

FILE LOCATION: \\DESKTOP-HMC68B\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME: Building Elevations USER: dkh01 SAVED: 4/25/2025 11:53 AM PLOTTED: 4/25/2025 11:54 AM



PRELIMINARY

PROJECT NO.: 83-4273

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 4273
WOLFENBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109



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PROTOTYPE:	P-121
DIVISION:	83
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	AMG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/25/2025

SHEET TITLE:

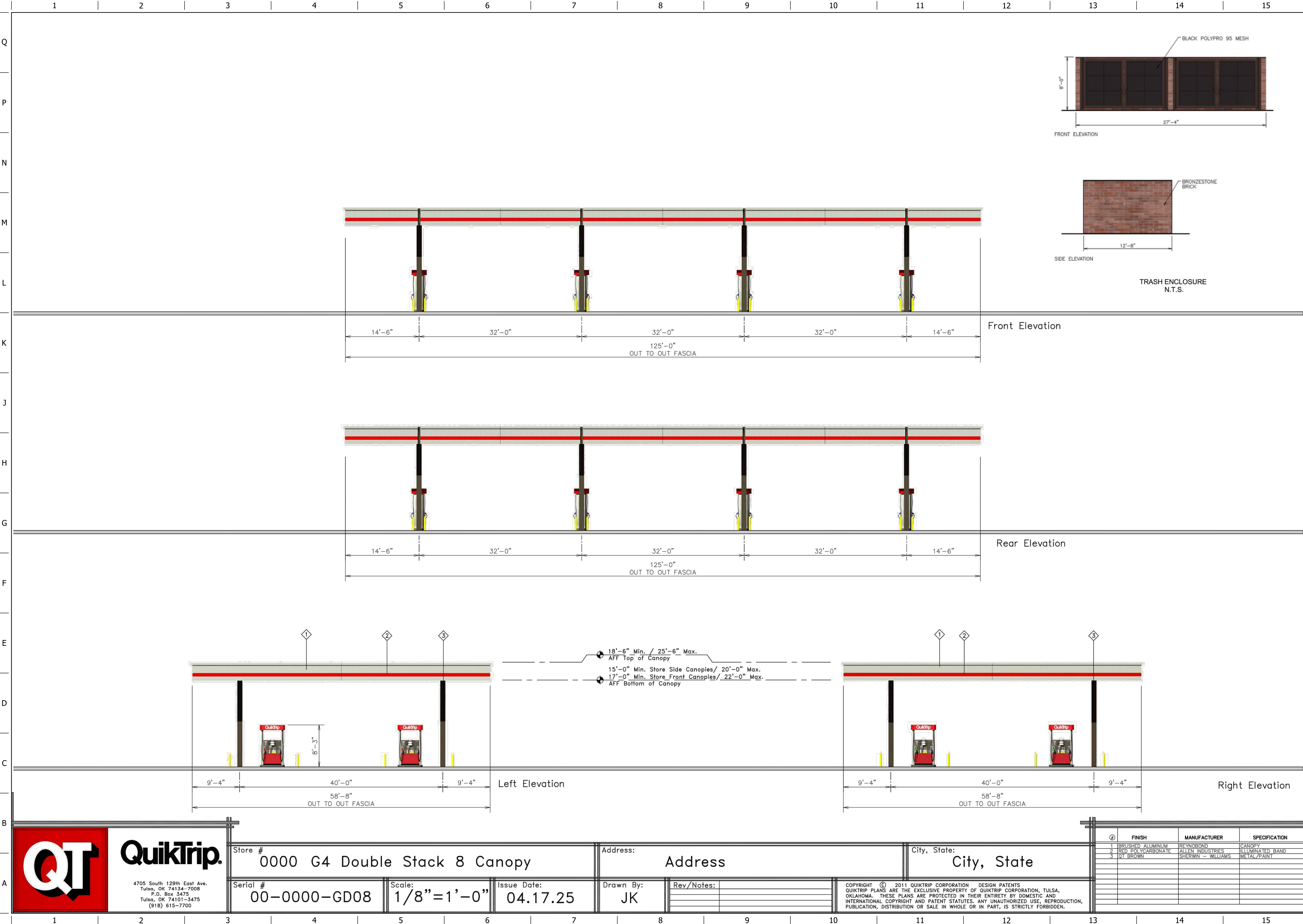
SITE DEVELOPMENT PLAN
BUILDING ELEVATIONS

SHEET NUMBER:

2 OF 25

 QuikTrip 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 0000		G4 Building Elevations		Address: Address		City, State: City, State		<table><tr><th>#</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr><tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>BRUSHED ALUMINUM</td><td>REYNOLDBOND</td><td>FASCIA</td></tr><tr><td>4</td><td>CROSSVILLE</td><td>CROSSVILLE</td><td>EXTERIOR TILE</td></tr><tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr><tr><td>6</td><td>QT BROWN</td><td>SHERWIN-WILLIAMS</td><td>METAL PAINT</td></tr><tr><td>7</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPRO R5 FRESH</td></tr><tr><td>8</td><td>CL-50</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr><tr><td>9</td><td>ICB-55</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr></table>		#	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	BRUSHED ALUMINUM	REYNOLDBOND	FASCIA	4	CROSSVILLE	CROSSVILLE	EXTERIOR TILE	5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT	7	BLACK	ALL COURT FABRICS	POLYPRO R5 FRESH	8	CL-50	ALLEN INDUSTRIES	SIGNAGE	9	ICB-55	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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Serial # 00-0000-G4	Scale: 1/8"=1'-0"	Issue Date: 04.23.25	Drawn By: JK	Rev/Notes: 	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																																													

FILE LOCATION\\KCC\\Civil 3D Projects\\Q14273 Castle Rock, CO\\83-4273 Civil.dwg TAB NAME:Canopy Elevations USER:dkholh SAVED:4/25/2025 11:53 AM PLOTTED:4/25/2025 4:41 PM



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DIVISION: 83
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

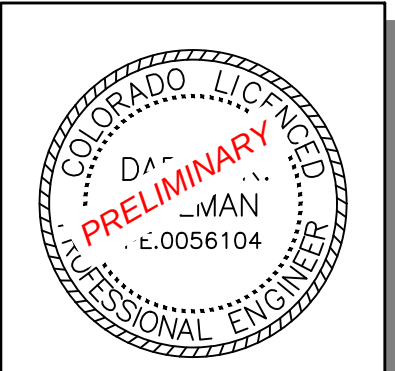
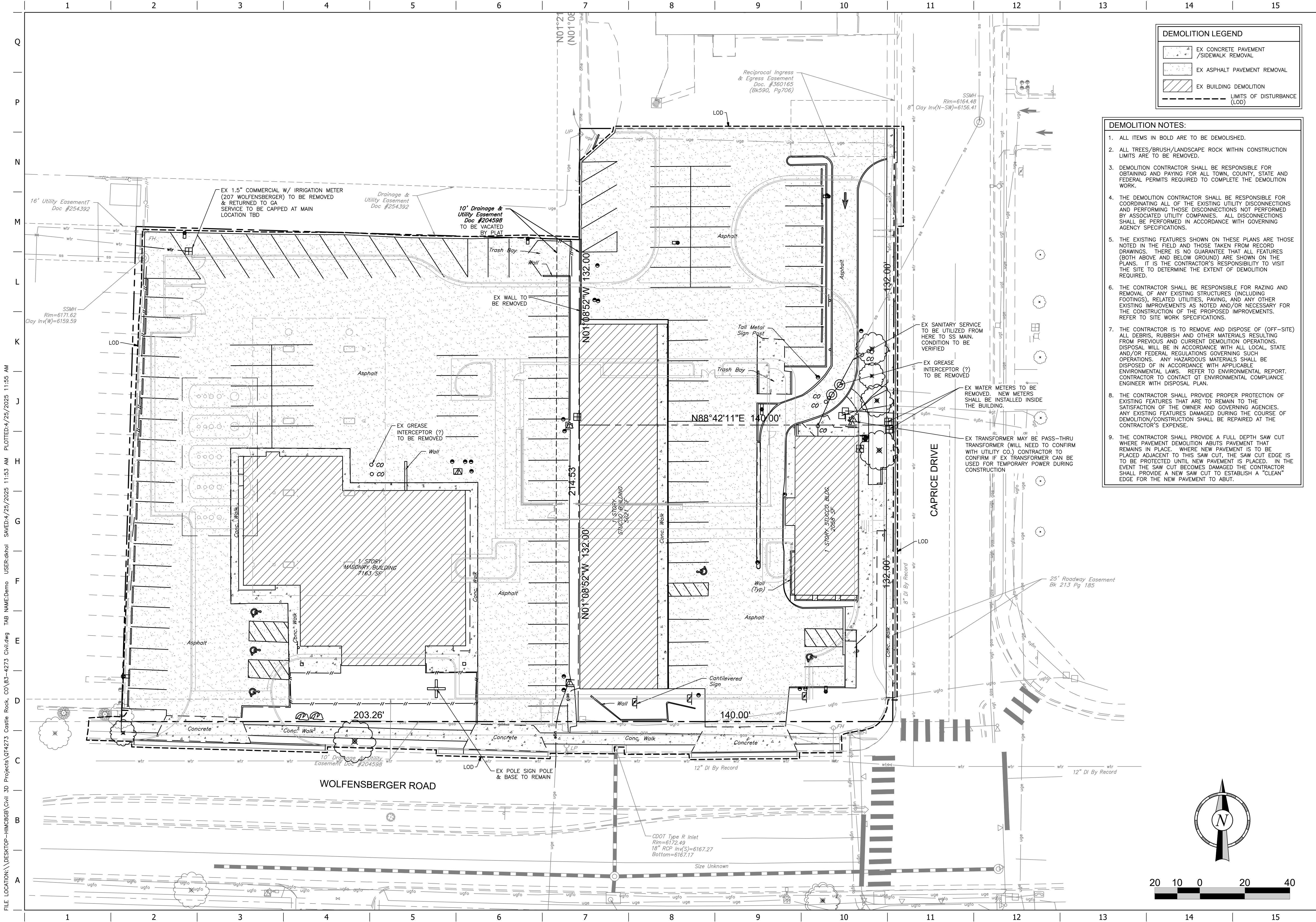
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/25/2025

SHEET TITLE:
SITE DEVELOPMENT PLAN
CANOPY & TRASH
ENCLOSURE ELEVATIONS

SHEET NUMBER:

3 OF 25



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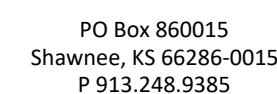
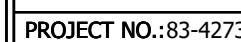
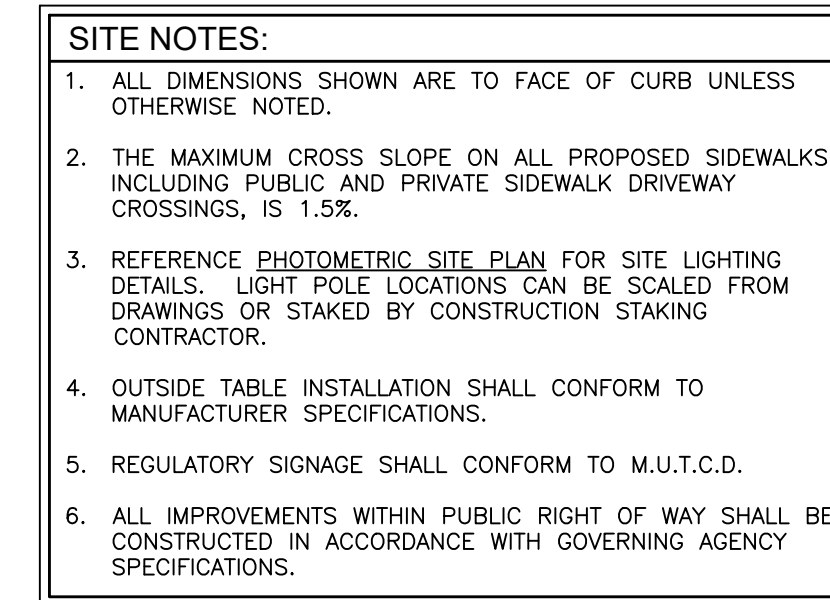
ORIGINAL ISSUE DATE: 04/25/2025

