PUBLIC IMPROVEMENT CONSTRUCTION PLANS

BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8,TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER
CD26-0032

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CASTLE ROCK WATER
175 KELLOG COURT
CASTLE ROCK, CO 80109
TEL: (720) 733-6000

TOWN OF CASTLE ROCK PUBLIC WORKS
4175 CASTLETON COURT
CASTLE ROCK, CO 80109
TEL: (720) 733-2462

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE OWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE(1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY, OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING 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 THE DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0306G DATED MARCH 16, 2016 AND FIRM PANEL NO. 08035C0193G DATED MARCH 16, 2016.
20. DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 ¼" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAFE STREET.
ELEVATION = 6495.27 (NAVD 88).
21. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°29'00" EAST, AND MONUMENTED AS SHOWN HEREON.
22. THE DEVELOPER OF THE PROJECT SHALL NOT UTILIZE BLASTING TO CONSTRUCT THE FOURTEEN (14) HOMES LOCATED ON THE SOUTHERN BOUNDARY OF THE PROJECT IMMEDIATELY ADJACENT TO THE CASTLE WOOD RANCH NEIGHBORHOOD AS SHOWN ON THE SITE DEVELOPMENT PLAN AS BLOCK 10, LOTS 1-10 AND BLOCK 12, LOTS 1-4.
23. ANY FILL ON OSD/PLD WILL NEED TO BE COMPACTED IN MAX 8" LIFTS, A MINIMUM OF 95%+DENSITY AND INSPECTION, COMPACTION TEST RESULTS WILL NEED TO BE SUPPLIED TO THE TOWN. FOLLOWING GRADING, AS-BUILT SURVEYS FOR OSD AND PLD WILL NEED TO BE PROVIDED TO TOWN.
24. GRADING SHOWN HERON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWNS TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.
25. IF VEGETATION IS TO BE REMOVED DURING THE MIGRATORY BIRD SEASON (MID-AUGUST THROUGH FEBRUARY) A MIGRATORY BIRD SURVEY SHALL BE CONDUCTED.
26. ADJACENT TOWN OPEN SPACE SHALL BE PROTECTED AND SHALL NOT BE USED FOR CONSTRUCTION ACCESS OR STAGING. THE WESTERN PROPERTY LINE AND NORTHERN SLOPE EASEMENT BOUNDARY SHALL BE FENCED WITH ORANGE CONSTRUCTION FENCING (OR SILT FENCE IF REQUIRED BY TESC). FENCING SHALL BE REGULARLY INSPECTED DURING CONSTRUCTION AND REPAIRED AS NEEDED.



VICINITY MAP
1" = 2000'

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INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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

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

FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE/DESCRIPTION

BASIS OF BEARINGS:

THE EASTERLY BOUNDARY OF TRACT J, FOUNDERS VILLAGE FILING NO. 24, BEING MONUMENTED AT BOTH ENDS BY A 1" BRASS DISK STAMPED "AZTEC LS 38064", ASSUMED TO BEAR SOUTH 00°42'30" EAST, A DISTANCE OF 658.39 FEET.

BENCHMARK:

DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 ¼" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAGE STREET.

ELEVATION = 6495.27 (NAVD 88).

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VARIANCE REQUEST

FCO#	DATE	PURPOSE/DESCRIPTION
TCV25-0061	APPROVED 12-18-25	WATER SERVICE LINE MINIMUM PROPERTY LINE SETBACK IS 1 FT
TCV25-0077	APPROVED 01-20-26	UPRIGHT JUNIPERS WILL COUNT TOWARDS THE INTERNAL TREE REQUIREMENT
TCV25-0078	APPROVED 01-20-26	LARGE SHRUBS AND SMALL TREES ARE ALLOWED IN THE WET UTILITY EASEMENTS
TCV25-0079	APPROVED 01-20-26	TREES ON PRIVATE LOTS WILL COUNT TOWARDS THE TREE REQUIREMENT

NOTE: THE PROPOSED PROJECT WILL NOT MODIFY EXISTING FLOODPLAINS AS THERE ARE NONE WITHIN THE PROPERTY BOUNDARY.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 17026.007

NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
COVER SHEET

SHEET
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STREET CONSTRUCTION NOTES

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

LANDSCAPE NOTES

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

SIGNAGE AND STRIPING NOTES

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

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "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 ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE.
   - ALL DESIGNATED FIRE LANES AND FIRE HYDRANTS SHALL BE ACCOMPANIED WITH CURB MARKINGS IN IN A WEATHER-RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
   - CURBING SHALL BE LABELED, "NO-PARKING - FIRE LANE" IN ALL UPPER-CASE LETTERS.
   - LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB.
   - RB MARKINGS FOR A 15 FOOT DISTANCE ON EITHER SIDE OF THE LOCATION OF A HYDRANT, MEASURED AT THE CURB PERPENDICULAR (IN LINE), TO THE HYDRANT ARE REQUIRED AT ALL TIMES REGARDLESS OF ROAD WIDTH.
   - LETTERING SHALL BE LOCATED NO MORE THAN FIFTY FEET (50') APART AND WITHIN FIVE FEET (5') OF THE BEGINNING AND END OF ANY FIRE LANE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

WATERLINE CONSTRUCTION NOTES

1. ALL WATERLINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16" AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AN AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AD AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10",14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTING SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE, AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE F 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAD BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY, OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. 20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
    - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
    - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
    - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
    - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

IRRIGATION NOTES

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

STORM DRAINAGE CONSTRUCTION NOTES

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

SANITARY SEWER CONSTRUCTION NOTES

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

TRACER WIRE INSTALLATION NOTES

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

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

Redland
WHERE GREAT PLACES BEGIN
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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 17026.007

NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
GENERAL NOTES

SHEET
2 OF 88

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ENGINEER'S NOTES

1. PROJECT CONTROL/BENCHMARK:

   DOUGLAS COUNTY CONTROL POINT NUMBER 4.004007 BEING A 3 ¼" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE 650 FEET MORE OR LESS EAST OF AUTUMN SAGE STREET.

   ELEVATION = 6495.27 (NAVD 88).

   ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE PROJECT BENCHMARK. HORIZONTAL CONTROL, INCLUDING THE BASIS OF BEARING, SHALL BE IN ACCORDANCE WITH THE FINAL SUBDIVISION PLAT FOR THIS PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING THE PROJECT BENCHMARK AND OTHER SURVEY MONUMENTS AND SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY INADVERTENTLY DISTURBED OR DAMAGED MONUMENTS AND SHALL HAVE THEM REESTABLISHED AND REPLACED BY A REGISTERED LAND SURVEYOR.
3. THE CONTRACTOR SHALL COMPLY, AND PERFORM WORK IN ACCORDANCE, WITH THE REQUIREMENTS OF THE GEOTECHNICAL (SOILS) REPORT(S) PREPARED FOR THIS PROJECT. GEOTECHNICAL INFORMATION FOR THIS PROJECT IS BASED ON THE REPORT GEOTECHNICAL AND PRELIMINARY GEOTECHNICAL INVESTIGATION BY A.G. WASSENAAR INC. DATED OCTOBER 2018. IN THE EVENT OF A DISCREPANCY BETWEEN THE GEOTECHNICAL REQUIREMENTS AND JURISDICTIONAL REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL BE FOLLOWED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND GEOTECHNICAL ENGINEER IN THE EVENT THAT A DISCREPANCY OCCURS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING, AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. TESTING RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE APPLICABLE GOVERNING AGENCIES REQUIREMENTS.
5. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE ENGINEER (REDLAND) TIMELY UPON COMPLETION OF EACH PHASE OF THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS.
7. IN THE EVENT THE CONTRACTOR ALLOWS, AUTHORIZES, APPROVES OR CONSTRUCTS ITEMS THAT DIFFER FROM THE APPROVED PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, WITHOUT WRITTEN APPROVAL BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LIABILITY ARISING FROM SUCH CHANGES.
8. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER NEEDED ACTION TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED ONLY TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE GOVERNING JURISDICTION HARMLESS FOR ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE, PASSABLE ACCESS TO PRIVATE PROPERTIES ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
12. THE TYPE, SIZE, LOCATION, AND NUMBER OF UNDERGROUND UTILITIES ARE APPROXIMATE WHERE SHOWN ON THE PLANS AND WERE TAKEN FROM RECORDS OF THE CONTROLLING AGENCIES AND/OR FROM MARKINGS IN THE FIELD BY AN AGENCY AND/OR UTILITY LOCATING CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK AND PARTICIPATE IN THE RESOLUTION OF ANY CONFLICTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
13. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (CALL 811 OR 1-800-922-1987). THE CONTRACTOR SHALL ALSO NOTIFY OTHER APPLICABLE UTILITY COMPANIES TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ENGINEER'S NOTES (CONTD)

14. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO COORDINATE SCHEDULES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
15. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED IN THE EROSION CONTROL AND/OR STORMWATER MANAGEMENT PLANS. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HOWEVER, REMOVALS SHALL NOT OCCUR UNTIL THE GOVERNING JURISDICTION HAS GIVEN APPROVAL TO REMOVE ANY OF THE MEASURES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC OR PRIVATE STREETS OF MUD AND DEBRIS, DUE TO CONSTRUCTION ACTIVITIES, ON A DAILY BASIS OR AS DIRECTED BY GOVERNING JURISDICTION PERSONNEL.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB AND GUTTER, SIDEWALK, LANDSCAPING, IRRIGATION, SIGNAGE, STRIPING, AND UTILITIES.
18. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80246-1530, ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3590.
19. IF DEWATERING IS TO BE USED TO INSTALL UTILITIES OR CONSTRUCT IMPROVEMENTS, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED IF DISCHARGE IS INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.
20. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE APPROPRIATE EDITION OF THE GOVERNING JURISDICTION DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS, THE STORMWATER MANAGEMENT PLAN, AND ALL REQUIRED PERMITS.
21. ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING LOCAL AGENCY CURRENT AT THE DATE OF CONSTRUCTION PLAN APPROVAL. FOR ELEMENTS OF WORK NOT COVERED BY LOCAL AGENCY STANDARDS AND SPECIFICATIONS, ALL CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE EDITION OF THE STANDARDS AND SPECIFICATIONS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, AND INDUSTRY STANDARDS AS APPLICABLE. REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, THE ENVIRONMENTAL PROTECTION AGENCY AND THE U.S. ARMY CORPS OF ENGINEERS, SHALL ALSO BE FOLLOWED AS THEY RELATE TO THE WORK.
22. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ALL TRAFFIC CONTROL DEVICES, STRIPING, AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
23. ALL STATIONING IS ON CENTERLINE UNLESS OTHERWISE NOTED. CENTERLINE, RIGHTS-OF-WAY (R.O.W.), PROPERTY LINE, AND EASEMENT DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO THE FINAL SUBDIVISION PLAT FOR PROJECT HORIZONTAL CONTROL.
24. ALL ELEVATIONS IN PLAN VIEW ARE ALONG FLOWLINE UNLESS OTHERWISE NOTED. WHERE SHOWN, 'TC' REPRESENTS TOP-OF-CURB ELEVATION ALONG CURB AND GUTTER OR BACK-OF-WALK ELEVATION ALONG COMBINATION CURB, GUTTER AND WALK.
25. CROSS PANS ARE 8-FEET IN WIDTH UNLESS OTHERWISE NOTED.
26. WATER MAIN LENGTHS ARE FROM CENTER OF FITTING (EXCLUDING GATE VALVES) TO CENTER OF FITTING UNLESS OTHERWISE NOTED.
27. STORM AND SANITARY SEWER MAIN LENGTHS ARE FROM CENTER OF STRUCTURE/MANHOLE TO CENTER OF STRUCTURE/MANHOLE. SANITARY SEWER AND STORM SEWER MANHOLES ARE 4-FOOT DIAMETER UNLESS OTHERWISE NOTED.
28. STORM INLET STATIONING/OFFSET REFERENCE IS AT THE INTERSECTION OF FLOWLINE AND THE CENTER OF STRUCTURE.
29. STORM INLETS LOCATED ALONG CURB SHALL BE CONSTRUCTED WITH TOP OF BOX AT SAME GRADE AS EXTENDED TOP-OF-CURB GRADE, UNLESS OTHERWISE NOTED.
30. THE CLIENT, CONTRACTOR AND SUBCONTRACTOR SHOULD IMMEDIATELY NOTIFY THE CONSULTANT OF ANY CONDITIONS OF THE PROJECT THAT THEY BELIEVE DO NOT COMPLY WITH THE CURRENT STATE OF THE ADA AND/OR FHAA.

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- WATER LINE
- RAW WATER LINE
- NON-POTABLE WATER LINE
- IRRIGATION LINE
- SANITARY SEWER
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- FIBER OPTICS LINE
- OVERHEAD ELECTRIC LINE
- CABLE TELEVISION
- CONTOUR MAJOR
- CONTOUR MINOR
- 100YR FLOOD PLAIN
- FEMA FLOOD PLAIN
- FLOOD HAZARD AREA DELINEATION
- WATERS OF THE U.S.

PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER (CATCH)
- CURB AND GUTTER (SPILL)
- SIDEWALK
- STORM SEWER
- SANITARY SEWER
- TRENCH DRAIN
- WATER LINE
- IRRIGATION LINE
- NONPOTABLE WATER LINE
- RAW WATER LINE
- MANHOLE w/ DIA. (FT.)
- INLET
- FLARED END SECTION
- WATER BEND
- WATER CROSS
- WATER TEE
- WATER REDUCER
- WATER VALVE
- FIRE HYDRANT
- PLUG/CAP
- SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION)
- WATER SERVICE (* INDICATES NON-TYPICAL LOCATION)
- UTILITY CROSSING
- UNDERDRAIN w/ SIZE (IN.)
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- LIMITS OF CONSTRUCTION / SAWCUT
- PEDESTRIAN ACCESSIBLE ROUTE
- LOT TYPE
- LINE OF SIGHT
- OVER FLOW ARROW

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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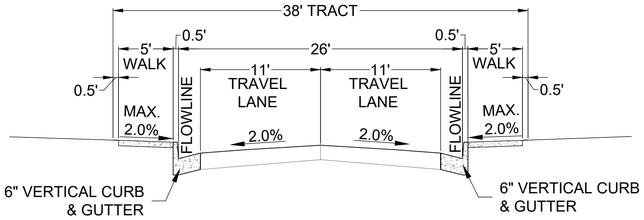
DATE	NO.	NOTES
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PROJECT NO. 17026.007

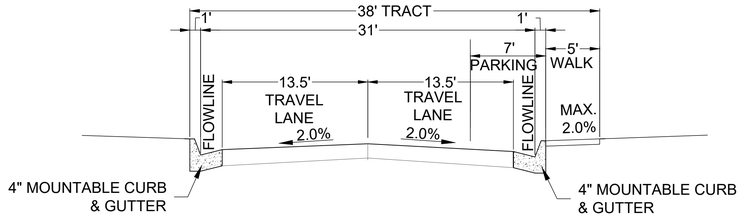
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
GENERAL NOTES

SHEET
3 OF 88

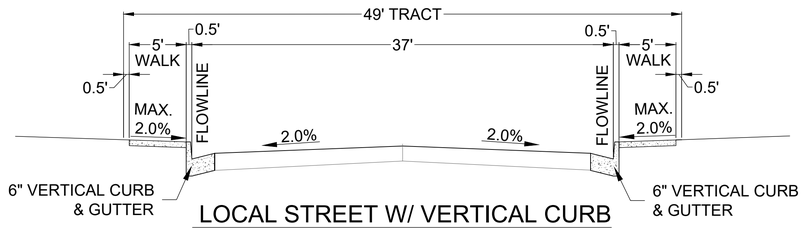
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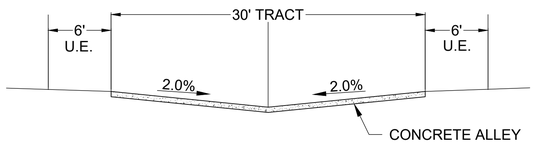
LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING



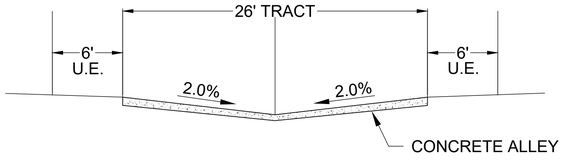
LOCAL STREET W/ MOUNTABLE CURB
(PRIVATE)
PARKING PERMITTED ON ONE SIDE OF STREET ONLY



LOCAL STREET W/ VERTICAL CURB
(PRIVATE)
NO PARKING



30' ALLEY
(PRIVATE)
NO PARKING



26' ALLEY
(PRIVATE)
NO PARKING

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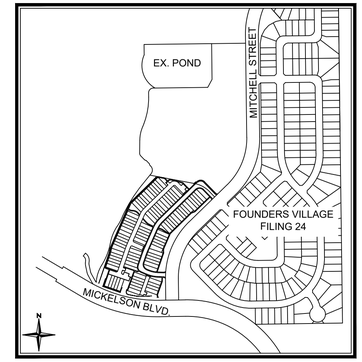
PROJECT NO 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
TYPICAL SECTIONS

SHEET
4 OF 88

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KEY MAP
N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

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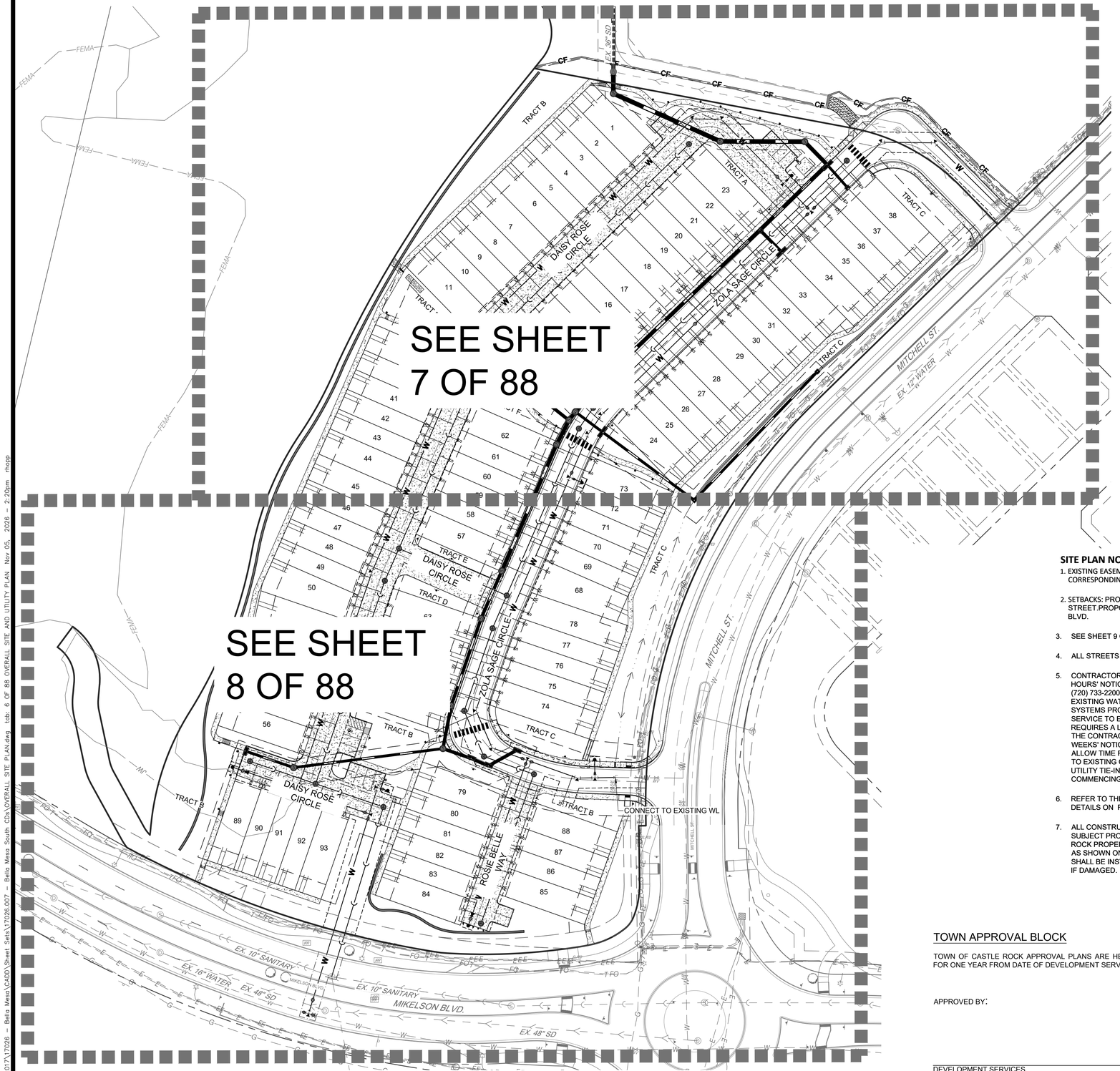
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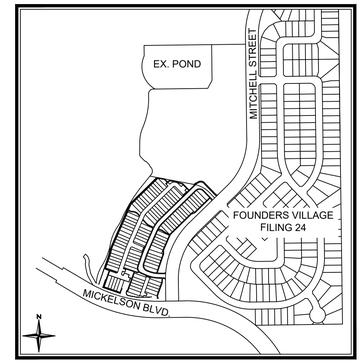
PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DEMOLITION PLAN

SHEET
5 OF 88

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- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED LOT SETBACK
- PROPOSED ROADWAY SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL
- PROPOSED SAW CUT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
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- PROPOSED SWALE LINE

SITE PLAN NOTES

1. EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.
2. SETBACKS: PROPOSED 15' MINIMUM LOT SETBACK ALONG MITCHELL STREET.PROPOSED 20' MINIMUM LOT SETBACK ALONG MIKELSON BLVD.
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TRAVIS FRAZIER, PE #45342 DATE
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N

0 25 50 100
SCALE: 1" = 50'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

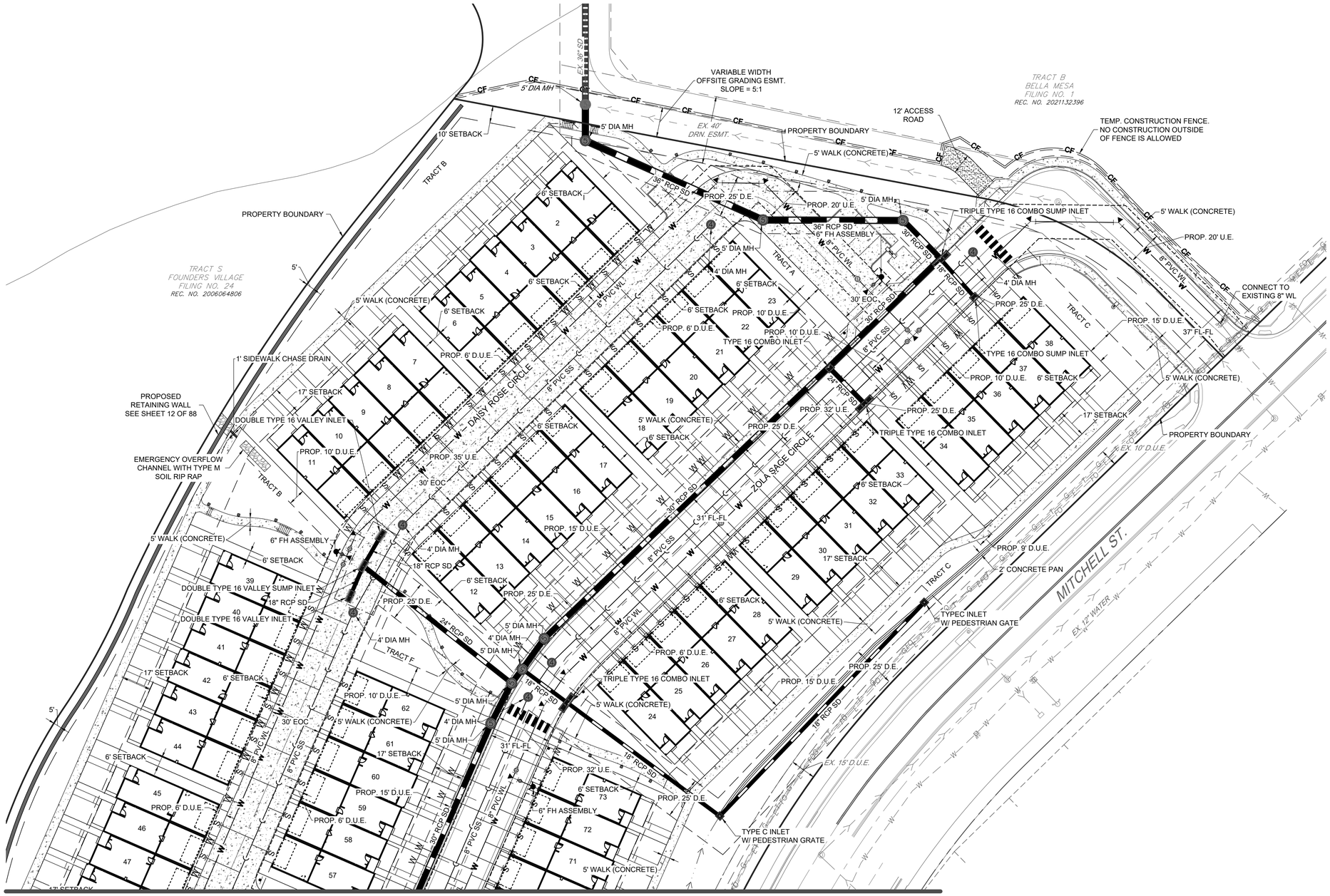
PROJECT NO: 17026.007

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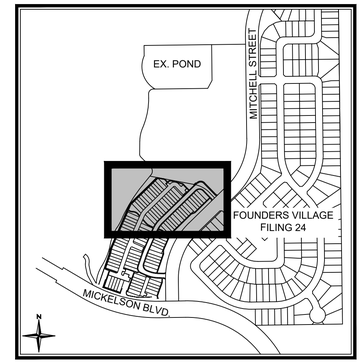
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
OVERALL SITE AND UTILITY PLAN

SHEET
6 OF 88

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MATCHLINE - SEE SHEET 8 OF 88



KEY MAP

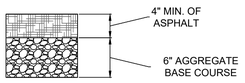
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- CONCRETE
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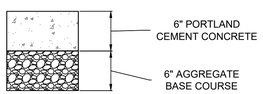
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- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE



TYPICAL ON-SITE ASPHALT PAVEMENT SECTIONS

NOTE: PLEASE REFER TO THE GEOTECHNICAL SITE DEVELOPMENT STUDY FOR PROPOSED RESIDENTIAL DEVELOPMENT BELLA MESA SOUTH FINAL INVESTIGATIONS PROJECT NO 185399, PREPARED BY A.G. WASSENAAR ON OCTOBER 10, 2018. THE FINAL PAVEMENT DESIGN REPORT WILL BE PREPARED BY A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER AND, APPROVED BY THE TOWN OF CASTLE ROCK, PRIOR TO PAVING OPERATIONS, WHICH COULD ALTER THE PAVEMENT SECTION REQUIRED.



TYPICAL ON-SITE CONCRETE PAVEMENT SECTIONS

SITE PLAN NOTES

1. EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.
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LITTLETON, CO 80120

N

0 15 30 60

SCALE: 1" = 30'

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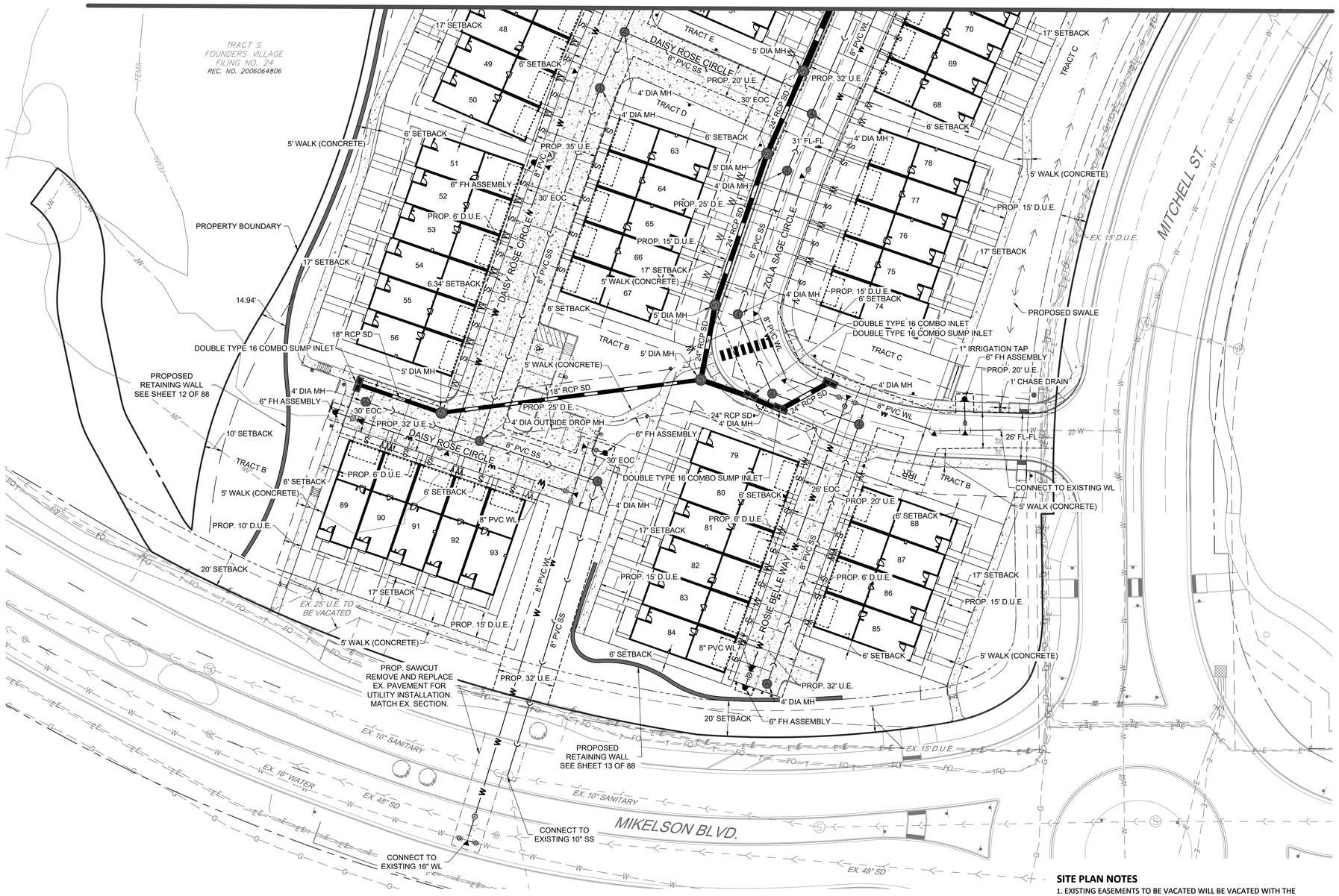
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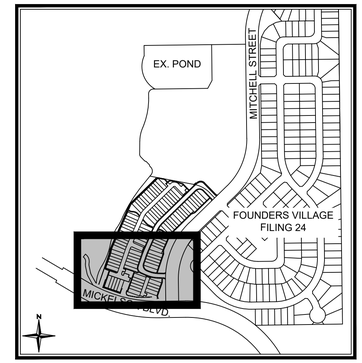
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
OVERALL SITE AND UTILITY PLAN

SHEET
7 OF 88

I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\OVERALL SITE PLAN.dwg, tab: 7 OF 88 OVERALL SITE AND UTILITY PLAN, Nov 05, 2026 – 2:20pm, rhopp

MATCHLINE - SEE SHEET 7 OF 88





KEY MAP
N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED LOT SETBACK
- PROPOSED ROADWAY SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL
- PROPOSED SAW CUT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE

SITE PLAN NOTES

1. EXISTING EASEMENTS TO BE VACATED WILL BE VACATED WITH THE CORRESPONDING PLAT.
2. SETBACKS: PROPOSED 15' MINIMUM LOT SETBACK ALONG MITCHELL STREET.PROPOSED 20' MINIMUM LOT SETBACK ALONG MIKELSON BLVD.
3. SEE SHEET 9 OF 88 FOR EASEMENT DETAILS.
4. ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. REFER TO THE TESC PLANS SHEET 4 OF 10 AND REPORT FOR DETAILS ON FENCING.
7. ALL CONSTRUCTION AND IMPROVEMENTS MUST REMAIN ON SUBJECT PROPERTY. NO ENCROACHMENT ONTO TOWN OF CASTLE ROCK PROPERTY IS ALLOWED UNLESS EASEMENTS ARE IN PLACE AS SHOWN ON THIS PLAN. TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED AND INSPECTED REGULARLY AND REPAIRED IF DAMAGED.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

N

0 15 30 60
SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 17026.007

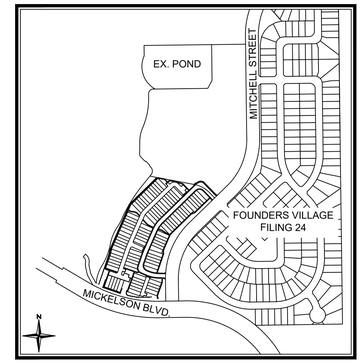
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
OVERALL SITE AND UTILITY PLAN

SHEET
8 OF 88

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KEY MAP
N.T.S

LEGEND

- EXISTING DRY UTILITY EASEMENT (D.U.E.)
- PROPOSED DRY UTILITY EASEMENT (D.U.E.)
- PROPOSED WATER & SEWER EASEMENT (U.E.)
- PROPOSED DRAINAGE EASEMENT (D.E.)
- PROPOSED ACCESS EASEMENT
- PROPOSED SLOPE EASEMENT

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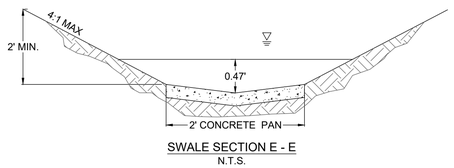
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
EASEMENT PLAN

SHEET
9 OF 88

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MATCHLINE - SEE SHEET 11 OF 88



SWALE SECTION E - E
N.T.S.

NOTES:

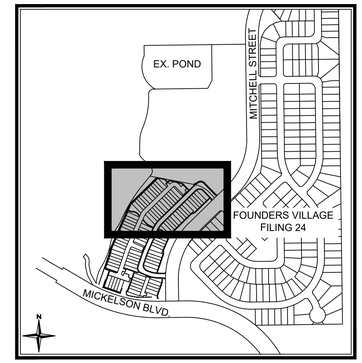
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DEVELOPMENT SERVICES DATE



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- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
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- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
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- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 PROPOSED CONTOUR MAJOR
- 5280 PROPOSED CONTOUR MINOR
- 53.9 PROPOSED SPOT ELEVATION
- 100 YR PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- 100YR FLOOD PLAIN
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- EMERGENCY OVERFLOW ROUTE ARROW
- 100 YEAR PONDING DEPTH

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N

0 15 30 60

SCALE: 1" = 30'

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NOTES	NO.	DATE
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SECOND SUBMITTAL TO TOWN	2	09/08/2026
THIRD SUBMITTAL TO TOWN	3	11/05/2026

PROJECT NO. 17026.007

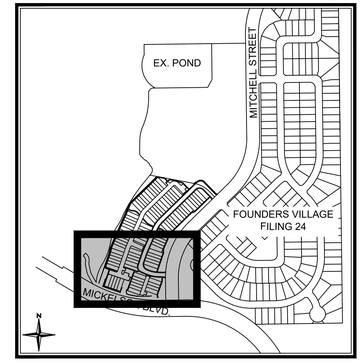
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
GRADING PLAN

SHEET
10 OF 88

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MATCHLINE - SEE SHEET 10 OF 88





KEY MAP
N.T.S

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- FENCE
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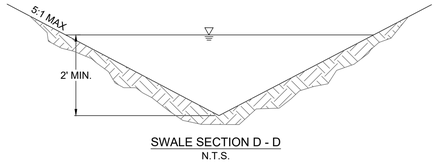
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TRAVIS FRAZIER, PE #45342 DATE
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SWALE SECTION D - D
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SCALE: 1" = 30'

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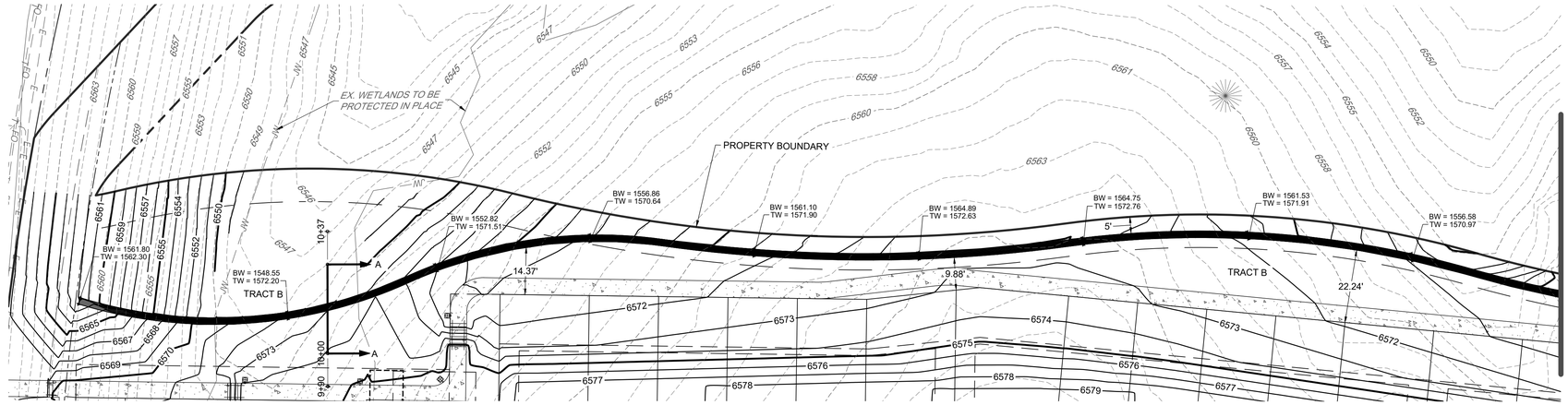
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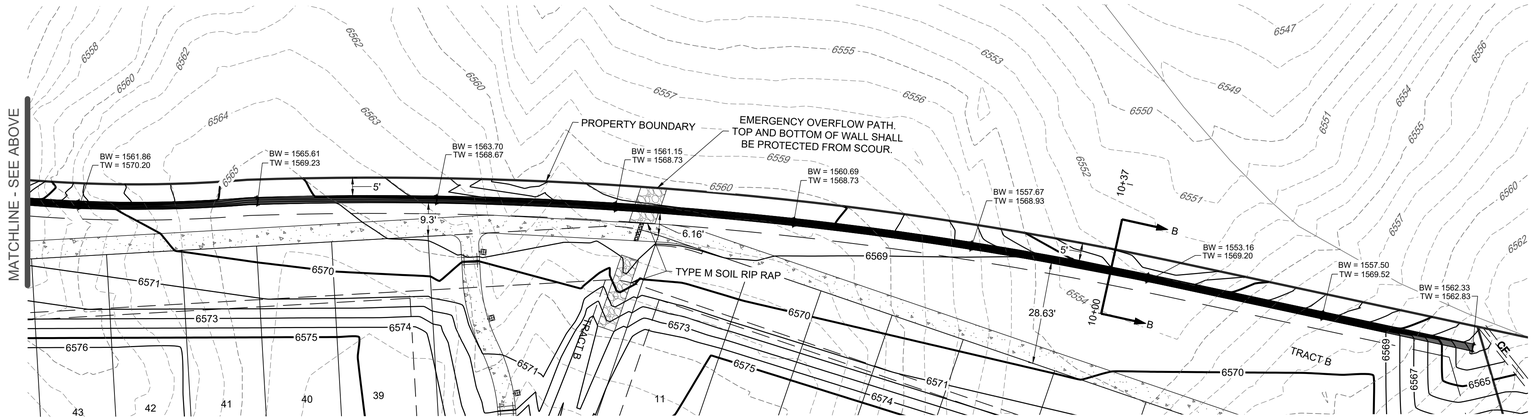
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
GRADING PLAN

SHEET
11 OF 88

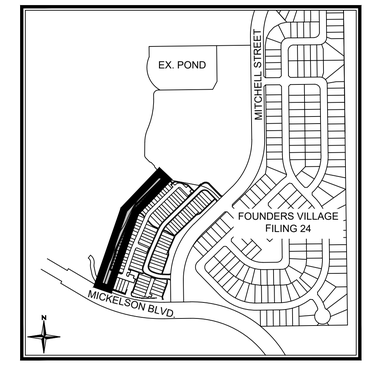
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RETAINING WALL PLAN
SCALE: 1" = 20'



RETAINING WALL PLAN
SCALE: 1" = 20'



KEY MAP
N.T.S

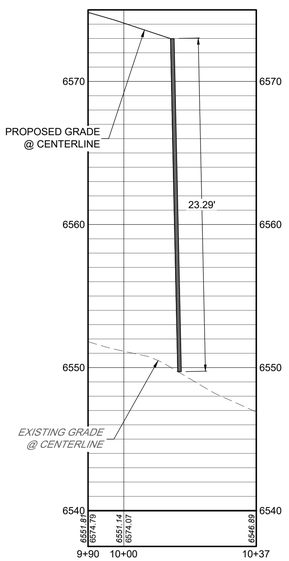
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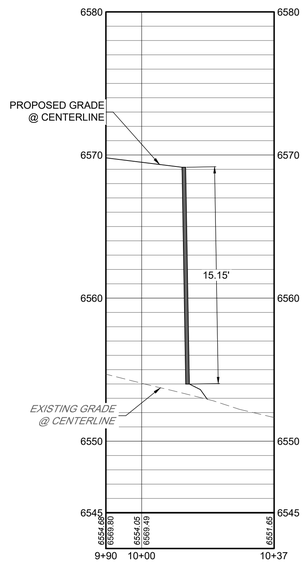
PROPOSED LEGEND

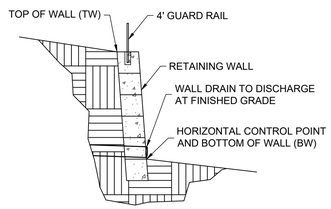
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- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL

SECTION A-A PROFILE
SCALE: 1" = 20'



SECTION B-B PROFILE
SCALE: 1" = 20'





RETAINING WALL DETAIL
N.T.S



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR NATURAL COLOR

MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE

NOTES:
1. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4 FEET IN HEIGHT OR HIGHER, OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
2. ALL RETAINING WALLS NEED TO BE VERIFIED AND DESIGNED BY A STRUCTURAL ENGINEER.

PROFESSIONAL ENGINEER CERTIFICATION

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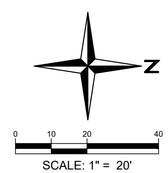
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SCALE: 1" = 20'

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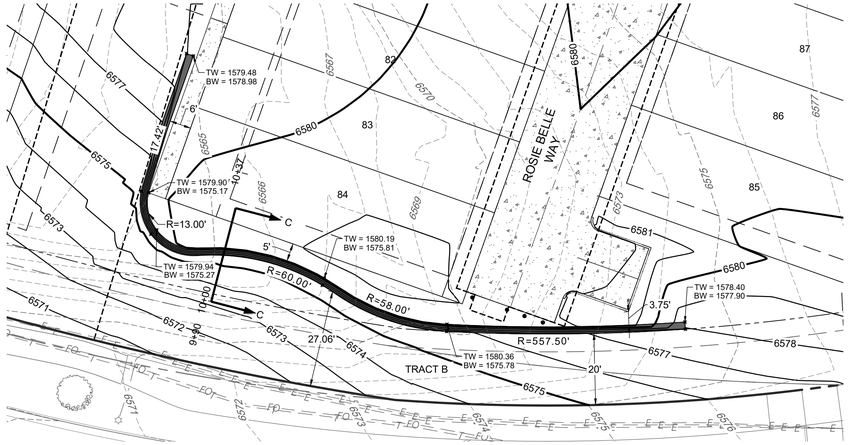
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
RETAINING WALL PLAN

SHEET
12 OF 88

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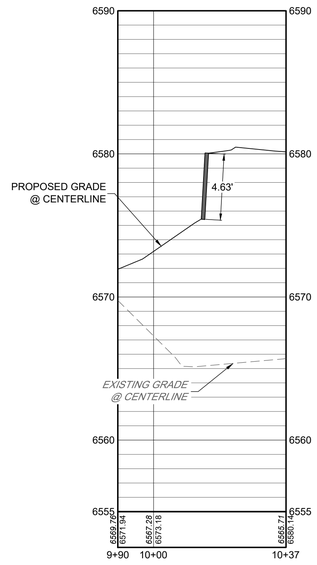


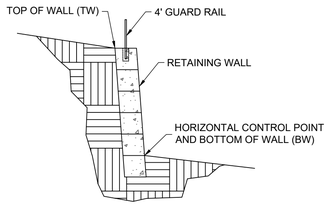
RETAINING WALL PLAN

SCALE: 1" = 20'

SECTION C-C PROFILE

SCALE: 1" = 20'



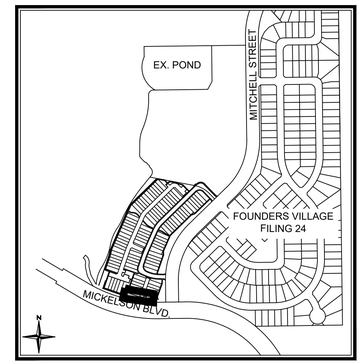


RETAINING WALL DETAIL
N.T.S



REDI-ROCK GRAVITY WALL
WALL TO BE GRAY OR SIMILAR
NATURAL COLOR

MANUFACTURER: REDI+ROCK
FACE TYPE: COBBLESTONE



KEY MAP

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N

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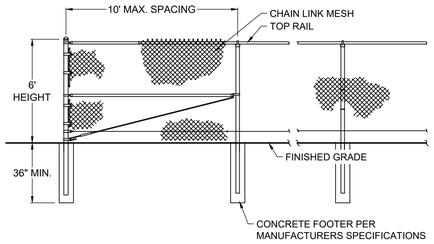
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
RETAINING WALL PLAN

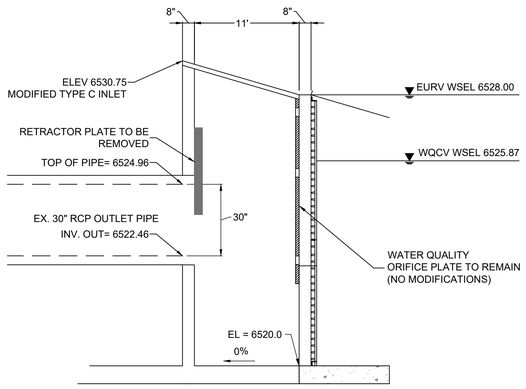
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13 OF 88

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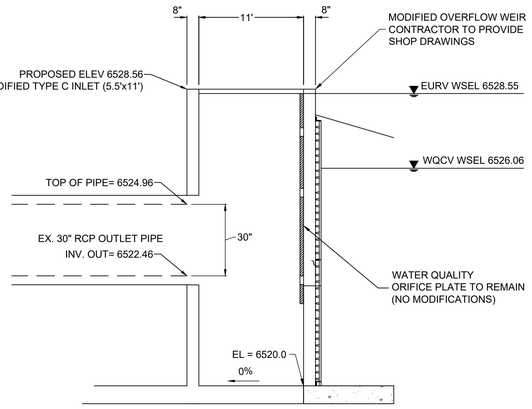


NOTES:
- 6' HEIGHT CHAIN LINK FENCE W/TOP RAIL
- GALVANIZED COATING

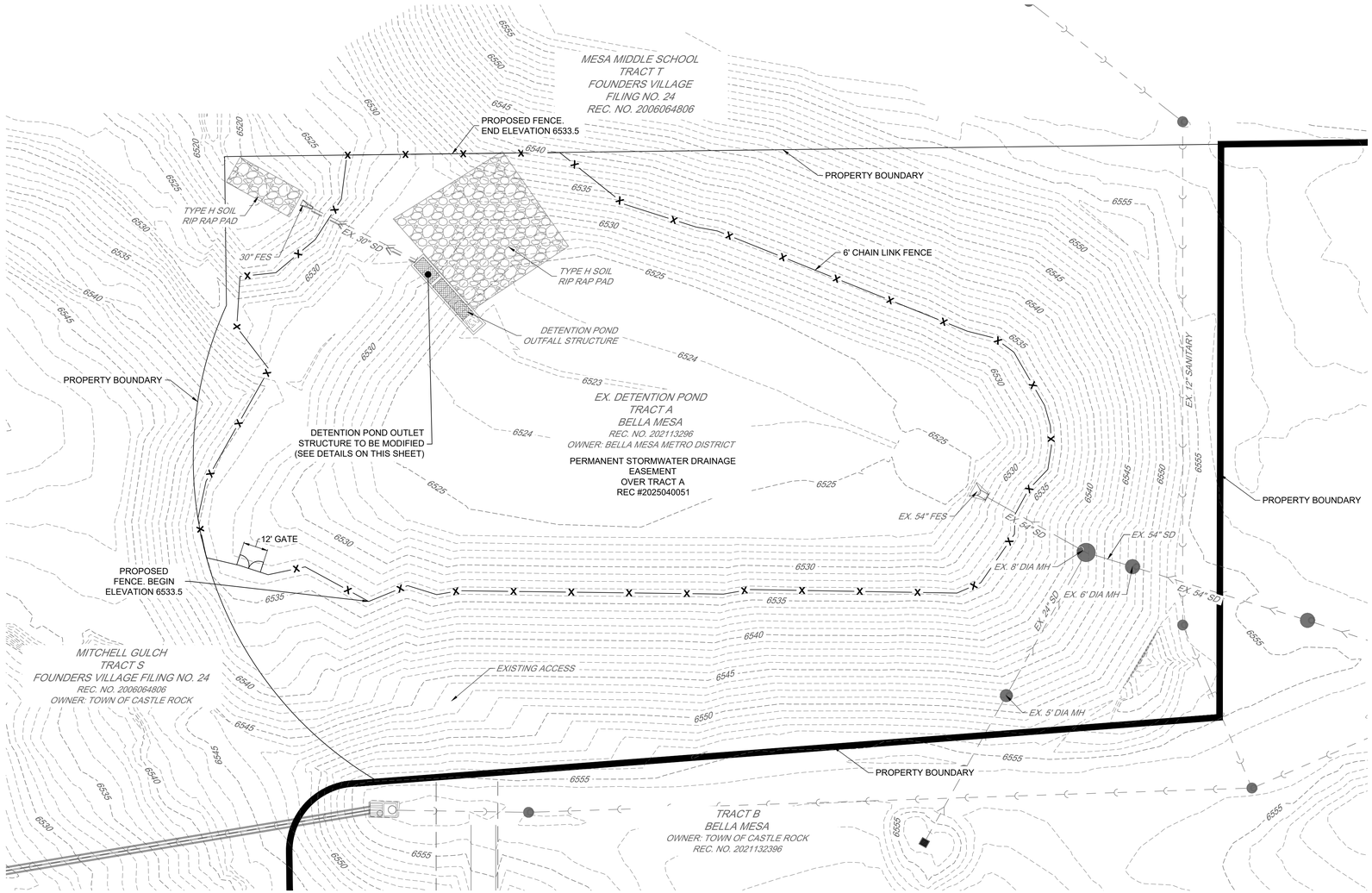
CHAIN LINK FENCE DETAIL
N.T.S

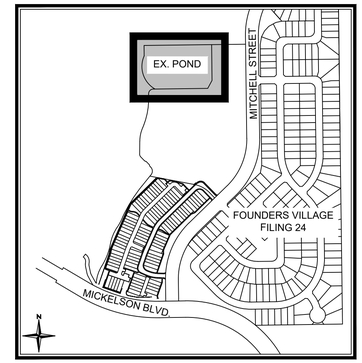


EX. OUTLET STRUCTURE
NTS



MODIFIED OUTLET STRUCTURE
NTS





KEY MAP
N.T.S

EXISTING LEGEND

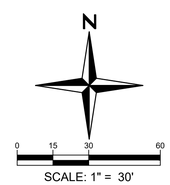
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED FENCE
- PROPOSED GATE

NOTES:

1. REFER TO THE STRUCTURAL PLANS FOR OUTLET STRUCTURE MODIFICATION DETAILS.



SCALE: 1" = 30'

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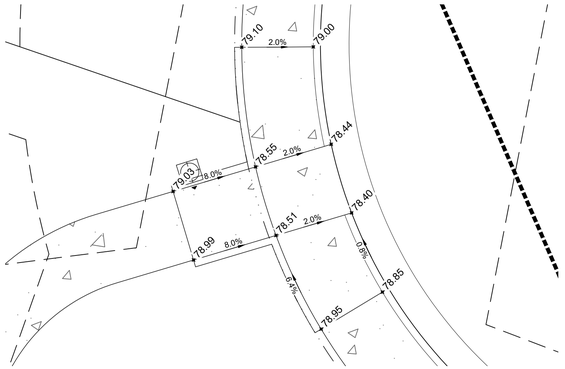
NO.	DATE	NOTES

PROJECT NO.	17026.007	NOTES
NO.	DATE	
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
EXISTING POND FENCE PLAN

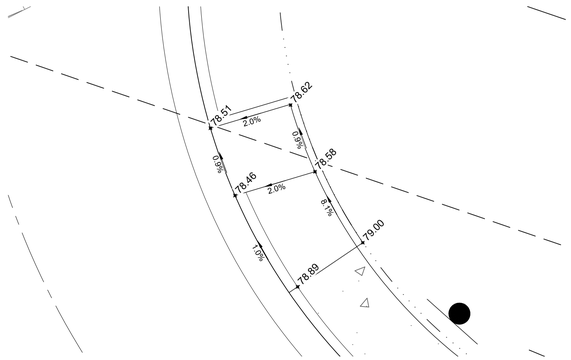
SHEET
14 OF 88

I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South (Ds)\17026.007 – Grading Plan Detention Pond.dwg tab: 14 OF 88 EXISTING POND FENCE PLAN Nov 05, 2026 – 2:22pm rhopp



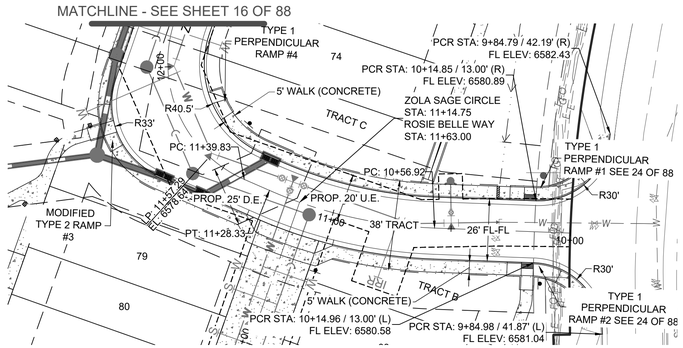
ZOLA SAGE CIRCLE RAMP #3

SCALE: 1" = 5'



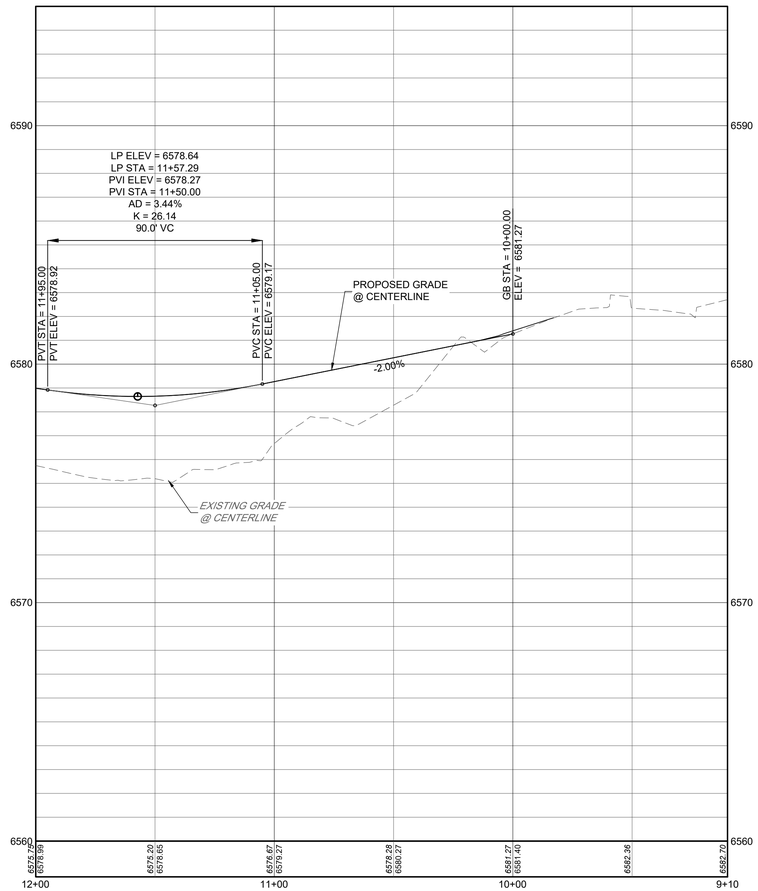
ZOLA SAGE CIRCLE RAMP #4

SCALE: 1" = 5'



ZOLA SAGE CIRCLE P&P PLAN

SCALE: 1" = 30'

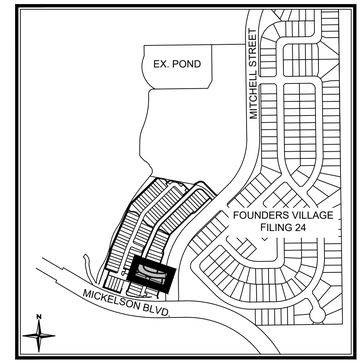


ZOLA SAGE CIRCLE P&P PROFILE

H: 1" = 30'
V: 1" = 3'

STREET CONSTRUCTION NOTES

1. FLOWLINES AT INLETS ARE PROJECTED.
2. CONTRACTOR TO COORDINATE ALL REMOVAL AND/OR RELOCATION OF EXISTING DRY UTILITIES WITH THE APPROPRIATE PUBLIC SERVICE PROVIDERS.
3. CONTRACTOR TO REMOVE AND DISPOSE OF ALL MATERIALS DEMOLISHED INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE, PIPES, POLES AND ANY OTHER MATERIALS DUE TO THE INSTALLATION OF PROPOSED IMPROVEMENTS.
4. ALL STATIONING IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED . CENTERLINE AND R.O.W. DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO THE FINAL SUBDIVISION PLAT FOR HORIZONTAL CONTROL.
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8. ALL ALLEY CURB CUTS AND SIDEWALK ADJACENT TO ALLEY CURB CUTS SHALL BE THE SAME THICKNESS AS THE PROPOSED ALLEY SECTION AS REQUIRED BY THE FINAL PAVEMENT DESIGN REPORT.
9. IF A CURB RETURN DETAIL IS NOT PROVIDED, THE CURB RETURN SHALL BE STRAIGHT GRADED FROM PCR TO PCR.
10. ALL MANHOLES AND VALVES SHALL NOT BE INSTALLED WITHIN THE CURB AND GUTTER.



