

PUBLIC IMPROVEMENT CONSTRUCTION PLANS  
FRONT RANGE CONSTRUCTION

LOT 1B, BLOCK 9, CITADEL STATION FILING 6, FOURTH AMENDMENT  
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
661 PRAIRIE HAWK DRIVE  
TOWN OF CASTLE ROCK PROJECT NO. CD25-0064

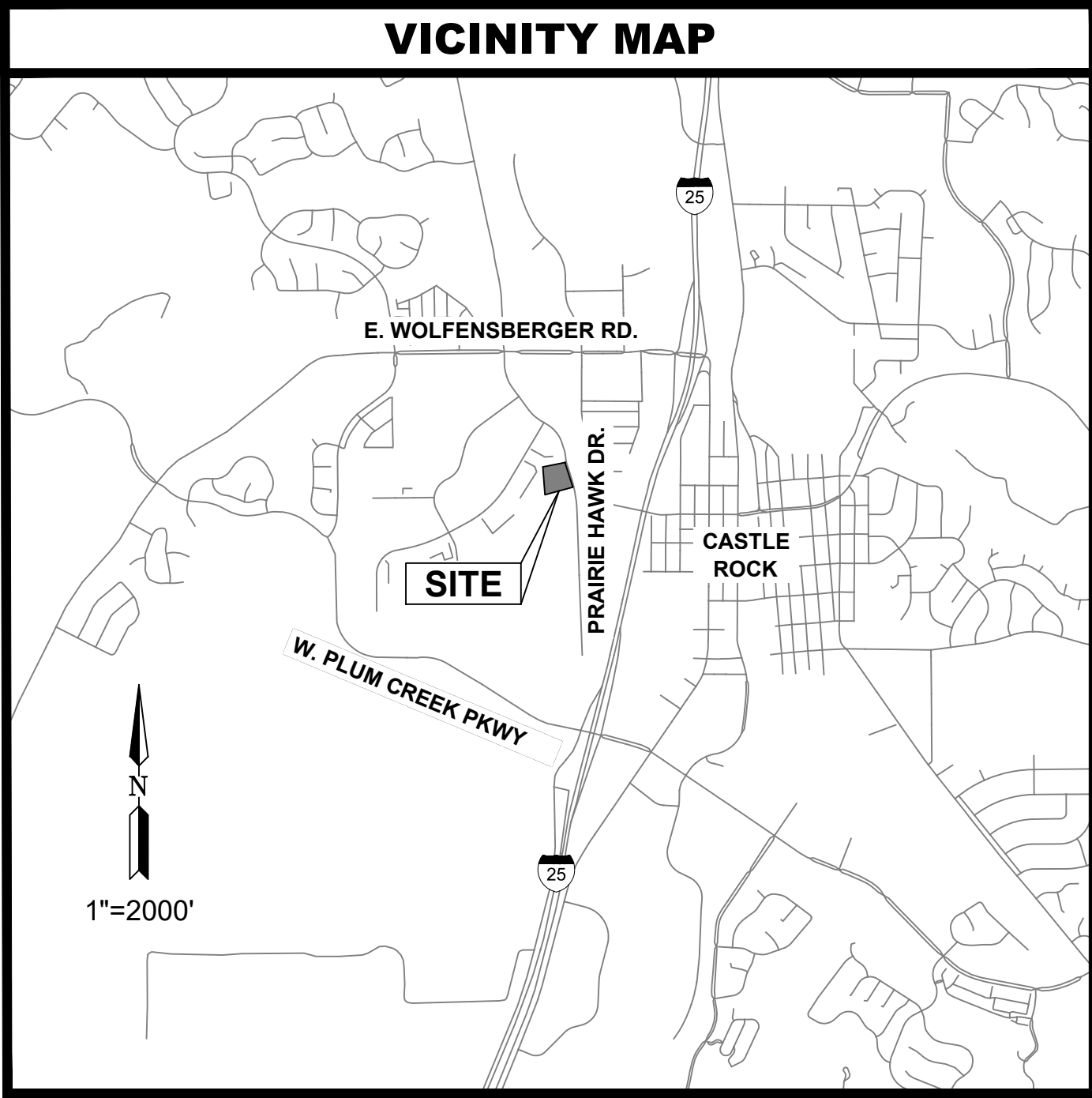
GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
- 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.
- All references to any published Standards shall refer to the latest revision of said Standard unless specifically stated otherwise.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- This property is located within Zone X as per FEMA Firm panel no. 08035C0301G dated March 16, 2016. Portions of the property are located within a designated 100-year floodplain zone AE.
- Benchmark: Douglas County GIS Monument Number 3.020010 being a 3 1/2" aluminum alloy cap located in Castle Rock at the Fairgrounds and Regional Park approximately 400 feet southeast of the parking lot, 28.0 feet north of a sidewalk, and 7 feet southeast of the walk that runs along the outfield fence of the baseball fields. ELEVATION = 6260.65' (NAVD88).
- Basis of Bearings: The South line of the Northwest Quarter of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, being monumented at the west quarter corner by a 2" aluminum cap stamped "LS 6935" in range box and at the center quarter corner by a 23.00" witness corner being a 3 1/2" aluminum cap stamped "LS 22103" flush with ground, assumed to bear South 89°46'35" East.
- All retaining walls over 4-feet, including footers, require a building permit and must be designed by a structural engineer. Contact the building department for further details.

2N CIVIL NOTES:

ALL TOWN OF CASTLE ROCK CD STANDARD NOTES TAKE PRECEDENCE OVER THE NOTES INCLUDED BELOW AND TAKE PRECEDENCE OVER THESE NOTES IN THE EVENT OF ANY CONFLICTING INFORMATION.

- THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
- PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL AND SOD.
- EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- EARTHWORK QUANTITIES ARE ESTIMATES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EARTHWORK VALUES.
- REFER TO THE SEPARATE TESC PLANS AND REPORT FOR LOCATIONS OF CONTRACTOR LAYDOWN / MATERIAL AREA, CONCRETE WASHOUT AREA AND STOCKPILE AREA. FINAL LOCATIONS OF THESE AREAS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND OWNER'S REPRESENTATIVE. STORM WATER MANAGEMENT IS STRICTLY THE CONTRACTOR'S RESPONSIBILITY AND THE CONTRACTOR MUST ADHERE TO LOCAL AND STATE JURISDICTIONAL CRITERIA.
- NOTICE TO BIDDERS - UNLESS APPROVAL BLOCKS ARE SIGNED AND THE PLANS ARE STAMPED BY A P.E., THESE DOCUMENTS ARE PENDING JURISDICTIONAL APPROVAL AND SUBJECT TO CHANGE.
- SAW CUTTING OF EXISTING PAVEMENT AND CONCRETE, WHERE REQUIRED, SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, OR OTHER METHOD AS APPROVED BY THE ENGINEER.
- 2N CIVIL LLC ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO FOR UTILITY LOCATIONS 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.
- ALL MATERIALS AND COMPACTION TESTING WILL BE DONE BY THE OWNER'S REPRESENTATIVE.
- ALL CONSTRUCTION STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE THE TOWN OF CASTLE ROCK PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONSTRUCTION SIGNING SHALL CONFORM TO THE TRAFFIC CONTROL PLAN, THE TOWN STANDARDS, AND MUTCD. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS PRIOR TO COMMENCEMENT OF SIGNING OPERATIONS.
- ALL AREAS DISTURBED SHALL BE RESEEDDED/MULCHED AT THE CONTRACTOR'S EXPENSE.
- CLIENT AND CONTRACTOR AGREE THAT 2N CIVIL SHALL NOT BE RESPONSIBLE FOR ANY BACK-CHARGE FROM THE CLIENT, ITS CONTRACTOR, CONSULTANT OR ANY OTHER PERSON UNLESS AS DESCRIBED HEREIN: BEFORE CONSTRUCTION OF THE BACK-CHARGED ITEMS IS STARTED, 2N CIVIL (A) WAS PROMPTLY NOTIFIED OF THE POTENTIAL NEED FOR SUCH BACK-CHARGED WORK, (B) WAS INVOLVED IN DETERMINING THE NEED FOR AND SCOPE OF THE BACK-CHARGED WORK, (C) AGREED THE BACK-CHARGED WORK IS THE RESPONSIBILITY OF 2N CIVIL AND (D) AGREED TO THE FEES INVOLVED FOR THE BACK-CHARGED WORK. CLIENT SHALL INDEMNIFY 2N CIVIL FOR ANY BACK-CHARGES ASSESSED TO 2N CIVIL THAT DO NOT MEET THE CONDITIONS SET FORTH IN THIS NOTE.



SHEET INDEX

- |       |                                    |
|-------|------------------------------------|
| 1     | COVER SHEET                        |
| 2     | NOTES                              |
| 3     | SITE PLAN                          |
| 4     | GRADING PLAN                       |
| 5     | UTILITY PLAN                       |
| 6     | ROAD PLAN AND PROFILE              |
| 7-8   | POND DETAILS                       |
| 9     | ROAD DETAILS                       |
| 10    | SANITARY AND WATER DETAILS         |
| 11    | STORM DETAILS                      |
| 12    | LANDSCAPE COVER SHEET & PLANT LIST |
| 13    | LANDSCAPE PLAN                     |
| 14    | IRRIGATION PLAN                    |
| 15-17 | IRRIGATION DETAILS                 |
| 18    | PHOTOMETRIC PLAN                   |

TECHNICAL CRITERIA VARIANCE

| TCV#       | PURPOSE/DESCRIPTION                                       |
|------------|-----------------------------------------------------------|
| TCV25-0046 | VARIANCE FROM 2-FEET OF FREEBOARD FOR ROADWAYS            |
| TCV25-0070 | DETENTION POND OUTLET STRUCTURE MINIMUM ORIFICE HOLE SIZE |

FIELD CHANGE ORDER

| FCO# | DATE | PURPOSE/DESCRIPTION |
|------|------|---------------------|
|      |      |                     |
|      |      |                     |
|      |      |                     |

FLOODPLAIN NOTE

PORTIONS OF THE SURVEYED PROPERTY FALLS WITHIN ZONE 'AE' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 08035C0188G, DATED MARCH 16, 2016. ZONE 'AE' IS DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS DETERMINED.

CONTACT LIST

| OWNER/APPLICANT                                                                                                                            | CIVIL ENGINEER                                                                                                                                                                                                        | TOWN OF CASTLE ROCK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TOWN OF CASTLE ROCK (CONT.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FRONT RANGE CONSTRUCTION SERVICES LLC<br>5863 KINGSFIELD ST<br>CASTLE ROCK, CO 80104<br>PH: 303.931.4669<br>CONTACT: JESSE GUTOWSKI, OWNER | 2N CIVIL, LLC<br>6 INVERNESS CT E, SUITE 125<br>ENGLEWOOD, CO 80112<br>PH: 303.925.0544<br>CONTACT: TODD WEST, PE<br><br>SURVEYOR<br>ENCOMPASS SERVICES<br>10901 W 120TH AVE, SUITE 400<br>BROOMFIELD, COLORADO 80021 | Town of Castle Rock<br>Stormwater Hotline<br>Phone: 720-733-2235<br>Email: Stormwater@crgov.com<br><br>Town of Castle Rock<br>Castle Rock Water, Stormwater Division<br>(Contact the project Stormwater Inspector listed on your TESC permit for TESC technical questions and scheduling TESC inspections)<br>175 Kellogg Court<br>Castle Rock, CO 80109<br>Phone: 720-733-2235<br>Email: Stormwater@crgov.com<br><br>Town of Castle Rock<br>Development Services Department<br>(for process, plan review, permit, and fiscal surety questions)<br>100 N. Wilcox Street<br>Castle Rock, CO 80104<br>Phone: 720-733-2235<br>Email: DevReview@crgov.com<br><br>Town of Castle Rock<br>Public Works Department<br>(for scheduling Public Works inspections)<br>4175 N. Castleton Court<br>Castle Rock, CO 80109<br>Phone: 720-733-2462 | Town of Castle Rock<br>Castle Rock Water<br>Water Conservation Technician<br>175 Kellogg Court<br>Castle Rock, CO 80109<br>Phone: 720-733-6017<br>Email: WaterConservation@crgov.com<br><br>CORE ELECTRIC<br>5496 N. U.S. HIGHWAY 85<br>SEDALIA, CO 80135<br>PH: 720-733-5493<br>CONTACT: BROOKS KAUFMAN<br>BKAUFMAN@CORE.COOP<br><br>BLACK HILLS ENERGY (GAS)<br>JASON MCKUNE<br>UTILITY CONSTRUCTION PLANNER<br>303-549-2271<br>jason.mckune@blackhillscorp.com<br><br>COMCAST (TELEPHONE / CABLE)<br>BUTCH BUSTER<br>8000 E ILIFF AVE<br>DENVER, CO 80231<br>303-603-5682<br><br>CENTURYLINK<br>WILLIAM BENSON<br>SENIOR ENGINEER<br>7759 S WHEELING CT.<br>ENGLEWOOD, CO 80112<br>OFFICE: 720-578-5142<br>CELL: 303-587-5496<br>William.Benson2@CenturyLink.com |

LEGEND

|  |                                  |  |                                |
|--|----------------------------------|--|--------------------------------|
|  | EXISTING ASPHALT                 |  | EXISTING MAJOR CONTOUR         |
|  | PROPOSED ASPHALT                 |  | EXISTING MINOR CONTOUR         |
|  | PROPOSED GRAVEL                  |  | PROPOSED MAJOR CONTOUR         |
|  | PROPOSED RIPRAP                  |  | PROPOSED MINOR CONTOUR         |
|  | EFFECTIVE 100-YR FLOODPLAIN      |  | PROPOSED STORM SEWER PIPE      |
|  | CORRECTED EFF. 100-YR FLOODPLAIN |  | PROPOSED FLOW LINE             |
|  | PROPOSED 100-YR FLOODPLAIN       |  | EXISTING WATER MAIN            |
|  | PROPERTY LINE                    |  | EXISTING WATER MANHOLE         |
|  | RIGHT-OF-WAY                     |  | EXISTING RAW WATER LINE        |
|  | ADJACENT PROPERTY LINE           |  | EXISTING SANITARY SEWER & MH   |
|  | EXISTING EASEMENT                |  | EXISTING GAS LINE              |
|  | PROPOSED EASEMENT                |  | EXISTING FIBER OPTIC LINE      |
|  | EXISTING FENCE                   |  | EXISTING FIBER OPTIC VAULT LID |
|  | EXISTING GUARDRAIL               |  | EXISTING COMM PEDESTAL         |
|  |                                  |  | LIMIT OF CONSTRUCTION          |

BENCHMARK

ELEVATIONS WERE DERIVED FORM A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK SHALL BE THE NORTHEAST CORNER OF LOT 1B, BEING A 1.25" YELLOW PLASTIC CAP, LS #30127, HAVING AN ELEVATION OF 6211.36'.

BASIS OF BEARING

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 1B BETWEEN A FOUND 5/8" REBAR WITH NO CAP AND A SET 5/8" REBAR WITH ORANGE CAP STAMPED "38376" BEARING NORTH 66°49'08" EAST A DISTANCE OF 350.68 FEET.

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OF THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

CAUTION: NOTICE TO CONTRACTOR

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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Know what's below.  
Call before you dig.

PROFESSIONAL ENGINEER CERTIFICATION

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

TODD ERIC WEST, P.E.  
STATE OF COLORADO PE NO. 37643  
FOR AND ON BEHALF OF 2N CIVIL, LLC

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES



By JIRKiparick  
on 05/06/2025

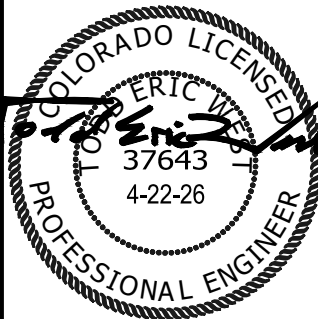
APPROVED-CD25-0064 Plans.pdf

Record Document on File

DATE

2N CIVIL

303.925.0544  
www.2ncivil.com



PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

Cover Sheet  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE:  
1-30-26  
3-16-26

BY:  
TEW  
TEW

REVISIONS:  
1. REV. PER TOWN COMMENTS 12-8-25  
2. REV. PER TOWN COMMENTS 2-26-26

25005  
3-16-26  
TEW  
EPT

PROJECT NUMBER:

ISSUED DATE:

DESIGNED BY:

REVIEWED BY:

Cover Sheet



PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR  
FRONT RANGE CONSTRUCTION  
LOT 1B, BLOCK 9, CITADEL STATION FILING 6, FOURTH AMENDMENT  
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
661 PRAIRIE HAWK DRIVE

TOWN OF CASTLE ROCK PROJECT NO. CD25-0064

STREET CONSTRUCTION NOTES

- All street construction is subject to the General Notes on the Cover Sheet of these Plans as well as the Street Construction Notes listed here.
- A paving section design, signed and sealed by a Colorado registered Professional Engineer, must be submitted to the TCR Public Works Department for approval prior to any street construction activity (full-depth asphalt sections are not permitted at a depth greater than 8" asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
- Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut a minimum distance of 12" from the existing edge to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made.
- Street subgrades shall be scarified to a minimum depth of 12" and re-compacted prior to sub-base installation. No base material shall be laid until the subgrade has been inspected and approved by the TCR Construction Inspector.
- Valve boxes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

SIGNAGE AND STRIPING NOTES

- All signage and striping is subject to the General Notes on the Cover Sheet of these Plans as well as the Signage and Striping Notes listed here.
- All paint shall be 15 mil thick upon installation and 8 mil thick when dry.
- All permanent longitudinal pavement striping on asphalt surfaces (centerlines, lane lines, bay lines, etc.) shall be installed using an approved reflective traffic paint or pavement marking tape. Reflective beads shall be applied in accordance with CDOT's Standard Specifications for Road and Bridge Construction and the manufacturer's requirements. When tape is used on an asphalt street, it shall be "rolled" into the final lift. On concrete surfaces tape shall be utilized with a contrasting black edge and grooved into the pavement.
- Thermo-plastic applications shall be as specified in the Plans and/or per Town criteria.
- 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.
- All Arrow Markings shall be pre-formed tape, thermo-plastic or epoxy-painted.
- Stop Bars shall be 90 mil thermo-plastic.
- All roadway signage shall conform to the MUTCD and/or the Town's criteria.
- All signposts shall utilize breakaway assemblies and fasteners, per the TCR Standard detail.

FIRE NOTES

- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- Emergency Vehicle Access road is required to allow access within 150' of all exterior of the building by an approved route.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fires apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Access road shall be either concrete, asphalt, or other approved alternative material accompanied with an engineer's stamp stating the material will support a 75,000 pound imposed load.
- Fire hydrant(s) are required to be installed and made serviceable prior to combustible materials being brought onto the site and during the time of vertical construction.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of Fire Department access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of Fire Department access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for access roadway Fire Department access roadways, public or private roadways or driveways exceeding 32 feet wide.
- When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to combustible materials being brought onto the site and the building construction going vertical.
- Tracer wire shall be installed on all fire service lines and at all fire hydrants. Refer to Town of Castle Rock Standard Details, the Water Line Construction Notes, and the Tracer Wire Installation Notes listed herein.

WATER LINE CONSTRUCTION NOTES

- All water line construction is subject to the General Notes on the cover sheet of these plans as well as the Water Line Construction Notes listed herein.
- All water lines shall be: 1) ductile iron pipe (DIP), conforming to the requirements of AWWA C150, CL350 (6"-12"), CL250 (16"and 20"), CL200 (>24"), with push-on gasketed joints or mechanical joint ends, in conformance with AWWA C111. Pipe shall be cement-lined in accordance with AWWA C104, and an exterior coating in accordance with C151; or 2) PVC pipe, conforming to AWWA C900 for pipe sizes 8" and 12", CL305 (DR14) and AWWA C905 for pipe size of 16", CL235 (DR18). Minimum distribution main size shall be 8". Water lines that are 10", 14", and 18" in diameter are not permitted.
- Water line fittings shall be DIP conforming to AWWA C153 or C110 and shall have a pressure rating not less than the pipe. All fittings shall be mechanical joint, unless approved by Castle Rock Water.
- All DIP and fittings shall be encased in polyethylene to prevent corrosion. Polyethylene wrap, tape and installation shall meet the requirements of AWWA C105.
- Gate valves shall be designed and manufactured in accordance with AWWA C509-1 and AWWA C515-01, as appropriate, and shall be ductile iron body and bonnet, resilient-seated wedge gate, non-rising stem type, O-ring seals, and slip-on connections (tapping valves, where allowed, shall be flange x MJ). Valve ends shall be mechanical joint, unless otherwise specified in the Plans. The valves shall be suitable for a working pressure of 200 PSI. They shall be closed by turning clockwise and shall have two-inch square cast iron operating nuts with an arrow cast in the nut indicating the direction of opening. Valves shall be polyethylene wrapped in accordance with AWWA C105. They shall be of such design as to maintain the full area of the pipe through the valve when open and shall be designed to take full pressure on either face. Valve shall have Type 304 stainless steel bonnet bolts and nuts and Type 304 stainless steel O-ring gland bolts and nuts. Valves shall be manufactured by American Flow Control, Kennedy or Mueller and shall have the manufacturer's name or initials and the pressure rating cast on the body.
- All fire hydrants shall be "Pacer WB67-250" by Waterous Co. or "Super Centurion 250" by Mueller Co., opening to the left. Refer to TCR standard Detail W-11.
- All water lines shall be buried an absolute minimum of 5 feet from final grade to the top of the water main. The maximum bury depth shall be 6 feet, unless additional depth is required for utility crossings or other conflicts. Wherever such crossings or conflicts occur, the TCR standard Detail W-17 shall be used.
- All water lines shall be bedded in accordance with TCR standard Detail W-21.
- Contractor shall maintain a minimum 18-inch vertical clearance and 10-foot horizontal clearance edge-to-edge between all water lines and any other piped utilities.
- All bends, tees, fire hydrants and plugs at dead-end mains shall be restrained from thrust by using Megalug restraints per TCR standard Detail W-18 in combination with concrete thrust blocks per TCR standard Detail W-22.
- Contractor shall be responsible for adjusting all fire hydrants and valve boxes to finish grade in accordance with TCR standard Details W-10 and W-11.
- Prior to connecting to the Town's existing water system, all new waterlines and/or segments of waterlines shall be disinfected, pressure tested, and bacteriologically tested in accordance with Section 450.5 of the Town of Castle Rock Construction Methodology and Materials Manual; AWWA C651-14 and C600-5.2; and details W-35A and/or W-35B. Please note that this disinfection and testing will be performed while the new waterlines and/or segments of waterlines are not physically connected to the Town's existing water system. Town and Contractor shall furnish materials as shown on Details W-35A and/or W-35B. Contractor shall perform all procedures for testing, flushing and disinfecting of all water lines. Testing shall be done in the presence of the TCR Construction Inspector. Contractor shall provide a minimum seventy-two (72) hour notice to, and obtain approval from the on-site TCR Construction Inspector, (720)733- 2200, prior to disinfection, pressure testing, and bacteriological testing of any new waterlines and/or segments of waterlines.
- Distances for water lines are horizontal distance from the center of the fitting to center of the fitting. Therefore, distances shown on the plans are approximate and could vary due to vertical alignment and fitting dimensions.
- All domestic water service lines shall be Type K copper insulated with polywrap, from the main to the meter. The water meter shall be supplied by the Town and installed by the contractor. The water meter will be available for pick up at Castle Rock Water. The individual picking up the water meter must have proof of a permit and must have paid all fees associated with the water meter.
- Water line trenches shall be sloped or braced and sheeted as necessary for the safety of the workers and the protection of other utilities, in compliance with all applicable state and federal requirements. For all excavation operations, safety is the responsibility of the Contractor.
- Water lines shall be aligned 6 feet off the north and east gutter flow lines of public streets wherever possible. See Detail W-13.
- Where water line improvements are difficult to locate on the surface, the Contractor shall be required to install permanent water line markers, in accordance with TCR standard Detail W-23, or at the discretion of the TCR Construction Inspector.
- Tracer wire shall be used on all DIP and PVC water mains, and warning tape shall be placed 1 foot above all DIP and PVC pipe. Refer to Town of Castle Rock Standard Tracer Wire requirements, in these General Notes. Test Stations shall be constructed per Standard Detail W-28.
- The minimum distance between tees, crosses, valves, and bends shall be 10 feet wherever possible.
- Maximum deflection for water mains shall not exceed one-half of the manufacturer's maximum allowable deflection or 2.5 degrees, whichever is less.
- All residential water service lines shall be constructed perpendicular to the front property line in conformance with the Town of Castle Rock Water System Design Criteria Manual and Water Details.
- The maximum deflection of domestic water service lines and irrigation lines shall not exceed the manufacturer's maximum allowable deflection.
- The size of the irrigation tap, line, meter and backflow prevention assembly shall be the same to a minimum distance of 10 pipe diameters past the winterization tee.
- The minimum horizontal separation between utility lines carrying the same material (e.g., water and water) shall be 5 feet.
- When installing cut in tees or other appurtenances on/in an existing water line, the pipe material between the existing water line and the cut in tee or other appurtenance shall remain consistent.
- Contractor is responsible to provide backflow prevention downstream of the meter. Acceptable backflow prevention assemblies are as follows:
  - Commercial Potable Water Service: Reduced Pressure Assembly.
  - Residential Potable Water Service: Double Check Valve Assembly, Reduced Pressure Assembly.
  - Commercial Fire Service: Reduced Pressure Detector Assembly, Double Check Valve Detector Assembly.
  - Residential Fire Service: Reduced Pressure Detector Assembly, Double Check Valve Detector Assembly. Commercial and Multifamily Irrigation Water Service: Reduced Pressure Assembly. The Double Check Detector Assembly (DCDA) is the only back flow prevention device rated for horizontal or vertical installation.

