

CIVIL CONSTRUCTION PLANS

G.T. SANDERS

LOT 1, SANDERS BUSINESS PARK

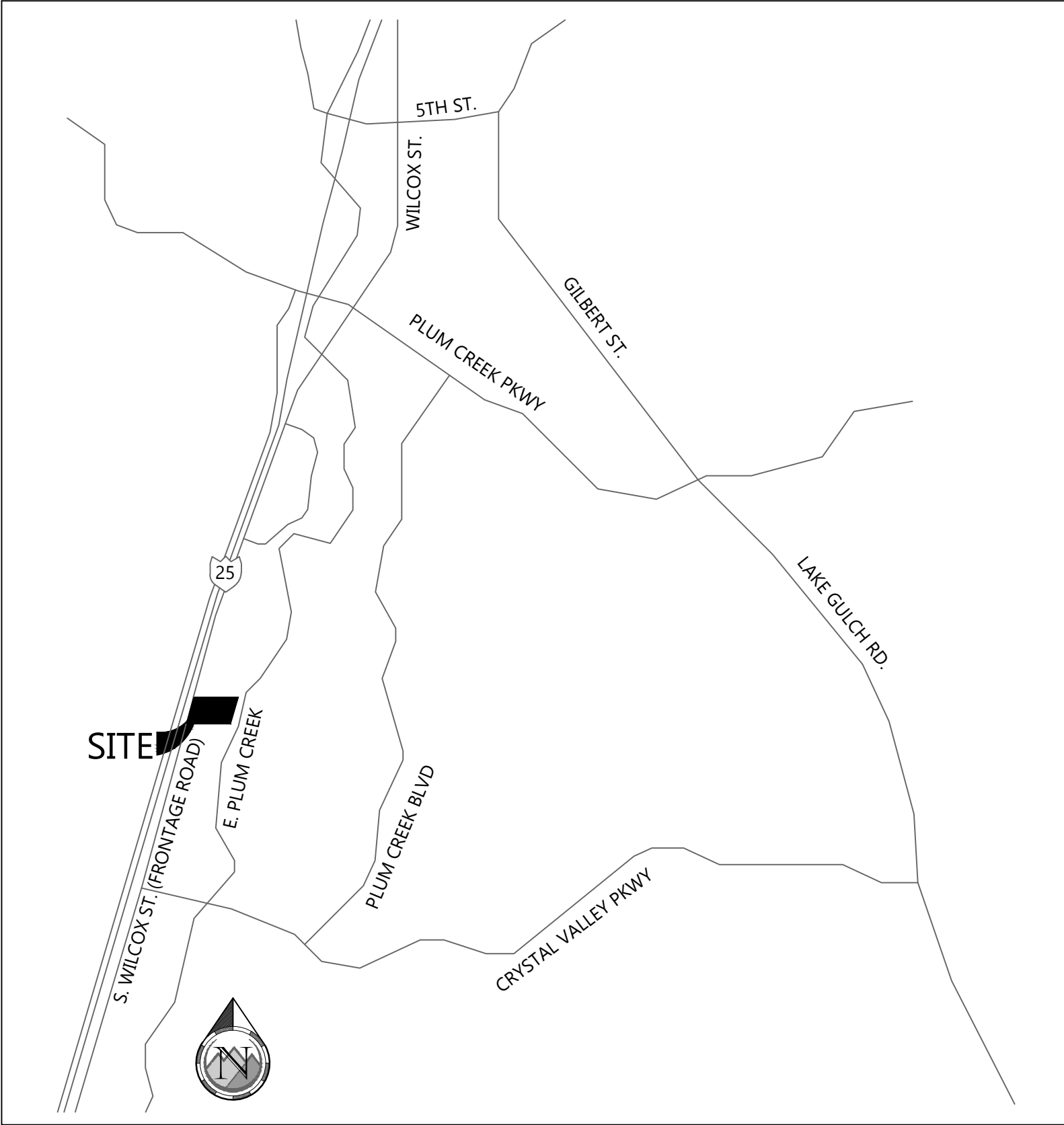
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. CD26-0019

COVER SHEET GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 71 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 ON-SITE 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-AREAS AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
20. BENCHMARK: NGS CONTROL POINT "Y 396" BEING A 1/2 INCH DIAMETER STEEL ROD IN A RANGE BOX, LOCATED 122 FEET EAST OF THE CENTERLINE OF THE EAST BOUND LANES OF SOUTH WILCOX STREET, 101 FEET EAST OF MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE AND 42.3 FEET EAST OF A FRONTAGE ROAD. ELEVATION = 6,476.49 FEET (NAVD88)
21. 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENT AS SHOWN ON THE SITE ALTA PREPARED BY AZTEC CONSULTANTS, INC., TAKEN TO BEAR N89°29'16"W, A DISTANCE OF 2637.67 FEET. (N89°02'00"W PER WARRANTY DEED RECORDED AT RECEPTION NO. 2012030331).

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION



VICINITY MAP

N.T.S.

CONTACTS

OWNER/DEVELOPER

G.T. SANDERS
10201 W. 49TH AVENUE
WHEAT RIDGE, CO 80033
303.940.4529
KEVIN O'BRIEN

ARCHITECT

INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80120
303.738.8877
BILL SMITH

CIVIL ENGINEER

PROOF CIVIL
600 GRANT STREET, #210
DENVER, CO 80203
PH: 303.325.5709
MATHEW A. ADAMS, PE

SURVEYOR

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., #1
LITTLETON, CO 80122
720.724.3870
JIM LYNCH

CASTLE ROCK PUBLIC WORKS

4175 N. CASTLETON COURT
CASTLE ROCK, CO 80109
720.733.2462

CASTLE ROCK WATER

175 KELLOGG COURT
CASTLE ROCK, CO 80109
720.733.6000

IREA

496 N. US HWY 85
SEDALIA, CO 80135
720.733.5493

LEGAL DESCRIPTION

LOT 1, SANDERS BUSINESS CENTER, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENT AS SHOWN ON THE SITE ALTA PREPARED BY AZTEC CONSULTANTS, INC., TAKEN TO BEAR N89°29'16"W, A DISTANCE OF 2637.67 FEET. (N89°02'00"W PER WARRANTY DEED RECORDED AT RECEPTION NO. 2012030331)

BENCHMARK:

NGS CONTROL POINT "Y 396" BEING A 1/2 INCH DIAMETER STEEL ROD IN A RANGE BOX, LOCATED 122 FEET EAST OF THE CENTERLINE OF THE EAST BOUND LANES OF SOUTH WILCOX STREET, 101 FEET EAST OF MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE AND 42.3 FEET EAST OF A FRONTAGE ROAD.
ELEVATION = 6,276.49 FEET (NAVD88)

FLOODPLAIN:

NO FLOODPLAINS EXIST ON THE PROPERTY

ADDRESS:

2770 S. WILCOX STREET, CASTLE ROCK CO 80104

SHEET LIST TABLE

SHEET NUMBER	CIVIL SHEET NUMBER	SHEET TITLE
1	C1.0	COVER
2	C1.1	NOTES
3	C2.0	SITE PLAN - HORIZONTAL CONTROL PLAN
4	C2.1	LINE & CURVE TABLES & DETAILS
5	C3.0	GRADING PLAN
6	C4.0	UTILITY PLAN
7	C5.0	SAN & WATER DETAILS
8	LA.1	LANDSCAPE PLAN
9	LA.2	LANDSCAPE NOTES
10	LA.3	LANDSCAPE DETAILS
11	IR.1	IRRIGATION PLAN
12	IR.2	IRRIGATION DETAILS
13	IR.3	IRRIGATION DETAILS
14	IR.4	IRRIGATION DETAILS AND CHARTS
15	15	ELECTRICAL SITE PLAN
16	16	ELECTRICAL SITE PHOTOMETRIC DETAIL

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

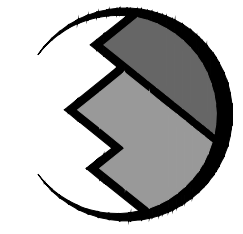
DEVELOPMENT SERVICES _____ DATE _____

PROFESSIONAL ENGINEER CERTIFICATION

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

MATHEW A. ADAMS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
PROOF CIVIL ENGINEERING CONSULTANTS

PROOF CIVIL
consulting engineers
1531 Market Street | Denver, CO



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS			
NO.	DATE	DESCRIPTION	
1	7/10/2026	TOWN COMMENTS	
26003	4/24/2026		
		WBP	
		MAA	

PROJ. NO.: 26003

DATE: 4/24/2026

DRAWN BY: WBP

CHECKED BY: MAA

CO

COVER

GT SANDERS

CONSTRUCTION DOCUMENTS

CASTLE ROCK

DRAWING NO.

C1.0

1 OF 16



CALL BEFORE YOU DIG
811 OR (800) 922-1987

SIGNAGE AND STRIPING NOTES:

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

FIRE NOTES:

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

STREET CONSTRUCTION NOTES:

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

SANITARY SEWER CONSTRUCTION NOTES:

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

WATER LINE CONSTRUCTION NOTES:

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (1-24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151. OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAILW-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)7332200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
- 13.13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:

- COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
- RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
- COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

STORM DRAIN CONSTRUCTION NOTES:

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

LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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

TRACER WIRE INSTALLATION NOTES:

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

PROOFcivil consulting engineers 1531 Market Street Denver, CO								
SEAL:								
FOR AND ON BEHALF OF PROOF CIVIL CO.								
PROJ. NO.: 26003	DATE: 4/24/2026	DRAWN BY: WBP	CHECKED BY: MAA	CO	NOTES	GT SANDERS CONSTRUCTION DOCUMENTS	CASTLE ROCK	
								REVISION S
								DESCRIPTION
								TOWN COMMENTS
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
1	7/10/2026							
DRAWING NO.								
C1.1								
2 OF 16								

PROFESSIONAL ENGINEER CERTIFICATION

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

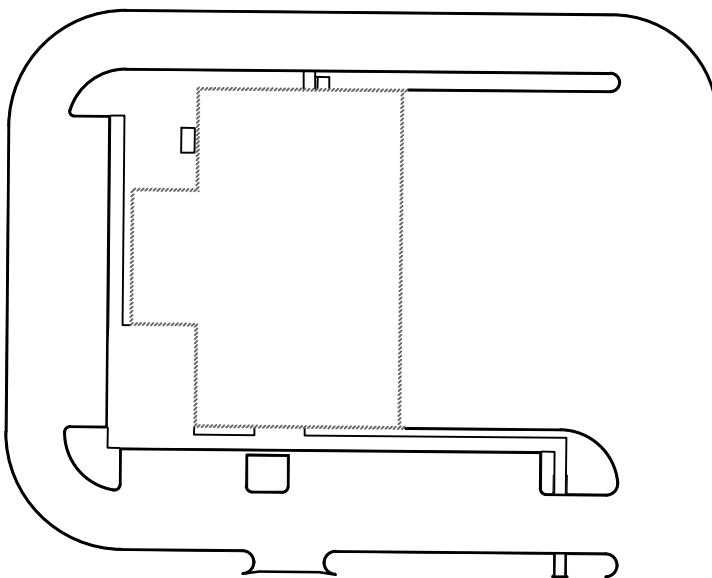
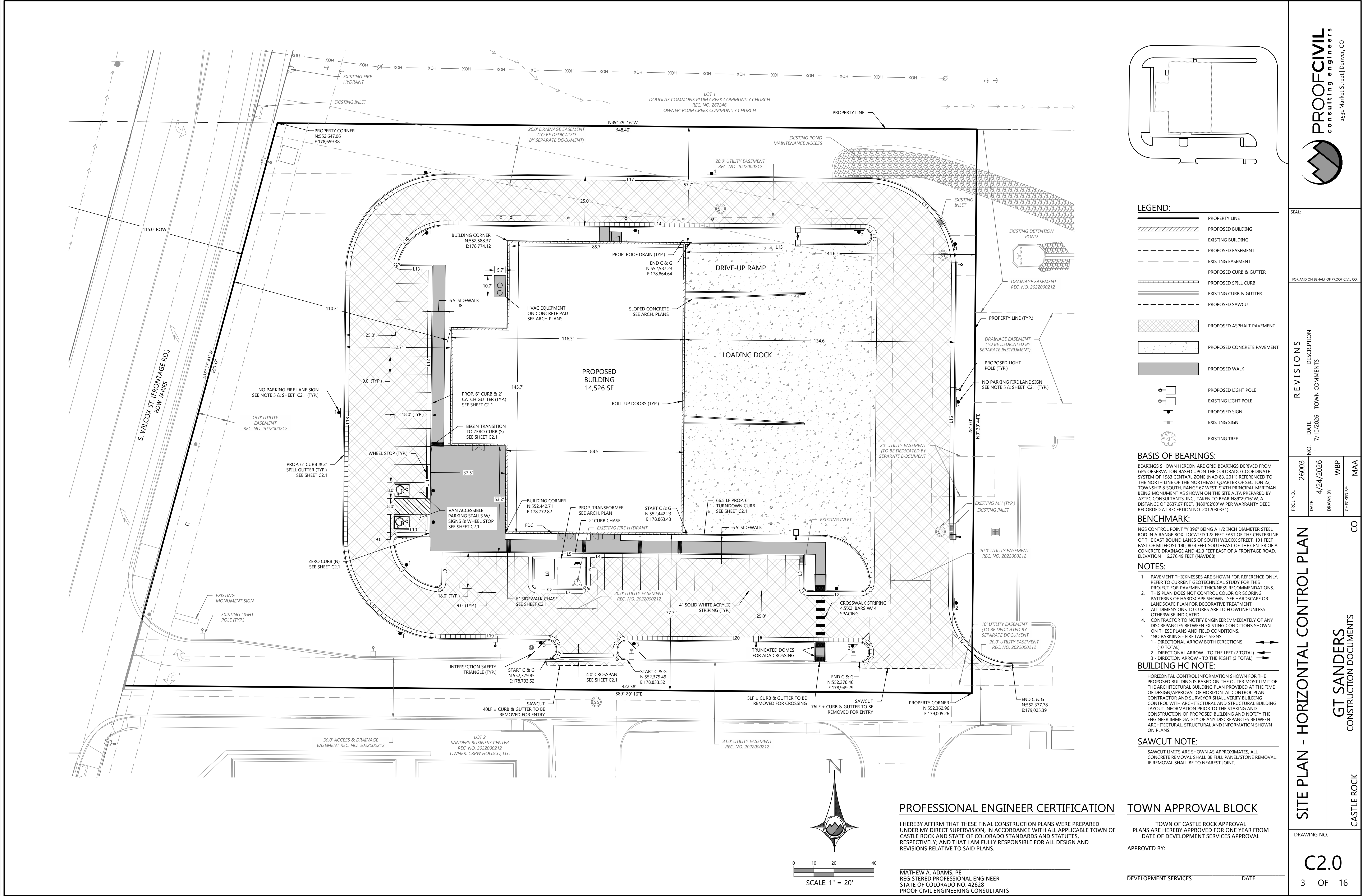
MATHEW A. ADAMS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
PROOF CIVIL ENGINEERING CONSULTANTS

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING TREE

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENT AS SHOWN ON THE SITE ALTA PREPARED BY AZTEC CONSULTANTS, INC. TAKEN TO BEAR N89°29'16"W, A DISTANCE OF 2637.67 FEET, (N89°02'00"W PER WARRANTY DEED RECORDED AT RECEPTION NO. 2012030331)

BENCHMARK:

NGS CONTROL POINT "Y 396" BEING A 1/2 INCH DIAMETER STEEL ROD IN A RANGE BOX, LOCATED 122 FEET EAST OF THE CENTERLINE OF THE EAST BOUND LANES OF SOUTH WILCOX STREET, 101 FEET EAST OF MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE AND 42.3 FEET EAST OF A FRONTAGE ROAD, ELEVATION = 6,276.49 FEET (NAVD88)

- NOTES:**
- PAVEMENT THICKNESSES ARE SHOWN FOR REFERENCE ONLY. REFER TO CURRENT GEOTECHNICAL STUDY FOR THIS PROJECT FOR PAVEMENT THICKNESS RECOMMENDATIONS.
 - THIS PLAN DOES NOT CONTROL COLOR OR SCORING PATTERNS OF HARDSCAPE SHOWN. SEE HARDSCAPE OR LANDSCAPE PLAN FOR DECORATIVE TREATMENT.
 - ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
 - CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.
 - NO PARKING - FIRE LANE - SIGNS:
 - 1 - DIRECTIONAL ARROW BOTH DIRECTIONS (10 TOTAL)
 - 2 - DIRECTIONAL ARROW - TO THE LEFT (2 TOTAL)
 - 3 - DIRECTION ARROW - TO THE RIGHT (3 TOTAL)

BUILDING HC NOTE:

HORIZONTAL CONTROL INFORMATION SHOWN FOR THE PROPOSED BUILDING IS BASED ON THE OUTER MOST LIMIT OF THE ARCHITECTURAL BUILDING PLAN PROVIDED AT THE TIME OF DESIGN/APPROVAL OF HORIZONTAL CONTROL PLAN. CONTRACTOR AND SURVEYOR SHALL VERIFY BUILDING CONTROL WITH ARCHITECTURAL AND STRUCTURAL BUILDING LAYOUT INFORMATION PRIOR TO THE STAKING AND CONSTRUCTION OF PROPOSED BUILDING AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL AND INFORMATION SHOWN ON PLANS.

SAWCUT NOTE:

SAWCUT LIMITS ARE SHOWN AS APPROXIMATES. ALL CONCRETE REMOVAL SHALL BE FULL PANEL/STONE REMOVAL, IE REMOVAL SHALL BE TO NEAREST JOINT.

PROFESSIONAL ENGINEER CERTIFICATION

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MATHEW A. ADAMS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
PROOF CIVIL ENGINEERING CONSULTANTS

TOWN APPROVAL BLOCK

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

APPROVED BY: _____ DATE: _____

DEVELOPMENT SERVICES _____

PROOF CIVIL
consulting engineers
1531 Market Street | Denver, CO

SEAL:

PROJ. NO.	DATE	NO.	DESCRIPTION
26003	4/24/2026	1	TOWN COMMENTS

SITE PLAN - HORIZONTAL CONTROL PLAN

GT SANDERS
CONSTRUCTION DOCUMENTS

CASTLE ROCK

DRAWING NO. **C2.0**

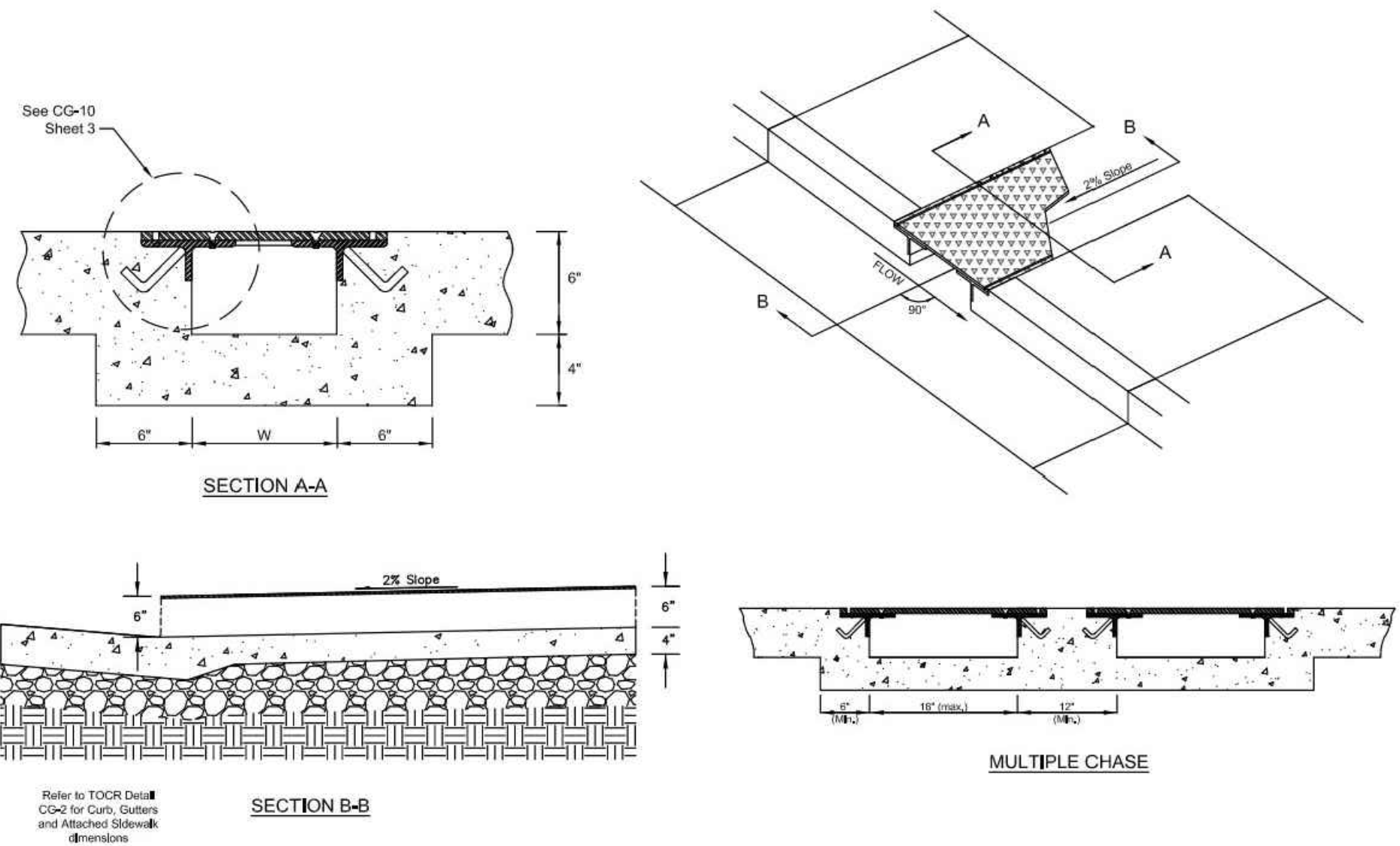
3 OF 16

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	66.53'	S89° 29' 16"E
L2	25.90'	N89° 29' 16"W
L3	15.50'	N0° 30' 44"E
L4	180.00'	N89° 29' 16"W
L5	18.00'	S89° 29' 16"E
L6	13.50'	S0° 30' 44"W
L7	13.00'	N89° 29' 16"W
L8	13.50'	N0° 30' 44"E
L9	15.25'	S0° 30' 44"W
L10	15.50'	S89° 29' 16"E
L11	34.00'	N0° 30' 44"E
L12	99.00'	N0° 30' 44"E

