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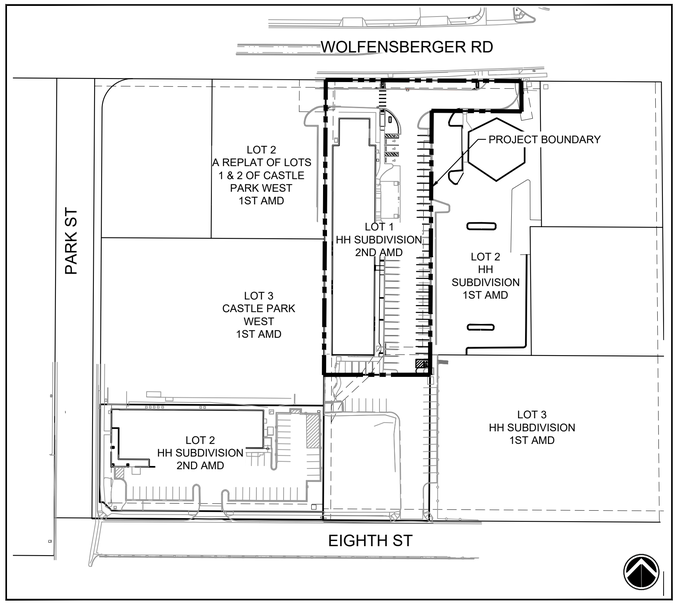
LOT 1, HH SUBDIVISION - 2ND AMENDMENT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

Know what's below. Call before you dig.

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0188G DATED MARCH 2016.
20. BENCHMARK: NGS MONUMENT STAMPED "N 393 1983", APPROXIMATELY 150 FEET EAST OF THE NEAR RAIL AND 51 FEET WEST OF THE CENTER OF COUNTY ROAD 25, HAVING A PUBLISHED NAVD 88 ELEVATION OF 6222.12 US SURVEY FEET.
21. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON GPS OBSERVATIONS REFERENCED TO THE WEST LINE OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT FROM THE NW CORNER OF LOT 1 TO THE NORTH LINE OF LOT 4, CASTLE PARK WEST 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH END WITH A 1" ILLEGIBLE RED PLASTIC CAP 0.25' BELOW THE SURFACE, AND ON THE NORTH END BY A FOUND CHISELED X ON THE SIDEWALK, AS BEARING OF NORTH 00° 21' 47" EAST, A DISTANCE OF 429.91 FEET



VICINITY MAP
SCALE: 1" = 100'

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EXISTING ABUTTING PARCEL
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING PARKING STALL TO REMAIN
- PROPOSED RE-STRIPING OF PARKING STALL
- ADA PEDESTRIAN PATH OF TRAVEL
- PROPOSED CONCRETE SIDEWALK
- EX. CURB & GUTTER TO BE REMOVED 2' SAWCUT OF ASPHALT PAVEMENT AS NECESSARY
- EX. WATER MAIN
- EX. SANITARY SEWER MAIN
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND COMMUNICATIONS LINE
- EX. UNDERGROUND GAS LINE
- EX. STORM LINE
- EX. FIRE HYDRANT
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. ELECTRIC VAULT
- EX. CLEAN OUT
- EX. LIGHT POLE
- EX. GAS METER
- EX. TELEPHONE PEDESTAL
- EX. AIR CONDITIONING UNIT

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, H H SUBDIVISION- SECOND AMENDMENT, RECORDED AT RECEPTION NO. 250502305004 IN OFFICE OF DOUGLAS COUNTY CLERK AND RECORDER, STATE OF COLORADO.

PROJECT TEAM

Applicant:	Ross Friend Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100	Civil:	Nicole Schanel Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100	Electric:	CORE 5496 US-85 Sedalia, CO 80135-0220 (800) 332-9540
Owner/Developer:	Nicole DeVries Wellspring Community 826 Park Street, Suite 200 Castle Rock, CO 80109 (303)660-1935	Landscape Architect:	Thomas Kopf, PLA Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100	Gas:	Black Hills Energy P.O. Box 6006 Rapid City, SD 57709 (888) 890-5554
Owner:	Matt Call DCP Ward LLC 524 S. Tejon St. Colorado Springs, CO 80903 (303)956-5781	Survey:	Alexander Aguilar, PLS 38858 Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100	Roads:	Town of Castle Rock Public Works Department 4175 Castleton Court 2435 Research Pkwy, Suite 300 Castle Rock, CO 80109 (720) 733-2462
Lienholder:	Independent Bank, a Texas state-chartered banking co. 5950 S Willow Dr., Suite 100 Greenwood Village, CO 80111	Architect:	Steve Greco Enlight10 Architecture 201 Milwaukee St. Unit 200 Denver, CO 80206 (303)525-3695	Water/Sewer:	Castle Rock Water 175 Kellogg Court Building 171 Castle Rock, CO 80109 (720) 733-6000

PROFESSIONAL ENGINEER CERTIFICATION

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

NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

1310.004-EX-MAP
X-1310-PR SITE
1310.004-EX-SITE
1310.004-EX-UTIL
X-TITLEBLOCK-1692.001-CDs

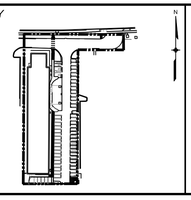
No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1692.001 200 Wolfensberger Road SDP\500 CADD\504 Plan Sets\Construction Plans\Road and Storm\TS01.dwg
CTB FILE: Matrix(black).ctb
PLOT DATE: December 3, 2025 9:50:12 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

TITLE SHEET

CONSTRUCTION DOCUMENTS: LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

		SCALE		DATE ISSUED:	DECEMBER 2025	DRAWING No.
DESIGNED BY:	AAL	HORIZ.	N/A	SHEET	1 OF 17	TS01
DRAWN BY:	AAL	VERT.	N/A			
CHECKED BY:	NMS					

STREET CONSTRUCTION NOTES:

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

SIGNAGE & STRIPING NOTES:

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

FIRE NOTES:

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

STORM DRAINAGE CONSTRUCTION NOTES:

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

LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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

TRACER WIRE INSTALLATION NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
4. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.

TRACER WIRE INSTALLATION NOTES (CONT.):

7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

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

SANITARY SEWER CONSTRUCTION NOTES:

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

WATER LINE CONSTRUCTION NOTES:

1. 1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAILW-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733 2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ONIIN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS: •
    - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
    - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
    - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

PROFESSIONAL ENGINEER CERTIFICATION

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

NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

1310.004-EX-MAP
X-1310-PR SITE
1310.004-EX-SITE
1310.004-EX-UTIL
X-TITLEBLOCK-1692.001-CDs

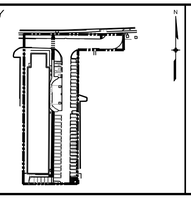
No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

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CTB FILE: Matrix(black).ctb
PLOT DATE: December 3, 2025 9:50:21 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

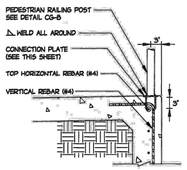
100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

STANDARD NOTES

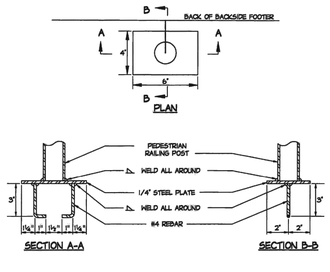
CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AAL	*SCALE*		*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	AAL	*HORIZ.*	N/A	*DRAWING No.*	GN01
CHECKED BY:	NMS	*VERT.*	N/A	*SHEET*	2 OF 17

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



PEDESTRIAN RAILING CONNECTION



CONNECTION PLATE

CONNECTION PLATE WILL NOT BE MEASURED AND PAID FOR SEPARATE BUT SHALL BE INCLUDED IN PEDESTRIAN RAILING.

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

PEDESTRIAN RAILING CONNECTION

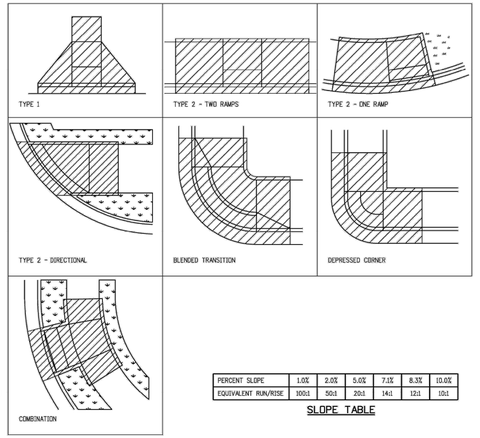
Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-7
Sheet 1 of 1

CURB RAMP GENERAL NOTES:

1. IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
2. ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
3. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
4. IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
5. DETECTABLE WARNINGS SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS;
   1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
   2. PEDESTRIAN REFUGE ISLANDS (6 FEET IN WIDTH OR GREATER);
   3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
   4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
6. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
7. IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
8. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
9. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GRATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
11. CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
12. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
14. FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
15. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
16. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
19. DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. **PREFERRED VALUES** TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
   - **RAMP RUNNING SLOPE 7.5%**
   - **RAMP CROSS SLOPE 1.5%**
   - **TURNING SPACE RUNNING SLOPE 1.5%**
   - **TURNING SPACE CROSS SLOPE 1.5%**
   - **FLARE SLOPE 8.0-9.0%**
20. WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.
21. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
22. PROVIDE TIE BAR REINFORCING BETWEEN INDEPEDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS



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

SLOPE TABLE

GENERAL NOTES & PAY AREAS

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

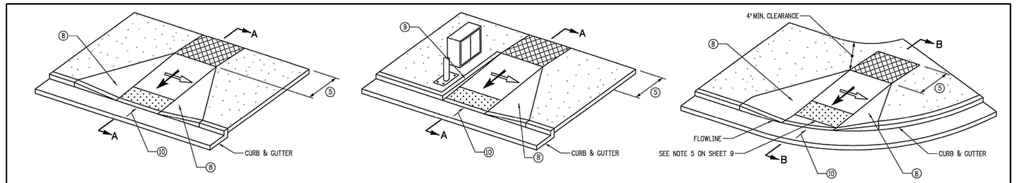
Sheet Revisions	
Date:	Comments

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

CURB RAMPS

Issued by the Project Development Branch: July 31, 2019

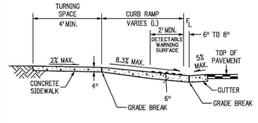
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 1 of 10
Project Sheet Number:



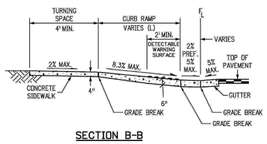
PERPENDICULAR RAMP (TYPICAL)

PERPENDICULAR RAMP (WITH VERTICAL RETURN CURB)

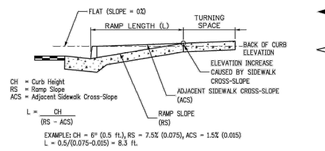
PERPENDICULAR RAMP (DIRECTIONAL)



SECTION A-A

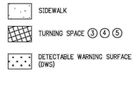


SECTION B-B



EXAMPLE: CH = 6" (0.5 ft.), RS = 7.5% (0.075), ACS = 1.5% (0.015)
L = 0.5/(0.075-0.015) = 8.3 ft.

DETAIL A - RAMP LENGTH



PERPENDICULAR RAMP NOTES

1. RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE - 8.3% MAX.
3. TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
4. RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
5. TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, INCREASE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
6. RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. X 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
7. RAMP LENGTH - PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHASING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
8. RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
9. VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
10. GUTTER COUNTER SLOPE - 5.0% MAX.

