Town Council
Agenda - Final

Mayor Jason Gray
Mayor Pro Tem Laura Cavey
Councilmember Ryan Hollingshead
Councilmember Kevin Bracken
Councilmember Mark Davis
Councilmember Max Brooks
Councilmember Tim Dietz

Tuesday, July 7, 2026 **6:00 PM** **Town Hall Council Chambers**
100 North Wilcox Street
Castle Rock, CO 80104
www.CRgov.com/CouncilMeeting

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at www.CRgov.com/CouncilComments by 1:00 p.m. on July 7, 2026, to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest

5:00 pm COUNCIL DINNER & INFORMAL DISCUSSION

6:00 pm INVOCATION

6:05 pm CALL TO ORDER / ROLL CALL

- PLEDGE OF ALLEGIANCE

- COUNCIL COMMENTS

1. PROC 2026-010 **Proclamation: Smart Irrigation Month - July 2026** (For Presentation - Approved on June 16, 2026, by a vote 7-0)

2. APPT 2026-007 **Appointment: Youth Commission**

- UNSCHEDULED PUBLIC APPEARANCES

Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up.
Comments are limited to three (3) minutes per speaker. Time will be limited to 30 minutes. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- TOWN MANAGER'S REPORT

3. ID 2026-078 **Update: Calendar Reminders**

4. ID 2026-079 **Town-Initiated Annexation Update**

5. ID 2026-080 **Development Services Project Updates**

6. ID 2026-081 **Update: Quasi-Judicial Projects**

- TOWN ATTORNEY'S REPORT

- ACCEPTANCE OF AGENDA

If there are no changes, additions or deletions to the agenda, a motion to accept the agenda as presented will be accepted.

- CONSENT CALENDAR

These items are generally routine in nature or have been previously reviewed by Town Council and will be voted on in a single motion without discussion. Any member of Town Council may remove an item from the Consent Calendar.

7. RES 2026-074 **Resolution Approving the Second Amendment to the Services Agreement Between the Town of Castle Rock and Olsson, Inc., for the East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services Project** *[Located at the CR-1 Water Intake Diversion Structure]*

8. RES 2026-075 **Resolution Approving the Town of Castle Rock 2026 Community Development Block Grant Annual Action Plan**

9. MIN 2026-018 **Minutes: June 16, 2026 Town Council Meeting**

- QUASI JUDICIAL HEARINGS

This is the due process hearing as required under Colorado law. Public comments will be taken on all items and will be limited to four (4) minutes per speaker.

10. RES 2026-076 **Resolution Approving a Request for the Demolition of the Building Located at 607 Sixth Street**

11. RES 2026-077 **Resolution Approving a Site Development Plan for Single-Family Residential Development within the Dawson Trails Planned Development (Dawson Trails Filing No. 2, Planning Area E2)**

- ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

Public comment will be taken on items and limited to four (4) minutes per speaker.

12. DIR 2026-018 **Discussion/Direction: Drone Retail Delivery Regulations**

13. ORD 2026-021 **Ordinance Approving the Second Amendment to the 2026 Fiscal Year Budget by Making Supplemental Appropriations for the 2026 Fiscal Year (First Reading)**

14. RES 2026-078 **Resolution Approving a Construction Contract Between the Town of Castle Rock and Sturgeon Electric Company, Inc., for Traffic Signal Construction at Founders Parkway and Crimson Sky Drive**

15. RES 2026-079 **Resolution Approving a Professional Services Agreement Between the Town of Castle Rock and Muller Engineering Company, for the 2026 Stormwater Master Plan Update** *[within the Town Limits]*

- ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

The Council has reserved this time only if the original 30 minutes allocated for Unscheduled Public Appearances as an earlier part of this agenda has been fully exhausted and speakers who signed up to speak were unable to be heard during the original 30 minutes allocated this topic. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- ADJOURN TO EXECUTIVE SESSION - NOT TO RETURN

16. EXEC 2026-007 **Executive Session: Consider a motion to recess into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing the negotiators regarding the possible use by private parties of Town-owned property at the Dawson Trails development in southwest Castle Rock, all pursuant to C.R.S. § 24-6-402(4)(e). The Town Council meeting will not re-convene at the conclusion of the executive session.**

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 1. **File #:** PROC 2026-010

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Nichol. Bussey, Business Solutions Manager
Sandra Sandman, Customer Outreach Program Manager

Proclamation: Smart Irrigation Month - July 2026 (For Presentation - Approved on June 16, 2026, by a vote 7-0)

Executive Summary

The purpose of this item is to recommend the month of July be declared Smart Irrigation Month by Town Council.

Smart Irrigation Month is an Irrigation Association initiative to increase awareness of the value of water use and a growing demand for water-saving products, practices and services. The initiative, first launched in 2005, draws attention to the importance of using water efficiently.

July is traditionally the month of peak demand from watering lawns, gardens and landscapes in Colorado, and across the nation. Simple practices and innovative technologies in irrigation can help save water, minimize or defer investments in infrastructure to store and carry water, and protect our community's water supply for generations to come. By selecting and planting carefully, watering wisely and maintaining and upgrading irrigation systems, consumers can save water and see better landscaping results.

Attachments

Attachment A: Proclamation

TOWN OF CASTLE ROCK
COLORADO

PROCLAMATION

Smart Irrigation Month

Whereas, water is a precious natural resource and essential to a vibrant community; and

Whereas, it is imperative residents become educated and understand the importance of conserving water, using water-efficient products, and maintaining practices at work and home to wisely use water in all daily activities; and

Whereas, Castle Rock residents have reduced their water consumption by more than 25% since 2006; and

Whereas, as a statewide leader in water conservation, Castle Rock has committed to another 13% in reduced water consumption by 2055; and

Whereas, Castle Rock Water continues its work to minimize peak water use and reduce demands on infrastructure by encouraging customers to convert their yards to ColoradoScape, using drought tolerant and native plants, utilizing more efficient drip irrigation; and taking advantage of a $3.25 per square foot rebate for removal of high-water-use turf.

Whereas, appropriate irrigation technology, combined with best practices, can significantly improve water-use efficiency and reduce runoff while achieving well-maintained green spaces that are important to community health and well-being; and

Whereas, Castle Rock Water continues to offer Water Wiser conservation and landscaping classes and support programs, and to maintain an entire website (CRconserve.com) devoted to conservation to promote smart watering during peak irrigation months; and

Whereas, July is a peak month for the use of water for irrigation, and conservation and water efficiency benefit all residents, the environment and the local economy.

Now, therefore, the Town Council of the Town of Castle Rock does hereby proclaim July 2026 Smart Irrigation Month

Passed, Approved And Adopted this 7th day of July 2026, by the Town Council of the Town of Castle Rock, Colorado.

ATTEST

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason E. Gray, Mayor

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 2. **File #:** APPT 2026-007

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Jessyca Tierney-Smith, Youth Commission Coordinator

Appointment: Youth Commission

Executive Summary

Following the annual Town Boards and Commission recruitment in April-May 2026, the Youth Commission retained one vacancy. Advertising and recruitment efforts continued, and two additional applicants were interviewed on June 17, 2026. The Commission is unanimously recommending the appointment of Rhian Dore for a partial term ending May 31, 2026.

The Castle Rock Youth Commission provides high school students in grades 9 to 12 an opportunity to engage with and learn about local government, participate in decision making, and represent the needs of the community's youth. Regular meetings for the Commission are held on the second Monday of each month, excluding June, July and August, except on Town holidays or Douglas County School District school closures. All regular meetings are held at 6:30 p.m. in Council Chambers at Town Hall, 100 N. Wilcox St., unless otherwise designated, and are open to the public.

Proposed Motion

"I move to approve the appointment to the Youth Commission as recommended by the interview panel.

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 3. **File #:** ID 2026-078

To: **Honorable Mayor and Members of Town Council**

From: **David L. Corliss, Town Manager**

Update: Calendar Reminders

Executive Summary

Attached is an outline of upcoming items of general interest.

TOWN COUNCIL MEETING

TOWN MANAGER'S REPORT

DAVID L. CORLISS, TOWN MANAGER
JULY 7, 2026

CALENDAR REMINDERS

8 JUL	**Lost Canyon Ranch Open Space Opening Dedication, 5-7:30 p.m.** (by invitation) 6581 Lost Canyon Ranch Road
21 JUL	**Town Council Meeting, 6 p.m. (dinner at 5 p.m.)** Town Hall Council Chambers, 100 N. Wilcox St.
22 JUL	**The Big Drive Sculpture Dedication, 5-6 p.m.** Rock Park, 1470 Front St.
29 JUL	**Council Candidate Orientation, 6-7:30 p.m.** The Millhouse at Philip S. Miller Park, 1375 W. Plum Creek Parkway
30 JUL	**Link On-Demand Service Celebration event, 4-5:30 p.m.** Philip S. Miller Park, 1375 W. Plum Creek Parkway
4 AUG	**National Night Out – Law Enforcement Appreciation Event, 5-8 p.m.** Philip S. Miller Park Pavilions, 1375 W. Plum Creek Parkway
18 AUG	**Town Council Meeting, 6 p.m. (dinner at 5 p.m.)** Town Hall Council Chambers, 100 N. Wilcox St.
25 AUG	**Open House: District 4 – Councilmember Davis, 4-6 p.m.** Cantril School, 312 Cantril St.

UPCOMING COMMUNITY ENGAGEMENT EVENTS

8 SEP	**Open House: Districts 1 and 3 – Councilmembers Hollingshead and Bracken, 4-6 p.m.** The Grange, 3692 Meadows Blvd.
17 SEP	**Open House: District 5 – Councilmember Brooks, 4-6 p.m.** Lost Canyon Ranch Open Space, 6581 Lost Canyon Ranch Road
22 SEPT	**Open House: District 6 – Councilmember Dietz, 4-6 p.m.** The Oaks at Plum Creek, 321 Players Club Drive
29 SEPT	**Open House: District 2 – Mayor Pro Tem Cavey, 4-6 p.m.** Castle Rock Fire Station 155, 3833 Crowfoot Valley Road
1 OCT	**State of the Town Event – Mayor Gray, 5-7 p.m.** Cantril School, 312 Cantril St.

HIGHLIGHTS from CRgov.com/Events

7 JULY	Animals Around the Rock Series – Raptors Over the Rock, 6 p.m. to 7:30 p.m. Amphitheater at Phillip S. Miller Park, 1375 W. Plum Creek Parkway
8 JULY	Free Summer Trolley, 6 p.m. to 8 p.m. Downtown Castle Rock - Starting at Encore Parking Garage Entrance on South Street between Wilcox and Perry streets
8 JULY	Jazz in the Park, 6:30 p.m. to 8 p.m. Festival Park, 300 Second St.
9 JULY	Poundcake Pop-Up, 10 a.m. to 1 p.m. Festival Park, 300 Second St.
10 JULY	Fitness Fridays, 8 a.m. to 9 a.m. Amphitheater at Phillip S. Miller Park, 1375 W. Plum Creek Parkway

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 4. **File #:** ID 2026-079

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Planning Manager

Town-Initiated Annexation Update

Executive Summary

The purpose of this memorandum is to provide Town Council with an update on the Town-initiated annexation effort for eligible Town-owned parcels and select utility-owned parcels that are located outside of the Town's jurisdictional boundaries.

Development Services has been coordinating with the Town Manager's Office, Legal, Public Works, and partner utility providers to identify and process parcels that are eligible for annexation. Many of the Town-owned parcels are non-contiguous rights-of-way that came under Town ownership through roadway projects. Other potential annexations include Town-owned non-right-of-way parcels and public utility parcels that are generally surrounded by, or immediately adjacent to, the Town.

The intent of the Town-initiated annexation process is to bring eligible Town-owned parcels into the Town's jurisdiction, improve consistency in municipal boundaries, reduce confusion regarding service areas and police jurisdiction, and work with partner property owners, such as utility providers, where annexation would align with surrounding Town boundaries and long-term municipal governance.

No formal action is requested at this time. Staff is providing this update for informational purposes and will continue to bring individual annexation and zoning actions to Town Council as they proceed through the required public process.

Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP, Planning Manager

Title: Town-Initiated Annexation Update

Executive Summary

The purpose of this memorandum is to provide Town Council with an update on the Town-initiated annexation effort for eligible Town-owned parcels and select utility-owned parcels that are located outside of the Town's jurisdictional boundaries.

Development Services has been coordinating with the Town Manager's Office, Legal, Public Works, and partner utility providers to identify and process parcels that are eligible for annexation. Many of the Town-owned parcels are non-contiguous rights-of-way that came under Town ownership through roadway projects. Other potential annexations include Town-owned non-right-of-way parcels and public utility parcels that are generally surrounded by, or immediately adjacent to, the Town.

The intent of the Town-initiated annexation process is to bring eligible Town-owned parcels into the Town's jurisdiction, improve consistency in municipal boundaries, reduce confusion regarding service areas and police jurisdiction, and work with partner property owners, such as utility providers, where annexation would align with surrounding Town boundaries and long-term municipal governance.

No formal action is requested at this time. Staff is providing this update for informational purposes and will continue to bring individual annexation and zoning actions to Town Council as they proceed through the required public process.

Background

Town-Initiated Annexations

Annexations are often initiated by private property owners; however, there are circumstances where it is appropriate for the Town to initiate annexation of Town-owned parcels or to partner with public utility providers on annexation of parcels that are generally surrounded by the Town. These parcels can include roadway remnants, right-of-way parcels, open space areas, Town-acquired properties, and utility-owned properties located within or adjacent to the Town's existing boundary.

The Town-initiated annexation effort is intended to address eligible parcels in an organized manner and to prioritize those annexations based on readiness, ownership coordination, mapping needs, planned construction activity, and overall benefit to the Town. Each annexation will continue to follow the applicable review and public hearing process, including zoning review when required.

Annexation Progress

Annexations Currently In Process

The following annexation areas are currently being processed. Vicinity maps of these areas are attached to this report.

1 Northern Parcels Combined Petition
- Includes the Homestreet, Maher Ranch, Terrain Remnant, and Founders Corner parcels.
- A neighborhood meeting was held on June 15, 2026.
- Substantial compliance and eligibility findings are not required for this combined petition.
- The anticipated schedule includes Planning Commission zoning review on July 23, 2026, Town Council first reading for annexation and zoning on August 18, 2026, and Town Council second reading for annexation and zoning on September 1, 2026.

2. CORE Electric Properties Nos. 1 through 4
- CORE Property Annexation No. 1, located adjacent to King Soopers on Ridge Road, including an added Town-owned parcel along Ridge Road.
- CORE Property Annexation No. 2, located near Wolfensberger Road and Prairie Hawk Drive.
- CORE Property Annexation No. 3, located near Founders Parkway.
- CORE Property Annexation No. 4, located near Yucca Hills Road.
- The first neighborhood meeting was completed in November 2024.

Parcels for Future Annexation

Town staff will continue to identify eligible parcels that may be potentially appropriate for future annexation. As new parcels are acquired by the Town, typically through roadway projects or open space acquisitions such as Lost Canyon Rach, staff will add them to the list for future processing. At this time, staff has identified parcels related to the Fifth Street improvements as likely being the next set of parcels to start working on. Staff is also evaluating other pockets of unincorporated land surrounded by the Town boundary, such as some railroad and CDOT rights of ways. A

Annexations Completed and Recorded

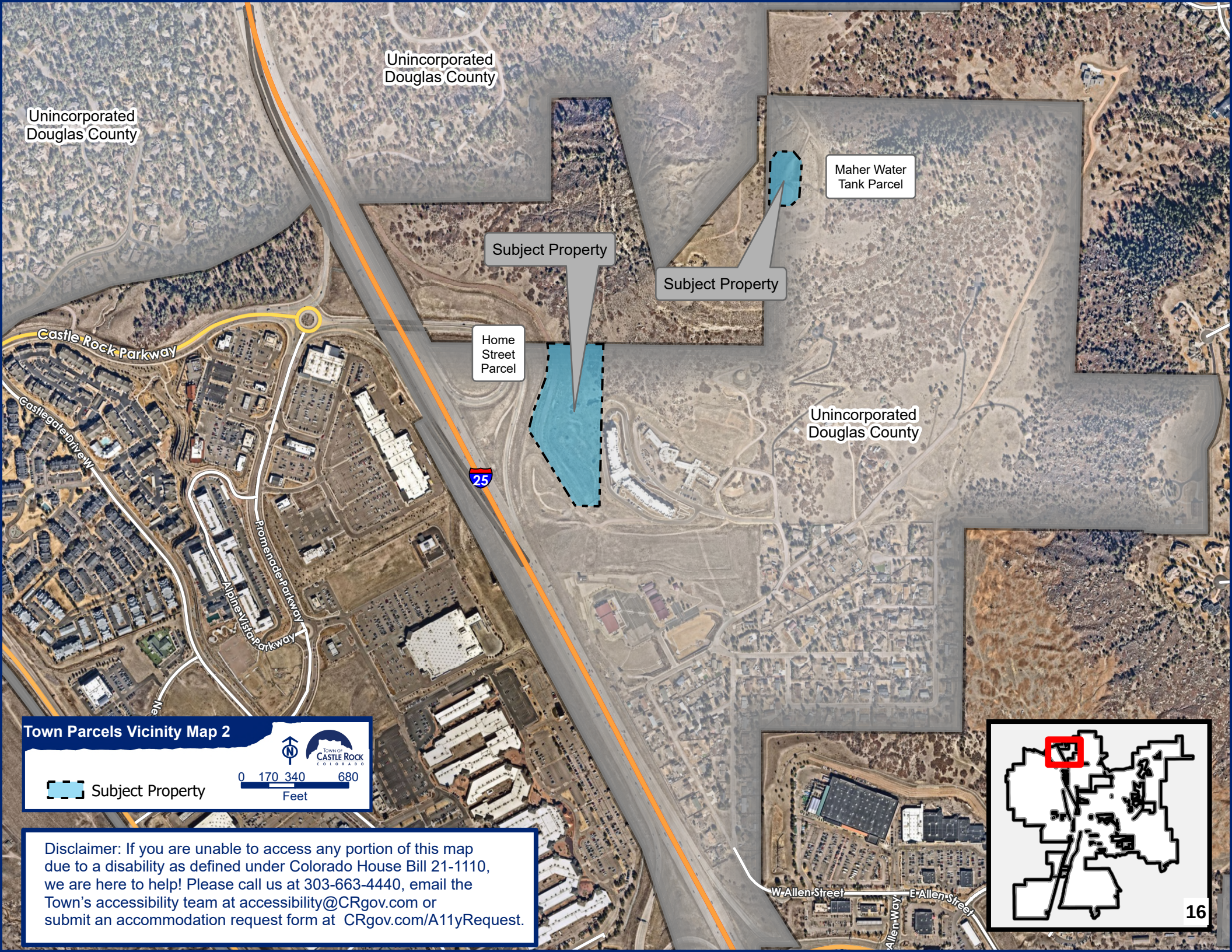
The following annexations have been completed and recorded over the past few years as part of this Town-initiated process:

- CVI East Annexation - May 2026.
- Territorial Road Annexation - March 2026.
- East Plum Creek Trail Annexation, east of I-25 and north of Crystal Valley - September 2025.
- Lost Canyon Open Space Annexation - November 2024.
- 4 Corners Annexation, including multiple parcels located near Fifth Street, Ridge Road, and Gilbert Street/Lake Gulch Road - September 2024.
- Tower Open Space Annexation - February 2024.
- Crowfoot Road Annexation - November 2023.
- Gateway Mesa Annexation - August 2020.

Staff will continue to coordinate with Legal regarding any necessary follow-up items associated with special district removal or other post-recordation administrative steps for completed annexations.

Attachments

Attachment A: Vicinity Maps of Current Annexation Areas

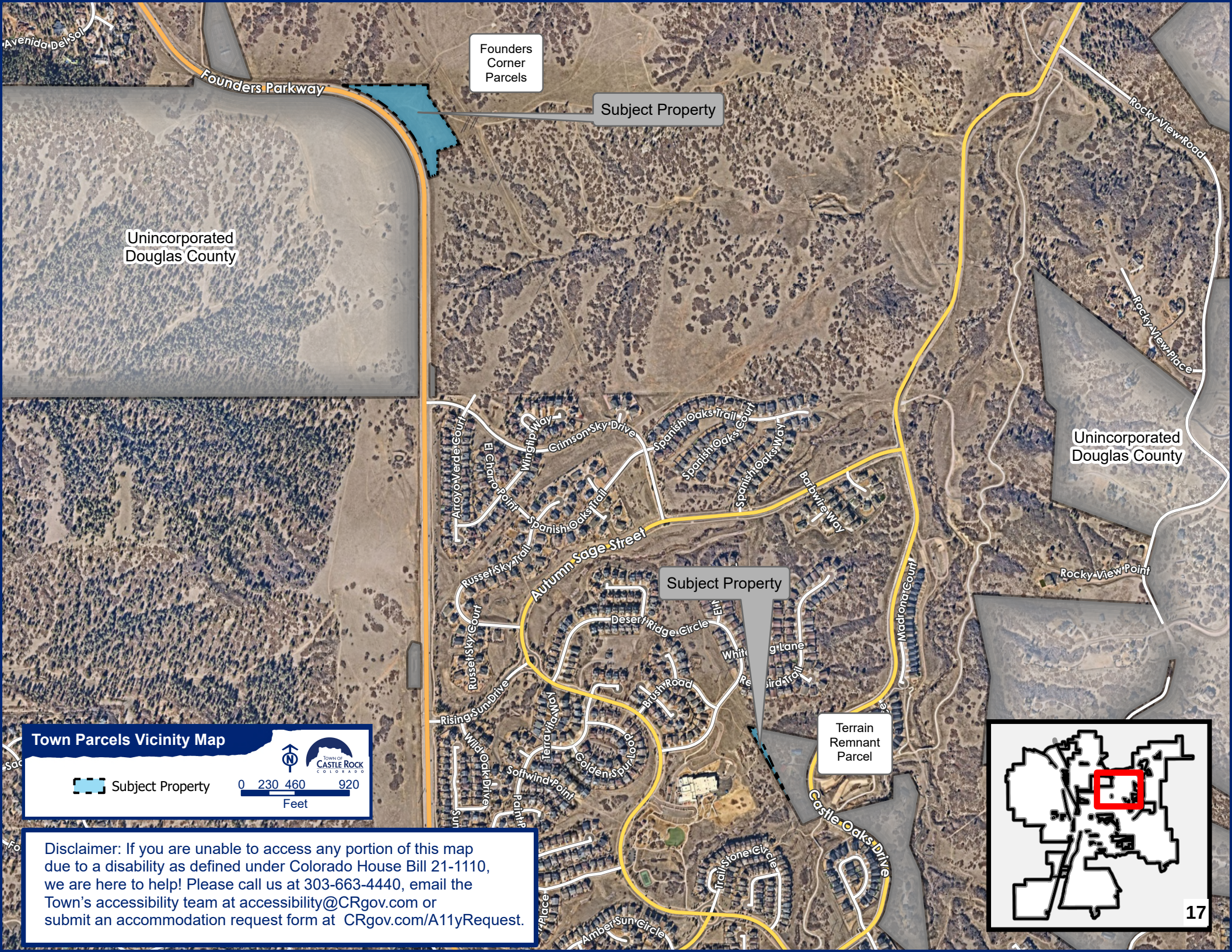


Town Parcels Vicinity Map 2

Subject Property

0 170 340 680
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



Town Parcels Vicinity Map

Subject Property

0 230 460 920
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

Crowfoot Valley Road
Founders Parkway
Woodlands Boulevard
Vicinity Map
Subject Property
0 250 500 1,000
Feet
Town of Castle Rock Colorado

Red Hawk Drive
Wolfensberger Road
Prairie Hawk Drive
Park Street
N Wilcox Street
Front Street
N Perry Street
25
Vicinity Map
Subject Property
0 125 250 500
Feet
Town of Castle Rock Colorado

Copper Cloud Drive
Founders Parkway
Autumn Sage Street
Fifth Street
86
South Street
Enderud Boulevard
Ridge Road
E Plum Creek Parkway
Vicinity Map
Subject Property
0 250 500 1,000
Feet
Town of Castle Rock Colorado

S Perry Street
Plum Creek Boulevard
E Plum Creek Parkway
25
S Perry Street
Emerald Drive
Vicinity Map
Subject Property
0 250 500 1,000
Feet
N
Town of Castle Rock Colorado

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 5. **File #:** ID 2026-080

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director of Development Services

Development Services Project Updates

The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans. Information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link.

Overall, development activity remains stable, with continued interest across a variety of project types in Castle Rock. Permit activity is steady, and both residential and commercial builders remain active in the community.

Please see the attached Staff Memorandum for project details.

Meeting Date: July,7 2026

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director of Development Services

Title: Town Manager Report – Development Project Updates

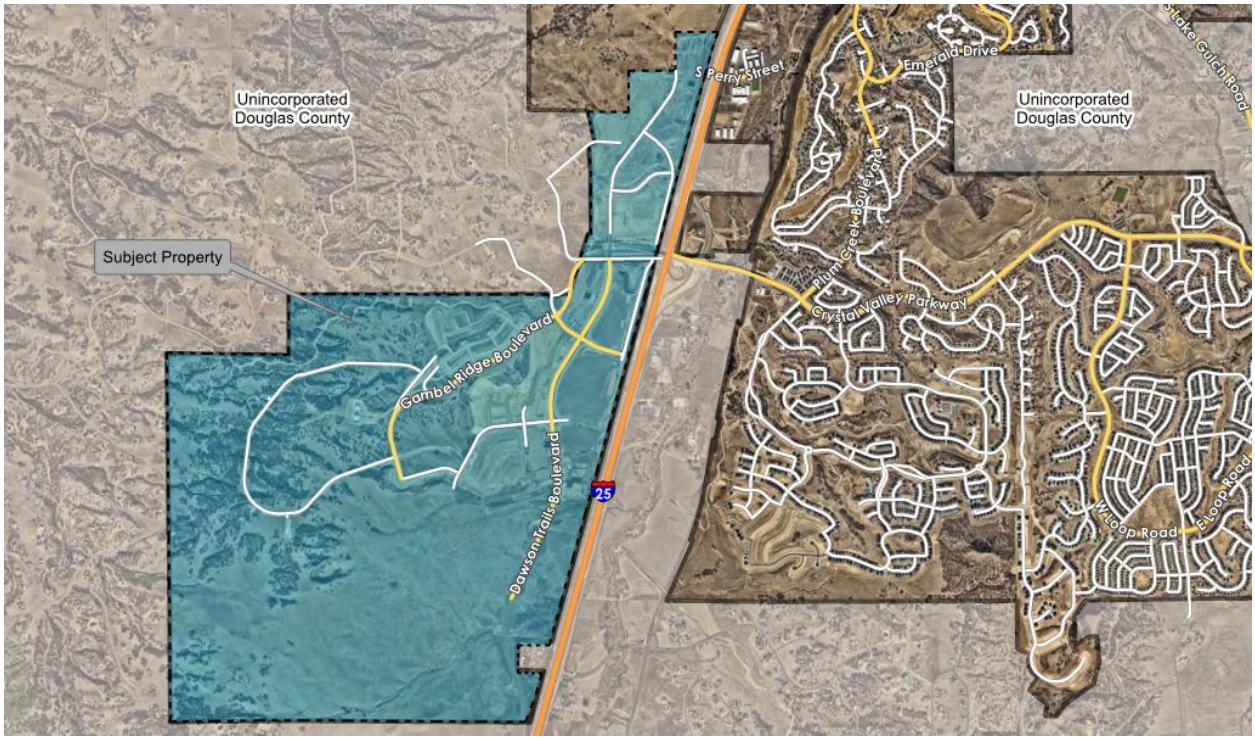
This report contains development updates and new submittals or requests submitted to staff since the last update to Town Council. The high-growth nature of Castle Rock results in numerous and diverse questions from individuals seeking information about existing conditions and future plans and formal applications for development. More information on community development activity and formal land use applications are located on the Town website under the Development Activity Map link, which can be accessed at CRGov.com/DevelopmentActivityMap.

New Quasi-Judicial Applications Requiring Public Hearings

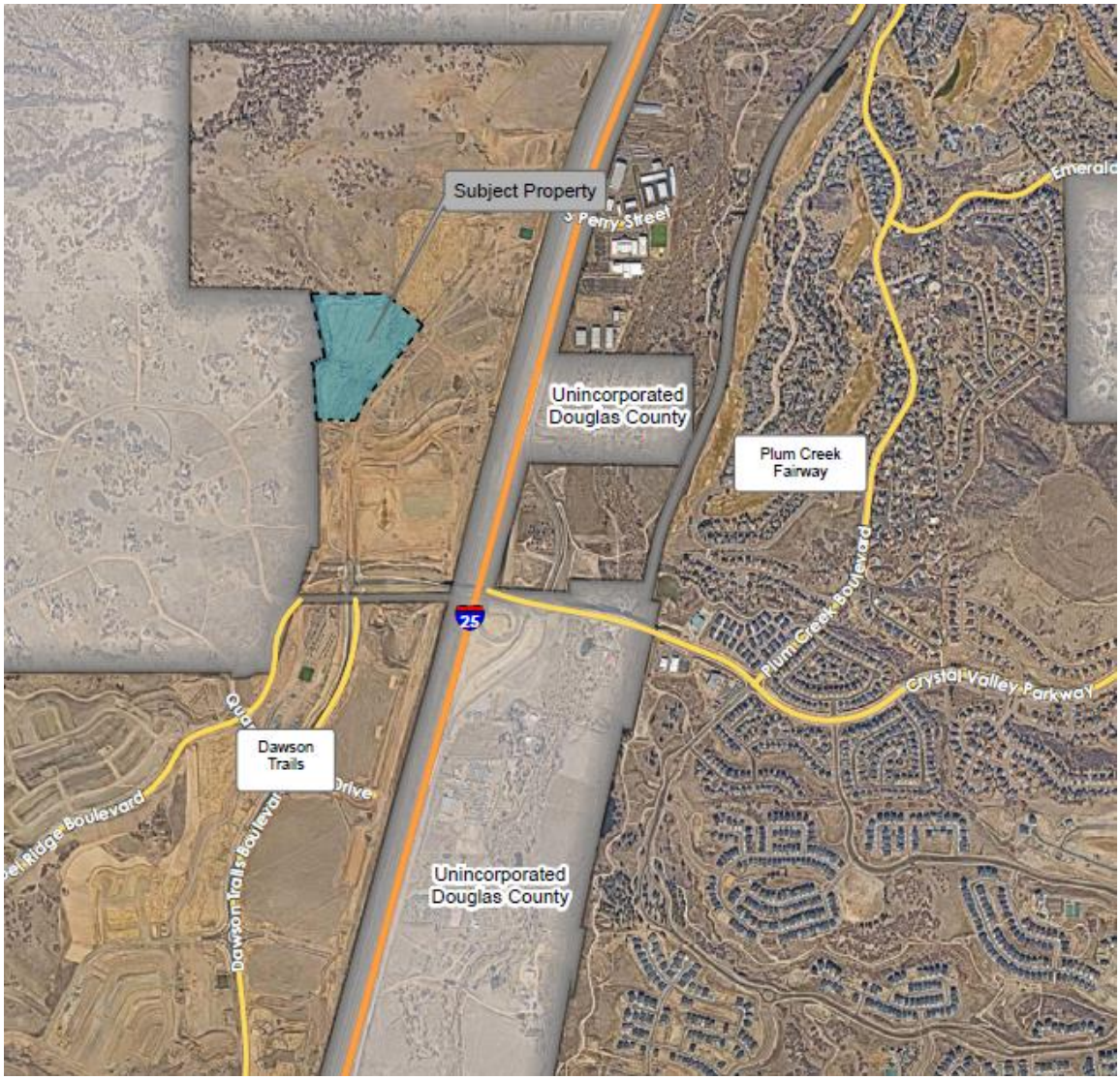
607 Sixth Street Demolition and Design Review

Two new quasi-judicial applications have been accepted on behalf of the property owners of 607 Sixth Street. The owners are requesting approval to partially demolish the existing home at 607 Sixth Street, which was constructed in 1939, and to construct a new single-family residence with a detached garage. Because the property is located within the Historic Downtown area and the existing home was built prior to 1945, the request is subject to demolition review under the Town's Historic Preservation regulations. The demolition application will go before the Historic Preservation board for review and recommendation to Town Council who will review and make a final decision. The Design Review application for the new construction will go before the Historic Preservation board for review and final decision. This property is in Councilmember Davis' district.

Dawson Trails PD Amendment 4

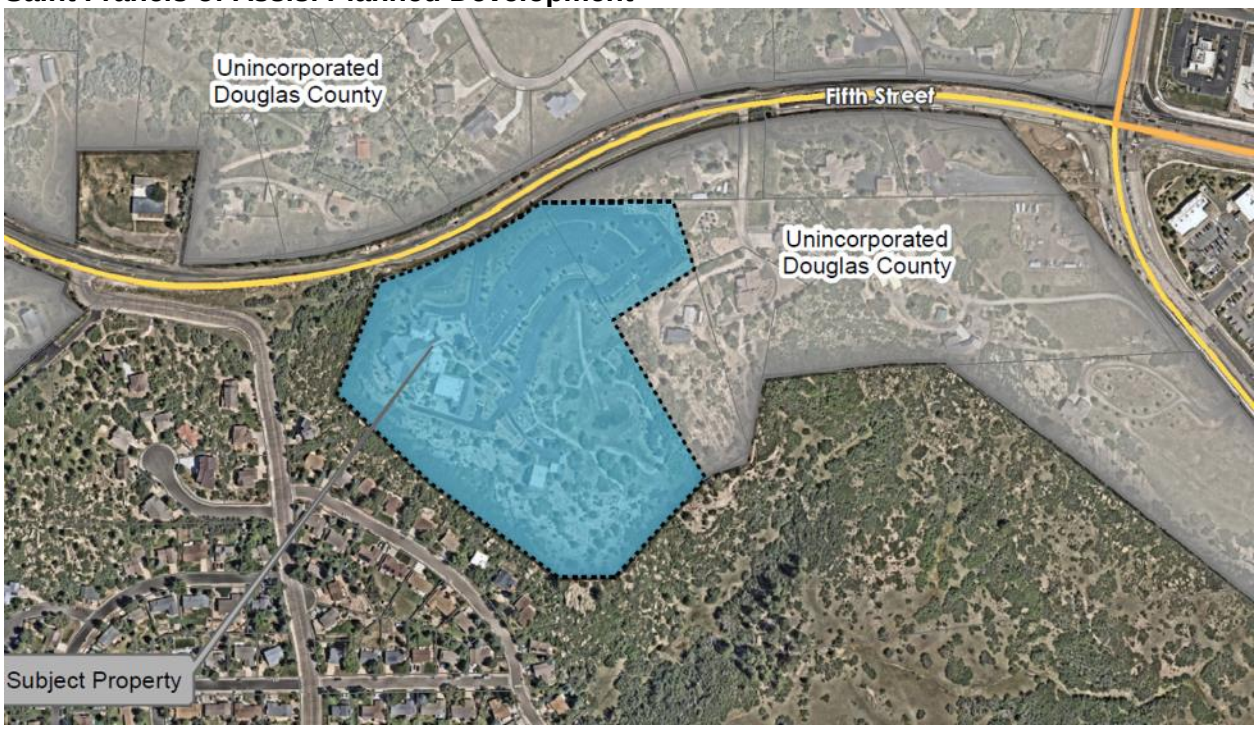


ACM Dawson Trails has submitted a quasi-judicial major amendment to the Dawson Trails Planned Development Plan and Zoning Regulations. This 4th amendment incorporates a master sign plan for tenants, neighborhoods, commercial centers, trails, etc. to guide the overall signs for Dawson Trails; reconfigures Planning Areas G2 and PL-2.07, maintaining the same acreages; and includes pedestrian-oriented street sections for a portion of Planning Area E2 intended to promote walkability and enhance the pedestrian experience. Attached are the vicinity map and a portion of the sign plan. Public hearings will be held before the Planning Commission and Town Council. Dawson Trails PD is located in Councilmember Dietz's district.



The Gold Crown Foundation has submitted a quasi-judicial Site Development Plan for an 83,000 square foot indoor field house and outdoor fields on 18.6 acres located within the Dawson Trails Planned Development, Planning Area PL1.07. The facility will be constructed in phases. The initial phase includes a 69,000 square foot fieldhouse for eight basketball courts and sixteen volleyball courts, onsite detention, and surface parking lots. Phase 2 is planned to add 14,000 square feet with two additional basketball courts and four more volleyball courts to the facility, outdoor flag football fields, and additional surface parking lots. Attached are the vicinity map and the site plan with phasing and color renderings. The property is in Councilmember Dietz's district.

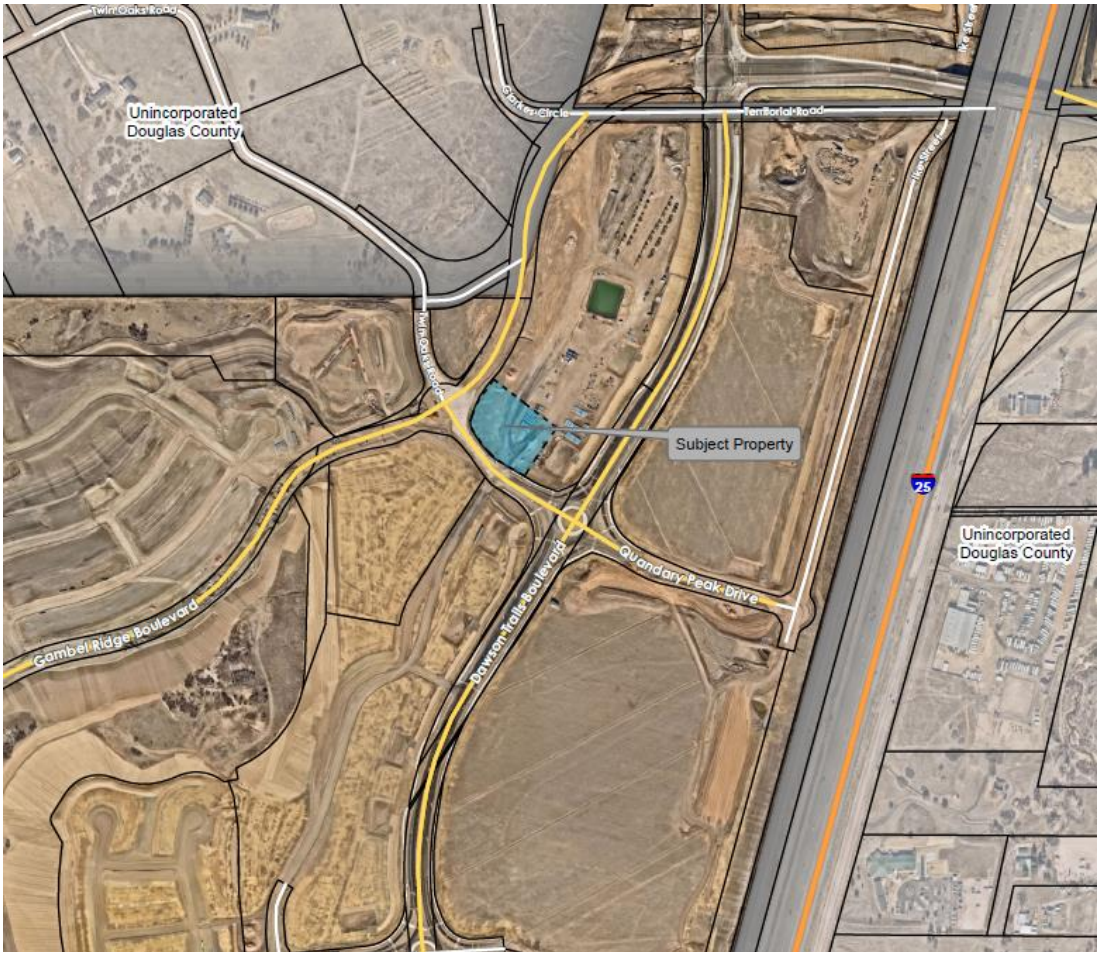
Saint Francis of Assisi Planned Development



St. Francis Church has submitted a quasi-judicial application for initial zoning of the property in conjunction with its previously submitted annexation application. The applicant is proposing an annexation of the two lots that the existing church is located on, along with the adjacent right-of-way. The general location is southeast of the intersection of N Valley Drive and Fifth Street. The proposed Planned Development (PD) zoning will allow a Church/Place of Worship and related uses such as educational facilities, pre-school, ministry offices and clergy residence. The annexation and PD zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located adjacent to Councilmember Davis' and Brooks' districts

New Pre-Application Meeting Requests

Dawson Trails Bellco Credit Union



Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed Bellco Credit Union within Dawson Trails Development. The proposed facility would be approximately 3,050 square feet on a 1.85-acre site that would include three drive-thru lanes. The project is located in Dawson Trails Planning Area E-2 North, Pad G, in between the I-25 corridor of Councilmember Dietz's district.

Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed Healthspan medical office development. The medical office is proposed to be 23,668 square feet and two stories consisting of dermatology, wellness, medspa, and plastics clinical space with QUADA accredited office-based surgery facilities. The proposed project is located east of the intersection of Prairie Hawk Drive and Sol Danza Drive, in Councilmember Bracken's District.

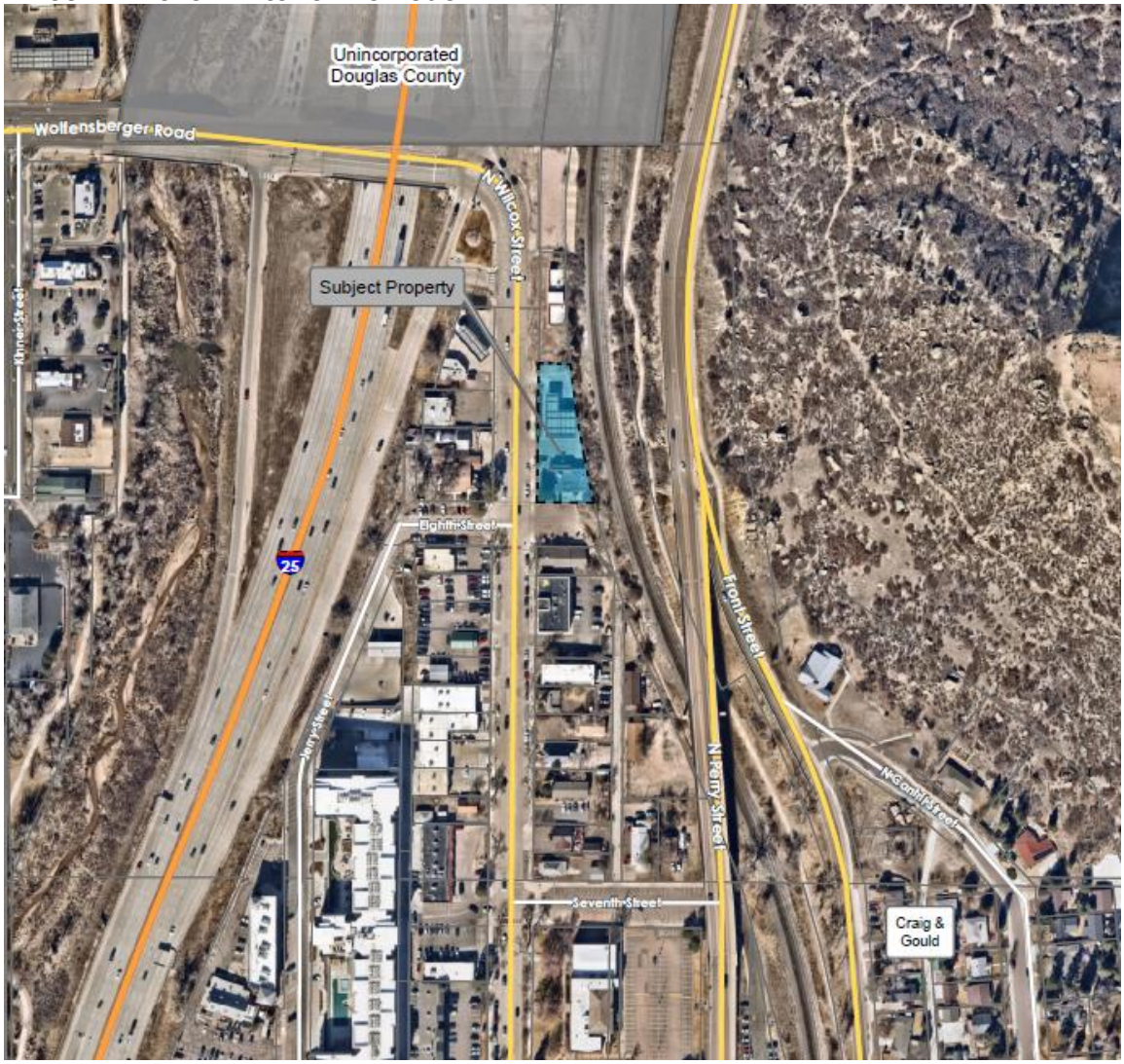
Promenade Whole Foods Freezer Trailer SDP Amendment

Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed site development plan amendment to formally include a refrigerated trailer located in its current back-of-house location for Whole Foods. The proposed amendment would bring into compliance the trailers current location, establish appropriate screening and visual mitigation measures, setback access, and safety requirements. The project is located at 6384 Promenade Parkway, in Councilmember Davis' district.

Reach Higher Ground Gilbert Street Warehouse Remodel

Staff received a pre-application meeting request seeking information on application and submittal requirements for a proposed Reach Higher Ground 14,250-square-feet warehouse remodel. The remodel includes a 4,250-square-foot office/reception area, and a relocation of the south-side main entrance to an existing east-side entrance. The proposed scope of work would keep the interior existing firewall in place, add a 9x10 sectional door with new curbed 20x10 concrete ramp, add a 15x4 foot pedestrian ramp with handrails, and add a wider 12x10 foot equipment ramp with bollard rails on each side which would include a 10x10 foot coiling roll down fire door. The proposed project is located at 17 South Gilbert Street, in Councilmember Dietz's district.

Wilcox 7-Eleven Exterior Remodel



Staff received a pre-application meeting request seeking information on application and submittal requirements for proposed façade and exterior renovations at the existing 7-Eleven at 810 South Wilcox Street. The proposed project is located in Councilmember Davis' district.

Ongoing Development Activity:

Commercial Development Activity

- **Promenade:**
  - Chick-Fil-A site plan review for changes to drive through lanes
  - Lazy Dog Restaurant site and building construction for a new stand-alone restaurant, located on the northeast corner of Castlegate Drive West and Promenade Parkway
  - Promenade Inline Retail Building, site plan review for a 9,300 square foot, multi-tenant building, located north of the intersection Promenade Parkway and Castlegate Drive West.
  - Sams Club site plan review for façade improvements
  - Whataburger, site plan review for a new 3,380 square foot fast food restaurant, located northeast of the intersection of Alpine Vista Circle and Promenade Parkway.
- **Meadows:**
  - Advent Health Cancer Center, site and building construction for a 920 square foot addition for a linac vault, located southeast of the intersection of Meadows Boulevard and Sabercat Way.
  - Castle Rock Collective, site plan amendment under review for a new 14,021 square foot restaurant, located at the northeast corner of Meadows Boulevard and Bilberry Street.
  - DXD Storage, site plan approved for 99,980 square feet of self-storage facility, located along Timber Mill Parkway on the west side of North Meadows Parkway.
  - Findlay Toyota, site construction for a new 94,657 square foot auto dealership located on Timber Mill Parkway on the east side of North Meadow Parkway
  - Limelight Center at the Meadows, site plan review for two retail buildings totaling 19,445 square feet, located east of the intersection of meadows Parkway and Prairie Hawk Drive.
  - New Hope Church Rezoning, PDP approved to allow for a medical office building, located south of the intersection of Prairie Hawk Drive and Meadows Boulevard.
  - StorHaus Garage Condos, site and building construction for 3 buildings and a clubhouse, consisting of 38 garage condo units, located on the northeast corner of Regent Street and Carnaby Lane.

- **Downtown:**
  - City Hotel, foundation permit issued for a 33-room hotel, located at 415 N. Perry Street.
  - Rivers Church, site development plan (façade only) review to renovate the west façade of the units at 136 and 138 South Wilcox Street.
  - Scileppi's 2nd Phase, site and building construction to demolish the 1980 addition and build a new addition, located at 210 Third Street.
  - Snarf's, site plan review for parking lot improvements.

- **Dawson Trails Residential/Commercial**:
  - Costco, Dawson Trails, site construction for 161,000-square-foot retail warehouse with fueling station on 18.4 acres, located east of Dawson Trails Boulevard, north of the future Crystal Valley Interchange.
  - Dawson Trails E2 Townhomes, site development plan under review for 100 townhomes west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard.
  - Dawson Trails Filing No. 1 Infrastructure and Right-of-Way, construction plan

approved for the northern segment of Dawson Trails Boulevard.
  - Dawson Trails Filing No. 2 Infrastructure, plat and construction plans approved for 97-acre area.
  - Dawson Trails Planning Area D, site construction underway for 256 single-family residential lots, and 13 acres of open space.
  - Dawson Trails Red Zone Tanks and Pump House, under construction for red zone water infrastructure in Dawson Trails.
  - Dawson Trails Planning Area B-1, site construction underway for 230 detached residential lots, a 1-acre neighborhood park, located in the north-central area of the Dawson Trails PD, adjacent to the Twin Oaks subdivision in Douglas County.
  - Dawson Trails South, construction for grading only for approximately 338 acres, located south of Territorial Road.
  - Garrett Dawson Trails Multi-Family Site Development Plan, a 324-unit apartment complex on 12.6 acres in Dawson Trails, located southwest of Dawson Trails Boulevard and Blanca Peak Parkway.
  - King Soopers, Dawson Trails, site plan review for a new 100,000-square-foot grocery store, fuel station, located south and east of Gambel Ridge Boulevard and west of Dawson Trails Boulevard.
  - Off-site Sanitary Sewer, Dawson Trails, under construction for 17,000+ feet of sanitary sewer main from south of Territorial Road to Plum Creek Parkway.
  - Off-site Water Line, Dawson Trails, under construction for approximately 3,100 linear feet of water main, extending north and west from the fire station on Crystal Valley Parkway across railroad properties and I-25.

- **Other Commercial Projects throughout Town:**
  - Advent Health Medical Office Building, site and building construction for a new medical office building to include a freestanding emergency department, west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway.
  - Berkenkotter RV and Trailer Sales, site plan review for the modification of an existing site and building to accommodate the sale of RVs and Trails at 1070 Brookside Cir.
  - Castle Oaks Church, site plan review for the expansion of the Castle Oaks Church parking lot.
  - Castle Rock Automotive Repair Shop, site construction for new 26,000-square-foot auto body shop, located at 1184 and 1288 Brookside Circle.
  - Clock Tower Dental, site plan review for a new dental office located at 852 Maleta Lane.
  - Discount Tire, site and building construction for 530-square-foot storage addition, located at 102 E. Allen Street.
  - Founders Marketplace, Dunkin Donuts, site and building construction for a new restaurant with drive-through, located at the northeast corner of Founders Parkway and Aloha Court.
  - Front Range Construction, site plan and construction documents approved for a new 5,000 office and storage building, located southwest of the intersection of Topeka Way and Prairie Hawk Drive.
  - Garage Condos, site and building construction, located on Liggett Road.

- Heroes Hall, site plan review for a 14,097-square-foot office building and meeting hall, located northwest of the intersection of Fairgrounds Road and Plum Creek Parkway.
- Foundation auto dealership, site plan approved and plat under review for a new 33,000-square-foot building and sales lot, located at 550 S. Interstate 25.
- Murphy Express, site and building construction for a 2,800-square-foot convenience store and gas station, located at 186 Metzler Drive.
- Outlets at Castle Rock, site construction for two new pad sites on the mall's west side on Factory Shops Boulevard.
- Plum Creek Church, site plan review for the expansion of Plum Creek Church, located at 960 S I-25 (Frontage Road).
- QuikTrip, site plan review for a new gas station and 6,445-square-foot convenience store, located at the northwest corner of Wolfensberger Road and Caprice Drive.
- Ridgeview Town Center, Annexation and PD Zoning review for a 10-acre parcel located at 895 Ridge Road.
- Saint Francis of Assisi Annexation, annexation of the two lots the existing church is located on, along with the adjacent ROW, southeast of the intersection of N. Valley Drive and Fifth Street.
- Sanders Business Park, SDP Amendment for a 14,500 building that will have 3,250 SF of office and the remaining will be warehouse, located south of The Plum Creek Community Church.
- The Brickyard, site plan approved and construction document review for a mixed-use development with a maximum of 600 multifamily dwelling units, located on the south end of Prairie Hawk Drive.
- Wellspring annexation petition to annex approximately 2.07 acres, and proposed zoning for church and Wellspring facility uses, located at 498 E. Wolfensberger Road, for future Wellspring facilities.
- World Compass Academy, site development plan review for parking lot expansion, located at 2490 S. Perry Street.

Residential Development Activity:

- Alexander Place, rezoning to amend the zoning of the Alexander Place and Cooper Hook PDs to allow for 50 single family detached homes.
- Auburn Heights Apartments, rezoning to amend the zoning and the currently approved site development plan to allow 104 multifamily units for Lot 2 of Auburn Ridge.
- Bella Mesa North, construction document and plat review for a portion of the approved 525 single-family homes, located north of Mesa Middle School off Mitchell Street.
- Canyons Far South, site construction for a residential development with 515 single-family homes, located southeast of Crowfoot Valley Road and Founders Parkway.
- Castleton Heights multifamily, site plan review for new four-story multifamily building with 80 units, located southwest of the intersection of W. Castleton Road and Castleton Court.
- Chateau Valley, site plan review for 415 residential units, located north of East Plum Creek Parkway and east of Gilbert Street
- Crystal Valley Ranch Filing 14, Block 2, Lot 1, site plan and construction document review for 112 single-family detached homes and 3.7 acres of open space, located near the intersection of Snow Goose Road and Fabled Oaks Drive.
- Crystal Valley Ranch Mixed-Use site plan review for 24 residential units and a mixed-use building, located at the southeast corner of Crystal Valley Parkway and W. Loop Road.
- Crystal Valley Ranch, home construction, single-family subdivisions, located southeast and southwest of Crystal Valley Parkway and W. Loop Road. Also, in the

southern interior portion of Loop Road, south of Loop Road, and between W. Loop Road and the Lanterns property.

- Hillside, home construction, single-family attached and detached age 55 and older, located at the northeast corner of Coachline Road and Wolfensberger Road.
- Lanterns/Montaine, subdivision construction for various phases for a total of 1,200 single-family residential lots, located off Montaine Circle.
- Liberty Village, site construction for 42 single-family lots, located on the south side of Castle Oaks Drive and Pleasant View Drive.
- Meadows, home construction for 77 single-family detached homes on the west sides of Coachline Road north of Wolfensberger Road.
- Pine Canyon PDP Planning Areas 2 &, site plan review for 133 single-family detached lots, located west of the intersection of Founders Parkway and Rising Sun Drive. The Oaks Filing 2A, site construction for 114 single-family lots on 165+/- acres, located south of Plum Creek Parkway and east of Eaton Circle.
- Ridge at Crystal Valley, site and home construction for 142 single-family home project, located southwest of Loop Road in Crystal Valley Ranch.
- Soleana, site plan approved and construction documents under review for 55 custom home sites and 22 live/work units on 77.96 acres, located east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.
- Terrain North Basin, Phase 2, site plan, plat and construction document review for approximately 29 single-family home project, located along Castle Oaks Drive.
-

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 6. **File #:** ID 2026-081

To: Honorable Mayor and Members of Town Council

Through: Tara Vargish, Director of Development Services

From: TJ Kucewesky, Assistant Director of Development Services

Update: Quasi-Judicial Projects

Executive Summary

The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Applications

No new formal applications.

On-going Quasi-Judicial Applications (currently under review)

The full list of on-going quasi-judicial projects along with vicinity maps can be found on the attached Staff Memorandum.

Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

Through: Tara Vargish, Director Development Services

From: TJ Kucewesky, Assistant Director Development Services

Title: Update: Quasi-Judicial Projects

Executive Summary

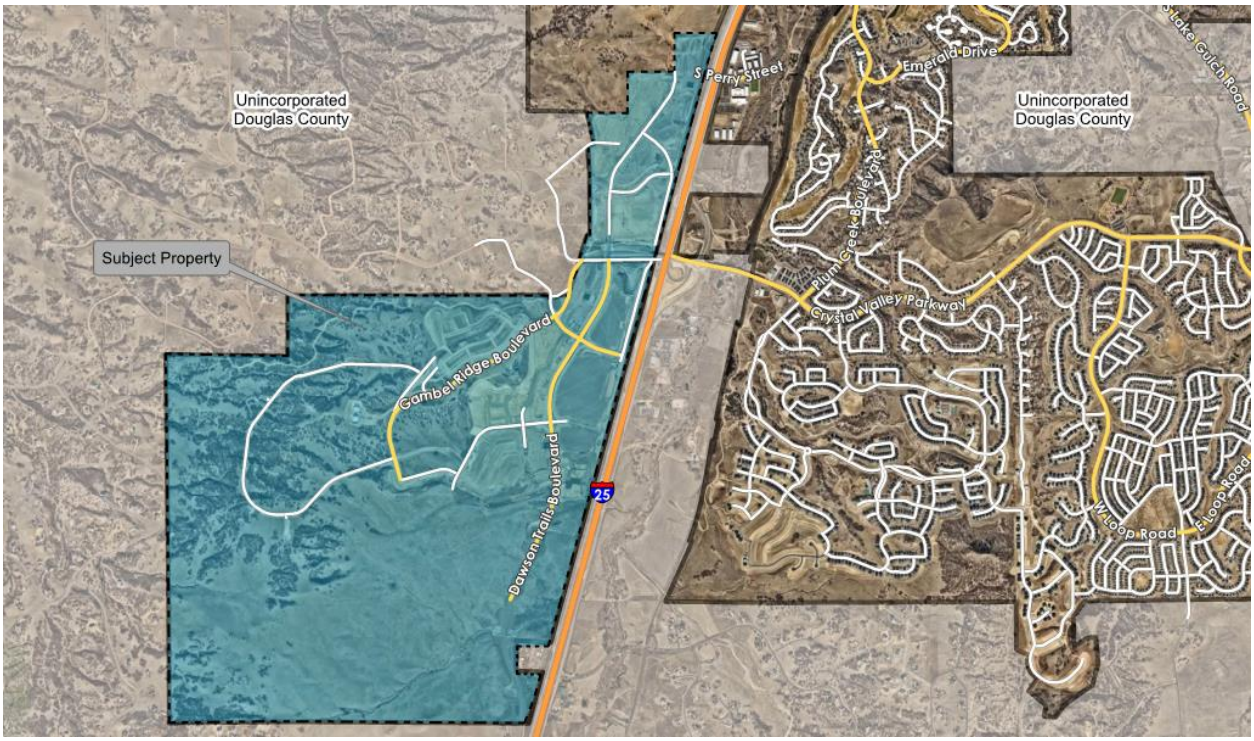
The purpose and intent of this report is to provide Town Council with a summary of quasi-judicial projects. In order to provide all parties with due process under law, decision makers must be fair and impartial when considering quasi-judicial applications such as those included in this memorandum. Many of these projects do not have public hearing dates yet, but Town Council could be asked to consider them in the future.

New Quasi-Judicial Applications (currently under review)

607 Sixth Street Demolition and Design Review

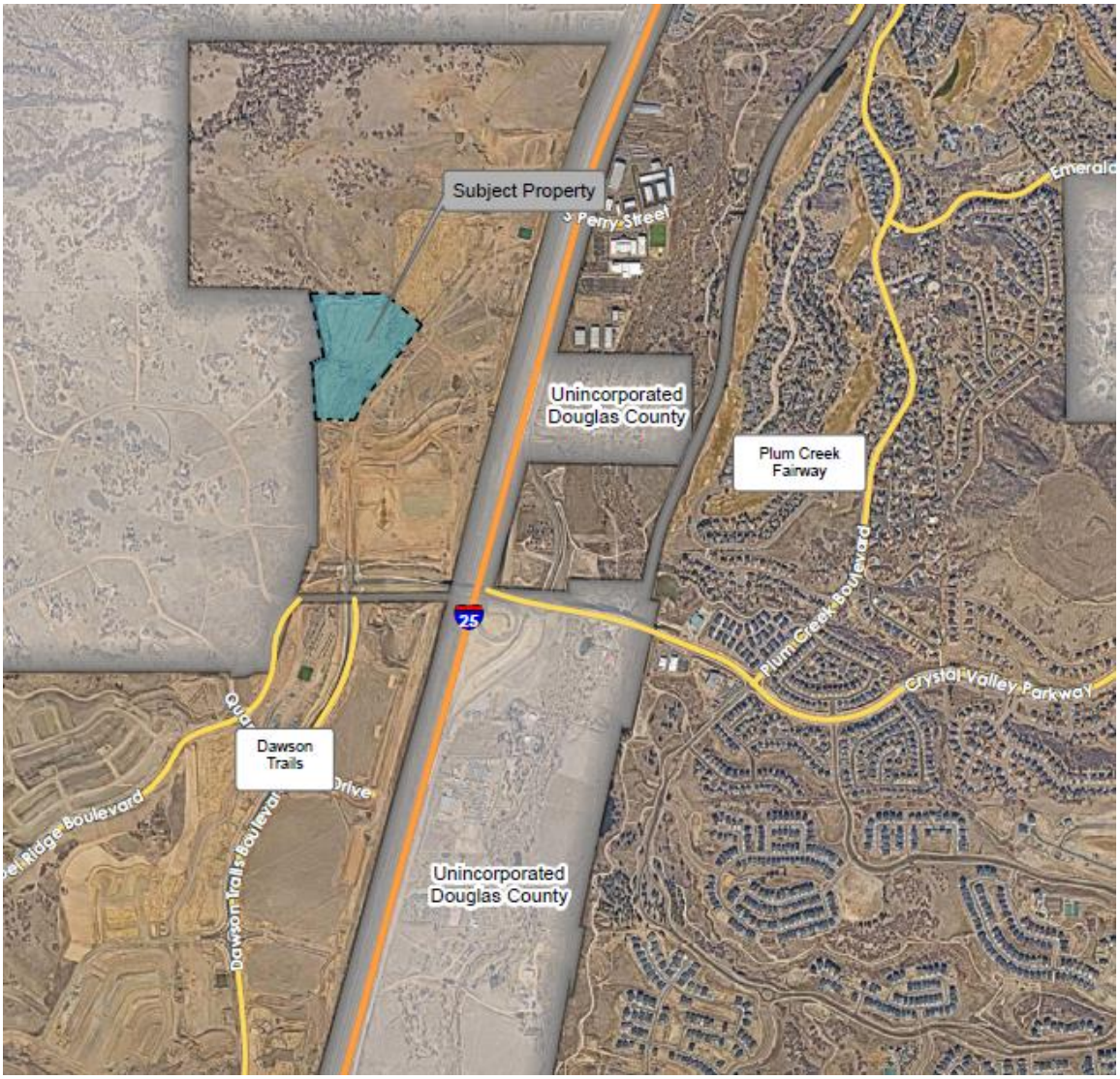
Two quasi-judicial applications have been accepted on behalf of the property owners of 607 Sixth Street. The owners are requesting approval to partially demolish the existing home at 607 Sixth Street, which was constructed in 1939, and to construct a new single-family residence with a detached garage. Because the property is located within the Historic Downtown area and the existing home was built prior to 1945, the request is subject to demolition review under the Town's Historic Preservation regulations. The demolition application will go before the Historic Preservation board for review and recommendation to Town Council who will review and make a final decision. The Design Review application for the new construction will go before the Historic Preservation board for review and final decision. This property is in Councilmember Davis' district.

Dawson Trails PD Amendment 4



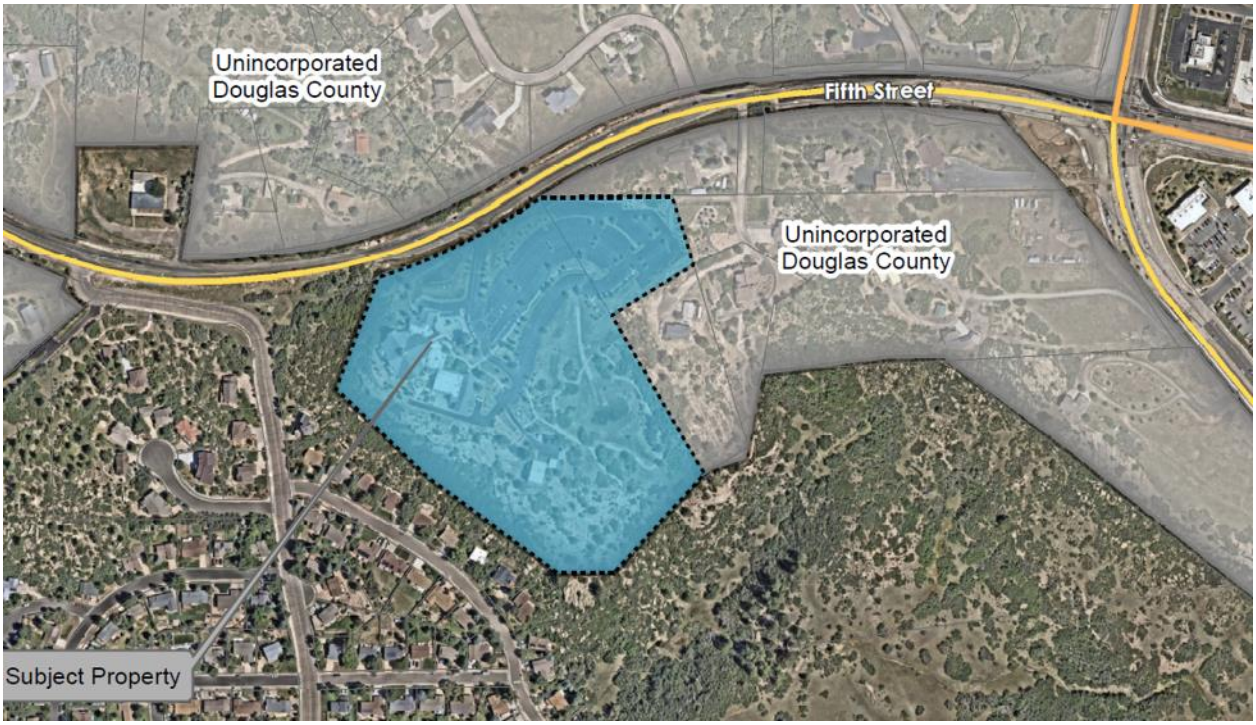
ACM Dawson Trails has submitted a quasi-judicial major amendment to the Dawson Trails Planned Development Plan and Zoning Regulations. This 4th amendment incorporates a master sign plan for tenants, neighborhoods, commercial centers, trails, etc. to guide the overall signs for Dawson Trails; reconfigures Planning Areas G2 and PL-2.07, maintaining the same acreages; and includes pedestrian-oriented street sections for a portion of Planning Area E2 intended to promote walkability and enhance the pedestrian experience. Attached are the vicinity map and a portion of the sign plan. Public hearings will be held before the Planning Commission and Town Council. Dawson Trails PD is located in Councilmember Dietz's district.

Gold Crown Field House



The Gold Crown Foundation has submitted a quasi-judicial Site Development Plan for an 83,000 square foot indoor field house and outdoor fields on 18.6 acres located within the Dawson Trails Planned Development, Planning Area PL1.07. The facility will be constructed in phases. The initial phase includes a 69,000 square foot fieldhouse for eight basketball courts and sixteen volleyball courts, onsite detention, and surface parking lots. Phase 2 is planned to add 14,000 square feet with two additional basketball courts and four more volleyball courts to the facility, outdoor flag football fields, and additional surface parking lots. Attached are the vicinity map and the site plan with phasing and color renderings. The property is in Councilmember Dietz's district.

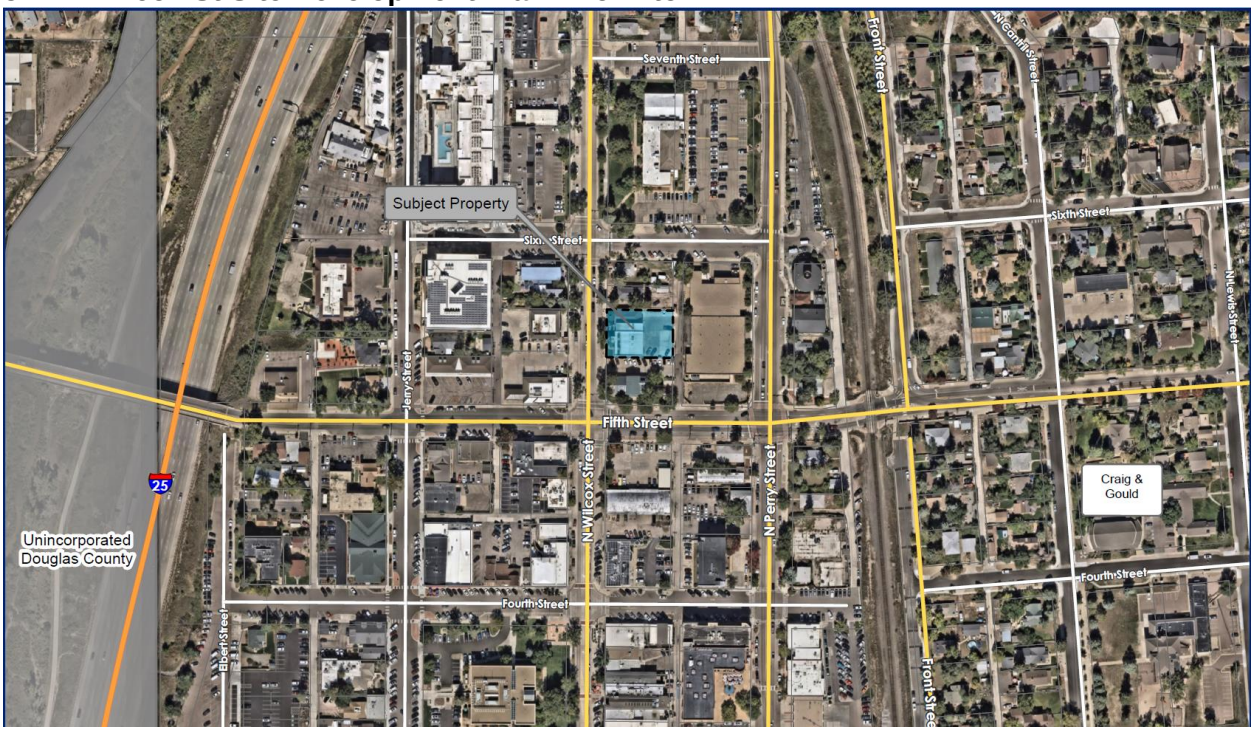
Saint Francis of Assisi Zoning



St. Francis Church has submitted a quasi-judicial application for initial zoning of the property in conjunction with its previously submitted annexation application. The applicant is proposing an annexation of the two lots that the existing church is located on, along with the adjacent right-of-way. The general location is southeast of the intersection of N Valley Drive and Fifth Street. The proposed Planned Development (PD) Zoning will allow a Church/Place of Worship and related uses such as educational facilities, pre-school, ministry offices and clergy residence.
The annexation and PD zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located adjacent to Councilmember Davis' and Brooks' districts.

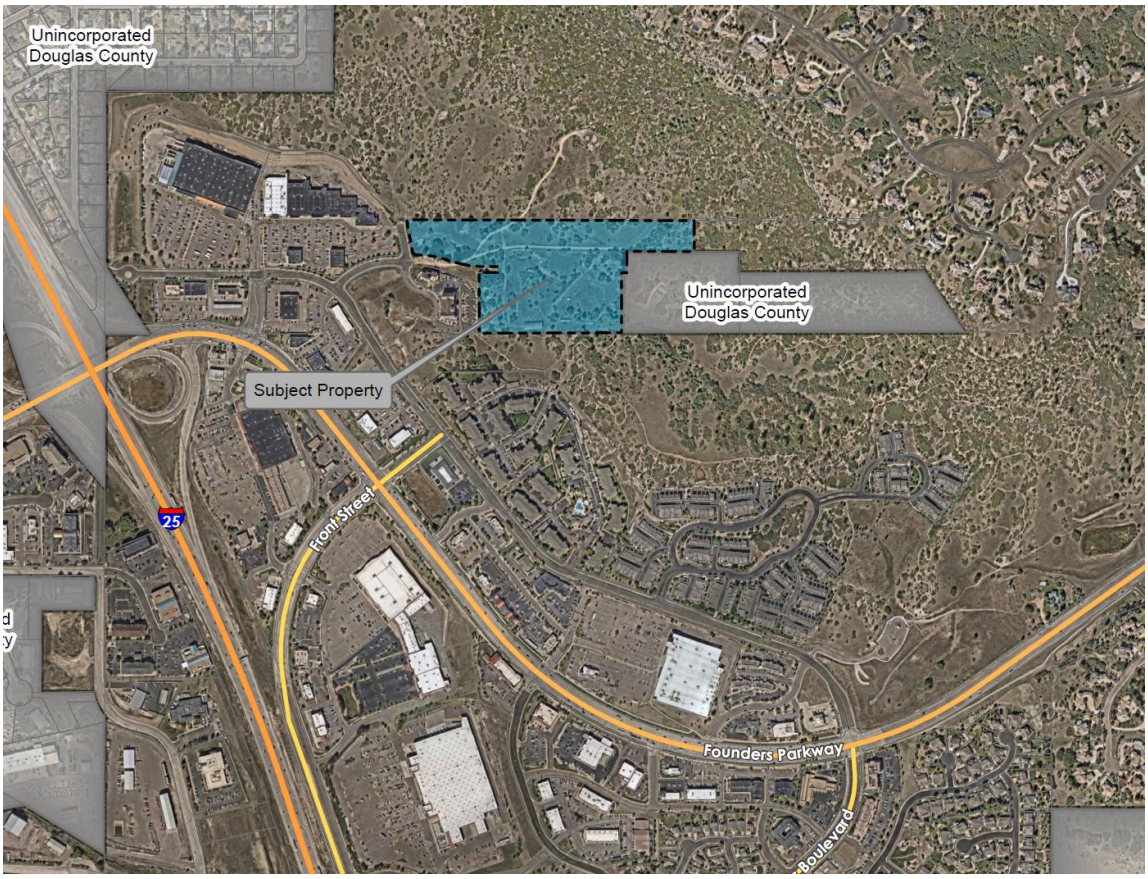
On-going Quasi-Judicial Applications (currently under review)

512 N Wilcox St Site Development Plan - Downtown



512 N Wilcox LLC has submitted an application for a Site Development Plan - Downtown for 512 N Wilcox Renovation. The applicant is proposing to renovate the existing structure located at 512 N Wilcox St. The proposed renovation includes façade changes, as well as interior enhancements, on an existing .32-acre site. The general location is located northeast of the intersection of N Wilcox Street and Fifth Street. The Site Development Plan - Downtown will require public hearings before the Design Review Board for review and final decision. This project is in Councilmember Davis' district.

Alexander Place — PDP Amendment



Staff has received a quasi-judicial application from Alexander Place Investors, LLC requesting a PDP Amendment for the Alexander Place Planned Development Plan. The applicant is proposing to rezone a 7.142-acre portion of the Cooper-Hook PDP and the 8.37-acre Alexander Place PDP, creating a combined site of approximately 15 acres for the development of 50 single-family homes. The site is generally located east of the intersection of Alexander Place and Montana Vista Way. The PDP Amendment will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. This project is in Councilmember Davis' district.

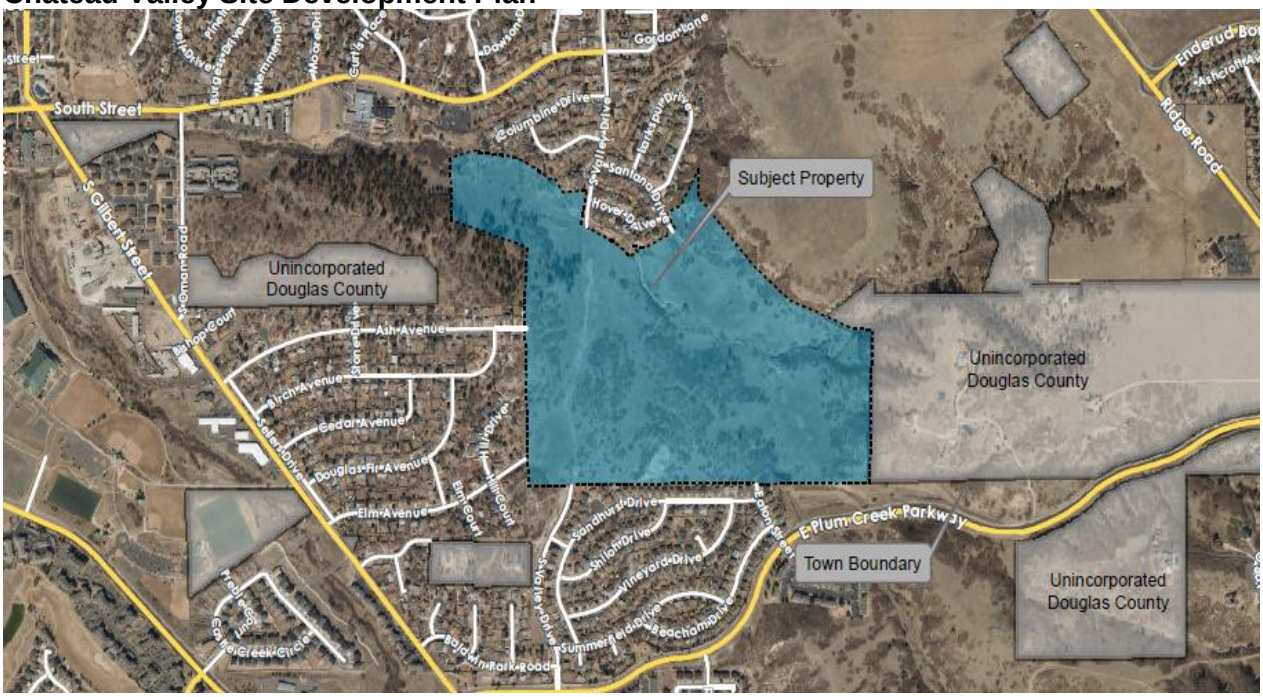
Auburn Heights Apartments Planned Development Plan Zoning Major Amendment and Site Development Plan Major Amendment

The property owner has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge and is generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100 multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is in Councilmember Bracken's district.

Castleton Heights Multifamily Site Development Plan

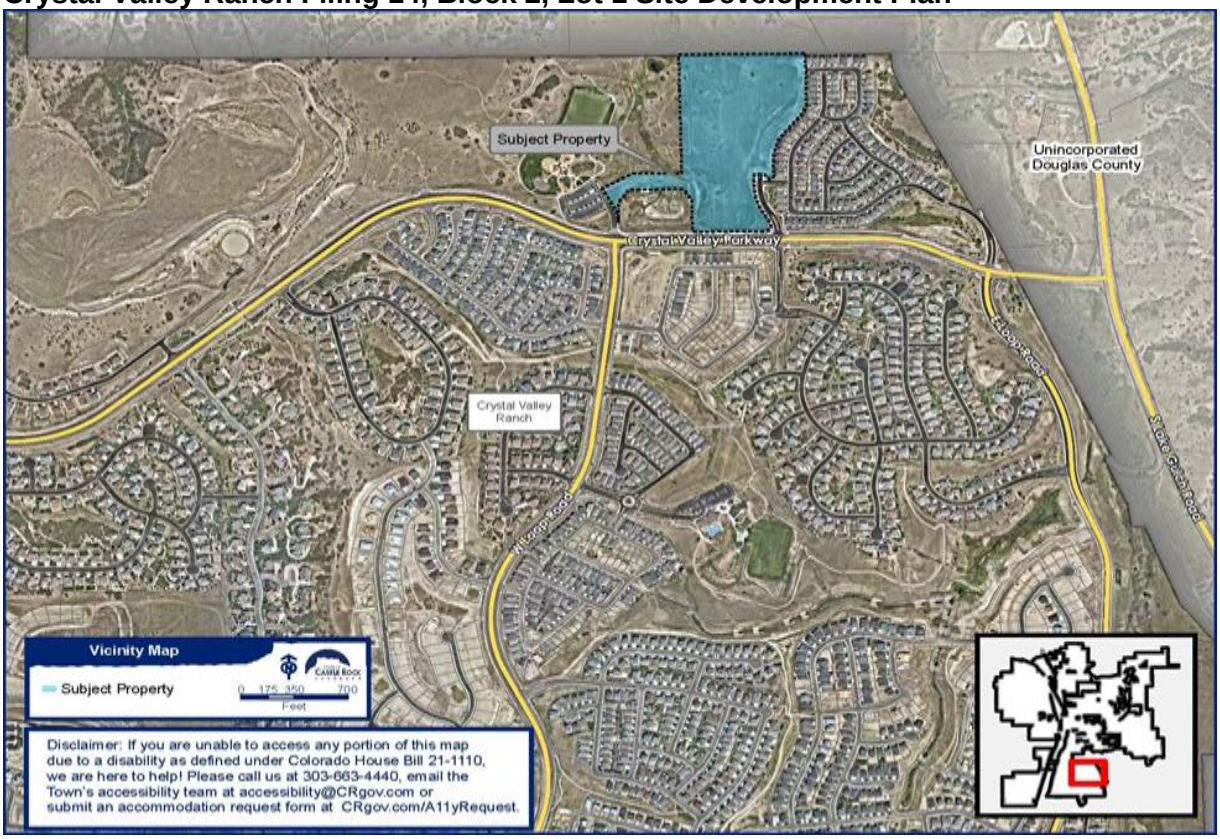
TWG Development has submitted a quasi-judicial application for a Site Development Plan/ Use by Special Review for Castleton Heights Multi-Family. The applicant is proposing to construct a new four-story multifamily building with 80 units on a 3.11-acre site. The proposed project is located southwest of the intersection of W Castleton Road and Castleton Court. The Site Development Plan/Use by Special Review will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is in Councilmember Davis' district.