KEY MAP

N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL
- PROPOSED SAW CUT

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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NO.	DATE	NOTES

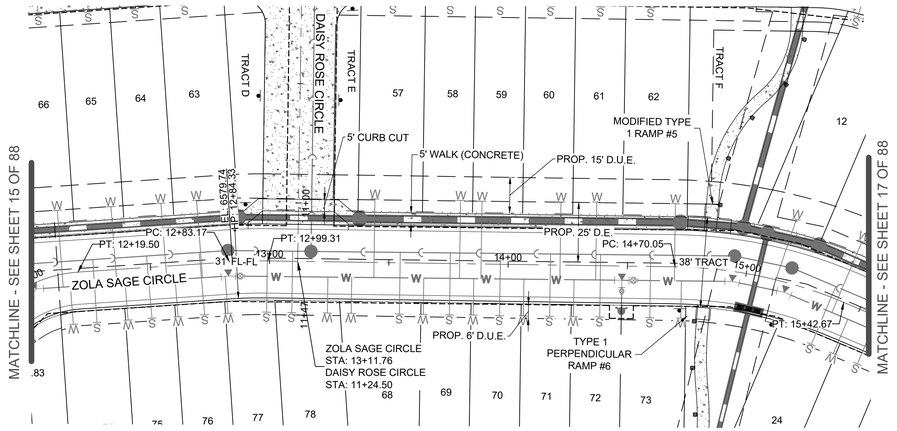
PROJECT NO. 17026.007

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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE P&P

SHEET
15 OF 88

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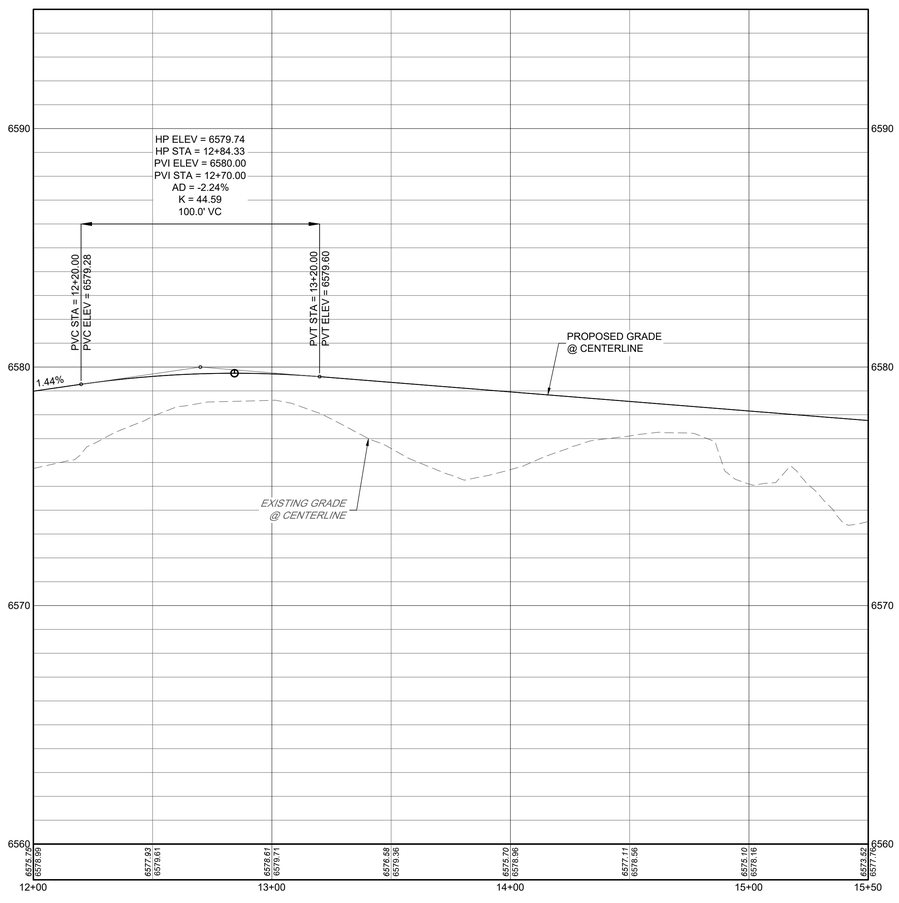


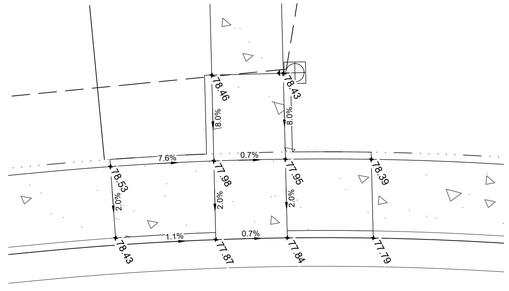
ZOLA SAGE CIRCLE P&P PLAN

SCALE: 1" = 30'

ZOLA SAGE CIRCLE P&P PROFILE

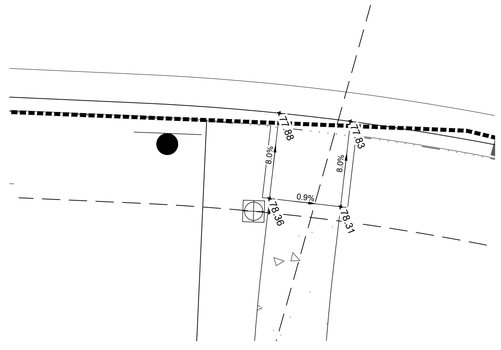
H: 1" = 30'
V: 1" = 3'





ZOLA SAGE CIRCLE RAMP #5

SCALE: 1" = 5'

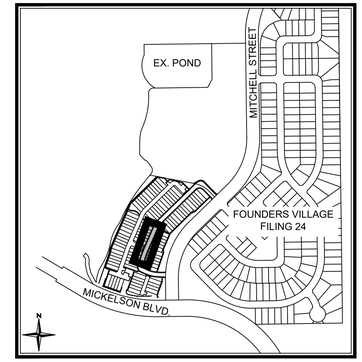


ZOLA SAGE CIRCLE RAMP #6

SCALE: 1" = 5'

STREET CONSTRUCTION NOTES

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KEY MAP

N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
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- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
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- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
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- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL
- PROPOSED SAW CUT

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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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0 15 30 60

SCALE: 1" = 30'

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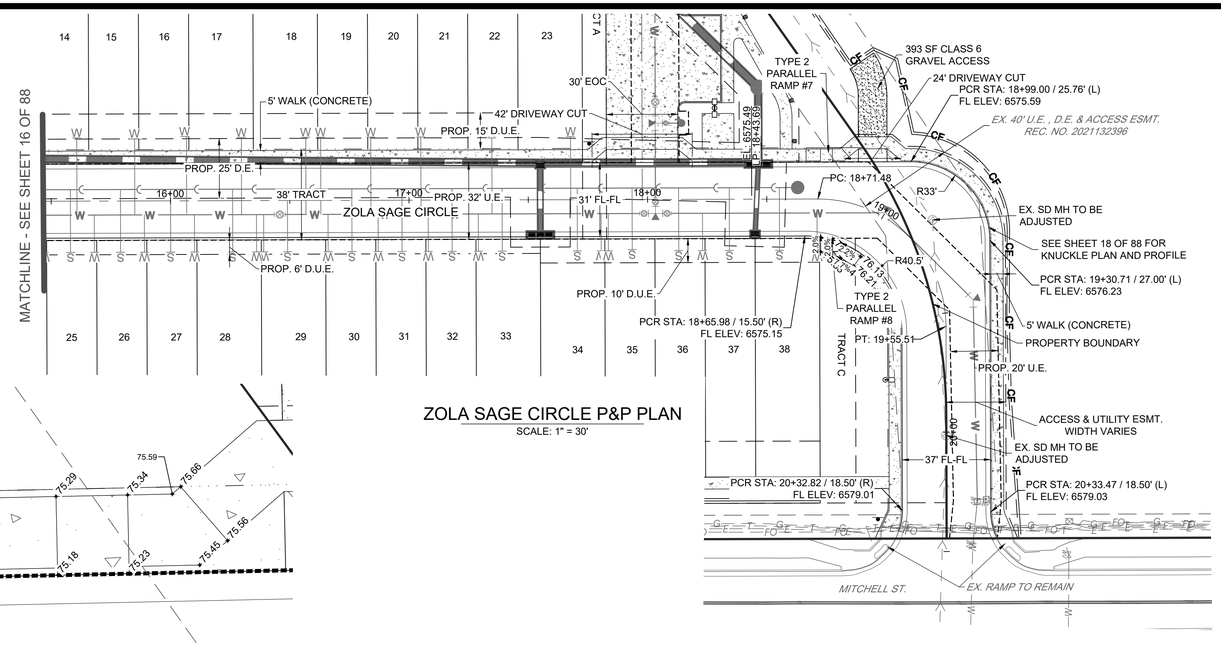
NO.	DATE	NOTES
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PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE P&P

SHEET
16 OF 88

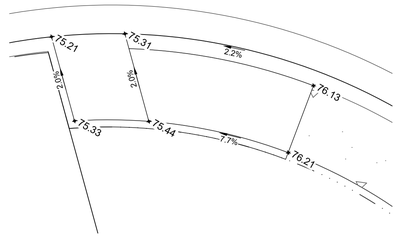
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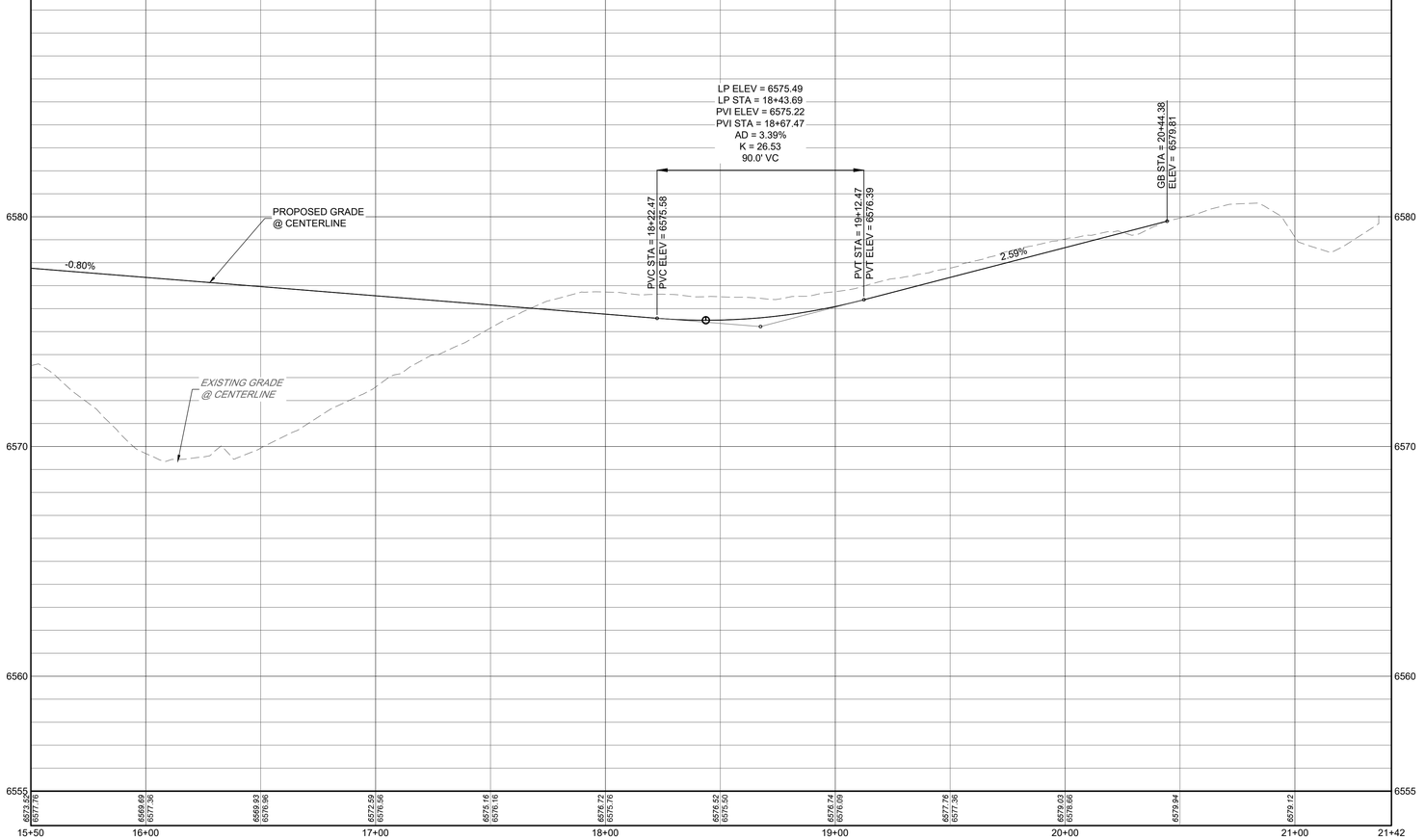
ZOLA SAGE CIRCLE P&P PLAN
SCALE: 1" = 30'

ZOLA SAGE CIRCLE RAMP #7
SCALE: 1" = 5'

ZOLA SAGE CIRCLE P&P PROFILE
H: 1" = 30'
V: 1" = 3'

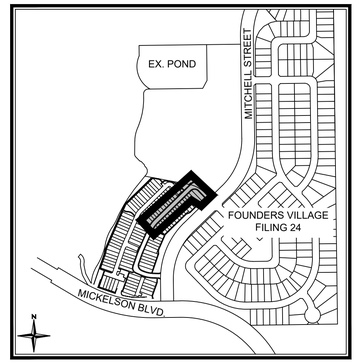


ZOLA SAGE CIRCLE RAMP #8
SCALE: 1" = 5'



STREET CONSTRUCTION NOTES

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- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
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0 15 30 60
SCALE: 1" = 30'

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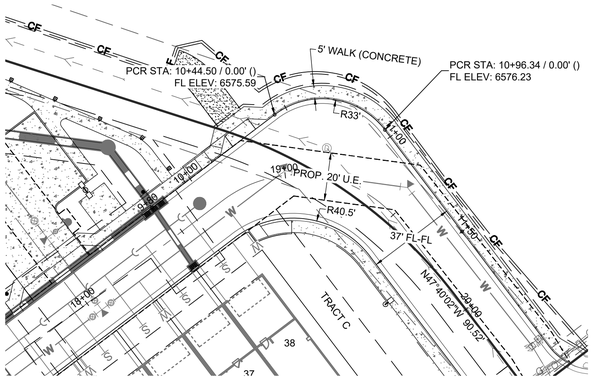
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE P&P

SHEET
17 OF 88

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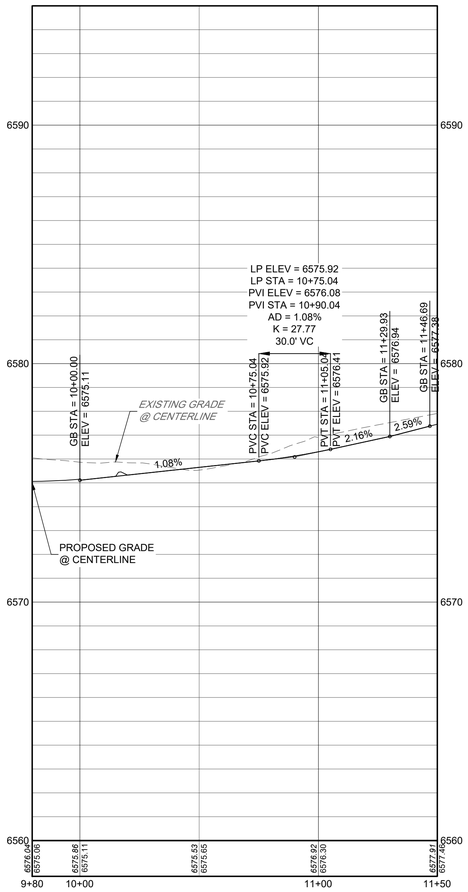


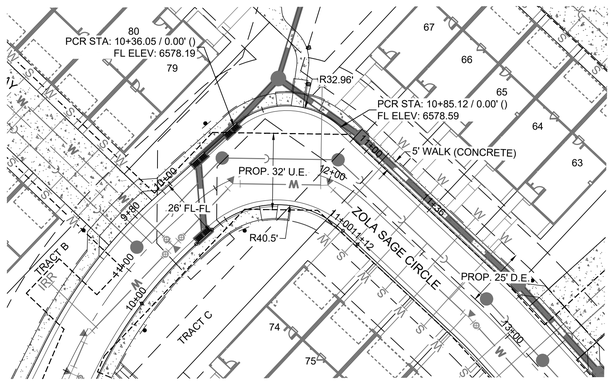
ZOLA SAGE CIRCLE NORTH KNUCKLE PLAN

SCALE: 1" = 30'

ZOLA SAGE CIRCLE NORTH KNUCKLE PROFILE

H: 1" = 30'
V: 1" = 3'



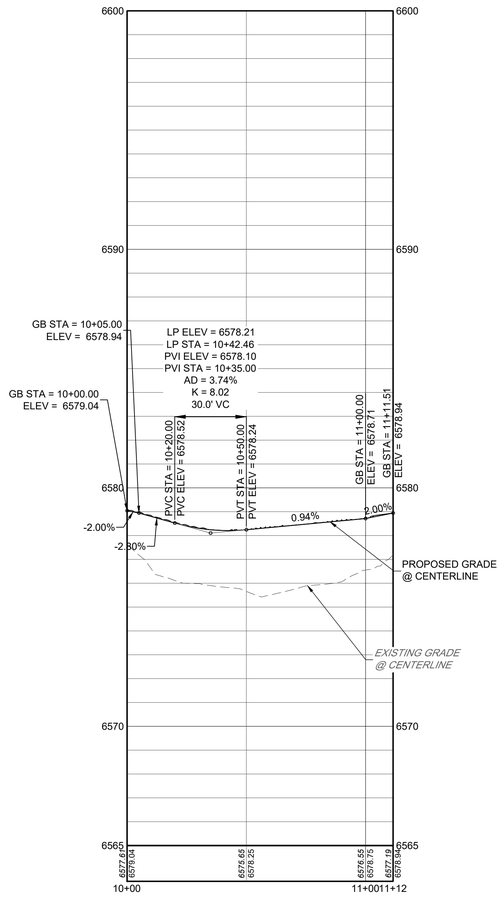


ZOLA SAGE CIRCLE SOUTHERN KNUCKLE PLAN

SCALE: 1" = 30'

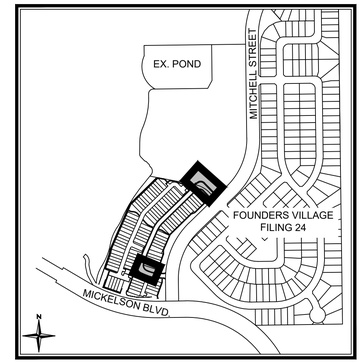
ZOLA SAGE CIRCLE SOUTHERN KNUCKLE PROFILE

H: 1" = 30'
V: 1" = 3'



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- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL

PROFESSIONAL ENGINEER CERTIFICATION

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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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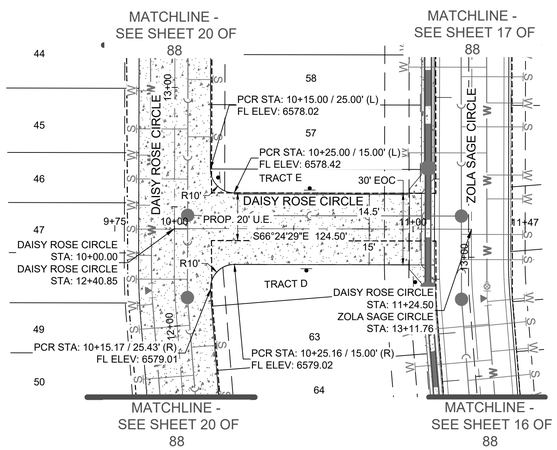
NO.	DATE	NOTES

PROJECT NO.	17026.007	
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE KNUCKLE P&P

SHEET
18 OF 88

I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\ZOLA SAGE CIRCLE KNUCKLE P&P.dwg tab: 18 OF 88 ZOLA SAGE CIRCLE KNUCKLE P&P Nov 05, 2026 – 2:24pm rhoep

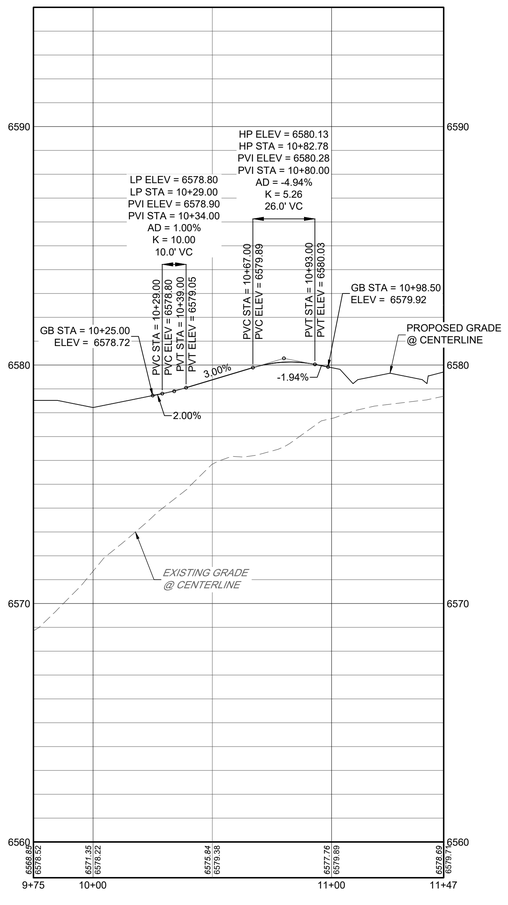


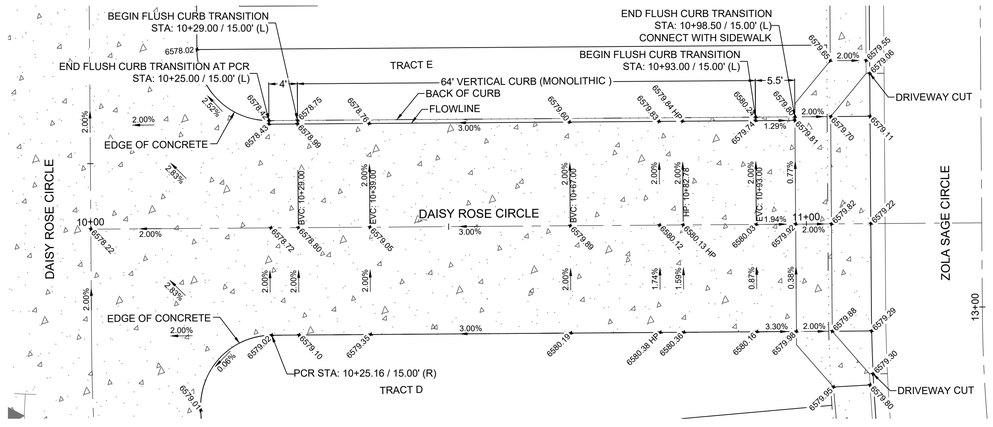
DAISY ROSE CIRCLE P&P PLAN

SCALE: 1" = 30'

DAISY ROSE CIRCLE P&P PROFILE

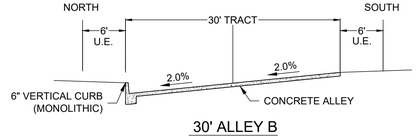
H: 1" = 30'
V: 1" = 3'





DETAILED GRADING

SCALE: 1" = 10'



30' ALLEY B (PRIVATE)

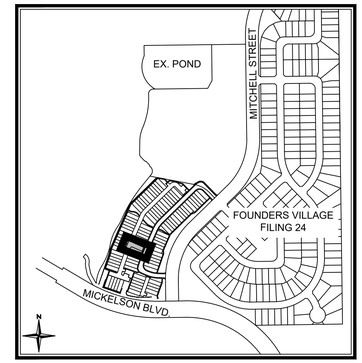
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STREET SECTION - DAISY ROSE CIRCLE

NOT TO SCALE

STREET CONSTRUCTION NOTES

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KEY MAP

N.T.S

EXISTING LEGEND

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PROPOSED LEGEND

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- PROPOSED RETAINING WALL
- PROPOSED DAYLIGHT

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SCALE: 1" = 30'

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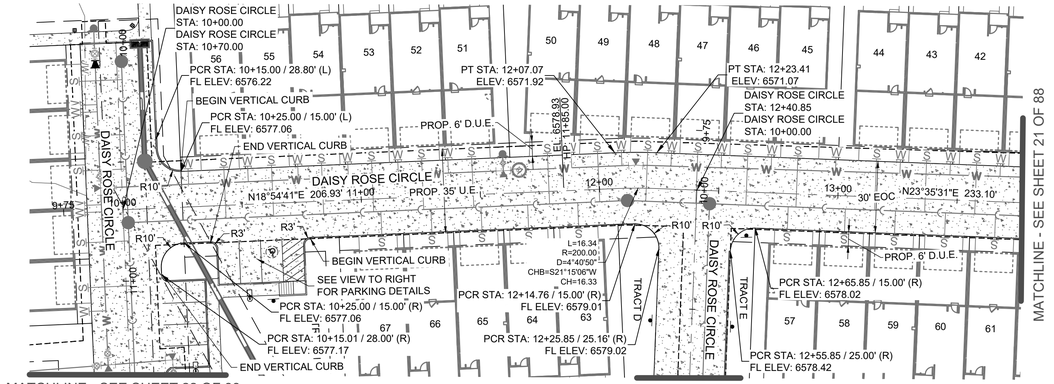
DATE	NO.	NOTES
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PROJECT NO: 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE P&P

SHEET
19 OF 88

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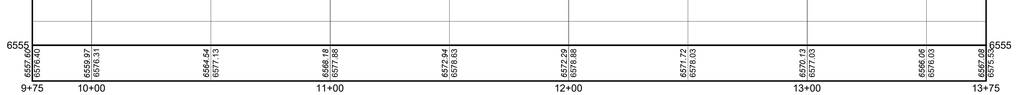


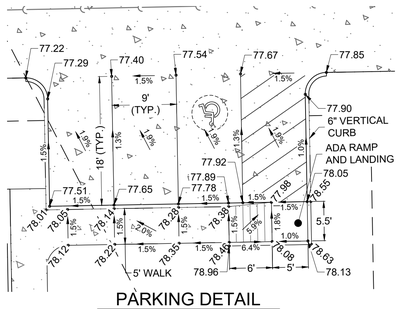
DAISY ROSE CIRCLE P&P PLAN

SCALE: 1" = 30'

DAISY ROSE CIRCLE P&P PROFILE

H: 1" = 30'
V: 1" = 3'



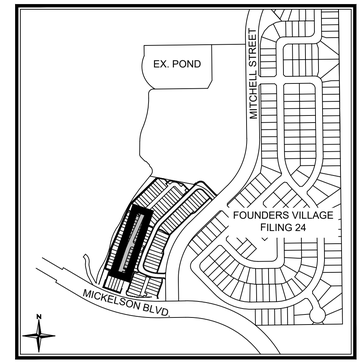


PARKING DETAIL

SCALE: 1" = 10'

STREET CONSTRUCTION NOTES

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KEY MAP

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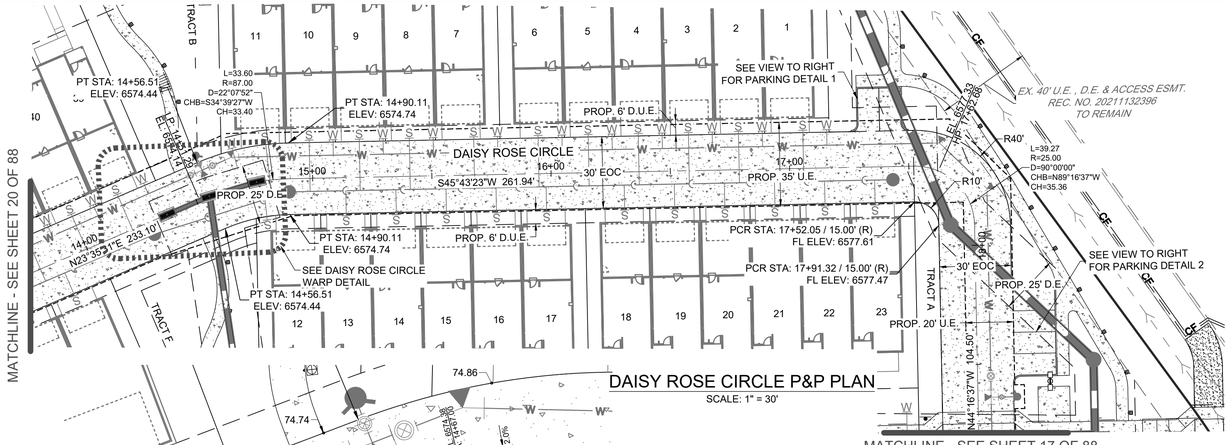


SCALE: 1" = 30'

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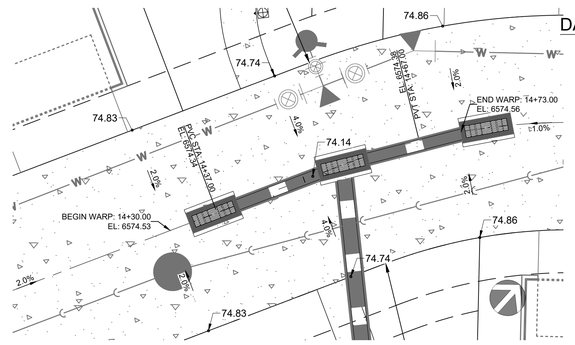
NOT FOR CONSTRUCTION

NO.	DATE	NOTES



DAISY ROSE CIRCLE P&P PLAN

SCALE: 1" = 30'

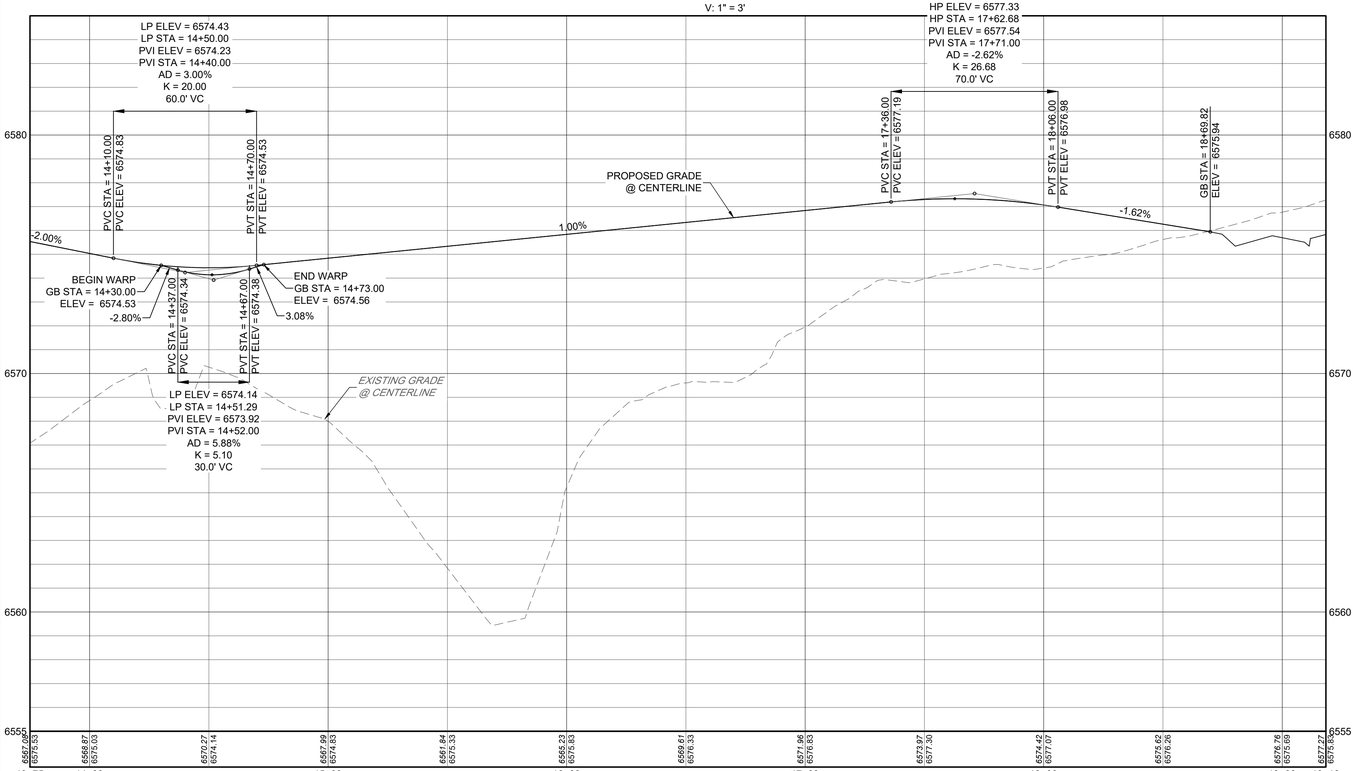


DAISY ROSE CIRCLE WARP DETAIL

SCALE: 1" = 10'

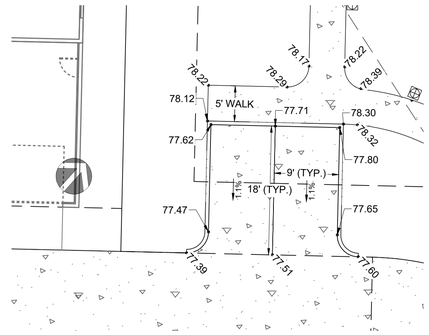
DAISY ROSE CIRCLE P&P PROFILE

H: 1" = 30'
V: 1" = 3'



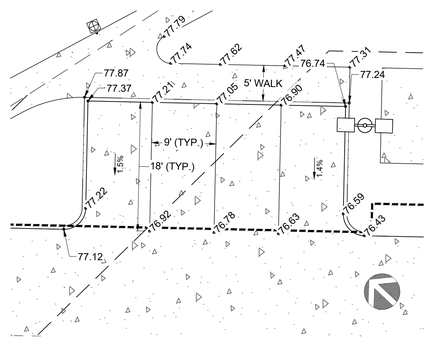
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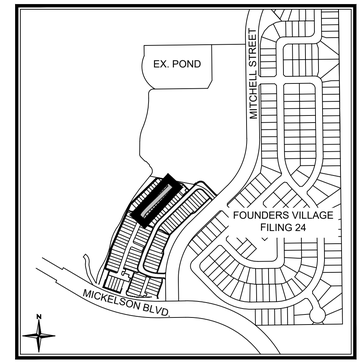
PARKING DETAIL 1

SCALE: 1" = 10'



PARKING DETAIL 2

SCALE: 1" = 10'



KEY MAP

N.T.S

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DEVELOPMENT SERVICES DATE

0 15 30 60

SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

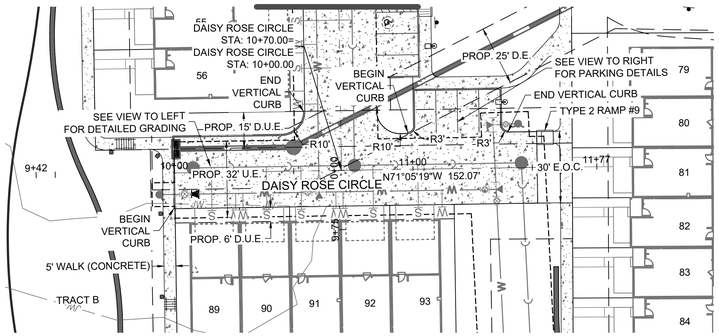
NO.	DATE	NOTES
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PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE P&P

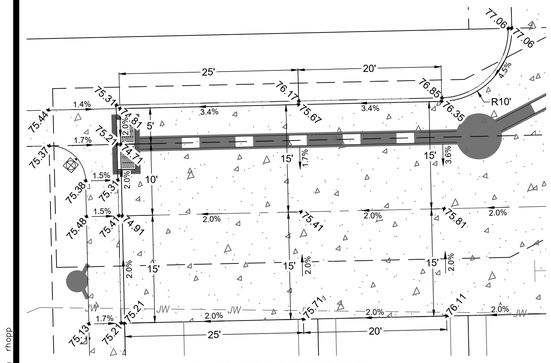
SHEET
21 OF 88

I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\VALLEY C P&P.dwg tab: 21 OF 88 DAISY ROSE CIRCLE P&P Nov 05, 2026 – 2:25pm rhopp



DAISY ROSE CIRCLE P&P PLAN

SCALE: 1" = 30'

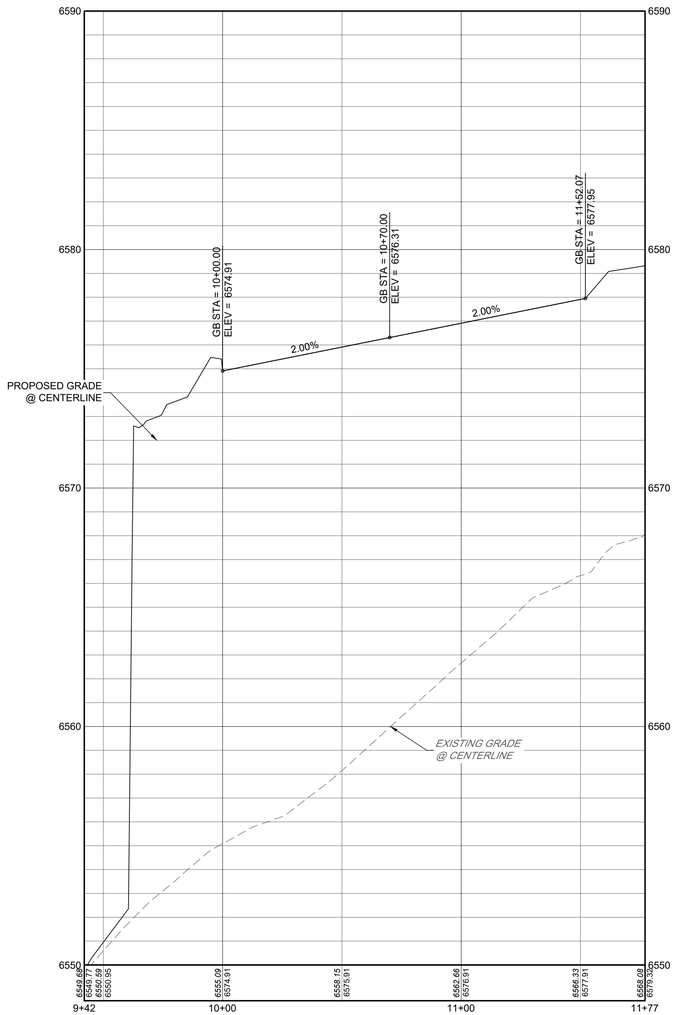


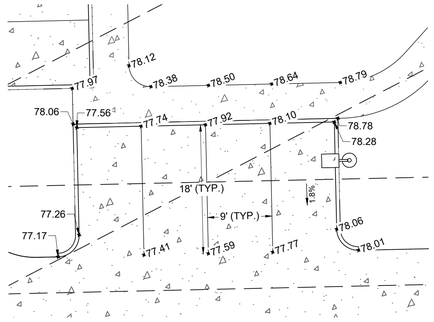
DAISY ROSE CIRCLE DETAILED GRADING

SCALE: 1" = 10'

DAISY ROSE CIRCLE P&P PROFILE

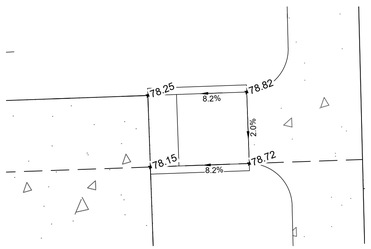
H: 1" = 30'
V: 1" = 3'





PARKING DETAIL

SCALE: 1" = 10'

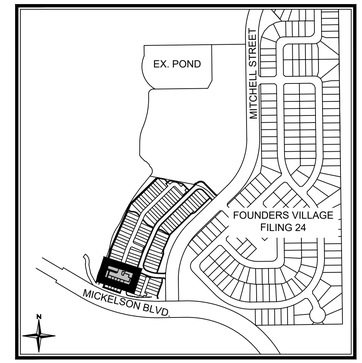


ZOLA SAGE CIRCLE RAMP #9

SCALE: 1" = 5'

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- PROPOSED SAW CUT

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LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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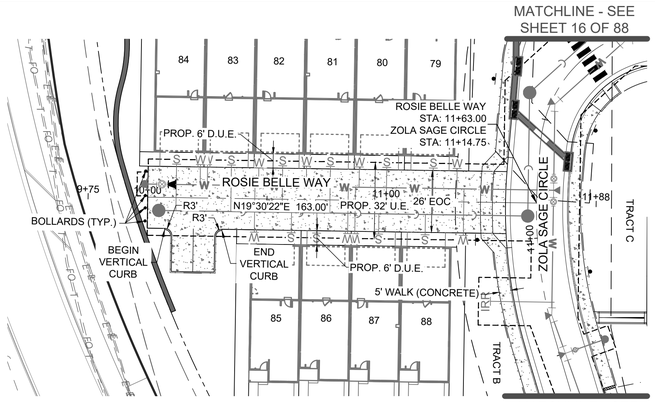
NO.	DATE	NOTES

PROJECT NO.	17026.007	
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE P&P

SHEET
22 OF 88

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\ALLEY D P&P.dwg tab: 22 OF 88 DAISY ROSE CIRCLE P&P Nov 05, 2026 - 2:26pm rhopp

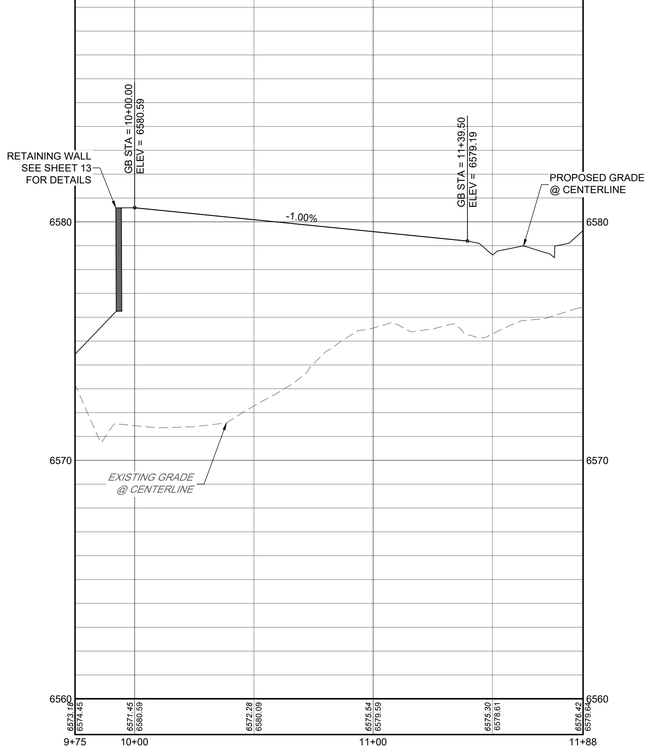


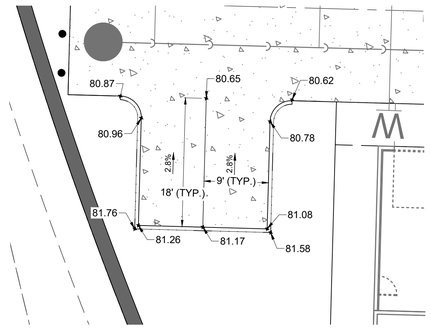
ROSIE BELLE WAY P&P PLAN

SCALE: 1" = 30'

ROSIE BELLE WAY P&P PROFILE

H: 1" = 30'
V: 1" = 3'



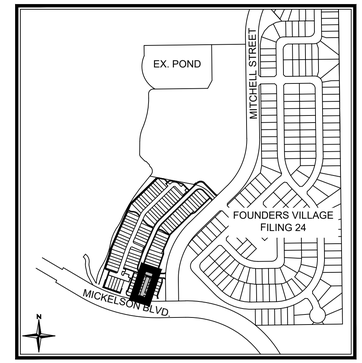


PARKING DETAIL

SCALE: 1" = 10'

STREET CONSTRUCTION NOTES

1. FLOWLINES AT INLETS ARE PROJECTED.
2. CONTRACTOR TO COORDINATE ALL REMOVAL AND/OR RELOCATION OF EXISTING DRY UTILITIES WITH THE APPROPRIATE PUBLIC SERVICE PROVIDERS.
3. CONTRACTOR TO REMOVE AND DISPOSE OF ALL MATERIALS DEMOLISHED INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE, PIPES, POLES AND ANY OTHER MATERIALS DUE TO THE INSTALLATION OF PROPOSED IMPROVEMENTS.
4. ALL STATIONING IS CENTERLINE STATIONING UNLESS OTHERWISE NOTED . CENTERLINE AND R.O.W. DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO THE FINAL SUBDIVISION PLAT FOR HORIZONTAL CONTROL.
5. ALL ELEVATIONS IN PLAN VIEW ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED.
6. ALL FLOWLINE ALONG CURB RAMPS SHALL HAVE A MINIMUM CROSS SLOPE OF 0.5% TO FACILITATE DRAINAGE AND AVOID STANDING WATER AND ICE.
7. PIPE JOINTS SHALL BE WATERTIGHT AND FLEXIBLE GASKET JOINTS, BOTH BETWEEN PIPE SECTIONS AND AT MANHOLES. PIPE JOINTS SHALL CONSIST OF RESILIENT CONNECTIONS COMPLYING WITH THE REQUIREMENTS OF ASTM C-443 OR ASTM C-923, AS APPROPRIATE.
8. ALL ALLEY CURB CUTS AND SIDEWALK ADJACENT TO ALLEY CURB CUTS SHALL BE THE SAME THICKNESS AS THE PROPOSED ALLEY SECTION AS REQUIRED BY THE FINAL PAVEMENT DESIGN REPORT.
9. IF A CURB RETURN DETAIL IS NOT PROVIDED, THE CURB RETURN SHALL BE STRAIGHT GRADED FROM PCR TO PCR.
10. ALL MANHOLES AND VALVES SHALL NOT BE INSTALLED WITHIN THE CURB AND GUTTER.



KEY MAP

N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
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- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL
- PROPOSED SAW CUT

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

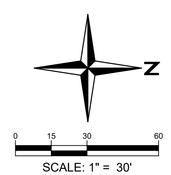
TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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NO.	DATE	NOTES

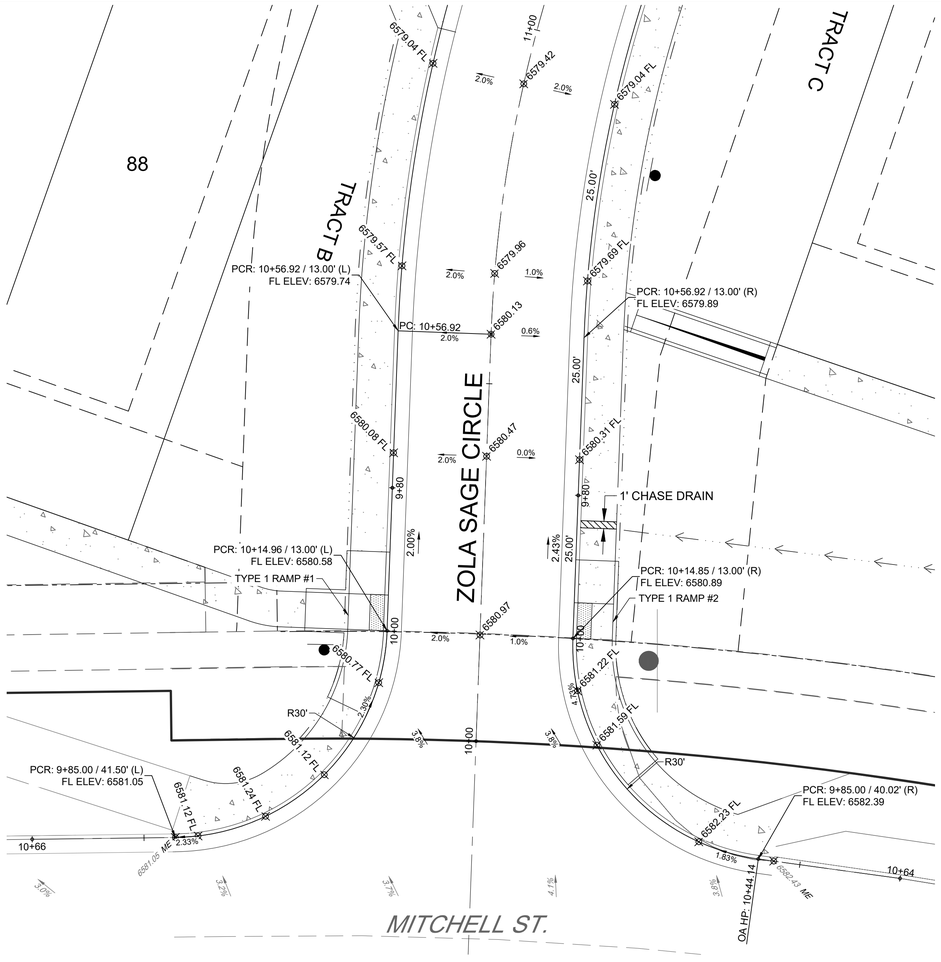
PROJECT NO. 17026.007

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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ROSIE BELLE WAY P&P

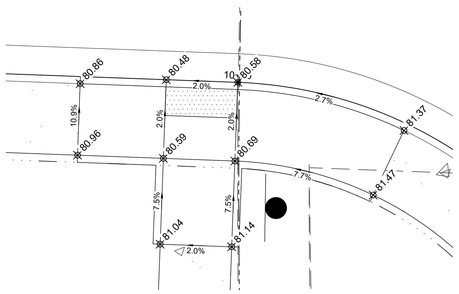
SHEET
23 OF 88

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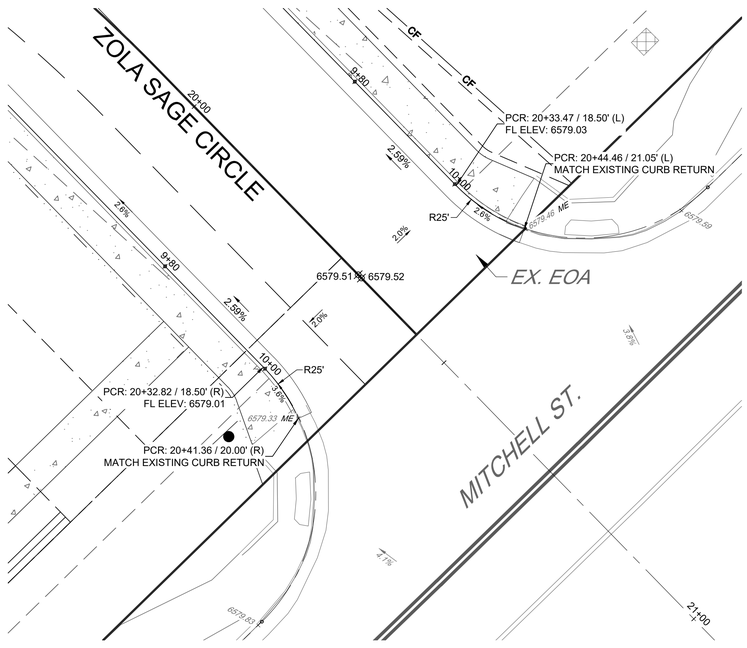
ZOLA SAGE CIRCLE & MITCHELL STREET INTERSECTION

SCALE: 1" = 10'



ZOLA SAGE CIRCLE RAMP #1

SCALE: 1" = 5'

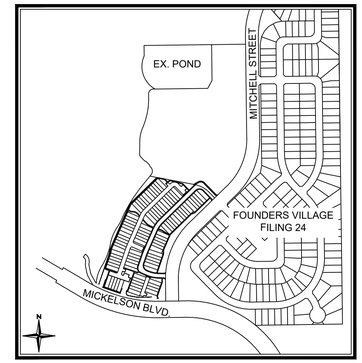


ZOLA SAGE CIRCLE & MITCHELL STREET INTERSECTION

SCALE: 1" = 10'

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KEY MAP

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PROPOSED LEGEND

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- PROPOSED RETAINING WALL

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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
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LITTLETON, CO 80120

TOWN APPROVAL BLOCK

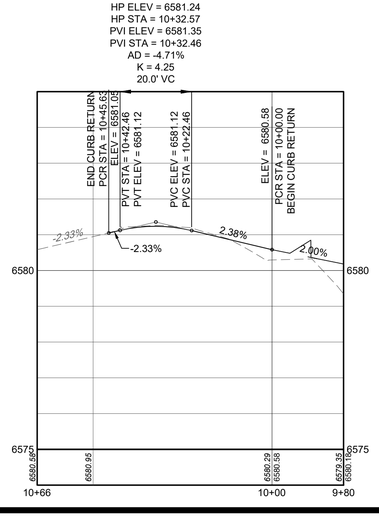
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

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DEVELOPMENT SERVICES DATE

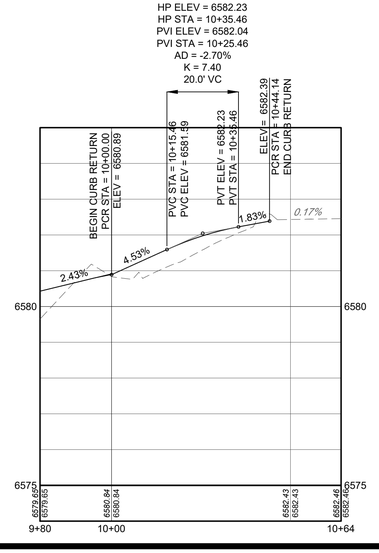
ZOLA SAGE CIRCLE & MITCHELL STREET CURB RETURN PROFILE

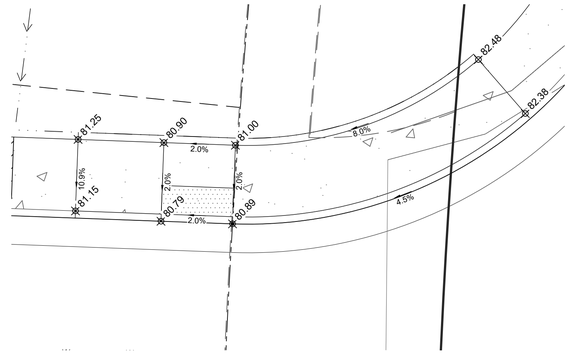
H: 1" = 10'
V: 1" = 1'



ZOLA SAGE CIRCLE & MITCHELL STREET CURB RETURN PROFILE

H: 1" = 10'
V: 1" = 1'





ZOLA SAGE CIRCLE RAMP #2

SCALE: 1" = 5'

0 5 10 20

SCALE: 1" = 10'

PROJECT NO.	17026.007	NOTES
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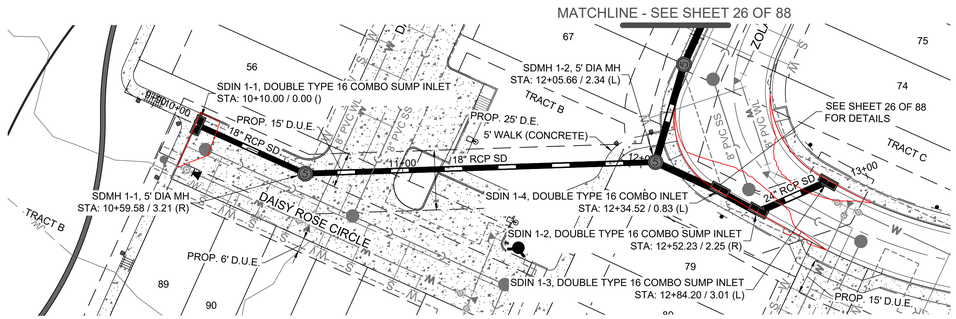
NOT FOR CONSTRUCTION

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
INTERSECTION DETAILS

SHEET
24 OF 88

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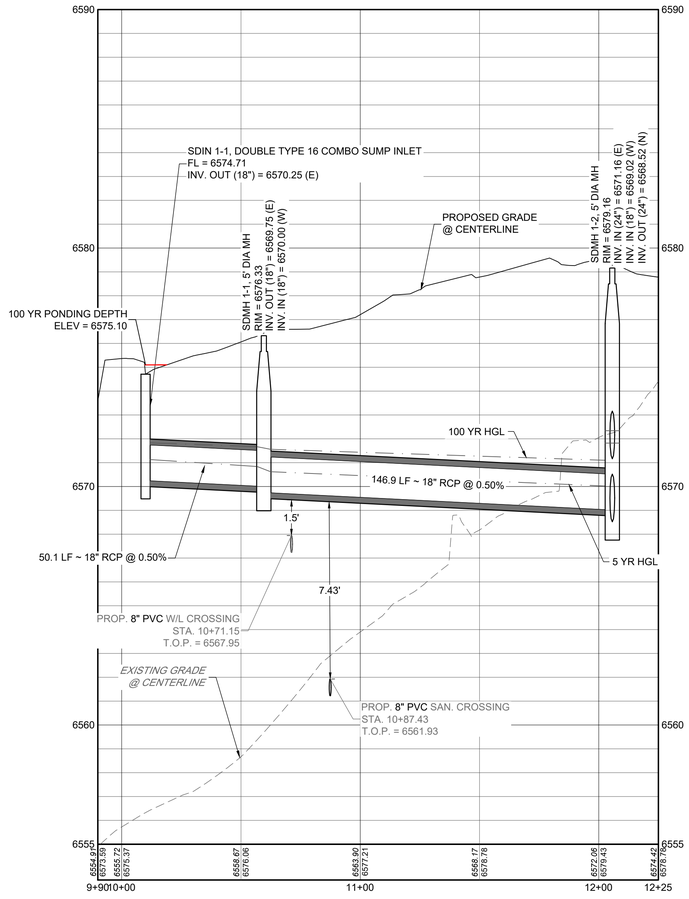


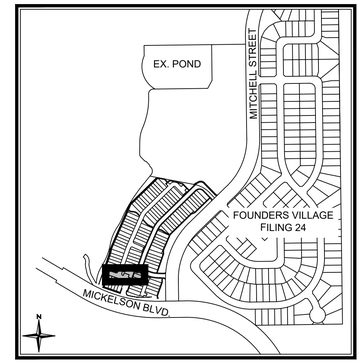
DAISY ROSE CIRCLE & TRACT B PLAN

SCALE: 1" = 30'

DAISY ROSE CIRCLE & TRACT B PROFILE

H: 1" = 30'
V: 1" = 3'





KEY MAP

N.T.S

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
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- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED SAW CUT
- 100 YEAR PONDING DEPTH

PROFESSIONAL ENGINEER CERTIFICATION

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TRAVIS FRAZIER, PE #45342 DATE
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1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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0 15 30 60

SCALE: 1" = 30'

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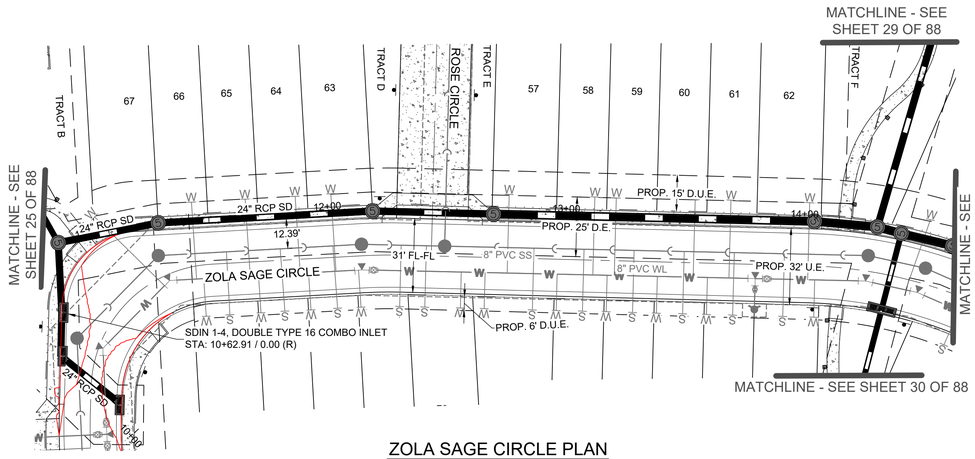
NOTES	NO.	DATE

PROJECT NO.	17026.007	
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE & TRACT B STORM P&P