The Double Check Detector Assembly (DCDA) is the only back flow prevention device rated for horizontal or vertical installation.

TRACER WIRE NOTES

- All work shall be done in accordance with current Town of Castle Rock Standard Notes, Details and Specifications.
- Tracer wire is required on all underground pipe. A mainline tracer wire must be installed with all service lateral tracer wires properly connected to ensure full locating capabilities from a single connection point.
- Tracer wire colors for storm sewer, drain lines, sanitary sewer, and water mains shall be in accordance with American Public Works Association (APWA) uniform color code. All grounding wire shall be red or black.
- "Open Trench" tracer wire shall be #8 or #10 AWG copper solid or #12 AWG copper clad high strength with minimum 30-mil HDPE insulation thickness complying with ASTM D-1248, and a minimum average tensile break load of 450 lbs.
- Tracer wire shall be secured every 5 feet to the top of the pipe and to the sides of manholes and inlets using tape, plastic ties, or approved adhesive at 5-foot intervals.
- Tracer wire shall be securely bonded together at all wire joints with lockable, corrosion proof, watertight connectors specifically designed for direct burial, and filled with non-hardening dielectric silicone sealant.
- Any damage occurring during installation of the tracer wire must be immediately repaired by removing the damaged wire and installing a new section of wire with approved connectors. Taping and/or spray coating is not allowed. 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.
- Tracer wire must be properly grounded at all dead ends (manholes, inlets, outfalls, future connections, etc.) using a magnesium ground rod. The ground rod will be connected to 12- or 14-AWG copper-clad steel wire with 30 mil HDPE insulation and rated for direct bury use at 30 volts with 21% conductivity.
- Test stations shall provide protected access for a direct connection to the tracer wire system at ground surface.
- Trunk line tracer wire shall be continuous, and pass around the outside of valves and other structures on the north or east side.
- The contractor shall obtain all required permits (excavation, concrete, traffic control, etc.) and provide a minimum twenty-four (24) hours' notice to the on-site TCR Construction Inspector, (720) 733-2200, to request a tracer wire inspection.
- All new tracer wire installations shall be tested and located prior to acceptance. Testing and locating shall be performed by the TCR Construction Inspector at the completion of rough grading and prior to final acceptance of the project. Any deficiencies shall be corrected prior to final acceptance.

STORM DRAINAGE CONSTRUCTION NOTES

- All storm drainage construction is subject to the General Notes on the Cover Sheet of these Plans as well as the Storm Drainage Construction Notes listed here.
- All storm drainage pipes shall be reinforced concrete pipe (RCP) per ASTM C76, CL III installed with flexible plastic (bitumen) gaskets, according to the manufacturer's installation guidelines. Any storm drainage pipe under a proposed or future traffic area shall be RCP CL III as a minimum. RCP to be jacked shall be CL-V as a minimum.
- All storm drainage pipes shall have a minimum cover of 24" unless load calculations are provided. Under no circumstances will any pipe have less than 18" cover from the finish surface to the outside wall of the pipe.
- All storm drainage pipes shall be bedded in accordance with TCR Standard detail SD-2.
- All storm drainage trenches shall be sloped or braced and sheeted as necessary for the safety of the workers and the protection of other utilities and in compliance with all applicable State and Federal requirements. All excavation operation safety is the responsibility of the Contractor.
- All manhole rim elevations given on these Plans are to be considered approximate. The Contractor shall set the final rim elevation based on the completed finish surface.
- All storm drainage pipes shall have a minimum horizontal separation of 10' from all water lines. Where lines cross, there shall be a minimum of 18" clear vertical separation.
- All inlets and manholes shall be placed on a minimum of 1' of ¾" wash rock. If additional subgrade is disturbed, excavation shall be backfilled with ¾" wash rock or other approved structural soil compacted to 95% of ASTM D698 unless otherwise instructed by the inspector.

SANITARY SEWER CONSTRUCTION NOTES

- All sanitary sewer construction is subject to the General Notes on the cover sheet of these plans as well as the Sanitary Sewer Construction Notes listed herein.
- All sanitary sewer pipelines shall be PVC, SDR-35, in accordance with ASTM D-3034, bell and spigot with elastomeric seal.
- All sanitary sewer pipelines shall have a minimum cover of 5 feet and maximum cover of 20 feet.
- All sanitary sewer pipelines shall be bedded in accordance with TCR standard Detail SS-8.
- All manhole rim elevations given on these plans are considered approximate. The Contractor shall set the final rim elevation based on the complete finish surface and per TCR standard Detail SS-3.
- Sanitary sewer pipeline shall be aligned 6 feet off the south and west gutter flow lines of public streets wherever possible.
- All sewer lines shall have a minimum horizontal separation of 10 feet edge-to-edge from all water lines. Where lines cross, there shall be a minimum of 18" clear vertical separation.
- All sanitary sewer lines must be tested in accordance with Section 450.6 of the Town of Castle Rock Construction Methodology and Materials Manual in the presence of a TCR Construction Inspector.
- All sanitary sewer line trenches shall be sloped or braced and sheeted as necessary for the safety of the workers and the protection of other utilities, in compliance with all applicable state and federal requirements. All excavation operation safety is the responsibility of the Contractor.
- Sanitary sewer services shall be connected a minimum of 5 feet outside of manholes with a wye connection in accordance with TCR standard Detail SS-2. 11. Minimum cover for sanitary sewer service lines shall be 5 feet and the minimum slope shall be 2.0%.
- All sanitary sewer service lines shall be constructed along the shortest and straightest route possible in conformance with the Town of Castle Rock Wastewater System Design Criteria Manual.
- The minimum horizontal separation between utility lines carrying the same material (e.g., wastewater and wastewater) shall be 5 feet.
- The Plum Creek Wastewater Authority must approve oil and grease interceptors for commercial installations.
- All manholes shall be placed on a minimum of 1' of ¾" wash rock. If additional subgrade is disturbed, excavation shall be backfilled with ¾" wash rock or other approved structural soil compacted to 95% of ASTM D698 unless otherwise instructed by the inspector.

LANDSCAPE NOTES

- Non-irrigated native seed areas shall be installed using the Town of Castle Rock Grading Erosion and Sediment Control Manual (GESC) standard detail #17.
- No turf and/or overhead irrigation on slopes 3:1.
- No slopes greater than 3:1 are permitted.
- Top soil, if disturbed shall be stock piled and reused on the site.
- No more than sixty percent of the total commercial landscape area shall include irrigated turf grass.
- No individual plant may have supplemental water demand greater than 15" per growing season.

IRRIGATION NOTES

- The irrigation system shall be equipped with a backflow prevention assembly approved by the Town of Castle Rock.
- 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.
- 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.
- Irrigation is not permitted on 3:1 slopes.
- Velocity shall not exceed 7.5 FPS through the water meter.
- No overhead irrigation in areas less than 10 feet wide.
- There is to be neither plant material nor irrigation in areas less than 4 feet wide.

UTILITY LOCATE AND UTILITY CUTS NOTES:

- All utilities are reviewed for area of placement (location) including, in easement/ ROW, horizontal and vertical clearances, and conflicts with other utilities per the Transportation Design Criteria Manual, Water System Design Criteria Manual, Wastewater Collection System Design Criteria Manual, Storm Drainage Design and Technical Criteria Manual, and all other utility owner and operator criteria.
- All utility cuts within ROW are to be backfilled with Flowable Fill up to subgrade. Edge Mill required around perimeter of sawcut. Match existing asphalt depth. Coordinate with Public Works Inspector.

PROFESSIONAL ENGINEER CERTIFICATION

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

TODD ERIC WEST, P.E.  
STATE OF COLORADO PE NO. 37643  
FOR AND ON BEHALF OF 2N CIVIL, LLC

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

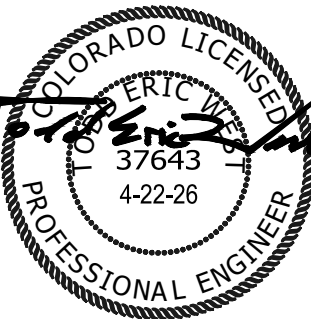
APPROVED

APPROVED-CD25-0064 Plans.pdf  
Record Document on File

DATE

2N CIVIL

303.925.0544  
www.2ncivil.com



PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

Notes  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE:  
1-30-26  
3-16-26

BY:  
TEW  
TEW

REVISIONS:  
1. REV. PER TOWN COMMENTS 12-8-25  
2. REV. PER TOWN COMMENTS 2-26-26  
3.  
4.

25005  
3-16-26  
TEW  
EPT

PROJECT NUMBER:

ISSUED DATE:

DESIGNED BY:

REVIEWED BY:

Notes





|                                                                                     |                                                                          |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|  | AREA OUTSIDE OF LIMITS OF CONSTRUCTION                                   |
|  | PROPOSED BUILDING                                                        |
|  | PROPOSED ASPHALT                                                         |
|  | PROPOSED GRAVEL                                                          |
|  | PROPOSED RIPRAP                                                          |
|  | EFFECTIVE 100-YR FLOODPLAIN                                              |
|  | CORRECTED 100-YR FLOODPLAIN [INDUSTRIAL TRIBUTARY STABILIZATION PROJECT] |
|  | PROPOSED 100-YR FLOODPLAIN                                               |
|  | PROPERTY LINE                                                            |
|  | RIGHT-OF-WAY                                                             |
|  | ADJACENT PROPERTY LINE                                                   |
|  | EXISTING EASEMENT                                                        |
|  | PROPOSED EASEMENT                                                        |
|  | EXISTING FENCE                                                           |
|  | EXISTING GUARDRAIL                                                       |
|  | EXISTING WATER MAIN                                                      |
|  | EXISTING WATER MANHOLE                                                   |
|  | EXISTING RAW WATER LINE                                                  |
|  | EXISTING SANITARY SEWER & MANHOLE                                        |
|  | EXISTING GAS LINE                                                        |
|  | EXISTING FIBER OPTIC LINE                                                |
|  | EXISTING FIBER OPTIC VAULT LID                                           |
|  | EXISTING COMM PEDESTAL                                                   |
|  | LIMIT OF CONSTRUCTION                                                    |

ELEVATIONS WERE DERIVED FROM A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK SHALL BE THE NORTHEAST CORNER OF LOT 1B, BEING A 1.25" YELLOW PLASTIC CAP, LS #30127, HAVING AN ELEVATION OF 6211.36'.

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 1B BETWEEN A FOUND 5/8" REBAR WITH NO CAP AND A SET 5/8" REBAR WITH ORANGE CAP STAMPED "38376" BEARING NORTH 66°49'08" EAST A DISTANCE OF 350.68 FEET.

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

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

By jkirkpatrick  
on 05/06/2026  
APPROVED-CD25-0064 Plans.pdf  
Record Document on File

DATE

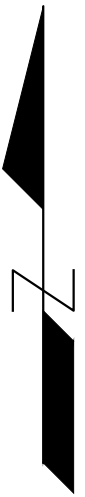


| SIGHT TRIANGLES                              |                                                                                                                            |                                                                                                                                                                                    |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TYPE:                                        | SIZE:                                                                                                                      | RESTRICTIONS:                                                                                                                                                                      |
| INTERSECTION<br>SAFETY -<br>DRIVEWAYS/ALLEYS | 15' LEG x 15' LEG                                                                                                          | WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION                                          |
| AASHTO<br>ROADWAY<br>(PRIVATE DRIVE)         | PRAIRIE HAWK DR POSTED AT 30 MPH<br>TRAFFIC FROM LEFT: 335' LEG<br>TRAFFIC FROM RIGHT: 390' LEG<br>10' BEHIND EDGE OF LANE | 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 |

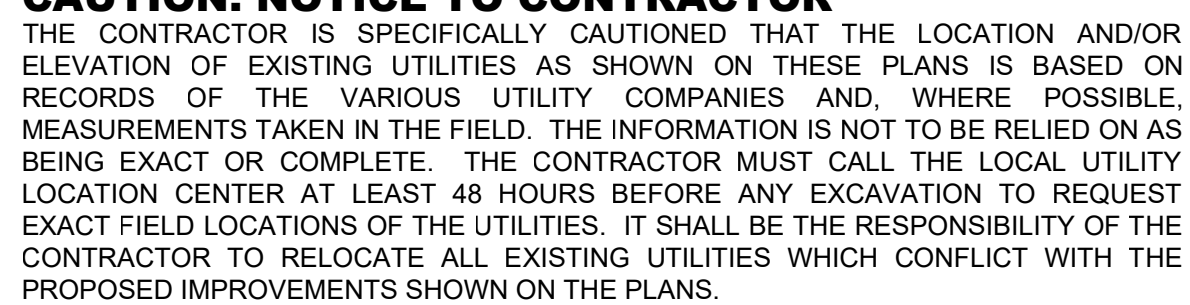


THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES TO VERIFY THE LOCATION OF ANY UTILITIES PRIOR TO REQUESTING THE EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.





## 4 of 18



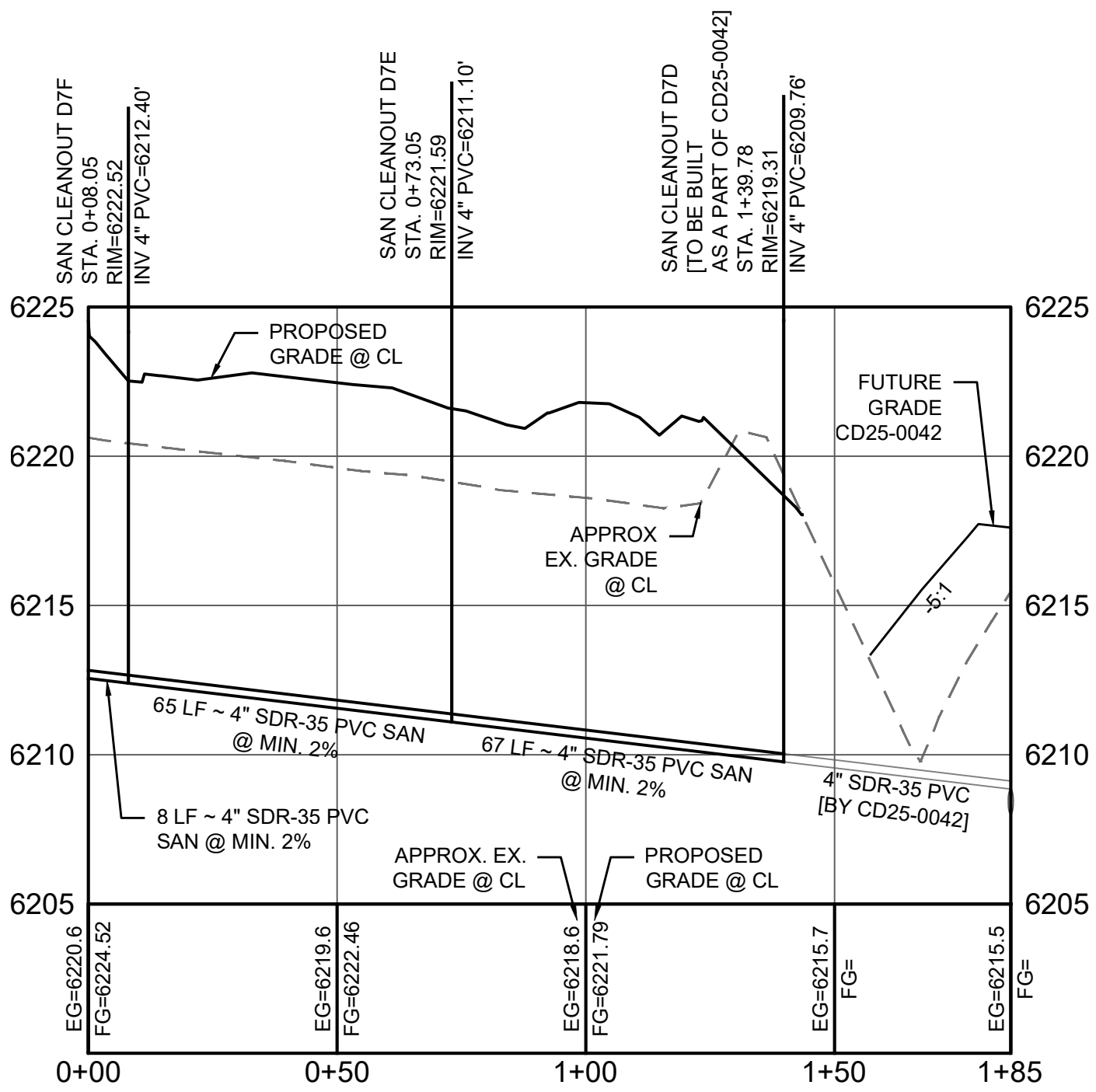




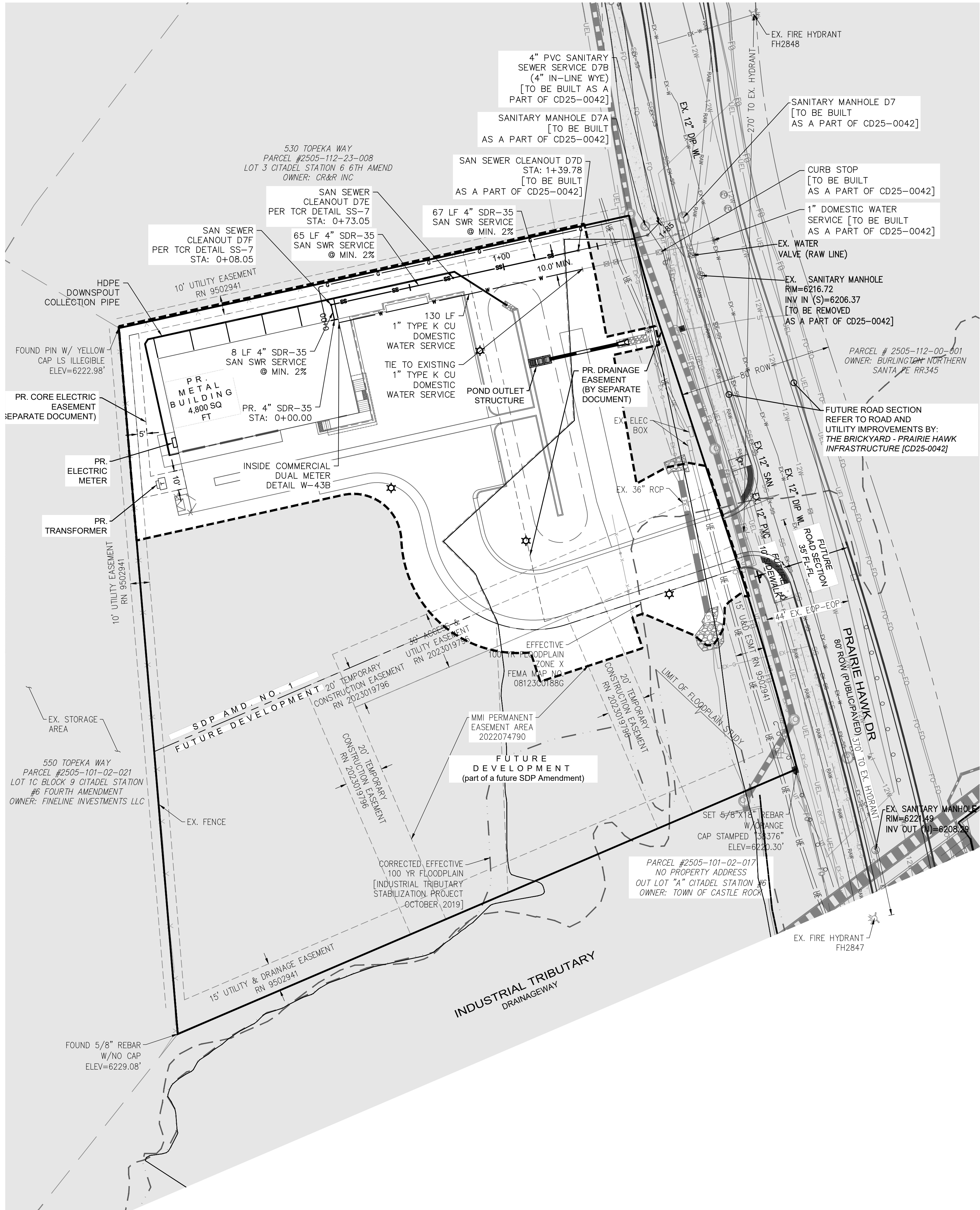
Know what's below.  
Call before you dig.

#### CAUTION: NOTICE TO CONTRACTOR

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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



4in Sanitary Sewer Service PROFILE  
SCALE: (H) 1" = 30' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+85.42



#### LEGEND

|  |                                       |
|--|---------------------------------------|
|  | EXISTING ASPHALT                      |
|  | PROPOSED BUILDING                     |
|  | PROPOSED ASPHALT                      |
|  | PROPOSED GRAVEL                       |
|  | PROPOSED RIPRAP                       |
|  | EFFECTIVE 100-YR FLOODPLAIN           |
|  | CORRECTED EFFECTIVE 100-YR FLOODPLAIN |
|  | PROPOSED 100-YR FLOODPLAIN            |
|  | PROPERTY LINE                         |
|  | RIGHT-OF-WAY                          |
|  | ADJACENT PROPERTY LINE                |
|  | EXISTING EASEMENT                     |
|  | PROPOSED EASEMENT                     |
|  | EXISTING FENCE                        |
|  | EXISTING GUARDRAIL                    |
|  | PROPOSED SANITARY SERVICE & CLEANOUT  |
|  | PROPOSED DOMESTIC WATER SERVICE       |
|  | PROPOSED RCP STORM SEWER PIPE         |
|  | PROPOSED HDPE STORM SEWER PIPE        |
|  | PROPOSED LIGHT POLE (RE: PHOTOMETRIC) |
|  | PROPOSED FLOW LINE                    |
|  | EXISTING RCP STORM SEWER PIPE         |
|  | EXISTING WATER MAIN                   |
|  | EXISTING WATER MANHOLE                |
|  | EXISTING RAW WATER LINE               |
|  | EXISTING SANITARY SEWER & MANHOLE     |
|  | EXISTING GAS LINE                     |
|  | EXISTING FIBER OPTIC LINE             |
|  | EXISTING FIBER OPTIC VAULT LID        |
|  | EXISTING COMM PEDESTAL                |
|  | LIMIT OF CONSTRUCTION                 |

#### UTILITY NOTES:

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

#### FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS: 1,500 GPM  
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT  
CODE USED FOR ANALYSIS: 2018 IFC APPENDIX B  
FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE II-B: 4,800 SF

#### BENCHMARK

ELEVATIONS WERE DERIVED FORM A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK SHALL BE THE NORTHEAST CORNER OF LOT 1B, BEING A 1.25" YELLOW PLASTIC CAP, LS #30127, HAVING AN ELEVATION OF 6211.36'.

#### BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 1B BETWEEN A FOUND 5/8" REBAR WITH NO CAP AND A SET 5/8" REBAR WITH ORANGE CAP STAMPED "38376" BEARING NORTH 66°49'08" EAST A DISTANCE OF 350.68 FEET.

