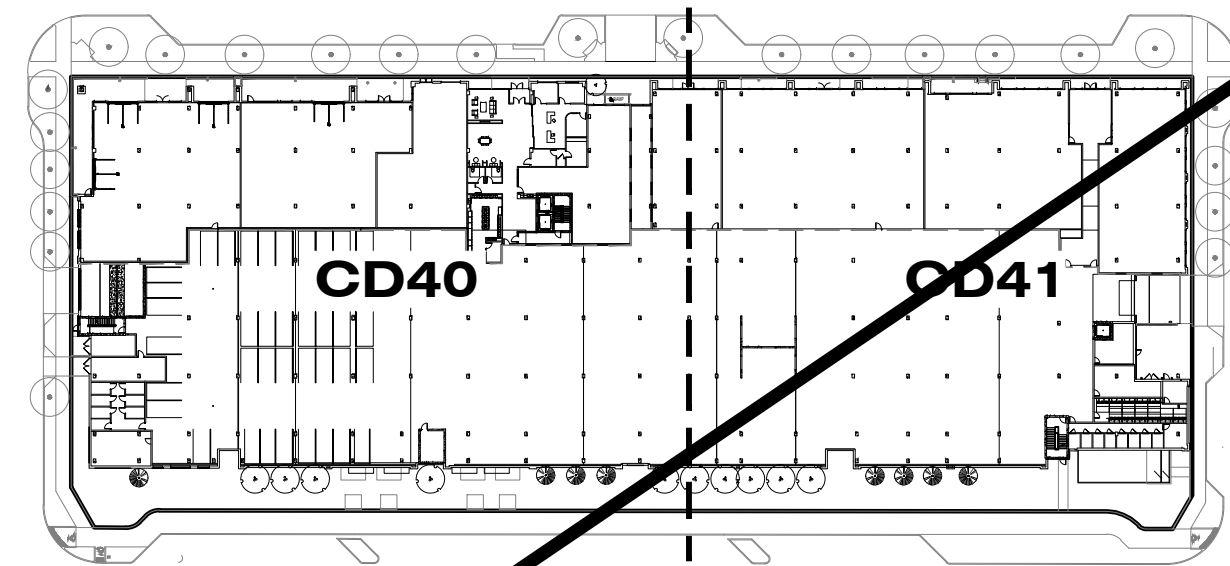
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Denver, Colorado 80203
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE MULCH PLAN

PROJECT #:
SHEET NUMBER
CD40
40 OF 46

FILEPATH: \\BACK40\DESKTOP-01-TALUEDTD\TS\NET\BACK40\PROJECTS\2022\22417 BRICKYARD\CD40 LANDSCAPE MULCH PLANDWG LAYOUT: CD40 LANDSCAPE MULCH PLAN
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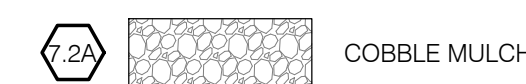


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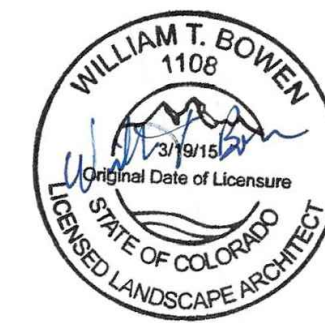
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1 MULCH ENLARGEMENT PLAN
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(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

TOWN OF CASTLE ROCK APPROVAL
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APPROVED: [Signature] **APPROVED**
By: [Signature] on 12/01/2025
APPROVED-CD05-0037 Plans.pdf
Record Document on File
Development Services Date



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Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025	
DATE	REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
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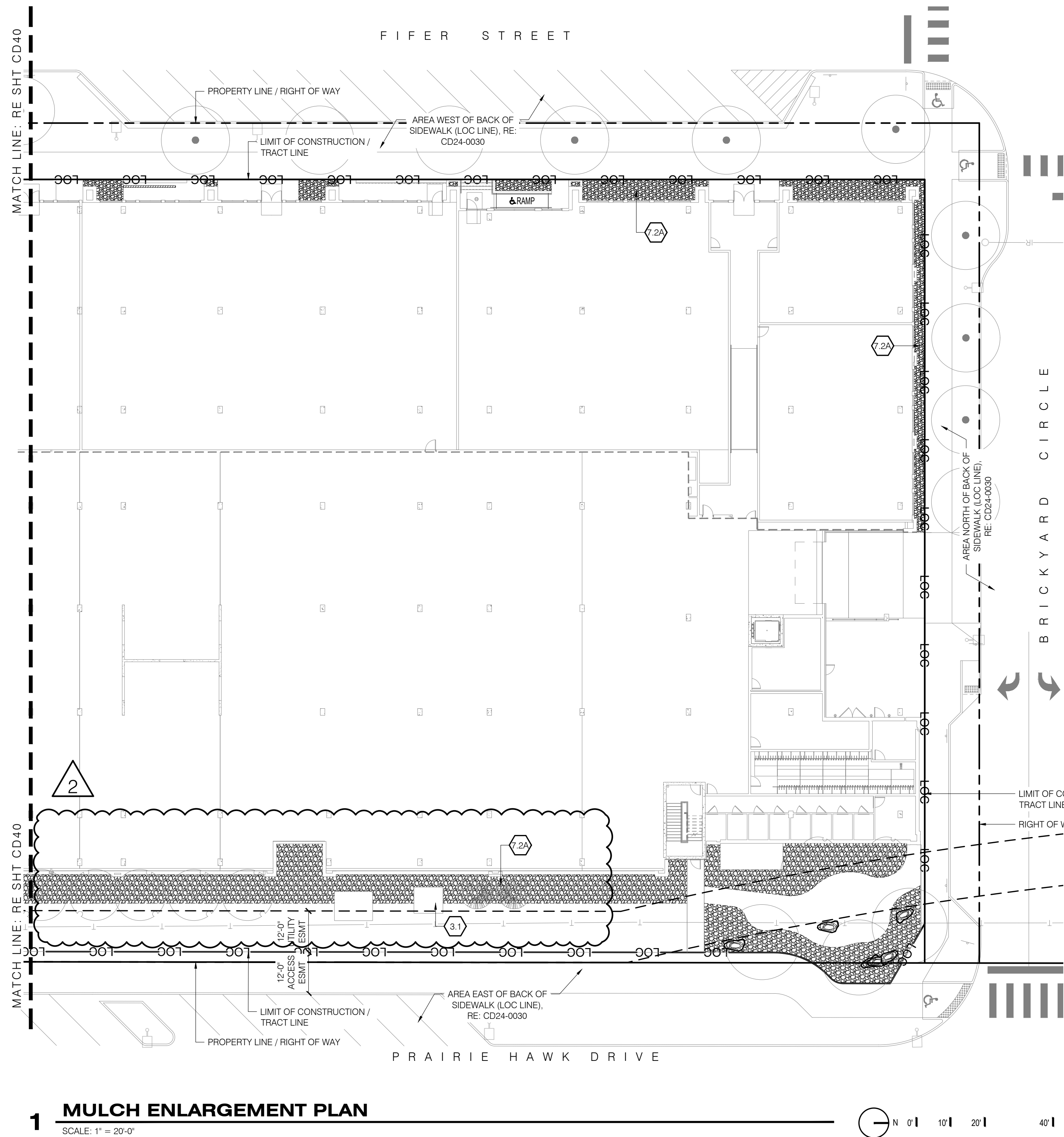
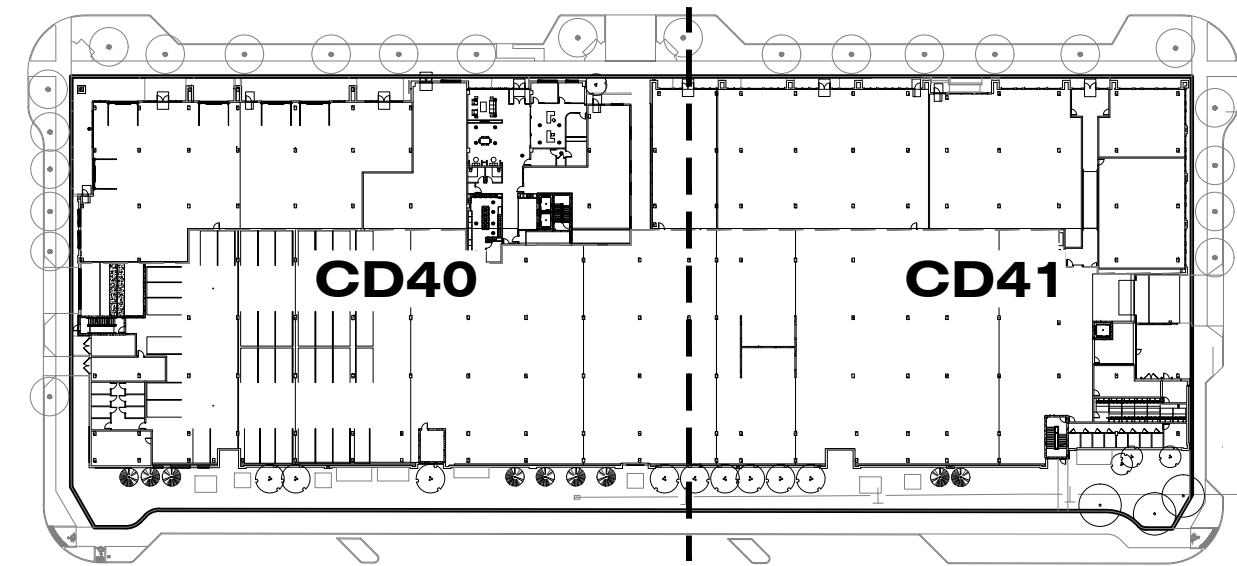
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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE MULCH PLAN

PROJECT #:
SHEET NUMBER
CD40
40 OF 46

FILEPATH: \\BACK40-DESKTOP-01-TALUED7D-TS-NET\\BACK40\\PROJECTS\\2022\\22-017 BRICKYARD\\CD41 LANDSCAPE MULCH PLAN\\DWG LAYOUT CD41 LANDSCAPE MULCH PLAN
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KEY MAP

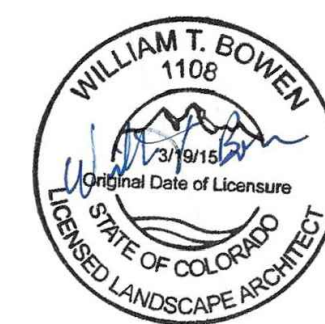
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7.2	MULCH	
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7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND

7.2A		COBBLE MULCH
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1 MULCH ENLARGEMENT PLAN
SCALE: 1" = 20'-0"



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APPROVED
By Kirkpatrick on 08/03/2026
2-FCO26-0052 Plans.pdf
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Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
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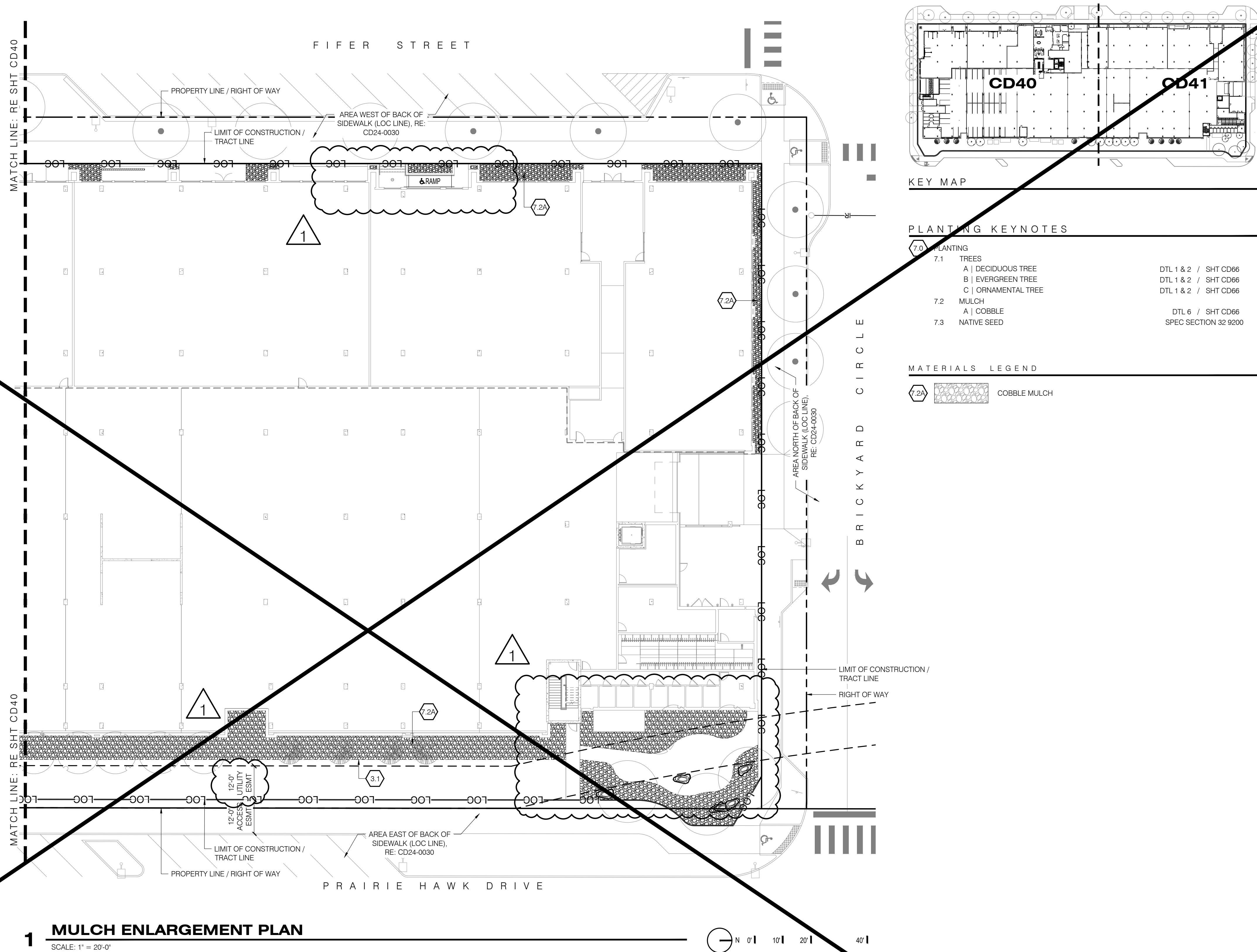
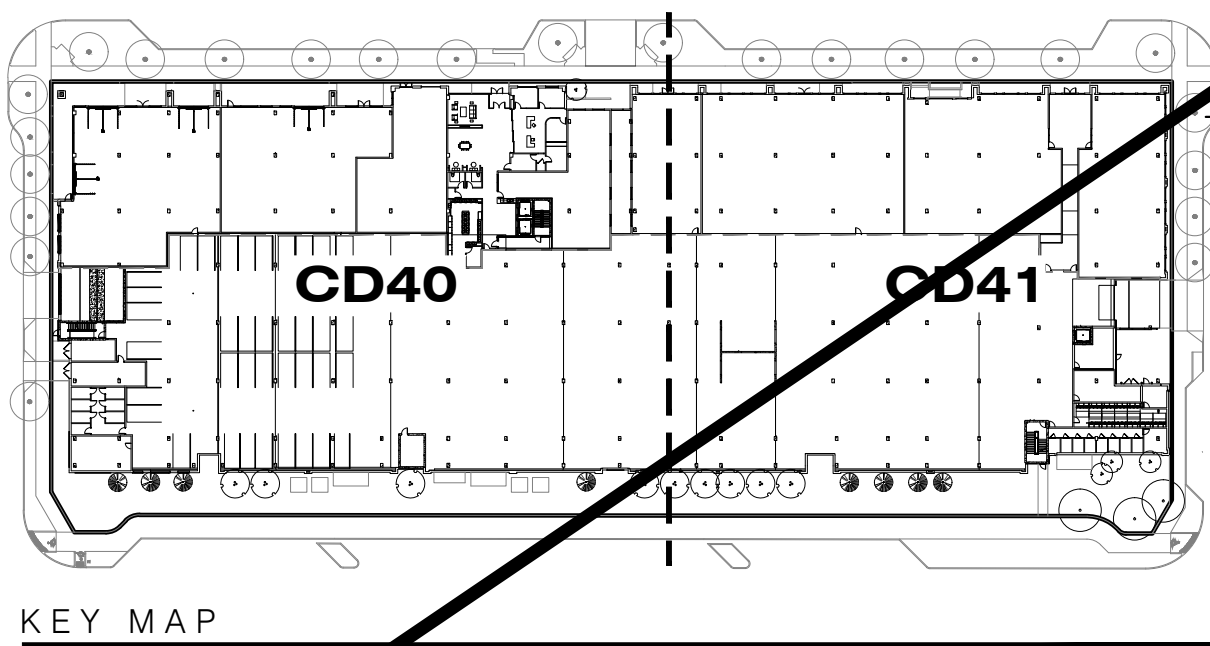
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE MULCH PLAN