TYPE 1 PERPENDICULAR CURB RAMPS

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

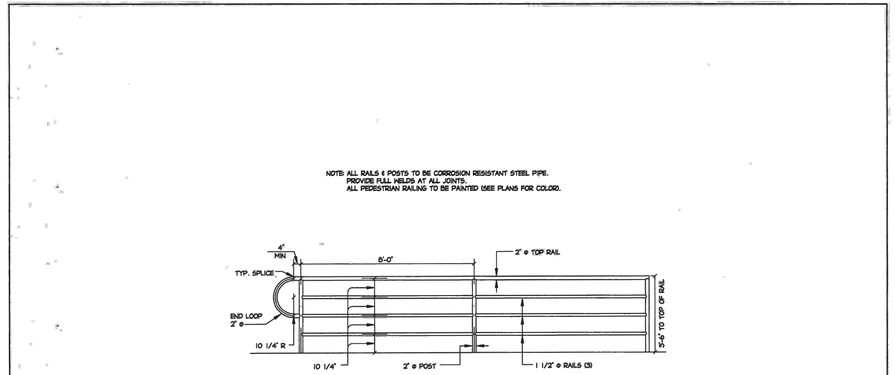
Sheet Revisions	
Date:	Comments

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

CURB RAMPS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 2 of 10
Project Sheet Number:



PEDESTRIAN RAILING (STEEL)

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

PEDESTRIAN RAILING (STEEL)

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

DETAIL PLAN NO.
CG-8
Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

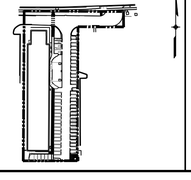
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X-1310-PR SITE
1310.004-EX-SITE
1310.004-EX-UTIL
X-TITLEBLOCK-1692.001-CDs

No.	DATE	DESCRIPTION	BY
		REVISIONS	
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

COMPUTER FILE MANAGEMENT

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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

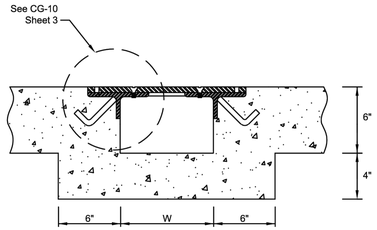
STANDARD DETAILS

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

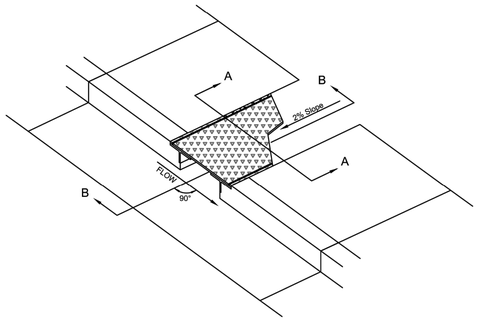
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DESIGNED BY:	AAL			*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	AAL	*HORIZ.*	N/A		
CHECKED BY:	NMS	*VERT.*	N/A	*SHEET*	3 OF 17

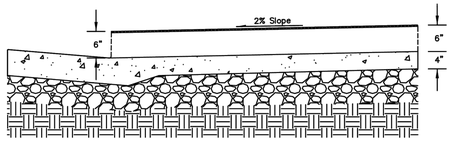
DRAWING No. GN02

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



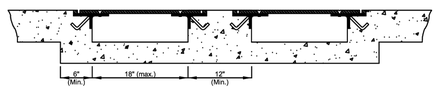
SECTION A-A





Refer to TOCR Detail CG-2 for Curb, Gutters and Attached Sidewalk dimensions

SECTION B-B



MULTIPLE CHASE

Sheet Revisions	
Date	Comments

Town of Castle Rock
COLORADO

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

SIDEWALK CURB CHASE (Vertical Curb Application)

Issued By: Town of Castle Rock, Development Services December 13, 2022

DETAIL PLAN NO.
CG-10
Sheet 2 of 3

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

NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

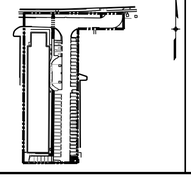
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X-1310-PR SITE
1310.004-EX-SITE
1310.004-EX-UTIL
X-TITLEBLOCK-1692.001-CDs

No.	*DATE*	*DESCRIPTION*	*BY*
		REVISIONS	
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

COMPUTER FILE MANAGEMENT

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SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

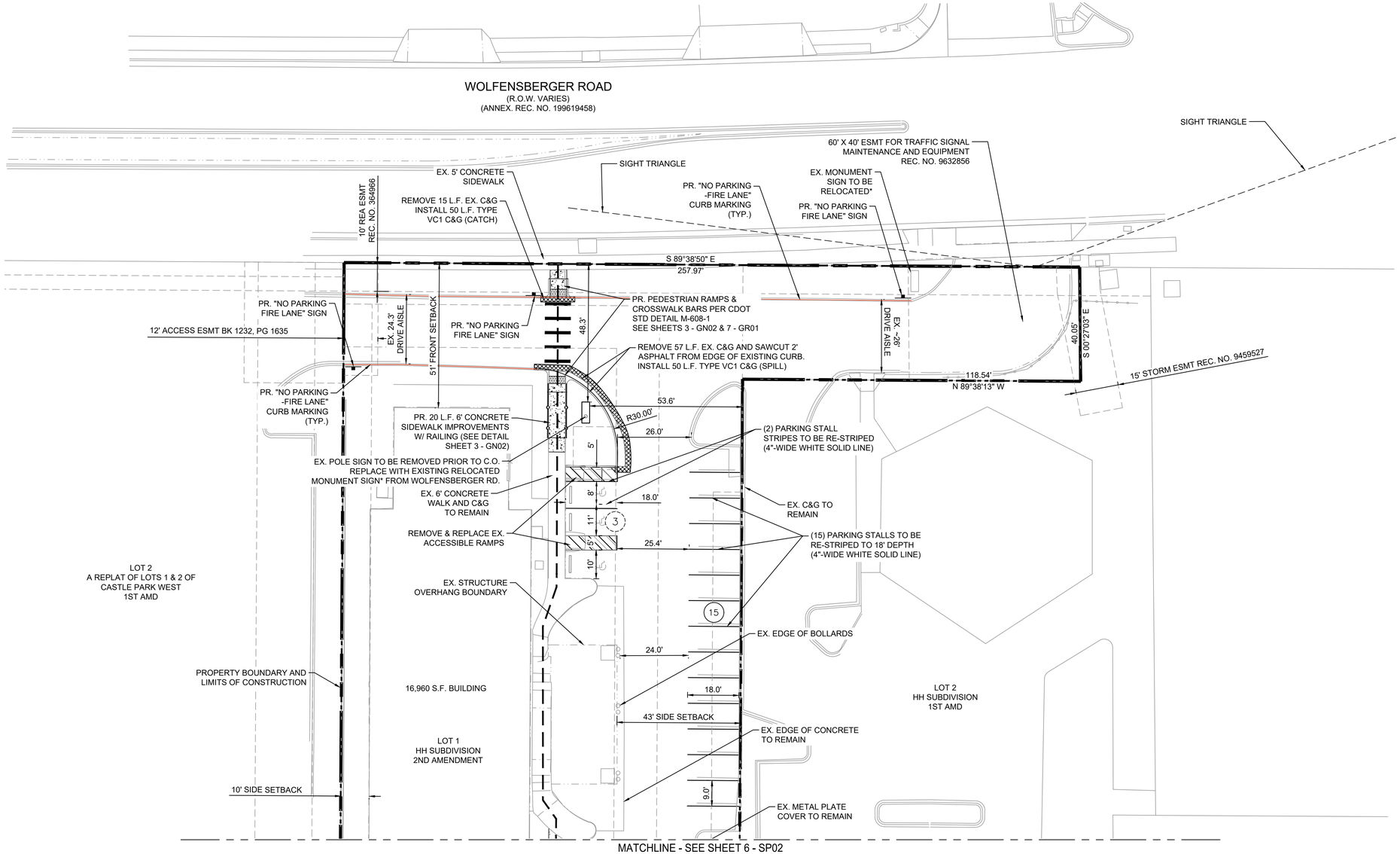
100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

STANDARD DETAILS
CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AAL	*SCALE*		*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	AAL	*HORIZ.*	N/A		*DRAWING No.*
CHECKED BY:	NMS	*VERT.*	N/A	*SHEET*	4 *OF* 17

GN03

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



N

GRAPHIC SCALE

20' 0' 20' 40'

(IN FEET)
1 inch = 20 ft.

SITE LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EXISTING ABUTTING PARCEL
- PROPOSED FIRE LANE MARKING
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING PARKING STALL TO REMAIN
- PROPOSED RE-STRIPING OF PARKING STALL
- ADA PEDESTRIAN PATH OF TRAVEL
- PROPOSED CONCRETE SIDEWALK
- EX. CURB & GUTTER TO BE REMOVED 2' SAWCUT OF ASPHALT PAVEMENT AS NECESSARY

PROFESSIONAL ENGINEER CERTIFICATION

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NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

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X-1310-PR SITE
1310.004-EX-MAP
1310.004-EX-SITE
X-TITLEBLOCK-1692.001-CDs

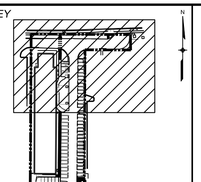
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1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

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SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

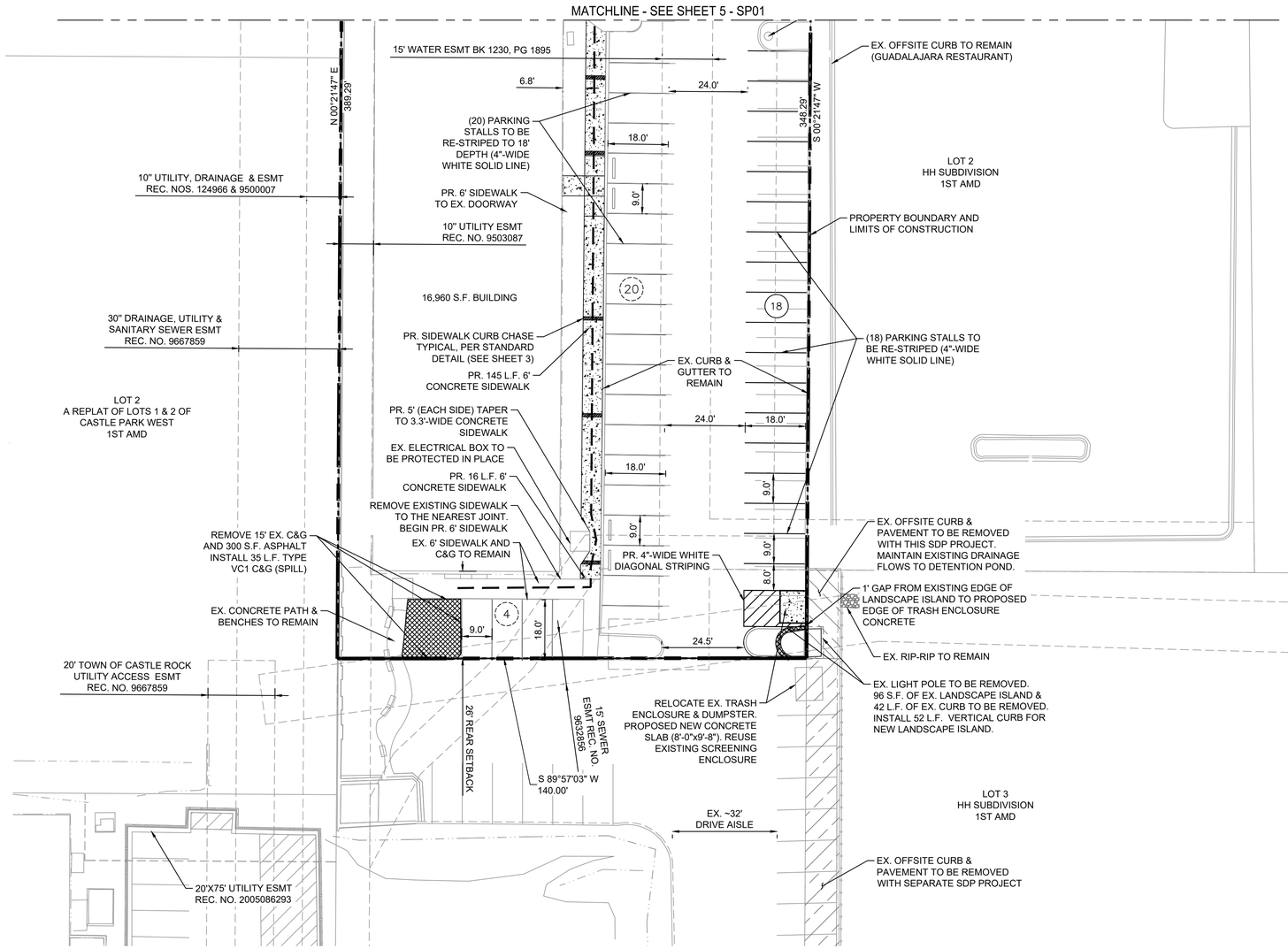
100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

SITE PLAN

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AAL	*SCALE*		*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	AAL	*HORIZ.*	1" = 30'	*DRAWING No.*	
CHECKED BY:	NMS	*VERT.*	N/A	*SHEET*	5 *OF* 17
					SP01

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



N

GRAPHIC SCALE

20' 0' 20' 40'

(IN FEET)
1 inch = 20 ft.

