PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1

LOCATED IN THE WEST 1/2 OF SECTION 18, T8S R66W OF THE 6TH PM, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. CD25-0069

TOWN OF CASTLE ROCK GENERAL NOTES:

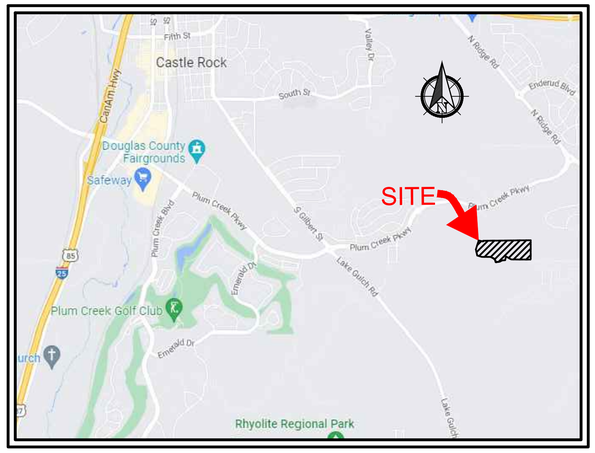
1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR PUBLIC WORKS OR UTILITIES 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. 08035C0302G, REVISED MARCH 16, 2016. PORTIONS OF THE PROPERTY WITHIN A SELLER'S GULCH TRIBUTARY ONSITE ARE LOCATED WITHIN SHADED ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD".
20. SITE BENCHMARK IS DOUGLAS COUNTY GIS MONUMENT NUMBER 4.020005 BEING A 3-3/4" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 4.02003" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.
ELEVATION = 6569.55' (NAVD88)
21. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS30127" AND AT THE SOUTH END BY A 1" PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 12046" AND HAVING A BEARING OF SOUTH 01°11'22" EAST WITH A DISTANCE OF 2,628.93 FEET.
22. GRADING WITHIN TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.
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.

NOTE:

1. EXISTING LINES MUST BE POTHOLED PRIOR TO CONSTRUCTION. IF NO RECORDED ASBUILTS ARE AVAILABLE. SOME LINES SHOWN AS EXISTING ON THIS PLANSET HAVE NOT BEEN OFFICIALLY ACCEPTED BY THE TOWN OF CASTLE ROCK.
2. THE TOWN'S PRESSURE ZONE FOR THE WATER SYSTEM IMPROVEMENTS SHOWN HEREIN IS ENTIRELY WITHIN THE GREEN ZONE.

LIMITS OF CONSTRUCTION NOTES:

1. ALL IMPROVEMENTS OUTSIDE OF LIMITS OF CONSTRUCTION ARE DESIGNED BY OTHERS (DBO) AND NOT PART OF THESE PLANS.
2. CONSTRUCTION OF DBO IMPROVEMENTS ARE CURRENTLY ONGOING AND MAY DIFFER FROM THE INFORMATION SHOWN ON THESE PLANS.
3. CONTACT THE TOWN OF CASTLE ROCK DEVELOPMENT SERVICES TO ACQUIRE THE MOST RECENT CONSTRUCTION DOCUMENTS FOR DBO IMPROVEMENTS.



VICINITY MAP
SCALE: 1" = 2000'

OWNER
CASTLE 13, LLC
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111
PHONE: 303-796-0900
CONTACT: MICHAEL BLUMENTHAL

CIVIL ENGINEER
LJA, INC.
1765 WEST 121ST STREET, SUITE 300
WESTMINSTER, COLORADO 80234
PHONE: 303-421-4224
CONTACT: KEVIN R. LOVELACE, PE

LANDSCAPE ARCHITECT
LJA, INC.
1765 WEST 121ST STREET, SUITE 300
WESTMINSTER, COLORADO 80234
PHONE: 303-421-4224
CONTACT: JIM IVY
COLORADO PLA #741

SURVEYOR
LJA, INC.
7800 E. UNION AVE., SUITE 575
DENVER, COLORADO 80237
PHONE: 303-390-8510
CONTACT: MARK A. HALL, PLS

AGENCIES

TOWN OF CASTLE ROCK DEVELOPMENT SERVICES
100 NORTH WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 720-733-3593
CONTACT: TJ KUCEWESKY
EMAIL: TKUCEWESKY@CRGOV.COM

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: 720-733-6000

PUBLIC WORKS DEPARTMENT
4175 NORTH CASTLETON COURT
CASTLE ROCK, CO 80109
PHONE: 720-733-2462

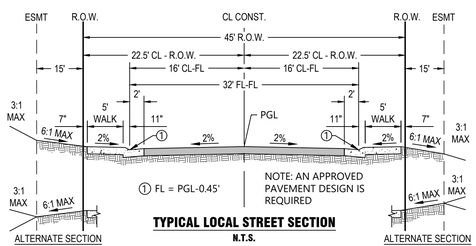
CORE ELECTRIC COOP
5496 NORTH US HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: 800-322-9540
CONTACT: BROOKS KAUFMAN

XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
PHONE: 303-571-3306
CONTACT: DONNA GEORGE

FIELD CHANGE ORDER

FCO NO.	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE

VARIANCES:
1. TCV25-0071 WATER LINE



① FL = PGL-0.45'

NOTE: AN APPROVED PAVEMENT DESIGN IS REQUIRED

TYPICAL LOCAL STREET SECTION
N.T.S.

VC VERTICAL CURB & GUTTER
MC MOUNTABLE CURB & GUTTER

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.

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8	Plan & Profile - Soule Place - Cul-De-Sac
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PROJECT BENCHMARK:

DOUGLAS COUNTY GIS MONUMENT NO. 4.020005 BEING A 3-3/4" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 4.02003" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.

ELEVATION = 6569.55' (NAVD 88)

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.

DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS30127" AND AT THE SOUTH END BY A 1" PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 12046" AND HAVING A BEARING OF SOUTH 01°11'22" EAST WITH A DISTANCE OF 2,628.93 FEET.

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES — DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 1 of 32
Date: July 2, 2026

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Cover Sheet

Know what's below. Call before you dig.

No. 1 of 32

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CASTLE ROCK STANDARD NOTES

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"-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" TO 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZES 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 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 DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER THE 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 SERVICE WATER 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 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 BACK-FLOW 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.
    - 26.1. COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
    - 26.2. RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
    - 26.3. COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - 26.4. RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - 26.5. 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.

STREET CONSTRUCTION NOTES

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

SITE PLAN NOTES

1. THESE NOTES CAN SUPERSEDE THE SETBACKS.
2. BUILDING ENVELOPES SUPERSEDE STANDARD SETBACKS WHERE SHOWN ON FINAL PD SITE PLAN.
3. DEVELOPMENT OF LOTS WITHIN THE OAKS OF CASTLE ROCK, FILING 2 SHALL BE RESTRICTED TO THE CONFINES OF A DESCRIBED BUILDING ENVELOPE AS SHOWN ON THE FINAL PD SITE PLAN. BUILDING ENVELOPES SHALL BE DESCRIBED AS TO SIZE AND DIMENSIONS WITHIN THIS DOCUMENT.
4. BUILDING ENVELOPES FOR SINGLE-FAMILY DETACHED RESIDENCES SHALL INCLUDE ALL CLEARING, GRADING, CONSTRUCTION, INTRODUCED IRRIGATED LANDSCAPING AND IMPERVIOUS AREAS, WITH THE EXCEPTION OF CONNECTING DRIVEWAYS OR INGRESS-EGRESS ROADS AND UTILITIES.
5. ALL LOTS WITHIN PA-6 AND PA-11 ARE LIMITED TO A 25' BUILDING HEIGHT.
6. AT THE TIME OF PRELIMINARY PLAN FINAL PD SITE PLAN, ALL LOTS SHALL BE REQUIRED TO HAVE INTERIOR FIRE SPRINKLER SYSTEMS DUE TO THE EXCESSIVE GRADE, IF AT THE TIME OF FINAL PLAT AND CONSTRUCTION PLANS IT IS FOUND THAT THE INTERIOR ROADWAY GRADES CAN BE REDUCED TO 8% OR LESS, NO INTERIOR FIRE SPRINKLER SYSTEMS WILL BE REQUIRED.
7. PER CGS RECOMMENDATIONS, GEOTECHNICAL ENGINEER SHALL VERIFY GRADING DESIGN WITH CONSTRUCTION PERMITS.

PLANNING AND DESIGN CONTROLS

SITING; IN THE SITE PLANNING, DEVELOPMENT AND CONSTRUCTION OF ANY LOT OR STRUCTURE, CONSIDERATION SHALL BE GIVEN TO THE RELATIONSHIP OF ROADS AND BUILDING TO EXISTING SLOPE GRADES, AND DRAINAGE WAYS. ALL STRUCTURES AND ROADWAYS SHALL ACHIEVE A "FIT" WITH THE LANDSCAPE THAT IS NOT INTRUSIVE AND CONSIDERS THE FOLLOWING:

A. SIGNIFICANT NATURAL DRAINAGE WAYS SHALL NOT BE DISTRIBUTED OR RE-ROUTED EXCEPT WHERE OF GENERAL BENEFIT TO THE PLANNED DEVELOPMENT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF CASTLE ROCK.
B. UNIQUE SITE FEATURES, WHETHER TOPOGRAPHIC OR OF A SURFICIAL NATURE SHALL RECEIVE SPECIAL CONSIDERATION IN ANY SITE PLANNING OR DEVELOPMENT. SUCH FEATURES SHALL BE LEFT UNDISTURBED WHEREVER PRACTICAL IN LOT DEVELOPMENT.
C. STRUCTURES IN SLOPING AREAS SHALL BE DESIGNED TO CONFORM TO THE SLOPE BY MEANS OF "STEPPED" FOUNDATIONS OR SIMILAR METHODS THAT WILL KEEP GRADING AND SITE PREPARATION TO A MINIMUM. IN PRINCIPAL, STRUCTURES SHALL ACCOMMODATE SLOPE IN DESIGN RATHER THAN CAUSE SLOPE TO ACCOMMODATE STRUCTURES. STRUCTURES ON LOTS DESIGNATED AS WALK UP AND WALK OUT SHALL BE BUILT INTO THE SLOPE, USING THE STRUCTURE TO TAKE UP GRADE TRANSITIONS. WALK OUT LOTS SLOPE DOWNWARD FROM THE FRONT LOT LINE AND WALK UP LOTS SLOPE UPWARD FROM THE FRONT LOT LINE.
D. GRADING SHALL BE SHAPED TO COMPLIMENT THE NATURAL LAND FORMS.
E. ROADS IN STEEPLY SLOPING OR HEAVILY VEGETATED AREAS SHALL BE DESIGNED TO MINIMIZE THE AREA OF DISTURBANCE. CLEARING OF VEGETATION WITHIN THE RIGHT-OF-WAY SHALL BE "FEATHERED" TO CREATE MORE NATURAL APPEARING EDGES AND TO ACCOMMODATE SNOW STACKING.
F. THE PRELIMINARY PD SITE PLAN AMENDMENT NO. 1 AND ASSOCIATED ZONING REGULATIONS ARE SUBJECT TO THE REGULATIONS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, SECTION 17.14 SKYLINE/RIDGE LINE PROTECTION REGULATIONS, AS AMENDED.

ENVIRONMENTAL PROTECTION

GENERAL PROVISIONS DURING CONSTRUCTION:

A. CARE SHALL BE EXERCISED DURING ALL OPERATIONS TO MINIMIZE DAMAGE TO FRAGILE AREAS OF THE LANDSCAPE.
B. CONSTRUCTION EQUIPMENT SHALL NOT BE PERMITTED TO MOVE OFF ROADS OR ESTABLISHED CONSTRUCTION ROUTES IN ORDER TO MINIMIZE DAMAGE TO VEGETATION OR SOIL.
C. ROPES OR CABLE SHALL NOT BE FASTENED TO TREES EXCEPT FOR SUPPORT AND STABILIZATION.
D. THE BURNING OF TRASH, BUSH, TREES AND OTHER COMBUSTIBLE OBJECTS IS PROHIBITED. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE, EXCEPT FOR WOODY MATERIAL WHICH MAY BE SHREDDED AND USED FOR MULCH. WARMING OR DEBRIS FIRES ARE PROHIBITED.
E. ALL WASTE MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE. DUMPING OR TEMPORARY STORAGE OF WASTE MATERIALS IN SLOPES OR DRAINAGE IS PROHIBITED.

SITE GRADING; A SITE GRADING PLAN WILL BE PROVIDED AS PART OF THE FINAL PD SITE PLAN TO INDICATE PRELIMINARY ADJUSTMENTS OF GRADE. DEVELOPMENT WILL AVOID AREAS OF 25% SLOPE OR GREATER WHEN POSSIBLE AS MEANS OF RETAINING THE NATURAL SETTING OF THE PROJECT. GRADING AT THE REAR OF UNITS SITED AGAINST SLOPES OF 20% OR GREATER WILL BE KEPT WITHIN 20' OF THE REAR FOUNDATION WALL. WHEREVER PRACTICAL, EXISTING VEGETATION WILL BE LEFT UNDISTURBED. WHEN GRADING IN AREAS OF 25% SLOPE CANNOT BE AVOIDED, THOSE BUILDING ENVELOPES SHALL BE IDENTIFIED ON THE FINAL PD SITE PLAN. SELECTIVE GRADING WITHIN THESE 25% SLOPES AREAS WILL BE ALLOWED IF PROPERTY MITIGATED TO MINIMIZE THE AREA OF GRADING AND DISTURBANCE OF EXISTING VEGETATION. MITIGATION MEASURES MAY INCLUDE, BUT ARE TO BE LIMITED TO ONE OR MORE OF THE FOLLOWING:

A. USE OF RETAINING WALLS (MAXIMUM HEIGHT 6 FEET).
B. USE OF STEPPED BUILDING FOUNDATIONS.
C. MAXIMUM HEIGHT OF UN-RETAINED SLOPE 2 FEET (MUST BE RE VEGETATED IMMEDIATELY).

STORM DRAINAGE CONSTRUCTION NOTES

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

SANITARY SEWER CONSTRUCTION NOTES

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

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

IRRIGATION NOTES

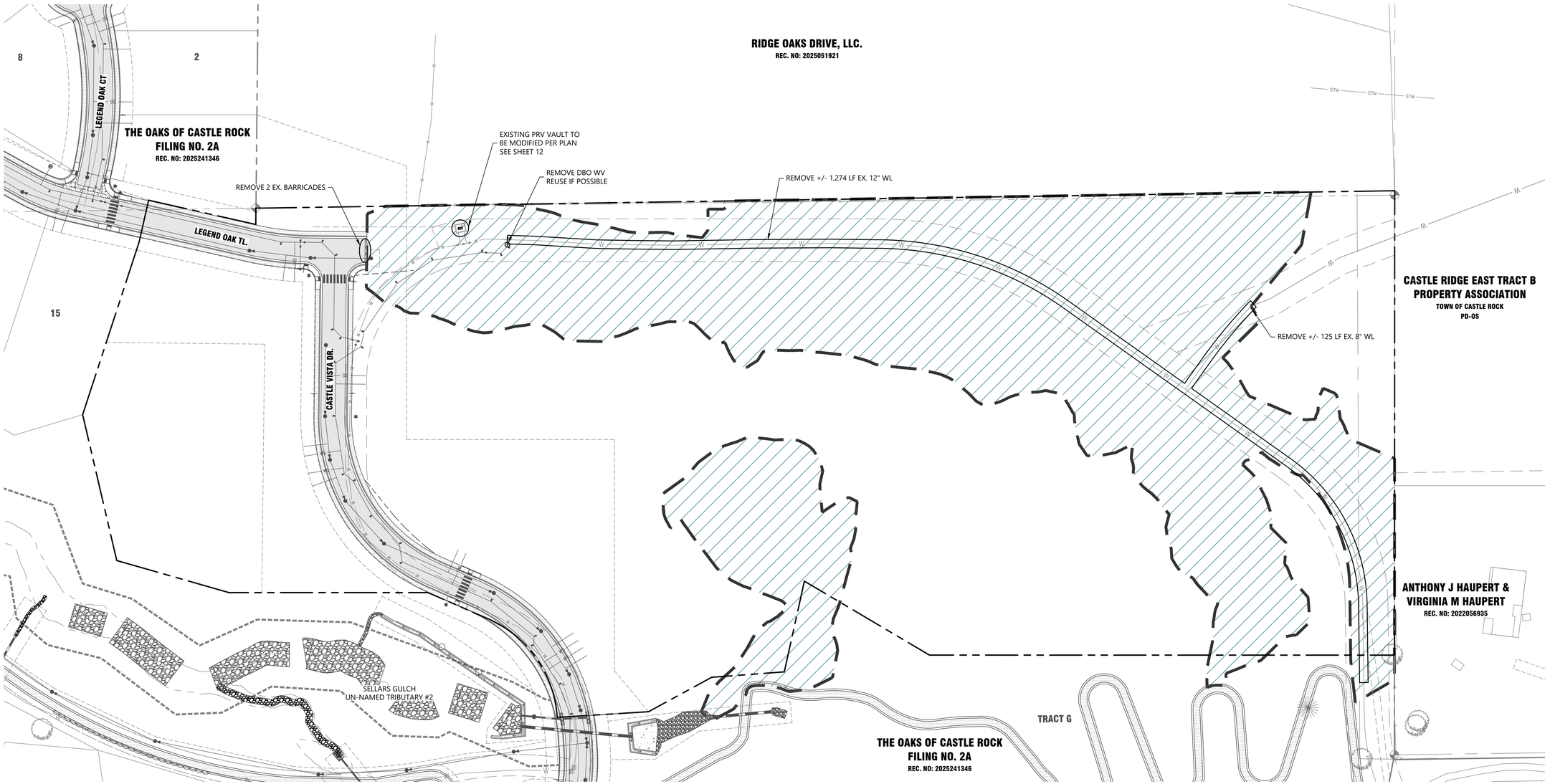
1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
2. IRRIGATION TAP, LINE, METER, AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND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

LANDSCAPE NOTES

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

TRACER WIRE INSTALLATION NOTES

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



LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Ex. Fence
- DBO Sanitary Line
- Ex. Water Line
- DBO Water Line
- Ex. Storm Line
- DBO Storm Line
- DBO Sanitary Service Line
- DBO Water Service Line
- Existing Asphalt Pavement
- Existing Concrete Pavement

TREE REMOVAL NOTE:

EXISTING TREES LOCATED WITHIN THE HATCHED BOUNDARY WILL REQUIRE REMOVAL. ALL EXISTING TREES AND VEGETATION LOCATED OUTSIDE OF THE HATCHED BOUNDARY SHALL BE PROTECTED AT ALL TIMES.

NOTES

1. ALL ITEMS NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION ON THIS PLAN SHALL REMAIN IN PLACE AND PROTECTED AT ALL TIMES.
2. ALL EXISTING UTILITIES NOT SCHEDULED FOR REMOVAL SHALL BE PROTECTED AT ALL TIMES
3. REMOVAL OF EXISTING CURB, GUTTER, AND/OR WALK SHALL BE TO NEAREST JOINT.
4. EXISTING SANITARY SEWER MARKED FOR REMOVAL ON THESE PLANS SHALL BE REMOVED IN ITS ENTIRETY.
5. IT IS THE INTENT TO PROTECT ALL TREES AND VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.

60 0 30 60

SCALE
1 inch = 60 ft.

PROJECT BENCHMARK:

DOUGLAS COUNTY GIS MONUMENT NO. 4.020005 BEING A 3-3/4" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 4.02003" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.

ELEVATION = 6569.55' (NAVD 88)

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.

DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

APPROVED — DEVELOPMENT SERVICES — By jkirkpatrick on 08/20/2026 — APPROVED-CO25-0069 Construction Documents.pdf — Record Document on File

DEVELOPMENT SERVICES DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed: MRW
Prepared: DL
Approved: DKH
Job No.: 7392-0001
Scale Horiz: 1" = 60'
Scale Vert: N/A
Sheet: 3 of 32
Date: July 2, 2026

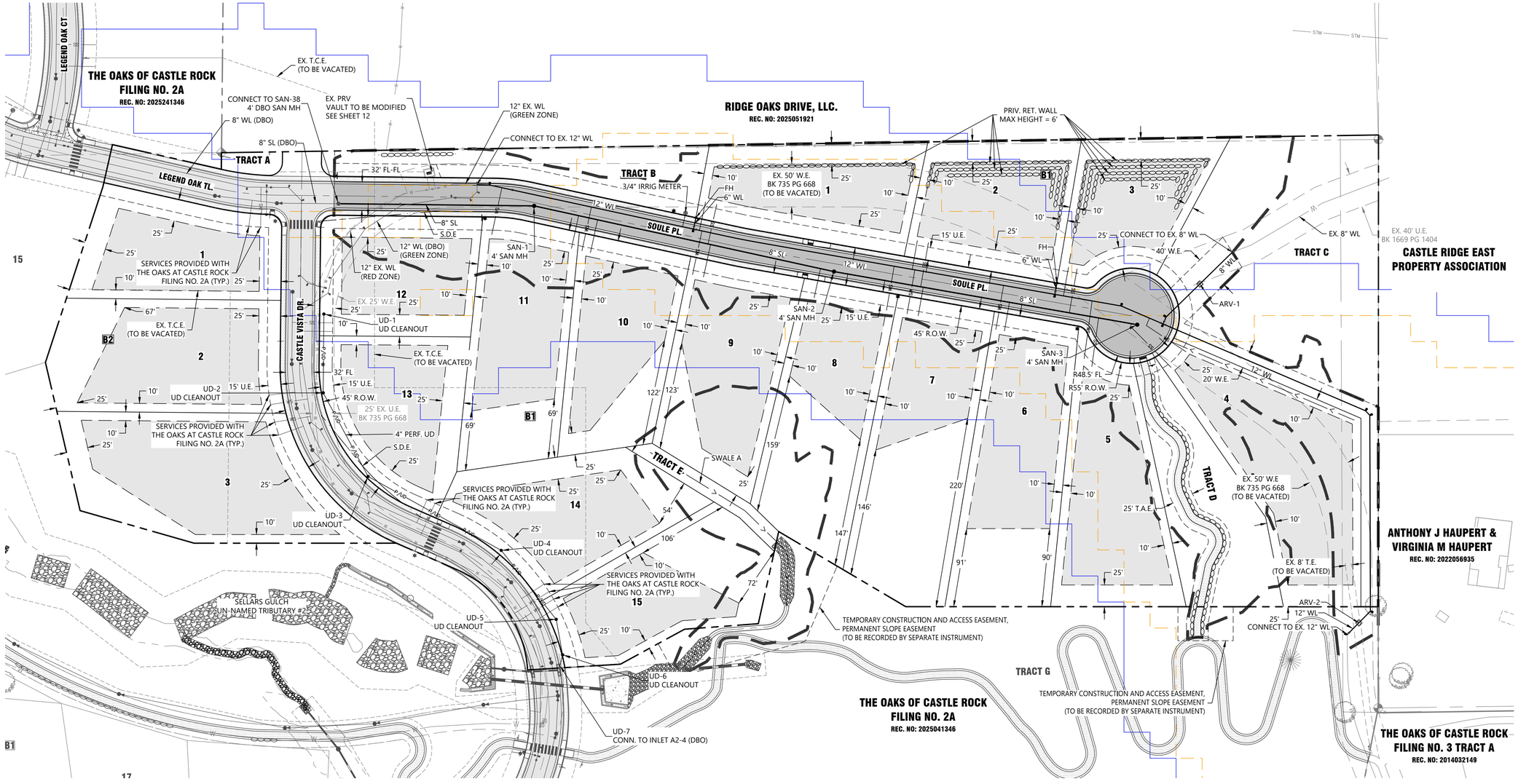
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Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Demolition Plan

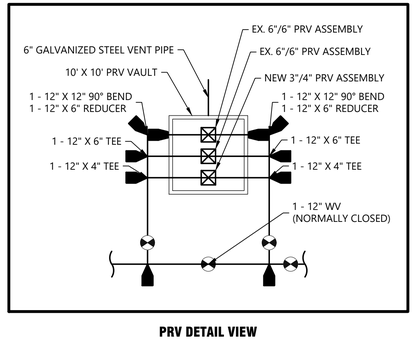
COLORADO LICENSE — DYLAN K. HARDY — 63324 — 08/11/2026 — PROFESSIONAL ENGINEER

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

No. 3 of 32

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PRV DETAIL VIEW
SCALE: 1" = 10'

PRV MODIFICATION NOTES:

1. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR FIELD MODIFICATION OF VAULT TO CONFIRM CONSTRUCTABILITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. SUB-SURFACE STRUCTURE LIMITS ARE APPROXIMATED BASED ON MANHOLE LOCATION, SURFACE FEATURES TO BE FIELD-FIT BASED ON EXCAVATED CONDITIONS.

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Class L Riprap
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Sight Distance Area
- Sanitary Sewer Line
- Water Line
- Sanitary Service Line
- Water Service Line
- DBO Sanitary Line
- Ex. Water Line
- DBO Water Line
- Ex. Storm Line
- DBO Storm Line
- DBO Sanitary Service Line
- DBO Water Service Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Thrust Block
- Water Valve
- Irrigation Meter
- Street Light
- Street Sign
- DBO Sanitary Sewer Manhole
- DBO Water Valve
- DBO Fire Hydrant
- DBO Storm Manhole
- DBO Street Light
- DBO Street Sign
- Ex. Tree
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Limit of Construction
- Skyline - Moderate
- Skyline - Minor

UTILITY NOTES:

1. FINAL DESIGN OF ANY AND ALL UNDERDRAIN SYSTEMS SHALL BE IN ACCORDANCE WITH A GEOTECHNICAL INVESTIGATION PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ OWNER TO VERIFY ACTUAL UNDERDRAIN DESIGN REQUIREMENTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL UNDERDRAIN NOT CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
2. TOP ELEVATION OF ALL EXISTING UTILITIES TO REMAIN SHALL BE ADJUSTED TO MATCH PROPOSED GRADING ELEVATIONS.
3. ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER MAINS SHALL BE C900 PVC UNLESS OTHERWISE NOTED.
5. ALL PROPOSED FIRE HYDRANT LATERALS SHALL BE DIP.
6. ALL PROPOSED SANITARY SEWER MAIN PIPES SHALL BE SDR-35 PVC.
7. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
8. STORM INLETS LOCATED AT PCR ARE STATIONED AT PCR. ALL OTHERS ARE STATIONED AT INLET FLOWLINE MIDPOINT.
9. FLOWLINE ELEVATION AT INLETS IS THEORETICAL. INLETS' THROAT INVERT SHALL BE DETERMINED PER CURB SECTION DETAIL AND INLET DETAIL, WHICH RESULTS IN A THROAT INVERT OF 3" BELOW FL WHEN LOCATED WITHIN 6" MOUNTABLE CURB & GUTTER, AND 5" BELOW FL WHEN LOCATED WITHIN 4" MOUNTABLE CURB & GUTTER.
10. EXISTING DRY UTILITIES (I.E. GAS, ELECTRIC, ETC.) ARE ANTICIPATED TO BE APPROXIMATELY 2.5' BELOW EXISTING SURFACE. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. DRY UTILITIES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM OF 1.5' OF VERTICAL SEPARATION FROM STORM SEWER & WATER LINES.
11. PRIVATE UTILITIES ARE NOT REVIEWED OR APPROVED BY TOWN OF CASTLE ROCK.
12. CONTRACTOR SHALL PROVIDE A MINIMUM OF 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.
13. WHEN A WATER MAIN CROSSES OVER A STORM OR SANITARY SEWER WITH LESS THAN 2 FEET BETWEEN THE PIPES, PROPER SOIL COMPACTION, SUITABLE BACKFILL OR OTHER STRUCTURAL SUPPORT TO PRECLUDE SETTLING AND FAILURE OF EITHER PIPE AT THE CROSSING IS REQUIRED. PROPER SUPPORT INCLUDES THE LOWER PIPE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE OR THE PLACEMENT OF FLOW FILL TO THE SPRINGLINE OF BOTH PIPES PER TOWN STANDARD DETAIL W-39.

SCALE
1 inch = 60 ft.
60 0 30 60

PROJECT BENCHMARK:

DOUGLAS COUNTY GIS MONUMENT NO. 4.020005 BEING A 3-3/4" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 4.02003" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.