PROJECT #:
SHEET NUMBER
CD41
41 OF 46

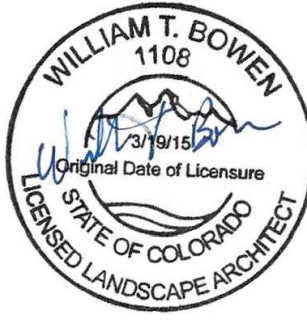
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PLOTTED: FR 04/03/2026 2:35:02P BY: NATHAN KROHN



- PLANTING KEYNOTES**
- 7.0 PLANTING
- 7.1 TREES
- A | DECIDUOUS TREE DTL 1 & 2 / SHT CD66
 - B | EVERGREEN TREE DTL 1 & 2 / SHT CD66
 - C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD66
- 7.2 MULCH
- A | COBBLE DTL 6 / SHT CD66
- 7.3 NATIVE SEED SPEC SECTION 32 9200

- MATERIALS LEGEND**
- 7.2A COBBLE MULCH

1 MULCH ENLARGEMENT PLAN
SCALE: 1" = 20'-0"



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

WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

03/03/2026
DATE

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

Approved By:  **WILLIAM T. BOWEN**
By:  **NATHAN KROHN**
on 04/14/2026
APPROVED-FC026-0014 Plans.pdf
Record Document on File
Development Services Date



Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	
DATE	REVISION COMMENTS
05-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
12-11-2025	BUILDING PERMIT
03-03-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS
03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

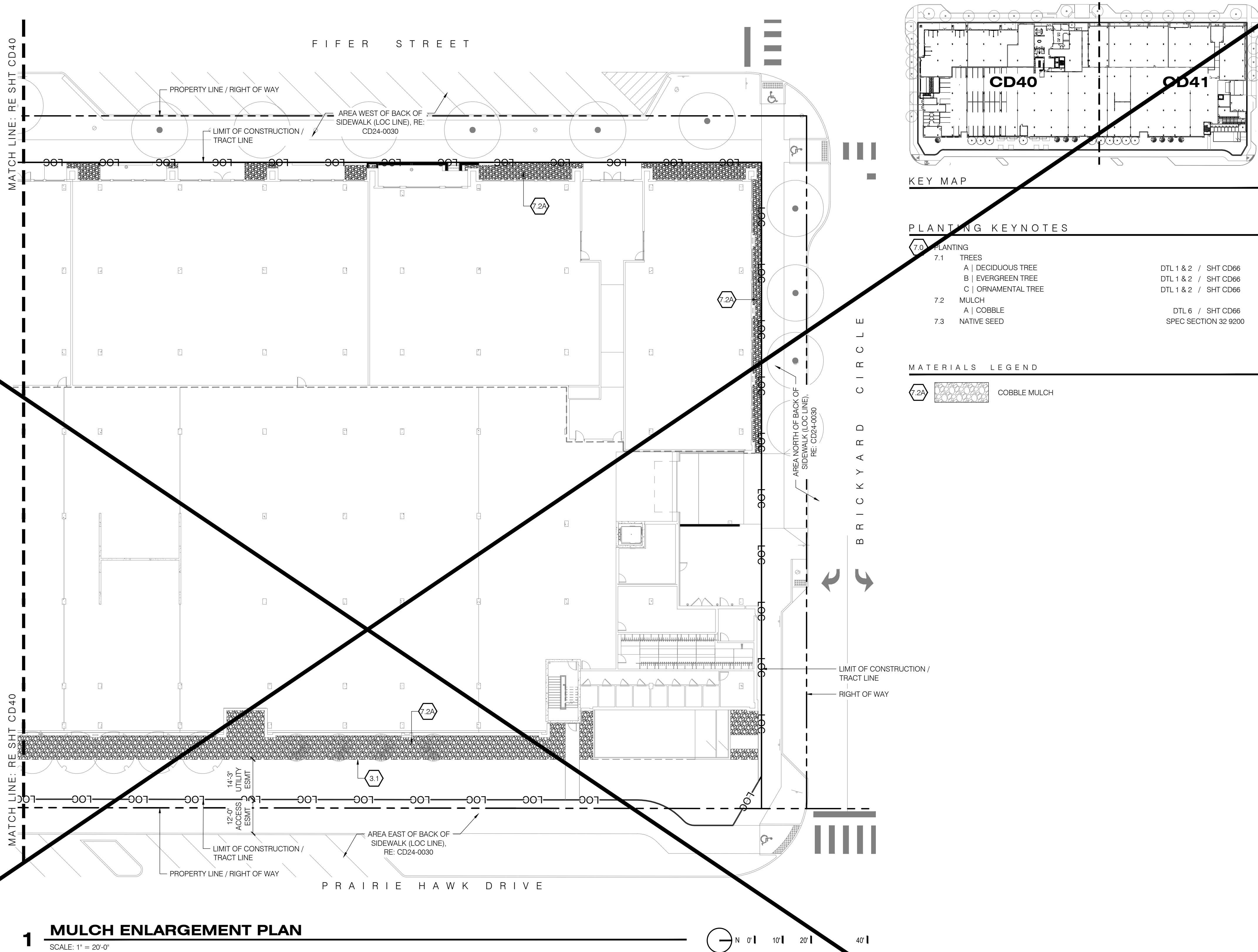
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

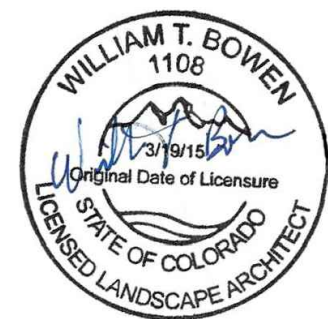
BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE MULCH PLAN

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41 OF 46

FILEPATH: \\BACK40\DESKTOP-01-TALUEDTD\TS\NET\BACK40\PROJECTS\2022\22417 BRICKYARD\CD41 LANDSCAPE MULCH PLANDWG LAYOUT: CD41 LANDSCAPE MULCH PLAN
PLOTTED: WED 10/15/25 1:15:58P BY: NATHAN KROHN



1 MULCH ENLARGEMENT PLAN
SCALE: 1" = 20'-0"



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

10/17/2025
DATE

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APPROVED By: [Signature] **APPROVED**
CASTLE ROCK DEVELOPMENT SERVICES
By: [Signature] on 12/01/2025
APPROVED-CD05-0037 Plans.pdf
Record Document on File
Date



Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025

DATE	REVISION COMMENTS
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04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

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BRICKYARD PHASE 1 APARTMENTS
LANDSCAPE MULCH PLAN

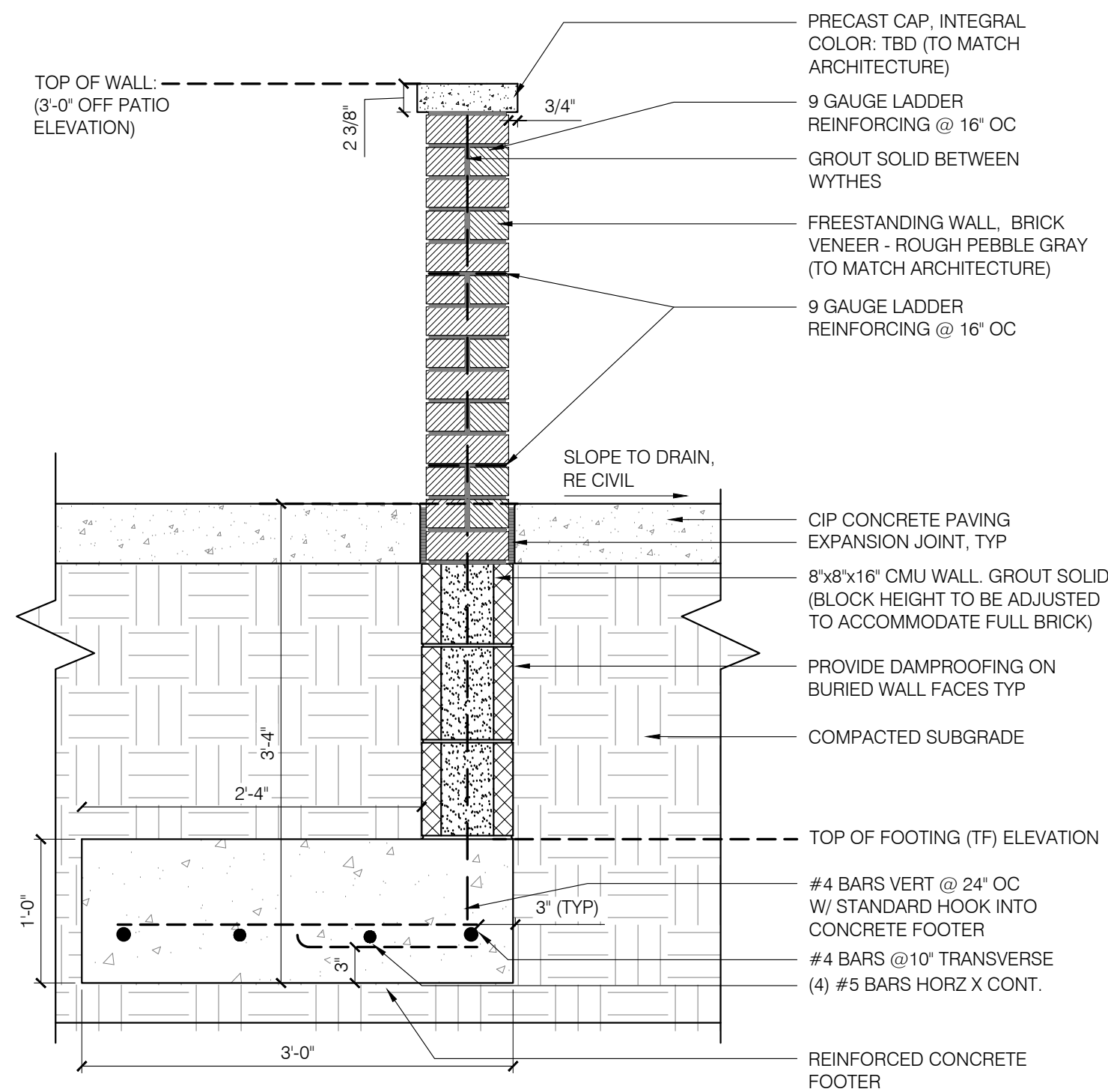
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SHEET NUMBER

CD41

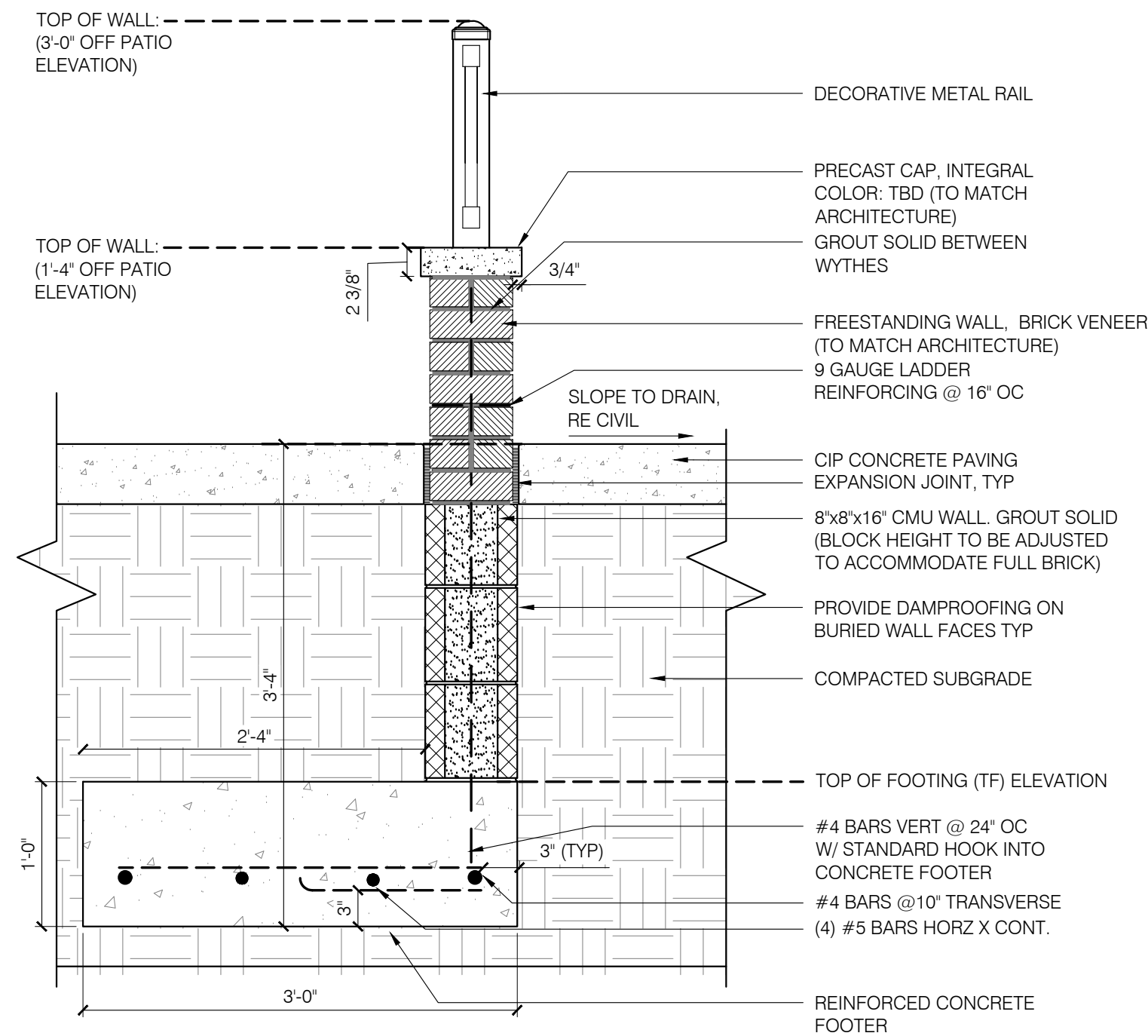
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PLOTTED: FRI 04/03/2025 2:34:45P BY: NATHAN KROHN

1

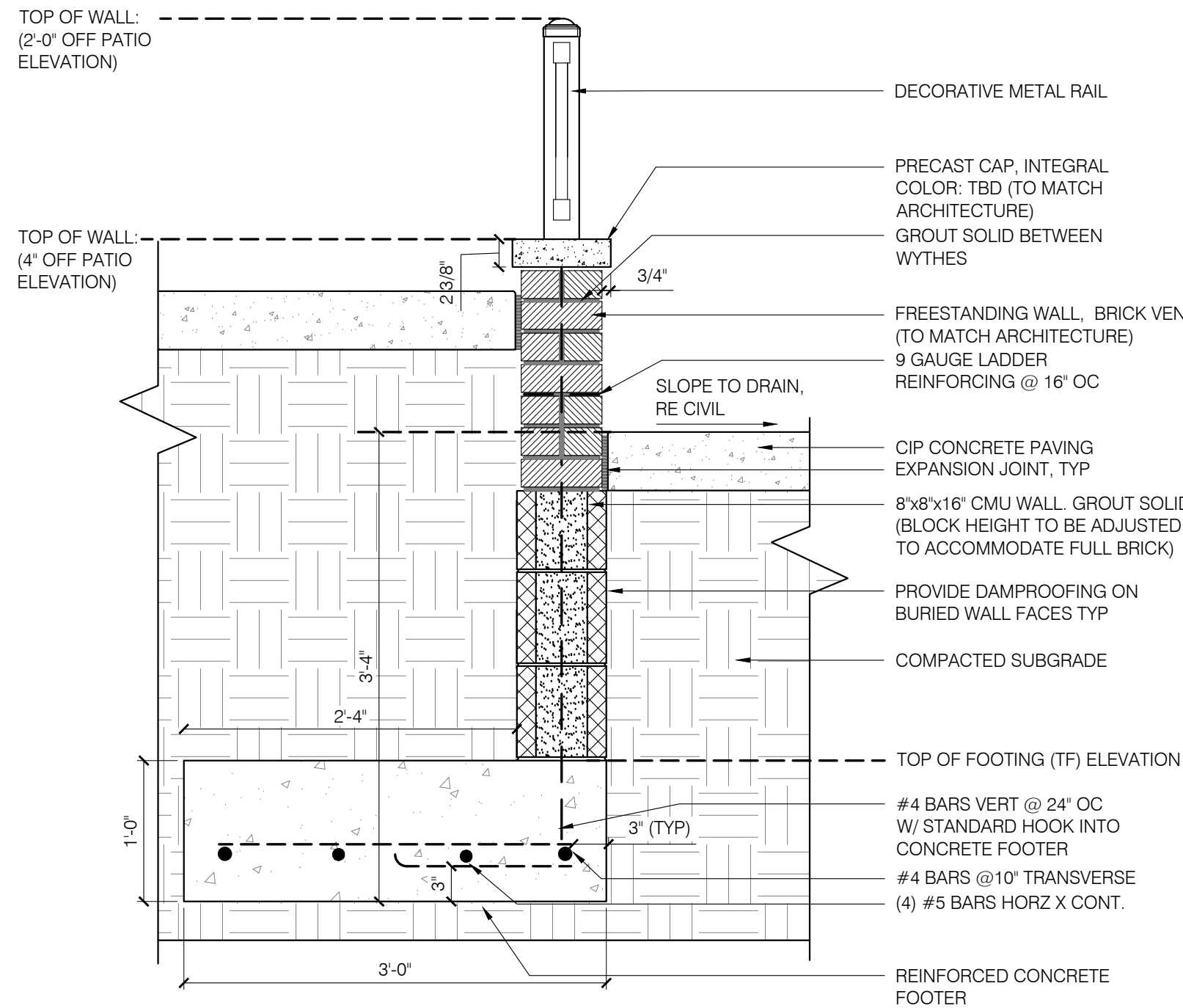


6A MASONRY PATIO WALL
SCALE: 1" = 1'-0"

