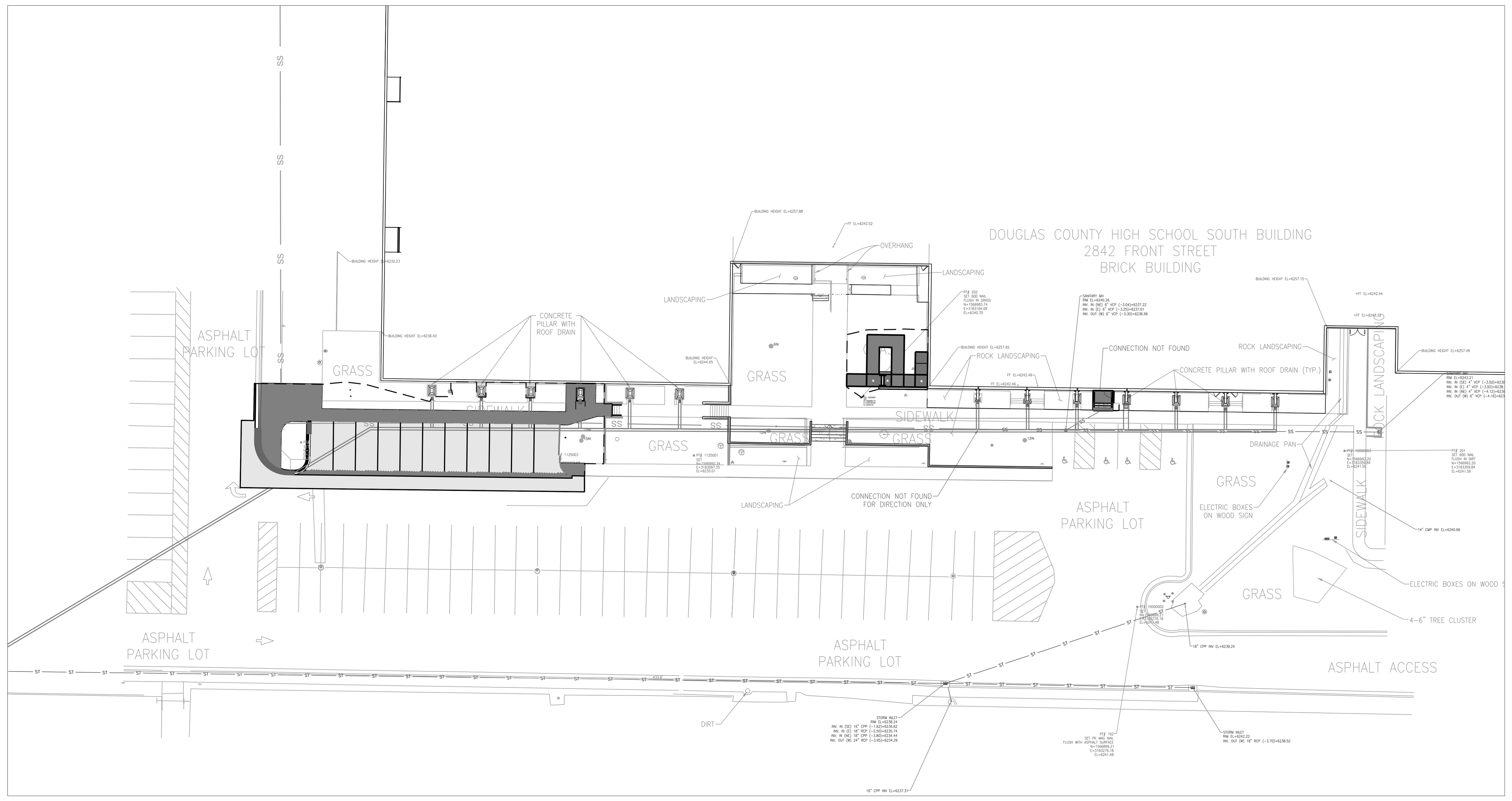
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
DOUGLAS COUNTY HIGH SCHOOL-CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT ST, CASTLE ROCK, COLORADO 80104
TOWN OF CASTLE ROCK - CD25-0039

CONTACTS

OWNER
DOUGLAS COUNTY SCHOOL DISTRICT
620 WILCOX ST.
CASTLE ROCK, CO 80104
(303) 387-0100

DRY UTILITIES - GAS
BLACK HILLS ENERGY
P.O. BOX 6006
RAPID CITY, SD 57709
(888) 890-5554

DRY UTILITIES - ELECTRIC
CORE ELECTRIC COOPERATIVE
5496 US-85
SEDALIA, CO 80135
(800) 332-9540



0 20 40 80
SCALE IN FEET

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C101	SIGNAGE PLAN
DC100	DEMOLITION PLAN - 1
DC101	DEMOLITION PLAN - 2
C200	PAVING PLAN - 1
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EP000	ELECTRICAL PHOTOMETRICS SITE PLAN
EP001	ELECTRICAL PHOTOMETRICS DETAILS

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FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

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

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REVISIONS:

#	Description	Date

LOCATION MAP



0 500 1000 2000
SCALE IN FEET

VICINITY MAP

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FCO#	DATE	PURPOSE/ DESCRIPTION

TOWN APPROVAL BLOCK

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

Approved By: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services Date

COLORADO LICENSED PROFESSIONAL ENGINEER — SASSAN MAHOBIAN 58090 — 09-30-2025

The Professional Engineer seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this engineer, and this engineer expressly disclaims any and all responsibility for such plan, drawings, or documents not exhibiting this seal.

PROFESSIONAL ENGINEER CERTIFICATION

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Sassan Mahobian 09-30-2025
Sassan Mahobian, CO PE 0058090 Date

JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

C000

Please consider the environment before printing this.
7/10/2025 8:45:40 AM

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT .BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, 720-733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT
16. 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.
17. 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.
18. 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.
19. 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.
20. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0188G DATED 3.16/2016.

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Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
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Development Services Date

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REVISIONS:

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COLORADO LICENSED — SASSAN MAHOBIAN — 58090 — 09-30-2025 — PROFESSIONAL ENGINEER

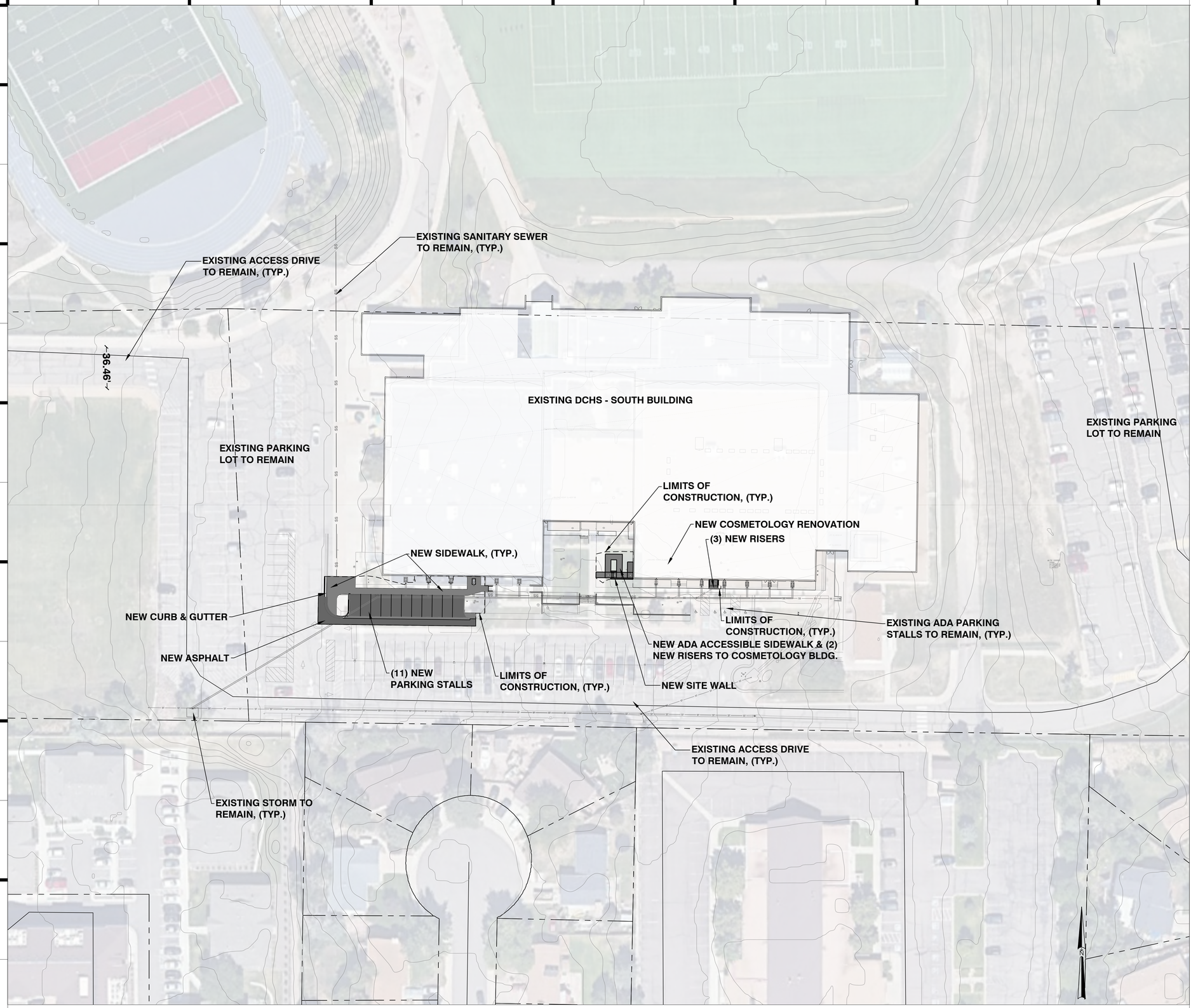
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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

C001
SHEET 2 OF 26
GENERAL NOTES

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JOB NO: 25-117
DRAWN BY: CH
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C100

SHEET 3 OF 26

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OVERALL SITE PLAN

7/10/2025 8:45:40 AM



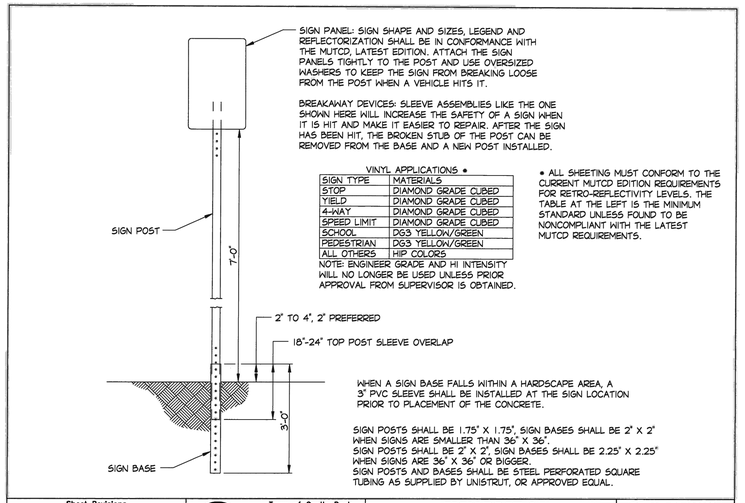
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3.25'X2.25'
SIGN TYPE - 2



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SIGN TYPE - 3

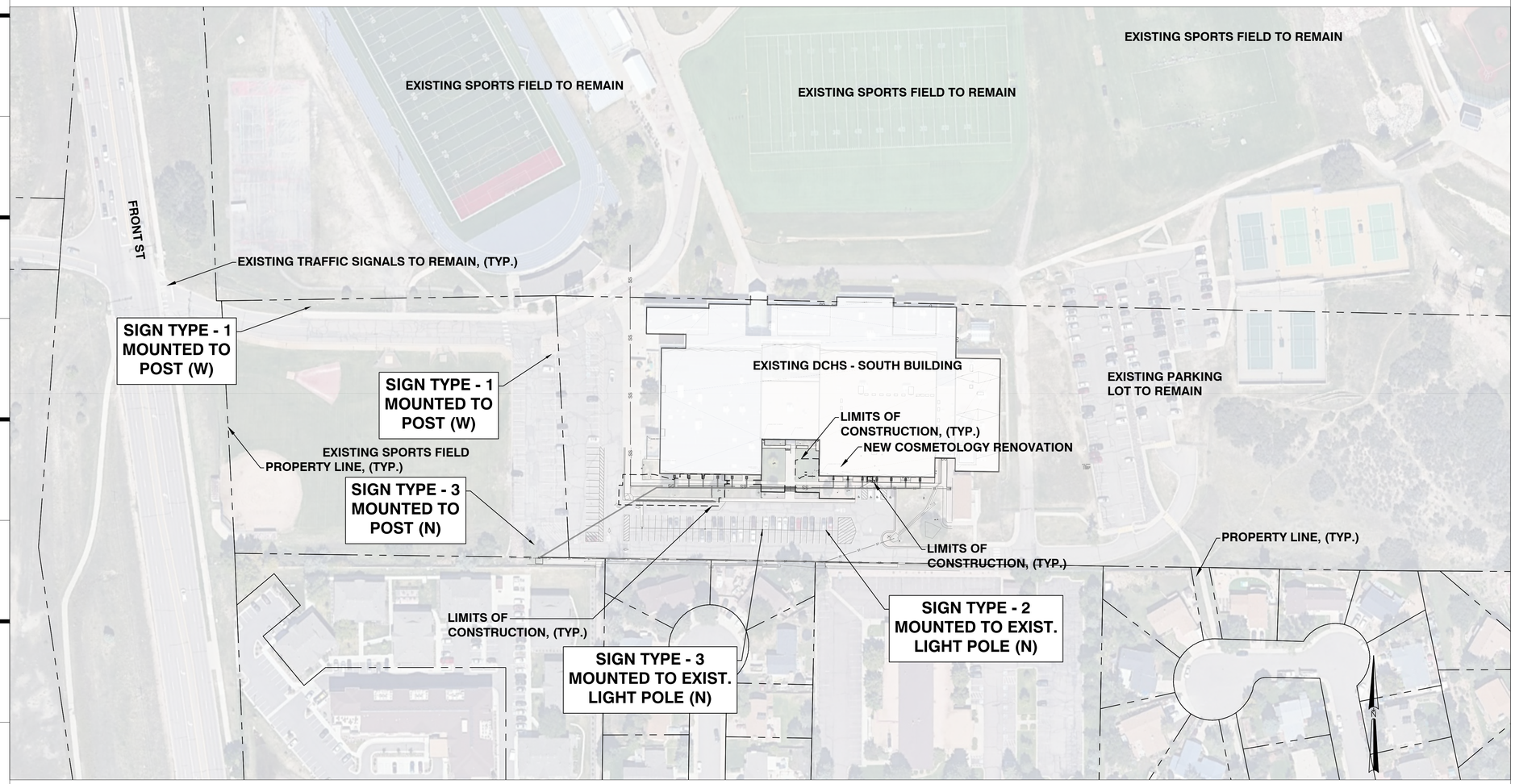


Sheet Revisions	
Date	Comments

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO. 80104
Phone: (720) 733-2200
Fax: (720) 733-3217
Development Services

SIGN POST & BASE DETAIL
Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
ST-1
Sheet 1 of 1



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

Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services Date

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Sassan Mahobian, CO PE 0058090 Date

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DOUGLAS COUNTY HS -CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT ST.
CASTLE ROCK CO 80104

CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date

COLORADO LICENSED SASSAN MAHOBIAN 58090 09-30-2025 PROFESSIONAL ENGINEER

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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

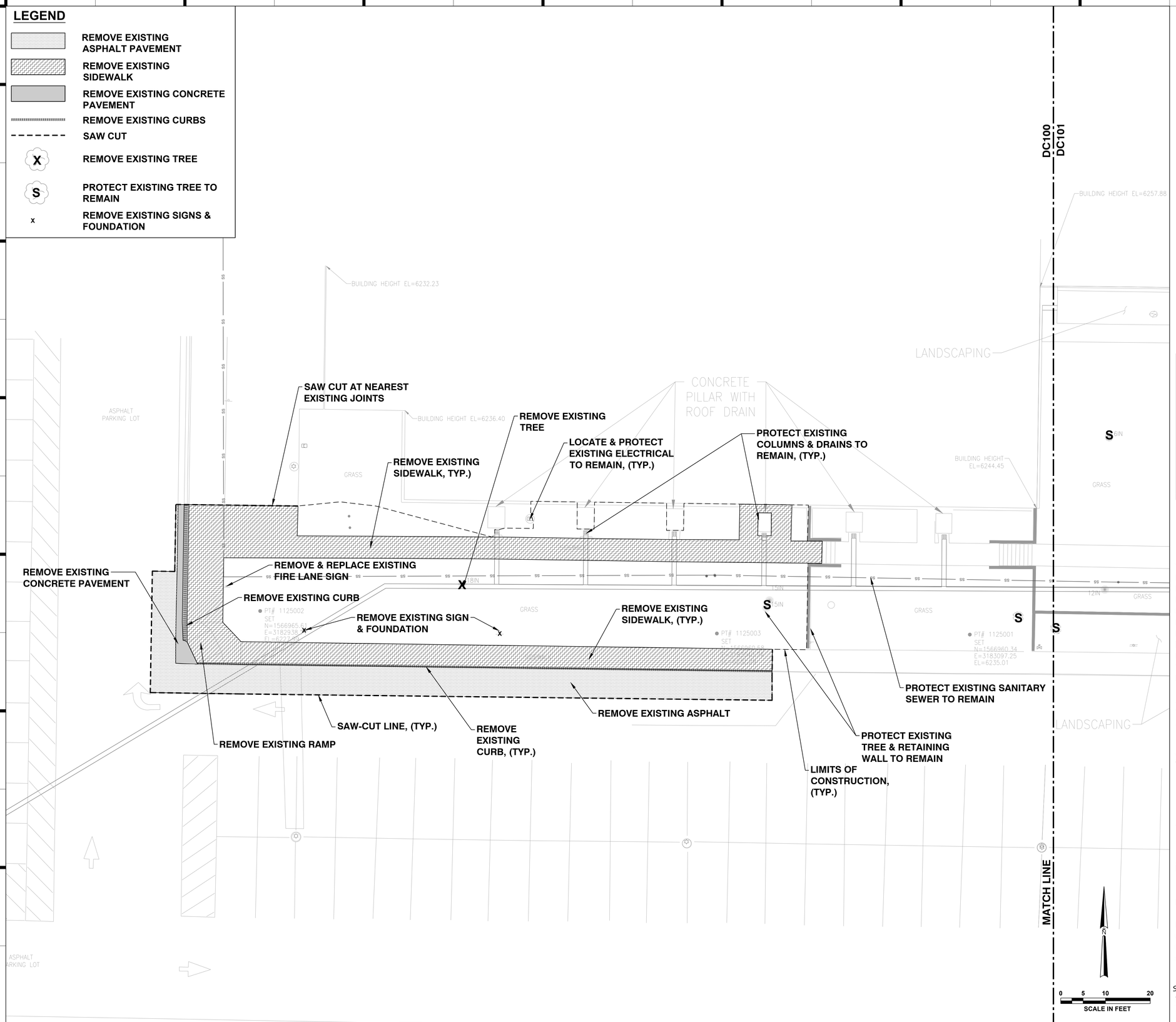
C101
SHEET 4 OF 26
SIGNAGE PLAN

7/10/2025 8:45:40 AM

Please consider the environment before printing this.

LEGEND

- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING SIDEWALK
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING CURBS
- SAW CUT
- X — REMOVE EXISTING TREE
- S — PROTECT EXISTING TREE TO REMAIN
- x — REMOVE EXISTING SIGNS & FOUNDATION



1. BASIS OF HORIZONTAL CONTROL
SURVEY MONUMENTS FOUND BY MERRICK & COMPANY, WERE MEASURED BY GLOBAL POSITIONING SURVEY (GPS) FAST STATIC OBSERVATIONS USING THE FOLLOWING CONTROL MONUMENTS IN UNITS OF U.S. SURVEY FEET:

832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND
SURFACE:
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
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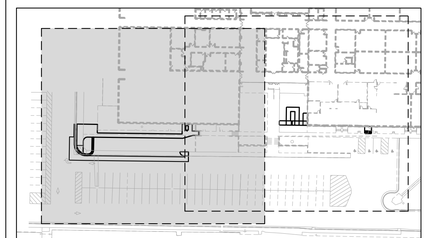
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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

DC100 A

SHEET 5 OF 26

DEMOLITION PLAN - 1

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7/10/2025 8:45:40 AM

LEGEND

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- SAW CUT
- X — REMOVE EXISTING TREE
- S — PROTECT EXISTING TREE TO REMAIN
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DC100
DC101

BUILDING HEIGHT EL=6257.88
FF EL=6242.52
OVERHANG
LANDSCAPING
DOUGLAS COUNTY HIGH SCHOOL SOUTH BUILDING
2842 FRONT STREET
BRICK BUILDING
PT# 202
SET 60D NAIL
FLUSH IN GRASS
N=1566983.74
E=3183164.69
EL=6240.70
SANITARY MH
RIM EL=6240.26
INV. IN (NE) 6" VCP (-3.04)=6237.22
INV. IN (E) 6" VCP (-3.25)=6237.01
INV. OUT (W) 6" VCP (-3.30)=6236.96
CONNECTION NOT FOUND
BUILDING HEIGHT EL=6244.45
GRASS
BUILDING HEIGHT EL=6257.65
ROCK LANDSCAPING
FF EL=6242.49
FF EL=6242.46
CONCRETE
SIDEWALK
PT# 10000004
SET
N=1566983.74
E=3183164.69
EL=6240.70
PT# 1125001
SET
N=1566960.34
E=3183097.25
EL=6235.01
ASPHALT PARKING LOT
CONNECTION NOT FOUND FOR DIRECTION ONLY
PT# 10000002
SET
N=1565899.21
E=3182276.18
EL=6241.48
MATCH LINE

REMOVE AND RELOCATE EXISTING IRRIGATION PIPING, CONTROLLERS, VALVES. RE: LANDSCAPE

CUT EXISTING WALL FOR NEW DOOR. RE: ARCH & STRUCT

REMOVE EXISTING STAIRS & SURROUNDING SIDEWALK

PROTECT EXISTING COLUMN TO REMAIN

LIMITS OF CONSTRUCTION, (TYP.)

REMOVE EXISTING SIDEWALK, (TYP.)