SHEET
25 OF 88

L:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\VALLEY D STORM P&P.dwg tab: 25 OF 88 DAISY ROSE CIRCLE & TRACT B STORM P&P Nov 05, 2026 - 2:27pm rhepp

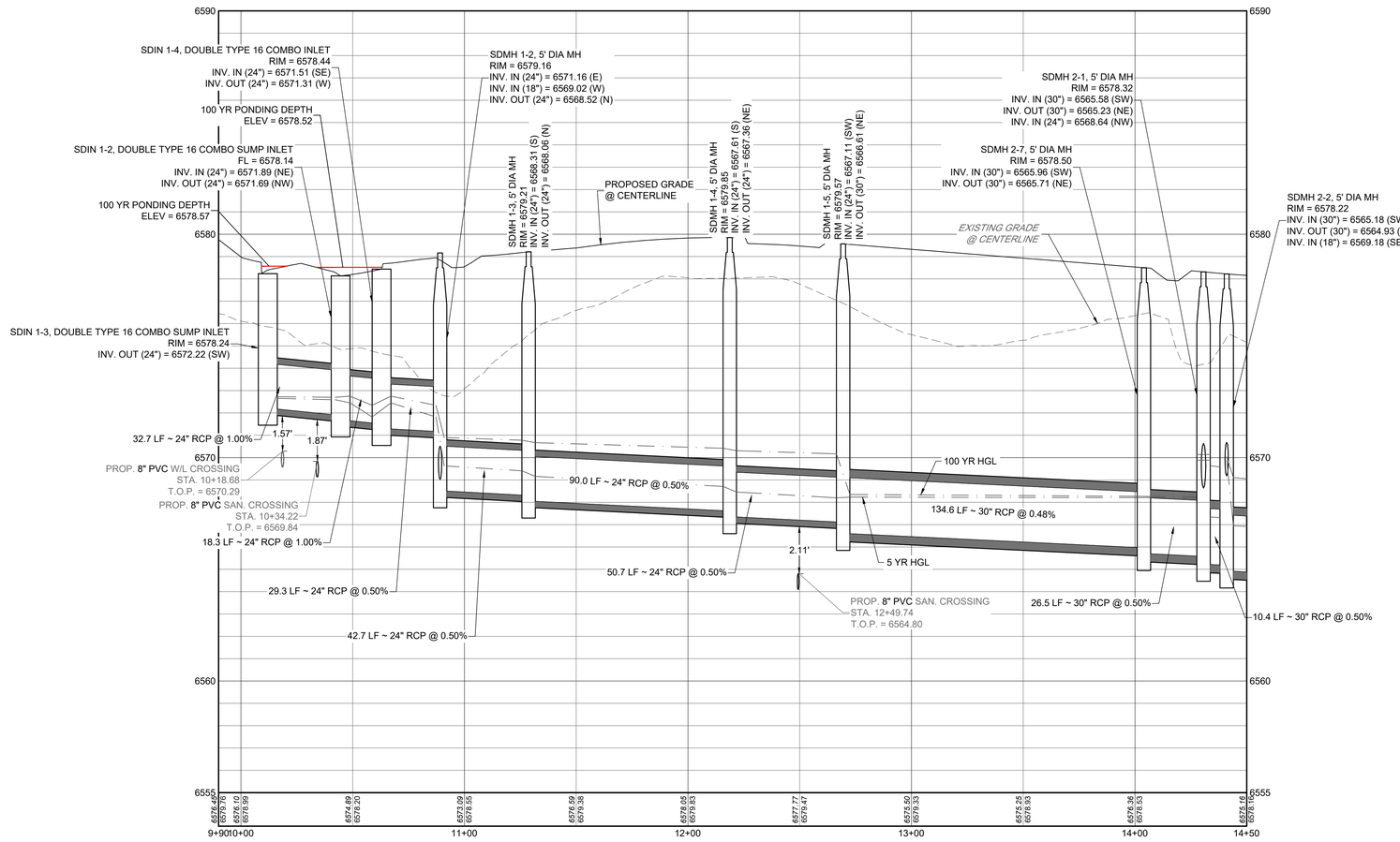


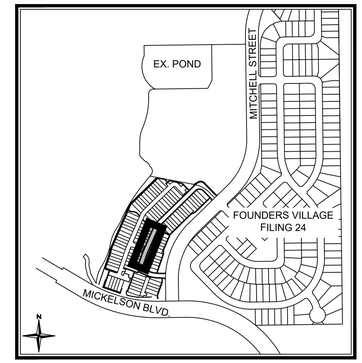
ZOLA SAGE CIRCLE PLAN

SCALE: 1" = 30'

ZOLA SAGE CIRCLE PROFILE

H: 1" = 30'
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0 15 30 60

SCALE: 1" = 30'

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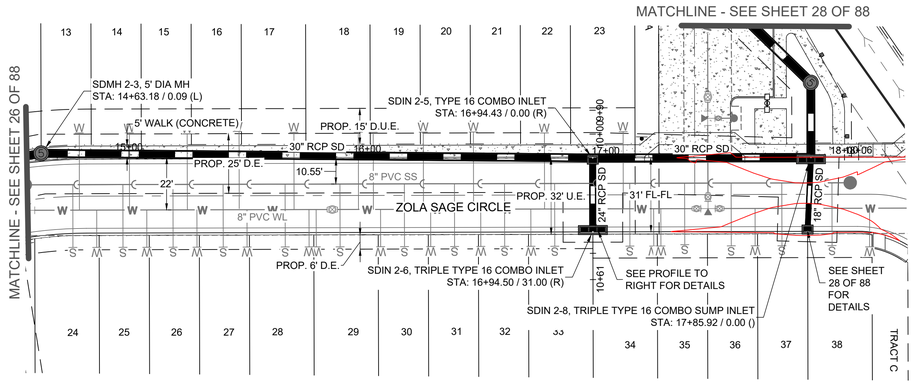
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ZOLA SAGE CIRCLE STORM P&P

SHEET
26 OF 88

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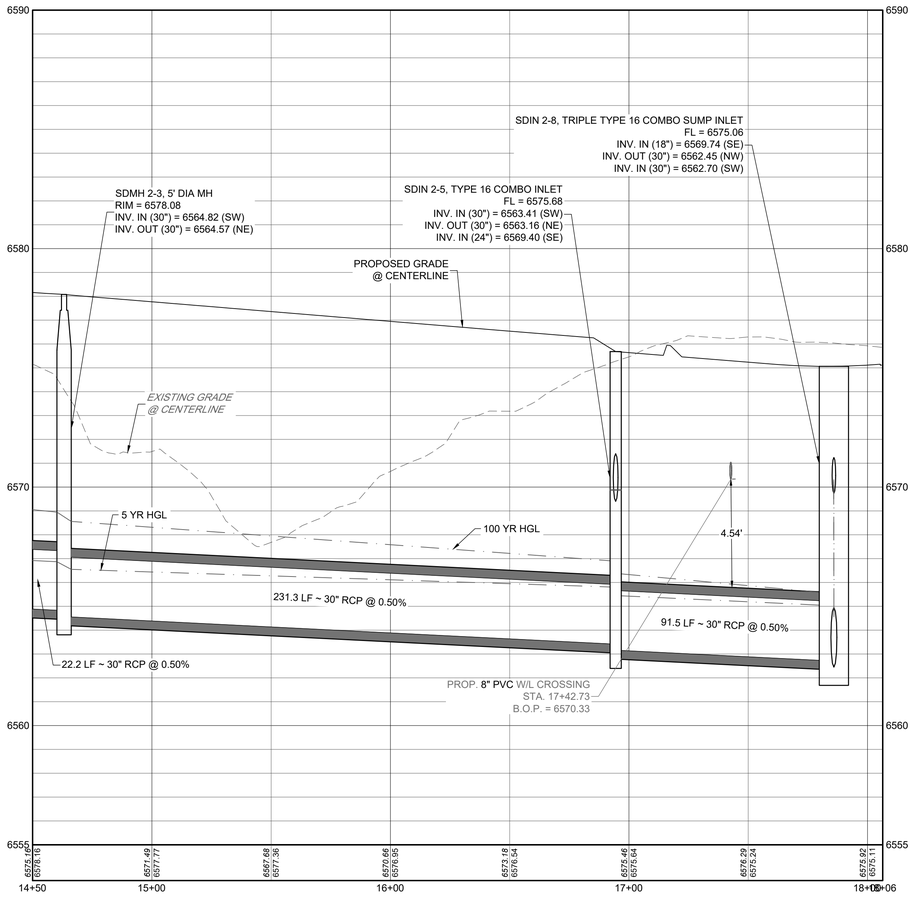


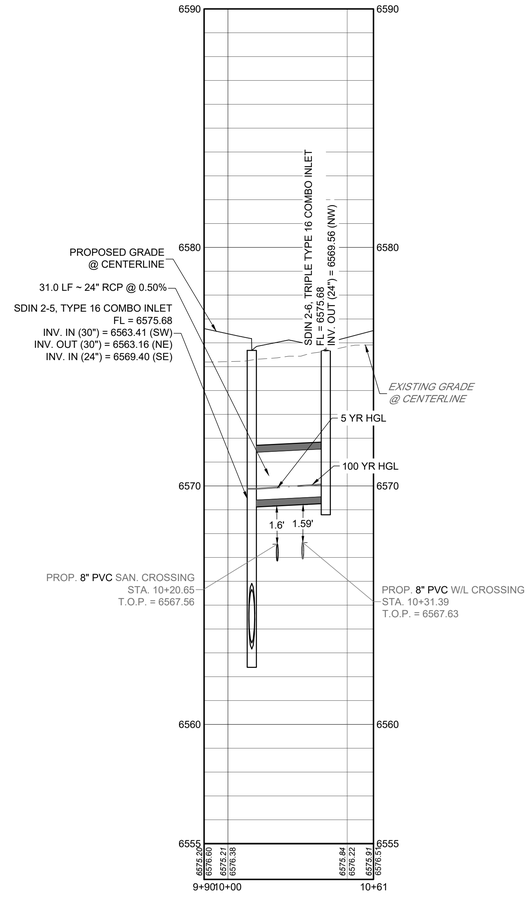
ZOLA SAGE CIRCLE PLAN

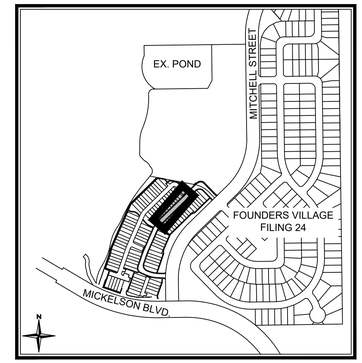
SCALE: 1" = 30'

ZOLA SAGE CIRCLE PROFILE

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KEY MAP

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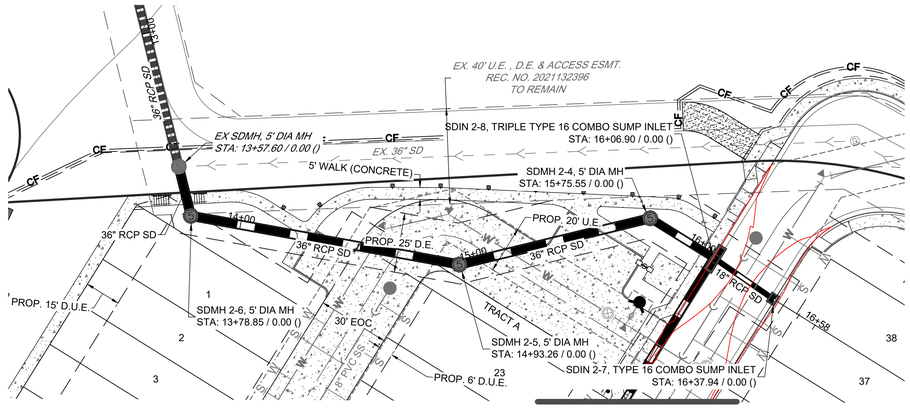
NO.	DATE	NOTES

PROJECT NO.	17026.007	
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE STORM P&P

SHEET
27 OF 88

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\STREET A STORM P&P.dwg tab: 27 OF 88 ZOLA SAGE CIRCLE STORM P&P Nov 05, 2026 - 2:28pm rhopp



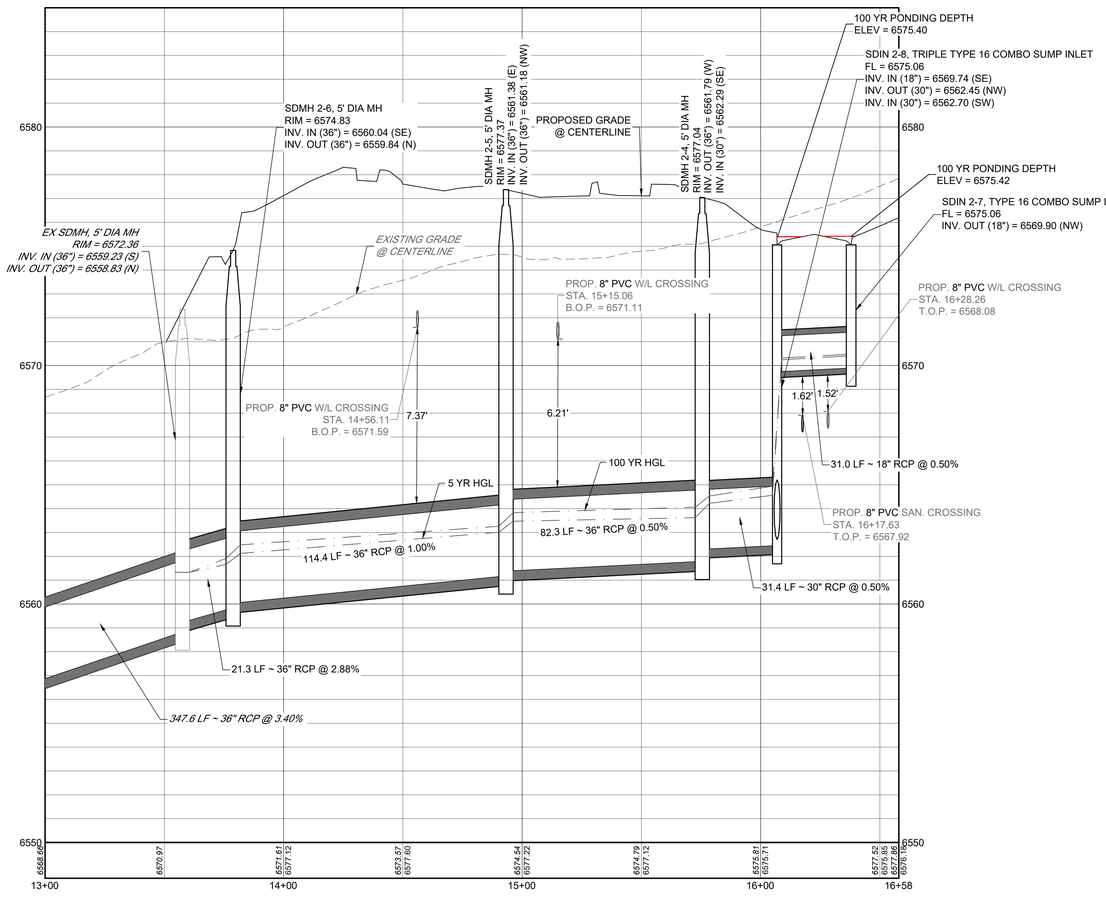
MATCHLINE - SEE SHEET 27 OF 88

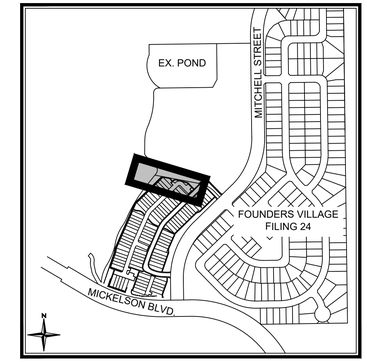
OFFSITE STORM PLAN

SCALE: 1" = 30'

OFFSITE STORM PROFILE

H: 1" = 30'
V: 1" = 3'





KEY MAP

N.T.S

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

0 15 30 60

SCALE: 1" = 30'

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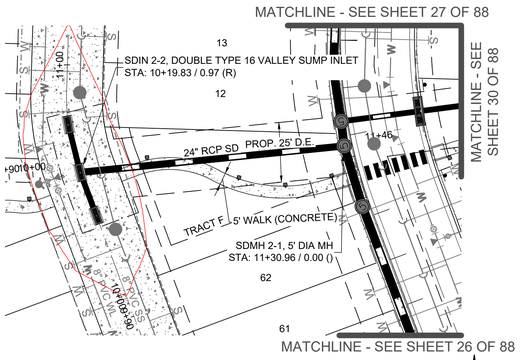
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OFFSITE STORM P&P

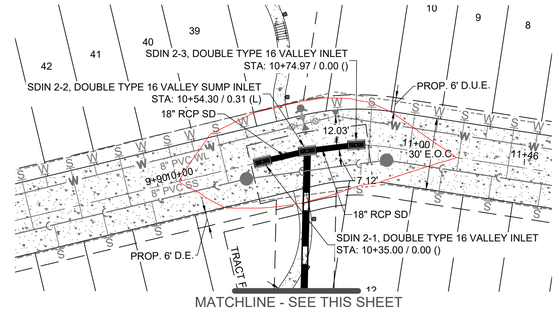
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28 OF 88

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DAISY ROSE CIRCLE & TRACT F PLAN

SCALE: 1" = 30'

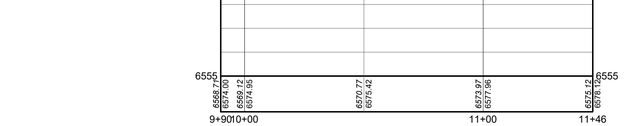


DAISY ROSE CIRCLE & TRACT F PLAN

SCALE: 1" = 30'

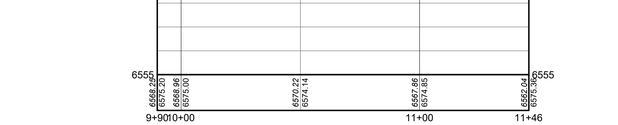
DAISY ROSE CIRCLE & TRACT F PROFILE

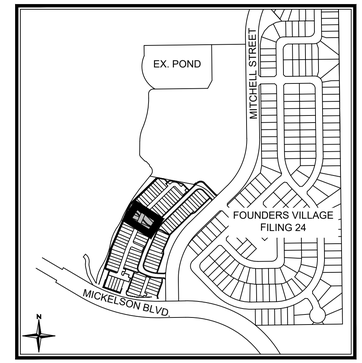
H: 1" = 30'
V: 1" = 3'



DAISY ROSE CIRCLE & TRACT F PROFILE

H: 1" = 30'
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0 15 30 60
SCALE: 1" = 30'

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NO.	DATE	NOTES

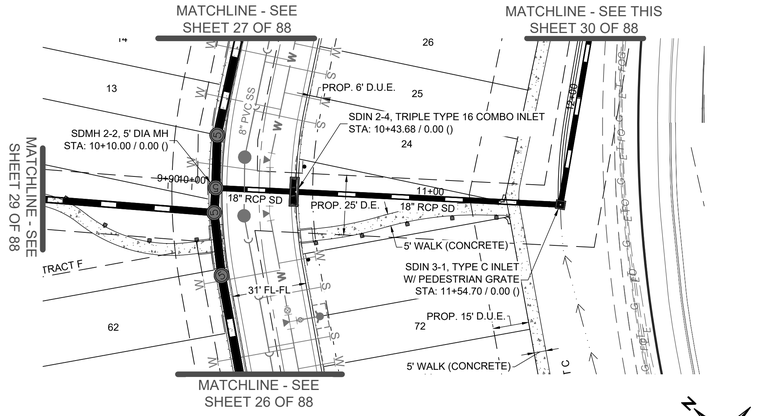
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE & TRACT F STORM P&P

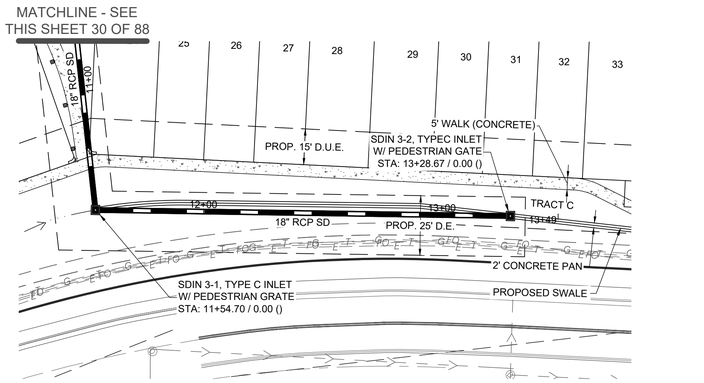
SHEET
29 OF 88

I:\2017\17026 - Bella Mesa\C4D\Sheet Sets\17026.007 - Bella Mesa South CDs\ALLEY C & TRACT F STORM P&P.dwg tab: 29 OF 88 DAISY ROSE CIRCLE & TRACT F STORM P&P Nov 05, 2026 - 2:29pm rhopp



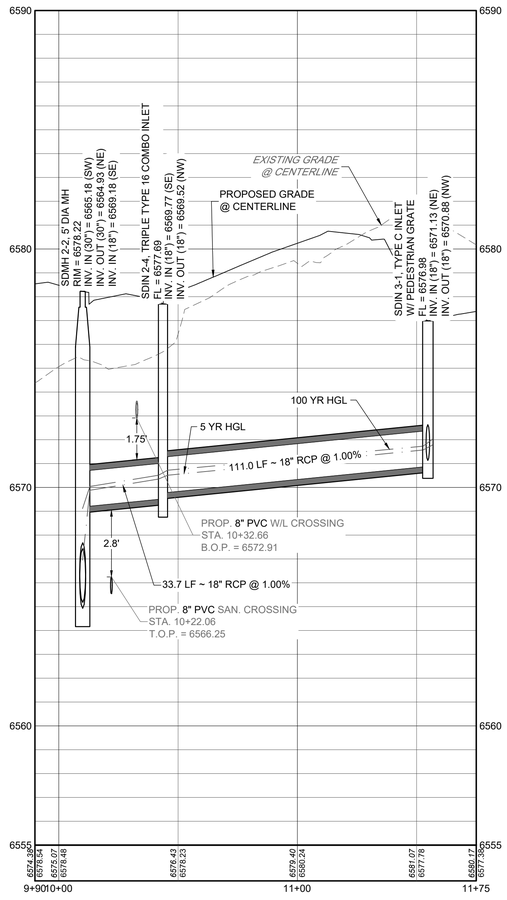
TRACT C PLAN
SCALE: 1" = 30'

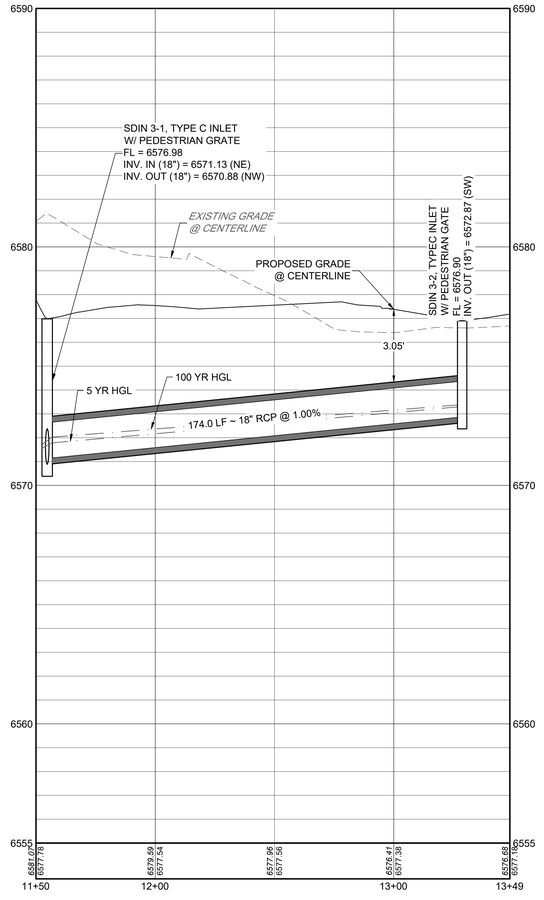
TRACT C PROFILE
H: 1" = 30'
V: 1" = 3'

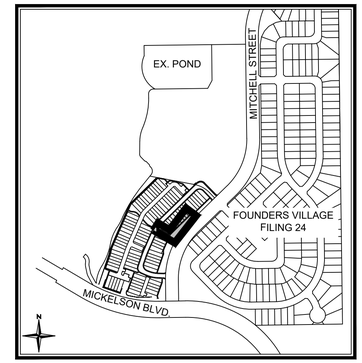


TRACT C PLAN
SCALE: 1" = 30'

TRACT C PROFILE
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LITTLETON, CO 80120

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0 15 30 60
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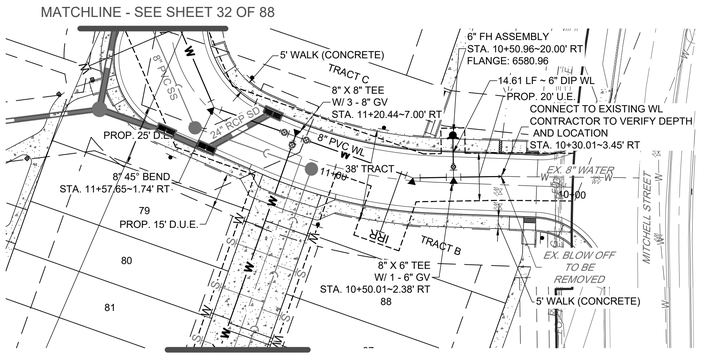
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
TRACT C STORM P&P

SHEET
30 OF 88

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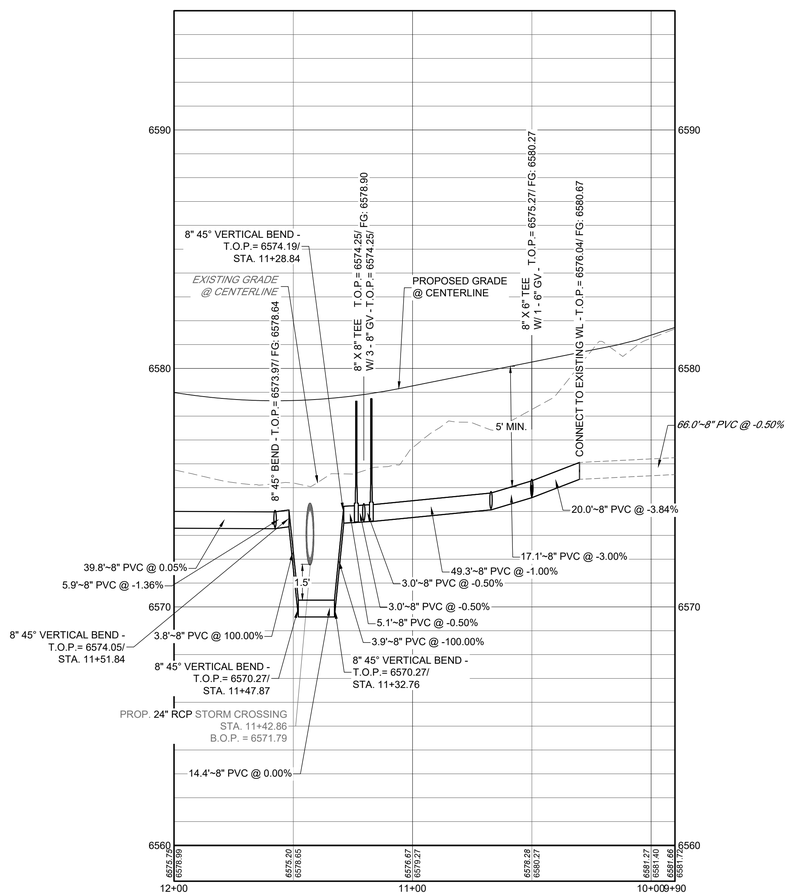


ZOLA SAGE CIRCLE PLAN

SCALE: 1" = 30'

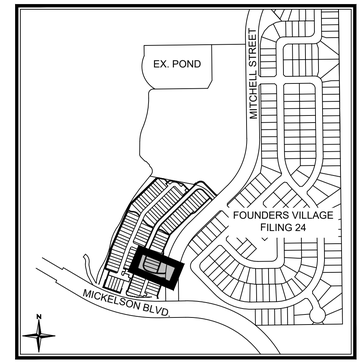
ZOLA SAGE CIRCLE PROFILE

H: 1" = 30'
V: 1" = 3'



WATER NOTES:

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"-20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENTOLINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR 18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14" AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. ALL HYDRANT LATERALS SHALL BE FULLY RESTRAINED USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
6. AT ALL INSTANCES WHERE A WATER MAIN CROSSES A SANITARY SEWER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
7. ALL WATER MAIN STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
8. CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.
9. WHERE A WATER SERVICE LINE CROSSES OVER A 24" OR LARGER STORM SEWER, AND/OR DOES NOT HAVE A MINIMUM DEPTH OF FOUR FEET, THE WATER SERVICE LINE SHALL BE INSULATED.
10. IF THE POSSIBILITY OF SURFACE RUNOFF FLOODING CANNOT BE AVOIDED, A WATERTIGHT LID AS APPROVED BY CASTLE ROCK WATER SHALL BE INSTALLED TO PREVENT INFLOW.



KEY MAP

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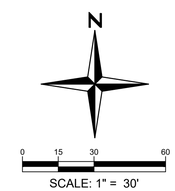
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LITTLETON, CO 80120

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SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

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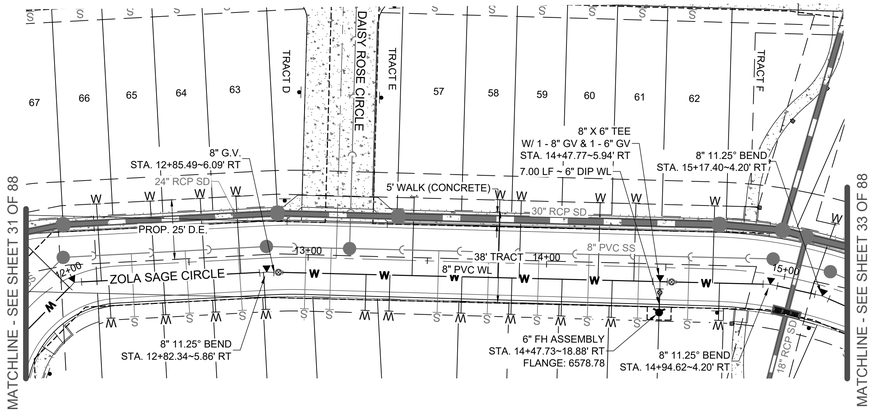
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE WATER P&P

SHEET
31 OF 88

I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\STREET A WATER P&P.dwg tab: 31 OF 88 ZOLA SAGE CIRCLE WATER P&P Nov 05, 2026 – 2:30pm rhopp

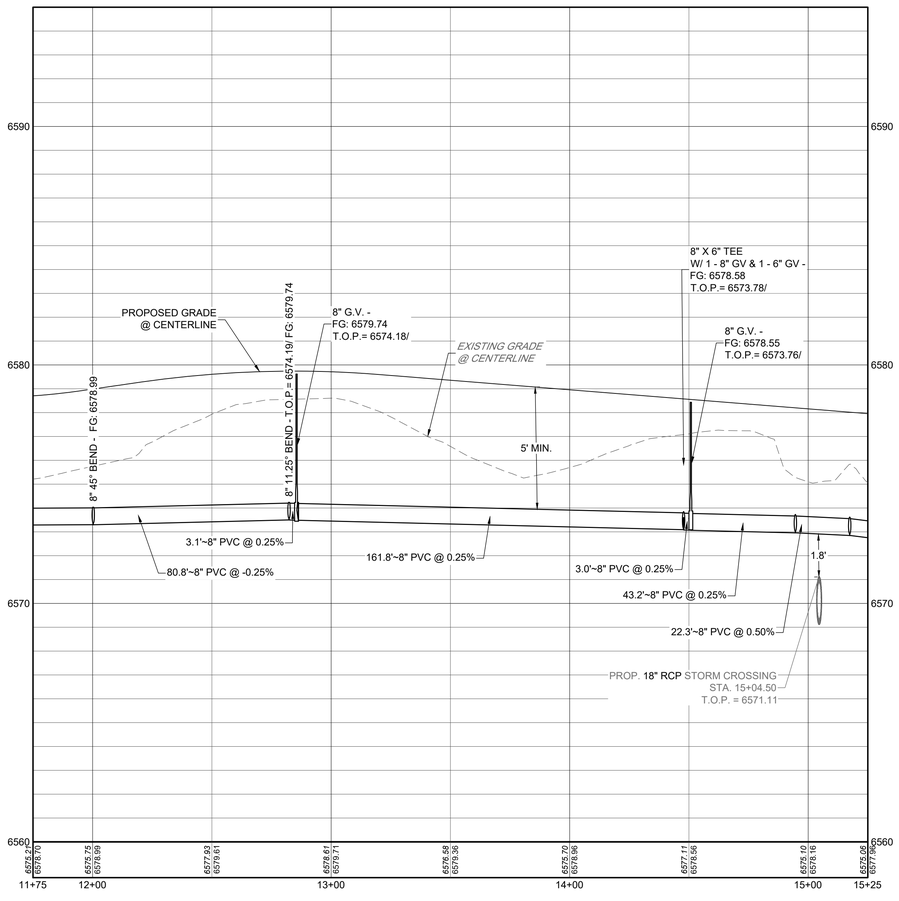


ZOLA SAGE CIRCLE PLAN

SCALE: 1" = 30'

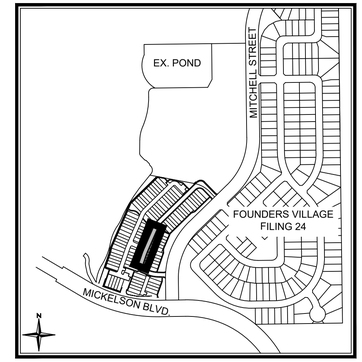
ZOLA SAGE CIRCLE PROFILE

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3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. ALL HYDRANT LATERALS SHALL BE FULLY RESTRAINED USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
6. AT ALL INSTANCES WHERE A WATER MAIN CROSSES A SANITARY SEWER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
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- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED SAW CUT

PROFESSIONAL ENGINEER CERTIFICATION

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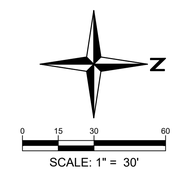
TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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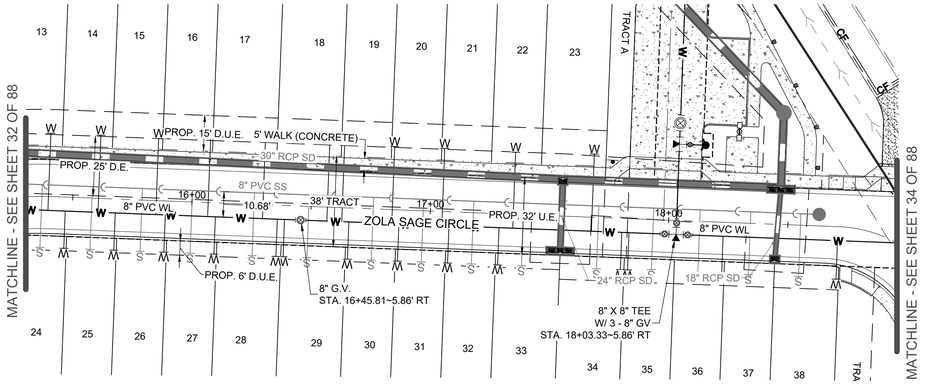
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
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PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE WATER P&P

SHEET
32 OF 88

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ZOLA SAGE CIRCLE PLAN

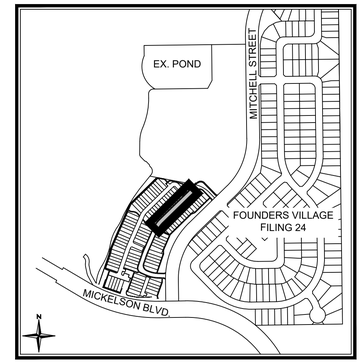
SCALE: 1" = 30'

ZOLA SAGE CIRCLE PROFILE

H: 1" = 30'
V: 1" = 3'

WATER NOTES:

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5. ALL HYDRANT LATERALS SHALL BE FULLY RESTRAINED USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
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KEY MAP
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PROPOSED LEGEND

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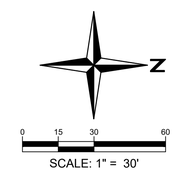
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LITTLETON, CO 80120

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SCALE: 1" = 30'

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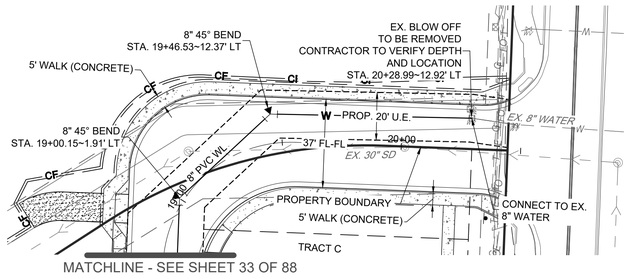
PROJECT NO.	17026.007	NOTES
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DATE NO. NOTES

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE WATER P&P

SHEET
33 OF 88

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\STREET A WATER P&P.dwg tab: 33 OF 88 ZOLA SAGE CIRCLE WATER P&P Nov 05, 2026 - 2:30pm rhopp



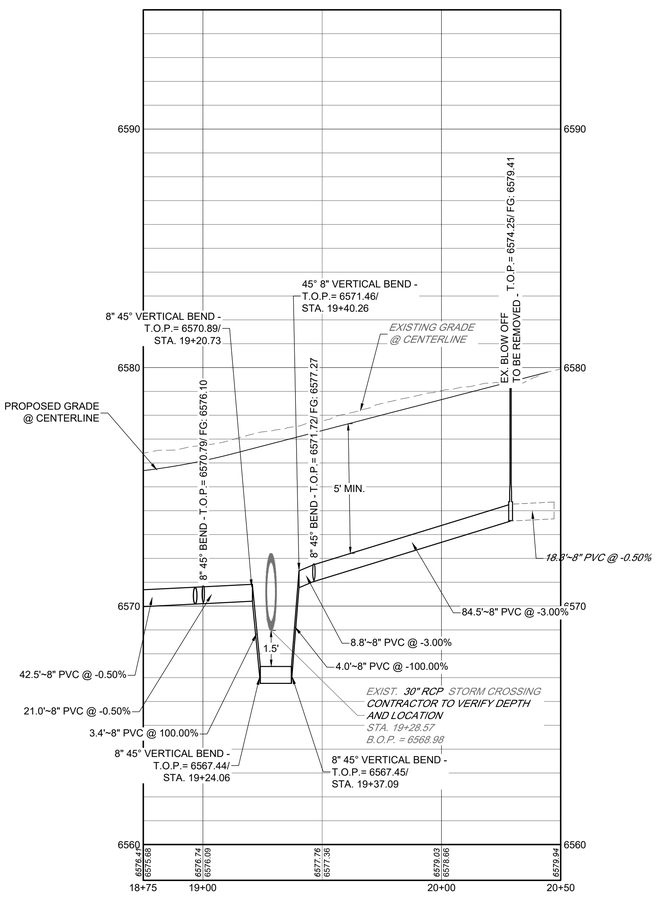
MATCHLINE - SEE SHEET 33 OF 88

ZOLA SAGE CIRCLE PLAN

SCALE: 1" = 30'

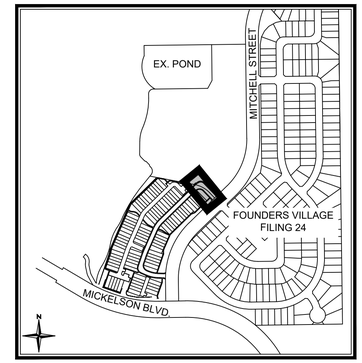
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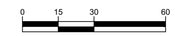
TOWN APPROVAL BLOCK

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SCALE: 1" = 30'

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NO.	DATE	NOTES

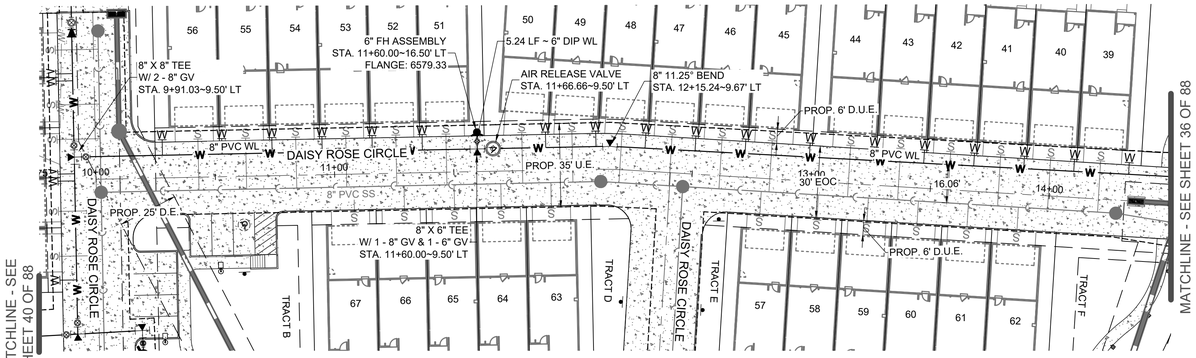
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PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE WATER P&P

SHEET
34 OF 88

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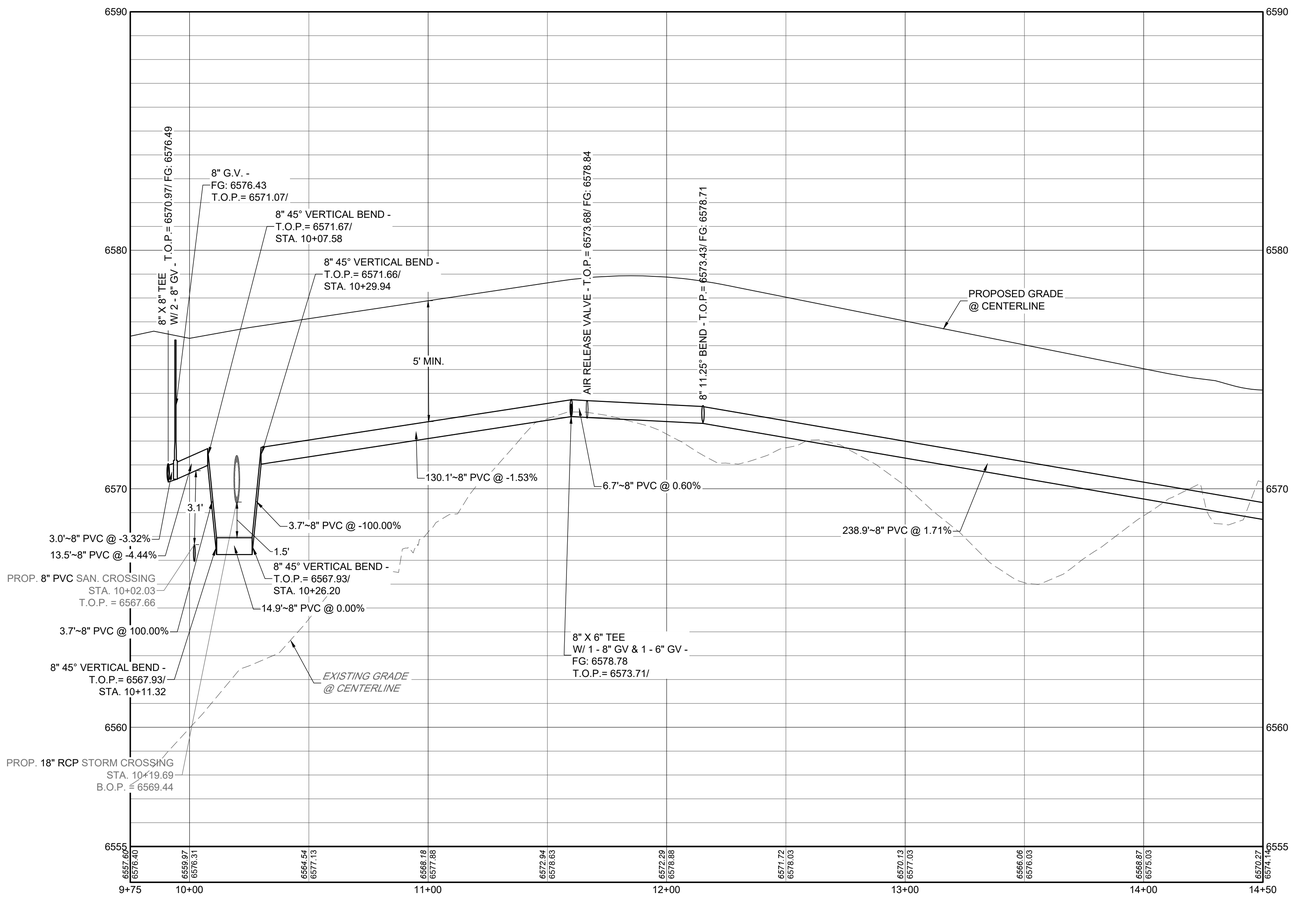


DAISY ROSE CIRCLE PLAN

SCALE: 1" = 30'

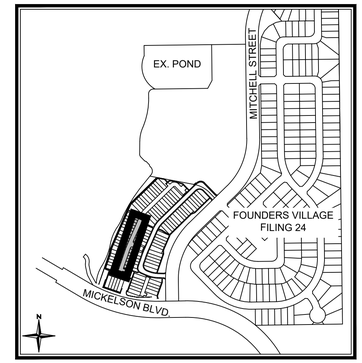
DAISY ROSE CIRCLE PROFILE

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N

0 15 30 60

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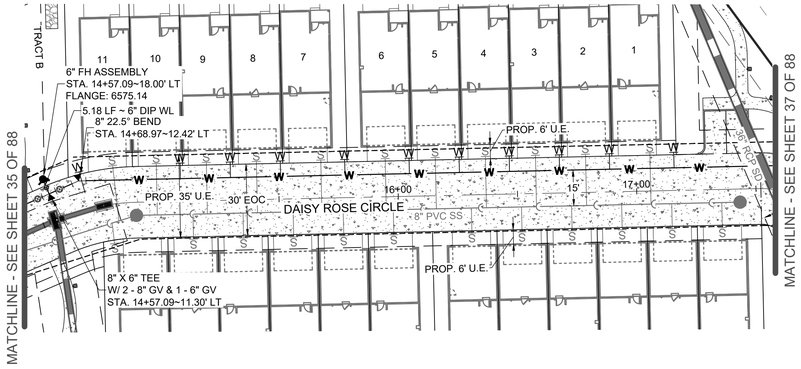
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE WATER P&P

SHEET
35 OF 88

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\VALEY C WATER P&P.dwg tab: 35 OF 88 DAISY ROSE CIRCLE WATER P&P Nov 05, 2026 - 2:31pm rhopp

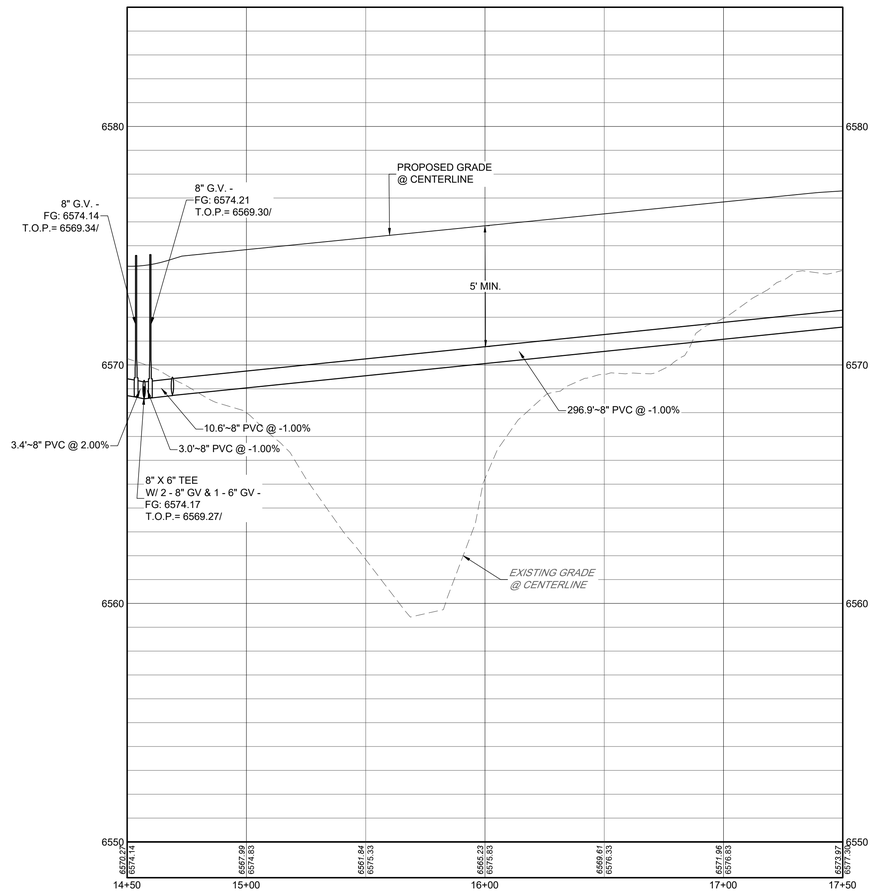


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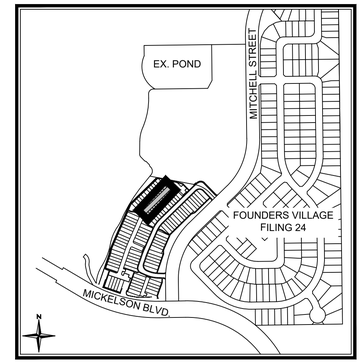
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- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
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- PROPOSED SAW CUT
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PROFESSIONAL ENGINEER CERTIFICATION

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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

N

0 15 30 60

SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

DATE	NO.	NOTES

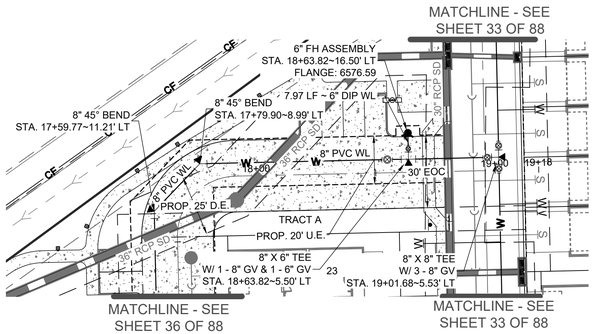
PROJECT NO. 17026.007

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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE WATER P&P

SHEET
36 OF 88

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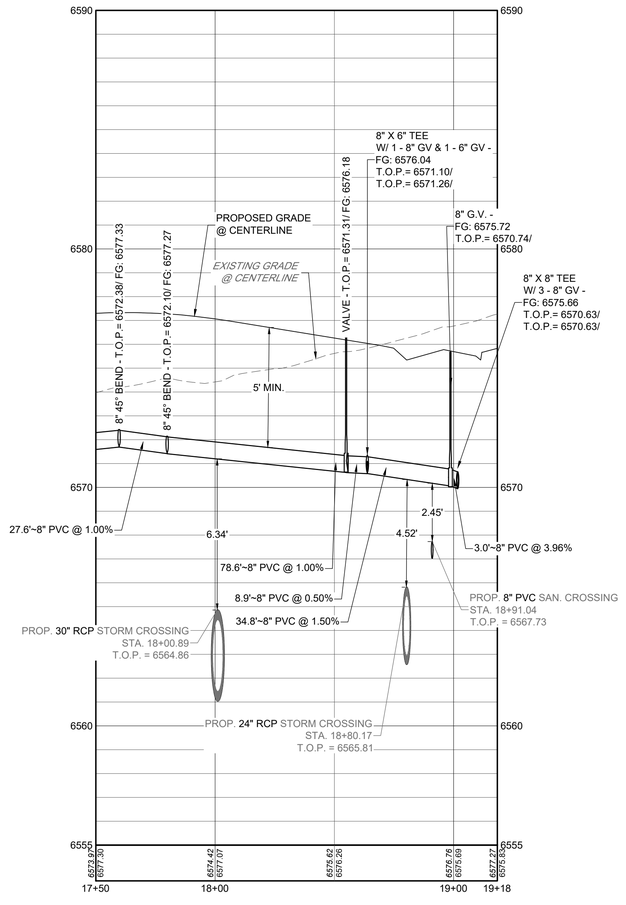


DAISY ROSE CIRCLE PLAN

SCALE: 1" = 30'

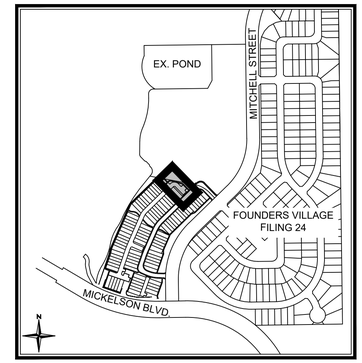
DAISY ROSE CIRCLE PROFILE

H: 1" = 30'
V: 1" = 3'



WATER NOTES:

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"-20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENTOLINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR 18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14" AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. ALL HYDRANT LATERALS SHALL BE FULLY RESTRAINED USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
6. AT ALL INSTANCES WHERE A WATER MAIN CROSSES A SANITARY SEWER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
7. ALL WATER MAIN STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
8. CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.
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KEY MAP

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SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

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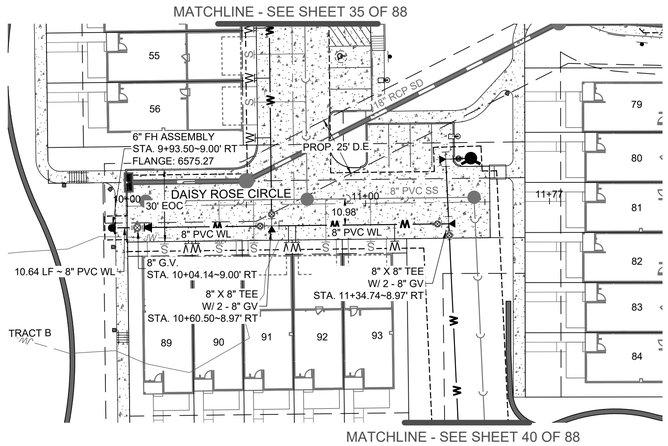
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PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE WATER P&P

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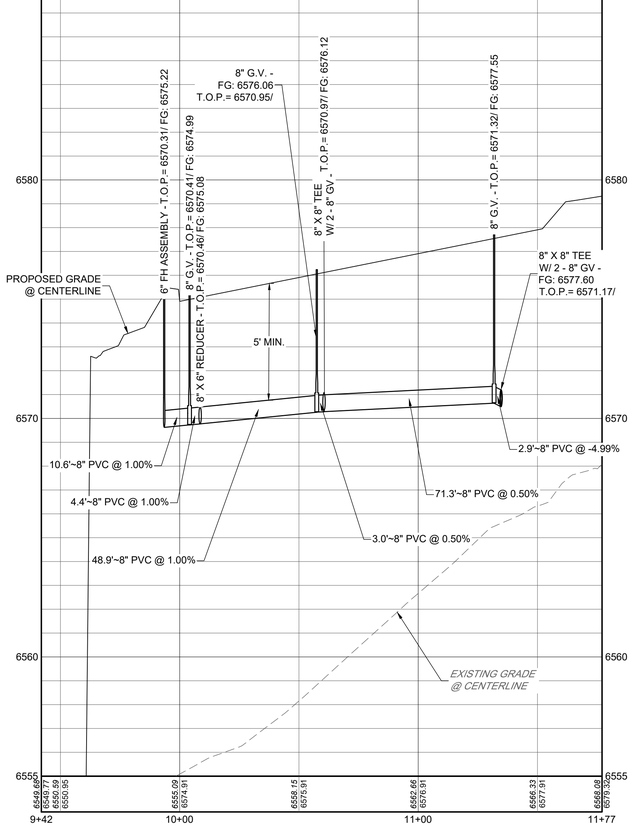


DAISY ROSE CIRCLE PLAN

SCALE: 1" = 30'

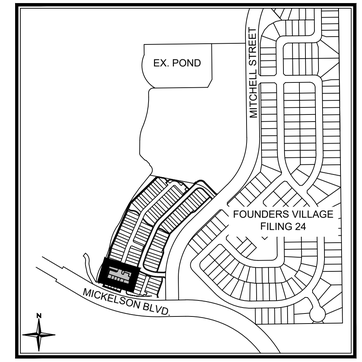
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7. ALL WATER MAIN STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
8. CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.
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REDLAND
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LITTLETON, CO 80120

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SCALE: 1" = 30'

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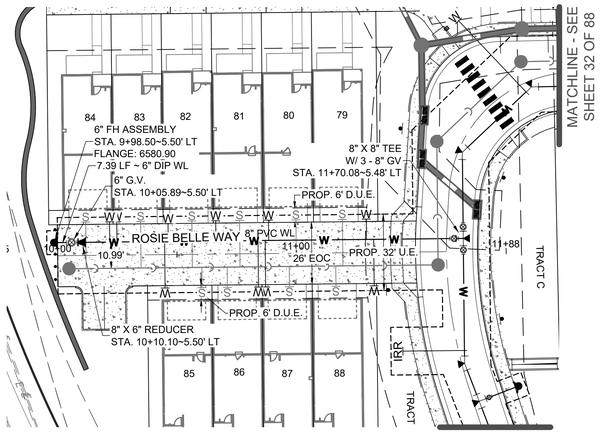
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE WATER P&P

SHEET
38 OF 88

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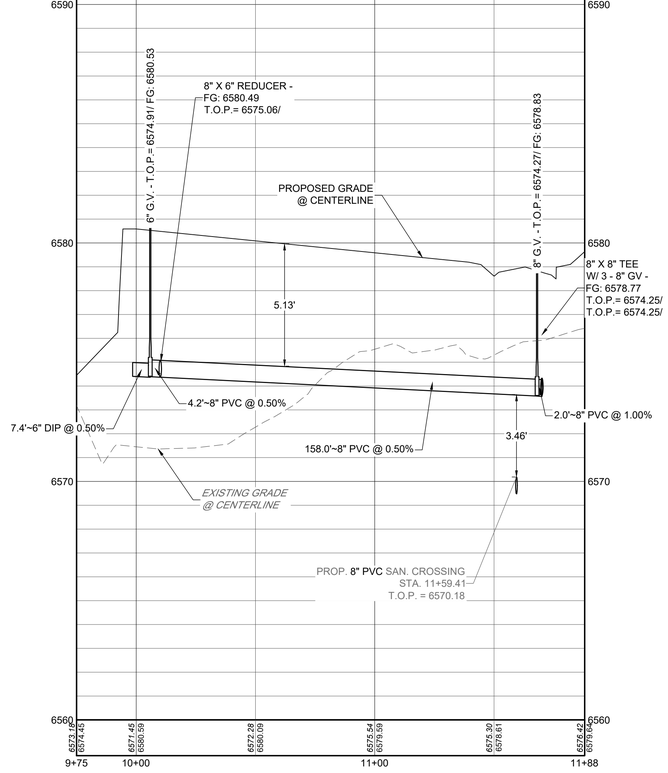


ROSIE BELLE WAY PLAN

SCALE: 1" = 30'