Chateau Valley Site Development Plan



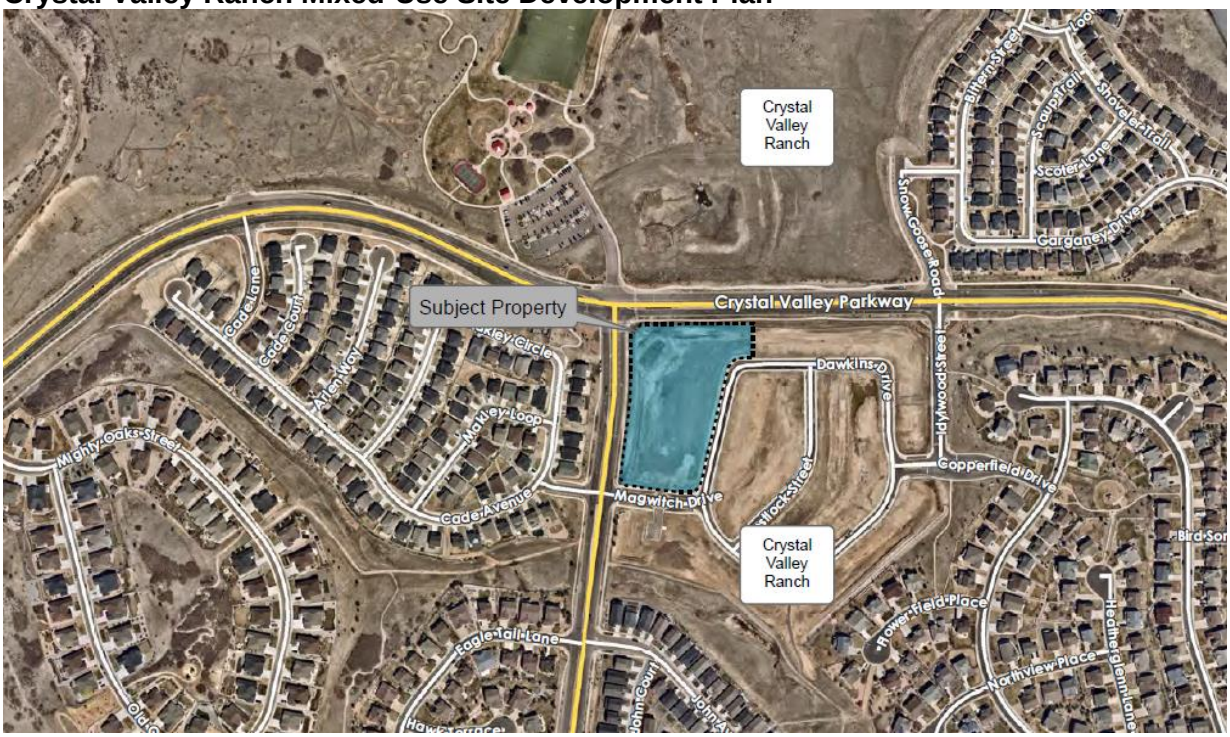
Highline Engineering & Surveying has submitted an application for the Chateau Valley Site Development Plan (SDP) proposing a 402-unit residential subdivision on 112 acres. The 402 units are composed of 254 single family detached homes and 148 paired homes. The property, which is within the Young American Planned Development, is generally located east of Memmen Park, north of the Baldwin Park subdivision, and south of the Southridge Townhome subdivision. The Site Development Plan includes a total of 50.24 acres of open space and public land dedication. The SDP will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is in Councilmember Brooks' district.

Crystal Valley Ranch Filing 14, Block 2, Lot 1 Site Development Plan



The Site Development Plan proposes 112 single-family detached lots on approximately 21 acres within the Crystal Valley Ranch Planned Development. The gross density is 5.31 units per acre. Average lot size is 4,490 square feet. The homes will have front-loaded two car garages and a driveway to accommodate two cars. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is in Councilmember Dietz's district.

Crystal Valley Ranch Mixed-Use Site Development Plan

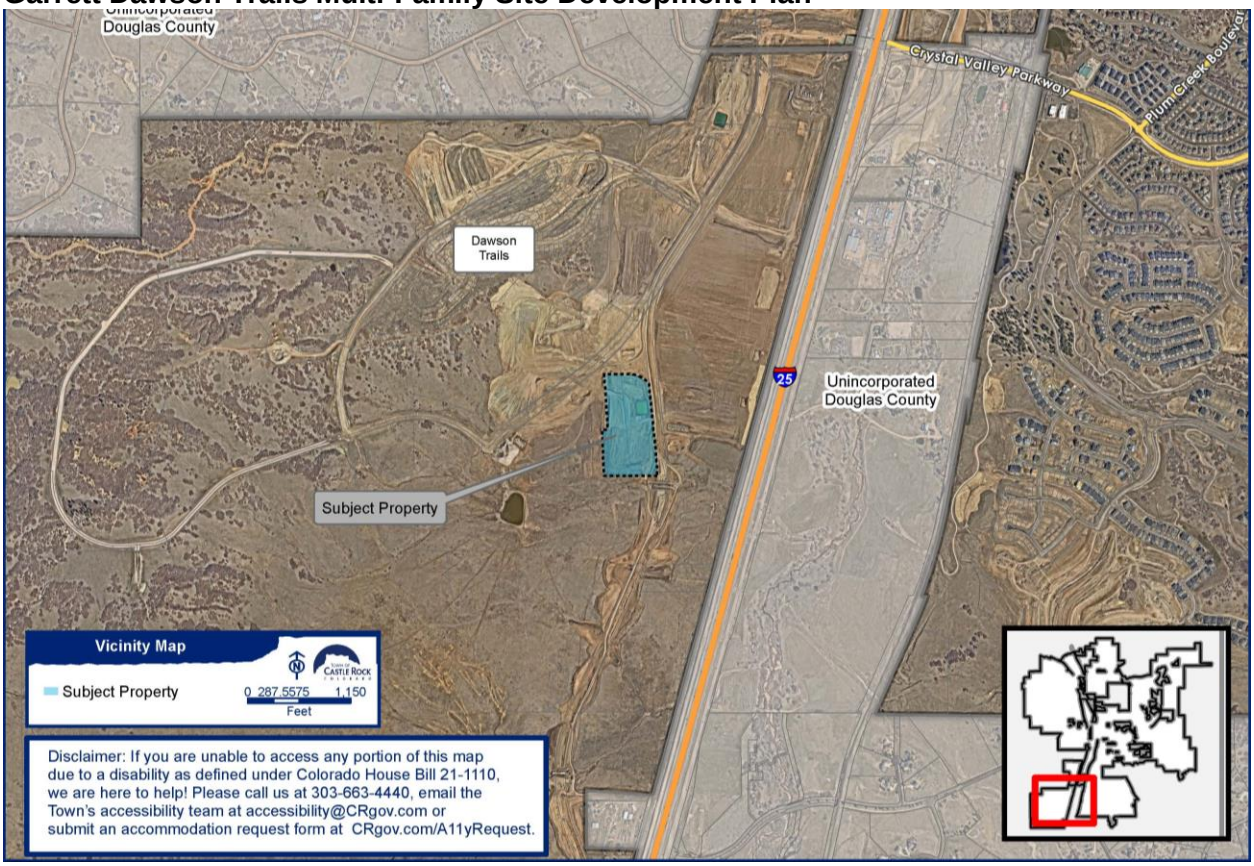


Henry Design Group on behalf of Dan Kauffman, Pinnacle View Development, LLC, has submitted an application for a Site Development Plan. The applicant is proposing a mixed-use development on the 4-acre property located at the southeast corner of Crystal Valley Parkway and West Loop Road. The proposal includes 28 paired homes, one single family detached home, and a 2,057 square foot commercial building. The Site Development Plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is in Councilmember Dietz's district.

Dawson Trails E2 Townhomes Site Development Plan

Norris Design has a quasi-judicial application for a Site Development Plan for Dawson Trails E2 townhomes. The applicant is proposing to construct 100 townhomes within the Dawson Trails PD. The townhomes would vary between two and three stories in height. The general location is west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard. The site development plan will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is in Councilmember Dietz's district.

Garrett Dawson Trails Multi-Family Site Development Plan

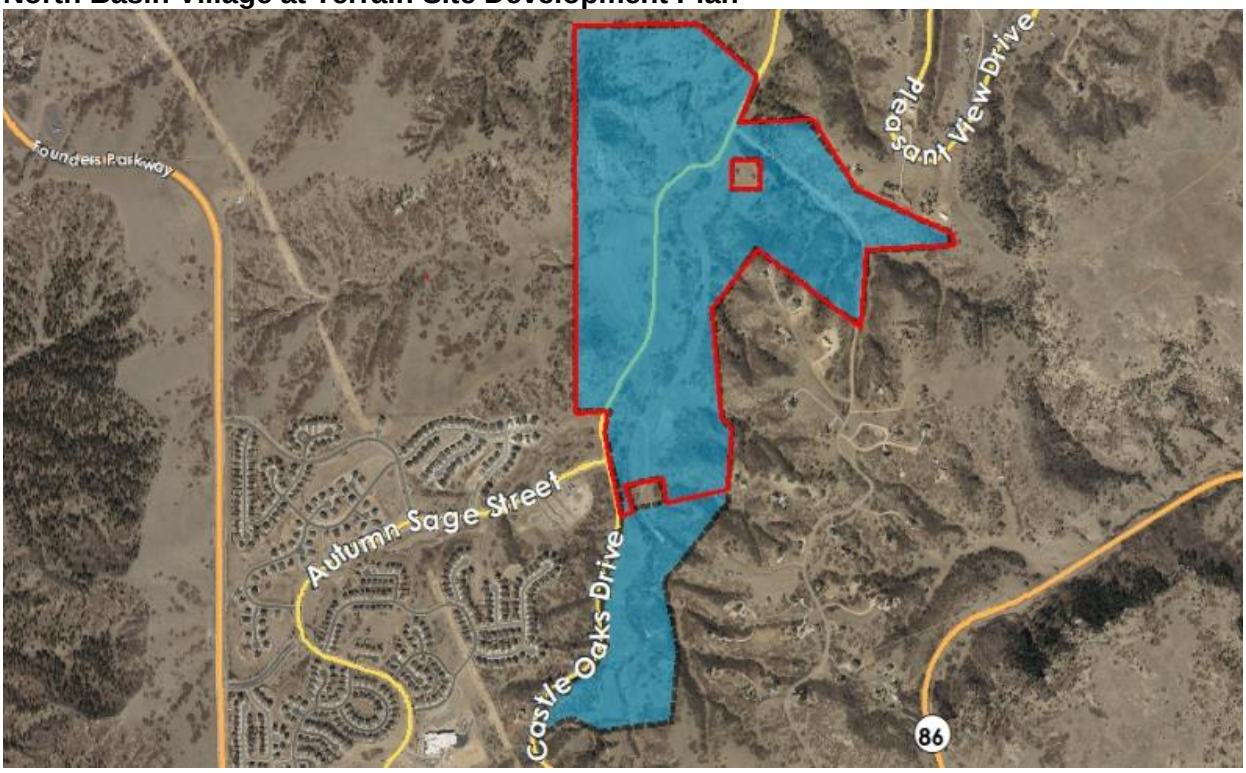


Garrett Co. has submitted a Site Development Plan application for a 324-unit apartment complex on 12.6 acres in Dawson Trails, located southwest of Dawson Trails Boulevard and Blanca Peak Parkway. Onsite amenities to include a clubhouse, pool, games lawn, dog park and dog wash. The clubhouse will include a co-working space, fitness center, leasing office and mail kiosk. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The site is in Councilmember Dietz's district.

King Soopers Dawson Trails Site Development Plan

Galloway & Company, Inc, on behalf of the property owner ACM Dawson Trails VIII JV LLC, and property developer King Soopers, has submitted a Site Development Plan application. The applicant is proposing a King Soopers grocery store and fueling station on 12.2 acres within the Dawson Trails Planned Development, Planning Area E-2. The site location is south and east of Gambel Ridge Boulevard and west of Dawson Trails Boulevard. The site plan proposes a 100,054 square foot grocery store, 425 parking spaces, an online grocery order pick-up area, and a fueling station with an 184 square foot kiosk and 7 fuel pumps. The building height is approximately 35 feet; 50 feet is the maximum height allowed. Access to the site is from Gambel Ridge Boulevard and Dawson Trails Boulevard. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The project is in Councilmember Dietz's district.

North Basin Village at Terrain Site Development Plan



The property owner has submitted an application for a Site Development Plan (SDP) for 29 single family homes on approximately 42 acres within the Terrain North Basin Phase 2 development. The proposed development also includes approximately 35.6 acres of open space dedication. The project is located along Castle Oaks Drive. The SDP will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision. The project is located within Mayor Pro Tem Cavey's district.

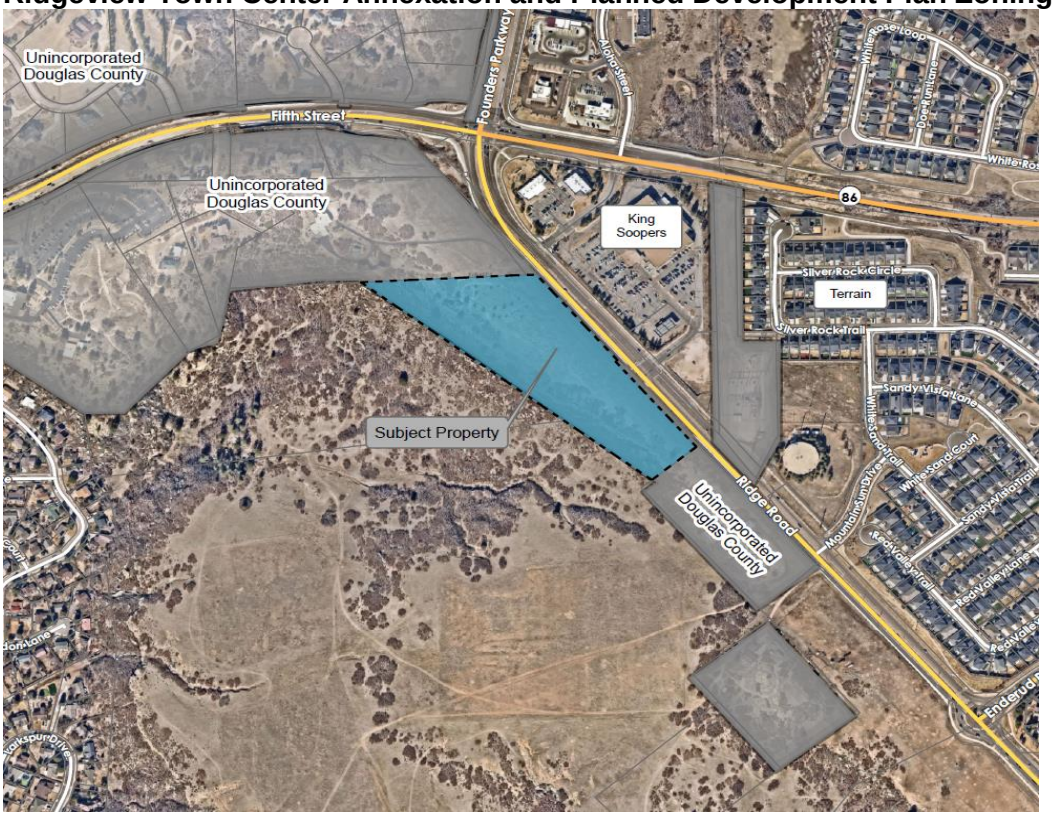
Pine Canyon Planning Areas 2 & 3 — SDP

A quasi-judicial Site Development Plan (SDP) has been accepted from JRW Family Limited Partnership, LLLP for Pine Canyon Planning Areas 2 & 3. The property is approximately 64 acres and located west of the intersection of Founders Parkway and Rising Sun Drive. The SDP proposes 133 single-family detached homes and 29.4 acres of open space. Access to the new neighborhood will be provided from Founders Parkway via Rising Sun Drive and Crimson Sky Drive. The property is in Councilmember Davis' district.

Pioneer Ranch Annexation and Planned Development Plan Zoning

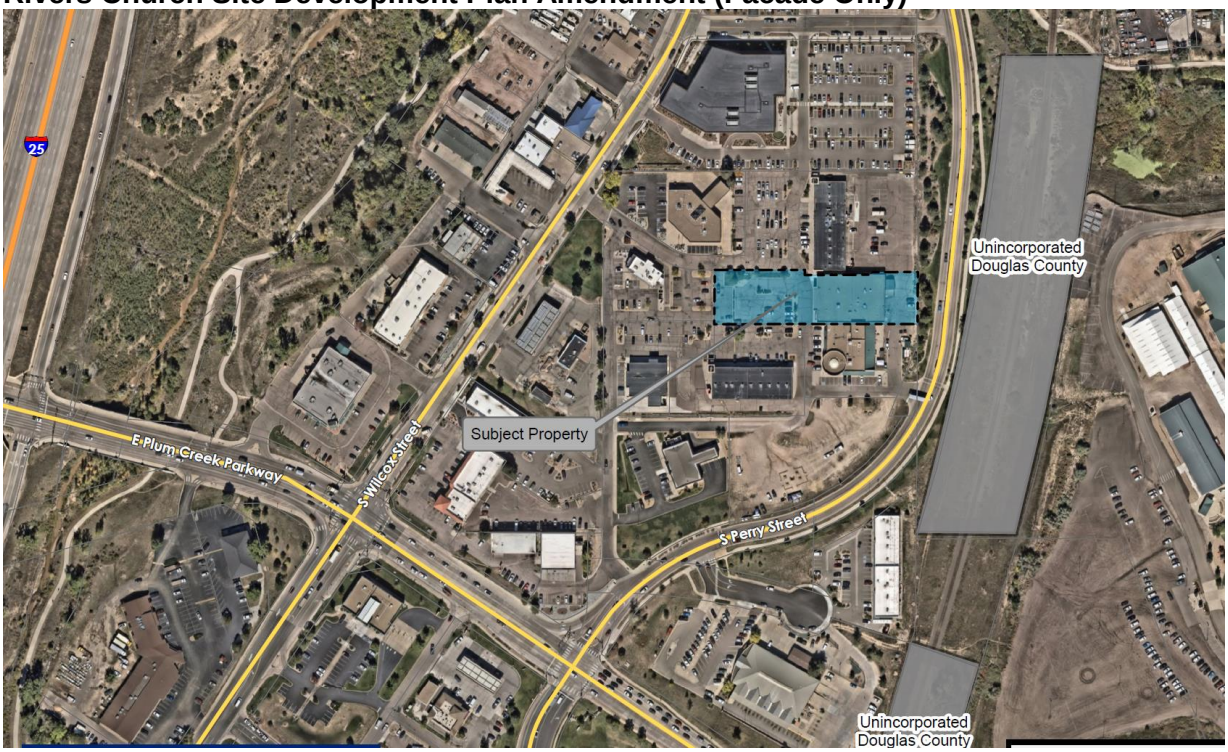
The property owner has submitted an annexation petition to annex a 388-acre site located west of Founders Parkway and east of Front Street into the Town of Castle Rock. The applicant is proposing the Pioneer Ranch Planned Development Plan zoning to allow 1,123 dwelling units (a mix of single-family and multi-family), 78 acres of open space, and 39 acres dedicated for public uses, such as schools and parks. The annexation and planned development plan require public hearings before Planning Commission for review and recommendation and Town Council for review and final decision. The property is adjacent to Councilmember Davis' and Mayor Pro Tem Cavey's districts.

Ridgeview Town Center Annexation and Planned Development Plan Zoning



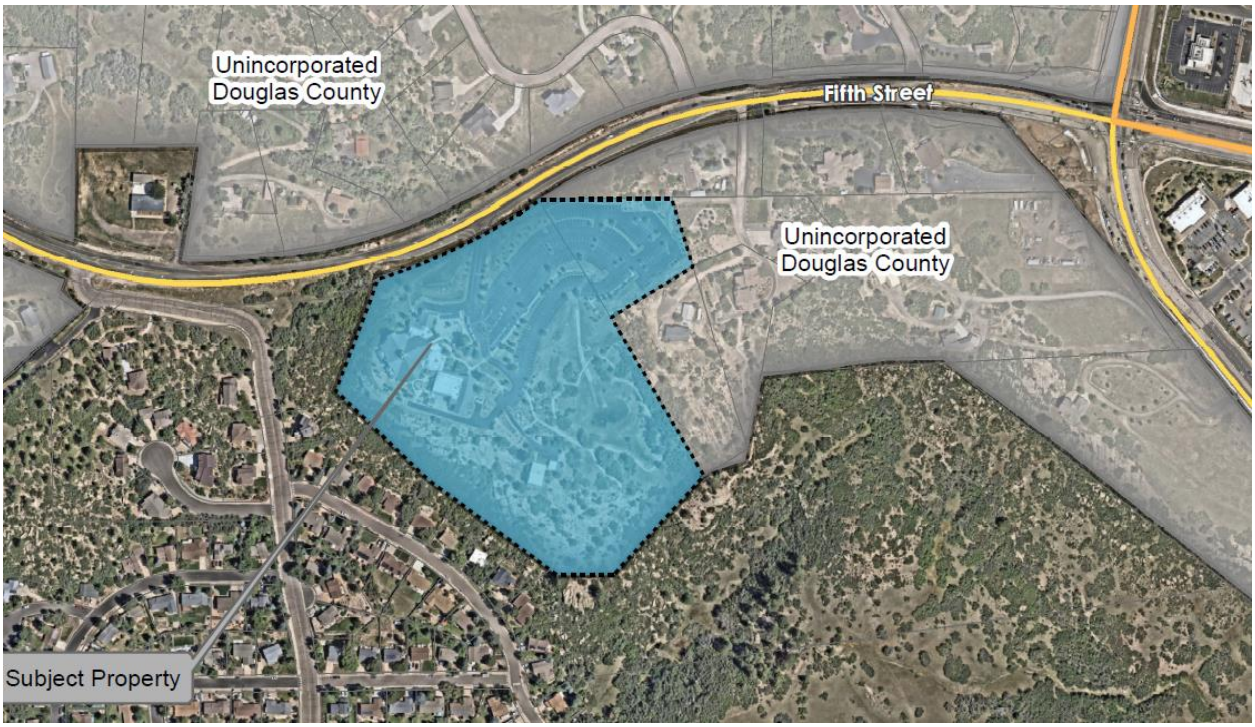
The property owner has submitted an application for annexation and zoning for a 10-acre parcel located at 895 N. Ridge Road, southwest of the intersection of State Highway 86 and N. Ridge Road. The owner proposes to zone the property to allow commercial uses, such as retail, office, restaurant, clinic and personal services. Uses by special review include day care, fast food with drive-thru, and doggy day care. Prohibited uses include fueling stations, vehicle storage, and auto repair. Approximately 29% of the site is designated open space. Public hearings are required before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is adjacent to Mayor Pro Tem Cavey's and Councilmember Brooks' districts.

Rivers Church Site Development Plan Amendment (Facade Only)



The property owner is proposing to renovate the west facade of the units at 136 and 138 South Wilcox Street. The site plan amendment includes building elevations depicting an increased height of the entry parapet, new paint colors, updated facade materials to replace the existing stucco and two new steel frame awnings with standing seam metal roof. The property is located in the Downtown Overlay District. The proposed site plan amendment requires a public hearing before the Design Review Board. The property is in Councilmember Davis' district.

Saint Francis of Assisi Annexation



St Francis Church has submitted a quasi-judicial application for an annexation. The applicant is proposing an annexation of the two lots that the existing church is located on, along with the adjacent right-of-way. The general location is southeast of the intersection of N Valley Drive and Fifth Street. The Annexation will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This project is located adjacent to Councilmember Davis' and Brooks' districts.

Wellspring and Castle Oaks Covenant Church Annexation and Planned Development Plan Zoning

The property owner has submitted an application for annexation and zoning of a parcel of land for Wellspring Community Center. The annexation petition is to annex approximately 2.07 acres located at 498 E. Wolfensberger Road, for future Wellspring facilities. The Planned Development (PD) zoning application is proposing to allow for operation of the Wellspring Community Center. The annexation and planned development zoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. This property is located adjacent to Councilmember Bracken's district.

The Town's Development Activity map provides additional information on these quasi-judicial applications, as well as projects that are under administrative (non-quasi-judicial) review. This map is available at: CRgov.com/developmentactivity.

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 7. **File #:** RES 2026-074

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director of Castle Rock Water
Frank N. Main, Project Manager

Resolution Approving the Second Amendment to the Services Agreement Between the Town of Castle Rock and Olsson, Inc., for the East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services Project
[Located at the CR-1 Water Intake Diversion Structure]

Executive Summary

Castle Rock Water (CRW) staff requests Town Council approval of a Resolution (***Attachment A***) approving the Second Amendment to the Supplemental Design, Bidding, and Construction Support Services Agreement with Olsson, Inc. for the East Plum Creek Reach 5 Phase II Stabilization Project (***Exhibit 1***).

Purchase Order No. 2343 was originally authorized on September 21, 2022, in the amount of $134,610 for these services. The First Amendment increased the agreement by $97,194 to complete an Alternatives Study evaluating the feasibility of incorporating design improvements to the CR-1 Water Intake Diversion Structure into the overall project scope, and extended the agreement completion date, resulting in a revised authorization of $231,804.

The proposed Second Amendment includes:

- A contract time extension through June 1, 2027; and
- An additional budget appropriation of $60,977.50 plus a 10% contingency of $6,097.75 for a total of $67,075.25 to complete construction-related services, including preparation of an as-built survey and submission of a Letter of Map Revision (LOMR) to Federal Emergency Management Administration (FEMA).

These additional services are necessary due to construction delays, expanded permitting requirements, increased coordination with regulatory agencies, extended construction support efforts, and other project-related tasks that exceeded the original 2022 scope of services. Olsson and CORVUS have provided these services to support successful project completion and maintain

regulatory compliance.

Approval of the Second Amendment will increase the total Authorization amount to $298,879.25, requiring Town Council approval in accordance with Town purchasing policies.

Budget Impact

Approval of the proposed Second Amendment will increase the total revised authorization to cost to $298,879.25, as summarized below:

- Original Agreement: $134,610.00
- Amendment No. 1: $97,194.00
- Amendment No. 2: $67,075.25 - ($60,977.50 Agreement plus $6,097.75 Town-managed 10% Contingency)
- **Total Revised Authorization: $298,879.25**

Fund	Account Number	Original Authorization	Amd. 1	Amd. 2	Amd. 2 Contingency	Revised Authorization
SW-EPC Stream Stab.	212-4475-444.76-37	$ 94,227.00	$ -	$42,684.25	$4,268.42	$ 141,179.67
WR - CR-1 Diversion	211-4375-443.79-16	$ 40,383.00	$97,194.00	$18,293.25	$1,829.33	$ 157,699.58
	Total	**$134,610.00**	**$97,194.00**	**$60,977.50**	**$6,097.75**	**$ 298,879.25**

Staff Recommendation

Staff recommends approval of the Second Amendment to the Supplemental Design, Bidding, and Construction Support Services Agreement with Olsson, Inc. for the East Plum Creek Reach 5 Phase II Stabilization Project in the amount of $60,977.50, together with a Town-managed 10% contingency of $6,097.75, for a total authorization increase of $67,075.25, and extending the agreement term through June 1, 2027

Proposed Motion

“I move to approve the Resolution as introduced by title.”

Alternative Motions

“I move to approve the resolution as introduced by title, with the following conditions: (list conditions).

“I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed).”

Attachments

Staff Report

Attachment A: Resolution
Exhibit 1: Agreement
Attachment B: Project Map

STAFF REPORT

To: Honorable Mayor and Members of Town Council

Thru: David L. Corliss, Town

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director of Castle Rock Water
Frank N. Main, Project Manager, Stormwater

Title: **Resolution Approving the Second Amendment to the Supplemental Design, Bidding & Construction Support Services Agreement with Olsson, Inc. for the East Plum Creek Reach 5 Phase II Stabilization Project** *[located at the CR-1 Water Intake Diversion Structure]* **Project Code 250018**

Executive Summary

Castle Rock Water (CRW) staff requests Town Council approval of a Resolution (***Attachment A***) approving the Second Amendment to the Supplemental Design, Bidding, and Construction Support Services Agreement with Olsson, Inc. for the East Plum Creek Reach 5 Phase II Stabilization Project (***Exhibit 1***).

Purchase Order No. 2343 was originally authorized on September 21, 2022, in the amount of $134,610 for these services. The First Amendment increased the agreement by $97,194 to complete an Alternatives Study evaluating the feasibility of incorporating design improvements to the CR-1 Water Intake Diversion Structure into the overall project scope, and extended the agreement completion date, resulting in a revised authorization of $231,804.

The proposed Second Amendment includes:

- A contract time extension through June 1, 2027; and
- An additional budget appropriation of $60,977.50 plus a 10% contingency of $6,097.75 for a total of $67,075.25 to complete construction-related services, including preparation of an as-built survey and submission of a Letter of Map Revision (LOMR) to Federal Emergency Management Administration (FEMA).

These additional services are necessary due to construction delays, expanded permitting requirements, increased coordination with regulatory agencies, extended

construction support efforts, and other project-related tasks that exceeded the original 2022 scope of services. Olsson and CORVUS have provided these services to support successful project completion and maintain regulatory compliance.

Approval of the Second Amendment will increase the total Authorization amount to $298,879.25, requiring Town Council approval in accordance with Town purchasing policies.

History of Past Town Council, Boards & Commissions, or other Discussions

The East Plum Creek Reach 5 Phase II Stabilization Project was originally identified in the *East Plum Creek Watershed Master Plan Preliminary Design Report* (Master Plan), which was adopted by Town Council through Resolution No. 2009-03 on January 6, 2009. The Master Plan identified stream stabilization improvements as necessary to address ongoing channel erosion, floodplain impacts, and long-term protection of critical public infrastructure within the East Plum Creek corridor.

In 2020, the Town contracted with Olsson to provide engineering services and permit coordination for the EPC Reach 5 Phase II Stabilization Project. During the design phase, additional efforts became necessary due to new direction provided by the U.S. Army Corps of Engineers (USACE) and the U.S. Fish and Wildlife Service (USFWS).

To maintain project continuity and ensure timely completion of the remaining permitting efforts, as well as support during the bidding and construction phases, a sole-source procurement with Olsson was requested through a new Supplemental Services Agreement for bid and construction phase engineering services.

On September 21, 2022, Town Council approved a supplemental Services Agreement with Olsson, Inc. (P.O. #2340) through a sole source procurement process for additional design, permitting, bidding, and construction support services, with an approved funding amount of $134,610. The supplemental scope included securing required environmental permits, preparation of supplemental design elements including a trailhead parking lot , general bidding and construction support, and preparation of a FEMA Letter of Map Revision (LOMR) for the East Plum Creek floodplain.

On May 27, 2026, staff presented the proposed Second Amendment to the Castle Rock Water Commission for review and recommendation. Castle Rock Water Commission voted 6 to 0 to recommend Council approval of the amendment.

Discussion

Olsson, Inc. has requested a Second Amendment to the Supplemental Design, Bidding, and Construction Support Services Agreement for the East Plum Creek Reach 5 Phase II Stabilization Project to complete additional construction-related services and extend the agreement completion date.

Construction activities were originally anticipated to occur earlier in the project schedule; however, the project experienced delays and construction is now expected to be completed in June 2026. As a result, additional engineering, permitting, coordination, and construction support services have been necessary beyond those anticipated in the original February 3, 2022 scope of services.

To support completion of the project and the associated FEMA Letter of Map Revision (LOMR) process, Olsson has requested an extension of the agreement completion date to June 1, 2027.

In addition to the requested time extension, Olsson is requesting a budget amendment in the amount of $60,977.50 for additional services that exceeded the original contract scope.

These services include:

- Project coordination and management
- Permitting support
- Bid and construction-related services
- CR-1 diversion conceptual design
- FEMA LOMR services

Approval of the Second Amendment will allow Olsson to continue supporting construction completion activities, maintain regulatory compliance requirements, and finalize FEMA floodplain mapping revisions associated with the project. Staff has reviewed the proposed scope of the changes and the requested additional funding and agrees that the requested funding is appropriate for the additional scope.

Budget Impact

Approval of the proposed Second Amendment will increase the total revised authorization to cost to $298,879.25, as summarized below:

- Original Agreement: $134,610.00
- Amendment No. 1: $97,194.00
- Amendment No. 2: $67,075.25 - ($60,977.50 Agreement plus $6,097.75 Town-managed 10% Contingency)
- **Total Revised Authorization: $298,879.25**

Fund	Account Number	Original Authorization	Amd. 1	Amd. 2	Amd. 2 Contingency	Revised Authorization
SW-EPC Stream Stab.	212-4475-444.76-37	$ 94,227.00	$ -	$42,684.25	$4,268.42	$ 141,179.67
WR - CR-1 Diversion	211-4375-443.79-16	$ 40,383.00	$97,194.00	$18,293.25	$1,829.33	$ 157,699.58
	Total	**$134,610.00**	**$97,194.00**	**$60,977.50**	**$6,097.75**	**$ 298,879.25**

Staff Recommendation

Staff recommends approval of the Second Amendment to the Supplemental Design, Bidding, and Construction Support Services Agreement with Olsson, Inc. for the East Plum Creek Reach 5 Phase II Stabilization Project in the amount of $60,977.50, together with a Town-managed 10% contingency of $6,097.75, for a total authorization increase of $67,075.25, and extending the agreement term through June 1, 2027

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions).

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Attachment A: Resolution
Exhibit 1: Agreement
Attachment B: Project Map

RESOLUTION NO. 2026-074

A RESOLUTION APPROVING THE SECOND AMENDMENT TO THE SERVICES AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND OLSSON, INC., FOR THE EAST PLUM CREEK REACH 5 PHASE II STABILIZATION SUPPLEMENTAL DESIGN, BIDDING AND CONSTRUCTION SERVICES PROJECT

WHEREAS, the Town of Castle Rock, Colorado (the "Town") and Olsson, Inc. (the "Consultant") are parties to the Town of Castle Rock Services Agreement for the East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services Project (the "Project") dated September 19, 2022 (the "Agreement"), by which the Consultant agreed to provide engineering, design, permitting, bid and construction-related services for the Project for a not-to-exceed amount of $134,610.00; and

WHEREAS, the Town and the Consultant entered into the First Amendment to the Agreement ("First Amendment") dated December 1, 2023, to expand the scope of services, provide for an extension of time, and increase the not-to-exceed payment amount by $97,194.00; and

WHEREAS, the Town and the Consultant wish to further amend the Agreement to expand the scope of services, provide for an extension of time, and increase the not-to-exceed payment amount by $60,977.50 ("Second Amendment"); and

WHEREAS, the Town also hereby seeks authorization of a Town-managed contingency in the amount of $6,097.75; and

WHEREAS, subject to Town Council's approval, the Town and the Consultant have agreed to the terms and conditions governing the Second Amendment; and

WHEREAS, Town staff recommend Town Council approve the Second Amendment with the Consultant.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. **Approval**. The Second Amendment between the Town and the Consultant is hereby approved in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions, or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Second Amendment and any technical amendments thereto by and on behalf of the Town.

Section 2. **Encumbrance and Authorization for Payment**. In order to meet the Town's financial obligations to cover the expanded scope of services under the Second Amendment, the Town Council authorizes an additional expenditure and payment in an amount

not to exceed $60,977.50, plus a Town-managed contingency in the amount of $6,097.75, unless otherwise authorized in writing by the Town. The total authorized payment under the Agreement, the First Amendment and the Second Amendment, including the total contingency in the amount of $6,097.75, is $298,879.25.

PASSED, APPROVED AND ADOPTED this 7th day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ___ for and ___against.

ATTEST:

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

Approved as to content:

Mark Marlowe, Director of Castle Rock Water

SECOND AMENDMENT TO TOWN OF CASTLE ROCK SERVICES AGREEMENT
(East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services – Castle Rock Water)

THIS SECOND AMENDMENT TO TOWN OF CASTLE ROCK SERVICES AGREEMENT (the "Second Amendment") is made and entered into this 7th day of JUNE, 2026 by and between **OLSSON, INC.,** a Nebraska corporation, whose principal office address is 601 P. Street, Suite 200, Lincoln, Nebraska 68508 ("Consultant"), and the **TOWN OF CASTLE ROCK**, a home rule municipal corporation, 100 North Wilcox Street, Castle Rock, Colorado 80104 (the "Town") (collectively, the Town and Consultant are referred to as the "Parties" and each party may be referred to individually as a "Party").

RECITALS:

I. The Parties entered into the Town of Castle Rock Services Agreement (East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services) dated September 19, 2022 and the First Amendment thereto dated December 1, 2023 (collectively, the "Agreement"), attached hereto as ***Exhibit A-2***. The Parties expressly agree to reinstate the Agreement and to incorporate all terms stated in the Agreement herein, subject to the changes set forth herein.

II. The Parties desire to amend the Agreement to extend the Term, update the scope of services and fee schedule, and increase the not-to-exceed payment amount.

III. The Parties wish to memorialize these changes in this Second Amendment. The Parties agree that there are no other changes being made to the Agreement in this Second Amendment other than as set forth below.

TERMS:

1. **Effective Date.** The Second Amendment is effective as of the date stated in the preamble contained herein (the "Effective Date").

2. **Incorporation of Recitals and Exhibits.** The Recitals set forth above and all Exhibits to the Second Amendment are hereby incorporated herein. The Parties expressly agree that the Agreement attached as ***Exhibit A-2*** is incorporated into this Second Amendment in its entirety, unless otherwise amended as stated herein.

3. **Amendment.** Section 1 of the Agreement is amended to read as follows:

"1. **Scope of Services.** Consultant shall perform all of the services as set forth on ***Exhibit 1*** to the Agreement, ***Exhibit B-1*** to the First Amendment, and ***Exhibit B-2*** to the Second Amendment ("Services")."

4. **Amendment.** Section 2 of the Agreement is amended to read as follows:

"2. **Payment**. Consultant shall invoice Town upon completion of the Services rendered in accordance with the rates and fee schedule as set forth in ***Exhibit 1*** to the Agreement, ***Exhibit B-1*** to the First Amendment, and ***Exhibit B-2*** to the Second Amendment. The Town may withhold payment, in whole or in part, for the Services found by the Town to be defective, untimely, unsatisfactory, or otherwise not conforming to this Agreement, or not in conformance with all applicable federal, state, and local laws, ordinances, rules and regulations ("disputed Services"). The Town shall not be required to pay for disputed Services until the dispute is resolved. Subject to the foregoing, the Town shall remit payment to Consultant, whether in whole or in part, within thirty (30) days of receipt of such invoice. In no event shall the total, cumulative payment to Consultant for the Services rendered under this Agreement exceed **$292,781.50**, unless authorized in writing by Town."

5. **Amendment.** Section 3 of the Agreement is amended to read as follows:

"3. **Term**. The Parties agree to extend the term of this Agreement from the original commencement date to an expiration date of **June 1, 2027** (the "Term") under the same terms and conditions of the Agreement, unless otherwise amended. The Parties may mutually agree to extend the Term of this Agreement under the same terms and conditions by executing a written amendment to this Agreement prior to the expiration of this Agreement. Nothing in this Section prohibits the Parties from amending the payment section and/or incorporating an updated rate and fee schedule should the Parties elect to extend the Term of the Agreement. Consultant shall devote adequate resources to assure timely completion of the Services. Consultant shall perform the Services under this Agreement using a standard of care, skill, and diligence ordinarily used by reputable professionals performing under circumstances similar to those required by this Agreement.

Town shall have the right to terminate this Agreement at any time with thirty (30) days' written notice to Consultant. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination. Consultant shall turn over all work product produced up to the date of termination."

6. **Certificate of Insurance.** An updated Certificate of Insurance for Consultant is attached as ***Exhibit C-2***.

7. **Ratification**. In all other respects, the Agreement shall remain in full force and effect.

ATTACHED EXHIBITS:
EXHIBIT A-2 – AGREEMENT
EXHIBIT B-2 – SUPPLEMENTARY SCOPE OF SERVICES AND FEE SCHEDULE
EXHIBIT C-2 – CONSULTANT'S UPDATED CERTIFICATE OF INSURANCE

To evidence their assent to this Second Amendment and its exhibits, the Parties hereby execute and deliver this Second Amendment as of the Effective Date.

ATTEST:

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Approved as to form:

Kaitlin Parker, Assistant Town Attorney

Approved as to content:

Mark Marlowe, Director of Castle Rock Water

CONSULTANT – OLSSON, INC.:

By: Deb Ohlinger
(Signature)

Deb Ohlinger
(Print Name)

Its: Group Leader
(Title)

EXHIBIT A-2

AGREEMENT

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

CON-2023-0894

FIRST AMENDMENT TO AGREEMENT
(East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services - Water)

DATE: 12/1/2023 | 11:40 PM MST.

PARTIES: **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 ("Town").

OLSSON, INC., a Nebraska corporation, 1525 Raleigh Street, Suite 400, Denver, Colorado 80204 ("Consultant").

RECITALS:

I. The Town and Consultant entered into a Town of Castle Rock Services Agreement on September 19, 2022 (the "Agreement"), to provide permitting, bid, and construction-related services for the East Plum Creek Reach 5 Phase II project as set forth in the Agreement, and attached hereto as ***Exhibit A-1***.

II. The parties desire to amend the Agreement to extend the term; increase payment to Consultant; and update the scope of work and fee schedule.

III. The Town and Consultant wish to memorialize these changes in this First Amendment to Agreement ("First Amendment").

TERMS:

1. **Amendment.** Section 1 of the Agreement is amended to read as follows:

" Section 1. Scope of Services. Consultant shall provide engineering design services in accordance with the scope of services attached as ***Exhibit 1*** to the Agreement, as well as the scope of services attached as ***Exhibit B-1*** to the First Amendment ("Services"). **"**

2. **Amendment.** Section 2 of the Agreement is amended to read as follows:

" Section 2. Payment. Consultant shall invoice Town upon completion of the Services rendered in accordance with the rate and fee schedule identified in ***Exhibit B-1*** to the First Amendment. The Town shall pay such invoices within thirty (30) days of receipt of such invoice. In no event shall the cumulative payment to Consultant exceed $231,804.00 unless authorized in writing by Town. **"**

3. **Amendment.** Section 3 of the Agreement is amended to read as follows:

" Section 3. Term. The Parties agree to extend the term of the Agreement by two (2) years with an expiration date of December 31, 2025. Consultant shall devote adequate resources to assure timely completion of the Services. Consultant shall perform the Services under this Agreement using a

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

standard of care, skill and diligence ordinarily used by reputable professionals performing under circumstances similar to those required by this Agreement.

Town shall have the right to terminate this Agreement at any time with 30 days' written notice to Consultant. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination. Consultant shall turn over all work product produced up to the date of termination. "

4. **Certificate of Insurance.** An updated Certificate of Insurance for Consultant is attached as ***Exhibit C-1***.

5. **Ratification**. In all other respects, the Agreement shall remain in full force and effect.

ATTACHED EXHIBITS:
EXHIBIT A-1 – AGREEMENT
EXHIBIT B-1 – SCOPE OF SERVICES AND FEE SCHEDULE
EXHIBIT C-1 – CONSULTANT'S CERTIFICATE OF INSURANCE

DS

ATTEST:

DocuSigned by:
298A8A4EDEE34AF...
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

DocuSigned by:
David L. Corliss
13B5457CFF7541...
David L. Corliss, Town Manager

Approved as to form:

DocuSigned by:
Sarah Jean Rodger
99DA0B463A3E4BB...
Sarah Jean Rodger, Assistant Town Attorney

Approved as to content:

DocuSigned by:
Mark Marlowe
FEA6D2E651B241D...
Mark Marlowe, Director, Castle Rock Water

CONSULTANT:

OLSSON, INC.

By: Debra L. Ohlinger Digitally signed by Debra L. Ohlinger DN: C=US, E=dohlinger@olsson.com, O=Olsson, CN=Debra L. Ohlinger Date: 2023.11.22 11:26:31-07'00'

Its: Water Team Leader

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

EXHIBIT A-1

AGREEMENT

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

TOWN OF CASTLE ROCK
SERVICES AGREEMENT
(East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services)

DATE: 9/19/2022 | 11:04 AM MDT

PARTIES: **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 (the "Town").

OLSSON, INC., a Nebraska corporation, 1525 Raleigh Street, Suite 400, Denver, Colorado 80204 ("Consultant").

RECITALS:

A. The Town wishes to engage Consultant to provide the services more fully described in the following Agreement and Exhibits.

Previously Executed

TERMS:

Section 1. **Scope of Services.** Consultant shall provide engineering design services in accordance with the scope of services attached as ***Exhibit 1*** ("Services").

Section 2. **Payment**. Consultant shall invoice Town upon completion of the Services rendered in accordance with the rate and fee scheduled identified in ***Exhibit 1***. The Town shall pay such invoices within 30 days receipt of such invoice. In no event shall the cumulative payment to Consultant exceed $134,610.00, unless authorized in writing by Town.

Section 3. **Completion.** Consultant shall commence the Services on June 1, 2022 and complete the Services December 31, 2023. Consultant shall devote adequate resources to assure timely completion of the Services. Consultant shall perform the Services under this Agreement using a standard of care, skill and diligence ordinarily used by reputable professionals performing under circumstances similar to those required by this Agreement.

Town shall have the right to terminate this Agreement at any time with 30 days written notice to Consultant. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination. Consultant shall turn over all work product produced up to the date of termination.

Section 4. **Annual Appropriation.** The continuance of this Agreement is contingent upon the appropriation of funds to fulfill the requirements of the Agreement by the Town. If the Town fails to appropriate sufficient monies to provide for the continuance of the Agreement, the Agreement shall terminate on the final day preceding the date of the beginning of the first fiscal year for which funds are not appropriated. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination.

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

Section 5. **Subcontractors.** Consultant may utilize subcontractors to assist with specialized works as necessary to complete the Services. Consultant will submit any proposed subcontractor and the description of their services to the Town for approval.

Section 6. **Assignment.** This Agreement shall not be assigned by Consultant without the written consent of the Town.

Section 7. **Notice.** Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the first page of this Agreement, or at such other address as has been previously furnished in writing to the other party or parties. Such notice shall be deemed given when deposited in the United States mail.

Section 8. **Insurance.** Consultant agrees to procure and maintain, at his own cost, the following policy or policies of insurance. Consultant shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

A. Consultant shall procure and maintain, and shall cause each subcontractor of the Consultant to procure and maintain a policy with the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the Town. All coverage shall be continuously maintained from the date of commencement of services hereunder. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

1. Workers Compensation insurance to cover obligations imposed by the Workers Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract, and Employer's Liability insurance with minimum limits of FIVE HUNDRED THOUSAND DOLLARS ($500,000) each accident, FIVE HUNDRED THOUSAND DOLLARS ($500,000) disease-policy limit, and FIVE HUNDRED THOUSAND DOLLARS ($500,000) disease-each employee.

2. Comprehensive General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and ONE MILLION DOLLARS ($1,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision.

3. Comprehensive Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) each occurrence and ONE MILLION DOLLARS ($1,000,000)

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

aggregate with respect to each of Consultant 's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

4. Professional Liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000) per claim and ONE MILLION DOLLARS ($1,000,000) aggregate.

B. The policies required above, except Workers' Compensation insurance, Employers' Liability insurance and Professional Liability insurance shall be endorsed to include the Town, its officers and employees, as an additional insured. Every policy required above, except Workers' Compensation and Professional Liability insurance, if applicable, shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, shall be excess and not contributory insurance to that provided by Consultant. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.

C. Certificates of insurance shall be completed by Consultant's insurance agent and submitted at the time of execution of this Agreement as ***Exhibit 2*** as evidence that policies providing the required coverage, conditions and minimum limits are in full force and effect, and shall be subject to review and approval by the Town. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

D. Failure on the part of Consultant to procure or maintain policies providing the required coverage, conditions, and minimum limits shall constitute a material breach of contract upon which at the Town's discretion may procure or renew any such policy or any extended connection therewith, and all monies so paid by the Town shall be repaid by Consultant to the Town upon demand, or the Town may offset the cost of the premiums against any monies due to Consultant from the Town.

Section 9. **Colorado Governmental Immunity Act.** The parties understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently $424,000 per person, $1,195,000 for two or more persons, per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §24-10-101, *et seq*., C.R.S., as from time to time amended, or otherwise available to Town, its officers, or its employees.

Section 10. **Indemnification.** Consultant expressly agrees to indemnify and hold harmless Town or any of its officers or employees from any and all claims, damages, liability, or court awards including attorney's fees that are or may be awarded as a result of any loss, injury or

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

damage sustained or claimed to have been sustained by anyone, including, but not limited to, any person, firm, partnership, or corporation, to the extent caused by the negligent acts, errors or omissions of Consultant or any of their employees or agents in performing work pursuant to this Agreement. In the event that any such suit or action is brought against Town, Town will give notice within ten (10) days thereof to Consultant.

Section 11. Delays. Any delays in or failure of performance by any party of his or its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, fires, floods, strikes, labor disputes, accidents, regulations or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party.

Section 12. Additional Documents. The parties agree to execute any additional documents or take any additional action that is necessary to carry out this Agreement.

Section 13. Entire Agreement. This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

Section 14. Time of the Essence. Time is of the essence. If any payment or any other condition, obligation, or duty is not timely made, tendered or performed by either party, then this Agreement, at the option of the party who is not in default, may be terminated by the non-defaulting party, in which case, the non-defaulting party may recover such damages as may be proper.

Section 15. Default and Remedies. In the event either party should default in performance of its obligations under this agreement, and such default shall remain uncured for more than 10 days after notice of default is given to the defaulting party, the non-defaulting party shall be entitled to pursue any and all legal remedies and recover its reasonable attorney's fees and costs in such legal action. In addition, no Party will be entitled to lost profits, economic damages, or actual, direct, incidental, consequential, punitive or exemplary damages in the event of a default.

Section 16. Waiver. A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

Section 17. Governing Law. This Agreement shall be governed by the laws of the State of Colorado in the Douglas County District Court.

Section 18. Independent Contractor. Consultant and the Town hereby represent that Consultant is an independent contractor for all purposes hereunder. Consultant represents and warrants that they are free from the Town's direction and control in the performance of their work or services and that they have an independent business doing the specific type of work or services

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

which are the subject of this Agreement. More specifically, Consultant represents and warrants that the Town does not control what work or services they will perform or the manner in which such work or services will be performed. As such, Consultant is not covered by any worker's compensation insurance or any other insurance maintained by Town except as would apply to members of the general public. Consultant shall not create any indebtedness on behalf of the Town.

Section 19. **No Third Party Beneficiaries.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to Town and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than Town or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

ATTEST:

DocuSigned by:
Lisa Anderson
Lisa Anderson, Town Clerk

DS

TOWN OF CASTLE ROCK

DocuSigned by:
David L. Corliss
David L. Corliss, Town Manager

Approved as to form:

DocuSigned by:
Michael J. Hyman
Michael J. Hyman, Town Attorney

Approved as to content:

DocuSigned by:
Mark Marlowe
Mark Marlowe, Director Castle Rock Water

CONSULTANT:

OLSSON, INC.

By: _____

Its: Senior Engineer

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

EXHIBIT 1

SERVICES AND FEE SCHEDULE

Consultant shall provide permitting, bid and construction-related services for East Plum Creek Reach 5 Phase II, including an as-built survey, a letter of map revision, and support of the new trailhead parking lot. More specifically, Consultant shall provide the Services as described in ***Exhibit 1-A***.

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

EXHIBIT 1-A

February 3, 2022

Ms. Barbara Horton
Stormwater Project Manager
Castle Rock Water
175 Kellogg Court
Castle Rock, CO 80109

RE: Proposal to Provide Bid and Construction-related Services for East Plum Creek Reach 5 Phase II

Dear Barbara:

This letter presents Olsson's proposal to the Town of Castle Rock (Town) to complete permitting, bid and construction-related services for East Plum Creek Reach 5 Phase II, including an as-built survey, a letter of map revision (LOMR), and support of the new trailhead parking lot. Following is a more detailed scope of services.

Previously Executed

1. Project Coordination and Management
    a. General project coordination
    b. Schedule, budget, and status report updates
2. Permitting

    New guidance has been received from the U.S. Fish & Wildlife Service regarding the permitting for Reach 5 Phase II. In addition, finalization of the Colorado Stream Quantification Tool (CSQT) after the previous scope of services was completed and the amendment executed resulted in changed requirements and additional effort. Unanticipated efforts included additional meetings in the field to discuss the different requirements of the CSQT Final Version 1.0 versus the previously available beta version and the U.S. Army Corps of Engineers requirements for identifying bankfull channel indicators. Additional consultation has been required. Details of the approach proposed by the design team must be documented and approved by the regulatory agencies. The newer version of CSQT differ from the previous version and the overall effort is greater. It is possible the requirements could change again.

    a. CORVUS Environmental Consulting will provide the services detailed in their proposal dated January 26, 2022 in order to complete the permitting for the project. Some of the services were completed and are in excess of the original budget, while others are yet to be completed. The services are detailed as Tasks 1-4 and Task 7 plus reimbursables as noted on their proposal, which is included as Attachment A.

    b. In addition to the services provided by CORVUS, supplemental services were required by Olsson to complete the information needed for the CSQT. The parameters Olsson will obtain are listed in Table 1 of CORVUS' scope. Olsson's services consisted of the following:

        i. Site visit to collect additional parameters. Developed and compiled information from the HEC-RAS model, survey, LiDAR, and other sources and fill out spreadsheets and complete documentation. Coordination and QA/QC. Addressed comments. This time is in excess of that estimated

1525 Raleigh Street / Suite 400 / Denver, CO 80204
O 303.237.2072 / **olsson.com**

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

under the previous amendment. It should be noted that Olsson's estimated time to complete the CSQT was more than requested in the last amendment in hopes that it could be absorbed by other tasks in the project, but it cannot.

ii. Address comments or provide revised information as described under CORVUS' Task 4.

3. Trailhead Parking Lot Related Services

   a. Olsson prepared hydrology and analyzed the water quality pond adjacent to the trailhead to determine whether it could be used to satisfy water quality requirements. It was thought that this effort could be absorbed into the overall project budget. Now that the end of the design is near, this budget will be needed to address comments from Castle Rock on the final design documents.

   b. To finish the trailhead parking lot services, Olsson will document the hydrologic, analysis of impervious area, and water quality requirements and storage in a memorandum that will become an amendment to the area's drainage report. The 20% impervious of the overall site will be determined to ensure the water quality exemption is met.

4. Water Quality Pond Investigation

Early in the project, Olsson evaluated the use of existing settling ponds for water quality. It was thought that this effort could be absorbed into the overall project budget. Now that the end of the design is near, this budget will be needed to address comments from Castle Rock on the final design documents.

5. Bid and Construction-Related Services

   a. Olsson will provide the services listed in Attachment B, provided by the Town and modified by Olsson.

   b. Due to the importance of the revegetation for compliance with habitat conservation plans and mitigation, CORVUS was requested to provide a scope of services to assist with the revegetation efforts to maximize the likelihood of successful revegetation of the project footprint with an emphasis on PMJM habitat. The services are detailed as Task 5 in their proposal. 80% of the mileage was assumed to belong in Tasks 5 and 6.

      A limited amount of post-construction monitoring is included in CORVUS' scope as Task 6. None has been included in Olsson's scope. Additional services may be required in the future and will be determined when construction is complete or nearing completion, based on the current regulations at that time.

   c. Stream was requested to provide a scope to assist with construction and revegetation. Services would include the following: assist with bidding and addenda; up to 5 progress meetings; up to 5 field visits and reports; review submittals; respond to RFIs, and project coordination.

6. LOMR. Prepare a LOMR and submit to FEMA.

   a. Duplicate effective model
   b. Existing/corrected effective model
   c. Existing floodplain delineation, 100-yr & 500-yr
   d. Post-project floodplain model

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

e. Post-project floodway model
f. Post-project floodplain delineation, 100-yr & 500-yr
g. Post-project floodway delineation
h. Base flood elevations
i. Workmap
j. Annotated FIRM
k. Annotated profile
l. Annotated floodway table
m. Agreement table
n. Floodplain and floodway table
o. LOMR narrative
p. MT-2 forms
q. Owner notification letters and exhibit
r. QA/QC
s. Address one set of sponsor comments
t. Address one set of FEMA comments
u. FEMA review fee of $8,000 for an electronic submittal is included.

7. The remaining unbilled budget from the design project totals $2860.04. It is requested that $2860 is moved to the amendment.

A breakdown of Olsson's proposed services is detailed in Attachment C. If you have questions or need additional information, please contact me at 303-237-2072 or dohlinger@olsson.com.

Sincerely,

Deb Ohlinger

Deb Ohlinger, PE, CFM
Project Manager

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

ATACHMENT A

Statement of Work for Final 404 Permitting, Construction Oversight, and Monitoring for the East Plum Creek Reach 5 Phase II Stabilization Project

January 26, 2022

Presented to:

Olsson
1525 Raleigh Street, Suite 400
Denver, CO 80204

Prepared by:

CORVUS
Environmental Consulting LLC

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

CWA Section 404 Permitting and Construction Oversight

The following tasks address compliance with Clean Water Act (CWA) Section 404 (Section 404), the Endangered Species Act (ESA), and ecological oversight during construction for the East Plum Creek Reach 5 Phase II Stabilization Project.

CORVUS drafted and submitted an Individual Permit application on June 23, 2021, for all proposed improvements in the East Plum Creek Reach 5 Phase II project based on pre-application consultation with Ellison Koonce, the US Army Corps of Engineers (Corps) Project Manager. CORVUS organized a field site visit with the project team and the Corps on September 13, 2021, to discuss the Colorado Stream Quantification Tool (CSQT) approach for the project. During the site visit, Corps personnel Aaron Eilers and Matt Montgomery requested a change in the overall Section 404 permitting approach for the project despite guidance received from Ellison Koonce during the pre-application process. Ellison Koonce was at the field meeting in September and agreed with the recommended changes. The change includes submitting an individual permit application for all improvements downstream of the pedestrian bridge and a pre-construction notification submittal for all improvements upstream of the pedestrian bridge. This request requires revisions of the initial individual permit application, compensatory mitigation plan, CSQT, and USFWS Concurrence Letter request.

CORVUS is providing the following scope to reflect the revisions the Denver Regulatory Office is requesting to modify the initial individual permit application, compensatory mitigation plan, CSQT, and USFWS Concurrence Letter request, and draft a pre-construction notification. This scope also includes ecological oversight during construction. In addition, and in supplement to the USFWS concurrence letter request revision, CORVUS will conduct a pre-project (baseline) habitat quality assessment following the “Interim Protocol for Habitat Improvement Activities” (ERO 2022).

Previously Executed

Task 1. USFWS Concurrence Letter Request Revision and Pre-Project (Baseline) Habitat Quality Assessment – CORVUS will modify the Concurrence Letter Request for USFWS to only include the project area downstream of the pedestrian bridge. This task includes consultation with USFWS through phone calls, email, and a virtual meeting.

This task also includes a pre-project (baseline) habitat quality assessment following the “Interim Protocol for Habitat Improvement Activities” (ERO 2022), detailed in Subtasks 1a – 1e below.

Subtask 1a. Habitat Assessment Coordination and Meetings (2 meetings) – This task includes up to two meetings (one field meeting) to discuss the habitat assessment approach for the project with the project team and/or the USFWS. The purpose of this coordination is to give the USFWS an opportunity to express any concerns with the habitat assessment approach.

Subtask 1b. Remote Desktop Analysis and Fieldwork Prep –This task includes desktop habitat assessment and mapping using high resolution aerial imagery prior to the site visit following the “Interim Protocol for Habitat Improvement Activities” (ERO 2022). The desktop assessment will be ground truthed in the field Subtask 1c).

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

Subtask 1c. Field Data Collection – CORVUS will ground truth the habitat assessment mapping from Subtask 1b in the field following the "Interim Protocol for Habitat Improvement Activities" (ERO 2022). This task includes additional mileage and GPS expense.

Subtask 1d. Data Summary, Analysis, and Mapping – Following the site visit, CORVUS will analyze and summarize the results of the habitat assessment in Subtask 1c.

Subtask 1e. Habitat Improvement Activity Checklist (Report) – CORVUS will complete the Habitat Improvement Activity Checklist (ERO 2022) for pre-project (baseline) conditions, including details on methods, proposed impacts, and a mitigation plan. The final Habitat Improvement Activity Checklist will be included with the USFWS Concurrence Letter Request.

This task does not include Annual Monitoring and Reporting.

Task 2. Section 404 Permit Document Revisions – This task contains work that CORVUS has completed in fall 2021 and work to be completed, including; preparing the PCN for upstream improvements and revising the IP and compensatory mitigation plan to be resubmitted to the Corps.

Task 3. Post Submittal Agency and Team Coordination – CORVUS will coordinate with the Corps, CDPHE, the project team once the IP and WQC applications have been submitted to address any questions or comments from either Agency (CORPS or CDPHE). CORVUS will also review the proffered 404 Permit and 401 WQC to ensure details concur with applications submitted.

Task 4. Colorado Stream Quantification Tool Revisions – CORVUS will make the necessary revisions to finalize the CSQT package in coordination with Olsson based on the field site visit with the Corps in September. This task also includes a response to Agency comments. Should the Agencies have comments on the CSQT Submittal, CORVUS will address these comments and prepare a comment response document. This Subtask allows for no more than 1 round of comments and responses. A round of comments may include comments from multiple Agencies.

Task 5. Construction Services – CORVUS will observe construction activities to maximize the likelihood for the successful revegetation of the project footprint with an emphasis on PMJM habitat and wetland establishment in compensatory mitigation areas. CORVUS will also consult with the project team on any matters related to compliance with Section 404 of the CWA.

Subtask 5a. Review Product Submittals and Respond to Requests for Information – CORVUS will review relevant product submittals as requested, including soil amendments, mulch, containerized plant material, and seed mix test results to ensure consistency with the construction documents. CORVUS will also respond to questions from the Town of Castle Rock, Olsson, and Requests for Information from the contractor regarding revegetation activities or other relevant project elements.

Subtask 5b. Revegetation Oversight (7 site visits) – CORVUS will observe revegetation activities as necessary. Activities may include soil decompaction, soil amendment application, plant inspection, planting and seeding efforts, mulch application, noxious weed treatments, and

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

general site inspection (as needed). Observation priorities will be given to areas of greatest concern, including wetlands. This task includes up to 7 site visits of 5 hours each.

Subtask 5c. Attend Construction Progress Meetings (10 Meetings) – CORVUS will attend one progress meeting each month (up to 10 months) and additional meetings at the request of the Olsson or the Town, to be informed of work occurring onsite and provide ecological restoration input, as needed. Additional meetings (beyond 10) would be billed on an hourly basis.

Task 6. Post Construction Monitoring for Wetland Mitigation Areas and DCHCP Compliance – CORVUS will monitor the project area at the end of the first growing season post construction for success criteria outlined in the CWA Section 404 Permit and DCHCP for impacts to wetlands and PMJM habitat.

Subtask 6a. Review Project Permits and Monitoring Requirements – CORVUS will review the project plans, including planting plans, and authorizations to identify compensatory wetland and stream (if needed) mitigation areas, success criteria for wetlands, stream, and PMJM habitat, and annual monitoring report requirements for USACE and USFWS.

Subtask 6b. Site Monitoring (1 site visits) – CORVUS will evaluate the project area in September or October 2023, once construction activities have been completed to assess establishing vegetation, noxious weed populations, if and where additional willow staking is appropriate, and evaluate site success as measured by the performance standards and success criteria outlined in the Special Conditions of the 404 Permit and DCHCP. CORVUS will also document the extent of wetlands and PMJM habitat and will note any conditions requiring remedial activities such as weed infestation, bank erosion, and bare areas.

CORVUS will prepare a memo of recommended remedial activities (if needed) such as weed management, reseeding, or replanting based on this site visit.

Subtask 6c. Draft and Final Annual Monitoring Reports – Based on the findings of the site evaluation, CORVUS will prepare draft annual monitoring reports, one for wetlands and another for PMJM habitat for review by the Client. The monitoring reports will follow current agency monitoring report preparation guidelines. Once Client comments have been incorporated, the draft will be submitted to USACE and USFWS for their review.

Previously Executed

Task 7. Project Management and Administration – This task includes general coordination with the Client and time spent by CORVUS on quality control, project set up, and managing project budget, schedule, and billing.

Deliverables

The following deliverables will be completed for this project:

- CSQT Package (in collaboration with Olsson)
- USFWS Concurrence Letter Request with Habitat Improvement Activity Checklist
- Revised IP and Compensatory Mitigation Plan
- Pre-Construction Notification

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

- Construction Oversight Reports
- Draft and final annual wetland monitoring report
- Draft and final PMJM habitat monitoring report

Assumptions

The following assumptions have been made for this statement of work:

- The Contractor or Town will furnish all necessary materials for the revegetation effort, and
- Unless otherwise requested by the Client, all CORVUS deliverables will be provided in digital formats such as Portable Document Format (PDF), Microsoft Word, or another suitable format.

Change Management Process

In the event revisions to the study area and/or the Statement of Work tasks are determined necessary or desirable, either by CORVUS or the Client, CORVUS will coordinate with the Client Project Manager to determine if a formal request for contract modification is necessary. CORVUS will not perform work not described in this Statement of Work or a revised Statement of Work without written authorization from the Client.

Estimated Cost

CORVUS will perform the tasks described in the statement of work on an hourly basis for the estimated cost; see attached. Expenses will be billed directly, with the estimated cost itemized below.

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

Estimate

CORVUS

Date 01-26-2022
Project 21-110 - East Plum Creek Reach 5 Phase II Final Permitting and Construction Oversight

Client
Olsson
1525 Raleigh St, #400
Denver, CO 80204
Attn: Deb Ohlinger

Project Totals

Task	Estimate	Previous	Grand Total
1 - USFWS Concurrence Letter Request Revision	$10,600.00	$0.00	$10,600.00
2 - Section 404 Permit Document Revisions	$3,500.00	$0.00	$3,500.00
3 - Post Submittal Agency and Team Coordination	$750.00	$0.00	$750.00
4 - Colorado Stream Quantification Tool Revisions	$3,500.00	$0.00	$3,500.00
5 - Construction Services	$8,750.00	$0.00	$8,750.00
6 - Post Construction Monitoring	$4,575.00	$0.00	$4,575.00
7 - Project Management and Administration	$1,800.00	$0.00	$1,800.00
Labor Subtotal	$33,475.00	$0.00	$33,475.00
Direct Expenses	$1,140.00	$0.00	$1,140.00
Total	**$34,615.00**	**$0.00**	**$34,615.00**

Previously Executed

Task Details

1 - USFWS Concurrence Letter Request Revision (T&M)

Staff	Hours	Rate	Value
Carla DeMasters - Sr. Ecologist/Project Manager	60	$135.00	$8,100.00
KristiLee Halpin - Ecologist/Project Manager	20	$125.00	$2,500.00
	80		**$10,600.00**

2 - Section 404 Permit Document Revisions (T&M)

Staff	Hours	Rate	Value
KristiLee Halpin - Ecologist/Project Manager	28	$125.00	$3,500.00
	28		**$3,500.00**

3 - Post Submittal Agency and Team Coordination (T&M)

Staff	Hours	Rate	Value
KristiLee Halpin - Ecologist/Project Manager	6	$125.00	$750.00
	6		**$750.00**

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

Estimate

CORVUS

4 - Colorado Stream Quantification Tool Revisions (T&M)

Staff	Hours	Rate	Value
KristiLee Halpin - Ecologist/Project Manager	28	$125.00	$3,500.00
	28		**$3,500.00**

5 - Construction Services (T&M)

Staff	Hours	Rate	Value
KristiLee Halpin - Ecologist/Project Manager	70	$125.00	$8,750.00
	70		**$8,750.00**

6 - Post Construction Monitoring (T&M)

Staff	Hours	Rate	Value
Carla DeMasters - Sr. Ecologist/Project Manager	20	$135.00	$2,700.00
KristiLee Halpin - Ecologist/Project Manager	15	$125.00	$1,875.00
	35		**$4,575.00**

7 - Project Management and Administration (T&M)

Staff	Hours	Rate	Value
Kelly Anolin - Project Administrator	10	$80.00	$800.00
KristiLee Halpin - Ecologist/Project Manager	8	$125.00	$1,000.00
	18		**$1,800.00**

Previously Executed

Direct Expenses Details

Direct Expense		Quantity	Price	Total
Mileage	20% permitting, 80% construction	1,500	$0.56	$840.00
GPS	Included in permitting	2	$150.00	$300.00
	Subtotal			**$1,140.00**

Labor Total	$33,475.00
Direct Expenses Total	$1,140.00
Total Estimate	**$34,615.00**
Previous Contract Amount	$0.00
Grand Total Budget	**$34,615.00**

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

ATTACHMENT B

EAST PLUM CREEK REACH 5 PHASE II STABILIZATION PROJECT

BID & CONSTRUCTION SUPPORT SCOPE OF WORK - OLSSON

Professional Engineering Services are requested to support Castle Rock Water for Bid and Construction Support for the East Plum Creek Reach 5 Phase II Stabilization Project. Scope of Services generally include the following tasks.

Bidding

- **Pre-Bid Meeting** – Consultant shall attend the pre-bid and prepare meeting notes. (4 hours)
- **Addenda** – Consultant shall assist the Town in responding to contractor questions and provide additional information and/or updates to the bid/contract documents as needed. (16 hours)

Construction

- **Public Meeting** – Consultant shall prepare for and attend the public meeting/open house and prepare meeting notes. (8 hours)
- **Pre-Construction Meeting** – Consultant shall attend the pre-con and prepare meeting notes. (4 hours)
- **Construction Observation** – Consultant shall make site visits and/or attend construction meetings with the Town and contractor on an as needed basis to review construction progress and assist the Town in addressing questions. (15 site visits/meetings and field reports at 4 hours each)
- **RFIs & Submittals** – Consultant shall assist the Town in reviewing and responding to contractor's requests for information (RFIs) and submittals. (20 hours is assumed for up to 4 RFIs and 5 submittal reviews)
- **Change Orders** – Consultant shall review and provide recommendations on change order requests. (8 hours is assumed for 2 change orders)

Post-Construction

- **As-Built Survey** – Consultant shall complete a post-construction as-built topographic survey of the project area. (survey fee, plus 2 hours coordination)
- **Record Drawings** – Consultant shall provide the Town with as-built record drawings which incorporate the as-built survey information and contractor redlines. (24 hours)

Notes:

1) Services are to be performed as directed by the Town. Additional services not specifically identified in the above scope will be negotiated between the Consultant and Town and performed under this Agreement following authorization by the Town. The total for all services shall not exceed the Agreement amount, unless amended by the Town and approved by both parties.
2) Hours listed above are approximate. Consultant shall provide a Response to Scope of Work and detailed Fee Schedule confirming total not-to-exceed hours and fee for the requested Services.

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

3) The Town of Castle Rock will assign a full-time inspector to monitor day-to-day construction activities.

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

DocuSign Envelope ID: 1DC62030-F0BA-426A-A962-6043252AE3FC

ATTACHMENT C

OLSSON

PROFESSIONAL SERVICES FEE ESTIMATE

Project Name: **East Plum Creek Reach 5 Phase II Permitting, Bid and Construction-Related Services**
Project Number: **019-24570**
Project Manager: **Deb Ohlinger**

Previously Executed

TASK	Senior Engineer	Project Engineer	Associate Engineer	Assistant Engineer	Geomorphologst	Survey Team Leader	Associate Surveyor	2 Man Fld Crew	Reimb Expenses	Sub Total Task Cost	Total Task Cost
HOURLY RATES	$204.00	$159.00	$127.00	$114.00	$241.00	$225.00	$104.00	$207.00			
Personnel	DO/AG	CU/MD/KS	HP/KP		WS						
Project Coordination											$5,150
General project coordination	16		2							$3,518	
Schedule, budget, and status report updates	8									$1,632	
	24	-	2	-	-	-	-	-	$0	$5,150	
Permitting											$36,426
CORVUS Tasks 1-4, 7, and reimbursables									$20,618	$20,618	
Olsson CSQT Services - already provided			18		44					$12,890	
Address comments/revisions on permitting			4		10					$2,918	
	-	-	22	-	54	-	-	-	$20,618	$36,426	
Water Quality Pond Investigation	10		12							$3,564	$3,564
Trailhead-Related Services											$6,154
Services to date	5		16							$3,052	
Final calculations and document in memorandum	4		18							$3,102	
	9	-	34	-	-	-	-	-	$0	$6,154	
Bid and Construction-related Services											$51,958
Olsson											
Pre-bid meeting	4								$45	$861	
Addenda			16							$2,032	
Public meeting	5		3						$150	$1,551	
Construction observation (15 visits/meetings)	20		40						$900	$10,060	
RFIs(4) & submittals (5)	5	5	10							$3,085	
Change orders (2)			8							$1,016	
As-built survey	1		1			4	14	28	$130	$8,613	
Record drawings	2		4	18						$2,968	
CORVUS Tasks 5 & 6 plus reimbursables									$13,997	$13,997	
Stream services									$7,775	$7,775	
	37	5	82	18	-	4	14	28	$22,997	$51,958	

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

DocuSign Envelope ID: 1DC62030-F0BA-426A-A962-6043252AE3FC

OLSSON
PROFESSIONAL SERVICES FEE ESTIMATE

Project Name: **East Plum Creek Reach 5 Phase II Permitting, Bid and Construction-Related Services**
Project Number: **019-24570**
Project Manager: **Deb Ohlinger**

TASK	Senior Engineer	Project Engineer	Associate Engineer	Assistant Engineer	Geomorphologst	Survey Team Leader	Associate Surveyor	2 Man Fld Crew	Reimb Expenses	Sub Total Task Cost	Total Task Cost
HOURLY RATES	$204.00	$159.00	$127.00	$114.00	$241.00	$225.00	$104.00	$207.00			
Personnel	DO/AG	CU/MD/KS	HP/KP		WS						
LOMR											$28,498
Duplicate effective model			1							$127	
Existing/corrected effective model			1							$127	
Existing floodplain delineation, 100-yr & 500-yr	1		2							$458	
Post-project floodplain model	1		8							$1,220	
Post-project floodway model	1		6							$966	
Post-project floodplain delineation, 100-yr & 500-yr	1		10							$1,474	
Post-project floodway delineation	1		4							$712	
Base flood elevations			4							$508	
Workmap	2		8							$1,424	
Annotated FIRM	1		2							$458	
Annotated profile	1		4							$712	
Annotated floodway table	1		2							$458	
Agreement table	1		4							$712	
Floodplain and floodway table	1		4							$712	
LOMR narrative	2		12							$1,932	
MT-2 forms	1		4							$712	
Owner notification letters and exhibit	1		6							$966	
QA/QC	12									$2,448	
Address one set of sponsor comments	2		12							$1,932	
Address one set of FEMA comments	2		16							$2,440	
FEMA review fee									$8,000	$8,000	
	32	-	110	-	-	-	-	-	$8,000	$28,498	
Carryover from design project									$2,860	$2,860	$2,860
Total Hours	112	5	262	18	54	4	14	28	$54,475	$134,610	
Total Cost	$22,848	$795	$33,274	$2,052	$13,014	$900	$1,456	$5,796	$54,475	$134,610	$134,610
								TOTAL PROJECT			$134,610

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

EXHIBIT 2

CONSULTANT'S CERTIFICATION OF INSURANCE

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SilverStone Group, LLC a HUB International Company 11516 Miracle Hills Drive Suite 100 Omaha NE 68154	**CONTACT NAME:** Molly Harmon **PHONE (A/C, No, Ext):** 402.964.5598 **FAX (A/C, No):** 402.557.6325 **E-MAIL ADDRESS:** molly.harmon@hubinternational.com
INSURED OLSSINC-02 Olsson, Inc. 1525 Raleigh Street, Suite 400 303-237-2072 Denver CO 80204	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** QBE Specialty Insurance — 11515 **INSURER B :** Amerisure Mutual Insurance Company — 23396 **INSURER C :** Amerisure Insurance Company — 19488 **INSURER D :** U.S. Specialty Insurance Company **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2005979688 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			CPP21194510002	1/1/2022	1/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			CA 21194500001	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			CU 21194520002	1/1/2022	1/1/2023	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N / N/A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			WC 21194530001	1/1/2022	1/1/2023	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A D	Professional Liability Claims Made Exec Risk/Fidelity			HUN00059-01 14-MGU-22-A53470	1/1/2022 1/1/2022	1/1/2023 1/1/2023	PL Each Claim/Agg PL Ded Per Claim Limit	$5,000,000 $500,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Carrier AM Best's Ratings A+XV. Pollution coverage is included in the Professional Liability policy if it arises out of the negligence of the insured in performing their professional services.
RE: East Plum Creek Reach 5 Phase II.

Previously Executed

CERTIFICATE HOLDER

Town of Castle Rock
100 N. Wilcox Street
Castle Rock CO 80104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jill Aldridge

© 1988-2015 ACORD CORPORATION. All rights reserved.

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

EXHIBIT B-1

SCOPE OF SERVICES AND FEE SCHEDULE

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

November 7, 2023

Erik Dam, Project Manager – CIP
Laura Kindt, Stormwater Manager
Castle Rock Water
175 Kellogg Court
Castle Rock, CO 80109

RE: Proposal to Provide Alternatives Study for Improvements to Diversion Structure CR-1 within the East Plum Creek Reach 5 Phase II Project

Dear Erik and Laura:

This letter presents Olsson's proposal to the Town of Castle Rock (Town) to complete an alternatives study for improvements to Diversion Structure CR-1 in East Plum Creek. The diversion structure experiences excessive sedimentation from flows in East Plum Creek that has caused equipment damage in the Plum Creek Water Purification Facility. The following is a more detailed scope of services.

Previously Executed

1. Project Coordination and Management

    A. Kick-off Meeting: Attend in person kick-off meeting/site visit with the Town. Prepare and distribute meeting notes. Collect two grab samples during the site visit and conduct a sieve analysis on each for size distribution.

    B. Progress Meetings: Prepare and distribute meeting notes. Four (4) meetings are included: one (1) each month when a review meeting is not occurring, four (4) total. It is assumed all progress meetings with be virtual.

    C. Review Meetings: Attend review meetings following the Draft Alternatives Study and Final Alternatives Study submittals, two (2) total. Prepare and distribute meeting notes.

    D. Monthly Progress Reports: Prepare progress reports to advise the Town project manager of work completed, work planned for the upcoming month and challenges that could affect budget or schedule. Six (6) months assumed.

    E. General project management and coordination.

        i. Meeting notes (PDF)
        ii. Monthly progress reports (PDF)

2. Draft Alternatives Study

    A. Diversion Improvement Alternatives Memo - Olsson will evaluate up to five (5) alternative improvement options for the CR-1 diversion. Prepare technical memorandum summarizing findings. Alternatives are anticipated to include a new wet well, an infiltration gallery, a forebay, potentially similar to the one in the Town of Parker on Cherry Creek, an open channel diversion, and/or an inflatable

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

dam and diversion. The target goal would be a minimum of 1,200 gallons per minute (gpm) capacity.