SCALE IN FEET: 0 5 10 20

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ELEVATION: 6222.16

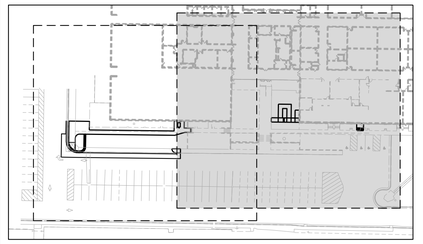
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DRAWN BY: CH
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DATE: 09.30.2025

DC101 A

SHEET 6 OF 26

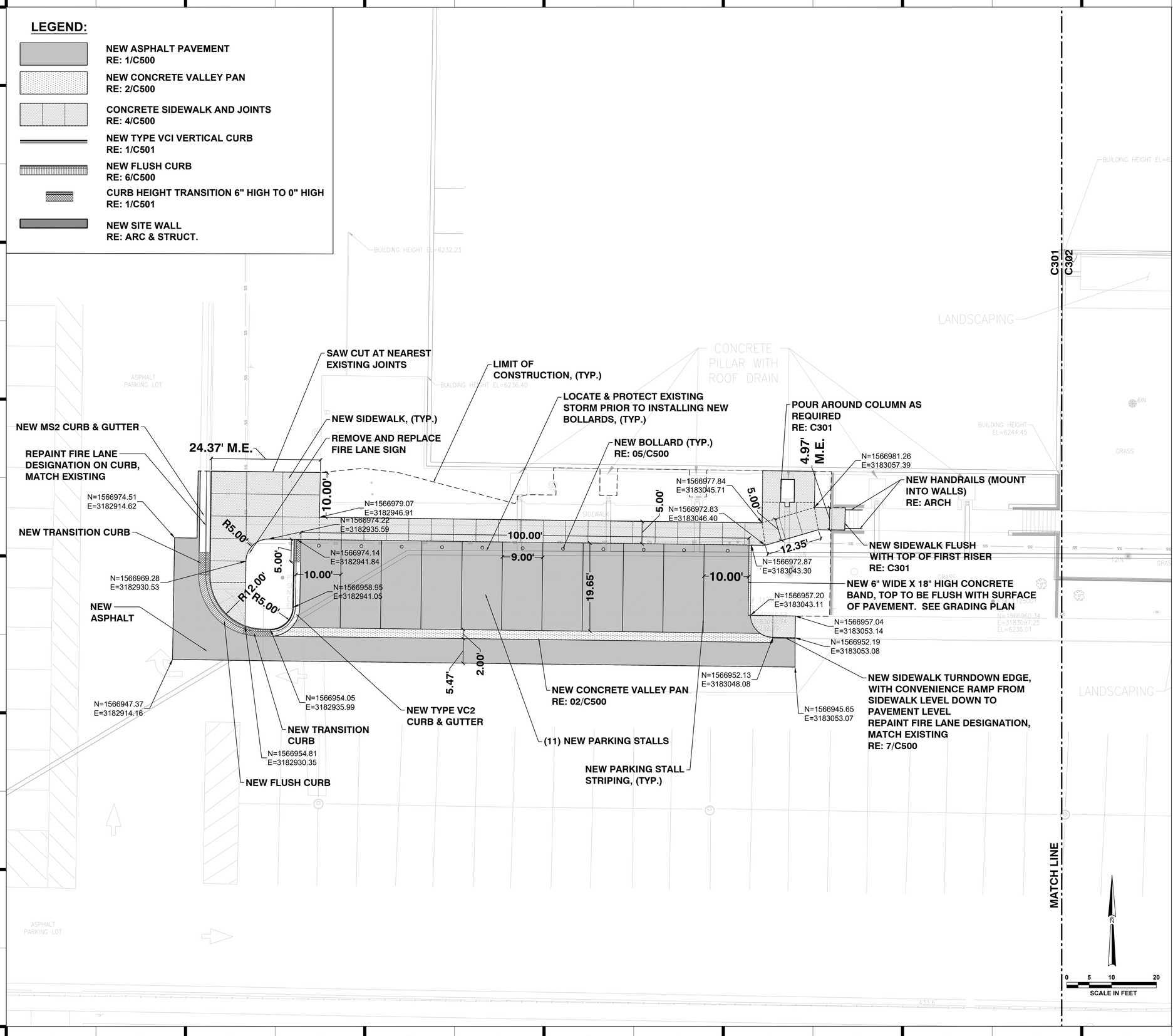
DEMOLITION PLAN - 2

7/10/2025 8:45:40 AM

Please consider the environment before printing this.

LEGEND:

- NEW ASPHALT PAVEMENT
  RE: 1/C500
- NEW CONCRETE VALLEY PAN
  RE: 2/C500
- CONCRETE SIDEWALK AND JOINTS
  RE: 4/C500
- NEW TYPE VCI VERTICAL CURB
  RE: 1/C501
- NEW FLUSH CURB
  RE: 6/C500
- CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
  RE: 1/C501
- NEW SITE WALL
  RE: ARC & STRUCT.



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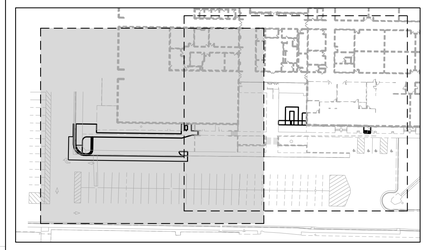
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C200

SHEET 7 OF 26

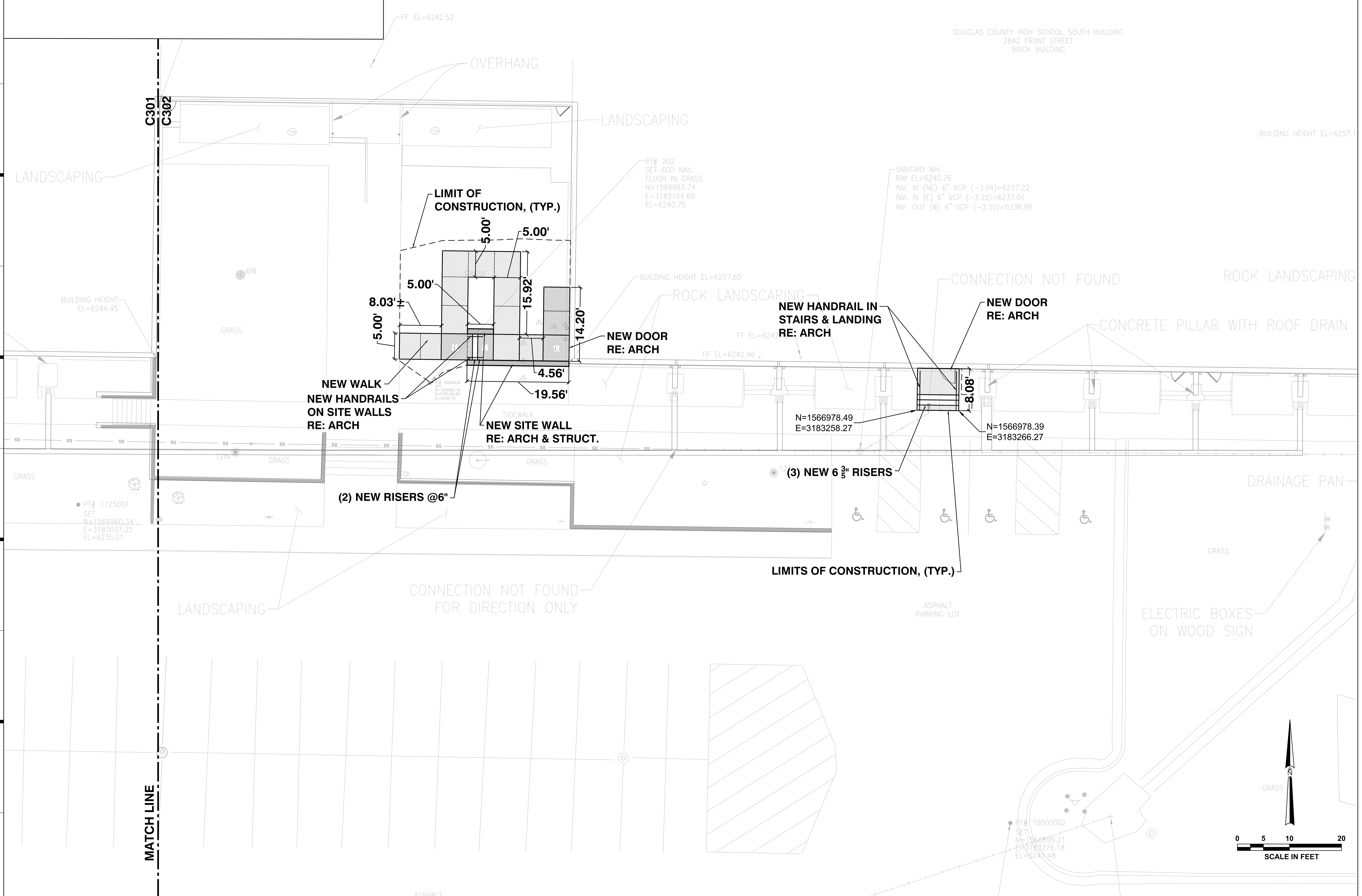
PAVING PLAN - 1

7/10/2025 8:45:40 AM

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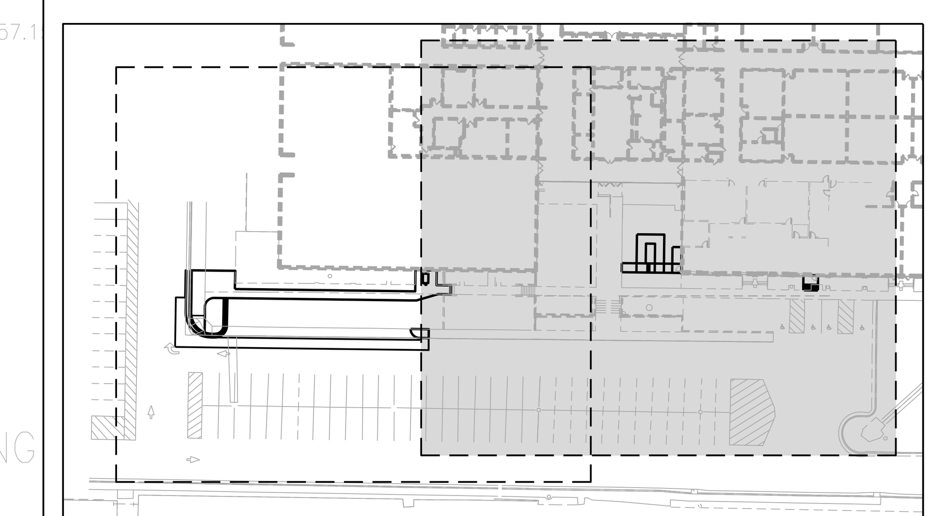
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MEP Engineer
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DOUGLAS COUNTY HS -CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT ST.
CASTLE ROCK CO 80104
CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date

COLORADO LICENSED SASSAN MAHOBIAN 58090 09-30-2025 PROFESSIONAL ENGINEER

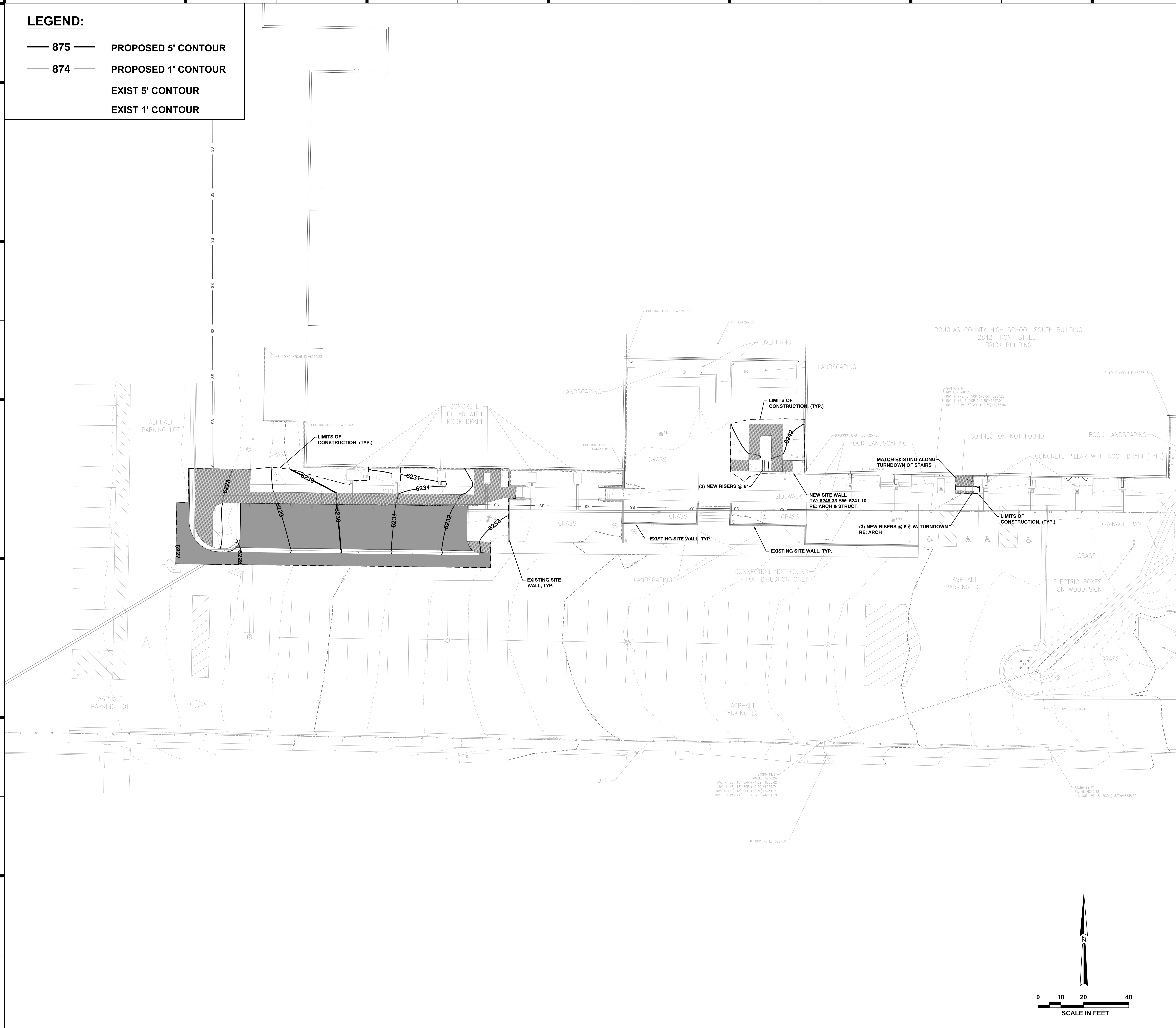
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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

C201

PAVING PLAN - 2

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1. BASIS OF HORIZONTAL CONTROL
SURVEY MONUMENTS FOUND BY MERRICK & COMPANY, WERE MEASURED BY GLOBAL POSITIONING SURVEY (GPS) FAST STATIC OBSERVATIONS USING THE FOLLOWING CONTROL MONUMENTS IN UNITS OF U.S. SURVEY FEET:

832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
EASTING: 3182302.46
ELEVATION: 6222.16

NOTE: HORIZONTAL POSITIONS AND ELEVATIONS WERE BASED UPON DOUGLAS COUNTY CONTROL NETWORK.

2. DATUM/UNIT OF MEASUREMENT
THE HORIZONTAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS COLORADO STATE PLANE CENTRAL ZONE (NAD83) WITH UNITS IN U.S. SURVEY FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

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4. TOPOGRAPHIC CONTOURS
CONTOURS DISPLAYED ARE IN 1.0 FOOT INTERVALS.

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TOWN APPROVAL BLOCK

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

Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services   Date

PROFESSIONAL ENGINEER CERTIFICATION

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable Town of Castle Rock and State of Colorado standards and statutes, respectively; and that I am fully responsible for all design and revisions relative to said plans.

Sassan Mahobian   09-30-2025
Sassan Mahobian, CO PE 0058090   Date

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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

C300

OVERALL GRADING PLAN

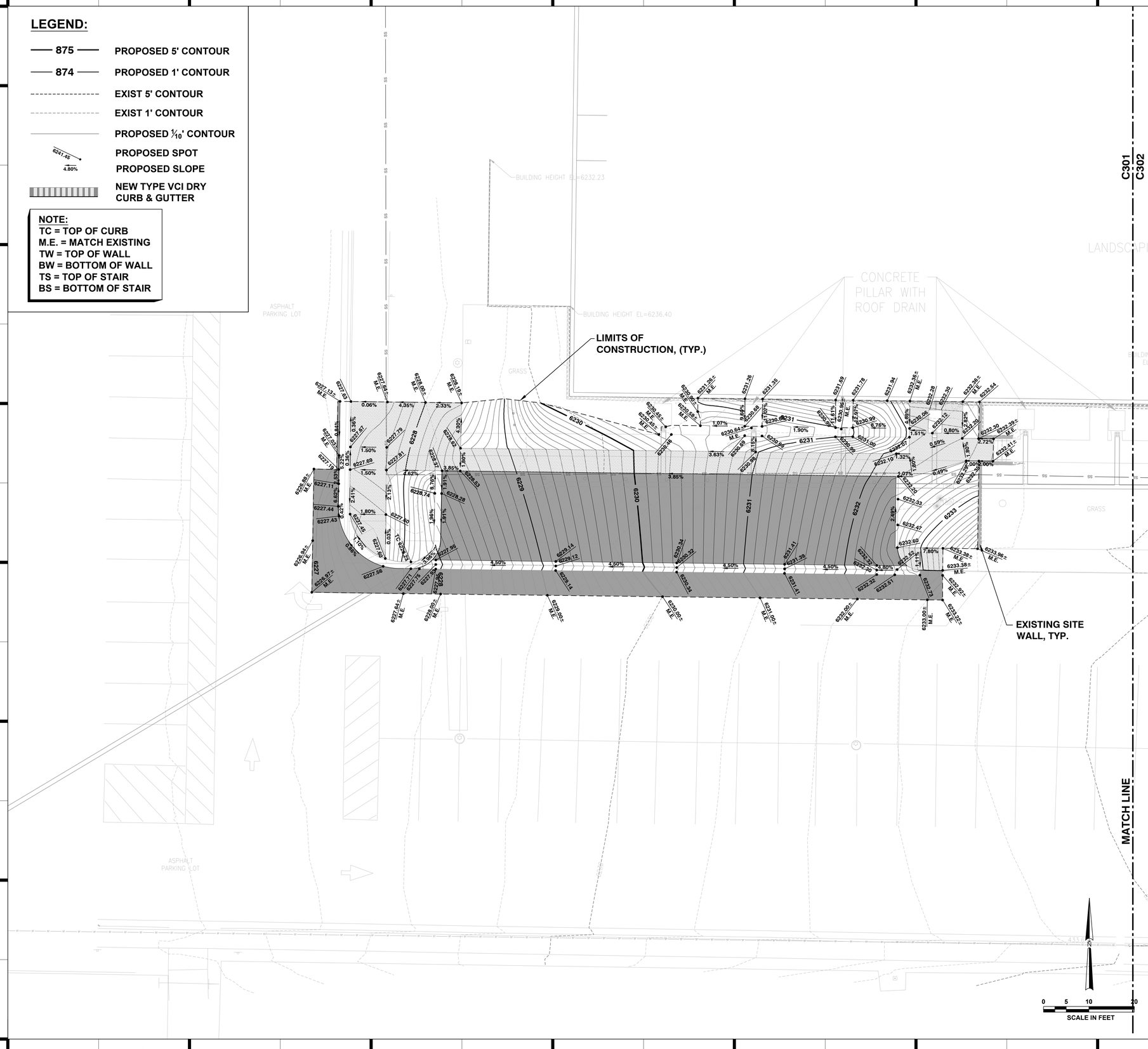
Please consider the environment before printing this.

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LEGEND:

- 875 — PROPOSED 5' CONTOUR
- 874 — PROPOSED 1' CONTOUR
- EXIST 5' CONTOUR
- EXIST 1' CONTOUR
- PROPOSED 1/10' CONTOUR
- 6241.45 / 4.80% — PROPOSED SPOT / PROPOSED SLOPE
- NEW TYPE VCI DRY CURB & GUTTER

NOTE:
TC = TOP OF CURB
M.E. = MATCH EXISTING
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIR
BS = BOTTOM OF STAIR



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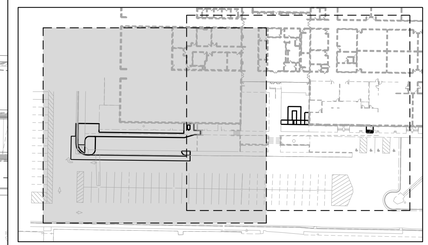
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KEY MAP



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By jkirkpatrick
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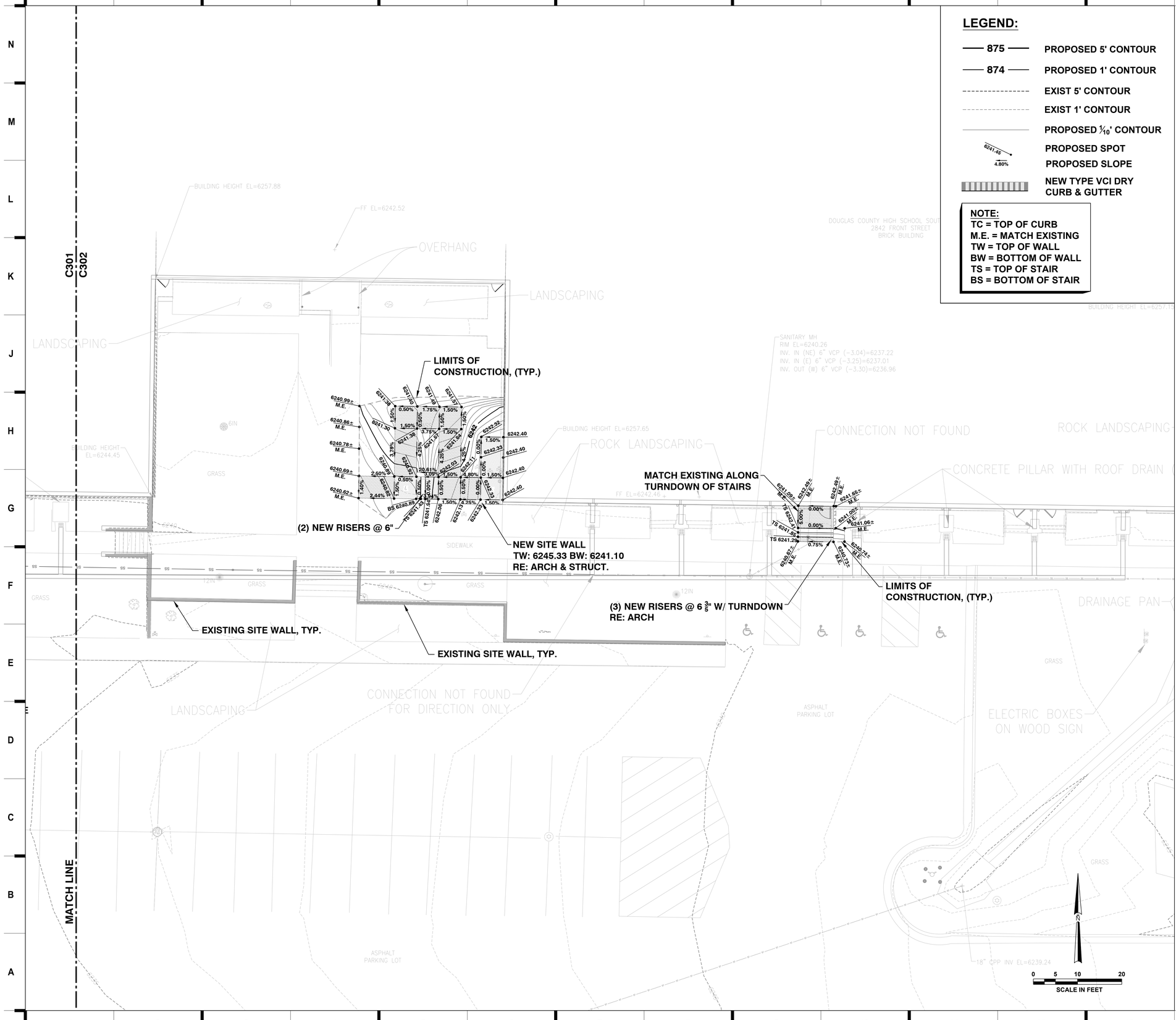
C301