ELEVATION = 6569.55' (NAVD 88)

PROFESSIONAL ENGINEER CERTIFICATION

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DYLAN K. HARDY, PE #63324 — DATE: 08/11/2026

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES — DATE

APPROVED
DEVELOPMENT SERVICES
By jkirkpatrick on 08/20/2026
APPROVED-CO25-0069 Construction Documents.pdf
Record Document on File

LJA
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Westminster, CO 80234
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Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed: MRW
Prepared: MRW
Approved: DKH

Job No.: 7392-0001
Scale Horiz: 1" = 60'
Scale Vert: N/A

Sheet: 4 of 32
Date: July 2, 2026

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Site Plan & Master Utility Plan

COLORADO LICENSE DYLAN K. HARDY 63324 08/11/2026 PROFESSIONAL ENGINEER

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

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RIDGE OAKS DRIVE, LLC.
REC. NO: 2025051921

THE OAKS OF CASTLE ROCK FILING NO. 2A
REC. NO: 2025241346

PRIV. RET. WALL MAX HEIGHT = 3.4' SEE PROFILE SHEET 20

PRIV. RET. WALL MAX HEIGHT = 6'

PRIV. RET. WALL MAX HEIGHT = 6'

PROPERTY BOUNDARY

45' EX. R.O.W.

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT G

B1

B2

32' FL-FL

15' UE

45' R.O.W.

25' EX. U.E. BK 335 PG 688

SWALE A SEE DETAIL THIS SHEET

25' T.A.E.

RETAINING WALL A MAX HEIGHT = 2.5' SEE SHEET 9 FOR WALL DETAILS

RETAINING WALL B MAX HEIGHT = 2.5' SEE SHEET 9 FOR WALL DETAILS

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT, PERMANENT SLOPE EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT PERMANENT SLOPE EASEMENT (TO BE RECORDED BY SEPARATE INSTRUMENT)

FILING 2A RETAINING WALL

SELLARS GULCH UN-NAMED TRIBUTARY #2

THE OAKS OF CASTLE ROCK FILING NO. 2A
REC. NO: 2025041346

ANTHONY J HAUPERT & VIRGINIA M HAUPERT
REC. NO: 2022056935

CASTLE RIDGE EAST TRACT B PROPERTY ASSOCIATION
TOWN OF CASTLE ROCK
PD-OS

Ex. 40' UE BK 1660 PG 1404

PRIVATE RETAINING WALL NOTE:

THE PRIVATE RETAINING WALLS WITHIN LOTS 1, 2 & 3 ARE REQUIRED AS PART OF THE DEVELOPMENT AND CONSTRUCTION OF THE PRIVATE ON-LOT IMPROVEMENTS AND ARE NOT REQUIRED FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS OR ACCEPTANCE.

PLANNING AREA 1 - BUILDING HEIGHTS		
Block Number	Lot Number	Existing Pre-development Grade Elevations (ft.) (Measured 20 ft. from ROW at midpoint of the lot
1	1	6609.3
	2	6613.5
	3	6614.1
	4	6631.3
	5	6613.0
	6	6618.0
	7	6614.4
	8	6613.1
	9	6605.2
	10	6602.8
	11	6606.2
	12	6577.1
	13	6568.9
	14	6559.7
	15	6550.6
2	1	6562.3
	2	6568.6
	3	6571.6

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
- Class L Riprap
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Limit of Construction
- Skyline - Moderate
- Skyline - Minor

MAX. BUILDING ENVELOPE

WALL DETAIL
SCALE: 1" = 40'

PRIVATE RETAINING WALL DETAIL SECTION B-B
SCALE: 1" = 10'

LOT TYPE

- A — TYPE 'A' LOT
- B — TYPE 'B' LOT
- T — TRANSITIONAL LOT

#4 BAR

COMPACTED

DRAINAGE SWALE A
NTS

SWALE SLOPE = 2% MIN

TYPE "A" LOT GRADING DRAINAGE PATTERNS

TYPE "B" LOT GRADING DRAINAGE PATTERNS

LOT GRADING AND DRAINAGE PATTERN NOTES:

1. OVERLOT GRADING TEMPLATE "T" (TRANSITIONAL LOT) INDICATES THE TRANSITION BETWEEN LOT "A" AND LOT "B" DRAINAGE PATTERNS.
2. OVERLOT GRADING TEMPLATES FOR "WO" (WALK-OUT) AND "GL" (GARDEN LEVEL) GRADING ARE CONSISTENT WITH TYPE "B" GRADING DRAINAGE PATTERNS.

PRIVATE RETAINING WALL DETAIL SECTION A-A
SCALE: 1" = 10'

NOTES:

1. AREAS OUTSIDE OF LIMITS OF OAKS FILING NO. 2B ARE SHOWN FOR INFORMATION ONLY.
2. GRADING SHALL NOT EXCEED 3:1 SLOPES.
3. G = GROUND ELEVATION; FL = FLOWLINE; P = PAVEMENT ELEVATION; EX* = EXISTING ELEVATION TO BE FIELD VERIFIED
4. SEE TESC FOR AREAS WHERE EROSION CONTROL BLANKETS ARE PROPOSED (SLOPES 4:1 AND STEEPER).
5. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT (MEASURED FROM THE GRADE AT TOP BACK OF WALL TO THE BOTTOM OF FOOTER) OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
6. BUILDING HEIGHT TO BE MEASURED FROM EXISTING GRADE.
7. BUILDING ENVELOPES SHALL BE DESCRIBED AS TO THE SIZE AND DIMENSIONS ON THE PLAT. BUILDING ENVELOPES FOR SINGLE-FAMILY DETACHED RESIDENCES SHALL INCLUDE ALL CLEARING, GRADING, CONSTRUCTION, & INTRODUCED IRRIGATED LANDSCAPING AND IMPERVIOUS AREAS, WITH THE EXCEPTION OF CONNECTING DRIVEWAYS OR INGRESS-EGRESS ROADS AND UTILITIES.
8. RETAINING WALLS AND RAILINGS WILL BE PRIVATELY OWNED AND MAINTAINED THROUGHOUT DEVELOPMENT INCLUDING WITHIN TRACTS DEDICATED TO THE TOWN.

TYPE M VOID FILLED RIPRAP 24" DEPTH

COMPACTED SUBGRADE

#4 REBAR 1' O.C.

CONCRETE CHANNEL CONNECTION TO RIPRAP
N.T.S.

SCALE
1 inch = 60 ft.

PROJECT BENCHMARK:

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APPROVED
By jkirkpatrick on 08/20/2026
ASSESSMENTS-CO25-0069 Construction and Grading Permit
Record Document on File

DEVELOPMENT SERVICES — DATE

Know what's below. Call before you dig.

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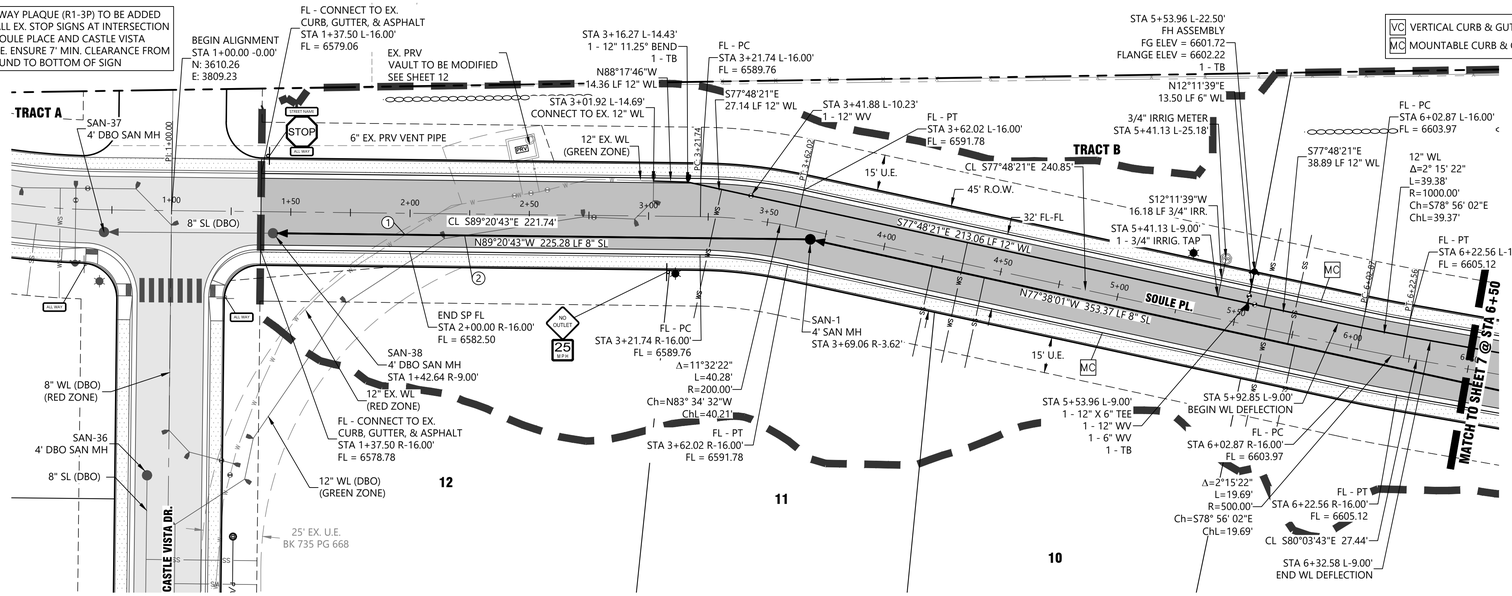
Revision Type:						
No.	Rev. Date:					
1						
2						
3						
4						
5						
6						
Designed:	MRW	Job No.:	7392-0001	Sheet:	5 of 32	
Prepared:	DL	Scale Horiz:	1" = 60'	Date:	July 2, 2026	
Approved:	DKH	Scale Vert:	N/A			

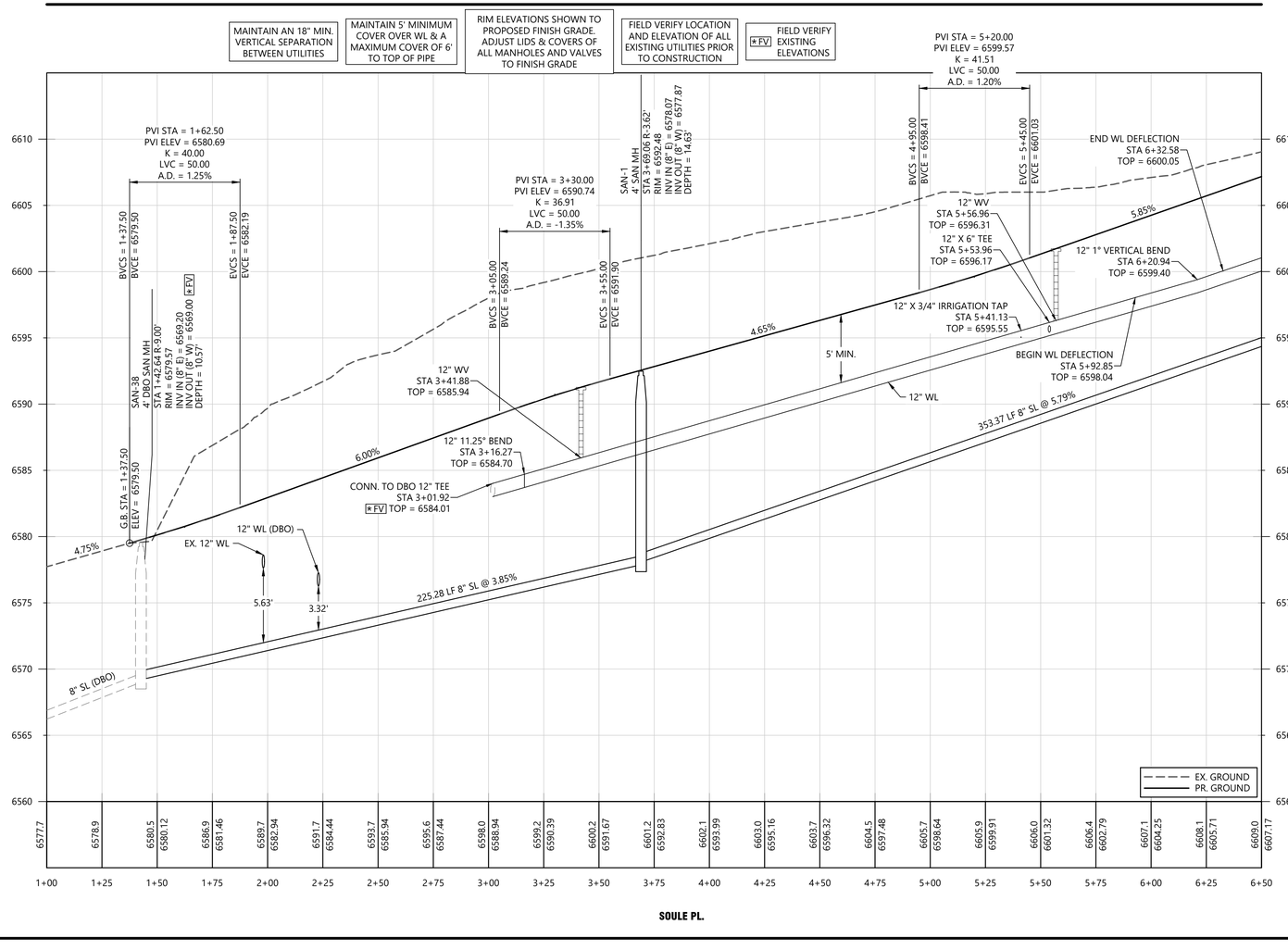
Proj Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Overlot Grading Plan

No. 5 of 32

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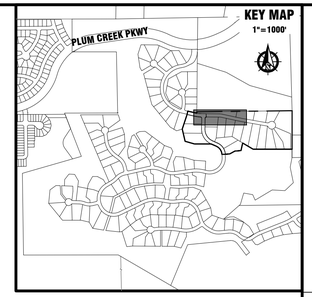
ALL WAY PLAQUE (R1-3P) TO BE ADDED TO ALL EX. STOP SIGNS AT INTERSECTION OF SOULE PLACE AND CASTLE VISTA DRIVE. ENSURE 7' MIN. CLEARANCE FROM GROUND TO BOTTOM OF SIGN





NOTES:

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3. SEE MAIN PLAN VIEW FOR STREET WARPING INFORMATION.
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6. ALL SECTIONS OF DIP WATERLINE SHALL BE FULLY RESTRAINED
7. VARIANCES TO TOWN OF CASTLE ROCK STANDARD CRITERIA INCLUDE THE FOLLOWING:
   7.1. TCV25-0071 WATERLINE SLOPE



SPEED LIMIT 25

R2-1
24" X 30"

SPEED LIMIT SIGN DETAIL

NO OUTLET

W14-2
30" X 30"

NO OUTLET SIGN DETAIL

STREET NAME

STOP

R1-1
30" X 30"

STOP SIGN & STREET NAME DETAIL

ALL WAY

R1-3P
18" X 6"

ALL WAY SIGN DETAIL

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Class L Riprap
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Sight Distance Area
- Sanitary Sewer Line
- Water Line
- Sanitary Service Line
- Water Service Line
- DBO Sanitary Line
- Ex. Water Line
- DBO Water Line
- Ex. Storm Line
- DBO Storm Line
- DBO Sanitary Service Line
- DBO Water Service Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Thrust Block
- Water Valve
- Irrigation Meter
- Street Light
- Street Sign
- DBO Sanitary Sewer Manhole
- DBO Water Valve
- DBO Fire Hydrant
- DBO Storm Manhole
- DBO Street Light
- DBO Street Sign
- Ex. Tree
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Limit of Construction

01 UTILITY CROSSING

SCALE
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DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

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Town of Castle Rock Colorado — APPROVED — By jkirkpatrick on 08/20/2026 — APPROVED-CCDS-0069 Construction Documents.pdf — Record Document on File

DEVELOPMENT SERVICES — DATE

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Revision Type:	No.	Rev. Date:
	1	
	2	
	3	
	4	
	5	
	6	

Designed: MRW
Prepared: MRW
Approved: DKH
Job No.: 7392-0001
Scale Horiz: 1" = 30'
Scale Vert: 1" = 5'
Sheet: 6 of 32
Date: July 2, 2026

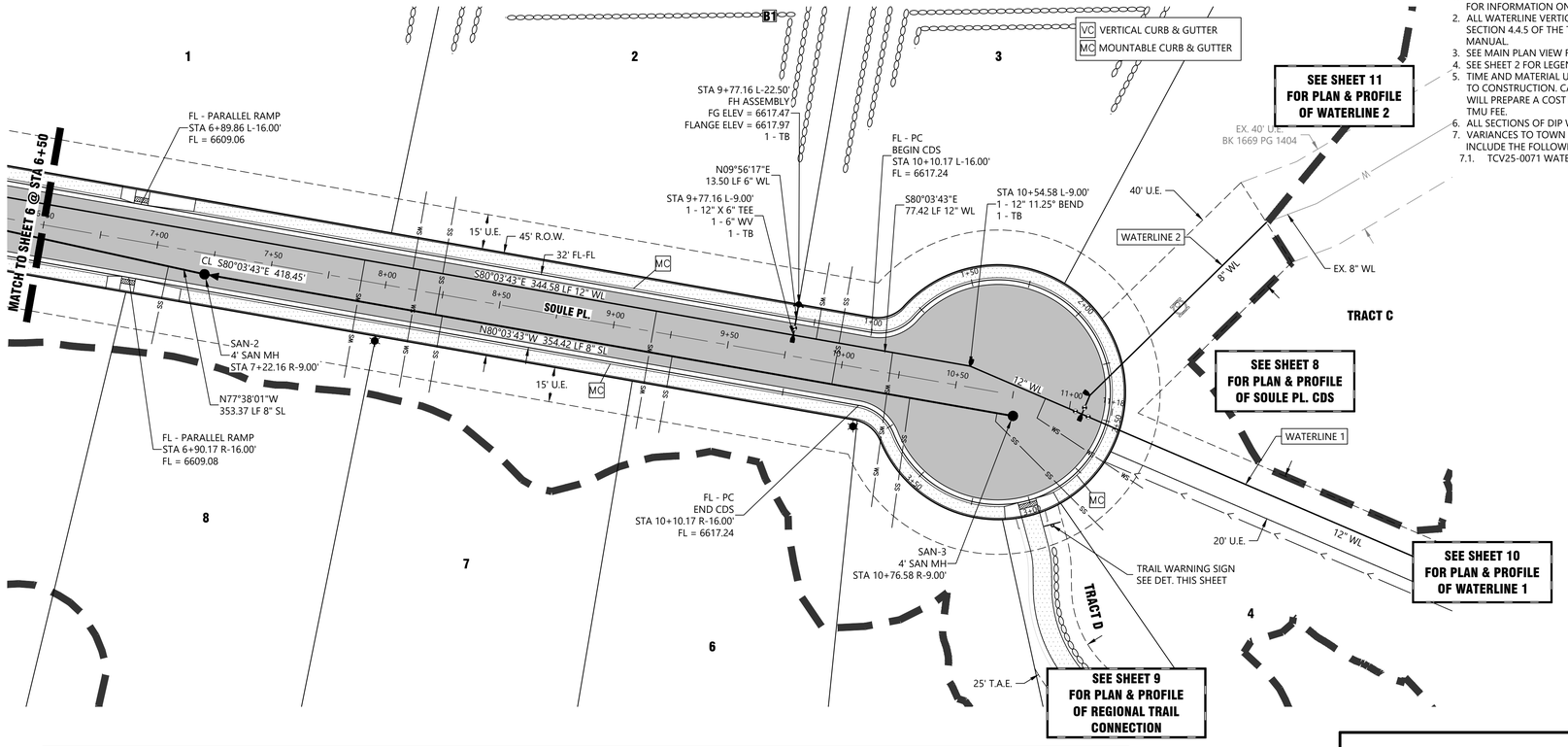
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - Soule Place

COLORADO LICENSE — DYLAN K. HARDY — 63324 — 08/11/2026 — PROFESSIONAL ENGINEER

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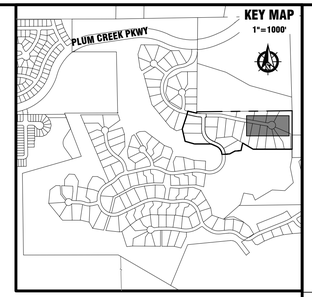
No. 6 of 32

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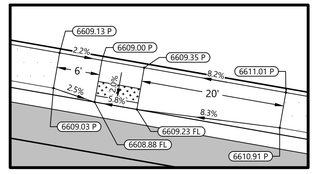




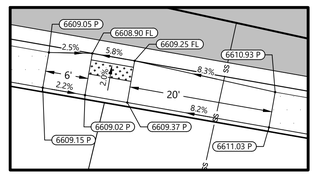
CUSTOM 12" X 18"
TRAIL SIGN DETAIL

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
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RAMP DETAIL VIEW
SCALE: 1" = 10'



RAMP DETAIL VIEW
SCALE: 1" = 10'

01 UTILITY CROSSING



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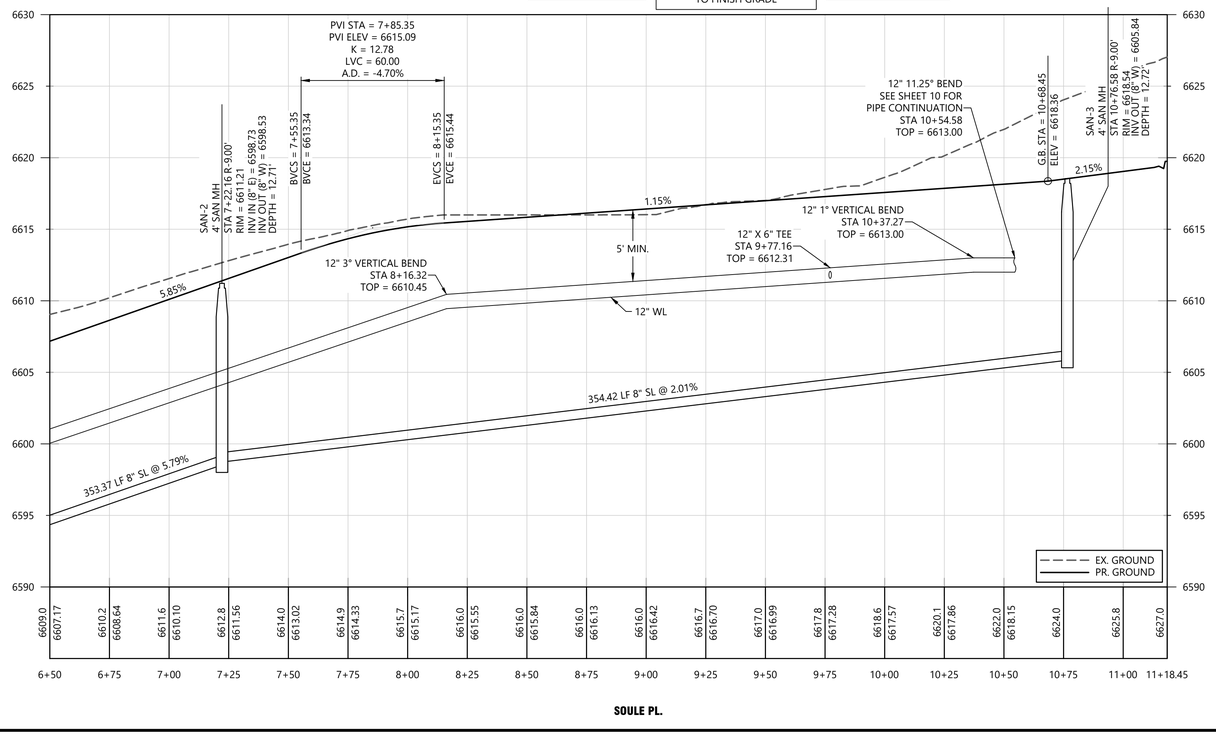
MAINTAIN AN 18" MIN. VERTICAL SEPARATION BETWEEN UTILITIES

MAINTAIN 5' MINIMUM COVER OVER WL & A MAXIMUM COVER OF 6' TO TOP OF PIPE

RIM ELEVATIONS SHOWN TO PROPOSED FINISH GRADE. ADJUST LIDS & COVERS OF ALL MANHOLES AND VALVES TO FINISH GRADE

FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

FV FIELD VERIFY EXISTING ELEVATIONS



SOULE PL.

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No.	Revision Type:	Rev. Date:
1		
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Designed: MRW
Prepared: MRW
Approved: DKH
Job No.: 7392-0001
Scale Horiz: 1" = 30'
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Sheet: 7 of 32
Date: July 2, 2026

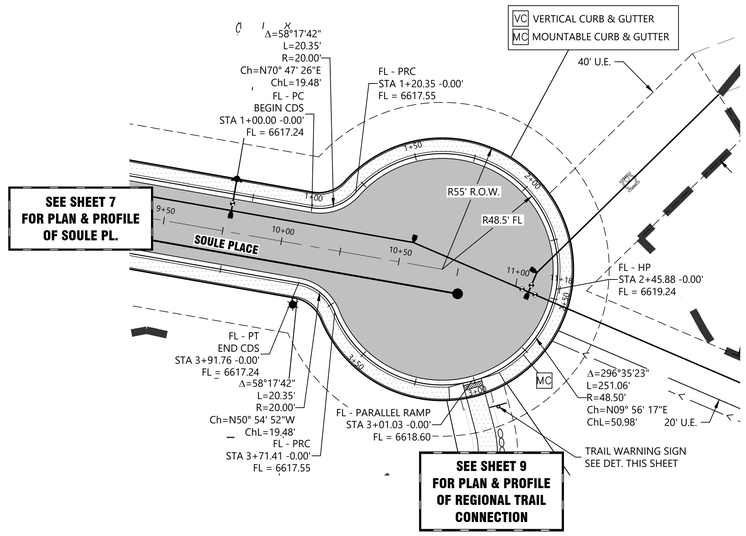
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - Soule Place

COLORADO LICENSE — DYLAN K. HARDY — 63324 — 08/11/2026 — PROFESSIONAL ENGINEER

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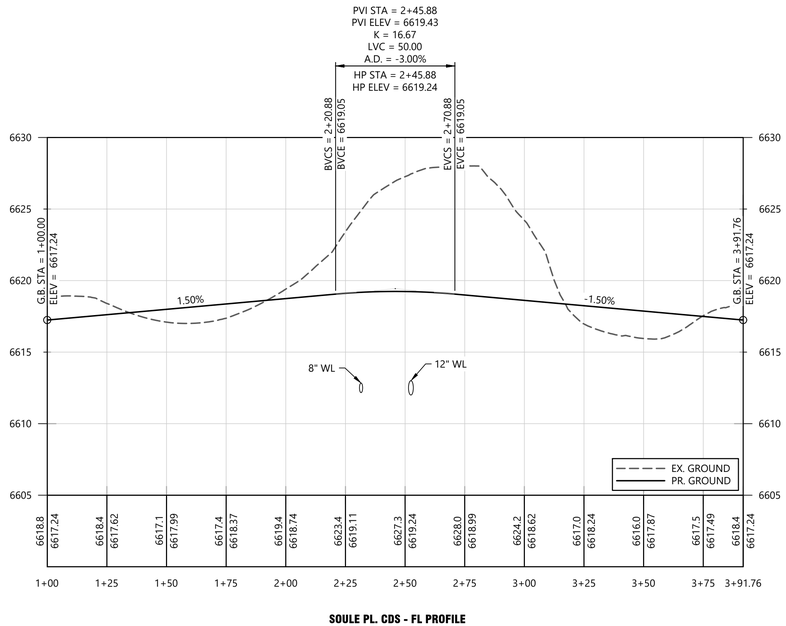
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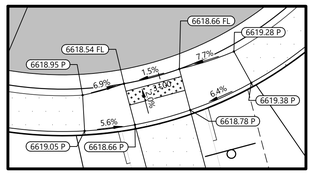
(*FV) FIELD VERIFY EXISTING ELEVATIONS



SOULE PL. CDS - FL PROFILE

NOTES:

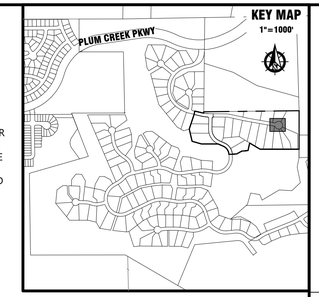
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   7.1. TCV25-0071 WATERLINE SLOPE



RAMP DETAIL VIEW
SCALE: 1" = 10'



CUSTOM 12" X 18"
TRAIL SIGN DETAIL



LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
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(01) UTILITY CROSSING

30 0 15 30
SCALE
1 inch = 30 ft.

