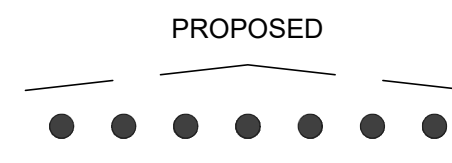
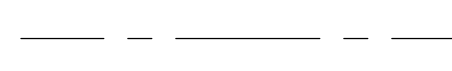
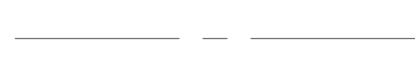
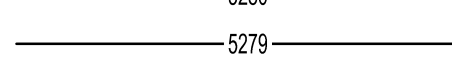
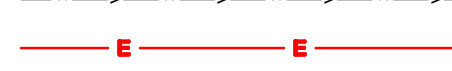
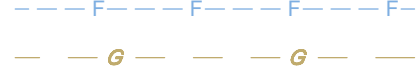
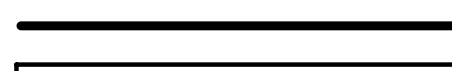
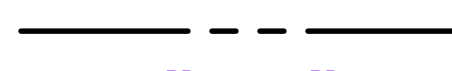
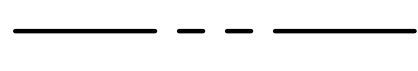
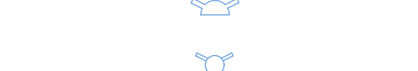
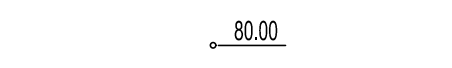
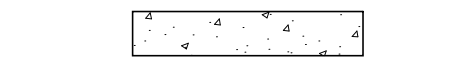
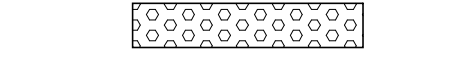
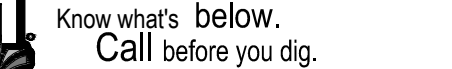
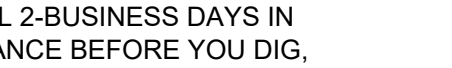


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Plotted by: Tyler Sandt Date: 6/26/2026 9:53 AM



Know what's below.
Call before you dig.

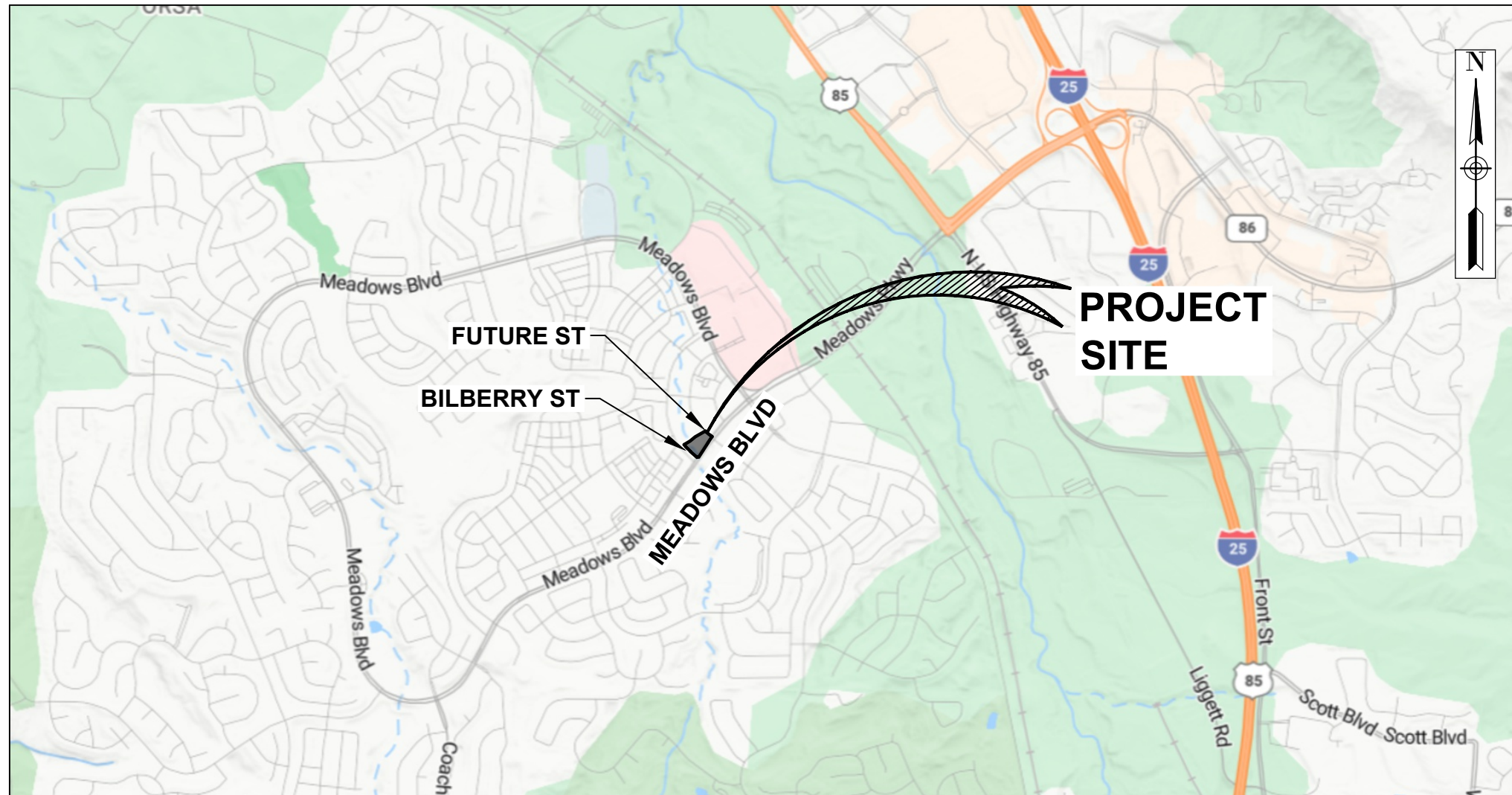
CALL 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG.
GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.

LINETYPE LEGEND		EXISTING
	AASHTO SIGHT TRIANGLE	
	ACCESSIBLE ROUTE	
	BUILDING	
	CENTERLINE OF ROAD	
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	DRAINAGE SWALE	
	ELECTRIC - UNDERGROUND	
	EXPOSED FOUNDATION	
	FIBER OPTIC LINE	
	FIRE SERVICE	
	GAS LINE	
	HANDRAIL	
	IRRIGATION	
	LIMITS OF CONSTRUCTION	
	OVERHEAD POWER	
	PROPERTY BOUNDARY	
	RETAINING WALL	
	RIGHT-OF-WAY LINE	
	ROOF DRAIN	
	SANITARY SEWER	
	STEM WALL	
	STORM SEWER	
	TELEPHONE	
	WATER LINE	
SYMBOLS LEGEND		
	BOLLARD	
	CLEANOUT	
	CROSSWALK	
	CURB STOP/ CORP STOP	
	DOOR	
	ELECTRIC METER	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	GAS METER	
	GATE VALVE	
	LIGHT POLE	
	PARKING COUNT PER ROW	
	PARKING COUNT TOTAL	
	ROOF DRAIN	
	SANITARY MANHOLE	
	SIGHT DISTANCE TRIANGLE	
	SLOPE	
	SPOT ELEVATION	
	STORM INLET	
	STORM MANHOLE	
	STREET SIGN	
	TRANSFORMER	
	WATER METER	
HATCHING LEGEND		
	ACCESSIBLE RAMP	
	CONCRETE PAVING	
	LANDSCAPE	
	RIPRAP / GRAVEL	
	SIDEWALK CHASE	
	TRUNCATED DOMES	
	AREA OUTSIDE CONSTRUCTION LIMITS	

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

CASTLE ROCK COLLECTIVE

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE 1" = 2000'

SHEET INDEX:

1 of 31	C0.00	COVER SHEET
2 of 31	C0.01	NOTES
3 of 31	C2.10	EXISTING CONDITIONS & DEMO PLAN
4 of 31	C3.10	SITE PLAN
5 of 31	C4.20	HORIZONTAL CONTROL PLAN
6 of 31	C4.90	SITE DETAILS
7 of 31	C4.91	SITE DETAILS
8 of 31	C4.92	SITE DETAILS
9 of 31	C5.10	GRADING PLAN
10 of 31	C5.11	GRADING PLAN
11 of 31	C5.12	GRADING PLAN
12 of 31	C5.13	GRADING PLAN
13 of 31	C6.10	OVERALL UTILITY PLAN
14 of 31	C7.50	WATER, SANITARY & STORM DETAILS
15 of 31	C7.51	WATER, SANITARY & STORM DETAILS
16 of 31	C7.52	WATER, SANITARY & STORM DETAILS
17 of 31	C8.10	PLAN & PROFILE - SANITARY LINE - A
18 of 31	C9.10	PLAN & PROFILE - STORM LINE - A
19 of 31	C10.10	PAVING, SIGNAGE & STRIPING PLAN
20 of 31	L0.01	LANDSCAPE NOTES
21 of 31	L0.02	LANDSCAPE SCHEDULES
22 of 31	L1.01	LANDSCAPE PLAN
23 of 31	L1.02	LANDSCAPE DETAILS
24 of 31	LI001	IRRIGATION NOTES
25 of 31	LI002	IRRIGATION CHARTS
26 of 31	LI101	IRRIGATION PLAN
27 of 31	LI501	IRRIGATION DETAILS
28 of 31	LI502	IRRIGATION DETAILS
29 of 31	LI503	IRRIGATION DETAILS
30 of 31	P1.01	SITE PHOTOMETRICS
31 of 31	P1.02	PHOTOMETRIC DETAILS

ABBREVIATIONS:

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICE	IN	INCHES OR INLET
AC	AIR CONDITIONING UNIT	INT	INTERSECTION
AE	ACCESS EASEMENT	INV	INVERT
APPR	APPURTENANCE	LIP	LIP OF PAN
ASPH	ASPHALT	LP	LOW POINT
BLDG	BUILDING	LS	LANDSCAPE
BMP	BEST MANAGEMENT PRACTICE	MAX	MAXIMUM
BOP	BOTTOM OF PIPE	ME	MATCH EXISTING
BOR	BOTTOM OF RAMP	MH	MANHOLE
BOS	BOTTOM OF STAIR	MIN	MINIMUM
BOW	BACK OF WALK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL (FG @ WALL FACE)	OC	ON CENTER
CAE	CROSS ACCESS EASEMENT	PC	POINT OF CURVATURE
CL	CENTERLINE	PCR	POINT OF CURB RETURN
CO	CLEANOUT	PED	PEDESTAL
CON	CONCENTRIC	PL	PROPERTY LINE
CONC	CONCRETE	PP	POWER POLE
COR	CORNER	PR	PROPOSED
DE	DRAINAGE EASEMENT	PT	POINT OF TANGENCY
DI	DUCTILE IRON	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	PVMT	PAVEMENT
EAE	EMERGENCY ACCESS EASEMENT	RCP	REINFORCED CONCRETE PIPE
ECC	ECCENTRIC	RD	ROOF DRAIN
EG	EXISTING GRADE	RE	REFERENCE
EL	ELEVATION	RET	RETAINING
ELEC	ELECTRIC	REV	REVISION
EM	ELECTRIC METER	ROW	RIGHT-OF-WAY
ENCL	ENCLOSURE	SS	SANITARY SEWER
EOA	EDGE OF ASPHALT	ST	STORM
EOC	EDGE OF CONCRETE	STD	STANDARD
EOP	EDGE OF PAN	SV	SERVICE
EOW	EDGE OF WALK	SWL	SWALE
ESMT	EASEMENT	SW, SWLWK	SIDEWALK
EX	EXISTING	TBC	TOP BACK OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TELE	TELEPHONE / COMMUNICATIONS
FES	FLARED END SECTION	TOB	TOP OF BANK
FF	FINISH FLOOR	TOF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FG	FINISH GRADE	TOR	TOP OF RAMP
FL	FLOWLINE	TOS	TOP OF STAIR
FO	FIBER OPTIC	TW	TOP OF WALL
FT	FEET	TYP	TYPICAL
GB	GRADE BREAK	UE	UTILITY EASEMENT
GM	GAS METER	UTIL	UTILITY
GR	GRATE	VB	VERTICAL BEND
GRVL	GRAVEL	VC&G	VERTICAL CURB & GUTTER
GS	GARAGE SLAB	VCP	VITRIFIED CLAY PIPE
GV	GATE VALVE	VLT	VAULT
HC	HANDICAP	VERT	VERTICAL
HOR	HORIZONTAL	WAT	WATER
HP	HIGH POINT	WM	WATER METER

LEGAL DESCRIPTION

LOT 2A - 3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

BENCHMARK

SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.17 (NAVD 88).

ARCHITECT

THE MULHERN GROUP
1400 GLENARM PLACE, SUITE 300
DENVER, COLORADO 80202
(303) 297-3334

CIVIL ENGINEER

ROTH LANG ENGINEERING GROUP, LLC
6855 S HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
(303) 841-9365

LANDSCAPE

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
(303) 892-1161

MEP

BELFAY ENGINEERING, PC
MECHANICAL AND ELECTRICAL
CONSULTING ENGINEERS
2811 W. 9TH AVE
DENVER, CO 80204
(303) 808-4590

SURVEYOR

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80112
(303) 327-7483

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.

TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

COVER SHEET

CASTLE PARK PROPERTIES
834 S PERRY ST., STE 215F
CASTLE ROCK, CO 80104

PREPARED
FOR:

ISSUE DATE: 05/28/26

DATE	REVISIONS	BY

DESIGNED BY: JRF

DRAWN BY: JRF

JOB NUMBER: 250305

SHEET NUMBER:

C0.00

1 of 31

STREET CONSTRUCTION NOTES:

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

SIGNAGE AND STRIPING NOTES:

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

FIRE NOTES:

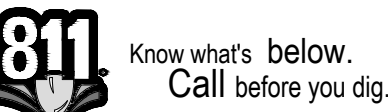
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- FIRE APPARATUS ACCESS ROADS SHALL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

STORM DRAINAGE CONSTRUCTION NOTES:

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

IRRIGATION NOTES:

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



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

WATERLINE CONSTRUCTION NOTES:

- ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
- ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (18"AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MANHOLES. ALL 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 C300 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
- WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
- ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
- GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE ENCASED 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 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
- ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL-W-11.
- ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
- ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
- ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
- PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL. AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733 - 2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
- DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLY WRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
- WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-1.
- 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.

LANDSCAPE NOTES:

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

SANITARY SEWER CONSTRUCTION NOTES:

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

TRACER WIRE INSTALLATION NOTES:

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

RLEG GENERAL NOTES:

- UNLESS OTHERWISE MODIFIED HEREIN, ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE GOVERNING MUNICIPALITY, DISTRICT, AGENCY OR ENTITY. IF THE GOVERNING MUNICIPALITY, DISTRICT, AGENCY OR ENTITY DOES NOT HAVE A STANDARD, AN APPLICABLE STANDARD FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS (M & S STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION) SHALL BE ADHERED TO. FURTHER ALL OTHER APPLICABLE STATE AND FEDERAL REGULATIONS ARE TO BE FOLLOWED. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS OR REGULATIONS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED UPON THE BEST INFORMATION AVAILABLE AS SUPPLIED BY SURFACE EVIDENCE AND UTILITY COMPANY MAPS. UTILITIES THAT EXIST MAY NOT BE SHOWN HEREIN. THE SIZE, LOCATION, TYPE AND NUMBER OF UTILITY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFICATION OF ANY DISCREPANCY SHALL BE MADE TO THE OWNER AND ENGINEER BEFORE ANY OTHER WORK IS PERFORMED.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF JOB SITE SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL REFER TO AN APPROVED GEOTECHNICAL STUDY FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, THE CONTRACTOR SHALL REFER TO THE APPROVED EROSION CONTROL MANAGEMENT PLAN FOR IMPLEMENTATION OF BEST MANAGEMENT PRACTICES TO MINIMIZE OR ELIMINATE EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST ANY CONNECTIONS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
- THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, PANEL 189 OF 495, MAP NUMBER 08035C0169G WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PARCEL LIES WITHIN "OTHER AREAS ZONE X". OTHER AREAS ZONE X IN THE LEGEND OF THE ABOVE MENTIONED MAP IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.17 (NAVD 88).
- BASIS OF BEARINGS BEING THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

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.

TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

NOTES

CASTLE PARK PROPERTIES
834 S. PERRY ST., STE 215F
CASTLE ROCK, CO. 80104

ISSUE DATE: 05/28/26

DATE	REVISIONS	BY			

DESIGNED BY: JRF

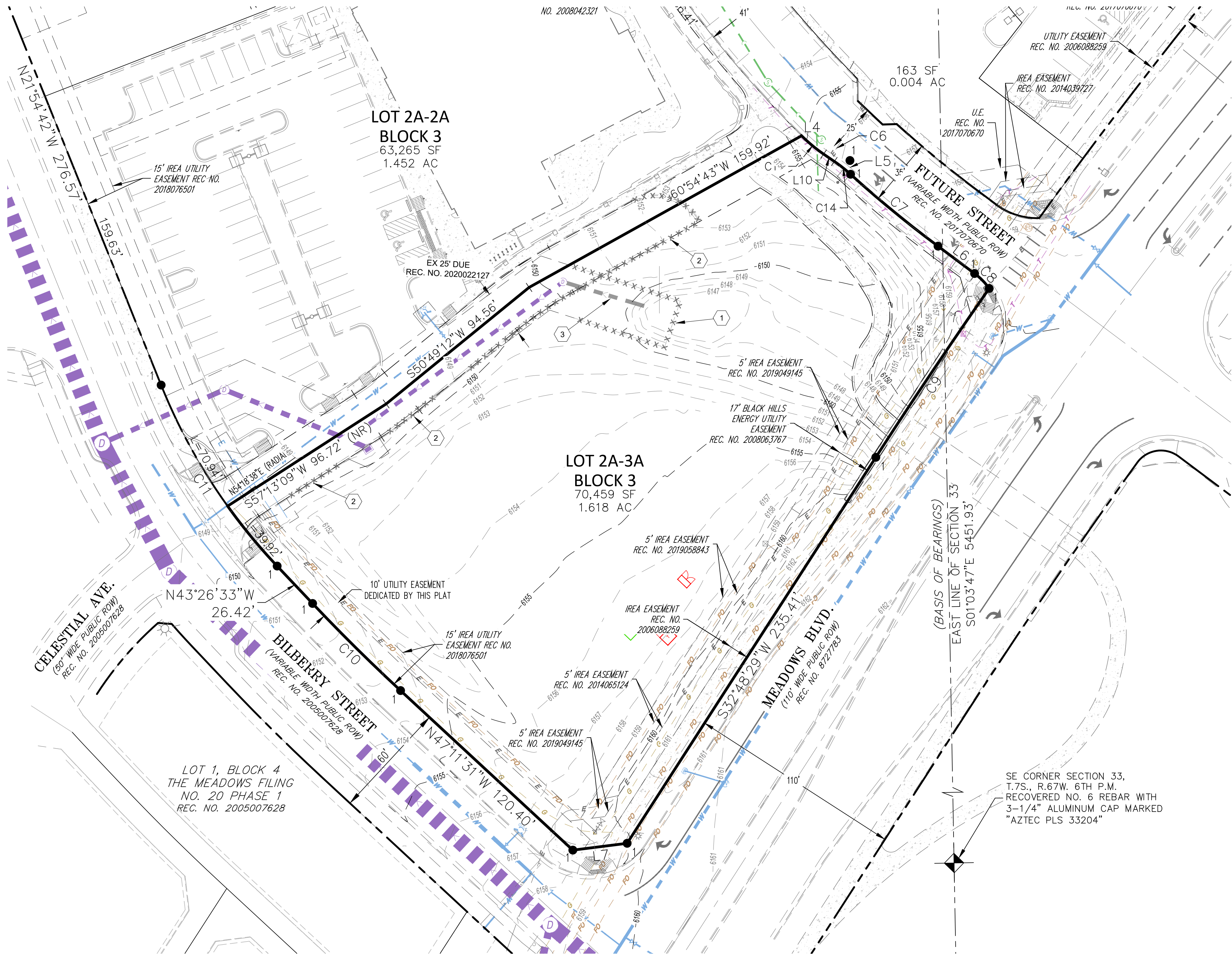
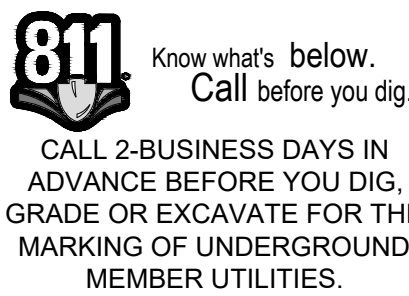
DRAWN BY: JRF

JOB NUMBER: 250305

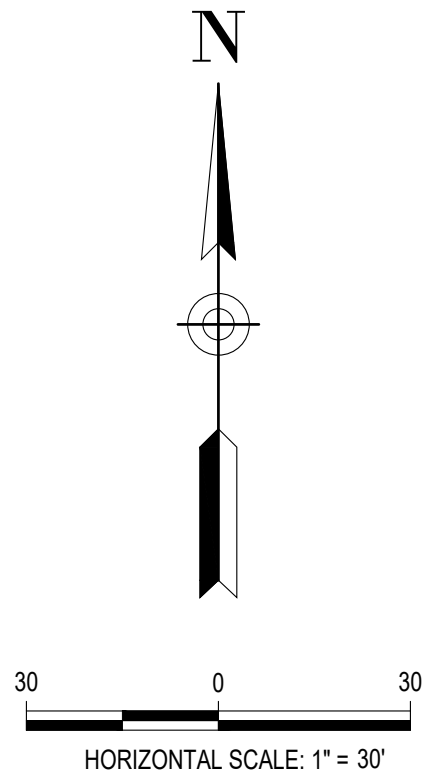
SHEET NUMBER:

C0.01

2 of 19



- KEY:**
- 1 EXISTING 25" DRAINAGE EASEMENT REC. No. 2020022127 TO BE VACATED
 - 2 REMOVE 250 LF-EXISTING CURB & GUTTER
 - 3 REMOVE 43 LF-EXISTING 18" RCP



LINETYPE LEGEND

	EXISTING
CABLE TV	— C4TV —
ELECTRIC - UNDERGROUND	— E — E —
FIBER OPTIC LINE	— FO — FO —
FIRE SERVICE	— F — F — F — F —
GAS LINE	— G — G —
IRRIGATION	— IRR — IRR —
OVERHEAD POWER	— OH —
SANITARY SEWER	— SS — SS — SS — SS —
STORM SEWER	— SS — SS — SS — SS —
TELEPHONE	— T — T —
UNDERDRAIN	— UD — UD — UD — UD —
WATER LINE	— W — W — W — W —

SYMBOLS LEGEND

CLEANOUT	⊕
ELECTRIC METER	EM
FIRE DEPARTMENT CONNECTION	⊕
FIRE HYDRANT	⊕
GAS METER	GM
GATE VALVE	⊕
LIGHT POLE	⊕
ROOF DRAIN	⊕
SANITARY MANHOLE	⊕
STORM INLET	⊕
STORM MANHOLE	⊕
TRANSFORMER	⊕
UTILITY POLE	⊕
WATER METER	⊕

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.

TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

**CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
EXISTING CONDITIONS & DEMO PLAN**

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE: 05/28/26

BY

DATE REVISIONS

DESIGNED BY: JRF

DRAWN BY: JRF

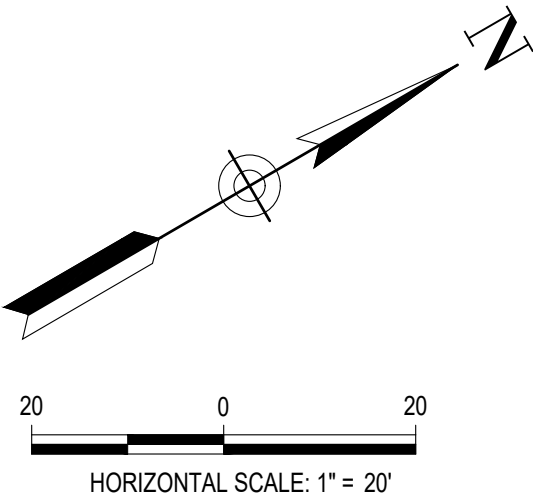
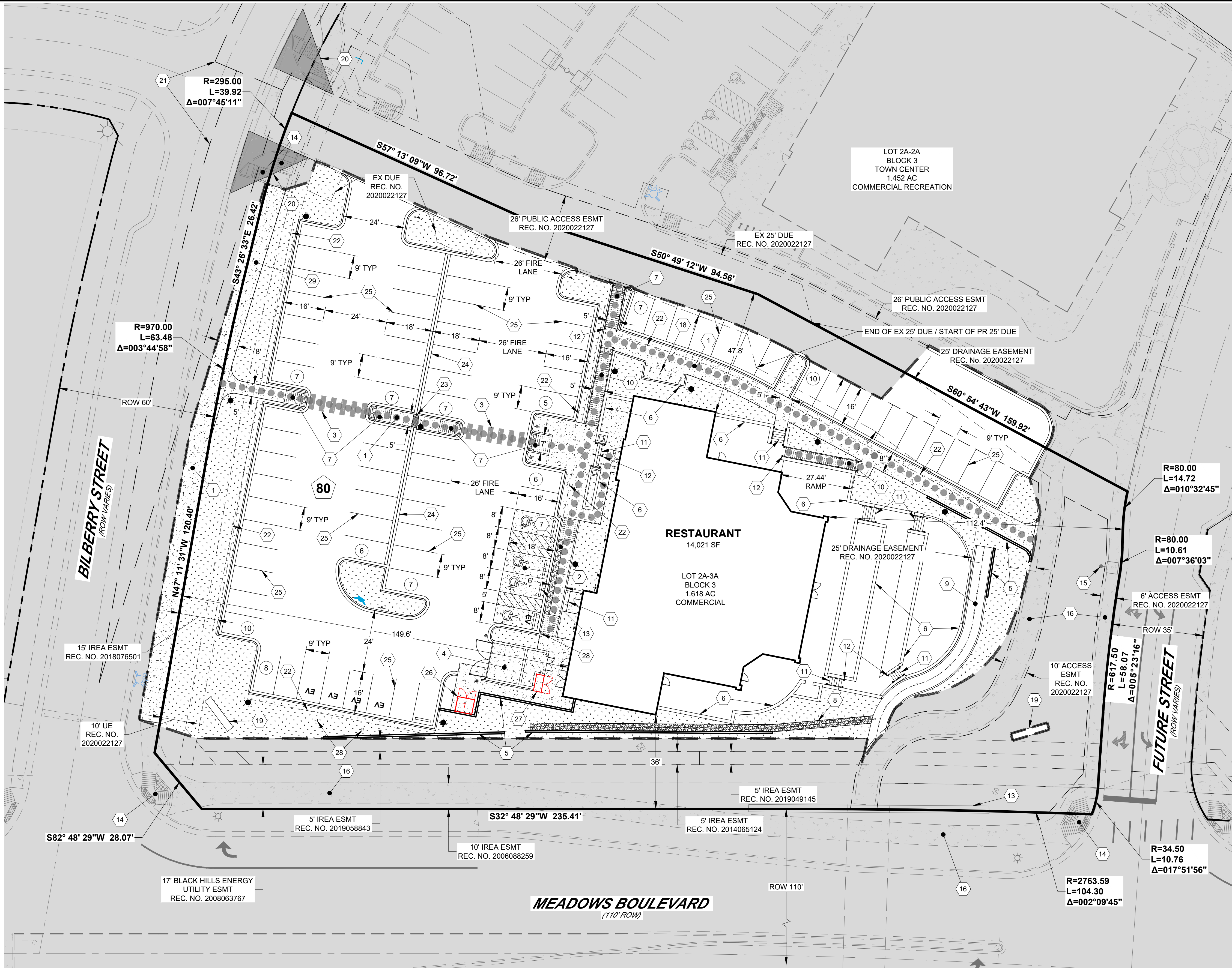
JOB NUMBER: 250305

SHEET NUMBER:

C2.10



8855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9965



KEY:

- 1 CONCRETE SIDEWALK, SEE PLAN FOR WIDTH
- 2 ACCESSIBLE PARKING STALL (TYP), SEE DETAIL A, SHEET C4.90
- 3 CROSS WALK, 6' WIDE, SEE DETAIL I, SHEET C4.91
- 4 TRASH ENCLOSURE, SEE ARCH PLANS
- 5 RETAINING WALL, ASHLAR BLEND-TAN ARCH MATERIAL #13 (SEE SHEETS C5.10 - C5.13 FOR HEIGHT)
- 6 LANDSCAPING TERRACE AND PATIO WALLS, ARCH MATERIAL #15
- 7 CURB RAMP TYPE 5, SEE DETAIL H, SHEET C4.91
- 8 RIPRAP SWALE, 3' WIDE
- 9 6' WIDE CONCRETE CHANNEL, SEE DETAIL K, SHEET C4.90
- 10 ACCESSIBLE RAMP, 4' WIDE
- 11 STEPS
- 12 HANDRAIL (TYP), SEE ARCH PLANS
- 13 WHEEL STOP, SEE DETAIL C, SHEET C4.90 (TYP)
- 14 EXISTING CURB RAMP
- 15 EXISTING STREET LAMP
- 16 EXISTING CONCRETE SIDEWALK
- 17 EXISTING TUNNEL WALL
- 18 BICYCLE PARKING, SEE ARCH PLANS
- 19 MONUMENT SIGN, SEE ARCH PLANS
- 20 25' CORNER SIGHT TRIANGLE
- 21 AASHTO ROADWAY SIGHT TRIANGLE
- 22 2' VEHICLE OVERHANG
- 23 2' SIDEWALK CURB CHASE, SEE TCR DETAIL CG-10, SHEET C4.92
- 24 2' VALLEY PAN, SEE DETAIL L, SHEET C4.90
- 25 4" WHITE STRIPE (TYP)
- 26 TRANSFORMER
- 27 TRANSFORMER SWITCH CABINET
- 28 ELECTRIC VEHICLE CHARGING STATION
- 29 PUBLIC ACCESS DEDICATION EASEMENT, REC No 2020022127

LINETYPE LEGEND

PROPOSED	EXISTING

SYMBOLS LEGEND

	BOLLARD
	CROSSWALK
	DOOR
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	LIGHT POLE
	PARKING COUNT PER ROW
	PARKING COUNT TOTAL
	SIGHT DISTANCE TRIANGLE
	STREET SIGN
	ELECTRIC VEHICLE PARKING

HATCHING LEGEND

	ACCESSIBLE RAMP
	CONCRETE PAVING
	RIPRAP / GRAVEL
	SIDEWALK CHASE
	TRUNCATED DOMES
	AREA OUTSIDE CONSTRUCTION LIMITS

811 Know what's below.
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COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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APPROVED BY:

DEVELOPMENT SERVICES

DATE

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

SITE PLAN

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

ISSUE DATE: 05/28/26

DATE REVISIONS BY

DESIGNED BY: JRF

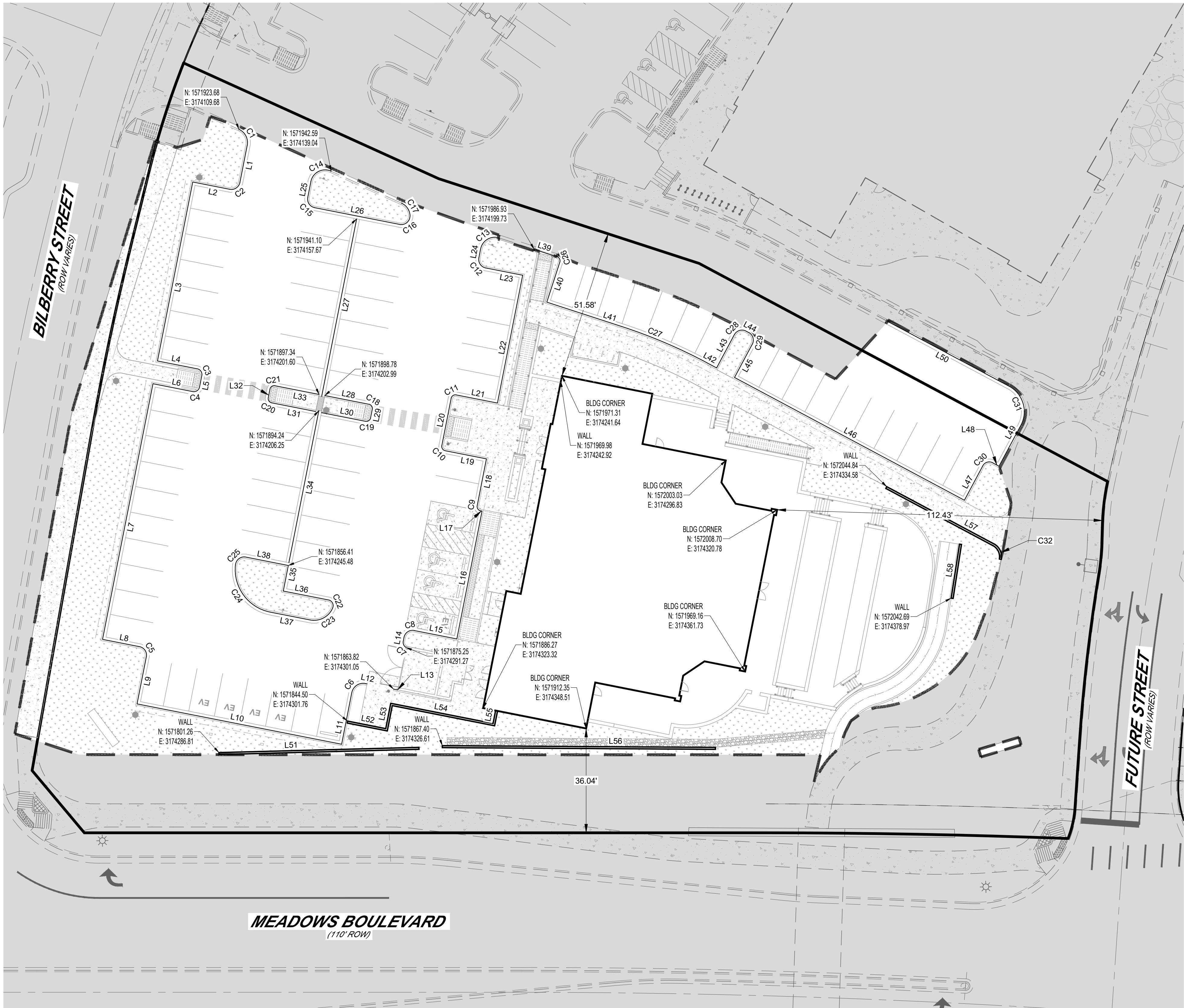
DRAWN BY: JRF

JOB NUMBER: 250305

SHEET NUMBER:

C3.10

4 of 19



FLOWLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	13.04	N46° 02' 12"W
L2	13.00	N43° 57' 48"E
L3	63.00	S46° 02' 12"E
L4	14.00	N43° 57' 48"E
L5	4.00	S46° 02' 12"E
L6	14.00	N43° 57' 48"E
L7	90.00	S46° 02' 12"E
L8	13.00	N43° 57' 48"E
L9	16.54	N46° 02' 12"W
L10	72.00	S43° 57' 48"W
L11	18.14	S46° 02' 12"E
L12	0.58	S43° 57' 48"W
L13	1.43	S43° 49' 27"W
L14	1.36	N46° 02' 12"W
L15	15.00	S43° 57' 48"W
L16	45.00	S46° 02' 12"E
L17	0.50	S43° 57' 48"W
L18	16.50	S46° 02' 12"E
L19	14.50	S43° 57' 48"W
L20	16.63	N46° 02' 12"W
L21	14.50	S43° 57' 48"W
L22	45.00	S46° 02' 12"E
L23	13.00	S43° 57' 48"W
L24	3.09	S46° 02' 12"E
L25	5.57	N46° 02' 12"W

FLOWLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L26	29.92	N43° 57' 48"E
L27	62.50	S46° 02' 12"E
L28	15.50	N43° 57' 48"E
L29	3.00	S46° 02' 12"E
L30	15.50	N43° 57' 48"E
L31	15.50	S43° 57' 48"W
L32	3.00	N46° 02' 12"W
L33	15.50	S43° 57' 48"W
L34	53.50	S46° 02' 12"E
L35	9.00	N46° 02' 12"W
L36	15.90	S43° 57' 48"W
L37	14.00	N43° 57' 48"E
L38	14.96	S43° 57' 48"W
L39	8.27	N50° 49' 12"E
L40	14.50	N39° 10' 48"W
L41	27.15	N50° 49' 12"E
L42	3.62	S60° 54' 43"W
L43	13.00	N29° 05' 17"W
L44	1.01	N60° 54' 43"E
L45	13.00	N29° 05' 17"W
L46	90.00	N60° 54' 43"E
L47	13.50	N29° 05' 17"W
L48	2.50	N60° 54' 43"E
L49	16.00	N29° 05' 17"W
L50	47.66	S60° 54' 43"W

FLOWLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	6.70	5.00	76.74	N84° 24' 31"W
C2	4.71	3.00	90.00	N1° 02' 12"W
C3	3.14	2.00	90.00	S88° 57' 48"W
C4	3.14	2.00	90.00	N1° 02' 12"W
C5	4.71	3.00	90.00	S88° 57' 48"W
C6	6.28	4.00	90.00	S1° 02' 12"E
C7	2.47	2.00	70.90	S81° 29' 04"E
C8	4.71	3.00	90.00	S1° 02' 12"E
C9	2.36	1.50	90.00	N88° 57' 48"E
C10	2.36	1.50	90.00	N88° 57' 48"E
C11	2.36	1.50	90.00	S1° 02' 12"E
C12	4.71	3.00	90.00	N88° 57' 48"E
C13	8.45	5.00	96.86	S2° 23' 30"W
C14	9.01	5.00	103.26	S5° 35' 29"W
C15	4.71	3.00	90.00	N88° 57' 48"E
C16	5.55	3.00	106.00	N9° 02' 08"W

FLOWLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C17	5.30	5.00	60.75	S87° 35' 32"W
C18	2.36	1.50	90.00	S88° 57' 48"W
C19	2.36	1.50	90.00	N1° 02' 12"W
C20	2.36	1.50	90.00	N88° 57' 48"E
C21	2.36	1.50	90.00	S1° 02' 12"E
C22	3.54	2.00	101.54	N85° 16' 05"W
C23	9.59	7.00	78.46	N4° 43' 55"E
C24	22.31	15.00	85.22	N86° 34' 24"E
C25	4.96	3.00	94.78	S3° 25' 36"E
C26	2.36	1.50	90.00	N84° 10' 48"W
C27	32.23	183.00	10.09	S55° 51' 58"W
C28	4.71	3.00	90.00	S15° 54' 43"W
C29	4.71	3.00	90.00	N74° 05' 17"W
C30	3.93	2.50	90.00	S15° 54' 43"W
C31	15.71	10.00	90.00	N74° 05' 17"W
C32	6.36	5.00	72.84	N82° 40' 12"W

WALL LINE TABLE		
LINE	LENGTH	DIRECTION
L51	69.08	S31° 19' 06"W
L52	13.41	S43° 57' 49"W
L53	8.92	S46° 02' 12"E
L54	36.01	S43° 57' 49"W
L55	4.53	S46° 02' 12"E
L56	94.28	S33° 09' 39"W
L57	41.92	S60° 54' 43"W
L58	18.86	S48° 22' 15"E

WALL CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C32	6.36	5.00	72.84	N82° 40' 12"W

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TYLER SANDT
COLORADO P.E., 60252

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APPROVED BY:

DEVELOPMENT SERVICES

DATE

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN

CASTLE PARK PROPERTIES
834 S. PERRY ST., STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE: 05/28/26

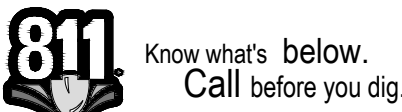
DATE	REVISIONS	BY	

DESIGNED BY:	JRF
DRAWN BY:	JRF
JOB NUMBER:	250305

SHEET NUMBER:

C4.20

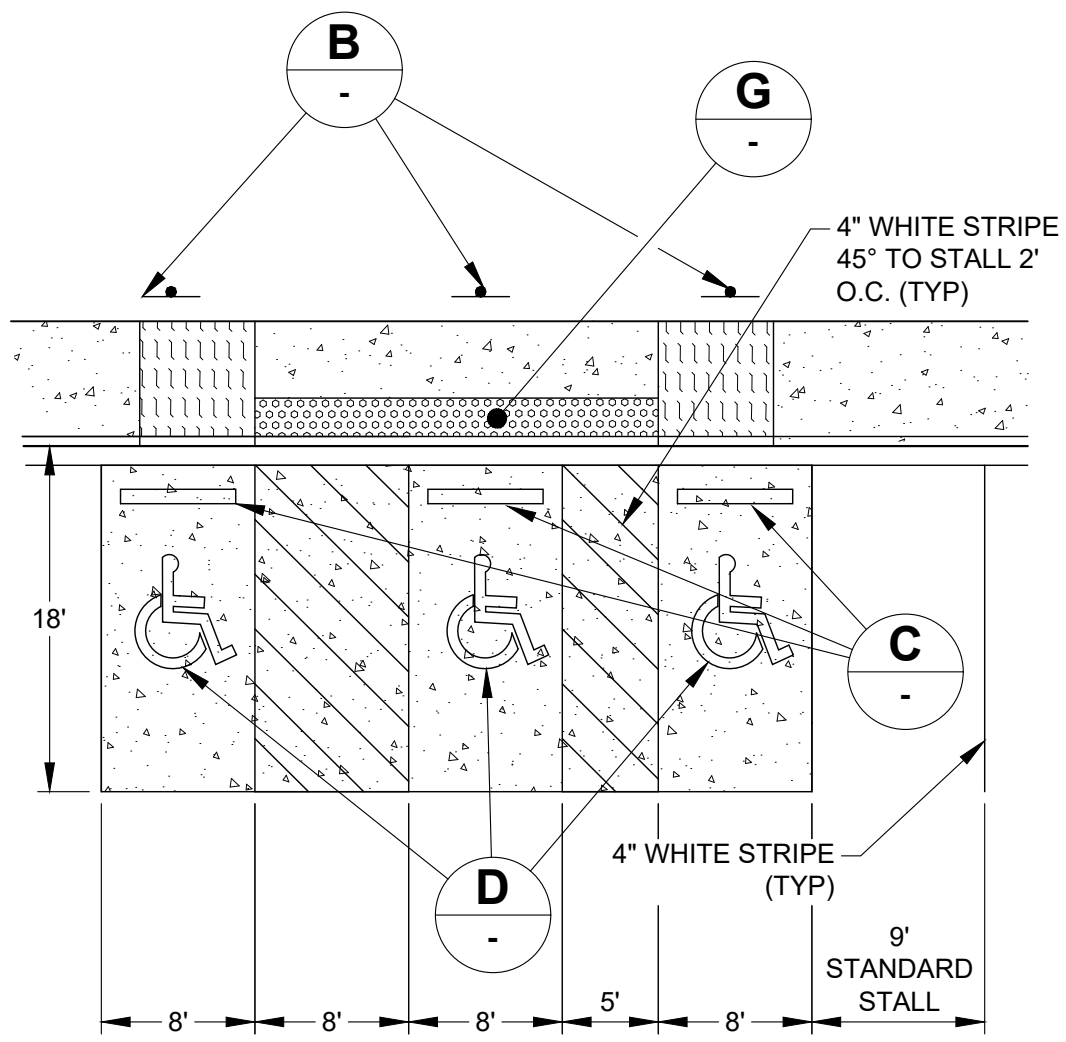
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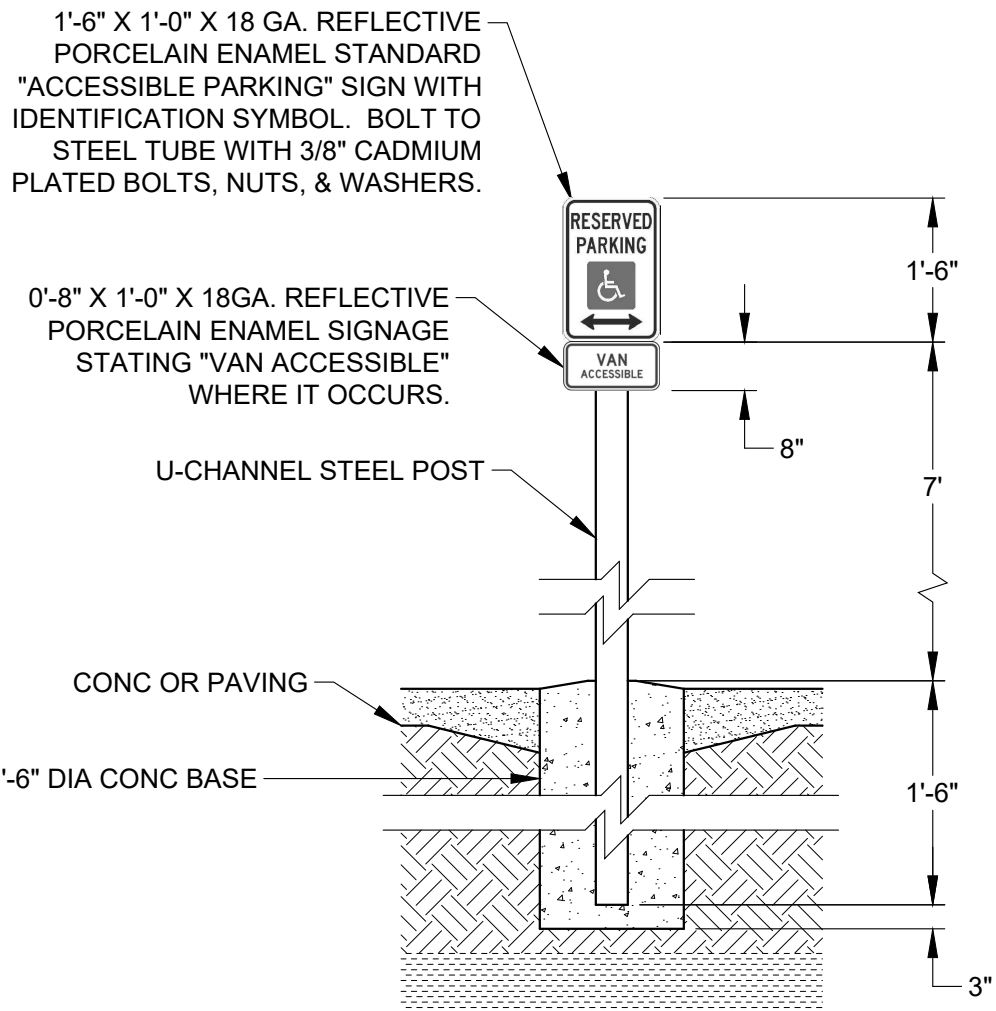
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Plotted by: Jeff Falzarano Date: 6/22/2026 12:31 PM

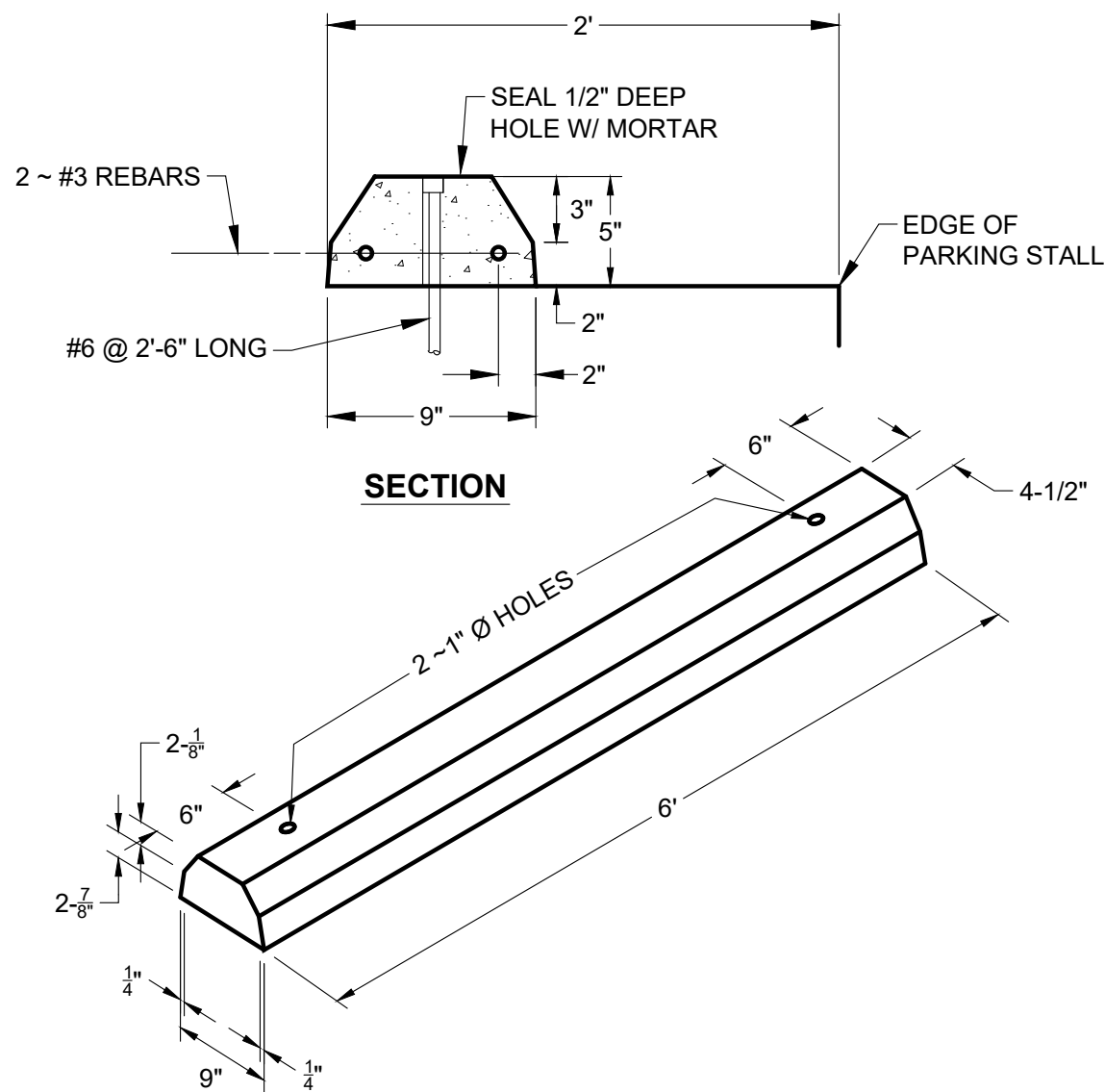
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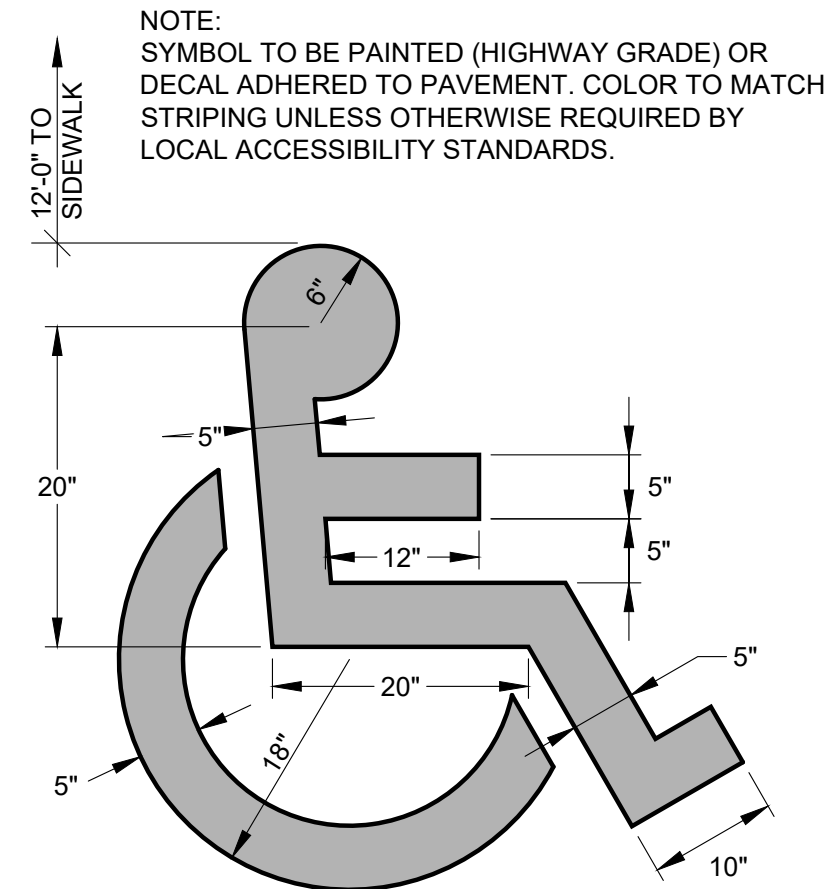
A ACCESSIBLE PARKING DETAIL
1" = 10'



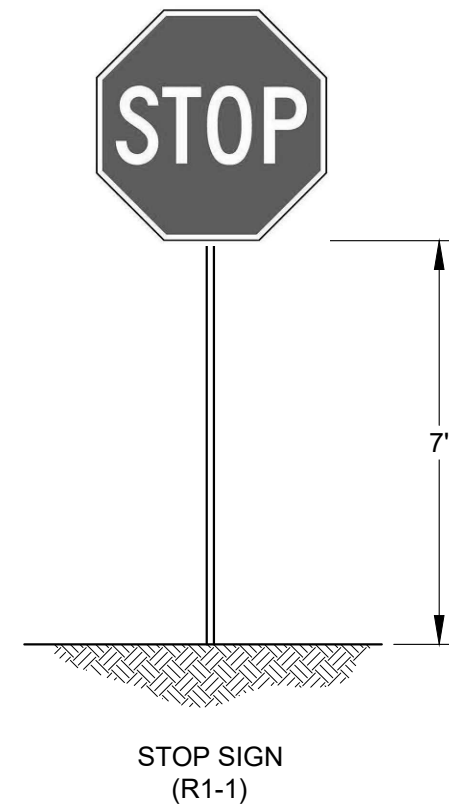
B ACCESSIBLE PARKING SIGN DETAIL
1" = 2'



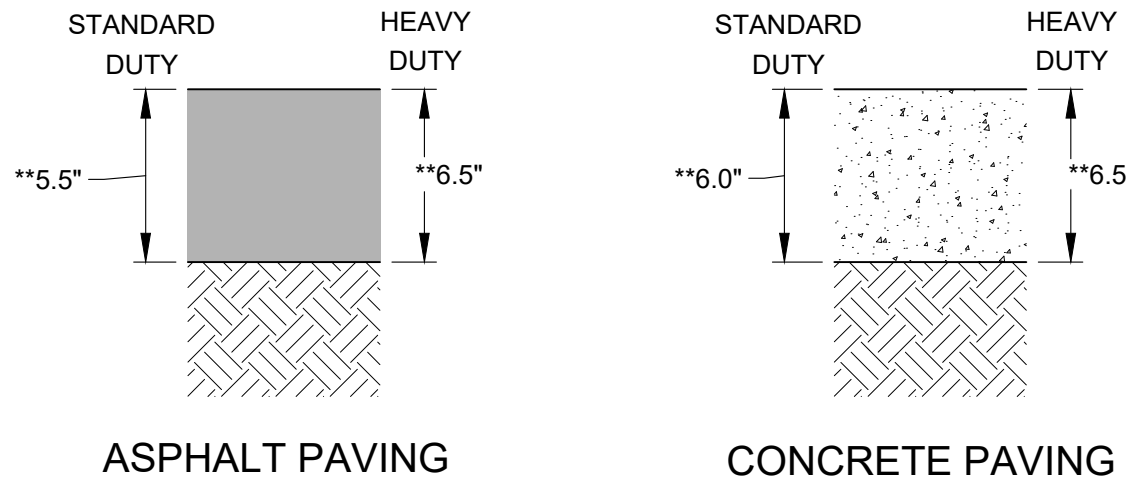
C PRECAST CONCRETE WHEEL STOP
1" = 1'



D ACCESSIBLE PARKING PAVEMENT MARKING DETAIL
CX.XX NTS



E STOP SIGN DETAIL
1" = 2'



F ONSITE PAVEMENT DETAILS
SCALE

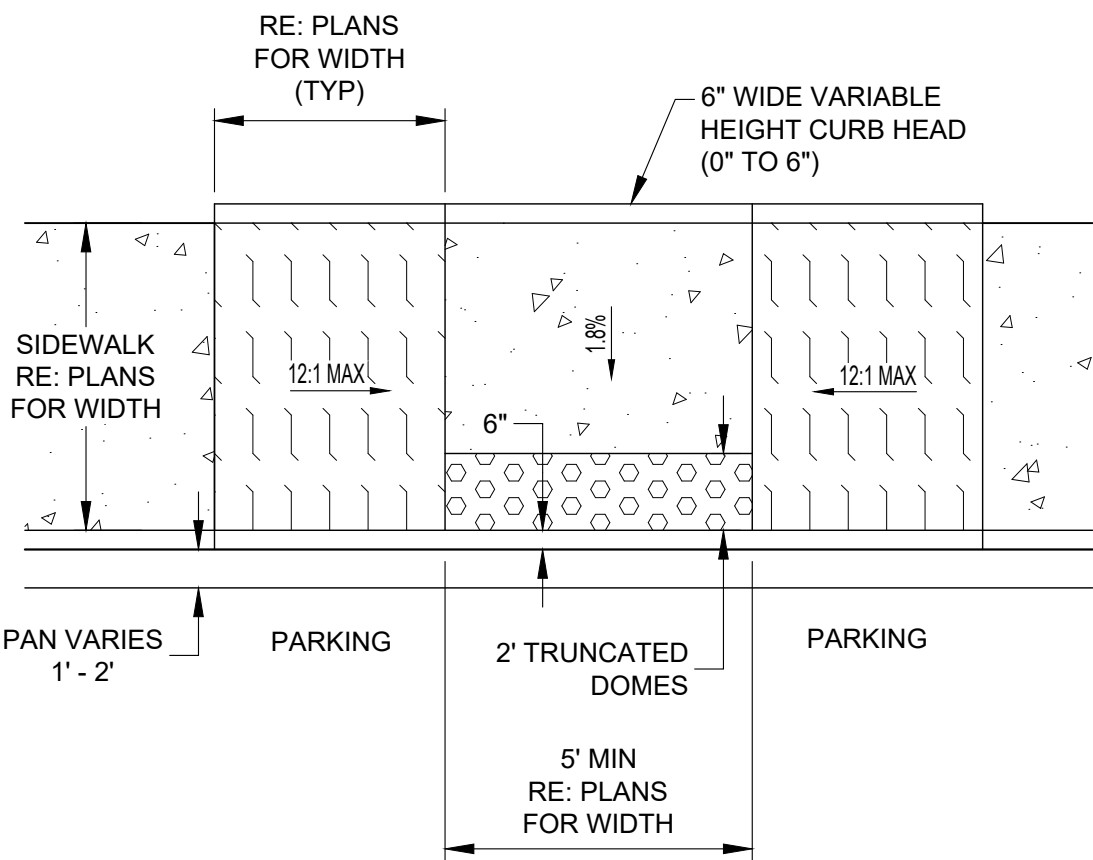
PAVEMENT DEPTH SUBJECT TO CHANGE UPON APPROVAL BY JURISDICTION OF FINAL PAVEMENT DESIGN

- ASPHALT PAVEMENT PER APPROVED PAVEMENT DESIGN & SOILS REPORT
- CONCRETE PAVEMENT PER APPROVED PAVEMENT DESIGN & SOILS REPORT
- COMPACTED SUBGRADE PER APPROVED PAVEMENT DESIGN & SOILS REPORT

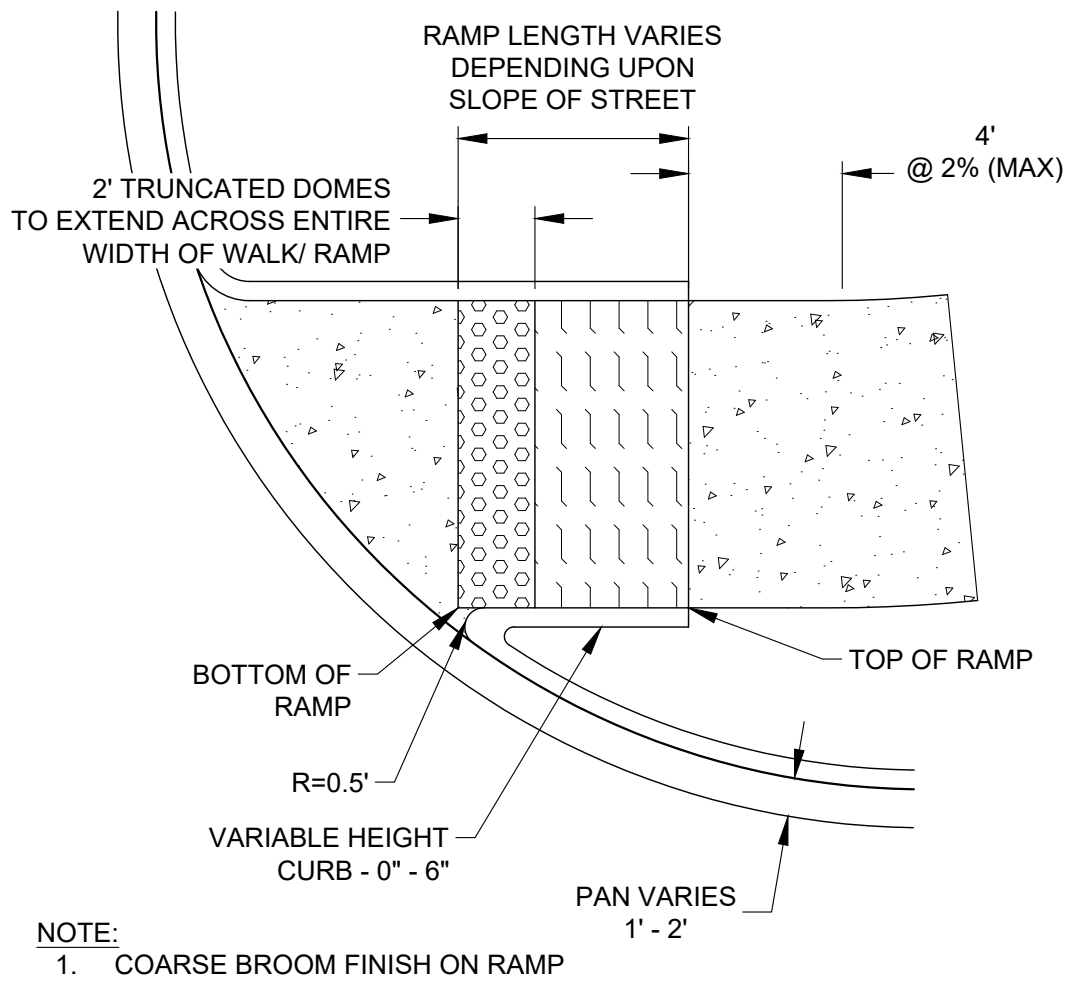
* SEE SOILS & GEOTECHNICAL RECOMMENDATIONS

** CONTRACTOR SHALL REFER TO APPROVED PAVEMENT DESIGN AND SOILS REPORT TO VERIFY SECTION PRIOR TO PLACEMENT AND GRADING.

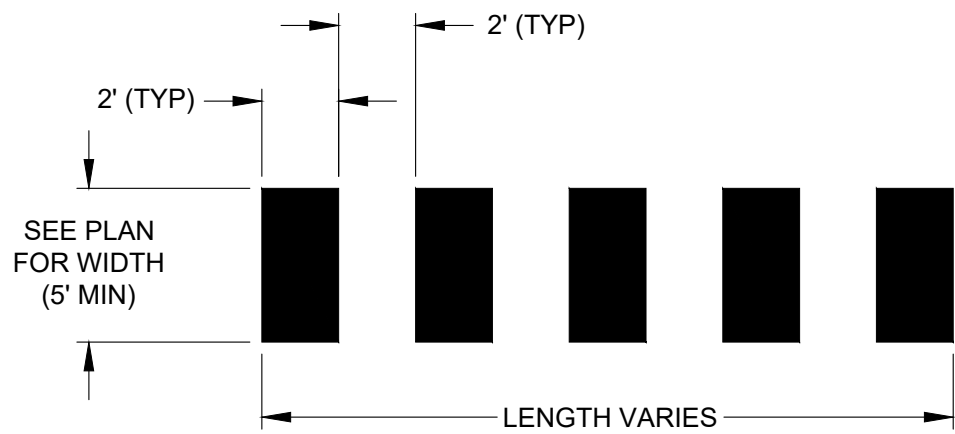
*** CONTRACTOR SHALL REFER TO APPROVED PAVEMENT DESIGN AND SOILS REPORT TO VERIFY SECTION PRIOR TO PLACEMENT AND GRADING.