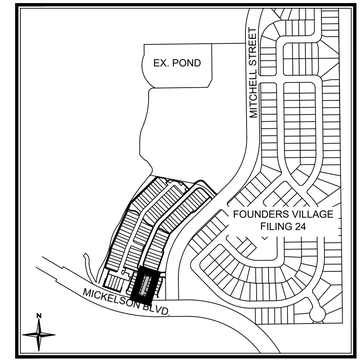
ROSIE BELLE WAY PROFILE

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8. CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.
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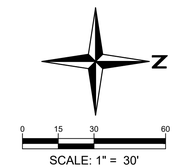
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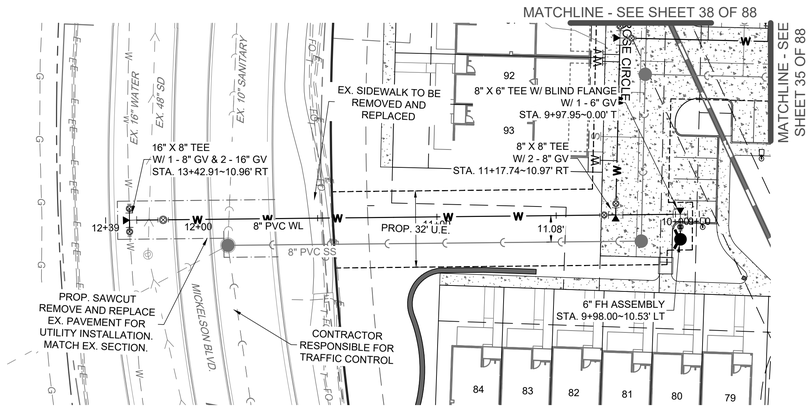
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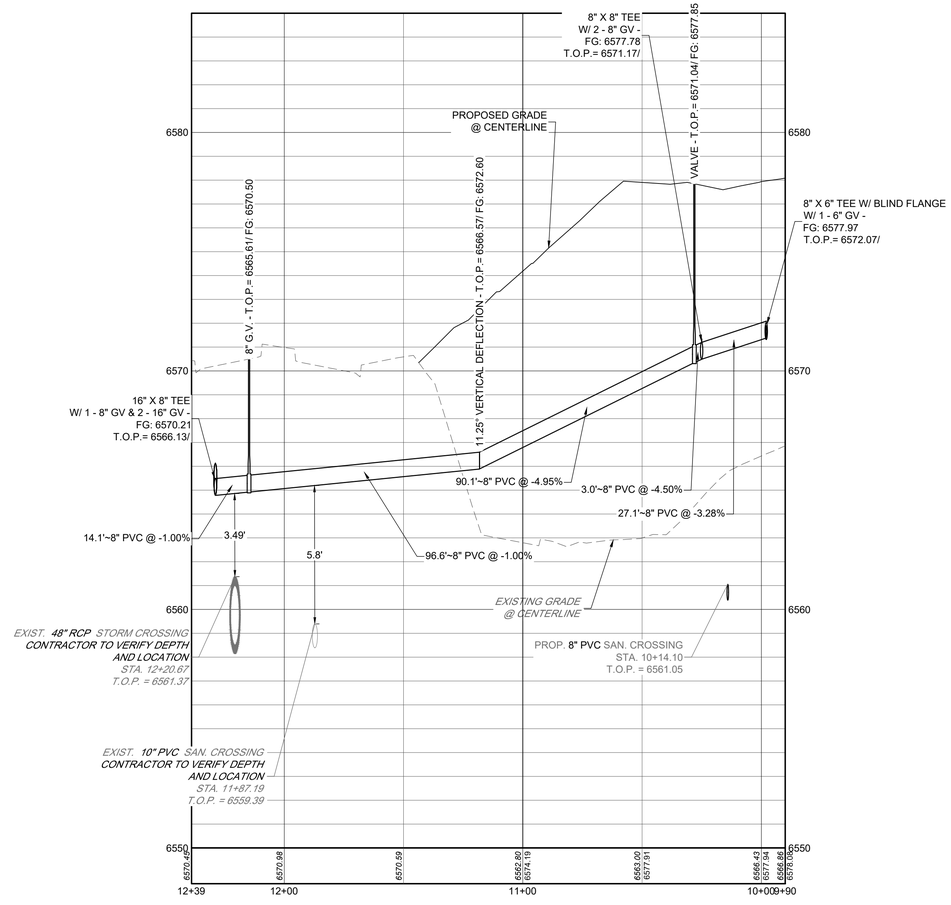


OFFSITE WATER PLAN

SCALE: 1" = 30'

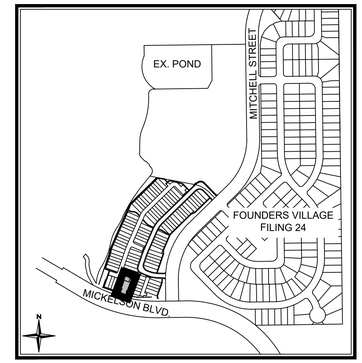
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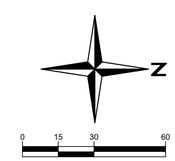
TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

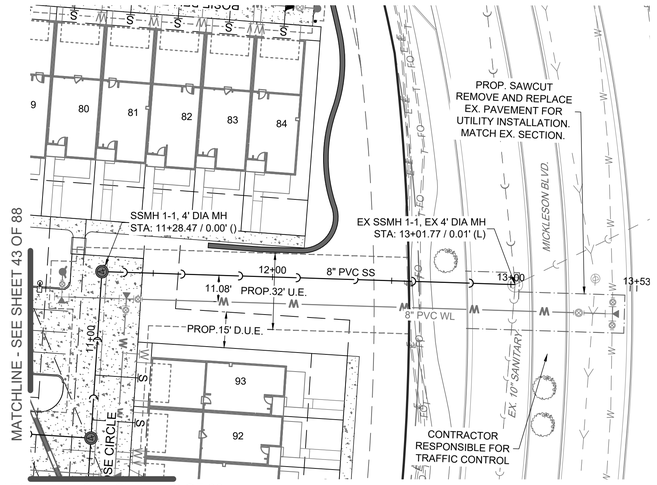
NO.	DATE	NOTES

PROJECT NO. 17026.007		
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
OFFSITE WATER P&P

SHEET
40 OF 88

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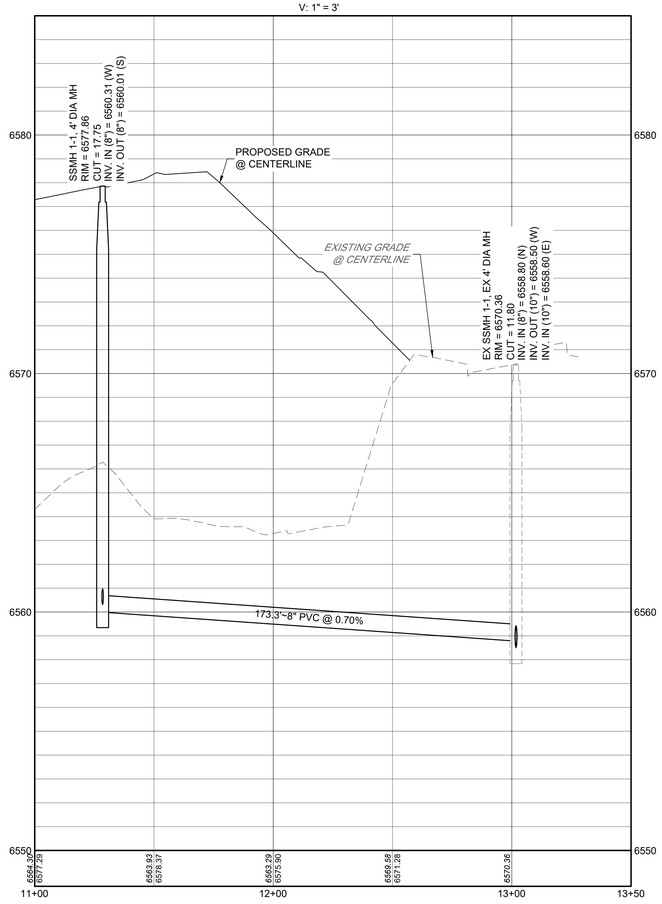


OFFSITE SANITARY PLAN

SCALE: 1" = 30'

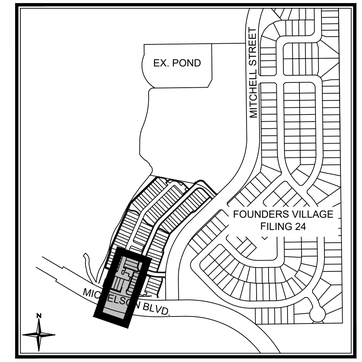
OFFSITE SANITARY PROFILE

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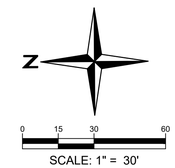
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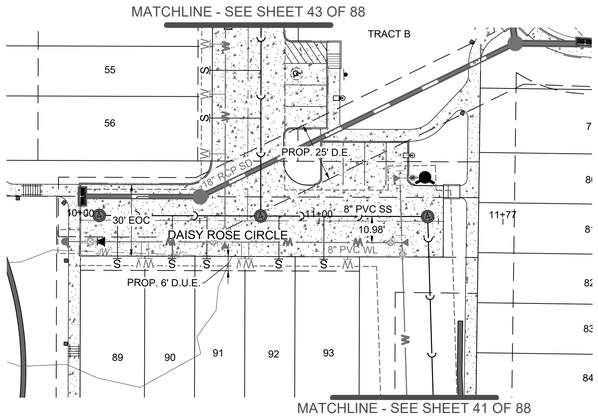
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BELLA MESA SOUTH
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SHEET
41 OF 88

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SANITARY SEWER SERVICE TABLE					
BLOCK #	LOT #	STA.	MAIN INV	STUB LENGTH	STUB INV
1	89	0+60	6567.36	18.00	6568.92
1	90	0+37	6567.20	18.00	6568.76
1	91	0+22.5	6567.10	18.00	6568.66
1	92	0+62.3	6560.75	18.00	6564.87
1	93	0+43.47	6560.61	18.00	6565.25

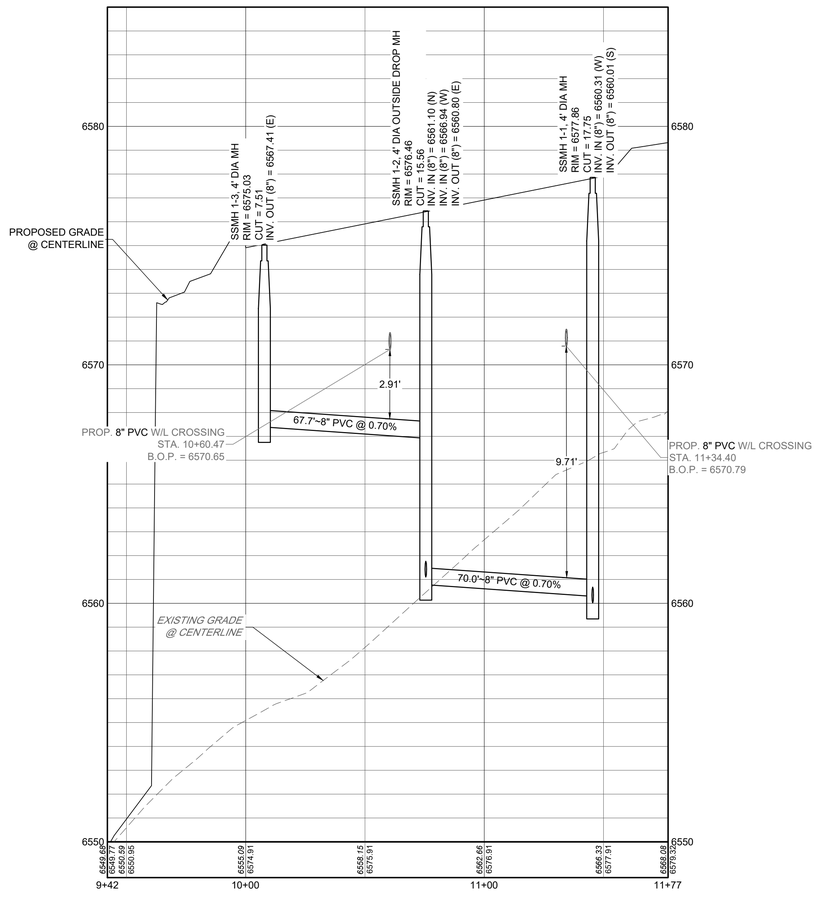


DAISY ROSE CIRCLE PLAN

SCALE: 1" = 30'

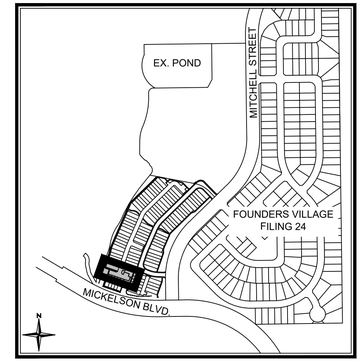
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I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\ALLEY D SANITARY P&P.dwg tab: 42 OF 88 DAISY ROSE CIRCLE SANITARY P&P Nov 05, 2026 – 2:34pm rhopp

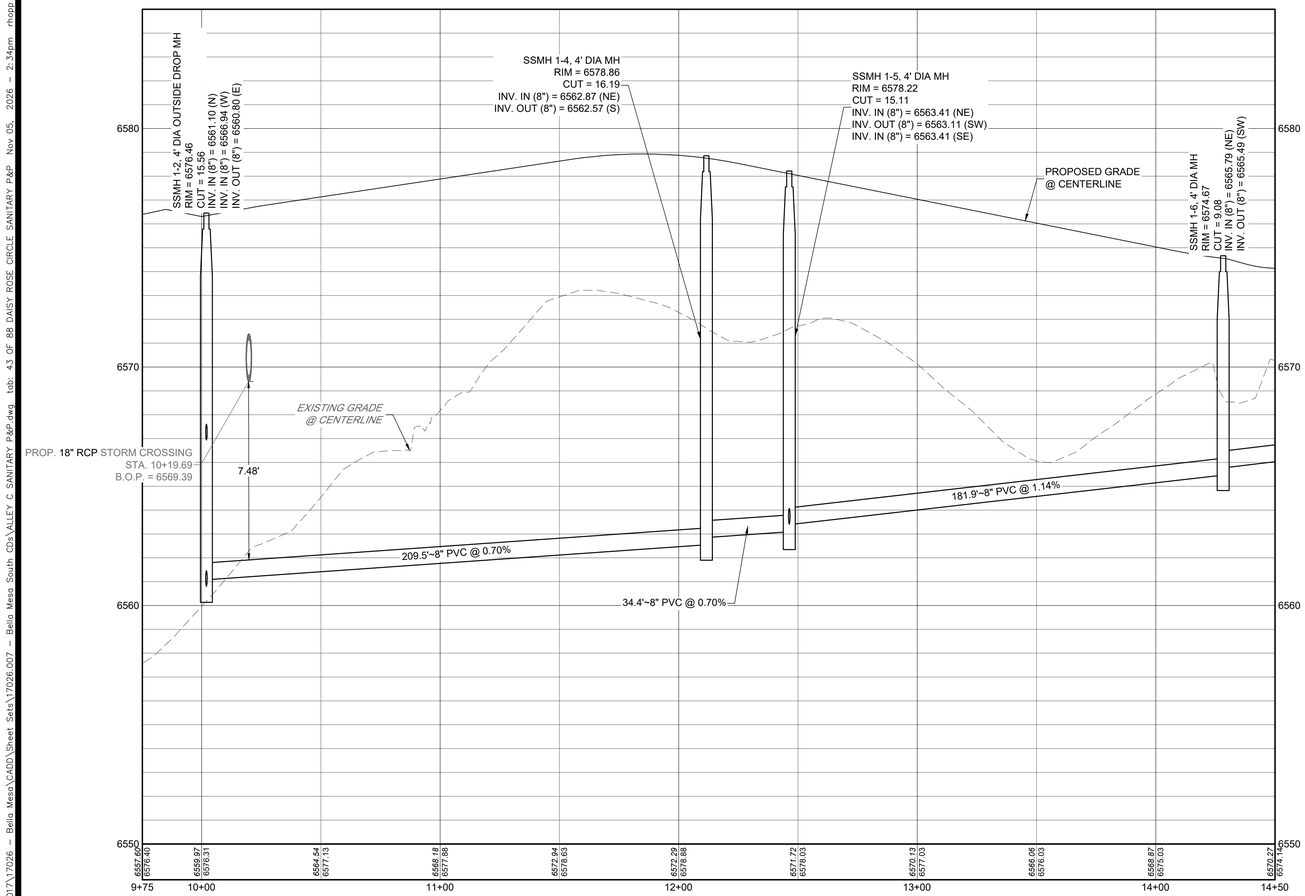


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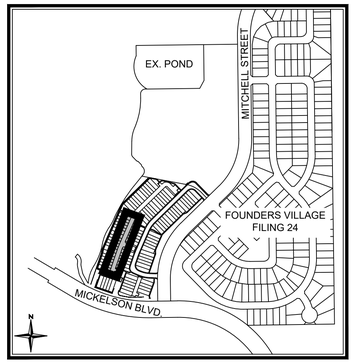
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SANITARY SEWER SERVICE TABLE

BLOCK #	LOT #	STA.	MAIN INV	STUB LENGTH	STUB INV
1	39	174.24	6565.40	21.50	6567.03
1	40	153.24	6565.16	21.49	6566.79
1	41	132.24	6564.92	21.50	6566.55
1	42	111.24	6564.68	21.50	6566.31
1	43	0+90.24	6564.44	21.50	6566.07
1	44	0+69.24	6564.20	21.50	6565.83
1	45	0+36.24	6563.82	21.50	6565.68
1	46	0+15.24	6563.58	21.50	6566.10
1	47	0+28.26	6563.07	21.50	6566.52
1	48	0+7.31	6562.92	21.50	6566.93
1	49	197.83	6562.49	21.19	6567.18
1	50	176.80	6562.34	21.22	6567.22
1	51	145.00	6562.12	21.30	6566.89
1	52	124.00	6561.97	21.33	6566.57
1	53	103.00	6561.82	21.36	6566.26
1	54	0+82.03	6561.68	21.38	6565.94
1	55	0+61.03	6561.53	21.41	6565.63
1	56	0+41.03	6561.39	21.44	6565.33
1	57	0+33	6563.79	10.50	6565.75
1	58	0+57	6564.06	10.50	6565.47
1	59	0+78	6564.30	10.50	6565.71
1	60	0+99	6564.54	10.50	6565.95
1	61	120.00	6564.78	10.50	6566.19
1	62	141.00	6565.02	10.51	6566.43
1	63	188.57	6562.42	10.76	6567.23
1	64	167.57	6562.28	10.73	6567.17
1	65	148.00	6562.14	10.70	6566.93
1	66	127.00	6561.99	10.68	6566.62
1	67	106.00	6561.84	10.68	6566.30

PROFESSIONAL ENGINEER CERTIFICATION

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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

N

0 15 30 60

SCALE: 1" = 30'

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WHERE GREAT PLACES BEGIN
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NOT FOR CONSTRUCTION

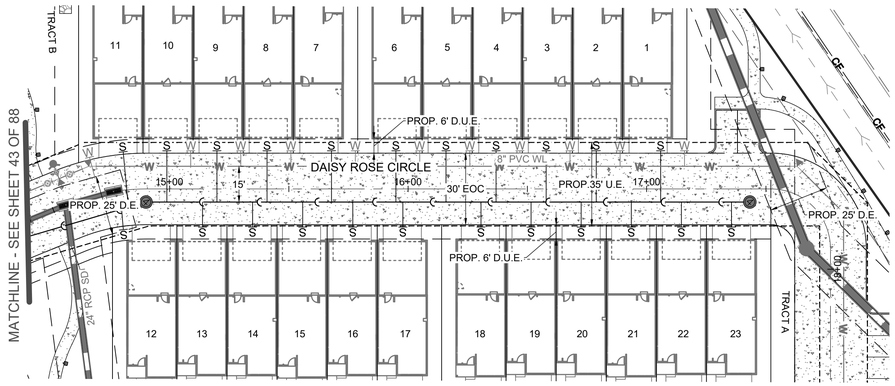
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/09/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DAISY ROSE CIRCLE SANITARY P&P

SHEET
43 OF 88

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\ALLEY C SANITARY P&P.dwg tab: 43 OF 88 DAISY ROSE CIRCLE SANITARY P&P Nov 05, 2026 - 2:34pm rhopp

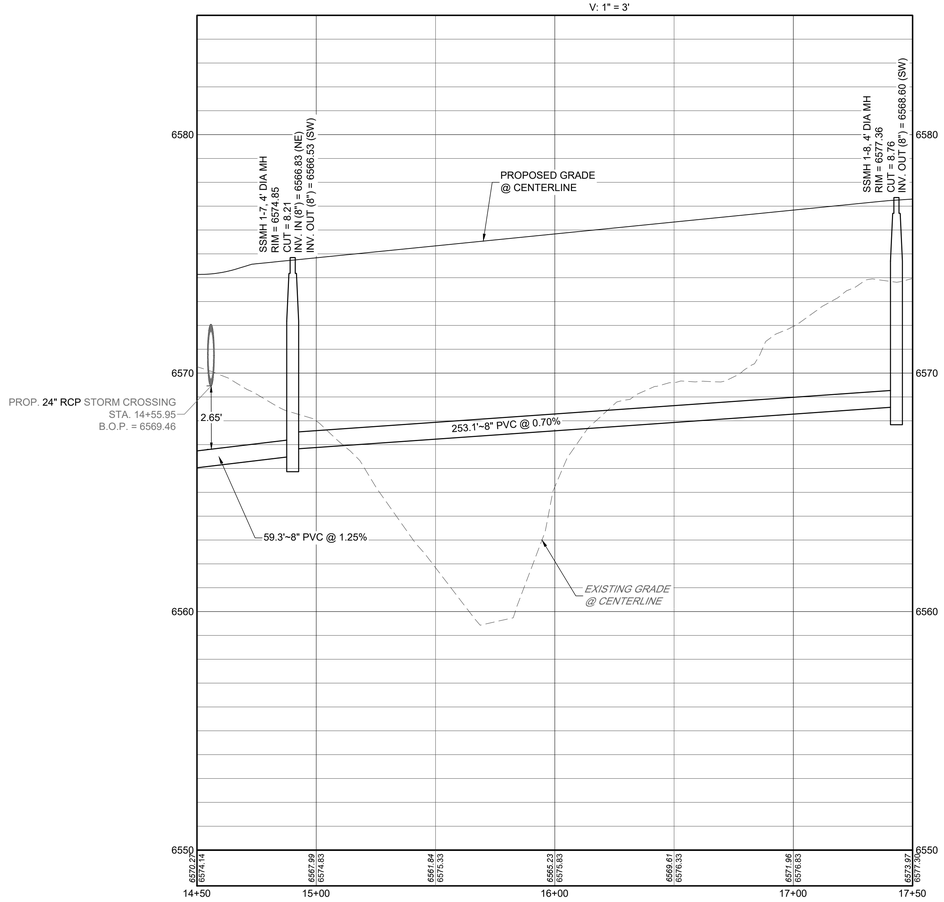


DAISY ROSE CIRCLE PLAN

SCALE: 1" = 30'

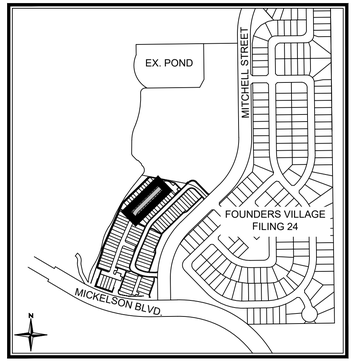
DAISY ROSE CIRCLE PROFILE

H: 1" = 30'
V: 1" = 3'



SANITARY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
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KEY MAP
N.T.S

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
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- PROPOSED SWALE LINE
- PROPOSED SAW CUT

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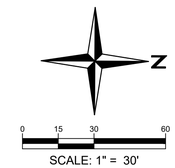
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APPROVED BY:

DEVELOPMENT SERVICES DATE

SANITARY SEWER SERVICE TABLE

BLOCK #	LOT #	STA.	MAIN INV	STUB LENGTH	STUB INV
1	1	215.75	6568.34	21.50	6569.97
1	2	188.75	6568.15	21.50	6569.78
1	3	167.75	6568.00	21.50	6569.63
1	4	146.75	6567.86	21.50	6569.49
1	5	125.75	6567.71	21.50	6569.34
1	6	104.75	6567.56	21.50	6569.19
1	7	0+77.75	6567.37	21.50	6569.00
1	8	0+50.75	6567.18	21.50	6568.81
1	9	0+29.75	6567.04	21.50	6568.67
1	10	0+8.75	6566.89	21.50	6568.52
1	11	0+51.55	6566.43	23.32	6568.10
1	12	0+48.59	6566.40	8.61	6567.77
1	13	0+23.69	6567.00	10.50	6568.41
1	14	0+44.69	6567.14	10.50	6568.55
1	15	0+65.69	6567.29	10.50	6568.70
1	16	0+86.69	6567.44	10.50	6568.85
1	17	107.69	6567.58	10.50	6568.99
1	18	140.44	6567.81	10.50	6569.22
1	19	161.44	6567.96	10.50	6569.37
1	20	182.44	6568.11	10.50	6569.52
1	21	203.44	6568.25	10.50	6569.66
1	22	224.44	6568.40	10.50	6569.81
1	23	245.44	6568.55	10.50	6569.96



SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

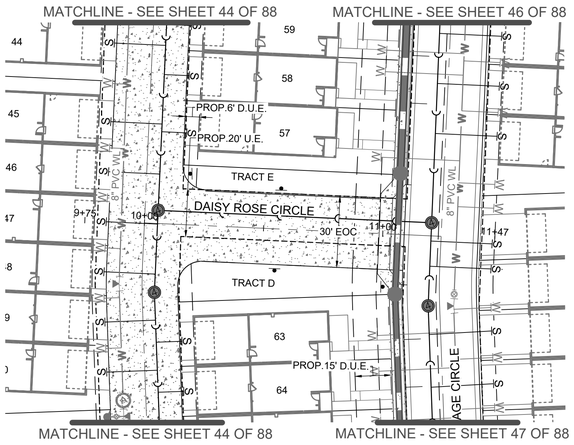
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BELLA MESA SOUTH
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SHEET
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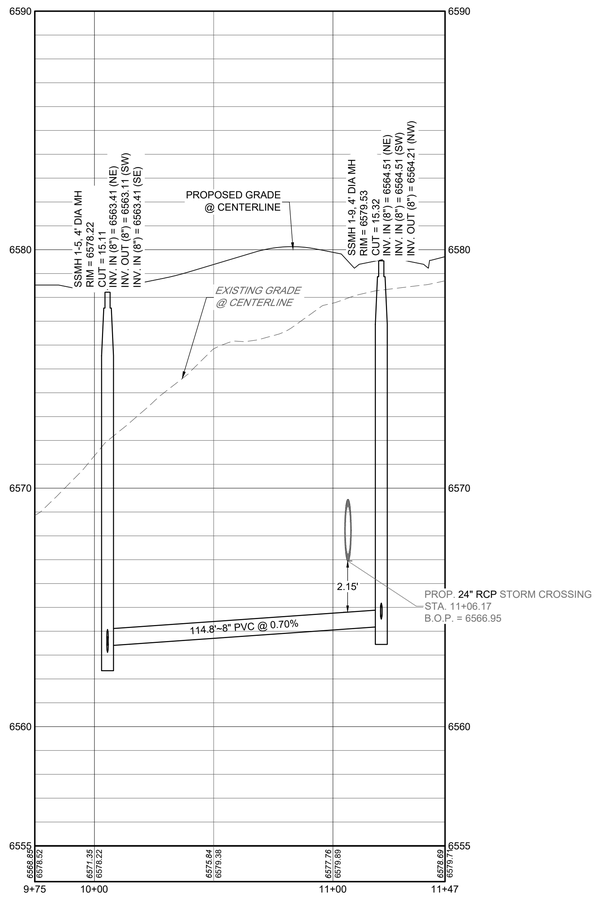


DAISY ROSE CIRCLE PLAN

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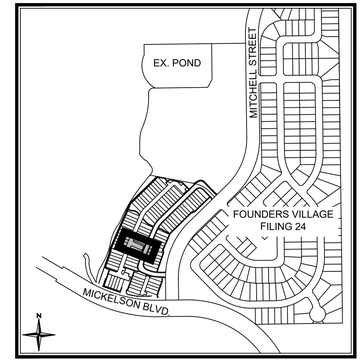
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KEY MAP

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TOWN APPROVAL BLOCK

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SCALE: 1" = 30'

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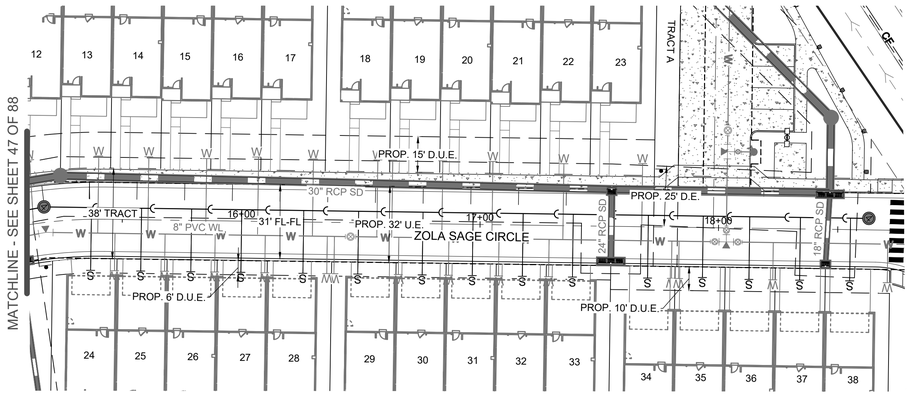
DATE	NO.	NOTES

PROJECT NO.	17028.007	NOTES
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45 OF 88

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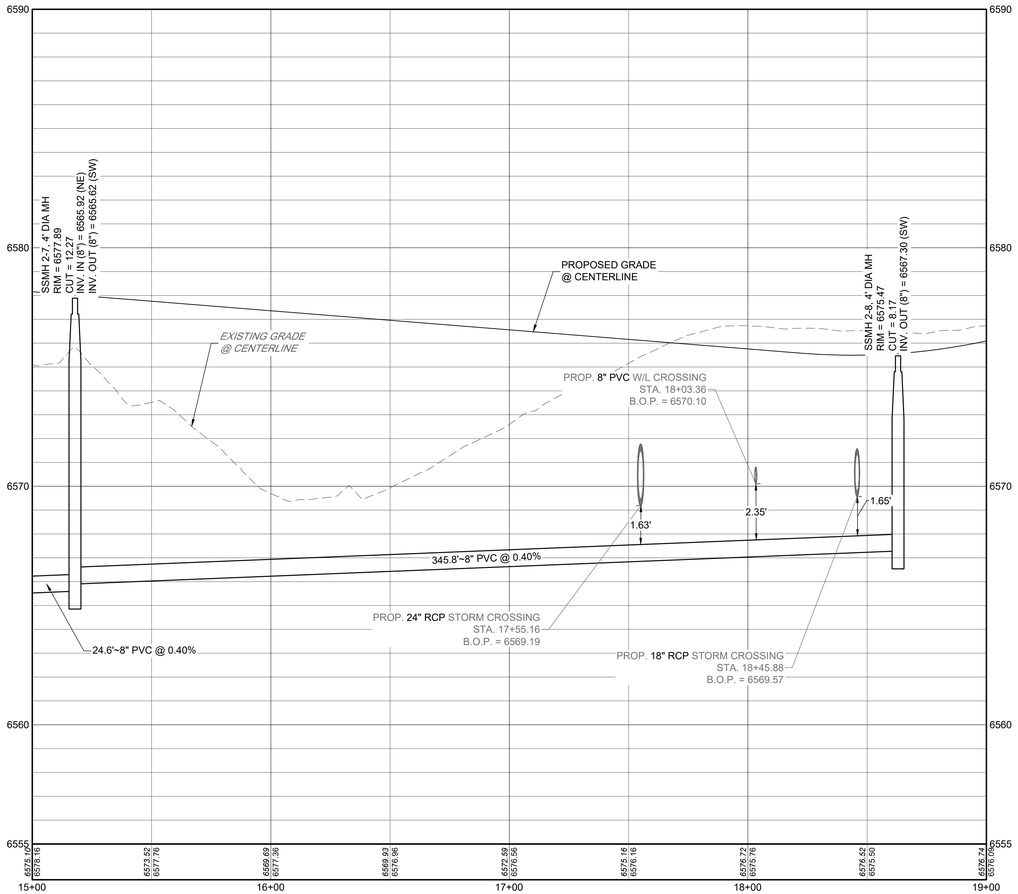


ZOLA SAGE CIRCLE PLAN

SCALE: 1" = 30'

ZOLA SAGE CIRCLE PROFILE

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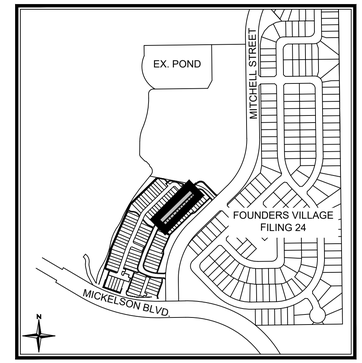


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SANITARY SEWER SERVICE TABLE

BLOCK #	LOT #	STA.	MAIN INV	STUB LENGTH	STUB INV
1	24	0+19.93	6566.00	26.32	6567.73
1	25	0+40.93	6566.08	26.32	6567.81
1	26	0+61.93	6566.17	26.32	6567.89
1	27	0+82.93	6566.25	26.32	6567.98
1	28	108.93	6566.35	26.32	6568.08
1	29	131.93	6566.45	26.32	6568.17
1	30	158.93	6566.55	26.32	6568.28
1	31	179.93	6566.64	26.32	6568.36
1	32	200.93	6566.72	26.32	6568.45
1	33	221.93	6566.81	26.32	6568.53
1	34	253.43	6566.93	26.32	6568.66
1	35	276.43	6567.02	25.78	6568.74
1	36	295.93	6567.10	26.32	6568.83
1	37	317.18	6567.19	26.32	6568.91
1	38	338.18	6567.27	26.32	6569.00



KEY MAP
N.T.S

PROPOSED LEGEND

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- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
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- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
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- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
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- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
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- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED SAW CUT

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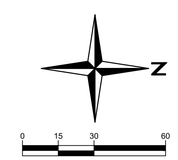
TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

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DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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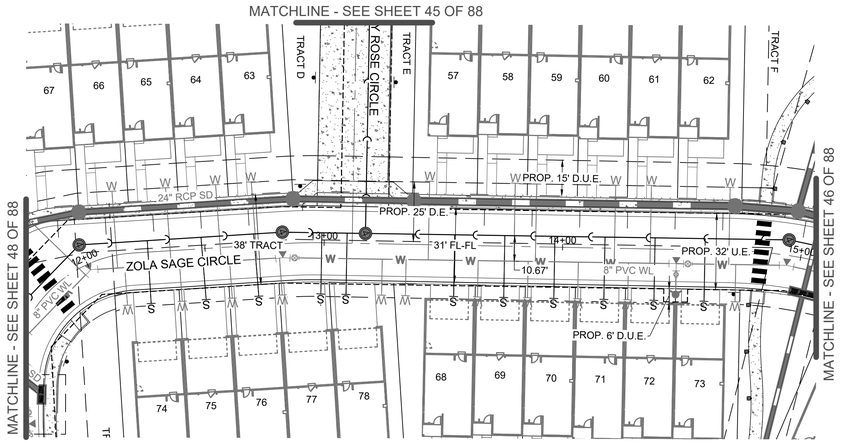
NO.	DATE	NOTES

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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE SANITARY P&P

SHEET
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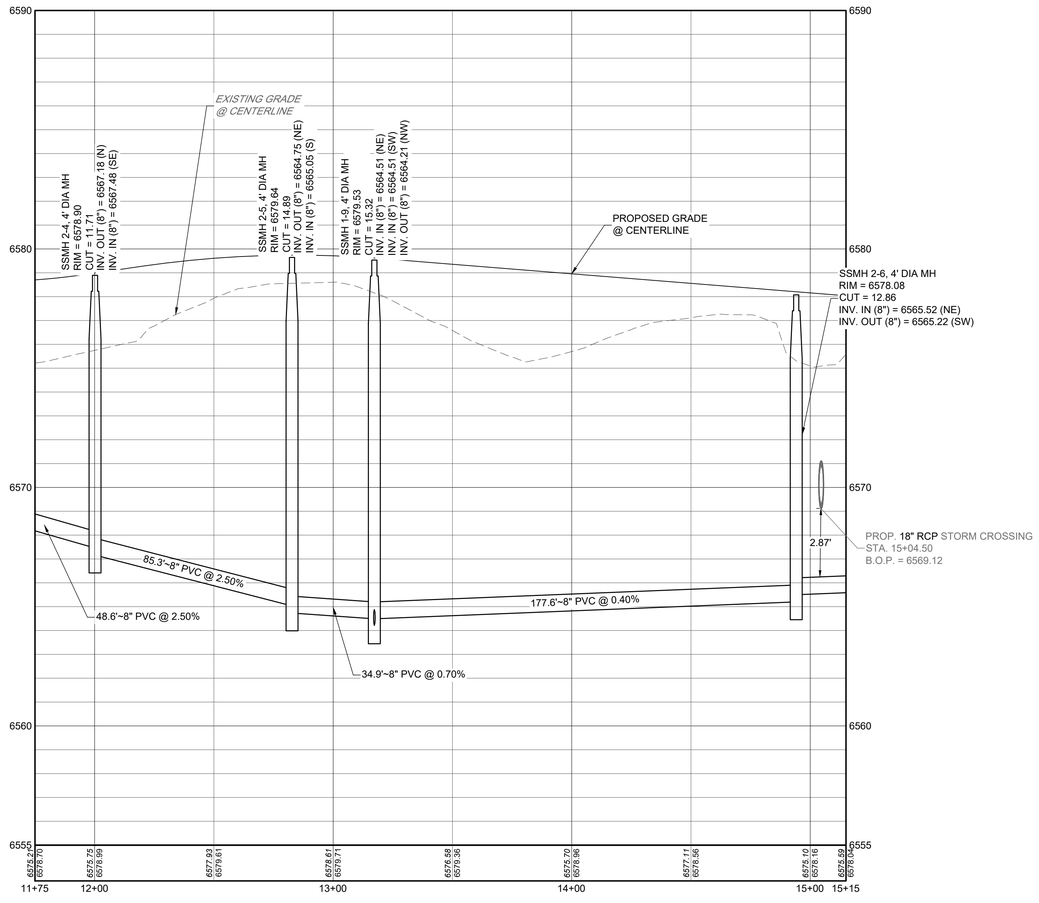
ZOLA SAGE CIRCLE PLAN

SCALE: 1" = 30'

ZOLA SAGE CIRCLE PROFILE

H: 1" = 30'

V: 1" = 3'

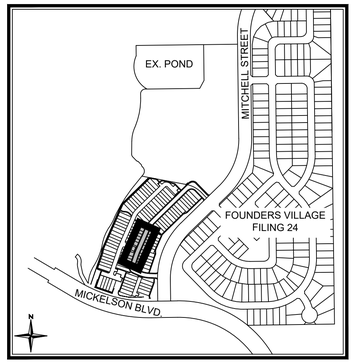


SANITARY NOTES:

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2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
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6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
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BLOCK #	LOT #	STA.	MAIN INV	STUB LENGTH	STUB INV
1	74	0+56.72	6566.47	26.11	6568.19
1	75	0+34.14	6565.90	26.21	6567.63
1	76	0+12.01	6565.35	25.91	6567.61
1	77	0+18.25	6564.64	25.68	6567.61
1	78	0+7.68	6564.56	25.71	6567.56
1	68	0+37.45	6564.66	25.96	6567.22
1	69	0+58.45	6564.74	25.96	6567.05
1	70	0+79.45	6564.83	26.04	6566.88
1	71	100.45	6564.91	26.12	6566.71
1	72	121.45	6565.00	26.20	6566.72
1	73	142.45	6565.08	26.28	6566.80



KEY MAP

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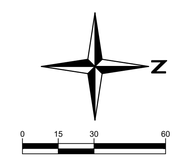
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SCALE: 1" = 30'

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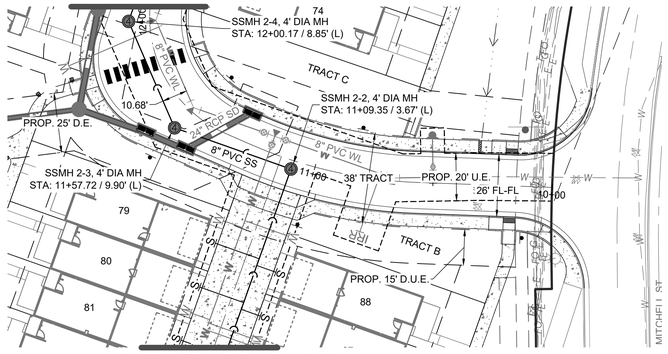
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PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ZOLA SAGE CIRCLE SANITARY P&P

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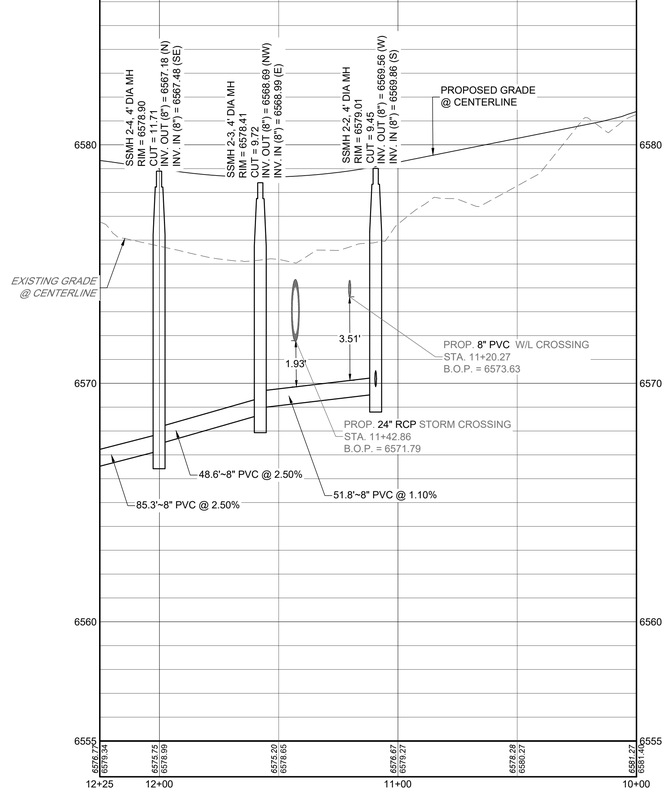


ZOLA SAGE CIRCLE PLAN

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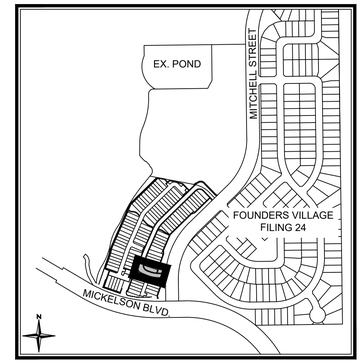
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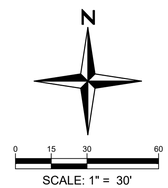
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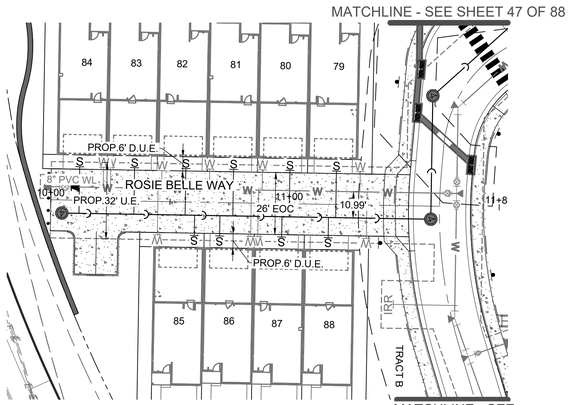
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1	81	0+83.03	6571.11	19.50	6572.70
1	82	103.03	6571.41	19.50	6573.00
1	83	124.53	6571.73	19.50	6573.32
1	84	147.53	6572.07	19.50	6573.66
1	85	0+99.03	6571.35	8.50	6572.72
1	86	0+88.39	6571.19	8.50	6572.56
1	87	0+62.39	6570.80	8.50	6572.17
1	88	0+42.89	6570.50	8.50	6571.87

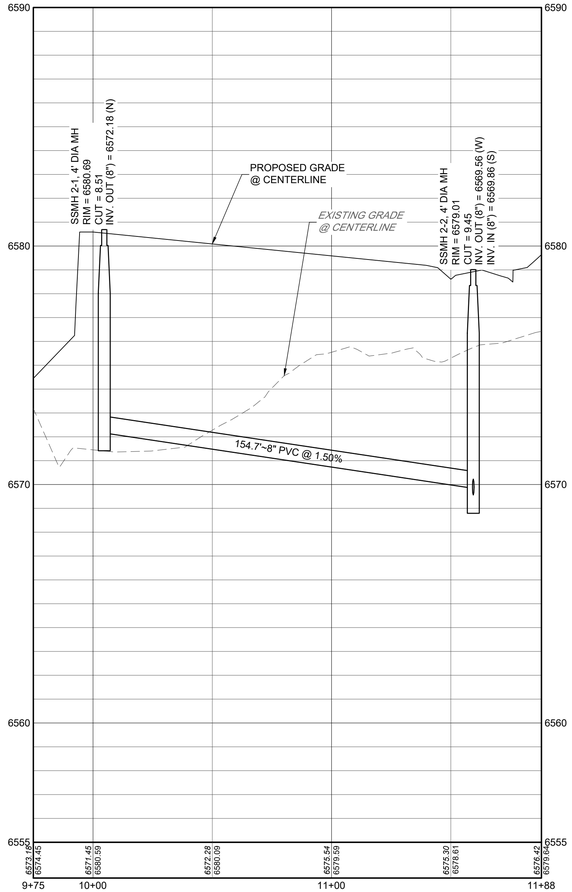


ROSIE BELLE WAY PLAN

SCALE: 1" = 30'

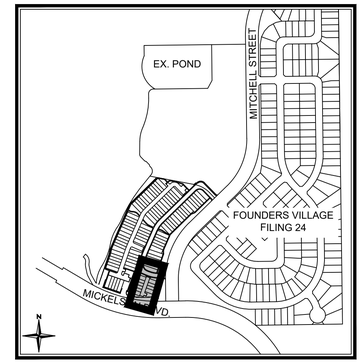
ROSIE BELLE WAY PROFILE

H: 1" = 30'
V: 1" = 3'



SANITARY NOTES:

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
7. WHEN SANITARY SEWER MAINS OR FORCE MAINS CROSS A STORM SEWER, EACH JOINT OF THE STORM SEWER WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR AT LEAST SIX INCHES THICK AND EXTENDING AT LEAST SIX INCHES EACH SIDE OF EACH JOINT AS SPECIFIED IN SECTION 4.4.5.3 TOWN OF CASTLE ROCK WASTEWATER COLLECTION DESIGN CRITERIA MANUAL (2018). WHEN SANITARY SEWER MAINS OR FORCE MAINS CROSS UNDER A STORM SEWER PIPE GREATER THAN 48 INCHES IN DIAMETER, THE SANITARY SEWER MAIN MUST BE INSTALLED WITHIN A CASING PIPE THAT CONFORMS WITH SECTION 4.4.6 OF THE SAME MANUAL, OR AS DETERMINED BY PLAN REVIEW.
8. 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.
9. 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.
10. 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.
11. 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.
12. MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
13. 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.
14. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
15. THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
16. ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.
17. AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPES CROSSES OVER THE OTHER, ONE FULL STANDARD-LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
18. WHERE SANITARY SEWER LINES WILL BE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH TOWN REQUIREMENTS TO FINAL GRADE PRIOR TO THE INSTALLATION OF THE SANITARY SEWER LINE AND APPURTENANCES.



KEY MAP

N.T.S

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED SAW CUT

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

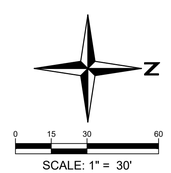
TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE



SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

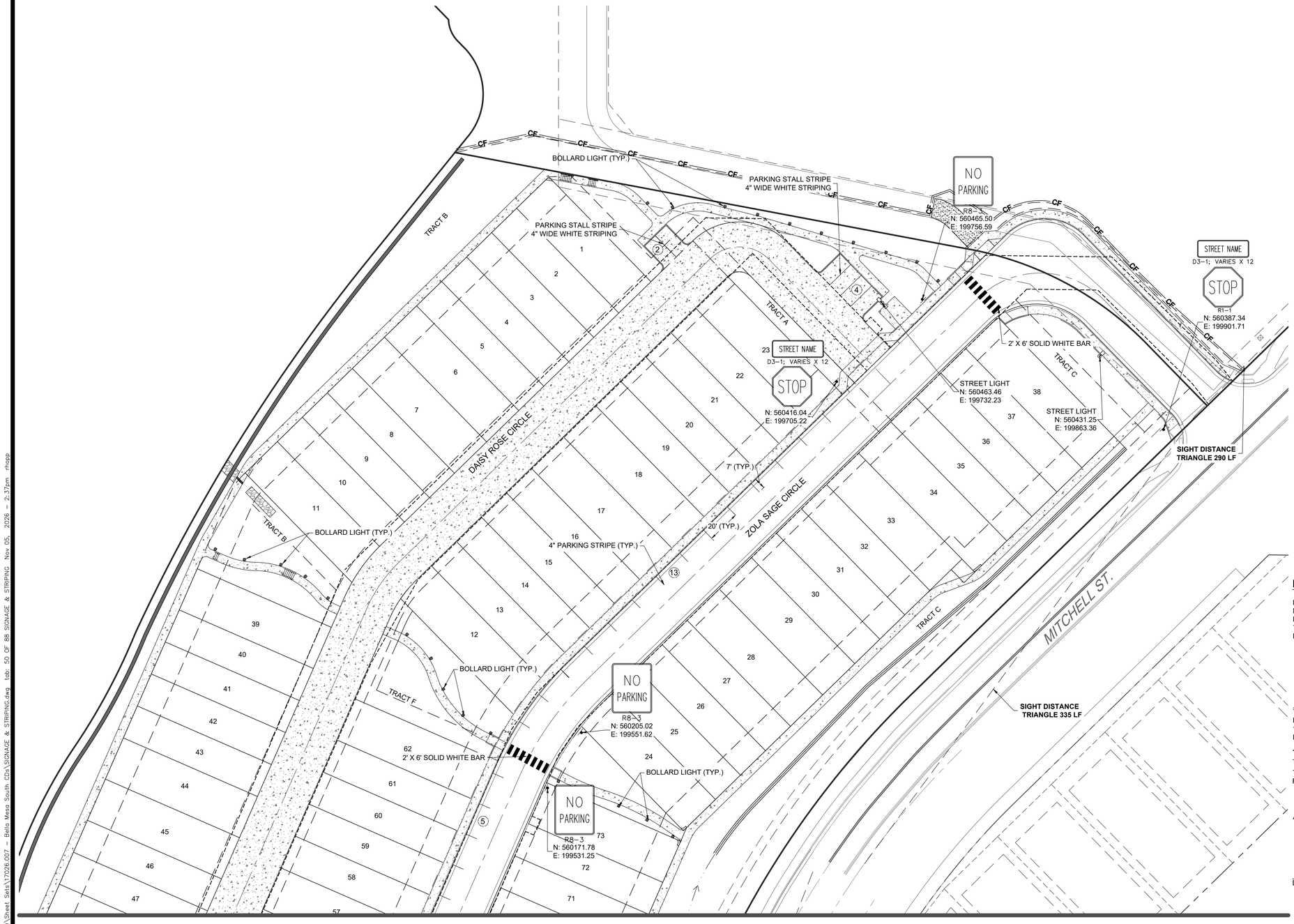
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/08/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

PROJECT NO. 17026.007

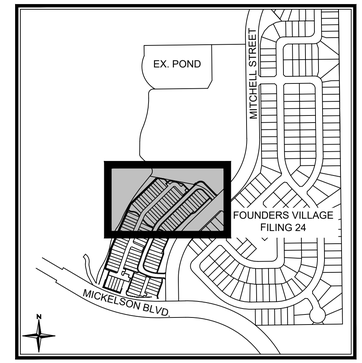
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ROSIE BELLE WAY SANITARY P&P

SHEET
49 OF 88

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MATCHLINE - SEE SHEET 51 OF 88



KEY MAP

N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- SIGHT TRIANGLE
- LIGHT POLE
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- PROPOSED RETAINING WALL

PROFESSIONAL ENGINEER CERTIFICATION

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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

N

0 15 30 60

SCALE: 1" = 30'

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NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

PROJECT NO. 17026.007

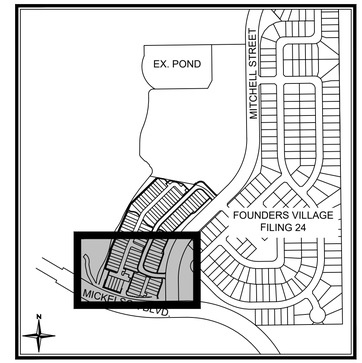
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
SIGNAGE & STRIPING

SHEET
50 OF 88

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MATCHLINE - SEE SHEET 50 OF 88





KEY MAP

N.T.S

EXISTING LEGEND

- EXISTING PROPERTY LINE
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TRAVIS FRAZIER, PE #45342 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

N

0 15 30 60

SCALE: 1" = 30'

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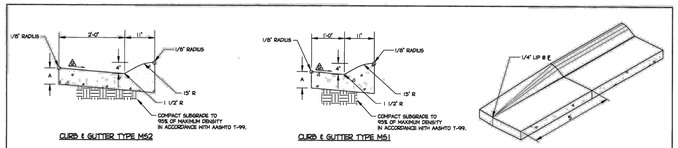
NOT FOR CONSTRUCTION

PROJECT NO.	17026.007	NOTES
DATE	NO	
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/08/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
SIGNAGE & STRIPING

SHEET
51 OF 88

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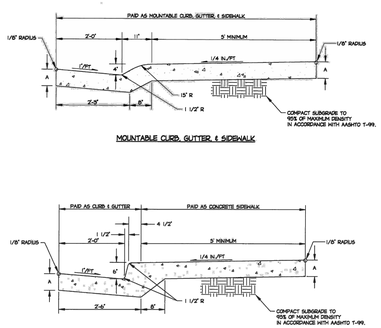


GENERAL NOTES

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

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

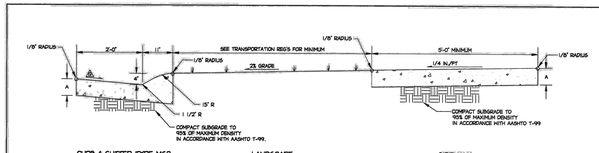
Sheet Revisions		Town of Castle Rock	CURB, GUTTERS, AND SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-1 Sheet 1 of 1



GENERAL NOTES

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3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (x).
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (x").
6. MOUNTABLE CURB, GUTTER, & SIDEWALK SHALL BE PAID BY SQUARE YARD, BY MOUNTABLE C, G, & W (x").
7. CURB, GUTTERS, & ATTACHED SIDEWALKS SHALL BE PLACED MONOLITHIC.