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DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES — DATE

DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 08/20/2026
AER2027VED-CCDS-0069 Construction Documents
Record Document on File

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:	No.	Rev. Date:
	1	
	2	
	3	
	4	
	5	
	6	

Designed: MRW
Prepared: MRW
Approved: DKH
Job No.: 7392-0001
Scale Horiz: 1" = 30'
Scale Vert: 1" = 5'
Sheet: 8 of 32
Date: July 2, 2026

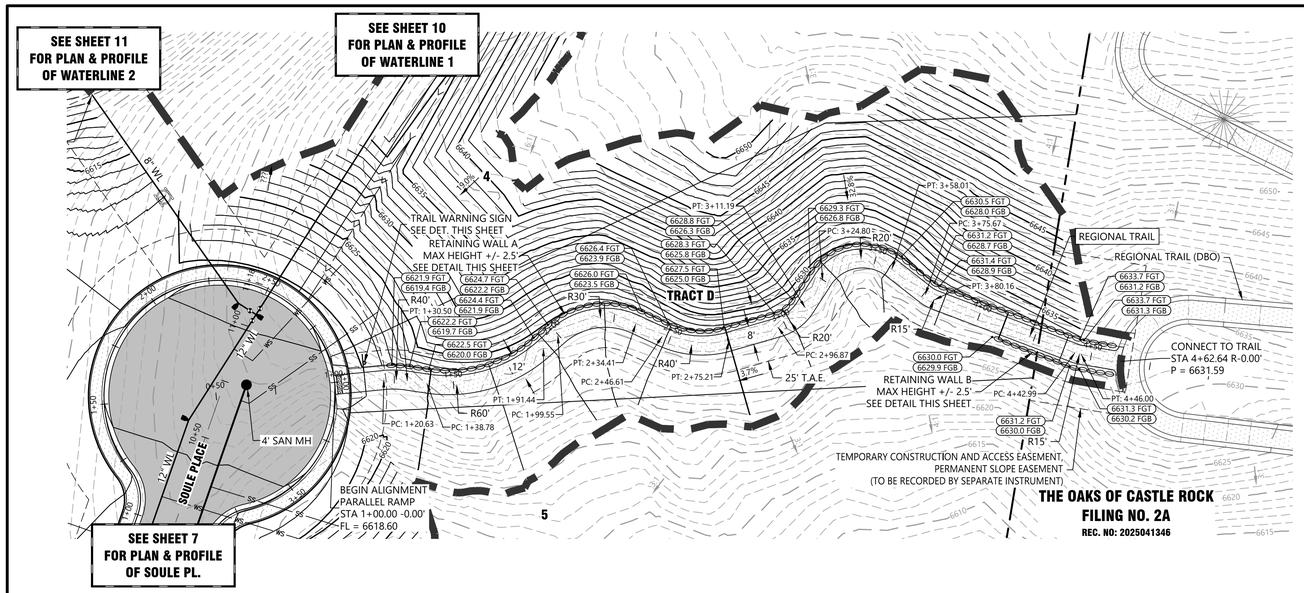
Proj Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - Soule Place - Cul-De-Sac

COLORADO LICENSE 63324 PROFESSIONAL ENGINEER
DYLAN K. HARDY
08/11/2026

Know what's below. Call before you dig.

No. 8 of 32

I:\JOB FOLDERS\7392\7392-0001\CIVIL\PROD\CD\PP - SOULE PLACE PRINTED ON: 7/1/2026 11:33 AM

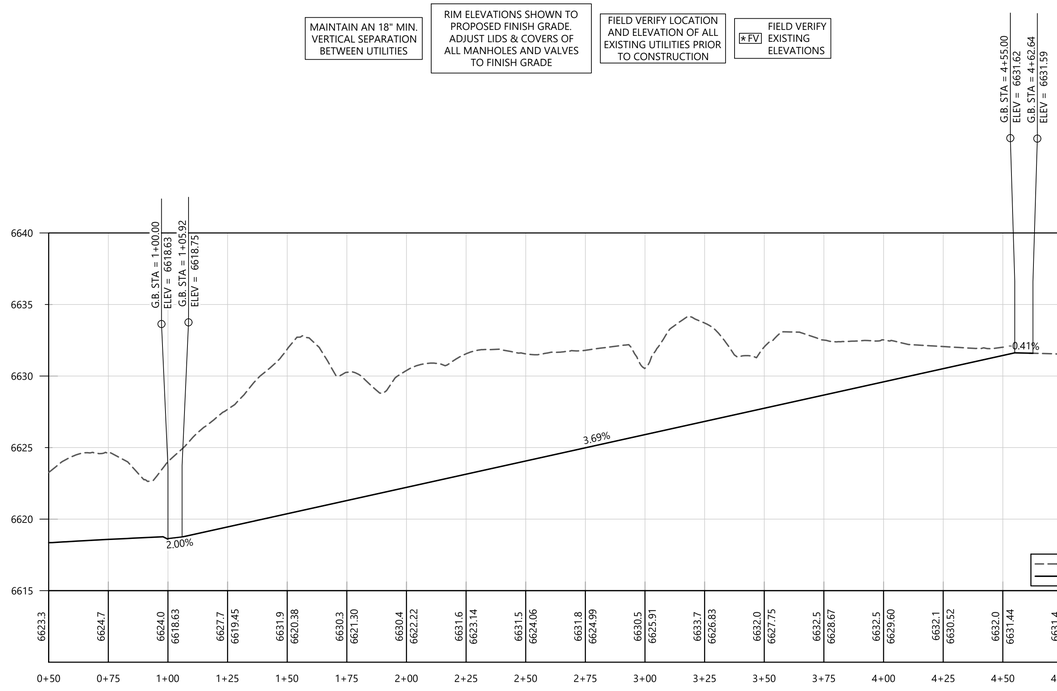


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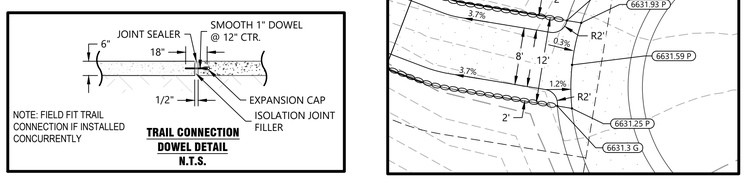
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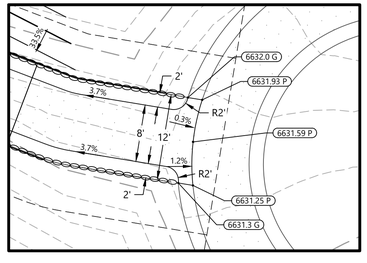
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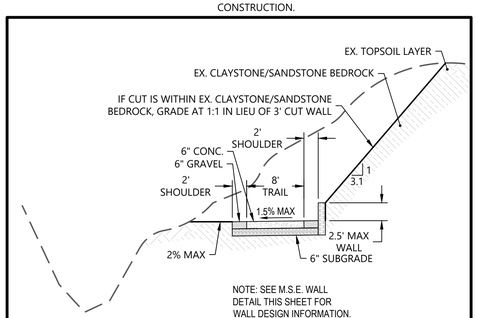
REGIONAL TRAIL CONNECTION



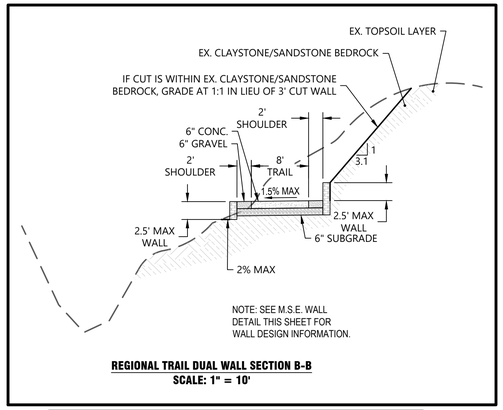
TRAIL CONNECTION DOWEL DETAIL
N.T.S.



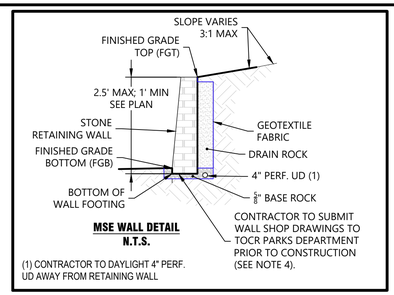
REGIONAL TRAIL CONNECTION TO EXISTING
SCALE: 1" = 10'



REGIONAL TRAIL TYPICAL SECTION A-A
SCALE: 1" = 10'

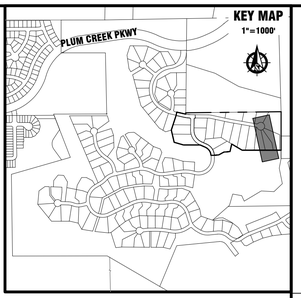


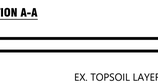
REGIONAL TRAIL DUAL WALL SECTION B-B
SCALE: 1" = 10'



MSE WALL DETAIL
N.T.S.

(1) CONTRACTOR TO DAYLIGHT 4" PERF. UD AWAY FROM RETAINING WALL





30 0 15 30
SCALE
1 inch = 30 ft.

WARNING
STEEP GRADES
SHARP CURVES
AHEAD

CUSTOM 12" X 18"
TRAIL SIGN DETAIL

NOTES:
1. THE FINAL DESIGN OF THE TRAIL AS INDICATED ON THE CONSTRUCTION PLANS WILL NOT REQUIRE AN AMENDMENT TO THE SITE DEVELOPMENT PLAN. ADDITIONAL LANDSCAPING IS NOT REQUIRED ALONG THE TRAIL.
2. THE DEVELOPER, METRO DISTRICT, OR HOA WILL BE RESPONSIBLE FOR WALL MAINTENANCE.
3. CONTRACTOR TO SUBMIT RETRAINING WALL SHOP DRAWINGS FOR WALLS IN TRACT D FOR REVIEW AND APPROVAL BY TOCR PARKS DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
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APPROVED
By jkirkpatrick on 08/20/2026
ADDED/REVISED-CODS-0069 Construction Documents.pdf
Record Document on File

DEVELOPMENT SERVICES — DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Revision Type:	Rev. Date:
1		
2		
3		
4		
5		
6		

Designed: MRW
Prepared: MRW
Approved: DKH
Job No.: 7392-0001
Scale Horiz: 1" = 30'
Scale Vert: 1" = 5'
Sheet: 9 of 32
Date: July 2, 2026

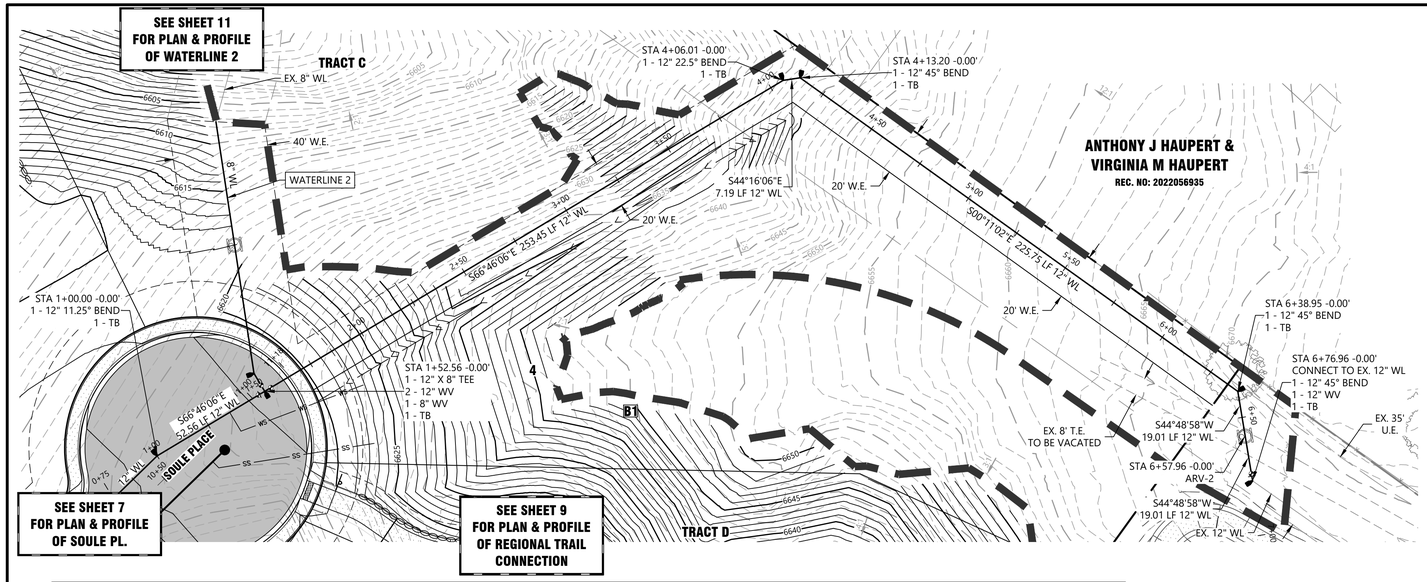
Proj Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - Regional Trail Connection

COLORADO LICENSE DYLAN K. HARDY 63324 08/11/2026 PROFESSIONAL ENGINEER

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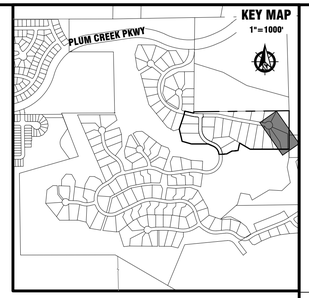
No. 9 of 32

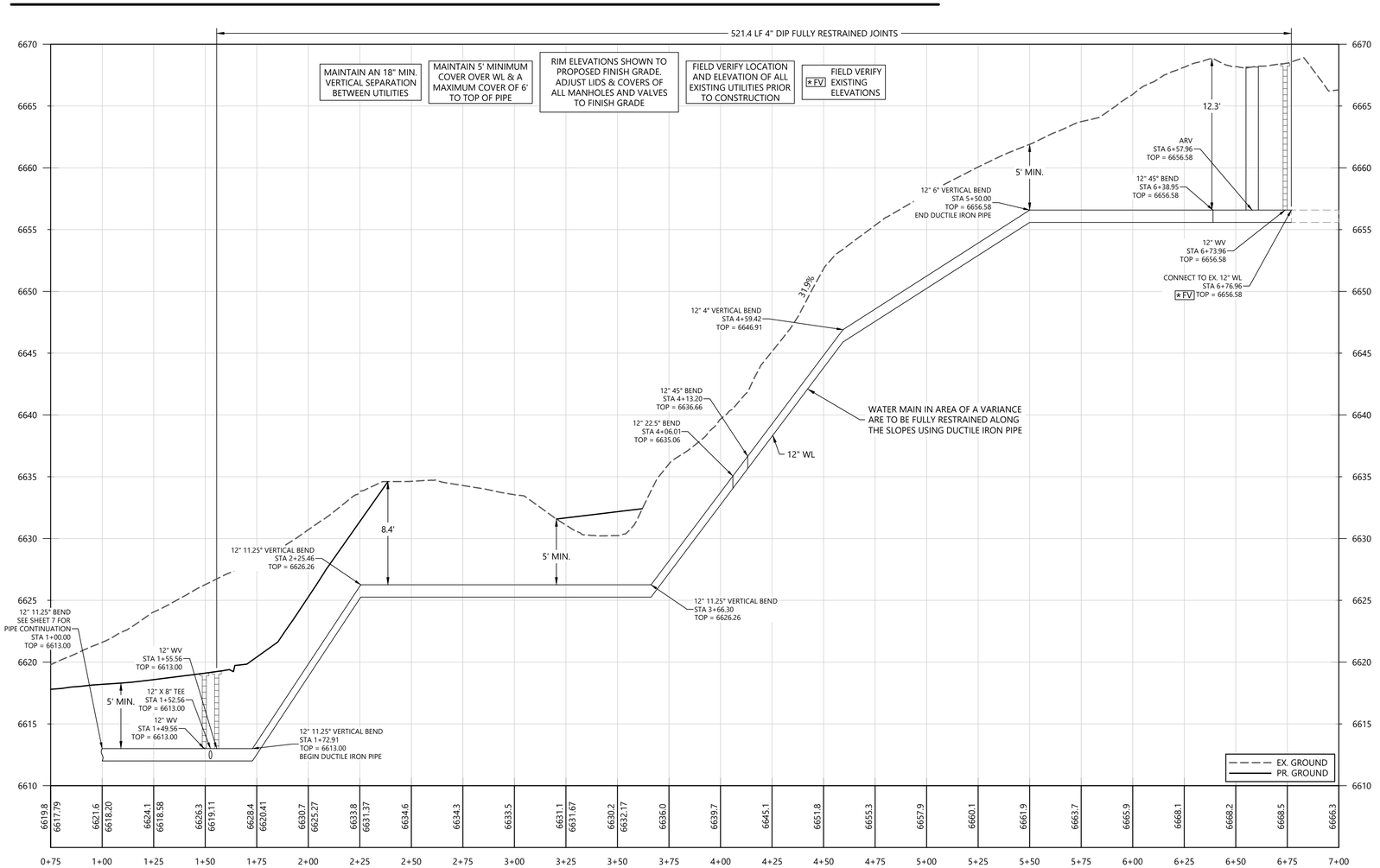
I:\JOB FOLDERS\7392\7392-0001\CIVIL\PROD\CD\PP - REGIONAL TRAIL PRINTED ON: 7/1/2026 11:35 AM



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WATERLINE 1

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
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- Class L Riprap
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01 UTILITY CROSSING

SCALE
30 0 15 30
1 inch = 30 ft.

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Town of Castle Rock DEVELOPMENT SERVICES — APPROVED — By jkirkpatrick on 08/20/2026 — APPROVED-CCDS-0069 Construction Documents.pdf — Record Document on File

DEVELOPMENT SERVICES DATE

LJA
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Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:	No.	Rev. Date:
	1	
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	3	
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Designed: MRW
Prepared: MRW
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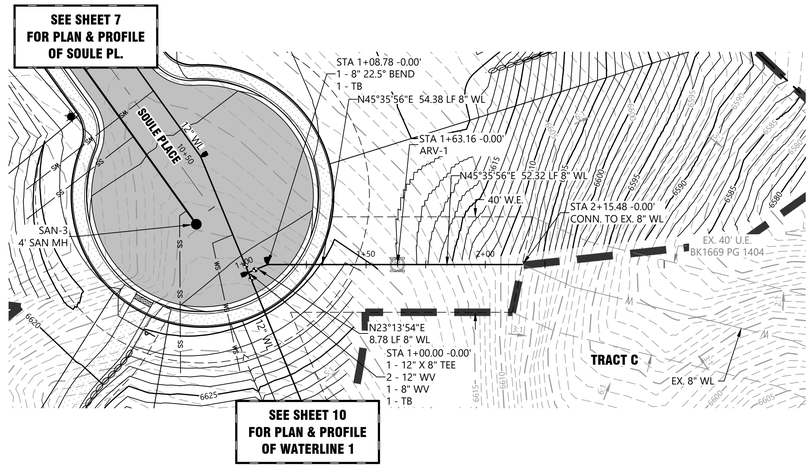
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - Waterline 1

COLORADO LICENSE — DYLAN K. HARDY — 63324 — 08/11/2026 — PROFESSIONAL ENGINEER

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No. 10 of 32

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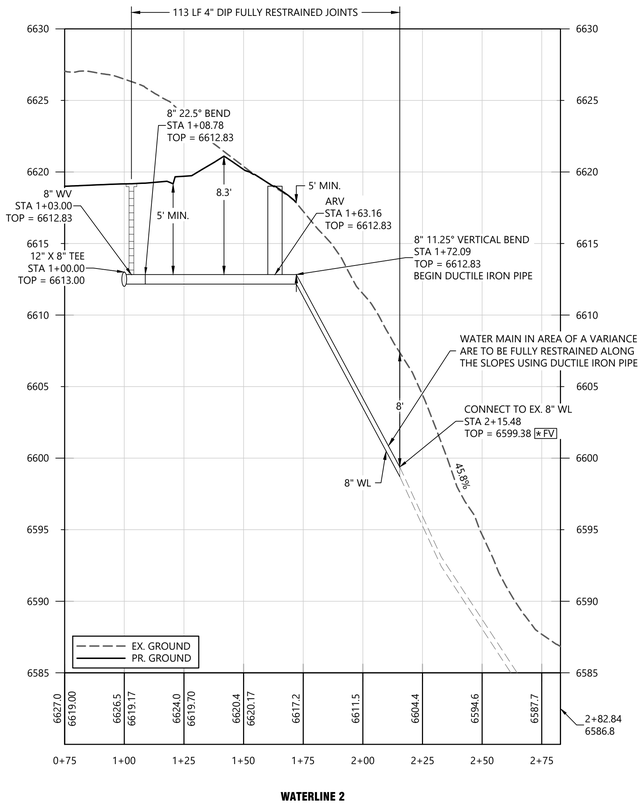
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MAINTAIN 5' MINIMUM COVER OVER WL & A MAXIMUM COVER OF 6' TO TOP OF PIPE

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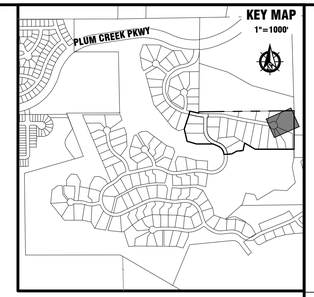
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WATERLINE 2

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- 5280 Proposed Major Contour
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30 0 15 30

SCALE
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Designed: MRW
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Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - Waterline 2

COLORADO LICENSE DYLAN K. HARDY 63324 08/11/2026 PROFESSIONAL ENGINEER

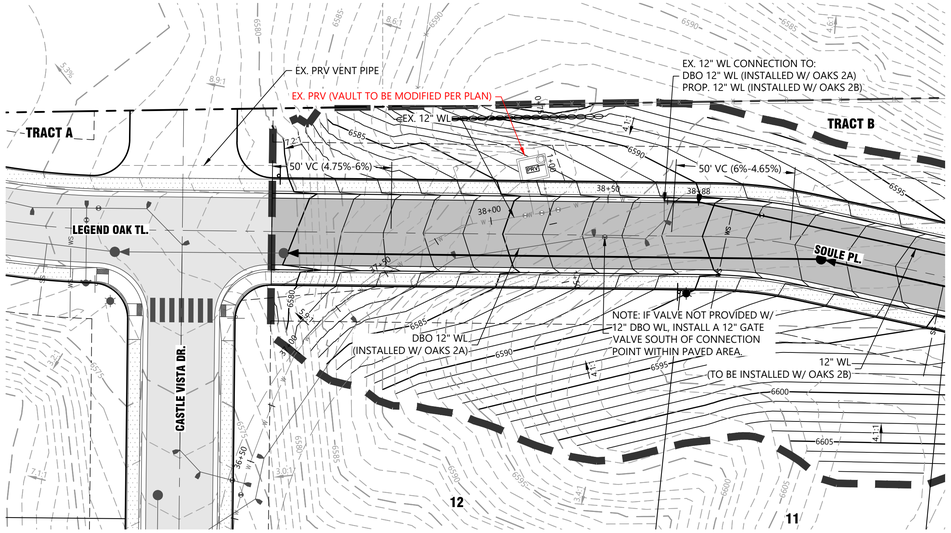
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No. 11 of 32

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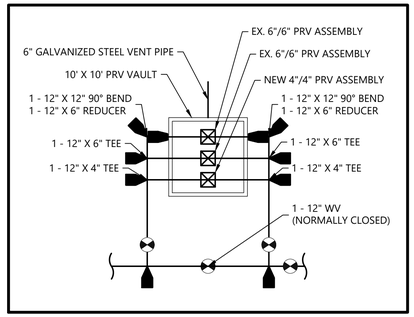
PRV MODIFICATION NOTES:

1. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR FIELD MODIFICATION OF VAULT TO CONFIRM CONSTRUCTABILITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. SUB-SURFACE STRUCTURE LIMITS ARE APPROXIMATED BASED ON MANHOLE LOCATION, SURFACE FEATURES TO BE FIELD-FIT BASED ON EXCAVATED CONDITIONS.

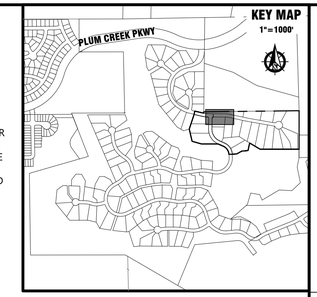


NOTES:

1. AREAS OUTSIDE THE LIMITS OF CONSTRUCTION ARE SHOWN FOR INFORMATION ONLY.
2. ALL WATERLINE VERTICAL DEFLECTIONS SHALL COMPLY WITH SECTION 4.4.5 OF THE TOCR WATER SYSTEM DESIGN CRITERIA MANUAL.
3. SEE MAIN PLAN VIEW FOR STREET WARPING INFORMATION.
4. SEE SHEET 2 FOR LEGEND.
5. TIME AND MATERIAL UTILITY PERMIT (TMU) IS REQUIRED PRIOR TO CONSTRUCTION. CASTLE ROCK WATER OPERATIONS TEAM WILL PREPARE A COST ESTIMATE, WHICH WILL DETERMINE THE TMU FEE.
6. ALL SECTIONS OF DIP WATERLINE SHALL BE FULLY RESTRAINED
7. VARIANCES TO TOWN OF CASTLE ROCK STANDARD CRITERIA INCLUDE THE FOLLOWING:
   7.1. TCV25-0071 WATERLINE SLOPE



PRV DETAIL VIEW
SCALE: 1" = 10'



LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Retaining Wall
- Ex. Fence Line
- Maximum Bldg. Area
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Class L Riprap
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Sight Distance Area
- Sanitary Sewer Line
- Water Line
- Sanitary Service Line
- Water Service Line
- DBO Sanitary Line
- Ex. Water Line
- DBO Water Line
- Ex. Storm Line
- DBO Storm Line
- DBO Sanitary Service Line
- DBO Water Service Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Thrust Block
- Water Valve
- Irrigation Meter
- Street Light
- Street Sign
- DBO Sanitary Sewer Manhole
- DBO Water Valve
- DBO Fire Hydrant
- DBO Storm Manhole
- DBO Street Light
- DBO Street Sign
- Ex. Tree
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Limit of Construction
- 5' Ground Cover Offset

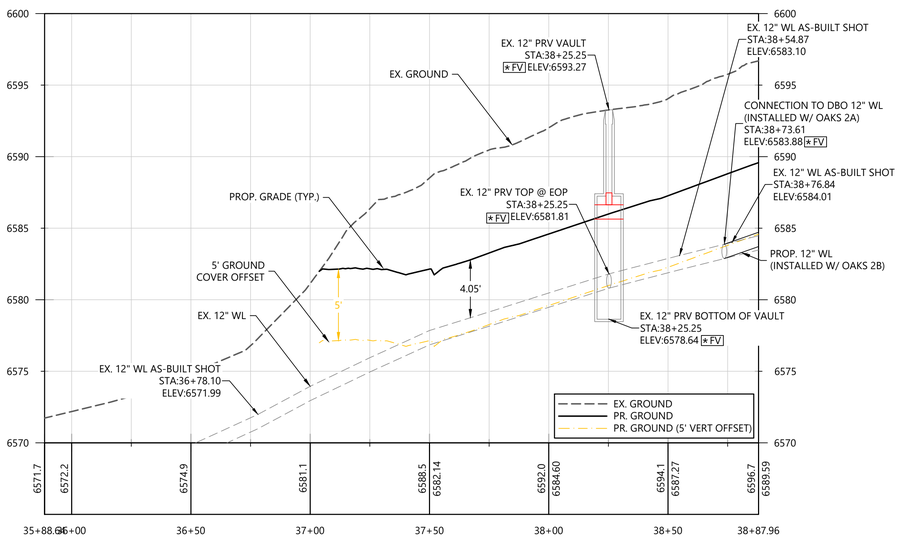
MAINTAIN AN 18" MIN. VERTICAL SEPARATION BETWEEN UTILITIES

MAINTAIN 5' MINIMUM COVER OVER WL & A MAXIMUM COVER OF 6' TO TOP OF PIPE

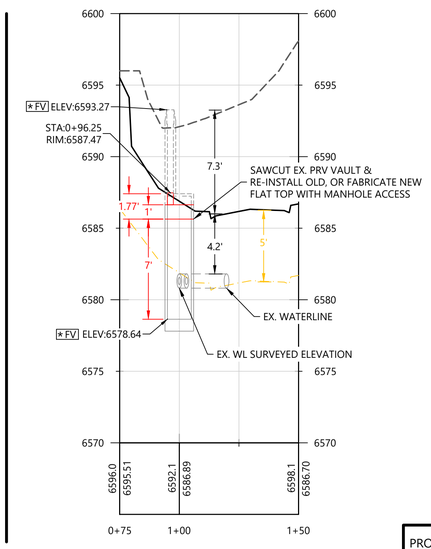
RIM ELEVATIONS SHOWN TO PROPOSED FINISH GRADE. ADJUST LIDS & COVERS OF ALL MANHOLES AND VALVES TO FINISH GRADE

FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

*FV FIELD VERIFY EXISTING ELEVATIONS

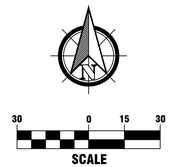


PRV MODIFICATION (EXISTING WATERLINE)



PRV MODIFICATION (LATERAL)

01 UTILITY CROSSING



PROJECT BENCHMARK:

DOUGLAS COUNTY GIS MONUMENT NO. 4.020005 BEING A 3-3/4" ALUMINUM ALLOY CAP STAMPED "DOUGLAS COUNTY GIS 4.02003" LOCATED 1700 FEET SOUTHWEST OF THE INTERSECTION OF PLUM CREEK PARKWAY AND NORTH RIDGE ROAD, 137 FEET SOUTH OF PLUM CREEK PARKWAY, AND UNDER THE POWER LINES.

