

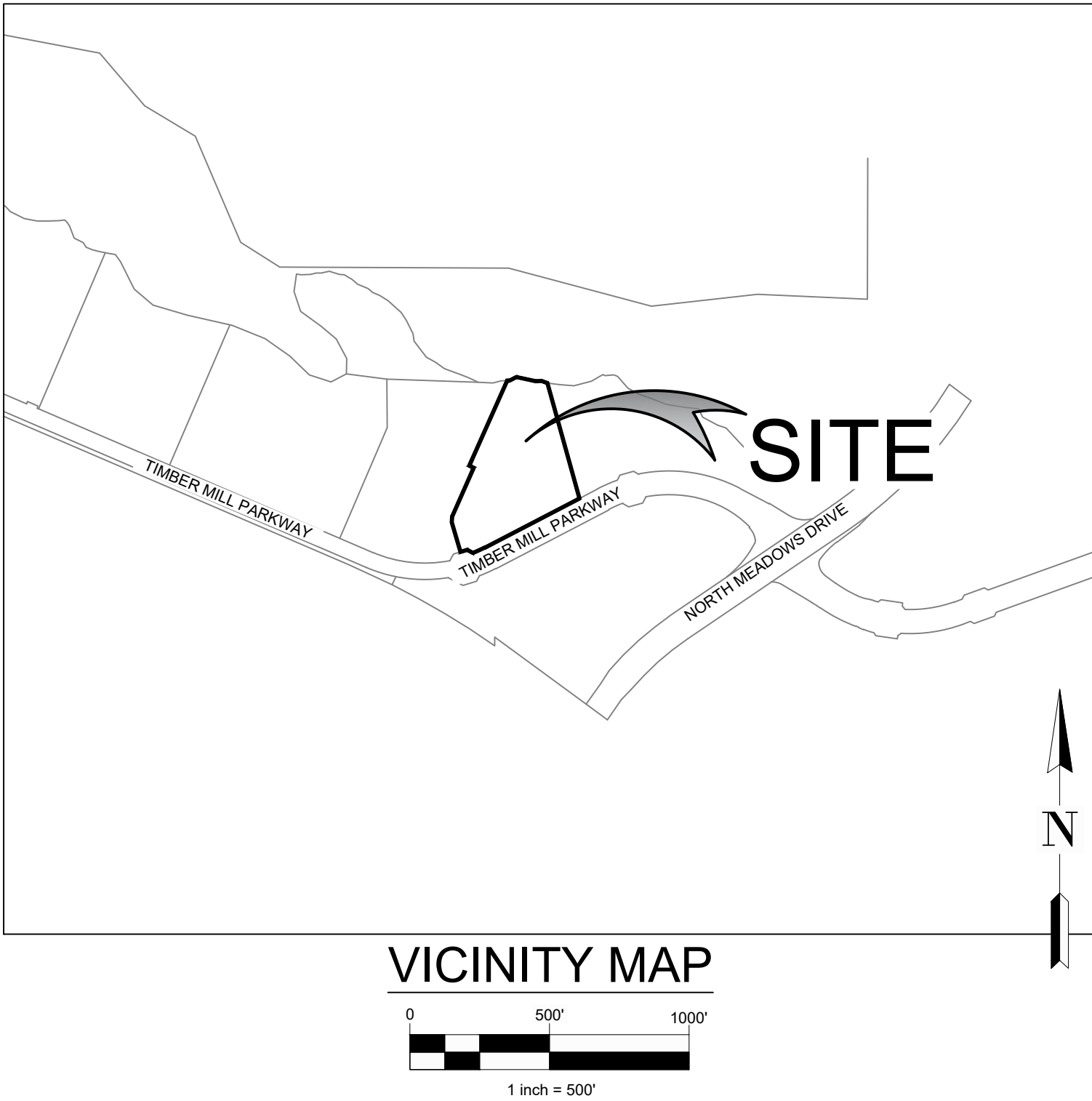
PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

DXD CASTLE ROCK STORAGE

LOT 3D1, THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD26-0014

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035CO167G DATED 03/16/2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
20. THE BENCHMARK INFORMATION IS PROVIDED IN THE LOWER RIGHT OF THIS SHEET. THE PROJECT BENCHMARK SHALL HAVE A PUBLISHED NAVD88 ELEVATION. I.E. NGS BENCHMARKS OR DOUGLAS COUNTY CONTROL POINTS. IN ADDITION TO THE PROJECT BENCHMARK, ANY ON-SITE BENCHMARKS SHOULD ALSO BE PROVIDED FOR CONTRACTOR USE.
21. BASIS OF BEARINGS STATEMENT PER COLORADO STATE STATUTE PROVIDED IN THE LOWER RIGHT OF THIS SHEET.



SHEET INDEX

- | NO | SHEET TITLE |
|----|--------------------------------|
| 1 | COVER |
| 2 | GENERAL NOTES |
| 3 | SITE PLAN |
| 4 | HORIZONTAL CONTROL PLAN |
| 5 | UTILITY PLAN |
| 6 | GRADING PLAN |
| 7 | DETAILED GRADING PLAN (1 OF 3) |
| 8 | DETAILED GRADING PLAN (2 OF 3) |
| 9 | DETAILED GRADING PLAN (3 OF 3) |
| 10 | RETAINING WALL PLAN |
| 11 | WATER P&P |
| 12 | SANITARY P&P |
| 13 | STORM P&P |
| 14 | OVERALL LANDSCAPE PLAN |
| 15 | LANDSCAPE PLAN (1 OF 2) |
| 16 | LANDSCAPE PLAN (2 OF 2) |
| 17 | LANDSCAPE NOTES |
| 18 | LANDSCAPE DETAILS |
| 19 | IRRIGATION PLAN (1 OF 8) |
| 20 | IRRIGATION PLAN (2 OF 8) |
| 21 | IRRIGATION PLAN (3 OF 8) |
| 22 | IRRIGATION PLAN (4 OF 8) |
| 23 | IRRIGATION PLAN (5 OF 8) |
| 24 | IRRIGATION PLAN (6 OF 8) |
| 25 | IRRIGATION PLAN (7 OF 8) |
| 26 | IRRIGATION PLAN (8 OF 8) |
| 27 | DETAILS (1 OF 4) |
| 28 | DETAILS (2 OF 4) |
| 29 | DETAILS (3 OF 4) |
| 30 | DETAILS (4 OF 4) |

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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

BASIS OF BEARINGS

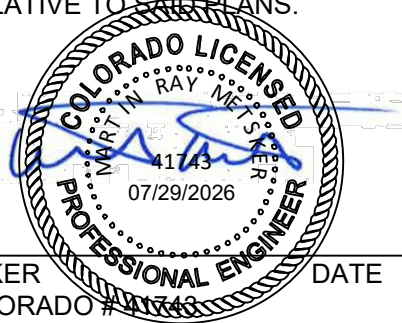
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WESTERLY BOUNDARY OF LOT 3D, THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 1, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 16°30'18" WEST, A DISTANCE OF 110.25 FEET.

PROJECT BENCHMARK

DOUGLAS COUNTY GIS MONUMENT NUMBER 2.015030 BEING A 3-1/4" ALUMINUM CAP STAMPED "DCGIS 2.015030" LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY.

ELEVATION = 6082.185' (NAVD 88)

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.



MARTIN METSKER
STATE OF COLORADO

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

APPROVED BY:

By Kirkpatrick on 08/17/2026
APPROVED-CD26-0014 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/17/2026	MM
2	2ND SUBMITTAL	06/10/2026	MM
3	3RD SUBMITTAL	07/10/2026	MM

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.

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.

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(S) REQUIRED 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 THAT ARE 16 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.

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 (8"-12"), CL250 (16" AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X-MILL 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 8 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL, AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWYWR, 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

- WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
- WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
- TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
- THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
- MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
- ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
- THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
- WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
 - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

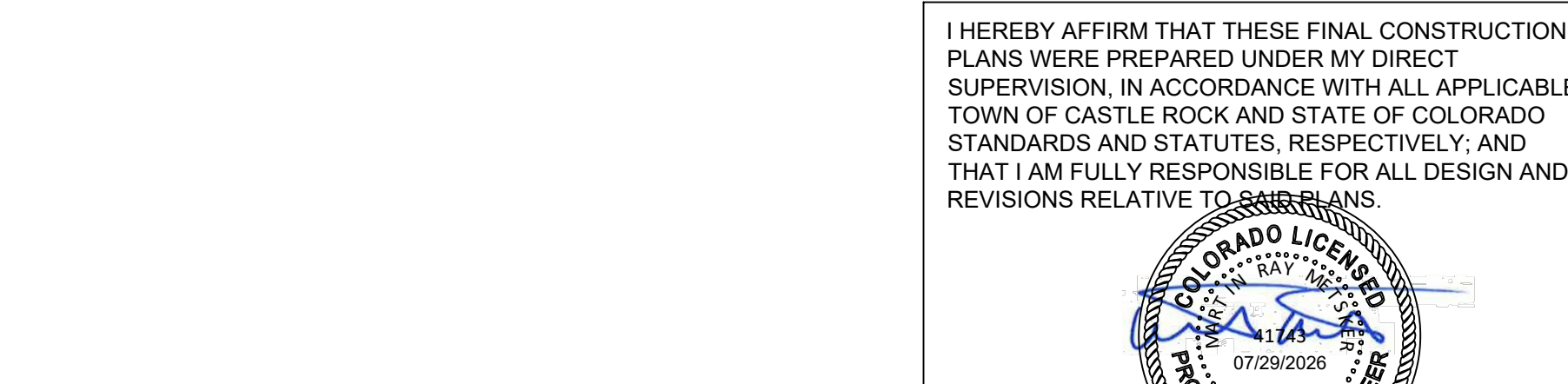
1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ALL 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.

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.

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

1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
4. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR 12" AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.



APPROVED BY:

 **DEVELOPMENT SERVICES**
APPROVED

By jkirkpatrick
on 08/17/2026

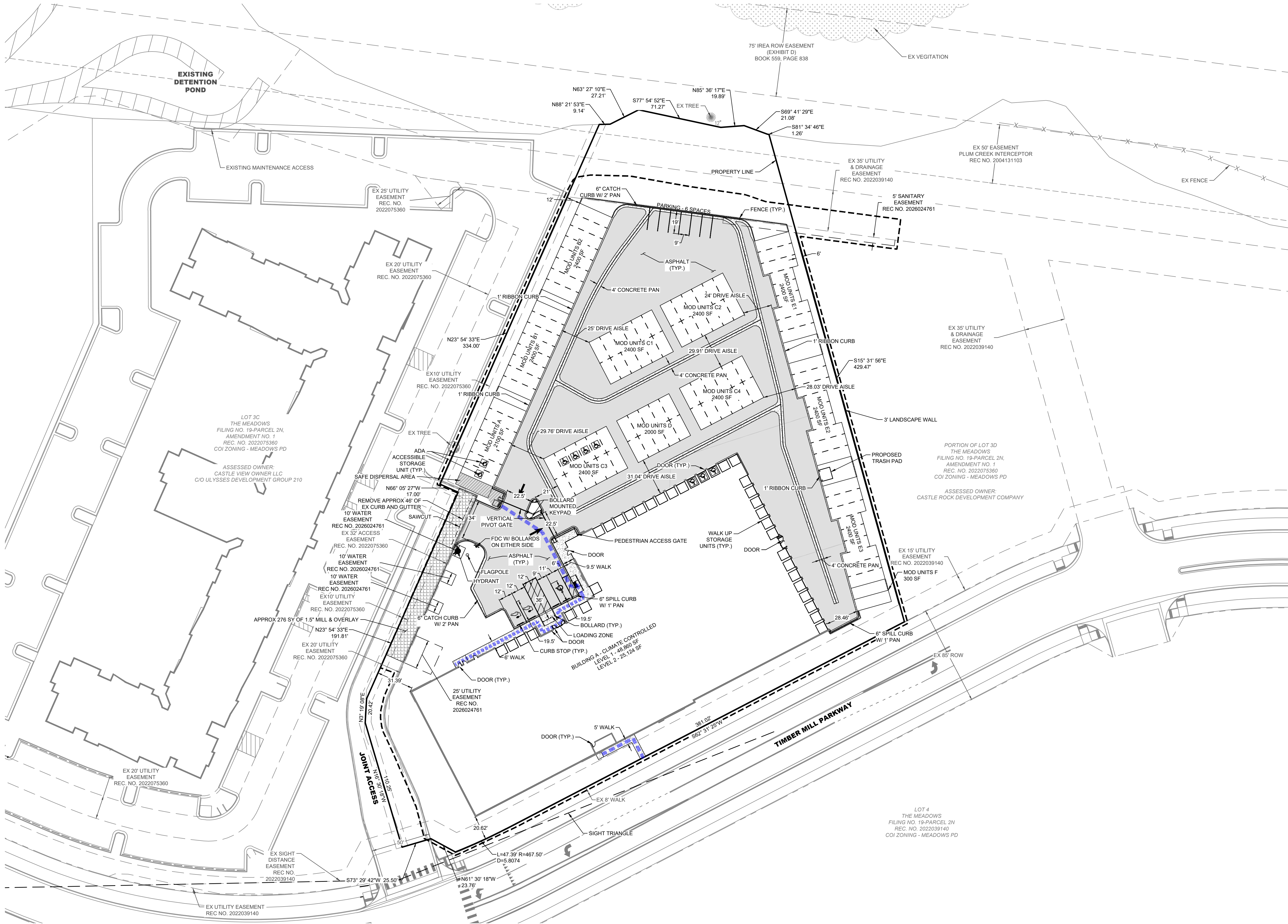
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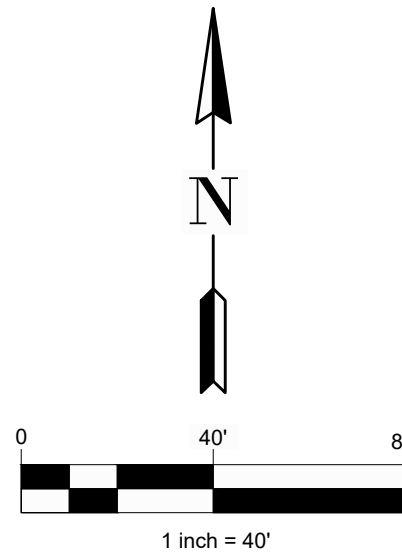
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2 OF 30

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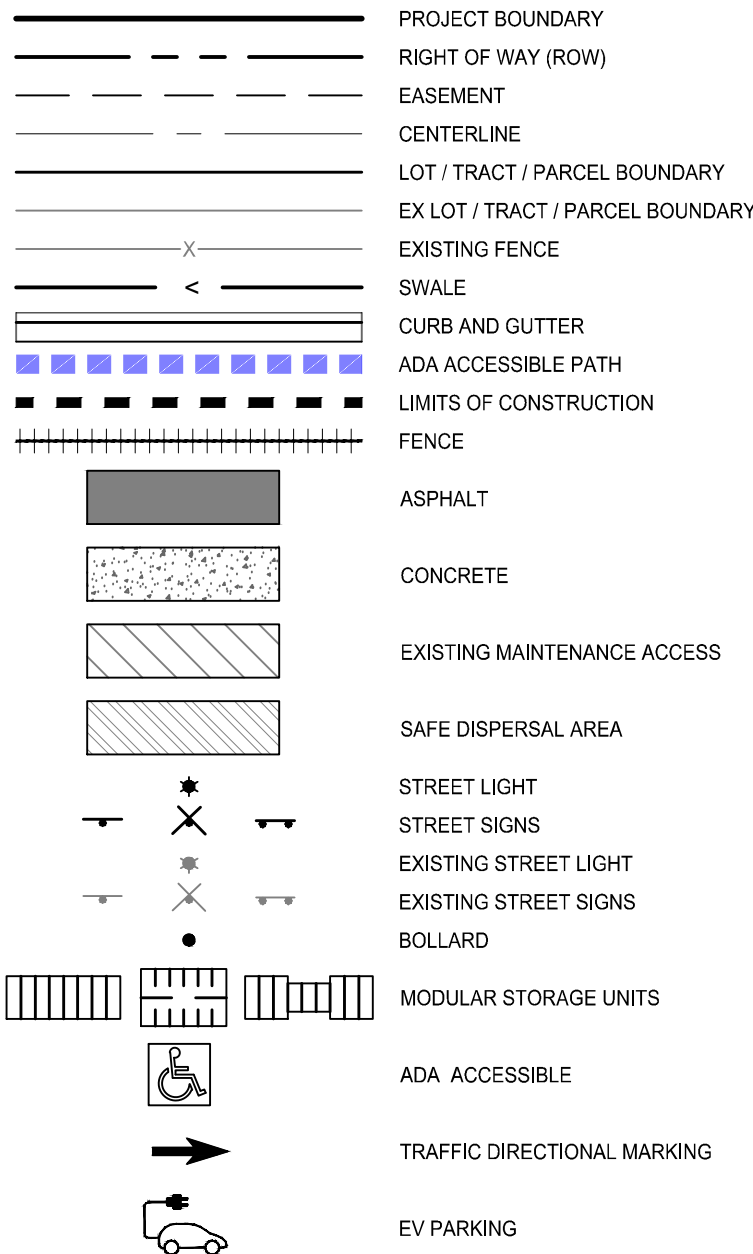


KEY MAP

SCALE: 1" = 400'



LEGEND



NOTES:

1. MILL AND OVERLAY OF EXISTING ROAD TO OCCUR AFTER SAWCUT AND UTILITY INSTALLATION. REPLACEMENT ASPHALT SHALL MATCH EXISTING PAVEMENT SPECIFICATIONS.

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MARTIN METSKER
STATE OF COLORADO
DATE

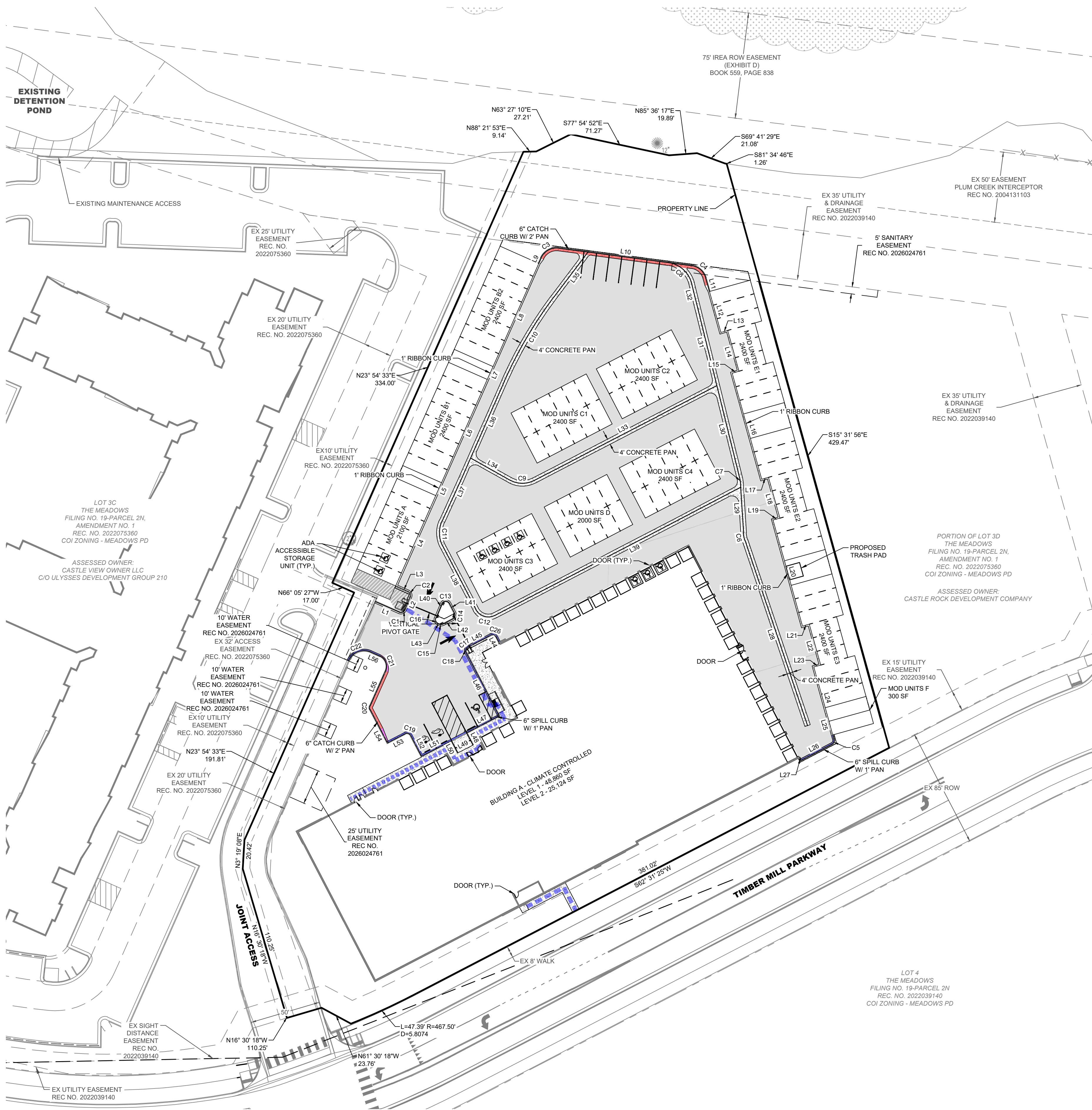
TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:
 DEVELOPMENT SERVICES
APPROVED
By Kirkpatrick
on 08/17/2026
APPROVED-CD26-0014 Plans.pdf
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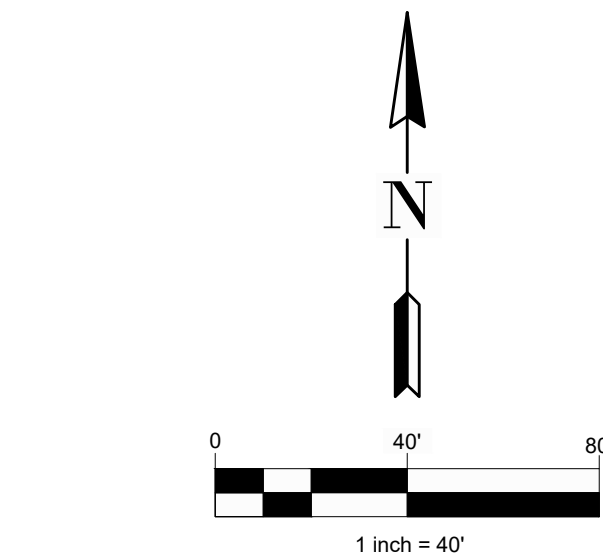
DEVELOPMENT SERVICES DATE

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/17/2026	MM
2	2ND SUBMITTAL	06/10/2026	MM
3	3RD SUBMITTAL	07/10/2026	MM



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.44'	S66° 05' 41.11"E
L2	9.83'	N22° 55' 45.93"E
L3	9.62'	N66° 04' 58.47"W
L4	70.00'	S23° 54' 32.90"W
L5	10.00'	S23° 54' 32.90"W
L6	80.00'	S23° 54' 32.90"W
L7	10.00'	S23° 54' 32.90"W
L8	80.00'	S23° 54' 32.90"W
L9	4.11'	N23° 54' 32.90"E
L10	94.84'	S82° 28' 00.40"E
L11	10.03'	S15° 31' 56.73"E
L12	30.00'	S15° 31' 56.73"E
L13	5.00'	N74° 28' 03.27"E
L14	30.00'	S15° 31' 56.73"E
L15	5.00'	S74° 28' 03.27"W
L16	78.00'	S15° 31' 56.73"E
L17	5.00'	N74° 28' 03.27"E
L18	30.00'	S15° 31' 56.73"E
L19	5.00'	S74° 28' 03.27"W
L20	78.00'	S15° 31' 08.99"E
L21	5.00'	N74° 28' 03.27"E
L22	30.00'	S15° 31' 56.73"E
L23	5.00'	S74° 28' 03.27"W
L24	30.00'	S15° 31' 56.73"E
L25	23.21'	N15° 31' 56.73"W
L26	24.78'	N62° 31' 12.00"E
L27	2.00'	S27° 28' 46.45"E
L28	138.59'	N18° 39' 53.71"W
L29	35.37'	N03° 33' 35.91"W
L30	73.20'	N13° 52' 23.77"W
L31	53.75'	N13° 52' 23.77"W
L32	14.91'	N13° 52' 23.77"W
L33	145.78'	N62° 32' 00.96"E
L34	32.03'	S60° 45' 13.21"E
L35	39.77'	N37° 05' 23.60"E
L36	59.29'	N23° 47' 00.21"E
L37	49.16'	N24° 16' 13.19"E
L38	50.59'	N27° 41' 11.01"W
L39	196.32'	S62° 27' 10.77"W
L40	10.77'	N22° 56' 40.81"E
L41	7.78'	S27° 28' 35.16"E
L42	7.85'	S62° 31' 14.14"W
L43	1.02'	N53° 39' 07.57"W
L44	4.99'	S27° 30' 11.08"E
L45	17.98'	N62° 31' 14.14"E
L46	50.50'	N27° 28' 48.00"W
L47	26.00'	N62° 31' 12.00"E
L48	9.83'	N27° 28' 35.16"W
L49	12.00'	N62° 31' 24.84"E
L50	9.83'	S27° 28' 35.16"E
L51	24.00'	N62° 31' 12.00"E
L52	16.50'	S27° 28' 48.00"E
L53	14.00'	N62° 31' 12.00"E
L54	26.54'	S27° 28' 48.00"E
L55	27.12'	S23° 54' 20.05"W
L56	6.90'	S66° 05' 39.95"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	4.94'	2.90'	97°31'39"
C2	4.64'	3.00'	88°36'15"
C3	15.42'	12.00'	73°37'27"
C4	14.02'	12.00'	66°56'04"
C5	4.09'	3.00'	78°03'09"
C6	5.27'	20.00'	15°06'18"
C7	3.60'	20.00'	10°18'48"
C8	23.94'	20.00'	68°35'37"
C9	17.82'	17.99'	56°44'11"
C10	69.77'	300.00'	13°19'30"
C11	18.24'	20.00'	52°15'00"
C12	15.67'	9.99'	89°53'00"
C13	6.78'	3.00'	129°34'44"
C14	4.71'	3.00'	89°59'49"
C15	3.34'	3.00'	63°49'38"
C17	1.04'	3.00'	19°49'04"
C18	3.69'	3.00'	70°31'12"
C19	4.71'	3.00'	90°00'00"
C20	2.69'	3.00'	51°23'08"
C21	12.57'	8.00'	90°00'00"
C22	18.86'	12.00'	90°01'37"
C26	4.71'	3.00'	89°58'35"



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- EX LOT / TRACT / PARCEL BOUNDARY
- EXISTING FENCE
- SWALE
- CURB AND GUTTER
- ADA ACCESSIBLE PATH
- LIMITS OF CONSTRUCTION
- FENCE
- ASPHALT
- CONCRETE
- EXISTING MAINTENANCE ACCESS
- STREET LIGHT
- STREET SIGNS
- EXISTING STREET LIGHT
- EXISTING STREET SIGNS
- BOLLARD
- MODULAR STORAGE UNITS
- ADA ACCESSIBLE
- TRAFFIC DIRECTIONAL MARKING
- 6" SPILL CURB W/ 1" PAN
- 6" CATCH CURB W/ 2" PAN
- 6" TRANSITION CURB

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MARTIN METSKER
STATE OF COLORADO
DATE

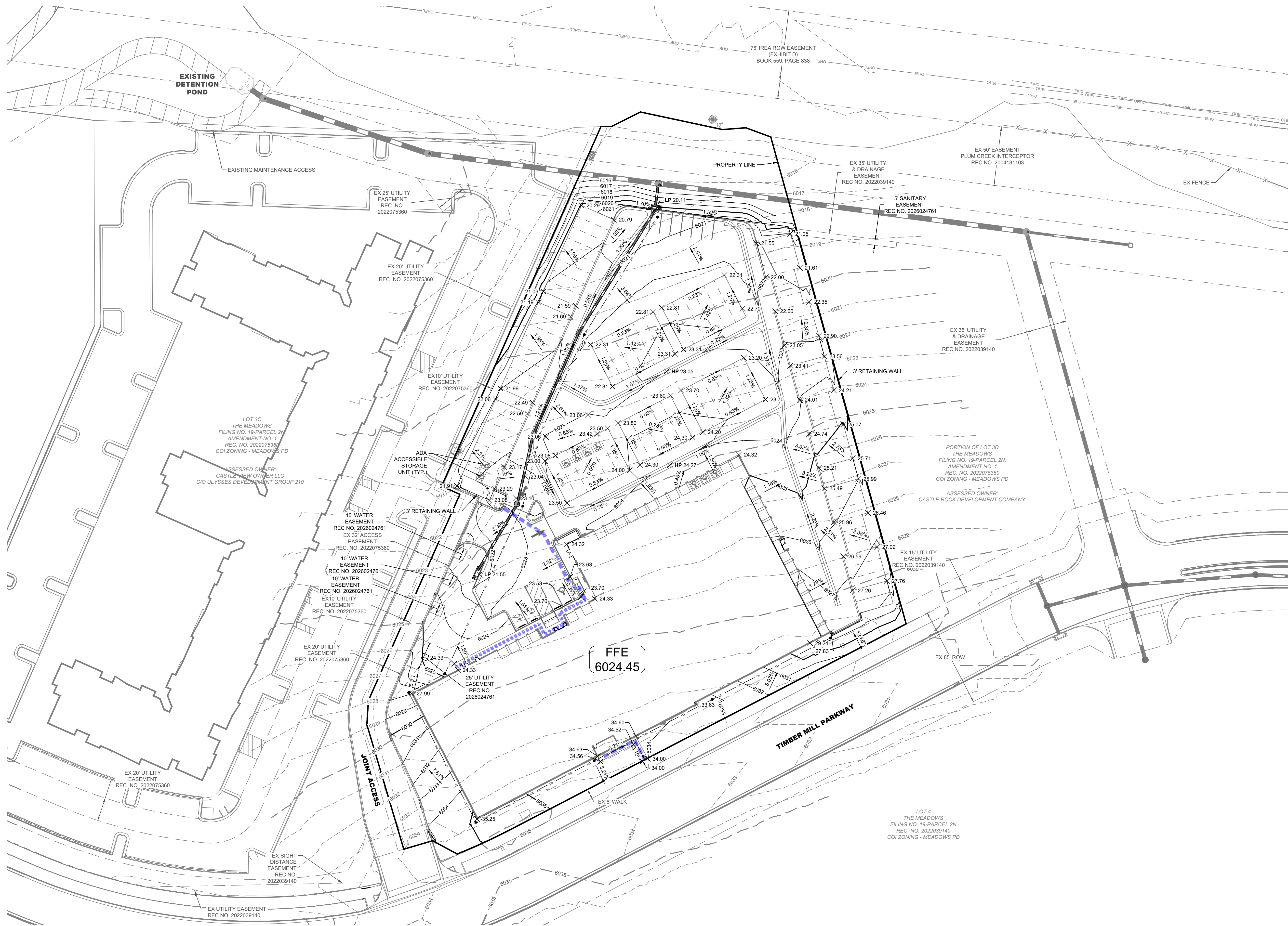
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:
DEVELOPMENT SERVICES
APPROVED
By Kirkpatrick on 08/17/2026
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DATE

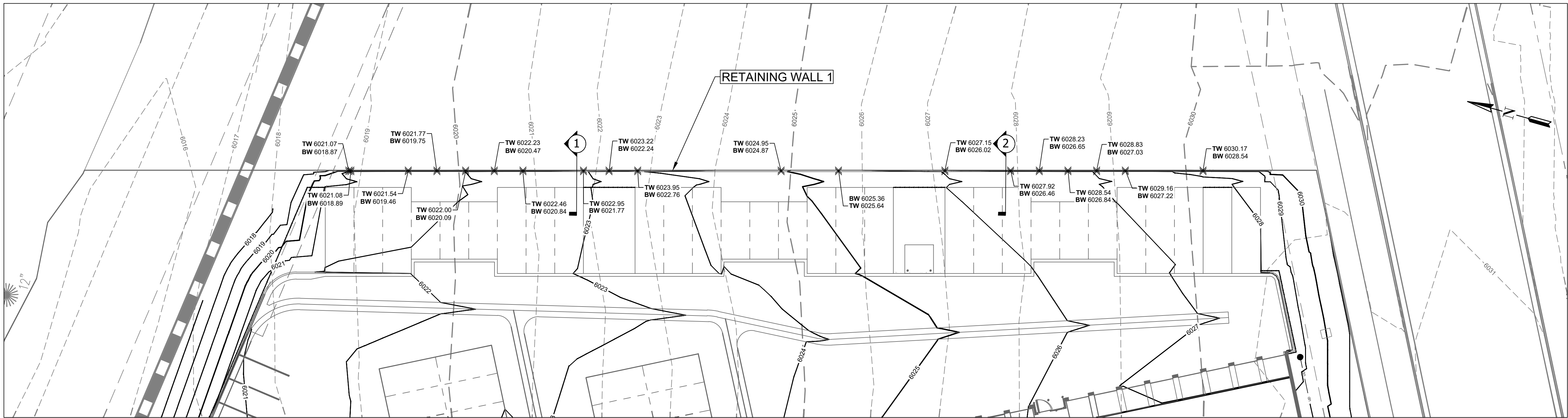
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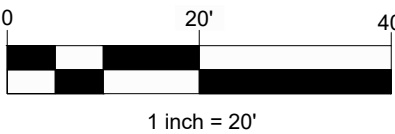
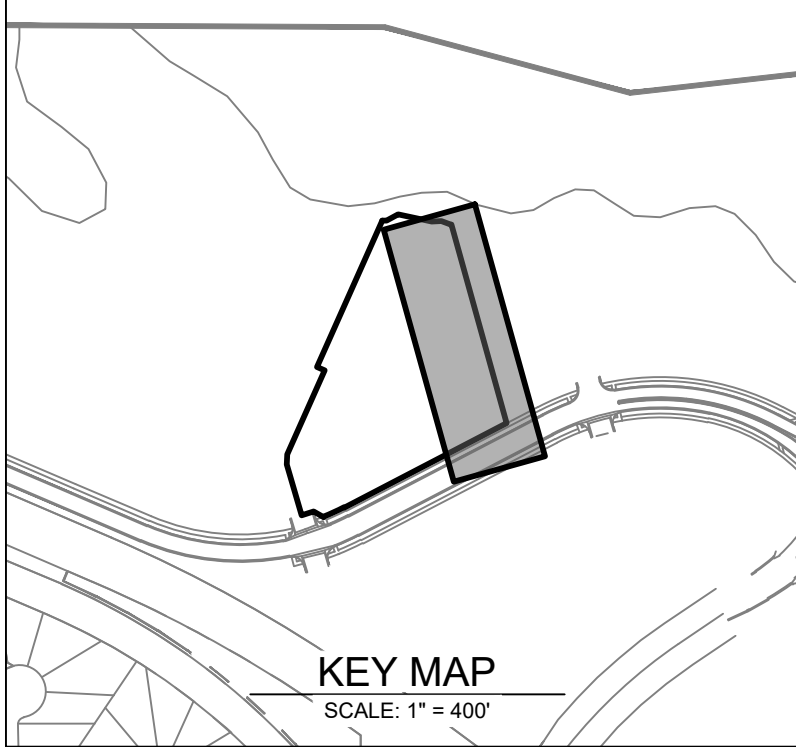
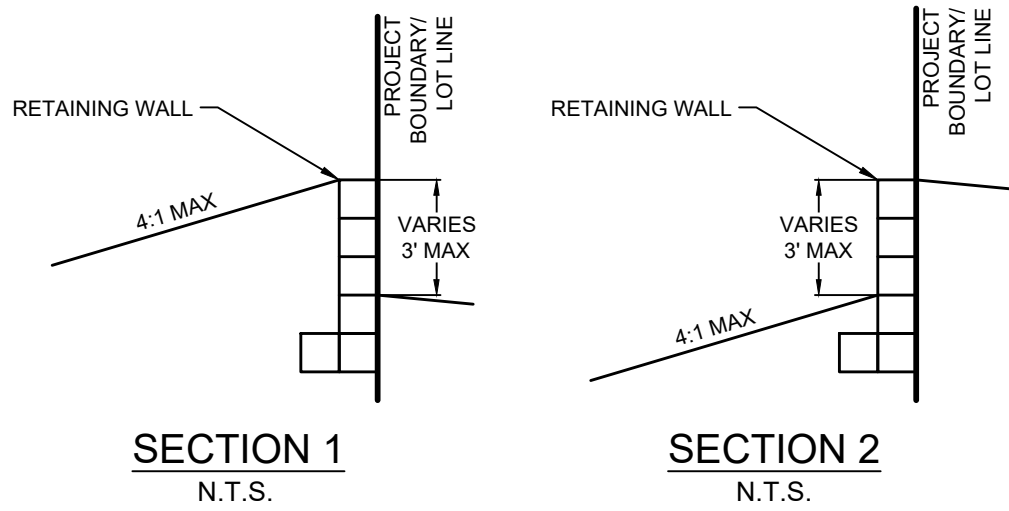
DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN



7/26/2026 9:55 AM, X:\DXD CAPITAL - MEADOWS STORAGE\CAD\PLANS\00 - OVERALL\003 - DETAILED GRADING PLAN - DXD.DWG 1 (4)



RETAINING WALL 1 (RW1)
1" = 20'