SITE LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EXISTING ABUTTING PARCEL
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING PARKING STALL TO REMAIN
- PROPOSED RE-STRIPING OF PARKING STALL
- ADA PEDESTRIAN PATH OF TRAVEL
- PROPOSED CONCRETE SIDEWALK
- EX. CURB & GUTTER TO BE REMOVED 2' SAWCUT OF ASPHALT PAVEMENT AS NECESSARY

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NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

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X-1310-PR SITE
1310.004-EX-MAP
1310.004-EX-SITE
X-TITLEBLOCK-1692.001-CDs

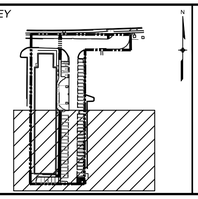
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1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

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SHEET KEY



PREPARED BY:

Matrix
Excellence by Design

PROJECT No. 24.1692.001

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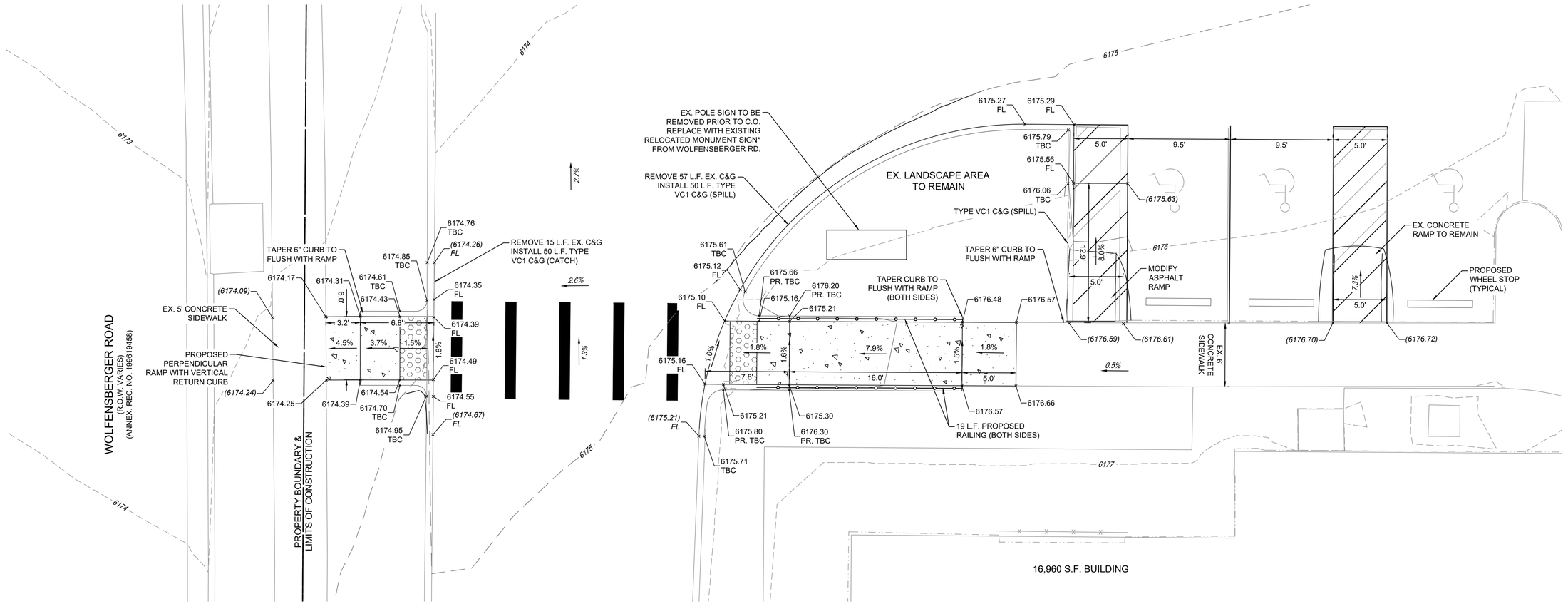
100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

SITE PLAN

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

		SCALE		DATE ISSUED:	DRAWING No.
DESIGNED BY:	AAL	HORIZ.	1" = 30'	DECEMBER 2025	SP02
DRAWN BY:	AAL	VERT.	N/A		
CHECKED BY:	NMS			*SHEET* 6 *OF* 17	

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



LEGEND

- PROPOSED PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- PROPOSED STRIPING
- EXISTING CURB & GUTTER
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING/PROPOSED SPOT ELEVATION
- SLOPE ARROW

N

GRAPHIC SCALE

5' 0' 5' 10'

(IN FEET)
1 inch = 5 ft.

PROFESSIONAL ENGINEER CERTIFICATION
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NICOLE SCHANEL, PE, CO-52434 DATE

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

DEVELOPMENT SERVICES DATE

REFERENCE DRAWINGS

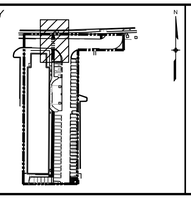
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No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

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SHEET KEY



PREPARED BY: Matrix Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

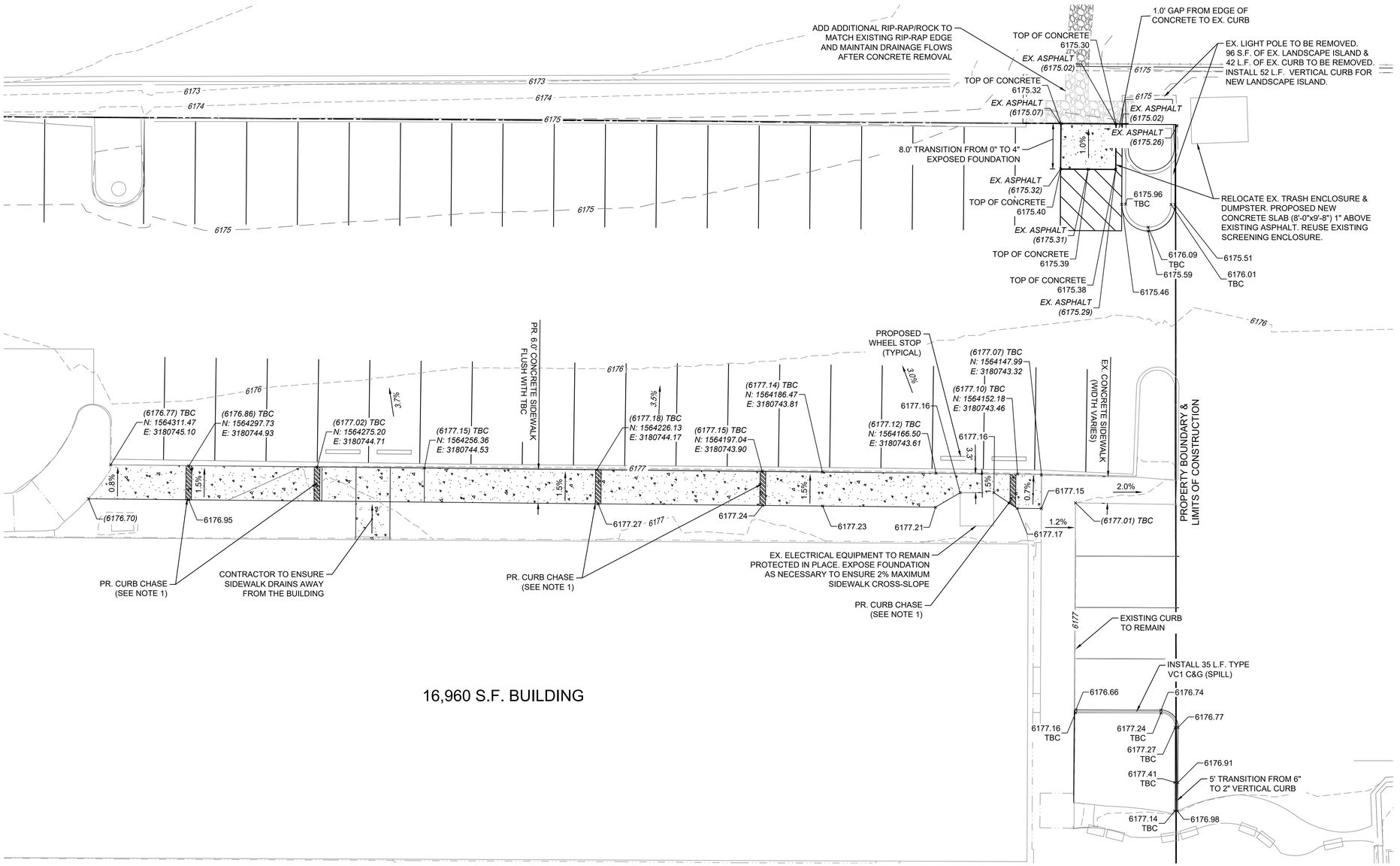
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CASTLE ROCK, COLORADO

DETAILED GRADING PLAN

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AAL	SCALE		DATE ISSUED:	DECEMBER 2025
DRAWN BY:	AAL	HORIZ.	1" = 10'	DRAWING No.	GR01
CHECKED BY:	NMS	VERT.	N/A	SHEET	7 OF 17

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



NOTES:

1. SAWCUT EXISTING 4-½"Ø ROOF DRAIN. INSTALL 6" VERTICAL SIDEWALK CURB CHASE PER TOWN OF CASTLE ROCK STANDARD DETAIL NO. CG-10 (SEE SHEET 3 - GN02)

N

GRAPHIC SCALE

10' 0' 10' 20'

(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPOSED PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- PROPOSED STRIPING
- EXISTING CURB & GUTTER
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONTOURS (4000 / 4001)
- PROPOSED CONTOURS (4000 / 4001)
- (6175.00) 6175.00 EXISTING/PROPOSED SPOT ELEVATION
- X% SLOPE ARROW

PROFESSIONAL ENGINEER CERTIFICATION

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APPROVED BY:

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

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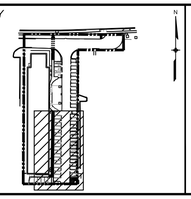
No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

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PLOT DATE: December 3, 2025 4:57:19 PM
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SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

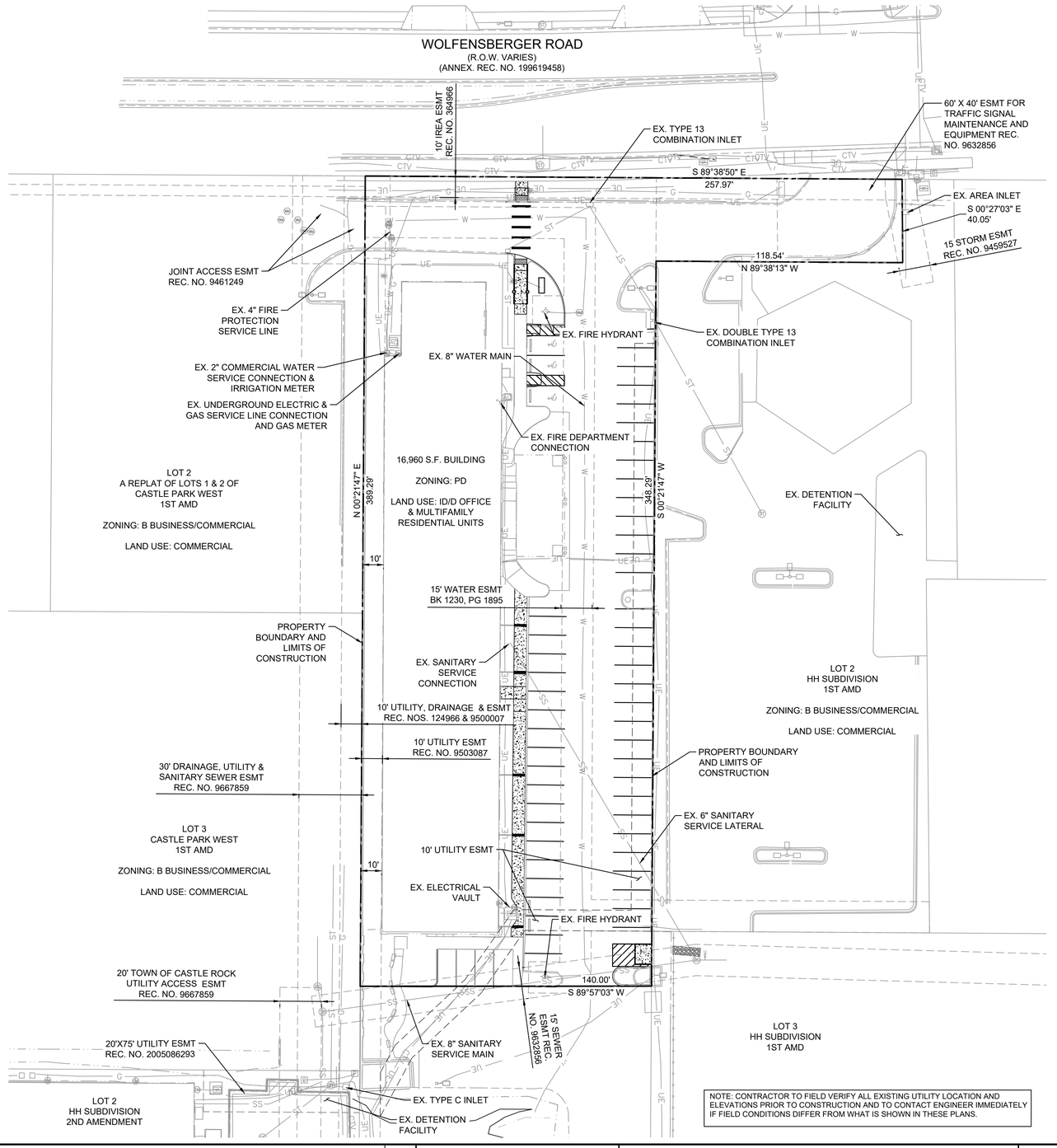
100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

DETAILED GRADING PLAN

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AAL	*SCALE*		*DRAWING No.*	
DRAWN BY:	AAL	*HORIZ.*	1" = 10'	*DATE ISSUED:*	DECEMBER 2025
CHECKED BY:	NMS	*VERT.*	N/A	*SHEET*	8 *OF* 17

GR02



NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION AND TO CONTACT ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN IN THESE PLANS.