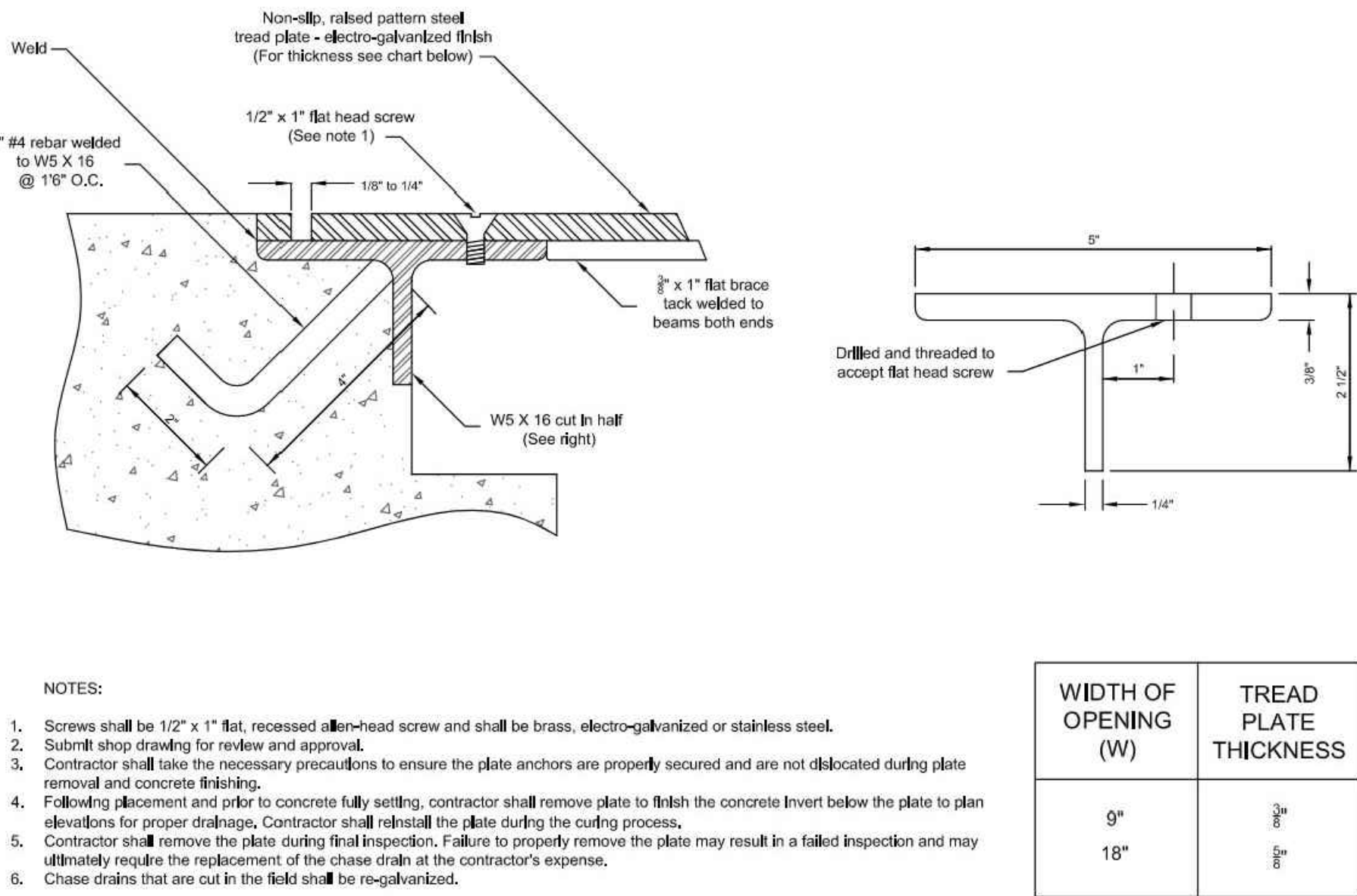
LINE TABLE		
LINE No.	LENGTH	DIRECTION
L13	15.06'	N89° 29' 16"W
L14	207.78'	S89° 29' 16"E
L15	86.75'	N89° 29' 16"W
L16	166.01'	N0° 30' 44"E
L17	207.78'	N89° 29' 16"W
L18	131.00'	S0° 30' 44"W
L19	51.78'	S89° 29' 16"E
L20	115.78'	S89° 29' 16"E

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.77'	25.00'	84°15'39"	S47° 21' 26"E	33.54'
C2	8.35'	5.00'	95°44'21"	S42° 38' 34"W	7.42'
C3	3.93'	2.50'	90°00'00"	N44° 29' 16"W	3.54'
C4	3.93'	2.50'	90°00'00"	S45° 30' 44"W	3.54'
C5	3.93'	2.50'	90°00'00"	N44° 29' 16"W	3.54'
C6	4.30'	2.50'	98°32'55"	S49° 47' 12"W	3.79'
C7	35.54'	25.00'	81°27'05"	N40° 12' 48"W	32.62'
C8	3.93'	2.50'	90°00'00"	N45° 30' 44"E	3.54'
C9	3.71'	2.00'	106°24'57"	N36° 16' 47"W	3.20'
C10	32.11'	25.00'	73°35'03"	N53° 43' 13"E	29.95'
C11	12.57'	4.00'	180°00'00"	S0° 30' 44"W	8.00'
C12	47.12'	30.00'	90°00'00"	N44° 29' 16"W	42.43'

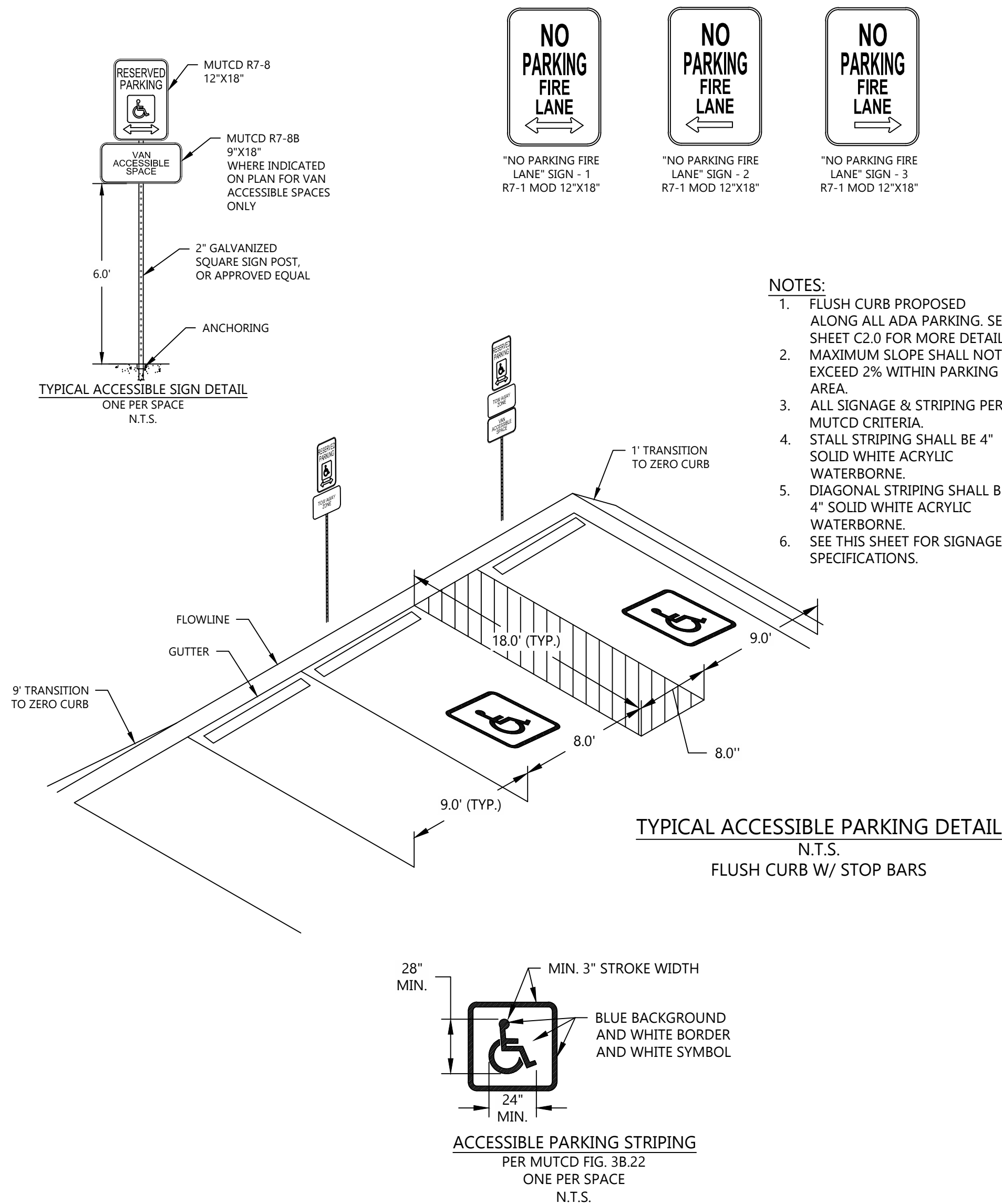
CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	71.56'	45.00'	91°06'42"	N45° 02' 36"W	64.25'
C14	78.54'	50.00'	90°00'00"	S45° 30' 44"W	70.71'
C15	78.54'	50.00'	90°00'00"	S44° 29' 16"E	70.71'
C16	7.86'	5.00'	90°07'01"	S44° 25' 45"E	7.08'
C17	6.43'	5.00'	73°40'14"	S37° 27' 52"W	6.00'
C18	6.44'	5.00'	73°48'58"	N36° 21' 19"W	6.01'
C19	7.85'	5.00'	89°57'34"	N45° 31' 57"E	7.07'
C20	7.81'	5.00'	89°29'16"	S44° 44' 38"E	7.04'
C21	7.90'	5.00'	90°30'44"	S45° 15' 22"W	7.10'



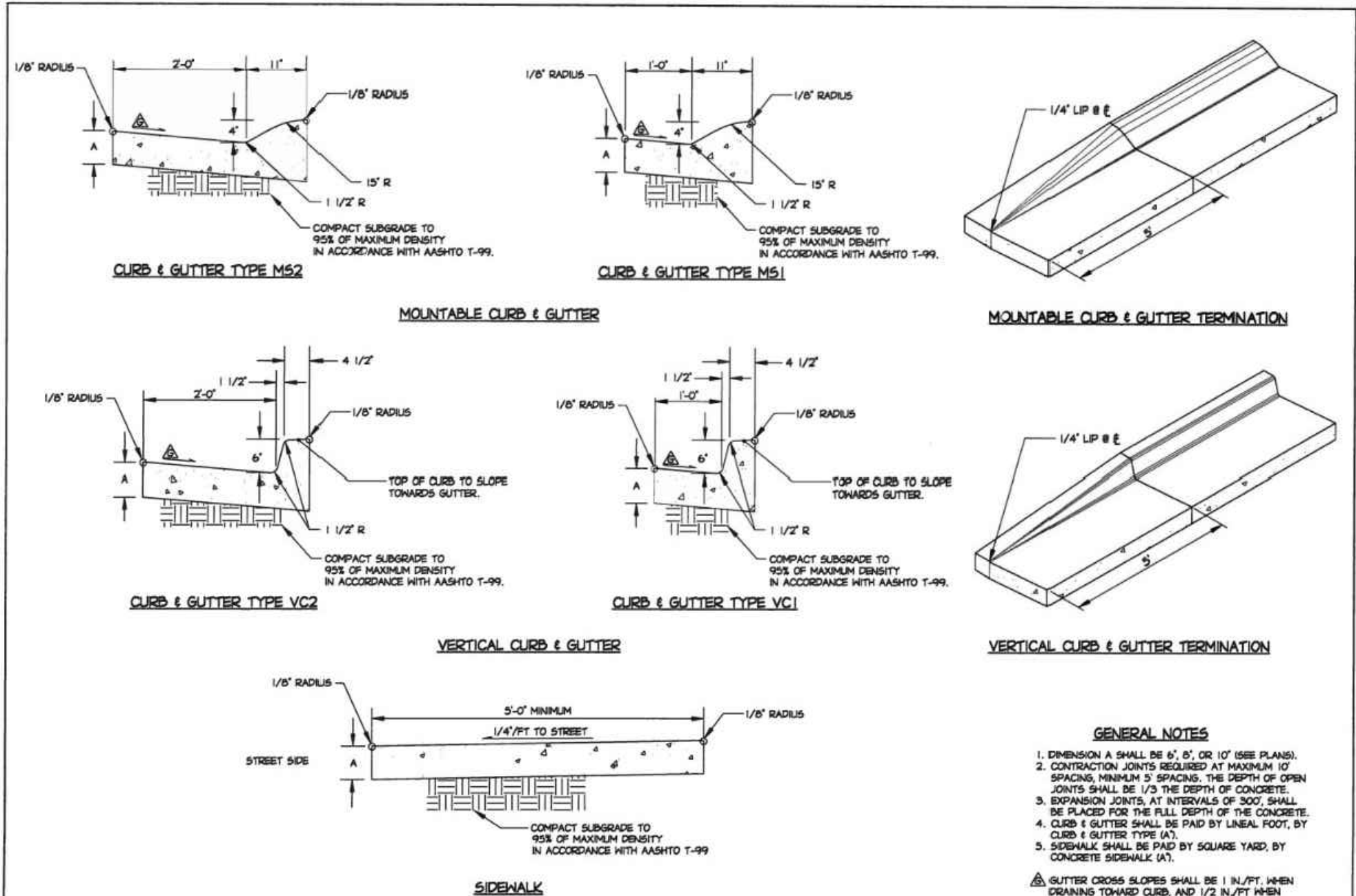
Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	SIDEWALK CURB CHASE (Vertical Curb Application)	DETAIL PLAN NO. CG-10 Sheet 2 of 3
Date	Comments			



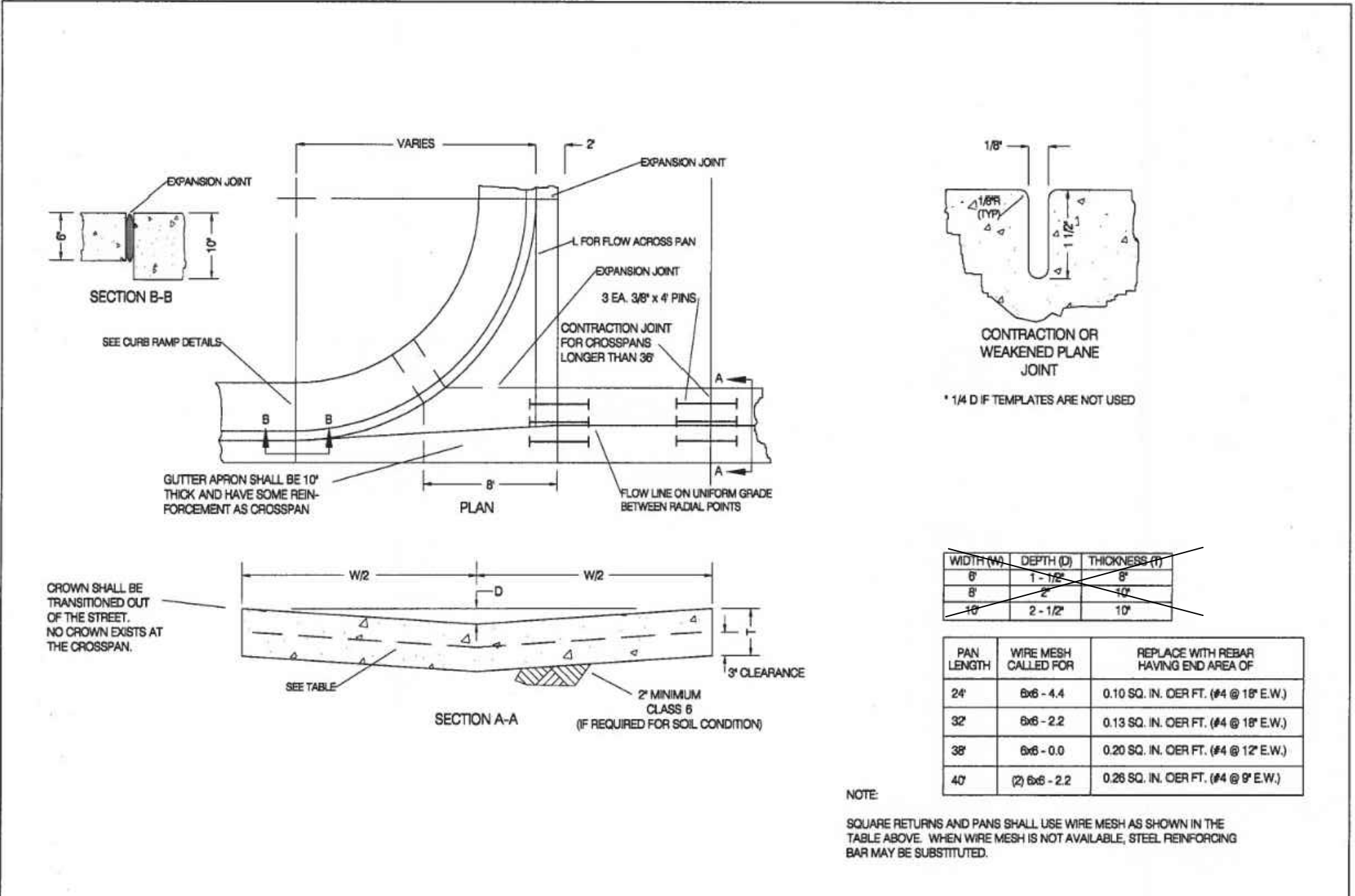
Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	SIDEWALK CURB CHASE	DETAIL PLAN NO. CG-10 Sheet 3 of 3
Date	Comments			



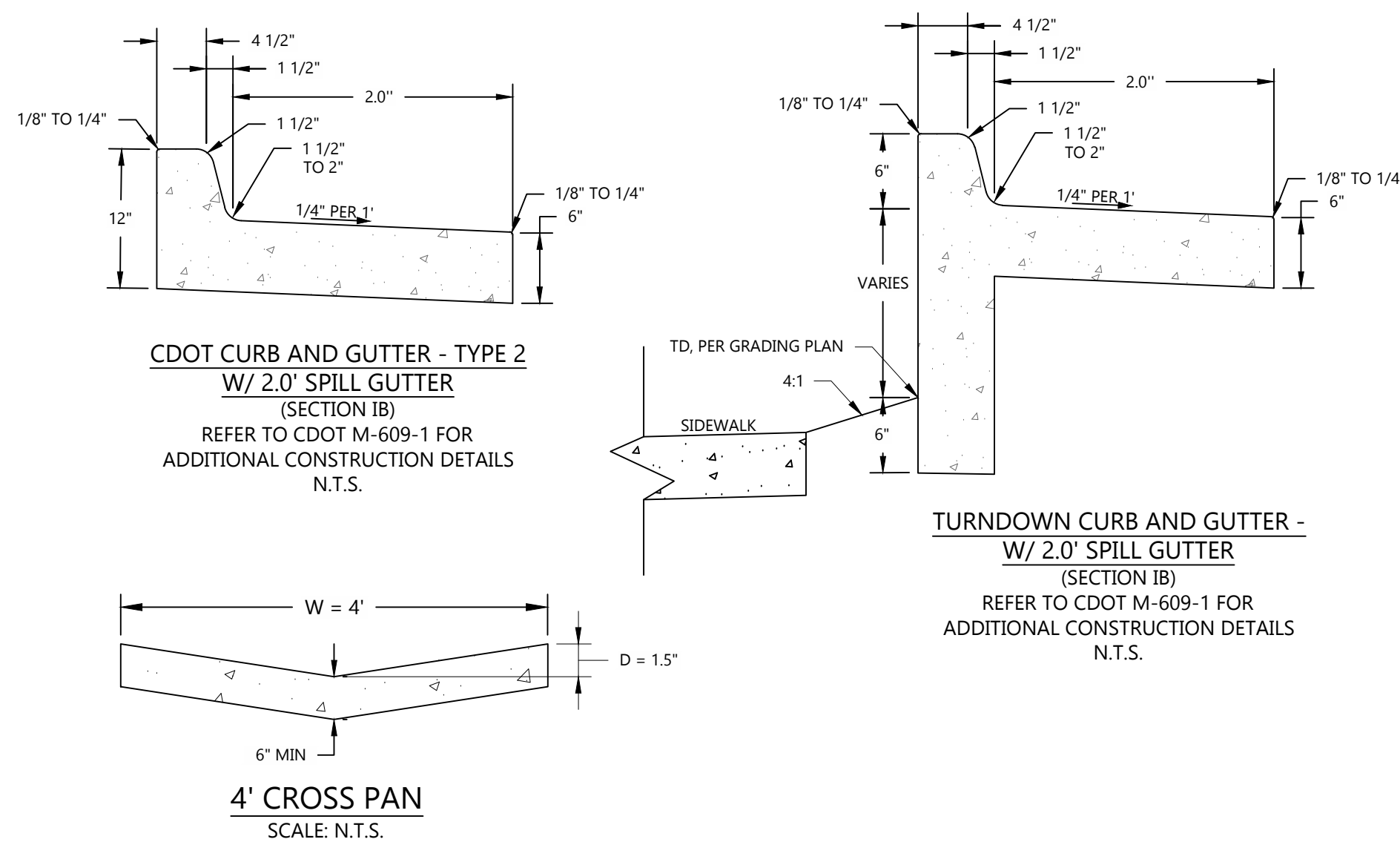
- NOTES:
1. FLUSH CURB PROPOSED ALONG ALL ADA PARKING. SEE SHEET C2.0 FOR MORE DETAIL. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.
 2. ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
 3. STALL STRIPING SHALL BE 4" SOLID WHITE ACRYLIC WATERBORNE.
 4. DIAGONAL STRIPING SHALL BE 4" SOLID WHITE ACRYLIC WATERBORNE.
 5. SEE THIS SHEET FOR SIGNAGE SPECIFICATIONS.



Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CURB, GUTTERS, AND SIDEWALK	DETAIL PLAN NO. CG-1 Sheet 1 of 1
Date	Comments			



Sheet Revisions		Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CROSSPANS	DETAIL PLAN NO. CG-9 Sheet 1 of 1
Date	Comments			



PROFESSIONAL ENGINEER CERTIFICATION TOWN APPROVAL BLOCK

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

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

MATHEW A. ADAMS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
PROOF CIVIL ENGINEERING CONSULTANTS

DEVELOPMENT SERVICES DATE

LINE & CURVE TABLES & DETAILS

GT SANDERS
CONSTRUCTION DOCUMENTS

CASTLE ROCK

DRAWING NO.

C2.1

5 OF 16

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	7/10/2026	TOWN COMMENTS

DATE: 4/24/2026
DRAWN BY: WBP
CHECKED BY: MAA

26003

CO

CASTLE ROCK

GT SANDERS

CONSTRUCTION DOCUMENTS

CASTLE ROCK

CO

GT SANDERS

CONSTRUCTION DOCUMENTS

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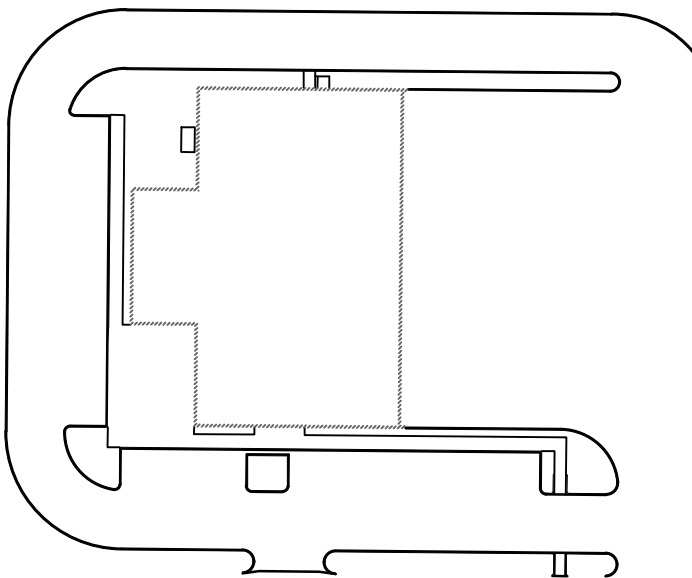
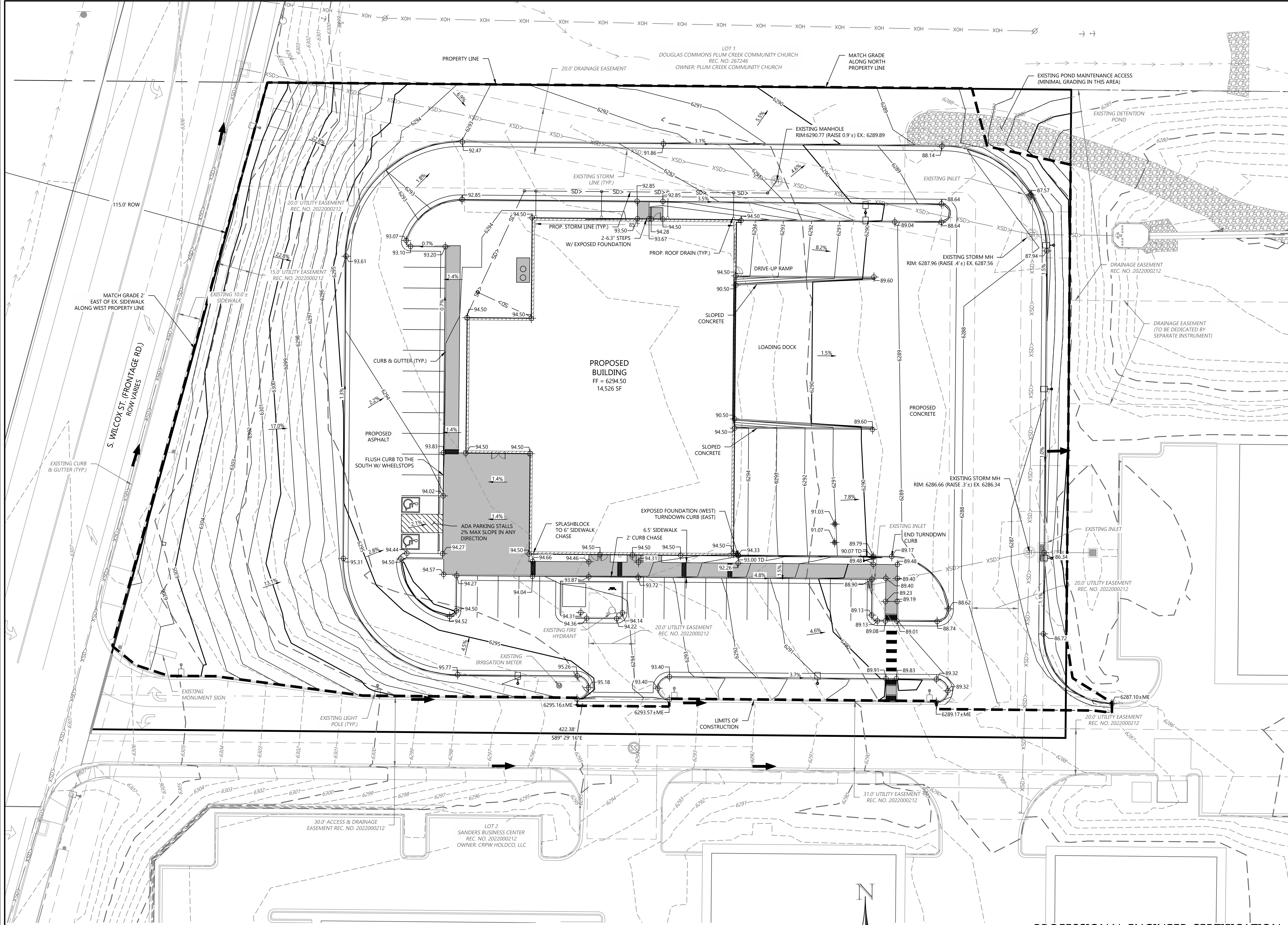
CASTLE ROCK