ELEVATION = 6569.55' (NAVD 88)

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.

DYLAN K. HARDY, PE #63324 — 08/11/2026 DATE

TOWN APPROVAL BLOCK

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

APPROVED
By jkirkpatrick on 08/20/2026
ASSESSED-CCDS-0069 Construction Documents.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:	No.	Rev. Date:		
	1		Designed:	MRW
	2		Prepared:	MRW
	3		Approved:	DKH
	4		Job No.:	7392-0001
	5		Scale Horiz:	1" = 30'
	6		Scale Vert:	1" = 5'
			Sheet:	12 of 32
			Date:	July 2, 2026

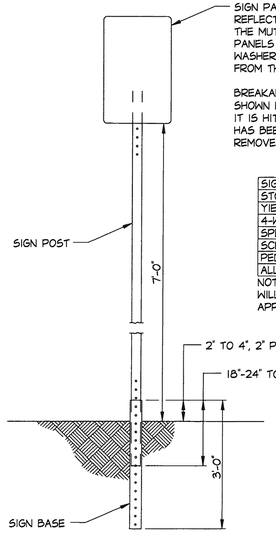
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Plan & Profile - PRV Modification

COLORADO LICENSE DYLAN K. HARDY 63324 08/11/2026 PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

No. 12 of 32

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SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS HIT AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN HIT, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS •

SIGN TYPE	MATERIALS
STOP	DIAMOND GRADE CUBED
YIELD	DIAMOND GRADE CUBED
4-WAY	DIAMOND GRADE CUBED
SPEED LIMIT	DIAMOND GRADE CUBED
SCHOOL	DG3 YELLOW/GREEN
PEDESTRIAN	DG3 YELLOW/GREEN
ALL OTHERS	HIP COLORS

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

• ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 3" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE.

SIGN POSTS SHALL BE 1.75" X 1.75", SIGN BASES SHALL BE 2" X 2" WHEN SIGNS ARE SMALLER THAN 36" X 36". SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25" WHEN SIGNS ARE 36" X 36" OR BIGGER. SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUAL.

Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	SIGN POST & BASE DETAIL Issued By: Town of Castle Rock, Development Services March 31, 2010	DETAIL PLAN NO. ST-1 Sheet 1 of 1
Date	Comments				

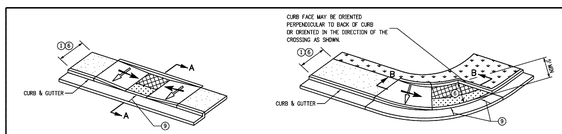
SEE NOTE 3

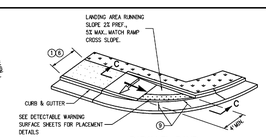
Town of Castle Rock Colorado

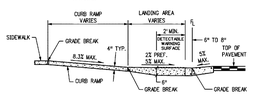
Street Name St

NOTES:
1. LEGEND TO BE WHITE ON BLUE BACKGROUND FOR PUBLIC STREETS.
2. LEGEND TO BE WHITE ON BROWN BACKGROUND FOR PRIVATE STREETS.
3. CASTLE ROCK LOGO TO BE USED ON COLLECTORS & HIGHER ONLY.
4. LETTER HEIGHTS MUST CONFORM TO LATEST MUTCD EDITION. ON LOCAL TWO-LANES STREETS WITH SPEED LIMITS OF 25 MPH OR LESS, 4" INITIAL UPPER-CASE LETTERS WITH 3" LOWER-CASE LETTERS MUST BE USED.
5. SHEETING MATERIAL TO BE: BACKGROUND = DIAMOND GRADE CUBED, OVERLAY = ELECTROCUT.

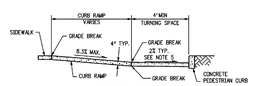
Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	STREET NAME SIGN Issued By: Town of Castle Rock, Development Services March 31, 2010	DETAIL PLAN NO. ST-2 Sheet 1 of 1
Date	Comments				
5/13	REVISED NOTE 4.				



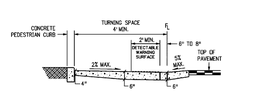




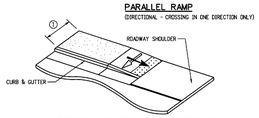
SECTION C-C



SECTION B-B



SECTION A-A



SIDEWALK TO SHOULDER TRANSITION

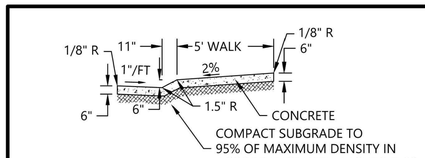
SIDEWALK
TURNING SPACE ④ ⑤ ⑥
DETECTABLE WARNING SURFACE (DWS)

PARALLEL RAMP NOTES

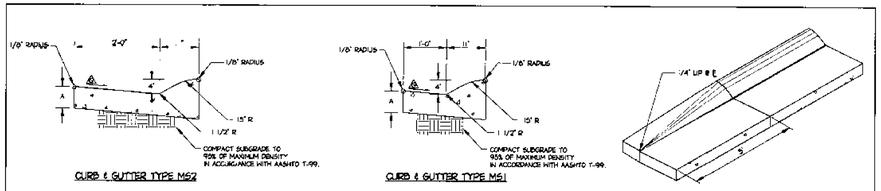
① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
② RAMP RUNNING SLOPE - 8.33 MAX.
③ RAMP CROSS SLOPE - 2.0% MAX.
④ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS 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 (ON 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

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	CURB RAMPS Issued by the Project Development Branch July 31, 2019	STANDARD PLAN NO. M-608-1 Standard Sheet No. 4 of 10 Project Sheet Number:
Creation Date: 07/31/19		Date	Comments			
Designer Initials: JBK						
Last Modification Date: 07/31/19						
Detailer Initials: LTA						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						



MOUNTABLE CURB, GUTTER, AND SIDEWALK
NTS

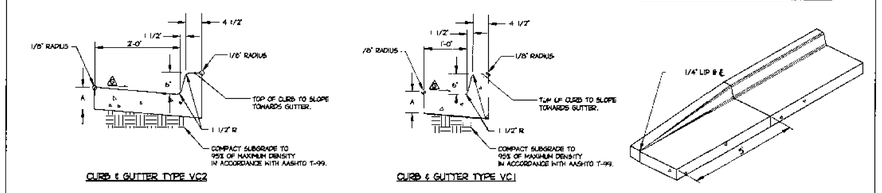


CURB & GUTTER TYPE MS2

CURB & GUTTER TYPE MS1

MOUNTABLE CURB & GUTTER

MOUNTABLE CURB & GUTTER TERMINATION

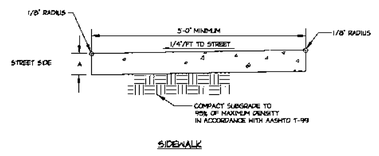


CURB & GUTTER TYPE VC2

CURB & GUTTER TYPE VC1

VERTICAL CURB & GUTTER

VERTICAL CURB & GUTTER TERMINATION



SIDEWALK

GENERAL NOTES
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 200', 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			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CURB, GUTTERS, AND SIDEWALK Issued By: Town of Castle Rock, Development Services March 31, 2010	DETAIL PLAN NO. CG-1 Sheet 1 of 1
Date	Comments				

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.

DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES — DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: MRW
Prepared: DL
Approved: DKH
Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A
Sheet: 13 of 32
Date: July 2, 2026

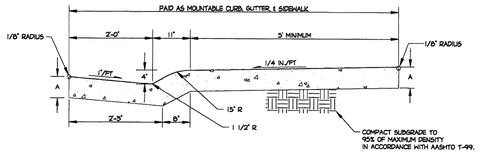
Proj Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

COLORADO LICENSED DYLAN K. HARDY 63324 08/11/2026 PROFESSIONAL ENGINEER

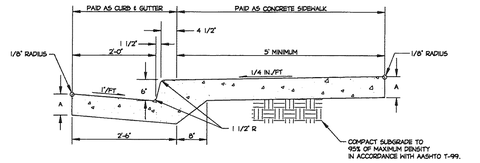
811 Know what's below. Call before you dig.

No. 13 of 32

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MOUNTABLE CURB, GUTTER, & SIDEWALK

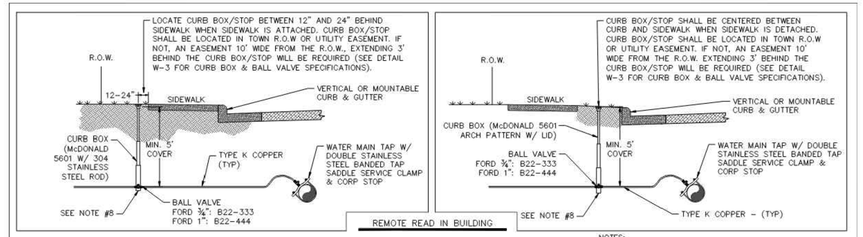


VERTICAL CURB, GUTTER, & SIDEWALK

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 (6").
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		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
Date	Comments			



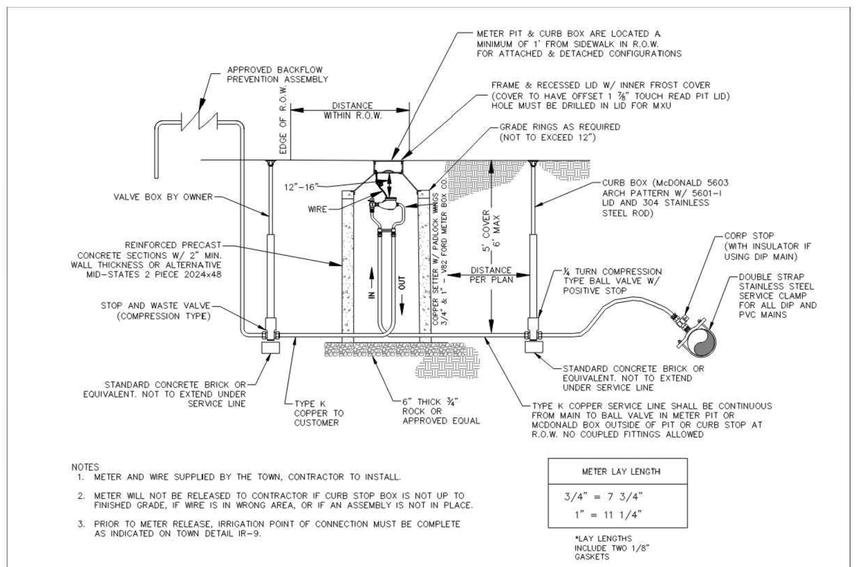
NOTES:

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.
7. MARK A "V" IN CURB FACE PERPENDICULAR TO VALVE.
8. STANDARD CONCRETE BRICK OR APPROVED EQUIVALENT NOT TO EXTEND UNDERNEATH SERVICE LINES.
9. ALL COPPER PIPES REQUIRE POLYWRAP TAPED DOWN AT BENDS AND CORP STOPS.
10. T-POST IS REQUIRED ON BOTH SIDES OF THE CURB STOP, WRAPPED WITH CONSTRUCTION FENCE FOR THE DURATIONS OF CONSTRUCTION.
11. CURB STOP SHALL BE PLACED AT THE SAME ELEVATION OF THE SIDEWALK OR AT FINISHED GRADE.
12. ALL SERVICES SHALL BE INSTALLED WITH BEDDING MATERIAL A MINIMUM OF 4" ABOVE AND BELOW THE PIPE.

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

WATER METER LAY LENGTHS
3/4" = 7 3/4"
1" = 11 1/4"
*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	3/4 INCH & 1 INCH WATER SERVICES Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO. W-2 Sheet 1 of 1
Date	Comments			
7/17	REVISED PER STAFF COMMENTS			
3/19	REVISED PER STAFF COMMENTS			
3/20	REVISED PER STAFF COMMENTS			
10/22	REVISED PER STAFF COMMENTS			

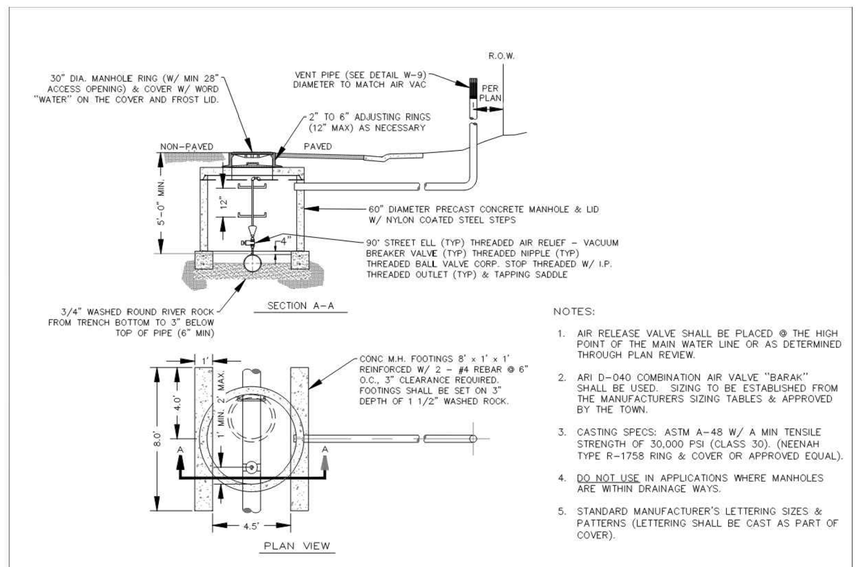


NOTES:

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 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
3/4" = 7 3/4"
1" = 11 1/4"
*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	3/4 INCH & 1 INCH IRRIGATION METERS Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO. W-4A Sheet 1 of 1
Date	Comments			
3/20	REVISED PER STAFF COMMENTS			
12/21	REVISED PER STAFF COMMENTS			



NOTES:

1. AIR RELEASE VALVE SHALL BE PLACED @ THE HIGH POINT OF THE MAIN WATER LINE OR AS DETERMINED THROUGH PLAN REVIEW.
2. ARI D-040 COMBINATION AIR VALVE "BARAK" SHALL BE USED. SIZING TO BE ESTABLISHED FROM THE MANUFACTURERS SIZING TABLES & APPROVED BY THE TOWN.
3. CASTING SPECS: ASTM A-48 W/ A MIN TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1758 RING & COVER OR APPROVED EQUAL).
4. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
5. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS (LETTERING SHALL BE CAST AS PART OF COVER).

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	AIR RELEASE VALVE & VAULT Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO. W-8 Sheet 1 of 1
Date	Comments			
8/15	REVISED PER STAFF COMMENTS			
3/19	REVISED PER STAFF COMMENTS			
5/20	REVISED PER STAFF COMMENTS			
6/22	REVISED PER STAFF COMMENTS			

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.

DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

APPROVED
By Ashlyn Mercer at 08/20/2026
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DEVELOPMENT SERVICES — DATE

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Revision Type:

No.	Rev. Date:
1	
2	
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4	
5	
6	

Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 14 of 32
Date: July 2, 2026

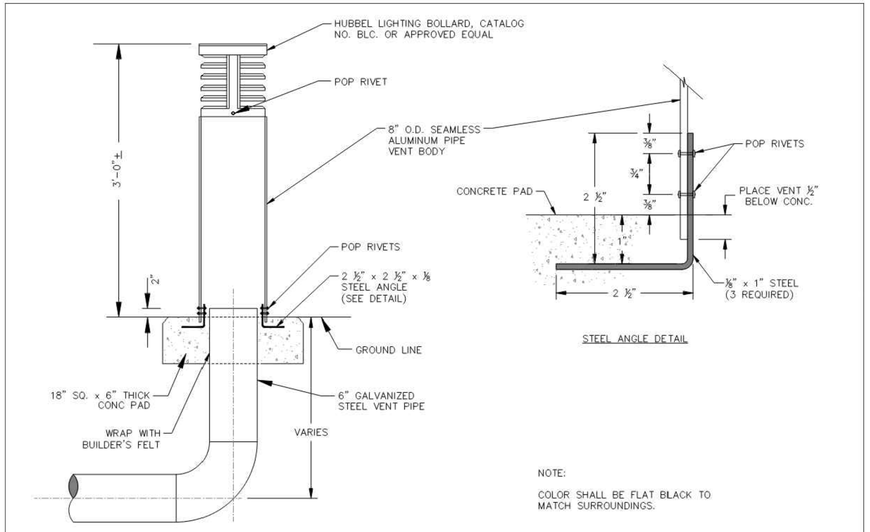
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

COLORADO LICENSE 63324 08/11/2026 PROFESSIONAL ENGINEER

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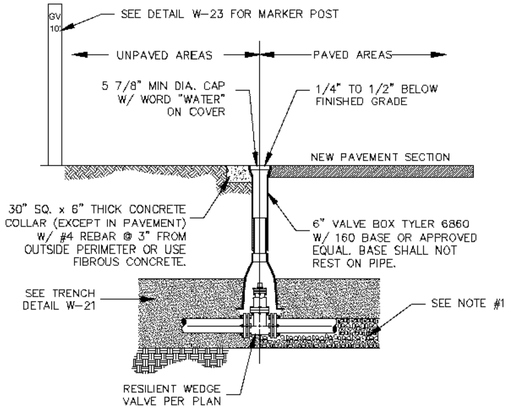
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RESIDENTIAL VENT PIPE

DETAIL PLAN NO. W-9A

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

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).

Sheet Revisions	
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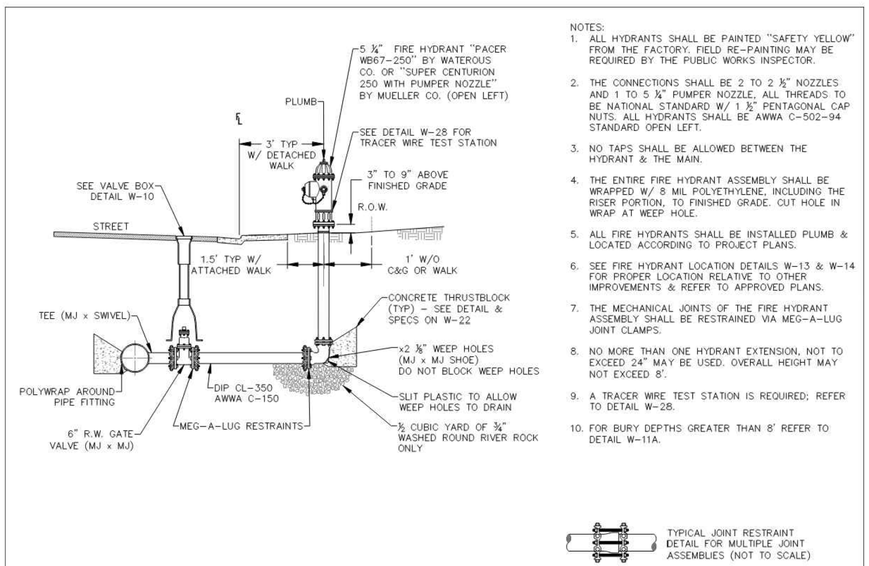
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TYPICAL VALVE BOX

DETAIL PLAN NO. W-10

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

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 TO 2 ½" NOZZLES AND 1 TO 5 ¼" 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; 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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8/22	REVISED PER STAFF COMMENTS

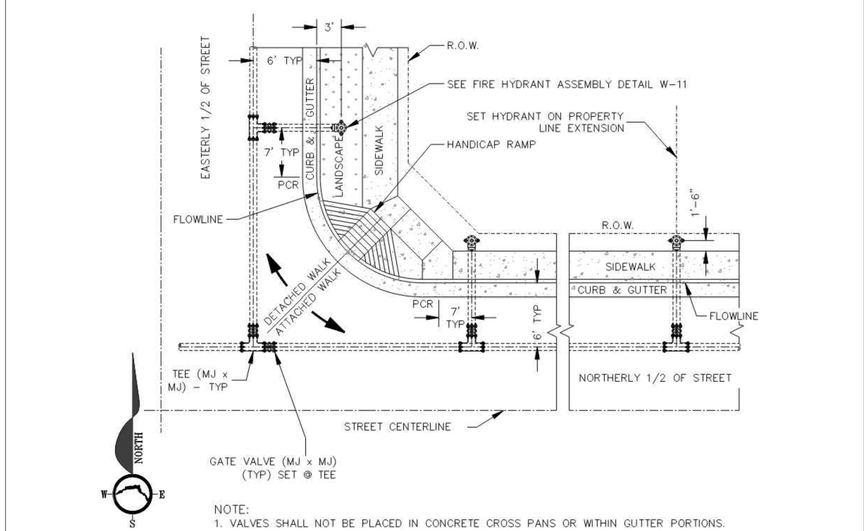
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FIRE HYDRANT ASSEMBLY

DETAIL PLAN NO. W-11

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

Sheet 1 of 1



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

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VALVE & HYDRANT LOCATIONS

DETAIL PLAN NO. W-13

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

Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

APPROVED
By jwhipkey on 08/20/2026
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DEVELOPMENT SERVICES — DATE

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No.	Rev. Date:
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5	
6	

Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 15 of 32
Date: July 2, 2026

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

COLORADO LICENSE 63324 DYLAN K. HARDY 08/11/2026 PROFESSIONAL ENGINEER

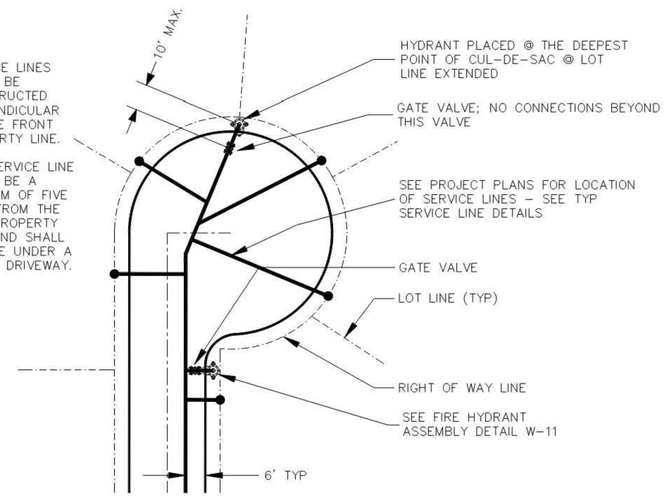
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NOTES:

1. SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE.
2. THE SERVICE LINE SHALL BE A MINIMUM OF FIVE FEET FROM THE SIDE PROPERTY LINE AND SHALL NOT BE UNDER A PAVED DRIVEWAY.



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WATER SYSTEM IN CUL-DE-SACS

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DETAIL PLAN NO.
W-14
Sheet 1 of 1

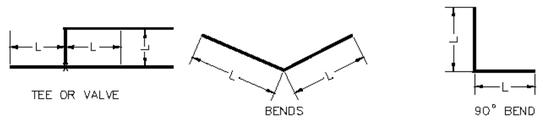
LENGTH OF RESTRAINED PIPE

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



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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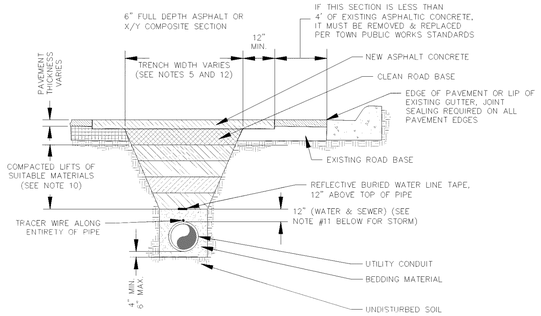
PIPE RESTRAINT TABLE

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

DETAIL PLAN NO.
W-18
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.



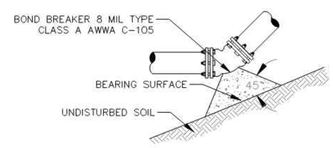
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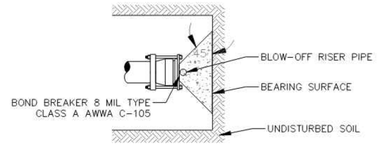
WATER TRENCH DETAIL

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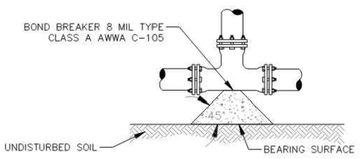
DETAIL PLAN NO.
W-21
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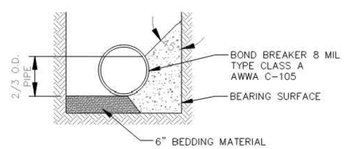
11 1/4, 22 1/2 & 45 BENDS



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 4500 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

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

DETAIL PLAN NO.
W-22
Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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DYLAN K. HARDY, PE #63324 — DATE: 08/11/2026

TOWN APPROVAL BLOCK

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

APPROVED
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DEVELOPMENT SERVICES — DATE

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No.	Rev. Date:
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Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 16 of 32
Date: July 2, 2026

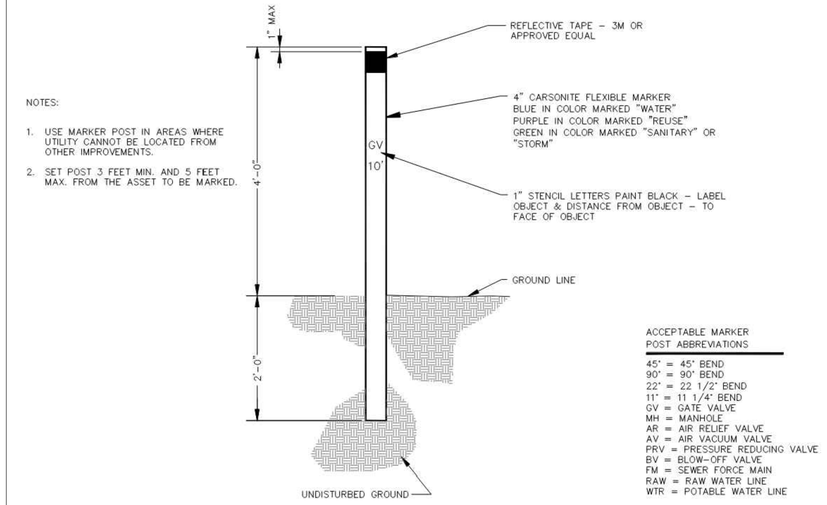
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

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NOTES:

1. USE MARKER POST IN AREAS WHERE UTILITY CANNOT BE LOCATED FROM OTHER IMPROVEMENTS.
2. SET POST 3 FEET MIN. AND 5 FEET MAX. FROM THE ASSET TO BE MARKED.

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

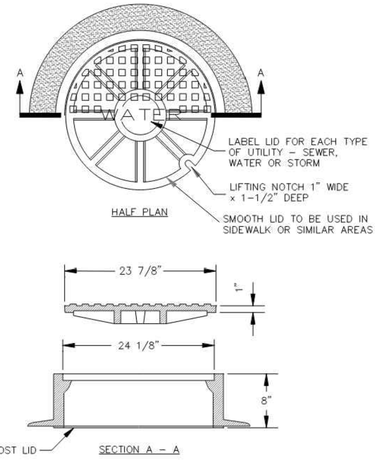
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MARKER POST

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

DETAIL PLAN NO.
W-23
Sheet 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 AND COVER OR EQUIVALENT).
2. H-20 DESIGN LOAD RATING IS REQUIRED.
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. MANHOLES PLACED OUTSIDE OF ROW MUST HAVE CARSONITE MARKER.

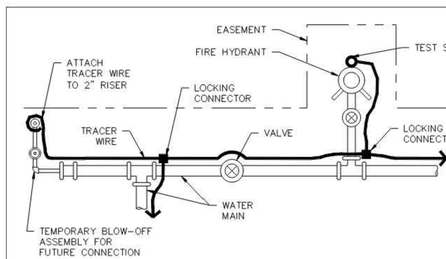
Sheet Revisions	
Date	Comments
5/19	REVISED PER STAFF COMMENTS
5/20	REVISED PER STAFF COMMENTS
6/22	REVISED PER STAFF COMMENTS

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WATER MANHOLE
24 INCH RING & COVER

Issued By: Town of Castle Rock, Development Services January 1, 2022

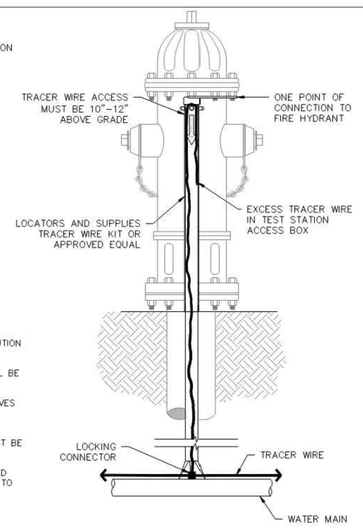
DETAIL PLAN NO.
W-26
Sheet 1 of 1



TRACER WIRE SAMPLE PLAN

NOTES:

1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS. FOR TEST STATION AT MANHOLE, REFER TO DETAIL SD-5.
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.
8. PROVIDE ADEQUATE LENGTH OF TRACER WIRE TO EXTEND 12 INCHES ABOVE GRADE.
9. TEST STATIONS NOT LOCATED AT A FIRE HYDRANT MUST BE AT GRADE WITH LOCKING LID.