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- EX LOT / TRACT / PARCEL BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADA ACCESSIBLE PATH
- LIMITS OF CONSTRUCTION
- FOUNDATION DRAIN
- STORM (FES, MH, & INLET)
- EX STORM (FES, MH, & INLET)
- LOW POINT
- HIGH POINT
- MODULAR STORAGE UNITS
- ADA ACCESSIBLE

NOTES

- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4 FEET IN HEIGHT 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.
- THE SCOPE OF SERVICES INCLUDING ALL COSTS FOR THE RETAINING WALL DESIGN, FURNISH & INSTALLATION SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

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MARTIN METSKER
STATE OF COLORADO
DATE

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

By Kirkpatrick
on 08/17/2026
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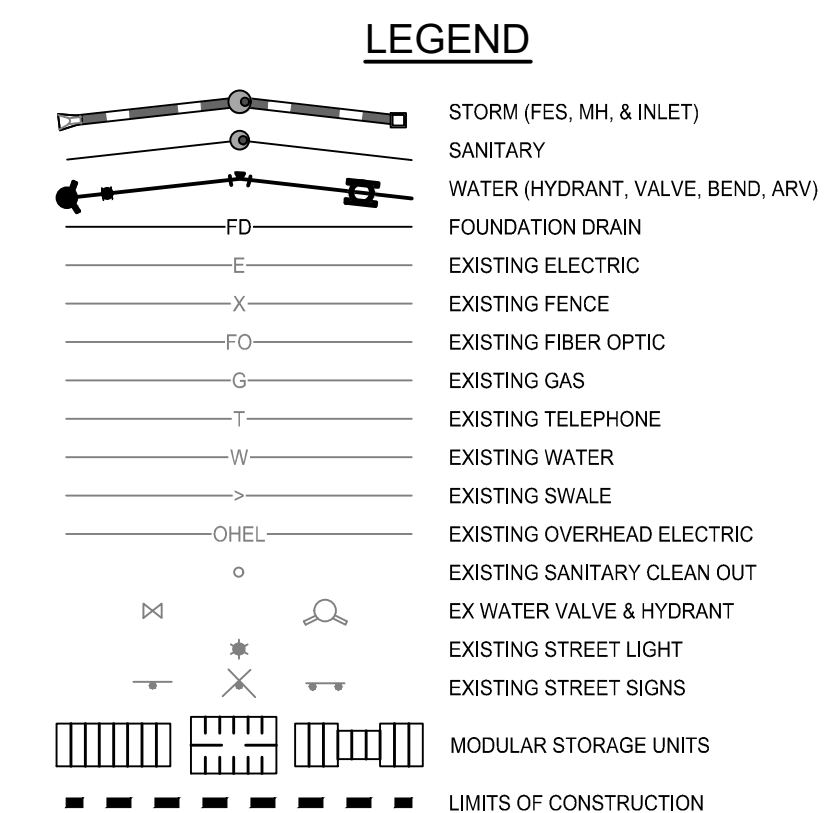
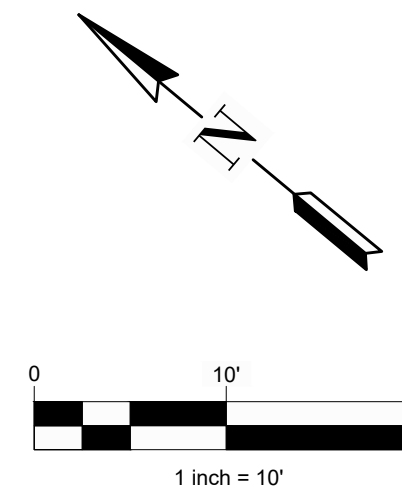
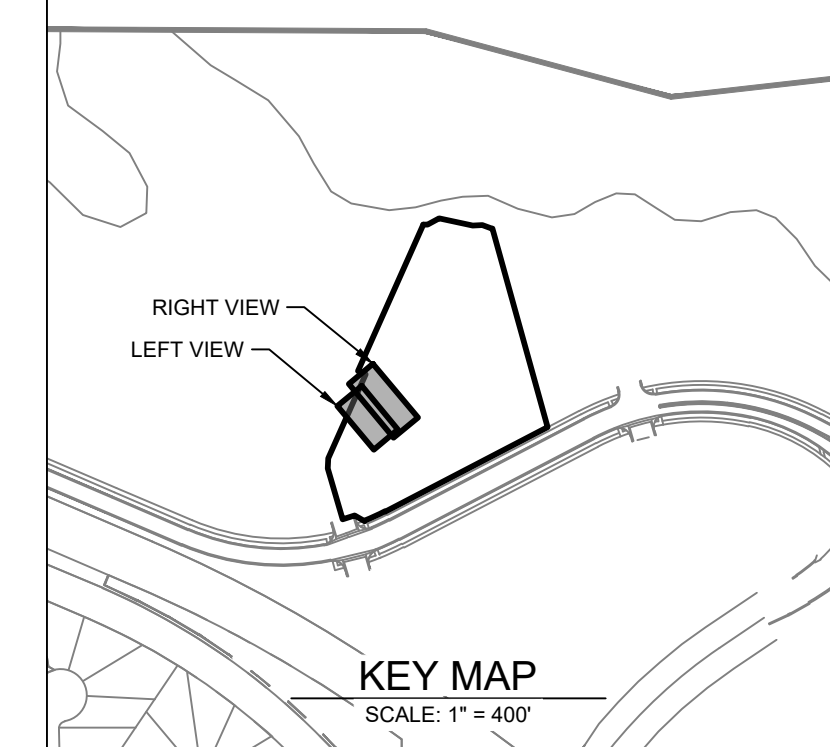
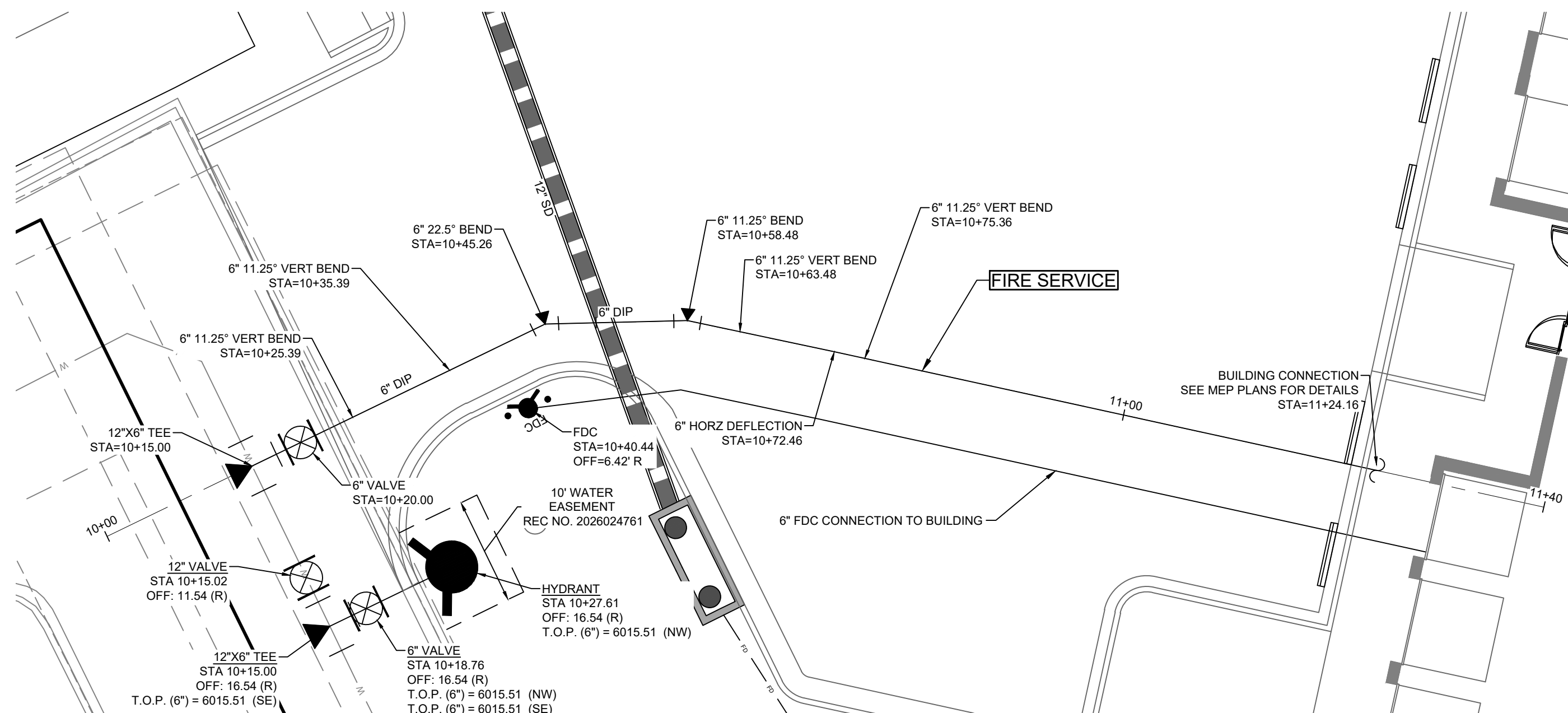
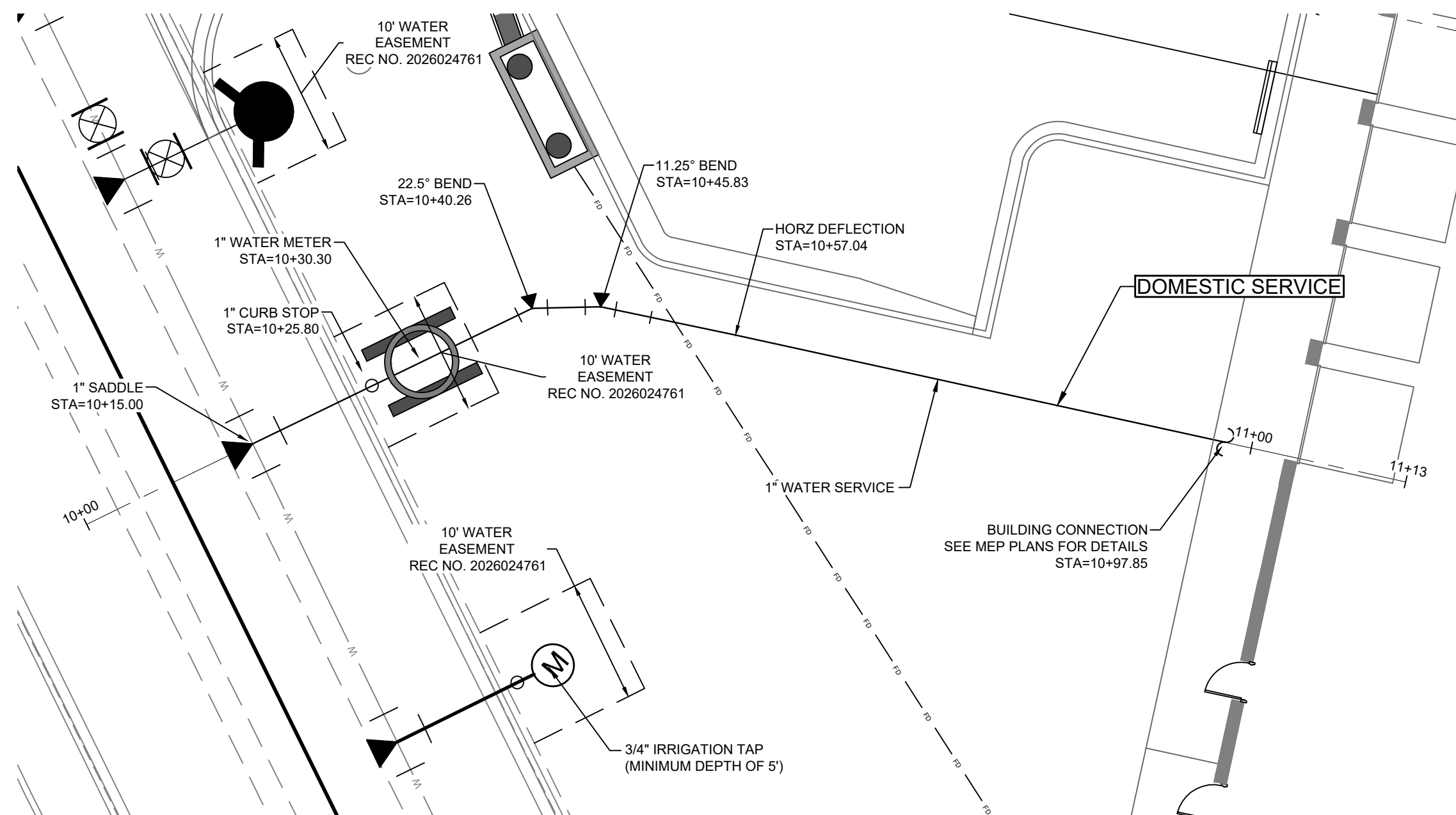
DEVELOPMENT SERVICES DATE

DATE	BY	MM	MM	MM
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06/10/2026				
07/10/2026				

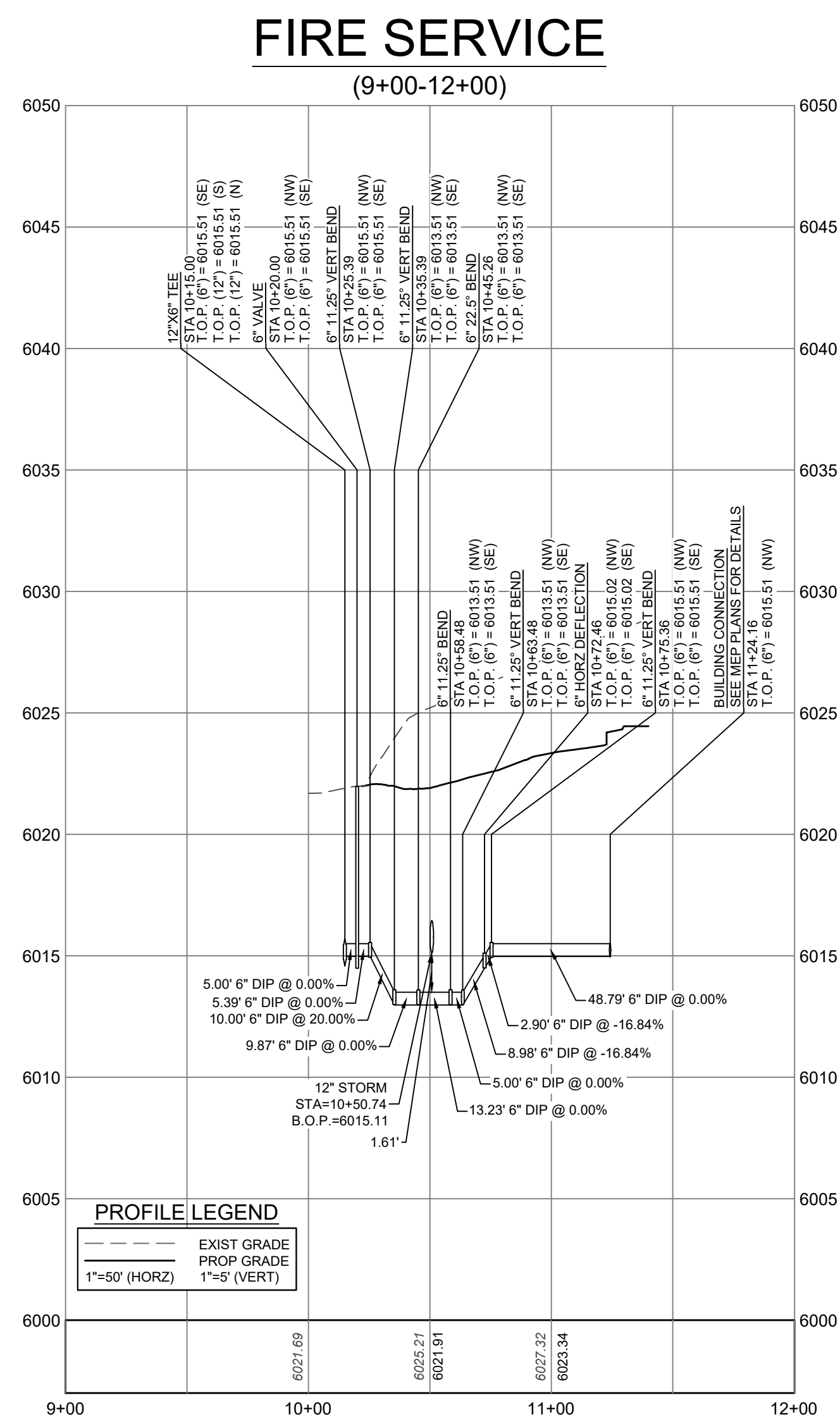
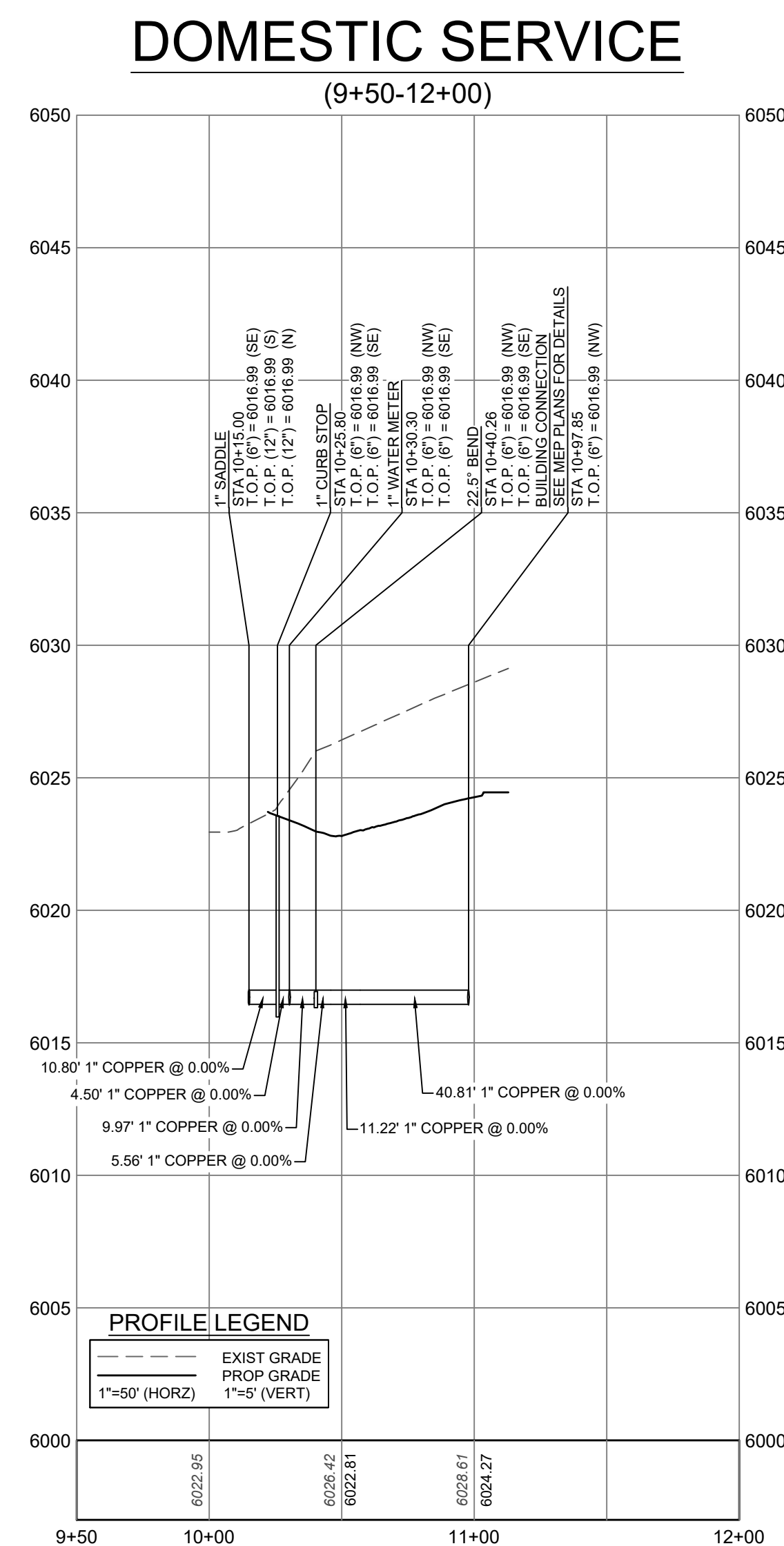
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2	2ND SUBMITTAL
3	3RD SUBMITTAL

DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
RETAINING WALL PLAN





- ## UTILITY NOTES
1. CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, SIZE AND INVERT OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL HYDRANT LATERALS SHALL BE FULLY RESTRAINED USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
 3. ALL FIRE PROTECTION SERVICE LINES SHALL BE FULLY RESTRAINED IN THEIR ENTIRETY.



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



DEVELOPMENT SERVICES DATE

td
terraccina
design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

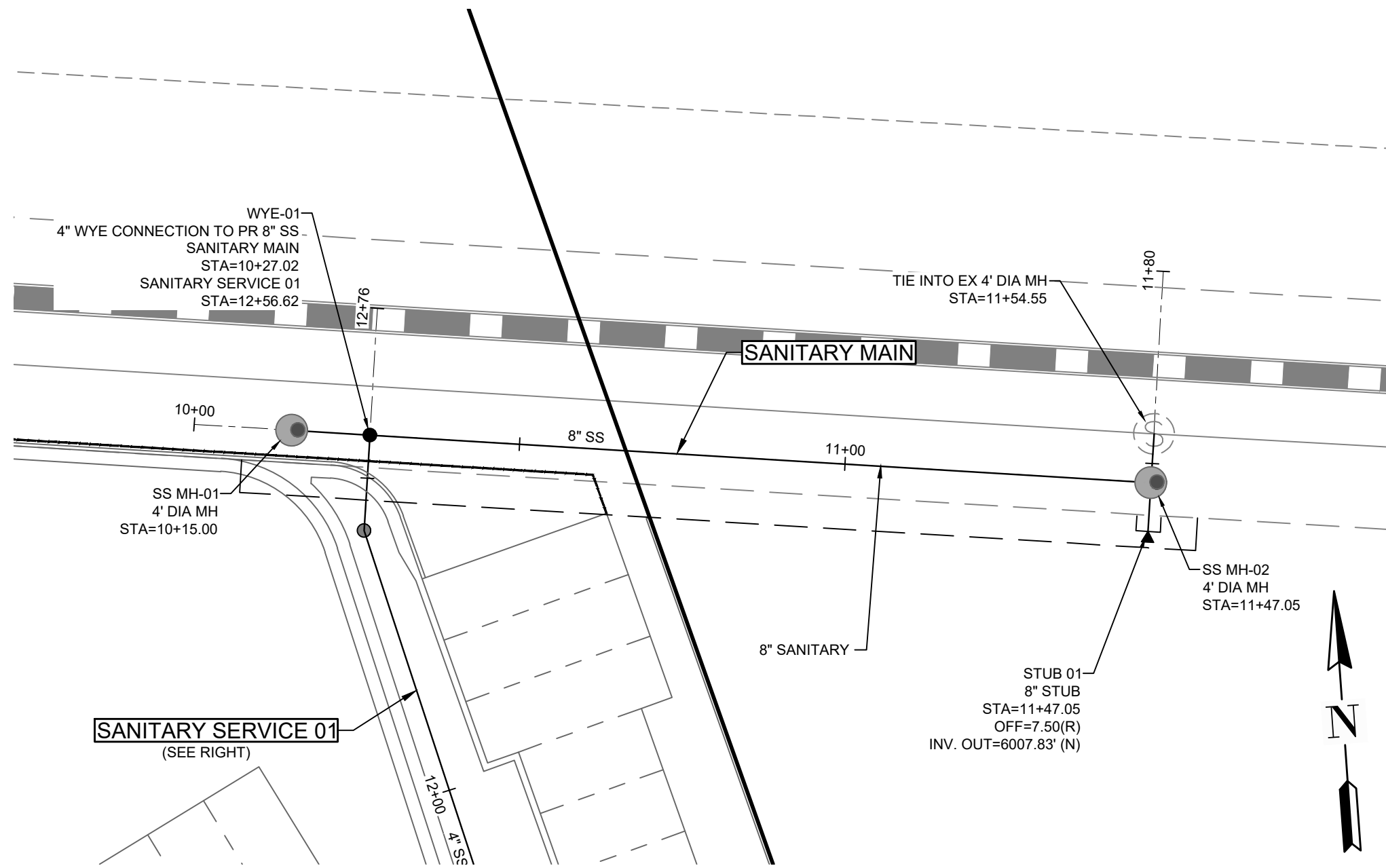
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3	3RD SUBMITTAL	07/10/2026	MM

D CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
WATER P&P

Know what's below.
Call before you dig.

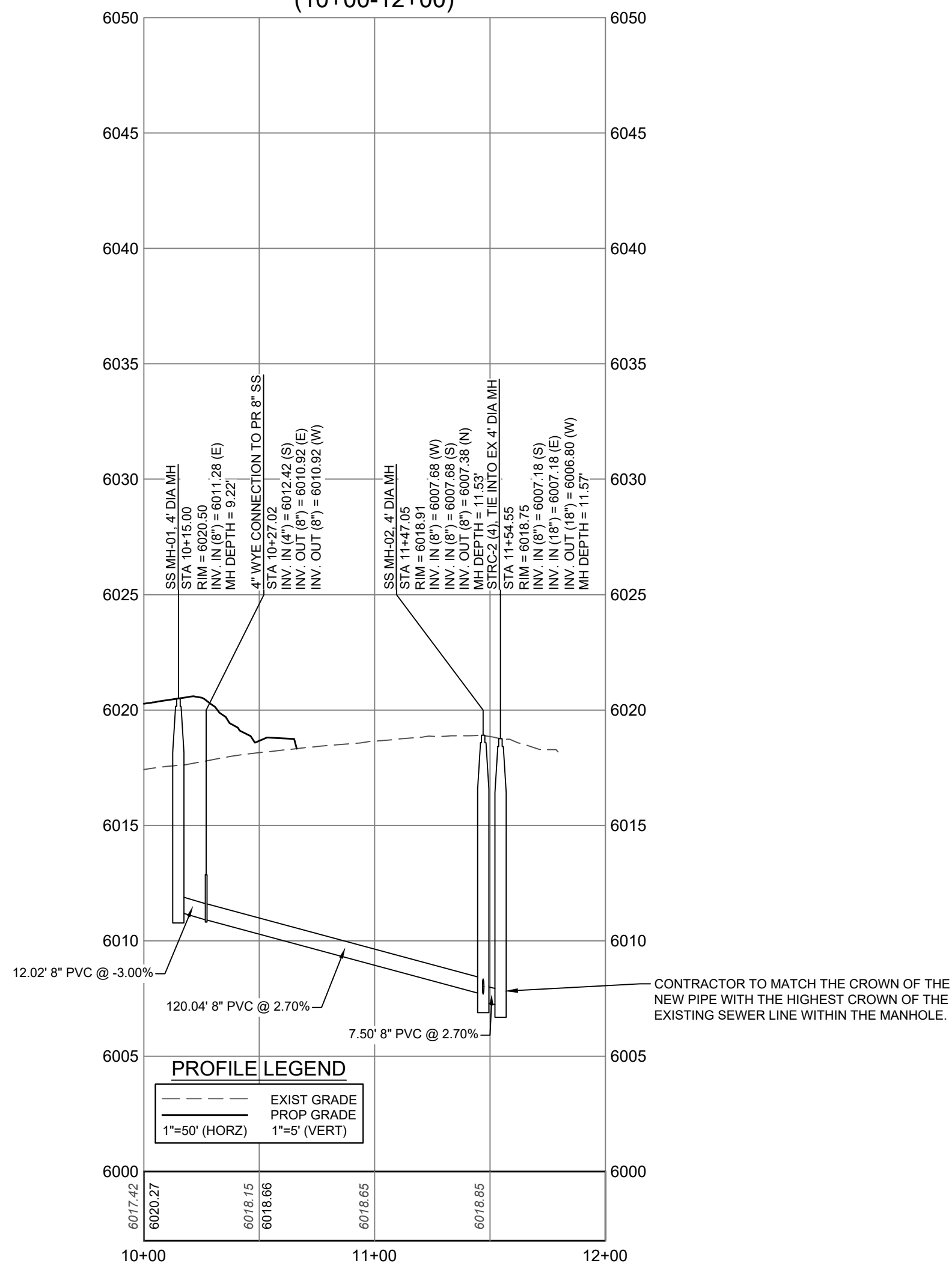


SHEET
11 OF 30

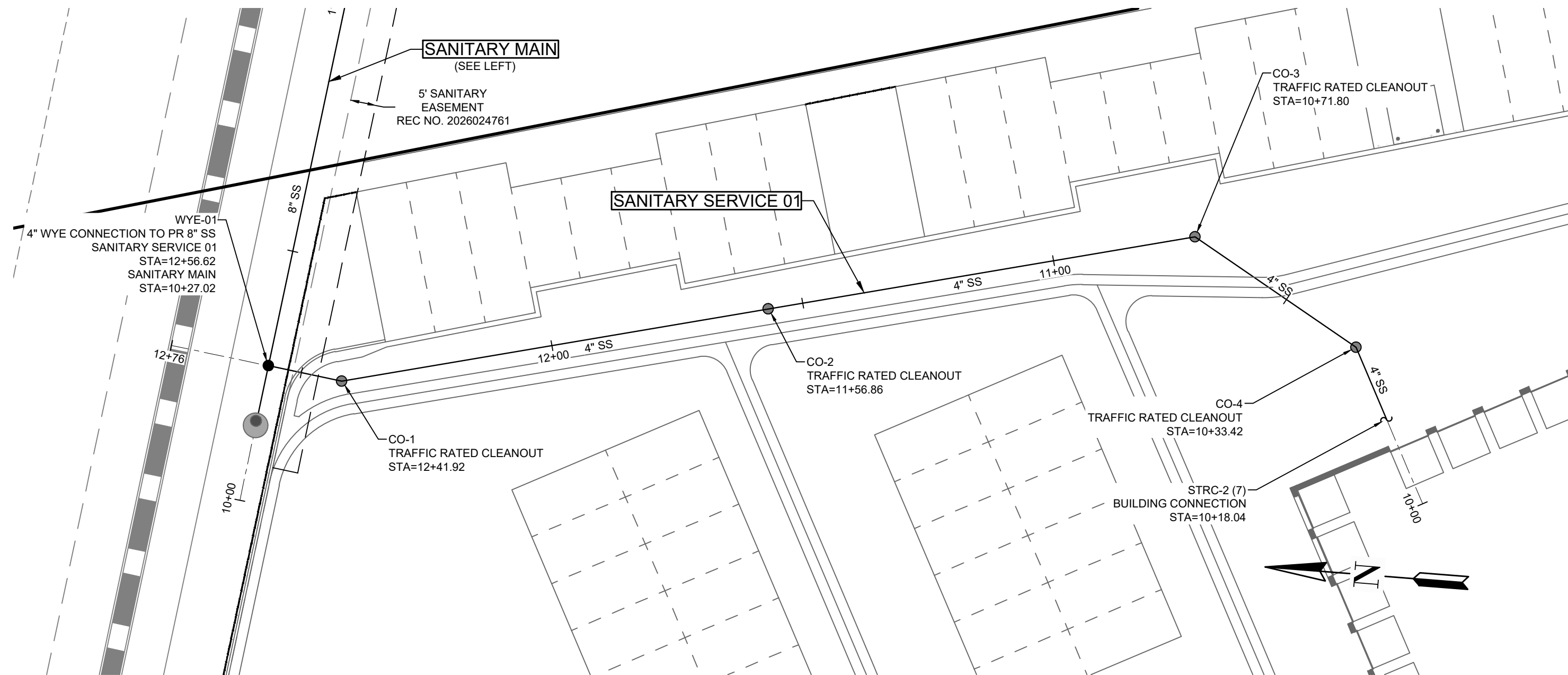


SANITARY MAIN

(10+00-12+00)

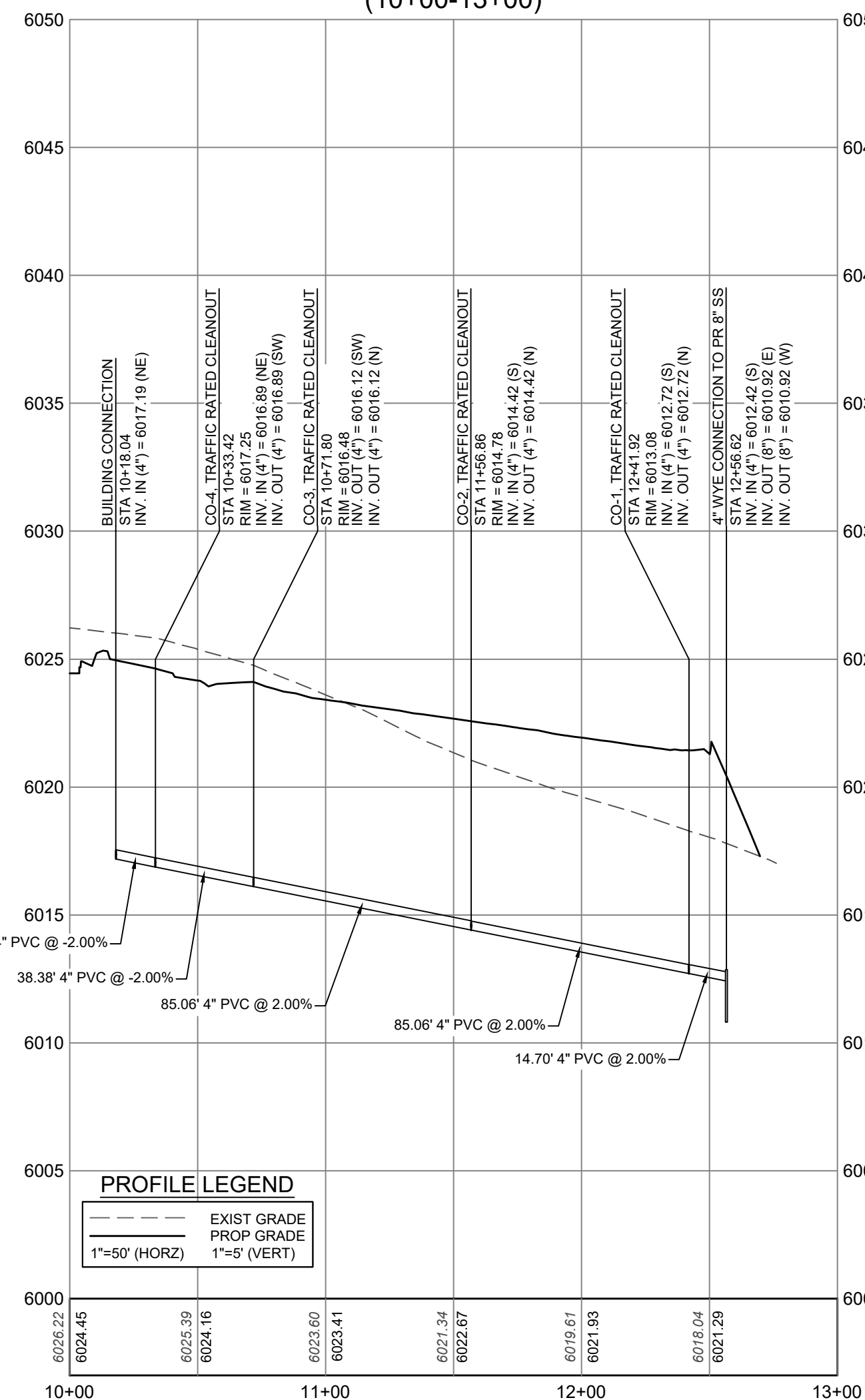


PROFILE LEGEND
--- EXIST GRADE
--- PROP GRADE
1"=50' (HORZ)
1"=5' (VERT)

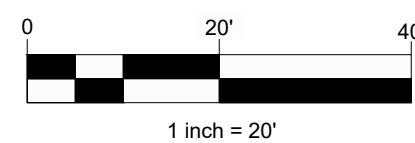
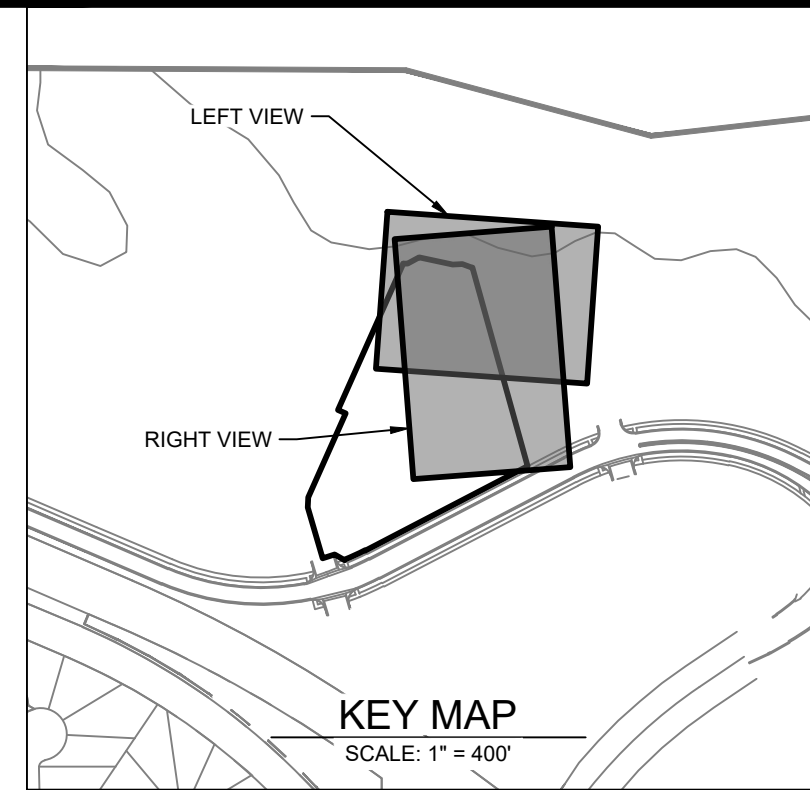


SANITARY SERVICE 01

(10+00-13+00)



PROFILE LEGEND
--- EXIST GRADE
--- PROP GRADE
1"=50' (HORZ)
1"=5' (VERT)



LEGEND	
	STORM (FES, MH, & INLET)
	SANITARY
	WATER (HYDRANT, VALVE, BEND, ARV)
	FOUNDATION DRAIN
	EXISTING ELECTRIC
	EXISTING FENCE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING WATER
	EXISTING SWALE
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY CLEAN OUT
	EX WATER VALVE & HYDRANT
	EXISTING STREET LIGHT
	EXISTING STREET SIGNS
	MODULAR STORAGE UNITS
	LIMITS OF CONSTRUCTION

UTILITY NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, SIZE AND INVERT OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL MANHOLES LOCATED OUTSIDE DEDICATED PAVED EASEMENTS OR RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED WITH A LOCKING-TYPE COVER, THE MANHOLE RING SHALL BE BOLTED TO THE MANHOLE CONE AND THE MANHOLE LID SHALL BE RAISED IN ACCORDANCE WITH THE TOWN'S STANDARD DETAIL. MARKER POSTS IN ACCORDANCE WITH THE TOWN'S STANDARD DETAILS SHALL BE INSTALLED TO MARK THE LOCATION OF MANHOLES OUTSIDE OF PAVEMENT.