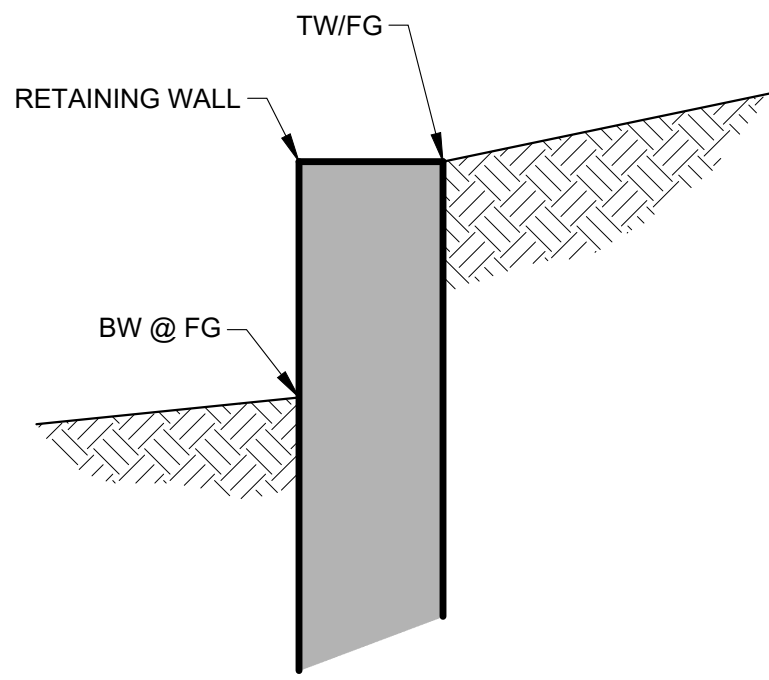
G CURB RAMP - TYPE 1
SCALE



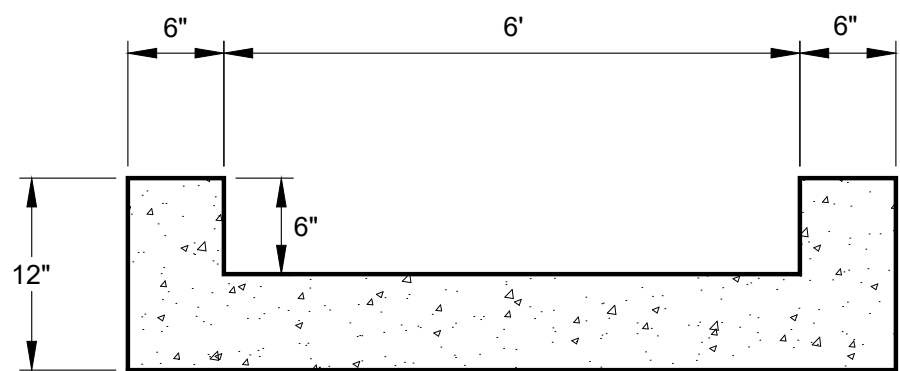
H CURB RAMP - TYPE 5
SCALE



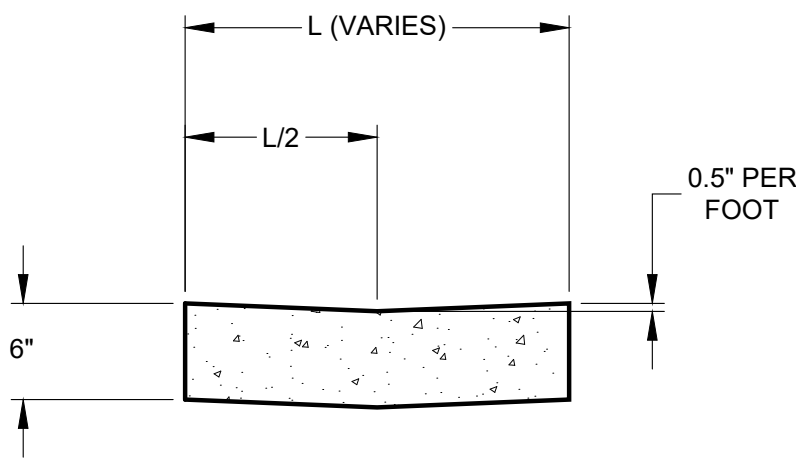
I CROSSWALK DETAIL
SCALE



J TYPICAL WALL GRADING DETAIL
NTS



K CONCRETE CHANNEL DETAIL
NTS



L VALLEY PAN DETAIL
NTS

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COLORADO P.E., 60252

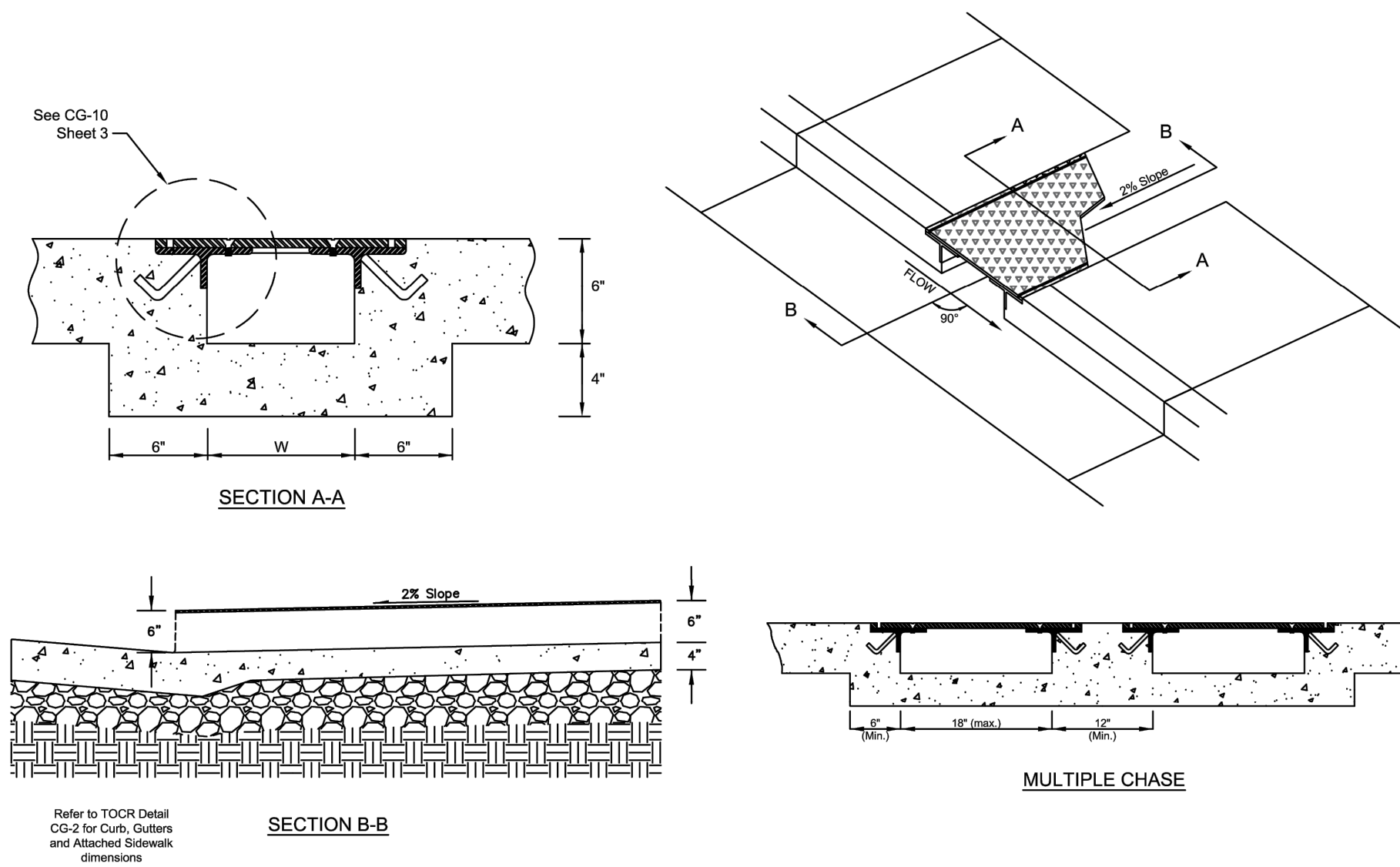
TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE



Sheet Revisions	
Date	Comments

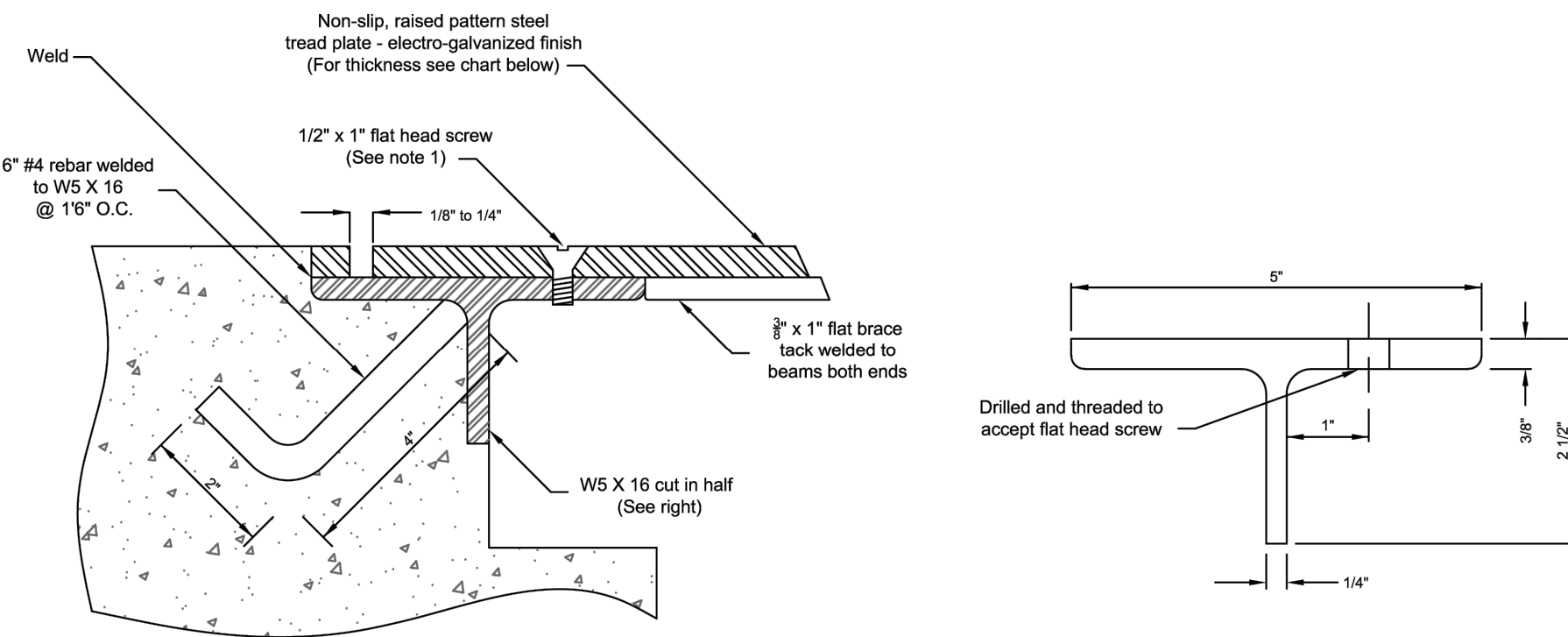


Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

SIDEWALK CURB CHASE (Vertical Curb Application)

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

DETAIL PLAN NO.
CG-10
Sheet 2 of 3



NOTES

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

WIDTH OF OPENING (W)	TREAD PLATE THICKNESS
9"	$\frac{3}{16}$ "
18"	$\frac{1}{4}$ "

Sheet Revisions	
Date	Comments



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

SIDEWALK CURB CHASE

Issued By: Town of Castle Rock, Development Services December 13, 202

DETAIL PLAN NO.
CG-10
Sheet 3 of 3

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APPROVED BY:

DEVELOPMENT SERVICES

DATE _____

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

SITE DETAILS

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:



ROTH LANG
ENGINEERING GROUP LLC

6855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

ISSUE DATE: 05/28/26

DATE	REVISIONS	BY
------	-----------	----

DESIGNED BY: JRF

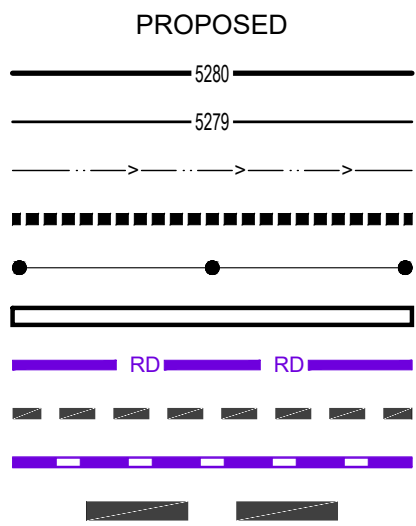
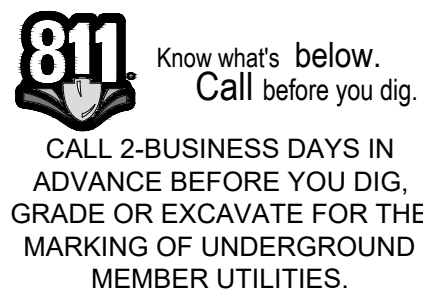
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JOB NUMBER:	250305
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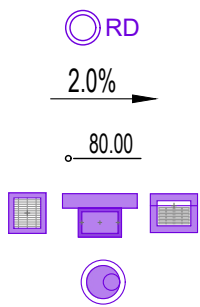
C4.92

8 of 19



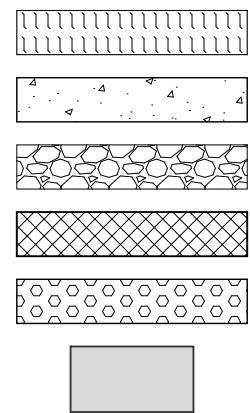
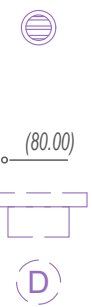
LINETYPE LEGEND

- CONTOUR - MAJOR
- CONTOUR - MINOR
- DRAINAGE SWALE
- EXPOSED FOUNDATION
- HANDRAIL
- RETAINING WALL
- ROOF DRAIN
- STEM WALL
- STORM SEWER
- LIMITS OF CONSTRUCTION



SYMBOLS LEGEND

- ROOF DRAIN
- SLOPE
- SPOT ELEVATION
- STORM INLET
- STORM MANHOLE



HATCHING LEGEND

- ACCESSIBLE RAMP
- CONCRETE PAVING
- RIPRAP / GRAVEL
- SIDEWALK CHASE
- TRUNCATED DOMES
- AREA OUTSIDE CONSTRUCTION LIMITS

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COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

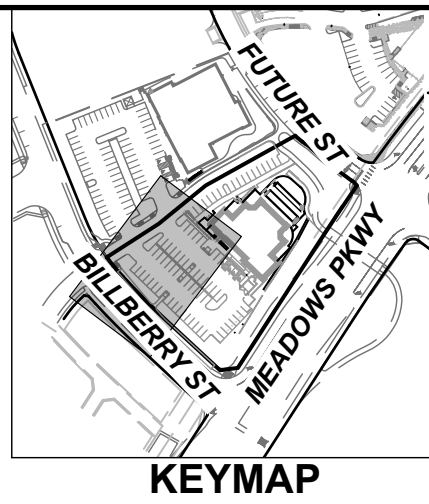
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES' APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES

DATE

10 0 10
HORIZONTAL SCALE: 1" = 10'



CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
GRADING PLAN

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE: 05/28/26

DATE REVISIONS BY

DESIGNED BY: JRF

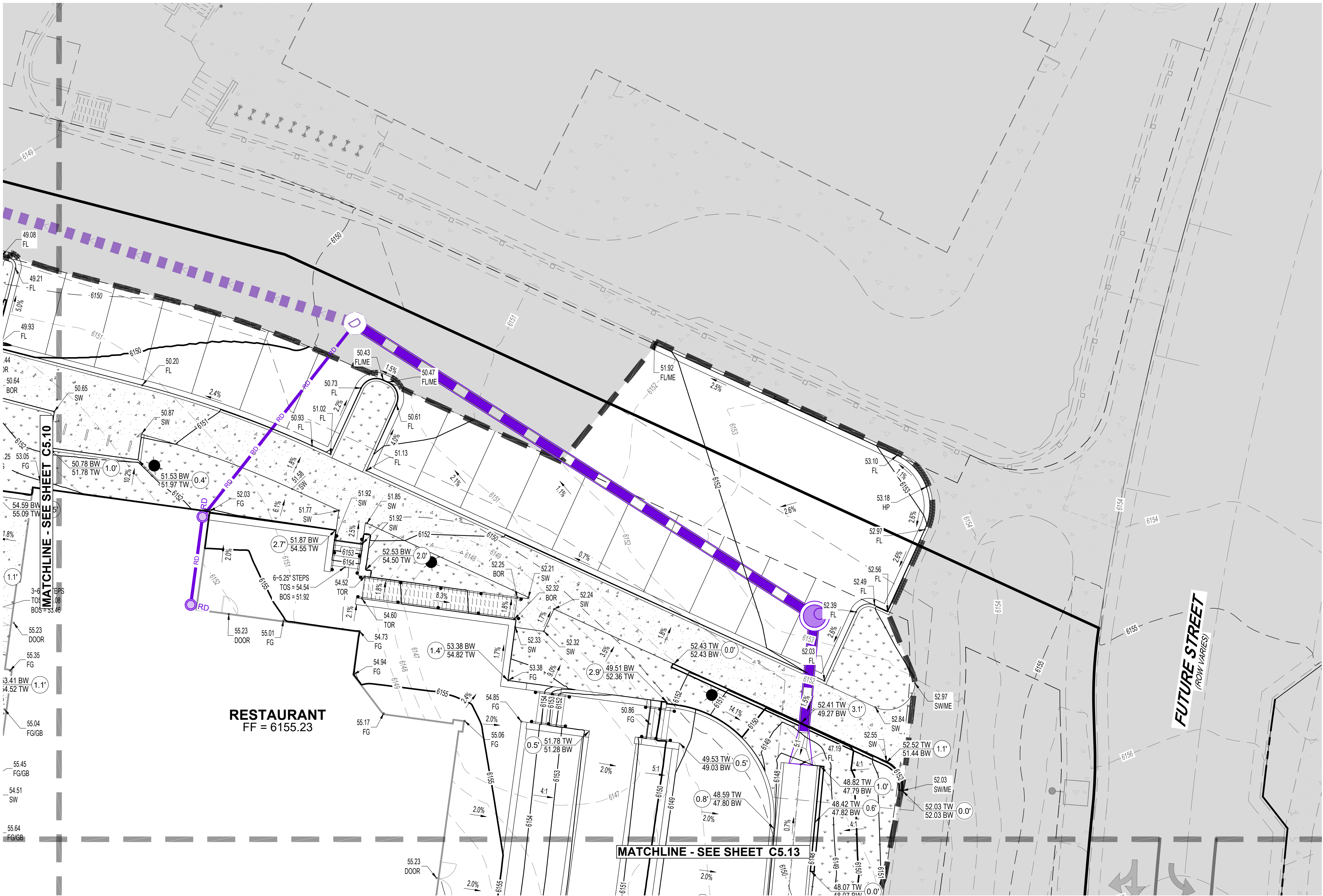
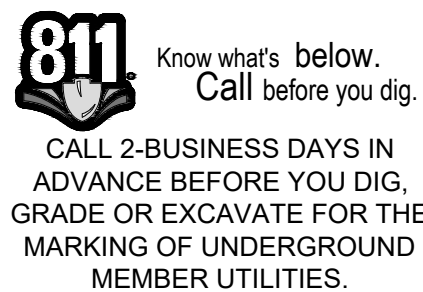
DRAWN BY: JRF

JOB NUMBER: 250305

SHEET NUMBER:

C5.10

9 of 19



LINETYPE LEGEND	
	PROPOSED
	EXISTING
	CONTOUR - MAJOR
	CONTOUR - MINOR
	DRAINAGE SWALE
	EXPOSED FOUNDATION
	HANDRAIL
	RETAINING WALL
	ROOF DRAIN
	STEM WALL
	STORM SEWER
	LIMITS OF CONSTRUCTION

SYMBOLS LEGEND	
	ROOF DRAIN
	SLOPE
	SPOT ELEVATION
	STORM INLET
	STORM MANHOLE

HATCHING LEGEND	
	ACCESSIBLE RAMP
	CONCRETE PAVING
	RIPRAP / GRAVEL
	SIDEWALK CHASE
	TRUNCATED DOMES
	AREA OUTSIDE CONSTRUCTION LIMITS

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.

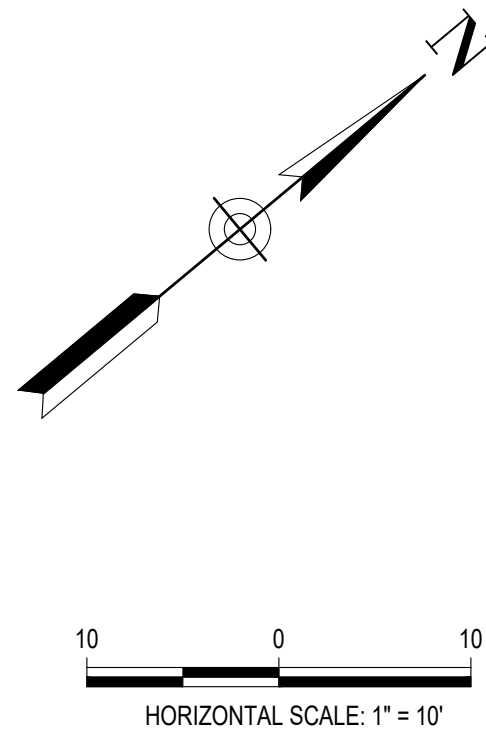
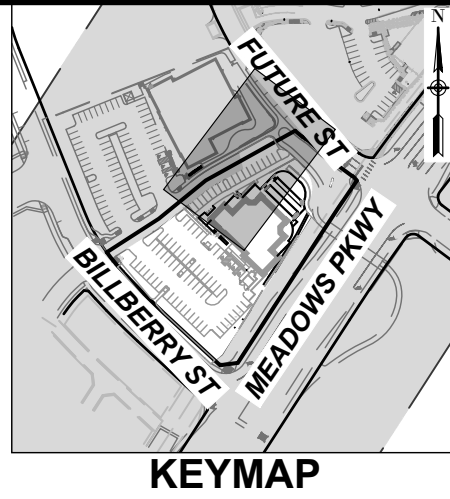
TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____



CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
GRADING PLAN

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

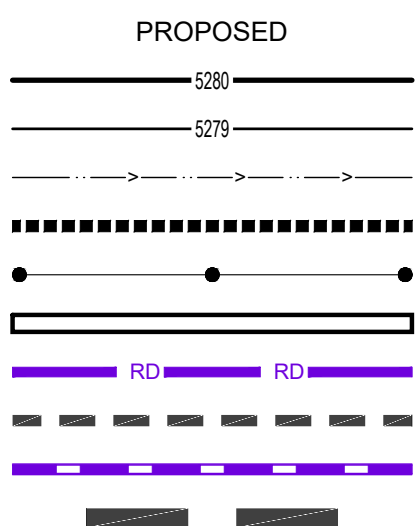
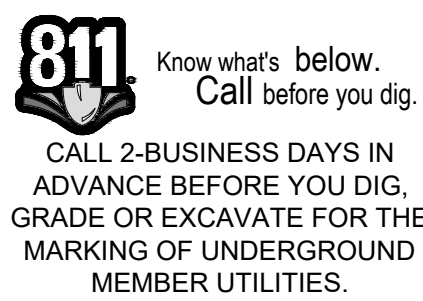
ISSUE DATE: 05/28/26	
DATE	BY

DESIGNED BY:	JRF
DRAWN BY:	JRF
JOB NUMBER:	250305

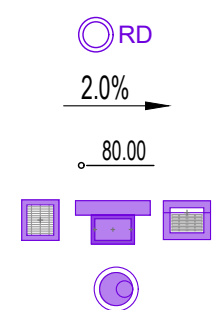
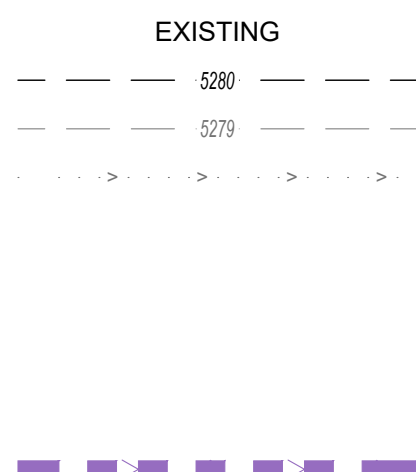
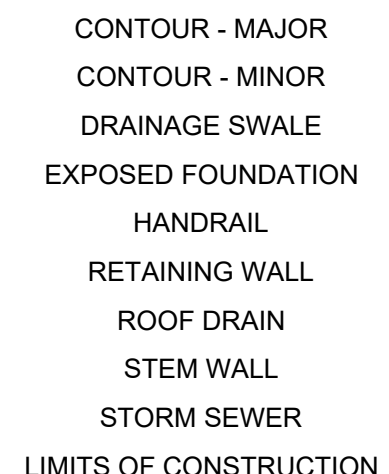
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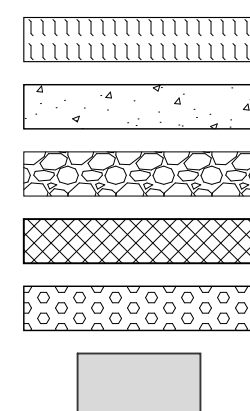
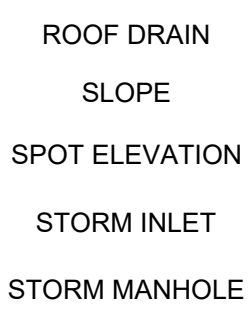
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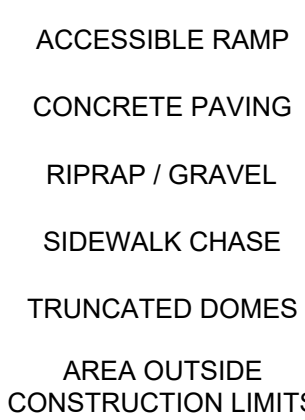
LINETYPE LEGEND



SYMBOLS LEGEND



HATCHING LEGEND



PROFESSIONAL ENGINEER CERTIFICATION

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TYLER SANDT
COLORADO P.E., 60252

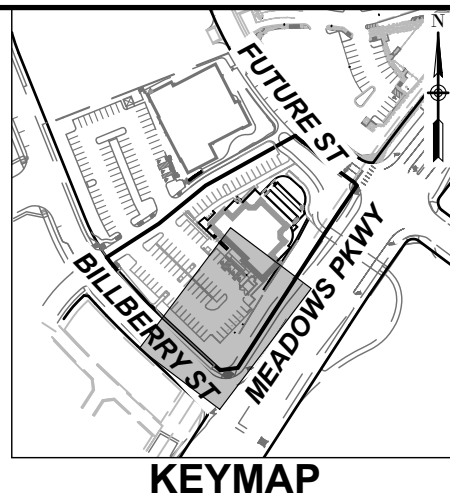
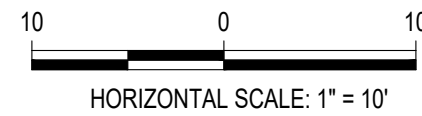
TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE



**CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
GRADING PLAN**

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE: 05/28/26

DATE REVISIONS BY

DESIGNED BY: JRF

DRAWN BY: JRF

JOB NUMBER: 250305

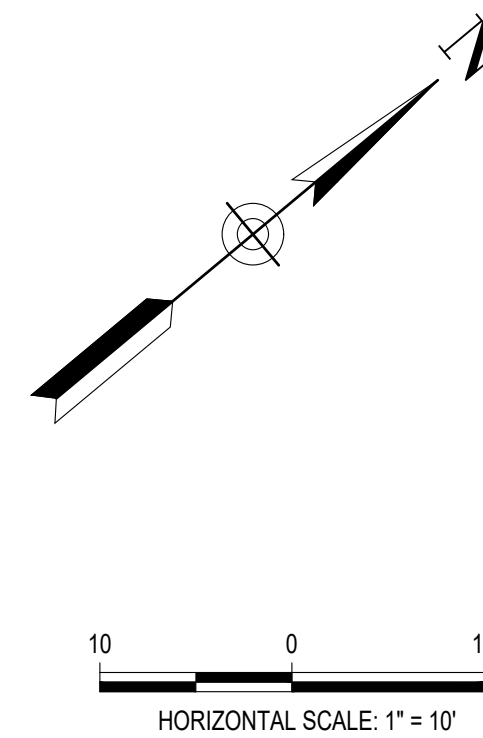
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11 of 19



8855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365



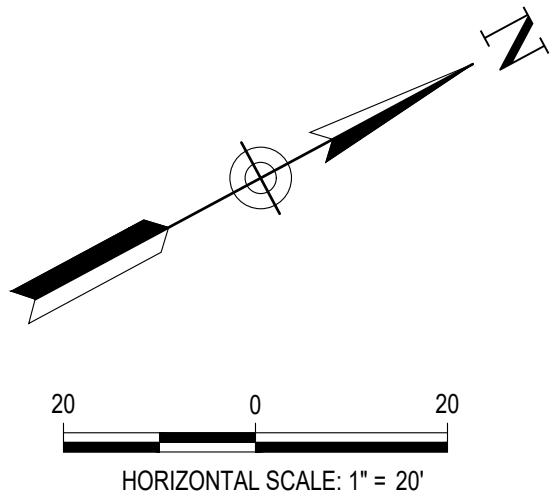
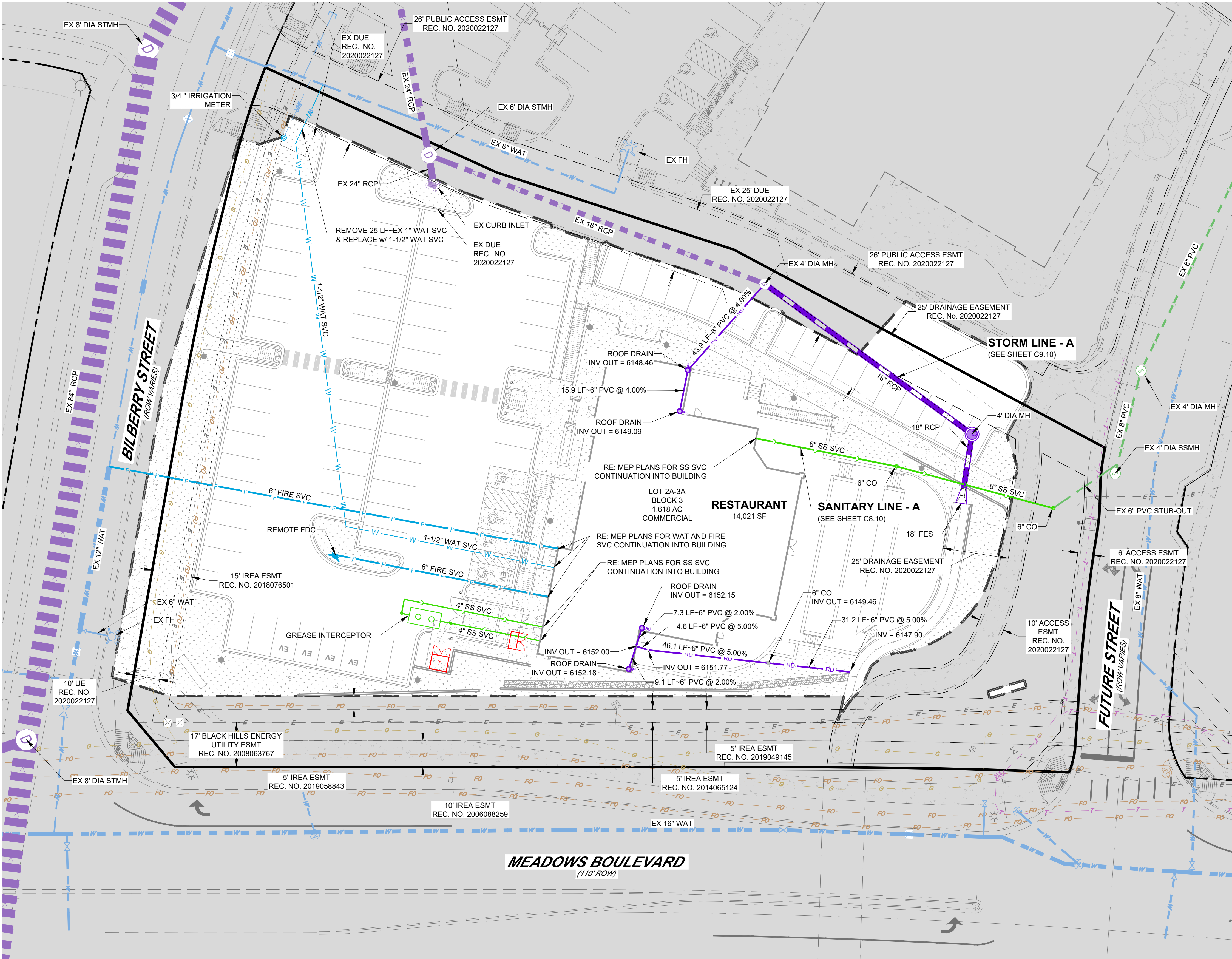
CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

DESIGNED BY:	JRF
DRAWN BY:	JRF
JOB NUMBER:	250305

12 of 19





PROPOSED

EXISTING

LINE TYPE LEGEND

SYMBOLS LEGEND

HATCHING LEGEND

UTILITY NOTES:

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE (TANKS 12A & 12B).
- 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.