#### PROFESSIONAL ENGINEER CERTIFICATION

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

TODD ERIC WEST, P.E.  
STATE OF COLORADO PE NO. 37643  
FOR AND ON BEHALF OF 2N CIVIL, LLC

#### TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE



PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

Utility Plan  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE: 1-30-26  
BY: TEW TEW

REVISIONS:  
1. REV. PER TOWN COMMENTS 12-8-25  
2. REV. PER TOWN COMMENTS 2-6-26

PROJECT NUMBER: 25005  
ISSUED DATE: 3-16-26  
DESIGNED BY: TEW  
REVIEWED BY: EPT

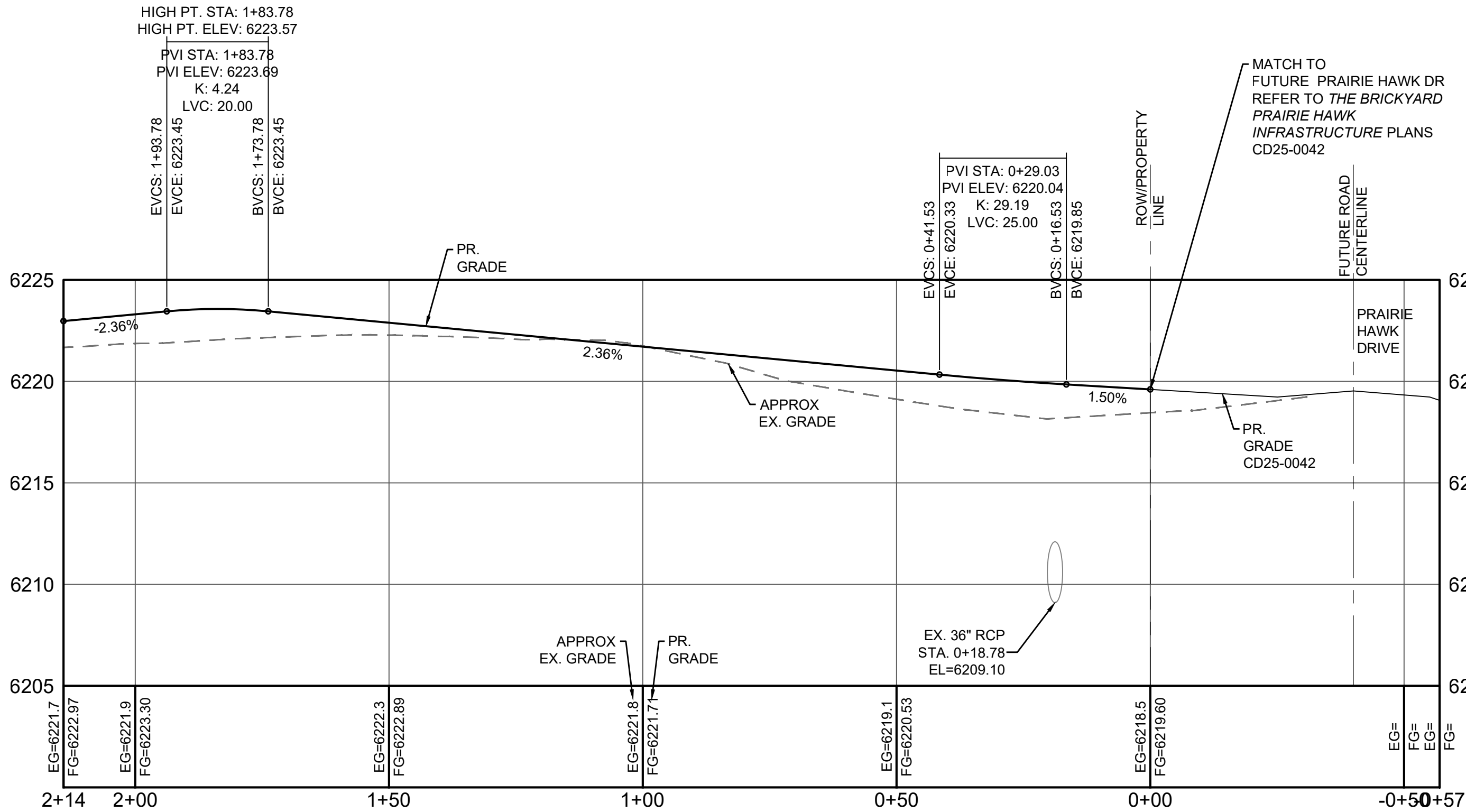
Utility Plan



J:\Projects\20200605\awg\CD\Road Plan & Profile.dwg 4/22/2026

CAUTION: NOTICE TO CONTRACTOR

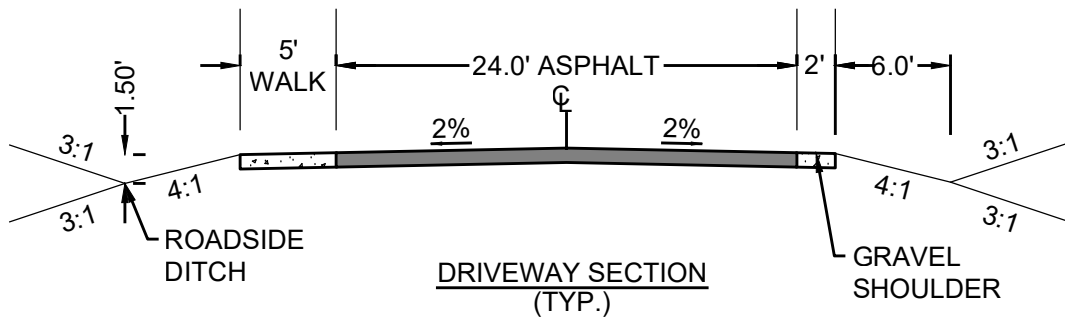
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Driveway PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: -0+57.00, END STA: 2+14.13

LEGEND

- AREA OUTSIDE OF LIMITS OF CONSTRUCTION
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED RIPRAP
- EFFECTIVE 100-YR FLOODPLAIN
- CORRECTED 100-YR FLOODPLAIN (INDUSTRIAL TRIBUTARY STABILIZATION PROJECT)
- PROPOSED 100-YR FLOODPLAIN
- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING WATER MAIN
- EXISTING RAW WATER LINE
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC VAULT LID
- EXISTING COMM PEDESTAL
- LIMIT OF CONSTRUCTION



BENCHMARK

ELEVATIONS WERE DERIVED FORM A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK SHALL BE THE NORTHEAST CORNER OF LOT 1B, BEING A 1.25" YELLOW PLASTIC CAP, LS #30127, HAVING AN ELEVATION OF 6211.36".

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 1B BETWEEN A FOUND 5/8" REBAR WITH NO CAP AND A SET 5/8" REBAR WITH ORANGE CAP STAMPED "38376" BEARING NORTH 66°49'08" EAST A DISTANCE OF 350.68 FEET.

PROFESSIONAL ENGINEER CERTIFICATION

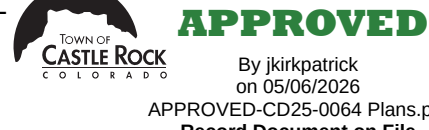
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TODD ERIC WEST, P.E.  
STATE OF COLORADO PE NO. 37643  
FOR AND ON BEHALF OF 2N CIVIL, LLC

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:



DEVELOPMENT SERVICES

DATE

2N CIVIL

303.925.0544  
www.2ncivil.com



PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

Driveway Plan & Profile  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE: 1-30-26  
BY: TEW

REVISIONS:  
1. REV. PER TOWN COMMENTS 12-8-25  
2. REV. PER TOWN COMMENTS 2-6-26  
3.  
4.

PROJECT NUMBER: 25005  
ISSUED DATE: 3-16-26  
DESIGNED BY: TEW  
REVIEWED BY: EPT

Driveway Plan  
& Profile



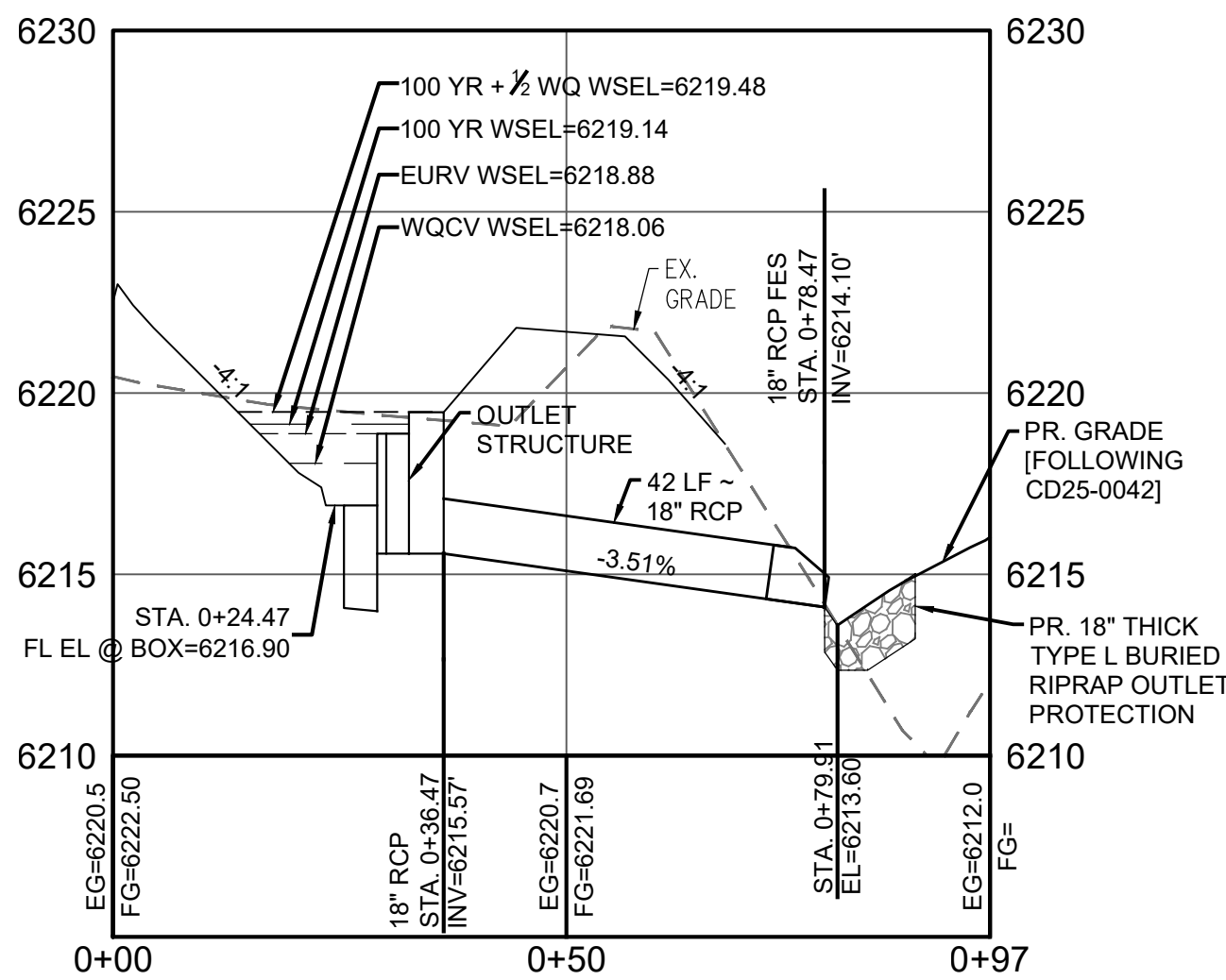
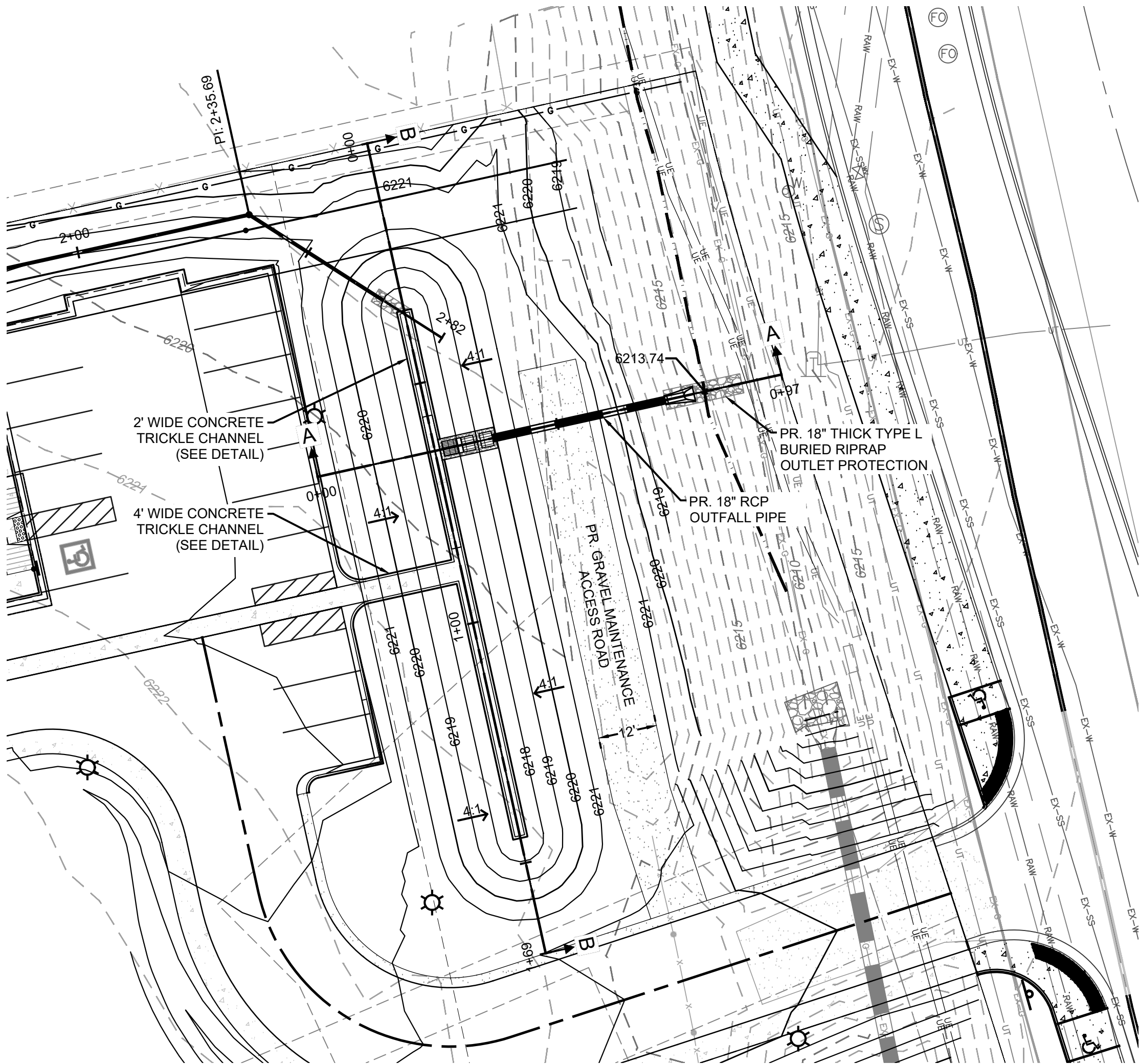
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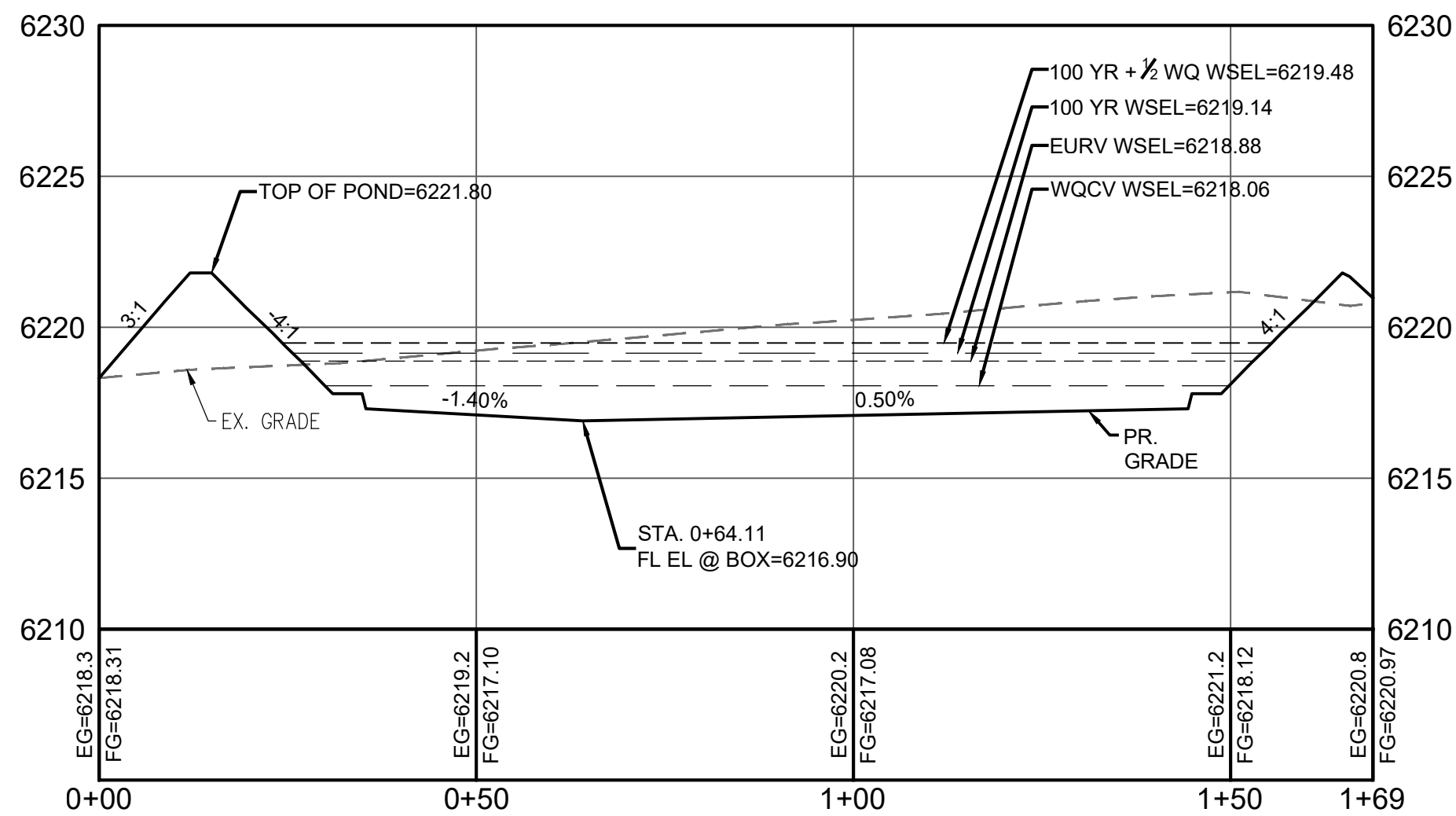
Know what's below.  
Call before you dig.

#### CAUTION: NOTICE TO CONTRACTOR

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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Pond Section A-A PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+00.00, END STA: 0+96.72



Pond Section B-B PROFILE  
SCALE: (H) 1" = 20' (V) 1" = 5'  
START STA: 0+00.00, END STA: 1+68.86

#### BENCHMARK

ELEVATIONS WERE DERIVED FORM A PROCESSED OPUS SOLUTION AND REPRESENT NAVD88 ELEVATIONS. A SITE BENCHMARK SHALL BE THE NORTHEAST CORNER OF LOT 1B, BEING A 1.25" YELLOW PLASTIC CAP, LS #30127, HAVING AN ELEVATION OF 6211.36".

#### BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 1B BETWEEN A FOUND 5/8" REBAR WITH NO CAP AND A SET 5/8" REBAR WITH ORANGE CAP STAMPED "38376" BEARING NORTH 66°49'08" EAST A DISTANCE OF 350.68 FEET.

#### PROFESSIONAL ENGINEER CERTIFICATION

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TODD ERIC WEST, P.E.  
STATE OF COLORADO PE NO. 37643  
FOR AND ON BEHALF OF 2N CIVIL, LLC

#### TOWN OF CASTLE ROCK APPROVAL

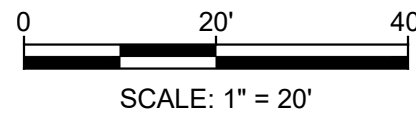
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

By JIRKSPARK  
on 05/06/2026  
APPROVED-CD25-0064 Plans.pdf  
Record Document on File

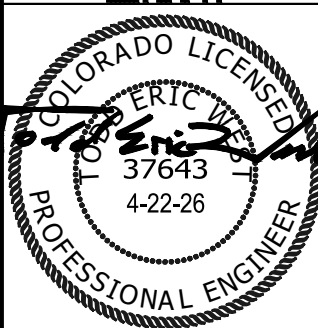
DEVELOPMENT SERVICES

DATE



2N CIVIL

303.925.0544  
www.2ncivil.com



PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

#### Pond Details 1

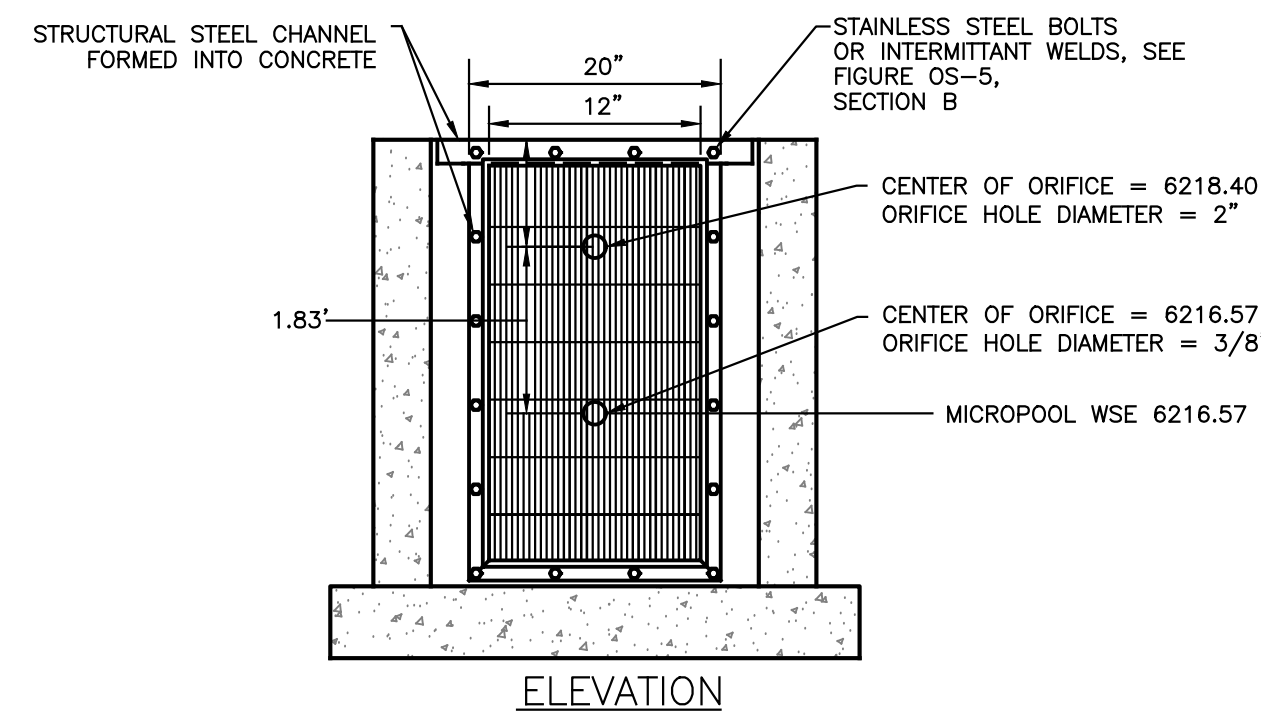
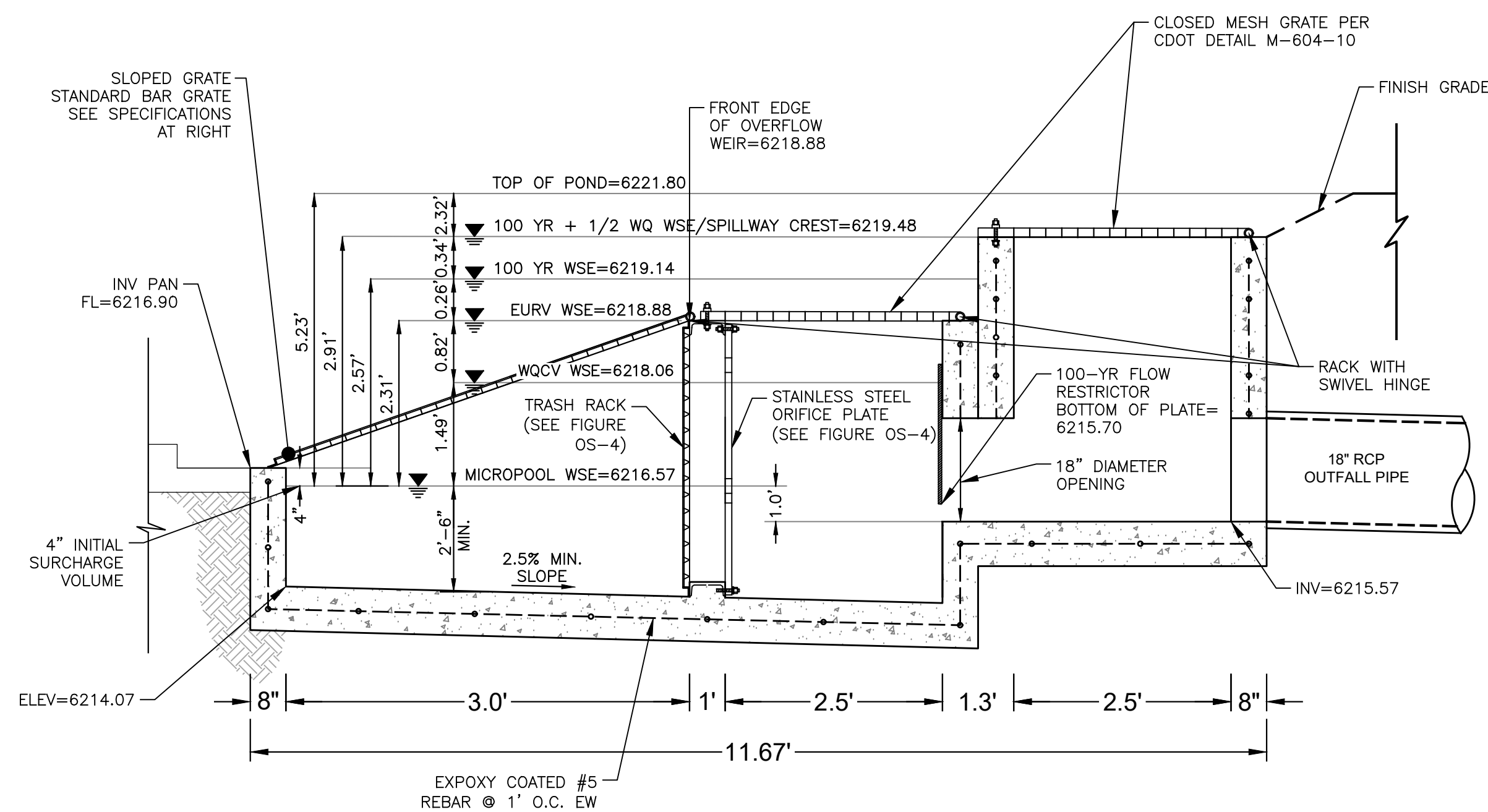
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE: 1-30-26  
BY: TEW  
REVISIONS: 1. REV. PER TOWN COMMENTS 12-8-25  
2. REV. PER TOWN COMMENTS 2-6-26  
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PROJECT NUMBER: 25005  
ISSUED DATE: 3-16-26  
DESIGNED BY: TEW  
REVIEWED BY: EPT