FIRE HYDRANT TRACER WIRE DETAIL

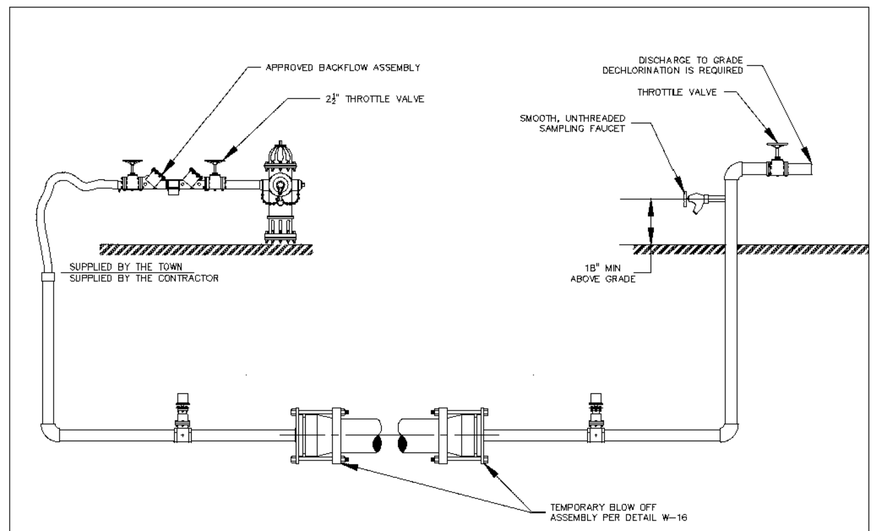
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TRACER WIRE DETAIL

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DETAIL PLAN NO.
W-28
Sheet 1 of 1



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5/20	REVISED PER STAFF COMMENTS

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MAIN DISINFECTION
UP TO 12"

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

DETAIL PLAN NO.
W-35A
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.

DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

APPROVED
By jkirkpatrick on 08/20/2026
ASSERVICE-CCDS-0069 Construction Documents.pdf
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DEVELOPMENT SERVICES — DATE

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No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 17 of 32
Date: July 2, 2026

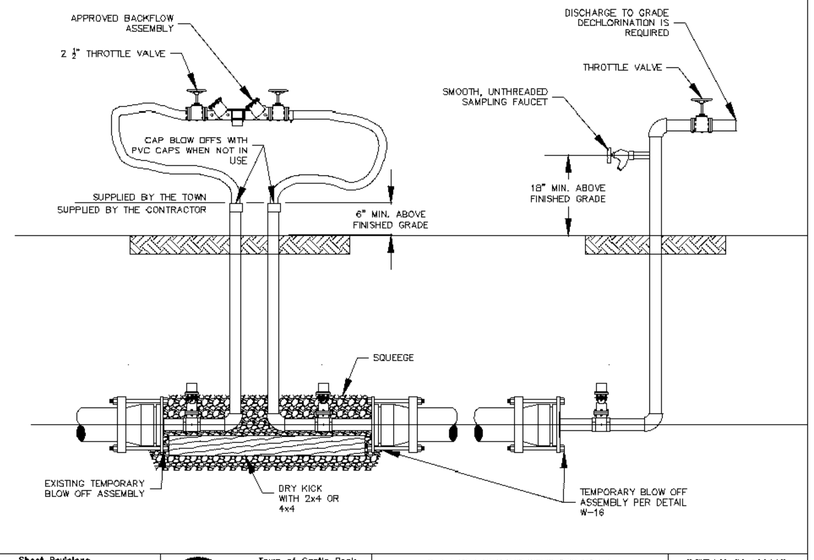
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

COLORADO LICENSE 63324 08/11/2026 PROFESSIONAL ENGINEER

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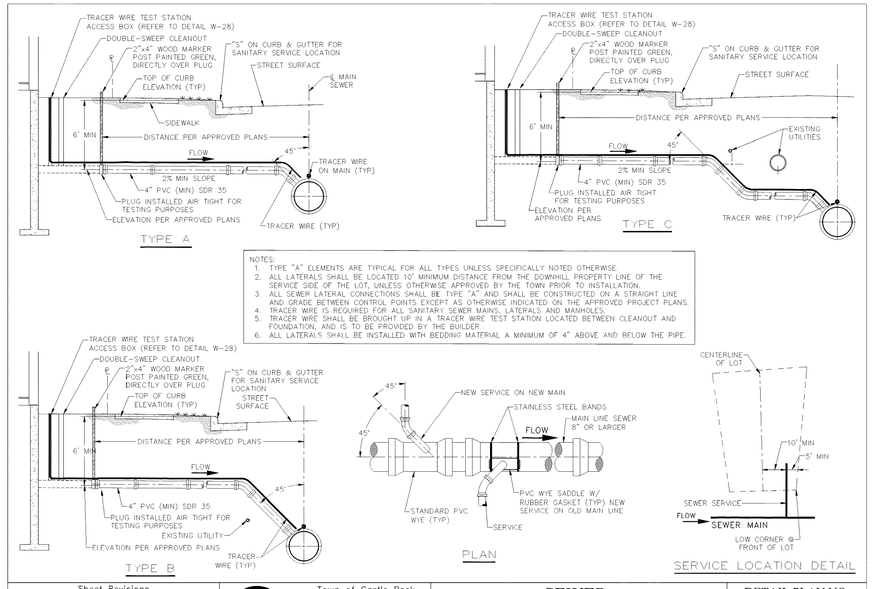
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1/20	REVISED PER STAFF COMMENTS

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MAIN DISINFECTION UP TO 12"

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

DETAIL PLAN NO.
W-35B
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 IS TO BE PROVIDED BY THE BUILDER.
6. ALL LATERALS SHALL BE INSTALLED WITH BEDDING MATERIAL A MINIMUM OF 4" ABOVE AND BELOW THE PIPE.

Sheet Revisions	
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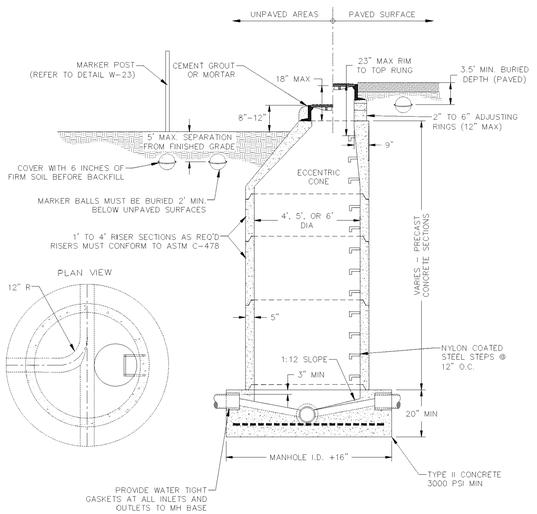
SEWER LATERAL CONNECTIONS

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 ⅛ PORTION OF THE PIPE SHALL BE CUT AWAY TO A NEAT LINE. ANY BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CONCRETE MORTAR. IF GRADE IS NOT STRAIGHT THROUGH, THE 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.



Sheet Revisions	
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12/22	REVISED PER STAFF COMMENTS

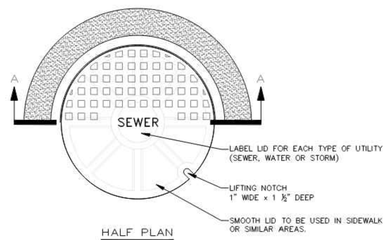
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SANITARY AND STORM SEWER MANHOLE

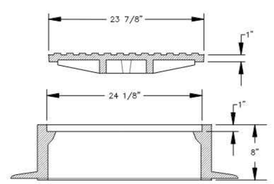
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DETAIL PLAN NO.
SS-3
1 of 1

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. 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	
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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

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.

DYLAN K. HARDY, PE #63324 — DATE: 08/11/2026

TOWN APPROVAL BLOCK

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

APPROVED
By Jurisprocs on 08/20/2026
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No.	Rev. Date:
1	
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5	
6	

Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

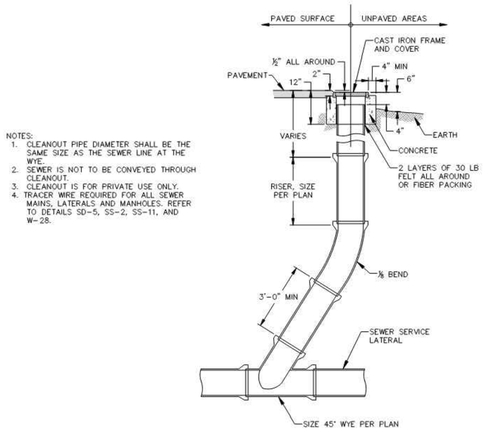
Sheet: 18 of 32
Date: July 2, 2026

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

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No. 18 of 32

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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.

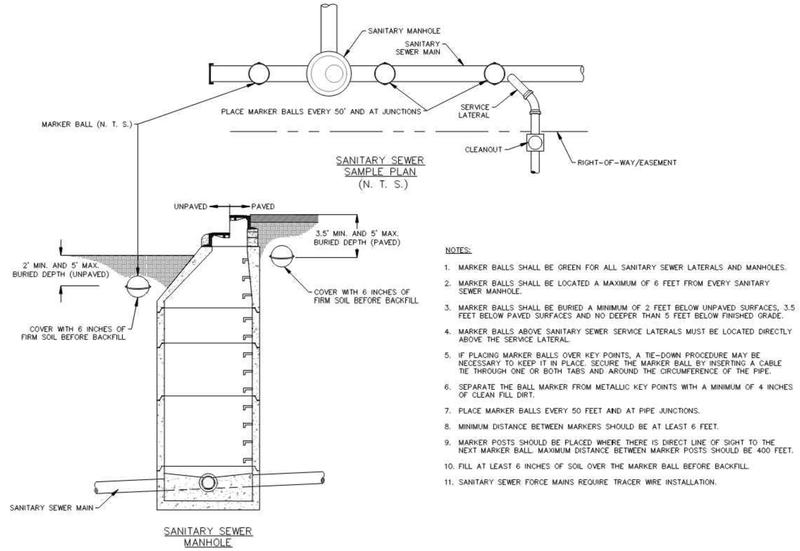
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SEWER CLEANOUT

DETAIL PLAN NO.
SS-7
Sheet 1 of 1

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



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
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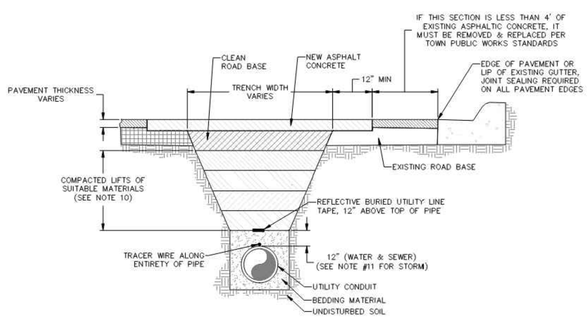
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MARKER BALLS FOR SANITARY SEWERS

DETAIL PLAN NO.
SS-11
Sheet 1 of 1

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

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.



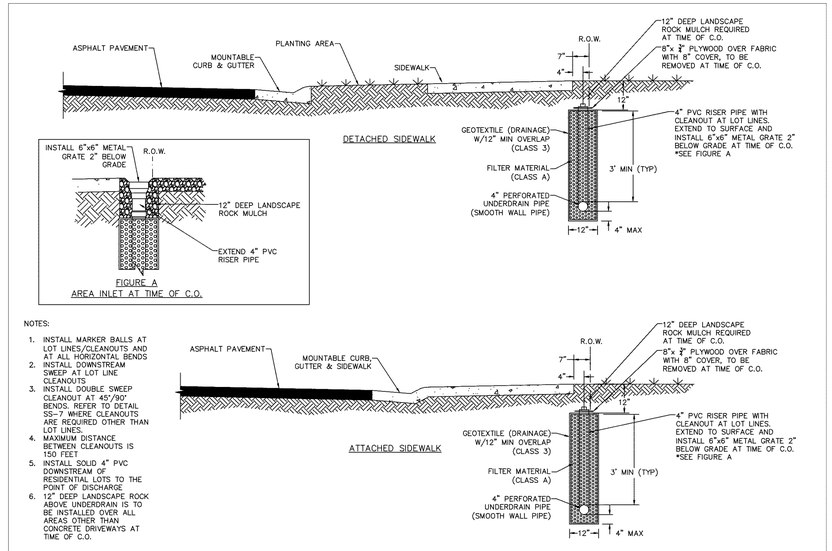
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SANITARY SEWER TRENCH DETAIL

DETAIL PLAN NO.
SS-8
Sheet 1 of 1

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



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

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RESIDENTIAL UNDERDRAIN BEHIND SIDEWALK

DETAIL PLAN NO.
UD-1
Sheet 1 of 1

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PROFESSIONAL ENGINEER CERTIFICATION

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DYLAN K. HARDY, PE #63324 — DATE: 08/11/2026

TOWN APPROVAL BLOCK

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APPROVED
By jkirkpatrick on 08/20/2026
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Designed: MRW
Prepared: DL
Approved: DKH

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 19 of 32
Date: July 2, 2026

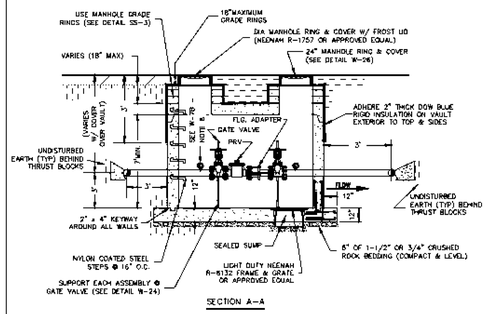
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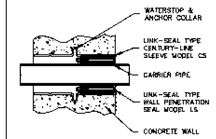
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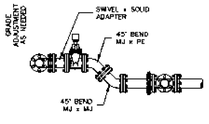
No. 19 of 32

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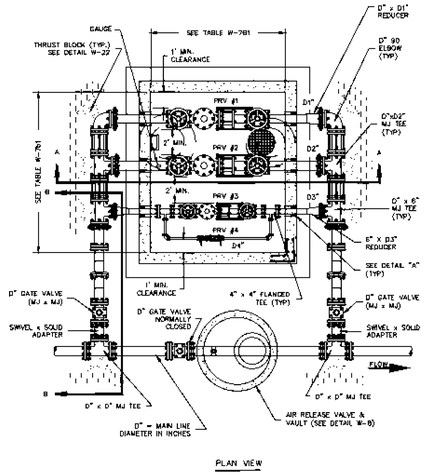


DETAIL "A"
LINK SEAL & WALL SLEEVE



SECTION B-B
VERTICAL GRADE ADJUSTMENT

NOTES:
1. SEE SHEET W-7B FOR PRV CONFIGURATIONS & SIZING.
2. ALL PIPING SHALL BE D.I.P. W/ APPROPRIATE REDUCERS.



PLAN VIEW

Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
8/22	REVISED PER STAFF COMMENTS

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

PRESSURE REDUCING VALVE VAULT

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

DETAIL PLAN NO. W-7A

Sheet 1 of 2

NOTES:

1. VAULT SHALL BE DESIGNED FOR HS20 LOADING.
2. VAULT PENETRATIONS SHALL BE SEALED WITH LINK-SEAL AND NON-SHRINK GROUT (TYP.).
3. ALL PRV'S TO BE PRESSURE REDUCING/PRESSURE SUSTAINING, CLA-VAL.
4. ALL WORK TO CONFORM TO TOWN OF CASTLE ROCK STANDARD SPECIFICATIONS.
5. RESTRAINED JOINT SECTIONS OF PIPE SHALL BE MEG-A-LUGGED.
6. ALL GATE VALVES LOCATED IN THE VAULT SHALL HAVE RISING STEM WHEEL OPERATORS. GATE VALVES SHALL BE THE SAME SIZE AS THE CONNECTING PIPING.
7. ALL PIPING SHALL BE DUCTILE IRON PRESSURE CLASS 350. ALL JOINTS SHALL BE FLANGED. A RESTRAINED FCA SHALL BE INSTALLED DOWNSTREAM OF EACH PRV.
8. PRESSURE GAUGES SHALL BE 4" DIAL NON-YELLOWING GLYCERIN FILLED, WITH SNUBBER. MUST HAVE BALL VALVE FOR ISOLATION.
9. PRESSURE RANGES FROM 0 – 200 PSI UPSTREAM AND 0 – 200 PSI DOWNSTREAM.
10. MANUFACTURERS REPRESENTATIVE SHALL CERTIFY THE INSTALLATION OF THE PRV'S.
11. FABRICATED OR PRECAST CONCRETE VAULT DESIGN SHALL BE REVIEWED BY THE TOWN.
12. ALL BURIED PIPE AND FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE.
13. SHOP DRAWINGS TO BE SUBMITTED TO CASTLE ROCK WATER FOR REVIEW AND APPROVAL.
14. ALL PRV VAULTS MUST BE VENTED.
15. PRV PRESSURE SETTING WILL BE DETERMINED BY CASTLE ROCK WATER.
16. FOR MAINS 16" OR LARGER, UTILITIES WILL DETERMINE THE REQUIRED SIZING FOR PRV #3 AND #4.

PRPSV DESIGN PARAMETERS & SETTINGS
TABLE W-7b1

MAIN DIAMETER (D")	DESIGN FLOW (@ 10 fps)	PRESSURE REDUCING – PRESSURE SUSTAINING VALVE / CONNECTING PIPE SIZES				VAULT SIZES
		PRV #1/D1	PRV #2/D2	PRV #3/D3	PRV #4/D4*	
8	1600	6" / 6"	NA	3" / 4"	NA	10' x 10'
12	3200	6" / 6"	6" / 6"	3" / 4"	NA	10' x 10'
16	6200	8" / 8"	8" / 8"	TBD	TBD	12' x 12'
18	8000	8" / 8"	8" / 8"	TBD	TBD	12' x 12'
20	10000	8" / 8"	12" / 12"	TBD	TBD	12' x 12'
24	14000	12" / 12"	12" / 12"	TBD	TBD	12' x 12'

NOTE:
PRV #4 WILL ONLY BE INSTALLED WHEN THE DOWNSTREAM SYSTEM IS NOT SUPPLIED BY A RESERVOIR. IF 12" OR LARGER PRV'S ARE INSTALLED INSIDE VAULT, LIFTING HOIST & ROTATING BOOM SHALL BE INSTALLED.

Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
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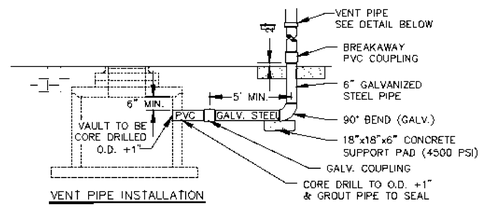
PRESSURE REDUCING VALVE VAULT

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

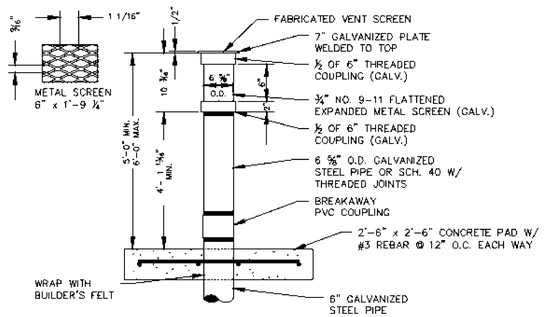
DETAIL PLAN NO. W-7B

Sheet 2 of 2

NOTE: VENT PIPES TO BE LOCATED IN THE FIELD @ THE NEAREST INTERSECTION OF THE STREET PROPERTY LINE & SIDE LOT LINE. PAINT PIPE SAFETY YELLOW & LOCATE MANHOLE W/ DISTANCE & DIRECTIONS SIMILAR TO MARKER POST.



VENT PIPE INSTALLATION



VENT PIPE & BREAK-AWAY COUPLING DETAILS

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
8/22	REVISED PER STAFF COMMENTS

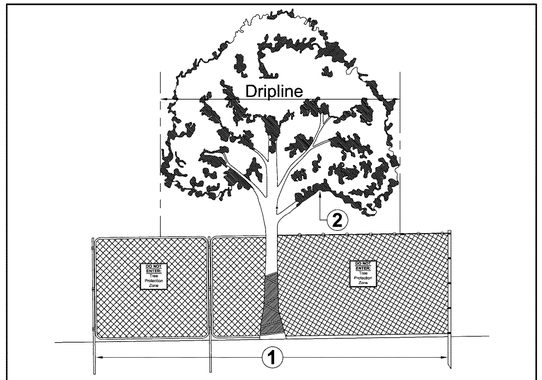
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VENT PIPE

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

DETAIL PLAN NO. W-9

Sheet 1 of 1



Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.

Area 1: Tree Protection Zone and Critical Root Zone Protection
The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

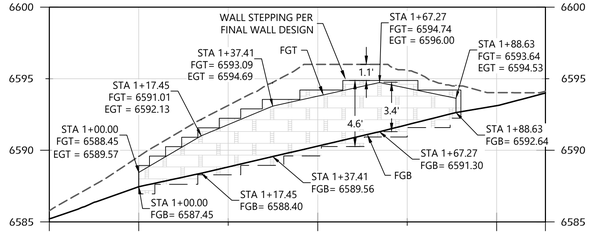
A. Min 6' in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF). Steel chain link fence panels or rolls are acceptable.
   1. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
   2. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
   3. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of City Forester; maintain in the location and condition in which approved.
   4. TPZ, including signage, shall be maintained in the location and condition in which approved.

The Critical Root Zone (CRZ) shall be equal to one foot radially from the tree for every one inch of trunk diameter at breast height.

Area 2: Canopy Protection
Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Notes
1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
2. After TPZ is approved;
   A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
   B. Entrance/access to the TPZ is not permitted without prior written approval from the OCF.
   C. No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the OCF.
3. While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH. OCF may ask for proof of watering.
4. Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.

DENVER THE MILE HIGH CITY	City and County of Denver Office of the City Forester 101 W. Colfax Ave, Denver, CO 80202	Tree Protection Zone Fencing Detail	Detail: OCF-TPZ 1 Effective: 2-14-2020



PRIVATE RETAINING WALL DETAIL
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 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.

DYLAN K. HARDY, PE #63324 — DATE 08/11/2026

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES — DATE

APPROVED
DEVELOPMENT SERVICES
By jkirkpatrick
08/18/2026 05:43:00
ADDED WITH DEVELOPER Construction Documents and Record Document on File

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:	Designed:	Prepared:	Approved:
1		MRW	MRW	DKH
2				
3				
4				
5				
6				

Job No.: 7392-0001 Sheet: 20 of 32
Scale Horiz: N/A Date: July 2, 2026
Scale Vert: N/A

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Public Improvement Construction Plans
Sheet Name: Detail Sheet

COLORADO LICENSE 63324 08/11/2026 PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

No. 20 of 32

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PLANT & GROUNDCOVER SCHEDULE

	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	QUMA	12	BURR OAK	QUERCUS MACROCARPA	B&B	2" CAL	50`X35`	LOW
	QUMU	6	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	B&B	2" CAL	50`X35`	LOW
	CEOC	9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	50`X30`	LOW
	GTII	4	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	B&B	2" CAL	40`X40`	LOW
	GYDI	9	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B	2" CAL	50`X30`	LOW
	CATA	15	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50`X35`	LOW
	QUNR	12	NORTHERN RED OAK	QUERCUS RUBRA	B&B	2" CAL	50`X35`	LOW
	QUBI	13	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B	2" CAL	50`X35`	LOW
	CORY	3	TURKISH FILBERT	CORYLUS COLURNA	B&B	2" CAL	50`X35`	LOW

	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE
DECIDUOUS SHRUBS							
	CACL	31	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	4`X4`	VERY LOW
	CHMI	15	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	#5 CONT.	5`X6`	VERY LOW
	RHAR	27	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3`X8`	LOW
	SYPA	22	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5`X5`	VERY LOW
	PBEP	26	PAWNEE BUTTES SAND CHERRY	PRUNUS PUMILA BESSEYI 'P011S' TM	#5 CONT.	1.5`X6`	VERY LOW
	PERA	15	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	VERY LOW
EVERGREEN SHRUBS							
	JNCH	41	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	#5 CONT.	4`X4`	VERY LOW
	JNHB	12	BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	#5 CONT.	8"X6`	VERY LOW
ORNAMENTAL GRASSES							
	BOGB	37	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2`X2`	LOW
	PEAH	32	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	3`X3`	LOW
	CAAK	82	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
MULCH					
	RM	9,311 SF	RIVER COBBLE, 1"-2" DIA, TAN COLOR	RIVER COBBLE, 1"-2" DIA, TAN COLOR	MULCH
SOD/SEED					
	LNS	39,442 SF	NATIVE SEED	NATIVE SEED	SEED

NATIVE SEED MIX

Douglas County Low Grow Drill Seed Mix

	Botanical Name		Common Name	Mature Height	Exposure	Hydrozone	FR
	Bouteloua dactyloides	*(warm-season)*	Buffalo Grass	4" - 12"	☼	VL L	
	Bouteloua gracilis	*(warm-season)*	Blue Grama Grass	12" - 24"	☼	VL L	
	Pascopyrum smithii	*(cool-season)*	Western Wheatgrass	12" - 24"	☼☀	VL L	
	Bouteloua curtipendula	*(warm-season)*	Sideoats Grama	12" - 24"	☼☀	VL L	
	Elymus lanceolatus dasystachyum	*(cool-season)*	Thickspike Wheatgrass	12" - 24"	☼☀	VL L	
	Elymus lanceolatus	*(cool-season)*	Streambank Wheatgrass	12" - 24"	☼☀	VL L	

LANDSCAPE REQUIREMENT TABLES

STREETSCAPE*

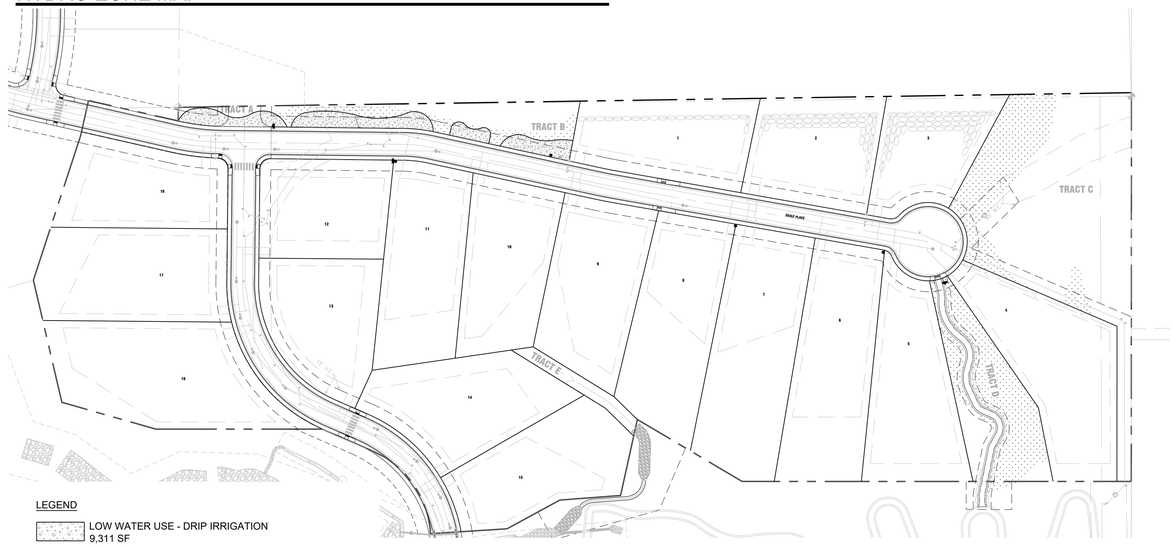
STREET NAME/TRACT	LINEAR FEET (LF)	REQUIRED STREET TREES (1 TREE PER 40 LF)	EXISTING STREET TREES (IF APPLICABLE)	PROVIDED STREET TREES**	REQUIRED STREET SHRUBS (WITHIN TRACTS) (4 SHRUBS PER REQUIRED TREE)***	PROVIDED STREET SHRUBS
CASTLE VISTA DR. (EAST SIDE)	633	16	0	15	60	64
CASTLE VISTA DR. (WEST SIDE)	417	10	0	11	44	40
LEGEND OAK TL. (NORTH SIDE)	132	3	0	3	12	12
LEGEND OAK TL. (SOUTH SIDE)	195	5	0	5	20	20
SOULE PL. (NORTH SIDE)	1,038	26	0	27	108	108
SOULE PL. (SOUTH SIDE)	1,018	25	0	24	96	96
TOTAL	3,433	85	0	85	340	340

*STREETSCAPE REQUIREMENTS CAN BE FOUND IN SECTION 8.2.1 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL
*STREETSCAPE DOES NOT COUNT TOWARDS OVERALL SITE LANDSACPE REQUIREMENTS
*RESIDENTIAL ONLY - ON LOCAL STREETS, THE REQUIRED FRONT YARD TREE SHALL MEET THE STREET TREE REQUIREMENTS FOR THAT SECTION OF ROADWAY.
**SOME PROPOSED STREET TREES HAVE BEEN RELOCATED TO THE OPPOSITE SIDE OF THE STREET DUE TO UTILITY CONFLICTS.
***STREET SHRUBS ARE LOCATED IN TRACT A.