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

N

GRAPHIC SCALE

30' 0' 30' 60'

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EX. WATER MAIN
- EX. SANITARY SEWER MAIN
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND COMMUNICATIONS LINE
- EX. UNDERGROUND GAS LINE
- EX. STORM LINE
- EX. FIRE HYDRANT
- EX. SANITARY MANHOLE
- EX. CLEAN OUT
- EX. GAS METER
- EX. AIR CONDITIONING UNIT
- EX. STORM MANHOLE
- EX. ELECTRIC VAULT
- EX. LIGHT POLE
- EX. TELEPHONE PEDESTAL

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE 2 (YELLOW).
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.
7. THE EXISTING METER CAPACITY IS TO BE CALCULATED BASED ON THE REQUIRED DEMAND OF ALL THE TOTAL EXISTING AND PROPOSED WATER SUPPLY FIXTURE UNITS AND ANY OTHER ADDITIONAL USAGE, PROVIDED TO THE TOWN OF CASTLE ROCK AT THE TIME OF BUILDING PERMITTING.

PROFESSIONAL ENGINEER CERTIFICATION

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

NICOLE SCHANEL, PE, CO-52434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

Vicinity Map
X-1310-PR SITE
1310.004-EX-MAP
1310.004-EX-SITE
1310.004-EX-UTIL
X-TITLEBLOCK-1692.001-CDs

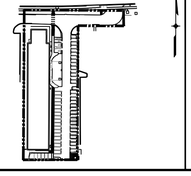
No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1692.001 200 Wolfensberger Road SDP\500 CADD\504 Plan Sets\Construction Plans\Utility Plans\UT01.dwg
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SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

100% CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO

UTILITY PLANS

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AAL	*SCALE*	
DRAWN BY:	AAL	*HORIZ.*	1" = 30'
CHECKED BY:	NMS	*VERT.*	N/A
DATE ISSUED:	DECEMBER 2025	*DRAWING No.*	UT01
SHEET	9 *OF* 17		

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

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

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

EXISTING VEGETATION NOTES

1. EXISTING TREES TO BE EVALUATED FOR HEALTH, PRUNING AND IMPACT TO HISTORIC VIEW CORRIDORS
2. PLANT MATERIAL TO BE REMOVED IF THE SPECIES IS UNDESIRABLE IE: NOXIOUS WEED OR AN INVASIVE SHRUB OR TREE.
3. ALL VEGETATION DESIGNATED TO REMAIN SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING IS TO BE INSTALLED PRIOR TO GRADING ON THE PROPERTY. A 4' ORANGE CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.

SOIL AMENDMENT NOTES

1. CONTRACTOR TO APPLY TO ALL AREAS 4 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
2. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
14. SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
19. SHRUBS WITHIN NATIVE SEED AREA IS TO BE PLANTED PER TOWN OF CASTLE ROCK SHRUB PLANTING DETAIL

TREE AND SHRUB PLANTING NOTES

03/21/24

1. ALL TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
4. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

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

LANDSCAPE ARCHITECT CERTIFICATE

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

THOMAS KOPF, PLA, CO-434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

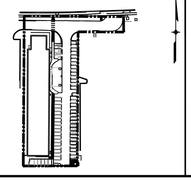
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1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

COMPUTER FILE MANAGEMENT

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SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LANDSCAPE NOTES

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AL	*SCALE*		*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	RF	*HORIZ.*	N/A		*DRAWING No.*
CHECKED BY:	NS	*VERT.*	N/A	*SHEET* 10 *OF* 17	LD01

TOWN OF CASTLE ROCK GENERAL NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.5.1.2 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. TURF AREAS TO BE WATERED WITH OVERHEAD SPRAYS, ROTORS OR SUBSURFACE DRIP, PERENNIAL BEDS TO BE WATERED WITH DRIPLINE OR POINT SOURCE DRIP[EMITTERS, TREES WATERED WITH BUBBLERS.
9. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
11. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
12. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
13. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2.1.2 AND 4.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
14. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
16. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
17. TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED TO PROVIDE CLEARANCE FOR VEHICULAR SIGHT DISTANCE. TREES SHALL BE LIMBED & MAINTAINED SO THAT NO BRANCHES FALL BELOW THE HEIGHT OF 8 FEET MEASURED FROM THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.8-2.
18. NO VEGETATION SHALL BE ALLOWED WITHIN INTERSECTION SAFETY TRIANGLES THAT EXCEED 2.5 FEET HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 9.2.1.1.a.iv.
19. IRRIGATION IS TO BE DESIGN-BUILD PLEASE SEE SECTIONS 3.1.2.2.2 AND 4.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
20. MINIMUM TREE PLANTING WIDTH IS 6 FEET. LARGE CANOPY DECIDUOUS TREE PLANTED IN AREAS LESS THAN 8 FEET IN WIDTH ARE REQUIRED TO USE CU STRUCTURAL SOIL. LARGE DECIDUOUS CANOPY TREES PLANTED IN AREAS. LESS THAN 8 FEET IN WIDTH ARE REQUIRED TO BE PLANTED WITH A MINIMUM CALIPER OF 3".

PLANT SCHEDULE

DECIDUOUS SHADE TREES	HYDROZONE	**LOW**	QUANTITY	**10**
CELTIS OCCIDENTALIS/COMMON HACKBERRY				**4**
GLEDITSIA TRIACANTHIS INERMIS 'SHADEMASTER'/SHADEMASTER HONEY LOCUST				**2**
GLEDITSIA TRIACANTHIS INERMIS/THORNLESS HONEY LOCUST (EXISTING)				**2**
DECIDUOUS TREE (EXISTING)				**2**

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

EVERGREEN TREES	HYDROZONE	**LOW**	QUANTITY	**17**
PINUS EDULIS/PINON PINE (EXISTING)				**1**
JUNIPERUS SCOPULORUM/ROCKY MOUNTAIN JUNIPER (EXISTING)				**15**
PICEA PUNGENS GLAUCA 'BLUE COLORADO'/COLORADO BLUE SPRUCE (EXISTING)				**1**

EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

DECIDUOUS SHRUBS	HYDROZONE	**LOW**	QUANTITY	**16**
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'/BLUE MIST BLUEBEARD				**3**
SPIREA NIPPONICA 'SNOWMOUND'/SNOWMOUND SPIREA				**8**
DECIDUOUS SHRUB (EXISTING)				**5**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS	HYDROZONE	**LOW**	QUANTITY	**34**
JUNIPERUS CHINENSIS 'ARMSTRONGII'/ ARMSTRONG JUNIPER				**4**
JUNIPERUS VIRGINIANA 'GREY OWL'/GREY OWL JUNIPER				**17**
JUNIPERUS X MEDIA 'SEA GREEN'/SEA GREEN JUNIPER				**9**
MAHONIA AQUIFOLIUM 'COMPACTA'/COMPACT OREGON GRAPE				**3**
JUNIPERUS CHINENSIS 'ARMSTRONGII'/ARMSTRONG JUNIPER (EXISTING)				**1**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES/PERENNIALS	HYDROZONE	**LOW**	QUANTITY	**29**
CALAMAGROSTIS X ACUTIFLORA ' KARL FOERSTER'/KARL FOERSTER FEATHER REED GRASS (EXISTING)				**11**
FESTUCA OVINA GLAUCA/BLUE SHEEP FESCUE (EXISTING)				**12**
ACHILLEA MILLEFOLIUM/PAPRIKA COMMON YARROW (EXISTING)				**6**

ORNAMENTAL GRASSES/PERENNIALS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

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

TOCR - MIXED-USE SITE INVENTORY

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
59,166	5916.6	9780	0	20 (IN)	22 (17 Existing)	40	59 (31 Existing)	4 cu. Yds. (For New Planting Areas)
Turf Grass Square Footage (SF)	**Landscape Coverage at Maturity (SF)**	**Existing Landscape (If Applicable)**	**Landscape Coverage Percentage (75% minimum)**	**Nonliving Ornamental Area in Landscape (SF)**	**Nonliving Ornamental Percentage (25% maximum)**	**Number of Large Canopy Deciduous Shade Tree**	**Percentage (50% Large Canopy Deciduous Shade Tree)**	**Separate Irrigation Service Connections**
0 SF	1282	9780	4437.45	1479	1479.15	6	10	Yes ____ No __X__

PARKING LOTS*

Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
19,336	1933.6	1934	0	4	5 (2 Existing) (PI)	8	8 (8 Existing)

PARKING LOT ISLANDS ****

Number of Parking Spaces	Number of landscaped islands/peninsulas Required (1 island per 15 spaces)		Number of Landscaped islands/peninsulas provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
62	4		6	4	5 (2 Existing) (PI)	16	20 (4 Existing)

* PARKING LOT LANDSCAPING CAN COUNT TOWARDS OVERALL SITE LANDSCAPE REQUIREMENTS.
** PARKING LOT LANDSCAPING OUTSIDE OF LANDSCAPED ISLANDS/ PENINSULA SHOULD BE LOCATED WITHIN 3 FEET OF THE PARKING LOT PERIMETER
*** EVERGREENS ARE NOT PERMITTED IN LANDSCAPED ISLANDS OR PENINSULAS
**** PARKING LOT PENINSULA/ISLANDS CRITERIA FOR LOTS OVER 40 SPACES CAN BE FOUND IN SECTION 7.2.1.2(2)(C) OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL.

TOCR - STREETSCAPE REQUIREMENTS

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
WOLFENSBERGER ROAD	213	5	3 (ST)	2 (ST)	20	20 (4 Existing)

*STREETSCAPE REQUIREMENTS CANNOT BE COUNTED TOWARDS GROSS SITE REQUIREMENTS

LANDSCAPE ARCHITECT CERTIFICATE

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THOMAS KOPF, PLA, CO-434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

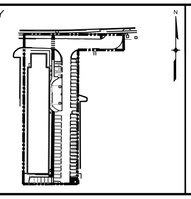
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No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT
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SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

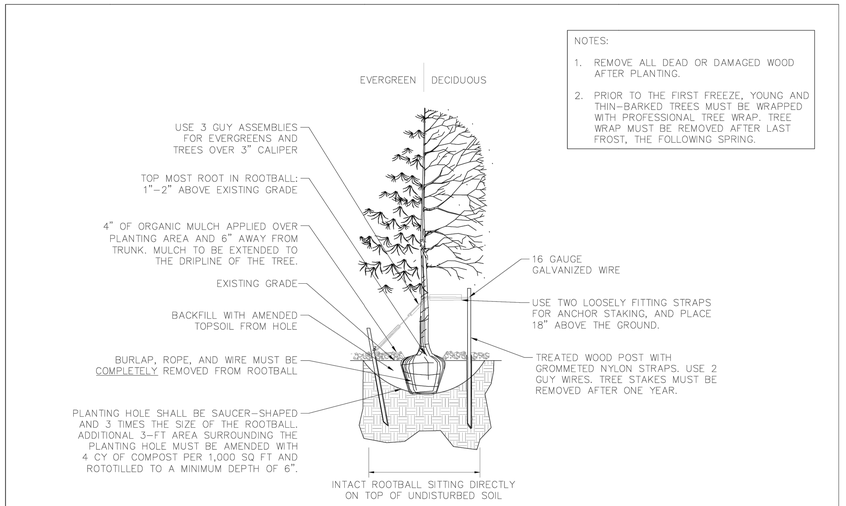
LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LANDSCAPE NOTES