B. Provide a plan sheet for each of the alternatives, up to five (5).

C. Prepare a memorandum documenting the alternatives.

D. Develop an opinion of probable construction cost for each of the alternatives, up to five (5).

E. Consult with CORVUS Environmental regarding permitting implications/ requirements for each alternative and how they would fit into the channel construction project.

F. Internal QA/QC and address comments. Submit to the Town.

Deliverables

i. Draft Alternatives Study including:
   a. Study Report Narrative (PDF)
   b. Improvement Plans (PDF)
   c. Cost Estimate (PDF and Excel)

3. Final Alternatives Study

A. Draft alternatives study review comment response.

B. Final Alternatives Study – Update draft alternatives study based on Town comments. Items including:

i. Study Report Narrative (PDF)
ii. Improvement Plans (PDF)
iii. Cost Estimate (PDF and Excel)

C. CORVUS Environmental Consulting will provide input on permitting options related to the alternatives.

D. Internal QA/QC and address comments and submit to the Town.

E. Address one (1) additional round of Town comments.

Deliverables

i. Final Alternatives Study including:
   a. Study Report Narrative (PDF)
   b. Improvement Plans (PDF)
   c. Cost Estimate (PDF and Excel)

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

Assumptions, Clarifications, and Exclusions

1. It is assumed that previously collected data will be sufficient for the alternatives analysis and no further field data will be collected.
2. The Town will provide requested collection flows.

3. The following are excluded:

    A. Public meetings
    B. Sub-surface utility engineering (SUE)
    C. Topographic and boundary survey.
    D. Geotechnical; design and recommendations for structures and/or gravity block or mechanically stabilized earth (MSE) retaining walls
    E. Preliminary and final design documents
    F. License Agreements on any private utility lines
    G. Legal easement descriptions
    H. Operations and maintenance plan
    I. Bid and construction phase services
    J. As-built survey and As-builts
    K. CLOMR
    L. LOMR
    M. Close-out Documents

Services will be provided on a time and material basis not to exceed $97,194, as detailed in the attached table. Allie Beikmann, PE, will be leading this effort for Olsson. If you have questions or need additional information, please contact me at 303-237-2072 or dohlinger@olsson.com.

Sincerely,

Deb Ohlinger

Deb Ohlinger, PE, CFM
Water Team Leader

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

OLSSON
PROFESSIONAL SERVICES FEE ESTIMATE

Project Name: East Plum Creek Reach 5 Phase II - Diversion CR-1 Alternatives Study
Project Number: Z23-06083
Project Manager: Allie Beikmann

TASK	Estimated Hours					Total Labor Cost	Sub-consult	Reimb Expenses	Sub Total Task Cost	Total Phase Cost
	Team Leader	Technical Leader	Senior Engineer	Associcate Engineer	Assistant Engineer					
2024 HOURLY RATES	$252.00	$247.00	$226.00	$147.00	$134.00					
Personnel	DO	DK/MM/JB	AB/CU	GM	LH					
Project Management, Coordination and Meetings										
Kick-off meeting and site visit, distribute meeting notes	5	5	5	6		4,507	-	$440	$4,947	
Progress meetings, distribute meeting notes (4)			8	12		3,572	-	$0	$3,572	
Review meetings (draft and final), meeting notes	4	4	6	8		4,528	-	$0	$4,528	
Monthly progress reports and general coordination (6 months)			12			2,712	-	$0	$2,712	
General project management and coordination			24			5,424	-	$0	$5,424	
	9	9	55	26	-	20,743	-	$440	$21,183	$21,183
Draft Alternatives Study										
Develop Alternatives (up to 5)		10	40	60	20	23,010	-	$0	$23,010	
Alternatives Plan Sheets (up to 5)		10	10	20	40	13,030	-	$0	$13,030	
Alternatives Memorandum		2	4	6	18	4,692	-	$0	$4,692	
Draft Alternatives OPC		2	4	10	15	4,878	-	$0	$4,878	
Environmental Permitting Recommendations - CORVUS						-	2,000	$0	$2,000	
Independent QA/QC	8	2	4	8	8	5,662	-	$0	$5,662	
	8	26	62	104	101	51,272	2,000	$0	$53,272	$53,272
Final Alternatives Study										
Draft Alternatives Study Review Comment Response		1	4	4	4	2,275	-	$0	$2,275	
Final Alternatives Study including:						-	-	$0	$0	
Alternatives Memorandum		2	2	4	12	3,142	-	$0	$3,142	
Plan Sheets		5	5	10	20	6,515	-	$0	$6,515	
Alternatives OPC		1	2	5	10	2,774	-	$0	$2,774	
Environmental Permitting Recommendtaions - CORVUS						-	1,000	$0	$1,000	
Independent QA/QC	8	1	2	4	4	3,839	-	$0	$3,839	
Address one (1) additional round of Town comments		2	2	8	8	3,194	-	$0	$3,194	
	8	12	17	35	58	21,739	1,000	$0	$22,739	$22,739
Total Hours	25	47	134	165	159	$93,754	$3,000	$440	$97,194	
Total Cost	$6,300	$11,609	$30,284	$24,255	$21,306	$93,754	$3,000	$440	$97,194	$97,194
								TOTAL PROJECT		$97,194

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

EXHIBIT C-1

CONSULTANT'S CERTIFICATE OF INSURANCE

Previously Executed

DocuSign Envelope ID: FE00059D-EA93-4B2C-B9D4-C9FEA68C47ED

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HUB International Great Plains LLC 11516 Miracle Hills Drive Suite 100 Omaha NE 68154	**CONTACT NAME:** Molly Harmon **PHONE (A/C, No, Ext):** 402.964.5598 **FAX (A/C, No):** 402.557.6325 **E-MAIL ADDRESS:** molly.harmon@hubinternational.com
INSURED OLSSINC-02 Olsson, Inc. 1525 Raleigh Street, Suite 400 303-237-2072 Denver CO 80204	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** QBE Specialty Insurance — 11515 **INSURER B :** Amerisure Mutual Insurance Company — 23396 **INSURER C :** Amerisure Insurance Company — 19488 **INSURER D :** U.S. Specialty Insurance Company — 29599 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 929089230 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		CPP21194510202	1/1/2023	1/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY [ ]	Y		CA 21194500201	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CU 21194520102	1/1/2023	1/1/2024	EACH OCCURRENCE AGGREGATE [ ]	$ 10,000,000 $ 10,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC 21194530101	1/1/2023	1/1/2024	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A D	Professional Liability Claims Made Exec Risk/Fidelity			HUN00059-02 14-MGU-23-A55710	1/1/2023 1/1/2023	1/1/2024 1/1/2024	PL Each Claim/Agg PL Ded Per Claim Limit	5,000,000 500,000 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Carrier AM Best's Ratings A+XV. Pollution coverage is included in the Professional Liability policy if it arises out of the negligence of the insured in performing their professional services. General Liability, Auto Liability, and Workers Compensation/Employers Liability are underlying policies of the Umbrella Liability.
Project: 21-110 - East Plum Creek Reach 5 Phase II Final Permitting and Construction Oversight.
Town of Castle Rock, its officers and employees are listed as additional insured on a primary and non-contributory basis with respect to General Liability including completed operations and Auto Liability as required by written contract.

CERTIFICATE HOLDER

Town of Castle Rock
100 N. Wilcox Street
Castle Rock CO 80104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jill Aldridge

Previously Executed

© 1988-2015 ACORD CORPORATION. All rights reserved.

EXHIBIT B-2

SUPPLEMENTARY SCOPE OF SERVICES AND FEE SCHEDULE

May 14, 2026

Frank Main
Stormwater Project Manager - CIP
Castle Rock Water
175 Kellogg Court
Castle Rock, CO 80109

RE: Request for Amendment for Construction-related Services for East Plum Creek Reach 5 Phase II

Dear Frank:

This letter presents Olsson's request to the Town of Castle Rock (Town) to extend the completion date to complete construction-related services for East Plum Creek Reach 5 Phase II, including an as-built survey and a letter of map revision (LOMR) and also to add additional services in support of the project.

Contract Extension

In order to complete construction and the LOMR, Olsson recommends that the contract end date be extended to June 1, 2027.

Additional Budget Request

Olsson and the Town developed a scope of services for anticipated bid and construction-related services, as detailed in Olsson's proposal dated February 3, 2022. Construction was delayed until 2025 and will be completed in 2026. Olsson was requested by the Town to provide additional guidance and site visits to assist 53 Corporation, Colorado Hardscapes, and the Town's inspector on the construction of sculpted concrete drop structures. Olsson and CORVUS have also completed services under this agreement that were not anticipated. Olsson is requesting an amendment to take the project through construction and letter of map revision (LOMR) with FEMA. The following table details the services. The table contains services described in CORVUS' proposal dated December 5, 2025 and included as Attachment A.

Additional Services in Excess of 2022 Scope

Services Provided/Anticipated	Cost
1. Project Coordination and Management. Due to extension of the project schedule, additional project coordination and management were required and will continue to be required until the end of the project. • General project coordination • Schedule, budget, and status report updates	$5,919.00
2. Permitting • During the project, new guidance was received from the U.S. Fish & Wildlife Service regarding the permitting for Reach 5 Phase II. In addition, finalization of the Colorado Stream Quantification Tool (CSQT) by the U.S. Army Corps of Engineers (USACE) occurred during the project. Additional coordination between USACE, CORVUS, and Olsson was required, along with efforts that exceeded original assumptions. Both CORVUS and Olsson performed services in excess of the original	$7,670.75

Services Provided/Anticipated	Cost
estimates. This work was required to finalize the CSQT in response to changed requirements by the USACE. CORVUS services totaled $4,248.12.	
• A new water intake was designed by the Town and installed upstream of the sediment basin and outside of the permitted project limits. The Town, Olsson, and CORVUS coordinated on the steps to take to obtain compliance. CORVUS prepared and submitted a pre-construction notification. These services were not included in an existing scope. CORVUS' services are described as Tasks 1, 3 and 4 in their proposal. CORVUS has not invoiced Olsson for these services as they exceed their current contract and, therefore, must be included in the amendment request. CORVUS services totaled $8,980.	$9,899.50
3. Bid and Construction-Related Services • Olsson was originally tasked with completing the services listed in Attachment B of the February 3, 2022 proposal, provided by the Town and modified by Olsson. The following services were necessary to achieve construction and were beyond the scope of the amendment. • Olsson prepared the final bid and construction documents. These services were significantly more than anticipated with the prior amendment due to the gap between submittal and the start of construction with the extension of the project. • Site visits were included in the prior amendment, however, the length of visits has been significantly longer than anticipated due to the guidance provided regarding the sculpted concrete drop structures. • Bird survey coordination by Olsson and survey by CORVUS. The bird/bird nest survey was not included in the original scope but was required to construct the project. CORVUS services totaled $9,808.	$19,227.00
4. CR-1 Diversion. Conceptual design of a CR-1 diversion was requested by Erik Dam and Erin Evers. An amendment was approved for the work to be completed by Olsson, and was requested to be invoiced through this project. An amendment for the work has not previously been executed.	$8,111.25
5. LOMR. Upon completion of construction, Olsson will conduct an as-built topographic survey, prepare a LOMR, and submit to FEMA. The services and hours were detailed in the February 3. 2022 amendment and remain the same. Rates and labor classifications changed as needed, resulting in a change of $10,150.	$10,150.00
Total	**$60,977.50**

A request for a budget amendment of $60,977.50 in addition to a time extension to June 1, 2027 is requested. If you have questions or need additional information, please contact me at 303-842-9367 or dohlinger@olsson.com.

Sincerely,

Deb Ohlinger, PE, CFM
Project Manager

Hannah Pring, PE, CFM
Project Engineer

ATTACHMENT A

Statement of Work for East Plum Creek Reach 5 Phase 2 and CR-1 Diversion Project(s)

Scope Modification 3

December 5, 2025

Presented to:

Olsson
1525 Raleigh Street, Suite 400
Denver, CO 80204

Prepared by:

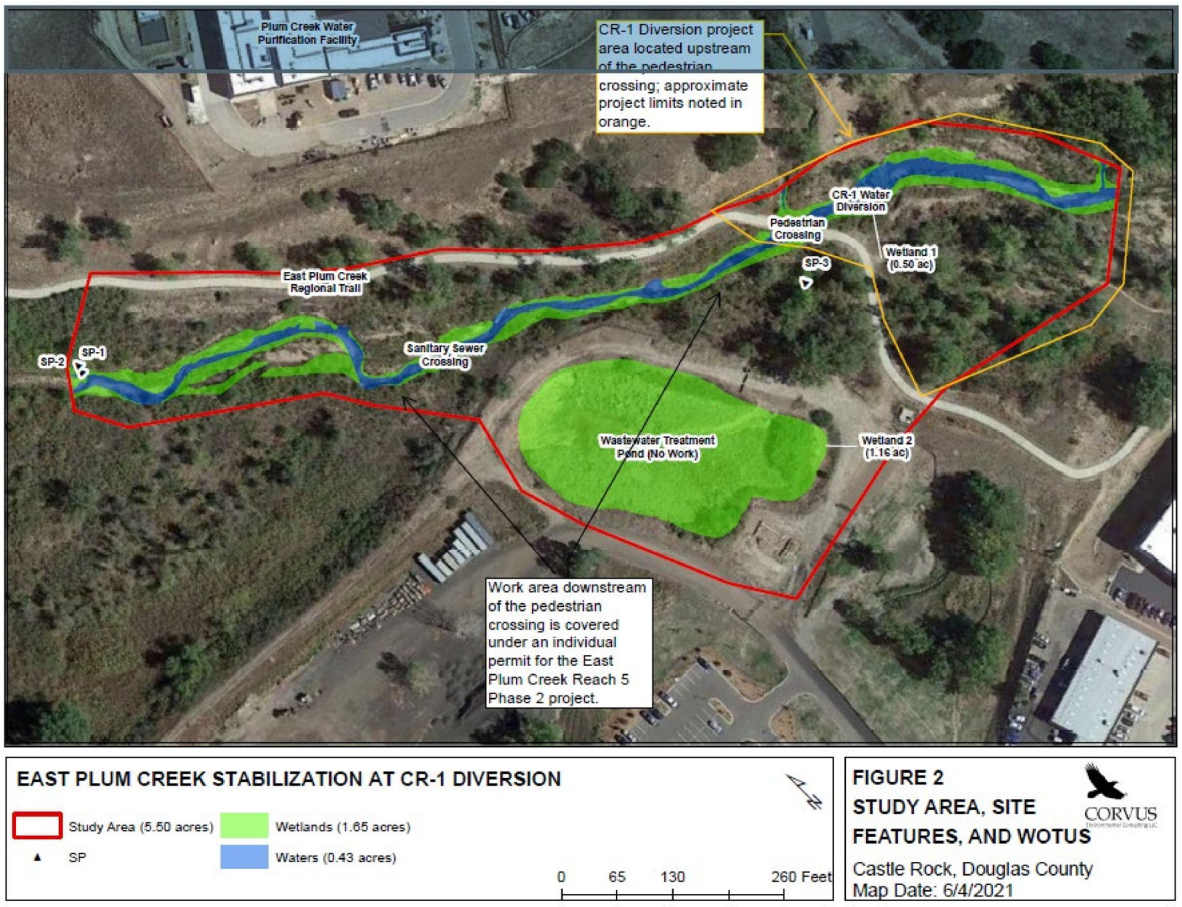
CORVUS
Environmental Consulting

Project Information Summary

CORVUS Client Name	Olsson
Client Project Manager	Deb Ohlinger
Project Name	East Plum Creek Reach 5 Phase 2 Project and CR-1 Diversion Project(s)
Project Purpose	East Plum Creek Reach 5 Phase 2: Stabilize the East Plum Creek channel and enhance wildlife habitat, and water quality along East Plum Creek. CR 1 Diversion: update the CR-1 Water Diversion infrastructure.
Location	The approximate center of the project area(s) is located at: Latitude 39.385310°, Longitude -104.863179°
CORVUS Project Role	In addition to CORVUS' current scope of work, CORVUS has been requested to complete the following tasks/items: • A pre-construction migratory bird nesting survey and findings memorandum • A Nationwide Permit 3a (or similar) report to cover impacts to WOTUS within the CR-1 Diversion study area • Coordination with the USACE regarding the CR-1 Diversion work • Project meetings and coordination with the Town of Castle Rock • Addendum to the USFWS Concurrence Letter Request • Updated seed/planting quantities to account for additional impacts to wetlands and riparian habitats (e.g., Preble's habitats) In addition to the above items, CORVUS also requests additional scope for continued progress meeting support, project coordination and management, as well as CSQT and USFWS support.

Description of Study Area

The project's study area is included red below.



Tasks

The following tasks are included as requests for additional budget for the project.

Task 1. USFWS Concurrence Letter Request Revision and Pre-Project (Baseline) Habitat Quality Assessment – Because the CR-1 design and limits of construction (LOC) have been modified, the project will be required to provide USFWS with a memorandum/addendum to the USFWS Concurrence Letter Request to demonstrate updated impacts and mitigation requirements for the project. As such, the project's planting quantities will be required to be updated to account for additional wetland and riparian habitat impacts/mitigation. CORVUS will assist with determining additional planting details (based off the original planting plans provided by Stream) to ensure the proper vegetative cover is installed for the additional impacted areas.

This task includes time to:

- Draft an addendum to the USFWS Concurrence Letter Request

- Calculate planting quantities (via a spreadsheet) required to offset additional wetland and riparian habitat mitigation

Task 2. Section 404 Permit Document Revisions – No additional funds are being requested for this task at this time.

Task 3. Post Submittal Agency and Team Coordination – CORVUS anticipates additional coordination with the USACE (post-submittal of the Pre-construction Notification [PCN]; see details in Tasks 4 and 5 regarding the PCN) and USFWS (regarding updates to Preble's impacts and mitigation); therefore, additional funds for this coordination are included under this task.

Task 4. Colorado Stream Quantification Tool Revisions – The project team (i.e., CORVUS and Olsson) drafted and submitted CSQT documentation with the East Plum Creek Reach 5 Phase 2 Individual Permit (IP) package. The CSQT documentation included information about two reaches, the reach downstream of the pedestrian bridge (work covered under the IP) and the reach upstream of the pedestrian bridge (work surrounding CR-1 which is to be covered under a separate Section 404 permit [a Nationwide Permit]). CORVUS drafted and submitted a PCN to the USACE for work surrounding CR-1. The PCN described the CSQT overlap between projects. To date, the USACE has not requested additional CSQT data (or splitting the data out by project area); however, CORVUS requests additional funds under this task in the event that the USACE requests a separate CSQT package for the CR-1 work. If the USACE does not request a separate CSQT submittal for the CR-1 work, these additional funds will not be utilized.

Task 5. Construction Services – CORVUS utilized budget that was originally allocated to Task 5 to complete out-of-scope work for the project, including:

- CORVUS completed a pre-construction migratory bird nest survey and drafted a findings memo for the project's file.
- CORVUS has participated in several virtual and phone meetings with the Town of Castle Rock to provide insight and strategy for environmental permitting requirements for the CR-1 Diversion work. Participation in project meetings provides CORVUS with an opportunity to develop a well-rounded Section 404 permitting approach when drafting the Section 404 Permit application (a Nationwide Permit for the CR-1 Diversion work).
- CORVUS participated in a site walk, at the request of the Town, to view and discuss CR-1 work that has been completed. During the site walk, CORVUS mapped the LOC as the design plans for CR-1 have deviated from the original plans.
- CORVUS drafted and submitted a PCN package to the USACE. The PCN included updated attachments, including a photolog, figures, etc.
- CORVUS and the Town participated in a virtual meeting with the USACE to discuss the CR-1 work.

CORVUS requests additional funds under this task so CORVUS may complete the original scope of work items that were intended for Task 5 (e.g., planting oversite, respond to RFIs, attend construction meetings, etc.).

Task 6. Post Construction Monitoring for Wetland Mitigation Areas and DCHCP Compliance – CORVUS has been in coordination with Olsson and the Town of Castle Rock regarding post-construction

monitoring efforts for wetland and Preble's habitat impacts. Based on the coordination, the Town will plan to contract CORVUS under a separate agreement to complete up to five years of monitoring, as required by project permitting/documentation (i.e., the general/special conditions outlined in the project's Section 404 permit and USFWS Concurrence Letter).

CORVUS has used some of the existing budget for this task to complete out-of-scope work. Therefore, CORVUS requests that remaining budget currently contracted under this task be reallocated to other tasks noted herein to reduce the amount being requested in this scope modification request.

Task 7. Project Management and Administration – This task includes general coordination with the Client and time spent by CORVUS on quality control, project set up, and managing project budget, schedule, and billing.

Task 8. CR-1 Diversion (tracking only)– No additional funds are being requested for this task at this time.

Deliverables

CORVUS will provide the following deliverables to the Client:

- PCN for work at CR-1 (submitted to the USACE on 9-26-2025)
- Addendum/memorandum to the USFWS Concurrence Letter Request (not completed yet)
- CSQT Assessment Parameter/Metric Data (Riparian Vegetation), if needed
- Planting quantities spreadsheet/table to account for additional vegetation impacts that were not previously accounted for (not completed yet)

Assumptions

Tasks and estimated costs are based on the following assumptions:

- Minor design changes have occurred since the IP submittal. Additional scope and fee have been included to account for tasks described herein. If additional out-of-scope items are requested by the Client beyond what is described herein, additional scope and fee would be required.
- Updated planting quantities will be provided to the contractor to ensure proper vegetive cover is planted/established onsite (within the CR-1 work area specifically). Planting detail updates will not be required as planting strategies should be similar to those planned for other areas within the project area.
- Unless otherwise requested by the Client, all CORVUS deliverables will be provided in digital format such as Portable Document Format (PDF), Microsoft Word, or other suitable format

Change Management Process

In the event revisions to the study area and/or the Statement of Work tasks are determined necessary or desirable, either by CORVUS or the Client, CORVUS will coordinate with the Client Project Manager to determine if a formal request for contract modification is necessary. CORVUS will not perform work not

described in this Statement of Work or a revised Statement of Work without written authorization from the Client.

Estimated Cost

CORVUS will perform the tasks described in the statement of work on an hourly (time and materials) basis for the estimated cost itemized below. Subconsultants and other direct expenses are billed at cost.

Estimate

Date 12-05-2025
Project 21-110 - East Plum Creek Reach 5 Phase II Final Permitting and Construction Oversight

Client
Olsson
1525 Raleigh St, #400
Denver, CO 80204
Attn: Deb Ohlinger

Project Totals

Task	Estimate	Previous	Grand Total
1 - USFWS Concurrence Letter Request Revision	$5,080.00	$10,600.00	$15,680.00
2 - Section 404 Permit Document Revisions	$0.00	$3,500.00	$3,500.00
3 - Post Submittal Agency and Team Coordination	$900.00	$750.00	$1,650.00
4 - Colorado Stream Quantification Tool Revisions	$3,000.00	$3,500.00	$6,500.00
5 - Construction Services	$8,750.00	$8,750.00	$17,500.00
6 - Post Construction Monitoring	$0.00	$4,575.00	$4,575.00
7 - Project Management and Administration	$900.00	$1,800.00	$2,700.00
8 - CR-1 (tracking only)	$0.00	$3,000.00	$3,000.00
Labor Subtotal	$18,630.00	$36,475.00	$55,105.00
Direct Expenses	$157.50	$1,140.00	$1,297.50
Total	**$18,787.50**	**$37,615.00**	**$56,402.50**

Task Details

1 - USFWS Concurrence Letter Request Revision (T&M)

Staff	Hours	Rate	Value
Adam Verrell - Restoration Biologist / Project Manager	16	$130.00	$2,080.00
Korby Mintken - Lead Biologist / Project Manager	20	$150.00	$3,000.00
	36		**$5,080.00**

2 - Section 404 Permit Document Revisions (T&M)

Staff	Hours	Rate	Value
	0		**$0.00**

3 - Post Submittal Agency and Team Coordination (T&M)

Staff	Hours	Rate	Value
Korby Mintken - Lead Biologist / Project Manager	6	$150.00	$900.00
	6		**$900.00**

4 - Colorado Stream Quantification Tool Revisions (T&M)

Staff	Hours	Rate	Value
Madeline Shields - Lead Biologist / Project Manager	20	$150.00	$3,000.00
	20		**$3,000.00**

5 - Construction Services (T&M) $8,750.00

6 - Post Construction Monitoring (T&M)

Staff	Hours	Rate	Value
	0		**$0.00**

7 - Project Management and Administration (T&M)

Staff	Hours	Rate	Value
Korby Mintken - Lead Biologist / Project Manager	6	$150.00	$900.00
	6		**$900.00**

8 - CR-1 (tracking only) (T&M)

Staff	Hours	Rate	Value
	0		**$0.00**

Labor Total	$18,630.00
Direct Expenses Total	$157.50
Total Estimate	**$18,787.50**
Previous Contract Amount	$37,615.00
Grand Total Budget	**$56,402.50**

EXHIBIT C-2

CONSULTANT'S UPDATED CERTIFICATE OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
HUB International Great Plains LLC
11516 Miracle Hills Drive
Suite 100
Omaha NE 68154

CONTACT NAME: Oscar Chavez-Franco
PHONE (A/C, No, Ext): 402.964.5579 **FAX (A/C, No):**
E-MAIL ADDRESS: oscar.chavezfranco@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Amerisure Mutual Insurance Company	23396
INSURER B : Amerisure Insurance Company	19488
INSURER C : MSIG Specialty Insurance USA Inc	34886
INSURER D :	
INSURER E :	
INSURER F :	

INSURED OLSSINC-02
Olsson, Inc.
1525 Raleigh Street, Suite 400
303-237-2072
Denver CO 80204

COVERAGES **CERTIFICATE NUMBER:** 1663530475 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		CPP21194510602	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y		CA 21194500801	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y		CU 21194520502	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC 21194530501	1/1/2026	1/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C A	Professional Liability Claims Made Equipment			MSTAEC-00049 CPP21194510502	1/1/2026 1/1/2026	1/1/2027 1/1/2027	PL Each Claim/Agg PL Ded Per Claim Equipment Coverage	5,000,000 750,000 300,000

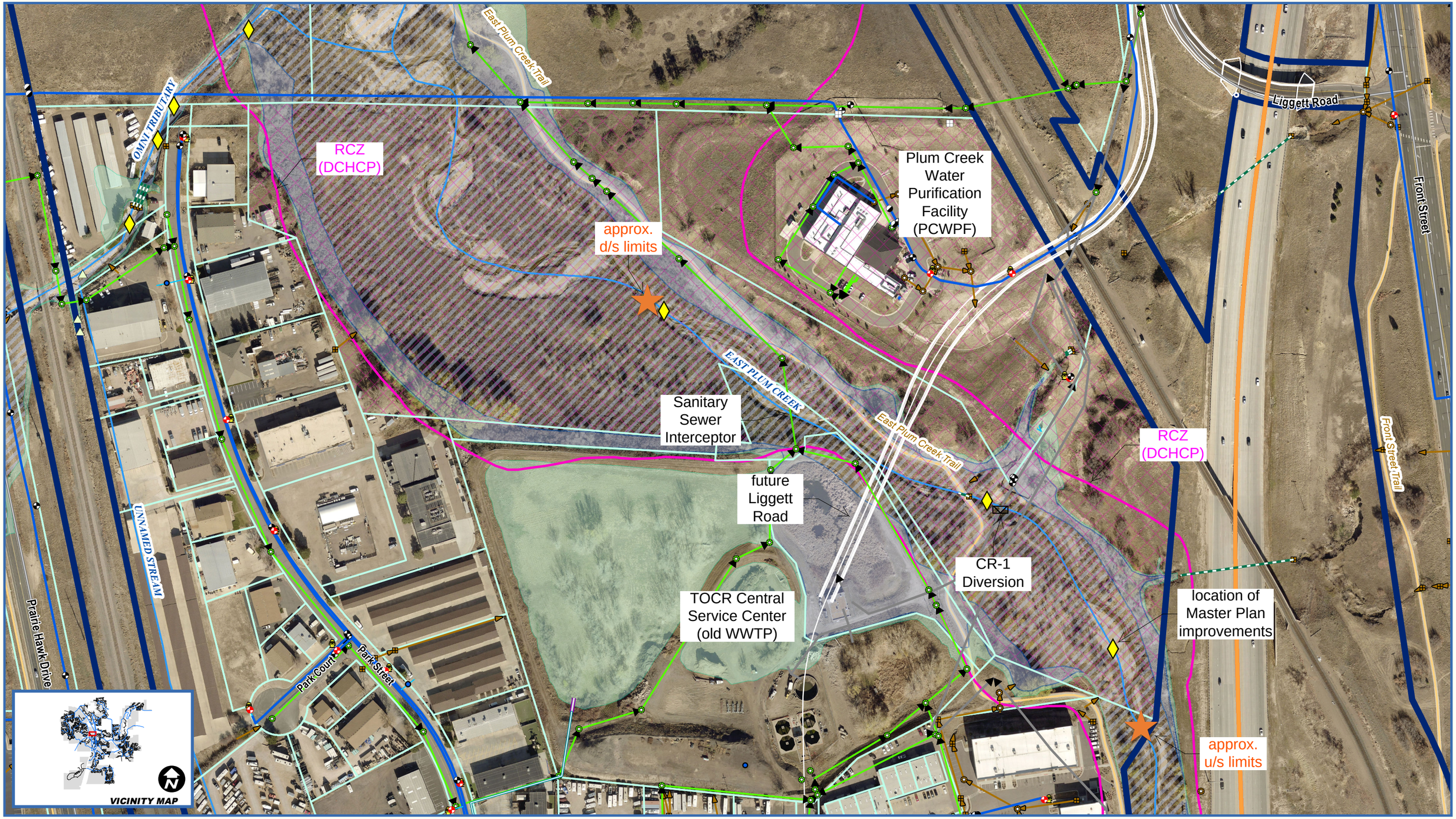
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Carrier AM Best's Ratings A+XV. Pollution coverage is included in the Professional Liability policy if it arises out of the negligence of the insured in performing their professional services. General Liability, Auto Liability, and Workers Compensation/Employers Liability are underlying policies of the Umbrella Liability.
Project Name: East Plum Creek Reach 5 Phase II Permitting, Bid and Construction-Related Services
Project Number: 019-24570
Town of Castle Rock, CO CORVUS Environmental Consulting LLC, its officers and employees are listed as additional insured on a primary and non-contributory basis with respect to General Liability including completed operations, Auto Liability and Umbrella Liability as required by written contract.
30 days written notice of cancellation provisions apply as required by written contract.

CERTIFICATE HOLDER
Town of Castle Rock, CO CORVUS Environmental Consulting LLC
100 N. Wilcox Street
Castle Rock CO 80104

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jill Aldridge

© 1988-2015 ACORD CORPORATION. All rights reserved.



CASTLE ROCK Qwater
Securing our future drop by drop

0 100 200 400 600 Feet

1 inch = 200 feet

Date: 9/24/2019

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or omments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6087. Copyright 2017, Town of Castle Rock Utilities Mapping.

Town of Castle Rock
EAST PLUM CREEK
REACH 5 PHASE II STABILIZATION

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 8. **File #:** RES 2026-075

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director, Development Services
TJ Kucewesky, Assistant Director, Development Services

Resolution Approving the Town of Castle Rock 2026 Community Development Block Grant Annual Action Plan

Executive Summary

In September 2020, Town Council accepted entitlement status into the federal Community Development Block Grant (CDBG) program beginning in fiscal year 2021. On July 20, 2021, Town Council approved the Castle Rock 2021-2025 Consolidated Plan. The Town has now developed its draft 2026 - 2030 Consolidated Plan (which includes the 2026 Annual Action Plan) as required by HUD.

The Town's CDBG distribution for program year 2026 will be $294,709 and will be available starting on or about October 1, 2026. Staff is seeking Town Council approval of a resolution (Attachment A) approving Castle Rock's 2026 - 2030 Consolidated Plan which includes the 2026 CDBG Annual Action Plan (AAP). The AAP provides information as to how the Town will utilize its 2026 CDBG funding, including ongoing support of senior programs, providing support services to low/moderate income special needs populations, ADA improvements and administrative cost recovery as outlined in the draft 2026-2030 Consolidated Plan. The draft 2026-2030 Consolidated Plan including the 2026 AAP is included in Attachment B for reference.

Should Town Council approve this resolution, staff will submit the 2026-2030 Consolidated plan with the 2026 Annual Action Plan, to HUD by the August 14, 2026 deadline and begin the 2026 program year implementation. The 2026 program year will begin on October 1 and projects will be determined after that time.

Budget Impact

The Town's CDBG allocation for the next year is $294,709. Approved grant expenditures are reimbursed through the CDBG program. Therefore, there is no net financial impact to the Town. Reimbursable costs include program administration and approved project expenses.

Item #: 8. **File #:** RES 2026-075

Staff Recommendation

Staff recommends approval of Castle Rock's CDBG 2026-2030 Consolidated Plan which includes the 2026 Annual Action Plan.

Proposed Motion

""I move to approve the resolution as introduced by title."

Attachments

Attachment A: Resolution
Attachment B: Castle Rock CDBG 2026 - 2030 Consolidated Plan including the 2026 Annual Action Plan

Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director, Development Services
TJ Kucewesky, Assistant Director, Development Services

Title: Resolution Approving the Town of Castle Rock's CDBG 2026-2030 Consolidated Plan and 2026 Annual Action Plan

---

Executive Summary

In September 2020, Town Council accepted entitlement status into the federal Community Development Block Grant (CDBG) program beginning in fiscal year 2021. On July 20, 2021, Town Council approved the Castle Rock 2021-2025 Consolidated Plan. The Town has now developed its draft 2026 – 2030 Consolidated Plan (which includes the 2026 Annual Action Plan) as required by HUD.

The Town's CDBG distribution for program year 2026 will be $294,709 and will be available starting on or about October 1, 2026. Staff is seeking Town Council approval of a resolution **(Attachment A)** approving Castle Rock's 2026 – 2030 Consolidated Plan which includes the 2026 CDBG Annual Action Plan (AAP). The AAP provides information as to how the Town will utilize its 2026 CDBG funding, including ongoing support of senior programs, providing support services to low/moderate income special needs populations, ADA improvements and administrative cost recovery as outlined in the draft 2026-2030 Consolidated Plan. The draft 2026-2030 Consolidated Plan including the 2026 AAP is included in **Attachment B** for reference.

Should Town Council approve this resolution, staff will submit the 2026-2030 Consolidated plan with the 2026 Annual Action Plan, to HUD by the August 14, 2026 deadline and begin the 2026 program year implementation. The 2026 program year will begin on October 1 and projects will be determined after that time.

Discussion

The Town of Castle Rock accepted entitlement status into the CDBG program in September 2020. The Town's grant allocation has been increasing slightly over time. The majority of grant funds must be utilized to support defined national objectives while up to 20 percent of this funding can be used to support costs associated with administering the CDBG program.

Grant amount by program year:

Program Year	CDBG Allocation
10/1/2021 – 9/30/2022	$230,932
10/1/2022 – 9/30/2023	$244,728
10/1/2023 – 9/30/2024	$255,712
10/1/2024 – 9/30/2025	$264,043
10/1/2025 – 9/30/2026	$277,742
10/1/2026 – 9/30/2027	$294,709

Overview/Background
In general, CDBG funds must be used for activities that meet one of the following criteria:

- Benefit low- and moderate-income persons
- Prevent or eliminate slums or blight
- Address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available

Examples of eligible activities that qualify for CDBG funding include:

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Castle Rock Strategic Priorities
CDBG funding priorities were determined through analysis of available data, input from the public and area stakeholders. Significant public outreach occurred during development of the 2026-2030 Consolidated Plan (ConPlan). Numerous needs were identified during this planning process including affordable housing, special needs services, public facility needs, mental health support, domestic violence resources and more. The Town's CDBG allocation, while not insignificant, is not sufficient to meet all of the needs outlined in the data gathering and public input process. In June 2021, Town Council approved strategic priorities centered on seniors, low/moderate income special needs population and ADA improvements for Castle Rock's CDBG funding. Additionally, Town Council supported utilizing CDBG funding, up to 20 percent, to support the costs associated with administering the CDBG program.

These same strategic priorities are identified in the 2026 – 2030 consolidated plan.

CDBG Program Highlights
CDBG funding is being used to support recent activities that are discussed in more detail below.

The hot meal delivery initiative through the Castle Rock Senior Activity Center continues to be supported with CDBG funds. During the past 12 months (June 2025 – May 2026), 2,092 meals have been delivered to qualified individuals. The Senior Activity Center is actively working to expand the program. Funding for this program totaled $23,122.57 from June 2025 through May 2026.

Earlier this year, CDBG funds were used to design and construct a new sidewalk on the South Side of Canyon Drive (North border of Rock Park). Located in a low/moderate income area, this sidewalk provides greater ADA access to the local neighborhood and better access to Rock Park. Funding for this program is estimated at $350,000.

Lastly, the administrative cost allocation for managing the CDBG grant continues to come in under budget. This funding supports a part-time Grant Manager, technical support and consulting services as needed.

2026-2030 Consolidated Plan and 2026 Annual Action Plan
Public Comment Period
The draft 2026-2030 Consolidated Plan and 2026 AAP **(Attachment B)** was made available for public comment from May 27 – June 25. No comments have been received as of the writing of this memo. Any comments received throughout the public comment period will be incorporated into the AAP prior to HUD submission. The draft 2026-2030 Consolidated Plan and 2026 AAP was available for review at www.CRgov.com/cdbg, in the Town Hall lobby and at the Philip and Jerry Miller Library. Additionally, printed copies of these documents were available upon request.

In addition to the formal 30-day public comment period, staff held a CDBG Public Hearing on May 26, 2026. Attendees included five staff members. There were no residents who attended the meeting.

Recommendation
Staff recommends continuing to utilize CDBG funding to support senior services, providing support services to low/moderate income special needs populations, ADA improvements and to offset program administration costs as presented in the draft 2026-2030 Consolidated Plan. Public services and administration allocations are limited to 15 and 20 percent, respectively. Recommended funding allocations for the draft 2026 AAP are shown below for reference.

Project Name and Proposed Activity	Funding
CDBG: Public Services (15%) • Supportive services for seniors, LMI special needs populations	$44,205
CDBG: Public Facilities & Infrastructure (65%) • Public facilities, infrastructure	$191,563
CDBG: Administration (20%) • Community Development Department Admin	$58,941
Total:	**$294,709**

Next Steps

Should Town Council approve this resolution, staff will ensure that the 2026 – 2030 Consolidated Plan including the 2026 AAP is submitted to HUD by the August 14, 2026 deadline. Following HUD acceptance of the plan, staff will proceed with selection of projects and implementation of the AAP.

Budget Impact

The Town's CDBG allocation for the next year is $294,709. Approved grant expenditures are reimbursed through the CDBG program. Therefore, there is no net financial impact to the Town. Reimbursable costs include program administration and approved project expenses.

Recommendation

Staff recommends approval of Castle Rock's CDBG 2026-2030 Consolidated Plan which includes the 2026 Annual Action Plan.

Proposed Motion

"I move to approve the resolution as introduced by title"

Attachments

Attachment A: Resolution
Attachment B: Castle Rock CDBG 2026 – 2030 Consolidated Plan including the 2026 Annual Action Plan

RESOLUTION NO. 2026-075

A RESOLUTION APPROVING THE TOWN OF CASTLE ROCK 2026 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

WHEREAS, in September 2020, the Town Council accepted entitlement status into the federal Community Development Block Grant ("CDBG") program, beginning in fiscal year 2021; and

WHEREAS, the Town of Castle Rock's (the "Town") funding allocation for fiscal year 2026 is $294,709.00; and

WHEREAS, The Town's program year will begin on October 1, 2026, which means that the Town must submit its Town of Castle Rock 2026 Community Development Block Grant Annual Action Plan ("2026 Annual Action Plan") to the U.S. Department of Housing and Urban Development ("HUD") by no later than August 14, 2026; and

WHEREAS, the Town has conducted public outreach, including a public hearing and allowing time for public comment, to identify needs which may be addressed through the CDBG program; and

WHEREAS, based upon the results of such outreach, the Town recommends the following CDBG funding priorities: (i) improvements to the accessibility of public facilities and infrastructure as required by the Americans with Disabilities Act; (ii) supportive public services for seniors, low to moderate income households, and individuals with special needs; and (iii) administration of the CDBG program; and

WHEREAS, the Town staff recommends approval of the 2026 Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. **Adoption**. The Town Council hereby approves the 2026 Annual Action Plan in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney. Town Council authorizes Town staff to submit the same to HUD for acceptance by the August 14, 2026 deadline.

PASSED, APPROVED AND ADOPTED this 7th day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, on the first and final reading, by a vote of ____ for and ___ against.

ATTEST: **TOWN OF CASTLE ROCK**

_____ _____

Lisa Anderson, Town Clerk Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Tara Vargish, Director of Development Services

2026-2030 Consolidated Plan

DRAFT

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

Table of Contents

Executive Summary *5*

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 5

The Process *10*

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 10

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) 11

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) 21

Needs Assessment *25*

NA-05 Overview 25

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 26

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 43

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 46

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 49

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 50

NA-35 Public Housing – 91.205(b) 51

NA-40 Homeless Needs Assessment – 91.205(c) 55

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 60

NA-50 Non-Housing Community Development Needs – 91.215 (f) 64

Housing Market Analysis *66*

MA-05 Overview 66

MA-10 Number of Housing Units – 91.210(a)&(b)(2) 67

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 70

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 75

MA-25 Public and Assisted Housing – 91.210(b) 82

MA-30 Homeless Facilities and Services – 91.210(c) 85

MA-35 Special Needs Facilities and Services – 91.210(d) 89

MA-40 Barriers to Affordable Housing – 91.210(e) 93

MA-45 Non-Housing Community Development Assets – 91.215 (f) 94

MA-50 Needs and Market Analysis Discussion 107

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 109

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 113

Strategic Plan 116

SP-05 Overview 116

SP-10 Geographic Priorities – 91.215 (a)(1) 117

SP-25 Priority Needs - 91.215(a)(2) 121

SP-30 Influence of Market Conditions – 91.215 (b) 123

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 124

SP-40 Institutional Delivery Structure – 91.215(k) 126

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 131

SP-55 Barriers to affordable housing – 91.215(h) 133

SP-60 Homelessness Strategy – 91.215(d) 135

SP-65 Lead based paint Hazards – 91.215(i) 139

SP-70 Anti-Poverty Strategy – 91.215(j) 140

SP-80 Monitoring – 91.230 141

Annual Action Plan 143

AP-15 Expected Resources - 91.220(c)(1,2) 143

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e) 145

AP-35 Projects - 91.220(d) 147

AP-38 Project Summary 148

AP-50 Geographic Distribution - 91.220(f) 150

AP-55 Affordable Housing - 91.220(g) 152

AP-60 Public Housing - 91.220(h) 153

AP-65 Homeless and Other Special Needs Activities - 91.220(i) 155

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j) 159

AP-85 Other Actions - 91.220(k) 161

AP-90 Program Specific Requirements - 91.220(l)(1,2,4) 164

Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Cost-Burden: Households spending more than 30 percent of their gross income on monthly housing costs, including rent or mortgage payments, utilities, taxes, and insurance.

Severe Cost-Burden: Households spending more than 50 percent of their gross income on monthly housing costs, including rent or mortgage payments, utilities, taxes, and insurance.

Median Household Income: Midpoint of a specific jurisdiction's income distribution, calculated annually by U.S. Census survey. Data typically lags one or two years. This measure is used to assess economic trends and living standards within different geographic areas.

Area Median Income (AMI): Annual household income for regional metro areas, generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): The median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Low- and Moderate-Income (LMI): Collectively refers to both low- and moderate-income households, with a focus on those below 80% of AMI for many HUD programs.

Extremely low-income household: Households earning 30 percent of AMI or less for their household size. In 2025, a four-person household in Denver-Aurora-Centennial, CO MSA which includes the town of Castle Rock, with an income at 30 percent AMI earned $42,050 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2025 a four-person household in Denver-Aurora-Centennial, CO MSA which includes the town of Castle Rock, with an income at 50 percent AMI earned a maximum of $70,050 per year.

Low-income households: Households earning 51 to 80 percent AMI for their household size. In 2025, a four-person household in Denver-Aurora-Centennial, CO MSA which includes the town of Castle Rock, with an income at 80 percent AMI earned a maximum of $104,200.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Town of Castle Rock strives to provide a suitable living environment, especially for low- to moderate-income (LMI) households and special needs communities. In 2021, the Town became a U.S. Department of Housing and Urban Development (HUD) entitlement community, enabling it to be eligible for federal Community Development Block Grant (CDBG) funds allocated through HUD's Community Planning Development program. The Town's CDBG program manages CDBG grant funds and ensures compliance with the regulations and guidelines set by the Department of Housing and Urban Development (HUD). These funds will support the Town in achieving its community development goals as outlined by HUD. These goals include, but are not limited to, providing affordable housing, improving public infrastructure and facilities, and offering public services for low- to moderate-income households and the special needs community.

The Consolidated Plan serves as a planning document meeting federal statutory requirements in 24 CFR 91.200–91.230 for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing Needs Assessment, Five-Year Strategic Plan, an Annual Action Plan, and Consultation and Citizen Participation, with accompanying documentation related to public comments. The Strategic Plan addresses specific needs that were identified through data analysis and the citizen participation process, with goals and program targets established for each priority category over the five-year planning period.

The PY 2026 Annual Action Plan describes the eligible activities that will work towards accomplishing the goals established in the strategic plan. By addressing the identified priority needs, the Town will improve the quality of life of residents in Castle Rock. The AAP also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each program year's funding allocation. PY 2026 begins on October 1, 2026 and ends on September 30, 2027.

2. Summarize the objectives and outcomes identified in the Plan

The Town of Castle Rock has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the Town has identified three (3) priority needs and associated goals to address these needs. Over the 5-Year plan period, the Town will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need 1: Improvements to Public Facilities & Infrastructure

1A Improve Public Facilities and Infrastructure: Improve public facilities and expand public infrastructure that benefit low- and moderate-income persons and households. Eligible activities may include improvements to community centers, neighborhood facilities, parks, streets, sidewalks, and ADA accessibility. These activities will primarily benefit populations presumed to be low- and moderate-income and/or areas in which the majority of residents are low- and moderate-income.

Priority Need 2: Supportive Services for LMI and Special Needs

2A Provide Supportive Services for LMI and Special Needs Populations: Provide supportive services for low- and moderate-income residents and special needs populations. Eligible activities may include health and wellness programs, meal services, employment and education services, and other supportive services for older adults, persons with disabilities, persons experiencing homelessness, victims of domestic violence, and other vulnerable populations.

Priority Need 3: Effective Program Management

3A Effective Program Management: Support the effective administration, planning, oversight, and compliance of the jurisdiction's federal housing and community development programs. Eligible activities may include program administration, planning, environmental review, citizen participation, monitoring, reporting, and other administrative functions necessary to carry out the ConPlan and AAP.

3. Evaluation of past performance

The Town of Castle Rock is recognized as an entitlement community by HUD and first received federal CDBG funds in Program Year 2021. Since that time, the Town has made meaningful progress in addressing priority needs through public facility improvements and supportive services that benefit low- and moderate-income residents, particularly seniors and persons with disabilities. At the same time, the Town's limited annual allocation continues to require careful prioritization of activities, and additional funding and leveraged resources remain necessary to expand services and address ongoing community needs. Public facilities and infrastructure improvements and supportive services for low- and moderate-income and special needs populations continue to be the primary priorities identified in this ConPlan, the Town's Five-Year Strategic Plan, and the most recent CAPER. The CAPER evaluates progress toward the five-year goals and annual objectives of the CDBG program. The most recent PY 2024 CAPER reports the following highlights by priority:

Public Facilities and Infrastructure Improvements: In PY 2024, the Town completed four public facility improvement activities that expanded accessibility and removed architectural barriers. Three activities replaced pool lifts that had reached the end of their useful life at Burgess Pool, the Miller Activity Complex, and Butterfield Crossing, benefiting an unduplicated 706 low- and moderate-income persons and supporting continued ADA compliance at these facilities. The Town also completed restroom improvements at Cantril School, removing architectural barriers and making the facility ADA accessible. This activity benefited 2,442 low- and moderate-income persons. Altogether, the Town assisted 3,148

persons under this goal in PY 2024, exceeding its annual target and demonstrating continued progress toward its strategic plan goals for public facility accessibility improvements. The CAPER also notes that the Town did not complete any activities under its separate public infrastructure capacity goal during the year, although that need remains identified in the plan.

Supportive Services: In PY 2024, the Town funded the Castle Rock Senior Activity Center's Home Delivery of Hot Meals program to assist 292 low- and moderate-income elderly persons through meal delivery and food services. The program targeted seniors with the greatest economic need and those who were most socially isolated. The Town substantially exceeded its annual target for this activity and has already exceeded its five-year strategic plan goal for supportive services benefiting low- and moderate-income seniors, demonstrating strong performance in this priority area.

4. Summary of Citizen Participation Process and consultation process

The Town of Castle Rock encourages participation by all citizens, with particular emphasis on low- and moderate-income households and persons with special needs, in the development of the 2026-2030 ConPlan and PY 2026 AAP. The Town follows its HUD-approved Citizen Participation Plan and has established a formal process for gathering input from citizens and community stakeholders. The following efforts were made during the development of the 2026-2030 ConPlan and PY 2026 AAP.

PUBLIC MEETING: A community input meeting was held on March 30, 2026, from 4:30 PM to 5:30 PM at Town Hall Council Chambers to gather input on community needs and help guide development of the Town's 2026-2030 ConPlan. The project consultant team was available to answer questions and provide additional information.

PUBLIC HEARING: The Town will hold a public hearing to review and discuss the draft 2026-2030 ConPlan and PY 2026 AAP. The public hearing will be held on May 26, 2026, at 4:30 PM at Town Hall, 100 N. Wilcox Street, Castle Rock, CO 80104, in Council Chambers. This meeting is open to the public and all persons are welcome.

PUBLIC COMMENT PERIOD: Citizens may review and comment on the draft 2026-2030 ConPlan and PY 2026 AAP. The draft documents will be available for a thirty (30) day public comment period from May 27, 2026, through June 25, 2026. The proposed ConPlan and AAP will be available for review and download on the Town webpage at https://crgov.com/CDBG. Hard copies of the draft documents will also be available for review at Town Hall, located at 100 N. Wilcox St., Castle Rock, CO 80104, and at the Philip and Jerry Miller Library, located at 100 S. Wilcox St., Castle Rock, CO 80104. Public comments are encouraged and may be submitted in writing to the Town of Castle Rock CDBG Program, 100 N. Wilcox St., Castle Rock, CO 80104, or by email to BBland@crgov.com

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: https://www.research.net/r/CastleRock_Community

Stakeholder Survey Link: https://www.research.net/r/CastleRock_Stakeholder

Details of the citizen process are located in the PR-15 Participation section of this plan.

5. Summary of public comments

PUBLIC MEETING: No comments were received.

COMMUNITY & STAKEHOLDER SURVEYS: The Town received 107 responses to the Community Needs Survey. Community respondents most consistently identified affordable housing, public facilities and infrastructure improvements, and supportive services as key needs in Castle Rock.

The Town received 13 responses to the Stakeholder Survey from service providers, public agencies, and community organizations. Stakeholder respondents most consistently identified affordable housing, supportive services for seniors and other special needs populations, and public facilities and infrastructure improvements, including ADA accessibility, as the highest priority needs.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

All comments will be accepted. There will be no individuals, organizations or agency types not intentionally consulted.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments will be accepted. There will be no individuals, organizations or agency types not intentionally consulted.

7. Summary

The priority needs of the Town of Castle Rock for the 2026-2030 ConPlan and PY 2026 AAP were identified through a comprehensive citizen participation and consultation process that included an online community survey, a stakeholder survey for nonprofit organizations and service providers, consultation with nonprofit partners and regional service providers, and a review of the Needs Assessment and Housing Market Analysis prepared as part of this ConPlan. These efforts helped ensure that the priorities identified in the plan reflect the most pressing housing and community development needs of Castle Rock residents.

The ConPlan is comprised of several sections, including an assessment of current housing and community development needs, a section addressing homelessness and other special needs populations, a discussion of publicly supported housing needs, a summary of the citizen participation process, a Five-Year Strategic Plan, and the PY 2026 AAP. The PY 2026 AAP is the first of five annual action plans and describes how federal resources will be allocated during the program year to advance the goals of the ConPlan. At the

end of each program year, the Town will prepare a CAPER to evaluate progress in meeting those goals and objectives.

Primary data sources used in preparation of the ConPlan include the 2019-2023 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), U.S. Bureau of Labor Statistics data, 2024 Point-in-Time Count data, HUD Income Limits, HUD Fair Market Rents, and other local and regional data sources. Data used for map analysis was drawn primarily from the 2019-2023 ACS.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TOWN OF CASTLE ROCK, CO	CDBG Program

Table 1 – Responsible Agencies

Narrative

The Town of Castle Rock was designated a new entitlement community by HUD in 2021 and receives federal Community Development Block (CDBG) funds allocated through HUD's Community Planning Development program. These funds are intended to primarily serve low- to moderate-income households and special-needs communities. The Town's CDBG program administers CDBG grant funds and ensures compliance with HUD regulations and guidelines.

Consolidated Plan Public Contact Information

Becky Bland
Grant Administrator
Town of Castle Rock
Phone: (720) 733-2244
BBland@crgov.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

This section identifies the organizations consulted in the development of the 2026-2030 ConPlan and PY 2026 AAP. The organizations listed in the table below represent key stakeholder organizations, including nonprofits, government departments and agencies, housing and service providers, and planning organizations serving Castle Rock and the surrounding region.

Through consultation with these organizations, the Town gathered input on community needs, service gaps, priority populations, and areas for coordination. This input helped inform the priority needs, goals, and strategies included in the ConPlan and first-year AAP.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Town of Castle Rock consulted with a range of public and assisted housing providers, local and regional government agencies, nonprofit organizations, and health, mental health, and supportive service providers in order to better understand community needs and improve coordination in the development of the 2026-2030 ConPlan and PY 2026 AAP. Because the Town receives a relatively limited CDBG allocation, consultation efforts were focused on agencies and organizations that help identify priority needs, service gaps, and opportunities to leverage other local and regional resources for low- and moderate-income residents and special needs populations.

The Town consulted with the Douglas County Housing Partnership regarding affordable housing needs and available housing resources in Castle Rock, including homebuyer education, down payment assistance, foreclosure mitigation, and other housing initiatives available through the regional housing authority. The Town also consulted with Douglas County and regional homelessness partners, including the Metro Denver Homeless Initiative and the Douglas County Homeless Initiative, to better understand homelessness trends, available regional resources, and service gaps affecting Castle Rock residents. The regional homelessness response system relies on the Homeless Management Information System (HMIS) to support data collection and coordination across the broader region.

In addition, the Town considered coordination needs related to emergency preparedness, hazard mitigation, and access to information and services. Castle Rock Fire and Rescue serves as the Town's lead emergency management agency, and Douglas County Libraries provides residents with free high-speed internet access and access to technology. Together, these consultation efforts helped the Town better understand housing, service, homelessness, emergency preparedness, and digital access needs in the community and informed the priorities identified in the ConPlan and first-year AAP.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Metro Denver Homeless Initiative (MDHI) is the Continuum of Care (CoC) for the seven-county Denver metro area, which includes Douglas County. MDHI coordinates regional homelessness planning and service delivery across the participating counties and local homeless service providers. The Town of Castle Rock benefits from the coordinated efforts of the CoC through referrals to regional resources, connections to homelessness prevention initiatives, and access to housing and supportive services that are not available directly through the Town. Douglas County also has the Douglas County Homeless Initiative (DCHI) Executive Committee, where municipal, county, and community leaders provide strategic guidance on local homelessness response efforts.

Through the regional CoC structure, homeless assistance efforts are intended to address the needs of chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. MDHI coordinates with local providers to support a continuum of services that includes outreach, emergency shelter, homelessness prevention, transitional housing, permanent supportive housing, and other supportive services. The Town relies on this regional system to help connect residents with appropriate housing and service resources based on their needs.

In Douglas County, the County Community of Care Coordinator works with MDHI to collect data on unhoused persons and better understand local homelessness needs through efforts such as the annual Point-in-Time (PIT) Count and the Community of Care Network's "Strive to Thrive" event. At Strive to Thrive, the County partners with local food pantries and service providers to distribute food, connect residents to resources, and increase awareness of available community services. This event typically takes place twice each year, in January and July.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town of Castle Rock is not a recipient of HUD's Emergency Solutions Grant (ESG). MDHI coordinates the distribution of ESG funds, along with other HUD funding sources, to provide supportive services and permanent-supportive housing to prevent homelessness. HMIS is the system used for administering the ESG program. While the Town of Castle Rock does not use the HMIS system, the Town benefits from MDHI's HMIS administration across the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	TOWN OF CASTLE ROCK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Supportive Services for Seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Castle Rock is the lead responsible agency of the 2026-2030 ConPlan and PY 2026 AAP**.**
2	**Agency/Group/Organization**	Town of Castle Rock Parks & Recreation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Improve Access to Public Facilities and improve capacity of public infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Parks and Recreation department met with CDBG staff and worked with the Town on public facilities, infrastructure projects, and therapeutic rec services.
3	**Agency/Group/Organization**	Castle Rock Senior Activity Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Supportive Services for Seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted on the needs of the senior citizen community via the stakeholder survey.
4	**Agency/Group/Organization**	Castle Rock Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Supportive Services for Seniors

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town's PD works with seniors in the community and they were consulted to determine needs and potential opportunities for CDBG funding via the stakeholder survey. Ongoing discussions will occur to identify additional opportunities.
5	**Agency/Group/Organization**	Castle Rock Fire and Rescue
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development, Emergency Preparedness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town recognizes the importance of disaster preparedness, whether by man-made or natural disasters, and has developed the Town of Castle Rock Emergency Operations Plan to prepare for these hazards. As designated in the Emergency Operations Plan, the Castle Rock Fire and Rescue Department is the lead emergency management agency for the Town, with the fire chief serving as the Town emergency manager. An emergency preparedness guide is provided on the department website at: https://www.crgov.com/1690/Emergency-Preparedness. The Fire and Rescue team also was consulted via the stakeholder survey.
6	**Agency/Group/Organization**	Douglas County Libraries
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Quality of Life Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Douglas County Libraries, Philip and Jerry Miller branch in Castle Rock provides the community with free high-speed internet access. Town staff consulted with the Libraries via the stakeholder survey and consulted the Philip and Jerry Miller Library website to confirm that DCPL provides free internet access and access to technology for residents.

7	**Agency/Group/Organization**	Douglas County Homeless Initiative
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Douglas County Homeless Initiative (DCHI) is the lead agency in the local area providing coordination and services on homeless needs, and reports directly to MDHI, the greater CoC in the region. DCHI provides services such as signage, education, assistance with homelessness and the Homeless Engagement, Assistance and Resource Team (HEART) and was consulted via the stakeholder survey.
8	**Agency/Group/Organization**	DOUGLAS COUNTY HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town continues to be engaged with DCHP and continues to look for ways to collaborate with this group. The DCHP was consulted via the stakeholder survey.
9	**Agency/Group/Organization**	Castle Rock Public Works Department
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town departments work closely to discuss the needs of citizens in Castle Rock. Among some needs identified through the Public Works department is the need to address downtown ADA non-compliance; and a downtown ADA transition plan. Public Works was consulted via a meeting with the CDBG team.
10	**Agency/Group/Organization**	Castle Rock Town Manager's Office
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Manager's Office works closely with the CDBG program in an ongoing manner and is provided regular updates of the program. The office also has a multi-year plan for newly acquired property and plans opportunities for ADA accessibility.
11	**Agency/Group/Organization**	Help and Hope Center
	Agency/Group/Organization Type	Services-homeless Community Agency/Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Help and Hope Center responded to the stakeholder survey and provided input during a meeting with the CDBG team on homelessness, housing instability, and supportive service needs affecting low-income residents in Castle Rock. The anticipated outcome is improved coordination around homelessness prevention, emergency assistance, and referral to supportive services.
12	**Agency/Group/Organization**	Castle Rock EDC
	Agency/Group/Organization Type	Services-Employment/Jobs/Economic Development Private Business
	What section of the Plan was addressed by Consultation?	Economic Development Anti-Poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Castle Rock EDC responded to the stakeholder survey and provided input on economic development conditions and community investment needs in Castle Rock. The anticipated outcome is improved coordination around economic opportunity, business development, and community vitality.
13	**Agency/Group/Organization**	AdventHealth Castle Rock
	Agency/Group/Organization Type	Medical or Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	AdventHealth Castle Rock responded to the stakeholder survey and provided input on health-related service needs and barriers affecting residents in Castle Rock. The anticipated outcome is improved coordination around health services and supportive services for vulnerable populations.
14	**Agency/Group/Organization**	Douglas County Department of Human Services
	Agency/Group/Organization Type	Government – state/county/local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Douglas County Department of Human Services responded to the stakeholder survey and provided input on low-income household needs, homelessness prevention, and supportive service gaps in the area. The anticipated outcome is improved coordination around housing stability, emergency assistance, and services for vulnerable households.
15	**Agency/Group/Organization**	SECOR
	Agency/Group/Organization Type	Community Agency/Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services Anti-Poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SECOR responded to the stakeholder survey and provided input on food assistance, emergency support, and unmet service needs affecting low-income residents in Castle Rock. The anticipated outcome is improved coordination around basic needs assistance and supportive services.
16	**Agency/Group/Organization**	Aging Resources of Douglas County
	Agency/Group/Organization Type	Services-Elderly Persons Advocacy
	What section of the Plan was addressed by Consultation?	Supportive Services for Seniors Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Aging Resources of Douglas County responded to the stakeholder survey and provided input on senior service needs, transportation, aging in place, and supportive services for older adults in Castle Rock. They also met with the CDBG team in late 2025. The anticipated outcome is improved coordination around services that help seniors remain housed and maintain quality of life.
17	**Agency/Group/Organization**	Wellspring Community
	Agency/Group/Organization Type	Affordable Housing Developer Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wellspring Community responded to the stakeholder survey and provided input on affordable housing and housing needs for persons with disabilities, including adults with intellectual and developmental disabilities. The anticipated outcome is improved coordination around special needs housing and affordable housing opportunities in Castle Rock.
18	**Agency/Group/Organization**	Douglas County
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Douglas County responded to the stakeholder survey and provided input on regional housing, homelessness, and supportive service needs affecting Castle Rock residents. The anticipated outcome is improved coordination between the Town and County on housing stability and community service priorities.
19	**Agency/Group/Organization**	Catholic Charities of Central Colorado
	Agency/Group/Organization Type	Services-homeless Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities of Central Colorado responded to the stakeholder survey and provided input on homelessness prevention, emergency assistance, and supportive service needs in Castle Rock and the surrounding area. The anticipated outcome is improved coordination around homelessness response and services for vulnerable households.
20	**Agency/Group/Organization**	Douglas County Youth Initiative
	Agency/Group/Organization Type	Services-Children Services-Youth
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Services Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Douglas County Youth Initiative responded to the stakeholder survey and provided input on youth and family needs in Castle Rock. The anticipated outcome is improved coordination around youth services, prevention-oriented programs, and supportive services for households with children.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. There were no agency types intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative	MDHI is the local Continuum of Care (CoC) in the region. MDHI and Castle Rock share the goal to end homelessness in the region; the CoC helped to inform the homeless initiatives in the plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Town of Castle Rock collaborates with local public, private, and nonprofit agencies as the CDBG program continues to grow and adapt to meet the community's needs. These collaborating organizations include various nonprofits and social service agencies. The CDBG program currently partners closely with Town departments to design initiatives that address the needs identified in Castle Rock.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for the Town of Castle Rock follows the requirements set forth by HUD in 24 CFR 91.105, as well as the Town's Citizen Participation Plan. This plan aims to engage all Town residents, with a specific focus on low- and moderate-income individuals and members of the special needs community, including the elderly and those with disabilities. Additionally, the plan incorporates input from other department staff, the Parks and Recreation Department, and various local stakeholders to assess community development needs and establish funding priorities.

Citizen participation efforts for the development of the 2026-2030 ConPlan and PY 2026 AAP included a 30-day public comment period to allow members of the public to review and comment on the draft plan and a public hearing to review and discuss the plan. Copies of the draft plan were made available online, in the lobby of Town Hall, and at the Philip and Jerry Miller Library. All comments from the public will be welcome.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Meeting	Non-targeted/broad community	A community input meeting was held on **March 30, 2026,** from 4:30 PM to 5:30 PM at Town Hall Council Chambers to gather input on community needs and help guide development of the Town's 2026-2030 ConPlan. The project consultant team was available to answer questions and provide additional information.	No comments were received.	All comments were accepted.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Community Survey	Non-targeted/broad community	The Town conducted an online Community Survey to gather feedback on housing and community development needs. The survey was distributed through community outreach and public notices to encourage resident participation. See link to survey: https://www.research.net/r/CastleRock_Community	The Town received 107 responses to the Community Needs Survey. Community respondents most consistently identified affordable housing, public facilities and infrastructure improvements, and supportive services as key needs in Castle Rock.	All comments are accepted.	See link

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Stakeholder Survey	Non-targeted/broad community Nonprofits	The Town conducted an online Stakeholder Survey distributed to local organizations and service providers to gather professional insight on housing and community development needs in the community. See link to survey: https://www.research.net/r/CastleRock_Stakeholder	The Town received 13 responses to the Stakeholder Survey from service providers, public agencies, and community organizations. Stakeholder respondents most consistently identified affordable housing, supportive services for seniors and other special needs populations, and public facilities and infrastructure improvements, including ADA accessibility, as the highest priority needs.	All comments are accepted.	See link

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Public Hearing	Non-targeted/broad community	The Town will hold a public hearing to review and discuss the draft 2026-2030 ConPlan and PY 26 AAP. The public hearing will be held on **May 26, 2026 at 4:30 PM** at Town Hall, 100 N Wilcox Street, Castle Rock, CO 80104 in Council Chambers. This meeting is open to the public and all persons are welcome.	A summary of comments will be included after the public hearing.	All comments are welcome.	https://crgov.com/cdbg
5	Public Comment Period	Non-targeted/broad community	The proposed 2026-2030 ConPlan and PY 26 AAP will be available for a public comment review period of (30) thirty days, running from **May 27, 2026 to June 25, 2026**. The proposed draft will be available for review and download on the Town webpage: https://crgov.com/CDBG. Hard copies of the draft will also be available for review at Town Hall, located at 100 N. Wilcox St, Castle Rock, CO 80104 and at the Philip and Jerry Miller Library, located at 100 S. Wilcox St, Castle Rock, CO 80104. Public comments are encouraged and may be sent in writing to the Town of Castle Rock CDBG Program, 100 N. Wilcox St., Castle Rock, CO 80104 or via e-mail to BBland@crgov.com.	A summary of comments will be included after the public comment period.	All comments are welcome.	https://crgov.com/cdbg

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To support the effective use of available resources, Castle Rock must first assess current community needs. This section describes and analyzes demographic, housing, and economic conditions to provide a clear understanding of local needs and priorities. Using information from federal, state, and local sources, the Town can identify broad patterns related to population, income, household composition, and housing conditions. Primary data sources for this section include the U.S. Census Bureau, the U.S. Department of Housing and Urban Development (HUD), the Bureau of Labor Statistics (BLS), and relevant local and regional planning documents. This information helps show the nature and extent of housing and community development needs in Castle Rock.

Beyond demographic conditions, this section also reviews factors that affect or are affected by the local housing market. These include housing affordability and availability, public and assisted housing needs, homelessness, non-homeless special needs, and non-housing community development needs such as public facilities, infrastructure, and public services. Reviewing these topics together provides a more complete picture of the conditions influencing housing stability and quality of life in Castle Rock.

In addition to quantitative data, this Needs Assessment is informed by recent local outreach and community input. The Town conducted resident and stakeholder surveys to gather feedback on community needs and best uses of the Town's CDBG funds. Recent survey feedback also appears generally consistent with long-standing community priorities reflected in Castle Rock's Vision 2030 and the 2030 Comprehensive Master Plan, including responsible growth, community quality, and preservation of valued community character. The Town continues to reference the 2030 Vision and Comprehensive Master Plan as guiding documents for growth and development. Together, these sources help connect current data with both recent public input and the Town's broader planning direction.

The overall purpose of the Needs Assessment is to inform evidence-based priorities for the 2026-2030 Consolidated Plan so that available resources are directed toward the most pressing housing and community development needs in Castle Rock.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

Data presented in the following section indicates that the most significant housing challenge in Castle Rock is the lack of affordable housing. According to the 2020-2024 American Community Survey (ACS) 5-Year Estimates, approximately 8,269 households in the town are cost burdened, representing 29.7% of all households. HUD defines cost-burden as a household spending more than 30% of their income on housing costs. Both renters and homeowners are similarly affected, with 3,524 rental households (62.5% of renters) and 4,745 homeowner households (21.4% of homeowner households, including those with and without a mortgage) experiencing cost burden. Housing cost burden information is discussed in more detail later in this section.

Demographics	Base Year: 2014	Most Recent Year: 2024	% Change
Population	51,802	79,123	52.7%
Households	17,767	28,219	58.8%
Median Income	$86,563	$145,197	67.7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010-2014 ACS, 2020-2024 ACS

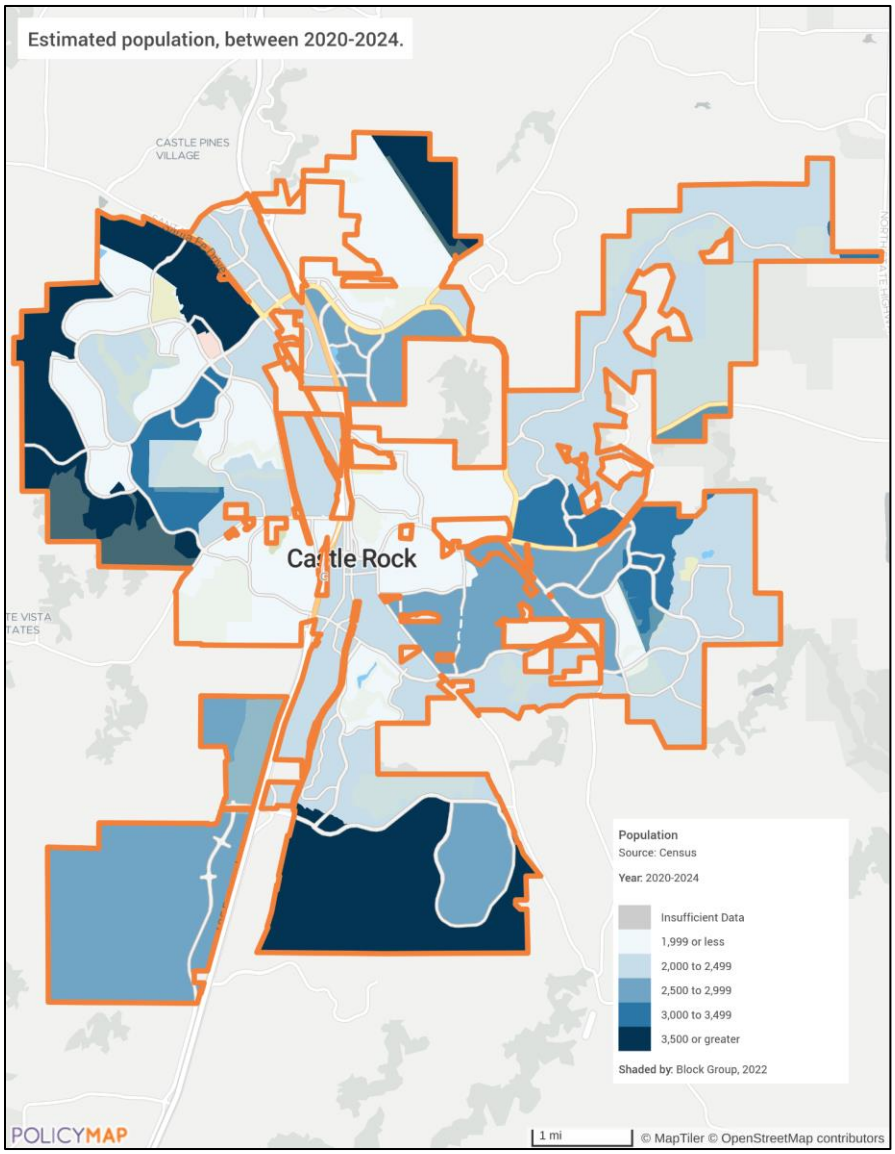
Since 2014, Castle Rock's population has increased by approximately 52.7%, reflecting a moderate rate of population increase. The number of households in the town has risen by about 58.8%, indicating a slight decrease in average household size as the population has increased at a slightly lower rate than the number of households. This indicates that since the number of households is increasing, increased housing supply is needed to meet the current demand. This shift could also point to demographic changes, such as an increase in young adults or seniors living independently, or economic factors influencing living arrangements, such as affordability and housing availability.

During the same period, Castle Rock's Median Household Income (MHI) rose by 67.7%. While this increase in incomes outpaces inflation, the impact on housing affordability remains limited. Rising home prices and rental costs have outstripped income growth, leading to ongoing affordability challenges for many residents. This trend underscores the need for continued investments in affordable housing, rental assistance, and homeownership support programs to ensure that economic gains translate into improved housing stability for households across the town.

Population

The map shows the distribution of total population by block group across Castle Rock. Higher-population block groups, shown in the darkest shading with 3,500 or more residents, are located in parts of the west, northwest, north, southeast, and the large southern block group. Several nearby areas also fall in the 3,000 to 3,499 range, indicating that population is spread across multiple residential sections of Town rather than concentrated in only one location.

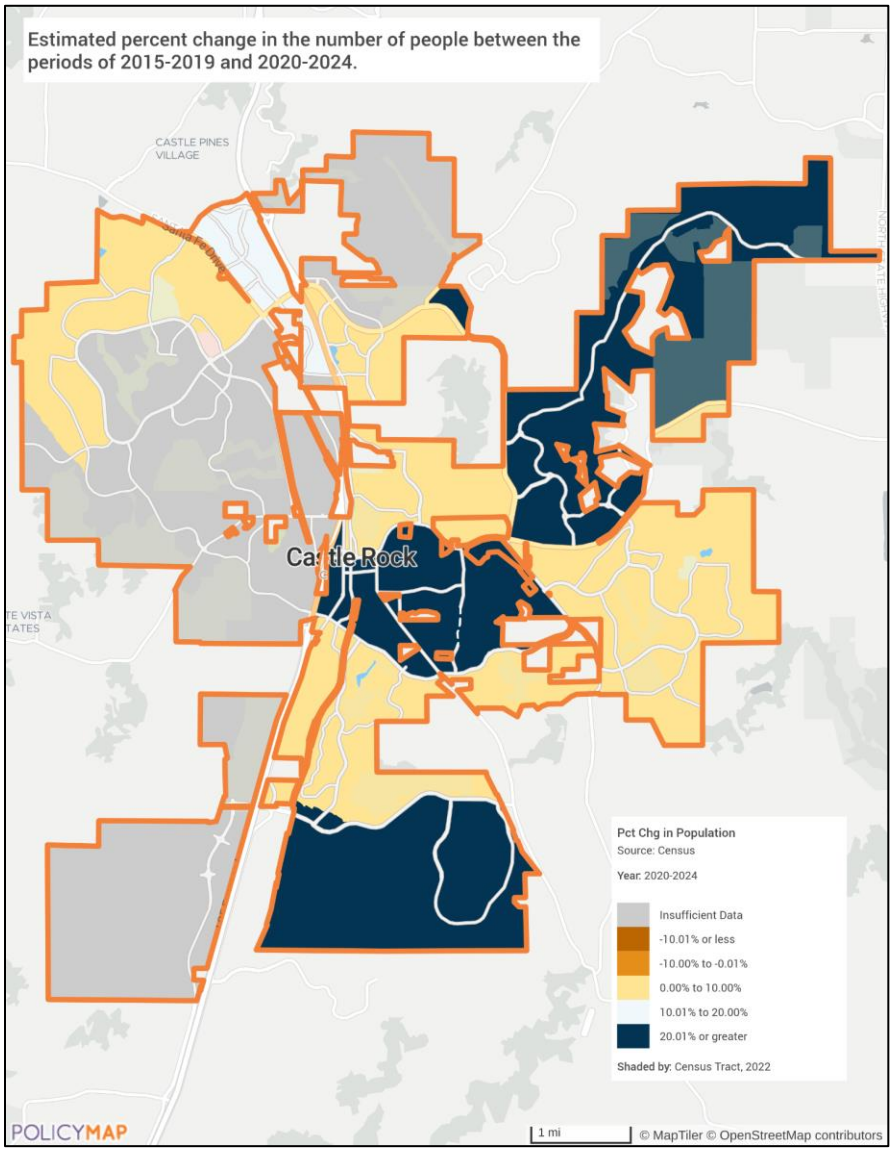
Lower-population block groups are more common in parts of central Castle Rock, the northeast, and a few eastern areas. Some of these patterns may reflect differences in block group size, land use, and the amount of undeveloped or nonresidential land within the mapped area. Overall, the map suggests that Castle Rock's population is distributed across several established and growing residential areas, with some larger outer block groups containing substantial numbers of residents.



Change in Population

The population change map shows that Castle Rock continued to grow between 2015-2019 and 2020-2024, although growth was not uniform across the Town. The strongest increases, shown in block groups with the darkest shading at 20.01% or greater, are concentrated in the northeast, parts of the east-central area, a few central tracts, and the large southern tract. Several nearby areas also posted moderate growth between 10.01% and 20%.

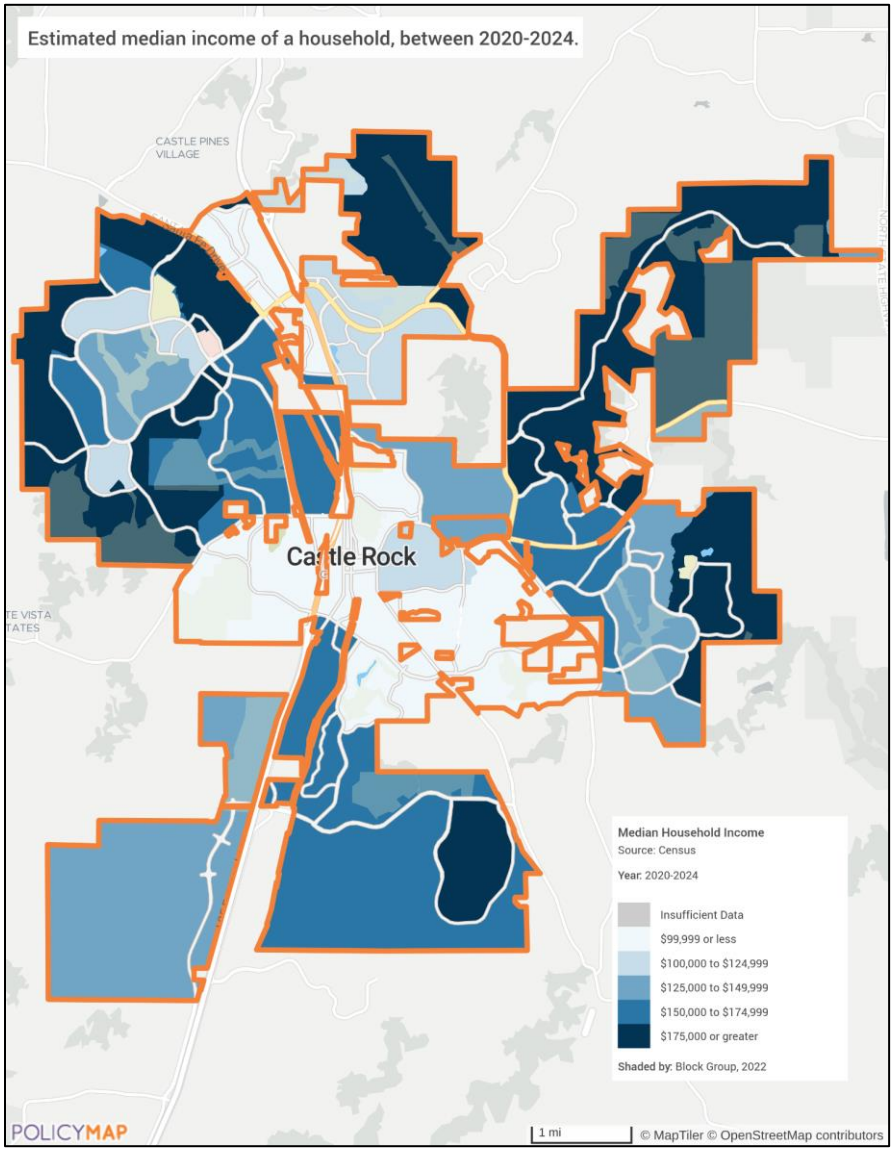
By contrast, much of the west side and several central and southeastern tracts saw little change, generally between 0% and 10%, while a few tracts had insufficient data. Overall, the map suggests that recent population growth has been concentrated in selected developing areas rather than occurring evenly across Castle Rock. Notably, no tracts showed a decrease in population.