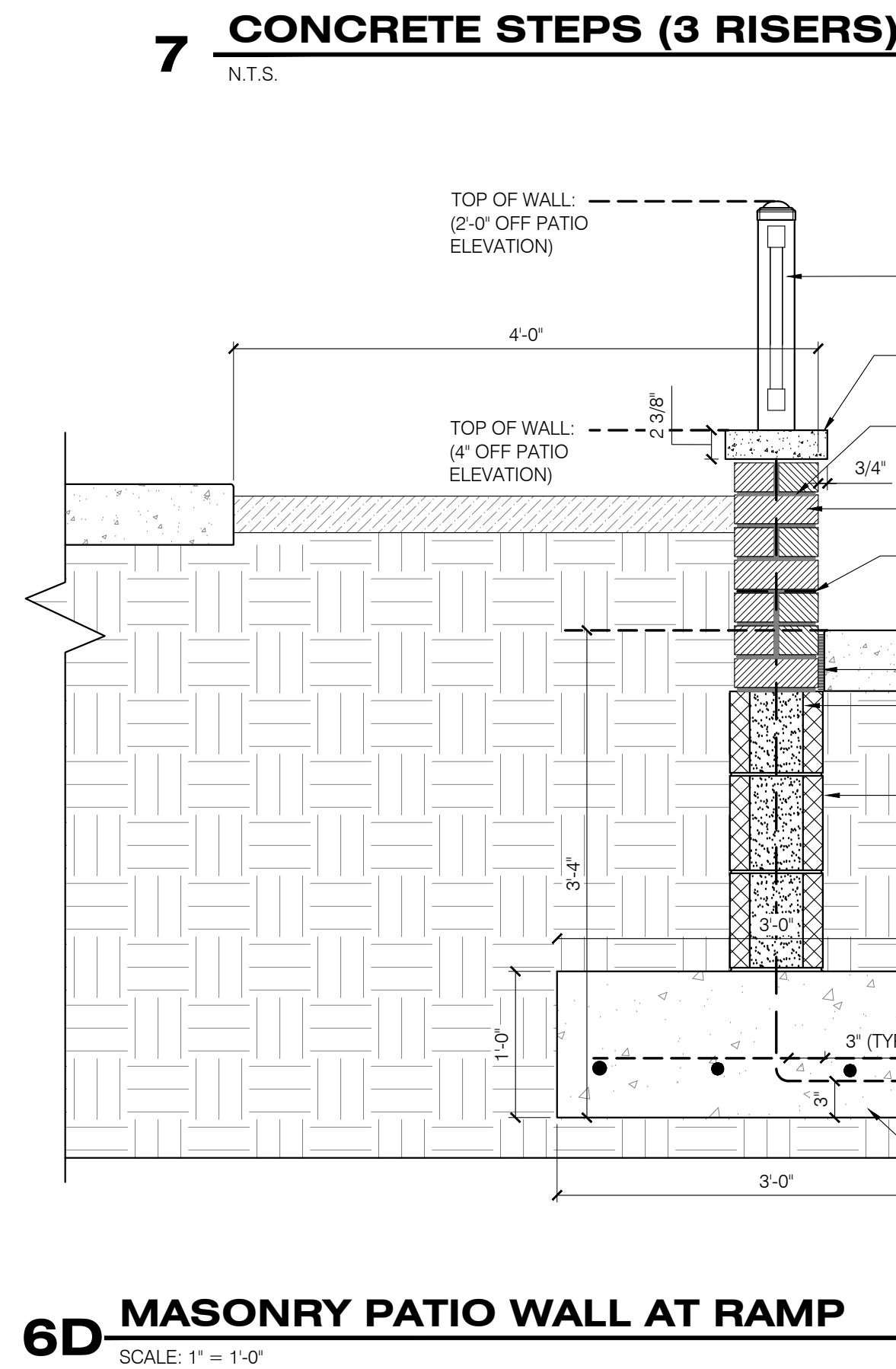


6B MASONRY PATIO WALL WITH RAIL
SCALE: 1" = 1'-0"

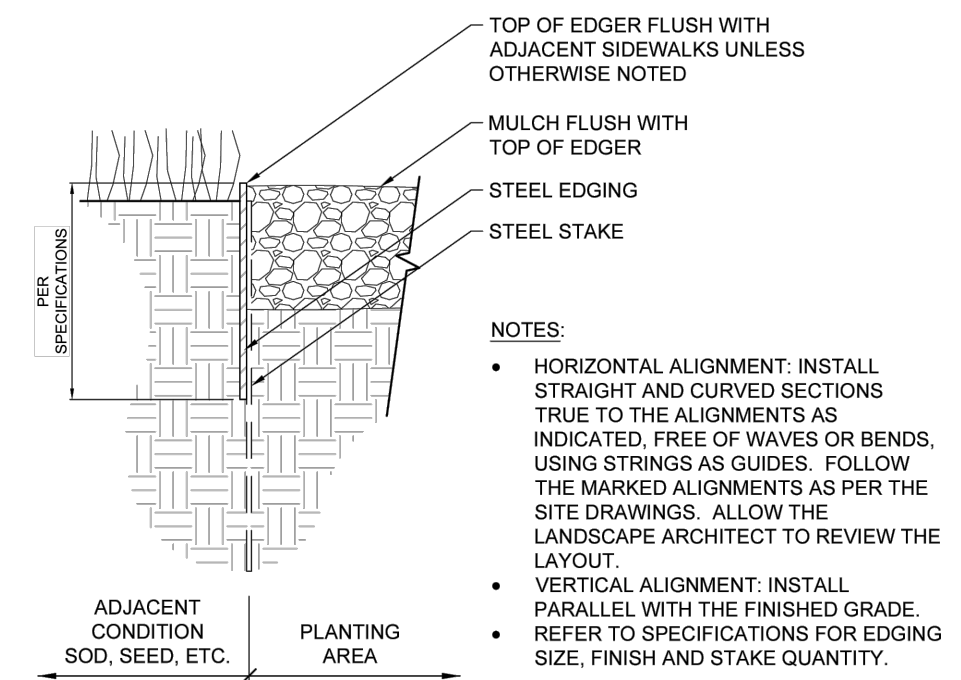
2 JOINTING DETAIL
SCALE: 1 1/2" = 1'-0"



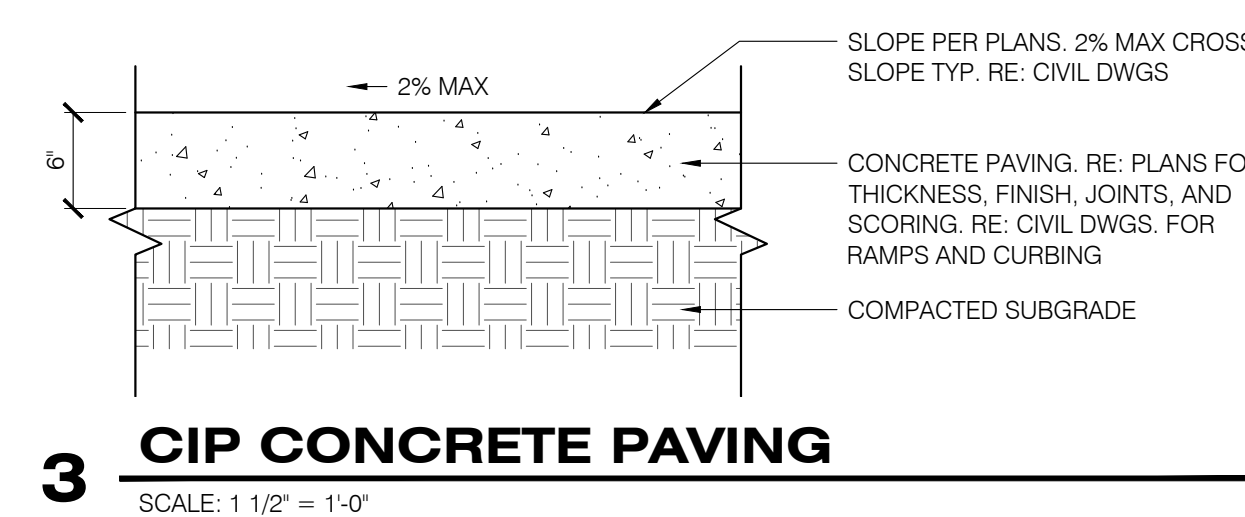
6C MASONRY PATIO WALL WITH RAIL AT RAISED PATIO
SCALE: 1" = 1'-0"



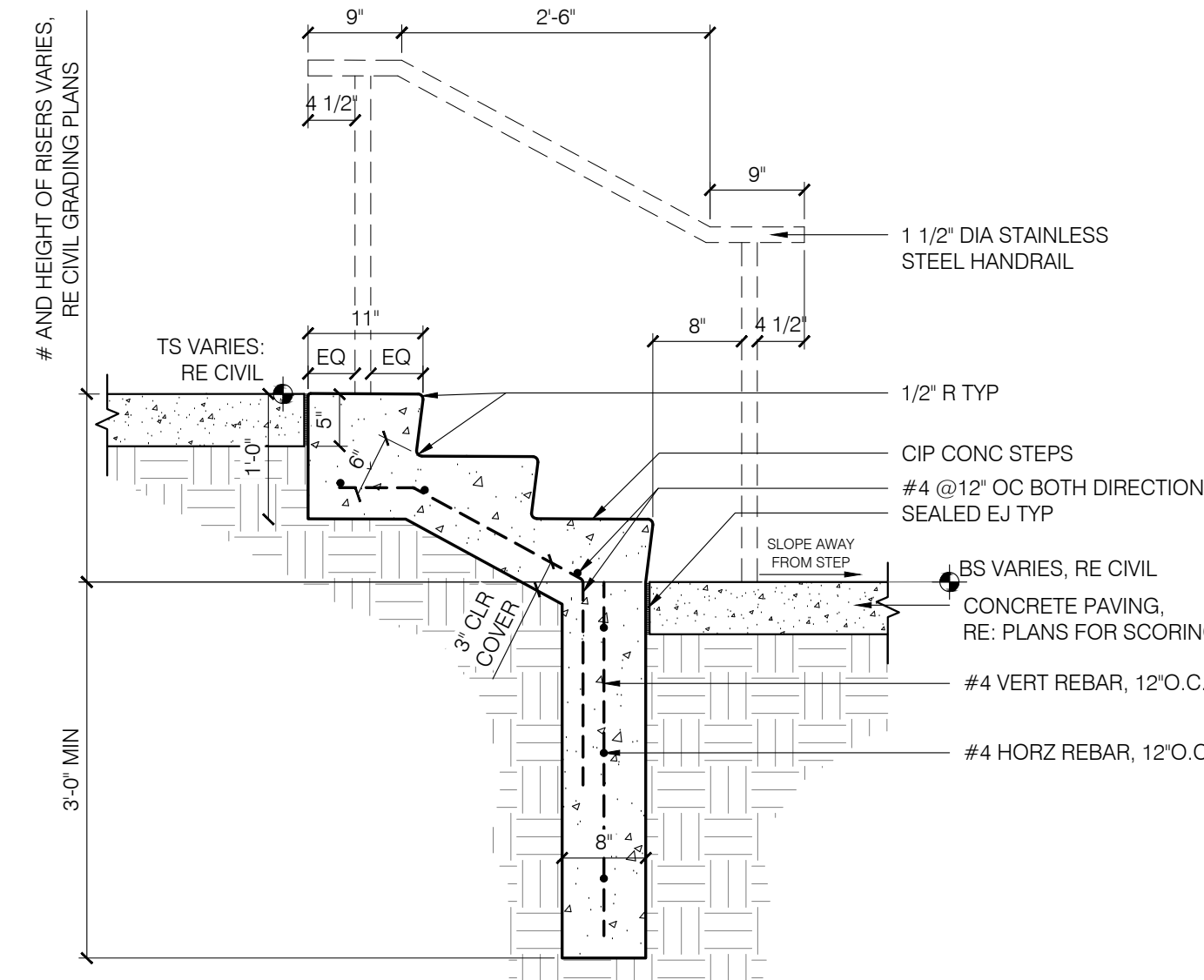
6D MASONRY PATIO WALL AT RAMP
SCALE: 1" = 1'-0"



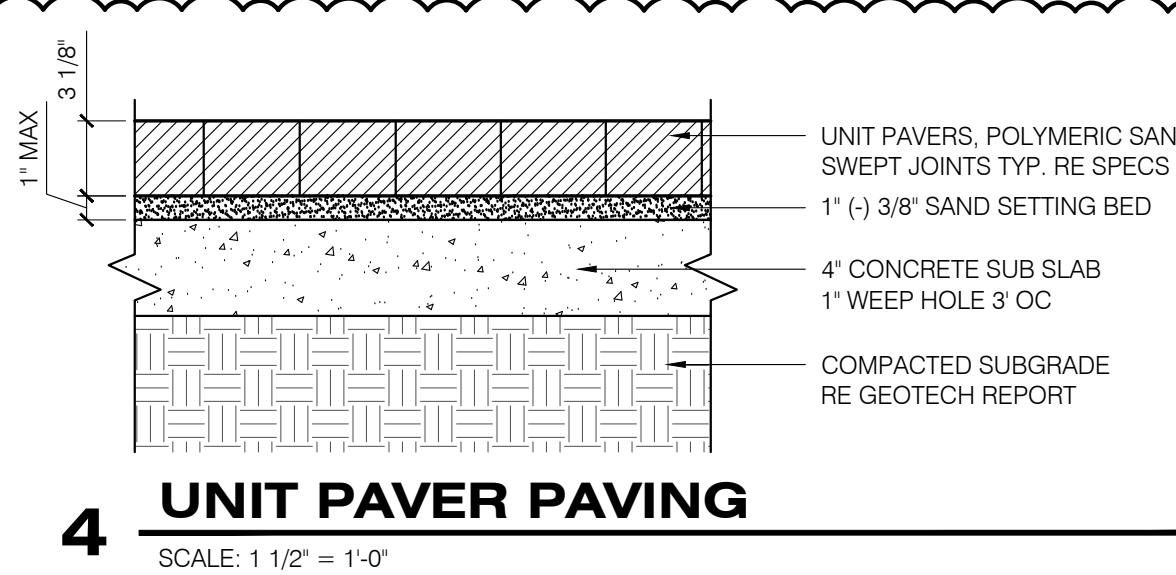
5 STEEL EDGER
SCALE: 3" = 1'-0"