CO

GT SANDERS

CONSTRUCTION DOCUMENTS

CASTLE



- LEGEND:**
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - PROPOSED SWALE
 - PROPOSED STORM LINE W/ F.E.S.
 - EXISTING STORM LINE W/ F.E.S.
 - PROPOSED SAWCUT
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - FLOW DIRECTION
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - SLOPE AND DIRECTION
 - HP HIGH POINT
 - LP LOW POINT
 - GB GRADE BREAK
 - GTW FINISHED GRADE AT TOP OF WALL
 - GBW FINISHED GRADE AT BOTTOM FACE OF WALL
 - FFE FINISHED FLOOR ELEVATION
 - M.E. MATCH EXISTING

BENCHMARK:
NGS CONTROL POINT "V 396" BEING A 1/2 INCH DIAMETER STEEL ROD IN A RANGE BOX LOCATED 122 FEET EAST OF THE CENTERLINE OF THE EAST BOUND LANES OF SOUTH WILCOX STREET, 101 FEET EAST OF MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE AND 42.3 FEET EAST OF A FRONTAGE ROAD. ELEVATION = 6,276.49 FEET (NAVD88)

- NOTES:**
- SPOT ELEVATION VALUES ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (WITH THE TWO LEADING DIGITS TRUNCATED, +6,200) AND DO NOT RELATE TO ARCHITECTURAL ELEVATIONS RELATIVE TO FINISHED FLOOR (I.E. +100'-0").
 - UNLESS SPECIFICALLY SHOWN OTHERWISE, ALL SIDEWALKS TO SLOPE 1.8% AWAY FROM BUILDINGS OR STRUCTURES TOWARD PARKING LOTS, DRIVE LANES, ROADS OR LOW POINTS.
 - UNLESS SPECIFICALLY SHOWN OTHERWISE, ALL PROPOSED WALKS AND TRAILS SHALL BE ADA ACCESSIBLE WITH A MAXIMUM LONGITUDINAL SLOPE OF 5.0%.
 - ALL GRADING SHALL CONFORM WITH THE GEOTECHNICAL RECOMMENDATIONS FROM THE CURRENT GEOTECHNICAL STUDY FOR THIS PROJECT.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
 - ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 - MAXIMUM FINISHED GRADES SHALL BE +1 (H.W.).
 - THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION AND PROTECT OR RELOCATE ALL EXISTING UTILITIES DURING GRADING OPERATIONS. THIS PLAN DOES NOT CONSTITUTE A UTILITY LOCATE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THESE PLANS.

PROFESSIONAL ENGINEER CERTIFICATION

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

MATHEW A. ADAMS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
PROOF CIVIL ENGINEERING CONSULTANTS

TOWN APPROVAL BLOCK

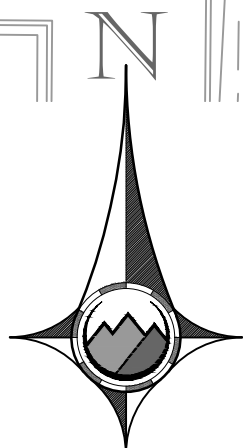
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY: _____ DATE: _____

DEVELOPMENT SERVICES



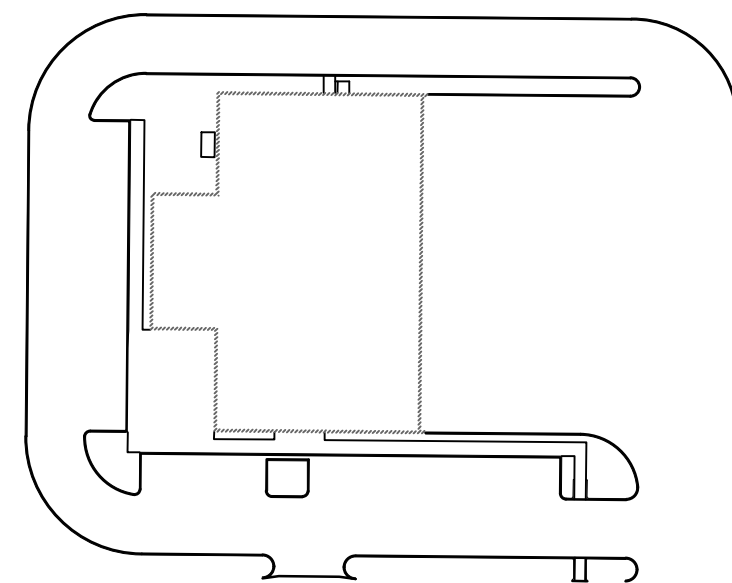
CALL BEFORE YOU DIG
811 OR (800) 922-1987



0 10 20 40
SCALE: 1" = 20'

UTILITY NOTE:

- 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.



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM LINE W/ F.E.S.
- EXISTING STORM LINE W/ F.E.S.
- PROPOSED INLET
- EXISTING INLET
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED HYDRANT & VALVE
- EXISTING HYDRANT & VALVE
- PROPOSED SAN SEWER LINE
- EXISTING SAN SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TELECOMM LINE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE

NOTES:

- CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.
- ALL PIPE LENGTHS AND STATIONS ARE TO CENTER OF STRUCTURE. ACTUAL FIELD LENGTHS MAY VARY.
- CONTRACTOR SHALL COORDINATE SPLASHPLOCK (OR ALTERNATIVE) WITH ARCHITECT FOR DOWNSPOUT LOCATIONS. THE DISCHARGE CONDITION SHALL MEET GEOTECHNICAL REQUIREMENTS.
- ALL SERVICE SIZES TO BE CONFIRMED WITH BUILDING PERMIT. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.
- ALL FIRE PROTECTION SERVICE LINES SHALL BE FULLY RESTRAINED FOR THEIR ENTIRETY.

PROFESSIONAL ENGINEER CERTIFICATION

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MATHEW A. ADAMS, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
PROOF CIVIL ENGINEERING CONSULTANTS

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

UTILITY PLAN

GT SANDERS
CONSTRUCTION DOCUMENTS

CASTLE ROCK

DRAWING NO.

C4.0

6 OF 16

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	7/10/2026	TOWN COMMENTS

PROJ. NO.: 26003

DATE: 4/24/2026

DRAWN BY: WBP

CHECKED BY: MAA

CO

PROJ. NO.: 26003

DATE: 4/24/2026

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CO

PROJ. NO.: 26003

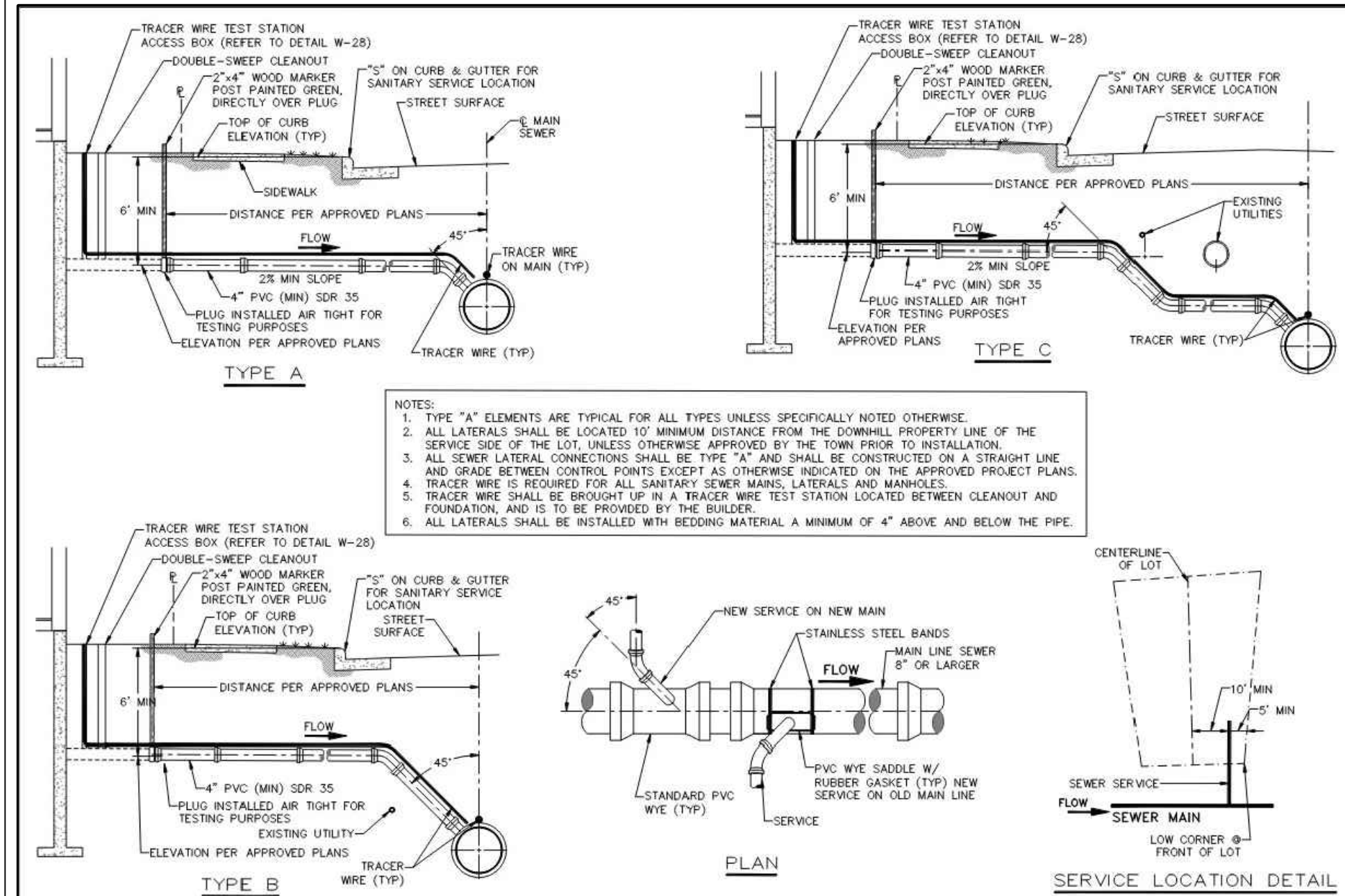
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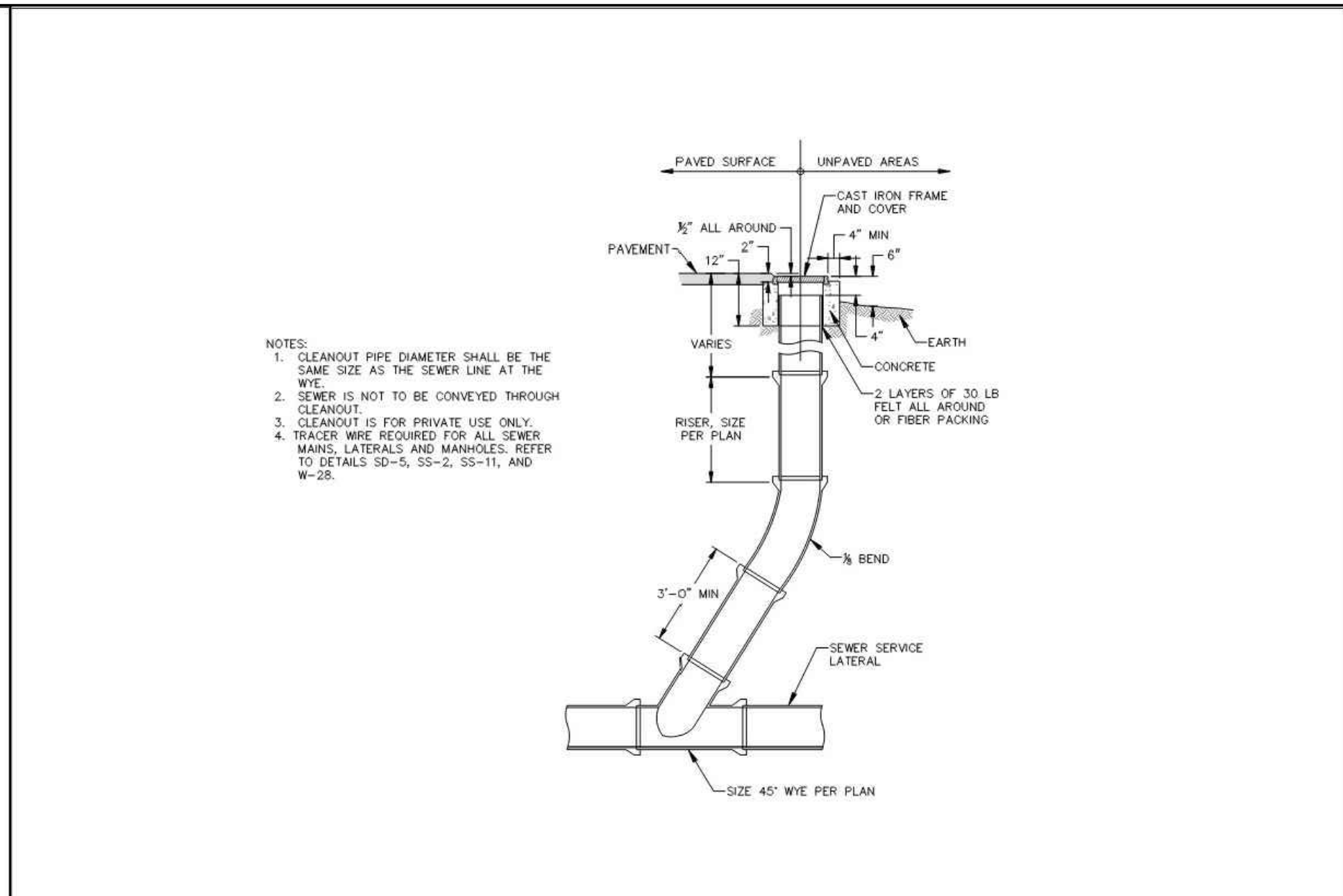
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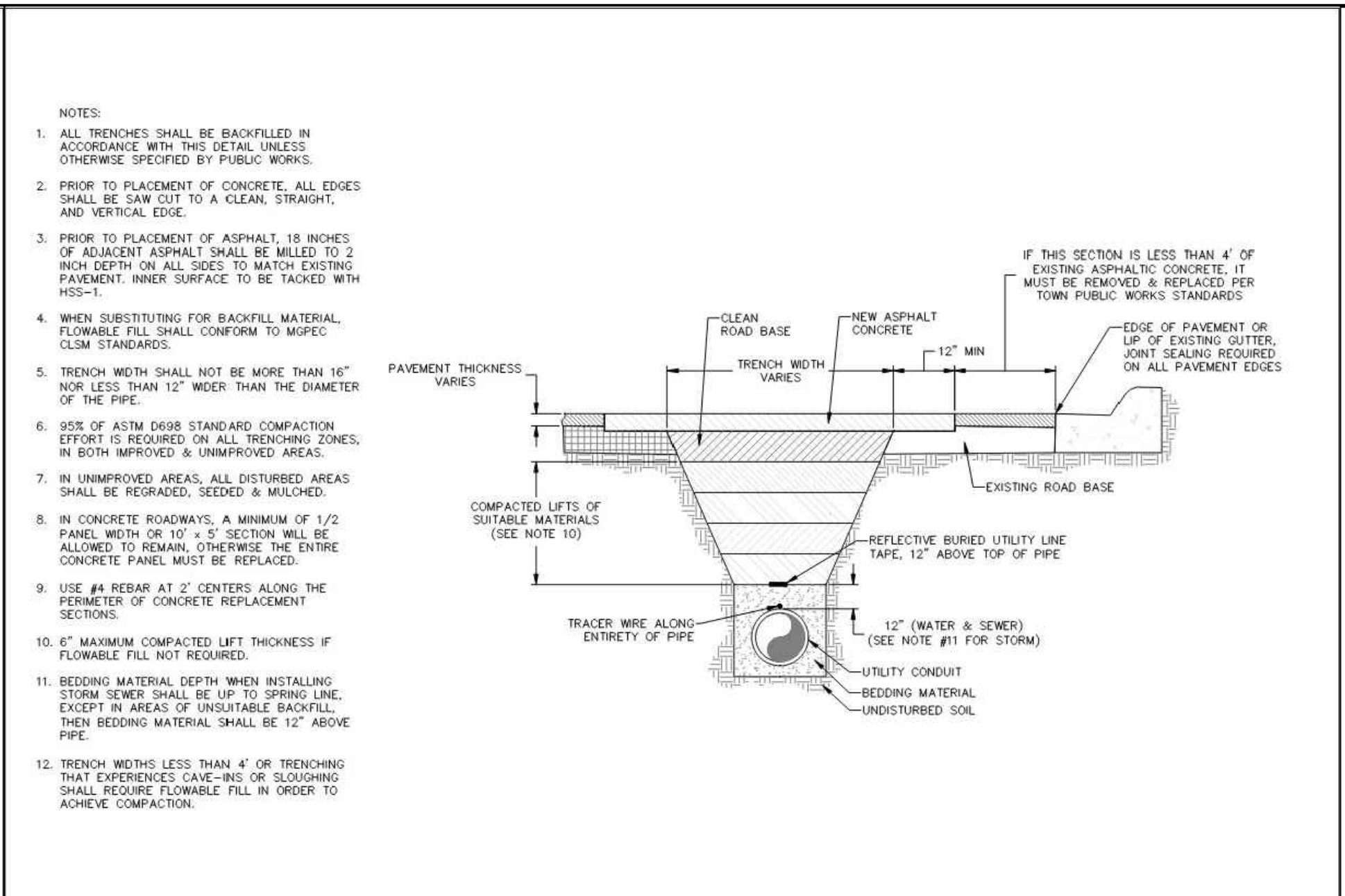
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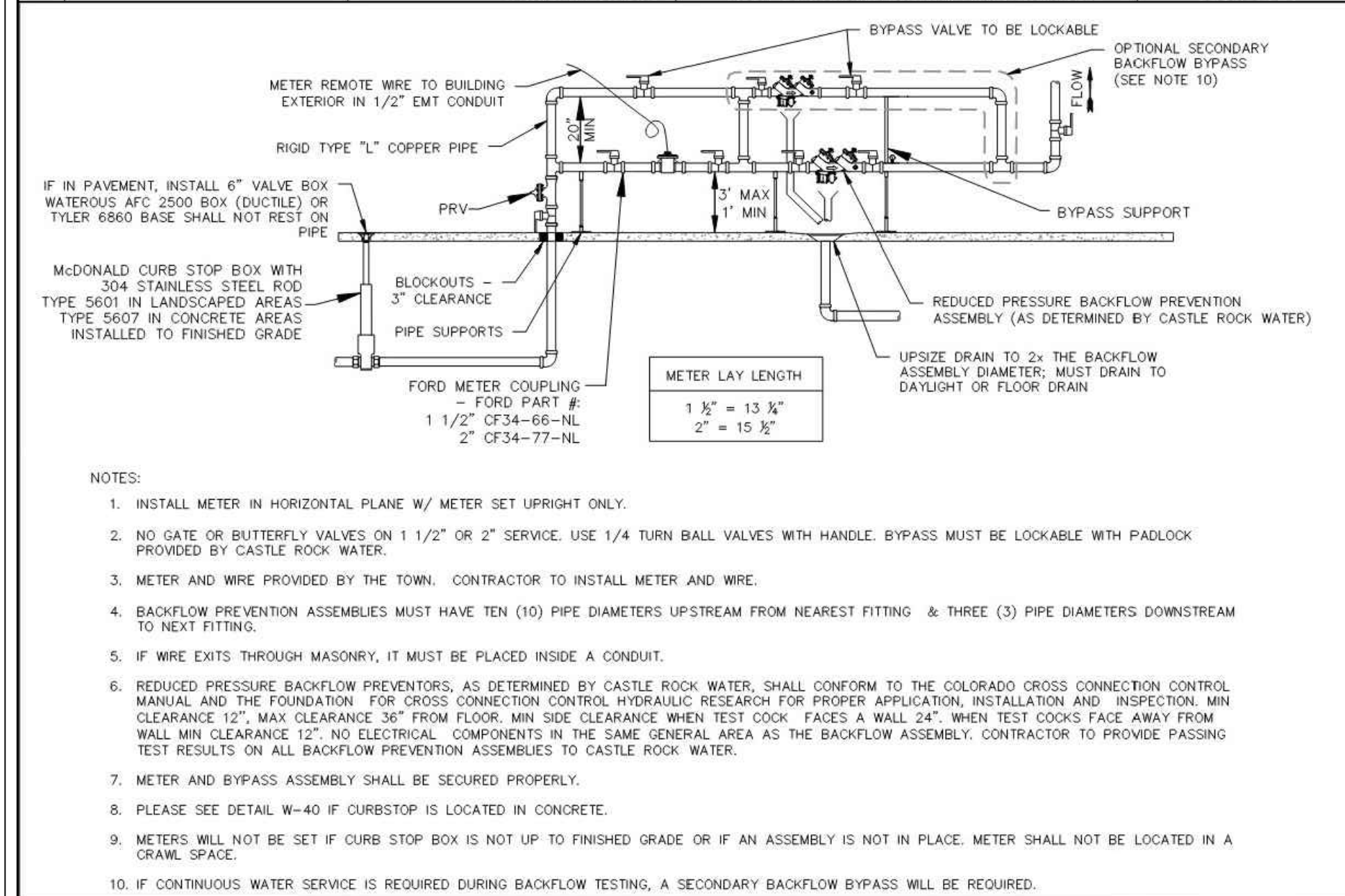
Sheet Revisions	Town of Castle Rock	SEWER LATERAL CONNECTIONS	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-2
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



