PUBLIC IMPROVEMENT CONSTRUCTION PLANS

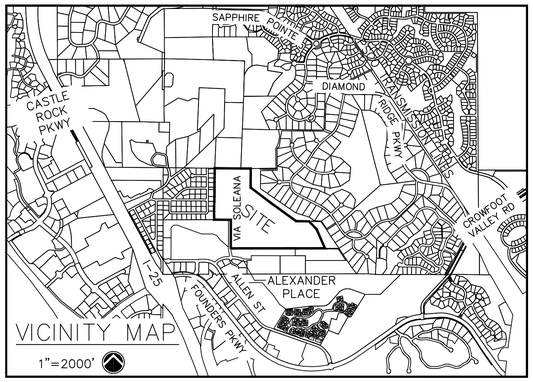
SOLEANA

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 26,

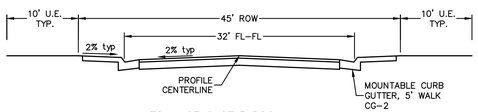
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD25-0068

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VICINITY MAP
1"=2000'



TOWN OF CASTLE ROCK
STANDARD LOCAL STREET SECTION

OWNER/DEVELOPER

ALEXANDER INVESTORS LLC
LENN HAFFEMAN
1313 EVALENA ST.
CASTLE ROCK, CO 80108
303-814-2460

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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WATER/WASTEWATER 720-733-6000

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TOD BELL
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CENTENNIAL, CO 80112
719-313-1567

BENCHMARK
DOUGLAS COUNTY SURVEY CONTROL POINT #2020020 ELEVATION: 6,252.07 ON NAVD 88 DATUM

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING SAID NORTH LINE TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155".

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

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FIELD CHANGE ORDER TABLE		
FCO #	DATE	PURPOSE/DESCRIPTON

VARIANCE ITEMS:

TCV26–0024: POND 1 OUTFALL CONFIGURATION APPROVED 7/17/26

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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www.imegcorp.com
7600 E Orchard Rd
Suite 250-S
Greenwood Village, CO 80111

SOLEANA SUBDIVISION
CASTLE ROCK, CO

COVER SHEET

IMEG Project No: 20002764.00
File Name: 2002764.00 Cover Sheet.dwg
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Field Book No:
Drawn By: ----
Checked By: RAR
Date: 02-02-2022

C-1

Sheet 1 of 98

Tuesday, July 28, 2026 3:48:33 PM
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COVER SHEET GENERAL NOTES

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

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

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

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

5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO（72） HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR,（720） 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE（3） WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

6. THE CONTRACTOR SHALL HAVE ONE（1） SIGNED COPY OF THE APPROVED PLANS, ONE（1） COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.

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

10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY（TOWN, COUNTY OR STATE） FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL（TESC） PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.

15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.

16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.

18. NO SOLID OBJECT（EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS） EXCEEDING THIRTY（30） INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C1086G DATED MARCH 16, 2016.

20. DOUGLAS COUNTY SURVEY CONTROL POINT #2020020 ELEVATION: 6,252.07 ON NAVD 88 DATUM

21. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.WHICH BEARS SOUTH 89°23'27" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: ， 1993 LS 13485， TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155".

22. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT THE TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, A SLOPE EASEMENT WILL BE REQUIRED BY A SEPARATE DOCUMENT.

23. ANY FILL ON OSD/PLD WILL NEED TO BE COMPACTED IN MAX 8" LIFTS, A MINIMUM OF 95%+ DENSITY AND INSPECTION, COMPACTION TEST RESULTS WILL NEED TO BE SUPPLIED TO THE TOWN. FOLLOWING GRADING, AS-BUILT SURVEYS FOR OSD AND PLD WILL NEED TO BE PROVIDED TO TOWN.

24. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAIL BUILDER'S ASSOCIATION（PTBA） MEMBER OR EQUIVALENT. FINAL ALIGNMENT MAY VARY FROM SHOWN PLAN ALIGNMENT BASED ON FIELD CONDITIONS AND SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

STREET CONSTRUCTION NOTES

2. 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.

3. 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.

4. 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.

5. 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.

6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

SIGNAGE AND STRIPING NOTES

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.

2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.

3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES（CENTERLINES, LANE LINES, BAY LINES, ETC.） SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE， ROLLED， INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.

4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.

5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.

7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.

8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.

9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.

3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.

4. FIRE HYDRANT（S） ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.

5. ， NO PARKING FIRE LANE， SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.

6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.

7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

8. SOLEANA WILL COMPLY WITH ALL TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS. ALL HOMES SHALL HAVE FIRE SAFETY SPRINKLERS AS DETERMINED BY CASTLE ROCK FIRE AT THE TIME OF BUILDING PERMIT. A SITE DEVELOPMENT PLAN AMENDMENT WILL BE REQUIRED SHOWING A SECONDARY ACCESS POINT OR EMERGENCY VEHICLE ONLY ACCESS（EVA） DESIGNED TO TOWN OF CASTLE ROCK SPECIFICATIONS TO REMOVE THE FIRE SAFETY SPRINKLER REQUIREMENT.

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.

2. ALL WATER LINES SHALL BE: 1） DUCTILE IRON PIPE（DIP）, CONFORMING TO THE REQUIREMENTS OF AWWA C150; CL350（6， -12，）, CL250（16， AND 20，）, CL200（>24，）, WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2） PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8， AND 12，, CL305（DR14） AND AWWA C905 FOR PIPE SIZE OF 16，, CL235（DR18）. MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8，. WATER LINES THAT ARE 10，, 14，, AND 18， IN DIAMETER ARE NOT PERMITTED.

3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.

4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.

5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS（TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ）. VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.

6. ALL FIRE HYDRANTS SHALL BE， PACER WB67-250，BY WATEROUS CO. OR ， SUPER CENTURION 250，BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAILW-11.

7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.

8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.

9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.

10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.

12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO（72） HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR,（720） 733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.

13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.

14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.

15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.

17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.

18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.

19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.

20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.

21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.

22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.

23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.

24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL（E.G., WATER AND WATER） SHALL BE 5 FEET.

25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.

26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:

COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.

COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.

RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.

COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.

2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE（RCP） PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC（BITUMEN） GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.

3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.

4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.

5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.

7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.

8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾， WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾， WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.

2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.

3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.

4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.

5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.

6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.

7. ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EDGE-TO-EDGE FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18， CLEAR VERTICAL SEPARATION.

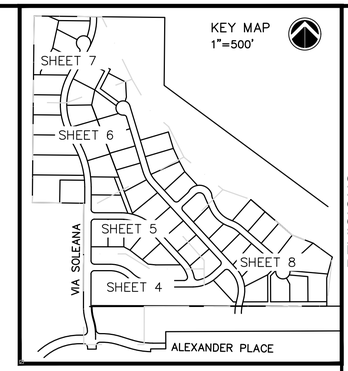
8. ALL SANITARY SEWER LINES MUST BE TESTED IN ACCORDANCE WITH SECTION 450.6 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION INSPECTOR.

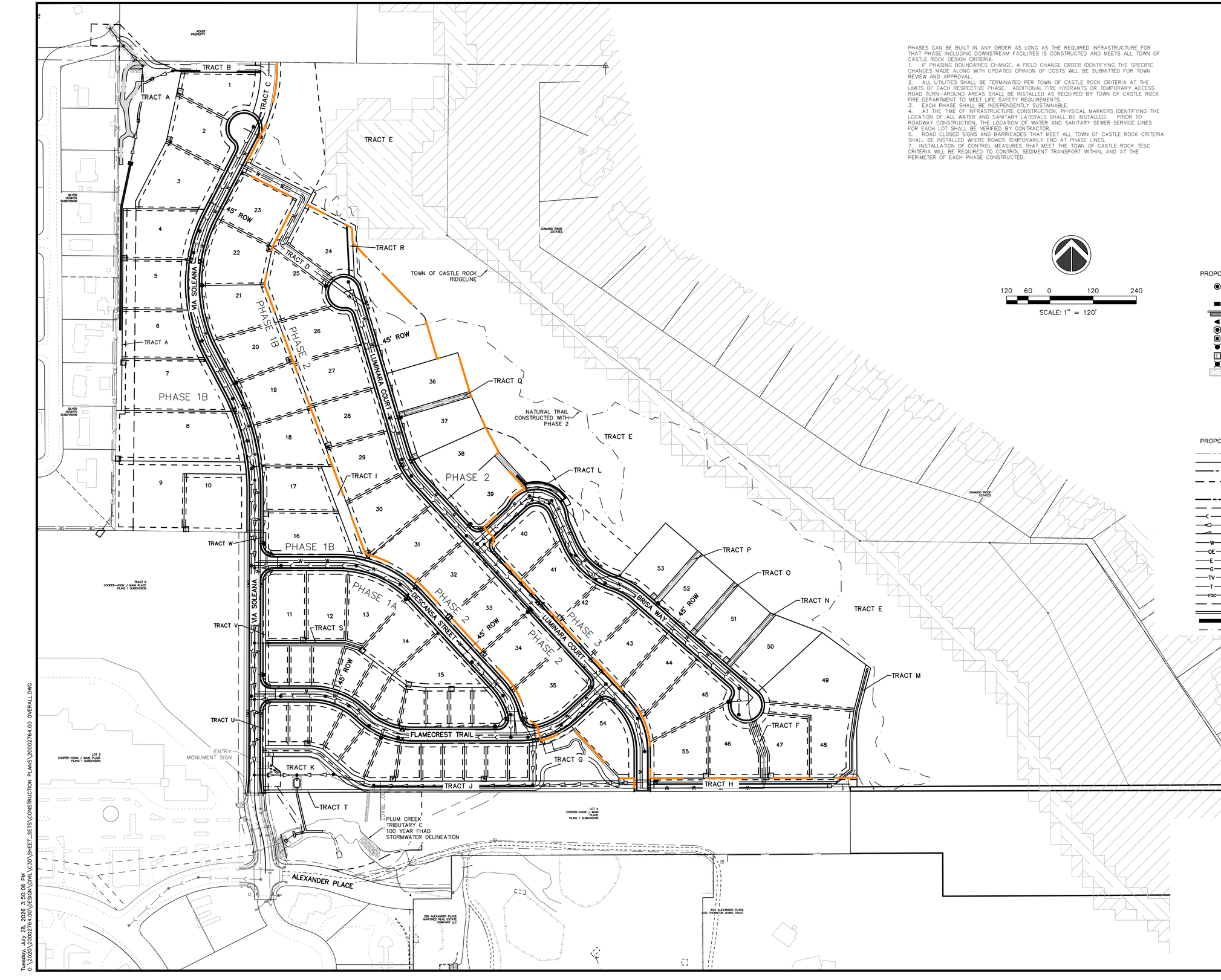
9. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

10. SANITARY SEWER SERVICES SHALL BE CONNECTED A MINIMUM OF 5 FEET OUTSIDE OF MANHOLES WITH A WYE CONNECTION IN AC

PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FACILITIES IS CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.

1. IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
2. ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
3. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
4. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION, THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
5. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
7. INSTALLATION OF CONTROL MEASURES THAT MEET THE TOWN OF CASTLE ROCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.





120 60 0 120 240

SCALE: 1" = 120'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

No.	REVISIONS DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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www.imegcorp.com

SOLEANA SUBDIVISION
CASTLE ROCK, CO

OVERALL SITE AND PHASING PLAN

IMEG Project No: 20002764.00

File Name: 20002764.00 Overall.dwg

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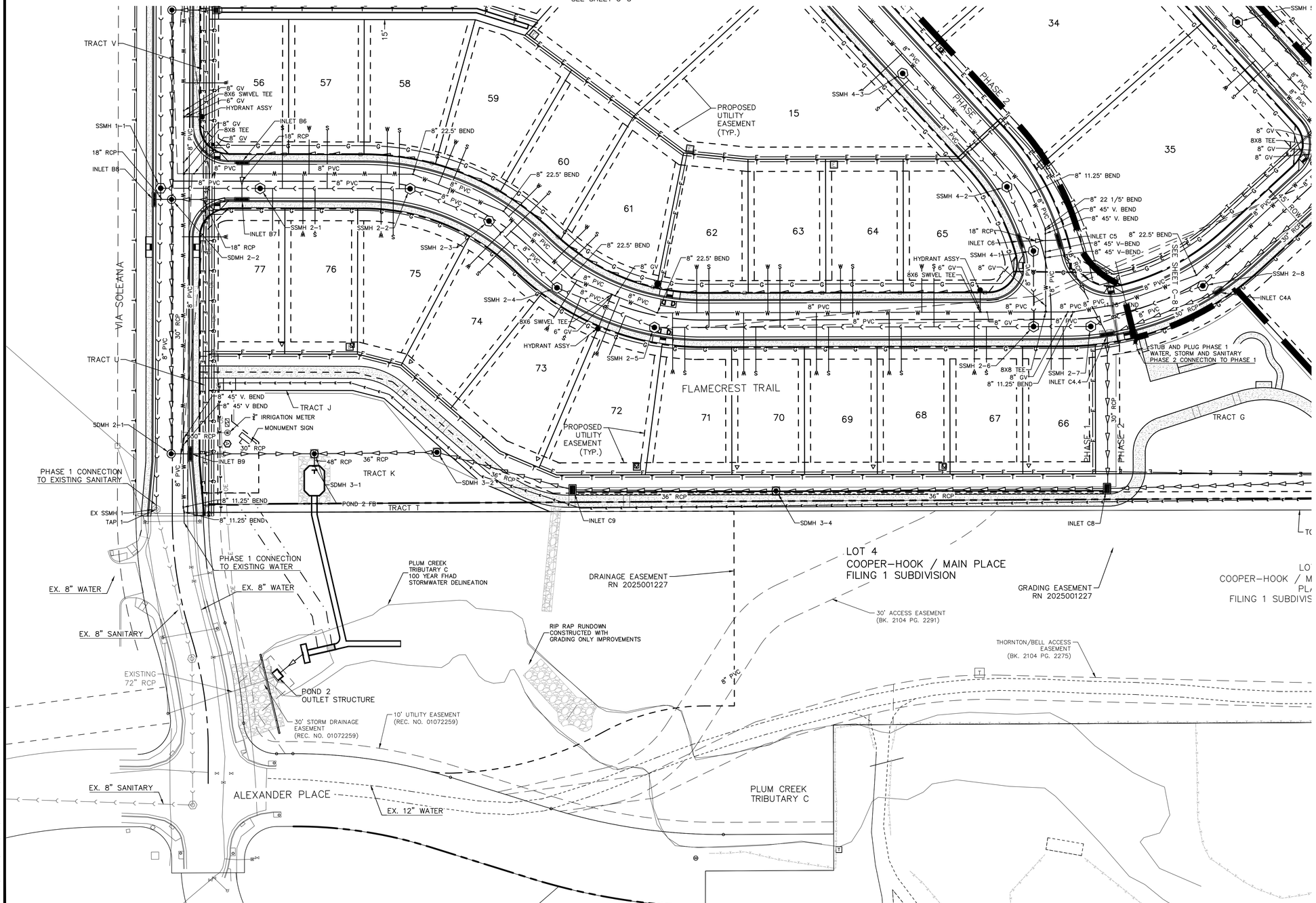
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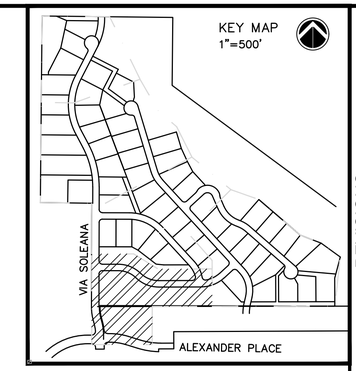
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CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE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





40 20 0 40 80

SCALE: 1" = 40'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

REVISIONS

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www.imegcorp.com

SOLEANA SUBDIVISION
CASTLE ROCK, CO

OVERALL UTILITY PLAN

IMEG Project No: 20002764.00

File Name: 20002764.00 UTILITY.dwg

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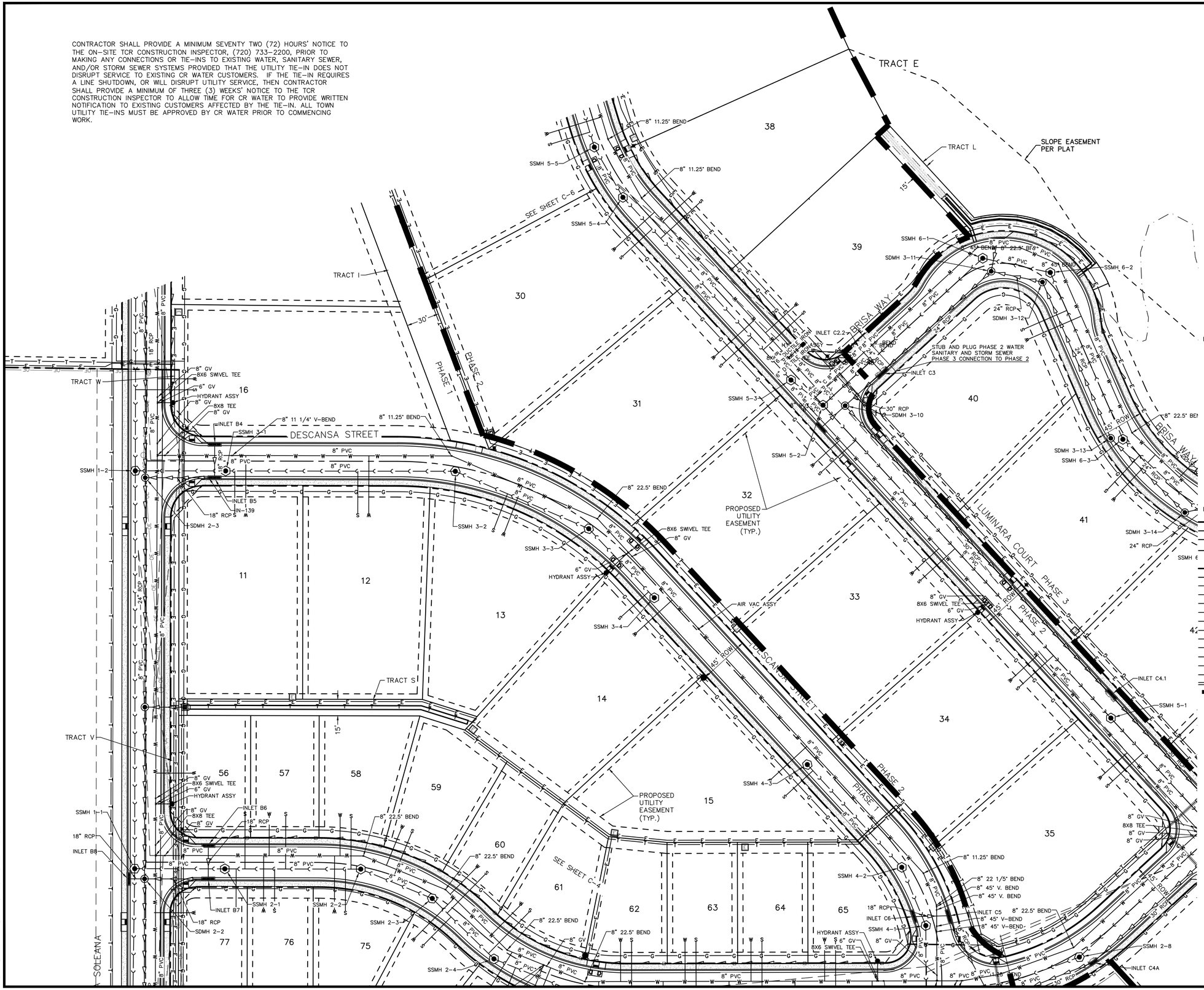
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CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE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



SYMBOL LEGEND

PROPOSED	EXISTING
	STORM MANHOLE
	STORM INLET
	STORM TYPE C/D INLET
	STORM TYPE R INLET
	FLARED END SECTION
	SANITARY MANHOLE
	SANITARY/STORM CLEANOUT
	HYDRANT
E	ELEC. PEDESTAL/TRANSFORMER
	LIGHT POLE
	CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING
	PROPERTY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	SECTION LINE
	R.O.W. LINE
	SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	RESIDENTIAL UNDERDRAIN
W	WATER LINE
OE	OVERHEAD ELECTRIC
E	UNDERGROUND ELECTRIC
G	GAS LINE
TV	TELEVISION LINE
T	TELEPHONE LINE
FOC	FIBER OPTIC CABLE
	CONSTRUCTION LIMITS
	RETAINING WALL
	PHASE LINE

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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SOLEANA SUBDIVISION
CASTLE ROCK, CO

OVERALL UTILITY PLAN

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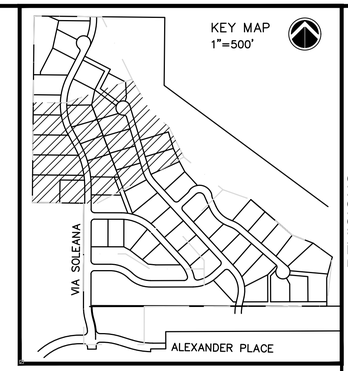
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Sheet 5 of 98

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KEY MAP
1"=500'



40 20 0 40 80
SCALE: 1" = 40'

SEE SHEET C-7
SEE SHEET C-5
50' SETBACK
TRACT A
TRACT R
TRACT E
TRACT I
TRACT Q
TRACT W
TOWN OF CASTLE ROCK RIDGELINE
SLOPE EASEMENT PER PLAT
PROPOSED UTILITY EASEMENT (TYP.)
VIA SOLEANA
LLAMARA COURT
PHASE 1
PHASE 2
45' ROW
SSMH 1-9
SSMH 1-8
SSMH 1-7
SSMH 1-6
SSMH 1-5
SSMH 1-4
SSMH 1-3
SSMH 2-4
SSMH 2-5
SSMH 5-7
SSMH 5-6
SSMH 5-5
SSMH 5-4
AIR VAC ASSY
8" GV
8X6 SWIVEL TEE
6" GV
HYDRANT ASSY
8" 45° BEND
8" 22.5° BEND
8" 11.25° BEND
8" 45° V. BEND
3/4" IRRIGATION METER
INLET B3
INLET B2
18" RCP
8" PVC
8" DUCTILE IRON
8X8 TEE
4 5 6 7 8 9 10 16 17 18 19 20 21 22 24 25 26 27 28 29 30 36 37 38

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✱	✱	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

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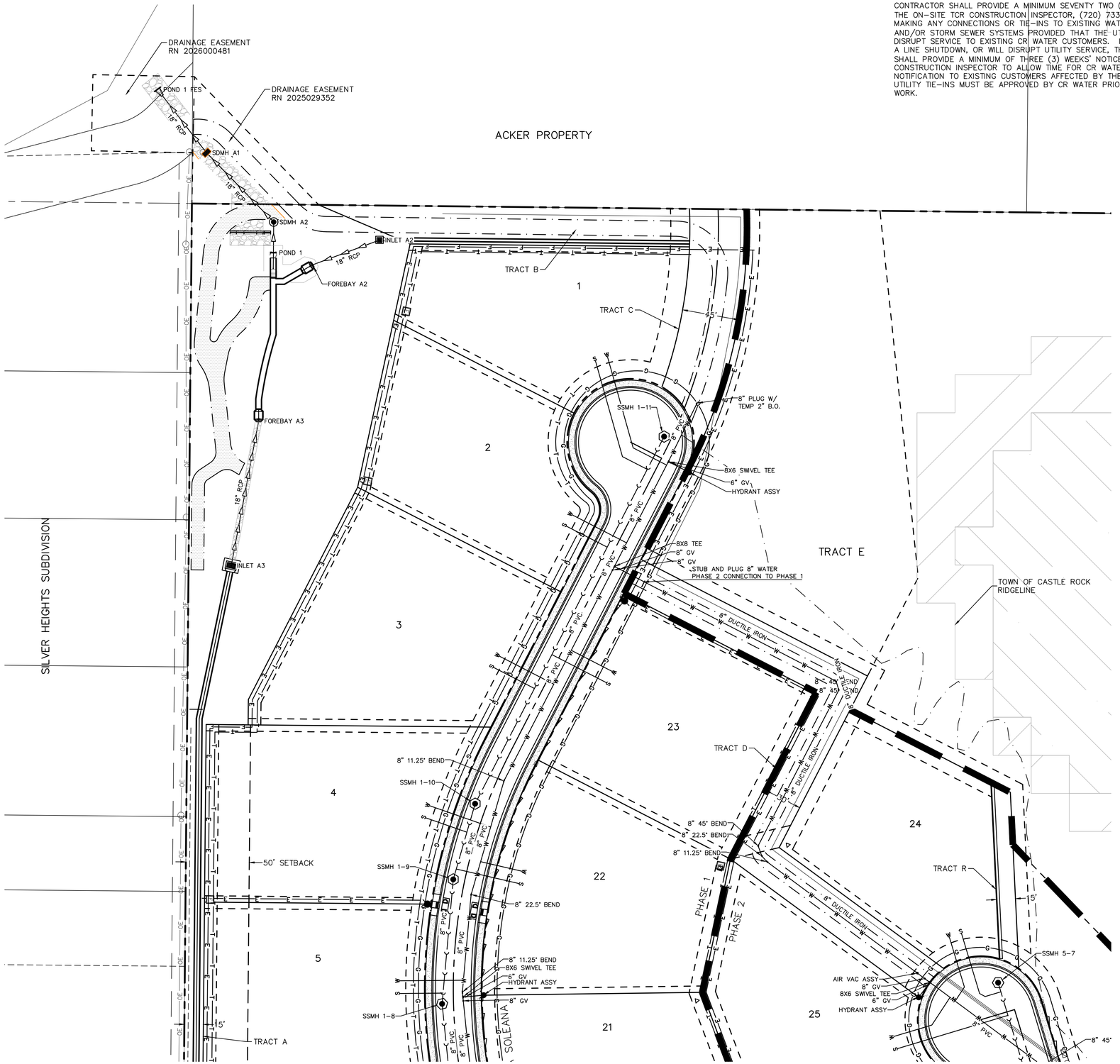
OVERALL UTILITY PLAN

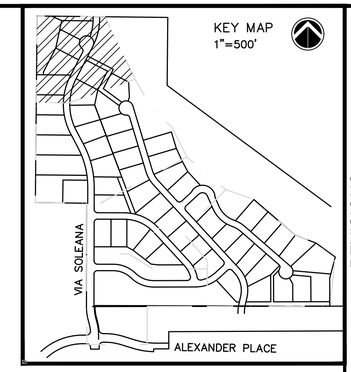
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40 20 0 40 80

SCALE: 1" = 40'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

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OVERALL UTILITY PLAN

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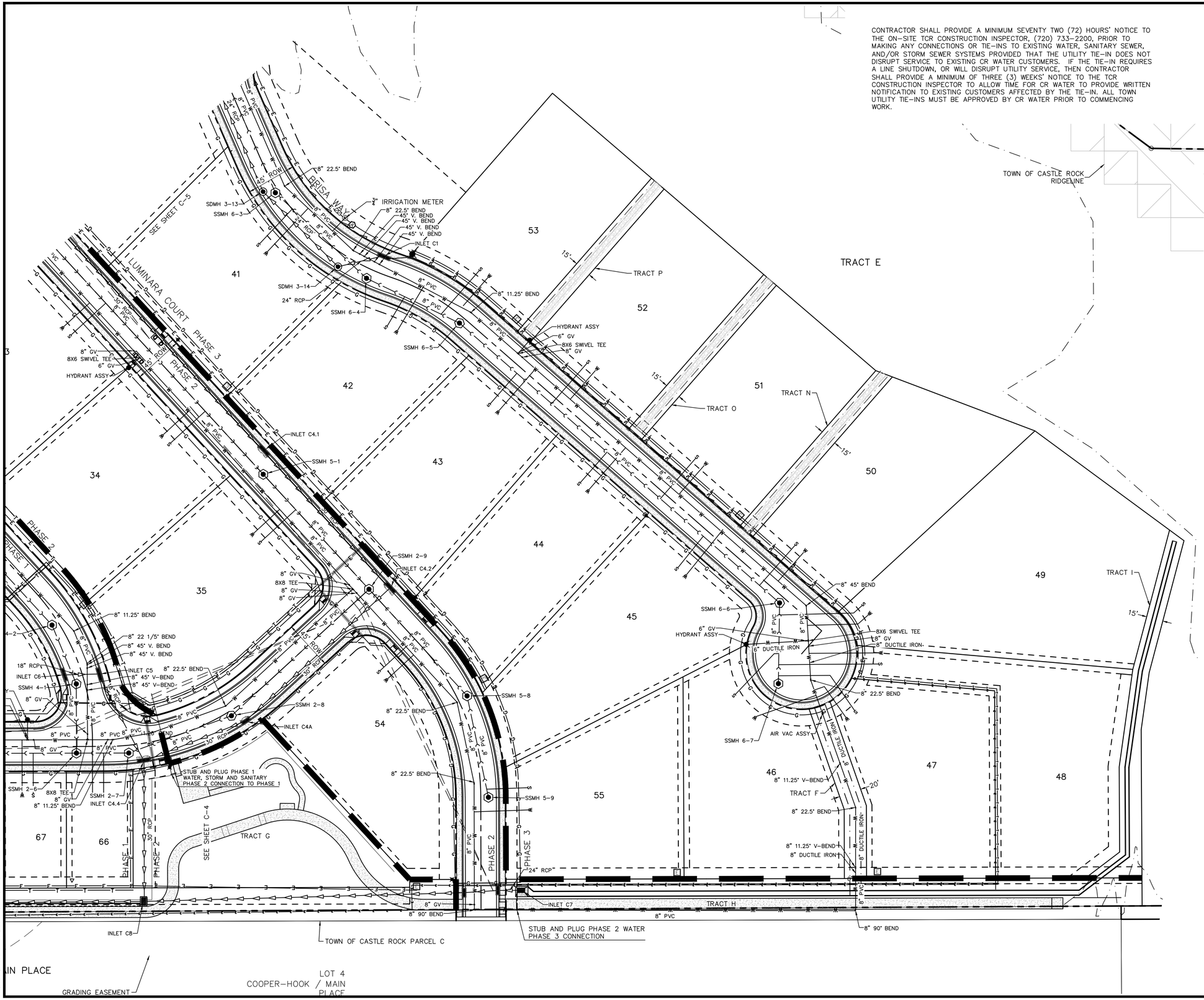
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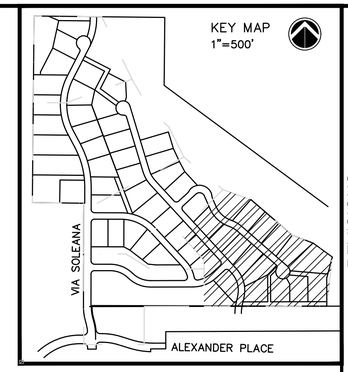
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Sheet 7 of 98

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40 20 0 40 80

SCALE: 1" = 40'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

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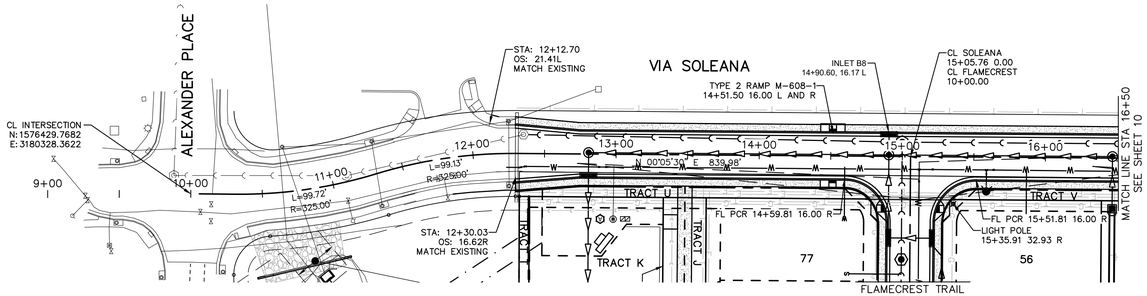
OVERALL UTILITY PLAN

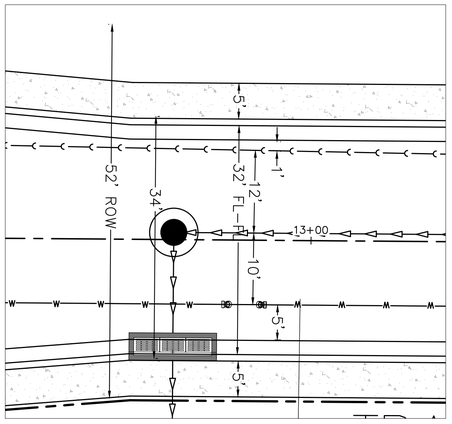
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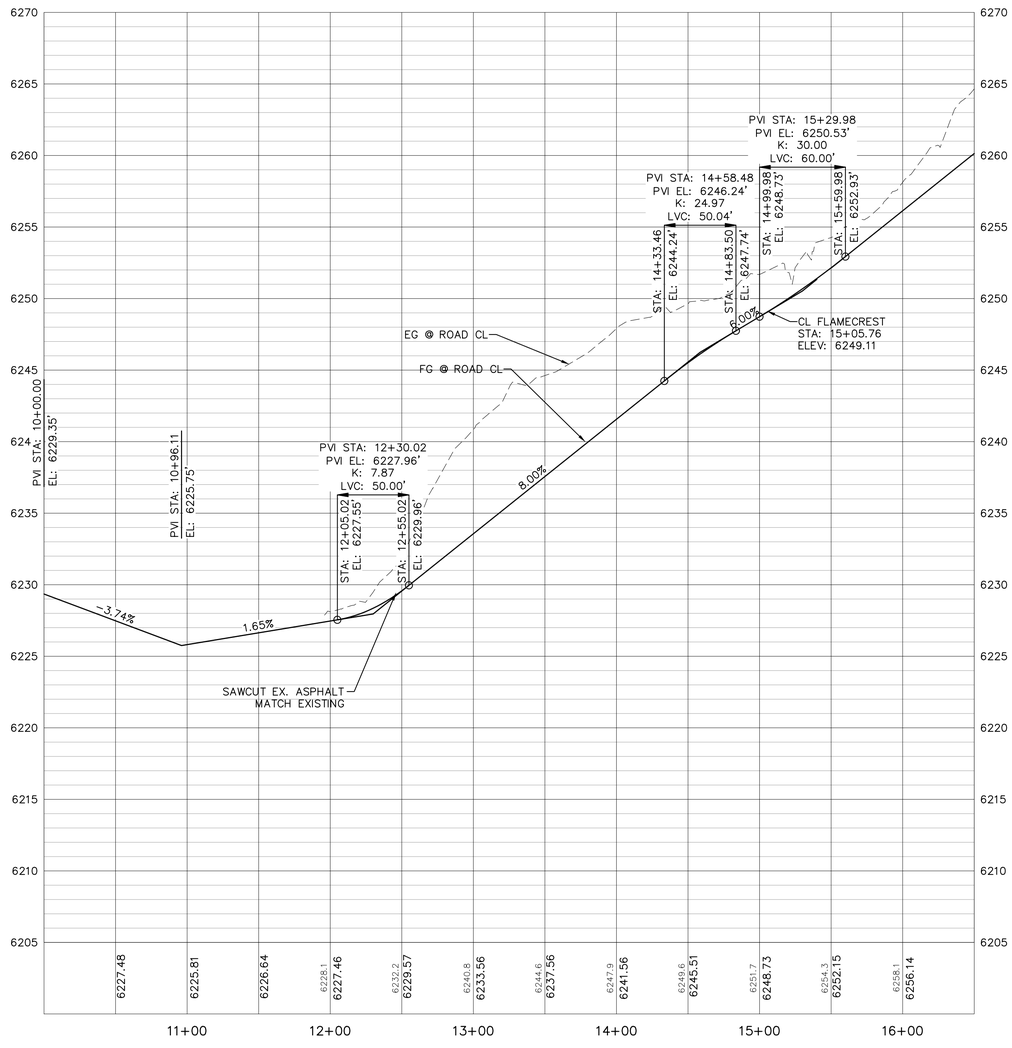
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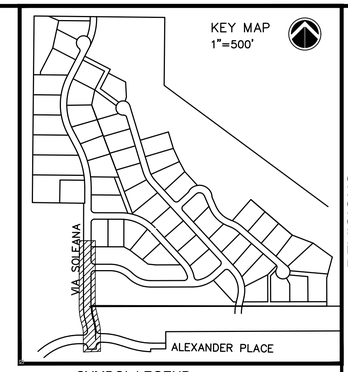
VIA SOLEANA 10+00 – 16+50 TYPICAL LAYOUT

SCALE: 1"=10'





SCALE: 1" = 50'



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	◎	SANITARY MANHOLE
◉	◎	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✱	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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VIA SOLEANA P&P 10+00 TO 16+50

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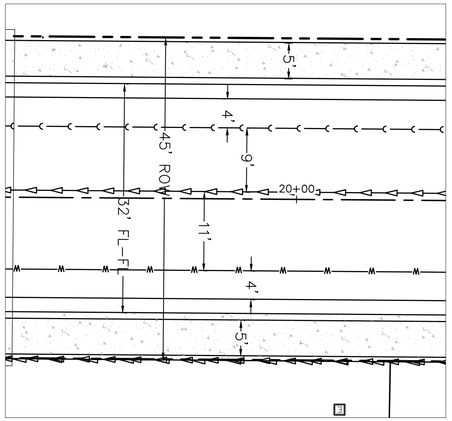
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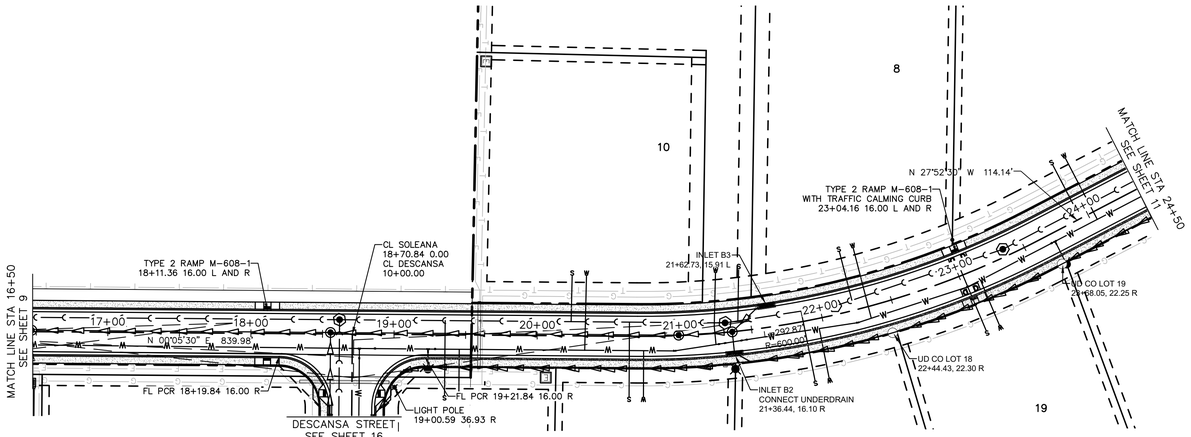
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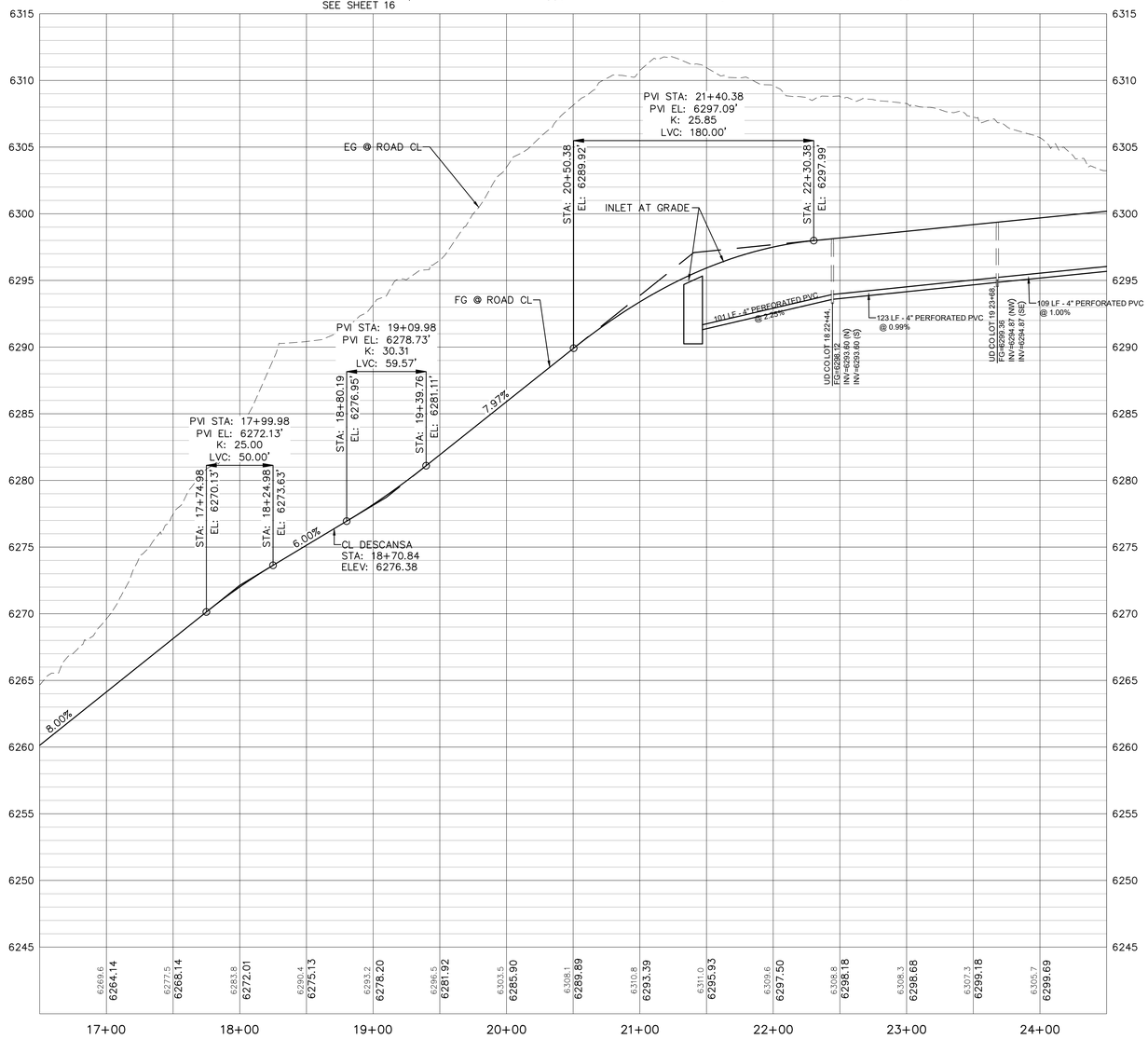
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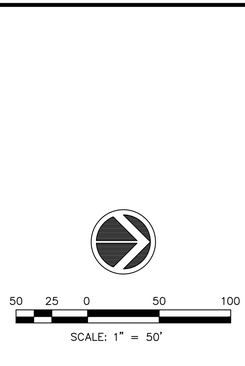


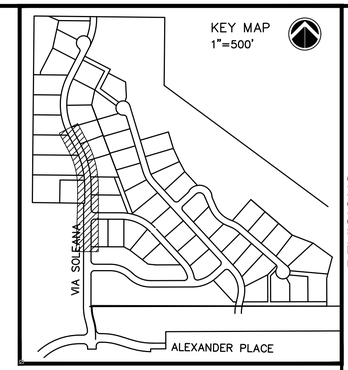
VIA SOLEANA 16+50 – 24+50 TYPICAL LAYOUT

SCALE: 1"=10'









SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
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VIA SOLEANA P&P 16+50 TO 22+00

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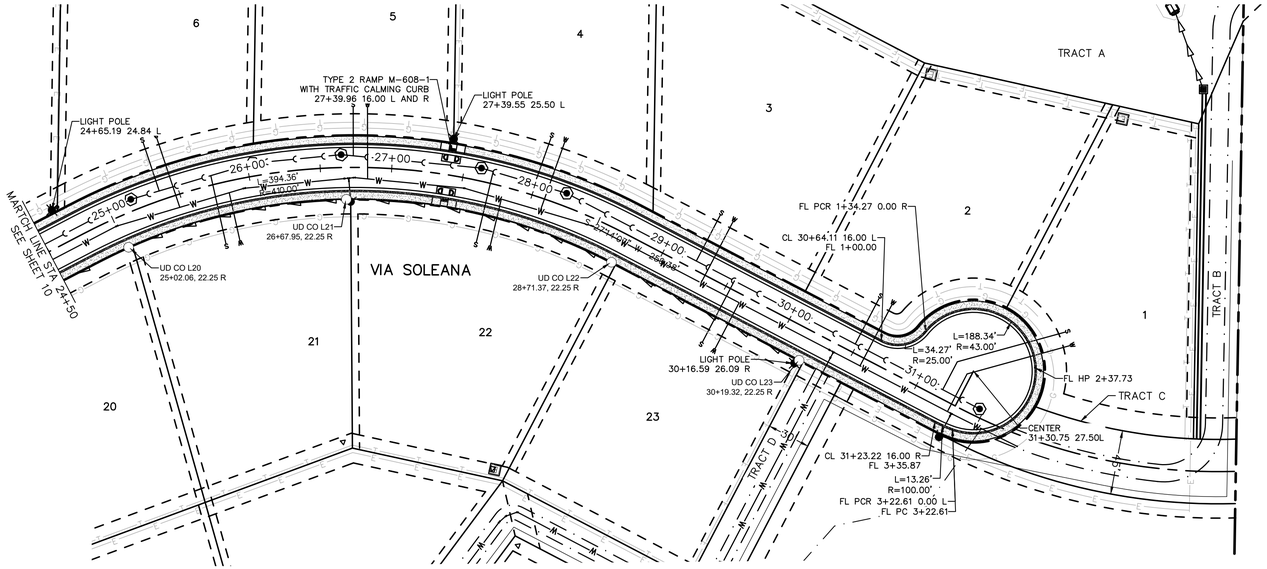
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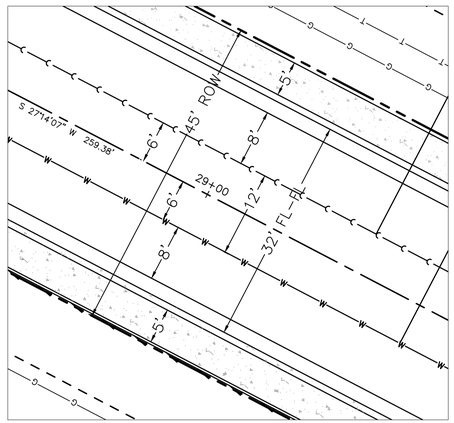
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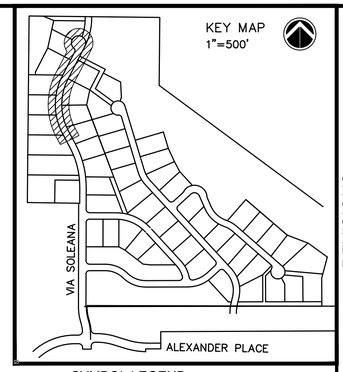
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VIA SOLEANA 24+50 – END TYPICAL LAYOUT
SCALE: 1"=10'



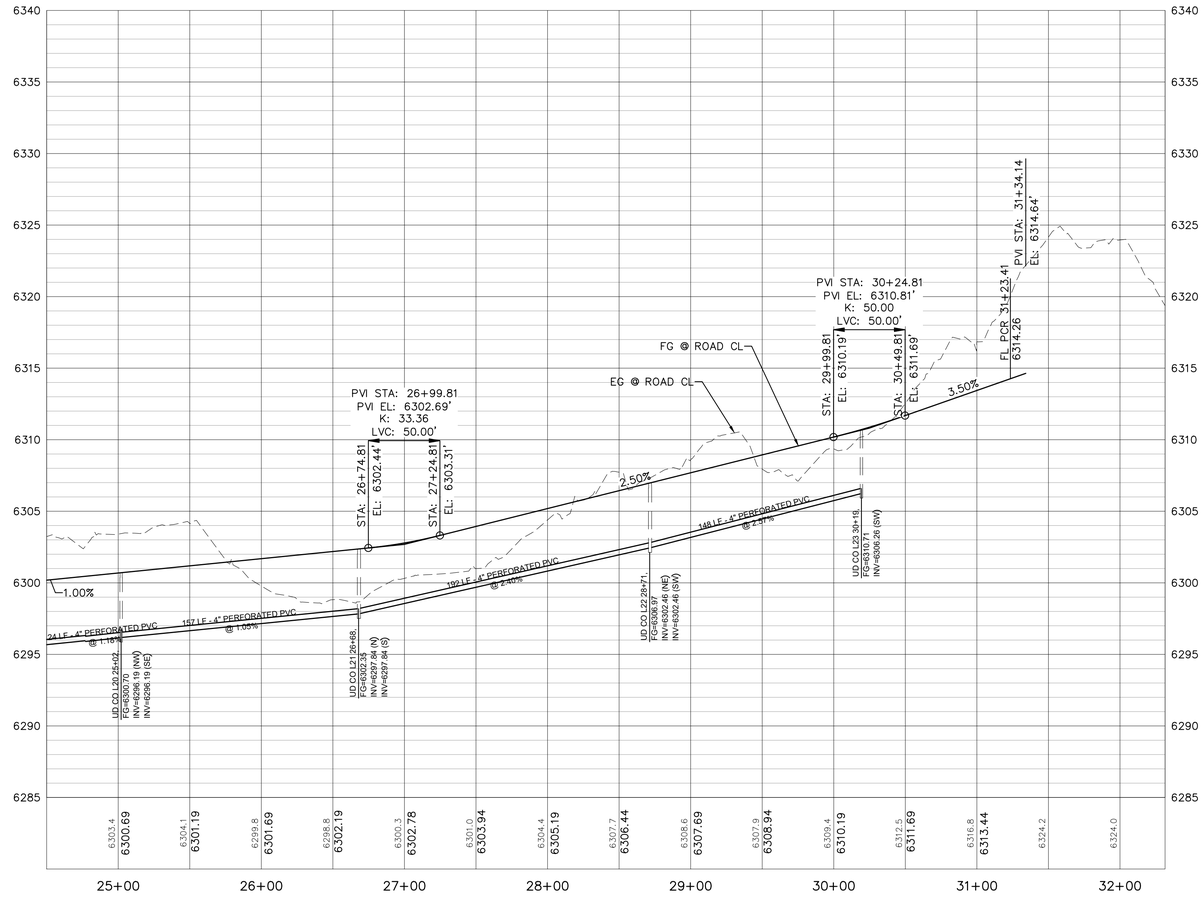
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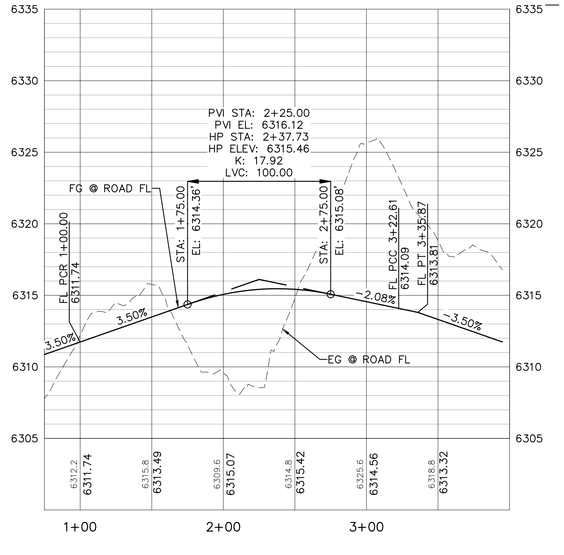
SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL





PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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CASTLE ROCK, CO

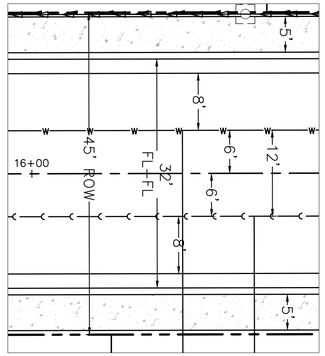
VIA SOLEANA P&P 22+00 TO END

IMEG Project No: 20002764.00
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Checked By: RAR
Date: 02-02-2022

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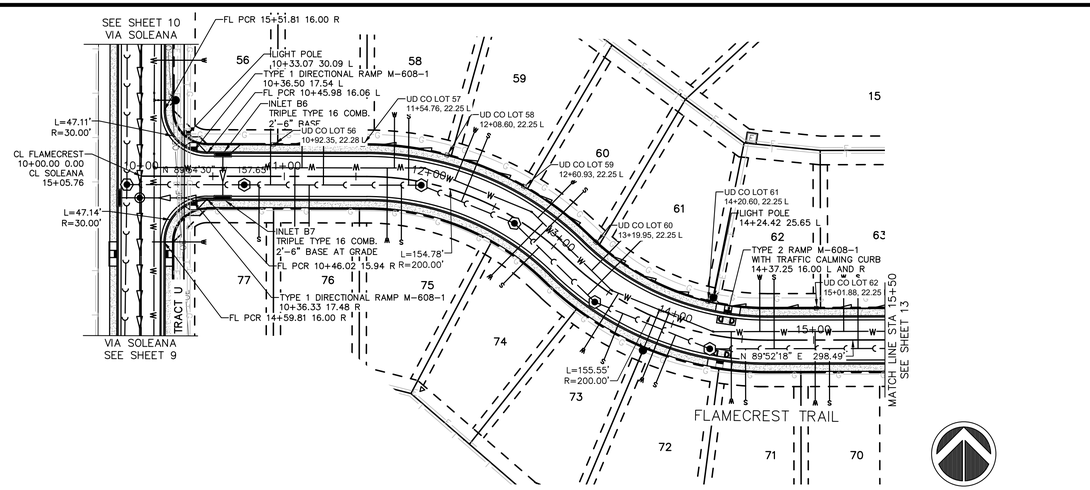
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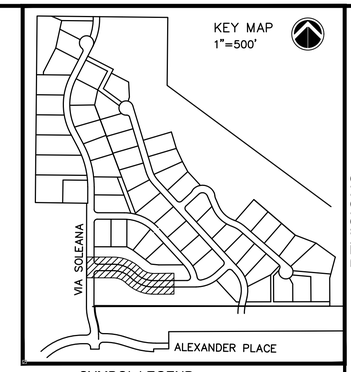
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FLAMECREST TRAIL 10+00 – 15+50 TYPICAL LAYOUT

SCALE: 1"=10'



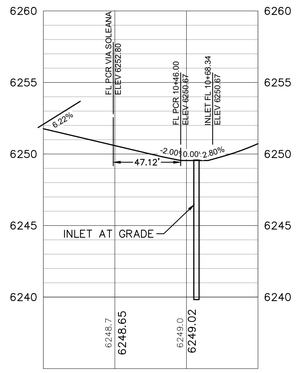


SYMBOL LEGEND

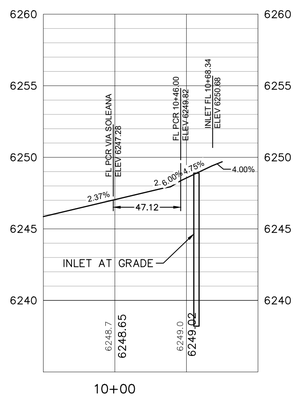
PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	⬡	SANITARY MANHOLE
◙	◙	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	○	LIGHT POLE
		CONCRETE PAVEMENT

50 25 0 50 100

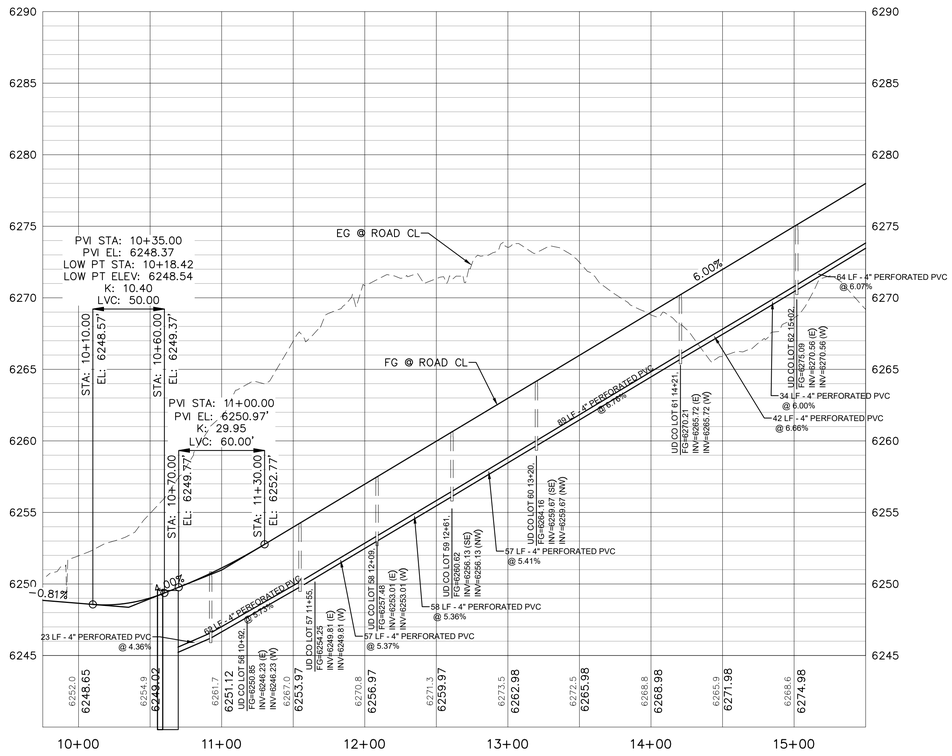
SCALE: 1" = 50'



SOLEANA INTERSECTION
NORTH FLOWLINE



SOLEANA INTERSECTION
SOUTH FLOWLINE



LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

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4	PER TOWN COMMENTS	7/28/26

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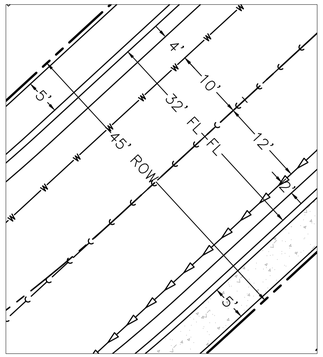
FLAMECREST TRAIL P&P 10+00 TO 18+50

IMEG Project No: 20002764.00
File Name: RD Flamecrest P&P.dwg
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Field Book No:
Drawn By: ----
Checked By: RAR
Date: 02-02-2022

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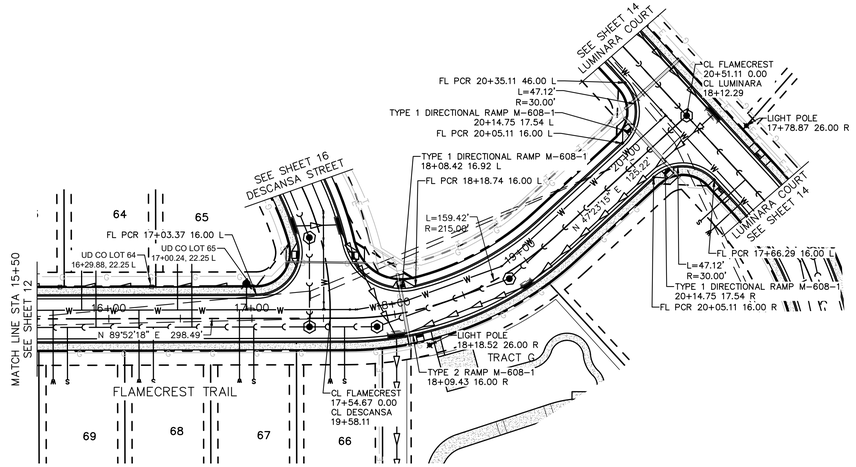
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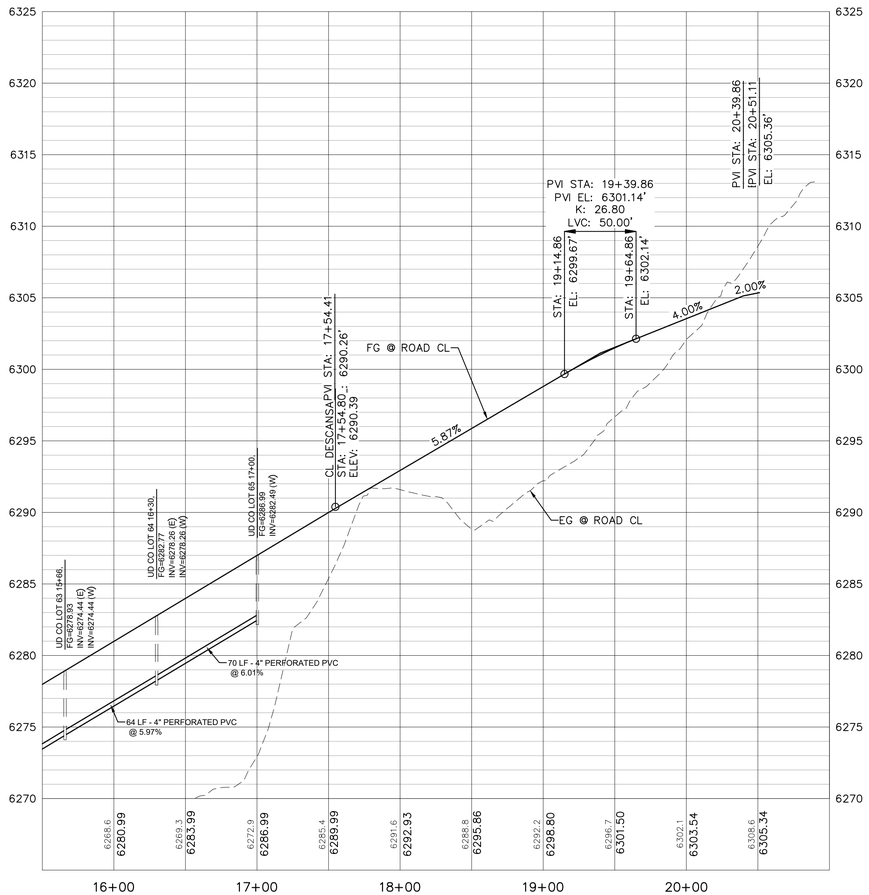
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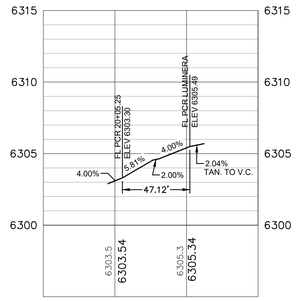
FLAMECREST TRAIL 15+50 – END TYPICAL LAYOUT

SCALE: 1"=10'

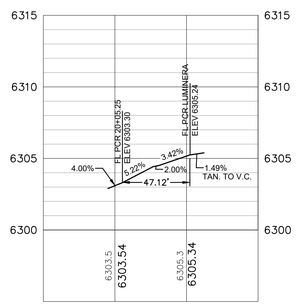




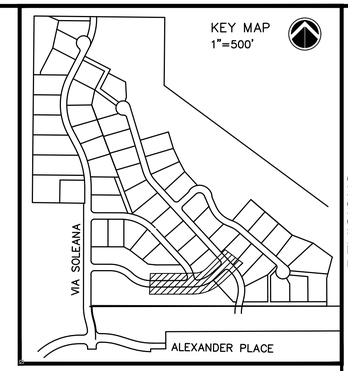
SCALE: 1" = 50'



LUMINARA INTERSECTION
NORTH FLOWLINE



LUMINARA INTERSECTION
NORTH FLOWLINE



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬡	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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RICK ROME CO PE #35103 DATE

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4	PER TOWN COMMENTS	7/28/26

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CASTLE ROCK, CO

FLAMECREST TRAIL P&P 18+50 TO 21+50

IMEG Project No: 20002764.00

File Name: RD Flamecrest P&P.dwg

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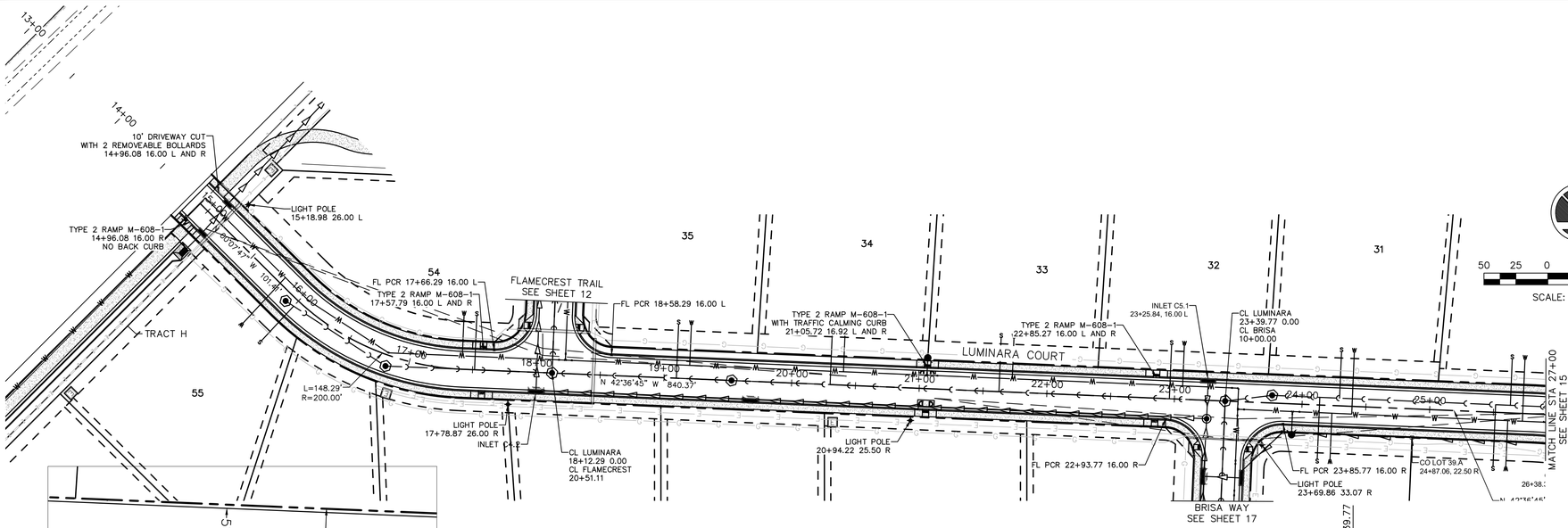
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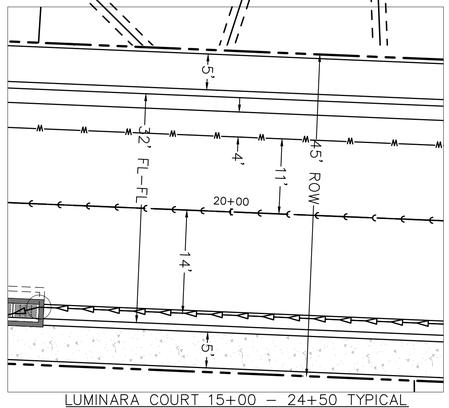
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Date: 02-02-2022

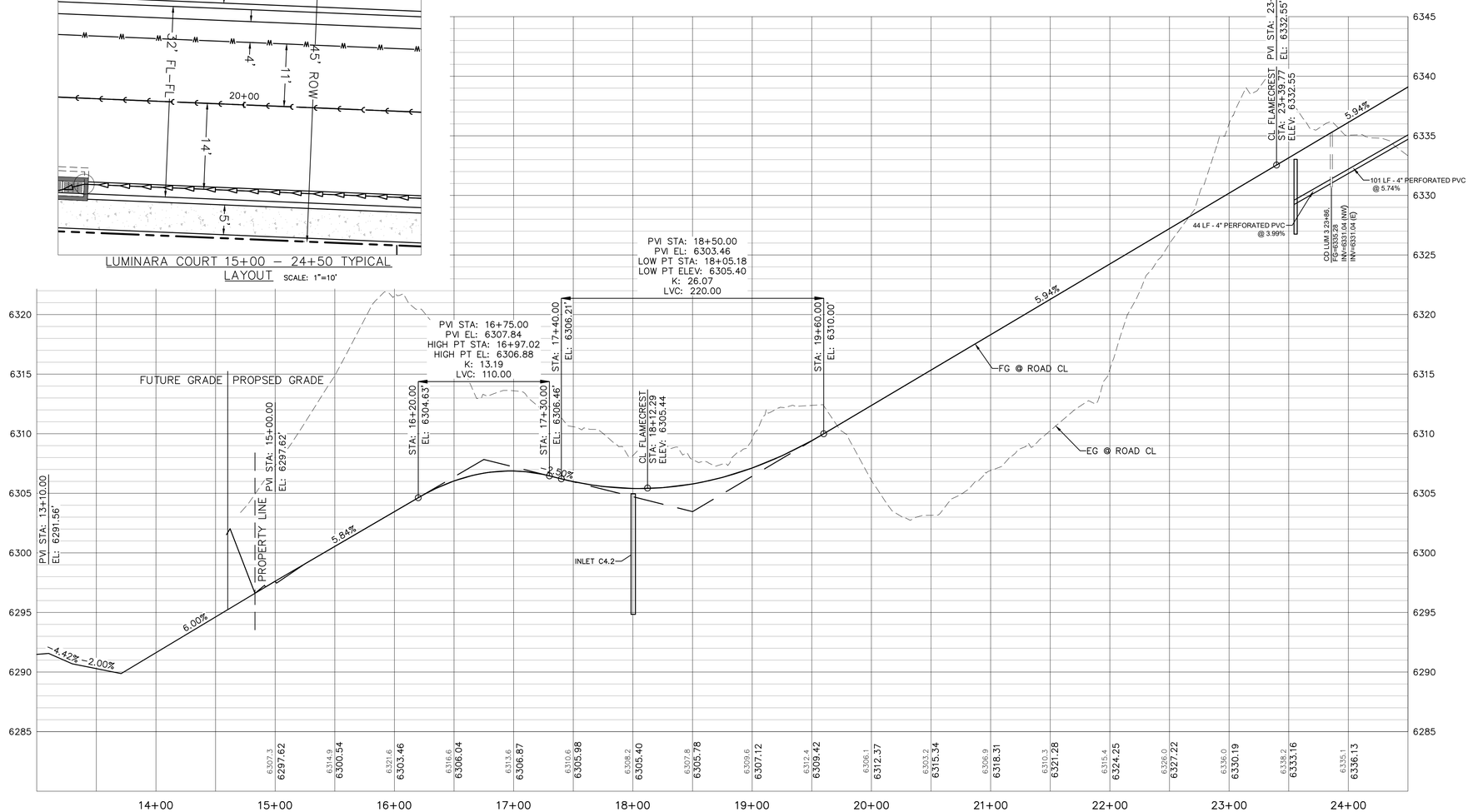
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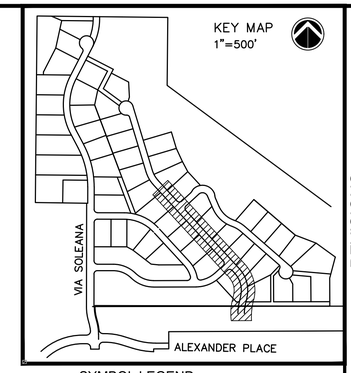
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LUMINARA COURT 15+00 – 24+50 TYPICAL LAYOUT SCALE: 1"=10'





SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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CASTLE ROCK, CO

LUMINARA COURT P&P - 15+00 TO 24+50

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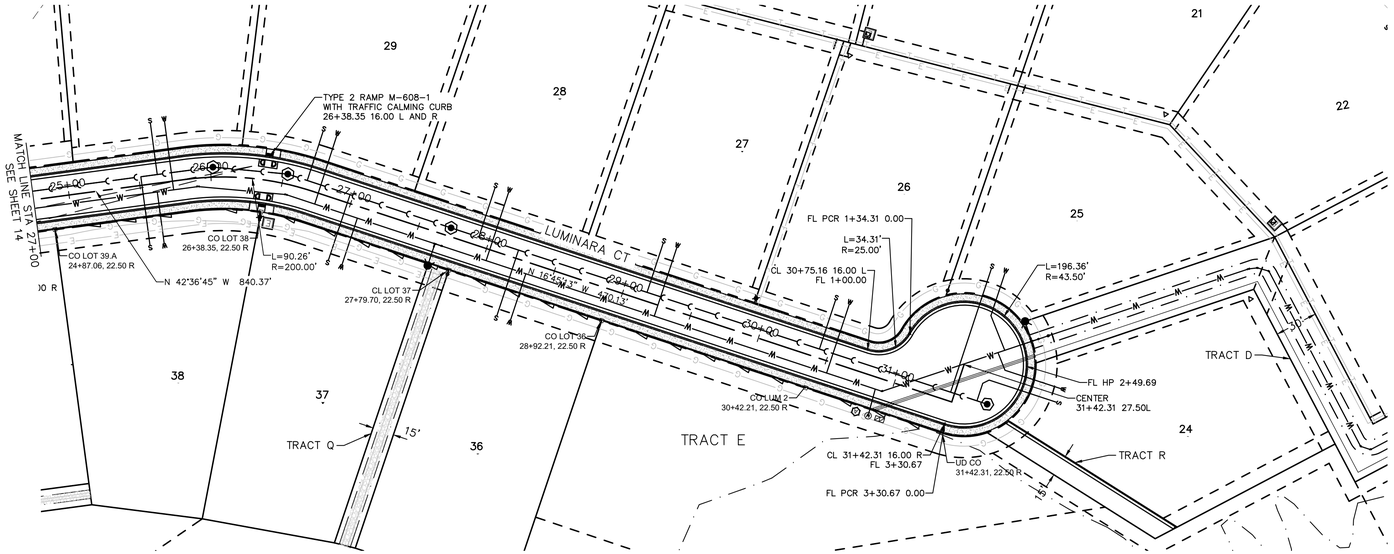
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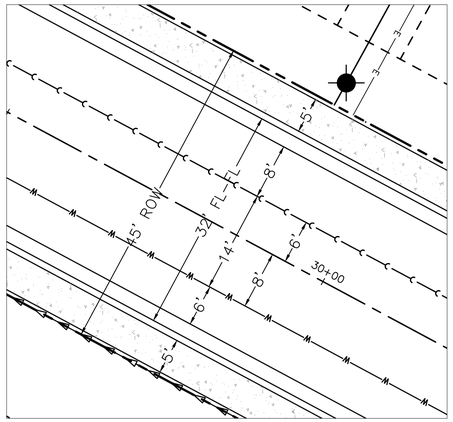
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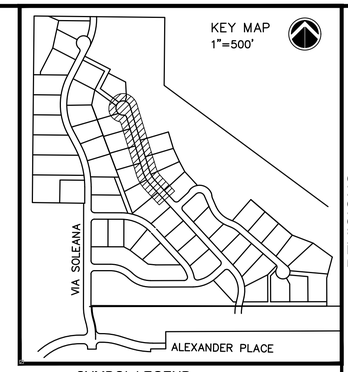




LUMINARA COURT 24+50 – END TYPICAL LAYOUT

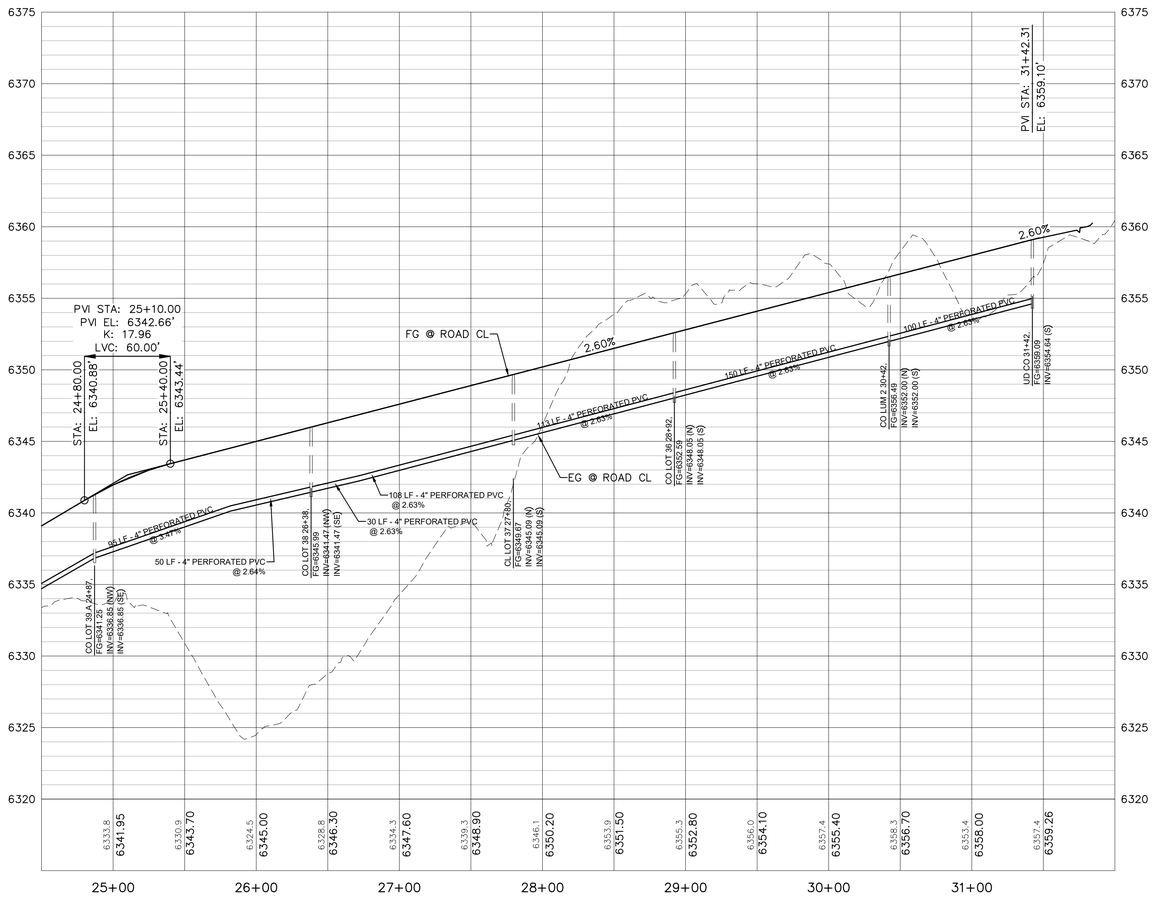
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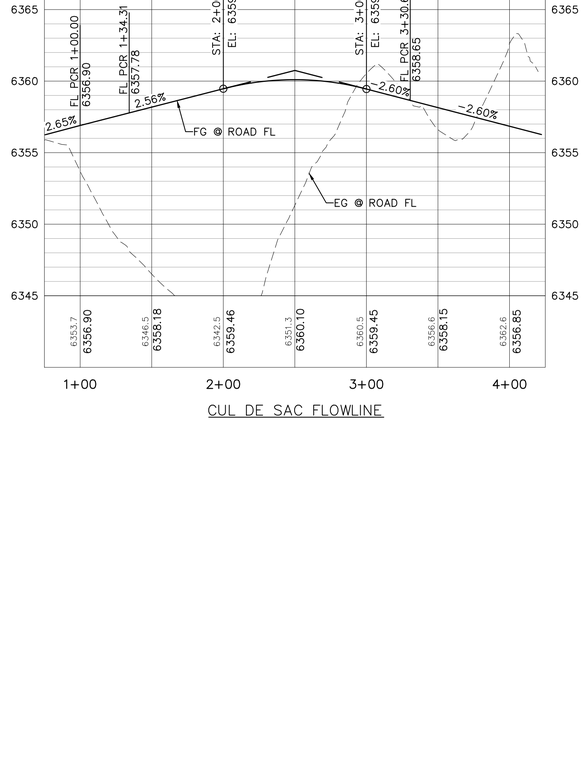
SCALE: 1" = 50'