Median Household Income

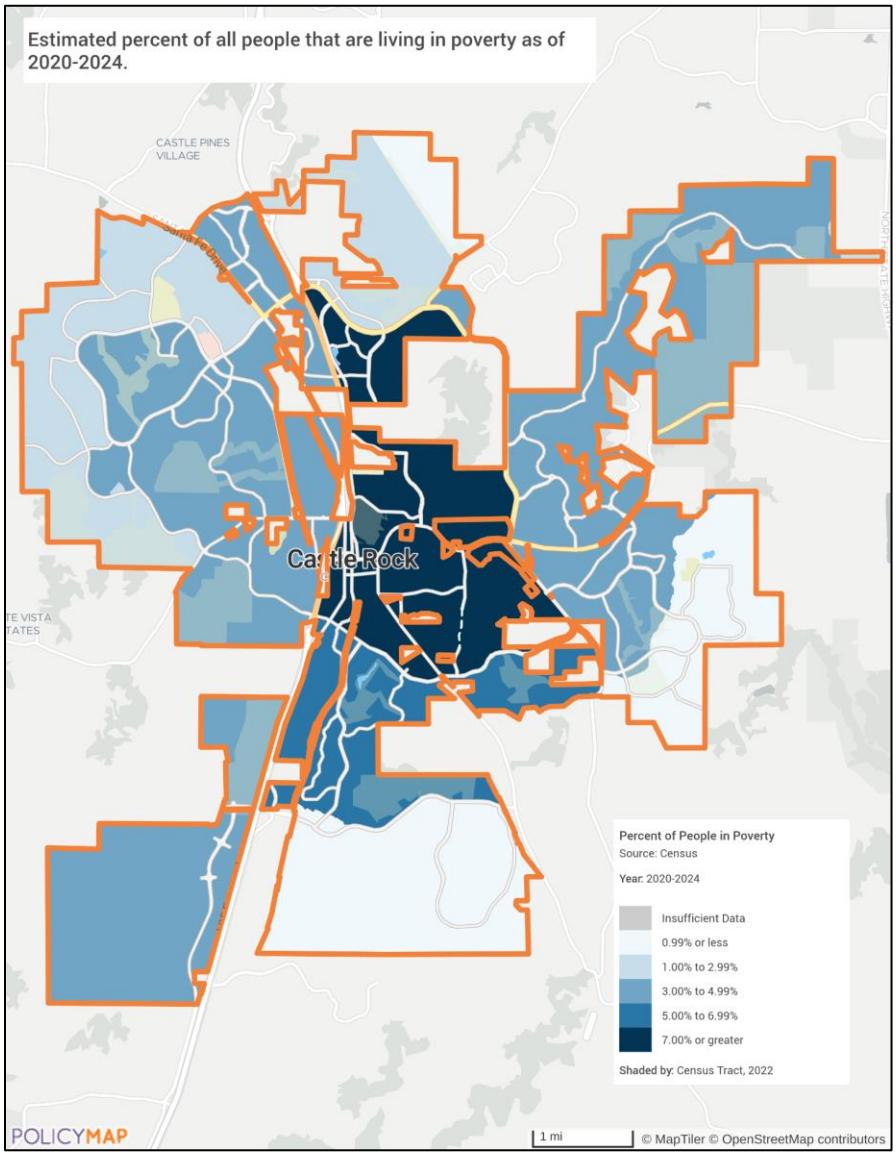
The median household income map shows that incomes in Castle Rock are generally high, with many block groups reporting median household incomes of $150,000 or more. The highest incomes, shown in the darkest shading at $175,000 or greater, are concentrated in parts of the northwest, north, northeast, southeast, and south. By contrast, the lowest incomes are found in several central block groups, where median household income falls below $100,000.

Overall, the map suggests a clear pattern in which central Castle Rock has lower median incomes than many of the Town's outer residential areas. Even so, most areas remain at relatively high income levels compared with many communities, with the strongest concentrations of higher-income households located around the edges of Town.



Poverty

The poverty map shows that most of Castle Rock has relatively low poverty rates, with many census tracts in the lowest categories below 5%. Lower poverty is especially common in the eastern and outer parts of Town, while somewhat higher rates appear in several western and southern areas. The highest poverty rates, shown in the darkest shading at 7% or greater, are concentrated in a small cluster of central tracts near and just north and south of downtown. However, even these tracts shaded in the darkest blue indicate relatively low poverty rates compared to statewide rates. Overall, the map suggests that poverty in Castle Rock is generally limited.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,435	2,580	2,570	2,685	16,680
Small Family Households	190	1,100	995	890	10,430
Large Family Households	55	185	185	360	1,980
Household contains at least one person 62-74 years of age	430	440	545	680	2,585
Household contains at least one person age 75 or older	485	255	310	245	780
Households with one or more children 6 years old or younger	60	630	495	550	3,829

Table 6 - Total Households Table

Data Source: 2018-2022 CHAS

Number of Households

In the above table, data from HUD's 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) is used to develop a more detailed look at household composition and incomes in Castle Rock. CHAS data is specifically tabulated by HUD and therefore often lags by several years. The 2018 – 2022 CHAS data is the most recently available data from this source. The HUD Area Median Family Income (HAMFI) provides a baseline for income in the area.

This document uses the following income group definitions:

- Extremely Low Income: 0-30% HAMFI
- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

According to 2018-2022 CHAS data, 25.4% (6,585) of Castle Rock's households have incomes below 80% of the Area Median Income (AMI), classifying them as low-income. Among these, small households make up approximately 34.7%, while large households represent only 6.5%. A notable correlation exists between household composition and income level: about 36.5% of elderly households (those with at least one member aged 62 or older) fall within lower-income categories, and around 21.3% of households with children under six are also low-income. These trends highlight diverse housing and service needs across age and income groups, indicating a need for targeted support for elderly households and families with children in Castle Rock.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	50	20	0	145	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	25	20	45	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	150	25	40	215	15	0	80	10	105
Housing cost burden greater than 50% of income (and none of the above problems)	350	1,030	30	0	1,410	650	300	210	75	1,235
Housing cost burden greater than 30% of income (and none of the above problems)	75	490	585	230	1,380	120	235	705	580	1,640
Zero/negative Income (and none of the above problems)	60	0	0	0	60	20	0	0	0	20

Table 7 – Housing Problems Table

Data Source: 2018-2022 CHAS

Housing Needs Summary

The previous table provides a summary of housing issues in Castle Rock by income group and tenure (renter or homeowner), using 2018-2022 CHAS data. The table only looks at households at or below 100% of the area median income AMI. Among the households referenced in Table 7, the most common issues

are cost-burden and overcrowding. Specifically, 2,790 renters and 2,875 homeowners in Castle Rock are cost-burdened, spending 30% or more of their income on housing. Within this group of cost-burdened households, nearly half of both cost-burdened renters and homeowners are classified as severely cost-burdened, with housing expenses consuming more than 50% of their income.

In addition to cost-burden, overcrowding affects a notable number of these households. Approximately 260 renters and 105 homeowners live in overcrowded units, defined as having more than 1.01 persons per room. This prevalence of overcrowded and cost-burdened households highlights the financial strain that housing costs impose on Castle Rock's residents, regardless of whether they rent or own, with renters particularly experiencing high rates of overcrowding.

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	500	1,715	680	295	3,190	785	540	995	670	2,990
Having none of four housing problems	0	130	225	330	685	70	190	670	1,395	2,325
Household has negative income, but none of the other housing problems	60	0	0	0	60	20	0	0	0	20

Table 8 – Housing Problems 2

Data Source: 2018-2022 CHAS

Severe Housing Problems:

Severe Housing Problems: Severe housing problems are common among lower-income households in Castle Rock. Among households earning between 0% and 80% of the AMI, approximately 87.5% of renter households and 71.0% of owner households experience at least one documented housing problem. These challenges are especially acute for extremely low-income households, with nearly 89% of both renter and owner households earning 0-30% AMI reporting at least one housing problem. This underscores the need for targeted home repair programming and rental assistance for extremely low-income households to improve housing quality, stability, and safety. While this need remains in the Town, due to the limited amount of CDBG funding available, the Town is typically unable to fund a housing rehab program. CHAS 2018-2022 data indicate that cost burden remains the most widespread housing issue in Castle Rock, as many households struggle to meet basic housing expenses. These findings reinforce the need for targeted efforts to improve housing affordability, particularly for households at or below 80% AMI.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	365	110	475	0	15	370	385
Large Related	0	0	35	35	0	25	50	75
Elderly	45	125	130	300	120	185	170	475
Other	25	145	325	495	0	10	125	135
Total need by income	70	635	600	1,305	120	235	715	1,070

Table 9 – Cost Burden > 30%

Data Source: 2018-2022 CHAS

Cost Burden

The table above uses 2018-2022 CHAS data to provide an in-depth analysis of cost-burdened households in Castle Rock within income ranges from 0% to 80% of the AMI, showcasing characteristics of households experiencing cost-burdens across different income groups. Among renter households experiencing cost-burdens, 36.4% are small households, while large households make up only 2.7% of this group. For homeowners, a similar pattern emerges, with approximately 36% of small households facing cost-burdens, compared to 7% of large households.

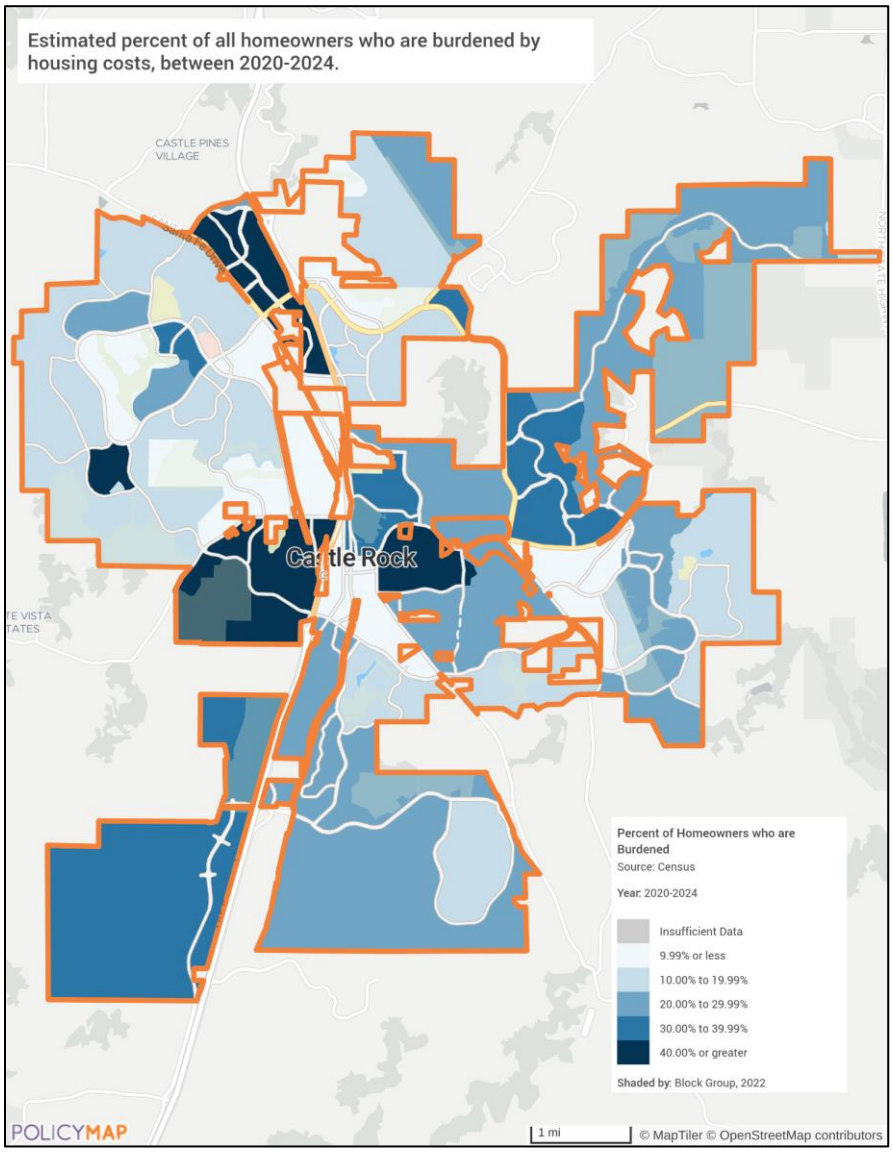
Elderly cost-burdened households are more numerous among homeowners (475 households) than renters (300 households). This suggests that older residents who own their homes continue to face significant housing cost challenges in Castle Rock.

The likelihood of a household being cost-burdened is heavily influenced by location, as indicated by the maps that follow. Factors impacting housing supply and demand contribute to these variations, with lower-income areas showing a higher need for affordable housing. In regions with higher median home values, housing costs are often out of reach for many residents. The following maps, utilizing U.S. Census Bureau data, illustrate cost-burdened households by block group across Castle Rock.

Housing Cost-Burdened

Cost-Burdened Homeowner Households

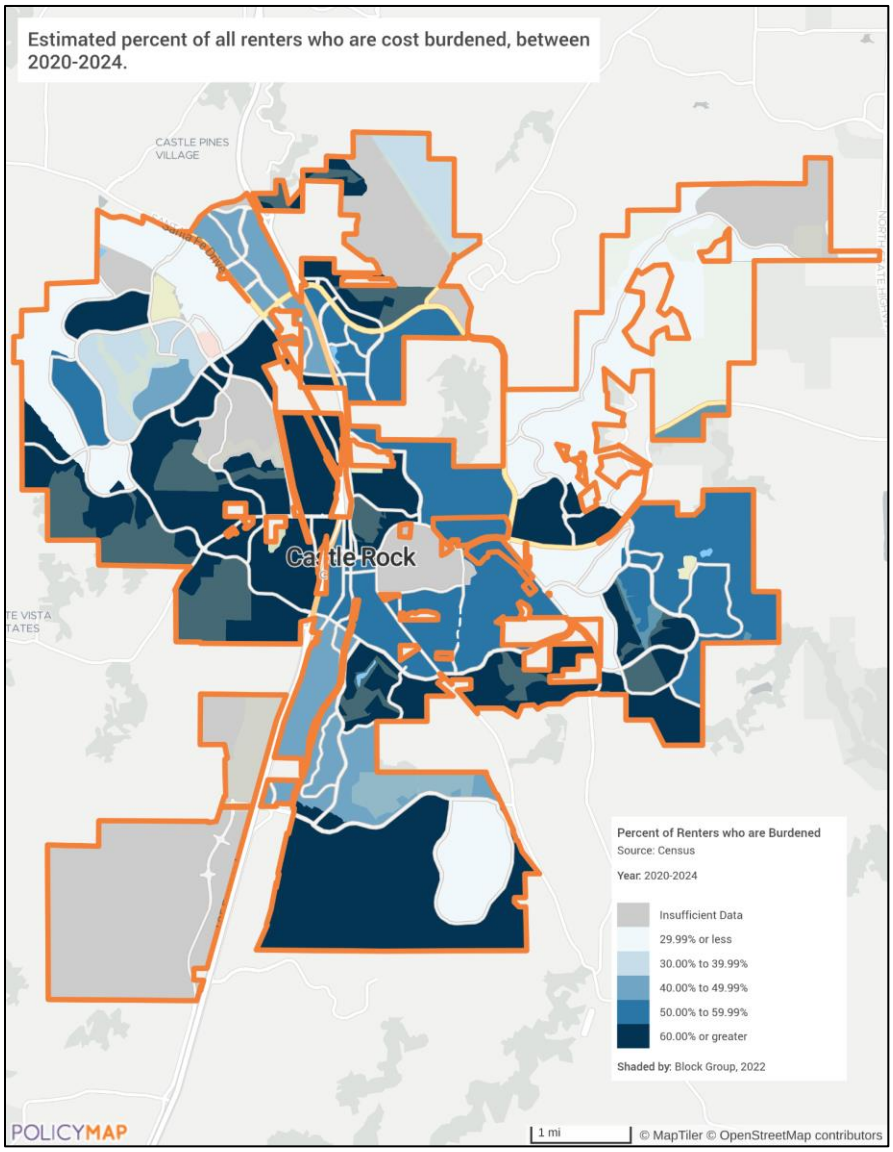
Homeowner cost burden in Castle Rock is generally moderate across much of the Town, with many block groups falling between 10.0% and 29.9%. Lower rates are more common in parts of the east and southeast, while moderate levels appear across much of the north, south, and central areas. The highest homeowner cost-burden rates, shown in the darkest shading at 40.0% or greater, are concentrated in a limited number of block groups, primarily in the central part of Town and in a few western and northwestern areas, with several nearby block groups in the 30.0% to 39.9% range. Overall, the map indicates that homeowner cost burden is less widespread and less severe than renter cost burden, although scattered pockets of significant owner housing cost pressure remain.



Cost-Burdened Renter Households

The map shows that renter cost burden is widespread across Castle Rock, with many block groups reporting that 40% or more of renters spend over 30% of their income on housing costs. The highest rates, shown in the darkest shading at 60.0% or greater, appear in several western block groups, parts of the central area, multiple southeastern block groups, and the large southern block group. Additional areas across the Town fall in the 50.0% to 59.9% range, indicating that renter affordability pressures are not limited to one section of Castle Rock.

Lower, though still notable, renter cost-burden rates are found in some northern, eastern, and south-central block groups, where the share of cost-burdened renters generally falls between 30.0% and 49.9%. Overall, the map suggests that renter housing cost pressure is a community-wide issue, with the most severe burdens concentrated in scattered pockets rather than one continuous area.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	45	525	0	570	135	105	105	345
Large Related	10	105	0	115	45	55	20	120
Elderly	265	75	0	340	360	130	50	540
Other	105	355	30	490	115	10	35	160
Total need by income	425	1,060	30	1,515	655	300	210	1,165

Table 10 – Cost Burden > 50%

Data Source: 2018-2022 CHAS

Severe Cost Burden

In Castle Rock, a significant portion of cost-burdened households are classified as severely cost-burdened, meaning these households spend over 50% of their income on housing costs. Among renters facing severe cost-burdens, small, related households constitute approximately 37.6% of this group, while large households make up only 7.6%. Similarly, among homeowners with severe cost-burdens, small, related households account for approximately 29.6%, while 10.3% of large households are reported to be severely cost-burdened. Elderly households are particularly impacted, with a higher ratio of severe cost-burden among elderly homeowners compared to renters.

For households managing such severe cost-burdens, unexpected expenses such as increases in utility bills or medical costs can threaten housing stability and increase the risk of displacement or homelessness. These vulnerable residents may benefit from additional resources, such as housing subsidies, to support stable housing. Addressing the needs of severely cost-burdened households is essential to preventing housing crises and promoting long-term stability for at-risk residents.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	150	50	35	235	15	0	80	10	105
Multiple, unrelated family households	0	0	0	25	25	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	150	50	60	260	15	0	80	10	105

Table 11 – Crowding Information – 1/2

Data Source: 2018-2022 CHAS

Overcrowding

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, and overcrowding patterns vary by housing tenure. Amongst Castle Rock households earning up to 100% of the AMI renters make up most overcrowded households, with 260 cases compared to 105 among homeowners. This issue is particularly pronounced among lower-income households; nearly 76.9% of overcrowded renter households and 90.4% of overcrowded homeowner households fall below 80% of the AMI, classifying them as low income. These findings underscore the disproportionate impact of overcrowding on low-income renter and homeowner households, highlighting the urgent need for targeted strategies to address both space and affordability constraints for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	25	540	160	725	35	90	335	460

Table 12 – Crowding Information – 2/2

Data Source: 2018-2022 CHAS

The presence of children shows differing patterns between LMI renter and homeowner households in Castle Rock. Among low-income renter households, children are less frequently found in households with the lowest income compared to those with moderately higher income levels with the highest prevalence found in households earning between 30% and 50% AMI. Amongst homeowner households, those with higher incomes are more likely to include children. This pattern highlights how income levels and housing tenure shape family structure and living conditions, underscoring the influence of economic status on household composition across the town.

Describe the number and type of single person households in need of housing assistance.

Single-person households in Castle Rock face an elevated risk of housing instability due to lower income levels and limited resources. According to ACS 2020-2024 data, the median income for a single-person household is $61,384 which is about 45% of the reported Area Median Income for a two-person household at $135,480.

According to 2020-2024 ACS data, single-person households are more prevalent among homeowners, with approximately 3,171 single-person owner-occupied households (14.3% of all homeowner household) compared to 2,337 single-person renter occupied households (39% of all renter households). Based on 2020-2024 ACS data, the median gross rent in Castle Rock is $2,000, meaning a renter household would need to earn over $80,000 annually to not be cost-burdened (spending more than 30% of household income on housing costs). Among homeowners, the ACS reported median housing cost with a mortgage is $2,787, meaning a single-person household would need to earn $111,480 annually to not be considered cost-burdened. Based on the MHI for a 1-person household, it is safest to estimate that many single-person households may require housing assistance. This highlights the vulnerability of single-person households in terms of housing affordability.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Disability

Based on 2020-2024 American Community Survey (ACS) data, Castle Rock has 5,888 residents (approximately 7.5% of the population) report having a disability, with prevalence increasing drastically with age. Over 26% of Castle Rock residents over the age of 65 experience some form of disability, emphasizing the importance of housing that accommodates both physical and cognitive limitations. For many individuals, accessible housing features and supportive services are crucial for maintaining safe and independent living.

The most common disabilities reported are ambulatory and cognitive difficulties, affecting mobility, memory, concentration, or decision-making. Ambulatory and cognitive disabilities impact around 4,872 residents combined. To support these individuals, ADA guidelines recommend structured, easy-to-navigate environments with features like wider walkways and grab bars in bathrooms, in-home assistance, and access to community resources through transportation support. Residents with mobility challenges may benefit from ADA-compliant modifications, such as ground-level units, ramps, and widened doorways to accommodate mobility aids.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Accurate data on domestic violence, dating violence, sexual assault, and stalking remain difficult to capture fully because many incidents are never reported to law enforcement or service providers. Survivors may delay or avoid reporting due to fear of retaliation, concern for children, financial dependence, housing instability, or uncertainty about available support. Even with those limitations,

recent local law enforcement data indicate that these issues remain a meaningful concern in Castle Rock and support the continued need for crisis response, victim advocacy, safety planning, and access to stable housing for affected households.

Based on annual reports published through Colorado Crime Statistics for the Castle Rock Police Department, domestic violence incidents involved 82 victims in 2024 and 95 victims in 2025. The reports indicate that most victims in these incidents were female and that many incidents occurred in residential settings, reinforcing that domestic violence is closely tied to household safety and housing stability. Relationship data in the reports further suggest that these incidents most frequently involved current or former intimate partners or spouses, increasing the likelihood that victims may need assistance securing safety and stability when leaving known offenders.

According to the FBI Crime Data Explorer, which provides crime statistics reported by the Castle Rock Police Department, there were 9 rape offenses and 12 criminal sexual contact offenses in 2024, compared to 6 rape offenses and 15 criminal sexual contact offenses in 2025. Reported rape victims included both minors and young adults, showing that sexual violence affects multiple age groups and may require age-appropriate intervention and support.

Castle Rock Police Department's *Five-year Strategic Plan 2024-2029* states that the department provides ongoing resources for victims, including information related to Victim Rights Amendment crimes and traumatic incidents such as domestic violence and sexual assault. These conditions can create both immediate and longer-term housing needs for affected households. Survivors may need emergency shelter, temporary rental assistance, help locating new housing, or support addressing barriers such as damaged credit, lost income, disrupted employment, or safety concerns tied to remaining in or returning to a prior residence. Ongoing needs may also include coordination among housing providers, victim service organizations, and public agencies to help survivors secure stable housing, maintain confidentiality, and reduce the risk of future housing instability. In this context, domestic violence and sexual violence are not only public safety concerns, but also important housing stability issues that may affect a household's ability to remain safely housed.

What are the most common housing problems?

Castle Rock's most common housing challenges include cost-burden, low vacancy rates, overcrowding, and housing instability. Cost-burden is the most significant issue, especially for lower-income renters. This underscores a need for additional affordable housing solutions to ease financial strain. However, housing options in the Town are driven by the competitive housing market and the Town has seen a significant uptick in multifamily and townhome construction in recent years.

Additionally, homeownership opportunities are limited, with a homeowner vacancy rate of only 0.7%, per 2020-2024 ACS data compared to a rental vacancy rate of 4%. This limited availability contributes to overcrowding and housing instability, affecting single-person households, elderly residents, and lower-income families who struggle with access to stable housing and essential services.

Are any populations/household types more affected than others by these problems?

While housing challenges are prevalent across Castle Rock, low-income households, disabled households and elderly households are disproportionately impacted, with extremely low-income households facing the most severe obstacles. These households often endure significant cost-burdens, overcrowding, and housing instability, all of which heighten financial strain and restrict access to stable, affordable housing.

Senior residents and households with disabilities face unique challenges, including deferred maintenance issues and accessibility challenges such as difficulties with stairs, which can pose safety risks and further limit housing options. Cost-burdened households, who spend over 30% of their household income on housing costs, are most common among households earning between 50% and 80% of the AMI. In contrast, severely cost-burdened households, who spend over 50% of their income on housing costs, are predominantly extremely low-income households earning below 30% of AMI. Lower incomes are tied to more severe cost burden.

These factors underscore the need for housing solutions and supportive services specifically designed to meet the housing needs of low-income families, students, and seniors in Castle Rock.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance:

Characteristics of low- and extremely low-income individuals and families with children who are at imminent risk of homelessness include severe cost-burden. HUD defines extremely low-income households as those earning 0-30% of the AMI and classifies households spending over 50% of their income on housing as severely cost-burdened. These households often rely on fixed or limited incomes, such as seasonal or part-time work that may not offer benefits. When a household includes a person with a disability, high medical expenses can further limit the income available for housing. In Castle Rock, approximately 5.9% of households are headed by a single parent (2020–2024 ACS). Single-parent households typically have fewer financial resources, often relying on just one income to cover all household expenses. They are also more likely to face high childcare costs, which can take up a large share of their budget, especially when access to affordable childcare and healthcare is limited.

According to 2018-2022 CHAS data from the Housing Needs Summary Tables, the most pressing need for extremely low-income individuals and families with children in Castle Rock is access to affordable housing. In Castle Rock, approximately 425 extremely low-income homeowner households and 655 renter households are severely cost-burdened, meaning they allocate over half of their income to housing. Together, these 1,080 households are at high risk of housing instability and potential homelessness. This same data also indicates that Castle Rock has 60 extremely low-income households with children. These

families face severe housing challenges, underscoring the need for targeted interventions to support and stabilize housing for the town's most vulnerable residents.

In addition to access to housing, needs of LMI individuals and families include supportive services, such as food support, healthcare, employment support, and childcare. High rates of severe cost-burden leave families with few or no resources to afford these necessities. Extremely low-income households may also have lower levels of educational attainment, which can limit their job opportunities and earning potential, as described in more detail in section MA-45. Addressing these affordability challenges and limited nature of available supportive service is crucial to prevent housing instability and ensure long-term security for low-income families and households in Castle Rock.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No additional populations are identified as at-risk that have not been mentioned in this report.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:

In Castle Rock, several housing characteristics contribute to instability and elevate the risk of homelessness. Low-income tenants are especially at risk of displacement if they cannot afford necessary repairs or other unexpected housing costs. Additionally, inadequate maintenance and unmet needs for essential repairs, such as plumbing, heating, and electrical work, can create health hazards, often forcing residents to vacate or face eviction when they lack resources to address or contest unsafe conditions.

The limited housing availability, with only a 0.7% vacancy rate of homeowner properties and 4% vacancy rate of rental properties, combined with a shortage of affordable options, as indicated by the high proportion of cost-burdened households as previously discussed, compounds these challenges. This situation highlights an need for affordable and stable housing solutions in Castle Rock.

Discussion:

The town of Castle Rock along with Douglas County and the State of Colorado offer various assistance programs to address many of the needs of the previously mentioned populations and housing needs in this section. Further discussions about the various programs can be found in this section and the Market Analysis section of this report.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

To understand community needs, it is essential to identify whether any racial or ethnic groups in Castle Rock face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need as when a group experiences housing problems at a rate of at least 10 percentage points higher than the town's average, highlighting whether certain groups in Castle Rock are more affected by these housing problems.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,285	150	0
White	1,080	115	0
Black / African American	10	0	0
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2018-2022 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,255	320	0
White	1,650	235	0
Black / African American	10	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	495	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2018-2022 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,675	895	0
White	1,435	745	0
Black / African American	15	0	0
Asian	0	30	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	150	100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2018-2022 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	965	1,725	0
White	780	1,565	0
Black / African American	0	75	0
Asian	10	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	135	80	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2018-2022 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion:

Extremely Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 89.5%. Black or African American, Asian, and Hispanic households in this income range are disproportionately impacted, though total household counts for these groups are small. These figures should be interpreted carefully and supplemented with community engagement and local data to better understand the full extent of need.

Very Low Income: In this income group, 87.6% of households report a housing problem. Black or African American households in this income range are considered disproportionately in greater need.

Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 65.2%. Black or African American households in this income range are considered disproportionately in greater need.

Moderate Income: In this income group, 35.9% of households report a housing problem. Asian, American Indian and Alaska Native, and Hispanic households in this income range are considered disproportionately in greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

To understand community needs, it is essential to identify whether any racial or ethnic groups disproportionately face severe housing problems. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate of at least 10 percentage points higher than the town's average highlighting whether certain groups in Castle Rock are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,090	345	0
White	885	310	0
Black / African American	10	0	0
Asian	40	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2018-2022 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,530	1,050	0
White	1,095	795	0
Black / African American	0	10	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	400	180	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2018-2022 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	385	2,180	0
White	290	1,890	0
Black / African American	15	0	0
Asian	0	30	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	20	225	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2018-2022 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	150	2,535	0
White	55	2,290	0
Black / African American	0	75	0
Asian	0	10	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	70	160	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2018-2022 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion:

Extremely Low Income: The jurisdiction-wide severe housing problem rate in this income group is 76.0%. Black or African American and Hispanic households in this income range are considered disproportionately in need, though total household counts for these groups are small. These figures should be interpreted carefully and supplemented with community engagement and local data to better understand the full extent of need.

Very Low Income: In this income group, 59.3% of households report a severe housing problem. None of these groups are disproportionately impacted.

Low Income: The jurisdiction-wide severe housing problem rate in this income group is 15.0%. Black or African American households in this income range are considered disproportionately in greater need.

Moderate Income: In this income group, 5.6% of households report a severe housing problem. American Indian and Alaska Native, Hispanic households in this income range are considered disproportionately in greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

To understand community needs, it is essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing cost-burdens across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need as when a group experiences housing cost-burdens at a rate of at least 10 percentage points higher than the town's average, highlighting whether certain groups in Castle Rock are more affected by these housing problems.

A household is cost burdened if they spend between 30% and 50% of monthly income on housing costs and severely cost burdened if they spend more than 50% of monthly income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,980	4,055	2,835	80
White	15,920	3,530	2,085	45
Black / African American	205	30	25	0
Asian	395	25	25	0
American Indian, Alaska Native	20	25	0	0
Pacific Islander	40	0	0	0
Hispanic	1,570	360	565	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2018-2022 CHAS

Discussion:

Cost-burden: The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 15.6%. American Indian and Alaska Native households are disproportionately impacted.

Severe Cost-burden: The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 10.9%. Hispanic households are disproportionately impacted by severe cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems

- Extremely Low Income: No racial or ethnic groups
- Very Low Income: Hispanic households
- Low Income: No racial or ethnic groups
- Moderate Income: Hispanic households

Severe Housing Problems

- Extremely Low Income: Black or African American and Hispanic households
- Very Low Income: No racial or ethnic groups
- Low Income: Black or African American households
- Moderate Income: American Indian, Alaska Native, and Hispanic households

Housing Cost-burden

- Cost-burden: American Indian and Alaska Native households
- Severe Cost-burden: Hispanic households

If they have needs not identified above, what are those needs?

The most pressing needs in Castle Rock include the development of new or renovated affordable housing for both homeownership and rental purposes. Further analysis exploring the intersections of race and ethnicity, income, and housing issues is provided in section MA-50.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The relationship between racial or ethnic groups and specific neighborhoods is included in section MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

Public and assisted housing programs are intended to provide safe and affordable rental housing for income-qualified households, including families, older adults, and persons with disabilities. These housing resources are supported through public housing authorities and related housing agencies to help expand access to affordable housing and maintain housing stability for low income residents. In Castle Rock, public and assisted housing needs are addressed primarily through the Douglas County Housing Partnership (DCHP), which serves as the housing authority for communities within Douglas County.

DCHP does not have any public housing units and therefore there is no traditional public housing in Castle Rock. DCHP does administer the Housing Choice Voucher (HCV) Program and other affordable housing efforts. The HCV program helps low-income households obtain housing in the private market through rental assistance vouchers. DCHP also helps make housing options more accessible to eligible residents and supports housing stability programming for families, seniors, and persons with disabilities. These programs play an important role in addressing local housing needs by extending affordable housing opportunities within a high-cost market and by helping income-qualified households remain housed in the community.

The data presented for this section covers all vouchers administered by the DCHP across Douglas County. Data specific to Castle Rock was not available.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,516	0	1,964	34	186	272

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source : **PIC (PIH Information Center)**

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	10,964	0	11,241	9,363	7,801
Average length of stay	0	0	0	4	0	4	0	3
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	345	0	213	27	73
# of Elderly Program Participants (>62)	0	0	0	395	0	320	2	1
# of Disabled Families	0	0	0	1,001	0	710	20	29
# of Families requesting accessibility features	0	0	0	2,516	0	1,964	34	186
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,194	0	1,752	23	127	241
Black/African American	0	0	0	270	0	171	10	54	29
Asian	0	0	0	13	0	12	0	0	0
American Indian/Alaska Native	0	0	0	36	0	26	1	5	2
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	645	0	502	4	61	67
Not Hispanic	0	0	0	1,871	0	1,462	30	125	205
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Although there are no traditional public housing developments in Castle Rock or Douglas County, households needing accessible affordable housing still require units that are physically accessible and safe. Key accessibility needs include step-free entry, accessible routes into and within the unit, adequate doorway clearances, accessible bathrooms, and building features that support daily mobility and independent living. In a high-cost housing market such as Castle Rock, these households also need accessible units that remain affordable and are located near services, health care, and routine destinations.

A second need is equal access to the housing assistance process itself. The Douglas County Housing Partnership states that the Housing Choice Voucher waiting list exists, although it is currently closed to new applications, and DCHP's public notice states that persons with disabilities who cannot access the online application process may request reasonable accommodation. This indicates that local Section 504 needs include both accessible housing features and program access that can be adjusted so applicants with disabilities can participate fully in the voucher process.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are no public housing units in Castle Rock. The most immediate needs of HCV holders include finding housing that is affordable, accessible, and located in proximity to medical care, shopping, and other daily needs. For households with disabilities or mobility limitations, the immediate challenge is not only obtaining rental assistance, but also locating a unit that can actually meets accessibility needs in the private market. Additionally, there is a great need for additional housing support. The HCV waiting list is currently closed to new applicants.

Transportation access is also an immediate stability issue. DCHP works to connect older adults, people with disabilities, and their families to transportation information, referrals, and grant-subsidized services, with available trips for medical appointments, grocery shopping, pharmacy trips, some employment trips, and other needs. That means housing stability for these households depends not only on rent affordability and accessibility, but also on whether transportation and daily service connections are available.

How do these needs compare to the housing needs of the population at large?

The housing needs of HCV holders are generally greater than those of the population at large. Many Castle Rock households face affordability pressures and limited housing choice, but HCV households face added constraints due to low incomes and higher rates of cost burden. They may also need reasonable accommodation during the application process, accessible housing units, and dependable access to transportation and services after move-in. Households needing accessible housing face more complex barriers than the population at large.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including Castle Rock and the surrounding region. Its complexity lies in the overlapping causes that can contribute to housing instability or homelessness for an individual or family. These causes may include economic pressures such as unemployment, poverty, and limited affordable housing options. They may also include health-related conditions such as mental illness, physical disabilities, substance use disorders, or chronic health concerns. Social factors, including domestic violence, limited support networks, and other barriers to stability, can also contribute. Because these factors often interact, homelessness requires a coordinated and community-based response that addresses both immediate needs and longer-term housing stability.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

The Town works with Douglas County's HEART program, the Castle Rock Police Department's Community Partnership Unit, and the Help and Hope Center to connect individuals to available resources and services, including shelter options located outside Castle Rock and Douglas County. Homelessness in Castle Rock is addressed through a resource coordination approach that relies on regional service connections, local public safety coordination, and partnerships with outside providers to respond to the needs of individuals experiencing homelessness.

The data presented in this section reflects homelessness in Douglas County as a whole, not just the Town of Castle Rock.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	17	3	N/A	N/A	N/A	N/A
Persons in Households with Only Children	5	6	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	8	19	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	1	12	N/A	N/A	N/A	N/A
Chronically Homeless Families	1	10	N/A	N/A	N/A	N/A
Veterans	1	1	N/A	N/A	N/A	N/A
Unaccompanied Child	4	6	N/A	N/A	N/A	N/A
Persons with HIV	0	0	N/A	N/A	N/A	N/A

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
2025 PIT Count

Data Source Comments: 2025 PIT Count. This Data is based on point-in-time survey data provided by the Metro Denver Homeless Initiative (MDHI). Data is provided for Douglas County. Point-in Time Date: 1/27/2027. There was a total of 58 homeless persons in all of Douglas County at that time.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Due to complications in gathering accurate data, the number of persons becoming homeless and exiting homelessness and number of days persons experience homelessness is not available. The available information for each of the categories of persons experiencing homelessness is discussed in the following questions.

The Town of Castle Rock does not report specific HMIS data for the Town. The Town engages with the Metro Denver Homeless Initiative. Current programs that support the homeless in Castle Rock include the Douglas County Homeless Engagement, Assistance and Resource Team (HEART). Persons experiencing homelessness can also apply for hotel vouchers with the following agencies: Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	15	18
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	5	3
Not Hispanic	25	25

Alternate Data Source Name:
2020 PIT Count

Data Source Comments: 2025 PIT Count. This Data is based on point-in-time survey data provided by the Metro Denver Homeless Initiative (MDHI). Data is provided for Douglas County. Point-in Time Date: 1/27/2025. There was a total of 58 homeless persons in all of Douglas County at that time. MDHI PIT Count survey data is located at: https://www.mdhi.org/2025_pit_reports

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children: According to the most recent data available, there are 31 persons in Douglas County, including 11 unaccompanied youths, in a household with children. Of these people, 22 are sheltered and 9 are unsheltered.

Veterans: According to the MDHI 2025 PIT Count, there are two veterans experiencing homelessness in Douglas County.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In Douglas County, an estimated 63.5% of persons experiencing homelessness are White. Six people identified as Asian and seven as Black or African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

About half of County residents experiencing homelessness are sheltered (30) and half are unsheltered (28). The race and ethnicity of residents based on whether they are sheltered or unsheltered is not available.

Discussion:

The greatest needs of LMI families with children who are at risk of homelessness are affordable housing options and livable incomes. Not only is there a need for housing, but self-sufficiency programs, job training and job referrals are needed. For this reason, the housing characteristics that have been linked with instability and increased risk of homelessness is extremely low-income and high housing costs.

Non-Homeless Special Needs Assessment

The Town provides estimates of the number of persons who are not homeless but require supportive housing, including the elderly/frail elderly, persons with disabilities, persons with alcohol or other drug addictions, person with HIV/AIDS and their families, and public housing residents in the NA-10 Housing Needs Assessment by Family Type narrative. In summary they are: 1,070 elderly LMI households (62-74 years), 685 elderly LMI households (75 years or older), 4,731 residents in the Town who have a disability, and at least an estimated 264 victims of domestic violence. There are no households in public housing development units within Castle Rock and the Douglas County Housing Partnership does not maintain a waiting list. The Town will continue to refer special needs housing services to the Douglas County Housing Partnership.

The supportive housing needs for these groups are more affordable housing options. For the elderly and persons with a disability, there is also a need for accessible housing that will allow for independent living.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs assessment section looks at the needs of the elderly, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Data on special needs populations is limited, but there is a significant need for housing and/or supportive services for all special needs sub-populations and meeting these needs is a high priority for the Town.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population in Castle Rock faces significant challenges, emphasizing the need for decent, affordable housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising costs in the community further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to the latest data, 9,035 residents in Castle Rock are aged 65 or older, accounting for nearly 11.4% of the population. Of this group, nearly one-fourth of the elderly population (2,376 individuals) have a disability, and approximately 6.2% (553 individuals) live below 100% of the poverty level. Elderly residents are more likely to live in owner-occupied housing (over 78%) compared to renter-occupied housing (nearly 22%), yet over 2,200 elderly households are cost-burdened. These figures highlight the need for targeted housing solutions that address affordability, accessibility, and stability for Castle Rock's aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Accurately measuring alcohol and drug use at the town level is difficult because many individuals do not seek formal treatment and publicly available data are more often reported at the county level. For Castle Rock, the best recent local proxy available is Douglas County data reported by the Colorado Department of Public Health and Environment. This data shows that Douglas County recorded 425 non-fatal emergency department visits for all drug overdoses in 2023 and 406 in 2024. Within those totals, emergency department visits involving any opioids declined from 76 to 60, synthetic opioids changed from 25 to 24, and those involving benzodiazepines declined from 30 to 18. The same county dataset also reported 17 non-fatal emergency department visits involving stimulants other than cocaine in 2024, while the 2023 figure for that category was not available. These county-wide patterns indicate that substance use remains a relevant behavioral health concern in the broader area serving Castle Rock, particularly where overdose risk and polysubstance use may affect housing stability and service needs.

These behavioral health conditions can intersect directly with housing instability. Households affected by substance use may face disruptions in employment, family relationships, physical and mental health, and the ability to maintain rent, utilities, or consistent tenancy. Colorado Department of Public Health and Environment data also shows that Douglas County had 499 retail alcohol outlets in 2024, with a rate of

15.55 outlets per 10,000 residents. While outlet density alone does not measure misuse, it provides additional context for the broader substance use environment in the county. Taken together, these data support the need for continued coordination among housing, behavioral health, and supportive service systems so that residents facing substance use related barriers can access treatment, recovery support, and housing stabilization resources.

Disability: According to 2020-2024 ACS data, there are 5,888 individuals in the Castle Rock living with a disability, accounting for 7.5% of the population. Disability rates increase significantly with age, as older residents are more likely to experience one or more disabilities. Among residents aged 65 and older, nearly 26.7% (2,376 individuals) have a disability. In contrast, disability is less prevalent among children and youth, with 458 individuals aged 17 or younger reported as having a disability.

Households with elderly individuals or children with disabilities often require additional resources and support to meet their unique needs. These figures underscore the importance of targeted services to enhance accessibility, provide accommodations, and foster inclusivity for all age groups within the community.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: Housing options for the elderly range from independent living to assisted living, nursing homes, and support facilities like adult day care. Key considerations include location, affordability, proximity to healthcare and essential services, and ease of upkeep. As health issues become more common with age, elderly individuals benefit from access to healthcare and assistance with daily activities such as shopping and housekeeping. Proximity to essential services and reliable transportation is critical as mobility decreases, and safety becomes a growing concern for those living alone.

Providing secure, affordable housing for the elderly is vital. Access to healthcare, shopping, social networks, and public transportation supports seniors in maintaining independence. Additionally, housing may require modifications to address disabilities that often arise with aging, further ensuring a safe and supportive living environment.

Alcohol and Drug Addiction: The housing and supportive service needs of residents affected by alcohol and drug addiction extend beyond treatment alone. Households facing substance use related challenges may need stable housing, short-term rental assistance, case management, and coordinated support that helps them remain housed while addressing recovery needs. In practice, this can include help accessing behavioral health treatment, medication-assisted treatment when appropriate, transportation to services, support navigating public benefits, and assistance addressing barriers such as unemployment, family disruption, or prior housing instability. Recovery-supportive housing environments and service connections are especially important for residents whose substance use challenges are linked to broader mental health or economic pressures.

In Castle Rock, these needs are determined primarily through county-level behavioral health and substance use data, since town-specific public data are limited. Colorado Department of Public Health and

Environment reporting for Douglas County provides the most relevant local proxy and helps show the continued presence of overdose and substance use related concerns within the broader service area. These data are most useful when considered alongside local housing conditions, the limited availability of affordable units, and the practical service needs that often accompany housing instability. Together, these factors indicate that effective responses for this population should connect housing assistance with treatment access, recovery support, and ongoing service coordination rather than treating housing and behavioral health needs as separate issues.

HIV/AIDS: See discussion below.

Disability: Individuals with disabilities represent a diverse population with varying levels of independence and abilities. While they face many of the same housing challenges as the general population, they also have unique needs based on their capabilities. Many individuals with disabilities rely on a fixed income, limiting their housing options. Those with greater independence often utilize subsidized housing, while individuals requiring more support typically reside in community homes funded by public welfare or privately-owned personal care settings. Some adults with disabilities continue to live with their families throughout adulthood.

Regardless of the type of housing, continuous support services are crucial and must be tailored to each individual's abilities. These services may include assistance with daily living activities, transportation, or medical care. The availability of these support systems is essential to ensure that individuals with disabilities can maintain a stable and comfortable living environment, promoting independence and improving their quality of life.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Local Castle Rock specific HIV/AIDS statistics are not publicly reported, 2023 AIDSVu data provide current county-level information for Douglas County, which is the most relevant local data source for Castle Rock within the broader metropolitan service area. According to AIDSVu, Douglas County had an estimated 306 persons living with HIV in 2023, with a prevalence rate of 94 per 100,000 residents, and 11 new HIV diagnoses that year. AIDSVu also reports that 81% of persons living with HIV in the county received HIV care and 76.3% were virally suppressed in 2023. In addition, the county had 373 PrEP users and a PrEP-to-need ratio of 33.91, which suggests ongoing HIV prevention activity alongside treatment and care. These figures indicate that, while the known population is smaller than in large urban counties, Douglas County still includes a measurable population of persons living with HIV who may require stable housing, medical care, and supportive services.

Available online sources also show that Douglas County residents have access to HIV related services through both county and state systems. Douglas County Health Department lists STI, HIV, and Hepatitis C services and states that it offers rapid HIV testing in non-clinical settings. At the state level, the Colorado Department of Public Health and Environment provides a Linkage to Care program for people with a new HIV diagnosis or those out of care, and it identifies Douglas County as part of the Ryan White Part A Early Intervention Services area with Adams, Arapahoe, Denver, and Jefferson Counties. CDPHE also

administers the State Drug Assistance Program, which helps eligible Colorado residents living with HIV access medications, insurance premium support, and covered out of pocket medical costs. Together, these data and service systems suggest that the local HIV/AIDS population may include individuals and families who need ongoing access to care, medication support, prevention services, and housing stability assistance to maintain health outcomes and reduce the risk of instability.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

N/A. Castle Rock does not receive HOME funds and does not fund TBRA programs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Castle Rock's most evident public facilities need is for space that supports homelessness response, resource navigation, and related human services. According to the Town's homelessness page, Castle Rock does not operate an overnight shelter and Douglas County also does not have an overnight shelter within the county. Instead, the Town relies on coordination with Douglas County's HEART program, the Castle Rock Police Department's Community Partnership Unit, and the Help and Hope Center to connect people to shelter and services outside the community. That pattern suggests an ongoing need for accessible service space, intake and navigation capacity, and facilities that can support coordinated response for residents facing housing instability or crisis.

Additionally, public facilities need continued investment in community serving facilities that support health, recreation, and daily living for a growing population. Castle Rock's 2030 Comprehensive Master Plan identifies community services as a core planning theme and calls for health care facilities available to all residents, neighborhood parks within walking distance, and convenient access to trails, open space, and recreational facilities. These facilities matter for non-housing community development because access to parks, recreation, health services, and civic spaces affects quality of life, aging in place, and the ability of residents to remain connected to services and community resources.

How were these needs determined?

These needs were determined from the Town's currently available homelessness information, which documents the lack of local overnight shelter and the Town's dependence on coordinated regional response, together with the 2030 Comprehensive Master Plan's community services policies and parks, trails, and public facilities framework.

Describe the jurisdiction's need for Public Improvements:

Castle Rock's major public improvement needs include transportation connectivity, pedestrian accessibility, trail linkages, and utility and stormwater infrastructure that can keep pace with growth. The 2030 Comprehensive Master Plan promotes jobs and housing balance, transit supportive uses, pedestrian and bicycle interconnectivity, and the provision of critical infrastructure such as roads and utilities. These priorities point to continued need for roadway improvements, sidewalk and crossing connections, trail access, and infrastructure that improves access to employment areas, services, and mixed-use activity centers.

Public improvements that support mobility for older adults and residents with disabilities are also important. Douglas County's transportation resources show ongoing need for mobility assistance for seniors, persons with disabilities, and lower income residents, while Castle Rock's senior services pages highlight local transportation supports and medical ride connections.

How were these needs determined?

These needs were determined from the 2030 Comprehensive Master Plan's transportation, transit supportive, and infrastructure policies, together with current Douglas County and Castle Rock transportation service information showing the importance of mobility access for seniors, persons with disabilities, and other residents with limited transportation options.

Describe the jurisdiction's need for Public Services:

Castle Rock's public service needs remain centered on homelessness response, transportation assistance, older adult services, and basic needs support. The Town's homelessness page and Douglas County service pages show that Castle Rock relies on HEART, Help and Hope Center, Catholic Charities, Parker Task Force, and related partners to connect residents to emergency shelter, navigation, food, and other crisis services. That regional service structure indicates continued need for outreach, case navigation, and coordinated referral services for households facing housing instability or homelessness.

Services that support seniors and persons with disabilities are also important community development needs. Castle Rock's Senior Services page identifies a hot lunch program and transportation services, while Douglas County's "I Need a Ride" program connects eligible older adults, people with disabilities, and some lower income residents to transportation assistance. These services help residents reach medical care, food, and daily needs, which directly supports stability and independent living.

How were these needs determined?

These needs were determined from current Town and Douglas County service information describing homelessness response, transportation assistance, senior services, and community resource networks. Together, these sources show that non-housing needs in Castle Rock are closely tied to mobility, basic needs access, and coordinated support systems.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Castle Rock's market analysis focuses on the composition and performance of the Town's housing stock, including structure types, tenure, pricing, and housing condition. The assessment relies primarily on the U.S. Census Bureau's 2020 to 2024 ACS for housing characteristics and HUD CHAS data for affordability and tenure patterns. Together, these sources help frame housing availability, cost pressures, and occupancy trends within the Town. To provide local market context, this analysis also considers Castle Rock's 2030 Comprehensive Master Plan and related Town planning materials, which identify responsible growth, community character, and a healthy local economy as key drivers shaping future development.

According to the Town's official planning framework, Castle Rock's long-term vision is built around town identity, responsible growth and development, high-quality community services, and a healthy and growing economy. Downtown Castle Rock also remains a defining feature of the local market, serving as a historic and active center for commerce, employment, housing, and community activity. These factors influence residential demand, neighborhood desirability, and ongoing interest in mixed-use and walkable development areas.

The local economy is a major housing market influence. Castle Rock's official planning materials emphasize the goal of maintaining a self-sufficient community where residents can live, work, and access services locally, supported by a broad range of employment opportunities and a healthy tax base. Castle Rock's location along the I-25 corridor within the Denver metropolitan area also strengthens its market position by connecting residents to regional employment centers while supporting continued commercial and service growth within the Town itself. This combination of regional access, community identity, and continued economic growth helps to shape housing demand at multiple price points.

Infrastructure and mobility also affect housing market conditions. Current Town and county information shows continued investment in roads, public services, water resources, parks and recreation, and future transit expansion. Douglas County has also reported that its Link On-Demand transit program is planned to expand into Castle Rock in 2026, which may improve access to employment, services, and activity centers.

The Market Analysis is scoped to the Town of Castle Rock. Unless otherwise noted, Town level ACS indicators and HUD housing data are used to describe housing supply, availability, and affordability, while official Town and county planning sources provide supplemental context on growth patterns, infrastructure, and market conditions.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines Castle Rock's housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the town's housing landscape and the availability of different housing options across the jurisdiction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,495	73.7%
1-unit, attached structure	2,265	7.8%
2-4 units	387	1.3%
5-19 units	2,586	8.9%
20 or more units	2,272	7.8%
Mobile Home, boat, RV, van, etc	154	0.5%
Total	**29,159**	**100%**

Table 27 – Residential Properties by Unit Number

Data Source: 2020-2024 ACS

Residential Properties by Number of Units

The table above outlines the housing stock in Castle Rock by structure type and unit count. Traditional single-family detached homes make up 73.7% of all housing units, while housing with 2 or more units represents 18% of the total.

Multifamily housing is divided by size: small buildings (3-19 units), medium buildings (20-49 units), and large developments (50+ units), with larger buildings concentrated in urban areas to address housing needs in densely populated neighborhoods. This diverse housing mix accommodates a range of household sizes and preferences, reflecting the Town's efforts to meet varied community needs.

Multifamily Development Distribution

Based on 2020-2024 ACS data, Castle Rock has a total of 366 units with 3 or 4 units which are categorized separately amongst small multifamily units, and 4,858 units within multifamily housing developments with five or more units. Of these 5,224 total units within developments consisting of 3 or more units, the majority, 2,952 units, are within developments categorized as small multifamily buildings with 3 to 19 units. The remaining 2,272 units within multifamily developments are larger buildings with 20 or more units. These figures highlight the jurisdiction's diverse multifamily housing stock, with a significant portion comprising smaller-scale developments.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	27	0.1%	224	3.7%
1 bedroom	124	0.6%	1,475	24.6%
2 bedrooms	1,706	7.7%	2,313	38.6%
3 or more bedrooms	20,370	91.6%	1,980	33.0%
Total	**22,227**	**100%**	**5,992**	**100%**

Table 28 – Unit Size by Tenure

Data Source: 2020-2024 ACS

Unit Size by Tenure

In Castle Rock, unit size varies considerably between owner-occupied and rental properties. Owner-occupied units are generally larger, with approximately 91.6% having three (3) bedrooms or more, compared to just 33% of rental units with three (3) or more bedrooms. The rental stock, by contrast, is more evenly distributed by size with roughly 28.3% of units having one (1) bedroom or less, 38.6% offering two (2) bedrooms and one-third providing three (3) or more bedrooms.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Castle Rock's affordable housing inventory is supported primarily through federal assisted housing programs, particularly the Low-Income Housing Tax Credit program and HUD multifamily Section 8 assisted housing. Based on the HUD Low-Income Housing Tax Credit database, Castle Rock has 5 LIHTC properties listed, including 3 phases at the same address, with a combined total of 635 low-income units. LIHTC units generally serve income-qualified households, commonly including households at or below 60% of Area Median Income, and provide an important source of income-restricted rental housing for lower-income households.

HUD multifamily housing data also identify 2 multifamily properties in Castle Rock with Section 8 contracts. These properties include 53 assisted units, all identified as HFDA/8 NC properties, including 1 property with a contract expiration date in 2026. These assisted units are tied to the property and help serve lower-income renter households needing ongoing rental affordability.

Castle Rock and broader Douglas County do not have any traditional public housing units. As a result, the Town's assisted housing supply is represented by LIHTC developments, HUD multifamily Section 8 assisted units, and other affordable housing resources administered through regional housing entities. Together, these programs help provide housing options for lower-income households, including families, seniors, and other residents needing affordable rental housing in Castle Rock.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Castle Rock has a limited number of affordable units at risk of loss based on the assisted housing inventory reviewed for this analysis. HUD multifamily data identifies 1 HFDA/8 NC property with 20 assisted units that have a Section 8 contract expiration in 2026. This is the only verified near-term assisted housing loss identified in the current inventory.

Because Castle Rock has a relatively small assisted-housing supply, the potential loss of 20 units could still affect housing availability for lower-income households. No specific LIHTC properties were identified in the reviewed data as being scheduled to exit their affordability periods during the immediate planning horizon. Continued monitoring of Section 8 contract expirations and preservation of existing assisted units will remain important to maintaining Castle Rock's affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not meet the needs of the population. Castle Rock faces a shortage of affordable units, particularly in the small to medium-sized affordable housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households.

Describe the need for specific types of housing:

Castle Rock faces a need for diverse and affordable housing options in both the owner-occupied and renter-occupied markets. There is a particular shortage of affordable smaller units suited for low-income first-time homebuyers, individuals, and households that do not require three or more bedrooms, limiting options for those seeking starter homes. Additionally, the very low homeowner vacancy rate of just 0.7% indicates a scarcity of affordable for-sale units across all sizes, further constraining housing availability. Expanding the variety of housing options is essential to meeting the needs of the town's growing and diverse population, ensuring greater housing stability and long-term affordability.

Discussion

N/A

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section analyzes the cost of housing in Castle Rock for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the town's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

Cost of Housing

	Base Year: 2014	Most Recent Year: 2024	% Change
Median Home Value	$283,700	$652,900	130.1%
Median Contract Rent	$1,069	$1,860	74.0%

Table 29 – Cost of Housing

Data Source: 2010-2014 ACS, 2020-2024 ACS

Rent Paid	Number	%
Less than $500	112	2.0%
$500-999	282	4.9%
$1,000-1,499	524	9.1%
$1,500-1,999	1,951	34.0%
$2,000 or more	2,868	50.0%
Total	**5,737**	**100%**

Table 30 - Rent Paid

Alternate Data Source Name: 2020-2024 ACS

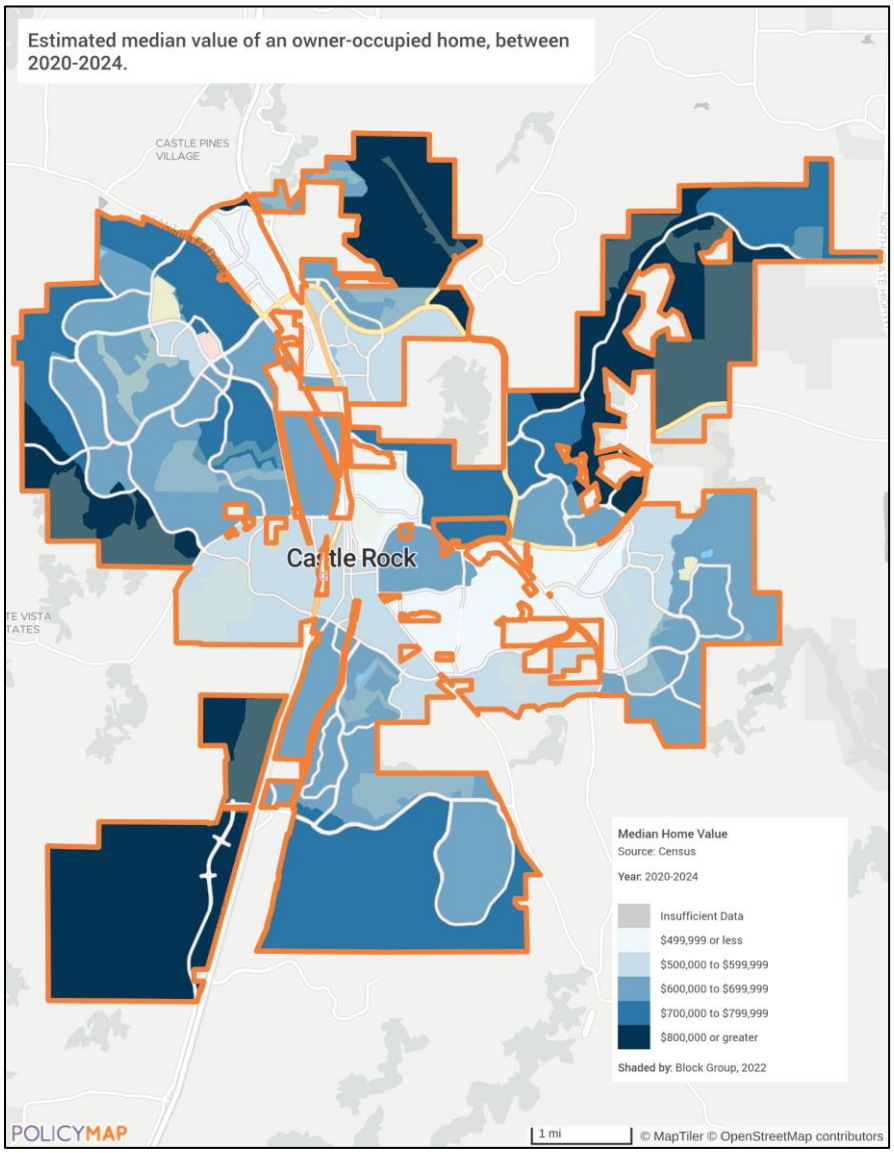
Housing Costs

Housing costs in Castle Rock have significantly increased over the past decade, with home values increasing by 130.1% and rents increasing by 74% since 2014. The table above shows that half (50%) of renters pay $2,000 or more per month for rent, representing a significant portion of renters in the town. Later in this section, rental rates are analyzed as a percentage of household income to evaluate the affordability of housing and assess the impact of these rising costs on residents.

Home Value

The median home value map shows that owner-occupied housing values are generally highest in the outer parts of Castle Rock and lower in several central and southeastern areas. The highest values, shown in the darkest shading at $800,000 or greater, appear in the far southwest, parts of the northwest and north, and in a few block groups on the northeast side. Many additional block groups across the west, north, and south fall into the $700,000 to $799,999 range, indicating that much of the Town's owner housing stock has relatively high market values.

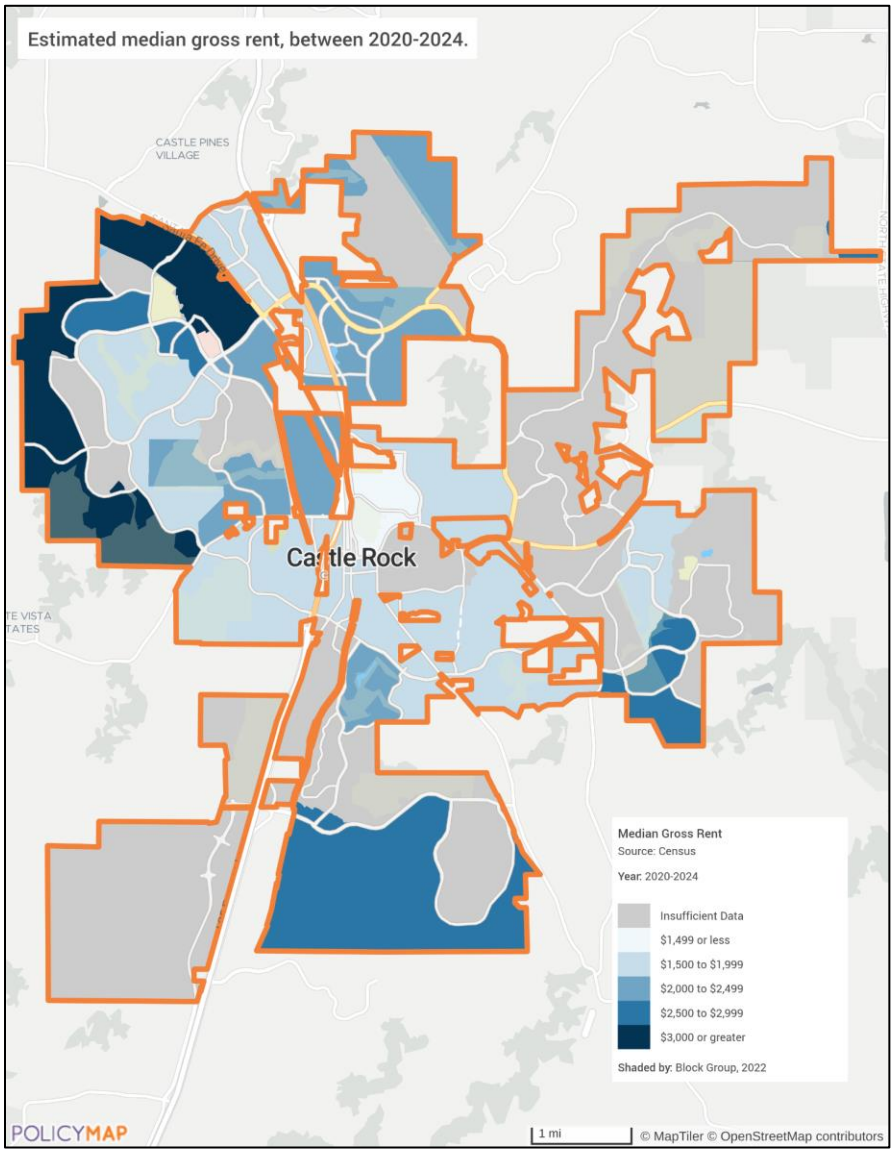
More moderate home values, generally below $700,000, are more common near central Castle Rock and in parts of the east and southeast. Overall, the map suggests a clear pattern in which home values tend to rise toward the edges of Town and are somewhat lower in more central neighborhoods. Some large peripheral block groups may also include undeveloped land or lower-density residential areas, which can affect how median values appear on the map.



Median Rent

The median gross rent map shows that higher rents are concentrated in several outer and edge areas of Castle Rock, while many central block groups fall into lower or moderate rent categories. The highest rents, shown in the darkest shading at $3,000 or greater, appear in parts of the northwest and west side, with additional higher-rent areas in the southeast. A large southern block group also shows relatively high median rent in the $2,500 to $2,999 range.

Lower median rents are more common in central Castle Rock and in several nearby block groups, where rents generally fall below $2,500. Overall, the map suggests that rental costs vary across the Town, with some of the highest rents located in outer residential areas and more moderate rents found closer to the center.



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	69	No Data
50% HAMFI	534	89
80% HAMFI	2,319	948
100% HAMFI	No Data	2,637
Total	***2,922***	***3,674***

Table 31 - Household Income by Tenure in Douglas County

Data Source: 2016-2020 CHAS

Data Source Comments: The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS)

HUD's Comprehensive Housing Affordability Strategy (CHAS) data estimates indicate that renter households face the most constrained supply of deeply affordable units. Only 69 units in the Town are affordable to households earning ≤30% HAMFI, underscoring a severe shortage at the lowest income tier. Affordability improves modestly at 50% HAMFI (623 units) and expands substantially at 80% HAMFI (3,267 units), but these levels do not address the acute needs of extremely low-income renters. Owner-occupied affordable stock is comparatively limited across all income tiers, with only 89 units affordable at ≤50% HAMFI and 948 units at ≤80% HAMFI. The data suggests a structural imbalance: renter households have more affordable options at moderate income levels, while low-income homeowners have few affordable ownership opportunities, and extremely low-income renters face the most significant gap due to insufficient affordable units.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,639	$1,789	$2,140	$2,794	$3,127
High HOME Rent	$1,574	$1,688	$2,027	$2,334	$2,584
Low HOME Rent	$1,226	$1,313	$1,576	$1,821	$2,032

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents 2025

Data Comments: Denver-Aurora-Centennial, CO MSA

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. Castle Rock is part of the Denver-Aurora-Centennial, CO Metropolitan Statistical Area (MSA). While Castle Rock does not receive HOME funding, the HOME rent limits help the Town assess affordability of its units in comparison to the region and what HUD considers to be "reasonable" affordable rents nearby.

Is there sufficient housing for households at all income levels?

Housing is not sufficient for households at all income levels in Castle Rock. As outlined in the Needs Assessment, the Town faces limited housing availability overall, with particularly strong constraints for renters, lower-income households, and households seeking homeownership. Low vacancy rates, rising housing costs, and a notable share of cost-burdened households indicate that affordable options remain limited across multiple segments of the market. These conditions make it difficult not only for existing residents to remain in the community, but also for new households to secure housing within the Town.

This shortage has broader community and economic implications. Castle Rock depends on workers across a range of occupations and income levels to support local businesses, health care, education, public services, retail, hospitality, construction, and other essential parts of the local economy. When housing is not available at a range of price points, workers may be forced to live farther from their jobs, increasing commuting burdens and making it more difficult for local employers to attract and retain staff. In that sense, the need for housing at different income levels is not only a matter of household affordability, but also an important part of maintaining local economic function, service delivery, and long-term community stability.

How is affordability of housing likely to change considering changes to home values and/or rents?

Predicting changes in home values in Castle Rock is complex, as both home values and population have grown at a substantial rate over the past decade. While rising rental housing costs may slow in the future, a complete reversal is unlikely without significant shifts in the housing market. To mitigate cost-burdens and reduce the risk of homelessness, a substantial increase in affordable housing units is essential. Without these efforts, housing affordability challenges will persist, leaving many households vulnerable to instability and financial strain.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to 2020 to 2024 ACS data, Castle Rock's median contract rent was $1,860. That amount was higher than HUD's 2025 Fair Market Rent for an efficiency unit and a 1-bedroom unit, higher than the HOME High Rent limits for those same unit sizes, and higher than all HOME Low Rent limits except the 4-bedroom limit. While the median contract rent remained below the Fair Market Rent and HOME High Rent limits for larger units, this does not indicate broad affordability because lower-income renters are still likely to face difficulty securing housing at rents affordable under HOME program limits. Overall, the comparison points to a meaningful affordability gap, particularly for smaller units, and supports a strategy focused on producing and preserving affordable rental housing for lower-income households in Castle Rock.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction:

The tables and maps in this section offer insights into the condition of housing units across Castle Rock by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes that lack complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost-burdened, spending more than 30% of their income on housing costs.

A look at these four housing problems provides insight into housing quality and affordability challenges throughout Castle Rock.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In Castle Rock, housing condition is evaluated using the Town's adopted building codes and related health and safety standards. According to the Town's Adopted Building Codes page and Title 15 of the Municipal Code, Castle Rock has adopted the 2018 International Building Code, 2018 International Residential Code, 2018 International Existing Building Code, 2023 National Electrical Code, 2009 ANSI A117.1 accessibility standard, and the 1997 Uniform Code for the Abatement of Dangerous Buildings. For rental housing, Colorado's Warranty of Habitability law also applies and requires residential premises to be fit for human habitation and free from conditions that materially interfere with a tenant's life, health, or safety.

For the purposes of this analysis, a unit in standard condition can be defined as housing that complies with applicable Town building, electrical, fire, and safety codes, is fit for human habitation under Colorado law, and does not contain material deficiencies that threaten occupant health or safety. In practice, this means the unit has safe structural elements, functioning plumbing, heating, and electrical systems, adequate weather protection, working locks, and other basic features necessary for lawful and safe occupancy.

A unit may be considered substandard but suitable for rehabilitation when it has one or more code, maintenance, or habitability deficiencies that require repair, but the unit remains feasible to restore through rehabilitation rather than demolition or abatement. Examples may include deteriorated building components, outdated or deficient systems, or other violations affecting safe occupancy that are correctable under the Town's adopted codes, including the International Existing Building Code. Units with conditions so severe that they are dangerous, unsafe, or otherwise unfit for human habitation under the Uniform Code for the Abatement of Dangerous Buildings would not fall into this rehabilitation category.

Together, these definitions allow Castle Rock to distinguish between housing that is safe and code compliant, housing that needs repair but can be preserved, and housing conditions that may require more substantial enforcement or removal actions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,352	19.6%	3,346	55.8%
With two selected Conditions	24	0.1%	268	4.5%
With three selected Conditions	0	0.0%	0	0.0%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	17,851	80.3%	2,378	39.7%
Total	**22,227**	**100%**	**5,992**	**100%**

Table 33 - Condition of Units

Data Source: 2020-2024 ACS

Housing Conditions

The table above highlights the number of owner and renter households in Castle Rock that face at least one housing problem. Renters are significantly more likely to experience housing problems, with approximately 60.3% of renters affected, compared to only 19.7% of homeowners. Relatively few households face multiple housing issues and based on the analysis in the Needs Assessment portion of this report, it is clear that the most common housing problem is cost-burden. This indicates that many households are struggling to afford their housing costs, which remains a critical issue for the community.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,448	74.0%	3,562	59.4%
1980-1999	4,414	19.9%	1,715	28.6%
1950-1979	1,236	5.6%	696	11.6%
Before 1950	129	0.6%	19	0.3%
Total	**22,227**	**100%**	**5,992**	**100%**

Table 34 – Year Unit Built

Data Source: 2020-2024 ACS

Year Unit Built

Castle Rock has a limited but still notable share of housing units built before 1980, which may present elevated risk of lead-based paint hazards because lead-based paint was commonly used in residential construction prior to 1978. Based on ACS data, approximately 6.2% of owner-occupied units and 11.9% of renter-occupied units were built before 1980. While this represents a smaller portion of the town's overall housing stock than in many older communities, these units still warrant attention because older housing is more likely to require rehabilitation, maintenance, and environmental hazard mitigation over time. Older rental units may present particular concern where deferred maintenance or rehabilitation needs increase the likelihood of exposure to deteriorated paint or other housing quality issues.

Castle Rock, together with Douglas County and the State of Colorado, provides access to programs and policies that can help address housing rehabilitation needs, including issues related to older housing conditions and potential lead-based paint hazards. These efforts are important for preserving existing housing stock, reducing health and safety risks, and supporting long-term housing quality. Additional information regarding applicable programs, rehabilitation resources, and lead-related requirements is discussed later in this section.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,365	6.2%	715	11.9%
Housing Units build before 1980 with children present	175	12.8%	14	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2020-2024 ACS (Total Units) 2018-2022 CHAS (Units with Children present)

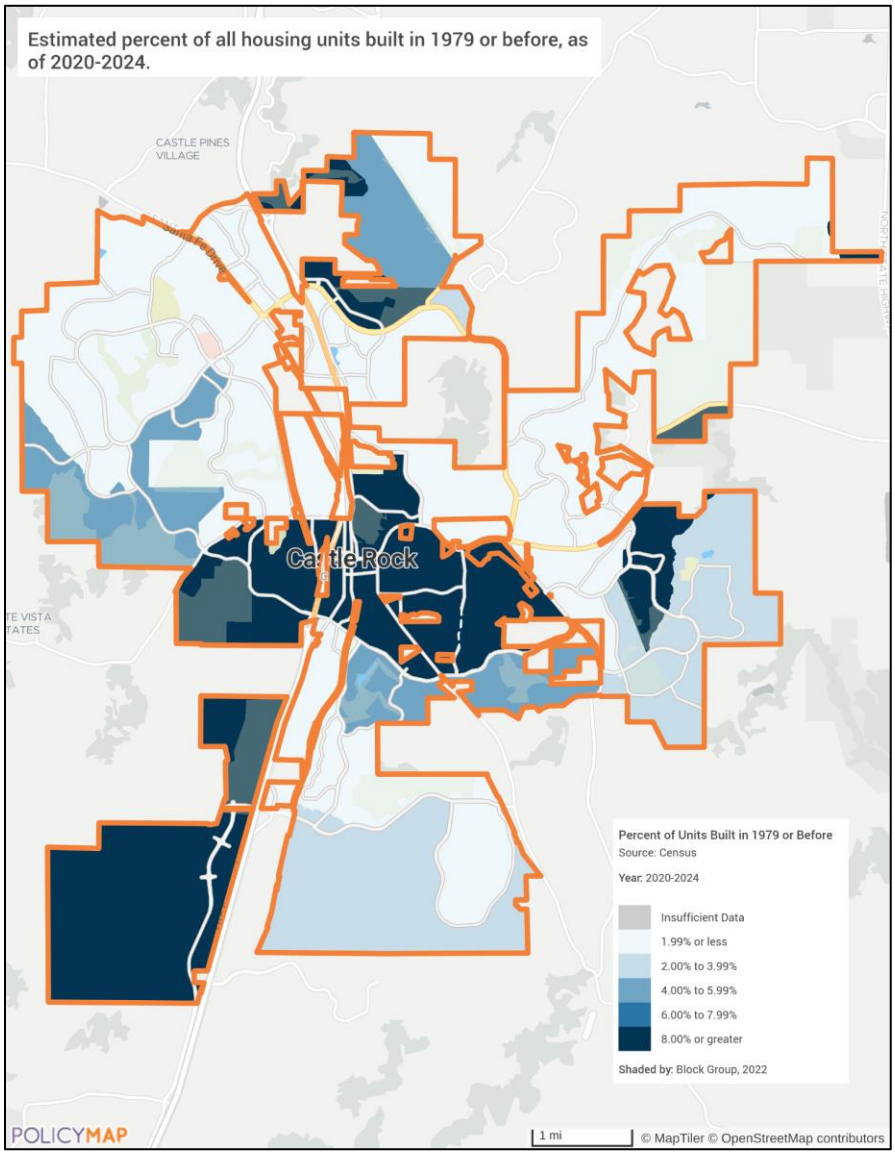
Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that homes built prior to 1980 likely have at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within Castle Rock there are approximately 2,080 total units built prior to 1980. Based on the 2018-2022 CHAS data, there are around 189 units or nearly 9.1% of homes built before 1980 that are at risk of having a Lead-Based Paint Hazard and that have children under the age of 6 at present.

Age of Housing

The following map shows that older housing in Castle Rock is concentrated primarily in the central part of Town and in a few outlying block groups. The highest shares of housing built in 1979 or earlier, shown in the darkest shading at 8.0% or greater, are clustered around central Castle Rock, including areas near downtown and extending into several nearby western and southeastern block groups. Additional pockets of older housing also appear in the northwest and far southwest portions of Town.

Much of the eastern and southern area of Castle Rock shows lower shares of pre-1980 housing, reflecting newer residential development in those parts of the community. Overall, the map suggests that Castle Rock's older housing stock is relatively limited and concentrated in specific established areas rather than spread evenly across the Town.



Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	940	0	940
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2020-2024 ACS

Data Source Comments: The Town of Castle Rock does not have data for specific types of vacant units in the Town, and ACS data only reports on the total number of vacant units in Castle Rock. Data does not distinguish between suitable or nor suitable for rehab or if they were abandoned, Real Estate Owned (REO) properties or abandoned REO properties. HUD no longer requires this data.

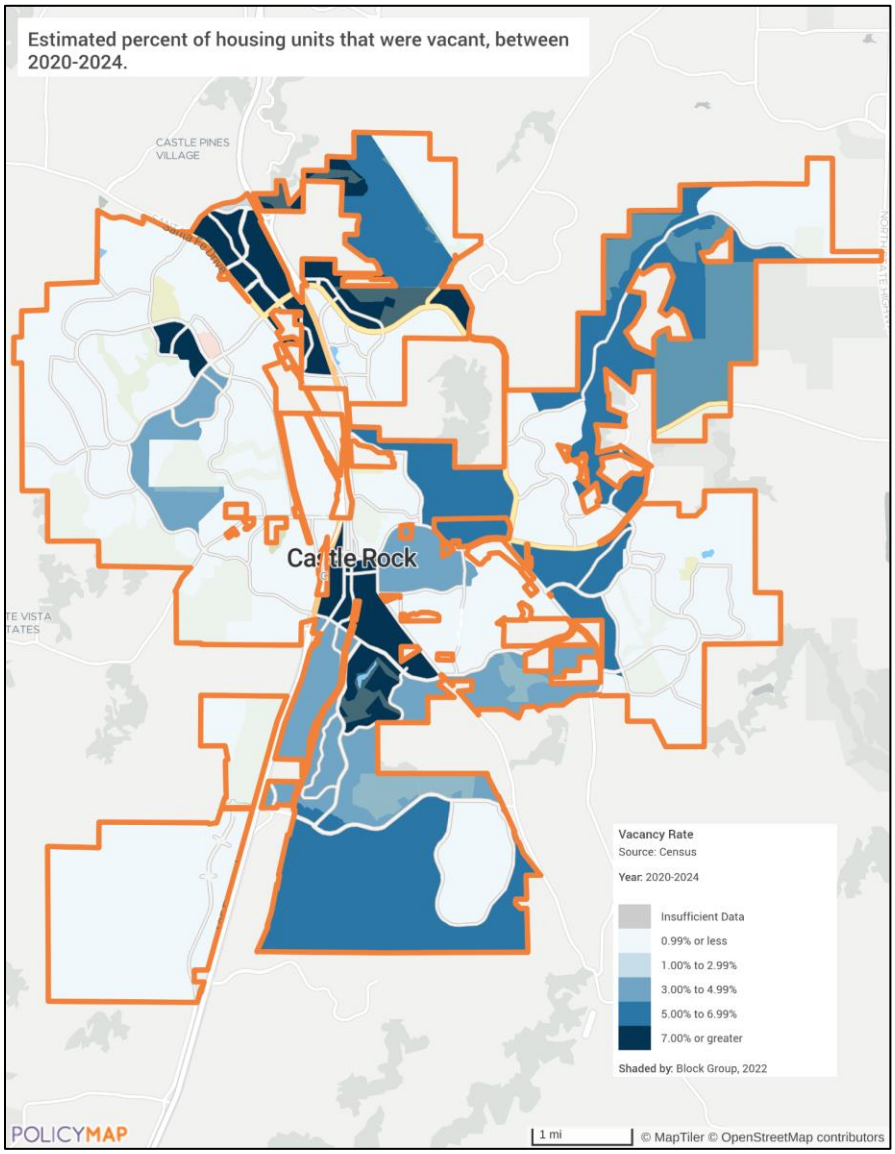
Vacant Units

According to the 2020–2024 ACS data, Castle Rock has 29,159 total housing units, of which 28,219 are occupied and 940 are vacant. The occupied housing stock includes approximately 22,227 owner-occupied and 5,992 renter-occupied homes. Reported vacancy rates are 4% for rentals and 0.7% for owner housing. The comparatively low homeowner vacancy rate indicates a tight for-sale market, which can limit move-up opportunities for renters and reduce options for households relocating to Castle Rock.