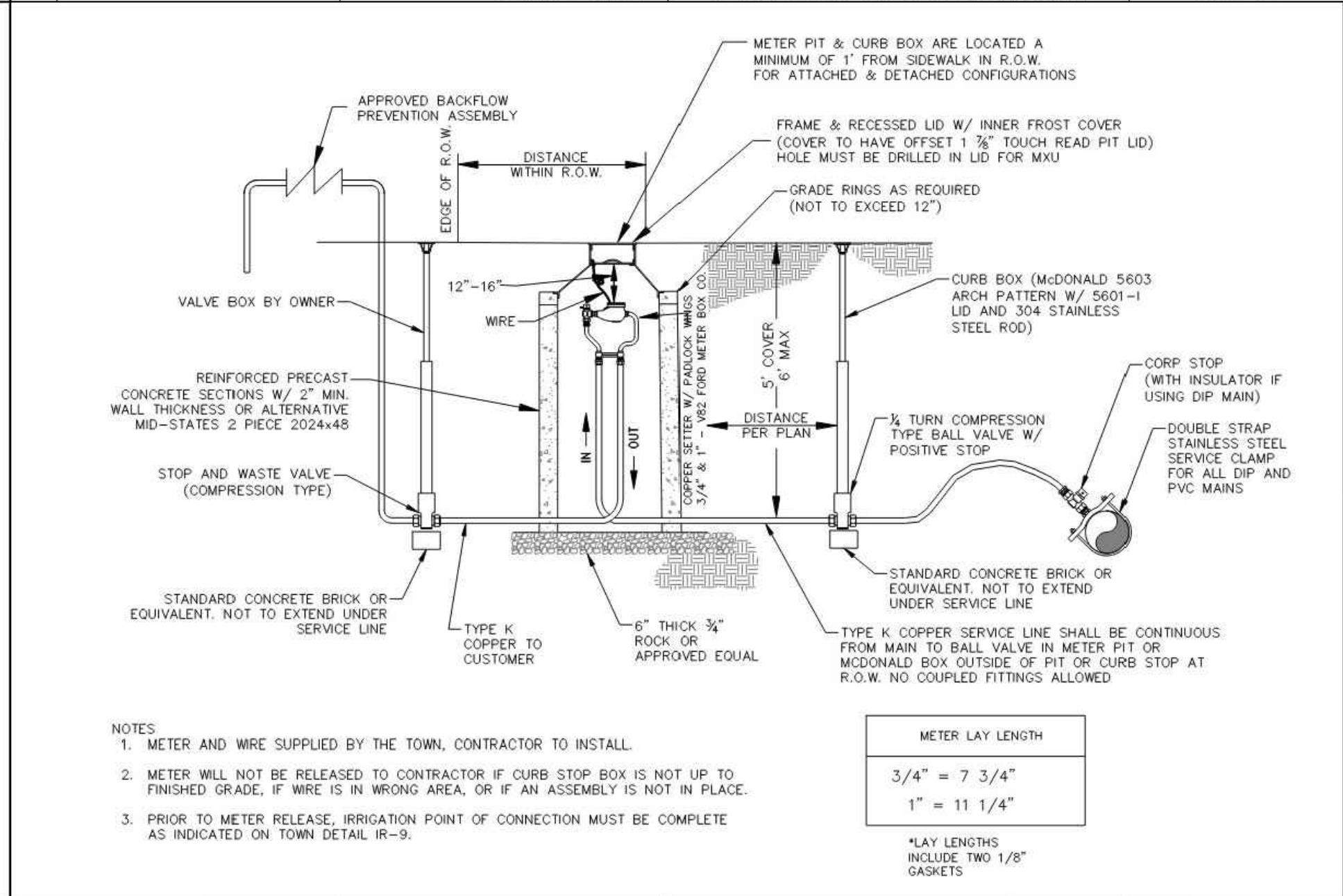
Sheet Revisions	Town of Castle Rock	SEWER CLEANOUT	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-7
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



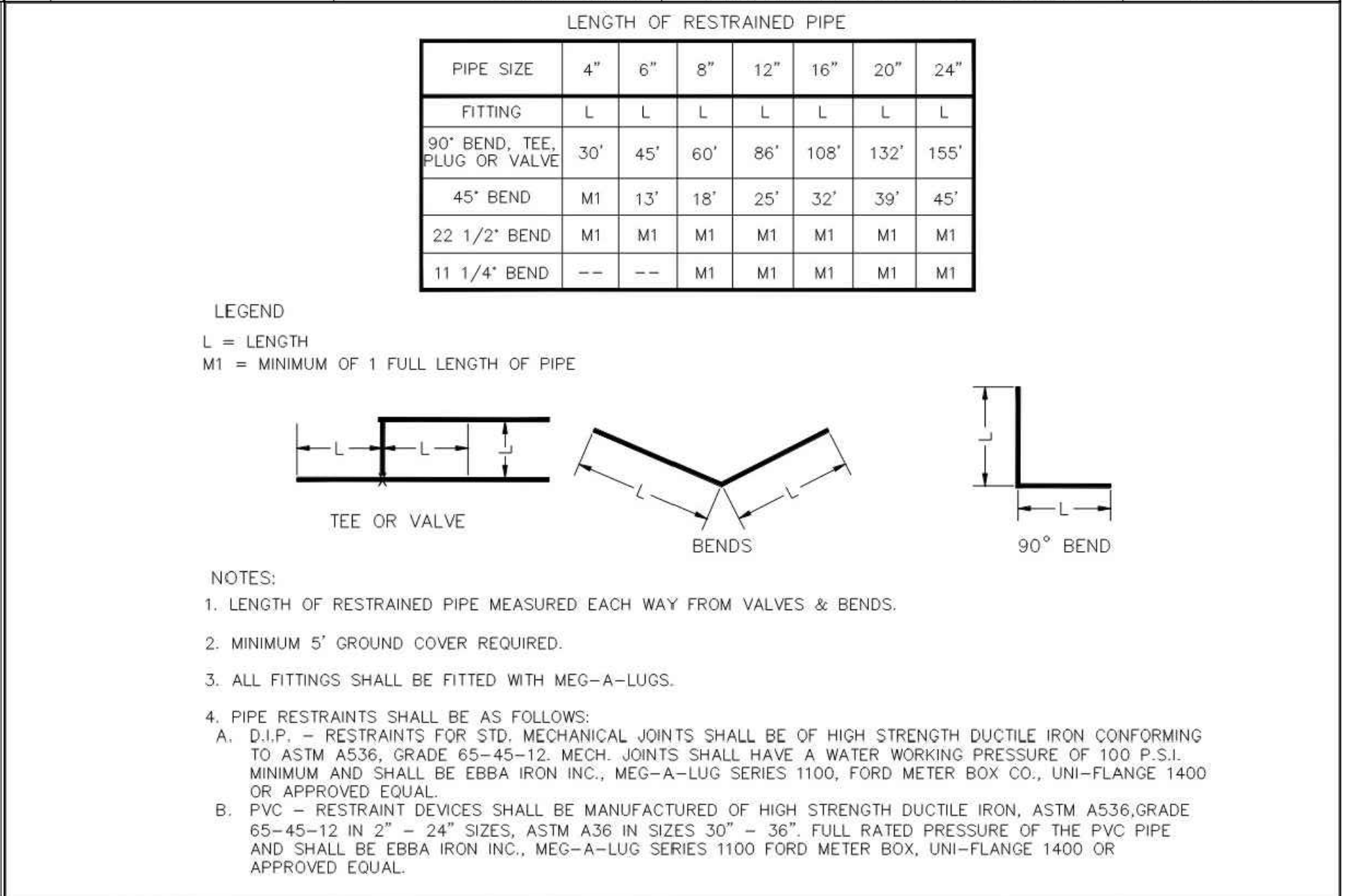
Sheet Revisions	Town of Castle Rock	SANITARY SEWER TRENCH DETAIL	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-8
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



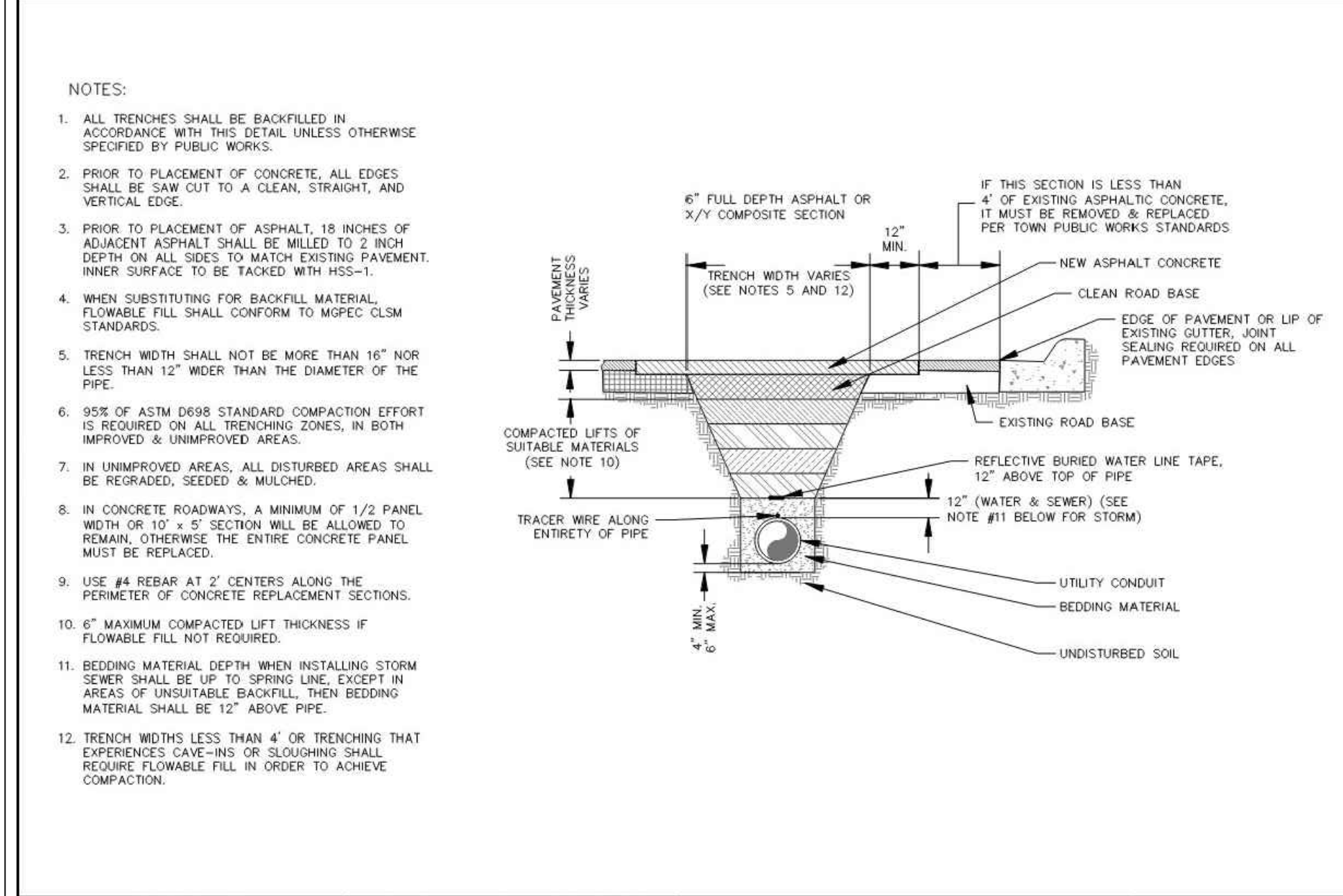
Sheet Revisions	Town of Castle Rock	INSIDE 1 1/2 INCH & 2 INCH METER SET	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-6B
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



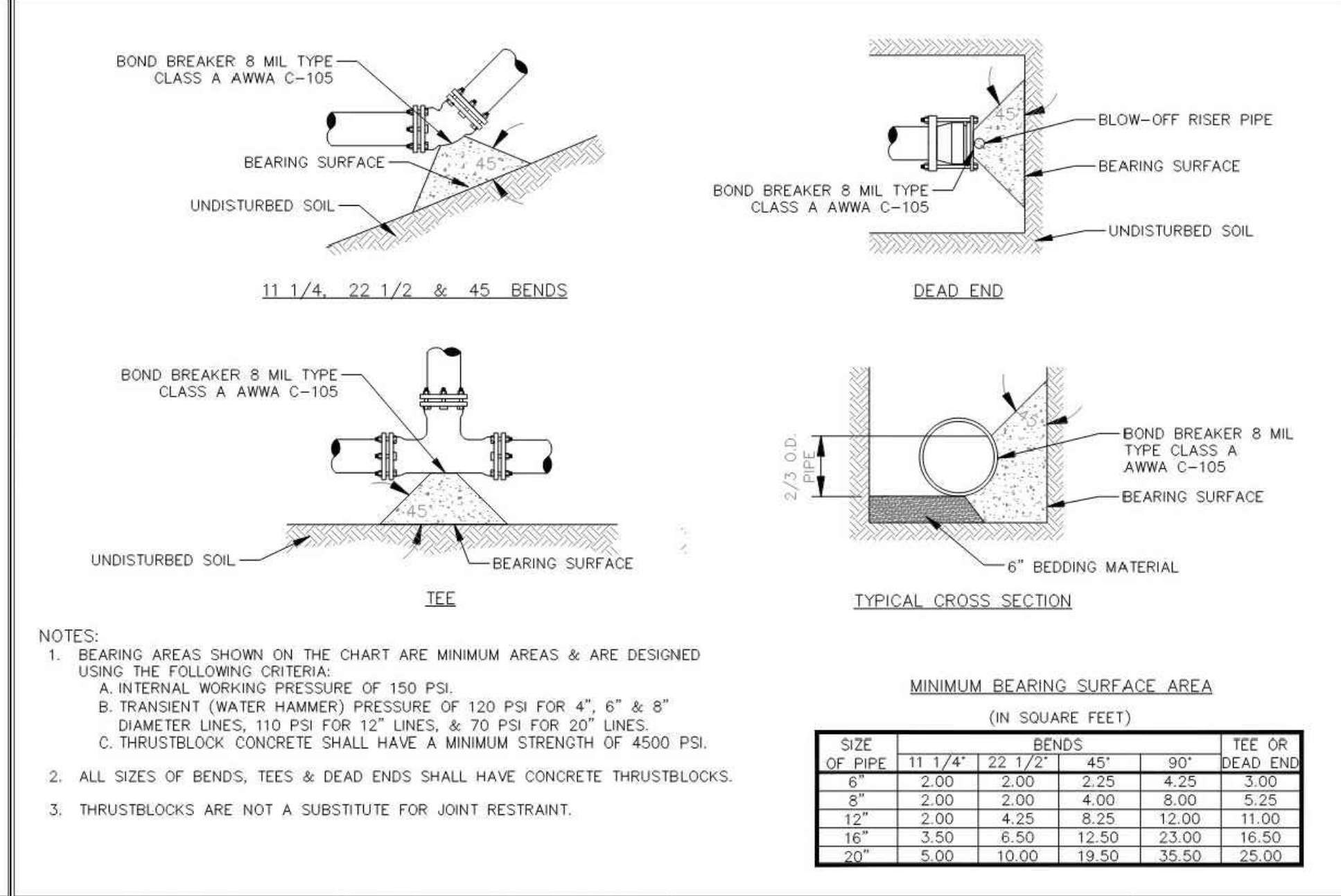
Sheet Revisions	Town of Castle Rock	3/4 INCH & 1 INCH IRRIGATION METERS	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-4A
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	PIPE RESTRAINT TABLE	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-18
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	WATER TRENCH DETAIL	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-21
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	HORIZONTAL BEND THRUSTBLOCKS	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-22
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1



Sheet Revisions	Town of Castle Rock	PROFESSIONAL ENGINEER CERTIFICATION	DETAIL PLAN NO.
1/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-22
1/22 REVISED PER STAFF COMMENTS			Sheet 1 of 1

PROOFcivil
consulting engineers
1531 Market Street | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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1	7/10/2026	TOWN COMMENTS

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CO

SAN & WATER DETAILS

GT SANDERS
CONSTRUCTION DOCUMENTS

CASTLE ROCK

DRAWING NO.

C5.0

7 OF 16



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.

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DEVELOPMENT SERVICES	DATE
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OF 16

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (⅔) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP TWO-THIRD (2/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.2306 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. MANURE BASED COMPOST IS PROHIBITED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH
13. APPROVED TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PLANS ARE REQUIRED TO BE ON SITE FOR INSPECTIONS.
14. ANY PLANTING BEDS NARROWER THAN EIGHT (8) FEET MUST HAVE CU STRUCTURAL SOIL FOR ALL TREES. TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL: SECTION 4.4.5 "CORNELL UNIVERSITY (CU) STRUCTURAL SOIL IS REQUIRED FOR ALL APPROVED NARROW TREE PLANTING STRIPS LESS THAN EIGHT (8) FEET IN WIDTH (MEASURED FROM BACK OF CURB TO BACK OF CURB), AS WELL AS IN TREE GRATES. THE MINIMUM TREE PLANTING AREA IS SIX (6) FEET IN WIDTH. SEE THE CU-STRUCTURAL STANDARD DETAILS FOR STRUCTURAL SOIL REQUIREMENTS."



CLWUR (Composite landscape water use rating) Chart

Project Name: G.T. Sanders		Site Development Plan (SDP) Number: SDP26-0008						
Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Temporary	Amended Nature Choice	0.74	L	1.12212609	15081	0.5	32554	0.23
Temporary	Enhanced Buffalo Gras Mix	1.83	VL	1.12212609	6450	2	32554	0.40
Drip	Shrub Bed	0.6	L, Mod	1.12212609	11,043	3	32554	1.02
						Total of the CLWUR		1.65

Reference Chapter 13.20 of the Castle Rock Municipal Code

10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE ⅜ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING TO HAVE A ROLLED TOP. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION IN THE WATER QUALITY SWALE.

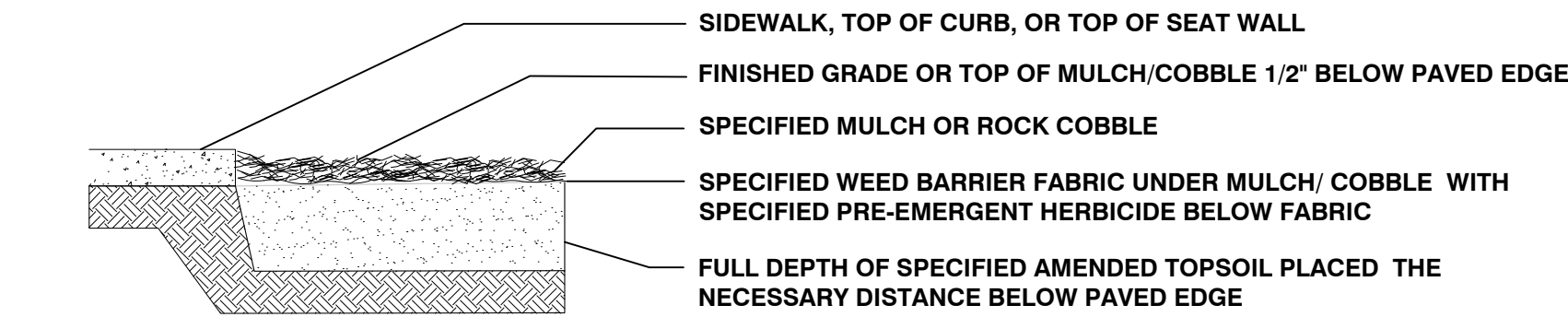
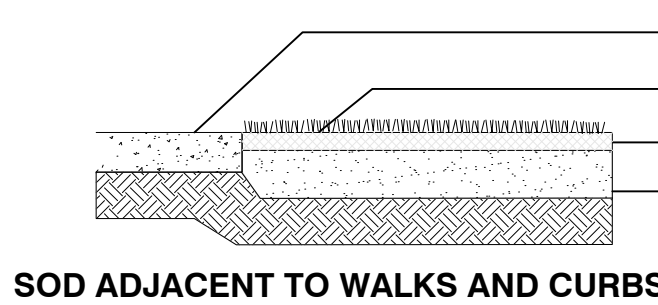
LANDSCAPE REQUIREMENTS CHART

Composite Landscape Water Use Chart

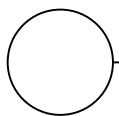
Landscape Zone	LWU Rating Range
Very low water use	0.0 - 1.5
Low water use	1.5 - 3.0
Moderate water use	3.0 - 4.5
High Water use	4.5

Street Trees

Frontage Road	268.89 Linear Feet	Required Trees 268.89 / 40 = 7 Trees	Provided Trees 7
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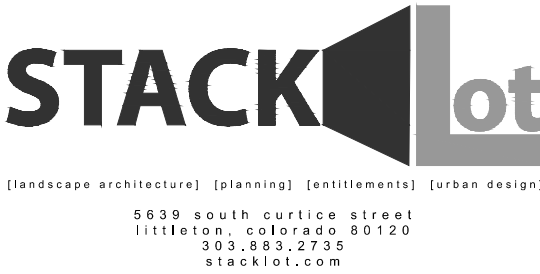
MULCH ADJACENT TO WALKS AND CURBS



EDGE TREATMENT

PERFORMANCE GUARANTEE:

ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.



CONSTRUCTION LANDSCAPE PLAN STANDARD NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT CRGOV/RLPRESOURCES.COM TO SCHEDULE A PRE-CONSTRUCTION MEETING AND ALL SUBSEQUENT INSPECTIONS. THE PRE-CONSTRUCTION MEETING MUST OCCUR PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE AND IRRIGATION WORK.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
5. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
6. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
7. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
8. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
9. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
10. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCKWATER USE MANAGEMENT PLAN (WUMP).
11. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
12. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
13. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
14. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTEDCWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OFCASTLE ROCK.
15. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
16. 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.

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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

JUSTIN A. HAY
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF COLORADO NO. 923
STACKLOT L.L.C.

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

Landscape Notes

G.T. SANDERS
2770 S WILCOX STREET

CASTLE ROCK

DRAWING NO.

LA.2

9 OF 16

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DESCRIPTION	DATE
1	1st Town Submittal	05/05/2026
2	2nd Town Submittal	07/10/2026