TRACT LANDSCAPE CHART

TRACT NAME	TOTAL AREA (SF)	REQUIRED LANDSCAPE (SF) (MIN. COVERAGE OF 75% LIVE PLANT MATERIAL)	PROVIDED LANDSCAPE (SF)*
A	22,497	16,873	22,497
B	62,068	46,551	62,068
C	24,463	18,347	21,896
TOTAL	109,028	81,771	106,461

HYDRO-ZONE MAP



LEGEND

LOW WATER USE - DRIP IRRIGATION
9,311 SF

TEMPORARY IRRIGATION, MUST BE REMOVED AFTER NATIVE SEED HAS BEEN ESTABLISHED
20,457 SF

CAUTION - NOTICE TO CONTRACTOR

UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

1. THE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING MAY BE A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED
3. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, UTILITIES, OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT PHYSICALLY LOCATING ALL UTILITIES AND EASEMENTS ON THE SITE.

Know what's below. Call before you dig.

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES — Record Document on File — DATE

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Westminster, CO 80234
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Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed: SM
Prepared: SM
Approved: JI

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 21 of 32
Date: July 2, 2026

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: Plant Schedule, Tables, & Hydro-Zone Map

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

No. 21 of 32

I:\JOB FOLDERS\7392\7392-0001\LANDSCAPE\05 CONSTRUCTION DOCUMENTS (CD)\[xx] CD_CAD\OAKS 2B LANDSCAPE_CD SET PRINTED ON: 7/2/2026 11:09 AM

GENERAL CONSTRUCTION NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. CONTRACTOR SHALL HAVE IN CONTRACTOR'S POSSESSION AT ALL TIMES ONE (1) COPY OF CONSTRUCTION DOCUMENTS STAMPED AND SIGNED BY ENGINEER / ARCHITECT AND MUNICIPALITY, AND ONE (1) COPY OF THE LATEST EDITION OF MUNICIPALITY STANDARDS AND SPECIFICATIONS. ALL WORK SHALL COMPLY WITH MUNICIPALITY STANDARDS AND SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ENGINEER/ ARCHITECT AND THE MUNICIPALITY IMMEDIATELY.
2. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES AND ALLOW THE LANDSCAPE ARCHITECT TO VERIFY THE DISCREPANCY. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE QUANTITY AND SIZE OF MATERIAL.
6. PRE-CONSTRUCTION MEETINGS
   A. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 3 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE AT A MINIMUM:
      - OWNER
      - ENGINEER
      - LANDSCAPE ARCHITECT
      - CONTRACTOR
      - SURVEYOR
      - TOWN OF CASTLE ROCK WATER
      - ANY OTHER AFFECTED/REQUIRED AGENCIES OR DISCIPLINES

   B. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, OWNER, AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
   C. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION AND CONFIRM THAT THE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS IN THEIR POSSESSION ARE THE MOST RECENT ISSUED DRAWINGS. FAILURE ON THE CONTRACTOR'S PART TO DO THIS MAY RESULT IN COSTLY PLAN CHANGES AND/OR COSTLY MODIFICATIONS TO THE SITE. IF THE CONTRACTOR FAILS TO GIVE SUCH NOTICE - ANY AND ALL ADDITIONAL REQUIRED COSTS TO MODIFY THE SITE OR PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY REQUIRED SITE AND/OR PLAN CHANGES STEMMING FROM A FAILURE OF THE CONTRACTOR TO GIVE NOTICE SHALL BE AT THE SOLE DISCRETION OF THE LANDSCAPE ARCHITECT AND OWNER; THIS MAY INCLUDE THE DETERMINATION THAT THE CONTRACTOR SHALL MODIFY THE SITE AS REQUIRED TO COMPLY WITH MOST RECENT ISSUED DRAWINGS.
7. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
8. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
9. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, LJA RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
11. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
12. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
14. CONTRACTOR SHALL MAKE THEMSELVES AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES & EASEMENTS ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
   A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING NOTIFICATIONS:
   B. UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987. CALL TWO (2) BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
      I. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.
16. UNLESS IDENTIFIED ON THE CIVIL PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
17. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
18. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
20. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
21. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
23. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY THE GRADING, EROSION AND SEDIMENT CONTROL PLAN (GESC) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
24. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
25. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
27. THE CONTRACTOR AND/OR THE CONTRACTOR'S AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
28. WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE—INCLUDING OBTAINING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DEWATERING WASTEWATER DISCHARGE—AND SUBJECT TO THE APPROVAL OF THE MUNICIPALITY. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
29. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
30. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
31. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
32. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
33. CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR AND AS APPROVED BY THE MUNICIPALITY.
34. THE CONTRACTOR SHALL PROVIDE ANY REQUIRED ELECTRICAL AND STRUCTURAL DRAWINGS. ELECTRICAL DRAWINGS SHALL BE REQUIRED FOR ALL LIGHTING AND OTHER SITE ELECTRICAL FEATURES DEPICTED ON THE LANDSCAPE PLANS. STRUCTURAL PLANS SHALL BE REQUIRED FOR ALL WALLS, MONUMENTS, KIOSKS, AND OTHER FEATURES AS DEPICTED ON THE LANDSCAPE PLANS.
35. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN/CIVIL ENGINEERING PLANS UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION. REPORT AND DISCREPANCIES AND/OR CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF WORK.

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING, GRADING, DRAINAGE, UTILITIES, AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. CIVIL ENGINEERING DRAWINGS TAKE PRECEDENCE OVER LANDSCAPE OR IRRIGATION DRAWINGS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE START OF WORK IF ANY CONFLICTS BETWEEN THE LANDSCAPE CONSTRUCTION DOCUMENTS, OTHER CONSTRUCTION DOCUMENTS AND/OR SITE CONDITIONS ARE OBSERVED. THE CONTRACTOR SHALL WORK WITH THE LANDSCAPE ARCHITECT AND OTHER CONSULTANTS TO RESOLVE ANY SUCH CONFLICTS.
3. IF IRRIGATION DRAWINGS ARE NOT PROVIDED AS A PART OF THIS SET THE CONTRACTOR SHALL REQUEST IRRIGATION DRAWINGS FROM THE LANDSCAPE ARCHITECT/OWNER BEFORE BIDDING OR THE COMMENCEMENT OF WORK.
4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
5. ALL WORK SHALL CONFORM TO LOCAL AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
8. ALL WORK CONDUCTED WITHIN ANY FLOODPLAIN WILL REQUIRE A FLOODPLAIN USE PERMIT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL APPLICABLE PERMITS FOR CONSTRUCTION WORK.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
11. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
12. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK . WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
14. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
15. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
16. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
17. ALL STREET TREES ARE PLANTED 40' ON CENTER OR AS REGULATORY TRAFFIC SIGNS OR LIMBED UP AND MAINTAINED IN SUCH WAY SO THAT THE LOWEST LIMB IS NO LOWER THE 8' ABOVE THE GROUND.
18. THE CONTRACTOR SHALL HAVE ONE COMPLETE SET OF LANDSCAPE AND IRRIGATION PLANS (PRINTED FULL SIZE) ON SITE WHILE THE WORK IS UNDERWAY.
19. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
11. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT AND GRADING PLANS. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT & GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

SOIL AMENDMENTS

12. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL AND AMENDMENTS.
13. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED PER THE FOLLOWING:
   A. SOD AREAS SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST (CLASS 1) AT A RATE OF 4.0 CUBIC YARDS PER 1000 SQUARE FEET AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.

   B. GROUND COVER & PERENNIAL/SHRUB BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT (CLASS 1) AND 10 LBS. OF 12-12-12 FERTILIZER PER CU.YD., ROTOTILLED TO A DEPTH OF 8". SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.

   C. NATIVE SEEDED AREAS SHALL BE AMENDED (IF REQUIRED BY THE MUNICIPALITY) WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST (CLASS 1) AT A RATE OF 4.0 CUBIC YARDS PER 1000 SF. NO FERTILIZER IS REQUIRED UNLESS INDICATED BY A SOIL TEST OR OTHERWISE REQUIRED. ROTOTILLED TO A DEPTH OF 8". REVIEW NATIVE SEED NOTES AND SPECIFICATIONS FOR MORE INFORMATION.

   D. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

14. MYCORRHIZAL INOCULUM (AM 120 BASIN & HIGH PLAINS SUITE) SHALL BE ADDED TO ALL PLANTING AREAS THE AT THE RATE RECOMMENDED BY THE MANUFACTURER. THE MYCORRHIZAL INOCULUM SHALL BE INCORPORATED IN THE TOP 6 TO 8 INCHES OF THE SOIL.
15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY SUCH AS THE C.S.U. - S.W.P.T. LABORATORY. THE CONTRACTOR SHALL SAMPLE THE SOIL IN A VARIETY OF LOCATIONS AND FINAL CONDITIONS SUCH AS TURF, NATIVE SEED, AND PLANTING BEDS. THE CONTRACTOR SHALL PROVIDE A DIAGRAM/PLAN FOR APPROVAL BY THE LANDSCAPE ARCHITECT THAT INDICATE WHERE THE SOIL SAMPLES ARE PROPOSED TO BE TAKEN. THE SOIL SHALL BE TESTED FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER, CATION EXCHANGE CAPACITY (CEC), LIME SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL COMPLY WITH THE SAMPLING REQUIREMENTS OF THE SOIL TESTING FACILITY. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SAMPLING PLAN/DIAGRAM (EACH LOCATION SHALL BE NUMBERED AND THAT NUMBER SHALL BE INDICATED ON THE SAMPLE), AND THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE SOIL REPORT RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER THE FERTILIZATION REQUIREMENTS AS LISTED ABOVE. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT FOR THE LANDSCAPE ARCHITECT AND OWNER TO REVIEW ALONG WITH A DIAGRAM/PLAN INDICATING WHERE EACH SAMPLE WAS TAKEN.

EDGER

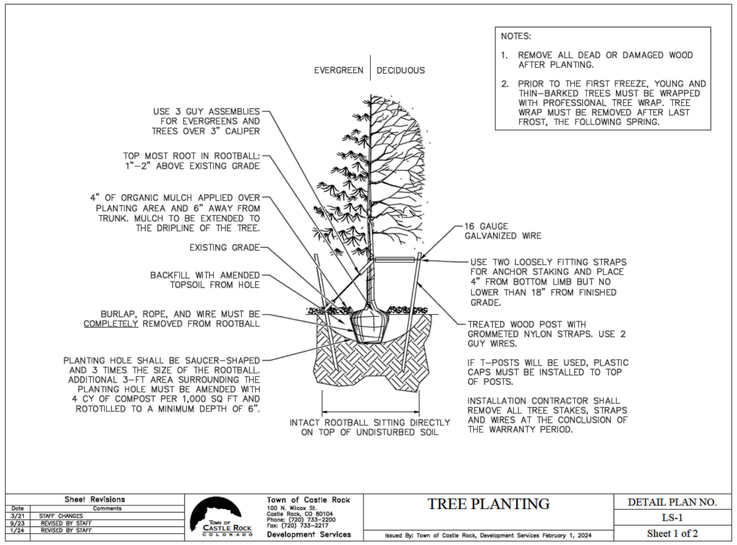
16. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. EDGING SHALL BE INSTALLED BETWEEN SOD AREAS, PLANTING BED AREAS, NATIVE SEEDED AREAS, AND CRUSHER FINES AREAS. EDGING SHALL BE DURA-EDGE 12-GAGE, GREEN COLOR, ROLLED-TOP STEEL EDGING OR EQUIVALENT. EDGING SHALL BE PERFORATED WHERE NECESSARY TO PROMOTE DRAINAGE. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.

PLANTING

17. FOR EACH LANDSCAPE TRACT (AS REFERENCE ON THE PLAT) AND THIRTY (30) DAYS PRIOR TO ORDERING/INSTALLING THE PLANT MATERIAL THE CONTRACTOR SHALL CONFIRM WITH THE LANDSCAPE ARCHITECT THAT THE CONTRACTOR IS WORKING FROM THE MOST CURRENT SET OF PLANS AND THAT THE CONTRACTOR MAY PROCEED WITH THE WORK. THE CONTRACTOR SHALL ONLY USE PLANS RECEIVED DIRECTLY FROM LJA, ANY PLANS RECEIVED FROM OTHER ENTITIES SHALL NOT BE USED FOR CONSTRUCTION.
18. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL TOP SOIL AND ALL AMENDMENTS HAVE BEEN INSTALLED.
19. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. MUNICIPALITY APPROVAL MAY BE REQUIRED FOR PLANT SUBSTITUTIONS.
20. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH A.N.S. SPECIFICATIONS FOR NUMBER ONE GRADE.
21. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WILL NOT BE ACCEPTED IF THE CENTRAL LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
22. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
23. NO METAL STAKES OR 'T-STAKES' SHALL BE USED FOR TREE STAKING.

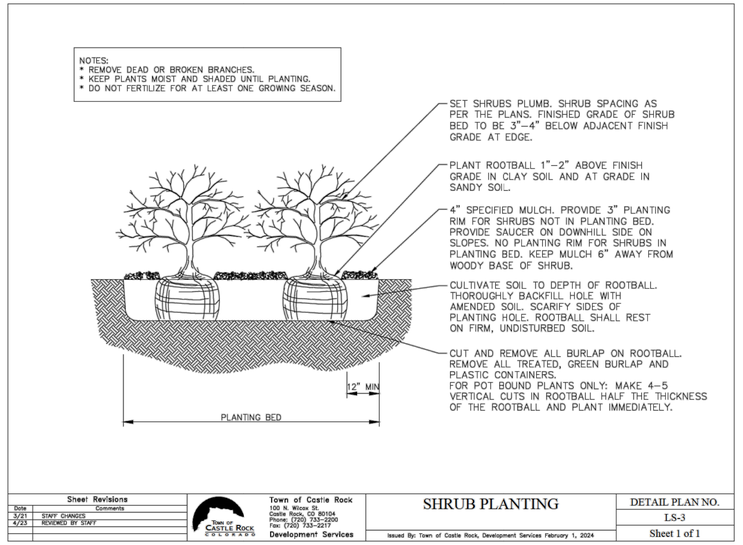
24. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
25. ALL TREES IN TURF AND SEED AREAS TO RECEIVE MAX. 6' DIA. MULCH RING WITH 4" DEPTH. OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF & SEED AREAS. DO NOT PLACE MULCH AGAINST TREE TRUNKS.
26. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
27. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
28. HOME BUILDER INSTALLED FRONT YARD TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 30' CLEARANCE TO STREET LIGHTS (15' MINIMUM IF THE TREE IS ORNAMENTAL). FRONT TREE LOCATIONS SHALL ALSO BE ADJUSTED TO AVOID CONFLICT WITH DRIVEWAY, POSTAL BOXES & UT

PLANTING DETAILS



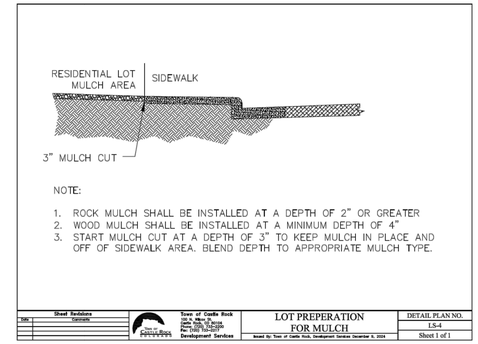
1 TREE PLANTING

NTS



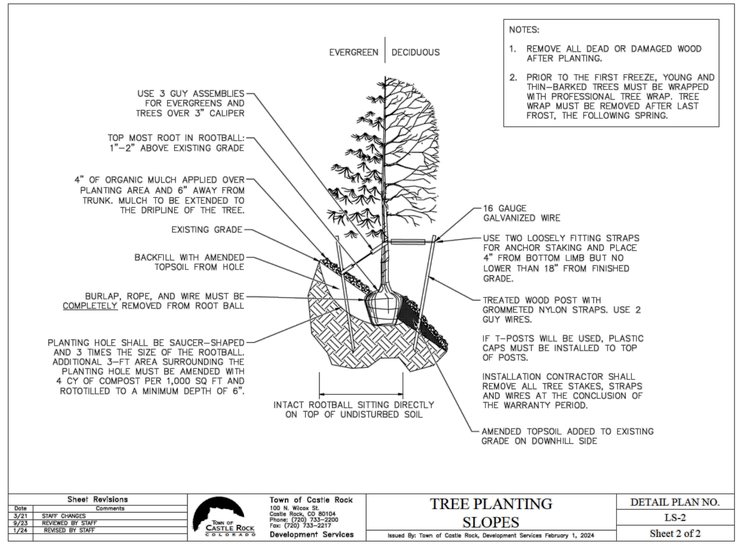
2 SHRUB PLANTING

NTS



3 LOT PREPERATION FOR MULCH

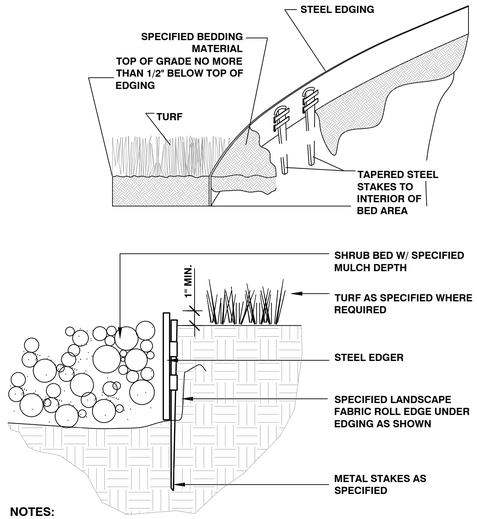
NTS



4 TREE PLANTING SLOPES

NTS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. DO NOT SCALE DRAWINGS.
3. SET ALL EDGING 1" ABOVE FINISH GRADE
4. ROLL WEED BARRIER UNDER EDGING
5. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR & FLUSH W/GRADES OF CONCRETE.



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.**

5 STEEL EDGER

NTS

CAUTION - NOTICE TO CONTRACTOR

UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

1. **THE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.**
2. **THIS DRAWING MAY BE A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED**
3. **UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, UTILITIES, OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT PHYSICALLY LOCATING ALL UTILITIES AND EASEMENTS ON THE SITE.**

Know what's below. Call before you dig.

TOWN APPROVAL BLOCK

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

Town of Castle Rock Development Services APPROVED By jkirkpatrick on 8/07/2025 APPROVED-CDDS-0069 Construction Documents.pdf Record Document on File

DEVELOPMENT SERVICES DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
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Designed: SM
Prepared: SM
Approved: JI

Sheet: 23 of 32
Date: July 2, 2026
Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

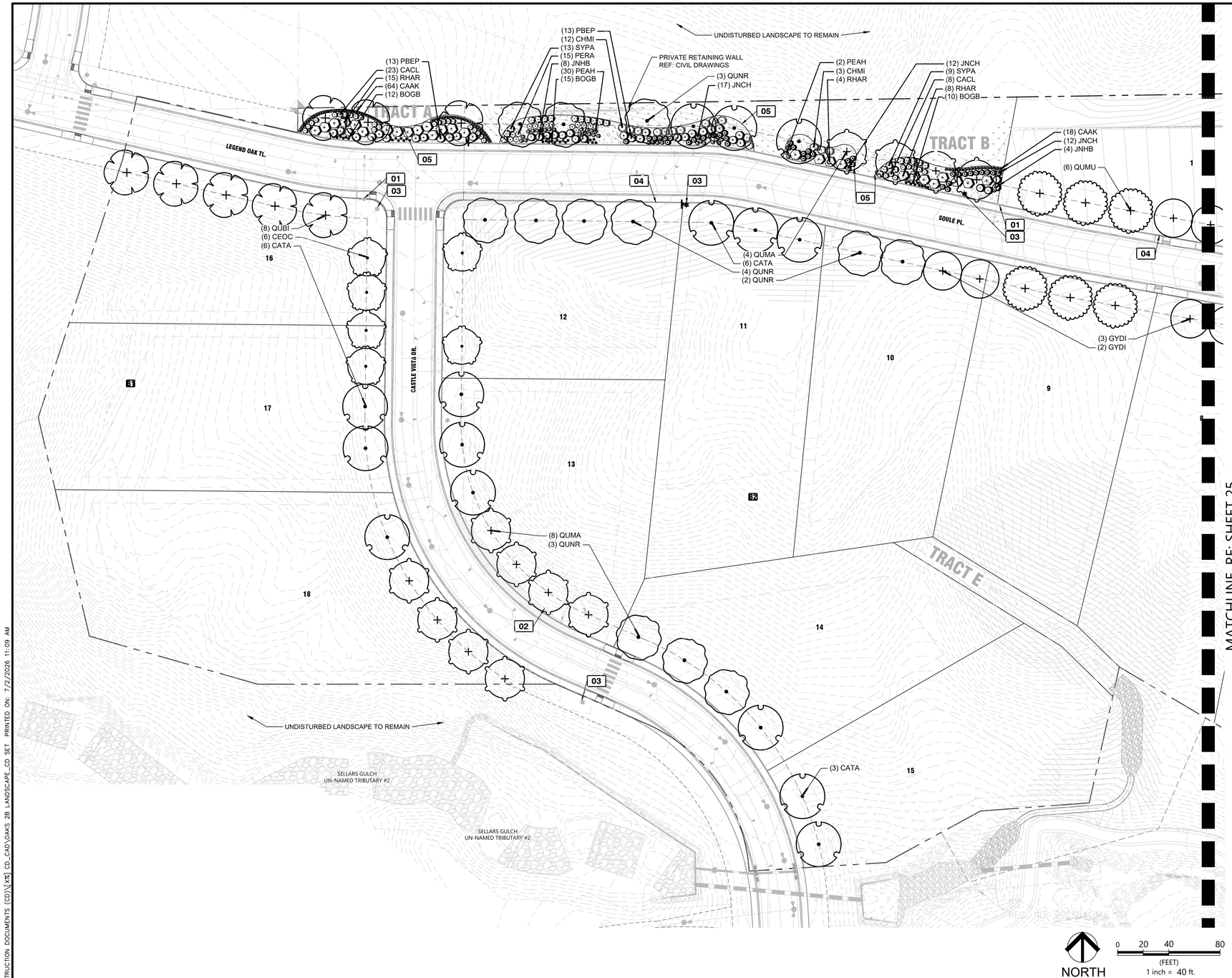
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: Planting Details

NOT FOR CONSTRUCTION

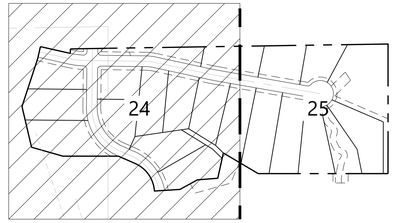
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KEY MAP



PLANT & GROUNDCOVER LIST

CODE	COMMON NAME
DECIDUOUS TREES	
QUMA	BURR OAK
QUMU	CHINKAPIN OAK
CEOC	COMMON HACKBERRY
GTII	IMPERIAL HONEY LOCUST
GYDI	KENTUCKY COFFEETREE
CATA	NORTHERN CATALPA
QUNR	NORTHERN RED OAK
QUBI	SWAMP WHITE OAK
CORY	TURKISH FILBERT

CODE	COMMON NAME
DECIDUOUS SHRUBS	
CACL	BLUE MIST SPIREA
CHMI	FERNBUSH
RHAR	GRO-LOW FRAGRANT SUMAC
SYPA	MISS KIM KOREAN LILAC
PBEP	PAWNEE BUTTES SAND CHERRY
PERA	RUSSIAN SAGE
EVERGREEN SHRUBS	
JNCH	ARMSTRONG JUNIPER
JNHB	BAR HARBOR CREEPING JUNIPER
ORNAMENTAL GRASSES	
BOGB	BLONDE AMBITION BLUE GRAMA
PEAH	HAMELN FOUNTAIN GRASS
CAAK	KARL FOERSTER FEATHER REED GRASS

SYMBOL	CODE	COMMON NAME
MULCH		
	RM	RIVER COBBLE, 1"-2" DIA, TAN COLOR
SOD/SEED		
	LNS	NATIVE SEED

LANDSCAPE NOTES

01	FIRE HYDRANT, TYP.
02	SIGHT TRIANGLE, TYP.
03	STREET LIGHT, TYP.
04	R.O.W. LINE
05	STEEL EDGER, TYP.

CAUTION - NOTICE TO CONTRACTOR

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3. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, UTILITIES, OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT PHYSICALLY LOCATING ALL UTILITIES AND EASEMENTS ON THE SITE.