Vacancy Rate

The vacancy map shows that most of Castle Rock has relatively low to moderate housing vacancy rates, with many block groups falling below 5%. Lighter-shaded areas with lower vacancy are scattered across central and western parts of Town, while moderate vacancy rates are visible across much of the east side and in parts of the south.

Higher vacancy rates, shown in the darkest shading at 7.0% or greater, appear in several smaller block groups in the northwest, near the center of Town, and along the south-central corridor. A large area in the far south also shows a moderate vacancy rate rather than one of the highest categories. Overall, the map suggests that vacancy is not concentrated in one single section of Castle Rock but varies by block group, with most areas remaining in the lower or moderate ranges.



Need for Owner and Rental Rehabilitation

Castle Rock has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need in the future will help preserve the housing stock and ensure long-term livability for residents.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing units built before 1980 in Castle Rock may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, nearly 9.1% of occupied housing units in Castle Rock were built before 1980. Given the potential risks, it is safest to assume that all homes with potential LBP hazards are occupied by low- and moderate-income (LMI) households, affecting around 2,080 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

Castle Rock and Douglas County do not have any traditional public housing. However, the Town's affordable housing inventory is supported primarily through federally assisted affordable housing programs. The Town's assisted housing supply includes Low-Income Housing Tax Credit developments, HUD multifamily properties with Section 8 contracts, and tenant-based rental assistance administered through regional housing entities. These resources help provide affordable rental opportunities for lower-income households, including families, seniors, and persons with disabilities.

Housing Choice Voucher (HCV) and other rental assistance resources available through the Douglas County Housing Partnership help eligible households secure housing in the private market, while LIHTC and multifamily Section 8 properties provide income-restricted and project-based assisted units within Castle Rock. Together, these programs help support housing stability by expanding affordable housing options in a market where lower-cost rental opportunities are limited. This section reviews the assisted housing inventory serving Castle Rock and the role these resources play in meeting local housing needs.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	2,651	0	0	81	1,072	2,685
# of accessible units	-	-	-	-	-	-	-	-	-
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Castle Rock and Douglas County do not have any traditional public housing. Castle Rock's assisted housing supply consists of Low-Income Housing Tax Credit properties, HUD multifamily properties with Section 8 contracts, and Housing Choice Voucher assistance administered through the regional housing authority. Castle Rock has 5 LIHTC properties listed in the HUD database, including 3 phases at the same address, with a combined total of 635 low-income LIHTC units. The Town also has 2 HUD multifamily properties with Section 8 contracts, all classified as Housing Finance Development Agency/Section 8 New Construction (HFDA/8 NC) properties, providing a total of 53 assisted units. One of these properties, containing 20 assisted units, has a contract expiration in 2026, making preservation of that assistance important to maintaining the Town's limited project-based affordable housing supply. No traditional public housing developments were identified in Castle Rock or Douglas County.

Tenant-based assistance is also an important part of the assisted housing system serving Castle Rock. According to PIC data provided for this analysis, the housing authority administers 2,651 Housing Choice Vouchers, including 81 VASH vouchers. The same data also identifies specialized voucher categories for families involved in the Family Unification Program and households with disabilities. Together, these project-based and tenant-based resources help serve lower-income households, including families, seniors, veterans, and persons with disabilities. Even with these resources, Castle Rock's assisted housing inventory remains limited relative to broader housing need, reinforcing the importance of preserving existing assisted units and maintaining access to voucher assistance.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

No traditional public housing units were identified in Castle Rock or Douglas County. As a result, there are no local public housing developments to assess physical condition and no public housing units in Castle Rock participating in an approved Public Housing Agency. Castle Rock's assisted housing supply instead consists of 5 LIHTC properties with 635 low-income units and 2 HUD multifamily Section 8 properties with 53 assisted units, including 1 property with 20 assisted units under a contract expiring in 2026.

Tenant-based rental assistance remains an important part of the assisted housing system serving Castle Rock. Douglas County states that the Douglas County Housing Partnership administers the Housing Choice Voucher Program for Douglas County, and the PIC data provided for this analysis report 2,651 total vouchers, including 81 VASH vouchers and other special-purpose voucher categories. Because voucher-assisted units are privately owned rather than public housing developments, their physical condition is evaluated through applicable HUD inspection requirements for assisted units rather than through a local public housing inventory.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Because Castle Rock does not have traditional public housing units, restoration and revitalization needs are centered on preserving and maintaining the Town's existing assisted housing inventory. Based on the housing inventory reviewed for this analysis, Castle Rock has 5 LIHTC properties with 635 low-income units and 2 HUD multifamily Section 8 properties with 53 assisted units. In this context, revitalization needs are tied primarily to preserving affordability, extending the useful life of assisted properties, and maintaining safe and habitable conditions through ongoing capital repairs, systems updates, accessibility improvements, and interior and exterior rehabilitation as properties age.

The most immediate preservation concern identified in the current inventory is 1 HFDA/8 NC property with 20 assisted units that has a Section 8 contract expiration in 2026. Given the small size of Castle Rock's project-based assisted inventory, renewal and preservation of that contract is important to avoiding the loss of existing affordable units. LIHTC properties will also require continued reinvestment over time to address routine modernization needs and prevent deterioration or loss of affordability. More broadly, Douglas County and the Douglas County Housing Partnership continue to emphasize affordable housing preservation and expansion through regional housing efforts, which is especially important in a higher-cost market where replacement of lost assisted units would be difficult. Preservation of existing assisted housing should therefore remain a priority alongside production of new affordable units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Castle Rock does not have traditional public housing units and there is no local public housing agency in the Town. Instead, the relevant strategy is carried out through the Douglas County Housing Partnership, which administers Housing Choice Voucher assistance for Douglas County and works to preserve, provide, and develop housing choices in the county. For lower-income households served through vouchers and other affordable housing resources, this strategy centers on helping residents access safe housing in the private market, maintaining rental assistance availability, preserving existing assisted housing, and supporting housing stability in a high-cost market.

DCHP's current public materials also indicate practical measures that support the living environment of assisted households. The Housing Choice Voucher program provides tenant-based rental assistance to low-income households, and DCHP's waiting list notice states that persons with disabilities who cannot access the online application process may request reasonable accommodation. In addition, DCHP's broader mission and program structure includes rental assistance, rental housing, homebuyer education, and other housing support tools intended to expand housing choice and stability for lower- and moderate-income households. In Castle Rock, this means the effective strategy is less about managing conventional public housing development and more about sustaining assisted housing opportunities, preserving existing affordable units, and helping eligible households secure and remain in safe housing.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Castle Rock is located in Douglas County, where the needs of individuals and families experiencing homelessness are identified through ongoing coordination among service providers, public agencies, housing partners, and the regional homelessness response system. According to the Town of Castle Rock's homelessness information page, neither Castle Rock nor Douglas County has overnight shelter. As a result, local homelessness response relies on coordination with outreach, navigation, and referral partners to connect individuals and families with available shelter and services, including resources located outside the Town and county.

Douglas County is part of the Metro Denver Continuum of Care, a regional system that coordinates housing and services for people experiencing homelessness across the counties within the Continuum, including Douglas County. For this analysis, homelessness data provided by the Metro Denver Homeless Initiative for Douglas County are used to describe the broader local and regional context for homelessness, facilities, service needs, and housing responses affecting Castle Rock.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	17	0	10	0	0
Households with Only Adults	8	0	0	0	0
Chronically Homeless Households	<5	0	0	0	0
Veterans	<5	0	0	0	0
Unaccompanied Youth	5	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
2025 PIT Count
Data Source Comments: Data provided by the Metro Denver Homeless Initiative (MDHI) for Douglas County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In Castle Rock and Douglas County, mainstream services complement targeted homelessness response by helping residents address health needs, behavioral health needs, food insecurity, transportation barriers, and employment challenges that can affect housing stability. According to the Town of Castle Rock's homelessness page, the Town does not provide health and human services directly and instead connects individuals through Douglas County, the Help and Hope Center, and related partners. Douglas County's HEART program further states that its navigators connect people to housing referrals, mental health and substance use support, food and hygiene supplies, transportation, employment resources, and wraparound case management.

Health and mental health services are an important part of this mainstream support system. Douglas County's mental health resources page identifies behavioral and mental health, including substance abuse reduction, as a community priority and directs residents in crisis to Colorado Crisis Services for 24/7 support. Douglas County also lists local health and human services resources, including the Douglas County Health Department and Medicaid access information, while county mental health resource pages identify emergency psychiatric evaluations and crisis stabilization services available through area hospitals, including Castle Rock Adventist Hospital. Together, these systems help complement homelessness services by supporting treatment access, crisis response, and continuity of care.

Mainstream basic needs and employment services also play an important role. The Help and Hope Center in Castle Rock serves Douglas and Elbert County residents facing serious economic need, risk of homelessness, or similar crisis, and provides access to client services and essential assistance. Catholic Charities' Castle Rock office also provides individualized case management, referrals, and food pantry support for Douglas, Park, and Elbert County residents. For employment, Colorado's workforce center directory identifies a workforce center in Castle Rock, and Arapahoe/Douglas Works! provides no-cost job seeker services, workshops, and career support. These mainstream systems complement homeless-targeted services by helping households stabilize income, meet basic needs, and improve their ability to obtain or retain housing.

These services are used alongside targeted homelessness outreach and navigation rather than in place of them. While there is no overnight shelter in Castle Rock or Douglas County, mainstream systems help fill important gaps by supporting prevention, stabilization, and service access for residents at risk of or experiencing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Castle Rock's local response to needs of homeless persons and families relies on outreach, coordinated entry, prevention assistance, domestic violence shelter, school-based support, and referrals to shelter options outside the town and county. Access is organized through Douglas County's HEART program, the Metro Denver Continuum of Care's OneHome Coordinated Entry system, 2-1-1 Colorado, and local nonprofit partners. These gateways help connect chronically homeless individuals, families with children, veterans, and unaccompanied youth to the most appropriate housing and service response.

Housing Navigation Resources:

- **Douglas County HEART (countywide)** – Front-line co-responder outreach team that pairs navigators with law enforcement to connect people experiencing homelessness to housing referrals, mental health and substance use support, food and hygiene supplies, transportation, employment resources, and wraparound case management. This is a key access point for chronically homeless individuals and other high-needs households.
- **OneHome Coordinated Entry (regional, serves Douglas County)** – Client-centered coordinated entry system for the Metro Denver region that assesses individuals, youth, and families and matches them to appropriate housing resources.
- **TESSA Domestic Violence Safehouse (county)** – Douglas County and TESSA opened a confidential 35-bed safehouse in 2025 offering shelter, legal advocacy, and trauma-informed counseling for survivors of domestic violence. This is especially important for families with children and unaccompanied youth fleeing unsafe situations.

Support Services:

- **Help & Hope Center (Castle Rock)** – Serves Douglas and Elbert County residents at risk of homelessness or in crisis with food, clothing, essentials, and other stabilization assistance.
- **Catholic Charities Castle Rock Office (Castle Rock)** – Provides case management, referrals, emergency services, food pantry support, and rent assistance depending on funding and capacity.
- **Parker Task Force (county)** – Listed by Douglas County as a shelter-navigation and emergency assistance contact for households needing help accessing shelter options.

Specialized Programs:

- **Veterans (county/regional)** – Douglas County's Veterans Service Office points veterans to Rocky Mountain Human Services, Volunteers of America, HEART, and VA health care resources for temporary and permanent housing, health care, employment, and legal or financial services.

- **Unaccompanied youth and families with children (Castle Rock/county)** – Douglas County School District's McKinney-Vento program in Castle Rock helps homeless students and unaccompanied youth remain connected to school and support services.

How these address the specified populations:

These services address the needs of chronically homeless adults primarily through HEART outreach and OneHome prioritization. Families with children are supported through Help & Hope Center, Catholic Charities, McKinney-Vento, and the TESSA safehouse when violence is involved. Veterans and their families are served through the County Veterans Service Office network, RMHS, VOA, HEART, and VA-linked resources.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Castle Rock serves four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group requires tailored support, such as age-friendly and accessible housing, medical care, rehabilitation services, and affordable living options. The jurisdiction is working to meet these needs through specialized housing and integrated services, though continued efforts are required to expand and enhance these support systems to better accommodate these vulnerable populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly: In Castle Rock and Douglas County, older adults often need supportive housing arrangements that allow them to remain safely housed while receiving help with daily living, transportation, benefits access, and care coordination. Douglas County identifies Aging Resources of Douglas County, Douglas County Transit Solutions, Link on Demand, the Castle Rock Senior Center, and the Denver Regional Council of Governments Area Agency on Aging as key supports for older adults and people living with disabilities. These services help residents age in place, connect to in-home and community-based supports, and access transportation for medical care, food, and other essential needs.

Persons with disabilities, including mental, physical, and developmental disabilities: Supportive housing needs for this population generally include affordable accessible units, reasonable accommodations, and access to transportation, behavioral health care, and coordinated case management. A new youth-focused behavioral health facility has recently opened in the Town to address mental health needs of young residents. Douglas County's Care Compact specifically supports adults with overlapping mental health, substance use disorder, or intellectual and developmental disability needs, especially those involved in multiple systems and facing unstable basic needs. Douglas County also highlights transportation as a major support need for older adults and people with disabilities, and DCHP property information shows that Oakwood Senior Apartments serves older adults and persons with disabilities, illustrating the continuing need for affordable housing linked with supportive services.

Persons with alcohol or other drug addictions: Residents affected by substance use may need supportive housing tied to recovery services, transportation, case management, crisis response, and connections to treatment. Douglas County identifies behavioral and mental health, including reducing substance abuse, as a community priority and directs residents to Colorado Crisis Services and a range of treatment providers through its mental health resource system. These needs often overlap with housing instability, making recovery-supportive housing and coordinated service delivery important for long-term housing stability.

Persons with HIV/AIDS and their families: For persons living with HIV/AIDS, supportive housing needs often include stable housing, medication access, linkage to medical care, and help navigating benefits and service systems. Colorado's Department of Public Health and Environment operates the Ryan White State Drug Assistance Program for eligible residents living with HIV, and Douglas County is part of the Ryan White Part A Early Intervention Services area. Douglas County Health Department also provides STI, HIV, and Hepatitis C services, including rapid HIV testing in non-clinical settings, which supports early identification and connection to care.

Public housing residents and other assisted households: Castle Rock does not have a traditional public housing inventory. Supportive housing needs for assisted households in the Town are therefore more closely tied to voucher holders and residents of other affordable housing developments. DCHP administers Housing Choice Voucher assistance for Douglas County and states that reasonable accommodation is available for persons with disabilities who cannot access the application process online. In practice, these households may need rental assistance, accessible housing, transportation, and service coordination to remain stably housed in a high-cost market.

These needs were determined using current information on Douglas County and Castle Rock services, DCHP housing program materials, county mental health and transportation resources, and state HIV service information. Together, these sources show that supportive housing needs in Castle Rock are shaped not only by affordability, but also by access to transportation, behavioral health care, disability supports, aging services, and coordinated housing assistance.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Programs serving Castle Rock and Douglas County help reduce the risk that people leaving mental or physical health institutions will be discharged into unstable housing or homelessness. For physical health discharges, area hospitals use care management and discharge planning to help patients transition home or to another appropriate setting with needed supports in place. UCHealth Highlands Ranch Hospital states that its care management team assists patients and families during hospitalization and helps facilitate discharge either home or to another facility, while working to arrange post-discharge needs and benefits. This type of discharge planning is important for residents whose medical condition, functional limitations, or housing instability may require home health support, rehabilitation placement, transportation planning, or connection to other community resources.

For residents returning from behavioral health institutions or facing serious mental health and substance use challenges, Douglas County's Care Compact and related county systems provide an important transition support structure. Douglas County describes the Care Compact as a streamlined care coordination network serving vulnerable individuals with complex mental health, substance use disorder, and intellectual and developmental disability needs, including people experiencing homelessness or at risk of homelessness. The County's HEART program also provides navigator-based outreach and connections to housing referrals, behavioral health services, employment resources, and wraparound case management for people who are unhoused. At the state level, Colorado's Mental Health Transitional

Living Homes are specifically intended to support discharge planning and community reintegration for individuals leaving higher levels of behavioral health care. Together, these programs help connect residents leaving institutions to housing assistance, treatment, and ongoing supportive services rather than relying on discharge alone.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e):

Maintain housing stability for older adults and persons with disabilities: The Town will continue coordination with Aging Resources of Douglas County, the Castle Rock Senior Center, Link on Demand, Douglas County Transit Solutions, and the Denver Regional Council of Governments Area Agency on Aging to connect older adults and persons with disabilities to transportation, benefits assistance, in-home supports, and community-based services that help them remain safely housed. This activity supports the community's goals related to housing stability, aging in place, and supportive service access for residents with special needs.

Strengthen housing and service coordination for residents with complex behavioral health needs: The Town will continue collaboration with Douglas County's Care Compact and related county mental health resource systems to improve coordination for residents with overlapping mental health, substance use, and disability-related needs. Douglas County's HEART program will also remain an important referral pathway for residents whose behavioral health conditions place them at risk of housing instability. This activity supports the region's goals related to supportive housing linkages, service coordination, and housing stabilization for persons with mental illness, developmental disabilities, and substance use disorders.

Preserve access to rental assistance and reasonable accommodation: The Town will continue coordination with the Douglas County Housing Partnership to support access to Housing Choice Voucher assistance and reasonable accommodation for eligible households with disabilities and other special needs. In a high-cost housing market, maintaining access to rental assistance and related housing supports remains important to helping lower-income households with special needs remain in the community. This activity supports the jurisdiction's goals related to affordable housing access, reasonable accommodation, and prevention of housing instability among non-homeless special needs populations.

Support persons living with HIV/AIDS through care and benefit coordination: The Town will continue referral coordination with the Colorado Department of Public Health and Environment and local health resources so residents living with HIV/AIDS can access case management, linkage to care, medication assistance, and related supportive services. These services help households maintain health stability and reduce the risk of housing disruption. This activity supports the region's goals related to stabilizing special needs households and improving access to supportive services for persons living with HIV/AIDS and their families.

Improve employment and income stability for special needs households: The Town will continue referrals to Arapahoe/Douglas Works! and other county resource networks that provide job search assistance, workforce training, and employment support for residents facing barriers to economic stability. This supports the community's goals related to income stability, self-sufficiency, and long-term housing retention for persons with disabilities and other special needs.

These activities were identified through review of current service provider and agency information rather than prior Annual Action Plan narratives. Key sources included Douglas County and Town of Castle Rock service pages, Douglas County Housing Partnership program materials, Aging Resources of Douglas County, county behavioral health and transportation resources, Colorado Department of Public Health and Environment HIV service information, and workforce resource information. Together, these sources show that housing stability for non-homeless special needs populations in Castle Rock depends on coordination among housing assistance, supportive services, transportation, health care, behavioral health care, and employment support systems.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies in Castle Rock do not prohibit affordable housing, but several local and state conditions can still make lower-cost housing more difficult to produce and preserve. At the local level, Castle Rock's long-range planning framework emphasizes responsible growth, distinct town identity, quality development, water conservation, and compatibility with surrounding neighborhoods. Those objectives are important community policies, but they can also make it more difficult to deliver lower-cost housing at scale when affordable projects depend on higher densities, smaller lots, or housing types that may be less aligned with community preferences for lower-intensity development. Castle Rock's community input materials show strong support for lower-intensity forms, lower building heights, downtown housing above retail, and senior housing, which can create practical constraints on broader acceptance of lower-cost higher-density development.

Development-related fees and review requirements also affect affordability. The Town states that development impact fees and system development fees are incurred on all new construction, and those fees are used to expand infrastructure and utility capacity as growth occurs. Current Town fee schedules also show per-unit stormwater impact fees for multifamily development, with higher charges in the Plum Creek Drainage Basin than in the Cherry Creek Drainage Basin. In addition, Castle Rock's development process requires projects to undergo review for conformance with zoning, site development plans, Town Code, and technical design criteria, with revisions and resubmittals required as needed before approval. These requirements help protect public infrastructure and community standards, but they can also add cost, time, and uncertainty, especially for smaller or income-restricted projects.

Land use flexibility has improved in some areas, but limitations remain. Castle Rock allows accessory dwelling units in residential districts, and the Town describes ADUs as a way to provide alternative housing options and make efficient use of existing housing stock and infrastructure. At the same time, ADUs must still comply with Chapter 17.61 and applicable planned development regulations, are prohibited on certain properties, and additional dwelling units are subject to Town fees. Town actions such as the Meadowmark and Unity fee waivers show that Castle Rock has used local incentives to help offset these barriers for specific affordable housing projects, but those waivers also reflect that baseline development costs can be significant without targeted assistance.

State policy also shapes local options. Colorado law continues to prohibit counties and municipalities from adopting rent control on private residential property, which limits one potential local tool for stabilizing rents in a high-cost market. As a result, Castle Rock must rely more heavily on incentives, partnerships, and project-specific assistance rather than mandatory local rent controls to address affordability pressures.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction:

Castle Rock's economy has developed from a historic small town into a growing regional community supported by retail, services, construction, health care, education, public sector activity, and continued business investment along the I-25 corridor. According to the Town's Vision and Master Plan materials, Castle Rock's long-term direction is built around maintaining a world-class community with small-town character while supporting quality growth, a healthy and growing economy, and high-quality community services. Its location between the Denver and Colorado Springs metropolitan areas, combined with regional highway access, continues to support commuting, commercial growth, and access to a broader labor market.

Castle Rock's non-housing community development assets also include its planning framework, infrastructure investment, and business growth strategy. Town materials emphasize coordinated review of roads, utilities, subdivisions, and commercial areas to ensure that growth meets local standards for design, safety, and quality of life. Recent Town information also points to continued investment in public safety, transportation, recreation, open space, and water resources. Together, these assets help support future economic opportunity while shaping where public facilities, services, and housing can expand in a way that aligns with Castle Rock's long-term planning direction.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	495	1	1%	0%	-1%
Arts, Entertainment, Accommodations	3,724	3,369	9%	13%	4%
Construction	2,511	1,190	6%	4%	-2%
Education and Health Care Services	8,966	9,334	21%	35%	14%
Finance, Insurance, and Real Estate	4,066	969	10%	4%	-6%
Information	1,619	770	4%	3%	-1%
Manufacturing	2,803	263	7%	1%	-6%
Other Services	1,400	883	3%	3%	0%
Professional, Scientific, Management Services	6,722	3,318	16%	12%	-4%
Public Administration	2,615	2,323	6%	9%	2%
Retail Trade	4,298	3,429	10%	13%	3%
Transportation and Warehousing	1,497	202	4%	1%	-3%
Wholesale Trade	1,035	593	2%	2%	0%
Total	41,751	26,644	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:
2018-2022 ACS (Workers), 2022 LEHD (Jobs)

Data Source Comments: The Business Activity table above compares the number of workers to the number of jobs in the Town. At this time, the most recent data set for the number of jobs was 2022 from the Longitudinal Employer-Household Dynamics (LEHD), US Census Bureau. Data from the 2018-2022 ACS 5-Year estimates was used for comparison.

Share of Workers and Jobs

Castle Rock's business activity table shows that the Town has a larger resident workforce than local job base, with 41,751 workers compared with 26,644 jobs. This indicates that many residents likely commute outside the Town for employment, while Castle Rock also maintains important local employment concentrations. The strongest local employment sector is Education and Health Care Services, which accounts for 35% of jobs compared with 21% of resident workers. Arts, Entertainment, and Accommodations and Retail Trade each account for 13% of jobs, while Public Administration also has a slightly larger share of jobs than workers, at 9% of jobs compared with 6% of workers.

Several sectors account for a larger share of resident workers than local jobs, including Professional, Scientific, and Management Services, Finance, Insurance, and Real Estate, and Manufacturing. Given Castle Rock's location along the I-25 corridor between the Denver and Colorado Springs metropolitan areas, these patterns suggest that the Town functions as both a local employment center in selected service sectors and a residential community with strong regional commuting ties to the broader Front Range economy. This relationship reflects Castle Rock's role within a larger regional labor market in which residents may access employment opportunities beyond the Town while local businesses and institutions continue to serve both Town residents and nearby communities.

Labor Force

Total Population in the Civilian Labor Force	45,614
Civilian Employed Population 16 years and over	43,623
Unemployment Rate	3.9%
Unemployment Rate for Ages 16-24	14.5%
Unemployment Rate for Ages 25-65	2.7%

Table 40 - Labor Force

Data Source: 2020-2024 ACS, 2024 Bureau of Labor Statistics (BLS)

Data Source Comments: Unemployment Rate data is from the BLS, February 2024. All other labor force data is from the 2020-2024 ACS including unemployment rate by age.

Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data for the entire Town.

2024 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
3.6%	3.7%	3.5%	3.4%	3.7%	4.0%	4.1%	4.2%	3.8%	4.1%	4.4%	4.2%

Unemployment Rate in 2024, BLS – Castle Rock (town*)*, CO

2025 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
4.5%	4.8%	4.3%	4.3%	4.0%	3.9%	3.4%	3.3%	3.6%	X	3.3%	3.2% (P)

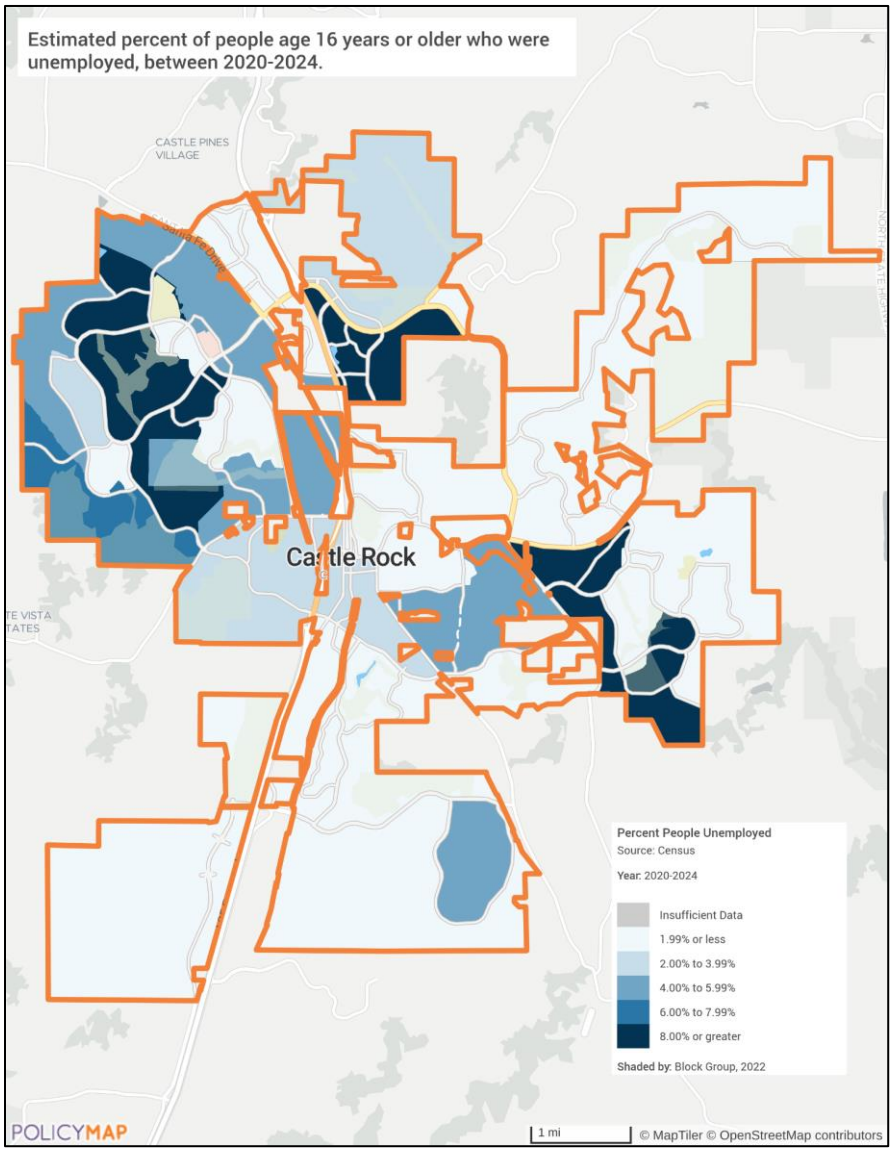
Unemployment Rate in 2025, BLS – Castle Rock (town*)*, CO

Unemployment rates for 2024 and 2025 show moderate month-to-month variation in Castle Rock's labor market. In 2024, the unemployment rate ranged from 3.4% in April to 4.4% in November and averaged 3.9% for the year. In 2025, the rate began higher early in the year, reaching 4.8% in February, then generally declined through the remainder of the year, falling to 3.3% in November and 3.2% in December, although the December figure was preliminary and October data were not reported. Overall, these trends suggest that Castle Rock maintained a relatively low unemployment rate during both years, with some seasonal fluctuation likely influenced by changes in hiring patterns across sectors such as construction, retail, education, hospitality, and other service-related employment.

Unemployment Rate

The unemployment map shows that most of Castle Rock has relatively low unemployment, with many block groups in the lightest shaded categories below 4%. Lower unemployment appears across much of the southern part of Town, including the large southern block group, as well as several eastern and central areas. Areas with moderately higher unemployment, generally between 4% and 7.99%, are scattered through the western parts of central Castle Rock and a few areas to the southeast.

The highest unemployment rates, shown in the darkest shading at 8.0% or greater, are concentrated in several smaller block groups on the west-central side of Town, in a central area just north of downtown, and in multiple block groups on the southeast side. Overall, the map suggests that unemployment is not widespread across Castle Rock but instead is concentrated in a limited number of pockets while most of the community remains in the lower unemployment ranges.



Occupations by Sector	Number of People
Management, business and financial	24,028
Farming, fisheries and forestry occupations	19
Service	5,747
Sales and office	9,132
Construction, extraction, maintenance and repair	1,855
Production, transportation and material moving	2,842

Table 41 – Occupations by Sector

Data Source: 2020-2024 ACS

Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Castle Rock, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table, but would be categorized by industry in the earlier table.

In Castle Rock, the largest occupational group is the Management, Business, and Financial sector, with approximately 24,028 jobs. The Sales and office sector, with 9,132 jobs, and the Service sector, with 5,747 jobs, both make up notable portions of the local job distributions. These sectors encompass vital roles such as managers, service workers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional, service industry, and office-related occupations in the community's workforce.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,981	55.3%
30-59 Minutes	11,177	36.4%
60 or More Minutes	2,549	8.3%
Total	**30,707**	**100%**

Table 42 - Travel Time

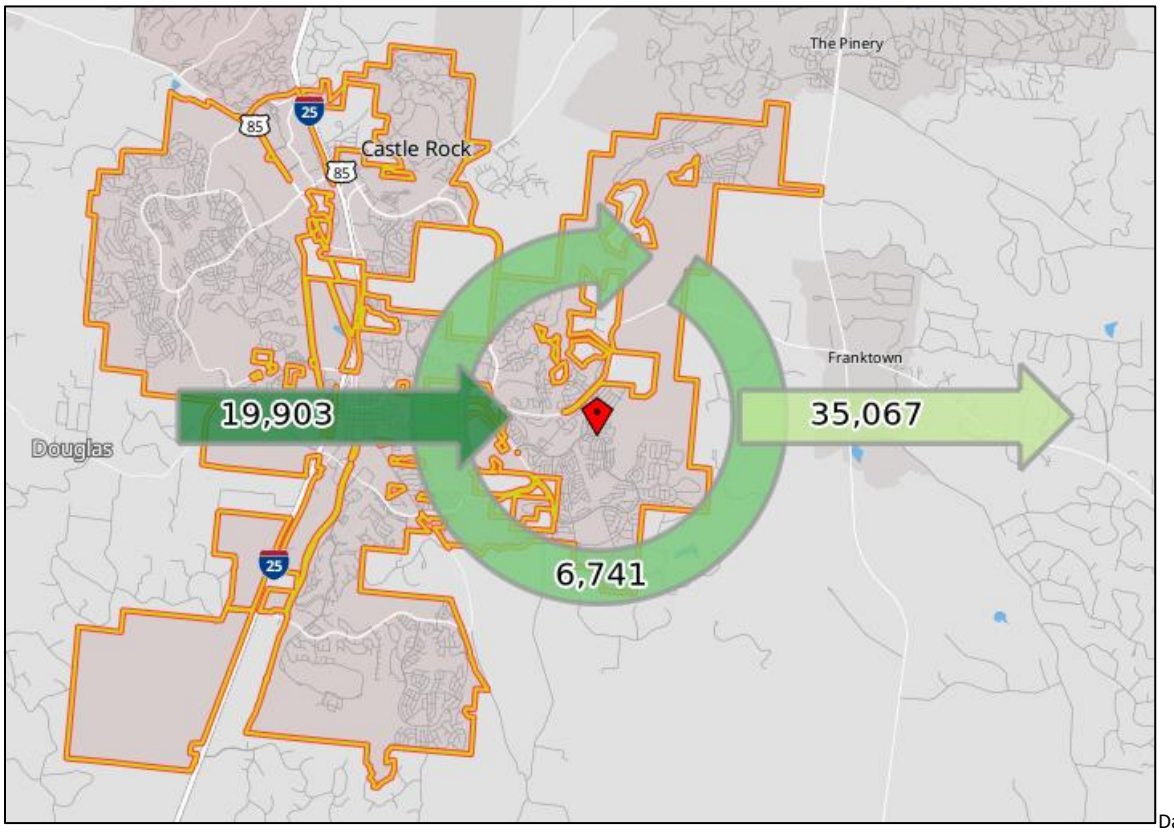
Data Source: 2020-2024 ACS

Commute Travel Time

Castle Rock workers generally experience manageable commute times, with most traveling less than 60 minutes to work. Based on the 2020-2024 ACS data, 55.3% of workers, or 16,981 individuals, commute less than 30 minutes, while another 36.4%, or 11,177 individuals, travel between 30 and 59 minutes. Longer commute times are less common, with 8.3% of workers, or 2,549 individuals, commuting 60 minutes or more. Overall, these patterns suggest that most residents have relatively short to moderate travel times, which can help support day to day convenience and work-life balance.

Inflow and Outflow of Jobs, 2023

As noted above, there is a disconnect between the number of jobs and the number of workers in Castle Rock. In the town, only 16.1% of the labor force both works and lives in Castle Rock. Over 35,000 people leave the town for work and nearly 20,000 people commute into the town as of 2023, which is the most recently available data. The map and table below provide a further look at the pattern of workers who commute into and out of Castle Rock for employment.



Data Source: 2023 LEHD OnTheMap

2023	Count	Share
In-Area Labor Force Efficiency (All Jobs)		
- Living in the Selection Area	41,808	100.0%
- Living and Employed in the Selection Area	6,741	16.1%
- Living in the Selection Area but Employed Outside	35,067	83.9%
In-Area Employment Efficiency (All Jobs)	**Count**	**Share**
- Employed in the Selection Area	26,644	100.0%
- Employed and Living in the Selection Area	6,741	25.3%
- Employed in the Selection Area but Living Outside	19,903	74.7%

Data Source: 2023 LEHD OnTheMap

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	429	30	584
High school graduate (includes equivalency)	3,758	164	1,406
Some college or Associate's degree	9,870	347	1,773
Bachelor's degree or higher	21,850	624	2,472

Table 43 - Educational Attainment by Employment Status

Data Source: 2020-2024 ACS

Educational Attainment by Employment Status

The table above details educational attainment by employment status for persons 16 years of age and older within the community. The rate of Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	48	26	175	215	68
9th to 12th grade, no diploma	446	278	29	303	409
High school graduate, GED, or alternative	2,067	1,195	1,411	2,679	1,862
Some college, no degree	2,417	2,600	2,131	3,605	1,926
Associate's degree	284	714	1,057	1,871	522
Bachelor's degree	946	3,971	5,767	7,049	2,605
Graduate or professional degree	0	1,795	2,669	3,720	1,643

Table 44 - Educational Attainment by Age

Data Source: 2020-2024 ACS

Educational Attainment by Age

The previous table outlines educational attainment by age for individuals aged 18 and older in Castle Rock. It highlights the varying levels of education achieved across different age groups, providing insights into the town's educational landscape and its potential impact on workforce development and economic opportunities. In the Town, educational attainment generally increases with age through the 45-65 cohort, with the largest counts concentrated in high school completion, some college and bachelor's degrees as well as the highest number of graduate/professional degrees among the age cohorts.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$45,070
High school graduate (includes equivalency)	$51,382
Some college or Associate's degree	$64,639
Bachelor's degree	$93,770
Graduate or professional degree	$103,122

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2020-2024 ACS

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Castle Rock, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns more than double the income of someone without a high school diploma, while those with a graduate or professional degree can also expect to earn just over twice what someone earns with a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor's degree working from age 23 to 62 can expect to earn over $3.6 million, compared to approximately $2.2 million for someone with a high school diploma working from age 18 to 62, an earnings difference of around $1.4 million. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table, Castle Rock's major employment sectors are led by education and health care services, which account for the largest share of jobs in the jurisdiction. This sector includes 9,334 jobs, representing about 35.0% of all local jobs, and 8,966 resident workers, or 21.5% of the workforce. Its size indicates that education and health care services are a central part of the local economy and a major source of employment within Castle Rock.

Other major employment sectors include retail trade, arts, entertainment, and accommodations, and professional, scientific, and management services. Retail trade accounts for 3,429 jobs, or 12.9% of local jobs, while arts, entertainment, and accommodations account for 3,369 jobs, or 12.6%. Professional, scientific, and management services add another 3,318 jobs, representing 12.5% of jobs in the jurisdiction. Together, these sectors help support a diverse local economy by providing a mix of service, commercial, and professional employment opportunities.

Public administration is also a notable sector, with 2,323 jobs, or 8.7% of the local job base. Overall, the table suggests that Castle Rock's economy is anchored by health care, education, retail, hospitality, professional services, and government activity. In several sectors, including education and health care, retail trade, arts, entertainment, and accommodations, and public administration, the number of jobs

exceeds the number of resident workers in that sector, which may indicate that Castle Rock draws workers from outside the town to meet local employment demand.

Describe the workforce and infrastructure needs of the business community:

Castle Rock's business community looks to achieve a workforce that matches the Town's current employment base while also supporting continued economic diversification. Based on the Business Activity table, education and health care services are the largest local employment sector, followed by retail trade, arts, entertainment and accommodations, professional and management services, and public administration. That mix points to continuing demand for health care and support occupations, retail and hospitality workers, customer service staff, supervisors, and professional workers who can support office, service, and government functions. The Town's 2030 Comprehensive Master Plan also emphasizes strengthening educational opportunities that meet the changing needs of residents and businesses, promoting jobs-housing balance, and supporting business attraction and retention along the I-25 corridor and in other activity centers.

Workforce development capacity is present locally, but alignment remains important. The Sturm Collaboration Campus in Castle Rock offers programs in business, health, science, and technology, and it partners with Colorado State University Pueblo, Douglas County School District, and Arapahoe/Douglas Works! to connect education, career exploration, and workforce services. Arapahoe/Douglas Works! and Douglas County also identify employment support and training resources for residents and employers. Taken together, these resources suggest that Castle Rock is better positioned than in the past to build local talent pipelines, but employers may still need continued access to training, internships, apprenticeships, and targeted recruitment for higher-skill positions.

Infrastructure needs remain closely tied to business growth, mobility, and service reliability. According to the Town's Comprehensive Master Plan, Castle Rock identifies internet fiber, roads, and utilities as critical business infrastructure and links future employment growth to the I-25 corridor and other activity centers. Current Town information shows that Public Works maintains more than 760 lane miles of roadway, with continuing capital projects intended to help the transportation system keep pace with growth. The Town is also advancing roadway improvements such as the Crystal Valley interchange and corridor studies and widening projects, which support safer travel, freight movement, and access to employment areas.

Long term utility and connectivity needs are also important. Castle Rock identifies fiber expansion as part of its business infrastructure framework, and current Town information notes that private telecommunications companies are expanding fiber networks in Town. Water reliability is another major business need. Castle Rock Water states that the community still relies heavily on groundwater, is expanding renewable supplies, and is planning for long term sustainability through conservation and supply diversification. These issues matter for business retention because dependable transportation, digital connectivity, and water service reduce development risk and support continued job growth.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job

and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Several planned and ongoing investments may affect job and business growth in Castle Rock during the 2026-2030 planning period. The largest transportation change is the Crystal Valley interchange project on I-25, which is expected to improve mobility, freight access, emergency response, and access to southern growth areas. The Town is also advancing major corridor projects, including Crowfoot Valley Road widening and Phase 1 of the Fifth Street improvements. Together, these projects should improve access to employment areas and reduce transportation constraints that can affect business expansion and commuting.

A second major change is continued commercial and mixed-use investment. The Brickyard development and Castle Rock Sports Center are intended to add new economic activity and visitor-serving spending, while The View downtown redevelopment is expected to add retail space, parking, and new tax revenue. These projects may strengthen job growth in construction, recreation, hospitality, retail, and related service sectors, while also increasing demand for workers in operations, maintenance, and customer-facing roles once facilities open.

Workforce development needs are likely to grow alongside these investments. Castle Rock already has an important workforce asset in the Sturm Collaboration Campus, where Arapahoe Community College and partners connect employers with education and training programs. As the Town continues to add primary employers and expand commercial activity, businesses may need stronger pipelines for health care support occupations, skilled trades, construction, business services, hospitality, and technical fields. Employers may also need work-based learning, internships, and employer-partnership programs that better connect local residents to available jobs.

Infrastructure needs tied to growth extend beyond roads. Castle Rock is continuing major water, stormwater, and wastewater investments, including work to double the capacity of the Plum Creek Water Purification Facility by 2028 and protect infrastructure through East Plum Creek improvements. These projects matter for business retention and attraction because reliable utilities, flood protection, and predictable development capacity help reduce risk for private investment. The Town's Development Services structure and economic development tools also suggest an ongoing need for business support such as permitting guidance, site readiness, and coordinated infrastructure planning as development continues.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Castle Rock's current workforce appears to align well with several of the Town's major employment sectors, but the match is stronger in some industries than in others. Based on the Business Activity table, education and health care services are the largest employment sector in the jurisdiction, followed by retail trade, arts, entertainment and accommodations, professional and management services, and public

administration. That general pattern fits a workforce with both strong educational attainment and a sizable service-sector labor base.

The strongest alignment appears in education, health care, business services, and other knowledge-based fields. Castle Rock's education levels support employers that need workers with postsecondary education, technical skills, or professional credentials. At the same time, the Business Activity table indicates that local opportunities are also concentrated in retail, hospitality, and customer-facing services, which require a broader mix of skills, including entry-level experience, supervisory capacity, and industry-specific training rather than only four-year degrees. This suggests that Castle Rock's workforce is capable of filling many local jobs, but that the Town benefits from maintaining both degree pathways and short-term training options.

There may still be some mismatch between resident skills and local job availability. Because Castle Rock has a highly educated population, some residents may work remotely or commute outside the Town for specialized professional opportunities that are not yet available in the local market. That possibility is consistent with the Town's economic development approach, which emphasizes attracting primary employers and higher-paying jobs that match the skills of the workforce. It is also supported by the Town's strong broadband access, with 97.7% of households reporting a broadband subscription, which can help residents participate in remote and hybrid work.

Overall, Castle Rock's workforce appears well positioned for existing employment opportunities, but continued employer partnerships, technical training, and recruitment of additional primary employers will remain important to better capture the skills already present in the community.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Current workforce training in and around Castle Rock is centered on partnerships among Arapahoe Community College, the Sturm Collaboration Campus, and Arapahoe/Douglas Works!, which serves as the local workforce system for Douglas County. Douglas County describes Arapahoe/Douglas Works! as a no-cost resource that provides workshops, one-on-one employment counseling, and training assistance for job seekers, while also connecting employers and workers to career services. These functions are consistent with the role typically played by a Workforce Investment Board system under WIOA.

A major local training asset is the Sturm Collaboration Campus in Castle Rock. The campus operates in partnership with Douglas County School District, the Colorado State University System, Arapahoe/Douglas Works!, apprenticeships, and industry partners to create career exploration and learning opportunities. The Castle Rock campus also offers degrees and certificates in business, health, math and science, and technology, while its workforce and community programs provide continuing professional education, customized training, and employer partnerships.

Employer-connected training is another important component. The Castle Rock Economic Development Council highlights workforce development resources for employers, including customized training

connections, state training programs, and other tools that help businesses recruit and retain workers whose skills match local demand.

These efforts support the Consolidated Plan because they help residents access employment, improve earnings, and strengthen housing stability. Training, counseling, apprenticeships, and certificate pathways can help lower-income residents move into jobs in health care, business services, retail, hospitality, and technical fields that are already important in Castle Rock's economy. Employer partnerships and customized training also support business retention and expansion, which can broaden access to local jobs and reduce the need for long commutes. Overall, these initiatives align with Consolidated Plan goals related to economic opportunity, household stability, and stronger connections between residents, employers, and local services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes. Castle Rock participates in the regional Comprehensive Economic Development Strategy through the Denver Regional Council of Governments. DRCOG identifies the Town of Castle Rock as a member government, and DRCOG reports that its CEDS was approved by the U.S. Economic Development Administration in 2024.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Castle Rock's local economic development efforts include Town and partner initiatives focused on business growth, site readiness, infrastructure, and workforce development. The Town's Comprehensive Master Plan identifies a thriving economy as a core objective and emphasizes creating a business environment with a broad range of primary employment opportunities. The Castle Rock Economic Development Council also highlights ongoing work in business assistance, workforce development, incentives and financing, commercial development projects, and employer support. These efforts can coordinate with the Consolidated Plan by helping expand economic opportunity, strengthen household stability, and improve access to jobs for residents.

Current local initiatives that may affect economic growth include continued commercial and mixed-use development, employer recruitment and retention efforts, and public investments that improve access to employment areas. Town materials identify projects such as the Brickyard and the Castle Rock Sports Center, which are expected to add construction activity, visitor spending, and permanent jobs in recreation, hospitality, retail, and related services. These types of investments may also increase demand for workforce training, transportation access, and utility capacity, all of which are relevant to Consolidated Plan goals tied to economic opportunity and neighborhood stability.

At the regional level, Castle Rock's participation in DRCOG connects the Town to broader planning and economic initiatives that influence growth. DRCOG's CEDS and related regional planning work support economic development, infrastructure coordination, and workforce-related investments across member jurisdictions. DRCOG also provides regional data modeling, including employment and land use

forecasting, which can shape how jurisdictions plan for future housing, jobs, and transportation needs. Those regional efforts may affect Castle Rock by influencing funding opportunities, infrastructure priorities, and long-range growth planning during the Consolidated Plan period.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines “housing problems” based on four specific data points: cost-burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Castle Rock, housing issues are infrequent overall, except for cost-burden. According to the 2020-2024 ACS 5-Year Estimates, the rates are as follows:

- Cost-burden Renters: 62.5%
- Cost-burden Homeowners: 21.4%
- Overcrowding: 1.8%
- Lack of Complete Plumbing Facilities: 0.1%
- Lack of Complete Kitchen Facilities: 0.2%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the overall averages, using HUD's definition of “disproportionate.” This is set at 10 percentage points higher than the Town averages, equating to: a cost-burdened renter above 72.5%, a cost-burdened homeowner above 31.4%, overcrowding above 11.8%, lack of plumbing facilities above 10.1%, and lack of kitchen facilities above 10.2%.

In Castle Rock, there are no census tracts with more concentrations of households experiencing multiple housing issues.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the town as a whole. According to the 2020-2024 ACS 5-Year estimates the racial and ethnic breakdown of Castle Rock’s population is:

- White, non-Hispanic: 77.8%
- Black, non-Hispanic: 0.8%
- American Indian and Alaska Native, non-Hispanic: 0.1%
- Asian, non-Hispanic: 2.5%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.1%
- Other Race, non-Hispanic: 0.7%
- Two or More Races, non-Hispanic: 6.3%
- Hispanic or Latino: 11.7%

In Castle Rock, there are no Census Tracts reporting concentrations of populations based on race / ethnicity.

Low-Income Households

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the MHI for the Town. According to the 2020-2024 ACS 5-Year Estimates, the MHI in Castle Rock is $145,197. A tract is considered to have a low-income concentration if the MHI is $116,157 or less. There are four tracts with a concentration of low-income households: 141.23, 145.03, 145.04 and 144.07.

What are the characteristics of the market in these areas/neighborhoods?

Although Castle Rock does not have census tracts with concentrations of low-income households, lower-income residents in the community are still likely to be affected by the same broader market conditions seen across the Town. Castle Rock’s economy remains closely tied to regional access, health care, retail, service employment, and commuting patterns along the I-25 corridor. Housing costs, tenure differences, and the availability of smaller or more affordable units are likely more important in shaping where lower-income households live than any lack of economic activity in a particular part of Town. In this context, affordability pressures and access to jobs, services, and transportation are more relevant than neighborhood disinvestment as drivers of need.

Are there any community assets in these areas/neighborhoods?

Even without defined low-income concentration areas, Castle Rock has community assets that can benefit lower-income households throughout the Town. These include the historic Downtown area, local retail and service centers, parks and trails, public facilities, and major transportation connections that improve access to employment and daily services. The Town’s trail system and multimodal planning framework help connect residential areas to schools, parks, community facilities, and commercial areas. Castle Rock also benefits from important institutional and economic assets such as AdventHealth Castle Rock, the Sturm Collaboration Campus, Town services, and commercial centers that support jobs, education, and access to care.

Are there other strategic opportunities in any of these areas?

Although there are no concentrations in any census tracts of low-income households within the town, strategic opportunities in Castle Rock are more townwide than place-specific. Opportunities include expanding access to affordable housing through infill and mixed housing types, improving transportation connections to jobs and services, supporting workforce development through local education and training partnerships, and continuing infrastructure investments that reduce barriers to growth and access. Additional opportunities may include targeting housing and community development resources to areas with good access to employment, services, and transportation so that lower-income households can benefit from existing community assets even in the absence of concentrated low-income neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

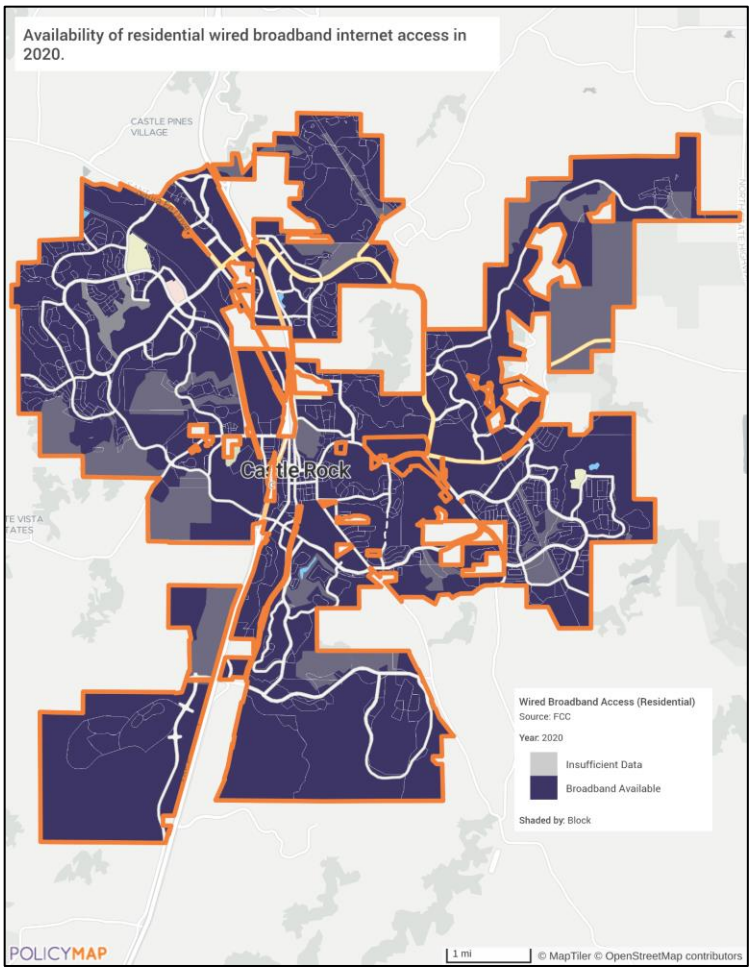
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is essential for communication and information-sharing in today's economy, supporting business, education, commerce, and daily life. Communities without broadband struggle to keep pace, and the lack of infrastructure can limit residents' access to educational and entrepreneurial opportunities, especially in low- to moderate-income (LMI) areas where options may already be constrained.

Research from the Pew Research Center shows that reliable, high-speed internet is linked to expanded education, training, and job seeking opportunities. People with broadband access are more likely to use online learning tools and digital platforms to search and apply for jobs. Federal research, including work by the FCC, also links broadband infrastructure to economic development, with areas that have greater availability often showing stronger job growth, educational attainment, and overall community vitality.

Castle Rock has comprehensive broadband coverage, with most households, including in LMI areas able to choose from an average of five or more broadband quality internet service options. According to ISPReports.org, Castle Rock benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-seven percent (97%) of households have an internet connection with 99.93% availability across the town. Of those households, 89% have fiber, cable, or DSL, 7% have satellite, 0% are still on dial-up, and 1% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Castle Rock, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access



Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Castle Rock is served by thirteen internet and five satellite providers offering residential service. Among these, Xfinity stands out as the leading provider in terms of coverage and speed. Internet providers throughout the town include:

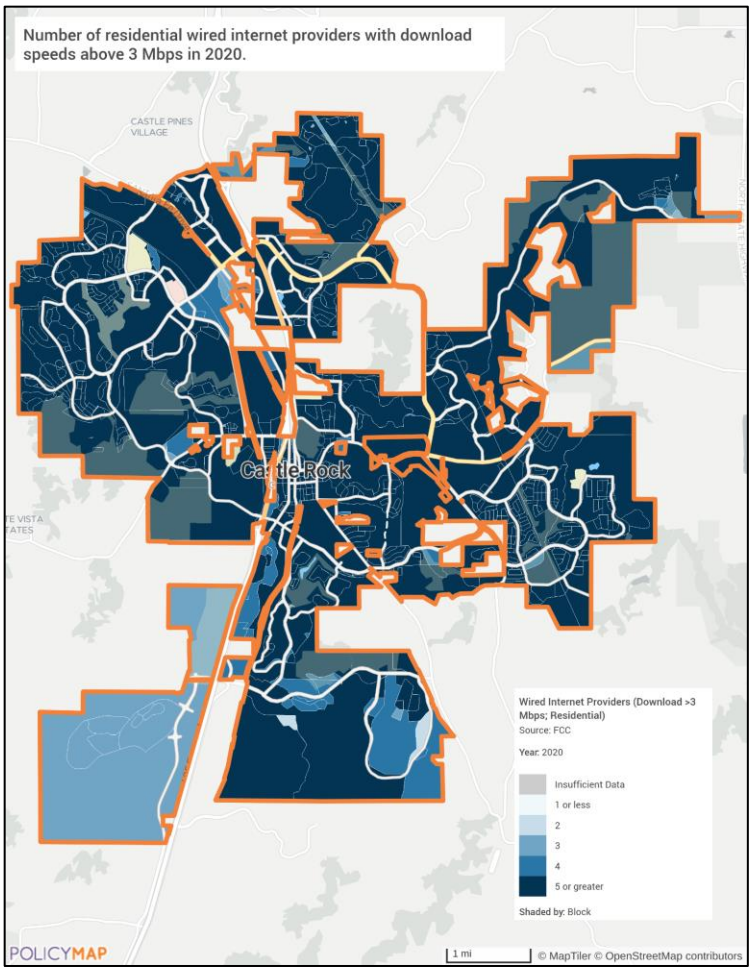
- Xfinity (Fiber and Cable)
- Century Link (Fiber and DSL)
- Quantum Fiber (Fiber)
- Aerux Broadband (Fixed Wireless)
- Earthlink (Fixed Wireless)
- Kellin Communications (Fixed Wireless)

- Xtream Internet (Fixed Wireless)
- T-Mobile Home Internet (Fixed Wireless)
- BAM Broadband (Fixed Wireless)
- AT&T (Fixed Wireless)
- Verizon (Fixed Wireless)
- Rise Broadband (Fixed Wireless)
- Visionary Broadband (Fixed Wireless)
- Dish (Satellite)
- DirecTV (Satellite)
- Viasat Internet (Satellite)
- HughesNet (Satellite)
- Starlink (Satellite)

The map below shows the number of broadband service providers by census tract in Castle Rock. Most areas of the town have access to five or more internet providers. Castle Rock appears to have strong broadband demand and adoption, even though some aspects of its infrastructure lag behind what might be expected. ISPReports.org shows that Castle Rock has a high Digital Connectivity Index score of 92/100, with high rates of device ownership, internet access, broadband access, and work-from-home participation, all of which suggest strong household reliance on connectivity.

At the same time, Castle Rock's fiber availability and average download speeds are lower than the statewide average, even though it has more providers than the statewide average. That combination is notable because it suggests residents have a comparatively strong need for broadband and are using it at high rates, but the local network environment may still have room to improve in terms of speed and fiber-based access despite a relatively competitive provider landscape.

See map: High Speed Internet Providers



High-speed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

As climate change accelerates, Castle Rock, located within Douglas County, faces growing risks from natural hazards including drought, severe weather, wildfire, and erosion. The 2026 draft Douglas County Hazard Mitigation Plan (HMP) identifies erosion as a particular concern for Castle Rock, noting that it has the largest number of people living in low- and moderate-erosion-susceptibility hazard areas. Erosion can damage residential buildings, displace residents, and obstruct or damage major roadways, which may hinder travel for emergency responders and the public. The Plan is currently being updated from its 2020 version to reflect new data and community priorities and to maintain eligibility for FEMA mitigation grants, with Volume II providing annexes for each participating jurisdiction.
Although no climate change studies have commenced to date for the Town of Castle Rock, the broader statewide context includes the Colorado Resiliency Framework, a strategic plan developed to strengthen resilience to climate change, social inequities, and economic challenges. Created in response to the 2012 wildfires and 2013 floods, the framework was first established in 2015 and later updated to address evolving risks. It outlines 29 strategies across six priority areas to help reduce risk and support long-term adaptation.

Since the last Hazard Mitigation Plan update, Castle Rock has made substantial progress on several mitigation efforts. Completed and ongoing work includes implementation of projects under the Town Master Plan, design for reconstruction and rehabilitation of small stormwater retention dams, completion of Phase I of the Castle Rock Reservoir No. 2 Project, continued wildland and stormwater management activities, mitigation of 369 acres through the end of 2025 under the CWPP, and near-completion of design for an eight-mile pipeline connecting Plum Creek to Rueter Hess Reservoir. The Town has also approved funding to complete a town-wide Continuity of Operations Plan and has shown broader progress in plan development and implementation since adoption of the County's first HMP.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The 2026 draft Douglas County Hazard Mitigation Plan indicates that flood-related displacement remains a concern for Castle Rock, estimating that 143 residents may be displaced, and 86 persons may require short-term shelter during a 1 percent annual chance flood event. Critical services during and after a flood may also be disrupted if facilities are damaged or transportation routes are impacted, particularly where blocked or damaged roads and bridges isolate residents and prevent service providers from reaching vulnerable populations or making needed repairs. Infants, older adults, and persons with chronic medical conditions are especially susceptible to extreme heat and cold. The entire building stock is vulnerable to severe weather, with properties in poor condition, manufactured homes, and older or poorly constructed

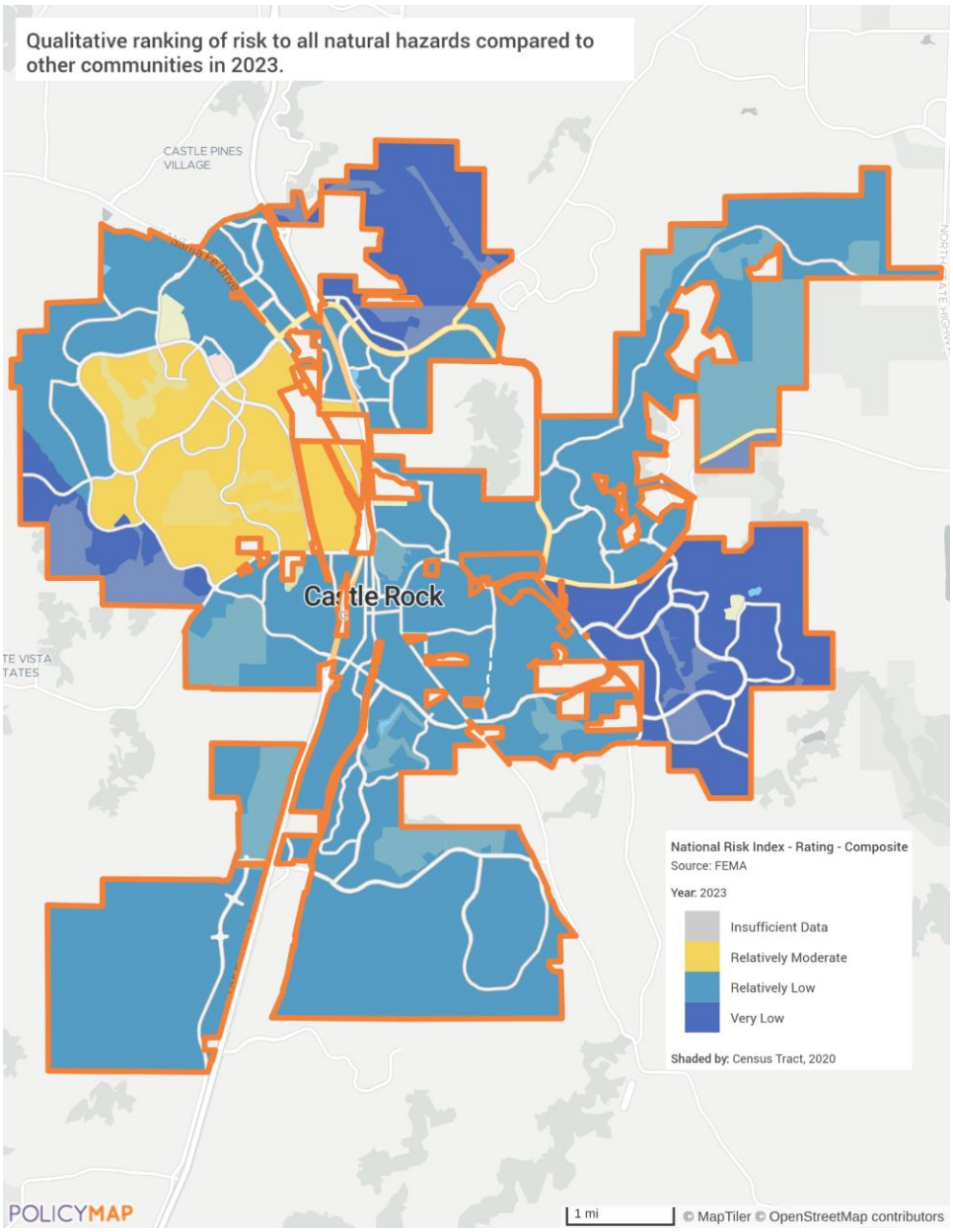
buildings facing greater risk, particularly where structures are located near overhead utility lines or large trees. Elevated summer temperatures can increase cooling demand and strain HVAC systems, while extreme cold can lead to freezing pipes, freeze-thaw damage, and increased risk of home fires.

FEMA's National Risk Index identifies Douglas County as having a relatively high level of community resilience, indicating that its residents have a relatively high ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Castle Rock providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels vary across the town, ranging from very low to relatively moderate. This indicates that hazard risk is not uniform, and some areas may require more targeted attention and resources to address specific hazards, making them more vulnerable than other parts of the town. These two indexes measure risk from different perspectives, FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the town's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention.

The Town of Castle Rock designates the Castle Rock Fire and Rescue Department as the lead agency for emergency management, with the fire chief serving as the Town's emergency manager under the Emergency Operations Plan. To help residents prepare for emergencies, the Town directs the public to preparedness resources available through Ready.gov and encourages residents to become familiar with the Douglas County Emergency Preparedness Guide so they can better understand local emergency procedures and readiness measures. Additionally, Colorado Voluntary Organizations Active in Disaster (VOAD) strengthens community resilience through coordinated support. As climate risks grow, continued investment in education, emergency planning, and partnerships will be vital for long-term preparedness.

See map: Risk to All Natural Hazards


Qualitative ranking of risk to all natural hazards compared to other communities in 2023.
CASTLE PINES VILLAGE
Castle Rock
National Risk Index - Rating - Composite
Source: FEMA
Year: 2023
Insufficient Data
Relatively Moderate
Relatively Low
Very Low
Shaded by: Census Tract, 2020
POLICYMAP
1 mi
© MapTiler © OpenStreetMap contributors

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan defines the Town of Castle Rock's vision for community development over the next five years. Its goals respond to priority needs identified by residents, local stakeholders, and the Needs Assessment and Market Analysis. The Plan details how the Town will use CDBG funds to support HUD's goals of ensuring suitable living environments and safe, affordable housing, particularly for low- to moderate-income households and special needs populations in Castle Rock.

The Strategic Plan also identifies target areas that have a high percentage of low- to moderate-income household population to be assisted with projects and activities. These areas have been designated as Townwide Low/Mod Eligible areas. Certain activities in the CDBG program will target these low/mod areas (LMA) in the five-year plan. Low/mod areas are defined by HUD as block group tracts where at least 51% of persons are low- to moderate-income. However, per section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, an activity benefits low/mod persons if it serves an area in the highest quartile of low/mod concentration. Castle Rock is an exception grantee, and tracts with 36.2% or more LMI are considered low/mod, which is the "top quartile" percentage of the population based on HUD's Low/Mod Summary Income Data from FY 2024. These tracts are eligible for area benefit activities such as public facility and infrastructure improvements.

The Town also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided throughout the Town and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, these households must meet income qualifications in order to be eligible.

Below are the priority needs and associated goals identified in this Strategic Plan.

Priority Need: Improve Public Facilities & Infrastructure

1A Improve Public Facilities & Infrastructure

Priority Need: Supportive Services for LMI & Special Needs

2A Supportive Services for LMI & Special Needs

Priority Need: Effective Program Management

3A Effective Program Management

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	**Area Name:**	Townwide Low/Mod Eligible
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	The Townwide Low/Mod Eligible areas in Castle Rock are block group tracts where at least 51 percent of the residents are low- and moderate-income persons. HUD designates this objective as a low/mod area benefit (LMA). However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low- and moderate-income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Castle Rock is an exception grantee, and tracts with 36.2% or more LMI are considered low/mod, which is the “top quartile” percentage of the population. In FY 2024, 10 block groups qualify as Low/Mod in Castle Rock. A table has been included at the end of this section. Castle Rock also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided town-wide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.
	Include specific housing and commercial characteristics of this target area.	Very few housing units in Castle Rock are old as most units were built after 2000 (71.2%). Only an estimated 7.4% of all housing units were built before 1980. (Source: 2020-2024 ACS). The vast majority of occupied housing units in Castle Rock are from homeowners with 82%. The median household value of homes is $652,900, which is below the County median at $713,600.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	As part of the plan development process, the Town of Castle Rock held a public hearing and provided a public comment period to give citizens the chance to review and comment on the plan. Additionally, the Town consulted with local community stakeholders to identify housing and community development needs. These needs were determined through meetings with nonprofits, Town offices, and citizens throughout the Castle Rock. Finally, a community survey was also made available online for public input. The results of the citizen participation process has been summarized in the PR-15.
	Identify the needs in this target area.	Affordable housing development is a priority for Castle Rock and its residents; however limited funds prevents the Town from adequately addressing affordability. As with many municipalities across the country, cost burden is the biggest housing issues in the Town. As reported in the NA-50, the Town prioritizes supportive services for senior citizens, and to help them age in place. Activities that help address this need are food delivery programs. Also identified in the NA-50, there is a need to expand and improve neighborhood facilities and parks for special needs groups such as the elderly and persons with a disability.
	What are the opportunities for improvement in this target area?	Public services will improve residents' quality of life, address housing instability, and prevent homelessness. Continued investment in public services for LMI seniors enhances self-sufficiency and ensures access to critical resources. Public facilities and infrastructure improvements will revitalize neighborhoods and attract more public and private investments. Continued investments have shown positive impacts on mobility, safety, and environmental challenges. These include improvements that increase accessibility for all residents.
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the Town of Castle Rock.

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the community

Castle Rock does not allocate funding based solely on geography. When activities serve individuals or households directly, recipients must meet income and residency requirements. Town staff or a partner agency will complete an intake and eligibility review before the project begins.

Additionally, the Town has identified infrastructure and public facility improvements that serve a community, neighborhood, or area. These projects provide an “area-wide” benefit. Per HUD requirements, such areas must be within an eligible Low/Mod Block Group Tract, where at least 51% of residents are low- to moderate-income. HUD defines this as a low/mod area (LMA) benefit.

However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low- and moderate-income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Castle Rock is an exception grantee, and tracts with 36.2% or more LMI are considered low/mod, which is the “top quartile” percentage of the population. In FY 2024, ten block groups qualify as Low/Mod in Castle Rock. A table has been included at the end of this section.

HUD CDBG Low/Mod Income Summary Data (LMISD), which have defined the eligible Low/Mod block group tracts within the jurisdiction can be found on the HUD Exchange website at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Low/Mod Census Block Group Tracts (Exception Grantee 36.2%)

TRACT	BLKGRP	LOW/MOD	TRACT TOTAL	LOW/MOD %
014407	1	1,320	1,810	72.90%
014123	2	1,050	1,495	70.20%
014504	1	295	450	65.60%
014504	2	1,675	2,665	62.90%
014503	2	985	1,665	59.20%
014503	1	805	1,940	41.50%
014505	3	930	2,305	40.30%
014504	3	570	1,490	38.30%
014603	3	515	1,390	37.10%
014017	1	440	1,215	36.2%

Table 47 - Low/Mod Census Block Group Tract Details (FY 2024)

Source: HUD CDBG Low/Mod Income Summary Data (LMISD)

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Improve Public Facilities & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Townwide Low/Mod Eligible
	Associated Goals	1A Improve Public Facilities & Infrastructure
	Description	The Town of Castle Rock needs to expand and enhance public infrastructure in low- and moderate-income neighborhoods, including streets, sidewalks, stormwater, and water systems. ADA access improvements are also required for public facilities such as neighborhood centers, parking lots, parks, and recreational areas.
	Basis for Relative Priority	During the planning process, community residents, local nonprofit stakeholders and Town staff identified the need for broad improvements to public infrastructure. The Town also identified the need for ADA access improvements to public facilities. The basis for this priority is to increase accessibility for all residents and create a suitable living environment.
2	**Priority Need Name**	Supportive Services for LMI & Special Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Seniors Persons with a Disability Non-housing Community Development
	Geographic Areas Affected	Townwide Low/Mod Eligible
	Associated Goals	2A Supportive Services for LMI & Special Needs

	Description	There is a need to provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public service activities will include services for the elderly, homeless, youth services and persons with a disability.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations, the need for public supportive services for LMI and special needs groups, especially services for the elderly was identified. Public services will be offered by the Town and/or partner agencies to enhance the quality of life in the Town. The basis for this priority is to increase accessibility for all residents in Castle Rock to the services and programs offered by the Town and other local resources.
3	**Priority Need Name**	Effective Program Management
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Townwide Low/Mod Eligible
	Associated Goals	3A Effective Program Management
	Description	The Town of Castle Rock will support HUD funded programs with administration of the programs, monitoring subrecipients, keeping strict grant-based accounting, and other activities to remain in compliance with HUD regulations. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	Planning and administration of HUD funded programs in vital to having a successful program and meeting the goals and objectives identified in the plan. Planning and administration will also ensure compliance and keeping with the regulations of the grant.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A. CDBG funds will not be used for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	N/A. CDBG funds will not be used for Tenant Based Rental Assistance.
New Unit Production	N/A. CDBG funds will not be used for the development of new unit production of affordable housing.
Rehabilitation	N/A. CDBG funds will not be used for the rehabilitation of existing residential housing.
Acquisition, including preservation	N/A. CDBG funds will not be used for acquisition or preservation activities.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Town of Castle Rock will receive Community Development Block Grant (CDBG) Program funds from the U.S. Department of Housing and Urban Development (HUD) to help address the goals outlined in the Consolidated Plan. The CDBG program provides annual grants on a formula basis to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. In PY 2026, the Town anticipates receiving $294,709 in CDBG funds for its community development projects. PY 2026 is the first planning year of the 2026-2030 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	294,709.00	0.00	0.00	294,709.00	1,178,836.00	PY 2026 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town of Castle Rock plans to utilize its federal CDBG funds to attract additional resources. These funds will support in-kind resources and program activities for seniors at the Castle Rock Senior Activity Center. It's important to note that HUD CDBG program funds do not require a dollar-for-dollar match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town prioritizes improving public facilities and infrastructure in low- and moderate-income areas of Castle Rock. Identified improvements include sidewalks, streets, trails, Town Parks, and Town-owned facilities. This priority emerged from citizen participation and community surveys during the plan's development. The Town will focus on improvements within these block group tracts. According to HUD's CDBG Low Mod Income Summary Data (LMISD), the Low/Mod Block Group Tracts are 014017.1, 014123.2, 014407.1, 014503.1, 014503.2, 014504.1, 014504.2, 014504.3, 014505.3 & 014603.3.

For more information on how these tracts are determined, see the SP-10 of the ConPlan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Castle Rock	Government	Non-homeless special needs public facilities public services	Jurisdiction
Castle Rock Senior Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Douglas County Homeless Initiative	Continuum of care	Homelessness Non-homeless special needs public services	Region
Castle Rock Parks and Recreation Department	Departments and agencies	Non-homeless special needs public services	Jurisdiction
Castle Rock Public Works Department	Departments and agencies	Non-homeless special needs public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Castle Rock collaborates closely with area nonprofits, Town departments, and government agencies to serve LMI residents, especially seniors. Alongside Town programs like the recreation, Taxi Voucher, and Water Discount programs, the Town partners with the Castle Rock Senior Activity Center, the State of Colorado property tax exemption and deferral program, the Denver Regional Council of Governments, and Aging Resources of Douglas County. These combined efforts address the needs of Castle Rock's elderly population.

Limited funding creates gaps in service delivery. The Town cannot provide affordable housing due to prohibitive costs relative to available funds. Although many public service programs support LMI residents, the Town cannot directly fund all of them.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Town of Castle Rock is located within the Metro Denver Homeless Initiative (MDHI) Continuum of Care area and benefits from its initiatives. The Douglas County Homeless Initiative (DCHI) leads local coordination and services for homelessness and reports to MDHI. DCHI offers services including signage, education, homelessness assistance, and the Homeless Engagement, Assistance and Resource Team (HEART).

The Town and the CoC share the goal of ending homelessness in the area, and the Town supports the CoC's initiatives. The CoC coordinates with local providers to ensure the needs of the homeless are met. These activities include supportive services, emergency shelter, transitional housing, and permanent-supportive housing to prevent homelessness. The Homeless Management Information System (HMIS) administers CoC services and program funding. While the Town of Castle Rock lacks these resources locally, it may refer residents to services in the greater CoC area.

CDBG funds directly benefit low- and moderate-income individuals and households by providing services that prevent poverty and homelessness. The Town also supports the elderly with programs promoting independent living, including the Taxi Voucher program and the Castle Rock Water discount for seniors.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

A key strength of the service delivery system for special needs populations is the Town's programs for the elderly. The Town maintains strong partnerships with local nonprofits and government agencies. Alongside senior programs like recreation, the Taxi Voucher, and Castle Rock Water discount, the Town collaborates with the Castle Rock Senior Activity Center, the State of Colorado property tax exemption and deferral program, the Denver Regional Council of Governments, and Aging Resources of Douglas County. Together, these services address the needs of Castle Rock's elderly residents.

The Town participates in the Douglas County Cares program, a collaboration of County and local agencies supporting homeless and vulnerable residents. The program offers case management and supportive services to help clients achieve and maintain self-sufficiency. Participants receive various forms of assistance to overcome barriers and build stability, capacity, and opportunity.

A service gap for the homeless in Castle Rock is the limited availability of local resources. Although the MDHI Continuum of Care network spans six counties to support homelessness initiatives, few resources target Castle Rock specifically. Additionally, identifying the homeless population remains challenging.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The purpose of the Strategic Plan is to fill gaps in services for LMI and special needs groups and expand or improve facilities and infrastructure in Low/Mod areas. CDBG funds cannot accomplish this alone. The Town will work with local organizations, especially those involved in Town initiatives, to increase their capacity to serve unmet needs. The Town will also collaborate with Douglas County in the citizen participation process to identify community development needs and funding priorities within the Town. To address homeless needs, the Town will refer to the Douglas County Homeless Initiative.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2026	2030	Non-Housing Community Development	Townwide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: $957,814	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14925 Persons Assisted
2	2A Supportive Services for LMI & Special Needs	2026	2030	Non-Homeless Special Needs	Townwide Low/Mod Eligible	Supportive Services for LMI & Special Needs	CDBG: $221,027	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	3A Effective Program Management	2026	2030	Non-Housing Community Development	Townwide Low/Mod Eligible	Effective Program Management	CDBG: $294,704	Other: 5

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Improve Public Facilities & Infrastructure
	Goal Description	The Town will work to provide improved access to public facilities, in particular for ADA improvements to neighborhood facilities (03E), parks and recreation facilities (03F), and ADA improvements to parking facilities (03G). These may include activities such as playground improvements, wheel chair access, ramps and signs. The Town will also work to provide support for public infrastructure improvements such as street improvements (03K), sidewalks (03L), and ADA and other infrastructure improvements (03Z). Public improvements are intended to have LMI area wide benefits.
2	**Goal Name**	2A Supportive Services for LMI & Special Needs
	Goal Description	The Town will work to provide for supportive services that improve the quality of life for the elderly living in Castle Rock. Supportive service activities for seniors include activities such as independent living services, meals, health and self-sufficiency assistance (05A). The Town will work to provide vital support services that improve the quality of life for low- and moderate income (LMI) households and special needs groups in Castle Rock. Other eligible services to help assist LMI residents include services for persons with a disability (05B), homeless programs (03T), emergency assistance (05Q) and health services (05M).
3	**Goal Name**	3A Effective Program Management
	Goal Description	The Town of Castle Rock will provide effective program management of the HUD CDBG grant programs that will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports, fair housing outreach and citizen participation requirements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In the 5-Year Consolidated Planning period the Town of Castle Rock does not plan to directly fund affordable housing activities with CDBG funds; therefore, the Town has not estimated affordable housing outcomes in the table above. The Town anticipates that improvements to public infrastructure, such as streets and sidewalks, will help to draw housing investments to the Low/Mod areas.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Town of Castle Rock falls within the service area of the Douglas County Housing Partnership (DCHP), which is a multi-jurisdictional housing authority that was formed as a cooperative effort between businesses, and local and county governments to address the lack of affordable housing for people who work in the area.

DCHP owns various public housing properties, including the Oakwood Senior Apartments, a 109-unit community for seniors located in Castle Rock. This complex was developed under the Rural Development 515 Program. In 2005, the Rural Development loan was prepaid, putting the complex at risk of being converted into market-rate condominiums. To prevent this, DCHP intervened and purchased the complex, thereby preserving affordable rents.