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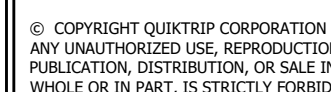
SITE DEVELOPMENT PLAN
DEMOLITION PLAN

SHEET NUMBER:

5 OF 25



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CASTLE ROCK DOUGLAS COUNTY COLORADO 80108



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DIVISION: 83
VERSION: 001
DESIGNED BY: DKH
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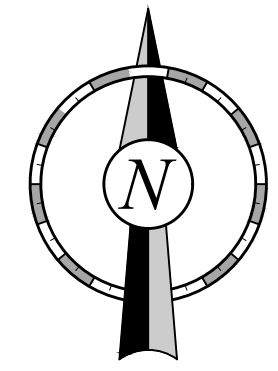
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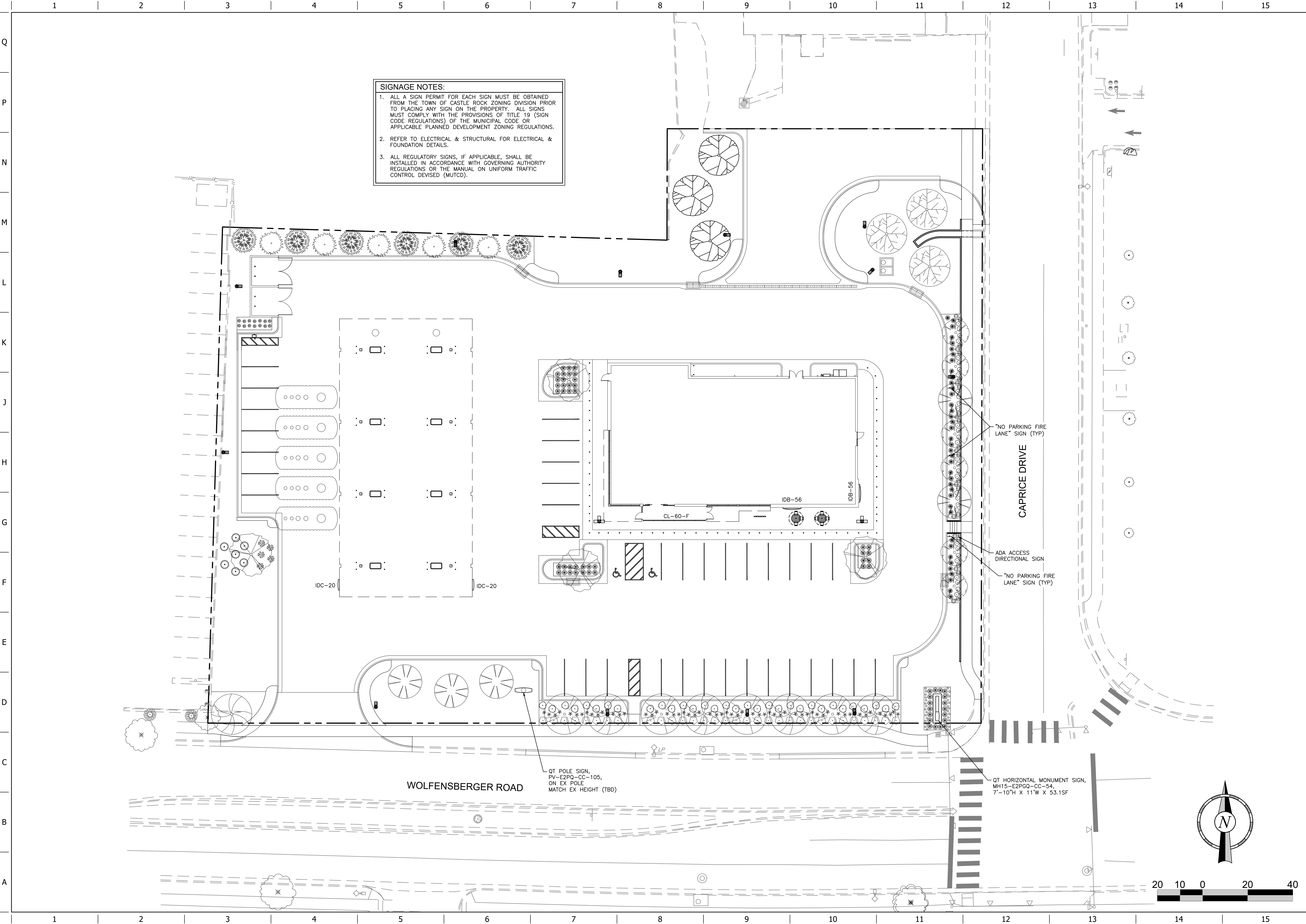
SITE DEVELOPMENT
SITE PLAN

SHEET NUMB

6 0F 25

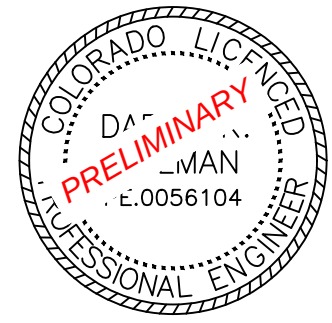


FILE LOCATION: \\DESKTOP-HM2628\\Civi 3D Projects\\QT4273 Castle Rock, CO\\83-4273 Civi.dwg TAB NAME: Signage USER: daniel PLOTTED: 4/25/2025 11:55 AM SAVED: 4/25/2025 11:53 AM



SIGNAGE NOTES:

1. ALL A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
2. REFER TO ELECTRICAL & STRUCTURAL FOR ELECTRICAL & FOUNDATION DETAILS.
3. ALL REGULATORY SIGNS, IF APPLICABLE, SHALL BE INSTALLED IN ACCORDANCE WITH GOVERNING AUTHORITY REGULATIONS OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



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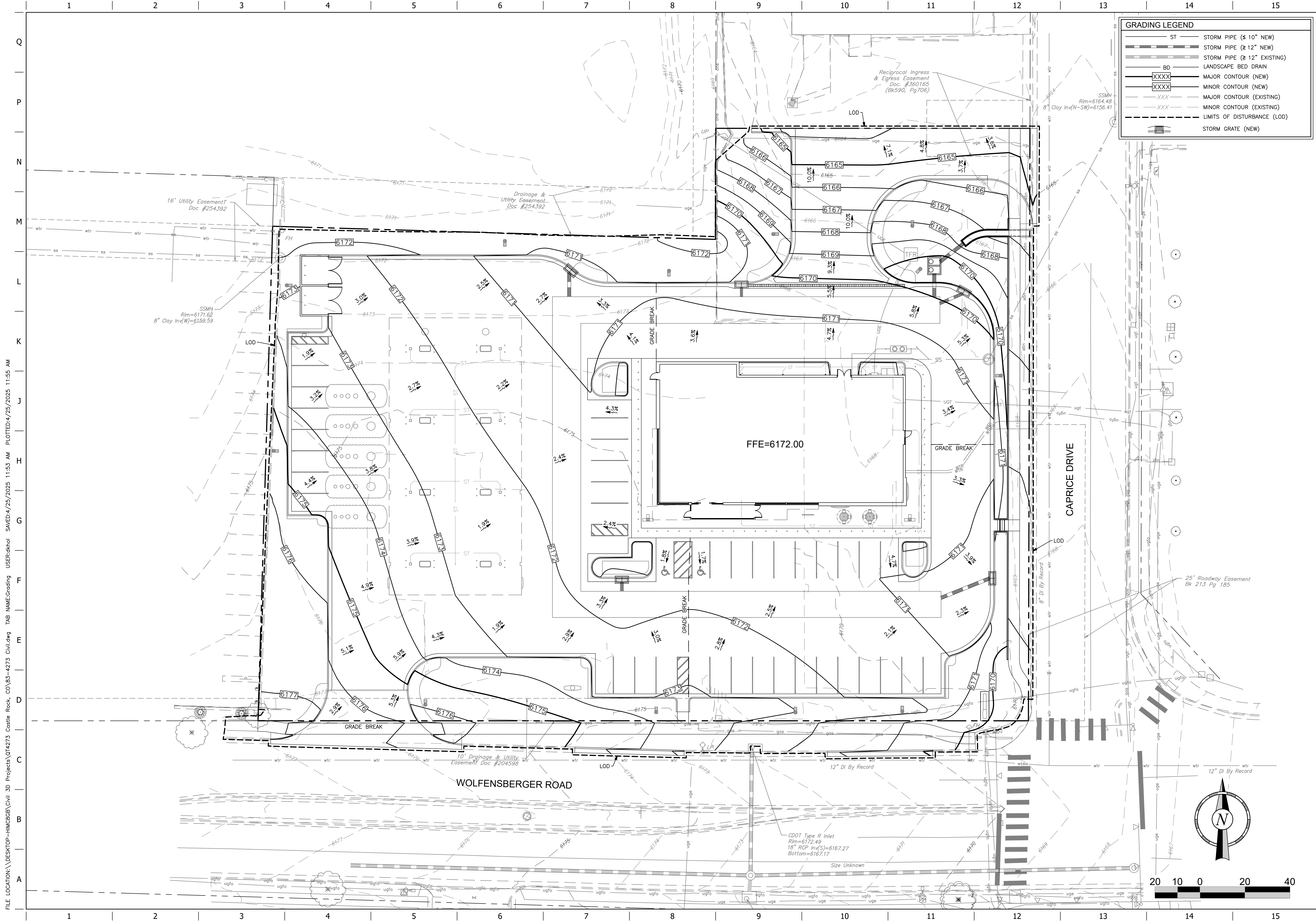
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04/25/2025

SHEET TITLE:
**SITE DEVELOPMENT PLAN
SIGNAGE PLAN**

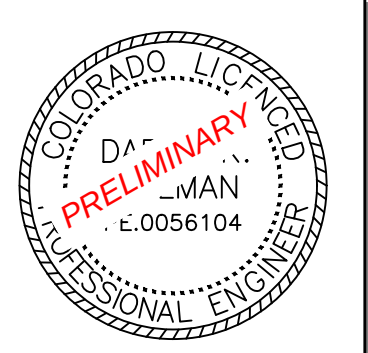
SHEET NUMBER:

7 OF 25



GRADING LEGEND

- ST — STORM PIPE (≤ 10" NEW)
- ST — STORM PIPE (≥ 12" NEW)
- ST — STORM PIPE (≥ 12" EXISTING)
- BD — LANDSCAPE BED DRAIN
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXXX — MAJOR CONTOUR (EXISTING)
- XXXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE (LOD)
- [Symbol] — STORM GRATE (NEW)