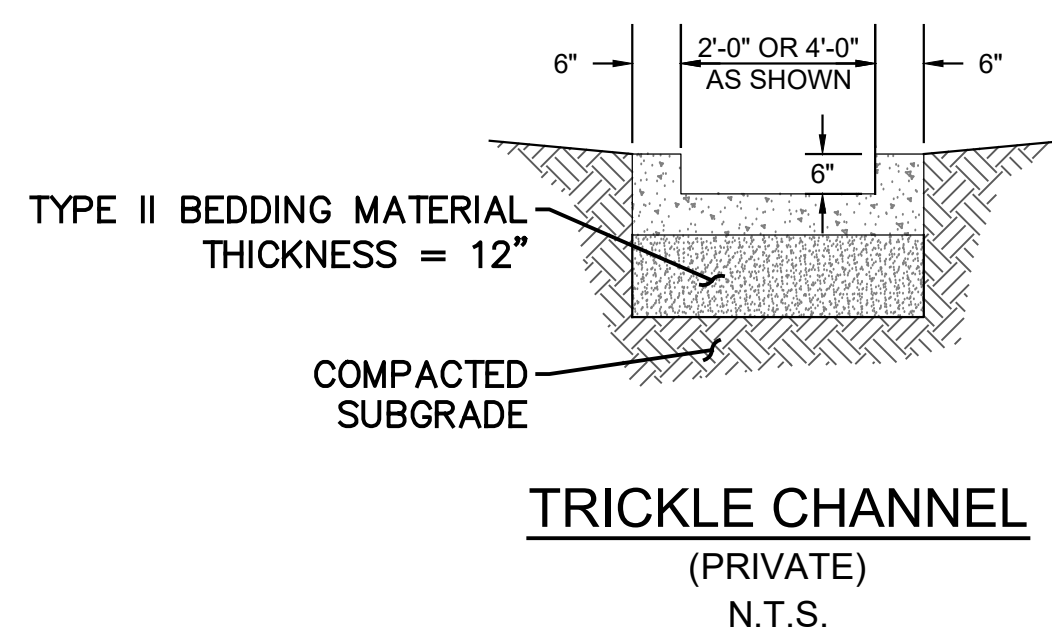
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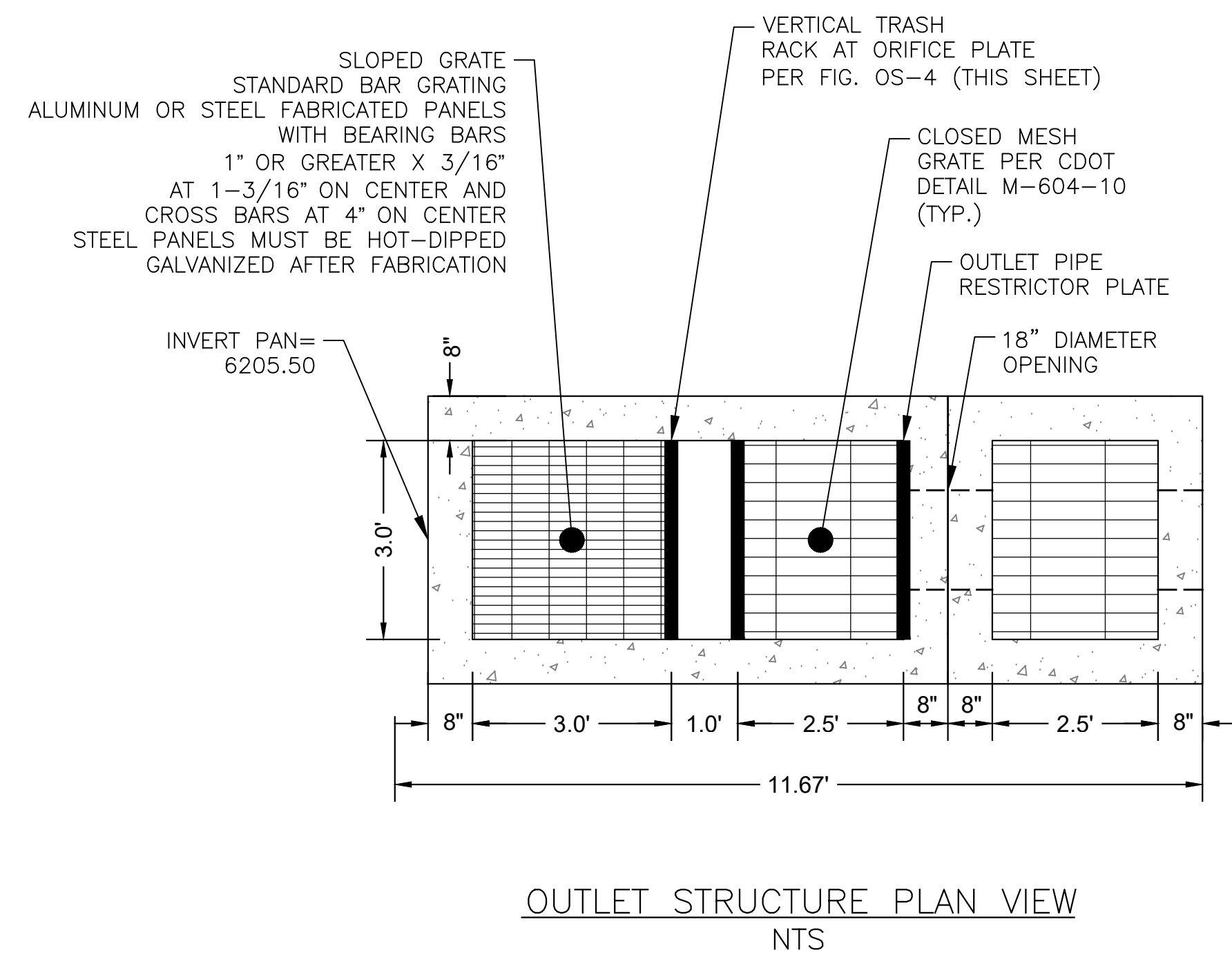


- ORIFICE PLATE NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. STEEL PLATE THICKNESS SHALL BE A MINIMUM OF 0.25".
- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
  2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
  3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
  4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- OVERFLOW SAFETY GRATES:
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
  2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
  3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
  4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

FIGURE OS-4 ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES  
NTS



TRICKLE CHANNEL  
(PRIVATE)  
N.T.S.



OUTLET STRUCTURE PLAN VIEW  
NTS

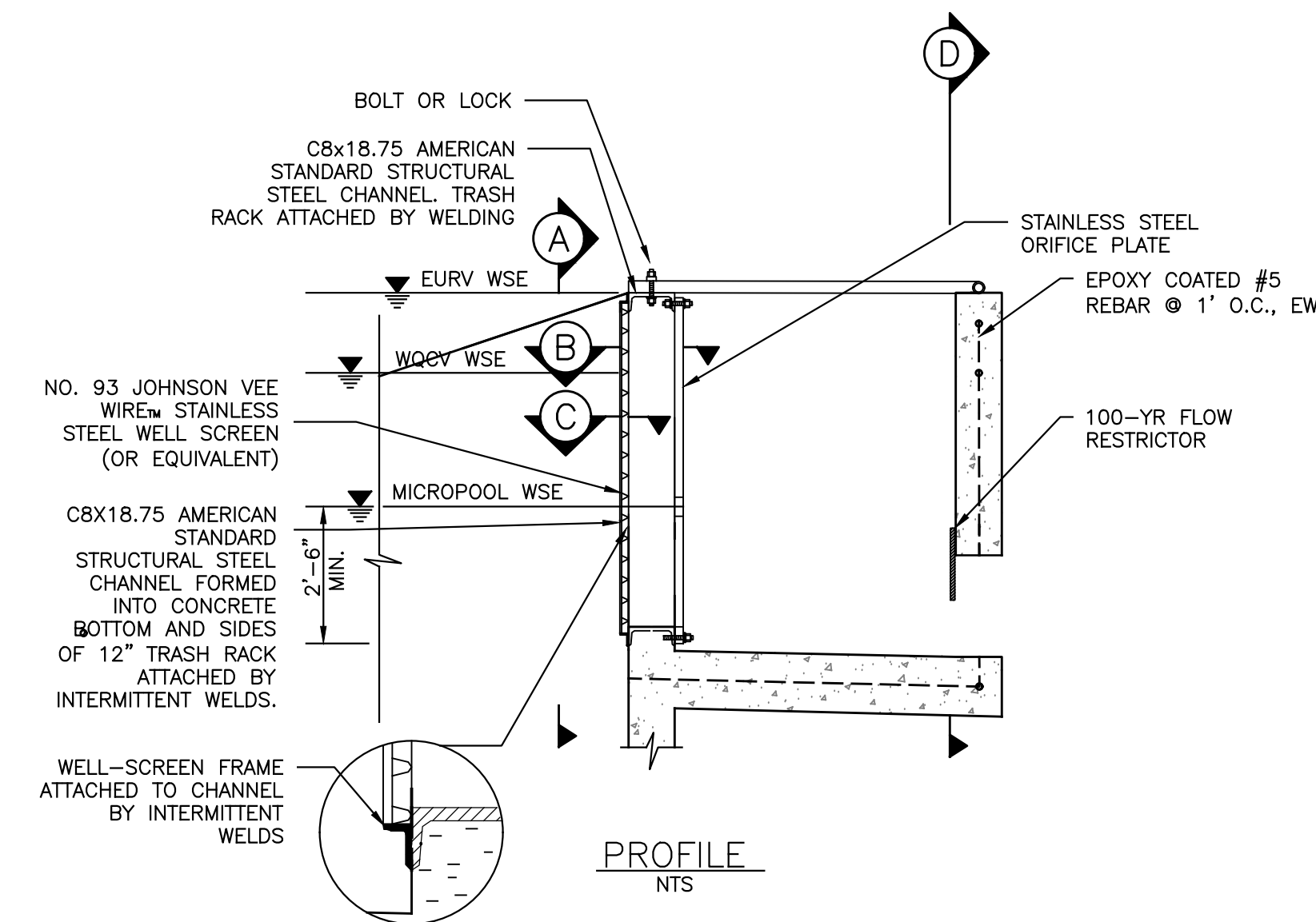
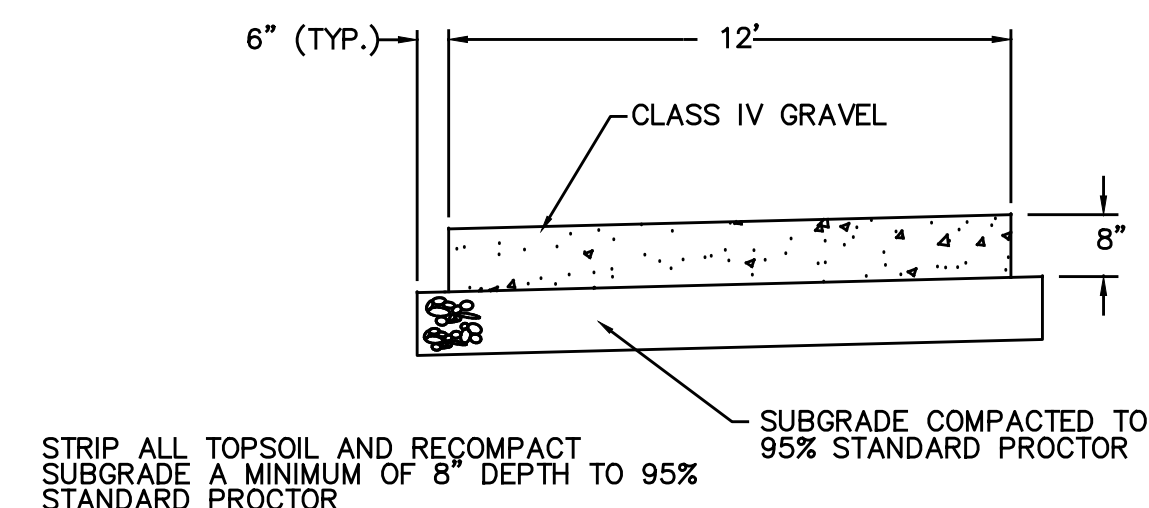
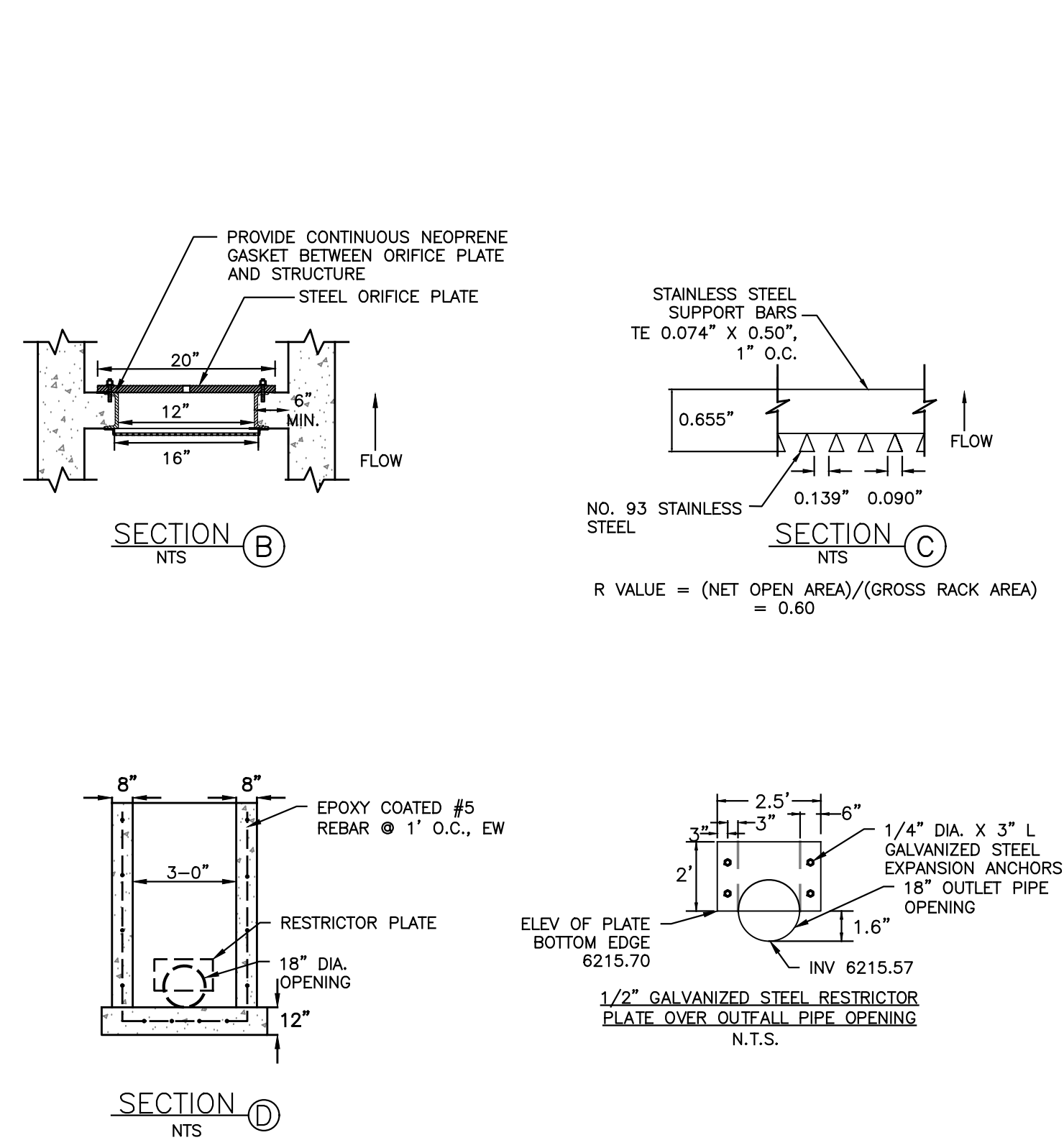


FIGURE OS-5 TYPICAL OUTLET STRUCTURE WITH WELL SCREEN TRASH RACK



POND MAINTENANCE ROAD DETAIL  
N.T.S.



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APPROVED BY: **TODD ERIC WEST, P.E.**  
By: J KIRKPATRICK  
on 05/06/2025  
APPROVED-CD25-0064 Plans.pdf  
Record Document on File

DEVELOPMENT SERVICES DATE

303.925.0544  
www.2ncivil.com

PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

**Pond Details 2**  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE: 1-30-26  
BY: TEW  
TEW

REVISIONS:  
1. REV. PER TOWN COMMENTS 12-8-25  
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3.  
4.

25005 3-16-26  
TEW EPT

PROJECT NUMBER:  
ISSUED DATE:  
DESIGNED BY:  
REVIEWED BY:

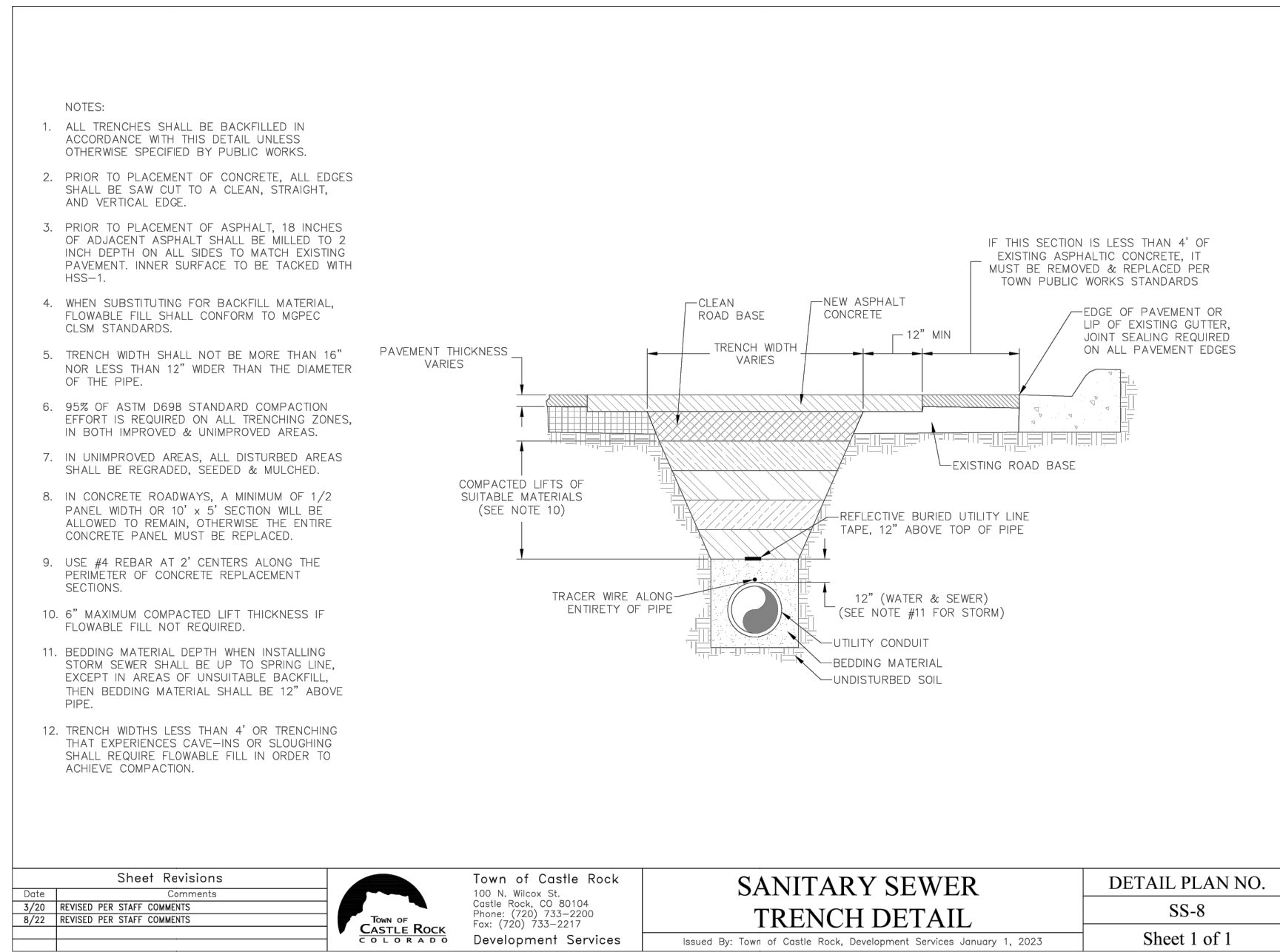
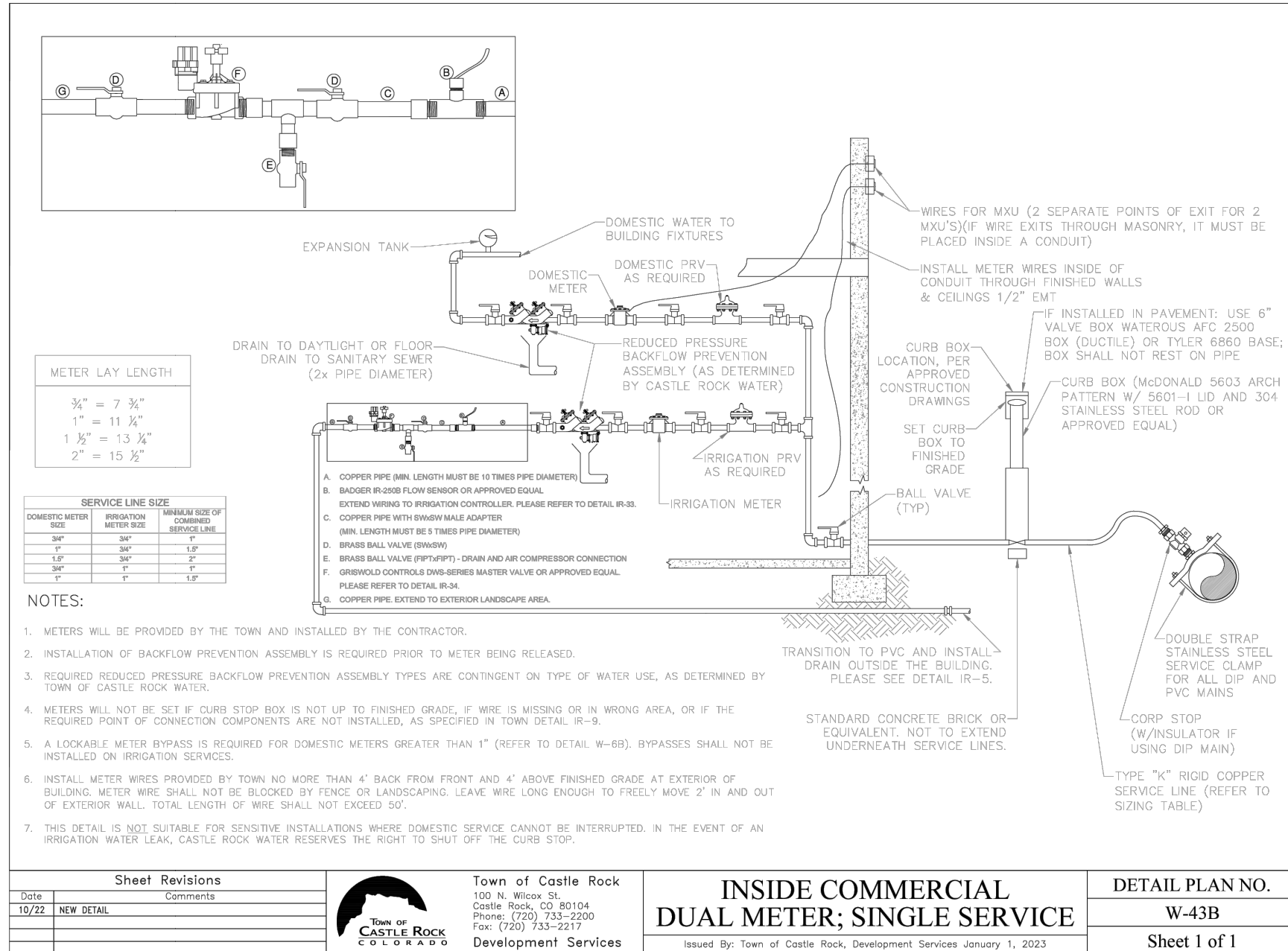
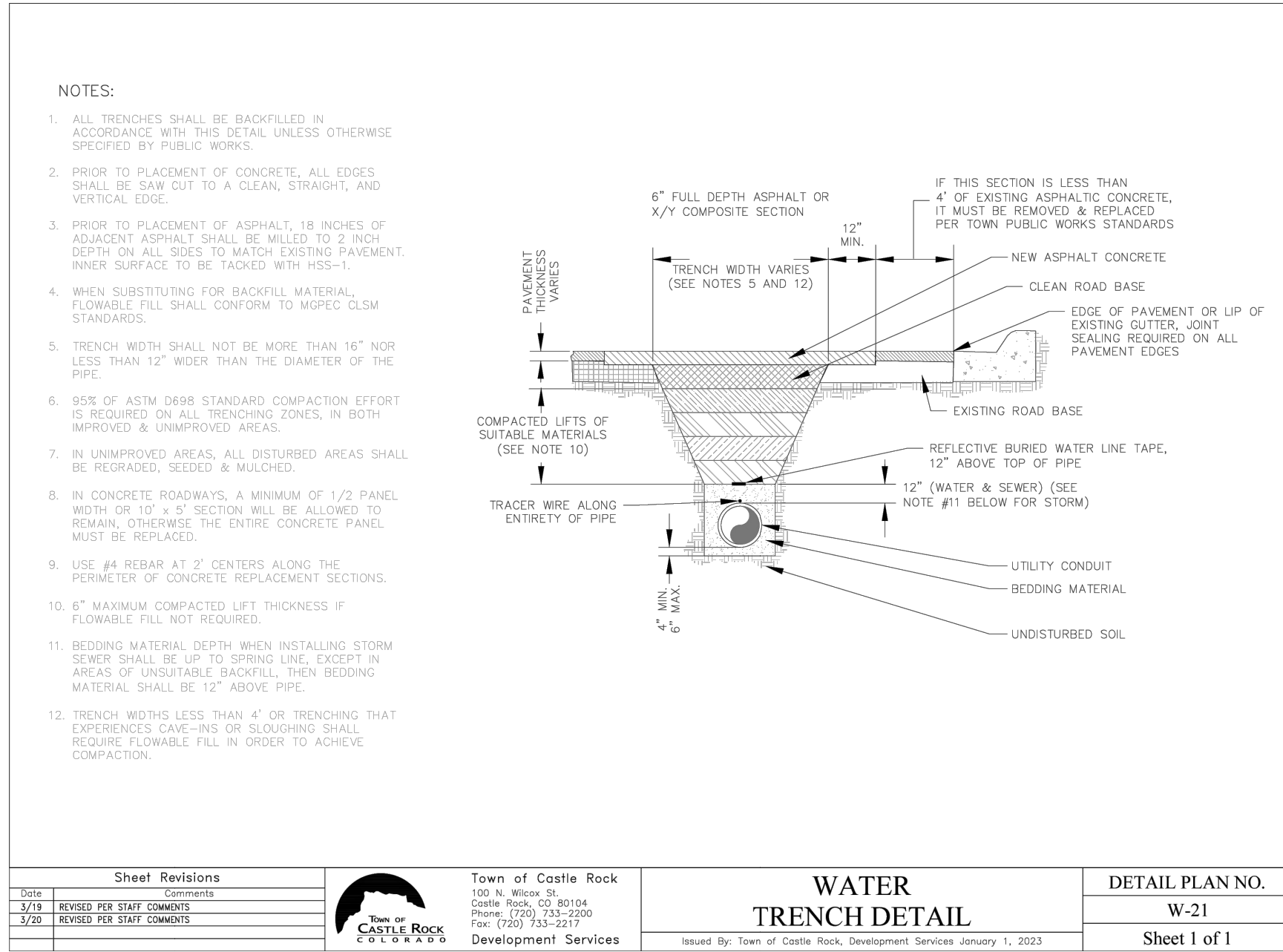
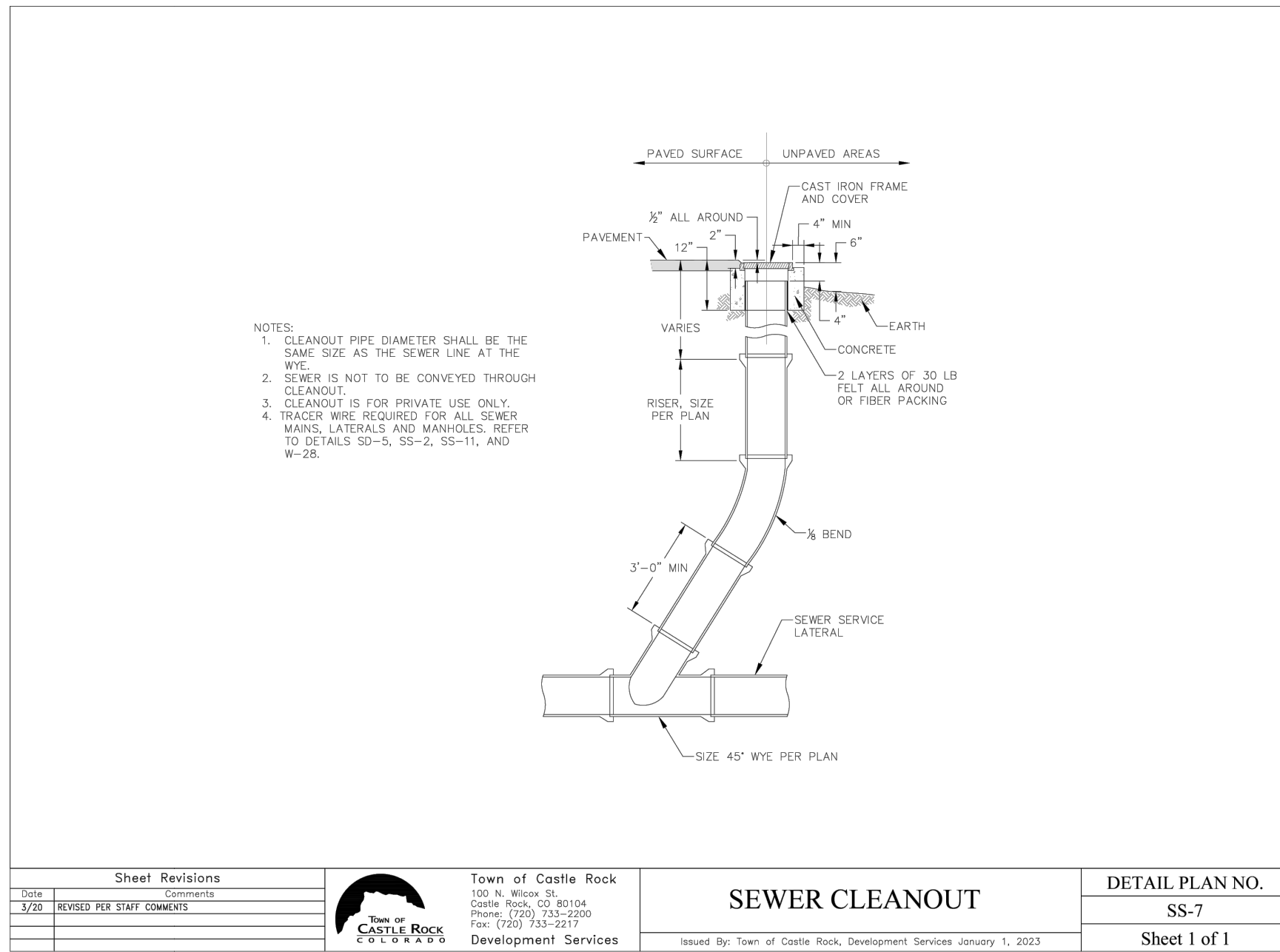
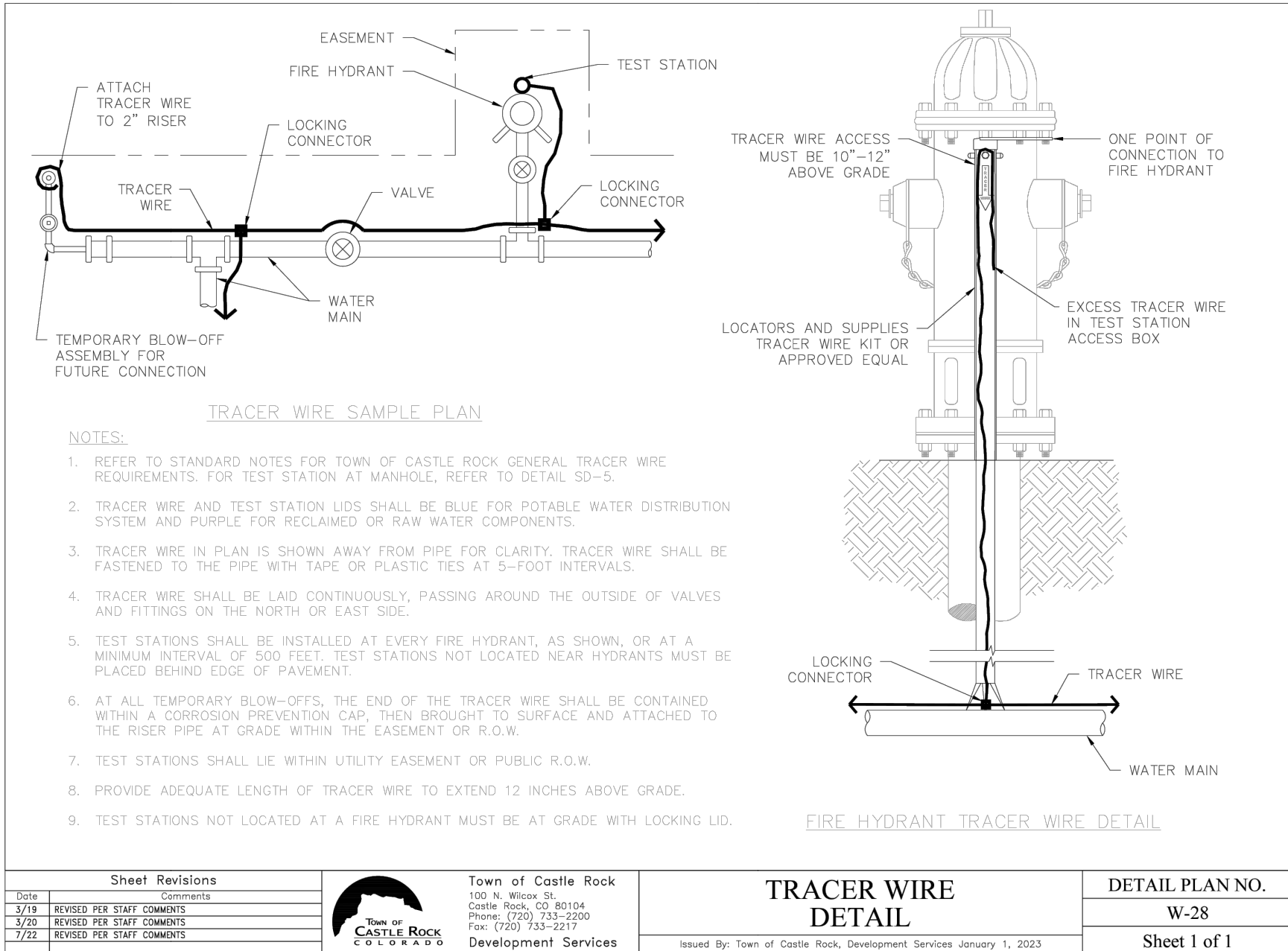
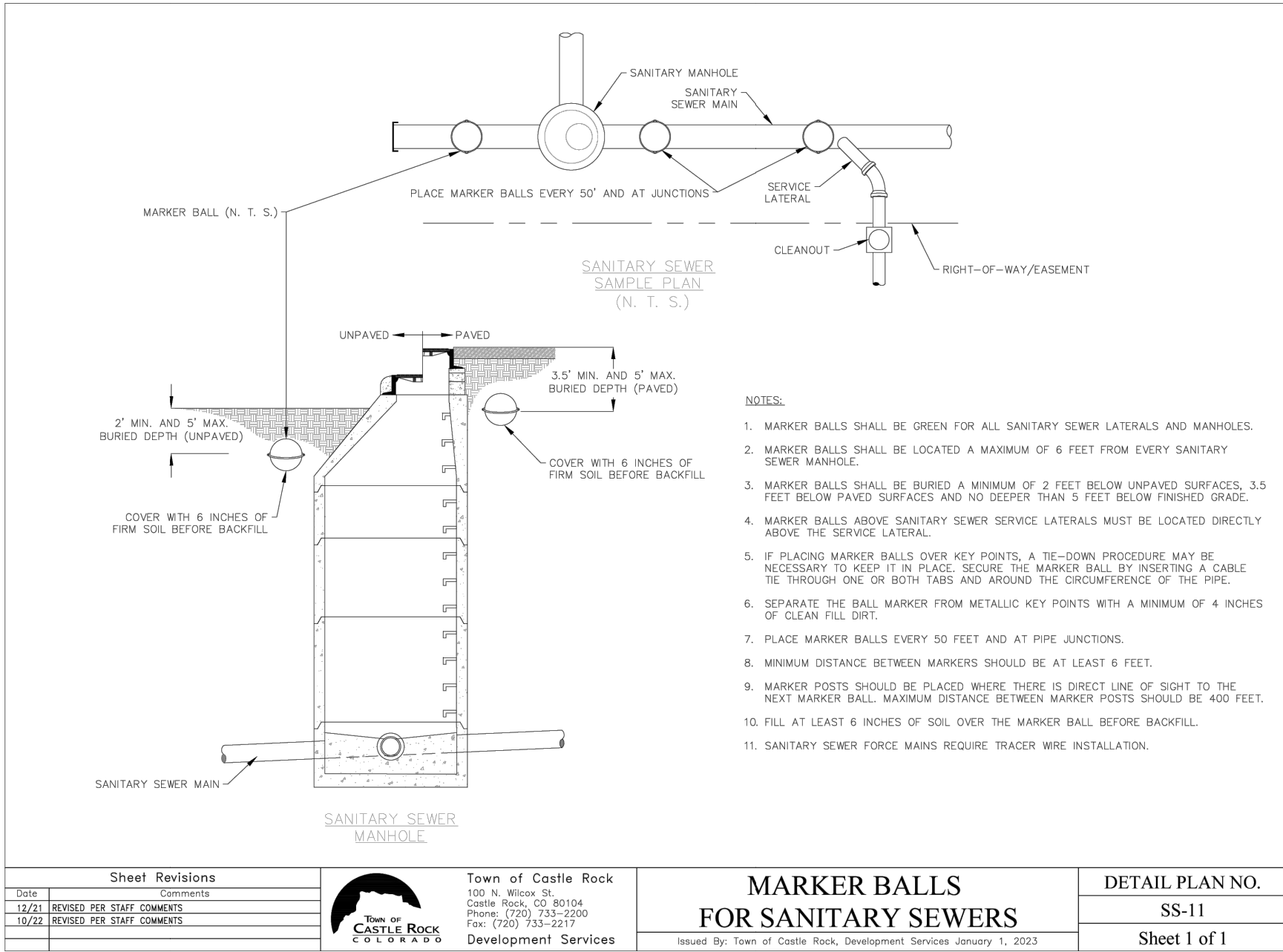
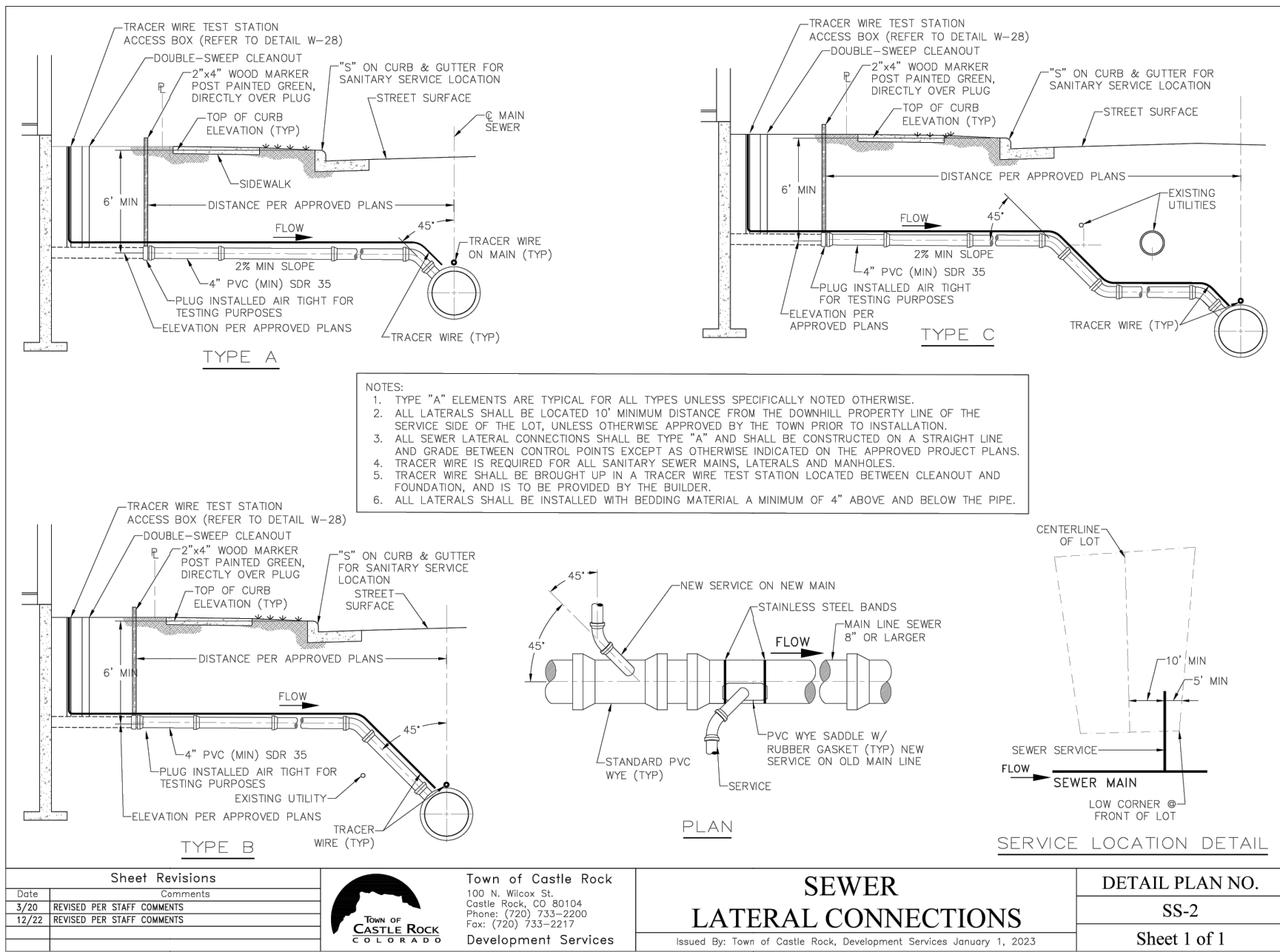
**Pond Details 2**

8 of 18









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APPROVED BY:  By: J. Kirkpatrick on 05/06/2026  
APPROVED: CD-25-0064 Plans.pdf  
Record Document on File

DEVELOPMENT SERVICES

DATE



PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

**Sanitary and Water Details**  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE: 1-30-26  
BY: TEW

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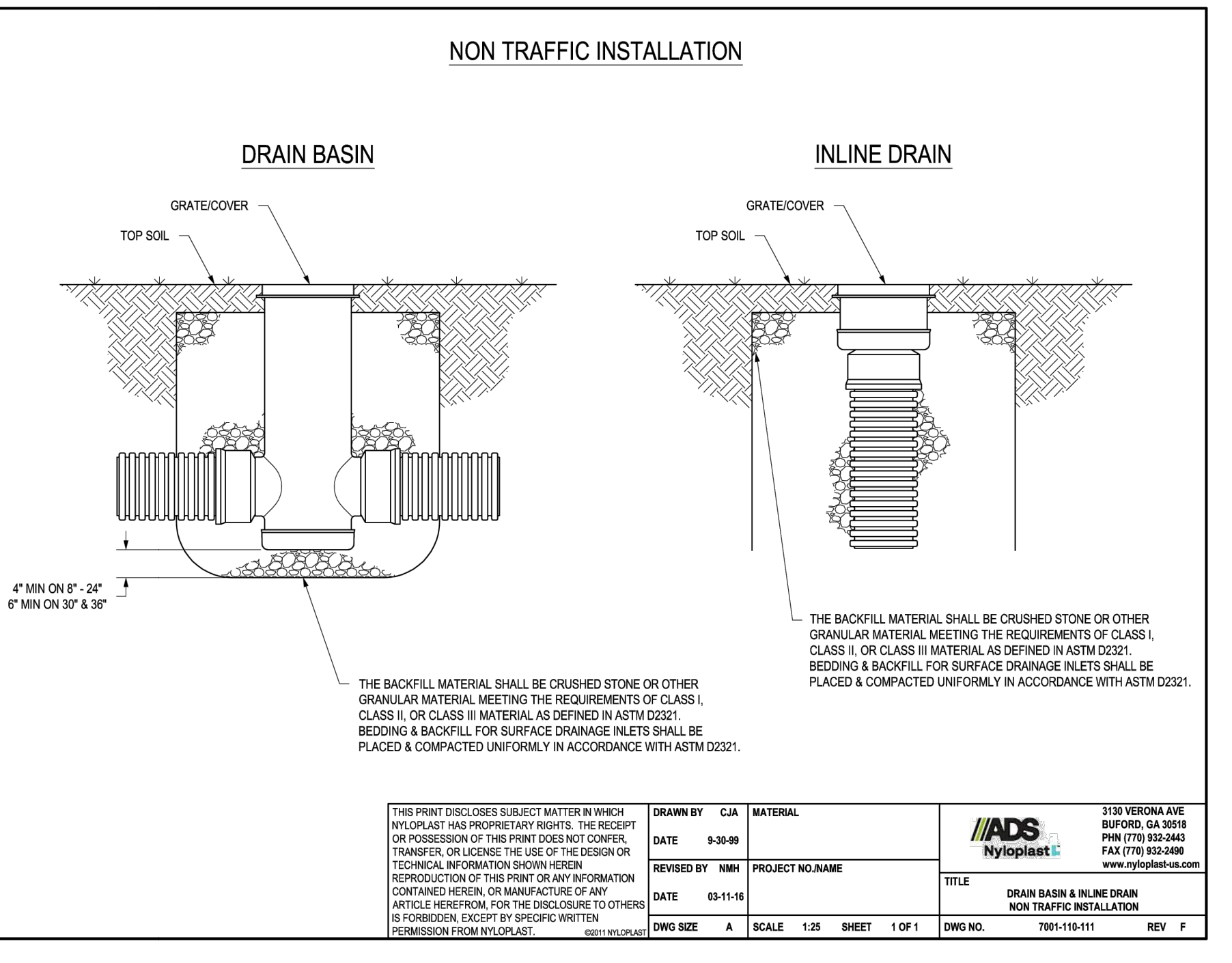
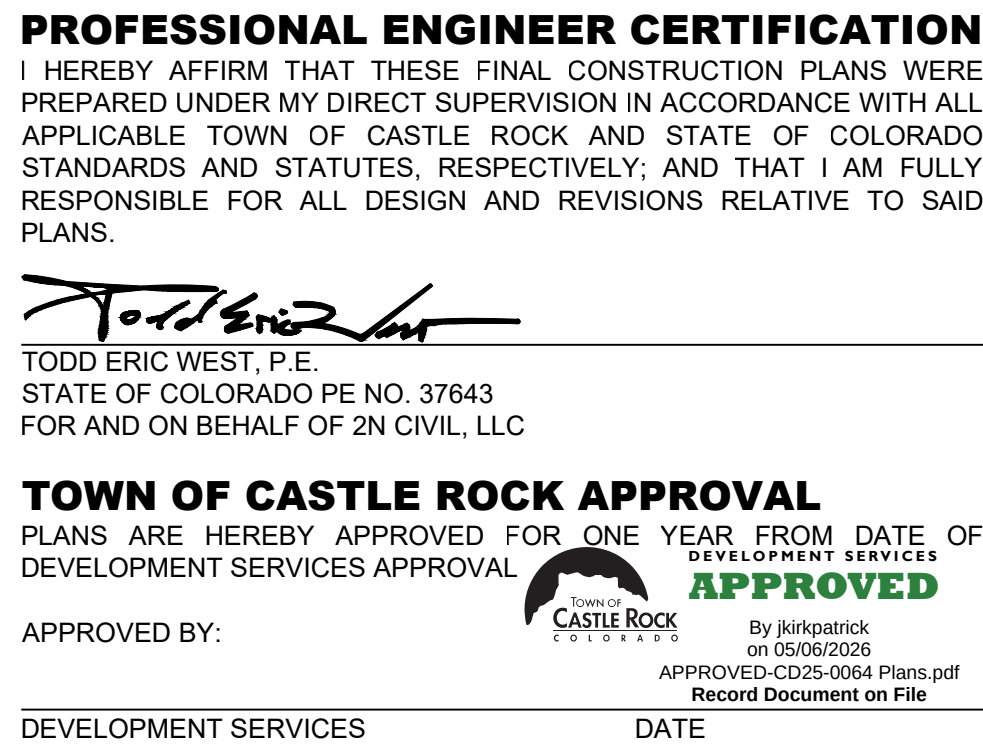
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REVIEWED BY: EPT

**Sanitary and Water Details**



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5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