DCHP also owns Reyn Rock Senior Apartments, offering 33 units for very low-income seniors in downtown Castle Rock. Stonecreek Park Condominiums (15 affordable units), the Reserve at Castle Highlands (200 units), and Auburn Ridge for seniors 55 and older further support affordable housing for low- to moderate-income families.

The Town of Castle Rock has worked with Douglas County, the DCHP, and Wellspring Community to develop housing for adults with intellectual and developmental disabilities (I/DD). Unity on Park has 42 units in an affordable multi-family facility designed to provide both supported and independent living for adults with I/DD. The Town approved a full fee waiver for this project, which is now leasing apartments. The Town is also supporting the development of Unity on Wolfensberger. This facility will be a 24-unit complex with most units dedicated to adults with I/DD. In May 2025, Town Council approved a full fee waiver for this project as well.

Town of Castle Rock staff will continue collaborating with DCHP to explore affordable housing opportunities for low- to moderate-income individuals, including the elderly and persons with disabilities. DCHP will provide reasonable accommodations for eligible applicants requesting accessible units.

Activities to Increase Resident Involvements

DCHP holds monthly homebuyer classes, and signup is free on its website. DCHP also offers its resident households the opportunity to purchase their first home in Douglas County through the Down Payment Assistance Program. This program increases a buyer's purchase power by allowing these households to borrow at a low-interest rate, ultimately bridging the gap between lower wages and higher-cost housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A. DCHP is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies in Castle Rock do not prohibit affordable housing, but several local and state conditions can still make lower-cost housing more difficult to produce and preserve. At the local level, Castle Rock's long-range planning framework emphasizes responsible growth, distinct town identity, quality development, water conservation, and compatibility with surrounding neighborhoods. Those objectives are important community policies, but they can also make it more difficult to deliver lower-cost housing at scale when affordable projects depend on higher densities, smaller lots, or housing types that may be less aligned with community preferences for lower-intensity development. Castle Rock's community input materials show stronger support for lower-intensity forms, lower building heights, downtown housing above retail, and senior housing than for multifamily housing, which can create practical constraints on broader acceptance of lower-cost higher-density development.

Development-related fees and review requirements also affect affordability. The Town states that development impact fees and system development fees are incurred on all new construction, and those fees are used to expand infrastructure and utility capacity as growth occurs. Current Town fee schedules also show per-unit stormwater impact fees for multifamily development, with higher charges in the Plum Creek Drainage Basin than in the Cherry Creek Drainage Basin. In addition, Castle Rock's development process requires projects to undergo review for conformance with zoning, site development plans, Town Code, and technical design criteria, with revisions and resubmittals required as needed before approval. These requirements help protect public infrastructure and community standards, but they can also add cost, time, and uncertainty, especially for smaller or income-restricted projects.

Land use flexibility has improved in some areas, but limitations remain. Castle Rock allows accessory dwelling units in residential districts, and the Town describes ADUs as a way to provide alternative housing options and make efficient use of existing housing stock and infrastructure. At the same time, ADUs must still comply with Chapter 17.61 and applicable planned development regulations, are prohibited on certain properties, and additional dwelling units are subject to Town fees. Town actions such as the Meadowmark and Unity fee waivers show that Castle Rock has used local incentives to help offset these barriers for specific affordable housing projects, but those waivers also reflect that baseline development costs can be significant without targeted assistance.

State policy also shapes local options. Colorado law continues to prohibit counties and municipalities from adopting rent control on private residential property, which limits one potential local tool for stabilizing rents in a high-cost market. As a result, Castle Rock must rely more heavily on incentives, partnerships, and project-specific assistance rather than mandatory local rent controls to address affordability pressures.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Through citizen participation, the community and stakeholders identified the need for public facilities, essential services, and affordable housing. Due to limited funding, the Town will prioritize activities that

benefit the most residents in Castle Rock. These include public facility improvements and services that enhance the quality of life for low- and moderate-income residents and special needs groups such as the elderly and persons with disabilities.

Responsible Growth (RG) aims to meet the needs of current and future residents while preserving the Town's character, distinct identity, and vibrancy as an independent community. The following principles support responsible growth by addressing barriers to affordable housing and encouraging its development. Detailed strategies are outlined in the 2030 Master Plan.

RG Principles:

- Cohesive neighborhoods with mixed land uses provide diverse lifestyle options for Castle Rock residents. They address both short- and long-term community needs while fostering places to live, work, and play.
- Promote growth that is orderly, cost-effective, equitable, and fiscally responsible.
- Ensure infill development respects the scale and character of surrounding neighborhoods.
- Continue to secure a renewable water supply to serve the long-term needs of the community.

The public policies deriving from the Town's vision do not inherently exacerbate the challenges to affordable housing and seek to mitigate those barriers. One example is Section 3.16.050 of the Town's Municipal Code which specifically addresses "Attainable housing fee reduction." The Town waived $661,365 for the Wellspring multi-family residential housing project and $500,000 for Meadowmark in 2023. In May 2025, the Town waived $538,640.27 in fees for the Wellspring project to provide housing units for individuals with disabilities, especially those with intellectual and developmental disabilities (I/DD). The most critical barriers to the production and preservation of affordable housing include the following: Current Market conditions and limited resources.

Annual Plan: The Town will not use CDBG funding to directly support affordable housing projects. Given limited funds, priorities will focus on public services, facilities, and infrastructure improvements during the 5-Year Consolidated Planning period. The Town expects that enhancing infrastructure, such as streets and sidewalks, will attract housing investments to low- and moderate-income areas.

SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Town of Castle Rock is located within the Douglas County Homeless Initiative (DCHI) service area. DCHI leads local coordination and services for homelessness and reports to the Metro Denver Homeless Initiative (MDHI), the regional Continuum of Care (CoC). DCHI offers services including signage, education, homelessness assistance, and the Homeless Engagement, Assistance and Resource Team (HEART).

The Town and DCHI share the goal of ending regional homelessness, with the Town supporting the CoC's initiatives. The CoC coordinates local providers to meet homeless needs through supportive services, emergency shelter, transitional housing, and permanent supportive housing. HMIS manages CoC services and funding. Although Castle Rock lacks these resources locally, it can refer individuals to the broader CoC area for assistance.

Additionally, Douglas County's Homeless Engagement, Assistance, and Resource Team (HEART) are co-responder teams that pair Navigators with local law enforcement to respond to community calls regarding homelessness. The HEART teams provide support and resources to homeless individuals as needs arise. These co-responder teams strengthen the system of support for those experiencing homelessness.

The Town will work to engage with the DCHI to refer individuals to necessary services. The Town currently has several service providers that reach out to the homeless, including Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Addressing the emergency and transitional housing needs of homeless persons

The Town relies on the Douglas County Homeless Initiative for emergency and transitional housing needs of homeless persons in Caste Rock. Identifying homeless persons within the Town is difficult. To estimate the homeless population, the 2025 PIT Count was conducted in January, one of the coldest months, and counted only 58 homeless persons countywide.

Persons experiencing homelessness in Douglas County can apply for hotel vouchers with the following agencies: Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Currently, the Town does not specifically address facilitating the transition of homeless persons to permanent and independent living, shortening periods of homelessness, ensuring access to affordable units for the homeless, and preventing returns to homelessness. With limited CDBG funds, the Town's efforts are focused on prevention through its public service and public facility activities.

The Town refers its homeless needs to the Metropolitan Denver Homeless Initiative (MDHI), the Continuum of Care (CoC) in the broader region. MDHI offers a wide array of services and programs that address the diverse needs of individuals experiencing homelessness. During Program Year (PY) 2022, Douglas County received a $1 million grant from the federal government for the Generational Opportunities to Achieve Long-term Success (GOALS) facility located in Arapahoe County. This funding was used to rehabilitate and construct an existing unused building on the GOALS Campus for Douglas County residents. The GOALS facility can accommodate 3 to 8 families, depending on family size. It provides essential services, including food and shelter, substance abuse treatment, mental health counseling, and job placement for families facing homelessness. Furthermore, Douglas County has partnered with the City of Aurora to leverage funding from the American Rescue Plan Act (ARPA) to provide resources and shelter for the county's homeless population through Aurora's Regional Navigation Campus.

The Town participates in the Douglas County Cares program, a collaboration of county and local agencies supporting homeless and vulnerable residents. The program offers case management and supportive services to help clients achieve and maintain self-sufficiency. Participants receive assistance and tools to overcome obstacles and gain stability, capacity, and opportunity.

Within Castle Rock, the Town will continue to use CDBG funds to work directly to benefit LMI individuals and households in the community. The Town will address homelessness by providing services that directly or indirectly work to prevent poverty or conditions that may lead to homelessness. To align with the goals outlined in the Consolidated Plan, these services are targeted at the elderly population of the Town.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Town does not specifically target extremely low- and low-income households to avoid becoming homeless again, including those that are being discharged from public institutions and systems of care or receiving other assistance. The Town's efforts are focused on prevention through its public service activities. However, Douglas County employs a Reintegration Deputy, who assists those being released from county jail. One contributing factor to becoming homeless after being released from jail is the lack of transportation. Released inmates are without transportation to reach the next destination of their choice. The Reintegration Deputy addresses these complex transportation needs as part of their duties,

in addition to providing ongoing support after release.

Within Castle Rock, the Town will use CDBG funds to work directly to benefit LMI individuals and households in the community and address homelessness by providing services that directly or indirectly work to prevent or mitigate poverty and conditions that may lead to homelessness. These services are targeted at the elderly population.

Other Special Needs Activities:

Elderly & Persons with a Disability: The Town is committed to enhancing the quality of life for elderly and disabled residents through supportive services, including senior activities, health services, transportation, and recreation programs.

The Town ensures equal access for elderly and disabled individuals at all community facilities, including the Castle Rock Recreation Center. The center offers health and wellness activities, a senior fitness program, and discounts for seniors 62 and older.

The Castle Rock Senior Activity Center organizes a wide variety of special events. These may be on-site or off-site and serve various purposes, including fundraising, giving back to the community, socializing, or learning something new. Transportation services are also available at the center.

Discussion

On June 9, 2023, the Town of Castle Rock hosted a grand re-opening of Butterfield Crossing Park. Substantial work was done to create a fully inclusive Possibilities Playground, allowing people of all ages and ability levels to play, be challenged, and have fun together. Achieving the vision for this park was possible through partnerships among Meadows Metropolitan District No. 1, the Castle Rock Parks and Trails Foundation, and the Town of Castle Rock. Nearly $1.1 million was raised from the community to fund adaptive and inclusive play equipment, bringing the Possibilities Playground to life.

The Possibilities Playground is located next to Butterfield Crossing Pool, an ADA-accessible recreational facility with a lift for individuals with disabilities and a zero-depth-entry wading pool.

Complementing these amenities at Butterfield Crossing Park is the CDBG-funded project (PY 2021) to construct an all-abilities restroom. This Public Facility and Infrastructure project was completed in 2022 and provides residents of all abilities with the functionality they need to enjoy an extended stay at Butterfield Crossing Park.

Persons living with HIV/AIDS and their families: Currently, few service providers serve this special needs group in Castle Rock; however, individuals can be referred to the Colorado Department of Public Health & Environment's HIV Care Core and Support Services program. This program offers comprehensive medical and non-medical care, including intensive case management and emergency assistance. More information is available at https://cdphe.colorado.gov/hiv-care-core-and-support-services.

Public Housing Residents: The Town is served by the Douglas County Housing Partnership (DCHP), a multi-jurisdictional housing authority formed through collaboration among businesses and local governments to address affordable housing needs for area workers. DCHP owns and manages several properties, including Oakwood Senior Apartments (109 units), Meadowmark (200 units for seniors), Unity on Park (42 units for adults with intellectual and developmental disabilities), Reyn Rock (33 senior units), Stonecreek Park Condominiums (15 units), the Reserve at Castle Highlands (200 units for low- to moderate-income families), and Auburn Ridge (for seniors 55 and older). DCHP also provides other affordable housing options and Housing Choice Vouchers to eligible individuals and families. For more information, visit https://douglascountyhousingpartnership.org.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Castle Rock has a low percentage of housing units that have the potential for lead-based paint. Most of the Town's housing stock was built after 1978, when lead-based paint was banned nationwide for consumer use. There are, however, just over 2,000 housing units (7.4%) that were built before 1980 (Source: 2020-2024 ACS). Residents of these homes could risk exposure to lead-based paint during a home repair project. The Town does not provide lead-based paint services but refers cases to the Douglas County Health Department if children are exposed.

As instructed by the Douglas County Health Department website, when a child has a confirmed blood lead level greater than or equal to 5µg/dL, the Department will conduct an investigation, which could include a home visit. These services are free of charge, and households with this need can contact the department at (303) 660-7400 for more information.

How are the actions listed above related to the extent of lead poisoning and hazards?

N/A. The Town does not work on affordable housing projects, and therefore does not directly address lead-based paint hazards. Please see above.

How are the actions listed above integrated into housing policies and procedures?

N/A. The Town does not work on affordable housing projects, and therefore does not directly address lead-based paint hazards. Please see above.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Castle Rock's anti-poverty strategy leverages multiple resources, including CDBG, alongside local and state programs to address the interconnected challenges facing low- to moderate-income (LMI) households. As of 2024, an estimated 3.8% of the Town's population lives below the poverty line (2020-2024 ACS). While this rate is relatively low, geographic disparities remain. Census tract 014504 in the central part of Town has a poverty rate of 7.8% which is twice the rate of the rest of Castle Rock. There is also one tract to the north, 014017, with a poverty rate of 6.8%.

Through CDBG investments, the Town prioritizes public facilities and infrastructure improvements, and economic development activities in higher-poverty areas to create pathways out of poverty. These investments complement services provided by Town departments such as the Castle Rock Senior Center, Parks and Rec, and Public Works Department.

The Town's approach emphasizes job creation and retention through small business support, workforce development, and implementation of Section 3 policies that create economic opportunities for residents in target communities. Development projects are designed to not only meet infrastructure needs but also economically empower the populations they serve.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Town's anti-poverty strategy is fully integrated within the Consolidated Plan through coordinated investments and partnerships across multiple departments, agencies and programs. HUD-funded programs work in tandem with complementary local partners, particularly the local housing providers and the regional Continuum of Care. The following strategies set forth in this plan will help reduce poverty in the City in the next five-years.

- Targeting federal resources to public facilities and infrastructure improvements in low/mod block group tracts with high poverty rates;
- Funding public service programs that promote housing stability and financial self-sufficiency;
- Supporting special needs populations including persons with disabilities, the elderly, homeless individuals, and victims of domestic violence; and
- Creating and retaining jobs through small business economic development activities and Section 3 hiring requirements.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is intended to review funded projects in Castle Rock that address one or more of HUD's national objectives, specifically benefitting low-to-moderate income individuals. This includes the Town's initiatives related to public improvements and public services. The purpose of monitoring is to evaluate regulatory performance in the administrative, financial, and programmatic aspects of the Town's Community Development Block Grant (CDBG) program.

The Town views monitoring as an ongoing process that involves continuous communication with the Community Development team and other Town departments regarding the evaluation of financial records and project or program performance. This process includes frequent communication via telephone and email, written correspondence, analysis of reports and audits, and periodic meetings. It is the responsibility of Town staff to stay fully informed about compliance with program requirements and to assess the level of technical assistance needed by and provided to any manager of CDBG program funds.

Monitoring of projects consists of both desktop and on-site reviews and is conducted as needed. Through on-site and desktop monitoring, the Town CDBG program can determine whether the project performance meets program requirements and improve performance by providing guidance and making recommendations.

The Town monitors CDBG expenditures and IDIS cash disbursements. The Town ensures that all project expenses are correctly added and coded and the Town's recorded revenues match cash disbursements in HUD's IDIS reporting system. The Town tracks and reviews expenditures of activities and reports all activities in the Consolidated Annual Performance and Evaluation Review (CAPER) at the end of the program year. Further, the Town monitors timeliness of expenditures of program funds. Timely tracking and reviewing activities expenditure information helps to monitor the progress and successful completion of activities.

Comprehensive Planning Requirements

The comprehensive planning requirements include the development and consolidated plan process of the 5-Year ConPlan, the AAP, and CAPER. Citizen participation is vital to the Consolidated Plan process. The Town closely follows its HUD-approved Citizen Participation Plan (CPP), which guides the Town in gathering information essential to identifying priority housing and community development needs in Castle Rock. These priority needs form the basis of the Town's Strategic Plan in the ConPlan and the annual goals and activities in each AAP. The ConPlan is developed every 5 years with identified priority needs and goals to address them. Each year, the Town develops an AAP that identifies projects and activities to further the plan's goals. This plan must be submitted to and approved by HUD annually to receive CDBG

funding. At the end of each AAP program year, the Town reports on accomplishments and performance through the CAPER. Citizen participation is required in developing each stage as per 24 CFR 91.105.

Annual Action Plan

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

The Town of Castle Rock will receive Community Development Block Grant (CDBG) Program funds from the U.S. Department of Housing and Urban Development (HUD) to help address the goals outlined in the Consolidated Plan. The CDBG program provides annual grants on a formula basis to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. In PY 2026, the Town anticipates receiving $294,709 in CDBG funds for its community development projects. PY 2026 is the first planning year of the 2026-2030 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	294,709.00	0.00	0.00	294,709.00	1,178,836.00	PY 2026 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town of Castle Rock plans to utilize its federal CDBG funds to attract additional resources. These funds will support in-kind resources and program activities for seniors at the Castle Rock Senior Activity Center. It's important to note that HUD CDBG program funds do not require a dollar-for-dollar match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town prioritizes improving public facilities and infrastructure in low- and moderate-income areas of Castle Rock. Identified improvements include sidewalks, streets, trails, Town Parks, and Town-owned facilities. This priority emerged from citizen participation and community surveys during the plan's development. The Town will focus on improvements within these block group tracts. According to HUD's CDBG Low Mod Income Summary Data (LMISD), the Low/Mod Block Group Tracts are 014017.1, 014123.2, 014407.1, 014503.1, 014503.2, 014504.1, 014504.2, 014504.3, 014505.3 & 014603.3.

For more information on how these tracts are determined, see the SP-10 of the ConPlan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2026	2030	Non-Housing Community Development	Townwide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: $191,563	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2985 Persons Assisted
2	2A Supportive Services for LMI & Special Needs	2026	2030	Non-Homeless Special Needs	Townwide Low/Mod Eligible	Supportive Services for LMI & Special Needs	CDBG: $44,205	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	3A Effective Program Management	2026	2030	Non-Housing Community Development	Townwide Low/Mod Eligible	Effective Program Management	CDBG: $58,941	Other: 1

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Improve Public Facilities & Infrastructure
	Goal Description	The Town will work to provide improved access to public facilities, in particular for ADA improvements to neighborhood facilities (03E), parks and recreation facilities (03F), and ADA improvements to parking facilities (03G). These may include activities such as playground improvements, wheel chair access, ramps and signs. The Town will also work to provide support for public infrastructure improvements such as street improvements (03K), sidewalks (03L), and ADA and other infrastructure improvements (03Z). Public improvements are intended to have LMI area wide benefits.
2	**Goal Name**	2A Supportive Services for LMI & Special Needs
	Goal Description	The Town will work to provide for supportive services that improve the quality of life for the elderly living in Castle Rock. Supportive service activities for seniors include activities such as independent living services, meals, health and self-sufficiency assistance (05A). The Town will work to provide vital support services that improve the quality of life for low- and moderate income (LMI) households and special needs groups in Castle Rock. Other eligible services to help assist LMI residents include services for persons with a disability (05B), homeless programs (03T), emergency assistance (05Q) and health services (05M).
3	**Goal Name**	3A Effective Program Management
	Goal Description	The Town of Castle Rock will provide effective program management of the HUD CDBG grant programs that will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports, fair housing outreach and citizen participation requirements.

AP-35 Projects - 91.220(d)

Introduction

The proposed projects for the PY 2026 AAP are outlined in the table below. These projects will focus on addressing the Town's two highest priority needs: improvements to public facilities and infrastructure, as well as supportive services for low- and moderate-income (LMI) individuals and those with special needs. Please note that the administration of the CDBG program is limited to 20% of the FY CDBG 2026 funding allocation. Additionally, public services are subject to a grant cap of 15%. Further details about the proposed projects can be found in section AP-38.

#	Project Name
1	Program Administration (2026)
2	Public Services (2026)
3	Public Facilities & Infrastructure (2026)

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects address the two highest priority needs in the Town which are Improvements to Public Facilities & Infrastructure and Supportive Services for LMI and Special Needs. While they are both high priorities, there is a grant allocation cap for public services at 15%. The remaining funds (beyond the public service and planning and administration caps) will go towards public facilities and infrastructure improvements. At this time, limited funds are an obstacle to addressing the underserved needs in the community.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Program Administration (2026)
	Target Area	Townwide Low/Mod Eligible
	Goals Supported	3A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: $58,941
	Description	Administration and planning of the Town CDBG program in PY 2026 Admin costs are not to exceed 20% of the total annual allocation.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A, Other: 1
	Location Description	Town-wide eligible.
	Planned Activities	Program administration of the CDBG program (21A).
2	**Project Name**	Public Services (2026)
	Target Area	Townwide Low/Mod Eligible
	Goals Supported	2A Supportive Services for LMI & Special Needs
	Needs Addressed	Supportive Services for LMI & Special Needs
	Funding	CDBG: $44,205
	Description	The Town will provide CDBG funds for public service to LMI and special needs groups such as the elderly. Supportive services include senior service activities such as health services, transportation, meal delivery, and recreation programs. Funding for public services is capped at 15% of the grant allocation.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
	Location Description	Town-wide eligible.

	Planned Activities	Planned activities for public services will include senior services, health and self-sufficiency assistance (05A).
3	**Project Name**	Public Facilities & Infrastructure (2026)
	Target Area	Townwide Low/Mod Eligible
	Goals Supported	1A Improve Public Facilities & Infrastructure
	Needs Addressed	Improve Public Facilities & Infrastructure
	Funding	CDBG: $191,563
	Description	The Town will allocate CDBG funds to improve public facilities and infrastructure in LMI areas of Castle Rock. These improvements include parks, recreational centers, neighborhood facilities, and ADA-compliant infrastructure benefiting the elderly and persons with disabilities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,970 Persons Assisted (This is an estimate and will be based on the block group tract where the activity is located)
	Location Description	Town-wide eligible.
	Planned Activities	Planned activities for public facilities and infrastructure improvements will include ADA improvements to neighborhood facilities (03E) and parks and recreation facilities (03F).

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Town of Castle Rock does not allocate funding solely based on geographic criteria. To qualify for assistance, individuals or households must receive direct support from activities and services offered through the CDBG program. For eligible activities related to public facilities and infrastructure improvements, the Town will focus on low- to moderate-income census block group areas that are in need. Below, you can find the identified areas in need as well as the criteria the Town will use to determine these areas.

Geographic Distribution

Target Area	Percentage of Funds
Townwide Low/Mod Eligible	100

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Castle Rock does not allocate funding based solely on geography. When activities serve low- to moderate-income clientele or households (LMC/LMH) directly, recipients must meet income and residency requirements. Town staff or a partner agency will complete an intake and eligibility review before the project begins.

Additionally, the Town has identified infrastructure and public facility improvements that serve a community, neighborhood, or area. These projects provide an “area-wide” benefit. Per HUD requirements, such areas must be within an eligible Low/Mod Block Group Tract, where at least 51% of residents are low- to moderate-income. HUD defines this as a low/mod area (LMA) benefit.

However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low- and moderate-income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Castle Rock is an exception grantee, and tracts with 36.2% or more LMI are considered low/mod, which is the “top quartile” percentage of the population. In FY 2024, ten block groups qualify as Low/Mod in Castle Rock.

HUD CDBG Low/Mod Income Summary Data (LMISD), which have defined the eligible Low/Mod block group tracts within the jurisdiction can be found on the HUD Exchange website at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Discussion

Low-Income Households Concentration

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the MHI for the Town. According to the 2020-2024 ACS 5-Year Estimates, the MHI in Castle Rock is $145,197. A tract is considered to have a low-income concentration if the MHI is $116,157 or less. There are four tracts with a concentration of low-income households: 141.23, 145.03, 145.04 and 144.07.

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10 percent or more of that group’s Town-wide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1.0 percent of the Town’s population were analyzed.

Asian, non-Hispanic: Approximately 2.5% of the population identifies as Asian. A census tract is considered a concentration if 12.5 % of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanic persons make up 11.7% of the Town's population, and a census tract is considered a concentration if 21.7% of the population is part of this racial group. There are no census tracts with a concentration.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The Town will not directly fund affordable housing projects with CDBG funding. As funds are limited, the Town will target funds toward the priorities of public services, public facilities, and infrastructure improvements in the 5-Year Consolidated Planning period. The Town anticipates that improvements to public infrastructure, such as streets and sidewalks, will help to draw housing investments to low- and moderate-income areas.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing - 91.220(h)

Introduction

The Town of Castle Rock is served by the Douglas County Housing Partnership (DCHP), a multi-jurisdictional housing authority formed by businesses and local governments to address affordable housing shortages for area workers.

DCHP owns various public housing properties, including the Oakwood Senior Apartments, a 109-unit community for seniors located in Castle Rock. This complex was developed under the Rural Development 515 Program. In 2005, the Rural Development loan was prepaid, putting the complex at risk of being converted into market-rate condominiums. To prevent this, DCHP intervened and purchased the complex, thereby preserving affordable rents.

DCHP also owns Reyn Rock Senior Apartments, offering 33 units for very low-income seniors in downtown Castle Rock. Stonecreek Park Condominiums (15 affordable units), the Reserve at Castle Highlands (200 units), and Auburn Ridge for seniors 55 and older further support affordable housing for low- to moderate-income families.

Actions planned during the next year to address the needs to public housing

In early 2023, Castle Rock Town Council granted a $500,000 fee waiver for Meadowmark, a 200-unit restricted-rent housing project for low-income residents aged 55 and over. This waiver allowed developers to access low-income residential real estate tax credits from the Colorado Housing Finance Authority and a significant grant from the Colorado Division of Housing.

The Town of Castle Rock has worked with Douglas County, the Douglas County Housing Partnership, and Wellspring Community to develop housing for adults with intellectual and developmental disabilities (I/DD). Unity on Park has 42 units in an affordable multi-family facility designed to provide both supported and independent living for adults with I/DD. The Town approved a full fee waiver for this project, which is now leasing apartments. The Town is also supporting the development of Unity on Wolfensberger. This facility will be a 24-unit complex with most units dedicated to adults with I/DD. In May 2025, Town Council approved a full fee waiver for this project as well.

Town of Castle Rock staff will continue to collaborate with Douglas County Housing Partnership staff on potential opportunities to provide affordable housing for low- to moderate-income individuals.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

DCHP holds monthly homebuyer classes, and signup is free on its website. DCHP also offers its resident households the opportunity to purchase their first home in Douglas County through the Down Payment Assistance Program. This program increases a buyer's purchase power by allowing these households to

borrow at a low-interest rate, ultimately bridging the gap between lower wages and higher-cost housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A. DCHP is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The Town of Castle Rock is located within the Douglas County Homeless Initiative (DCHI) service area. DCHI leads local coordination and services for homelessness and reports to the Metro Denver Homeless Initiative (MDHI), the regional Continuum of Care (CoC). DCHI offers services including signage, education, homelessness assistance, and the Homeless Engagement, Assistance and Resource Team (HEART).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Town and DCHI share the goal of ending regional homelessness, with the Town supporting the CoC's initiatives. The CoC coordinates local providers to meet homeless needs through supportive services, emergency shelter, transitional housing, and permanent supportive housing. HMIS manages CoC services and funding. Although Castle Rock lacks these resources locally, it can refer individuals to the broader CoC area for assistance.

Additionally, Douglas County's Homeless Engagement, Assistance, and Resource Team (HEART) are co-responder teams that pair Navigators with local law enforcement to respond to community calls regarding homelessness. The HEART teams provide support and resources to homeless individuals as needs arise. These co-responder teams strengthen the system of support for those experiencing homelessness.

The Town will work to engage with the DCHI to refer individuals to necessary services. The Town currently has several service providers that reach out to the homeless, including Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town relies on the Douglas County Homeless Initiative for emergency and transitional housing needs of homeless persons in Caste Rock. Identifying homeless persons within the Town is difficult. To estimate the homeless population, the 2025 PIT Count was conducted in January, one of the coldest months, and counted only 58 homeless persons countywide.

Persons experiencing homelessness in Douglas County can apply for hotel vouchers with the following agencies: Catholic Charities, Help and Hope Center, Parker Task Force, and SECOR Cares.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Currently, the Town does not specifically address facilitating the transition of homeless persons to permanent and independent living, shortening periods of homelessness, ensuring access to affordable units for the homeless, and preventing returns to homelessness. With limited CDBG funds, the Town's efforts are focused on prevention through its public service and public facility activities.

The Town refers its homeless needs to the Metropolitan Denver Homeless Initiative (MDHI), the Continuum of Care (CoC) in the broader region. MDHI offers a wide array of services and programs that address the diverse needs of individuals experiencing homelessness. During Program Year (PY) 2022, Douglas County received a $1 million grant from the federal government for the Generational Opportunities to Achieve Long-term Success (GOALS) facility located in Arapahoe County. This funding was used to rehabilitate and construct an existing unused building on the GOALS Campus for Douglas County residents. The GOALS facility can accommodate 3 to 8 families, depending on family size. It provides essential services, including food and shelter, substance abuse treatment, mental health counseling, and job placement for families facing homelessness. Furthermore, Douglas County has partnered with the City of Aurora to leverage funding from the American Rescue Plan Act (ARPA) to provide resources and shelter for the county's homeless population through Aurora's Regional Navigation Campus.

The Town participates in the Douglas County Cares program, a collaboration of county and local agencies supporting homeless and vulnerable residents. The program offers case management and supportive services to help clients achieve and maintain self-sufficiency. Participants receive assistance and tools to overcome obstacles and gain stability, capacity, and opportunity.

Within Castle Rock, the Town will continue to use CDBG funds to directly benefit LMI individuals and households in the community. The Town will address homelessness by providing services that directly or indirectly work to prevent poverty or conditions that may lead to homelessness. To align with the goals outlined in the Consolidated Plan, these services are targeted at the elderly population of the Town.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Town does not specifically target extremely low- and low-income households to avoid becoming homeless again, including those that are being discharged from public institutions and systems of care or receiving other assistance. The Town's efforts are focused on prevention through its public service activities. However, Douglas County employs a Reintegration Deputy, who assists those being released

from county jail. One contributing factor to becoming homeless after being released from jail is the lack of transportation. Released inmates are without transportation to reach the next destination of their choice. The Reintegration Deputy addresses these complex transportation needs as part of their duties, in addition to providing ongoing support after release.

Within Castle Rock, the Town will use CDBG funds to work directly to benefit LMI individuals and households in the community and address homelessness by providing services that directly or indirectly work to prevent or mitigate poverty and conditions that may lead to homelessness. These services are targeted at the elderly population.

Other Special Needs Activities:

Elderly & Persons with a Disability: The Town is committed to enhancing the quality of life for elderly and disabled residents through supportive services, including senior activities, health services, transportation, and recreation programs.

The Town ensures equal access for elderly and disabled individuals at all community facilities, including the Castle Rock Recreation Center. The center offers health and wellness activities, a senior fitness program, and discounts for seniors 62 and older.

The Castle Rock Senior Activity Center organizes a wide variety of special events. These may be on-site or off-site and serve various purposes, including fundraising, giving back to the community, socializing, or learning something new. Transportation services are also available at the center.

Discussion

On June 9, 2023, the Town of Castle Rock hosted a grand re-opening of Butterfield Crossing Park. Substantial work was done to create a fully inclusive Possibilities Playground, allowing people of all ages and ability levels to play, be challenged, and have fun together. Achieving the vision for this park was possible through partnerships among Meadows Metropolitan District No. 1, the Castle Rock Parks and Trails Foundation, and the Town of Castle Rock. Nearly $1.1 million was raised from the community to fund adaptive and inclusive play equipment, bringing the Possibilities Playground to life.

The Possibilities Playground is located next to Butterfield Crossing Pool, an ADA-accessible recreational facility with a lift for individuals with disabilities and a zero-depth-entry wading pool.

Complementing these amenities at Butterfield Crossing Park is the CDBG-funded project (PY 2021) to construct an all-abilities restroom. This Public Facility and Infrastructure project was completed in 2022 and provides residents of all abilities with the functionality they need to enjoy an extended stay at Butterfield Crossing Park.

Persons living with HIV/AIDS and their families: Currently, few service providers serve this special needs group in Castle Rock; however, individuals can be referred to the Colorado Department of Public Health

& Environment's HIV Care Core and Support Services program. This program offers comprehensive medical and non-medical care, including intensive case management and emergency assistance. More information is available at https://cdphe.colorado.gov/hiv-care-core-and-support-services.

Public Housing Residents: The Town is served by the Douglas County Housing Partnership (DCHP), a multi-jurisdictional housing authority formed through collaboration among businesses and local governments to address affordable housing needs for area workers. DCHP owns and manages several properties, including Oakwood Senior Apartments (109 units), Meadowmark (200 units for seniors), Unity on Park (42 units for adults with intellectual and developmental disabilities), Reyn Rock (33 senior units), Stonecreek Park Condominiums (15 units), the Reserve at Castle Highlands (200 units for low- to moderate-income families), and Auburn Ridge (for seniors 55 and older). DCHP also provides other affordable housing options and Housing Choice Vouchers to eligible individuals and families. For more information, visit https://douglascountyhousingpartnership.org.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

Public policies in Castle Rock do not prohibit affordable housing, but several local and state conditions can still make lower-cost housing more difficult to produce and preserve. At the local level, Castle Rock's long-range planning framework emphasizes responsible growth, distinct town identity, quality development, water conservation, and compatibility with surrounding neighborhoods. Those objectives are important community policies, but they can also make it more difficult to deliver lower-cost housing at scale when affordable projects depend on higher densities, smaller lots, or housing types that may be less aligned with community preferences for lower-intensity development. Castle Rock's community input materials show strong support for lower-intensity forms, lower building heights, downtown housing above retail, and senior housing, which can create practical constraints on broader acceptance of lower-cost higher-density development.

Development-related fees and review requirements also affect affordability. The Town states that development impact fees and system development fees are incurred on all new construction, and those fees are used to expand infrastructure and utility capacity as growth occurs. Current Town fee schedules also show per-unit stormwater impact fees for multifamily development, with higher charges in the Plum Creek Drainage Basin than in the Cherry Creek Drainage Basin. In addition, Castle Rock's development process requires projects to undergo review for conformance with zoning, site development plans, Town Code, and technical design criteria, with revisions and resubmittals required as needed before approval. These requirements help protect public infrastructure and community standards, but they can also add cost, time, and uncertainty, especially for smaller or income-restricted projects.

Land use flexibility has improved in some areas, but limitations remain. Castle Rock allows accessory dwelling units in residential districts, and the Town describes ADUs as a way to provide alternative housing options and make efficient use of existing housing stock and infrastructure. At the same time, ADUs must still comply with Chapter 17.61 and applicable planned development regulations, are prohibited on certain properties, and additional dwelling units are subject to Town fees. Town actions such as the Meadowmark and Unity fee waivers show that Castle Rock has used local incentives to help offset these barriers for specific affordable housing projects, but those waivers also reflect that baseline development costs can be significant without targeted assistance.

State policy also shapes local options. Colorado law continues to prohibit counties and municipalities from adopting rent control on private residential property, which limits one potential local tool for stabilizing rents in a high-cost market. As a result, Castle Rock must rely more heavily on incentives, partnerships, and project-specific assistance rather than mandatory local rent controls to address affordability pressures.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the

return on residential investment

Through citizen participation, the community and stakeholders identified the need for public facilities, essential services, and affordable housing. Due to limited funding, the Town will prioritize activities that benefit the most residents in Castle Rock. These include public facility improvements and services that enhance the quality of life for low- and moderate-income residents and special needs groups such as the elderly and persons with disabilities.

Responsible Growth (RG) aims to meet the needs of current and future residents while preserving the Town's character, distinct identity, and vibrancy as an independent community. The following principles support responsible growth by addressing barriers to affordable housing and encouraging its development. Detailed strategies are outlined in the 2030 Master Plan.

RG Principles:

- Cohesive neighborhoods with mixed land uses provide diverse lifestyle options for Castle Rock residents. They address both short- and long-term community needs while fostering places to live, work, and play.
- Promote growth that is orderly, cost-effective, equitable, and fiscally responsible.
- Ensure infill development respects the scale and character of surrounding neighborhoods.
- Continue to secure a renewable water supply to serve the long-term needs of the community.

Annual Plan: The Town will not use CDBG funding to directly support affordable housing projects. Given limited funds, priorities will focus on public services, facilities, and infrastructure improvements during the 5-Year Consolidated Planning period. The Town expects that enhancing infrastructure, such as streets and sidewalks, will attract housing investments to low- and moderate-income areas.

AP-85 Other Actions - 91.220(k)

Introduction

This section outlines the Town's actions to improve the quality of life for low- to moderate-income (LMI) and special needs persons in Castle Rock and address unmet community needs. CDBG funds will target priority areas, including public facility and infrastructure improvements in low/mod income neighborhoods, and provide essential supportive services for LMI individuals and special needs groups, such as the elderly. It also describes other resources the Town uses to support vulnerable residents and address underserved needs.

Actions planned to address obstacles to meeting underserved needs

This plan targets the underserved needs of low- to moderate-income (LMI) individuals and those with special needs. The Town will continue using CDBG funds to support elderly households and prevent poverty and homelessness. These programs build on past successes to fill service gaps.

Additionally, the Town will enhance access to public facilities, such as parks and open space, by implementing ADA improvements in LMI areas. Public infrastructure upgrades will benefit LMI communities through expanding and improving streets and sidewalks to meet ADA standards. Investing CDBG funds in these areas aims not only to address underserved needs but also to encourage further private and public investments.

Unfortunately, CDBG funding regulations limit the Town's ability to address the obstacles to meeting underserved needs. CDBG funding caps public services grants at 15%. However, the Town still plans to serve 200 LMI and special needs persons in the 2026 AAP Plan year. Public services will include senior services, health, and self-sufficiency assistance. Additional funding would enable the Town to expand projects addressing underserved needs in Castle Rock.

Actions planned to foster and maintain affordable housing

Because funds are limited, the Town will not directly fund affordable housing projects with CDBG funding. Instead, it will target funds toward public services, public facilities, and infrastructure improvements during the 5-Year Consolidated Planning period. The Town anticipates that improvements to public infrastructure, such as streets and sidewalks, will help attract housing investments to low/mod income areas.

Actions planned to reduce lead-based paint hazards

Castle Rock has a low percentage of housing units that have the potential for lead-based paint. Most of the Town's housing stock was built after 1978, when lead-based paint was banned nationwide for consumer use. There are, however, over 2,000 housing units that were built before 1980 (Source: 2020-2024 ACS). Residents of these homes could risk exposure to lead-based paint during a home repair project. The Town does not provide lead-based paint services but refers cases to the Douglas County Health

Department if children are exposed.

As instructed by the Douglas County Health Department website, when a child has a confirmed blood lead level greater than or equal to 5µg/dL, the Department will conduct an investigation, which could include a home visit. These services are free of charge, and households with this need can contact the department at (303) 660-7400 for more information.

Actions planned to reduce the number of poverty-level families

The activities in this plan aim to reduce the number of families living at or below the poverty level in Castle Rock. CDBG funds are limited, and the Town cannot address every poverty-related issue. It will allocate funds to areas where they can have the greatest impact. The funds will support LMI individuals and special needs groups, including the elderly and disabled. These services may include independent living, health support, and self-sufficiency assistance. The primary goal is to help elderly and disabled individuals stay in their homes and maintain a good quality of life.

Actions planned to develop institutional structure

The Town will continually work to develop its institutional structure by collaborating closely with other Town departments, programs and partners, such as the Parks and Recreation Department, Public Works Department, and Castle Rock Senior Center.

Ongoing communication and planning with these Town departments and programs will help strengthen the institutional structure of the CDBG program. Currently, the Town's institutional delivery structure includes these agencies and organizations that deliver services to residents in Castle Rock:

Public Services (LMI & Non-Homeless Special Needs): Castle Rock Senior Center, Castle Rock Parks and Recreation Department, Castle Rock Water, Metro Denver Homeless Initiative, Douglas County and Douglas County Health Department

Public Facilities & Infrastructure Improvements: Town of Castle Rock Public Works Department and Town of Castle Rock Parks and Recreation.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town established a process involving public and private housing and social service agencies to coordinate the CDBG program. During the Consolidated Plan development, the Town conducted a public survey to define funding priorities. Feedback from this survey informed the priority needs in the 5-Year Strategic Plan. The Town will maintain engagement with stakeholders throughout the planning period. Several public meetings have also been held to inform about the CDBG program, its eligible activities, and fund uses. These meetings will continue to strengthen Town stakeholders' capacity.

The Town will enhance coordination between public and private agencies by collaborating with departments such as Parks and Recreation, Public Works, Castle Rock Senior Center, and senior resource

programs. Ongoing communication and planning with these entities will strengthen the institutional structure and coordination of the CDBG program.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

This section describes the program-specific requirements for the CDBG program. In PY 2026, the Town anticipates receiving $294,709 in CDBG funds for its community development projects. No program income is expected to be generated. An estimated 100% of funds will benefit low- to moderate-income persons.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 9. **File #:** MIN 2026-018

To: Honorable Mayor and Members of Town Council

From: Lisa Anderson, Town Clerk

Minutes: June 16, 2026 Town Council Meeting

Executive Summary

Attached are minutes from the June 16, 2026 Town Council meeting for review and approval.

Town Council
Meeting Minutes - Draft

Mayor Jason Gray
Mayor Pro Tem Laura Cavey
Councilmember Ryan Hollingshead
Councilmember Kevin Bracken
Councilmember Mark Davis
Councilmember Max Brooks
Councilmember Tim Dietz

Tuesday, June 16, 2026 **6:00 PM** **Town Hall Council Chambers**
100 North Wilcox Street
Castle Rock, CO 80104
www.CRgov.com/CouncilMeeting

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at www.CRgov.com/CouncilComments by 1:00 p.m. on June 16, 2026, to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION

Mayor Gray provided the Invocation.

CALL TO ORDER / ROLL CALL

Present: 7 - Councilmember Bracken, Councilmember Davis, Councilmember Brooks, Councilmember Dietz, Mayor Gray, Mayor Pro Tem Cavey, Councilmember Hollingshead

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray encouraged everyone to lift each other up.

Councilmember Hollingshead complimented the Police Citizen Academy for students.

Councilmember Bracken is looking forward to the 4th of July and hoped everyone will be safe.

Councilmember Davis would like to request a larger flag for the top of the Rock for our 250th. Corliss stated it is too late for July 4 and getting a larger flag cannot withstand the wind up on the rock.

Councilmember Davis inquired about the parking in the County garage. He spoke to Commissioner Teal to ask residents next door to park on the top floor leaving the first floor open to the public with no overnight parking. Corliss stated they will improve signage for that garage as well.

Councilmember Brooks commented that there is lighter traffic on Plum Creek Blvd to I-25.

Councilmember Dietz announced the opening of the north off and on ramps of the Crystal Valley interchange on the east side of I-25 opened on Friday and they

are already seeing an improvement in traffic. Corliss stated this has been the Town's project. He complimented Town staff and Town Council.

Mayor Pro Tem Cavey reminded citizens of events coming up. The car show is this weekend and the following Sunday is Ducky Derby that raises funds for community needs.

Councilmember Bracken wished everyone Happy Father's Day.

Moved by Councilmember Brooks, seconded by Councilmember Bracken, to direct staff to investigate Kratom sales in Castle Rock, what it is, what are the benefits, what are the potential misuses, and if it would impact businesses if we prohibited sales of Kratom. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

APPT 2026-006 **Appointments: Design Review Board, Downtown Development Authority Board, Election Commission, and Public Art Commission**

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve Appointment APPT 2026-006 as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Jon and Mable Lontai spoke to Council and presented information on increasing trails.

TOWN MANAGER'S REPORT

ID 2026-070 **Update: Calendar Reminders**

David Corliss, Town Manager, presented calendar reminders.

ID 2026-071 **Update: Monthly Department Reports**

ID 2026-072 **Presentation of the 2025 Annual Comprehensive Financial Report (ACFR) and 2025 Popular Annual Financial Report (PAFR)**

Trish Muller, Director of Finance, along with the auditors Janeen Hathcock with Eide Bailly presented the results of the audit.

Mayor Gray stated this was his eighth audit committee meeting and he appreciates their efforts.

Councilmember Brooks stated they work closely with the state auditor at the Capitol and it speaks a lot to the company.

Councilmember Dietz feels it is good to have a new company to have a fresh set of eyes looking at it.

Muller stated they audited financial statements and this shows that the quarterly reports that they get are good numbers. She indicated the PAFR is a good resource for details.

Mayor Pro Tem Cavey confirmed that the PAFR is posted online.

ID 2026-073 **2026 General Assembly Legislative Update**

Kristin Read, Assistant Town Manager, presented the final report for the legislative update.

Mayor Cavey inquired about HB 1001 regarding Housing Developments on Qualifying Properties. David Corliss, Town Manager, stated he, Mike Hyman, Town Attorney, and Tara Vargish, Development Services Director, are meeting to discuss the ability of Home Rule to opt out of this legislation. Cavey inquired about a proposed Ordinance regarding the timeline for school property to be utilized. Corliss indicated that school designated property is still owned by the Town. If a school does get built at the location, it would be deeded to the school at that time.

Councilmember Dietz highlighted that over 400 new laws just this year passed at the Capitol.

ID 2026-074 **Update: Tall grass Infrastructure Development and Purchase Agreement and Water Lease Agreement between the Town of Castle Rock and Tallgrass Colorado Municipal Water, LLC (Tallgrass)** *[Lost creek area of Weld County, Colorado]*

Mark Marlowe, Director of Castle Rock Water, presented the item.

Councilmember Dietz inquired about the watershed area where water flows above and below the ground.

Mayor Pro Tem Cavey inquired about the cost of a desalinization plant. Marlowe stated 12M gallons a day is about $270M. We have 22% of the WISE project. She inquired about the cost for a regional facility.

ID 2026-075 **Development Services Project Updates**

ID 2026-076 **Update: Quasi-Judicial Projects**

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve the Agenda as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

CONSENT CALENDAR

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Approve the Consent Calendar as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

ORD 2026-019 **Ordinance Repealing and Reenacting Chapter 2.01 of the Castle Rock Municipal Code Regarding the Conduct of Town Elections (Second Reading - First Reading on June 2, 2026, by a vote 7-0)**

RES 2026-071 **Resolution Approving a Services Agreement Between the Town of Castle Rock and Tetra Tech, Inc. for Phase VI of the SCADA Master Plan Design Project** *[Entire Castle Rock Water service area]*

RES 2026-072 **Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Approving an On-Call Equipment and Service Agreement Between the Town of Castle Rock and Evoqua Water Technologies LLC.** *[Entire Castle Rock Water Service Area]*

RES 2026-073 **Resolution Approving a True-Up Payment for the WISE DIA Connection Project Invoice from South Metro WISE Authority** *[Denver City and County]*

PROC 2026-010 **Proclamation: Smart Irrigation Month - July 2026** (For Council Action - Presentation on July 7, 2026)

MIN 2026-017 **Minutes: June 2, 2026 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

DIR 2026-017 **Discussion/Direction of Applications for the 2026 Second Quarter Council Community Grant Program, Three Eligible Applicants**

Trish Muller, Director of Finance, presented the applications.

Castle Country Assisted Living $1,000
Agewise Colorado $1,000
A Precious Child $1,000

Bob Braker with Agewise Colorado shared his experience and an overview of what services they provide.

Councilmember Brooks inquired if there were five applicants from Castle Rock based organizations, would we have given preference to them.

Mayor Pro Tem Cavey confirmed there were three applicants that went to the Arts Commission for their grants.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Discussion/Direction Item DIR 2026-017 as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

RECESS TO EXECUTIVE SESSION

Meeting went into Recess at 7:12 pm.

Moved by Mayor Gray, seconded by Councilmember Bracken, to Recess to Executive Session. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

EXEC 2026-005 **Executive Session: Town Manager and Town Attorney Annual Performance Evaluations**

EXEC 2026-006 **Executive Session Report: June 16, 2026 - Town Manager and Town Attorney Annual Performance Evaluations**

Meeting reconvened at 8:15 pm.

Moved by Mayor Gray, seconded by Mayor Pro Tem Cavey, to award the Town Attorney a 6% raise and the Towm Manager a 9% raise. The motion passed by a vote of:

Yes: 7 - Bracken, Davis, Brooks, Dietz, Gray, Cavey, Hollingshead

ADJOURN

Moved by Councilmember Bracken, seconded by Councilmember Brooks, to Adjourn. The motion passed by a vote of:

Yes: 7 - Bracken, Davis, Brooks, Dietz, Gray, Cavey, Hollingshead

Meeting adjourned at 8:16 pm.

Submitted by Lisa Anderson, Town Clerk

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 10. **File #:** RES 2026-076

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director Development Services
Brad Boland, AICP, Planning Manger, Development Services

Resolution Approving a Request for the Demolition of the Building Located at 607 Sixth Street

Executive Summary

The property owners of 607 Sixth Street, Luke and Elissa Peach, are seeking approval to partially demolish the single family residence located on the property. The property is located at the northeast corner of Sixth Street and Cantril Street. Chapter 15 defines demolition to include partial or total ruin of a structure. Any structure within the historic downtown district built before 1945 must receive a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The residence was built in 1939 and has experienced several significant alterations over the years. The house is not historically landmarked.

Recommendation

This Historic Preservation Board held a public hearing on July 1, 2026 and voted 4-0 to recommend approval of the demolition.

Proposed Motion

Approval
“I move to approve the Resolution as introduced by Title.”

Alternative Motions

Approval with Conditions
“I move to approve the Resolution as introduced by Title, with the following conditions:” (list conditions)

Item #: 10. **File #:** RES 2026-076

Continue item to next hearing (need more information to make decision)
"I move to continue this item to the meeting on xxxxx, 2026 to allow time for additional research regarding _____"

Attachments

Attachment A: Resolution
Attachment B: Cultural Resource Survey
Attachment C: Applicant Narrative

Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director Development Services
Brad Boland, AICP, Planning Manger, Development Services

Title: Resolution Approving a Request for the Demolition of the Building Located at 607 Sixth Street

---

Executive Summary

The property owners of 607 Sixth Street, Luke and Elissa Peach, are seeking approval to partially demolish the single-family residence located on the property. The property is located at the northeast corner of Sixth Street and Cantril Street. Chapter 15 defines demolition to include partial or total ruin of a structure. Any structure within the historic downtown district built before 1945 must receive a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The residence was built in 1939 and has experienced several significant alterations over the years. The house is not historically landmarked. The Historic Preservation Board recommended approval by a vote of 4-0 at their July 1, 2026 meeting.

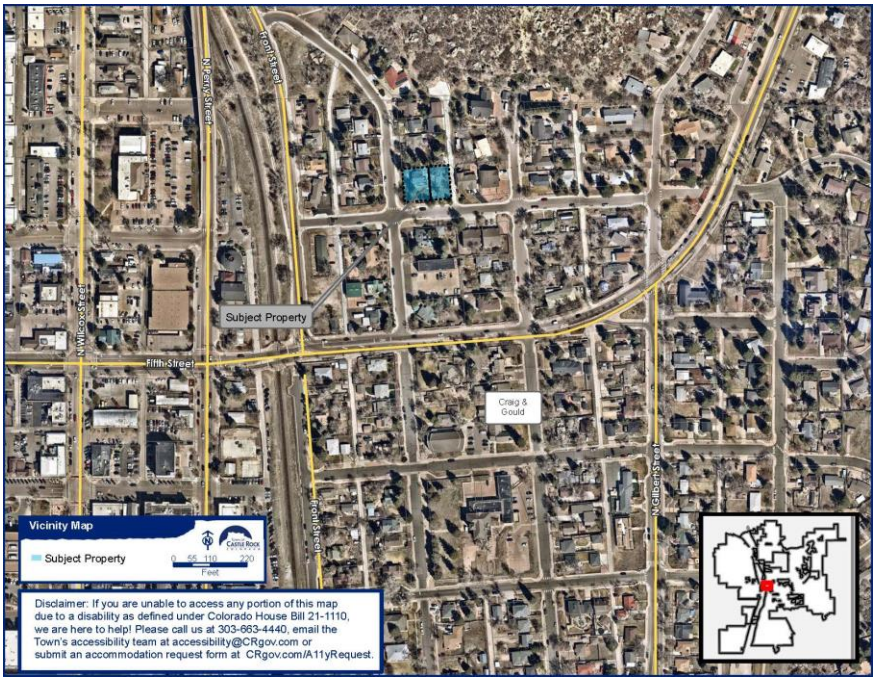


Figure 1: Vicinity Map

Background

History of the Property & Existing Conditions

Figure 2: South Elevation (Front)

A Colorado Cultural Resource Survey was recently completed for the property at 607 Sixth Street. The attached survey is currently in draft form and is pending final review and approval by the Colorado State Historic Preservation Office (SHPO). According to the survey and Douglas County Assessor records, the residence was constructed in 1939. The building is a 1.5-story, square-plan, wood-frame residence resting on a concrete foundation. It is clad in replacement faux cedar shingle siding and features an asphalt composition side-gable roof with an interior brick chimney. Due to the sloping topography of the site, the basement level is exposed on the west elevation. The Cultural Resource Survey notes that the residence lacks a distinctive or readily identifiable architectural style and that the windows appear to be replacement vinyl units. The survey further documents a number of alterations over time, including the addition of a wraparound porch, replacement windows, boxed eaves, and re-siding of the structure. The residence is not designated as a local Historic Landmark.

Figure 3: West Elevation (Side along Cantril Street)

The Cultural Resource Survey documents several alterations to the residence. The wraparound porch appears to have been added circa 1984. Between approximately 2002 and 2012, the exposed rafter ends were replaced with boxed eaves and the primary elevation windows were replaced, altering both the material and design of the original windows. Between 2012 and 2015, the residence was re-sided with faux cedar shingles. Due to these alterations, the historic design, materials, and workmanship of the building are no longer clearly evident.

Figure 4: East Elevation

Proposed Demolition

The owner has requested approval to partially demolish the existing house. The demolition includes removal of the existing gable roof, second floor, first-floor walls, and faux shingle siding. The existing basement and first-floor framing are proposed to remain. The applicant states that the proposed partial demolition would allow construction of a home that the owners can live and grow in. The applicant also states that moving the building was investigated but would be financially restrictive, and that keeping the home in its current location preserves a spacious front yard consistent with Castle Rock Style. The design of any new single-family residence on the property would require approval by the Historic Preservation Board.

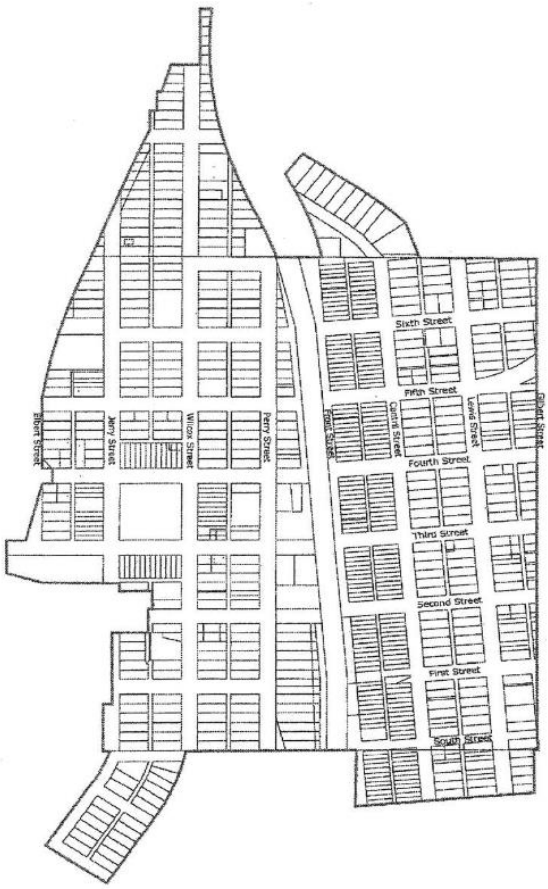


Figure 5:Historic Downtown Area

Public Outreach and Notification

Neighborhood Meetings

An initial neighborhood meeting was held on March 18, 2026. No members of the public attended. A subsequent neighborhood meeting was held on June 29, 2026, and no members of the public attended.

Public Notice

Public notice has been completed in accordance with Town requirements. Public hearing notice signs were posted on the property and written notice letters were sent to property owners within the required notification area, at least 15 days prior to the public hearings.

Town staff published notice of the Historic Preservation Board public hearing on the Town's website and provided information about the proposal on the Town's Development Activity interactive map.

Analysis

Chapter 15.64.020 of the Town's Municipal Code defines Demolition as "razing, destroying, dismantling, defacing or in any other manner causing partial or total ruin of a structure." Section 15.64.090B of the Town's Municipal Code establishes the following

criteria to be used by the Historic Preservation Board and Town Council, along with a cultural resource survey, to review all demolition requests.

1. Is the property currently landmarked and/or would the property be able to achieve landmark status?

   Per the Cultural Resource Survey (Attachment A), the property is not currently locally landmarked and is recommended not eligible for the National Register of Historic Places. The property does meet the age criterion for local landmarking, and the survey identifies a potential historic association between the original homeowners and the Castle Rock Star. The residence also appears to retain integrity of location, which is one of the aspects of integrity considered under the Town's local landmark criteria. However, the survey also documents substantial exterior alterations, including replacement siding, replacement windows, boxed eaves, and the addition of a wraparound porch. The survey further notes that the residence lacks a distinctive or readily identifiable architectural style and does not possess sufficient character-defining features to embody a specific type, period, or method of construction.

   Given the property's age, potential association with the Castle Rock Star, and retention of integrity of location, the Historic Preservation Board and Town Council may find that the property meets the minimum threshold for local Landmark eligibility. However, the Board and Town Council should also consider the documented exterior alterations and overall loss of historic integrity in evaluating whether local Landmark designation would meaningfully further the Town's historic preservation objectives.

2. Is the property void of features of architectural and/or historical significance and/or integrity?

   Per the Cultural Resource Survey, the residence has undergone significant modern alterations. The survey states: "It features replacement siding and windows, an unoriginal wraparound porch, and its original exposed rafter ends have been removed." The survey further concludes that the residence "lacks integrity of design, materials, and workmanship" and "no longer conveys its historic significance."

3. Will the effect of demolition or relocation be positive or negative on adjacent properties or the downtown district?

   The Cultural Resource Survey identifies the residence as noncontributing to a potential National Register district. Because the building does not retain distinguishable historic features or sufficient integrity, staff finds that the partial demolition would not negatively impact adjacent properties or the historic downtown district. Future new construction, if proposed, would be reviewed separately for consistency with applicable Historic Preservation Board criteria and Castle Rock design guidance.

4. Has deterioration of the property progressed to the point where it is not economically feasible to rehabilitate the property?

The applicant has not identified deterioration as the basis for the request. The applicant's narrative states that, as with any home of this age, portions of the house need repair or replacement, but deterioration is not the factor driving the request.

5. For a demolition request, has moving the building been investigated? Is it a feasible option to demolition?

   The applicant's narrative states that moving the building was proposed and investigated, but would be financially restrictive. Because the residence does not retain sufficient historic integrity and is identified as noncontributing, staff does not find relocation to be a desirable or feasible alternative to demolition.

The demolition review criteria are intended to guide the Historic Preservation Board and Town Council in evaluating the specific circumstances of each request. The criteria do not necessarily provide a single right or wrong answer for each factor, nor is an application required to satisfy all five criteria in order for the Board to find that demolition may be appropriate. Rather, the criteria provide a framework for assessing the historical, architectural, and contextual value of the property. The Board should consider all of the criteria and weigh them as it deems appropriate based on the facts of the individual property and proposed demolition. In this case, staff finds that the residence's lack of historic integrity is a particularly important consideration. Because the building has been substantially altered over time and no longer clearly conveys its original historic character, staff does not oppose the demolition request.

Recommendation

The Historic Preservation Board held a public hearing on July 1, 2026, and voted 4-0 to recommend approval of the demolition request.

Proposed Motion

Approval
"I move to approve the Resolution as introduced by Title."

Alternative Motions

Approval with Conditions
"I move to approve the Resolution as introduced by Title, with the following conditions:"
(list conditions)

Continue item to next hearing (need more information to make decision)
"I move to continue this item to the meeting on xxxxx, 2026 to allow time for additional research regarding _____"

Attachments

Attachment A: Resolution

Attachment B: Cultural Resource Survey
Attachment C: Applicant Narrative

RESOLUTION NO. 2026-076

A RESOLUTION APPROVING A REQUEST FOR THE DEMOLITION OF THE BUILDING LOCATED AT 607 SIXTH STREET

WHEREAS, Elissa and Luke Peach (collectively, the "Owners"), as owners of the building located at 607 Sixth Street (the "Building"), have submitted a permit application for the demolition of the Building (the "Application"); and

WHEREAS, the Building, which was constructed in 1939, is not designated as a historic landmark by the Town of Castle Rock (the "Town"); and

WHEREAS, Section 15.64.090.B of the Town Municipal Code (the "Code") requires that, prior to review of a demolition permit application, a Colorado Cultural Resource Survey be performed on any non-landmarked building constructed before 1945; and

WHEREAS, Section 15.64.090.B of the Code further requires review of any such application by the Town's Historic Preservation Board and Town Council; and

WHEREAS, a public hearing on the Owner's Application was scheduled before the Town's Historic Preservation Board on July 7, 2026, which hearing was noticed in compliance with the Code, and wherein evidence was heard from the Owners and the public on the Application; and

WHEREAS, following the hearing, the Historic Preservation Board recommended approval of the Owners' Application; and

WHEREAS, a public hearing on the Owners' Application has been conducted at tonight's meeting before the Town Council, which hearing was noticed in compliance with the Code, and wherein evidence was heard from the Owners and the public on the Application; and

WHEREAS, the Town Council finds and determines that the Owners' Application meets the criteria set forth in Section 15.64.090.B of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. **Approval**. Based on the established criteria and the evidence provided at the public hearing, the Town Council hereby approves the Owners' application for a demolition permit for the building located at 607 Sixth Street.

Section 2. **Severability**. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 3. **Effective Date**. This Resolution shall be in full force and effect upon its passage and approval.

PASSED, APPROVED AND ADOPTED on this first and final reading this 7th day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of _____ for and _____ against.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Tara Vargish, Director of Development Services

Resource Number:
Temporary Resource Number: CR-EW-01

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number:
2. Temporary resource number: CR-EW-01
3. County: Douglas
4. City: Castle Rock
5. Historic building name: N/A
6. Current building name: Peach Residence
7. Building address: 607 6th Street, Castle Rock, CO 80104
8. Owner name and address: Luke Steven Peach and Elissa Ann Peach, 607 Sixth Street, Castle Rock, CO 80104

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 8S Range 67W
   NE ¼ of NW ¼ of NW ¼ of NE ¼ of section 11
   NW ¼ of NE ¼ of NW ¼ of NE ¼ of section 11
10. UTM reference
    Zone 13; 512368 mE 4358497 mN
11. USGS quad name: Castle Rock North
    Year: 1965 Map scale: 7.5' X 15'____ Attach photo copy of appropriate map section.
12. Lot(s): 5A Block: 2
    Addition: Craig and Gould's Addition
    Year of Addition: 1874
13. Boundary Description and Justification: The site boundary is defined as the boundary of 0.181-acre legal parcel number 2505-111-04-022.

III. Architectural Description

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length 32 x Width 32
16. Number of stories: 1.5

17. Primary external wall material(s): Synthetics-plastic
18. Roof configuration: Side gable
19. Primary external roof material: Asphalt Roof: Composition Roof
20. Special features: N/A
21. General architectural description: The residence is a 1.5 story, square plan residence. It rests on a concrete foundation and features a wood frame structural system that is clad in replacement faux cedar shingle siding. It is topped by a side gable roof clad in asphalt composition shingles and has an interior brick chimney that extends from the south sloping gable. The residence is built on a sloped surface, exposing a basement level on the west elevation. The residence features a wraparound porch that extends across its east, south, and west elevations. The windows appear to be replacement vinyl.

    The primary elevation faces south and is accessible via a set of steps that extend off the front porch. The primary elevation is asymmetrical, with the primary entrance located on the east side of the elevation. The entrance is a two-panel, six-light, aluminum door. The entrance is topped by a gable wall dormer with wooden brackets. The primary elevation features a nine-by-nine, horizontal sliding window unit and an eight-by-eight, horizontal sliding window unit.

    The west elevation features the exposed basement level, which consists of a vinyl sliding glass door. The basement level appears to be of concrete construction. The sliding glass door is surrounded by vertically oriented wood siding. The main floor of the west elevation is spanned by the wraparound porch. The porch features a long stairway that extends west into the gravel driveway in front of the basement level. The main floor has a centrally located secondary entrance that is topped by a front gable portico with wood brackets. The entrance is a two-panel, nine-lite, aluminum door. There are three windows along the west elevation: a six-over-six, double-hung sash unit; a twelve-by-twelve, horizontal slider unit; and a six-over-six, double-hung sash unit just beneath the gable end.

    The north elevation features two six-over-six, double-hung sash window units and a one-by-one, horizontal slider unit in between.

    The east elevation features an additional entrance through a two-panel, nine-lite aluminum door; the door features a pet entrance cut out of the bottom. The east elevation features two six-over-six, double-hung sash windows that are two different sizes. A small, one-by-one window is just below the gable end peak.

22. Architectural style/building type: No Style

23. Landscaping or special setting features: The residence is located within a residential neighborhood. The building is built on a sloped surface. The west and east sides of the front yard are bordered by wet laid retaining walls, while the south end of the property features dry laid stone. A similar, wet-laid retaining wall is located on the northwest corner of the property. The west side of the property features a gravel driveway, with the aforementioned retaining walls on the north and south sides. The yard on the south side of the residence is bordered by a modern wood fence. A modern, concrete and pea gravel path leads through the yard to the porch. The east side of the residence features a large section of pea gravel and features a built-in fire pit.
24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:_____ Actual: 1939
    Source of information: Douglas County Assessor's Office Database
26. Architect: Unknown
    Source of information:
27. Builder/Contractor: Unknown
    Source of information:
28. Original owner: George and Edna R. Goyett
    Source of information: Douglas County Clerk and Recorder's Office Database; The Rocky Mountain News (December 9, 1975)
29. Construction history (include description and dates of major additions, alterations, or demolitions):
    - 1939: Residence is constructed under ownership of the Goyett family.
    - Ca. 1984: The wraparound porch was added to the residence. Aerial imagery could not definitively confirm when the porch was added to the residence; however, it does not seem to be extant in the aerial imagery until the 1980s or 1990s.
    - Ca. 2002 – 2012: The exposed rafter ends were replaced with boxed eaves. The windows on the primary elevation were replaced with current windows; the updated windows altered both the material and design of the original windows.
    - 2012 – 2015: The residence is re-sided with faux cedar shingles.
30. Original location __X__ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic-Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic-Single Dwelling
34. Site type(s): Residential home

Resource Number:
Temporary Resource Number: CR-EW-01

35. Historical background:

Douglas County, Colorado, was one of the original seventeen counties when the Colorado Territory was established in 1861.[1] By the 1870s, settlers had started to establish the town of Castle Rock, which eventually would be the first incorporated town in the county. In 1870, the Denver & Rio Grande Railroad arrived in Castle Rock, helping to secure the town's future. In 1874, homesteader Jeremiah Gould donated 120 of his 160 acres to the town of Castle Rock, which is where the original townsite was located.[2] With its establishment, Castle Rock was named the county seat.

The newly established town was supported largely by quarrying and agriculture. Several rhyolite mines were worked in the area surrounding Castle Rock, and the rock was used for construction both in town and nearby cities throughout the late twentieth century. Despite its title as the county seat, Castle Rock remained largely rural and agrarian for several decades. In its early days, most farms remained small; yet, the economy hinged on agriculture, with prominent products of dairy, beef, and wheat.[3]

Two early settlers of the town had a meaningful impact on the development of Castle Rock. Jeremiah Gould moved west following the Civil War and settled in Castle Rock in 1869. Five years after homesteading his 160 acres, he donated 120 to the town of Castle Rock. John H. Craig moved west with the Colorado Gold Rush, originally settling in what would become the town of Sedalia. In 1870, Craig moved to Castle Rock and settled on land adjacent to Gould. Eventually, Craig "was part of the group that platted the new town in 1874."[4] The pair became known as founders of the town of Castle Rock. Following Gould's initial land donation, he donated additional acreage east of the railroad tracks "which became the town's first mainly residential area." The two platted this land from Gould's second donation in 1874 as the Craig and Gould's Addition.[5]

Early Sanborn Fire Insurance maps show that the west side of the neighborhood had been developed by 1902, albeit most lots in the mapped area were not depicted to have structures yet. This is likely due to the continued rural and agricultural identity of Castle Rock throughout the early twentieth century. By 1900, Castle Rock's population was still only 304, 1/10th of the county's population.[6]

---

[1] Encyclopedia Staff, "Douglas County," History Colorado, Colorado Encyclopedia, accessed May 27, 2026, https://coloradoencyclopedia.org/article/douglas-county.
[2] "Town History," Town of Castle Rock, Colorado, accessed May 27, 2026, https://www.crgov.com/2237/Town-History.
[3] Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 82, 235
[4] Ibid; Joe Gschwendtner, "Castle Rock's Founding Triumvirate," The Connection, June 1, 2024, https://www.castlepinesconnection.com/castle-rocks-founding-triumvirate/.
[5] Tim Weber, "Three Founders of Castle Rock," Historic Douglas County, accessed May 27, 2026, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://historicdouglascounty.org/wp-content/uploads/2013/01/The-Three-Founders-of-Castle-Rock.pdf.
[6] Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 72.

Castle Rock eventually saw a slow but steady population increase, and by 1910 the population reached 365. This growth required development of the town's infrastructure. In 1916, the town passed a bond to finance an updated water system.[7] The water system was followed by the proliferation of electricity in individual homes.

Despite the onset of the Great Depression in 1929, the town of Castle Rock found ways to sustain their population and continued to fund infrastructural improvements. The 1930s saw the approval of the town's first sewer system and the first large-scale road paving effort. Notably, the iconic Castle Rock Star was installed in 1936, with help of local contractors, the donation of the land by George P. Stewart, and the donation of electrical wire by the Mountain States Telephone Company.[8] These improvements surely helped to support future growth of the town, with one author referring to this period as a transition "from small town to little city." The residence at 607 Sixth Street was constructed amid these modernizations, in 1939.

Chain-of-title research shows that the lot was owned by John H. Craig. Craig was one of the original platters of the subdivision and is known as one of the founders of Castle Rock. He also worked as a County Judge in Castle Rock. In 1891, the property was transferred to Maine E. Johnson, also known as Mary Elizabeth Craig Johnson, in 1891. Johnson was a noted artist and art collector. Johnson owned the property for almost 15 years before transferring to J.W. Farrell in 1906. Farrell was a Canadian-born son of Irish immigrants. He later became a lawyer in Castle Rock who owned several properties in the area, including the Brackett Ranch, a medical office building, an office and residential building, and a laundry.[9] In 1906, Farrell sold the property to Harry Jones, William B. Quien, and Lucius D. Reynolds. Jones served as County Clerk for a time, owned a creamery, and was in wholesale; He was also a mason and Rotarian.[10] Quien worked as a road overseer, farmer, carpenter, and property owner.[11] Reynolds was an agent with Reynolds & Reynolds, a manufacturing stationer.[12] In 1925, Harry Jones took sole ownership of the property, but it was transferred to Bernice Pauline (nee Stream) Senter about three years later. A former machine laborer, Bernice, was married to Harold A. Senter, an attorney in Castle Rock. Senter owned the undeveloped property for ten years, before selling it to George W. and Edna Reese Goyett in February 1939. Thus, the residence likely was constructed under ownership of the Goyett family. George Goyett worked as the manager for the Mountain State Telephone & Telegraph company for thirty years (1921-1951). Goyett specifically was reported to have helped establish power to the Christmas Star at the top of Castle Rock, greatly improving the services to rural areas of Castle Rock, and rebuilding the toll line in Jarre Canyon.[13] Edna Goyett passed in 1975, which prompted the sale of

[7] Tim Weber and Larry Schlupp, eds., *Douglas County Colorado: Prehistory to 2020* (Castle Rock, CO: Historic Douglas County, Inc. 2022), 127.
[8] "The Star," Town of Castle Rock, Colorado, accessed May 27, 2026, https://www.crgov.com/2548/The-Star.
[9] "J.W. Farrell's Real Estate Items," *West Creek Mining News,* March 4, 1899; "Would Disbar J.W. Farrell," *Rocky Mountain News (Daily),* May 17, 1901.
[10] "Notice," *Castle Rock Journal,* September 27, 1901.
[11] "County Commissioners," *West Creek Mining News,* April 21, 1900.
[12] Charles O. Brantigan and Nathan Zeschin, eds., *The 1887 Denver Directory Volume III*, (Denver, CO: Canzona Publications).
[13] "Telephone Service Greatly Improved in Local Community," *Record Journal of Douglas County,* March 19, 1937; "Beautiful

the residence in July 1976 to John and Carol Labak. Carol Labak was reported to own Carol's Roofing, and employed her husband John. The Labak family owned the property until 1982, when they sold the residence to Glenn and Christine Fuller. [14] Christine co-owned a local hair salon called, "The Wild Hair." In 1999, Christine Dowdell (formerly Fuller) sold the property to Sean and Melody Kearney. The Kearneys owned the property for almost 22 years before selling it to Smuckley Investments LLC. The LLC owned the residence for less than a year, before selling to the current owners, Luke and Elissa Peach.

The lot on which 607 Sixth Street is located was originally Lot 6, Block 2 when the neighborhood was platted. The lot was replatted in 2021, and the lot is now Lot 5A.

36. Sources of information:

Brantigan, Charles O., and Nathan Zeschin, eds. *The 1887 Denver Directory Volume III*. Denver, CO: Canzona Publications.

Castle Rock Journal. "Notice." September 27, 1901.

Encyclopedia Staff. "Douglas County." History Colorado, Colorado Encyclopedia. Accessed May 27, 2026. https://coloradoencyclopedia.org/article/douglas-county.

Gschwendtner, Joe. "Castle Rock's Founding Triumvirate." The Connection. June 1, 2024. https://www.castlepinesconnection.com/castle-rocks-founding-triumvirate/.

Record Journal of Douglas County. "Beautiful Christmas Star Now Shines Over Castle Rock." December 18, 1936.

-----. "Castle Rock Locals." April 17, 1936.

-----. "Telephone Service Greatly Improved in Local Community." March 19, 1937.

Rocky Mountain News (Daily). "Would Disbar J.W. Farrell." May 17, 1901.

Town of Castle Rock. "Town History." Accessed May 27, 2026. https://www.crgov.com/2237/Town-History.

-----. "The Star." Accessed May 27, 2026. https://www.crgov.com/2548/The-Star.

Weber, Tim and Larry Schlupp, eds. *Douglas County Colorado: Prehistory to 2020.* Castle Rock, CO: Historic Douglas County, Inc., 2022.

Weber, Tim. "Three Founders of Castle Rock." Historic Douglas County. Accessed May 27, 2026. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://historicdouglascounty.org/wp-

---

Christmas Star Now Shines Over Castle Rock," *Record Journal of Douglas County*, December 18, 1936; "Castle Rock Locals," *Record Journal of Douglas County,* April 17, 1936.

[14] "Adopted Teenagers are Father's Day Gift to John Labak," *Douglas County News,* June 22, 1972.

content/uploads/2013/01/The-Three-Founders-of-Castle-Rock.pdf.

West Creek Mining News. "J.W. Farrell's Real Estate Items." March 4, 1899.

-----. "County Commissioners." April 21, 1900.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No __X__ Date of designation: ____
    Designating authority:
38. Applicable National Register Criteria:

    ____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

    ____ B. Associated with the lives of persons significant in our past;

    ____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

    ____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

    ____ Qualifies under Criteria Considerations A through G (see Manual)

    __X__ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A
40. Period of significance: N/A
41. Level of significance: National ____ State ____ Local ____
42. Statement of significance:

The residence at 607 Sixth Street has not been previously recorded. It was constructed in 1939 in the Craig and Gould's Addition in east Castle Rock, likely while owned by George and Edna Goyett. The Goyetts owned the property until 1976. Research into the residence through historic newspapers, aerial imagery, assessor data, census data, and regional contexts failed to reveal a significant association between the property and the four NRHP Criteria.

First, the residence is recommended not eligible for inclusion on the NRHP under Criterion A. The residence was constructed in 1939 in the Craig and Gould's Addition of Castle Rock. The neighborhood was originally platted in 1874 and slowly developed throughout the late nineteenth and early twentieth centuries. As the residence was constructed several decades following the original plat and is not an original residence to the neighborhood, it is not considered eligible under Criterion A for its association with Community Development. Although the residence was constructed during a period of expansion and modernization of the town of Castle Rock, the association is limited and does not meet the level of significance required for

consideration under Criterion A. Additionally, research did not reveal the residence to be associated with other themes, events, or patterns important to the history of the area. Second, the resource is recommended not eligible under Criterion B. The residence was constructed under ownership of the Goyetts, who owned the property from 1939-1976. While research indicated that George Goyett was associated with the lighting of the Star of Castle Rock, neither he nor Edna Goyett rise to the level of significance required under Criterion B. Third, the residence is recommended not eligible under Criterion C. The residence featured elements of the Queen Anne and Craftsman styles of architecture, such as the wraparound porch and the exposed rafter ends; however, the boxing of the exposed rafter ends resulted in the loss of character-defining-features. Additionally, it does not possess sufficient character-defining-features of either style to embody a specific type, period, or method of construction under Criterion C. Lastly, the resource is recommended not eligible under Criterion D. The residence is surrounded by residential architecture and paved roads. The building techniques associated with the resource are commonly understood and does not contain new information that would advance contemporary knowledge of building constriction, nor is it likely that historic materials associated with the resource will be discovered.

43. Assessment of historic physical integrity related to significance:
The residence does not retain sufficient integrity to convey its historical significance, as it has undergone significant modern alterations. While the residence retains integrity of location, setting, feeling, and association, it lacks integrity of design, materials, and workmanship.

The residence retains integrity of location, as it has not been moved since it was constructed in 1939. It retains integrity of setting, as it remains within a residential subdivision in Castle Rock; although the neighborhood does feature some modern infill, most visible residences continue to contribute to the historic setting. Integrity of feeling and association have been retained, as the residence continues to serve as a single dwelling residence and continues to convey its historical association as such.

The residence has undergone significant modern alterations. It features replacement siding and windows, an unoriginal wraparound porch, and its original exposed rafter ends have been removed. Thus, the residence lacks integrity of design, materials, and workmanship.