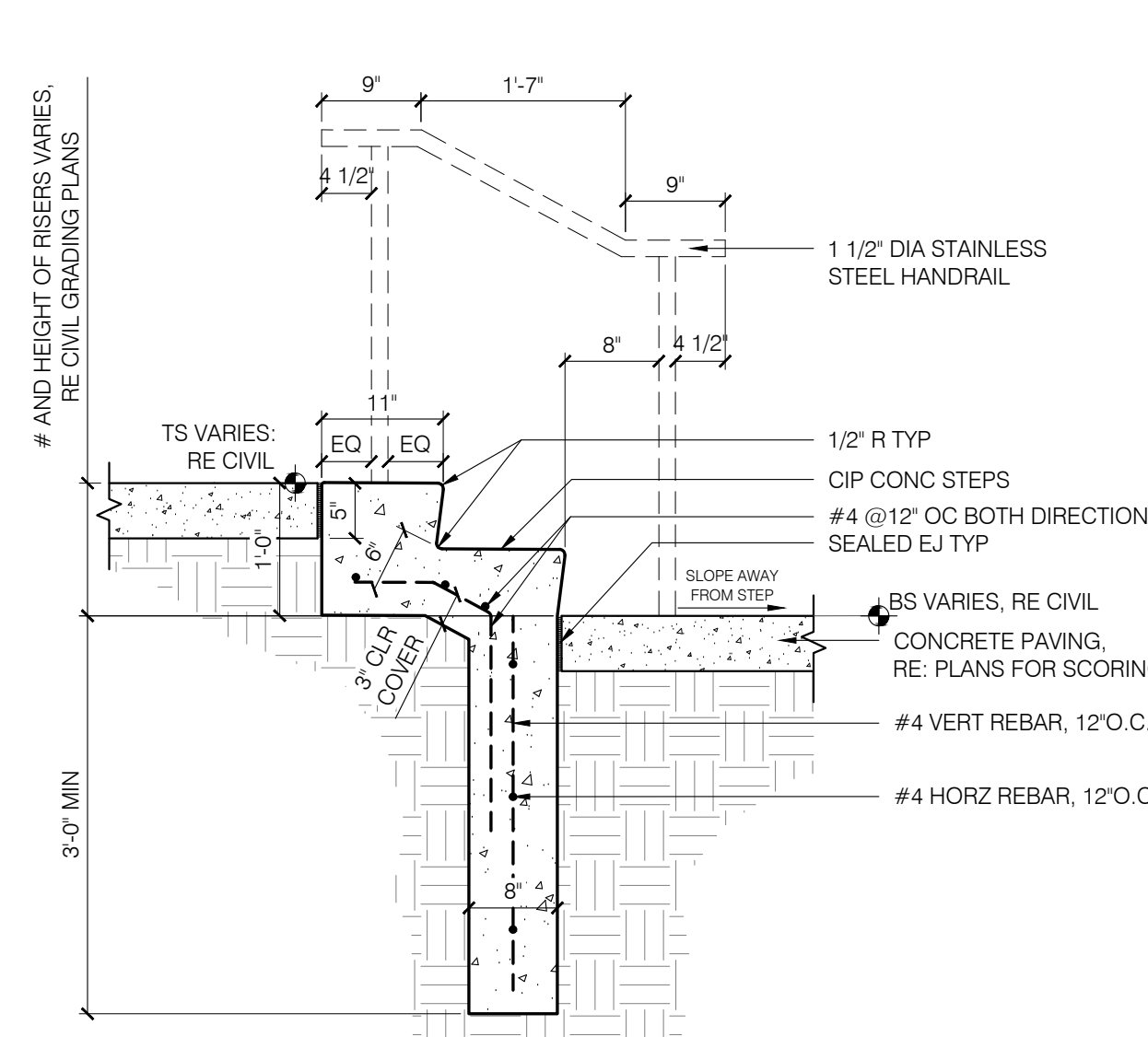
3 CIP CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



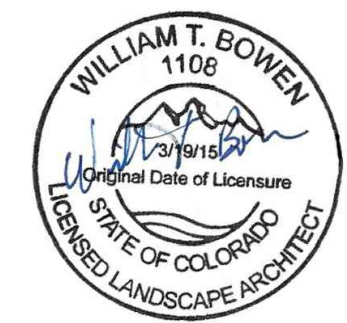
7 CONCRETE STEPS (3 RISERS)
N.T.S.



4 UNIT PAVER PAVING
SCALE: 1 1/2" = 1'-0"



1 CONCRETE STEPS (2 RISERS)
SCALE: 3/4" = 1'-0"



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

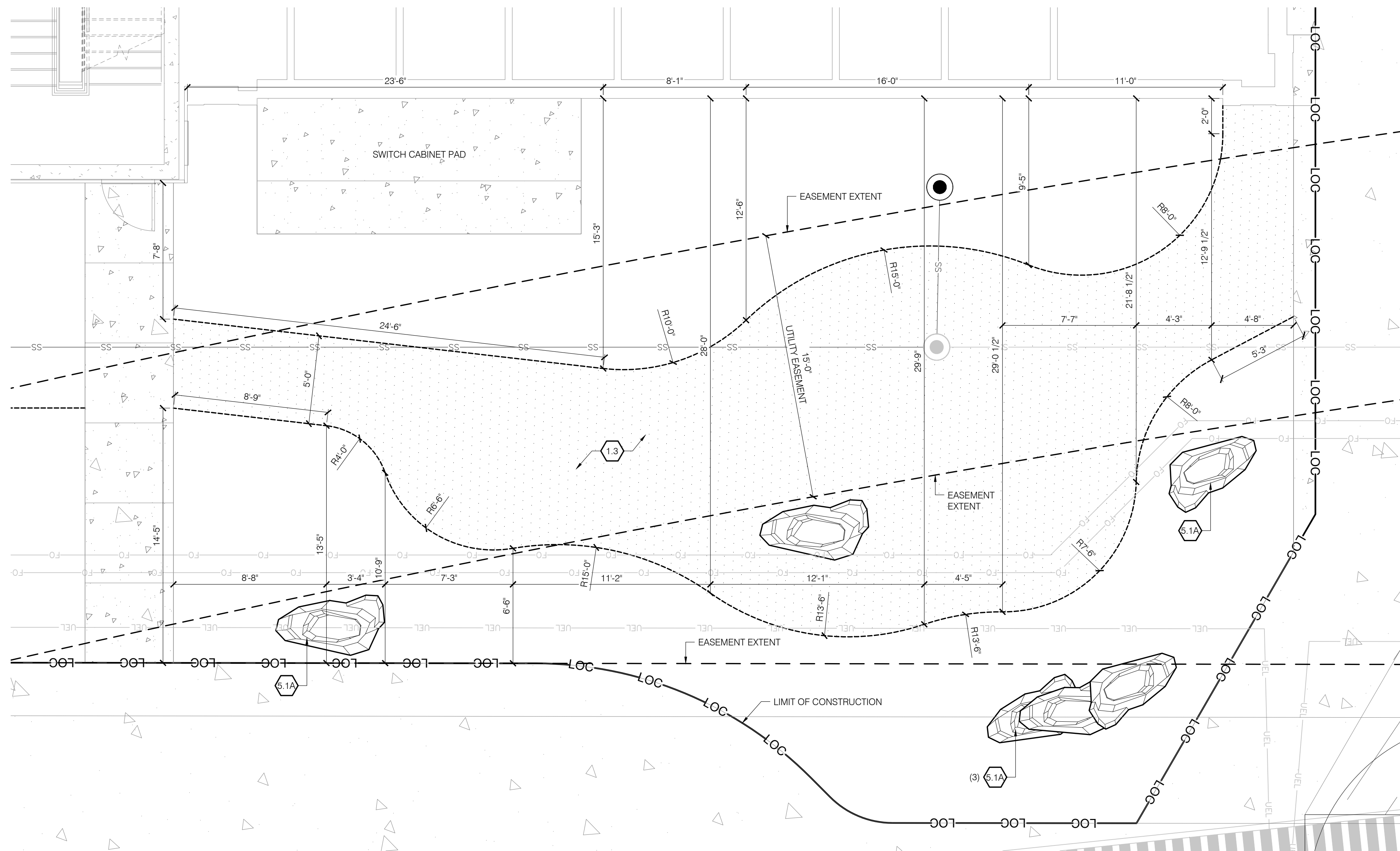
03/03/2026
DATE

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Approved By: **APPROVED**
By: kirkpatrick on 04/14/2026
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Record Document on File

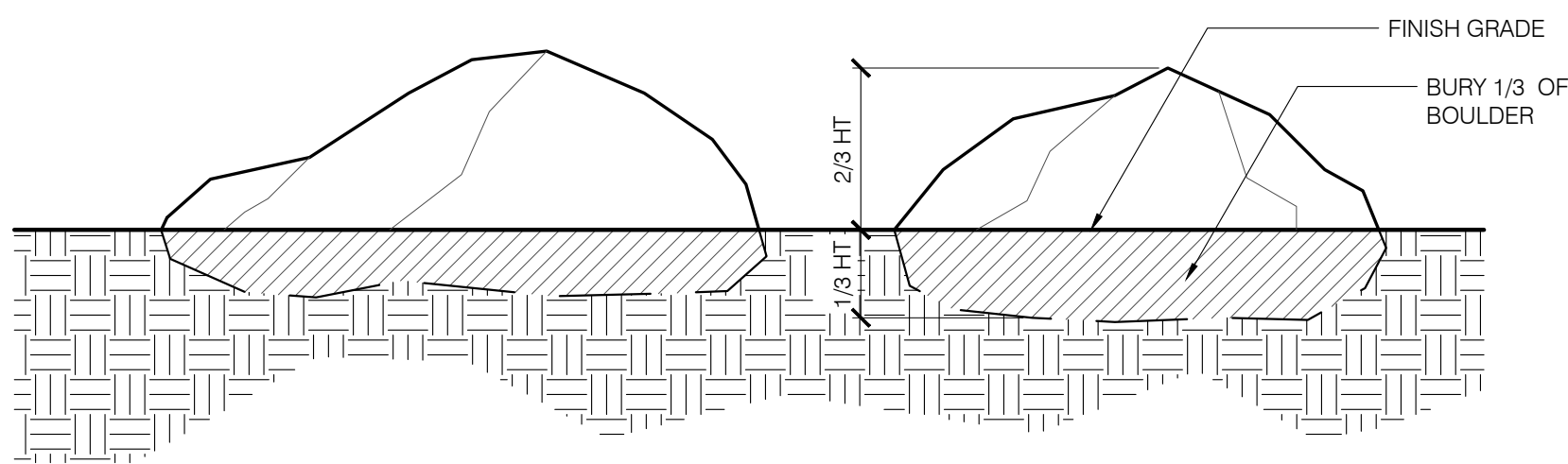
Development Services
Date

1



1 DOG AREA ENLARGEMENT PLAN

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



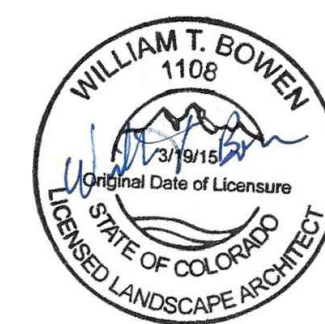
- GENERAL NOTES:
1. LOUKONEN BROS COLORADO BUFF BOULDERS OR APPROVED EQUAL. SUBMIT SAMPLE FOR APPROVAL.
 2. ALL BOULDERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ANY SCARRED BOULDERS SHALL BE REJECTED.
 3. ALL BOULDERS SHALL BE PLACED CAREFULLY WITH A PADDED BUCKET. DIRECT DUMPING IS NOT ALLOWED FOR PLACEMENT.
 4. BOULDERS SHALL BE BURIED 1/3 HT. AS SHOWN. PITS MUST BE DUG. FILLING AROUND, IS UNACCEPTABLE.

2 BOULDER

SCALE: 3/4" = 1'-0"

LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS DTL 3 / SHT CD42
- A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
- B | TYPE 2
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- C | TYPE 3
COLOR: INTEGRAL (TBD)
FINISH: SAND / SANDSCAPE
- 1.2 UNIT PAVERS (TO MATCH FIFER ROW) DTL 4 / SHT CD42
- 1.3 SQUEEGEE GRAVEL OR PEA GRAVEL
- 2.0 PAVEMENT JOINTING
- 2.1 EXPANSION JOINT DTL 2 / SHT CD42
- 2.2 SAWN CONTROL JOINT DTL 2 / SHT CD42
- 3.0 CURBS, EDGES, STEPS
- 3.1 EDGER DTL 5 / SHT CD42
- A | PLANTING AREA STEEL EDGING RESTRAINT
- 3.2 CIP CONC STEPS W/ SS HANDRAIL DTL 1 / SHT CD42
- COLOR: TBD
FINISH: MED. BROOM
A | 2 RISERS
- 4.0 WALLS
- 4.1 MASONRY WALL SHT CD42
- 5.0 SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | LANDSCAPE BOULDER (30"Hx24"Wx42"L) DTL 2 SHT CD43
- 5.2 TRASH RECEPTACLE
- 5.3 NOT USED
- 5.4 PATIO RAIL SHT CD42
- 6.0 SITE LIGHTING | RE LIGHTING SHEETS
- 7.0 PLANTING
- 7.1 TREES
- A | DECIDUOUS TREE DTL 1 & 2 / SHT CD44
- B | EVERGREEN TREE DTL 1 & 2 / SHT CD44
- C | ORNAMENTAL TREE DTL 1 & 2 / SHT CD44
- 7.2 MULCH
- A | COBBLE DTL 6 / SHT CD44
- 7.3 NATIVE SEED SPEC SECTION 32 9200



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108 03/03/2026
(PLA SIGNATURE AND SEAL HERE) DATE

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By: on 04/14/2026
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Back40
Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 02-09-2024	REVISION COMMENTS
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09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL
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03-30-2026	FC026-0014 PATIO GRADING, MISC UTILITY REVISIONS

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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
DOG PARK DETAILS