SHEET 10 OF 26

ENLARGED GRADING PLAN - 1

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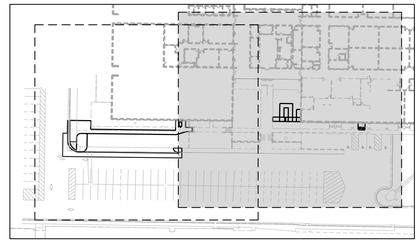
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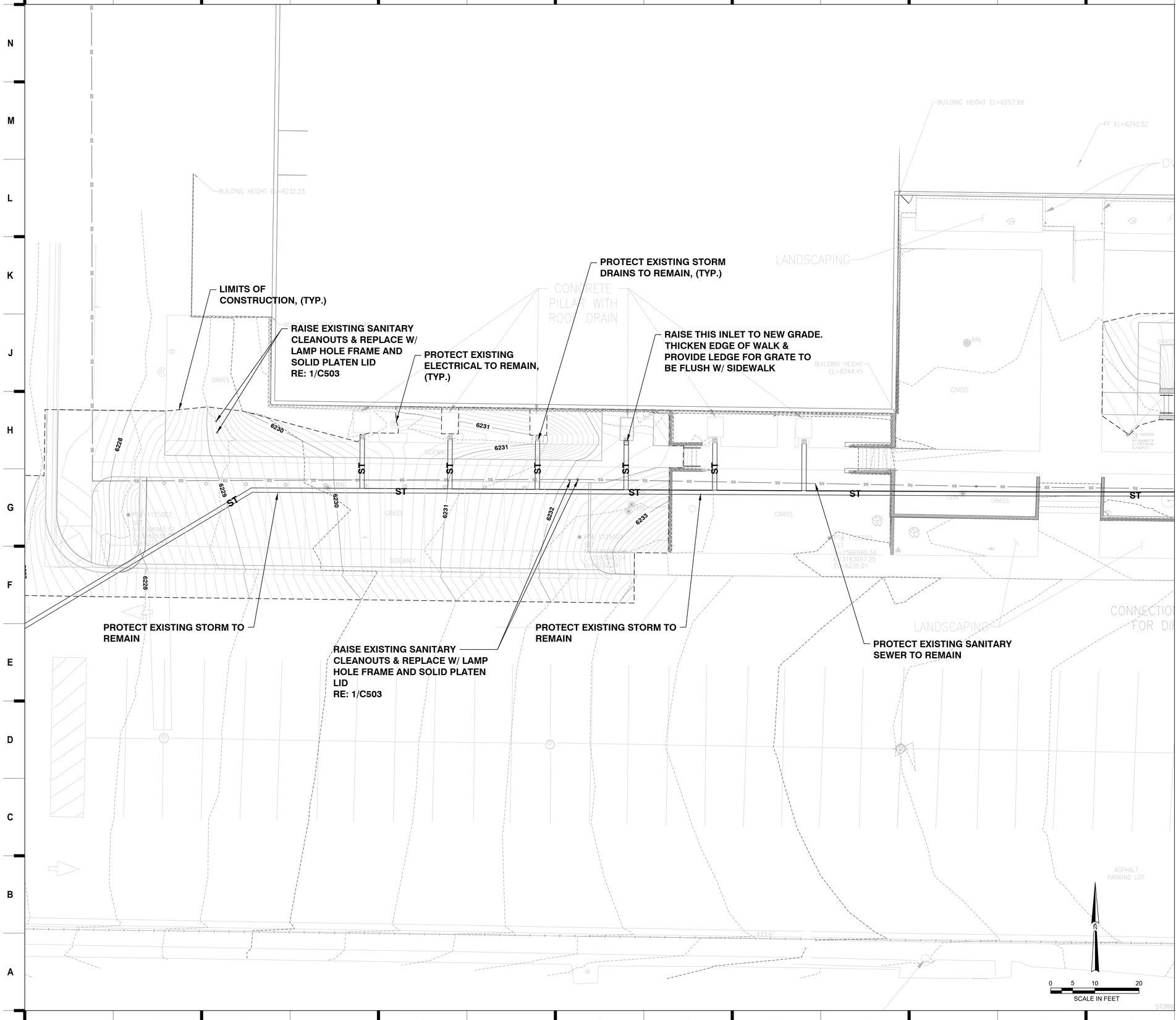
C302

SHEET 11 OF 26

ENLARGED GRADING PLAN - 2

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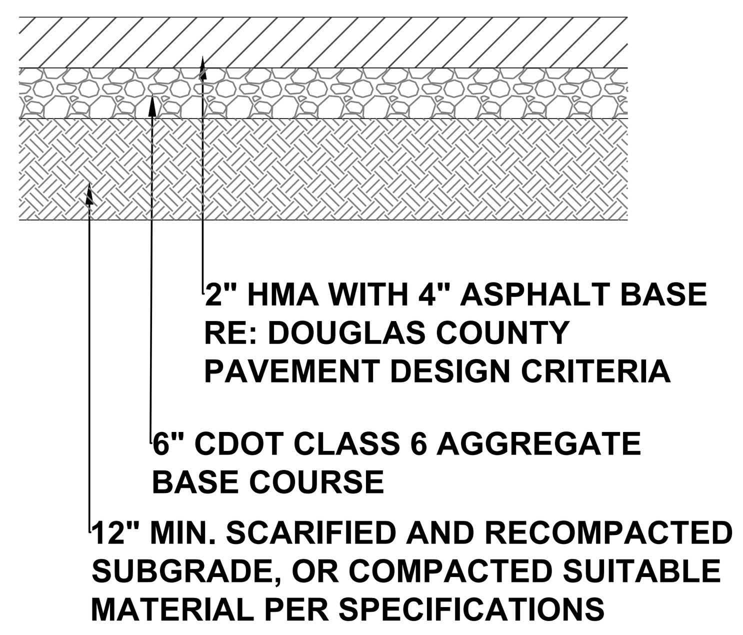
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SHEET 12 OF 26

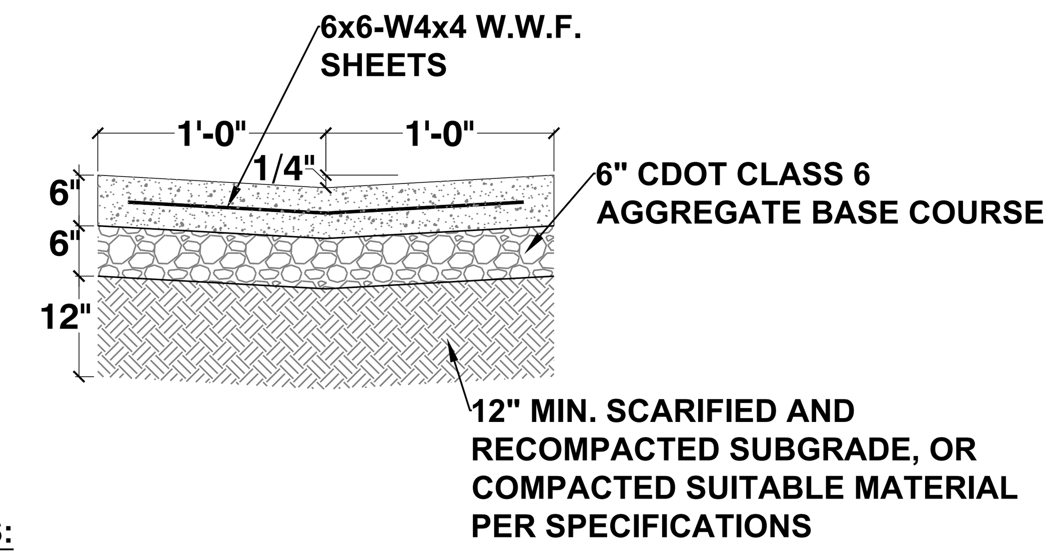
UTILITY PLAN

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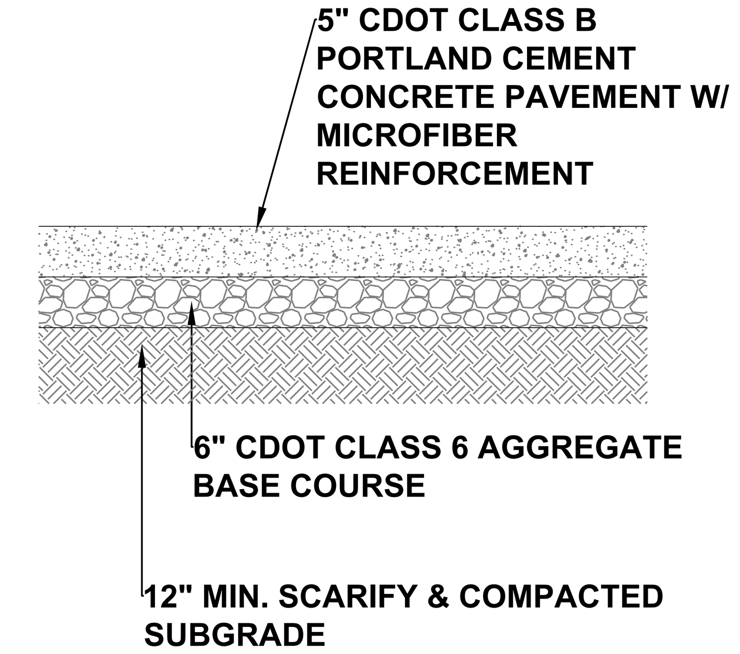
1 ASPHALT PAVING
Not to Scale



NOTES:

1. CONTRACTION JOINT AT 10' INTERVALS (SEE DETAIL)
2. ½" PREFORMED FIBER JOINT AT APPROXIMATELY 50' INTERVALS.

2 CONCRETE VALLEY PAN
Not to Scale



3 TYPICAL CONCRETE PAVEMENT SECTION
Not to Scale

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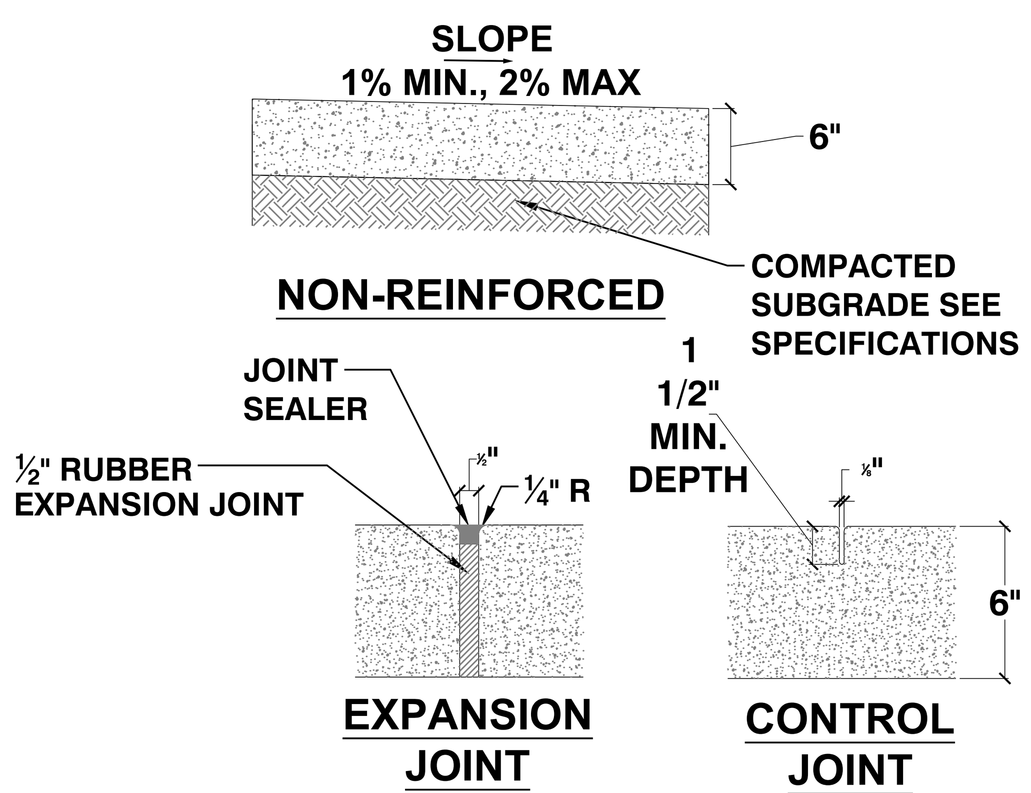
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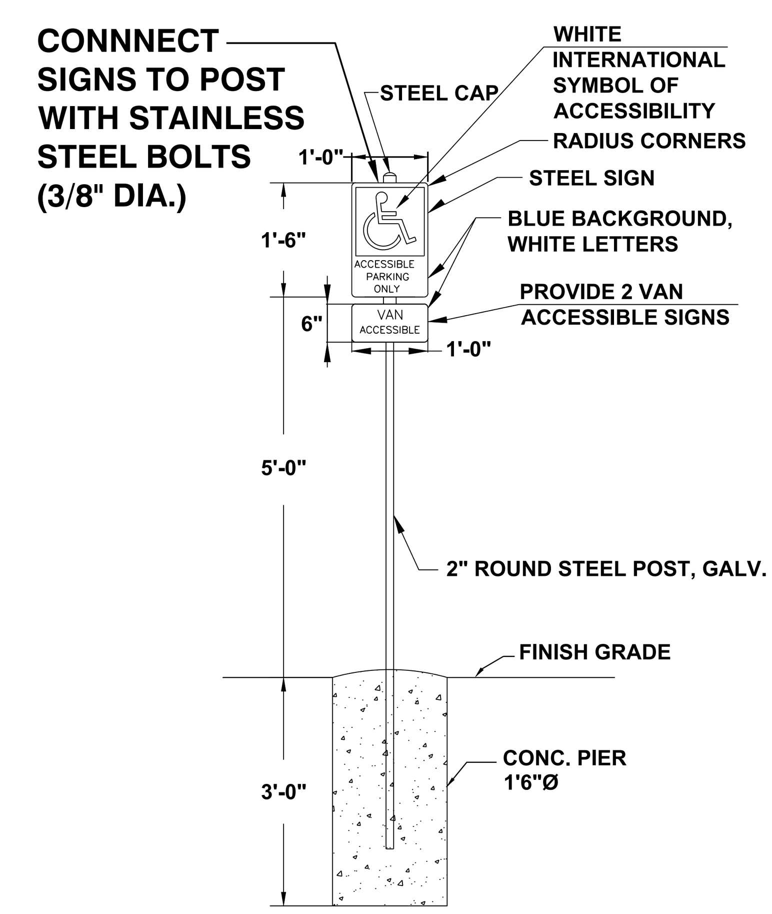
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SIDEWALK NOTES:

1. CONCRETE SHALL CONFORM TO SPECIFICATIONS.
2. ½" RUBBER EXPANSION JOINTS SHALL BE PLACED WHERE WALK ABUTS JUNCTION OF EXISTING WALK, CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES, AND AS SHOWN IN THE PLAN DRAWINGS.
3. ¼" x 1 1/2" DEEP CONTROL JOINTS SHALL BE PLACED AS SHOWN ON THE DRAWINGS OR AT DISTANCE NOT EXCEEDING THE WIDTH OF THE SIDEWALK IF NOT SHOWN. SAWCUT ALL CONTRACTION JOINTS.
4. KEY ALL CONSTRUCTION JOINTS.
5. ALL JOINTS SHALL BE SEALED WITH VULCAN 45 OR DOW CORNING 888 SILICON JOINT SEALANT

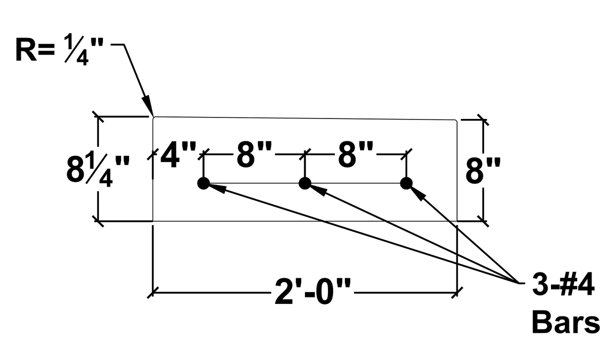
4 6" CONCRETE WALK AND JOINT DETAILS
4



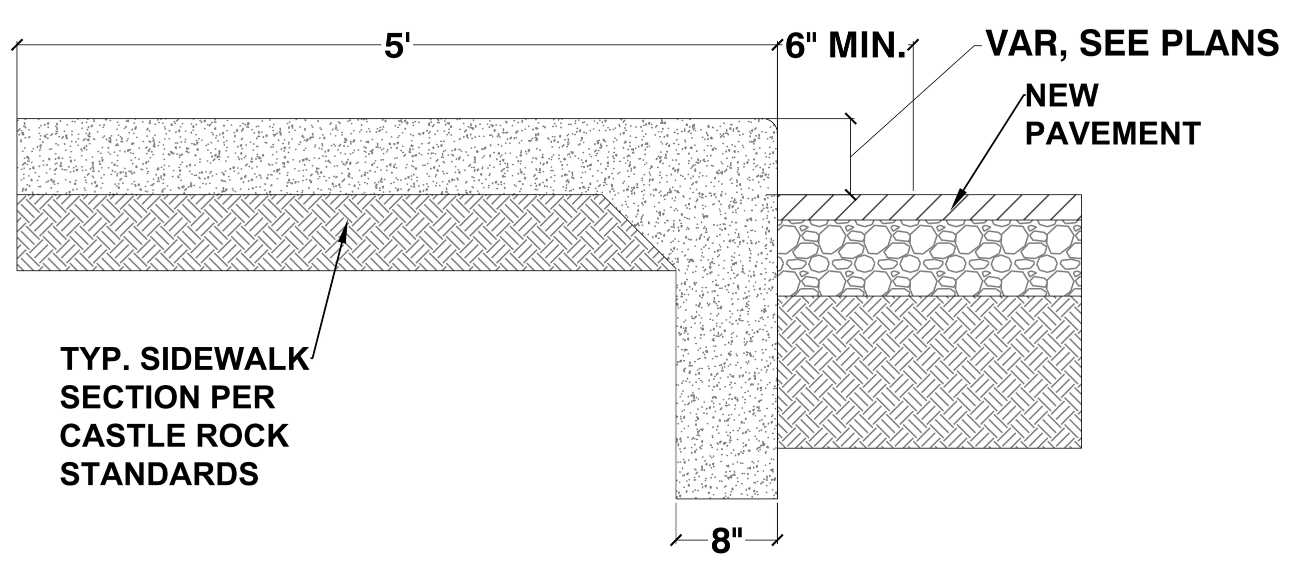
5 TYPICAL BOLLARD WITH COVER DETAIL
Not to Scale

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6 FLUSH CURB DETAIL
Not to Scale



7 SIDEWALK W/ TURNDOWN EDGE - SEE PLAN FOR LIMITS
Not to Scale

TOWN APPROVAL BLOCK

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

Approved By: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services Date

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Sassan Mahobian 09-30-2025
Sassan Mahobian, CO PE 0058090 Date

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DOUGLAS COUNTY HS -CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT ST.
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REVISIONS:

#	Description	Date



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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

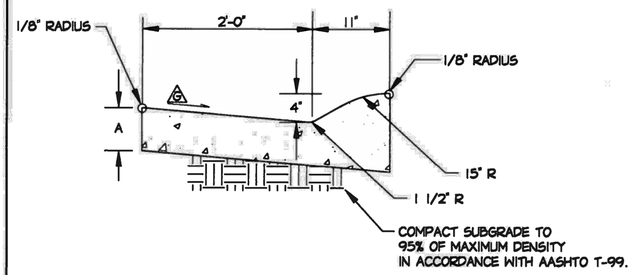
C500

SHEET 13 OF 26

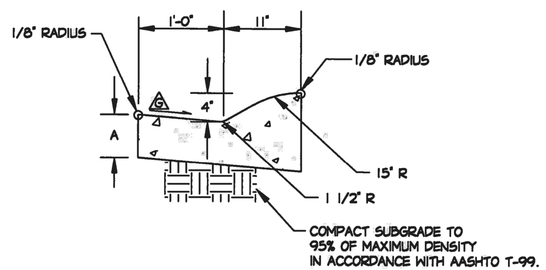
DETAILS - 1

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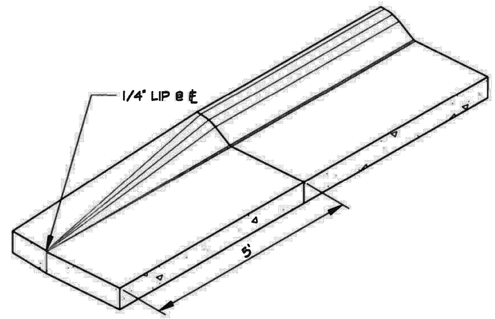


CURB & GUTTER TYPE MS2

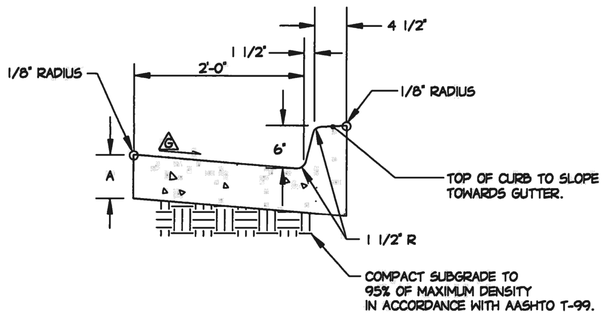


CURB & GUTTER TYPE MS1

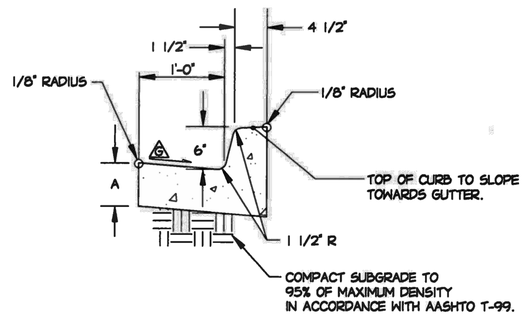
MOUNTABLE CURB & GUTTER



MOUNTABLE CURB & GUTTER TERMINATION

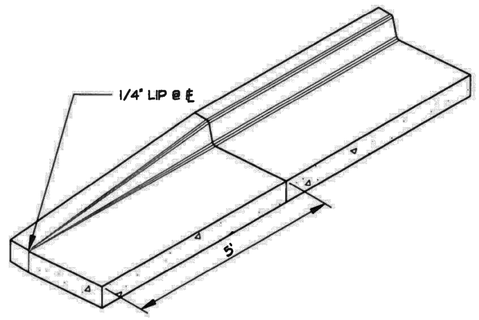


CURB & GUTTER TYPE VC2

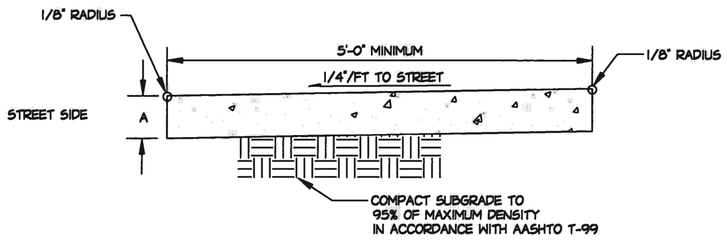


CURB & GUTTER TYPE VC1

VERTICAL CURB & GUTTER



VERTICAL CURB & GUTTER TERMINATION



SIDEWALK

GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A').
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A').

G GUTTER CROSS SLOPES SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN./FT WHEN DRAINING AWAY FROM CURB.