PROFESSIONAL ENGINEER CERTIFICATION

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TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

ROTH LANG
ENGINEERING GROUP, LLC

6855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
OVERALL UTILITY PLAN

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR: _____

ISSUE DATE: 05/28/26

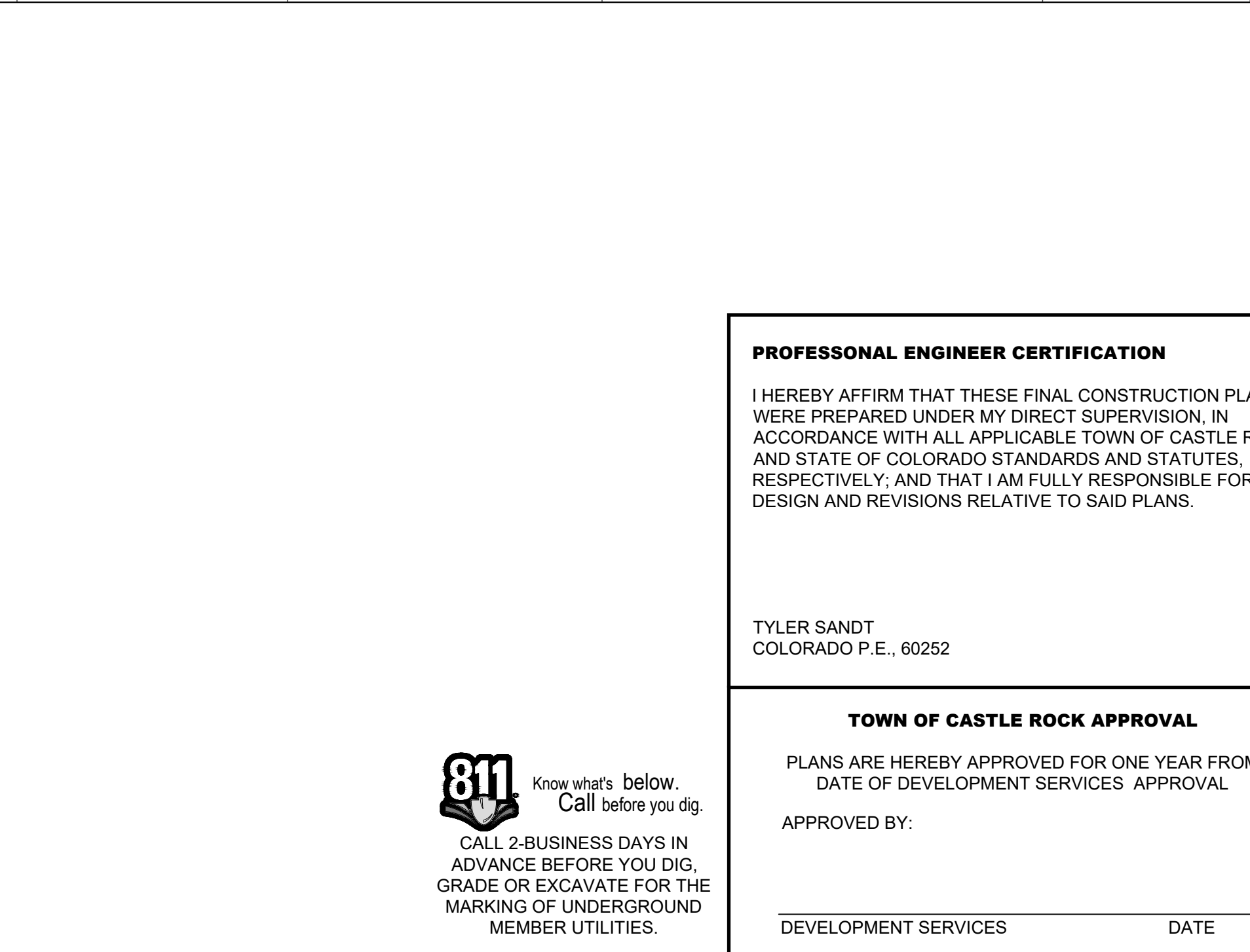
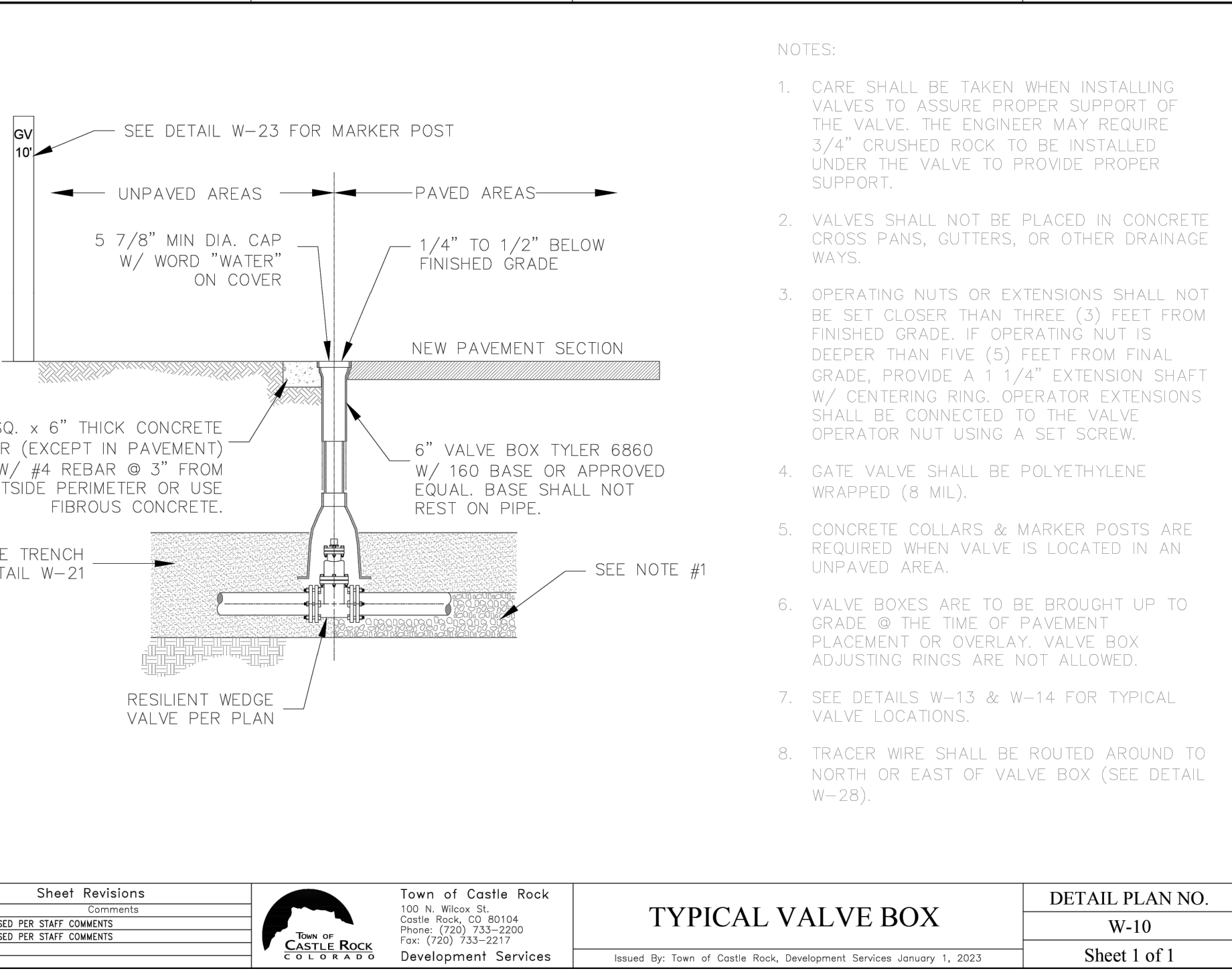
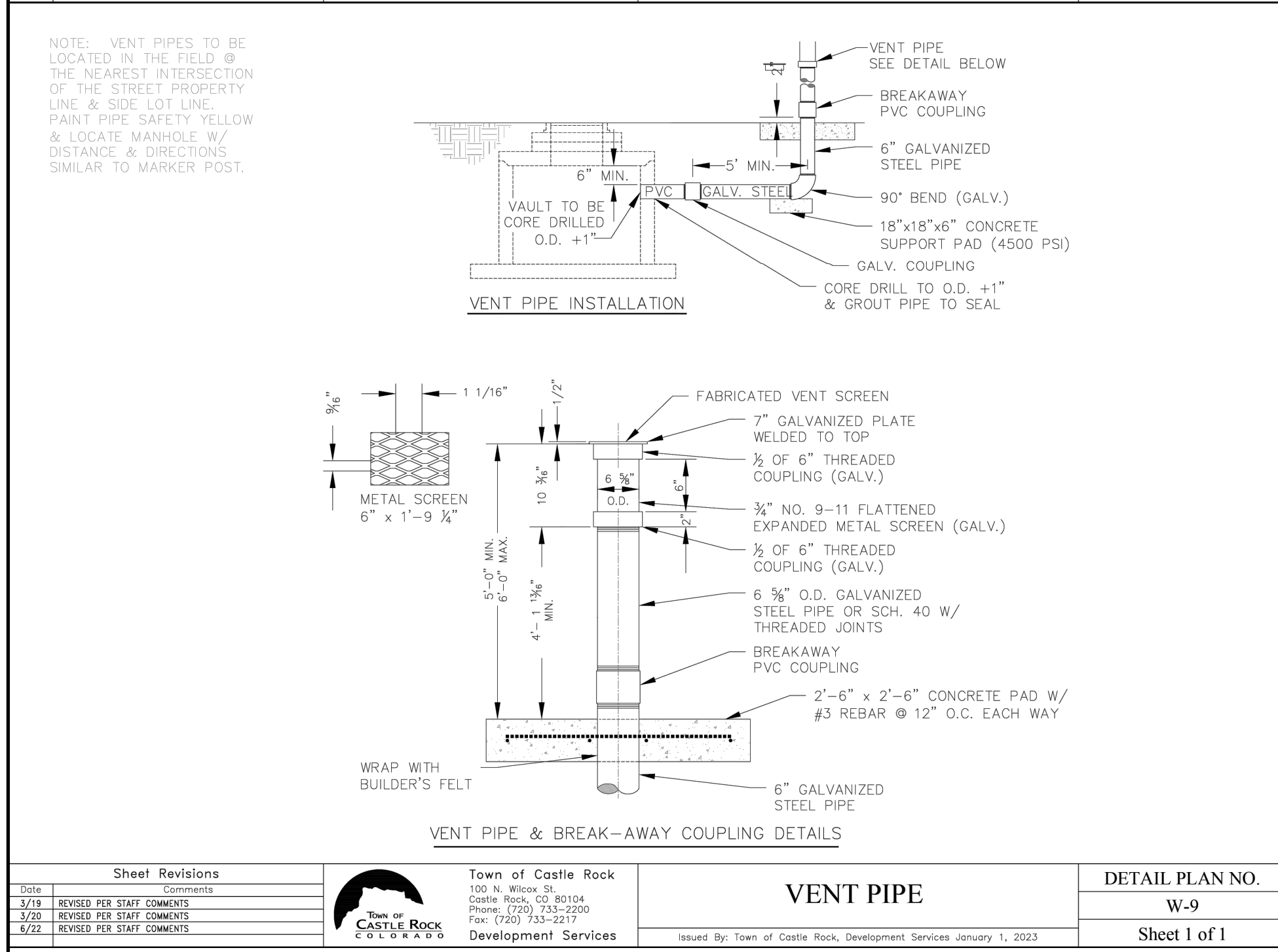
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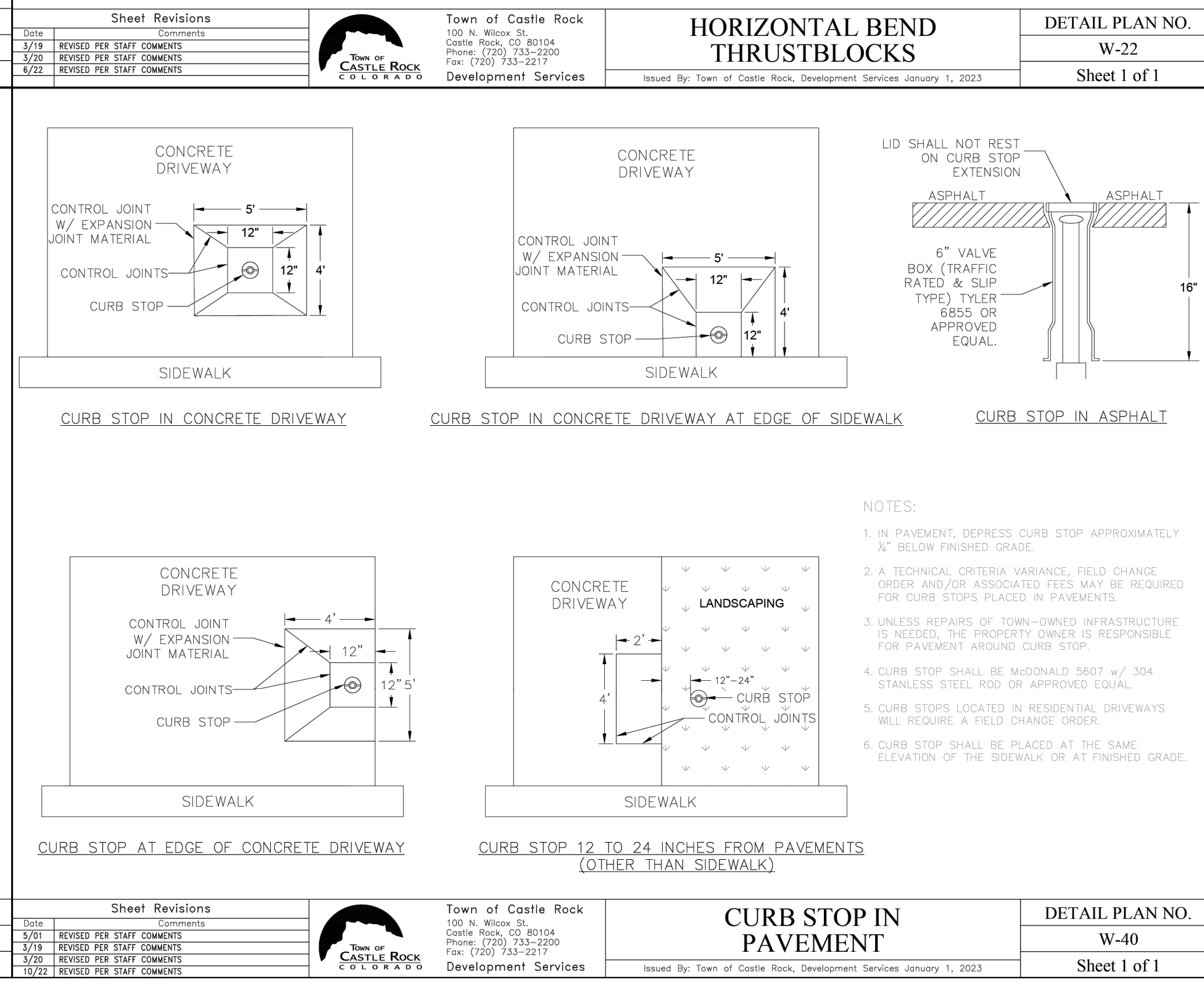
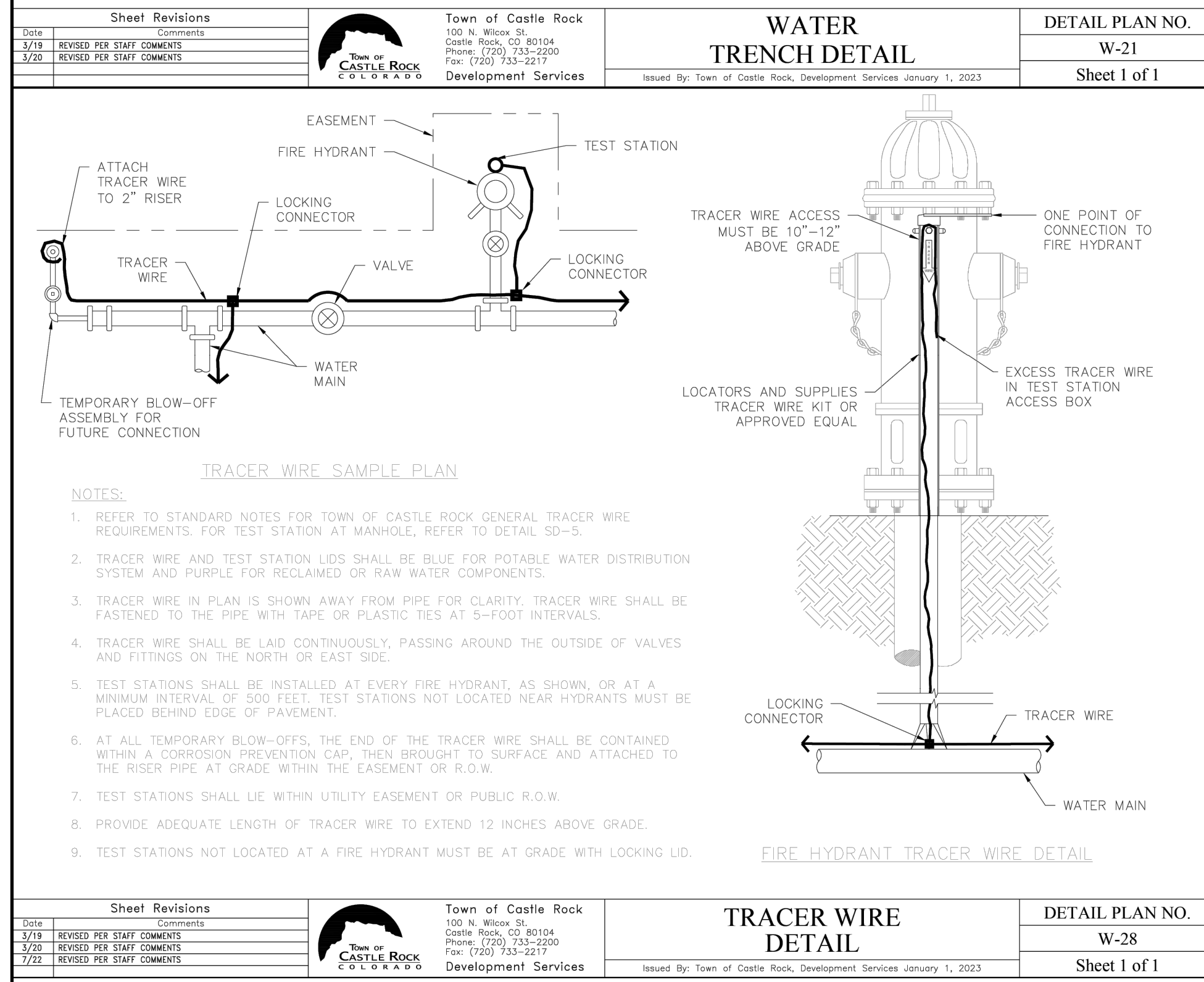
DESIGNED BY: JRF

DRAWN BY: JRF

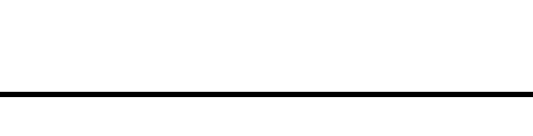
JOB NUMBER: 250305

SHEET NUMBER:
C6.10
13 of 19





	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 THE DESIGN AND REVISIONS RELATIVE TO SAID PLANS. TYLER SANDT COLORADO P.E., 60252
	TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM THE DATE OF DEVELOPMENT SERVICES' APPROVAL APPROVED BY: _____ DEVELOPMENT SERVICES _____ DATE _____



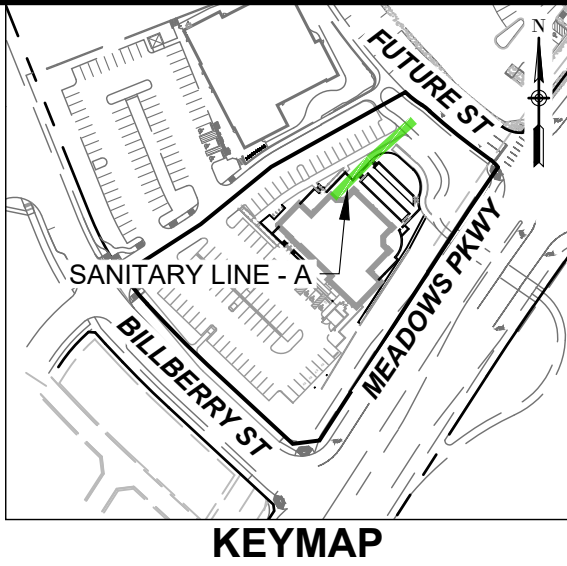
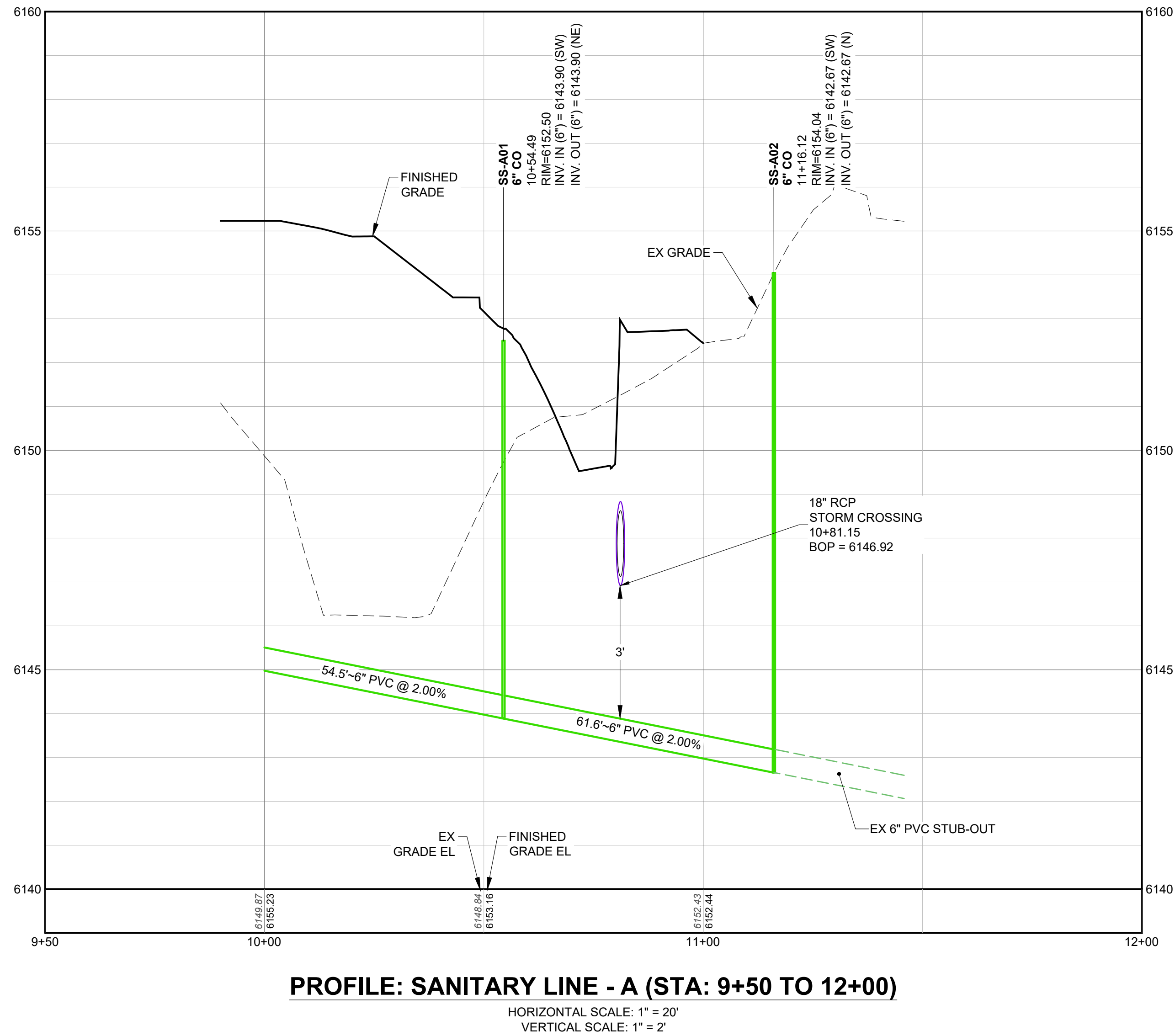
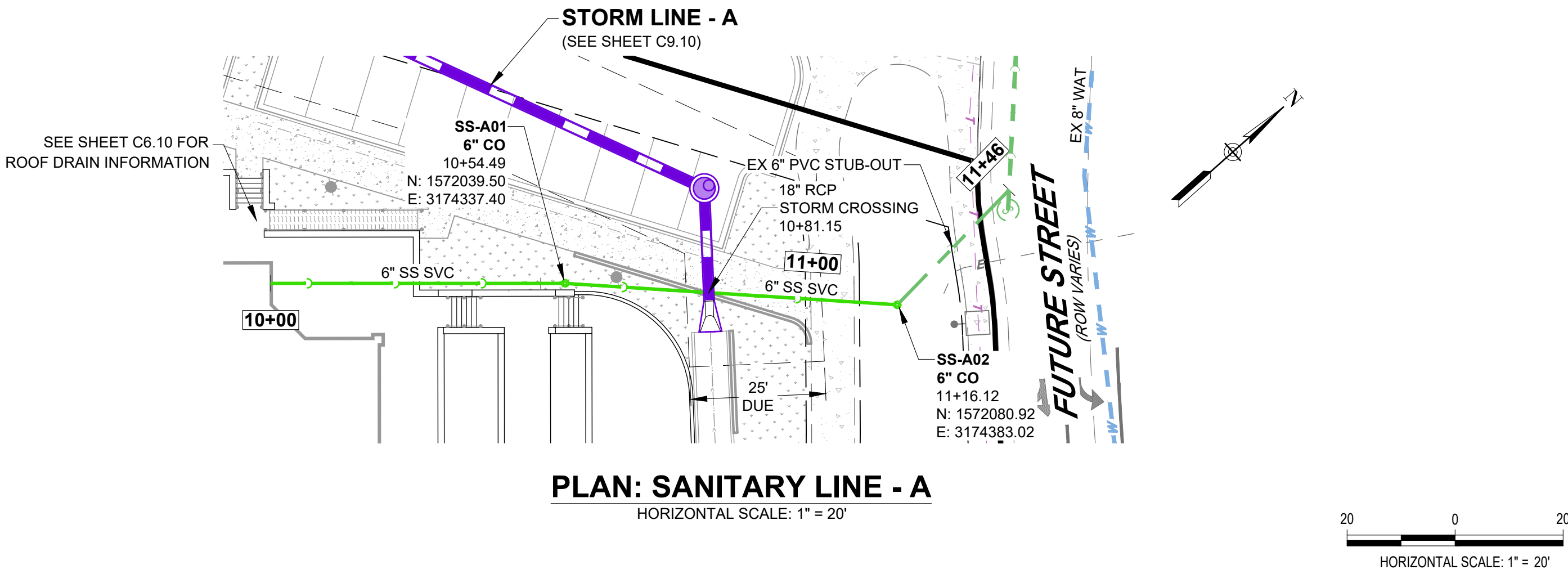
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File Name: S:_Projects\250305 - Meadows Restaurant\CADD\Sheet Sets\CD\6\CD-10 - PLAN & PROFILE - SANITARY LINE - A.dwg



Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG.
GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.



CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
PLAN & PROFILE - SANITARY LINE - A

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED
FOR:

ISSUE DATE: 05/28/26	
DATE	REVISIONS
BY	

DESIGNED BY: JRF
DRAWN BY: JRF
JOB NUMBER: 250305

PROFESSIONAL ENGINEER CERTIFICATION

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TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

SHEET NUMBER:

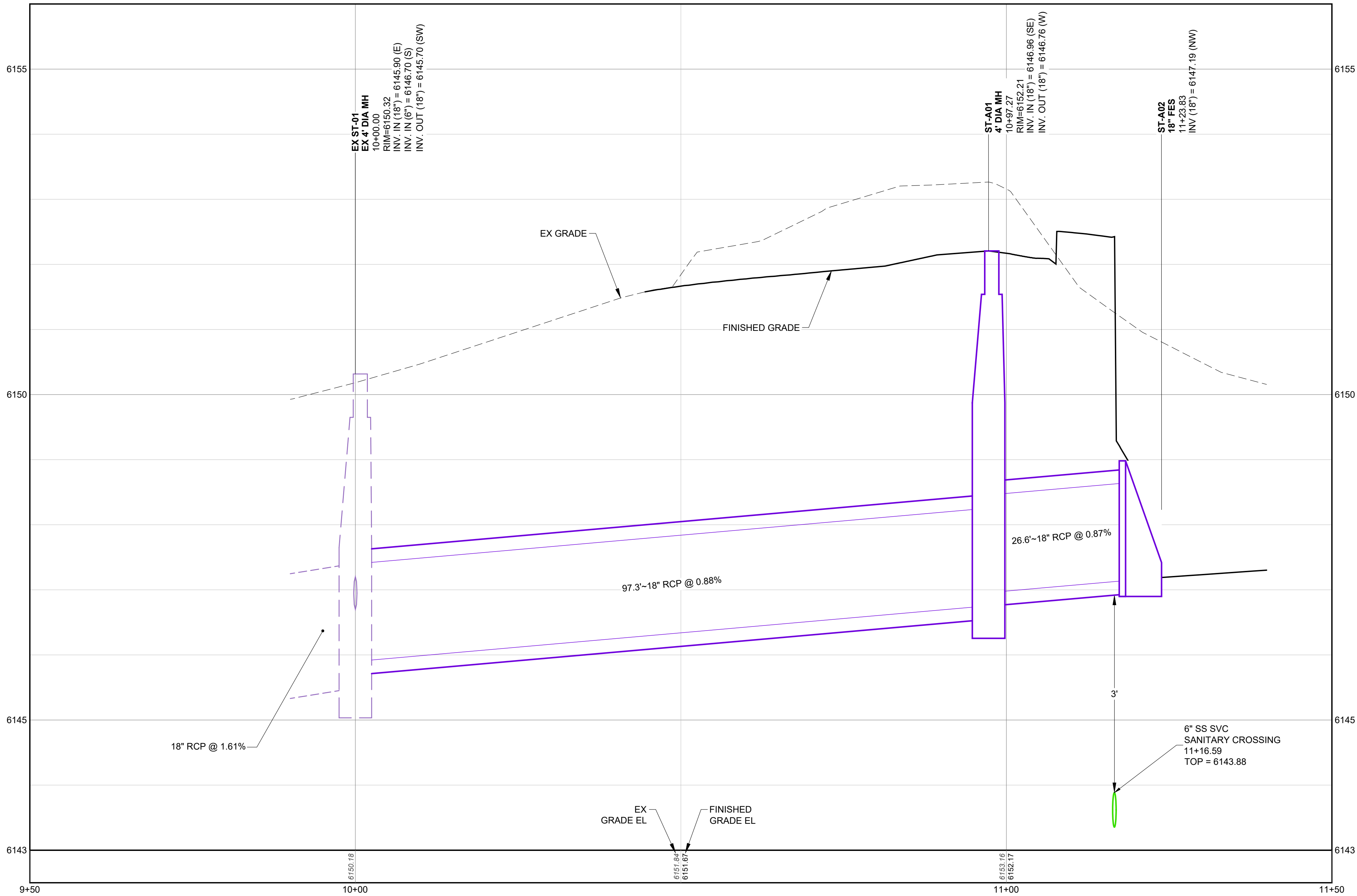
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17 of 19

Plotted by: Jeff Falarano Date: 6/22/2026 12:32 PM

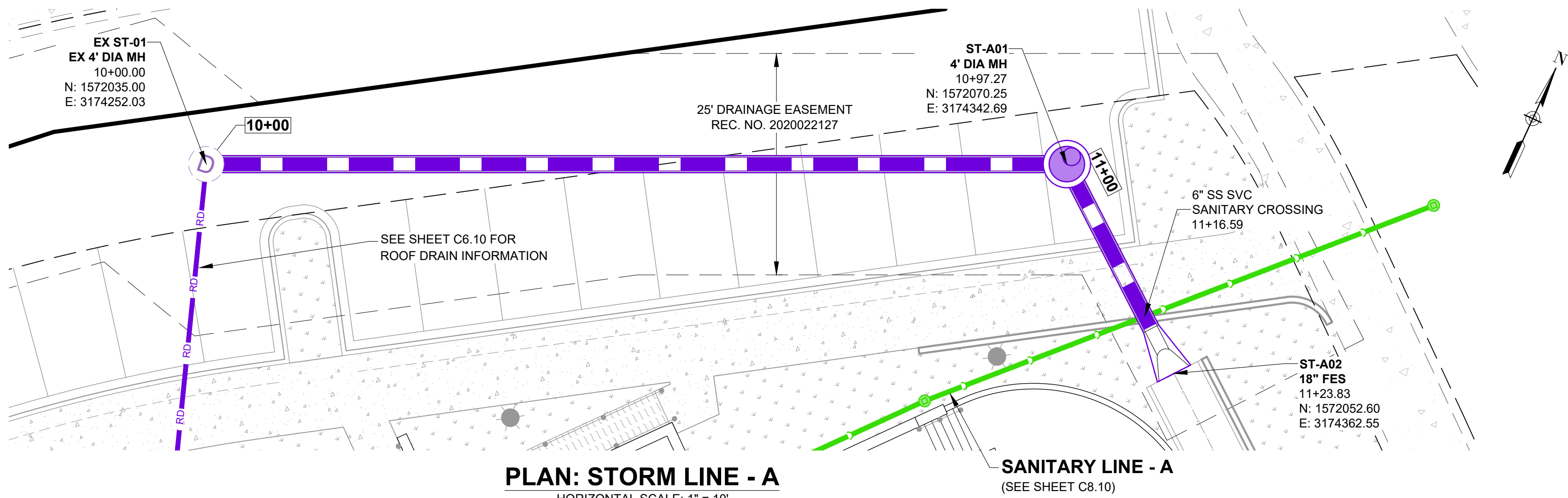
File Name: S:_Projects\250305 - Meadows Restaurant\CADD\Sheet Sals\CD\CS10 - PLAN & PROFILE - STORM LINE - A.dwg

811 Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG.
GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.