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.



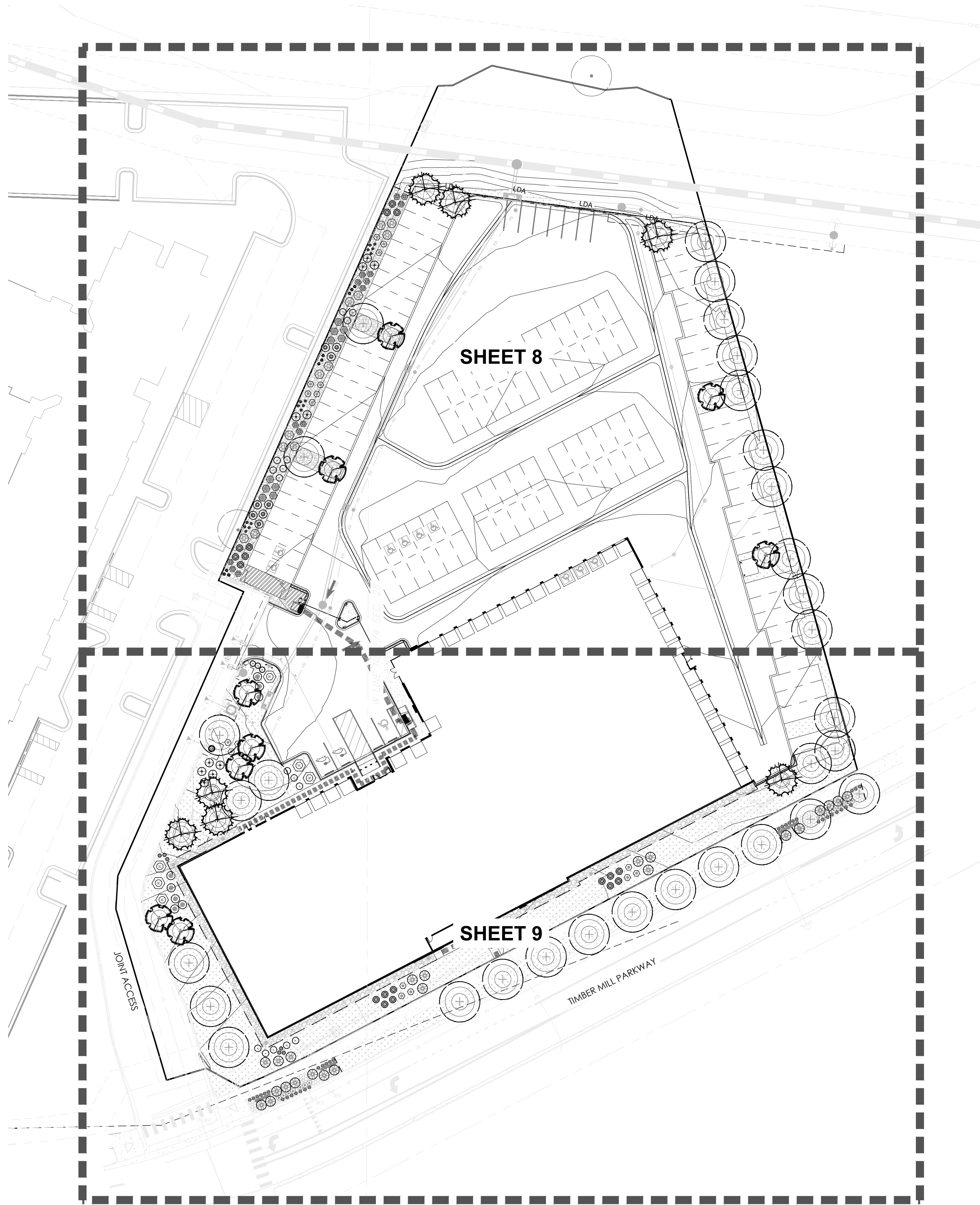
MARTIN METSKER
STATE OF COLORADO
DATE

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

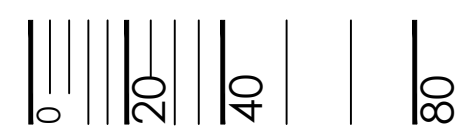
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By Kirkpatrick on 08/17/2026
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DEVELOPMENT SERVICES DATE

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/17/2026	MM
2	2ND SUBMITTAL	06/10/2026	MM
3	3RD SUBMITTAL	07/10/2026	MM



Scale: 1"= 40'-0"



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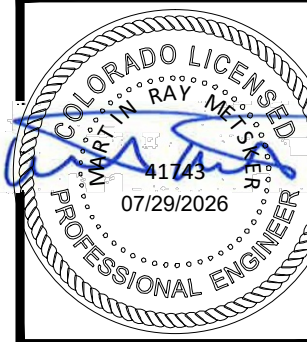
DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL LANDSCAPE PLAN

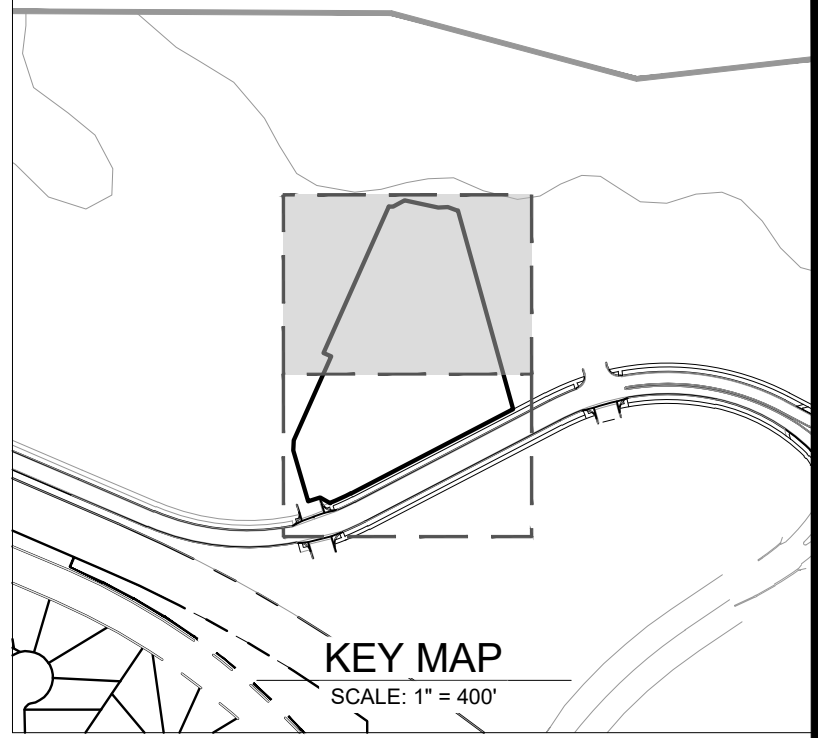
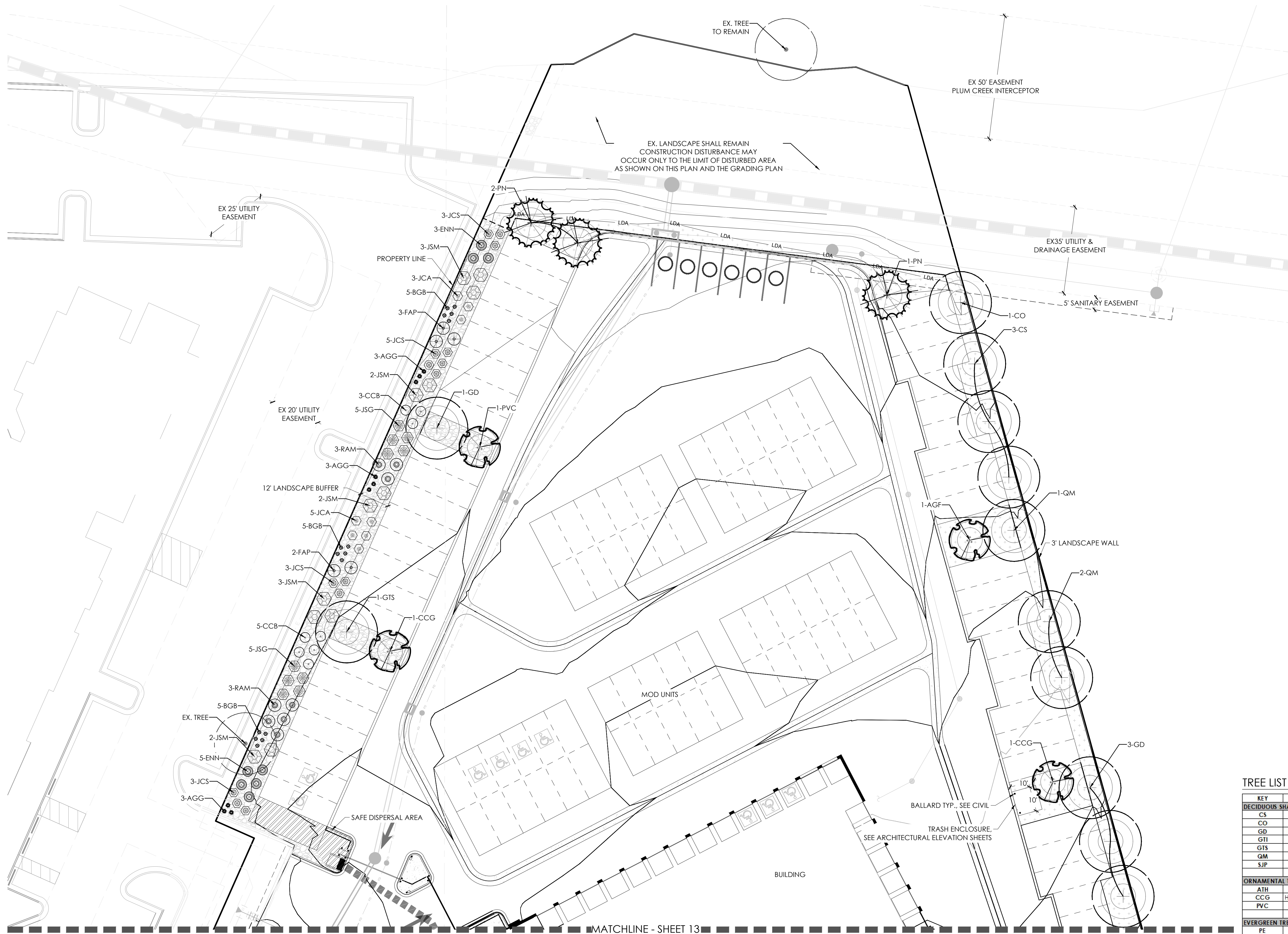


SHEET
14 OF 30

REVISION DESCRIPTION

DATE	BY
04/17/2026	MM
06/10/2026	MM
07/10/2026	MM





- LEGEND**
- DECIDUOUS TREE
 - EXISTING TREE TO REMAIN
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - CANOPY DIAMETER (5 YR / 7 YR)
 - STEEL EDGER
 - LOW GROW NATIVE SEED
 - ROCK MULCH
 - SHREDDED CEDAR MULCH
 - PARKING SPACES
 - CROSS SECTIONS
 - LINE OF DISTURBANCE
- EVERGREEN SHRUBS**
- JCA JUNIPER, ARMSTONG
 - JCS JUNIPER, SPARTAN
 - JHB JUNIPER, BAR HARBOR
 - JSG JUNIPER, GRAY GLEAM
 - JSM JUNIPER, MOONGLOW
- DECIDUOUS SHRUBS**
- ACL LEADPLANT
 - CCB SPIREA, BLUE MIST
 - ENN RABBITBRUSH, DWARF BLUE
 - FAP APACHE PLUME
 - KLW WINTERFAT
 - PBP CHERRY, CREEPING WESTERN SAND
 - RAM CURRANT, YELLOW CURRANT
 - RTT THREE LEAF SUMAC
- PERNNIALS**
- AMY YARROW, MOONSHINE
 - PMP PIKES PEAK PENSTEMON
- ORNAMENTAL GRASSES**
- AGG BIG BLUESTEM GRASS
 - BGB BLUE GRAMA GRASS
 - SHP PRAIRIE DROPSEED

TREE LIST

KEY	COMMON NAME
DECIDUOUS SHADE TREES	
CS	CATALPA, WESTERN
CO	HAC KBERRY, WESTERN
GD	KENTUCKY COFFEETREE, SEEDLESS
G1I	HONEYLOCUST, IMPERIAL
G1S	HONEYLOCUST, SKYLINE
QM	OAK, BUR
SJP	JAPANESE PAGODA TREE
ORNAMENTAL TREES	
ATH	MAPLE, TATARIAN, HOT WINGS
CCG	HAWTHORN, THORNLASS COCKSPUR
PVC	CHOKECHERRY, SUCKER PUNCH
EVERGREEN TREES	
PE	PINE, PINON
PN	PINE, ALSTRIAN
PP	PINE, PONDEROSA

Scale: 1"= 20'-0"

TOWN OF CASTLE ROCK APPROVAL

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APPROVED BY: DEVELOPMENT SERVICES APPROVED

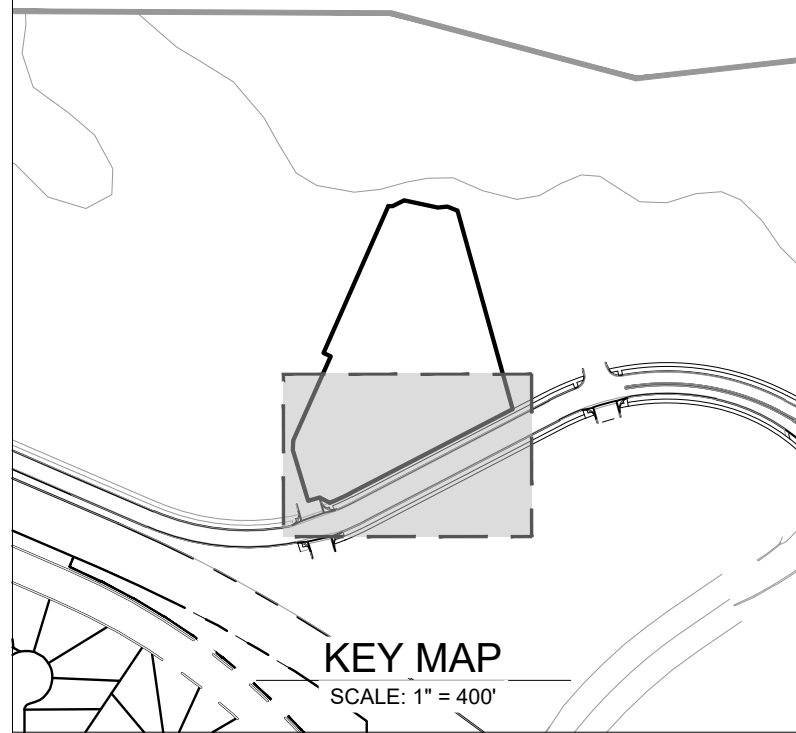
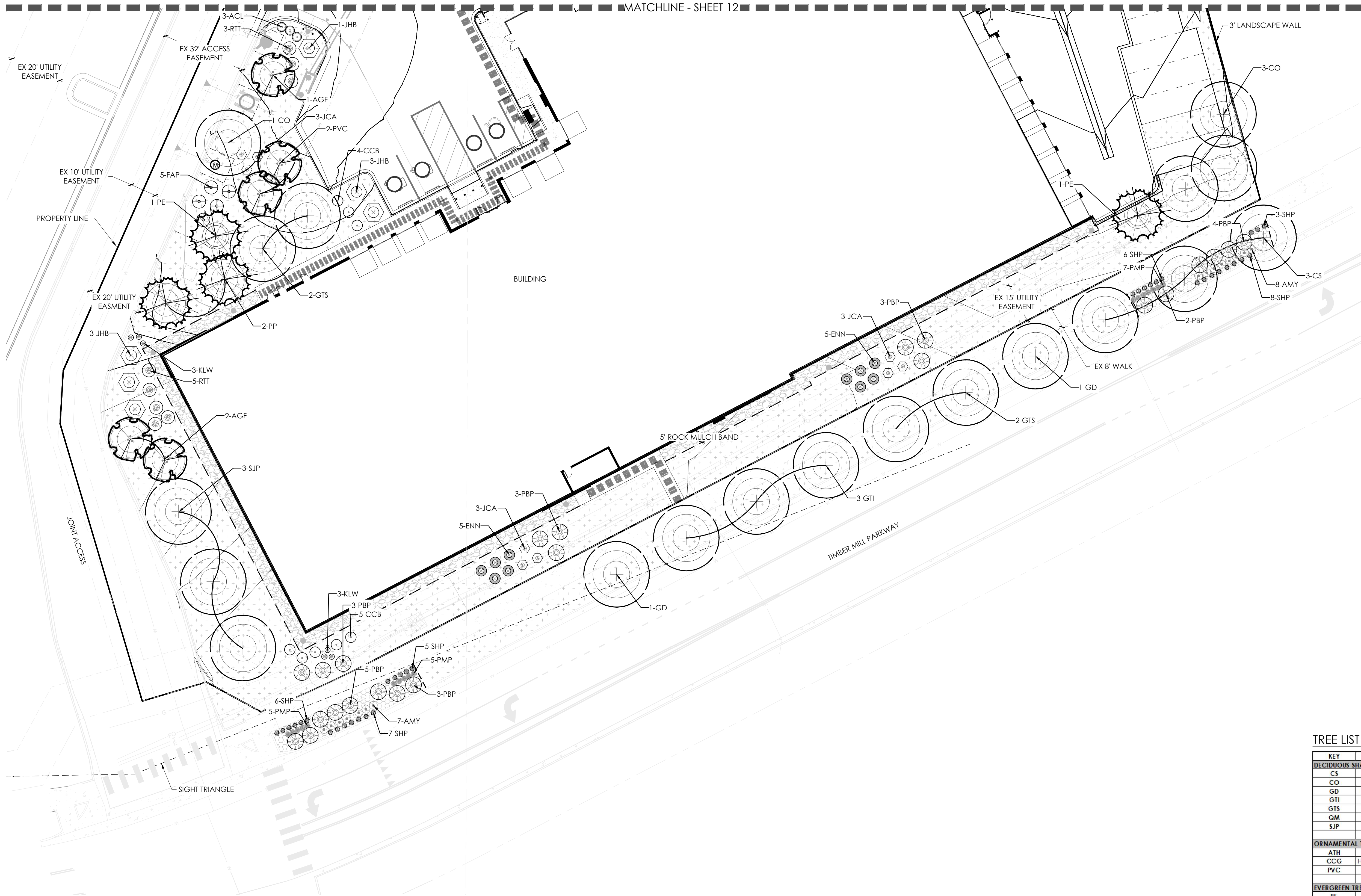
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DEVELOPMENT SERVICES DATE

DATE	BY	REVISION DESCRIPTION
04/17/2026	MM	1 1ST SUBMITTAL
06/10/2026	MM	2 2ND SUBMITTAL
07/10/2026	MM	3 3RD SUBMITTAL



DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN (1 OF 2)



LEGEND

- DECIDUOUS TREE
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- CROSS SECTIONS
- LINE OF DISTURBANCE

PLANT LEGEND

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- JCS JUNIPER, SPARTAN
- JHB JUNIPER, BAR HARBOR
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CCG	HAWTHORN, THORNLESS COCKSPUR
PVC	CHOKECHERRY, SUCKER PUNCH
EVERGREEN TREES	
PE	PINE, PINON
PN	PINE, ALUSTRIAN
PP	PINE, PONDEROSA

Scale: 1"= 20'-0"



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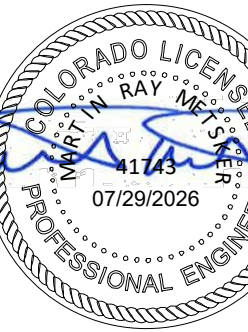


DEVELOPMENT SERVICES

DATE

SARAH NATALE, PLA CO#843 CD26-0014

DATE	BY
04/17/2026	MM
06/10/2026	MM
07/10/2026	MM



DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN (2 OF 2)

Know what's below.
Call before you dig.

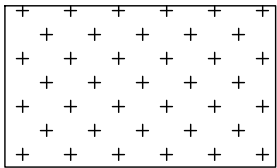


PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	IRRIGATION ZONE
DECIDUOUS SHADE TREES						
6	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B	VL - H
5	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L - M
6	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L - M
3	GTI	GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L - M
5	GTS	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L - M
3	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L - M
3	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B	L - M
31	TOTAL					
ORNAMENTAL TREES						
4	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	6-8' MULTI	B&B	L - M
2	CCG	CRATAEGUS CRUS-GALLI 'INERMIS	HAWTHORN, COCKSPUR THORNLESS	6-8' MULTI	B&B	VL - L
3	PVC	PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B	VL - L
9	TOTAL					
EVERGREEN TREES						
2	PE	PINUS EDULIS	PINE, PINON	6' HT.	B&B	VL
3	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT.	B&B	L
2	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT.	B&B	VL-M
7	TOTAL					
EVERGREEN SHRUBS						
17	JCA	JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTONG	#5	CONT.	L
14	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.	VL - L
6	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	VL - L
10	JSG	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.	L
12	JSM	JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.	VL - L
59	TOTAL					
DECIDUOUS SHRUBS						
3	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	VL - L
16	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L - M
18	ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.	VL
10	FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	VL
6	KLW	KRASCHENINNIKOVIA LANATA	WINTERFAT	#5	CONT.	VL
23	PBP	PRUNUS BESSEYI 'PAWNEE BUTIES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.	L - M
8	RAM	RIBES AUREUM	CURRENT, YELLOW CURRANT	#5	CONT.	VL - M
8	RTT	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.	VL - L
92	TOTAL					
PERNNIALS						
15	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	VL - L
17	PMP	PENSTEMON MEXICALI	PIKES PEAK PENSTEMON	#1	CONT.	L
32	TOTAL					
ORNAMENTAL GRASSES						
9	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.	VL - L
15	BGB	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	VL - L
35	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#5	CONT.	L
59	TOTAL					

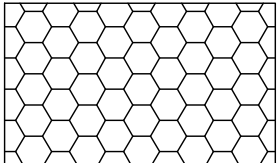
PBSI LOW GROW SEED MIX (TEMPORARY IRRIGATION)

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
7.5	AGROPYRON CRISTATUM	EPHRAIM CRESTED WHEATGRASS
6.25	FESTUCA OVINA	SHEEP FESCUE
5	LOLIUM PERENINE	PERENNIAL RYE
3.75	FESTUCA RUBRA	CHEWINGS FESCUE
2.5	POA COMPRESSA	CANADA BLUEGRASS
TOTAL:25		
*ALWAYS INCLUDE THESE KEY SPECIES. MAINTAIN AT LEAST 25 LBS/ACRE RATE FOR MIX. **1/4 LBS MIN. PER SPECIES ORDER		



SHREDDED CEDAR MULCH

GORILLA HAIR
COLOR: NATURAL



NON-RESIDENTIAL SITE INVENTORY TABLE

GROSS SITE AREA	REQUIRED LANDSCAPE (10% OF THE GROSS SIT AREA)	EXISTING LANDSCAPE (IF APPLICABLE)	PROVIDED LANDSCAPE AREA	REQUIRED TREES (2 trees / 1,000sqft)	PROVIDED TREES	REQUIRED SHRUBS (4 shrubs / 1,000sqft)	PROVIDED SHRUBS	SOIL PREP AMOUNTS (4 cu yds. per 1000sqft)
171,974 SF	17,197 SF	0	27,759 SF	34	35	69	137	94
TURF GRASS AREA	REQUIRED LANDSCAPE COVERAGE PERCENTAGE (75% MINIMUM)	EXISTING LANDSCAPE (IF APPLICABLE)	PROVIDED LANDSCAPE COVERAGE AT MATURITY	REQUIRED NONLIVING ORNAMENTAL PERCENTAGE (25% MAXIMUM)	PROVIDED NONLIVING ORNAMENMTAL AREA IN LANDSCAPE	REQUIRED LARGE CANOPYDECIDUOUS TREE (50% MINIMUM)	PROVIDED LARGE CANOPYDECIDUOUS SHADE TREE	SEPARATE IRRIGATION SERVICE CONNECTIONS
0	12,898 SF	0	20,826 SF	4,299 SF	13 SF	17	19	YES

STREETSCAPE TABLE*

STREET NAME	LINEAR FEET (LF)	REQUIRED STREET TREES (1 TREE PER 40 LF)	PROVIDED STREET TREES	REQUIRED STREET SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED STREET SHURBS	PROVIDED STREET ORNAMENTAL (SIZE EQUIVALENT)**
TIMBER MILL PARKWAY	467 LF	12	12	48	14	35

*STREETSCAPE DOES NOT COUNT TOWARDS OVERALL SITE LANDSCAPE REQUIREMENTS

**SECTION 9.2.1 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAl STATES THAT ONE (1) ORNMENTAL GRASS OF EQUAL SIZE AT PLANTING MAY BE SUBSTITUED FOR ONE (1) SHRUB)

LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT crgov.com/tlresources.com TO SCHEDULE A PRE-CONSTRUCTION MEETING AND ALL SUBSEQUENT INSPECTIONS. THE PRE-CONSTRUCTION MEETING MUST OCCUR PRIOR TO THE COMMENCEMENT OF ANT LANDSCAPE AN IRRIGATION WORK.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXIST ON SITE, BUT ARE NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED SHALL BE REGULARLY REPLENISHED TO MAINTAIN FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

CLWUR (COMPOSITE LANDSCAPE WATER USE RATING) CHART

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x 1A) /TA
DRIP	SHURB BEDS	2	VL TO LOW	24%	7,659	2.5	32,223	0.594197998
SPRAY	NATIVE SEED	2	LOW	76%	24,564	2.5	32,223	1.905802002
						Total of the CLWUR		2.5

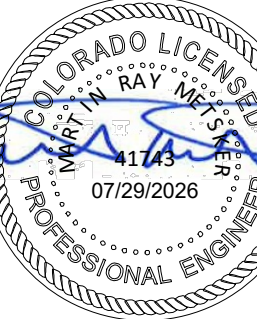
TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY:

By [jkrpatrick](#)
on 08/17/2026
APPROVED-CD26-0014 Plans.pdf
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1 TREE PLANTING

EVERGREEN DECIDUOUS

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER

TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE

4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND 6" AWAY FROM TRUNK. MULCH TO BE EXTENDED TO THE DRIPLINE OF THE TREE.

EXISTING GRADE

BACKFILL WITH AMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE MUST BE COMPLETELY REMOVED FROM ROOTBALL

PLANTING HOLE SHALL BE SAUCER-SHAPED AND 3 TIMES THE SIZE OF THE ROOTBALL. ADDITIONAL 3'-FT AREA SURROUNDING THE PLANTING HOLE MUST BE AMENDED WITH 4 CY OF COMPOST PER 1,000 SQ FT AND ROTOTILLED TO A MINIMUM DEPTH OF 6".

INTACT ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

16 GAUGE GALVANIZED WIRE

USE TWO LOOSELY FITTING STRAPS FOR ANCHOR STAKING AND PLACE 4" FROM BOTTOM LIMB BUT NO LOWER THAN 18" FROM FINISHED GRADE.

TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE 2 GUY WIRES.

IF T-POSTS WILL BE USED, PLASTIC CAPS MUST BE INSTALLED TO TOP OF POSTS.

INSTALLATION CONTRACTOR SHALL REMOVE ALL TREE STAKES, STRAPS AND WIRES AT THE CONCLUSION OF THE WARRANTY PERIOD.

NOTES:

1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
9/23	REVIEWED BY STAFF
1/24	REVIEWED BY STAFF

 Town of Castle Rock
100 N. Wilson St.
Castle Rock, CO 80104
Phone: (720) 743-2200
Fax: (720) 743-2017
Development Services

TREE PLANTING

DETAIL PLAN NO.
LS-1

Sheet 1 of 2

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

2 TREE PLANTING SLOPES

EVERGREEN DECIDUOUS

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER

TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE

4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND 6" AWAY FROM TRUNK. MULCH TO BE EXTENDED TO THE DRIPLINE OF THE TREE.

EXISTING GRADE

BACKFILL WITH AMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE MUST BE COMPLETELY REMOVED FROM ROOT BALL

PLANTING HOLE SHALL BE SAUCER-SHAPED AND 3 TIMES THE SIZE OF THE ROOTBALL. ADDITIONAL 3'-FT AREA SURROUNDING THE PLANTING HOLE MUST BE AMENDED WITH 4 CY OF COMPOST PER 1,000 SQ FT AND ROTOTILLED TO A MINIMUM DEPTH OF 6".

INTACT ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

16 GAUGE GALVANIZED WIRE

USE TWO LOOSELY FITTING STRAPS FOR ANCHOR STAKING AND PLACE 4" FROM BOTTOM LIMB BUT NO LOWER THAN 18" FROM FINISHED GRADE.

TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE 2 GUY WIRES.

IF T-POSTS WILL BE USED, PLASTIC CAPS MUST BE INSTALLED TO TOP OF POSTS.

INSTALLATION CONTRACTOR SHALL REMOVE ALL TREE STAKES, STRAPS AND WIRES AT THE CONCLUSION OF THE WARRANTY PERIOD.

AMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWNHILL SIDE.

NOTES:

1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
9/23	REVIEWED BY STAFF
1/24	REVIEWED BY STAFF

 Town of Castle Rock
100 N. Wilson St.
Castle Rock, CO 80104
Phone: (720) 743-2200
Fax: (720) 743-2017
Development Services

TREE PLANTING SLOPES

DETAIL PLAN NO.
LS-2

Sheet 2 of 2

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

3 SHURB PLANTING

NOTES:

• REMOVE DEAD OR BROKEN BRANCHES.

• KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

• DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. FINISHED GRADE OF SHRUB BED TO BE 3"-4" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT ROOTBALL 1"-2" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH 6" AWAY FROM WOODY BASE OF SHRUB.

CULTIVATE SOIL TO DEPTH OF ROOTBALL. THOROUGHLY BACKFILL HOLE WITH AMENDED SOIL. SCARIFY SIDES OF PLANTING HOLE. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

CUT AND REMOVE ALL BURLAP ON ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL HALF THE THICKNESS OF THE ROOTBALL AND PLANT IMMEDIATELY.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
9/23	REVIEWED BY STAFF
1/24	REVIEWED BY STAFF

 Town of Castle Rock
100 N. Wilson St.
Castle Rock, CO 80104
Phone: (720) 743-2200
Fax: (720) 743-2017
Development Services

SHRUB PLANTING

DETAIL PLAN NO.
LS-3

Sheet 1 of 1

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

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

 **DEVELOPMENT SERVICES**
APPROVED

By jkirpatrick
on 08/17/2026
APPROVED-CD26-0014 Plans.pdf
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DEVELOPMENT SERVICES

DATE

DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE DETAILS

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2	2ND SUBMITTAL	06/10/2026	MM
3	3RD SUBMITTAL	07/10/2026	MM

Irrigation Construction Notes

- | TAP LOCATION/NUMBER | | REQUIRED PRESSURE | |
|--|--|-------------------------|--|
| 1 | | 69 PSI | |
| 4. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLOOR/SLAB AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW: | | | |
| <u>PIPE SIZE OR WIRE QUANTITY</u> | | <u>REQUIRED SLEEVES</u> | |
| 3/4" - 1" PIPING | | 1-2" PVC SLEEVE | |
| 1-1/2" - 2" PIPING | | 1-4" PVC SLEEVE | |
| 1-25 CONDUIT WIRES | | 1-2" PVC SLEEVE | |
| NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING | | | |
| 5. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE. | | | |
| 6. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT. | | | |
| 7. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS. | | | |
| 8. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES. | | | |
| 9. LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE. | | | |
| 10. EXTEND TWO 14 GA. WIRES (ONE BLUE/ONE RED) FROM CONTROLLER TO ALL VALVE DECODERS LOCATED IN VALVE BOXES | | | |

Avocet
IRRIGATION DESIGN
 1727 N. NEW CASTLE AVE., SUITE F-508
 LITTLETON, COLORADO 80127
 303-562-5698
 avocet@ispertel.net

APPROVED BY:  DEVELOPMENT SERVICES
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 By jkirpatrick
 on 08/17/2026
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DEVELOPMENT SERVICES DATE

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POINT OF CONNECTION - 3/4"

TIE ONTO 3/4" IRRIGATION WATER METER AT INDICATED LOCATION. EXTEND 3/4" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP & WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" ISOLATION VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

CONTROLLER LOCATION 'A'

WALL MOUNT ONE HUNTER I2C (ICC2) WITH WIFI KIT & EZ-DM MODULE 54 STATION TWO-WIRE CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 20 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

RAIN/FREEZE SENSOR - POLE-MOUNT (SEE DTL.)

MATCHLINE - SEE

EX. 2" MAINLINE STUB-OUT W/ GATE VALVE & TWO-WIRE CABLE. TIE ONTO STUB-OUT AND TWO-WIRE CABLE AND EXTEND AS SHOWN.

Town Irrigation Notes

1. THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
2. IRRIGATION AMOUNTS ARE TO BE ADJUSTED SEASONALLY.
3. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
4. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPT. WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
5. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-8017 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE IRRIGATION SYSTEM INSTALLATION.
6. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
7. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNED/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
8. OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FT. WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
9. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION MUST FOLLOW THREE DAY FIXED SCHEDULE FROM 12 A.M. TO 8 A.M.
10. IRRIGATION EXEMPTION MUST BE OBTAINED FROM CASTLE ROCK WATER DEPT. IF IRRIGATING NATIVE SEED OR SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED FOR THE MONTH OF JULY.
11. IRRIGATION SYSTEM SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
12. A COPY OF THE STAMPED AND TOWN-APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.
13. IRRIGATION SYSTEM HAS BEEN DESIGNED TO BE WINTERIZED USING COMPRESSED AIR ON AN ANNUAL BASIS.