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✱	☼	LIGHT POLE
		CONCRETE PAVEMENT





CUL DE SAC FLOWLINE

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
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SOLEANA SUBDIVISION
CASTLE ROCK, CO

LUMINARA COURT P&P 24+50 TO 32+50

IMEG Project No: 20002764.00

File Name: RD LUMINARA.dwg

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Drawn By: DDD

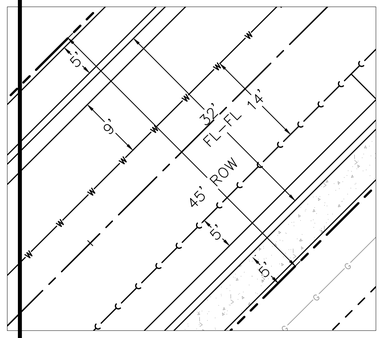
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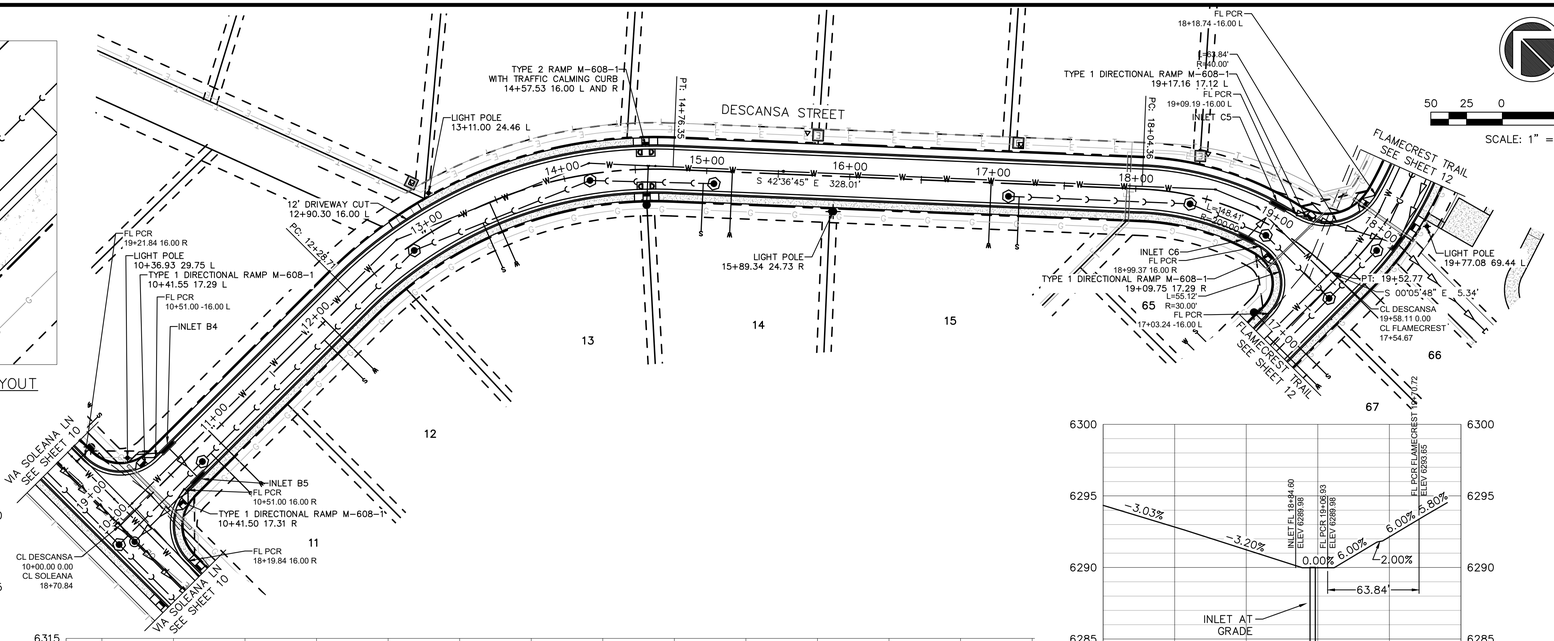
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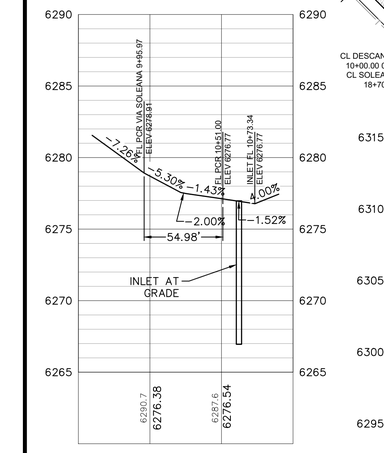
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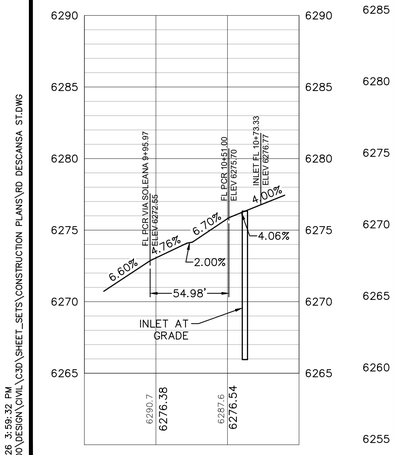
DESCANSA STREET TYPICAL LAYOUT

SCALE: 1"=10'

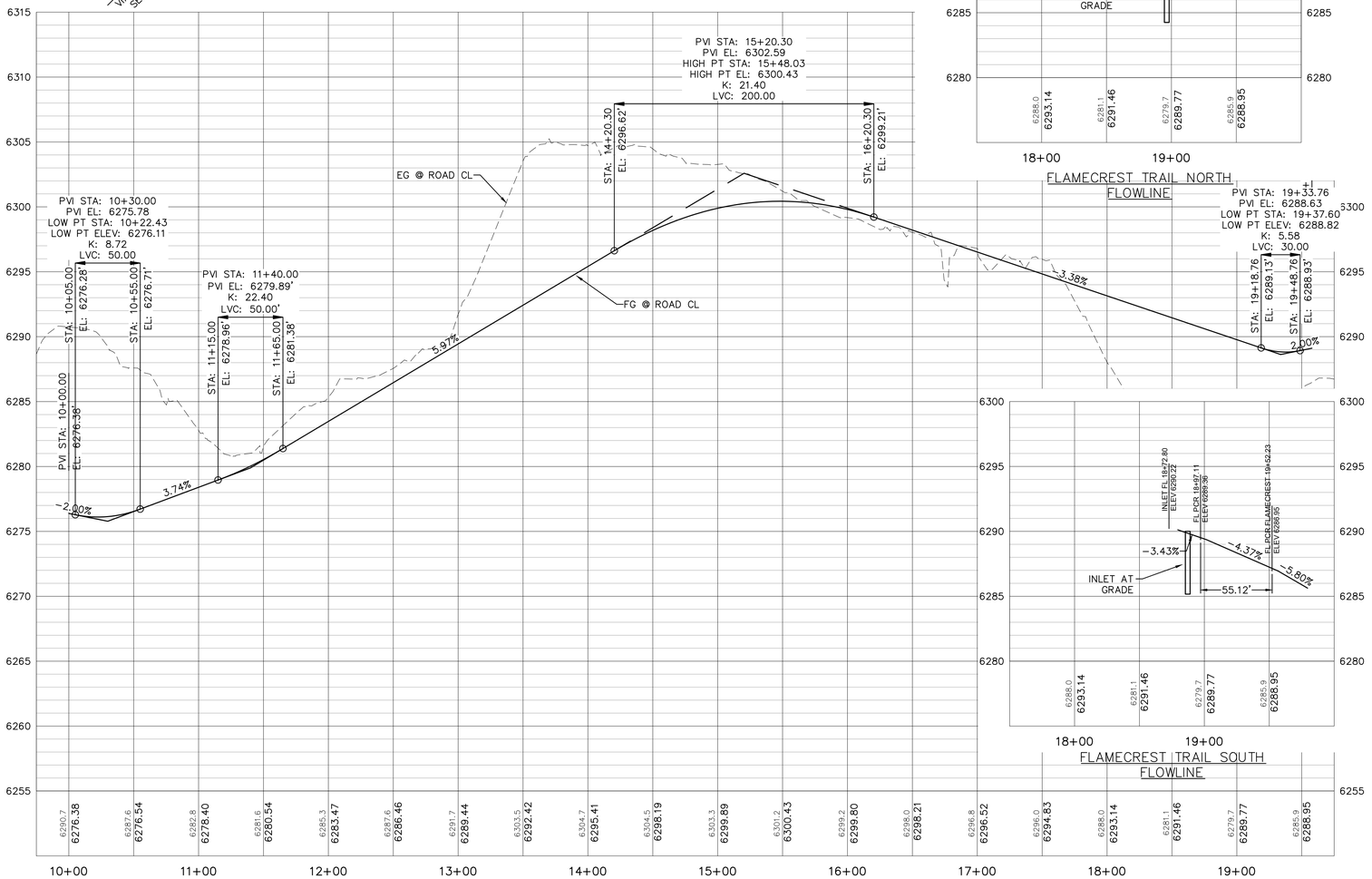


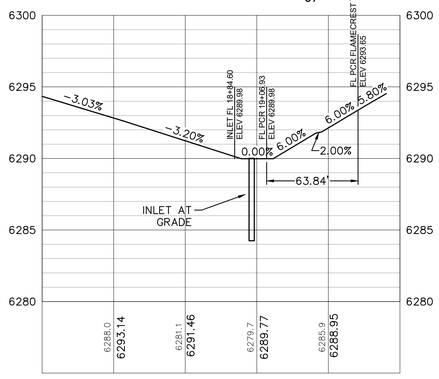


SOLEANA INTERSECTION NORTH FLOWLINE



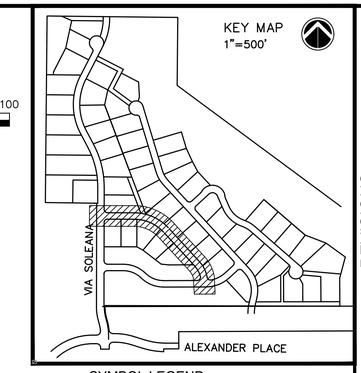
SOLEANA INTERSECTION SOUTH FLOWLINE





FLAMECREST TRAIL NORTH FLOWLINE

FLAMECREST TRAIL SOUTH FLOWLINE



50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING
	STORM MANHOLE
	STORM INLET
	STORM TYPE C/D INLET
	STORM TYPE R INLET
	FLARED END SECTION
	SANITARY MANHOLE
	SANITARY/STORM CLEANOUT
	HYDRANT
E	ELEC. PEDESTAL/TRANSFORMER
	LIGHT POLE
	CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING
	PROPERTY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	SECTION LINE
	R.O.W. LINE
	SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	RESIDENTIAL UNDERDRAIN
W	WATER LINE
OE	OVERHEAD ELECTRIC
E	UNDERGROUND ELECTRIC
G	GAS LINE
TV	TELEVISION LINE
T	TELEPHONE LINE
FOC	FIBER OPTIC CABLE
	CONSTRUCTION LIMITS
	RETAINING WALL
	PHASE LINE
	NATURAL TRAIL

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RICK ROME CO PE #35103 DATE

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DESCANSA STREET P&P

IMEG Project No: 20002764.00

File Name: RD DESCANSA ST.dwg

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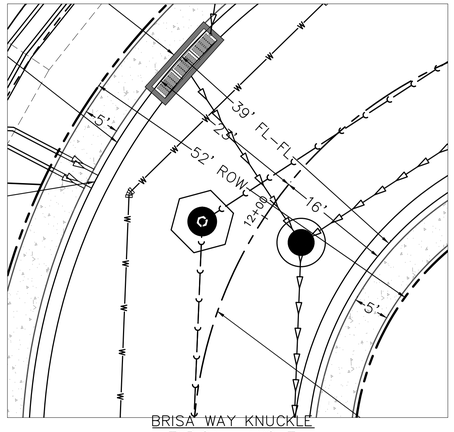
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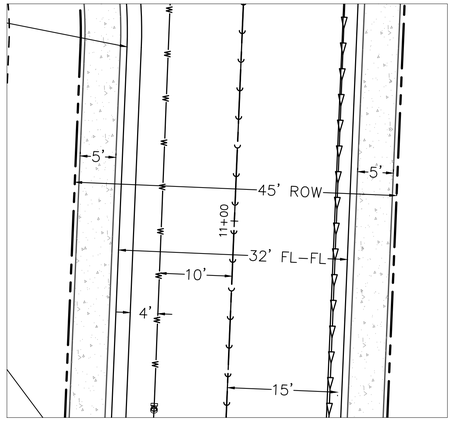
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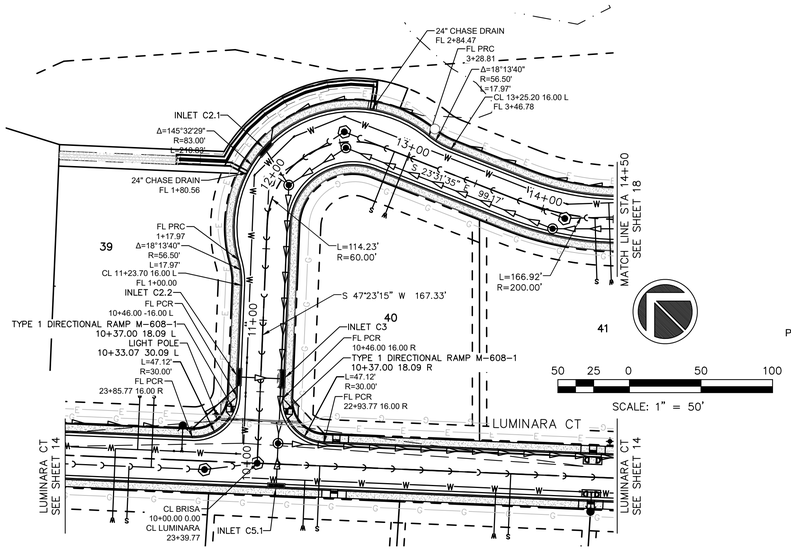
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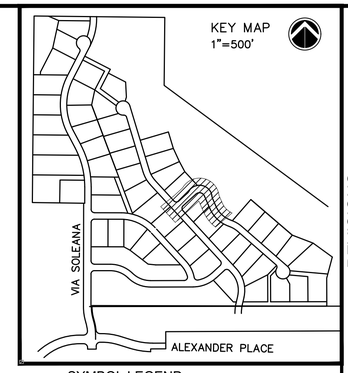


BRISA WAY KNUCKLE
TYPICAL LAYOUT
SCALE: 1"=10'



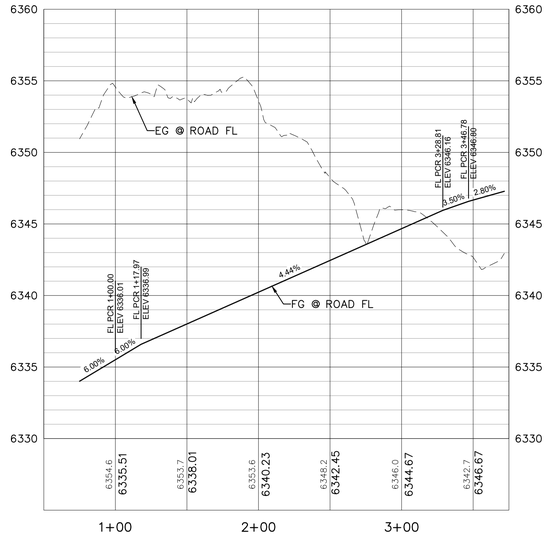
BRISA WAY 10+00 – 14+50 TYPICAL LAYOUT
SCALE: 1"=10'



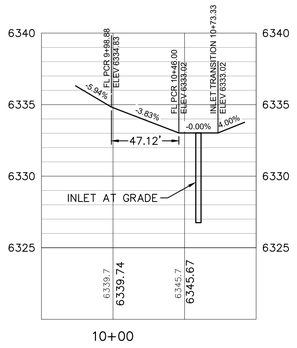


SYMBOL LEGEND

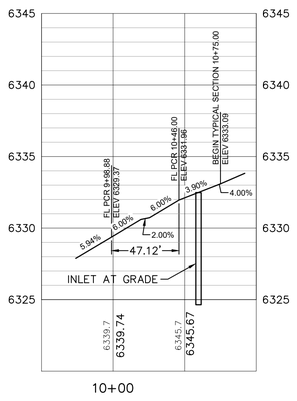
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		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT



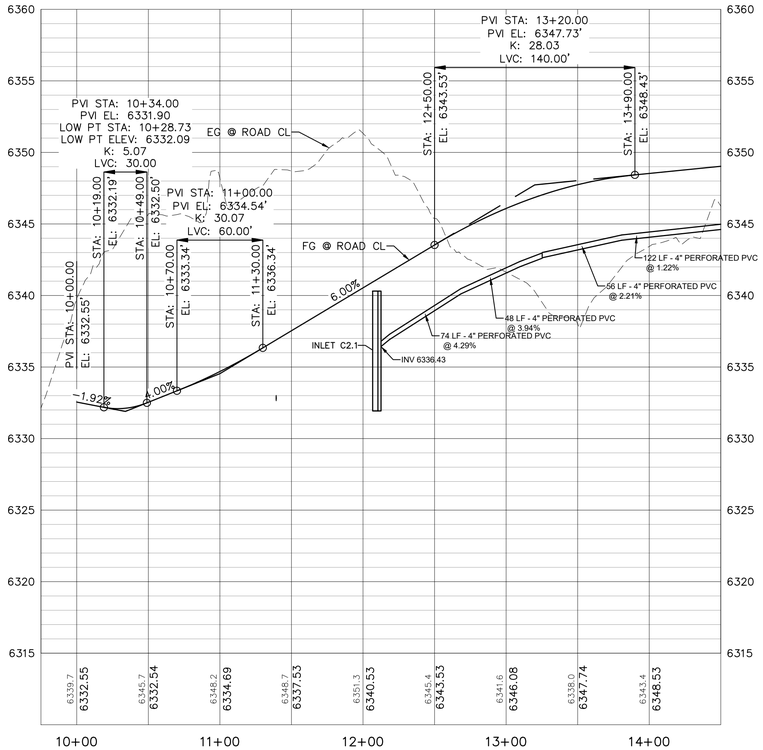
BRISA WAY KNUCKLE



LUMINARA INTERSECTION FL SOUTH



LUMINARA INTERSECTION FL SOUTH



LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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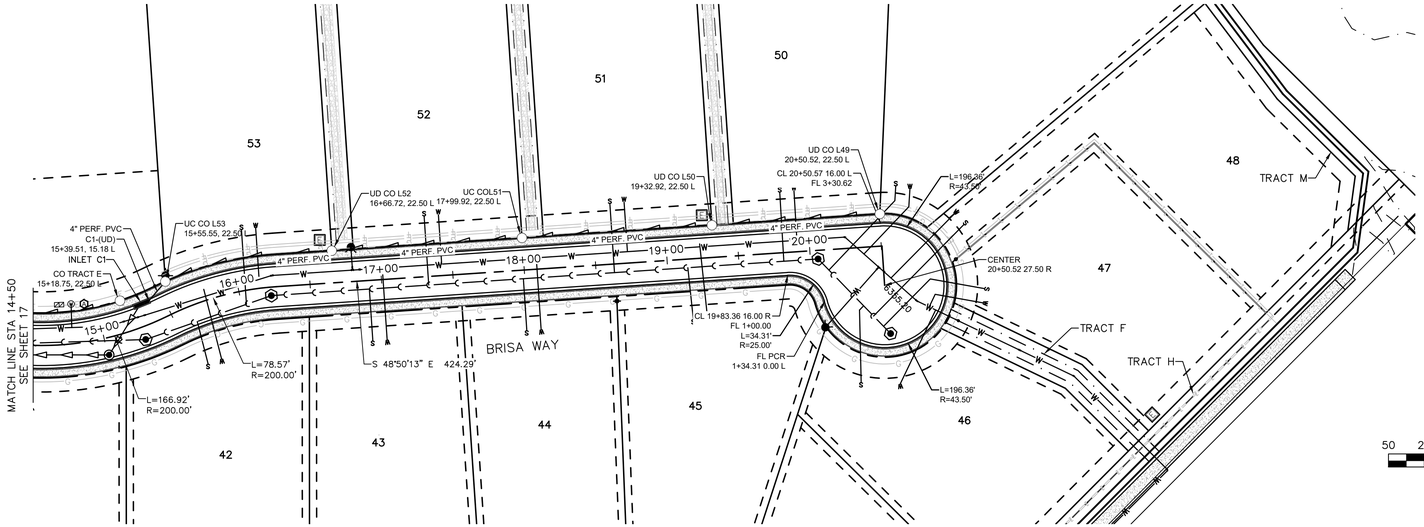
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CASTLE ROCK, CO

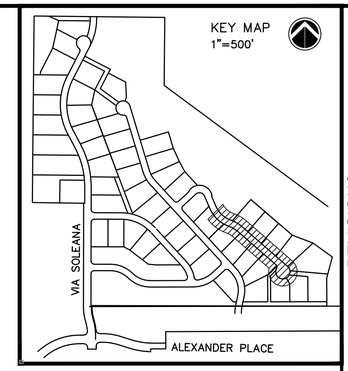
BRISA WAY P&P 10+00 TO 14+50

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Checked By: RAR
Date: 02-02-2022

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Sheet 17 of 98

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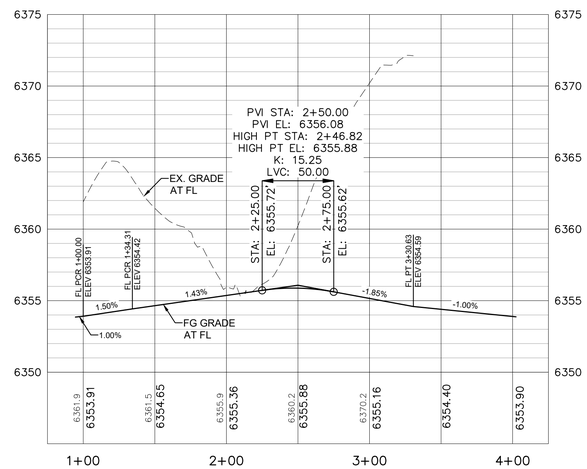


SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

50 25 0 50 100

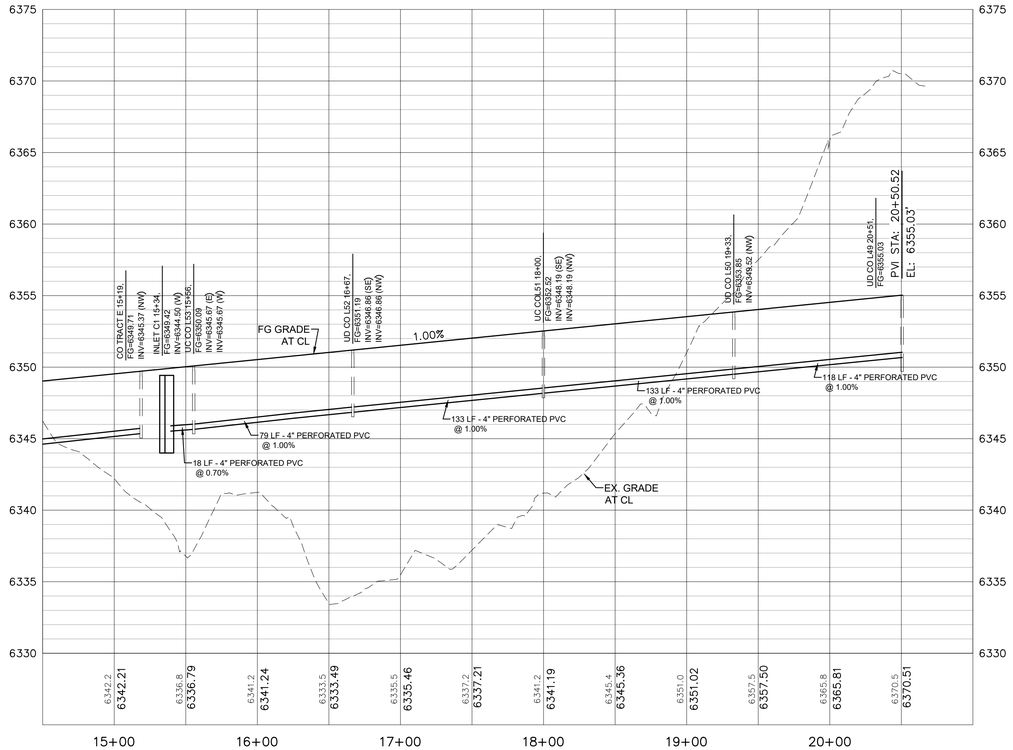
SCALE: 1" = 50'

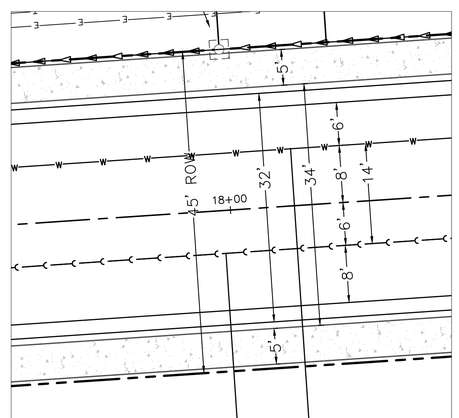


CUL DE SAC FLOWLINE

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL





BRISA WAY 14+50 – END TYPICAL LAYOUT

SCALE: 1"=10'

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BRISA WAY P&P 14+50 TO 20+50

IMEG Project No: 20002764.00

File Name: RD BRISA WAY.dwg

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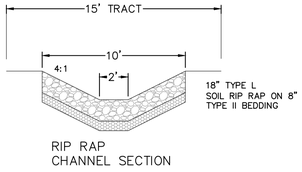
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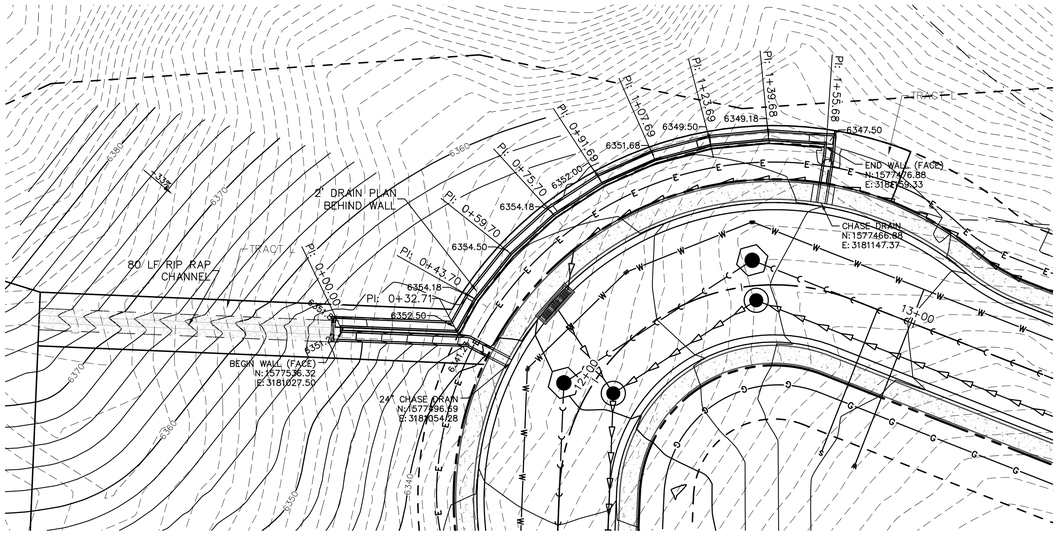
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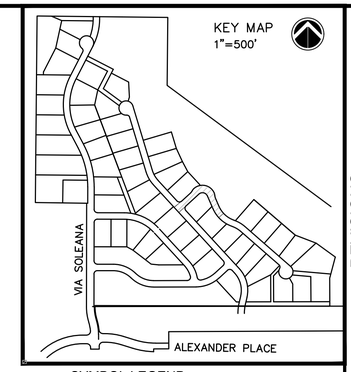


RIP RAP
CHANNEL SECTION



BRISA WAY RETAINING WALL
PLAN VIEW



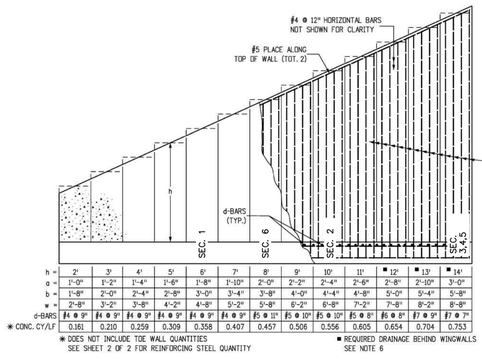


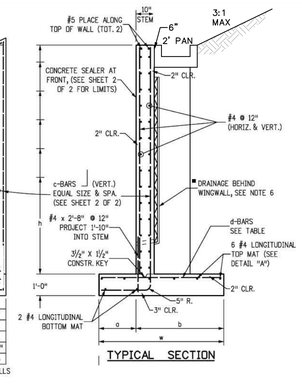
SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

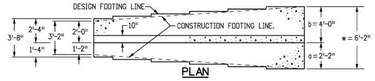
LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
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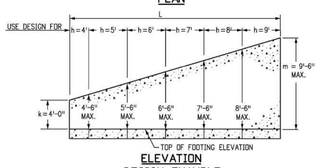




TYPICAL SECTION



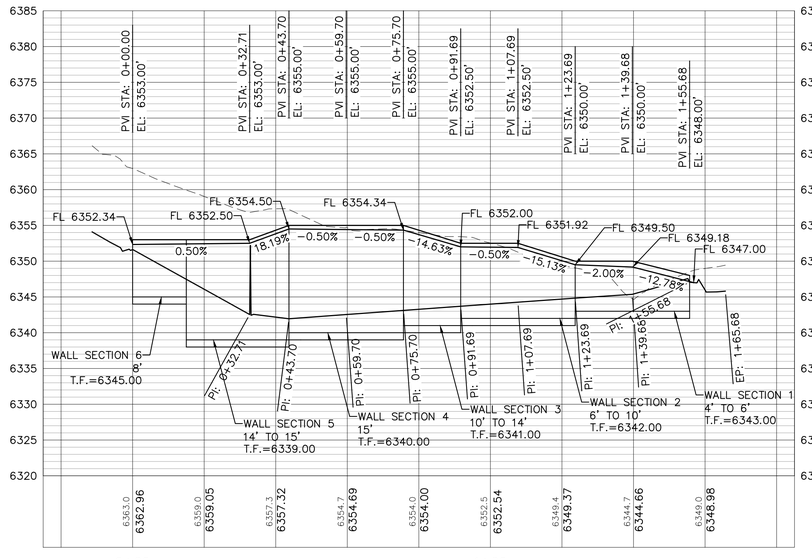
PLAN



ELEVATION
DESIGN EXAMPLE

GENERAL NOTES:
1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾IN.
2. WINGWALL FOOTING AND FLOOR SHALL BE PLACED MONOLITHCALLY.
3. DIMENSIONS "h", "k", "L", "m" AND ANGLE ø FOR WINGWALL SHALL BE AS SHOWN ON THE PLANS.
4. MINIMUM CLASS B LAP SPLICE LENGTH FOR BLACK REINFORCING BARS:
BAR SIZE: #4 #5 #6 #7
SPLICE LENGTH: 1'- 6" 1'-11" 2'-3" 2'-7"
5.DESIGN DOES NOT CONSIDER ANY SCOUR EFFECTS.
6. WINGWALL DRAIN SHALL BE REQUIRED IF "h" >= 12.0 FT., SEE SHEET 2 OF 2 CDOT M-601-20 FOR DETAIL

RETAINING WALL TYPICAL SECTION



BRISA WAY
RETAINING WALL PROFILE
SCALE: H 1"=20'
V 1"=2'

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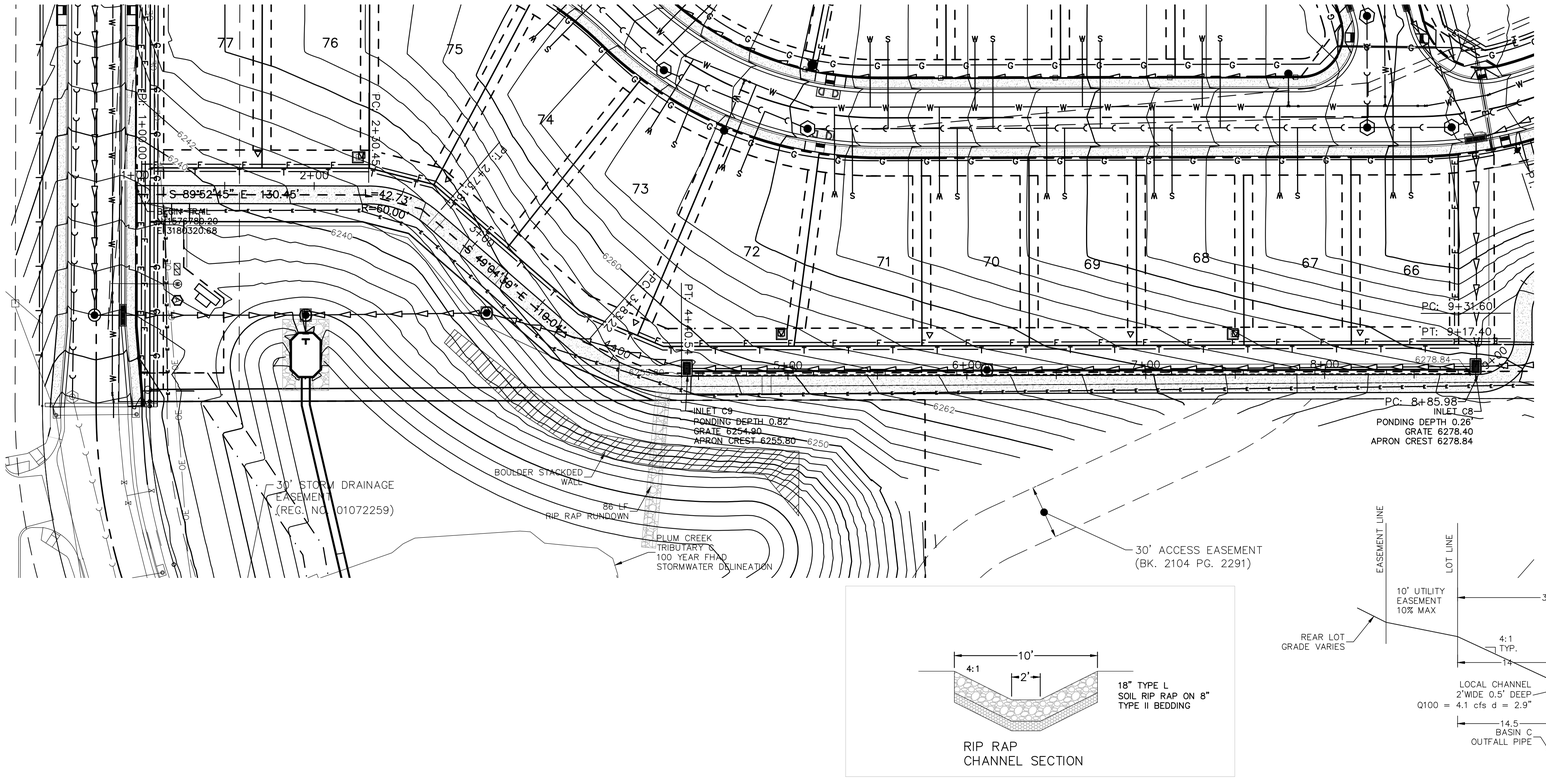
BRISA WAY RETAINING WALL

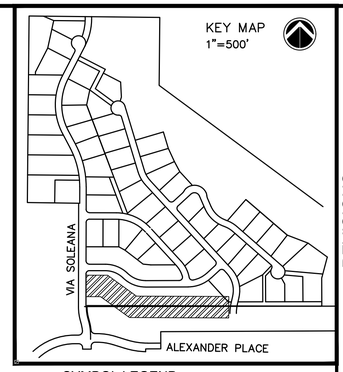
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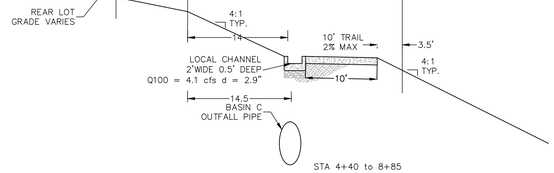


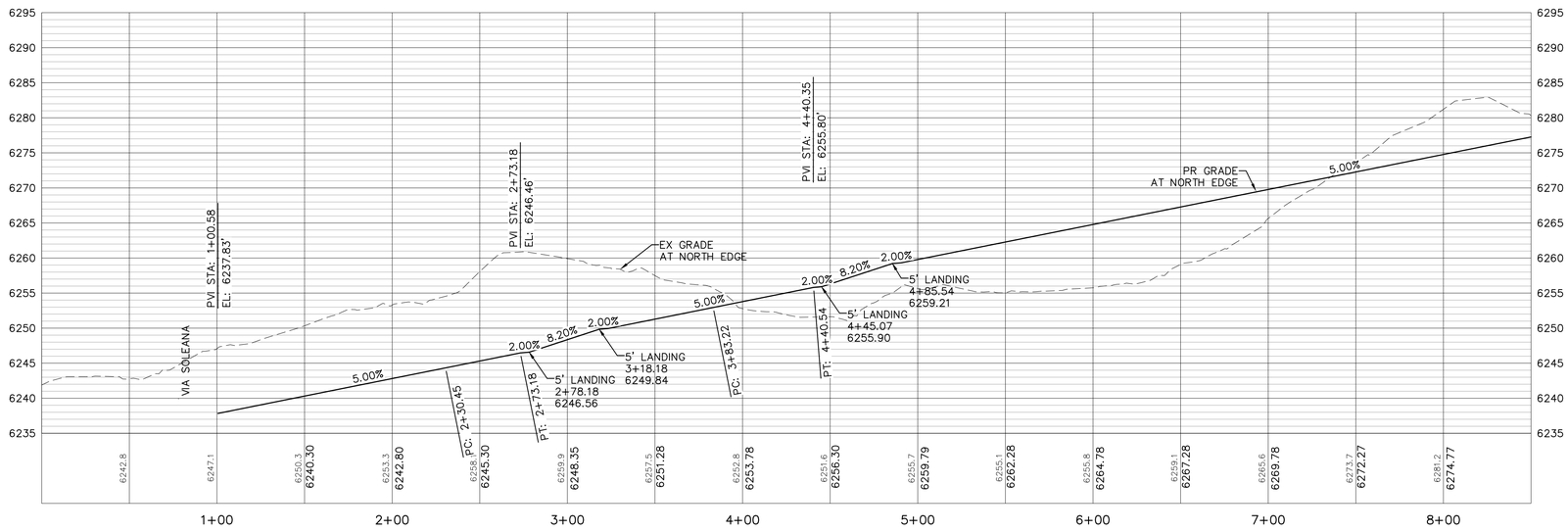
SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL





PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

No.	REVISIONS DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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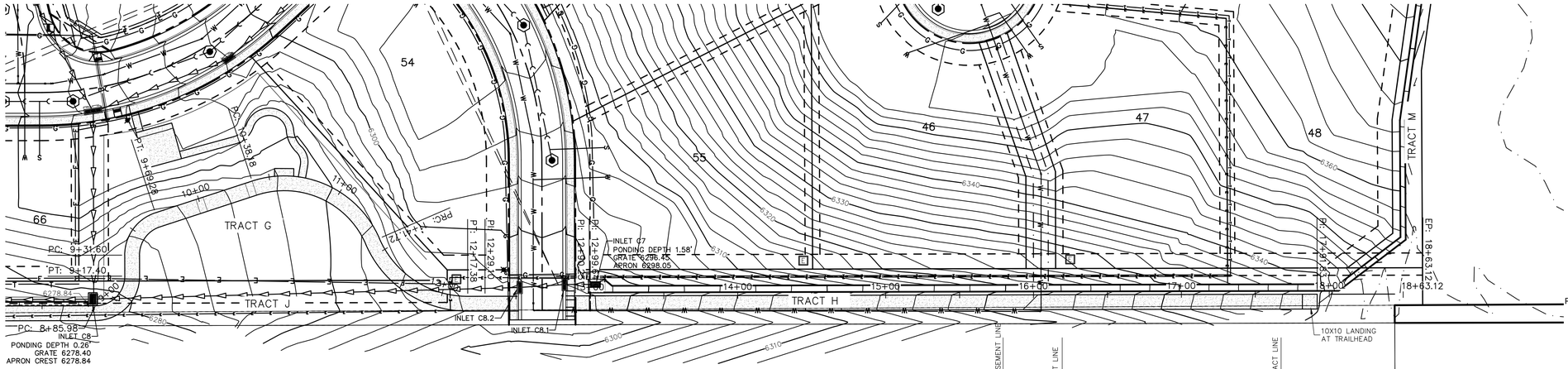
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CASTLE ROCK, CO

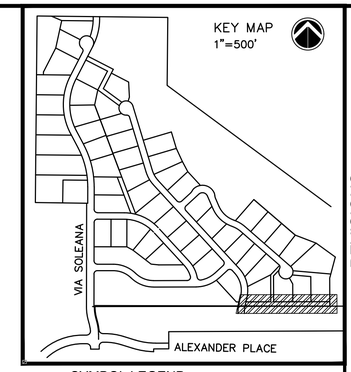
TRAIL EXTENSION

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Sheet 20 of 98

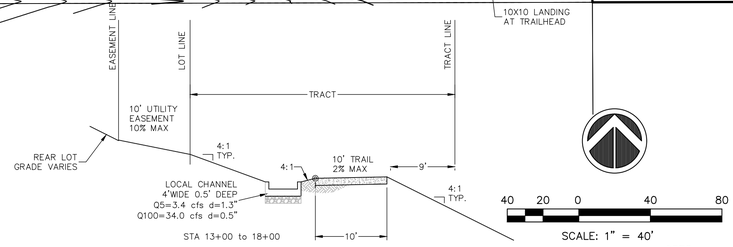
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SYMBOL LEGEND

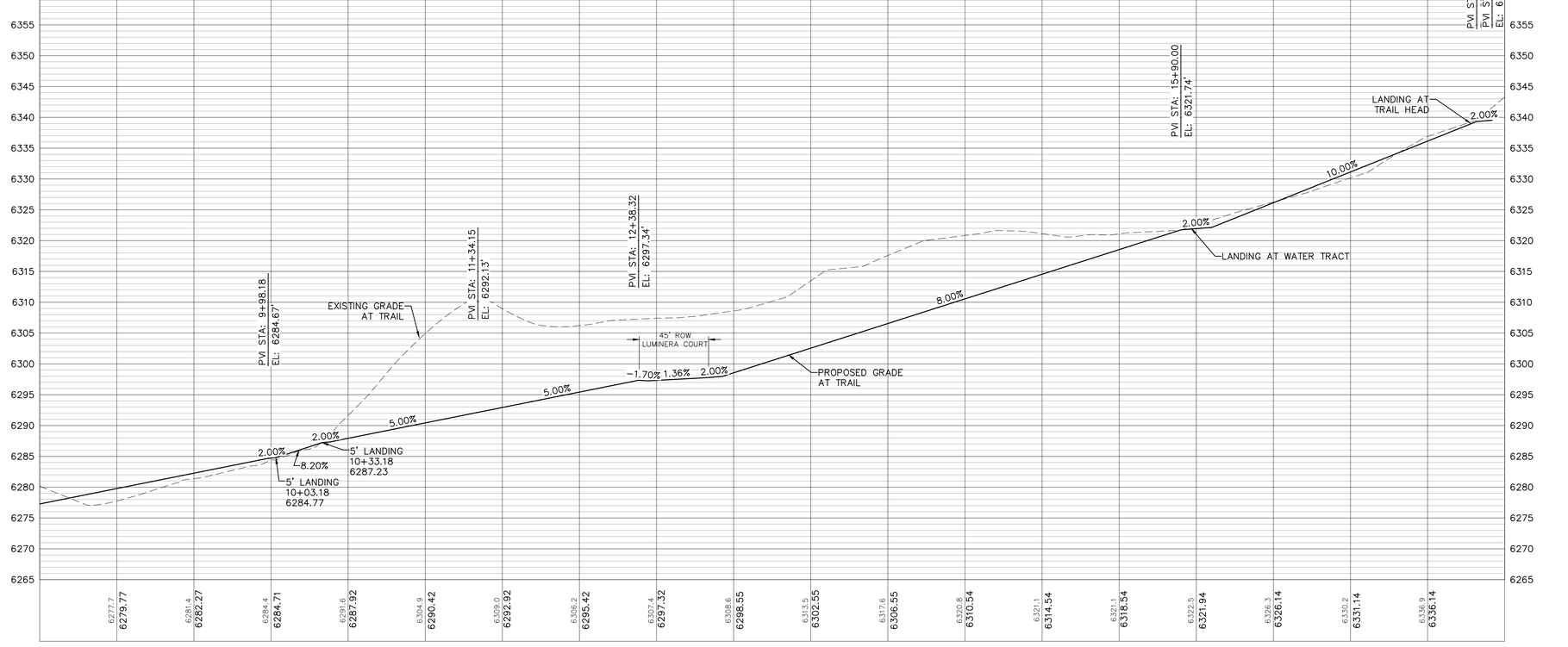
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		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT



LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFILE VIEW OF TRAIL ALTERNATE
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 2'



PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

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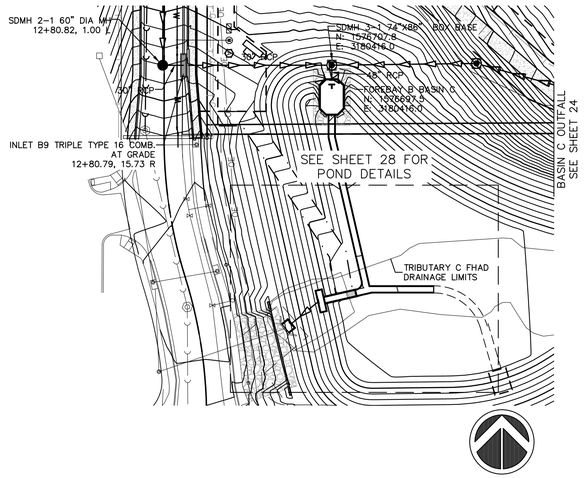
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CASTLE ROCK, CO

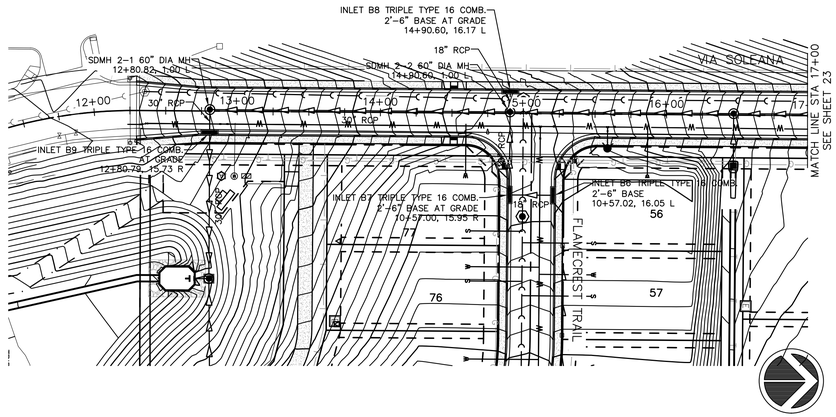
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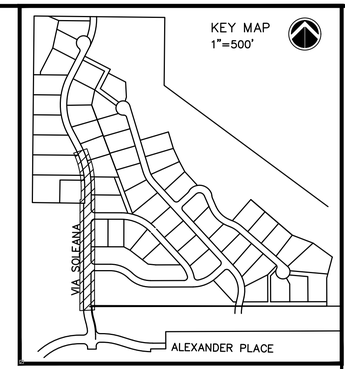
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Sheet 21 of 98

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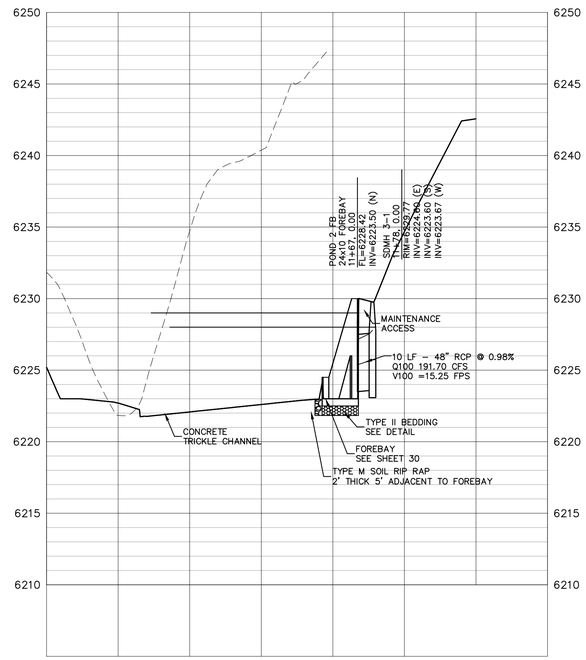


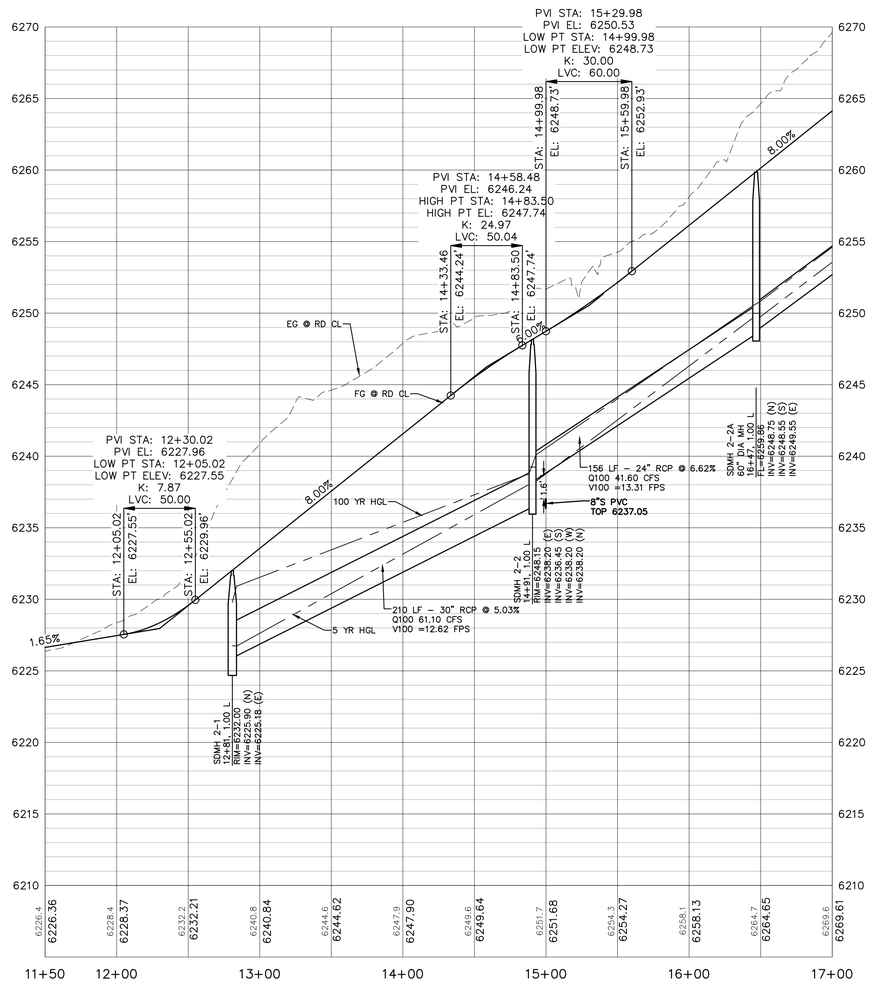


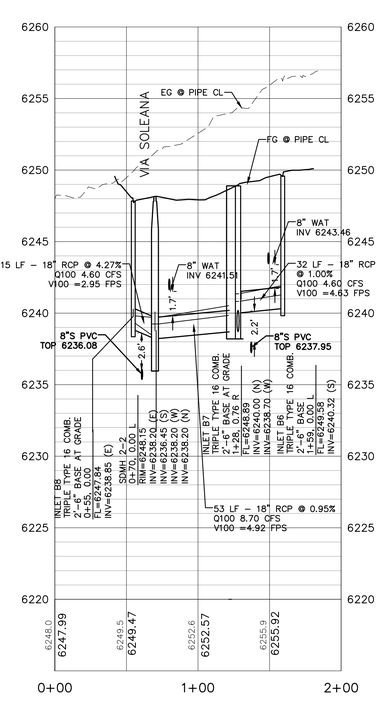


50 25 0 50 100

SCALE: 1" = 50'







FLAMECREST INTERSECTION

VIA SOLEANA

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◁	◁	FLARED END SECTION
◉	⬡	SANITARY MANHOLE
▣	⊠	SANITARY/STORM CLEANOUT
⧫	⋈	HYDRANT
▣	▣	ELEC. PEDESTAL/TRANSFORMER
✖	☼	LIGHT POLE
▭	▭	CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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RICK ROME CO PE #35103 DATE

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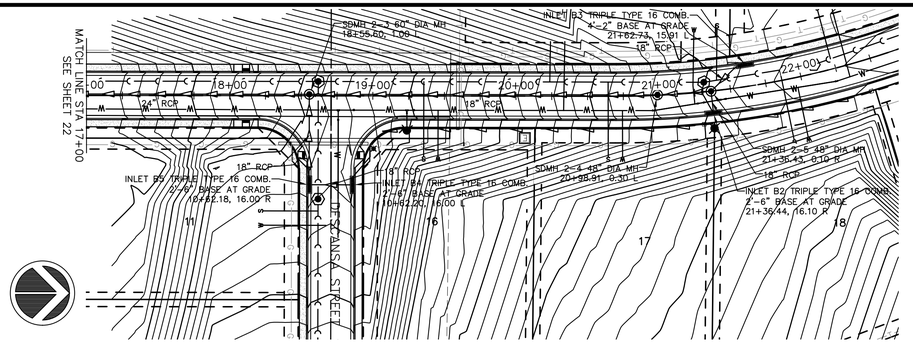
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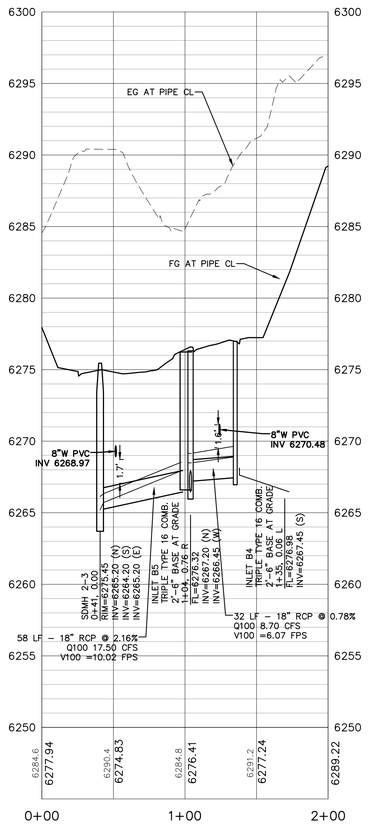
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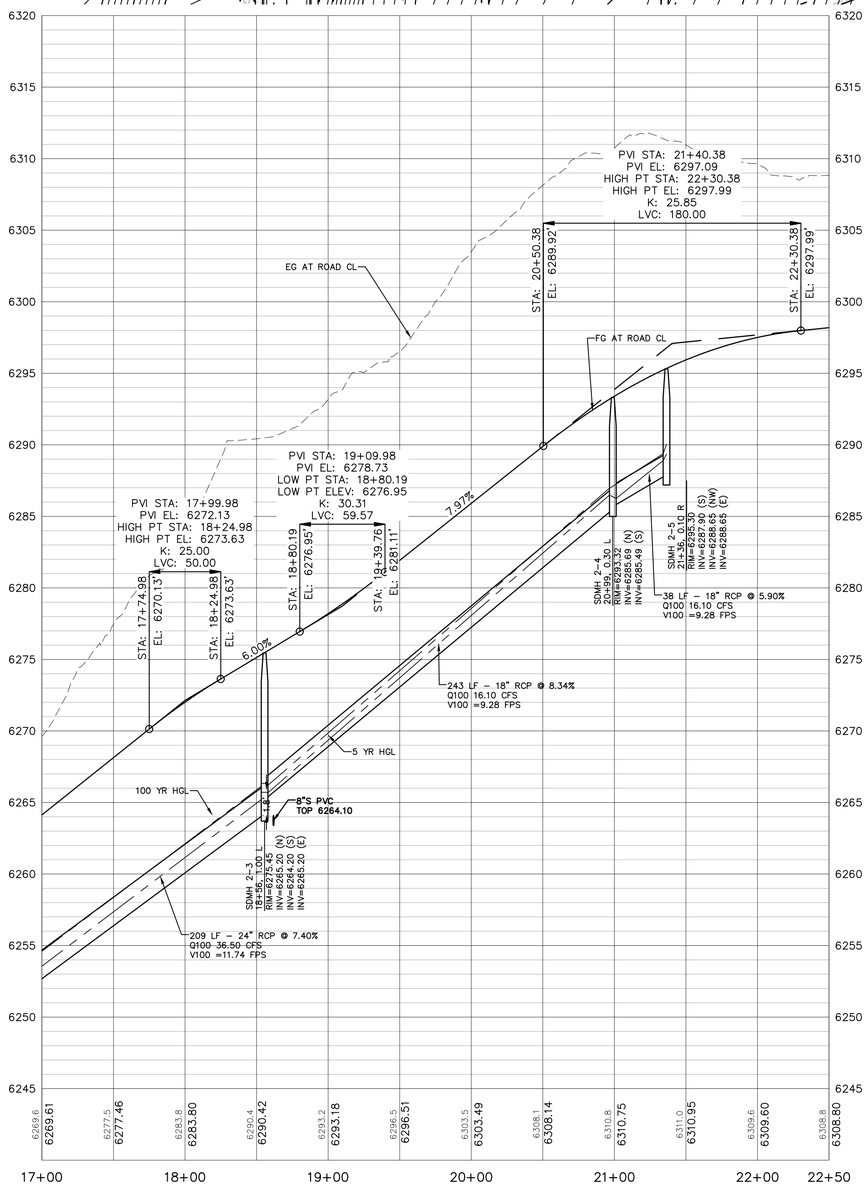
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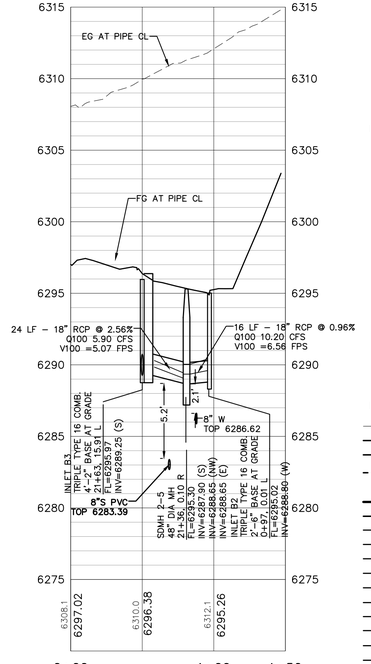




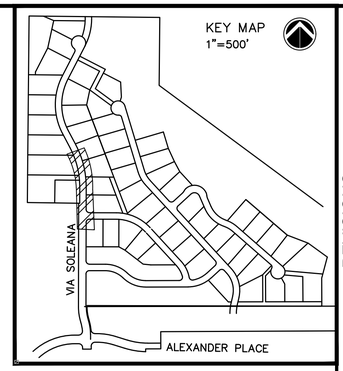
DESCANSA INTERSECTION



VIA SOLEANA



INLET AT 21+40



50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

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REVISIONS		
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1	PER TOWN COMMENTS	2/5/26
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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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CASTLE ROCK, CO

VIA SOLEANA STORM

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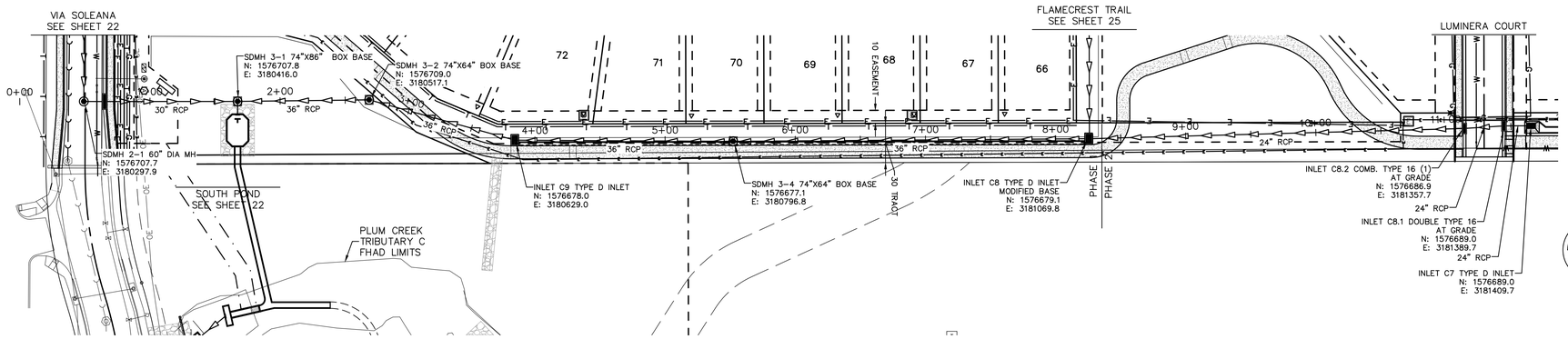
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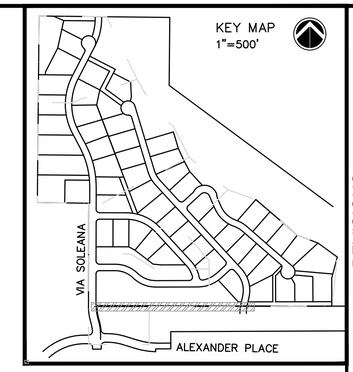
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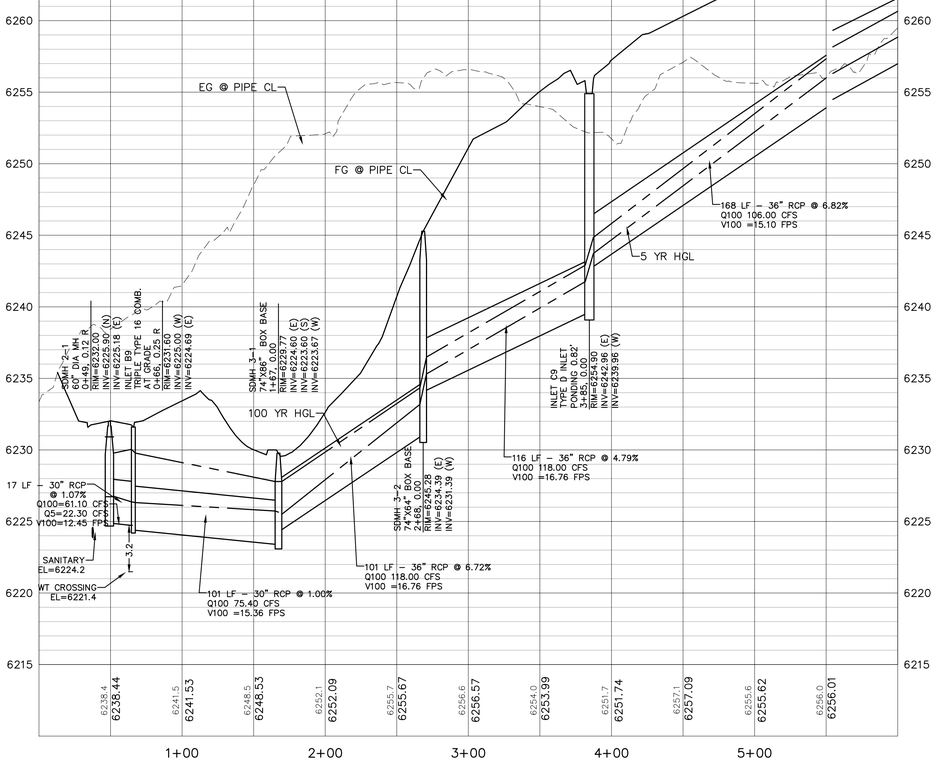
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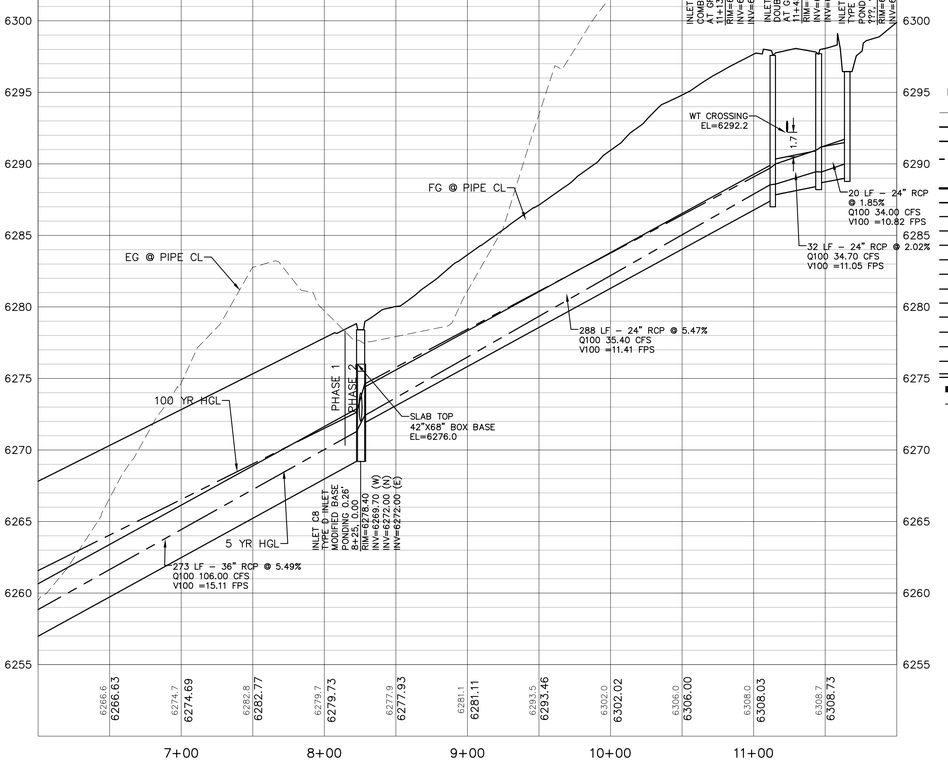
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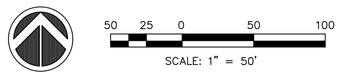




No.	DESCRIPTION	DATE
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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26







SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	△	FLARED END SECTION
⬢	◎	SANITARY MANHOLE
◙	◎	SANITARY/STORM CLEANOUT
◆	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	☼	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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Greenwood Village, CO 80111

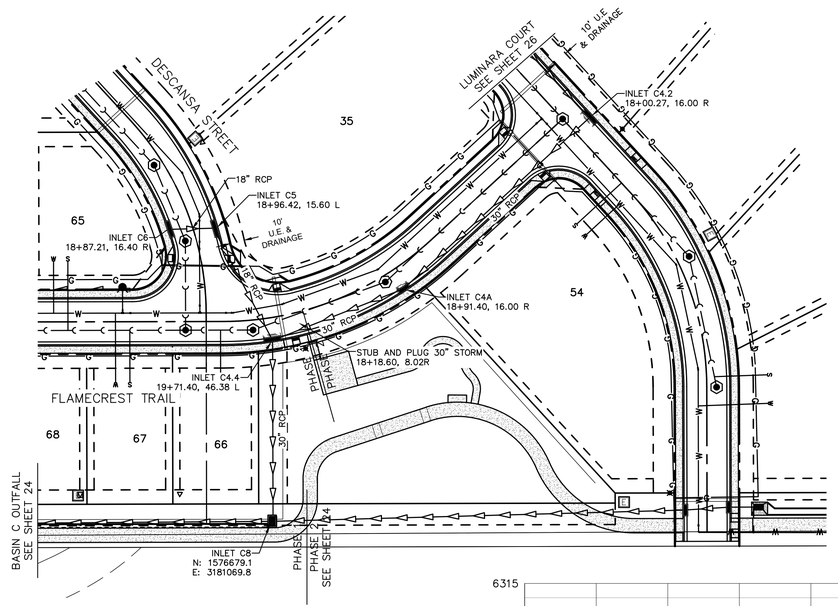
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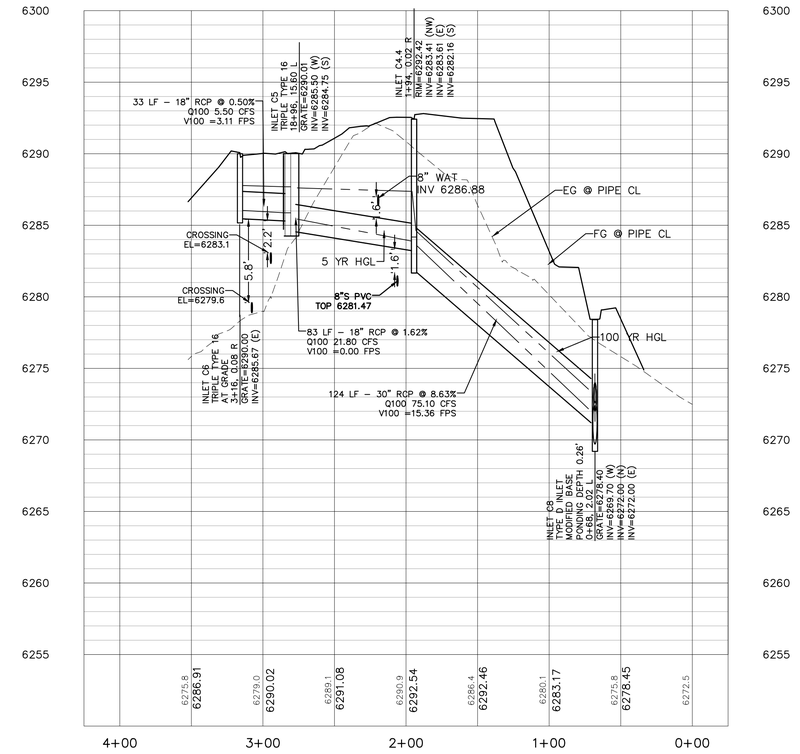
BASIN C OUTFALL

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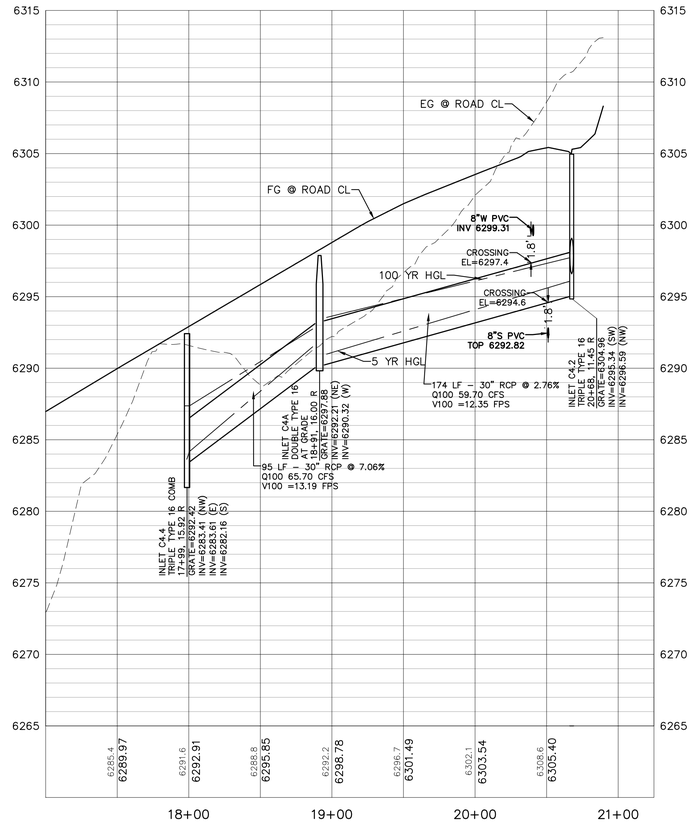
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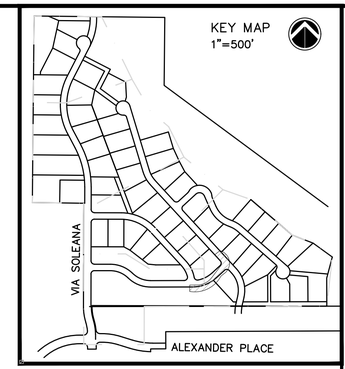




DESCANSA INTERSECTION INLETS



FLAMECREST



50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
▼	▽	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✱	☼	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
foc	foc	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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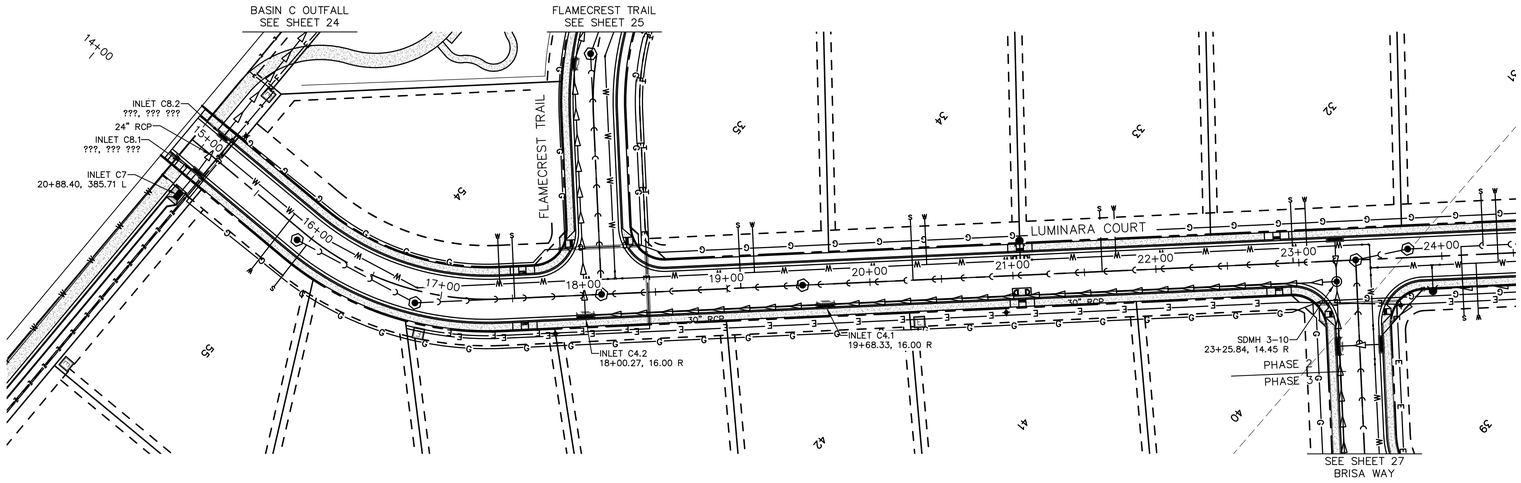
FLAMECREST TRAIL - STORM P&P

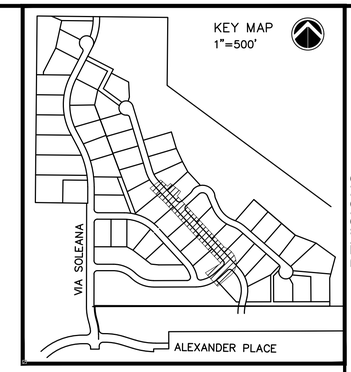
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Date: 02-02-2022

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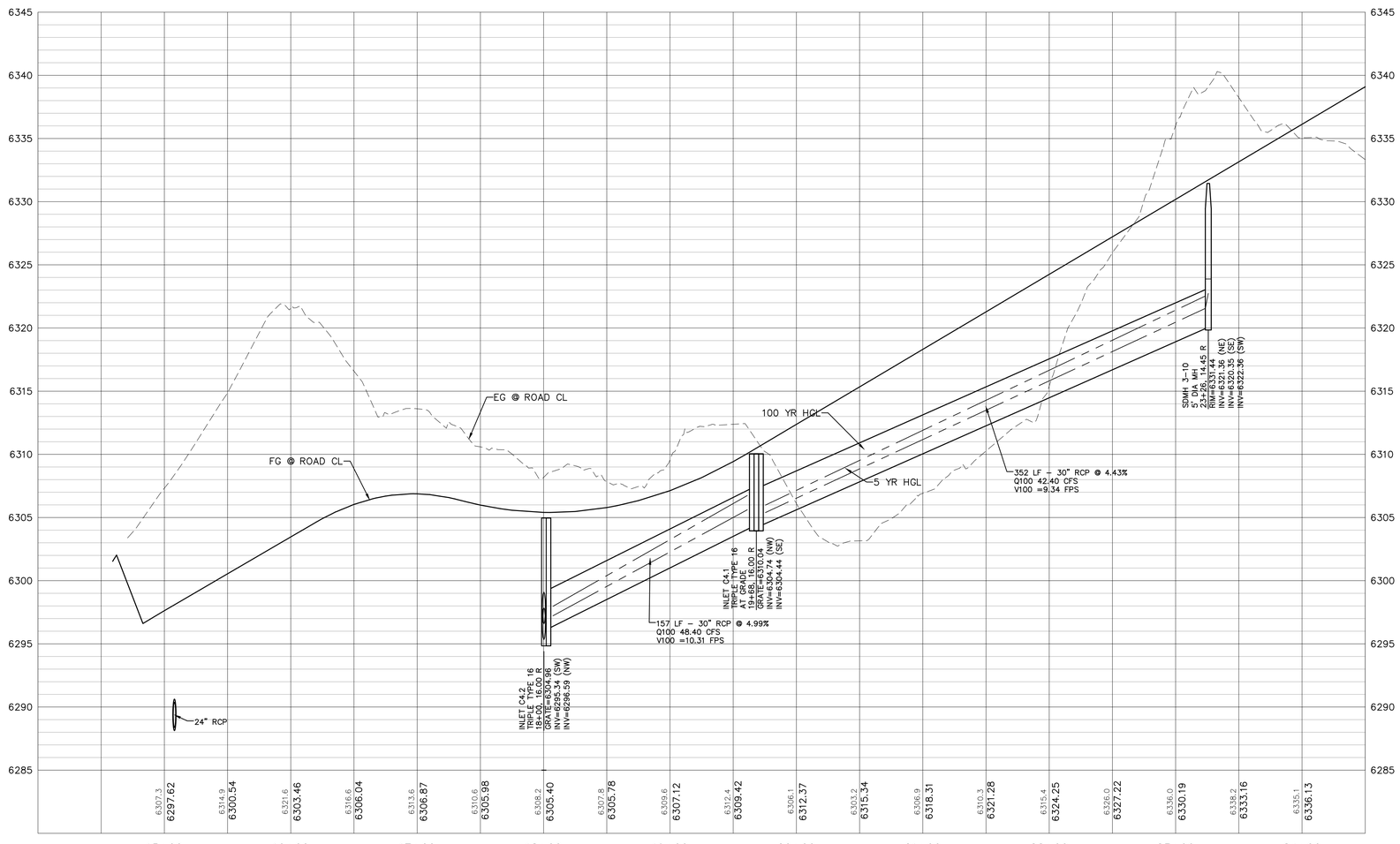
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50 25 0 50 100