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AL	*SCALE*	*DATE ISSUED:*	DECEMBER 2025	*DRAWING No.*
DRAWN BY:	RF	*HORIZ.* N/A			LD02
CHECKED BY:	NS	*VERT.* N/A	*SHEET*	11 *OF* 17	

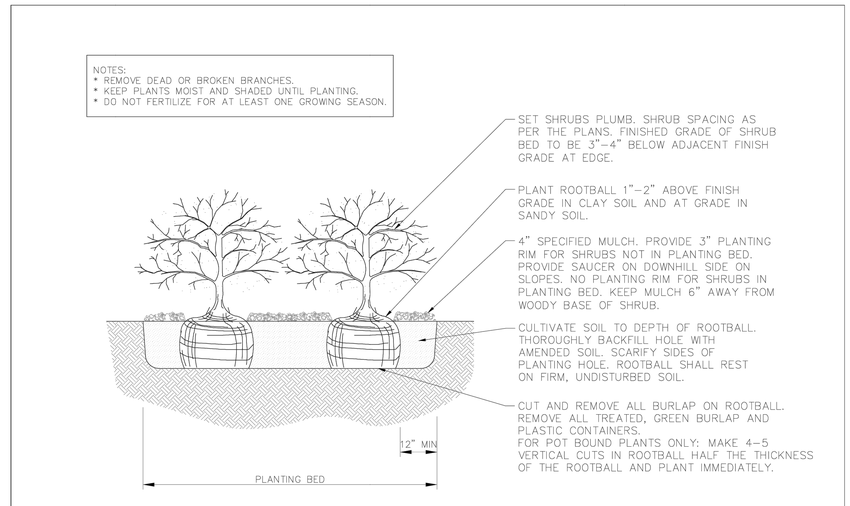


Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TREE PLANTING	DETAIL PLAN NO.
Date	Comments				LS-1
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 2

1 TREE PLANTING DETAIL

MS-PR-WEL-10

NTS

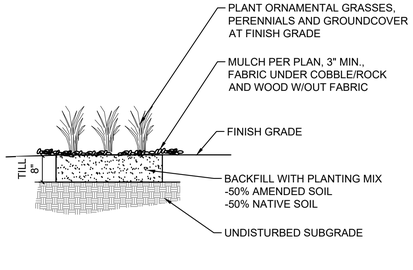


Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	SHRUB PLANTING	DETAIL PLAN NO.
Date	Comments				LS-3
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

2 SHRUB PLANTING DETAIL

MS-PR-WEL-14

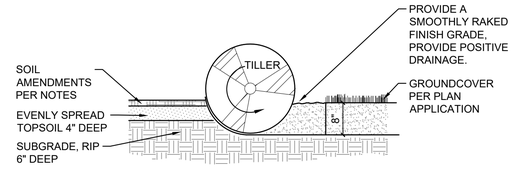
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3 GRASSES AND PERENNIALS

NTS

MS-STD-LS-04



NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 2" DIA. SHOULD BE REMOVED.

4 SOIL PREP FOR ALL AREAS

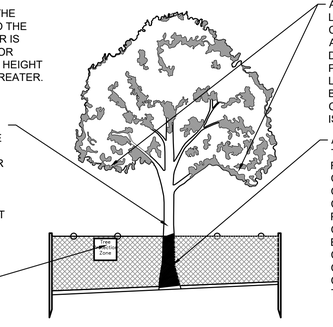
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MS-STD-LS-05

TREE PROTECTION ZONE
THE AREA INSIDE A PERIMETER ESTABLISHED AT THE CRITICAL ROOT ZONE (CRZ). THE CRZ IS EQUAL TO THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO ONE FOOT RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), OR WHICHEVER IS GREATER.

AREA 1
DENOTES PERIMETER OF TREE PROTECTION ZONE (TPZ)
TREE PROTECTION ZONE MUST BE IN PLACE PRIOR TO COMMENCEMENT OF WORK. DIGGING, GRUBBING, EXCAVATING, TRENCHING, CHANGING OF GRADE, OR OTHER ACTIONS THAT MAY POTENTIALLY IMPACT THE ROOTING ENVIRONMENT IS STRICTLY PROHIBITED

TREE PROTECTION ZONE SIGNS SHALL BE POSTED AND SHALL REMAIN IN PLACE SO LONG AS TREE PROTECTION FENCING IS IN PLACE.



AREA 2
LOWER CANOPY PROTECTION
CONTACT THE LANDSCAPE ARCHITECT IF POTENTIAL FOR DAMAGE EXISTS AND/OR IF PRUNING, INCLUDING BUT NOT LIMITED TO CLEARANCE FOR BUILDING(S) AND/OR CONSTRUCTION SCAFFOLDING, IS NEEDED.

AREA 3
TRUNK PROTECTION
REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS OF TRUNK.
CONSTRUCTION INSIDE CRZ IS ONLY PERMITTED WHEN EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE, AND NO SOIL COMPACTION TAKES PLACE. IF ANY OF THIS WORK NEEDS TO COMMENCE WITHIN CRZ CONTACT THE LANDSCAPE ARCHITECT.

NOTES:
1. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES, APPROVED BY LANDSCAPE ARCHITECT, AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION. ONCE APPROVED, THE TREE PROTECTION ZONE SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT.
2. NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION ZONE.
3. WHILE TREE PROTECTION FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 50-DEGREES F. TREES SHALL BE WATERED AT THE RATE OF 10 GALLONS PER INCH CALIPER.
4. MINIMUM TREE PROTECTION ZONE, AREA 1 FENCING SHALL BE "ORANGE PLASTIC SAFETY FENCING," MIN. 48" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
   - HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
   - CHAIN LINK FENCING MAY BE ALLOWED WHERE HEAVY CONSTRUCTION ACTIVITY IS ADJACENT TO EXISTING TREES.
   - "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE DURING THE ENTIRE COMMENCEMENT OF CONSTRUCTION.

5 EXISTING TREE PROTECTION

NTS

MS-STD-LS-11

LANDSCAPE ARCHITECT CERTIFICATE

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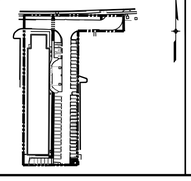
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PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

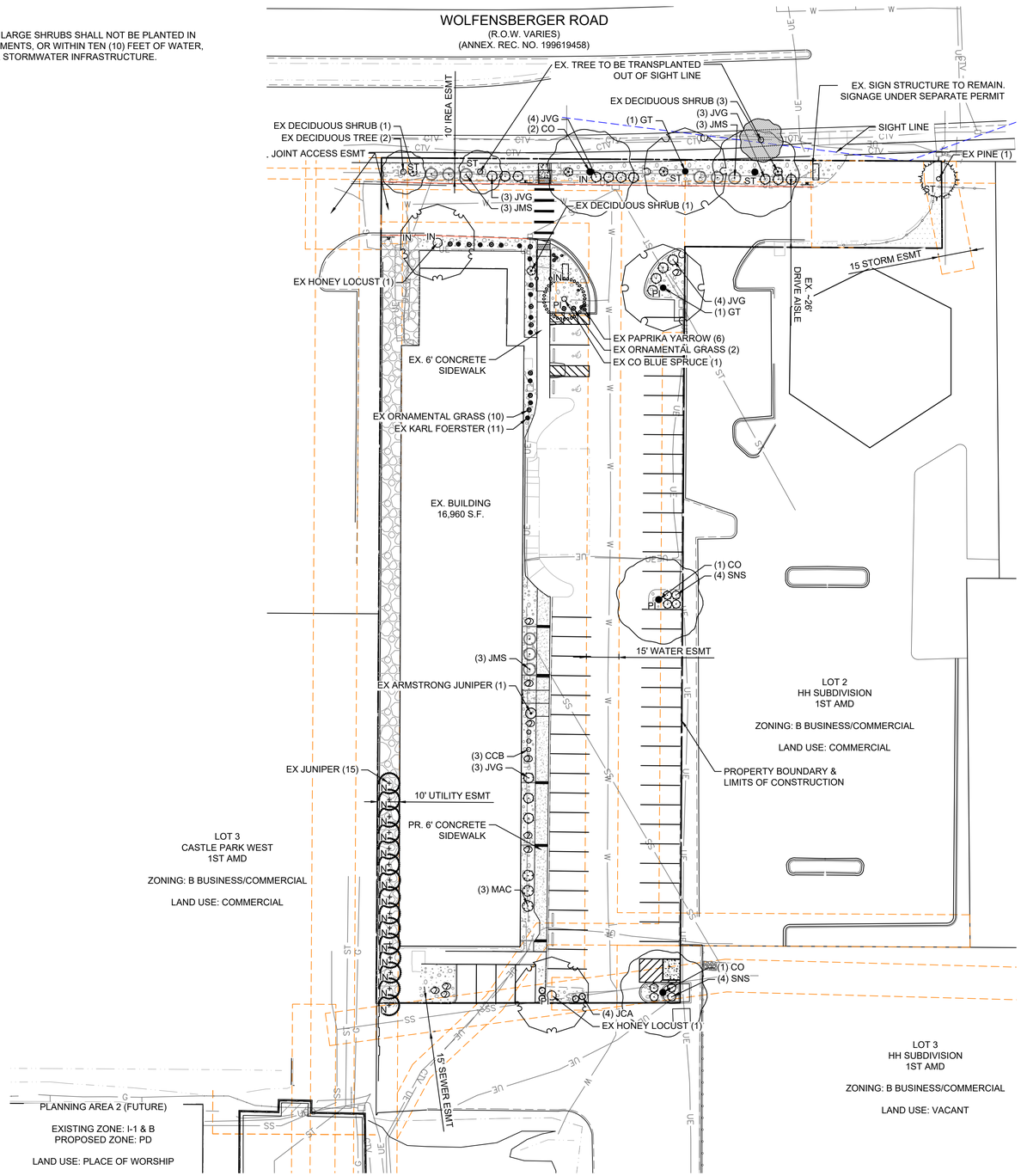
LANDSCAPE DETAILS

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

		SCALE			
DESIGNED BY:	AL			*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	RF	*HORIZ.*	N/A		
CHECKED BY:	NS	*VERT.*	N/A	*SHEET*	12 *OF* 17

DRAWING No. LD03

NOTE: TREES AND LARGE SHRUBS SHALL NOT BE PLANTED IN WET UTILITY EASEMENTS, OR WITHIN TEN (10) FEET OF WATER, WASTEWATER, OR STORMWATER INFRASTRUCTURE.



LEGEND

- EXISTING SEED — TO REMAIN
- EXISTING 3/4" ROCK — TYPE: TO MATCH EXISTING, REPLACE AS NEEDED; DEPTH: 3"; OR APPROVED EQUAL
- EXISTING 1 1/2" ROCK — TYPE: TO MATCH EXISTING, REPLACE AS NEEDED; DEPTH: 3"; OR APPROVED EQUAL
- 3/4" ROCK — TYPE: TO MATCH EXISTING, DEPTH: 3"; OR APPROVED EQUAL
- EXISTING EASEMENT
- SIGHT LINE

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

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REFERENCE DRAWINGS

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1310.004-EX-MAP
1310.004-EX-SITE
X-1310-PR SITE
X-EX-LANDSCAPE
X-PR-LANDSCAPE
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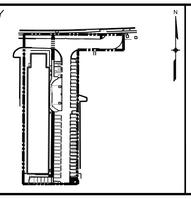
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REVISIONS

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PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LANDSCAPE PLAN

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AL	*SCALE*		*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	RF	*HORIZ.*	1" = 30'		
CHECKED BY:	NS	*VERT.*	N/A	*SHEET*	13 *OF* 17

DRAWING No. LS01

Irrigation System Hydraulic Worksheet

Project Name:	200 WOLFENSBERGER ROAD						**Date:**	October 24, 2025	
Project Location:	200 WOLFENSBERGER ROAD								
Prepared by:	MATRIX DESIGN GROUP					**Current TOCR Registration #**			
Tap Size	2.00	" Existing combined meter			**Source of Pressure**				
Static Water Pressure:	65	psi							
Hydraulic Grade At Zone:	UNKNOWN				**Company**	CASTLE ROCK WATER			
	Ft. of Copper		Pipe Size (")		K Copper	Friction Loss (from chart)		Flow-GPM	Loss/Gain
Service Line (tap to meter):	20	LF	2.00		K Copper	5.18	/100 FT	1	1.04
Water Meter:			2.00					1	0.00
Service Line (meter to backflow):	20	LF	2.00		K Copper	5.18	/100 FT	1	1.04
Backflow:			1.00			12.5		1	12.50
Master Valve:			1			0.2		1	0.20
Pressure Required at Head:									15
Lateral Allowance:									0.01
Control Valve Allowance:									-1.79
Mainline Allowances:									
Length of Mainline	Pipe Material	Size		Gals.					
	LF CL200BE		"@	1	GPM	1.00	/100 FT		0.00
	LF CL200BE		"@	1	GPM-Looped	1.00	/100 FT		0.00
Elevation:									
	Tap elevation	5				High/Low:			-2.17
Green shading indicates required information you must provide									
Total System requirements (PSI)									***25.83***
Available System Pressure (PSI)									***65.00***