PROJ. NO.: 20039

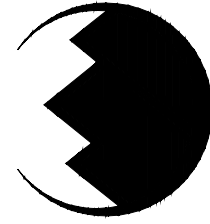
DATE: 07/10/2026

DRAWN BY: JAH

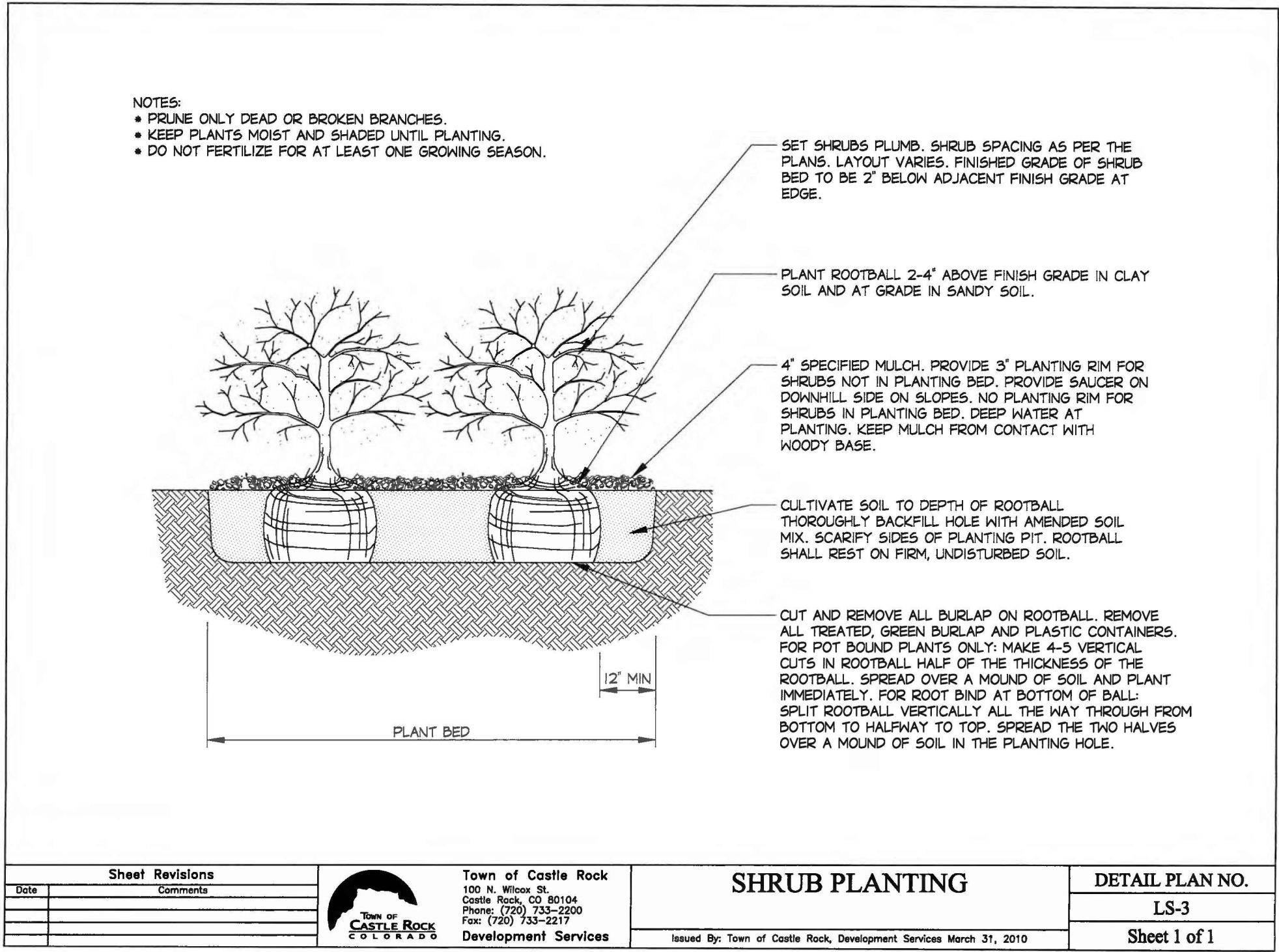
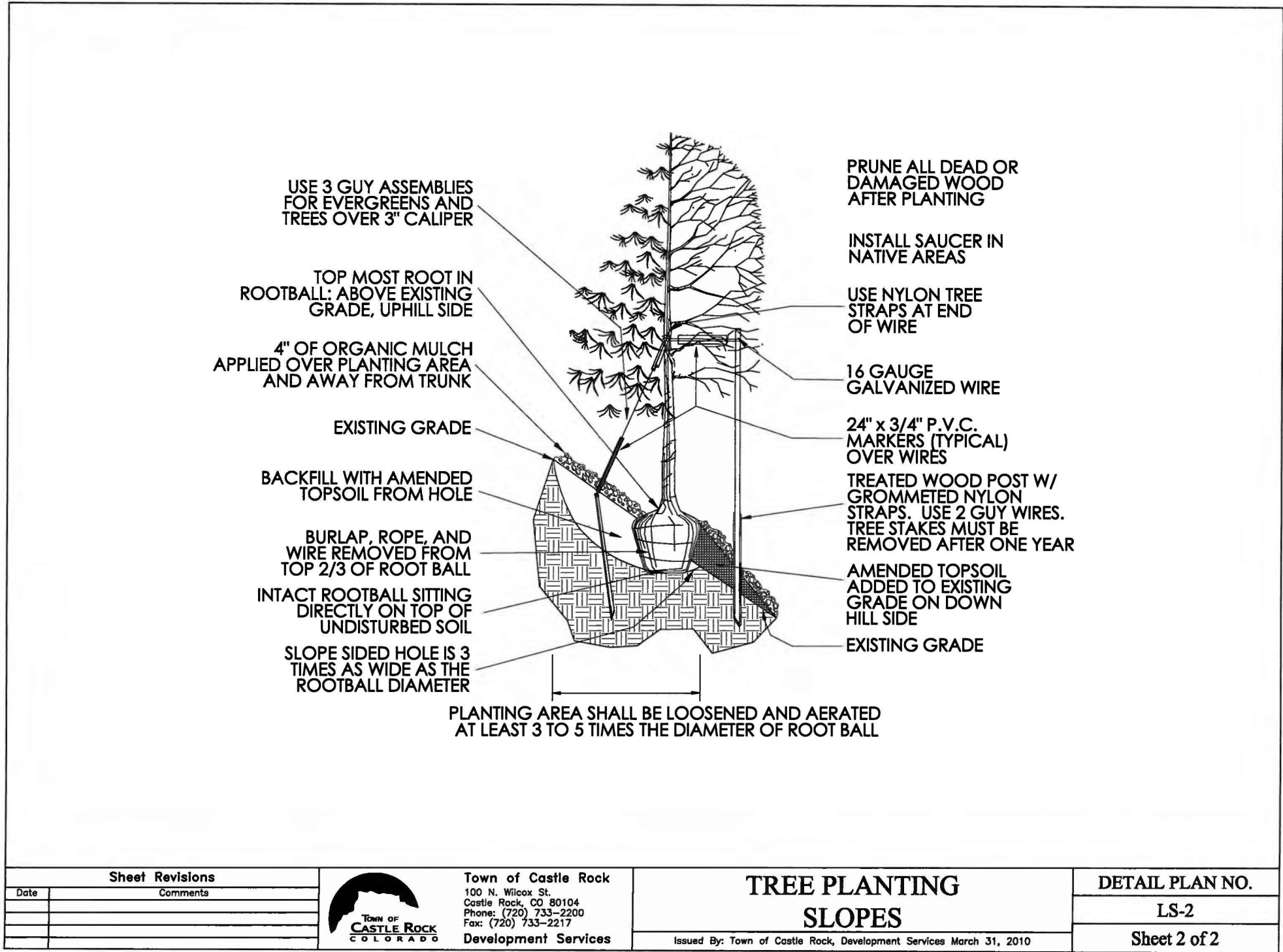
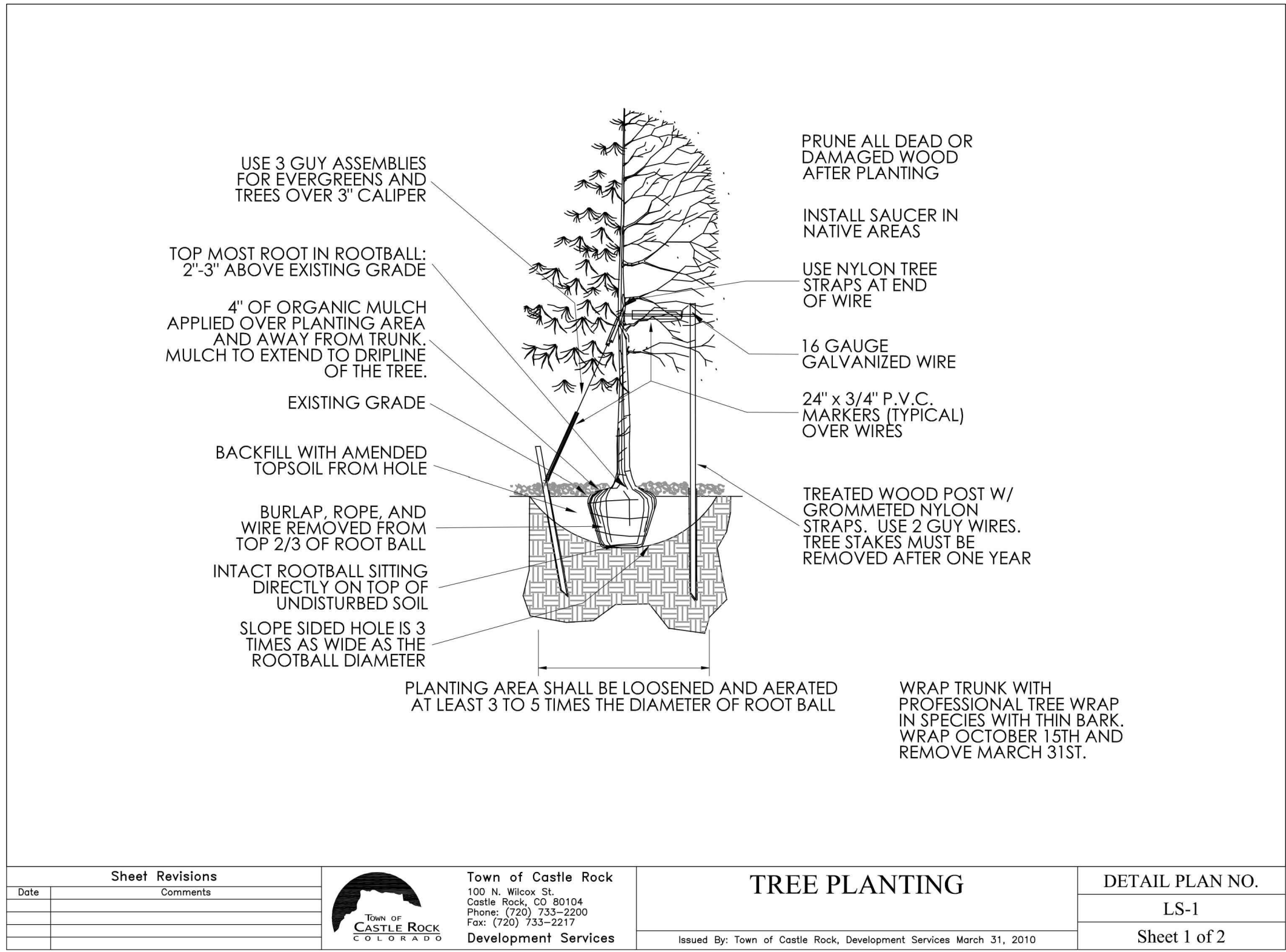
CHECKED BY: SDW

COLORADO

SEAL:



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Justin A. Hay

Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # 923

Company Name StackLot L.L.C. Address 5639 S. Curtice Street, Littleton, CO 80120

Phone (303) 883-2735 Email justinhay@stacklot.com Date July 9, 2026

PROJECT NAME G.T. Sanders at Sanders Business Park

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
108,293 sf	Provided 34,970 sf (Required Is area - 10,829 sf)	N/A	3,253 sf	22	45	45	266	4	Yes ☒ No ☐
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
13,148 sf	Provided 3,238 sf (Required Is area - 1,734 sf)	32	386 sf	5	8 feet	5	5	10	49

Revised April 2013

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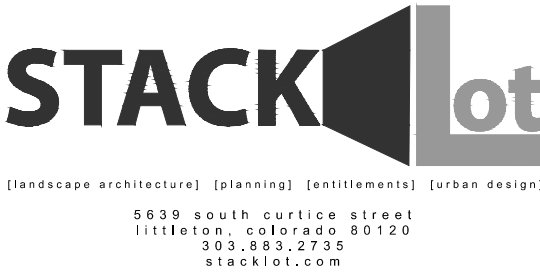
JUSTIN A. HAY
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF COLORADO NO. 923
STACKLOT L.L.C.

TOWN APPROVAL BLOCK

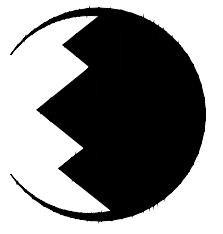
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____



PROOF CIVIL
consulting engineers



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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PROJ. NO.: 20039

DATE: 07/10/2026

DRAWN BY: JAH

CHECKED BY: SDW

Landscape Details

G.T. SANDERS
2770 S WILCOX STREET

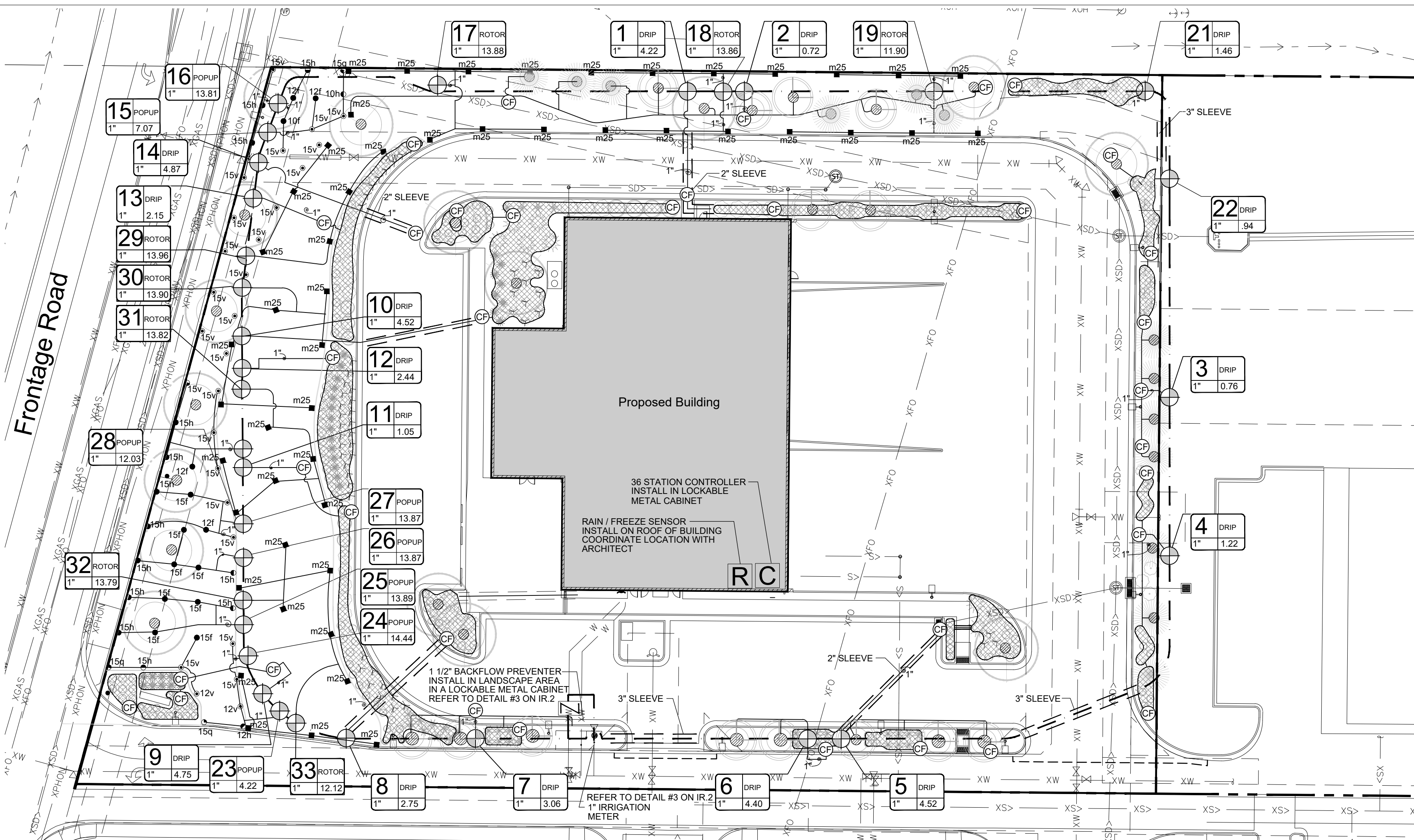
COLORADO

CASTLE ROCK

DRAWING NO.

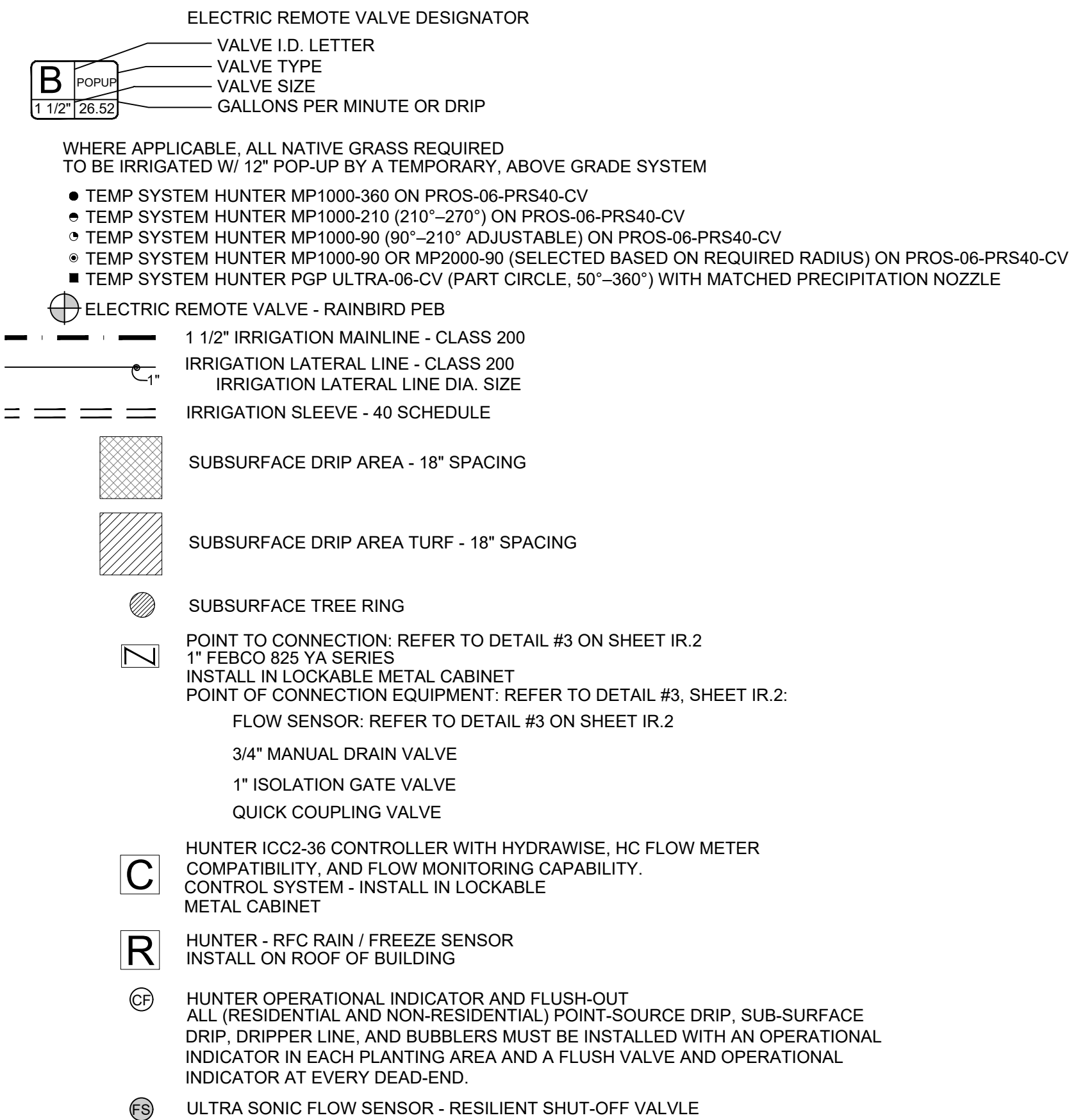
LA.3

10 OF 16

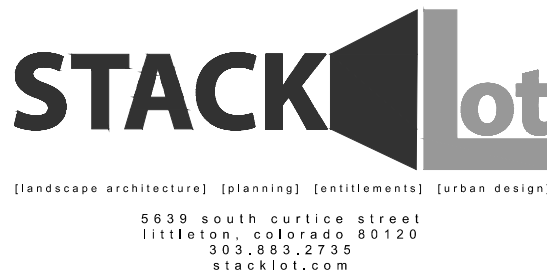


IRRIGATION PLAN

IRRIGATION LEGEND:



NOTE:
PIPE AND / OR OTHER EQUIPMENT MAY BE SHOWN IN CONCRETE, ASPHALT, OR OFF-SITE FOR DIAGRAMMATIC PURPOSES. INSTALL ALL PIPE AND / OR EQUIPMENT ON-SITE AND IN LANDSCAPE AREAS, EXCEPT WHEN NECESSARY TO CROSS PARKING, DRIVES AND SIDEWALKS.



IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE DONE TO UTILITIES, STRUCTURES OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
- IRRIGATION CONTRACTOR SHALL CONNECT TO A 1" IRRIGATION METER / TAP AS INDICATED ON THE PLANS.
- IRRIGATION CONTRACTOR SHALL INSTALL A 1" REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY AT THE POINT OF CONNECTION SHOWN ON THE IRRIGATION PLAN. CONNECTION SHALL BE MADE PER ALL APPLICABLE PERMITS AND CITY, COUNTY AND STATE REQUIREMENTS.
- AVAILABLE IRRIGATION WATER PRESSURE AND GALLONS PER MINUTE AVAILABLE WERE NOT AVAILABLE AT THE TIME OF IRRIGATION DESIGN. IRRIGATION CONTRACTOR SHALL VERIFY AVAILABLE WATER PRESSURE AND GALLONS PER MINUTE AVAILABLE.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT PRESSURE LOSS CALCULATIONS TO THE IRRIGATION DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. PRESSURE LOSS CALCULATIONS SHALL BE FROM THE SITES WATER SUPPLY TO THE FURTHEST HEAD OF THE LARGEST ZONE AND THE FURTHEST HEAD FROM THE SITE WATER SUPPLY.
- IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND CONFLICTS.
- IRRIGATION SYSTEM IS TO CONSIST OF SEPARATE DRIP ZONES, SPRAY HEAD ZONES AND ROTOR ZONES. EACH WITH A SEPARATE VALVE AND STATION ON THE CONTROLLER.
- CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO INSTALLATION OF SYSTEM. SYSTEM DESIGN BASED ON MINIMUM 40 PSI AT EACH IRRIGATION HEAD OR A MINIMUM OF 30 PSI AT EACH DRIP IRRIGATION ZONE.
- VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
- CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES, SPECIFICATION FROM LANDSCAPE ARCHITECT AND MANUFACTURER.
- EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
- PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
- CONTRACTOR TO INSTALL NEW RAIN BIRD ESP-LXME/F CONTROLLER W/ FLOW SENSOR MODULE. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO INSTALL A RAIN BIRD WR2 WIRELESS RAIN / FREEZE SENSOR. LOCATION OF THE RAIN SENSOR TO BE APPROVED BY THE OWNER.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL RAIN BIRD PRS-D PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 10 PSI FROM OPERATION PSI AS STATED IN THE VALVE SCHEDULES FOR EACH ZONE.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
- PLACE VALVE BOXES 12" FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED.
- ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- ALL SPRINKLER HEADS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, PARKING AREAS, RETAINING WALLS, BUILDINGS OR THE HARDSCAPE AREAS.
- THE CONTRACTOR SHALL PLACE A #14 TRACER WIRE WITH BLUE PE COATING ALONG ALL PVC MAINLINE THAT DOES NOT HAVE IRRIGATION CONTROL WIRES PROPOSED. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
- CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
- ALL SUBSURFACE DRIP ZONES SHALL BE INSTALLED WITH A ZONE OPERATION INDICATOR.

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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JUSTIN A. HAY
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF COLORADO NO. 923
STACKLOT LLC.

TOWN APPROVAL BLOCK

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

DEVELOPMENT SERVICES

DATE

IRRIGATION PLAN

G.T. SANDERS
LOT 1, SANDERS BUSINESS CENTER

CASTLE ROCK

REVISIONS

NO.	DATE	DESCRIPTION
1	05/05/2026	1st Town Submittal
2	07/10/2026	2nd Town Submittal

PROJ. NO.:	20039
DATE:	07/10/2026
DRAWN BY:	SDW
CHECKED BY:	JAH

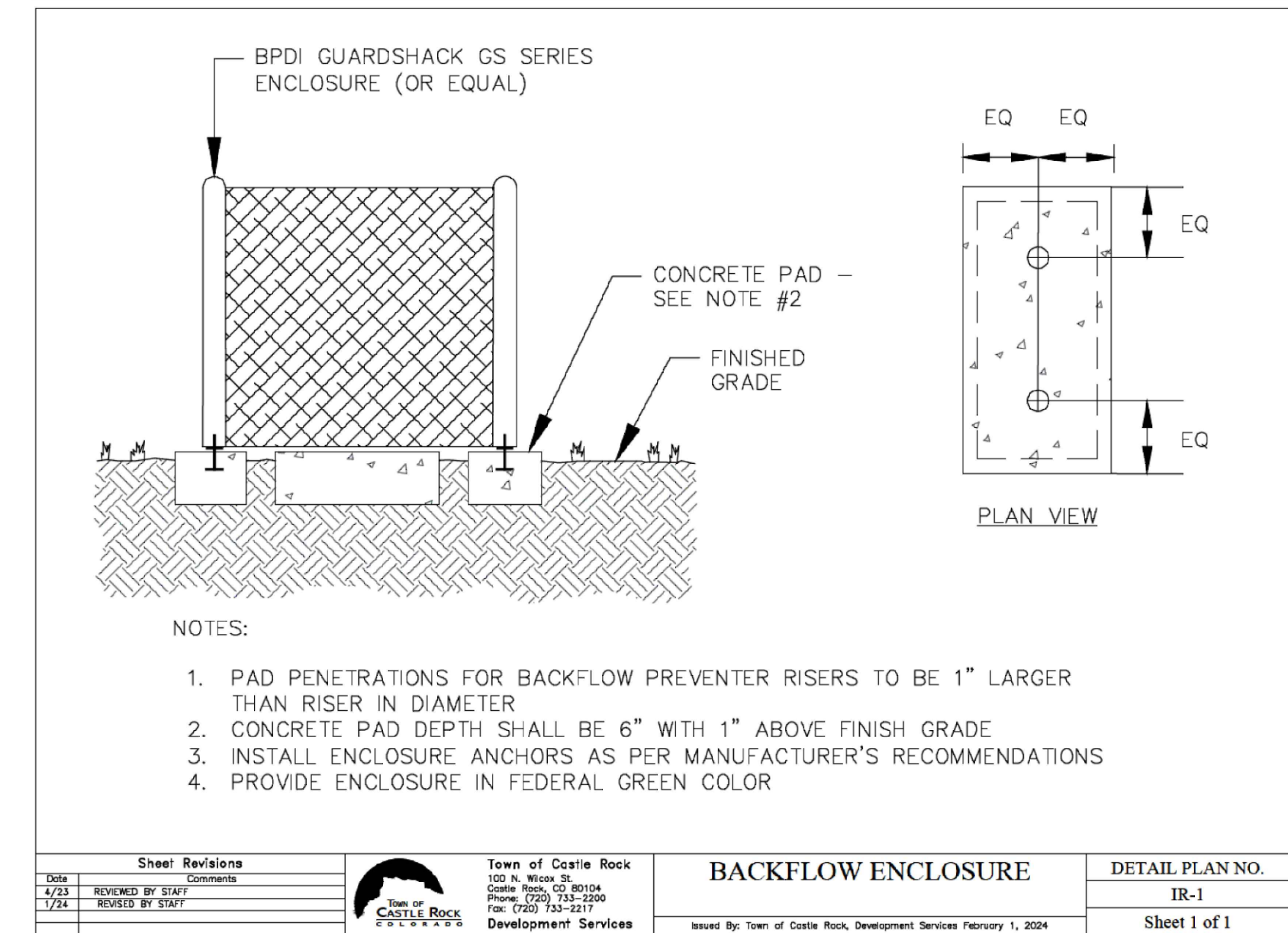
COLORADO

DRAWING NO.