11 of 18



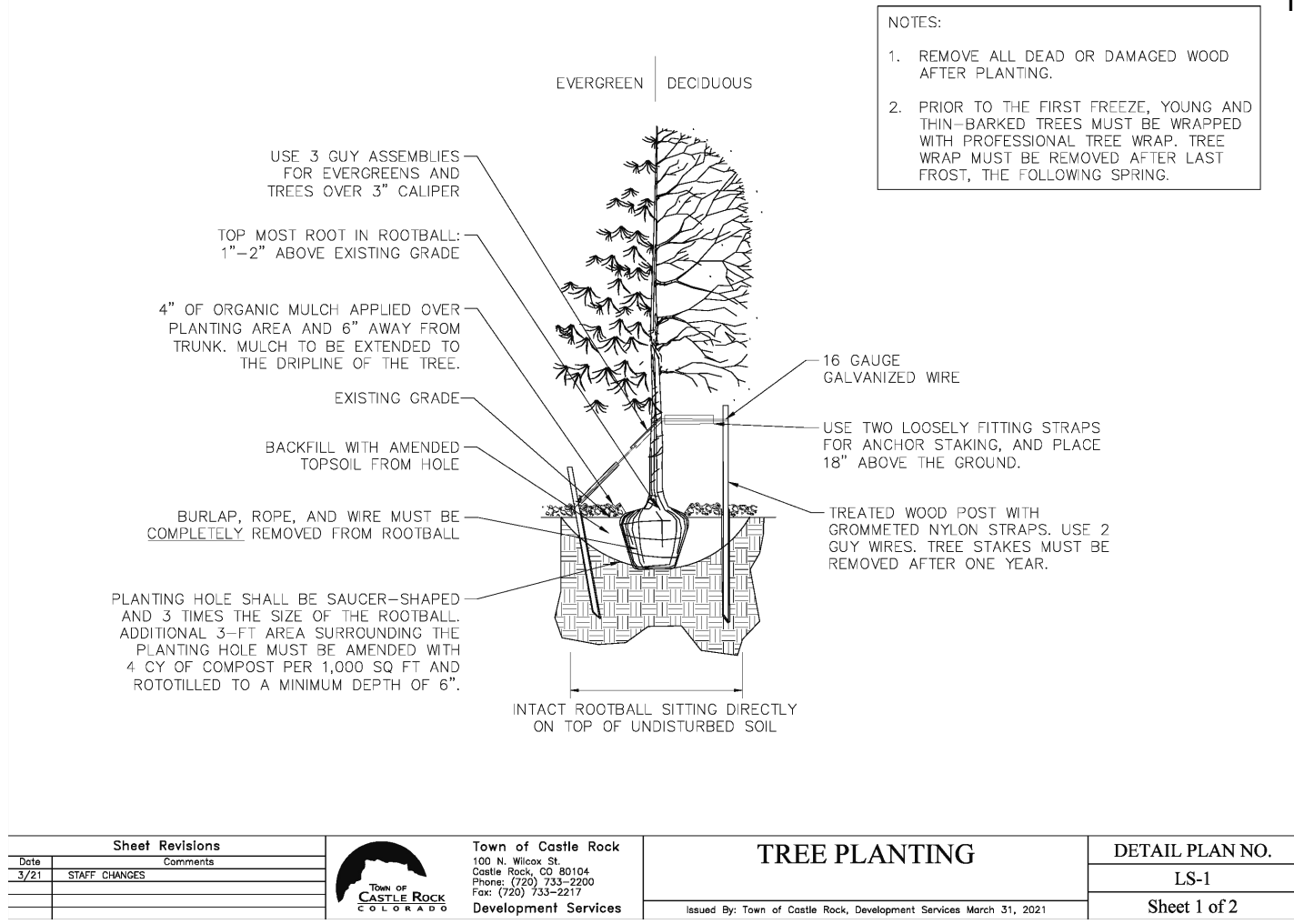
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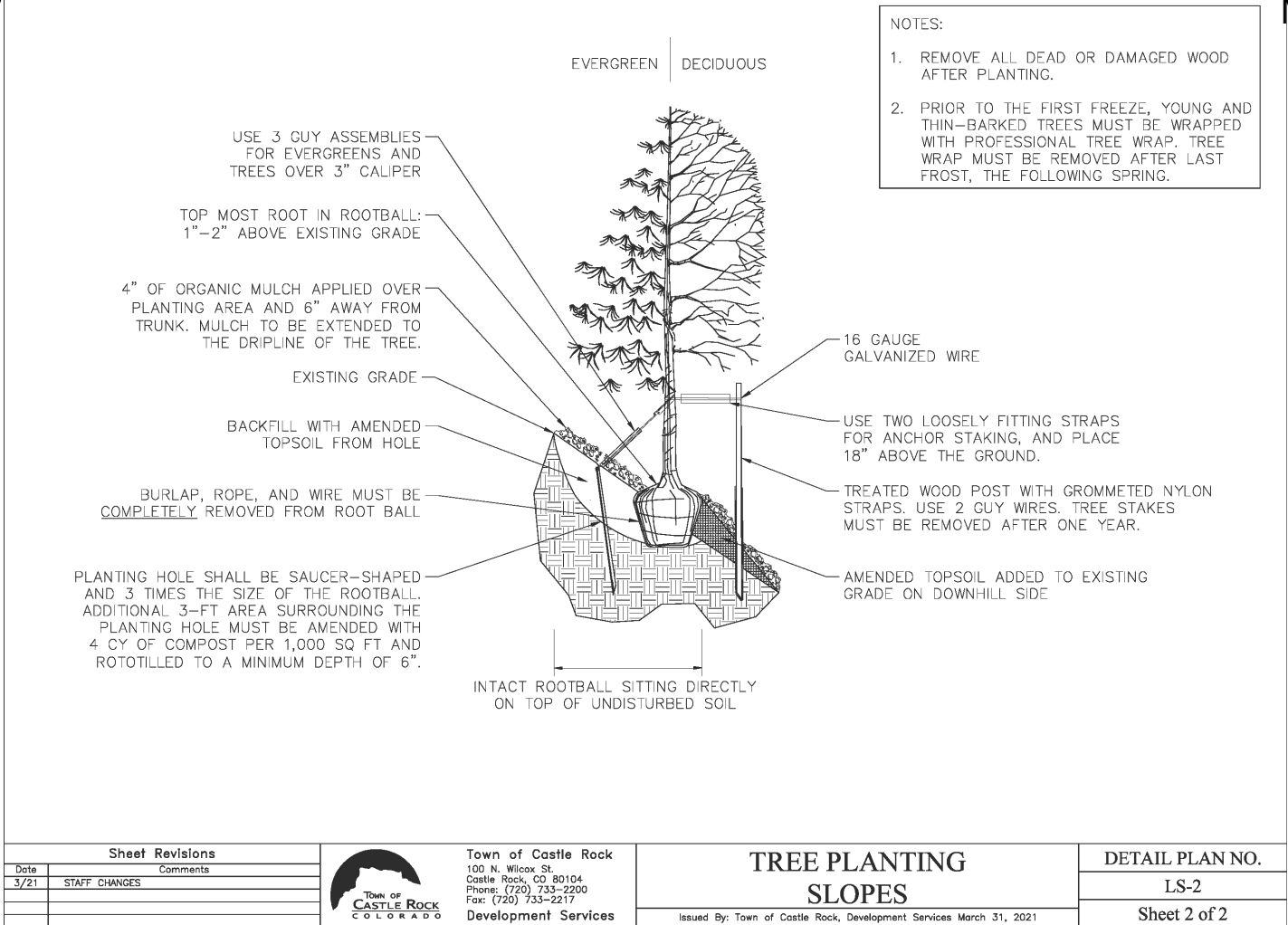
PLAN SET INDEX

| SHEET | NAME                               |
|-------|------------------------------------|
| 12    | LANDSCAPE COVER SHEET & PLANT LIST |
| 13    | LANDSCAPE PLAN                     |
| 14    | IRRIGATION PLAN                    |
| 15-17 | IRRIGATION DETAILS                 |
| 18    | PHOTOMETRIC PLAN                   |

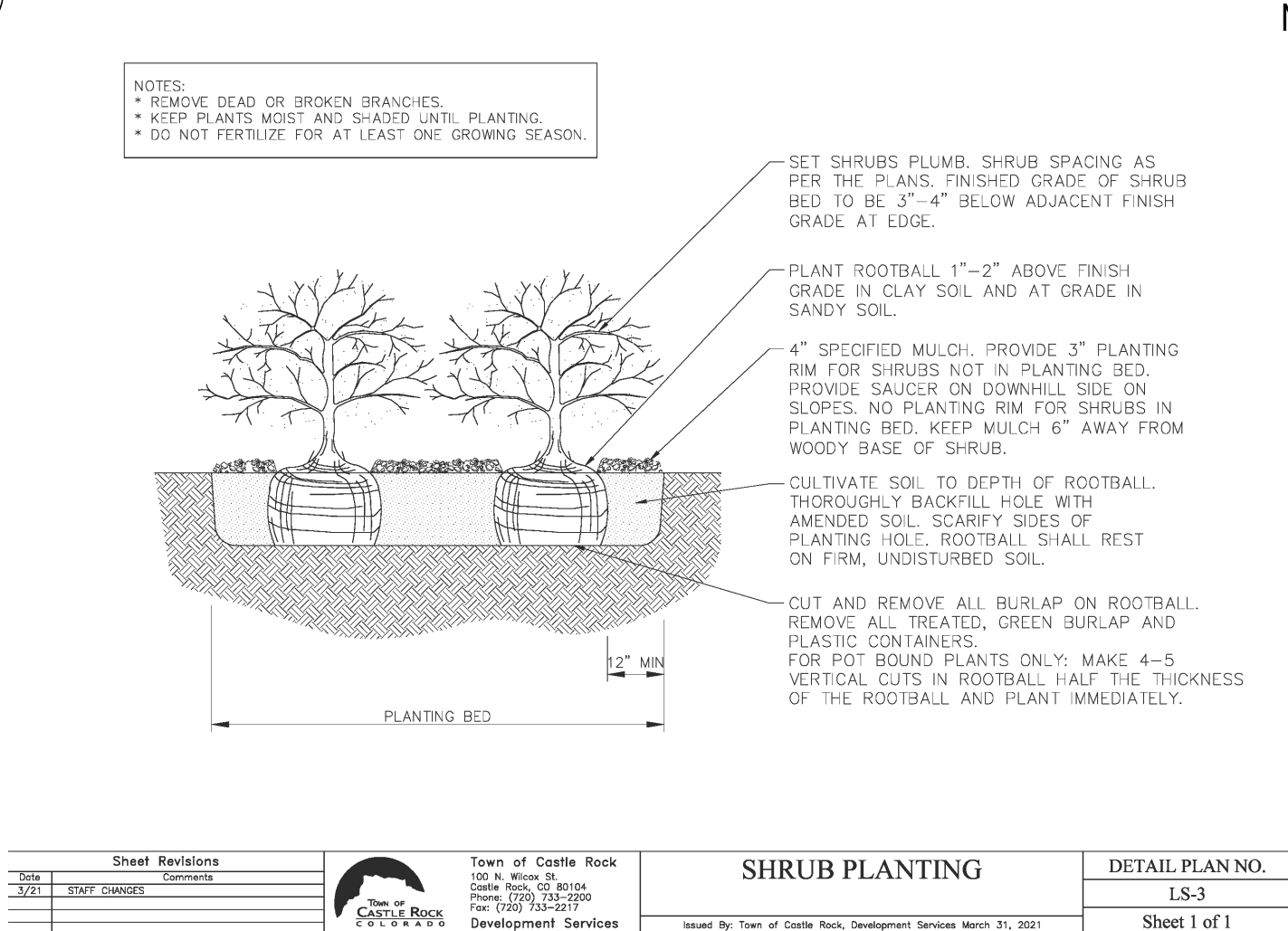
A TREE PLANTING



B TREE PLANTING SLOPES



C SHRUB PLANTING



PARKING LOT CHART

| Parking Lot Area (SF) | Landscape Area Required (SF) (1) | Existing Landscape (SF) | Landscape Area Provided | Required Trees (2) | Provided Trees | Required Shrubs (3) | Provided Shrubs |
|-----------------------|----------------------------------|-------------------------|-------------------------|--------------------|----------------|---------------------|-----------------|
| 6,207                 | 621                              | 0                       | 835                     | 2                  | 2              | 4                   | 5               |

NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: Matthew Corrión  
Town of Castle Rock Registration #: N/A State of Colorado Landscape Architect License #: 155  
Company Name: Outdoor Design Group, Inc. Address: 5690 Webster Street, Arvada, CO 80002  
Phone: 303.993.4811 Email: mcorrion@odgdesign.com Date: 06-10-2025  
Project Name: PRAIRIE HAWK CASTLE ROCK

| Gross Site Area (SF) | Required Landscape Area (SF) (1,7)     | Existing Landscape Area (SF)       | Provided Landscape Area (SF)     | Required Trees (2)                        | Provided Trees                                       | Required Shrubs (3)                       | Provided Shrubs                       | Soil Prep Amount (CY) (5)                     |
|----------------------|----------------------------------------|------------------------------------|----------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------------------|---------------------------------------|-----------------------------------------------|
| 58,486               | 5,849                                  | 0                                  | 37,575                           | 12                                        | 21                                                   | 24                                        | 57                                    | 4                                             |
| Turf Grass (SF)      | Required Landscape Coverage (SF) (4,6) | Existing Landscape (If Applicable) | Provided Landscape Coverage (SF) | Required Nonliving Ornamental % (25% max) | Provided Nonliving Ornamental Area in Landscape (SF) | Req. Large Canopy Decid. Trees (50% min.) | Provided Large Canopy Deciduous Trees | Separate Irrigation Service Connections       |
| 0                    | 4,387                                  | 0                                  | 35,711                           | 8,928                                     | 1,864                                                | 6                                         | 15                                    | Yes<br>No <input checked="" type="checkbox"/> |

STREETSCAPE LANDSCAPE CHART

| Street Name/Tract | Linear Feet (LF) | Required Street Trees (1) | Existing Street Trees | Provided Street Trees | Required Street Shrubs (2) | Existing Street Shrubs | Provided Street Shrubs |
|-------------------|------------------|---------------------------|-----------------------|-----------------------|----------------------------|------------------------|------------------------|
| Prairie Hawk Dr   | 265 LF           | 7                         | 0                     | 7                     | 28                         | 0                      | 28                     |

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 E PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO 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 WIDE SLOPES STEEPER THAN 3:1 AND NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
12. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10'.
13. NO TREES, LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
14. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET ORT EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS
15. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
16. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
17. DISTANCE OF TREES TO WET UTILITIES SHALL BE A MINIMUM OF 10 FEET.
18. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
19. IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES ARE EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED
20. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
21. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
22. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CVWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
23. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
24. 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 (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.

TOWN OF CASTLE ROCK CD PLANT SCHEDULE

| DECIDUOUS SHADE TREES                                                                                                                               |                         |                                             | HYDROZONE     | LOW           | QUANTITY  |           |                    | 15  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|---------------|---------------|-----------|-----------|--------------------|-----|
| 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 |                         |                                             |               |               |           |           |                    |     |
| SYMBOL                                                                                                                                              | COMMON NAME             | BOTANICAL NAME                              | MATURE HEIGHT | MATURE SPREAD | WATER USE | SUN/SHADE | SIZE AND CONDITION | QTY |
| WEC                                                                                                                                                 | Western Catalpa         | Catalpa speciosa                            | 40'-60'       | 30'-50'       | Low       | Sun       | 2" Cal, B&B        | 7   |
| SHL                                                                                                                                                 | Shademaster Honeylocust | Gleditsia triacanthos inermis 'Shademaster' | 40'-50'       | 30'-40'       | Low       | Sun       | 2" Cal, B&B        | 4   |
| BUO                                                                                                                                                 | Bur Oak                 | Quercus macrocarpa                          | 50'-80'       | 50'-80'       | Low       | Sun       | 2" Cal, B&B        | 4   |

| ORNAMENTAL TREES                                                                                    |                     | HYDROZONE            | LOW           | QUANTITY      |           | 3                |                    |     |
|-----------------------------------------------------------------------------------------------------|---------------------|----------------------|---------------|---------------|-----------|------------------|--------------------|-----|
| ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND |                     |                      |               |               |           |                  |                    |     |
| SYMBOL                                                                                              | COMMON NAME         | BOTANICAL NAME       | MATURE HEIGHT | MATURE SPREAD | WATER USE | SUNSHADE         | SIZE AND CONDITION | QTY |
| WAH                                                                                                 | Washington Hawthorn | Crataegus phenopyrum | 20-25'        | 15-25'        | Low       | Sun / Part Shade | 1-1/2" Cal, B&B    | 3   |

| EVERGREEN TREES                                                                                                    |                | HYDROZONE       | LOW               |                   | QUANTITY     |           | 3                     |     |
|--------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-------------------|-------------------|--------------|-----------|-----------------------|-----|
| EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH |                |                 |                   |                   |              |           |                       |     |
| SYMBOL                                                                                                             | COMMON NAME    | BOTANICAL NAME  | MAT URE<br>HEIGHT | MAT URE<br>SPREAD | WATER<br>USE | SUN/SHADE | SIZE AND<br>CONDITION | QTY |
| PRP                                                                                                                | Ponderosa Pine | Pinus ponderosa | 60-80'            | 30-40'            | Low          | Sun       | 6' Ht, B&B            | 3   |

| DECIDUOUS SHRUBS                                               |                              |                              | HYDROZONE     | LOW           | QUANTITY  |           |                    | 45  |
|----------------------------------------------------------------|------------------------------|------------------------------|---------------|---------------|-----------|-----------|--------------------|-----|
| SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE |                              |                              |               |               |           |           |                    |     |
| SYMBOL                                                         | COMMON NAME                  | BOTANICAL NAME               | MATURE HEIGHT | MATURE SPREAD | WATER USE | SUN/SHADE | SIZE AND CONDITION | QTY |
| WSC                                                            | Western Sand Cherry          | Prunus besseyi               | 4-6'          | 4-6'          | Low       | Sun       | 5 Gallon Cont.     | 12  |
| CWS                                                            | Creeping Western Sand Cherry | Prunus besseyi Pawnee Buttes | 15-18"        | 4-6"          | Low       | Sun       | 5 Gallon Cont.     | 12  |
| TLS                                                            | Three-Leaf Sumac             | Rhus trilobata               | 3-6'          | 3-6'          | Very Low  | Sun       | 5 Gallon Cont.     | 8   |
| NWR                                                            | Nearly Wild Rose             | Rosa 'Nearly Wild'           | 2-3'          | 2-3'          | Low       | Sun       | 5 Gallon Cont.     | 6   |
| WDR                                                            | Woods' Rose                  | Rosa woodsi                  | 3-6'          | 3-6'          | Low       | Sun       | 5 Gallon Cont.     | 7   |

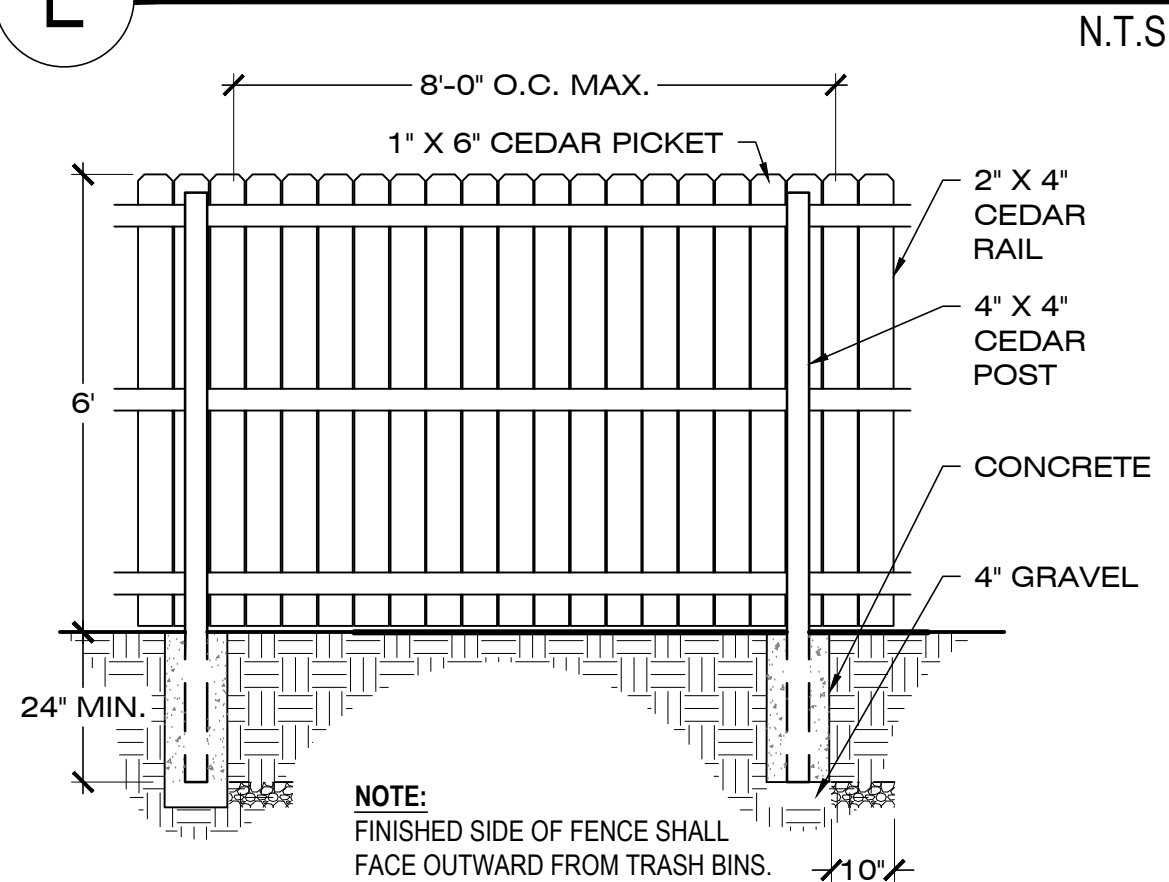
| EVERGREEN SHRUBS                                               |                    |                               | HYDROZONE     | LOW           | QUANTITY  |                  |                    | 12  |
|----------------------------------------------------------------|--------------------|-------------------------------|---------------|---------------|-----------|------------------|--------------------|-----|
| SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE |                    |                               |               |               |           |                  |                    |     |
| SYMBOL                                                         | COMMON NAME        | BOTANICAL NAME                | MATURE HEIGHT | MATURE SPREAD | WATER USE | SUN/SHADE        | SIZE AND CONDITION | QTY |
| JFB                                                            | Joint Fir Bluestem | Ephedra equisetina            | 3'-5'         | 2'-3'         | Low       | Sun / Part Shade | 5 Gallon Cont.     | 5   |
| SGJ                                                            | Sea Green Juniper  | Juniperus x media 'Sea Green' | 5'-6'         | 6'-8'         | Low       | Sun              | 5 Gallon Cont.     | 7   |

| NATIVE SEED                                                                                                                                                                                               |  | HYDROZONE | LOW | AREA | 36,281 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|-----|------|--------|
| GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON |  |           |     |      |        |
| APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]                                                                                                                        |  |           |     |      |        |

NATIVE SEEDING - DRYLAND MIX  
Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):  
PBSI Low Grow Mix  
Application Rate: 5 LBS/1,000 SF

NATIVE SEEDING - WETLAND MIX  
Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):  
PBSI Prairie Wetland Mix  
Application Rate: 10 LBS/Acre

E TRASH ENCLOSURE FENCE



LANDSCAPE ARCHITECT'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

SIGNATURE: Matthew G. Corrión

TYPED OR PRINTED NAME: Matthew G. Corrión

DATE: 04-10-2026 LICENSE NUMBER: #115

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

APPROVED BY: Matthew G. Corrión

By: JKR/park  
on 05/06/2026

APPROVED-CD25-0064 Plans.pdf  
Record Document on File

DATE



303.925.0544  
www.2ncivil.com



OUTDOOR DESIGN GROUP, INC.  
8090 WEBSTER STREET  
ARVADA, CO 80002  
(303) 792-4811

PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

LANDSCAPE COVER SHEET & Plant List

FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE: 04-10-2026

PROJECT NUMBER: 04-10-2026

ISSUED DATE: 04-10-2026

DESIGNED BY: 04-10-2026

REVIEWED BY: 04-10-2026

REVISIONS:

04-10-2026

04-10-2026

04-10-2026

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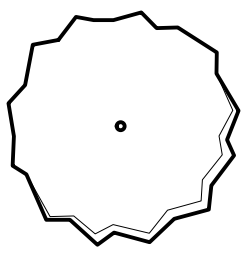
04-10-2026



LANDSCAPE PLAN

LANDSCAPE LEGEND

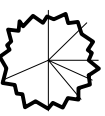
(SEE SHEET 12 FOR FULL PLANT LIST)



DECIDUOUS  
SHADE TREES



ORNAMENTAL TREES



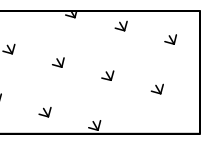
EVERGREEN TREES



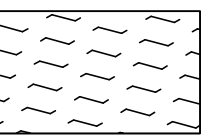
DECIDUOUS SHRUBS



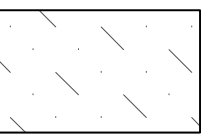
EVERGREEN SHRUBS



DRYLAND NATIVE SEED  
(NON-IRRIGATED)

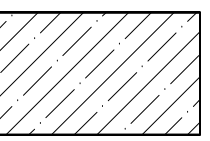


WETLAND NATIVE SEED  
(NON-IRRIGATED)