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # IRRIGATION ***is*** 3,260 ***sq. ft.***

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)	Inches/Month (peak not to exceed 6" per month or 1.5" per week)	Run Time (minutes per month	Run Time (minutes per day)	Water Usage (gallons per month)
1	Low	Shrubs	Drip	1 GPH	0.22	1	2	545	55	545
2	Low	Shrubs	Drip	1 GPH	0.22	1	2	545	55	545
3	Low	Trees	Drip	1GPH	0.22	2	2	545	55	1,091
Total								1,636	164	2,182
								Min/month	**Min/cycle**	**Gallons/month**

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Drip	Shrub Bed	2"	VL	50%	3260	2	9780	0.666666667
						Total of the CLWUR		0.666666667

IRRIGATION EQUIPMENT NOTES

1. 65 PSI IS ASSUMED, CONTRACTOR TO VERIFY ON SITE AND NOTIFY THE OWNER OR OWNERS REPRESENTATIVE OF ACTUAL PRESSURE ON SITE.
2. ALL IRRIGATION EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENERAL IRRIGATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
8. ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
9. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR, UNLESS SPECIFIED TO BE LOCATED INSIDE AT WHICH POINT WILL BE PROVIDED BY THE GENERAL CONTRACTOR OR PLUMBER.
10. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
11. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS OR PROVIDE BLOWOUT ASSEMBLY.
12. ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
13. IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
16. DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
17. LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
18. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL.
19. IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
20. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, PER DETAIL
21. ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
22. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
23. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, TORO, OR NETAFIM
24. ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
25. UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
26. ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING.
27. CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
28. ALL LATERAL LINE SIZING SHALL REFER TO PIPE SCHEDULE ON THIS PLAN.
29. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S., AND TOWN OF CASTLE ROCK REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
30. TOWN'S IRRIGATION MAINLINE AND WIRES ALONG PARK ST. SHALL BE PROTECTED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIR DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH IAN HAMILTON FOR FLAGGING THE MAINLINE LOCATIONS. IAN HAMILTON: 303-801-8754, IHAMILTON@CRGOV.COM

TOWN OF CASTLE ROCK GENERAL IRRIGATION NOTES

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

TOWN OF CASTLE ROCK GENERAL NOTES:

1. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
2. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
3. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
4. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
5. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
6. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
7. TOWN'S IRRIGATION MAINLINE AND WIRES ALONG WILCOX SHALL BE PROTECTED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIR DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH IAN HAMILTON FOR FLAGGING THE MAINLINE LOCATIONS. IAN HAMILTON: 303-801-8754, IHAMILTON@CRGOV.COM

TOWN OF CASTLE ROCK IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRECONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE AND AUGUST. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
8. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
9. 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
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.

IRRIGATION NOTES (EXISTING SYSTEM)

1. CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION SYSTEM COMPONENTS AND LOCATIONS PRIOR TO STARTING CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
3. IRRIGATION TO BE DESIGN BUILD, EXPANDING THE EXISTING IRRIGATION SYSTEM IN PLACE TO WATER NEW LANDSCAPE MATERIALS.
4. TYPE, MANUFACTURER, AND SPECIFICATIONS OF NEW IRRIGATION COMPONENTS TO MATCH EXISTING IRRIGATION FOUND ON SITE.
5. CONTRACTOR TO VERIFY EXISTING SYSTEM HAS A FUNCTIONING BACK FLOW PREVENTER THAT MEETS ALL LOCAL REQUIREMENTS
6. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS, AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, TORO, OR NETAFIM.
7. CONTRACTOR TO SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES. SLEEVES, WATER METER, BACK FLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.ALL HEADS TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING AND WALK-WAYS.
9. FLOW AND RAIN SENSORS TO BE INSTALLED IF NEEDED AND CONTROLLER IS COMPATIBLE
10. IRRIGATION MAINLINE TO BE BURIED MINIMUM 24" DEPTH AND LATERALS TO BE BURIED MINIMUM 12" DEPTH.
11. SLEEVING TO BE SCHEDULE 40 PVC INSTALLED AT TWICE THE SIZE OF THE MAINLINE AND/ OR LATERALS.
12. TREES AND SHRUBS TO BE IRRIGATED VIA BURIED DRIP LINE WITH EMITTERS. PROVIDE 2 EMITTERS PER SHRUB/ GRASS AND 4 EMITTERS PER TREE. UNLESS TREES ARE LOCATED WITHIN SOD AREA.
13. CONTRACTOR TO REPLACE CONTROLLER AS SPECIFIED AND FIELD VERIFY NUMBER OF STATION REQUIRED.

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

LANDSCAPE ARCHITECT CERTIFICATE

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

THOMAS KOPF, PLA, CO-434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

X-TITLEBLOCK-1692.001-CDs

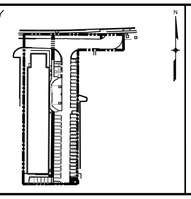
No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1692.001 200 Wolfensberger Road SDP\500 CADD\504 Plan Sets\Construction Plans\Landscape Plans\ID01.dwg
CTB FILE: Matrix(black).ctb
PLOT DATE: December 3, 2025 9:53:24 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

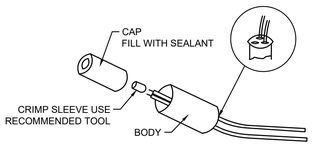
LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

IRRIGATION NOTES

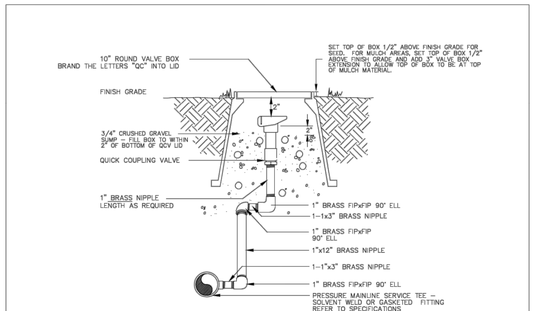
CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AL	*SCALE*		*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	RF	*HORIZ.*	N/A	*DRAWING No.*	ID01
CHECKED BY:	NS	*VERT.*	N/A	*SHEET*	14 *OF* 17

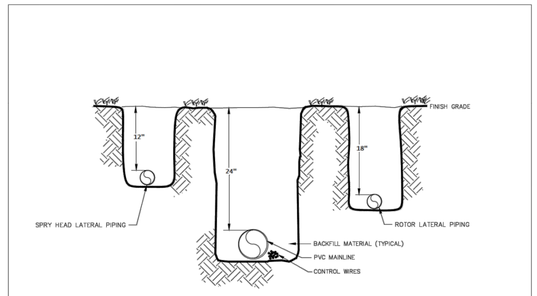


1 WIRE CONNECTION

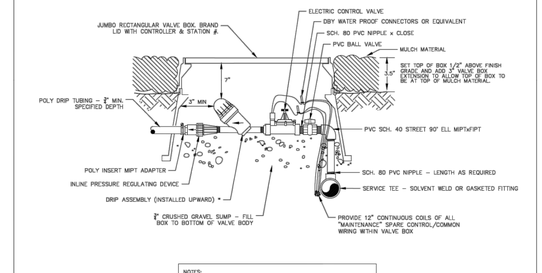
NTS MS-STD-IRR-10



Sheet Revisions			Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-6
5/23	REVISED BY STAFF		Castle Rock, CO 80104		
1/24	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
			Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

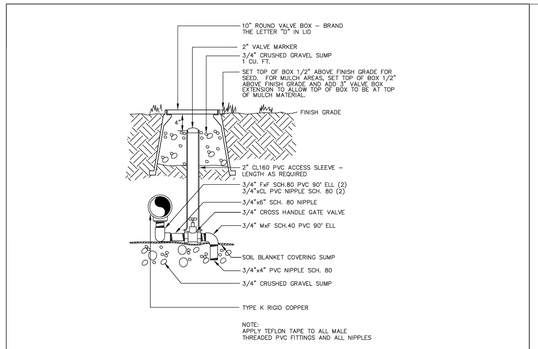


Sheet Revisions			Town of Castle Rock	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-21
5/23	REVISED BY STAFF		Castle Rock, CO 80104		
1/24	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
			Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

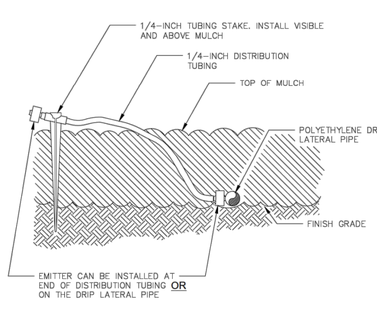


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * Y-TYPE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS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

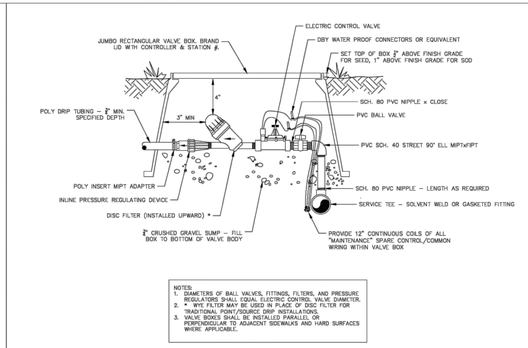
Sheet Revisions			Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-19
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



Sheet Revisions			Town of Castle Rock	MANUAL DRAIN VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-5A
5/23	REVISED BY STAFF		Castle Rock, CO 80104		
1/24	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
			Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

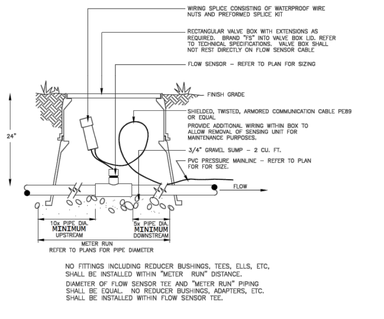


Sheet Revisions			Town of Castle Rock	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-25
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



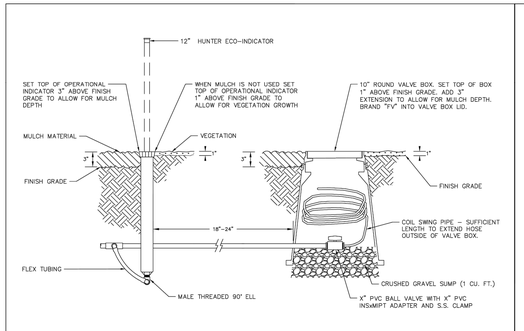
NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS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

Sheet Revisions			Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-18
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

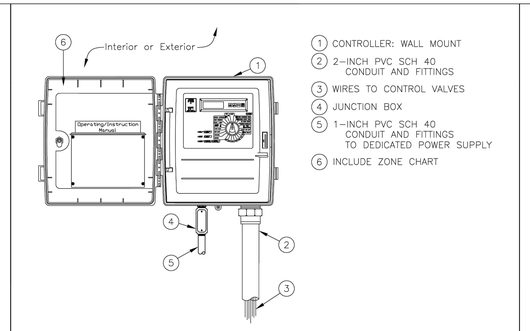


NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN "METER RUN" DISTANCE.
DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

Sheet Revisions			Town of Castle Rock	FLOW SENSOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-35
5/23	REVISED BY STAFF		Castle Rock, CO 80104		
1/24	REVISED BY STAFF		Phone: (720) 733-3500		SHEET 1 OF 1
			Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

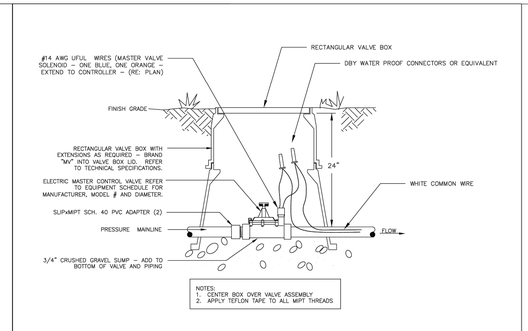


Sheet Revisions			Town of Castle Rock	NON-RESIDENTIAL FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-32
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