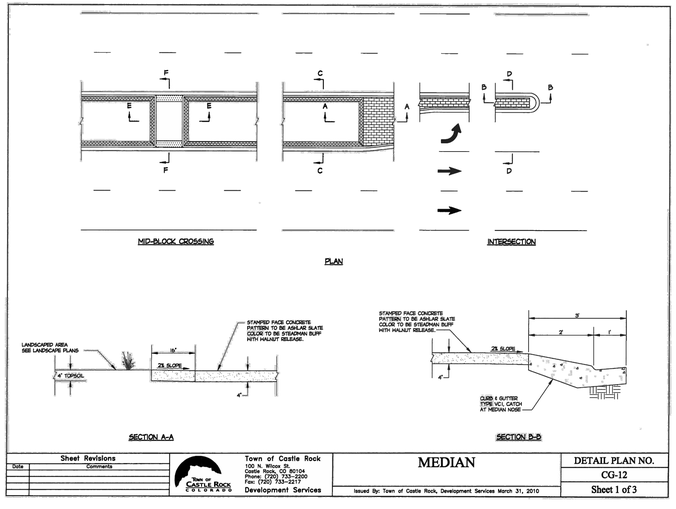
Sheet Revisions		Town of Castle Rock	CURB, GUTTERS, & ATTACHED SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-2 Sheet 1 of 1



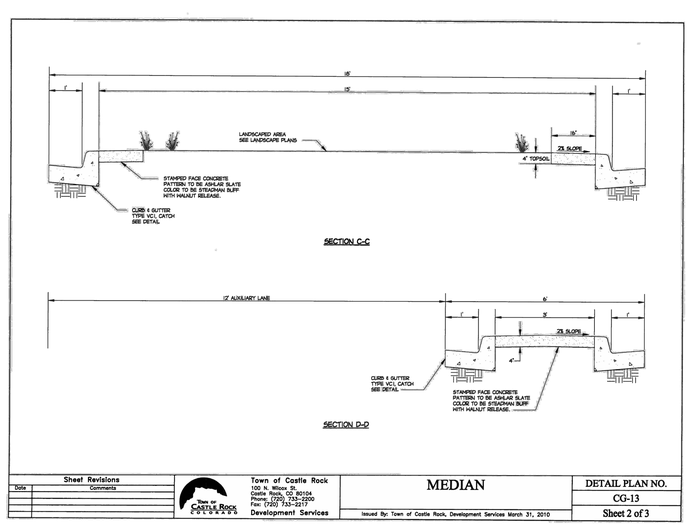
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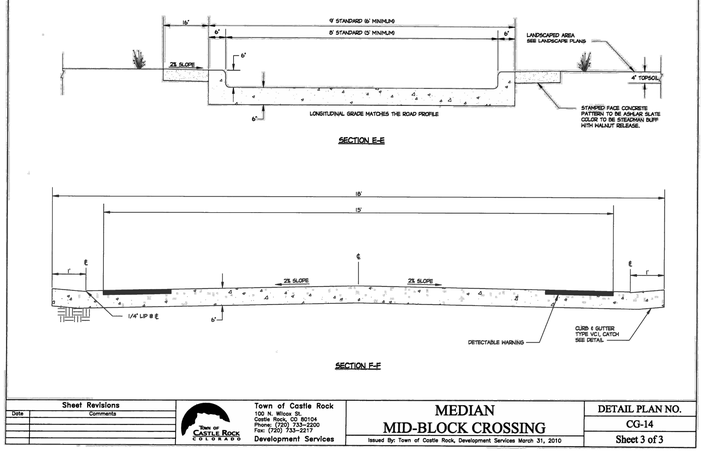
Sheet Revisions		Town of Castle Rock	CURB & GUTTER WITH DETACHED SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-3 Sheet 1 of 1



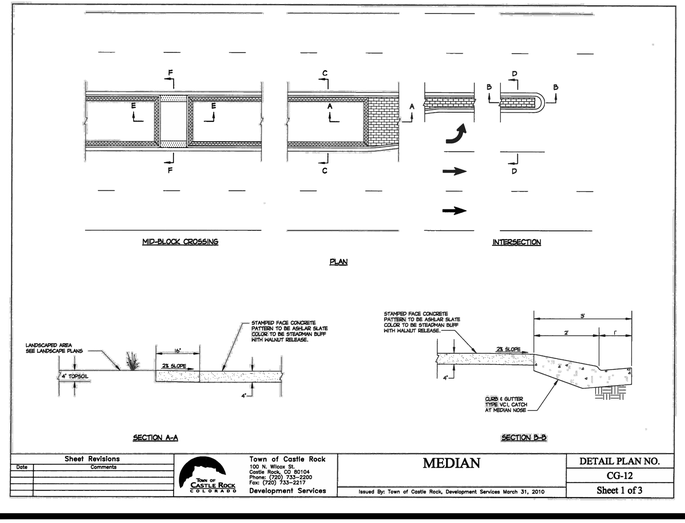
Sheet Revisions		Town of Castle Rock	MEDIAN	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-12 Sheet 1 of 3



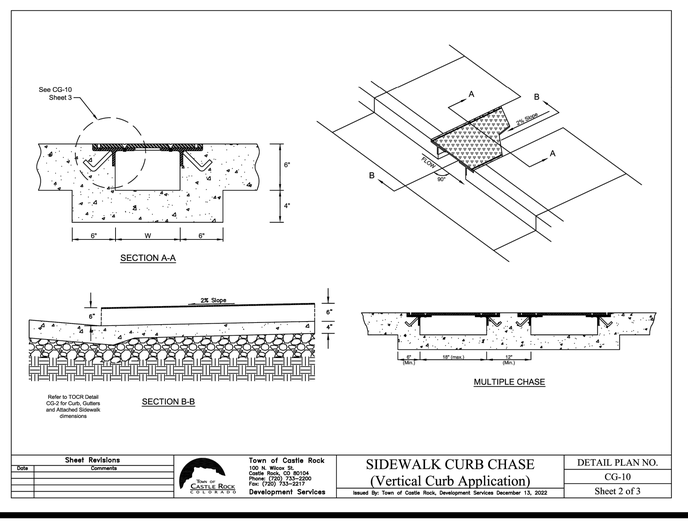
Sheet Revisions		Town of Castle Rock	MEDIAN	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-13 Sheet 2 of 3



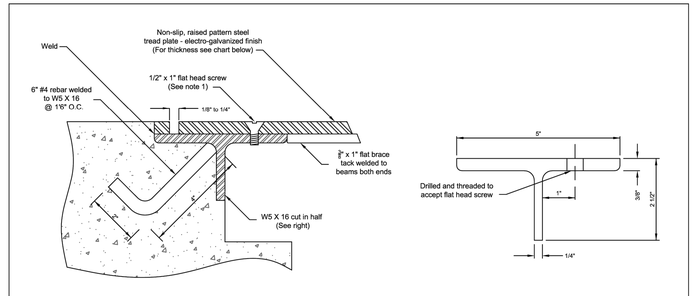
Sheet Revisions		Town of Castle Rock	MEDIAN MID-BLOCK CROSSING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-14 Sheet 3 of 3



Sheet Revisions		Town of Castle Rock	MEDIAN	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-12 Sheet 1 of 3



Sheet Revisions		Town of Castle Rock	SIDEWALK CURB CHASE (Vertical Curb Application)	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services December 13, 2022	CG-10 Sheet 2 of 3



NOTES:

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

WIDTH OF OPENING (W)	TREAD PLATE THICKNESS
9"	3/8"
18"	5/8"

Sheet Revisions		Town of Castle Rock	SIDEWALK CURB CHASE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services December 13, 2022	CG-10 Sheet 3 of 3

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

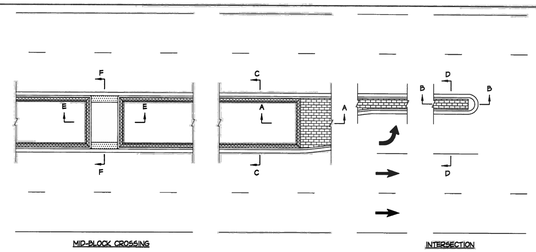
PROJECT NO. 17026.007

NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ROADWAY DETAILS

SHEET
52 OF 88

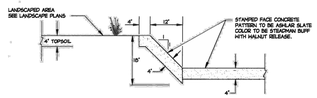
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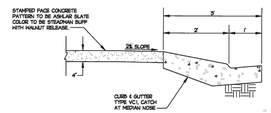
MID-BLOCK CROSSING

INTERSECTION

PLAN

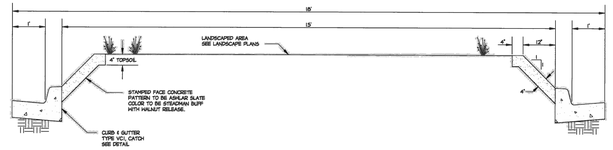


SECTION A-A

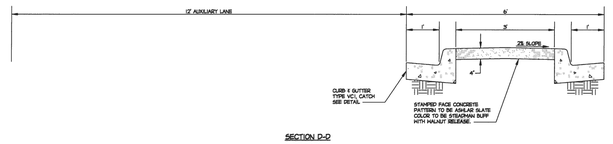


SECTION B-B

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RAISED MEDIAN	DETAIL PLAN NO.
Date	Comments			CG-15
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 4

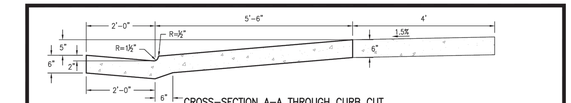


SECTION C-C

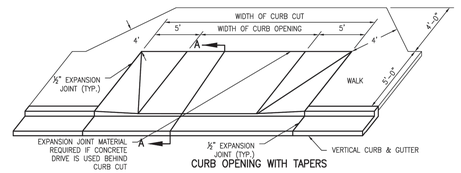


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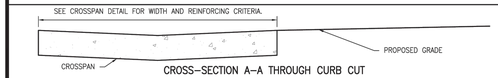
Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RAISED MEDIAN	DETAIL PLAN NO.
Date	Comments			CG-16
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 2 of 4



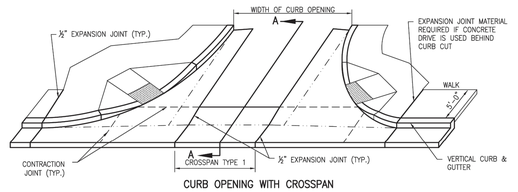
CROSS-SECTION A-A THROUGH CURB CUT
FIBERMESH MIXED AT 1½ LBS. / C.Y. CONCRETE.



CURB OPENING WITH TAPERS



CROSS-SECTION A-A THROUGH CURB CUT

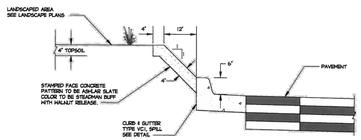


CURB OPENING WITH CROSSPAN

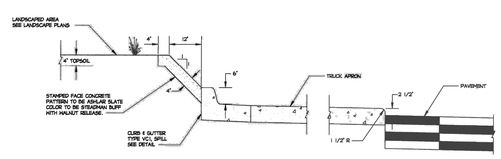
NOTES:

1. BACK OF CURB CUT EXTENDS TO BACK OF WALK OR BACK OF BICYCLE PATH. IF NO WALK IS PRESENT, EXTEND BACK OF CURB CUT TO 5'-6" BEHIND FLOWLINE OR TO R.O.W. LINE, WHICHEVER IS GREATER.
2. COUNTY SHALL APPROVE LOCATION OF CURB CUT BEFORE CONSTRUCTION.
3. CURB OPENINGS OF 30' OR MORE MUST BE CONSTRUCTED WITH A MINIMUM 20' RADIUS CURB RETURN.
4. DESIGN ENGINEER MUST DEMONSTRATE THAT STREET DRAINGE STAYS WITHIN THE STREET RIGHT-OF-WAY.

CURB OPENING	Issued: 05/2013 Revised: 09/2017
DOUGLAS COUNTY COLORADO	Drawing No. SP.22



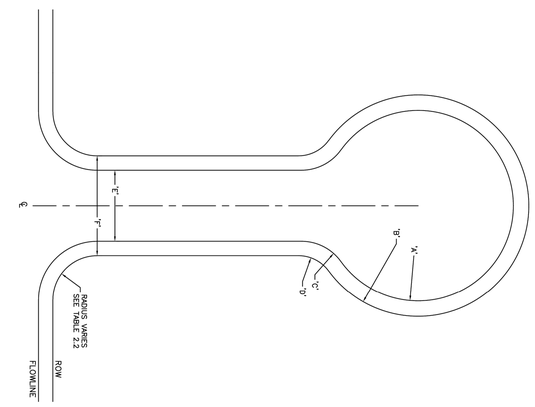
ROUNDABOUT MEDIAN



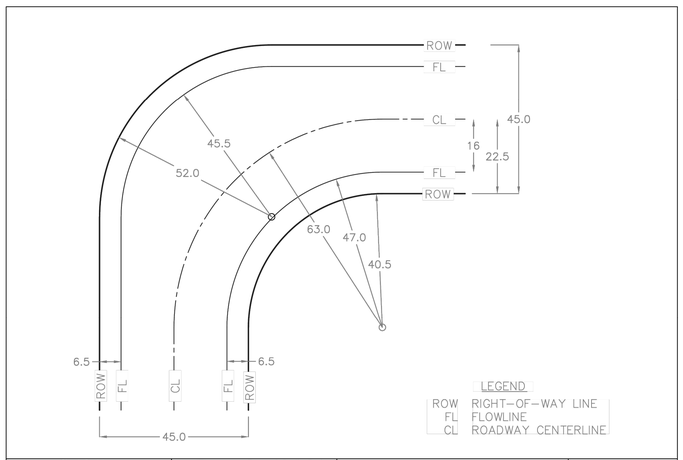
ROUNDABOUT MEDIAN WITH APRON

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RAISED MEDIAN ROUNDABOUT	DETAIL PLAN NO.
Date	Comments			CG-18
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 4 of 4

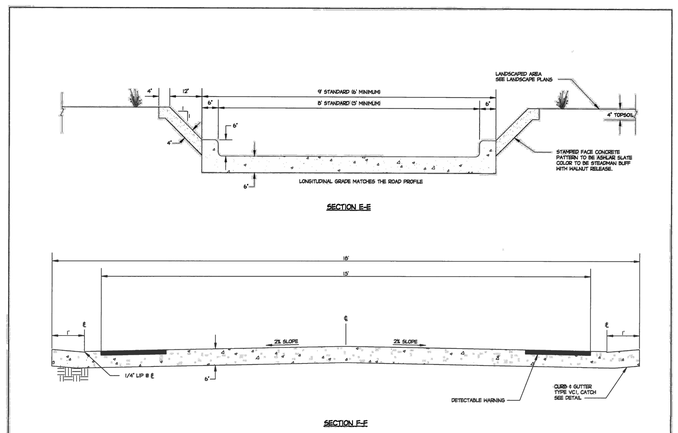
Classification	Minimum Radius, ft					
	A	B	C	D	E	F
Local - Residential	43	50	22	15	32	45
Industrial	47	54	24	17	36	50



Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CUL-DE-SAC LOCAL / INDUSTRIAL STREETS	DETAIL PLAN NO.
Date	Comments			CG-19
5/2022	Revised		Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1



Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	KNUCKLE 45' ROW & 32' FLOWLINE	DETAIL PLAN NO.
Date	Comments			CG-20
9/2022	Revised		Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1



SECTION E-E

SECTION F-F

Sheet Revisions		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RAISED MEDIAN MID-BLOCK CROSSING	DETAIL PLAN NO.
Date	Comments			CG-17
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 3 of 4

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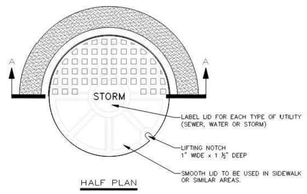
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DATE	NO.	NOTES	
06/15/2026	1	FIRST SUBMITTAL TO TOWN	
09/08/2026	2	SECOND SUBMITTAL TO TOWN	
11/05/2026	3	THIRD SUBMITTAL TO TOWN	

PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
ROADWAY DETAILS

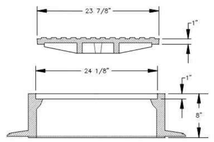
SHEET
53 OF 88

I:\2017\17026 - Bella Mesa\CADD\Sheet Sets\17026.007 - Bella Mesa South CDs\ROADWAY DETAILS\ROADWAY DETAILS.dwg tab: 53 OF 88 ROADWAY DETAILS Nov 05, 2026 - 2:37pm rhopp



HALF PLAN

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



SECTION A – A

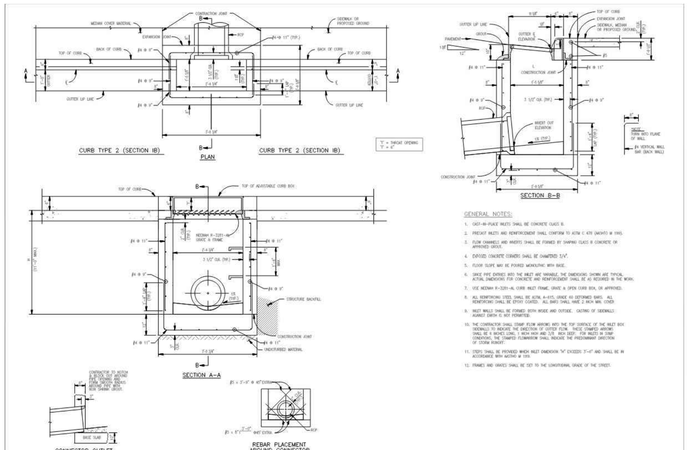
Sheet Revisions	
Date	Comments
5/20	REVISED PER STAFF COMMENTS

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Development Services

STORM SEWER MANHOLE 24" RING & COVER

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

DETAIL PLAN NO.
SD-1
Sheet 1 of 1



GENERAL NOTES:
1. CAST-IN-PLACE INLETS SHALL BE CONCRETE CLASS B.
2. PRECAST INLETS AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (ASTM M 199).
3. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING CLASS B CONCRETE OR APPROVED GROUT.
4. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
5. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
6. GRADE PIPE ENTERED INTO THE INLET AND MANHOLE. THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS FOR CONNECTS AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
7. USE NEENAH R-3281-A, CURB INLET FRAME, GRATE & OPEN CURB BOX, OR APPROVED.
8. ALL REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED BARS. ALL REINFORCING SHALL BE STOCK CUSTED. ALL BARS SHALL HAVE 2 INCH MIN. COVER.
9. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE, CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
10. THE CONTRACTOR SHALL STAMP FLOW ARROWS INTO THE TOP SURFACE OF THE INLET BOX DIAGONALLY TO INDICATE THE DIRECTION OF GUTTER FLOW. THESE STAMPED ARROWS SHALL BE PAINTED WITH TWO COATS OF WHITE TRAFFIC PAINT. IF THE GRATE IS NOT STAMPED, THE STAMPED FLOWARROW SHALL INDICATE THE PREDOMINANT DIRECTION OF STORM RUNOFF.
11. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3'-0" AND SHALL BE IN ACCORDANCE WITH MUTCD, R 350.
12. FRAMES AND GRATES SHALL BE SET TO THE LONGITUDINAL GRADE OF THE STREET.

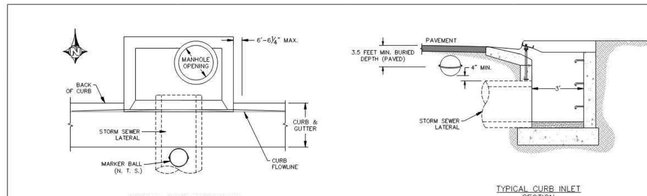
Sheet Revisions	
Date	Comments

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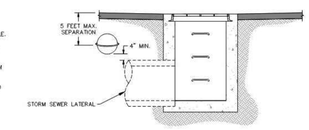
DETAIL PLAN NO.
SD-4
Sheet 1 of 1



TYPICAL CURB INLET PLAN

TYPICAL CURB INLET SECTION

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



INLETS, MANHOLE, AND TERMINATION POINTS IN PAVED SURFACE

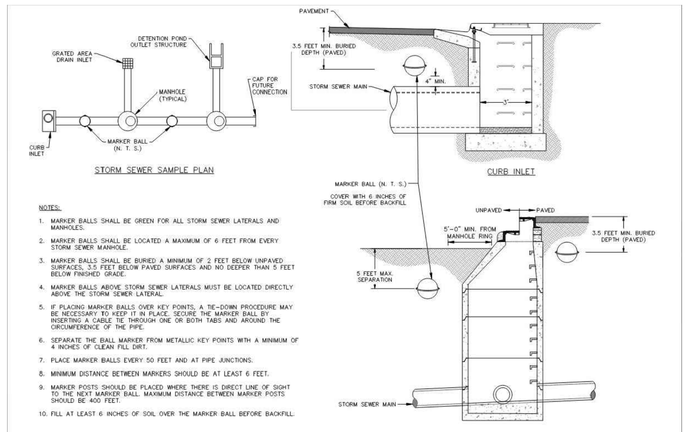
Sheet Revisions	
Date	Comments
12/21	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS

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MARKER BALL DETAILS AT STORM SEWER LATERALS

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DETAIL PLAN NO.
SD-6
Sheet 1 of 1



STORM SEWER SAMPLE PLAN

CURB INLET

STORM SEWER MANHOLE

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

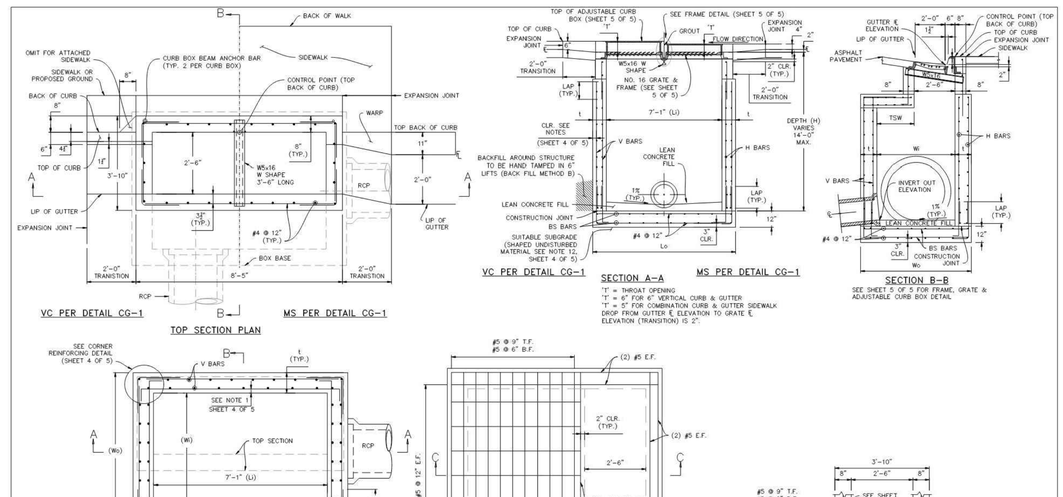
Sheet Revisions	
Date	Comments
5/20	REVISED PER STAFF COMMENTS
12/21	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS

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MARKER BALLS FOR STORM SEWERS

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DETAIL PLAN NO.
SD-5
Sheet 1 of 1



RCP Diameter	Inside Length (Li)	Inside Width (Wi)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	BS Bars	Lap Splice Length (Lap)
0" - 18"	7'-1"	2'-6"	10"	8'-9"	4'-2"	0'-0"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
21" - 27"	7'-1"	3'-4"	10"	8'-9"	5'-0"	0'-10"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
30" - 36"	7'-1"	4'-2"	10"	8'-9"	5'-10"	1'-8"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
42"	7'-1"	4'-9"	10"	8'-9"	6'-5"	2'-3"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
48" - 60"	7'-1"	6'-8"	10"	8'-9"	8'-4"	4'-2"	1	#5 @ 12"	#5 @ 11"	#5 @ 12"	2'-3"
66" - 78"	7'-1"	8'-6"	10"	8'-9"	10'-2"	6'-0"	2	#5 @ 10"	#5 @ 11"	#5 @ 10"	2'-3"
84"	7'-1"	9'-0"	10"	9'-1"	10'-8"	6'-6"	2	#5 @ 9"	#5 @ 11"	#5 @ 9"	2'-3"

Sheet Revisions	
Date	Comments

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TYPE 16 DOUBLE INLET

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DETAIL PLAN NO.
SD-3
Sheet 2 of 5

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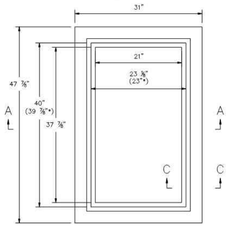
NO.	DATE	NOTES
1	08/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

PROJECT NO. 17026.007

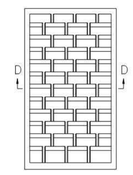
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
STORM SEWER DETAILS

SHEET
54 OF 88

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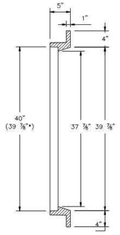


PLAN – FRAME

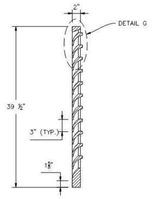


PLAN – GRATE

* CLEAR SEAT OPENING



SECTION E–E

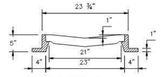


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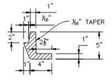
GENERAL NOTES:

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

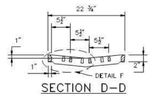
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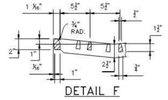
SECTION A–A



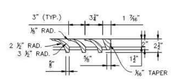
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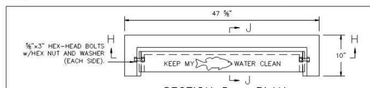
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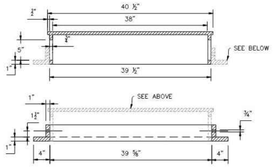
DETAIL F



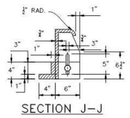
DETAIL G



SECTION D – PLAN



SECTION H–H



SECTION J–J

ADJUSTABLE CURB BOX

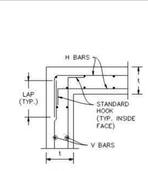
MINIMUM CURB OPENING AREA = 150 IN²

Sheet Revisions	
Date	Comments

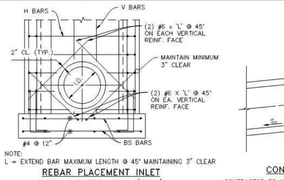
Town of Castle Rock, Colorado

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO. 80104
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Development Services

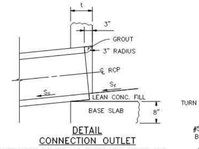
TYPE 16 GRATE & FRAME ADJUSTABLE CURB BOX DETAILS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-3
	Sheet 5 of 5



DETAIL
CORNER REINFORCING

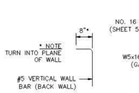


REBAR PLACEMENT INLET
WALL PENETRATION (TYP.)

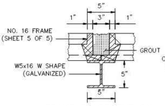


DETAIL
CONNECTION OUTLET

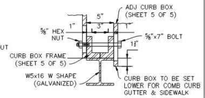
CONTRACTOR TO NOTCH & BLOCK OUT AROUND PIPE OPENING AND FORM SMOOTH RADIUS AROUND PIPE WITH NON SHRINK GROUT.



CURB BOX BEAM
ANCHOR BAR (TYP.)

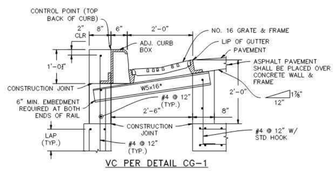


FRAME PLACEMENT ON
SUPPORT RAIL (TYP.)

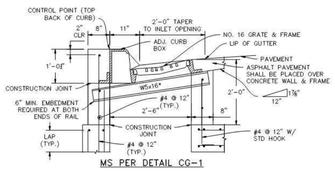


FRAME PLACEMENT OF ADJ. CURB
BOX ON SUPPORT RAIL (TYP.)

FOR DOUBLE AND TRIPLE INLETS ONLY



VC PER DETAIL CG-1



MS PER DETAIL CG-1

TOP SECTION DETAILS

*W5x16 FOR DOUBLE & TRIPLE INLET ONLY

TYPE 16 INLET GENERAL NOTES

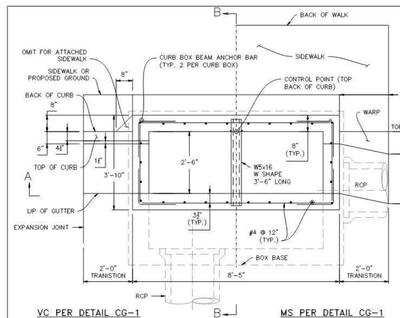
1. INSIDE FACE REINFORCING CLEARANCE:
   - 2 FACES = 2"
   - 1 FACE = 1½"
2. OUTSIDE FACE REINFORCING CLEARANCE:
   - 2 FACES = 2"
   - 1 FACE = 1-½"
3. CAST-IN-PLACE INLETS SHALL BE CONCRETE CLASS B.
4. PRECAST INLETS AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
5. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING CLASS B CONCRETE OR APPROVED GROUT.
6. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
7. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
8. SEE INLET TYPE 16 GRATE & FRAME FOR FRAME, GRATE & ADJUSTABLE CURB BOX DETAILS (SHEET 5 OF 5).
9. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60 DEFORMED BARS. ALL REINFORCING SHALL BE EPOXY COATED.
10. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
11. THE CONTRACTOR SHALL STAMP FLOW ARROWS INTO THE TOP SURFACE OF THE INLET BOX SIDEWALLS TO INDICATE THE DIRECTION OF GUTTER FLOW. THESE STAMPED ARROWS SHALL BE 6 INCHES LONG, 1 INCH HIGH AND ⅛ INCH DEEP. FOR INLETS IN SUMP CONDITIONS, THE STAMPED FLOW ARROW SHALL INDICATE THE PREDOMINANT DIRECTION OF STORM RUNOFF.
12. STEPS SHALL BE PROVIDED WHEN INLET DIMENSIONS "H" EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. SUB-GRADE SHALL BE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 95% MAXIMUM DRY DENSITY; AASHTO DESIGNATION T-180.
14. SUB-GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL, COMPACTED PER NOTE 13.

Sheet Revisions	
Date	Comments

Town of Castle Rock, Colorado

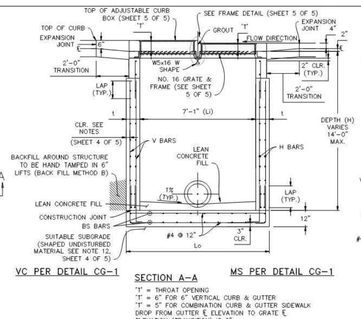
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Development Services

TYPE 16 DETAILS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-3
	Sheet 4 of 5



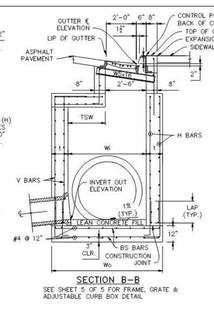
VC PER DETAIL CG-1 MS PER DETAIL CG-1

TOP SECTION PLAN



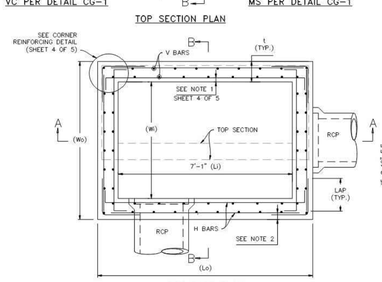
VC PER DETAIL CG-1 SECTION A–A MS PER DETAIL CG-1

"T" = THROAT OPENING
"T" = 6" FOR 6" VERTICAL CURB & GUTTER
"T" = 5" FOR COMBINATION CURB & GUTTER SIDEWALK
DROP FROM GUTTER ℄ ELEVATION TO GRATE ℄ ELEVATION (TRANSITION) IS 2".



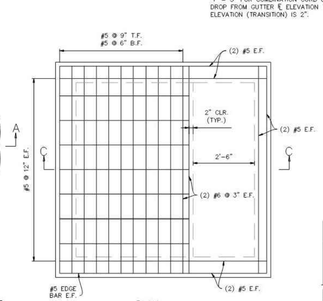
SECTION B–B

SEE SHEET 5 OF 5 FOR FRAME, GRATE & ADJUSTABLE CURB BOX DETAIL

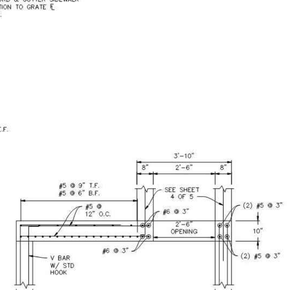


BOX BASE PLAN

RCP Diameter	Inside Length (Li)	Inside Width (W)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	BS Bars	Lap Splice Length (Lap)
0" - 18"	7'-1"	2'-6"	10"	8'-9"	4'-2"	0'-0"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
21" - 27"	7'-1"	3'-4"	10"	8'-9"	5'-0"	0'-10"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
30" - 36"	7'-1"	4'-2"	10"	8'-9"	5'-10"	1'-8"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
42"	7'-3"	4'-9"	10"	8'-9"	6'-5"	2'-3"	1	#5 @ 12"	#5 @ 11"	#4 @ 12"	2'-3"
48" - 60"	7'-1"	6'-8"	10"	8'-9"	8'-4"	4'-2"	1	#5 @ 12"	#5 @ 11"	#5 @ 12"	2'-3"
66" - 78"	7'-1"	8'-6"	10"	8'-9"	10'-2"	6'-0"	2	#5 @ 10"	#5 @ 11"	#5 @ 10"	2'-3"
84"	7'-1"	9'-0"	10"	9'-1"	10'-8"	6'-6"	2	#5 @ 9"	#5 @ 11"	#5 @ 9"	2'-3"



PLAN



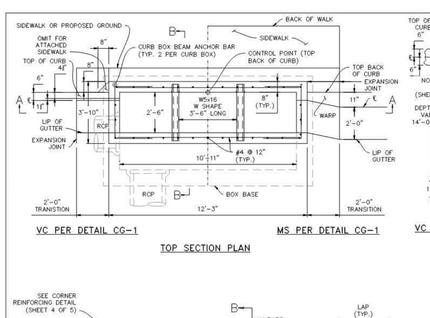
DOUBLE INLET TOP SLAB SECTION C–C

Sheet Revisions	
Date	Comments

Town of Castle Rock, Colorado

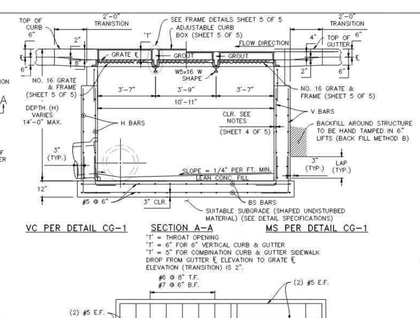
Town of Castle Rock
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Castle Rock, CO. 80104
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TYPE 16 DOUBLE INLET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-3
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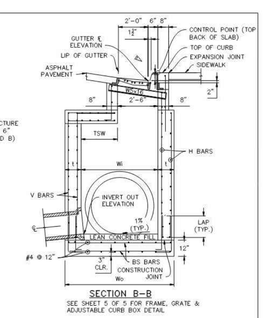
VC PER DETAIL CG-1 MS PER DETAIL CG-1

TOP SECTION PLAN



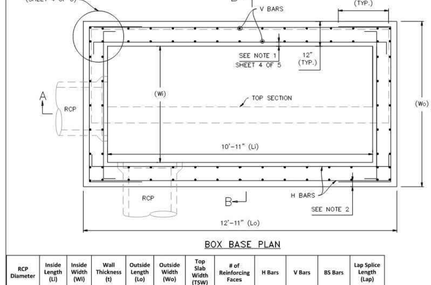
VC PER DETAIL CG-1 SECTION A–A MS PER DETAIL CG-1

"T" = THROAT OPENING
"T" = 6" FOR 6" VERTICAL CURB & GUTTER
"T" = 5" FOR COMBINATION CURB & GUTTER SIDEWALK
DROP FROM GUTTER ℄ ELEVATION TO GRATE ℄ ELEVATION (TRANSITION) IS 2".



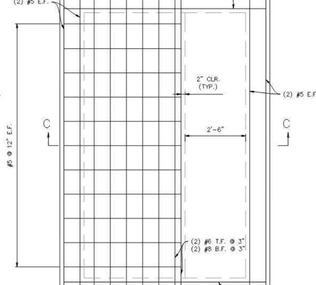
SECTION B–B

SEE SHEET 5 OF 5 FOR FRAME, GRATE & ADJUSTABLE CURB BOX DETAIL

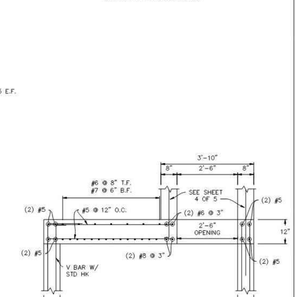


BOX BASE PLAN

RCP Diameter	Inside Length (Li)	Inside Width (W)	Wall Thickness (t)	Outside Length (Lo)	Outside Width (Wo)	Top Slab Width (TSW)	# of Reinforcing Faces	H Bars	V Bars	BS Bars	Lap Splice Length (Lap)
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42"	10'-11"	4'-9"	12"	12'-11"	6'-9"	2'-3"	2	#5 @ 9"	#5 @ 11"	#4 @ 12"	2'-3"
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84"	10'-11"	9'-0"	12"	12'-11"	11'-0"	6'-6"	2	#5 @ 9"	#5 @ 11"	#5 @ 9"	2'-3"



PLAN



TRIPLE INLET TOP SLAB SECTION C–C

Sheet Revisions	
Date	Comments

Town of Castle Rock, Colorado

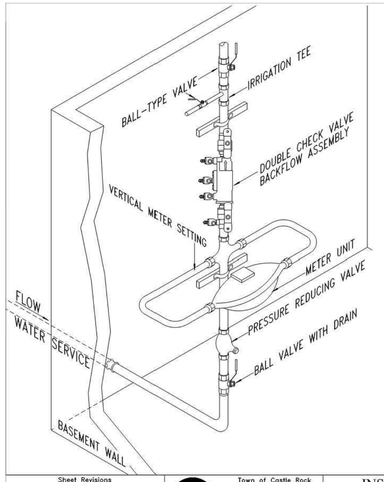
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TYPE 16 TRIPLE INLET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SD-3
	Sheet 3 of 5

Redland
WHERE GREAT PLACES BEGIN
720.283.6783
REDLAND.COM
▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES



NOTES:

1. METER SHALL BE SUPPLIED BY THE TOWN. PROOF OF PERMIT, PAID TAP FEES, APPROVED WATER CALCULATION, AND COMPLETE WEATHER BARRIER INSPECTION ARE REQUIRED IN ORDER TO OBTAIN A METER.
2. ENTIRE METER ASSEMBLY SET MUST BE ACCESSIBLE AT ALL TIMES PER MUNICIPAL CODE 13.12.050 A, AND SHALL NOT BE LOCATED IN A CRAWL SPACE.
3. INSTALL METER WIRE PROVIDED BY TOWN AT EXTERIOR OF HOUSE NO MORE THAN 4 FEET BACK FROM FRONT.
4. METER WIRE SHALL NOT BE BLOCKED BY FENCE, LANDSCAPING, FIXTURES, OR ANOTHER ASSEMBLY. LEAVE WIRE LONG ENOUGH TO FREELY MOVE 2 FEET IN AND OUT OF EXTERIOR WALL. TOTAL LENGTH OF WIRE SHALL NOT EXCEED 50 FEET. CONDUIT MUST BE SECURED EVERY 4 FEET.
5. WIRE CONDUIT MUST TERMINATE WITHIN 12 INCHES OF METER. INSTALL METER WIRE INSIDE OF ½-INCH CONDUIT EMT OR PLASTIC. BENDS SHALL NOT EXCEED 30 DEGREES.
6. RESIDENTIAL CURB STOPS ARE NOT ALLOWED IN DRIVEWAYS WITHOUT AN APPROVED FIELD CHANGE ORDER. REFER TO DETAIL W-40.
7. A 2x4 MUST BE SECURED TO THE WALL AT BOTH THE YOKE ASSEMBLY AND POTABLE/IRRIGATION TEE TO SECURE THE TREE. COPPER, TWO HOLE PIPE HANGER MUST BE USED FOR SECUREMENT.
8. PROVIDE A FLUSH MOUNTABLE SURFACE 8 INCHES BY 8 INCHES WHICH IS CENTERED ON CONDUIT. CONDUIT MUST BE FLUSH WITH EXTERIOR WALL AND SECURED AT INTERIOR WALL AT EXIT POINT.
9. COPPER METER YOKE SHALL BE AN A.Y. MCDONALD 743Y2--DD 33 REVERSE C-STYLE METER IN-SETTER OR AN APPROVED EQUAL (¾"x¾" METER). ¾-INCH, TYPE-K COPPER -- INSTALLED CONTINUOUS FROM CURB STOP TO POTABLE/IRRIGATION TEE.
10. METER SHOULD BE SET WITHIN 4 FEET OF POINT OF ENTRY. NO TEES PRIOR TO METER; BALL VALVE SHOULD BE WITHIN 2 FEET OF POINT ENTRY. IF METER CANNOT BE WITHIN 4 FEET, THEN A SECOND BALL VALVE IS REQUIRED AHEAD OF METER ASSEMBLY.
11. ALL BRASS P.R.V. IS REQUIRED.
12. COMPRESSION FITTINGS ARE NOT ALLOWED ON METER TREE.
13. VAPOR BARRIER MUST BE INSTALLED PRIOR TO INSPECTION. WATER LINE MUST BE CHARGED. TO THE POTABLE/IRRIGATION TEE AND NO LEAKS SHALL BE PRESENT AT INSPECTION SITE.
14. IF POINT OF ENTRY OCCURS THROUGH THE FOUNDATION FLOOR REQUIRING A HORIZONTAL BEND AND EXTENSION GREATER THAN 12 INCHES INTO THE METER TREE, THERE MUST BE ANOTHER POINT OF SECUREMENT A MINIMUM OF 12 INCHES FROM THE WALL.

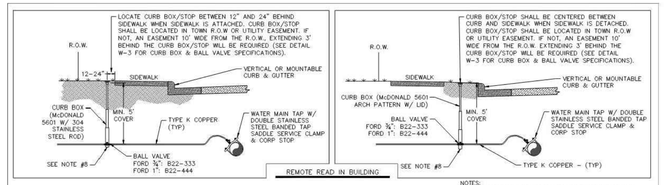
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Date	Comments
2/22	REVISED PER STAFF COMMENTS
7/22	REVISED PER STAFF COMMENTS
10/22	REVISED PER STAFF COMMENTS

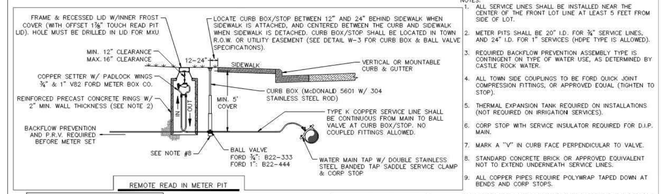
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO. 80104
Phone: (720) 733-2200
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INSIDE RESIDENTIAL WATER METER SET

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

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





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

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

NOTES:

1. ALL SERVICE LINES SHALL BE INSTALLED NEAR THE CENTER OF THE FRONT LOT LINE AT LEAST 5 FEET FROM SIDE OF LOT.
2. METER PITS SHALL BE 20" I.D. FOR ¾" SERVICE LINES, AND 24" I.D. FOR 1" SERVICES (HDPE TYPE IS ALLOWED).
3. REQUIRED BACKFLOW PREVENTION ASSEMBLY TYPE IS CONTINGENT ON TYPE OF WATER USE, AS DETERMINED BY CASTLE ROCK WATER.
4. ALL TOWN SIDE COUPLINGS TO BE FORD QUICK JOINT COMPRESSION FITTINGS, OR APPROVED EQUAL (TIGHTEN TO STOP).
5. THERMAL EXPANSION TANK REQUIRED ON INSTALLATIONS (NOT REQUIRED ON IRRIGATION SERVICES).
6. CORP STOP WITH SERVICE INSULATOR REQUIRED FOR D.I.P. MAIN.
7. MARK A "V" IN CURB FACE PERPENDICULAR TO VALVE.
8. STANDARD CONCRETE BRICK OR APPROVED EQUIVALENT NOT TO EXTEND UNDERNEATH SERVICE LINES.
9. ALL COPPER PIPES REQUIRE POLYWRAP TAPED DOWN AT BENDS AND CORP STOPS.
10. T-POST IS REQUIRED ON BOTH SIDES OF THE CURB STOP, WRAPPED WITH CONSTRUCTION FENCE FOR THE DURATIONS OF CONSTRUCTION.
11. CURB STOP SHALL BE PLACED AT THE SAME ELEVATION OF THE SIDEWALK OR AT FINISHED GRADE.
12. ALL SERVICES SHALL BE INSTALLED WITH BEDDING MATERIAL A MINIMUM OF 4" ABOVE AND BELOW THE PIPE.

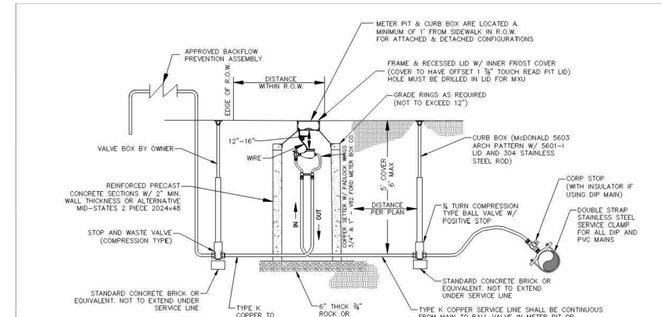
Sheet Revisions	
Date	Comments
7/17	REVISED PER STAFF COMMENTS
1/19	REVISED PER STAFF COMMENTS
1/20	REVISED PER STAFF COMMENTS
6/22	REVISED PER STAFF COMMENTS

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3/4 INCH & 1 INCH WATER SERVICES

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

DETAIL PLAN NO.
W-2
Sheet 1 of 1



NOTES:

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

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

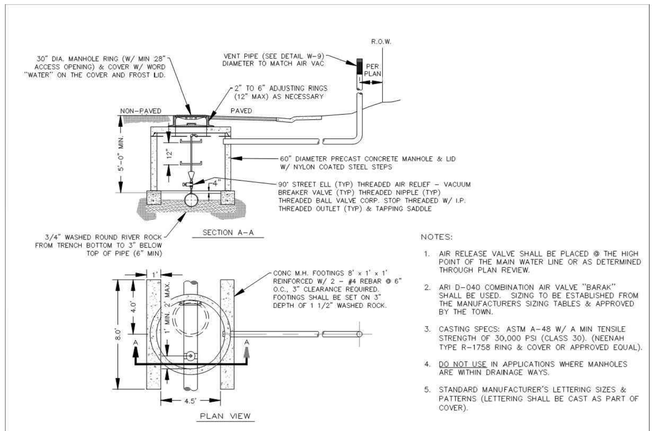
Sheet Revisions	
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2/20	REVISED PER STAFF COMMENTS
12/21	REVISED PER STAFF COMMENTS

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3/4 INCH & 1 INCH IRRIGATION METERS

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

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



NOTES:

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

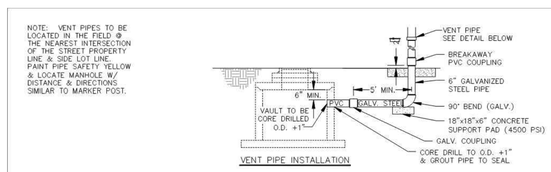
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8/13	REVISED PER STAFF COMMENTS
1/19	REVISED PER STAFF COMMENTS
1/20	REVISED PER STAFF COMMENTS
9/22	REVISED PER STAFF COMMENTS

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AIR RELEASE VALVE & VAULT

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DETAIL PLAN NO.
W-8
Sheet 1 of 1



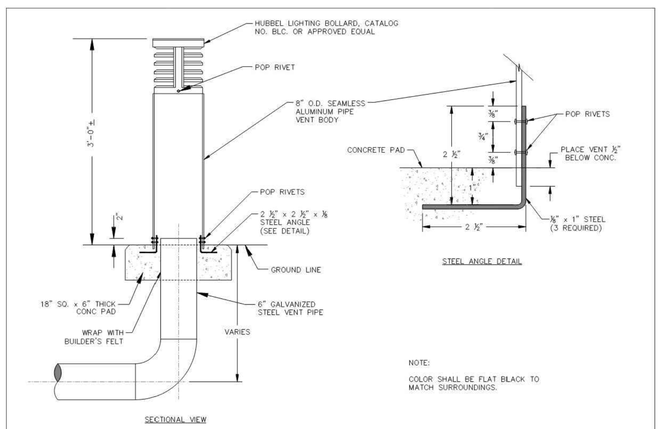
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1/20	REVISED PER STAFF COMMENTS
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VENT PIPE

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DETAIL PLAN NO.
W-9
Sheet 1 of 1



NOTE:

COLOR SHALL BE FLAT BLACK TO MATCH SURROUNDINGS.

Sheet Revisions	
Date	Comments
1/19	REVISED PER STAFF COMMENTS
1/20	REVISED PER STAFF COMMENTS
8/22	REVISED PER STAFF COMMENTS

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RESIDENTIAL VENT PIPE

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DETAIL PLAN NO.
W-9A
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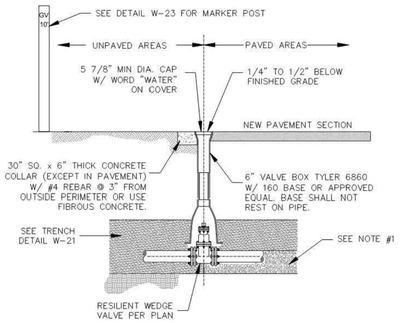
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

PROJECT NO. 17026.007

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CONSTRUCTION DOCUMENTS
WATER DETAILS

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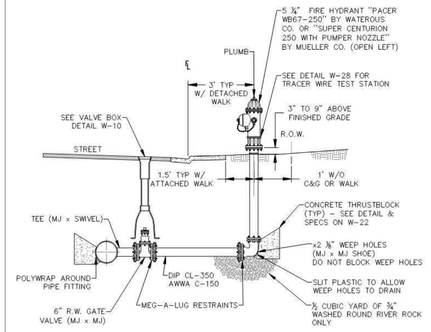
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NOTES:

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

Sheet Revisions		Town of Castle Rock	TYPICAL VALVE BOX	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		W-10
3/19	REVISED PER STAFF COMMENTS	Castle Rock, CO. 80104		
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		Issued By: Town of Castle Rock, Development Services January 1, 2023		



NOTES:

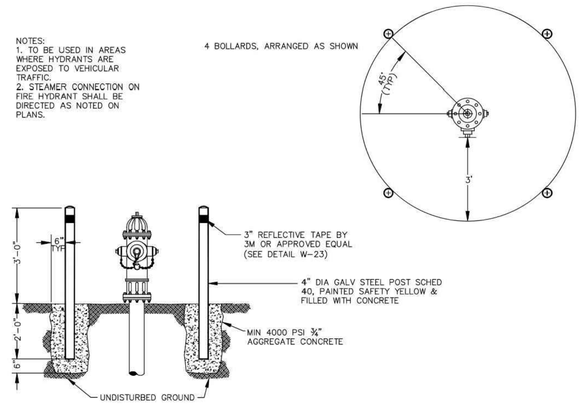
1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 TO 2 ½" NOZZLES AND 1 TO 5 ¾" PUMPER NOZZLE. ALL THREADS TO BE NATIONAL STANDARD W/ 1 ½" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
3. NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
4. THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
6. SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
7. THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
8. NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24" MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
9. A TRACER WIRE TEST STATION IS REQUIRED; REFER TO DETAIL W-28.
10. FOR BURY DEPTHS GREATER THAN 8' REFER TO DETAIL W-11A.



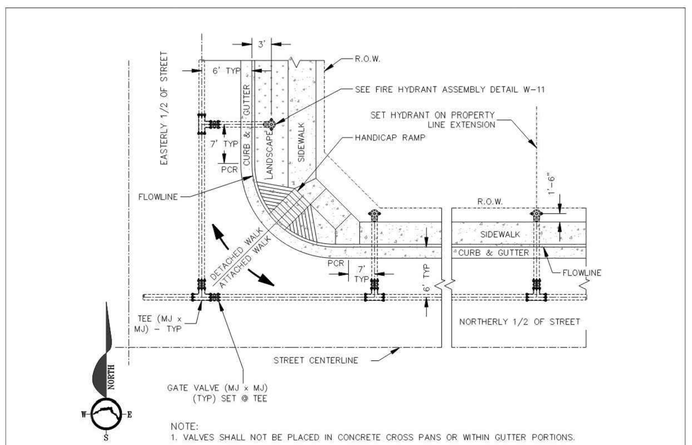
TYPICAL JOINT RESTRAINT DETAIL FOR MULTIPLE JOINT ASSEMBLIES (NOT TO SCALE)

Sheet Revisions		Town of Castle Rock	FIRE HYDRANT ASSEMBLY	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		W-11
3/19	REVISED PER STAFF COMMENTS	Castle Rock, CO. 80104		
9/20	REVISED PER STAFF COMMENTS	Phone: (720) 733-2200		
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		Issued By: Town of Castle Rock, Development Services January 1, 2023		

NOTES:
1. TO BE USED IN AREAS WHERE HYDRANTS ARE EXPOSED TO VEHICULAR TRAFFIC.
2. STEAMER CONNECTION ON FIRE HYDRANT SHALL BE DIRECTED AS NOTED ON PLANS.



Sheet Revisions		Town of Castle Rock	FIRE HYDRANT BOLLARDS	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		W-12
3/19	REVISED PER STAFF COMMENTS	Castle Rock, CO. 80104		
9/20	REVISED PER STAFF COMMENTS	Phone: (720) 733-2200		
6/22	REVISED PER STAFF COMMENTS	Fax: (720) 733-2217	Development Services	Sheet 1 of 1
6/23	REVISED PER STAFF COMMENTS	Issued By: Town of Castle Rock, Development Services August 8, 2023		

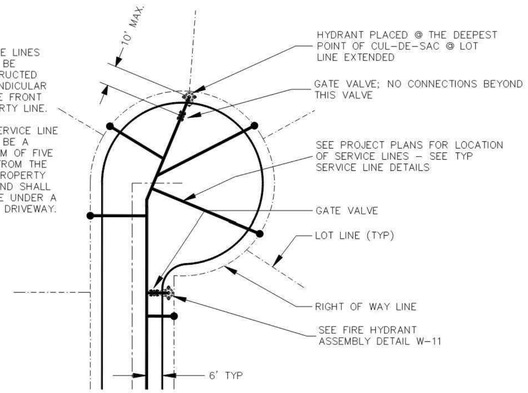


NOTE:
1. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS OR WITHIN GUTTER PORTIONS.

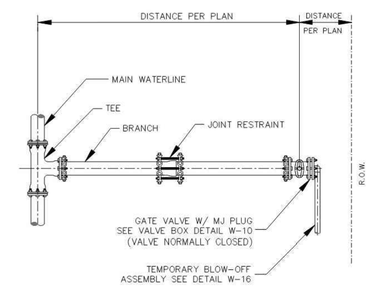
Sheet Revisions		Town of Castle Rock	VALVE & HYDRANT LOCATIONS	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		W-13
3/19	REVISED PER STAFF COMMENTS	Castle Rock, CO. 80104		
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		Issued By: Town of Castle Rock, Development Services January 1, 2023		

NOTES:

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



Sheet Revisions		Town of Castle Rock	WATER SYSTEM IN CUL-DE-SACS	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		W-14
3/19	REVISED PER STAFF COMMENTS	Castle Rock, CO. 80104		
9/20	REVISED PER STAFF COMMENTS	Phone: (720) 733-2200		
12/21	REVISED PER STAFF COMMENTS	Fax: (720) 733-2217	Development Services	Sheet 1 of 1
		Issued By: Town of Castle Rock, Development Services January 1, 2023		



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

Sheet Revisions		Town of Castle Rock	STUB OUT CONFIGURATION	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St.		W-15
3/19	REVISED PER STAFF COMMENTS	Castle Rock, CO. 80104		
9/20	REVISED PER STAFF COMMENTS	Phone: (720) 733-2200		
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NOTES	NO.	DATE

PROJECT NO.	17026.007	
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/09/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

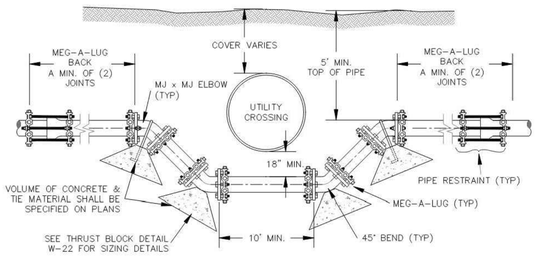
BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
WATER DETAILS

SHEET
56 OF 88

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NOTES:

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



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WATERLINE LOWERING

DETAIL PLAN NO. W-17

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

Sheet 1 of 1

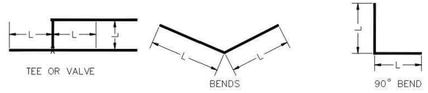
LENGTH OF RESTRAINED PIPE

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

LEGEND

L = LENGTH

M1 = MINIMUM OF 1 FULL LENGTH OF PIPE



TEE OR VALVE BENDS 90° BEND

NOTES:

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

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PIPE RESTRAINT TABLE

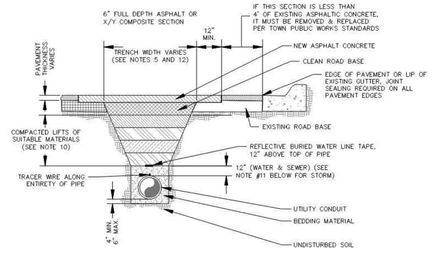
DETAIL PLAN NO. W-18

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

Sheet 1 of 1

NOTES:

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



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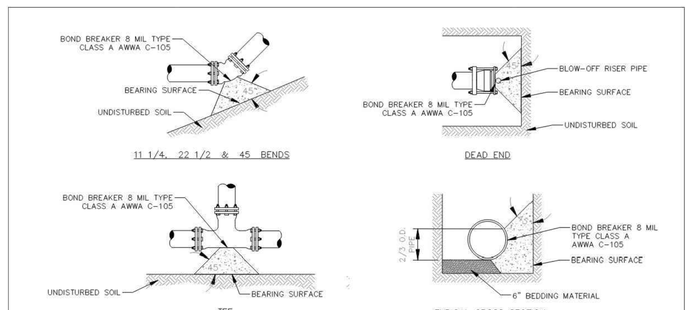
Town of Castle Rock
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WATER TRENCH DETAIL

DETAIL PLAN NO. W-21

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

Sheet 1 of 1



NOTES:

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

MINIMUM BEARING SURFACE AREA

(IN SQUARE FEET)

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

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6/22	REVISED PER STAFF COMMENTS

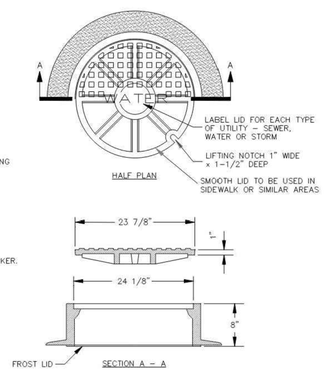
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HORIZONTAL BEND THRUSTBLOCKS

DETAIL PLAN NO. W-22

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

Sheet 1 of 1



NOTES:

1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING AND COVER OR EQUIVALENT).
2. H-20 DESIGN LOAD RATING IS REQUIRED.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER).
5. MANHOLES PLACED OUTSIDE OF ROW MUST HAVE CARSONITE MARKER.

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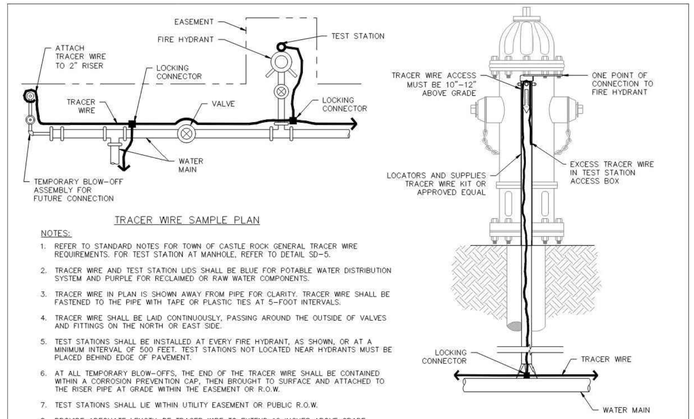
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WATER MANHOLE 24 INCH RING & COVER

DETAIL PLAN NO. W-26

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

Sheet 1 of 1



NOTES:

1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS. FOR TEST STATION AT MANHOLE, REFER TO DETAIL SD-5.
2. TRACER WIRE AND TEST STATION LIDS SHALL BE BLUE FOR POTABLE WATER DISTRIBUTION SYSTEM AND PURPLE FOR RECLAIMED OR RAW WATER COMPONENTS.
3. TRACER WIRE IN PLAN IS SHOWN AWAY FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT INTERVALS.
4. TRACER WIRE SHALL BE LAID CONTINUOUSLY, PASSING AROUND THE OUTSIDE OF VALVES AND FITTINGS ON THE NORTH OR EAST SIDE.
5. TEST STATIONS SHALL BE INSTALLED AT EVERY FIRE HYDRANT, AS SHOWN, OR AT A MINIMUM INTERVAL OF 500 FEET. TEST STATIONS NOT LOCATED NEAR HYDRANTS MUST BE PLACED BEHIND EDGE OF PAVEMENT.
6. AT ALL TEMPORARY BLOW-OFFS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO THE RISER PIPE AT GRADE WITHIN THE EASEMENT OR R.O.W.
7. TEST STATIONS SHALL LIE WITHIN UTILITY EASEMENT OR PUBLIC R.O.W.
8. PROVIDE ADEQUATE LENGTH OF TRACER WIRE TO EXTEND 12 INCHES ABOVE GRADE.
9. TEST STATIONS NOT LOCATED AT A FIRE HYDRANT MUST BE AT GRADE WITH LOCKING LID.