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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

Castle Rock DEVELOPMENT SERVICES — APPROVED — By jwhipple on 08/20/2026 — APPROVED-CDS-0069 Construction Documents.pdf — Record Document on File

DEVELOPMENT SERVICES DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Rev. Date:	Revision Type:
1		
2		
3		
4		
5		
6		

Designed: SM
Prepared: SM
Approved: JI
Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A
Sheet: 24 of 32
Date: July 2, 2026

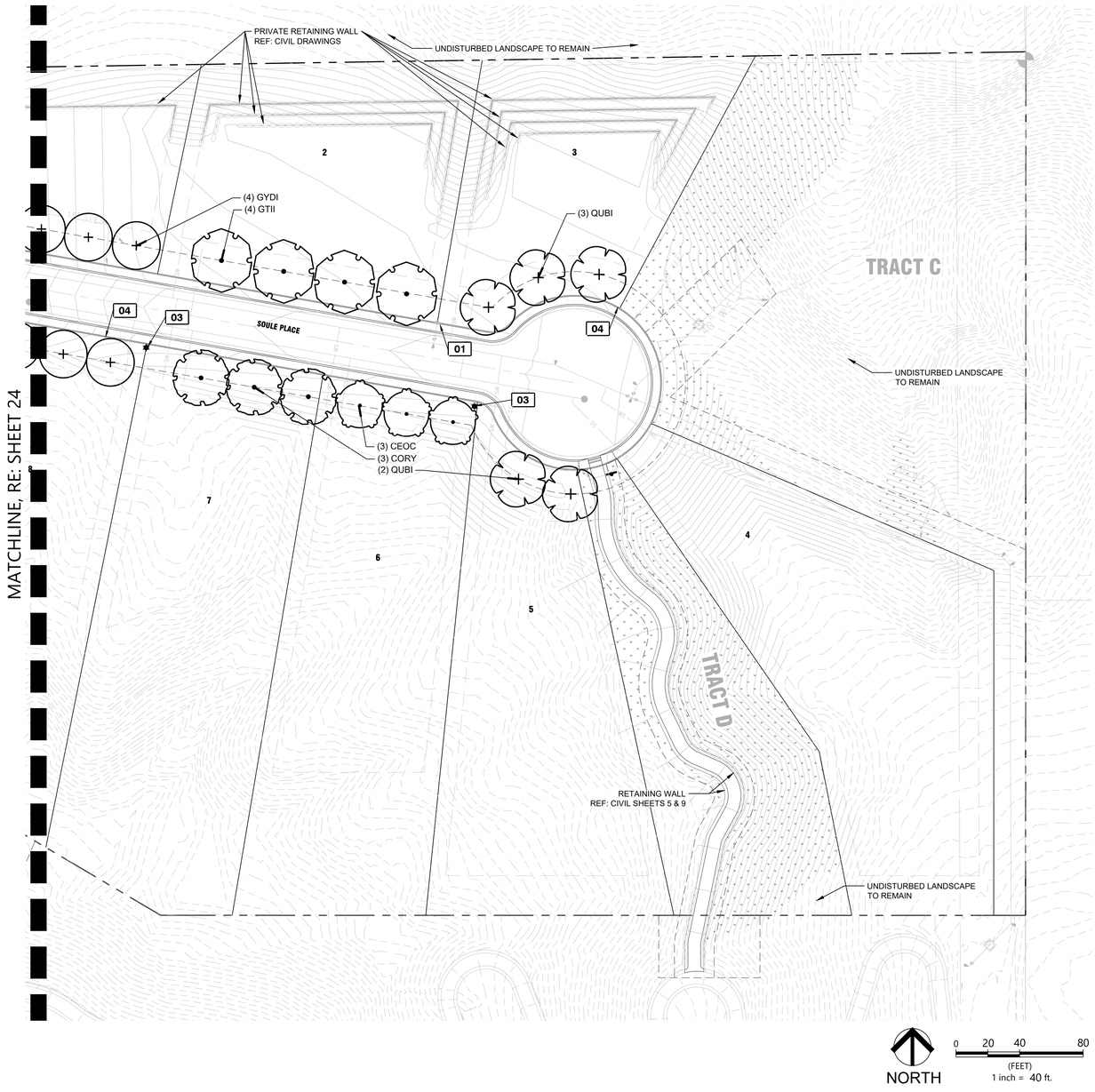
Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: Landscape Plan

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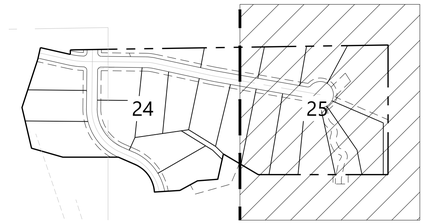
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TOWN APPROVAL BLOCK

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

CASTLE ROCK COLORADO — APPROVED — By jwheelock on 06/20/2026 — ASSIGNED-CDS-0089 Construction Documents.pdf — Record Document on File

DEVELOPMENT SERVICES DATE

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed: SM
Prepared: SM
Approved: JI

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: 25 of 32
Date: July 2, 2026

Proj. Name: The Oaks of Castle Rock Filing No. 2, Amendment No. 1
Location: Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: Landscape Plan

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	DETAIL
	PER CITY AND/OR WATER DISTRICT CODE, SPECIFICATIONS AND STANDARDS		3/4" POINT OF CONNECTION. SEE IR-9 DETAIL ON SHEET IR1.3. ALL MAINLINE AND VALVES SHALL BE ONE (1) DOWNSTREAM OF THE BACKFLOW.	DETAIL IR-9A SHEET IR1.3
M	PER CITY AND/OR WATER DISTRICT CODE, SPECIFICATIONS AND STANDARDS		3/4" IRRIGATION METER.	DETAIL IR-27 SHEET IR1.3
	FEBCO	3/4" 825YA	3/4" REDUCED PRESSURE BACKFLOW PREVENTOR. SEE POINT OF CONNECTION DIAGRAM.	DETAIL IR-1 & IR-10A SHEET IR1.3
A	HUNTER	I2C-800-PL	ICC2, 8 STATION IRRIGATION CONTROLLER, MOUNTED WITHIN A METAL VANDAL RESISTANT LOCAIBLE PEDESTAL CABINET. CONTROLLER TO BE LOCATED AS DIRECTED BY OWNER OR OWNERS REP.	DETAIL IR-27 SHEET IR1.4
S	HUNTER	WSS-SEN	SOLAR-SYNC ET/RAIN/FREEZE SENSOR. MOUNT PER DETAIL AND LOCATE AS DIRECTED BY OWNER OR OWNERS REP.	DETAIL IR-28 SHEET IR1.4
MD	NIBCO	T-113-K	1" MANUAL DRAIN VALVE. BRONZE SHUT OFF VALVE WITH CROSS HANDLE. SEE POINT OF CONNECTION DIAGRAM	DETAIL IR-5A SHEET IR1.3
QC	HUNTER	HQ-44-LRC	1" QUICK COUPLER. YELLOW RUBBER LOCKING COVER, 2 PIECE BODY.	DETAIL IR-6 SHEET IR1.3
MV	HUNTER	IBV-FS	1" MASTER VALVE. BRASS GLOBE VALVE. SEE POINT OF CONNECTION DIAGRAM.	DETAIL IR-36A SHEET IR1.5
FS	RAINBIRD	USF100	1" ULTRASONIC SERIES FLOW SENSOR. CONNECT TO CONTROLLER. SEE POINT OF CONNECTION DIAGRAM.	DETAIL IR-35 SHEET IR1.5
	HUNTER	ICV-G-FS	REMOTE CONTROL VALVE. SIZE VARIES, SEE PLAN AND IRRIGATION CONTROLLER SCHEDULE. GROUP VALVES TO MAXIMIZE AVALIBLE GPM AND FIT WITHIN WATER WINDOWS.	DETAIL IR-16 & IR-17 SHEET IR1.3 & IR1.4
	HUNTER	ICZ-101-25-LF	DRIP CONTROL ZONE KITS. GLOBE VALVE WITH FILTER SYSTEM AND SCREEN. PRESSURE REGULATION AT 25 PSI. FLOW RANGE BETWEEN .5GPM-15GPM. SIZE VARIES, SEE PLAN AND IRRIGATION CONTROLLER SCHEDULE. GROUP VALVES TO MAXIMIZE AVALIBLE GPM AND FIT WITHIN WATER WINDOWS.	DETAIL IR-18 & IR-19 SHEET IR1.4
	LASCO	V10101N-SC	1" SLOW CLOSE RESILIENT PLASTIC BALL VALVE. SEE POINT OF CONNECTION DETAIL IR1-9.	DETAIL IR-7 SHEET IR1.3
	NIBCO	4660-S	BALL VALVE. SCHEDULE 40 MANUAL BALL VALVE. MATCH MAINLINE PIPE SIZE AT VALVE LOCATION.	DETAIL 22 SHEET IR1.5
FV	NIBCO	4660-T	MANUAL FLUSH VALVE. SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT. SIZE VARIES, MATCH DRIPLINE PIPE SIZE AT VALVE LOCATION.	DETAIL IR-32 SHEET IR1.4
IP	HUNTER	ECO-ID	12" YELLOW POP-UP DRIP PRESSURE INDICATOR.	DETAIL IR-34 SHEET IR1.4
	HUNTER	HE-B	POINT SOURCE DRIP EMITTER. SELF PIERCING BARC, COLOR CODED EMITTERS, PRESSURE COMPENSATING FROM 15PSI-50 PSI. SEE EMITTER SCHEDULE BELOW: - 1 GALLON & SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) - 5 GALLON: 2, HEB-10-B EMITTERS PER PLAN (2 GPH TOTAL) -10 TO 15 GALLON: 3, HEB-10-B EMITTERS PER PLAN (3 GPH TOTAL) -1" TO 2-1/2" CAL. TREE: 4, HEB-10-B EMITTERS PER PLAN (4 GPH TOTAL) -6'-8' EVERGREEN TREE: 4, HEB-10-B EMITTERS PER PLAN (4 GPH TOTAL) -3" TO 4" CAL. TREE: 6 HEB-10-B EMITTERS PER PLAN (6 GPH TOTAL)	DETAIL 23 SHEET IR1.5
	ANY APPROVED	ANY APPROVED	IRRIGATION MAINLINE: CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL IR-21 SHEET IR1.4
	ANY APPROVED	ANY APPROVED	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: SAME AS TAP SIZE	DETAIL IR-21 SHEET IR1.4
	ANY APPROVED	ANY APPROVED	IRRIGATION LATERAL LINE: CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL IR-21 SHEET IR1.4
	ANY APPROVED	ANY APPROVED	IRRIGATION DRIP SUPPLY TUBING: POLY PIPE SIZE: 3/4"	DETAIL IR-21 SHEET IR1.4
	ANY APPROVED	ANY APPROVED	PIPE SLEEVE: SCHEDULE 40 PVC SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 26 SHEET IR1.5
	ANY APPROVED	ANY APPROVED	WIRE SLEEVE: SCHEDULE 40 PVC SIZE: 2"	DETAIL 26 SHEET IR1.5
	HUNTER	MP1000 NOZZLES PROS-12-PRS40-CV	MP ROTATOR 1000 SERIES. 12" POP UP, FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. 1Q=MAROON 90 DEGREE ARC, 1H=MAROON 180 DEGREE ARC, 1F=OLIVE 360 DEGREE ARC.	DETAIL IR-2 SHEET IR1.3
	HUNTER	MP2000 NOZZLES PROS-12-PRS40-CV	MP ROTATOR 2000 SERIES. 12" POP UP, FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. 2Q=BLACK 90 DEGREE ARC, 2H=BLACK 180 DEGREE ARC, 2F=RED 360 DEGREE ARC.	DETAIL IR-2 SHEET IR1.3
	HUNTER	MP3000 NOZZLES PROS-12-PRS40-CV	MP ROTATOR 3000 SERIES. 12" POP UP, FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. 3Q=BLUE 90 DEGREE ARC, 3H=BLUE 180 DEGREE ARC, 3F=GREY 360 DEGREE ARC.	DETAIL IR-2 SHEET IR1.3
	HUNTER	MP3500 NOZZLES PROS-12-PRS40-CV	MP ROTATOR 3500 SERIES. 12" POP UP, FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. 35Q=LIGHT BROWN 90 DEGREE ARC, 35H=LIGHT BROWN 180 DEGREE ARC.	DETAIL IR-2 SHEET IR1.3

TOWN OF CASTLE ROCK STANDARD CONSTRUCTION DOCUMENT IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK WATER AT CRGOV.COM/RLPRESOURCES.COM TO SCHEDULE A PRE-CONSTRUCTION MEETING AND ALL SUBSEQUENT INSPECTIONS. THE PRE-CONSTRUCTION MEETING MUST OCCUR PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE AND IRRIGATION WORK.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERS LANDSCAPE PROFESSIONAL (RLP).
3. INSTALLING CONTRACTOR SHALL PROVIDE A SUBMITTAL FROM SUPPLIERS, VERIFYING THE SOD AND/OR NATIVE SEED MIX THROUGH ETRAKIT PRIOR TO THE FINAL LANDSCAPE INSPECTION.
4. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED FROM UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE AND REPAIR.
5. TOWN OF CASTLE ROCK PERMITS AND TOWN APPROVED LANDSCAPE PLAN ARE REQUIRED ON-SITE DURING INSTALLATION OF LANDSCAPE AND IRRIGATION.
6. BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN, APPROVED BY THE TOWN OF CASTLE ROCK WATER DEPT. WITHIN TEN (10) DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
7. ALL LANDSCAPING AND IRRIGATION INSTALLATION SHALL FOLLOW THE CURRENT TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION DETAILS AT TIME OF INSTALLATION.
8. ALL LANDSCAPE AND IRRIGATION DESIGN AND INSTALLATION SHALL ADHERE TO CURRENT TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL.



GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO INSTALL THE IRRIGATION DESIGN SHOWN ON THE PLANS.THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH ANY SUBSTITUTIONS OR MODIFICATIONS OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
5. ALL IRRIGATION EQUIPMENT IS TO BE INSTALLED AS SPECIFIED IN THE IRRIGATION SCHEDULE AND PER MANUFACTURE SPECIFICATIONS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT THEIR OWN COST.
6. REFER TO WRITTEN SPECIFICATIONS (IF APPLICABLE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
7. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE AND CONDUCT A SITE INSPECTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO, THE LANDSCAPE PLAN, SITE PLAN, UTILITY PLAN, GRADING PLAN AND DRAINAGE PLAN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORTS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE CONDITIONS, IT IS THEIR RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
8. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. ANY IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS, OUTSIDE OF PROJECT LIMITS AND/OR PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF IRRIGATION EQUIPMENT, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR VERIFICATION. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR MAY BE REQUIRED TO MOVE OR REPLACE SUCH ITEMS AT THEIR OWN COST.
9. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS AND INSTALL THE IRRIGATION SYSTEM AND COMPONENTS PER MANUFACTURE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
10. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
11. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF THE STATIC WATER PRESSURE IS 5 PSI HIGHER OR LOWER THAN THE STATIC WATER PRESSURE USED TO DESIGN THESE PLANS.
12. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER AND ALL OTHER POINT OF CONNECTION EQUIPMENT TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
14. ALL PIPE FROM THE WATER METER TO QUICK COUPLER LOCATED DOWNSTREAM OF THE BACKFLOW PREVENTOR, SHALL BE THE SAME SIZE AS THE METER.
15. IRRIGATION BACKFLOW, CONTROLLER AND RAIN SENSOR LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. DO NOT INSTALL THESE ITEMS NEAR BUILDING ENTRANCES AND TRAFFIC INTERSECTIONS.
16. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO ALL CONTROLLERS WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION TO BE INSTALLED PER LOCAL CODE. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT AND TO INSTALL A LINE VOLTAGE SURGE DEVICE FOR 120 VOLT IN A JUNCTION BOX BEFORE THE CONTROLLER.
17. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS AND OTHER POTENTIAL OBSTRUCTIONS.
18. CONTRACTOR SHALL PROVIDE COMMUNICATION WIRE, TO ALL REMOTE CONTROL VALVES AND LEAVE A 24" COIL OF EXCESS WIRE. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT", UNLESS OTHERWISE SPECIFIED.
19. IF TRADITIONAL WIRE SYSTEM, PROVIDE ADDITIONAL IRRIGATION WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL IRRIGATION SLEEVES. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION SLEEVE SIZES AND LOCATIONS AND WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION LINES AND COMMUNICATIONS WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, ETC. ALL SLEEVES SHALL BE CLASS 200 PVC PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE ENCLOSED PIPE. SLEEVES FOR COMMUNICATION WIRES SHALL BE SIZED PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE PLANS. SLEEVES SHALL EXTEND 1' MINIMUM BEYOND THE EDGE OF OBSTRUCTIONS. NO TEES, ELLS OR TURNS IN PIPING ACCEPTABLE UNDER ANY OBSTRUCTIONS. SLEEVE LOCATION, SIZE AND QUANTITY SHALL MATCH THE PLANS. ALL IRRIGATION LINES AND COMMUNICATION WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES.
21. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION LINES AND ALL EXISTING AND PROPOSAL UNDERGROUND UTILITIES, CONDUIT, DRAINS, STORM STRUCTURES, ETC.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. IRRIGATION CONTRACTOR SHALL INSTALL TRACER WIRE IN ALL MAINLINE TRENCHES.
24. ALL VALVE BOXES SHALL HAVE GREEN, SELF LOCKING LIDS INSTALLED FLUSH WITH THE FINISH GRADE. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1' AWAY FROM PAVED SURFACES.
25. MANUAL DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES FOR FREEZE PROTECTION. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD.
26. QUICK COUPLERS SHALL BE INSTALLED IN 10" ROUND VALVE BOXES AT THE END OF ALL BRANCHES OF THE MAINLINE FOR WINTERIZATION AND MAINLINE FLUSHING.
27. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS, ON ALL SWING JOINT AND VALVE ASSEMBLIES.
28. ALL PRESSURIZED MAINLINES, VALVES, DRIP, ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
29. ALL ROTOR, ROTATOR, AND SPRAY HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT. ALL ROTOR, ROTATOR, AND SPRAY HEADS LOCATED IN TURF OR SEED AREA SHALL BE "POP-UPS" AND INSTALLED 1" ABOVE THE FINISH GRADE, UNLESS OTHERWISE NOTED ON THE PLANS.
30. IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
32. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES AND OTHER LANDSCAPE MATERIAL.
33. ALL WORK SHALL BE PERFORMED OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL EXISTING TREES TO REMAIN.
34. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. CONDUCT A PRESSURE TEST ON ALL MAINLINES, AT 120 PSI FOR A MINIMUM OF 2 HOURS OR PER THE WRITTEN SPECIFICATIONS, WHICHEVER IS GREATER.
    B. CREATE ACCURATE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING A ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    C. PROVIDE A SEASONAL MAINTENANCE SCHEDULE TO INSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM.
    D. PROVIDE RUN TIME SCHEDULE AND WATER WINDOW LOG.
    E. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.

SHEETS:

IR1.0 - OVERALL IRRIGATION PLAN & NOTES
IR1.1 - IRRIGATION PLAN
IR1.2 - IRRIGATION PLAN
IR1.3 - IRRIGATION DETAILS
IR1.4 - IRRIGATION DETAILS
IR1.5 - IRRIGATION DETAILS
IR1.6 - IRRIGATION CALCULATIONS

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troy.noser@tndesignllc.com
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Prepared: TDN | Scale Horiz: N/A
Approved: JI | Scale Vert: N/A

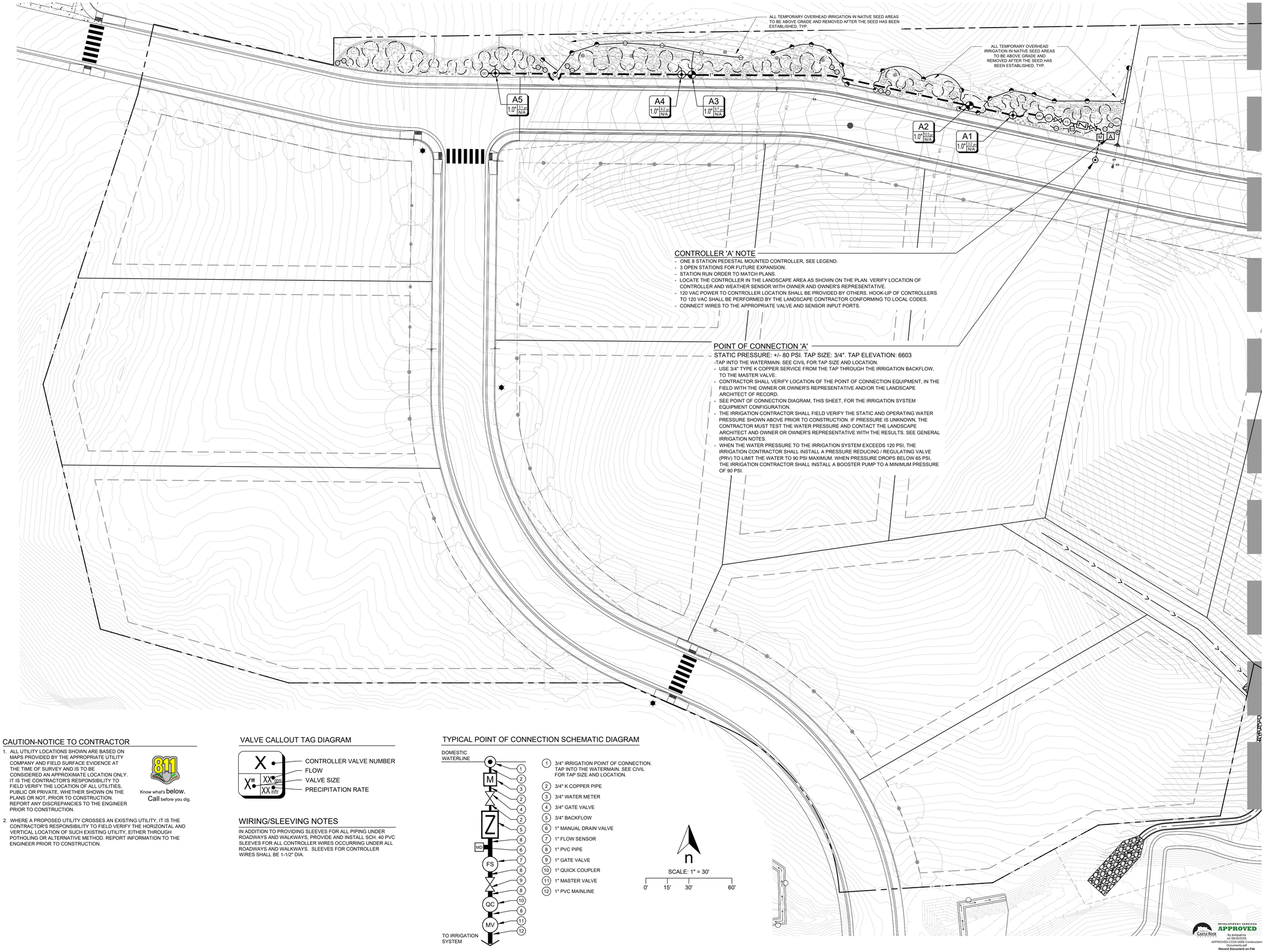
Proj. Name: The Oaks Filing No. 2B at Castle Rock
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: OVERALL IRRIGATION PLAN & NOTES

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1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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VALVE CALLOUT TAG DIAGRAM

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 1-1/2" DIA.

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM

1. 3/4" IRRIGATION POINT OF CONNECTION. TAP INTO THE WATERMAIN. SEE CIVIL FOR TAP SIZE AND LOCATION.
2. 3/4" K COPPER PIPE
3. 3/4" WATER METER
4. 3/4" GATE VALVE
5. 3/4" BACKFLOW
6. 1" MANUAL DRAIN VALVE
7. 1" FLOW SENSOR
8. 1" PVC PIPE
9. 1" GATE VALVE
10. 1" QUICK COUPLER
11. 1" MASTER VALVE
12. 1" PVC MAINLINE

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Designed: TDN
Prepared: TDN
Approved: JI

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

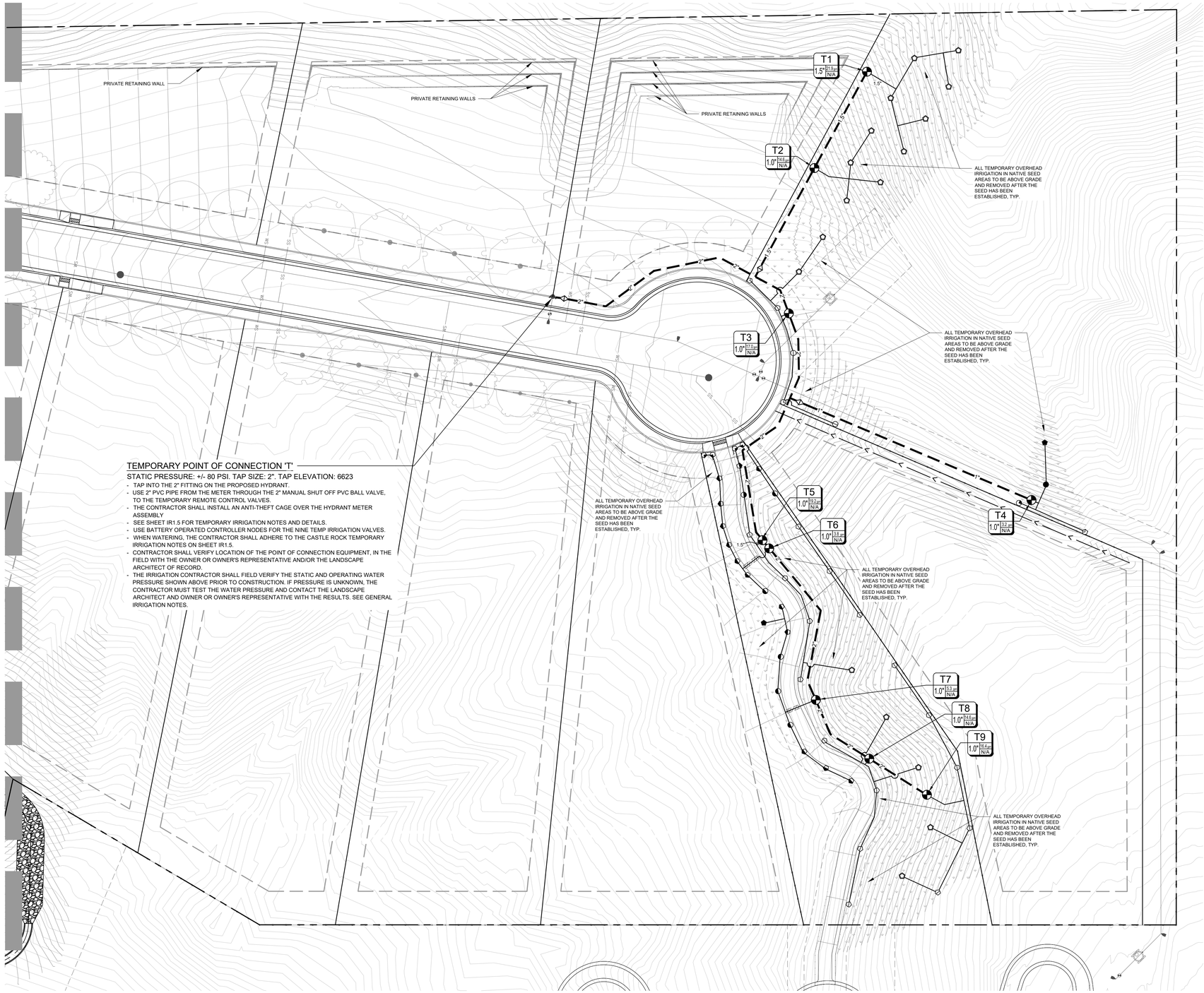
Sheet:
Date:

Proj. Name: The Oaks Filing No. 2B at Castle Rock
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: IRRIGATION PLAN

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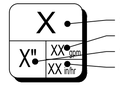
MAINLINE: SEE SHEET IR1.1

TEMPORARY POINT OF CONNECTION 'T'

STATIC PRESSURE: +/- 80 PSI. TAP SIZE: 2". TAP ELEVATION: 6623

- TAP INTO THE 2" FITTING ON THE PROPOSED HYDRANT.
- USE 2" PVC PIPE FROM THE METER THROUGH THE 2" MANUAL SHUT OFF PVC BALL VALVE, TO THE TEMPORARY REMOTE CONTROL VALVES.
- THE CONTRACTOR SHALL INSTALL AN ANTI-THEFT CAGE OVER THE HYDRANT METER ASSEMBLY
- SEE SHEET IR1.5 FOR TEMPORARY IRRIGATION NOTES AND DETAILS.
- USE BATTERY OPERATED CONTROLLER NODES FOR THE NINE TEMP IRRIGATION VALVES.
- WHEN WATERING, THE CONTRACTOR SHALL ADHERE TO THE CASTLE ROCK TEMPORARY IRRIGATION NOTES ON SHEET IR1.5.
- CONTRACTOR SHALL VERIFY LOCATION OF THE POINT OF CONNECTION EQUIPMENT, IN THE FIELD WITH THE OWNER OR OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF RECORD.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC AND OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST THE WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE WITH THE RESULTS. SEE GENERAL IRRIGATION NOTES.