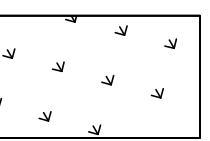


EX. LANDSCAPE TO REMAIN

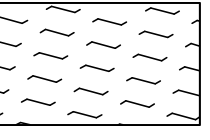
HYDROZONE LEGEND



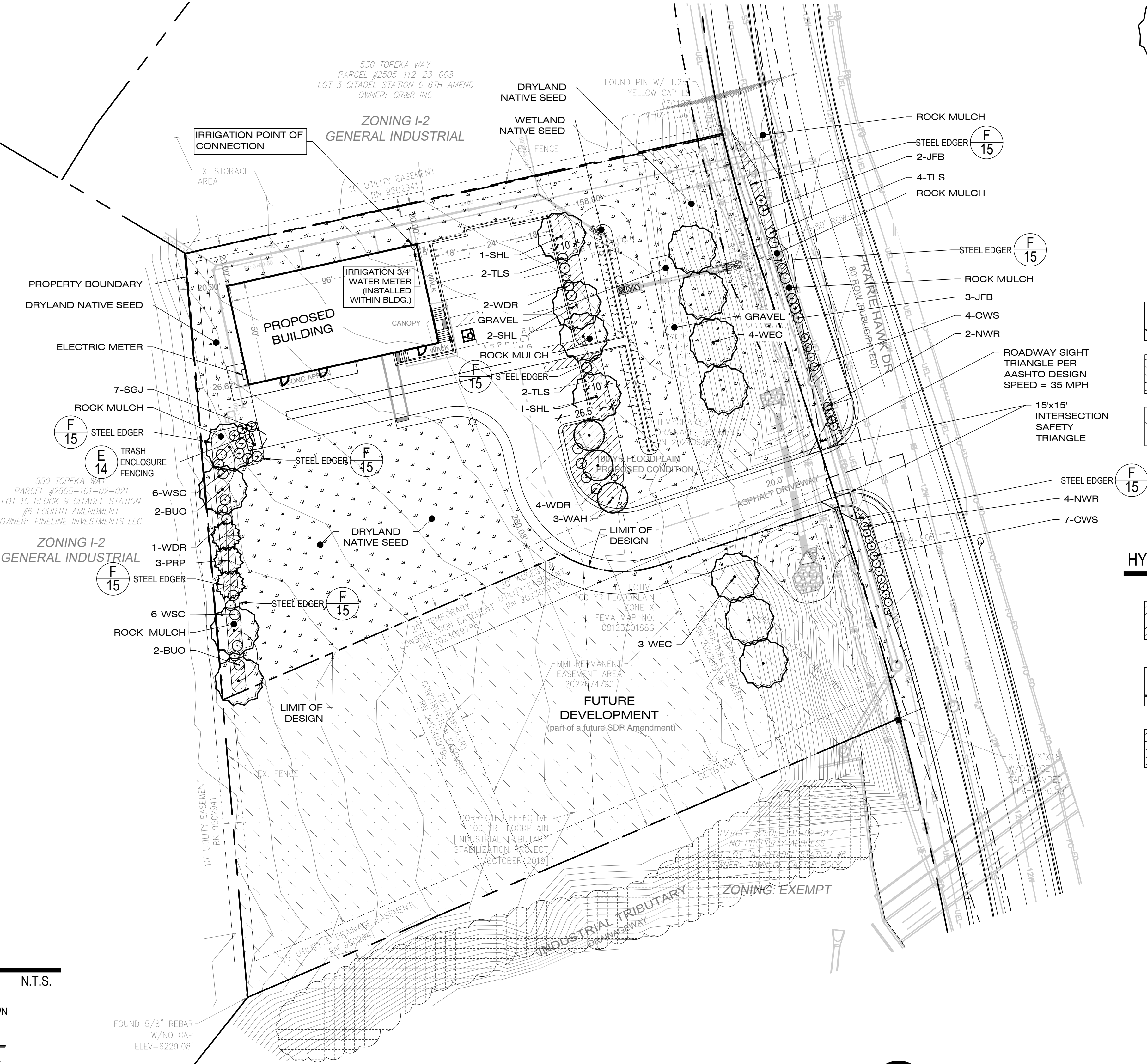
LOW HYDRO ZONE  
DRIP IRRIGATED PLANTING BEDS  
(PERMANENT IRRIGATION)  
2,612 SF



LOW HYDRO ZONE  
NON-IRRIGATED NATIVE SEED  
34,028 SF



LOW HYDRO ZONE  
NON-IRRIGATED NATIVE SEEDING  
655 SF



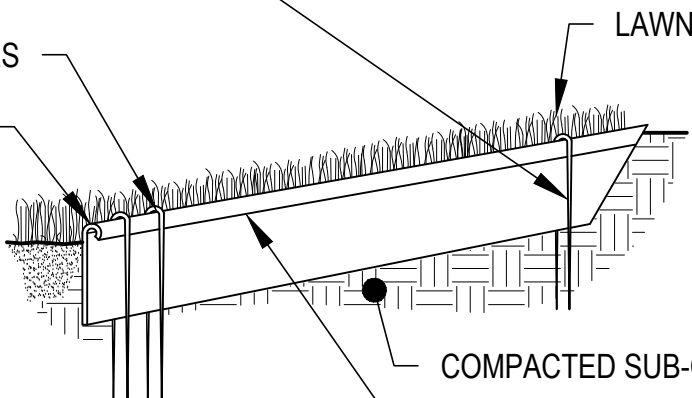
F

STEEL EDGER

GALVANIZED STEEL PINS @ 5' ON  
CENTER MIN., OR AS NEEDED

DOUBLE-PIN AT EDGES

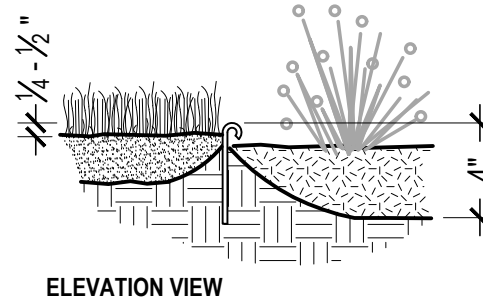
1/2" MAX. VISIBILITY  
OF TOP OF EDGER



COMPACTED SUB-GRADE  
14 GAUGE ROLLED SAFETY  
TOP STEEL EDGER

NOTES:

- 1) CURVED EDGER IS INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- 2) (10') TEN FOOT SECTIONS SHALL BE USED WITH ONE PIN PER (5') FIVE FEET OF EDGING
- 3) PIN SHALL SECURELY ENGAGE EDGING
- 4) EDGING SHALL HAVE A MINIMUM OF (12") TWELVE INCHES OF OVERLAP BETWEEN SECTIONS
- 5) INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/2" ABOVE COMPACTED FINISHED GRADE. FINISHED GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.
- 6) WHEN ABUTTING CURB OR CONCRETE, TOP OF EDGING MUST BE FLUSH WITH TOP OF HARDCAPE.



ELEVATION VIEW



0 15' 30' 60'  
SCALE: 1"=30'

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SIGNATURE: *Matthew G. Corron*

TYPED OR PRINTED NAME: Matthew G. Corron

DATE: 04-10-2026 LICENSE NUMBER: #115

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APPROVED BY:



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DESIGN GROUP

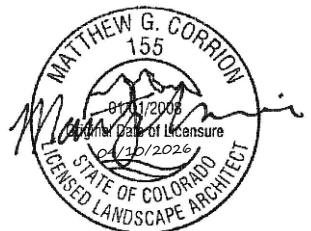
WWW.ODGDDESIGN.COM

OUTDOOR DESIGN GROUP, INC.  
8000 WESTER STREET  
ARVADA, CO 80002  
(303) 995-4811

PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

Landscape Plan  
FRONT RANGE CONSTRUCTION  
CASTLE ROCK, COLORADO

DATE:  
BY:



REVISIONS:  
1.  
2.  
3.  
4.

04-10-2026

PROJECT NUMBER:  
ISSUED DATE:  
DESIGNED BY:  
REVIEWED BY:

Landscape  
Plan

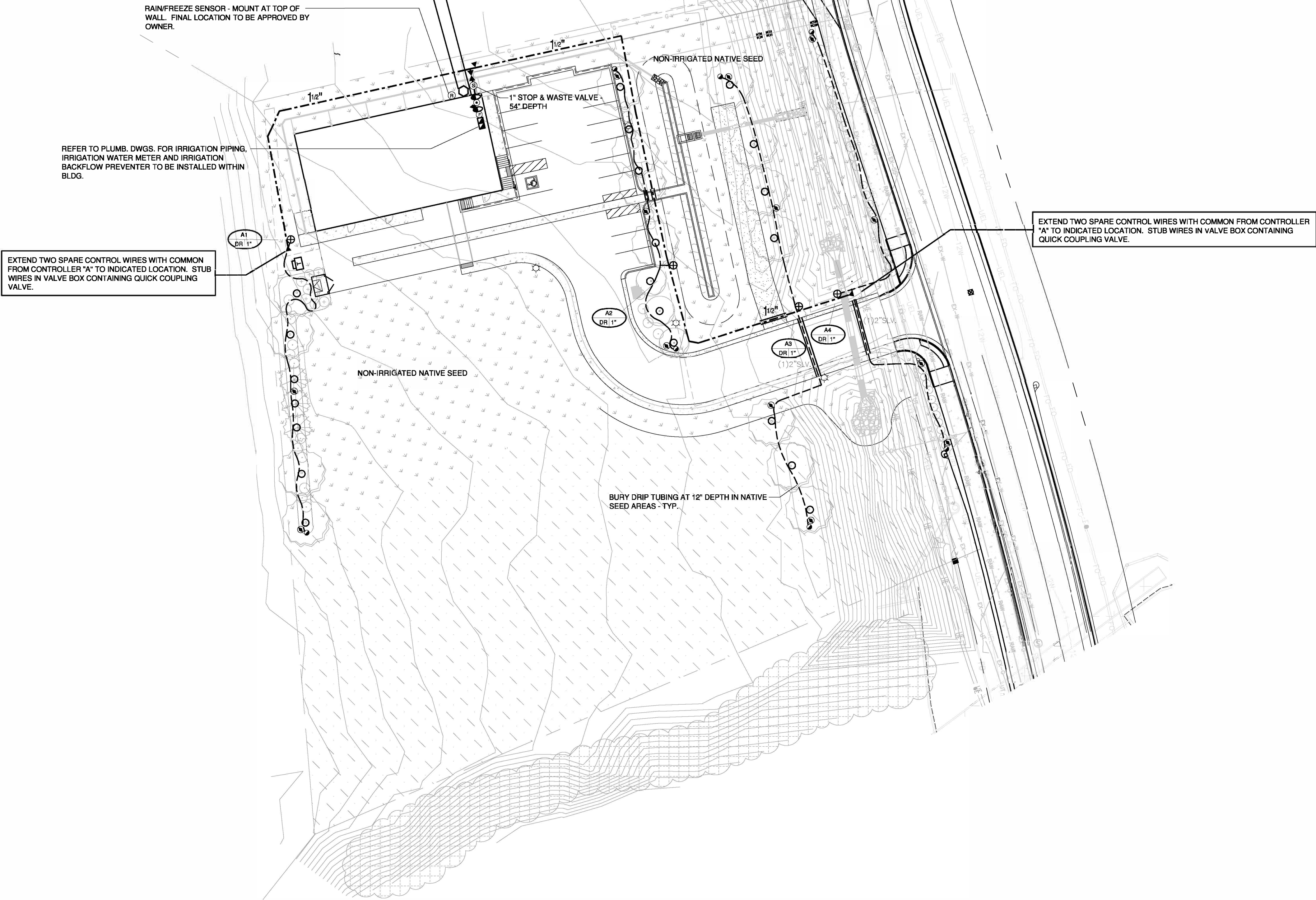


POINT OF CONNECTION - 3/4"

DUAL METER - SINGLE SERVICE CONFIGURATION  
TIE ONTO 3/4" IRRIGATION BACKFLOW PREVENTER WITHIN BUILDING (BY OTHERS) AT APPROX. LOCATION SHOWN. INSTALL 3/4" FLOW SENSOR, 3/4" BRASS BALL VALVE, 3/4" MANUAL DRAIN VALVE (ON TEE), 3/4" MASTER VALVE, SECOND 3/4" BRASS BALL VALVE AND EXTEND 1" K COPPER PIPING UNDER FOUNDATION TO EXTERIOR LANDSCAPE AREA. REFER TO DTL. 8 FOR ADDITIONAL INFORMATION. IRRIGATION BACKFLOW PREVENTER IS FURNISHED AND INSTALLED BY OTHERS (RE: PLUMB. DWGS.)

CONTROLLER LOCATION 'A'

WALL MOUNT ONE RAIN BIRD ESP-ME3 SERIES 4 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 10 LF. OF CONTROLLER LOCATION. EXTEND MASTER VALVE AND FLOW SENSOR WIRING TO MASTER VALVE AND FLOW SENSOR LOCATED INSIDE BUILDING. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



| Irrigation Equipment and Materials Schedule    |                     |                                    |                             |            |          |
|------------------------------------------------|---------------------|------------------------------------|-----------------------------|------------|----------|
| SYMBOL                                         | MANUFACTURER        | MODEL NO.                          | DESCRIPTION                 | DETAIL NO. | COMMENTS |
| ⊕                                              | RAIN BIRD           | XCZ-100-PRF                        | DRIP VALVE ASSEMBLY         | 1          |          |
| Ⓡ                                              | RAIN BIRD           | WR2-RFC                            | WIRELESS RAIN/FREEZE SENSOR | 10         |          |
| Ⓜ                                              | FEBCO               | 3/4" DIA. - BY OTHERS              | BACKFLOW PREVENTER          | -          |          |
| ⊙                                              | GRISWOLD            | DWS-75 - 3/4" DIA.                 | MASTER VALVE                | 6          |          |
| ▽                                              | RAIN BIRD           | 44 LRC                             | QUICK COUPLING VALVE        | 8          |          |
| Ⓟ                                              | BADGER              | IR 250 SERIES - 3/4" DIA.          | FLOW SENSOR                 | -          |          |
| Ⓢ                                              | RAIN BIRD           | ESP-ME3 SERIES W/ LNK2-WIFI MODULE | ELECTRIC CONTROLLER         | 9          |          |
| Ⓢ                                              |                     | 3/4" DIA.                          | BRASS BALL VALVE            | 6          |          |
| Ⓢ                                              |                     | CLASS 200 SOLVENT WELD             | PVC MAINLINE                | 5          |          |
| Ⓢ                                              | CENTENNIAL PLASTICS | 3/4" I.D.                          | POLY DRIP TUBING            | 2          |          |
| Ⓢ                                              |                     | CLASS 200 SOLVENT WELD             | PVC SLEEVING                | 6          |          |
| Ⓢ                                              |                     | 3/4"                               | BRASS BALL VALVE DRAIN      | 4          |          |
| Ⓢ                                              |                     | LINE SIZE                          | DRIP LINE BLOW-OUT STUB     | 3          |          |
| Ⓢ                                              | NETAFIM             | TLCV-9-18                          | IN-LINE DRIP TREE RING      | 4 & 11     |          |
| Ⓢ                                              | RAIN BIRD           | 1812 SAM                           | DRIP OPERATIONAL INDICATOR  | 7          |          |
| Ⓢ                                              | WESTLAKE/LASCO      | SLO-CLOSE BALL VALVE - 1" DIA.     | ISOLATION VALVE             | 12         |          |
| Ⓢ                                              | A.Y. McDONALD       | 76000 SERIES - 1" DIA.             | STOP & WASTE VALVE          |            |          |
| CONTROLLER & STATION NO.<br>CONTROL VALVE SIZE |                     |                                    |                             |            |          |

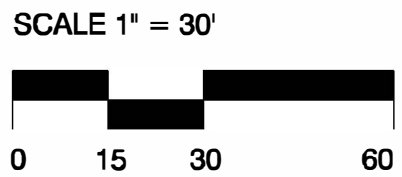
Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY OUTDOOR DESIGN GROUP.
  - REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
  - CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 55 PSI (PER CASTLE ROCK WATER).
  - PIPE SIZE OR WIRE QUANTITY  
3/4" - 1" PIPING  
1-1/2" - 2" PIPING  
1-25 CONTROL WIRES  
REQUIRED PRESSURE  
51 PSI  
REQUIRED SLEEVE  
1-2" PVC SLEEVE  
1-4" PVC SLEEVE  
1-2" PVC SLEEVE
- NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
  - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
  - VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
  - REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.

Town Irrigation Notes

- 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.
- IRRIGATION AMOUNTS ARE TO BE ADJUSTED SEASONALLY.
- IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
- THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPT. WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
- CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-6017 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE IRRIGATION SYSTEM INSTALLATION.
- ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
- WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNED/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
- OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FT. WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
- IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION MUST FOLLOW THREE DAY FIXED SCHEDULE FROM 12 A.M. TO 8 A.M.
- IRRIGATION EXEMPTION MUST BE OBTAINED FROM CASTLE ROCK WATER DEPT. IF IRRIGATING NATIVE SEED OR SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED FOR THE MONTH OF JULY.
- IRRIGATION SYSTEM SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- A COPY OF THE STAMPED AND TOWN-APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.
- IRRIGATION SYSTEM HAS BEEN DESIGNED TO BE WINTERIZED USING COMPRESSED AIR ON AN ANNUAL BASIS.

**Avocet**  
IRRIGATION DESIGN  
11757 N. KEN CANY, AVE., SUITE F-508  
LITTLETON, COLORADO 80127  
303-562-5698  
avocet@wspinet.net



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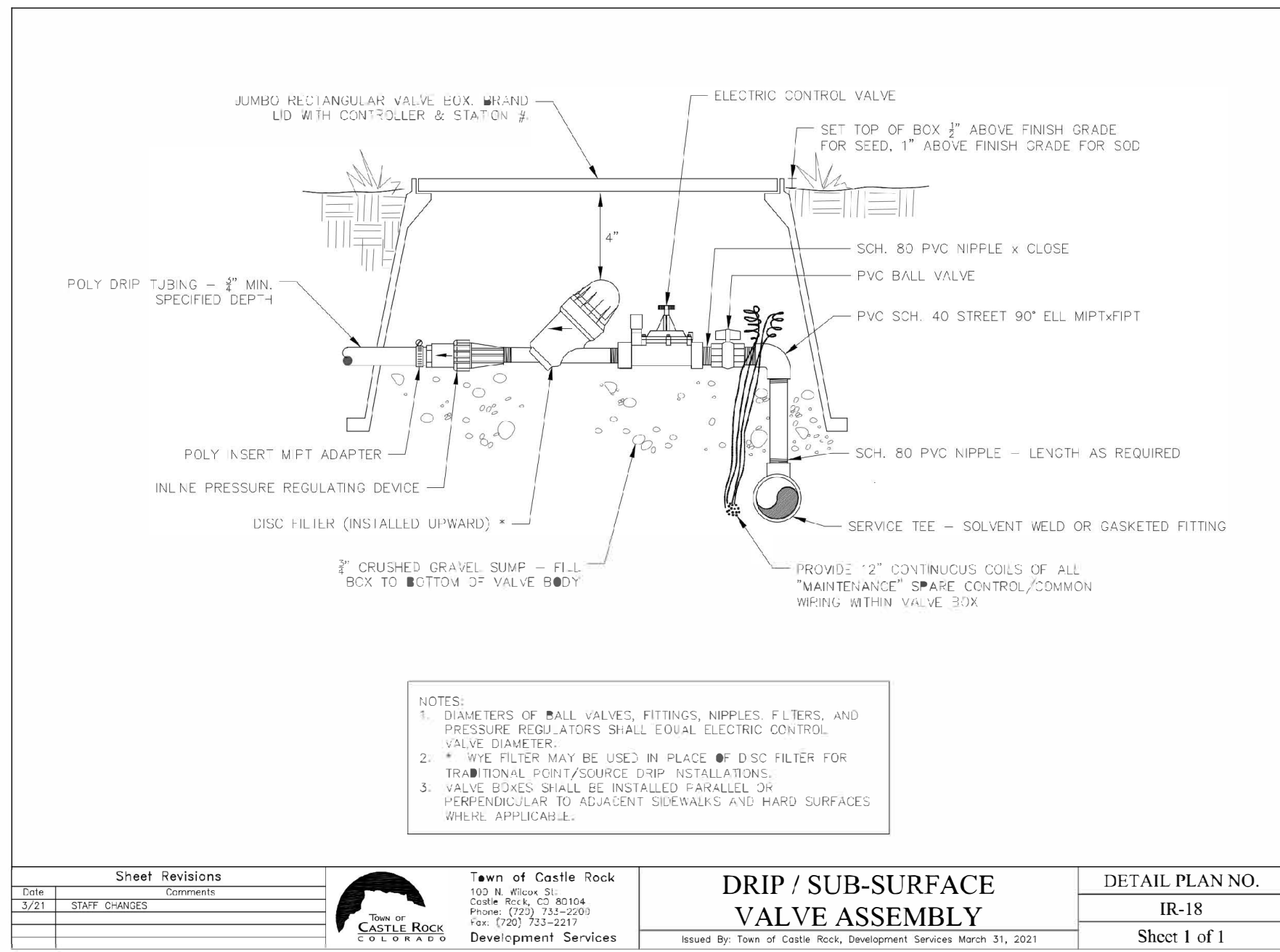
By jkirkpatrick  
on 05/06/2026  
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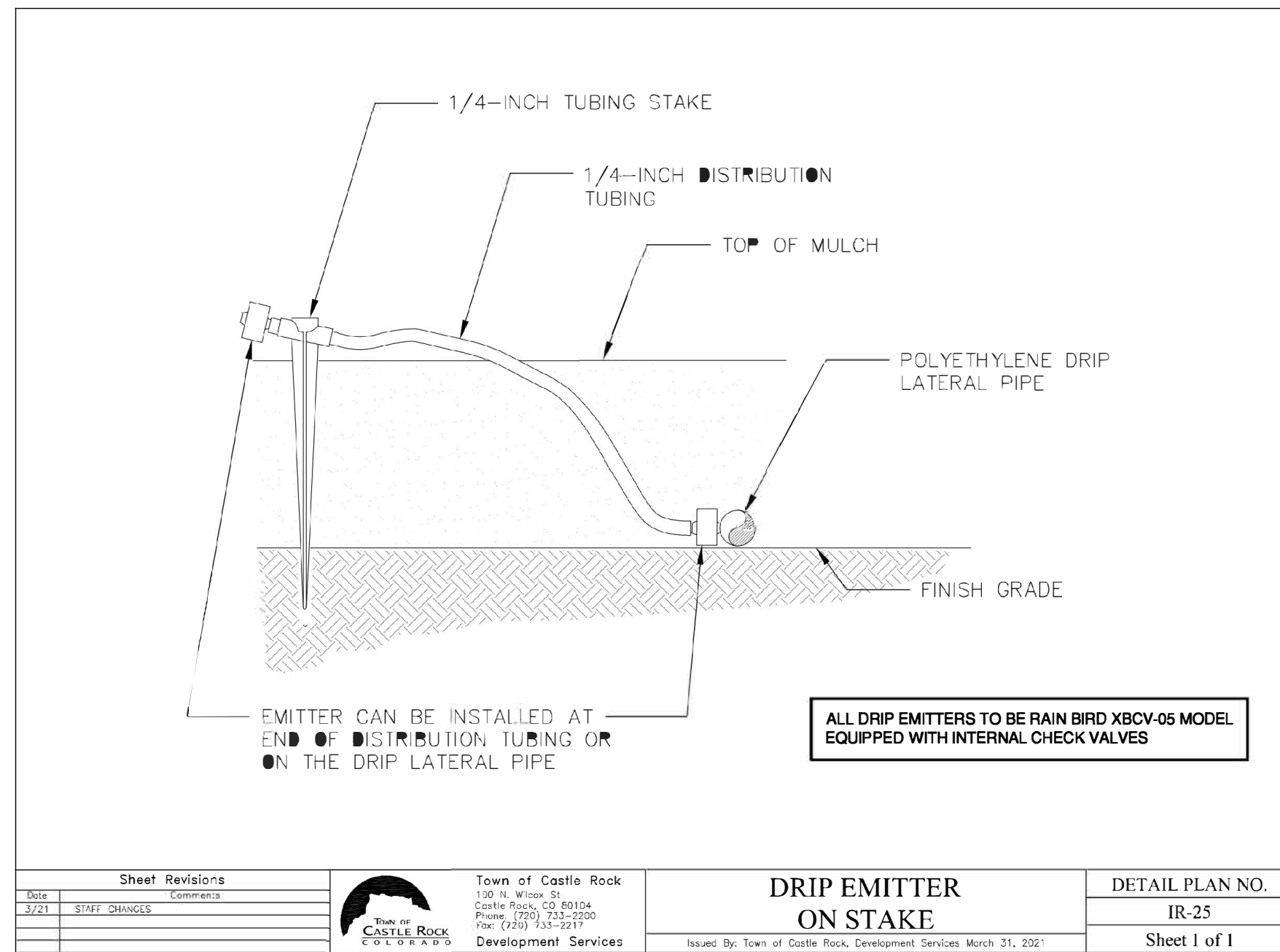