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5/20	REVISED PER STAFF COMMENTS
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TRACER WIRE DETAIL

DETAIL PLAN NO. W-28

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

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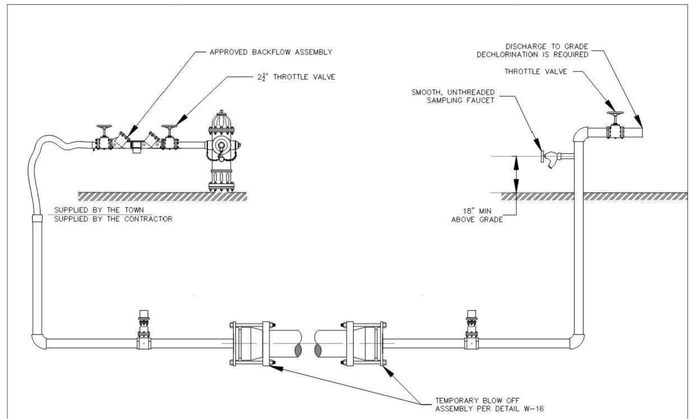
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PROJECT NO.	17026.007	NOTES	DATE
DATE	NO.		
06/10/2026	1	FIRST SUBMITTAL TO TOWN	
09/09/2026	2	SECOND SUBMITTAL TO TOWN	
11/05/2026	3	THIRD SUBMITTAL TO TOWN	

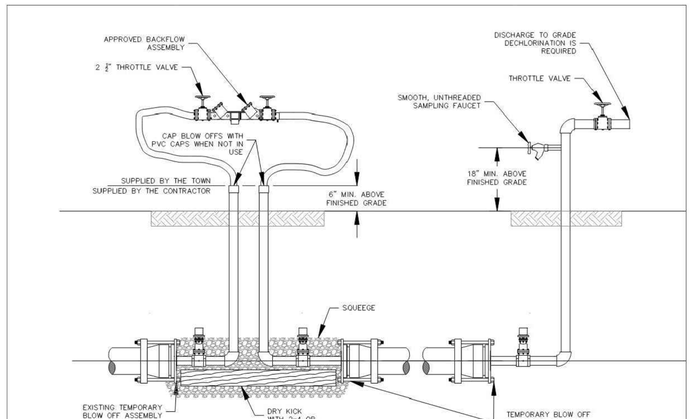
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WATER DETAILS

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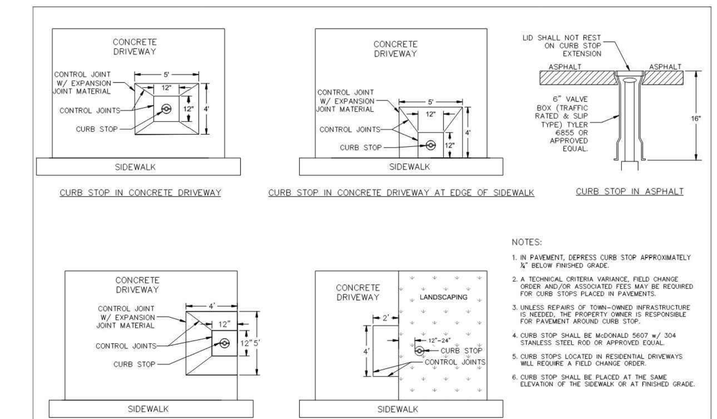
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Sheet Revisions			Town of Castle Rock	MAIN DISINFECTION UP TO 12"	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		W-35A
8/16	NEW DETAIL		Castle Rock, CO. 80104		
3/18	REVISED PER STAFF COMMENTS		Phone: (720) 733-2200		
3/20	REVISED PER STAFF COMMENTS		Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	Sheet 1 of 1
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Sheet Revisions			Town of Castle Rock	MAIN DISINFECTION UP TO 12"	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		W-35B
8/16	NEW DETAIL		Castle Rock, CO. 80104		
3/18	REVISED PER STAFF COMMENTS		Phone: (720) 733-2200		
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Sheet Revisions			Town of Castle Rock	CURB STOP IN PAVEMENT	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		W-40
5/01	REVISED PER STAFF COMMENTS		Castle Rock, CO. 80104		
3/18	REVISED PER STAFF COMMENTS		Phone: (720) 733-2200		
3/20	REVISED PER STAFF COMMENTS		Fax: (720) 733-2217	Issued By: Town of Castle Rock, Development Services January 1, 2023	Sheet 1 of 1
10/22	REVISED PER STAFF COMMENTS		Development Services		

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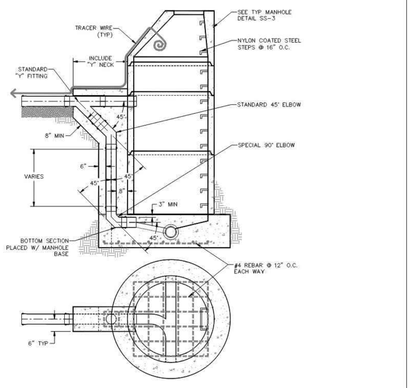
NOTES	NO.	DATE

PROJECT NO.	17026.007	
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
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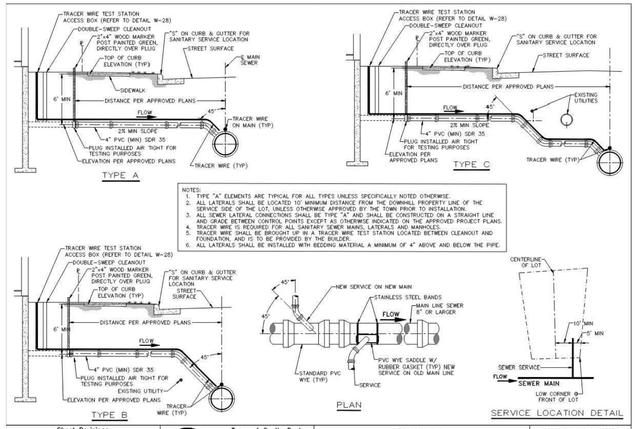
NOTES:

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

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SEWER OUTSIDE DROP MANHOLE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-1
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NOTES:

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

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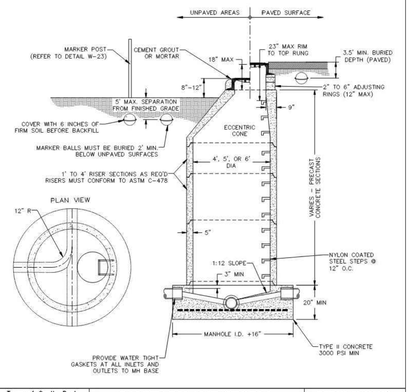
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SEWER LATERAL CONNECTIONS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-2
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PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

NOTES:

1. MANHOLE RISER MINIMUM DIAMETER SHALL CONFORM TO THE TABLE ABOVE.
2. ALL MANHOLES SHALL BE SET ON 1 FOOT OF ¾-INCH CRUSHED ROCK.
3. FLAT CONCRETE MANHOLE TOPS MAY BE USED INSTEAD OF CONE SECTIONS WHERE RIM TO INVERT IS 7'-0" OR LESS.
4. SET EACH SECTION (RISER, CONE, ADJUSTING RINGS) IN A FULL BED OF BITUMINOUS MASTIC (RAMNECK) OR PLASTIC SEALING COMPOUND.
5. MANHOLE STEPS SHALL BE POSITIONED OVER THE BENCH IN A VERTICAL LINE.
6. NO MANHOLE STEPS ARE ALLOWED IN THE ADJUSTING RINGS.
7. ON STRAIGHT THROUGH GRADES, SEWER MAINS MAY BE LAID THROUGH THE MANHOLE AND USED AS THE INVERT. THE TOP ⅓ PORTION OF THE PIPE SHALL BE CUT AWAY TO A NEAT LINE. ANY BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CONCRETE MORTAR. IF GRADE IS NOT STRAIGHT THROUGH, THE FLOWLINES AT THE BASE SHALL BE HAND FORMED WHEN THE BASE IS POURED. FLOWLINES SHALL BE GROUND SMOOTH WITH A CONCRETE FINISHING STONE.
8. MANHOLE LID SHALL BE ¾-INCH BELOW ASPHALT AND TIPPED TO CONFORM WITH PAVEMENT SLOPES.
9. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
10. PRESSURIZED STORM SEWER PIPES AND SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.



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SANITARY AND STORM SEWER MANHOLE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-3
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NOTES:

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

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SEWER MANHOLE 24" RING & COVER	DETAIL PLAN NO.
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SEWER PIPE CROSSING CONCRETE BLANKET	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-6
	Sheet 1 of 1

NOTES:

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

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SANITARY SEWER TRENCH DETAIL	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-8
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NOTES:

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

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MARKER BALLS FOR SANITARY SEWERS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	SS-11
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PROJECT NO: 17026.007		
NO	DATE	NOTES
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3	11/05/2026	THIRD SUBMITTAL TO TOWN

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LANDSCAPE ARCHITECT CERTIFICATION

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: JOSIE O'CONNOR, PLA

TOWN OF CASTLE ROCK REGISTRATION #: N/A

STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0001533

COMPANY: REDLAND

ADDRESS: 1500 W CANAL CT, LITTLETON, CO 80120

PHONE: (720)283-6783

EMAIL: JOCONNOR@REDLAND.COM

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF APPROVED ORGANIC MATTER PER ONE-THOUSAND (1,000) SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

LANDSCAPE NOTES

1. IF ANY LANDSCAPE NOTES IN THIS SECTION CONFLICT WITH THE TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES, THE THE TOWN OF CASTLE ROCK STANDARD NOTES SHALL TAKE PRECEDENCE.
2. THE CONTRACTOR WILL BE FAMILIAR WITH THE LAYOUT, LANDSCAPE AND GRADING DOCUMENTS IN ORDER TO COORDINATE ACTUAL LOCATION OF ALL PLANT MATERIAL.
3. THE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS FOR ALL WORK RELATED TO UTILITIES, GRADING, DRAINAGE, PAVING, SLEEVES, AND EROSION CONTROL.
4. THE CONTRACTOR WILL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TRANSPORTATION, AND PAY FOR ALL REQUIRED TAXES, PERMITS, AND SERVICES REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK, WHETHER TEMPORARY OR PERMANENT. ALL MATERIALS EXCEPT TEMPORARY FORMS ARE TO BE NEW, UNUSED AND OF THE SPECIFIED QUALITY THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COORDINATION WITH THE CLIENT, THEIR REPRESENTATIVE, AND THEIR SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE ENTIRE SCOPE OF WORK AS SHOWN IN THE PLANS.
5. PRE-CONSTRUCTION CONFERENCE: SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER OR THEIR REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.
6. ALL EARTHWORK AND PLANTING WILL BE COORDINATED WITH THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO ANY WORK BEING PERFORMED.
7. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR WILL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND WILL IMMEDIATELY INFORM THE OWNER OR THEIR REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER OR THEIR REPRESENTATIVE.
8. THE OWNER OR THEIR REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.
9. QUALITY ASSURANCE:
   A. SUBSTANTIAL COMPLETION ACCEPTANCE - ACCEPTANCE OF THE WORK PRIOR TO THE START OF THE WARRANTY PERIOD:
      - ONCE THE CONTRACTOR COMPLETES THE INSTALLATION OF ALL ITEMS IN THIS SECTION, THE OWNER OR THEIR REPRESENTATIVE WILL OBSERVE ALL WORK FOR SUBSTANTIAL COMPLETION ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST WILL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF THE OBSERVATION.
      - SUBSTANTIAL COMPLETION ACCEPTANCE BY THE OWNER OR THEIR REPRESENTATIVE WILL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER AND QUALITY AND NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.
      - ANY PLANTS THAT ARE DEEMED DEFECTIVE AS DEFINED UNDER THE PROVISIONS BELOW WILL NOT BE ACCEPTED.
   B. THE OWNER OR THEIR REPRESENTATIVE WILL PROVIDE THE CONTRACTOR WITH WRITTEN ACKNOWLEDGMENT OF THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND THE BEGINNING OF THE WARRANTY PERIOD AND PLANT MAINTENANCE PERIOD (IF PLANT MAINTENANCE IS INCLUDED).
   C. SITE MUST BE COMPLETELY CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE SUBSTANTIAL COMPLETION ACCEPTANCE.
   D. CONTRACTOR'S QUALITY ASSURANCE RESPONSIBILITIES: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK.
10. THE CONTRACTOR, AT THEIR OWN COST, WILL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND WILL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER OR THEIR REPRESENTATIVE, AT THE SOONEST AS POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.
11. INSPECTIONS: THE FOLLOWING INSPECTIONS ARE REQUIRED TO BE COMPLETED BY THE CLIENT OR THEIR REPRESENTATIVE BEFORE WORK WILL PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING AND FACILITATING THESE INSPECTIONS. ADDITIONALLY, THE CONTRACTOR WILL VERIFY THAT NO ADDITIONAL INSPECTIONS ARE REQUIRED BEYOND WHAT IS LISTED BELOW.
   A. WEED ERADICATION: THE SOIL WILL BE INSPECTED FOR WEEDS, ESPECIALLY NOXIOUS WEEDS PRIOR TO SOIL AMENDMENT AND TILLING.
   B. COMPOST AMENDMENT: AFTER WEED CONTROL, YET PRIOR TO INCORPORATION BY TILLING, THE LAYER OF REQUIRED COMPOST AMENDMENT WILL BE INSPECTED FOR ADEQUATE QUANTITY AND QUALITY.
   C. POST TILLING: AFTER TILLING AND FINE GRADING, AND PRIOR TO PLANTING, THE PREPARED SOIL WILL BE INSPECTED FOR THE REQUIRED 8" TILLING DEPTH, AND FOR OVERALL QUALITY AND ABSENCE OF CONSTRUCTION DEBRIS.
   D. POST PLANTING: ALL PLANTINGS WILL BE INSPECTED FOR PROPER PLANTING PER THE PLANTING DETAILS PRIOR TO MULCHING.
   E. FINAL COMPLETION: THE PROJECT WILL BE INSPECTED FOR OVERALL COMPLETION AND COMPLIANCE WITH THE APPROVED CONSTRUCTION DRAWINGS OR LANDSCAPE PLAN.
12. NOXIOUS WEED CONTROL: IF THE AREA TO BE DEVELOPED IS INFESTED WITH BINDWEED, THISTLE OR OTHER NOXIOUS WEEDS, SUCH VEGETATION WILL BE COMPLETELY ERADICATED BY APPLICATION(S) OF A SYSTEMIC, NON-SELECTIVE HERBICIDE LIKE GLYPHOSATE (ROUNDUP) OR APPROVED EQUAL. ALL HERBICIDES WILL BE APPLIED BY AN APPLICATOR LICENSED BY THE STATE OF COLORADO DEPARTMENT OF AGRICULTURE AT A RATE AND PERIOD REQUIRED BY THE MANUFACTURER'S LABELING INSTRUCTIONS.
13. TOPSOIL: ALL ONSITE AND IMPORTED TOPSOIL USED AS A PLANTING MEDIUM WILL BE FERTILE, FRIABLE, WELL-DRAINED SOIL, OF UNIFORM QUALITY, FREE OF STONES OVER 1 IN. DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
14. RIPPING OF COMPACTED SOILS: SOILS PREVIOUSLY COMPACTED BY HEAVY MACHINERY DURING CONSTRUCTION, WILL BE RIPPED PRIOR TO REQUIRED SOIL AMENDMENT INCORPORATION. THE RIPPING EQUIPMENT USED WILL RIP THE SOIL IN ROWS NO GREATER THAN 18" APART, AND WILL BE POWERFUL ENOUGH TO RIP THE SOIL TO A MINIMUM DEPTH OF 12". RIPPING OPERATIONS WILL BE TIMED TO COMMENCE WHEN SOIL MOISTURE IS ADEQUATE ENOUGH TO ALLOW PENETRATION, BUT IS NOT AT ALL WET OR MUDDY.
15. ORGANIC SOIL AMENDMENTS: SOIL AMENDMENTS WILL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

    AT A MINIMUM, THE CONTRACTOR WILL TILL FOUR (4) CUBIC YARDS OF ORGANIC SOIL AMENDMENT, TO A DEPTH OF SIX (6) INCHES, FOR EACH ONE-THOUSAND (1,000) SQUARE FEET OF SOIL PREPARATION WITHIN THE LIMITS OF WORK, INCLUDING ALL TURF, NATIVE SEED, TREE, SHRUB PLANTING BEDS IN THEIR ENTIRETY, ANNUAL, VINE, AND GROUNDCOVER AREAS (IF APPLICABLE), AS WELL AS ALL TREE LAWNS AND RIGHT-OF-WAYS ADJACENT TO THE PROPERTY.

    THE ORGANIC SOIL AMENDMENT WILL BE AN APPROVED ORGANIC COMPOST THAT MEETS THE U.S. COMPOSTING COUNCIL'S TESTING REQUIREMENTS. THE COMPOST MUST BE PRODUCED AT A COMPOSTING FACILITY THAT MEETS U.S. EPA 40 CFR 503.13 REQUIREMENTS (TABLES 1 & 3 LEVELS) FOR THE PRODUCTION AND MARKETING OF CLASS A MATERIAL FOR UNRESTRICTED USE AND DISTRIBUTION.

    DOCUMENTATION (INVOICE OR LOAD TICKET) OF SOIL AMENDMENT PRODUCT, AND A PLOT SURVEY MAP WITH SQUARE FOOTAGE OF THE AMENDED AREA WILL BE PROVIDED FOR INSPECTION PURPOSES. THE LOAD TICKET WILL INCLUDE THE TYPE OF SOIL AMENDMENT PRODUCT AND THE APPLICATION ADDRESS.
16. ORGANIC FERTILIZER AND SOIL CONDITIONERS: CONTRACTOR WILL UTILIZE ORGANIC FERTILIZER AND SOIL CONDITIONERS AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, PERENNIALS, GRASSES, VINES AND SEEDED AREAS. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURERS AVAILABLE APPLICATION INSTRUCTION SHEETS OR AS INSTRUCTED BY THE CLIENT OR THEIR REPRESENTATIVES.
17. FINE GRADING:
    A. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROPOSED GRADING WITHIN THE LIMITS OF GRADING/LANDSCAPE REQUIREMENTS AS NOTED ON THE PLANS.
    B. THE CONTRACTOR WILL OBTAIN APPROVAL OF FINE GRADING FROM THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO START OF PLANTING AND NOTIFY THE CLIENT OR THEIR REPRESENTATIVE OF ANY DISCREPANCIES. POSITIVE DRAINAGE IS REQUIRED AWAY FROM ALL STRUCTURES.
    C. THE FINISHED SURFACE WILL BE EVEN AND UNIFORM AND NO DIRT CLUMPS, STONES, STICKS, RESIDUAL PLANT MATERIAL, OR OTHER DEBRIS LARGER THAN ONE (1) INCH IN DIAMETER WILL APPEAR ON THE SURFACE. WHEN SODDED AREAS ARE NEXT TO FIXED SURFACES SUCH AS WALKS, CURBS, OR BORDERS, FINISHED GRADE PRIOR TO SODDING WILL BE 1.5 INCHES BELOW SUCH SURFACES.
18. PLANTING:
    A. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, SOD, AND NATIVE SEED WITHIN THE LIMITS OF WORK.
    B. ALL PLANT MATERIAL MUST BE INSTALLED BETWEEN MARCH 1 AND OCTOBER 15.
    C. CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS SHOWN ON PLANS. IN THE CASE OF A DISCREPANCY IN THE PLANT QUANTITIES BETWEEN THE PLAN DRAWINGS AND THE PLANT CALL OUTS, LIST OR PLANT SCHEDULE, THE NUMBER OF PLANTS OR SQUARE FOOTAGE OF THE PLANTING BED ACTUALLY DRAWN ON THE PLAN DRAWINGS WILL BE DEEMED CORRECT AND PREVAIL.
    D. THE CONTRACTOR WILL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIAL, AND BY TYPE, AS CALLED OUT ON THE PLANTING PLANS. UNIT COST TO INCLUDE THE PLANT MATERIAL AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, MULCH, FERTILIZERS, ETC., AS DETAILED AND SPECIFIED FOR EACH SIZE.
    E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUB-SURFACE CONDITIONS, AND TO NOTIFY THE OWNER OR THEIR REPRESENTATIVE, IN WRITING, OF ANY CIRCUMSTANCES THAT WOULD NEGATIVELY IMPACT THE HEALTH OF PLANTINGS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER OR THEIR REPRESENTATIVE OF SUCH CONDITIONS, HE/SHE WILL REMAIN RESPONSIBLE FOR PLANT MATERIAL UNDER THE WARRANTY CLAUSE OF THE SPECIFICATIONS.
    F. PLANTING OPERATIONS WILL NOT BEGIN UNTIL SUCH TIME THAT THE IRRIGATION SYSTEM IS COMPLETELY OPERATIONAL FOR THE AREA(S) TO BE PLANTED, AND THE IRRIGATION SYSTEM FOR THAT AREA HAS BEEN PRELIMINARILY OBSERVED AND APPROVED BY THE OWNER OR THEIR REPRESENTATIVE.
    G. ALL PLANT MATERIAL WILL BE SUBJECT TO THE APPROVAL OF THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR TO NOTIFY THE CLIENT OR THEIR REPRESENTATIVE TO VERIFY IF APPROVAL IS TO OCCUR AT THE LANDSCAPE NURSERY PRIOR TO DELIVERY OR ON SITE.
    H. SUBMIT ALL REQUESTS FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO THE OWNER OR THEIR REPRESENTATIVE, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION.
    I. ALL TREES OF THE SAME SPECIES AND SIZE WILL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
    J. STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION.
    K. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR WILL CONTACT THE CLIENT OR THEIR REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
    L. THE CLIENT OR THEIR REPRESENTATIVE RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
    M. THE CONTRACTOR WILL FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED, OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.
    N. PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND WILL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT IS REQUIRED.
    O. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER THAT WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED.
    P. DECIDUOUS TREES WILL BE PLANTED A MINIMUM SIX (6) FEET FROM SIDEWALKS AND PLANTING BEDS. EVERGREEN TREES WILL BE PLANTED A MINIMUM 10 FEET FROM SIDEWALKS AND PLANTING BED EDGES. DECIDUOUS TREES WILL BE LOCATED A MINIMUM SIX (6) FEET FROM EDGE OF BUILDINGS; EVERGREEN TREES A MINIMUM OF 10 FEET. SHRUBS WILL BE PLANTED A MINIMUM FOUR (4) FEET FROM SIDEWALKS, PLANTING BED EDGES, EDGE OF BUILDINGS OR ONE-HALF THEIR MATURE WIDTH, WHICHEVER IS GREATER. SPACING FOR PLANT PLACEMENT WILL BE MEASURED FROM THE CENTERLINE OF THE PLANT.
    Q. ALL TREES IN SOD AND NATIVE SEED AREAS, WHERE APPLICABLE, WILL RECEIVE A . SIX (6) FOOT DIA. ORGANIC MULCH RING TO A DEPTH OF FOUR (4) INCHES. DO NOT USE LANDSCAPE EDGER AROUND TREES IN SOD OR NATIVE SEED AREAS.
    R. TREE WRAP: IF TREES ARE PLANTED IN THE FALL, APPLY TREE WRAP AFTER INSTALLATION (PER THE DETAIL) AND REMOVE THE FOLLOWING SPRING. TREE WRAP WILL BE FIRST QUALITY, 4-INCH WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING.
    S. LIVE PLANT MATERIAL:
       - ALL PLANT MATERIAL WILL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
       - ALL LIVE PLANT MATERIAL WILL BE KEPT CONTINUOUSLY MAINTAINED IN LIVE AND GROWING CONDITION, INCLUDING WITHIN THE RIGHT-OF-WAY.
       - ALL PROPOSED PLANT MATERIAL IN LANDSCAPE AREAS WILL BE DROUGHT RESISTANT.
       - INSTALLED PLANT SIZE: MINIMUM SIZES WILL BE AS SPECIFIED IN THE PLANT SCHEDULE. TREE CALIPER MEASUREMENT TO BE TAKEN 4 INCHES ABOVE THE GROUND; EVERGREEN SPREADERS NO LESS THAN 18 TO 24 INCHES; SHRUB HEIGHTS NO LESS THAN 2 TO 3 FEET.
    T. NON-LIVE LANDSCAPING MATERIAL: WHERE NON-LIVE LANDSCAPING MATERIAL IS PROPOSED, ORGANIC OR INORGANIC MULCH WILL BE PLACED SO AS TO ALLOW PERMEABILITY.
    U. ALL EXISTING TREES ARE TO BE PROTECTED IN PLACE THROUGHOUT CONSTRUCTION.

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

I HEREBY AFFIRM THAT THE 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.

JOSEPHINE O'CONNOR, LA. 0001533 DATE
REDLAND
1500 W. CANAL COURT
LITTLETON, CO 80120

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO.	17026.007	
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
2	09/08/2026	SECOND SUBMITTAL TO TOWN
3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
LANDSCAPE NOTES

SHEET
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LANDSCAPE NOTES (CONTINUED)

18. PLANTING (CONTINUED)

V. SODDING:

- PRIOR TO SOD INSTALLATION, SOIL PREPARATION SHALL BE COMPLETED AS SPECIFIED INCLUDING; RIPPING OF COMPACTED SOILS; ADDITION OF ORGANIC SOIL AMENDMENTS, ORGANIC FERTILIZER, AND SOIL CONDITIONERS; AND FINE GRADING.
- TURFGRASS SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.5 INCH, PLUS OR MINUS 0.2 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE THAT IS STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- LAY SOD WITHIN 24 HOURS OF SOD BEING HARVESTED UNLESS A SUITABLE PRESERVATION METHOD IS ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TIME. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS SIMILAR TO RUNNING BOND BRICKWORK TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. AFTER ESTABLISHMENT, IF NECESSARY TO SMOOTH SURFACE, TAMP AND ROLL LIGHTLY TO REMOVE SURFACE UNDULATIONS. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS. LAY SOD ACROSS SLOPES EXCEEDING 1:3. ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO (2) ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO (2) HOURS OF PLANTING. DURING FIRST 20 DAYS AFTER PLANTING, WATER THREE (3) TIMES DAILY FOR A DURATION AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD. LIMIT ACCESS TO SOD AREAS FOR FIRST 20 DAYS.
- FIRST MOWING SHOULD NOT OCCUR UNTIL AFTER THE SECOND FULL WEEK OF ESTABLISHMENT IS COMPLETE. DRY UP THE LAWN AREA(S) TO BE MOWN. REMOVE A MAXIMUM OF ONE-THIRD THE GRASS HEIGHT. DO NOT CUT LOWER THAN TWO INCHES. INCREASE WATERING AGAIN FOR AN ADDITIONAL WEEK AND THEN START REDUCING WATERING DURATION PER SOD MANUFACTURER'S RECOMMENDATIONS.

19. WARRANTY:

A. THE WARRANTY PERIOD WILL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR A PERIOD OF 1 YEAR.

B. LANDSCAPE MAINTENANCE DURING THE WARRANTY PERIOD WILL INCLUDE NECESSARY WATERING, CULTIVATION, WEEDING, PRUNING, WOUND DRESSING, DISEASE AND INSECT PEST CONTROL, PROTECTIVE SPRAYING, STRAIGHTENING PLANTS WHICH LEAN OR SAG, ADJUSTMENTS OF PLANTS WHICH SETTLE OR ARE PLANTED TOO LOW, MOWING, REPLACEMENT OF MULCH THAT HAS BEEN DISPLACED, REPAIRING AND RESHAPING OF SAUCERS, AND RESEEDING OR REPLANTING OF THOSE AREAS AFFECTED. REMOVE RUBBISH, WASTE, TOOLS, AND EQUIPMENT USED AT END OF EACH WORKDAY.

C. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS. THE OWNER OR THEIR REPRESENTATIVE WILL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE.

D. WHEN THE WORK IS ACCEPTED IN PARTS, THE WARRANTY PERIODS WILL EXTEND FROM EACH OF THE PARTIAL SUBSTANTIAL COMPLETION ACCEPTANCES TO THE TERMINAL DATE OF THE LAST WARRANTY PERIOD. THUS, ALL WARRANTY PERIODS FOR EACH CLASS OF PLANT WARRANTY, WILL TERMINATE AT ONE TIME.

E. ALL PLANTS WILL BE WARRANTIED TO MEET ALL THE REQUIREMENTS FOR PLANT QUALITY AT INSTALLATION IN THIS SPECIFICATION. DEFECTIVE PLANTS WILL BE DEFINED AS PLANTS NOT MEETING THESE REQUIREMENTS. THE OWNER OR THEIR REPRESENTATIVE WILL MAKE THE FINAL DETERMINATION THAT PLANTS ARE DEFECTIVE.

F. PLANTS DETERMINED TO BE DEFECTIVE WILL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER OR THEIR REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD.

G. ANY WORK REQUIRED BY THIS SPECIFICATION OR THE OWNER OR THEIR REPRESENTATIVE DURING THE PROGRESS OF THE WORK, TO CORRECT PLANT DEFECTS INCLUDING THE REMOVAL OF ROOTS OR BRANCHES, OR PLANTING PLANTS THAT HAVE BEEN BARE ROOTED DURING INSTALLATION TO OBSERVE FOR OR CORRECT ROOT DEFECTS WILL NOT BE CONSIDERED AS GROUNDS TO VOID ANY CONDITIONS OF THE WARRANTY. IN THE EVENT THAT THE CONTRACTOR DECIDES THAT SUCH REMEDIATION WORK MAY COMPROMISE THE FUTURE HEALTH OF THE PLANT, THE PLANT OR PLANTS IN QUESTION WILL BE REJECTED AND REPLACED WITH PLANTS THAT DO NOT CONTAIN DEFECTS THAT REQUIRE REMEDIATION OR CORRECTION.

H. THE CONTRACTOR IS EXEMPT FROM REPLACING PLANTS, AFTER SUBSTANTIAL COMPLETION ACCEPTANCE AND DURING THE WARRANTY PERIOD, THAT ARE REMOVED BY OTHERS, LOST OR DAMAGED DUE TO OCCUPANCY OF PROJECT, LOST OR DAMAGED BY A THIRD PARTY, VANDALISM, OR ANY NATURAL DISASTER.

I. REPLACEMENTS WILL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS WILL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION. MAKE ALL NECESSARY REPAIRS DUE TO PLANT REPLACEMENTS. SUCH REPAIRS WILL BE DONE AT NO EXTRA COST TO THE OWNER.

J. THE WARRANTY OF ALL REPLACEMENT PLANTS WILL EXTEND FOR AN ADDITIONAL ONE-YEAR PERIOD FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF THE SAID EXTENDED WARRANTY PERIOD, THE OWNER OR THEIR REPRESENTATIVE MAY ELECT ONE MORE REPLACEMENT ITEMS OR CREDIT FOR EACH ITEM. THESE TERTIARY REPLACEMENT ITEMS ARE NOT PROTECTED UNDER A WARRANTY PERIOD.

K. DURING AND BY THE END OF THE WARRANTY PERIOD, REMOVE ALL TREE WRAP, TIES, AND GUYING UNLESS AGREED TO BY THE OWNER OR THEIR REPRESENTATIVE TO REMAIN IN PLACE. ALL TREES THAT DO NOT HAVE SUFFICIENT CALIPER TO REMAIN UPRIGHT, OR THOSE REQUIRING ADDITIONAL ANCHORAGE IN WINDY LOCATIONS, WILL BE STAKED OR REMAIN STAKED, IF REQUIRED BY THE OWNER OR THEIR REPRESENTATIVE.

L. END OF WARRANTY FINAL ACCEPTANCE - ACCEPTANCE OF PLANTS AT THE END OF THE WARRANTY PERIOD.

- AT THE END OF THE WARRANTY PERIOD, THE OWNER OR THEIR REPRESENTATIVE WILL OBSERVE ALL WARRANTED WORK, UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST WILL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL OBSERVATION.
- END OF WARRANTY FINAL ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL THE REQUIREMENTS OF THE WORK UNDER THIS SPECIFICATION AND IN SPECIFICATION SECTIONS PLANTING SOIL AND IRRIGATION HAVE BEEN MET.

20. WINTER WATERING: IN DRY WINTERS FROM OCTOBER THROUGH MARCH.

- TREES: WATER TREES USING SPRINKLERS, A DEEP-ROOT FORK OR NEEDLE, SOAKER HOSE OR SOFT SPRAY WAND. ALLOW TO SOAK INTO THE SOIL SLOWLY TO A DEPTH OF 12 INCHES. IF USING A DEEP-ROOT FORK OR NEEDLE, INSERT NO DEEPER THAN 8 INCHES INTO THE SOIL. APPLY 10 GALLONS OF WATER FOR EACH DIAMETER INCH OF THE TREE.
- NEWLY PLANTED SHRUBS (PLANTED LESS THAN A YEAR): APPLY 5 GALLONS TWO TIMES PER MONTH
- SMALL ESTABLISHED SHRUBS (LESS THAN 3 FEET TALL): 5 GALLONS MONTHLY.
- LARGE ESTABLISHED SHRUBS (MORE THAN 6 FEET): 18 GALLONS MONTHLY.
- LATE PLANTED PERENNIALS, BARE ROOT PLANTS, AND PERENNIALS LOCATED IN WINDY OR SOUTHWEST EXPOSURES: 1 GALLON MONTHLY

DECREASE AMOUNTS TO ACCOUNT FOR PRECIPITATION. WATER WITHIN THE DRIP LINE OF THE SHRUB AND AROUND THE BASE. WATER ONLY WHEN AIR TEMPERATURES ARE ABOVE 40 DEGREES F. APPLY WATER AT MID-DAY SO IT WILL HAVE TIME TO SOAK IN BEFORE POSSIBLE FREEZING AT NIGHT.

PLANTS RECEIVING REFLECTED HEAT FROM BUILDINGS, WALLS AND FENCES ARE MORE SUBJECT TO DAMAGE. THE LOW ANGLE OF WINTER SUN MAKES THIS MORE LIKELY ON SOUTH OR WEST EXPOSURES. WINDY SITES RESULT IN FASTER DRYING OF SOD AND PLANTS AND REQUIRE ADDITIONAL WATER. LAWNS IN WARM EXPOSURES ARE PRONE TO LATE WINTER MITE DAMAGE.

21. IRRIGATION: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR ADDITIONAL INFORMATION.

NATIVE SEED NOTES

ALL WORK, CONTRACTED OR OTHERWISE TO BE COMPLETED BY LICENSED AND BONDED ORGANIZATIONS WITH KNOWLEDGE APPLICABLE TO EACH JOB.

SITE PREPARATION

1. TOPSOIL SHALL BE SALVAGED WHEN MOIST, NOT WET, AND STOCKPILED IN SHALLOW ROWS.
2. ALL STORED TOPSOIL SHALL BE MONITORED AND PERIODICALLY TILLED FOR WEED CONTROL.
3. ALL ONSITE AND IMPORTED TOPSOIL USED AS A PLANTING MEDIUM SHALL CONSIST OF LOOSE FRIABLE SOIL FROM THE ZONE OF MAJOR ROOT DEVELOPMENT FREE OF SUBSOIL, REFUSE, STUMPS, WOODY ROOTS, ROCKS, BRUSH, NOXIOUS WEED SEED AND REPRODUCTIVE PLANT PARTS FROM CURRENT STATE AND COUNTY WEED LISTS, HEAVY CLAY, HARD CLODS, TOXIC SUBSTANCES, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO ITS USE ON THE PROJECT.
4. ALL SITE PREPARATION METHODS SHOULD BE DONE ACROSS THE SLOPE TO PREVENT SOIL EROSION FROM STORM WATER SHEETING. SLOPES FLATTER THAN 2:1 SHALL BE TILLED INTO AN EVEN AND LOOSE SEED BED 4 INCHES DEEP. SLOPES 2:1 OR STEEPER SHALL BE LEFT IN A ROUGHENED CONDITION. SLOPES SHALL BE FREE OF CLODS, STICKS, STONES, DEBRIS, CONCRETE, AND ASPHALT IN EXCESS OF 4 INCHES (4") IN ANY DIMENSION, AND BROUGHT TO THE DESIRED LINE AND GRADE.
5. SOIL SCARIFICATION AT A DEPTH OF SIX INCHES (6") IN THE FORM OF DISCING, TILLAGE OR CHISELING WILL BE COMPLETED PRIOR TO SEEDING. AFTER SOIL SCARIFICATION, TOPSOIL SHALL BE REPLACED.
6. AFTER REPLACEMENT OF TOP SOIL, WAIT SEVERAL WEEKS DURING GROWING SEASON FOR SURFACE WEEDS TO EMERGE, THEN APPLY A GLYPHOSATE TREATMENT TO ELIMINATE GROWING WEEDS. LIMIT DISTURBING THE SOIL SURFACE. SEE WEED MANAGEMENT NOTES BELOW FOR ADDITIONAL INFORMATION.
7. SOIL AMENDMENT: APPLICATION OF SOIL AMENDMENT TO BE DETERMINED THROUGH SOIL TESTS BY AN ACCREDITED SOIL TESTING LAB KNOWLEDGEABLE IN NATIVE SEEDING REQUIREMENTS. IF REQUIRED, ADD ONLY SLOW-RELEASE ORGANIC AMENDMENTS AT THE RATE RECOMMENDED BY THE MANUFACTURER, EVENLY OVER THE ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES (6"). ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
8. ALL SITES MUST BE FREE FROM NON-NATURAL MATERIALS SUCH AS OLD WATER LINES, LITTER AND BUILDING MATERIALS PRIOR TO SEEDING.

SEEDING PROCEDURE

1. NATIVE SEED MIX AS SPECIFIED IN THE SEED SCHEDULE WILL BE USED AND SHALL BE APPLIED AT A RATE SHOWN BY MIX.
2. SEED, SOIL CONDITIONER AND FERTILIZER SHALL NOT BE APPLIED DURING INCLEMENT WEATHER INCLUDING RAIN AND HIGH WINDS, OR WHEN SOIL IS FROZEN OR SOIL MOISTURE IS TOO HIGH TO EVENLY INCORPORATE SEED, SOIL CONDITIONER OR FERTILIZER.
3. SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS, THE FEDERAL SEED ACT, AS WELL AS STATE SEED LAWS. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED. THE CERTIFIED SEED LABEL (BLUE TAG) SHOULD BE SUBMITTED TO THE OWNER OR THEIR REPRESENTATIVE BEFORE SEEDING.
4. ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS WEEDS AS LISTED BY THE COLORADO DEPARTMENT OF AGRICULTURE.
5. SEEDING SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF TILLING OR SCARIFYING. DURING SITE PREPARATION, IF SOIL SCARIFICATION OCCURRED, TOP SOIL WAS REPLACED AND A WAITING PERIOD OCCURRED TO ALLOW WEEDS TO EMERGE, TILL AND PREPARE THE SEED BED PER THE SOIL AMENDMENT NOTE ABOVE PRIOR TO SEEDING.
6. SLOPES FLATTER THAN 2:1 SHALL BE SEEDED BY MECHANICAL POWER DRAWN DRILLS.
7. FOR SLOPES AT OR GREATER THAN 2:1 OR SMALL AREAS NOT ACCESSIBLE TO MACHINE METHODS, SEEDING BY HAND OR BROADCAST-TYPE SPREADER MAY BE DONE WITH THE APPROVAL OF THE CLIENT OR THEIR REPRESENTATIVE. BROADCAST SEEDING RATES MUST BE DOUBLE THE DRILL SEEDING RATES. SEED SOWN BY HAND OR BROADCAST-TYPE SEEDERS SHALL BE "RAKED IN" OR COVERED WITH SOIL TO A DEPTH OF AT LEAST ¼ INCH.
8. CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER DRAWN DRILLS WITH MULTIPLE SEED BOXES THAT CAN ACCOMODATE VARIABILITY IN SIZE AND PHYSICAL CHARACTERISTICS OF NATIVE RANGELAND GRASS SEEDS (BRILLION SEEDER OR EQUAL). SEED SHALL BE SOWN TO A DEPTH OF ONE-QUARTER INCH (1/4") TO A MAXIMUM OF ONE-HALF INCH (1/2") DEPENDING ON THE MIX. BANDS SHALL BE SPACED NO GREATER THAN SEVEN INCHES (7") APART. DRILLING SHALL BE DONE IN TWO (2) SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR.
9. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION OR IF THERE IS FREE SURFACE WATER PRESENT.
10. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
11. PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.

EROSION CONTROL:

1. BLANKETS: BLANKETS TO BE APPLIED ON SLOPES GREATER THAN 4:1. EROSION CONTROL BLANKET INSTALLATION AND MATERIAL SHALL MATCH EROSION CONTROL BLANKET DETAIL IN THE EROSION CONTROL PLAN WITH THE EXCEPTION THAT THE SEED MIX SPECIFIED IN THESE LANDSCAPE PLANS SHALL BE USED. WHERE MATERIAL TYPE IS NOT SPECIFIED, THE EROSION CONTROL BLANKET SHALL CONSIST OF 70% WEED SEED-FREE AGRICULTURAL STRAW AND 30% TOP QUALITY STRANDS OF COCONUT FIBER, INTERTWINED AND EVENLY DISTRIBUTED IN THE BLANKET AND STITCHED WITH A UV-ENHANCED NET ON TOP AND BOTTOM.
2. MULCH: WHERE REQUIRED, MULCH WILL BE CRIMP MULCH AND SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.

SEEDING ESTABLISHMENT

1. A SUCCESSFUL STAND OF NATIVE GRASS IS DEFINED AS AT LEAST FOUR DESIRABLE SEEDLINGS PER SQ. FT., AND FREE OF EROSION AND WEED INFESTATION.
2. SEEDED AREAS TO BE IRRIGATED DURING ESTABLISHMENT: FALL SEEDING WILL EMERGE WITH WARMING SOIL TEMPERATURES AND SHOULD BE IRRIGATED REGULARLY FOR AT LEAST THE FIRST 8 TO 10 WEEKS. WATER SPRING AND SUMMER SEEDING REGULARLY DURING THE FIRST 6 TO 8 WEEKS AFTER PLANTING FOR HIGHER GERMINATION AND SURVIVAL. WATER ENOUGH TO KEEP THE SOILS MOIST DEPENDING ON SOIL TEXTURE. DO NOT OVER WATER AS TO DROWN SEEDLINGS. WATERING IN THE MORNINGS IS PREFERRED TO REDUCE FUNGAL DISEASES. AFTER ABOUT 8 WEEKS OF IRRIGATION, WATERING CAN BE REDUCED TO WEEKLY DEPENDING ON RAINFALL.
3. ALL NATIVE SEED SHALL RECEIVE TEMPORARY IRRIGATION AND MUST CONFORM TO THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL "APPENDIX A" REGARDING TEMPORARY IRRIGATION, HOURS OF IRRIGATION, AND APPLICATION RATES.

SEEDING TIMING

ELEVATION	SPRING SEEDING	FALL SEEDING
BELOW 6000'	SPRING THAW TO JUNE 1	SEPTEMBER 15 UNTIL CONSISTENT GROUND FREEZE
6,000' TO 7,000'	SPRING THAW TO JUNE 1	SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE
7,000' TO 8,000'	SPRING THAW TO JULY 15	AUGUST 1 UNTIL CONSISTENT GROUND FREEZE
ABOVE 8,000'	SPRING THAW TO CONSISTENT GROUND FREEZE	

"SPRING THAW" SHALL BE DEFINED AS THE EARLIEST DATE IN A NEW CALENDAR YEAR IN WHICH SEED CAN BE BURIED 1/2" INTO THE SURFACE SOIL (TOPSOIL) THROUGH NORMAL SEEDING METHODS.

"CONSISTENT GROUND FREEZE" SHALL BE DEFINED AS THAT TIME DURING THE FALL MONTHS IN WHICH THE SURFACE SOIL (TOPSOIL), DUE TO FREEZE CONDITIONS, PREVENTS BURYING THE SEED 1/2" THROUGH NORMAL DRILL SEEDING OPERATIONS. SEED SHALL NOT BE SOWN, DRILLED, OR PLANTED WHEN THE SURFACE SOIL OR TOPSOIL IS IN A FROZEN OR CRUSTED STATE.

SEEDING ACCOMPLISHED OUTSIDE THE TIME PERIODS LISTED ABOVE WILL BE ALLOWED ONLY WHEN ORDERED BY THE OWNER OR THE REPRESENTATIVE OR WHEN THE CONTRACTOR'S REQUEST IS APPROVED IN WRITING. WHEN REQUESTED BY THE CONTRACTOR, THE CONTRACTOR MUST AGREE TO PERFORM THE FOLLOWING WORK AT NO COST TO THE OWNER: RESEED, REMULCH, AND REPAIR AREAS WHICH FAIL TO PRODUCE SPECIES AND COVERAGE INDICATED IN THE CONTRACT.

WEED MANAGEMENT

1. BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER, CUTTING WITH A STRING TRIMMER, AND APPLYING A GLYPHOSATE HERBICIDE OR BY A COMBINATION OF THESE METHODS. ONCE HERBICIDE IS ADDED, SEEDING MUST BE DELAYED PER THE TIME PERIOD DESCRIBED ON THE HERBICIDE LABEL. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A HERBICIDE RATED AS SAFE FOR THE AREA. ONLY HERBICIDES RATED AS SAFE NEAR WATER SHALL BE USED NEAR WATER. IN HEAVILY WEEDED AREAS, AN INTEGRATED NOXIOUS WEED PLAN SHALL BE PREPARED UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE AND IMPLEMENTED.
2. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS TYPICALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH AN APPROPRIATE HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED.
3. ONCE ESTABLISHED, NATIVE SEED AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

ADDITIONAL WEED MANAGEMENT FOR MIXED GRASS/WILDFLOWER PLANTING

WEED MANAGEMENT IN THESE AREAS SHOULD BE DONE TO MINIMIZE INJURY TO GRASSES AND WILDFLOWERS. IN NEW SEEDED AREAS AVOID PULLING LARGE WEEDS AS IT CAN DISRUPT DESIRABLE SEEDLINGS. MOWING FREQUENTLY AT 6 INCHES IN HEIGHT HELPS KEEP WEEDS IN CHECK WHILE ALLOWING GRASSES AND WILDFLOWERS TO DEVELOP. A FLAIL MOWER IS RECOMMENDED IN LARGE AREAS FOR SHREDDING AND DISPERSING CLIPPINGS, AND STRING TRIMMERS ARE RECOMMENDED FOR SMALLER AREAS.

MOWING FREQUENCY SHOULD BE DETERMINED BY WEED HEIGHT AND FLOWERING. DURING THE 2ND AND 3RD YEAR, THE SITE CAN BE MOWED LESS FREQUENTLY DEPENDING ON WEED GROWTH ALTHOUGH WEEDS SHOULD STILL BE SCOUTED. MOW TO 8 INCHES (8") WHEN WEEDS APPEAR TO BE CLOSE TO SETTING SEED.

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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JOSEPHINE O'CONNOR, LA. 0001533 DATE
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LITTLETON, CO 80120

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PROJECT NO. 17026.007

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	EAC	8	ULMUS X 'MORTON'	ACCOLADE™ ELM	2" CAL.	B&B
	EOA	7	QUERCUS ROBUR	ENGLISH OAK	2" CAL.	B&B
	EQM	5	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	2" CAL.	B&B
	GLI	14	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	B&B
	HAC	9	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B
	ROA	8	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL.	B&B
	RPO	19	QUERCUS X WAREI 'LONG'	REGAL PRINCE® OAK	1.5" CAL.	B&B
	SHA	18	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2" CAL.	B&B
	SKY	22	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B
	SWO	13	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B
EVERGREEN TREES						
	AUS	3	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B&B
	FNG	3	PINUS ARISTATA	BRISTLECONE PINE	6' HT.	B&B
	PIN	2	PINUS EDULIS	PINYON PINE	6' HT.	B&B
ORNAMENTAL TREES						
	GFT	9	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	1.5" CAL.	B&B
	SHC	10	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	1.5" CAL.	B&B
	TCH	6	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	1.5" CAL.	B&B
	WKC	6	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN (CLUMP)	6' HT. CLUMP	B&B
DECIDUOUS SHRUBS						
	APL	4	FALLUGIA PARADOXA	APACHE PLUME	#5	POT
	DKS	23	CARYOPTERIS × CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	#5	POT
	FER	80	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	POT
	GLS	32	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5	POT
	GND	6	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	#5	POT
	LEA	34	AMORPHA CANESCENS	LEADPLANT	#5	POT
	LED	124	AMORPHA NANA	DWARF LEADPLANT	#5	POT
	MKL	60	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	#5	POT
	MLC	5	PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5	POT
	PBS	24	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	POT
	PSP	5	POTENTILLA FRUTICOSA 'DAVURICA'	PRAIRIE SNOW POTENTILLA	#5	POT
	RRP	34	POTENTILLA FRUTICOSA 'RED ROBIN'	RED ROBIN POTENTILLA	#5	POT
	RSA	13	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	POT
	RSD	62	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#5	POT
	SAA	9	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5	POT
	SSK	7	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5	POT
	VIA	23	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	#5	POT
	WSC	51	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5	POT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN SHRUBS						
	ARC	42	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	#5	POT
	ARM	6	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	#5	POT
	BCH	93	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5	POT
	BPO	12	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	5` HT.	POT
	BSG	103	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5	POT
	BUF	35	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5	POT
	JA	34	JUNIPERUS HORIZONTALIS 'ANDORRA'	ANDORRA JUNIPER	#5	POT
	MBT	25	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	#5	POT
	MPA	230	ARCTOSTAPHYLOS × COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	#5	POT
	MVC	106	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE	#5	POT
	SEA	27	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5	POT
	SPE	6	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER	5` HT.	
	WBL	13	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	#5	POT
ORNAMENTAL GRASSES						
	BBB	29	ANDROPOGON GERARDII	BIG BLUESTEM	#1	POT
	BLO	232	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#1	POT
	GHM	128	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	POT
	HFG	205	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1	POT
	LBG	76	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1	POT
	PDG	75	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	POT
PERENNIALS						
	APD	160	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	#1	POT
	CMW	24	NEPETA × FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	POT
	GAY	185	LIATRIS SPICATA	PRAIRIE GAYFEATHER	#1	POT
	LAD	111	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	POT
	RGD	132	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	POT
	RHP	20	KNIPHOFIA UVARIA	RED HOT POKER	#1	POT
	TSC	176	DIASCIA INTEGERRIMA 'CORAL CANYON'	CORAL CANYON TWINSPUR	#1	POT
	YAM	82	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1	POT

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LANDSCAPE MATERIALS

SEE LANDSCAPE DETAILS AND NOTES FOR INSTALLATION INFORMATION ON THE FOLLOWING:

1. **ORGANIC SOIL AMENDMENTS:**

   RECOMMENDED SUPPLIER: A1 ORGANICS, EATON, CO (970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.

2. **ORGANIC FERTILIZER AND SOIL CONDITIONERS:**

   GRANULAR ENDO MYCORRHIZAE, MENEFEE GRANULAR HUMATE AND BIOSOL FORTE (7-2-1).

   RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239 (303-696-8960). CONTACT: TOM BOWMAN.

   TYPICAL APPLICATION RATE IS 1,000 LBS BIOSOL, 500 LBS HUMATE, AND 20 LBS GRANULAR MYCORRHIZAE PER ACRE. A ROCKY MOUNTAIN PLANTERS KIT, A PREMIXED BLEND OF ALL THREE PRODUCTS, IS AVAILABLE. EACH KIT COVERS 1,500-2,000 SF.

   IT IS CRITICAL THAT THE ORGANIC FERTILIZER AND SOIL CONDITIONERS ARE INCLUDED IN THE PLANTING PROCESS TO ENSURE THE SUCCESSFUL ESTABLISHMENT OF THE PLANT MATERIAL.

3. **ROCK MULCH - TYPE 1:** 1 1/2" CLEAR CREEK GRANITE - GRAY (FROM PIONEER SAND AND GRAVEL) INSTALLED TO A DEPTH OF (3) THREE INCHES OVER WEED BARRIER FABRIC.

4. **COBBLE MULCH - TYPE 1:** 2"-4" ROUNDED MULTI-COLORED COBBLESTONE INSTALLED AS SPECIFIED IN THE LANDSCAPE DETAILS OVER WEED BARRIER FABRIC.

5. **COBBLE MULCH - TYPE 2:** 5"-12" ROUNDED MULTI-COLORED COBBLESTONE INSTALLED AS SPECIFIED IN THE LANDSCAPE DETAILS OVER WEED BARRIER FABRIC.

6. **CRUSHER FINES:** TAN BREEZE INSTALLED TO A DEPTH OF (4) FOUR INCHES OVER GEOTEXTILE FABRIC.

7. **WEED BARRIER FABRIC:** TO BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.

   CUT X-SHAPES INTO THE FABRIC TO ALLOW FOR PLANT MATERIAL. EDGES SHOULD BE BURIED AND OVERLAPPED BY A MINIMUM OF 12"

   RECOMMENDED PRODUCT:

   MIRAFI 140N, TERRATEX N04.5 (HANES GEO COMPANIES), OR SIMILAR NONWOVEN GEOTEXTILE.

8. **WOOD MULCH:** TO BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 ½" – 3 ½" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL PER THE PLANTING DETAIL TO A DEPTH OF 4".

   MULCHED BED AREAS WILL NOT INCLUDE WEED BARRIER FABRIC.

9. **LANDSCAPE EDGER:** TO BE INTERLOCKING STEEL EDGING WITH AN INTEGRATED TAPERED METAL STAKING SYSTEM (6 STAKES PER SECTION, 16" STAKE DEPTH). COLOR: GREEN.

   RECOMMENDED PRODUCT:

   J.D. RUSSELL COMPANY - 3/16" X 6" X 16' OR APPROVED EQUAL.

10. **SOD:** TO BE COLD TOLERANT TAHOMA 31 BERMUDAGRASS, OR TOWN OF CASTLE ROCK APPROVED EQUAL.

11. **IRRIGATION:** A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPE AREAS. SEE IRRIGATION PLANS.

DOUGLAS COUNTY LOW GROW DRILL SEED MIX

SOLD BY: ARKANSAS VALLEY SEED
SEEDING RATE: 11 LBS / ACRE
APPLICATION: DRILL SEEDING (DEPTH PER MANUFACTURER'S RECOMMENDATION)

%	PLS #/AC	BOTANICAL NAME	COMMON NAME	HYDROZONE		
20%	2.20	BOUTELOUA DACTYLOIDES	BUFFALOGRASS - WARM SEASON 4-6" TALL	VL	L	
20%	2.20	BOUTELOUA GRACILIS	BLUE GRAMA - WARM SEASON, 10-20" TALL	VL	L	
20%	2.20	PASCOPYRUM SMITHII	WESTERN WHEATGRASS - COOL SEASON, 12-36" TALL	VL	L	
20%	2.20	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA - WARM SEASON, 15-30" TALL	VL	L	
10%	1.10	ELYMUS LANCEOLATUS DASYSTACHYUM	THICKSPIKE WHEATGRASS - COOL SEASON, 12-36" TALL	VL	L	
10%	1.10	ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS - COOL SEASON, 12-36"	VL	L	

LANDSCAPE MULTIFAMILY SITE INVENTORY CHART

Gross Site Area	Required Landscape (20% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (4 cu.yds. Per 1000 SF)
389,497	77,900	8,619	99175	156	156*	312	312	359 cu. yd.
Turf Grass Square Footage (SF)	**Landscape Coverage at Maturity (SF)**	**Existing Landscape (If Applicable)**	**Landscape Coverage Percentage (75% minimum)**	**Nonliving Ornamental Area in Landscape (SF)**	**Nonliving Ornamental Percentage (25% maximum)**	**Number of Large Canopy Deciduous Shade Tree**	**Percentage (50% Large Canopy Deciduous Shade Tree)**	**Separate Irrigation Service Connections**
1,869	93,150	0	120	668	1%	78	50.0%	Yes __X___ / No _____

Parking Lot*

Parking Lot Area	Landscape Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sq. ft.)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sq. ft.)	Provided Shrubs
2,773	278	0	277	1	1	2	2

Parking Lot Peninsula/Islands (40 Spaces or More)***

Number of Parking Spaces	Number of landscaped islands/peninsulas Required (1 island per 15 spaces)		Number of Landscaped islands/ peninsulas provided	Required Trees*** (Min. of 1 large canopy deciduous shade tree per island/ peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
0	0		0	0	0	0	0

*Parking Lot landscaping can count towards overall site landscape requirements.

**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.

***Evergreens are not permitted in landscaped islands/peninsulas.

****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

TREE SCHEDULE BY LOCATION

LOCATION	PROPOSED LARGE CANOPY DECIDUOUS TREES	PROPOSED COLUMNAR DECIDUOUS TREES	PROPOSED ORNAMENTAL TREES	PROPOSED EVERGREEN TREES*	EXISTING LARGE CANOPY DECIDUOUS TREES	TOTALS
GROSS SITE AREA (INTERNAL)	78	19	31	28*	0	156
MITCHELL ST.	19	0	0	0	1	20
MICKELSON BLVD.	7	0	0	0	7	14
TOTALS	123		31	28*	8	

*INCLUDES 20 UPRIGHT JUNIPERS AT THE NORTH END OF THE PROPERTY THAT COUNT TOWARDS THE EVERGREEN TREE REQUIREMENT PER THE APPROVED SDP (SDP25-0014) VARIANCE TCV25-0077.

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE*
NATIVE SEED (TEMP IRRIGATION)	47,793 SF	48%
TURF	1,869 SF	2%
IRRIGATED BED	43,632 SF	44%
ROCK / COBBLE	1,583 SF	2%
UNDISTURBED LANDSCAPE	4,298 SF	4%
TOTAL AREA LANDSCAPE	99,175 SF	100%
TOTAL PROJECT SITE	389,497 SF	

*LANDSCAPE PERCENTAGE BASED ON TOTAL AREA LANDSCAPE. TOTAL PROJECT SITE ACREAGE INCLUDED FOR REFERENCE ONLY.