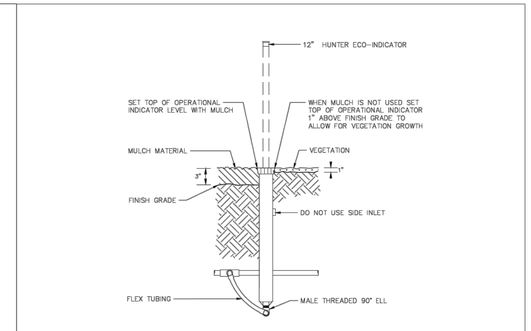
1. CONTROLLER: WALL MOUNT
2. 2–INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO CONTROL VALVES
4. JUNCTION BOX
5. 1–INCH PVC SCH 40 CONDUIT AND FITTINGS TO DEDICATED POWER SUPPLY
6. INCLUDE ZONE CHART

Sheet Revisions			Town of Castle Rock	WEATHER-BASED CONTROLLER: WALL MOUNT	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-26
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



NOTES:
1. CENTER BOX OVER VALVE ASSEMBLY
2. APPLY TEFLON TAPE TO ALL MIPT THREADS

Sheet Revisions			Town of Castle Rock	MASTER VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-36A
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		SHEET 1 OF 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



Sheet Revisions			Town of Castle Rock	NON-RESIDENTIAL OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-34
5/23	STAFF CHANGES		Castle Rock, CO 80104		
6/23	REVISED BY STAFF		Phone: (720) 733-3500		Sheet 1 of 1
1/24	REVISED BY STAFF		Fax: (720) 733-3577		
			Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

LANDSCAPE ARCHITECT CERTIFICATE

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

THOMAS KOPF, PLA, CO-434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

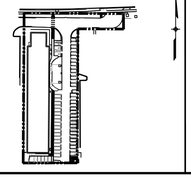
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No.	DATE	DESCRIPTION	BY
		REVISIONS	
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1692.001 200 Wolfensberger Road SDP\500 CADD\504 Plan Sets\Construction Plans\Landscape Plans\ID01.dwg
CTB FILE: Matrix(black).ctb
PLOT DATE: December 3, 2025 9:53:32 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED BY:

Matrix
Excellence by Design

PROJECT No. 24.1692.001

LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

IRRIGATION DETAILS

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

		SCALE			
DESIGNED BY:	AL			*DATE ISSUED:*	DECEMBER 2025
DRAWN BY:	RF	*HORIZ.*	N/A		
CHECKED BY:	NS	*VERT.*	N/A	*SHEET*	15 *OF* 17

DRAWING No. ID02

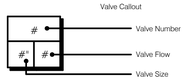
2025-10-23 20:23

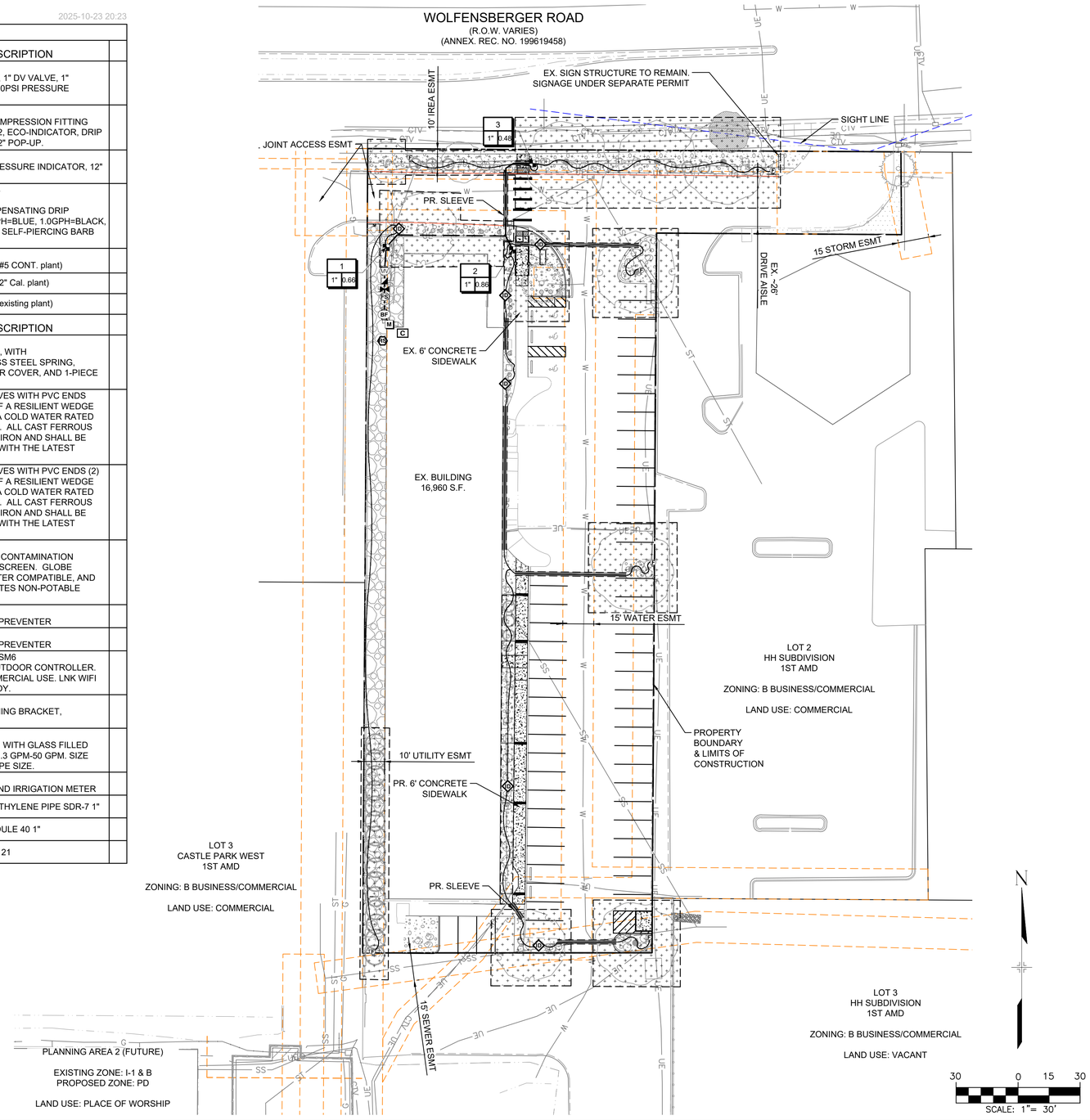
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD XCZ-100-PRF 1" MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.	
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER WITH HUNTER ECO-ID-12, ECO-INDICATOR, DRIP SYSTEM PRESSURE INDICATOR, 12" POP-UP.	
ID	HUNTER ECO-ID-12 ECO-INDICATOR, DRIP SYSTEM PRESSURE INDICATOR, 12" POP-UP.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	
	Emitter Notes: 0.5 GPH emitters (2 assigned to each #5 CONT. plant)	
	0.5 GPH emitters (4 assigned to each 2" Cal. plant)	
	0.5 GPH emitters (2 assigned to each existing plant)	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD 5-LRC 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	
	RESILIENT WEDGE NRS GATE VALVES WITH PVC ENDS VALVES 2"-12" IN SIZE SHALL BE OF A RESILIENT WEDGE DESIGN. THE VALVE SHALL HAVE A COLD WATER RATED WORKING PRESSURE OF 250 PSIG. ALL CAST FERROUS COMPONENTS SHALL BE DUCTILE IRON AND SHALL BE MANUFACTURED IN COMPLIANCE WITH THE LATEST EDITION OF ANSI/AWWA C515	
	RESILIENT WEDGE NRS GATE VALVES WITH PVC ENDS (2) VALVES 2"-12" IN SIZE SHALL BE OF A RESILIENT WEDGE DESIGN. THE VALVE SHALL HAVE A COLD WATER RATED WORKING PRESSURE OF 250 PSIG. ALL CAST FERROUS COMPONENTS SHALL BE DUCTILE IRON AND SHALL BE MANUFACTURED IN COMPLIANCE WITH THE LATEST EDITION OF ANSI/AWWA C515	
MV	RAIN BIRD EFB-CP 1" 1" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.	
BF	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER	
BF	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER	
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	
FS	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE .3 GPM-50 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	
M	WATER METER 2" EXISTING COMBINED DOMESTIC AND IRRIGATION METER	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	

Valve Callout





CRITICAL ANALYSIS

Generated: 2025-10-23 19:21

P.O.C. NUMBER: 01
Water Source Information: EXISTING COMBINED DOMESTIC AND IRRIGATION METER

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available 120 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Elevation Change: 5.00 ft
Service Line Size: 4"
Length of Service Line: 20 ft
Pressure Available: 63 PSI

DESIGN ANALYSIS
Maximum Station Flow: 0.86 GPM
Flow Available at POC: 120 GPM
Residual Flow Available: 119.14 GPM

Critical Station: 2
Design Pressure: 10 PSI
Friction Loss: 0.02 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5 PSI
Pressure Req. at Critical Station: 15.0 PSI
Loss for Fittings: 0.0 PSI
Loss for Main Line: 0.03 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.5 PSI
Loss for Master Valve: 0.2 PSI
Loss for Water Meter: 0.4 PSI
Critical Station Pressure at POC: 28.2 PSI
Pressure Available: 63 PSI
Residual Pressure Available: 34.8 PSI

2025-10-23 19:34

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	0.66	47.6	15.0	28.1	0.01 in/h
2	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	0.86	115.7	15.0	28.2	0.02 in/h
3	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	0.48	154.6	15.0	28.1	0.01 in/h
	Common Wire				152.3			

Know what's below. Call before you dig.

LANDSCAPE ARCHITECT CERTIFICATE

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

THOMAS KOPF, PLA, CO-434 *DATE*

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES *DATE*

REFERENCE DRAWINGS

1310.004-EX-UTIL
1310.004-EX-MAP
1310.004-EX-SITE
X-1310-PR SITE
X-EX-LANDSCAPE
X-PR-LANDSCAPE
X-TITLEBLOCK-1692.001-CDs
X-PR-IRRIGATION

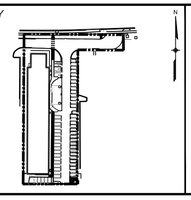
No.	DATE	DESCRIPTION	BY
1	10/24/2025	REVISED PER TOWN COMMENTS	RAF

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\24.1692.001 200 Wolfensberger Road SDP\500 CADD\504 Plan Sets\Construction Plans\Landscape Plans\IR01.dwg
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



PREPARED BY:
Matrix
Excellence by Design

PROJECT No. 24.1692.001

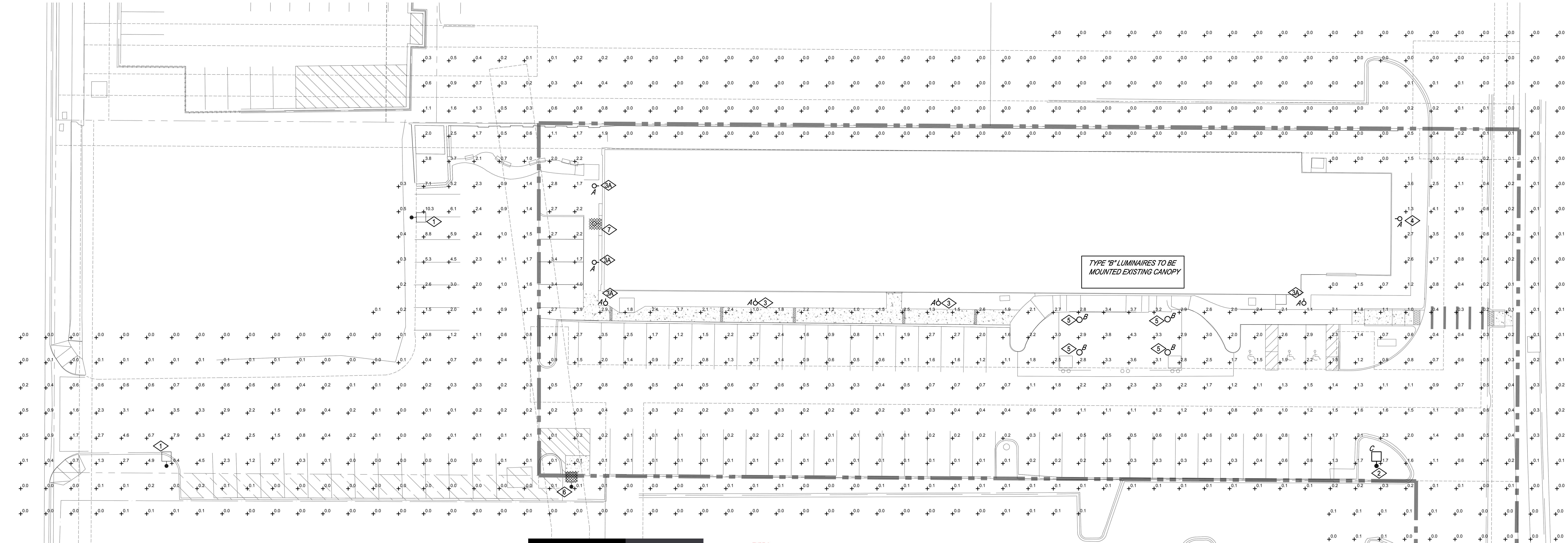
LOT 1, HH SUBDIVISION - 2ND AMENDMENT

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

IRRIGATION PLAN

CONSTRUCTION DOCUMENTS, LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. CD25-0049