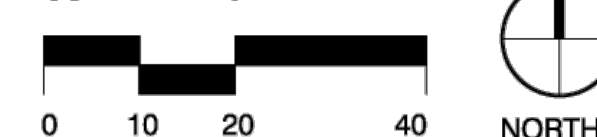
Avocet
IRRIGATION DESIGN
11757 W. KEN CARL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-562-5688
avocet@wispertel.net

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SCALE 1" = 20'



DESIGN PREPARED BY: DAVID ZICKERMAN 15-1032 CD26-0014

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1	1ST SUBMITTAL	04/17/2026	MM
2	2ND SUBMITTAL	06/10/2026	MM
3	3RD SUBMITTAL	07/10/2026	MM



DXD CASTLE ROCK STORAGE
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN (2 OF 8)

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WATER SCHEDULING

 IRRIGATION CHART										
Registered ProfessionalDavid ZickermanRegistration # 15-1032Date 6-10-26 Company NameAvocet Irrigation DesignAddress Phone 303-562-5698Email avocet@wispartel.netClock Make: Rain Bird ESP-2WIRE										
Circle Diamond Square										
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
		(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Nozzle) (Emitter size)	(inches/hour) (Per Zone)		(Peak not to exceed 5"/month or 1.5"/week)	(Minutes/ Month)	(Minutes Every Third Day)	(Gallons per month)
Ex. 1	High	Blue Grass	RB 1806 SAM PRS	15'	1.83	15	6	197	20	2951
Ex. 2	Low	Buffalo Grass	Hunter I-20	3	1.83	15	1	33	3	492
A1	Low	Native Seed	Hunter I-20 Rotor	MPR 25 square	0.61	6	2	197	20	1180
A2	Low	Native Seed	Hunter I-20 Rotor	MPR 25 triangle	0.7	9	2	171	17	1543
A3	Low	Native Seed	Hunter I-20 Rotor	MPR 25 triangle	0.7	8	2	171	17	1371
A4	Low	Native Seed	Hunter I-20 Rotor	MPR 25 triangle	0.7	8	2	171	17	1371
A5	Low	Native Seed	Hunter I-20 Rotor	MPR 25 square	0.7	9	2	171	17	1543
A6	Low	Native Seed	MP Rotators	MP-2000 Triangle	0.47	4	2	255	26	1021
A7	Low	Trees/Shrubs	Drip	0.5 gph	1	4	2	120	12	480
A8	Low	Native Seed	Hunter I-20 Rotor	MPR 30 square	0.63	9	2	190	19	1714
A9	Low	Native Seed	Hunter I-20 Rotor	MPR 30 square	0.63	9	2	190	19	1714
A10	Low	Native Seed	Hunter I-20 Rotor	MPR 35 square	0.69	6	2	174	17	1043
A11	Low	Native Seed	Hunter I-20 Rotor	MPR 35 square	0.69	6	2	174	17	1043
A12	Low	Native Seed	MP Rotators	MP-2000 square	0.41	9	2	293	29	2634
A13	Low	Native Seed	MP Rotators	MP-2000 square	0.41	9	2	293	29	2634
A14	Low	Trees/Shrubs	Drip	0.5 gph	1	3	2	120	12	360
A15	Low	Native Seed	MP Rotators	MP2000 square	0.41	5	2	293	29	1463
A16	Low	Native Seed	MP Rotators	MP-2000 square	0.41	5	2	293	29	1463
A17	Low	Native Seed	MP Rotators	MP-2000 square	0.41	5	2	293	29	1463
A18	Low	Native Seed	MP Rotators	MP-2000 square	0.41	5	2	293	29	1463
A19	Low	Native Seed	MP Rotators	MP-1000 Triangle	0.48	7	2	250	25	1750
A20	Low	Native Seed	MP Rotators	MP-800SR square	0.81	2	2	148	15	296
A21	Low	Native Seed	MP Rotators	MP-2000 square	0.41	5	2	293	29	1463
A22	Low	Trees/Shrubs	Drip	1.0 gph	1	4	2	120	12	480
A23	Low	Trees/Shrubs	Drip	1.0 gph	1	4	2	120	12	480
							Totals	4793	479	29977
Total							Min/Month	Min/cycle	Gallons/Month	

WATER BUDGET

TIMBERMILL PARKWAY "TREE LAWN" AREA NOT INCLUDED IN CALCULATIONS BELOW

Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)
=====				
Irrigated Turf Grass	0.000	April	0.00	0
		May	2.07	0
		June	3.11	0
		July	4.00	0
		August	3.40	0
		Sept.	2.22	0
		Octobe	0.00	0
=====				
annual sub-total		14.80 /yr	0 /yr	0.00 acrefeet
=====				
Irrigated Shrub Beds	0.175	April	0.00	0
		May	1.36	6,462
		June	2.13	10,121
		July	2.72	12,925
		August	2.37	11,261
		Sept.	1.42	6,747
		Octobe	0.00	0
=====				
annual sub-total		10.00 /yr	47,517 /yr	0.15 acrefeet
=====				
Irrigated Native Grass	0.563	April	0.00	0
		May	1.36	20,790
		June	2.13	32,561
		July	2.72	41,580
		August	2.37	36,230
		Sept.	1.42	21,707
		Octobe	0.00	0
=====				
annual sub-total		10.00 /yr	152,868 /yr	0.47 acrefeet
=====				
Totals	0.74 irrigated acres		200,385 gals/yr	0.15 acrefeet/yr

TOWN OF CASTLE ROCK APPROVAL

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



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By jkirkpatrick on 08/17/2026

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DXD CASTLE ROCK STORAGE

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

IRRIGATION PLAN (3 OF 8)

REVISION DESCRIPTION

1 1ST SUBMITTAL

2 2ND SUBMITTAL

3 3RD SUBMITTAL



10200 E. Grand Ave, A-314
Denver, CO 80231
ph. 303.632.8667

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PRESSURE CALCULATIONS
FURTHEST ZONE



Irrigation System Hydraulic Worksheet

Project Name:
Project Location:

DXD Storage
Date: June 10, 2026

Prepared by:

David Zickerman
Controller "A" - zone A23
Current TOCR Registration # 15-1032

Tap Size
Static Water Pressure:

0.75 "
90 psi

Source of Pressure
Town of Castle Rock Utilities

Hydraulic Grade At Zone:

Company
Avocet Irrigation Design

	Ft. of Copper	Pipe Size (")	K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain
Service Line to meter):	(tap) 15	LF	0.75	3.99 /100 FT	5	0.60
Water Meter:			0.75	0.30	5	0.30
Service Line (meter to backflow):	15	LF	0.75	3.99 /100 FT	5	0.60
Backflow:		Fabco 825YA	0.75	12	5	12.00
Master Valve:		Griswold DWS	3/4	2.9	5	2.90
Pressure Required at Head:	Drip Emitters					30
Lateral Allowance:						3.00
Control Valve Allowance:						5.00
Mainline Allowances:						
Length of Mainline	Pipe Material	Size	Gals.	GPM		
	1250 LF CL200BE	1.5" @	5	0.08 /100 FT	1.00	
	LF CL200BE	"@	5	GPM-Looped /100 FT	0.00	
Elevation:	Tap elevation	6,023	High/Low:	6,020	-1.30	

Green shading indicates required information you must provide

Total System requirements (PSI)54.10

Available System Pressure (PSI)90.00

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # 1 is 32,223 sq. ft.

Revised 6/10/2026

LARGEST ZONE



Irrigation System Hydraulic Worksheet

Project Name:
Project Location:

DXD Storage
Date: June 10, 2026

Prepared by:

David Zickerman
Controller "A" - zone A9
Current TOCR Registration # 15-1032

Tap Size
Static Water Pressure:

0.75 "
90 psi

Source of Pressure
Town of Castle Rock Utilities

Hydraulic Grade At Zone:

Company
Avocet Irrigation Design

	Ft. of Copper	Pipe Size (")	K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain
Service Line to meter):	(tap) 15	LF	0.75	11.88 /100 FT	9	1.78
Water Meter:			0.75	1.30	9	1.30
Service Line (meter to backflow):	15	LF	0.75	11.88 /100 FT	9	1.78
Backflow:		Fabco 825YA	0.75	12	9	12.00
Master Valve:		Griswold DWS	3/4	2.9	9	2.90
Pressure Required at Head:	Hunter I-20 rotors					45
Lateral Allowance:						3.00
Control Valve Allowance:						1.80
Mainline Allowances:						
Length of Mainline	Pipe Material	Size	Gals.	GPM		
	130 LF CL200BE	1.5" @	9	0.18 /100 FT	0.23	
	LF CL200BE	"@	9	GPM-Looped /100 FT	0.00	
Elevation:	Tap elevation	6,023	High/Low:	6,020	-1.30	

Green shading indicates required information you must provide

Total System requirements (PSI)68.49

Available System Pressure (PSI)90.00

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # 1 is 32,223 sq. ft.

Revised 6/10/2026

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DESIGN PREPARED BY: DAVID ZICKERMAN 15-1032

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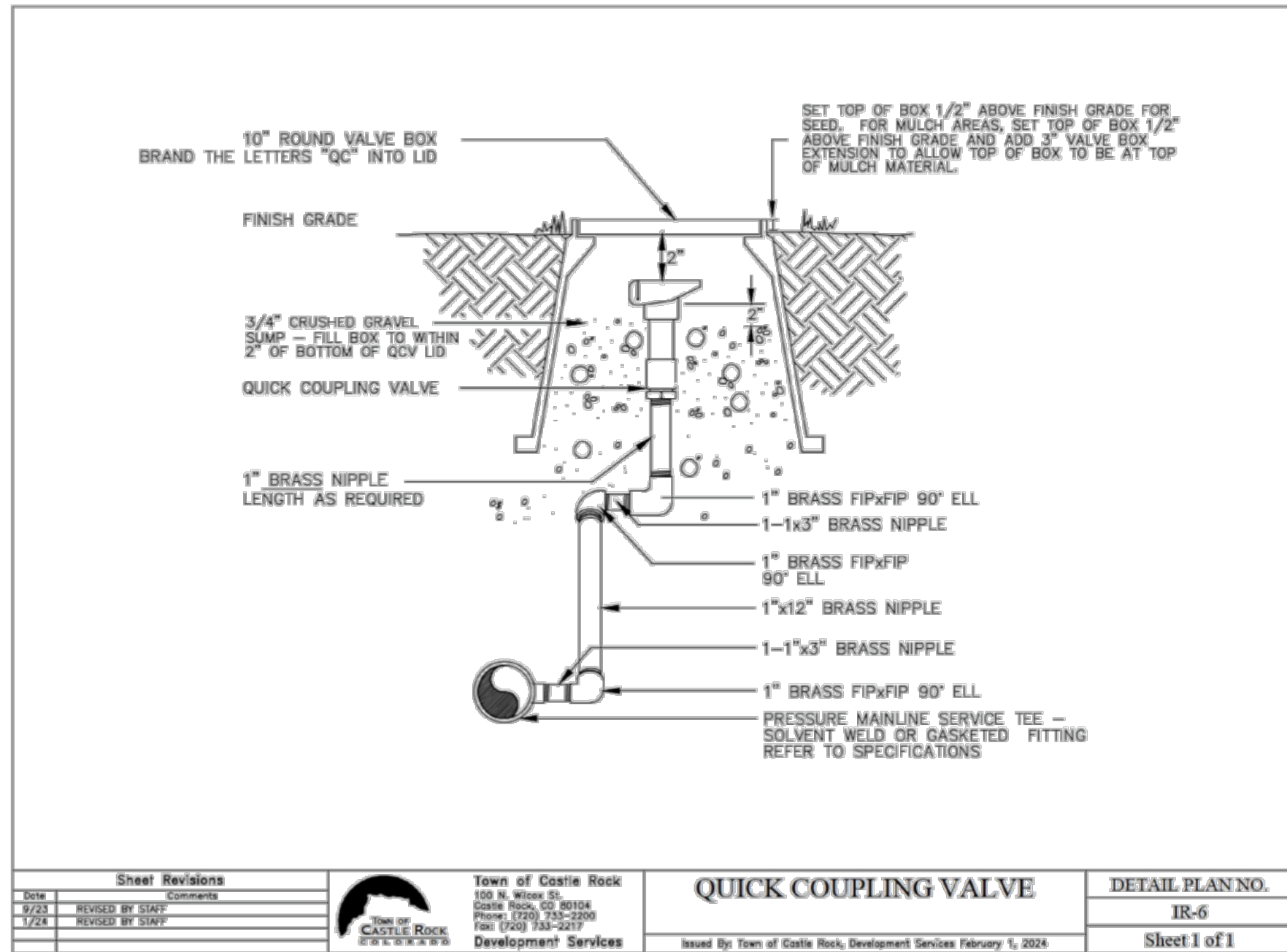
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IRRIGATION PLAN (4 OF 8)

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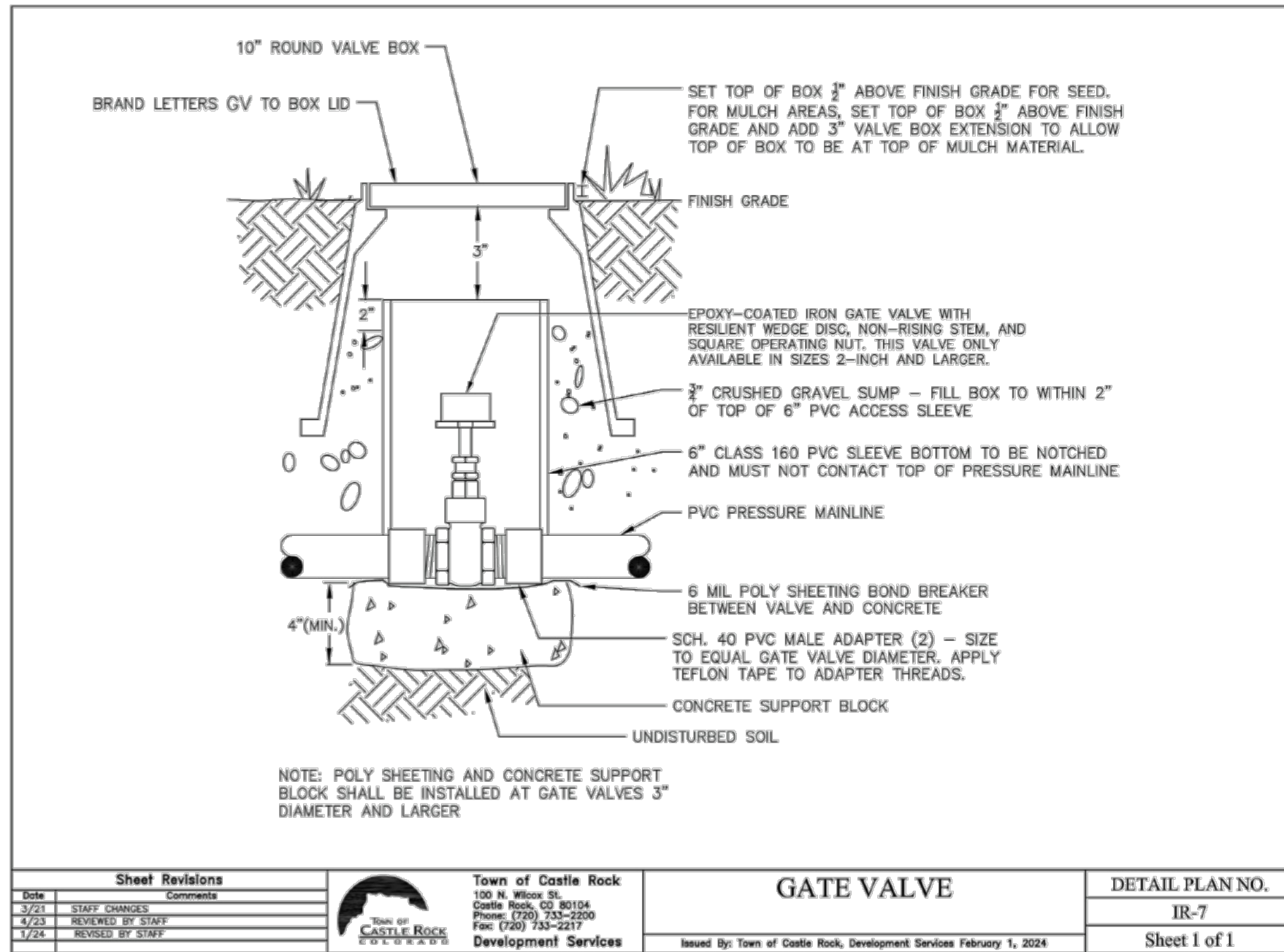
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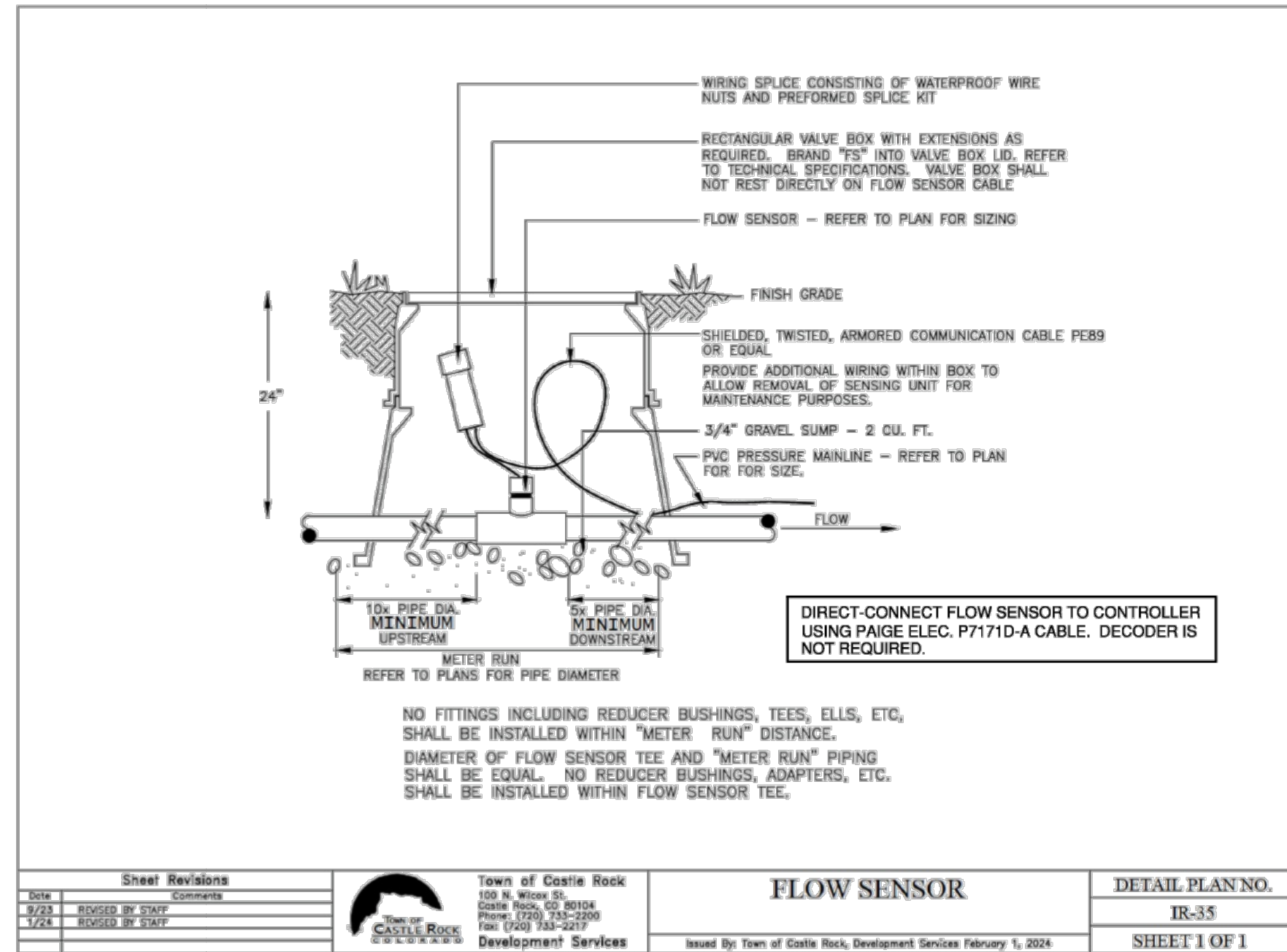
QUICK COUPLING VALVE

7



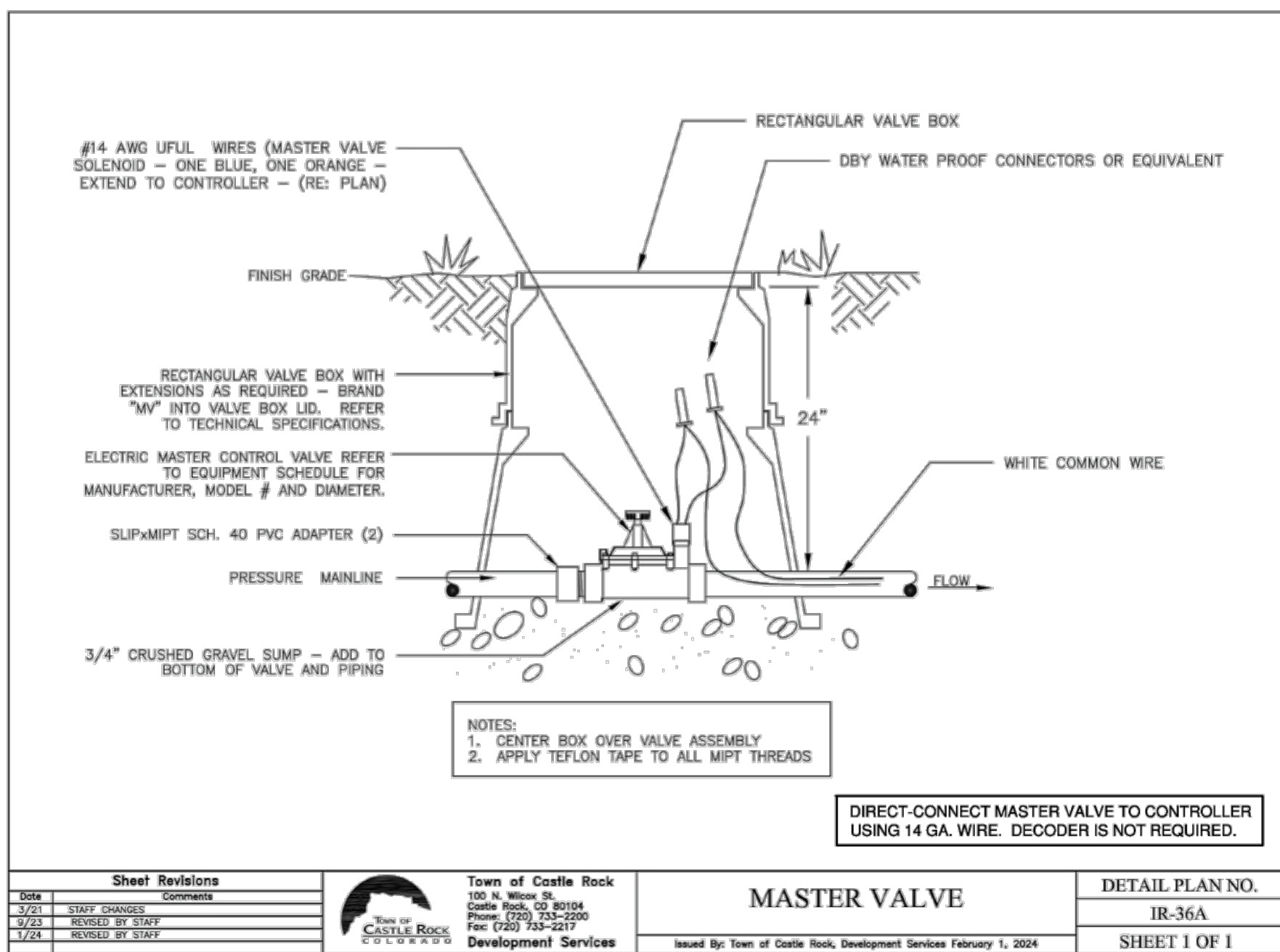
GATE VALVE

8



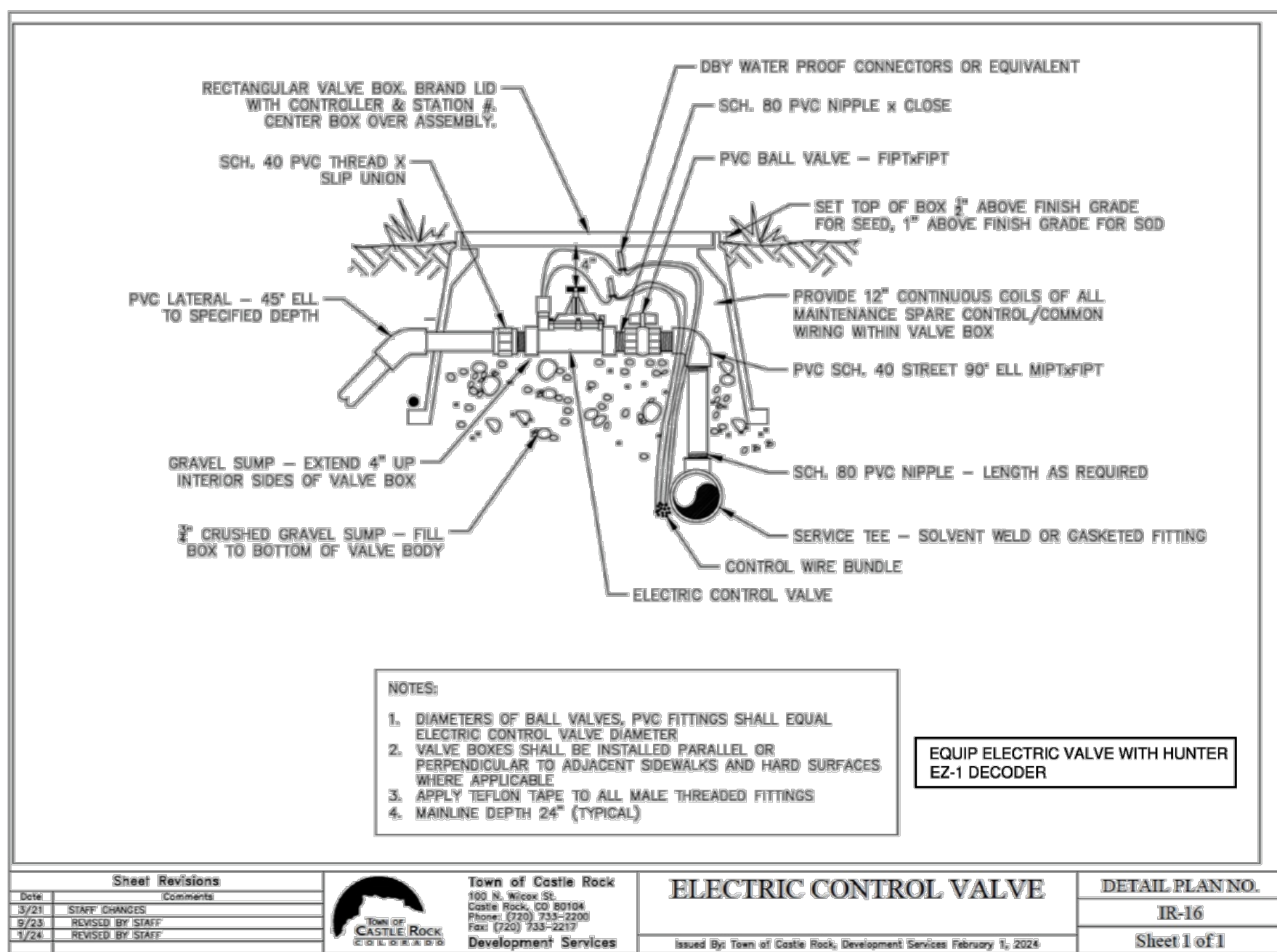
FLOW SENSOR

9



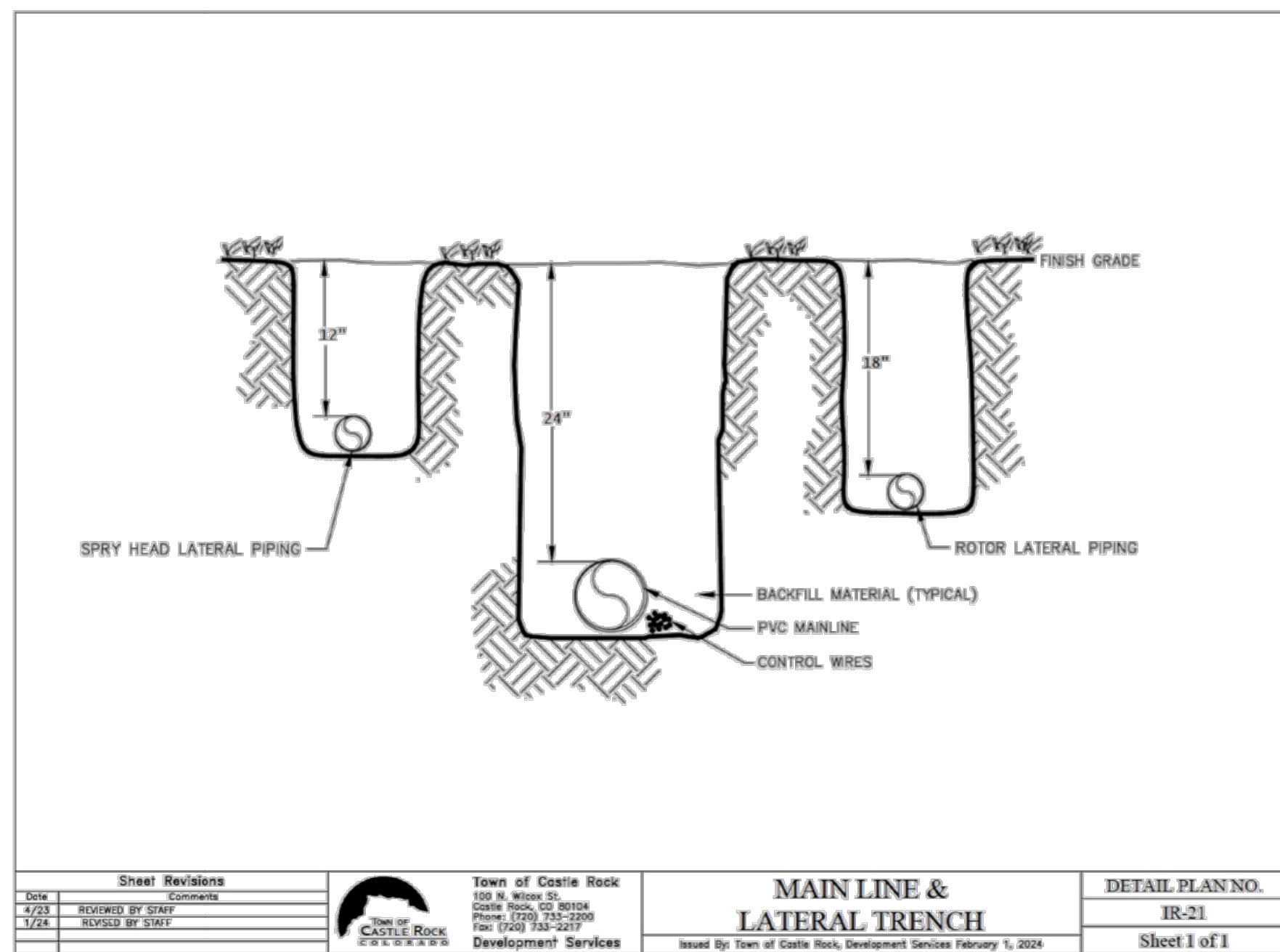
MASTER VALVE

10



ELECTRIC CONTROL VALVE

11



TRENCHES

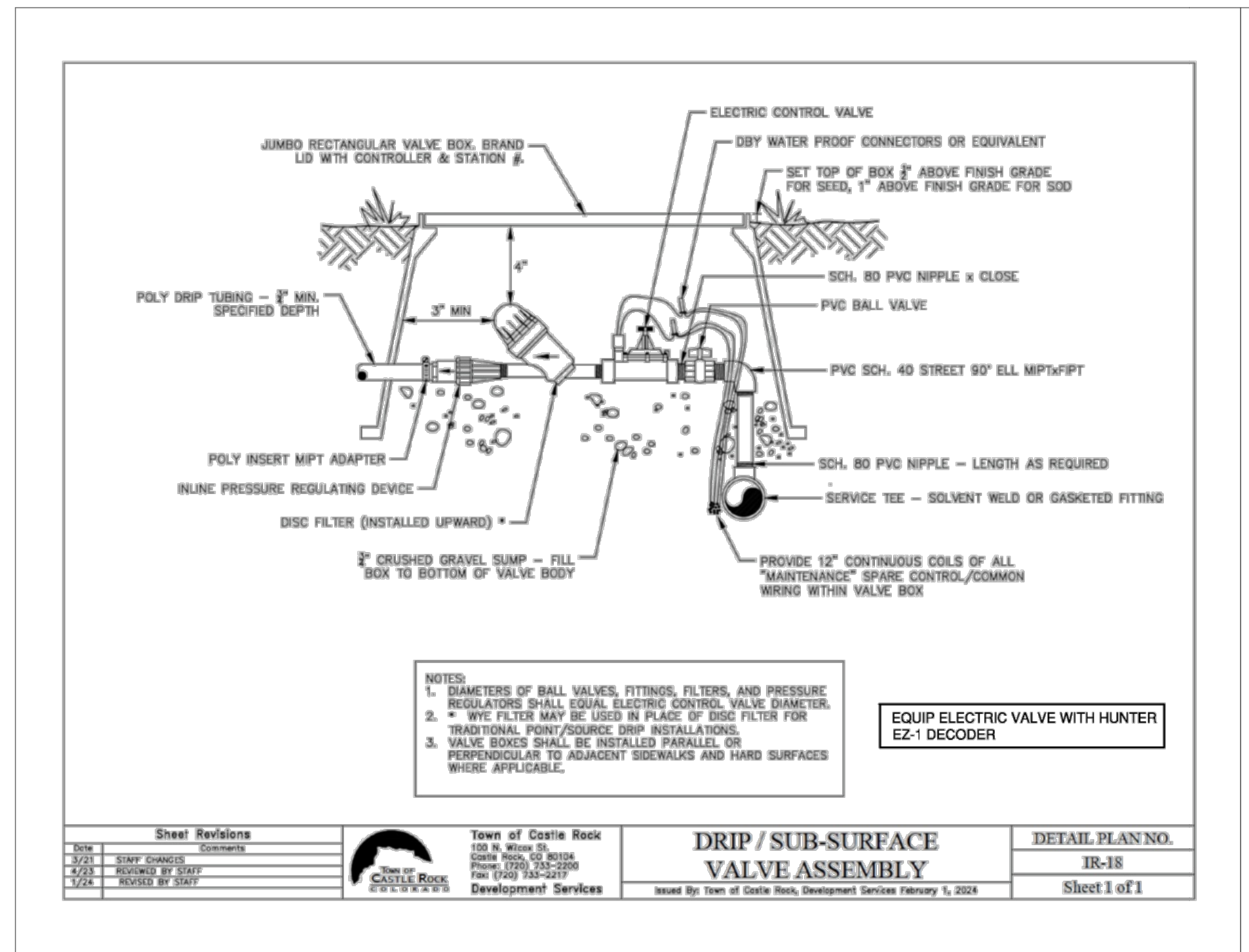
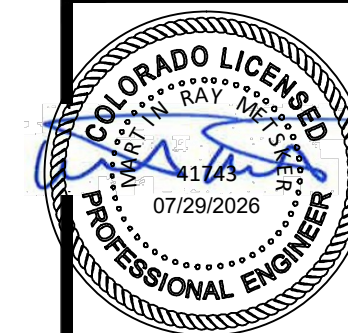
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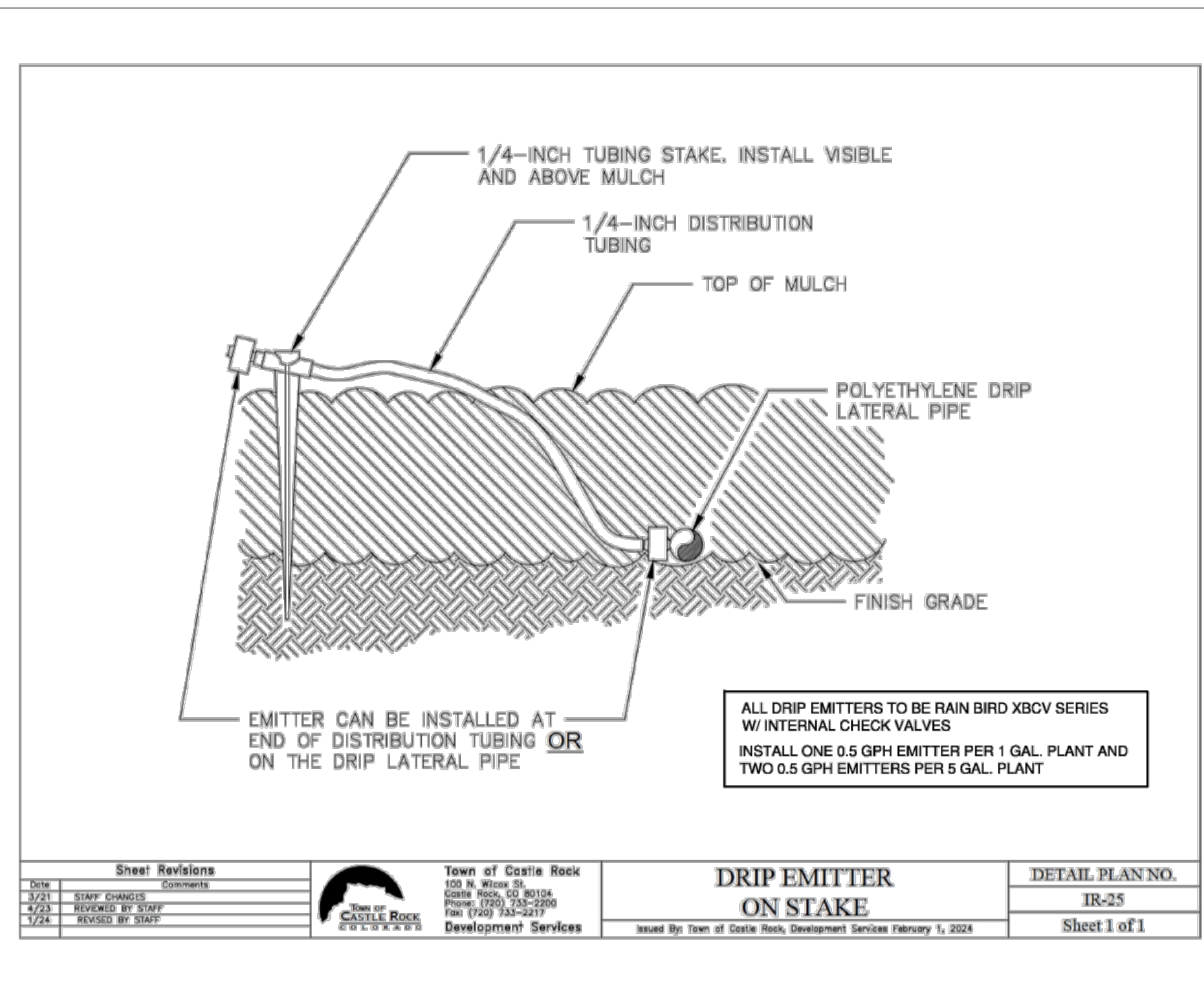
DEVELOPMENT SERVICES DATE