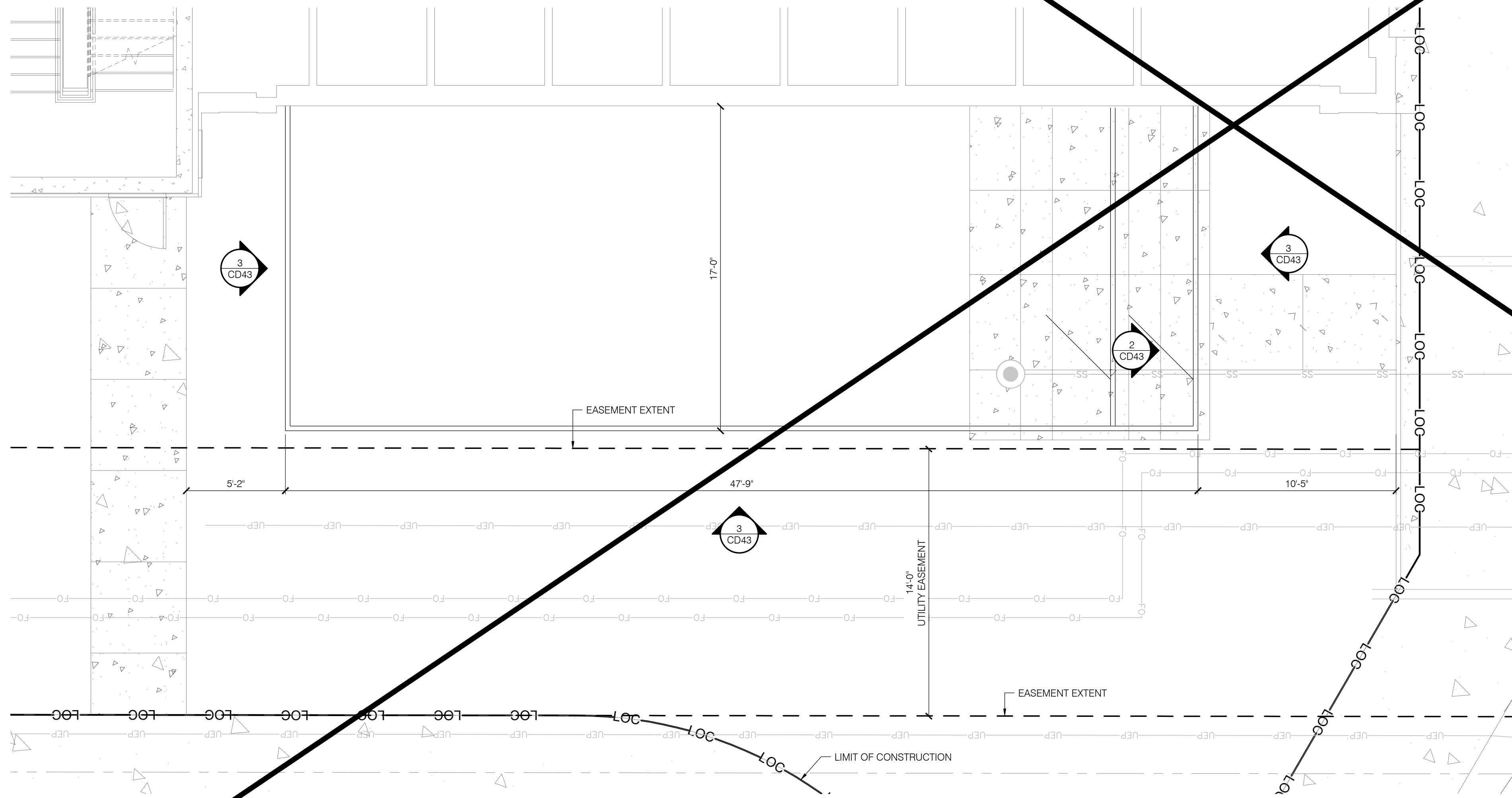
PROJECT #:
SHEET NUMBER

CD43

43 OF 46

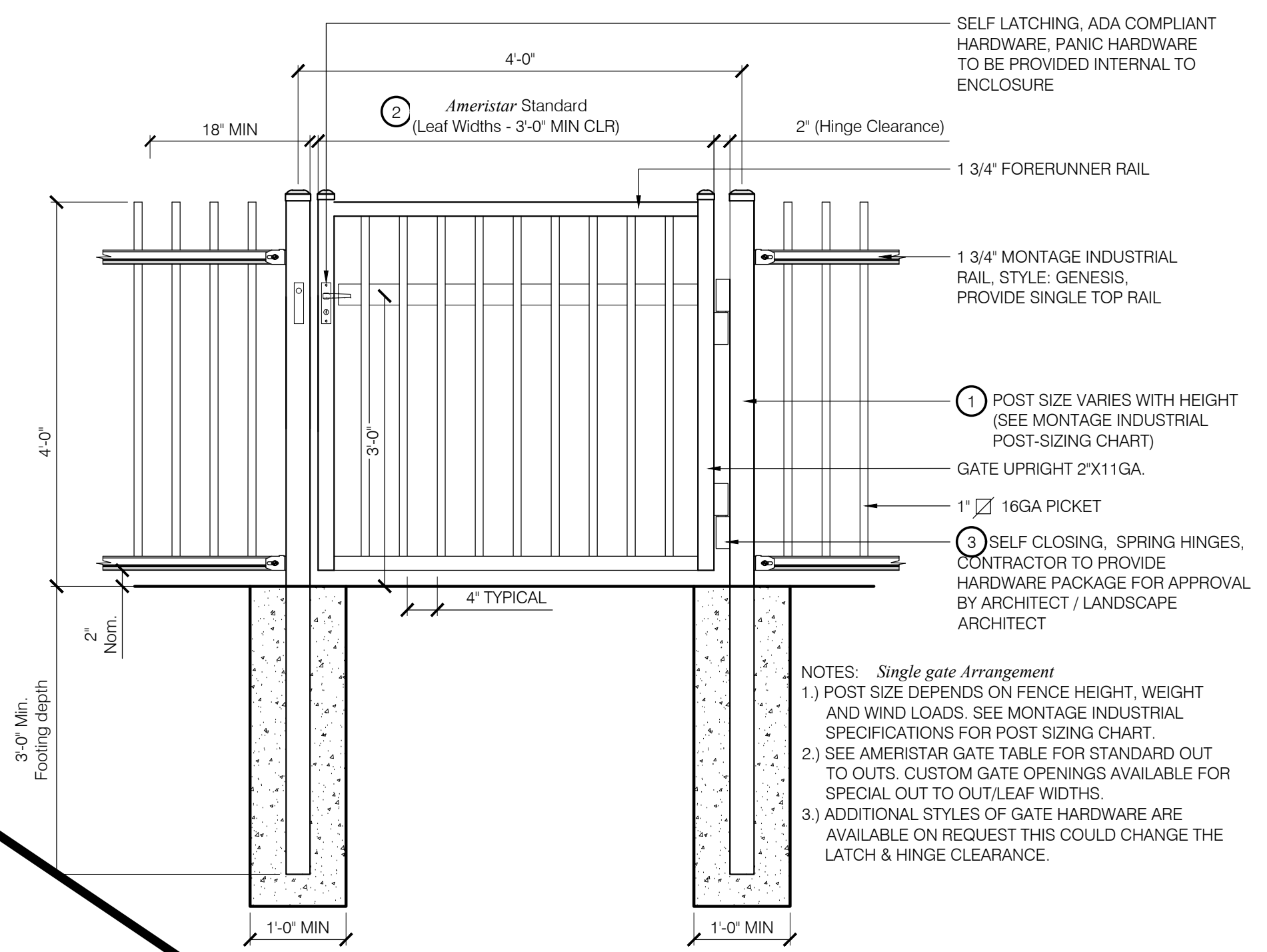
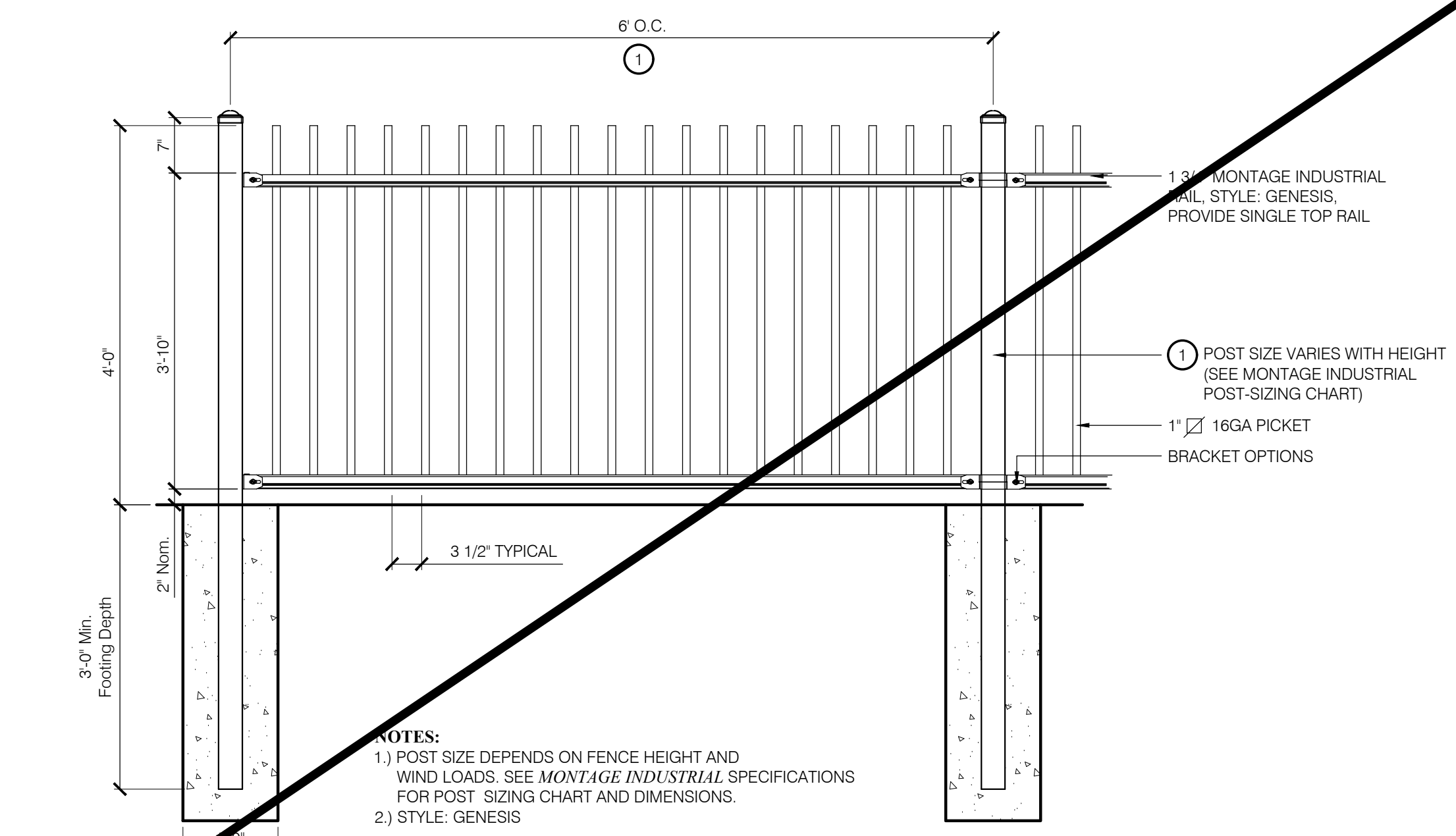
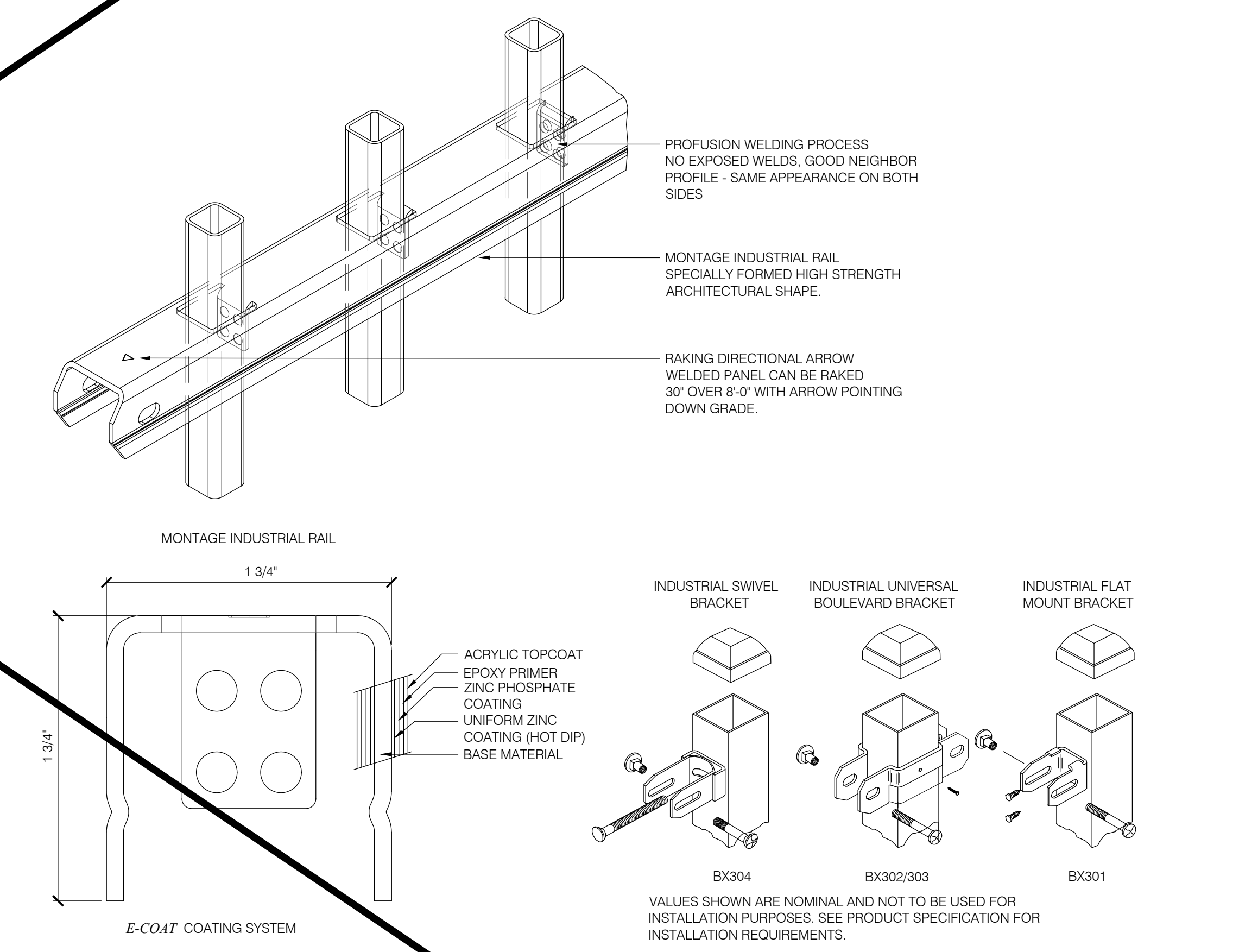
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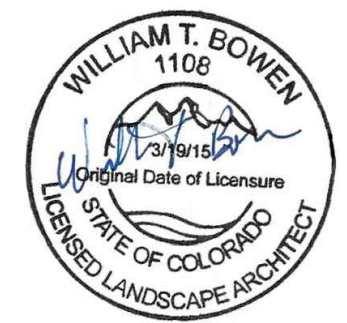


1 DOG AREA ENLARGEMENT PLAN
SCALE: 1/4" = 1'-0"

2 GATE - MONTAGE INDUSTRIAL GENESIS BY AMERISTAR FENCE
SCALE: 3/4" = 1'-0"

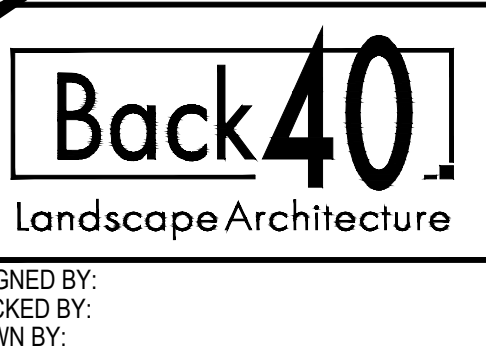


3 FENCE - MONTAGE INDUSTRIAL GENESIS BY AMERISTAR FENCE
SCALE: 3/4" = 1'-0"



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(PLA SIGNATURE AND SEAL HERE)

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APPROVED By: [Signature]
Development Services
Date: 10/17/2025
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ISSUE DATE: 10-17-2025	REVISION COMMENTS
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09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