PROFILE: STORM LINE - A (STA: 9+50 TO 11+50)

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'

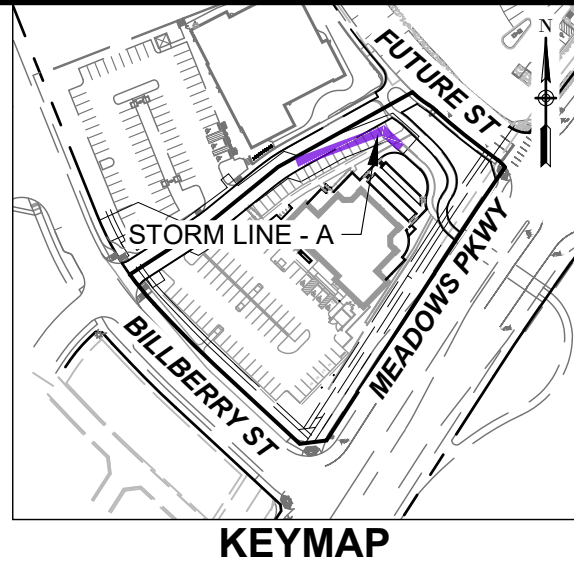


PLAN: STORM LINE - A

HORIZONTAL SCALE: 1" = 10'

SANITARY LINE - A
(SEE SHEET C8.10)

10 0 10
HORIZONTAL SCALE: 1" = 10'



CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
PLAN & PROFILE - STORM LINE - A

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

ISSUE DATE: 05/28/26

DATE	REVISIONS	BY

DESIGNED BY: JRF

DRAWN BY: JRF

JOB NUMBER: 250305

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COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

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C9.10

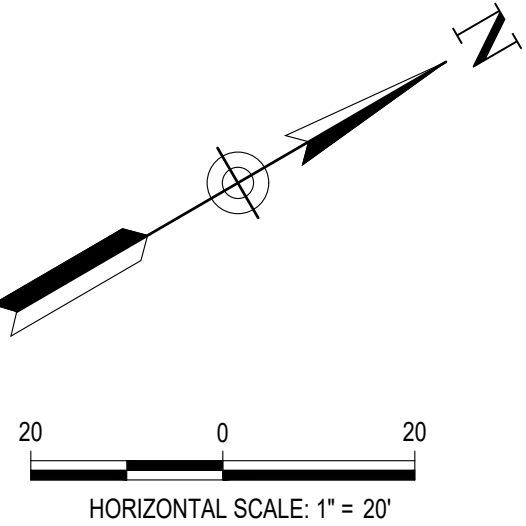
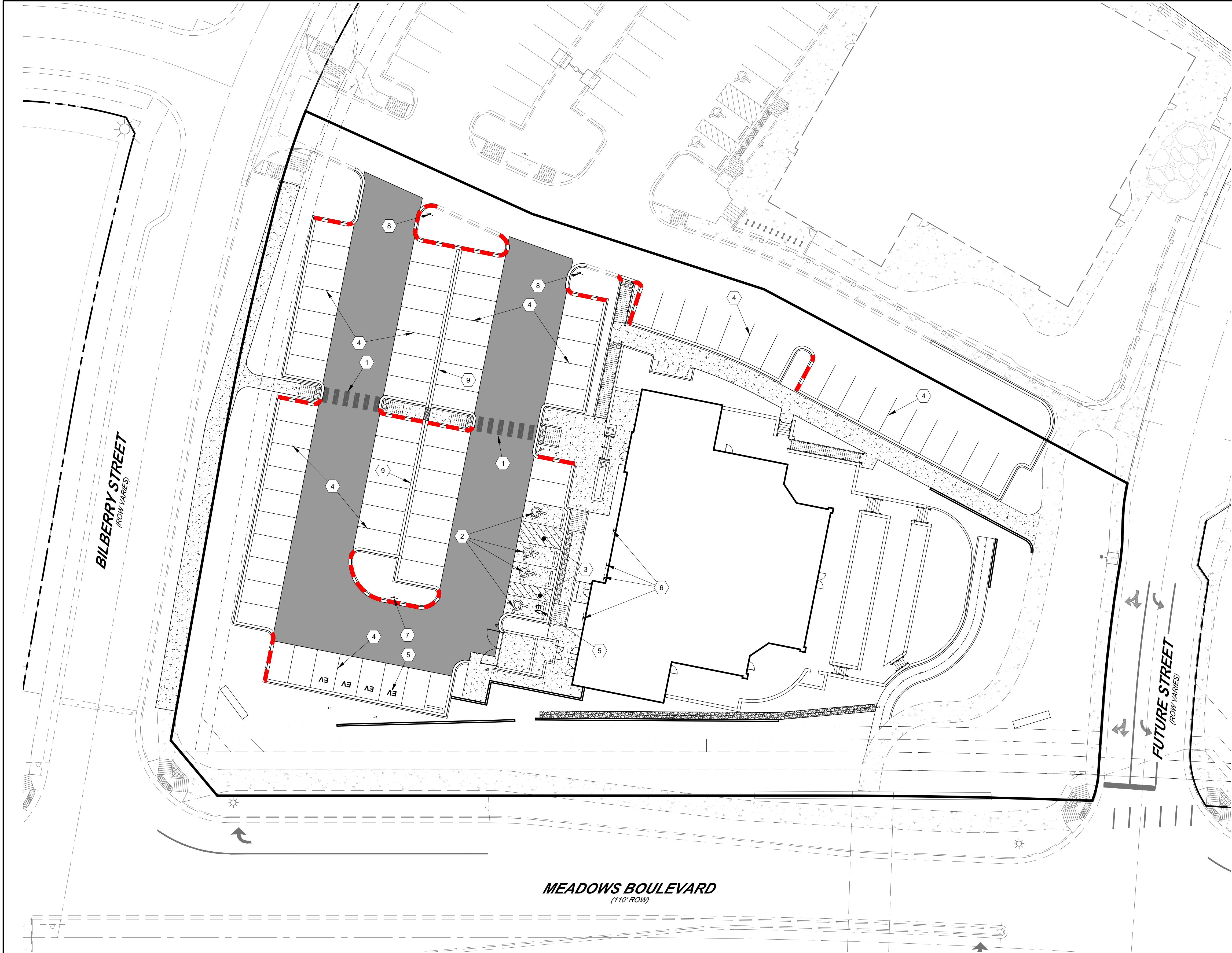
18 of 19



6855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365

Plotted by: Jeff Fitzarano Date: 6/22/2026 12:32 PM

File Name: S:_Projects\250305 - Meadows Restaurant\CADD\Sheet Sets\CD\CD-10 - PAVING SIGNAGE & STRIPING PLAN.dwg



PAVING

	HEAVY DUTY ASPHALT
	REINFORCED CONCRETE
	CONCRETE SIDEWALK / PAVEMENT
	6" CURB & GUTTER CURB w/ 1' CATCH PAN
	2' VALLEY PAN, SEE DETAIL L, SHEET C4.90

STRIPING

	CROSSWALK, 6 FEET WIDE, SEE DETAIL I, SHEET C4.90
	ACCESSIBLE PARKING PAVEMENT MARKING, TYP. SEE DETAIL D, SHEET C4.90
	4" WHITE STRIPE 45° TO STALL 2' OC
	4" WHITE STRIPE, TYP
	ELECTRIC VEHICLE PARKING PAVEMENT MARKING, TYP

SIGNAGE

NOTES:

1. ALL CURB & GUTTER IS 6" VERTICAL CURB WITH 1' SPILL PAN (SEE DETAIL F SHEET C3.90) UNLESS OTHERWISE INDICATED.
2. DIMENSIONS OF ALL PARKING STALLS ARE PER TYPICAL PARKING STALL DETAIL (SHEET C3.90) UNLESS OTHERWISE INDICATED.
3. ALL PAVEMENT IS ASPHALT UNLESS OTHERWISE INDICATED.
4. SEE SHEET C0.01 FOR ADDITIONAL NOTES.
5. CONTRACTOR TO FOLLOW ALL SUBGRADE PREP AND PAVEMENT THICKNESS RECOMMENDATIONS PER THE GEOTECHNICAL STUDY.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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APPROVED BY:

DEVELOPMENT SERVICES

DATE



8855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-844-9365

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
PAVING, SIGNAGE & STRIPING PLAN

CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE: 05/28/26		BY	
DATE	REVISIONS		

DESIGNED BY: JRF

DRAWN BY: JRF

JOB NUMBER: 250305

SHEET NUMBER:

C10.10

19 of 19



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Call before you dig.

CALL 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.

LANDSCAPE PLAN STANDARD NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. 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.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2.2.2 AND 4.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. 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 OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.

LANDSCAPE SHEET INDEX

20 of 31	LANDSCAPE NOTES
21 of 31	LANDSCAPE SCHEDULES
22 of 31	LANDSCAPE PLAN
23 of 31	LANDSCAPE DETAILS

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. 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.
13. 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
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. 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.
16. TREES PLANTED IN AREAS OF LESS THAN EIGHT (8) FEET BETWEEN THE WALK AND THE BACK OF CURB SHALL REQUIRE CU STRUCTURAL SOIL. AS PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL: SECTION 4.4.5.1. "CORNELL UNIVERSITY (CU) STRUCTURAL SOIL IS REQUIRED FOR ALL NARROW TREE PLANTING STRIPS LESS THAN EIGHT (8) FEET IN WIDTH (MEASURED FROM BACK OF CURB TO EDGE OF WALK), AS WELL AS IN TREE GRATES."

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	0	0.0%
NATIVE SEED	14,824	55.6%
IRRIGATED SHRUB BED	11,855	44.4%
TOTAL AREA LANDSCAPE	26,679	100%

	TEMPORARY SPRAY IRRIGATED NATIVE SEED	
• • •	BLUE GRAMMA (ARKANSAS VALLEY SEED OR	SF
• • •	APPROVED EQUAL)	14,824 SF

LANDSCAPE REQUIREMENT TABLE

AREA	TOTAL AREA (AREA IN SQ.FT.)	REQUIRED LANDSCAPE (AREA IN SQ.FT.)	PROPOSED LANDSCAPE (AREA IN SQ.FT.)	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)
GROSS SITE	70,459	7,046	26,679	0	0	14	49	26	107	4 CU.YDS PER 1000 SQ.FT.
PARKING	20,730	2,073	2,877	0	0	4	6	8	8	4 CU.YDS PER 1000 SQ.FT.

STREETSCAPE REQUIREMENT TABLE

AREA	TOTAL LINEAR FEET (LF)	TREES REQUIRED	SHRUBS REQUIRED	PROPOSED TREES	PROPOSED SHRUBS
BILBERRY STREET	227	6	24	6	24
MEADOWS BOULEVARD	305	8	32	7	32
FUTURE STREET	134	3	16	3	16
TOTAL	666	17	72	16	72

TREE REQUIREMENT FOR MEADOWS BOULVARD IS MET WITH TREES LOCATED ON THE PROPERTY PER THE TCV25-0038. SEVEN (7) TREES ARE LOCATED ON SITE AND THE REMAINING TREE REQUIREMENT (ONE (1) TREE) IS MET WITH A SHRUB EQUIVILANT.

TCV#	APPROVAL DATE	DESCRIPTION
TCV25-0038	AUGUST 20, 2025	REDUCE STREET TREE REQUIREMENT BY 1 TREE DUE TO A CONFLICT WITH WET UTILITIES.

IRRIGATION STANDARD NOTES:

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. ALL TURF AREAS LESS THAN 10' WIDE WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION
3. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
4. NATIVE SEED GRASSES THAT ARE TEMPORARILY IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
5. SHRUB BEDS WILL BE IRRIGATED WITH SUBSURFACE DRIP EMITTERS

LANDSCAPE SITE INVENTORY

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM
DATE: 05/28/2026

ISSUE DATE: 05/28/26

DATE	REVISIONS	BY

DESIGNED BY:	AL/AZ/SW
DRAWN BY:	AL/AZ
JOB NUMBER:	250305

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.



STACEY WEAKS, PLA 05/28/2026
STATE OF COLORADO LICENSE L.A. #: LA.0000609

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

SHEET NUMBER:

L0.01

20 of 31

ISSUE DATE: 05/28/26

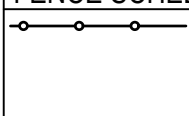
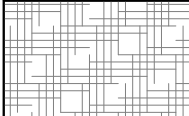
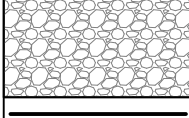
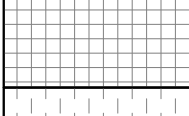
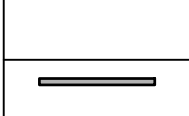
DATE REVISIONS BY

DESIGNED BY: AL/AZ/SW
DRAWN BY: AL/AZ
JOB NUMBER: 250305

SHEET NUMBER:

L0.02

21 of 31

REFERENCE NOTES SCHEDULE										
SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
FENCE SCHEDULE										
	F-101	FENCE	METAL FENCE	MONTAGE PLUS	AMERISTAR OR APPROVED EQUAL	MONTAGE PLUS	BLACK STEEL POWDER COAT	4' HT.	2 / SHEET 12	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
LANDSCAPE MATERIAL SCHEDULE										
	M-01	SHRUB BED AREA	CASCADE CEDAR MULCH	SITE ONE OR APPROVED EQUAL	SITEONE.COM 303-660-8500	BUMU-0131	BROWN	N/A		TO BE PLACED IN AREAS INDICATED ON PLAN AT 4" MIN. DEPTH
	M-02	COBBLE MULCH	GREY ROSE COBBLE	SITE ONE OR APPROVED EQUAL	SITEONE.COM 303-660-8500	DAGG-5147	GREY / PINK / CREAM / MAROON / LT BROWN / GOLD	1.5"		TO BE PLACED IN AREAS INDICATED ON PLAN AT 4" MIN. DEPTH
	M-03	METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL		ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES
PAVEMENT SCHEDULE										
	P-01	ENHANCED PAVEMENT TYPE 1	ENHANCED PAVEMENT TYPE 1	RE: CIVIL	RE: CIVIL	RE: CIVL	DAVIS COLORS: FLAGSTONE BROWN	RE: CIVIL		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
	P-02	ENHANCED PAVEMENT TYPE 2	MEGA-ARBEL	BELGARD PAVERS	BELGARD.COM		ASHWOOD	REFER TO MANUFACTURER SPECIFICATIONS		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
	P-03	ENHANCED PAVEMENT TYPE 3	ENHANCED PAVEMENT TYPE 3	RE: CIVIL	RE: CIVIL	RE: CIVIL	DAVIS COLORS: KAILUA	RE: CIVIL		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
AMENITY SCHEDULE										
	S-01	BIKE RACK	LOOP BIKE RACK	LANDSCAPE FORMS	LANDSCAPEFORMS .COM	LOOP BIKE RACK	POWDER COATED METAL		3 / SHEET 12	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
	S-03	DRINK RAIL	LINK RAIL	LANDSCAPEFORMS	LANDSCAPEFORMS .COM 269.381.0396		TBD		1 / SHEET 12	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
CA SP	6	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL.	LOW	50'-60'	40'-50'
CE OC	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL.	LOW	50'-60'	40'-50'
GL SH	11	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL.	LOW	40'-50'	30'-40'
EVERGREEN TREES								
PI BA	6	PICEA PUNGENS 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6' HT.	MOD	30'-40'	15'-20'
PI UY	5	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	B & B	6' HT.	MOD	25'-30'	10'-15'
ORNAMENTAL TREES								
AM RE	13	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#5	LOW	7'-8'	7'-8'
CR VI	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	1.5" CAL.	LOW	15'-20'	15'-20'
MA SS	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD	15'-25'	20'-25'
DECIDUOUS SHRUBS								
CA BM	20	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5	LOW	2'-4'	2'-4'
CH MI	9	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	#5	VERY LOW	3'-6'	4'-5'
ER AI	11	ERICAMERIA NAUSEOSA NAUSEOSA	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW	1'-3'	2'-3'
PO AB	16	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	CONT.	#5	LOW	2'-3'	2'-3'
PR PA	13	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5	LOW	1'-3'	4'-5'
RH GR	14	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	LOW	2'-3'	7'-8'
RI GR	4	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5	LOW	3'-4'	2'-3'
SY PA	15	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#5	LOW	5'-6'	5'-6'
VI AL	7	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	#5	LOW	9'-12'	9'-10'
EVERGREEN SHRUBS								
AR PA	8	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	1'-2'	3'-4'
JU BL	9	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	CONT.	#5	LOW	1'	6'-8'
JU BU	8	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
PI MO	1	PINUS MUGO 'MOPS'	MOPS MUGO PINE	CONT.	#5	LOW	2'-3'	2'-3'
ORNAMENTAL GRASSES								
BO BA	46	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2'-3'	1'-2'
SC SC	11	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	#1	LOW	3'-4'	1'-2'
SO TH	69	SORGHASTRUM NUTANS 'THIN MAN'	THIN MAN INDIAN GRASS	CONT.	#1	LOW	5'-6'	2'-3'
PERENNIALS								
CE RU	18	CENTRANTHUS RUBER	RED VALERIAN	CONT.	#1	LOW	2'-3'	1'-2'
PE ST	12	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1	LOW	1'-2'	1'-2'
TA DE	3	TANACETUM DENSUM AMANI	PARTRIDGE FEATHER	CONT.	#1	VERY LOW	1'	1'-2'

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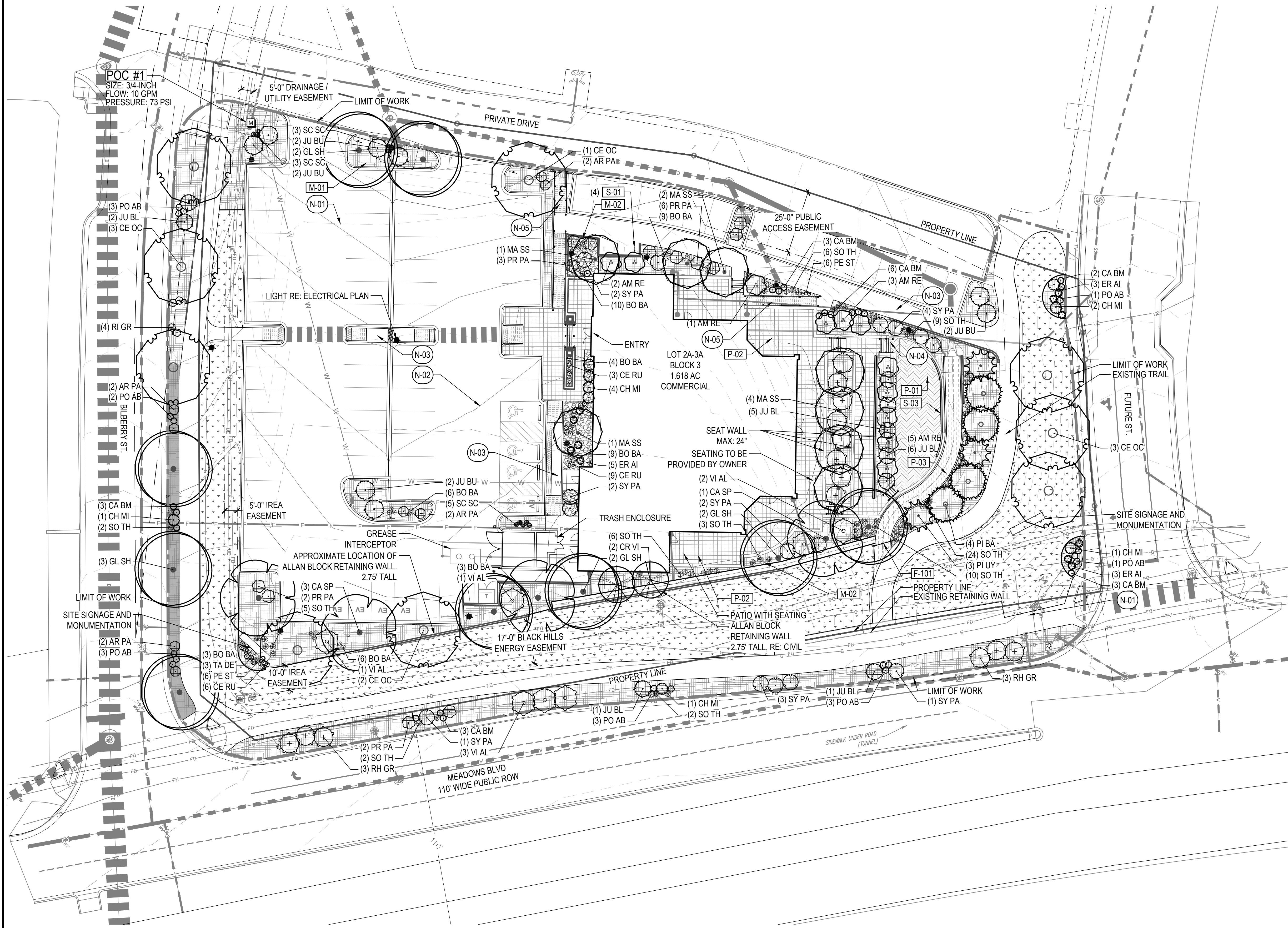
STACEY WEAKS, PLA 05/28/2026
STATE OF COLORADO LICENSE L.A. #: LA.0000609

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APPROVED BY:

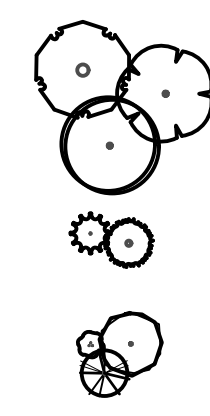
DEVELOPMENT SERVICES

DATE



LEGEND		
	PROPERTY LINE	
	LIMIT OF WORK	
SYMBOL	CODE	DESCRIPTION
FENCE SCHEDULE		
	F-101	FENCE
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	COBBLE MULCH
	M-03	METAL EDGER
KEY NOTES		
N-01	EXISTING CONTOURS, TYP.	
N-02	PROPOSED CONTOURS, TYP.	
N-03	STANDARD CONCRETE WALK RE: CIVIL	
N-04	CONCRETE STAIRS	
N-05	CONCRETE RAMP RE: CIVIL	
PAVEMENT SCHEDULE		
	P-01	ENHANCED PAVEMENT TYPE 1
	P-02	ENHANCED PAVEMENT TYPE 2
	P-03	ENHANCED PAVEMENT TYPE 3
AMENITY SCHEDULE		
	S-01	BIKE RACK
	S-03	DRINK RAIL

CODE	COMMON NAME
DECIDUOUS CANOPY TREES	
CE OC	COMMON HACKBERRY
CA SP	NORTHERN CATALPA
GL SH	SHADEMASTER LOCUST
EVERGREEN TREES	
PI UY	BAKY BLUE EYES SPRUCE
PI BA	BAKERI BLUE SPRUCE
ORNAMENTAL TREES	
AM RE	REGENT SERVICEBERRY
MA SS	SPRING SNOW CRAB APPLE
CR VI	WINTER KING HAWTHORN
DECIDUOUS SHRUBS	
PO AB	ABBOTSWOOD BUSH CINQUEFOIL
VI AL	ALLEGHANY VIBURNUM
ER AI	BAKY BLUE RABBITBRUSH
CA BM	BLUE MIST BLUEBEARD
SY PA	DWARF KOREAN LILAC
CH MI	FERNBUSH
RI GR	GREEN MOUND ALPINE CURRANT
RH GR	GRD-LOW FRAGRANT SUMAC
PR PA	PAWNEE BUTTES® SAND CHERRY
EVERGREEN SHRUBS	
JU BL	BLUE CHIP CREEPING JUNIPER
JU BU	BUFFALO JUNIPER
PI MO	MOPS MUGO PINE
AR PA	PANCHITO MANZANITA
ORNAMENTAL GRASSES	
BO BA	BLOND AMBITION BLUE GRAMA GRASS
SC SC	THE BLUES LITTLE BLUESTEM
SO TH	THIN MAN INDIAN GRASS
PERENNIALS	
TA DE	PARTRIDGE FEATHER
CE RU	RED VALERIAN
PE ST	ROCKY MOUNTAIN PENSTEMON



LOW HYDROZONE
TEMPORARY SPRAY IRRIGATED
NATIVE SEED

TREES PLANTED IN AREAS OF LESS THAN 8'-0" BETWEEN THE WALK AND BACK OF CURB SHALL REQUIRE CU STRUCTURAL SOIL PER TOCR LANDSCAPE AND IRRIGATION CRITERIA MANUAL, SECTION 4.4.5.1. DETAILS TO BE PROVIDED WITH CD DOCUMENTS.

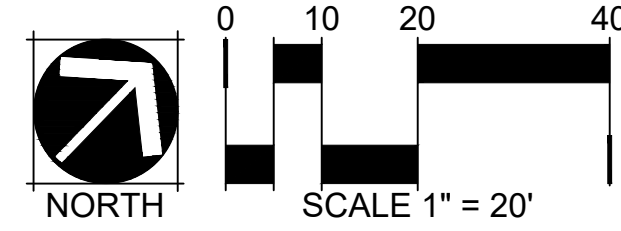
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APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____



CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
LANDSCAPE PLAN

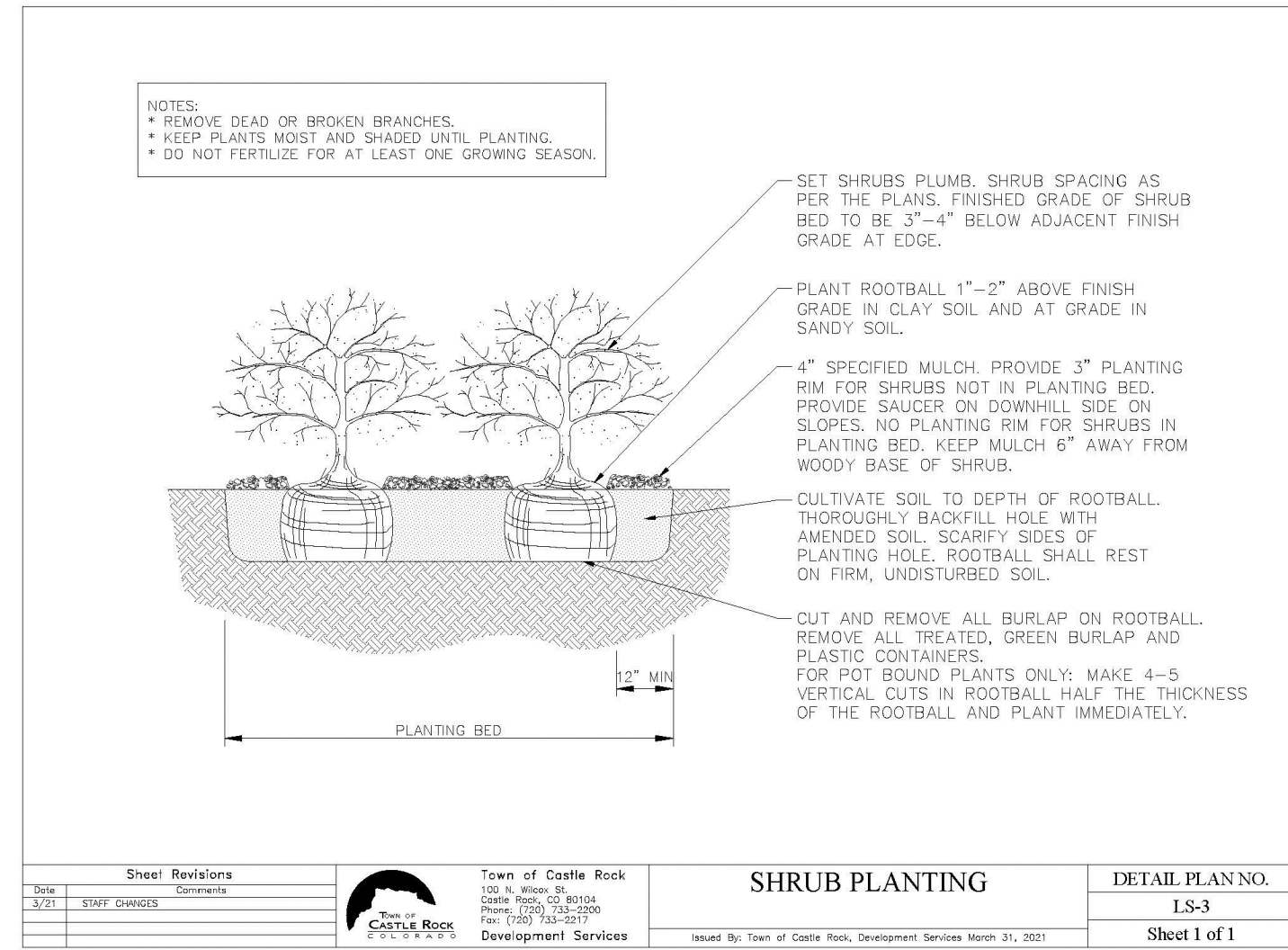
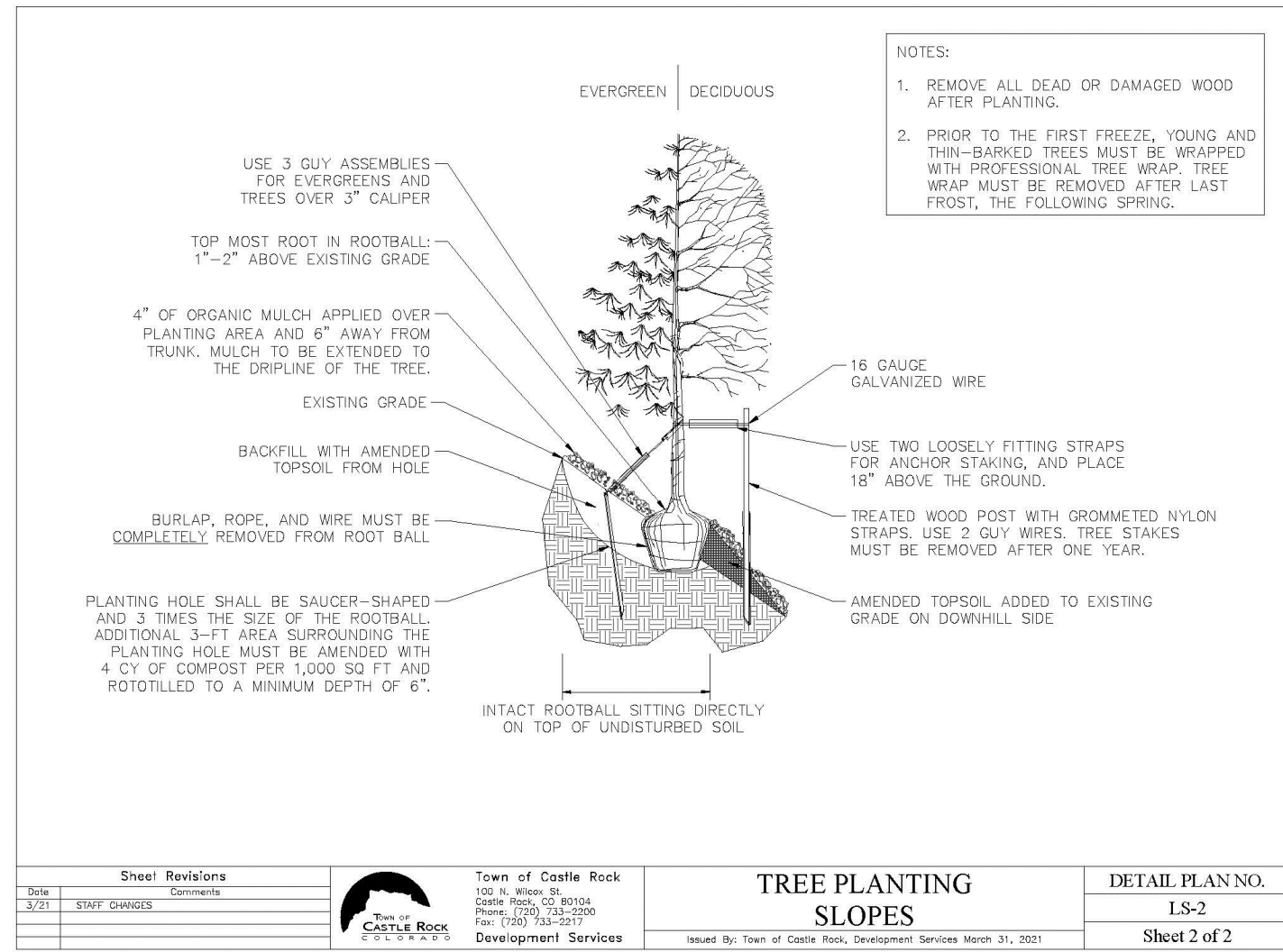
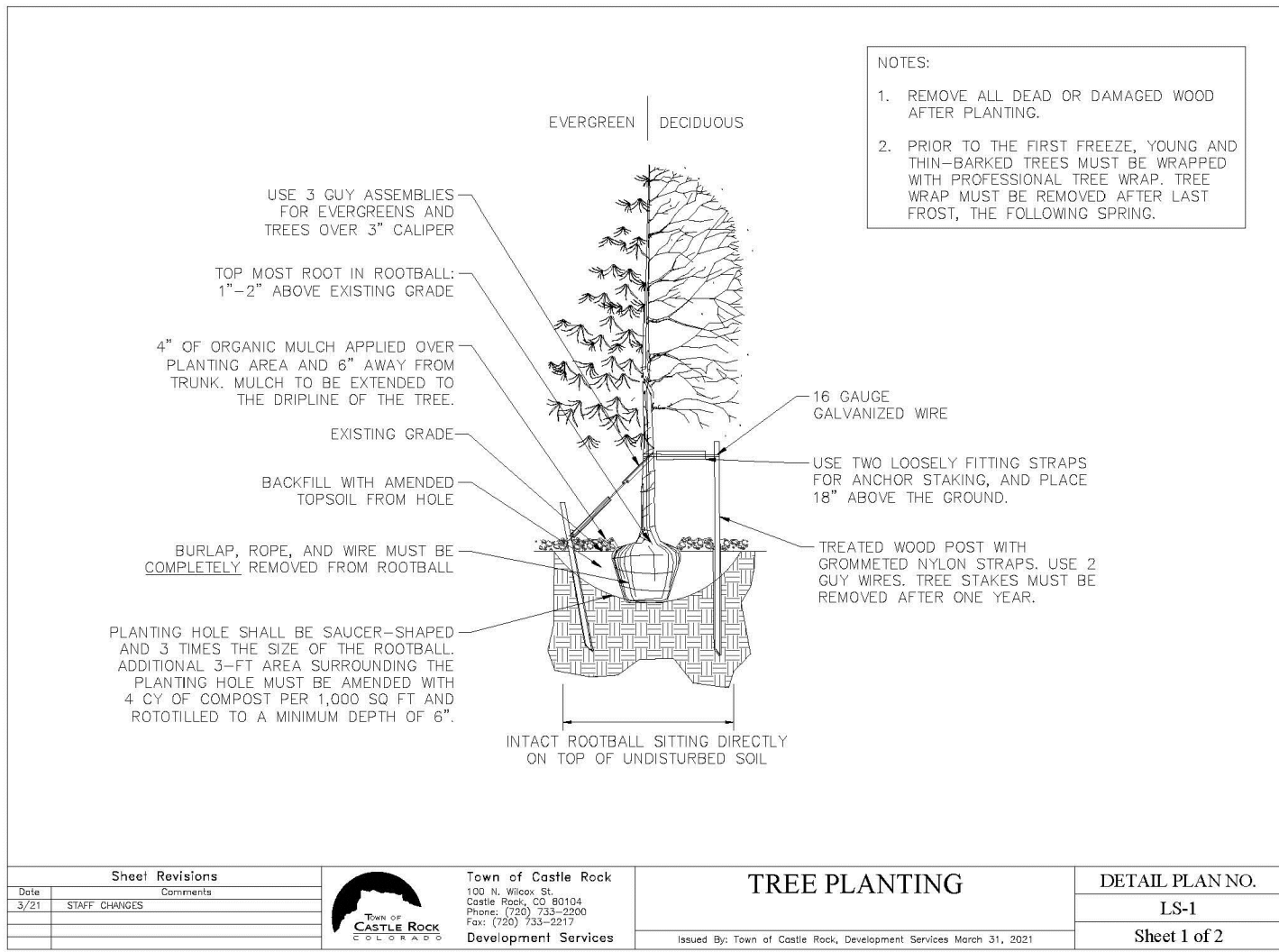
CASTLE PARK PROPERTIES
834 S PERRY ST, STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE: 05/28/26	
DATE	BY