SCALE: 1" = 50'



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
✱	♂	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
☀	☼	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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LUMINARA COURT - STORM P&P

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File Name: STORM Luminara.dwg

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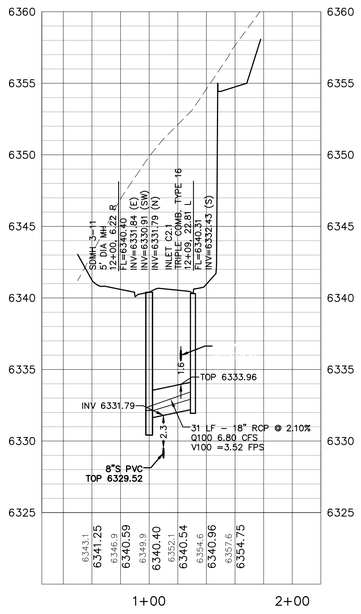
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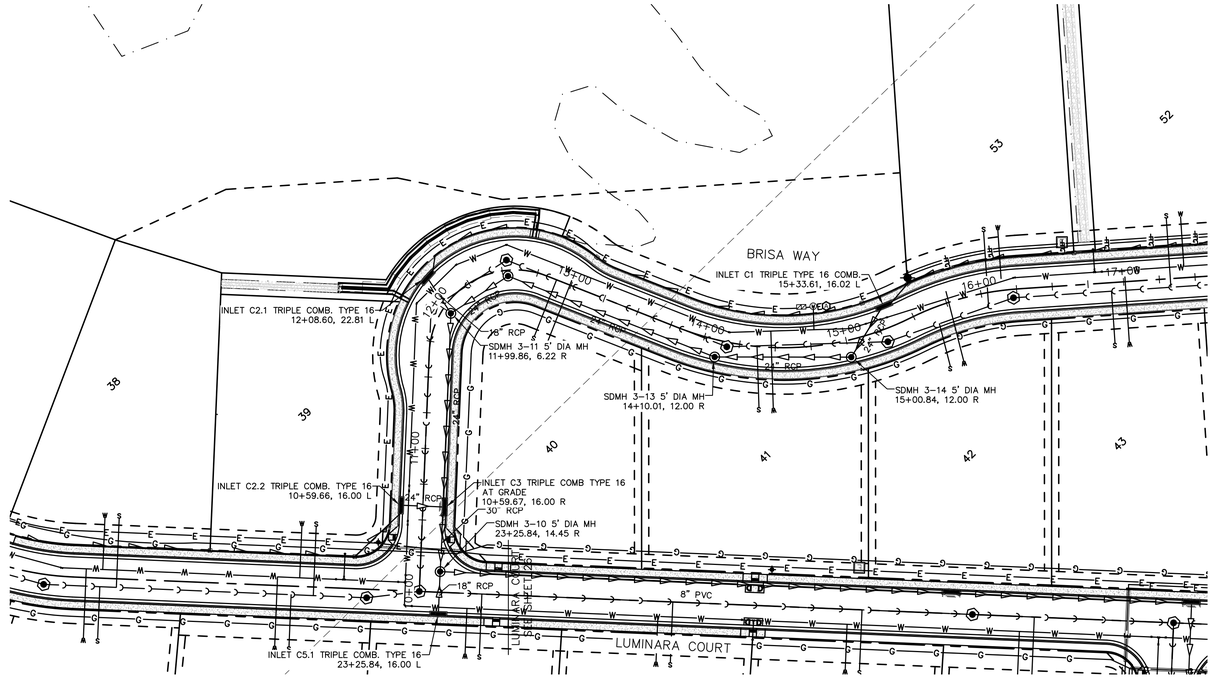
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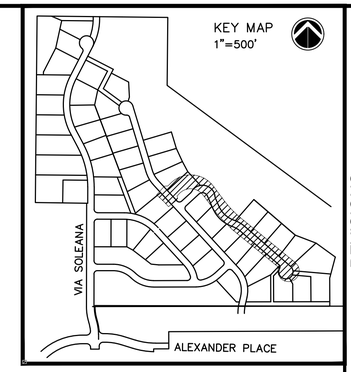
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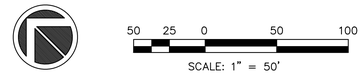
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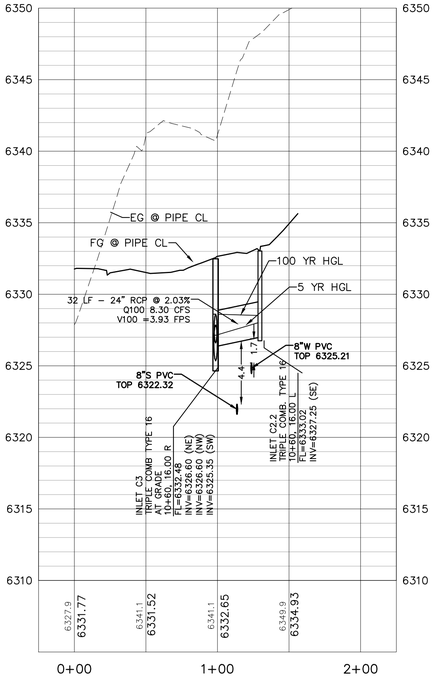


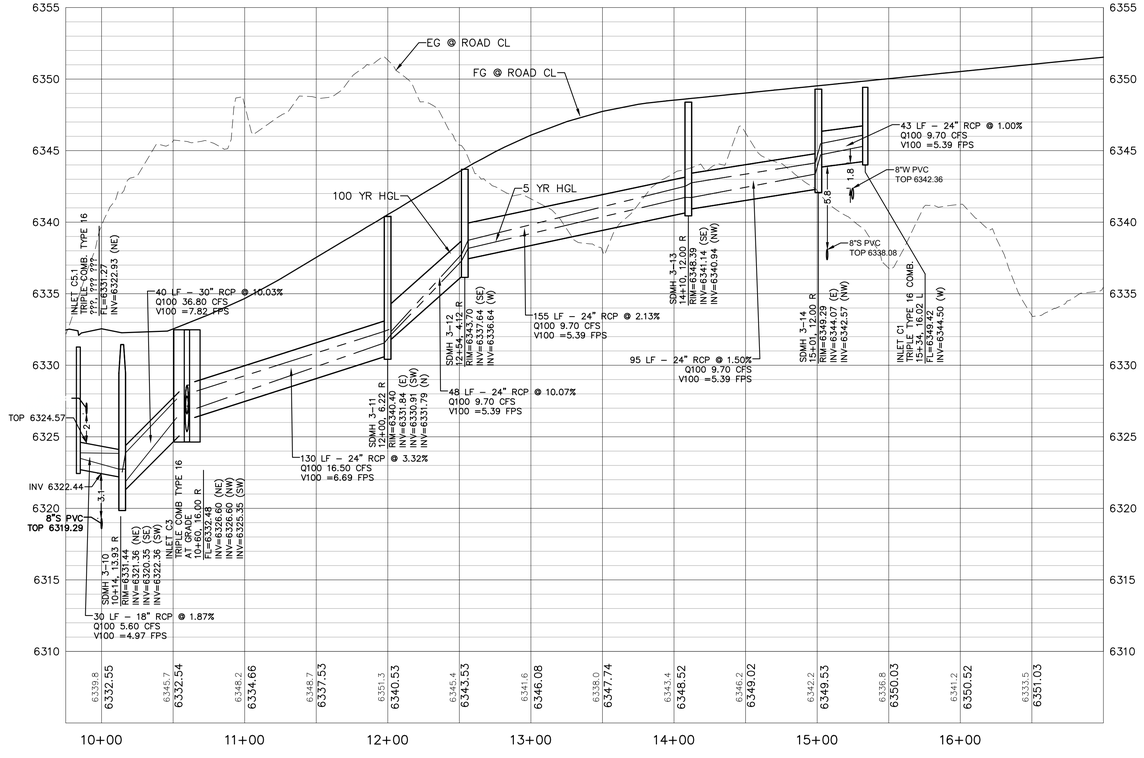




SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	△	FLARED END SECTION
◉	◎	SANITARY MANHOLE
◙	◎	SANITARY/STORM CLEANOUT
●	♂	HYDRANT
■	■	ELEC. PEDESTAL/TRANSFORMER
✖	☼	LIGHT POLE
		CONCRETE PAVEMENT





LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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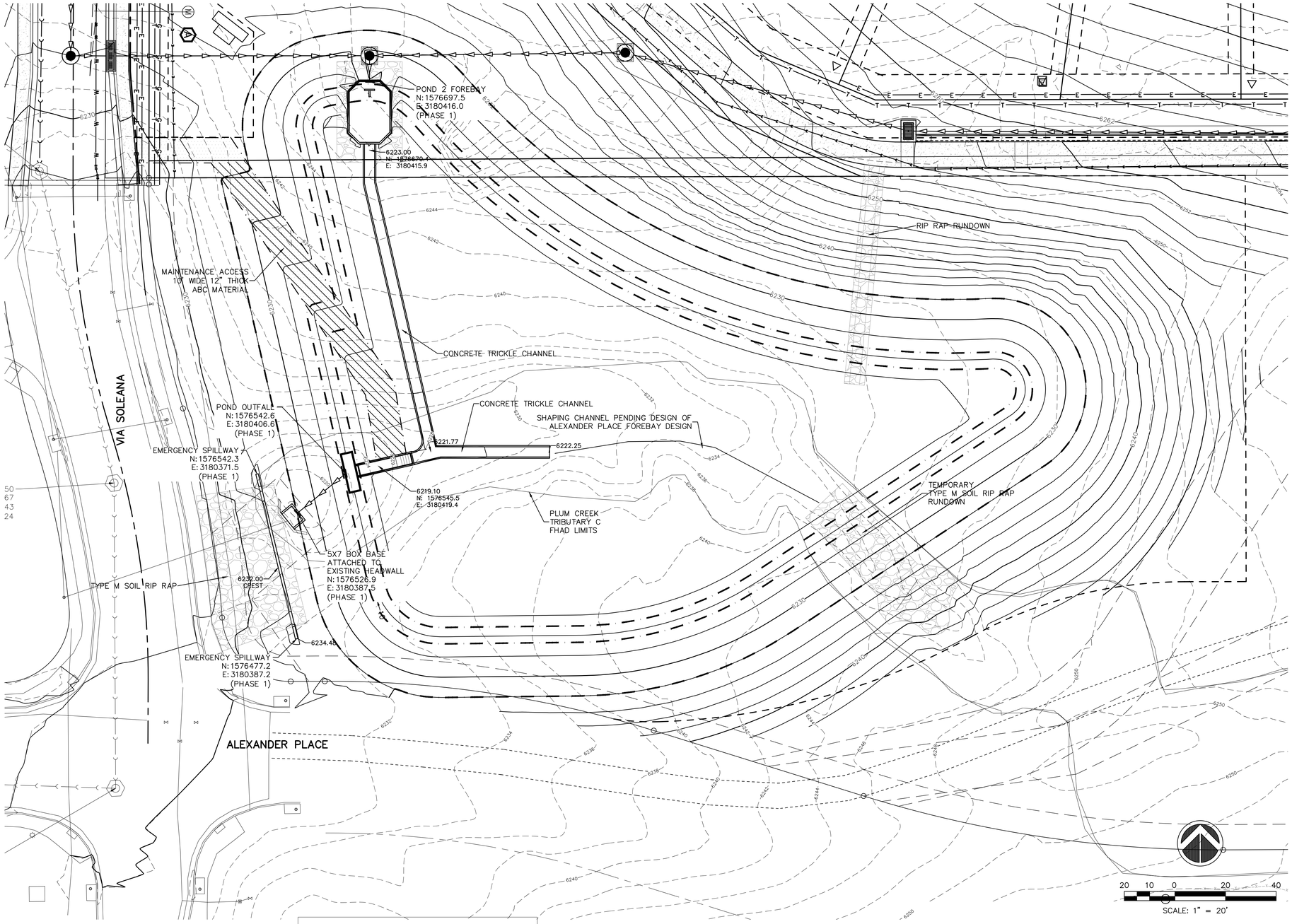
BRISA STORM SEWER

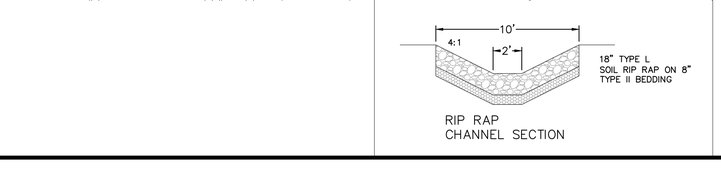
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Drawn By: ----
Checked By: RAR
Date: 02-02-2022

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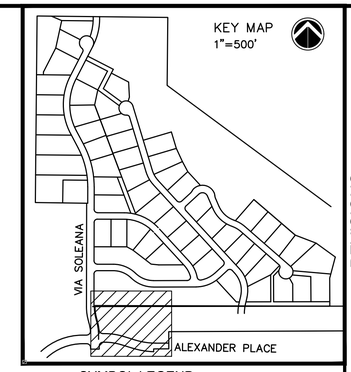
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RIP RAP
CHANNEL SECTION



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	⬡	SANITARY MANHOLE
◉	◎	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

8" THICK ABC ACCESS

12" THICK ABC ACCESS

20 10 0 20 40

SCALE: 1" = 20'

POND 2 DATA SUMMARY

EVENT	CUMULATIVE VOLUME	WATER SURFACE ELEV	RELEASE
WQCV	1.505 AC-FT	6224.78	47 HOUR 0.8 CFS
EURV	1.190 AC FT	6226.39	59 HOUR 1.3 CFS
100YR+1/2 WQCV	9.212 AC FT	6232.55	222.8 CFS

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4	PER TOWN COMMENTS	7/28/26

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POND 2 GRADING SHEET

IMEG Project No: 20002764.00

File Name: STORM SOUTH POND.dwg

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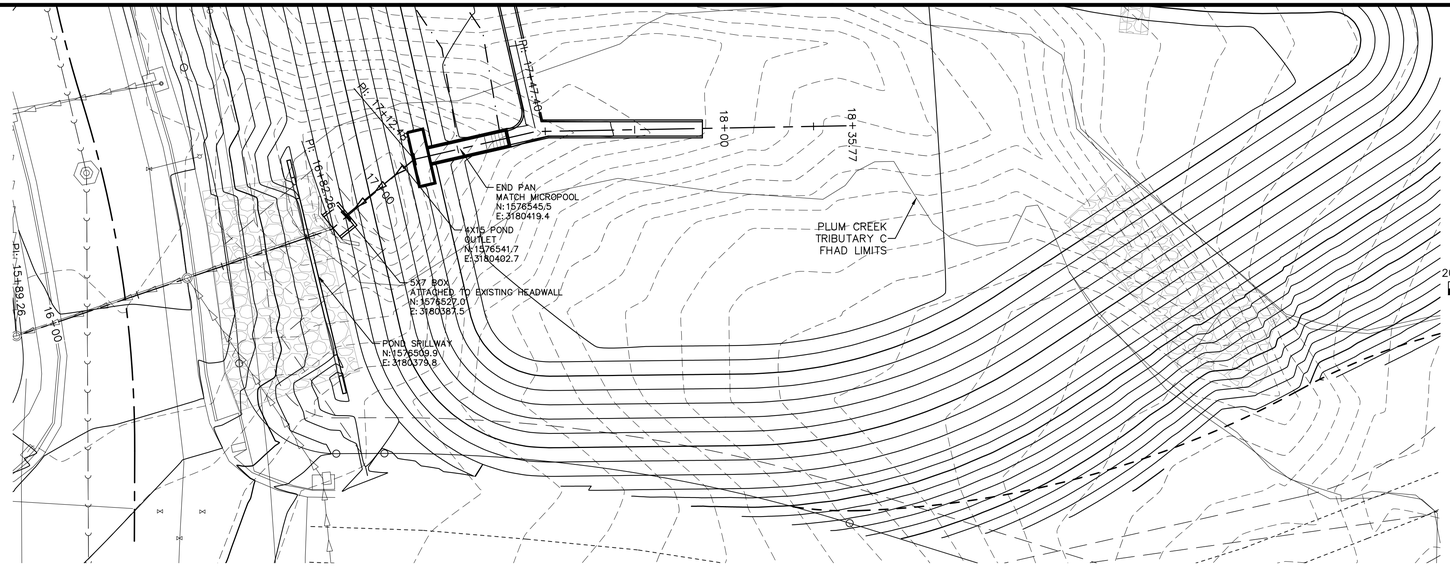
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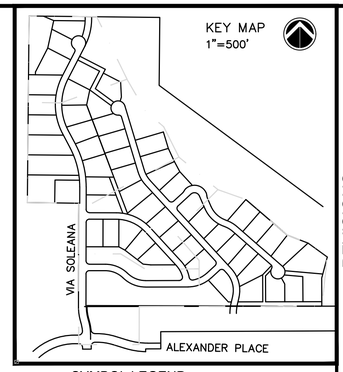
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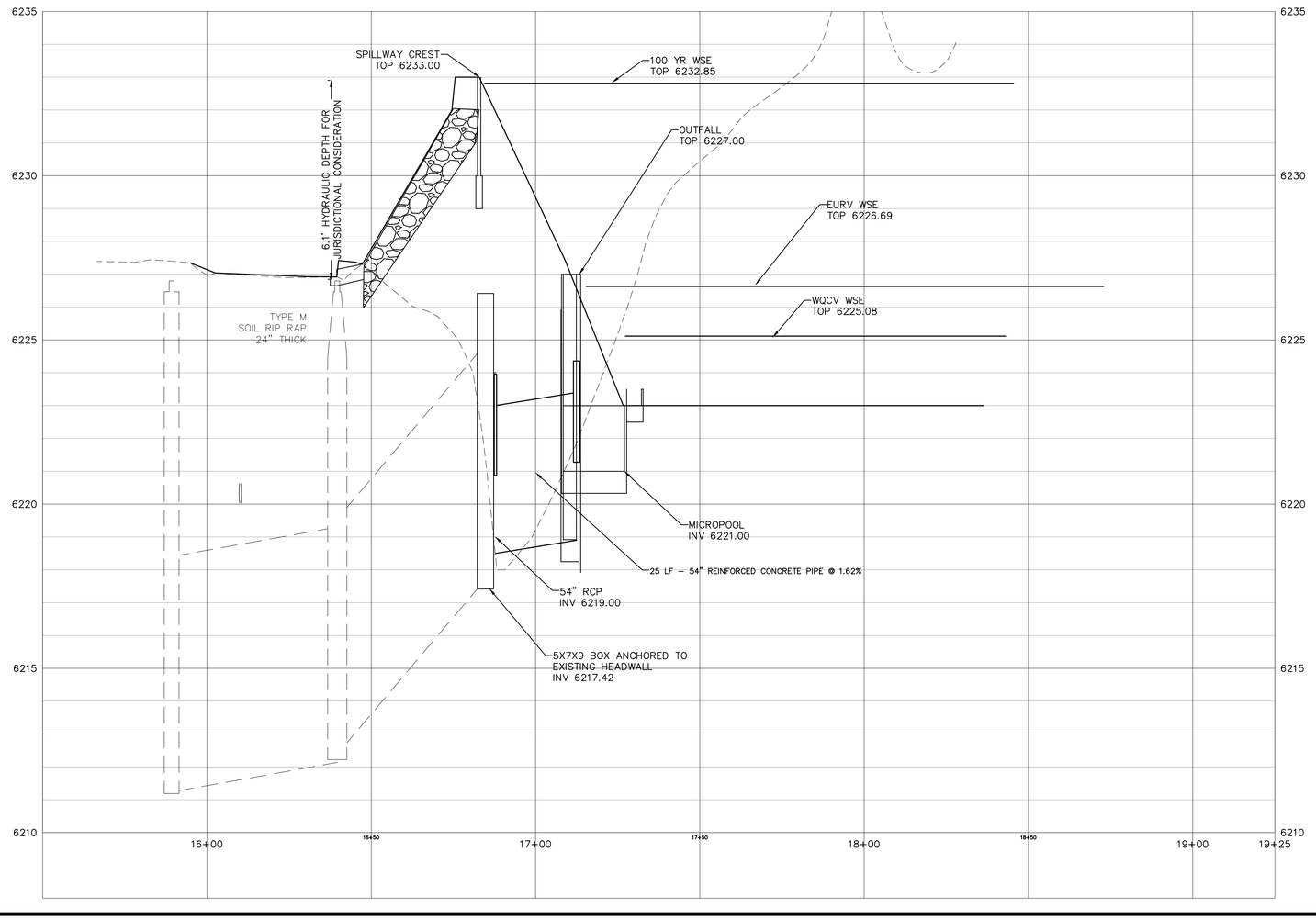
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20 10 0 20 40

SCALE: 1" = 20'





SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	△	FLARED END SECTION
◉	⬡	SANITARY MANHOLE
◉	◎	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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POND 2 OUTLET STRUCTURE PROFILE

IMEG Project No: 20002764.00

File Name: Pond C Profiles.dwg

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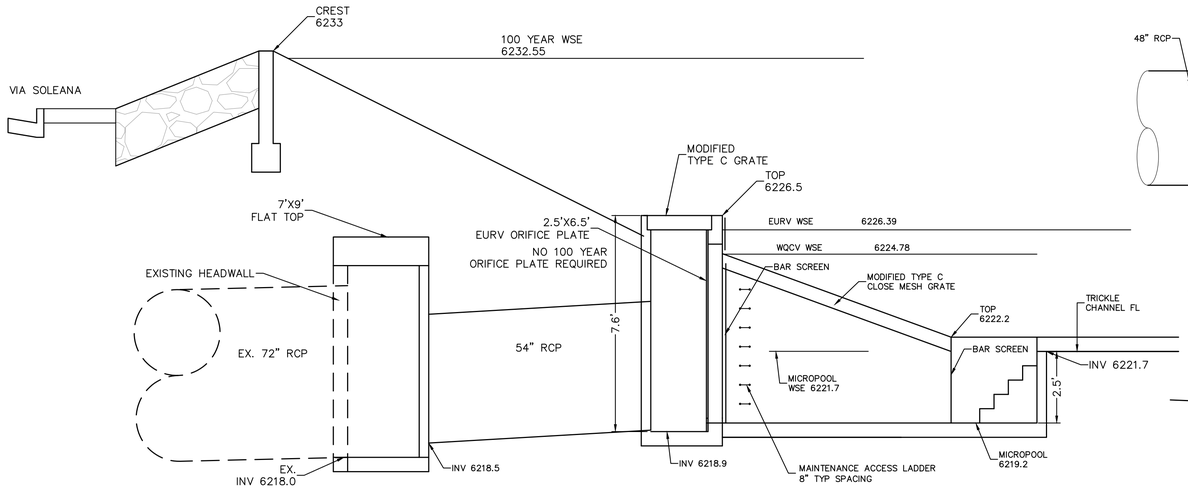
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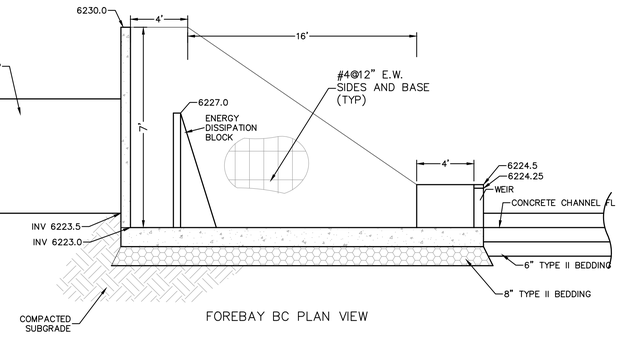
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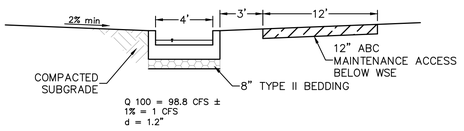
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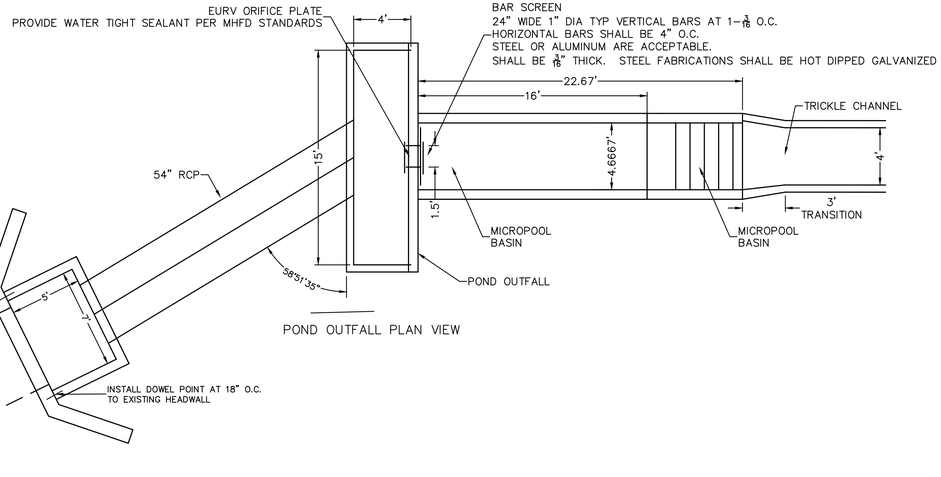
POND OUTFALL SECTION VIEW



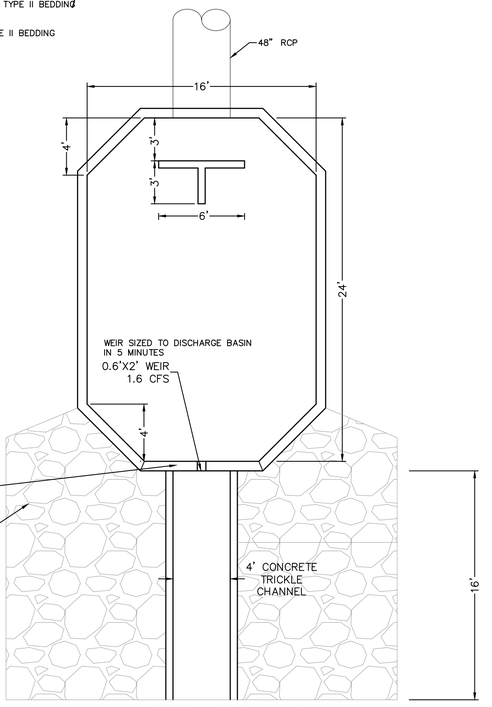
FOREBAY BC PLAN VIEW



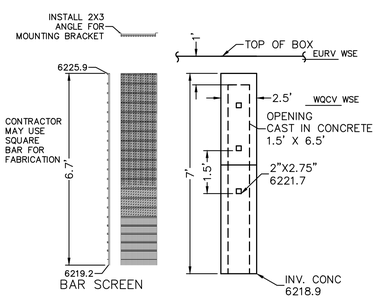
CONCRETE TRICKLE CHANNEL
AND ACCESS ROAD
SECTION VIEW



POND OUTFALL PLAN VIEW

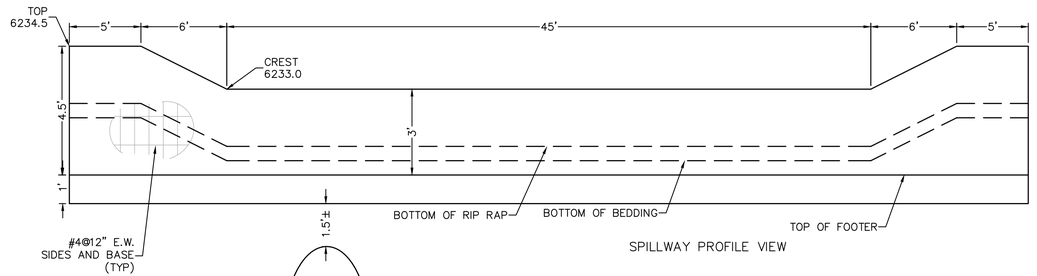


FOREBAY BC PLAN VIEW

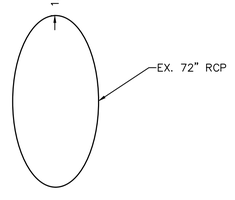


BAR SCREEN

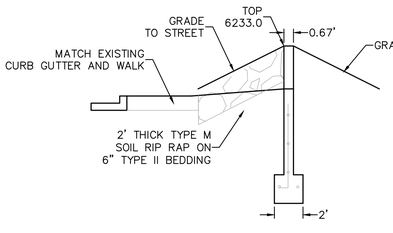
ORIFICE PLATE



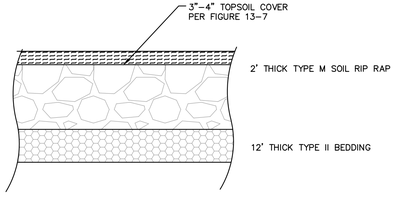
SPILLWAY PROFILE VIEW



RIP RAP SECTION TO
EXTEND FULL LENGTH OF
SPILLWAY



SPILLWAY SECTION VIEW



PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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CASTLE ROCK, CO

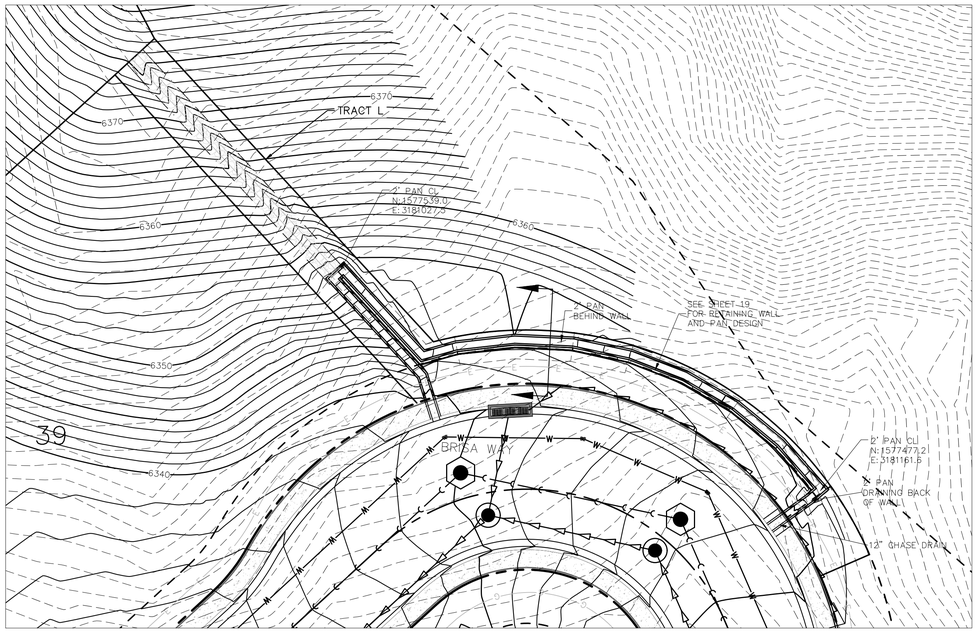
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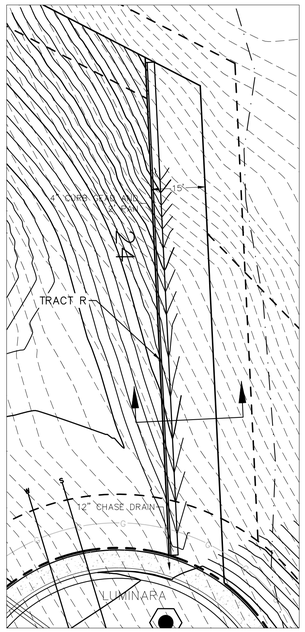
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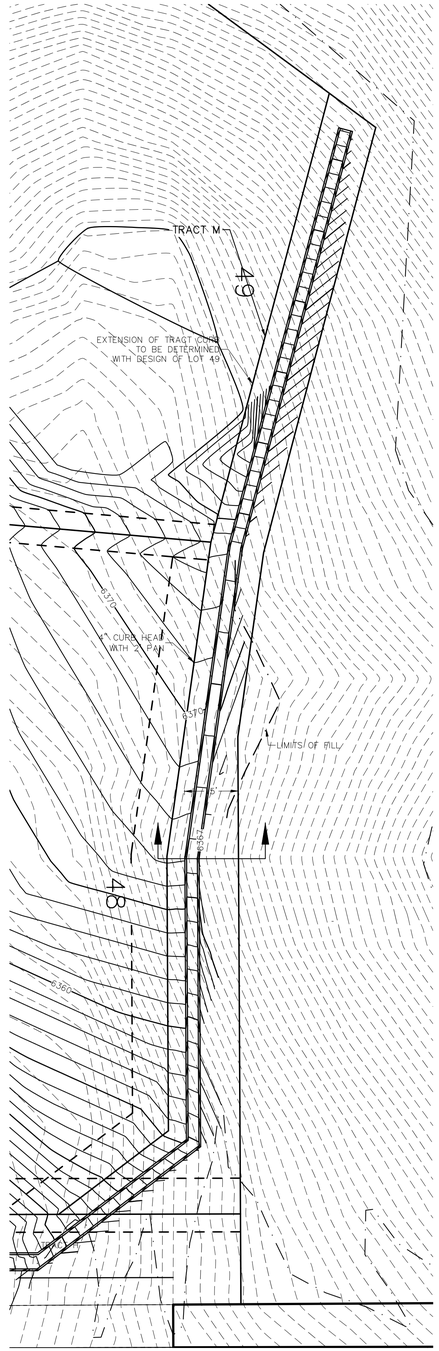
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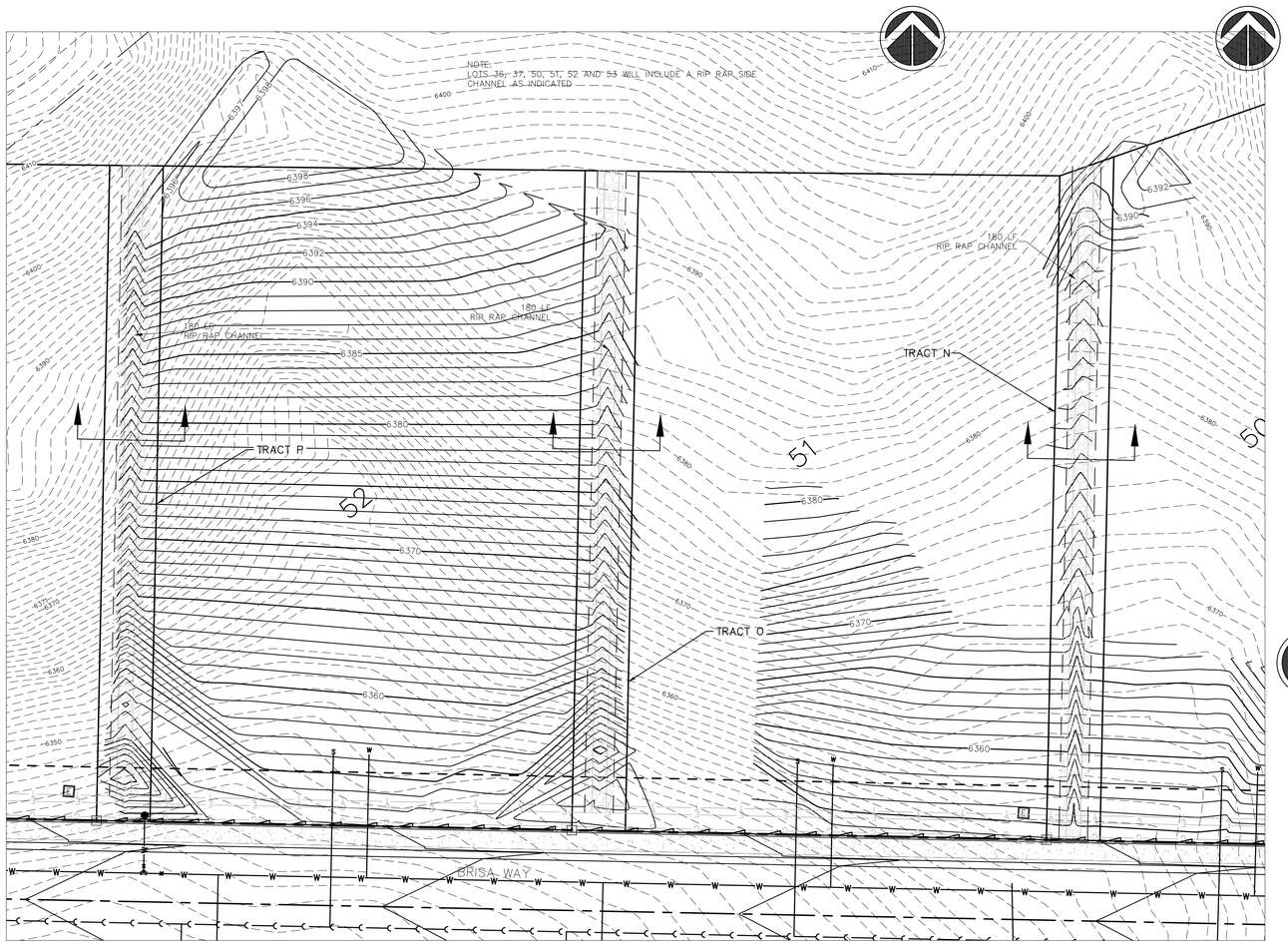
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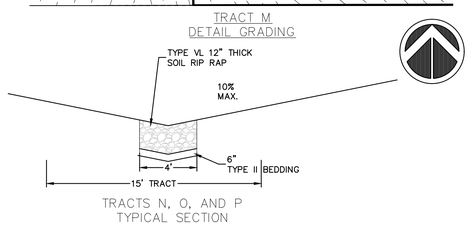
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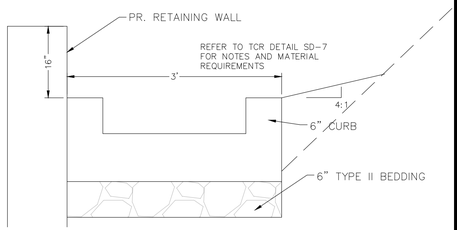




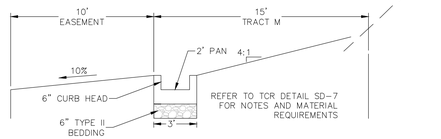




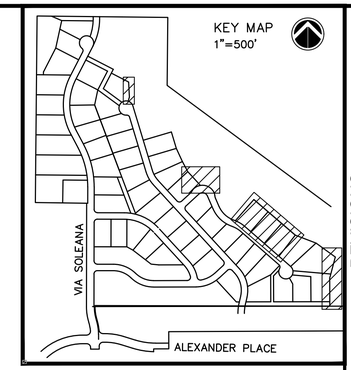
TRACTS N, O, AND P
TYPICAL SECTION



RETAINING WALL
CHANNEL SECTION
SCALE: NTS



TRACT M AND R
TYPICAL SECTION



20 10 0 20 40

SCALE: 1" = 20'

NOTES

1. CONTOURS SHOWN ARE AT 2'/10' INTERVALS.

PROFESSIONAL ENGINEER CERTIFICATION

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STORM TRACT DETAILS

IMEG Project No: 20002764.00

File Name: STORM TRACTS BASIN C.dwg

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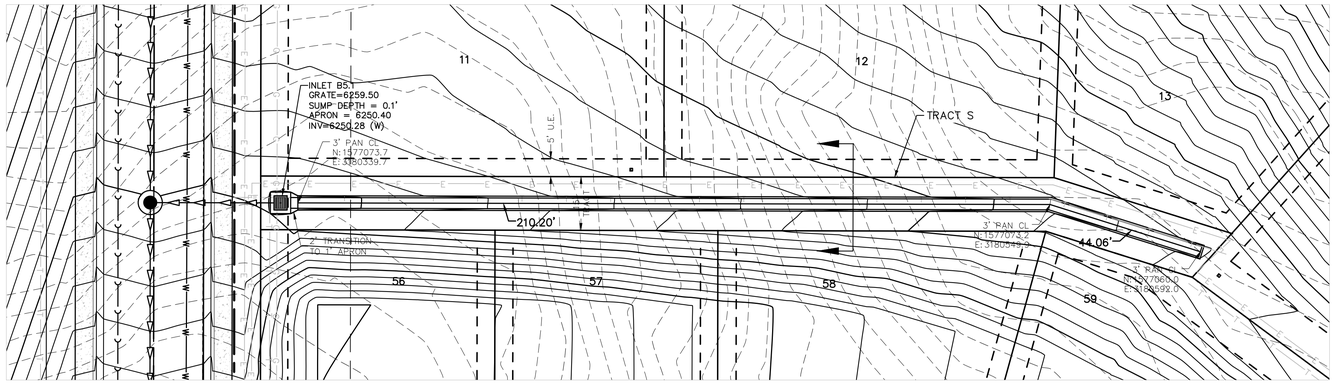
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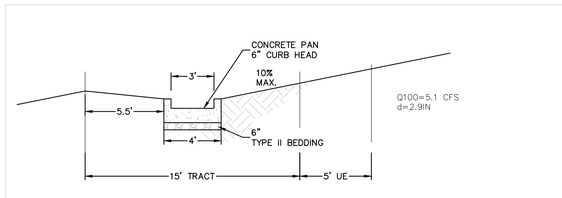
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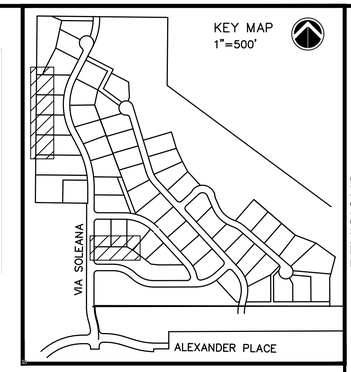
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TRACT S
TYPICAL SECTION

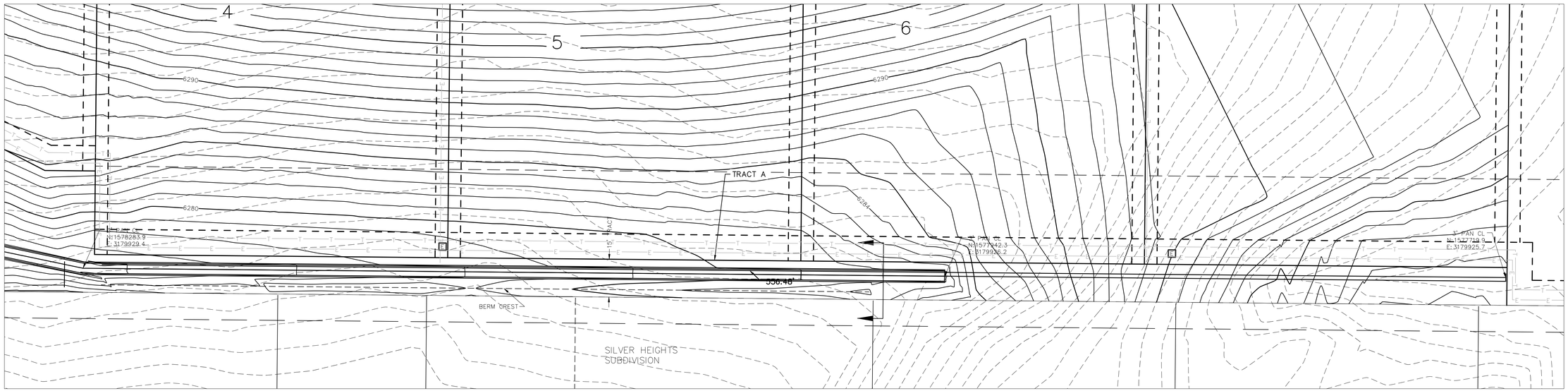


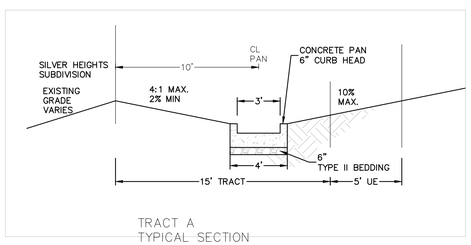
20 10 0 20 40

SCALE: 1" = 20'

NOTES

1. CONTOURS SHOWN ARE AT 2'/10' INTERVALS.





TRACT A
TYPICAL SECTION

PROFESSIONAL ENGINEER CERTIFICATION

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STORM TRACT DETAILS

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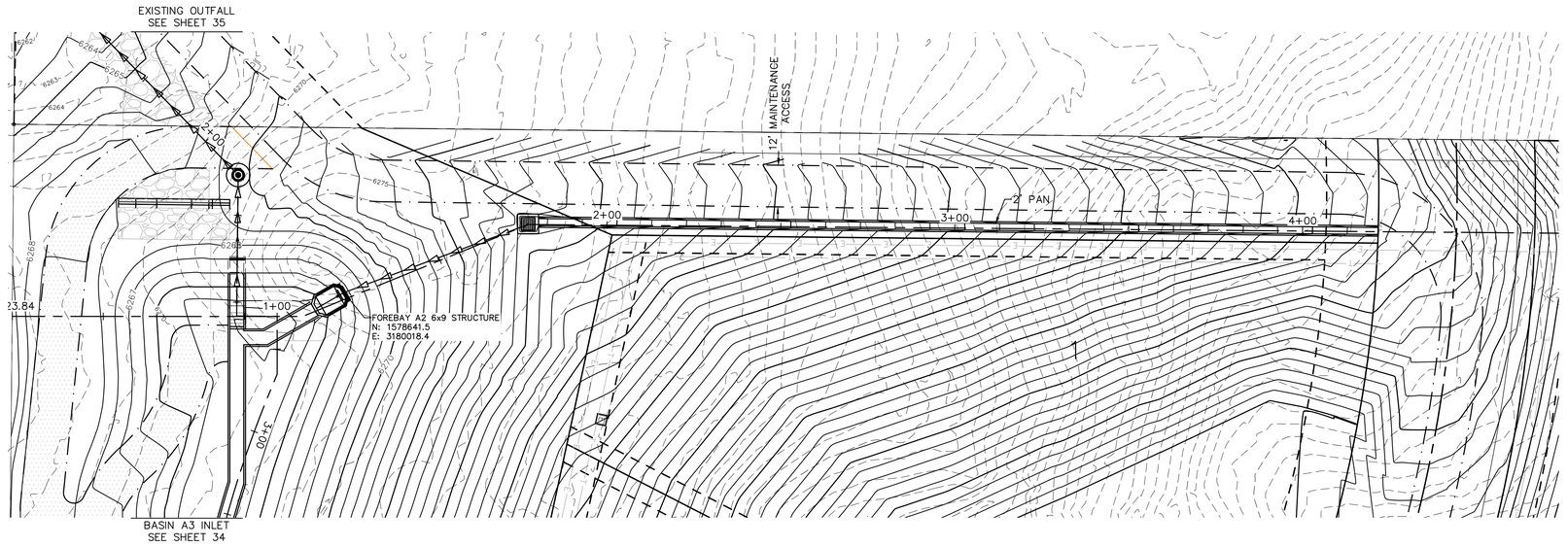
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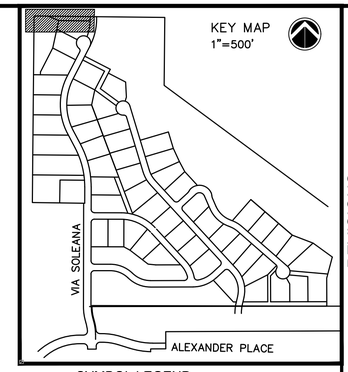
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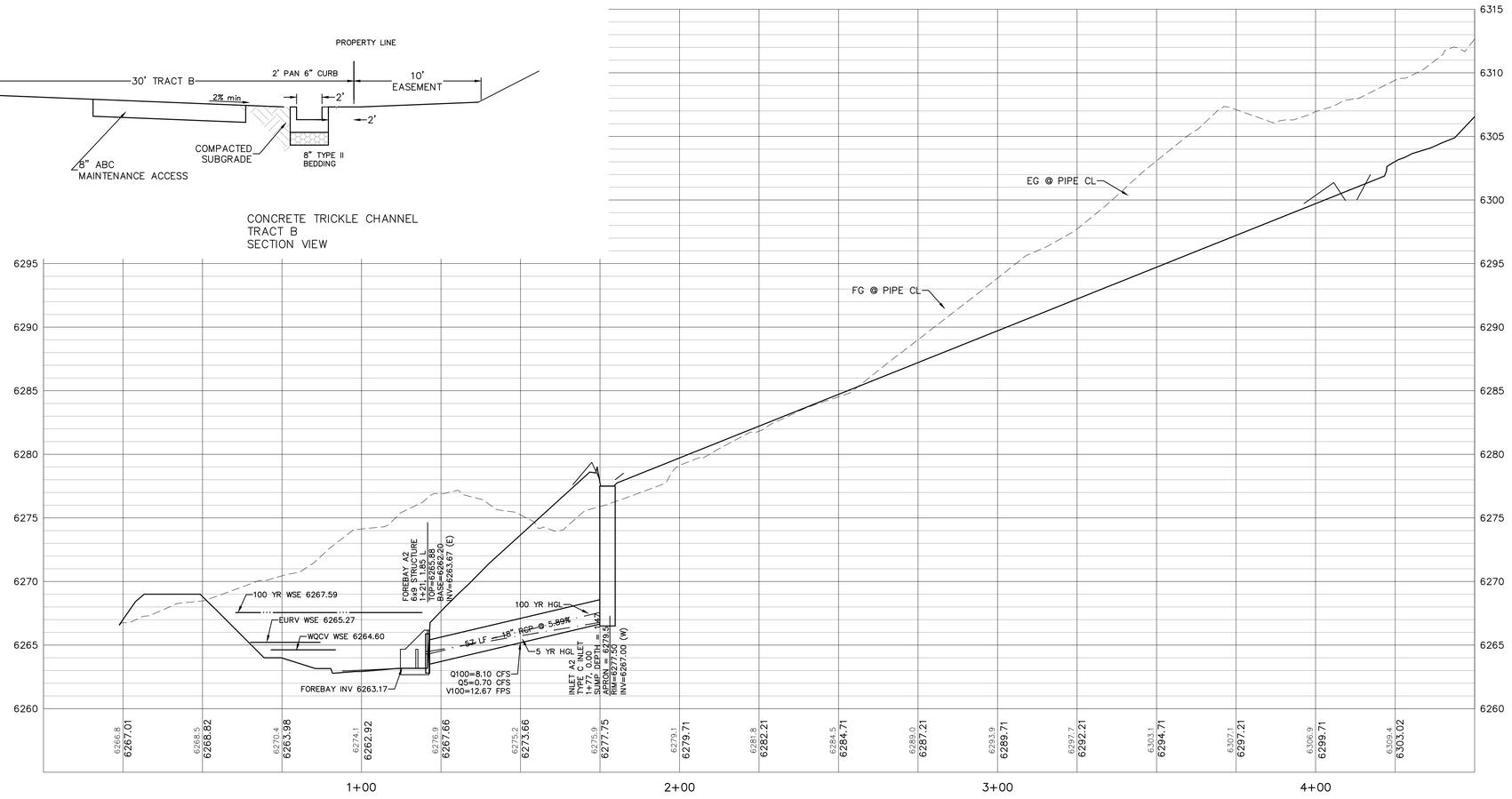




SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

CONCRETE TRICKLE CHANNEL
TRACT B
SECTION VIEW



LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

20 10 0 20 40

SCALE: 1" = 20'

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POND 1 STORM INLET 1

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File Name: 20002764.00 STORM Pond A Inlet.dwg

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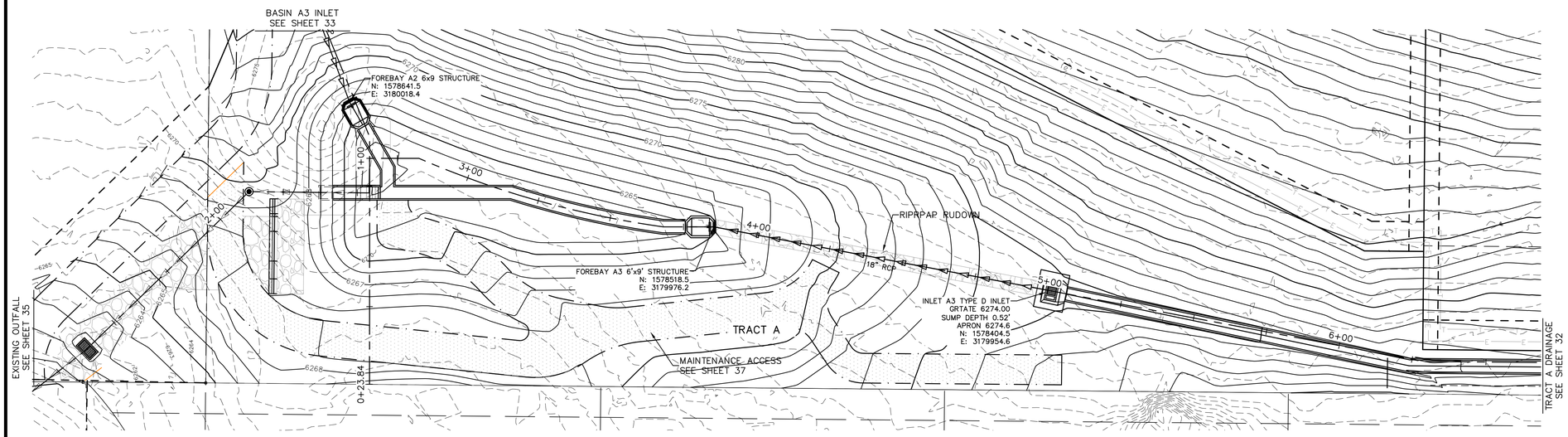
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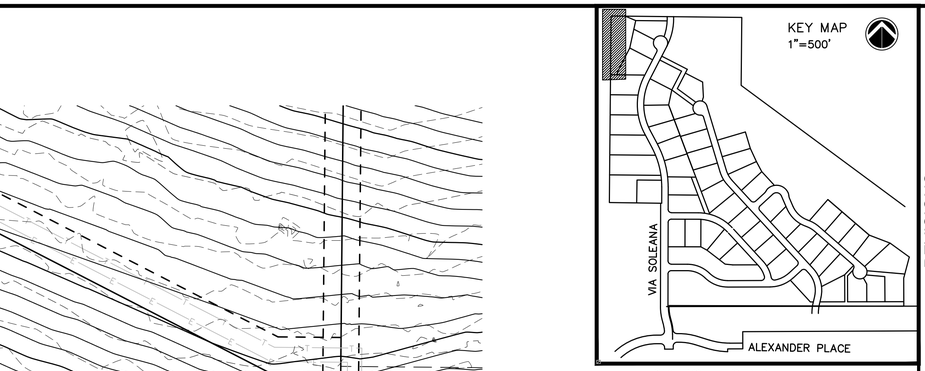
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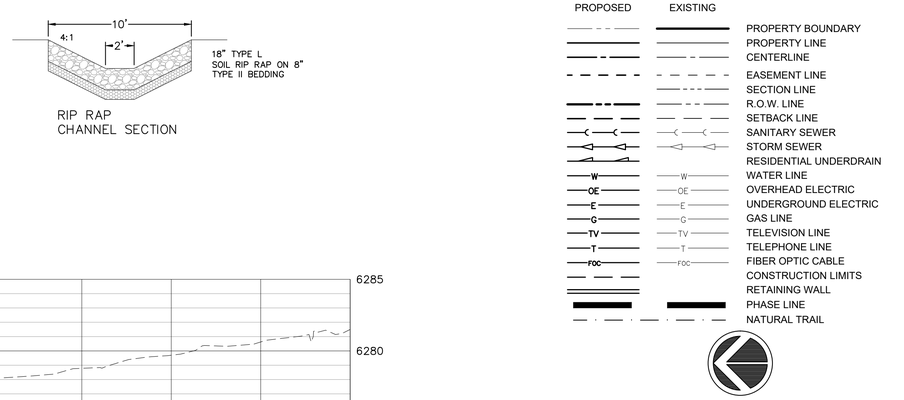
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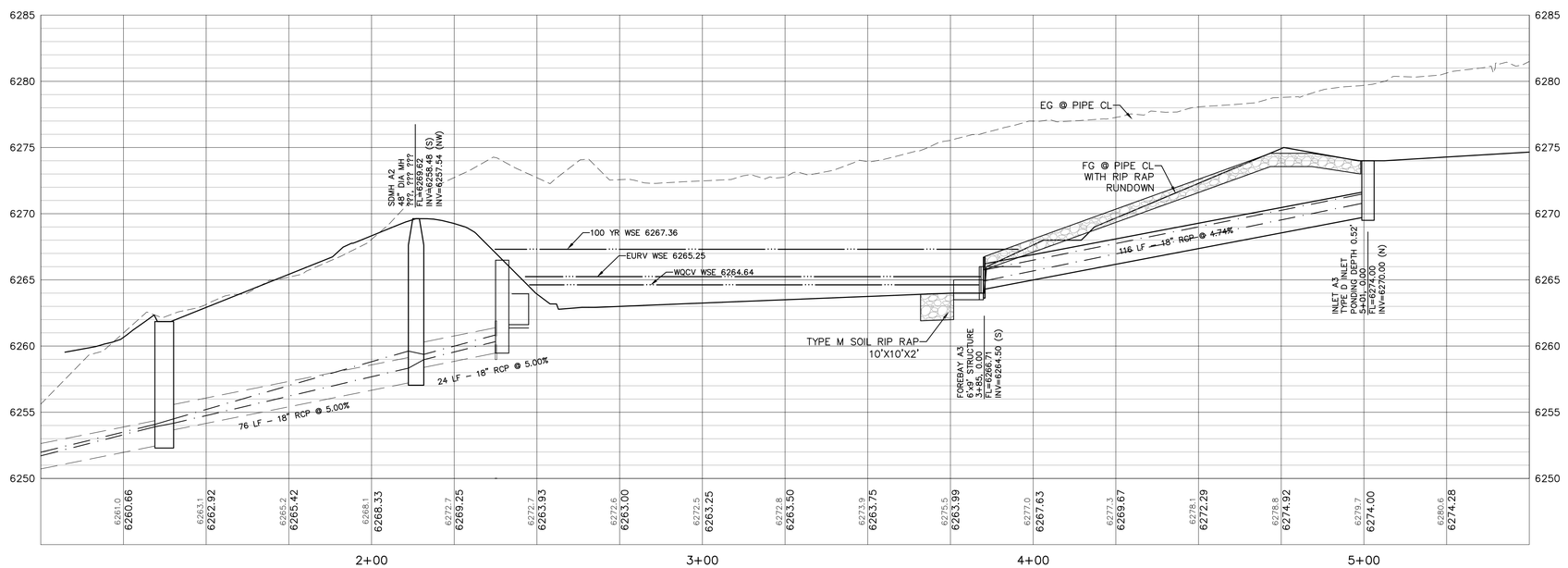








RIP RAP
CHANNEL SECTION





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4	PER TOWN COMMENTS	7/28/26

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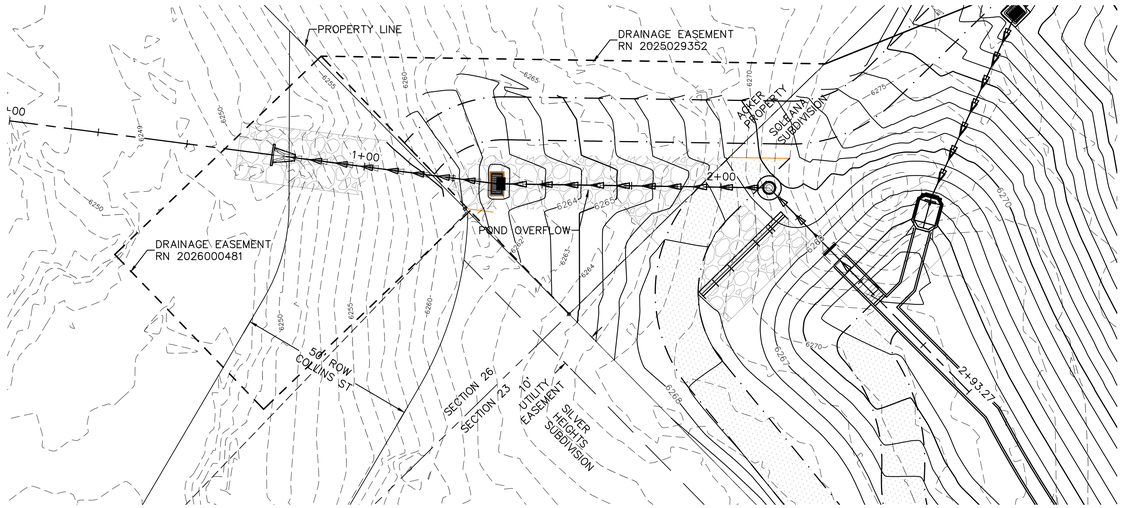
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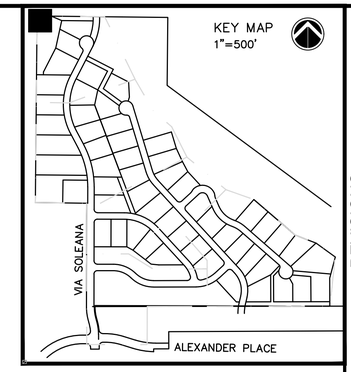
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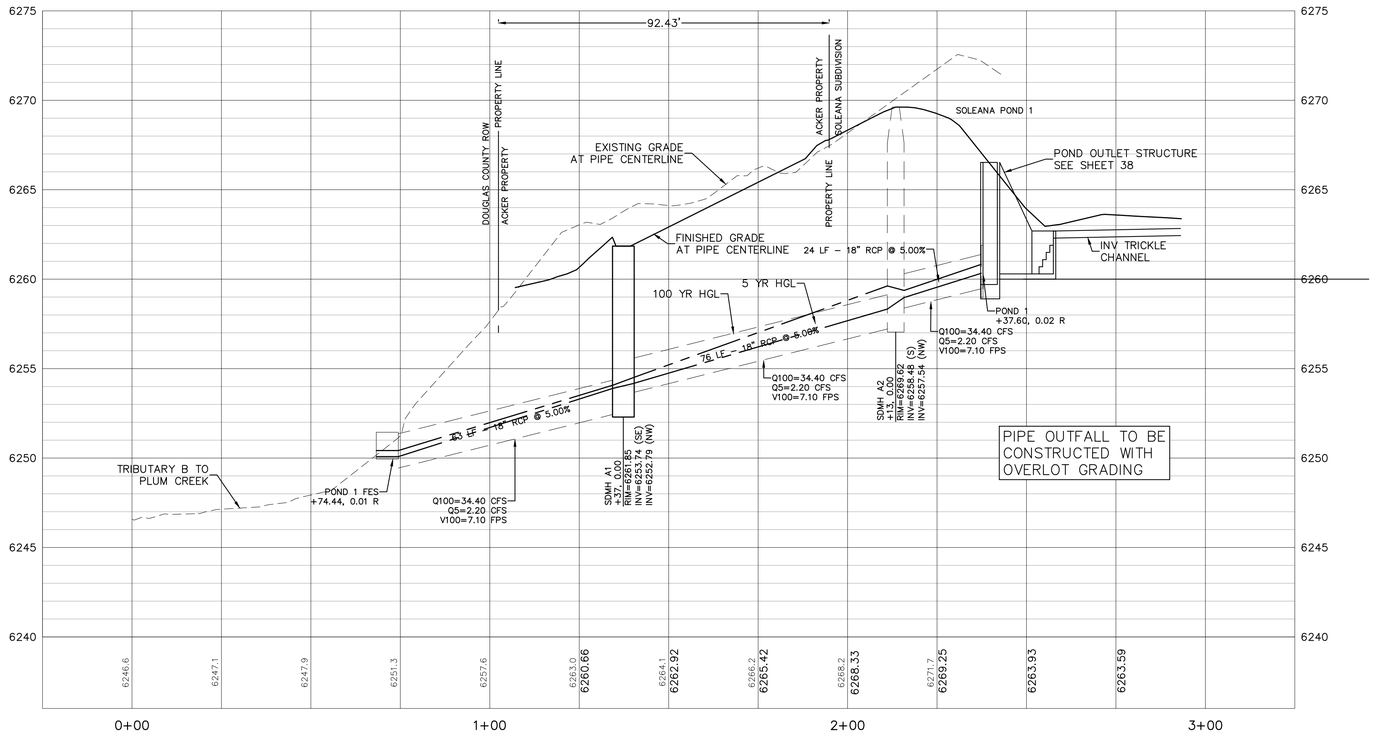
REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

20 10 0 20 40

SCALE: 1" = 20'

SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
▭	▭	STORM INLET
▬		STORM TYPE C/D INLET
▬		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	✕	LIGHT POLE
		CONCRETE PAVEMENT



LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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SOLEANA SUBDIVISION
CASTLE ROCK, CO

POND 1 OUTFALL

IMEG Project No: 20002764.00

File Name: 20002764.00 STORM Pond A.dwg

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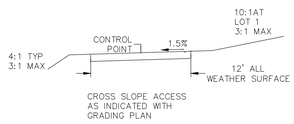
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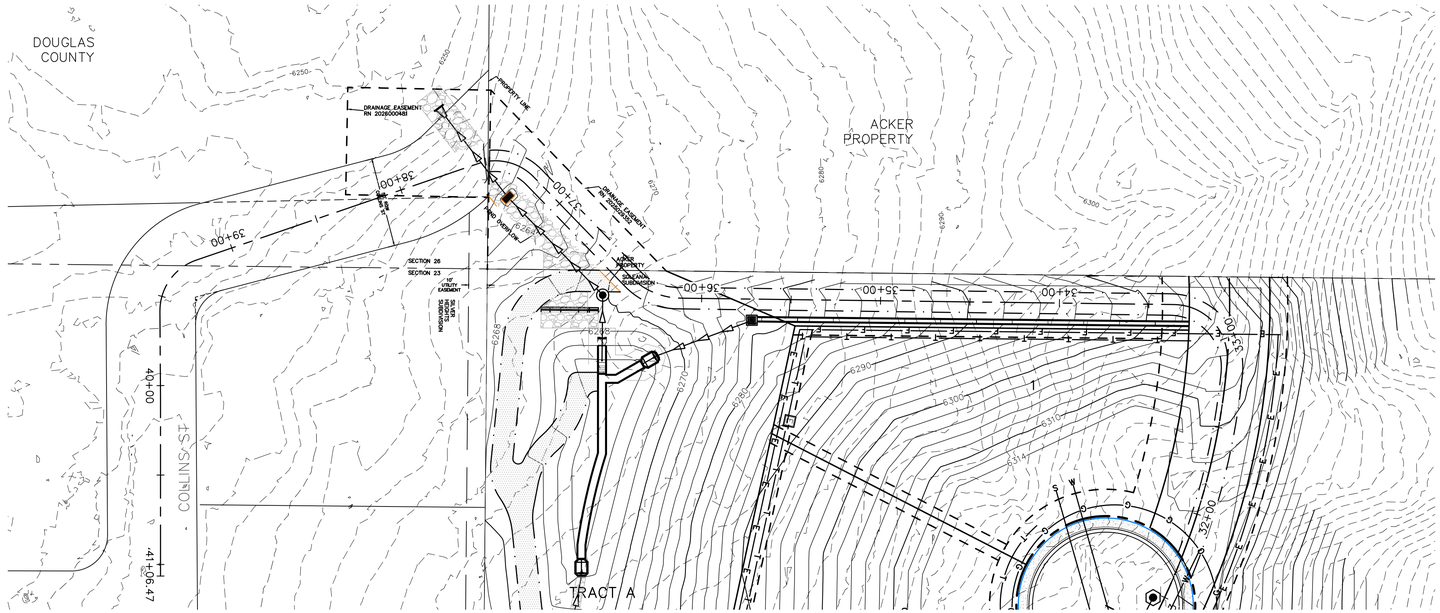
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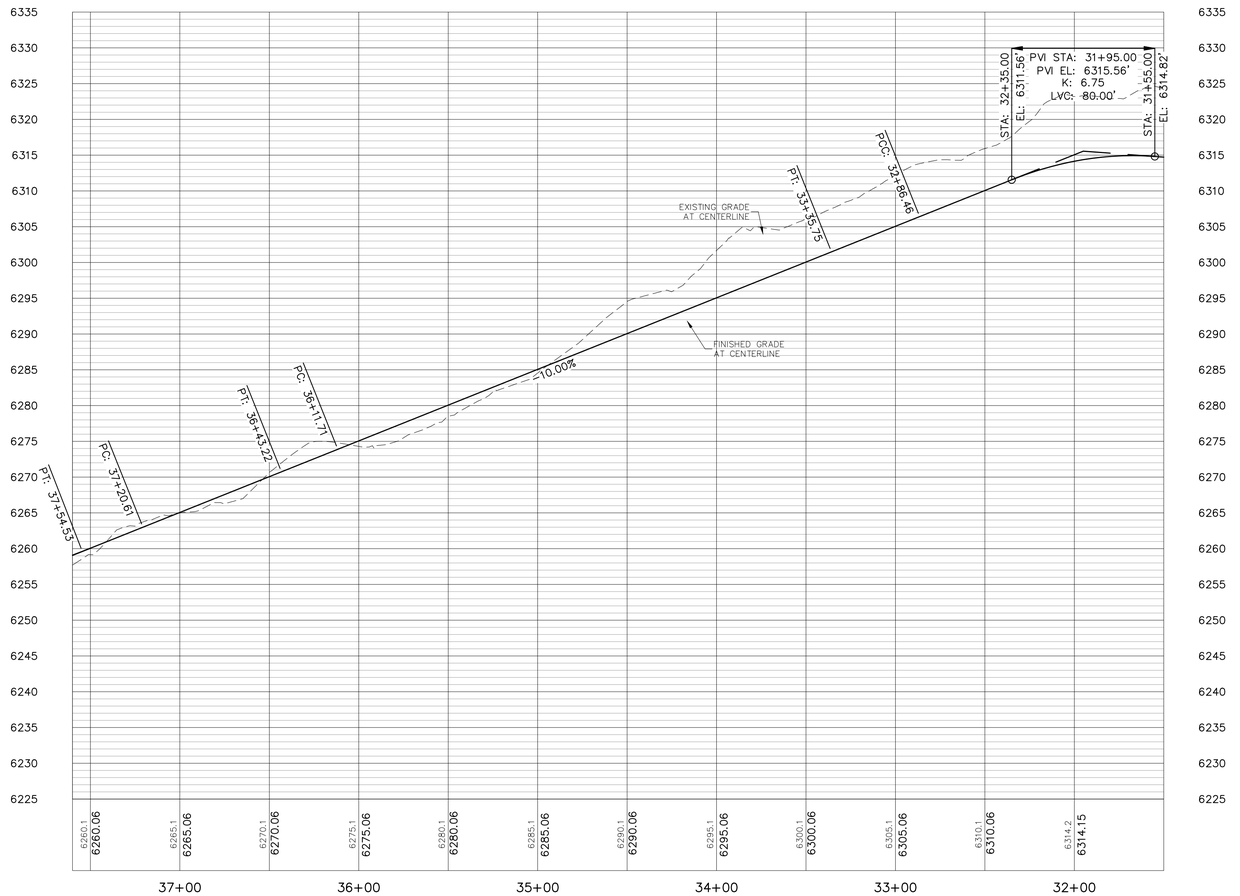
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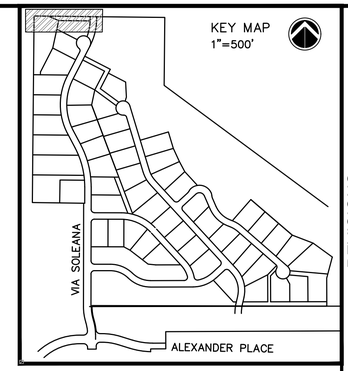
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CROSS SLOPE ACCESS
AS INDICATED WITH
GRADING PLAN







40 20 0 40 80

SCALE: 1" = 40'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
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4	PER TOWN COMMENTS	7/28/26

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CASTLE ROCK, CO

MAINTENANCE ACCESS

IMEG Project No: 20002764.00

File Name: 20002764.00 STORM FIRE ACCESS.dwg

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Drawn By: ----

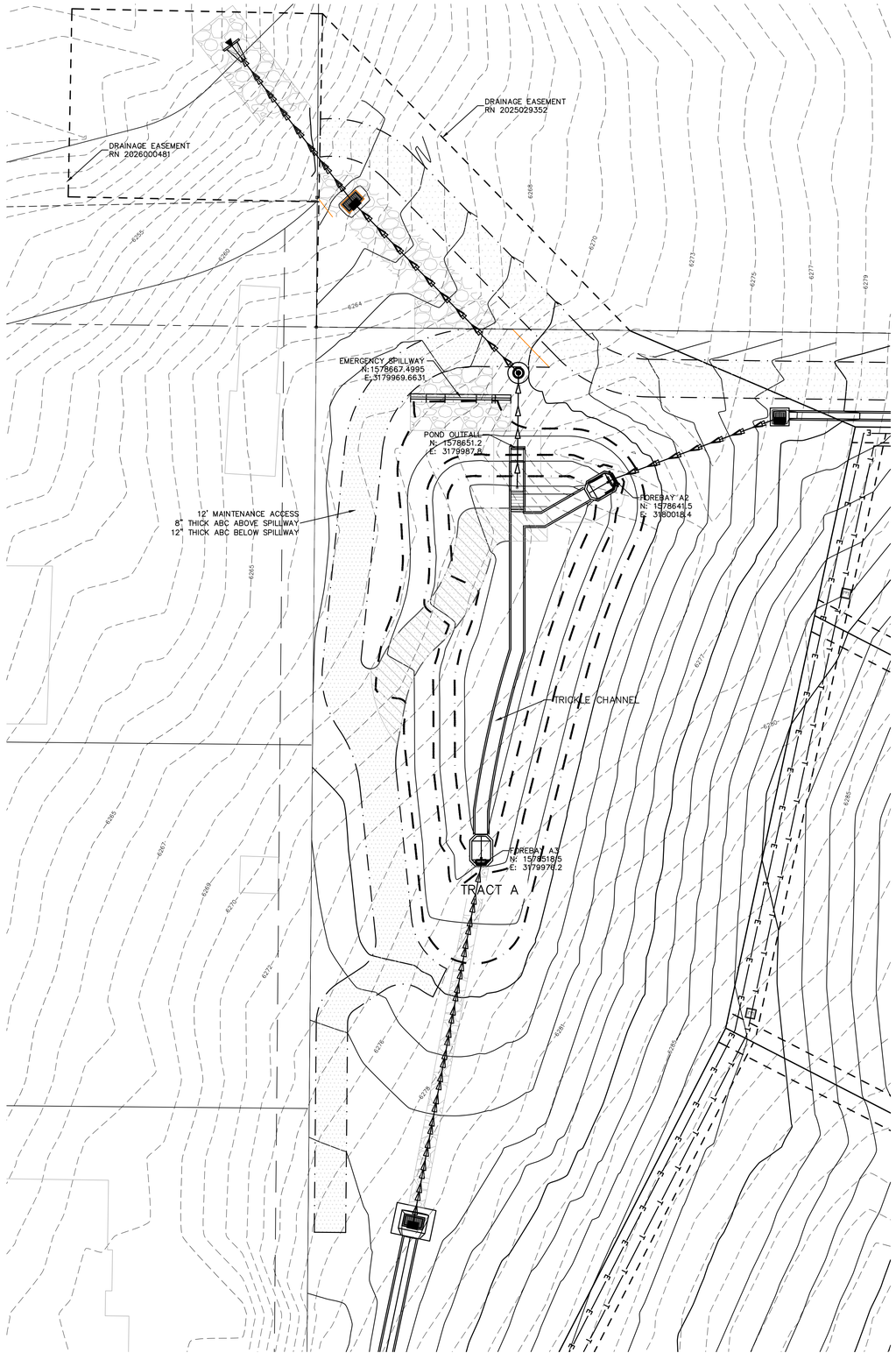
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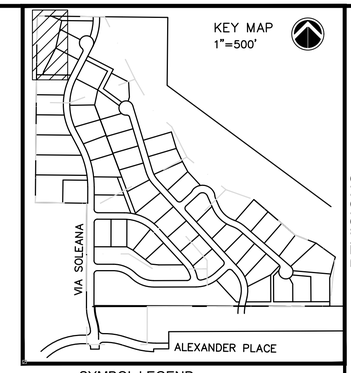
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20 10 0 20 40

SCALE: 1" = 20'



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL
		8" THICK ABC ACCESS
		12" THICK ABC ACCESS

POND 1 DATA SUMMARY

EVENT	CUMULATIVE VOLUME	WATER SURFACE ELEV	RELEASE
WQCV	0.073 AC-FT	6264.60	50 HOUR >0.0CFS
EURV	0.128 AC FT	6265.27	69 HOUR >0.0CFS
100YR+1/2WQCV	0.454 AC FT	6267.59	10.6 CFS

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POND 1 GRADING DETAILS

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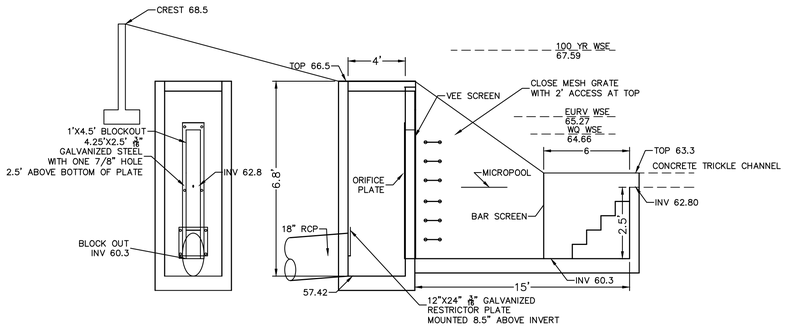
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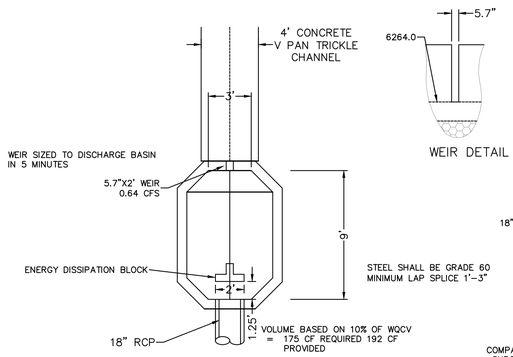
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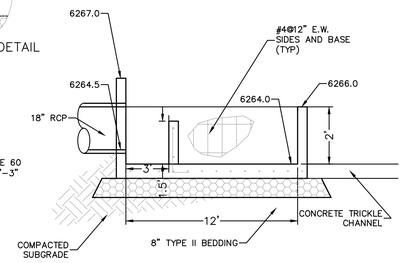


POND OUTFALL SECTION VIEW

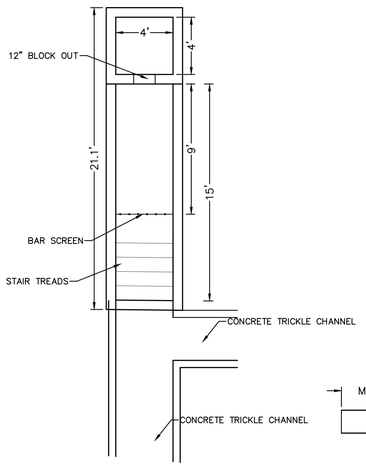


FOREBAYS A2 AND A3 PLAN VIEW

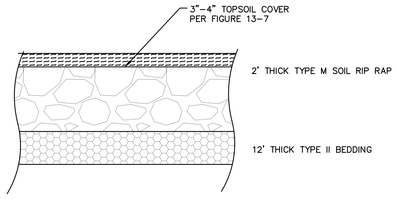
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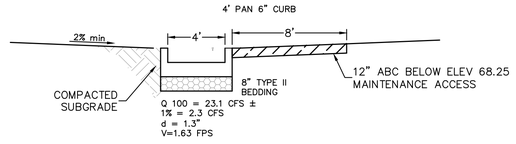