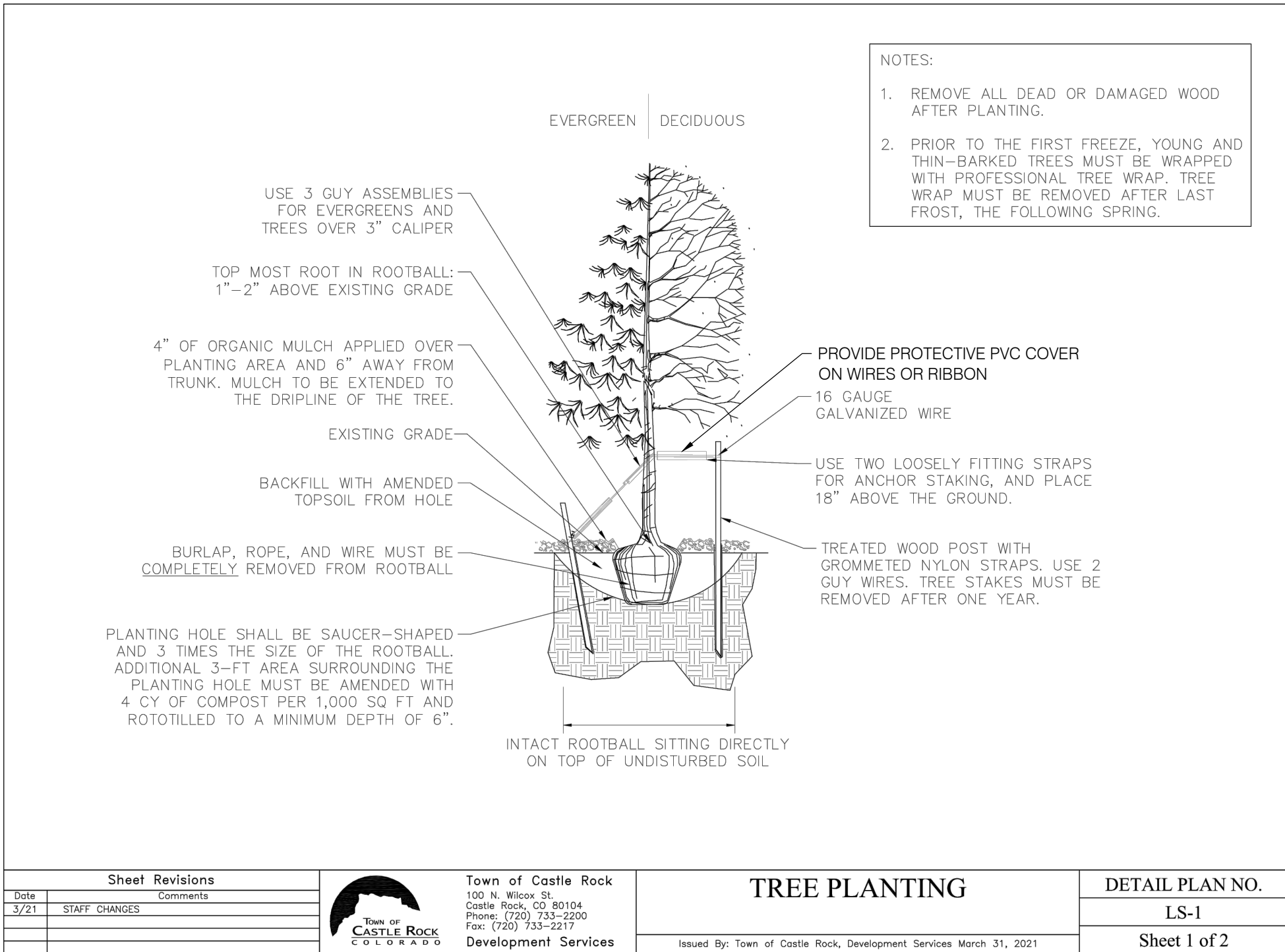


CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
DOG PARK DETAILS

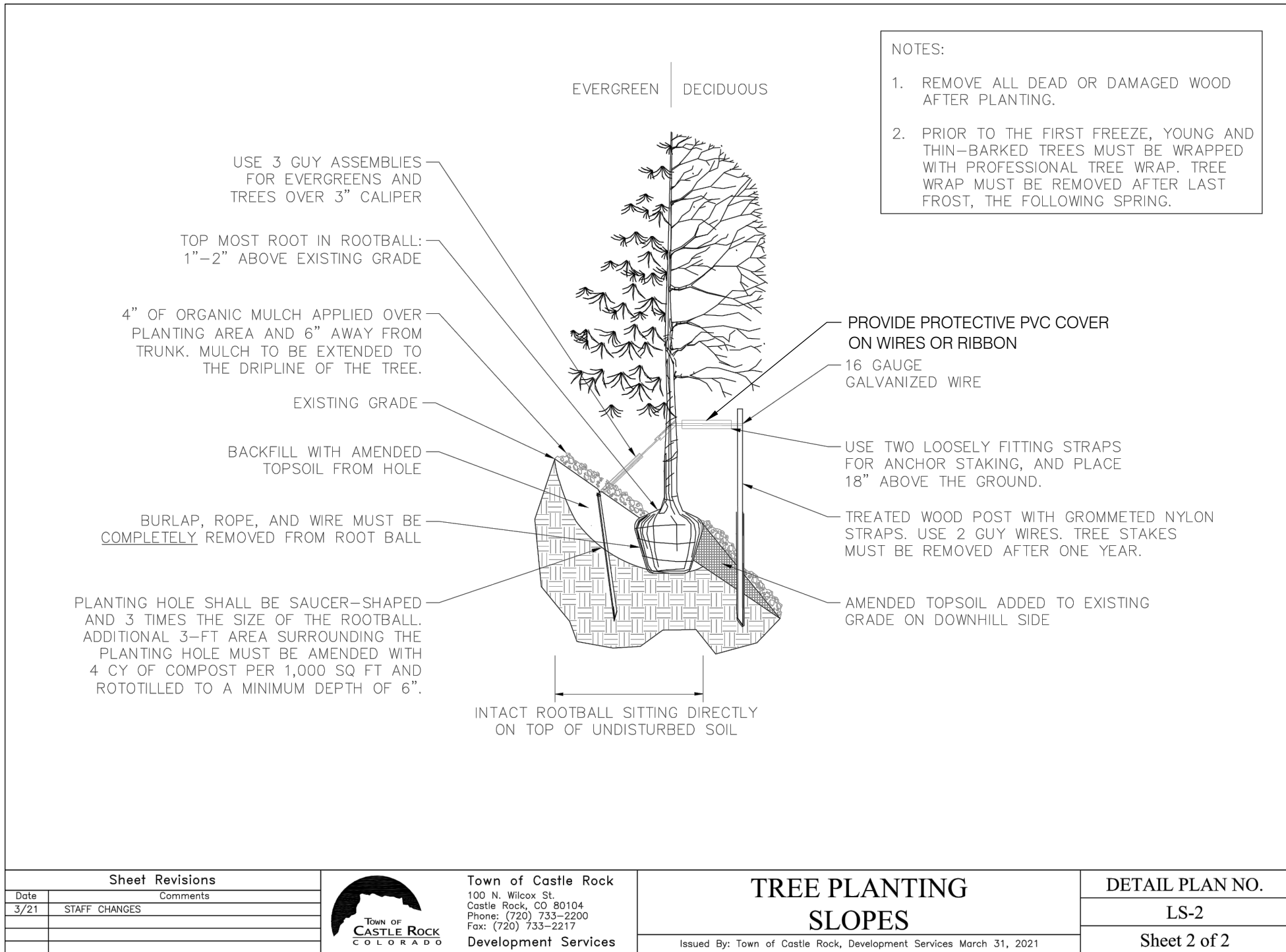
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CD43
43 OF 46

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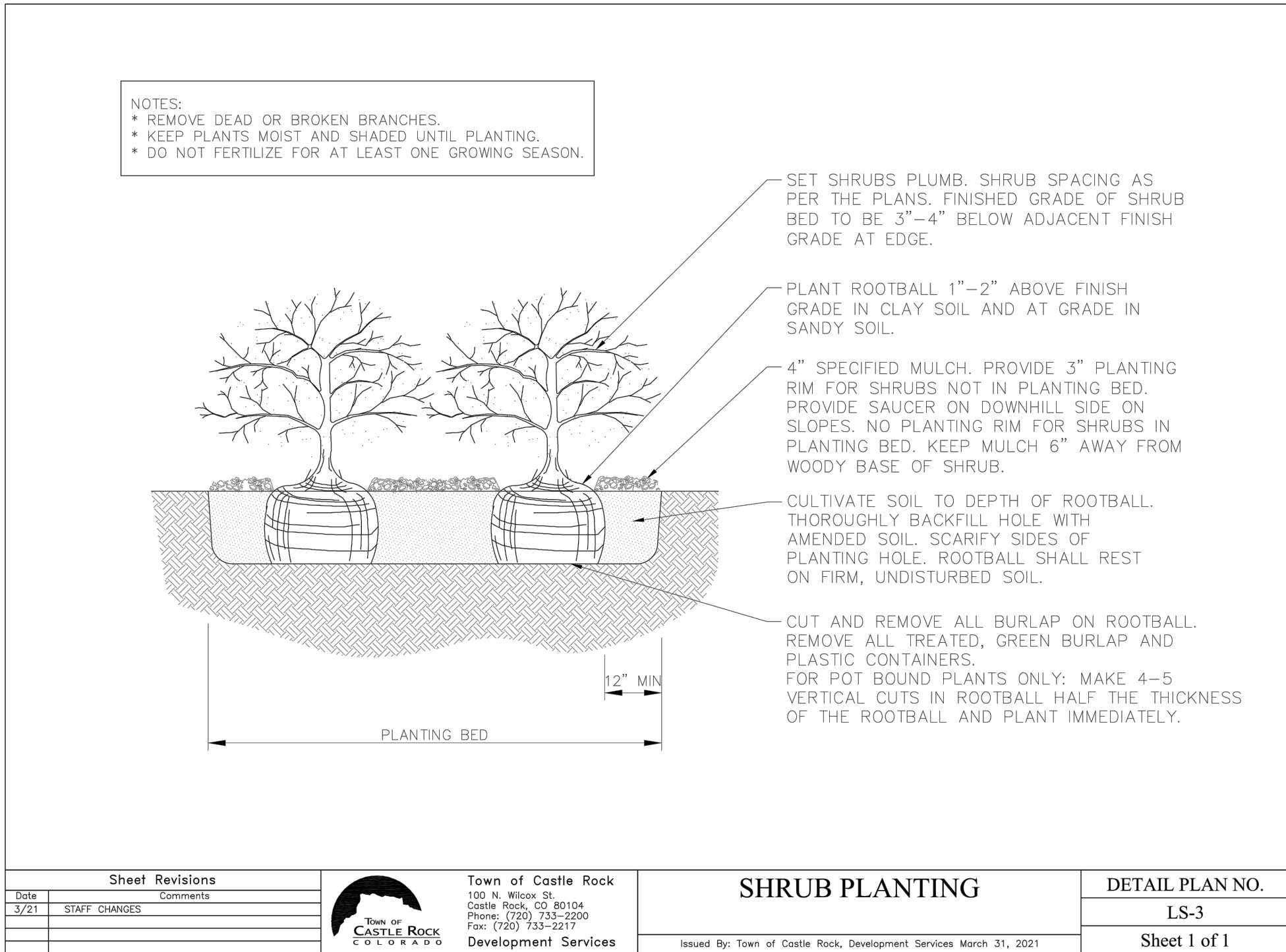
1 TREE PLANTING

N.T.S.



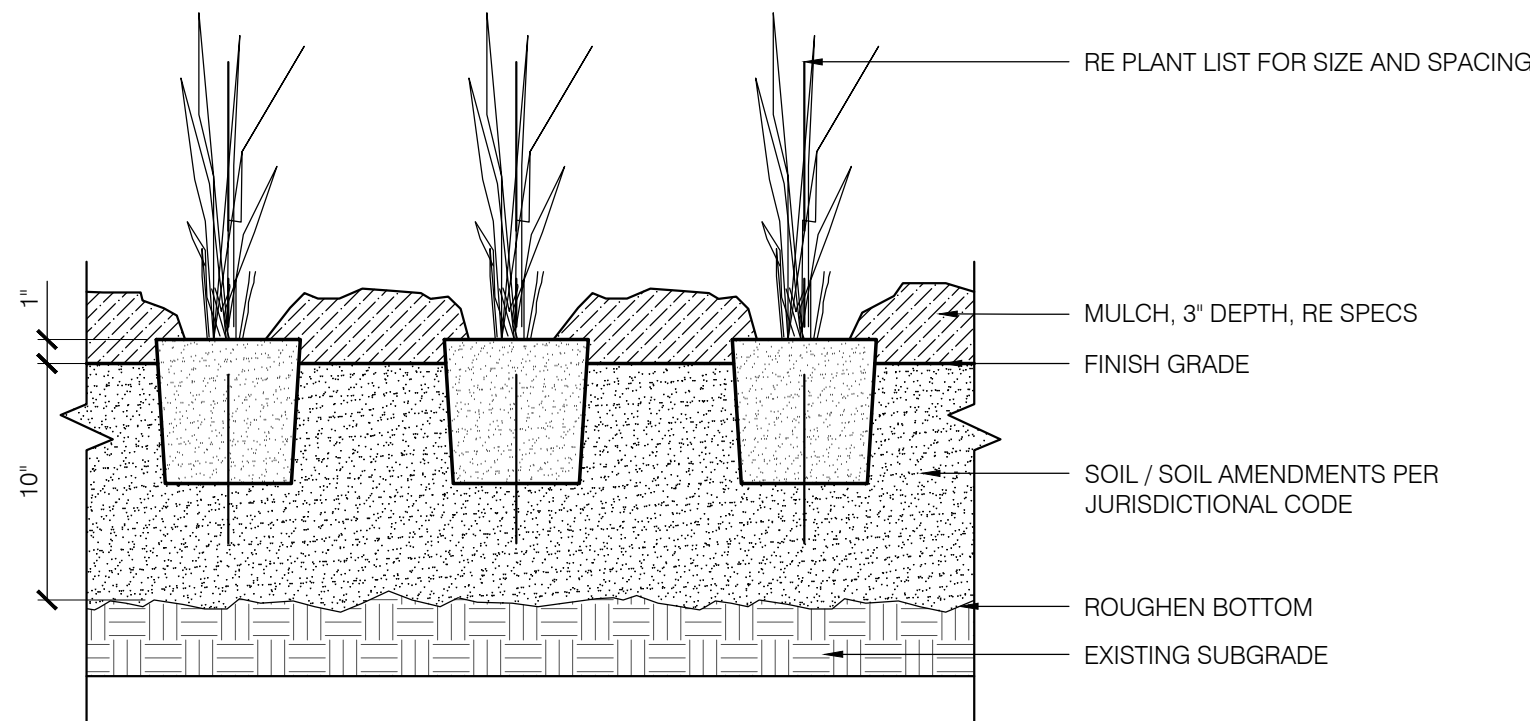
2 TREE PLANTING SLOPES

N.T.S.



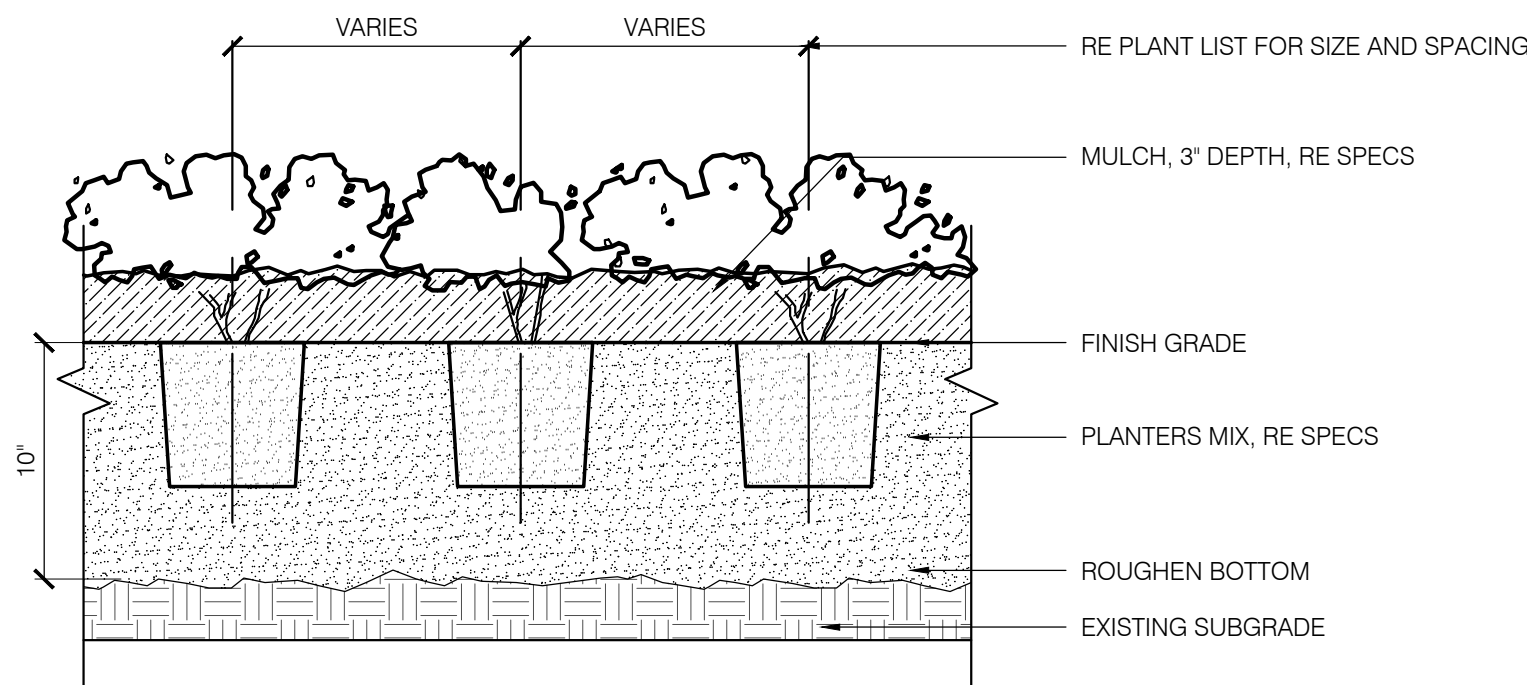
3 SHURB PLANTING

N.T.S.