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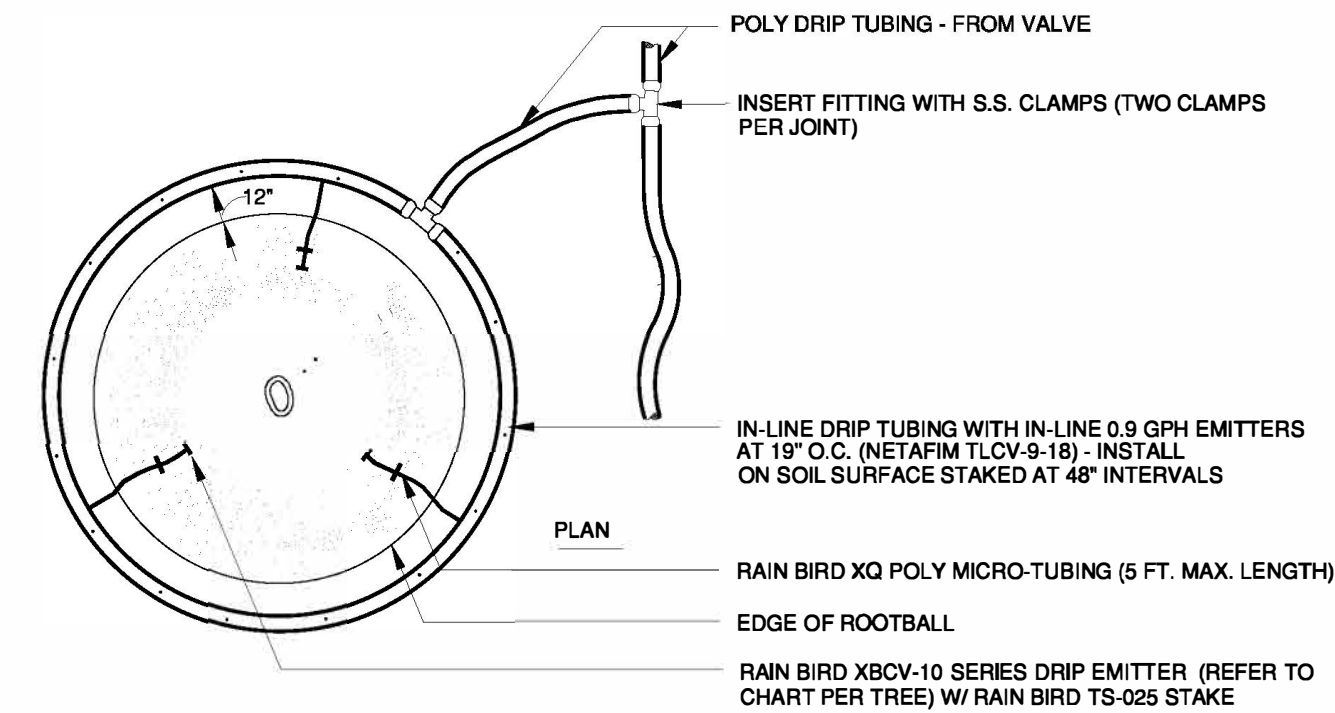
## DRIP VALVE ASSEMBLY

1



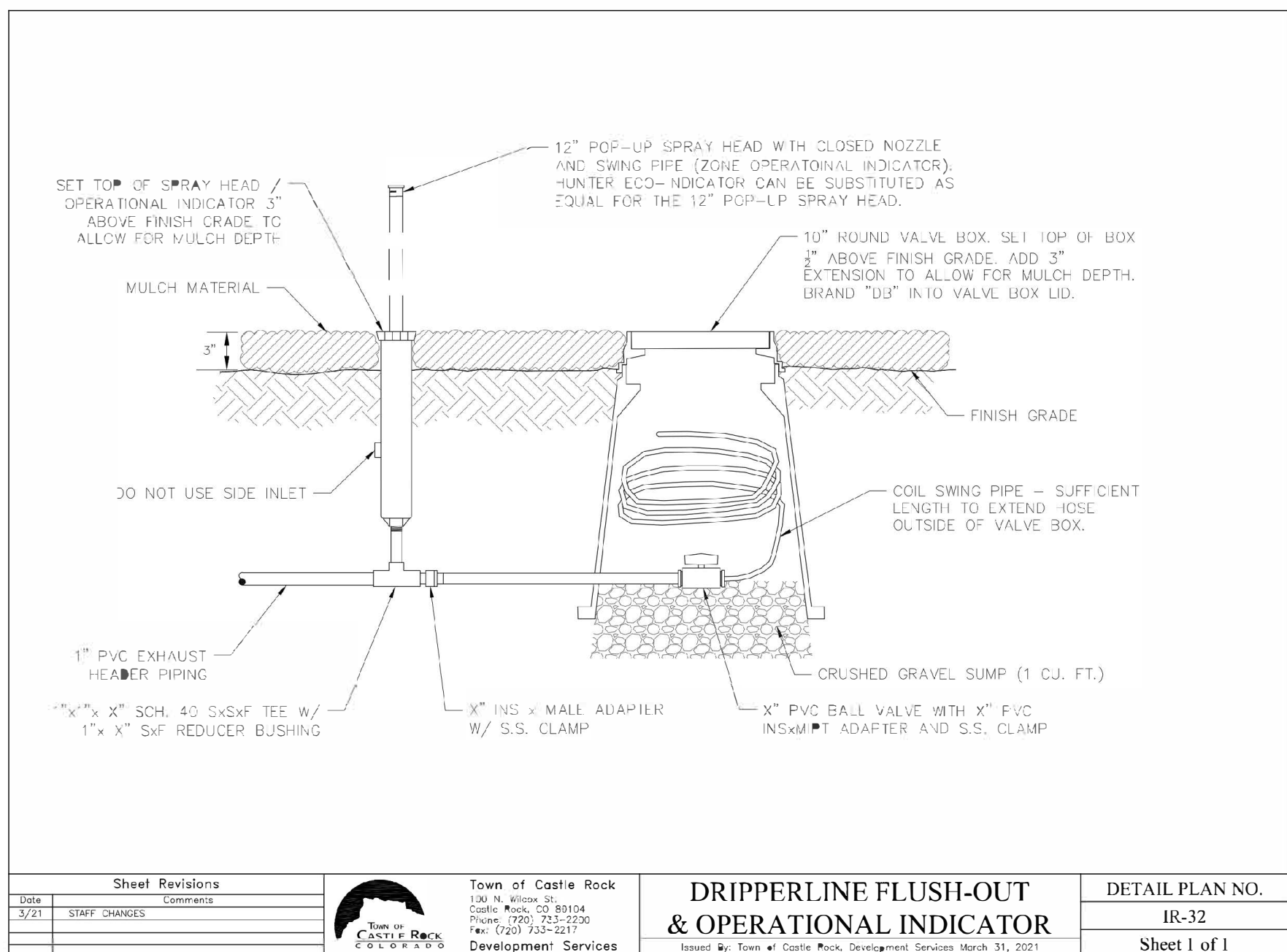
## DRIP EMITTER

2



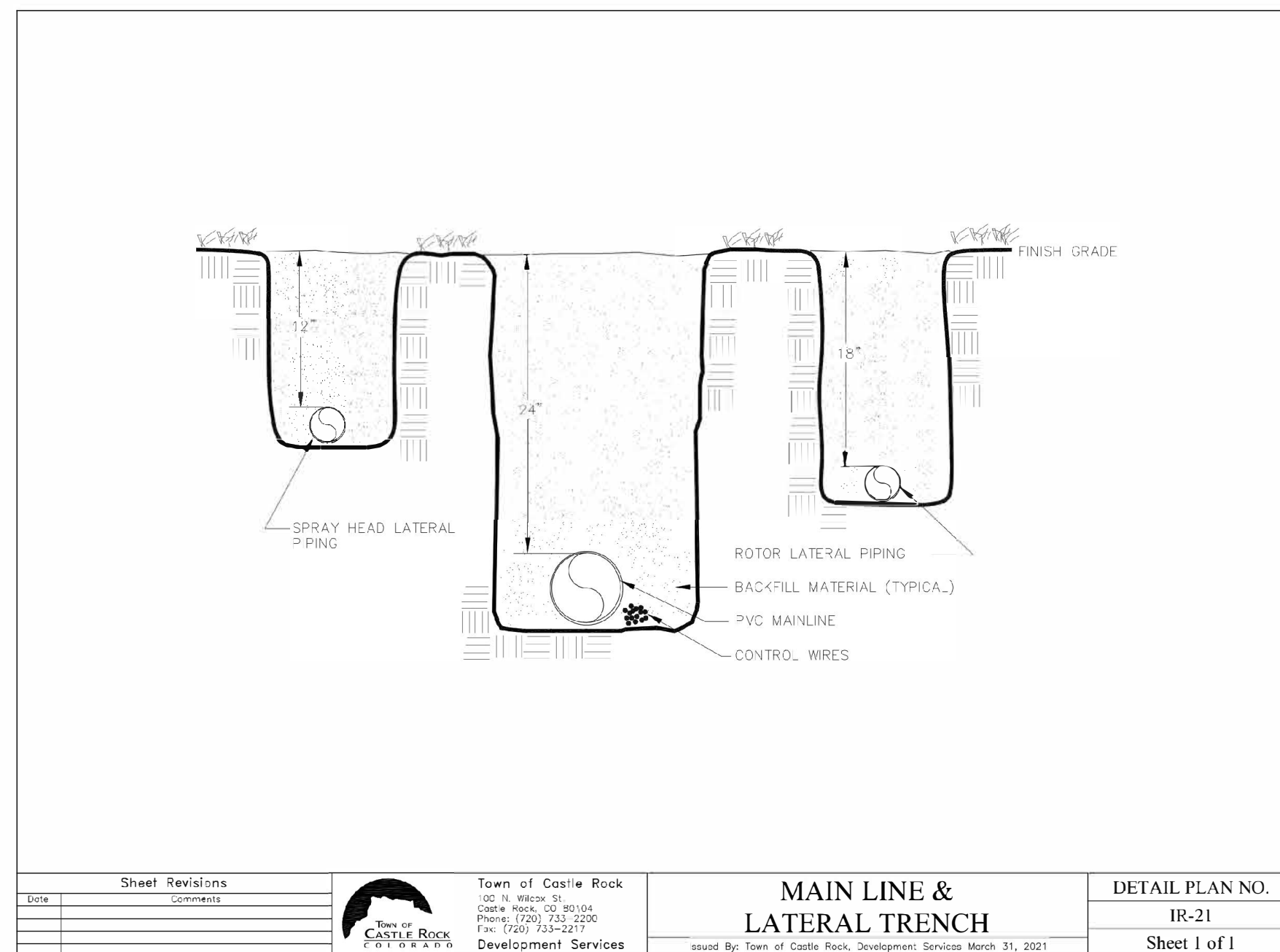
## IN-LINE DRIP TREE RING

3



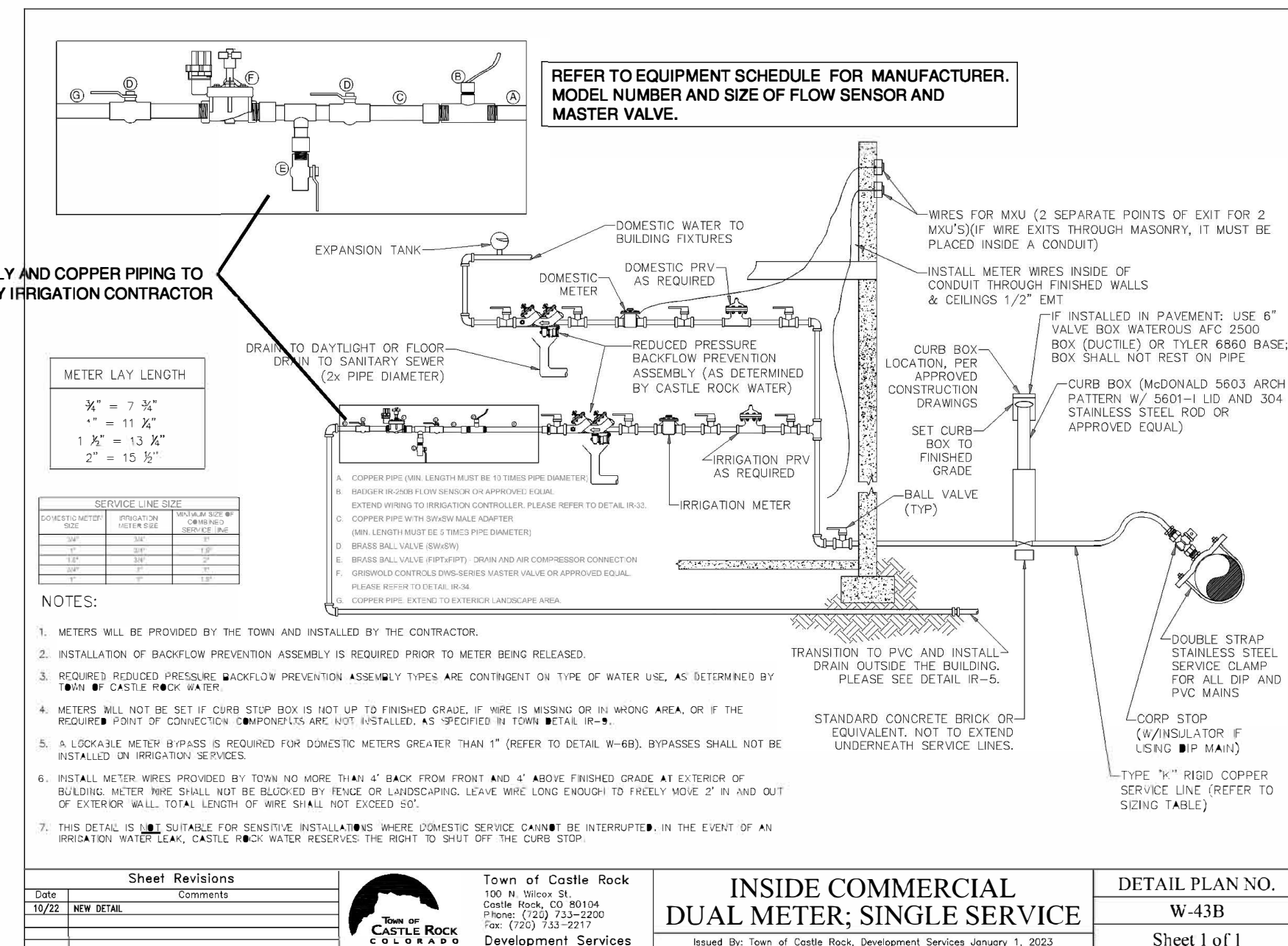
## DRIP LINE BLOW-OUT STUB

4



## TRENCHES

5



## POINT OF CONNECTION

6

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**APPROVED BY:** [Signature]

**APPROVED:** [Stamp]

**APPROVED:** C025-0064 Plans.pdf  
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IRRIGATION DESIGN PREPARED BY DAVID ZICKERMAN TOOR #15-1032

**DEVELOPMENT SERVICES**







| Seasonal Water Use and Peak Flow Projections |                 |                  |                              |                             |                             |
|----------------------------------------------|-----------------|------------------|------------------------------|-----------------------------|-----------------------------|
| 1/29/26                                      |                 |                  |                              |                             |                             |
| Description                                  | Irrigated Acres | Month            | Application Rate (in./month) | Monthly water use (gallons) | Minimum Required Flow-(GPM) |
| Irrigated Turf Grass                         | 0.000           | April            | 0.00                         | 0                           | 0.0                         |
|                                              |                 | May              | 2.07                         | 0                           |                             |
|                                              |                 | June             | 3.11                         | 0                           |                             |
|                                              |                 | July             | 4.00                         | 0                           |                             |
|                                              |                 | August           | 3.40                         | 0                           |                             |
|                                              |                 | Sept.            | 2.22                         | 0                           |                             |
|                                              |                 | October          | 0.00                         | 0                           |                             |
|                                              |                 | annual sub-total |                              | 14.80 /yr                   |                             |
|                                              |                 |                  |                              | 0.00 acrefeet               |                             |
| Irrigated Shrub Beds                         | 0.092           | April            | 0.00                         | 0                           | 1.3                         |
|                                              |                 | May              | 1.36                         | 3,397                       |                             |
|                                              |                 | June             | 2.13                         | 5,321                       |                             |
|                                              |                 | July             | 2.72                         | 6,795                       |                             |
|                                              |                 | August           | 2.37                         | 5,920                       |                             |
|                                              |                 | Sept.            | 1.42                         | 3,547                       |                             |
|                                              |                 | October          | 0.00                         | 0                           |                             |
|                                              |                 | annual sub-total |                              | 10.00 /yr                   |                             |
|                                              |                 |                  |                              | 0.08 acrefeet               |                             |
| Irrigated Native Grass                       | 0.000           | April            | 0.00                         | 0                           | 0.0                         |
|                                              |                 | May              | 0.50                         | 0                           |                             |
|                                              |                 | June             | 0.76                         | 0                           |                             |
|                                              |                 | July             | 1.00                         | 0                           |                             |
|                                              |                 | August           | 0.86                         | 0                           |                             |
|                                              |                 | Sept.            | 0.55                         | 0                           |                             |
|                                              |                 | October          | 0.00                         | 0                           |                             |
|                                              |                 | annual sub-total |                              | 3.67 /yr                    |                             |
|                                              |                 |                  |                              | 0.00 acrefeet               |                             |
| Totals                                       |                 |                  |                              |                             |                             |
| 0.09 irrigated acres                         |                 |                  | 24,980 gals/yr               |                             |                             |
|                                              |                 |                  | 0.08 acrefeet/yr             |                             |                             |
|                                              |                 |                  | 1 GPM - peak flow required   |                             |                             |

|  <div style="display: inline-block; text-align: center;"> <h1 style="margin: 0;">Irrigation System Hydraulic Worksheet</h1> </div> |  |                          |  |               |  |          |                             |                            |                               |                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|--|---------------|--|----------|-----------------------------|----------------------------|-------------------------------|--------------------|--|
| Project Name:                                                                                                                                                                                                        |  | Praire Hawk              |  |               |  |          | Date:                       |                            | January 29, 2026              |                    |  |
| Project Location:                                                                                                                                                                                                    |  |                          |  |               |  |          |                             |                            |                               |                    |  |
| Prepared by:                                                                                                                                                                                                         |  | David Zickerman          |  |               |  |          | Current TOCR Registration # |                            | 15-1032                       |                    |  |
|                                                                                                                                                                                                                      |  | Controller "A" - zone A1 |  |               |  |          | Source of Pressure          |                            | Town of Castle Rock Utilities |                    |  |
| Tap Size                                                                                                                                                                                                             |  | 0.75 "                   |  |               |  |          |                             |                            |                               |                    |  |
| Static Water Pressure:                                                                                                                                                                                               |  | 55 psi                   |  |               |  |          |                             |                            |                               |                    |  |
| Hydraulic Grade At Zone:                                                                                                                                                                                             |  |                          |  |               |  |          | Company                     |                            | Avocet Irrigation Design      |                    |  |
|                                                                                                                                                                                                                      |  | Ft. of Copper            |  | Pipe Size (*) |  | K Copper |                             | Friction Loss (from chart) |                               | Flow-GPM Loss/Gain |  |
| Service Line (tap to meter):                                                                                                                                                                                         |  | 200 LF                   |  | 0.75          |  | K Copper |                             | 0.73 /100 FT               |                               | 2 1.46             |  |
| Water Meter:                                                                                                                                                                                                         |  |                          |  | 0.75          |  |          |                             | 0.30                       |                               | 2 0.30             |  |
| Service Line (meter to backflow):                                                                                                                                                                                    |  | 25 LF                    |  | 0.75          |  | K Copper |                             | 0.73 /100 FT               |                               | 2 0.18             |  |
| Backflow:                                                                                                                                                                                                            |  | Febco 860                |  | 0.75          |  |          |                             | 12                         |                               | 2 12.00            |  |
| Master Valve:                                                                                                                                                                                                        |  | Griswold DWS             |  | 3/4           |  |          |                             | 2.9                        |                               | 2 2.90             |  |
| Pressure Required at Head:                                                                                                                                                                                           |  | Drip Emitters            |  |               |  |          |                             |                            |                               | 20                 |  |
| Lateral Allowance:                                                                                                                                                                                                   |  |                          |  |               |  |          |                             |                            |                               | 2.00               |  |
| Control Valve Allowance:                                                                                                                                                                                             |  |                          |  |               |  |          |                             |                            |                               | 5.00               |  |
| Mainline Allowances:                                                                                                                                                                                                 |  |                          |  |               |  |          |                             |                            |                               |                    |  |
| Length of Mainline                                                                                                                                                                                                   |  | Pipe Material            |  | Size          |  | Gals.    |                             |                            |                               |                    |  |
|                                                                                                                                                                                                                      |  | 340 LF CL200BE           |  | 1.5" @        |  | 2        |                             | GPM                        |                               | 0.01 /100 FT 0.03  |  |
|                                                                                                                                                                                                                      |  | LF CL200BE               |  | " @           |  | 2        |                             | GPM-Looped                 |                               | /100 FT 0.00       |  |
| Elevation:                                                                                                                                                                                                           |  | Tap elevation            |  | 6,217         |  |          |                             | High/Low:                  |                               | 6,227 4.33         |  |
| <i>Green shading indicates required information you must provide</i>                                                                                                                                                 |  |                          |  |               |  |          |                             |                            |                               |                    |  |
| Total System requirements (PSI)                                                                                                                                                                                      |  |                          |  |               |  |          |                             |                            |                               | 48.21              |  |
| Available System Pressure (PSI)                                                                                                                                                                                      |  |                          |  |               |  |          |                             |                            |                               | 55.00              |  |
| <i>Town of Castle Rock provides a minimum of 43 psi</i>                                                                                                                                                              |  |                          |  |               |  |          |                             |                            |                               |                    |  |
| <div style="display: flex; justify-content: space-between;"> <span>Total irrigated area for tap #</span> <span>1</span> <span>is</span> <span>4,077</span> <span>sq. ft.</span> </div>                               |  |                          |  |               |  |          |                             |                            |                               |                    |  |



# IRRIGATION CHART

Registered Professional    David Zickerman    Registration # 15-1032    Date 7-18-23  
Company Name \_\_Avocat Irrigation Design\_\_    Address 7114 W. Jefferson Ave., Suite 201, Lakewood, CO  
Phone 303-562-5698    Email [avocat@vip.pertel.net](mailto:avocat@vip.pertel.net)    Clock Make: Rain Bird ESP-ME3

| r Circle | r Diamond | r Square                                                                            |                                                                        |                                                |                                           |                                  |                                                                          |                                            |                                                      |                                                   |  |  |
|----------|-----------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------|----------------------------------|--------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------|---------------------------------------------------|--|--|
| Zone     | Hydrozone | Plant Type<br><small>(Turf Native, Shrubs, Perennials, Trees, Annuals, etc)</small> | Head Type<br><small>(Rotors, Sprays, Bubbler, Micro Sibs, etc)</small> | Nozzle<br><small>(Nozzle/Emitter size)</small> | App. Rate<br><small>(inches/hour)</small> | GPM<br><small>(Per Zone)</small> | Inches/Month<br><small>(Peak note: exceed 6" month or 1.5"/week)</small> | Run Time<br><small>(Minutes/Month)</small> | Run Time<br><small>(Minutes Every Third Day)</small> | Water Usage<br><small>(Gallons per month)</small> |  |  |
| Ex: 1    | High      | Blue Grass                                                                          | RE 180S SALL PRS                                                       | 15"                                            | 1.63                                      | 15                               | 6                                                                        | 99'                                        | 20                                                   | 295'                                              |  |  |
| Ex: 2    | Low       | Buffalo Grass                                                                       | Hydrite 1/20                                                           | 3                                              | 1.63                                      | 15                               | 1                                                                        | 33                                         |                                                      | 492'                                              |  |  |
| A1       | Low       | Shrubs/Trees                                                                        | Drip                                                                   | 0.5 GPH                                        | 0.55                                      | 2                                | 2                                                                        | 218                                        | 22                                                   | 436'                                              |  |  |
| A2       | Low       | Shrubs/Trees                                                                        | Drip                                                                   | 0.5 GPH                                        | 0.55                                      | 2                                | 2                                                                        | 218                                        | 22                                                   | 436'                                              |  |  |
| A3       | Low       | Trees                                                                               | Drip                                                                   | 0.9 GPH                                        | 1.1                                       | 2                                | 2                                                                        | 109                                        | 11                                                   | 218'                                              |  |  |
| A4       | Low       | Shrubs/Trees                                                                        | Drip                                                                   | 0.5 GPH                                        | 0.55                                      | 2                                | 2                                                                        | 218                                        | 22                                                   | 436'                                              |  |  |
| Totals   |           |                                                                                     |                                                                        |                                                |                                           |                                  | Totals                                                                   | 764                                        |                                                      | 1527'                                             |  |  |
|          |           |                                                                                     |                                                                        |                                                |                                           |                                  |                                                                          | Min/Month                                  | Min/cycle                                            | Water Usage                                       |  |  |





W6 &amp; W7

X2-BLC, X2, & X4

### Site Luminary Summary Table

1 **PHOTOMETRIC PLAN**  
SCALE: 1" = 25'-0"



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PREPARED FOR:  
FRONT RANGE DEVELOPMENT  
COMPANY, LLC  
5863 KINGSFIELD ST  
CASTLE ROCK, COLORADO 80104

PHOTOMETRIC PLAN

BY: DATE:

REVISIONS:

5052

PROJECT NUMBER

PROJECT NUMBER

# PHOTOMETRIC PLAN

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

APPROVED BY:



DEVELOPMENT SERVICES  
**APPROVED**  
By jkirkpatrick

on 05/06/2026  
APPROVED-CD25-0064 Plans.pdf

DEVELOPMENT SERVICES

DATE \_\_\_\_\_

18 of 18