DESIGNED BY: AL/AZ/SW
DRAWN BY: AL/AZ
JOB NUMBER: 250305

SHEET NUMBER:
L1.01
22 of 31

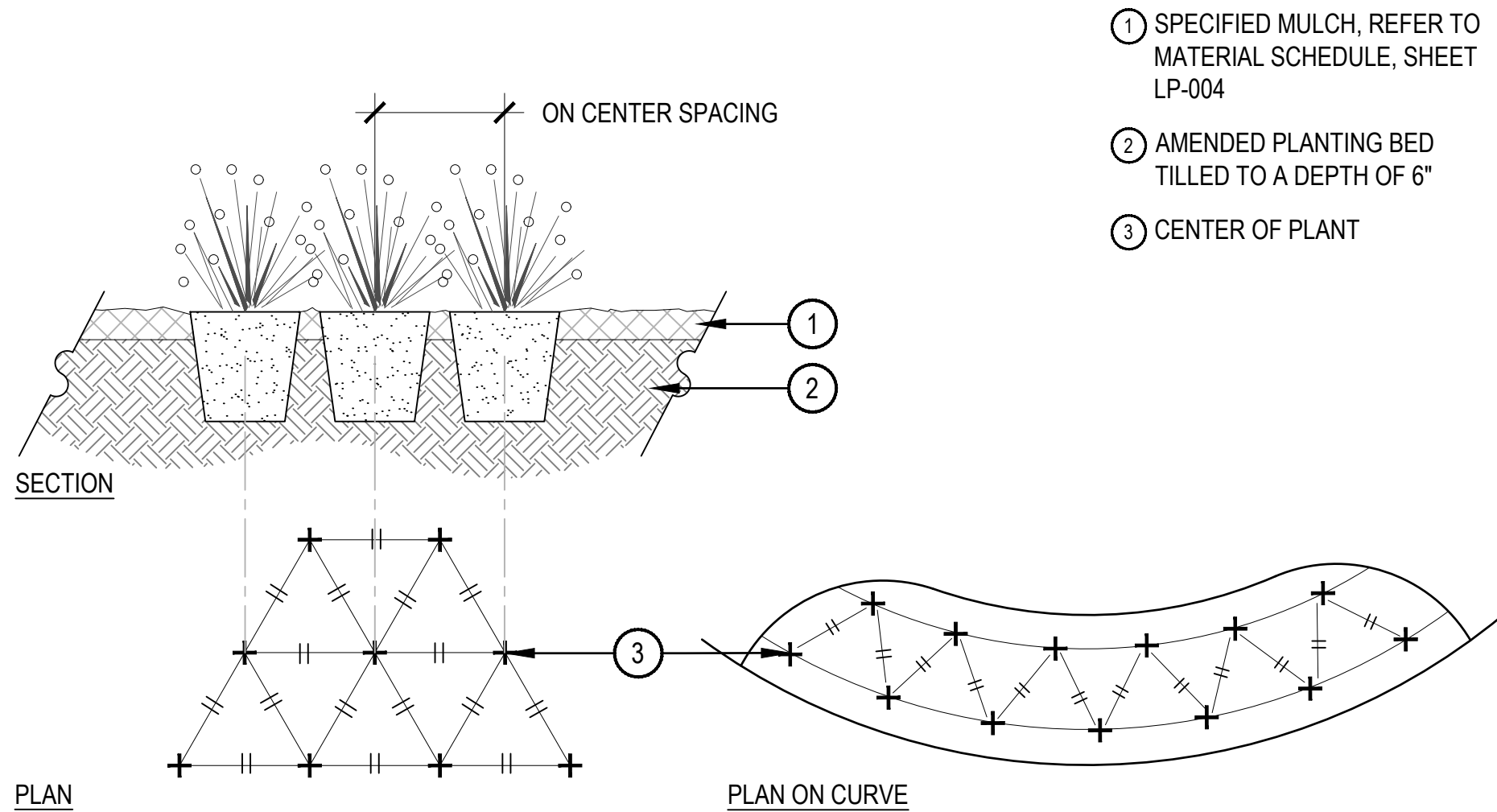


1 TREE PLANTING DETAIL

SCALE: NTS

2 SHRUB PLANTING

SCALE: NTS



IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
7. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
9. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
10. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT , WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
11. EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
12. CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
13. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
14. THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
15. INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
16. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
17. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
18. THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
19. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
20. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
 - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
 - NATIVE DROUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
21. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
 - CHECK HEADS FOR COVERAGE AND LEAKAGE.
 - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
 - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
 - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
 - WINTERIZATION AND SPRING START UP PROCEDURES.

CASTLE ROCK STANDARD IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY TOWN OF CASTLE ROCK.
4. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
5. 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.
6. 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.
7. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES STEEPER THAN 3:1.
8. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
9. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
10. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.
11. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED
12. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES EQUAL TO OR STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
13. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
14. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER.
15. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
16. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
17. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.
18. ALL (RESIDENTIAL AND NON-RESIDENTIAL) POINT-SOURCE DRIP, SUB-SURFACE DRIP, DRIPPER LINE, AND BUBBLERS MUST BE INSTALLED WITH AN OPERATIONAL INDICATOR IN EACH PLANTING BED AREA AND A FLUSH VALVE WITH AN OPERATIONAL INDICATOR AT EVERY DEAD END.

IRRIGATION POINT OF CONNECTION NOTES

1. POINT OF CONNECTION: THERE IS ONE (1) POINT OF CONNECTION (POC) ON THIS PROJECT
POC #1 : 3/4" DEDICATED IRRIGATION WATER METER LOCATED ON BILBERRY STREET - SEE PLANS.
 - CONTRACTOR IS TO LOCATE AND CONNECT DOWNSTREAM OF THE DEDICATED POTABLE IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER AT A DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER. EXTEND COPPER TO BACKFLOW PREVENTION UNIT. EXTEND COPPER TUBING MINIMUM 30" HORIZONTAL FROM BACKFLOW PREVENTER AND INSTALL ONE MANUAL DRAIN, TRANSITION TO AND EXTEND CLASS 200 PVC MAINLINE TO FLOW SENSOR, GATE VALVE, 1" QUICK COUPLER, MASTER VALVE, AND EXTEND MAINLINE TO VALVES AS SHOWN.
 - ALL PIPING FROM THE DEDICATED IRRIGATION POTABLE METER THROUGH DRAIN VALVE DOWNSTREAM OF THE BACKFLOW PREVENTION UNIT SHALL BE THE SAME SIZE AS THE METER UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF BACKFLOW PREVENTION UNIT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTROLLER LOCATION: THERE IS ONE (1) CONTROLLER ON THIS PROJECT.
CONTROLLER A: EXTERIOR WALL MOUNTED CONTROLLER LOCATED AT WEST SIDE OF BUILDING - SEE PLANS.
 - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 10 GPM.
 - CONTROLLER TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3 OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
 - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
3. SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF 69 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
 - PER CIVIL ENGINEER THE STATIC PRESSURE ON SITE IS APPROXIMATELY 73 PSI.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
4. FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
 - FLOW SENSOR REQUIRES A MINIMUM FLOW OF 0.22 GPM.
5. COMMUNICATION: IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

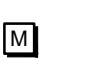
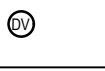
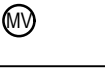
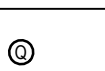
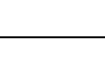
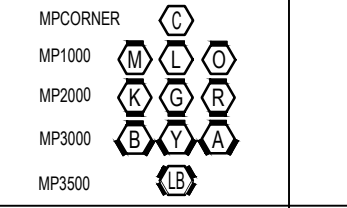
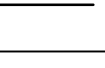
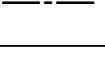
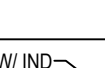
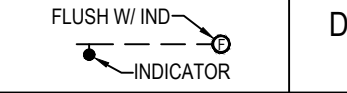
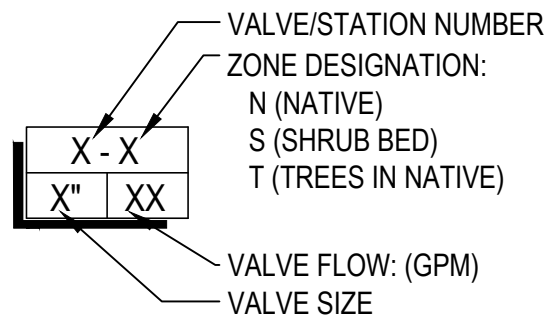
CONVENTIONAL WIRE NOTES

1. GROUNDING FOR THE IRRIGATION CONTROLLER SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
2. NEW CONTROLLER WIRE SHALL BE 14GA MIN. UL APPROVED WIRE. CONTRACTOR SHALL VERIFY EXISTING CONNECTIONS AND USE UL APPROVED WIRE STRIPPER AND 3M DBY WATERPROOF CONNECTIONS AT ALL NEW SPLICES AND CONNECTION POINTS. CONTRACTOR TO INSTALL RED ELECTRIC MARKING TAPE WITH CONTROLLER WIRE THAT IS NOT WITH MAINLINE. WIRES SHALL BE BUNDLED TOGETHER BY BLACK ELECTRICAL TAPE EVERY 10 L.F.
3. CONTRACTOR SHALL HAVE 30" OF SPARE CONTROL WIRE PRESENT AT ALL SPLICE POINTS. SPARE WIRE SHALL BE COILED IN A NEAT AND ORDERLY FASHION AT EACH SPLICE POINT.
4. CONTRACTOR SHALL EXTEND TWO (2) SPARE CONTROL WIRES, AND ONE (1) SPARE COMMON WIRE AT THE END OF THE MAINLINE. CONTRACTOR SHALL INSTALL ONE (1) WIRE PULL BOX AT EACH END OF THE MAINLINE.

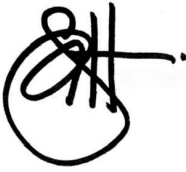
SLEEVING COORDINATION NOTES

1. INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
2. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
3. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5. EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
6. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.
- | PIPING | REQUIRED SLEEVE SIZE |
|-----------------|------------------------------------|
| MAINLINE PIPING | 3" CLASS 200 PVC |
| LATERAL PIPING | 2X NOMINAL DIAMETER OF LATERAL |
| CONTROL WIRES | 2" CLASS 200 PVC (2.5" 45 WIRES +) |

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET		
	IRRIGATION METER	3/4" DEDICATED IRRIGATION METER REFER TO CIVIL, UTILITY, AND WATER PLANS	2	LI-501	
	IRRIGATION CONTROLLER	HUNTER I2CF-800-SS + ICM-800 + WIFIKIT 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION	5	LI-501	
	RAIN SENSOR	HUNTER SOLAR-SYNC-SEN REFER TO CONTROLLER NOTES	6	LI-501	
	BACKFLOW PREVENTER	FEBCO 3/4" 825YA WITH GUARD SHACK GS-1 LIFT OFF ENCLOSURE ENCLOSURE POWDER COATED FOREST GREEN, WITH FROSTGUARD BLANKET	3-4	LI-501	
	MANUAL DRAIN VALVE	MATCO-NORCA 1/2" 201X INSTALLED IN AEP 910L-1G2G VALVE BOX	7	LI-501	
	MASTER VALVE	HUNTER IBV-101G-FS WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1015-1G2G VALVE BOX	8	LI-501	
	FLOW SENSOR	FLOMEC QS200-10 WITH SHIELDED COMMUNICATION CABLE BACK TO CONTROLLER, INSTALLED IN AEP 1015-1G2G VALVE BOX	1	LI-502	
	ISOLATION GATE VALVE	MATCO-NORCA 514TX MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX	3	LI-502	
	QUICK COUPLER	RAIN BIRD 44LRC INSTALLED IN AEP 910L-1G2G VALVE BOX	2	LI-502	
	TURF VALVE ASSEMBLY	RAIN BIRD PEB SERIES WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	4	LI-502	
	TEMPORARY VALVE ASSEMBLY	RAIN BIRD PEB SERIES WITH SCH 40 BALL VALVE AND EZ-1 DECODER, INSTALLED ON-GRADE IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	7	LI-503	
	DRIP VALVE ASSEMBLY	RAIN BIRD XCZ-100-PRB WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	5	LI-502	
	NATIVE SEED ROTARY	HUNTER PROS-12-PRS40-CV-F WITH HUNTER MP SERIES NOZZLE NOZZLE PER PLAN	8	LI-502	
	TREES IN NATIVE	HUNTER PROS-06-PRS30-CV-F WITH PCN-50 BUBBLER TWO (2) BUBBLER ASSEMBLIES PER TREE	8	LI-502	
	SLEEVING	CLASS 200 PVC REFER TO SLEEVING NOTES	7	LI-502	
	SERVICE LINE	TYPE K COPPER SIZE: MATCH POC UNLESS OTHERWISE NOTED	NA	NA	
	PVC MAINLINE	CLASS 200 PVC BE SIZE: 1-1/2" UNLESS OTHERWISE NOTED	8	LI-502	
	PVC TURF LATERAL (TEMP)	CLASS 200 PVC BE INSTALLED ON GRADE SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	8	LI-503	
	PVC TREE LATERAL	CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED	8	LI-502	
	DRIP LATERAL	UV RESISTANT POLYETHYLENE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	8	LI-502	
	DRIP FLUSH VALVE & INDICATOR	SCH 40 BALL VALVE WITH HUNTER ECO-ID-12 OPERATIONAL INDICATOR INSTALLED IN AEP 910L-1G2G VALVE BOX	4, 5	LI-503	
VALVE CALLOUT		EMITTER SCHEDULE			
		PLANT TYPE	EMITTER	QTY.	TOTAL GPH
		PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
		DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		TREES IN NATIVE	BUBBLER ASSEMBLY - REFER TO IRRIGATION SCHEDULE		
EMITTER NOTES					
1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.					
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.					
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.					
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.					
5. REFER TO DRIP IRRIGATION DETAILS 1-6, SHEET LI-503.					

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.



STACEY WEAKS, PLA05/28/2026
STATE OF COLORADO LICENSE L.A. #: LA.0000609

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

APPROVED BY:

DEVELOPMENT SERVICESDATE

NORRIS
DESIGN
PEOPLE + PLACEMAKING

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

IRRIGATION NOTES

CASTLE PARK PROPERTIES
834 S PERRY ST., STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

ISSUE DATE:05/28/26

REVISIONS

DATE	BY

DESIGNED BY:	AL/AZ/SW
DRAWN BY:	AL/AZ
JOB NUMBER:	250305

SHEET NUMBER:

LI001

24 of 31

IRRIGATION SYSTEM HYDRAULICS - POC #1



Irrigation System Hydraulic Worksheet - POC #1

Project Name:

Castle Rock Collective - POC #1 Controller A

Date:

June 25, 2026

Project Location:

3/4" Water meter located on north side of Bilberry Street, approximately 40-Feet southeast of Bilberry Street & Celestial Avenue intersection.

Prepared by:

Jason Naughtin

Current TOCR Registration #

19-3239

Tap Size

0.75 "

Source of Pressure

12" main in Bilberry Street

Static Water Pressure:

73 psi

Hydraulic Grade At Zone:

Company

Norris Design

Service Line (tap to meter):

24 LF

Pipe Size (")

0.75

Pipe Material

K Copper

Friction Loss (from chart)

14.41

Flow (GPM)

10

Loss/Gain (PSI)

3.46

Water Meter:

0.75

1.80

10

1.80

Service Line (meter to backflow):

5 LF

0.75

K Copper

14.41

10

0.72

Backflow:

0.75

10

12.00

Master Valve:

1.00

10

2.00

Pressure Required at Head:

40

Lateral Allowance:

3.00

Control Valve Allowance:

2.00

Mainline Allowances:

Length of Mainline

Pipe Material

Size

Gals.

Non-looped

0.22

100 FT

0.51

234 LF

CL200BE

1.50 "

@

10 GPM

Non-looped

0.22

100 FT

0.00

CL200BE

1.50 "

@

10 GPM

Non-looped

0.22

100 FT

0.00

Elevation:

Tap elevation

6,149'

High/Low:

6,158'

3.90

Green shading indicates required information you must provide

Total System requirements (PSI)

69.38

Available System Pressure (PSI)

73.00

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap #

1

is

13,071 sq. ft. **

** Tap also serves 13,263 sq. ft. of temporary native seed irrigation

IRRIGATION POC CHART / ZONE DATA - CONTROLLER 'A'



IRRIGATION CHART - CONTROLLER 'A'
OPERATING MON, WED, FRI

Registered Professional

Jason Naughtin

Registration #

19-3239

Date

06.25.2026

Company Name

Norris Design

Address

1101 Bannock St., Denver, CO 80204

Phone

303.892.1166

Email

jnaughtin@norris-design.com

Clock Make

Hunter

Model

ICC2

Sequence	Zone	Hydrozone Very Low <5" Low 5-10" Medium 10-15" High >15"	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone and/or Seq.)	Inches/Month (Average May - September)	Run Time (Minutes/ Month)	Run Time (Minutes Every Third Day)	Water Usage (Gallons per month)
1	A1	Low	Shrub Bed	Drip	0.5, 1.0 gph	0.60	5.0	2	200	20	1,000
2	A2	Low	Shrub Bed	Drip	0.5, 1.0 gph	0.60	5.0	2	200	20	1,000
3	A3	Low	Shrub Bed	Drip	0.5, 1.0 gph	0.60	5.0	2	200	20	1,000
4	A4	Low	Shrub Bed	Drip	0.5, 1.0 gph	0.60	5.0	2	200	20	1,000
5	A5	Low	Trees in Native	Hunter PCN Bubbler	0.5 gpm	0.60	3.0	2	200	20	600
Total									1,000	100	4,600
									Min/Month	Min/cycle	Gallons/Month

IRRIGATION POC CHART / ZONE DATA - CONTROLLER 'A*' TEMPORARY IRRIGATION



IRRIGATION CHART - CONTROLLER 'A*' (SERVING POC #1 TEMP ZONES)
OPERATING TUE, THU, SAT

Registered Professional

Jason Naughtin

Registration #

19-3239

Date

06.25.2026

Company Name

Norris Design

Address

1101 Bannock St., Denver, CO 80204

Phone

303.892.1166

Email

jnaughtin@norris-design.com

Clock Make

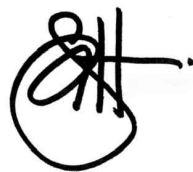
Hunter

Model

ICC2

Sequence	Zone	Hydrozone Very Low <5" Low 5-10" Medium 10-15" High >15"	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone and/or Seq.)	Inches/Month (Average May - September)	Run Time (Minutes/ Month)	Run Time (Minutes Every Third Day) Tue, Thurs, Sat	Water Usage (Gallons per month)
TEMPORARY ZONES											
1	A6	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	8.8	2	194	19	1,695
2	A7	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	9.0	2	194	19	1,744
3	A8	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	8.3	2	194	19	1,612
4	A9	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	9.4	2	194	19	1,810
5	A10	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	7.7	2	194	19	1,485
6	A11	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	10.0	2	194	19	1,930
7	A12	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	8.5	2	194	19	1,643
8	A13	Low	Temp Native	RB RVAN Rotary	14, 18, 24	0.62	4.9	2	194	19	943
Total									1,548	155	12,861
									Min/Month	Min/cycle	Gallons/Month

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.



STACEY WEAKS, PLA 05/28/2026
STATE OF COLORADO LICENSE L.A. #: LA.0000609

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

NORRIS
DESIGN
PEOPLE + PLACEMAKING

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
IRRIGATION CHARTS

CASTLE PARK PROPERTIES
834 S PERRY ST., STE 215F
CASTLE ROCK, CO 80104

PREPARED
FOR:

ISSUE DATE: 05/28/26

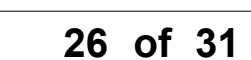
DATE REVISIONS BY

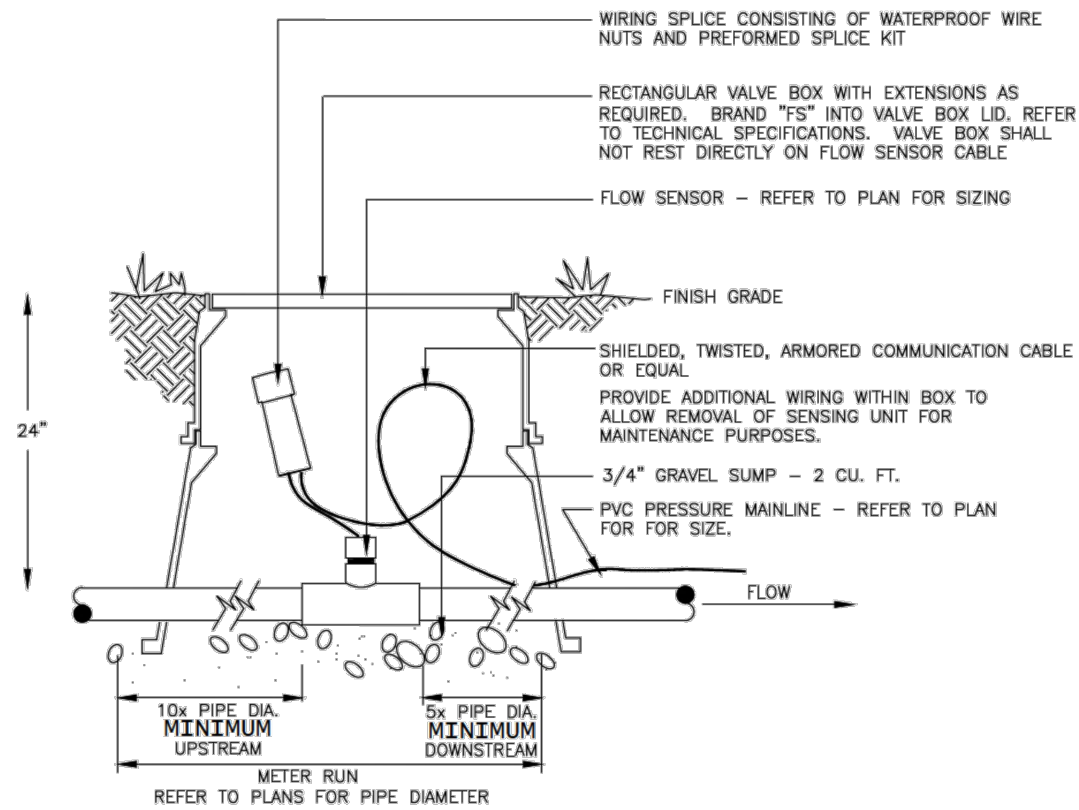
DESIGNED BY: AL/AZ/SW
DRAWN BY: AL/AZ
JOB NUMBER: 250305

SHEET NUMBER:

LI002

25 of 31



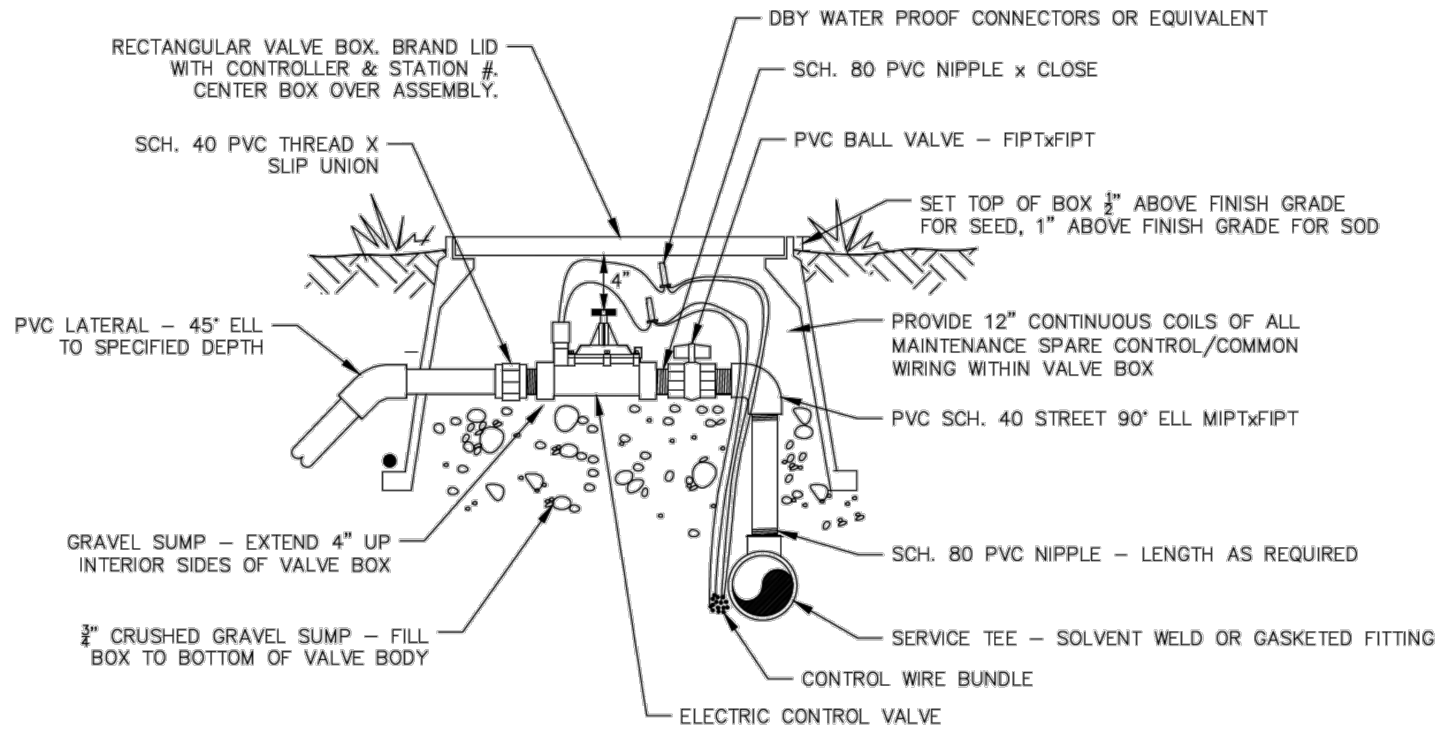


NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN "METER RUN" DISTANCE. DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC, SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 735-2200 Fax: (303) 735-2277 Development Services	FLOW SENSOR	DETAIL PLAN NO. IR-35	SHEET 1 of 1
Date	Comments				
3/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

1 FLOW SENSOR

SCALE: NTS

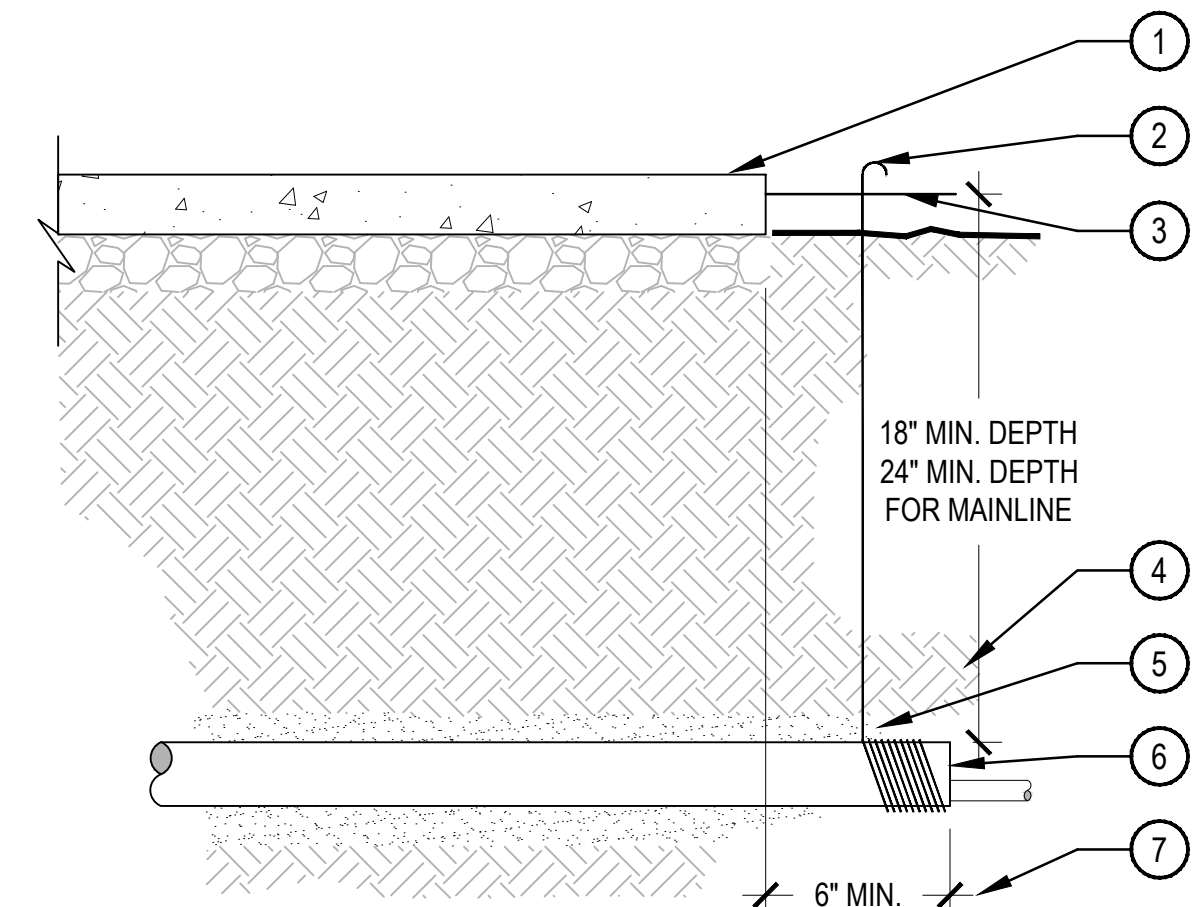


NOTES:
1. DIAMETERS OF BALL VALVES, PVC FITTINGS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS
4. MAINLINE DEPTH 24" (TYPICAL)

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 735-2200 Fax: (303) 735-2277 Development Services	ELECTRIC CONTROL VALVE	DETAIL PLAN NO. IR-16	Sheet 1 of 1
Date	Comments				
3/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

4 CONTROL VALVE ASSEMBLY

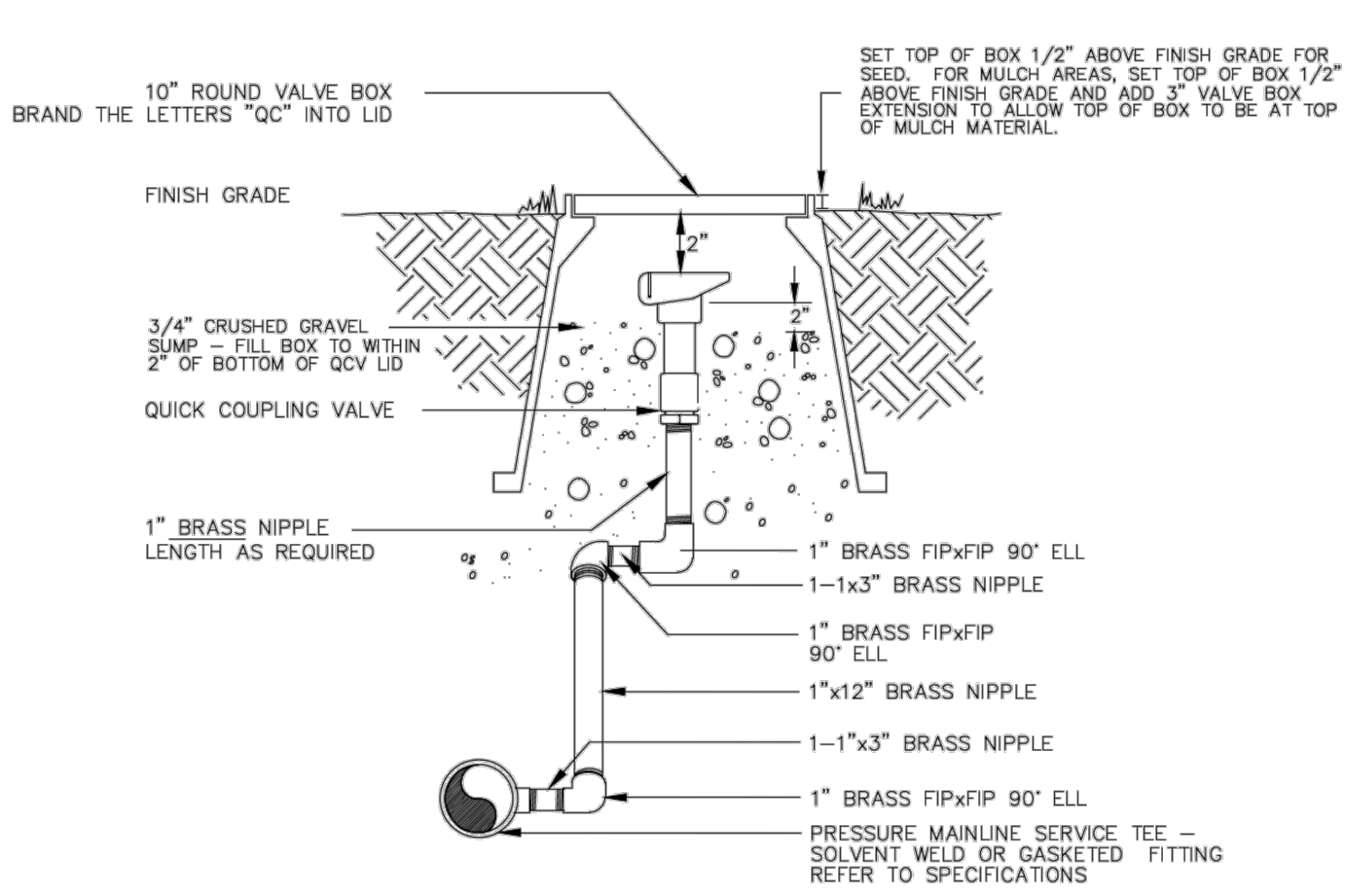
SCALE: NTS



NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
5. MARK / STAMP "X" AND/OR INSTALL PLACARD AT BACK OF CURB.