Sheet Revisions	
Date	Comments

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

CURB, GUTTERS, AND SIDEWALK

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-1
Sheet 1 of 1

1 CITY STANDARD DETAILS
Not to Scale

1. BASIS OF HORIZONTAL CONTROL
SURVEY MONUMENTS FOUND BY MERRICK & COMPANY, WERE MEASURED BY GLOBAL POSITIONING SURVEY (GPS) FAST STATIC OBSERVATIONS USING THE FOLLOWING CONTROL MONUMENTS IN UNITS OF U.S. SURVEY FEET:

832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
EASTING: 3182302.46
ELEVATION: 6222.16

NOTE: HORIZONTAL POSITIONS AND ELEVATIONS WERE BASED UPON DOUGLAS COUNTY CONTROL NETWORK.

2. DATUM/UNIT OF MEASUREMENT
THE HORIZONTAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS COLORADO STATE PLANE CENTRAL ZONE (NAD83) WITH UNITS IN U.S. SURVEY FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

3. PROJECT BENCHMARK
ELEVATIONS ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT 833001, BEING A FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE. ELEV. = 6197.57 US SURVEY FEET NAVD 88.

4. TOPOGRAPHIC CONTOURS
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By jkirkpatrick on 12/16/2025
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Sassan Mahobian 09-30-2025

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COLORADO LICENSED SASSAN MAHOBIAN 58090 09-30-2025 PROFESSIONAL ENGINEER

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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

C501

SHEET 14 OF 26

DETAILS - 2

Please consider the environment before printing this.

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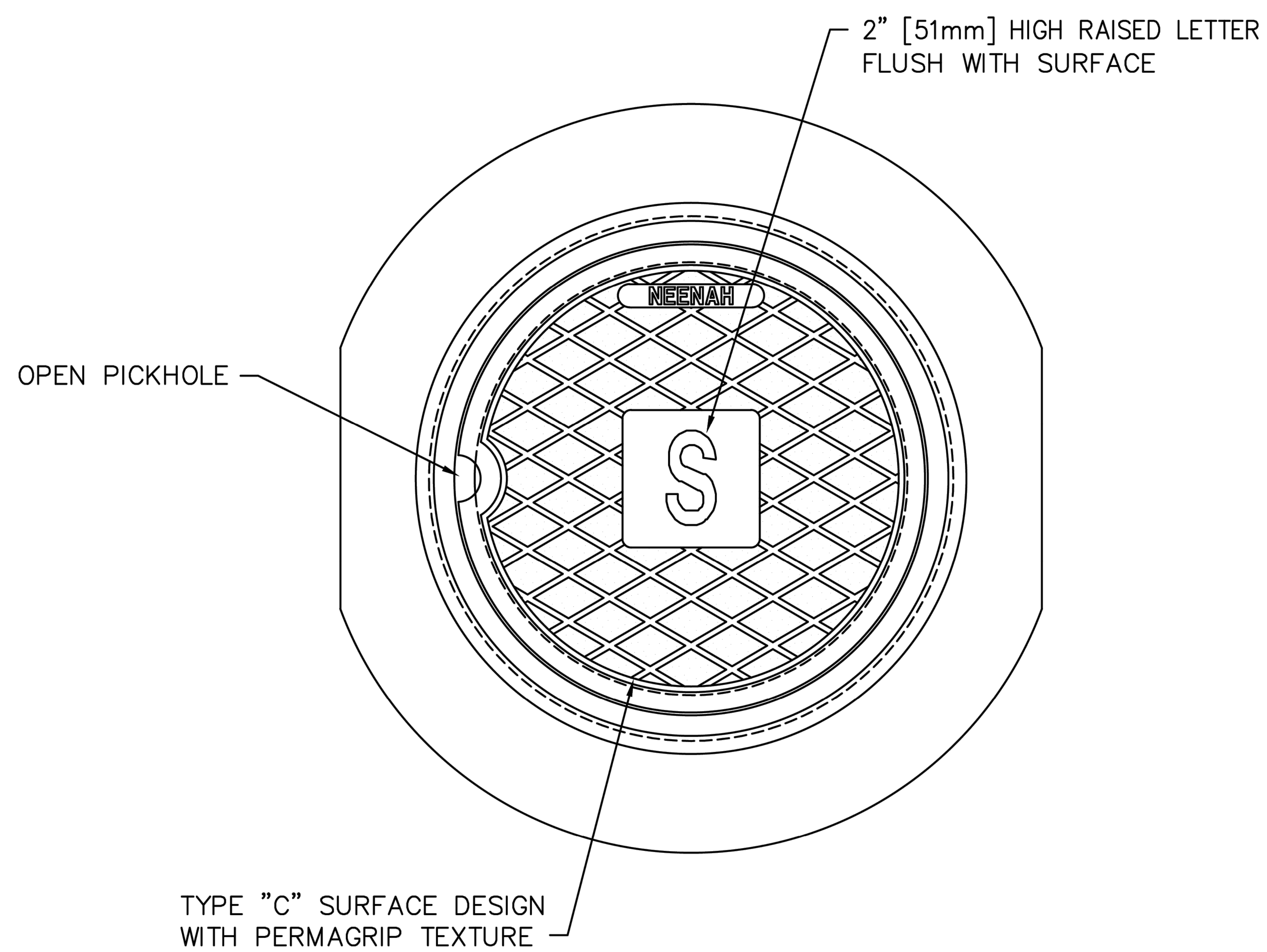
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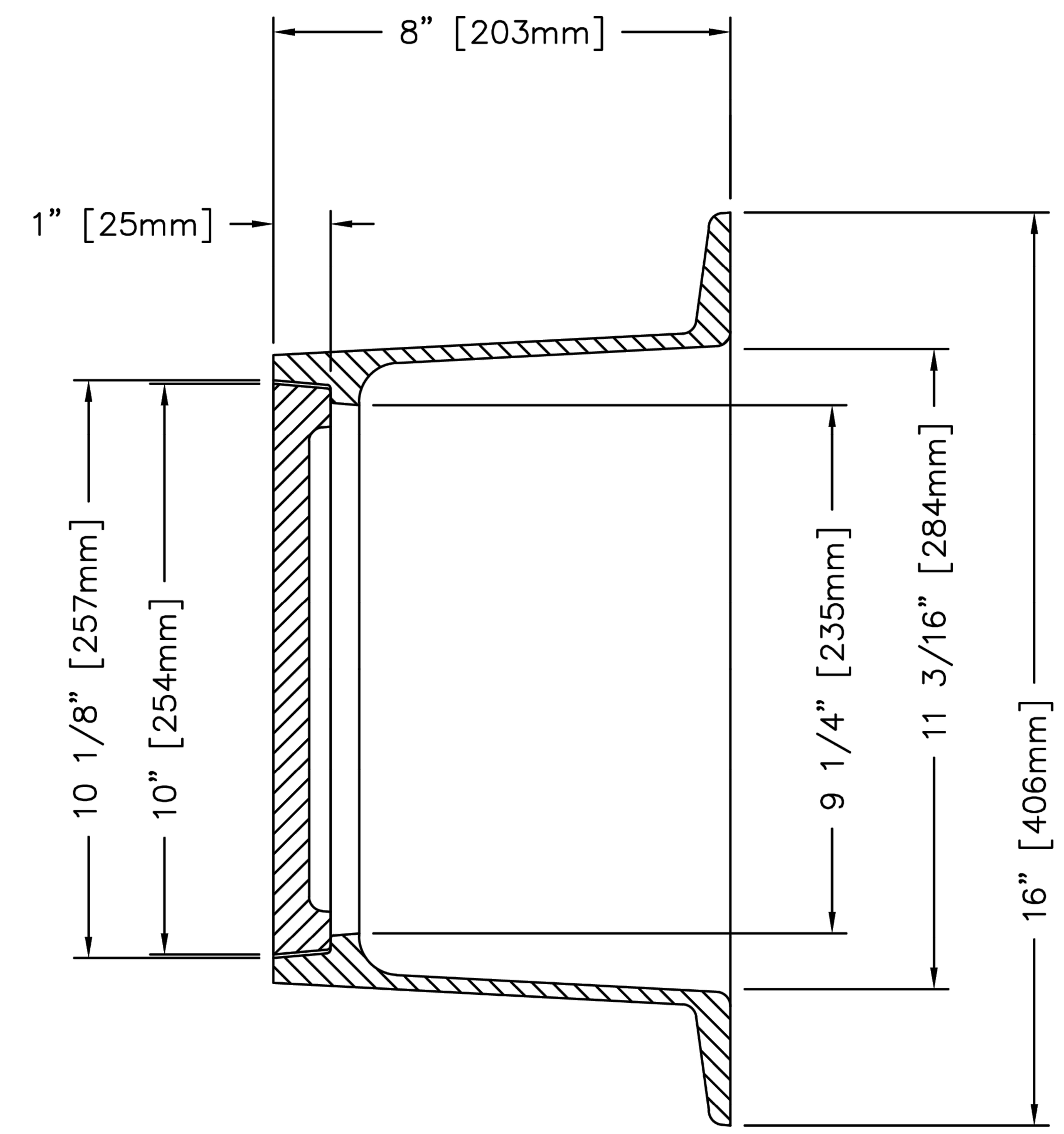
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4. TOPOGRAPHIC CONTOURS
CONTOURS DISPLAYED ARE IN 1.0 FOOT INTERVALS.





COMPONENT NO'S: FRAME 1975–0022, LID 1975–0021
NOTE: ALL DIMENSIONS ARE SHOWN IN ENGLISH AND [METRIC].
SUITABLE FOR H–20 LOADING
MATERIAL: CAST GRAY IRON ASTM A–48, CLASS 35B
FINISH: NOT PAINTED
WEIGHT: FRAME – 35#, LID – 15#

#	DATE	REVISION	INT
1	01–09–2004	UPDATED LID TO MATCH COMP. DWG	KMH

DR. KMH
CH.
APP.
DATE 11–08–2000
SCALE 1/4"=1"
DIM CHK.
TITLE: R–1975–A2
LAMP HOLE FRAME AND SOLID PLATEN LID
NEENAH FOUNDRY COMPANY
NEENAH WISCONSIN 54956
NF– 1975 479 B

CAD DWG. REF: 1975479.DWG– 2

1 LAMP HOLE FRAME AND SOLID PLATEN LID
Not to Scale

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COLORADO LICENSED PROFESSIONAL ENGINEER — SASSAN MAHOBIAN — 58090 — 09-30-2025

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DRAWN BY: CH
CHECKED BY: SM
DATE: 09.30.2025

C502

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ELECTRICAL SYMBOLS

STANDARD MOUNTING HEIGHTS

AUDIBLE APPLIANCE (CENTERLINE)	84"
ALARM (TOP OF DEVICE)	46"
ANNUNCIATOR PANEL (TOP OF DISPLAY)	60"
CONTROLS (TOP OF DEVICE)	46"
DATA WALL OUTLET	SAME AS ADJACENT DEVICE, UNO
EXIT SIGN (WALL MOUNTED)	92"
FIRE ALARM ANNUNCIATOR PANEL (TOP OF DISPLAY)	60"
FIRE ALARM BELL (EXTERIOR) (CENTERLINE)	120"
FIRE ALARM CONTROL PANEL/UNIT (TOP OF DISPLAY)	60"
INTERCOM (TOP OF DEVICE)	46"
PULL STATION (TOP OF DEVICE)	46"
RECEPTACLE (BOTTOM OF DEVICE)	16"
RECEPTACLE (ABOVE COUNTER)	+6" ABOVE BACKSPLASH/COUNTER, 40" MAX
RECEPTACLE (CLOCK) (CENTERLINE)	84"
RECEPTACLE (EQUIPMENT ROOMS) (TOP OF DEVICE)	46"
RECEPTACLE (EXTERIOR)	24"
RECEPTACLE (GARAGES)	24"
REMOTE INDICATING LIGHT (EQUIPMENT ROOMS) (TOP OF DEVICE)	46"
REMOTE INDICATING LIGHT (FINISHED AREAS)	CEILING
SAFETY SWITCH (TOP OF DEVICE)	46"
STARTER (TOP OF DEVICE)	46"
SWITCH (TOP OF DEVICE)	46"
TELEPHONE WALL OUTLET (TOP OF DEVICE)	46"
TELECOMMUNICATIONS BACKBOARD	6"
TELEVISION OUTLET	REFER TO DRAWINGS
VISIBLE APPLIANCE (CENTERLINE)	84"

INSTALL DEVICES/OUTLET BOXES AT THE MOUNTING HEIGHTS SHOWN ABOVE UNO IN THE CONSTRUCTION DOCUMENTS. MOUNTING HEIGHTS LISTED ABOVE, OR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS, ARE AFF OR AFG TO BOTTOM OF DEVICE, UNO. ALL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

ABBREVIATIONS

AF	AMPERE FUSE SIZE
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AS	AMPERE SWITCH SIZE
AT	AMPERE TRIP SETTING
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
BAS	BUILDING AUTOMATION SYSTEM
BESS	BATTERY ENERGY STORAGE SYSTEM
BKR	BREAKER
C	CONDUIT
CAT	CATEGORY
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CD	CANDELA
CKT	CIRCUIT
CODE	APPLICABLE CODE ADOPTED BY JURISDICTION
CT	CURRENT TRANSFORMER
CTR	CENTER
CTRL	CONTROL/CONTROLLED
CVD	CUMULATIVE VOLTAGE DROP
D/DEMO	DEMOLITION
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
E/ETR/EX	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
ELV	ELECTRONIC LOW-VOLTAGE
ERMS	ENERGY-REDUCING MAINTENANCE SWITCH
EV	ELECTRIC VEHICLE
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCA	FAULT CURRENT AMPS AVAILABLE
FCU	FAN COIL UNIT
FF	FINISHED FLOOR
FLA	FULL LOAD AMPS
FLR	FLOOR
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GES	GROUNDING ELECTRODE SYSTEM
GFR	GROUND FAULT RELAY
G	GROUND
IG	ISOLATED GROUND
ISC	SHORT CIRCUIT CURRENT
JB/J-BOX	JUNCTION BOX
LF	LINEAR FEET
LRA	LOCKED ROTOR AMPS
LTG/LTS	LIGHTING/LIGHTS
MAU	MAKE-UP AIR UNIT
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MLV	MAGNETIC LOW-VOLTAGE
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NIS	NOT IN SCOPE
NF	NON-FUSED
NL	NIGHT LIGHT (24HR ON)
NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY (CSA, ETL, NSF, UL)
NTS	NOT TO SCALE
OS	OCCUPANCY SENSOR
P	POLE
PART	PARTIAL CIRCUIT
PH/Ø	PHASE
PNL	PANEL
PNLBD	PANELBOARD
PROVIDE	FURNISH AND INSTALL
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
QTY	QUANTITY
R/REL	RELOCATE
RCPT	RECEPTACLE
RLA	RUNNING LOAD AMPS
RTU	ROOFTOP UNIT
SCCR	SHORT-CIRCUIT CURRENT RATING
SD	SMOKE DUCT DETECTOR
SF	SQUARE FEET
SPDT	SINGLE-POLE, DOUBLE-THROW
SPST	SINGLE-POLE, SINGLE-THROW
SSBJ	SUPPLY-SIDE BONDING JUMPER
ST	SHUNT TRIP
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TBD	TO BE DETERMINED
TGB	TELECOMMUNICATIONS GROUND BUS BAR
TL	TWISTLOCK
TMGB	TELECOMMUNICATIONS MAIN GROUND BUS BAR
TX/XFMR	TRANSFORMER
TYP	TYPICAL
U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
VD	VOLTAGE DROP
VFD	VARIABLE FREQUENCY DRIVE
VS	VACANCY SENSOR
W	WIRE
W/	WITH
WP	WEATHER PROOF
WR	WEATHER RESISTANT
WT	WATERTIGHT
XP	EXPLOSION PROOF

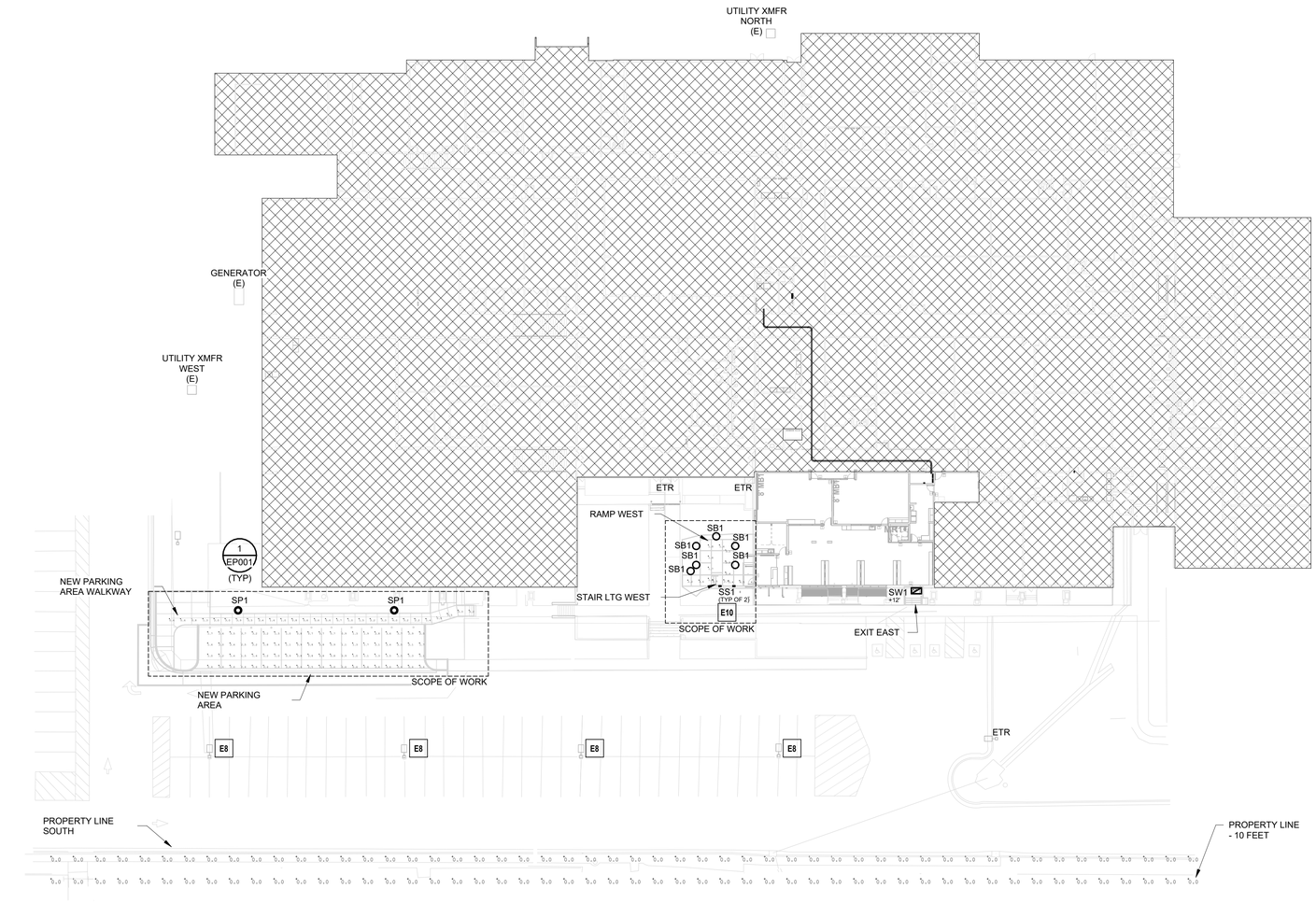
LIGHTING

- EXTERIOR PARKING LOT LIGHT FIXTURE
- EXTERIOR PEDESTRIAN POST TOP LIGHT FIXTURE
- EXTERIOR LIT BOLLARD LIGHT
- WALL SCONCE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
EXIT EAST	Illuminance	Fc	3.30	3.8	2.8	1.18
NEW PARKING AREA	Illuminance	Fc	1.36	3.7	0.5	2.72
NEW PARKING AREA WALKWAY	Illuminance	Fc	1.59	4.0	0.2	7.95
PROPERTY LINE - 10 FEET	Illuminance	Fc	0.00	0.0	0.0	N.A.
PROPERTY LINE SOUTH	Illuminance	Fc	0.00	0.0	0.0	N.A.
RAMP WEST	Illuminance	Fc	2.58	4.5	1.0	2.58
STAIR LTG WEST	Illuminance	Fc	2.20	2.9	1.5	1.47

Luminaire Schedule						
Symbol	Tag	Filename	[MANUFAC]	Lum. Lumens	LLF	BUG Rating
	SP1	PPT-P-A02-730-TJM.ies	SIGNIFY CANADA LTD	3671	0.950	B1-U0-G1
	SW1	WDGE2 LED P1 30K 80CRI VW.ies	Lithonia Lighting	1241	1.000	B0-U0-G0
	SB1	SN805B-LLL8-40K.ies	LUMINIS	804	1.000	B0-U0-G0
	DS1	IVO4 D 07LM 35K 80CRI WD P AR LD.ies	Gotham Architectural Lighting	652	1.000	B1-U0-G0
	SS1	190-9008_us.ies	WE-EF USA	117	1.000	B0-U1-G0
	ETR	PPT-140L-450-WW-G2-2-GNV.ies	GARDCO	1884	1.000	B1-U0-G1

2 PHOTOMETRIC SCHEDULES
NTS



1 ELECTRICAL PHOTOMETRICS SITE PLAN
1" = 30'-0"

ELECTRICAL PLAN NOTES:

E8 EXISTING TO REMAIN 12' TALL SITE LIGHTING POLE.
E10 MOUNT STEP LIGHTS AT +18" ABOVE FINISHED GRADE.