FOREBAYS A2 AND A3 SECTION VIEW

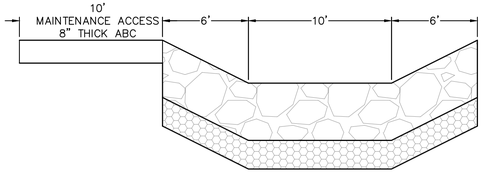


POND OUTFALL PLAN VIEW

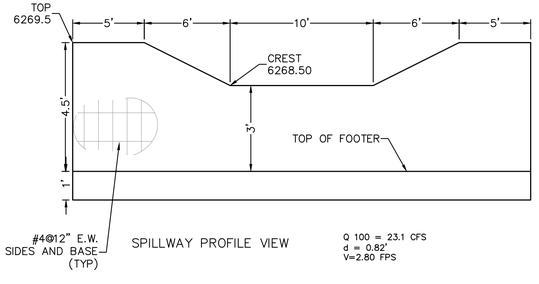




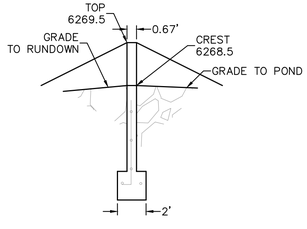
CONCRETE TRICKLE CHANNEL AND ACCESS ROAD SECTION VIEW



SPILLWAY RUNDOWN SECTION VIEW



SPILLWAY PROFILE VIEW



SPILLWAY SECTION VIEW

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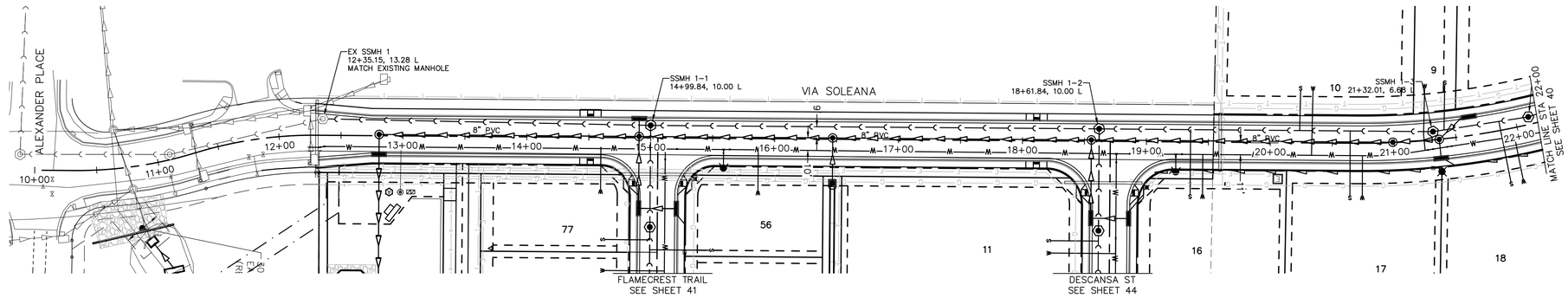
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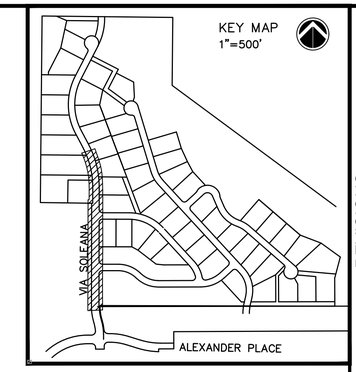
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Sheet 38 of 98

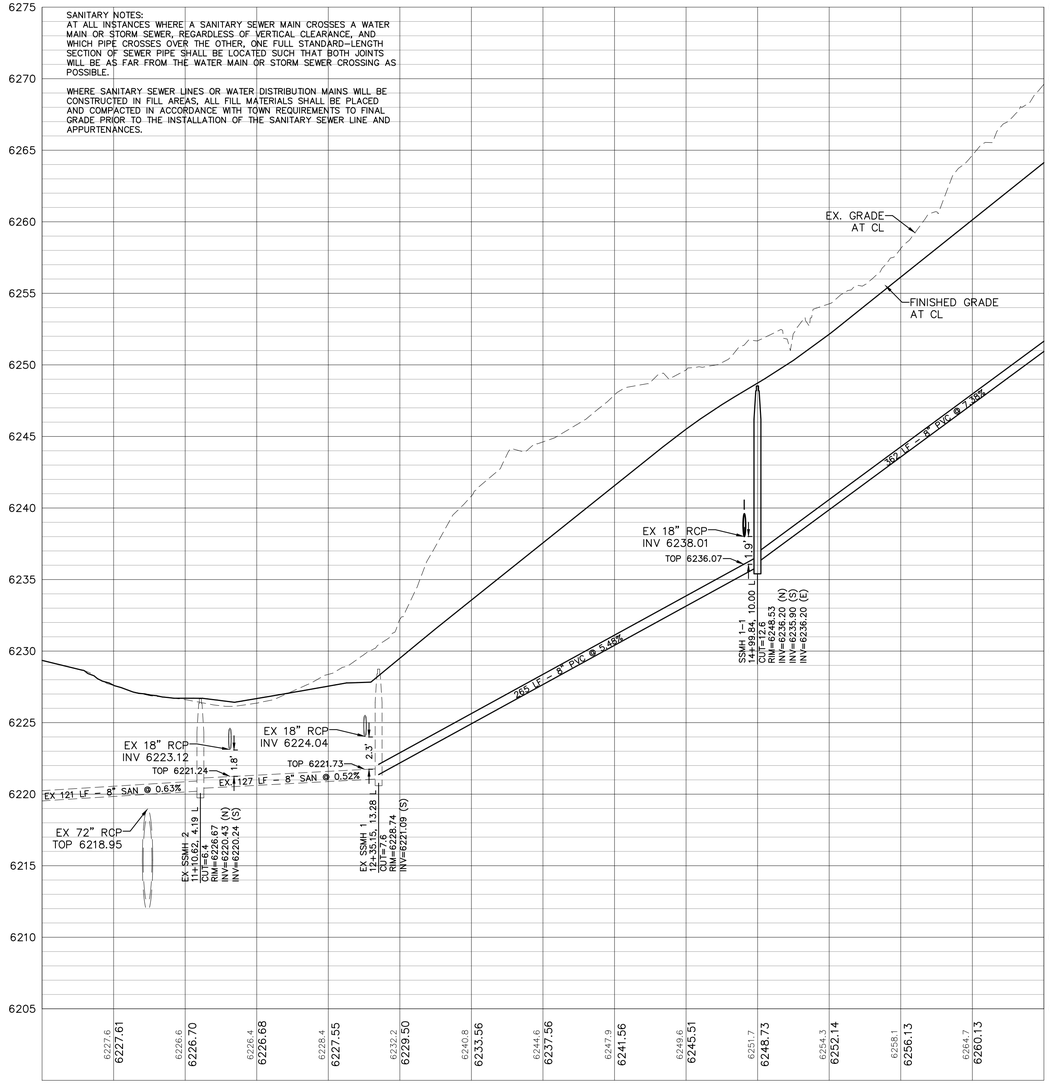
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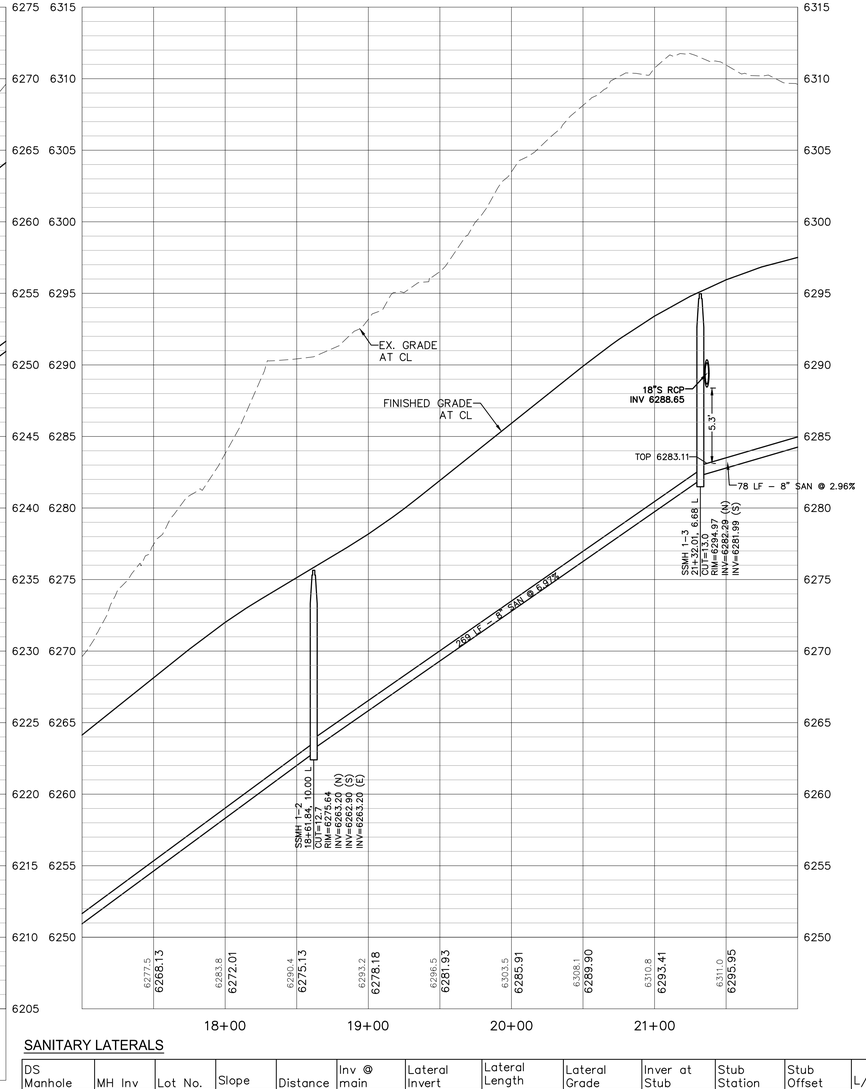




SANITARY NOTES:
AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

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50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORME
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 1-2	6263.20	16	0.0697	73.9	6268.35	6269.55	52.5	0.02	6270.60	19+35.60	42.50	R
SSMH 1-2	6263.20	10	0.0697	161.8	6274.48	6275.68	30	0.02	6276.28	20+24.13	42.50	L
SSMH 1-2	6263.20	17	0.0697	202.5	6277.31	6278.51	52.5	0.02	6279.56	20+64.56	42.50	R
SSMH 1-3	6282.29	9	0.0296	9.0	6282.56	6283.76	35.6	0.02	6284.47	21+45.94	42.50	L
SSMH 1-3	6282.29	18	0.0296	53.8	6283.88	6285.08	49.9	0.02	6286.08	21+86.96	42.50	R

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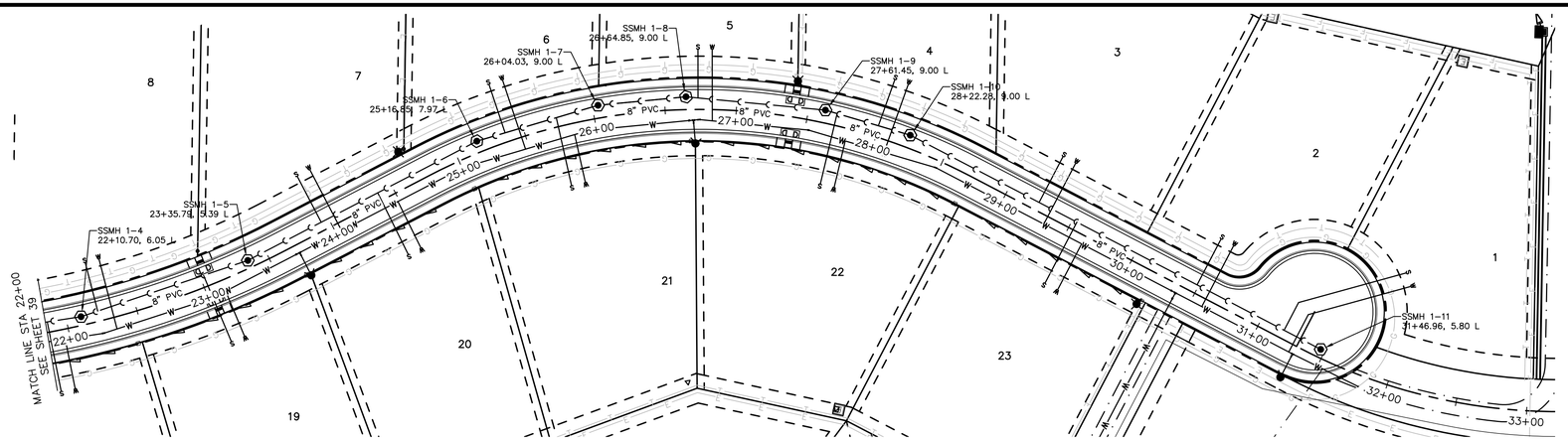
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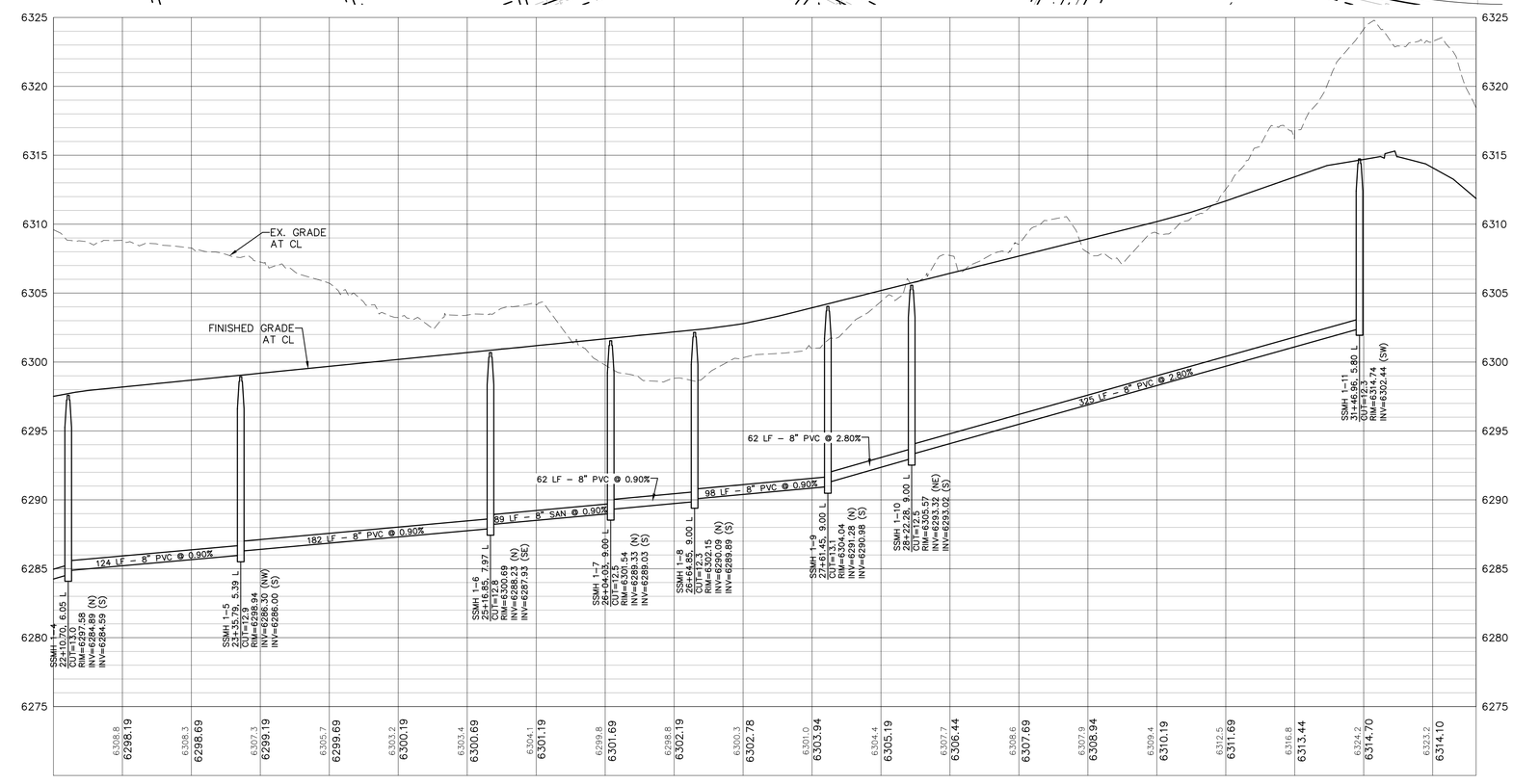
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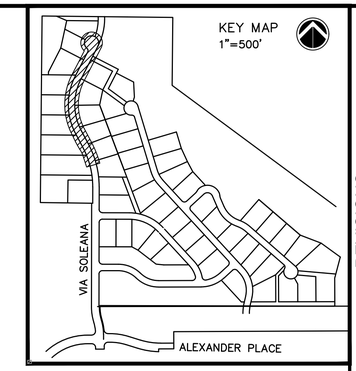


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SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 1–4	6284.89	8	0.009	12.4	6285.00	6286.20	35.3	0.02	6286.91	22+22.97	42.50	L
SSMH 1–4	6284.89	19	0.009	90.8	6285.71	6286.91	50.6	0.02	6287.92	23+03.52	42.50	R
SSMH 1–5	6286.30	7	0.009	58.2	6286.82	6288.02	36.5	0.02	6288.75	23+94.21	42.50	L
SSMH 1–5	6286.30	20	0.009	103	6287.23	6288.43	48.5	0.02	6289.40	24+37.98	42.50	R
SSMH 1–6	6288.23	6	0.009	20.7	6288.42	6289.62	36	0.02	6290.34	25+37.56	42.50	L
SSMH 1–6	6288.23	21	0.009	58.2	6288.75	6289.95	49	0.02	6290.93	25+72.80	42.50	R
SSMH 1–8	6290.09	5	0.009	8.5	6290.17	6291.37	34.4	0.02	6292.05	26+73.13	42.50	L
SSMH 1–9	6291.28	22	0.028	8.5	6291.52	6292.72	51	0.02	6293.74	27+69.76	42.50	R
SSMH 1–9	6291.28	4	0.028	38.3	6292.35	6293.55	34.6	0.02	6294.24	28+00.73	42.50	L
SSMH 1–10	6293.32	3	0.028	102.2	6296.18	6297.38	36.5	0.02	6298.11	29+23.66	42.50	L
SSMH 1–10	6293.32	23	0.028	132.2	6297.02	6298.22	48.5	0.02	6299.19	29+53.66	42.50	R
SSMH 1–10	6293.32	2	0.028	227.4	6299.69	6300.89	36.5	0.02	6301.62	30+48.94	42.50	L
SSMH 1–10	6293.32	1	0.028	296.4	6301.62	6302.82	100.5	0.02	6304.83	31+85.95	78.85	L



50 25 0 50 100
SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
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		SANITARY/STORM CLEANOUT
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		ELEC. PEDESTAL/TRANSFORME
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

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		PROPERTY LINE
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G	G	GAS LINE
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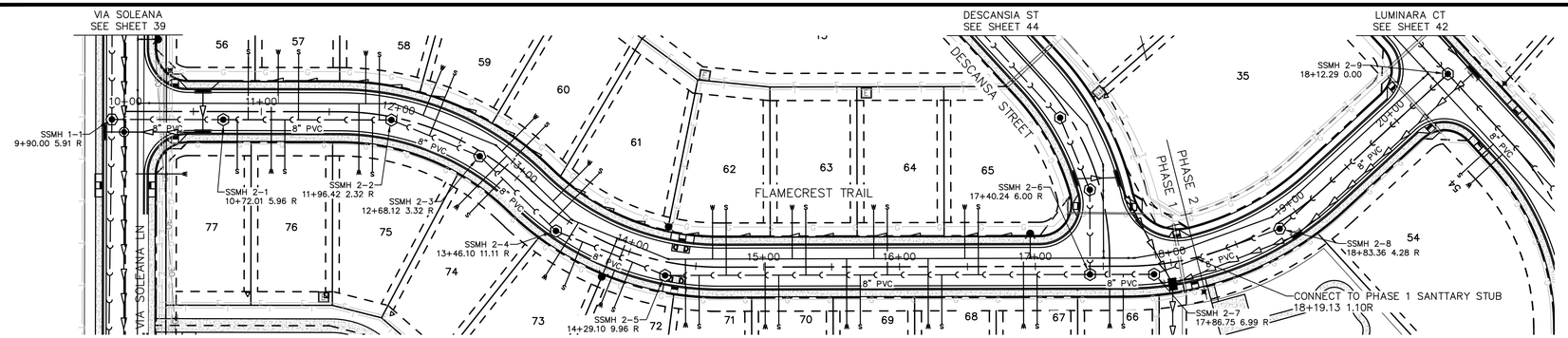
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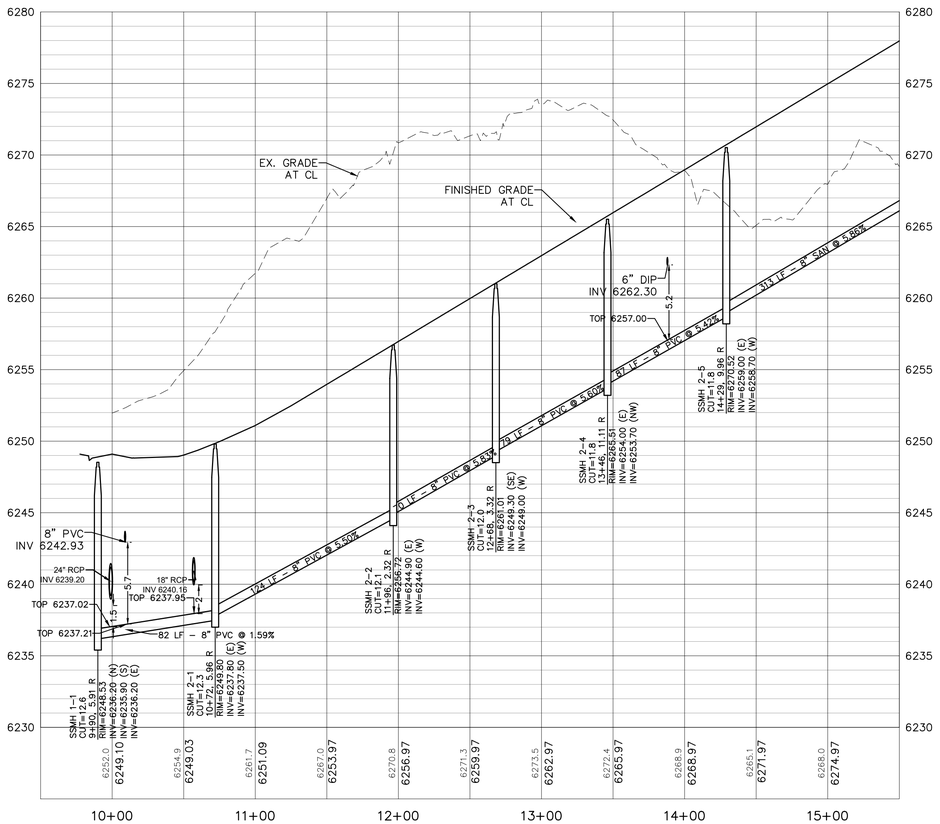
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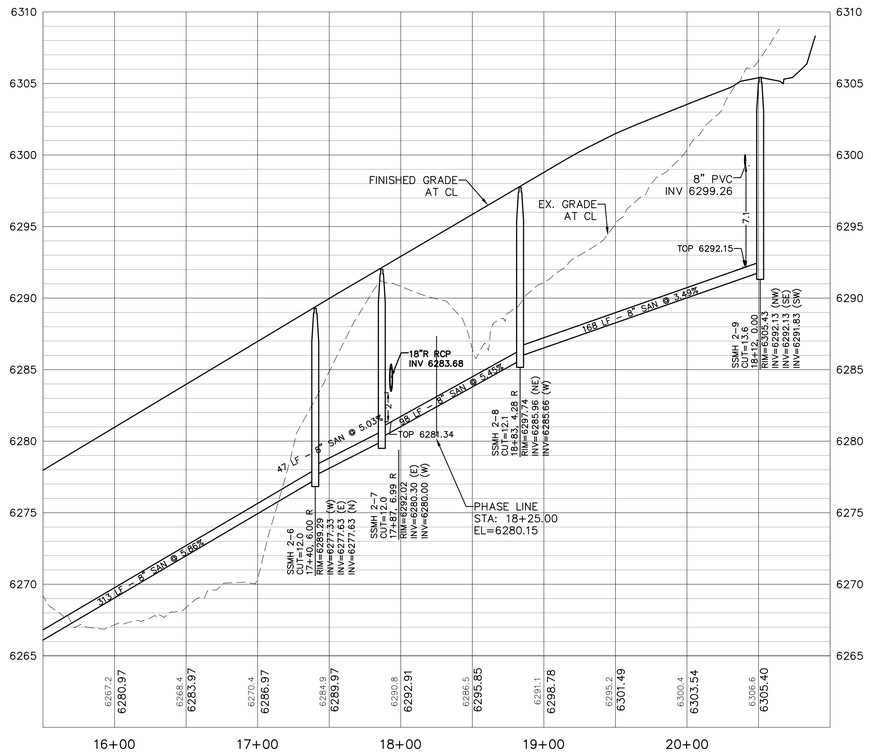
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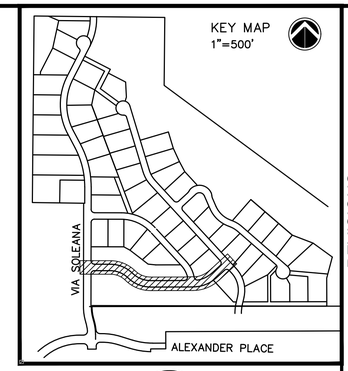
Sheet 40 of 98

Tuesday, July 28, 2026 4:25:43 PM
G:\2020\20002764.00\DESIGN\CIVIL\C3D\SHEET_SETS\CONSTRUCTION PLANS\20002764.00 SS VIA SOLEANA.DWG









50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED / EXISTING

- STORM MANHOLE
- STORM INLET
- STORM TYPE C/D INLET
- STORM TYPE R INLET
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY/STORM CLEANOUT
- HYDRANT
- ELEC. PEDESTAL/TRANSFORMER
- LIGHT POLE
- CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED / EXISTING

- PROPERTY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- RESIDENTIAL UNDERDRAIN
- W — WATER LINE
- OE — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- G — GAS LINE
- TV — TELEVISION LINE
- T — TELEPHONE LINE
- FOC — FIBER OPTIC CABLE
- CONSTRUCTION LIMITS
- RETAINING WALL
- PHASE LINE
- NATURAL TRAIL

SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 2-1	6237.80	77	0.055	10.3	6238.37	6239.57	36.5	0.02	6240.30	10+82.30	42.50	R
SSMH 2-1	6237.80	56	0.055	18.3	6238.81	6240.01	48.5	0.02	6240.98	10+90.40	42.50	L
SSMH 2-1	6237.80	76	0.055	45.3	6240.29	6241.49	36.5	0.02	6242.22	11+17.30	42.50	R
SSMH 2-1	6237.80	57	0.055	55.3	6240.84	6242.04	48.5	0.02	6243.01	11+27.40	42.50	L
SSMH 2-1	6237.80	75	0.055	109.8	6243.84	6245.04	38.3	0.02	6245.81	11+88.50	42.50	R
SSMH 2-1	6237.80	58	0.055	114.8	6244.11	6245.31	46.7	0.02	6246.25	11+81.80	42.50	L
SSMH 2-2	6244.90	59	0.0583	30.3	6246.67	6247.87	48.38	0.02	6248.83	12+28.70	42.50	L
SSMH 2-3	6249.30	60	0.056	19	6250.36	6251.56	36.8	0.02	6252.30	12+92.40	42.50	L
SSMH 2-3	6249.30	74	0.056	24	6250.64	6251.84	35.5	0.02	6252.55	12+88.00	42.50	R
SSMH 2-3	6249.30	61	0.056	71.6	6253.31	6254.51	53.2	0.02	6255.57	13+48.60	42.50	L
SSMH 2-4	6254.00	73	0.0542	21.1	6255.14	6256.34	34.8	0.02	6257.04	13+69.50	42.50	R
SSMH 2-4	6254.00	72	0.0542	60.9	6257.30	6258.50	36	0.02	6259.22	14+02.40	42.50	R
SSMH 2-5	6259.00	71	0.0586	25	6260.47	6261.67	36	0.02	6262.39	14+55.10	42.50	R
SSMH 2-5	6259.00	62	0.0586	45	6261.64	6262.84	48.5	0.02	6263.81	14+72.40	42.50	L
SSMH 2-5	6259.00	70	0.0586	83.63	6263.90	6265.10	36.5	0.02	6265.83	15+11.00	42.50	R
SSMH 2-5	6259.00	63	0.0586	103.63	6265.07	6266.27	48.48	0.02	6267.24	15+31.00	42.50	L
SSMH 2-5	6259.00	69	0.0586	143.63	6267.42	6268.62	36.5	0.02	6269.35	15+71.00	42.50	R
SSMH 2-5	6259.00	64	0.0586	163.63	6268.59	6269.79	48.49	0.02	6270.76	15+91.00	42.50	L
SSMH 2-5	6259.00	68	0.0586	203.63	6270.93	6272.13	36.5	0.02	6272.86	16+31.00	42.50	R
SSMH 2-5	6259.00	65	0.0586	230.65	6272.52	6273.72	48.5	0.02	6274.69	16+58.10	42.50	L
SSMH 2-5	6259.00	67	0.0586	273.8	6275.04	6276.24	36.5	0.02	6276.97	17+01.20	42.50	R
SSMH 2-6	6277.63	66	0.0503	24.4	6278.86	6280.06	36.5	0.02	6280.79	17+64.60	42.50	R

SANITARY NOTES:
AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

WHERE SANITARY SEWER LINES OR WATER DISTRIBUTION MAINS WILL BE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH TOWN REQUIREMENTS TO FINAL GRADE PRIOR TO THE INSTALLATION OF THE SANITARY SEWER LINE AND APPURTENANCES.

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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www.imegcorp.com
7600 E Orchard Rd
Suite 250-S
Greenwood Village, CO 80111

SOLEANA SUBDIVISION
CASTLE ROCK, CO

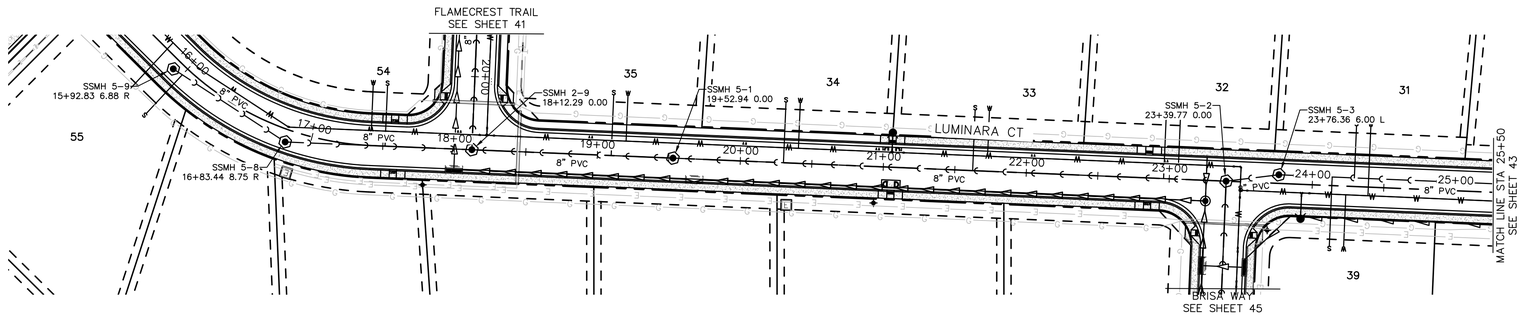
FLAMECREST TRAIL - SANITARY P&P

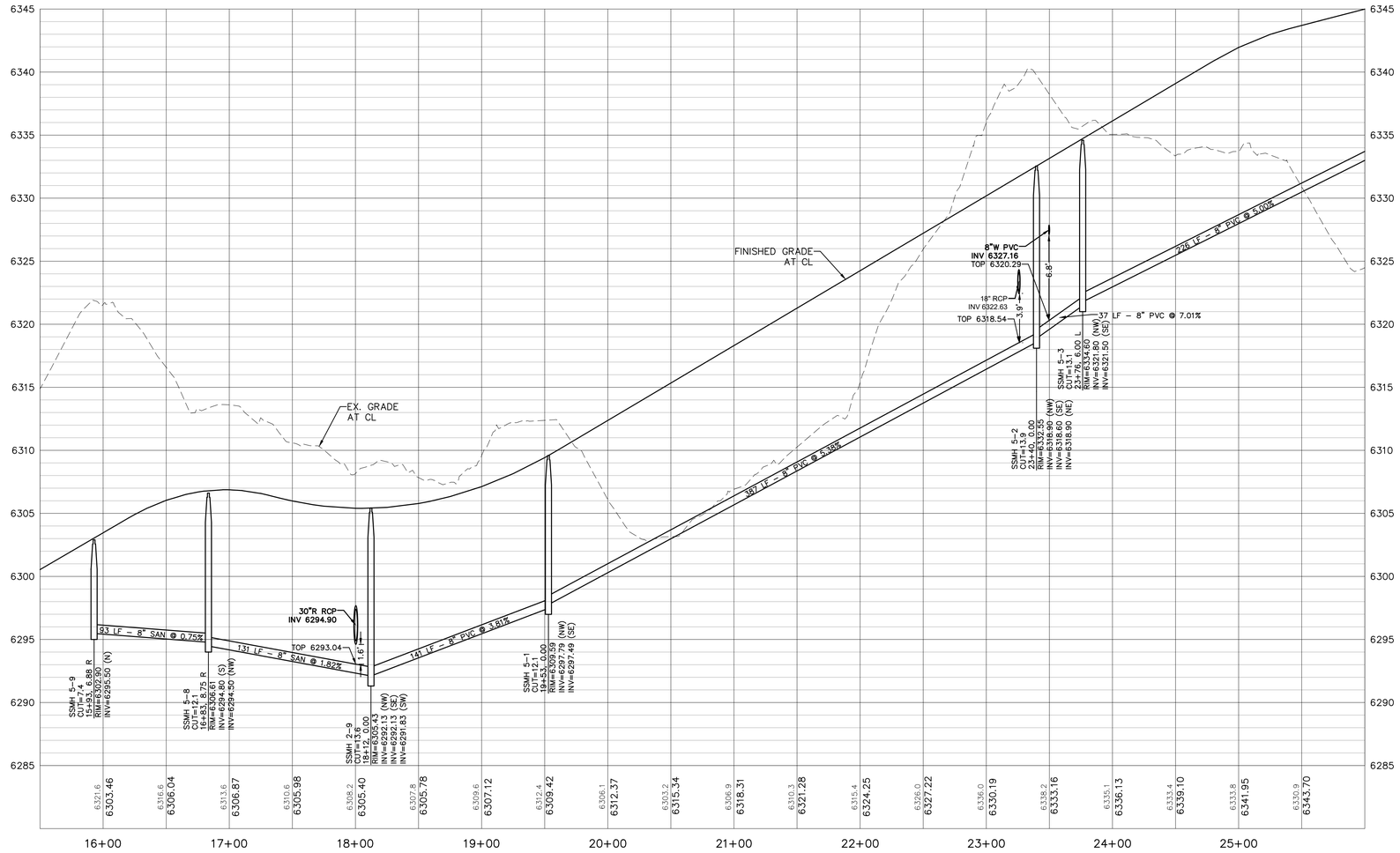
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Field Book No:
Drawn By: DDD
Checked By: RAR
Date: 02-02-2022

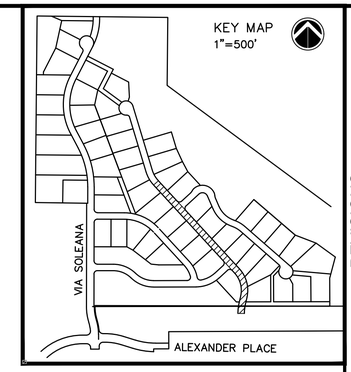
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Sheet 41 of 98

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50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
▬	□	STORM INLET
▬		STORM TYPE C/D INLET
▬		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	◎	SANITARY MANHOLE
◉	◎	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✱	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 5-8	6294.80	55	0.0075	85.85	6295.44	6296.64	37.03	0.02	6297.38	15+99.99	42.50	R
SSMH 2-9se	6292.13	54	0.0182	60.74	6293.24	6294.44	42.5	0.02	6295.29	17+51.55	42.50	L
SSMH 2-9nw	6292.13	35	0.0381	97.42	6295.84	6297.04	42.5	0.02	6297.89	19+09.70	42.50	L
SSMH 5-1	6297.79	34	0.0538	77.24	6301.95	6303.15	42.5	0.02	6304.00	20+30.18	42.50	L
SSMH 5-1	6297.79	33	0.0538	209.54	6309.06	6310.26	42.5	0.02	6311.11	21+62.48	42.50	L
SSMH 5-1	6297.79	32	0.0538	343.08	6316.25	6317.45	42.5	0.02	6318.30	22+96.02	42.50	L
SSMH 5-3	6321.80	39	0.05	37.3	6323.67	6324.87	48.5	0.02	6325.84	24+13.67	42.50	R
SSMH 5-3	6321.80	31	0.05	52.82	6324.44	6325.64	36.5	0.02	6326.37	24+29.18	42.50	L

SANITARY NOTES:
AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

WHERE SANITARY SEWER LINES OR WATER DISTRIBUTION MAINS WILL BE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH TOWN REQUIREMENTS TO FINAL GRADE PRIOR TO THE INSTALLATION OF THE SANITARY SEWER LINE AND APPURTENANCES.

No.	DESCRIPTION	DATE

REVISIONS

IMEG
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Greenwood Village, CO 80111
PH: 303.796.6000
www.imegcorp.com

SOLEANA SUBDIVISION
CASTLE ROCK, CO

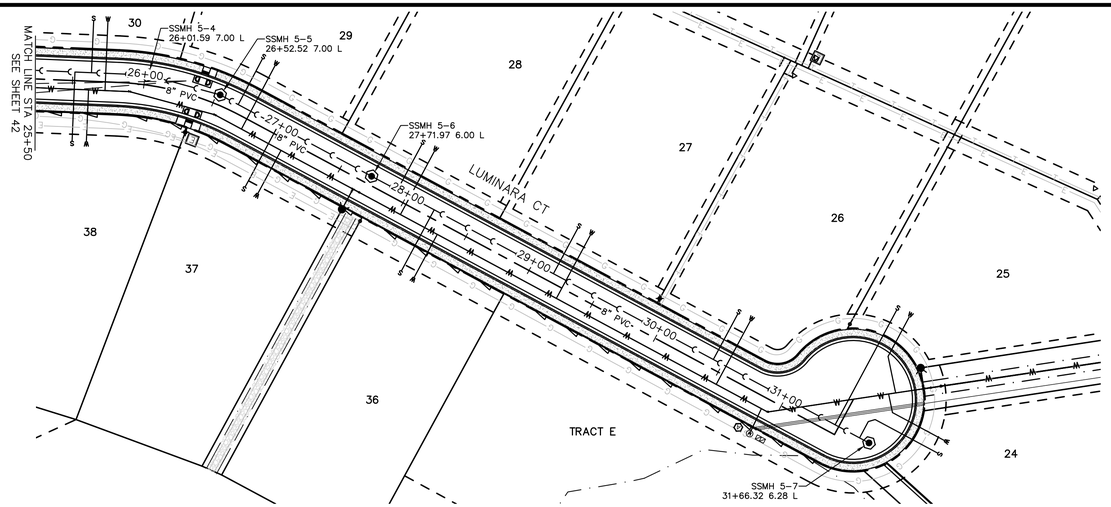
LUMINARA CT - SANITARY P&P

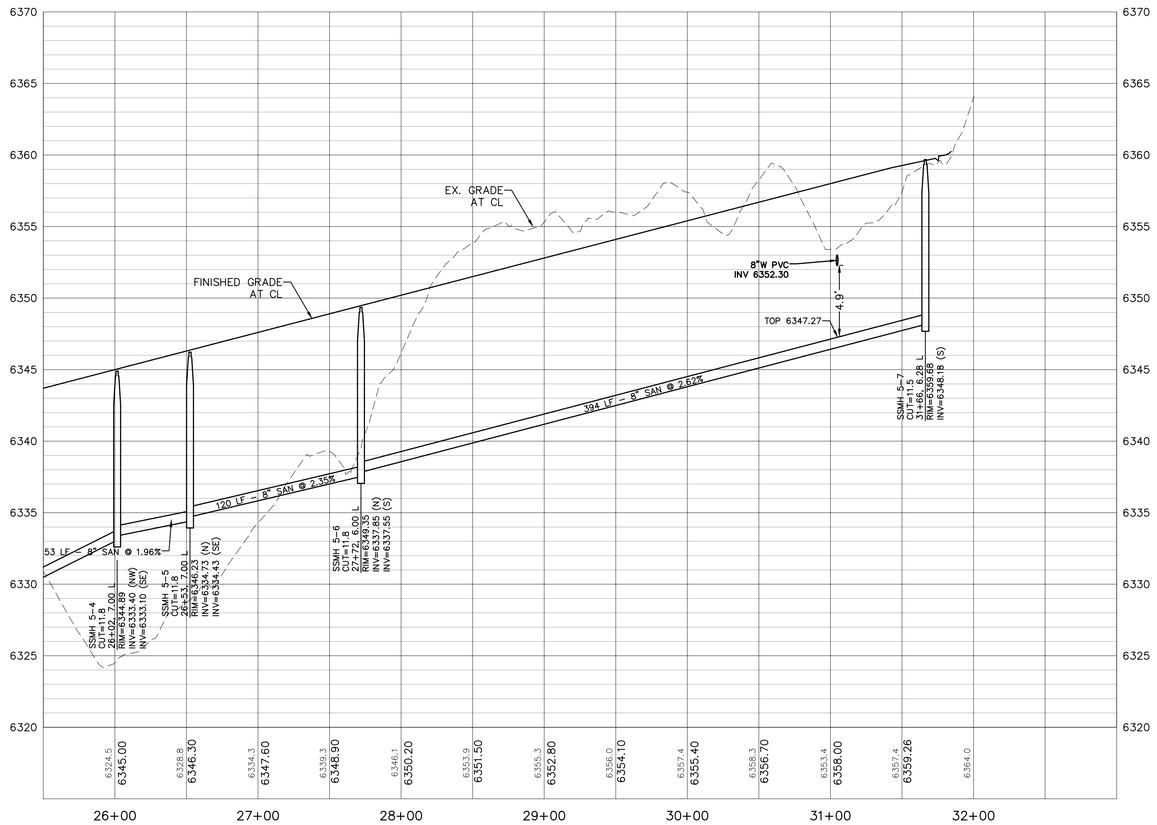
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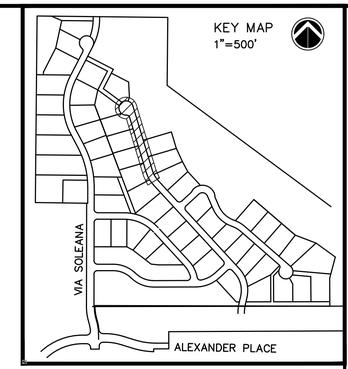
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50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
■	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	◎	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	◎	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	✕	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 5-3	6321.80	38	0.05	175.06	6330.55	6331.75	48.5	0.02	6332.72	25+51.43	42.50	R
SSMH 5-3	6321.80	30	0.05	186.61	6331.13	6332.33	36.5	0.02	6333.06	25+62.97	42.50	L
SSMH 5-5	6334.73	29	0.0235	14.3	6335.07	6336.27	36.42	0.02	6336.99	26+67.03	42.50	L
SSMH 5-5	6334.73	37	0.0235	45.78	6335.81	6337.01	48.5	0.02	6337.98	26+97.64	42.50	R
SSMH 5-6	6337.85	28	0.0262	20.39	6338.38	6339.58	36.47	0.02	6340.31	27+92.36	42.50	L
SSMH 5-6	6337.85	36	0.0262	49.63	6339.15	6340.35	48.55	0.02	6341.32	28+21.59	42.50	R
SSMH 5-6	6337.85	27	0.0262	144.12	6341.63	6342.83	36.39	0.02	6343.55	29+16.09	42.50	L
SSMH 5-6	6337.85	26	0.0262	270.94	6344.95	6346.15	36.3	0.02	6346.87	30+42.91	42.50	L
SSMH 5-6	6337.85	25	0.0262	367.46	6347.48	6348.68	91.18	0.02	6350.50	31+39.43	97.44	L
SSMH 5-6	6337.85	24	0.0262	386.85	6347.99	6349.19	67.7	0.02	6350.54	31+87.37	42.69	L

SANITARY NOTES:
AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

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PROFESSIONAL ENGINEER CERTIFICATION

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

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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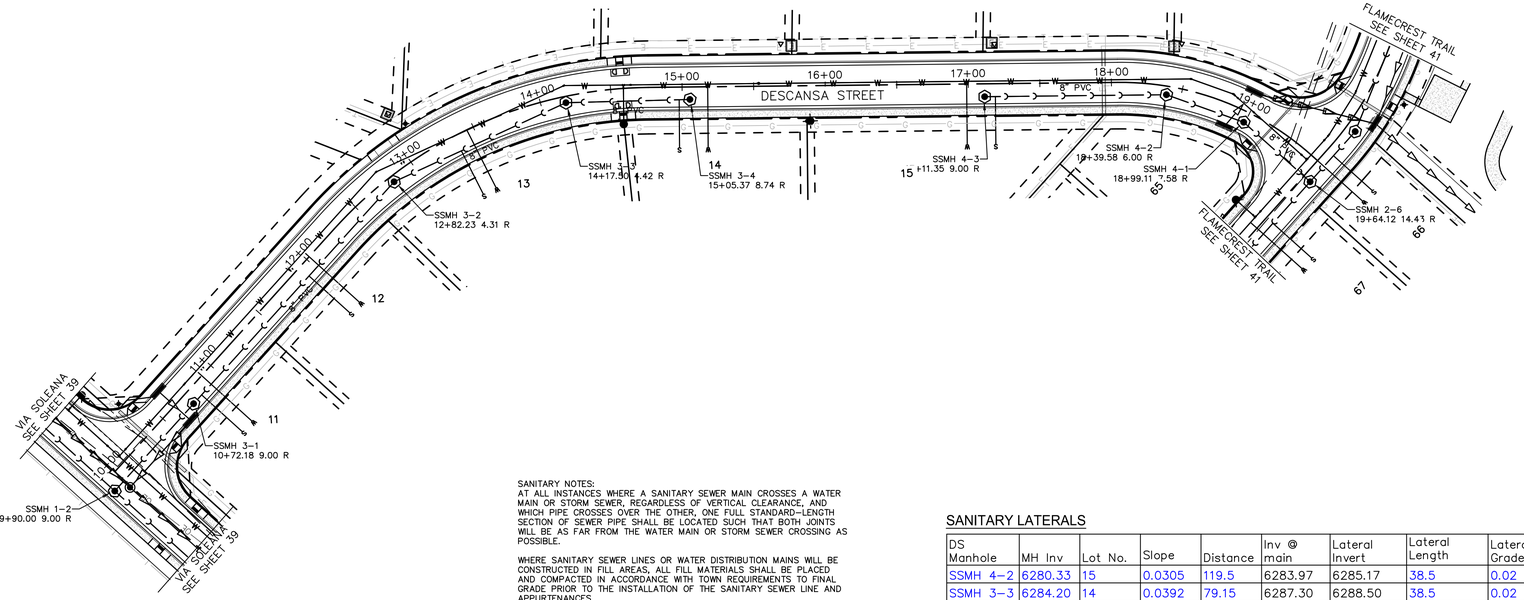
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CASTLE ROCK, CO

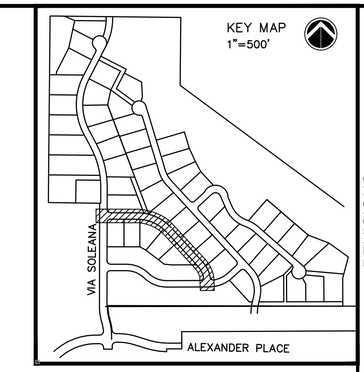
LUMINARA CT - SANITARY P&P 2

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Drawn By: DDD
Checked By: RAR
Date: 02-02-2022

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Sheet 43 of 98

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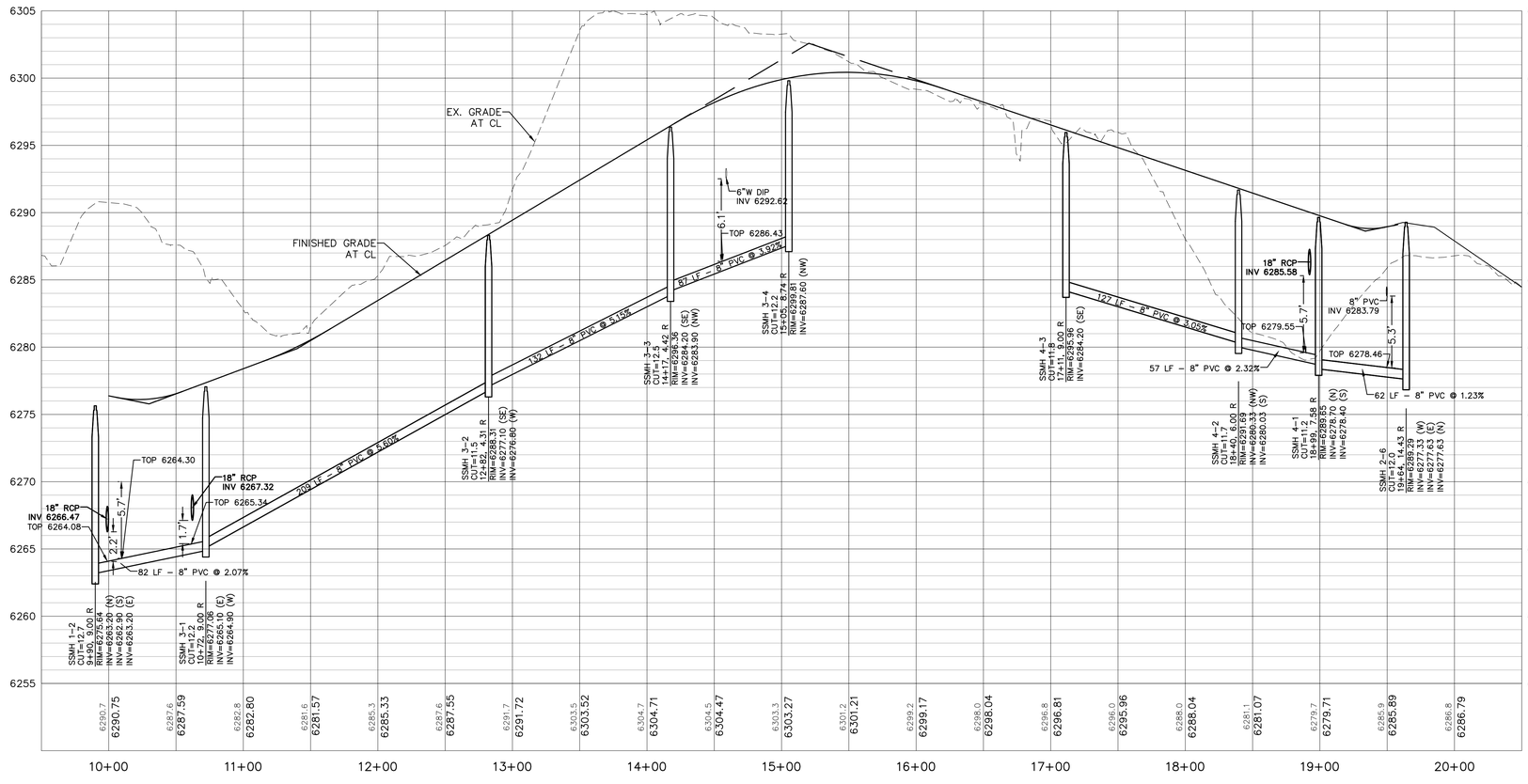
SCALE: 1" = 50'

SANITARY NOTES:
AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

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SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 4–2	6280.33	15	0.0305	119.5	6283.97	6285.17	38.5	0.02	6285.94	17+16.58	42.50	R
SSMH 3–3	6284.20	14	0.0392	79.15	6287.30	6288.50	38.5	0.02	6289.27	14+95.51	42.50	R
SSMH 3–2	6277.10	13	0.0515	51.7	6279.76	6280.96	34.08	0.02	6281.64	13+31.86	42.50	R
SSMH 3–1	6265.10	12	0.056	120.3	6271.84	6273.04	33.5	0.02	6273.71	11+92.50	42.50	R
SSMH 3–1	6265.10	11	0.056	8.3	6265.56	6266.76	33.5	0.02	6267.43	10+80.50	42.50	R



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	□	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	◎	SANITARY MANHOLE
◘	◙	SANITARY/STORM CLEANOUT
▼	▽	HYDRANT
▣	▣	ELEC. PEDESTAL/TRANSFORMER
✱	✱	LIGHT POLE
▨	▨	CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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Suite 250-S
Greenwood Village, CO 80111
PH: 303.796.6000
www.imegcorp.com

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CASTLE ROCK, CO

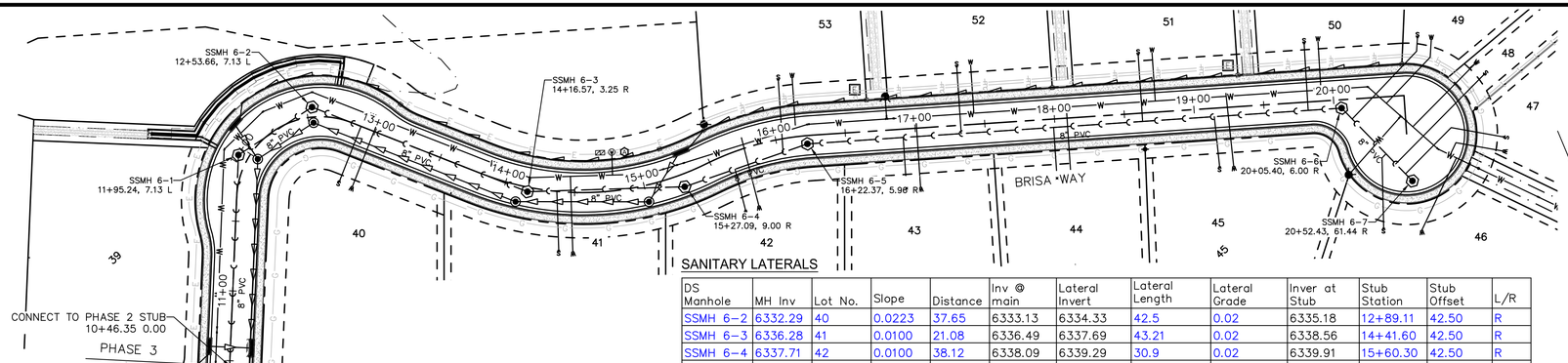
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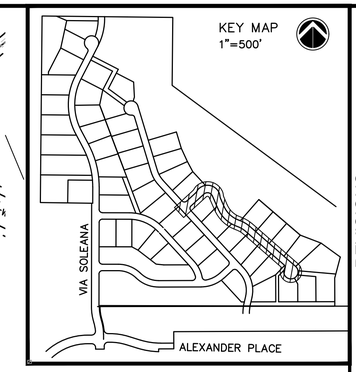
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Checked By: RAR
Date: 02-02-2022

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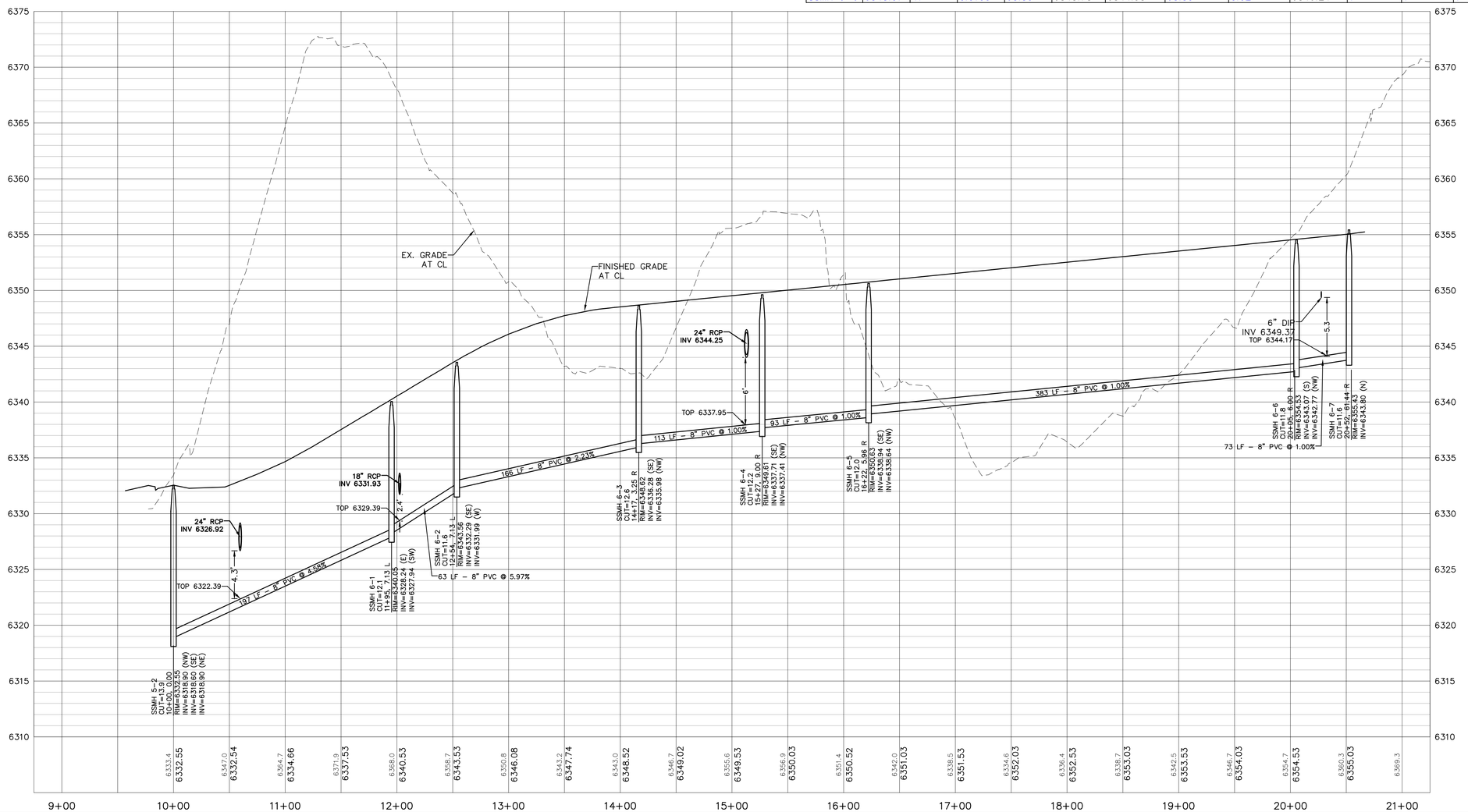


SANITARY NOTES:
AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

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SANITARY LATERALS

DS Manhole	MH Inv	Lot No.	Slope	Distance	Inv @ main	Lateral Invert	Lateral Length	Lateral Grade	Inver at Stub	Stub Station	Stub Offset	L/R
SSMH 6-2	6332.29	40	0.0223	37.65	6333.13	6334.33	42.5	0.02	6335.18	12+89.11	42.50	R
SSMH 6-3	6336.28	41	0.0100	21.08	6336.49	6337.69	43.21	0.02	6338.56	14+41.60	42.50	R
SSMH 6-4	6337.71	42	0.0100	38.12	6338.09	6339.29	30.9	0.02	6339.91	15+60.30	42.50	R
SSMH 6-4	6337.71	53	0.0100	74.54	6338.46	6339.66	52.45	0.02	6340.70	16+08.47	42.50	L
SSMH 6-5	6338.94	43	0.0100	68.64	6339.63	6340.83	36.5	0.02	6341.56	16+91.13	42.50	R
SSMH 6-5	6338.94	52	0.0100	110.23	6340.04	6341.24	48.5	0.02	6342.21	17+32.72	42.50	L
SSMH 6-5	6338.94	44	0.0100	176.48	6340.70	6341.90	36.5	0.02	6342.63	17+98.96	42.50	R
SSMH 6-5	6338.94	51	0.0100	240.28	6341.34	6342.54	48.5	0.02	6343.51	18+62.76	42.50	L
SSMH 6-5	6338.94	45	0.0100	291.64	6341.86	6343.06	36.53	0.02	6343.79	19+15.57	42.50	R
SSMH 6-5	6338.94	50	0.0100	358.91	6342.53	6343.73	48.5	0.02	6344.70	19+81.73	42.50	L
SSMH 6-6	6343.07	49	0.0100	10.83	6343.18	6344.38	10.83	0.02	6344.59	20+62.95	41.39	L
SSMH 6-6	6343.07	46	0.0100	45.59	6343.53	6344.73	45.59	0.02	6345.64	20+29.63	94.31	R
SSMH 6-6	6343.07	48	0.0100	55.59	6343.63	6344.83	55.59	0.02	6345.94	?	?	?
SSMH 6-6	6343.07	47	0.0100	65.59	6343.73	6344.93	65.59	0.02	6346.24	?	?	?



SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED / EXISTING

- STORM MANHOLE
- STORM INLET
- STORM TYPE C/D INLET
- STORM TYPE R INLET
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY/STORM CLEANOUT
- HYDRANT
- ELEC. PEDESTAL/TRANSFORMER
- LIGHT POLE
- CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED / EXISTING

- PROPERTY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- RESIDENTIAL UNDERDRAIN
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEVISION LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE
- CONSTRUCTION LIMITS
- RETAINING WALL
- PHASE LINE
- NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

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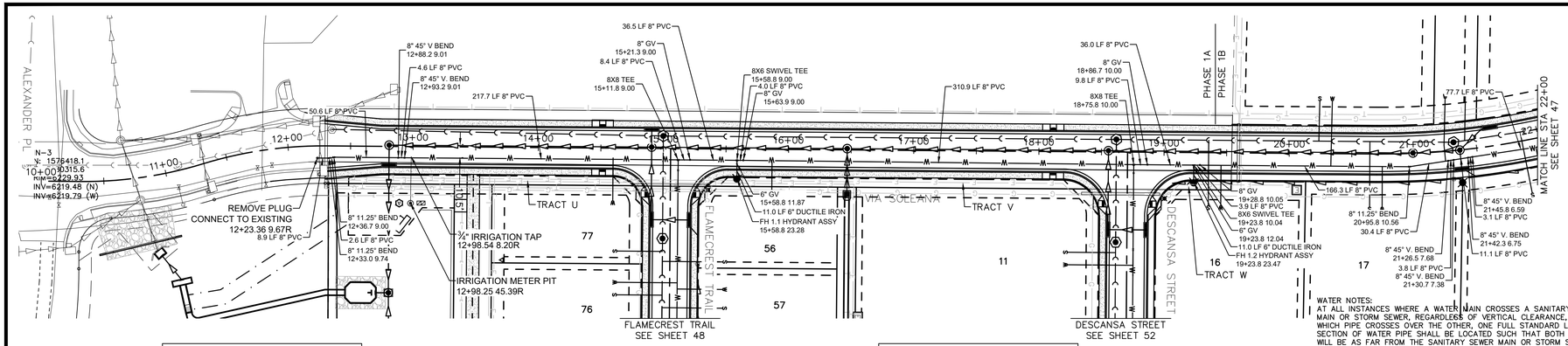
BRISA WAY - SANITARY P&P

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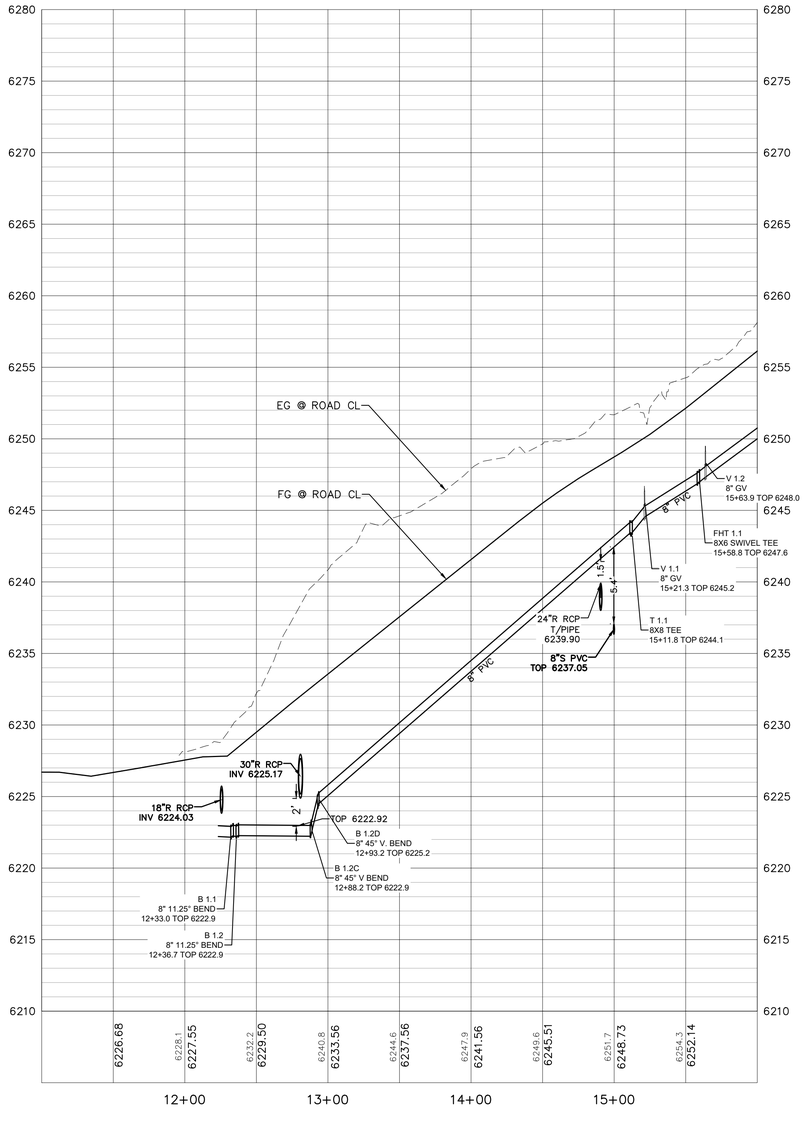
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Sheet 45 of 98

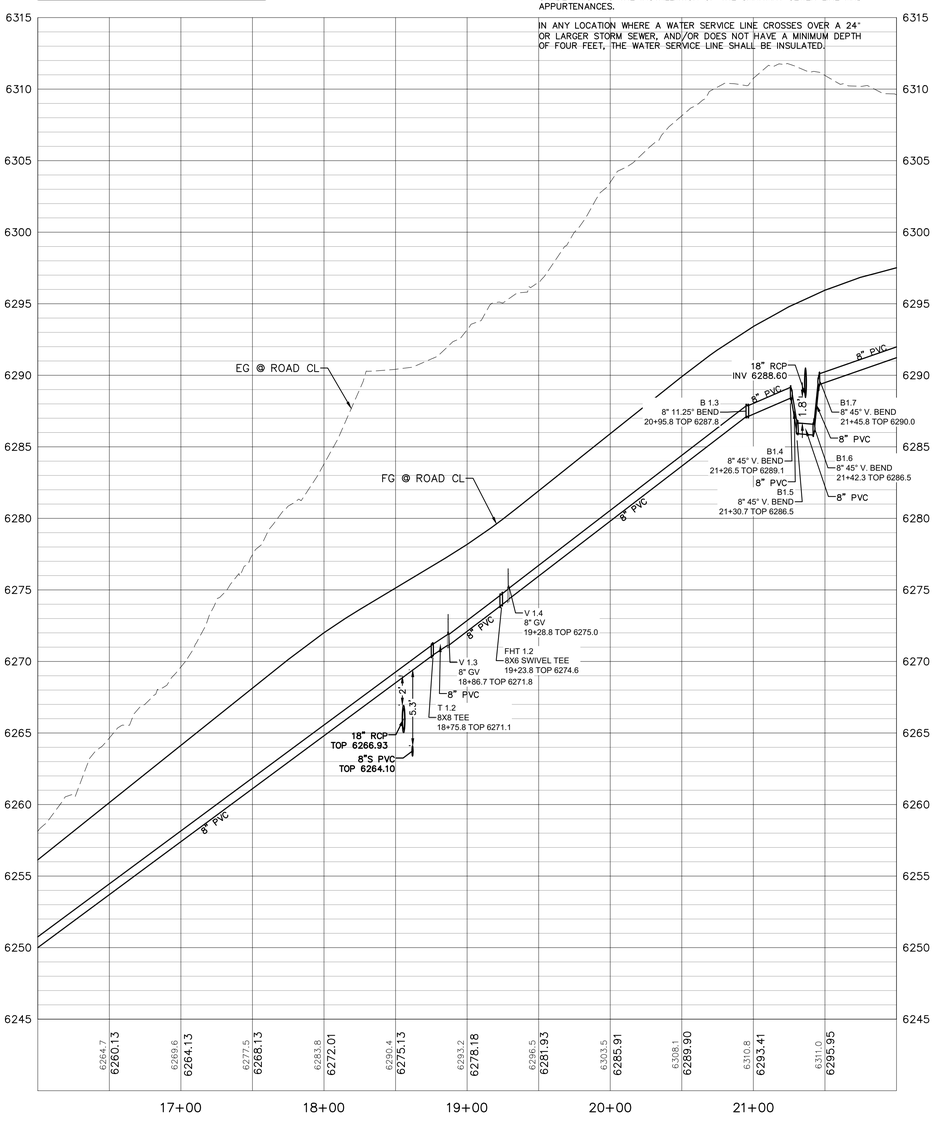
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PROFILE VIEW OF CL SOLEANA
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



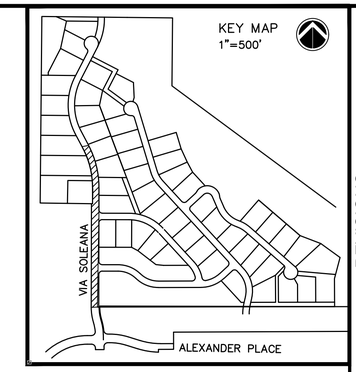
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WATER NOTES:
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IN ANY LOCATION WHERE A WATER SERVICE LINE CROSSES OVER A 24" OR LARGER STORM SEWER, AND/OR DOES NOT HAVE A MINIMUM DEPTH OF FOUR FEET, THE WATER SERVICE LINE SHALL BE INSULATED.





SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
◉	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✱	☼	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

PROFESSIONAL ENGINEER CERTIFICATION

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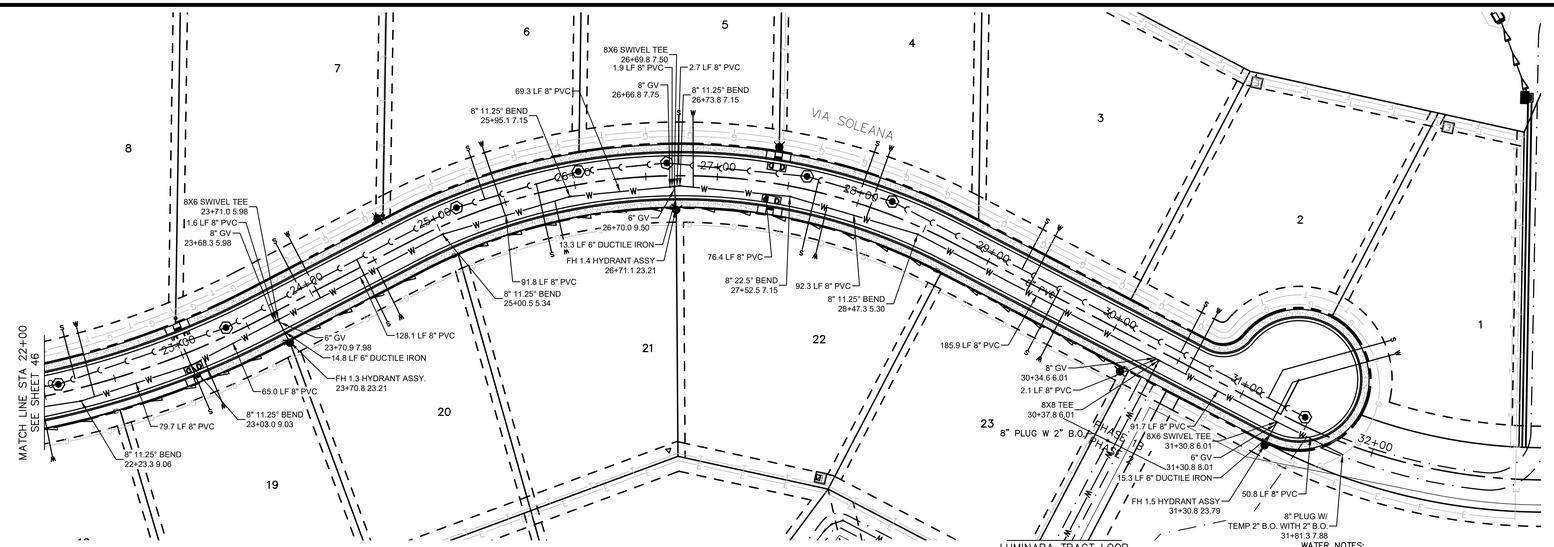
VIA SOLEANA - WATER P&P

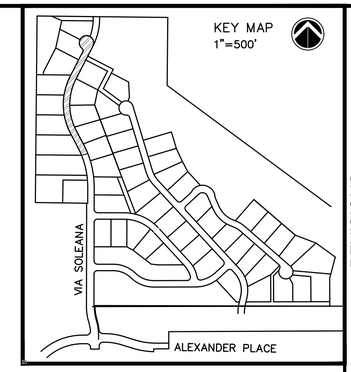
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50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
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▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
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LINETYPE LEGEND

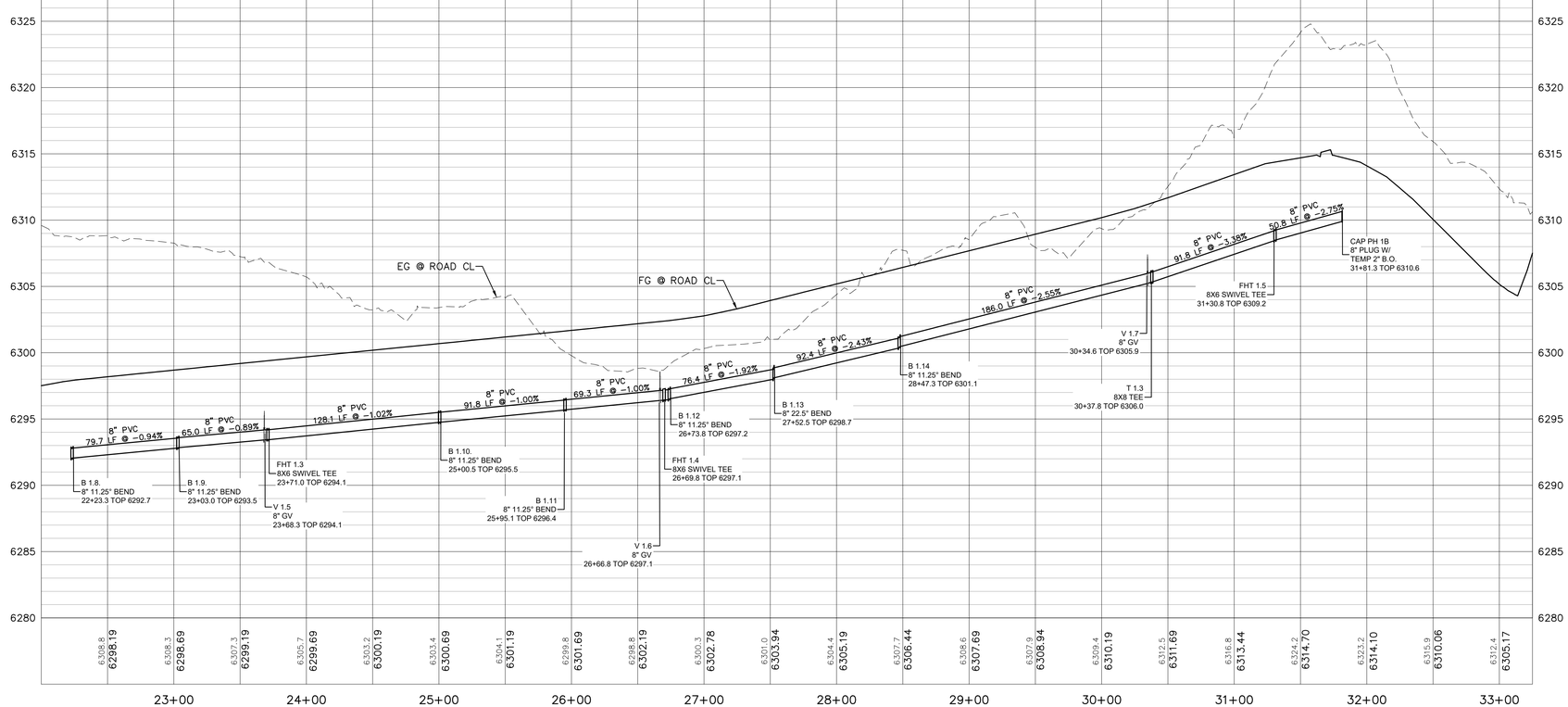
PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
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		SETBACK LINE
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		STORM SEWER
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PROFILE VIEW OF CL SOLEANA
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



PROFESSIONAL ENGINEER CERTIFICATION

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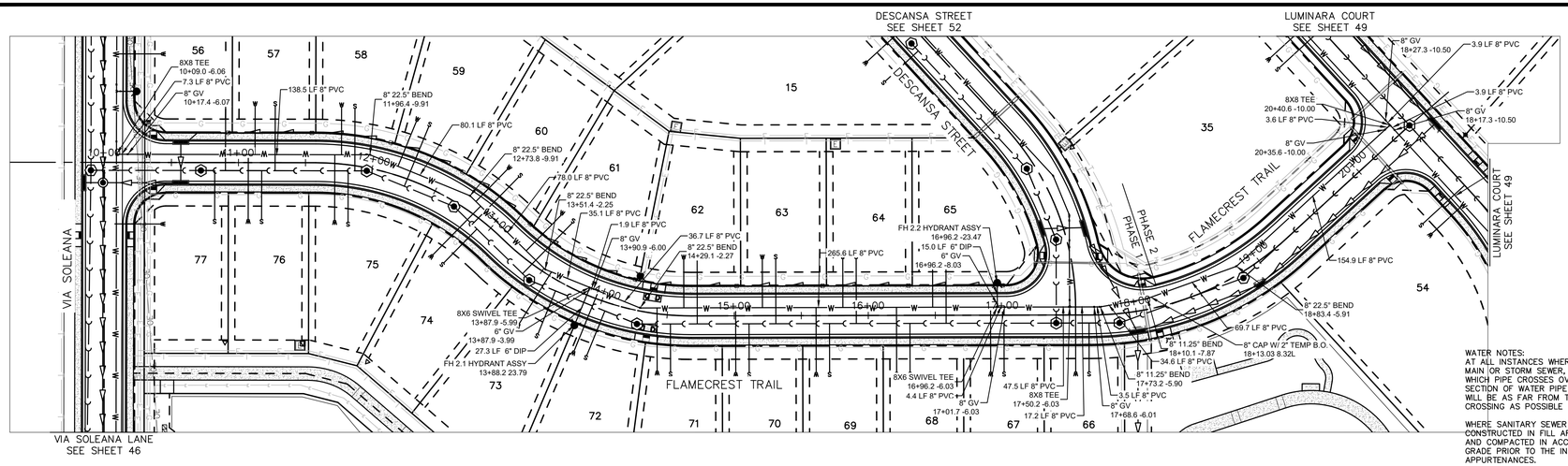
VIA SOLEANA - WATER P&P 2

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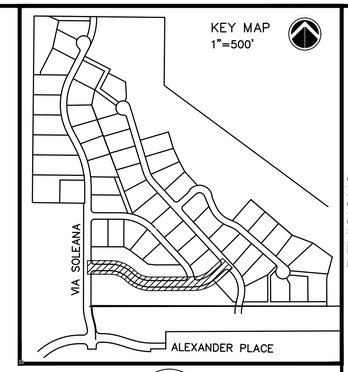
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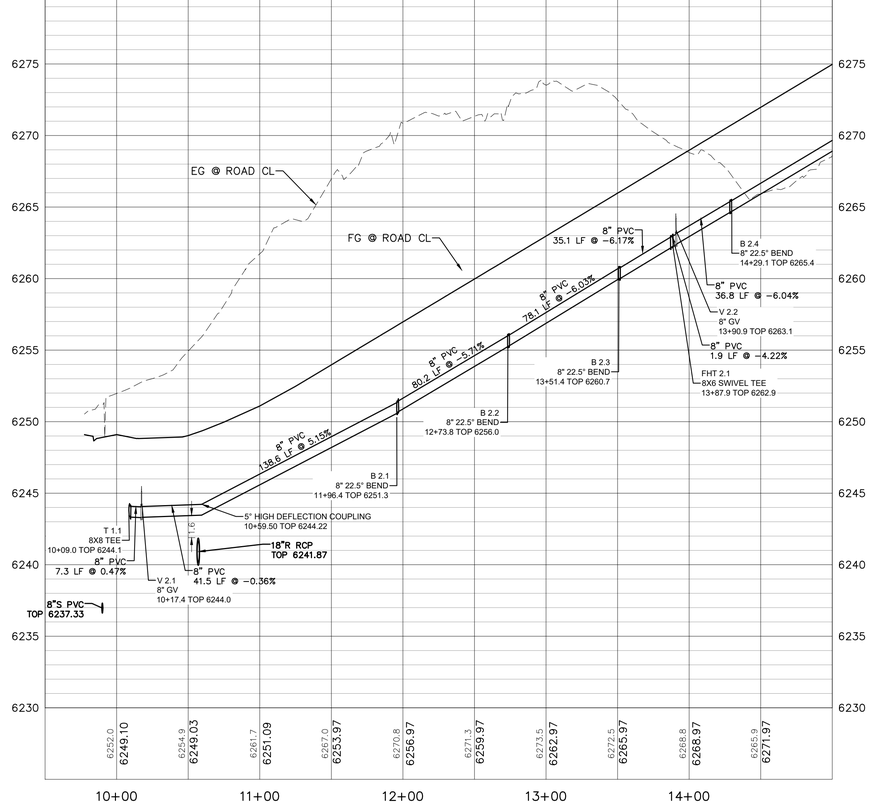
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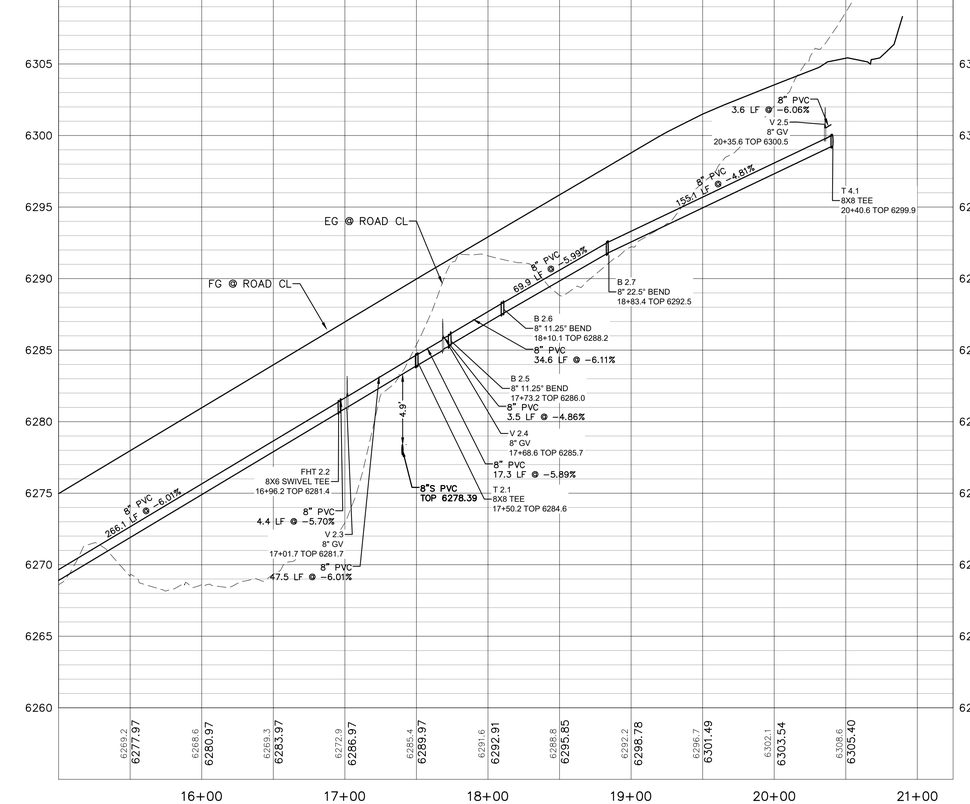
50 25 0 50 100

SCALE: 1" = 50'

PROFILE VIEW OF CL FLAMECREST
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



PROFILE VIEW OF CL FLAMECREST
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	△	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	⊙	HYDRANT
▣	E	ELEC. PEDESTAL/TRANSFORMER
✖	✖	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

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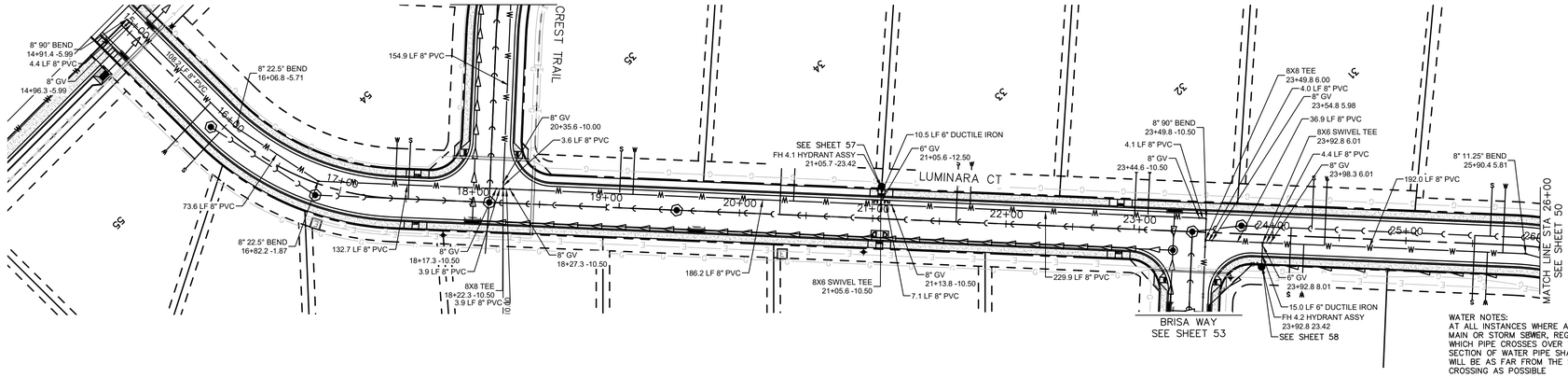
FLAMECREST TRAIL - WATER P&P

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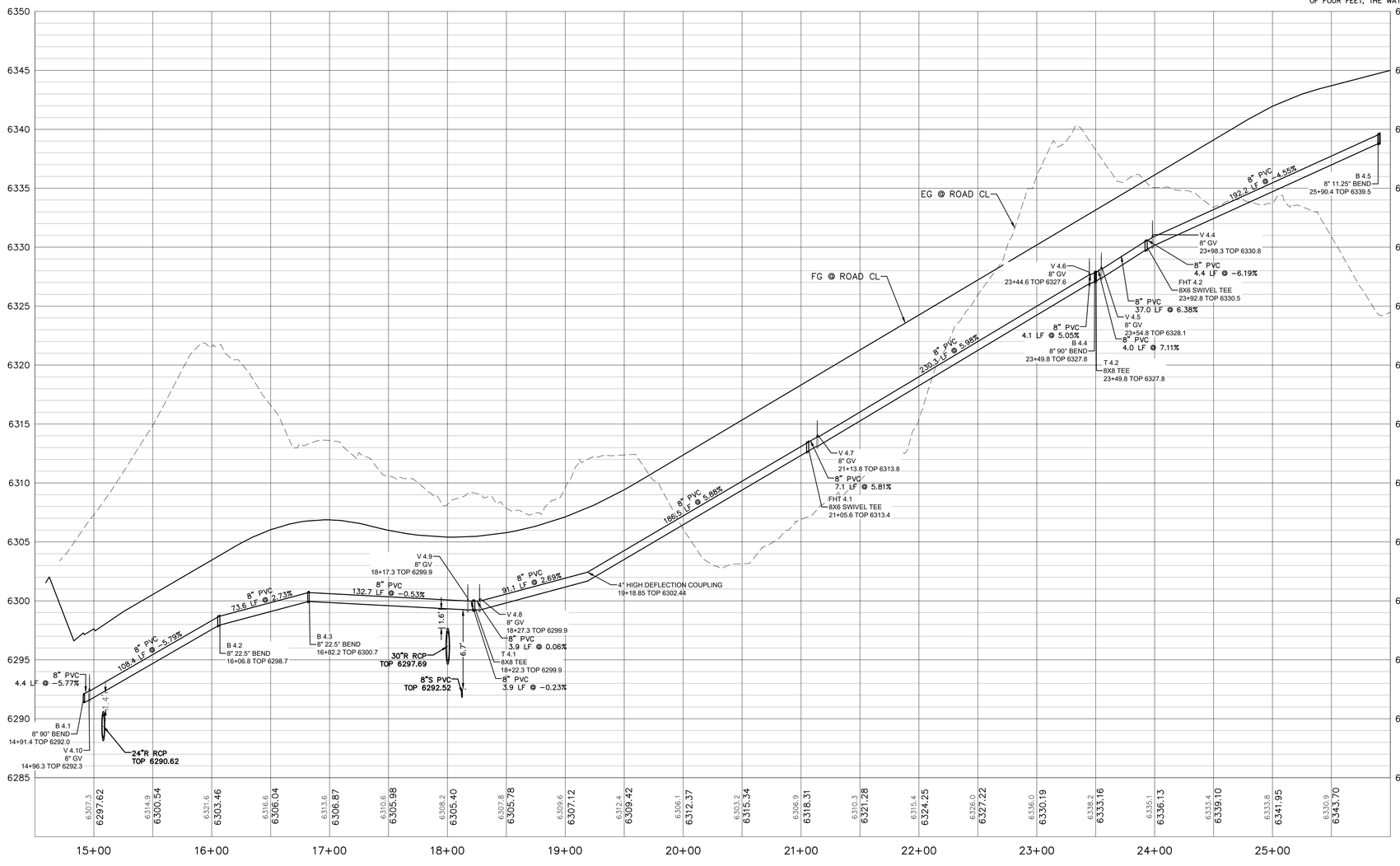
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PROFILE VIEW OF CL LUMINARA
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



WATER NOTES:
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SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	△	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
⧓	⧒	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
✕	✕	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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4	PER TOWN COMMENTS	7/28/26

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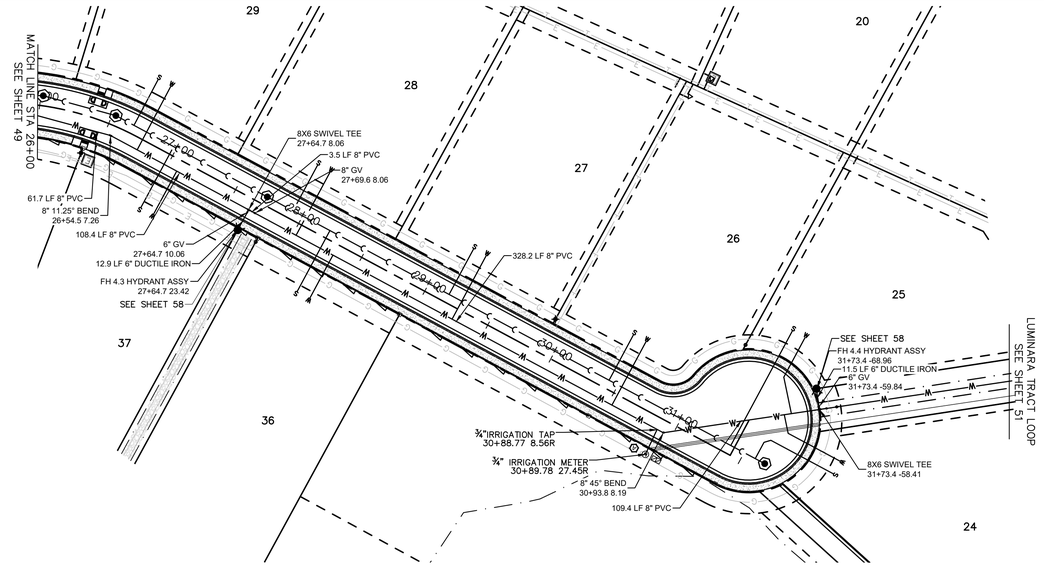
LUMINARA CT - WATER P&P

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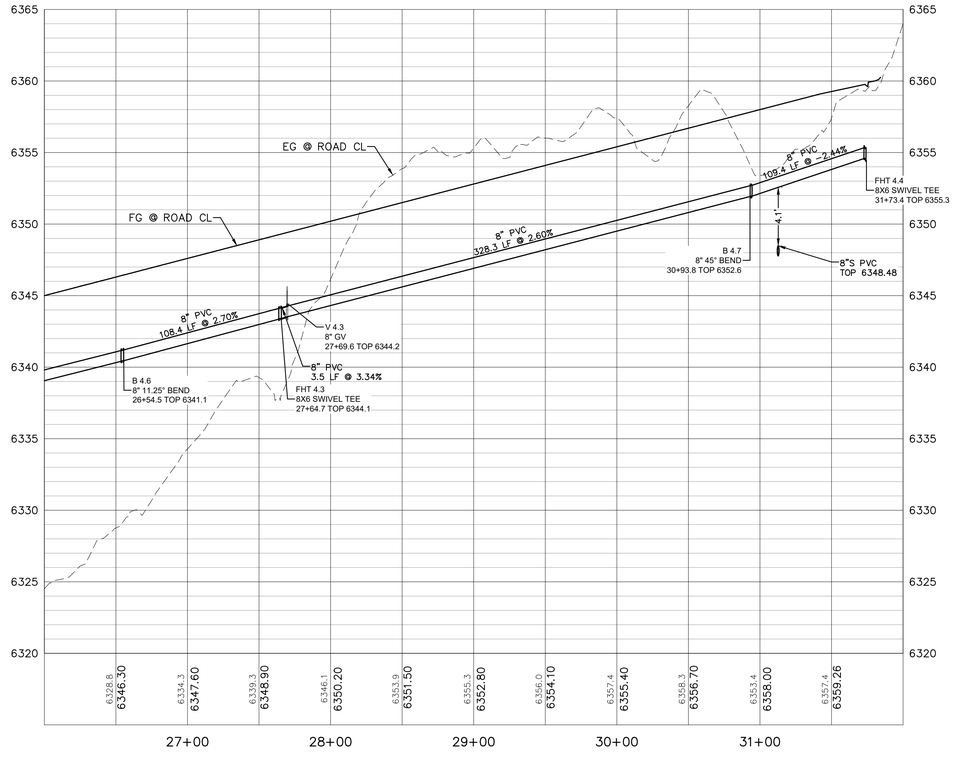


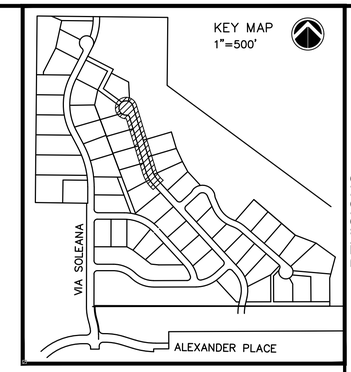
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PROFILE VIEW OF CL LUMINARA
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
●	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
		HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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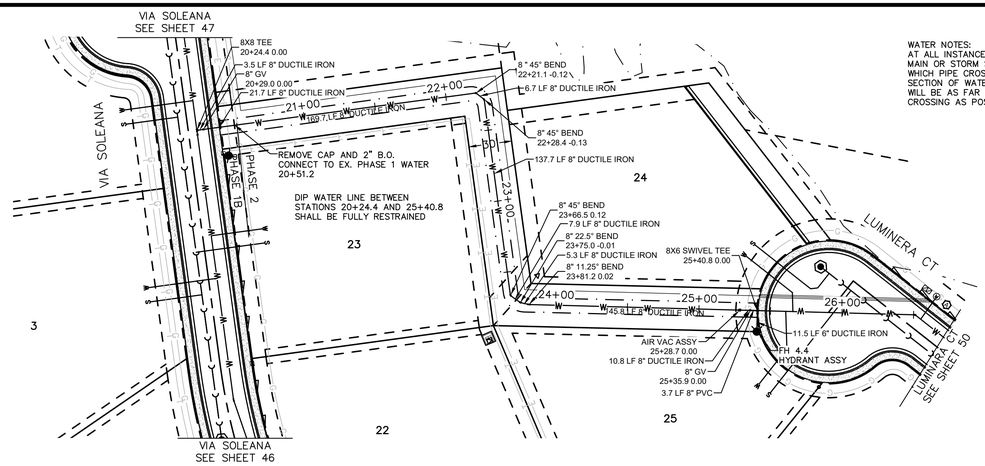
LUMINARA CT - WATER P&P 2

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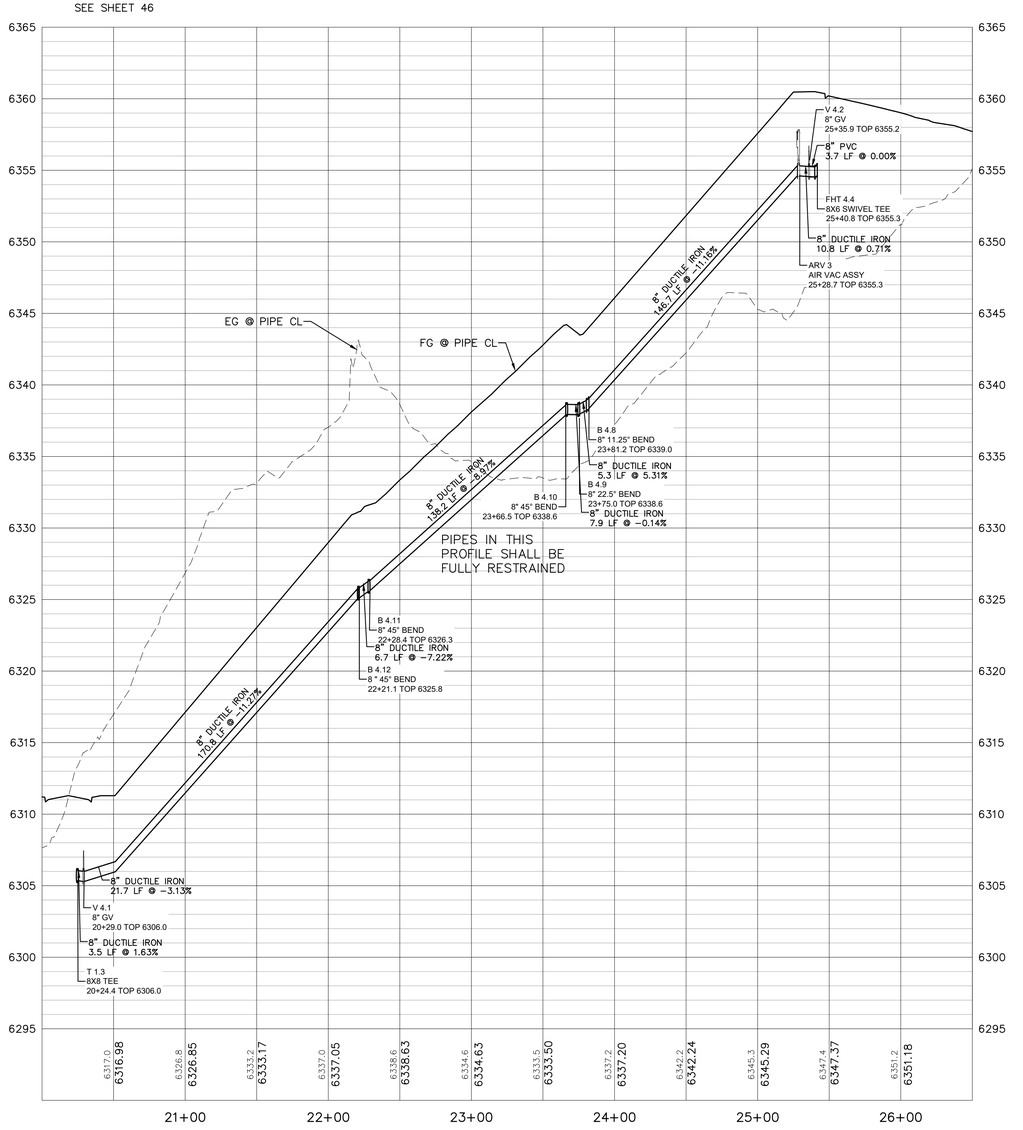
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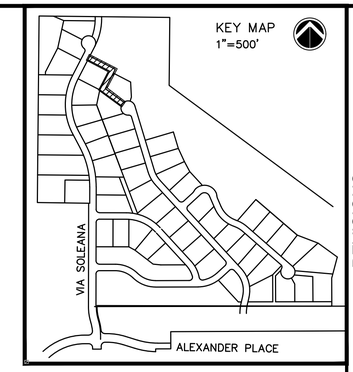
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50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◁	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
▣	▣	ELEC. PEDESTAL/TRANSFORMER
✱	✱	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
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OE	OE	OVERHEAD ELECTRIC
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G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

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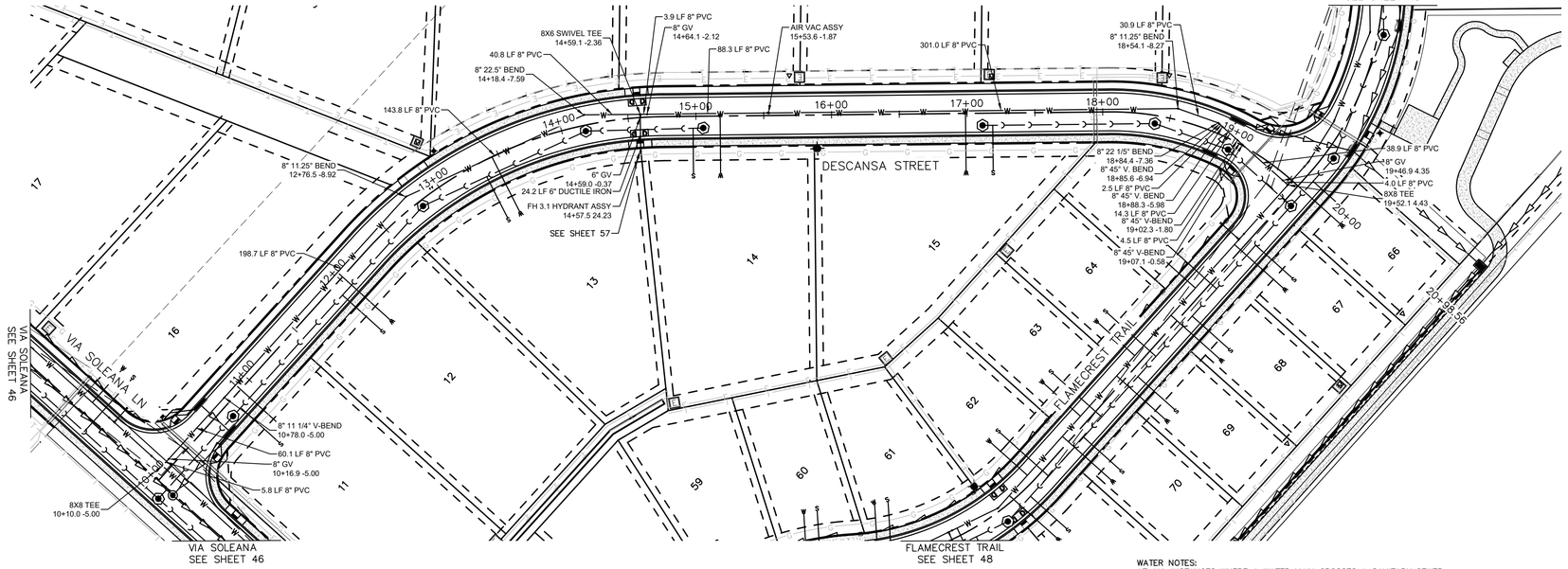
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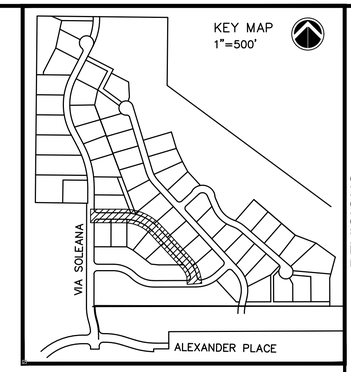
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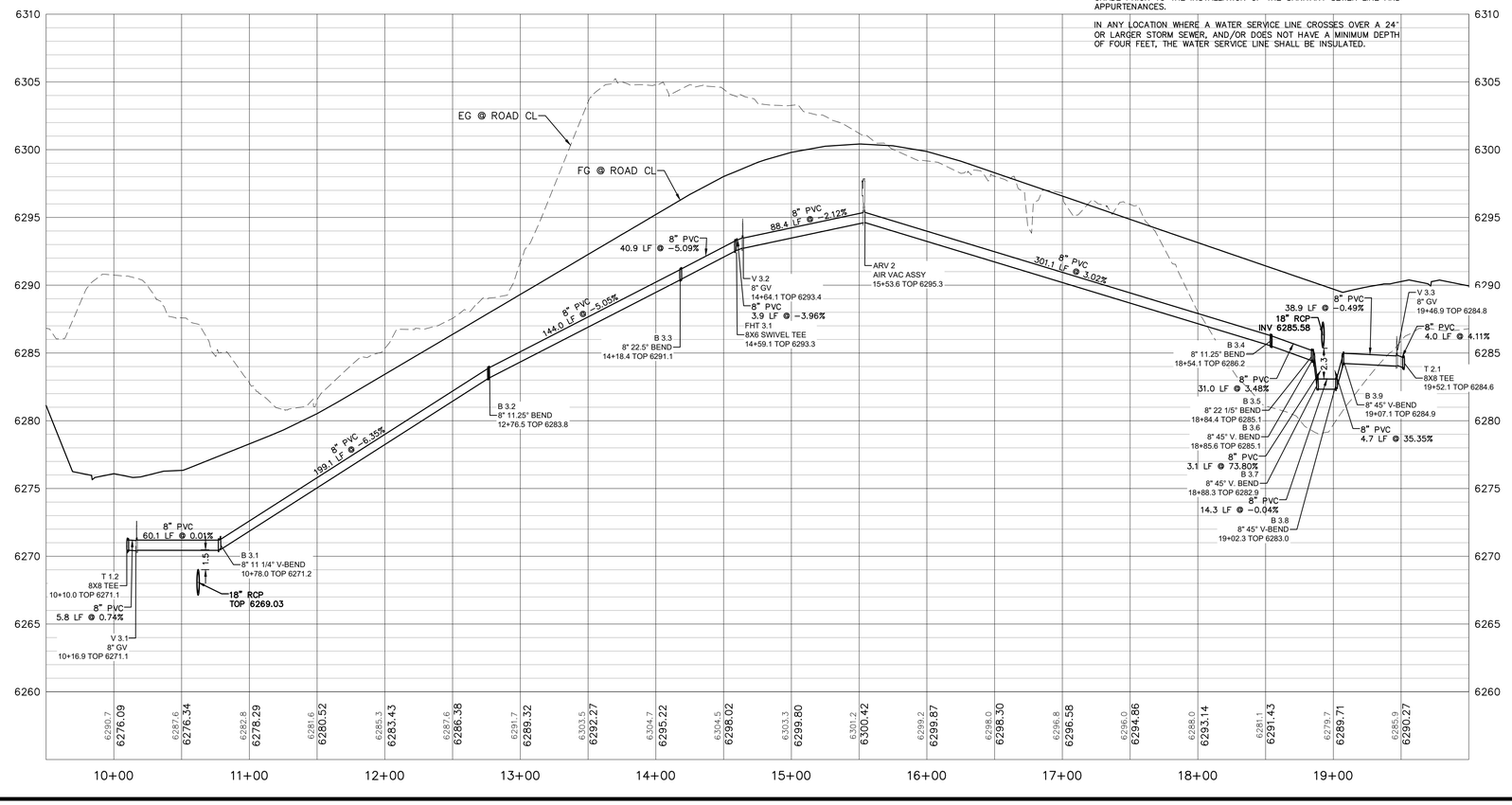




50 25 0 50 100

SCALE: 1" = 50'

PROFILE VIEW OF CL DESCANSA
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



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SYMBOL LEGEND

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◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	△	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
⧓	⧓	HYDRANT
E	E	ELEC. PEDESTAL/TRANSFORMER
☀	☼	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
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G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
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		RETAINING WALL
		PHASE LINE

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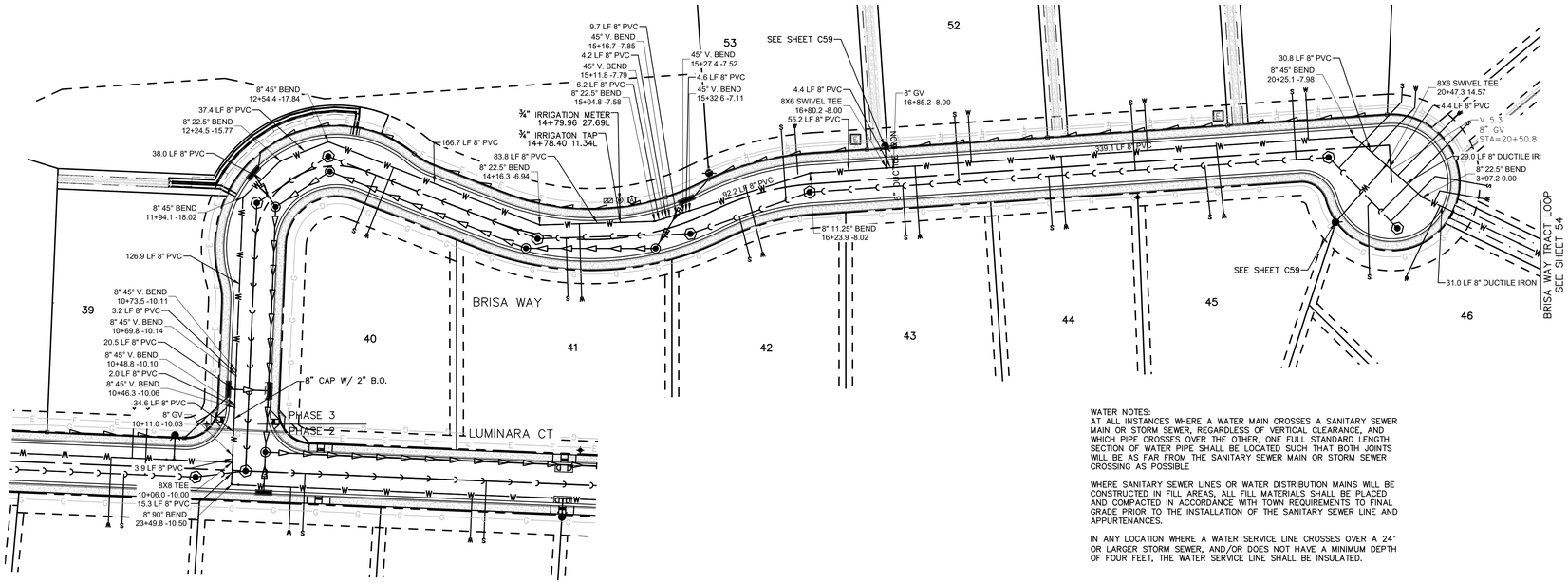
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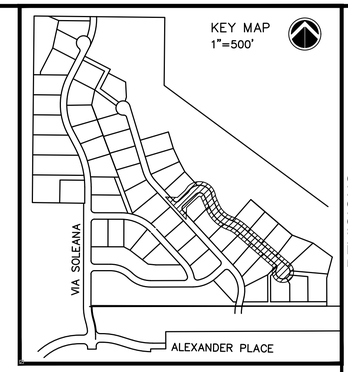
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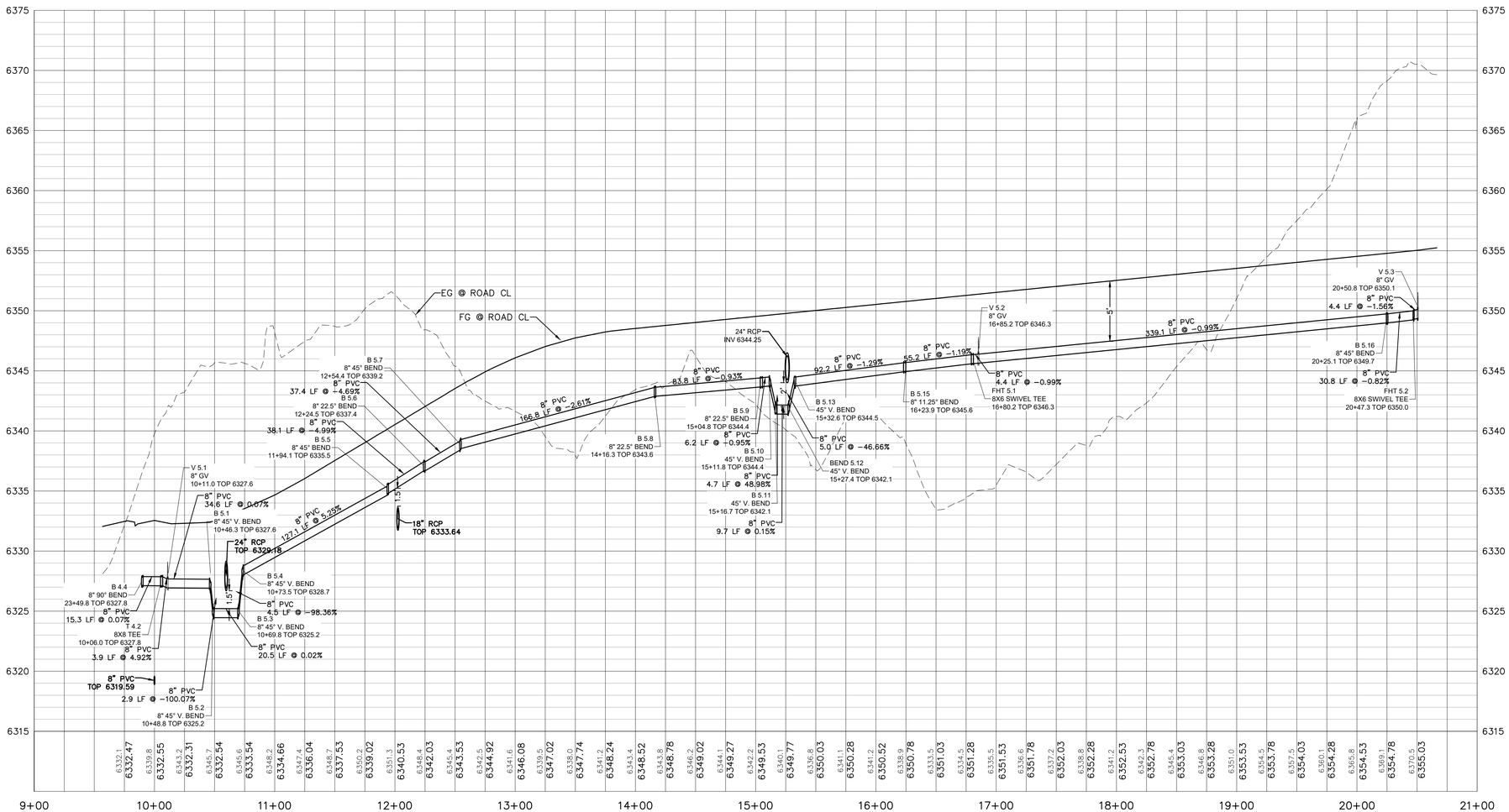




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50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
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TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

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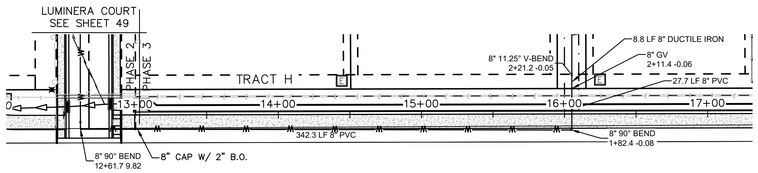
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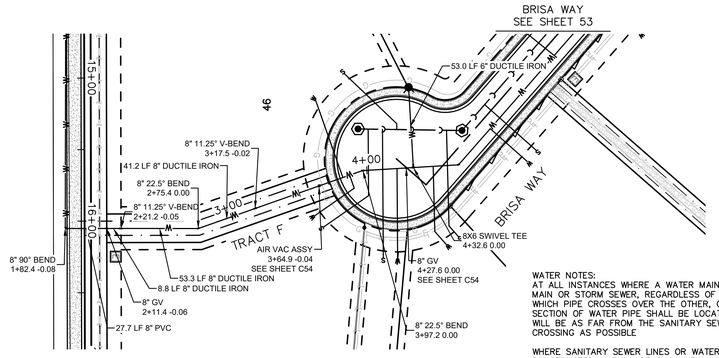
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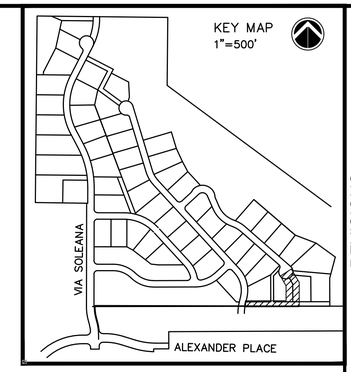
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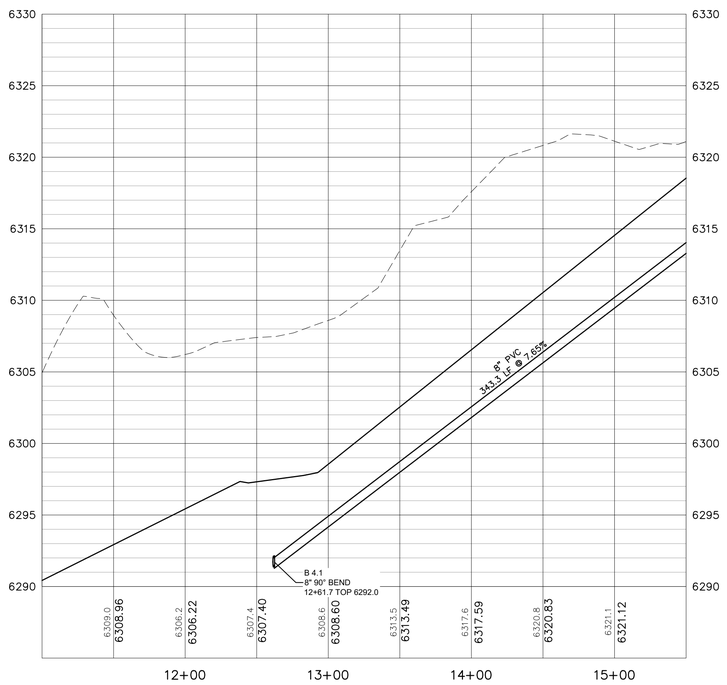




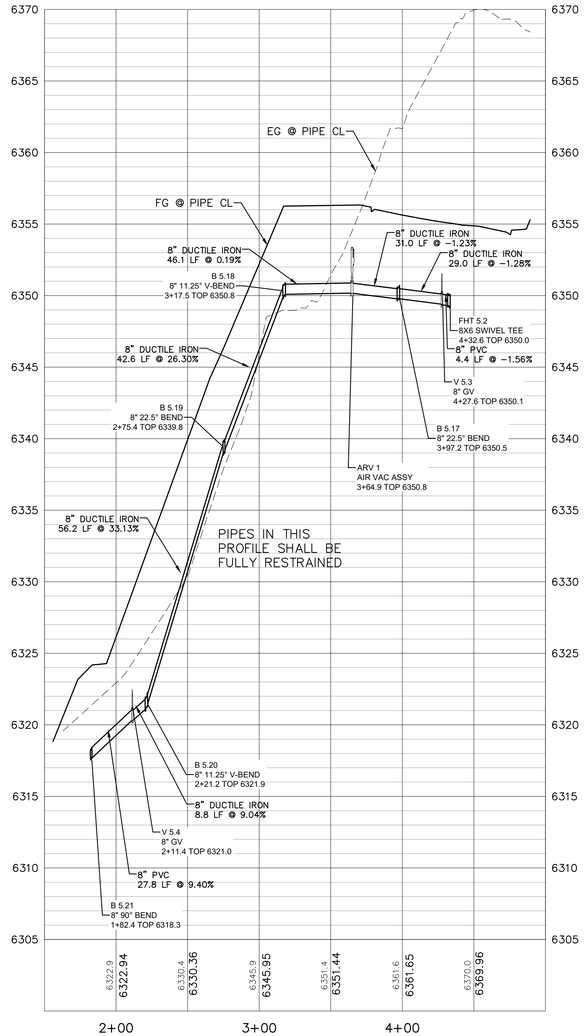
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IN ANY LOCATION WHERE A WATER SERVICE LINE CROSSES OVER A 24" OR LARGER STORM SEWER, AND/OR DOES NOT HAVE A MINIMUM DEPTH OF FOUR FEET, THE WATER SERVICE LINE SHALL BE INSULATED.



PHASE THREE WATER IN TRACT H MAY BE DEFERRED TO ADJACENT DEVELOPMENT FOR FINAL CONSTRUCTION



50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
■	▣	ELEC. PEDESTAL/TRANSFORMER
✖	☼	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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Suite 250-S
Greenwood Village, CO 80111
PH: 303.796.6000
www.imegcorp.com

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CASTLE ROCK, CO

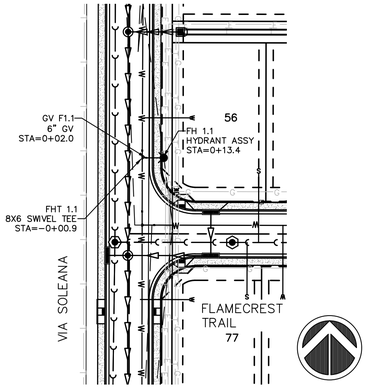
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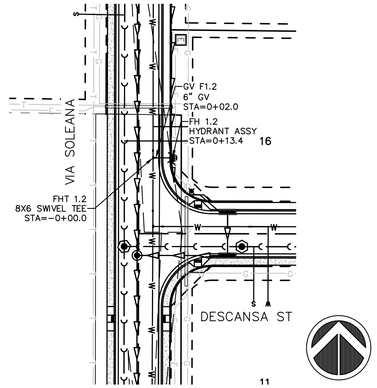
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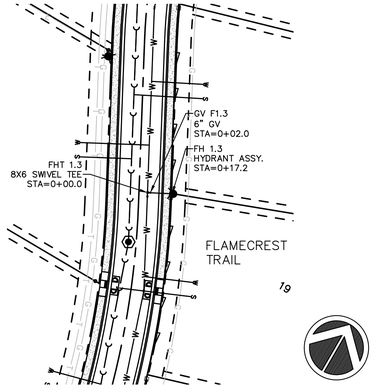
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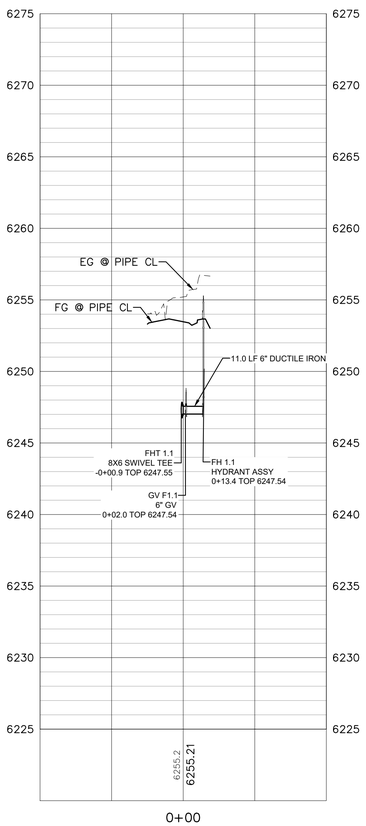
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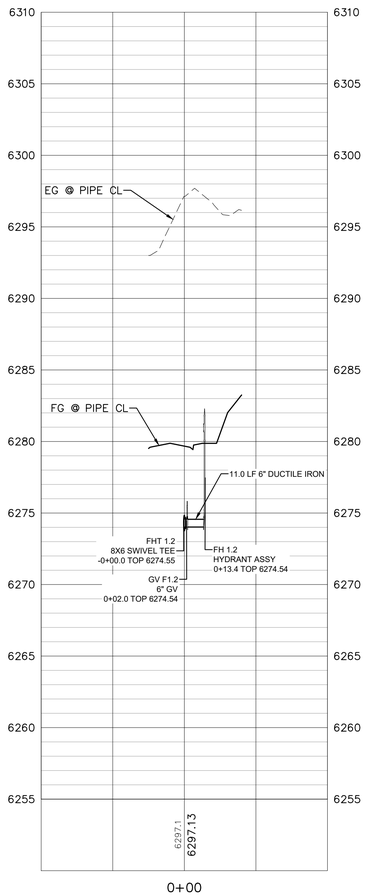




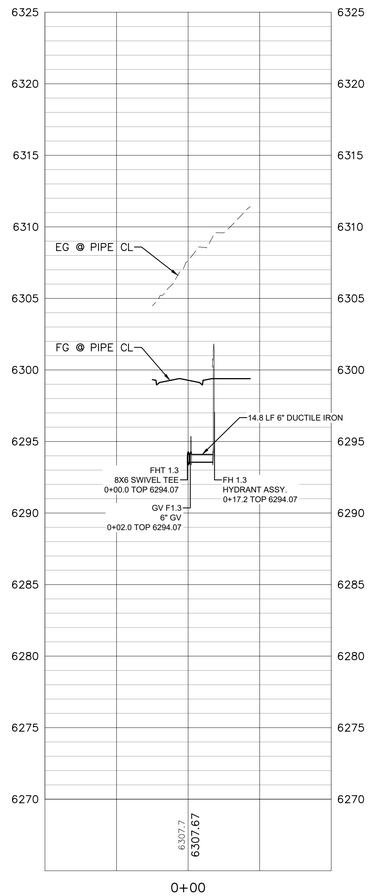




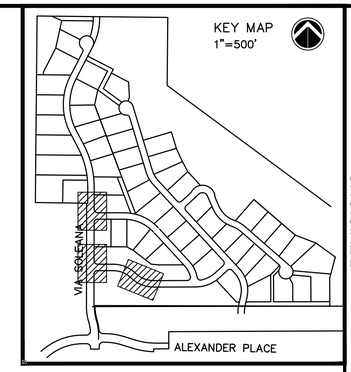
HYDRANT 1.1 LATERAL



HYDRANT 1.2 LATERAL



HYDRANT 1.3 LATERAL



No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
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4	PER TOWN COMMENTS	7/28/26

REVISIONS

50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
▬		STORM TYPE C/D INLET
▬		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
■	▣	ELEC. PEDESTAL/TRANSFORMER
✖	✖	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

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DEVELOPMENT SERVICES DEPARTMENT DATE

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www.imegcorp.com
7600 E Orchard Rd
Suite 250-S
Greenwood Village, CO 80111

SOLEANA SUBDIVISION
CASTLE ROCK, CO

HYDRANT LATERALS 1

IMEG Project No: 20002764.00

File Name: 20002764.00-Water Tract.dwg

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Field Book No:

Drawn By: ----

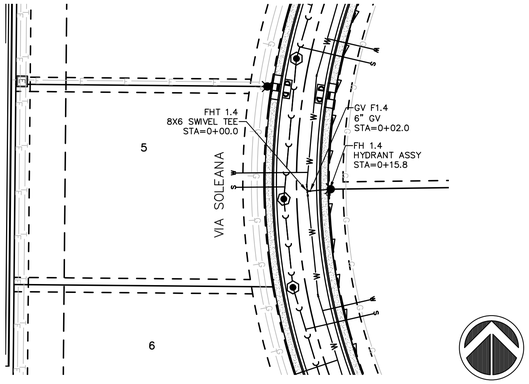
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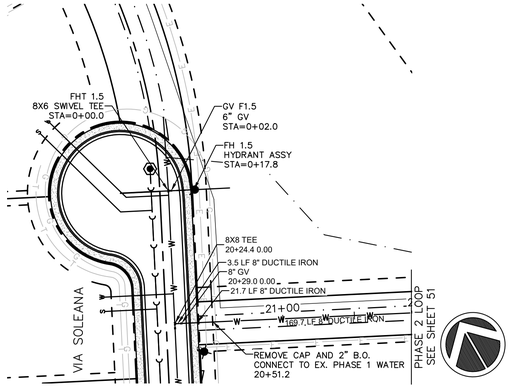
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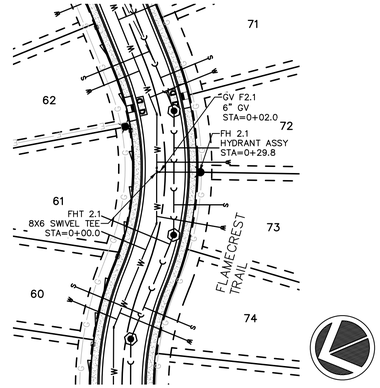
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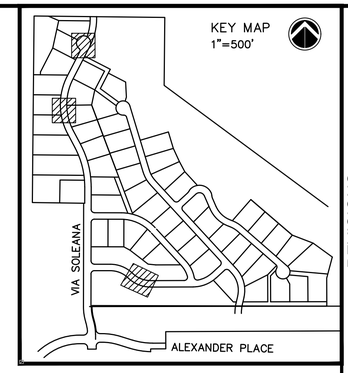
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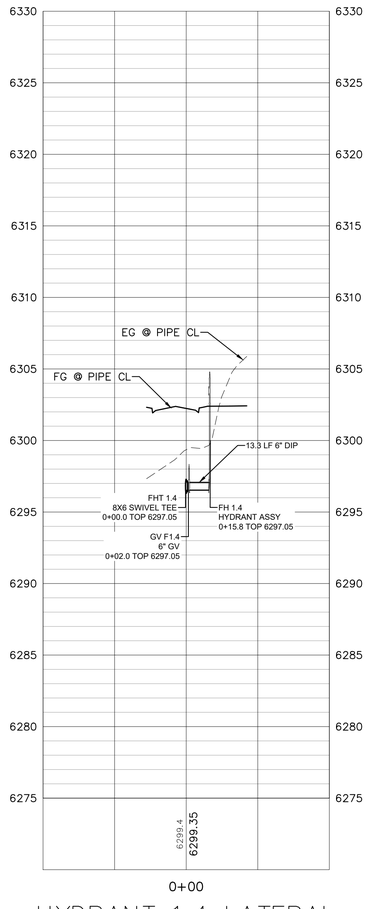
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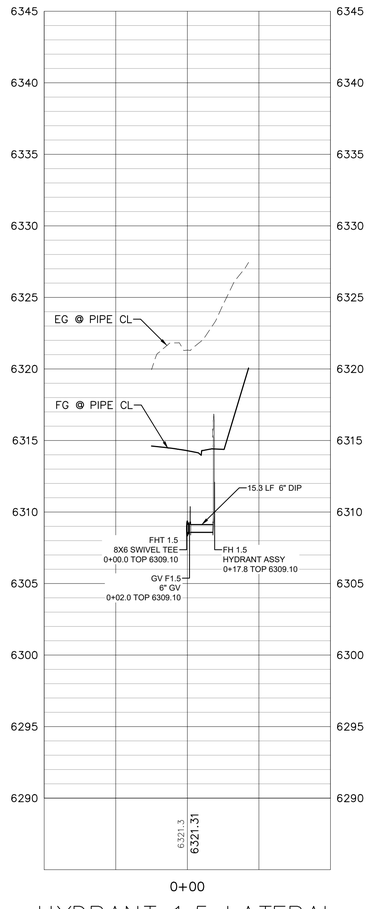




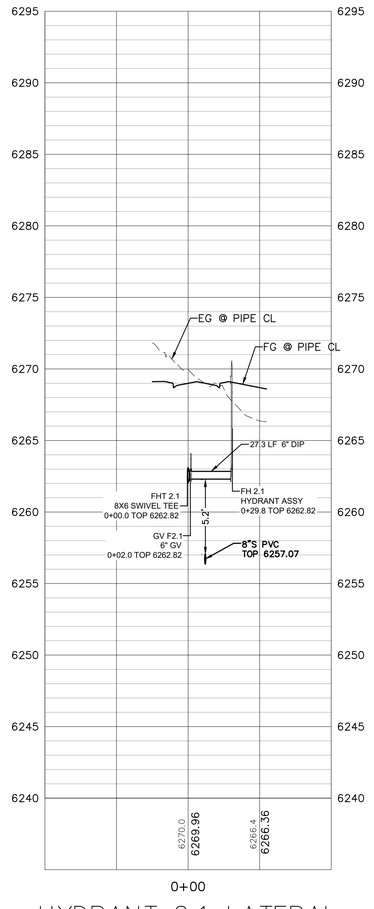




HYDRANT 1.4 LATERAL



HYDRANT 1.5 LATERAL



HYDRANT 2.1 LATERAL

50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
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■	▣	ELEC. PEDESTAL/TRANSFORMER
✖	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
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		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
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G	G	GAS LINE
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T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
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1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

REVISIONS

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HYDRANT LATERALS 2

IMEG Project No: 20002764.00

File Name: 20002764.00-Water Tract.dwg

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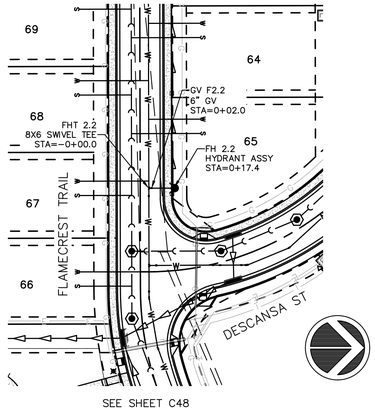
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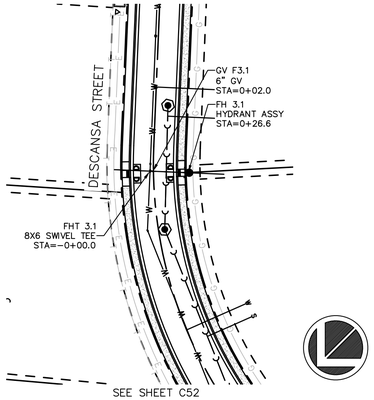
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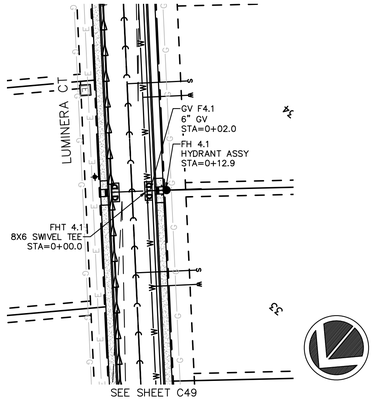
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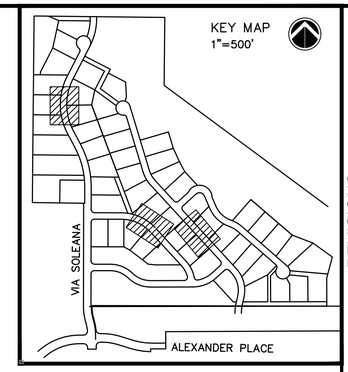
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SEE SHEET C49



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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

REVISIONS

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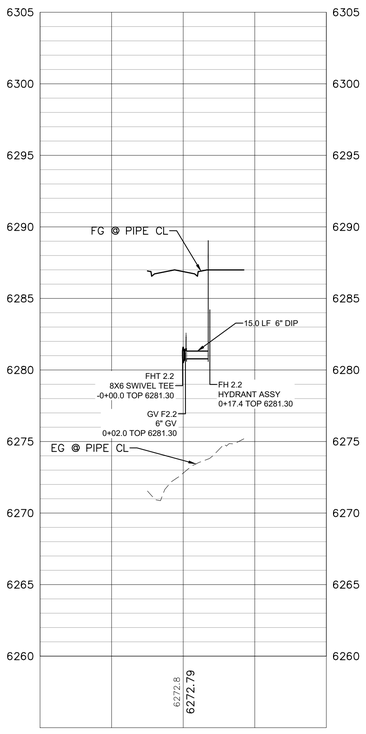
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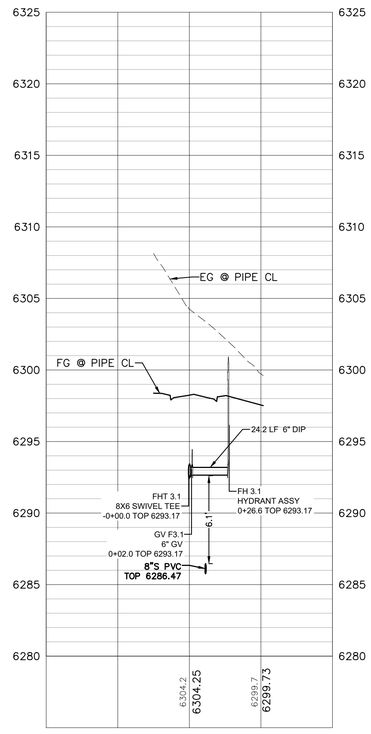
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▬	▭	STORM INLET
▬		STORM TYPE C/D INLET
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●	○	HYDRANT
■	▣	ELEC. PEDESTAL/TRANSFORMER
✕	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

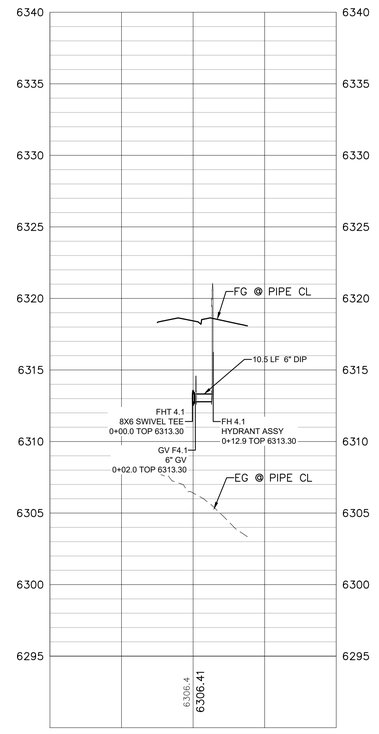
PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
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TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
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HYDRANT 2.2 LATERAL



HYDRANT 3.1 LATERAL



HYDRANT 4.1 LATERAL

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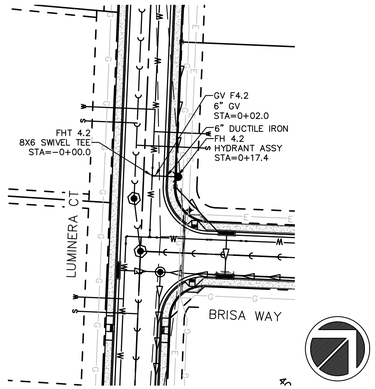
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CASTLE ROCK, CO

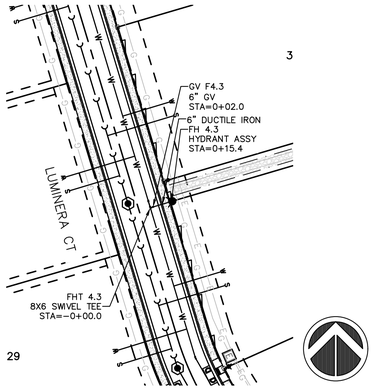
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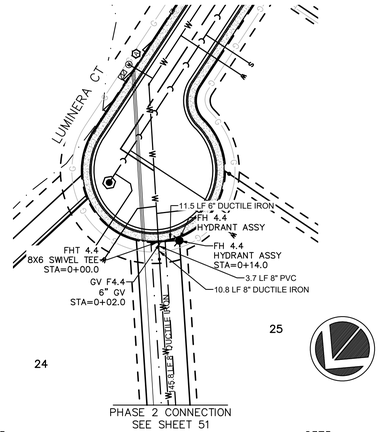
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File Name: 20002764.00-Water Tract.dwg
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Drawn By: ----
Checked By: RAR
Date: 02-02-2022

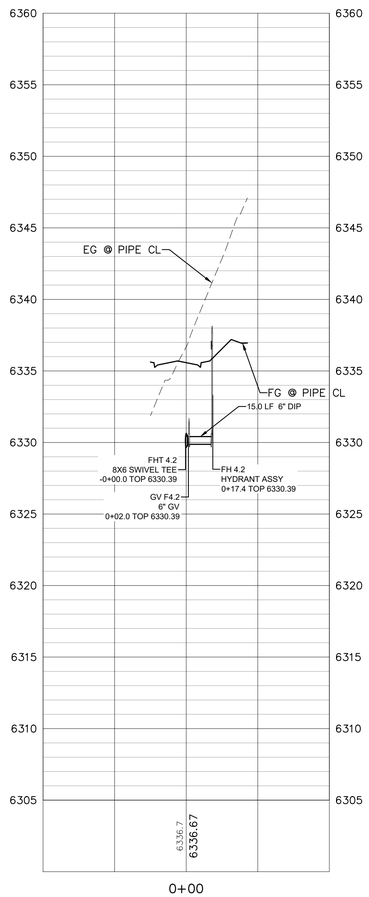
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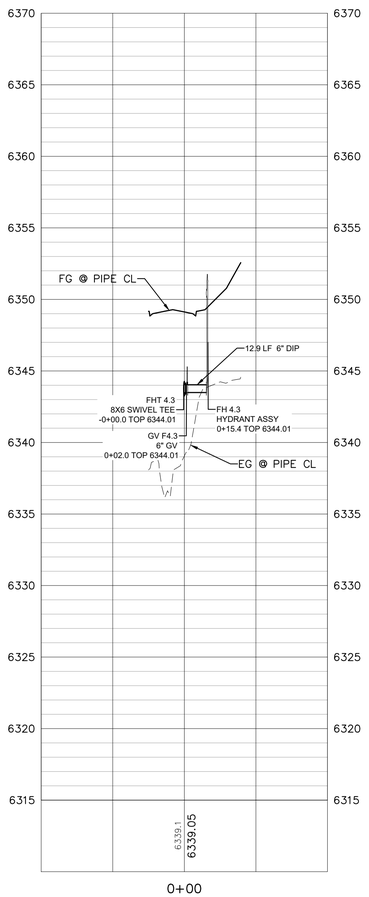




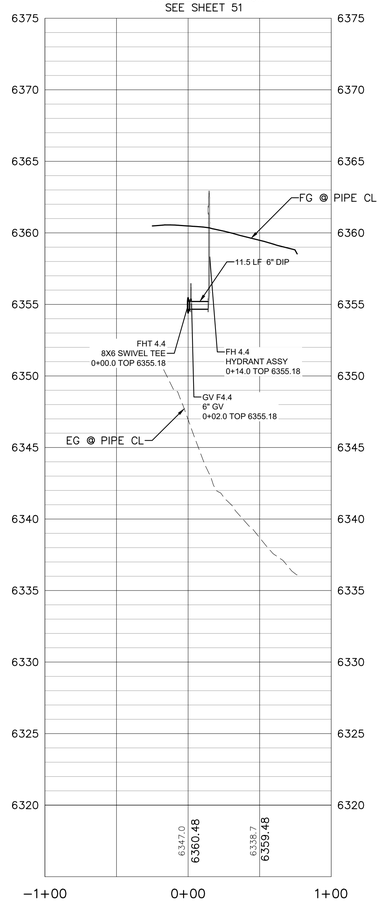




HYDRANT 4.2 LATERAL



HYDRANT 4.3 LATERAL

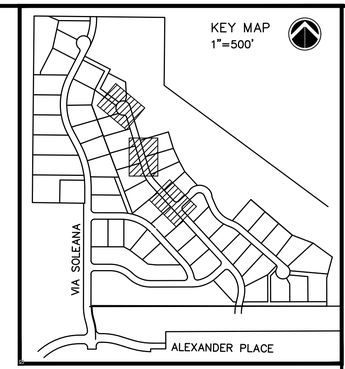


HYDRANT 4.4 LATERAL

WATER NOTES:
AT ALL INSTANCES WHERE A WATER MAIN CROSSES A SANITARY SEWER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER MAIN OR STORM SEWER CROSSING AS POSSIBLE

WHERE SANITARY SEWER LINES OR WATER DISTRIBUTION MAINS WILL BE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH TOWN REQUIREMENTS TO FINAL GRADE PRIOR TO THE INSTALLATION OF THE SANITARY SEWER LINE AND APPURTENANCES.

IN ANY LOCATION WHERE A WATER SERVICE LINE CROSSES OVER A 24" OR LARGER STORM SEWER, AND/OR DOES NOT HAVE A MINIMUM DEPTH OF FOUR FEET, THE WATER SERVICE LINE SHALL BE INSULATED.



REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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HYDRANT LATERALS 4

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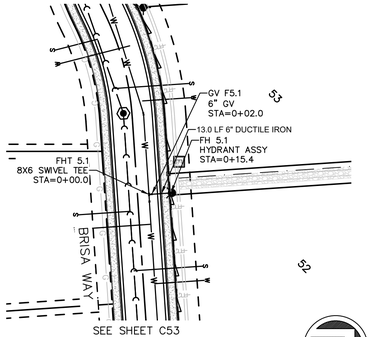
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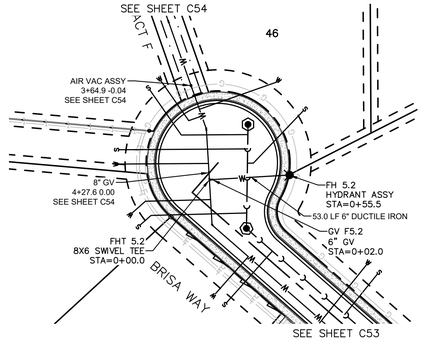
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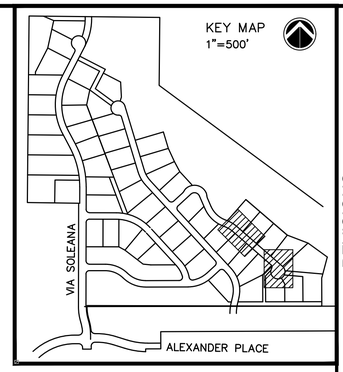
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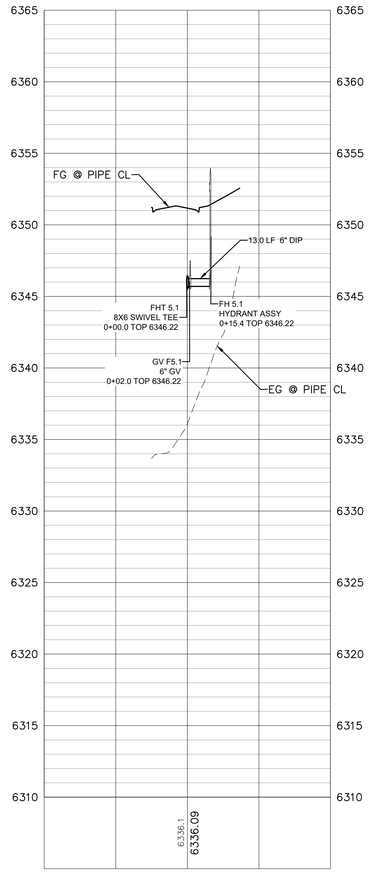
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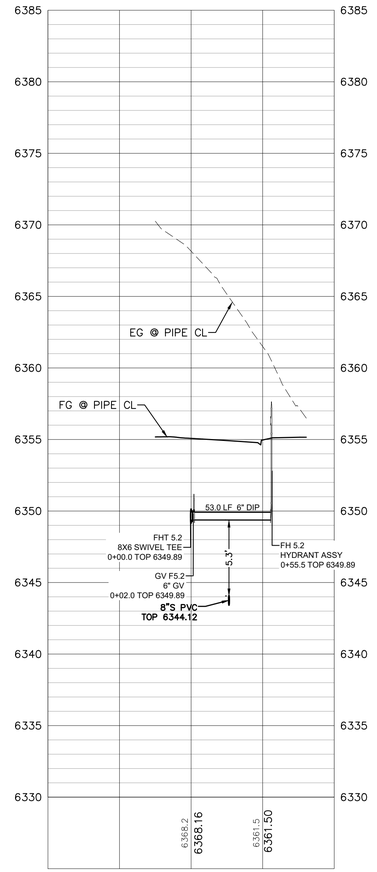








HYDRANT 5.1 LATERAL



HYDRANT 5.2 LATERAL

50 25 0 50 100

SCALE: 1" = 50'

SYMBOL LEGEND

PROPOSED	EXISTING	
◉	◎	STORM MANHOLE
▬	▭	STORM INLET
▬		STORM TYPE C/D INLET
▬		STORM TYPE R INLET
◀	◁	FLARED END SECTION
⬢	⬡	SANITARY MANHOLE
▣	▣	SANITARY/STORM CLEANOUT
●	○	HYDRANT
▣	▣	ELEC. PEDESTAL/TRANSFORMER
✕	○	LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
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		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
W	W	WATER LINE
OE	OE	OVERHEAD ELECTRIC
E	E	UNDERGROUND ELECTRIC
G	G	GAS LINE
TV	TV	TELEVISION LINE
T	T	TELEPHONE LINE
FOC	FOC	FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE

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PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

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HYDRANT LATERALS 5

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TRACT A

TRACT E

STRIPPED FIRE LANE

NO PARKING FIRE LANE

LIGHT POLE
N:1578376.7
E:3180264.6

LIGHT POLE
N:1578137.7
E:3180109.2

TRAFFIC CALMING

VIA SOLEANA

LUMINARA COURT

LIGHT POLE
N:1577716.6
E:3180231.4

LIGHT POLE
N:1577714.7
E:3180700.8

DIAMOND RIDGE ESTATES

1 2 3 4 5 6 7 8 18 19 20 21 22 23 24 25 26 27 28 36 37 38

FIRE LANE MARKING NOTES
SIGNS SHALL BE MOUNTED AT A HEIGHT OF AT LEAST 7' MOUNTED AT A 30 TO 40 DEGREE ANGLE SO THAT THE SIGNS ARE VISIBLE WHEN ATTEMPTING TO PARK.
A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH ARROWS POINTING IN THE DIRECTION OF THE ZONE
ADEQUATE SIGNAGE NEEDS TO BE INSTALLED TO PROVIDE DRIVERS WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.

'FIRE LANE NO PARKING' CURB MARKING:
ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN IN A WEATHER-RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
CURBING SHALL BE LABELED, 'NO PARKING -FIRE LANE' IN ALL UPPER-CASE LETTERS
LETTERING SHALL BE NO LESS THAN THREE (3') INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB.
LETTERING SHALL BE LOCATED NO MORE THAN FIFTY FEET (50') APART AND WITHIN FIVE FEET (5') OF THE BEGINNING AND END OF ANY FIRE LANE.