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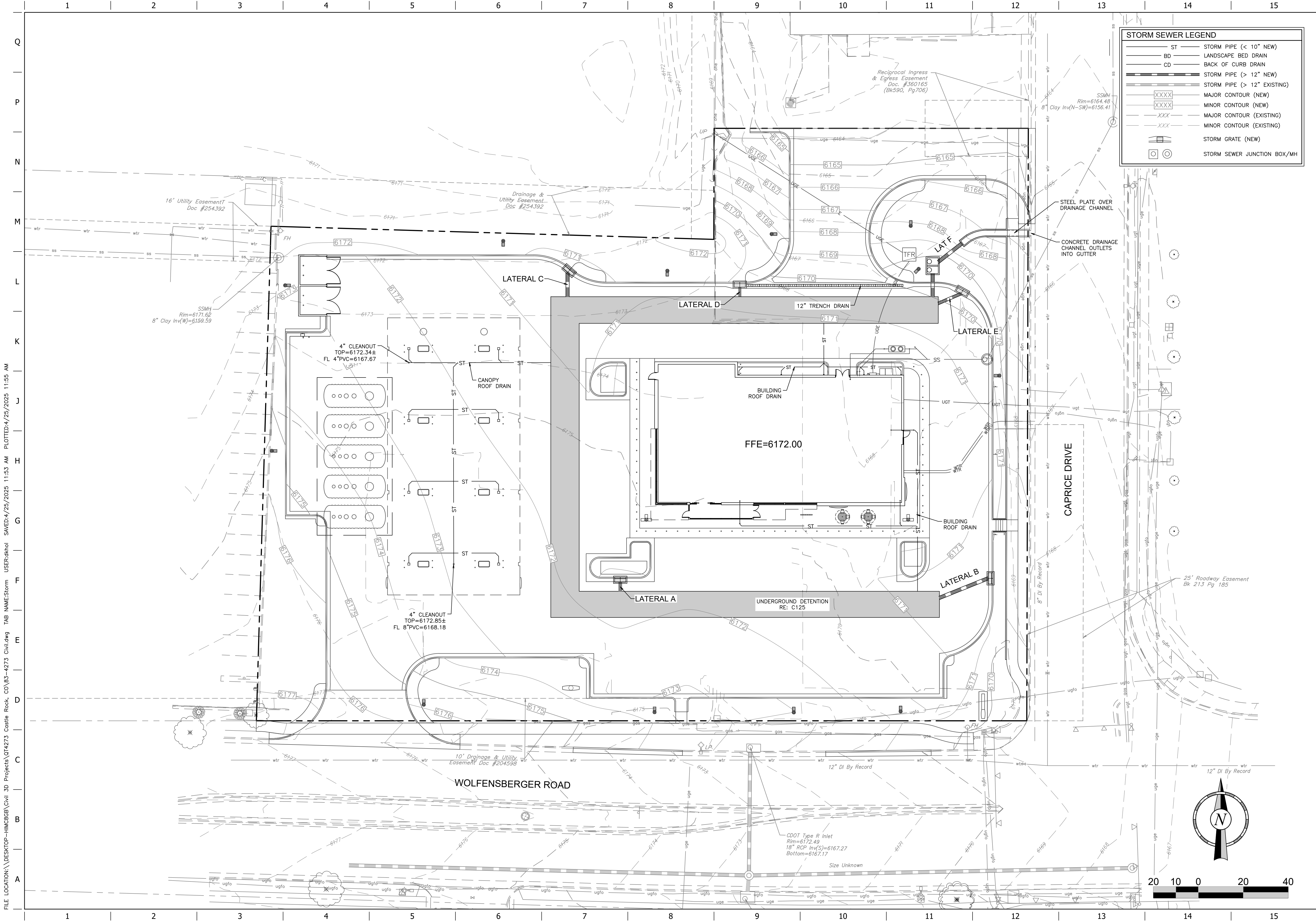
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ORIGINAL ISSUE DATE: 04/25/2025

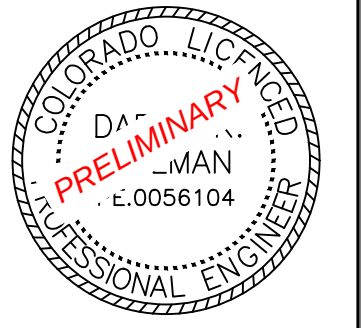
SHEET TITLE:
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET NUMBER:

9 OF 25



STORM SEWER LEGEND	
ST	STORM PIPE (< 10" NEW)
BD	LANDSCAPE BED DRAIN
CD	BACK OF CURB DRAIN
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	STORM GRATE (NEW)
	STORM SEWER JUNCTION BOX/MH



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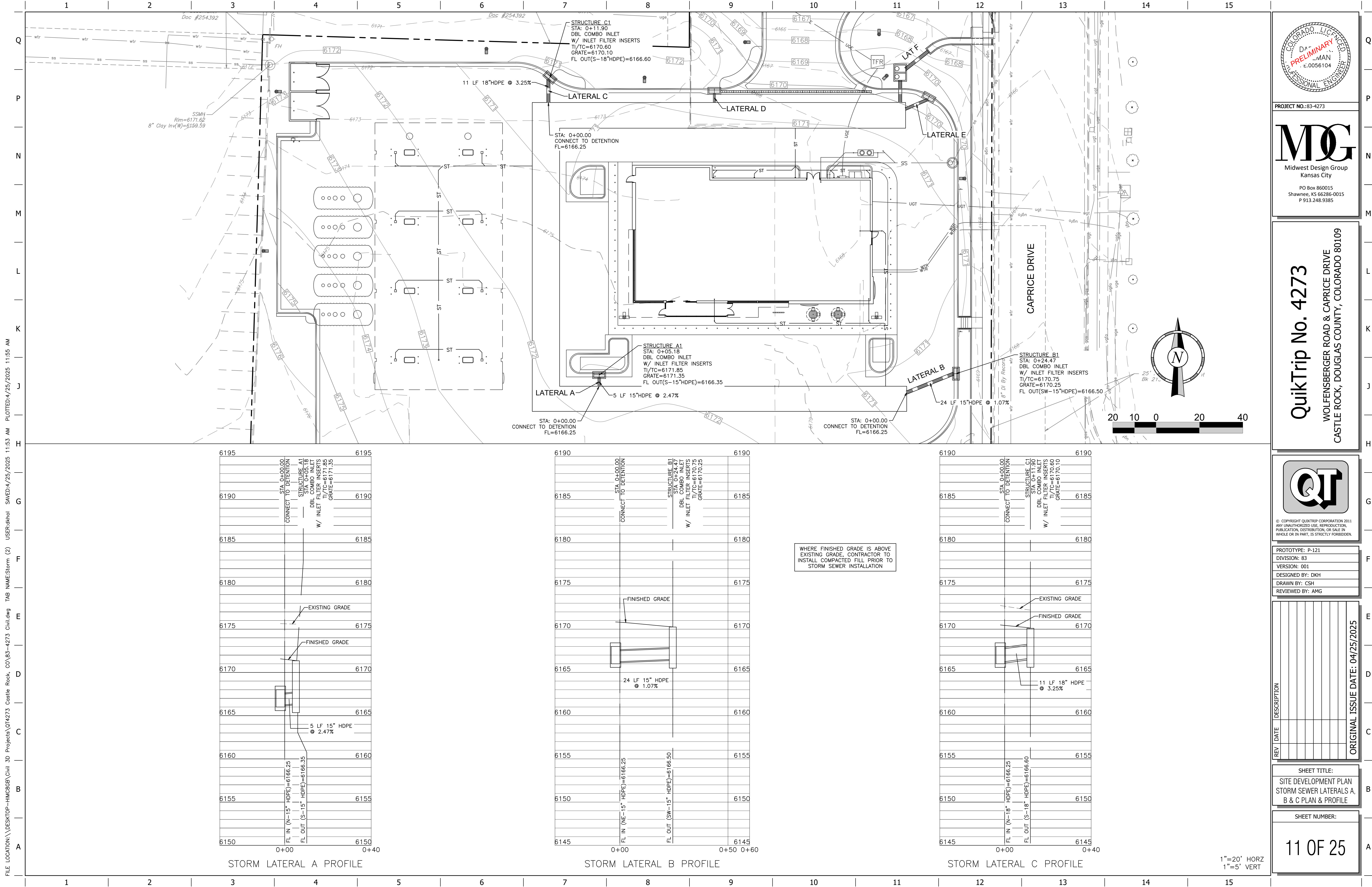
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SITE DEVELOPMENT PLAN
STORM SEWER PLAN

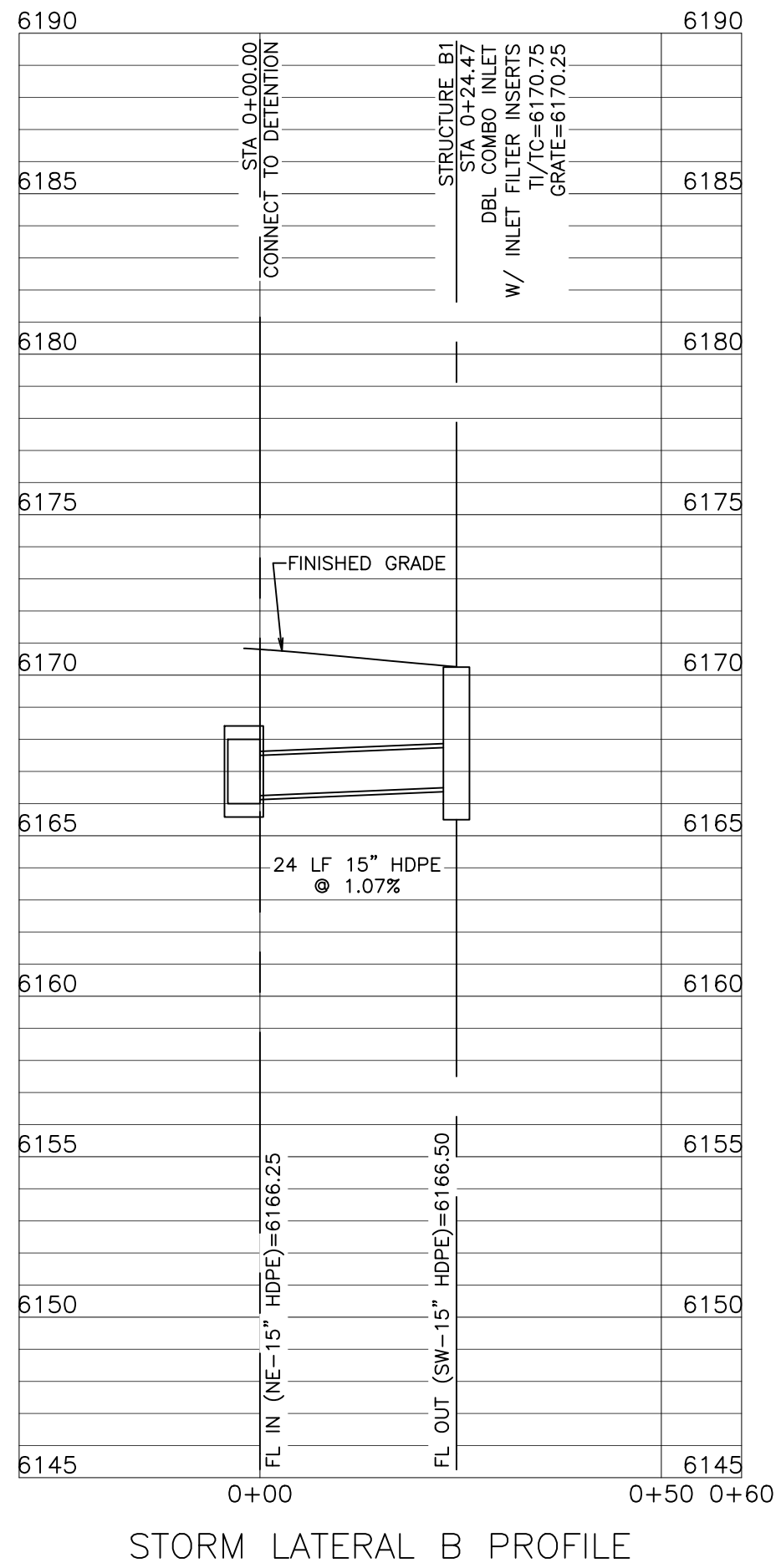
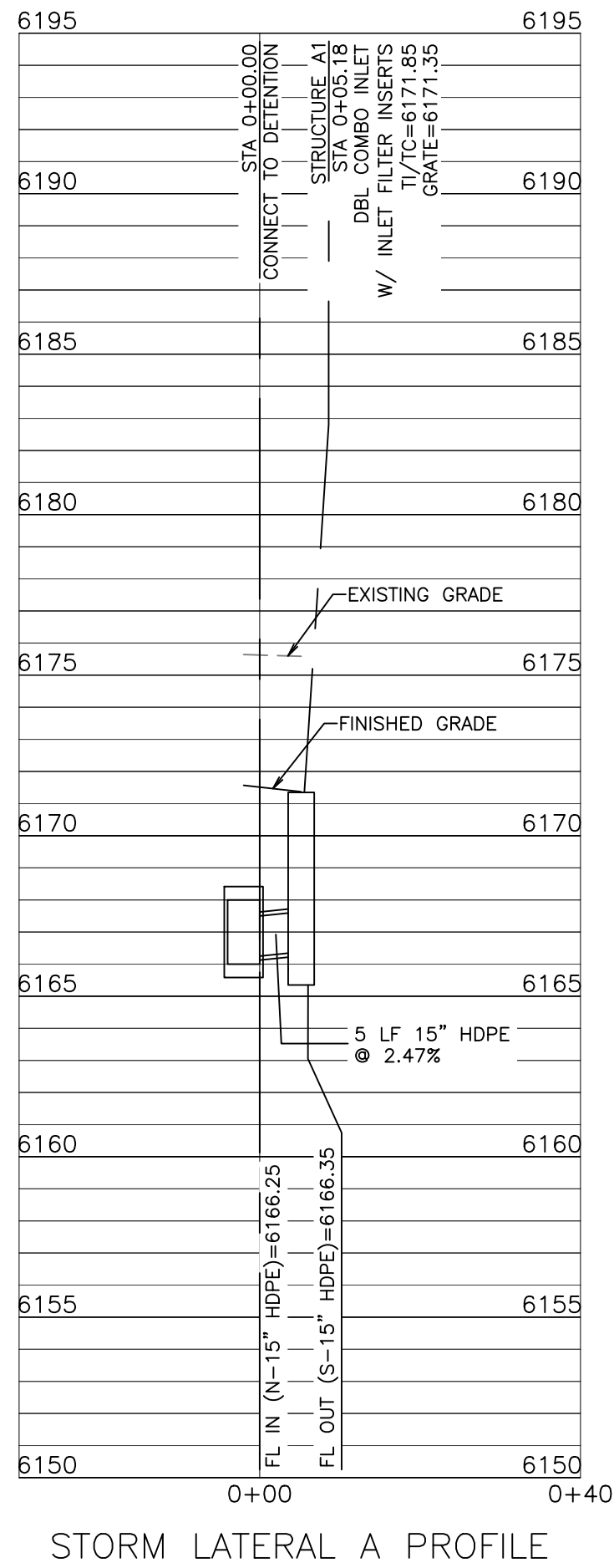
SHEET NUMBER:

10 OF 25

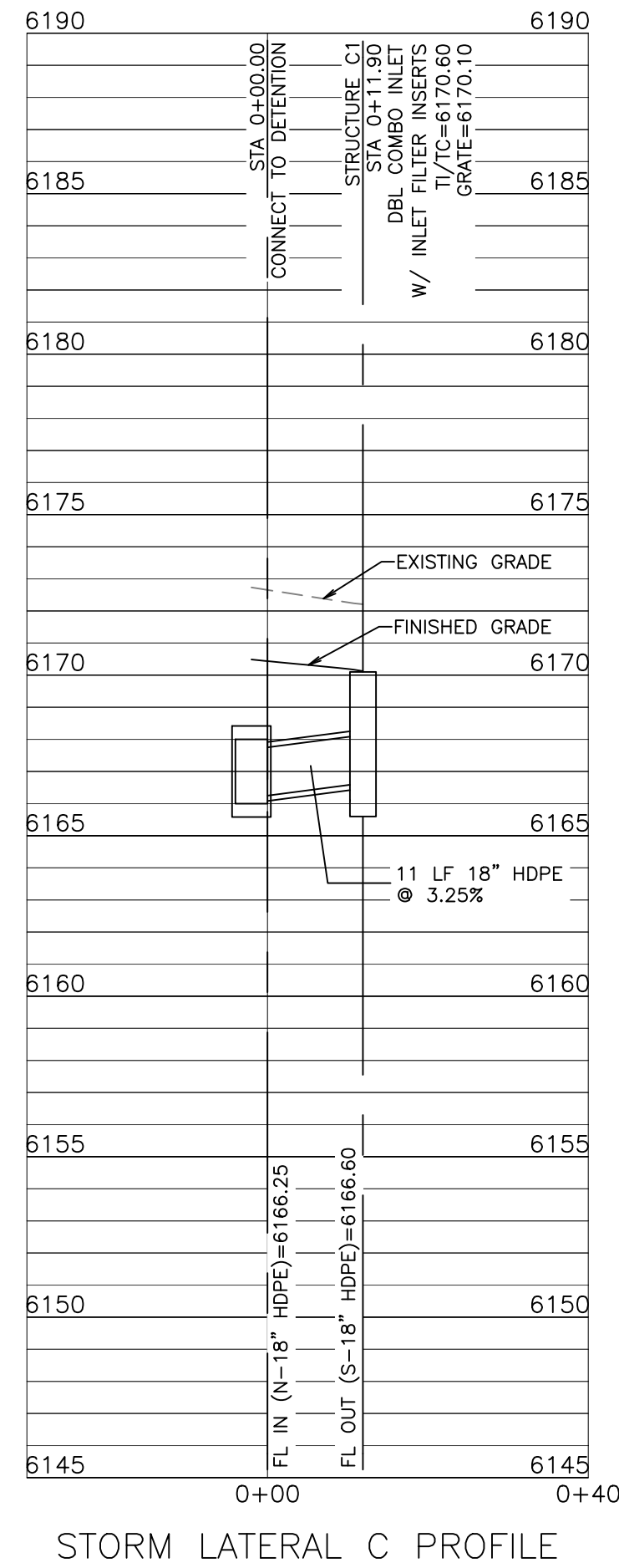
ORIGINAL ISSUE DATE: 04/25/2025



FILE LOCATION: \\DESKTOP-HM0608\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME:Storm (2) USER:dkh01 SAVED:4/25/2025 11:53 AM PLOTTED:4/25/2025 11:55 AM



WHERE FINISHED GRADE IS ABOVE
EXISTING GRADE, CONTRACTOR TO
INSTALL COMPACTED FILL PRIOR TO
STORM SEWER INSTALLATION



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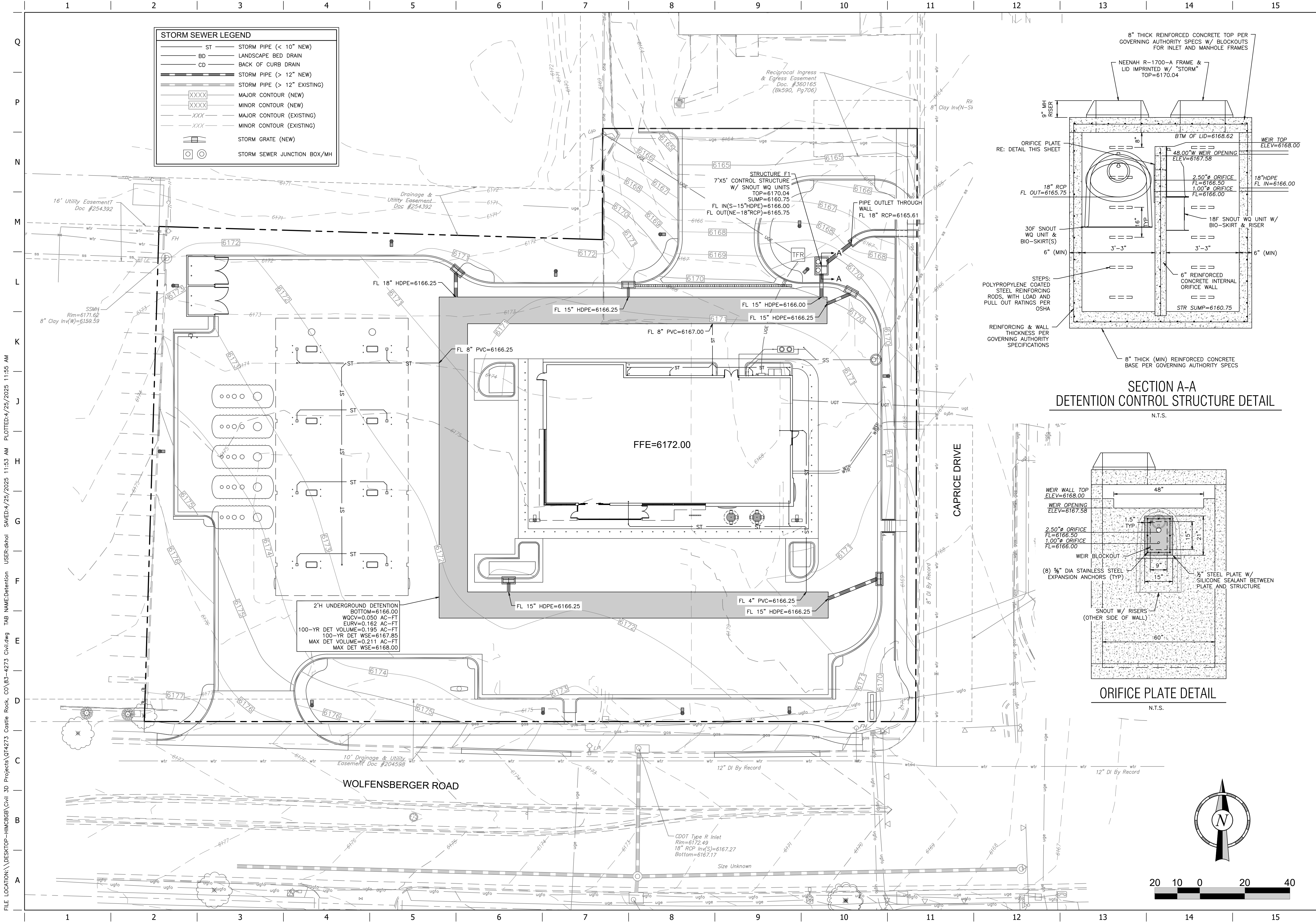
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE DEVELOPMENT PLAN
STORM SEWER LATERALS A,
B & C PLAN & PROFILE

SHEET NUMBER:

11 OF 25

ORIGINAL ISSUE DATE: 04/25/2025



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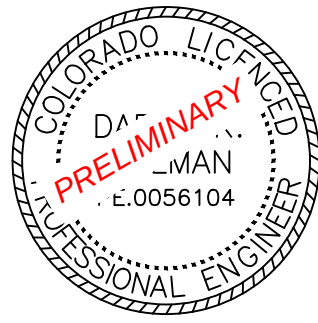
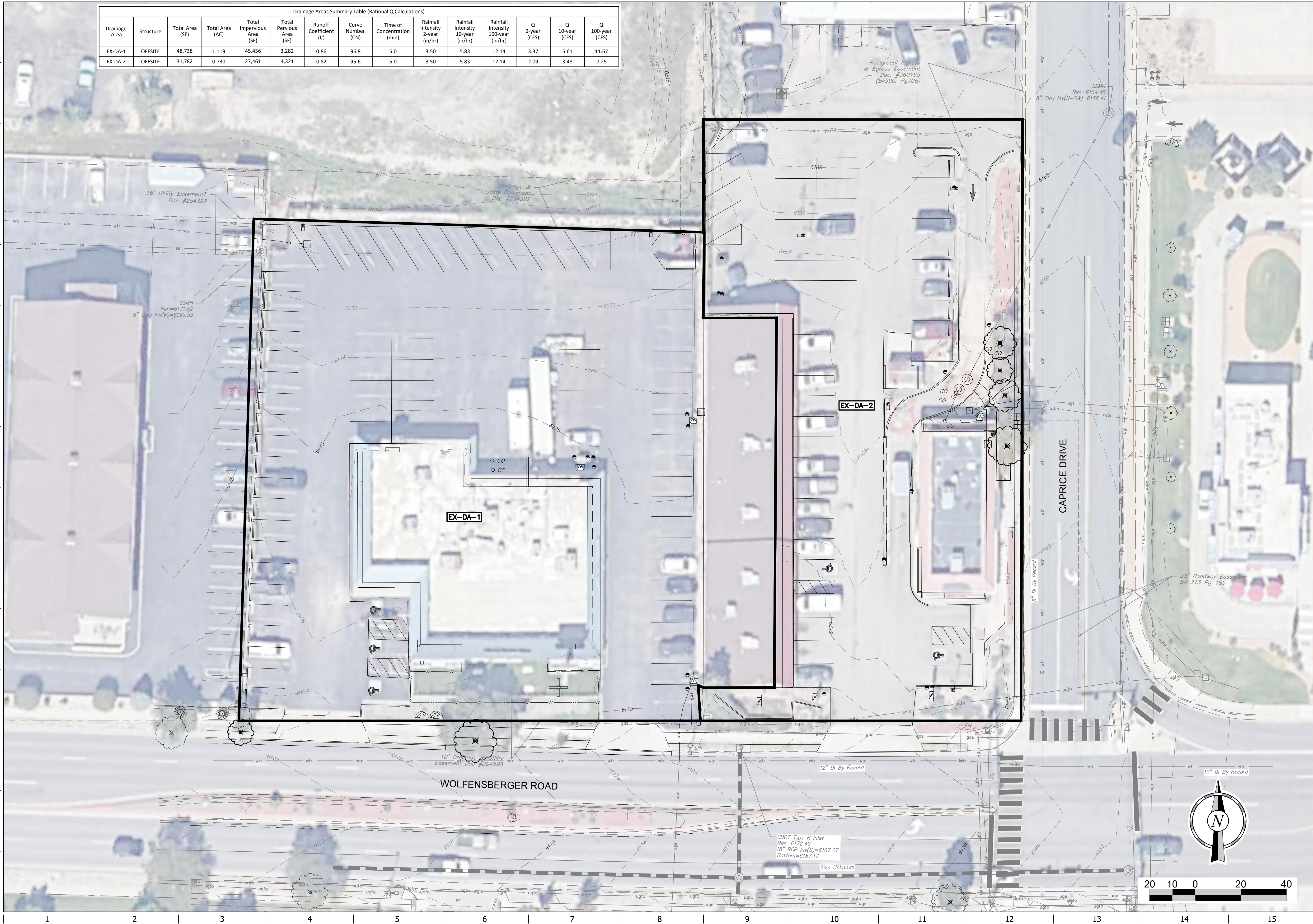
SHEET TITLE:
SITE DEVELOPMENT PLAN
STORMWATER DETENTION
PLAN

SHEET NUMBER:
13 OF 25

ORIGINAL ISSUE DATE: 04/25/2025

FILE LOCATION: \\DESKTOP-HM2608\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME:Pre Dev Map USER:skhol SAVED:4/25/2025 11:53 AM PLOTTED:4/25/2025 11:55 AM

Drainage Areas Summary Table (Rational Q Calculations)														
Drainage Area	Structure	Total Area (SF)	Total Area (AC)	Total Impervious Area (SF)	Total Pervious Area (SF)	Runoff Coefficient (C)	Curve Number (CN)	Time of Concentration (min)	Rainfall Intensity 2-year (in/hr)	Rainfall Intensity 10-year (in/hr)	Rainfall Intensity 100-year (in/hr)	Q 2-year (CFS)	Q 10-year (CFS)	Q 100-year (CFS)
EX-DA-1	OFFSITE	48,738	1.119	45,456	3,282	0.86	96.8	5.0	3.50	5.83	12.14	3.37	5.61	11.67
EX-DA-2	OFFSITE	31,782	0.730	27,461	4,321	0.82	95.6	5.0	3.50	5.83	12.14	2.09	3.48	7.25



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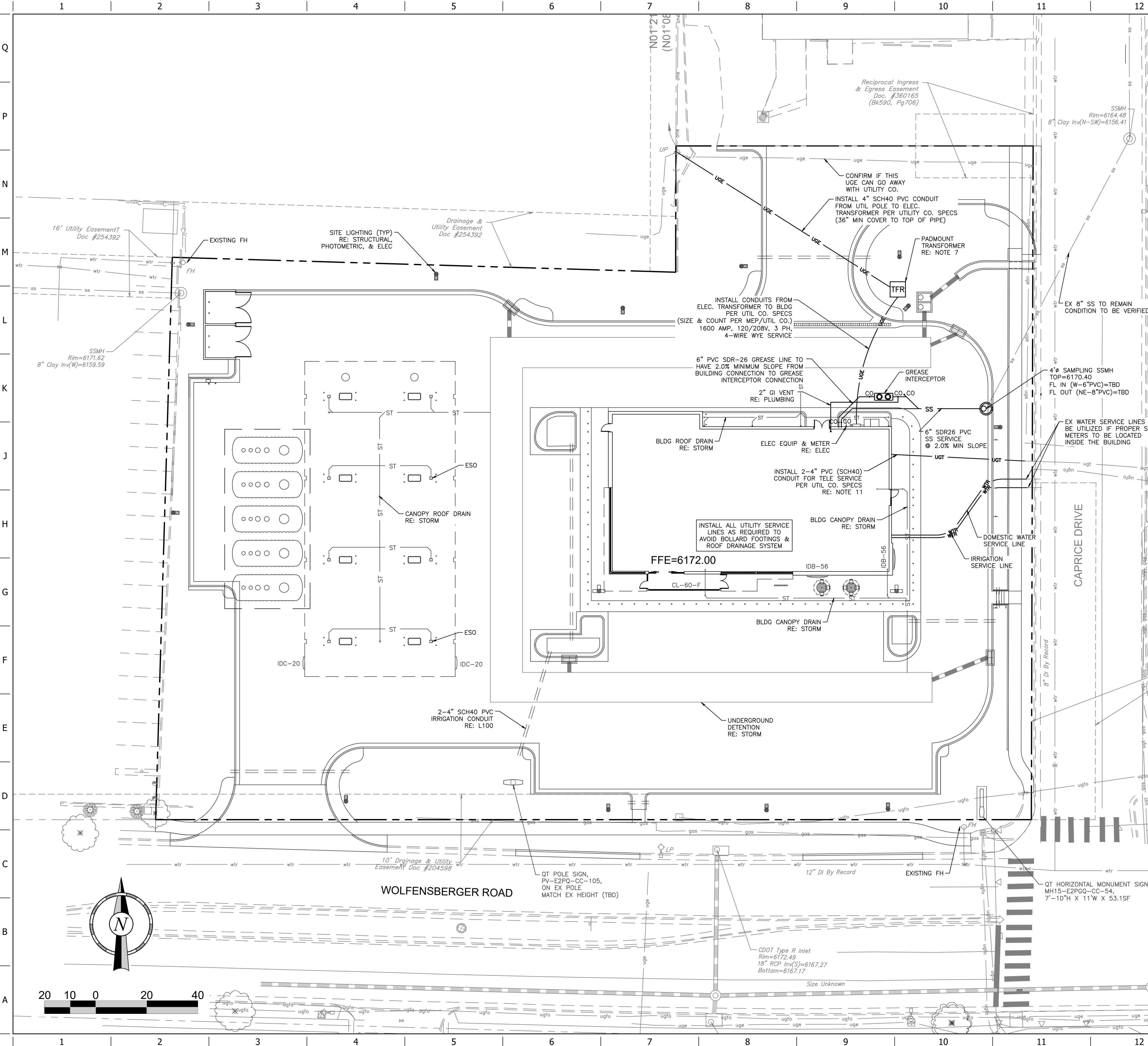
ORIGINAL ISSUE DATE: 04/25/2025

SHEET TITLE:
SITE DEVELOPMENT PLAN
PRE-DEVELOPED DRAINAGE
AREA MAP

SHEET NUMBER:

14 OF 25

FILE LOCATION: \\VDSKTOP-HMC608\Civil 3D Projects\QT4273 Castle Rock, CO\83-4273 Civil.dwg TAB NAME:Utility USER:cdm010101 SAVED:4/25/2025 11:53 AM PLOTTED:4/25/2025 11:56 AM



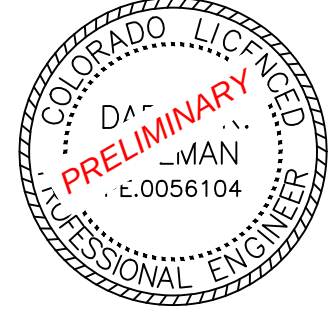
UTILITY LEGEND (NEW)

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
ST	STORM PIPE (≥ 12")
XXXX	MAJOR CONTOUR
XXXX	MINOR CONTOUR
---	CONCRETE CURB AND GUTTER
⊙	LIGHT POLE - 6' MIN. CLEAR FROM F/C
⊙	SHIELDED LIGHT POLE

- UTILITY NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND FIELD LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.
 - ALL UTILITY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY/GOVERNING AGENCY SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND COORDINATING ALL REQUIRED INSPECTIONS WITH THE GOVERNING AUTHORITIES.
 - WHERE POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS AND VEHICULAR TRAFFIC FLOW.
 - THE CONTRACTOR IS TO ENSURE PROPER CLEARANCE BETWEEN PROPOSED UTILITY SERVICES AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THESE IMPROVEMENTS. PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO, ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.
 - THE CONTRACTOR SHALL COORDINATE ANY UTILITY SERVICE DISRUPTIONS, IF ANY, WITH ADJACENT PROPERTY OWNERS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL UTILITY BUILDING ENTRANCE LOCATIONS SHOWN MATCH THE ARCHITECTURAL PLANS. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IF DISCREPANCIES EXIST.
 - CONTRACTOR TO COORDINATE ELECTRICAL SERVICE (AND TEMPORARY POWER) WITH UTILITY PROVIDER. CONTRACTOR TO INSTALL TRANSFORMER & SECTIONALIZER(S) (IF REQUIRED) FOUNDATIONS, AND PRIMARY/SECONDARY ELECTRICAL CONDUIT IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS.
 - DOMESTIC AND IRRIGATION BACKFLOW PREVENTERS AND METERS ARE TO BE LOCATED INSIDE THE BUILDING. REFER TO PLUMBING PLANS.
 - EXISTING WATER SERVICE TAPS ARE TO BE UTILIZED FOR THIS PROJECT. SIZE CONFIRMATION PENDING.
 - EXTERIOR WATER SERVICE LINES SHALL BE K-COPPER.
 - CONTRACTOR SHALL VERIFY THE TELEPHONE CONDUIT TERMINATION POINT WITH UTILITY COMPANY.
 - UTILITY CONTRACTOR SHALL TERMINATE LAWN IRRIGATION LINE AT GREEN SPACE TO MINIMIZE FITTINGS UNDER PAVEMENT. THE END OF THE LINE SHALL BE CLEARLY MARKED FOR IRRIGATION CONTRACTOR.