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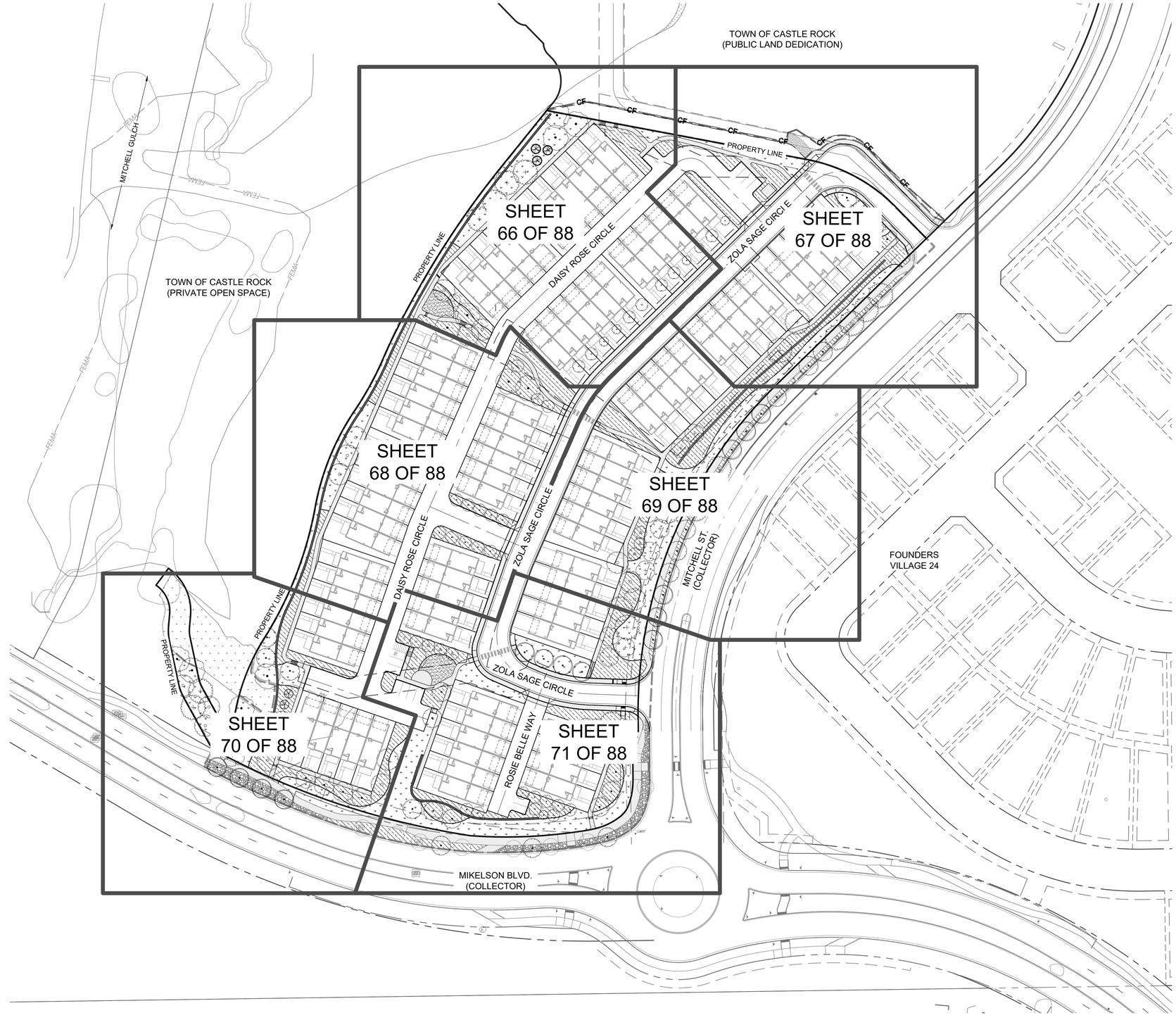
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SHEET
64 OF 88

L:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\LANDSCAPE\17026.007 – LANDSCAPE NOTES.dwg Lob: 64 OF 88 PLANT SCHEDULE Nov 05, 2026 – 2:38pm rhopp



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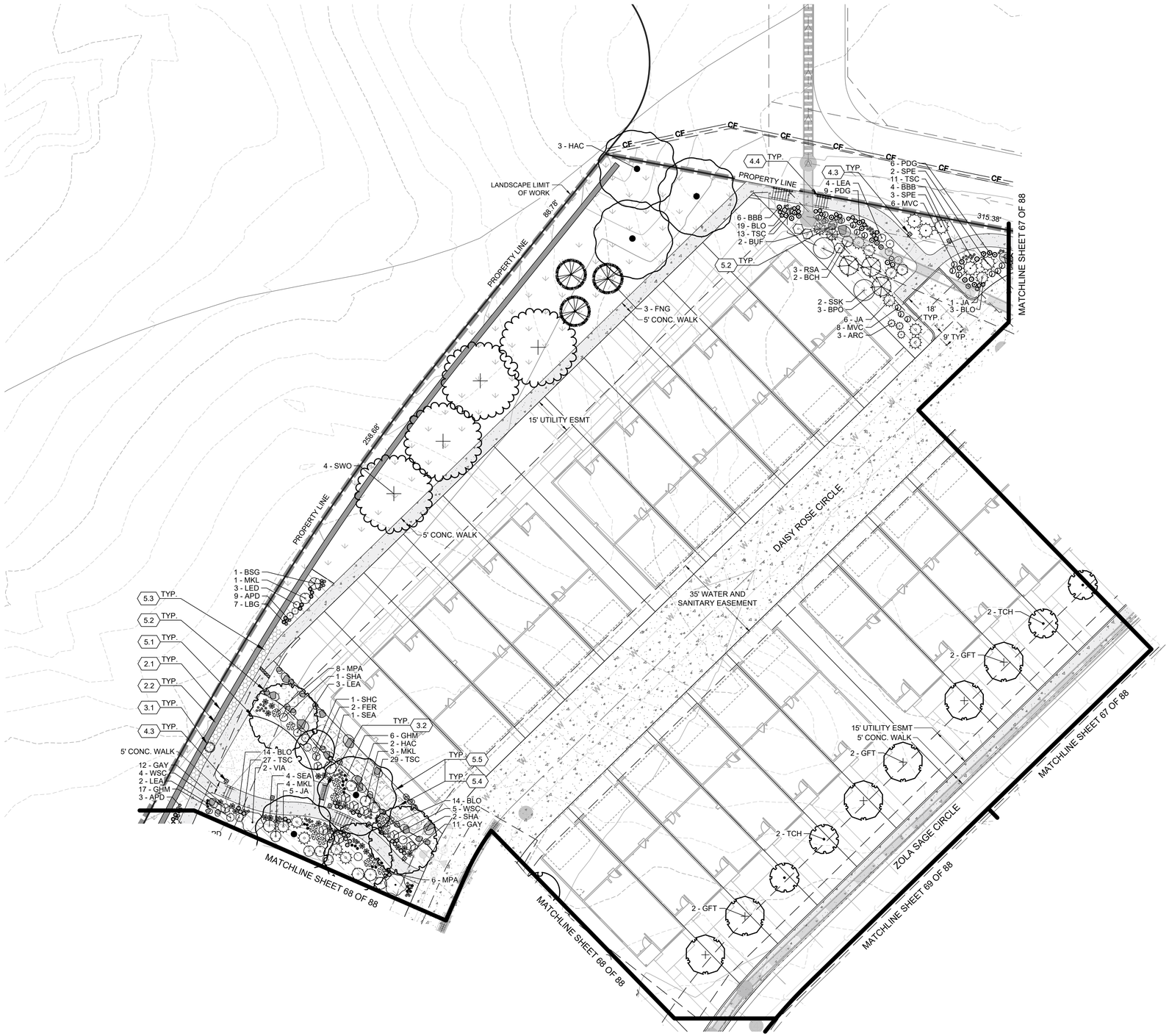
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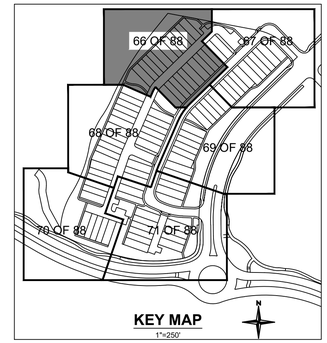
DATE	NO.	NOTES

PROJECT NO:	17026.007	
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/08/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
LANDSCAPE KEY PLAN

SHEET
65 OF 88





LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- LANDSCAPE LIMIT OF WORK
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- LANDSCAPE EDGER
- GUARDRAIL
- PROPOSED STREET LIGHT
- LIGHT POLE
- BOLLARD LIGHT
- FIRE HYDRANT
- LITTER RECEPTACLE
- EXISTING STREET TREE (DECIDUOUS)
- PRESERVED WETLAND
- EXISTING ROCK MULCH

GROUNDCOVER LEGEND

	DOUGLAS COUNTY LOW GROW NATIVE SEED MIX	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
	TURF	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
	WOOD MULCH	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
	ROCK MULCH - TYPE 1	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
	COBBLE MULCH - TYPE 1	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
	COBBLE MULCH - TYPE 2	
	CONCRETE SIDEWALK	

MATERIALS LEGEND

		DETAIL/SHEET
	PAVING, RAMPS, AND CURBS	
1.1	CONCRETE WALK	SEE CIVIL
1.2	CONCRETE DRAIN PAN	SEE CIVIL
	SITE WALLS	
2.1	RETAINING WALL	SEE CIVIL
2.2	GUARDRAIL	2 /72 OF 88
	FURNITURE	
3.1	PET STATION	1 /72 OF 88
3.2	BENCH	3 /72 OF 88
3.3	PICNIC TABLE	5 /72 OF 88
3.4	MAIL KIOSKS	4 /72 OF 88
3.5	LITTER RECEPTACLE	6 /72 OF 88
	SITE LIGHTING	
4.1	EXISTING LIGHT POLE	N/A
4.2	LIGHT POLE	SEE PHOTOMETRIC
4.3	BOLLARD LIGHT	SEE PHOTOMETRIC
4.4	STAIR LIGHT	SEE PHOTOMETRIC
	PLANTING AND LANDSCAPE	
5.1	STEEL EDGER	5 /73 OF 88
5.2	BOULDERS	6 /73 OF 88
5.3	ROCK MULCH - TYPE 1	MATERIALS / 64 OF 88
5.4	COBBLE MULCH - TYPE 1	MATERIALS / 64 OF 88
5.5	COBBLE MULCH - TYPE 2	MATERIALS / 64 OF 88

N

0 10 20 40

SCALE: 1" = 20'

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NO.	DATE	NOTES

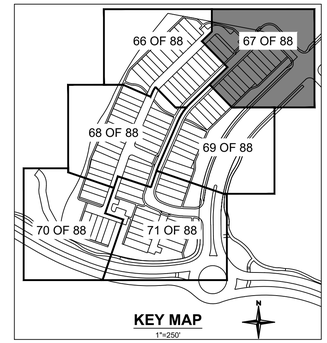
PROJECT NO.	17026.007	
NO.	DATE	NOTES
1	06/10/2026	FIRST SUBMITTAL TO TOWN
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3	11/05/2026	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

SHEET
66 OF 88

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LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- LANDSCAPE LIMIT OF WORK
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COBBLE MULCH - TYPE 2	
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SITE WALLS		
2.1	RETAINING WALL	SEE CIVIL
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N

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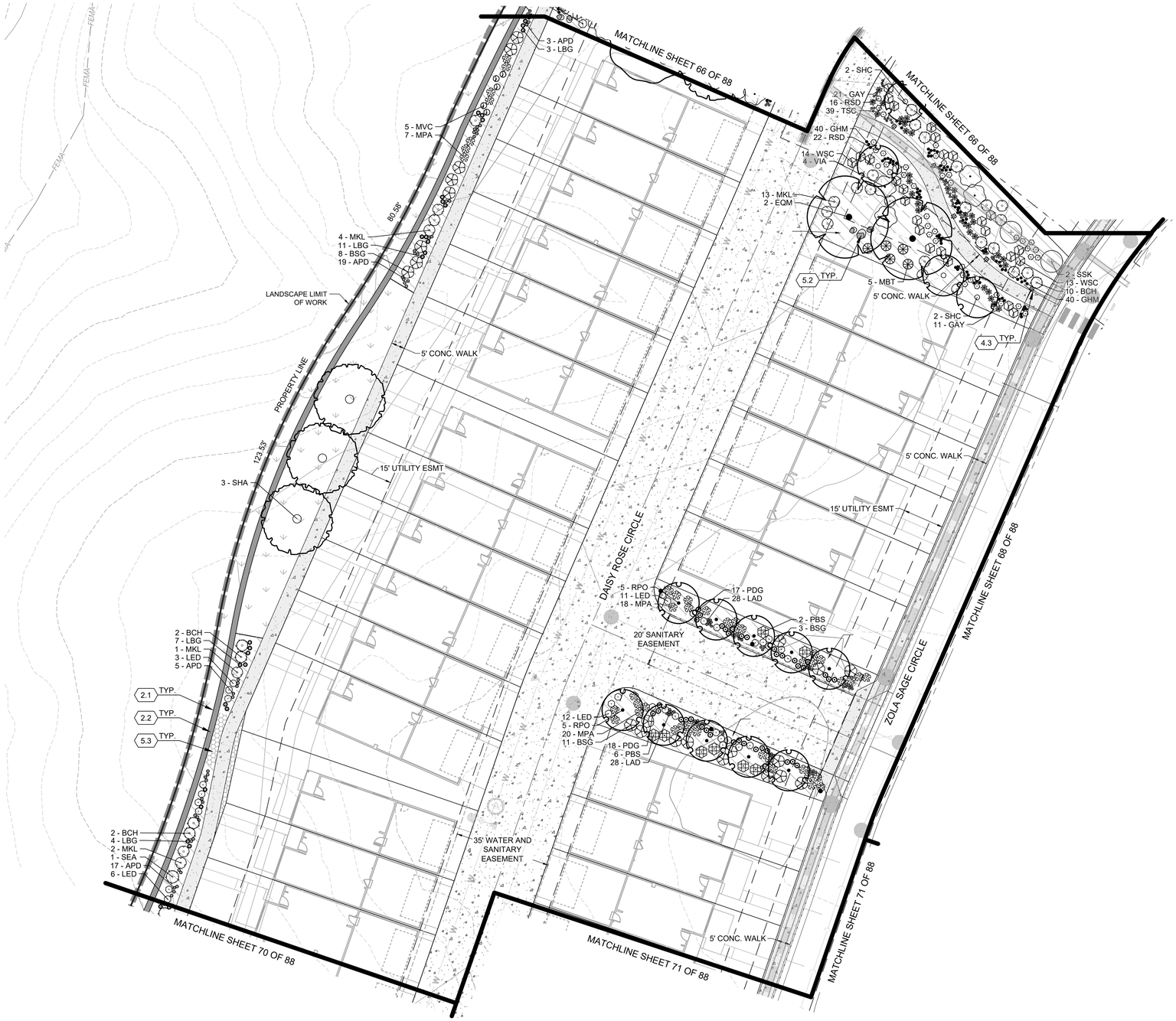
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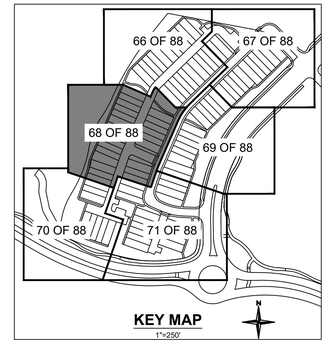
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

SHEET
67 OF 88

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LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- LANDSCAPE LIMIT OF WORK
- CURB AND GUTTER; SEE CIVIL
- SIDEWALK; SEE CIVIL
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- FO — EXISTING FIBER OPTICS LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- LANDSCAPE EDGER
- GUARDRAIL
- PROPOSED STREET LIGHT
- LIGHT POLE
- BOLLARD LIGHT
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- LITTER RECEPTACLE
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- PRESERVED WETLAND
- EXISTING ROCK MULCH

GROUNDCOVER LEGEND

DOUGLAS COUNTY LOW GROW NATIVE SEED MIX	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
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WOOD MULCH	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
ROCK MULCH - TYPE 1	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
COBBLE MULCH - TYPE 1	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
COBBLE MULCH - TYPE 2	
CONCRETE SIDEWALK	

MATERIALS LEGEND

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SITE WALLS		
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5.5	COBBLE MULCH - TYPE 2	MATERIALS / 64 OF 88

N

0 10 20 40

SCALE: 1" = 20'

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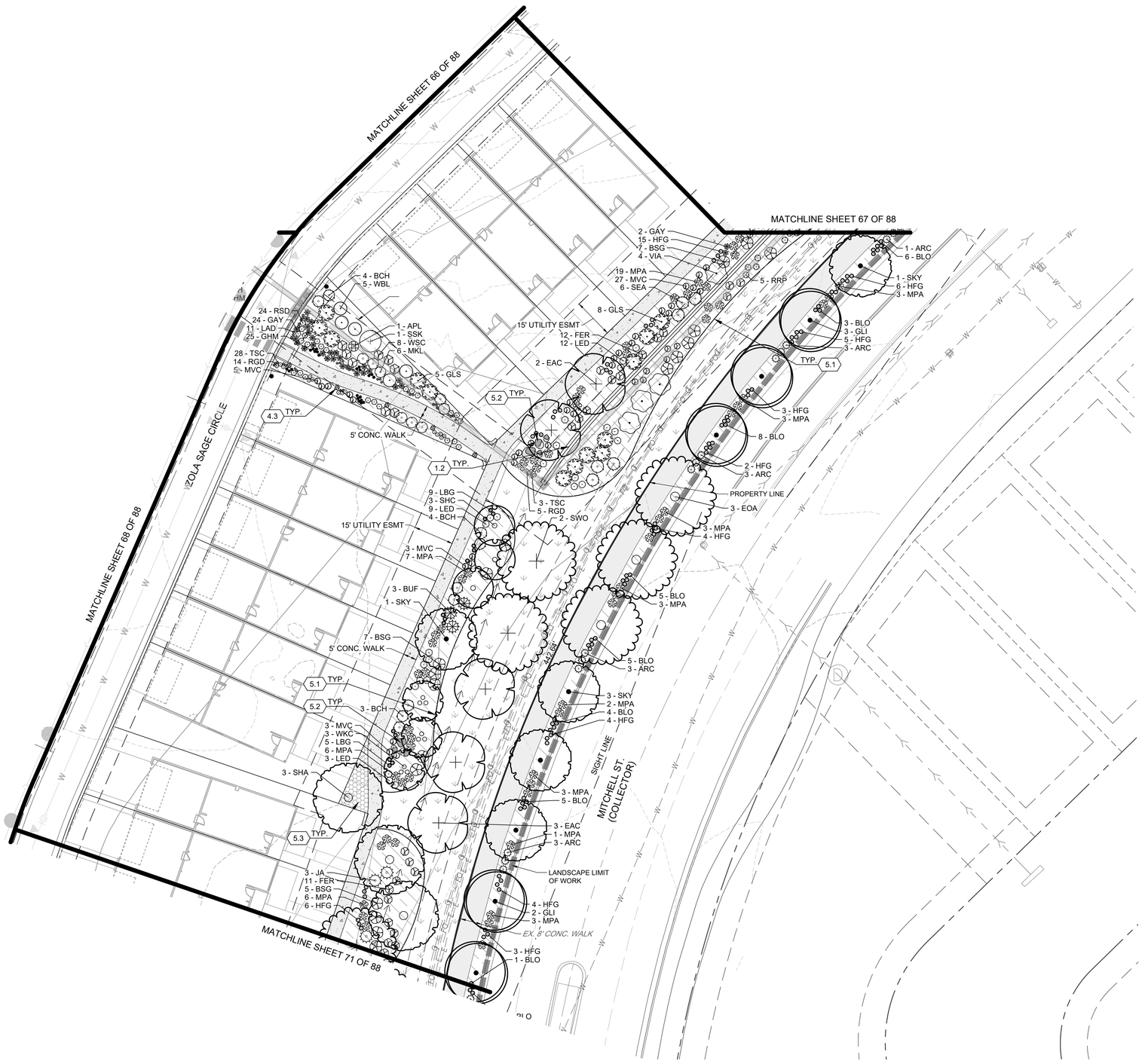
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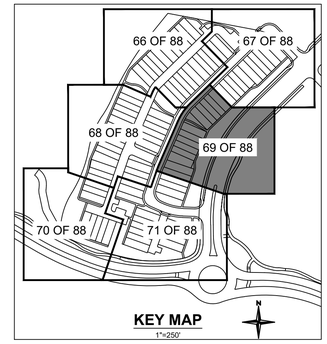
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CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

SHEET
68 OF 88

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LEGEND

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GROUNDCOVER LEGEND

DOUGLAS COUNTY LOW GROW NATIVE SEED MIX	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
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SCALE: 1" = 20'

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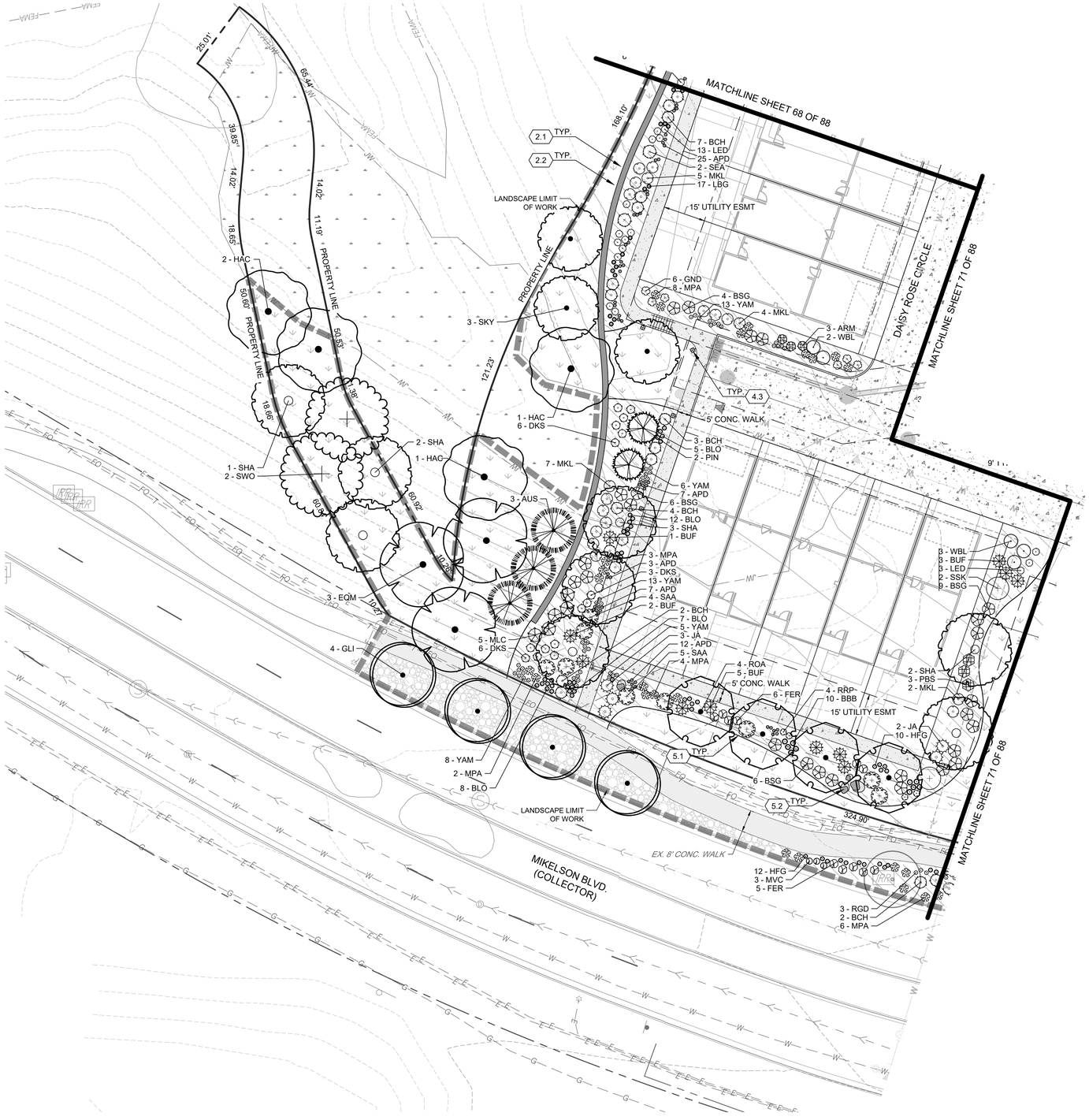
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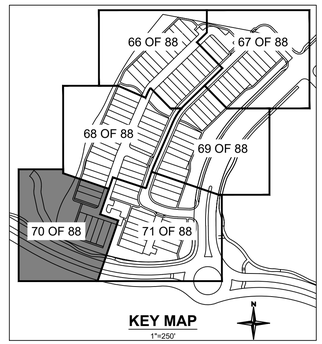
PROJECT NO: 17026.007		
DATE	NO	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/08/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

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CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

SHEET
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LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- LANDSCAPE LIMIT OF WORK
- CURB AND GUTTER; SEE CIVIL
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GROUNDCOVER LEGEND

DOUGLAS COUNTY LOW GROW NATIVE SEED MIX	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
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ROCK MULCH - TYPE 1	SEE LANDSCAPE MATERIALS ON SHEET 64 OF 88
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COBBLE MULCH - TYPE 2	
CONCRETE SIDEWALK	

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N

0 10 20 40

SCALE: 1" = 20'

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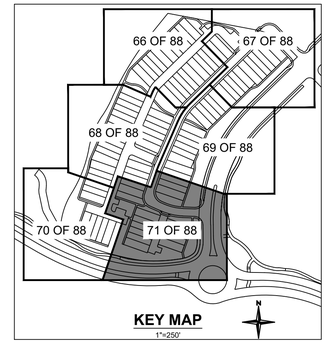
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08/10/2026	1	FIRST SUBMITTAL TO TOWN
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CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

SHEET
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GROUNDCOVER LEGEND

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N

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NO.	DATE	NOTES

PROJECT NO. 17026.007

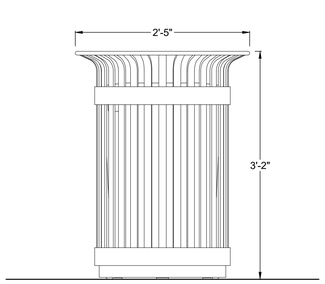
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BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
DETAILED LANDSCAPE PLAN

SHEET
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I:\2017\17026 – Bella Mesa\CADD\Sheet Sets\17026.007 – Bella Mesa South CDs\LANDSCAPE\17026.007 – LANDSCAPE PLANS.dwg tobi 71 OF 88 DETAILED LANDSCAPE PLAN Nov 05, 2026 – 2:40pm rhspp

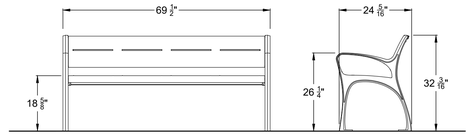




MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: 200 TRASH CONTAINER
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

6 LITTER RECEPTACLE
SCALE: NTS

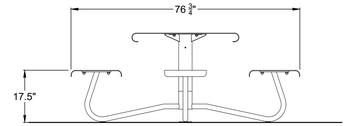




MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-0870-00009 - SURFACE MOUNT, BACKED BENCH, SIDE ARMS, METAL WITH NO CENTER ARM
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

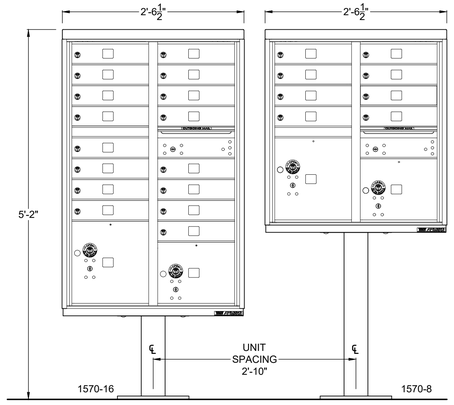
3 BENCH
SCALE: NTS





MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MTB-1100-00001 - SURFACE MOUNT, BACKLESS SEATS, METAL.
MTB-1100-00004 - SURFACE MOUNT, BACKLESS SEATS, ACCESSIBLE, METAL
COLOR: BLACK
CONTACT INFO: 1-800-716-5506 / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

5 PICNIC TABLE
SCALE: NTS



MANUFACTURER:
FLORENCE CORPORATION
5935 CORPORATE DRIVE
MANHATTAN, KS 66503
1 (800)275-1747
WWW.FLORENCEMAILBOXES.COM.

SUPPLIER:
PAGE SPECIALTY COMPANY
7073 WINTER RIDGE PLACE
CASTLE ROCK, CO 80108
303-770-2842
PAGESPECIALTY@MSN.COM

MODEL: VITAL™ SERIES 1570 CLUSTER BOX UNIT (CBU)

QTY:
FIVE (5) MODEL 1570-8, TYPE III: 8 COMPARTMENTS, 3.25 INCHES (83 MM) HIGH, WITH 2 PARCEL COMPARTMENTS AND 1 OUTGOING MAIL RECEPTACLE WITH 14.5" HIGH STANDARD ALUMINUM PEDESTAL.
THIRTEEN (13) MODEL 1570-16, TYPE III: 16 COMPARTMENTS, 3.25 INCHES (83 MM) HIGH, WITH 2 PARCEL COMPARTMENTS AND 1 OUTGOING MAIL RECEPTACLE WITH 14.5" HIGH STANDARD ALUMINUM PEDESTAL.

LOCKS: 5-PIN CYLINDER CAM LOCK WITH SPRING-LOADED COVER ON EACH UNIT, 3 KEYS EACH LOCK. (USPS-1172 910 LOCK)

PEDESTAL: STANDARD ALUMINUM PEDESTAL DESIGNED TO ENSURE UNIT INSTALLED HEIGHT MEETS ALL USPS INSTALLATION REQUIREMENTS WITHOUT ADDITIONAL ADJUSTMENT.

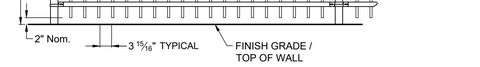
FINISH: STANDARD POSTAL GREY POWDER COAT

ENGRAVED IDENTIFIER: 0.75 INCH USPS STANDARD US BLOCK FONT. ALL ENGRAVING CAN INCLUDE UP TO 12 CHARACTERS ON ONE OR TWO LINES.

REFER TO THE FOLLOWING LINK FOR INSTALLATION MANUALS (1570 CBU Install) AND CONCRETE FOUNDATION PREPARATION (1570 CBU Pad Spec) INFORMATION:
https://www.florencemailboxes.com/install-manuals

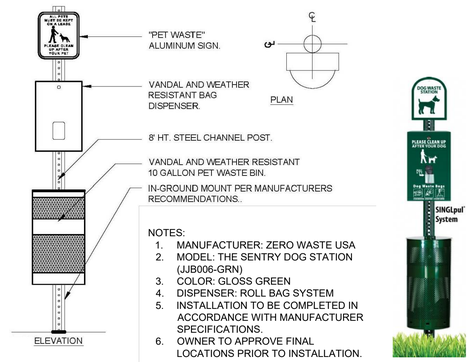
UNIT DIMENSIONS:
HEIGHT: INSTALLED UNIT (ON PEDESTAL) HEIGHT IS 62"
WIDTH: INSTALLED UNIT WIDTH IS 30-1/2"
DEPTH: INSTALLED UNIT DEPTH IS 17-7/8"

4 MAIL KIOSK
SCALE: NTS



NOTES:
- MANUFACTURER: AMERISTAR
- MODEL: MONTAGE PLUS
- STYLE: MAJESTIC
- COLOR: BLACK
- FOOTINGS TO BE INTEGRATED WITHIN THE RETAINING WALL

2 GUARDRAIL
SCALE: 1/2" = 1'-0"



NOTES:
1. MANUFACTURER: ZERO WASTE USA
2. MODEL: THE SENTRY DOG STATION (JJB006-GRN)
3. COLOR: GLOSS GREEN
4. DISPENSER: ROLL BAG SYSTEM
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
6. OWNER TO APPROVE FINAL LOCATIONS PRIOR TO INSTALLATION.

1 DOG WASTE STATION
SCALE: 1" = 1'-0"

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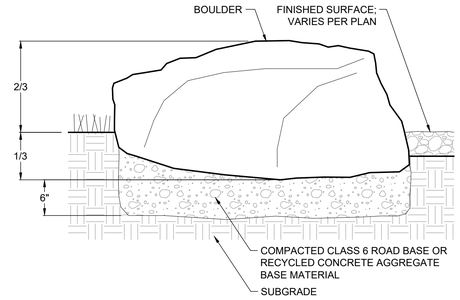
DATE	NO.	NOTES

PROJECT NO.	17026.007	
DATE	NO.	NOTES
06/10/2026	1	FIRST SUBMITTAL TO TOWN
09/08/2026	2	SECOND SUBMITTAL TO TOWN
11/05/2026	3	THIRD SUBMITTAL TO TOWN

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
LANDSCAPE DETAILS

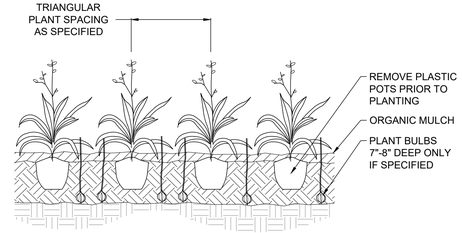
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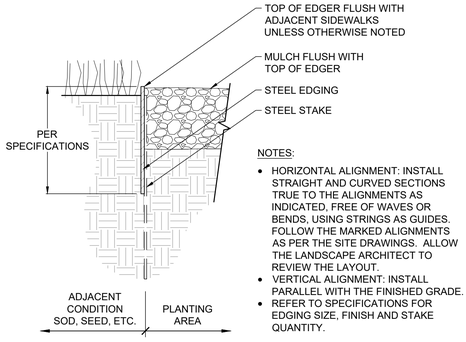
NOTES:
- BASE MATERIAL SHALL BE PLACED AND COMPACTED SO THAT THE BOULDER SITS FIRMLY IN PLACE, WITHOUT THE CHANCE OF SETTLEMENT.
- BOULDER SEAMS SHALL BE LEVEL.

6 LANDSCAPE BOULDER
SCALE: 1" = 1'-0"



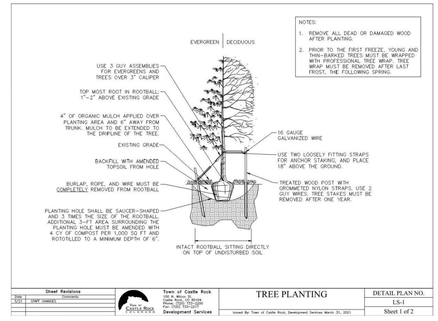
NOTES:
- AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
- APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.
- MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANT WITH MULCH.

3 PERENNIAL PLANTING
SCALE: NTS

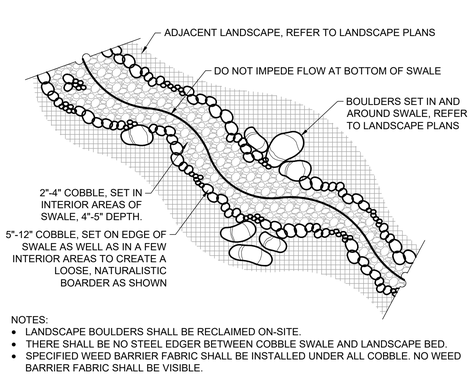


NOTES:
- HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED, FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
- VERTICAL ALIGNMENT: INSTALL PARALLEL WITH THE FINISHED GRADE.
- REFER TO SPECIFICATIONS FOR EDGING SIZE, FINISH AND STAKE QUANTITY.

5 LANDSCAPE EDGER
SCALE: 3"=1'-0"



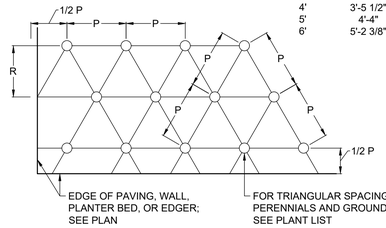
2 TREE PLANTING - TOWN OF CASTLE ROCK
SCALE: NTS



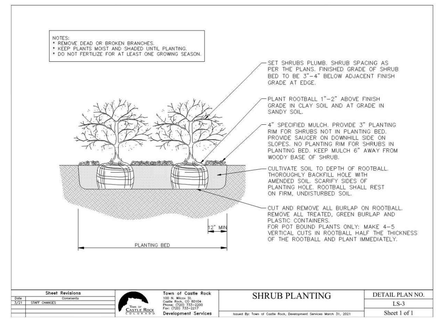
NOTES:
- LANDSCAPE BOULDERS SHALL BE RECLAIMED ON-SITE.
- THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE SWALE AND LANDSCAPE BED.
- SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

7 COBBLE SWALE
SCALE: 1/4" = 1'-0"

P TRIANGLE	R ROW	AREA PER PLANT SQ. FT.
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



4 PLANT SPACING
SCALE: NTS



1 SHRUB PLANTING - TOWN OF CASTLE ROCK
SCALE: NTS

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LANDSCAPE DETAILS

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INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 100 PSI, AT A DESIGN FLOW OF 18 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. COORDINATE THE LOCATION OF IRRIGATION EQUIPMENT WITH ALL OTHER SITE UTILITIES, BOTH EXISTING AND NEW TO BE INSTALLED AS PART OF THIS PROJECT.
   D. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. VALVE CONTROL WIRE TO BE #14AWG TWO CONDUCTOR CABLES ROUTED FROM CONTROLLER TO ALL VALVES. INSTALL A SEPARATE WIRE PATH TO EACH DEAD-END OF MAINLINE. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.

NATIVE SEEDING IRRIGATION

SPRINKLERS LOCATED IN NATIVE SEEDED AREAS WILL BE SPACED AT 110-120% OF THEIR RADIUS OF THROW. THIS PROVIDES ADEQUATE COVERAGE FOR SEED GERMINATION AND ESTABLISHMENT WHILE REDUCING THE NUMBER OF SPRINKLERS REQUIRED AND SAVING COST.

ESTIMATED ANNUAL WATER USE

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 840,090 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

MONTH	Bella Mesa South				
	Shrubs Drip	Turf (General) Spray	Turf (General) Rotor	Native Grasses Rotor	Subtotal
January	-	-	-	-	-
February	-	-	-	-	-
March	-	-	-	-	-
April	55,136	-	3,006	32,721	90,863
May	144,177	-	7,860	85,564	237,602
June	175,841	-	9,586	104,356	289,784
July	195,810	-	10,675	116,207	322,692
August	174,085	-	9,491	103,313	286,889
September	128,878	-	7,026	76,484	212,388
October	23,985	-	1,308	14,234	39,527
November	-	-	-	-	-
December	-	-	-	-	-
TOTAL (gallons)	**897,912**	-	**48,952**	**532,880**	**1,479,744**
TOTAL (acre-feet)	**2.8**	-	**0.2**	**1.6**	**4.5**
Flow Requirement (gpm)	**15.7**	-	**0.9**	**9.3**	**25.9**
Flow Requirement with Safety (gpm)					**31.0**

IRRIGATION SLEEVE LEGEND

* ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH, ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH

NON-POTABLE NOTE

* ALL PIPING, VALVES, VALVE BOXES, SPRINKLERS, DRIP COMPONENTS, IRRIGATION INFRASTRUCTURE, AND ALL WATER EMISSION DEVICES FED FROM THE NON-POTABLE POC WITH VALVE TAG 'C' SHALL BE MARKED PURPLE TO INDICATE USE WITH NON-POTABLE WATER.

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
4. SLEEVES ARE SHOWN BROKEN-UP FOR CLARITY ONLY. MAINLINE, LATERALS, AND WIRES SLEEVES THAT CROSS EACH OTHER SHALL BE INSTALLED AS FULL SLEEVES. LINES SHOWN THROUGH OTHER LANDSCAPE FEATURES (POT LATERAL LINE THROUGH HANGING BASKET) SHALL BE ONE SOLID SLEEVE, NOT BROKEN UP AS SHOWN.
5. A HYDRANT METER ISSUED BY THE TOWN MAY BE USED TO METER TEMPORARY IRRIGATION WATER. THE HYDRANT METER ASSEMBLY SHALL BE SECURED WITH AN ANTI-THEFT CAGE AND PROTECTED FROM FREEZING. THE HYDRANT METER SHALL BE CONNECTED TO A 2" FITTING ON A HYDRANT. THE 4" FITTING SHALL BE RESERVED FOR THE FIRE DEPARTMENT TO USE IN FIGHTING FIRES. THE HYDRANT METER ASSEMBLY WILL BE REMOVED AT THE END OF THE GROWING SEASON AND RETURNED TO THE TOWN. THE APPLICANT WILL FOLLOW HYDRANT METER PERMIT REQUIREMENTS.

CASTLE ROCK TEMPORARY IRRIGATION

A. ALL TEMPORARY IRRIGATION IS TO BE INSTALLED ABOVE GRADE

B. THE CONTRACTOR MUST CONTACT CASTLE ROCK, STORMWATER HOTLINE 720-733-2235, A MINIMUM OF ONE WEEK PRIOR TO THE EXPIRATION OF THE TEMPORARY IRRIGATION EXEMPTION TO EVALUATE THE LEVEL OF ESTABLISHMENT.

C. UPON EXPIRATION OF THE APPROVED ESTABLISHMENT PERIOD, ALL COMPONENTS OF THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED. EQUIPMENT TO BE REMOVED INCLUDES AN IRRIGATION CONTROLLER, CONTROL VALVES, MANUAL BALL VALVES, ALL FITTINGS USED TO CONNECT VALVES TO THE MAINLINE, VALVE BOXES, ABOVE-GROUND LATERAL PIPING, SPRINKLER HEADS, AND ALL ASSOCIATED STAKING MATERIAL. BELOW-GROUND IRRIGATION MAINLINE AND WIRING CAN BE ABANDONED IN PLACE.

CASTLE ROCK SPECIFIC NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE AND AUGUST. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
8. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
9. 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
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.

IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC, 3-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC, 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC, 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE, 1-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: RAIN BIRD PEBIVM (SIZED PER PLAN) W/ IVM-SOL SOLENOID
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM WITH IVM-SOL SOLENOID
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
- ISOLATION GATE VALVE ASSEMBLY: NIBCO P-619-RW
- F — FLOW SENSOR ASSEMBLY: FLOWMEC QS200 ULTRASONIC SIZED TO MAINLINE
- BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA-QT-FS-1
- M — WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
- MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (2") W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR: SEE DETAIL IR-32

A1 — INDICATES CONTROLLER AND STATION NUMBER
14 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
Turf — INDICATES LANDSCAPE APPLICATION

- A — IRRIGATION CONTROLLER UNIT WITH RAINBIRD WRF-48 RAIN/FREEZE SENSOR, IQ4 CELL COMUNICATION CATRIDGE, ESP-LXIVMP WITH PLASTIC PEDESTAL MOUNT ENCLOSURE
- PG — GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD IVM-SD

POP-UP GEAR DRIVEN ROTORS: HUNTER I-20-06
PRESSURE: 45 PSI

NOZZLE	RADIUS	FLOW
15	1.5	31'	1.5 GPM
20	2.0	34'	2.0 GPM
25	2.5	35'	2.5 GPM
30	3.0	38'	3.0 GPM
40	4.0	40'	4.0 GPM
50	5.0	42'	5.0 GPM
60	6.0	43'	6.0 GPM
80	8.0	44'	8.0 GPM

- INLINE TREE DRIP RING ASSEMBLY: RAIN BIRD XFS-CV-06-18 REFER TO DETAIL 37
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP1000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 8 FEET TO 15 FEET
  FLOW (GPM): M-0.44 L-0.67 O-0.88
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP2000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 13 FEET TO 21 FEET
  FLOW (GPM): Q-0.85 H-1.17 F-1.57
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP 3000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 22 FEET TO 30 FEET
  FLOW (GPM): Q-1.93 H-2.89 F-3.86
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MPSTRIP NOZZLES
  PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
  FLOW (GPM): SST-5'x30' 0.47 LCS/RCS 5'x15' 0.24
- IRRIGATION MAINLINE TEMPORARY METER CONNECTION: REFER TO DETAIL #38

N

0 10 20 40
SCALE: 1" = 20'

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NO.	DATE	NOTES

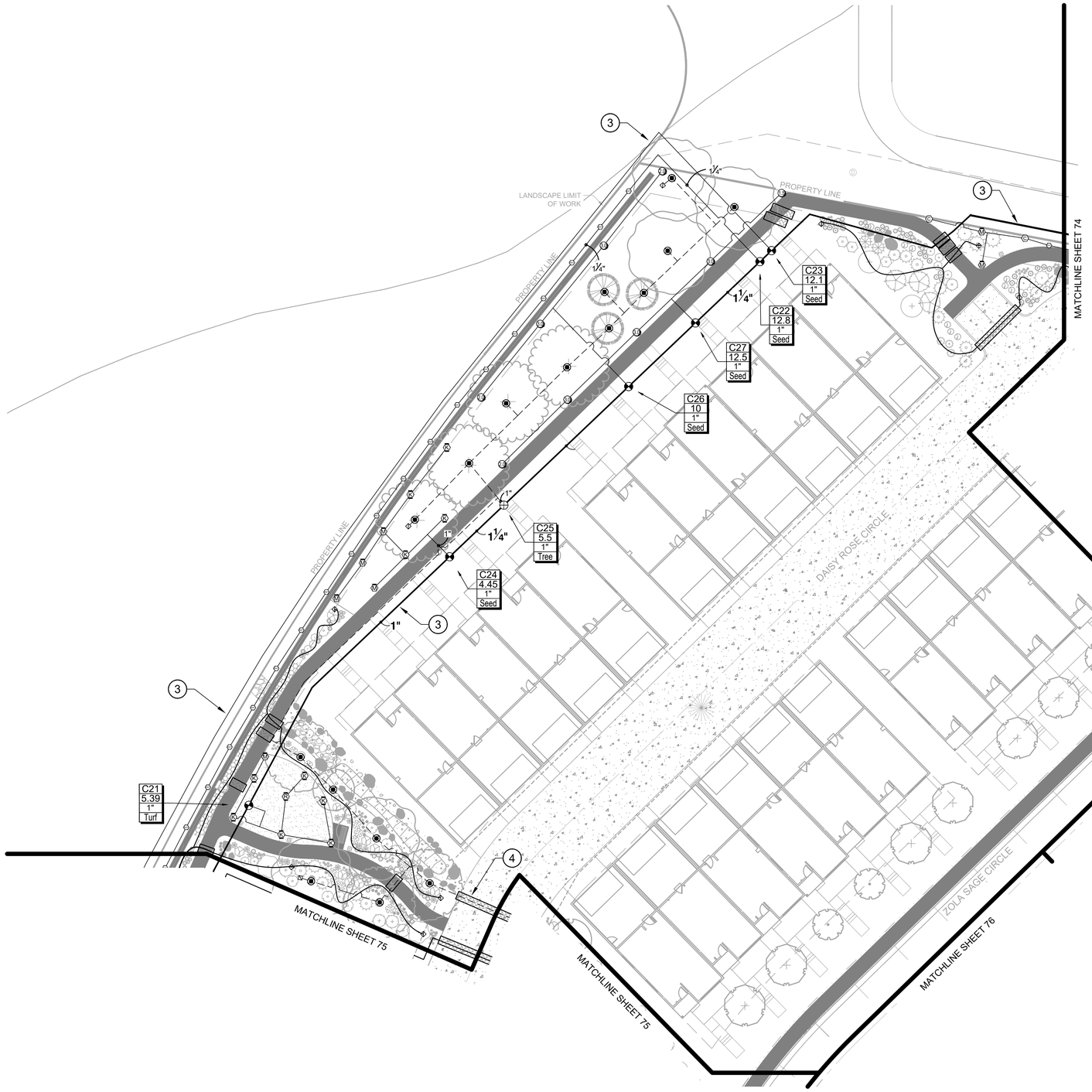
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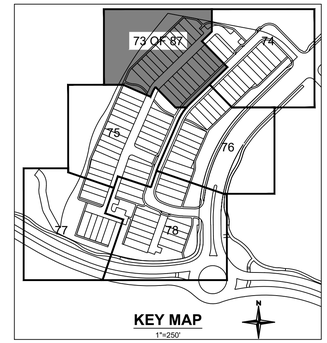
NO.	DATE	NOTES
1	05/30/2026	FIRST SUBMITTAL
2	11/05/2026	SECOND SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION LEGEND AND NOTES

SHEET
74 OF 88

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IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC 3-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE 1-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: RAIN BIRD PEBIVM (SIZED PER PLAN) W/ IVM-SOL SOLENOID
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM WITH IVM-SOL SOLENOID
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
- ISOLATION GATE VALVE ASSEMBLY: NIBCO P-619-RW
- F FLOW SENSOR ASSEMBLY: FLOWMEC QS200 ULTRASONIC SIZED TO MAINLINE
- BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA-QT-FS-1
- M WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
- MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (2") W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR: SEE DETAIL IR-32

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- A IRRIGATION CONTROLLER UNIT WITH RAINBIRD WRF-48 RAIN/FREEZE SENSOR IQ4 CELL COMUNICATION CATRIDGE ESP-LXIVMP WITH PLASTIC PEDESTAL MOUNT ENCLOSURE
- GM GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD IVM-SD

POP-UP GEAR DRIVEN ROTORS: HUNTER I-20-06
PRESSURE: 45 PSI

	NOZZLE	RADIUS	FLOW
1.5	1.5	31'	1.5 GPM
2.0	2.0	34'	2.0 GPM
2.5	2.5	35'	2.5 GPM
3.0	3.0	38'	3.0 GPM
4.0	4.0	40'	4.0 GPM
5.0	5.0	42'	5.0 GPM
6.0	6.0	43'	6.0 GPM
8.0	8.0	44'	8.0 GPM

- INLINE TREE DRIP RING ASSEMBLY: RAIN BIRD XFS-CV-06-18 REFER TO DETAIL 37

- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP1000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 8 FEET TO 15 FEET
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0 10 20 40
SCALE: 1" = 20'

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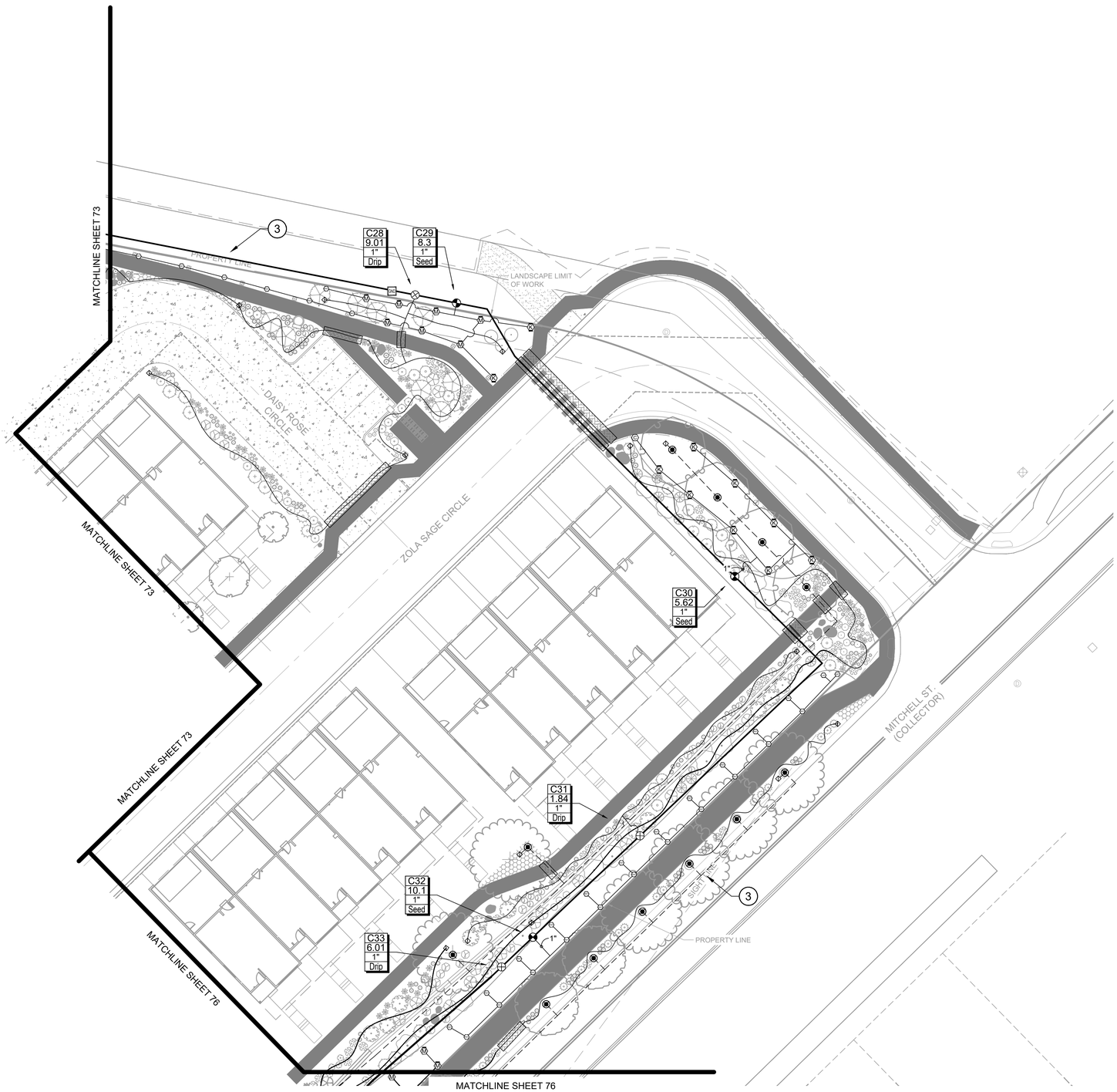
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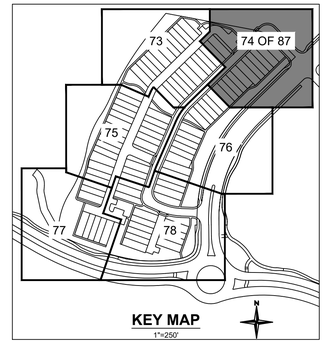
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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

SHEET
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IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC
  3-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
  1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC
  1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE
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  WITH IVM-SOL SOLENOID
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- FLOW SENSOR ASSEMBLY: FLOWMEC QS200 ULTRASONIC SIZED TO MAINLINE
- BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA-QT-FS-1
- WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
- MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (2") W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR: SEE DETAIL IR-32

A1 / 14 / 1" / Turf
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POP-UP GEAR DRIVEN ROTORS: HUNTER I-20-06
PRESSURE: 45 PSI

NOZZLE	RADIUS	FLOW
1.5	31'	1.5 GPM
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2.5	35'	2.5 GPM
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SCALE: 1" = 20'

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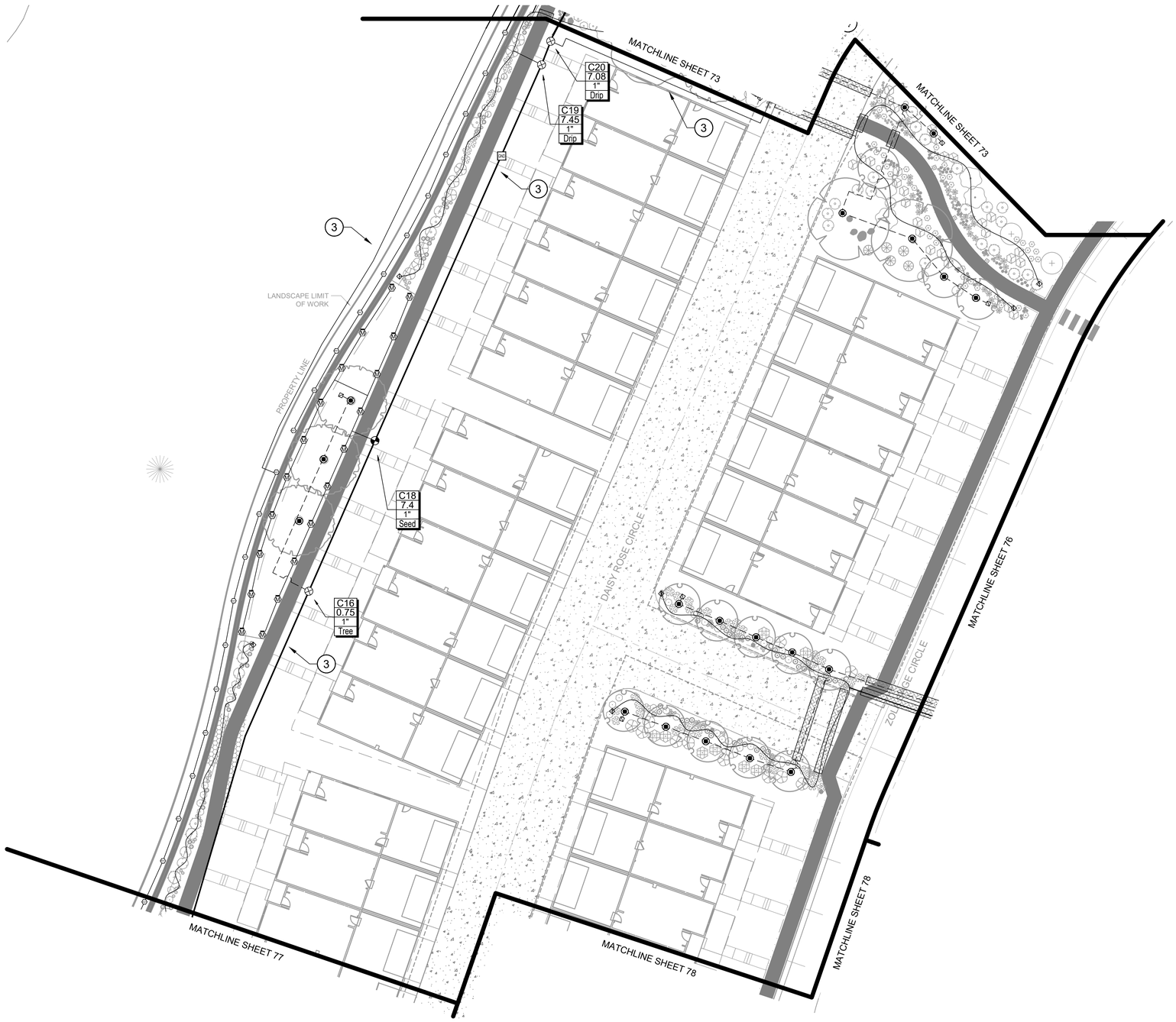
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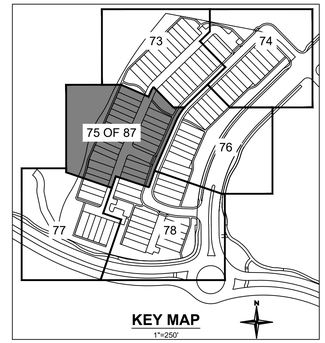
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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

SHEET
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IRRIGATION LEGEND

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- MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (2") W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR: SEE DETAIL IR-32

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- A IRRIGATION CONTROLLER UNIT WITH RAINBIRD WRF-48 RAIN/FREEZE SENSOR IQ4 CELL COMUNICATION CATRIDGE ESP-LXIVMP WITH PLASTIC PEDESTAL MOUNT ENCLOSURE
- GM GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD IVM-SD

POP-UP GEAR DRIVEN ROTORS: HUNTER I-20-06
PRESSURE: 45 PSI

	NOZZLE	RADIUS	FLOW
1.5	1.5	31'	1.5 GPM
2.0	2.0	34'	2.0 GPM
2.5	2.5	35'	2.5 GPM
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SCALE: 1" = 20'

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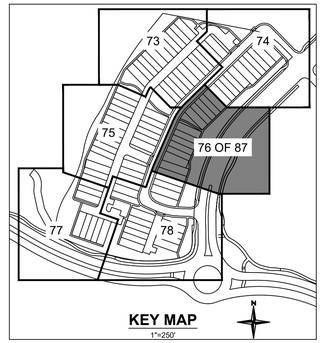
PROJECT NO.	17026.007
NO.	NOTES
1	FIRST SUBMITTAL
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DATE	
05/30/2026	
11/05/2026	

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATIONL PLAN

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IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC 3-INCH SIZE UNLESS OTHERWISE INDICATED
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- MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (2") W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR: SEE DETAIL IR-32

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
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- IRRIGATION MAINLINE TEMPORARY METER CONNECTION: REFER TO DETAIL #38

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SCALE: 1" = 20'

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NO.	DATE	NOTES

PROJECT NO: 17026.007	
NO.	NOTES
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2	SECOND SUBMITTAL

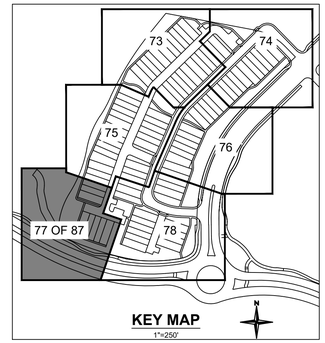
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BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

SHEET
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IRRIGATION LEGEND

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- INDICATES LANDSCAPE APPLICATION

- (A) IRRIGATION CONTROLLER UNIT WITH RAINBIRD WRF-48 RAIN/FREEZE SENSOR IQ4 CELL COMUNICATION CATRIDGE ESP-LXIVMP WITH PLASTIC PEDESTAL MOUNT ENCLOSURE
- (GS) GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD IVM-SD

POP-UP GEAR DRIVEN ROTORS: HUNTER I-20-06
PRESSURE: 45 PSI

	NOZZLE	RADIUS	FLOW
(1.5)	1.5	31'	1.5 GPM
(2.0)	2.0	34'	2.0 GPM
(2.5)	2.5	35'	2.5 GPM
(3.0)	3.0	38'	3.0 GPM
(4.0)	4.0	40'	4.0 GPM
(5.0)	5.0	42'	5.0 GPM
(6.0)	6.0	43'	6.0 GPM
(8.0)	8.0	44'	8.0 GPM

- INLINE TREE DRIP RING ASSEMBLY: RAIN BIRD XFS-CV-06-18 REFER TO DETAIL 37

- (M) (L) (O) POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP1000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 8 FEET TO 15 FEET
  FLOW (GPM): M-0.44 L-0.67 O-0.88
- (Q) (H) (F) POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP2000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 13 FEET TO 21 FEET
  FLOW (GPM): Q-0.85 H-1.17 F-1.57
- (SST) (HS) (FS) POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP 3000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 22 FEET TO 30 FEET
  FLOW (GPM): Q-1.93 H-2.89 F-3.86
- (LCS) (HCS) (FCS) POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MPSTRIP NOZZLES
  PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
  FLOW (GPM): SST-5'x30' 0.47 LCS/RCS 5'x15' 0.24
- IRRIGATION MAINLINE TEMPORARY METER CONNECTION: REFER TO DETAIL #38

N

0 10 20 40
SCALE: 1" = 20'

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▪ Land Planning ▪ Civil Engineering
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NO	DATE	NOTES