SITE PHOTOMETRIC GENERAL NOTES:

- SITE LIGHTING IS DESIGNED TO MEET THE FLOWING CRITERIA. REFER TO CASTLE ROCK OUTDOOR LIGHTING ORDINANCE FOR COMPLETE LIST OF REQUIREMENTS:
  1. PROPERTY LINES AGAINST RESIDENTIAL PROPERTIES:
     A. MAXIMUM: 0.1 FOOT-CANDLES
  2. BUILDING MOUNTED LIGHTING:
     A. MAXIMUM: 5 FOOT-CANDLES
     B. MAXIMUM LUMENS PER FIXTURE: 3500 LUMENS OR FULL CUT-OFF
  3. WALKWAY AND GENERAL SITE LIGHTING:
     A. MAXIMUM: 5 FOOT-CANDLES
     B. MAXIMUM LUMENS PER FIXTURE: 3500 LUMENS OR FULL CUT-OFF
  4. PARKING LOTS:
     A. MAXIMUM: 5 FOOT-CANDLES
     B. MAXIMUM MOUNTING HEIGHT: 25'

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TOWN APPROVAL BLOCK

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

Approved By: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services Date

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CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date

COLORADO LICENSED NATHAN W. STESS 66041 PROFESSIONAL ENGINEER
10/01/25

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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.23.2025

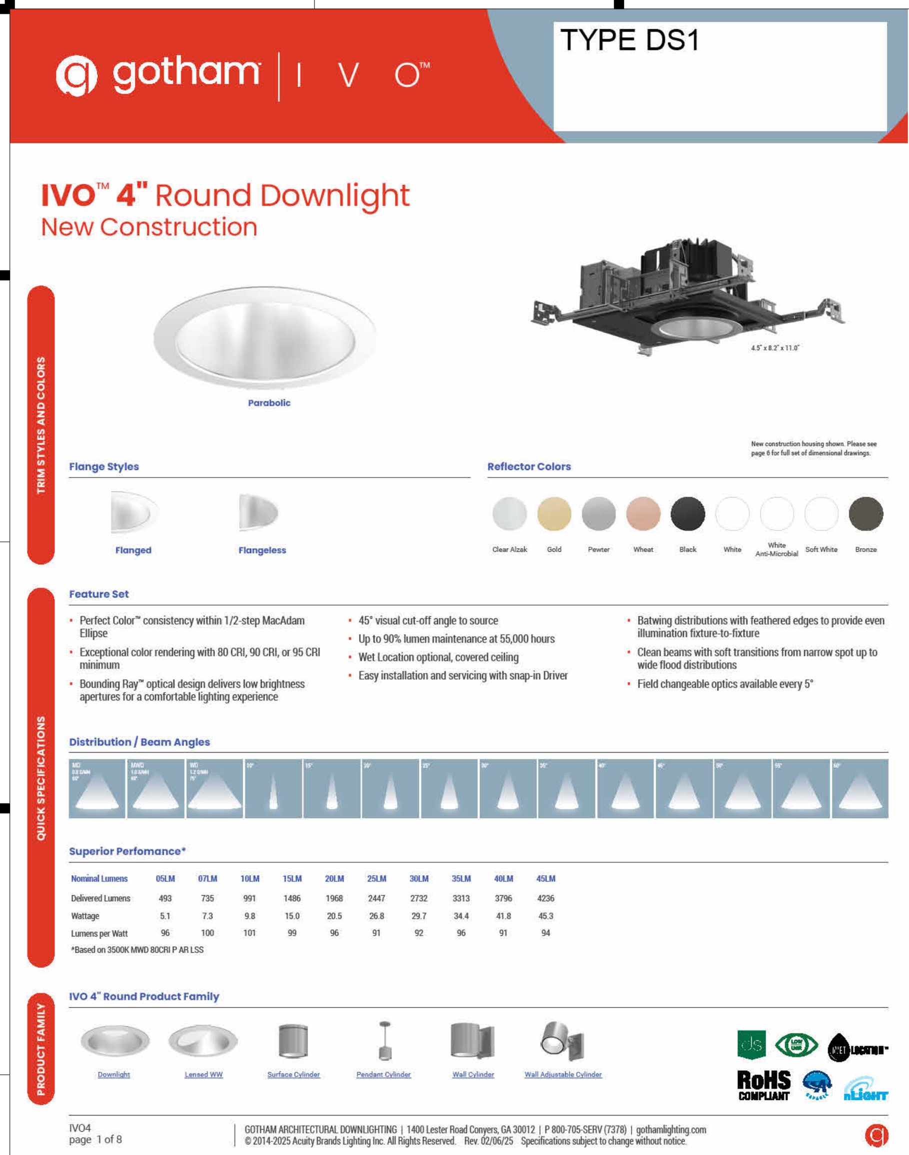
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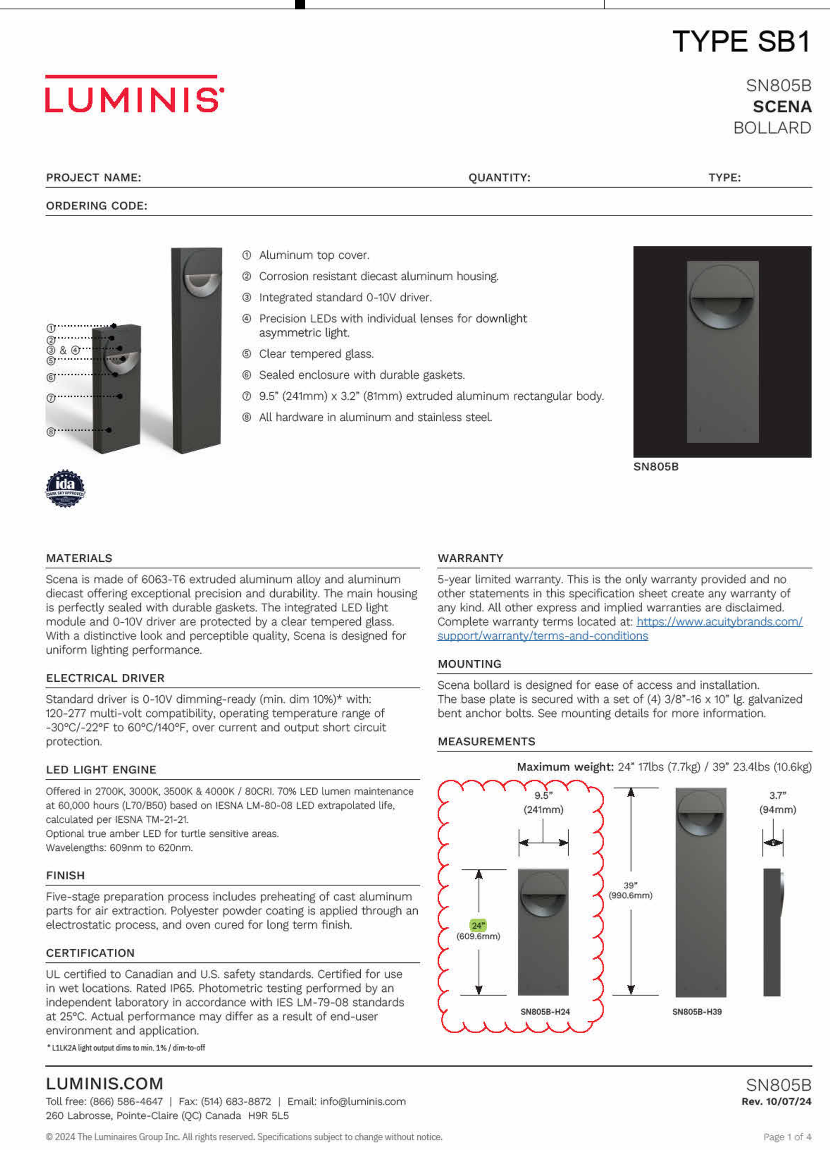
SHEET 24 OF 25

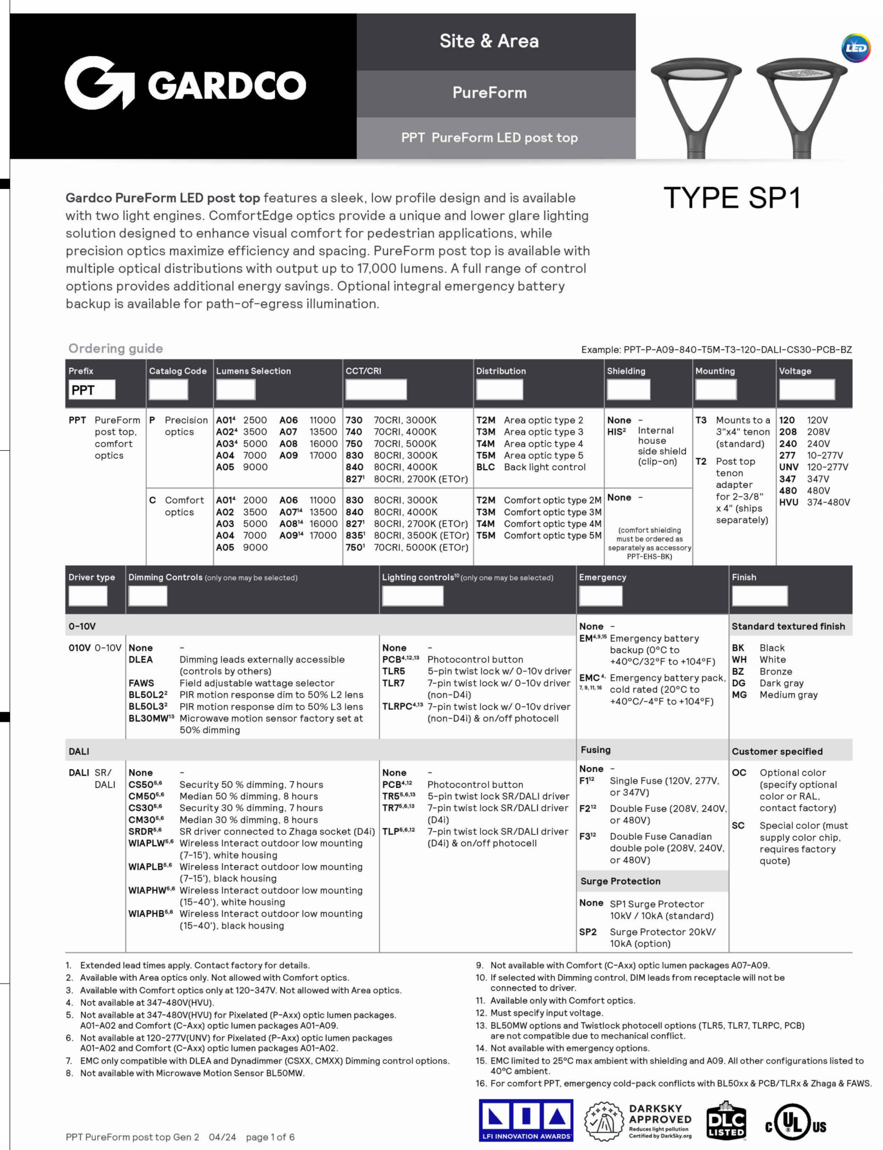
ELECTRICAL PHOTOMETRIC SITE PLAN

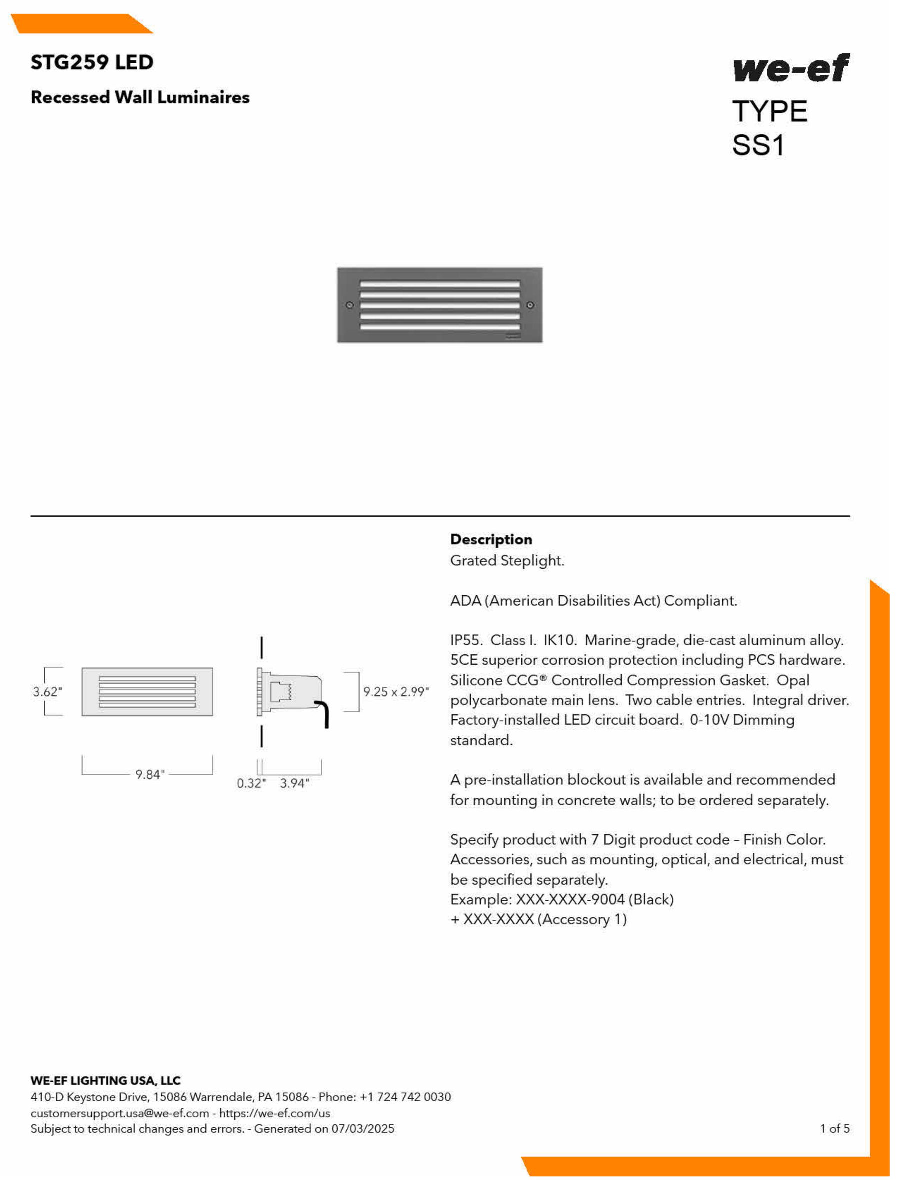
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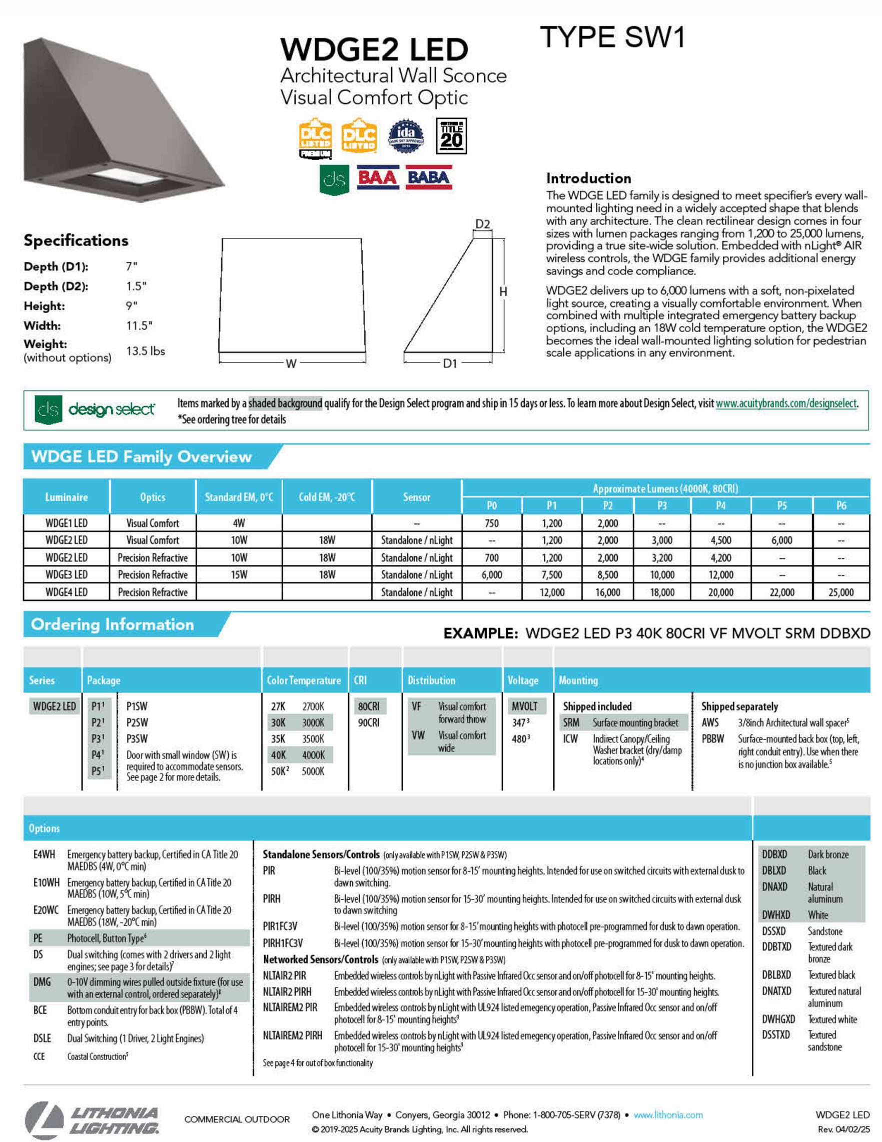
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LIGHT FIXTURE SCHEDULE SITE

TYPE	MANUFACTURER	SERIES / MODEL	TYPE	CRI	CCT	LUMENS	DIMMING TYPE	VOLTAGE	INPUT WATTS	INPUT VA	DESCRIPTION	NOTES
DS1	GOTHAM	IVO4-D-10LM-30K-80CRI-WD-MIN10-MVOLT-NCH-WL-P-LD-F	LED	80	3000K	1000	0-10V	120	10	11	4" DIAMETER, 4.5" TALL, RECESSED WET LOCATION LISTED DOWNLIGHT. WIDE BATWING OPTICS. MVOLT OPTION. NON-IC HOUSING. MATTE DIFFUSE TRIM.	RECESSED
SB1	LUMINIS	L1L8-30K-H24-120-SH1-BKT	LED	80	3000K	825	0-10V	120	13	14	42" TALL, 8.7" DIAMETER, EXTERIOR BOLLARD MADE OF CORROSION RESISTANT ALLOY. PROVIDED WITH 12" DIAMETER SHADE OPTION. BLACK FINISH.	COORDINATE MOUNTING WITH EXTERIOR LIGHTING SPECIFICATION.
SP1	GARDCO	PPT-P-A02-730-T3M	LED	80	3000K	3876	NO-DIM	208	21	23	20" DIAMETER, POST TOP LED PARKING LOT LED FIXTURE. NO UPLIGHT RATING. TYPE T3M DISTRIBUTION.	MOUNTED AT +12' ABOVE FINISH GRADE.
SS1	WE-EF LIGHTING	133-0343	LED	80	3000K	95	0-10V	120	1	2	3.94" WIDE, 9.84" LONG, 3.62" TALL, RECESSED WALL STEP LIGHT. DIE-CAST ALUMINUM ALLOY HOUSING. INTEGRAL DRIVER. WET LOCATION LISTED.	MOUNTED AT +18" ABOVE FINISHED GRADE.
SW1	LITHONIA	WDGE2-LED-P1-30K-80CRI-VW-MVOLT-DSLE-DBLXD	LED	80	3000K	1241	0-10V	120	10	11	11.5" WIDE, 9" TALL, EXTERIOR WALL SCONCE WITH FORWARD THROW OPTICS. DUAL SWITCHING LIGHT ENGINE. BLACK FINISH.	COORDINATE MOUNTING HEIGHT WITH PLANS.

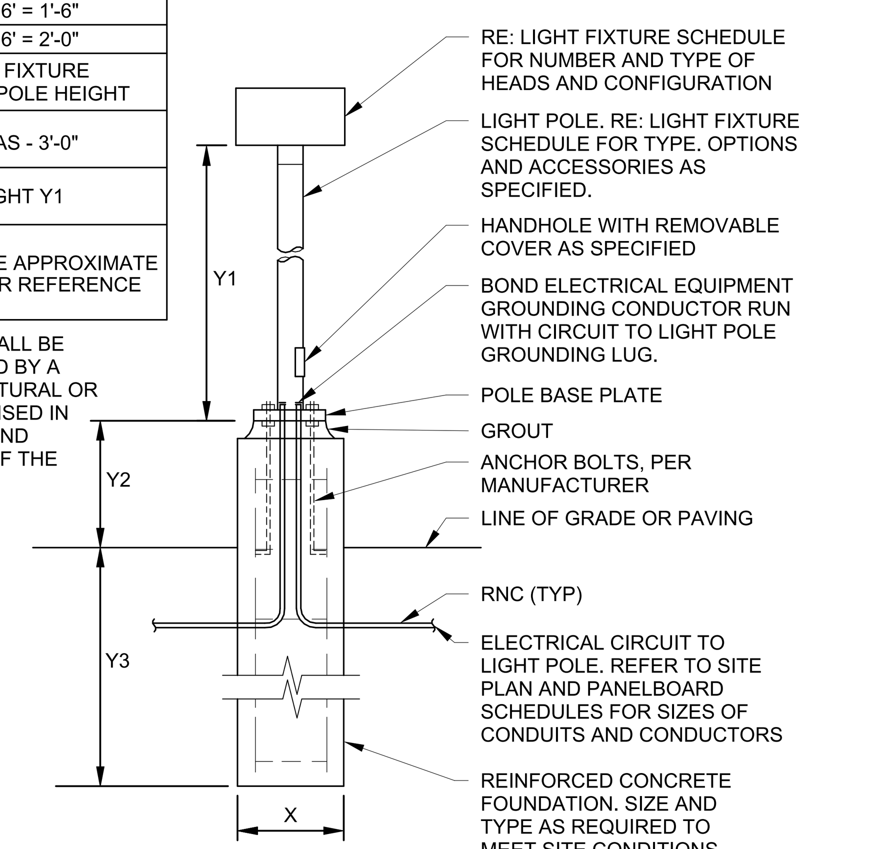
LIGHT FIXTURE SCHEDULE GENERAL NOTES:

A. REPRESENTATIVE AGENTS SHALL BE ALLOWED TO OFFER MINI-LOT (MLP) FOR LIGHT FIXTURES SPECIFIED IN 265100 AND 265600 ONLY. REFER TO SPECIFICATION 265100 FOR DEFINITION, TERMS, AND LIMITATIONS OF MLP.
B. PACKAGING OF LIGHT FIXTURES WILL NOT BE CONSIDERED OR APPROVED.
C. VERIFY QUANTITIES, MODEL NUMBERS, AND DESCRIPTIONS WITH MANUFACTURER PRIOR TO PLACING ORDER.
D. VERIFY FINISH AND COLOR WITH ARCHITECT PRIOR TO PLACING ORDER.
E. REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LOCATIONS, MOUNTING HEIGHTS, AND ADDITIONAL MOUNTING INFORMATION. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ELECTRICAL LIGHTING PLANS.
F. CATALOG NUMBERS SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY THE MANUFACTURER AND CATALOG NUMBERS ONLY. FIRST READ THE COMPLETE DESCRIPTION, NOTES, AND SPECIFICATIONS IN CONJUNCTION WITH THE CATALOG NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED. THE MANUFACTURERS LISTED ARE THE BASIS FOR THE DESIGN.
G. CONTRACTOR SHALL PROVIDE ALL LIGHT FIXTURES UNLESS NOTED OTHERWISE.
H. REFER TO DIVISION 26 SPECIFICATIONS FOR ACCEPTABLE LED AND RIVER MANUFACTURERS AND ADDITIONAL INFORMATION.
I. FOR DIMMABLE LIGHT FIXTURES, REFER TO DIVISION 26 SPECIFICATIONS FOR MORE INFORMATION REGARDING CONTROL WIRING AND COMPATIBILITY.

TABLE OF DIMENSIONS*	
X	POLE HEIGHT < 16' = 1'-6"
	POLE HEIGHT > 16' = 2'-0"
Y1	REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT
Y2	VEHICULAR AREAS - 3'-0"
Y3	1/4 OF POLE HEIGHT Y1

* NOTE: ALL DIMENSIONS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

POLE FOUNDATION SHALL BE DESIGNED AND SEALED BY A PROFESSIONALSTRUCTURAL OR CIVIL ENGINEER LICENSED IN THE PROJECT STATE AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS.