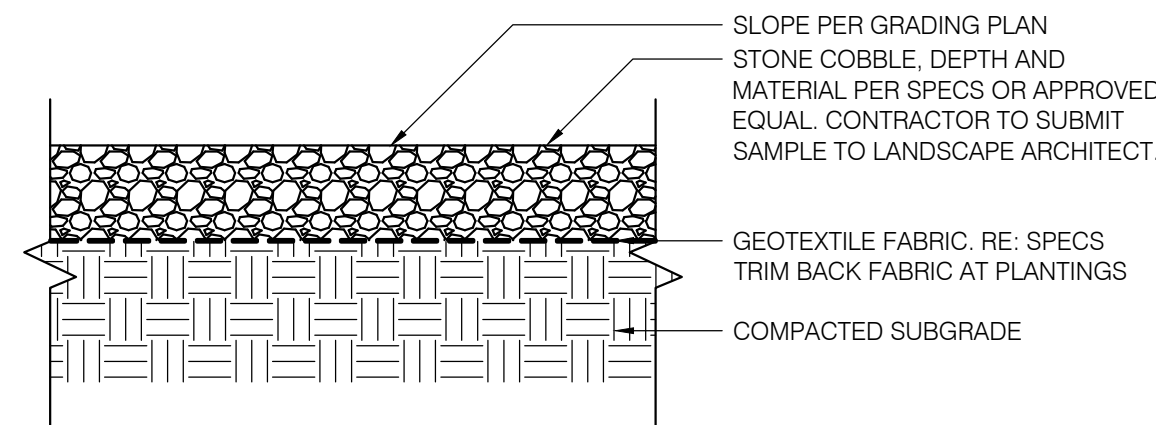
4 PERENNIAL PLANTING

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



5 GROUNDCOVER PLANTING

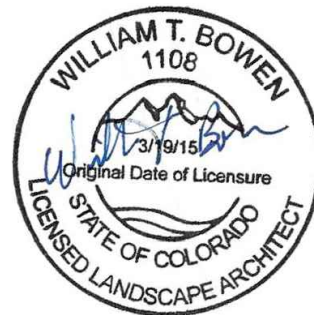
SCALE: 1 1/2" = 1'-0"



6 MULCH - TYPE 2 (ROCK)

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

KEYNOTE: 7.2A



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Approved By: **APPROVED**
By: Kirkpatrick
on 12/01/2025
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10-17-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
PLANTING & MULCH DETAILS

PROJECT #:
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CD44
44 OF 46

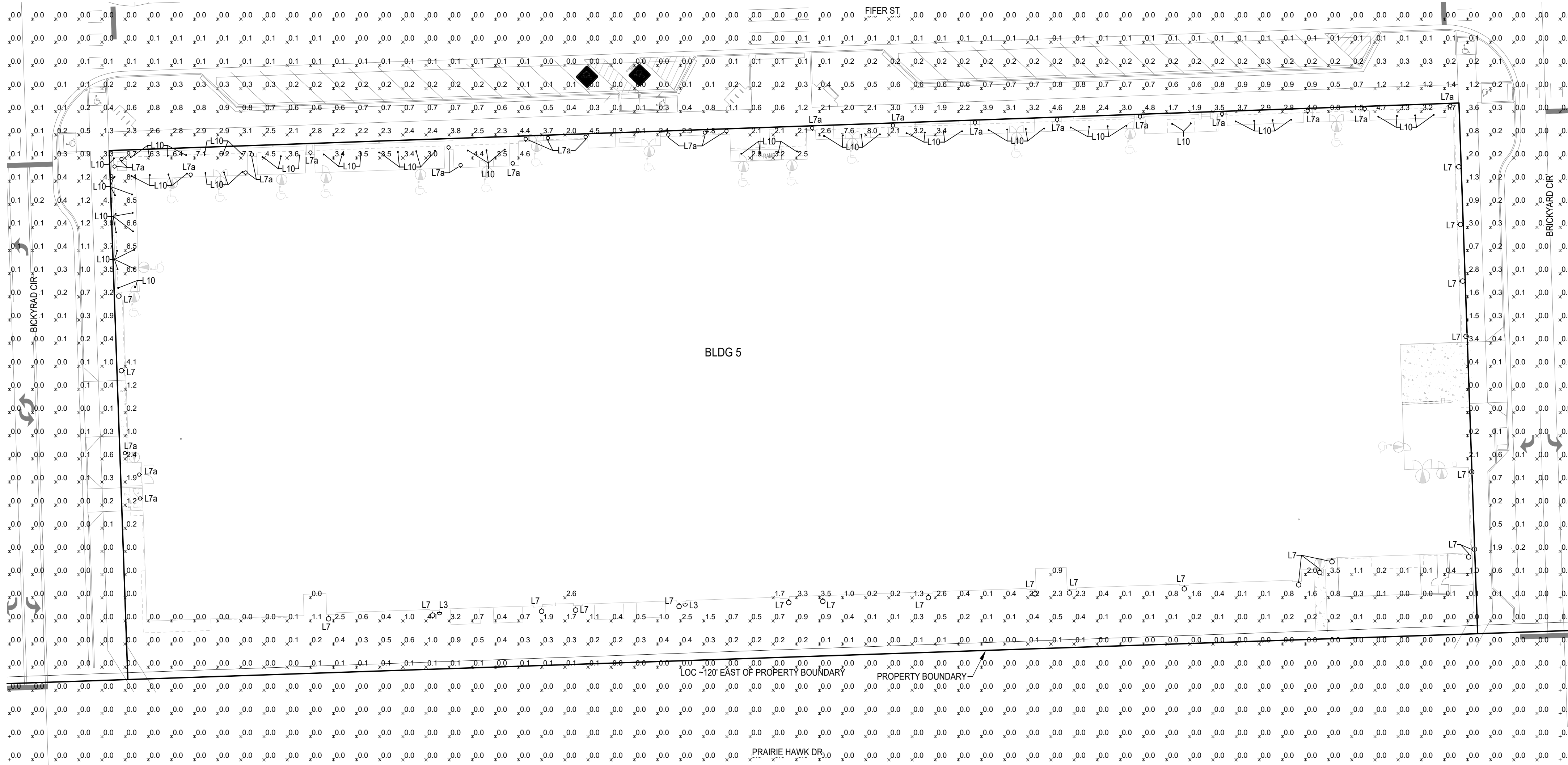
Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG:Min,Max:MIN
OVERALL	DIRECTIONAL ILLUMINANCE	FOOT CANDLES	0.5	0	9.7	NA
RETAIL CANOPIES	DIRECTIONAL ILLUMINANCE	FOOT CANDLES	4.3	0.1	9.7	43.0:1, 97.0:1
SIDEWALKS	DIRECTIONAL ILLUMINANCE	FOOT CANDLES	1.6	0	4.9	NA

Site Luminary Summary Table

Luminaire											Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
L3	NLS	TRAC LINEAR	TWL-T3-16L-175-30K7-UNV-WM	WALL MOUNTED AREA LIGHT	Y	TYPE 3	120	0-10V	2	WALL	10' AFG	1	LED	10	1213	3000K/80CRI	1	GREY
L7	BARN LIGHT	UNION WALL SCONCE	BLE-W-WHU14-***-NA-NA-LED16-3000K-FL	14" SHADED WALL SCONCE	Y	LAMBERTIAN	120	0-10V	23	WALL (BLDG)	10' AFG	1	LED	16	1235	3000K/CRI>90	1	GREY
L7a	VISUAL COMFORT	ASH 8 OUTDOOR WALL	7000WASHL9308CHUNV	8" SHADED WALL SCONCE	Y	LAMBERTIAN	120	0-10V	27	WALL (BLDG)	7' AFG	1	LED	8	613	3000K/90CRI	1	GREY
L10	COOPER	HALO	SMD6R07FS5	6" ROUND SURFACE DOWNLIGHT	Y	LAMBERTIAN	120	ELV	71	CEILING, SURFACE	13' AFF	1	LED	8	800	3000K/CRI>90	1	GREY

DRAWING NOTES:

1. LIGHT LOSS FACTOR FOR ALL LUMINAIRES IS 1.
2. LIGHTING CONTROL NOTES:
 - A. ALL PRIVATE STREET LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND SHALL OPERATE FROM DUSK UNTIL DAWN.
 - B. ALL PARKING LOT POLE LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND OCCUPANCY SENSOR. FIXTURES SHALL REMAIN ON FROM DUSK UNTIL DAWN AND SHALL DIM TO 30% BRIGHTNESS AFTER 20 MINUTES OF NO ACTIVITY BEING DETECTED.
 - C. BUILDING MOUNTED AREA LIGHTS SHALL BE CONTROLLED FROM BUILDING TIMECLOCK AND PHOTOCELL. THEY SHALL BE TURNED ON BY PHOTOCELL AT DUSK AND SHALL BE TURNED OFF BY TIMECLOCK FOR COMMERCIAL BUILDINGS. THE TIMECLOCK SHALL TURN FIXTURES OFF WITHIN 60 MINUTES AFTER CLOSE OF BUSINESSM. EXCEPT FOR SECURITY LIGHTS AND LIGHTING INTENDED FOR 24 HOUR OPERATION. FOR RESIDENTIAL BUILDINGS, THE TIMECLOCK SHALL DIM FIXTURES TO 50% FULL BRIGHTNESS AFTER MIDNIGHT, AND TURN FIXTURES OFF AT DUSK. ALL SETPOINTS SHALL BE DETERMINED BY OWNER.
3. THE LIGHTING OBJECTIVE FOR THE SITE IS TO PROVIDE ADEQUATE LIGHTING FOR RESIDENTS' SECURITY WHILE LIMITING THE IMPACT OF ON SITE LIGHTING ON ADJACENT SPACES AND PROTECTING NIGHT SKY VISIBILITY.
4. ALL LIGHT FIXTURES ILLUMINATING PRIVATE DRIVES, PARKING LOTS, WALKWAYS, AND COMMON AREAS SHALL BE FULL CUTOFF, DOWNCAST, AND SHALL BE ORIENTED TO LIMIT LIGHT TRESPASS TO ADJACENT PROPERTIES. FIXTURES WITH LESS THAN 3500 LUMEN OUTPUT MAY PROVIDE UPLIGHTING AS LONG AS IT IS CONTAINED ON BUILDING FACADES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE MUNICIPAL CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADES, AND UNSHIELDED WALL PACKS ARE PROHIBITED.



PHASE 1 SITE PHOTOMETRIC PLAN
1" = 30'-0"

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, OF 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.

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.

JEFF A. GIVEN, P.E.
STATE OF COLORADO P.E. NO. 52861
FOR AND ON BEHALF OF GIVEN & ASSOCIATES, INC.

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:  By Kirkpatrick on 12/01/2025
DEVELOPMENT SERVICES DATE 10/17/2025
APPROVED-CD25-0021 Plans.gdt
Record Document on File

GIVEN
& ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23069



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025

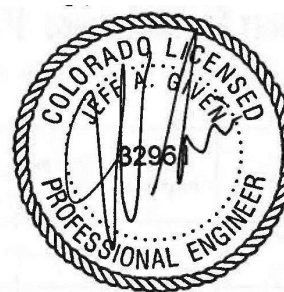
DATE	Per Street	REVISION COMMENTS
04-11-2025	BUILDING PERMIT	
04-16-2025	BUILDING PERMIT	
07-03-2025	TOWN SUBMITTAL	
08-20-2025	BUILDING PERMIT	
09-17-2025	TOWN SUBMITTAL	
09-26-2025	TOWN SUBMITTAL	
10-17-2025	TOWN SUBMITTAL	



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CONFLUENCE COMPANIES, LLC

BRICKYARD PHASE 1 APARTMENTS
PHOTOMETRICS



10/17/2025

PROJECT #:
SHEET NUMBER

CD45

45 OF 46

TYPE L7

SPS-0574 REV A
UNION LED WALL SCONCE
JOB NAME: _____ FIXTURE TYPE: _____

BLE - W -

Order Example: BLE - W - WHU14 - 400 - NA - LED16 - 2700K - DL - NA

A	B	C	D	E	F	G	H
A - SHADE SIZE							
UNION: WHU12 12" Shade WHU14 14" Shade WHU16 16" Shade							
B - SHADE FINISH							
PORCELAIN FINISHES: 150 Black 250 White 350 Vintage Green 355 Jadeite 455 Cherry Red 550 Yellow 650 Bronze 750 Cobalt Blue 765 Delphite Blue 850 Graphite 950 Metallic Chrome							
POWDER COAT FINISHES: 100 Black 105 Textured Black 106 Matte Black 200 White 206 Matte White 300 Dark Green 307 Emerald Green 311 Jadeite 370 Mint 380 Chantreuse							
D - SHADE ACCESSORY FINISH							
POWDER COAT FINISHES: 390 Teal 400 Barn Red 420 Orange 470 Watermelon 480 Blush Pink 490 Magenta 495 Sherbet Orange 500 Buttery Yellow 570 Sunflower 600 Bronze 601 Chocolate 605 Rust 615 Oil-Rubbed Bronze 700 Royal Blue 705 Navy 710 Cobalt Blue 715 Delphite Blue 790 Lavender 800 Industrial Grey 805 Charcoal Granite 810 Graphite 975 Galvanized							
E - LIGHT SOURCE							
LED11 850 Lumens, 11W LED LED16 1250 Lumens, 16W LED LED27 2000 Lumens, 27W LED							
F - COLOR TEMPERATURE							
2700K 2700K Warm White 3000K 3000K Neutral White 3500K 3500K Bright White 4000K 4000K Cool White							
G - LED LENS							
DL Domed Lens FL Flat Lens							
H - DUSK-TO-DAWN PHOTOCELL							
NA None/Not Applicable DD Dusk-to-Dawn Photocell							
C - SHADE ACCESSORIES							
NA None WC Wire Cage ACR Acrylic Diffuser ^{1,4,5}							

IMPORTANT: (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim. (2) All Powder Coat finished shades, with the exception of Galvanized, feature a white interior. (3) Selecting Acrylic Diffuser will reduce the amount of lumens and LPW delivered. (4) Fixture to be CSA Listed for Damp Location. (5) Not available with 16" size shade.

LIGHT SOURCE

Shade Size	Optics	Source Lumens	Drive Current	Wattage	Delivered Lumens	LPW
WHU12	Domed	850	440	11	1243	77
WHU14	Domed	1250	440	11	1208	75
WHU16	Domed	2000	440	11	1196	75

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory. Please Note: Selecting an Acrylic Diffuser will reduce the amount of Lumens and LPW delivered.

TYPE L7a

ASH 8 OUTDOOR WALL

VISUAL COMFORT & Co.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- Available high or low output with a choice of 2700K or 3000K color temperatures. Available in modern finishes



LAMPING



ORDERING INFORMATION

FINISH	CRI	LENGTH (IN)	LENS (IN)	FINISH	VOLTAGE	OPTIONS
BRONZE	90	8"	2"	Z BRONZE	120V-277V/UNV	NONE
CHARCOAL	90	8"	2"	D CHARCOAL	120V-277V/UNV	PC BUTTON PHOTOCONTROL
CHARCOAL	90	8"	2"	D CHARCOAL	120V-277V/UNV	SP SURGE PROTECTION

TYPE L3

NLS LIGHTING
TRAC LINEAR WALL MOUNT
TWL

LED WATTAGE CHART

DRIVE CURRENT	16L
175 millamps	10w (106-1273 Lumens)
400 millamps	21w (2478-2911 Lumens)
530 millamps	28w (3508-3776 Lumens)
700 millamps	36w (4385-4720 Lumens)
1050 millamps	56w (6022-6482 Lumens)

FORM

- Elegant Rectilinear Extruded Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- 8 Architectural Finishes
- Standard, RAL Colors Available

FUNCTION

- Micro Optics IES Distributions T2, T3, T4
- 0-10V Dimming Drivers THD @ Max Load < 15% Power Factor @ Max Load < 0.95
- Ambier, 2700K, 3000K, 3500K, 4000K, or 5000K
- 16L LED Configuration
- CRI 70, 80, or 90
- Extruded Aluminum Heat Sink
- 5 Mil's Powder Coat

RELIABILITY

- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- Reduces Energy Consumption And Costs Up To 65%