VALVE CALLOUT TAG DIAGRAM



WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 1-1/2" DIA.

n

SCALE: 1" = 30'

0' 15' 30' 60'

CAUTION-NOTICE TO CONTRACTOR

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Approved: JI

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Date:

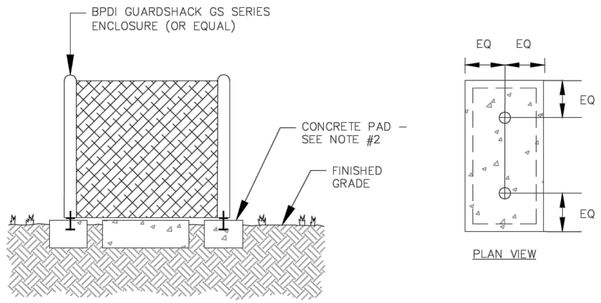
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Plan Set: Construction Documents
Sheet Name: IRRIGATION PLAN

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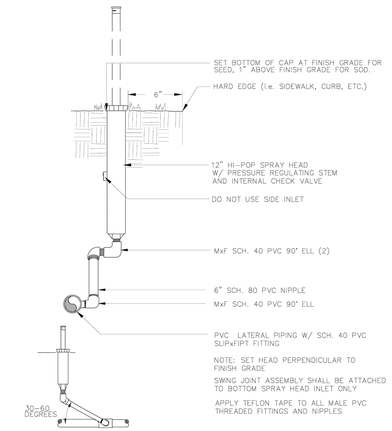
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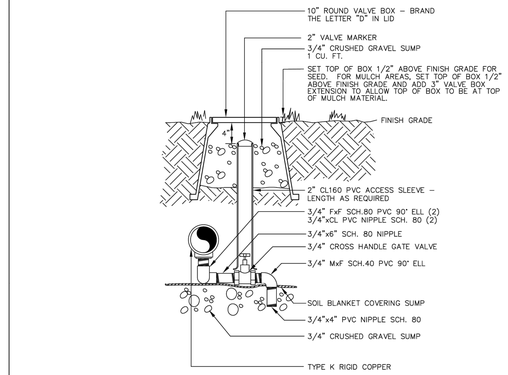
NOTES:

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

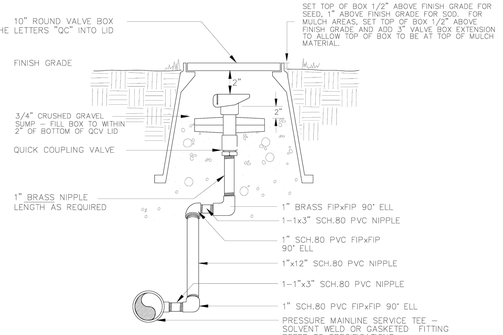
Sheet Revisions				
Date	Comments	Town of Castle Rock	BACKFLOW ENCLOSURE	DETAIL PLAN NO.
4/23	REVIEWED BY STAFF	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-1
1/24	REVISED BY STAFF		Issued By: Town of Castle Rock, Development Services February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



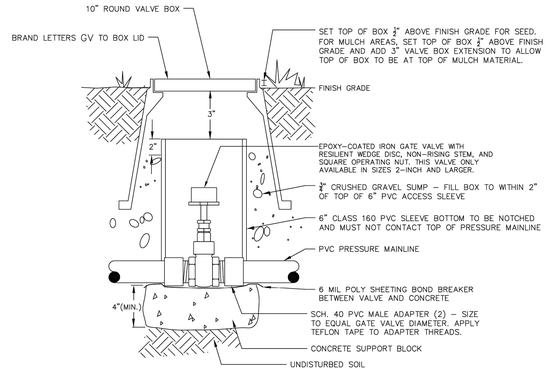
Sheet Revisions				
Date	Comments	Town of Castle Rock	HI-POP (12") SPRAY HEAD	DETAIL PLAN NO.
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			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



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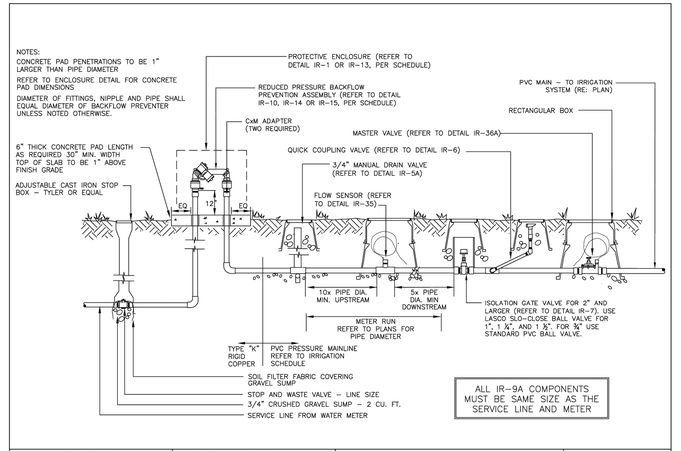


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Date	Comments	Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
3/23	STAFF CHANGES	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-6
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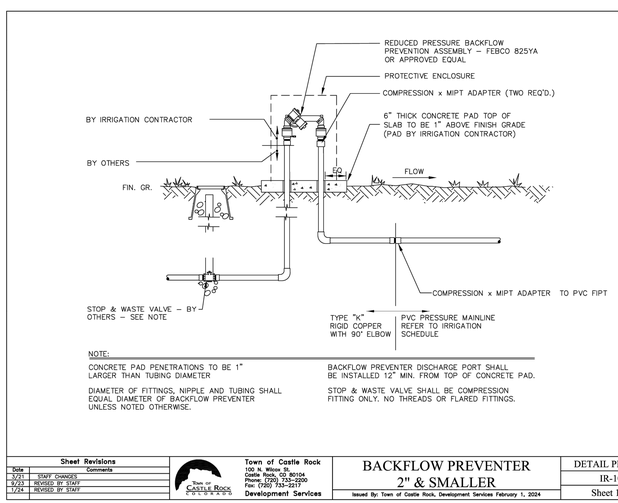


NOTE: POLY SHEETING AND CONCRETE SUPPORT BLOCK SHALL BE INSTALLED AT GATE VALVES 3" DIAMETER AND LARGER

Sheet Revisions				
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3/21	STAFF CHANGES	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-7
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Date	Comments	Town of Castle Rock	POINT OF CONNECTION	DETAIL PLAN NO.
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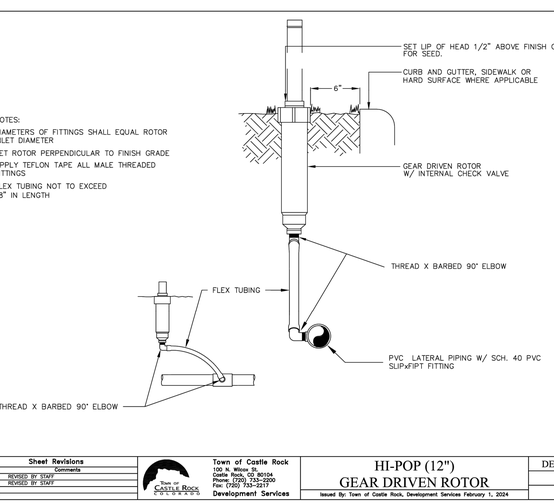
CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER

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.

STOP & WASTE VALVE SHALL BE COMPRESSION FITTING ONLY. NO THREADS OR FLARED FITTINGS.

Sheet Revisions				
Date	Comments	Town of Castle Rock	BACKFLOW PREVENTER 2" & SMALLER	DETAIL PLAN NO.
3/23	STAFF CHANGES	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-10A
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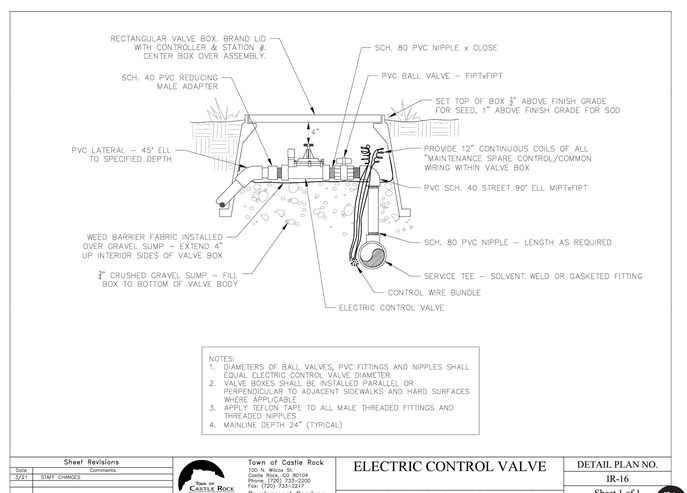
DIAMETERS OF FITTINGS SHALL EQUAL ROTOR INLET DIAMETER

SET ROTOR PERPENDICULAR TO FINISH GRADE

APPLY TEFLON TAPE ALL MALE THREADED FITTINGS

FLEX TUBING NOT TO EXCEED 18" IN LENGTH

Sheet Revisions				
Date	Comments	Town of Castle Rock	HI-POP (12") GEAR DRIVEN ROTOR	DETAIL PLAN NO.
9/23	REVISED BY STAFF	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-11A
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NOTES:
1. DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES 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 AND THREADED NIPPLES
4. MAINLINE DEPTH 24" (TYPICAL)

Sheet Revisions				
Date	Comments	Town of Castle Rock	ELECTRIC CONTROL VALVE	DETAIL PLAN NO.
3/21	STAFF CHANGES	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-16
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5	07.02.26	6TH CD SUBMITTAL
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Designed: TDN
Prepared: TDN
Approved: JI

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet: Date:

Proj. Name: The Oaks Filing No. 2B at Castle Rock
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: IRRIGATION DETAILS

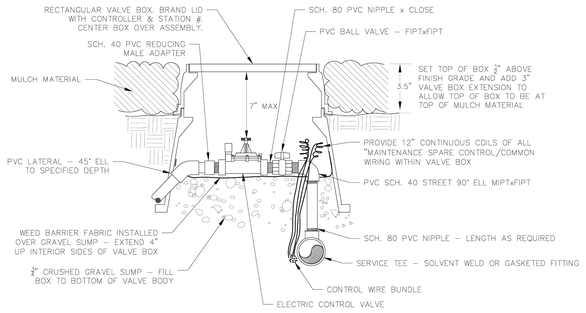
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2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES
4. MAINLINE DEPTH 24" (TYPICAL)

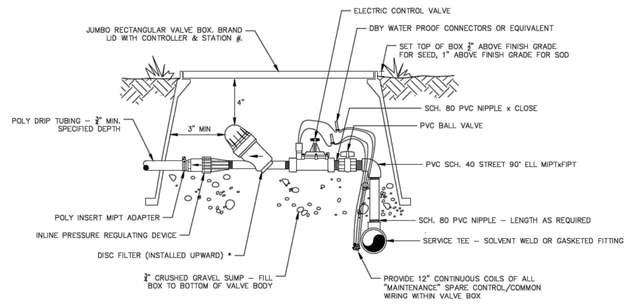
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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Castle Rock, CO 80104
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Fax: (720) 733-2217
Development Services

ELECTRIC CONTROL VALVE IN MULCH BEDS

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-17 Sheet 1 of 1



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.

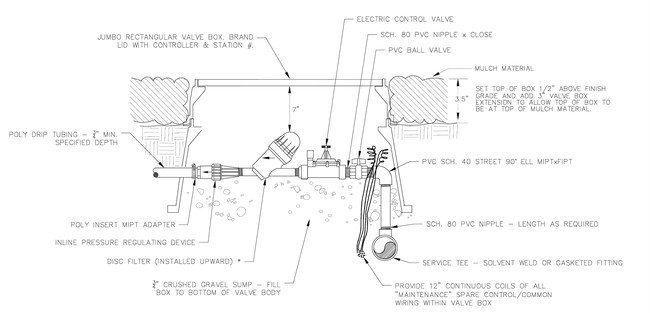
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Date	Comments
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Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

DRIP / SUB-SURFACE VALVE ASSEMBLY

Issued By: Town of Castle Rock, Development Services February 1, 2024

DETAIL PLAN NO. IR-18 Sheet 1 of 1



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

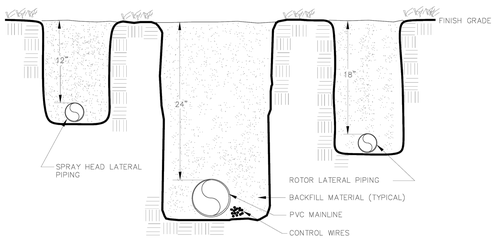
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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

DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-19 Sheet 1 of 1



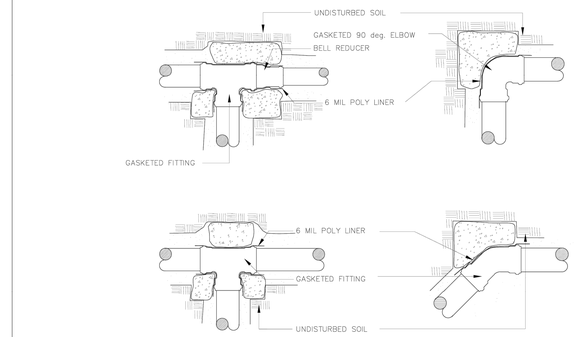
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
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MAIN LINE & LATERAL TRENCH

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DETAIL PLAN NO. IR-21 Sheet 1 of 1



FOR MAINLINES 3" AND LARGER, DUCTILE IRON FITTINGS WITH RESTRAINTS CAN BE USED IN LIEU OF THRUST BLOCKS.

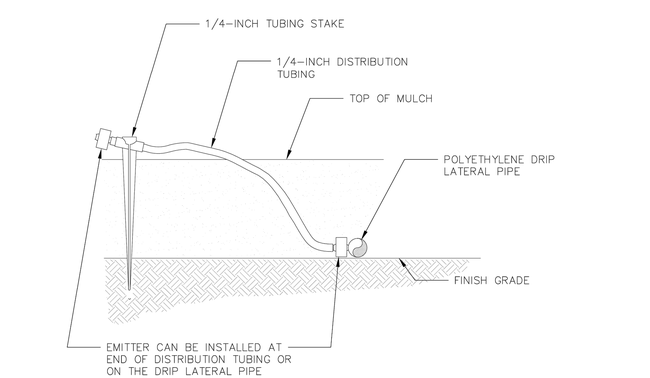
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Date	Comments
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IRRIGATION THRUST BLOCKING

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DETAIL PLAN NO. IR-22 Sheet 1 of 1



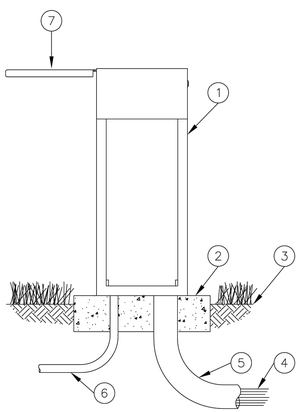
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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DRIP EMITTER ON STAKE

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DETAIL PLAN NO. IR-25 Sheet 1 of 1



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

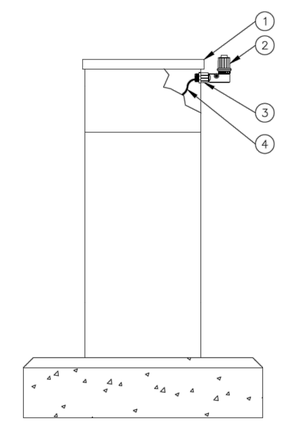
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
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1/24	REVISED BY STAFF

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100 N. Wilcox St.
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WEATHER BASED CONTROLLER: PEDESTAL MOUNT

Issued By: Town of Castle Rock, Development Services February 1, 2024

DETAIL PLAN NO. IR-27 Sheet 1 of 1



1. PEDESTAL MOUNTED IRRIGATION CONTROLLER ENCLOSURE
2. RAIN SENSOR – OPPOSITE HINGE SIDE
3. 3/4" SCH 40 RISER EXTENSION (FIPT X MIPT) SECURED TO ENCLOSURE WITH SCH 40 NUT
4. WIRE TO IRRIGATION CONTROLLER

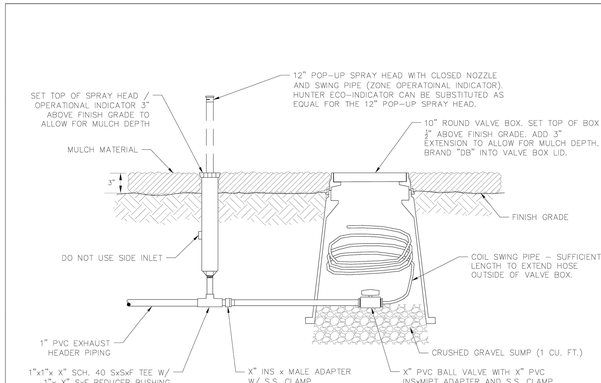
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
4/23	REVISED BY STAFF
1/24	REVISED BY STAFF

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100 N. Wilcox St.
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RAIN / WEATHER SENSOR PEDESTAL MOUNT

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DETAIL PLAN NO. IR-28 Sheet 1 of 1



Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-32 Sheet 1 of 1

DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 08/20/2026
APPROVED-CD25-0069 Construction Documents.pdf
Record Document on File

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Revision Type:

No.	Rev. Date:	
1	01.27.26	2ND CD SUBMITTAL
2	03.06.26	3RD CD SUBMITTAL
3	04.03.26	4TH CD SUBMITTAL
4	05.20.26	5TH CD SUBMITTAL
5	07.02.26	6TH CD SUBMITTAL
6		

Designed: TDN
Prepared: TDN
Approved: JI

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A

Sheet:
Date:

Proj. Name: The Oaks Filing No. 2B at Castle Rock
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: IRRIGATION DETAILS

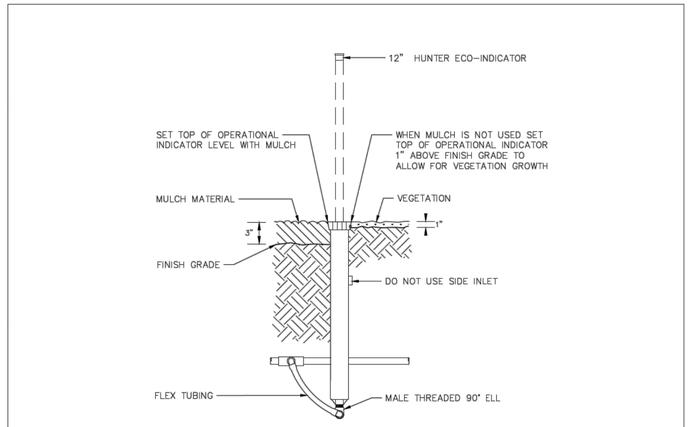
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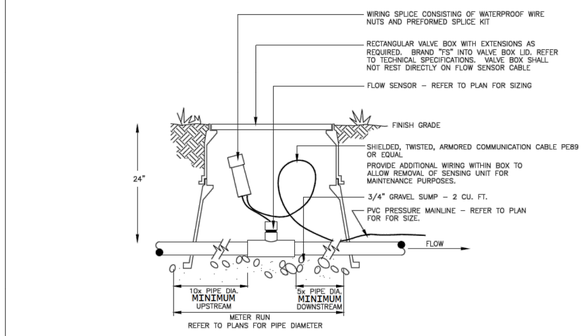
IR1.4

No. 30 of 32

C:\USERS\TROYN\ONEDRIVE - TNDESIGNLLC.COM\TN DESIGN\PROJECTS\LJA\LJA005 - CASTLE ROCK, CO - THE OAKS\LA & IRR\3-CD\LJA005-CD-IRR PRINTED ON: 7/2/2026 1:30 PM



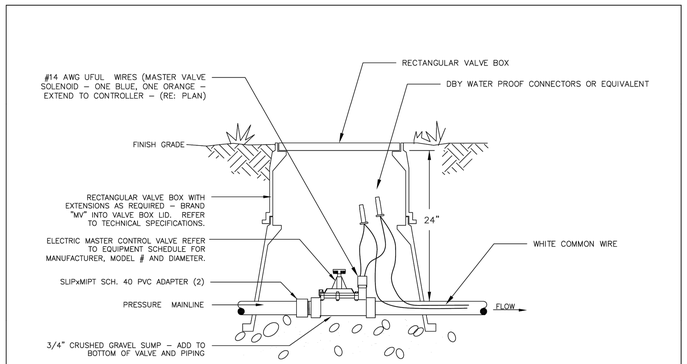
Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	NON-RESIDENTIAL OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments				IR-34
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services February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

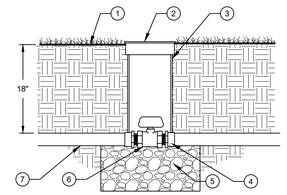
DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	FLOW SENSOR	DETAIL PLAN NO.
Date	Comments				IR-35
5/23	REVISED BY STAFF			Issued By: Town of Castle Rock, Development Services February 1, 2024	SHEET 1 OF 1
1/24	REVISED BY STAFF				



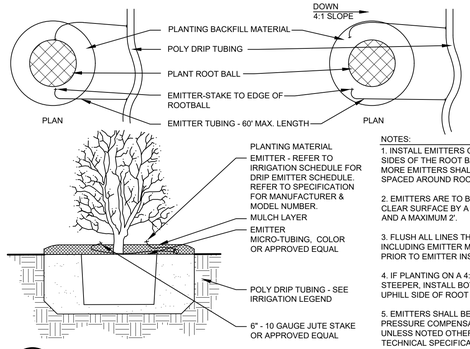
NOTES:
1. CENTER BOX OVER VALVE ASSEMBLY
2. APPLY TEFLON TAPE TO ALL MIPT THREADS

Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MASTER VALVE	DETAIL PLAN NO.
Date	Comments				IR-36A
5/23	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services February 1, 2024	SHEET 1 OF 1
9/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				



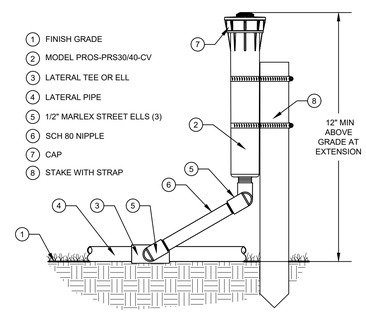
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

22 BALL VALVE
SCALE: NOT TO SCALE



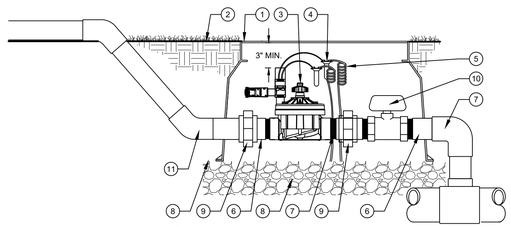
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

23 DRIP EMITTERS LAYOUT
SCALE: NOT TO SCALE



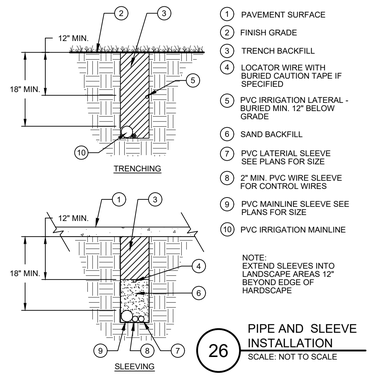
1. FINISH GRADE
2. MODEL PROS-PRS30/40-CV
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. 1/2" MARLEX STREET ELLS (3)
6. SCH 80 NIPPLE
7. CAP
8. STAKE WITH STRAP

24 TEMPORARY SPRAY / ROTATOR
SCALE: NOT TO SCALE



1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE WITH FILTER SENTRY ('FS')
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS
10. PVC SCH 80 BALL VALVE
11. 45 DEGREE PVC FITTING

25 TEMPORARY REMOTE CONTROL VALVE
SCALE: NOT TO SCALE



1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERIAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

26 PIPE AND SLEEVE INSTALLATION
SCALE: NOT TO SCALE

DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/20/2026
APPROVED-EDS-0088 Construction Documents.pdf
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1	01.27.26	2ND CD SUBMITTAL
2	03.06.26	3RD CD SUBMITTAL
3	04.03.26	4TH CD SUBMITTAL
4	05.20.26	5TH CD SUBMITTAL
5	07.02.26	6TH CD SUBMITTAL
6		

Designed: TDN | Job No.: 7392-0001 | Sheet: | Date:
Prepared: TDN | Scale Horiz: N/A
Approved: JI | Scale Vert: N/A

Proj. Name: The Oaks Filing No. 2B at Castle Rock
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: IRRIGATION DETAILS

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Appendix

Appendix A: Temporary Irrigation Criteria

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 the 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 the 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. The 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. The hydrant meter assembly shall be secured with an anti-theft cage and protected from freezing. The hydrant meter shall be connected to a 2" fitting on a hydrant. The 4" fitting shall be reserved for the fire department to use in fighting fires. The hydrant meter assembly will be removed at the end of the growing season and returned to the Town. The 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 an irrigation controller, control valves, manual ball valves, all fittings used to connect valves to the 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.

Appendix B: Example Temporary Irrigation Placard

TEMPORARY IRRIGATION

05/01/2025 - 05/21/2025

ABC BUILDER, 303-555-5555

IRRIGATION CHART

6
Registered Professional _Troy Noser_____ Registration # _1360_____ Date _03.05.2026_____
Company Name _TN Design LLC_____ Address _1060 S Harrison St. Denver, Colorado_____
Phone _303.246.3577_____ Email _troy.noser@tndesignllc._____ Clock Make _Hunter_____ Model _ICC2_____
____ Monday, Wednesday, Friday (west side of I-25) __X__ Tuesday, Thursday, Saturday (east side of I-25)

Zone	Hydrozone (Very Low (<5") Low (5-10") Medium (10-15") High (>15")	Plant Type (turf, native, shrubs, perennials, trees, annuals, etc.)	Head Type (rotors, sprays, bubblers, drip, SDI, etc.)	Nozzle (nozzle/ emitter size)	App. Rate (inches/hour)	GPM (per zone)	Inches/Month (peak not to exceed 6" per month or 1.5" per week)	Run Time (minutes per month	Run Time (minutes per day)	Water Usage (gallons per month)
A1	Low	Shrubs & Trees	Point Source Drip	HEB	0.4	3	2.4	360	36	1,152
A2	Low	Native Seed	Rotators	MP	0.4	8	1.7	255	26	2,040
A3	Low	Shrubs & Trees	Point Source Drip	HEB	0.5	10	2.4	288	29	2,880
A4	Low	Native Seed	Rotators	MP	0.4	4	1.7	255	26	1,071
A5	Low	Shrubs & Trees	Point Source Drip	HEB	0.5	3	2.4	288	29	864
T1	Low	Native Seed	Rotators	MP	0.4	22	1.7	255	26	5,585
T2	Low	Native Seed	Rotators	MP	0.4	15	1.7	255	26	3,723
T3	Low	Native Seed	Rotators	MP	0.4	17	1.7	255	26	4,335
T4	Low	Native Seed	Rotators	MP	0.4	3	1.7	255	26	816
T5	Low	Native Seed	Rotators	MP	0.4	19	1.7	255	26	4,896
T6	Low	Native Seed	Rotators	MP	0.4	4	1.7	255	26	969
T7	Low	Native Seed	Rotators	MP	0.4	5	1.7	255	26	1,352
T8	Low	Native Seed	Rotators	MP	0.4	15	1.7	255	26	3,723
T9	Low	Native Seed	Rotators	MP	0.4	16	1.7	255	26	4,182
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
N/A								0	0	0
Total								3,741	374	37,587
								Min/month	**Min/cycle**	**Gallons/month**

revised 7/2018

0

Irrigation System Hydraulic

Project Name:	**The Oaks Filing 2B**						**Date:**	03.05.2026		
Project Location:										
Prepared by:	**Troy Noser**						**Current TOCR Registration #**		N/A	
Tap Size		**0.75**	**"**			**Source of Pressure**	LJA			
Static Water Pressure:		**80**	**psi**							
Hydraulic Grade At Zone:	**6588**					**Company**	TN Design LLC			
	Ft. of Copper		Pipe Size (")		K Copper	Friction Loss (from chart)		Flow-GPM	Loss/Gain	
Service Line (tap to meter):	16	LF	0.75		K Copper	7.50	/100 FT	10	1.20	
Water Meter:			0.75			1.00		10	1.00	
Service Line (meter to backflow):	12	LF	0.75		K Copper	7.50	/100 FT	10	0.90	
Backflow:			0.75			12		10	12.00	
Master Valve:			1			3		10	3.00	
Pressure Required at Head:									40	
Lateral Allowance:									5.00	
Control Valve Allowance:									3.00	

Mainline Allowances:

Length of Mainline	Pipe Material	Size		Gals.				
225	LF CL200BE	1.000	"@	10	GPM	1.42	/100 FT	3.20
0	LF CL200BE	0.000	"@	10	GPM-Looped	0.00	/100 FT	0.00

Elevation:				
	Tap elevation	6,603	High/Low:	6,588	-6.50

Green shading indicates required information you must provide

Total System requirements (PSI)	***62.80***
Available System Pressure (PSI)	***80.00***

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # A ***is*** 9,313 ***sq. ft.***

Irrigation System Hydraulic Worksheet

Project Name:	**The Oaks Filing 2B - Temporary Tap 'T'**						**Date:**	05.20.2026		
Project Location:										
Prepared by:	**Troy Noser**						**Current TOCR Registration #**		N/A	
Tap Size		**2.00**	**"**			**Source of Pressure**	LJA			
Static Water Pressure:		**80**	**psi**							
Hydraulic Grade At Zone:	**6623**					**Company**	TN Design LLC			
	Ft. of Copper		Pipe Size (")		K Copper	Friction Loss (from chart)		Flow-GPM	Loss/Gain	
Service Line (tap to meter):	0	LF	2.00		K Copper	0.00	/100 FT	22	0.00	
Water Meter:			2.00			1.00		22	1.00	
Service Line (meter to backflow):	0	LF	2.00		K Copper	0.00	/100 FT	22	0.00	
Backflow:			N/A			0		22	0.00	
Master Valve:			N/A			0		22	0.00	
Pressure Required at Head:									40	
Lateral Allowance:									5.00	
Control Valve Allowance:									3.00	

Mainline Allowances:

Length of Mainline	Pipe Material	Size		Gals.				
260	LF CL200BE	2.000	"@	22	GPM	0.33	/100 FT	0.86
0	LF CL200BE	0.000	"@	22	GPM-Looped	0.00	/100 FT	0.00

Elevation:				
	Tap elevation	6,623	High/Low:	6,599	-10.39

Green shading indicates required information you must provide

Total System requirements (PSI)	***39.47***
Available System Pressure (PSI)	***80.00***

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # T ***is*** 34,239 ***sq. ft.***

DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 06/20/2026
APPROVED-CDS-0069 Construction Documents.pdf
Record Document on File

LJA
1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

Revision Type:

No.	Rev. Date:	
1	01.27.26	2ND CD SUBMITTAL
2	03.06.26	3RD CD SUBMITTAL
3	04.03.26	4TH CD SUBMITTAL
4	05.20.26	5TH CD SUBMITTAL
5	07.02.26	6TH CD SUBMITTAL
6		

Designed: TDN
Prepared: TDN
Approved: JI

Job No.: 7392-0001
Scale Horiz: N/A
Scale Vert: N/A
Sheet:
Date:

Proj. Name: The Oaks Filing No. 2B at Castle Rock
Location: Town of Castle Rock, Colorado
Plan Set: Construction Documents
Sheet Name: IRRIGATION CALCULATIONS

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

IR1.6

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