1 POLE BASE DETAIL
NTS

LIGHTING CONTROL SEQUENCE OF OPERATIONS SITE

ROOM TYPE	SYSTEM: CENTRALIZED NETWORKED	SYSTEM: STAND-ALONE	TIMECLOCK / CENTRALIZED MESH SYS.: TIME ON	TIME OFF	PHOTOCELL ON / OFF	SETBACK REDUCTION	AUTO OFF (AFTER HOURS)	RECEPTACLE CONTROL	OCCUPANCY SENSOR: AUTO ON	AUTO OFF	SETBACK REDUCTION	RECEPTACLE CONTROL	MANUAL CONTROL: MANUAL OVERRIDE ON	MANUAL OVERRIDE OFF	LOCAL MANUAL SWITCH (ON / OFF / DIM)	DISPLAY, ACCENT, TASK CONTROL	DAYLIGHT CNTRL: AUTO CONTINUOUS DIMMING	INTER-FACES: A/V, SECURITY, FIRE ALARM, AND/OR BAS	SEQUENCE OF OPERATION
BUILDING & LANDSCAPE LTG		●	6AM	11PM	●													BAS PNLBD	Existing lighting control system. Time on at 6am, time off at 11pm. Lights shall turn off when sufficient daylight is present through photocell. Interface with BAS system.
PARKING LOT LIGHTING		●	6AM	11PM	●													BAS PNLBD	Existing lighting control system. Time on at 6am, time off at 11pm. Lights shall turn off when sufficient daylight is present through photocell. Interface with BAS system.

NOTES:
1. Existing building timeclocks shall comply with IECC 2021, section C405.2.7.4. Contractor shall confirm with existing conditions.

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Approved By: TOWN OF CASTLE ROCK COLORADO
DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services Date

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COLORADO LICENSED NATHAN W. STOSS 66041 PROFESSIONAL ENGINEER
10/01/25

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JOB NO: 25-117
DRAWN BY: CH
CHECKED BY: SM
DATE: 09.23.2025

EP001

SHEET 25 OF 25

ELECTRICAL PHOTOMETRIC DETAILS

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPING WHICH REQUIRES RELATIVELY HEAVY IRRIGATION AND LAWN SPRINKLER HEADS SHOULD BE LOCATED A MINIMUM OF 10 FEET FROM THE FOUNDATION WALLS. USE OF DRIP IRRIGATION LINES WITHIN LIMITED IRRIGATION QUANTITIES IS GENERALLY ACCEPTABLE WITHIN 10 FEET OF FOUNDATION WALLS, PROVIDED MAIN LINES ARE LOCATED 10 FEET OUTSIDE OF FOUNDATION WALLS.
8. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
10. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
11. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
12. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
13. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
14. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
15. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
16. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
17. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
18. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, DURAEDGE OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
19. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 1 $\frac{1}{2}$" COBBLE LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH LANDSCAPE MULCH, REFER TO AMENITY SCHEDULE FOR MORE INFORMATION. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
20. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
21. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
22. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
23. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
24. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
25. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
26. WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
27. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
28. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
29. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK WATER AT 720-733-2306 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE THE BEGINNING OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION. SCHEDULING A SOIL INSPECTION SHOULD BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND/OR NATIVE SEED MIX AT THE TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF APPROVED ORGANIC MATTER PER ONE THOUSAND (1,000) SQUARE FEET. THE SOIL AMENDMENT SHALL BE ROTO-TILLED TO DEPTH OF SIX(6) INCHES.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM WATER EASEMENTS.
7. ALL LANDSCAPE IS TO BE PER THE TOWN OF CASTLE ROCK PLANTING DETAIL.
8. PLANT SPECIES AND LOCATION SHALL FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLAN AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE AND/OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE EASEMENT OR REPAIR.
10. A TOWN OF CASTLE ROCK PERMIT AND APPROVED LANDSCAPE PLAN ARE REQUIRED ON-SITE DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION.
11. THE TOWN OF CASTLE ROCK INSPECTORS WILL NOT APPROVE LANDSCAPE AND IRRIGATION ON SLOPES STEEPER THAN 3:1
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO OR GREATER THAN 3:1 OR IN AREAS LESS THAN TEN (10) FEET IN WIDTH.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS SHRUBS								
PO FR	4	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW	2`-3`	2`-3`
SY KI	1	SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	#5	LOW	3`-4`	3`-4`
EVERGREEN SHRUBS								
JU BL	3	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	CONT.	#5	LOW	1`-2`	2`-3`
ORNAMENTAL GRASSES								
CA AC	6	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	CONT.	1 GAL.	LOW	4`-5`	1`-2`

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NOTES
SEED						
SO GA	468 SF	SOD	TURF GRASS	SEED		

TURF GRASS BLEND **468 SF**

DROUGHT RESISTANT TEXAS BLUEGRASS HYBRID BLEND OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	% OF TOTAL
SPF30 TEXAS HYBRID	33%
SOLAR GREEN TEXAS HYBRID	34%
BANDERA TEXAS HYBRID	33%
TOTAL	100%

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	1.5" TAN ROCK	BULK RIVER ROCK FOOTHILLS	SITE ONE	SITEONE.COM	DAGG-5133	TAN	1 1/2"	N/A	TO MATCH EXISTING LANDSCAPE
M-02	CRUSHER FINES	BULK GRAY BREEZE	SITE ONE	SITEONE.COM	CAGG-0231	GRAY	N/A	3 / LS-501	TO MATCH EXISTING LANDSCAPE
M-03	EDGER	DURAEDGE STEEL EDGING	DIRECT LANDSCAPE SUPPLY	DIRECTLANDSCAPESUPPLY.COM	N/A	GREEN	14 GAUGE	2 / LS-501	INSTALL PER MANUFACTURER SPECIFICATIONS
M-04	BOULDER	BRECKEN GOLD LANDSCAPE BOULDER	SITE ONE OR APPROVED EQUAL	SITEONE.COM	N/A	TAN	SEE PLANS	4 / LS-501	TO MATCH EXISTING LANDSCAPE

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	CONCRETE BENCH	CONCRETE BENCH	TO BE SUPPLIED FROM HIGHLANDS RANCH HIGH SCHOOL	N/A	N/A	STANDARD GRAY	6` X 1.5` X 1.5`	N/A	TO BE RELOCATED FROM HIGHLANDS RANCH HIGH SCHOOL

KEY NOTES

CODE	DESCRIPTION
N-01	EXISTING TREE TO REMAIN
N-02	LIMIT OF DISTURBANCE

1. BASIS OF HORIZONTAL CONTROL
SURVEY MONUMENTS FOUND BY MERRICK & COMPANY, WERE MEASURED BY GLOBAL POSITIONING SURVEY (GPS) FAST STATIC OBSERVATIONS USING THE FOLLOWING CONTROL MONUMENTS IN UNITS OF U.S. SURVEY FEET:

832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
EASTING: 3182302.46
ELEVATION: 6222.16

NOTE: HORIZONTAL POSITIONS AND ELEVATIONS WERE BASED UPON DOUGLAS COUNTY CONTROL NETWORK.

2. DATUM/UNIT OF MEASUREMENT
THE HORIZONTAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS COLORADO STATE PLANE CENTRAL ZONE (NAD83) WITH UNITS IN U.S. SURVEY FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

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4. TOPOGRAPHIC CONTOURS
CONTOURS DISPLAYED ARE IN 1.0 FOOT INTERVALS.

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PATRICK HANNON, PLA 11/25/2025
STATE OF COLORADO LICENSE L.A. #: LA.00001265

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

DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File

Development Services Date

PROJECT NO.CD25-0039

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Norris Design
Landscape Architect
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1101 Bannock Street
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303.892.1166 phone

DOUGLAS COUNTY HS -CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT STREET
CASTLE ROCK CO 80104
CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date
01	ASI 01	11/25/25

PATRICK JOHN HANNON 1265
02/01/2018 Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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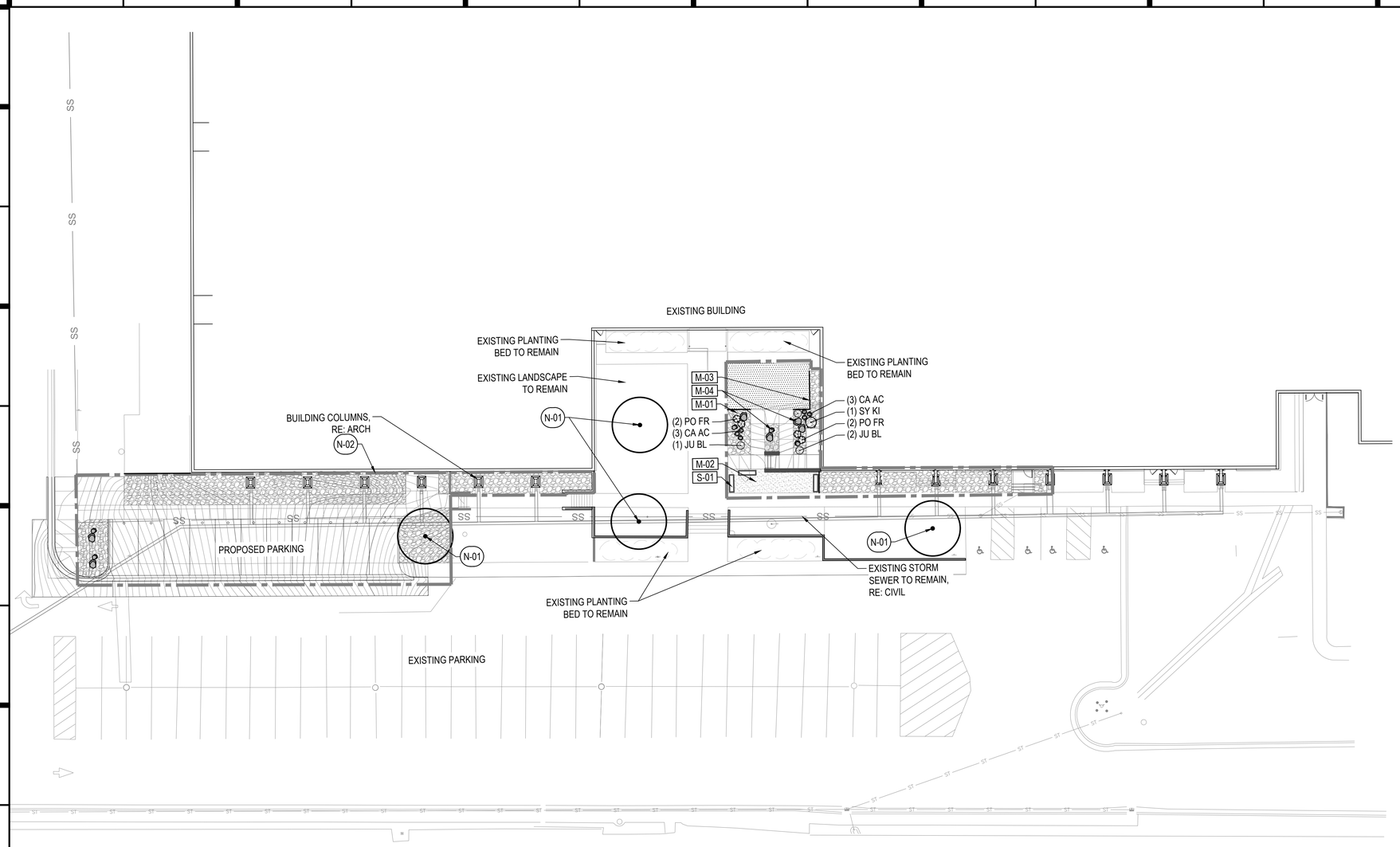
JOB NO: 25-117
DRAWN BY: KD
CHECKED BY: GB
DATE: 11.25.2025

LS-001

LANDSCAPE NOTES

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LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	1.5" TAN ROCK
	M-02	CRUSHER FINES
	M-03	EDGER
	M-04	BOULDER
	SO GA	SOD
KEY NOTES		
	N-01	EXISTING TREE TO REMAIN
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JU BL	JUNIPERUS SQUAMATA 'BLUE STAR'
ORNAMENTAL GRASSES	
CA AC	CALAMAGROSTIS X ACUTIFLORA

NORTH

0 5 10 20

SCALE 1" = 10'

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CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date
01	ASI 01	11/25/25

PATRICK JOHN HANNON 1265 — 10/01/2018 Final Date of Licensure — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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JOB NO: 25-117
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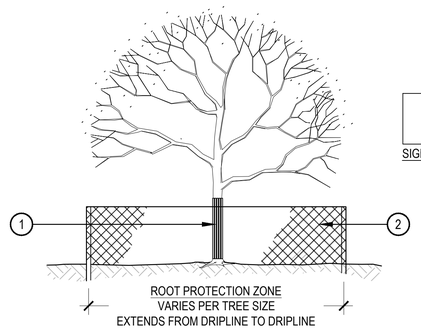
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LANDSCAPE PLAN

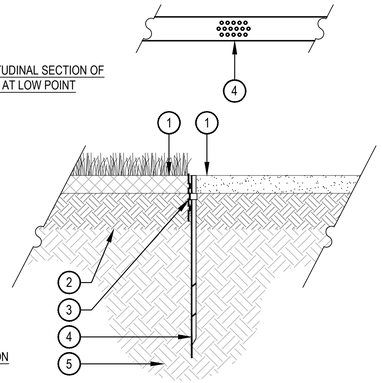
NOTES:
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



1. **TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
2. **BRANCH PROTECTION -** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
3. PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

1 TREE PROTECTION

SCALE: 1/8" = 1'-0"

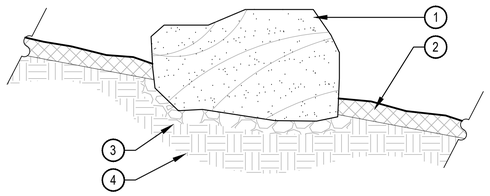


1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

2 METAL EDGER

SCALE: 1" = 1'-0"



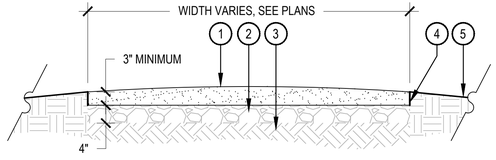
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET LS-001
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
3	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
4	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

4 LANDSCAPE BOULDER

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

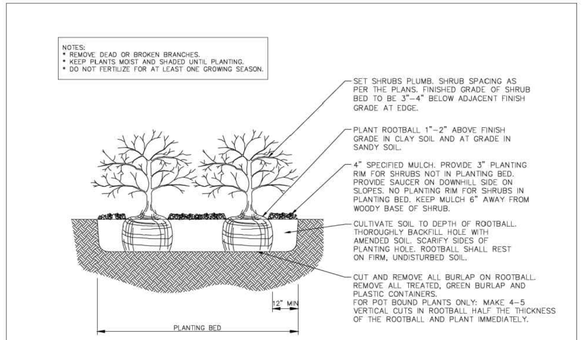


1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET LS-001
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. 4" ROLL TOP STEEL EDGER, FLUSH WITH SURROUNDING GRADE, REFER TO DETAIL 2, SHEET LS-501
5. SLOPE ADJACENT GRADE AWAY FROM CRUSHER FINES AREA

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

3 CRUSHER FINES WITH EDGER

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



Sheet Revisions			Town of Castle Rock	SHRUB PLANTING	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-3275 Development Services		LS-3
1/31	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services February 1, 2024	Sheet 1 of 1
4/23	REVIEWED BY STAFF				

5 SHRUB PLANTING

SCALE: N.T.S

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REVISIONS:

#	Description	Date
01	ASI 01	11/25/25

PATRICK JOHN HANNON 1265 — 10/01/2018 Original Date of Licensure — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT

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JOB NO: 25-117
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DATE: 11.25.2025

LS-501 A

SHEET 18 OF 26

LANDSCAPE DETAILS

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IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
7. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
9. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
10. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT , WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
11. EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
12. CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
13. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
14. THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
15. INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
16. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
17. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
18. THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
19. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
20. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
    - FESCUE/BLUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON
    - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
21. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
    - CHECK HEADS FOR COVERAGE AND LEAKAGE.
    - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
    - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
    - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
    - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
    - WINTERIZATION AND SPRING START UP PROCEDURES.

EXISTING TREE NOTES

1. ALL TRENCHING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL PLANT MATERIAL SHALL BE DONE BY HAND, BORING OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
2. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
3. EXCAVATION AND TRENCHING, IN AREAS WHERE 2" AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND.
4. ROOTS 2" OR LARGER IN DIAMETER SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
5. ROOTS SMALLER THAN 2" IN DIAMETER SHALL BE HAND TRIMMED AT THE WALL OF TRENCH, MAKING CLEAN CUTS THROUGH ROOTS.
6. TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS, AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS UNTIL BACKFILL.

IRRIGATION POINT OF CONNECTION NOTES

1. POINT OF CONNECTION: THERE IS ONE (1) POINT OF CONNECTION ON THIS PROJECT.
   POC #1 : 1 1/4" DEDICATED IRRIGATION WATER SERVICE FROM DOMESTIC WATER LINE (SEE PLANS).
    - CONTRACTOR IS TO LOCATE AND CONNECT DOWNSTREAM OF THE DEDICATED POTABLE IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER. EXTEND COPPER TUBING TO BACKFLOW PREVENTER AND INSTALL ONE MANUAL DRAIN, TRANSITION TO AND EXTEND CLASS 200 PVC MAINLINE TO GATE VALVE, MASTER VALVE, FLOW SENSOR, 1" QUICK COUPLER, AND EXTEND MAINLINE TO VALVES AS SHOWN.
    - ALL PIPING FROM THE DEDICATED IRRIGATION WATER SERVICE THROUGH DRAIN VALVE DOWNSTREAM OF THE BACKFLOW PREVENTION UNIT SHALL BE 1" UNLESS OTHERWISE NOTED.
    - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF BACKFLOW PREVENTION UNIT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTROLLER LOCATION: THERE IS ONE (1) EXISTING CONTROLLER TO BE RELOCATED ON THIS PROJECT.
   CONTROLLER A : WALL MOUNTED CONTROLLER LOCATED NEAR SOUTHERN MAIN ENTRANCE.
    - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 20 GPM.
    - CONTROLLER TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
    - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
    - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
3. SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF 53 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
    - PER (A FIELD VERIFICATION TEST) THE STATIC PRESSURE ON SITE IS APPROXIMATELY 54 PSI.
    - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
4. FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
    - FLOW SENSOR REQUIRES A MINIMUM FLOW OF 0.55 GPM.
5. COMMUNICATION: IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

CONVENTIONAL WIRE NOTES

1. GROUNDING FOR THE IRRIGATION CONTROLLER SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
2. NEW CONTROLLER WIRE SHALL BE 14GA MIN. UL APPROVED WIRE. CONTRACTOR SHALL VERIFY EXISTING CONNECTIONS AND USE UL APPROVED WIRE STRIPPER AND 3M DBY WATERPROOF CONNECTIONS AT ALL NEW SPLICES AND CONNECTION POINTS. CONTRACTOR TO INSTALL RED ELECTRIC MARKING TAPE WITH CONTROLLER WIRE THAT IS NOT WITH MAINLINE. WIRES SHALL BE BUNDLED TOGETHER BY BLACK ELECTRICAL TAPE EVERY 10 L.F.
3. CONTRACTOR SHALL HAVE 30" OF SPARE CONTROL WIRE PRESENT AT ALL SPLICE POINTS. SPARE WIRE SHALL BE COILED IN A NEAT AND ORDERLY FASHION AT EACH SPLICE POINT.
4. CONTRACTOR SHALL EXTEND TWO (2) SPARE CONTROL WIRES, AND ONE (1) SPARE COMMON WIRE AT THE END OF THE MAINLINE. CONTRACTOR SHALL INSTALL ONE (1) WIRE PULL BOX AT EACH END OF THE MAINLINE.

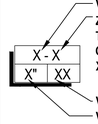
CASTLE ROCK STANDARD IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
4. 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.
5. 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.
6. 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.
7. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES STEEPER THAN 3:1.
8. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
9. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
10. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.
11. 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
12. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES EQUAL TO OR STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
13. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
14. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY. JUNE, AUGUST AND SEPTEMBER.
15. 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 ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
16. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
17. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET	
IR	IRRIGATION METER	**1 1/4" DEDICATED IRRIGATION SERVICE** REFER TO PLUMBING WATER PLANS	NA	NA
C	IRRIGATION CONTROLLER	**EXISITNG BASELINE 3200 SERIES CONTROLLER** TO BE RELOCATED ON SAME WALL TO NORTH SIDE OF NEW ENTRANCE, FIELD VERIFY AND RELOCATE ANY SENSORS AFFECTED BY THIS RENOVATION	IR-26	LI501
	BACKFLOW PREVENTER	**EXISTING PRESSURE VACUUM BREAKER (TO BE RELOCATED) GUARDSHACK WE-1 ENCLOSURE POWDER COATED WOODLAND TAN, WITH FROSTGUARD BLANKET**	IR-31	LI501
MD	MANUAL DRAIN VALVE	**MATCO-NORCA 3/4" 201X** INSTALLED IN AEP 910L-1G2G VALVE BOX	IR-5A	LI501
MV	MASTER VALVE	**1.5" SUPERIOR 3200 SERIES** WITH BICODER, INSTALLED IN AEP 1015-1G2G VALVE BOX	IR-36A	LI501
FS	FLOW SENSOR	**EXISTING BASELINE FLOW SENSOR** TO BE RELOCATED WITH BICODER, INSTALLED IN AEP 1015-1G2G VALVE BOX.	IR-35	LI501
	ISOLATION GATE VALVE	**MATCO-NORCA 514TX** MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX	IR-7	LI501
	QUICK COUPLER	**RAIN BIRD 44LRC** INSTALLED IN AEP 910L-1G2G VALVE BOX	IR-6	LI502
	TURF VALVE ASSEMBLY	**RAIN BIRD PEB SERIES** WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	IR-17	LI502
	DRIP VALVE ASSEMBLY	**RAIN BIRD XCZ-100-PRB** WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	IR-19	LI502
A Q T H F ① ② ③ ④ ⑤	TURF SPRAY	**RAIN BIRD RD06-S-P30-F WITH U-SERIES NOZZLE** NOZZLE PER PLAN	IR-4	LI502
	SLEEVING	**CLASS 200 PVC** REFER TO SLEEVING NOTES	1	LI503
	SERVICE LINE	**TYPE K COPPER** SIZE: MATCH POC UNLESS OTHERWISE NOTED	NA	NA
	PVC MAINLINE	**CLASS 200 PVC BE** SIZE: 1.5" UNLESS OTHERWISE NOTED	IR-21	LI503
	PVC TURF LATERAL	**CLASS 200 PVC BE** SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	IR-21	LI503
	DRIP LATERAL	**UV RESISTANT POLYETHYLENE** SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	IR-21	LI503
	DRIP FLUSH VALVE & INDICATOR	**SCH 40 BALL VALVE WITH RAIN BIRD OPERIND OPERATIONAL INDICATOR** INSTALLED IN AEP 910L-1G2G VALVE BOX	IR-32 / IR-34	LI503

VALVE CALLOUT



VALVE/STATION NUMBER
ZONE DESIGNATION: T (TREES), S (SHRUBS), G (TURF), N (NATIVE), X (MISC)
VALVE FLOW: (GPM)
VALVE SIZE

EMITTER SCHEDULE

PLANT TYPE	EMITTER	QTY.	TOTAL GPH
PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
TREES IN NATIVE	ROOT ZONE WATERING / TREE RING ASSEMBLY		
SPADE TREE	2.0 GPH	TEN EACH	20.0 GPH

EMITTER NOTES

1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.
5. REFER TO DRIP IRRIGATION DETAILS IR-25 ON SHEET LI-503.

SLEEVING COORDINATION NOTES

1. INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
2. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
3. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5. EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
6. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.