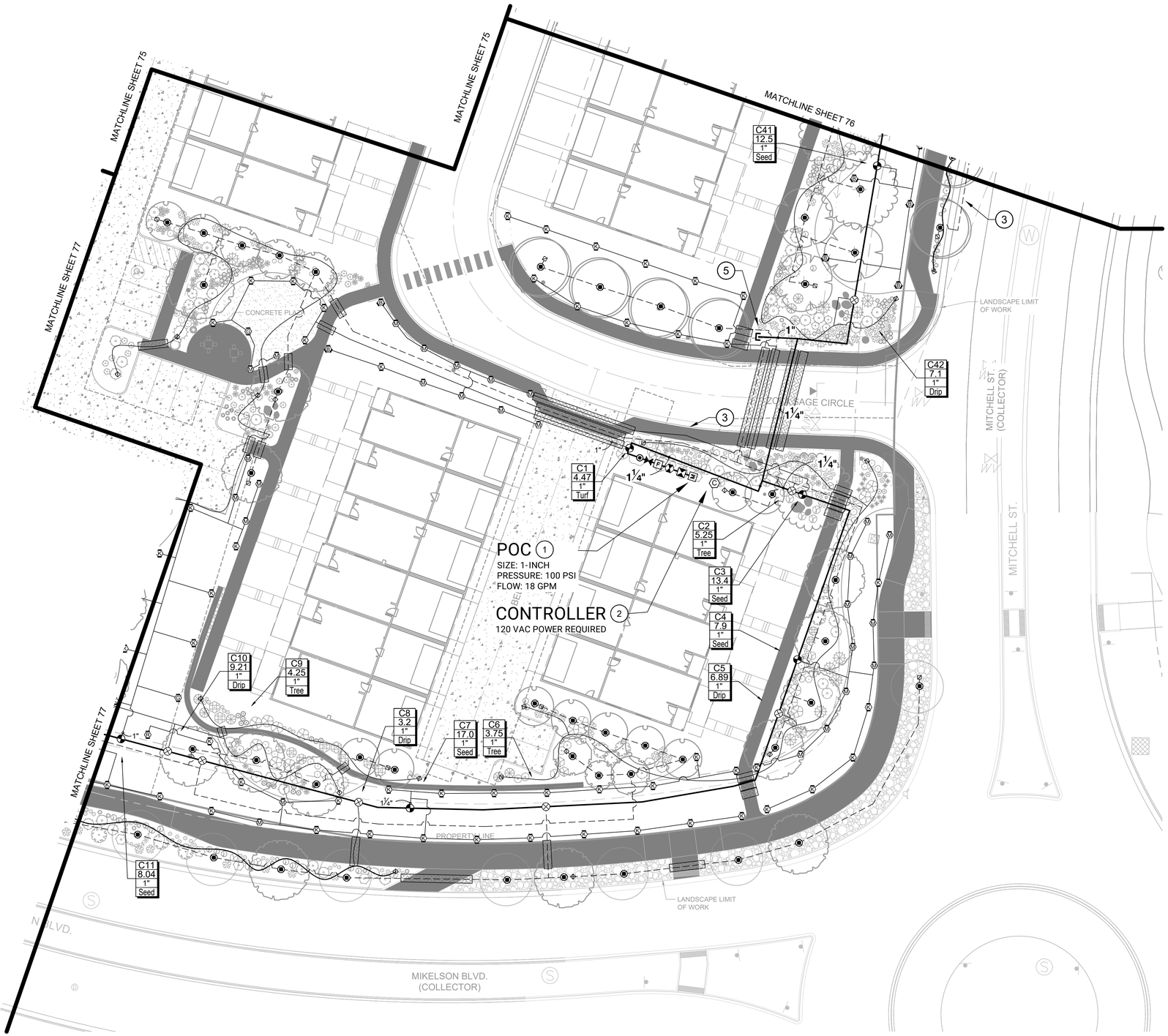
PROJECT NO: 17028.007

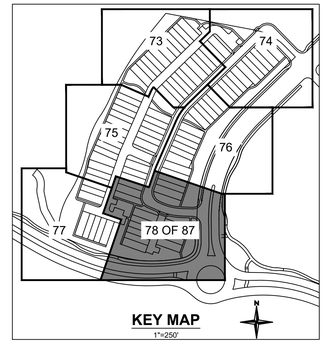
NO	DATE	NOTES
1	05/30/2026	FIRST SUBMITTAL
2	11/05/2026	SECOND SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

SHEET
79 OF 88

C:\Vitrees Inc Dropbox\Design\Projects\Redland\Bella Mesa South\ACAD\IRR-Bella Mesa South.dwg tab: 77 OF 87 irrigation Plan Nov 05, 2026 - 8:01am admin





IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC 3-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE 1-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: RAIN BIRD PEBIVM (SIZED PER PLAN) W/ IVM-SOL SOLENOID
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM WITH IVM-SOL SOLENOID
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
- ISOLATION GATE VALVE ASSEMBLY: NIBCO P-619-RW
- F FLOW SENSOR ASSEMBLY: FLOWMEC QS200 ULTRASONIC SIZED TO MAINLINE
- BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA-QT-FS-1
- M WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
- MASTER VALVE ASSEMBLY: RAIN BIRD PEBIVM (2") W/ IVM-SOL SOLENOID
- FLUSH CAP ASSEMBLY WITH DRIP INDICATOR: SEE DETAIL IR-32

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- A IRRIGATION CONTROLLER UNIT WITH RAINBIRD WRF-48 RAIN/FREEZE SENSOR IQ4 CELL COMUNICATION CATRIDGE ESP-LXIVMP WITH PLASTIC PEDESTAL MOUNT ENCLOSURE
- GND GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD IVM-SD

POP-UP GEAR DRIVEN ROTORS: HUNTER I-20-06
PRESSURE: 45 PSI

	NOZZLE	RADIUS	FLOW
1.5	1.5	31'	1.5 GPM
2.0	2.0	34'	2.0 GPM
2.5	2.5	35'	2.5 GPM
3.0	3.0	38'	3.0 GPM
4.0	4.0	40'	4.0 GPM
5.0	5.0	42'	5.0 GPM
6.0	6.0	43'	6.0 GPM
8.0	8.0	44'	8.0 GPM

- INLINE TREE DRIP RING ASSEMBLY: RAIN BIRD XFS-CV-06-18 REFER TO DETAIL 37
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP1000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 8 FEET TO 15 FEET
  FLOW (GPM): M-0.44 L-0.67 O-0.88
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MP2000 NOZZLES
  PRESSURE: 45 PSI RADIUS: 13 FEET TO 21 FEET
  FLOW (GPM): Q-0.85 H-1.17 F-1.57
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  PRESSURE: 45 PSI RADIUS: 22 FEET TO 30 FEET
  FLOW (GPM): Q-1.93 H-2.89 F-3.86
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-S-P45 W/MPSTRIP NOZZLES
  PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
  FLOW (GPM): SST-5'x30' 0.47 LCS/RCS 5'x15' 0.24
- IRRIGATION MAINLINE TEMPORARY METER CONNECTION: REFER TO DETAIL #38

N

0 10 20 40
SCALE: 1" = 20'

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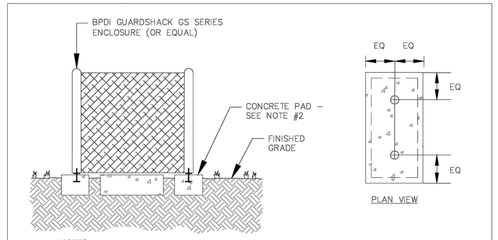
NO.	DATE	NOTES

PROJECT NO.	17026.007	NOTES
NO.	DATE	
1	05/30/2026	FIRST SUBMITTAL
2	11/05/2026	SECOND SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION PLAN

SHEET
80 OF 88

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NOTES:

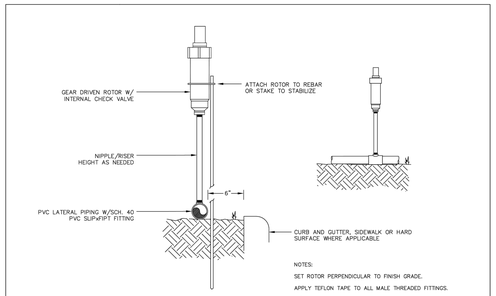
1. PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER IN DIAMETER
2. CONCRETE PAD DEPTH SHALL BE 6" WITH 1" ABOVE FINISH GRADE
3. INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS
4. PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR

Sheet Revisions		
Date	Comments	
6/23	REVISED BY STAFF	
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BACKFLOW ENCLOSURE — DETAIL PLAN NO. IR-1

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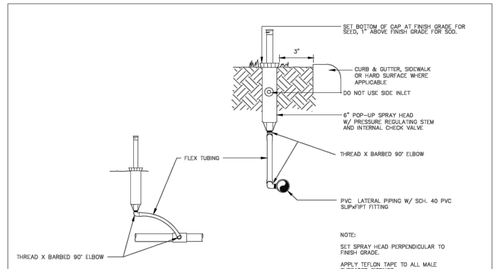
NOTES:
SET ROTOR PERPENDICULAR TO FINISH GRADE.
APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS.
12" MINIMUM POP-UP HEIGHT REQUIRED

Sheet Revisions		
Date	Comments	

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TEMP ABOVE GROUND GEAR DRIVEN ROTOR — DETAIL PLAN NO. IR-3

Issued By: Town of Castle Rock, Development Services October 24, 2025 — Sheet 1 of 1



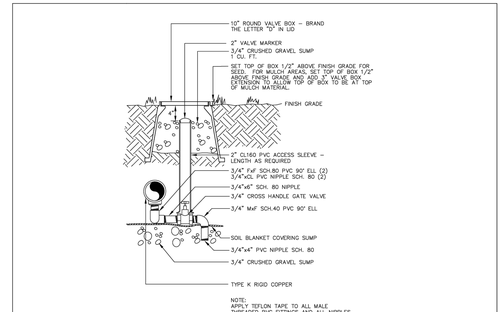
NOTE:
SET SPRAY HEAD PERPENDICULAR TO FINISH GRADE.
APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS.
4" POP UP HEIGHT AND SHORTER IS NOT ALLOWED.
FLEX TUBING NOT TO EXCEED 18" IN LENGTH

Sheet Revisions		
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6" POP-UP SPRAY HEAD — DETAIL PLAN NO. IR-4

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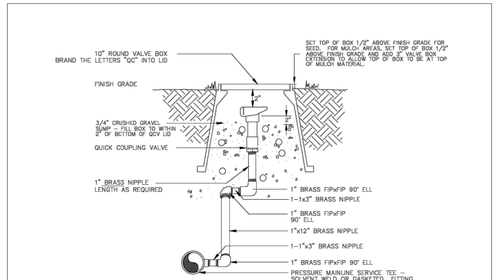
NOTE:
APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

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MANUAL DRAIN VALVE — DETAIL PLAN NO. IR-5A

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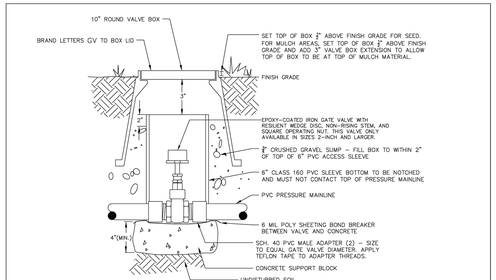


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QUICK COUPLING VALVE — DETAIL PLAN NO. IR-6

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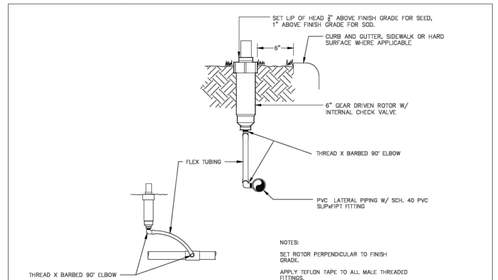
NOTE: POLY SHEETING AND CONCRETE SUPPORT BLOCK SHALL BE INSTALLED AT GATE VALVES 3" DIAMETER AND LARGER

Sheet Revisions		
Date	Comments	
6/23	STAFF CHANGES	
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GATE VALVE — DETAIL PLAN NO. IR-7

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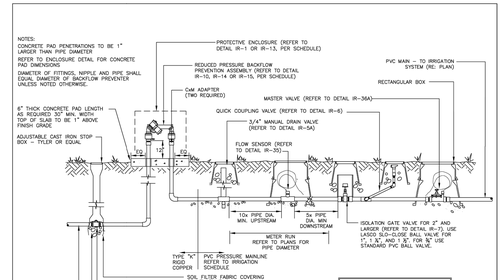
NOTES:
SET ROTOR PERPENDICULAR TO FINISH GRADE.
APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS.
4" POP UP HEIGHT AND SHORTER IS NOT ALLOWED.
FLEX TUBING NOT TO EXCEED 18" IN LENGTH

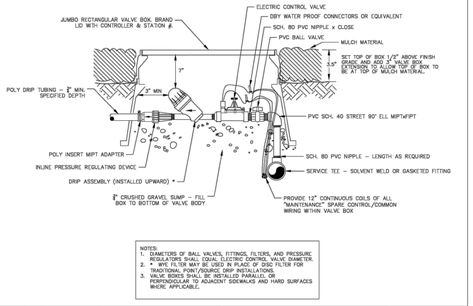
Sheet Revisions		
Date	Comments	
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GEAR DRIVEN ROTOR — DETAIL PLAN NO. IR-8A

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

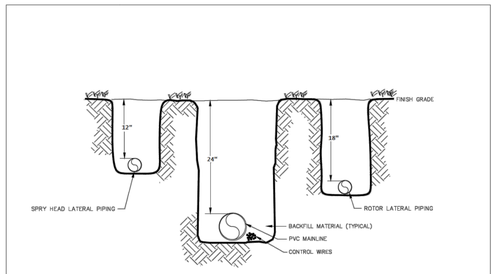

NOTES:
CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN PIPE DIAMETER
REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS
DIAMETER OF FITTINGS, NIPPLE AND PIPE SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.
PROTECTIVE ENCLOSURE (REFER TO DETAIL IR-1 OR IR-13, PER SCHEDULE)
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (REFER TO DETAIL IR-10, IR-14 OR IR-15, PER SCHEDULE)
PVC MAIN – TO IRRIGATION SYSTEM (RE: PLAN)
RECTANGULAR BOX
CAM ADAPTER (TWO REQUIRED)
MASTER VALVE (REFER TO DETAIL IR-36A)
QUICK COUPLING VALVE (REFER TO DETAIL IR-6)
6" THICK CONCRETE PAD LENGTH AS REQUIRED 30" MIN. WIDTH TOP OF SLAB TO BE 1" ABOVE FINISH GRADE
3/4" MANUAL DRAIN VALVE (REFER TO DETAIL IR-5A)
ADJUSTABLE CAST IRON STOP BOX – TYLER OR EQUAL
FLOW SENSOR (REFER TO DETAIL IR-35)
12"
12"
1"
1"
1



Sheet Revisions			
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5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
1/24	REVISED BY STAFF		

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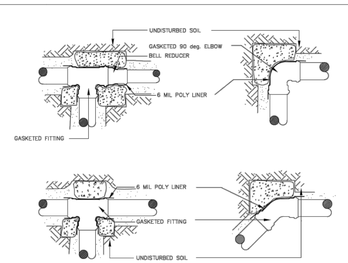
DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-19
	Sheet 1 of 1



Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
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MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-21
	Sheet 1 of 1

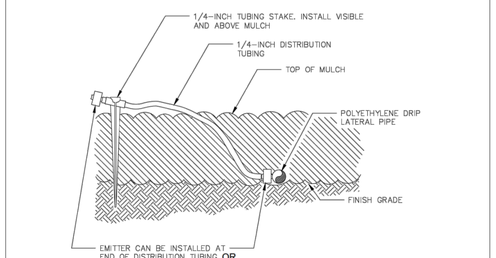


FOR MAINLINES 3" AND LARGER, DUCTILE IRON FITTINGS WITH RESTRAINTS CAN BE USED IN LIEU OF THRUST BLOCKS.

Sheet Revisions			
Date	Comments		
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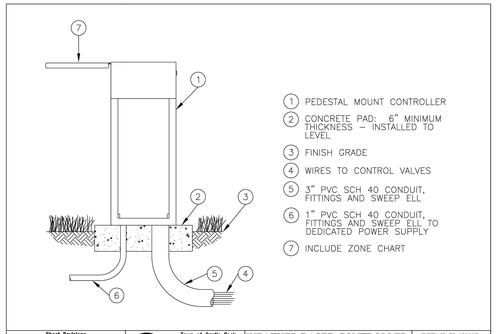
IRRIGATION THRUST BLOCKING	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-22
	Sheet 1 of 1



Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
1/24	REVISED BY STAFF		

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DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-25
	Sheet 1 of 1

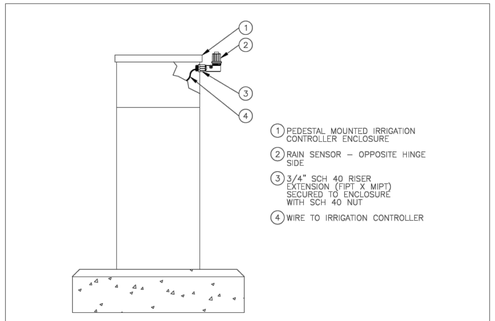


1. PEDESTAL MOUNT CONTROLLER
2. CONCRETE PAD: 6" MINIMUM THICKNESS – INSTALLED TO LEVEL
3. FINISH GRADE
4. WIRES TO CONTROL VALVES
5. 3" PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
6. 1" PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO DEDICATED POWER SUPPLY
7. INCLUDE ZONE CHART

Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
1/24	REVISED BY STAFF		

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WEATHER BASED CONTROLLER-PEDESTAL MOUNT	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-27
	Sheet 1 of 1

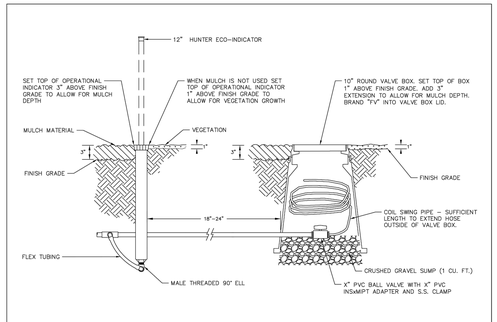


1. PEDESTAL MOUNTED IRRIGATION CONTROLLER ENCLOSURE
2. RAIN SENSOR – OPPOSITE HINGE SIDE
3. 3/4" SCH 40 RISER EXTENSION (FIPT X MIPT) SECURED TO ENCLOSURE WITH SCH 40 NUT
4. WIRE TO IRRIGATION CONTROLLER

Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
1/24	REVISED BY STAFF		

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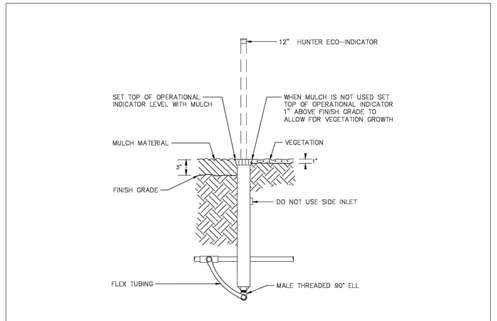
RAIN / WEATHER SENSOR PEDESTAL MOUNT	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-28
	Sheet 1 of 1



Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
1/24	REVISED BY STAFF		

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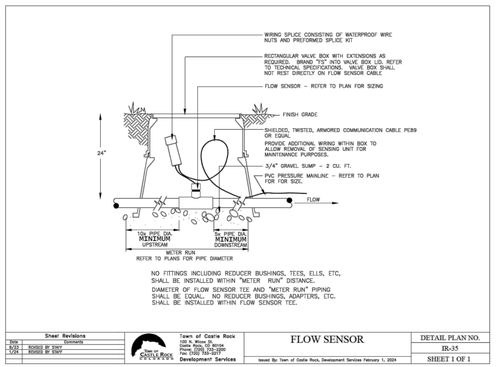
NON-RESIDENTIAL FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-32
	Sheet 1 of 1



Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
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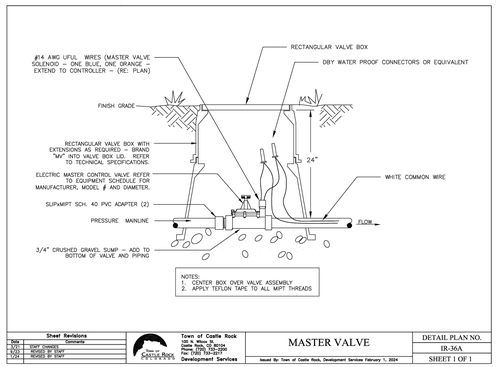
NON-RESIDENTIAL OPERATIONAL INDICATOR	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-34
	Sheet 1 of 1



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1/24	REVISED BY STAFF		

Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (303) 814-2277, Development Services

FLOW SENSOR	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-35
	SHEET 1 OF 1



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

Sheet Revisions			
Date	Comments		
5/21	STAFF COMMENTS		
8/21	REVISED BY STAFF		
1/24	REVISED BY STAFF		

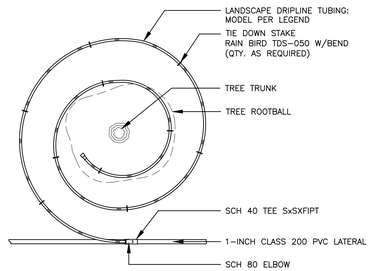
Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (303) 660-1379, Fax: (303) 814-2277, Development Services

MASTER VALVE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services February 1, 2024	IR-36A
	SHEET 1 OF 1

PLANT TYPE	EMITTERS PER PLANT	GPH PER EMITTER	TOTAL GPH PER PLANT
TREES 2" CAL	4 SINGLE	1 GPH	4 GPH
LARGE SHRUBS 5 GAL	2 SINGLE	1 GPH	2 GPH
SMALL SHRUBS 1 GAL	1 SINGLE	1 GPH	1 GPH
GC/PERENNIAL	1 SINGLE	1 GPH	1 GPH
CACTI	1 SINGLE	0.5 GPH	0.5 GPH

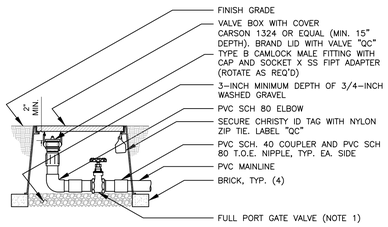
NOTES:
1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL.
2. ALL EMITTER QUANTITIES AND FLOW RATES ARE FOR RECOMMENDATION ONLY. THE CONTRACTOR SHALL CONSULT AND CONFIRM WITH LOCAL PRACTICE PRIOR TO INSTALLATION.

39 EMITTER SCHEDULE



NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN TURF AND NATIVE AREAS 2–3" BELOW GRADE.
2. UTILIZE 25–FEET OF LANDSCAPE DRIP ON ALL TREES, CONCENTRIC RING DIAMETER DEPENDANT ON LANDSCAPE AREA AVAILABLE.

37 INLINE DRIP RING SPIRAL ASSEMBLY FOR TREES IN NATIVE



NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

38 CAM AND GROOVE COUPLING

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NO.	DATE	NOTES

PROJECT NO.	17026.007	
NO.	DATE	NOTES
1	05/30/2026	FIRST SUBMITTAL
2	11/05/2026	SECOND SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
IRRIGATION DETAILS

SHEET
82 OF 88

C:\Vines Inc Dropbox\Design\Projects\Redland\Bella Mesa South\ACAD\IRR-Bella Mesa South.dwg tab: 80 OF 87 Irrigation Details Nov 05, 2026 - 8:01am admin

Irrigation System Hydraulic Worksheet

Project Name: Bela Mesa South **Date:** October 28, 2026
Project Location:

Prepared by: Douglas Dickerman **Current TOCR Registration #**

Tap Size 1.00 "
Static Water Pressure: 100 psi

Source of Pressure City

Hydraulic Grade At Zone:

Company Hines Inc.

	Ft. of Copper		Pipe Size (")	K Copper	Friction Loss (from chart)		Flow-GPM	Loss/Gain
Service Line (tap to meter):	8	LF	1.00	K Copper	7.42	/100 FT	18	0.59
Water Meter:			1.00		1.80		18	1.80
Service Line (meter to backflow):	8	LF	1.00	K Copper	7.42	/100 FT	18	0.59
Backflow:			1.00		11		18	11.00
Master Valve:			1		2.9		18	2.90
Pressure Required at Head:								40
Lateral Allowance:								5.00
Control Valve Allowance:								2.90

Mainline Allowances:

Length of Mainline	Pipe Material	Size		Gals.				
	LF CL200BE		"@	18	GPM		/100 FT	0.00
1350	LF CL200BE	1.250	"@	18	GPM-Looped	1.33	/100 FT	17.96

Elevation:

Tap elevation 6,581 High/Low: 6,549 -13.86

Green shading indicates required information you must provide

Total System requirements (PSI) ***68.89***

Available System Pressure (PSI) ***100.00***

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap #_____ is _____ sq. ft.

Revised 10/28/2026

IRRIGATION CHART

Contact Information
Registered Landscaper_____
Company Name_Hines Inc._____
Address_1640 Riverside Ave #200, Fort Collins, CO 80524
Phone_(970) 282-1800 Email_Doug@Hines3nc.com_____
Registration #_____ Design X Maintenance

Zone	Hydrozone (Low (5"-10") Med. (10"-15") High (>15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/ Emmitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)			
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*		*2951*			
Ex: 2	*low*	*Buffalo Grass*	*Raintel I-20*	*3*	*0.4*	*15*	*1*	*150*	*15*	*2250*		Monthly AR	Weekly AR
1	Low	Turf	RB 1806-S-P45	MP	0.38	4.47	7.91	1249	125	5583	May	1.50	0.375
2	Low	Tree	XFS-CV-06-18	Inline	0.65	5.25	4.71	435	43	2283	June	3.00	0.75
3	Low	Native Seed	RB 1806-S-P45	MP	0.38	13.39	3.39	535	54	7167	July	6.00	1.5
4	Low	Native Seed	RB 1806-S-P45	MP	0.38	7.9	3.39	535	54	4229	August	3.00	0.75
5	Low	Drip	RB DBC-025	1	0.40	6.89	4.23	635	63	4372	September	1.50	0.375
6	Low	Tree	XFS-CV-06-18	Inline	0.65	3.75	4.71	435	43	1630	Seasonal Total	15.00	
7	Low	Native Seed	RB 1806-S-P45	MP	0.38	17.05	3.39	535	54	9126			
8	Low	Drip	RB DBC-025	1	0.40	3.2	4.23	635	63	2030			
9	Low	Tree	XFS-CV-06-18	Inline	0.65	4.25	4.71	435	43	1848			
10	Low	Drip	RB DBC-025	1	0.40	9.21	4.23	635	63	5844			
11	Low	Native Seed	RB 1806-S-P45	MP	0.38	8.04	3.39	535	54	4304			
12	Low	Native Seed	RB 1806-S-P45	MP	0.38	9.81	3.39	535	54	5251			
13	Low	Native Seed	Hunter I-20-6	3	0.40	18	3.39	509	51	9153			
14	Low	Tree	XFS-CV-06-18	Inline	0.65	5.75	3.39	313	31	1798			
15	Low	Native Seed	RB 1806-S-P45	MP	0.38	17.8	3.39	535	54	9528			
16	Low	Tree	XFS-CV-06-18	Inline	0.65	1.75	3.39	313	31	548			
17	Low	Drip	RB DBC-025	1	0.40	8.33	4.23	635	63	5285			
18	Low	Native Seed	RB 1806-S-P45	MP	0.38	7.4	3.39	535	54	3961			
19	Low	Drip	RB DBC-025	1	0.40	7.45	4.23	635	63	4727			
20	Low	Drip	RB DBC-025	1	0.40	7.08	4.23	635	63	4492			
21	Low	Turf	RB 1806-S-P45	MP	0.38	5.39	7.91	1249	125	6732			
22	Low	Native Seed	RB 1806-S-P45	MP	0.38	12.76	3.39	535	54	6830			
23	Low	Native Seed	RB 1806-S-P45	MP	0.38	12.05	3.39	535	54	6450			
24	Low	Native Seed	RB 1806-S-P45	MP	0.38	4.45	3.39	535	54	2382			
25	Low	Tree	XFS-CV-06-18	Inline	0.65	5.5	3.39	313	31	1721			
26	Low	Native Seed	Hunter I-20-6	3	0.40	10	3.39	509	51	5085			
27	Low	Native Seed	Hunter I-20-6	3	0.40	12.5	3.39	509	51	6356			
28	Low	Drip	RB DBC-025	1	0.40	9.01	4.23	635	63	5717			
29	Low	Drip	RB DBC-025	1	0.40	8.3	4.23	635	63	5266			
30	Low	Native Seed	RB 1806-S-P45	MP	0.38	5.62	3.39	535	54	3008			
31	Low	Drip	RB DBC-025	1	0.40	1.84	4.23	635	63	1167			
32	Low	Native Seed	RB 1806-S-P45	MP	0.38	10.12	3.39	535	54	5417			
33	Low	Drip	RB DBC-025	1	0.40	6.01	4.23	635	63	3813			
34	Low	Native Seed	RB 1806-S-P45	MP	0.38	10.07	3.39	535	54	5390			
35	Low	Drip	RB DBC-025	1	0.40	8.05	4.23	635	63	5108			
36	Low	Tree	XFS-CV-06-18	Inline	0.65	9.5	3.39	313	31	2973			
37	Low	Drip	RB DBC-025	1	0.40	4.96	4.23	635	63	3147			
38	Low	Tree	XFS-CV-06-18	Inline	0.65	4.75	3.39	313	31	1486			
39	Low	Native Seed	RB 1806-S-P45	MP	0.38	13.83	3.39	535	54	7403			
40	Low	Drip	RB DBC-025	1	0.40	6.86	4.23	635	63	4353			
41	Low	Native Seed	RB 1806-S-P45	MP	0.38	12.47	3.39	535	54	6675			
42	Low	Drip	RB DBC-025	1	0.40	7.1	4.23	635	63	4505			
43								0	0	0			
44								0	0	0			
45								0	0	0			
46								0	0	0			
47								0	0	0			
48								0	0	0			
								Min/Month	**Min/cycle**	**Gallons/Month**			
Total								23804	2380	194143			

	Make sure all plants within like zones are compatible with each other. Similar water needs, exposure, slope...	Indicate plant type for each zone.	Indicate head make & model. Must be appropriate for specific application and be consistant with Town of Castle Rock standard set of details.	Indicate nozzle radius for spray heads or MPR rotors, nozzle size for all other rotors, and flow rate for drip, dripper line, and bubblers.	Application rate of each zone.	Total gallons per minute for each zone.	Enter the peak inches per month that you want for each zone. The next three columns should auto calculate for you.	This column represents total run time per month during PEAK SEASON. It is supposed to be a maximum number. Water less if conditions allow. Adjust down for early or late season watering.	Every third day watering gives an average of 10 watering days per month. Use cycle and soak programming to avoid runoff. Timing will vary depending on head type, slope, plant material, soil type, and exposure.	Gallons per month per zone and then added for a monthly total. This will only be a theoretical number unless you have actual flow data.

Indicates Temporary irrigation but is counting toward run time. Temporary irrigation meter will allow for multiple zone operation (temporarily).

Zone	Flow (GPM)	Run time	Start	Stop
1	4.47	125 min	0:00	2:05
21	5.39	125 min	0:00	2:05
35	8.05	63 min	0:00	1:03
2	5.25	43 min	1:03	1:46
16	1.75	31 min	1:03	1:34
10	9.21	63 min	2:05	3:08
17	8.33	63 min	2:05	3:08
28	9.01	63 min	3:08	4:11
29	8.3	63 min	3:08	4:11
8	3.2	63 min	4:11	5:14
19	7.45	63 min	4:11	5:14
42	7.1	63 min	4:11	5:14
5	6.89	63 min	5:14	6:17
20	7.08	63 min	5:14	6:17
31	1.84	63 min	5:14	6:17
33	6.01	63 min	6:17	7:20
37	4.96	63 min	6:17	7:20
40	6.86	63 min	6:17	7:20
6	3.75	43 min	7:20	8:03
9	4.25	43 min	7:20	8:03
36	9.5	31 min	7:20	7:51
14	5.75	31 min	7:51	8:22
25	5.5	31 min	8:03	8:34
38	4.75	31 min	8:03	8:34

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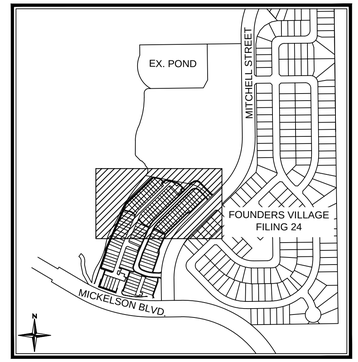
NO.	DATE	NOTES

PROJECT NO. 17026.007

NO.	DATE	NOTES
1	05/30/2026	FIRST SUBMITTAL
2	11/05/2026	SECOND SUBMITTAL

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
TOWN DOCUMENTS

SHEET
83 OF 88



KEY MAP
N.T.S



MATCHLINE - SEE SHEET NO. 12 OF 31

1 | PHOTOMETRIC SITE PLAN
11 | SCALE: 1"=30'

NORTH

AHJ NOTES

A. LIGHT LOSS FACTOR IS 1.0.

B. HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.

C. LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE:
- C.1. ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONCES.
- C.2. PARKING AREAS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA POLE MOUNTED AREA LIGHTS.
- C.3. WALKWAYS/STAIRWAYS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR WAYFINDING VIA BOLLARD LIGHTS.

D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING AND BOLLARD LIGHTS HAVE A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM. POLE MOUNTED LIGHT FIXTURES ARE FULL CUTOFF.

E. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.

F. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

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DATE	NO.	NOTES
06/04/2026	1	FIRST SUBMITTAL TO TOWN

PROJECT NO. 17026.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
PHOTOMETRIC SITE PLAN

SHEET
84 OF 88

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 7024.00

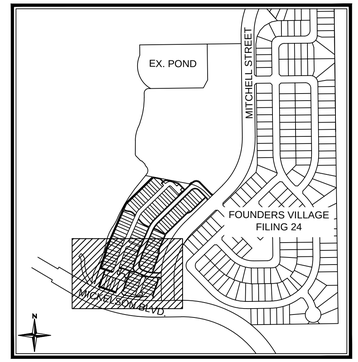
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1 | PHOTOMETRIC SITE PLAN

12 | SCALE: 1"=30'

NORTH



KEY MAP

N.T.S

AHJ NOTES

A. LIGHT LOSS FACTOR IS 1.0.

B. HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.

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- C.2. PARKING AREAS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA POLE MOUNTED AREA LIGHTS.
- C.3. WALKWAYS/STAIRWAYS - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR WAYFINDING VIA BOLLARD LIGHTS.

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NOT FOR CONSTRUCTION

DATE	NO.	NOTES
06/04/2026	1	FIRST SUBMITTAL TO TOWN

PROJECT NO. 17028.007

BELLA MESA SOUTH
CONSTRUCTION DOCUMENTS
PHOTOMETRIC SITE PLAN

SHEET
85 OF 88

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project # 7024.00

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SITE DEVELOPMENT PLAN

BELLA MESA SOUTH

LOCATED IN THE SOUTHEAST QUARTER SECTION 8,TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP25-0014

LIGHTING FIXTURE SCHEDULE

TYPE	COUNT	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE QTY	SOURCE WATT	SOURCE TYPE	SOURCE CCT/CRI	MAX WATTS	LUMEN OUTPUT	LUMENS ALLOWED	FULL CUTOFF (Y/N)	LIGHT LOSS FACTOR	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
EA1	3		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSX0LED-P1-30K-80CRI-T3M-MVOLT-RPA-DBLXD	120	1	33	LED	3000K 80 CRI	33	3454	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA1 SOLAR OPTION	--		SOLAR POWERED EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III	LITHONIA	DSX0LED-P1-30K-80CRI-T3M-SOLAR-RPA-DBLXD	SOLAR	1	30	LED	3000K 80 CRI	30	3454	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA2	1		EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III LOW GLARE, (2) HEADS @ 180 DEGREES, EXTERNAL GLARE SHIELD, DERATE DRIVER TO 75% OF MAX	LITHONIA	DSX0LED-P1-30K-80CRI-T3LG-MVOLT-RPA-DBLXD-EGSR	120	2	24.75 DERATED	LED	3000K 80 CRI	49.5 DERATED	6161 DERATED	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EA2 SOLAR OPTION	--		SOLAR POWERED EXTERIOR POLE MOUNTED AREA LIGHT, TYPE III LOW GLARE, (2) HEADS @ 180 DEGREES, EXTERNAL GLARE SHIELD	LITHONIA	DSX0LED-P1-30K-80CRI-T3LG-SOLAR-RPA-DBLXD-EGSR	SOLAR	2	30	LED	3000K 80 CRI	60	6908	N/A	Y	1.0	YES	BLACK	SURFACE POLE	12'-0" BOF	--
EB1	22		EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" DIAMETER, TYPE V DISTRIBUTION, DERATE DRIVER TO 75% OF MAX	LIGMAN	ULH-10665-27W-W30-01-120/277V	120	1	20.25 DERATED	LED	3000K 80 CRI	20.25 DERATED	891 DERATED	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
EB1 SOLAR OPTION	--		SOLAR POWERED EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" SQUARE, TYPE III DISTRIBUTION	LIGMAN	ULH-10823-6W-T3-W30-01	SOLAR	1	6	LED	3000K 80 CRI	6	528	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
EB2	10		EXTERIOR 39.3" TALL BOLLARD LIGHT, 7.3" DIAMETER, TYPE V DISTRIBUTION, 180 DEGREE LIGHT SHIELD, DERATE DRIVER TO 75% OF MAX	LIGMAN	ULH-10665-27W-W30-01-120/277V-A10731	120	1	20.25 DERATED	LED	3000K 80 CRI	20.25 DERATED	891 DERATED	3500	N	1.0	YES	BLACK	SURFACE GROUND	39.3" OFH	--
ES1	7		EXTERIOR 10.2" LONG STEP LIGHT, STAINLESS STEEL	LIGMAN	ULE-40601-13W-S-W30-120/277V-DIM	120	1	13	LED	3000K 80 CRI	13	468	3500	N	1.0	YES	STAINLESS STEEL	RECESSED WALL	18" BOF	--
EW1	186		EXTERIOR WALL LANTERN, FROSTED ACRYLIC SHADE, E26 BASE LED LAMP	FIXTURE: PROGRESS LAMP: GREEN CREATIVE	FIXTURE: P560288-031 LAMP: 9.5A19DIM/830/R	120	1	9.5	LED	3000K 80 CRI	9.5	820	3500	N	1.0	YES	BLACK	SURFACE WALL	8'-0" BOF	--

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.12	4.6	0.0	N.A.	N.A.

NOTE: SOLAR POWERED OPTIONS PROVIDED FOR FIXTURE TYPES 'EA1', 'EA2', AND 'EB1' PER OWNER REQUEST. ILLUMINANCE VALUES SHOWN ON PLAN ARE BASED ON THE HARDWIRED OPTION. PERFORMANCE OF SOLAR POWERED FIXTURES VARIES BASED ON PROJECT LOCATION, ORIENTATION, AND AVAILABLE SOLAR ENERGY OUTPUT.

AHJ NOTES

A. LIGHT LOSS FACTOR IS 1.0.

B. HOURS OF LIGHT OPERATION: ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK. ALL BUILDING MOUNTED LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE AND DIM TO 50% OUTPUT BETWEEN THE HOURS OF 12 AM AND 5 AM.

C. LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE: ENTRANCES - PROVIDE APPROPRIATE LEVELS OF LIGHT FOR SAFETY AND WAYFINDING VIA BUILDING MOUNTED WALL SCONCES.

D. MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES: BUILDING MOUNTED LIGHTING HAS A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500 LM.

E. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.

F. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

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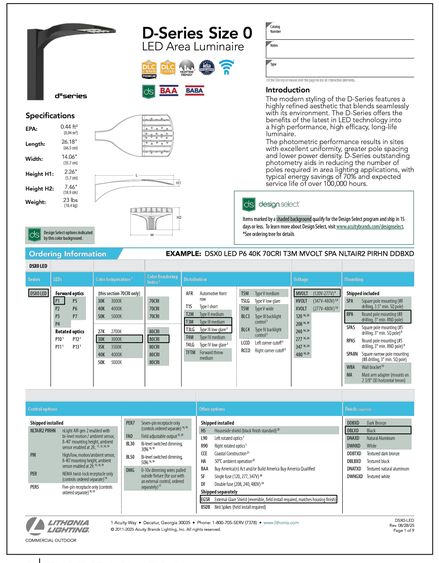
NOT FOR CONSTRUCTION

NO.	DATE	NOTES

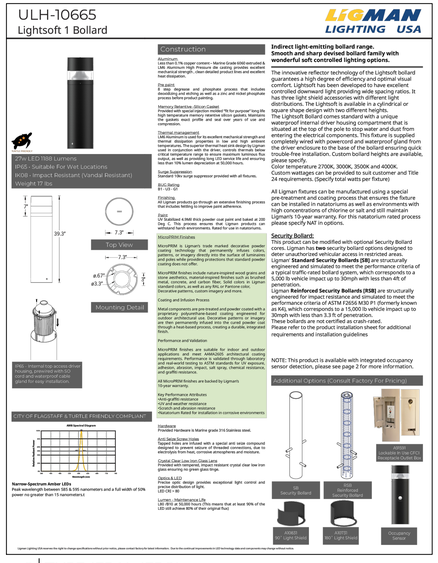
PROJECT NO:	17026.007	NOTES
DATE	06/04/2026	1 FIRST SUBMITTAL TO TOWN

BELLA MESA SOUTH
SITE DEVELOPMENT PLAN
PHOTOMETRIC DETAILS

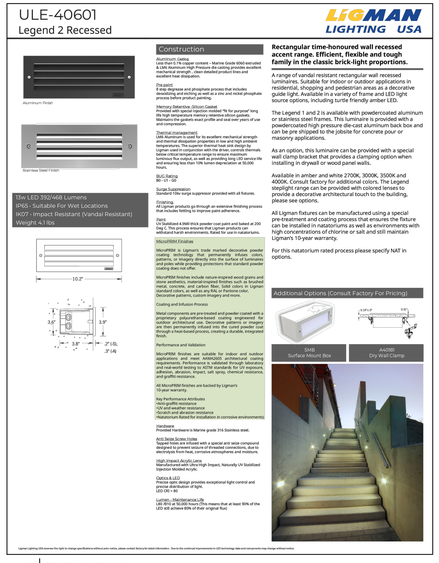
SHEET
86 OF 88



1 | TYPE 'EA1', 'EA2'
83 | SCALE: NTS



2 | TYPE 'EB1', 'EB2'
83 | SCALE: NTS



3 | TYPE 'ES1'
83 | SCALE: NTS

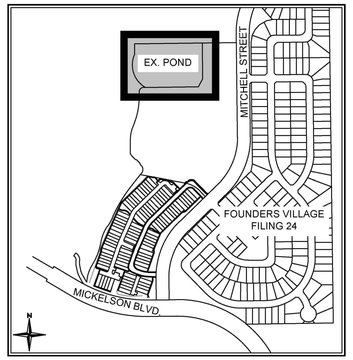


4 | TYPE 'EW1'
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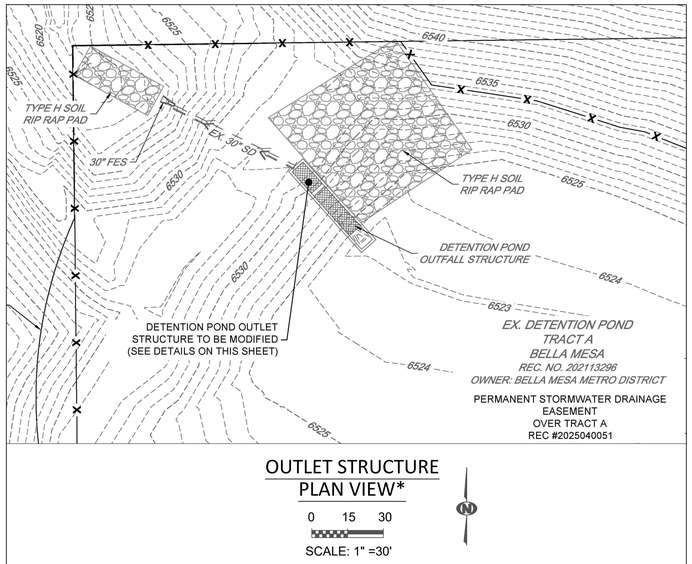
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STRUCTURAL DOCUMENTS FOR BELLA MESA SOUTH

EXISTING OUTLET STRUCTURE MODIFICATION



KEY MAP
N.T.S.



OUTLET STRUCTURE
PLAN VIEW*

0 15 30

SCALE: 1" =30'

*EXISTING POND FENCE PLAN CONSTRUCTION DOCUMENTS SHOWN HEREIN PREPARED BY REDLAND, PROJECT NUMBER: 17026.007, FIRST SUBMITTAL TO TOWN DATED JUNE 10, 2026.

STRUCTURAL NOTES FOR STORM SEWER STRUCTURES

DESIGN CODES AND CONDITIONS:

THE DESIGN PRESENTED HEREIN IS BASED ON THE CONDITIONS SHOWN HEREIN AND STATED BELOW. ANY REVISIONS TO DESIGN PARAMETERS, CONDITIONS, OR STRUCTURE GEOMETRY SHALL REQUIRE RE-EVALUATION PRIOR TO PROCEEDING WITH CONSTRUCTION AND MAY RESULT IN SIGNIFICANT DESIGN MODIFICATIONS.

THESE PLANS WERE PREPARED BASED ON THE FOLLOWING CODES:
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

PLAN REFERENCES:

CIVIL PLANS-
THE DESIGN HEREIN WAS PREPARED BASED ON EXISTING POND FENCE PLAN CONSTRUCTION DOCUMENTS PREPARED BY REDLAND, PROJECT NUMBER 17026.007, FIRST SUBMITTAL TO TOWN DATED JUNE 10, 2026. AS-BUILT CONDITIONS, GEOMETRY, AND ELEVATIONS OF THE EXISTING STRUCTURE AND SURROUNDING GRADE SHOWN ON THESE PLANS WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE MODIFICATIONS HEREIN. ALL INFORMATION SHOULD BE VERIFIED. IF THE CONDITIONS SHOWN IN THESE DRAWINGS CHANGE, CONTACT STRUCTURAL SUPPORT TO RE-EVALUATE THE DESIGN.

CONCRETE:

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI (f_c') WITH A MAXIMUM WATER-TO-CEMENT RATIO OF 0.45 AND A TOTAL AIR CONTENT OF 6% ±1.5%. AGGREGATE SHALL NOT BE LARGER THAN $\frac{3}{4}$". CEMENTITIOUS MATERIAL SHALL BE ASTM C595 TYPE IP(MS).

COLD WEATHER PROCEDURES FOR CONCRETE SHALL BE FOLLOWED AS OUTLINED IN THE ACI MANUAL OF CONCRETE PRACTICE. STORM SEWER STRUCTURES MUST BE CAST-IN-PLACE, AND CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{4}$ INCH. ALL CONCRETE JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.

REINFORCING:

REINFORCING STEEL BARS SHALL BE GRADE 60 STEEL AND SHALL COMPLY WITH ASTM A615 REQUIREMENTS. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.

REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH TIE WIRE OR OTHER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING THE CONCRETE PLACEMENT OPERATION.

MINIMUM REBAR COVER FOR CONCRETE CAST AGAINST EARTH SHALL BE 3". ALL OTHER REINFORCEMENT SHALL HAVE A CLEAR COVERAGE OF 2" UNLESS NOTED OTHERWISE ON PLANS.

THE MINIMUM LAP SPLICE LENGTH FOR #4 EPOXY COATED REINFORCING BARS SHALL BE 24".

EPOXY AND SEALANT:

EPOXY ADHESIVE FOR ANCHORING REBAR DOWELS INTO EXISTING CONCRETE SHALL BE SET-3G HIGH-STRENGTH EPOXY MANUFACTURED BY SIMPSON STRONG-TIE. EXISTING REINFORCEMENT SHOULD NOT BE CUT OR DRILLED WHEN INSTALLING EPOXY ANCHORS. CONTACT STRUCTURAL SUPPORT IF EXISTING REINFORCEMENT IS ENCOUNTERED WHILE DRILLING FOR EPOXY ANCHORS. HOLES SHALL BE DRILLED WITH A ROTARY HAMMER DRILL WITH A CARBIDE-TIPPED BIT AND SHALL BE PREPARED AND CLEANED PER MANUFACTURER SPECIFICATIONS.

SIKADUR 32 HI-MOD STRUCTURAL EPOXY ADHESIVE SHALL BE USED TO BOND FRESH CONCRETE TO EXISTING CONCRETE. EXISTING CONCRETE SURFACE PREPARATION, MIXING, AND APPLICATION SHALL BE PERFORMED IN ACCORDANCE WITH SIKA'S COMPREHENSIVE SURFACE PREPARATION AND INSTALLATION INSTRUCTIONS.

LIMITATIONS:

IS THE CONTRACTOR/OWNER'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL GEOMETRY, ELEVATIONS, EXISTING CONDITIONS, AND STRUCTURE LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CHANGES SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION AND IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.

QUALITY ASSURANCE INSPECTIONS AND TESTING:

THE OWNER IS RESPONSIBLE FOR PROVIDING THE FOLLOWING QUALITY ASSURANCE OBSERVATIONS AND MATERIAL TESTING SERVICES DURING CONSTRUCTION. OTHER OBSERVATIONS MAY BE REQUIRED BY GOVERNING JURISDICTIONS OR OTHER ENGINEERS WORKING ON THIS PROJECT.

QUALITY ASSURANCE TESTING AND SPECIAL INSPECTIONS

TYPE	CONTINUOUS (C) OR PERIODIC (P)	PERFORMED BY
FORMWORK - OBSERVE FORMWORK OF WALLS TO VERIFY LOCATION AND DIMENSIONS ARE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.	P	THIRD PARTY INSPECTOR
REINFORCEMENT- OBSERVE REINFORCEMENT INSTALLATION IN WALLS TO CONFIRM TYPE AND PLACEMENT IS IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.	P	
EPOXY- OBSERVE DRILLING AND CLEANING OF DOWEL HOLES AS WELL AS INSTALLATION OF ADHESIVE RETAINING CAPS AND SET-3G EPOXY GROUT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. OBSERVE SURFACE PREPARATION, MIXING, AND APPLICATION OF SIKADUR-32 HI-MOD BONDING AGENT IN ACCORDANCE WITH SIKA'S COMPREHENSIVE SURFACE PREPARATION AND INSTALLATION INSTRUCTIONS.	P	
CONCRETE AND STRENGTH - DOCUMENT THE MIXING, PLACING, AND CURING OF CONCRETE AND PERFORM CONCRETE STRENGTH TESTING IN ACCORDANCE WITH THE COMPLIANCE REQUIREMENTS OF ACI 318.	C	THIRD PARTY TESTING LAB

ABBREVIATION LEGEND

SYMBOL	DEFINITION
BOS	BOTTOM OF SLAB
BOW	BOTTOM OF WALL
CLR	REBAR CLEARANCE
CONT.	CONTINUOUS
EQ	EQUAL
EXG	EXISTING
HORIZ.	HORIZONTAL
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
REINF.	REINFORCEMENT
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT.	VERTICAL

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CONSULTING ENGINEERS, LLC
Fort Collins, Colorado 80524 | Phone: 970-817-0820

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46465
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Date: 2026.09.01 08:00:00 -06'00'
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PREPARED FOR:
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO

PROJECT INFO:
BELLA MESA SOUTH
NW OF MICKELSON BLVD. & MITCHELL ST.
CASTLE ROCK, COLORADO

COVER AND NOTES

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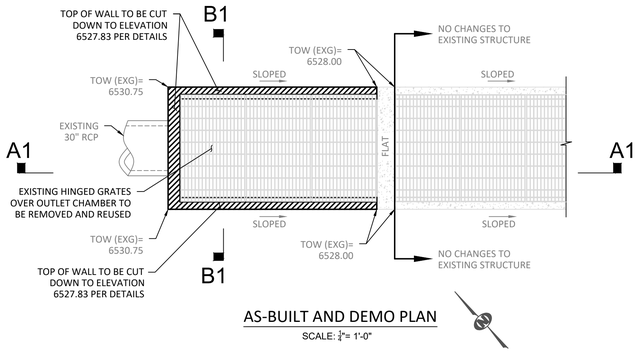
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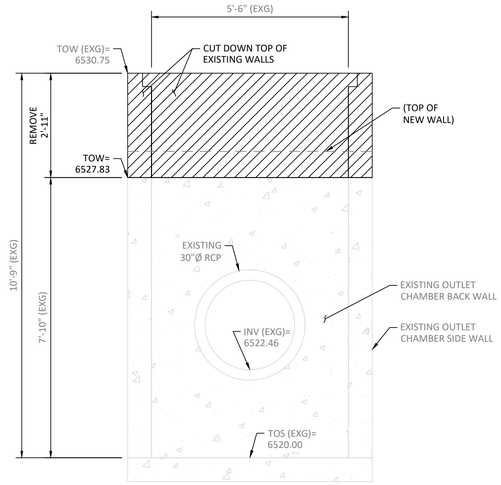
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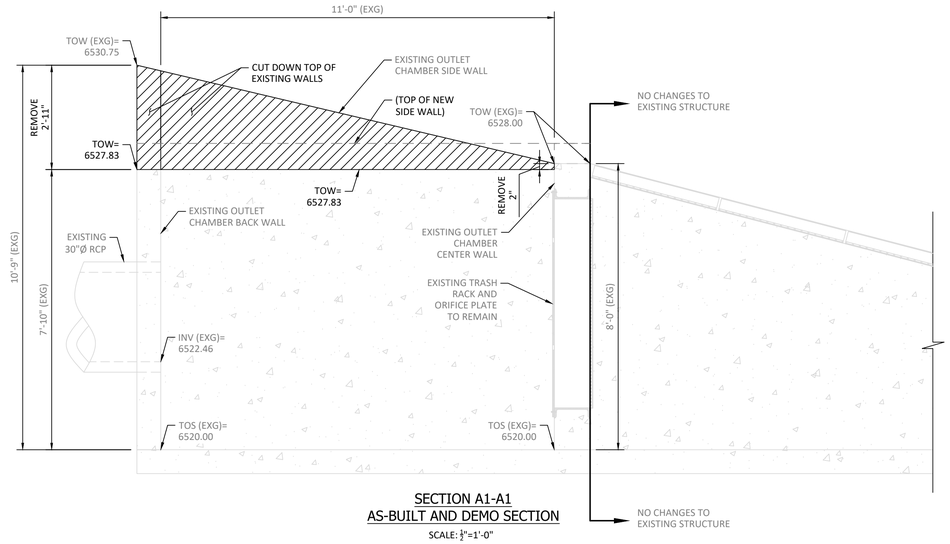
AS-BUILT AND DEMO PLAN

SCALE: $\frac{1}{4}$"= 1'-0"



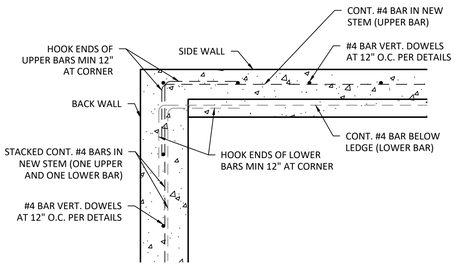
SECTION B1-B1
AS-BUILT AND DEMO SECTION

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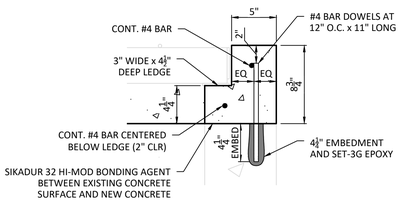
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AS-BUILT AND DEMO SECTION

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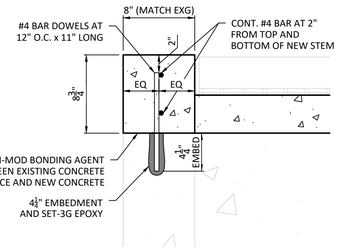
TYPICAL REINFORCEMENT DETAIL
AT BACK WALL CORNER

SCALE: 1"= 1'-0"



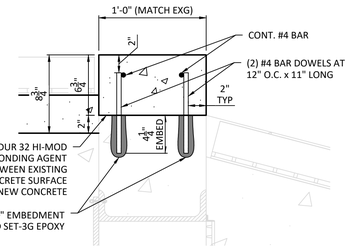
TYPICAL NEW STEM AT
SIDE WALL DETAIL

SCALE: 1½"= 1'-0"



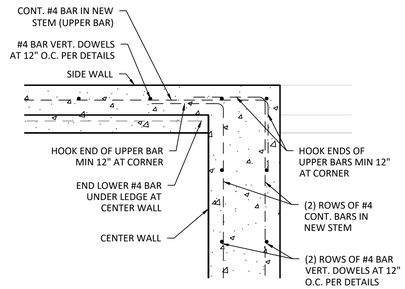
TYPICAL NEW STEM AT
BACK WALL DETAIL

SCALE: 1½"= 1'-0"



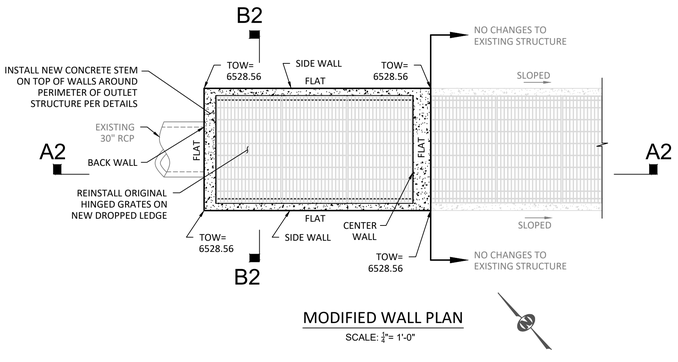
TYPICAL NEW STEM AT
CENTER WALL DETAIL

SCALE: 1½"= 1'-0"



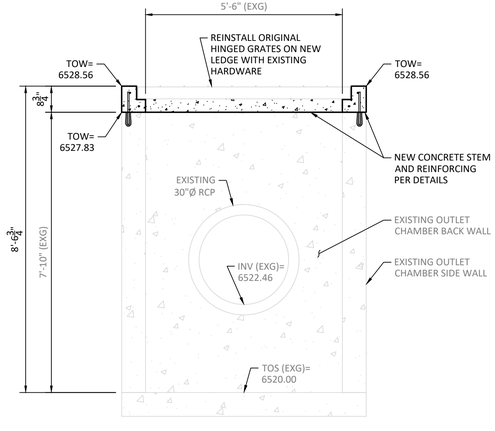
TYPICAL REINFORCEMENT DETAIL
AT CENTER WALL CORNER

SCALE: 1"= 1'-0"



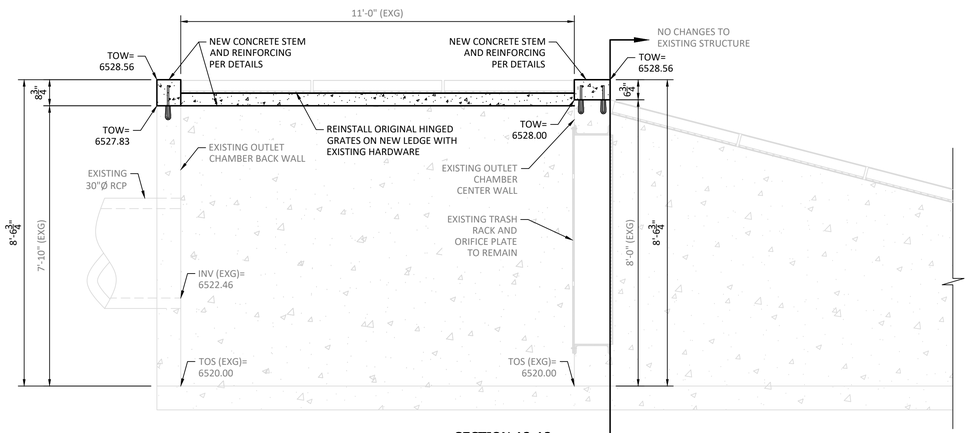
MODIFIED WALL PLAN

SCALE: $\frac{1}{4}$"= 1'-0"



SECTION B1-B1
MODIFIED SECTION

SCALE: $\frac{1}{2}$"=1'-0"



SECTION A2-A2
MODIFIED SECTION

SCALE: $\frac{1}{2}$"=1'-0"

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OUTLET MODIFICATION

#	DATE	REVISION

DESIGN BY: RMD
DATE: 9/1/2026

SCALE
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