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	04/17/2026	MM
2	2ND SUBMITTAL	06/10/2026	MM
3	3RD SUBMITTAL	07/02/2026	MM



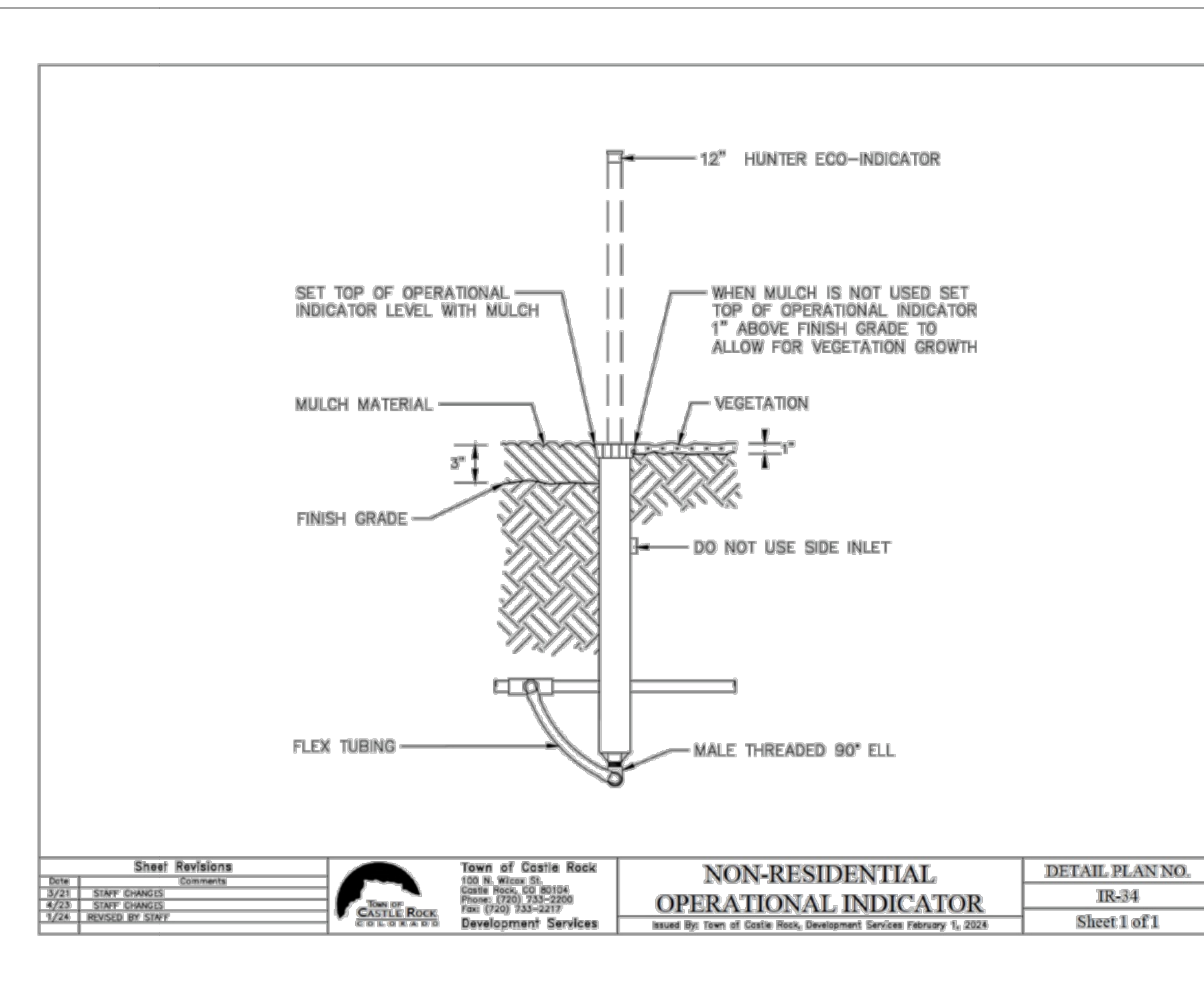
DRIP VALVE ASSEMBLY

13



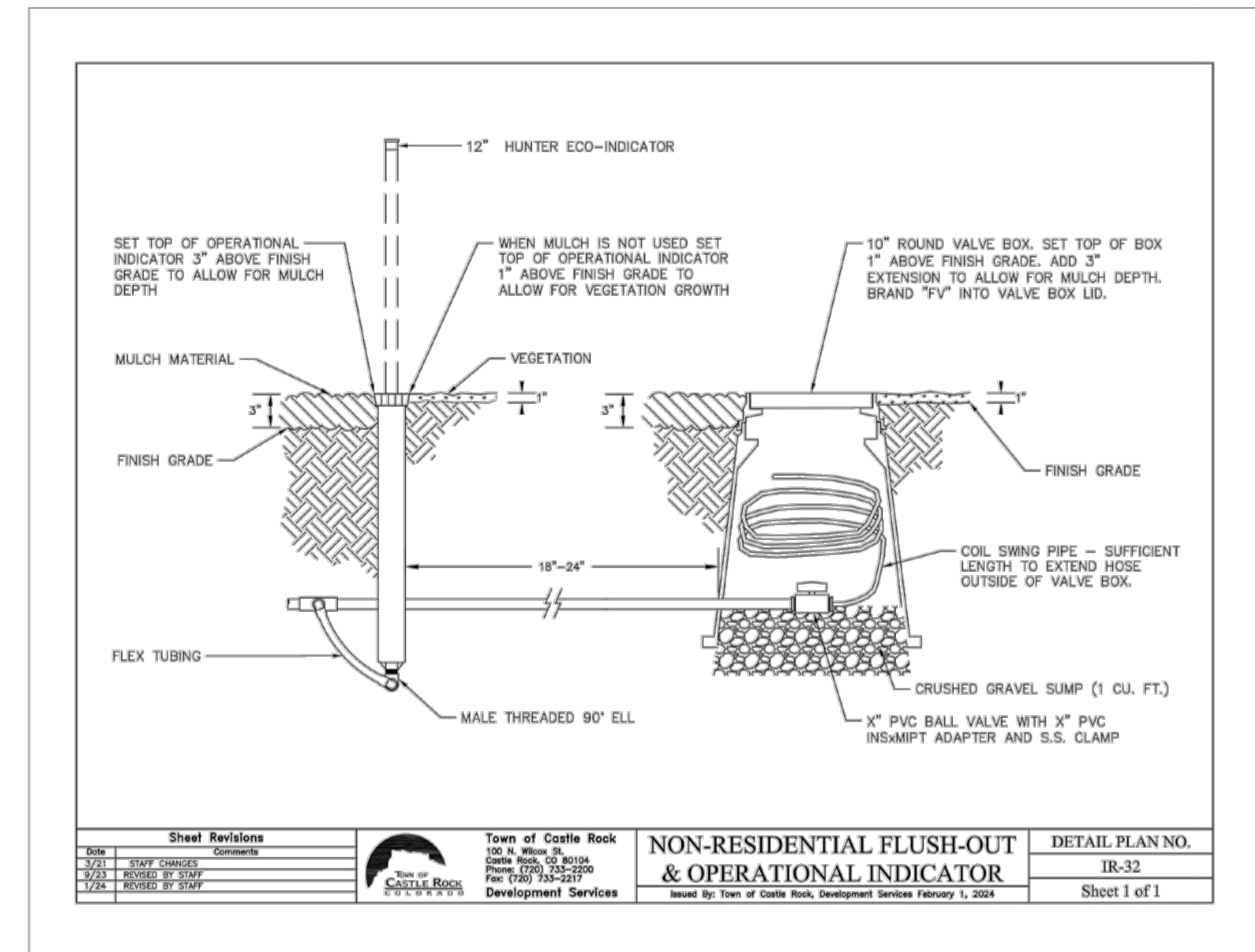
DRIP EMITTER - BEDS

14



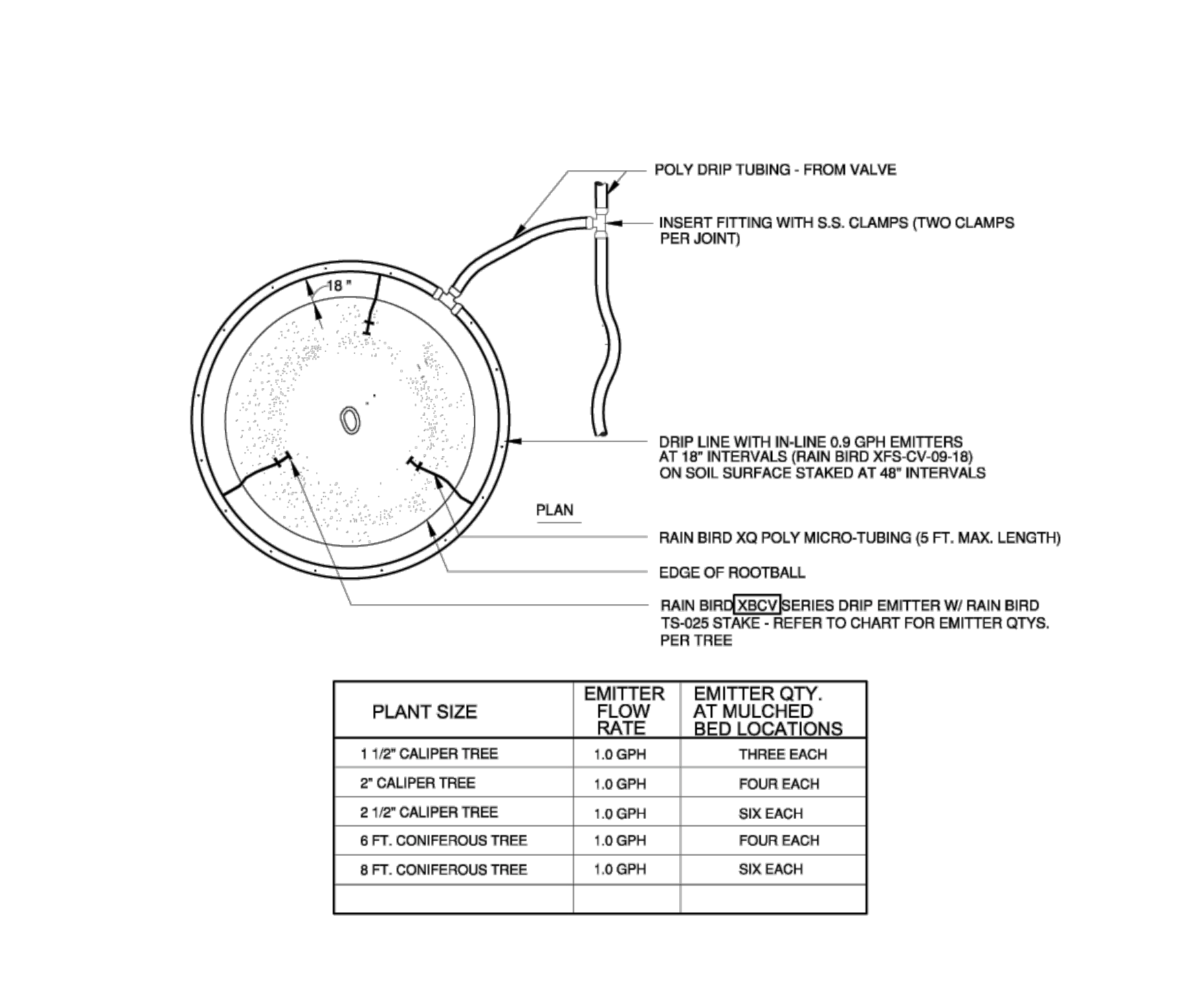
INTERMEDIATE OPERATIONAL INDICATOR

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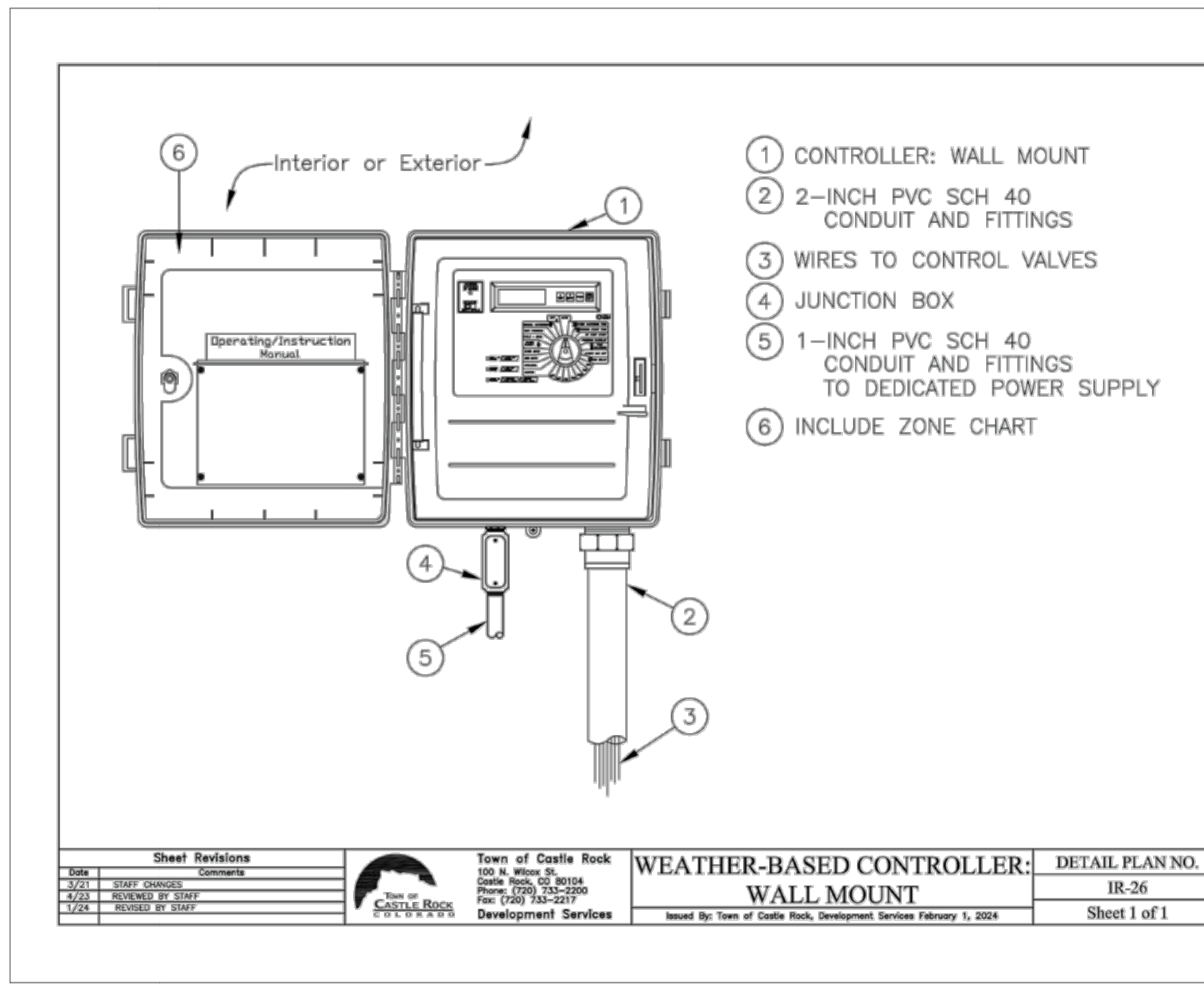
DRIP LINE FLUSH-OUT STUB and OPERATIONAL INDICATOR

16



IN-LINE DRIP TREE RING

17

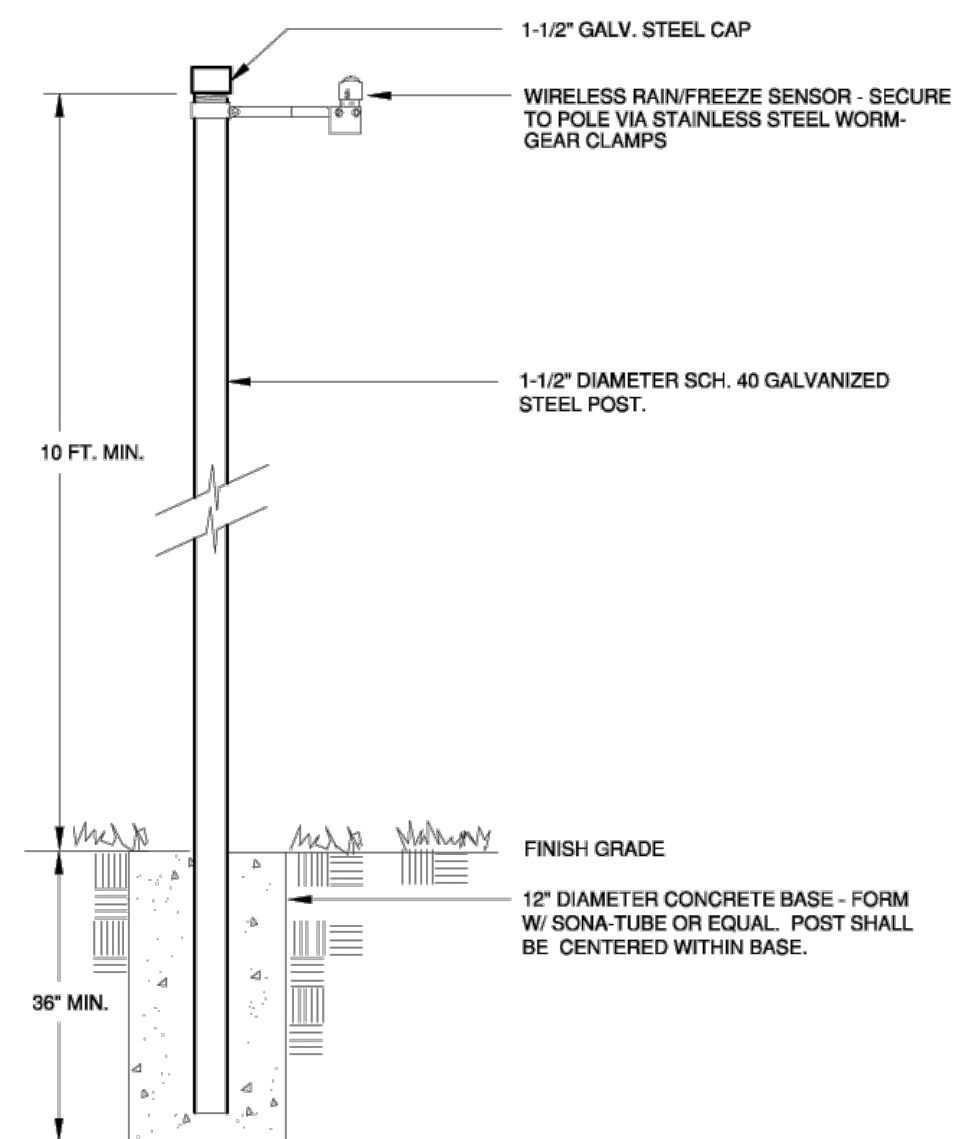


CONTROLLER

18

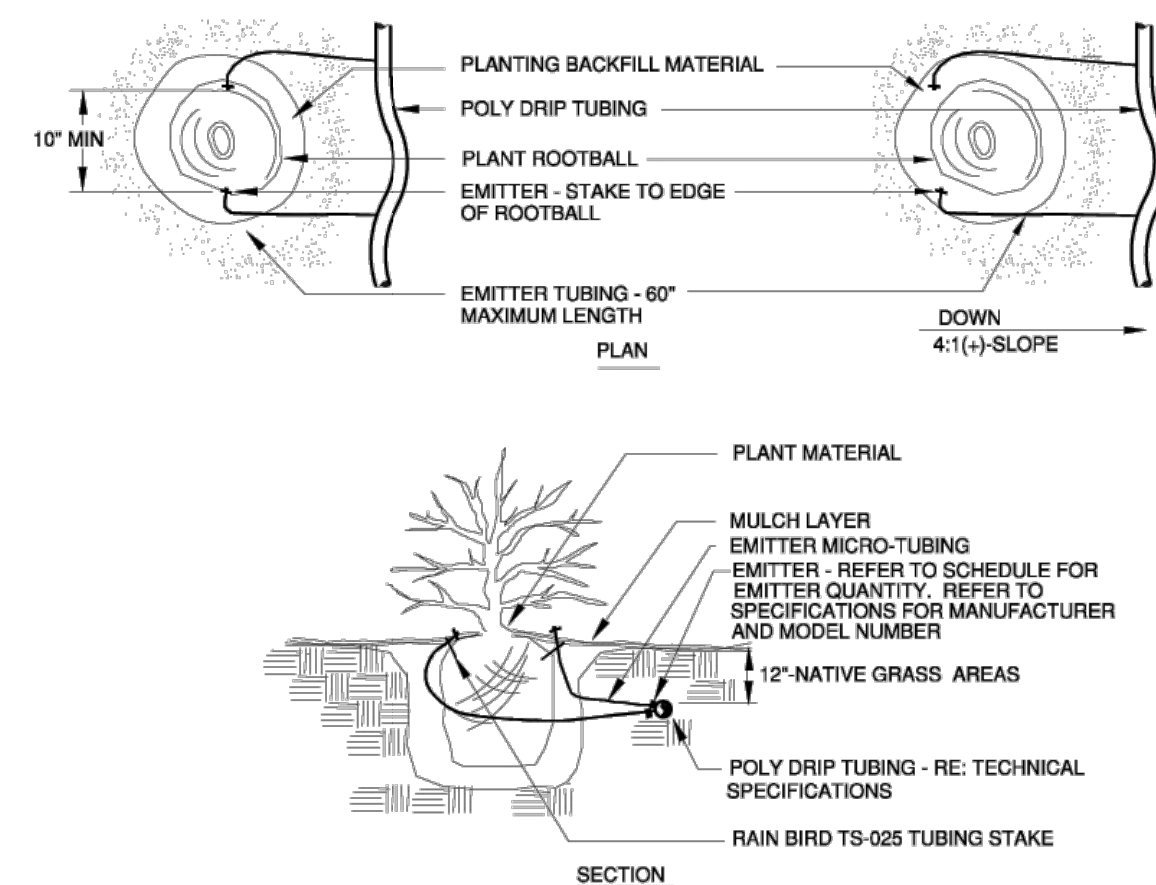
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

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By Kirkpatrick on 08/17/2026
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RAIN/FREEZE SENSOR

19



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH
4" CALIPER TREE	1.0 GPH	TEN EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH

NOTES:

INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.

EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".

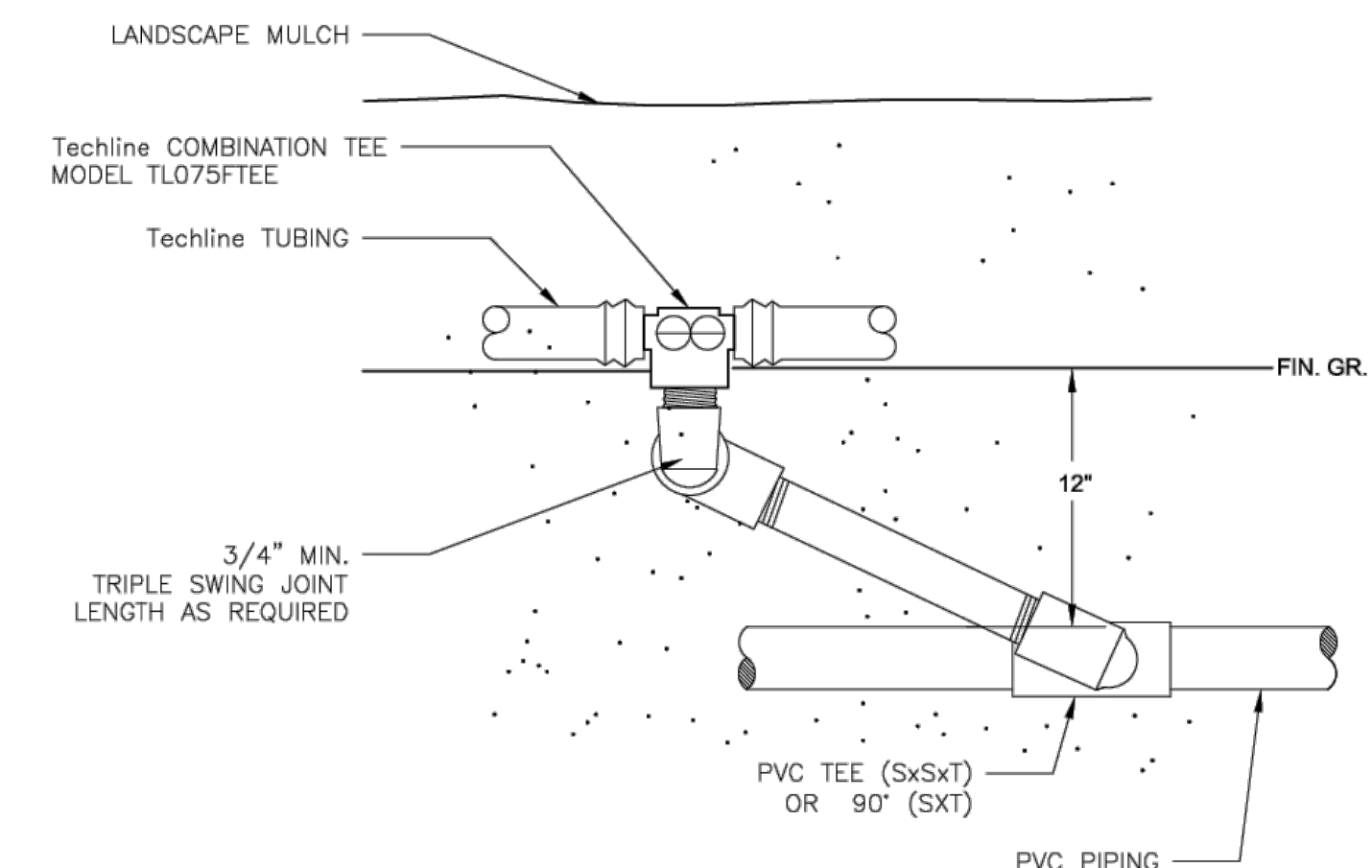
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.

IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.

EMITTERS SHALL BE RAIN BIRD XBCY SERIES EMITTERS W/ SELF-FLUSHING PRESSURE COMPENSATING AND CHECK VALVE FEATURES

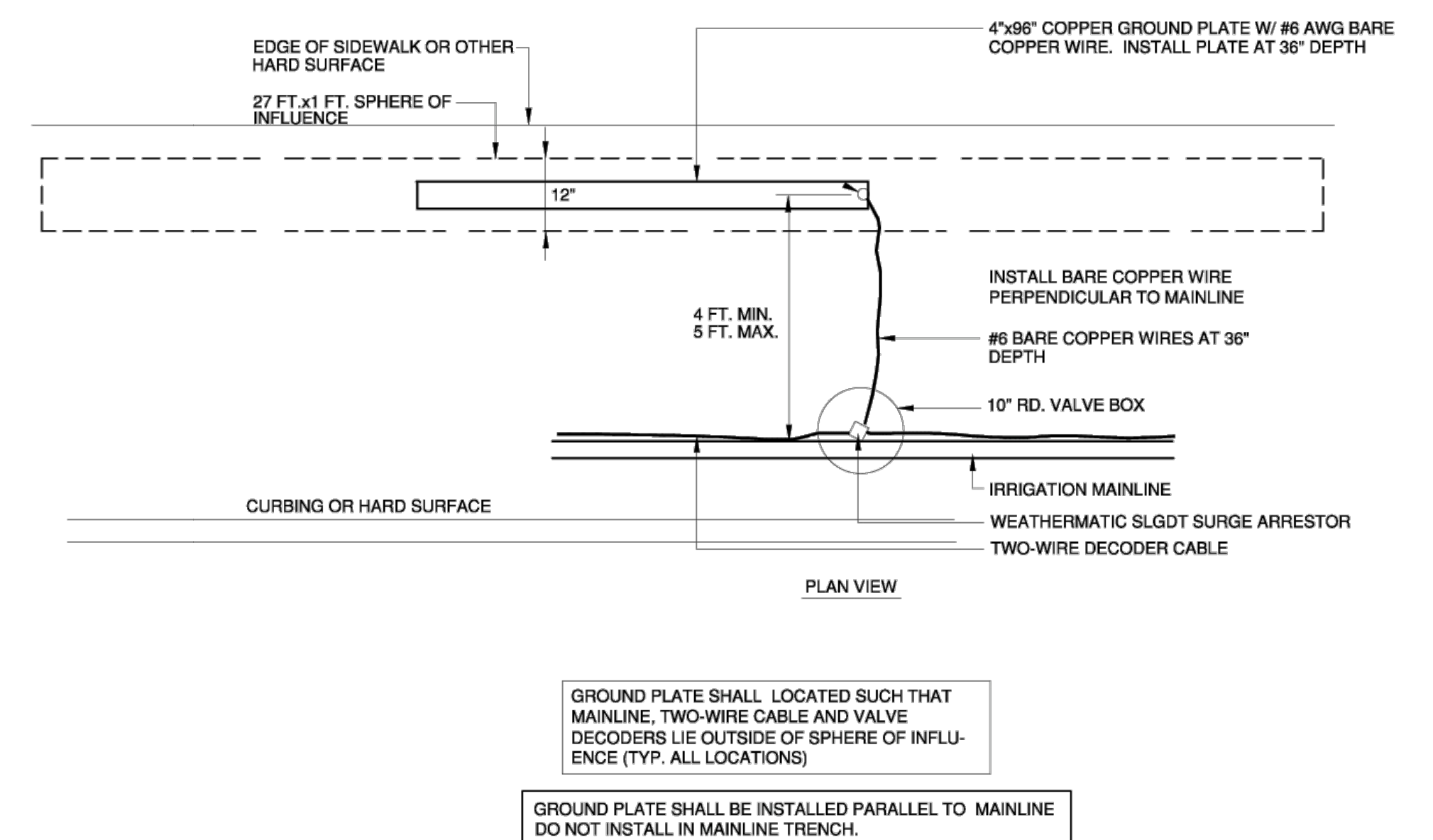
DRIP EMITTER - NATIVE SEED AREAS

(2)



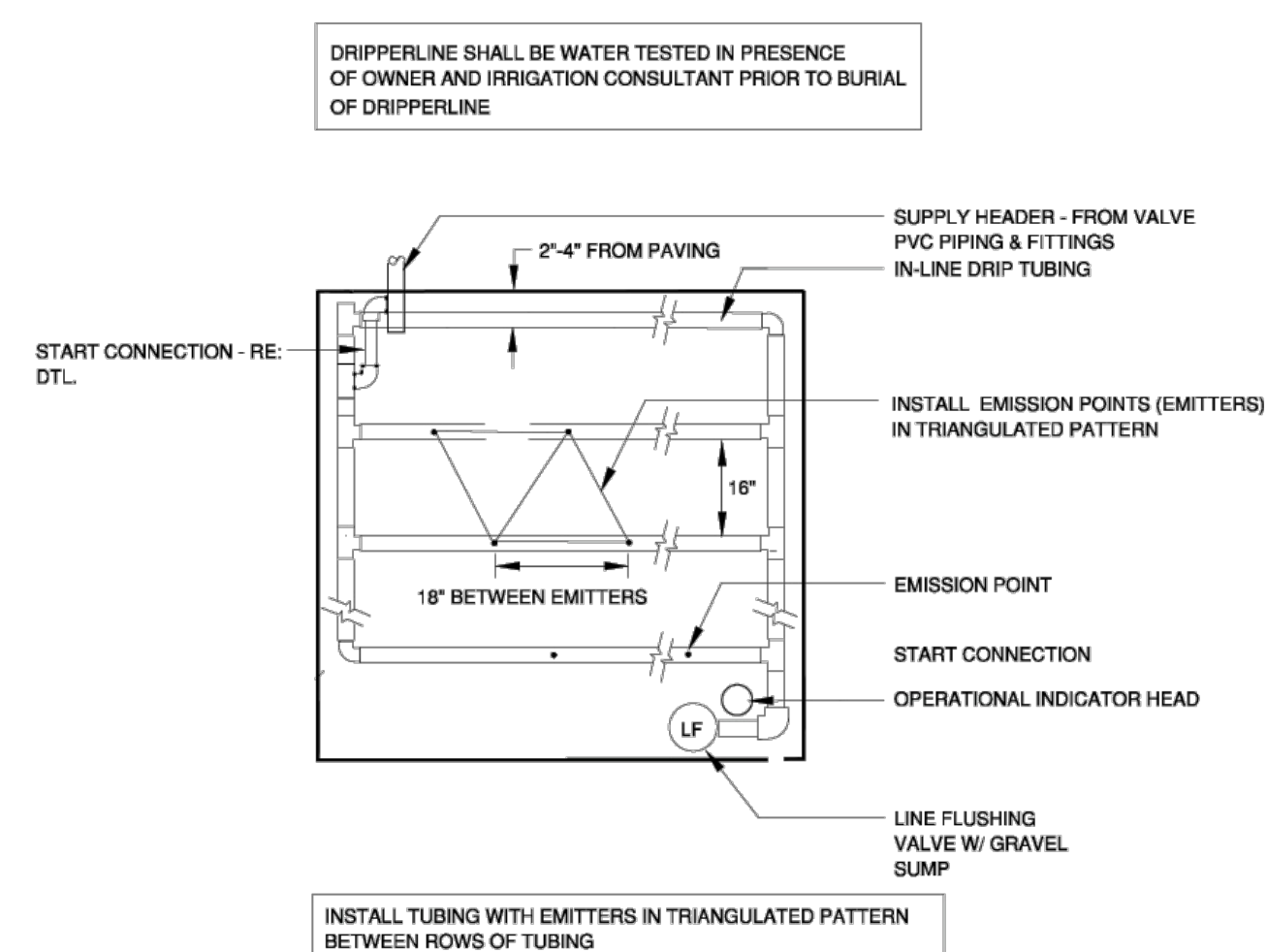
IN-LINE DRIP START CONNECTION

IN-LINE DRIP INSTALLATIONS ONLY

 $(2^1$ 

TWO-WIRE SURGE ARRESTOR

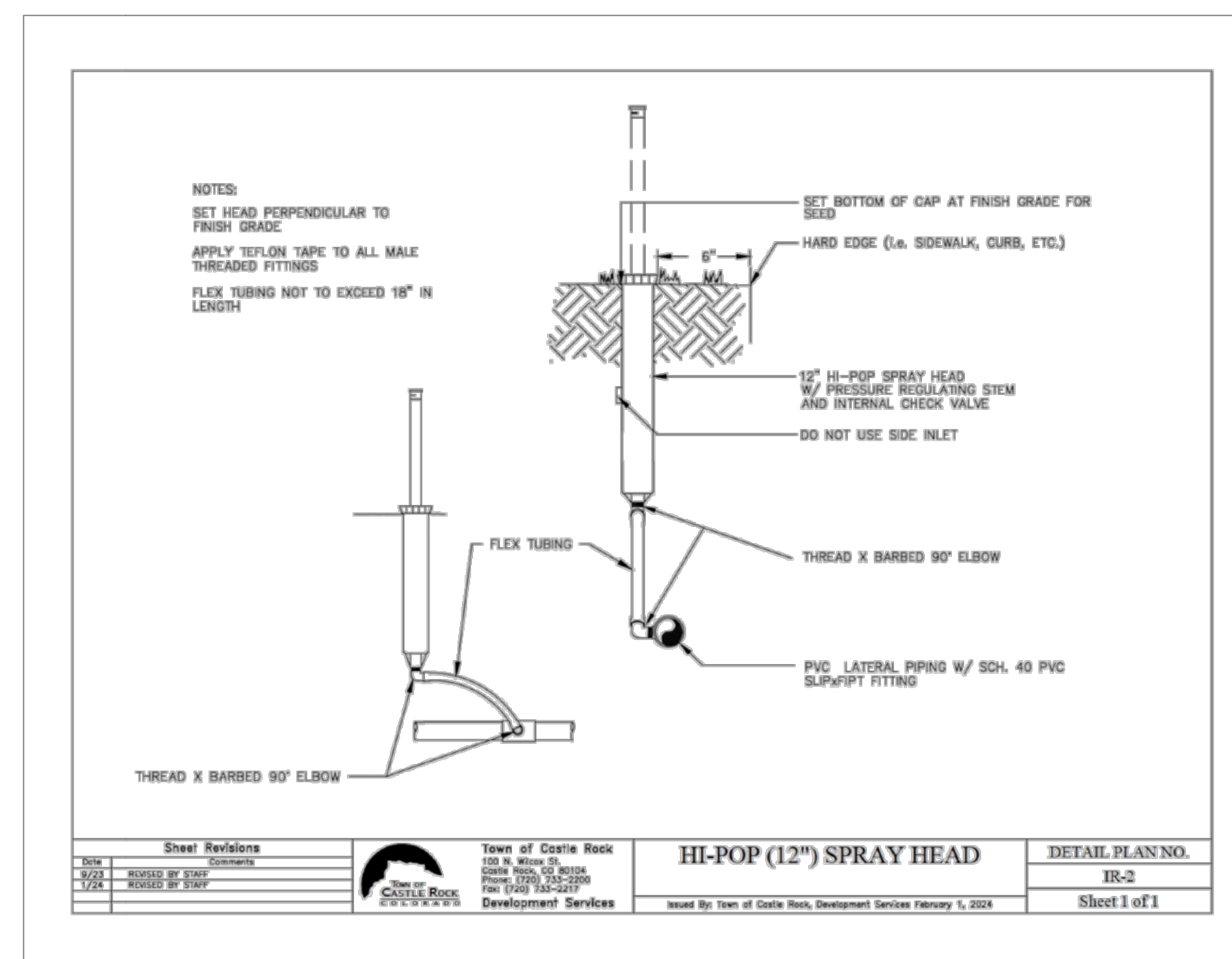
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IN-LINE DRIP SAMPLE LAY-OUT