Because the residence has undergone significant alterations, it no longer conveys its historic significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ____ Not Eligible __X__ Need Data __

45. Is there National Register district potential? Yes __X__ No

Resource Number:
Temporary Resource Number: CR-EW-01

Discuss: The Craig and Gould's addition was platted by two of the founders of the town of Castle Rock, and was platted as the first primarily residential area in the town. As such, there are several buildings within the neighborhood that date from the late nineteenth century and early twentieth century. As the first primary residential area in the town, the addition has potential to be significant under Criterion A for Community Development. Further research is needed to inventory the amount and dates of historic residences in the area.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _X_

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 26-450, 102945-110824

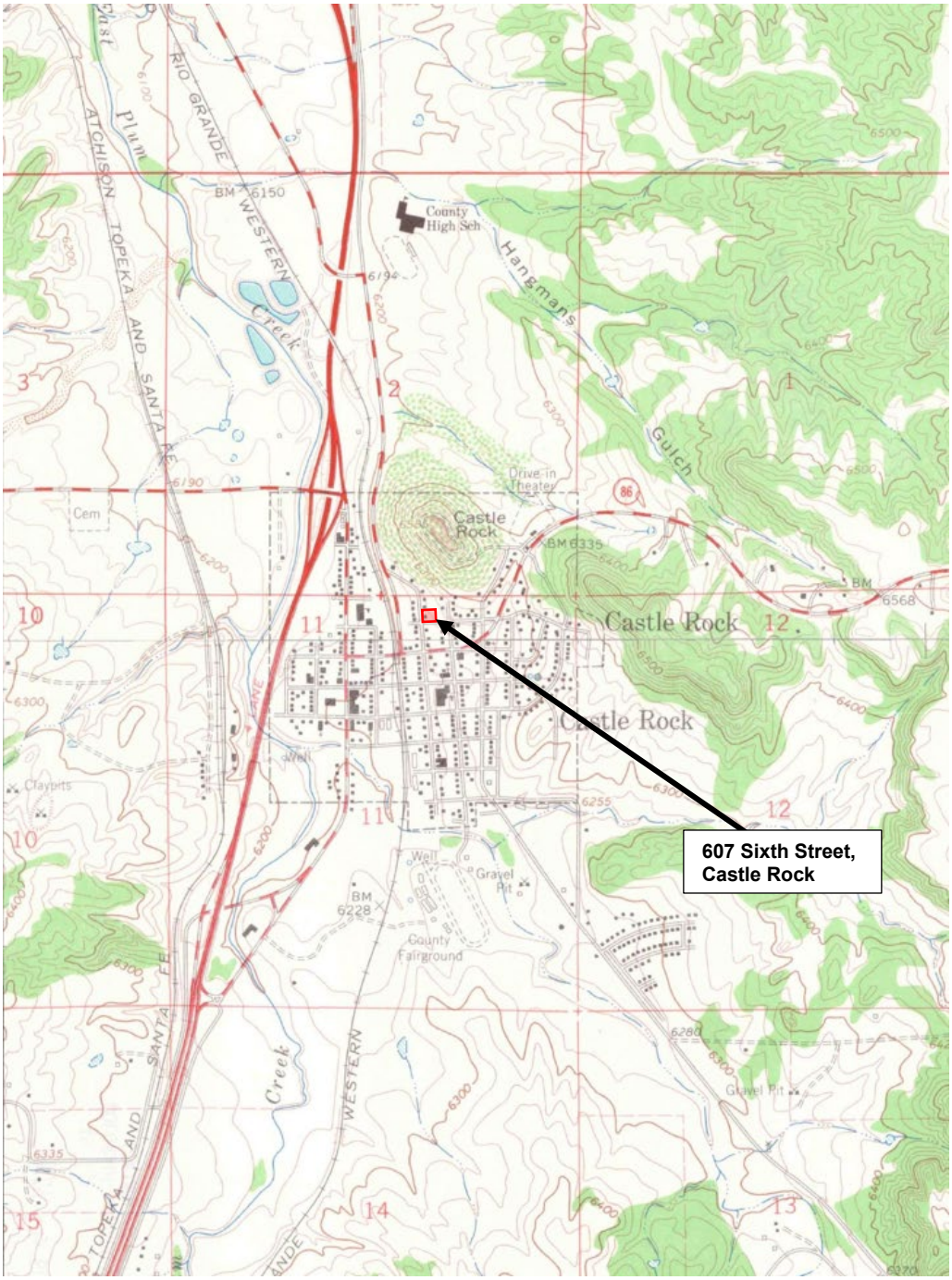
    Negatives filed at:

48. Report title: N/A: OAHP form prepared at request of Town of Castle Rock.
49. Date(s): May 20, 2026
50. Recorder(s): Emily Wren
51. Organization: Metcalf Archaeological Consultants, Inc., a Terracon Company
52. Address: 17301 W Colfax Ave #305, Golden, CO 80401
53. Phone number(s): (303) 425-4507

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

SITE MAPS



Map 1. United States Geological Survey, 1965 (1966 ed.). Castle Rock North, CO 1:24,000 scale topographic map.

Map 2. Douglas County Assessor Parcel Map.

Map 3. Sketch Map of 607 Sixth Street, Castle Rock, Colorado, including rough parcel boundary; see Map 2 for official parcel boundary. September 2023 aerial imagery.

Resource Number: **Temporary Resource Number: CR-EW-01**

SITE PHOTOS

Photo of residence in ca. 2002. Courtesy of the Douglas County Assessor's Office database.

Primary (south) elevation of the residence, view north
(Roll 26-450, image 103208; Emily Wren; 5/22/2026)

Primary (south) and east elevations of the residence, view northwest
(Roll 26-450, image 103222; Emily Wren; 5/22/2026)

East and north elevations of the residence, view west
(Roll 26-450, image 103249; Emily Wren; 5/22/2026)

North and west elevations of the residence, view southeast
(Roll 26-450, image 103316; Emily Wren; 5/22/2026)

West elevation of the residence, view east
(Roll 26-450, image 103504; Emily Wren; 5/22/2026)

Primary (south) and west elevations of the residence, view northeast
(Roll 26-450, image 103604; Emily Wren; 5/22/2026)

View of the property from the intersection of Sixth Street and Cantril Street, view northeast
(Roll 26-450, image 103028; Emily Wren; 5/22/2026)

View of the property from the east adjacent parcel, view northwest
(Roll 26-450, image 102945; Emily Wren; 5/22/2026)

View of the property from Cantril Street at the northwest corner, view southeast
(Roll 26-450, image 103100; Emily Wren; 5/22/2026)

View of front yard and concrete pathway to south elevation of residence, view north
(Roll 26-450, image 103150; Emily Wren; 5/22/2026)

View of the front yard and terracing retaining walls on adjacent parcel, view northeast
(Roll 26-450, image 103153; Emily Wren; 5/22/2026)

View of outdoor seating area, fire pit, and retaining wall on northeast corner of residence, view north
(Roll 26-450, image 103817; Emily Wren; 5/22/2026)

Close-up of the replacement shingle siding
(Roll 26-450, image 103652; Emily Wren; 5/22/2026)

June 22, 2026

AKINS CADD WORKS
106 Birch Avenue : Castle Rock : CO : 80104
www.acw.red : 909.921.3537

607 Sixth Street – Historic Preservation Narrative

Proposed that the private residence at 607 Sixth Street is to be partially demolished. Please see below for the historical and architectural reasoning for this proposed demolition.

- Is the property currently Landmarked and/or would the property be able to achieve Landmark status?

  Per the Cultural Survey (CR-EW-01), the home does not have a Landmark designation, nor does it meet any of the National Register criteria.

- Does the property have features of architectural and/or historical significance and/or integrity?

  Per the Cultural Survey (CR-EW-01), the home does not have any special features or character-defining-features of historical or architectural significance.

- Will the effect of demolition be positive or negative on adjacent properties?

  The proposed partial demolition will allow the building of a home that the Peach Family will be able to live and grow in as the Town of Castle Rock grows. Thus, this demolition will be positive for the neighborhood.

- Has deterioration of the property progressed to a point where it is not economically feasible to rehabilitate the property?

  As with any home of this age, there are parts that need to be replaced or repaired, but the deterioration of the existing home is not a factor in the need for a home that meets the needs of the Peach Family.

- For a demolition permit required, has moving the building been investigated? Is it a feasible option to demolition?

  Yes, the idea of moving the building was proposed and investigated, but doing so would be financially restrictive. Also, by keeping the house in its current location, the property features a spacious front yard, keeping with the Castle Rock Style. The Board of Adjustment has also approved the home staying in its current location.

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 11. **File #:** RES 2026-077

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, P.E., Director, Development Services Department
Sandy Vossler, Senior Planner, Development Services Department

Resolution Approving a Site Development Plan for Single-Family Residential Development within the Dawson Trails Planned Development (Dawson Trails Filing No. 2, Planning Area E2)

Executive Summary

ACM Dawson Trails VIII JV LLC is seeking a recommendation for approval of a Site Development Plan (SDP) proposing a new townhome community to be located within Dawson Trails Planned Development (PD), Planning Area E2 (PA-E2). The site is approximately 8.4 acres and is located southwest of the intersection of Quandary Peak Drive and Dawson Trails Boulevard (Attachment A, Figure 1).

The proposal is for 100 townhome units, with attached two-car garages and an additional 27 surface spaces distributed throughout the development, as well as adjacent on-street parking. The townhomes are arranged around a one-acre landscaped park with meandering pathways, picnic tables, benches, and play structures. There will be direct connections to the nearby dedicated open space, a fenced dog park with a pet wash station located in the southwest area of the neighborhood. (Attachment B and C)

The Planning Commission considered the proposed Site Development Plan at a public hearing held on June 25, 2026. The Commission voted 6 - 0 (1 abstention) to recommend to Town Council approval of the site plan, as proposed.

Budget Impact

Development of the property will generate review, permit and impact fees, along with use taxes for the Town. Based on the proposed 100 individually owned townhomes, staff estimates that the project will generate the development impact fees and water system development fees shown in Table 4.

Development impact fees and water system development fees are charged on a per unit basis and are independent on unit size for townhomes. These estimates are based on the Town's adopted 2026

impact fee and water system development fee schedules. Impact fees and system development fees are collected at the time individual building permits are issued and are subject to the fee schedule in effect at that time. Both impact fees and system development fees typically increase on an annual basis; therefore, it is anticipated this development will generate fees higher than the estimates above.

Recommendation

Planning Commission voted 6 - 0 (1 abstention) to recommend to Town Council approval of the Site Development Plan.

Proposed Motion

"I move to approve the Resolution, as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions).

"I move to continue this item to the Town Council meeting on (date) to allow additional time to (list information needed)."

Attachments

Attachment A: Vicinity Map
Attachment B: Resolution
Attachment C: Site Development Plan
Attachment D: Planning Area E2 PD Zoning Regulations
Attachment E: Color and Material Boards
Attachment F: Traffic Conformance Letter
Attachment G: Neighborhood Meeting Summaries

Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Tara Vargish, P.E., Director, Development Services Department
Sandy Vossler, Senior Planner**,** Development Services Department

Title: Resolution Approving a Site Development Plan for Single-Family Residential Development within the Dawson Trails Planned Development [Dawson Trails Filing No. 2, Planning Area E2]

Executive Summary

ACM Dawson Trails VIII JV LLC is seeking approval of a Site Development Plan (SDP) proposing a new townhome community to be located within Dawson Trails Planned Development (PD), Planning Area E2 (PA-E2). The site is approximately 8.4 acres and is

Figure 1: Vicinity Map

located southwest of the intersection of Quandary Peak Drive and Dawson Trails Boulevard (Attachment A, Figure 1).
The proposal is for 100 townhome units, with attached two-car garages and an additional 27 surface spaces distributed throughout the development, as well as adjacent on-street parking. The townhomes are arranged around a one-acre landscaped park with meandering pathways, picnic tables, benches, and play structures. There will be direct connections to the nearby dedicated open space, a fenced dog park with a pet wash station located in the southwest area of the neighborhood. (Attachment B and C)

The Planning Commission considered the proposed Site Development Plan at a public hearing held on June 25, 2026. The Commission voted 6 – 0 (1 abstention) to recommend to Town Council approval of the site plan, as proposed.

Existing Conditions/Surrounding Uses

The site, highlighted in blue in Figure 2, is within the central portion of Planning Area E2. PA-E2 is zoned to allow a mix of uses, where single-family and multifamily residential development is intentionally intermingled with a variety of commercial, office and retail uses (Figure 2, red dashed line). The Dawson Trails PD allows for a pedestrian-oriented street design along Pat

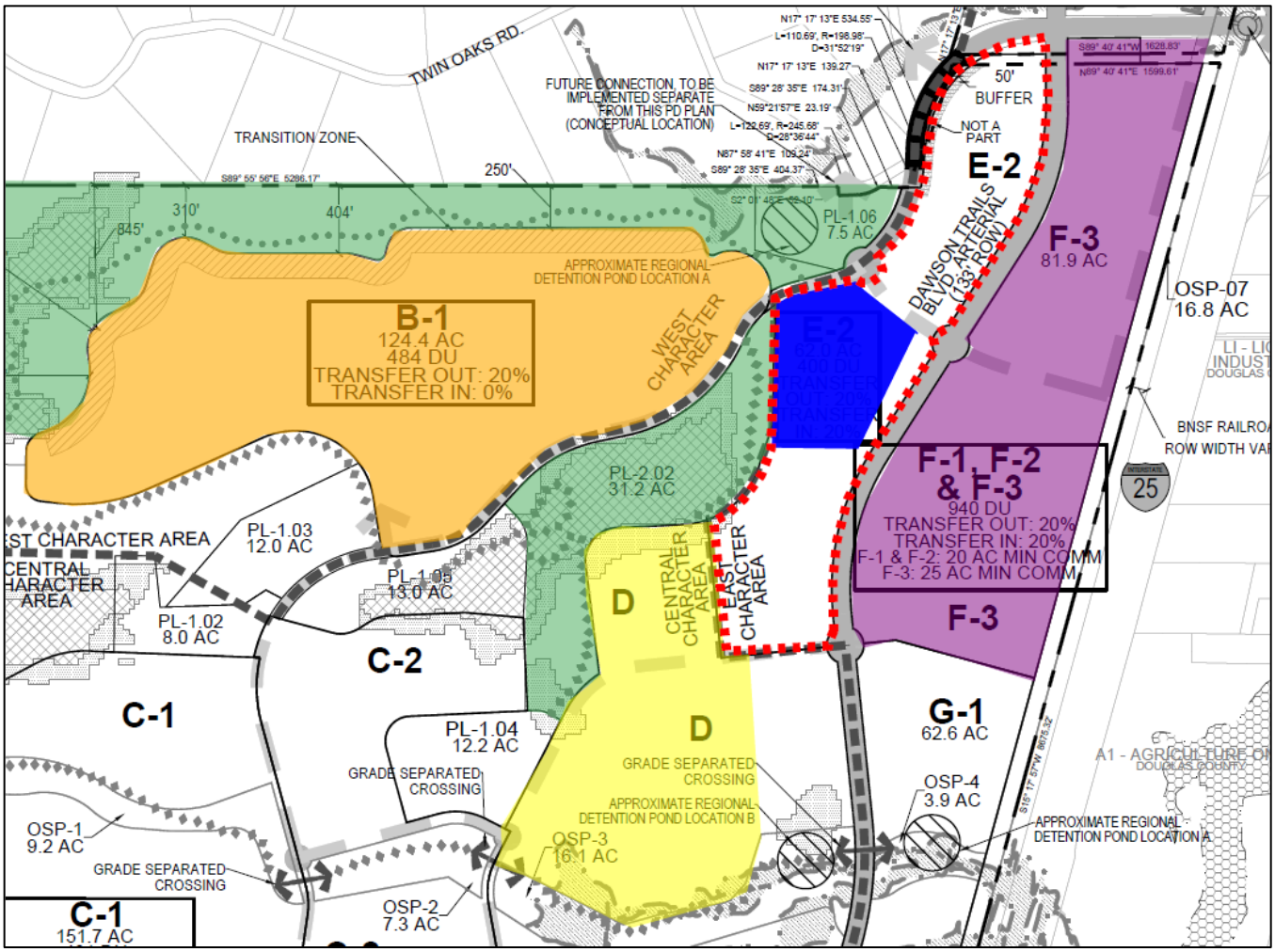


Figure 2: Planning Area E-2 and Surrounding Planning Areas

Haven Drive. Development adjacent to this street section must provide enhanced elements to support pedestrian connectivity and activated public space (Attachment D).
West of the townhome development is a 31 acre dedicated open space tract with an extensive trail network. North of the site, across Gambel Ridge Boulevard is the connection to a trail network that traverses the 383 acre open space area around and through the PD. The adjacent open space tracts are shaded green in Figure 2.

Planning Area B1, shaded orange, is zoned for 484 single family detached housing units. The eastern half of PA-B1 has an approved Site Development Plan for 229 single-family detached units. Planning Area F3 is located east of Dawson Trails Boulevard (shaded purple), and Planning Area D, southwest of PA-E2, both are zoned to allow a mix of residential and commercial uses. The area of PA-D shaded yellow has an approved Site Development Plan for 256 single-family detached units.

Significant grading has occurred surrounding the townhome site for installation of water, waste water and storm sewer infrastructure, and well as Dawson Trails Boulevard, Quandary Peak Drive and Gambel Ridge Boulevard. The Land Suitability report indicates that there are no threatened or protected species present on the site. Prior to the recent grading and infrastructure construction, the area was vegetated with native high-plains species such as yucca, gambel oak and non-native grasses.

Zoning Background

This property was annexed to the Town in 1984, and initially zoned as Castle Rock Ranch PD. It was rezoned in 1986 as Dawson Ridge PD, and was ultimately rezoned in 2022, as the Dawson Trails PD. The property lies within the East Character Area described by the PD Zoning Regulations as an area intended for higher density, mixed use development with a focus on pedestrian friendly connections. Residential development may include more compact housing types such as condominiums, apartments and townhomes.

Planning Area E2 zoning allows single-family attached and detached units and multi-family uses, as well as restaurant, retail, office, healthcare and service related businesses. Residential and non-residential uses may be mixed vertically within the same building or horizontally, next to each other along the street.

The Dawson Trails PD contains design standards that are unique to PA-E2 that are intended to create a walkable “Main Street” atmosphere, described as a pedestrian-oriented. Enhancements may include on-street parking, street trees for shade, buildings fronting the street, with entries connecting to the sidewalk, parks with shaded seating, decorative paving, and pedestrian scale lighting/street furnishings. Other elements to define the public space and pedestrian connectivity may include trail connections, crosswalks, outdoor dining, on-street bike lanes, and conveniently located bike racks.

Pat Haven Street adjacent to this site is identified as a pedestrian-oriented street section. This site plan has incorporated design elements necessary to enhance the pedestrian experience that will be detailed later in this report.

Discussion

Site Design

The SDP proposes 100 townhomes with attached two-car garages. The townhomes are three stories and arranged in two-, three-, and four-unit buildings. The units front to either common space, or to the adjacent street, with the garages accessed from the internal access drives. The buildings located along Pat Haven Street are oriented with the front elevations facing the public right-of-way with walkways from the entrances to the public sidewalk. The streetscape from back of curb to sidewalk includes a mix of evergreen, deciduous and ornamental trees to shade the public sidewalk.

A one-acre landscaped park (Figure 3, shaded green) offers pedestrian connectivity within and through the development (dashed red lines). A playground, benches and picnic table are also provided in the park.

There are two points of access to the property, both from Pat Haven Street (red arrows) and several locations where internal walkways connect to the public right-of-way and sidewalks (purple dots). The interior alleys are 30 feet wide exceeding the Town's requirements for two-way drive aisles and fire apparatus access.

An off-leash, fenced dog park (shaded orange) with a pet waste station and pet wash (blue dot) are located at the southwest corner of the site. Adjacent to the dog park is a pedestrian connection to the 31 acre dedicated open space property to the west (dashed pink line).

Approximately 36% of the site is landscaped, exceeding the 20% required by Town criteria. The number of trees and shrubs provided also exceed the minimum requirements of landscape

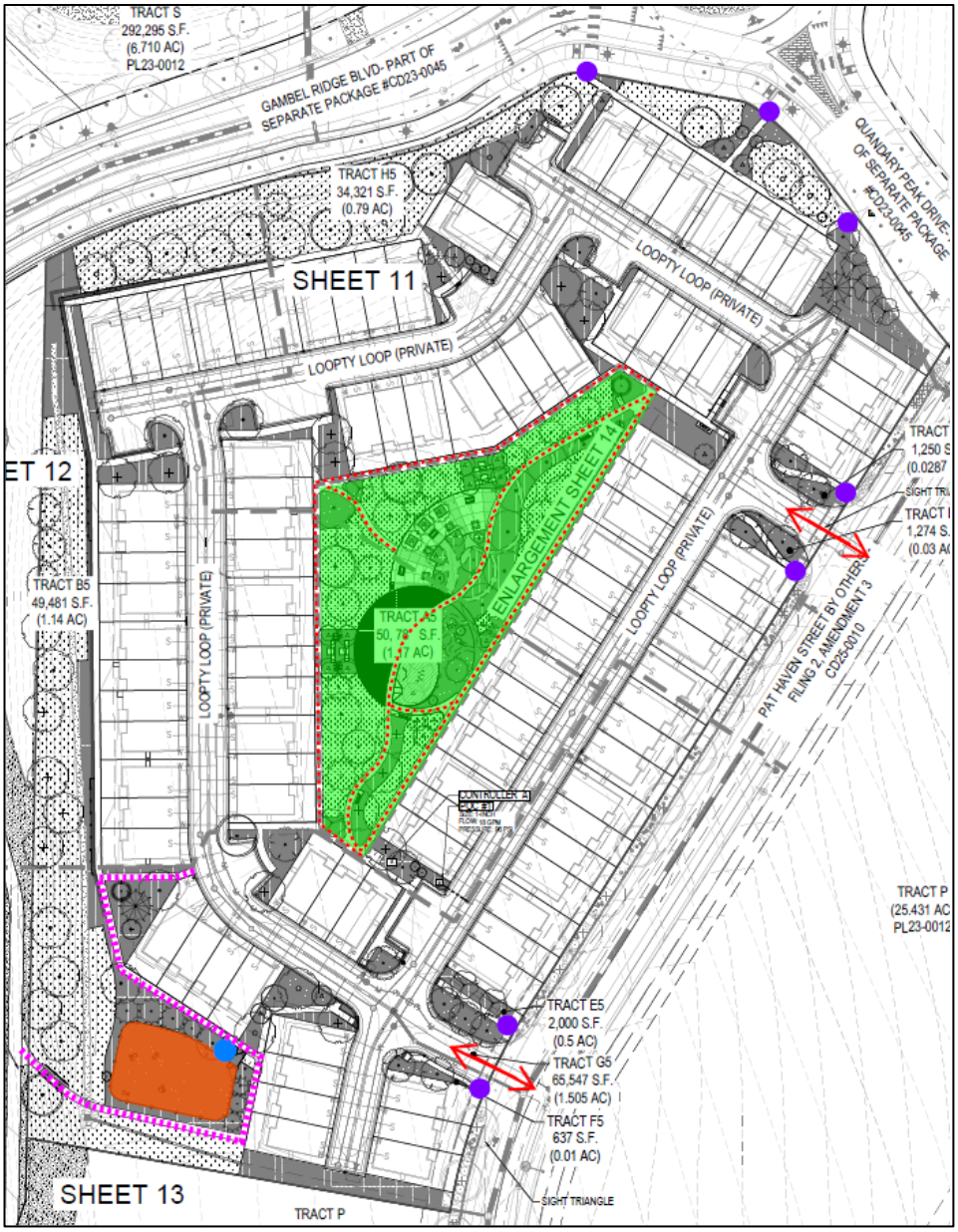


Figure 3: Site Development Plan, Landscape Plan

criteria. Planting throughout the property contain a mix of evergreens, deciduous shade trees and ornamental trees, as well as shrubs, ornamental grasses and perennial plantings. The plantings will comply with the recently adopted statewide fire resistant requirements.

The architecture of the multi-unit building follows three style themes; Mid-Century Modern, Farmhouse and Arts and Crafts. All buildings have 360 degree architecture. A cantilever roof design and clean lines are the

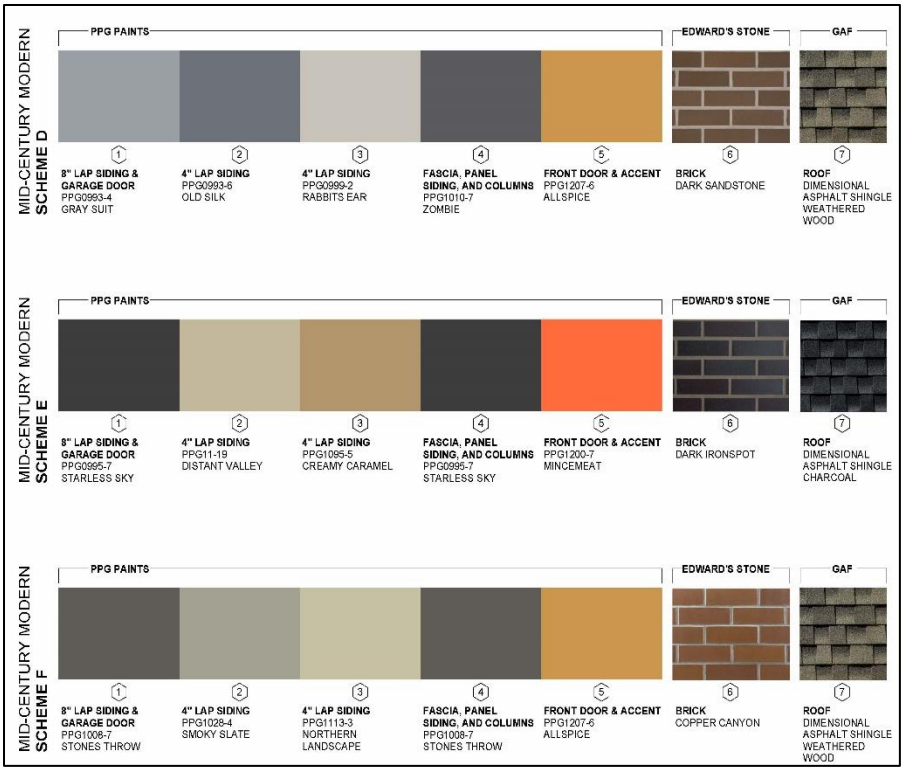


Figure 4: Mid-Century Modern Colors and Materials

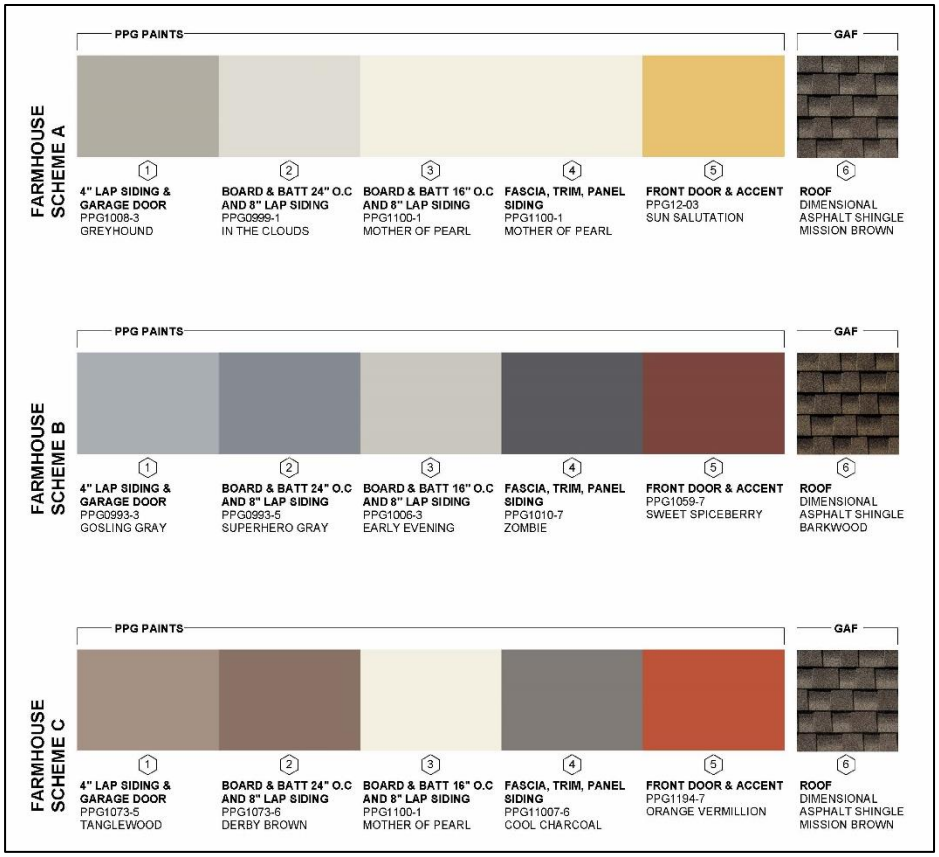


Figure 5: Farmhouse Colors and Materials

predominant features of the Mid-Century Modern units. Materials include lap siding, brick and asphalt shingles. The colors and materials shown in Figure 4 and Attachment E.

The Farmhouse style reflects a gabled roofline, lap siding, board and batten siding, and asphalt shingles (Figure 5 and Attachment E).

Lastly, the Arts and Crafts design features a hipped roofline, lap and board and batten siding, stone veneer, and asphalt shingles (Figure 6 and Attachment E).

The lighting plan includes bollards and pole mounted fixtures throughout the development. At 3-feet and 16-feet, respectively, the lighting is scaled with pedestrians in mind. Wall mounted sconces will illuminate porches and garage entrances.

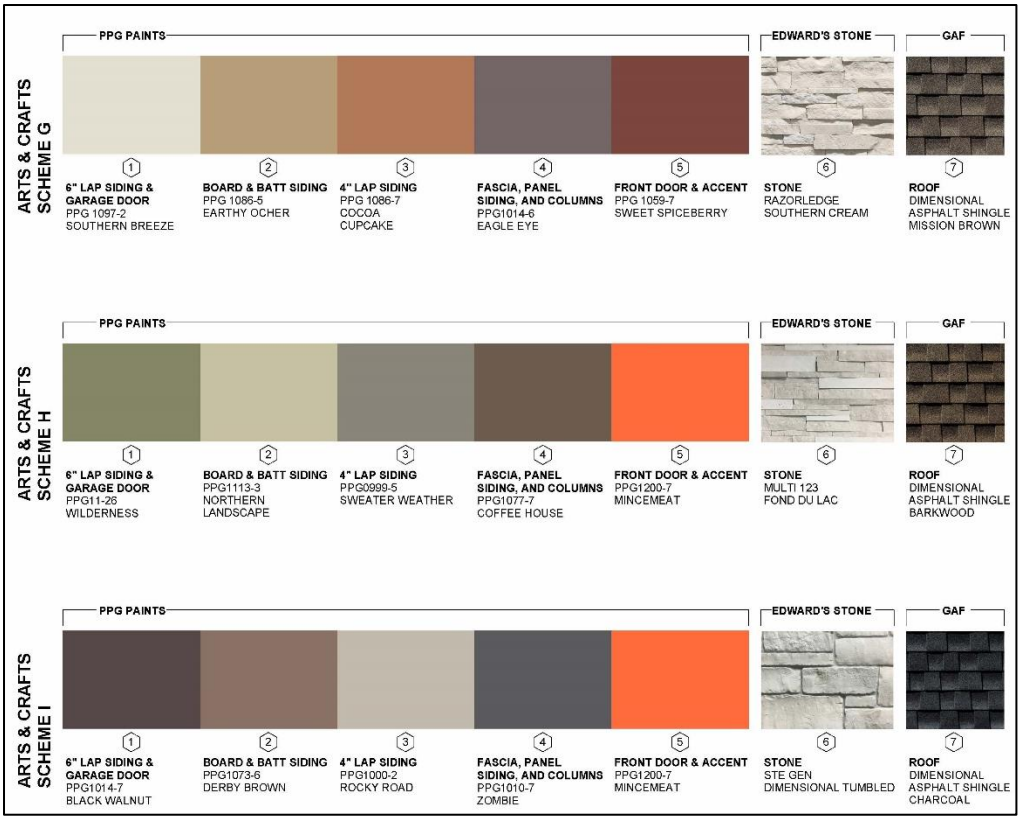


Figure 6: Arts and Crafts Colors and Materials

Development Standards

The development standards for this proposal are established in the Dawson Trails PD Plan and Zoning Regulations. Table 1 compares the PD zoning standards with the standards shown in the proposed site plan.

The maximum building height for all uses in PA-E2 is 60 feet. The site plan proposes a maximum height of 40 feet for the three story units.

The required parking for this townhome development is established in the Dawson Trails PD Zoning Regulations. The number of spaces provided exceeds the requirements of the PD Zoning Regulations and the Town's Municipal Code standards.

Dawson Trails PD Zoning Requirement	**Town Code Parking Requirement**	**Site Development Plan Parking Spaces Provided**
1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom;	200 spaces (2 spaces per unit)	200 spaces (100 units x 2 spaces in attached garage)
Plus 15% of total required spaces for guest parking = 30 spaces	Not applicable	53 spaces (27 onsite spaces and 25 adjacent on-street spaces)
230 spaces required	**200 spaces required**	**252 spaces provided**

Table 1: Parking Requirements and Parking Provided

Per the PD regulations the number of spaces required is based on the number of bedrooms per unit, plus an additional 15% of the total spaces required for guest parking (Table 1). This site plan uses the maximum 3-bedroom requirement to calculate the required parking. The PD regulations also allows for on-street parking spaces that are adjacent to a lot frontage in PA-E2 to be counted toward the overall parking requirements.

The front, rear and side setbacks comply with the minimum setbacks established in the Dawson Trails PD Zoning Regulations. There is no minimum or maximum lot size prescribed for PA-E2, as this is an area of the Dawson Trails PD intended to develop with wide range of housing types, sizes and densities (Table 2).

Planning Area E2 - Zoning and Development Standards Comparison		
	PD Zoning Allowance	**Proposed Site Plan**
Uses	Single-Family Attached, Detached, Multi-family, Non-Residential	Multi-Family Townhomes
Development Standards		
Number of Lots and Dwelling Units	400	100
Maximum Density	N/A	12 du/ac
Maximum Building Height	60 ft	40 ft
Maximum Lot Size	N/A	N/A
Maximum Building Coverage	85%	30%
Setbacks		
Minimum Front	10 ft**	10 ft**
Minimum Front to Garage	20 ft	N/A – Alley Loaded
Minimum Rear	10 ft	10 ft
Minimum Rear Alley	0 ft***	0 ft***
Minimum Side	5 ft	5 ft
Minimum Side to Street	15 ft	15 ft
Minimum Building Separation	10 ft	10 ft
Minimum Parking Spaces	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3 bedroom; Plus 15% of total guest parking = 230 spaces	200 spaces (2 space per garage), plus 27 onsite guest spaces and 25 on-street spaces**** = 252 spaces

*The remaining 300 dwelling units may be developed in the remaining portions of Planning Area E2.
**10 foot front setback allowed per Dawson Trails PD Zoning Section 6.11.10.
***0 foot rear alley setback allowed per Dawson Trails PD Zoning Section 6.11.6.
****On-street parking adjacent to lot frontage may count toward onsite parking requirements in PA-E2 only.

Table 2: Comparison of PD Zoning and Site Plan Uses and Standards

The site is designed to meet the standards for the pedestrian-oriented street section The buildings fronting to Pat Haven Street have minimum setbacks and front entrances with walkway connections to the public sidewalk. Other walkway connections are provided throughout the site to meet

There are two access drives into the development, both from Pat Haven Street, meeting the requirement for emergency access. The internal private drives are a minimum of 30 feet wide, exceeding the Town's requirements for two-way aisles and fire equipment access.
The proposed landscaping meets the requirements of the Dawson Trails water efficiency plan and the Town's landscape and irrigation regulations. The number and mix of trees and shrubs proposed on the site and within the streetscape meet the Town's requirements and the intent of pedestrian oriented street section described in the PD Zoning Regulations.

Skyline / Ridgeline Protections

Development of this property is not subject to the Skyline/Ridgeline Protection Ordinance.

Interface Regulations

The Dawson Trails PD is an intentionally mixed-use development, therefore the Residential/Non-Residential and the Dissimilar Residential Interface Regulations do not apply within or between planning areas in Dawson Trails. This site is located in the central portion of Planning Area E2 and is not adjacent to any development outside of Dawson Trails

Open Space and Public Land Dedication

Parks Staff has reviewed this Site Development Plan and found that it complies with the approved zoning and development obligations. With this development, a concrete trail will be constructed to connect to nearby trail networks. Additionally, within the townhome development, open space is being provided for residents with a landscape park area that includes paved connections to the internal and adjacent trail networks. Any necessary grading onto the adjacent Town open space will be subject to a permanent slope easement agreement that will ensure the seeded slopes are maintained and monitored against erosion by the Homeowner's Association or Metropolitan District.

Approximately, 3.2 acres or 38% of the site is open space. This is in addition to the 536 acres of open space required per the Dawson Trails PD Plan.

Traffic Impact Analysis and Mitigation

Public Works has reviewed and approved this Site Development Plan. The Master Traffic Study (MTS) for the Dawson Trails Planned Development assumed higher density than the current proposed 100 townhomes. Overall, there will be 48 less daily trips than assumed in the MTS, see Table 3.

Per the Dawson Trails Filing No. 2 Infrastructure Plan (CD23-0045), the collector roads serving the area will be constructed prior to the completion of Planning Area E-2. The collector roads will connect to Dawson Trails Blvd which is already constructed. Local streets, Pat Haven and Dawson Plaza will be built with the project and provide direct access to the proposed townhomes.

All intersections will operate at an acceptable level of service as shown in the traffic conformance letter. All of these improvements will support the proposed townhomes and are

Planning Area	Land Use	Size	Unit	Non-Auto Factor	Internal Capture Adjust	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips				Saturday Peak Hour Trips			
						Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Master Transportation Study[1]																					
Part of E-2 South	ITE 220 - Multi-Family Housing (Low-Rise)	100	Dwelling Units	0.95	0.90	6.74	576	288	288	0.40	34	8	26	0.51	44	28	16	0.41	35	17	18
Updated Traffic Conformance Letter[2]																					
Part of E-2 South	ITE 215 - Single-Family Attached Housing	100	Dwelling Units	0.95	1.00	6.57	624	312	312	0.47	45	11	34	0.51	48	27	21	0.47	45	22	23
	Difference in Trips (MTS vs. Updated)						***48***	***24***	***24***		***11***	***3***	***8***		***4***	***-1***	***5***		***10***	***5***	***5***

[1] Source : ITE Trip Generation Manual and Handbook, 11th Edition, 2021.
[2] Source : ITE Trip Generation Manual and Handbook, 12th Edition, 2025.

Table 3: Trip Generation Summary and Comparison

consistent with the Planned Development Plan, MTS, and supplemental traffic analysis. The traffic conformance letter is included as Attachment F.

Water Resources

The Town's applicable water resources and conveyance requirements have been met for this development plan. Municipal water service will be provided to the Planning Area E2 development subject to the terms of the Dawson Trails Development Agreement (DA). Water credits will be allocated from the Dawson Trails Water Bank. Quantification of water credits and water demand is in progress and will be finalized with construction documents and plat.

Drainage and Storm Water

The site design meets the Town’s applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual. This site plan was redesigned to reduce flooding potential with the units immediately adjacent to internal private streets. The proposed design includes inverted crowns on private streets and one redundant inlet. The applicant has addressed all staff concerns.

Utilities

Castle Rock Water staff have reviewed and approved the SDP, the Utility Report and the Drainage Report. The Town’s applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual are applicable to the development of this property as proposed by the Site Development Plan. The developer is required to provide some additional pocket easements for utility infrastructure once the final engineering is completed and the plat is prepared.

Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this townhome community. Fire staff has reviewed and approved the Site Development Plan, satisfied with the accessibility to the streets and homes.

Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required in the Dawson Trails PD. Plant selection meets the Town Landscape regulations for low water use species.

Notification and Outreach

Public Notice

A public hearing notice signs was posted on the property, visible from Dawson Trails Boulevard. A second sign was posted at the intersection of Dawson Trails Boulevard and Gambel Ridge Boulevard. Written notices were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map. To date, staff has not received any public inquiries about the proposal.

Neighborhood Meetings

The applicant held three neighborhood meetings to present, discuss and take feedback on the proposed Site Development Plan. The first meeting, held on December 10, 2024, was attended by seven residents. The second meeting, held on January 12, 2026, was attended by five residents. Summaries of the first two meetings are combined in Attachment G.

The third meeting is scheduled to be held on June 22, 2026. A written summary of the third meeting will be provided to Planning Commission at the public hearing on June 25th and will be summarized in the staff presentation.

Questions and concerns raised by the neighbors in attendance at the first neighborhood meeting focused on parking requirements, whether there would be an HOA, impacts to the natural ridge in the open space west of the development, estimated opening of Dawson Trails Boulevard, and location of utility infrastructure.

At the second neighborhood meeting, residents asked whether the project would be phased and the anticipate start of construction. The remainder of the neighborhood meeting drew questions about the broader Dawson Trails infrastructure construction, such as the completion dates for Gambel Ridge Boulevard to Quandary Peak Street, the need for, and size of, the two water tanks under construction, and the locate of the detention ponds within Dawson Trails.

External Referrals

External referrals were sent to local service providers and Douglas County agencies, as well as, to the Colorado Department of Transportation (CDOT), Chatfield Watershed Authority,

Colorado Geological Survey, Colorado Parks and Wildlife, and Plum Creek Water Reclamation Authority. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. **Community Vision/Land Use Entitlements.**
   1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
   2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
   3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
   4. Complies with the approved Planned Development Plan and Zoning Regulations.
   5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
   6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with the Dawson Trails PD Plan and Zoning Regulations, as detailed in the body of this report. Lastly, staff has confirmed that the SDP meets the standards of the Town's Municipal Code and related technical criterial for development. No intergovernmental agreements or zoning overlays apply to this development.

B. **Site Layout.**
   1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
   2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
   3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
   4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.

5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal drive aisles are designed to provide safe and efficient vehicle circulation and emergency vehicle access. Pedestrian walkways, both paved and natural surface provide connections within the community and to adjacent trail systems and public sidewalks.

The plan provides 252 parking spaces, which is based on the maximum requirement of 2 spaces per number of 3-bedrooms units, plus 27 surface guest spaces distributed throughout the site and 25 on-street spaces adjacent to the property on Pat Haven Street, as allowed by the Dawson Trails PD Zoning Regulations. Evergreen, deciduous and ornamental trees and shrubs planted throughout the development provide shaded walkways and park space, buffers and the required streetscape on Pat Haven Street. Irrigated turf is restricted in compliance with the Town's Landscape and Irrigation requirements.

C. **Circulation and Connectivity.**
   1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
   2. Complies with all Fire regulations associated with land development.
   3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
   4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria, master traffic analyses, and fire code. The internal drive aisles, internal walkways, and connections to adjacent trails and public sidewalks provide for safe and convenient connectivity within and outside of the neighborhood.

D. **Services Phasing and Off-site Impact.**
   1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
   2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
   3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
   4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
   5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve this level of development will be dedicated prior to the approval and recording of the plat associated with this site plan. Trail systems and connections with open space and future development surrounding PA-E2 are included in the SDP.

E. **Open Space, Public Lands and Recreation Amenities.**
   1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
   2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
   3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
   4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. The internal walkways, open space, park acreage and amenities, and connection to offsite open space and trails has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, permit and impact fees, along with use taxes for the Town. Based on the proposed 100 individually owned townhomes, staff estimates that the project will generate the development impact fees and water system development fees shown in Table 4.

Impact Fees	
Parks and Recreation	$716,300
Municipal Facilities	$37,700
Fire	$106,500
Police	$57,600
Transportation	$1,316,100
Total Impact Fees	$2,234,200
Water System Development Fees	
Water	$698,470
Water Resources	$2,519,811
Wastewater	$410,700
Stormwater (Cherry Creek)	$76,600
Total System Development Fees	$3,705,581

Table 4: Impact and Water System Development Fees

Development impact fees and water system development fees are charged on a per unit basis and are independent on unit size for townhomes. These estimates are based on the Town's adopted 2026 impact fee and water system development fee schedules. Impact fees and system development fees are collected at the time individual building permits are issued and are subject to the fee schedule in effect at that time. Both impact fees and system development fees typically increase on an annual basis; therefore, it is anticipated this development will generate fees higher than the estimates above.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Site Development Plan for Dawson Trails Planning Area E2:

- Conforms to, and advances the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan,
- Complies with the requirements of the Town's technical criteria for landscaping, water, waste water, stormwater and multi-modal transportation and traffic standards and mitigations, and

- Meets the requirements of the Dawson Trails Planned Development Plan and Zoning Regulations.

Recommendation

Planning Commission voted 6 – 0 (1 abstention) to recommend to Town Council approval of the Site Development Plan.

Proposed Motion

Option 1: Approval

"I move to approve the Resolution, as introduced by title."

Option 2: Approval with Conditions

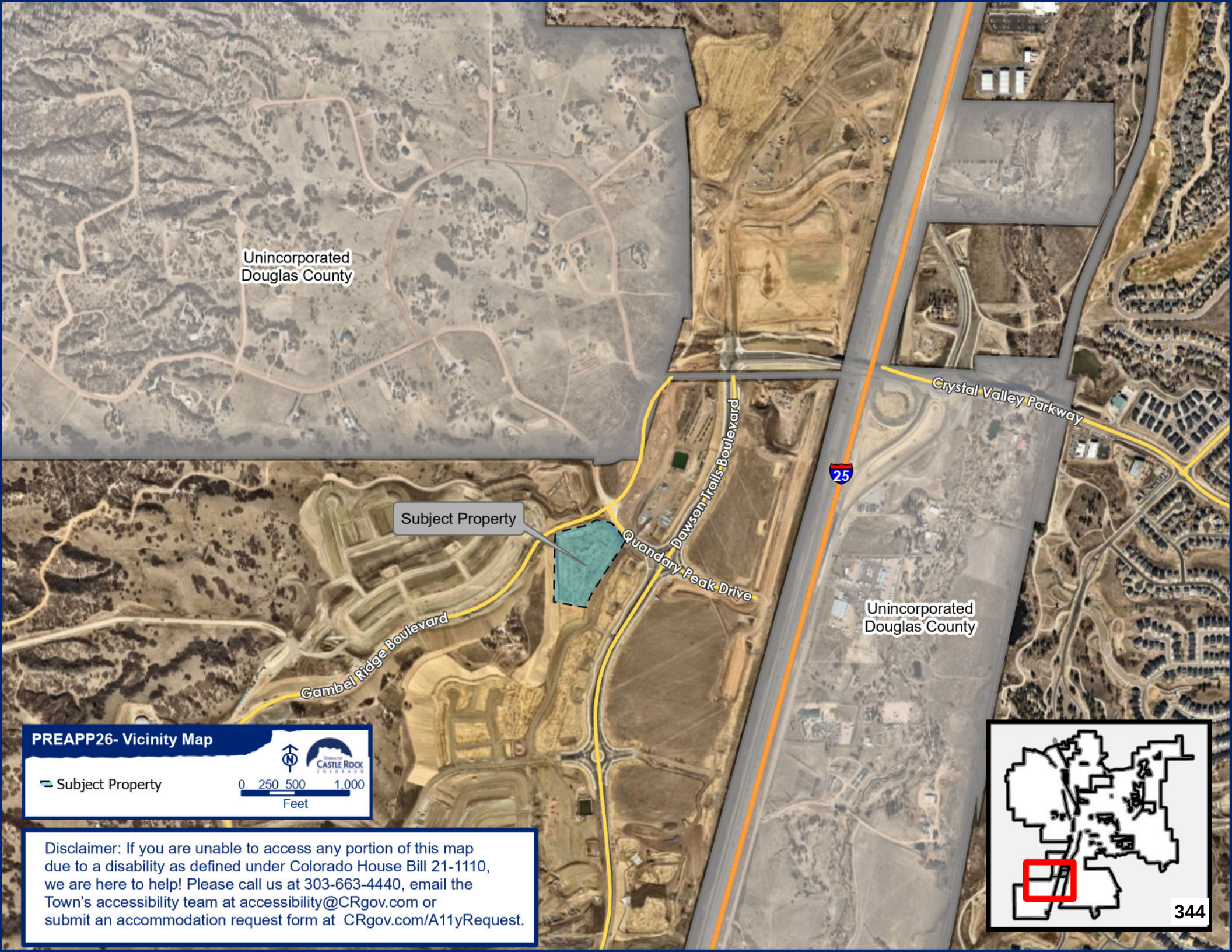
"I move to approve the Resolution, with the following conditions:" [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date], at [time]."

Attachments

Attachment A: Vicinity Map
Attachment B: Resolution
Attachment C: Site Development Plan
Attachment D: Planning Area E2 PD Zoning Regulations
Attachment E: Color and Material Boards
Attachment F: Traffic Conformance Letter
Attachment G: Neighborhood Meeting Summaries



PREAPP26- Vicinity Map

Subject Property

0 250 500 1,000
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

RESOLUTION NO. 2026-077

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITHIN THE DAWSON TRAILS PLANNED DEVELOPMENT (Dawson Trails Filing No. 2, Planning Area E2)

WHEREAS, ACM Dawson Trails VIII JV LLC, has requested approval of a site development plan (the "Site Development Plan") for 100 single-family townhome dwelling units, arranged around a one-acre landscaped park, within the Dawson Trails Planned Development (the "Project"): and

WHEREAS, the Project is located on approximately 8.4 acres of property located southwest of the intersection of Quandry Peak Drive and Dawson Trails Boulevard, which property is within Planning Area E2 as shown on the Dawson Trails Planned Development Plan; and

WHEREAS, the uses associated with the Project are uses that are permitted by right in Planning Area E2 pursuant to the Dawson Trails Zoning Regulations; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code ("CRMC"), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on June 25, 2026, a public hearing was held before the Planning Commission, which voted to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight's meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

(i) The goals and objectives of the Town of Castle Rock's Vision 2030 and the 2030 Comprehensive Master Plan;

(ii) The development standards set forth in the Dawson Trails Planned Development Plan and the Dawson Trails Zoning Regulations;

(iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040; and

(iv) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. **Approval**. The Site Development Plan for the Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 7th day of July, 2026, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Tara Vargish, Director of Development Services

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SUB-DIVIDE TRACT V OF DAWSON TRAILS FILING NO. 2 TO DEVELOP SINGLE FAMILY ATTACHED DWELLINGS WITH ASSOCIATED RIGHT-OF-WAYS.

LEGAL DESCRIPTION:

TRACT V, DAWSON TRAILS FILING NO. 2 PER PLAT RECORDED AT THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 24, 2025, AT RECEPTION NO. 2025061713, AND RE-RECORDED ON MARCH 4, 2026 AT RECEPTION NO. 2026010148 TO REFLECT THE ANNEXATION OF CERTAIN PROPERTY.

SAID PARCEL CONTAINS 365,715 SQUARE FEET (8.396 ACRES), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DAWSON TRAILS FILING NO. 2, AMENDMENT NO. 5. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS AS DESCRIBED AND SHOWN HEREON. ALL TRACTS WILL BE DEDICATED TO METRO DISTRICT BY SEPARATE INSTRUMENT FOR THE PURPOSE OF OPEN SPACE, PARK, DRAINAGE AND PRIVATE ACCESS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

THE UNDERSIGNED HEREBY DEDICATE A BLANKET DRAINAGE EASEMENT TO THE TOWN OF CASTLE ROCK ON TRACTS [A5, B5, G5, AND H5] IN ACCORDANCE WITH GENERAL NOTE 7 (AND 22).

TRACT A5 IS HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE OPEN SPACE, PARK, AND DRAINAGE.

TRACT B5 AND H5 ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE OPEN SPACE AND DRAINAGE.

TRACT C5, D5, E5, AND F5 ARE HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE OPEN SPACE.

TRACT G5 IS HEREBY DEDICATED TO THE DAWSON TRAILS METROPOLITAN DISTRICT FOR PRIVATE ACCESS, UTILITIES, AND DRAINAGE.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENT RECORDED ON OCTOBER 6, 2022 UNDER RECEPTION NO. 2022065715, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

BOKF, N.A.

BY: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

ACM DAWSON TRAILS VIII JV LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____ , 20____

NOTARY BLOCK

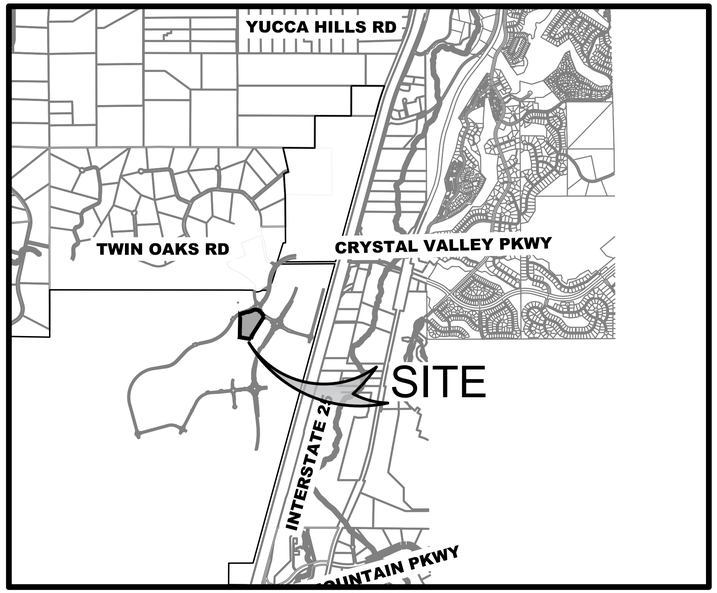
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ ,

20____ BY _____,

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____,



VICINITY MAP
SCALE: 1"=2000'

TITLE CERTIFICATION

I, _____ , AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____ , 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ ,

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF_____,

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____,

BENCHMARK:

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331). BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

BASIS OF BEARING:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BASIS OF COORDINATES:

BASIS OF COORDINATES: PROJECT COORDINATES (GROUND) ARE DERIVED FROM A MODIFIED NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE COORDINATES (0502) IN U.S. SURVEY FEET. COMBINED SCALE FACTOR = 1.0003644180 AND IS SCALED FROM THE MAPPING ZONE ORIGIN (N: 0FT, E: 0FT)

VARIANCE REQUESTS

VARIANCE NO.	DESCRIPTION	APPROVAL DATE
TCV26-0013	REDUCTION IN HORIZONTAL SPACING BETWEEN SERVICES AND LOT LINES.	

SHEET INDEX

1	COVER SHEET
2	SITE DEVELOPMENT PLAN NOTES AND TABLES
3	OVERALL SITE PLAN
4–5	SITE PLAN
6–7	GRADING PLAN
8	GENERAL UTILITY PLAN
9	LANDSCAPE NOTES
10	HYDROZONE PLAN
11–13	LANDSCAPE PLAN
14	LANDSCAPE ENLARGEMENT
15–18	LANDSCAPE DETAILS
19–26	ARCHITECTURAL ELEVATIONS
27–28	PHOTOMETRICS
29	WILDLAND URBAN INTERFACE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____ , 20____.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ _____ , 20____.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
SAMUEL L. GALLUCCI III, PLS #38584 DATE
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

CIVIL ENGINEER'S STATEMENT

I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
GARY A. WALTER, P.E. #42246, DATE
PROJECT ENGINEER

PUBLIC UTILITIES

WATER AND SANITARY SEWER: TOWN OF CASTLE ROCK
175 KELLOGG COURT
CASTLE ROCK, COLORADO 80109
CONTACT: 720-733-6000

ELECTRICITY: CORE
5496 N. U.S. HIGHWAY 85
SEDALIA, COLORADO 80135
CONTACT: 303-688-3100

GAS: BLACK HILLS ENERGY
105 S. VICTORIA AVENUE
PUEBLO, COLORADO 81003
CONTACT: 866-243-9002

CONTACT INFORMATION

OWNER/DEVELOPER: WESTSIDE INVESTMENT PARTNERS, INC.
8350 EAST CRESCENT PARKWAY SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
ATTN. LAWRENCE P. JACOBSON
303-984-9800

PREPARED BY: EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112
(303) 694-1520

LANDSCAPE: NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATTN. STACEY WEAKS
SWEAKS@NORRIS-DESIGN.COM

LIENHOLDER: BOKF,
N.A. AS INDENTURE TRUSTEE
1600 BROADWAY, 26TH FLOOR
DENVER, COLORADO 80202

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004

EMK CONSULTANTS, INC.
ENGINEERING SURVEYING
LAND DEVELOPMENT
SERVICES AND SOLUTIONS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

COVER SHEET

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL N/A VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES FOR SITE DEVELOPMENT PLAN

1. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.

2. This site is zoned Dawson Trails Planned Development Plan approved September 6, 2022, Recorded February 8, 2023, Reception #2023005659

3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0284G Dated March 16, 2016. No portions of this property fall in a FEMA 100-year floodplain.

4. The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on this Site Development Plan.

5. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and require a building permit.

6. Retaining walls in common areas, on Town lands, or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.

7. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.

8. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, Metro-District, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Streetscape Landscaping within public rights-of-way and that which is installed outside of the right-of-way, are to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Should streetscape or other SDP approved landscaping be installed on town owned lands, the Metro-District, HOA, or private property owner shall be responsible for the maintenance of the landscaping. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.

9. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.

10. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.

11. 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.

12. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

13. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.

14. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations 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.

15. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.

16. Unless otherwise noted, all lots shall have 10' Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have no Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, water meters, fire hydrants, sub-surface collection systems, and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.

17. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.

18. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.

19. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

20. A slope easement will be required for grading on any Town owned or future Town owned property. The easement shall be finalized at time of Plat. If grading occurs after platting, slope easement may be by separate agreement.

21. Any Fill on OSD/PLD will need to be compacted in max 8" lifts, a minimum of 95%+ density and inspected. 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 the Town.

22. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their property unless modified by the subdivision improvement agreement. Should the owner fail to adequately maintain said facilities, the town shall have the right to enter said property for the purposes of operations and maintenance. All such maintenance costs shall be assessed to the property owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials, and shall be charged at 1.25 times the actual cost.

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. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

4. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.

5. 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.

6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

7. 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.

8. 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.

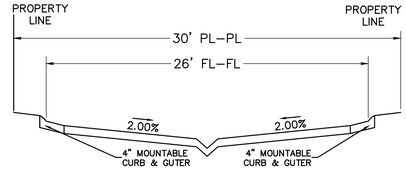
9. "No Parking Fire Lane" shall be painted red and signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall 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.

10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings 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") inces high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.

11. 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.

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661 AND ACCORDINGLY 68.33 SFE'S ARE DEBITED FROM THE WATER BANK. 3.33 SFE'S ARE BEING DEDICATED FOR IRRIGATION WITH 65 SFE'S BEING DEDICATED FOR DOMESTIC USE.



LOOPTY LOOP
ROADWAY SECTION
(NTS)

Tract Summary Table

	Use	Square Feet	Acre	%	Ownership/Maintenance
Tract V (to be subdivided)					
Residential Lots (100 total)	Residential	160421	3.68	43.86%	PRIVATE OWNERSHIP
Tract A 5	OSP/Drainage	50784	1.17	13.89%	HOA / HOA
Tract B 5	OSP/Drainage	49481	1.14	13.53%	HOA / HOA
Tract C 5	OSP	1250	0.03	0.34%	HOA / HOA
Tract D 5	OSP	1274	0.03	0.35%	HOA / HOA
Tract E 5	OSP	2000	0.05	0.55%	HOA / HOA
Tract F 5	OSP	637	0.01	0.17%	HOA / HOA
Tract G 5	Private Access/Parking	65547	1.50	17.92%	HOA / HOA
Tract H 5	OSP	34321	0.79	9.38%	HOA/HOA
Tract V (to be subdivided)		**365726**	**8.40**	**100.00%**	

Site Utilization

	Square Feet	Acre	%
Lot Coverage	160421	3.68	**43.86%**
ROW Coverage	0	0.00	**0.00%**
Landscape/ Open Space Coverage	139747	3.21	**38.21%**
Total Lot Area	365726	8.40	**100.00%**

Zoning Comparison and Development Standards

	Current Zoning	Proposed
Character Area	Dawson Trails PDP – Planning Area E-2	Dawson Trails PD, Amd. 1 Zoning
Use	SFD, SFA, MF, Non-Res	SFA
Number of Residential Lots	400 Lots	100 Lots
Number of Dwelling Units	400 Units	100 Units
Maximum Density	N/A	12 du/ac
Minimum Lot Size	None	None
Front Yard	15'	15'
Front to Garage	20'	N/A – alley-loaded
Rear Yard	10'	10'
Rear Alley	2'	2'
Side Yard	5'	5'
Side to Street	15'	15'
Min. Building Separation	10'	10'
Maximum Building Height	60'	40'
Parking Requirement 1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom;	2 spaces per 3-bedroom unit (100 units x 2 spaces = 200 spaces total)	200 spaces. All parking provided within garages.
Visitor Parking +15% of total required spaces for guest parking	15% of 200 spaces: 30	27 guest spaces on site** 25 spaces on Pat Haven Street.

** Per Dawson Trails PD, Amd 3, Section 5.9, Table 5.8.1 - On-street parking that is directly adjacent to the lot frontage of a public or private street may be counted as part of the parking requirements in Planning Area E2, in conjunction with review of a SDP in Section 3.4B of this PD.

NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO

UNIT TRACKING

PLANNING AREA	APPROVED UNITS PER PDP AMENDMENT-01	MAX TRANSFER OUT		TRANSFERRED OUT	MAX TRANSFER IN		TRANSFERRED IN	UNITS REMAINING AFTER TRANSFER	SDP23-0023 & PL24-0009 (B-1 EAST)		SDP23-0040 & PL25-0004 (D NORTH)		SDP25-0004 & PL26-0003 (E-2 TOWNHOME)	
									TOTAL PLATTED	TRANSFERRED	PLATTED	TRANSFERRED	PLATTED	TRANSFERRED
A	471	20%	94	0	0%	0	0	471	N/A	N/A	N/A	N/A	N/A	N/A
B-1	484	20%	97	0	0%	0	0	484	229	0	N/A	N/A	N/A	N/A
B-2	228	20%	46	0	0%	0	0	228	N/A	N/A	N/A	N/A	N/A	N/A
C-1	481	20%	96	0	15%	72	0	481	N/A	N/A	N/A	N/A	N/A	N/A
C-2	908	20%	182	0	20%	182	0	908	N/A	N/A	N/A	N/A	N/A	N/A
D	1938	20%	388	0	20%	388	0	1938	N/A	N/A	256	0	N/A	0
E-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E-2	400	20%	80	0	20%	80	0	400	N/A	N/A	N/A	N/A	100	N/A
F-1	940 (TOTAL ALLOWED IN ALL OF PA-F)	20%	188	0	20%	188	0	940	N/A	N/A	N/A	N/A	N/A	N/A
F-2									N/A	N/A	N/A	N/A	N/A	N/A
F-3									N/A	N/A	N/A	N/A	N/A	N/A
G-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
G-2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL RESIDENTIAL UNITS	5,850								229		256		100	
TOTAL MULTI-FAMILY****	2,400								0		0		100	
TOTAL COMMERCIAL/NON RES SF	3,200,000								0		0		0	

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25–0004

EMK CONSULTANTS, INC.
ENGINEERING SURVEYING
LAND DEVELOPMENT
SERVICES AND SOLUTIONS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO	DESCRIPTION	DATE	BY
1	SUBMITTAL–01 2025–03–07		
2	SUBMITTAL–02 2025–10–10		
3	SUBMITTAL–03 2026–02–06		
4	SUBMITTAL–04 2026–04–14		
5	SUBMITTAL–05 2026–05–15		
6	SUBMITTAL–06 2026–06–17		

DESIGNED BY: OD
DRAWN BY: DDS
CHECKED BY: GAW
APPROVED BY: ERM

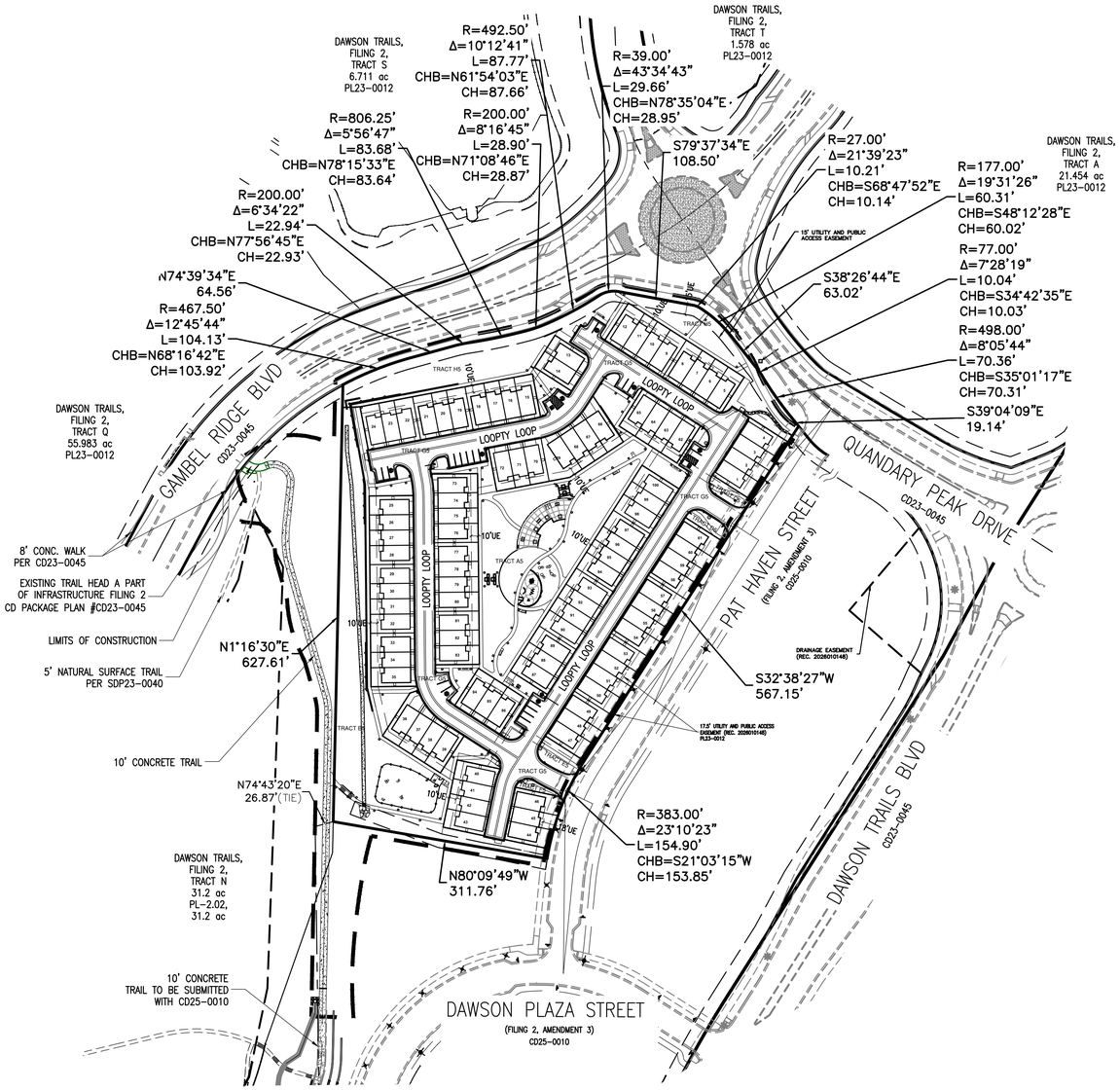
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

SITE DEVELOPMENT PLAN
NOTES AND TABLES

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL N/A VERTICAL N/A

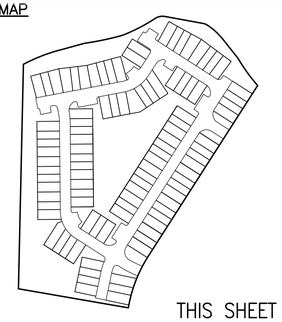
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 50 100 200 300
1 INCH = 100 FEET

KEY MAP



THIS SHEET

LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- LIMITS OF CONSTRUCTION
- RIGHT–OF–WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- SIGHT EASEMENT
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- STOP SIGN
- RAMP

NOTES

1. IMPROVEMENTS SHOWN TO BE COMPLETED IN ONE PHASE

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25–0004 **SDP25–0004**

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
01	SUBMITTAL–01	2025–03–07	
02	SUBMITTAL–02	2025–10–10	
03	SUBMITTAL–03	2026–02–06	
04	SUBMITTAL–04	2026–04–14	
05	SUBMITTAL–05	2026–05–15	
06	SUBMITTAL–06	2026–06–17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

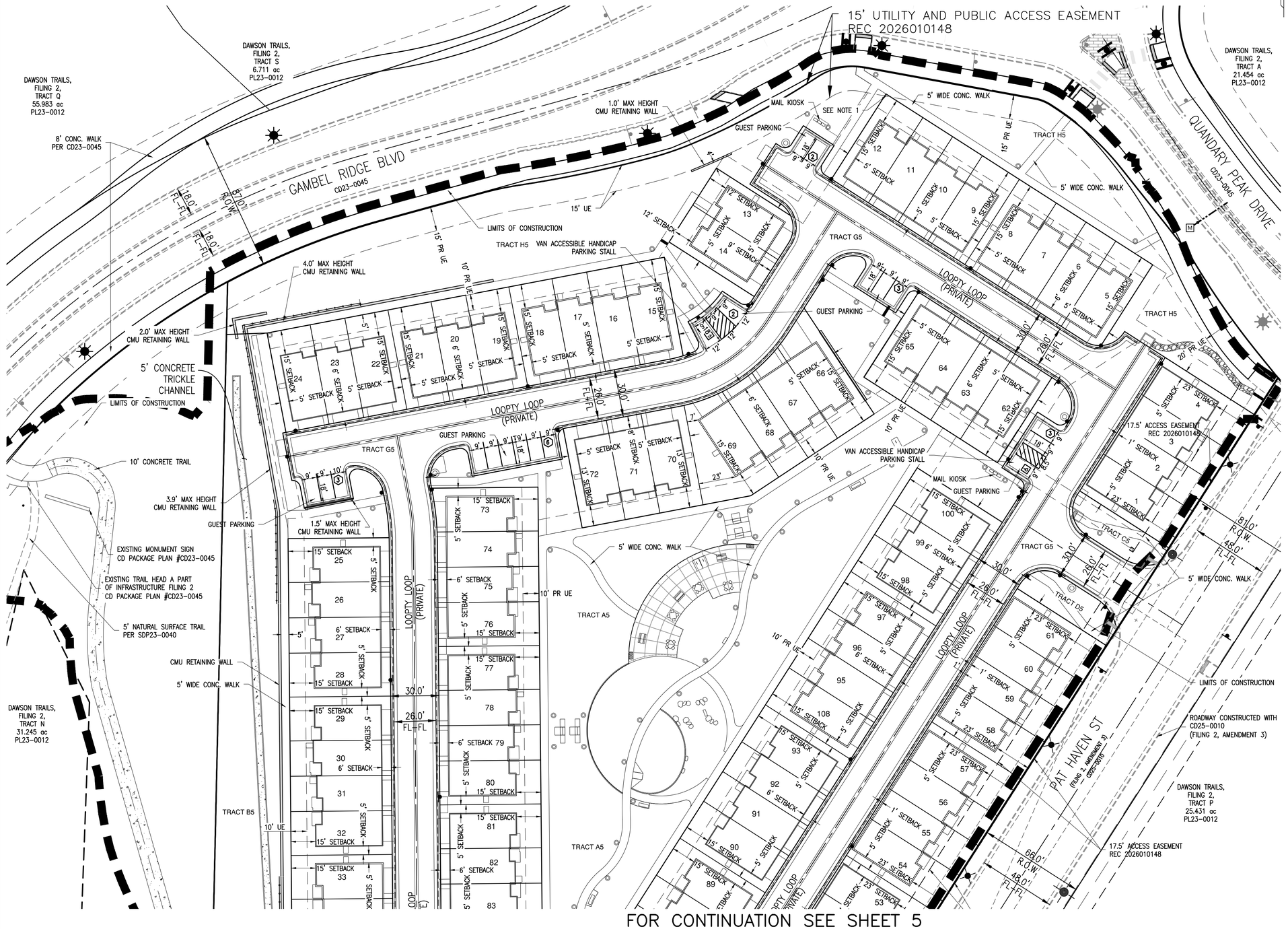
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

OVERALL SITE PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=100' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

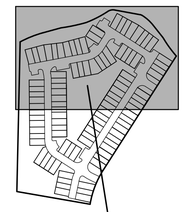
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FOR CONTINUATION SEE SHEET 5

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- LIMITS OF CONSTRUCTION
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- NUMBER OF PARKING STALLS
- CMU RETAINING WALL
- TABLES AND BENCHES

NOTE:
1. EASEMENT RECORDED UNDER (REC. 2026010148). FENCES ALLOWED WITHIN CORE EASEMENTS

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCo.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

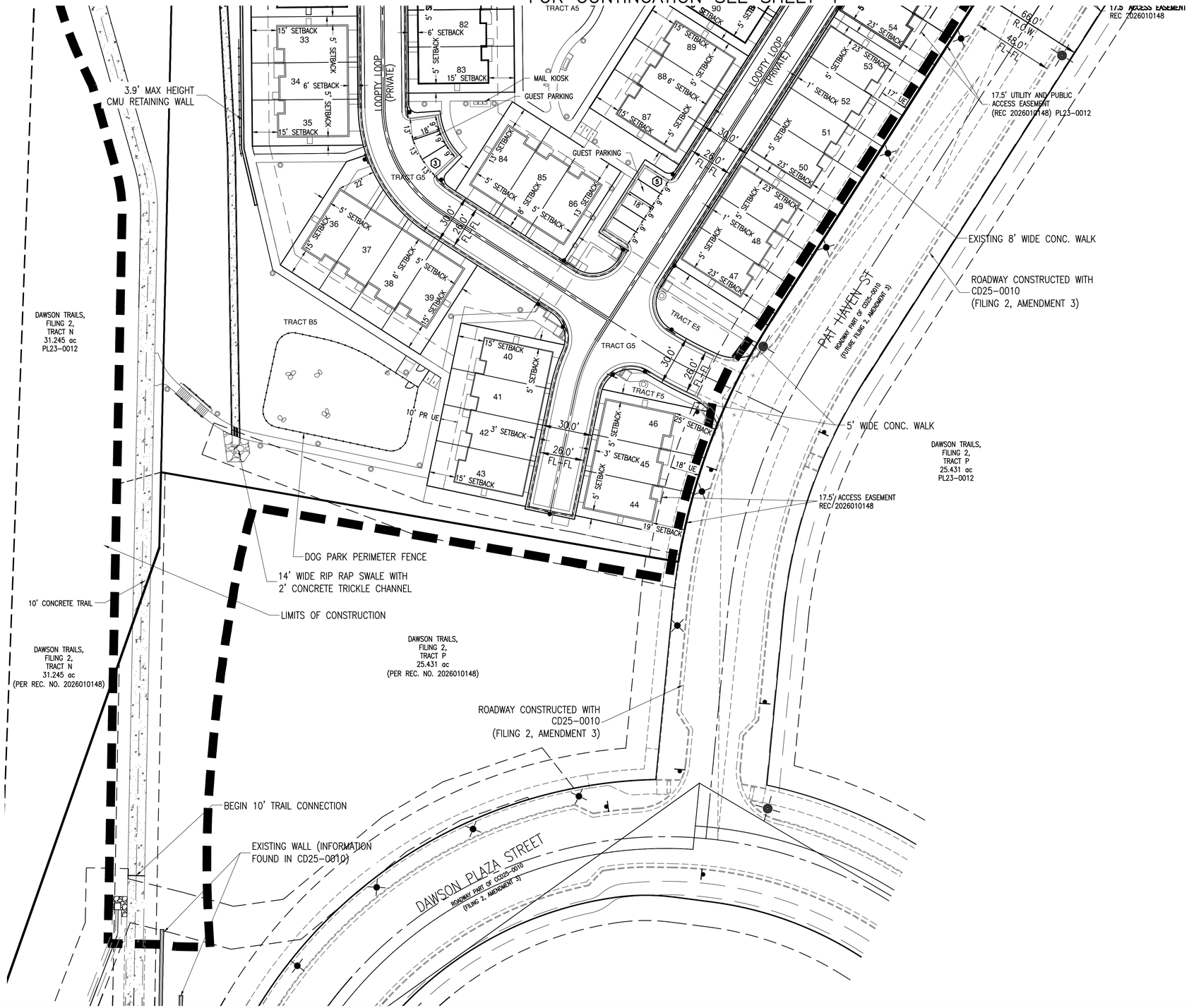
SITE PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

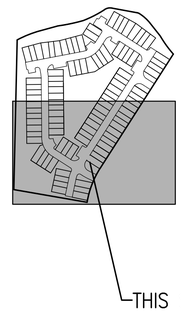
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 4



GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

KEY MAP



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- LIMITS OF CONSTRUCTION
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- TRAIL
- SIGHT TRIANGLE
- PARKING SPACE LINE
- IDENTIFICATION SIGNS
- SIGN
- RAMP
- NUMBER OF PARKING STALLS
- CMU RETAINING WALL
- TABLES AND BENCHES

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

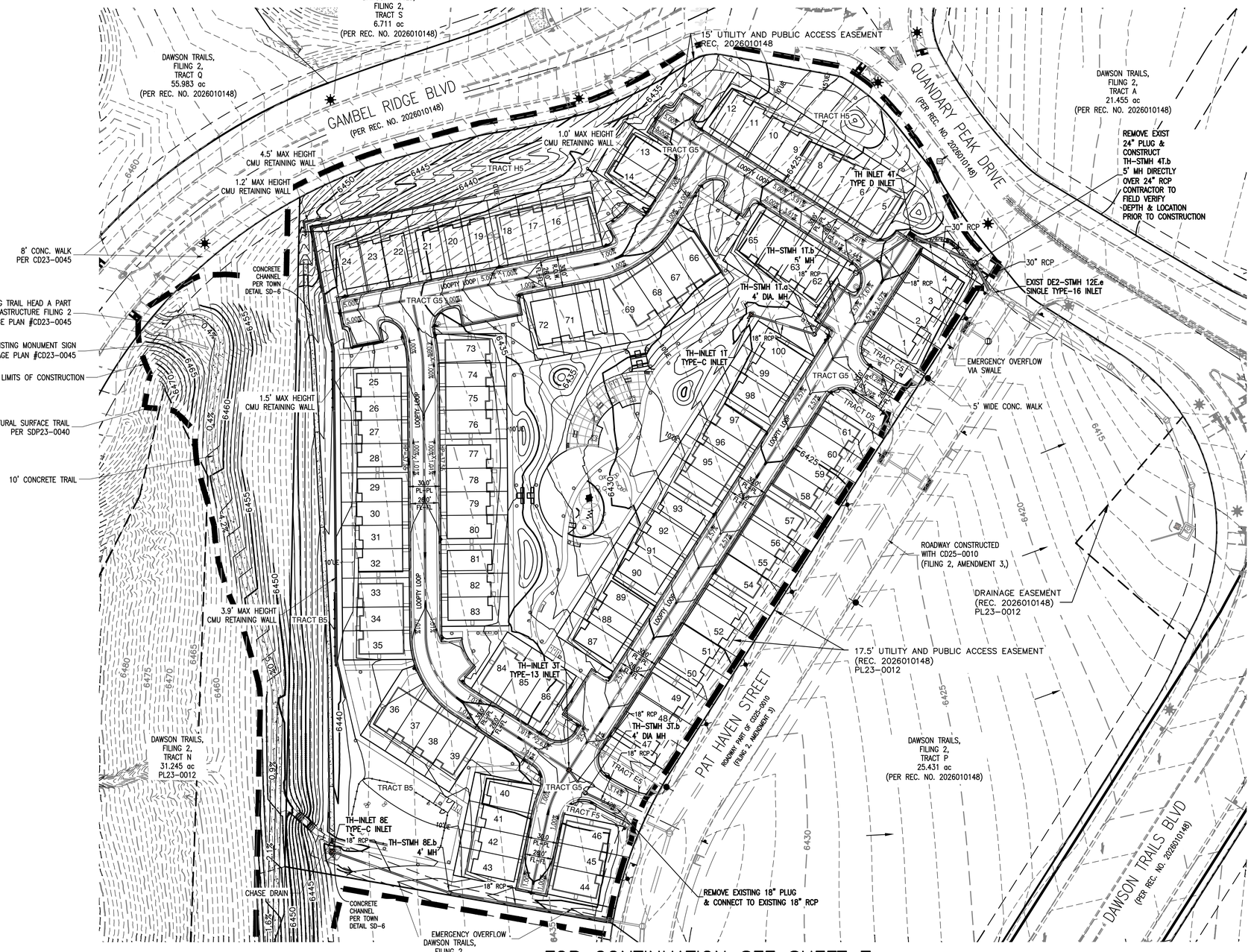
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

SITE PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=30' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

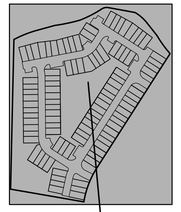
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FOR CONTINUATION SEE SHEET 7

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



LEGEND

- FLOW ARROW
- 58.5 — LOT CORNER ELEVATION
- 4845 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF CONSTRUCTION
- CMU RETAINING WALL
- T/W XX.X — TOP OF CMU RETAINING WALL ELEVATION
- B/W XX.X — BOTTOM OF CMU RETAINING WALL ELEVATION
- 100-YR EMERGENCY OVERFLOW PATH

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004 SDP25-0004

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01 2025-03-07		
2	SUBMITTAL-02 2025-10-10		
3	SUBMITTAL-03 2026-02-06		
4	SUBMITTAL-04 2026-04-14		
5	SUBMITTAL-05 2026-05-15		
6	SUBMITTAL-06 2026-06-17		

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

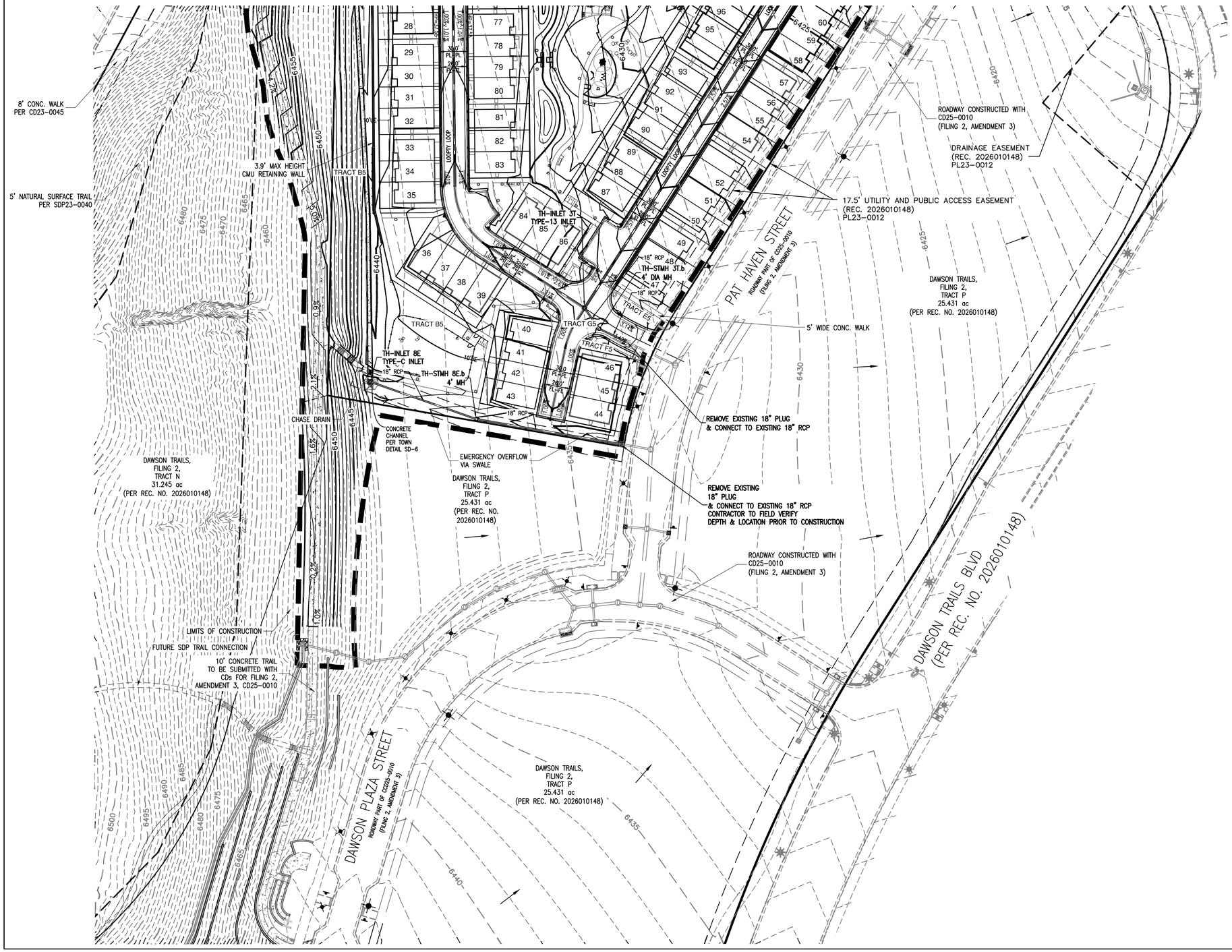
GRADING PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=50' VERTICAL N/A

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V

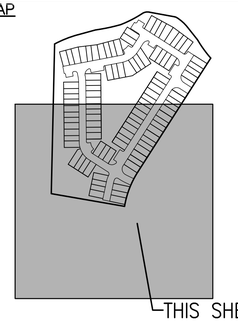
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 6



GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



LEGEND

- FLOW ARROW
- 58.5 LOT CORNER ELEVATION
- 4845 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4845 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF CONSTRUCTION
- CMU RETAINING WALL
- T/W XX.X TOP OF CMU RETAINING WALL ELEVATION
- B/W XX.X BOTTOM OF CMU RETAINING WALL ELEVATION
- 100-YR EMERGENCY OVERFLOW PATH

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0004 **SDP25-0004**

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKCO.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL-01	2025-03-07	
2	SUBMITTAL-02	2025-10-10	
3	SUBMITTAL-03	2026-02-06	
4	SUBMITTAL-04	2026-04-14	
5	SUBMITTAL-05	2026-05-15	
6	SUBMITTAL-06	2026-06-17	

DESIGNED BY: OD
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

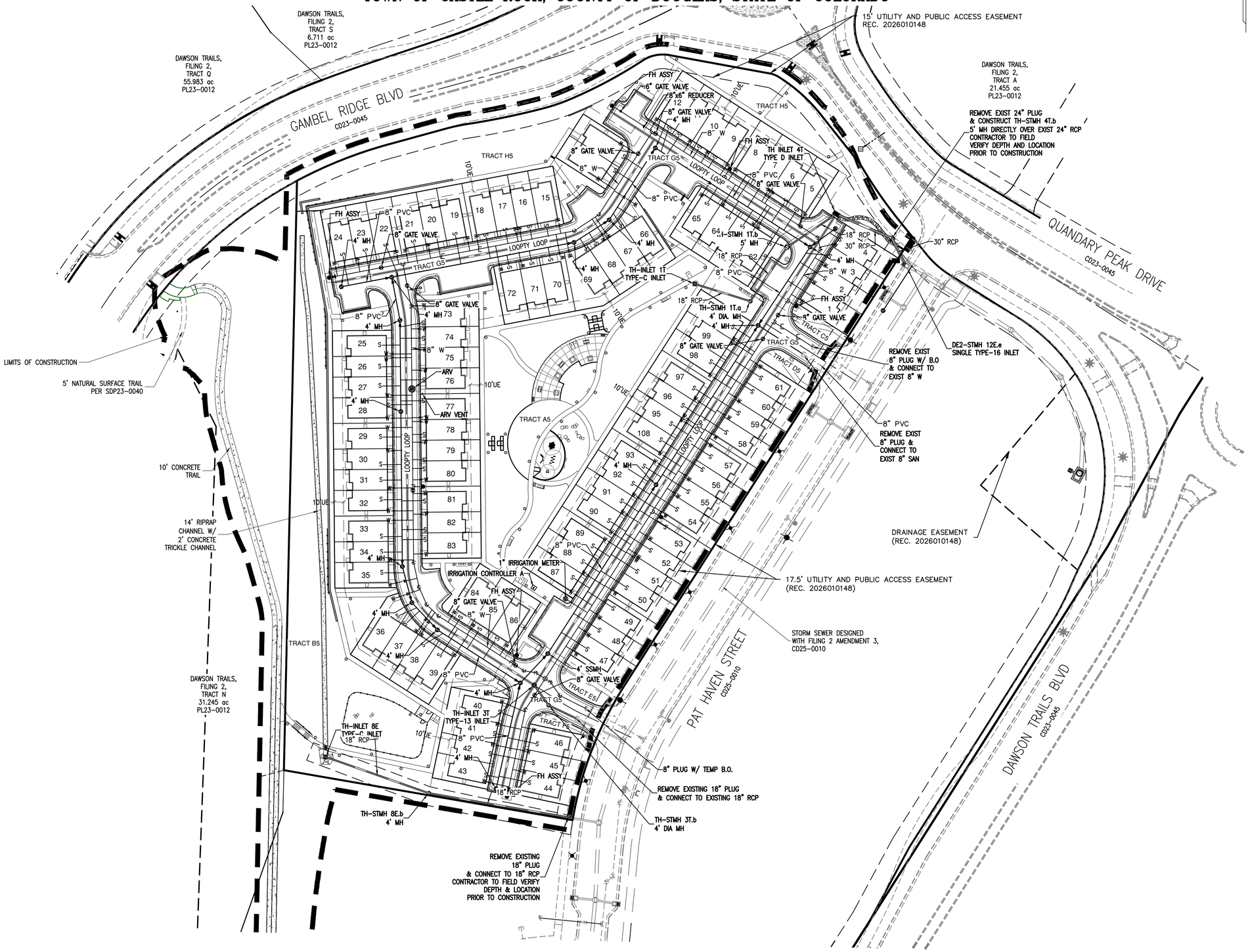
DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

GRADING PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=50' VERTICAL N/A

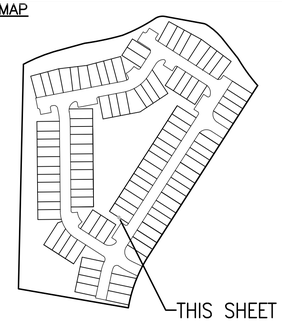
SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACT V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE
0 25 50 100 150
1 INCH = 50 FEET

KEY MAP



UTILITY LEGEND

PROPOSED	MAIN LINE UNDERGROUND	EXISTING
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	SANITARY SEWER & MANHOLE	
	PRESSURE REDUCING VALVE, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	BENDS W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF	
S S	SANITARY SEWER SERVICE	
W W	WATER SERVICE, METER	
F F	FIRE SERVICE	
	LIMITS OF CONSTRUCTION	

UTILITY NOTES

1. This site is located within the Town of Castle Rock Red water pressure zone.
2. All proposed easements must be recorded prior to issuance of construction permits.
3. 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.
4. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
5. The minimum separation between water service lines is 5 feet.
6. Any tie–in, crossing or lowering of Town critical infrastructure will require a Time and Materials Permit (TMU) with fees required prior to construction.