7 PIPE SLEEVE

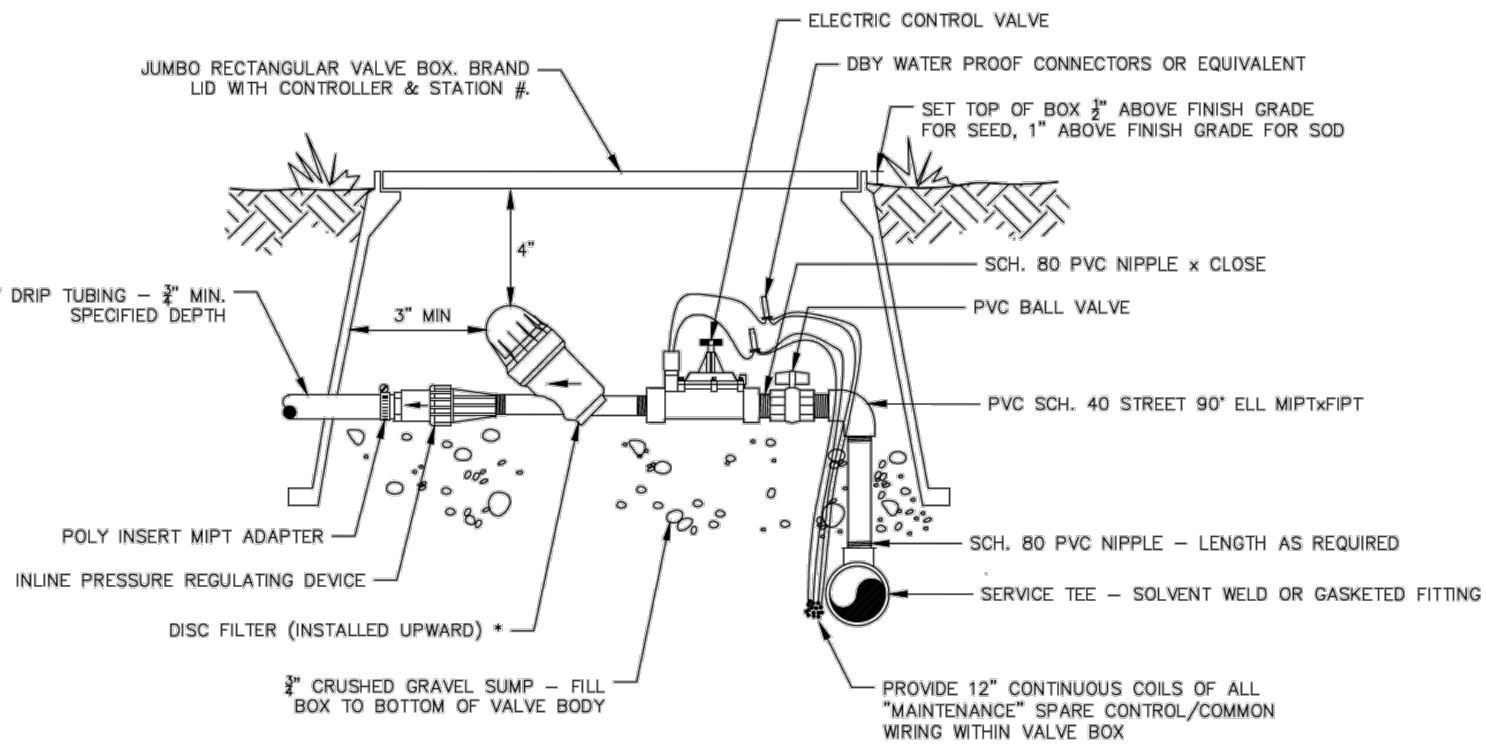
SCALE: NTS



Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 735-2200 Fax: (303) 735-2277 Development Services	QUICK COUPLING VALVE	DETAIL PLAN NO. IR-6	Sheet 1 of 1
Date	Comments				
3/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

2 QUICK COUPLING VALVE

SCALE: NTS

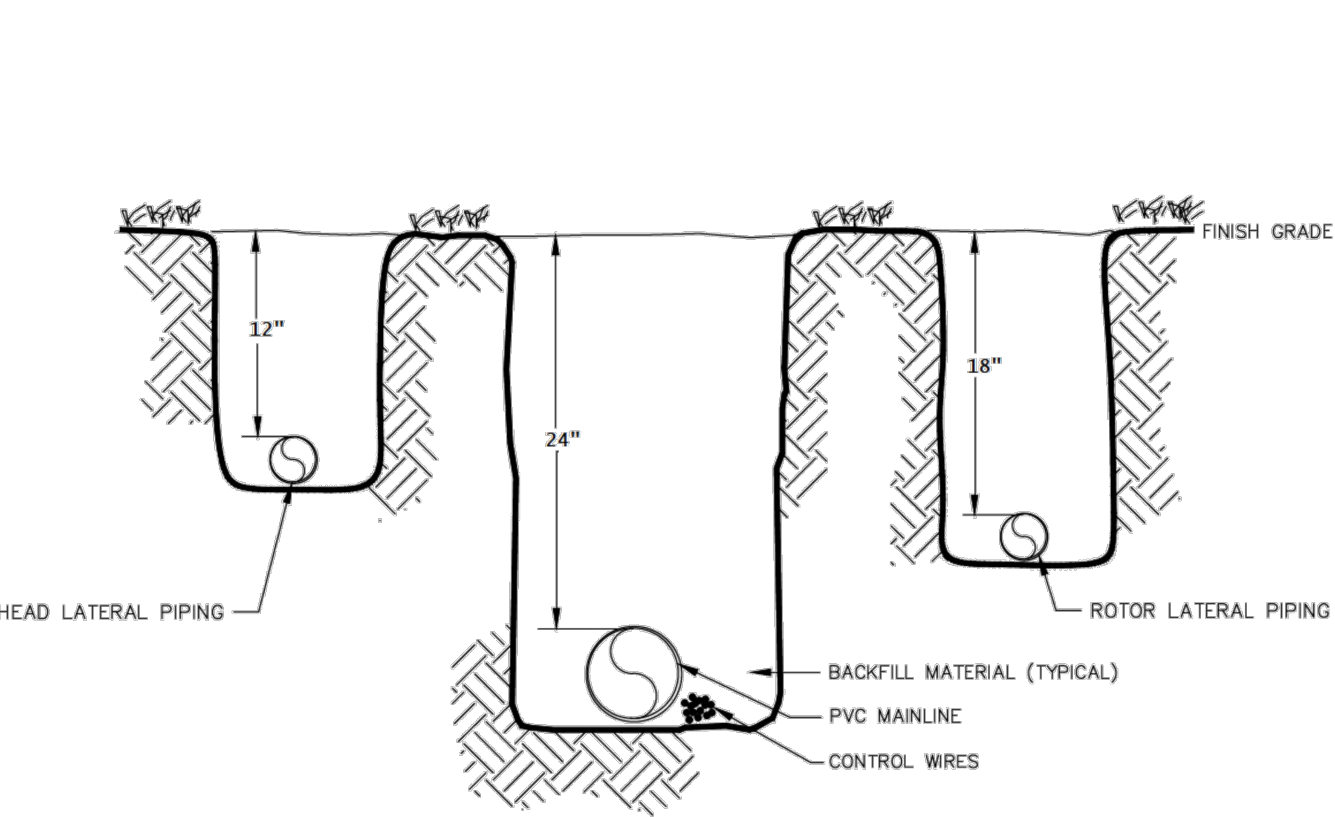


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS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

Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 735-2200 Fax: (303) 735-2277 Development Services	DRIP / SUB-SURFACE VALVE ASSEMBLY	DETAIL PLAN NO. IR-18	Sheet 1 of 1
Date	Comments				
3/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

5 DRIP VALVE ASSEMBLY

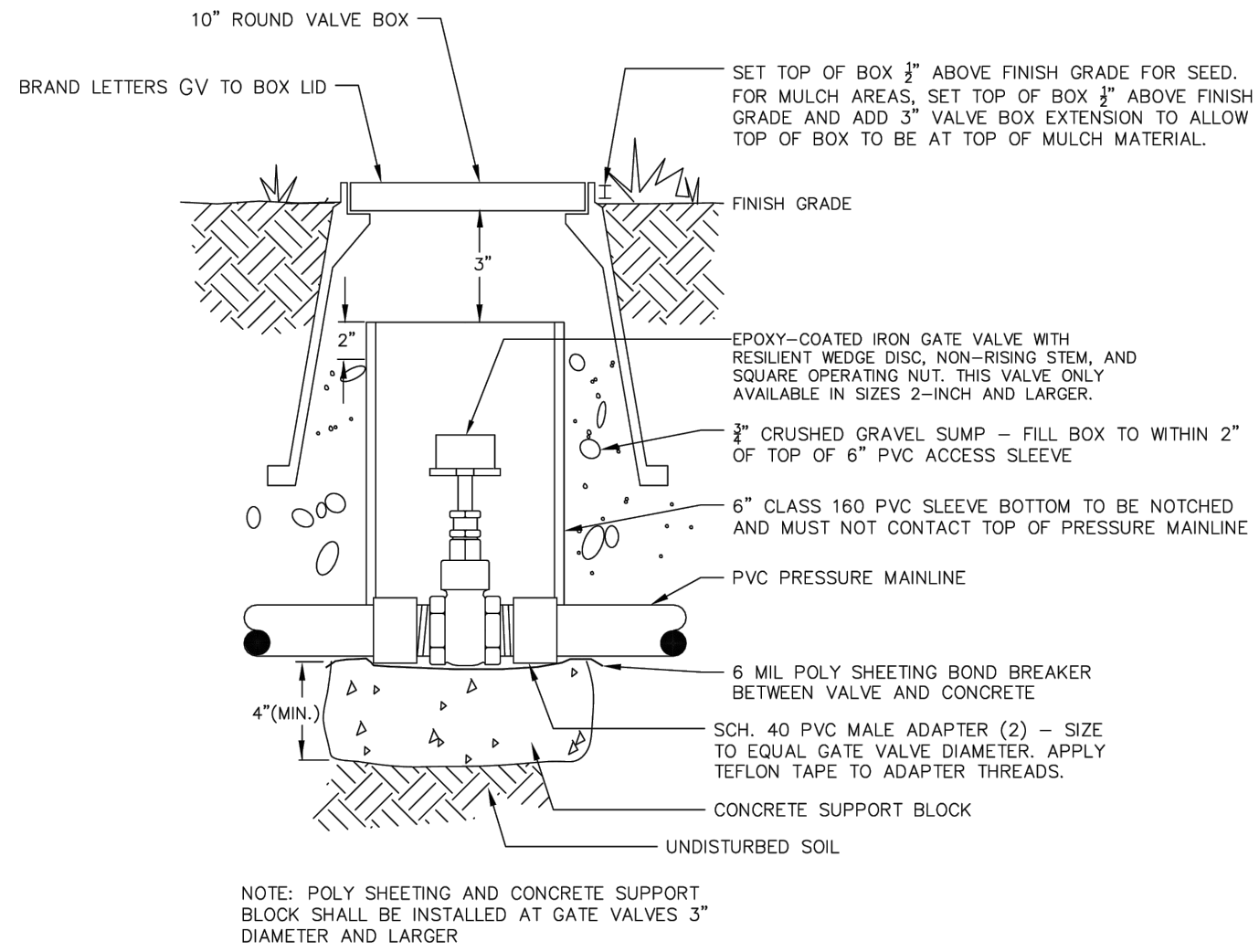
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Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 735-2200 Fax: (303) 735-2277 Development Services	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO. IR-21	Sheet 1 of 1
Date	Comments				
3/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

8 IRRIGATION TRENCH

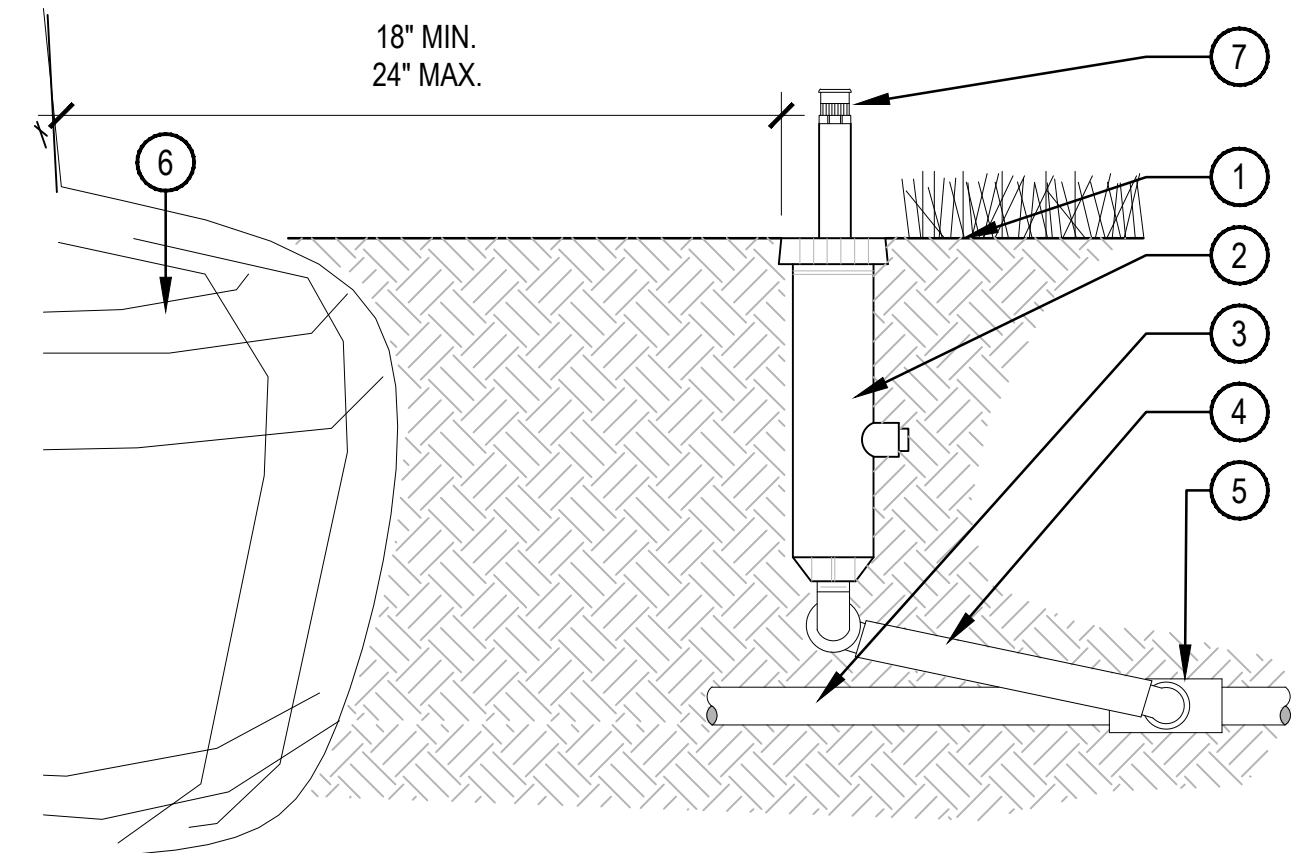
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Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 735-2200 Fax: (303) 735-2277 Development Services	GATE VALVE	DETAIL PLAN NO. IR-7	Sheet 1 of 1
Date	Comments				
3/23	REVISED BY STAFF				
1/24	REVISED BY STAFF				

3 GATE VALVE

SCALE: NTS



NOTE:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 24" FROM ROOT BALL.
3. ADJUST ALL SPRINKLERS BODIES SO THAT NO FLOODING OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.

6 POP-UP BUBBLER

SCALE: NTS

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.

STACEY WEAKS, PLA
STATE OF COLORADO LICENSE L.A. #: LA.0000609

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

ISSUE DATE: 05/28/26

DATE REVISIONS

DESIGNED BY:

AL/AZ/SW

DRAWN BY:

AL/AZ

JOB NUMBER:

250305

SHEET NUMBER:

LI502

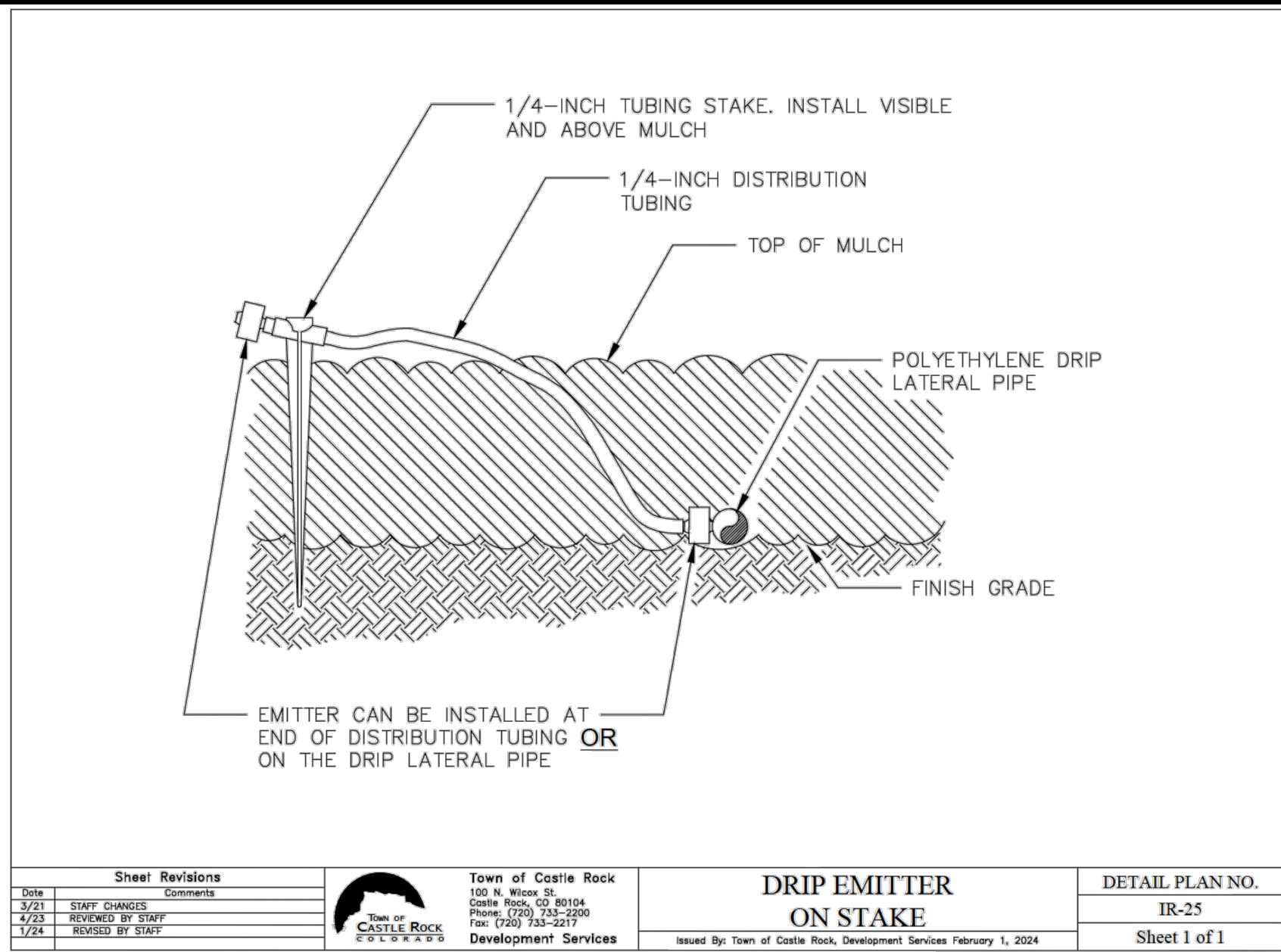
28 of 31

CASTLE ROCK COLLECTIVE
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
IRRIGATION DETAILS

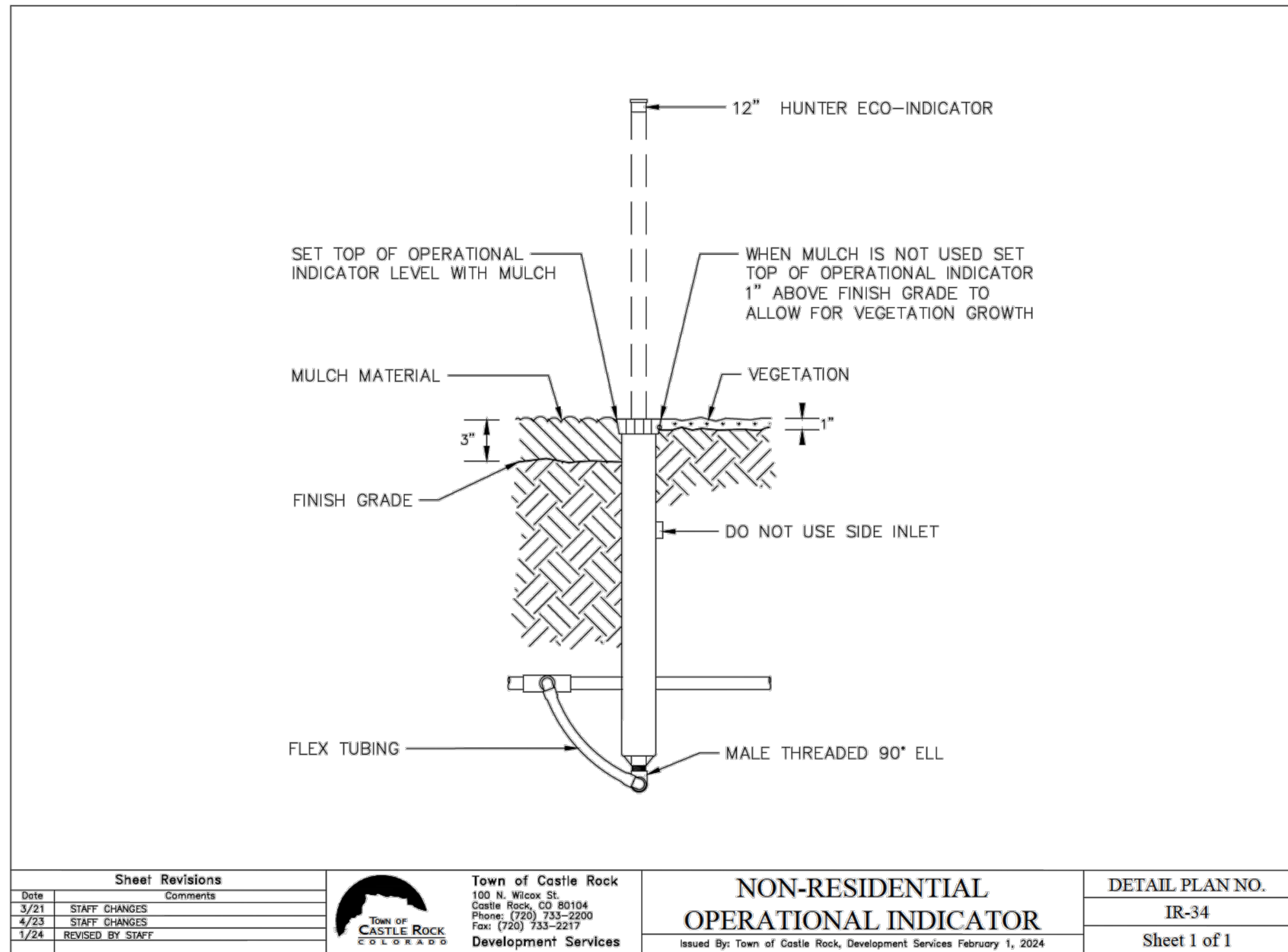
CASTLE PARK PROPERTIES
834 S PERRY ST. STE 215F
CASTLE ROCK, CO 80104

PREPARED FOR:

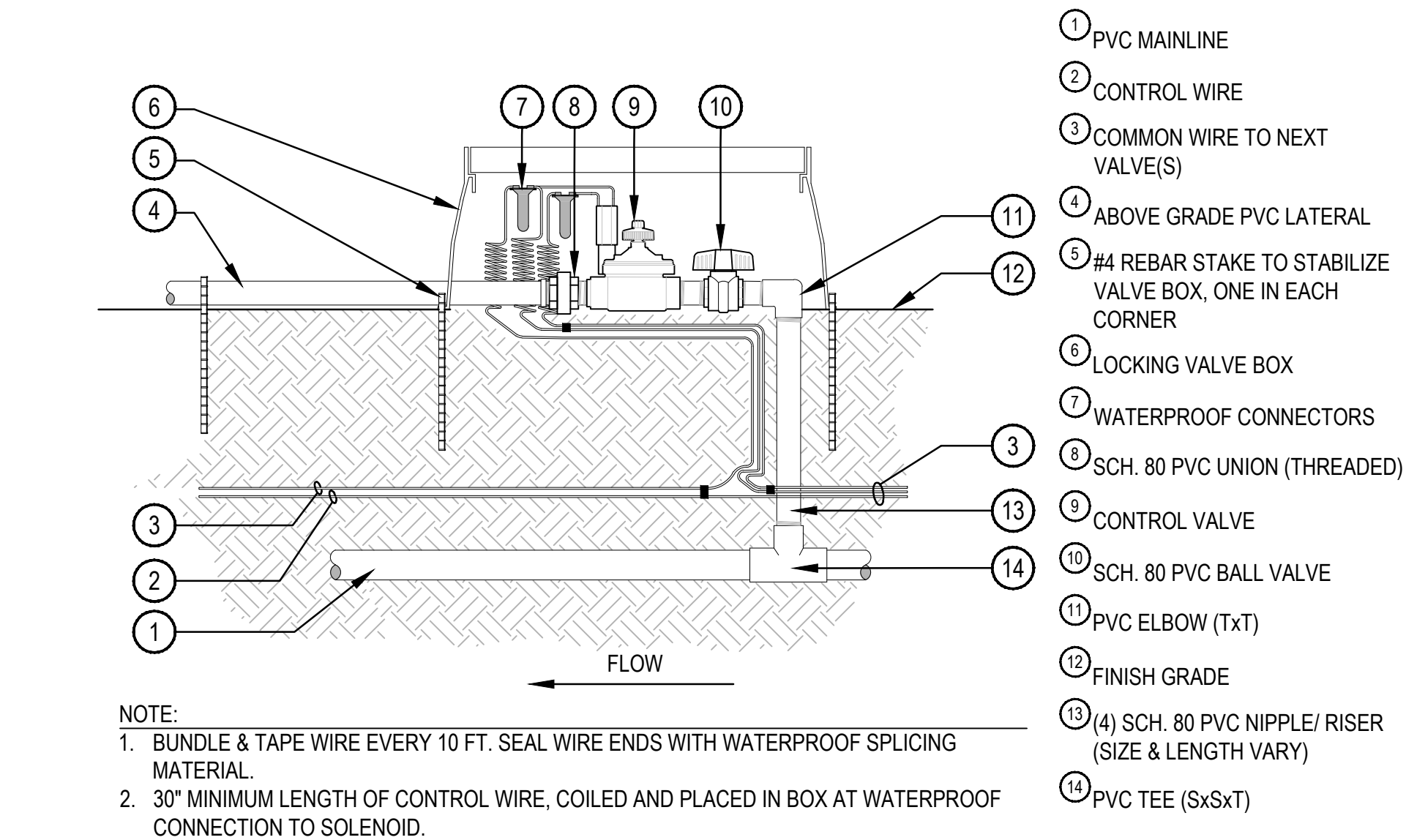
NORRIS
DESIGN
PEOPLE + PLACEMAKING



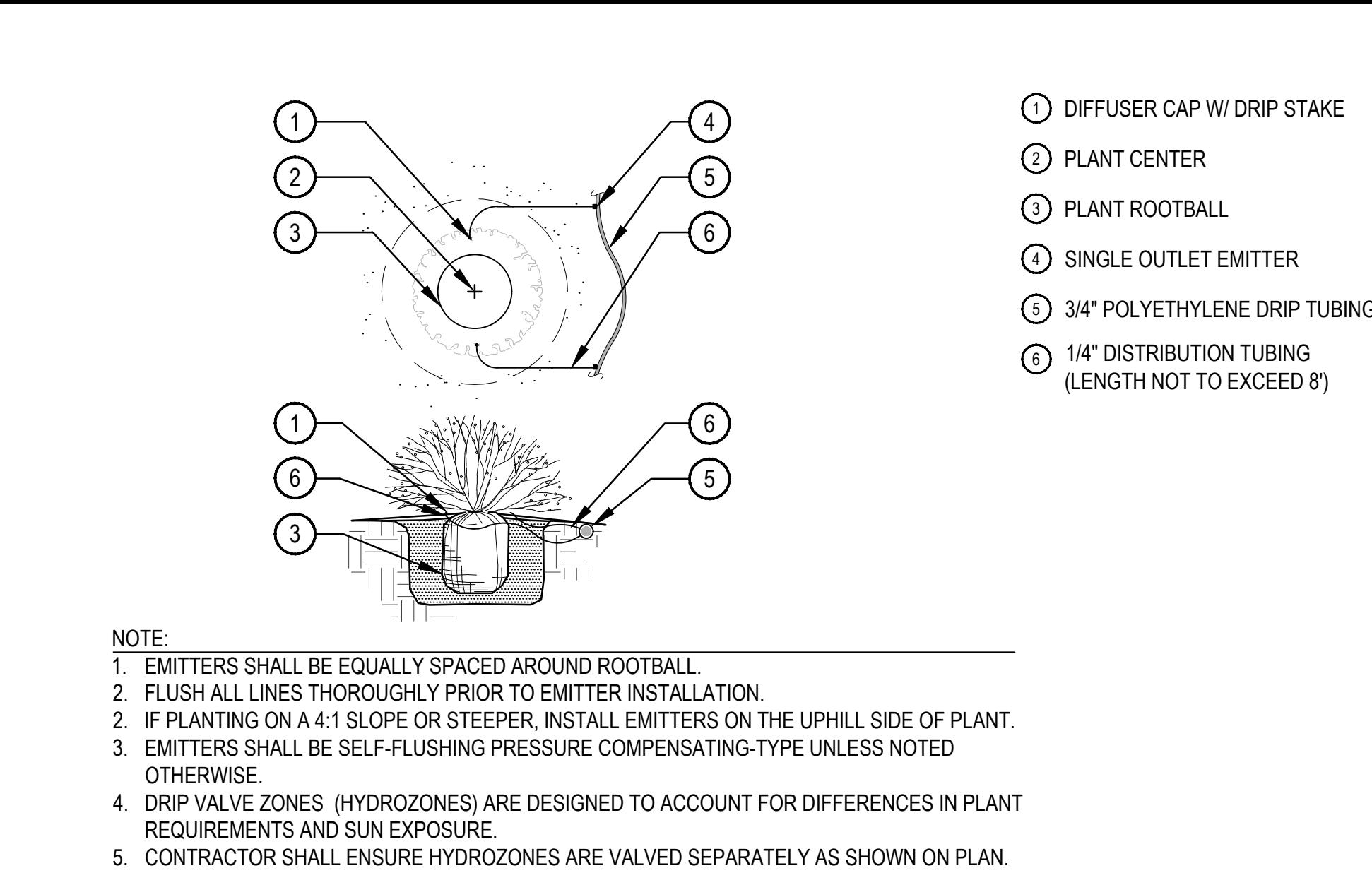
1 DRIP EMITTER SCALE: NTS



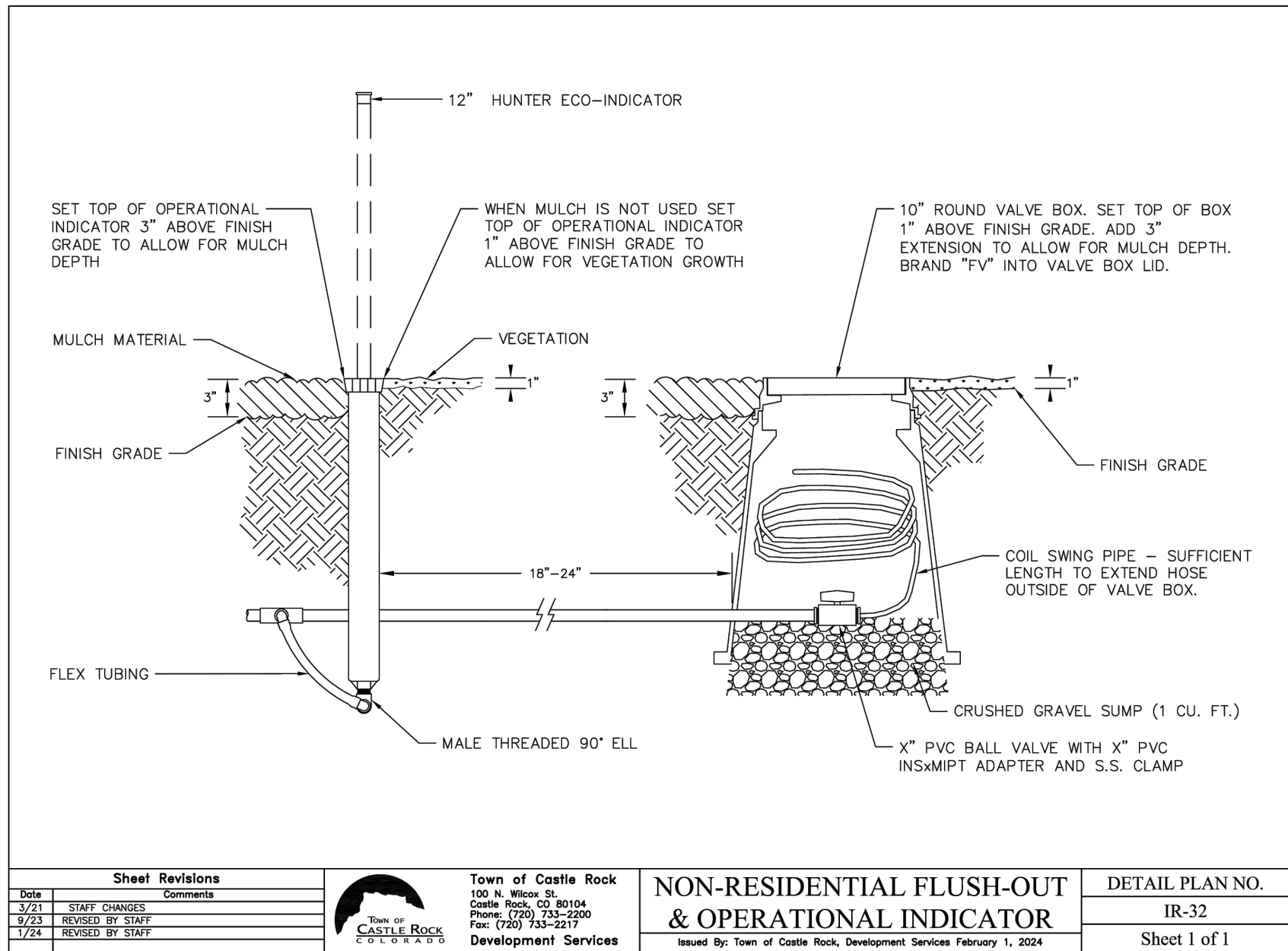
4 DRIP OPERATIONAL INDICATOR SCALE: NTS



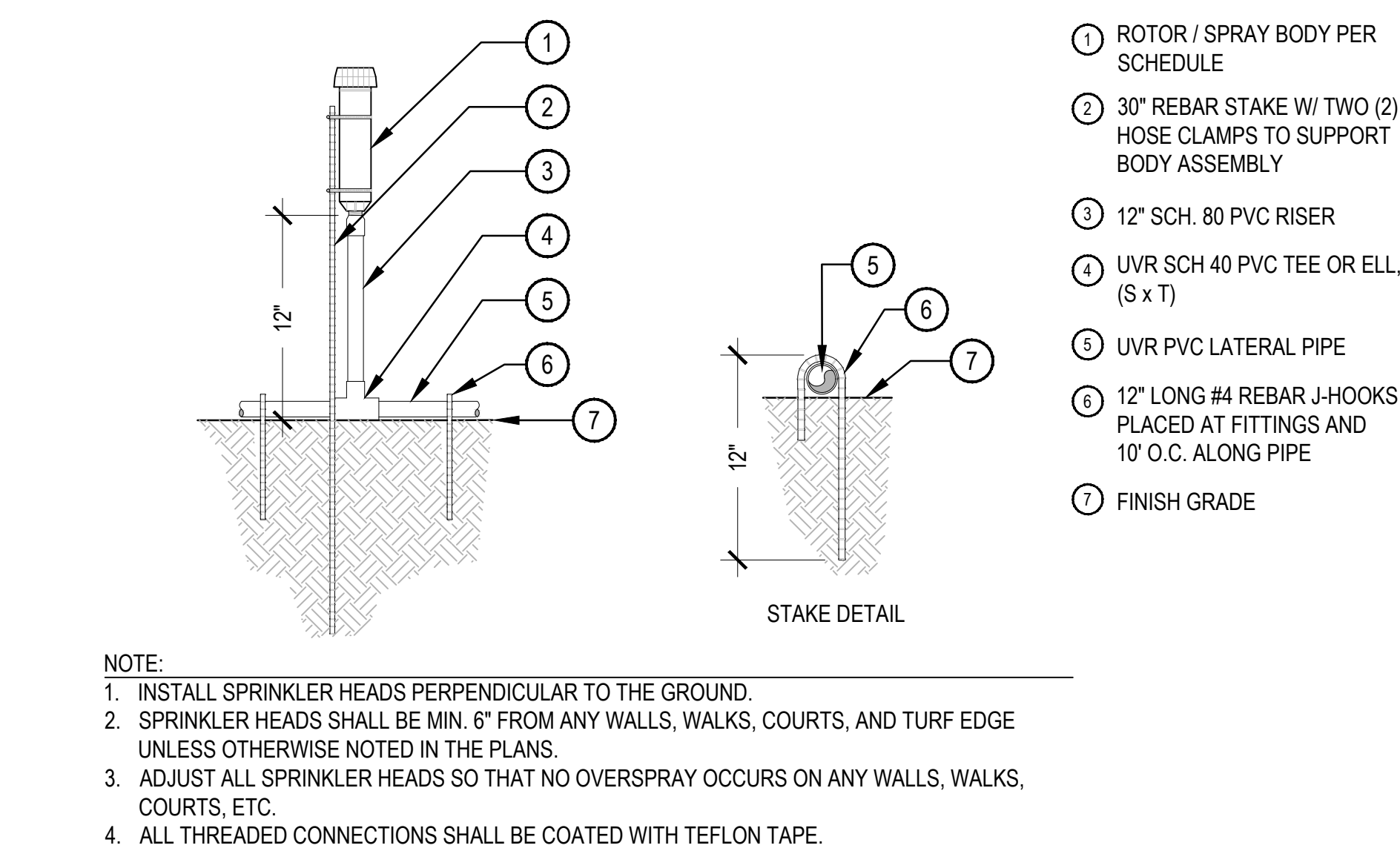
7 CONTROL VALVE - TEMPORARY IRRIGATION SCALE: NTS



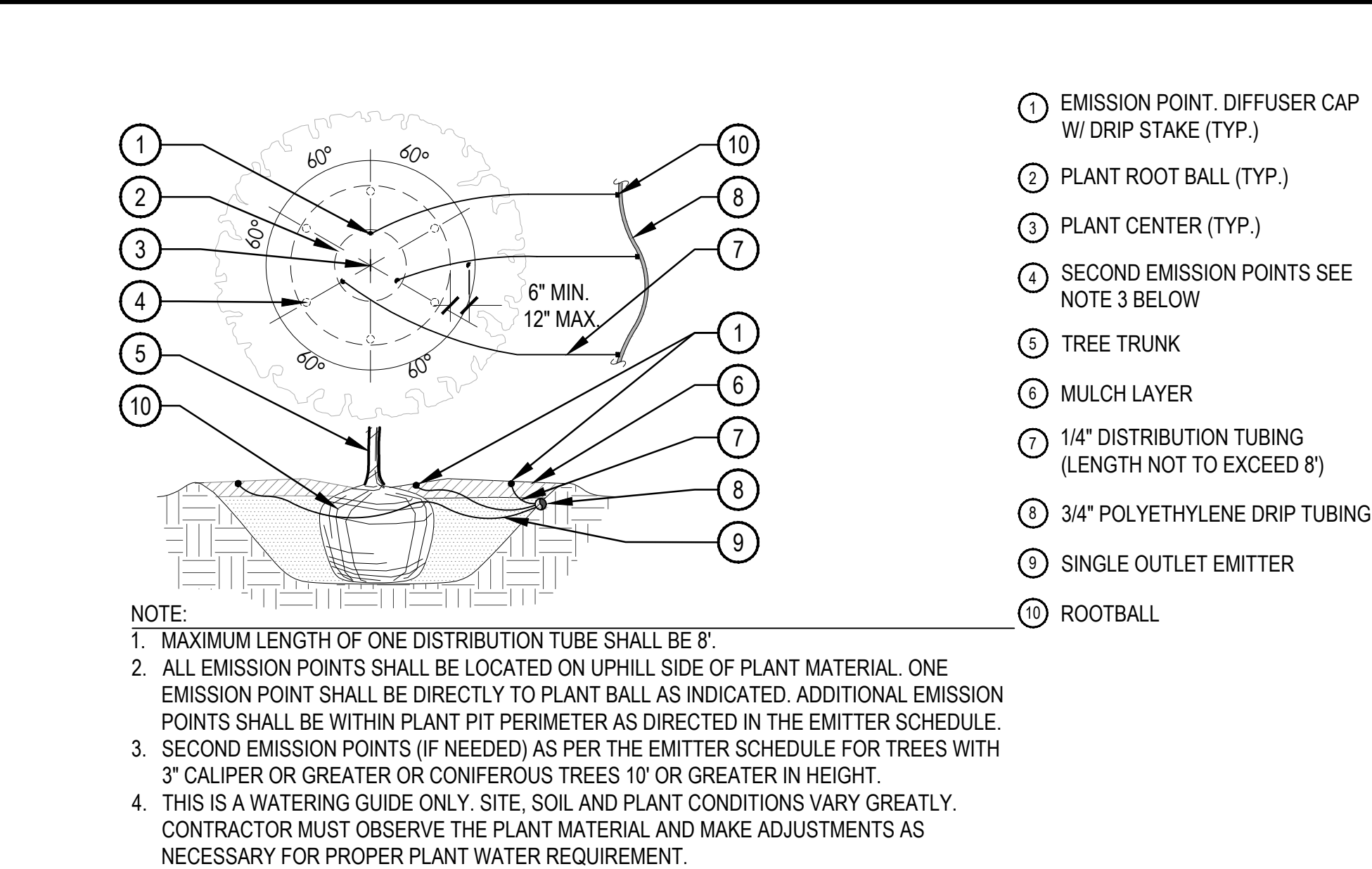
2 SINGLE OUTLET EMITTER PLACEMENT SCALE: NTS



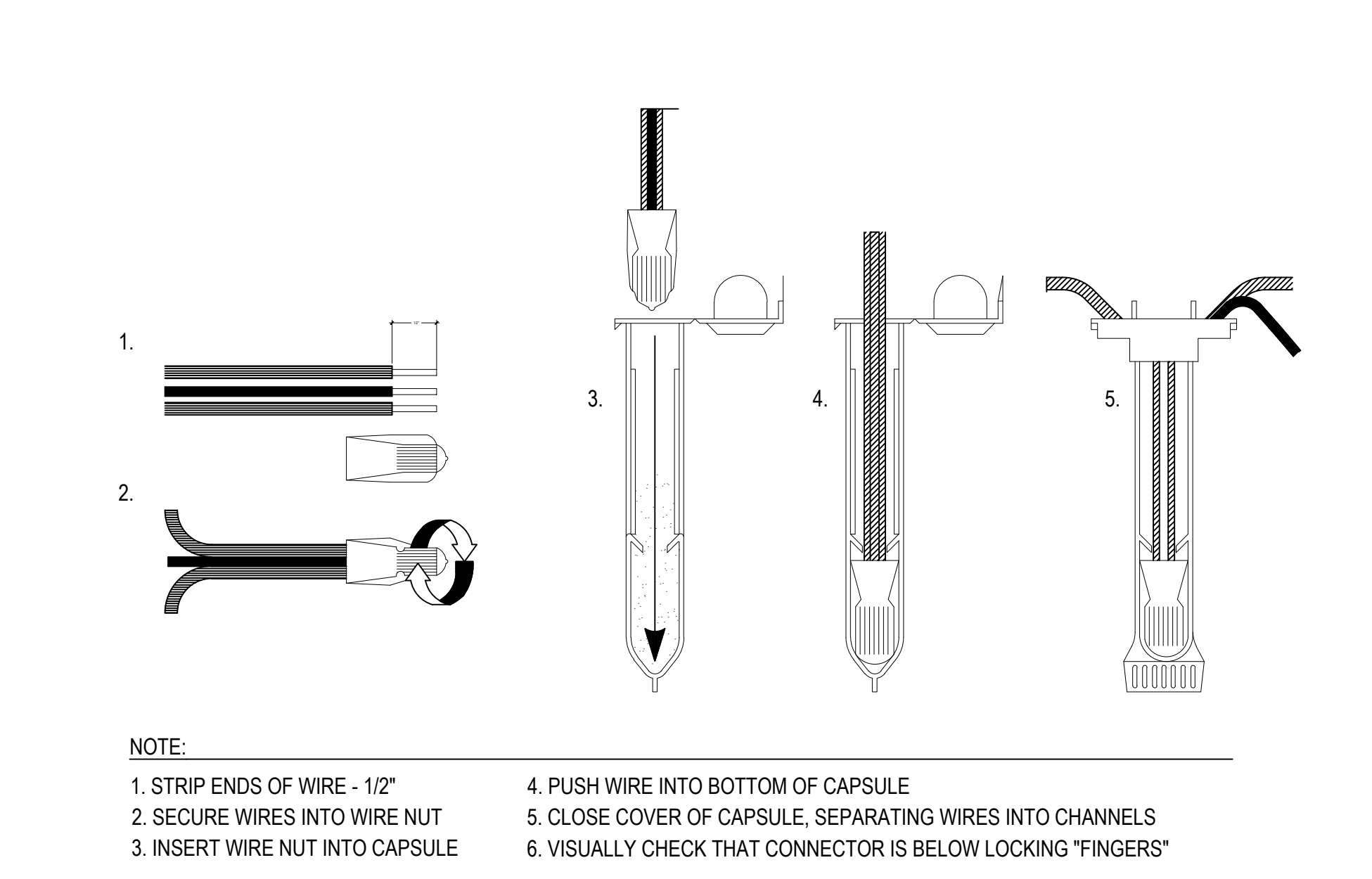
5 FLUSH VALVE W/ OPERATIONAL INDICATOR SCALE: NTS



8 ROTOR / SPRAY HEAD ON RISER SCALE: NTS



3 TREE EMITTER PLACEMENT SCALE: NTS



6 DIRECT BURY WIRE SPlice SCALE: NTS

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.

STACEY WEAKS, PLA 05/28/2026
STATE OF COLORADO LICENSE L.A. #: LA.0000609

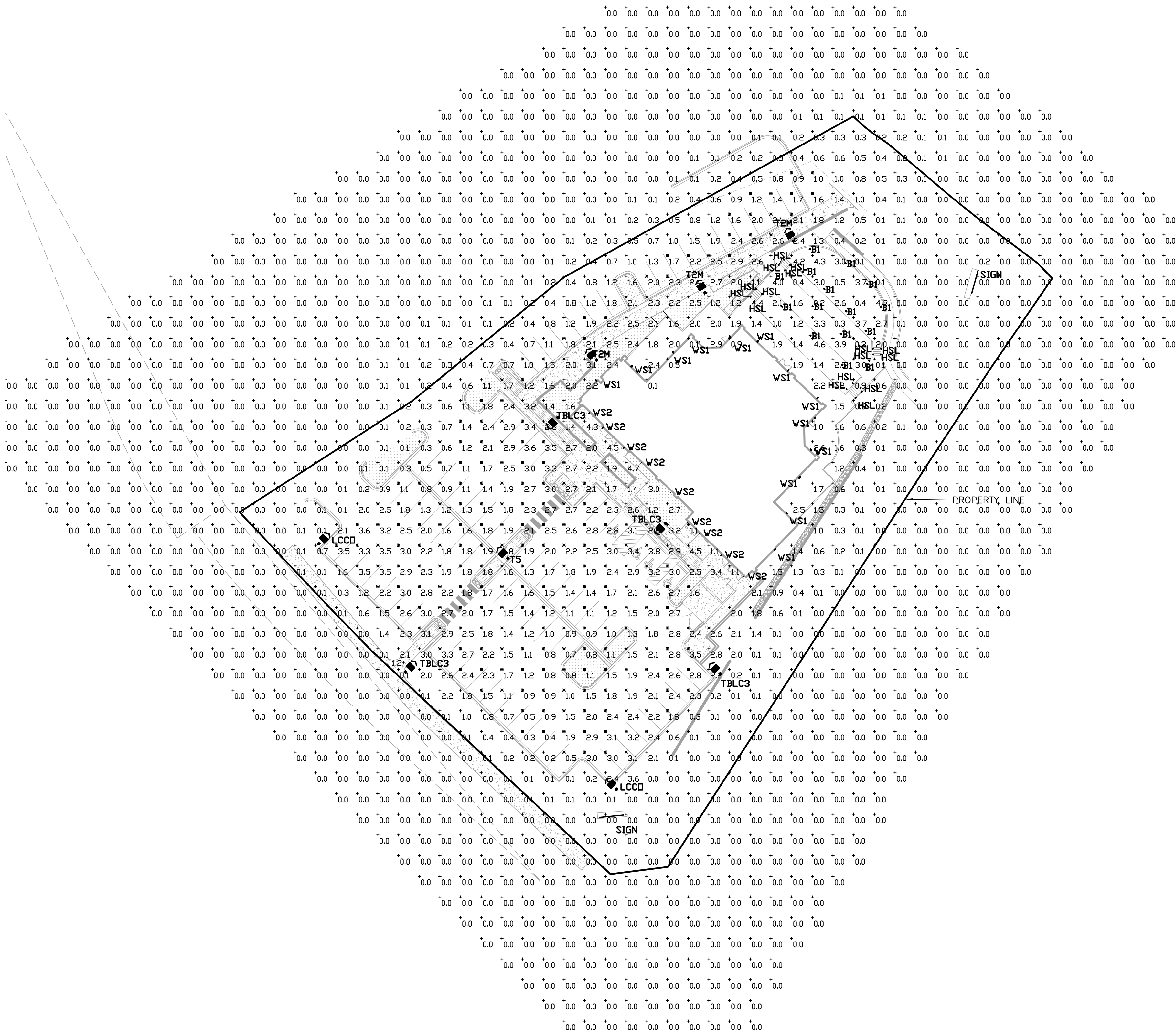
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES DATE

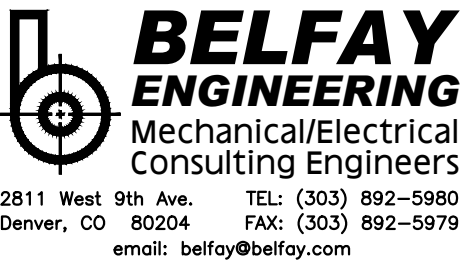
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File Name: S:\Drawings\2025\Castle Rock Collective Restaurant - 25042\Belfay\Drawings\Photometric\25042 - civil CDs.dwg



- GENERAL NOTES**
1. LIGHT LOSS FACTOR IS SET AT 1, REFER TO LUMINAIRE SCHEDULE.
 2. THE MONUMENT SIGN SHALL OPERATE AT 30% ILLUMINATION AT NIGHT FROM 1 HOUR AFTER CLOSING TO 1 HOUR PRIOR TO OPEN AND AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. SIGN SHALL BE CONTROLLED BY TIMECLOCK WITH 0-10V DIMMING. PARKING AREA LIGHTS OPERATE AT 30% ILLUMINATION AT NIGHT FROM 1 HOUR AFTER CLOSING TO 1 HOUR PRIOR TO OPEN AND AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. ALL OTHER EXTERIOR LIGHTS SHALL OPERATE AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. ALL EXTERIOR LIGHTS SHALL ALSO BE CONTROLLED VIA PHOTOCELL TO PREVENT LIGHTS FROM OPERATING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE.
 3. PARKING LOT SHALL BE ILLUMINATED WITH POLE MOUNTED LUMINAIRES AT 25' TO PROVIDE SAFE ACCESS FOR PEDESTRIANS AND VEHICLES. PATIO AND LAWN SHALL BE ILLUMINATED WITH BOLLARD, STEP, AND WALL MOUNTED SURFACE LIGHTS TO PROVIDE ILLUMINATION FOR OUTDOOR DINING AND WAITING.
 4. ALL LUMINAIRES SHALL BE FULL CUT OFF FIXTURES AIMED AWAY FROM ADJACENT PROPERTIES, CORNER CUT OFF FIXTURES WILL BE USED TO KEEP ILLUMINATION WITHIN THE PROPERTY.
 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.

LEGEND	
Symbol	Label
	T2M
	TBL C3
	WS1
	WS2
	B1
	HSL
	T2M
	LCCD
	SIGN



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.

TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

CASTLE ROCK COLLECTIVE
public improvement construction plans
PHOTOMETRIC PLANS

CASTLE PARK PROPERTIES
834 S PERRY ST., STE 215F
CASTLE ROCK, CO 80104

ISSUE DATE: 06/25/26

REVISIONS		BY
DATE		

DESIGNED BY: JPV

DRAWN BY: JPV

JOB NUMBER: 25042

SHEET NUMBER:

29

30 of 31





d-series

D-Series Size 0

LED Area Luminaire



Specifications

EPA: 0.44 ft
(0.04 m)

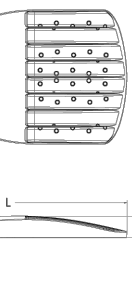
Length: 26.18"
(0.65 m)

Width: 14.06"
(0.35 m)

Height H1: 2.26"
(0.10 m)

Height H2: 7.46"
(0.19 m)

Weight: 22 lbs
(0.84 kg)



cs Design Selection indicated by the color background.

Ordering Information

DS10 LED

Series	LEDs	Color temperature	Color Rendering Index	Installation	Voltage	Mounting	
DS10LE	Forward optics						
	P1	30K	3000K	70CRI	AIR	Automotive track new	
	P2	P6	40K	6000K	70CRI	15W 12V 1-pin	
P3	P7	50K	5000K	70CRI	15W 12V 1-pin		
Retarded optics	P1	2700K	60CRI	18G	1-pin 1/8" long		
	P10	P11	30K	3000K	60CRI	18G	1-pin 1/8" long
	P12	P13	40K	4000K	60CRI	18G	1-pin 1/8" long
P14	P15	40K	4000K	60CRI	18G	1-pin 1/8" long	
P16	P17	50K	5000K	60CRI	18G	1-pin 1/8" long	
P18	P19	50K	5000K	60CRI	18G	1-pin 1/8" long	
P20	P21	50K	5000K	60CRI	18G	1-pin 1/8" long	
P22	P23	50K	5000K	60CRI	18G	1-pin 1/8" long	
P24	P25	50K	5000K	60CRI	18G	1-pin 1/8" long	
P26	P27	50K	5000K	60CRI	18G	1-pin 1/8" long	
P28	P29	50K	5000K	60CRI	18G	1-pin 1/8" long	
P30	P31	50K	5000K	60CRI	18G	1-pin 1/8" long	
P32	P33	50K	5000K	60CRI	18G	1-pin 1/8" long	
P34	P35	50K	5000K	60CRI	18G	1-pin 1/8" long	
P36	P37	50K	5000K	60CRI	18G	1-pin 1/8" long	
P38	P39	50K	5000K	60CRI	18G	1-pin 1/8" long	
P40	P41	50K	5000K	60CRI	18G	1-pin 1/8" long	
P42	P43	50K	5000K	60CRI	18G	1-pin 1/8" long	
P44	P45	50K	5000K	60CRI	18G	1-pin 1/8" long	
P46	P47	50K	5000K	60CRI	18G	1-pin 1/8" long	
P48	P49	50K	5000K	60CRI	18G	1-pin 1/8" long	
P50	P51	50K	5000K	60CRI	18G	1-pin 1/8" long	
P52	P53	50K	5000K	60CRI	18G	1-pin 1/8" long	
P54	P55	50K	5000K	60CRI	18G	1-pin 1/8" long	
P56	P57	50K	5000K	60CRI	18G	1-pin 1/8" long	
P58	P59	50K	5000K	60CRI	18G	1-pin 1/8" long	
P60	P61	50K	5000K	60CRI	18G	1-pin 1/8" long	
P62	P63	50K	5000K	60CRI	18G	1-pin 1/8" long	
P64	P65	50K	5000K	60CRI	18G	1-pin 1/8" long	
P66	P67	50K	5000K	60CRI	18G	1-pin 1/8" long	
P68	P69	50K	5000K	60CRI	18G	1-pin 1/8" long	
P70	P71	50K	5000K	60CRI	18G	1-pin 1/8" long	
P72	P73	50K	5000K	60CRI	18G	1-pin 1/8" long	
P74	P75	50K	5000K	60CRI	18G	1-pin 1/8" long	
P76	P77	50K	5000K	60CRI	18G	1-pin 1/8" long	
P78	P79	50K	5000K	60CRI	18G	1-pin 1/8" long	
P80	P81	50K	5000K	60CRI	18G	1-pin 1/8" long	
P82	P83	50K	5000K	60CRI	18G	1-pin 1/8" long	
P84	P85	50K	5000K	60CRI	18G	1-pin 1/8" long	
P86	P87	50K	5000K	60CRI	18G	1-pin 1/8" long	
P88	P89	50K	5000K	60CRI	18G	1-pin 1/8" long	
P90	P91	50K	5000K	60CRI	18G	1-pin 1/8" long	
P92	P93	50K	5000K	60CRI	18G</		

LUMINIS

SN805
SCENA
WALL

PROJECT NAME:

QUANTITY:

TYPE: WS1, WS2

ORDERING CODE:

Technical drawing of the SN805 SCENA WALL light fixture. It includes a top view showing a circular face with a diameter of 120mm and a side view showing a height of 40mm. Callouts 1 through 6 point to specific features: 1. Corrosion resistant diecast aluminum housing, 2. Integrated standard 0-10V driver, 3. Precision LEDs with individual lenses for downward asymmetric light, 4. Clear tempered glass, 5. Sealed enclosure with durable gaskets, 6. All hardware in stainless steel.

- ① Corrosion resistant diecast aluminum housing.
- ② Integrated standard 0-10V driver.
- ③ Precision LEDs with individual lenses for downward asymmetric light.
- ④ Clear tempered glass.
- ⑤ Sealed enclosure with durable gaskets.
- ⑥ All hardware in stainless steel.

Image of the SN805 SCENA WALL light fixture, showing its circular, metallic finish and the clear tempered glass lens.

SN805

MATERIALS

Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRIC DRIVER

Standard driver is 0-10V dimming-ready (min. dim 10%) * with: 100-277 multi-volt compatibility, operating temperature range of -30°C/-22°F to 60°C/140°F, over current and output short circuit protection.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI.
70% LED Lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas.
Wavelengths: 600nm to 620nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction, polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL certified to Canadian and USA, safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

* L12324 light output drops to max. 2% (dim-to-off)

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.luminis.com/technical/warranty/>

MOUNTING

Scena is designed for ease of access and installation. The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3/5" (89mm) C/C mounting holes.

MEASUREMENTS

Diagram showing the mounting plate dimensions and maximum weight. The mounting plate is circular with a diameter of 120mm (Ø120) and a height of 40mm. The maximum weight is 3.6lbs (1.6kg). The mounting plate is shown with a 2.37" (59.4mm) mounting hole spacing.

LUMINIS.COM

361 First Street NE • Fargo, ND 58102 • Phone: (505) 683-8872 | Email: info@luminis.com
260 Lakeside, Pointe-Claire (QC) Canada H9R 5L5

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SN805
Rev. 05/2023

Page 1 of 3

Model: WL-LED100

LEDme® Step Light

Responsible Lighting®

PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid die-cast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 5400lm hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated. Protected against high pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 Year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed, input voltage: 120V or 277VAC 50/60Hz

Light Source: 2700K or 3000K CCT Samsung HW AC High Power LED, CR: 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-box with minimum inside dimensions of 3 1/8" x 2 1/8" x 2 1/8"
Includes bracket for J-box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NVELV-300 & NTELV-600,
Lutron MeteringPlus 400, Lutron Elva DVELV-300P
Lutron Skylark, SELV-300P, Lutron Maelveo MAELV-400

Standards: IP66, UL & cUL Listed for wet locations,
Type 2 JAB-2100 compliant.

ORDER NUMBER

120V Model #	Light Color	Finish
27	Warm 2700K	BK Black on Aluminum
AM	White 3000K	BN Brushed Nickel on Aluminum
WL-LED100 120V	C Amber 6100m	BZ Bronze on Aluminum
BL	Blue 4500m	GH Graphite on Aluminum
DL	Blue 4500m	SS Stainless Steel
		WT White on Aluminum
27	Warm 2700K	
AM	White 3000K	
WL-LED100 120V	C Amber 6100m	BBR Bronze on brass

277V Model #	Light Color	Finish
27	Warm 2700K	BK Black on Aluminum
AM	White 3000K	BN Brushed Nickel on Aluminum
WL-LED100 277V	C White 6100m	BZ Bronze on Aluminum
BL	Blue 4500m	GH Graphite on Aluminum
DL	Blue 4500m	SS Stainless Steel
		WT White on Aluminum

*Brushed Nickel Finish is for interior use only

Example: WL-LED100F-BL-SS

waclighting.com
Phone (800) 526-5588
Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

Specification Sheet

Lumenpulse
BOLLARD

Project Name _____

Qty _____

Type **B1** Catalog / Part Number _____

Single head option shown

Distributions

Color and Color Temperature

Control

ON/OFF 0-10V LT

Ratings

IP66 (optical chamber) IK04 (lens) IK10 (frame)
*R10 polycarbonate lens options available, standard factory.

Certifications

Description

The Lumenpulse Lumenblade Bollard is an outdoor LED luminaire that uses a rectilinear version of the Lumenpro light engine to create a continuous line of light. Options include heights of either two-foot, three-foot, with a Single or Dual head. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment with DarkSky approval, low outputs, and a BUG rating of 0.

Features

Mounting	Single head. Dual head. Umb bracket
Height	2 ft, 3 ft
Distributions	Type II, Type II (with or without backlight shield), Type V, Type V (square)
Optical Option (factory installed)	Louver
Color and Color Temperature	True Amber 585nm 595nm (Turtle-Firefly), 2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Vibration Rating	Meets ANSI C136.31-2018 vibration rating for Bridge & Overpass applications
Options	Vibration Rated for Bridge and Overpass, Corrosion-Resistant Coating for Hostile Environments, Surge Protection, Photocentric CB Button Type, Ground Fault Duplex Receptacle, Duplex Receptacle with USB A and USB C
Warranty	5 year limited warranty
Performance	
Output (Nominal Lumen)	Minimum 200lm (single head) / Maximum 2000lm (dual head)
Efficacy	Up to 86 lm/W (n10 lumen output, 4000K, CR 70+ / Type III)
Color Rendering	3 SDCM for CR 70+, 2 SDCM for CR 80+ and CR 90+

lumenpulse™

1000 West 10th Street, Longview, TX 75601 USA | 817.697.3005 | 1.800.597.3005 | info@lumenpulse.com

www.lumenpulse.com | www.lumenpulse.com/products/bollard

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7

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.

TYLER SANDT
COLORADO P.E., 60252

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES	DATE
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