IR.1

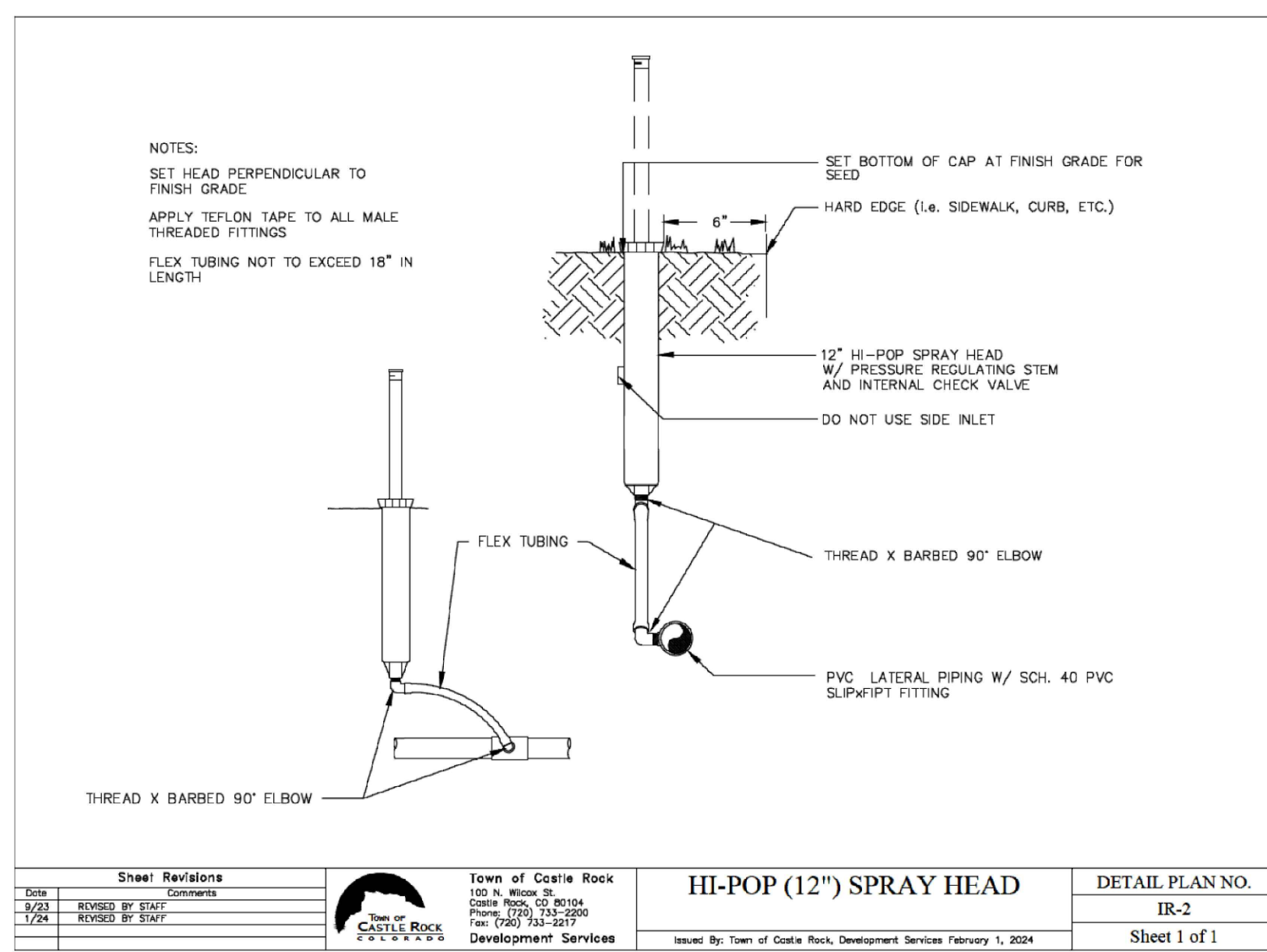
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SEAL:



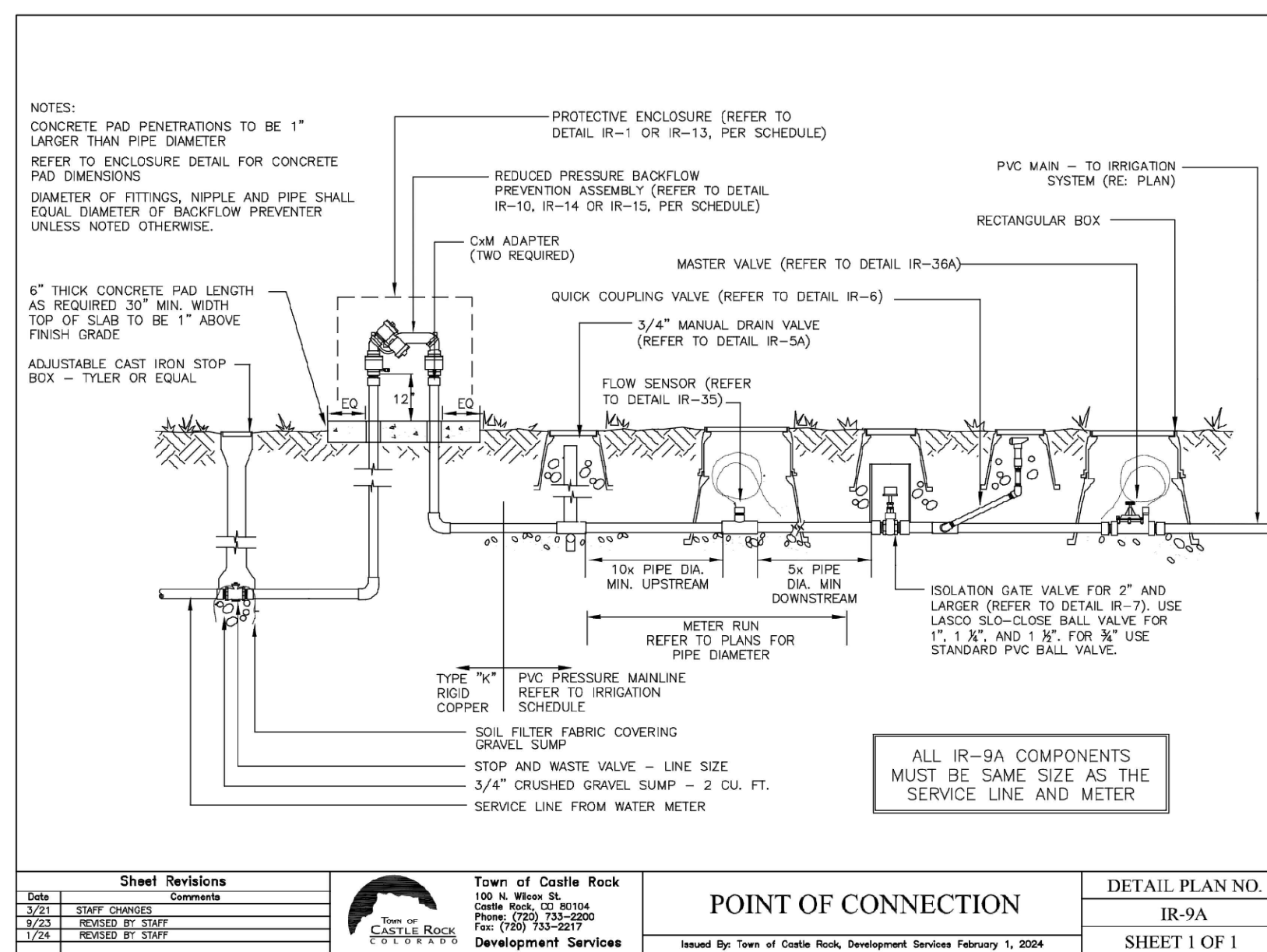
1 BACKFLOW ENCLOSURE

N.T.S.



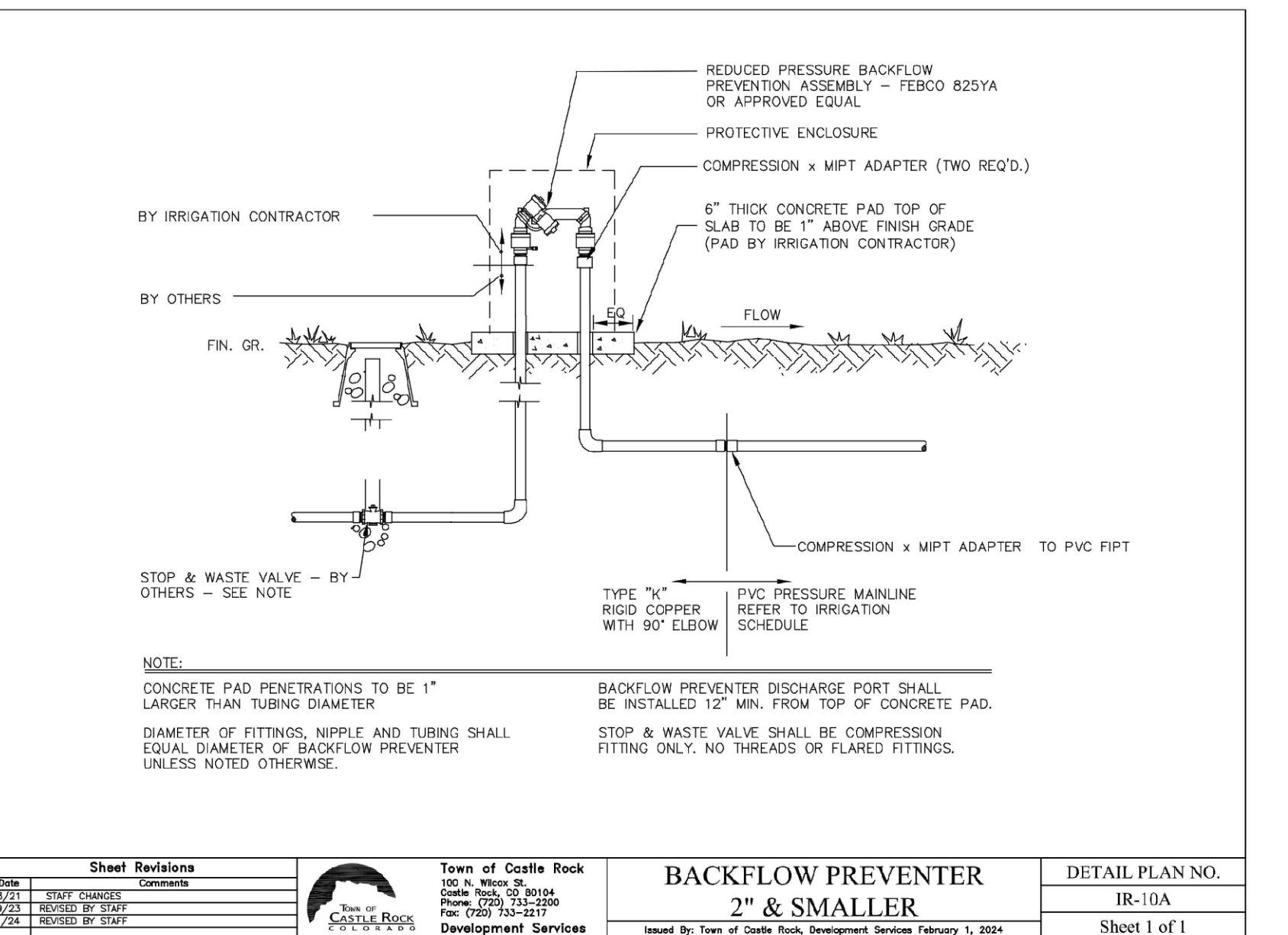
2 HI-POP (12'') SPRAY HEAD

N.T.S.



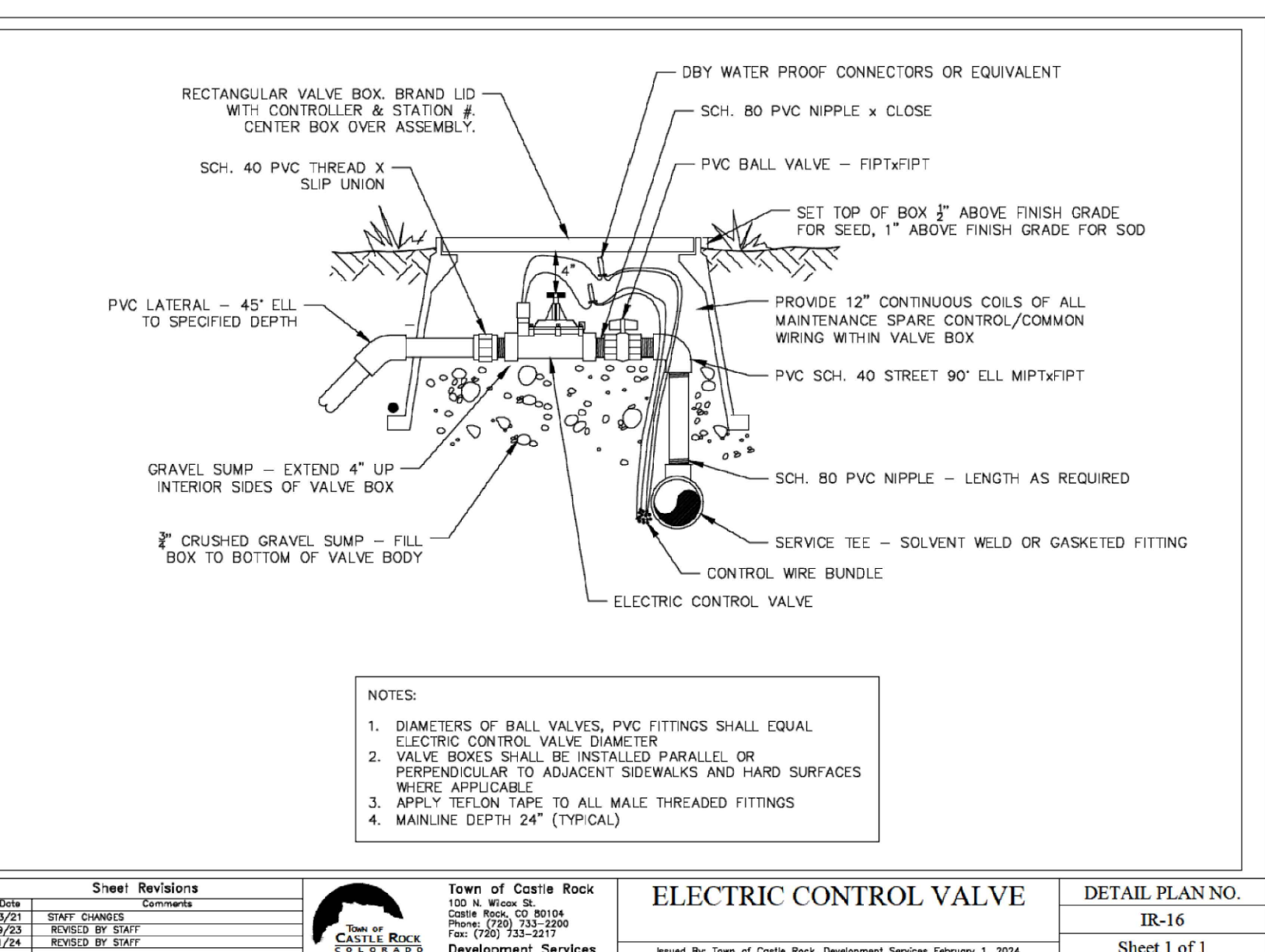
3 POINT OF CONNECTION

N.T.S.



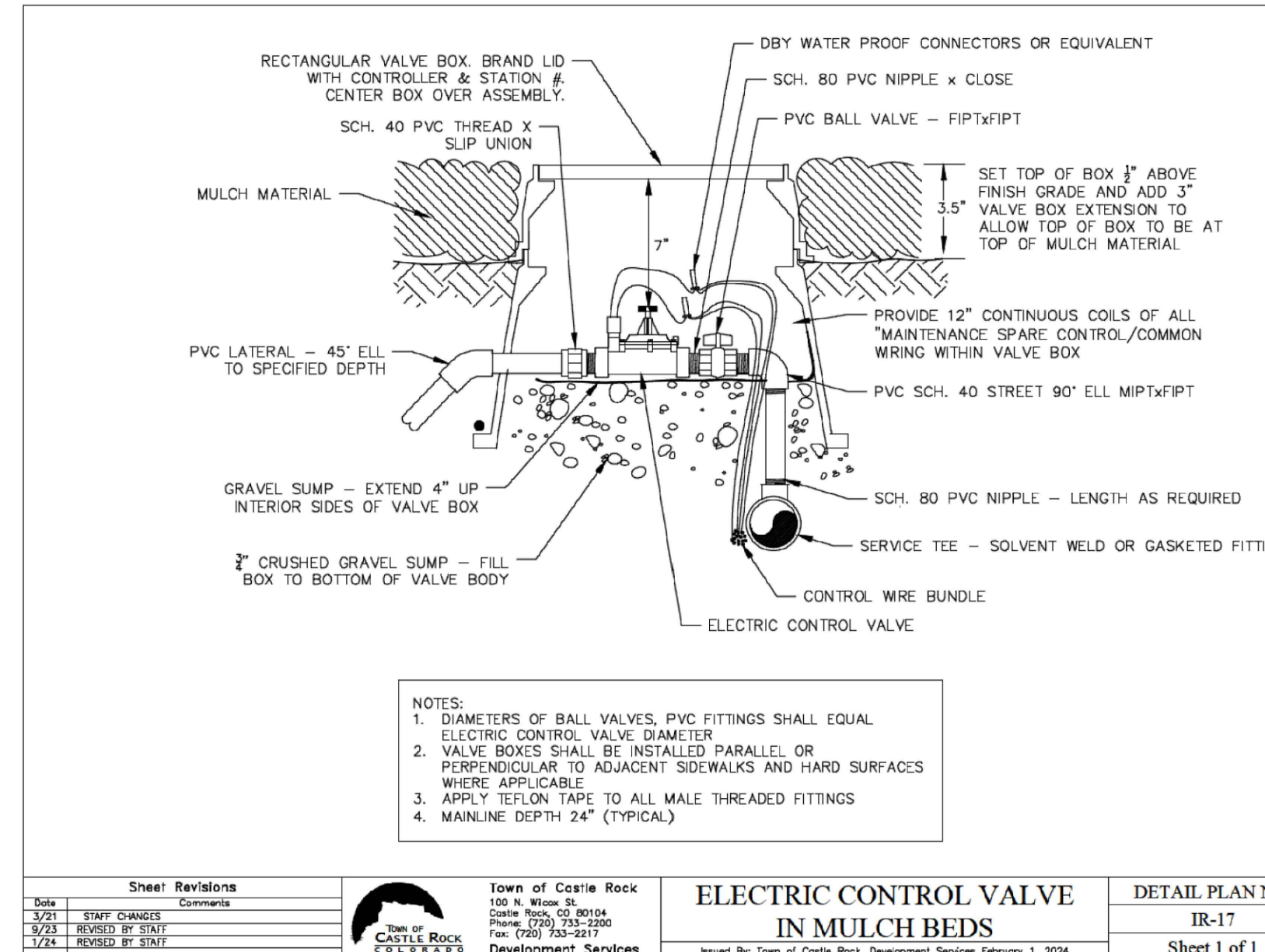
4 BACKFLOW PREVENTOR 2" AND SMALLER

N.T.S.



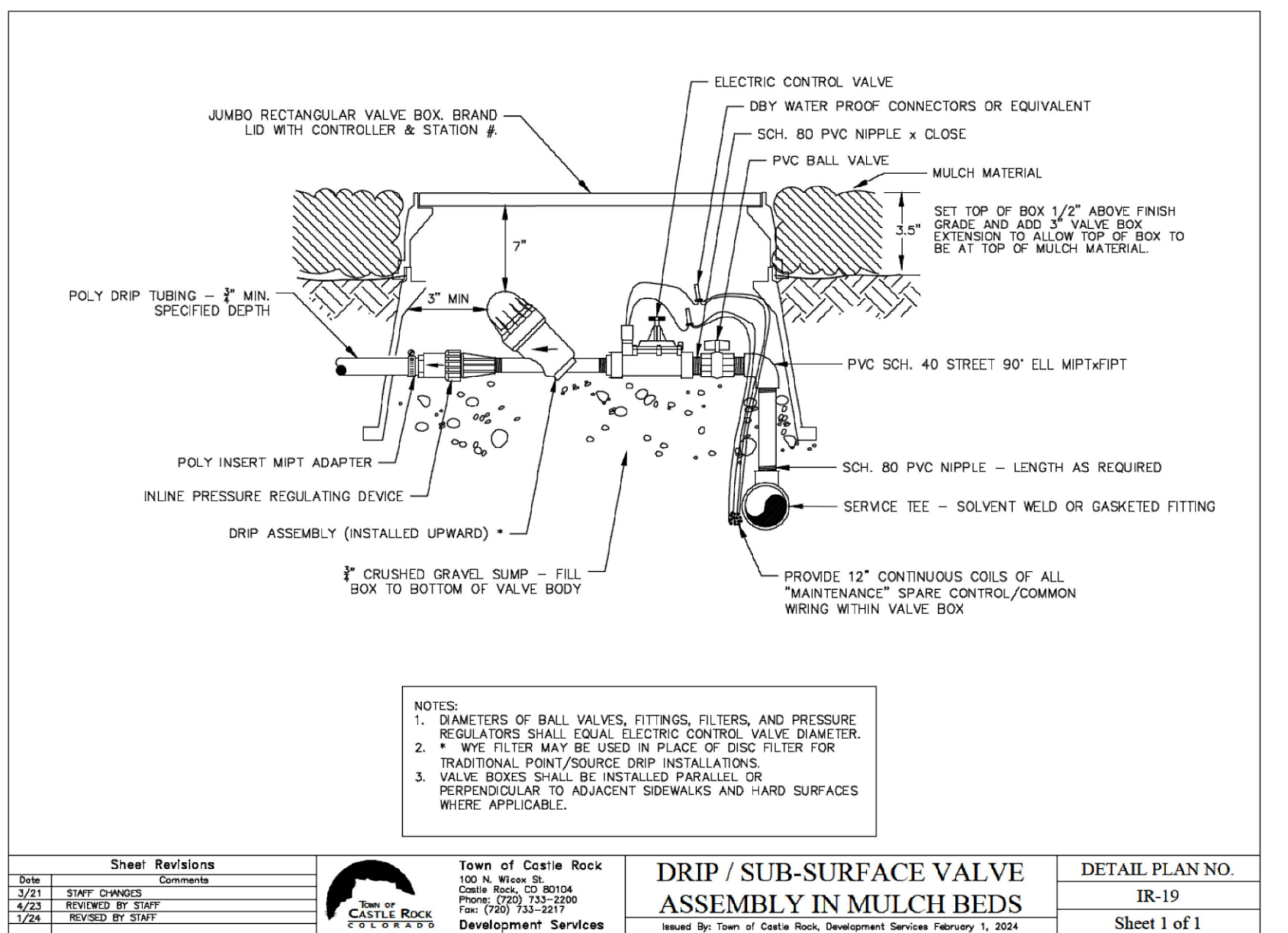
5 ELEC. CONTROL VALVE

N.T.S.