- SITE DEVELOPMENT PLAN UTILITY NOTES:**
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

- SANITARY SEWER SERVICE NOTES:**
- THE CONTRACTOR IS TO ENSURE PROPER CLEARANCE BETWEEN PROPOSED SEWER SERVICES AND EXISTING/PROPOSED UTILITIES DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND COORDINATING ALL REQUIRED INSPECTIONS WITH THE CITY/UTILITY COMPANIES.
 - SANITARY SEWER SERVICE LINE SHALL BE SDR 26 PVC WITH 36" MINIMUM COVER. SANITARY SEWER SERVICE IS TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY REGULATIONS. 4" SANITARY SEWER CLEANOUTS ARE TO BE INSTALLED AT ALL POINTS OF DEFLECTION ALONG THE SERVICE AND AS NOTED. THE PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS.
 - CONTRACTOR TO INSTALL NECESSARY FITTINGS REQUIRED TO ENLARGE 4" SANITARY SEWER SERVICE LINES TO 6" SANITARY SEWER SERVICE LINES IMMEDIATELY OUTSIDE BUILDING FOUNDATION WALLS.
 - GREASE INTERCEPTOR SHALL CONFORM TO GOVERNING AGENCY SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACCESS MANHOLES TO FINISH GRADE. REFER TO PLUMBING PLANS FOR GREASE INTERCEPTOR DETAILS.
 - EXTERIOR GREASE SANITARY SEWER LINES ARE TO BE 6" SDR26. CONTRACTOR TO ENLARGE 4" GREASE LINES TO 6" IMMEDIATELY OUTSIDE BUILDING FOUNDATION WALLS.
 - ALL SANITARY SEWER CLEANOUTS ARE TO BE 4" DIAMETER UNLESS OTHERWISE NOTED. REFER TO PROJECT SPECIFICATIONS FOR MANUFACTURER INFORMATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL SEWER BUILDING ENTRANCE LOCATIONS SHOWN MATCH THE ARCHITECTURAL PLANS. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IF DISCREPANCIES EXIST.
 - CONNECTION OF PIPES OF DIFFERENT MATERIALS SHALL BE MADE USING A MISSION FLEX-SEAL ARC COUPLING, FERNCO STRONGBACK RC COUPLING (OR APPROVED EQUAL) TO PROVIDE A PERMANENT AND WATERTIGHT CONNECTION WHICH INCLUDES A STAINLESS STEEL SOLID WALL THAT WILL WITHSTAND THE HYDROSTATIC TEST PRESSURE AND PREVENT THE OFFSET OF THE JOINT WITHIN THE COUPLING.



PROJECT NO.:83-4273



PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 4273
WOLFENSBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109



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PROTOTYPE: P-121
DIVISION: 83
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

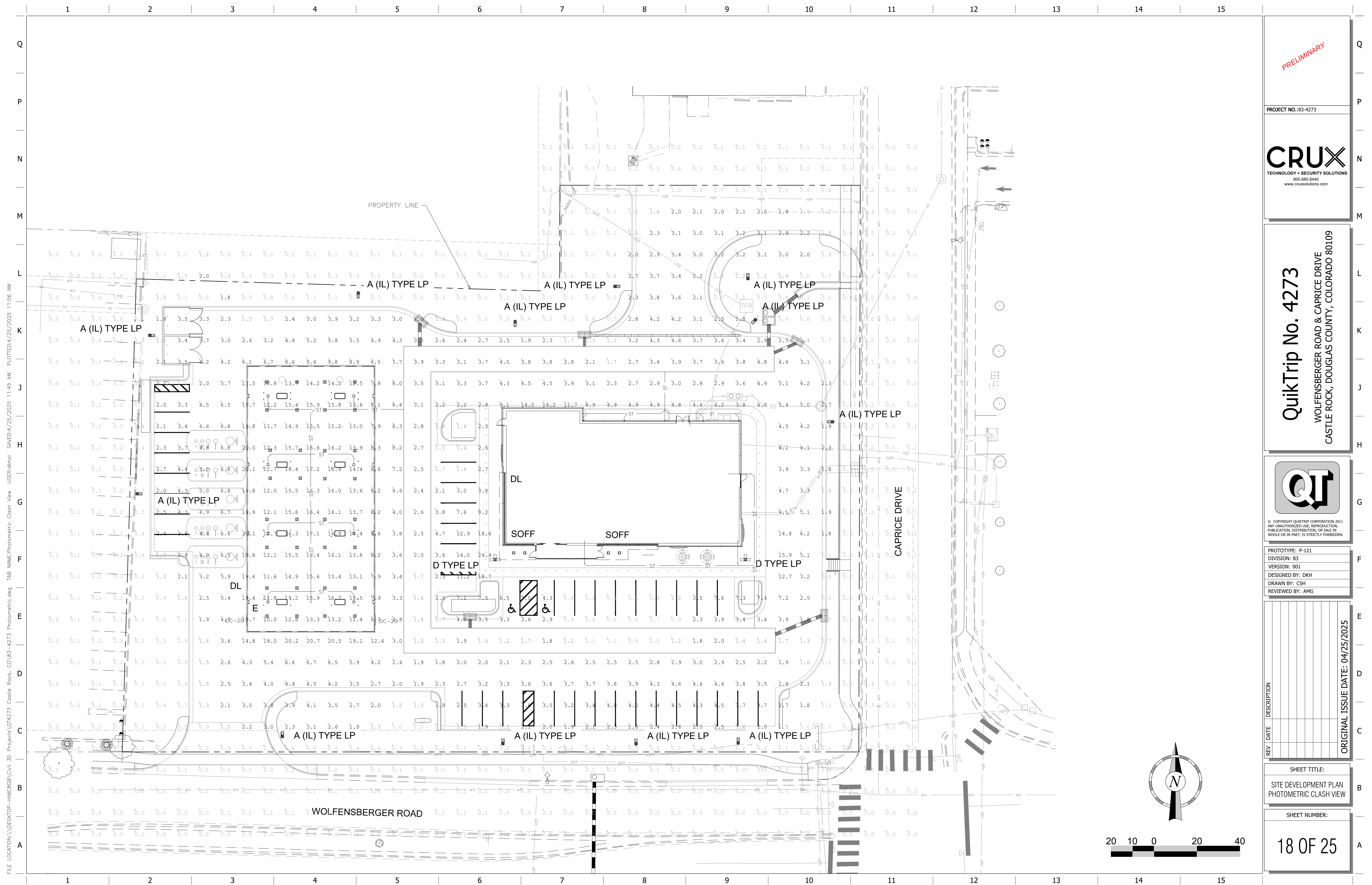
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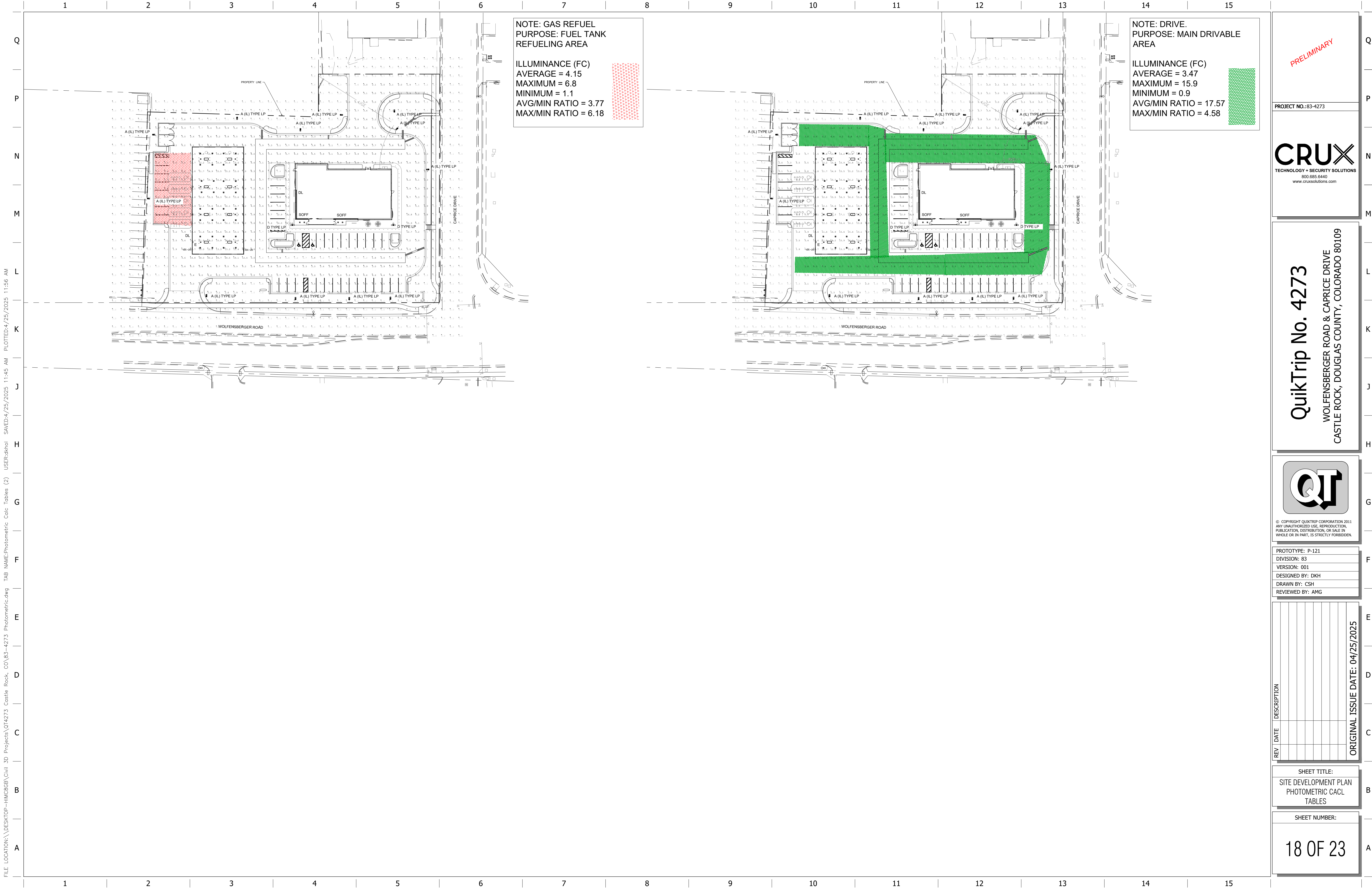
SHEET TITLE:
**SITE DEVELOPMENT PLAN
UTILITY PLAN**

SHEET NUMBER:

16 OF 25

ORIGINAL ISSUE DATE: 04/25/2025





PRELIMINARY

PROJECT NO.: 83-4273

CRUX
TECHNOLOGY + SECURITY SOLUTIONS
800.685.6440
www.cruxsolutions.com

QuikTrip No. 4273

WOLFENSBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109



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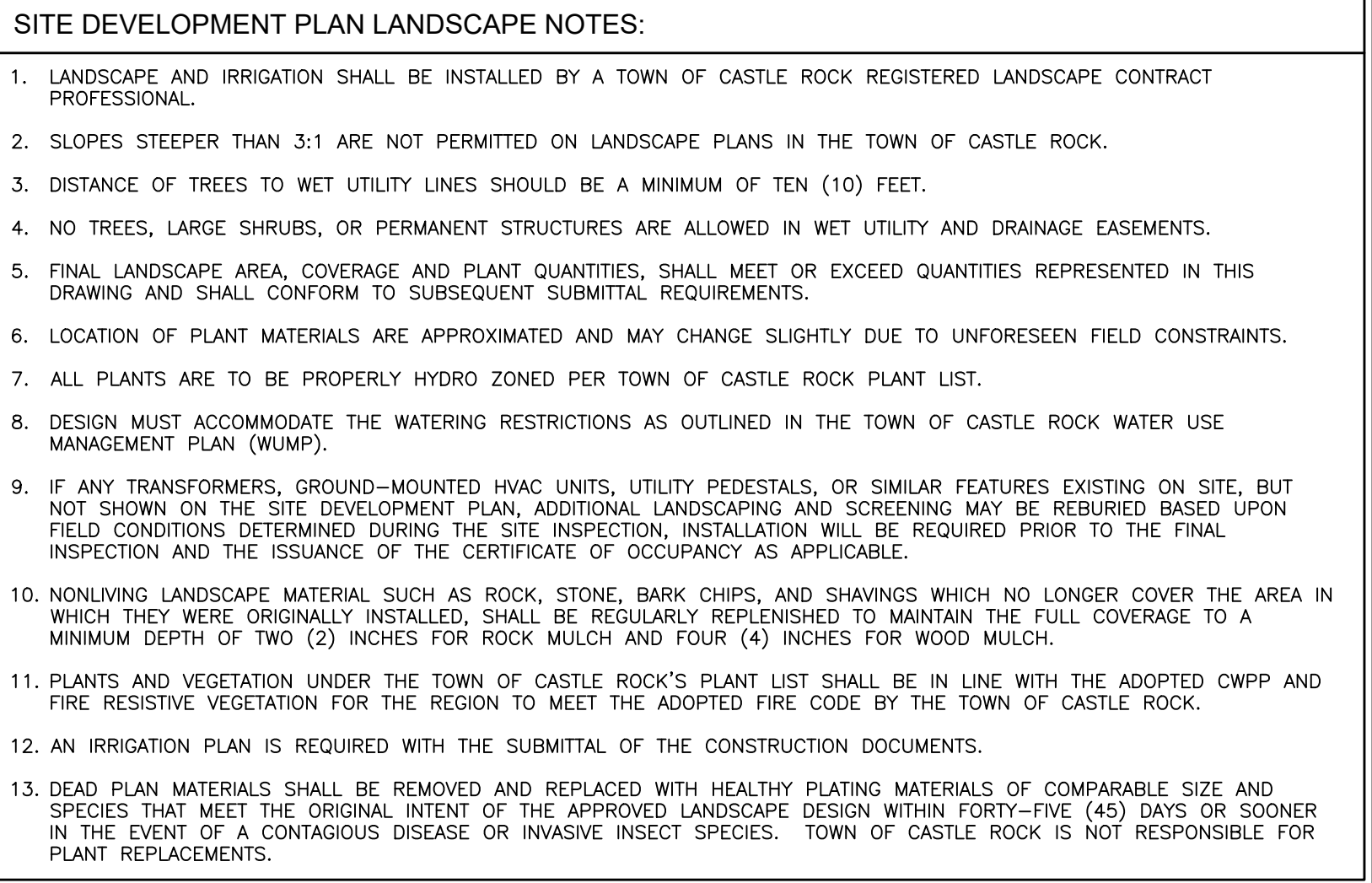
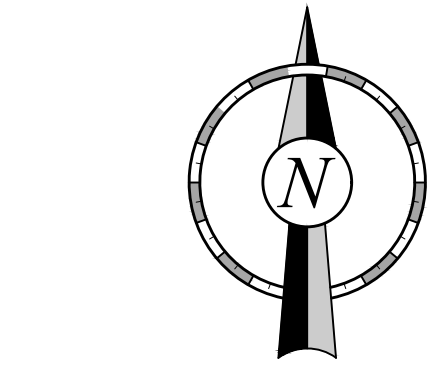
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REV	DATE	DESCRIPTION
ORIGINAL ISSUE DATE: 04/25/2025		

SHEET TITLE:
SITE DEVELOPMENT PLAN
PHOTOMETRIC CACL
TABLES

SHEET NUMBER:

18 OF 23





NON-RESIDENTIAL SITE INVENTORY

State of Colorado License Landscape Architect # _____

Town of Castle Rock Registered Professional: _____

Town of Castle Rock Registration # _____

Company Name: _____

Phone: _____

Project Name: QuikTrip No. 4273

Address: _____

Email: _____

Date: _____

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape (10% 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 (cu.yds. Per 1000 SF)
80,520	8,052	0	17,299	16	16	32	32	18.5
Turf Grass Square Footage	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (S1)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	6,039	N/A		2,013	17,906		8	Yes ☒ 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 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
7,568	757	0	737	2	3	3	40

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

Number of Parking Spaces	Number of Landscaped Islands Required (1 Island per 15 spaces)	Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per Island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per Island/peninsula)	Provided Shrubs
43	3		4	3	11	40

*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 7.2.1.2.1(c) of the Landscape and Irrigation Criteria Manual.

STREETSCAPE*						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Wolfensberger Road	343.26	9	0	9	2	121
Caprice Drive	264	7	0	8	2	36

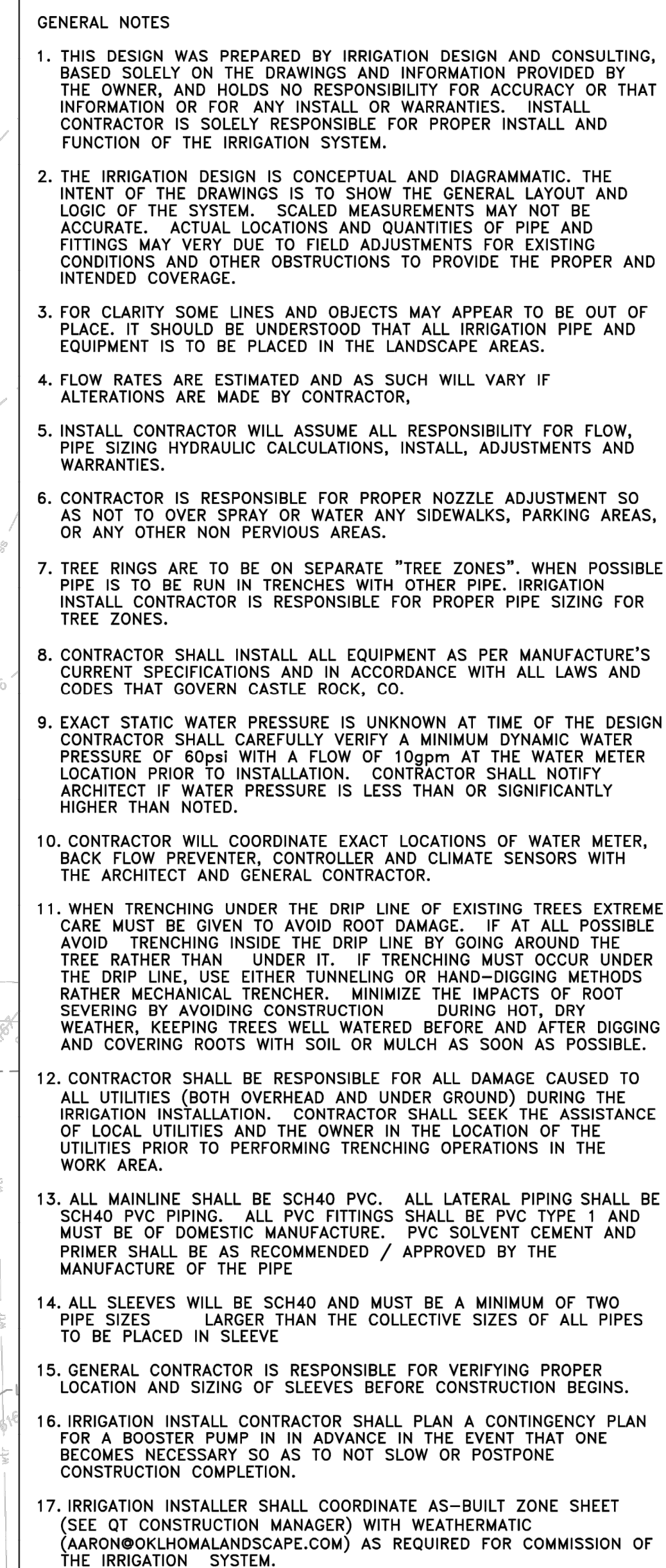
*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual

**Streetscape does not count towards overall site landscape requirements

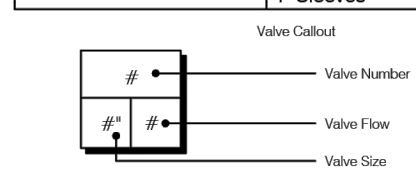
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.

**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

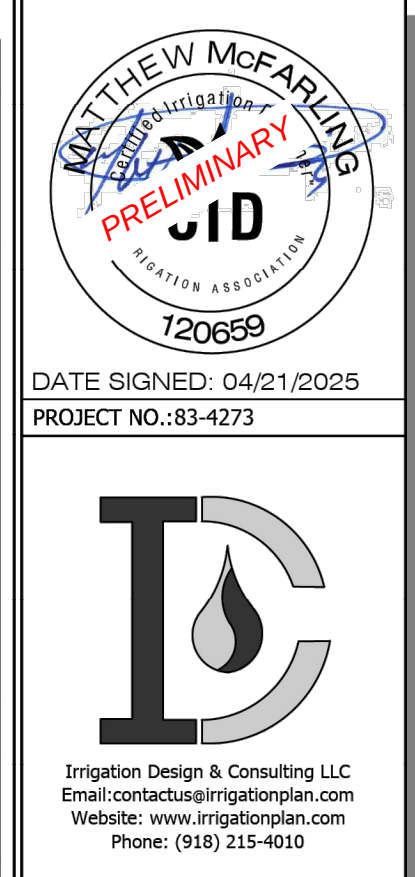
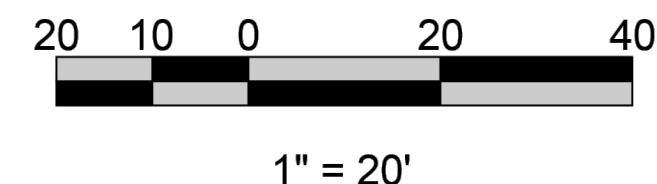
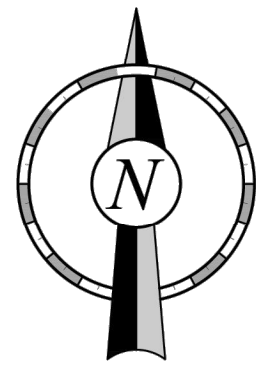
21 0F 25



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		QTY
	Rain Bird Rain Bird 1/2" P Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		6
	Netafim TDL-09-12 Drip Ring		40
	Area to Receive Dripline Netafim TDL-04-12 Techline Pressure Compensating Landscape Dripline. 0.4 GPH emitters at 12" O.C. Drip Lateral Internals spaced at 12" apart, with emitters other for triangular pattern. Surface and Sub Surface installations. UV Resistant.		2,356 ft
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		QTY
	Landscaping Products Inc. BBV Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications. Sized to fit mainline.		1
	Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.		1
	Zurn 975XL 1" Reduced Pressure Backflow device		1
	Weathermatic SL540TW SmartLine 48 zone 2-wire controller, internal 120VAC/230VAC transformer, large backlit LCD display, Multi-station simultaneous operation. (Supplied by QT and installed by contractor)		1
	Weathermatic SLWS Wireless Weather Sensor for ET Based Watering, 900mhz - 1500rh. line of site range		1
	Water Meter 3/4"		1
-----	Irrigation Lateral Line: PVC Schedule 40 3/4"		1,607 ft
-----	Irrigation Lateral Line: PVC Schedule 40 1"		2.6 ft
-----	Irrigation Mainline: PVC Schedule 40 1"		1,020 ft
-----	Irrigation Mainline: Type K Copper Pipe 1" To be installed by General Contractor		75.9 ft
-----	Pipe Sleeve: PVC Schedule 40 4' Sleeves		506.9 ft



EXACT STATIC PRESSURE WAS UNKNOWN AT TIME OF DESIGN. IRRIGATION INSTALL CONTRACTOR MUST VERIFY A DYNAMIC PRESSURE OF 60PSI WITH A FLOW OF 10GPM AT THE STUB OUT. IF PRESSURE IS LOWER OR EXCESSIVELY HIGHER CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION TO DETERMINE IF A BOOSTER PUMP OR DESIGN REVISIONS ARE NECESSARY.