PIPING	REQUIRED SLEEVE SIZE
MAINLINE PIPING	3" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
CONTROL WIRES	2" CLASS 200 PVC (2.5" 45 WIRES +)

811

1. BASIS OF HORIZONTAL CONTROL
SURVEY MONUMENTS FOUND BY MERRICK & COMPANY, WERE MEASURED BY GLOBAL POSITIONING SURVEY (GPS) FAST STATIC OBSERVATIONS USING THE FOLLOWING CONTROL MONUMENTS IN UNITS OF U.S. SURVEY FEET:

832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
EASTING: 3182302.46
ELEVATION: 6222.16

NOTE: HORIZONTAL POSITIONS AND ELEVATIONS WERE BASED UPON DOUGLAS COUNTY CONTROL NETWORK.

2. DATUM/UNIT OF MEASUREMENT
THE HORIZONTAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS COLORADO STATE PLANE CENTRAL ZONE (NAD83) WITH UNITS IN U.S. SURVEY FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

3. PROJECT BENCHMARK
ELEVATIONS ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT 833001, BEING A FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE. ELEV. = 6197.57 US SURVEY FEET NAVD 88.

4. TOPOGRAPHIC CONTOURS
CONTOURS DISPLAYED ARE IN 1.0 FOOT INTERVALS.

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.

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.

PATRICK HANNON, PLA 11/25/2025
STATE OF COLORADO LICENSE L.A. #: LA.00001265

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: DEVELOPMENT SERVICES APPROVED
TOWN OF CASTLE ROCK COLORADO
By jkirkpatrick on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File
Development Services Date

PROJECT NO.CD25-0039

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Norris Design
Landscape Architect
State Certificate of Authority #
1101 Bannock Street
Denver, CO 80204
303.892.1166 phone

DOUGLAS COUNTY HS -CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT STREET
CASTLE ROCK CO 80104

CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date
01	ASI 01	11/25/25

PATRICK JOHN HANNON 1265 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT
10/01/2018 Original Date of Licensure

The Professional Architects seal affixed to this sheet applies only to the materials and some documents in this sheet. All drawings, specifications or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings, or documents not exhibiting this seal.

JOB NO: 25-117
DRAWN BY: KD
CHECKED BY: GB
DATE: 11.25.2025

LI-001

SHEET 19 OF 26

7/10/2025 8:45:40 AM

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IRRIGATION NOTES

IRRIGATION CHART - CONTROLLER 'A'

Registered Professional: Jason Naughtin — Registration #: 19-3239 — Date: 08.05.2025

Company Name: Norris Design — Address: 1101 Bannock St., Denver, CO 80204

Phone: 303.892.1166 — Email: jnaughtin@norris-design.com — Clock Make: Baseline — Model: 3200 Series

Sequence	Zone	Hydrozone (Very Low <5" Low 5-10" Medium 10-15" High >15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone and/or Seq.)	Inches/Month (Average May - September)	Run Time (Minutes/ Month)	Run Time (Minutes Every Third Day)	Water Usage (Gallons per month)
1	A1	High	Turf	Rotary	14, 18, 24	1.50	18.0	2	80	8	1440
							18.00				
2	A2	High	Turf	Spray	#8, 10, 12, 15	1.50	8.2	2	80	8	658
							8.22				
3	A3	Medium	Shrubs	Drip	0.5, 1.0 gph	0.60	5.0	2	200	20	1000
							5.00				
								Total	**360**	**36**	**3098**
									Min/Month	**Min/cycle**	**Gallons/Month**

Irrigation System Hydraulic Worksheet

Project Name: **Douglas County High School Renovation** — **Date:** 08.05.2025

Project Location: **Castle Rock, Colorado**

Prepared by: **NORRIS DESIGN** — **Current TOCR Registration #** 19-3239

Tap Size **1.25** **"** — **Source of Pressure** Domestic Water Supply

Static Water Pressure: **54** **psi**

Hydraulic Grade At Zone: **1** — **Company** NORRIS DESIGN

	Ft. of Copper		Pipe Size (")	K Copper	Friction Loss (from chart)		Flow-GPM	Loss/Gain
Service Line (tap to meter):	0	LF	1.25	K Copper	6.46	/100 FT	18	0.00
Water Meter:	0.00		1.25		0.00		18	0.00
Service Line (meter to backflow):	2	LF	1.25	K Copper	6.46	/100 FT	18	0.13
Backflow:	1		1.00		4		18	4.00
Master Valve:	1		1		2.1		18	2.10
Pressure Required at Head:								40
Lateral Allowance:								4.00
Control Valve Allowance:								2.90

Mainline Allowances:

Length of Mainline	Pipe Material	Size		Gals.				Loss/Gain
15	LF CL200BE	1.500	"@	18	GPM	0.78	/100 FT	0.12
0	LF CL200BE	0.000	"@	18	GPM-Looped	0.00	/100 FT	0.00

Elevation:

Tap elevation	6,243	High/Low:	6,242	-0.43

Green shading indicates *required* *information you must provide*

Total System requirements (PSI) ***52.81***

Available System Pressure (PSI) ***54.00***

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap #_______________ is ________ sq. ft.

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832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
EASTING: 3182302.46
ELEVATION: 6222.16

NOTE: HORIZONTAL POSITIONS AND ELEVATIONS WERE BASED UPON DOUGLAS COUNTY CONTROL NETWORK.

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PATRICK HANNON, PLA 11/25/2025
STATE OF COLORADO LICENSE L.A. #: LA.00001265

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Approved By:
DEVELOPMENT SERVICES **APPROVED**
By jkirkpatrick
on 12/16/2025
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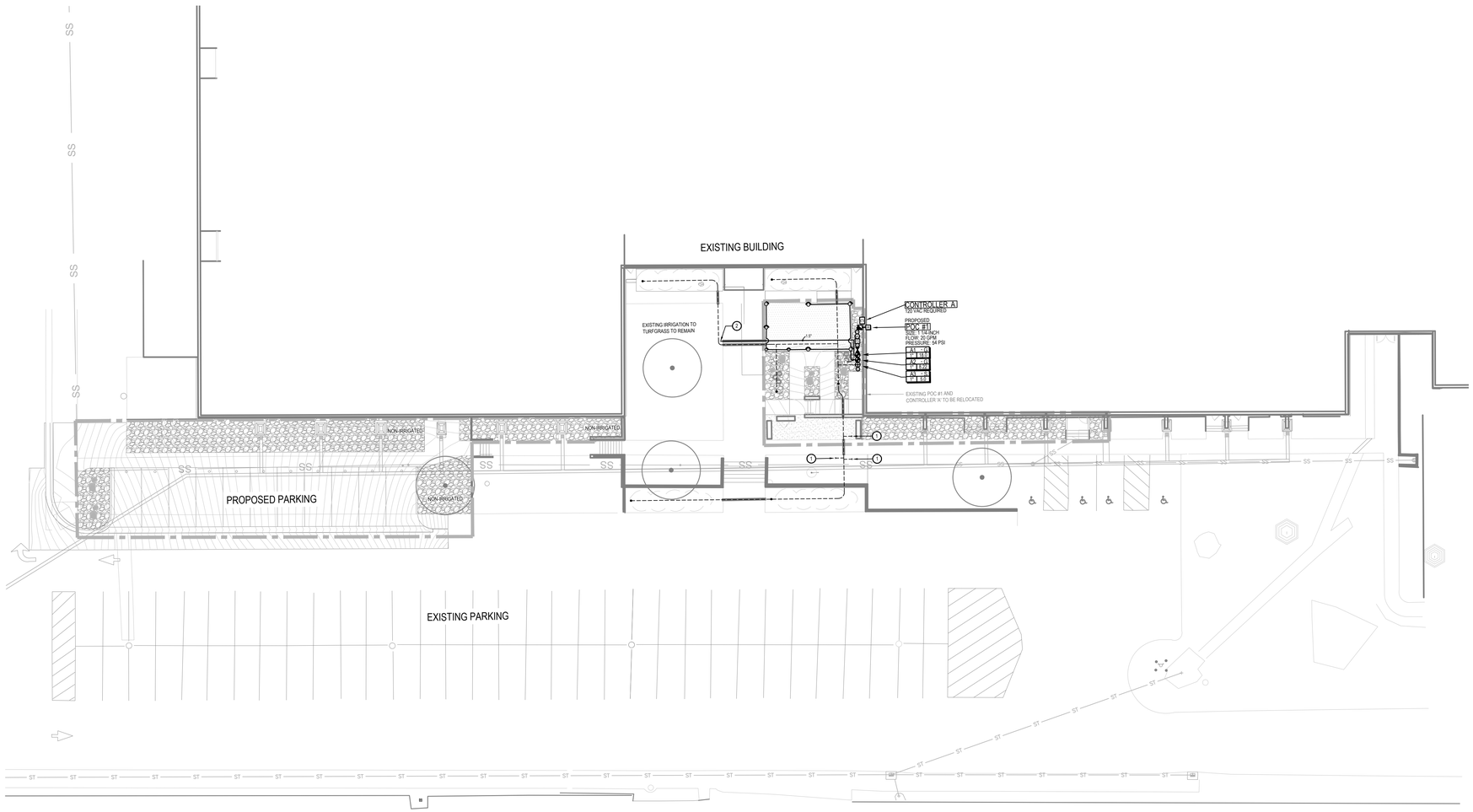
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CHECKED BY: GB
DATE: 11.25.2025

LI-002

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IRRIGATION KEY NOTES

1. FIELD LOCATE AND MAKE CONNECTION TO THE EXISTING DRIP LATERAL(S) AT THE APPROXIMATE LOCATION SHOWN TO EXTEND WATER SERVICE TO THE EXISTING PLANTING AREA(S) TO REMAIN. REPAIR, REPLACE, AND/OR EXTEND NEW DRIP IRRIGATION AS REQUIRED TO MAINTAIN SERVICE THROUGHOUT CONSTRUCTION.
2. FIELD LOCATE AND MAKE CONNECTION TO THE EXISTING LATERAL AT THE APPROXIMATE LOCATION FOR SERVICE TO THE TURF AREA TO REMAIN. REPAIR AND/OR REPLACE ANY EXISTING EQUIPMENT DAMAGED THROUGHOUT CONTRUCTION.

811

NORTH

0 10 20 40

SCALE 1" = 20'

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01	ASI 01	11/25/25

PATRICK JOHN HANNON 1265 10/01/2018 Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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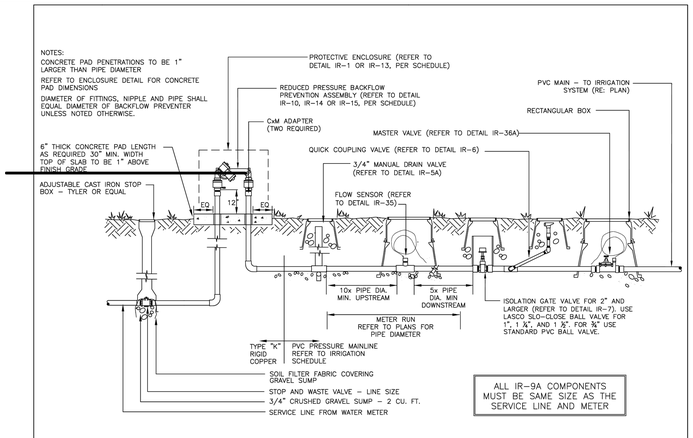
LI-101

SHEET 21 OF 26

IRRIGATION PLAN

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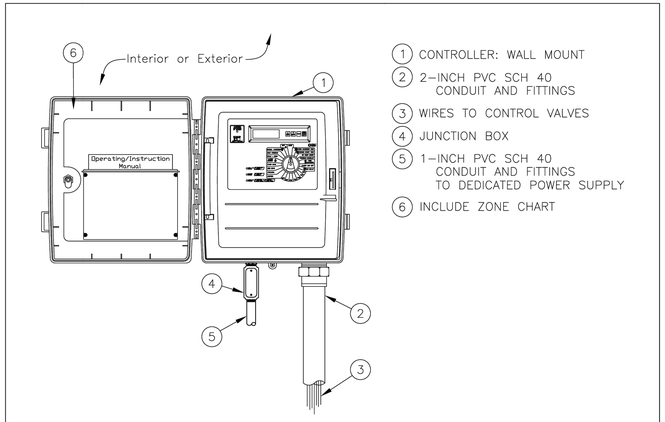
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Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	POINT OF CONNECTION	DETAIL PLAN NO.
Date	Comments			IR-9A
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services February 1, 2024	SHEET 1 OF 1
9/23	REVISED BY STAFF			
1/24	REVISED BY STAFF			

1 IRRIGATION POINT OF CONNECTION (POC)

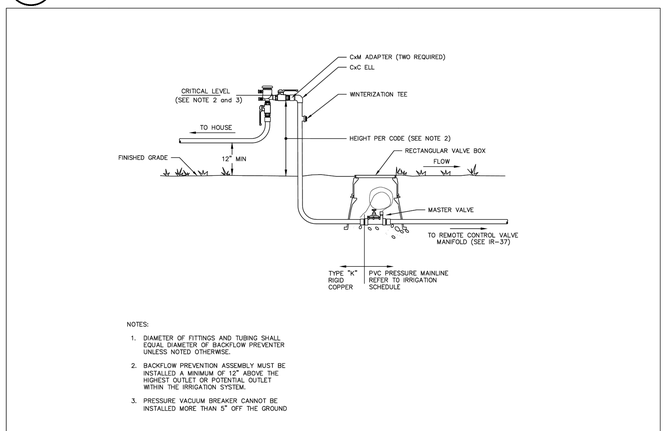
SCALE: NTS



Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	WEATHER-BASED CONTROLLER: WALL MOUNT	DETAIL PLAN NO.
Date	Comments			IR-26
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services February 1, 2024	Sheet 1 of 1
4/23	REVIEWED BY STAFF			
1/24	REVISED BY STAFF			

2 WALL MOUNT CONTROLLER

SCALE: NTS



Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RESIDENTIAL IRRIGATION BACKFLOW PREVENTION ASSEMBLY	DETAIL PLAN NO.
Date	Comments			IR-31
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services February 1, 2024	Sheet 1 of 1
9/23	REVISED BY STAFF			
1/24	REVISED BY STAFF			

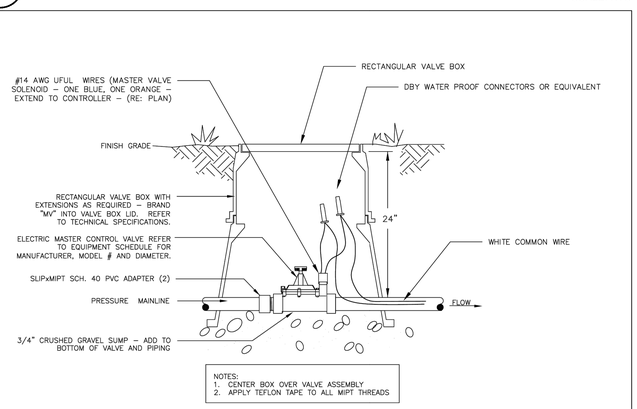
3 BACKFLOW PREVENTION ASSEMBLY

SCALE: NTS

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MANUAL DRAIN VALVE	DETAIL PLAN NO.
Date	Comments			IR-5A
9/23	REVISED BY STAFF		Issued By: Town of Castle Rock, Development Services February 1, 2024	Sheet 1 of 1
1/24	REVISED BY STAFF			

4 DRAIN VALVE

SCALE: NTS



Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MASTER VALVE	DETAIL PLAN NO.
Date	Comments			IR-36A
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services February 1, 2024	SHEET 1 OF 1
9/23	REVISED BY STAFF			
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5 MASTER VALVE

SCALE: NTS

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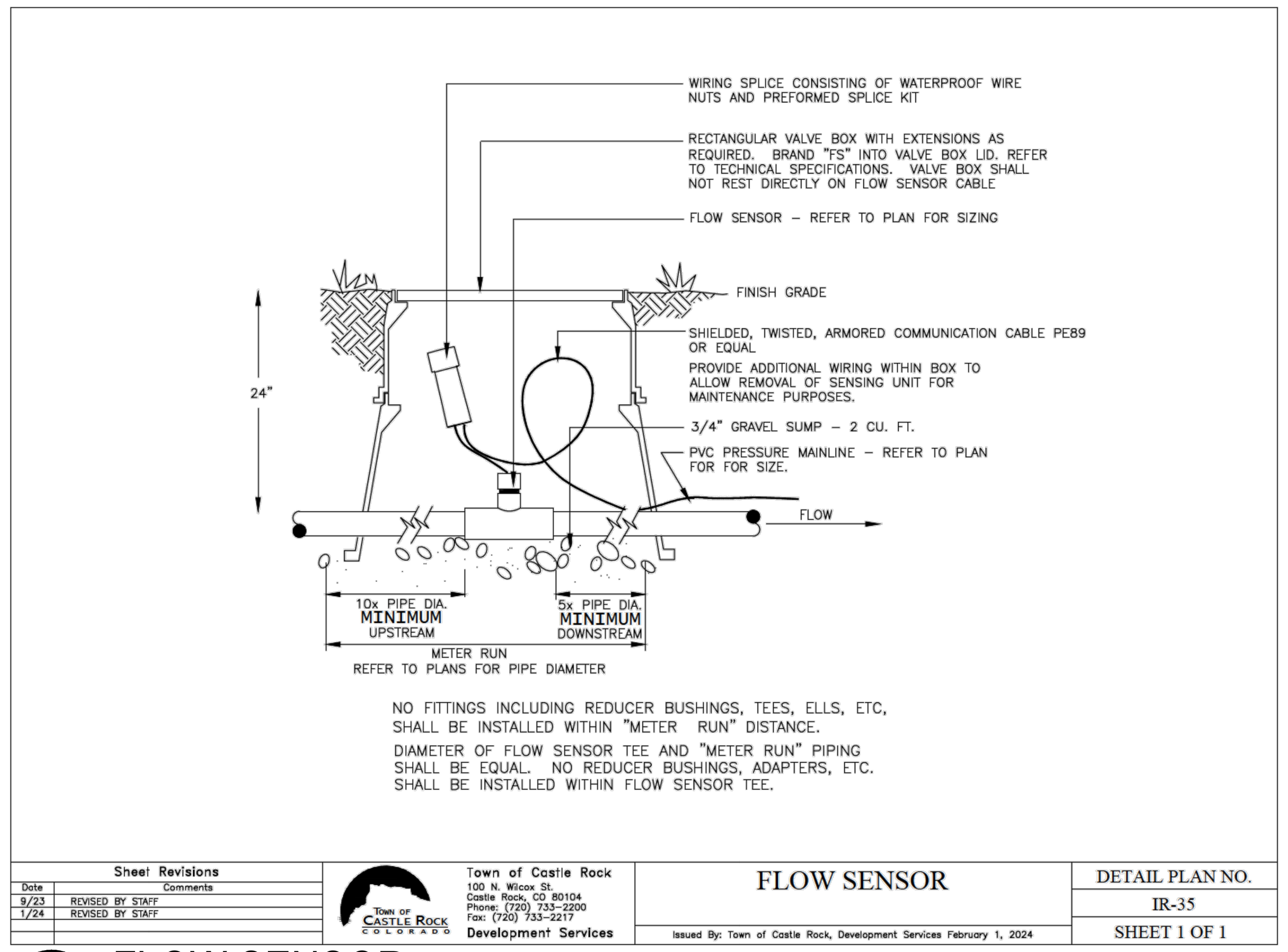
LI-501

SHEET 22 OF 26

IRRIGATION DETAILS

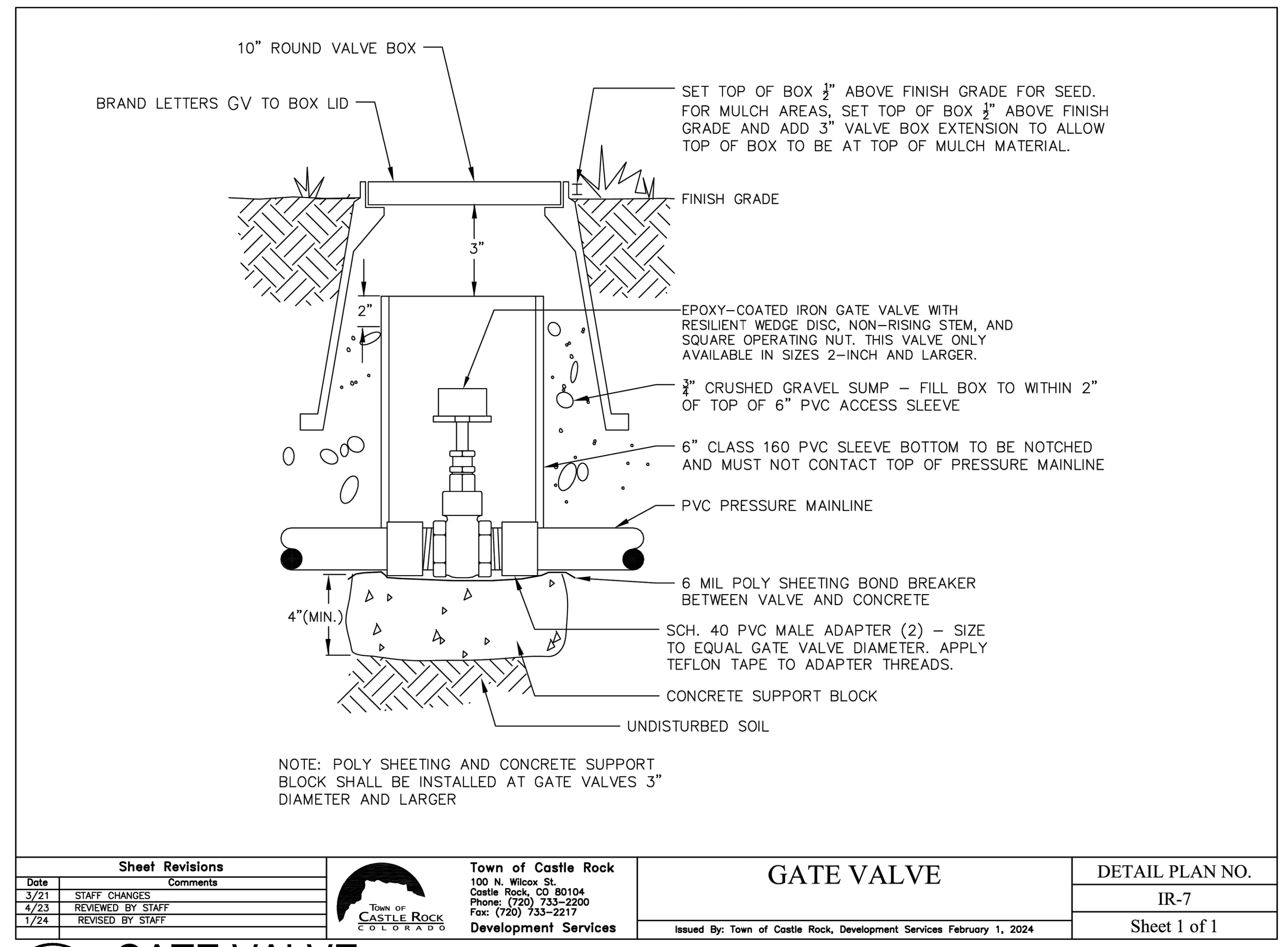
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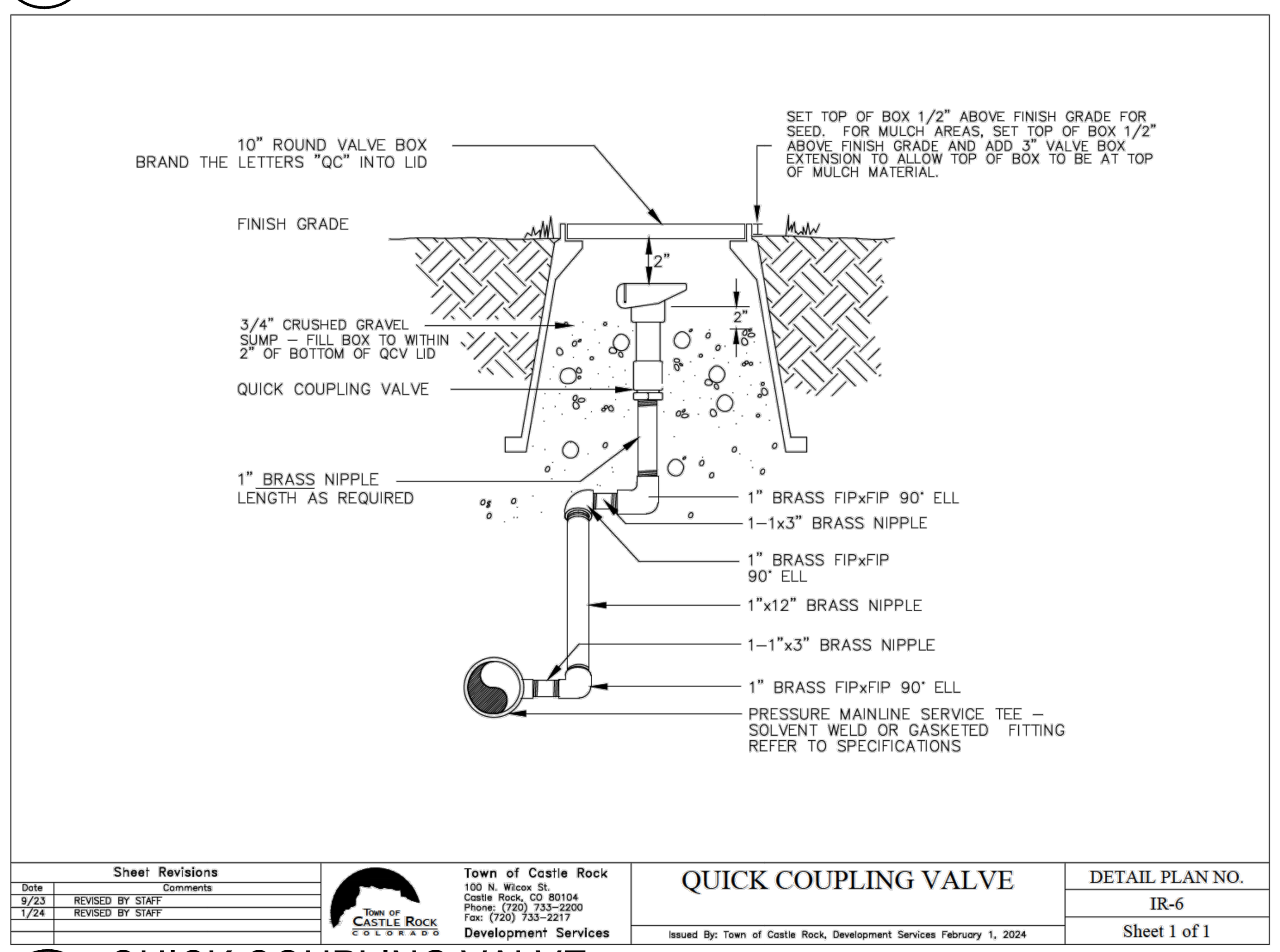
1 FLOW SENSOR