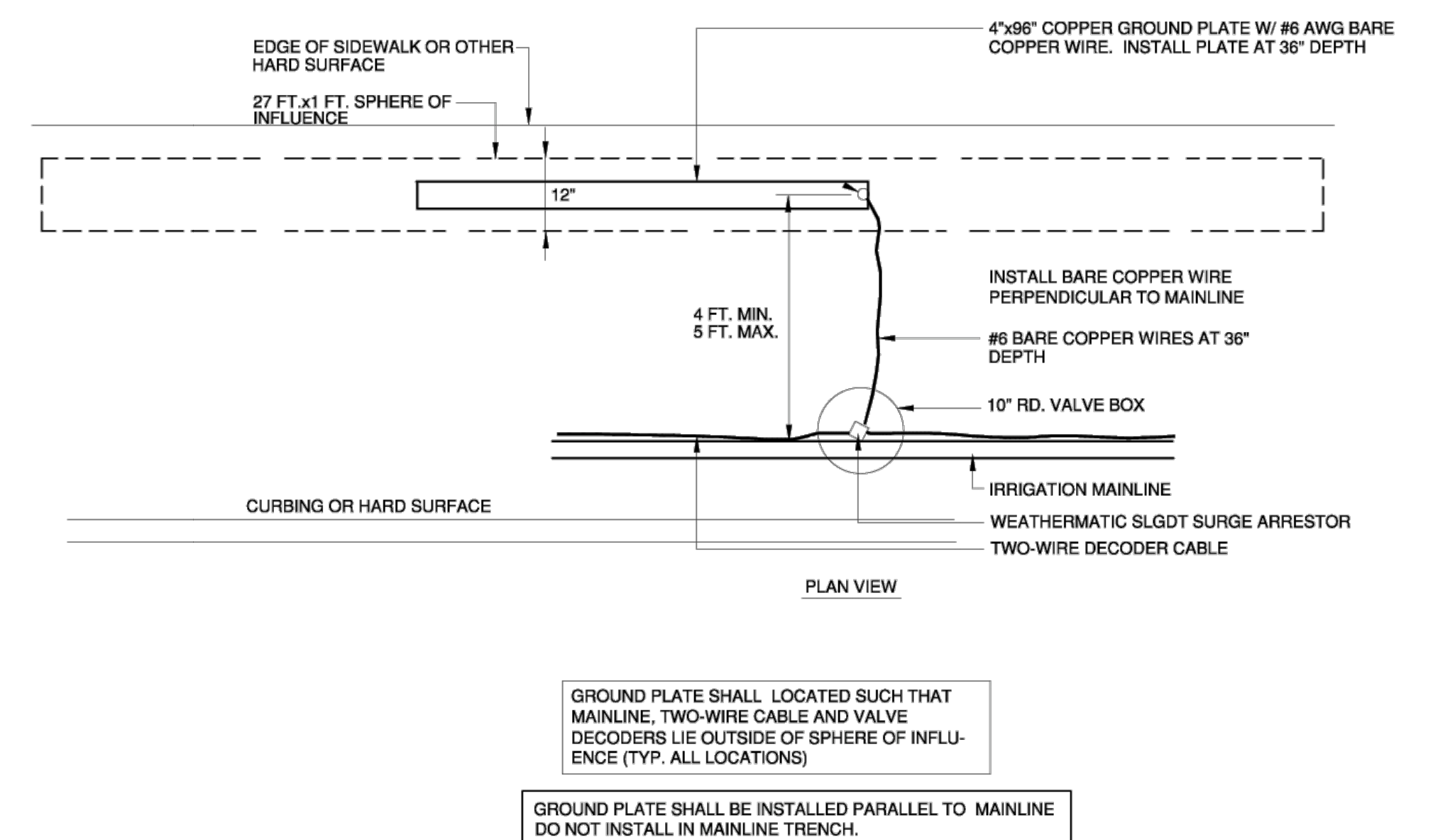
IN-LINE DRIP INSTALLATIONS ONLY

22



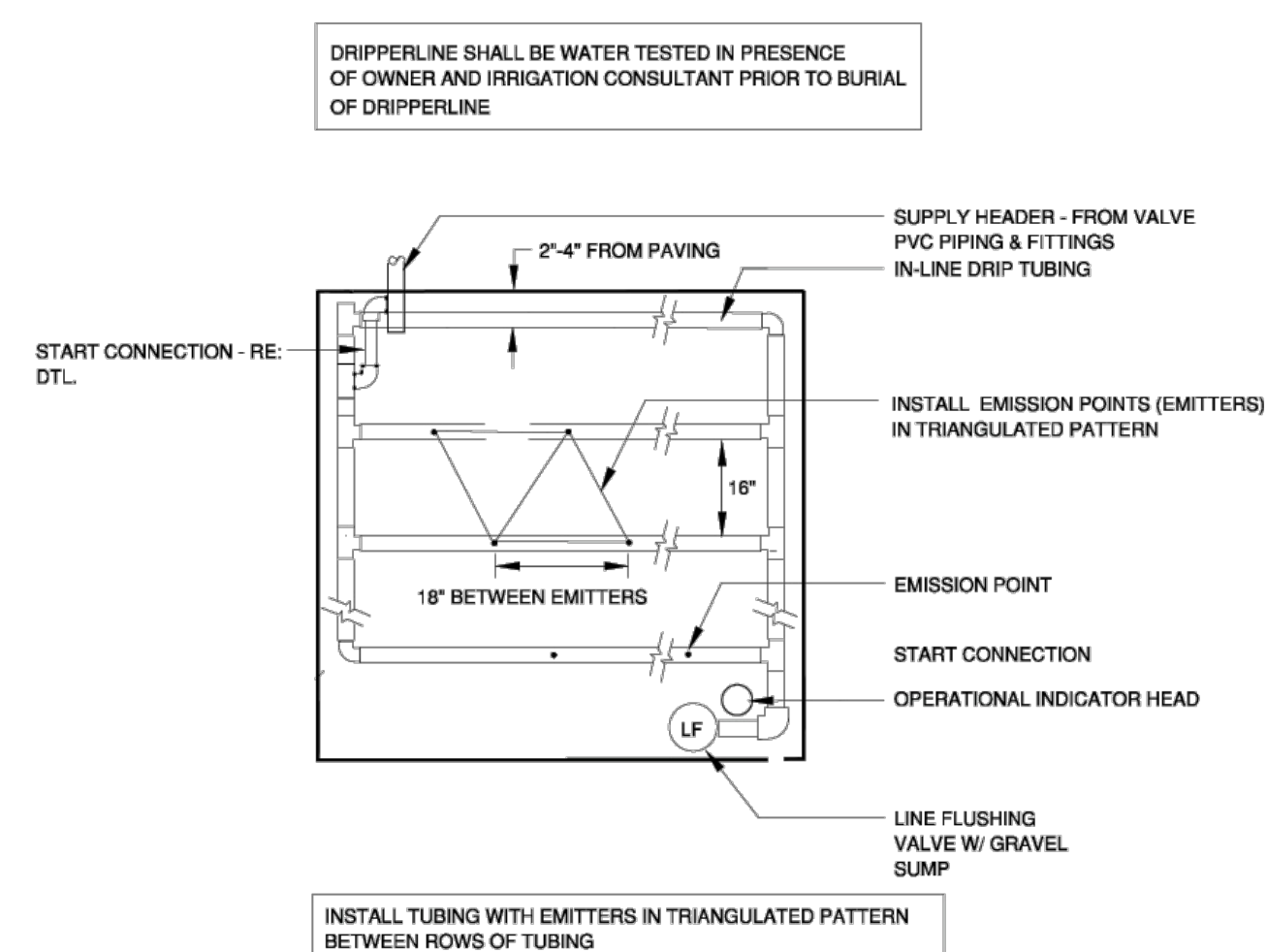
HI-POP SPRAY HEAD

(23)



TWO-WIRE SURGE ARRESTOR

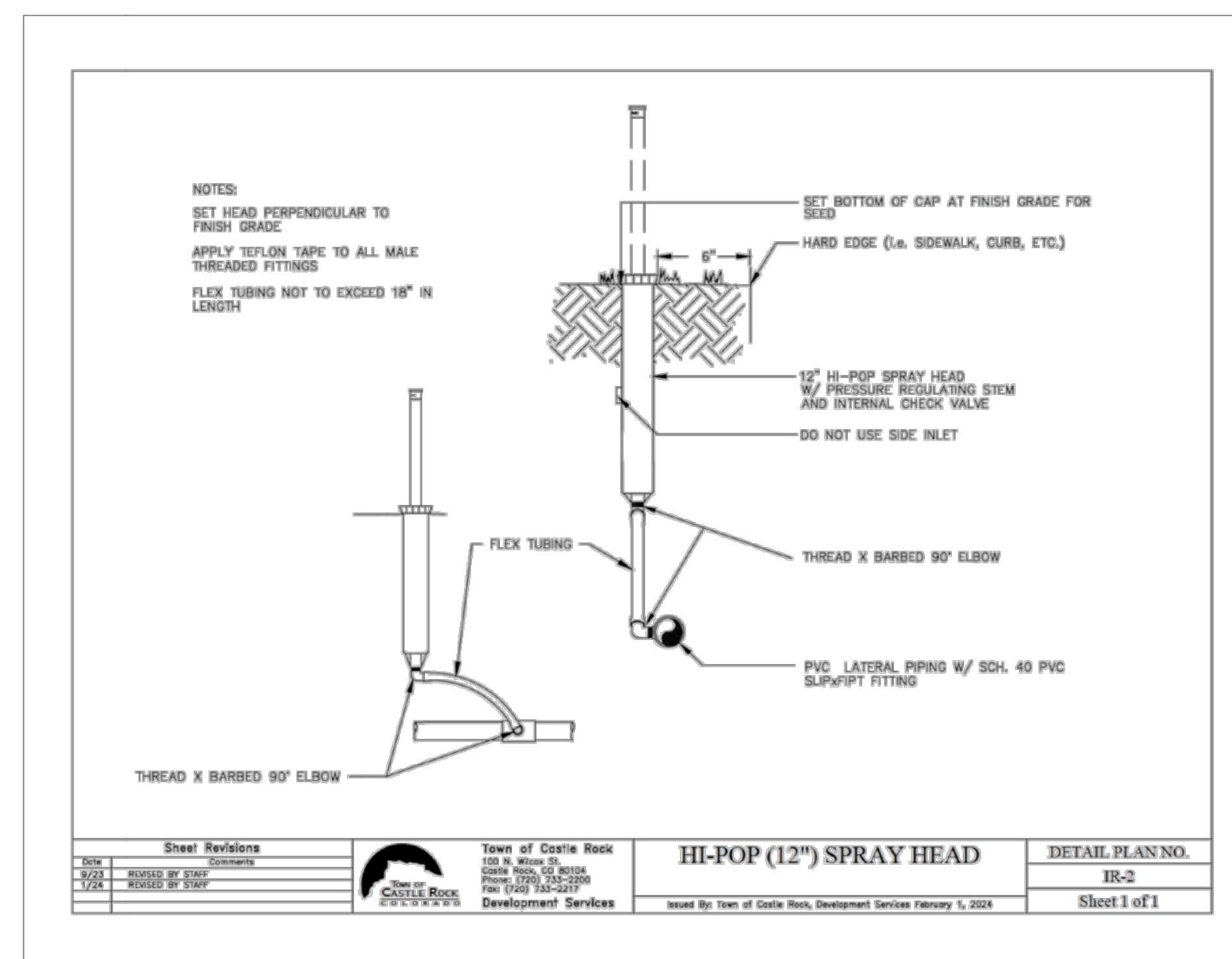
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IN-LINE DRIP SAMPLE LAY-OUT

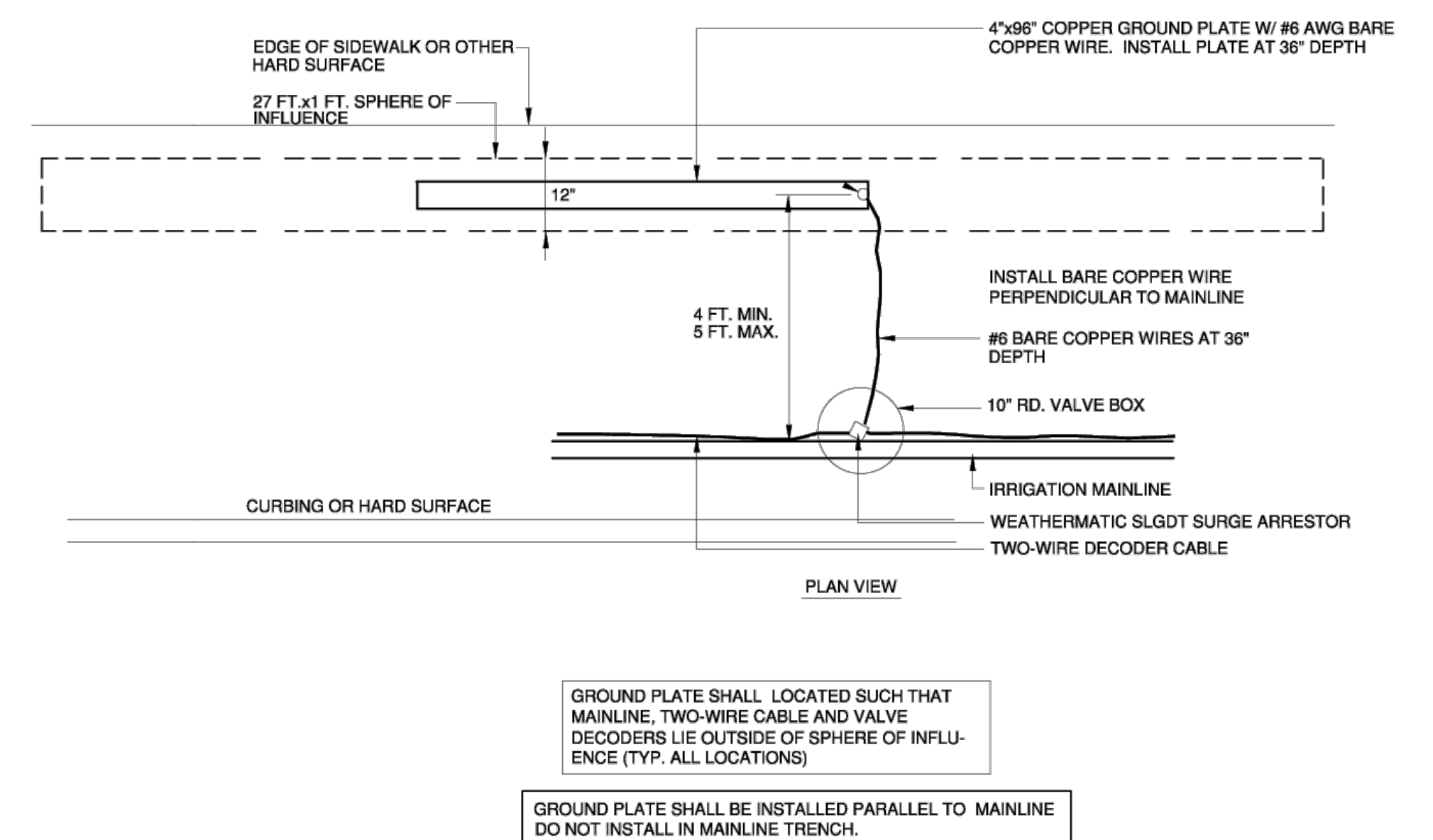
IN-LINE DRIP INSTALLATIONS ONLY

22



HI-POP SPRAY HEAD

(23)



TWO-WIRE SURGE ARRESTOR

(24)

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

 **DEVELOPMENT SERVICES**
APPROVED

By jirkpatrick
on 08/17/2026

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td design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

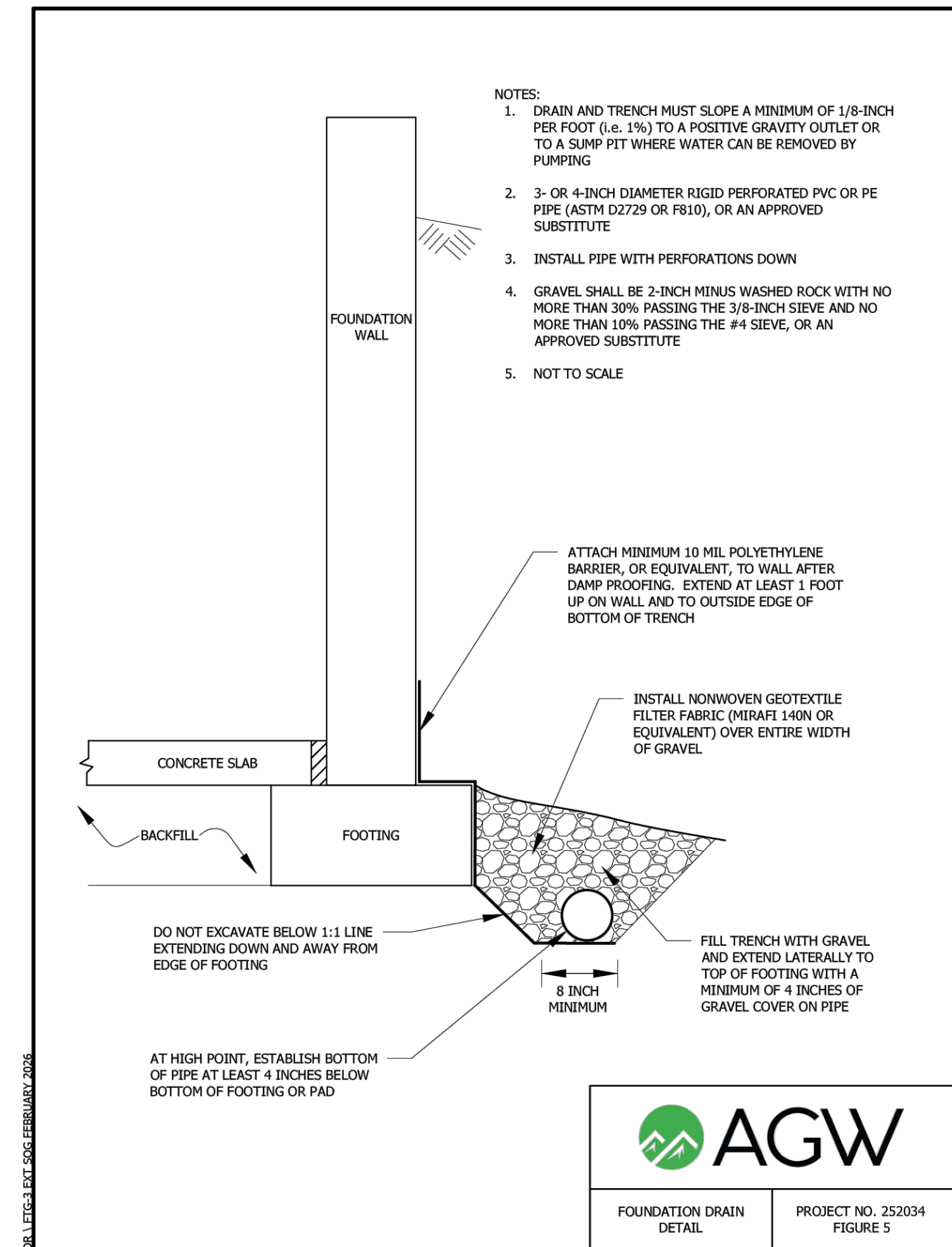
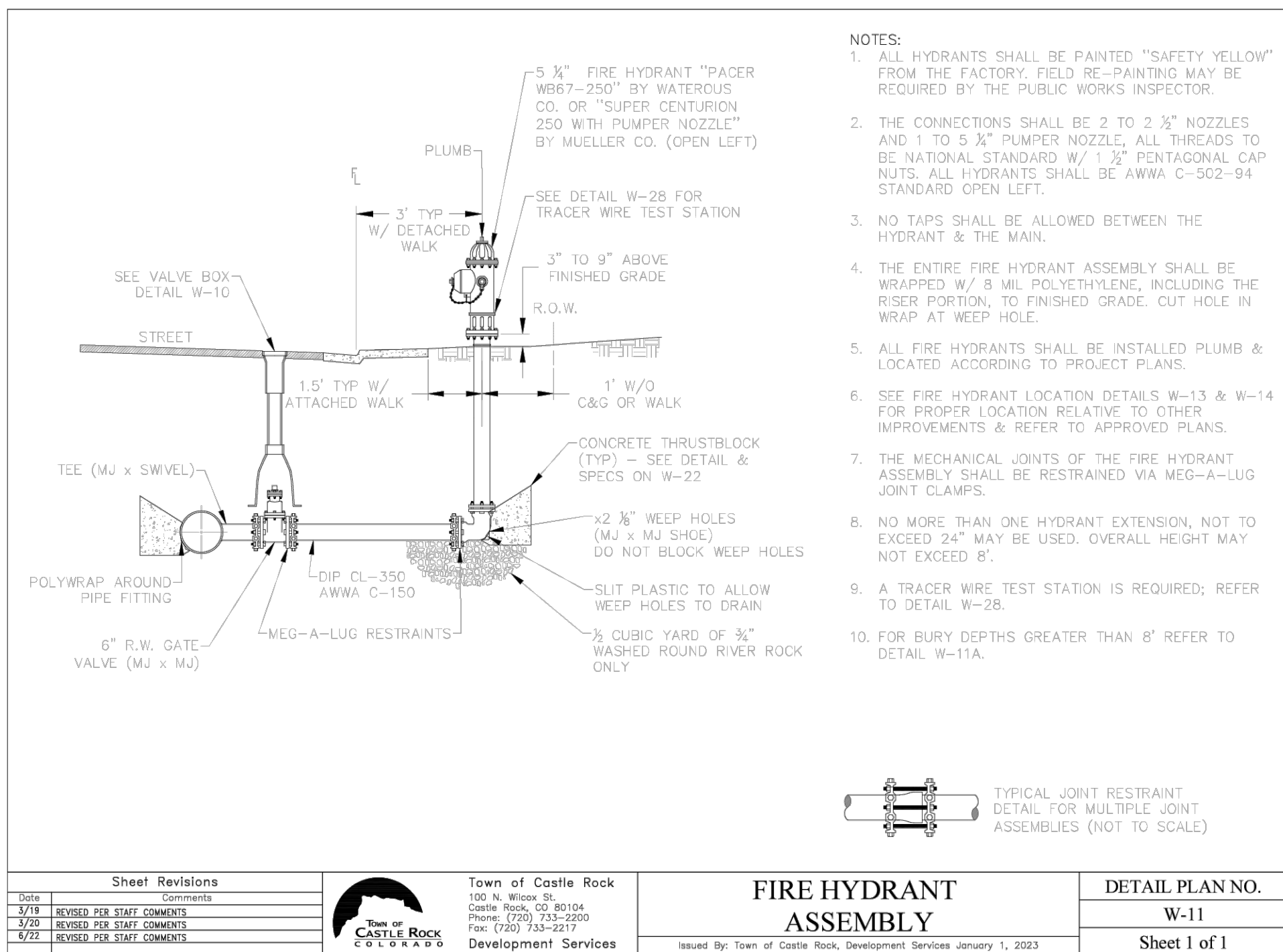
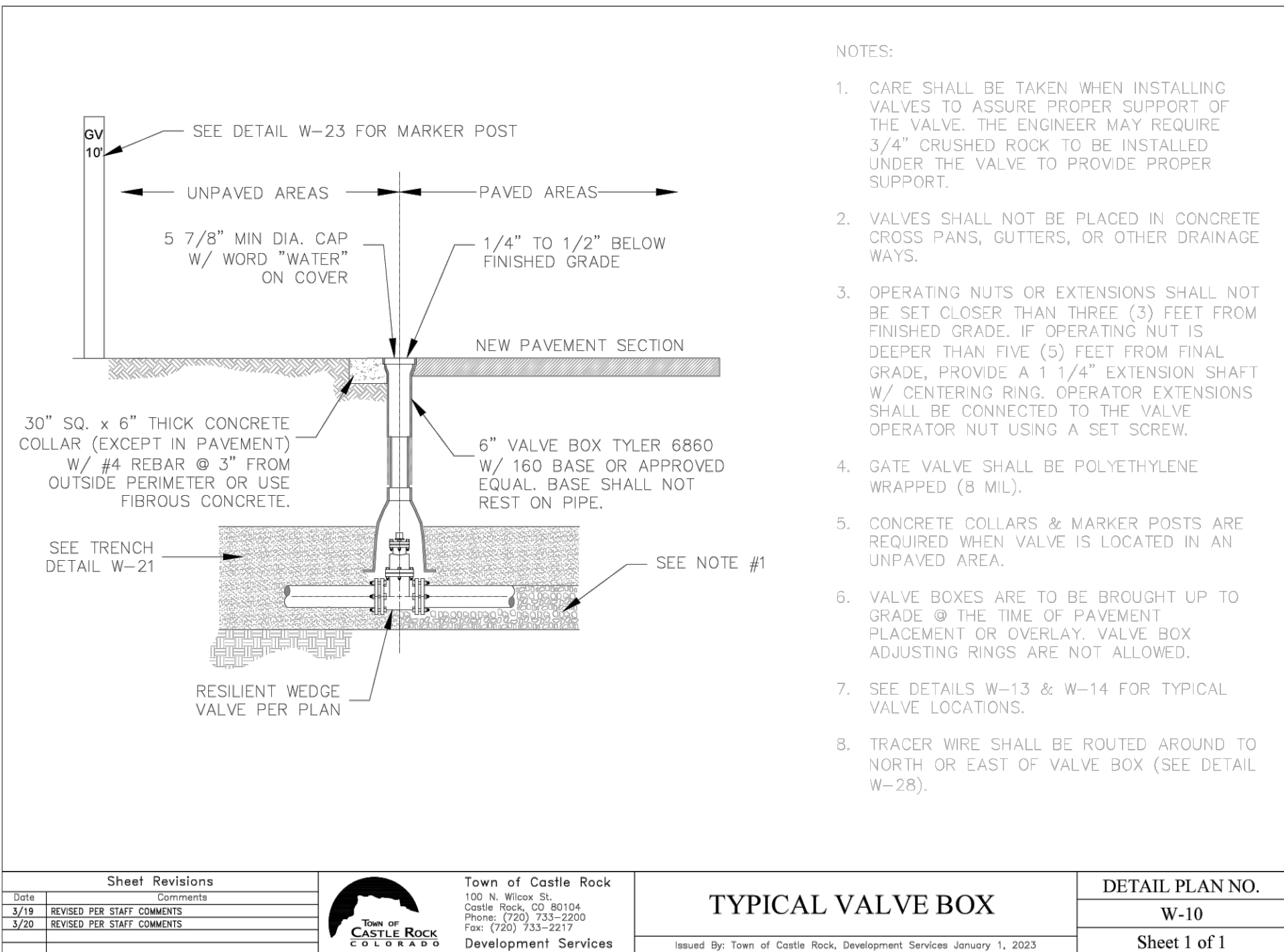
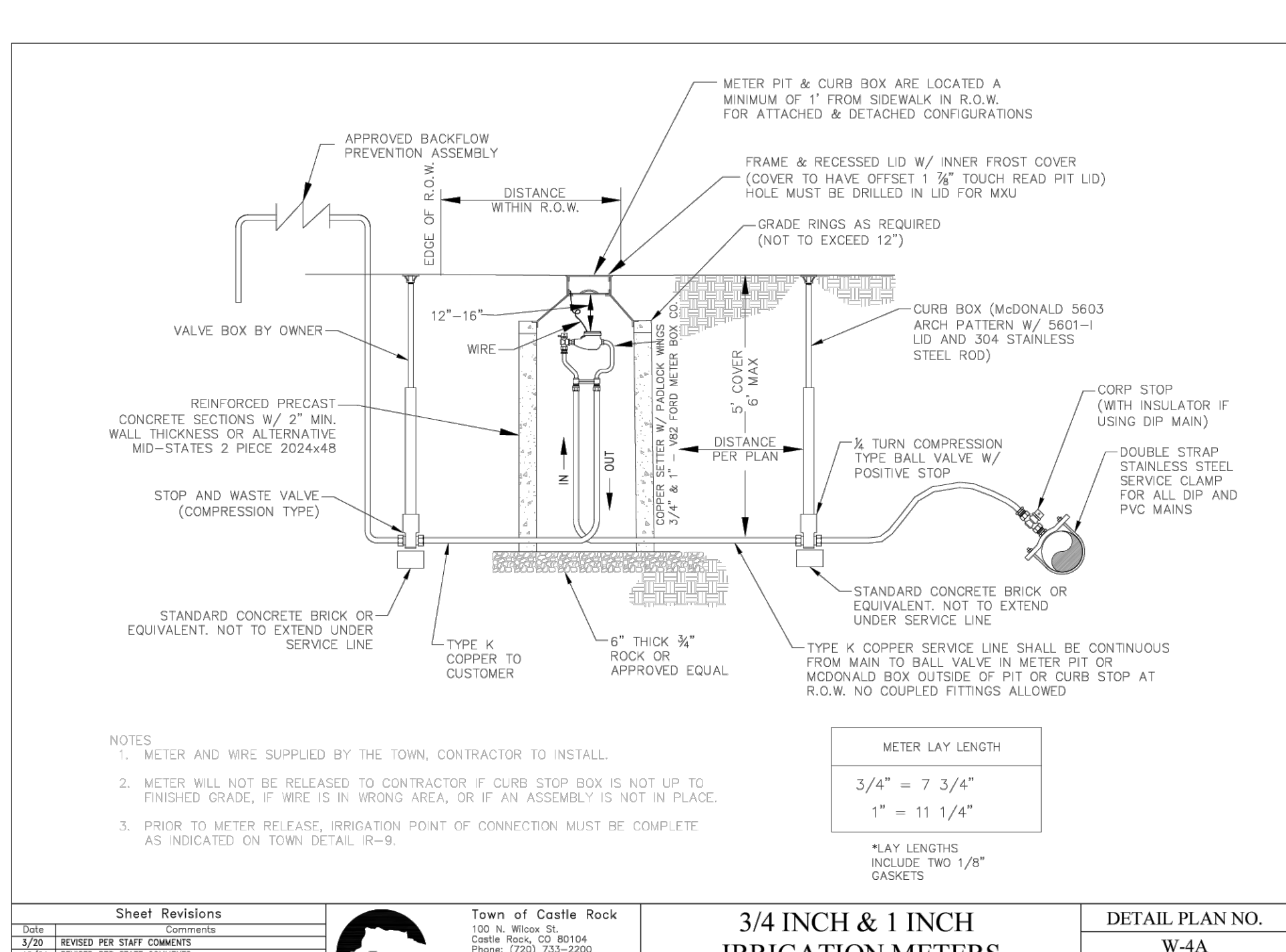
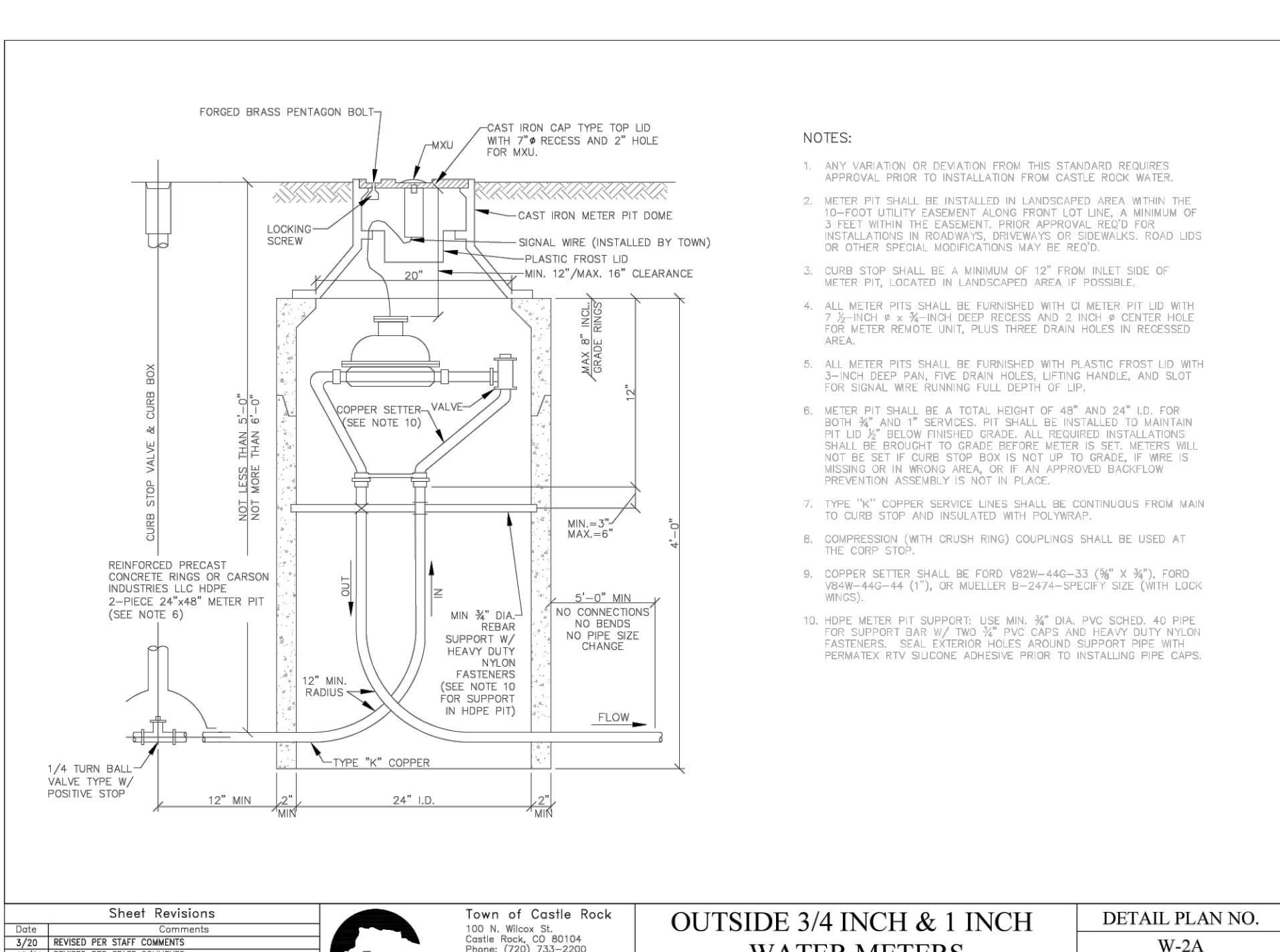
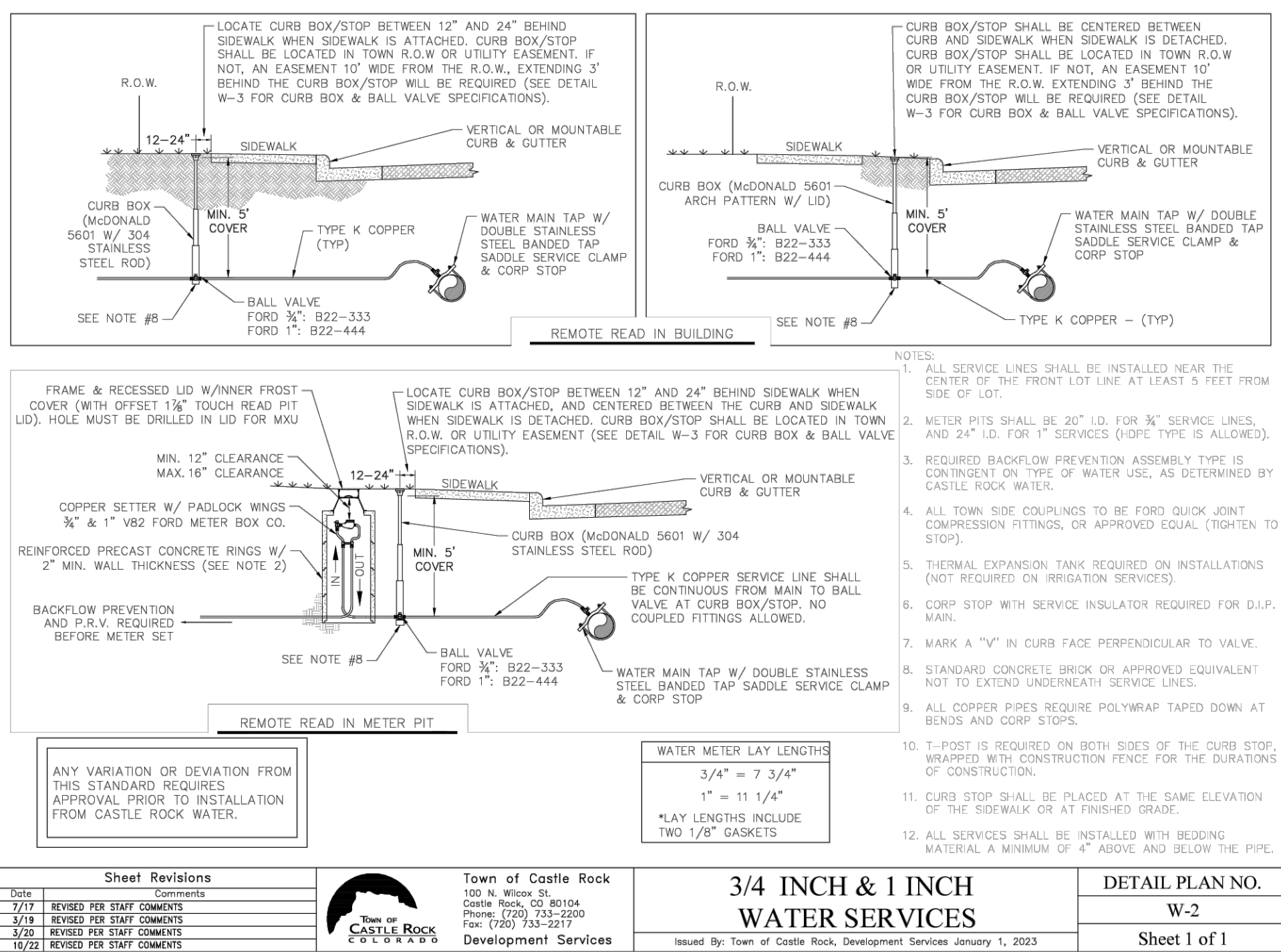
DATE	DESCRIPTION	DATE
04/17/2026	1ST SUBMITTAL	MM
06/10/2026	2ND SUBMITTAL	MM
07/10/2026	3RD SUBMITTAL	MM



CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN (8 OF 8)

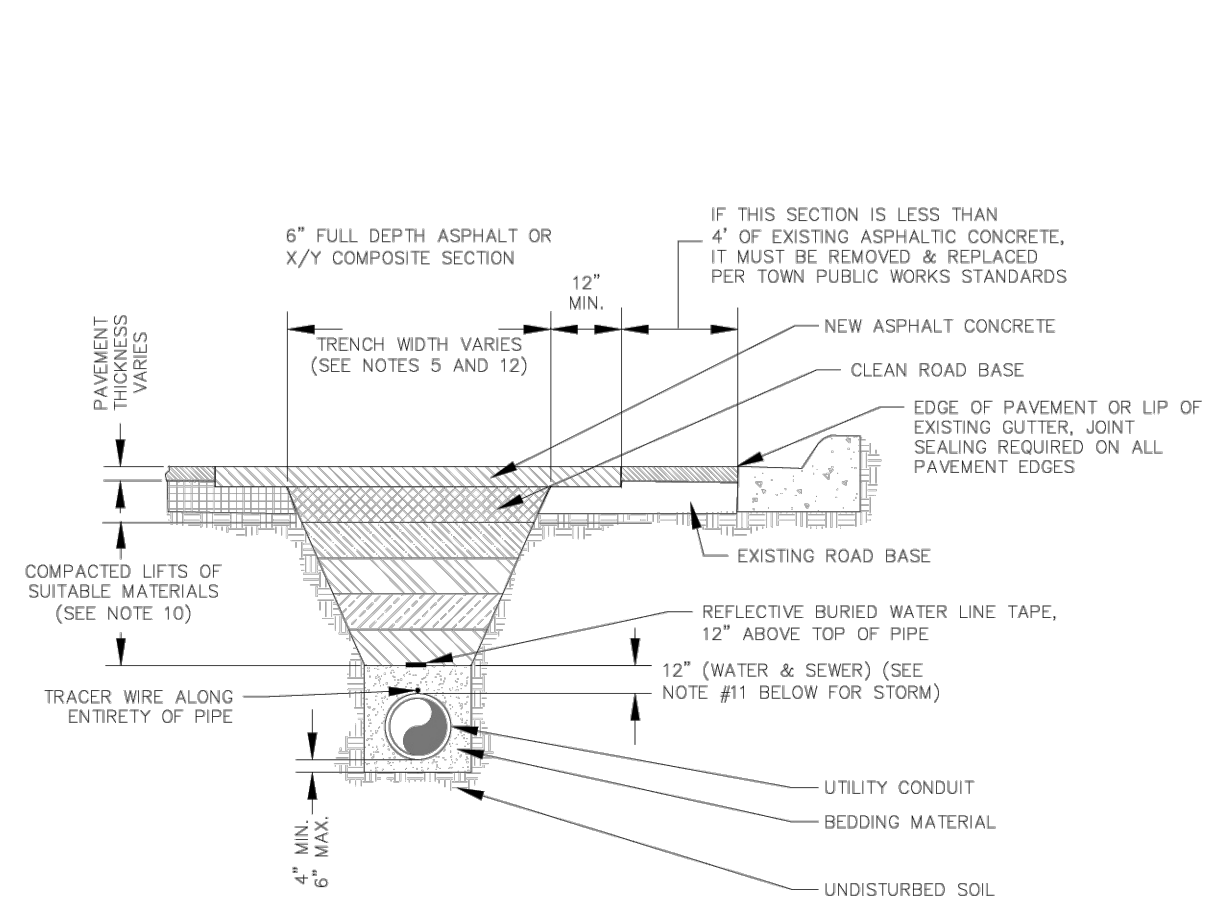
Now what's **below**.
Call before you dig.
811

SHEET
6 OF 30



NOTES:

- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
- PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
- 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.
- WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MUTC C-201 STANDARDS.
- TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
- 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
- IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
- 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.
- USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
- 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
- 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.
- TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.



Sheet Revisions	
Date	Comments
3/18	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS



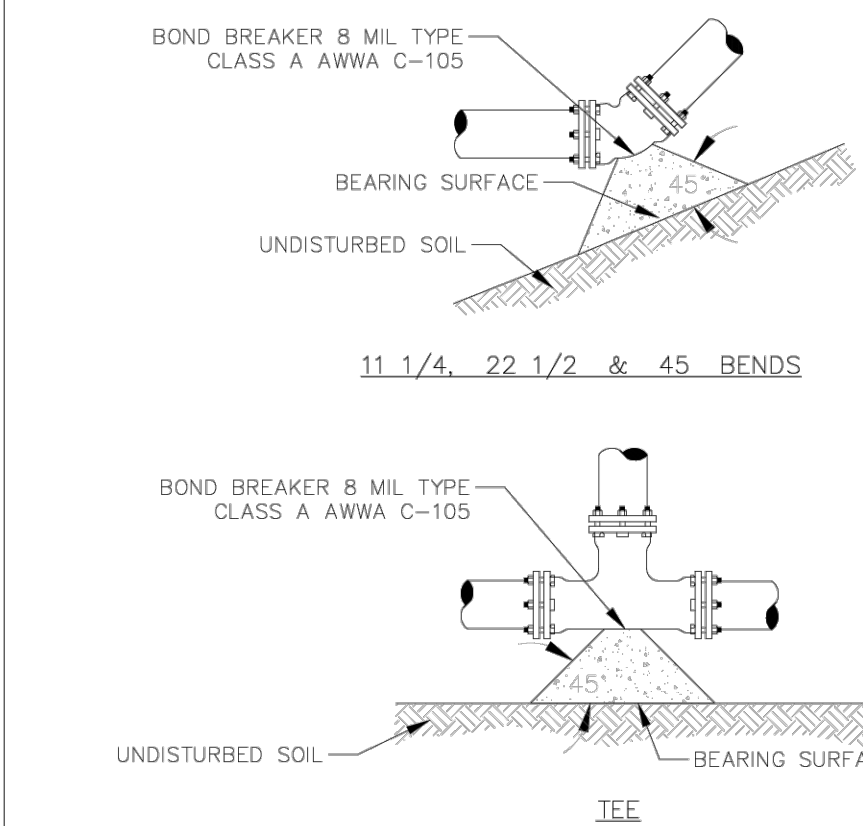
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100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217

Development Services

WATER TRENCH DETAIL

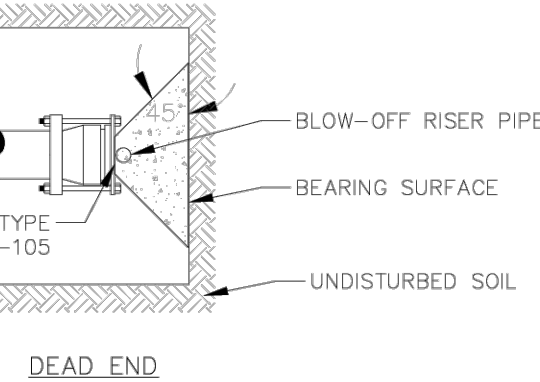
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DETAIL PLAN NO.	
W-21	
Sheet 1 of 1	

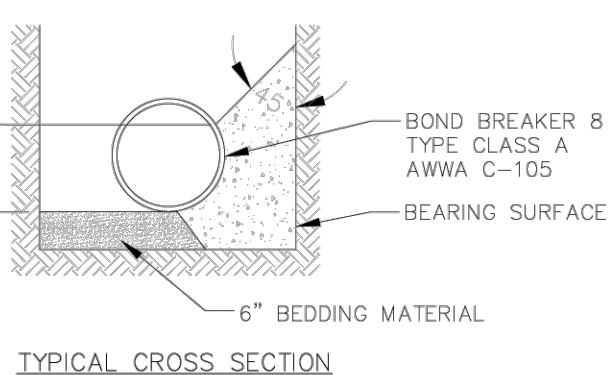


NOTES:

- BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
 - INTERNAL WORKING PRESSURE OF 150 PSI.
 - TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
 - THRUSTBLOCK CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
- ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
- THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.



DEAD END



TYPICAL CROSS SECTION

MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

SIZE OF PIPE	11 1/4"	22 1/2"	45"	90"	TEE OR DEAD END
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	38.50	25.00

Sheet Revisions	
Date	Comments
3/18	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
3/22	REVISED PER STAFF COMMENTS



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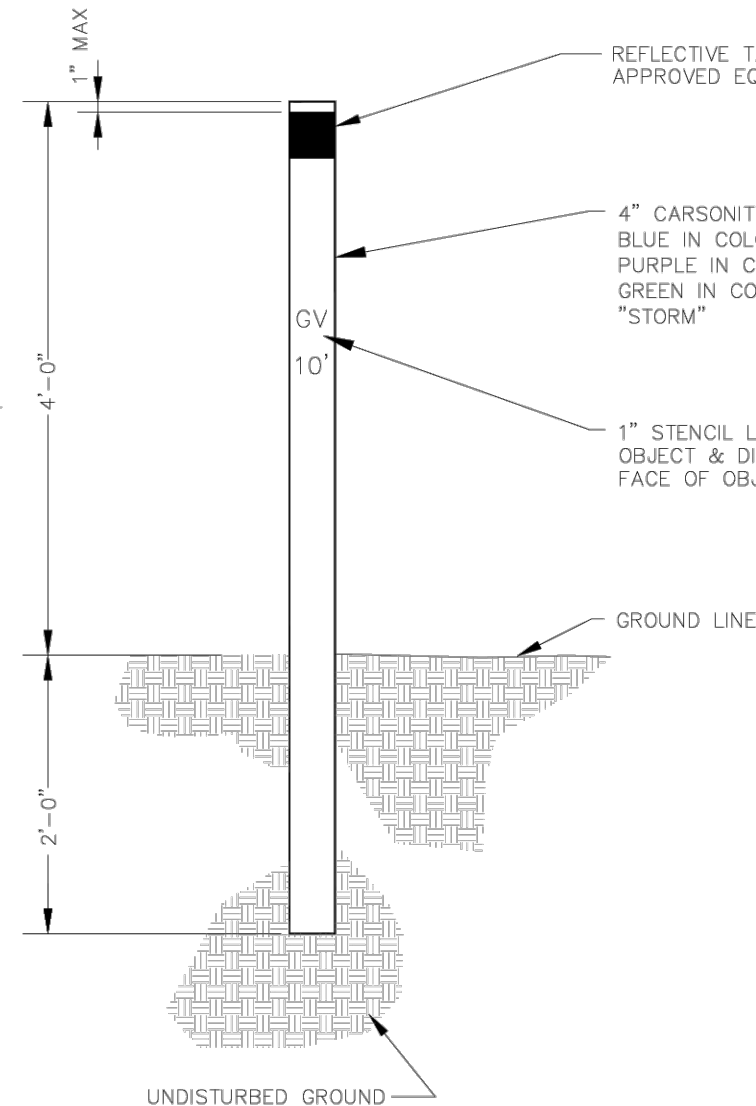
HORIZONTAL BEND THRUSTBLOCKS

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DETAIL PLAN NO.	
W-22	
Sheet 1 of 1	

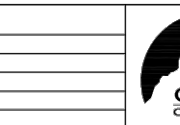
NOTES:

- USE MARKER POST IN AREAS WHERE UTILITY CANNOT BE LOCATED FROM OTHER IMPROVEMENTS.
- 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
BOV	= BLOW-OFF VALVE
FM	= SEWER FORCE MAIN
RAW	= RAW WATER LINE
WTR	= POTABLE WATER LINE

Sheet Revisions	
Date	Comments
3/18	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
3/22	REVISED PER STAFF COMMENTS



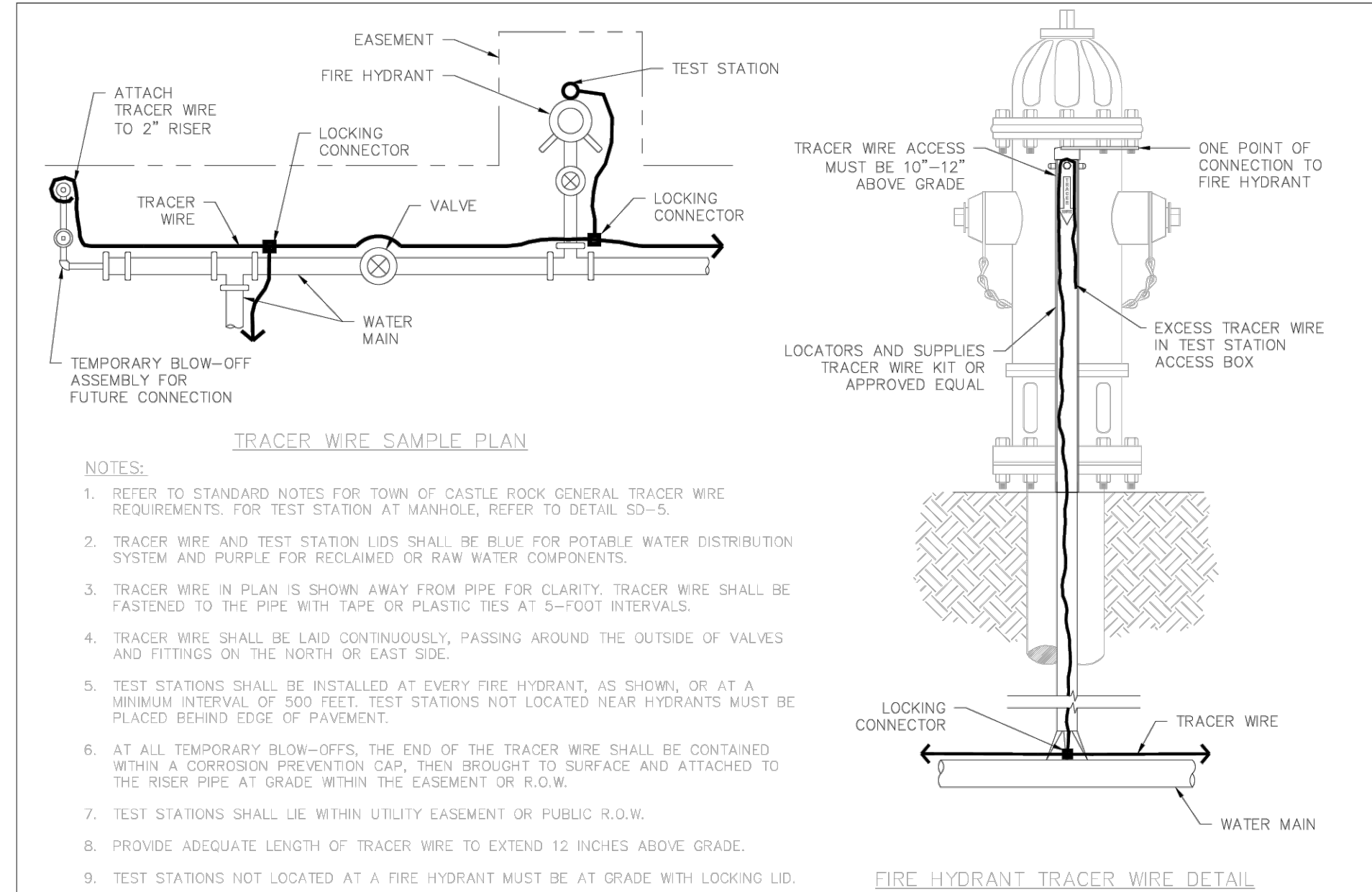
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MARKER POST

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DETAIL PLAN NO.	
W-23	
Sheet 1 of 1	



NOTES:

- REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS. FOR TEST STATION AT MANHOLE, REFER TO DETAIL SD-5.
- TRACER WIRE AND TEST STATION LIDS SHALL BE BLUE FOR POTABLE WATER DISTRIBUTION SYSTEM AND PURPLE FOR RECLAIMED OR RAW WATER COMPONENTS.
- 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.
- TRACER WIRE SHALL BE LAID CONTINUOUSLY, PASSING AROUND THE OUTSIDE OF VALVES AND FITTINGS ON THE NORTH OR EAST SIDE.
- 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.
- 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.
- TEST STATIONS SHALL LIE WITHIN UTILITY EASEMENT OR PUBLIC R.O.W.
- PROVIDE ADEQUATE LENGTH OF TRACER WIRE TO EXTEND 12 INCHES ABOVE GRADE.
- TEST STATIONS NOT LOCATED AT A FIRE HYDRANT MUST BE AT GRADE WITH LOCKING LID.

Sheet Revisions	
Date	Comments
3/18	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
7/22	REVISED PER STAFF COMMENTS



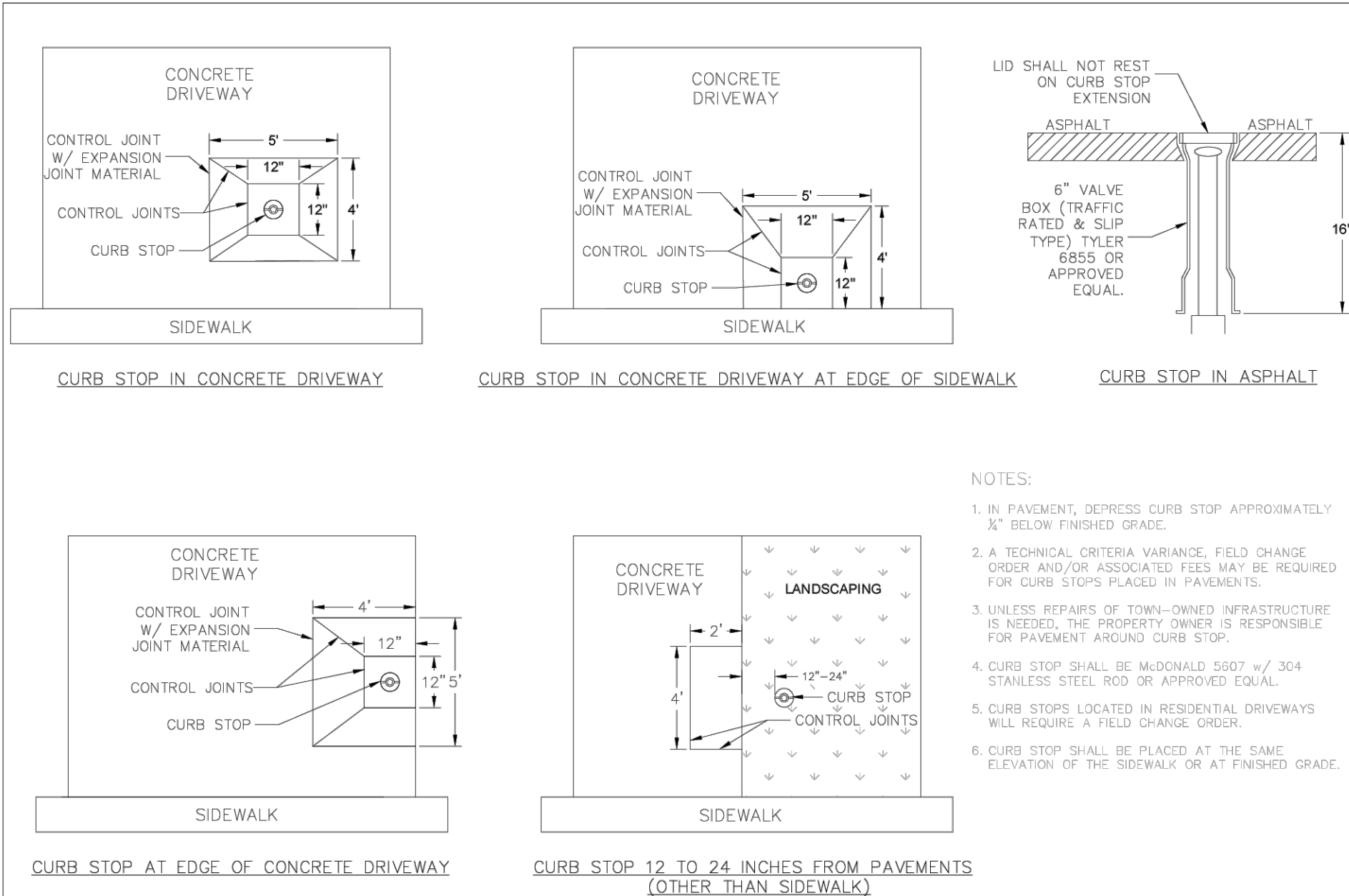
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TRACER WIRE DETAIL

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

DETAIL PLAN NO.	
W-28	
Sheet 1 of 1	



NOTES:

- IN PAVEMENT, DEPRESS CURB STOP APPROXIMATELY 8" BELOW FINISHED GRADE.
- A TECHNICAL CRITERIA VARIANCE, FIELD CHANGE ORDER AND/OR ASSOCIATED FEES MAY BE REQUIRED FOR CURB STOPS PLACED IN PAVEMENTS.
- UNLESS REPAIRS OF TOWN-OWNED INFRASTRUCTURE IS NEEDED, THE PROPERTY OWNER IS RESPONSIBLE FOR PAVEMENT AROUND CURB STOP.
- CURB STOP SHALL BE McDONALD 5507, w/ 304 STAINLESS STEEL ROD OR APPROVED EQUAL.
- CURB STOPS LOCATED IN RESIDENTIAL DRIVEWAYS WILL REQUIRE A FIELD CHANGE ORDER.
- CURB STOP SHALL BE PLACED AT THE SAME ELEVATION OF THE SIDEWALK OR AT FINISHED GRADE.

Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
3/21	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS



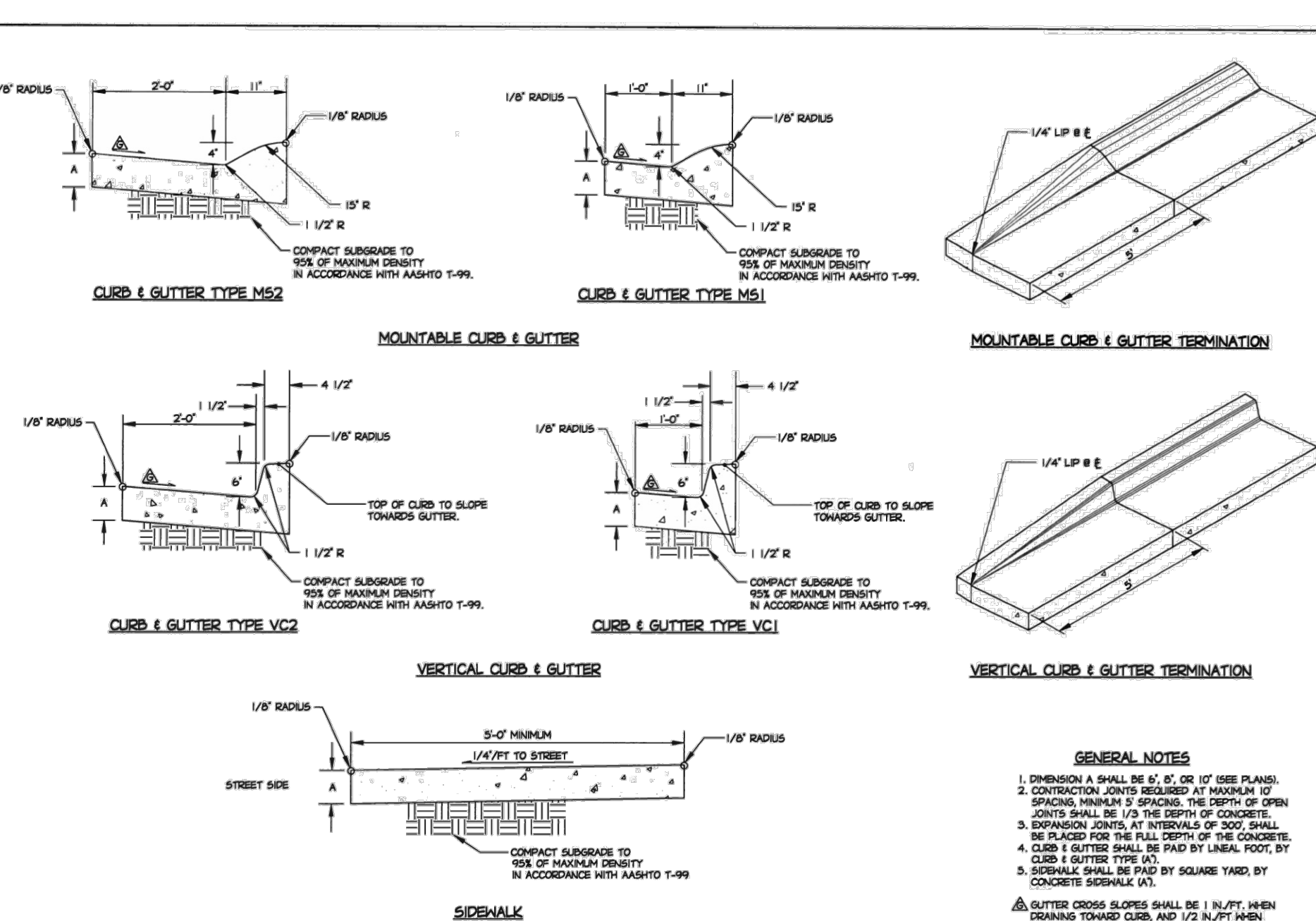
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CURB STOP IN PAVEMENT

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

DETAIL PLAN NO.	
W-40	
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3/22	REVISED PER STAFF COMMENTS



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CURB, GUTTERS, AND SIDEWALK

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

DETAIL PLAN NO.	
CG-1	
Sheet 1 of 1	

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APPROVED BY:



DEVELOPMENT SERVICES
APPROVED
By Kirkpatrick
on 08/17/2026

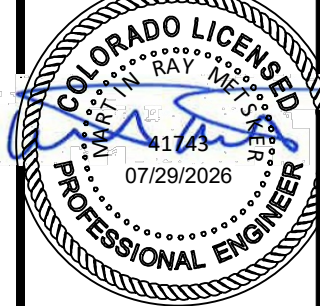
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DEVELOPMENT SERVICES