KEY MAP
1"=500'

VIA SOLEANA

ALEXANDER PLACE

50 25 0 50 100
SCALE: 1" = 50'

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4	PER TOWN COMMENTS	7/28/26

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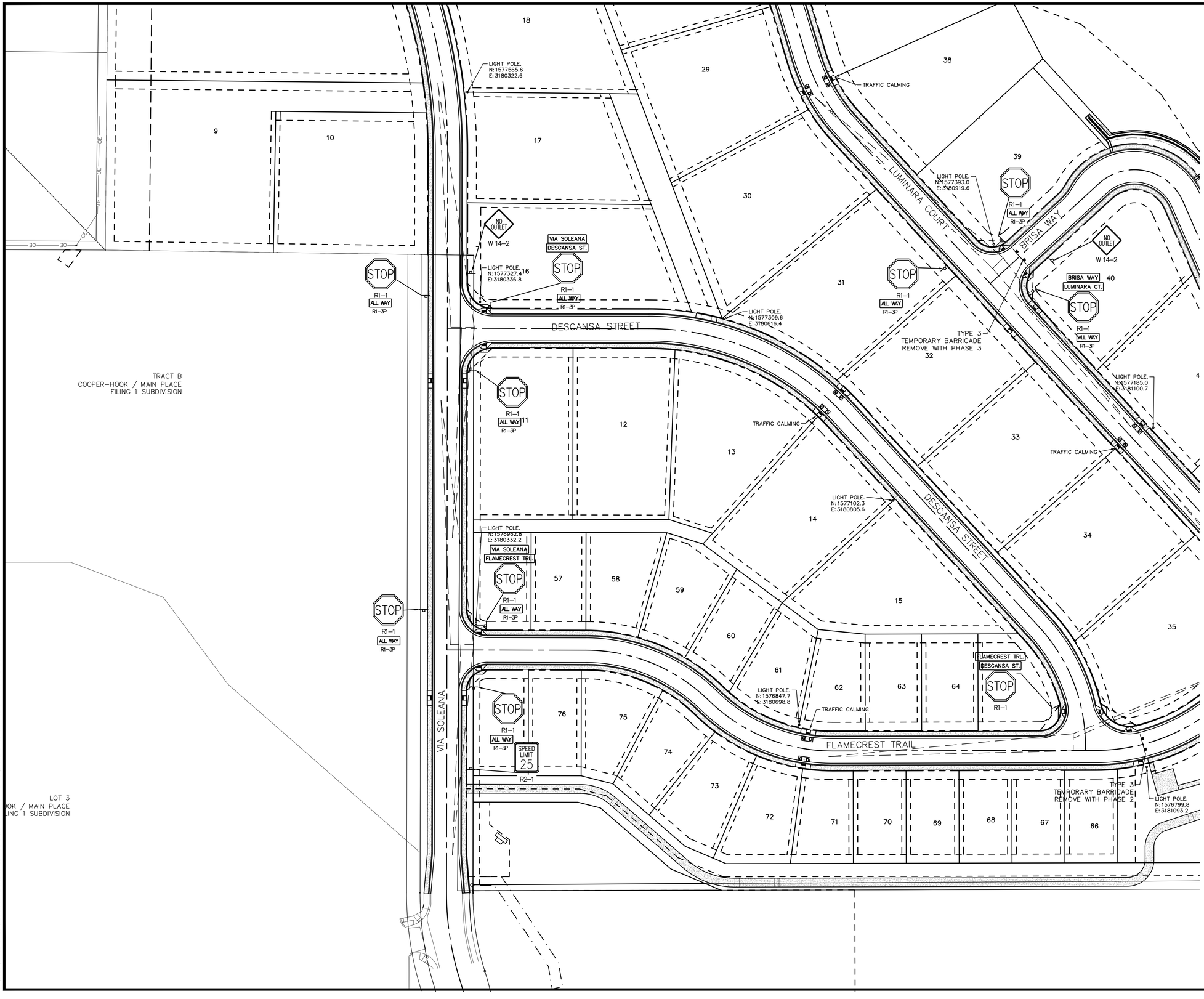
SIGNAGE STRIPING AND LIGHTING SHEET-1

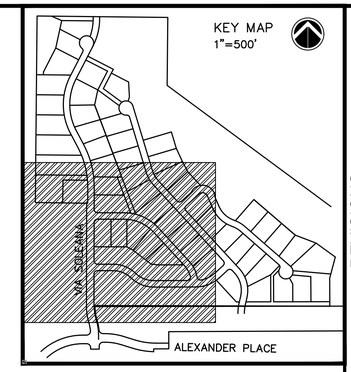
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Checked By: RAR
Date: 02-02-2022

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50 25 0 50 100

SCALE: 1" = 50'

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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SIGNAGE STRIPING AND LIGHTING SHEET-2

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File Name: 20002764.00 Signage Striping and Lighting Plan.dwg

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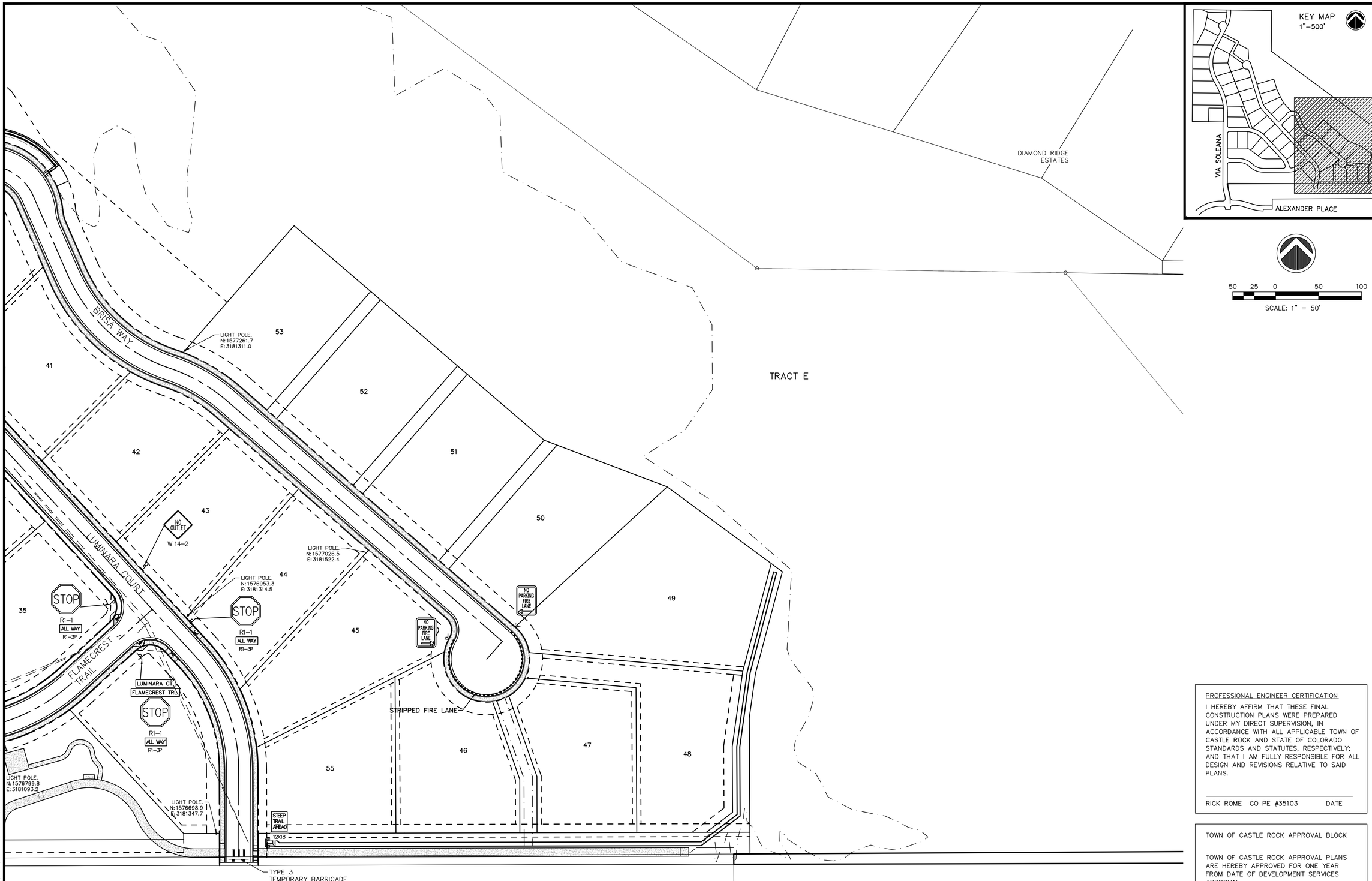
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LOT 4
COOPER-HOOK / MAIN PLACE
FILING 1 SUBDIVISION

50 25 0 50 100
SCALE: 1" = 50'

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SIGNAGE STRIPING AND LIGHTING SHEET-3

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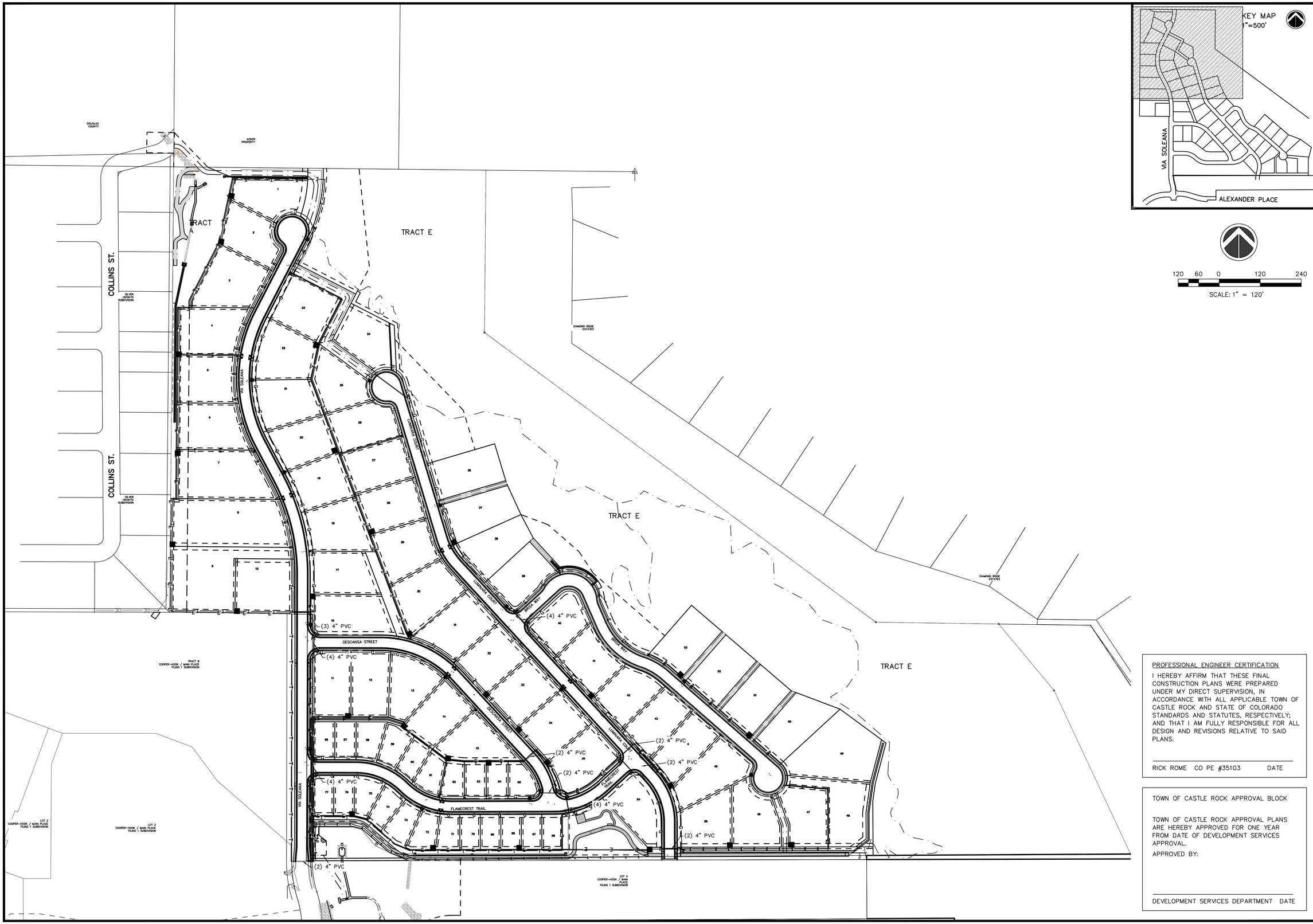
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120 60 0 120 240

SCALE: 1" = 120'

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

REVISIONS

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CONDUIT PLAN

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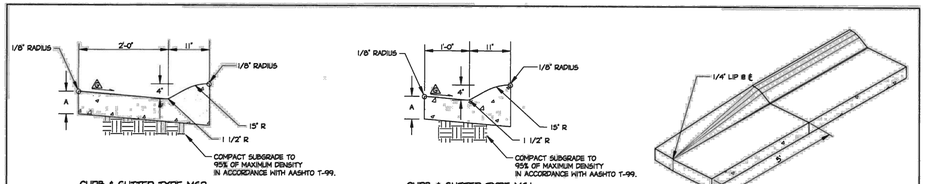
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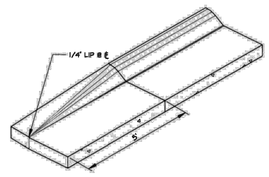
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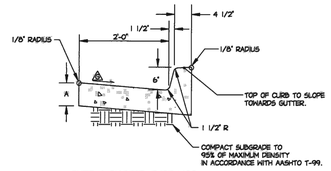
CURB & GUTTER TYPE M52

CURB & GUTTER TYPE M51

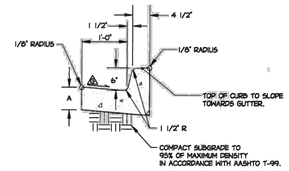
MOUNTABLE CURB & GUTTER



MOUNTABLE CURB & GUTTER TERMINATION

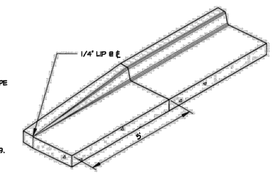


CURB & GUTTER TYPE VC2

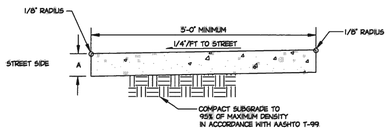


CURB & GUTTER TYPE VC1

VERTICAL CURB & GUTTER



VERTICAL CURB & GUTTER TERMINATION



SIDEWALK

GENERAL NOTES

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

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

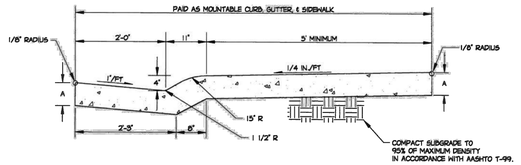
Sheet Revisions	
Date	Comments

Town of Castle Rock
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Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

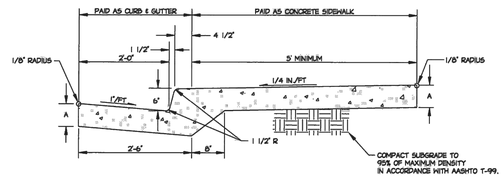
CURB, GUTTERS, AND SIDEWALK

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

DETAIL PLAN NO.
CG-1
Sheet 1 of 1



MOUNTABLE CURB, GUTTER, & SIDEWALK



VERTICAL CURB, GUTTER, & SIDEWALK

GENERAL NOTES

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

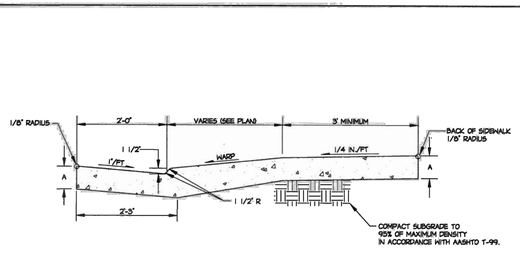
Sheet Revisions	
Date	Comments

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

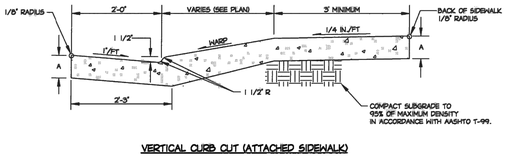
CURB, GUTTERS, & ATTACHED SIDEWALK

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

DETAIL PLAN NO.
CG-2
Sheet 1 of 1



MOUNTABLE CURB CUT (ATTACHED SIDEWALK)



VERTICAL CURB CUT (ATTACHED SIDEWALK)

GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CURB CUTS SHALL BE PAD BY SQUARE YARD, BY CONCRETE PAVEMENT (A).
3. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
4. CURB CUTS SHALL BE PLACED MONOLITHIC.

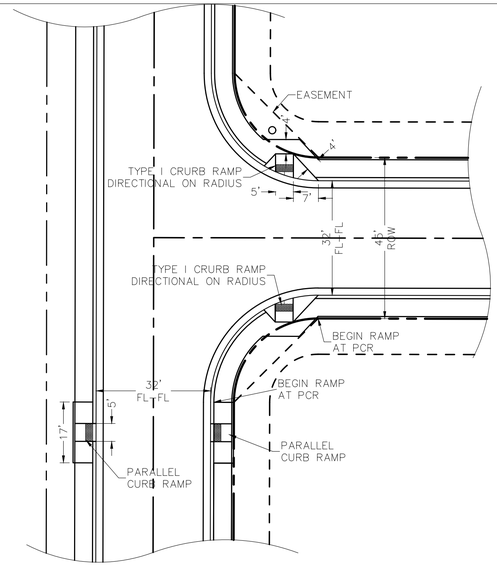
Sheet Revisions	
Date	Comments

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

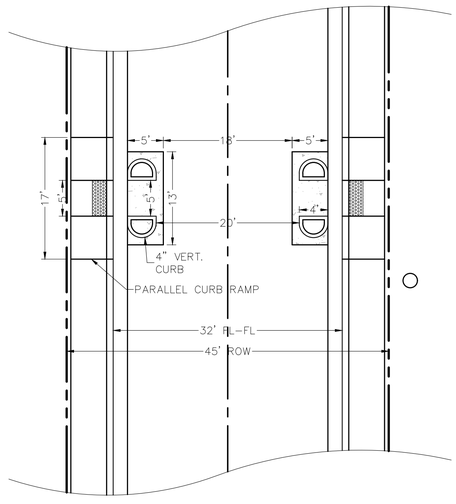
CURB CUTS WITH ATTACHED SIDEWALK

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

DETAIL PLAN NO.
CG-4
Sheet 1 of 1



TYPICAL INTERSECTION
1"=20'



TYPICAL TRAFFIC CALMING
1"=10'

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

REVISIONS

IMEG
PH: 303.796.6000
www.imegcorp.com
7600 E Orchard Rd
Suite 250-S
Greenwood Village, CO 80111

SOLEANA SUBDIVISION
CASTLE ROCK, CO

ROAD DETAILS 1

IMEG Project No: 20002764.00

File Name: 20002764.00 Road Details.dwg

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Field Book No:

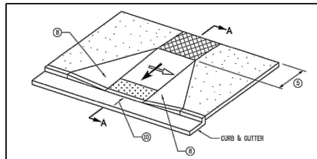
Drawn By: ----

Checked By: RAR

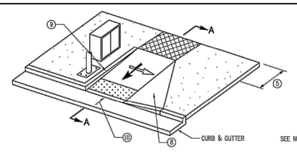
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C-64

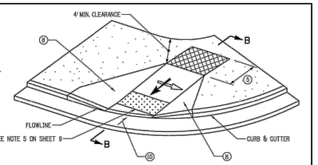
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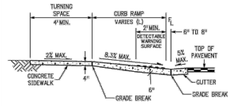
PERPENDICULAR RAMP
(TYPICAL)



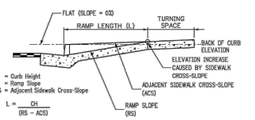
PERPENDICULAR RAMP
(WITH VERTICAL RETURN CURB)



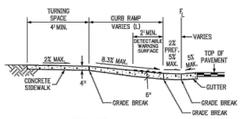
PERPENDICULAR RAMP
(DIRECTIONAL)



SECTION A-A



DETAIL A - RAMP LENGTH



SECTION B-B

SIDEWALK

TURNING SPACE ④⑤⑥

DETECTABLE WARNING SURFACE (DWS)

PERPENDICULAR RAMP NOTES

① RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

② RAMP RUNNING SLOPE - 8.3% MAX.

③ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.

④ RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.

⑤ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, INCREASE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.

⑥ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP IDN THE APEX OF A CORNER SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. X 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.

⑦ RAMP LENGTH - PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHASING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.

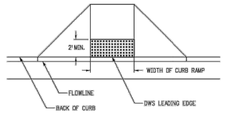
⑧ RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.

⑨ VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).

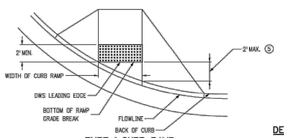
⑩ GUTTER COUNTER SLOPE - 5.0% MAX.

TYPE 1 PERPENDICULAR CURB RAMPS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phones 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 2 of 10
Last Modification Date: 07/31/19						Project Sheet Number:
Detailer Initials: LTA						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						



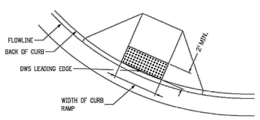
TYPE 1 CURB RAMP
(PERPENDICULAR ON TANGENT)



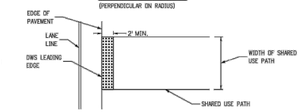
TYPE 1 CURB RAMP
(DIRECTIONAL ON RADIUS)



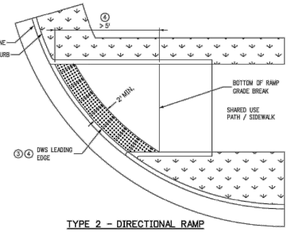
TYPE 2 CURB RAMP



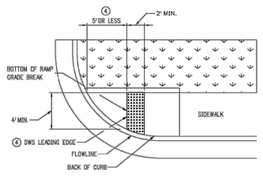
TYPE 1 CURB RAMP
(PERPENDICULAR ON TANGENT)



SHARED USE PATH CROSSING



TYPE 2 - DIRECTIONAL RAMP



TYPE 2 - DIRECTIONAL RAMP

DETECTABLE WARNING SURFACE (DWS)

DETECTABLE WARNING SURFACE NOTES:

① DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).

② THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.

③ WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLATES EDGE TO EDGE. EDGES OF CUT PLATES SHALL BE STRAIGHT.

④ LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB. WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.

⑤ WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.

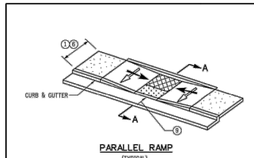
⑥ IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.

⑦ TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.

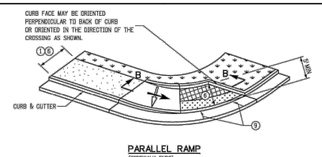
⑧ DWS SHALL NOT BE PLACED OVER GRADE BREAKS.

DETECTABLE WARNING SURFACE PLACEMENT

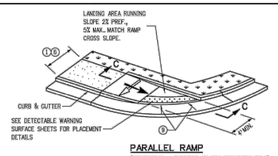
Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phones 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 9 of 10
Last Modification Date: 07/31/19						Project Sheet Number:
Detailer Initials: LTA						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						



PARALLEL RAMP
(TYPICAL)



PARALLEL RAMP
(SIDEWALK ENDS)



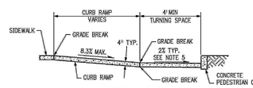
PARALLEL RAMP
(DIRECTIONAL - CROSSING IN ONE DIRECTION ONLY)



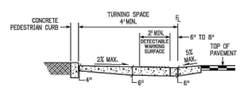
SECTION C-C



SIDEWALK TO SHOULDER TRANSITION



SECTION B-B



SECTION A-A

SIDEWALK

TURNING SPACE ④⑤⑥

DETECTABLE WARNING SURFACE (DWS)

PARALLEL RAMP NOTES

① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

② RAMP RUNNING SLOPE - 8.3% MAX.

③ RAMP CROSS SLOPE - 2.0% MAX.

④ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.

⑤ TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.

⑥ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.

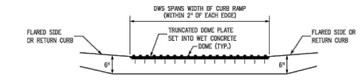
⑦ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP IDN THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.

⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.

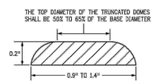
⑨ GUTTER COUNTER SLOPE - 5.0% MAX.

TYPE 2 PARALLEL CURB RAMPS

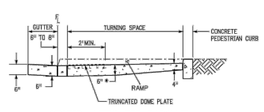
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Designer Initials: JBK				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 4 of 10
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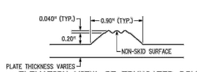
SECTION VIEW OF DETECTABLE WARNING SURFACE PLATE
(LOOKING AT PERPENDICULAR RAMP RUN FROM STREET)



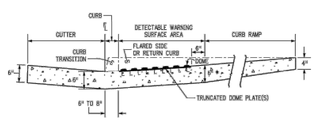
ELEVATION VIEW OF SINGLE TRUNCATED DOME



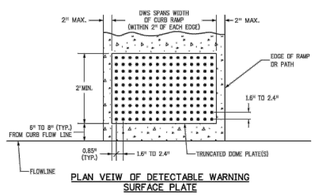
SECTION VIEW FOR PARALLEL CURB RAMP TYPES
(LOOKING PERPENDICULAR TO TURNING SPACE)



ELEVATION VIEW OF TRUNCATED DOME FOR DETECTABLE WARNING PLATE



SECTION VIEW FOR PERPENDICULAR CURB RAMP TYPES
(LOOKING PERPENDICULAR TO RAMP RUN)



PLAN VEIW OF DETECTABLE WARNING SURFACE PLATE

DETECTABLE WARNING SURFACE DETAILS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phones 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 10 of 10
Last Modification Date: 07/31/19						Project Sheet Number:
Detailer Initials: LTA						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

REVISIONS		
No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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7600 E Orchard Rd
Suite 250-S
Greenwood Village, CO 80111
PH: 303.796.6000
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PROFESSIONAL ENGINEER CERTIFICATION

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

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

SOLEANA SUBDIVISION
CASTLE ROCK, CO

ROAD DETAILS 2

IMEG Project No: 20002764.00

File Name: 20002764.00 Road Details.dwg

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Field Book No:

Drawn By: ----

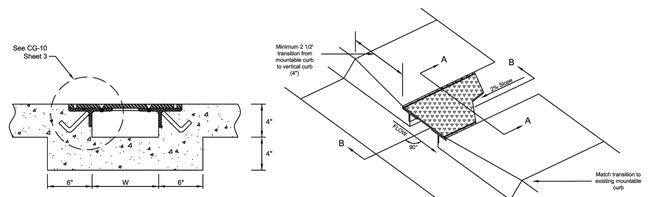
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Date: 02-02-2022

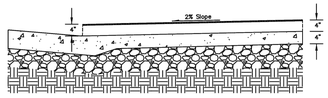
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Sheet 65 of 98

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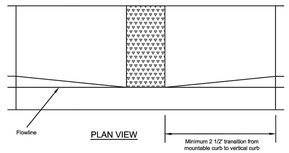


SECTION A-A



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

SECTION B-B



PLAN VIEW

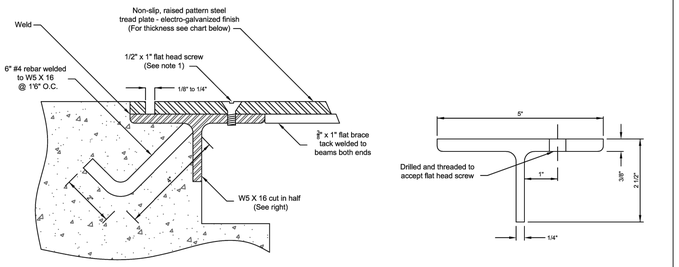
Sheet Revisions	
Date	Comments

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

SIDEWALK CURB CHASE
(Mountable Curb Application)

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

DETAIL PLAN NO.
CG-10
Sheet 1 of 3



NOTES:

1. Screws shall be 1/2" x 1" flat, recessed allen-head screw and shall be brass, electro-galvanized or stainless steel.
2. Submit shop drawing for review and approval.
3. Contractor shall take the necessary precautions to ensure the plate anchors are properly secured and are not dislocated during plate removal and concrete finishing.
4. Following placement and prior to concrete fully setting, contractor shall remove plate to finish the concrete invert below the plate to plan elevations for proper drainage. Contractor shall reinstall the plate during the curing process.
5. Contractor shall remove the plate during final inspection. Failure to properly remove the plate may result in a failed inspection and may ultimately require the replacement of the chase drain at the contractor's expense.
6. Chase drains that are cut in the field shall be re-galvanized.

WIDTH OF OPENING (W)	TREAD PLATE THICKNESS
9"	3/16"
18"	3/16"

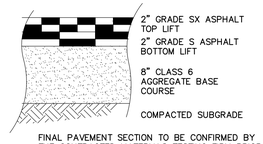
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Date	Comments

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SIDEWALK CURB CHASE

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

DETAIL PLAN NO.
CG-10
Sheet 3 of 3



FINAL PAVEMENT SECTION TO BE CONFIRMED BY THE CONTRACTED MATERIALS TESTING FIRM PRIOR TO INSTALLATION

PAVEMENT SECTION

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.

RICK ROME CO PE #35103 DATE

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APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

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SOLEANA SUBDIVISION
CASTLE ROCK, CO

ROAD DETAILS 3

IMEG Project No: 20002764.00

File Name: 20002764.00 Road Details.dwg

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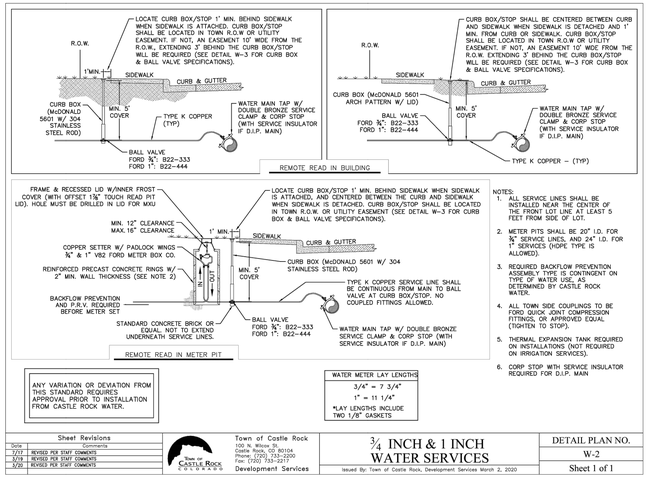
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Date: 02-02-2022

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Sheet 66 of 98

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NOTES:
1. ALL SERVICE LINES SHALL BE INSTALLED NEAR THE CENTER OF THE FRONT LOT LINE AT LEAST 5 FEET FROM SIDE OF LOT.
2. METER PITS SHALL BE 20" I.D. FOR ¾" SERVICE LINES, AND 24" I.D. FOR 1" SERVICES (HDPE TYPE IS ALLOWED).
3. REQUIRED BACKFLOW PREVENTION ASSEMBLY TYPE IS CONTINGENT ON TYPE OF WATER USE, AS DETERMINED BY CASTLE ROCK WATER.
4. ALL TOWN SIDE COUPLINGS TO BE FORD QUICK JOINT COMPRESSION FITTINGS, OR APPROVED EQUAL (TIGHTEN TO STOP).
5. THERMAL EXPANSION TANK REQUIRED ON INSTALLATIONS (NOT REQUIRED ON IRRIGATION SERVICES).
6. CORP STOP WITH SERVICE INSULATOR REQUIRED FOR D.I.P. MAIN

ANY VARIATION OR DEVIATION FROM THIS STANDARD REQUIRES APPROVAL PRIOR TO INSTALLATION FROM CASTLE ROCK WATER.

WATER METER LAY LENGTHS
¾" = 7 ¾"
1" = 11 1/4"
*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

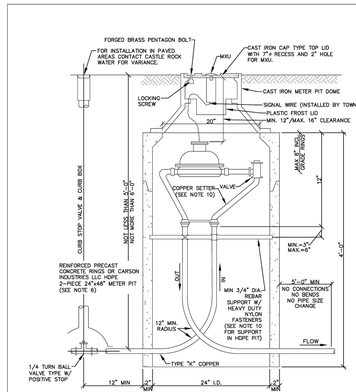
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3/19	REVISED PER STAFF COMMENTS	
3/20	REVISED PER STAFF COMMENTS	

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¾ INCH & 1 INCH WATER SERVICES

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO. W-2, Sheet 1 of 1



NOTES:
1. ANY VARIATION OR DEVIATION FROM THIS STANDARD REQUIRES APPROVAL PRIOR TO INSTALLATION FROM CASTLE ROCK WATER.
2. METER PIT SHALL BE INSTALLED IN LANDSCAPED AREA WITHIN THE 15' UTILITY EASEMENT, AND 1' MIN. AND 5' MAX. FROM THE ROW WITHIN THE EASEMENT. PRIOR APPROVAL IS REQD FOR INSTALLATIONS IN ROADWAYS, DRIVEWAYS OR SIDEWALKS. ROAD LIDS OR OTHER SPECIAL MODIFICATIONS MAY BE REQD.
3. CURB STOP SHALL BE A MINIMUM OF 24 INCHES FROM INLET SIDE OF METER PIT. LOCATED IN LANDSCAPED AREA IF POSSIBLE. CURB STOP SHALL NOT BE LOCATED IN PAVED AREAS UNLESS APPROVED BY VARIANCE.
4. ALL METER PITS SHALL BE FURNISHED WITH CI METER PIT LID WITH 7 ⅝-INCH # x ⅝-INCH DEEP RECESS AND 2 INCH # CENTER HOLE FOR METER REMOTE UNIT, PLUS THREE DRAIN HOLES IN RECESSED AREA.
5. ALL METER PITS SHALL BE FURNISHED WITH PLASTIC FROST LID WITH 3-INCH DEEP PAN, FIVE DRAIN HOLES, LIFTING HANDLE, AND SLOT FOR SIGNAL WIRE RUNNING FULL DEPTH OF LIP.
6. METER PIT SHALL BE A TOTAL HEIGHT OF 48 INCHES AND 24 INCHES I.D. FOR BOTH ¾" AND 1" SERVICES. PIT SHALL BE INSTALLED TO MAINTAIN PIT LID ¾-INCH BELOW FINISHED GRADE. ALL REQUIRED INSTALLATIONS SHALL BE BROUGHT TO GRADE BEFORE METER IS SET. METERS WILL NOT BE SET IF CURB STOP BOX IS NOT UP TO GRADE, IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN APPROVED BACKFLOW PREVENTION ASSEMBLY IS NOT IN PLACE.
7. TYPE "K" COPPER SERVICE LINES SHALL BE CONTINUOUS FROM MAIN TO CURB STOP AND INSULATED WITH POLYWRAP.
8. COMPRESSION (WITH CRUSH RING) COUPLINGS SHALL BE USED AT THE CORP STOP.
9. COPPER SETTER SHALL BE FORD VBZW-44C-33 (¾" x ¾"), FORD VBXW-44C-44 (1"), OR MUELLER B-2474-SPECIFY SIZE (WITH LOCK WINGS).
10. HDPE METER PIT SUPPORT: USE MIN. ¾" DIA. PVC SCHED. 40 PIPE FOR SUPPORT BAR W/ TWO ¾" PVC CAPS AND HEAVY DUTY NYLON FASTENERS. SEAL EXTERIOR HOLES AROUND SUPPORT PIPE WITH PERMATEX RTV SILICONE ADHESIVE PRIOR TO INSTALLING PIPE CAPS.

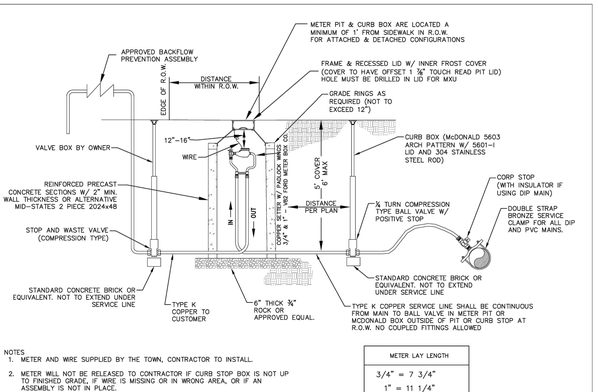
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OUTSIDE 3/4 INCH & 1 INCH WATER METERS

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO. W-2A, Sheet 1 of 1



NOTES
1. METER AND WIRE SUPPLIED BY THE TOWN, CONTRACTOR TO INSTALL.
2. METER WILL NOT BE RELEASED TO CONTRACTOR IF CURB STOP BOX IS NOT UP TO FINISHED GRADE, IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
3. PRIOR TO METER RELEASE, IRRIGATION POINT OF CONNECTION MUST BE COMPLETE AS INDICATED ON TOWN DETAIL IR-9.

METER LAY LENGTH
¾" = 7 ¾"
1" = 11 1/4"
*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

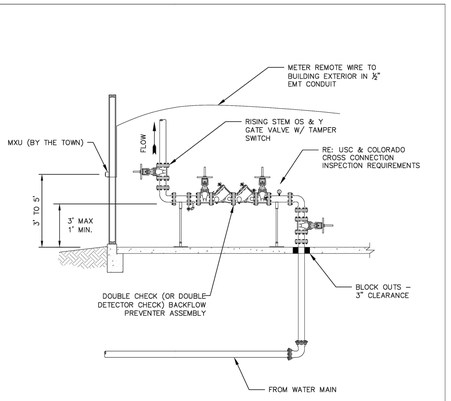
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3/4 INCH & 1 INCH IRRIGATION METERS

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DETAIL PLAN NO. W-4A, Sheet 1 of 1



NOTES:
1. 1/4 TURN BALL VALVES WITH HANDLE BYPASS TO BE LOCKABLE.
2. BACKFLOW PREVENTERS SHALL CONFORM TO THE COLORADO CROSS CONNECTION CONTROL MANUAL AND THE FOUNDATION FOR CROSS CONNECTION CONTROL HYDRAULIC RESEARCH FOR PROPER APPLICATIONS, INSTALLATION AND INSPECTION. MINIMUM CLEARANCE 12", MAXIMUM CLEARANCE 36", MINIMUM SIDE CLEARANCE WHEN SIDE LOCK FACES A WALL 24". WHEN TEST LOCKS ARE FACING AWAY FROM WALL MINIMUM CLEARANCE OF 12". NO ELECTRICAL COMPONENTS IN THE SAME GENERAL AREA AS THE BACKFLOW ASSEMBLY.
3. METER INSTALLED AND CONNECTIONS MADE BY TOWN.
4. WIRE SUPPLIED BY TOWN TO BE 3 CONDUCTOR 18 GAUGE.

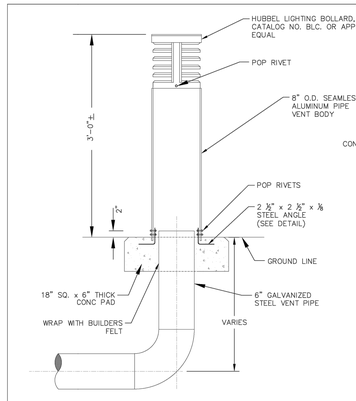
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1-1/2 INCH & 2 INCH FIRE SERVICE

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DETAIL PLAN NO. W-6A, Sheet 1 of 1



NOTE:
COLOR SHALL BE OLIVE GREEN OR FLAT BLACK TO MATCH SURROUNDINGS.

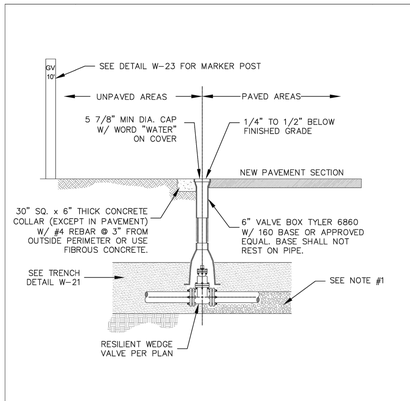
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RESIDENTIAL VENT PIPE

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DETAIL PLAN NO. W-9A, Sheet 1 of 1



NOTES:
1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN THREE (3) FEET FROM FINISHED GRADE. IF OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A SET SCREW.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE @ THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. SEE DETAILS W-13 & W-14 FOR TYPICAL VALVE LOCATIONS.
8. TRACER WIRE SHALL BE ROUTED AROUND TO NORTH OR EAST OF VALVE BOX (SEE DETAIL W-28).

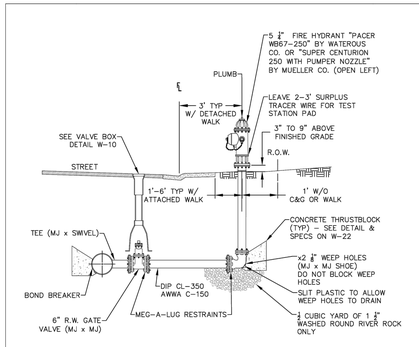
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TYPICAL VALVE BOX

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DETAIL PLAN NO. W-10, Sheet 1 of 1



NOTES:
1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 – 2 ½" NOZZLES AND 1 – 5 ½" PUMPER NOZZLE, ALL THREADS TO BE NATIONAL STANDARD W/ 1 ½" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
3. NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
4. THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
6. SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
7. THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
8. NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24", MAY BE USED, OVERALL HEIGHT MAY NOT EXCEED 8'.
9. A TRACER WIRE TEST STATION IS REQUIRED BEHIND OR ADJACENT TO ALL FIRE HYDRANTS; REFER TO DETAIL W-28.
10. FOR BURY DEPTHS GREATER THAN 8', REFER TO DETAIL W-11A.


TYPICAL JOINT RESTRAINT DETAIL FOR MULTIPLE JOINT ASSEMBLIES (NOT TO SCALE)

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FIRE HYDRANT ASSEMBLY

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO. W-11, Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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PH: 303.796.6000
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SOLEANA SUBDIVISION
CASTLE ROCK, CO

WATER DETAILS 1

IMEG Project No: 20002764.00

File Name: 20002764.00 Water Details.dwg

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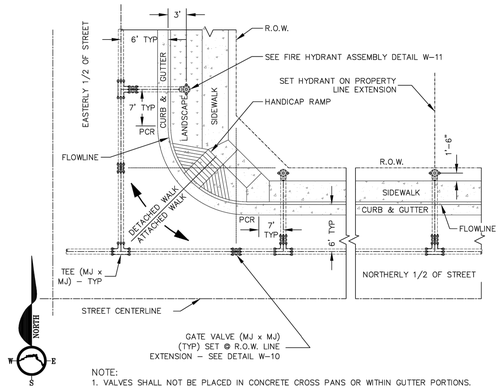
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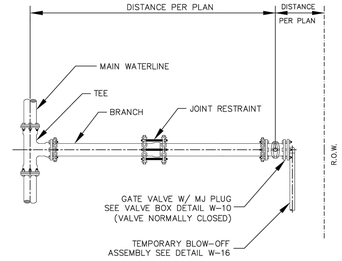


NOTE:
1. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS OR WITHIN GUTTER PORTIONS.

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3/20	REVISED PER STAFF COMMENTS	

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Castle Rock, CO 80104
Phone: (720) 733-2200
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VALVE & HYDRANT LOCATIONS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 2, 2020	W-13
	Sheet 1 of 1



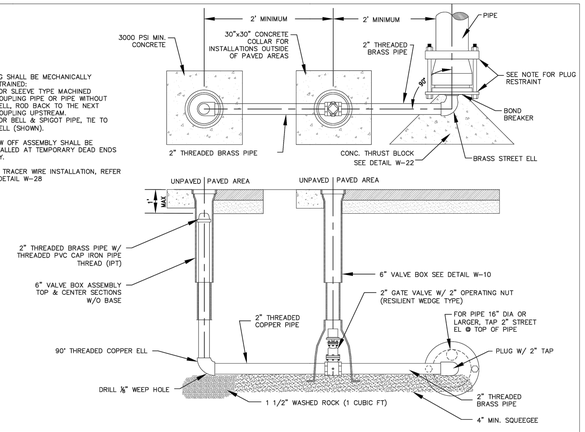
NOTES:
1. ALL FITTINGS SHALL BE MJ WITH MEG-A-LUG.
2. LOCATION OF STUB OUT SHALL BE PER PLAN.
3. LOCATION OF STUB OUT MUST BE SHOWN WITH CARSONITE MARKER.
4. STUB OUT SHALL BE PRESSURE TESTED & CLEAR WATER TESTED @ TIME OF MAIN LINE TESTING. VALVE SHALL BE CLOSED AFTER TESTS.
5. STUB OUT SHALL BE FULLY RESTRAINED FROM THE TEE.
6. FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

Sheet Revisions		
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STUB OUT CONFIGURATION	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 2, 2020	W-15
	Sheet 1 of 1

NOTES:
1. PLUG SHALL BE MECHANICALLY RESTRAINED:
   A. FOR SLEEVE TYPE MACHINED COUPLING PIPE OR PIPE WITHOUT BELL, ROD BACK TO THE NEXT COUPLING UPSTREAM.
   B. FOR BELL & SPIGOT PIPE, TIE TO BELL (SHOWN).
2. BLOW OFF ASSEMBLY SHALL BE INSTALLED AT TEMPORARY DEAD ENDS ONLY.
3. FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

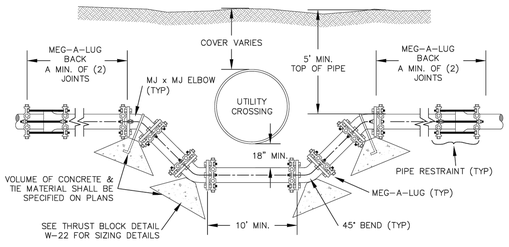


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TEMPORARY BLOW-OFF ASSEMBLY	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 2, 2020	W-16
	Sheet 1 of 1

NOTES:
1. WHERE WATER LINE COVER EXCEEDS 7'-6" AT THE LOW POINT OF THE CONDUIT CROSSING, VERTICAL BENDS ARE REQUIRED. WHEN COVER IS LESS THAN 7'-6", PIPE JOINTS MAY BE DEFLECTED 1/2 THE MANUFACTURER'S RECOMMENDED DEFLECTION IN LIEU OF VERTICAL BENDS. THE LIMITS OF THE DEPRESSED AREA SHALL BE DOCUMENTED ON THE "AS-BUILT" DRAWINGS.
2. IF UTILITY CROSSING IS SANITARY SEWER & IS OVER A RAW OR POTABLE WATER LINE, ALL UTILITY CROSSING JOINTS WITHIN 10' SHALL BE ENCASED 1' BOTH SIDES OF THE JOINT W/ CONCRETE. SEE ENCASEMENT DETAIL W-20.
3. MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.
4. SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.
5. NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.
6. PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.



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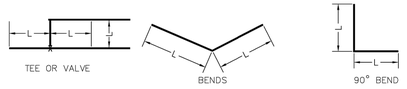
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WATERLINE LOWERING	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 2, 2020	W-17
	Sheet 1 of 1

LENGTH OF RESTRAINED PIPE

PIPE SIZE	4"	6"	8"	12"	16"	20"	24"
FITTING	L	L	L	L	L	L	L
90° BEND, TEE, PLUG OR VALVE	30'	45'	60'	86'	108'	132'	155'
45° BEND	M1	13'	18'	25'	32'	39'	45'
22 1/2° BEND	M1	M1	M1	M1	M1	M1	M1
11 1/4° BEND	--	--	M1	M1	M1	M1	M1

LEGEND
L = LENGTH
M1 = MINIMUM OF 1 FULL LENGTH OF PIPE



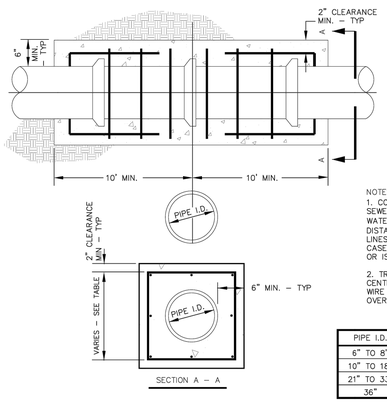
TEE OR VALVE BENDS 90° BEND

NOTES:
1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES & BENDS.
2. MINIMUM 5' GROUND COVER REQUIRED.
3. ALL FITTINGS SHALL BE FITTED WITH MEG-A-LUGS.
4. PIPE RESTRAINTS SHALL BE AS FOLLOWS:
   A. D.I.P. - RESTRAINTS FOR STD. MECHANICAL JOINTS SHALL BE OF HIGH STRENGTH DUCTILE IRON CONFORMING TO ASTM A536, GRADE 65-45-12. MECH. JOINTS SHALL HAVE A WATER WORKING PRESSURE OF 100 P.S.I. MINIMUM AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100, FORD METER BOX CO., UNI-FLANGE 1400 OR APPROVED EQUAL.
   B. PVC - RESTRAINT DEVICES SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON, ASTM A536,GRADE 65-45-12 IN 2" - 24" SIZES, ASTM A36 IN SIZES 30" - 36". FULL RATED PRESSURE OF THE PVC PIPE AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100 FORD METER BOX, UNI-FLANGE 1400 OR APPROVED EQUAL.

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PIPE RESTRAINT TABLE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 2, 2020	W-18
	Sheet 1 of 1



NOTES:
1. CONCRETE ENCASEMENT WILL BE REQUIRED ON SEWER LINE WHEN CLEAR VERTICAL DISTANCE FROM WATER LINE IS LESS THAN 1'-6" OR HORIZONTAL DISTANCE IS LESS THAN 10' BETWEEN PARALLEL LINES. CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE OR IS UNDER A WATERWAY CROSSING.
2. TRACER WIRE SHALL BE CONTINUOUS ON TOP CENTER OF WATER AND SEWER MAINS, PER TRACER WIRE GENERAL NOTES. CONCRETE WILL BE POURED OVER TOP OF TRACER WIRE.

PIPE I.D.	NO. OF LONGITUDINAL BARS & LOCATION	
6" TO 8"	4 - #4 BARS	1 EACH CORNER
10" TO 18"	8 - #4 BARS	3 EACH SIDE
21" TO 33"	12 - #4 BARS	4 EACH SIDE
36"	16 - #4 BARS	5 EACH SIDE

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PIPE ENCASEMENT	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 2, 2020	W-20
	Sheet 1 of 1

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1	PER TOWN COMMENTS	2/5/26
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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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CASTLE ROCK, CO

WATER DETAILS 2

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

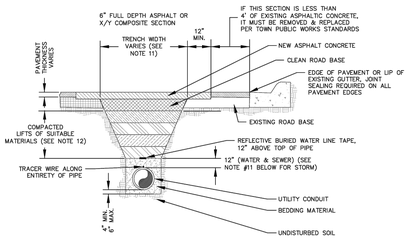
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Sheet 68 of 98

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NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MOPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.

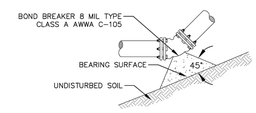


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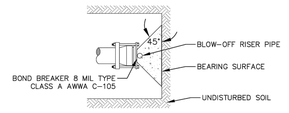
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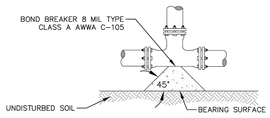
WATER TRENCH DETAIL — DETAIL PLAN NO. W-21 — Sheet 1 of 1



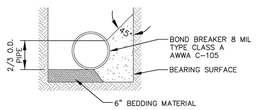
11 1/4, 22 1/2 & 45 BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

1. BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
   A. INTERNAL WORKING PRESSURE OF 150 PSI.
   B. TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
   C. THRUSTBLOCK CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI.
2. ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
3. THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

MINIMUM BEARING SURFACE AREA

(IN SQUARE FEET)

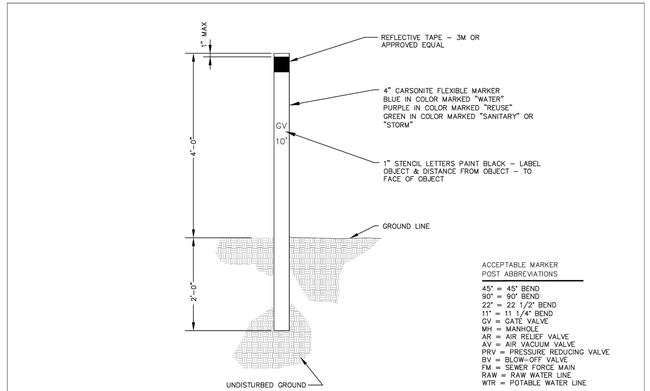
SIZE OF PIPE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	2.00	2.00	2.25	4.25	3.00
8"	2.00	2.00	4.00	8.00	5.25
12"	2.00	4.25	8.25	12.00	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00

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HORIZONTAL BEND THRUSTBLOCKS — DETAIL PLAN NO. W-22 — Sheet 1 of 1



ACCEPTABLE MARKER POST ABBREVIATIONS

45° = 45° BEND
90° = 90° BEND
22° = 22 1/2° BEND
11° = 11 1/4° BEND
GV = GATE VALVE
MH = MANHOLE
AR = AIR RELIEF VALVE
AV = AIR VACUUM VALVE
PRV = PRESSURE REDUCING VALVE
BV = BLOW-OFF VALVE
FM = SEWER FORCE MAIN
RAW = RAW WATER LINE
WTR = POTABLE WATER LINE

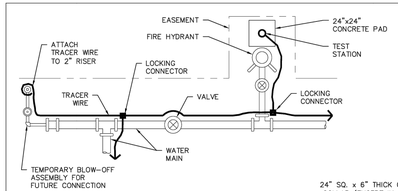
NOTE:
1. USE MARKER POST IN AREAS WHERE UTILITY CANNOT BE LOCATED FROM OTHER IMPROVEMENTS.

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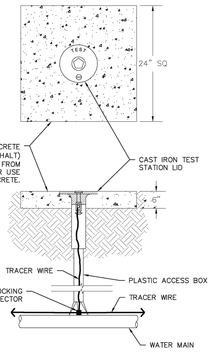
MARKER POST — DETAIL PLAN NO. W-23 — Sheet 1 of 1



TRACER WIRE SAMPLE PLAN

NOTES:

1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS.
2. TRACER WIRE AND TEST STATION LIDS SHALL BE BLUE FOR POTABLE WATER DISTRIBUTION SYSTEM AND PURPLE FOR RECLAIMED OR RAW WATER COMPONENTS.
3. TRACER WIRE IN PLAN IS SHOWN AWAY FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT INTERVALS.
4. TRACER WIRE SHALL BE LAID CONTINUOUSLY, PASSING AROUND THE OUTSIDE OF VALVES AND FITTINGS ON THE NORTH OR EAST SIDE.
5. TEST STATIONS SHALL BE INSTALLED AT EVERY FIRE HYDRANT, AS SHOWN, OR AT A MINIMUM INTERVAL OF 500 FEET. TEST STATIONS NOT LOCATED NEAR HYDRANTS MUST BE PLACED BEHIND EDGE OF PAVEMENT.
6. AT ALL TEMPORARY BLOW-OFFS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO THE RISER PIPE AT GRADE WITHIN THE EASEMENT OR R.O.W.
7. TEST STATIONS SHALL LIE WITHIN UTILITY EASEMENT OR PUBLIC R.O.W.



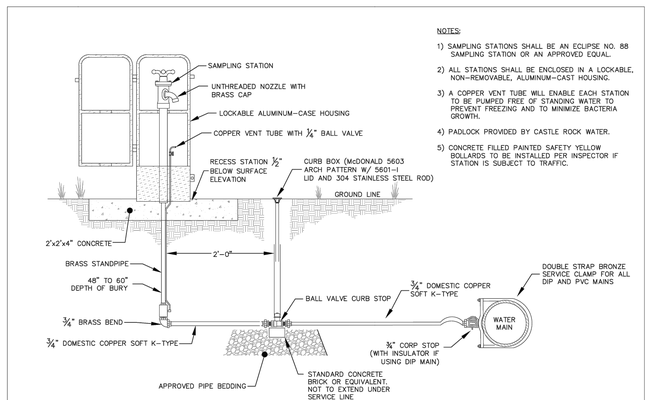
TRACER WIRE TEST STATION DETAIL

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TRACER WIRE DETAIL — DETAIL PLAN NO. W-28 — Sheet 1 of 1



NOTES:

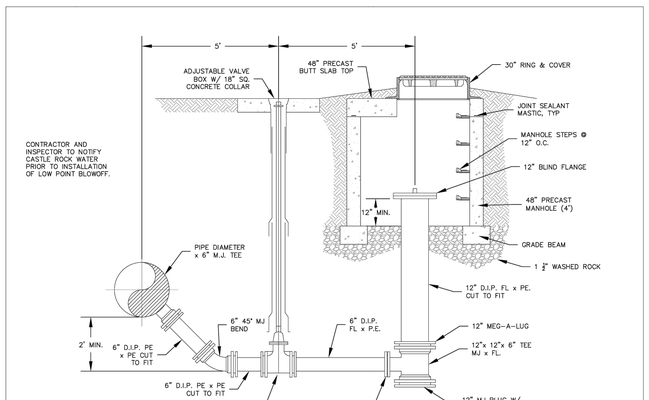
1) SAMPLING STATIONS SHALL BE AN ECLIPSE NO. 88 SAMPLING STATION OR AN APPROVED EQUAL.
2) ALL STATIONS SHALL BE ENCLOSED IN A LOCKABLE, NON-REMOVABLE, ALUMINUM-CAST HOUSING.
3) A COPPER VENT TUBE WILL ENABLE EACH STATION TO BE PUMPED FREE OF STANDING WATER TO PREVENT FREEZING AND TO MINIMIZE BACTERIA GROWTH.
4) PADLOCK PROVIDED BY CASTLE ROCK WATER.
5) CONCRETE FILLED PAINTED SAFETY YELLOW BOLLARDS TO BE INSTALLED PER INSPECTOR IF STATION IS SUBJECT TO TRAFFIC.

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SAMPLING STATION — DETAIL PLAN NO. W-29 — Sheet 1 of 1



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Issued By: Town of Castle Rock, Development Services March 2, 2020

LOW POINT BLOWOFF — DETAIL PLAN NO. W-41 — Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
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3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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WATER DETAILS 3

IMEG Project No: 20002764.00

File Name: 20002764.00 Water Details.dwg

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Field Book No:

Drawn By: DDD

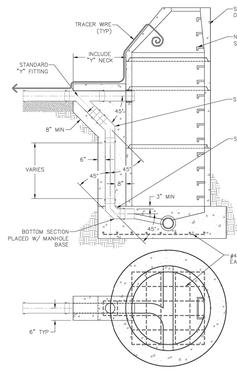
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Date: 02-02-2022

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Sheet 69 of 98

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NOTES:

1. CONCRETE ENCASEMENT SHALL BE CLASS II TYPE III MIN 6" THICK ALL AROUND DROP.
2. DIAMETER OF DROP SHALL MATCH LINE PIPE DIAMETER.
3. TRACER WIRE REQUIRED FOR ALL SANITARY SEWER FORCE MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SS-2, SS-11, AND W-28.

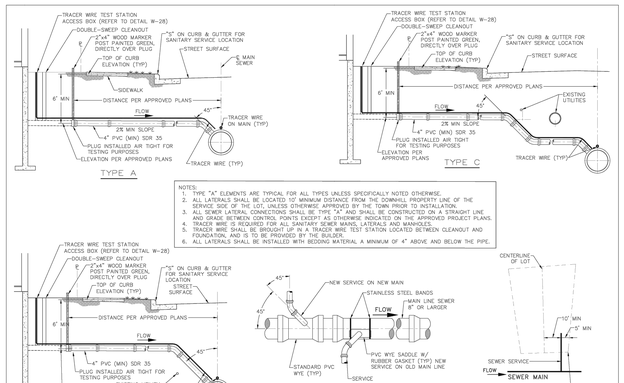
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SEWER OUTSIDE DROP MANHOLE

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-1 Sheet 1 of 1



NOTES:

1. TYPE "A" ELEMENTS ARE TYPICAL FOR ALL TYPES UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL LATERALS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM THE DOWNHILL PROPERTY LINE OF THE SERVICE SIDE OF THE LOT, UNLESS OTHERWISE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
3. ALL SEWER LATERAL CONNECTIONS SHALL BE TYPE "A" AND SHALL BE CONSTRUCTED ON A STRAIGHT LINE AND GRADE BETWEEN CONTROL POINTS EXCEPT AS OTHERWISE INDICATED ON THE APPROVED PROJECT PLANS.
4. TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER MAINS, LATERALS AND MANHOLES.
5. TRACER WIRE SHALL BE BROUGHT UP IN A TRACER WIRE TEST STATION LOCATED BETWEEN CLEANOUT AND FOUNDATION, AND 6' FROM CLEANOUT. REFER TO DETAIL W-28.
6. ALL LATERALS SHALL BE INSTALLED WITH BEDDING MATERIAL A MINIMUM OF 4" ABOVE AND BELOW THE PIPE.

Sheet Revisions		
Date	Comments	
3/20	REVISED PER STAFF COMMENTS	
12/22	REVISED PER STAFF COMMENTS	

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SEWER LATERAL CONNECTIONS

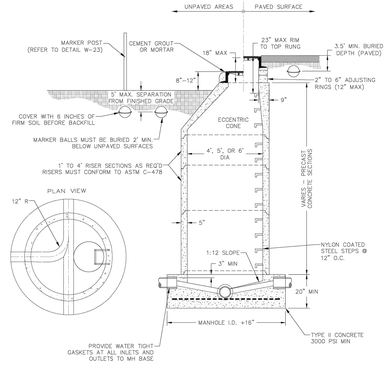
Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-2 Sheet 1 of 1

PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

NOTES:

1. MANHOLE RISER MINIMUM DIAMETER SHALL CONFORM TO THE TABLE ABOVE.
2. ALL MANHOLES SHALL BE SET ON 1 FOOT OF ¾-INCH CRUSHED ROCK.
3. FLAT CONCRETE MANHOLE TOPS MAY BE USED INSTEAD OF CONE SECTIONS WHERE RIM TO INVERT IS 7'-0" OR LESS.
4. SET EACH SECTION (RISER, CONE, ADJUSTING RINGS) IN A FULL BED OF BITUMINOUS MASTIC (RAMNECK) OR PLASTIC SEALING COMPOUND.
5. MANHOLE STEPS SHALL BE POSITIONED OVER THE BENCH IN A VERTICAL LINE.
6. NO MANHOLE STEPS ARE ALLOWED IN THE ADJUSTING RINGS.
7. ON STRAIGHT THROUGH GRADES, SEWER MAINS MAY BE LAID THROUGH THE MANHOLE AND USED AS THE INVERT. THE TOP ½ PORTION OF THE PIPE SHALL BE CUT AWAY TO A NEAT LINE. ANY BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH MORTAR. WHERE THERE IS A CHANGE IN DIRECTION OF FLOW, FLOWLINES AT THE BASE SHALL BE HAND FORMED WHEN THE BASE IS POURED. FLOWLINES SHALL BE GROUND SMOOTH WITH A CONCRETE FINISHING STONE.
8. MANHOLE LID SHALL BE ¼-INCH BELOW ASPHALT AND TIPPED TO CONFORM WITH PAVEMENT SLOPES.
9. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
10. PRESSURIZED STORM SEWER PIPES AND SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.



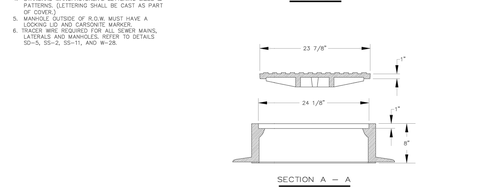
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Date	Comments	
3/24	REVISED PER STAFF COMMENTS	
1/25	REVISED PER STAFF COMMENTS	
12/25	REVISED PER STAFF COMMENTS	

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SANITARY AND STORM SEWER MANHOLE

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-3 1 of 1



NOTES:

1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING & COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. SPECIFIC MANUFACTURER'S LETTERING SIZES & PATTERNS (LETTERING SHALL BE CAST AS PART OF COVER.)
5. MANHOLE OUTSIDE OF R.O.W. MUST HAVE A LOCKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.

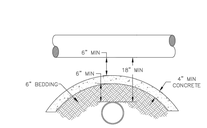
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Date	Comments	
3/24	REVISED PER STAFF COMMENTS	

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SEWER MANHOLE 24" RING & COVER

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-4 Sheet 1 of 1



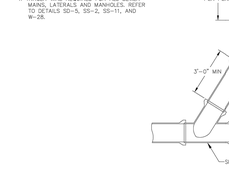
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Date	Comments	
3/20	REVISED PER STAFF COMMENTS	

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SEWER PIPE CROSSING CONCRETE BLANKET

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-6 Sheet 1 of 1



NOTES:

1. CLEANOUT PIPE DIAMETER SHALL BE THE SAME SIZE AS THE SEWER LINE AT THE WYE.
2. SEWER IS NOT TO BE CONVEYED THROUGH CLEANOUT.
3. CLEANOUT IS FOR PRIVATE USE ONLY.
4. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.

Sheet Revisions		
Date	Comments	
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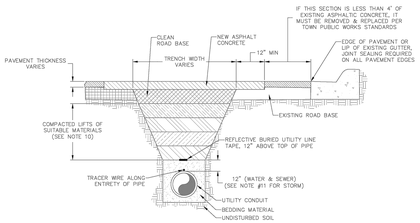
SEWER CLEANOUT

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-7 Sheet 1 of 1

NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 1.5 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MDPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 3' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.



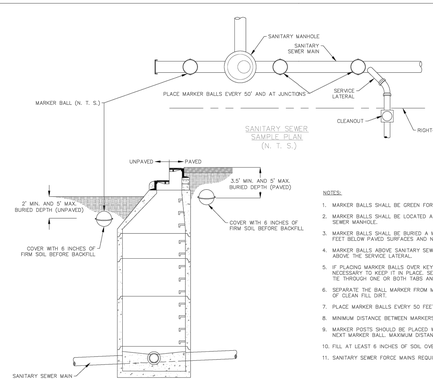
Sheet Revisions		
Date	Comments	
3/24	REVISED PER STAFF COMMENTS	
8/25	REVISED PER STAFF COMMENTS	

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SANITARY SEWER TRENCH DETAIL

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-8 Sheet 1 of 1



NOTES:

1. MARKER BALLS SHALL BE GREEN FOR ALL SANITARY SEWER LATERALS AND MANHOLES.
2. MARKER BALLS SHALL BE LOCATED A MAXIMUM OF 6 FEET FROM EVERY SANITARY SEWER MANHOLE.
3. MARKER BALLS SHALL BE BURIED A MINIMUM OF 2 FEET BELOW UNPAVED SURFACES, 3.5 FEET BELOW PAVED SURFACES AND NO DEEPER THAN 5 FEET BELOW FINISHED GRADE.
4. MARKER BALLS ABOVE SANITARY SEWER SERVICE LATERALS MUST BE LOCATED DIRECTLY ABOVE THE SERVICE LATERAL.
5. IF PLACING MARKER BALLS OVER KEY POINTS, A TIE-DOWN PROCEDURE MAY BE NECESSARY TO KEEP IT IN PLACE. SECURE THE MARKER BALL BY INSERTING A CABLE TIE THROUGH ONE OR BOTH TABS AND AROUND THE CIRCUMFERENCE OF THE PIPE.
6. SEPARATE THE BALL MARKER FROM METALLIC KEY POINTS WITH A MINIMUM OF 4 INCHES OF CLEAN FILL DIRT.
7. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
8. MINIMUM DISTANCE BETWEEN MARKERS SHOULD BE AT LEAST 6 FEET.
9. MARKER POSTS SHOULD BE PLACED WHERE THERE IS DIRECT LINE OF SIGHT TO THE NEXT MARKER BALL. MAXIMUM DISTANCE BETWEEN MARKER POSTS SHOULD BE 400 FEET.
10. FILL AT LEAST 6 INCHES OF SOIL OVER THE MARKER BALL BEFORE BACKFILL.
11. SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.

Sheet Revisions		
Date	Comments	
12/21	REVISED PER STAFF COMMENTS	
10/22	REVISED PER STAFF COMMENTS	

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MARKER BALLS FOR SANITARY SEWERS

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO. SS-11 Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

IMEG
7600 E Orchard Rd
Suite 250-S
Greenwood Village, CO 80111
PH: 303.796.6000
www.imegcorp.com

SOLEANA SUBDIVISION
CASTLE ROCK, CO

SEWER DETAILS

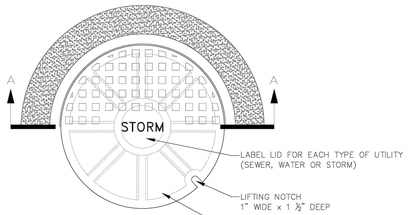
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© COPYRIGHT 2026 ALL RIGHTS RESERVED
Field Book No:
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Checked By: RAR
Date: 02-02-2022

C-70

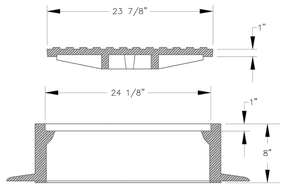
Sheet 70 of 98

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NOTES:
1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING & COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER.)
5. MANHOLE OUTSIDE OF R.O.W. MUST HAVE A LOCKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.



HALF PLAN



SECTION A – A

Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS

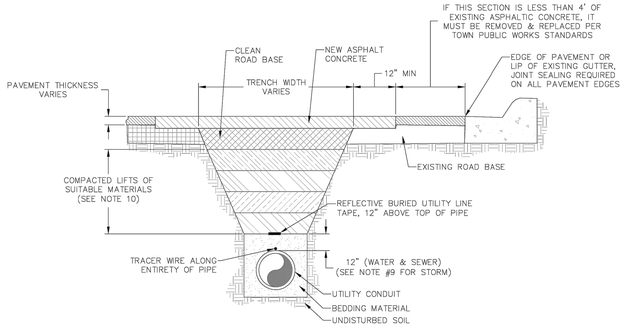
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STORM SEWER MANHOLE 24" RING & COVER

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
SD-1
Sheet 1 of 1

NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MGPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.



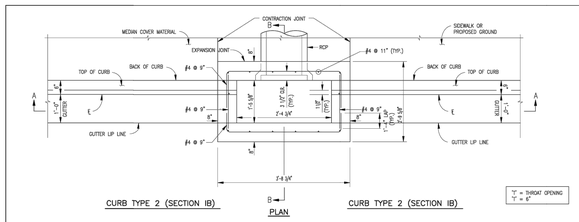
Sheet Revisions	
Date	Comments
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STORM SEWER TRENCH DETAIL

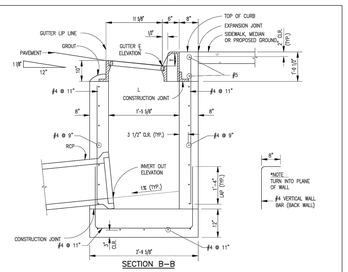
Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
SD-2
Sheet 1 of 1

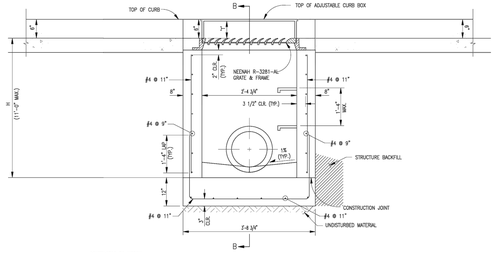


CURB TYPE 2 (SECTION IB) CURB TYPE 2 (SECTION IB)

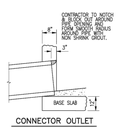
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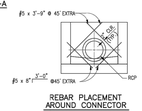
SECTION B–B



SECTION A–A



CONNECTOR OUTLET



REBAR PLACEMENT AROUND CONNECTOR

GENERAL NOTES:
1. CAST-IN-PLACE INLETS SHALL BE CONCRETE CLASS B.
2. PRECAST INLETS AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
3. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING CLASS B CONCRETE OR APPROVED GROUT.
4. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
5. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
6. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
7. USE NEENAH R-3281-A, CURB INLET FRAME, GRATE & OPEN CURB BOX, OR APPROVED.
8. ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. ALL REINFORCING SHALL BE EPOXY COATED. ALL BARS SHALL HAVE 2 INCH MIN. COVER
9. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
10. THE CONTRACTOR SHALL STAMP FLOW ARROWS INTO THE TOP SURFACE OF THE INLET BOX SIDEWALLS TO INDICATE THE DIRECTION OF GUTTER FLOW. THESE STAMPED ARROWS SHALL BE 6 INCHES LONG, 1 INCH HIGH AND 3/8 INCH DEEP. FOR INLETS IN SUMP CONDITIONS, THE STAMPED FLOWSTOW SHALL INDICATE THE PREDOMINANT DIRECTION OF STORM RUNOFF.
11. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "A" EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASTHO M 199.
12. FRAMES AND GRATES SHALL BE SET TO THE LONGITUDINAL GRADE OF THE STREET.

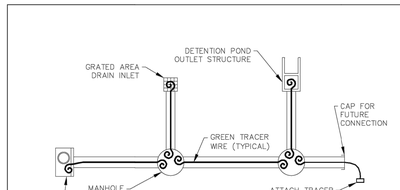
Sheet Revisions	
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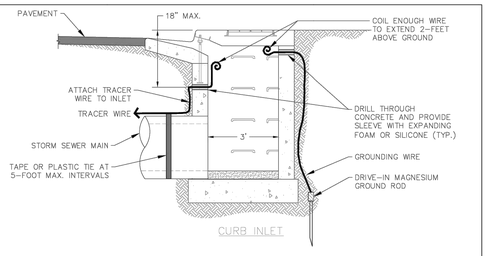
TYPE 16 INLET SPECIAL

Issued By: Town of Castle Rock, Development Services September 22, 2017

DETAIL PLAN NO.
SD-4
Sheet 1 of 1

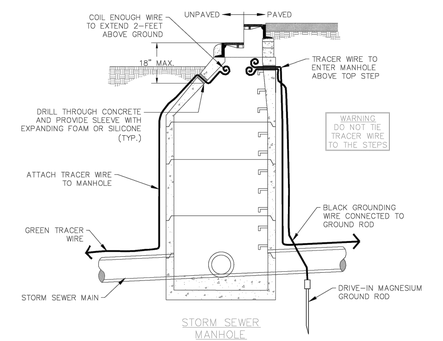


TRACER WIRE SAMPLE PLAN



CURB INLET

NOTES:
1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS. REFER TO DETAIL W-28 FOR STANDARD TRACER WIRE TEST STATION REQUIREMENTS.
2. WIRE SHALL BE INSTALLED ON TOP OF THE PIPE AT THE PIPE CENTERLINE. THE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT INTERVALS.
3. TRACER WIRE FOR OUTLET STRUCTURES SHALL TERMINATE AT A GRADE LEVEL IN-GROUND TEST STATION (REFER TO DETAIL W-28). A DRIVE-IN MAGNESIUM GROUND ROD MUST BE USED.
4. TRACER WIRE SHALL BE LOCATED WITHIN EVERY STORM SEWER MANHOLE BY DIRECTING THE WIRE VERTICALLY FROM THE MAIN UP TO AND THEN THROUGH THE CONE. A MINIMUM OF 2 FT OF WIRE SHALL BE NEATLY COILED AND PROTECTED, AND SHALL BE PLACED NO DEEPER THAN 18 INCHES BELOW THE MANHOLE LID.
5. AT ALL FUTURE CONNECTION STUB OUTS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO A 2"x4" WOOD MARKER POST AT GRADE WITHIN EASEMENT OR R.O.W.
6. TRACER WIRE AND TEST STATION LIDS SHALL BE GREEN FOR STORM SEWERS AND DRAIN LINES.



STORM SEWER MANHOLE

Sheet Revisions	
Date	Comments
1/13/2020	NEW DRAWING

Town of Castle Rock
100 N. Wilcox St.
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TRACER WIRE FOR STORM SEWERS

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
SD-5
Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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www.imegcorp.com
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Suite 250-S
Greenwood Village, CO 80111

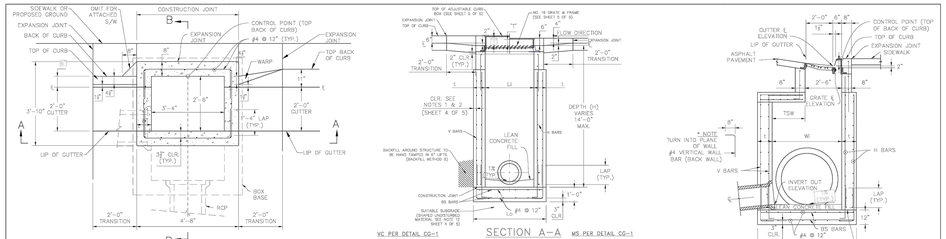
SOLEANA SUBDIVISION
CASTLE ROCK, CO

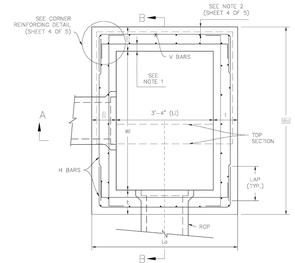
STORM WATER DETAILS 1

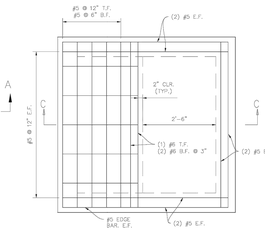
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Checked By: RAR
Date: 02-02-2022

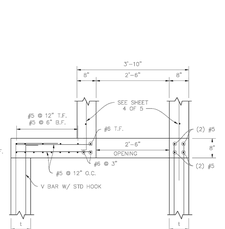
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Sheet 71 of 98

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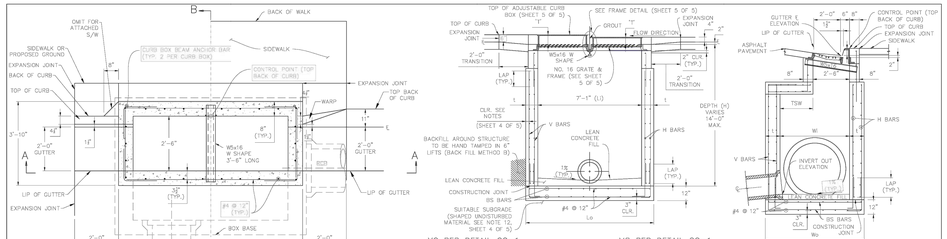
SINGLE INLET TOP SLAB

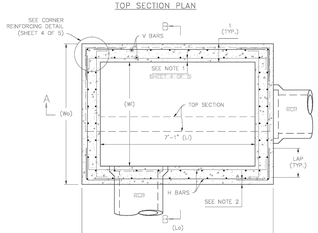
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0" - 18"	3'-4"	2'-6"	8"	4'-8"	3'-10"	0'-0"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
21" - 27"	3'-4"	3'-4"	8"	4'-8"	4'-8"	0'-10"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
30" - 36"	3'-4"	4'-2"	8"	4'-8"	5'-4"	1'-8"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
42"	3'-4"	4'-9"	8"	4'-8"	6'-0"	2'-3"	1	#4 @ 9"	#5 @ 11"	#4 @ 12"	2'-0"
48" - 60"	3'-4"	6'-8"	10"	5'-0"	8'-4"	4'-2"	1	#5 @ 13"	#5 @ 11"	#5 @ 12"	2'-3"
66" - 78"	3'-4"	8'-6"	10"	5'-0"	10'-2"	6'-0"	2	#5 @ 10"	#5 @ 11"	#5 @ 10"	2'-3"
84"	3'-4"	9'-0"	10"	5'-4"	10'-8"	6'-6"	2	#5 @ 9"	#5 @ 11"	#5 @ 9"	2'-3"

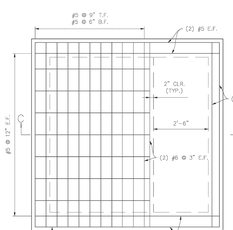
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Date	Comments
7/20	ADJUST MOUNTABLE CURB TRANSITION

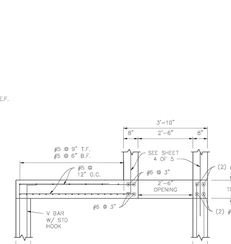
Town of Castle Rock
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Development Services

TYPE 16 SINGLE INLET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services July 27, 2020	SD-3 Sheet 1 of 5







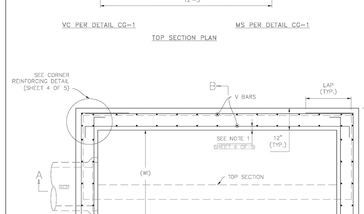


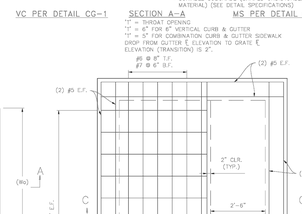
RCP Diameter	Inside Length (Li)	Inside Width (Wi)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	BS Bars	Lap Splice Length (Lap)
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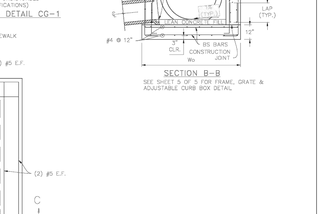
Sheet Revisions	
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7/20	ADJUST MOUNTABLE CURB TRANSITION

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TYPE 16 DOUBLE INLET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services July 27, 2020	SD-3 Sheet 2 of 5







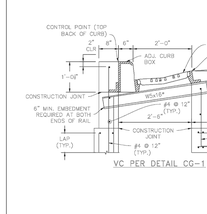
TRIPLE INLET TOP SLAB

RCP Diameter	Inside Length (Li)	Inside Width (Wi)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	BS Bars	Lap Splice Length (Lap)
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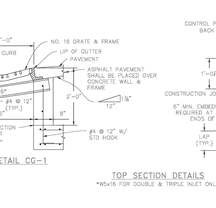
Sheet Revisions	
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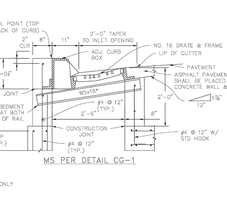
TYPE 16 TRIPLE INLET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services July 27, 2020	SD-3 Sheet 3 of 5



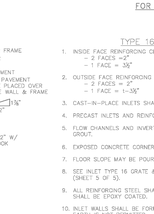
DETAIL
CORNER REINFORCING



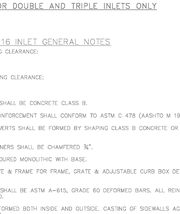
REBAR PLACEMENT INLET
WALL PENETRATION (TYP.)



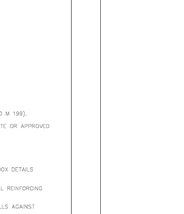
DETAIL
CONNECTION OUTLET
CONTRACTOR TO NOTCH & BLOCK OUT AROUND PIPE OPENING AND FORM SMOOTH RADIUS AROUND PIPE WITH NON SHRINK GROUT.



CURB BOX BEAM
ANCHOR BAR (TYP.)



FRAME PLACEMENT ON
SUPPORT RAIL (TYP.)
FOR DOUBLE AND TRIPLE INLETS ONLY



FRAME PLACEMENT OF ADJ. CURB
BOX ON SUPPORT RAIL (TYP.)

TOP SECTION DETAILS
*W5x16 FOR DOUBLE & TRIPLE INLET ONLY

TYPE 16 INLET GENERAL NOTES

1. INSIDE FACE REINFORCING CLEARANCE:
   – 2 FACES =2"
   – 1 FACE = 3½"
2. OUTSIDE FACE REINFORCING CLEARANCE:
   – 2 FACES = 2"
   – 1 FACE = 1–3½"
3. CAST–IN–PLACE INLETS SHALL BE CONCRETE CLASS B.
4. PRECAST INLETS AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
5. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING CLASS B CONCRETE OR APPROVED GROUT.
6. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
7. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
8. SEE INLET TYPE 16 GRATE & FRAME FOR FRAME, GRATE & ADJUSTABLE CURB BOX DETAILS (SHEET 5 OF 5).
9. ALL REINFORCING STEEL SHALL BE ASTM A–615, GRADE 60 DEFORMED BARS. ALL REINFORCING SHALL BE EPOXY COATED.
10. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
11. THE CONTRACTOR SHALL STAMP FLOW ARROWS INTO THE TOP SURFACE OF THE INLET BOX SIDEWALLS TO INDICATE THE DIRECTION OF GUTTER FLOW. THESE STAMPED ARROWS SHALL BE 6 INCHES LONG, 1 INCH HIGH AND ¼ INCH DEEP. FOR INLETS IN SUMP CONDITIONS, THE STAMPED FLOW ARROW SHALL INDICATE THE PREDOMINANT DIRECTION OF STORM RUNOFF.
12. STEPS SHALL BE PROVIDED WHEN INLET DIMENSIONS "H" EXCEEDS 3'–6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. SUB–GRADE SHALL BE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 95% MAXIMUM DRY DENSITY, AASHTO DESIGNATION T–180.
14. SUB–GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL, COMPACTED PER NOTE 13.

Sheet Revisions	
Date	Comments

Town of Castle Rock
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Castle Rock, CO 80104
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Development Services

TYPE 16 DETAILS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services July 27, 2020	SD-3 Sheet 4 of 5

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

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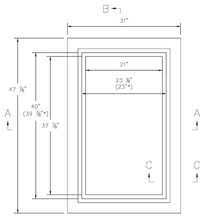
SOLEANA SUBDIVISION
CASTLE ROCK, CO

STORM WATER DETAILS 2

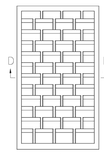
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File Name: 20002764.00 Storm Water Details.dwg
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Checked By: RAR
Date: 02-02-2022

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Sheet 72 of 98

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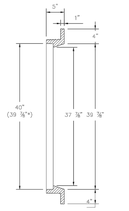


PLAN – FRAME

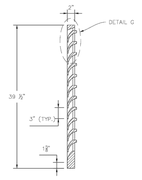


PLAN – GRATE

* CLEAR SEAT OPENING



SECTION E–E

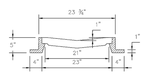


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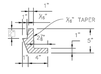
GENERAL NOTES

1. CAST IRON SHALL CONFORM TO ASTM A48, (CLASS 35B, MINIMUM)
2. CASTINGS SHALL COMPLY WITH FEDERAL SPECIFICATION RH-I-621D FOR CASTING PROOF LOADING (HEAVY DUTY).
3. ALL CASTINGS REQUIRE INDIVIDUAL APPROVAL/CERTIFICATION FROM THIS DIVISION.
4. CASTINGS SHALL NOT BE DIPPED OR PAINTED PRIOR TO FINAL INSPECTION. ONCE INDIVIDUAL CASTINGS ARE PASSED AND APPROVED BY THE DIVISION, THE ROUGH SURFACES SHALL BE COATED WITH AN APPROVED MATERIAL.