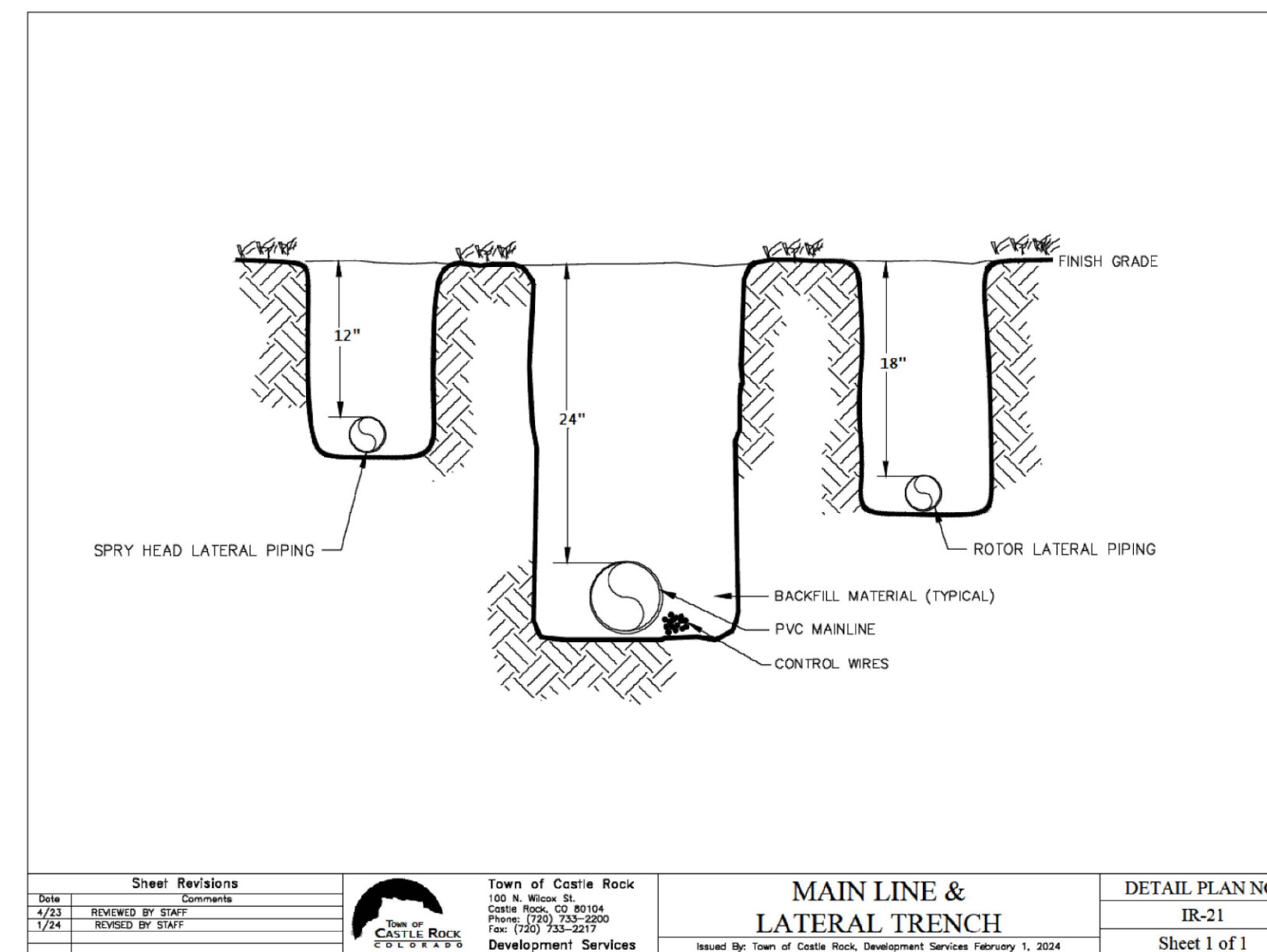
6 ELEC. CONTROL VALVE IN MULCH BED

N.T.S.



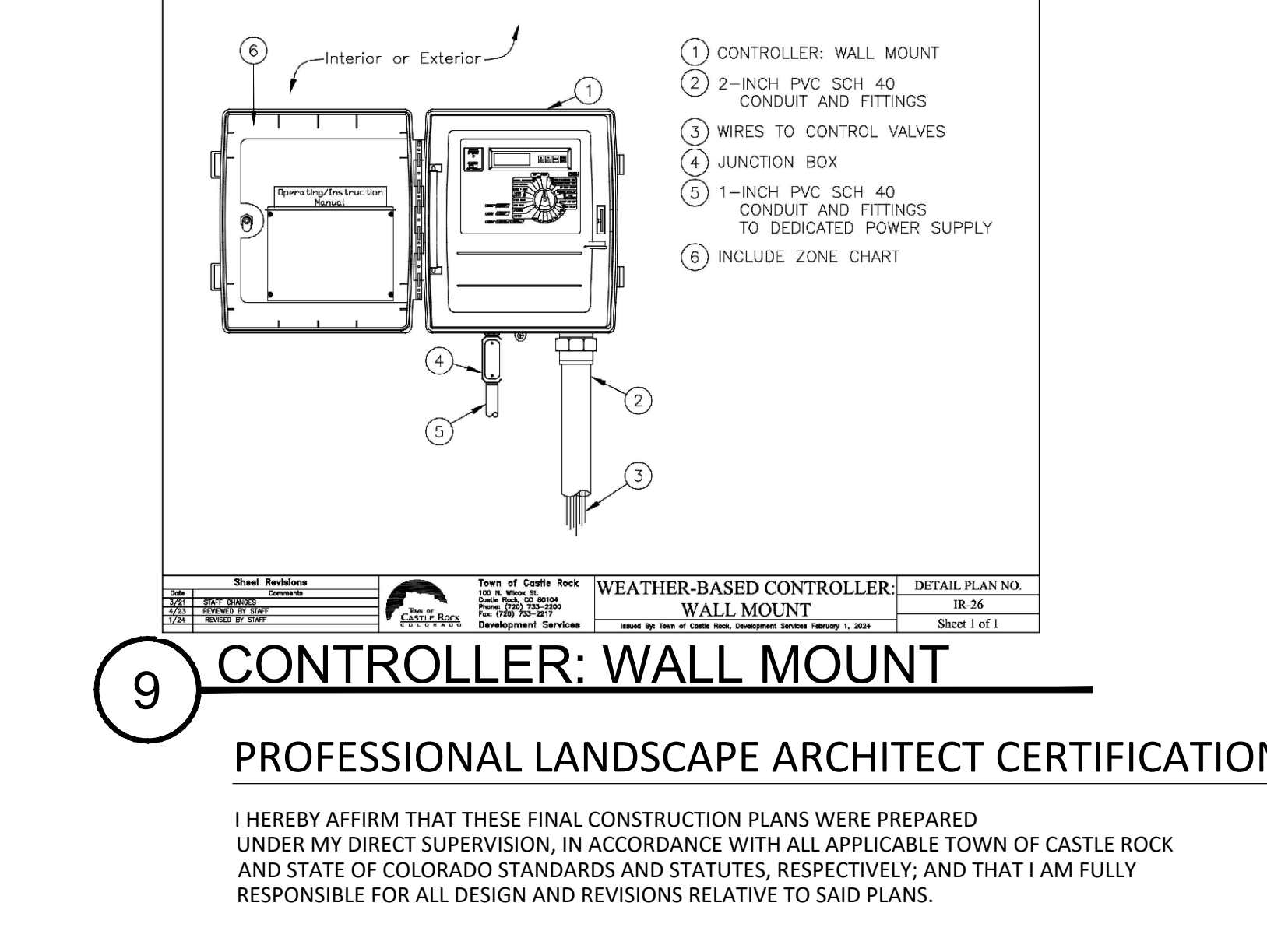
7 SUB-SURFACE ASSEMBLY IN MULCH BED

N.T.S.



8 MAIN LINE & LATERAL TRENCH

N.T.S.



9 CONTROLLER: WALL MOUNT

N.T.S.

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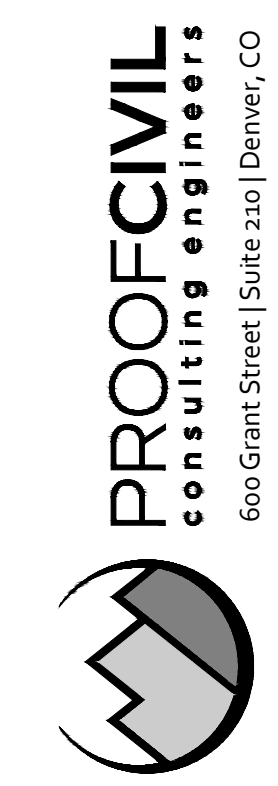
JUSTIN A. HAY
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF COLORADO NO. 923
STACKLOT L.L.C.

TOWN APPROVAL BLOCK

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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PROJ. NO.: 20039

DATE: 07/10/2026

DRAWN BY: SDW

CHECKED BY: JAH

COLORADO

IRRIGATION DETAILS

G.T. SANDERS

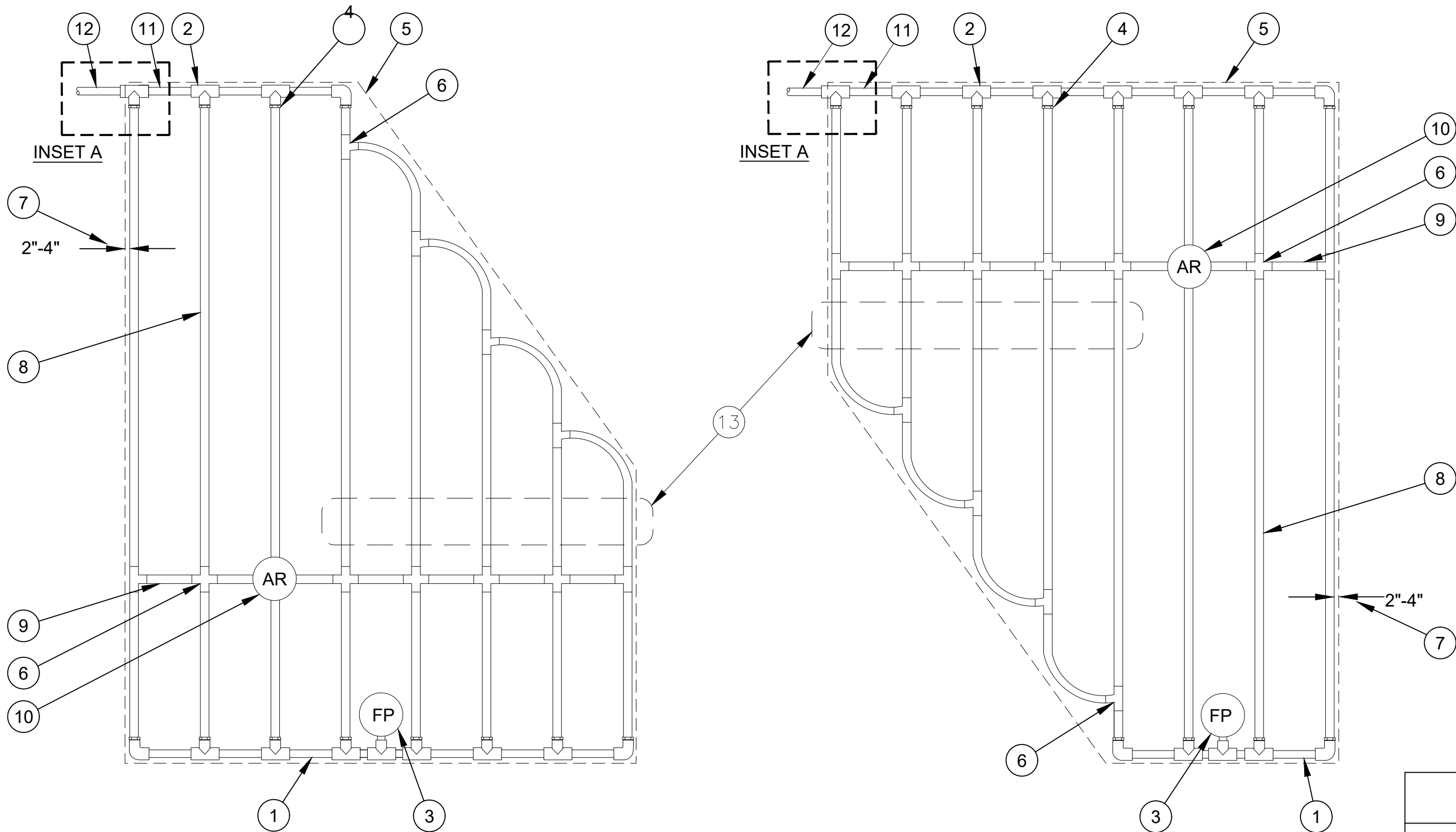
LOT 1, SANDERS BUSINESS CENTER

CASTLE ROCK

DRAWING NO.

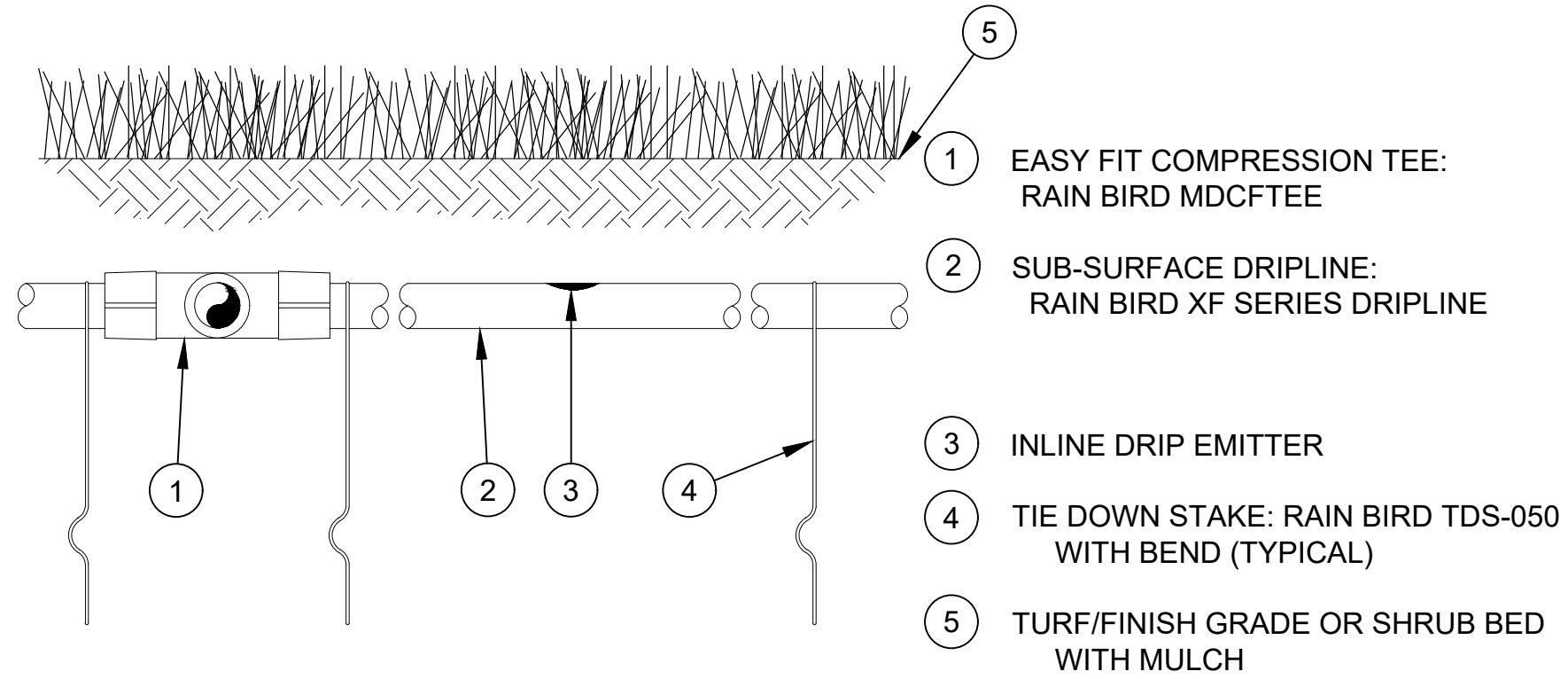
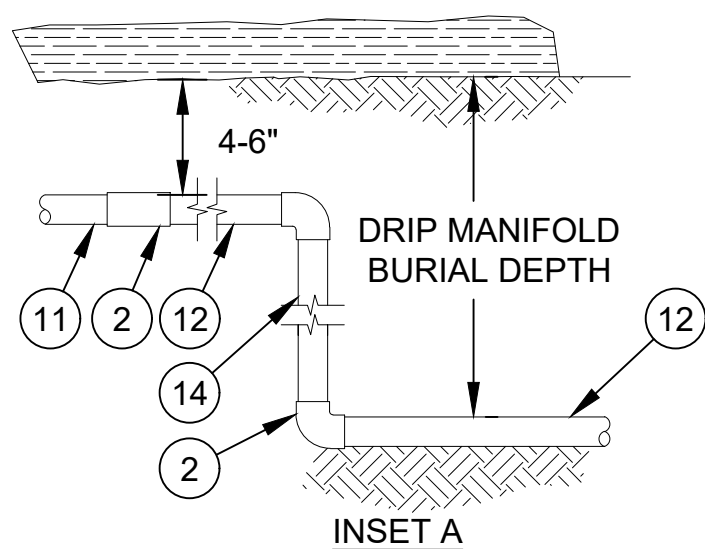
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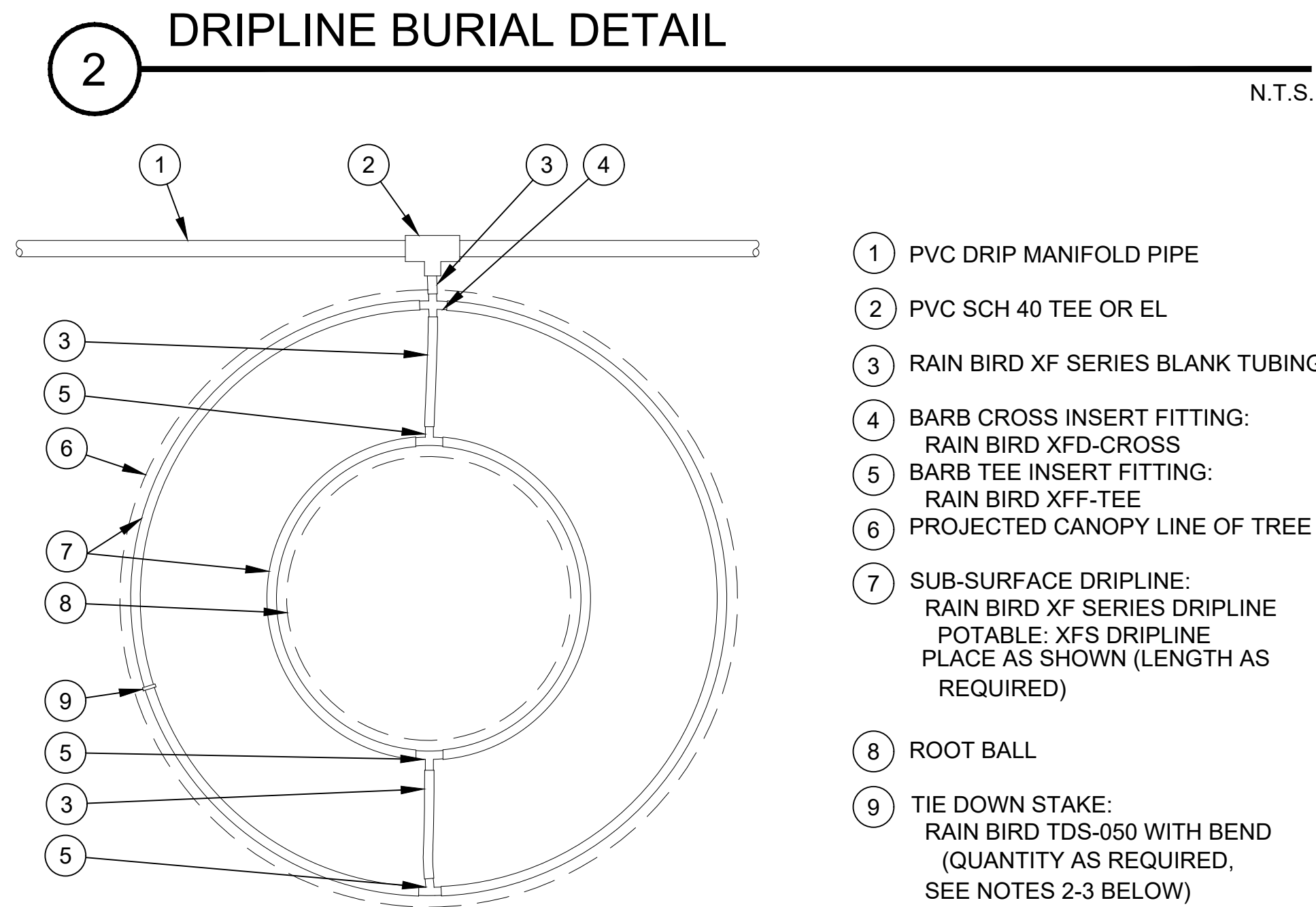


- NOTES:
1. 18" DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
 5. INSTALL CF AND OPERATIONAL INDICATORS ON ALL XFS DRIP LINES

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514



- NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.



- NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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

JUSTIN A. HAY
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF COLORADO NO. 923
STACKLOT LLC.

TOWN APPROVAL BLOCK

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

IRRIGATION DETAILS

REVISIONS

NO.	DATE	DESCRIPTION
1	05/05/2026	1st Town Submittal
2	07/10/2026	2nd Town Submittal

PROJ. NO.: 20039
DATE: 07/10/2026
DRAWN BY: SDW
CHECKED BY: JAH

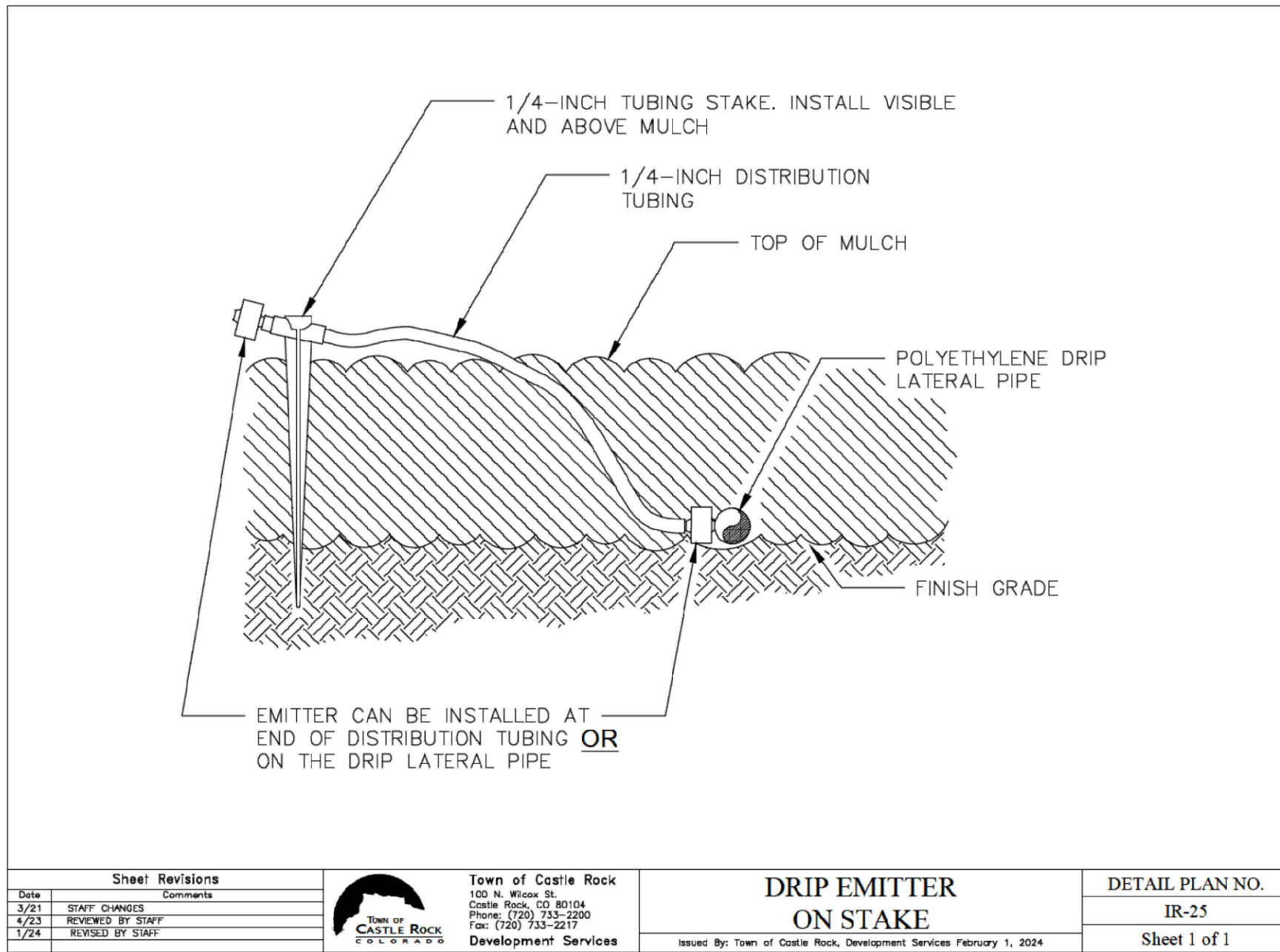
G.T. SANDERS
LOT 1, SANDERS BUSINESS CENTER

CASTLE ROCK
COLORADO

DRAWING NO.