TWL ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Millamps	Kelvin
Trac Linear Wall Mount (TWL)	Type 2 (T2) Type 3 (T3) Type 4 (T4)	16 (16L) 175 (175L) 400 (400L) 530 (530L) 700 (700L) 1050 (1050L)	175 (175) 400 (400) 530 (530) 700 (700) 1050 (1050) (1)	Ambier 585-6000M (AMBER) 4-5 2700K, 70 CRI (2707) 3000K, 80 CRI (3007) 3500K, 90 CRI (3509) 4000K, 70 CRI (4007) 4000K, 80 CRI (4008) 5000K, 70 CRI (5007) 5000K, 80 CRI (5008)
Volts	Mounting	Color	Controls Options	Options
120V-277V (UNV) 347-480 (HV)	Wall Mount (WM)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver Metallic (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Gray Textured (GRY) Green Textured (GRN) Hunter Green Textured (HGN) Custom (CS)	FSP-211 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-211-9") 21-40" Heights (FSP-211-20") 41-50" Heights (FSP-211-30") 51-60" Heights (FSP-211-40") FSP-221 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-221-9") 21-40" Heights (FSP-221-20") 41-50" Heights (FSP-221-30") 51-60" Heights (FSP-221-40") FSP-230 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-230-9") 21-40" Heights (FSP-230-20") 41-50" Heights (FSP-230-30") 51-60" Heights (FSP-230-40") FSP-240 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-240-9") 21-40" Heights (FSP-240-20") 41-50" Heights (FSP-240-30") 51-60" Heights (FSP-240-40") FSP-250 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-250-9") 21-40" Heights (FSP-250-20") 41-50" Heights (FSP-250-30") 51-60" Heights (FSP-250-40") FSP-260 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-260-9") 21-40" Heights (FSP-260-20") 41-50" Heights (FSP-260-30") 51-60" Heights (FSP-260-40") FSP-270 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-270-9") 21-40" Heights (FSP-270-20") 41-50" Heights (FSP-270-30") 51-60" Heights (FSP-270-40") FSP-280 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-280-9") 21-40" Heights (FSP-280-20") 41-50" Heights (FSP-280-30") 51-60" Heights (FSP-280-40") FSP-290 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-290-9") 21-40" Heights (FSP-290-20") 41-50" Heights (FSP-290-30") 51-60" Heights (FSP-290-40") FSP-300 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-300-9") 21-40" Heights (FSP-300-20") 41-50" Heights (FSP-300-30") 51-60" Heights (FSP-300-40") FSP-310 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-310-9") 21-40" Heights (FSP-310-20") 41-50" Heights (FSP-310-30") 51-60" Heights (FSP-310-40") FSP-320 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-320-9") 21-40" Heights (FSP-320-20") 41-50" Heights (FSP-320-30") 51-60" Heights (FSP-320-40") FSP-330 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-330-9") 21-40" Heights (FSP-330-20") 41-50" Heights (FSP-330-30") 51-60" Heights (FSP-330-40") FSP-340 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-340-9") 21-40" Heights (FSP-340-20") 41-50" Heights (FSP-340-30") 51-60" Heights (FSP-340-40") FSP-350 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-350-9") 21-40" Heights (FSP-350-20") 41-50" Heights (FSP-350-30") 51-60" Heights (FSP-350-40") FSP-360 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-360-9") 21-40" Heights (FSP-360-20") 41-50" Heights (FSP-360-30") 51-60" Heights (FSP-360-40") FSP-370 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-370-9") 21-40" Heights (FSP-370-20") 41-50" Heights (FSP-370-30") 51-60" Heights (FSP-370-40") FSP-380 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-380-9") 21-40" Heights (FSP-380-20") 41-50" Heights (FSP-380-30") 51-60" Heights (FSP-380-40") FSP-390 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-390-9") 21-40" Heights (FSP-390-20") 41-50" Heights (FSP-390-30") 51-60" Heights (FSP-390-40") FSP-400 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-400-9") 21-40" Heights (FSP-400-20") 41-50" Heights (FSP-400-30") 51-60" Heights (FSP-400-40") FSP-410 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-410-9") 21-40" Heights (FSP-410-20") 41-50" Heights (FSP-410-30") 51-60" Heights (FSP-410-40") FSP-420 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-420-9") 21-40" Heights (FSP-420-20") 41-50" Heights (FSP-420-30") 51-60" Heights (FSP-420-40") FSP-430 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-430-9") 21-40" Heights (FSP-430-20") 41-50" Heights (FSP-430-30") 51-60" Heights (FSP-430-40") FSP-440 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-440-9") 21-40" Heights (FSP-440-20") 41-50" Heights (FSP-440-30") 51-60" Heights (FSP-440-40") FSP-450 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-450-9") 21-40" Heights (FSP-450-20") 41-50" Heights (FSP-450-30") 51-60" Heights (FSP-450-40") FSP-460 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-460-9") 21-40" Heights (FSP-460-20") 41-50" Heights (FSP-460-30") 51-60" Heights (FSP-460-40") FSP-470 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-470-9") 21-40" Heights (FSP-470-20") 41-50" Heights (FSP-470-30") 51-60" Heights (FSP-470-40") FSP-480 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-480-9") 21-40" Heights (FSP-480-20") 41-50" Heights (FSP-480-30") 51-60" Heights (FSP-480-40") FSP-490 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-490-9") 21-40" Heights (FSP-490-20") 41-50" Heights (FSP-490-30") 51-60" Heights (FSP-490-40") FSP-500 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-500-9") 21-40" Heights (FSP-500-20") 41-50" Heights (FSP-500-30") 51-60" Heights (FSP-500-40") FSP-510 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-510-9") 21-40" Heights (FSP-510-20") 41-50" Heights (FSP-510-30") 51-60" Heights (FSP-510-40") FSP-520 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-520-9") 21-40" Heights (FSP-520-20") 41-50" Heights (FSP-520-30") 51-60" Heights (FSP-520-40") FSP-530 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-530-9") 21-40" Heights (FSP-530-20") 41-50" Heights (FSP-530-30") 51-60" Heights (FSP-530-40") FSP-540 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-540-9") 21-40" Heights (FSP-540-20") 41-50" Heights (FSP-540-30") 51-60" Heights (FSP-540-40") FSP-550 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-550-9") 21-40" Heights (FSP-550-20") 41-50" Heights (FSP-550-30") 51-60" Heights (FSP-550-40") FSP-560 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-560-9") 21-40" Heights (FSP-560-20") 41-50" Heights (FSP-560-30") 51-60" Heights (FSP-560-40") FSP-570 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-570-9") 21-40" Heights (FSP-570-20") 41-50" Heights (FSP-570-30") 51-60" Heights (FSP-570-40") FSP-580 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-580-9") 21-40" Heights (FSP-580-20") 41-50" Heights (FSP-580-30") 51-60" Heights (FSP-580-40") FSP-590 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-590-9") 21-40" Heights (FSP-590-20") 41-50" Heights (FSP-590-30") 51-60" Heights (FSP-590-40") FSP-600 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-600-9") 21-40" Heights (FSP-600-20") 41-50" Heights (FSP-600-30") 51-60" Heights (FSP-600-40") FSP-610 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-610-9") 21-40" Heights (FSP-610-20") 41-50" Heights (FSP-610-30") 51-60" Heights (FSP-610-40") FSP-620 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-620-9") 21-40" Heights (FSP-620-20") 41-50" Heights (FSP-620-30") 51-60" Heights (FSP-620-40") FSP-630 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-630-9") 21-40" Heights (FSP-630-20") 41-50" Heights (FSP-630-30") 51-60" Heights (FSP-630-40") FSP-640 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-640-9") 21-40" Heights (FSP-640-20") 41-50" Heights (FSP-640-30") 51-60" Heights (FSP-640-40") FSP-650 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-650-9") 21-40" Heights (FSP-650-20") 41-50" Heights (FSP-650-30") 51-60" Heights (FSP-650-40") FSP-660 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-660-9") 21-40" Heights (FSP-660-20") 41-50" Heights (FSP-660-30") 51-60" Heights (FSP-660-40") FSP-670 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-670-9") 21-40" Heights (FSP-670-20") 41-50" Heights (FSP-670-30") 51-60" Heights (FSP-670-40") FSP-680 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-680-9") 21-40" Heights (FSP-680-20") 41-50" Heights (FSP-680-30") 51-60" Heights (FSP-680-40") FSP-690 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-690-9") 21-40" Heights (FSP-690-20") 41-50" Heights (FSP-690-30") 51-60" Heights (FSP-690-40") FSP-700 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-700-9") 21-40" Heights (FSP-700-20") 41-50" Heights (FSP-700-30") 51-60" Heights (FSP-700-40") FSP-710 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-710-9") 21-40" Heights (FSP-710-20") 41-50" Heights (FSP-710-30") 51-60" Heights (FSP-710-40") FSP-720 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-720-9") 21-40" Heights (FSP-720-20") 41-50" Heights (FSP-720-30") 51-60" Heights (FSP-720-40") FSP-730 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-730-9") 21-40" Heights (FSP-730-20") 41-50" Heights (FSP-730-30") 51-60" Heights (FSP-730-40") FSP-740 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-740-9") 21-40" Heights (FSP-740-20") 41-50" Heights (FSP-740-30") 51-60" Heights (FSP-740-40") FSP-750 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-750-9") 21-40" Heights (FSP-750-20") 41-50" Heights (FSP-750-30") 51-60" Heights (FSP-750-40") FSP-760 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-760-9") 21-40" Heights (FSP-760-20") 41-50" Heights (FSP-760-30") 51-60" Heights (FSP-760-40") FSP-770 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-770-9") 21-40" Heights (FSP-770-20") 41-50" Heights (FSP-770-30") 51-60" Heights (FSP-770-40") FSP-780 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-780-9") 21-40" Heights (FSP-780-20") 41-50" Heights (FSP-780-30") 51-60" Heights (FSP-780-40") FSP-790 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-790-9") 21-40" Heights (FSP-790-20") 41-50" Heights (FSP-790-30") 51-60" Heights (FSP-790-40") FSP-800 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-800-9") 21-40" Heights (FSP-800-20") 41-50" Heights (FSP-800-30") 51-60" Heights (FSP-800-40") FSP-810 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-810-9") 21-40" Heights (FSP-810-20") 41-50" Heights (FSP-810-30") 51-60" Heights (FSP-810-40") FSP-820 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-820-9") 21-40" Heights (FSP-820-20") 41-50" Heights (FSP-820-30") 51-60" Heights (FSP-820-40") FSP-830 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-830-9") 21-40" Heights (FSP-830-20") 41-50" Heights (FSP-830-30") 51-60" Heights (FSP-830-40") FSP-840 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-840-9") 21-40" Heights (FSP-840-20") 41-50" Heights (FSP-840-30") 51-60" Heights (FSP-840-40") FSP-850 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-850-9") 21-40" Heights (FSP-850-20") 41-50" Heights (FSP-850-30") 51-60" Heights (FSP-850-40") FSP-860 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-860-9") 21-40" Heights (FSP-860-20") 41-50" Heights (FSP-860-30") 51-60" Heights (FSP-860-40") FSP-870 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-870-9") 21-40" Heights (FSP-870-20") 41-50" Heights (FSP-870-30") 51-60" Heights (FSP-870-40") FSP-880 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-880-9") 21-40" Heights (FSP-880-20") 41-50" Heights (FSP-880-30") 51-60" Heights (FSP-880-40") FSP-890 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-890-9") 21-40" Heights (FSP-890-20") 41-50" Heights (FSP-890-30") 51-60" Heights (FSP-890-40") FSP-900 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-900-9") 21-40" Heights (FSP-900-20") 41-50" Heights (FSP-900-30") 51-60" Heights (FSP-900-40") FSP-910 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-910-9") 21-40" Heights (FSP-910-20") 41-50" Heights (FSP-910-30") 51-60" Heights (FSP-910-40") FSP-920 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-920-9") 21-40" Heights (FSP-920-20") 41-50" Heights (FSP-920-30") 51-60" Heights (FSP-920-40") FSP-930 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-930-9") 21-40" Heights (FSP-930-20") 41-50" Heights (FSP-930-30") 51-60" Heights (FSP-930-40") FSP-940 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-940-9") 21-40" Heights (FSP-940-20") 41-50" Heights (FSP-940-30") 51-60" Heights (FSP-940-40") FSP-950 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-950-9") 21-40" Heights (FSP-950-20") 41-50" Heights (FSP-950-30") 51-60" Heights (FSP-950-40") FSP-960 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-960-9") 21-40" Heights (FSP-960-20") 41-50" Heights (FSP-960-30") 51-60" Heights (FSP-960-40") FSP-970 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-970-9") 21-40" Heights (FSP-970-20") 41-50" Heights (FSP-970-30") 51-60" Heights (FSP-970-40") FSP-980 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-980-9") 21-40" Heights (FSP-980-20") 41-50" Heights (FSP-980-30") 51-60" Heights (FSP-980-40") FSP-990 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-990-9") 21-40" Heights (FSP-990-20") 41-50" Heights (FSP-990-30") 51-60" Heights (FSP-990-40") FSP-1000 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1000-9") 21-40" Heights (FSP-1000-20") 41-50" Heights (FSP-1000-30") 51-60" Heights (FSP-1000-40") FSP-1010 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1010-9") 21-40" Heights (FSP-1010-20") 41-50" Heights (FSP-1010-30") 51-60" Heights (FSP-1010-40") FSP-1020 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1020-9") 21-40" Heights (FSP-1020-20") 41-50" Heights (FSP-1020-30") 51-60" Heights (FSP-1020-40") FSP-1030 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1030-9") 21-40" Heights (FSP-1030-20") 41-50" Heights (FSP-1030-30") 51-60" Heights (FSP-1030-40") FSP-1040 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1040-9") 21-40" Heights (FSP-1040-20") 41-50" Heights (FSP-1040-30") 51-60" Heights (FSP-1040-40") FSP-1050 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1050-9") 21-40" Heights (FSP-1050-20") 41-50" Heights (FSP-1050-30") 51-60" Heights (FSP-1050-40") FSP-1060 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1060-9") 21-40" Heights (FSP-1060-20") 41-50" Heights (FSP-1060-30") 51-60" Heights (FSP-1060-40") FSP-1070 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1070-9") 21-40" Heights (FSP-1070-20") 41-50" Heights (FSP-1070-30") 51-60" Heights (FSP-1070-40") FSP-1080 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1080-9") 21-40" Heights (FSP-1080-20") 41-50" Heights (FSP-1080-30") 51-60" Heights (FSP-1080-40") FSP-1090 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1090-9") 21-40" Heights (FSP-1090-20") 41-50" Heights (FSP-1090-30") 51-60" Heights (FSP-1090-40") FSP-1100 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1100-9") 21-40" Heights (FSP-1100-20") 41-50" Heights (FSP-1100-30") 51-60" Heights (FSP-1100-40") FSP-1110 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1110-9") 21-40" Heights (FSP-1110-20") 41-50" Heights (FSP-1110-30") 51-60" Heights (FSP-1110-40") FSP-1120 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1120-9") 21-40" Heights (FSP-1120-20") 41-50" Heights (FSP-1120-30") 51-60" Heights (FSP-1120-40") FSP-1130 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1130-9") 21-40" Heights (FSP-1130-20") 41-50" Heights (FSP-1130-30") 51-60" Heights (FSP-1130-40") FSP-1140 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1140-9") 21-40" Heights (FSP-1140-20") 41-50" Heights (FSP-1140-30") 51-60" Heights (FSP-1140-40") FSP-1150 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1150-9") 21-40" Heights (FSP-1150-20") 41-50" Heights (FSP-1150-30") 51-60" Heights (FSP-1150-40") FSP-1160 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1160-9") 21-40" Heights (FSP-1160-20") 41-50" Heights (FSP-1160-30") 51-60" Heights (FSP-1160-40") FSP-1170 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1170-9") 21-40" Heights (FSP-1170-20") 41-50" Heights (FSP-1170-30") 51-60" Heights (FSP-1170-40") FSP-1180 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1180-9") 21-40" Heights (FSP-1180-20") 41-50" Heights (FSP-1180-30") 51-60" Heights (FSP-1180-40") FSP-1190 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1190-9") 21-40" Heights (FSP-1190-20") 41-50" Heights (FSP-1190-30") 51-60" Heights (FSP-1190-40") FSP-1200 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1200-9") 21-40" Heights (FSP-1200-20") 41-50" Heights (FSP-1200-30") 51-60" Heights (FSP-1200-40") FSP-1210 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1210-9") 21-40" Heights (FSP-1210-20") 41-50" Heights (FSP-1210-30") 51-60" Heights (FSP-1210-40") FSP-1220 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1220-9") 21-40" Heights (FSP-1220-20") 41-50" Heights (FSP-1220-30") 51-60" Heights (FSP-1220-40") FSP-1230 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1230-9") 21-40" Heights (FSP-1230-20") 41-50" Heights (FSP-1230-30") 51-60" Heights (FSP-1230-40") FSP-1240 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1240-9") 21-40" Heights (FSP-1240-20") 41-50" Heights (FSP-1240-30") 51-60" Heights (FSP-1240-40") FSP-1250 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1250-9") 21-40" Heights (FSP-1250-20") 41-50" Heights (FSP-1250-30") 51-60" Heights (FSP-1250-40") FSP-1260 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1260-9") 21-40" Heights (FSP-1260-20") 41-50" Heights (FSP-1260-30") 51-60" Heights (FSP-1260-40") FSP-1270 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1270-9") 21-40" Heights (FSP-1270-20") 41-50" Heights (FSP-1270-30") 51-60" Heights (FSP-1270-40") FSP-1280 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1280-9") 21-40" Heights (FSP-1280-20") 41-50" Heights (FSP-1280-30") 51-60" Heights (FSP-1280-40") FSP-1290 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1290-9") 21-40" Heights (FSP-1290-20") 41-50" Heights (FSP-1290-30") 51-60" Heights (FSP-1290-40") FSP-1300 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1300-9") 21-40" Heights (FSP-1300-20") 41-50" Heights (FSP-1300-30") 51-60" Heights (FSP-1300-40") FSP-1310 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1310-9") 21-40" Heights (FSP-1310-20") 41-50" Heights (FSP-1310-30") 51-60" Heights (FSP-1310-40") FSP-1320 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1320-9") 21-40" Heights (FSP-1320-20") 41-50" Heights (FSP-1320-30") 51-60" Heights (FSP-1320-40") FSP-1330 with Motion Sensor/PhotoCell (UNV Voltage) 9" and below (FSP-1330-9") 21-40" Heights (FSP-1330-20") 41-50" Heights 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