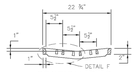
TYPE 16 INLET GRATE AND FRAME



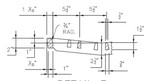
SECTION A–A



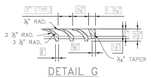
SECTION C–C



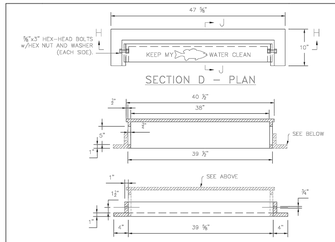
SECTION D–D



DETAIL F

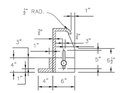


DETAIL G



SECTION D – PLAN

SECTION H–H



SECTION J–J

ADJUSTABLE CURB BOX

MINIMUM CURB OPENING AREA = 150 IN²

Sheet Revisions	
Date	Comments

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

TYPE 16 GRATE & FRAME ADJUSTABLE CURB BOX DETAILS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services July 27, 2020	SD-3 Sheet 5 of 5

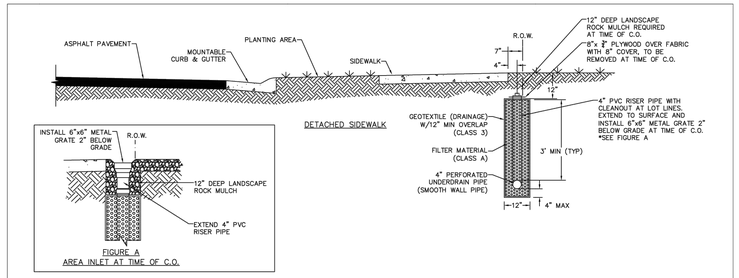
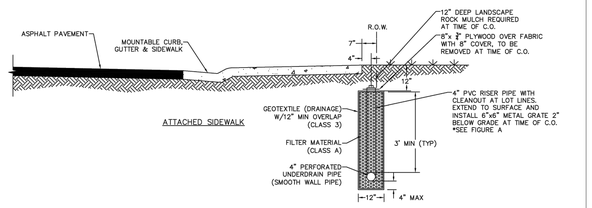


FIGURE A
AREA INLET AT TIME OF C.O.

NOTES:

1. INSTALL MARKER BALLS AT LOT LINES/CLEANOUTS AND AT ALL HORIZONTAL BENDS
2. INSTALL DOWNSTREAM SWEEP AT LOT LINE CLEANOUTS.
3. INSTALL DOUBLE SWEEP CLEANOUT AT 45°/90° BENDS. REFER TO DETAIL SS-7 WHERE CLEANOUTS ARE REQUIRED OTHER THAN LOT LINES.
4. MAXIMUM DISTANCE BETWEEN CLEANOUTS IS 150 FEET
5. INSTALL SOLID 4" PVC DOWNSTREAM OF RESIDENTIAL LOTS TO THE POINT OF DISCHARGE.
6. 12" DEEP LANDSCAPE ROCK ABOVE UNDERDRAIN IS TO BE INSTALLED OVER ALL AREAS OTHER THAN CONCRETE DRIVEWAYS AT TIME OF C.O.



SHEET REVISIONS	
DATE	COMMENTS
6/25	DETAIL RELEASE
12/25	REVISION 1

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

RESIDENTIAL UNDERDRAIN BEHIND SIDEWALK	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 18, 2024	UD-1 Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	2/5/26
2	PER TOWN COMMENTS	4/28/26
3	PER TOWN COMMENTS	6/16/26
4	PER TOWN COMMENTS	7/28/26

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Suite 250-S
Greenwood Village, CO 80111

SOLEANA SUBDIVISION
CASTLE ROCK, CO

STORM WATER DETAILS 3

IMEG Project No: 20002764.00

File Name: 20002764.00 Storm Water Details.dwg

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Field Book No:

Drawn By: DDD

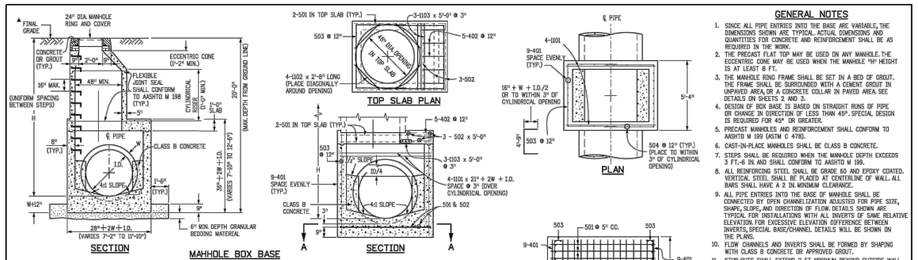
Checked By: RAR

Date: 02-02-2022

C-73

Sheet 73 of 98

Tuesday, July 28, 2026 4:49:17 PM
G:\2020\20002764.00\DESIGN\CIVIL\C3D\SHEET_SETS\CONSTRUCTION PLANS\20002764.00 STORM WATER DETAILS.DWG

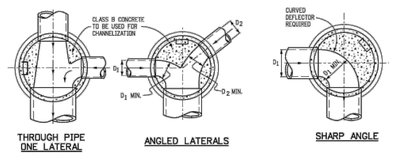


MAHHOLE BOX BASE

MARK	SIZE	TYPE	WT./FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	ING. REQD. LENGTH WEIGHT *	18 8'-0" 97.2	18 8'-8" 104.2	18 9'-4" 113.2	18 10'-0" 118.2	18 11'-0" 132.3	18 12'-0" 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	ING. REQD. LENGTH WEIGHT *	5 5'-0" 18.1	5 5'-6" 20.0	5 6'-0" 23.8	5 6'-6" 23.8	5 7'-0" 27.8	5 8'-6" 32.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	ING. REQD. LENGTH WEIGHT *	17 7'-0" 131.5	17 7'-6" 141.8	17 8'-0" 152.2	17 8'-6" 162.5	17 9'-0" 183.2	17 10'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	ING. REQD. LENGTH WEIGHT *	17 7'-0" 114.7	17 7'-6" 119.9	17 8'-0" 130.4	17 8'-6" 135.6	17 9'-0" 151.2	17 10'-0" 166.9	502 NUMBER BARS REQD. = 3 + $\left(\frac{2441.0+52W}{@\ 5"}=\#1\right)$
503	5	II	1.043	ING. REQD. LENGTH WEIGHT *	16 15'-0" 214.2	16 15'-8" 223.9	16 16'-4" 282.2	18 17'-0" 273.8	20 17'-8" 328.5	24 18'-4" 423.5	503 NUMBER BARS REQD. = 2 $\left(\frac{1341.0+6W}{@\ 5"}=\#1\right)$ BAR LENGTH = 4"+9"+20.5H+W+I.D./2
504	5	I	1.043	ING. REQD. LENGTH WEIGHT *	12 8'-0" 102.2	12 8'-8" 109.8	11 9'-3" 105.1	10 9'-10" 104.2	10 10'-6" 208.5	10 11'-2" 253.8	504 NUMBER BARS REQD. = $2\left(\frac{2841.0-4.=\#1}{@\ 12"}\right)$ BAR LENGTH = 32"+W+I.D.
1101	II	I	5.313	ING. REQD. LENGTH WEIGHT *	4 7'-10" 102.3	4 8'-6" 164.7	4 8'-6" 177.1	4 8'-10" 189.5	4 9'-10" 214.3	4 10'-11" 239.1	1101 BAR LENGTH = 20" + I.D. + 2W
1102	II	I	5.313	ING. REQD. LENGTH WEIGHT *	4 6'-6" 56.7	4 6'-6" 56.7	4 6'-6" 56.7	4 6'-6" 56.7	4 6'-6" 56.7	4 6'-6" 56.7	BENDING TYPE I STRAIGHT 4"-0"
1103	II	I	5.313	ING. REQD. LENGTH WEIGHT *	3 7'-6" 79.7	3 8'-0" 79.7	3 8'-6" 79.7	3 9'-0" 79.7	3 9'-6" 79.7	3 10'-0" 79.7	TYPE II 15"+W+I.D./2
* REINFORCING STEEL TOTAL					965.8	1,037.5	1,127.2	1,204.0	1,380.2	1,601.8	TYPE III 12" 12" 3" 1.0.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



THROUGH PIPE ONE LATERAL | ANGLED LATERALS | SHARP ANGLE

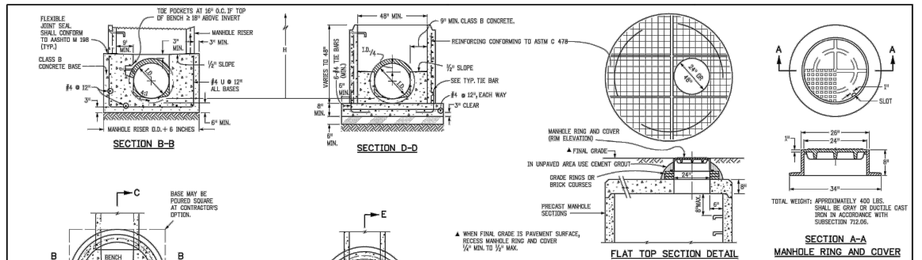
TYPICAL CHANNELIZATION DETAILS

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CONTROLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	MANHOLES	M-604-20
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 3
Last Modification Date: 07/31/19				Denver, CO 80204		
Detailer Initials: LTA				Phones 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:



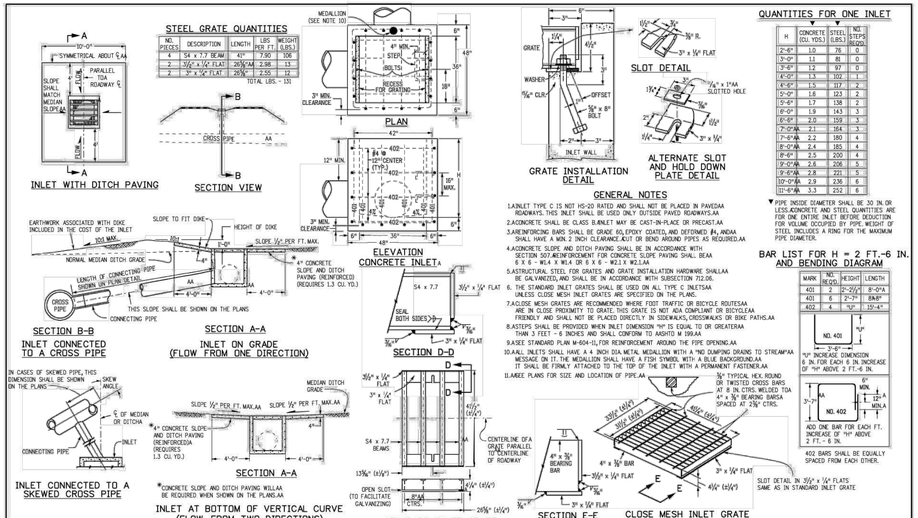
PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

LEGEND

SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	MANHOLES	M-604-20
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 2 of 3
Last Modification Date: 07/31/19				Denver, CO 80204		
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:



QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS (REQD.)
2'-6"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"▲	2.1	164	3
7'-6"▲	2.2	180	4
8'-0"▲	2.4	185	4
8'-6"▲	2.5	200	4
9'-0"▲	2.6	206	5
9'-6"▲	2.8	221	5
10'-0"▲	2.9	236	6
12'-6"▲	3.3	252	6

▼ PIPE INSIDE DIAMETER SHALL BE 30 IN OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

GENERAL NOTES

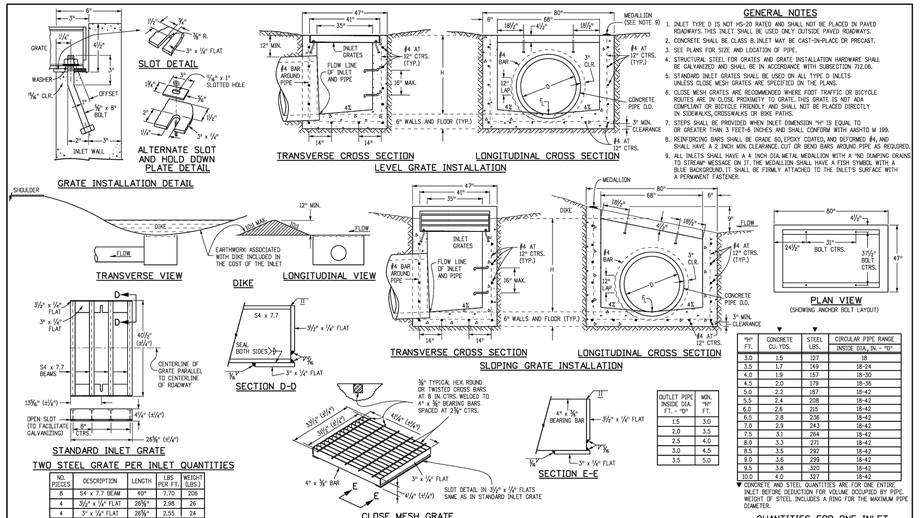
1. LINLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVEDAA ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.AA
2. CONCRETE SHALL BE CLASS B.INLET MAY BE CAST-IN-PLACE OR PRECAST.AA
3. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, ANDAA SHALL HAVE A MIN. 2 INCH CLEARANCE.AUT OR BEND AROUND PIPES AS REQUIRED.AA
4. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507.REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL: BEAA 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.AA
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALLAA BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETSAA UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
7. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTESAA ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLEAA FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.AA
8. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO AASHTO M 199.AA
9. ASEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.AA
10. AALL INLETS SHALL HAVE A 4 INCH DIA METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM"AA MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND.AA IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.AA
11. AAGEE PLANS FOR SIZE AND LOCATION OF PIPE.AA

BAR LIST FOR H = 2 FT.-6 IN. AND BENDING DIAGRAM

MARK	NO. REQD.	HEIGHT	LENGTH
401	2	2'-2½"	8'-0"A
401	6	2'-3"	BABY
402	4	½"	15'-4"

NO. 401
H INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF "H" ABOVE 2 FT.-6 IN.
3'-6"
NO. 402
ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT. - 6 IN.
402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	INLET, TYPE C	M-604-10
Designer Initials: JBK				CDOT HQ, 3rd FloorAA		Standard Sheet No. 1 of 1
Last Modification Date: 07/31/19				Denver, CO 80204		
Detailer Initials: LTA				Phones 303-757-9021 FAX: 303-757-9868		
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NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
8	54 x 7.7 BEAM	40"	7.70	206
4	⅜" x ¼" FLAT	265/8"	2.98	26
4	3" x ¼" FLAT	265/8"	2.55	24

TOTAL LBS. - 256

"H" FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA. IN. - "D"
3.0	1.5	127	18
3.5	1.7	149	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42

▼ CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

OUTLET PIPE INSIDE DIA. FT. - "D"	MIN. "H" FT.
1.5	3.0
2.0	3.5
2.5	4.0
3.0	4.5
3.5	5.0

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	INLET, TYPE D	M-604-11
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 1
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PH: 303.796.6000
www.imegcorp.com

SOLEANA SUBDIVISION
CASTLE ROCK, CO

STORMWATER DETAILS 4

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.

RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

IMEG Project No: 20002764.00
File Name: 20002764.00 Storm Water Details.dwg
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Field Book No: ----
Drawn By: ----
Checked By: RAR
Date: 02-02-2022

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Sheet 74 of 98

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LANDSCAPE REQUIREMENT CHART:

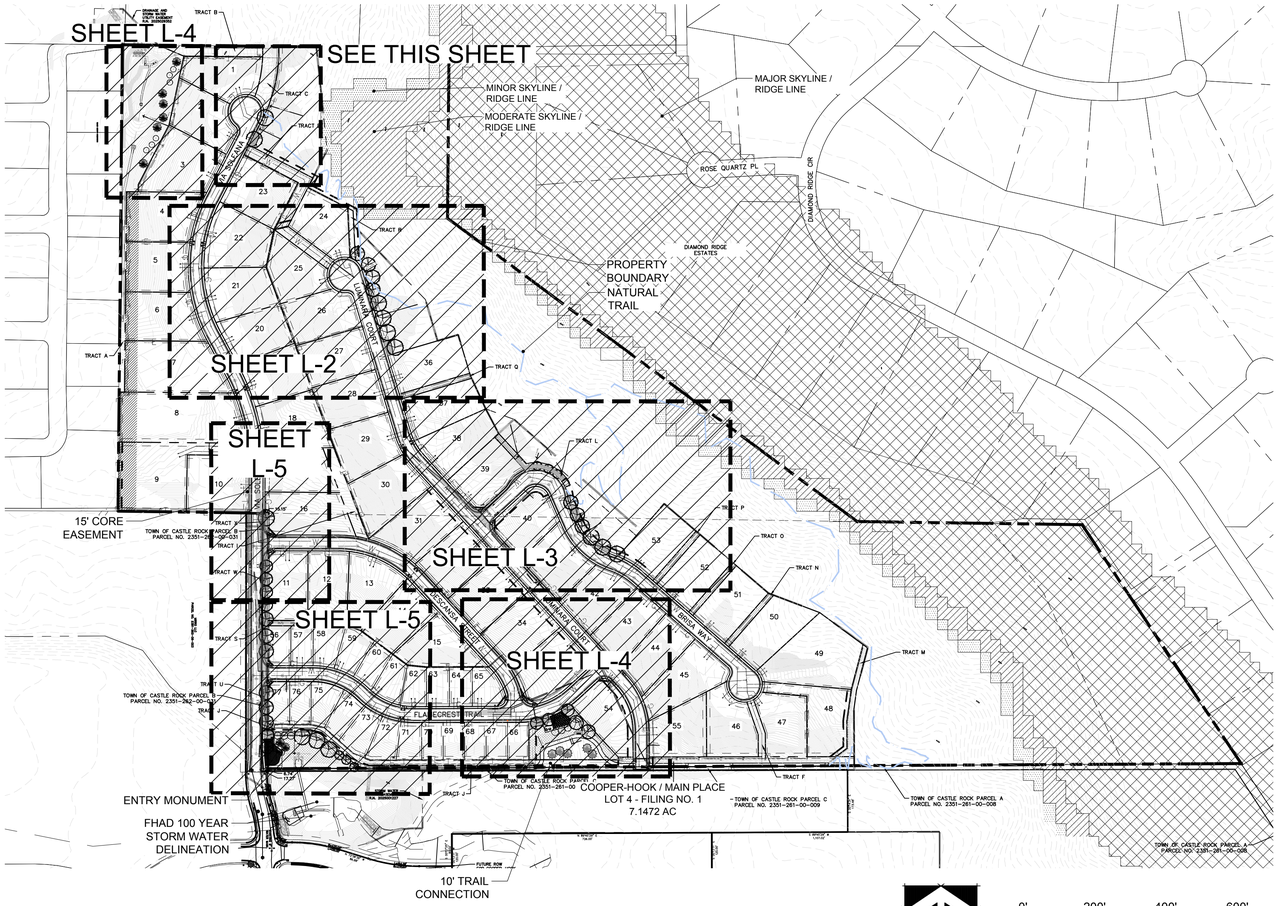
STREETSCAPE REQUIREMENT					
DESCRIPTION	**LINEAR FEET**	**REQUIRED TREES** (1 TREE PER 40 LF)	**PROVIDED TREES**	**REQUIRED SHRUBS** (4 SHRUBS PER REQUIRED TREE)	**PROVIDED SHRUBS**
LUMINARA COURT	294	8	8	32	32
BRISA WAY	372	9	9	37	40
VIA SOLEANA	584	15	15	58	91
FLAMECREST TRAIL	127	3	3	13	17
TOTAL	**1,377**	**35**	**35**	**140**	**180**

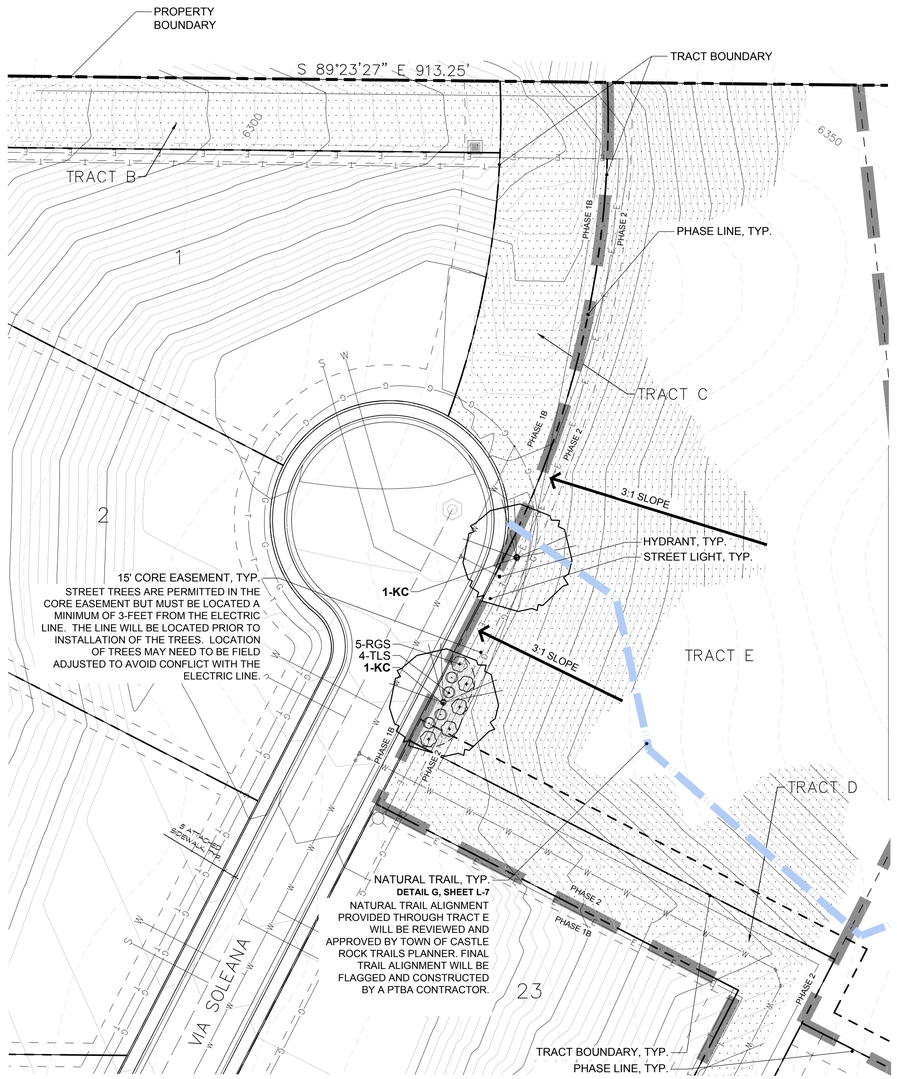
NOTE: PER TOWN LANDSCAPE AND IRRIGATION CRITERIA MANUAL - SEC. 9.2.1 3. b. 3. (1) ADDITIONAL TREE MAY BE REPLACED WITH (4) SHRUBS

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/TAHOMA 31/ IRRIGATED NATIVE SEED	2.5	LOW	100.0%	50,923	1.5	50,923	1.5
TOTAL				100.0%	50,923			1.5

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1½" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED -TEMPORARILY IRRIGATED (LOW HYDROZONE)
- TAHOMA 31 HYRBRID BERMUDAGRASS (LOW/MODERATE HYDROZONE)
- EDGER
- 3' WIDE MIN. NATURAL TRAIL
- PHASE LINE
- SIGHT DISTANCE TRIANGLE
- FHAD 100 YEAR STORM WATER DELINEATION





SHEET INDEX

PAGE NO.	SHEET NAME
L-1	LANDSCAPE COVER/PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE DETAILS
L-7	LANDSCAPE DETAILS
L-8	LANDSCAPE DETAILS
L-9	LANDSCAPE DETAILS
L-10	FENCING PLAN
LP-1	PHOTOMETRIC PLAN
LP-2	PHOTOMETRIC DETAILS

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON 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 BE REQUIRED DURING THE CONSTRUCTION PHASE.

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
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IMEG

811

No.	Sub. Date:	Revision Type:
2.	02/10/2026	2nd Submittal
3.	04/29/2026	3rd Submittal
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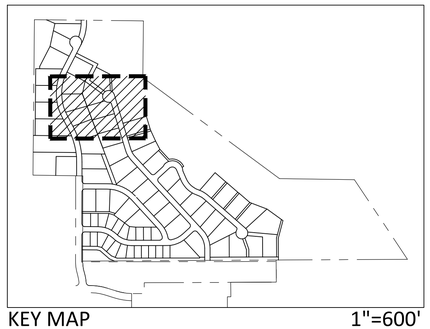
Designed By:
Prepared By:
Checked By:
Date: 11/05/2025

SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK, COLORADO
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
Sheet Name: LANDSCAPE PLAN

STAMP:
KAREN ZAIN HENRY 657 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Sheet: L-1
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KEY MAP 1"=600'

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1 ½" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED -TEMPORARILY IRRIGATED (LOW HYDROZONE)
- TAHOMA 31 HYRBRID BERMUDAGRASS (LOW/MODERATE HYDROZONE)
- EDGER
- 3' WIDE MIN. NATURAL TRAIL
- PHASE LINE
- SIGHT DISTANCE TRIANGLE
- FHAD 100 YEAR STORM WATER DELINEATION

MINOR SKYLINE / RIDGE LINE, TYP

MODERATE SKYLINE / RIDGE LINE, TYP

MAJOR SKYLINE / RIDGE LINE, TYP

PROPERTY BOUNDARY

S 53°29'05" E 1,424.51'

NATURAL TRAIL, TYP.
DETAIL G, SHEET L-7
NATURAL TRAIL ALIGNMENT PROVIDED THROUGH TRACT E WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.

PHASE LINE, TYP.

TRACT R

TRACT D

TRACT E

TRACT Q

3:1 SLOPE

3.2:1 SLOPE

DETACHED SIDEWALK, TYP

4-SWO
8-PAM
10-VMG
4-RGS

6-CSC
4-KC
5-DAM

LUMINARA COURT

VIA SOLEANA

PHASE 2

PHASE 1B

4 5 6 7 20 21 22 24 25 26 27 28 19 36 37

15' CORE EASEMENT, TYP.

STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

North

0' 30' 60' 90'

Scale: 1" - 30'

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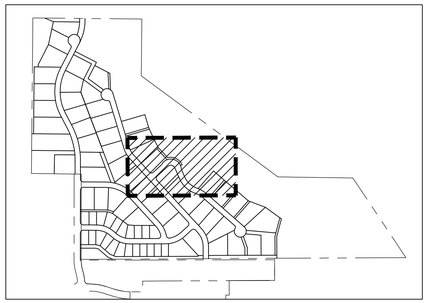
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PHASE LINE, TYP.

TRACT L

RETAINING WALL
MAXIMUM HEIGHT - 9 FEET

TRACT BOUNDARY

3:1 SLOPE

SIGHT DISTANCE TRIANGLE, TYP.

2-CSC
1-NPR
3-GRT

2-CSC
1-NPR

2-NPR
1-CSC

2-CSC
1-NPR

3-WC
8-LPL
5-RGS

2:1 SLOPE

3-BO
10-WPR
6-TLS

TRACT E

MAJOR SKYLINE / RIDGE LINE, TYP

MODERATE SKYLINE / RIDGE LINE, TYP

MINOR SKYLINE / RIDGE LINE, TYP

PROPERTY BOUNDARY

NATURAL TRAIL
DETAIL G, SHEET L-7

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TRACT P

TRACT O

LUMINARA COURT

DESCANSA STREET

BRISA WAY

PHASE LINE, TYP.

PHASE 1A, PHASE 2, PHASE 3

38, 39, 30, 31, 32, 33, 40, 41, 42, 53, 52

6400, 6350

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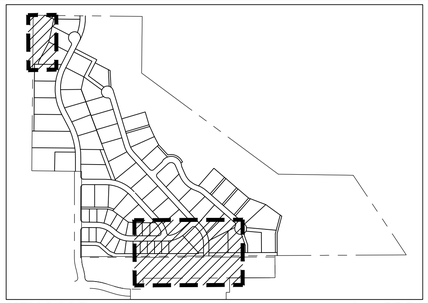
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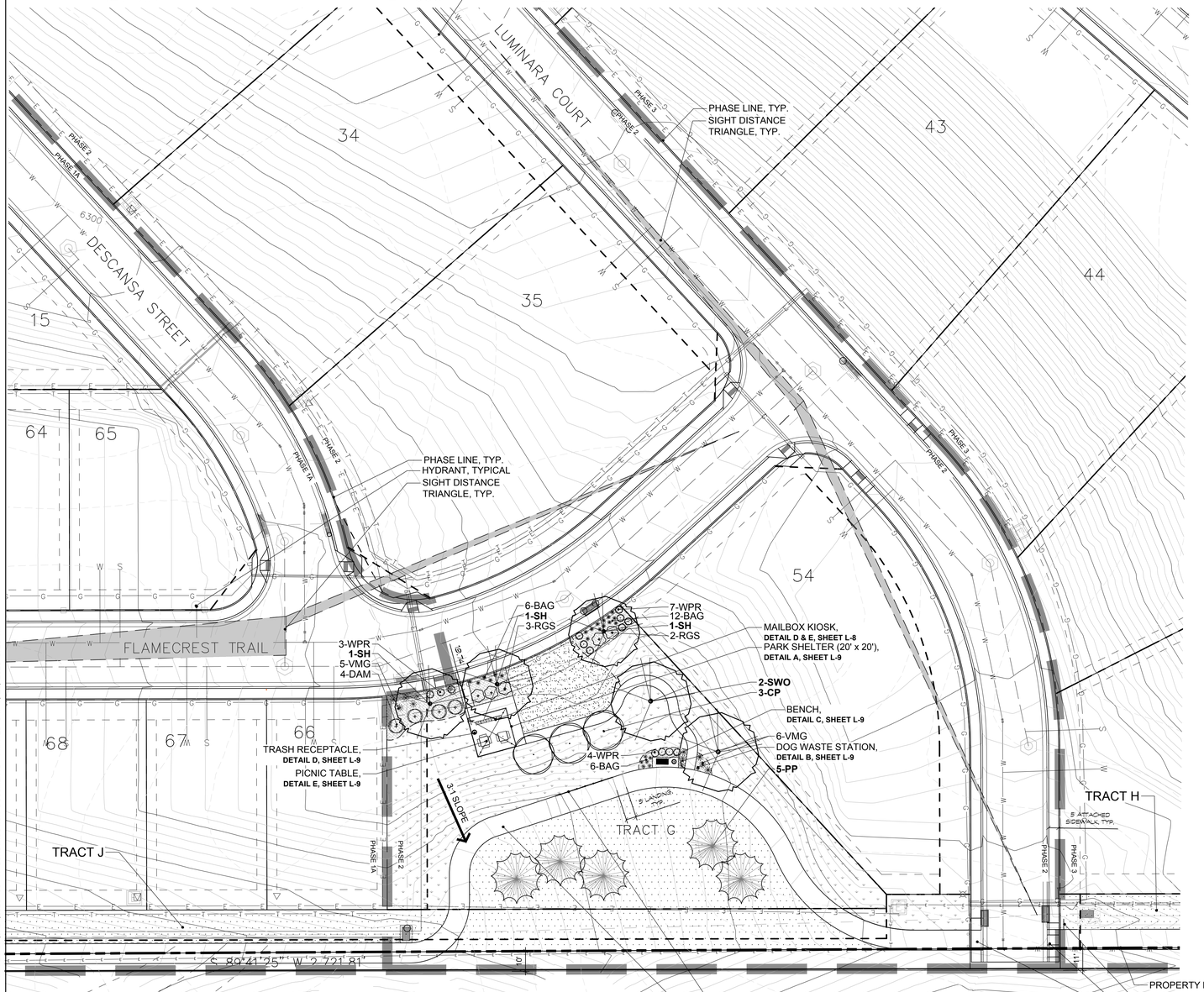


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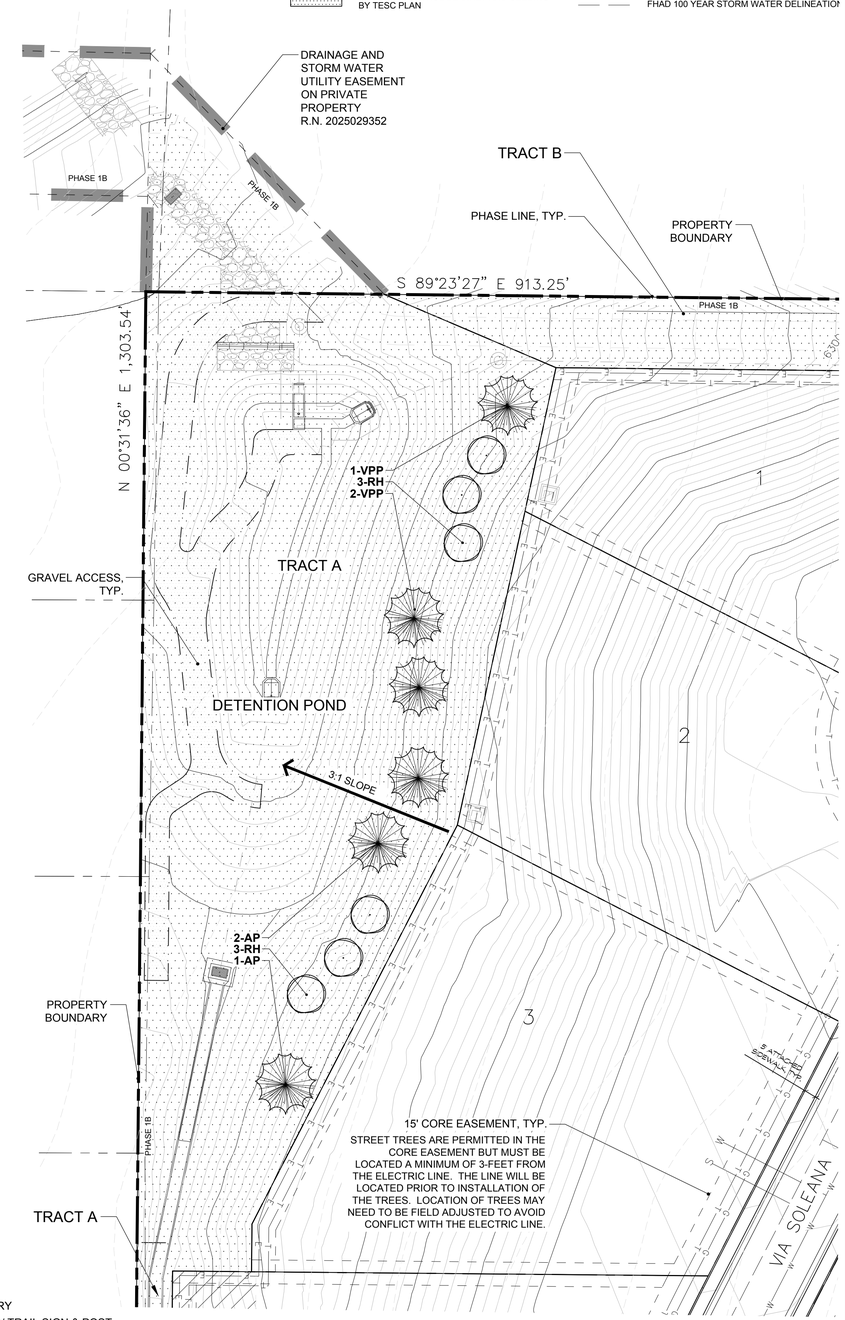
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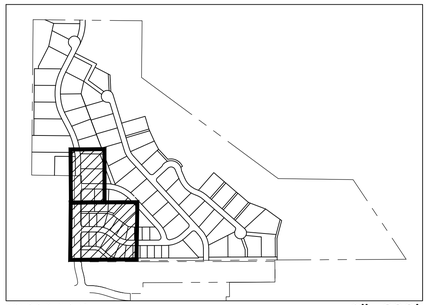
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Scale: 1" - 30'

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MATCHLINE A - THIS SHEET

PHASE LINE, TYP.

PHASE 1A

TRACT S

TRACT W

TRACT U

TRACT J

TRACT K

TRACT I

1-SH
3-RGS
3-WC

3-DAM
3-VMG
4-PAM

SIGHT DISTANCE TRIANGLE, TYP.

STREET LIGHT, TYP.

15' CORE EASEMENT

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VIA SOLEANA

FLAMECREST TRAIL

DESCANSA STREET

8' ATTACHED SIDEWALK, TYP.

3-CSC
3-WPR

3-SWO
3-LPL
3-TLS

3-PAM
3-CSC

6-RGS
3-CSC
1-SH
4-VMG
5-PPS
15-MNS

7-WPR
6-NPR
4-ACJ

1-SH

3-VMG
14-AWP
19-FB
21-RS
20-WPR
27-BAG
9-BES

3-FAM

ENTRY MONUMENT
DETAIL A & B, SHEET L-7

6:1 SLOPE

2-CBS
2-RH
3-VMG

3-BO
3-GRT

45' 9"

25' 0"

ADA COMPLIANT HANDRAIL, TYP.
DETAIL F, SHEET L-8

PROPERTY BOUNDARY PHASE LINE, TYP.

S 89°41'25" W 2,721.81'

TRACT BOUNDARY

FHAD 100-YEAR STORM WATER DELINEATION

10' CONCRETE TRAIL, DETAIL G, SHEET L-7

R=299.00'

S 08°39'

4-FB
1-KC

3-DAM
5-TLS
3-SH
7-VMG

PHASE 1B

PHASE 1A

10 11 12 13 14 15 16 17 56 57 58 59 60 61 62 70 71 72 73 74 75 76 77

TRACT LINE LABELS: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG HH II JJ KK LL MM NN OO PP QQ RR SS TT UU VV WW XX YY ZZ

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PLANT SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	HYDROZONE
SHADE TREES							
6	BO	BUR OAK	QUERCUS MACROCARPA	2.5" CAL.	65' x 65'	B&B	LOW
7	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2.5" CAL.	50' x 35'	B&B	LOW
9	SH	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	50' x 35'	B&B	LOW
9	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B&B	LOW
6	WC	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	50' x 35'	B&B	LOW
ORNAMENTAL TREES							
3	CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL.	25' x 18'	B&B	LOW-MOD.
3	FAM	'FLAME' GINNALA MAPLE	ACER GINNALA 'FLAME'	2" CAL.	20' x 20'	B&B	LOW-MOD.
6	GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL.	25' x 25'	B&B	LOW-MOD.
8	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' x 18'	B&B	LOW-MOD.
EVERGREEN TREES							
3	AP	AUSTRIAN PINE	PINUS NIGRA	6'	50' x 35'	B&B	LOW
2	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6'	70' x 35'	B&B	MODERATE
5	PP	PONDEROSA PINE	PINUS PONDEROSA	6'	70' x 35'	B&B	LOW
3	VPP	VANDERWOLF'S PYRAMID PINE	PICEA FLEXILIS 'VANDERWOLF'S PYRAMID'	6'	40' x 25'	B&B	LOW
DECIDUOUS SHRUBS							
15	AWP	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	5 GALLON	3' x 3'		LOW-MOD.
22	CSC	CREEPING SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GALLON	1.5' x 5'		LOW
15	DAM	DWARF AMUR MAPLE	ACER GINNALA 'COMPACTA'	5 GALLON	7' x 7'		LOW
23	FB	FERNBRUSH	CHAMAEBATIARA MILLEFOLIUM	5 GALLON	4' x 4'		LOW
11	LPL	LEADPLANT	AMORPHA CANESCENS	5 GALLON	3' x 3'		VERY LOW
11	NPR	NATIVE PINK ROSE	ROSE WOODSII	5 GALLON	4.5' x 4.5'		LOW
5	PPS	PYGMY PEASHRUB	CARAGANA PYGMEA	5 GALLON	3' x 3'		VERY LOW
28	RGS	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	5 GALLON	6' x 5'		LOW
21	RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	3.5' x 3.5'		LOW
18	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 FALLON	4.5' x 4.5'		LOW-MOD.
54	WPR	WINNIPEG PARKS ROSE	ROSA x 'WINNIPEG PARKS'	5 GALLON	2.5' x 4'		LOW
EVERGREEN SHRUBS							
4	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	5 GALLON	8" x 4'		LOW
15	PAM	PANCHITO MANZANITA	ARCTOSTAPHYLOS x COLORADENSIS 'PANCHITO'	5 GALLON	2' x 4'		LOW
ORNAMENTAL GRASSES/PERENNIALS							
50	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GALLON	2.5' x 2'		LOW
9	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GALLON	2' x 2'		LOW
15	MNS	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	1 GALLON	2' x 1.5'		LOW
41	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	1 GALLON	4.5' x 3.5'		LOW

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   – AREA OF SEEDING AND MULCHING.
   – TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW–GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN TESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANANTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 4 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED–FREE LONG–STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24–HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE–FLOWING, NON–CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS, (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/–0.2%; ASH CONTENT = 2.7 +/–0.2%; FIBER = 4.0 +/–0.4%; PH 1% SOLUTION = 6.5 – 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 – PAR. 8, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

GENERAL NOTES:

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
3. 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 HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR PUBLIC WORKS OR UTILITIES INSPECTOR.
4. 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.
5. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
9. 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 PUBLIC WORKS INSPECTOR IMMEDIATELY.
10. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
11. 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.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
13. 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 PUBLIC WORKS INSPECTOR AT ALL TIMES.
14. 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.
15. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
16. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
17. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
18. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR PUBLIC WORKS INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES:

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

LANDSCAPE NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
3. 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.
4. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
5. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
6. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
7. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
8. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
9. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
10. MAINTAIN A MINIMUM OF FIVE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREE OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
11. TREES ARE TO BE LOCATED OUT OF WET UTILITY EASEMENTS OR AT LEAST 10' OF ALL WET UTILITY LINES SUCH AS STORM WATER, SANITARY AND WATER. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. 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)
13. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
14. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
15. ALL SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GALVANIZED EDGER, DURAEDGE OR EQUAL. EDGER IS TO BE CAPPED OR ROLLED PER TOWN REQUIREMENTS. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALLS OR WALKS, OR AROUND TREE PITS.
16. ALL SHRUB BEDS SHALL BE MULCHED WITH ROCK MULCH TO A DEPTH OF 4", WITH NO WEED BARRIER FABRIC.
17. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
18. THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS / HOA IS RESPONSIBLE FOR THE INSTALLATION, REPLACEMENT OF DEAD PLANT MATERIALS AND THE MAINTENANCE OF ALL STREETSCAPE AND TRACT AREA LANDSCAPING AND IRRIGATION INDICATED ON THE LANDSCAPE PLAN INCLUDING LANDSCAPING WITHIN THE RIGHT-OF-WAY OF PUBLIC STREETS.
19. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
20. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.
21. WHERE SIDEWALK IS ATTACHED, ONE TREE PER LOT NEEDS TO BE PROVIDED IN FRONT YARD TO MEET STREET TREE REQUIREMENTS.
22. PROTECTION METHODS FOR EXISTING NATIVE VEGETATION TO BE PROTECTED IN PLACE WILL BE DETAILED IN THE CONSTRUCTION DOCUMENTS. IF VEGETATION TO BE PROTECTED IS REMOVED, IT SHALL BE REPLACED WITH LIKE KIND, QUANTITY AND SIZE PLANT TYPES.

SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE TESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE–SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE TESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
   5.1. A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OR PRE–DISTURBANCE LEVELS AND NO LESS THAN THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE PLANTS SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK–APPROVED MIX.
   5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   5.3. FREE OF ERODED AREAS.
   5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK LOW–GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0

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TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

IMEG

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No.	Sub. Date:	Revision Type:
2	02/10/2026	2nd Submittal
3	04/29/2026	3rd Submittal
4	06/11/2026	4th Submittal
5	07/28/2026	5th Submittal
6		
7		

Designed By:
Prepared By:
Checked By:
Date: 11/05/2025

SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK, COLORADO

Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS

Sheet Name: LANDSCAPE DETAILS

STAMP:
KAREN ZAIN HENRY 657 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Sheet: L-6
80 OF 98

X:\PROJECTS\ALEXANDER WAY – HAFFEMAN\CAD\2026–06–11 CONSTRUCTION DOCUMENTS PRINTED ON: 7/28/2026 9:29 AM



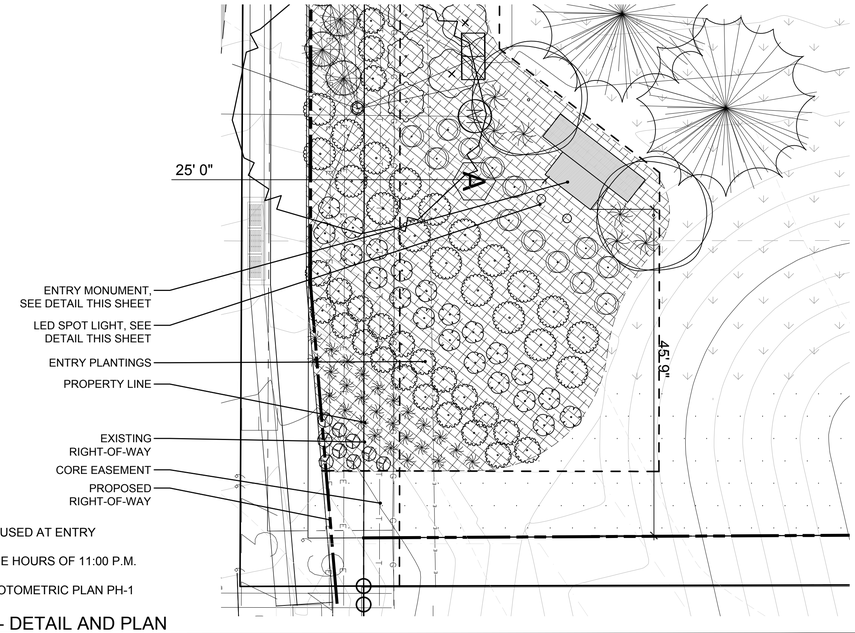
A ENTRY MONUMENT - BY SEPARATE PERMIT

N.T.S.

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1 ½" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED -TEMPORARILY IRRIGATED (LOW HYDROZONE)



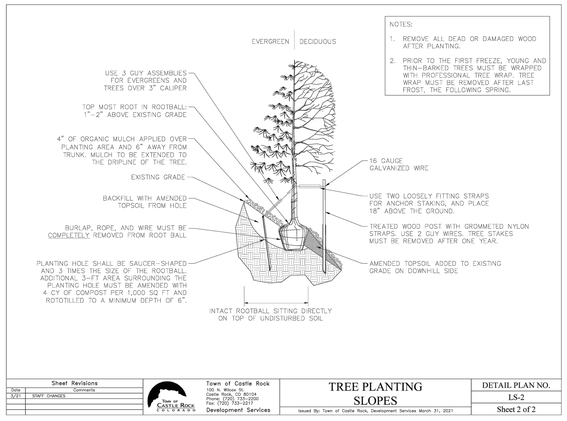


NOTES:
1. MONUMENT SIGN LIGHTS ARE ONLY TO BE USED AT ENTRY MONUMENT LOCATION
2. LIGHTS WILL BE TURNED OFF BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.
4. FOR DETAILS AND NOTES, PLEASE SEE PHOTOMETRIC PLAN PH-1

1" = 10'

B ENTRY MONUMENT LIGHTING - DETAIL AND PLAN

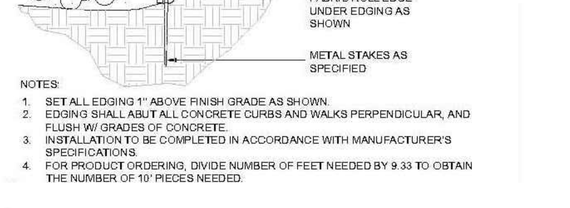
CROSSTOUR - FIRSTLIGHT



C TREE PLANTING DETAIL - SLOPES

TOWN OF CASTLE ROCK

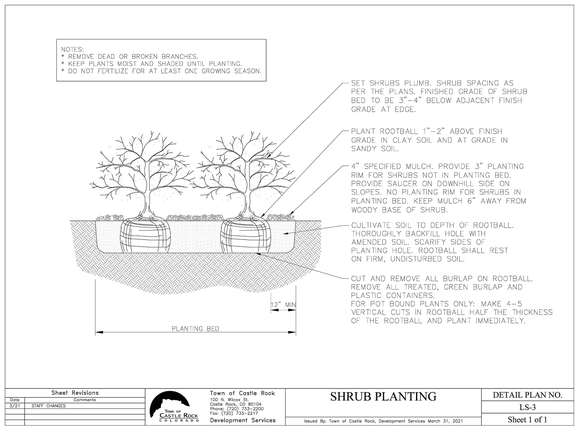
N.T.S.



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

D STEEL EDGING

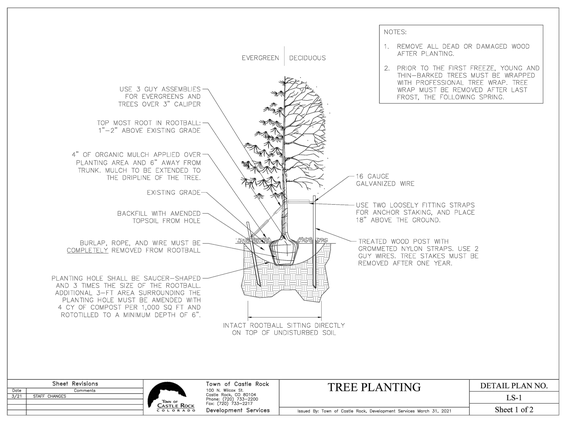
N.T.S.



E SHRUB PLANTING DETAIL

TOWN OF CASTLE ROCK

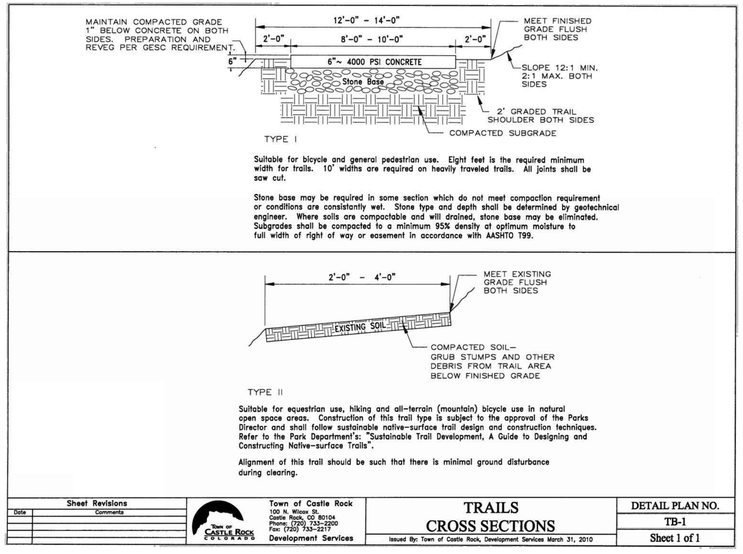
N.T.S.



F TREE PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.



G Town of Castle Rock Trails Cross Section

N.T.S.

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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2	02/10/2026	2nd Submittal	
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5	07/28/2026	5th Submittal	
6			Designed By:
7			Prepared By:
			Checked By:

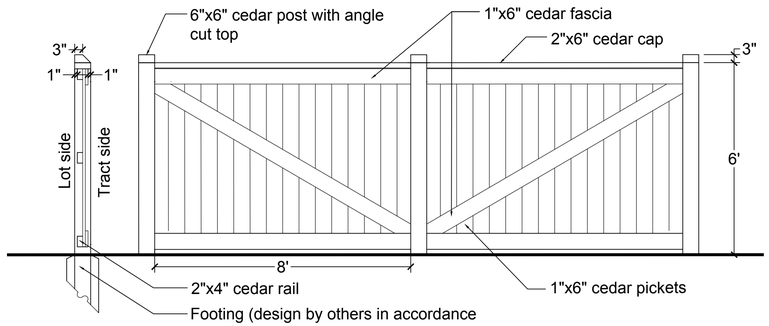
SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK, COLORADO
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
Sheet Name: LANDSCAPE DETAILS

STAMP:

KAREN ZAIN HENRY 657 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Sheet: L-7
81 OF 98

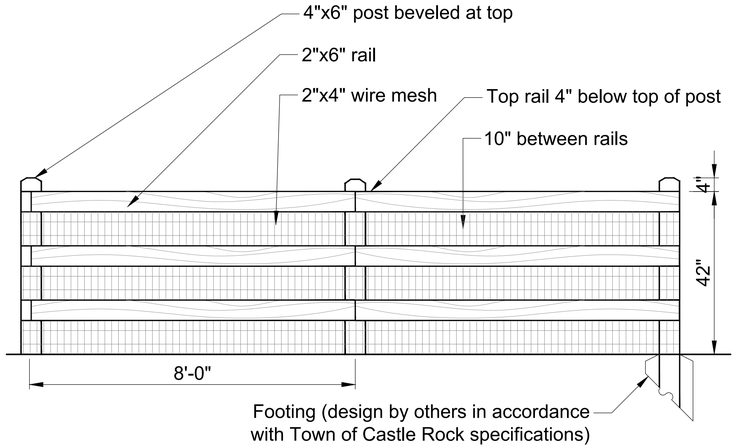
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Stain/Paint Color: Sherwin Williams - "Charwood" SW-3542 or equal, approved by HOA / DRB

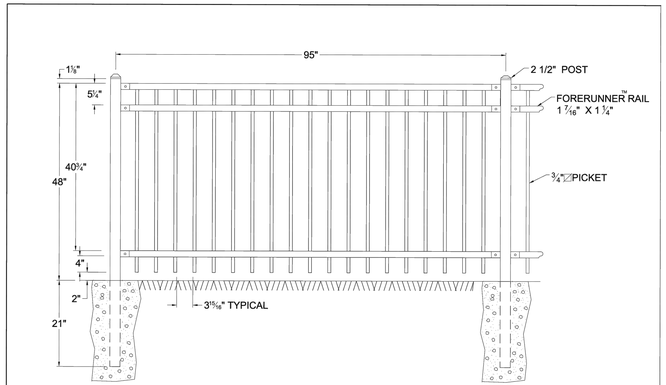
A SOLID PRIVACY FENCE - OPTIONAL

FENCE TYPE ALLOWED ONLY AT INTERNAL LOT LINES, NEVER ADJACENT TO OPEN SPACE
(REFER TO FENCE NOTES, SHEET 23)



B OPEN RAIL FENCE

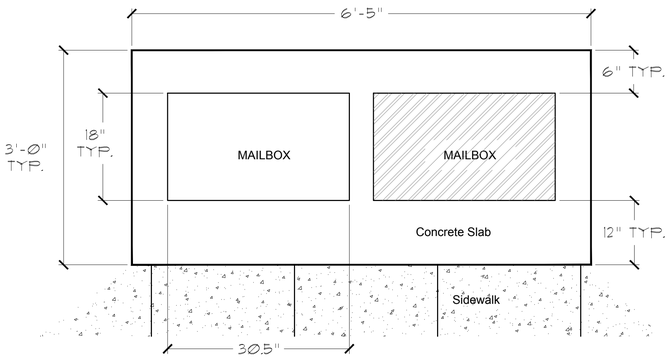
Paint/Stain Color: Sherwin Williams - "Charwood" SW-3542 or equal, approved by HOA / DRB
Optional Wire Mesh: Galvanized 14 gauge installed between post and rail.



ECHELON PLUS MAJESTIC 4' HIGH 3-RAIL X 8' (NOM) PANEL				
RESIDENTIAL ALUMINUM			AMERISTAR® SINGLE SOURCE SECURITY SYSTEMS	1555 N. Mingo Tulsa, OK 74116 1-800-321-8724
DR LZN	Pg 1 of 1	SCALE TO FIT PG.		
CK GV	Date 12-08-03			

C ORNAMENTAL METAL FENCE - AMERISTAR (OR SIMILAR) - OPTIONAL - COLOR: BLACK

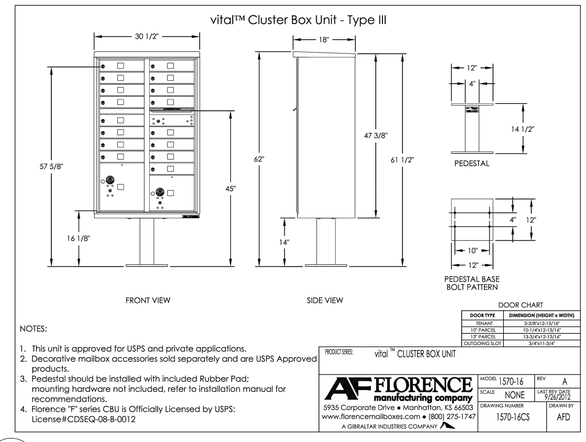
FENCE TYPE ALLOWED ONLY AT INTERNAL LOT LINES, NEVER ADJACENT TO OPEN SPACE (REFER TO FENCE NOTES, SHEET 84)



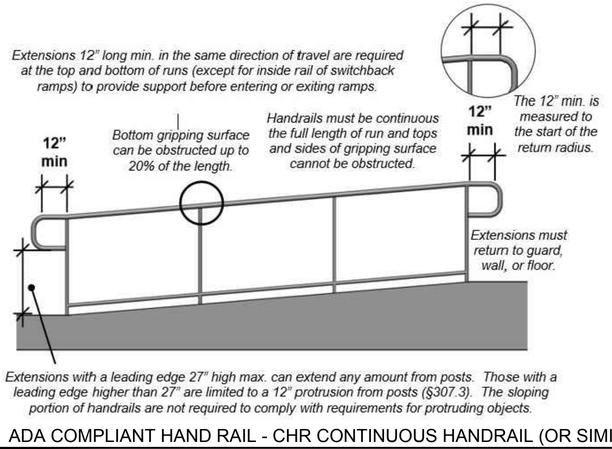
Mail kiosk shall be located where indicated on plan. Each location shall have the indicated number of boxes placed side by side. Each individual box shall have 12 or 16 permanent boxes and 1 or 2 oversized key boxes (respectively), as indicated on plan.

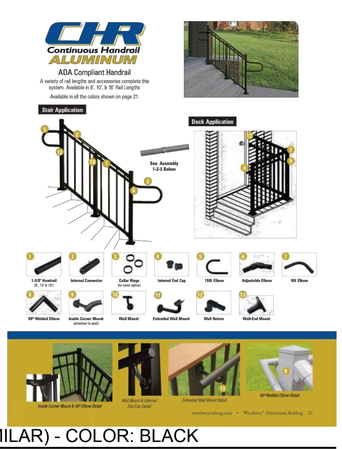
E MAIL KIOSK TYP.

N.T.S.



D MAIL BOX KIOSK- AF FLORENCE (OR SIMILAR) COLOR: BLACK LOCATED IN TRACT G & K





F ADA COMPLIANT HAND RAIL - CHR CONTINUOUS HANDRAIL (OR SIMILAR) - COLOR: BLACK

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON 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 BE REQUIRED DURING THE CONSTRUCTION PHASE.

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TOWN APPROVAL BLOCK

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SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK, COLORADO

Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS

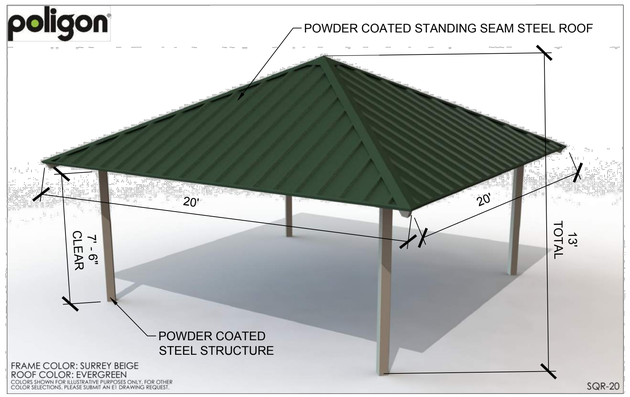
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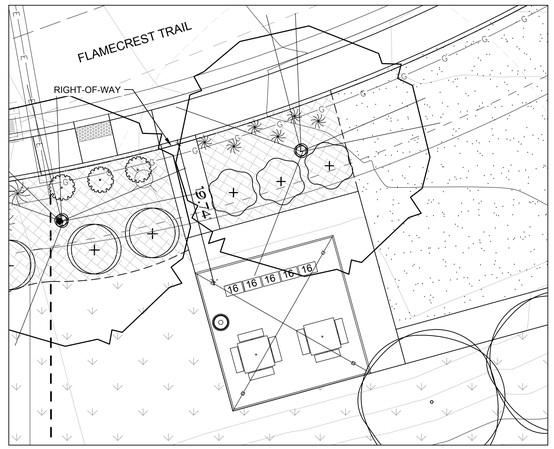
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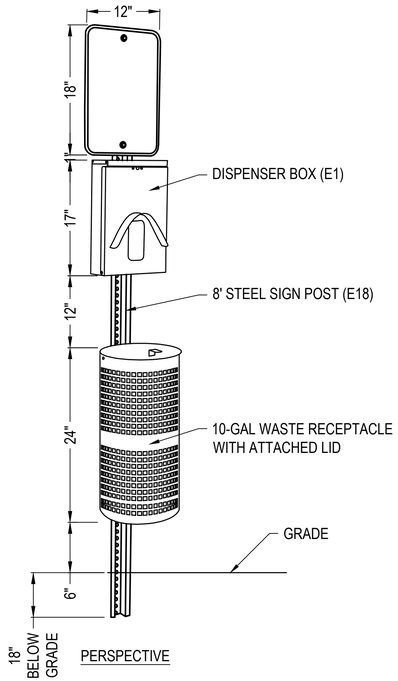
A PARK SHELTER N.T.S.

POLIGON "SQR 20" (OR APPROVED CUSTOM - SITE FABRICATED ALTERNATIVE. CUSTOM SHELTER SHALL MATCH THE OVERALL DESIGN CHARACTERISTICS OF THE POLIGON "SQR 20" AND BE OF EQUAL OR GREATER QUALITY.)

COLOR: BLACK

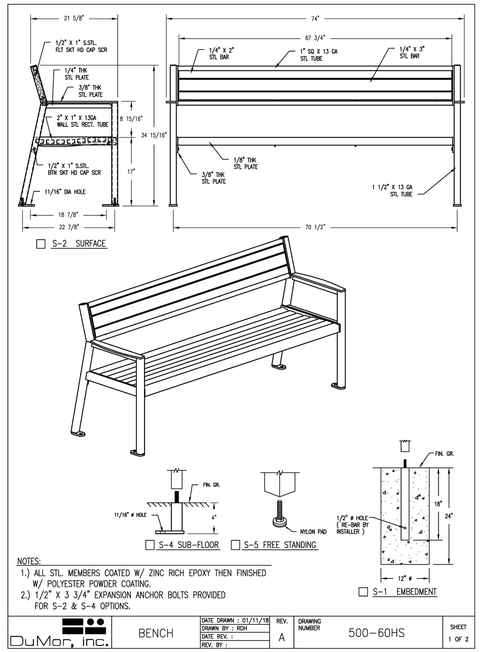
LOCATED IN TRACT G

N.T.S.



B DOG WASTE STATION

TYPE: PET WASTE ELIMINATOR - E3GRE - (OR SIMILAR)

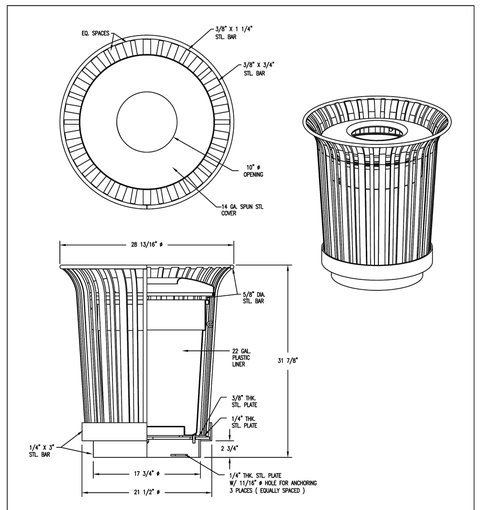


C BENCH - DuMor 500 (OR SIMILAR)

COLOR: BLACK

LOCATED IN TRACT G & K

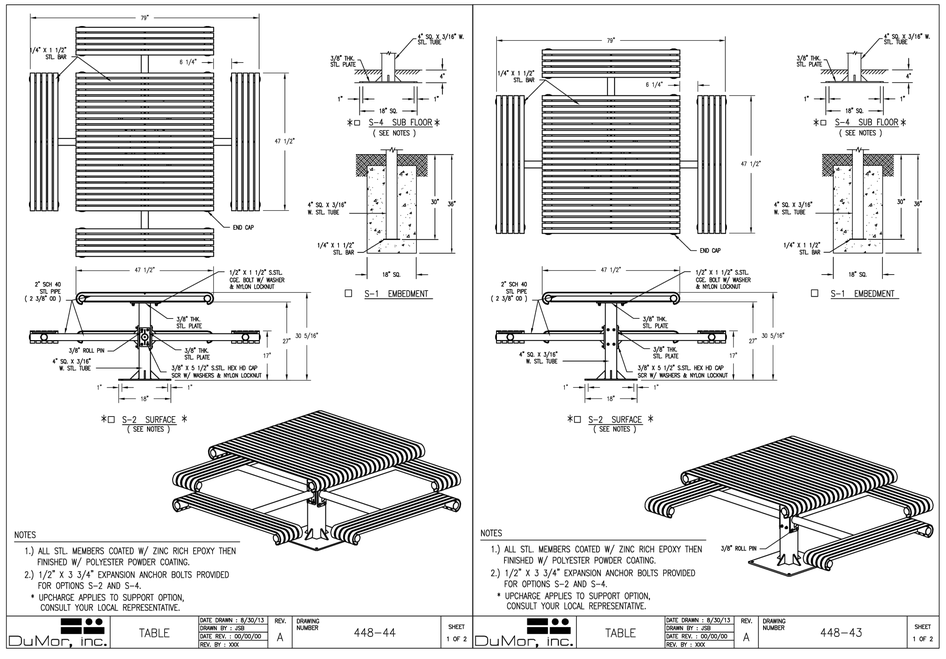
N.T.S.



D TRASH RECEPTACLE - DuMor 500 (OR SIMILAR)

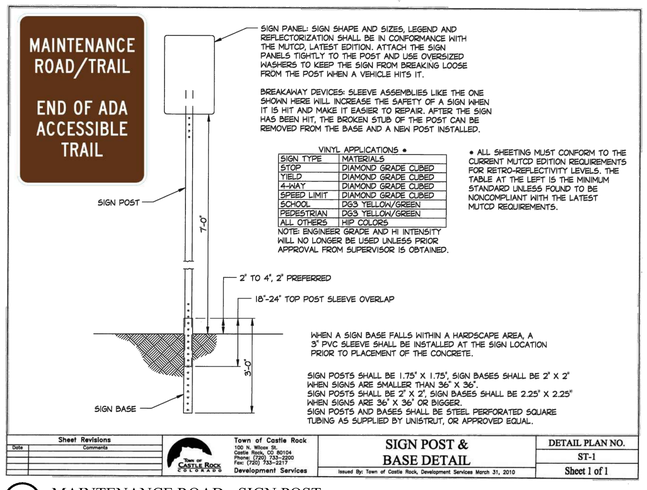
COLOR: BLACK

LOCATED IN TRACT G & K



E PICNIC TABLE - DuMor 500 (OR SIMILAR) - COLOR: BLACK

LOCATED IN TRACT G



F MAINTENANCE ROAD - SIGN POST

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK, COLORADO

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STAMP:

KAREN ZAIN HENRY 657 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Sheet: L-9
83 OF 98

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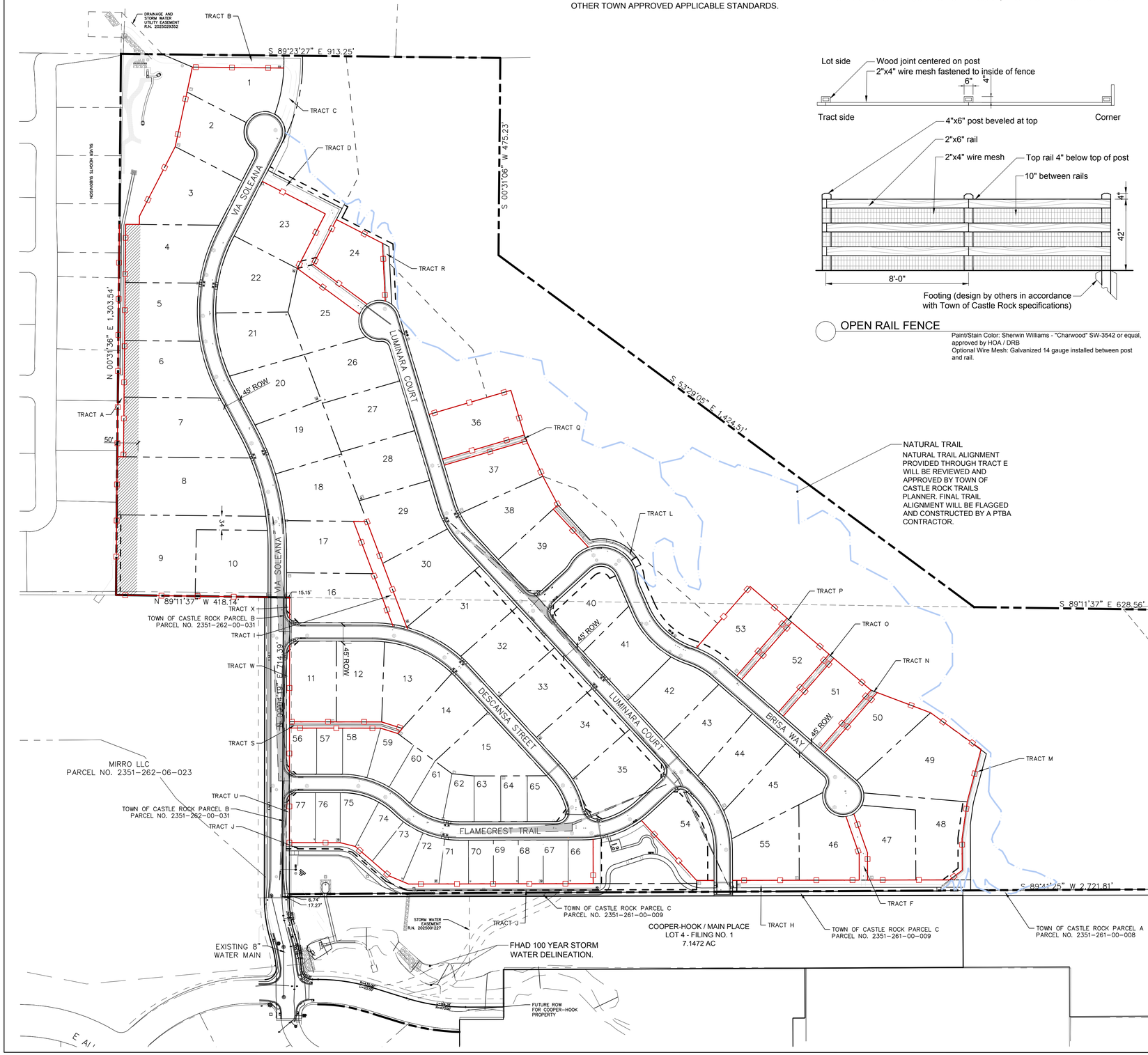
LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PROPOSED OPEN RAIL FENCE
- PROPOSED NATURAL TRAIL

North

0' 120' 240 360'

Scale: 1" - 120'



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OPEN RAIL FENCE

Paint/Stain Color: Sherwin Williams - "Charwood" SW-3542 or equal, approved by HOA / DRB
Optional Wire Mesh: Galvanized 14 gauge installed between post and rail.

FENCING

IN ORDER TO FURTHER DEFINE THE OPEN CHARACTER OF SOLEANA, INDIVIDUAL RESIDENTIAL SITES, AND OUTDOOR USE AREAS, A SYSTEM OF FENCING AND PRIVACY SCREENS IS OUTLINED AS FOLLOWS.

1. FENCING IS NOT REQUIRED. IF FENCING IS INSTALLED IT MUST BE IN ACCORDANCE WITH THE FOLLOWING AND AS INDICATED ON THE SITE DEVELOPMENT PLAN
2. FENCES SHALL BE LIMITED IN SCOPE AND ALL PROPOSED FENCING MUST BE APPROVED BY THE SOLEANA DESIGN REVIEW BOARD (DRB).
3. PERIMETER LOT FENCING FOR LOTS 1–55, EXCEPT IN THE LIMITED CIRCUMSTANCES DESCRIBED BELOW, IS PROHIBITED.
4. OPEN RAIL FENCING AS INDICATED ON SHEET 23 SHALL BE A THREE–RAIL OPEN RAIL BOARD FENCE AND A MAXIMUM OF 4– FEET IN HEIGHT. WIRE MESH FASTENED TO THE INSIDE OF THE FENCE IS PERMITTED FOR PET ENCLOSURE.
5. SOLID WOOD FENCING AND ORNAMENTAL METAL FENCING IS ONLY PERMITTED ON INTERNAL LOT LINES FOR LOTS 59–65 WHERE NOT ADJACENT TO AN OPEN SPACE TRACT.
6. THE FENCE PLAN ON SHEET 84 INDICATES THE LOCATION AND THE ONLY FENCE TYPE PERMITTED ALONG LOT LINES ADJACENT TO COMMON OPEN SPACE. THE OPEN RAIL FENCE MAY BE INSTALLED AT THE OWNER'S DISCRETION BUT MUST BE APPROVED BY THE DRB.
7. A FULL FENCE ENCLOSURE WILL BE RESTRICTED TO THE SIDE OR REAR BUILDING AREAS OF LOTS 1–55 AND SHOULD NOT EXCEED 1,500 SQUARE FEET OF ENCLOSURE. THESE AREAS SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE PLAN, AND FENCING MUST HAVE APPROPRIATE SCREENING FROM VISIBILITY. A COMBINATION OF LANDSCAPE HEDGES, EARTH FORMS, RETAINING WALLS, OR OTHER COMPATIBLE LANDSCAPE COMPONENTS SHOULD BE UTILIZED IN THE OVERALL FENCE/ENCLOSURE PLAN. COMPATIBILITY AND INTEGRATION WITH THE OVERALL DESIGN OF THE HOME WILL ALSO BE CONSIDERED A PART OF THE ENCLOSURE APPROVAL.
8. ACCEPTABLE FENCING MATERIALS INCLUDE:
   A. THE OPEN RAIL FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW–3542, SEMI–TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE DRB. ALL OPEN RAIL FENCING SHALL BE UNIFORM IN COLOR.
   B. ORNAMENTAL METAL FENCES SHALL BE A MAXIMUM OF 6– FEET IN HEIGHT AND BLACK IN COLOR.
   C. WOOD PRIVACY FENCES, AS PERMITTED ON LOTS 59–65, SHALL BE A MAXIMUM OF 6–FEET IN HEIGHT, CEDAR AND THE FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW–3542, SEMI–TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE DRB. ALL WOOD PRIVACY FENCES SHALL BE UNIFORM IN COLOR.
8. PRIVACY SCREENS, SWIMMING POOL ENCLOSURES, TENNIS COURT ENCLOSURES, AND DOG RUNS SHALL BE LIMITED IN SCOPE AS DEFINED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS, AND SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO INSTALLATION.

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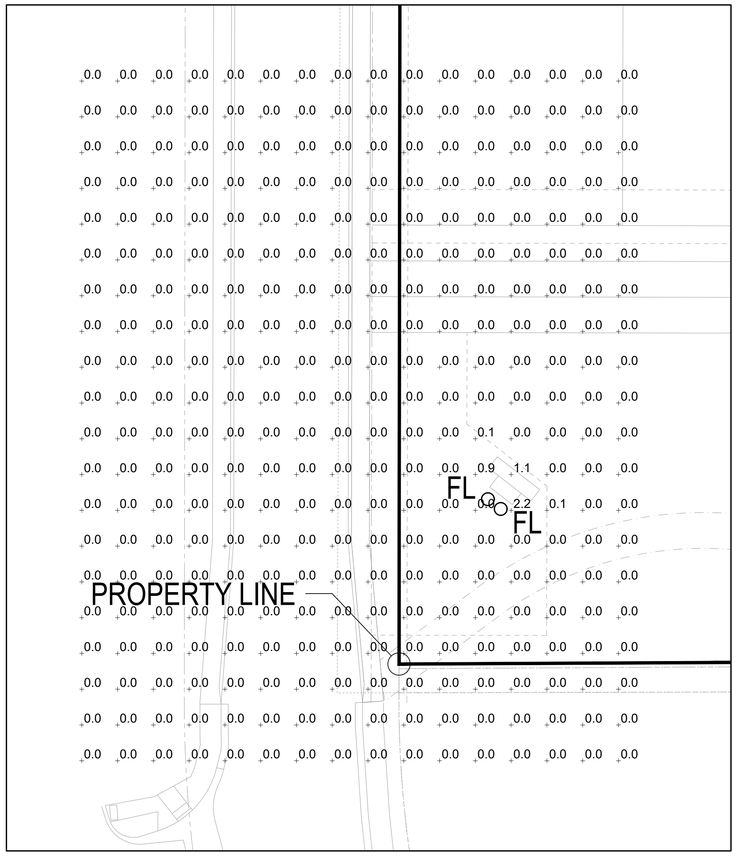
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KAREN ZAIN HENRY 657 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Sheet: L-10
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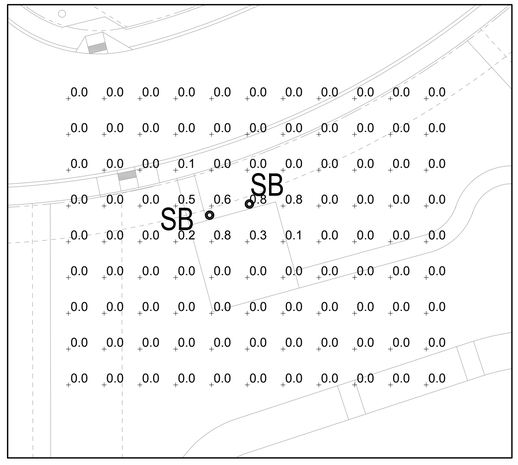


4 SITE LIGHTING PHOTOMETRIC

SCALE: 1"=20'

20 0 20 40

SCALE IN FEET

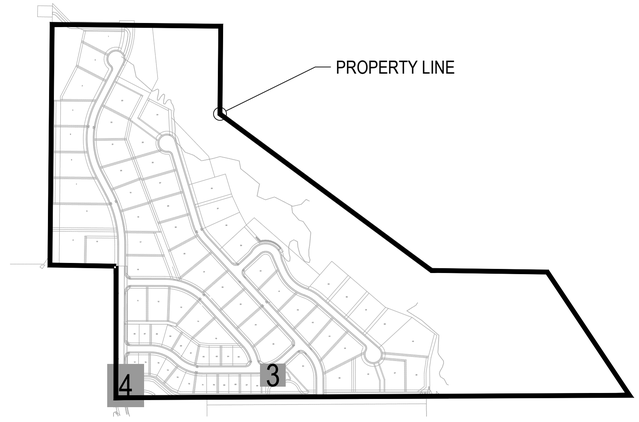


3 SITE LIGHTING PHOTOMETRIC

SCALE: 1"=20'

20 0 20 40

SCALE IN FEET



2 KEY MAP

SCALE: NTS

1 SITE LIGHTING PHOTOMETRIC

SCALE: AS NOTED

PHOTOMETRY PLAN GENERAL NOTES:

1. LIGHT LOSS FACTOR IS 1.0
2. HOURS OF LIGHT OPERATION AND CONTROLS:
   - 2.1. FIXTURE SB TO BE PHOTOCELL CONTROLLED: ON AT DUSK, DIM TO 30% AFTER 3 HOURS, BRIGHTEN TO 100% 1 HOUR BEFORE DAWN, OFF AT DAWN.
   - 2.2. FIXTURE FL TO BE PHOTOCELL AND TIMER CONTROLLED: ON AT DUSK, OFF BETWEEN 11:00PM AND 7:00AM.
3. LIGHTING OBJECTIVES: THE PHOTOMETRIC INCLUDES LIGHTING FOR MAIL KIOSKS AND AT THE ENTRY MONUMENT. LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.
4. MITIGATION EFFORTS: ILLUMINATION OF THE MAIL KIOSKS IS PROVIDED BY FULL CUTOFF BOLLARDS. ILLUMINATION OF THE MONUMENT SIGN IS PROVIDED BY UPLIGHTING; EACH LUMINAIRE IS LESS THAN 3500 LUMENS. THESE LUMINAIRES WILL NOT PRODUCE UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL: MAIL KIOSK AND MONUMENT SIGN LIGHTING IS INCLUDED IN THE PHOTOMETRIC. REQUIREMENTS FOR EXTERIOR LIGHTING TO THE PUBLIC WAY IS EXCLUDED FROM THIS PHOTOMETRIC.
6. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED A T A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

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STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

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STAMP:

Sheet: LP1
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STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

Site Luminary Summary Table

Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SB	FIRSTLIGHT	PLB	PLB-102-BZ-ASM-WW-04	BOLLARD	Y	TYPE III	120-277	YES	2	GROUND	3'-0" AFG	1	LED	SOLAR	450	3,000K	1.00	BRONZE
FL	LUMARK	CROSSTOUR	LUMINAIRE: XTOR1B-Y MOUNT: XTORFLD-TRN	FLOOD LIGHT	N	TYPE III	120-277	YES	2	GROUND	1'-0" AFG	1	LED	12	940	3,000K	1.00	BLACK

Calculation Summary — List the Use Area / Zone Type

Label	Calc Type	Units	Average	Min	Max	MAX/MIN	AVG/MIN
OVERALL SITE	POINT BY POINT	FOOTCANDLES	0.2	0	2.2	N/A	N/A
SIGNS	POINT BY POINT	FOOTCANDLES	0.3	0.1	2.2	22:1	7.3:1
MAILBOXES	POINT BY POINT	FOOTCANDLES	0.6	0.3	0.8	2.7:1	2:1

Lumark

Catalog #		Type
Project		FL
Comments		Date
Prepared by		

DESCRIPTION

The patented Lumark Crosstour™ Floodlight Kit easily attaches to the Crosstour LED Wall Pack luminaire. The floodlight kit converts 12W, 18W, 26W, and 38W Crosstour wall mount luminaires into floodlighting luminaires suitable for ground or wall mount applications. Crosstour LED offers seamless architectural style with super bright energy efficient LEDs. The low-profile, rugged construction of the easy to install knuckle or trunnion base along with stainless steel hardware, visors and impact guards make Crosstour LED an "all-in-one" universal product offering that installs virtually anywhere.