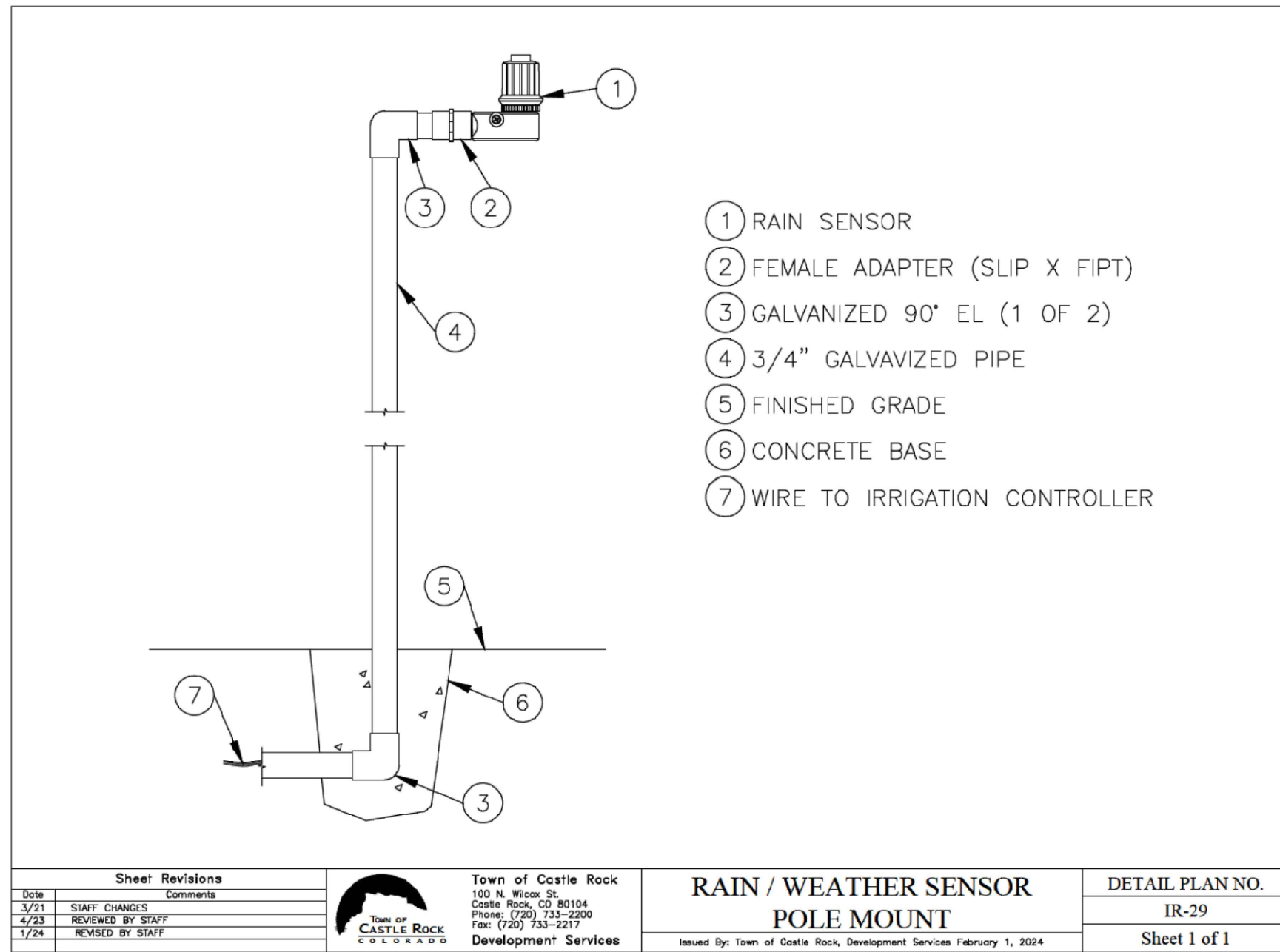
IR.3

13 OF 16



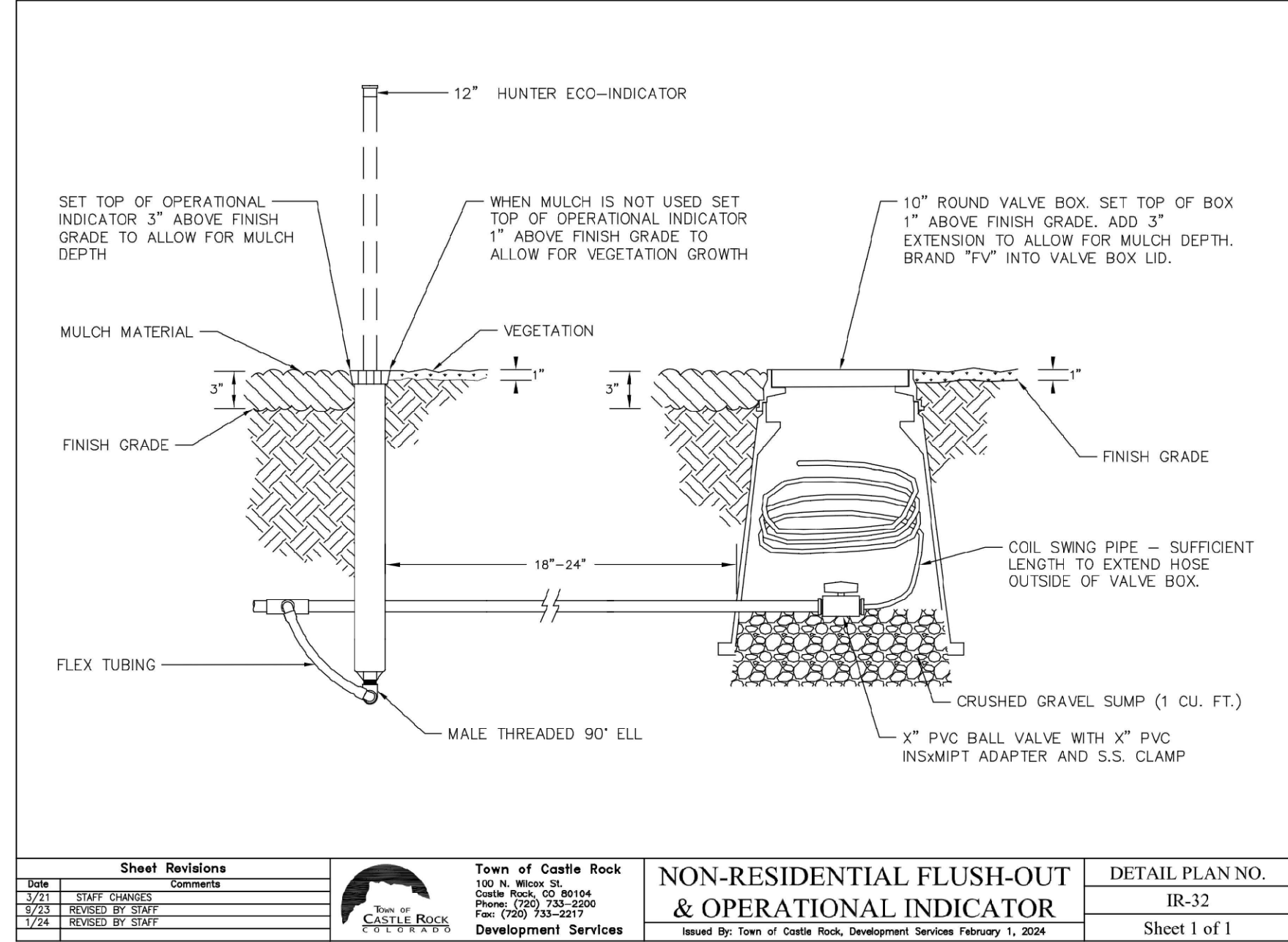
1 DRIP EMITTER ON STAKE

N.T.S.



2 RAIN SENSOR POLE MOUNT

N.T.S.



3 DRIPLINE FLUSH OUT & OPERATIONAL INDICATOR

N.T.S.



IRRIGATION CHART

Registered Professional: Justin Hay Registration: # 0504 Date: 7/10/26

Company Name: StackLot L.L.C.

Address: 5639 S. Curtice Street; Littleton, CO 80129

Phone: 303.808.4523 Email: Steve@stacklot.com

Clock Make: Hunter Model: ICC2-36

Zone	Circle	Diamond	Square	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Hydrozone	Plant Type	Head Type	(Nozzle/Emitter size)	(inches/hour)	(Per Zone)	(Average May - September)	(Minutes/ Month)	(Minutes Every Third Day)	(Gallons per month)
Ex: 1	High	Blue Grass	HE-050-B	15'	1.83	15	6	197	20	2951
1	Moderate	Shrub	Drip		0.6	4.22	0.6	60	6	253
2	Moderate	Shrub	Drip		0.6	0.72	0.6	60	6	43
3	Moderate	Shrub	Drip		0.6	0.76	0.6	60	6	46
4	Moderate	Shrub	Drip		0.6	1.22	0.6	60	6	73
5	Moderate	Shrub	Drip		0.6	4.52	0.6	60	6	271
6	Moderate	Shrub	Drip		0.6	4.4	0.6	60	6	264
7	Moderate	Shrub	Drip		0.6	3.06	0.6	60	6	184
8	Moderate	Shrub	Drip		0.6	2.75	0.6	60	6	165
9	Moderate	Shrub	Drip		0.6	4.58	0.6	60	6	275
10	Moderate	Shrub	Drip		0.6	4.52	0.6	60	6	271
11	Moderate	Shrub	Drip		0.6	1.05	0.6	60	6	63
12	Moderate	Shrub	Drip		0.6	2.71	0.6	60	6	163
13	Moderate	Shrub	Drip		0.6	2.15	0.6	60	6	129
14	Moderate	Shrub	Drip		0.6	4.87	0.6	60	6	292
15	Low	Native Seed	Pop Up Spray		1.2	7.07	1.3	65	7	460
16	Low	Native Seed	Pop Up Spray		1.2	13.81	1.3	65	7	898
17	Low	Native Seed	Rotor		0.7	13.88	0.75	64	6	892
18	Low	Native Seed	Rotor		0.7	13.86	0.75	64	6	891
19	Low	Native Seed	Rotor		0.7	11.9	0.75	64	6	765
20	Low	Native Seed	Pop Up Spray		1.2	11.66	1.3	65	7	758
21	Moderate	Shrub	Drip		0.6	5.8	0.6	60	6	348
22	Moderate	Shrub	Drip		0.6	9.87	0.6	60	6	592
23	Low	Native Seed	Pop Up Spray		1.2	4.22	1.3	65	7	274
24	Low	Native Seed	Pop Up Spray		1.2	14.44	1.3	65	7	939
25	Low	Native Seed	Pop Up Spray		1.2	13.85	1.3	65	7	900
26	Low	Native Seed	Pop Up Spray		1.2	13.87	1.3	65	7	902
27	Low	Native Seed	Pop Up Spray		1.2	13.87	1.3	65	7	902
28	Low	Native Seed	Pop Up Spray		1.2	12.03	1.3	65	7	782
29	Low	Native Seed	Rotor		0.7	13.96	0.75	64	6	897
30	Low	Native Seed	Rotor		0.7	13.9	0.75	64	6	894
31	Low	Native Seed	Rotor		0.7	13.82	0.75	64	6	888
32	Low	Native Seed	Rotor		0.7	13.79	0.75	64	6	887
33	Low	Native Seed	Rotor		0.7	12.12	0.75	64	6	779
34	OPEN									
35	OPEN									
36	OPEN									
Total								0	0	0
								Min/Month	Min/cycle	Gallons/Month
								2059	206	17139



Irrigation System Hydraulic Worksheet

Project Name:	G.T. Sanders at Sanders Business Park					Date:	May 5, 2026			
Project Location:	Northeast 1/4 of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian									
Prepared by:	StackLot					Current TOCR Registration #	504			
Tap Size		1.00 "			Source of Pressure	Town of Castle Rock				
Static Water Pressure:		90 psi								
Hydraulic Grade At Zone:	3a Blue East				Company	StackLot				
	Ft. of Copper		Pipe Size ("		K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain		
Service Line (tap to meter):	15	LF	1.00		K Copper	8.42 /100 FT	15	1.26		
Water Meter:			1.00				15	0.00		
Service Line (meter to backflow):	60	LF	1.00		K Copper	8.42 /100 FT	15	5.05		
Backflow:			1.50			15	15	15.00		
Master Valve:			1 1/2			1.5	15	1.50		
Pressure Required at Head:									40	
Lateral Allowance:									10.00	
Control Valve Allowance:									1.50	
Mainline Allowances:										
Length of Mainline	Pipe Material	Size	Gals.							
	215 LF CL200BE	1.500 "@	15	GPM	3.38 /100 FT			7.27		
	LF CL200BE	0.000 "@	15	GPM-Looped	0.00 /100 FT			0.00		
Elevation:	Tap elevation	6,297			High/Low:	6,288			-3.90	
Green shading indicates <u>required</u> information you must provide										
Total System requirements (PSI)										77.69
Available System Pressure (PSI)										90.00
Town of Castle Rock provides a minimum of 43 psi										
Total irrigated area for tap # 1" is 32,554 sf.										

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STATE OF COLORADO NO. 923
STACKLOT L.L.C.

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO. DATE

1 05/05/2026

2 07/10/2026

SDW

JAH

COLORADO

G.T. SANDERS

LOT 1, SANDERS BUSINESS CENTER

CASTLE ROCK

IR.4

14 OF 16

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



APPROVED BY:

DATE _____

8201 SHAFFER PARKWAY
SUITE A
LITTLETON, COLORADO 80127
TELE: 303.991.0991

ELECTRICAL SITE PHOTOMETRIC



- architecture
- planning
- interiors

2000 West Littleton Blvd

16	15
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SITE DEVELOPMENT PLAN AMENDMENT

SANDERS BUSINESS PARK

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LIGHTING CONTROL SEQUENCE OF OPERATIONS

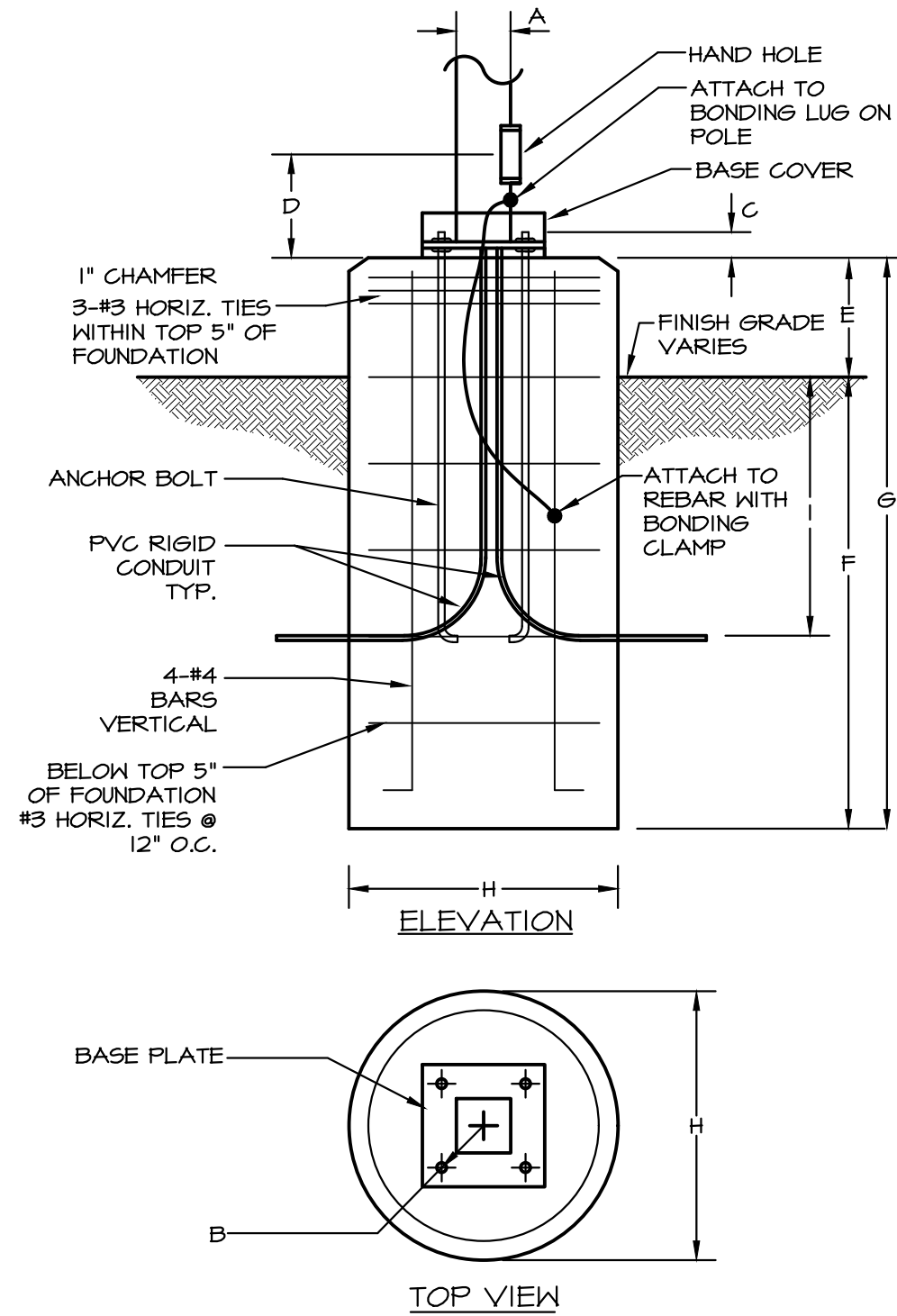
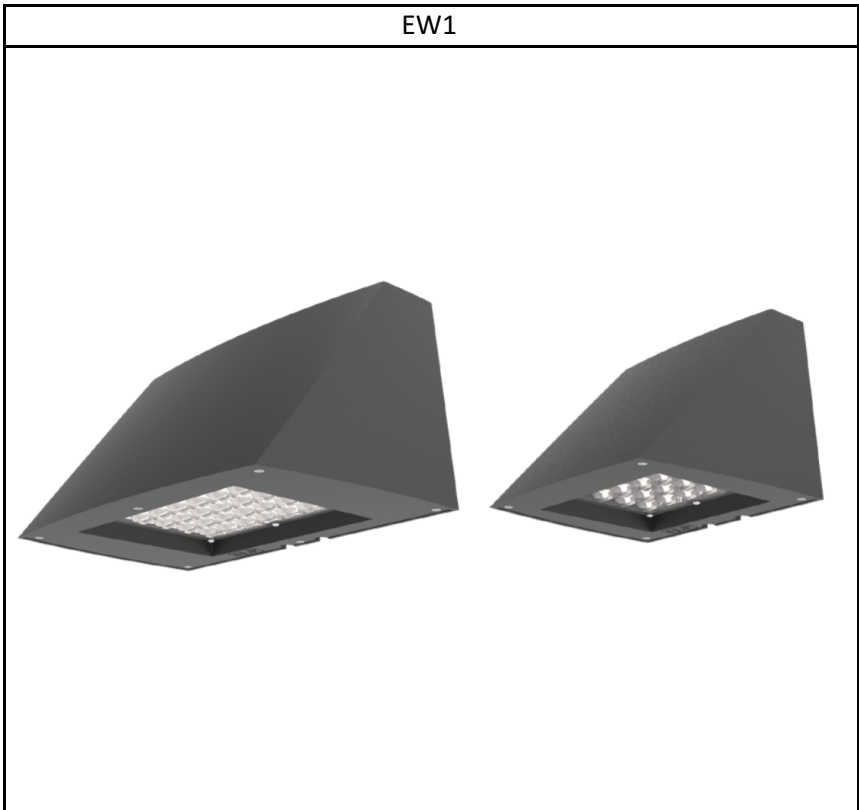
NOTES: 1. REFER TO POWER PLANS, SPECIFICATIONS, AND ELECTRICAL DETAILS FOR INFORMATION ON CONTROLLED RECEPTACLES. 2. DAYLIGHT CONTROLS SHALL CONTINUOUSLY ADJUST LIGHT LEVELS BASED ON AVAILABLE DAYLIGHT. CONTROLS SHALL DIM LIGHTING TO A MINIMUM OF 10% AND THEN TO OFF TO MAINTAIN DIMMING TARGET. 3. NOT ALL COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM ARE SHOWN ON THE LIGHTING PLANS. PROVIDE ALL SENSORS, POWER PACKS, CABLING, SWITCHES, WALL STATIONS, ETC. REQUIRED FOR A COMPLETE INSTALLATION THAT MEETS THE REQUIREMENTS OF THE SEQUENCE OF OPERATIONS.									
TAG	DESCRIPTION	LOCAL MANUAL SWITCHING	LOCAL MANUAL DIMMING	TIMECLOCK	SENSOR	SENSOR TIME DELAY	PHOTOSENSOR DIMMING	PHOTOSENSOR SWITCHING	SYSTEM TYPE
LE2	TIMECLOCK DIMMING AND PHOTOSENSOR ON/OFF. TIMECLOCK TO DIM LIGHTS TO 50% FROM MIDNIGHT TO 6AM.			X				X	NETWORK

Site Luminaire Summary Table

Luminaire												Lamps							
ID/	Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
	EA1	ILP	SKYLINE	SAS-9L-U-30-T3	POLE MOUNTED AREA LIGHT	Y	TYPE 3	UNV	0-10V	4	POLE	20'	1	LED	70	8912	3000K/70	1	BLACK
	EA2	ILP	SKYLINE	SAS-9L-U-30-T2	POLE MOUNTED AREA LIGHT	Y	TYPE 2	UNV	0-10V	1	POLE	20'	1	LED	70	8941	3000K/70	1	BLACK
	EA3H	ILP	SKYLINE	SAS-9L-U-30-T3-HSS	POLE MOUNTED AREA LIGHT	Y	TYPE 3 + HSS	UNV	0-10V	3	POLE	20'	1	LED	70	6097	3000K/70	1	BLACK
	EW1	ILP	SKYLINE	SWM-6L-U-30-T3	WALL PACK	Y	TYPE 3	UNV	0-10V	11	WALL	20'	1	LED	43	6051	3000K/70	1	BLACK
	EW2EM	ILP	UNIFY	UC3D-04L-U-30-W-WM-EMB	WALL PACK	Y	TYPE 3	UNV	0-10V	5	WALL	12'	1	LED	3.2	364	3000K/70	1	BLACK

Calculation Summary							List the Use Area / Zone Type	
Label	Calc Type	Units	Average	Min	Max	AVG Min Max		
CALC PTS_1	ILLUMINANCE	FC	1.18	0.0	6.9	N/A		
EAST LOADING	ILLUMINANCE	FC	1.90	0.1	4.8	19.0		
S PARKING	ILLUMINANCE	FC	2.50	1.4	3.2	1.79		
WEST PARKING	ILLUMINANCE	FC	1.89	0.7	2.9	2.70		

GENERAL NOTES						
1. Light Loss Factor is 1						
2. All lighting shall be controlled by photosensor on/off with timeclock dimming. The timeclock shall dim all lighting to 50% from midnight to 6AM. See lighting control sequence of operations for additional information.						
3. Design is intended to provide dusk-til-dawnlighting for security and safety on the site. See general note 2 and the lighting control sequence of operations for additional information.						
4. Luminaires shall be full cutoff with house side shields where necessary for mitigation of light on neighboring properties						
5. Exterior lighting for egress travel (to the public way or egress court) shall comply with the currently adopted building code						
6. Forward Throw Luminaires: The following lighting types are prohibited: Forward throw luminaires (Type IV distribution), pole-mounted lights aimed at a building's façade, and unshielded wall packs are prohibited.						



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	20'0"	4"	PER MANUFACTURER			2'0"	6'0"	10'0"	24"	36"	
EA2	20'0"	4"	PER MANUFACTURER			2'0"	6'0"	10'0"	24"	36"	
EA3	20'0"	4"	PER MANUFACTURER			2'0"	6'0"	10'0"	24"	36"	

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LITTLETON, COLORADO 80127
TELE: 303.991.0991

DRAWN CB
CHECKED DL
DESIGNED CB
FILENAME BS-10961

ELECTRICAL SITE PHOTOMETRIC DETAIL



architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2294
www.igarch.com

JOB NO. 2026-011
SCALE AS SHOWN
DATE 02/13/2026
SHEETS 16 SHEET 16