DESIGNED BY:	AL	*SCALE*	*DATE ISSUED:* DECEMBER 2025	*DRAWING No.*
DRAWN BY:	RF	*HORIZ.* 1" = 30'		
CHECKED BY:	NS	*VERT.* N/A	*SHEET* 16 *OF* 17	IR01



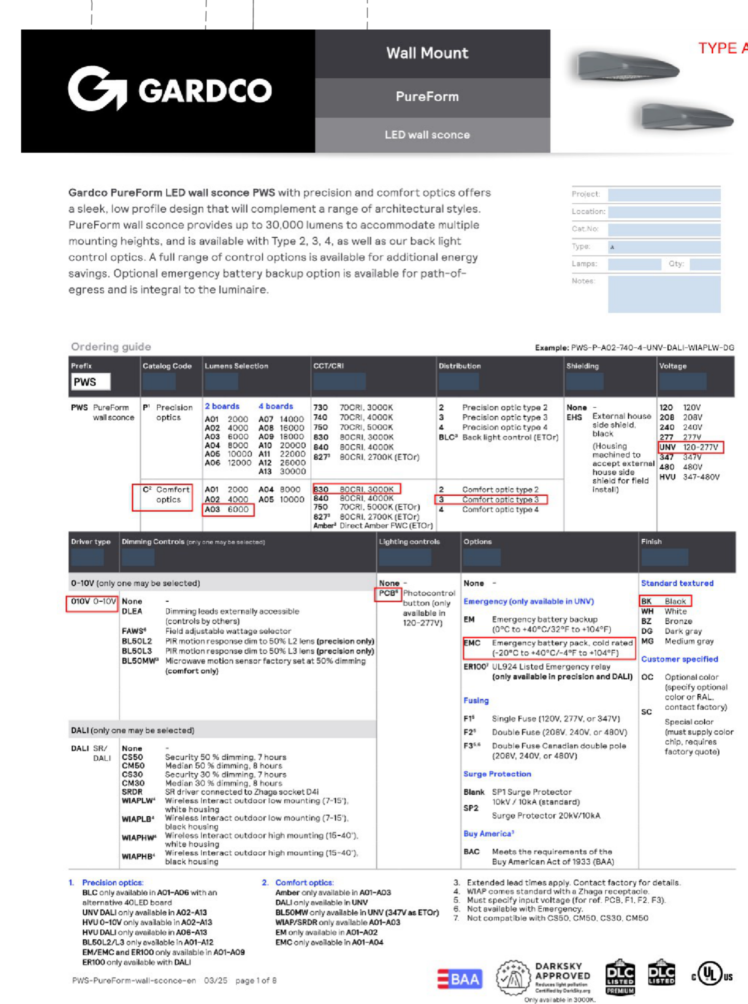
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MAX (FC):	4.8
MIN (FC):	0.0

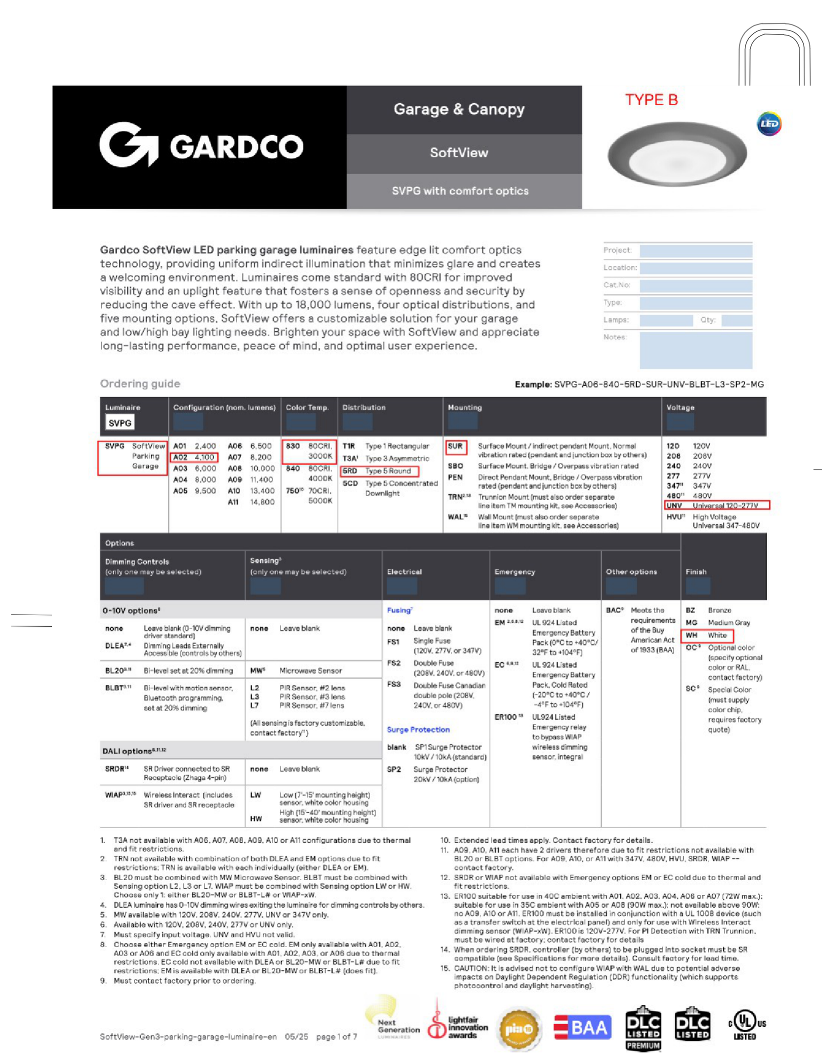
GENERAL NOTES: (LIGHTING STANDARD NOTES)

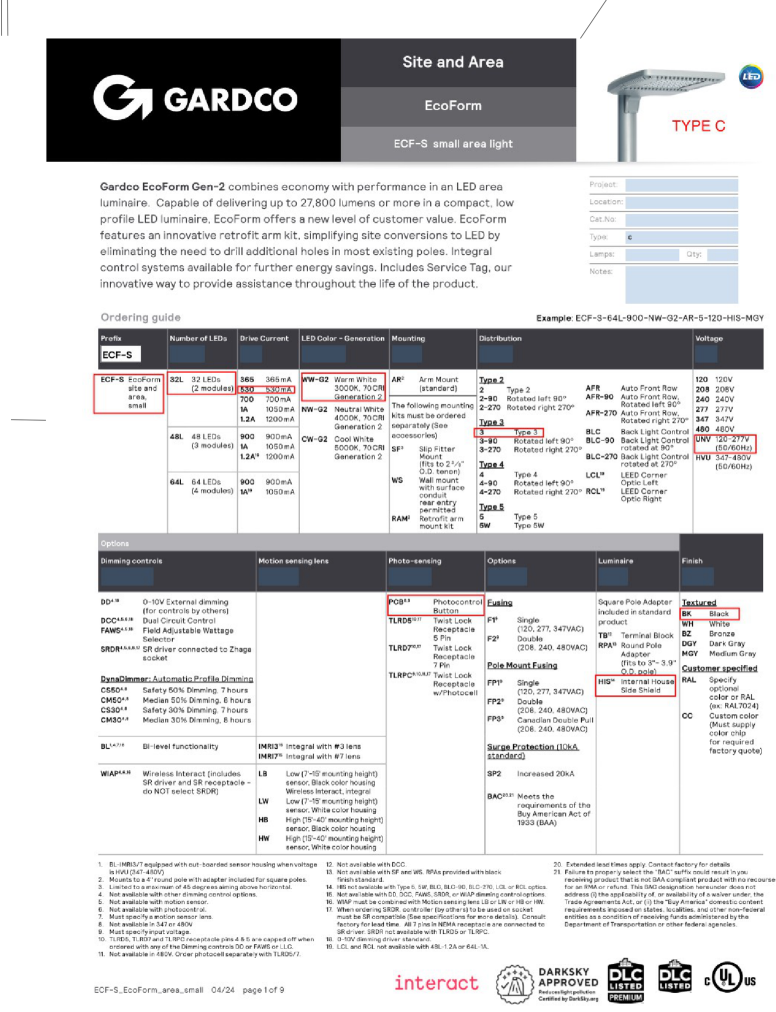
1. LIGHT LOSS FACTOR SHALL BE CALCULATED AS 1.0 ON THE LUMINAIRE SUMMARY TABLE.
2. THE EXISTING LUMINAIRES ARE ROUTED THROUGH A PHOTOCELL AND TURN THE LIGHTS "ON" FROM SUN-DOWN TO SUN-UP EACH DAY.
3. THE OBJECTIVE OF THE SITE LIGHTING IS TO PROVIDE ADEQUATE ILLUMINATION OF THE PARKING LOT, MAIN ENTRANCE, AND SIDE WALK NEAR THE BUILDING.
4. IN ORDER TO MITIGATE LIGHT SPILLAGE TO ADJACENT SITES, ALL POLE-MOUNTED AND WALL-MOUNTED LIGHTS ARE FULL CUT-OFF WHEN MOUNTED PARALLEL TO GROUND.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACK.

WORK NOTES:

- ⟨1⟩ SINGLE HEAD LED LUMINAIRE MOUNTED AT 20'-0" AFG SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- ⟨2⟩ EXISTING TWIN HEAD LUMINAIRE TO BE REMOVED AND REPLACED WITH A NEW TYPE "C" LUMINAIRE MOUNTED AT 20'-0" AFG.
- ⟨3⟩ EXISTING WALL MOUNTED LUMINAIRE MOUNTED AT 15'-0" AFG TO BE REMOVED AND REPLACED WITH NEW TYPE "A" LUMINAIRE.
- ⟨3A⟩ NEW TYPE "A" LUMINAIRE TO BE MOUNTED AT 15'-0" AFG.
- ⟨4⟩ EXISTING WALL MOUNTED LUMINAIRE MOUNTED AT 10'-0" AFG TO BE REMOVED AND REPLACED WITH NEW TYPE "A" LUMINAIRE.
- ⟨5⟩ EXISTING SURFACE LIGHT TO BE REMOVED AND REPLACED WITH NEW TYPE "B" LUMINAIRE FLUSH DOWNLIGHT MOUNTED ON UNDERSIDE OF ENTRY CANOPY.
- ⟨6⟩ EXISTING POLE LIGHT AND CONCRETE BASE TO BE COMPLETELY REMOVED AT THIS LOCATION. EXISTING CONDUIT TO REMAIN FOR FUTURE RE-USE.
- ⟨7⟩ EXISTING WALL MOUNTED LIGHT TO COMPLETELY REMOVED AT THIS LOCATION.







SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

10 5 0 10 20 40

Site Lighting Fixture Schedule

Luminaire ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Lamps Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
A	GARDCO	N/A	PWS-C-A03-830-3	LED	Y	TYPE III	120	Y	7	WALL	15 FT	1	TYPE III	51	6231	3000K	1.0	BLK
B	GARDCO	N/A	SVPG-A02-830-5RD	LED	Y	TYPE V	120	Y	4	CANOPY	15 FT	1	TYPE V	36	3862	3000K	1.0	WHITE
C	GARDCO	N/A	ECF-S-32L-530-WW-G2-3-HIS	LED	Y	TYPE III	120	Y	1	POLE	20 FT	1	TYPE III	56	7055	3000K	1.0	BLK

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THIS FINAL SITE PHOTOMETRIC PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATED TO SAID PLAN.

JOHN LANG, PE, CO-_______ DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

ARCHITECT:

enlight10architecture

CONSULTANTS:

Columbine Engineering
7175 W Jefferson Ave. Suite 1000
Lakewood, CO 80235
720-536-5150

CLIENT:

PROJECT:

UNITY ON WOLFENSBERGER

200 E WOLFENSBERGER RD
CASTLE ROCK, CO 80109

STAMP:

PROJECT NUMBER: 20624023
INITIAL DATE: MAY 2024
DRAWN BY: CEI

#	DESCRIPTION	DATE

SITE
PHOTOMETRIC PLAN

CONSTRUCTION DOCUMENTS,
LOT 1 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK
PROJECT NO. CD25-0049

ES.1