SPECIFICATION FEATURES

Application
The Crosstour LED luminaire with knuckle or trunnion floodlight kit is ideal for floodlight illumination of ground mounted signage, building façade architecture or for wall mount applications where greater forward throw illumination is needed.

Construction
KNUCKLE FLOODLIGHTING BASE: Heavy-duty, die-cast aluminum knuckle base utilizes tooth-lock adjustment mechanism for both solid engagement and easy aiming adjustment. Visual 15° adjustment indicators allow for 180° rotation of the luminaire. Knuckle adjustment is made via the stainless steel screw. Knuckle is 3G vibration rated. Knuckle fits 1/2" NPS available mounting junction box cover (supplied by others) and is secured with supplied locking nut. Attaches directly to the Crosstour LED Wall Mount back box via the supplied magnetic stainless steel hardware.

TRUNNION FLOODLIGHTING BASE: Adjustable heavy-gauge steel trunnion-mount utilizes interlocking slide adjustment mechanism for precise aiming and secure installation. Supplied standard with 12" of pre-wired SOW 600V wet location rated cord. Visual 15° adjustment indicators allow for 180° rotation of the luminaire. Trunnion base can be lag bolted to any surface and is 3G vibration rated. Quickly attaches to the Crosstour LED Wall Mount back box via the supplied magnetic stainless steel hardware.

Electrical
Three-wire electrical conductor wire is pre-wired to the knuckle base allowing easy wiring to junction box utility power and to the Crosstour LED luminaire. Trunnion base includes 12" SOW cordwhip. The SOW cord is 18AWG and is rated for -40°C to 90°C. SOW cord is highly flexible and features stranded copper conductors, separator and is secured in a thermoplastic elastomeric rubber jacket.

Top Visors and Impact Guards
Supplied with heavy -duty steel top visors that quickly attach to the Crosstour LED Wall Pack 12W, 18W, 26W, and 38W housing via the supplied stainless steel hardware. Crosstour top visors control glare and spill light in all directions. Useful in uplighting applications to limit light travel above intended wall surface or sign. 1/8" Thick UV stabilized impact guards install directly into the visor via the side-slot lock feature. Useful in protecting the Crosstour LED glass lens from projectile objects when mounted at low levels.

Finish
Crosstour is protected with a five-stage TGIC Super durable carbon bronze or summit white polyester powder coat paint. Premium TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the Crosstour installed life.Options to meet Buy American and other domestic preference requirements.





LUMINAIRE SOLD SEPERATELY

Crosstour LED Floodlight Kit

CERTIFICATION DATA
(Floodlight Kit Only)
UL/cUL Wet Location Listed
3G Vibration Rated Trunnion

SHIPPING DATA:
Approximate Net Weight:
1.2 – 1.9 lbs. (0.5 – 0.9 kgs.)

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STOCK ORDERING INFORMATION

Domestic Preferences [1]	Knuckle Mount Floodlighting Kit	Trunnion Mount Floodlighting Kit
[Blank]=Standard **BAA**=Buy American Act **TAA**=Trade Agreements Act	**XTORFLD-KNC**=Carbon Bronze Knuckle Base With Locking Nut, Small and Large Top Visors and Impact Shields	**XTORFLD-TRN**=Carbon Bronze Trunnion Base With 12" Wet Location SOW Cord, Small and Large Top Visors and Impact Shields

FIRSTLIGHT TECHNOLOGIES

PLB Series

SOLAR POWERED LED BOLLARD

Project:

Type: SB Quantity:



The PLB series solar powered LED bollard is ideal for architectural and commercial pathway applications. The stylish, contemporary design combined with high quality construction and unequalled solar powered performance make the PLB series an excellent fit where quality lighting is required.

PLB solar powered bollards are fully self-contained and offer significant advantages over typical wired bollards:
- Low installation, remediation and electrical design costs
- No electricity bills and no scheduled maintenance
- Immune from power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

TECHNICAL SPECIFICATIONS

Solar Module:
- High impact, UV resistant encapsulation
- High-efficiency mono-crystalline cells
- Integrated into bollard housing
- Used for day/night detection (no photocell required)

Solar Lighting Controller (SLC):
- High efficiency Maximum Power Point Tracking (MPPT) charge controller
- Micro-controller based technology
- High-efficiency LED driver
- Integrated into bollard housing
- Designed to automatically manage lighting performance based on environmental conditions and lighting requirements

Battery:
- High-performance lithium ($LiFePO_4$)
- Exceptional 10+ year lifecycle
- High-temperature tolerance
- Contained within bollard post
- Designed for easy battery changes when required
- Plug-and-play, sealed connector

Wireless Controls:
- Easy-to-use interface via iOS smartphone app
- Configure and control lighting profiles
- Adjust dusk and dawn thresholds

LEDs and Optics:
- Greater than 100,000 hour L70 lifetime LED
- Extra Warm White (2700K), Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available
- Type 3 and Type 5 full cut-off high efficiency optics
- Typical lumen output 450 lumens
- Wildlife-friendly amber option available

Mechanical Construction:
- Cast, marine-grade, corrosion resistant aluminum housing
- IP67 protection
- Extruded, low copper aluminum post
- Stainless fasteners with security fastener option
- High-strength mounting base
- Architectural grade, super durable, TGIC powder coat
- Four standard colors with custom colors available

Factory Set Lighting Profiles:
- 11 standard duration profiles available
- Real-time lighting profile options available
- See lighting profile sheet for all options
- Lighting profiles are field configurable with app

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ORDER MATRIX

Series	Height	Finish	Distribution	LED	Lighting Profile (Full list on website)	Options
PLB	101 - 14"	BK - Black	ASM - Type 3	XW - 2700K	00 - On at dusk, off at dawn	SEC - Security Fasteners
	102 - 36"	BZ - Bronze	SYM - Type 5	WW - 3000K	04 - On at dusk, dim to 30% after 5 hours, brighten to 100% 1 hour before dawn (DEFAULT)	PA - Pre-Ship Anchor Bolts
		SV - Silver		NW - 4000K	09 - On at dusk, dim to 30% after 3 hours, brighten to 100% 1 hour before dawn, off at dawn	BLS - Backlight Shield
		WH - White		AMB - Amber	TX0000X0000 - T=Real-time based lighting profile. X=Choose O (Off), or D (Dim) or B (Bright).	
		CC - Custom			0000= Choose event time between 00:00 and 23:59. Second event optional	

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INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON 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 BE REQUIRED DURING THE CONSTRUCTION PHASE.

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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IMEG

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3	04/29/2026	3rd Submittal
4		
5		
6		
7		Date: 11/05/2025

Designed By:
Prepared By:
Checked By:

SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK, COLORADO

Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS

Sheet Name: LIGHTING DETAILS

STAMP:

Sheet: LP2
86 of 98

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
#2 #4 #4 #4	HUNTER	I-20-06-SS WITH # STANDARD NOZZLE (BLUE)	GEAR DRIVEN ROTOR	TOCR IR-8A
	HUNTER / TORO	PROS-06-CV-PRS30 WITH O PRECISION SERIES NOZZLE	POP-UP SPRAY HEAD - ABOVE GRADE	6
#1.5 #2 #3.5 #2	HUNTER	I-20-06-SS WITH # STANDARD NOZZLE (BLUE)	GEAR DRIVEN ROTOR - ABOVE GRADE	7
#2 #2 #4 #2	HUNTER	I-20-06-SS WITH # STANDARD NOZZLE (BLUE)	GEAR DRIVEN ROTOR - ABOVE GRADE	7
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	TOCR IR-6 & TOCR IR-9
A	HUNTER	I2C-EZ-DM AND ICG-PED-SS - 54 STATION MODEL	TWO-WIRE ELECTRIC CONTROLLER	TOCR IR-27 & 2
W	HUNTER	SOLAR SYNC - WSS-SEN	WEATHER SENSOR DEVICE	TOCR IR-29
	FEBCO	825YA WITH WATTS 223-HP PRV	RP BACKFLOW PREVENTER	TOCR IR-10 & TOCR IR-9
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	TOCR IR-1
		TYPE K COPPER	HARD COPPER PIPE	TOCR IR-10 & TOCR IR-9
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	TOCR IR-5A & TOCR IR-9
		LINE SIZE - RESILIENT SHUT-OFF	GATE VALVE	TOCR IR-7 & TOCR IR-9
FS	FLOWMEC	GS200-10 (1")	FLOW SENSOR - ULTRASONIC	TOCR IR-35 & TOCR IR-9
	HUNTER	ICV (1")	MASTER CONTROL VALVE	TOCR IR-36 & TOCR IR-9
	HUNTER	ICV SERIES WITH NIBCO BALL VALVE & EZ-1	ELECTRIC CONTROL VALVE W/ DECODER	TOCR IR-16 & 1
	HUNTER	ICV SERIES WITH NIBCO BALL VALVE & EZ-1	ELECTRIC CONTROL VALVE W/ DECODER - ABOVE GRADE	8 & 1
	HUNTER	ICZ-101-40 WITH NIBCO BALL VALVE & EZ-1	DRIP VALVE ASSEMBLY W/ DECODER	TOCR IR-18, TOCR IR-19 & 1
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	TOCR IR-21
		CLASS 200 BE	PVC LATERAL	TOCR IR-21
		CLASS 200 BE	PVC LATERAL - ABOVE GRADE	9
		CLASS 160	PVC SLEEVING	4
		CLASS 160	PVC SLEEVING - ABOVE GRADE	10
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	TOCR IR-18, TOCR IR-19, TOCR IR-32, TOCR IR-34 & 5
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	TOCR IR-25 & 5
	HUNTER / NIBCO	ECO-ID-12 WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	TOCR IR-32
	HUNTER	ECO-ID-12	INDICATOR HEAD	TOCR IR-34
N/S	HUNTER	EZ-1	VALVE DECODER	1
N/S	PAIGE	PT3354D - 12 AWG	2-WIRE DECODER CABLE	1 - 3
A	HUNTER	DUAL-S	GROUNDING LOCATION	3
M			WATER METER	BY OTHERS
			CONTROLLER GROUNDING	2
			CONTROLLER & STATION NO. / CONTROL VALVE SIZE	

CASTLE ROCK STANDARD NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION THREE DAYS PER WEEK 12 AM TO 8 AM.
6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS. NO IRRIGATION ALLOWED IN AREAS 4' IN WIDTH OR LESS.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
8. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
9. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
10. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
11. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY HENRY DESIGN GROUP. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 86 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 127 PSI MINIMUM, AFTER BOOSTER PUMP.
3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
   ORNAMENTAL PLANTINGS 0.54" PER WEEK PEAK SEASON
   NATIVE SEED MIXES 0.38" PER WEEK PEAK SEASON (TWO SEASONS)
   NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. LANDSCAPE TREES, SHRUBS AND OTHER PERMANENT ELEMENTS SHALL BE AVOIDED WHEN PLACING IRRIGATION BOXES AND PRESSURIZED MAINLINE. REFER TO LANDSCAPE PLANS. FLAG LOCATIONS FOR LANDSCAPE ARCHITECT REVIEW WHERE CONFLICTS MAY OCCUR IN FIELD. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
5. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
6. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
7. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. HIGH EFFICIENCY POPUP NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.
8. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
9. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
10. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2-WIRE CABLE	2" PVC (1)

11. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
    11.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
    11.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    11.3. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
    11.4. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
    11.5. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    11.6. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
    11.7. GROUNDING SHALL BE IN AN IRRIGATED AREA.
    11.8. GROUND ALL DECODERS AND DECODER WIRE AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
13. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS, INCLUDING ANY REVISED SETS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE.
14. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
15. CITY DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAILS WITH THE IR-XX NUMBERING ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY, TOWN OF CASTLE ROCK. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THESE DETAILS. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THESE DETAILS, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THESE DETAILS.
16. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
17. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
    17.1. AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
    17.2. LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
    17.3. LEAKS - DETECT AND REPAIR LEAKS.
    17.4. RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
    17.5. BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
    17.6. PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

DIRECTORY

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IRRIGATION CHARTS	I-8

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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Registered Landscape Professional/Irrigation Designer: Jill Bersano #15-1080

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

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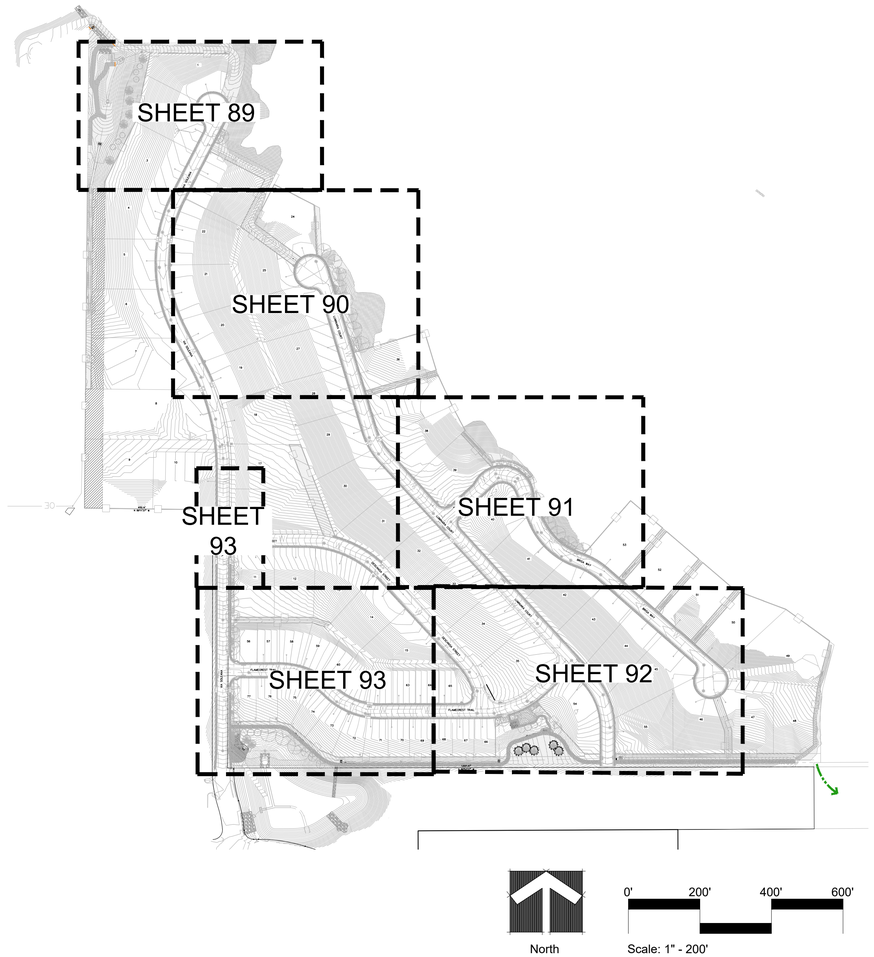
Designed By: JSB Date: 11/04/2025
Prepared By: JSB
Checked By: KJD

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
Sheet Name: IRRIGATION NOTES & SCHEDULE

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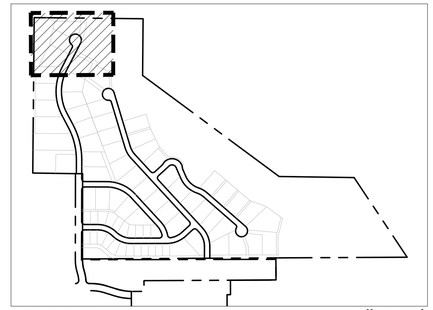
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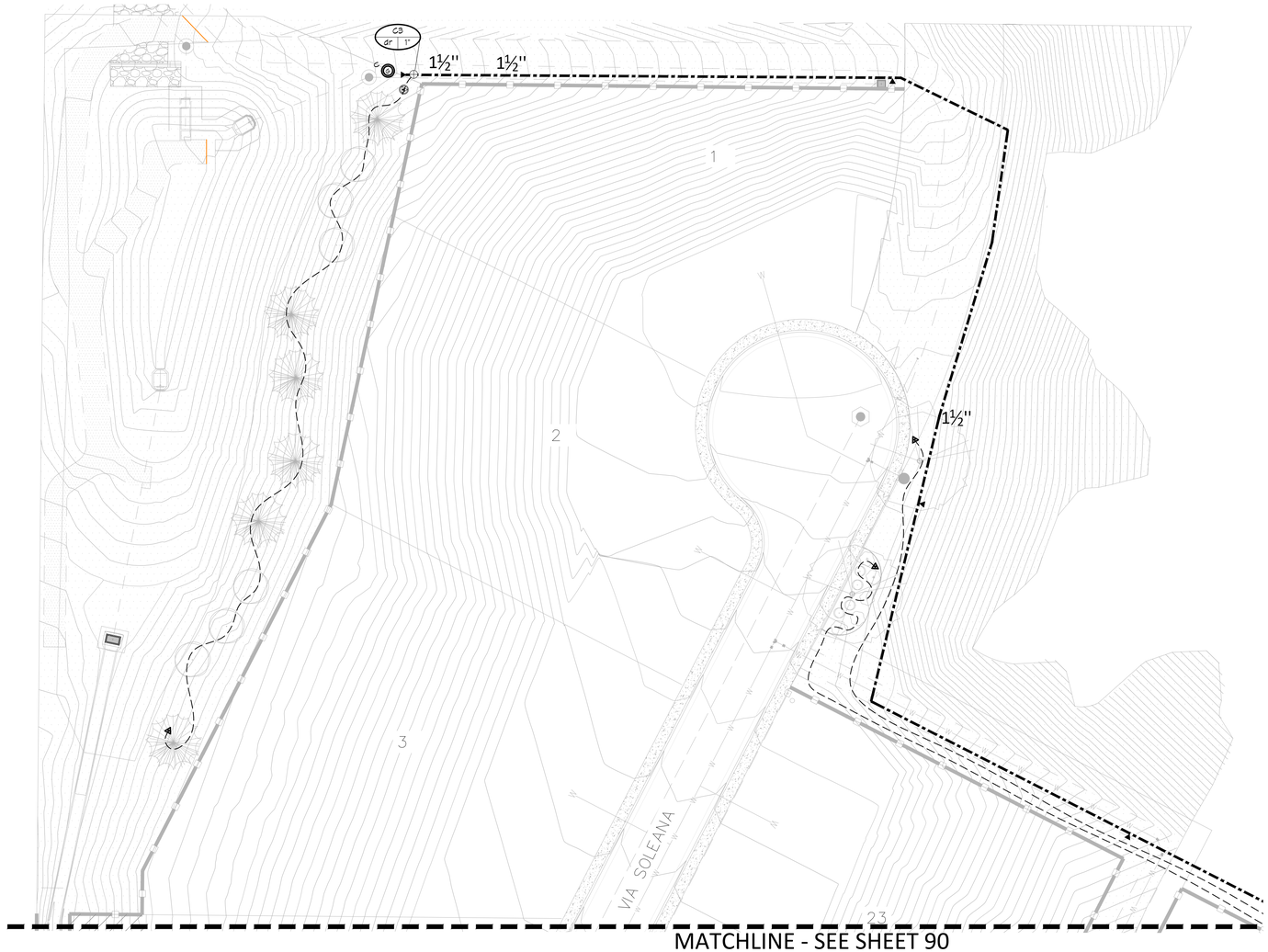
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KEY MAP 1"=600'



MATCHLINE - SEE SHEET 90

North

0' 30' 60' 90'

Scale: 1" - 30'

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Checked By: KJD
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Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
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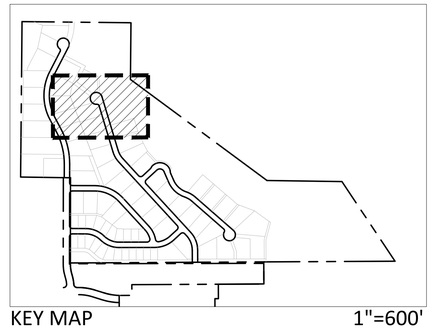
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MATCHLINE - SEE SHEET 89



MATCHLINE - SEE SHEET 91



KEY MAP 1"=600'

3 POINT OF CONNECTION #3 - 3/4"

PEAK FLOW REQUIREMENT: 3 GPM. REQUIRED STATIC PRESSURE: 44 PSI

CONTRACTOR SHALL TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. INSTALL ONE 3/4" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

C CONTROLLER LOCATION "C"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 450 LF. OF CONTROLLER LOCATION FROM TRANSFORMER, BY OTHERS RE:ELECTRICAL PLANS. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

North

0' 30' 60' 90'

Scale: 1" - 30'

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Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS

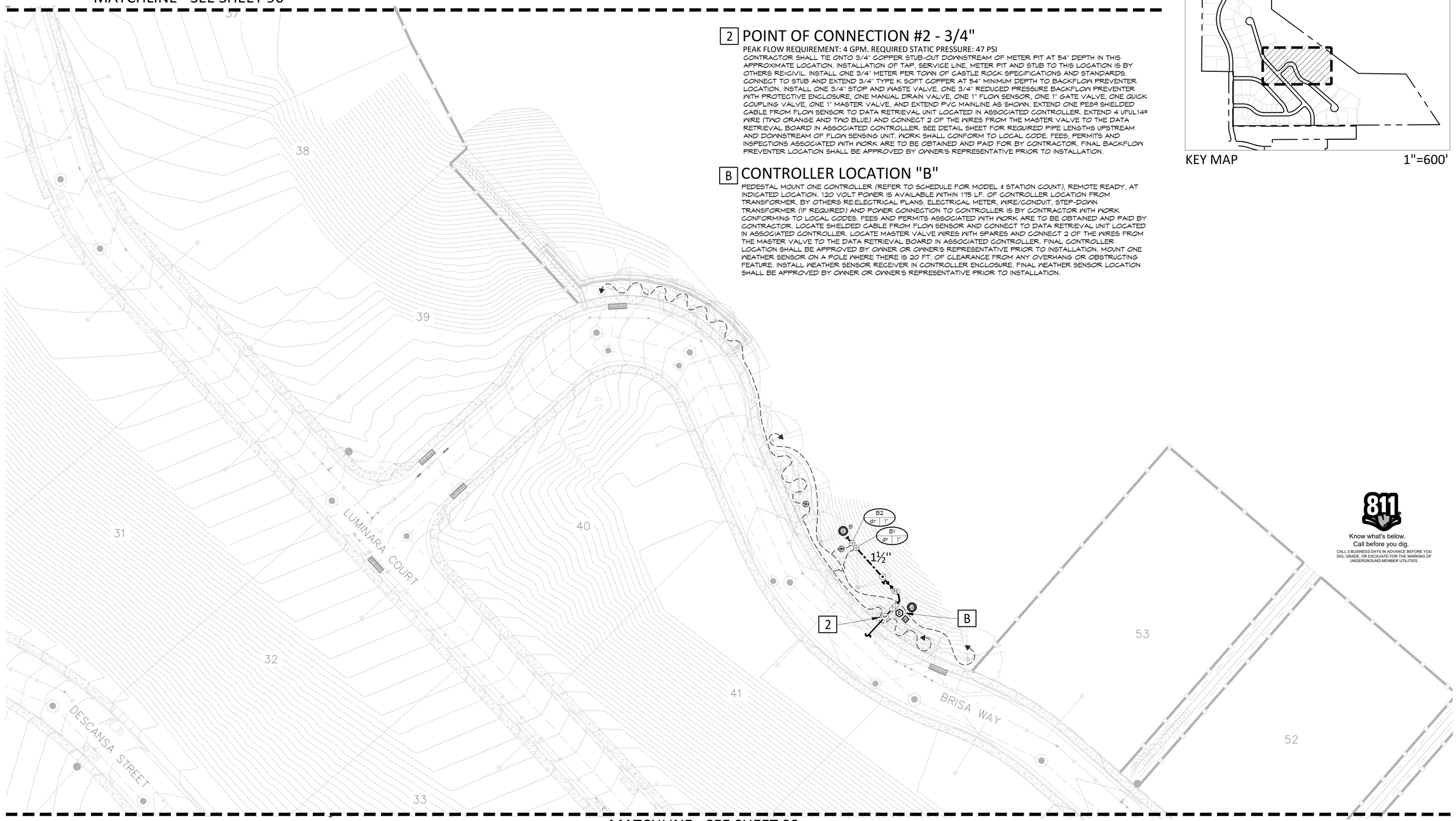
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MATCHLINE - SEE SHEET 90



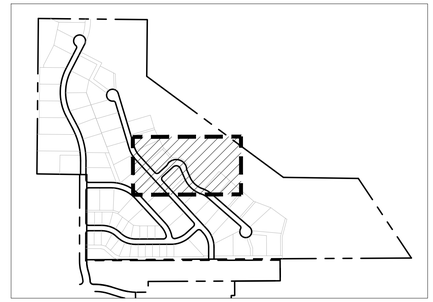
2 POINT OF CONNECTION #2 - 3/4"

PEAK FLOW REQUIREMENT: 4 GPM. REQUIRED STATIC PRESSURE: 47 PSI

CONTRACTOR SHALL TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. INSTALL ONE 3/4" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PEDB SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B CONTROLLER LOCATION "B"

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KEY MAP 1"=600'

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MATCHLINE - SEE SHEET 92

North

0' 30' 60 90'
Scale: 1" - 30'

DIRECTORY

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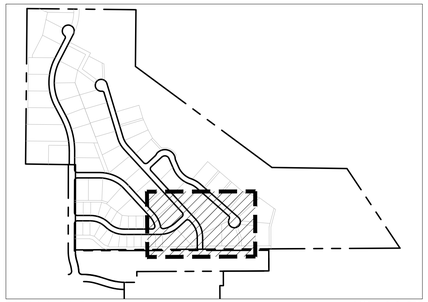
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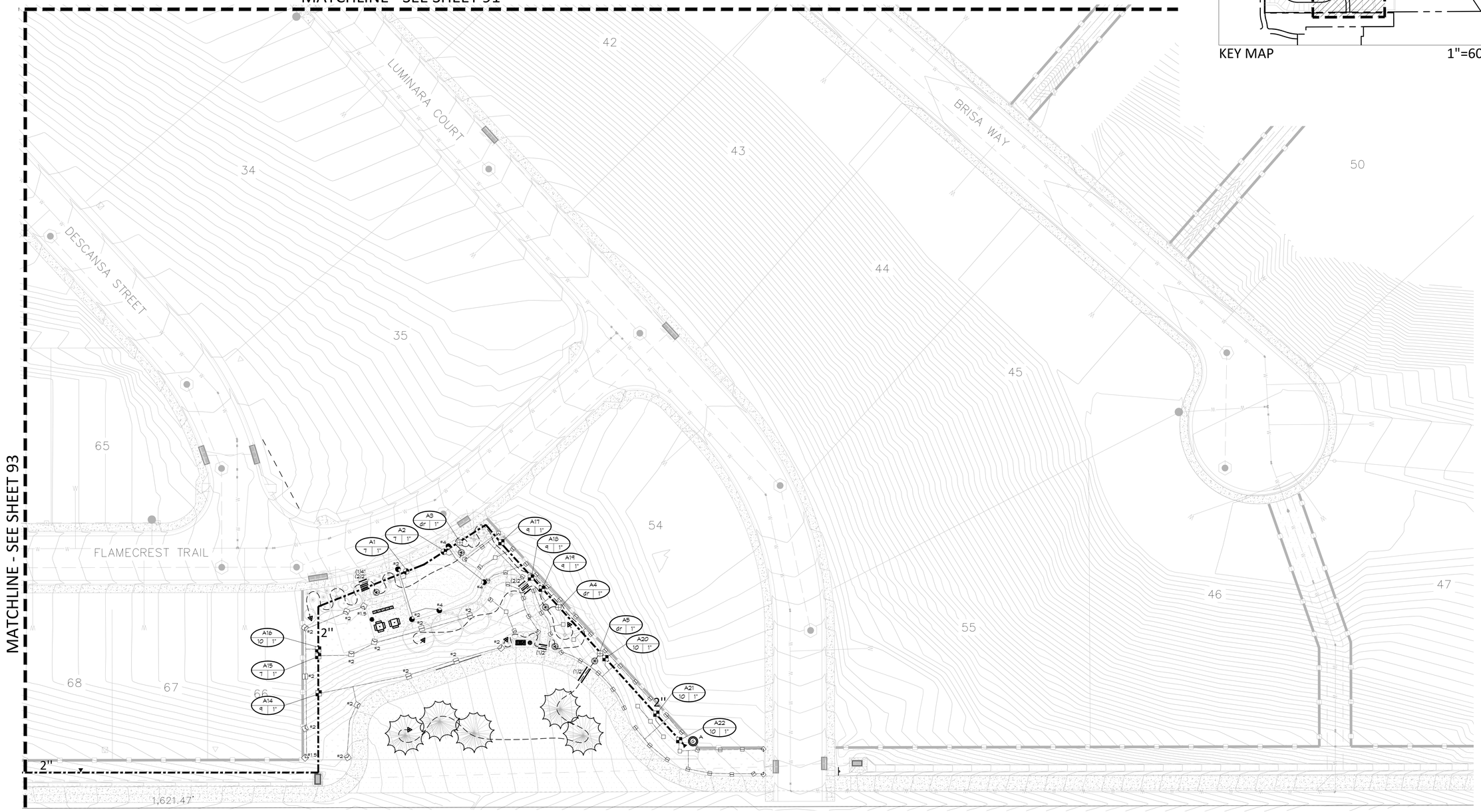
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MATCHLINE - SEE SHEET 91



North

Scale: 1" - 30'

0' 30' 60' 90'

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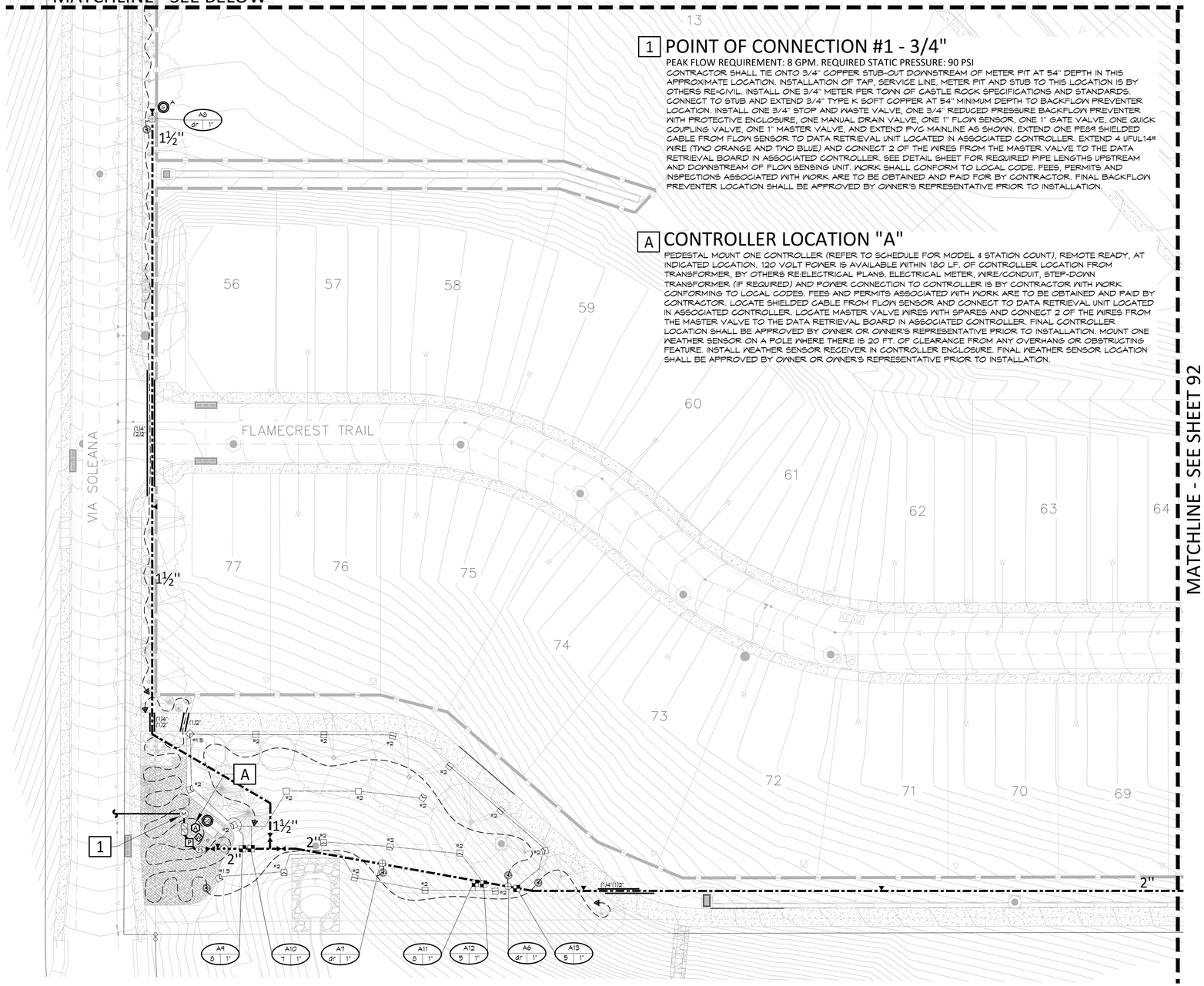
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MATCHLINE - SEE BELOW



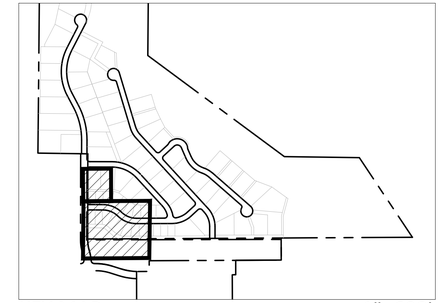
MATCHLINE - SEE SHEET 92

1 POINT OF CONNECTION #1 - 3/4"

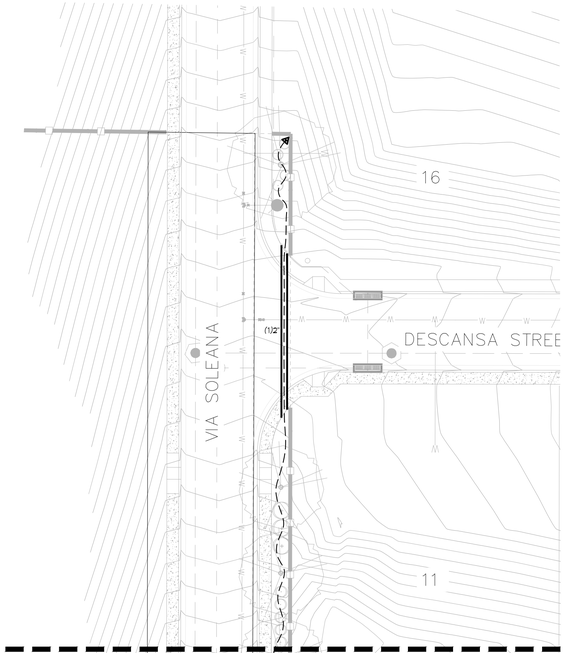
PEAK FLOW REQUIREMENT: 8 GPM. REQUIRED STATIC PRESSURE: 90 PSI
CONTRACTOR SHALL TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. INSTALL ONE 3/4" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE#8 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

A CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 180 LF. OF CONTROLLER LOCATION FROM TRANSFORMER, BY OTHERS RE:ELECTRICAL PLANS. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



KEY MAP 1"=600'



MATCHLINE - SEE ABOVE

Registered Landscape Professional/Irrigation Designer:
Jill Bersano #15-1080

North

0' 30' 60' 90'
Scale: 1" - 30'

KDI
HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

IMEG

811

No.	Rev. Date:	Revision Type:
2	04/28/2026	PER TOWN COMMENTS
3	06/02/2026	PER TOWN COMMENTS
4	06/15/2026	4TH SUBMITTAL
5		
6		
7		

Designed By: JSB Date: 11/04/2025
Prepared By: JSB
Checked By: KJD

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
Sheet Name: IRRIGATION PLAN

STAMP:

Sheet: I-7
93 OF 98

DIRECTORY

IRRIGATION NOTES & SCHEDULE	I-1
OVERALL IRRIGATION SHEET PLAN	I-2
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811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON 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 BE REQUIRED DURING THE CONSTRUCTION PHASE.

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

T:\8300-8399 JOBS\8332-SOLEANA\8XXX-SOLEANA-IRR-CD-REV 5 PRINTED ON: 6/15/2026 3:27 PM

Project Name: Soleana
Project Location: Castle Rock, Colorado
Tap Description: Tap 1
Date prepared: 15-Jun-26

Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.

Description	Irrigated Area (Acre)	Month	Application Rate (in/mo/sqft)	Water Application (gallons)	Peak Season Projected Demand (GPM)
		May	1.67	1,792	
Tahoma 31	0.04	June	2.22	2,385	
Spray Irrigated		July	**2.40**	**2,576**	**0.4**
		August	2.09	2,240	
		September	1.62	1,734	
Irrigation Season Totals			10.00	10,728	
				0.03	acre-feet
		May	1.17	17,780	
Native Tall Grass	0.56	June	1.56	23,659	
Spray Irrigated		July	**1.68**	**25,559**	**4.0**
		August	1.46	22,225	
		September	1.13	17,207	
Irrigation Season Totals			7.00	106,430	
				0.33	acre-feet
		May	1.67	10,279	
Shrubs & Trees	0.23	June	2.22	13,678	
Drip Irrigated		July	**2.40**	**14,776**	**2.3**
		August	2.09	12,849	
		September	1.62	9,947	
Irrigation Season Totals			10.00	61,529	
				0.19	acre-feet

Site Totals			
Irrigated Area:	***35,984***	***Sq.Ft.***	***0.83 Acres***
Water Use per Year:	***178,687***	***Gallons***	***0.55 Acre-feet***
Average Water per Year:	***4.97***	***Gallons/SqFt***	***7.97 Inches/SqFt***
Peak Season Monthly Water Use:	***42,911***	***Gallons***	***0.13 Acre-feet***
Average Peak Season Flow:	***7***	***GPM***	
Required Tap Size:	***3/4***	***Inches***	

Projections are based on a three day per week, eight hour per day, peak season watering schedule.
Peak season application for Tahoma 31 is 0.54" per week.
Peak season application for Native Tall Grass is 0.38" per week.
Peak season application for Shrubs & Trees is 0.54" per week.

WATER USE CHART

C1

Project Name: Soleana
Project Location: Castle Rock, Colorado
Tap Description: Tap 2
Date prepared: 28-Apr-26

Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.

Description	Irrigated Area (Acre)	Month	Application Rate (in/mo/sqft)	Water Application (gallons)	Peak Season Projected Demand (GPM)
		May	1.67	4,854	
Shrubs & Trees	0.11	June	2.22	6,459	
Drip Irrigated		July	**2.40**	**6,977**	**1.1**
		August	2.09	6,067	
		September	1.62	4,697	
Irrigation Season Totals			10.00	29,054	
				0.09	acre-feet

Site Totals			
Irrigated Area:	***4,661***	***Sq.Ft.***	***0.11 Acres***
Water Use per Year:	***29,054***	***Gallons***	***0.09 Acre-feet***
Average Water per Year:	***6.23***	***Gallons/SqFt***	***10.00 Inches/SqFt***
Peak Season Monthly Water Use:	***6,977***	***Gallons***	***0.02 Acre-feet***
Average Peak Season Flow:	***1***	***GPM***	
Required Tap Size:	***3/4***	***Inches***	

Projections are based on a three day per week, eight hour per day, peak season watering schedule.
Peak season application for Shrubs & Trees is 0.54" per week.

WATER USE CHART

C2

Project Name: Soleana
Project Location: Castle Rock, Colorado
Tap Description: Tap 3
Date prepared: 28-Apr-26

Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.

Description	Irrigated Area (Acre)	Month	Application Rate (in/mo/sqft)	Water Application (gallons)	Peak Season Projected Demand (GPM)
		May	1.67	10,703	
Shrubs & Trees	0.24	June	2.22	14,242	
Drip Irrigated		July	**2.40**	**15,385**	**2.4**
		August	2.09	13,379	
		September	1.62	10,358	
Irrigation Season Totals			10.00	64,066	
				0.20	acre-feet

Site Totals			
Irrigated Area:	***10,278***	***Sq.Ft.***	***0.24 Acres***
Water Use per Year:	***64,066***	***Gallons***	***0.20 Acre-feet***
Average Water per Year:	***6.23***	***Gallons/SqFt***	***10.00 Inches/SqFt***
Peak Season Monthly Water Use:	***15,385***	***Gallons***	***0.05 Acre-feet***
Average Peak Season Flow:	***2***	***GPM***	
Required Tap Size:	***3/4***	***Inches***	

Projections are based on a three day per week, eight hour per day, peak season watering schedule.
Peak season application for Shrubs & Trees is 0.54" per week.

WATER USE CHART

C3

Project Name: Soleana
Project Location: Castle Rock, Colorado
Tap Description: Tap 1
Tap Size: 3/4"
Irrigation System Hydraulic Worksheet
Prepared by HydroSystems-KDI, Inc.

Date: 15-Jun-26
Static Water Pressure:* 90 **From:** Rick Rome
***This value has been decreased by safety factor of:** 0% **of:** IMEG

Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:		3/4"	Typical Corp. Stop			8	0.60
Svc Line (tap to meter):	38 LF	3/4"	K Copper	9.53 /100 FT	5.88	8	3.62
Curb Stop:		3/4"	Typical Curb Stop			8	0.30
Water Meter:		3/4"	Typical Meter			8	1.00
Svc Line (meter to backflow):	5 LF	3/4"	K Copper	9.53 /100 FT	5.88	8	0.48
Stop & Waste:		3/4"	Typical Stop & Waste Valve			8	0.30
Backflow:		3/4"	Febco 825YA			8	12.50
Point of Connection (POC) Subtotal:							**18.80**
Pressure downstream of POC:							**71.20**
Master Valve:	1	"	Rain Bird PEB			8	1.80
Flow Sensor:	1	"	CST FSI			8	0.25
Gate Valve:	6	2"	Typical Bronze Gate Valve			8	0.00
Gate Valve:	1	1 1/2"	Typical Bronze Gate Valve			8	0.00
Pressure Required at Head:			Hunter I-20 Rotors				35.00
Lateral Allowance:							2.50
Control Valve allowance:	1	"	Rain Bird PEB			8	1.80
Mainline allowances:	1140 LF	2"	CL 200 PVC	0.05 /100 FT	0.71	8	0.57
Mainline Fitting allowance:		10%	of Mainline allowances				0.06
Elevation: Tap Elev.	6235		Control Valve Elev.			6298	27.28
Factor of Safety:	0%		System Losses				0.00
Total System Hydraulic Losses (PSI)							***88.05***
Provided Water Pressure (PSI)							***90.00***
Residual Pressure (PSI)							***1.95***

Irrigated Area: ***35984 sqft***
Town of Castle Rock provides a minimum of 43 psi

HYDRAULIC WORKSHEET

C4

Project Name: Soleana
Project Location: Castle Rock, Colorado
Tap Description: Tap 2
Tap Size: 3/4"
Irrigation System Hydraulic Worksheet
Prepared by HydroSystems-KDI, Inc.

Date: 28-Apr-26
Static Water Pressure:* 47 **From:** Rick Rome
***This value has been decreased by safety factor of:** 0% **of:** IMEG

Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:		3/4"	Typical Corp. Stop			4	0.10
Svc Line (tap to meter):	17 LF	3/4"	K Copper	2.64 /100 FT	2.94	4	0.45
Curb Stop:		3/4"	Typical Curb Stop			4	0.00
Water Meter:		3/4"	Typical Meter			4	0.50
Svc Line (meter to backflow):	5 LF	3/4"	K Copper	2.64 /100 FT	2.94	4	0.13
Stop & Waste:		3/4"	Typical Stop & Waste Valve			4	0.10
Backflow:		3/4"	Febco 825YA			4	12.50
Point of Connection (POC) Subtotal:							**13.78**
Pressure downstream of POC:							**33.22**
Master Valve:	1	"	Rain Bird PEB			4	1.70
Flow Sensor:	1	"	CST FSI			4	0.25
Gate Valve:	1	1 1/2"	Typical Bronze Gate Valve			4	0.00
Pressure Required at Head:			Drip				25.00
Lateral Allowance:							2.50
Control Valve allowance:	1	"	Rain Bird PEB			4	1.70
Mainline allowances:	55 LF	1 1/2"	CL 200 PVC	0.04 /100 FT	0.55	4	0.02
Mainline Fitting allowance:		10%	of Mainline allowances				0.00
Elevation: Tap Elev.	6349		Control Valve Elev.			6353	1.73
Factor of Safety:	0%		System Losses				0.00
Total System Hydraulic Losses (PSI)							***46.69***
Provided Water Pressure (PSI)							***47.00***
Residual Pressure (PSI)							***0.31***

Irrigated Area: ***4661 sqft***
Town of Castle Rock provides a minimum of 43 psi

HYDRAULIC WORKSHEET

C5

Project Name: Soleana
Project Location: Castle Rock, Colorado
Tap Description: Tap 3
Tap Size: 3/4"
Irrigation System Hydraulic Worksheet
Prepared by HydroSystems-KDI, Inc.

Date: 28-Apr-26
Static Water Pressure:* 44 **From:** Rick Rome
***This value has been decreased by safety factor of:** 0% **of:** IMEG

Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:		3/4"	Typical Corp. Stop			3	0.10
Svc Line (tap to meter):	19 LF	3/4"	K Copper	1.55 /100 FT	2.21	3	0.29
Curb Stop:		3/4"	Typical Curb Stop			3	0.00
Water Meter:		3/4"	Typical Meter			3	0.30
Svc Line (meter to backflow):	5 LF	3/4"	K Copper	1.55 /100 FT	2.21	3	0.08
Stop & Waste:		3/4"	Typical Stop & Waste Valve			3	0.10
Backflow:		3/4"	Febco 825YA			3	12.50
Point of Connection (POC) Subtotal:							**13.37**
Pressure downstream of POC:							**30.63**
Master Valve:	1	"	Rain Bird PEB			3	1.70
Flow Sensor:	1	"	CST FSI			3	0.25
Gate Valve:	2	2"	Typical Bronze Gate Valve			3	0.00
Pressure Required at Head:			Drip				25.00
Lateral Allowance:							1.75
Control Valve allowance:	1	"	Rain Bird PEB			3	1.70
Mainline allowances:	1120 LF	2"	CL 200 PVC	0.01 /100 FT	0.27	3	0.11
Mainline Fitting allowance:		10%	of Mainline allowances				0.01
Elevation: Tap Elev.	6357		Control Valve Elev.			6357	0.00
Factor of Safety:	0%		System Losses				0.00
Total System Hydraulic Losses (PSI)							***43.90***
Provided Water Pressure (PSI)							***44.00***
Residual Pressure (PSI)							***0.10***

Irrigated Area: ***10278 sqft***
Town of Castle Rock provides a minimum of 43 psi

HYDRAULIC WORKSHEET

C6

TOWN OF CASTLE ROCK COLORADO

IRRIGATION CHART

Contact Information	
Registered Landscaper	See Stamp, Same Sheet
Company Name	HydrosystemsKDI
Address	860 Tabor St., Suite 200
Phone	303.980.5327
Email	See Stamp, Same Sheet

Zone	Hydrozone Low (5'-10') Med. (10'-15') High (>15')	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle* (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*		*2951*
Ex: 2	*low*	*Buffalo Grass*	*Hunter I-20*	*3*	*0.4*	*15*	*1*	*150*	*15*	*2250*
A1	Low	Tahoma 31	Head - Rotor	#4 PC	0.44	7	2.4	327	25	2292
A2	Low	Tahoma 31	Head - Rotor	#4 PC	0.44	7	2.4	327	25	2292
A3	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
A4	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288	22	288
A5	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288	22	288
A6	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288	22	288
A7	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
A8	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
A9	Low	Native Tall Grass	Head - Rotor	#2 PC	0.30	8	1.7	336	25	2690
A10	Low	Native Tall Grass	Head - Rotor	#2 FC	0.15	7	1.7	672	51	4707
A11	Low	Native Tall Grass	Head - Rotor	#2 PC	0.30	8	1.7	336	25	2690
A12	Low	Native Tall Grass	Head - Rotor	#2 FC	0.15	5	1.7	672	51	3362
A13	Low	Native Tall Grass	Head - Rotor	#2 FC	0.30	5	1.7	336	25	1681
A14	Low	Native Tall Grass	Head - Rotor	#2 PC	0.30	9	1.7	336	25	3026
A15	Low	Native Tall Grass	Head - Rotor	#2 PC	0.30	7	1.7	336	25	2353
A16	Low	Native Tall Grass	Head - Rotor	#2 PC	0.30	10	1.7	336	25	3362
A17	Low	Native Tall Grass	Head - Pop-up	15	1.00	9	1.7	101	8	908
A18	Low	Native Tall Grass	Head - Pop-up	15	1.00	9	1.7	101	8	908
A19	Low	Native Tall Grass	Head - Pop-up	15	1.00	9	1.7	101	8	908
A20	Low	Native Tall Grass	Head - Pop-up	15	1.00	9	1.7	101	8	908
A21	Low	Native Tall Grass	Head - Pop-up	15	1.00	10	1.7	101	8	1009
A22	Low	Native Tall Grass	Head - Pop-up	15	1.00	10	1.7	101	8	1009
Total								**Min/Month**	**Min/cycle**	**Gallons/Month**
								6351	478	36985

***Zones noting "Assorted" nozzles contain a mix of popup heads from the same family, in multiple throw radii. Refer to plans & construction notes for spacing and throw of each head.**

CONTROLLER CHART

C7

TOWN OF CASTLE ROCK COLORADO

IRRIGATION CHART

Contact Information	
Registered Landscaper	See Stamp, Same Sheet
Company Name	HydrosystemsKDI
Address	860 Tabor St., Suite 200
Phone	303.980.5327
Email	See Stamp, Same Sheet

Zone	Hydrozone Low (5'-10') Med. (10'-15') High (>15')	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle* (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*		*2951*
Ex: 2	*low*	*Buffalo Grass*	*Hunter I-20*	*3*	*0.4*	*15*	*1*	*150*	*15*	*2250*
B1	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
B2	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288	22	288
Total								**Min/Month**	**Min/cycle**	**Gallons/Month**
								576	43	865

***Zones noting "Assorted" nozzles contain a mix of popup heads from the same family, in multiple throw radii. Refer to plans & construction notes for spacing and throw of each head.**

CONTROLLER CHART

C8

TOWN OF CASTLE ROCK COLORADO

IRRIGATION CHART

Contact Information	
Registered Landscaper	See Stamp, Same Sheet
Company Name	HydrosystemsKDI
Address	860 Tabor St., Suite 200
Phone	303.980.5327
Email	See Stamp, Same Sheet

Zone	Hydrozone Low (5'-10') Med. (10'-15') High (>15')	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle* (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*		*2951*
Ex: 2	*low*	*Buffalo Grass*	*Hunter I-20*	*3*	*0.4*	*15*	*1*	*150*	*15*	*2250*
C1	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288	22	576
C2	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288	22	288
C3	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288	22	288
Total								**Min/Month**	**Min/cycle**	**Gallons/Month**
								865	65	1153

***Zones noting "Assorted" nozzles contain a mix of popup heads from the same family, in multiple throw radii. Refer to plans & construction notes for spacing and throw of each head.**

CONTROLLER CHART

C9

Registered Landscape Professional/Irrigation Designer:
Jill Bersano #15-1080

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

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

DIRECTORY

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OVERALL IRRIGATION SHEET PLAN	I-2
IRRIGATION PLANS	I-3 - I-7
IRRIGATION DETAILS	I-9 - I-12
IRRIGATION CHARTS	I-8

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON 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 BE REQUIRED DURING THE CONSTRUCTION PHASE.

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

IMEG

811

No.	Rev. Date:	Revision Type:
2	04/28/2026	PER TOWN COMMENTS
3	06/02/2026	PER TOWN COMMENTS
4	06/15/2026	4TH SUBMITTAL
5		
6		
7		

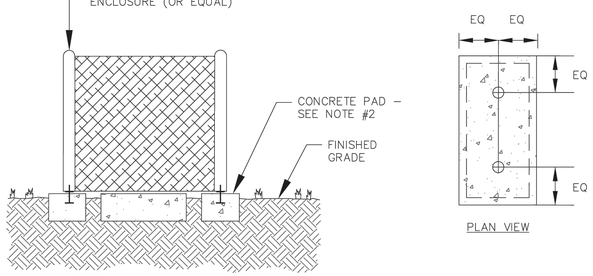
Designed By: JSB Date: 11/04/2025
Prepared By: JSB
Checked By: KJD

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
Sheet Name: IRRIGATION CHARTS

STAMP:

Sheet: I-8
94 OF 98

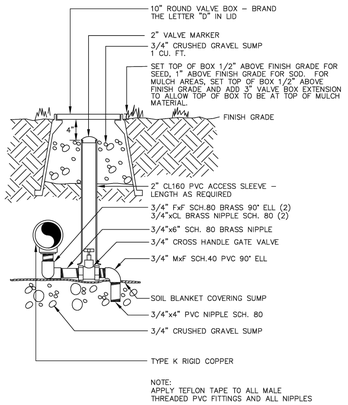
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NOTES:

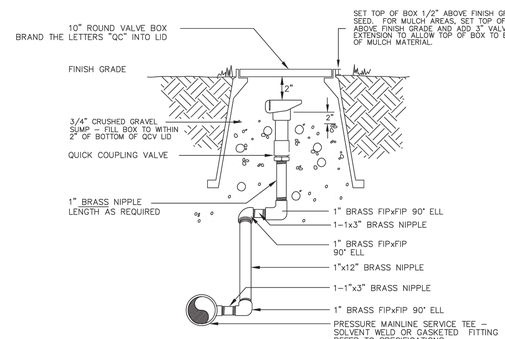
1. PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER IN DIAMETER
2. CONCRETE PAD DEPTH SHALL BE 6" WITH 1" ABOVE FINISH GRADE
3. INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS
4. PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR

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

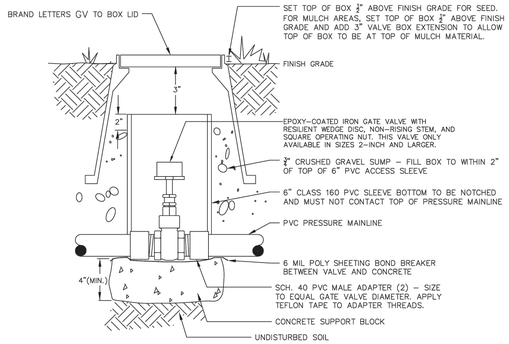


NOTE:
APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

Sheet Revisions		Town of Castle Rock	MANUAL DRAIN VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-5A
4/23	REVISED BY STAFF	Castle Rock, CO 80104		
1/24	REVISED BY STAFF	Phone: (720) 733-2200		Sheet 1 of 1
		Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

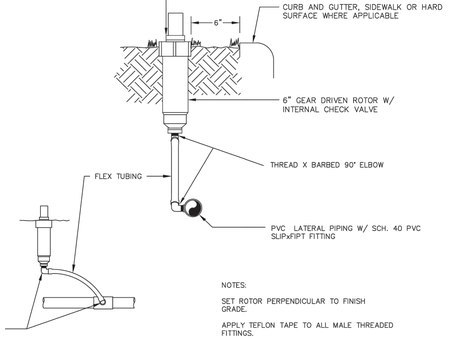


Sheet Revisions		Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-6
4/23	REVISED BY STAFF	Castle Rock, CO 80104		
1/24	REVISED BY STAFF	Phone: (720) 733-2200		Sheet 1 of 1
		Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



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

Sheet Revisions		Town of Castle Rock	GATE VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-7
3/21	STAFF CHANGES	Castle Rock, CO 80104		
4/23	REVIEWED BY STAFF	Phone: (720) 733-2200		Sheet 1 of 1
1/24	REVISED BY STAFF	Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



NOTES:

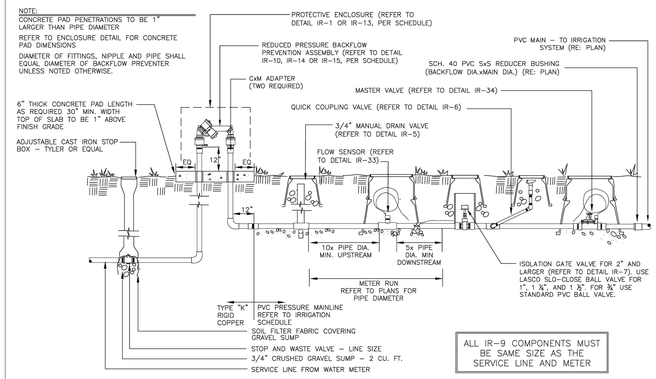
SET ROTOR PERPENDICULAR TO FINISH GRADE.

APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS.

4" POP UP HEIGHT AND SHORTER IS NOT ALLOWED.

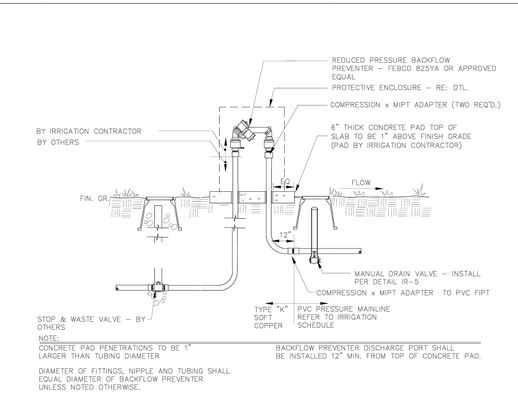
FLEX TUBING NOT TO EXCEED 18" IN LENGTH

Sheet Revisions		Town of Castle Rock	GEAR DRIVEN ROTOR	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-8A
3/21	STAFF CHANGES	Castle Rock, CO 80104		
4/23	REVISED BY STAFF	Phone: (720) 733-2200		Sheet 1 of 1
1/24	REVISED BY STAFF	Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



ALL IR–9 COMPONENTS MUST BE SAME SIZE AS THE SERVICE LINE AND METER

Sheet Revisions		Town of Castle Rock	POINT OF CONNECTION	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-9
3/21	STAFF CHANGES	Castle Rock, CO 80104		
		Phone: (720) 733-2200		SHEET 1 OF 1
		Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	

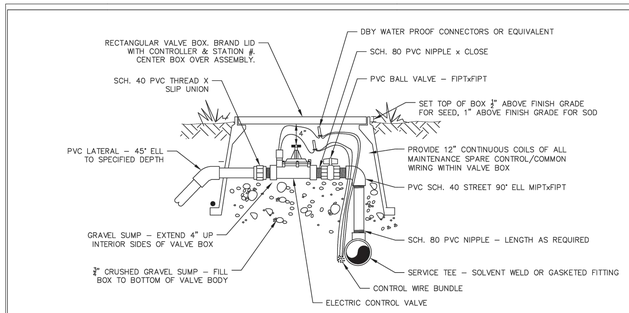


NOTE:
CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER

DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.

BACKFLOW PREVENTER DISCHARGE PORT SHALL BE INSTALLED 12" MIN. FROM TOP OF CONCRETE PAD.

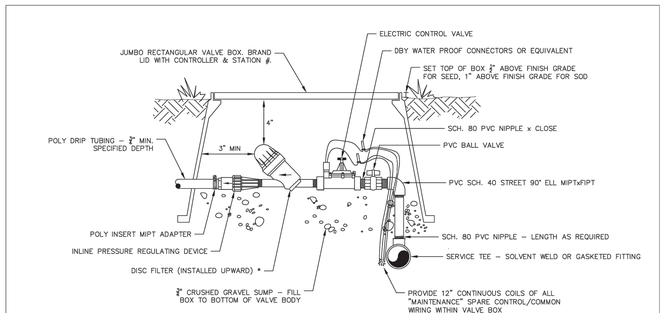
Sheet Revisions		Town of Castle Rock	BACKFLOW PREVENTER 2" & SMALLER	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-10
3/21	STAFF CHANGES	Castle Rock, CO 80104		
		Phone: (720) 733-2200		Sheet 1 of 1
		Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	



NOTES:

1. DIAMETERS OF BALL VALVES, PVC FITTINGS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS
4. MAINLINE DEPTH 24" (TYPICAL)

Sheet Revisions		Town of Castle Rock	ELECTRIC CONTROL VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-16
3/21	STAFF CHANGES	Castle Rock, CO 80104		
9/23	REVISED BY STAFF	Phone: (720) 733-2200		Sheet 1 of 1
1/24	REVISED BY STAFF	Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	



NOTES:

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

Sheet Revisions		Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		IR-18
3/21	STAFF CHANGES	Castle Rock, CO 80104		
4/23	REVIEWED BY STAFF	Phone: (720) 733-2200		Sheet 1 of 1
1/24	REVISED BY STAFF	Fax: (720) 733-2217		
		Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	

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

DIRECTORY

IRRIGATION NOTES & SCHEDULE	I-1
OVERALL IRRIGATION SHEET PLAN	I-2
IRRIGATION PLANS	I-3 - I-7
IRRIGATION DETAILS	I-9 - I-12
IRRIGATION CHARTS	I-8

Registered Landscape Professional/Irrigation Designer:
Jill Bersano #15-1080

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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APPROVED BY:

DEVELOPMENT SERVICES DATE

IMEG

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No.	Rev. Date	Revision Type:
2	04/28/2026	PER TOWN COMMENTS
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4	06/15/2026	4TH SUBMITTAL
5		
6		
7		

Designed By: JSB
Prepared By: JSB
Checked By: KJD
Date: 11/04/2025

Location: TOWN OF CASTLE ROCK, COLORADO

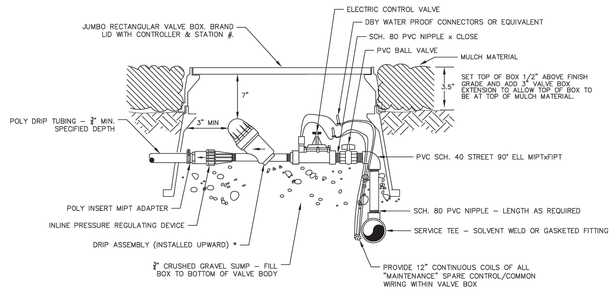
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS

Sheet Name: IRRIGATION DETAILS

STAMP:

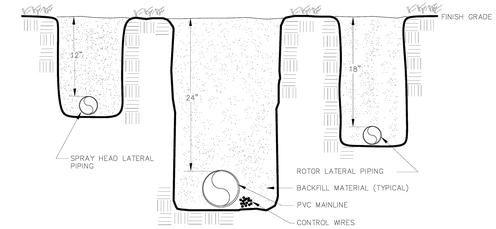
Sheet: I-9

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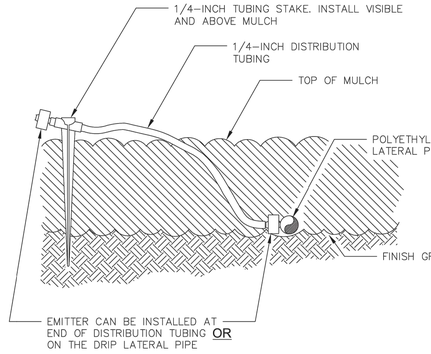


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS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

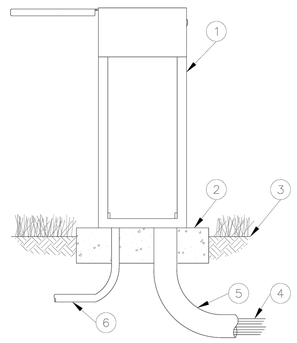
Sheet Revisions			Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-19
3/21	STAFF CHANGES				Sheet 1 of 1
4/23	REVIEWED BY STAFF				
1/24	REVISED BY STAFF				



Sheet Revisions			Town of Castle Rock	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-21
					Sheet 1 of 1

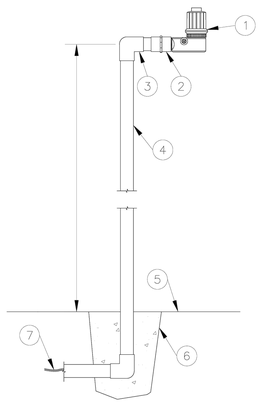


Sheet Revisions			Town of Castle Rock	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-25
3/21	STAFF CHANGES				Sheet 1 of 1
4/23	REVIEWED BY STAFF				
1/24	REVISED BY STAFF				



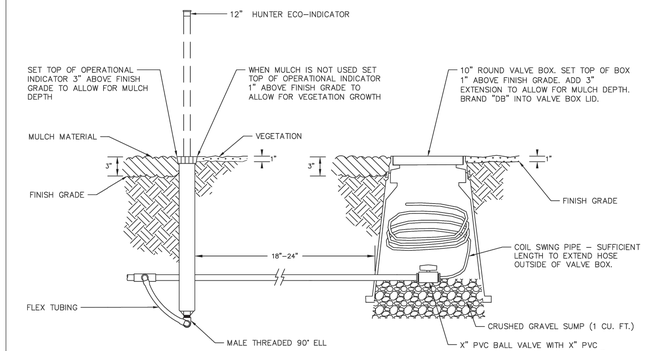
1. PEDESTAL MOUNT CONTROLLER:
2. CONCRETE PAD: 6–INCH MINIMUM THICKNESS
3. FINISH GRADE
4. WIRES TO CONTROL VALVES
5. 3–INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
6. 1–INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO DEDICATED POWER SUPPLY

Sheet Revisions			Town of Castle Rock	WEATHER BASED CONTROLLER: PEDESTAL MOUNT	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-27
3/21	STAFF CHANGES				Sheet 1 of 1

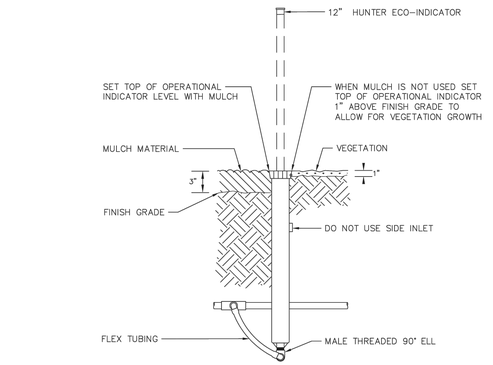


1. RAIN SENSOR
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4–INCH GALVAVIZED PIPE
5. FINISHED GRADE
6. CONCRETE BASE
7. WIRE TO IRRIGATION CONTROLLER

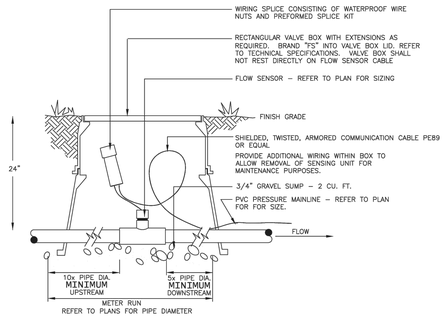
Sheet Revisions			Town of Castle Rock	RAIN / WEATHER SENSOR POLE MOUNT	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-29
3/21	STAFF CHANGES				Sheet 1 of 1



Sheet Revisions			Town of Castle Rock	NON-RESIDENTIAL FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-32
3/21	STAFF CHANGES				Sheet 1 of 1
4/23	REVIEWED BY STAFF				
1/24	REVISED BY STAFF				

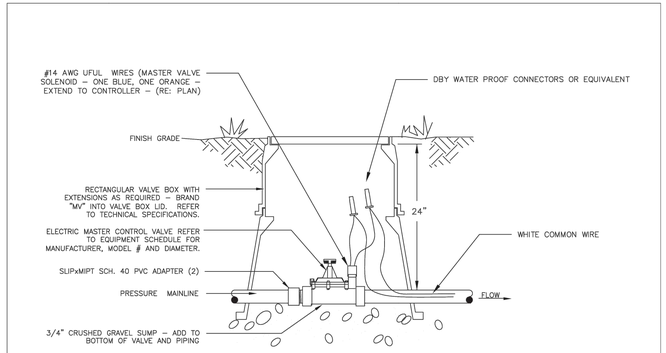


Sheet Revisions			Town of Castle Rock	NON-RESIDENTIAL OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-34
3/21	STAFF CHANGES				Sheet 1 of 1
4/23	STAFF CHANGES				
1/24	REVISED BY STAFF				



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

Sheet Revisions			Town of Castle Rock	FLOW SENSOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-35
6/23	REVISED BY STAFF				SHEET 1 OF 1
1/24	REVISED BY STAFF				



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

Sheet Revisions			Town of Castle Rock	MASTER VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-36A
3/21	STAFF CHANGES				SHEET 1 OF 1
6/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

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DIRECTORY

IRRIGATION NOTES & SCHEDULE	I-1
OVERALL IRRIGATION SHEET PLAN	I-2
IRRIGATION PLANS	I-3 - I-7
IRRIGATION DETAILS	I-9 - I-12
IRRIGATION CHARTS	I-8

Registered Landscape Professional/Irrigation Designer:
Jill Bersano #15-1080

KDI
HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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APPROVED BY:

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Designed By: JSB Date: 11/04/2025
Prepared By: JSB
Checked By: KJD

Location: TOWN OF CASTLE ROCK, COLORADO

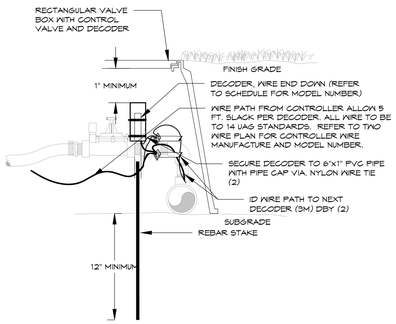
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS

Sheet Name: IRRIGATION DETAILS

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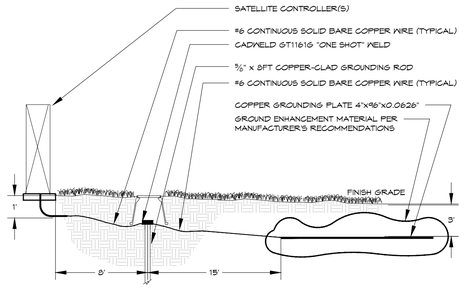
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DECODER INSTALLATION

TWO-WIRE SYSTEM

1

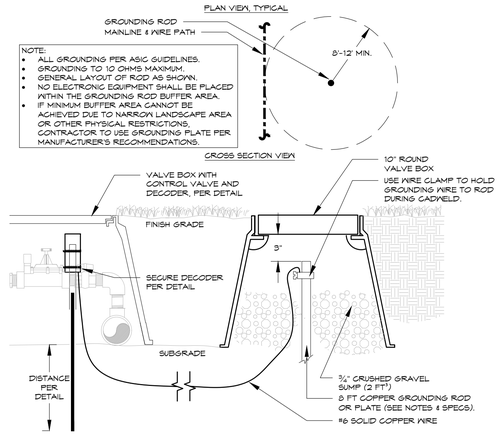


GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

CONTROLLER GROUNDING

TWO-WIRE SYSTEM - Pedestal Mount

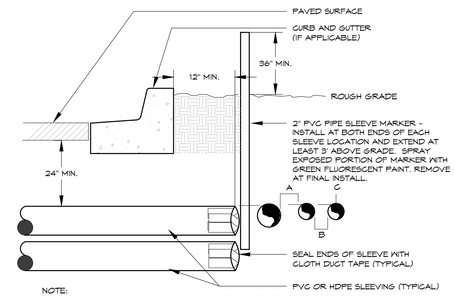
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ACC GROUNDING

TWO-WIRE SYSTEM - TYPICAL

3



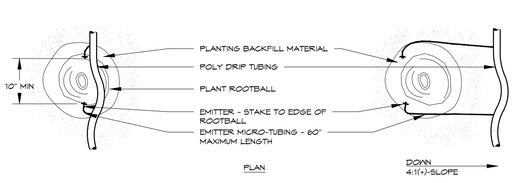
NOTE:

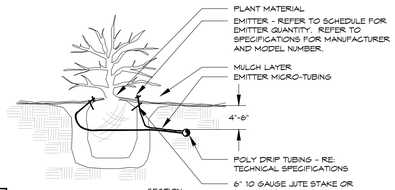
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING

TYPICAL

4





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

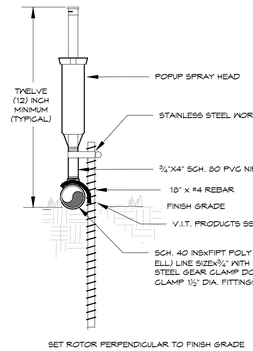
NOTES:

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

DRIP EMITTER

BELOW GRADE

5

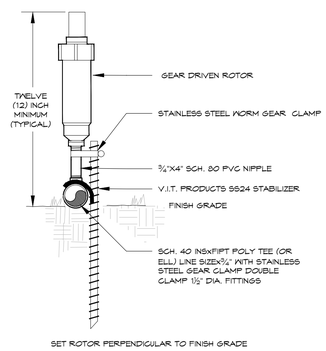


SET ROTOR PERPENDICULAR TO FINISH GRADE

POP-UP SPRAY HEAD

ON GRADE

6

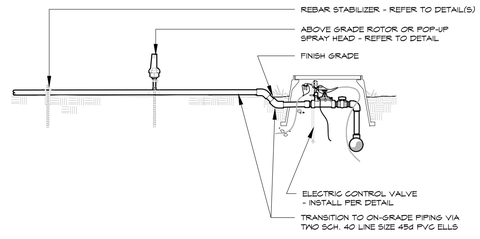


SET ROTOR PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR

ON GRADE

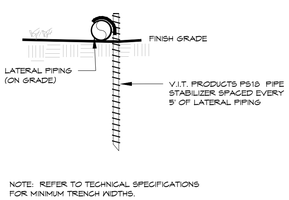
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ELECTRIC CONTROL VALVE

ON GRADE SYSTEM

8

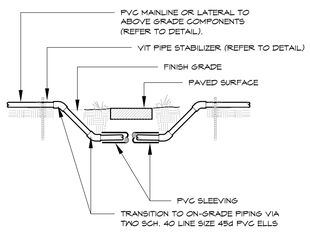


NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.

PIPING STABILIZATION

ON GRADE PIPING

9



IRRIGATION SLEEVING

FOR ON GRADE PIPING

10

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OVERALL IRRIGATION SHEET PLAN	I-2
IRRIGATION PLANS	I-3 - I-7
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IRRIGATION CHARTS	I-8

Registered Landscape Professional/Irrigation Designer:
Jill Bersano #15-1080

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON 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 BE REQUIRED DURING THE CONSTRUCTION PHASE.

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TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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

IMEG

811

No.	Rev. Date:	Revision
2	04/28/2026	PER TOWN COMMENTS
3	05/02/2026	PER TOWN COMMENTS
4	06/15/2026	4TH SUBMITTAL
5		
6		
7		

Revision Type:
Designed By: JSB Date: 11/04/2025
Prepared By: JSB
Checked By: KJD

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PUBLIC IMPROVEMENT CONSTRUCTION PLANS
Sheet Name: IRRIGATION DETAILS

STAMP:

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CASTLE ROCK Water
Securing our future drop by drop

TEMPORARY IRRIGATION

1. Criteria

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

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

2. Seeding

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

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

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

3. Irrigation

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

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

i. For the first four weeks:
- Two 9 minute cycles per zone @ .4"/hour = .12" of water per day
- .12"/day x 7 days/week = .84"/week
- .84"/week x 4 weeks = 3.36" for the first 4 weeks
- 3.36" x .62 = 2.0832 gallons / square foot
- 2.0832 gallons/square foot x 43,560 square feet in an acre = 90,744 gallons/acre

ii. For the second four weeks (transition to fixed three days per week as indicated on the standard non-residential schedule):
- One 15 minute cycle per zone @ .4"/hour = .1" of water per day
- .1"/day x 3 days/week = .3"/week
- .3"/week x 4 weeks = 1.2" for the second 4 weeks
- 1.2" x .62 = .744 gallons / square foot
- .744 gallons/square foot x 43,560 square feet in an acre = 32,409 gallons/acre

iii. Moving forward continue to transition to as-needed only, not to exceed 1" per month:
- 1" per month x .62 = .62 gallons per square foot
- .62 gallons per square foot x 43,560 square feet in an acre = 27,007 gallons per acre

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

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

(See example on next page)

4. Conclusion

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

TEMPORARY IRRIGATION

05/01/2021 - 05/30/2021

ABC BUILDER, 303-555-5555

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Jill Bersano #15-1080

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