QuikTrip No. 4273
WOLFENBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109



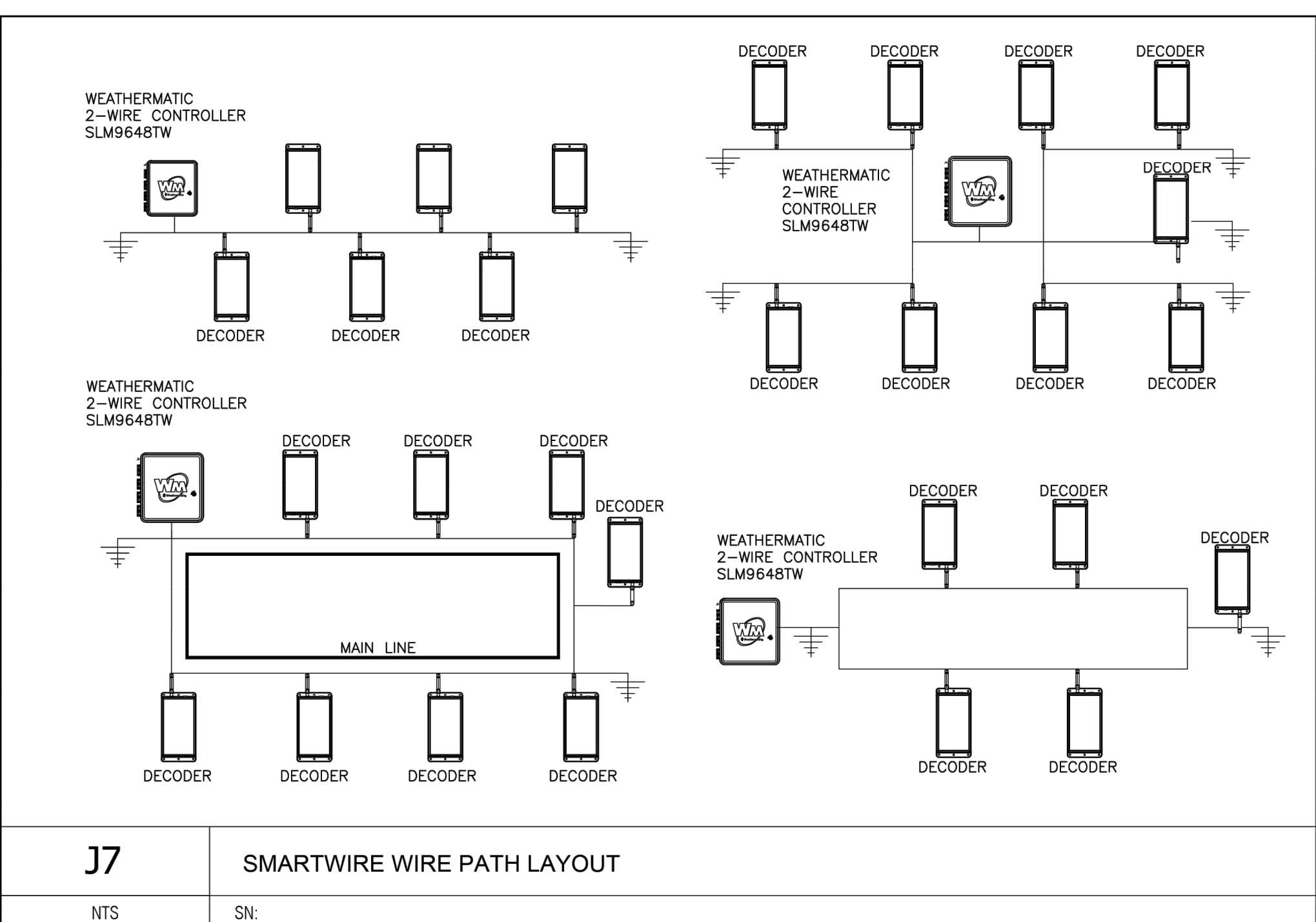
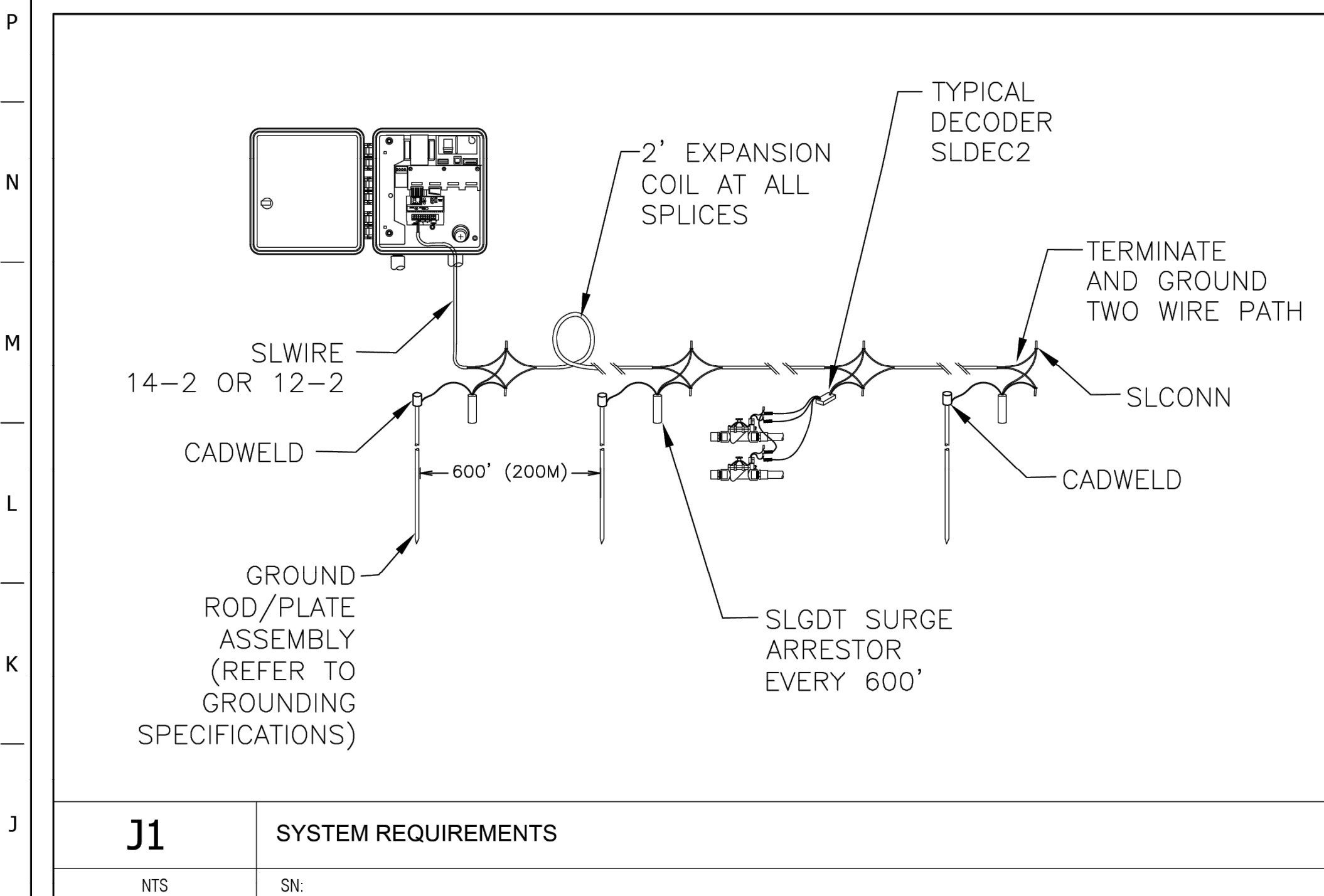
PROTOTYPE: P-121
DIVISION: 83
VERSION: 001
DESIGNED BY: MCM
DRAWN BY: MCM
REVIEWED BY:

[illegible]

SHEET TITLE:
SITE DEVELOPMENT PLAN IRRIGATION PLAN

SHEET NUMBER:

A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q



NOTES:

1. Specific wire polarity is required. Maintain red and black wire polarity throughout installation.
2. Maintain independent wire path for each controller. No splicing or joining wire paths for multiple controls.
3. Up to three independent wire paths may be run for each SLM9648TW.
4. Maximum distance from SLDEC decoders to remote control valve not to exceed 100' (30.5m).
5. Each 2-wire run may be laid out in straight run, complete loop, star, or combination layouts as shown in details. Always terminate and ground each leg of the wire path using manufacturer's recommended grounding methods.
6. Use a continuous loop wire path whenever possible to provide the best communication and power path for the system. Looping provides a redundant path for the power and signal allowing the system to continue operation in the event the wire path is cut.
7. Mark each zone number on the SLDEC decoder. For multi-valve decoders record the zone in order of wire color code: orange, yellow, green, and blue.
8. Mark all zone numbers and decoder locations on the as-built plan for final submittal.
9. Secure all Red and Black 2-wire connections using only manufacturer's supplied SLCONN aluminum connectors and grease filled waterproof connectors.
10. All remote control valve wire splices shall be secured using an encapsulated, gel-filled waterproof wire connector suitable for direct burial and installed according to manufacturer's specifications.
11. Use SmartWire SLWIRE cable supplied by Weathermatic sprinkler division of Telsco Industries to comply with the following specifications:
 - a. Conductors must be soft drawn, annealed, solid copper conforming to ASTM 33.
 - b. Conductor insulation must be 4/64-inch thick polyvinyl chloride (PVC) conforming to UL #493.
 - c. The two insulated conductors laid in parallel and encased in a single outer jacket of 3/64-inch thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5, having a minimum wall thickness of .045-inch.
 - d. The two conductors must be color-coded: normally one conductor red and the other black. Both conductors shall be the same size.
 - e. The following brands meet the above specifications for direct burial cable: Weathermatic SLWIRE12; Weathermatic SLWIRE14.
12. Wire sizing and maximum distance shall not exceed manufacturer's recommendations to avoid voltage loss and insure proper operation of the system.
13. All 2-wire paths under hardscape surfaces shall be sleeved and include no splices of the 2-wire path within 8' of sleeves. Secure a 2" (0.6m) expansion loop in the two-wire path at each change of direction and entry and exit of sleeve locations during wire installation. Release the expansion loops prior to direct burial.
14. Install one SLGDT surge arrester at the following locations along the 2-wire path: within 25' (7.5m) of each controller, the farthest distance on the 2-wire path from the system, every 600' along the wire path, at any independent branch termination greater than 50' (15m) from than main 2-wire path.
15. Connect each SLGDT to an 8' copper clad UL approved grounding round or other approved grounding method to obtain 12 ohms or less resistance. Use CADWELD TM permanent welded, low-resistance connection to assure best grounding performance. Consult ASIC specification 100-2002 for additional grounding specifications for appropriate for local soil conditions.
16. Use care in stripping all wire connections to avoid damage to the 2-wire shield and red and black wire path. Remove and discard any damaged 2-wire sections and repair using two SLCONN splice kits.
17. Use expansion coils on the red and black wires at each decoder installation. No expansion coils are necessary for the SLGDT.
18. Adhere to all local and national building and electrical codes.

H

STRAIGHT LINE CONFIGURATION, I.E. WIRE DISTANCE TO FURTHEST DECODER, NO LOOP:

Wire Size (Gauge)	#18	#16	#14	#12
Wire Length (ft)	1,000	2,000	4,000	6,000
Wire Length (m)	300	600	1,200	1,800

G

LOOP CONFIGURATION, I.E. WIRE DISTANCE TO THE FURTHEST DECODER IN THE LOOP:

Wire Size (Gauge)	#18	#16	#14	#12
Wire Length (ft)	2,000	4,000	10,000	10,000
Wire Length (m)	600	1,200	3,000	3,000

F

MAXIMUM TOTAL WIRE PATH LENGTH IS 10,000 FEET (3,000 M).

E

E1	Wire Sizing
NIS	SN

DECODER IN THE LOOP:				
Wire Size (Gauge)	#18	#16	#14	#12
Wire Length (ft)	2,000	4,000	10,000	10,000
Wire Length (m)	600	1,200	3,000	3,000

MAXIMUM TOTAL WIRE PATH LENGTH IS 10,000 FEET (3,000 M).

E1	Wire Sizing	
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NTS	SN	