DATE

REVISION DESCRIPTION

DATE	BY
04/17/2026	MM
06/10/2026	MM
07/29/2026	MM



DXD CASTLE ROCK STORAGE

CASTLE ROCK, COLORADO

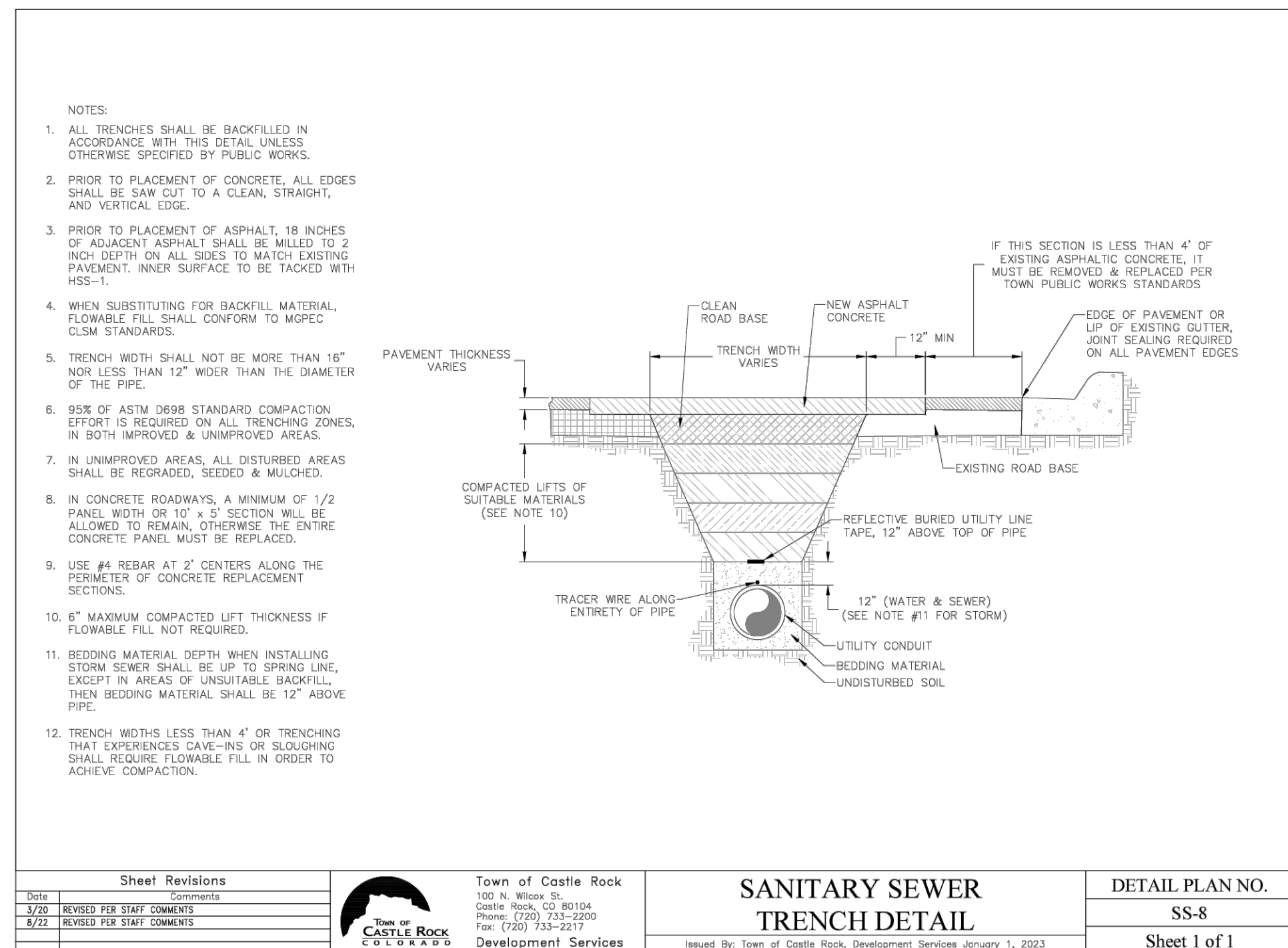
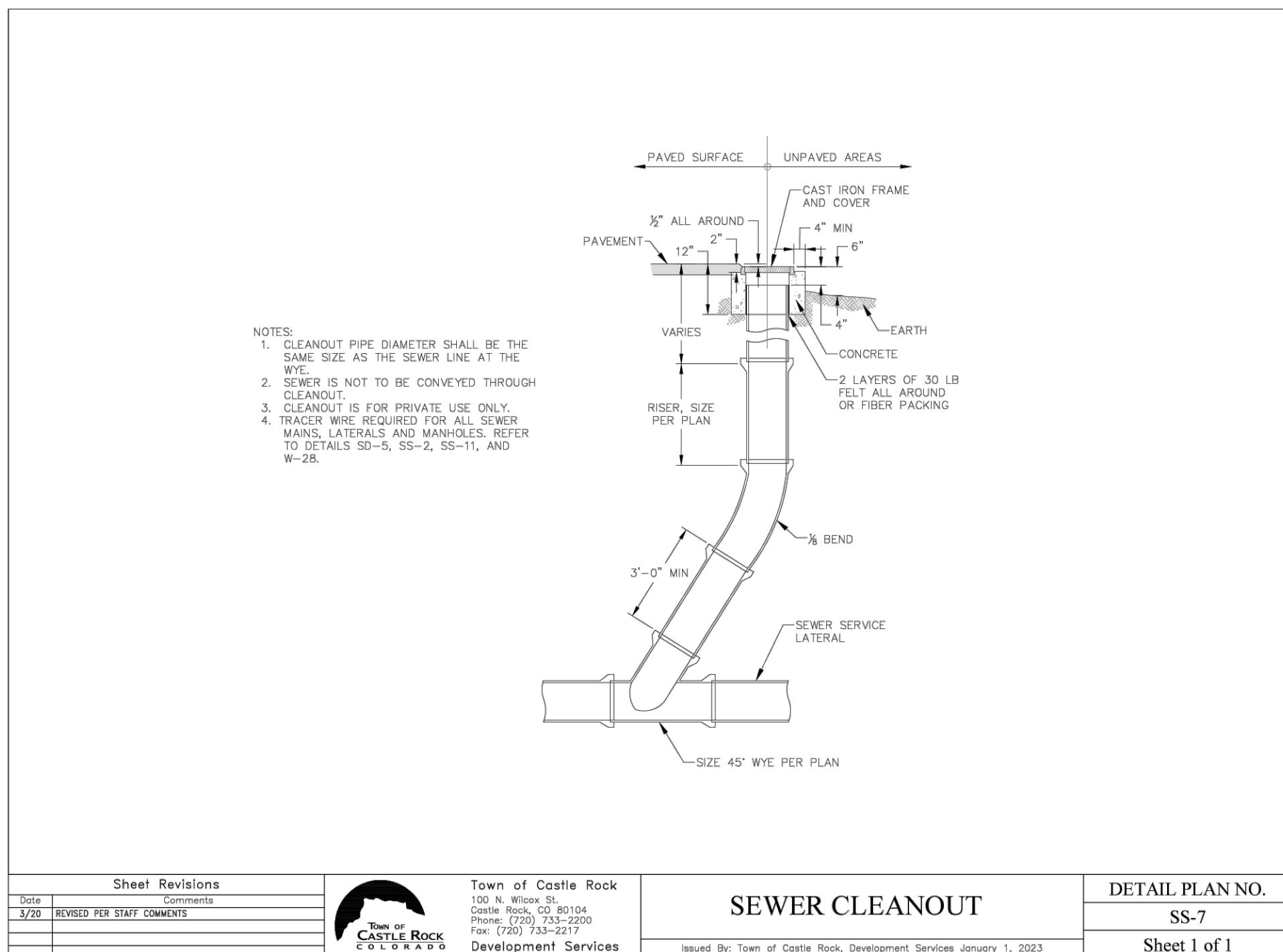
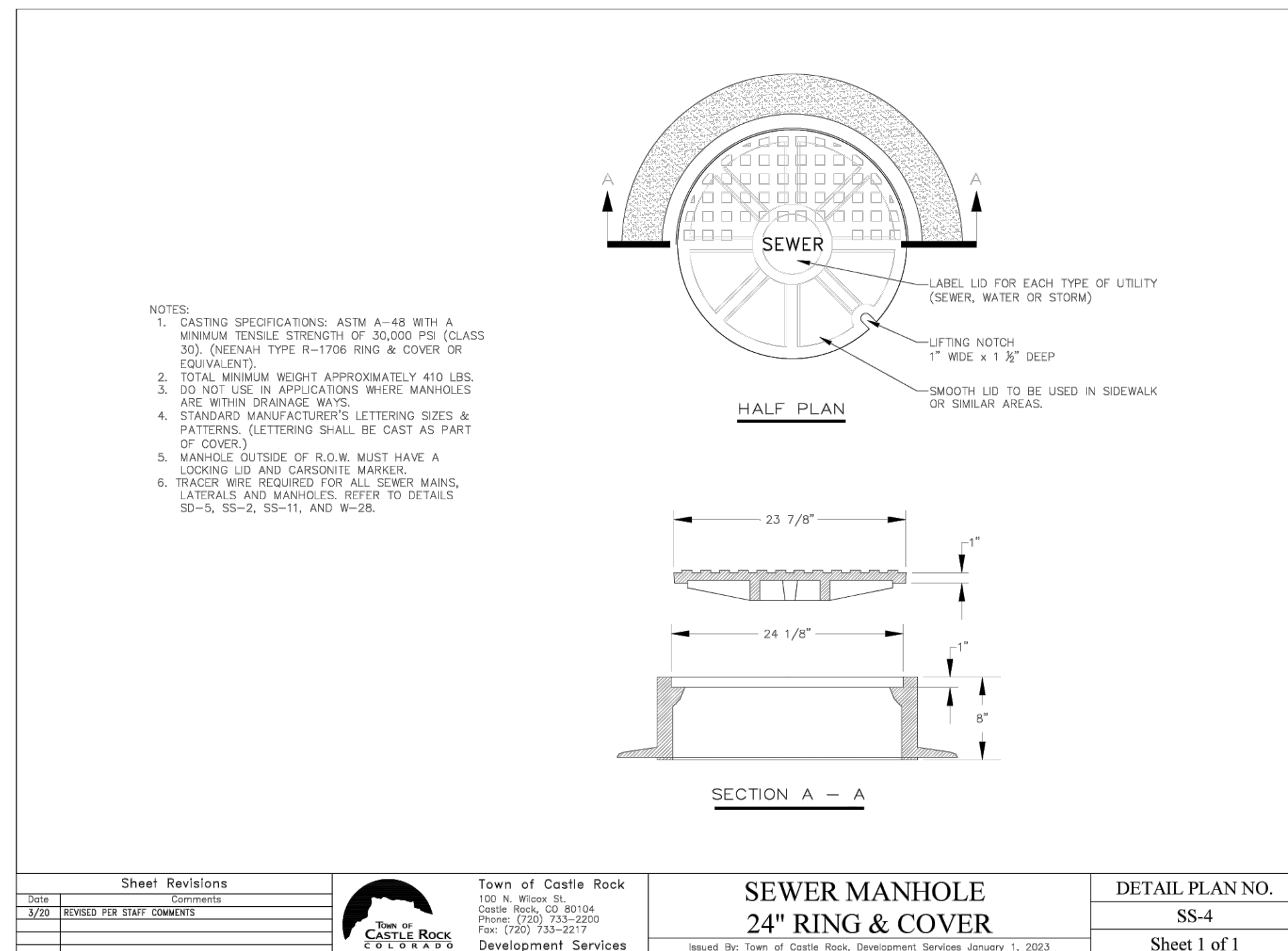
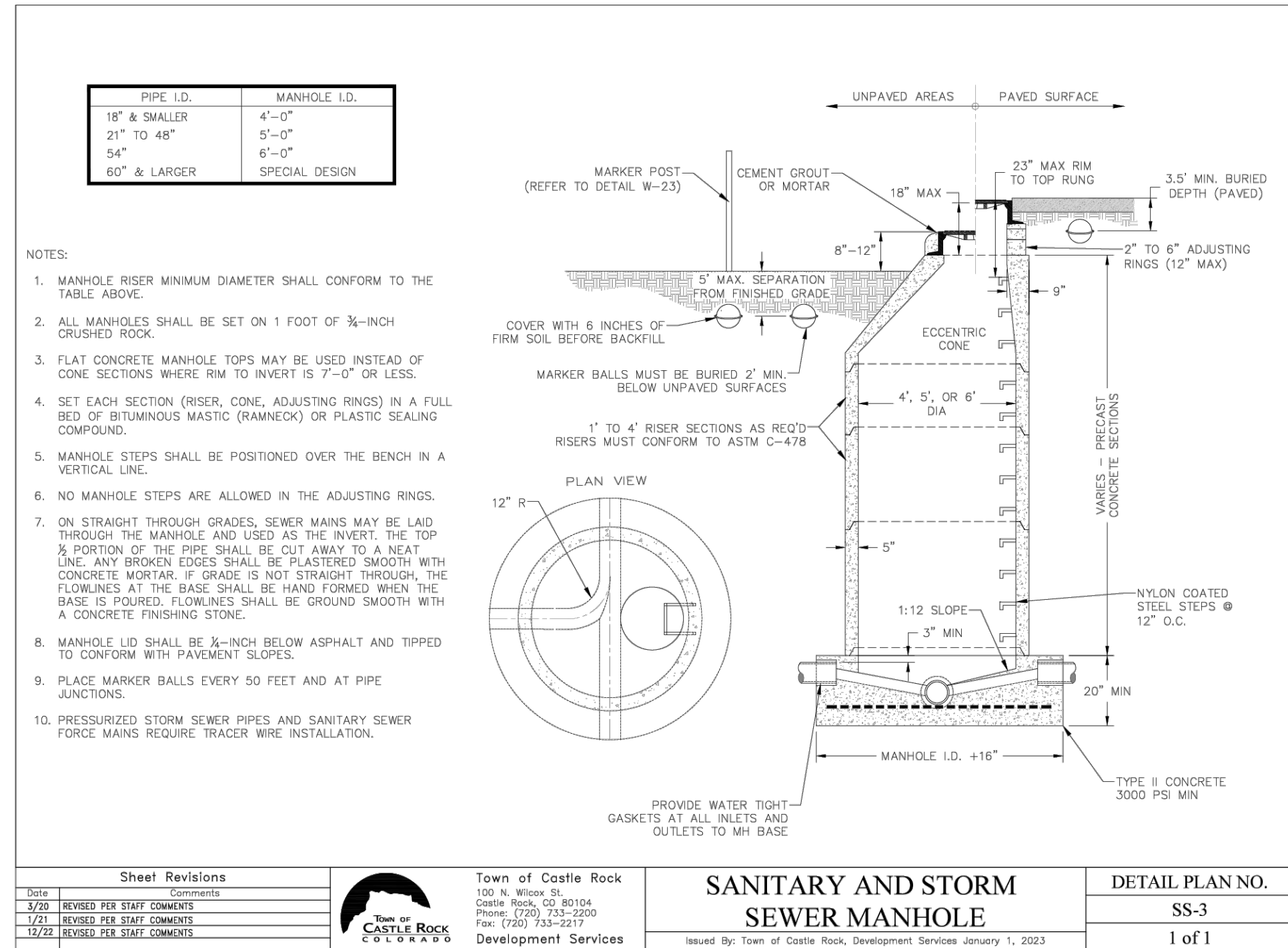
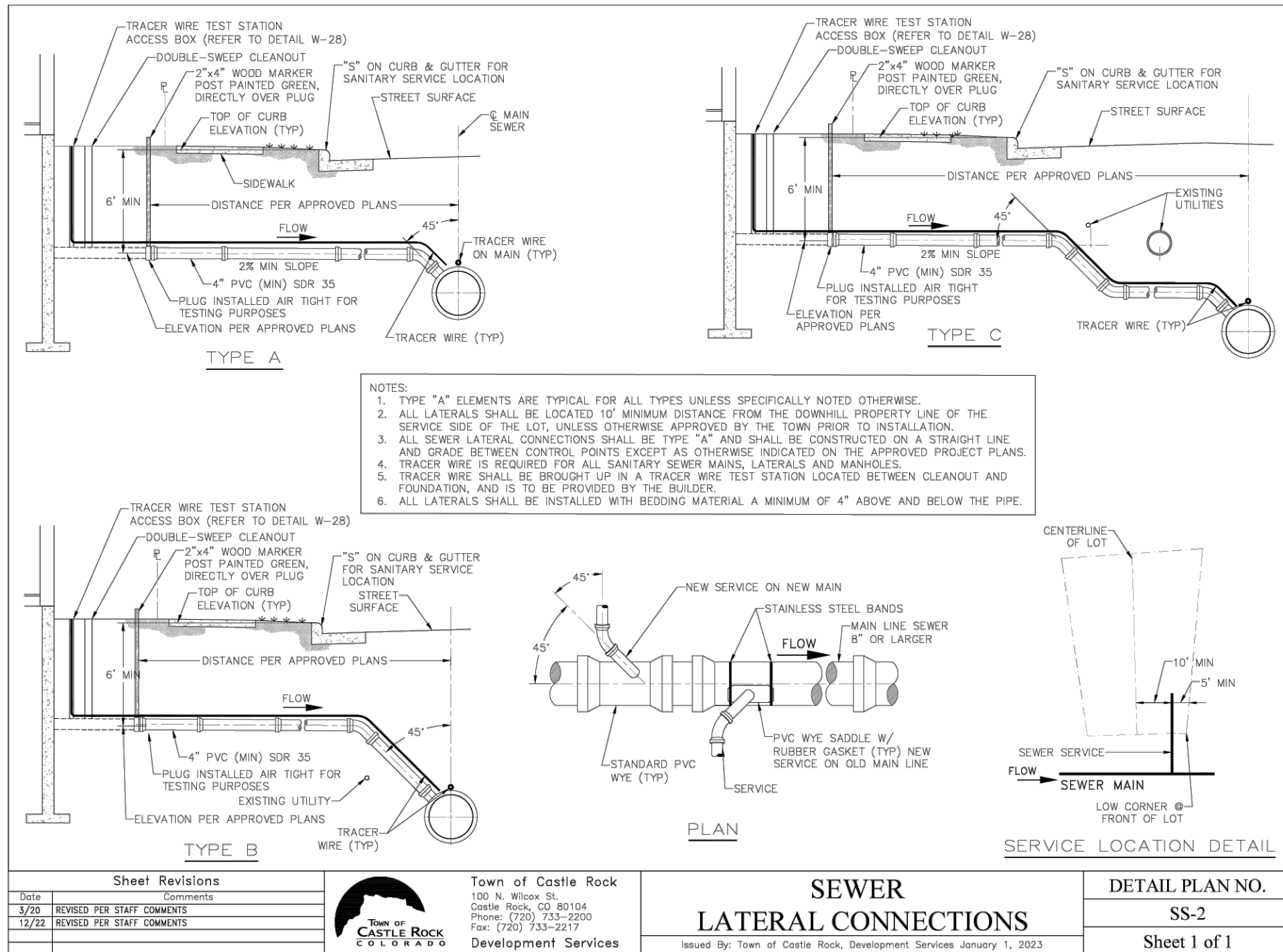
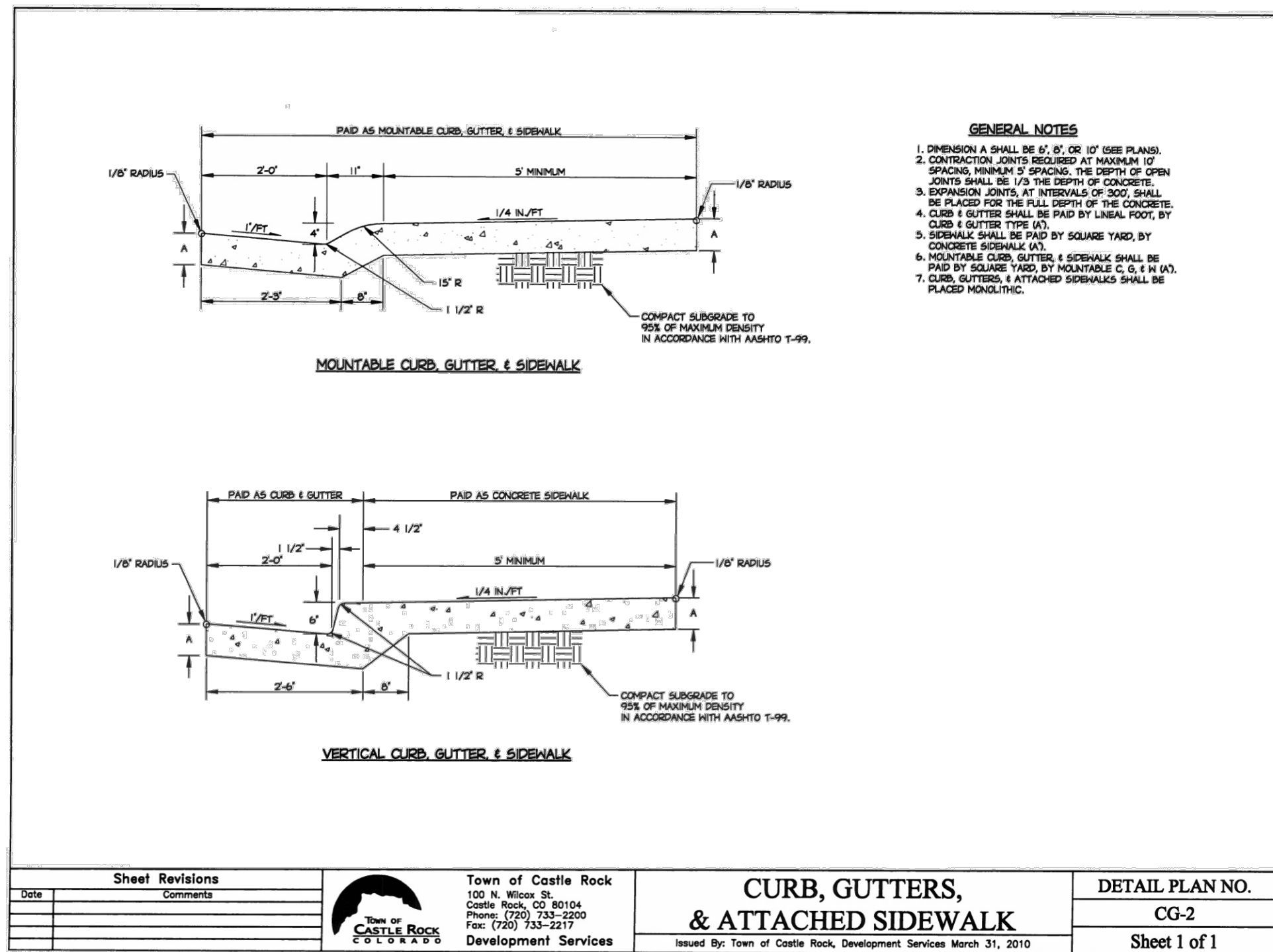
CONSTRUCTION DOCUMENTS

DETAILS (2 OF 4)

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TOWN OF CASTLE ROCK APPROVAL

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By jirkpatrick on 08/17/2026

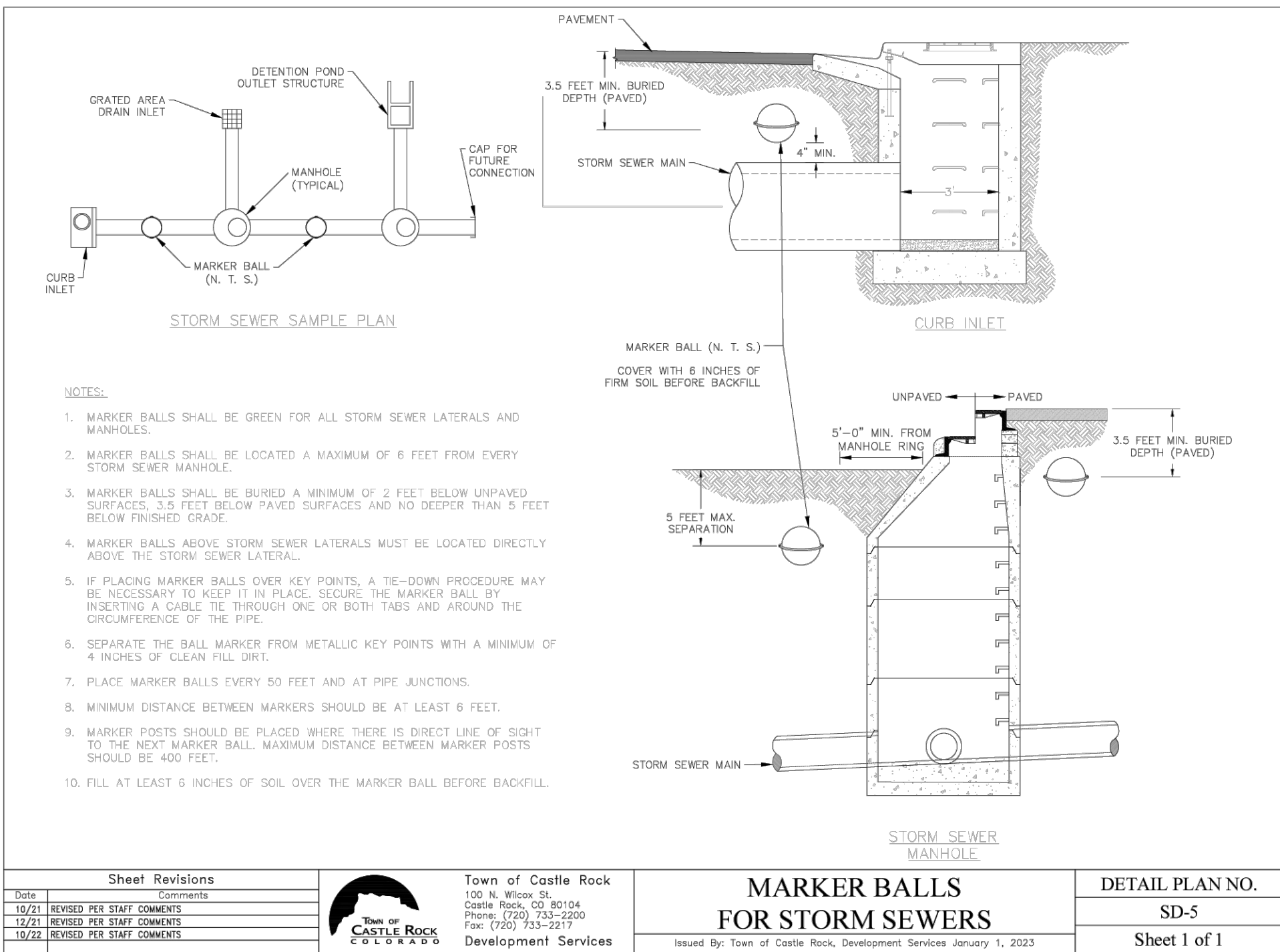
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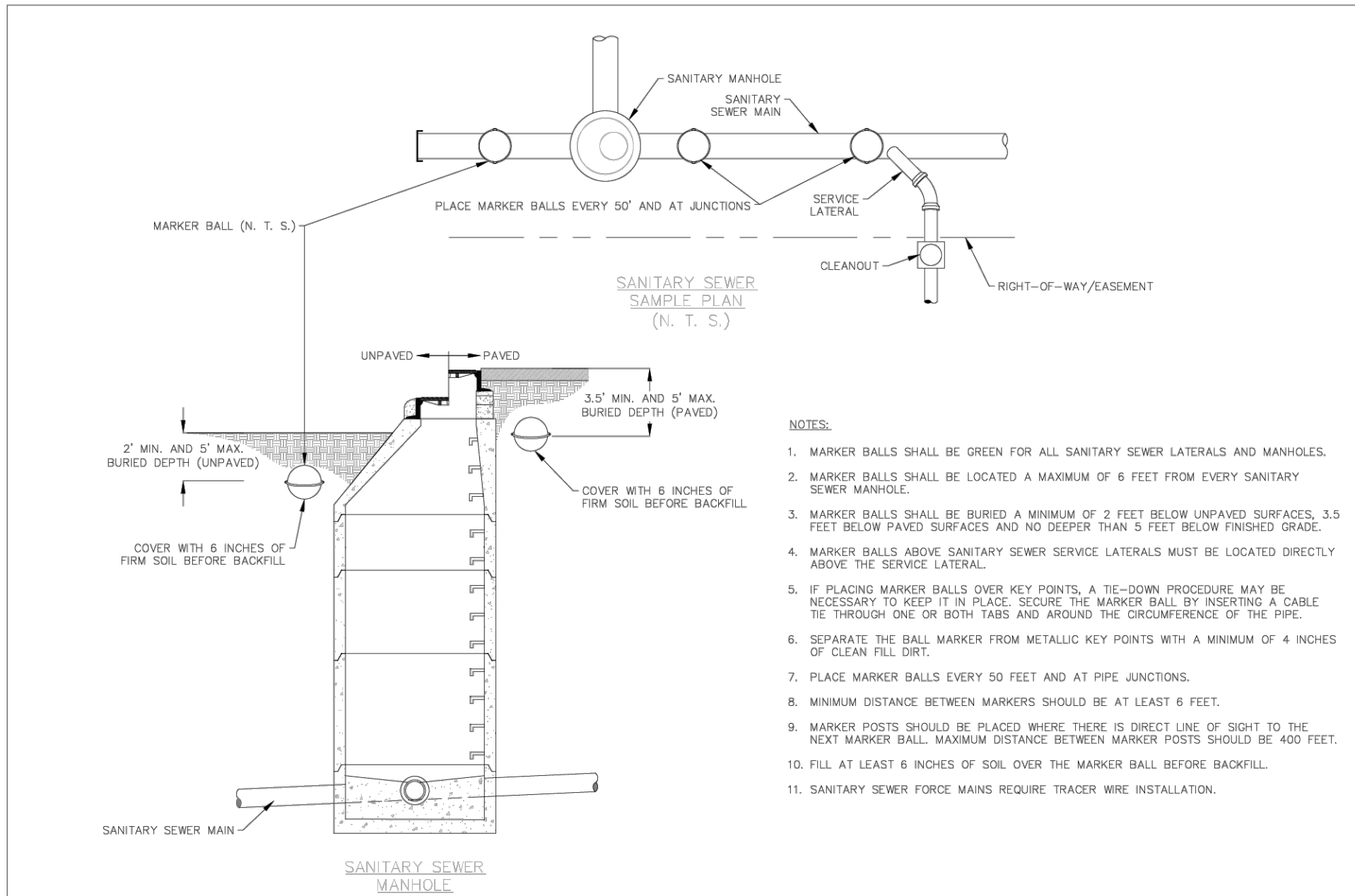
DEVELOPMENT SERVICES DATE

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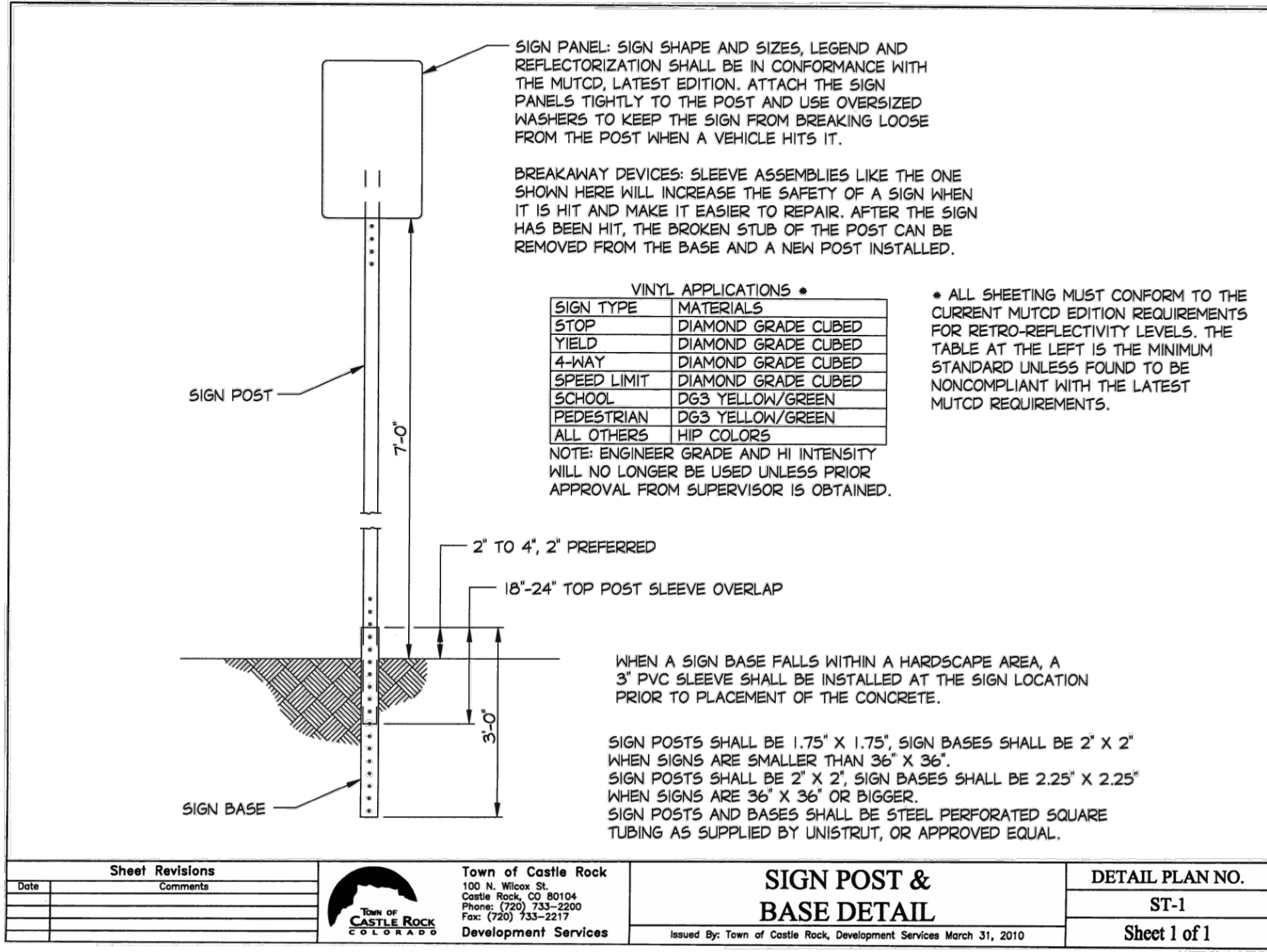




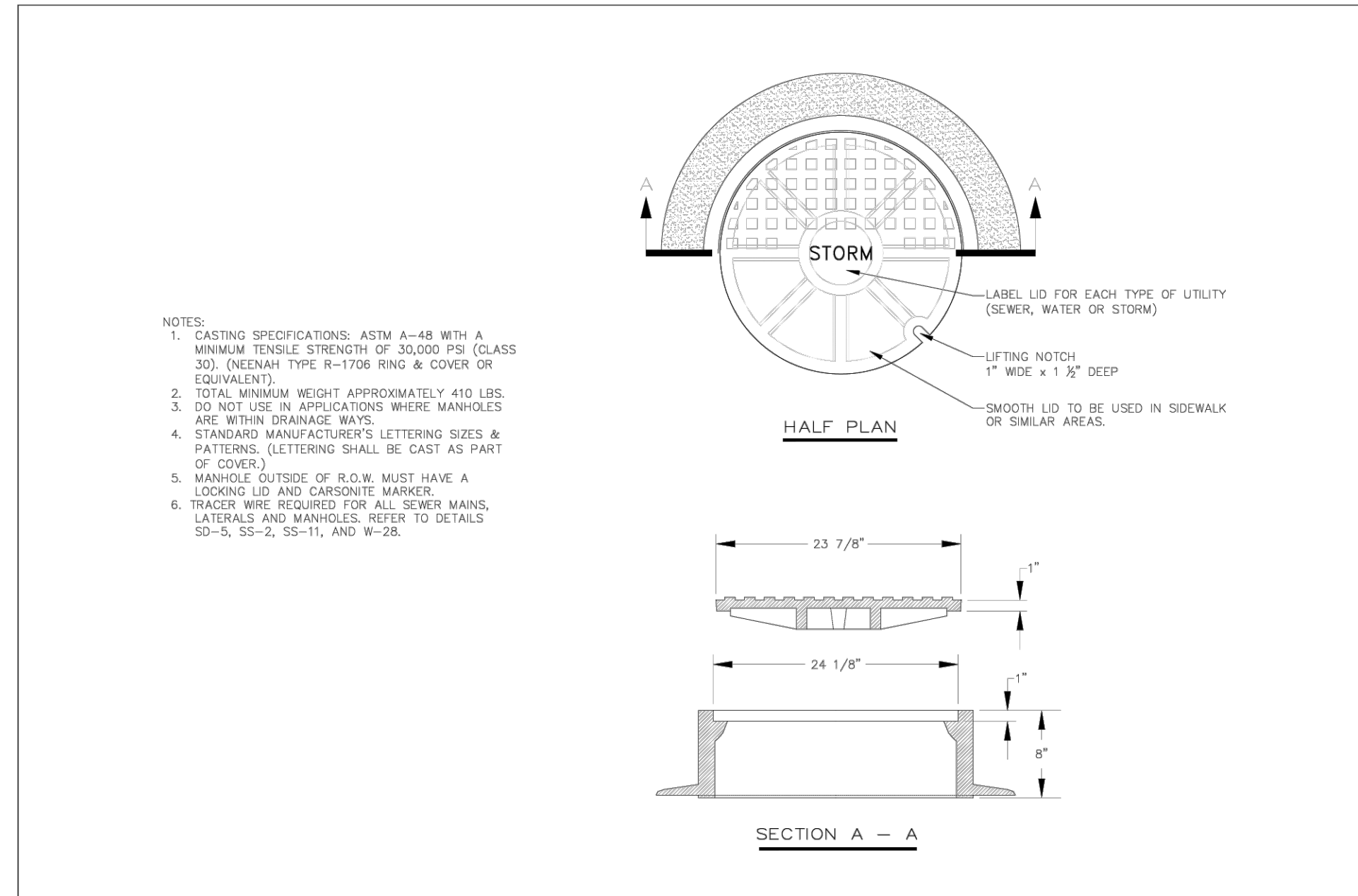
Sheet Revisions	Town of Castle Rock	MARKER BALLS FOR STORM SEWERS	DETAIL PLAN NO.
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-11
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	Development Services		Sheet 1 of 1



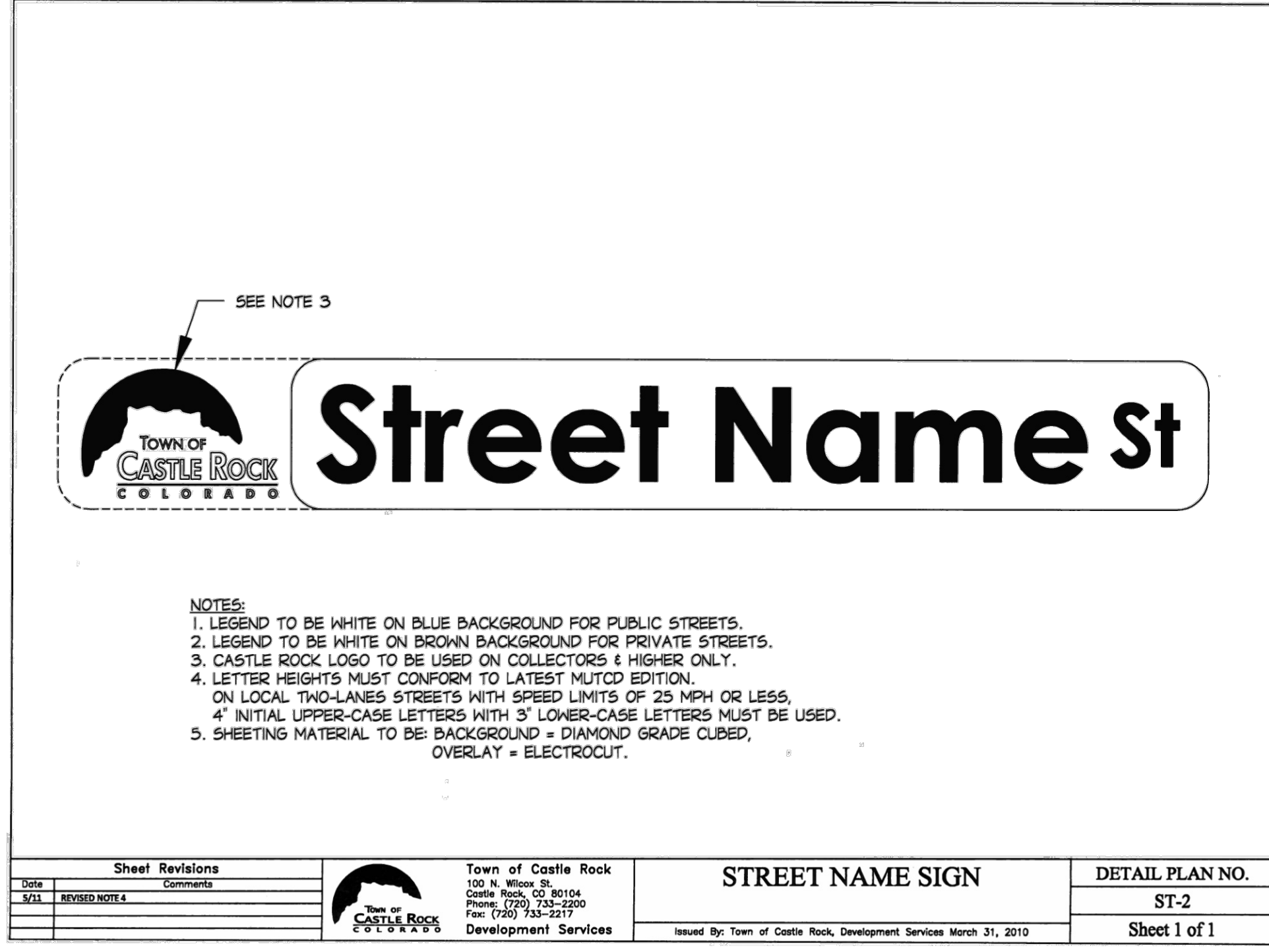
Sheet Revisions	Town of Castle Rock	MARKER BALLS FOR SANITARY SEWERS	DETAIL PLAN NO.
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-11
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	Development Services		Sheet 1 of 1



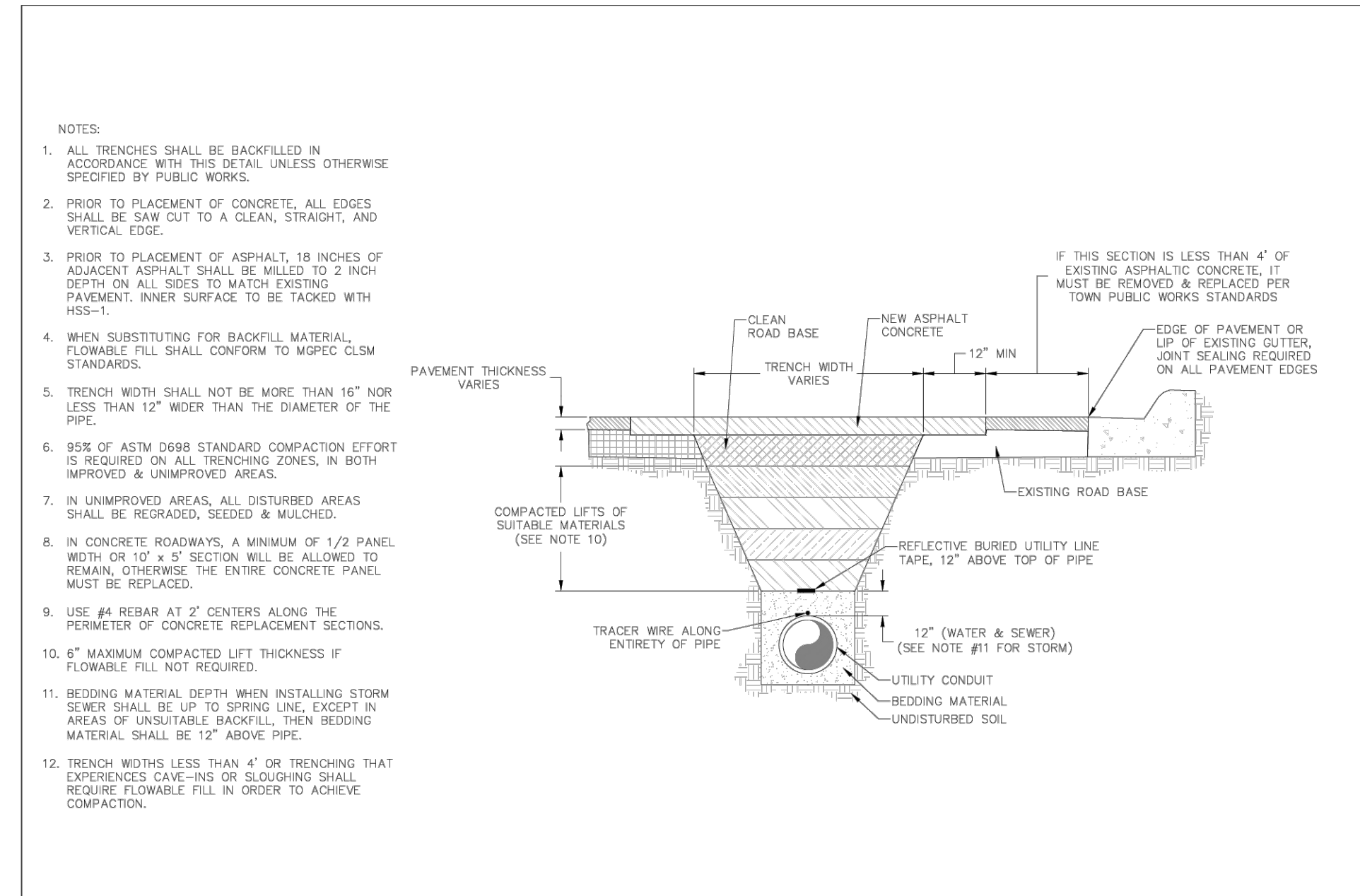
Sheet Revisions	Town of Castle Rock	STORM SEWER MANHOLE 24" RING & COVER	DETAIL PLAN NO.
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-1
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	Development Services		Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	STORM SEWER MANHOLE 24" RING & COVER	DETAIL PLAN NO.
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-1
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	Development Services		Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	STREET NAME SIGN	DETAIL PLAN NO.
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services March 31, 2010	ST-2
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	Development Services		Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	STORM SEWER TRENCH DETAIL	DETAIL PLAN NO.
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-2
Date: 12/22/2025 Comments: REVISED PER STAFF COMMENTS	Development Services		Sheet 1 of 1