SCALE: NTS



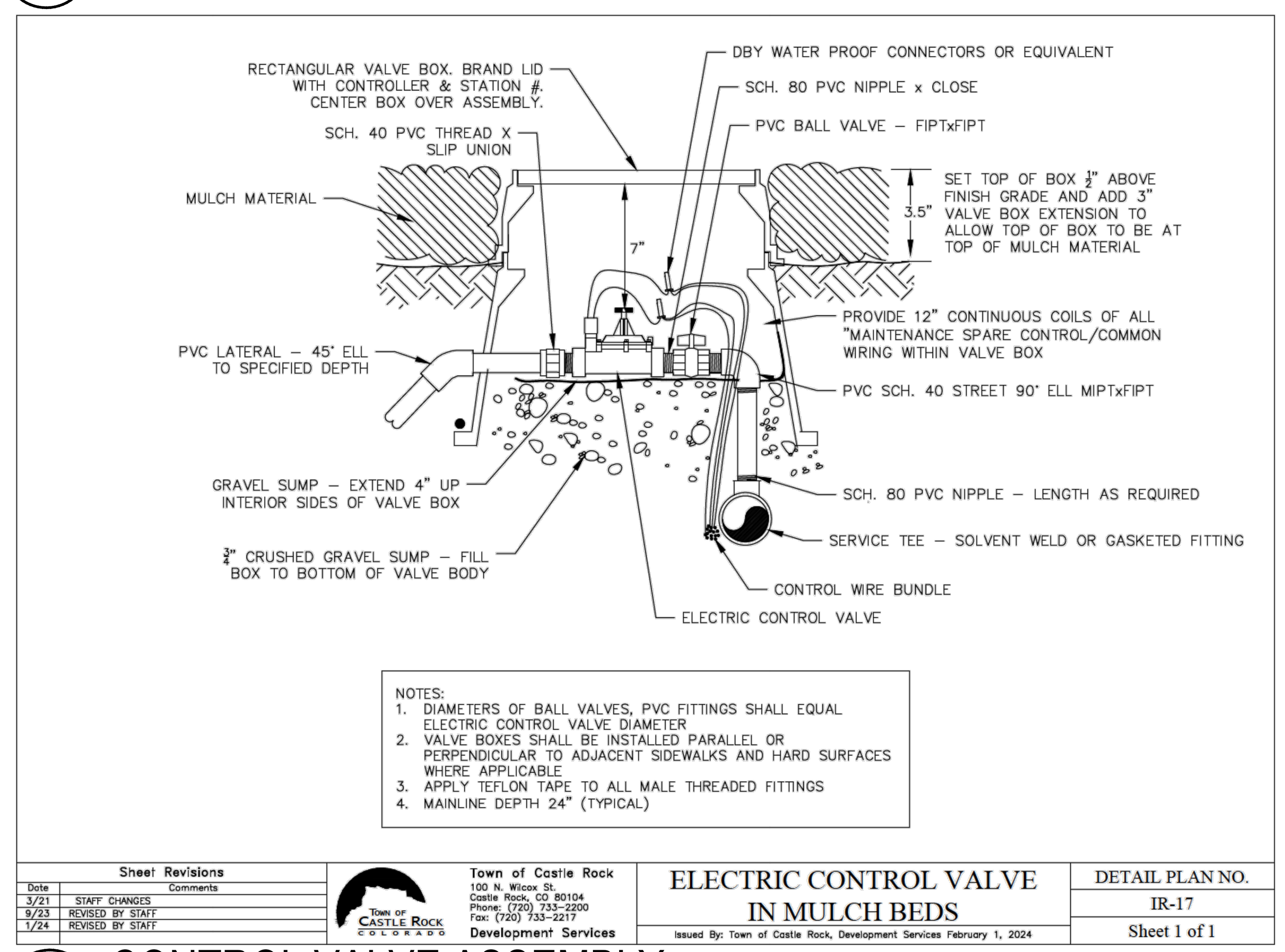
2 GATE VALVE

SCALE: NTS



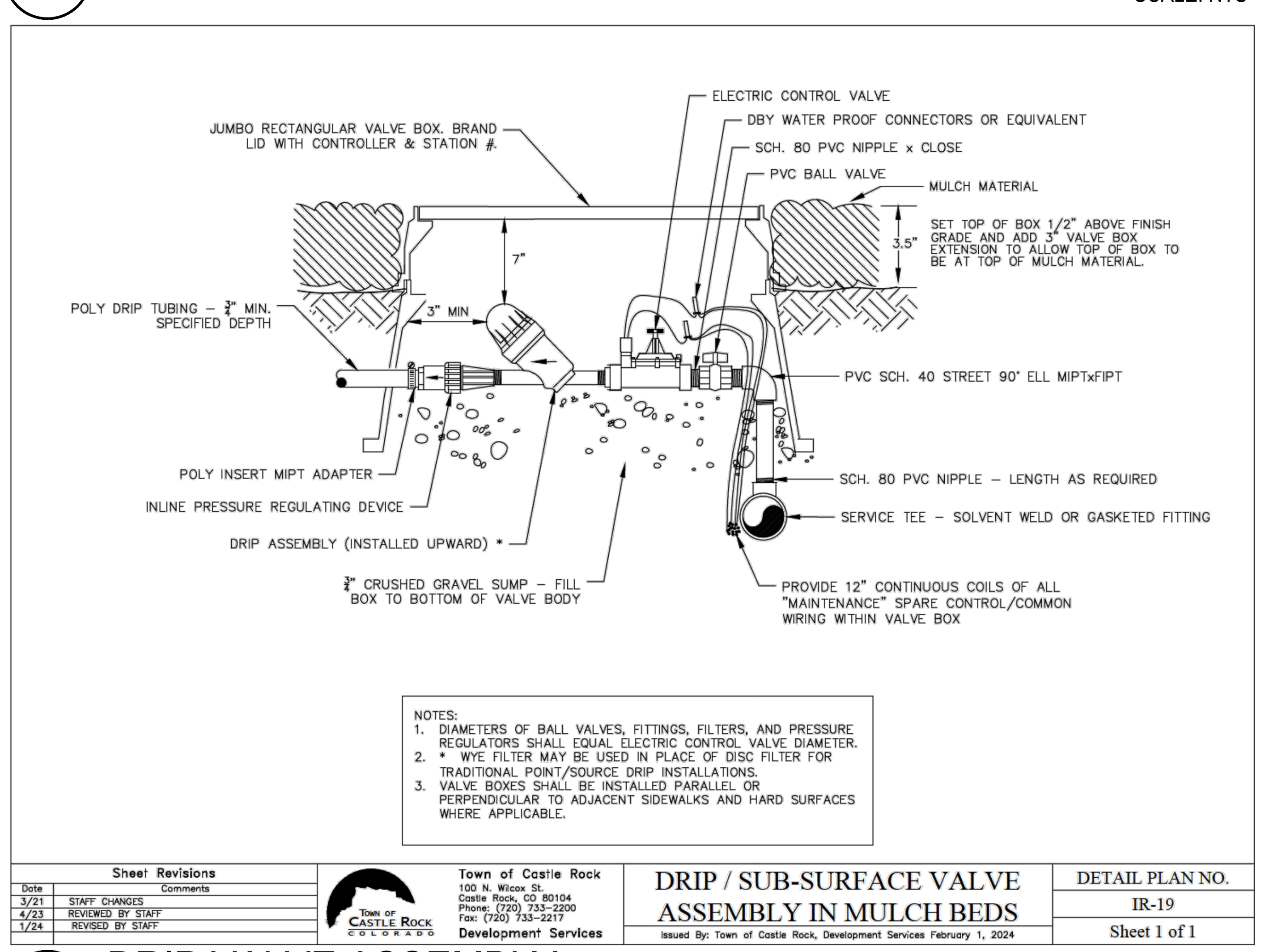
3 QUICK COUPLING VALVE

SCALE: NTS



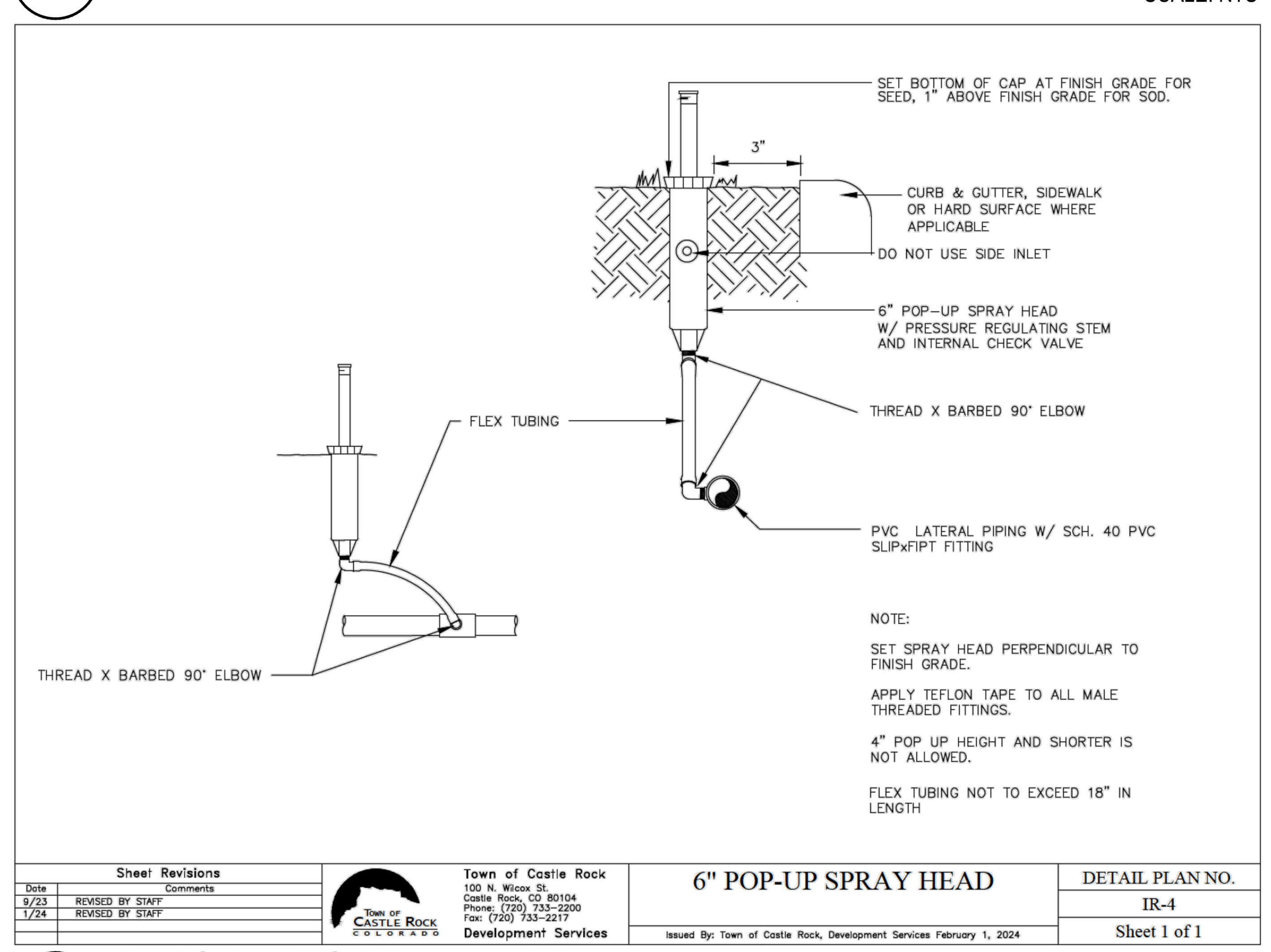
4 CONTROL VALVE ASSEMBLY

SCALE: NTS



5 DRIP VALVE ASSEMBLY

SCALE: NTS



6 6" POP-UP SPRAY HEAD

SCALE: NTS

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ELEVATION: 6222.16

NOTE: HORIZONTAL POSITIONS AND ELEVATIONS WERE BASED UPON DOUGLAS COUNTY CONTROL NETWORK.

2. DATUM/UNIT OF MEASUREMENT
THE HORIZONTAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS COLORADO STATE PLANE CENTRAL ZONE (NAD83) WITH UNITS IN U.S. SURVEY FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

3. PROJECT BENCHMARK
ELEVATIONS ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT 833001, BEING A FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE. ELEV. = 6197.57 US SURVEY FEET NAVD 88.

4. TOPOGRAPHIC CONTOURS
CONTOURS DISPLAYED ARE IN 1.0 FOOT INTERVALS.

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TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

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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.

PATRICK HANNON, PLA 11/25/2025
STATE OF COLORADO LICENSE L.A. #: LA.00001265

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By:
DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 12/16/2025
APPROVED-CD25-0039 PLANS.pdf
Record Document on File
Development Services Date

PROJECT NO.CD25-0039

hollis + miller architects
we design the future
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Kansas City, MO 64108
T 816.442.7700
115 Wilcox Street Suite 210
Castle Rock, CO 80104
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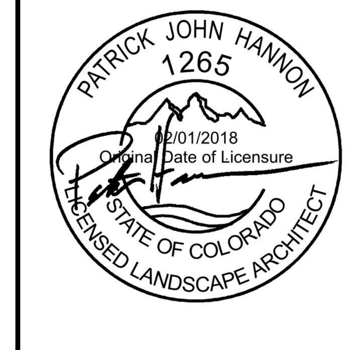
SK Design Group, Inc.
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913.219.1818 phone

Norris Design
Landscape Architect
State Certificate of Authority #
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303.892.1166 phone

DOUGLAS COUNTY HS -CTE RENOVATION
DOUGLAS COUNTY SCHOOL DISTRICT
2693 FRONT STREET
CASTLE ROCK CO 80104
CONSTRUCTION DOCUMENTS

REVISIONS:

#	Description	Date
01	ASI 01	11/25/25



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JOB NO: 25-117
DRAWN BY: KD
CHECKED BY: GB
DATE: 11.25.2025

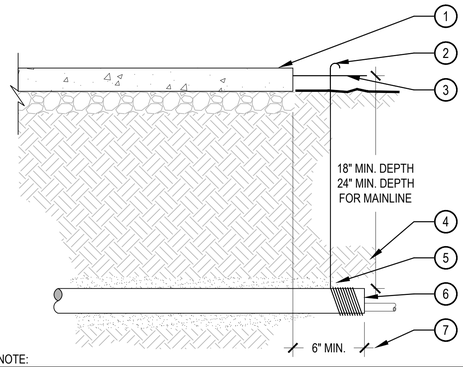
LI-502

SHEET 23 OF 26

IRRIGATION DETAILS

Please consider the environment before printing this.

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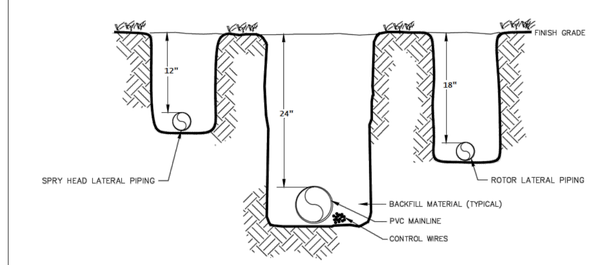


1. PAVING
2. WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE
3. FINISH GRADE / TOP OF DG
4. COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
5. WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS
6. PVC SLEEVE PER SCHEDULE, TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
7. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING

NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

1 PIPE SLEEVE

SCALE: NTS



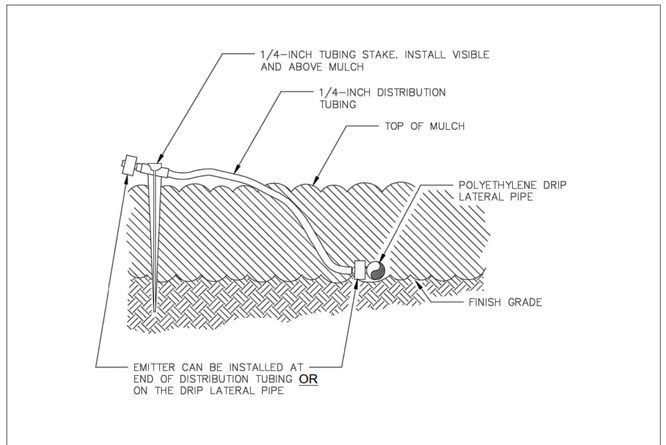
Sheet Revisions		
Date	Comments	
4/23	REVIEWED BY STAFF	
1/24	REVISED BY STAFF	

Town of Castle Rock
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Castle Rock, CO 80104
(303) 660-1300
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Development Services

MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-21
	Sheet 1 of 1

2 IRRIGATION TRENCH

SCALE: NTS



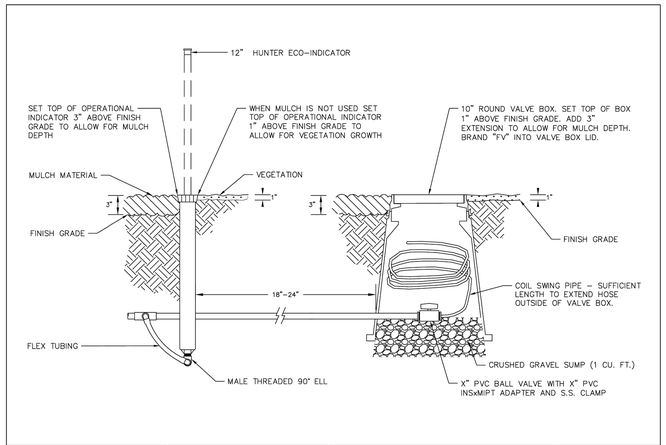
Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	
4/23	REVIEWED BY STAFF	
1/24	REVISED BY STAFF	

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DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-25
	Sheet 1 of 1

3 DRIP EMITTER

SCALE: NTS



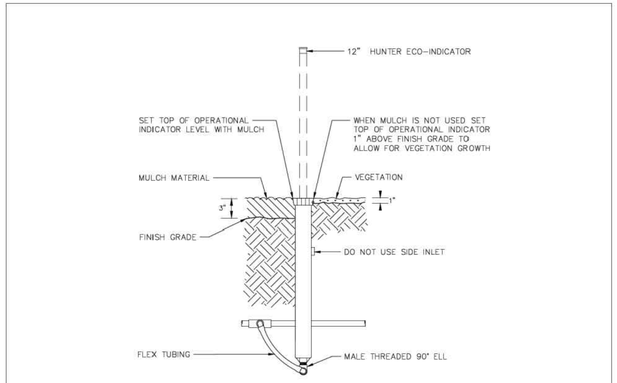
Sheet Revisions		
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3/21	STAFF CHANGES	
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1/24	REVISED BY STAFF	

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NON-RESIDENTIAL FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-32
	Sheet 1 of 1

4 FLUSH VALVE W/ OPERATIONAL INDICATOR

SCALE: NTS



Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	
4/23	STAFF CHANGES	
1/24	REVISED BY STAFF	

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NON-RESIDENTIAL OPERATIONAL INDICATOR	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-34
	Sheet 1 of 1

5 NON-RESIDENTIAL OPERATIONAL INDICATOR

SCALE: NTS

1. BASIS OF HORIZONTAL CONTROL
SURVEY MONUMENTS FOUND BY MERRICK & COMPANY, WERE MEASURED BY GLOBAL POSITIONING SURVEY (GPS) FAST STATIC OBSERVATIONS USING THE FOLLOWING CONTROL MONUMENTS IN UNITS OF U.S. SURVEY FEET:

832000:
FOUND 3-1/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.005015" FLUSH WITH GROUND SURFACE
NORTHING: 1565748.63
EASTING: 3182367.14
ELEVATION: 6197.57

832001:
FOUND 3-1/2" BRASS CAP STAMPED "NGS VERTICAL CONTROL MARK THE DIRECTOR N393 1983" FLUSH IN BEDROCK
NORTHING: 1564261.54
EASTING: 3182302.46
ELEVATION: 6222.16

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CASTLE ROCK CO 80104

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REVISIONS:

#	Description	Date
01	ASI 01	11/25/25

PATRICK JOHN HANNON 1265 — Original Date of Licensure: 10/01/2018 — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT

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JOB NO: 25-117
DRAWN BY: KD
CHECKED BY: GB
DATE: 11.25.2025

LI-503

SHEET 24 OF 26

IRRIGATION DETAILS

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