SITE DEVELOPMENT PLAN
DAWSON TRAILS FILING NO. 2 – TRACTS N, P, & V
TOWN OF CASTLE ROCK PROJECT NO. SDP25–0004 **SDP25–0004**

EMK CONSULTANTS, INC.
LAND DEVELOPMENT ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
www.EMKCo.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig. 811

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF EMK CONSULTANTS, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SUBMITTAL–01	2025–03–07	
2	SUBMITTAL–02	2025–10–10	
3	SUBMITTAL–03	2026–02–06	
4	SUBMITTAL–04	2026–04–14	
5	SUBMITTAL–05	2026–05–15	
6	SUBMITTAL–06	2026–06–17	

DESIGNED BY: OD
DRAWN BY: ØJL
CHECKED BY: GAW
APPROVED BY: ERM

DAWSON TRAILS FILING NO. 2
TRACTS N, P, & V

GENERAL UTILITY PLAN

DATE: 05/15/2026
JOB NO: 13477.00
SCALE
HORIZONTAL 1"=50' VERTICAL N/A

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SITE DEVELOPMENT PLAN INFORMATION

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

DATE: 05/14/2026

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP) AND THE DAWSON TRAILS WATER EFFICIENCY PLAN (WEP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
11. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
14. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
16. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
17. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS 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. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.

GRADING NOTES

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

CONCEPTUAL IRRIGATION STANDARD NOTES:

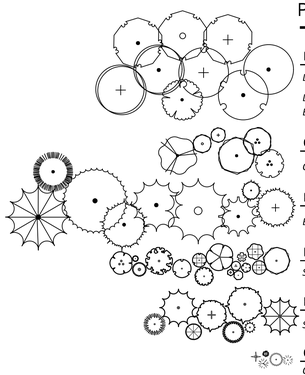
1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION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

PLANT SCHEDULE NOTES

1. ALL GRASSES WITHIN RIGHT OF WAY MUST BE PLANTED IN 5 GALLON CONTAINERS (AFFECTED SPECIES DENOTED WITH ASTERISK IN PLANT SCHEDULE). SEE PLAN FOR LOCATIONS. *
2. ALL PLANTING MUST MAINTAIN 36 INCHES FROM CORE INSTALLED UG FACILITIES - IN ADDITION MAINTAIN MIN CLEARANCE REQUIREMENTS TO ELECTRIC COOPERATIVE ABOVE GROUND FACILITIES PER CORE'S BUILDER HANDBOOK.
3. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
TEMP-IRRIGATED NATIVE SEED	58,223	44%
IRRIGATED TURF	2,522	2%
NON-IRRIGATED NATIVE SEED	26,962	21%
IRRIGATED SHRUB BED	43,585	33%
TOTAL AREA LANDSCAPE	**131,292**	**100%**
TOTAL PROJECT SITE	**365,715**	



PLANT SCHEDULE

DECIDUOUS SHADE TREES — HYDROZONE 2-4 — QUANTITY **79**

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2'' INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3'' INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

ORNAMENTAL TREES — HYDROZONE 2-3 — QUANTITY **40**

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5'' INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE 1-4 — QUANTITY **38**

EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

DECIDUOUS SHRUBS — HYDROZONE 1-3 — QUANTITY **361**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE 2-3 — QUANTITY **56**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES — HYDROZONE 2-3 — QUANTITY **114**

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIALS — HYDROZONE 1-4 — QUANTITY **61**

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

NATIVE SEED — HYDROZONE 1-2 — AREA (SF) **85,275**

GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON

APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

LANDSCAPE REQUIREMENT TABLE

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 (cu.yds. Per 1000 SF)
365,715	73,143	0	131,292	147	158	293	417	4 cu.yds. / 1000 SF

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
2,522	99,818	0	54,858	4,378	6%	79	50%	Yes __x__ No _____

SEEDING NOTES

1. OVERSEEDING AND RESEEDING SHALL ONLY BE NECESSARY DURING THE ESTABLISHMENT PERIOD. AREAS SHALL BE RESEEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS NOTED IN THE PERFORMANCE STANDARDS.
2. THE PERFORMANCE OF AN AREA SHOULD BE EVALUATED BETWEEN 6-8 WEEKS AFTER SEEDING TO DETERMINE IF OVERSEEDING IS JUSTIFIED. IF ENVIRONMENTAL CONDITIONS ARE FAVORABLE THIS MONITORING CAN BE DONE SOONER.
3. OVERSEEDING SHALL OCCUR USING A DRILL SEEDER OR BROADCAST SEEDER BASED ON THE AMOUNT OF VEGETATIVE COVERAGE, AMOUNT OF THATCH, WHETHER AREAS ARE IRRIGATED OR NON-IRRIGATED.
4. IF BROADCAST SEEDING, IT IS IMPORTANT TO ACHIEVE PROPER SEED-SOIL CONTACT. SEED MAY NEED TO BE WEIGHTED USING AN INERT INGREDIENT (SUCH AS SAND) TO ALLOW SEED TO GET TO THE GROUND LEVEL. IN SOME CASES THE IRRIGATION SYSTEM CAN BE USED TO "WASH" SEED DOWN TO THE SOIL. BROADCAST SEED RATES SHALL BE DOUBLE THE SPECIFIED DRILL SEED RATE. BROADCAST SEEDING SHALL ONLY BE USED IF THERE IS EXISTING VEGETATION AND A SUFFICIENT THATCH LAYER TO MULCH THE NEWLY APPLIED SEED. IF THE MULCH LAYER IS EXCESSIVE, DO NOT BROADCAST SEED. DO NOT BROADCAST SEED ON BARE AREAS. NO ADDITIONAL MULCH SHOULD BE REQUIRED WITH BROADCAST SEEDING.
5. DRILL SEED WHERE AREAS ARE BARE OR HAVE INSUFFICIENT THATCH TO MULCH IN NEW SEED. DRILL SEED USING A SLIT OR DRILL SEEDER AT THE SPECIFIED RATES. NO MORE THAN 24 HOURS AFTER OVERSEEDING WITH A DRILL SEEDER THE AREA SHOULD BE TERRASEEDED AT A RATE OF 2,000 POUNDS PER ACRE WITH TERRASEED AND TACKIFIER.

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE NOTES

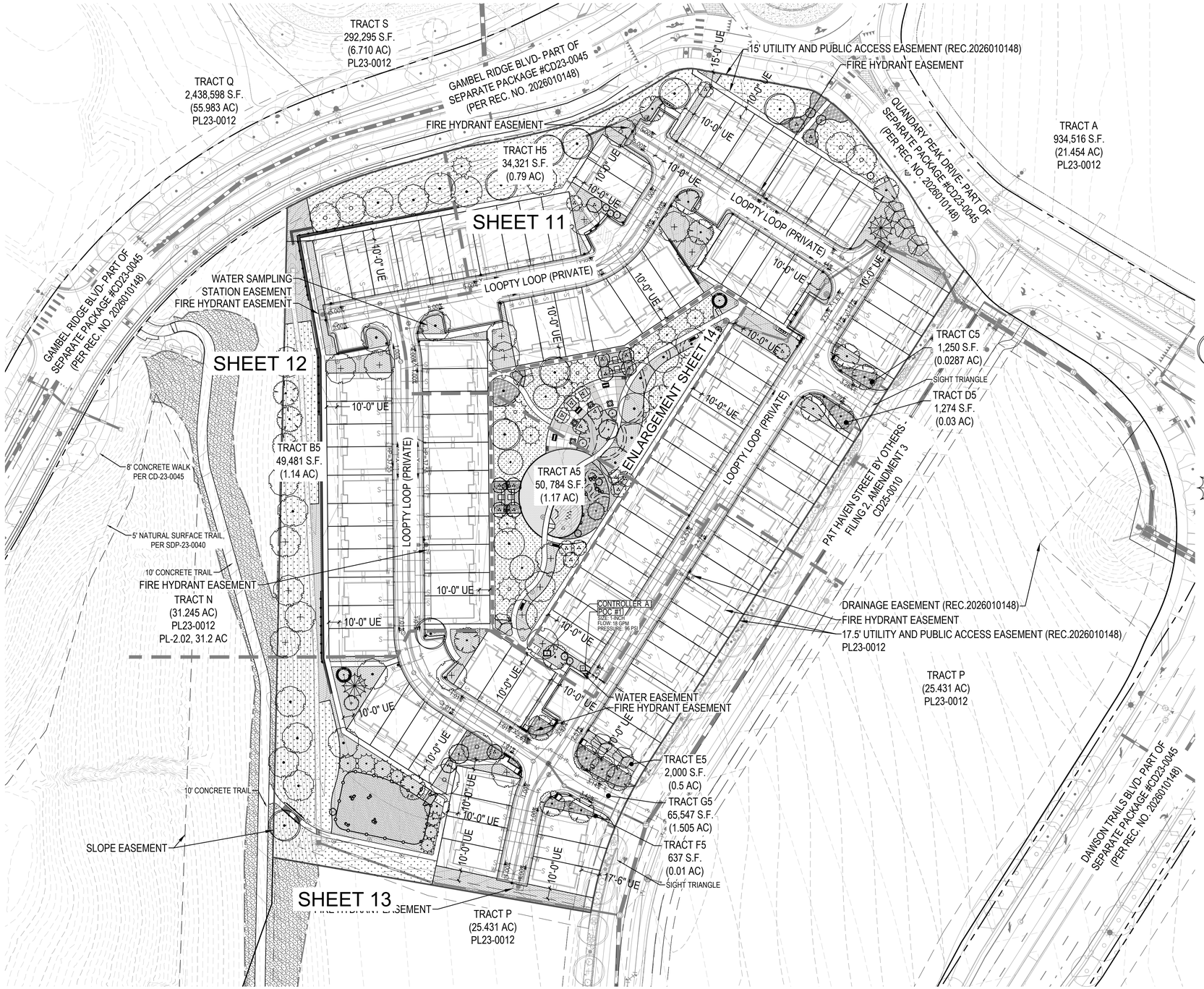
SHEET 9 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

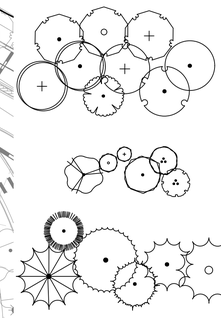
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



HYDROZONE LEGEND

- TEMP. IRRIGATED NATIVE SEED (HYDROZONE: 1-2)
- IRRIGATED TURF (HYDROZONE: 4)
- NON-IRRIGATED NATIVE SEED
- SHRUB AREA (HYDROZONE: 1-3)
- SHEET MATCHLINE
- ENLARGEMENT MATCHLINE



- DECIDUOUS SHADE TREE (HYDROZONE: 2-4)
- ORNAMENTAL TREE (HYDROZONE: 2-3)
- EVERGREEN TREE (HYDROZONE: 1-4)

NORTH

SCALE 1" = 50'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

HYDROZONE PLAN

SHEET 10 OF 29

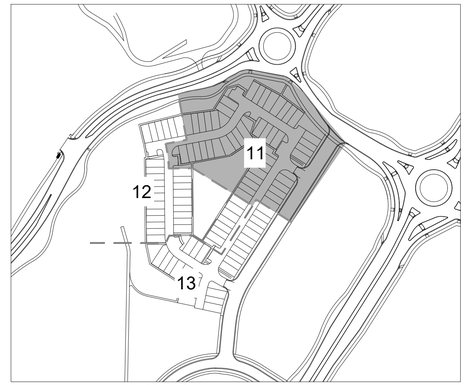
2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING PLAYGROUND CURB	RE: 3/ SHEET 17
	N-10	MONOLITHIC PLAYGROUND CURB	RE: 4/ SHEET 17
	N-11	THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	TU SO	IRRIGATED LOW WATER TURF

SHEET MATCHLINE
ENLARGEMENT MATCHLINE

811 NORTH 0 15 30 60 SCALE 1" = 30'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1.	1ST SUBMITTAL	03/07/25	ND
2.	2ND SUBMITTAL	10/10/25	ND
3.	3RD SUBMITTAL	02/06/26	ND
4.	4TH SUBMITTAL	04/14/26	ND
5.	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE PLAN

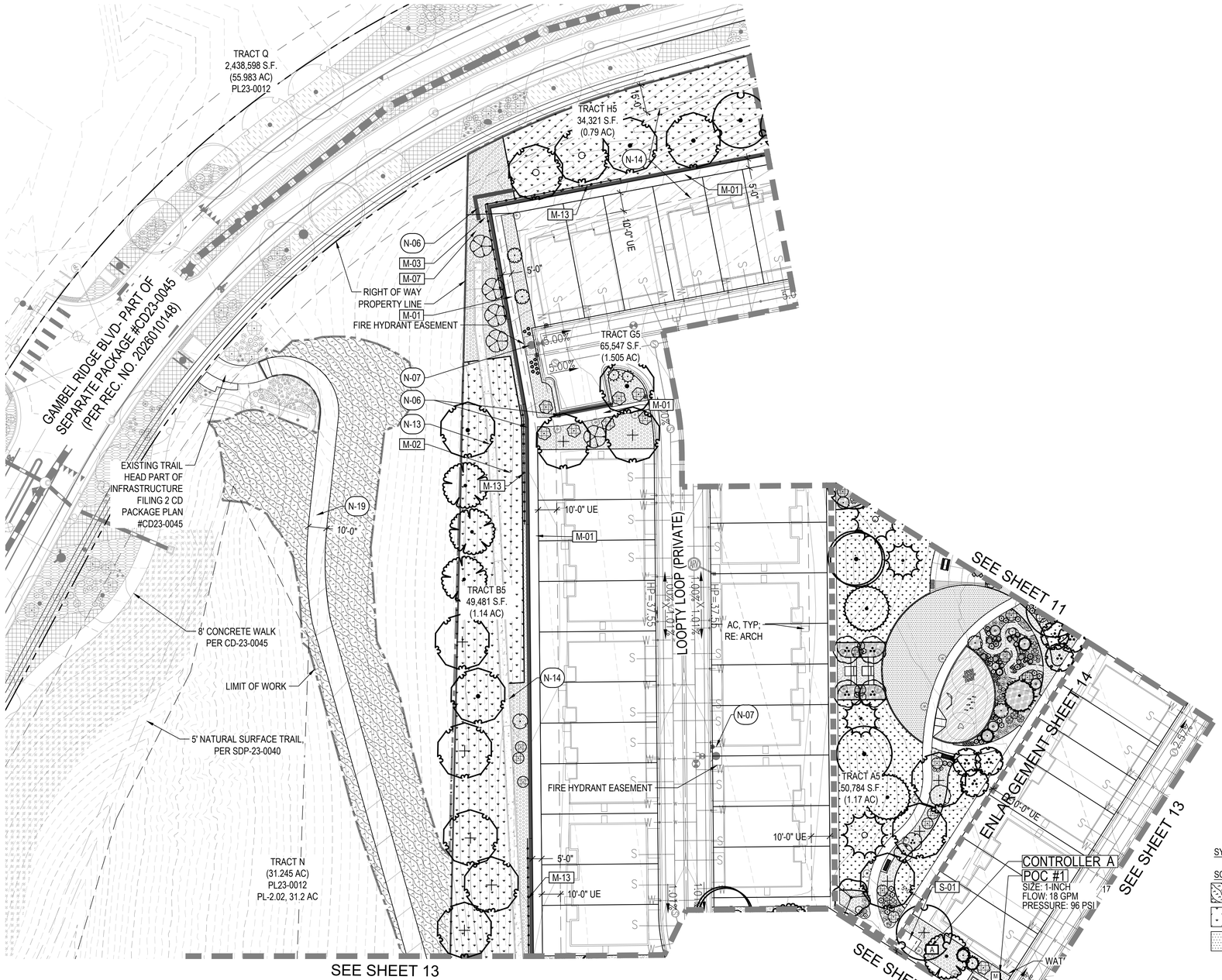
SHEET 11 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

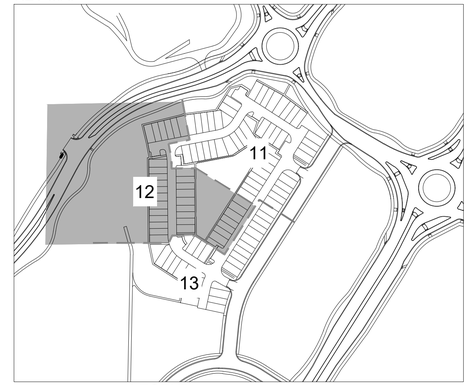
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING PLAYGROUND CURB	RE: 3/ SHEET 17
	N-10	MONOLITHIC PLAYGROUND CURB	RE: 4/ SHEET 17
	N-11	THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	TU SO	IRRIGATED LOW WATER TURF

SHEET MATCHLINE
ENLARGEMENT MATCHLINE

811 Know what's below. Call before you dig.

NORTH

0 15 30 60
SCALE 1" = 30'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKI, CB

LANDSCAPE PLAN

SHEET 12 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	TU SO	IRRIGATED TURF
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED

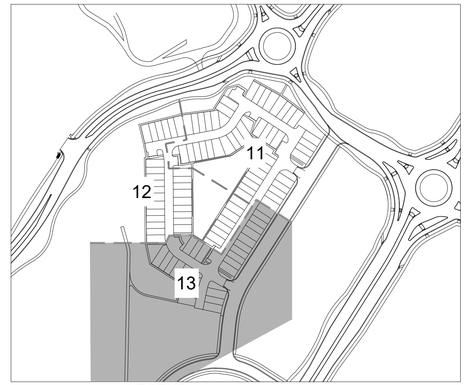
SHEET MATCHLINE
ENLARGEMENT MATCHLINE

SEE SHEET 12

10' CONCRETE TRAIL
LIMIT OF WORK
PROPERTY LINE
TRACT N
(32.037 AC)
PL23-0012
PL-2.02, 31.2 AC
10'-0" CONCRETE TRAIL
SLOPE EASEMENT
TRACT B5
49,481 S.F.
(1.14 AC)
TRACT G5
65,547 S.F.
(1.505 AC)
LOOPTY LOOP (PRIVATE)
FIRE HYDRANT EASEMENT
TRACT F5,
637 S.F.
(0.01 AC)
AC, TYP.
RE: ARCH
FIRE HYDRANT EASEMENT
TRACT P
(25.431 AC)
PL23-0012
RIGHT OF WAY
SEE SHEET 11
SEE SHEET 12
17.5' UTILITY AND PUBLIC ACCESS EASEMENT (REC.2026010148) PL23-0012
PAT HAVEN STREET BY OTHERS - FILING 2, AMENDMENT 3 CD25-0010
TER EASEMENT
CONC WALK, RE: CIVIL
PART OF FILING 2,
AMENDMENT 3
CD25-0010
BUILDER TO INSTALL LEAD WALKS WHEN SHOWN IN ADJACENT LANDSCAPE TRACT. LEAD WALKS TO ALIGN WITH FRONT DOOR. LANDSCAPE INSTALLATION TO BE COMPLETED AFTER LEAD WALK CONNECTIONS ARE COMPLETED BY BUILDERS (TYP.)
TRACT E5
2,000 S.F.
(0.5 AC)
DAWSON PLAZA STREET BY OTHERS - FUTURE FILING 2, AMENDMENT 3 CD25-0010
MATCHLINE THIS SHEET

MATCHLINE THIS SHEET
E2 TOWNHOMES 10' CONCRETE TRAIL TO START HERE
RETAINING WALLS CONSTRUCTED WITH INFRASTRUCTURE 2, AMENDMENT 3 CD25-0010
NATURAL SURFACE TRAIL AS PART OF A FUTURE SDP
EXISTING 10' CONCRETE TRAIL AS PART OF FILING 2, AMENDMENT 3 CD25-0010
DAWSON PLAZA STREET BY OTHERS - FUTURE FILING 2, AMENDMENT 3 CD25-0010

KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING PLAYGROUND CURB	RE: 3/ SHEET 17
	N-10	MONOLITHIC PLAYGROUND CURB	RE: 4/ SHEET 17
	N-11	THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

811 Know what's below. Call before you dig.

NORTH
0 15 30 60
SCALE 1" = 30'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE PLAN

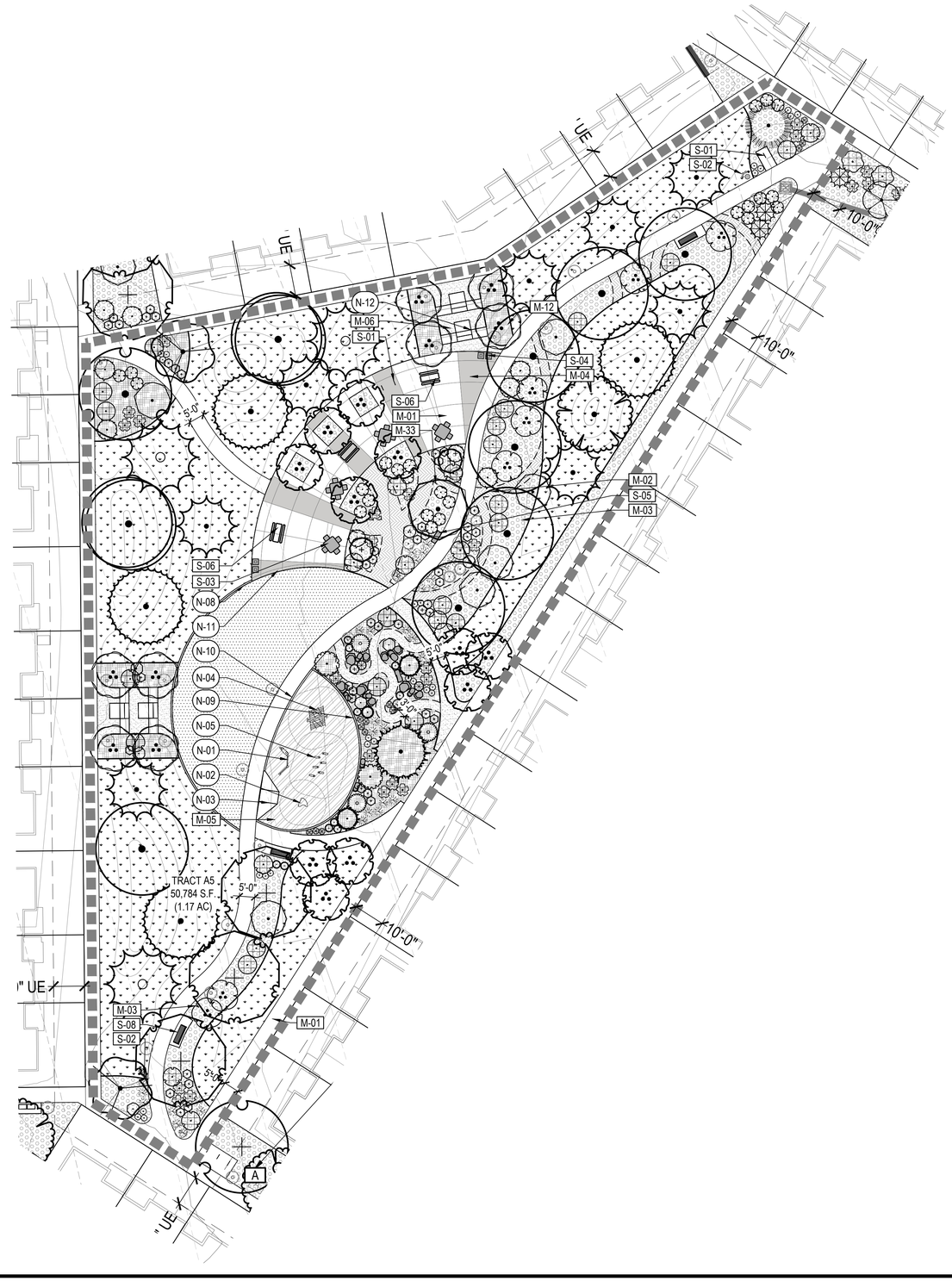
SHEET 13 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brighland Homes - E-2 Townhomes - 1335-01-375\1\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

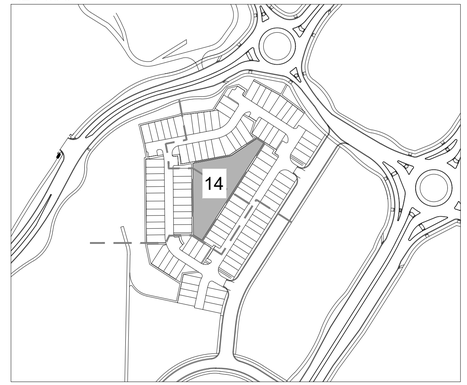
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



LEGEND

PROPERTY LINE
RIGHT OF WAY
LIMIT OF WORK
SIGHT DISTANCE TRIANGLE

SYMBOL	CODE	DESCRIPTION
RE: CIVIL, TYP.	M-01	STANDARD CONCRETE
	M-02	ACCENT COBBLE
	M-03	COBBLE
	M-04	ENHANCED CONCRETE
	M-04	PLAYGROUND SURFACING
	M-06	CRUSHER FINES
	M-07	STEEL EDGER
	M-08	4' DOG PARK FENCE
	M-09	DOG PARK GATE
	M-10	LANDSCAPE BOULDER - 3'
	M-11	LANDSCAPE BOULDER - 4'
	M-12	WOOD MULCH
	M-13	OPEN RAIL FENCE
	M-14	SPADE CUT EDGE

SYMBOL	CODE	DESCRIPTION	DETAIL
	S-01	BIKE RACK	RE: SHEET 18
	S-02	PET STATION	RE: SHEET 18
	S-03	TABLE	RE: SHEET 18
	S-04	TRASH & RECYCLING	RE: SHEET 18
	S-05	BOULDER SEATING	RE: SHEET 16 & 18
	S-06	PICNIC TABLE	RE: SHEET 18
	S-07	DOG WASH STATION	RE: SHEET 18
	S-08	BENCH	RE: SHEET 18
	N-01	TRIPLE WONDER PLAY PANEL	RE: SHEET 18
	N-02	SPRING BOARD	RE: SHEET 18
	N-03	PLAYGROUND RAMP	RE: 1/ SHEET 17
	N-04	DOUBLE WEB CLIMBER	RE: SHEET 18
	N-05	STILTS	RE: SHEET 18
	N-06	STRUCTURAL BLOCK WALL	RE: 4/ SHEET 16
	N-07	FIRE HYDRANT	RE: CIVIL
	N-08	CONCRETE CURB	RE: 3/ SHEET 15
	N-09	FREESTANDING	RE: 3/ SHEET 17
	N-10	PLAYGROUND CURB MONOLITHIC	RE: 4/ SHEET 17
	N-11	PLAYGROUND CURB THICKENED EDGE CONCRETE SLAB	RE: 1/ SHEET 15
	N-12	LIMESTONE STEPS	RE: 2/ SHEET 16
	N-13	SWALE WITH TRICKLE CHANNEL	RE: CIVIL
	N-14	UTILITY EASEMENT	RE: CIVIL
	N-15	CONCRETE STEPS WITH BIKE CHANNEL	RE: 3/ SHEET 16
	N-16	SIGNAGE BY OWNER OR APPROVED EQUAL	RE: 2 / SHEET 18
	N-17	MAIL KIOSK	RE: 5/ SHEET 17
	N-18	CHASE DRAIN	RE: CIVIL
	N-19	10' CONCRETE TRAIL	RE: CIVIL

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NI NS	NON-IRRIGATED NATIVE SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED
	TU SO	IRRIGATED LOW WATER TURF

NORTH
0 10 20 40
SCALE 1" = 20'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK,
CHECKED BY: SW, AKL, CB

LANDSCAPE ENLARGEMENT

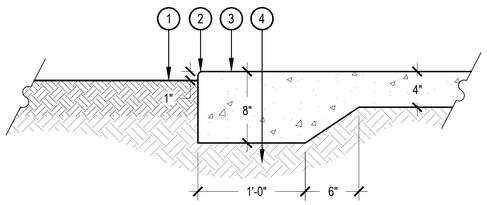
SHEET 14 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

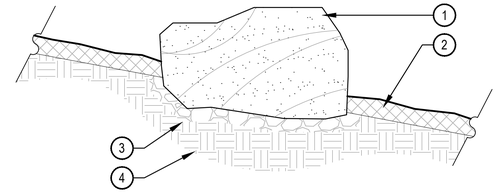


1. ADJACENT LANDSCAPE, REFER TO PLANS
2. 1" RADIUS ON ALL EDGES OF CONCRETE SLAB
3. CAST IN PLACE CONCRETE SLAB, REFER TO MATERIAL SCHEDULE
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. CONTROL JOINTS AS SHOWN ON PLANS.
2. EXPANSION JOINTS AT 200' O.C. MAXIMUM OR WHERE NOTED.
3. EXPANSION JOINTS AT ALL CONSTRUCTION JOINTS, SLAB EDGES OF ALL STRUCTURES.
4. PROVIDE A 1" REVEAL FOR ALL ADJACENT GROUND PLANE TREATMENTS UNLESS OTHERWISE NOTED.
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI. AT 28 DAYS, UNLESS OTHERWISE STATED BY A LICENSED ENGINEER.

1 THICKENED EDGE CONCRETE SLAB

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



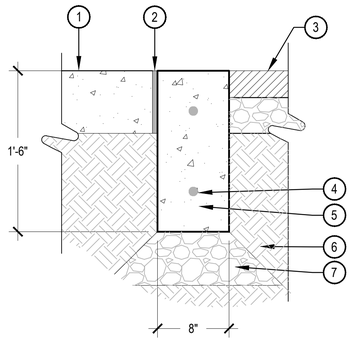
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
21	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
5	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

2 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

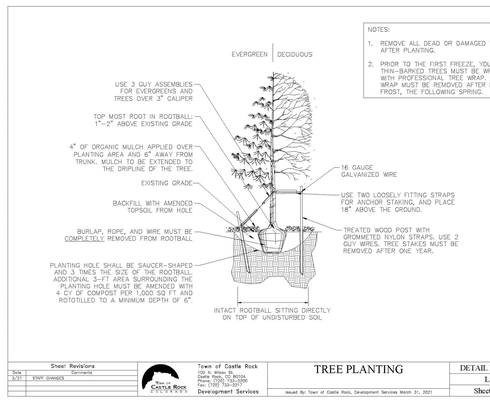


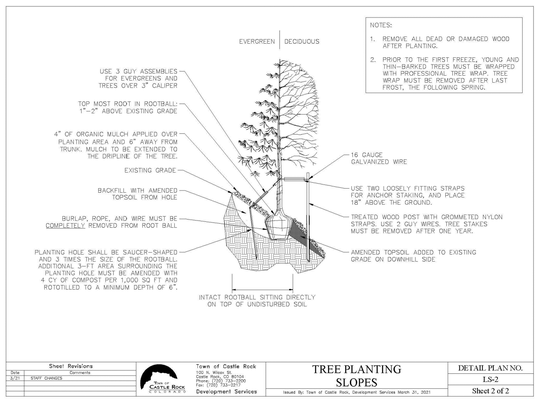
1. ADJACENT PAVING
2. EXPANSION JOINT W/ SEALANT WHEN ADJACENT TO CONCRETE
3. ADJACENT SURFACING RE: LANDSCAPE PLANS
4. #4 REBAR CONT. 3" CLR
5. CAST-IN-PLACE CONCRETE, MED BROOM FINISH. SCORE TOP AND ALL EXPOSED FACES @ 8' OC.
6. COMP SUBGRADE
7. GRAVEL SUBBASE

NOTES:
1. INCLUDE VERTICAL EXPANSION JOINT @ 50' O.C.

3 CONCRETE CURB

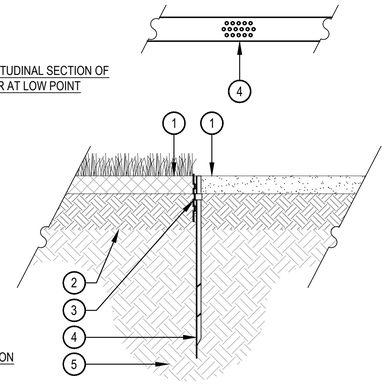
SCALE: 1 1/2" = 1'-0"





4 TREE PLANTING DETAIL

SCALE: NTS

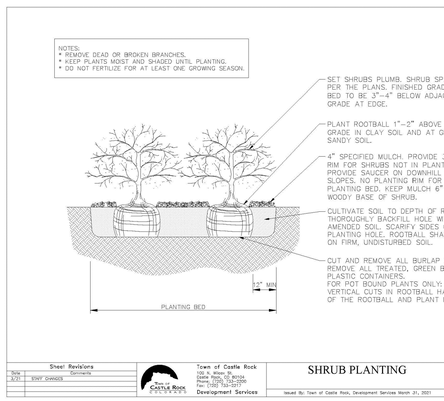


1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

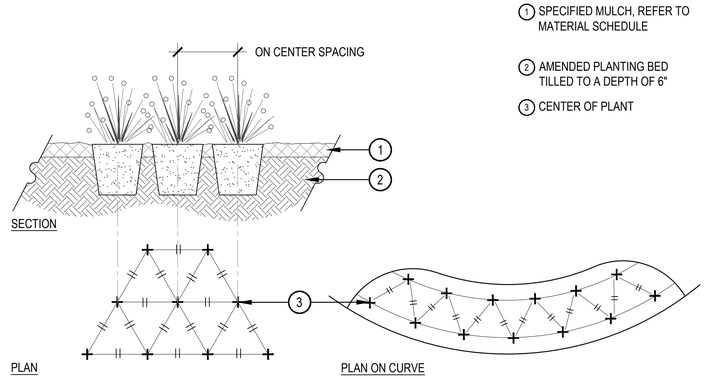
5 STEEL EDGER

SCALE: 1" = 1'-0"



6 SHRUB PLANTING

SCALE: NTS

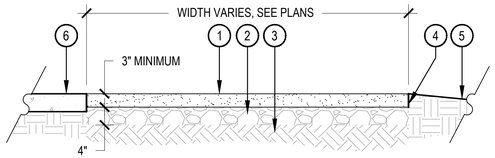


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

7 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. COMPACTED, STABILIZED CRUSHER FINES
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. 4" ROLL TOP STEEL EDGER, FLUSH WITH SURROUNDING GRADE
5. SLOPE ADJACENT GRADE AWAY FROM TRAIL
6. ADJACENT GRADE REFER TO PLANS

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

8 CRUSHER FINES WITH EDGER, TYP

SCALE: 3/4" = 1'-0"

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

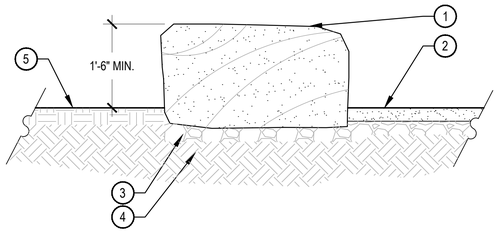
SHEET 15 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

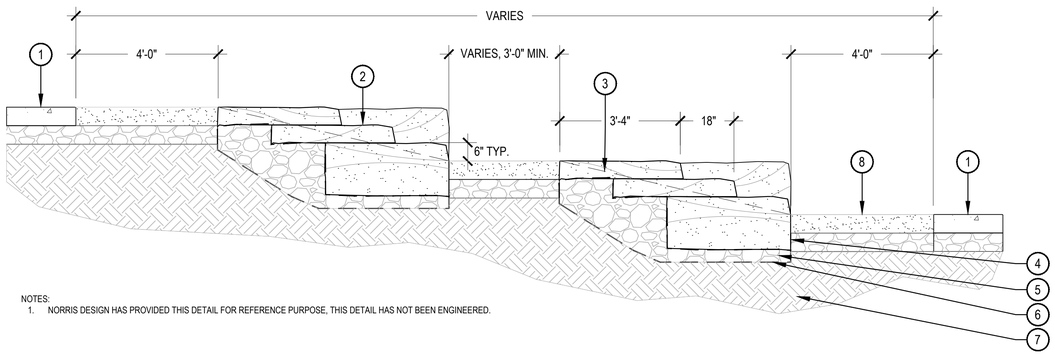
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



1. BOULDER SEAT, ENSURE BOULDER HAS A FLAT TOP FOR SEATING. NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE.
2. ADJACENT SURFACING REFER TO LANDSCAPE PLANS
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE
5. ADJACENT PLANTING BED MATERIAL RE: LANDSCAPE PLANS

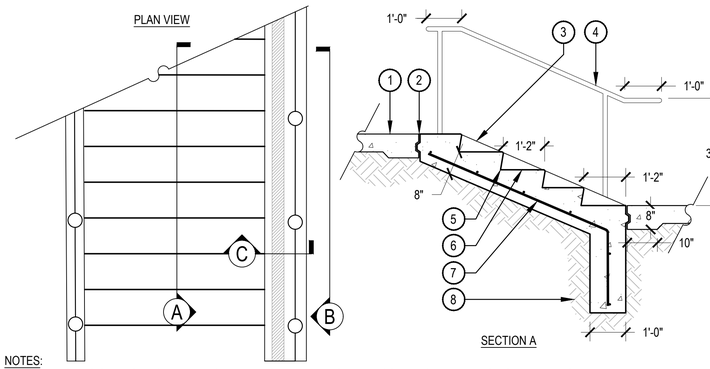


NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.

1. ADJACENT SIDEWALK
2. LIMESTONE STEPS WITH FLATTEST SURFACE UP FOR STEPPING SURFACE. CROSS-SLOP NOT TO EXCEED 2 PERCENT. FRONT AND EDGES TO BE SNAP CUT. REMOVE SHARP IRREGULARITIES.
3. ADJACENT GRADE
4. BOTTOM STONE COURSE BURY MIN 6" BELOW ADJACENT CONCRETE PAVING
5. WASHED, COMPACTED AGGREGATE SUB BASE/LEVELING COURSE, 6" MIN
6. GEOTEXTILE FABRIC. WRAP MIN 12" UNDER STONE @ EACH END.
7. COMPACTED SUBGRADE. RE GEOTECH FOR MATERIAL AND DEPTH REQUIREMENTS
8. CRUSHER FINES

1 BOULDER SEATING

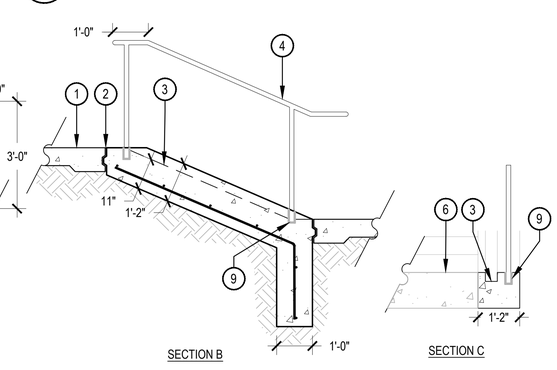
SCALE: 3/4" = 1'-0"



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
4. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
5. CONCRETE ON STAIRS SHALL BE STANDARD GREY, MEDIUM BROOM FINISH.

2 LIMESTONE STEPS

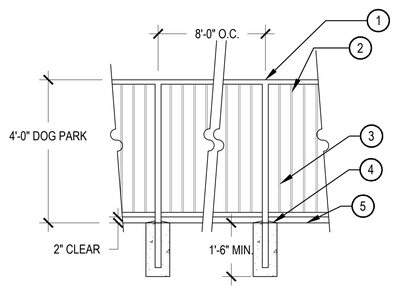
SCALE: 1/2" = 1'-0"



1. CONCRETE FLATWORK WITH THICKENED EDGE TO RECEIVE KEY
2. CONTINUOUS KEY 1/2" CAULKED AND SEAL EXPANSION JOINT
3. BIKE CHANNEL
4. PRE-FABRICATED 1.5" TUBE RAILING
5. 1" BATTER ON ALL STEPS
6. STEPS, SLOPE TREADS 1/4" PER FOOT, 1" RADIUS ON NOSE
7. REINFORCING: RE STRUCTURAL
8. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
9. EMBED MOUNT RAILING, GROUT SOLID WITH NON-METALLIC, NON-SHRINK GROUT

3 CONCRETE STEPS WITH BIKE CHANNEL

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

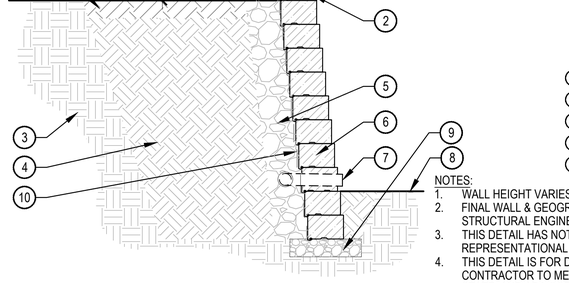


1. 2" SQ. TUB. POST, TYP.
2. 1 ½" SQ. TUB. RAIL, TOP & BOTTOM
3. ¾" SQ. TUBULAR METAL PICKETS (SPACING NOT TO EXCEED 4" O.C.)
4. 10" DIA. POST IN CONCRETE FOOTING SHAPE TOP OF CONCRETE TO DRAIN AWAY FROM POST
5. FINISH GRADE

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL).
4. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING OR FOOTING DEPTHS ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS. REFER TO MANUFACTURER SPECIFICATIONS FOR FOOTING DEPTHS.

4 STRUCTURAL BLOCK WALL

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

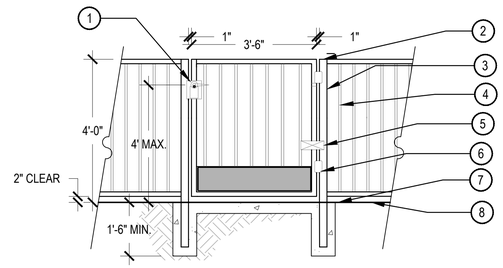


1. TOPSOIL
2. WALL CAP, LIGHT GREY
3. UNDISTURBED SOIL
4. WALL BACKFILL
5. DRAINAGE ROCK
6. REGAL STONE PRO SERIES STRUCTURAL BLOCK WALL, STRAIGHT FACE (PRODUCT NUMBER #827) OR APPROVED EQUAL, LIGHT GREY. SEE MATERIAL SCHEDULE M-14.
7. DRAINAGE, AS REQUIRED
8. FINISHED GRADE
9. BASE, AS REQUIRED
10. GEOTEXTILE FILTER FABRIC
11. OPEN RAIL FENCE / RAILING PER LOCATION ON CIVIL PLANS

NOTES:
1. WALL HEIGHT VARIES, REFER TO CIVIL GRADING PLAN.
2. FINAL WALL & GEOGRID DESIGN TO BE BY STRUCTURAL ENGINEER AND REVIEWED.
3. THIS DETAIL HAS NOT BEEN ENGINEERED AND IS FOR REPRESENTATIONAL PURPOSES ONLY.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY. CONTRACTOR TO MEET ALL APPLICABLE IBC, CITY, STATE, AND ADA CODES. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
5. RAILS MAY BE REQUIRED AS SHOWN IN PLANS

5 DOG PARK FENCE

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



1. GATE LEVER WITH SIMPLEX MANUAL LOCK
2. TOP OF GATE TO BE LEVEL WITH FENCE
3. 2" SQ. TUB. POST AT GATES, TYP.
4. ¾" SQ. TUB. METAL PICKETS (SPACING NOT TO EXCEED 4" O.C.)
5. KANT-SLAM SELF CLOSING GATE MECHANISM BY: KANT-SLAM DOOR CHECK CO. 1 (800) 233-2051
6. (2) SELF-CLOSING HINGES (TYP.)
7. SET POST IN 8" DIA. CONC FOOTING, SHAPE TOP TO SHED WATER AWAY FROM POST
8. FINISH GRADE

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS ¼" WELD GROUND SMOOTH AND PRIMED/PAINTED TO MATCH THE FENCE.
4. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
6. GATE TO BE INSTALLED WITH 18" CLEAR SPACE OF CONCRETE PAVEMENT FROM LATCH ON THE PULL SIDE.
7. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING OR FOOTING DEPTHS ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS. REFER TO MANUFACTURER SPECIFICATIONS FOR FOOTING DEPTHS.

6 GATE - DOG PARK

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

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

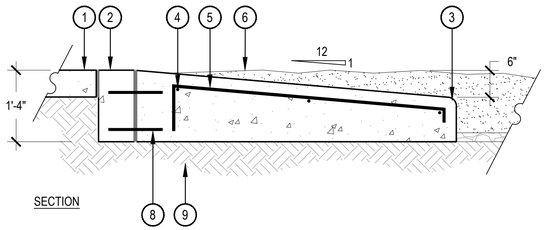
SHEET 16 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

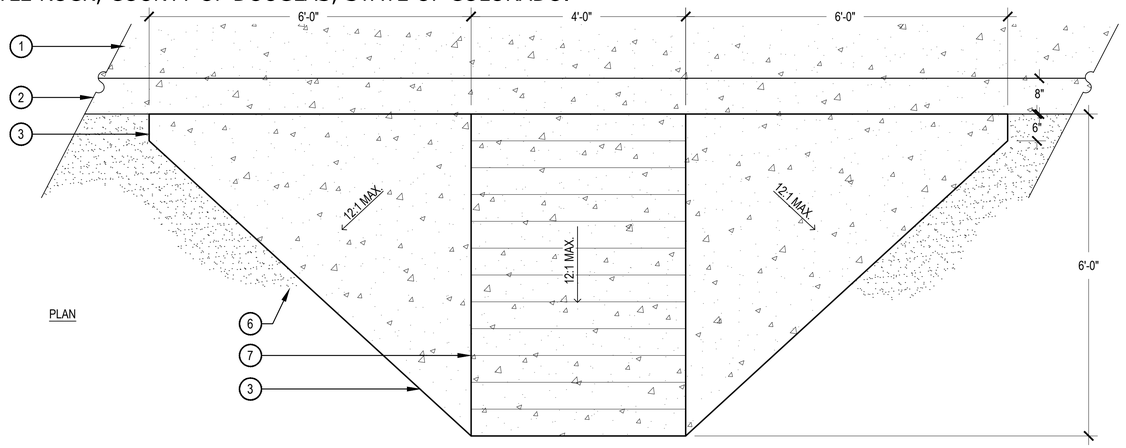
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SECTION



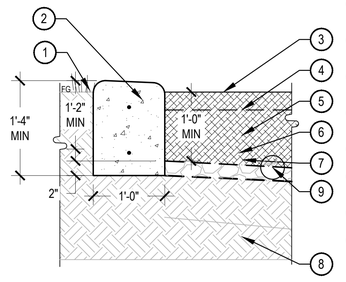
PLAN

1. CONCRETE WALK
2. CONCRETE CURB, REFER TO DETAIL 3, SHEET 15
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER TO DETAIL 2, SHEET 17
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

1 PLAYGROUND RAMP

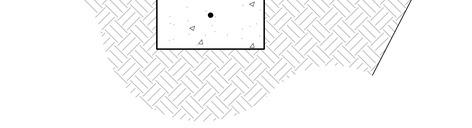
SCALE: 3/4" = 1'-0"



1. ADJ LANDSCAPE OR CONC PAVING
2. PLAYGROUND CURB RE: DETAIL 3 SHEET 19
3. TOP OF SURFACING AT INSTALLATION
4. MIN DEPTH, TOP OF SURFACING AT END OF WARRANTY PERIOD
5. ENGINEERED WOOD FIBAR SURFACING
6. GEOTEXTILE FABRIC
7. GRAVEL SUBBASE, SLOPE BOTTOM PER CIVIL
8. COMP SUBGRADE
9. 4" PERFORATED PVC PIPE, 1% MINIMUM SLOPE, REFER TO PLANS FOR LOCATIONS, RE: CIVIL

2 ENGINEERED WOOD FIBAR SURFACING

SCALE: 1" = 1'-0"

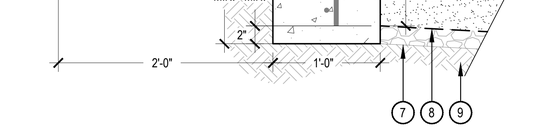


1. ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
2. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
3. (2) #4 REBAR 24" ON CENTER

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

3 FREE STANDING CONCRETE PLAYGROUND CURB

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



1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

4 MONOLITHIC CONCRETE PLAYGROUND CURB

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

SALSBURY C.B. 16 DOOR 2 PARCEL

Includes Pedestal

All Aluminum Construction

SALSBURY C.B. 8 DOOR 2 PARCEL

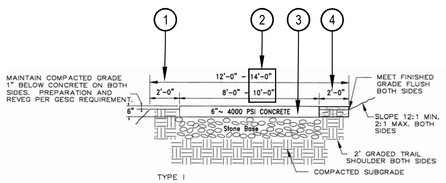
Includes Pedestal

All Aluminum Construction

NOTES:
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

5 MAIL KIOSKS

SCALE: NTS



TYPE I

Suitable for bicycle and general pedestrian use. Eight feet is the required minimum width for trails. 10' widths are required on heavily traveled trails. All joints shall be saw cut.

Stone base may be required in some section which do not meet compaction requirement or conditions are consistently wet. Stone type and depth shall be determined by geotechnical engineer. Where soils are compactable and will drained, stone base may be eliminated. Subgrades shall be compacted to a minimum 95% density at optimum moisture to full width of right of way or easement in accordance with AASHTO T99.

1. 2' WIDE SHOULDER ON DOWNHILL SIDE
2. 10' WIDE CONCRETE TRAIL WITH 2' WIDE SHOULDERS
3. 6" THICK CONCRETE
4. 2' WIDE CLASS 6 ROADBASE ON UPHILL SIDE OF PATH FOR SHOULDER

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. REFER TO LAYOUT PLAN FOR CONTROL JOINT LOCATIONS.
3. SHOULDERS ARE TO REMAIN CLEAR OF ALL OBSTRUCTIONS.

6 CONCRETE TRAIL

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

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

SHEET 17 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brighland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

AMENITY SCHEDULE

S-01
DESCRIPTION: BIKE RACK
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #RLA30
COLOR/FINISH: TEXTURED BRONZE
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-02
DESCRIPTION: PET STATION
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #D022
COLOR/FINISH: GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-03
DESCRIPTION: TABLE
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #BH1840R
COLOR/FINISH: TEXTURED BRONZE AND BRAZILIAN WALNUT/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-04
DESCRIPTION: TRASH & RECYCLING
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #BH1870RBT
COLOR/FINISH: TEXTURED BRONZE AND BRAZILIAN WALNUT/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-05
DESCRIPTION: BOULDER SEATING
MANUFACTURER: SITE ONE OR APPROVED EQUAL
MODEL: #GARD-0447
COLOR/FINISH: ARIZONA BUFF/ NATURAL
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-06
DESCRIPTION: PICNIC TABLE
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #T2010R
COLOR/FINISH: BRAZILIAN WALNUT AND TEXTURED RUST/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-07
DESCRIPTION: DOG WASH STATION
MANUFACTURER: DOG ON IT OR APPROVED EQUAL
MODEL: #PW7220
COLOR/FINISH: TEXTURED FAIRWAY GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

S-08
DESCRIPTION: BENCH
MANUFACTURER: ANOVA OR APPROVED EQUAL
MODEL: #BH1880R
COLOR/FINISH: TEXTURED BRONZE AND BRAZILIAN WALNUT/ RECYCLED PLASTIC
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

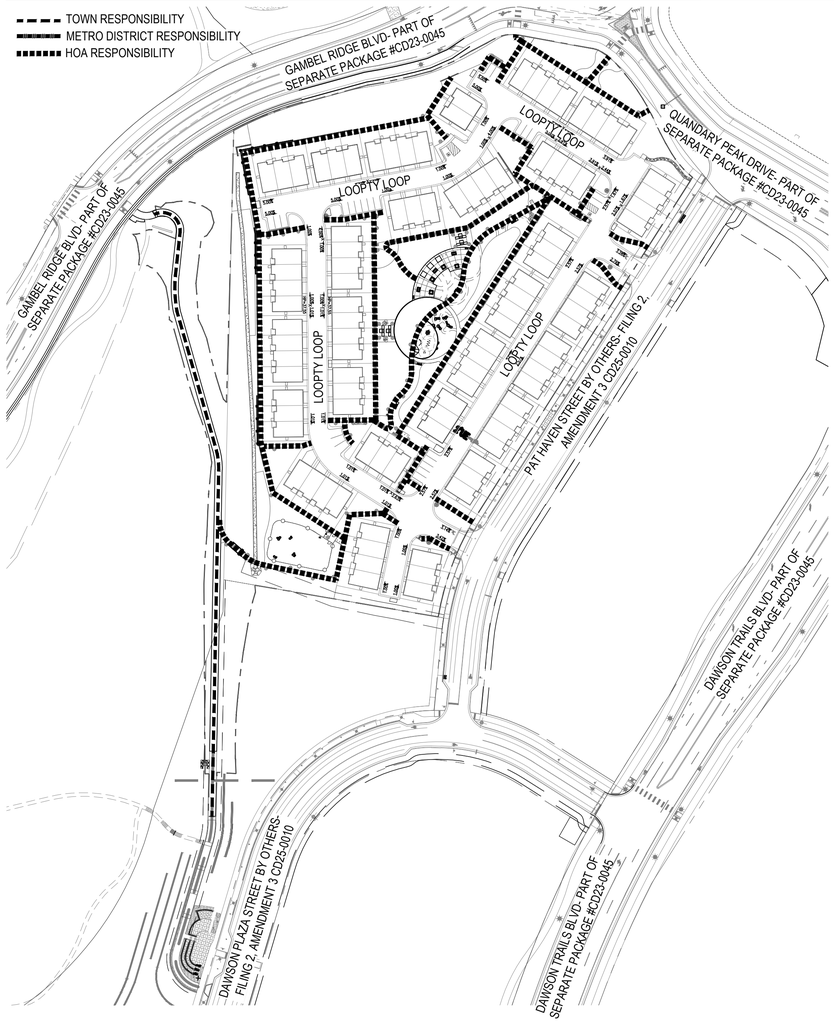
N-01
DESCRIPTION: TRIPLE WONDER PLAY PANEL
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRC60201
COLOR/FINISH: ROBINIA GREEN
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

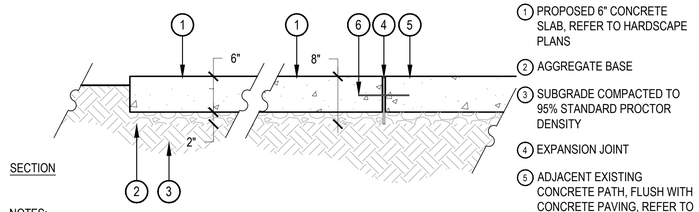
N-02
DESCRIPTION: SPRING BOARD
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRO104
COLOR/FINISH: ROBINIA UNT. WOOD
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

N-04
DESCRIPTION: DOUBLE WEB CLIMBER
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRO833-1001
COLOR/FINISH: ROBINIA UNT. WOOD
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

N-05
DESCRIPTION: STILTS
MANUFACTURER: KOMPAN OR APPROVED EQUAL
MODEL: NRO806-0601
COLOR/FINISH: ROBINIA UNT. WOOD
NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

MAINTENANCE RESPONSIBILITY DIAGRAM





SECTION

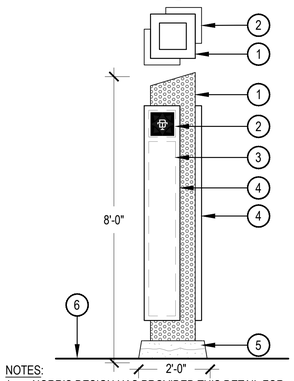
NOTES:
1. PROVIDE A 25 SF MOCK-UP OF CONCRETE PAVING FOR EACH FINISH SPECIFIED. MOCK-UP SHALL INCLUDE CONTROL JOINTS. MOCK-UP NOT REQUIRED FOR STANDARD BROOM FINISH.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
3. EXPANSION JOINTS AT 200' ON CENTER MAXIMUM OR WHERE NOTED.
4. CONTROL JOINTS AS SHOWN ON PLANS.

1. PROPOSED 6" CONCRETE SLAB, REFER TO HARDSCAPE PLANS
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. EXPANSION JOINT
5. ADJACENT EXISTING CONCRETE PATH, FLUSH WITH CONCRETE PAVING, REFER TO HARDSCAPE PLANS
6. METAL DOWEL BETWEEN EXISTING AND PROPOSED TRAIL CONNECTIONS

1 EXISTING CONCRETE CONNECTION

SCALE: 1" = 1'-0"

1. PERFORATED STEEL
2. DAWSON TRAILS LOGO
3. WAY FINDING TEXT
4. METAL PANEL
5. BOARD FORMED CONCRETE BASE
6. FINISH GRADE



NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THE STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
2. SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

2 PRIMARY MARKER SIGN

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

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

LANDSCAPE DETAILS

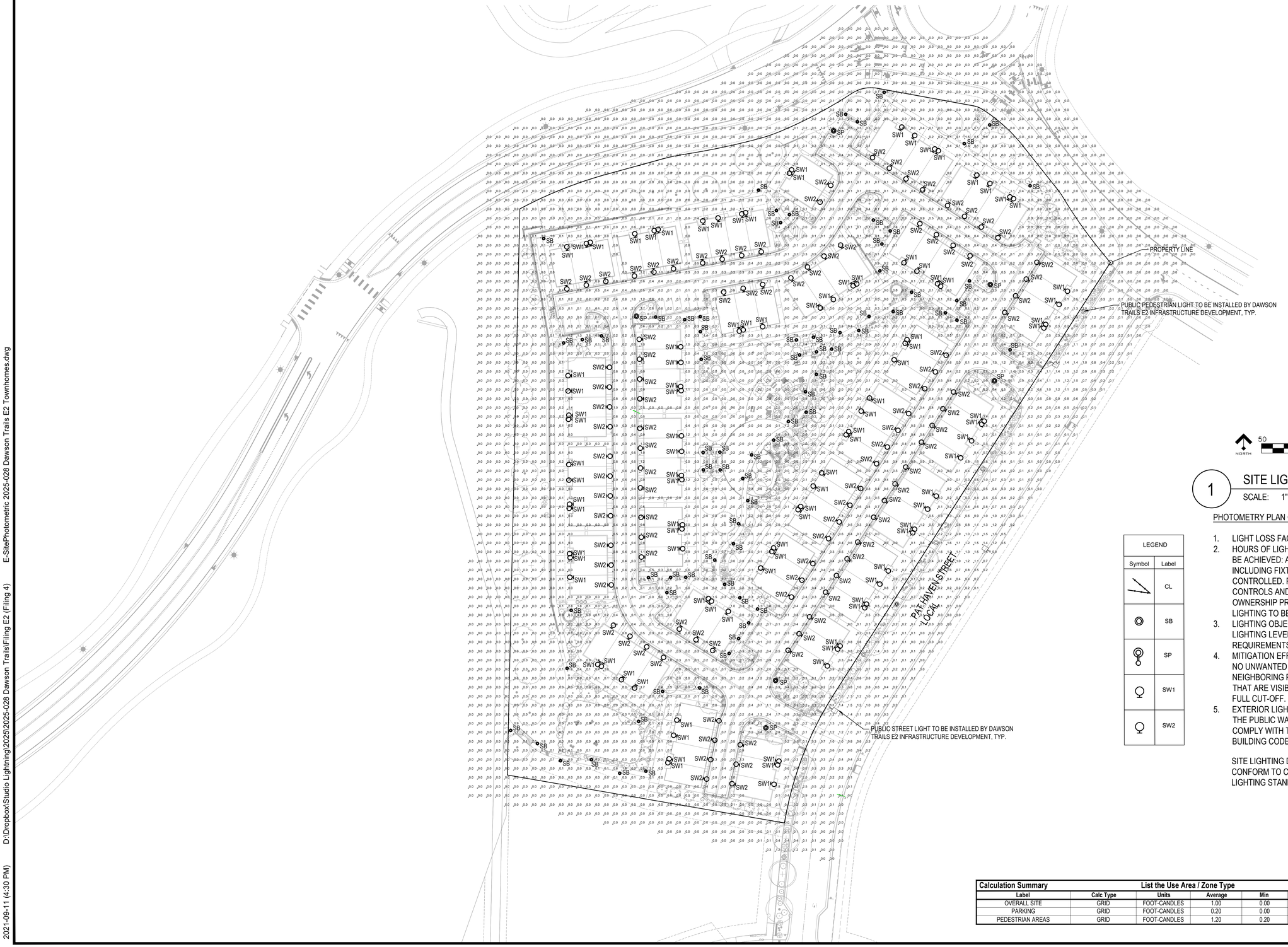
SHEET 18 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-E2 TOWNHOMES.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



NORTH 50 0 50 100

SCALE IN FEET

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

LEGEND	
Symbol	Label
	CL
	SB
	SP
	SW1
	SW2

PHOTOMETRY PLAN GENERAL NOTES:

1. LIGHT LOSS FACTOR IS 1
2. HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED: ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL. LIGHTING TO BE ON FROM DUSK TO DAWN.
3. LIGHTING OBJECTIVES: TO PROVIDE EVEN LIGHTING LEVELS AND COMPLY WITH LOCAL REQUIREMENTS.
4. MITIGATION EFFORTS: LIGHTING WILL PRODUCE NO UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES. ALL LIGHT FIXTURES THAT ARE VISIBLE FROM OFF PROPERTY ARE FULL CUT-OFF.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS

Calculation Summary	List the Use Area / Zone Type						
Label	Calc Type	Units	Average	Min	Max	Avg:Min	Max:Min
OVERALL SITE	GRID	FOOT-CANDLES	1.00	0.00	4.00	N/A	N/A
PARKING	GRID	FOOT-CANDLES	0.20	0.00	1.70	N/A	N/A
PEDESTRIAN AREAS	GRID	FOOT-CANDLES	1.20	0.20	2.50	6:1	12.5:1

PROJECT NO. SDP25-0004

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/21/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE LIGHTING PHOTOMETRIC

NOT FOR CONSTRUCTION

DESIGNED BY: JLK
DRAWN BY: JLK
CHECKED BY: JMB

SHEET 27 OF 29

2021-09-11 (4:30 PM) D:\Dropbox\Studio Lighting\2025\2025-028 Dawson Trails\Filing E2 (Filing 4) E-SitePhotometric 2025-028 Dawson Trails E2 Townhomes.dwg

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

SITE LUMINARY SUMMARY TABLE

Luminaire										Lamps								
ID	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SB	INVUE	ARBOR	ABB-B1-8030-LED-36-D1-A-BK	BOLLARD	Y	TYPE 3	120-277	Y	74	GROUND	3'-0" AFG	1	LED	12	472	3000K/80	1.00	BLACK
SP	LANDSCAPE FORMS	ASHBERY	AP201-SO-30K-T3-FRS-20K-X-BLK WITH CENTER CANDLE ELIMINATED	POLE LIGHT	Y	TYPE 3	120-277	N	6	POLE	16'-0" AFG	1	LED	39.5	2243.61	3000K/80	1.00	BLACK
SW1	LUMIERE	LANTERRA	9004-W1-RW-LED3090-F-BK-L1-UNV	WALL SCONCE	Y	TYPE 5	120-277	N	100	SURFACE	6-6" AFF	1	LED	10	838	3000K/90	1.00	BLACK
SW2	LUMIERE	LANTERRA	9004-W1-RW-LED3090-F-BK-L1-UNV	WALL SCONCE	Y	TYPE 5	120-277	N	100	SURFACE	10'-4" AFG	1	LED	10	838	3000K/90	1.00	BLACK

Lumiere

Catalog #	Type: SW1/2
Project	
Comments	Date
Prepared by	

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS complaint chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

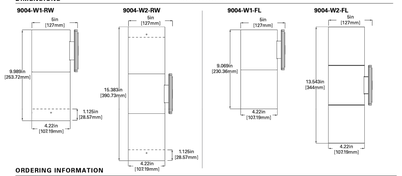
Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Trailing Edge), ELV (Forward phase) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LEDs are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50˚C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Options to meet Buy American Act requirements

Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

DIMENSIONS



Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000@25° Celcius
20W LED, L70/102,000@25° Celcius
30W LED, L70/102,000@25° Celcius

ORDERING INFORMATION

DOMESTIC PREFERENCES *	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTICS	FIELD RE PLACEABLE OPTICS	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
Blank=Standard; **BAA**=Buy American Act	9004	DU=Up or Down W1=Down and Down	RW=Standard Recessed Lens with weep holes - Outdoor RI=Recessed Lens with no weep holes - Indoor FL=Flush lens hood	**Standard CRI** L727K=2700K, 90 CRI L830=3000K, 90 CRI L835=3500K, 90 CRI L840=4000K, 80 CRI L850=5000K, 80 CRI **Premium CRI** L927=2700K, 97 CRI L930=3000K, 97 CRI L935=3500K, 97 CRI L940=4000K, 97 CRI	S=Spot M=Medium F=Flood W=Wide Flood	S=Spot M=Medium Flood W=Wide Flood	**Standard Paint Finish** BK=Black WH=White CS=Silver WT=White	L1=Light Level 1 (10W) L2=Light Level 2 (20W) L3=Light Level 3 (30W) LC1=Light Level Color 1 (10W) LC2=Light Level Color 2 (20W)	UNV=120-277V	Surface Mount - Wall, Ceiling, Ground RDM=Round Surface-Mount with junction box Thermal Limitations (unless otherwise noted 90C) 9004-W1-xxx-L2-xxx-RDM (6C) 9004-W2-xxx-L3-xxx-RDM (6C) 9004-W2-xxx-LC2-xxx-RDM (40C) Remote Driver Housing WRR*=Remote Driver Housing - Round Wall Plate WRS*=Remote Driver Housing - Square Wall Plate Thermal Limitations (unless otherwise noted 90C) 9004-W1-xxx-L2-xxx-WRR (6C) 9004-W1-xxx-L3-xxx-WRx (6C) 9004-W2-xxx-LC2-xxx-WRx (40C) Integral Driver Mount WIS*=Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 40C) 9004-UNT-WIS-xx-L1-xx-WIS-SMQ	SVP12*=Stand-alone integral sensor

Note: * Only in combo separately
1. Only in combo separately
2. Only available for Single Hood, Up or down (W1) with RDM only
3. Only available for Surface Mount
4. Only available for L727K
5. Remote Driver distance up to 50', For L3 (30W) remote distance up to 15'
6. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
7) Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

COOPER Lighting Solutions

TD560025EN
6-2022

Specifications and dimensions subject to change without notice.

Ashbery

SP landscapeforms

Specification Sheet | AP100/200/300

Ashbery is a trio of lights that combines advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The line includes single or dual configurations for small scale area lights in 8', 10' and 12' pole heights as well as large-scale area lights in 12', 14' and 16' pole heights offered with different symmetric and asymmetric distributions and clear or diffused lenses to tailor directionality and ambiance of illumination. Options for the Landscape Forms visual comfort and high output light engines adapt Ashbery's performance especially for the pedestrian scale or beyond in use cases like parking lots, streetscapes, transit and other environments with a wide range of illumination requirements.

Housing & Materials
Cast aluminum construction. LED light engine attached to aluminum cartridge housing using magni-coated steel screws. Housing features an acrylic frosted or clear lens and an LED center element. All hardware is magni-coated steel which features an anti-corrosion coating. Assembly is IP66 rated.

Electrical
120V through 277V 50/60 Hz electronic driver. 0-10V dimming, -40°C start temperature. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Cast aluminum driver housing assembly located at base of luminaire. Available with optional ANSI C136.41 twist lock receptacle and/or pole-mounted photo/motion sensor. Ashbery area light ships prewired with center element having a separate circuit from main light engine.

Light Engine
High powered LEDs mounted to a RoHS compliant circuit board with PMMA optics affixed to each LED on the board. Available in 2700K, 3000K, and 4000K. >80 CRI across all available color temperatures. Center element available in 2000K color temperature. Luminaires meet or exceed TM21 L70: >60,000 hrs.

Featured in the 100 and 200 series luminaires, the visual comfort light engine brings to the forefront attributes of human-centric optical design in pedestrian centric spaces. It reduces high angle glare and contrast ratio, eliminates 'lens image' of LEDs, and has distributions that aid to a first class visual experience for pedestrians.

Featured in the 300 series luminaire, the performance light engine delivers high output with up to 8400 lumens through a wide selection of roadway distribution types. Capable of meeting footcandle minimum and uniformity requirements at taller pole heights and wider spacing, the 300 series addresses lighting needs in vehicular and other environments where design criteria includes non-pedestrian needs. The 300 series is the ideal accompaniment to the 100 and 200 series in meeting all lighting needs on a site, both pedestrian and vehicular.

Distributions

Warranty
LED lighting products are warranted for six years.

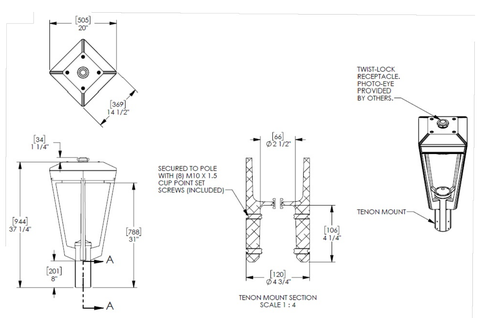
Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant, cUL

Designed by Robert A.M. Stern Architects
Click here for patent information related to this product.

Luminaire and Mounting Configurations - 100 Series
(Small Size Luminaire with Visual Comfort Light Engine)

Product	Drive Current	Color Temperature	Distribution	Lens	Center Element	Twist Lock	Powdercoat
AP101 (Single Post-Top) AP102 (Double Post-top)	SO (Standard Output)	27K (2700K) 30K (3000K) 35K (3500K) 40K (4000K)	T3 (Type III) T5 (Type V)	FRS (Frosted)	20K (2000K)	NTW (No Twist Lock) TW1 (Twist Lock)	See powdercoat color options on the Material / Colors Sheet.

Example: AP101 – SO – 27K – T3 – FRS – 20K – TW1 – Powdercoat



SP1 WITH CENTER CANDLE ELIMINATED, PROVIDING FULL CUTOFF

Invue

Catalog #	Type: SB
Project	
Comments	Date
Prepared by	

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

SPECIFICATION FEATURES

Construction
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics
General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical
LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISRH) allows custom programming to suit all needs.

Mounting
Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

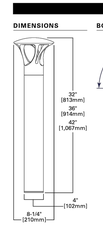
Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements

Warranty
Five-year warranty.

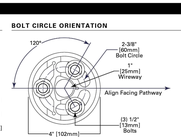
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA

UL/cUL Listed
IP66 Housing
ISO 9001
RoHS
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V 60Hz, 480V 60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. [8.75 kgs.]

COOPER Lighting Solutions

TD561002EN
December 3, 2021 8:30 AM

page 2

ABB ARBOR BOLLARD

POWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	16W	32W	11W	23W
Input Current (mA) @ 120V	140	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	90
Power Wattage (Watts)	19W	37W	13W	27W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	180	320	120	240
Optics				
Lumens	717	1,276	472	848
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
50°C	0.97

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output *	CRI / CCT	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard **BAA-ABB**=Arbor Bollard Buy American Act Compliant *	**B1**=Mid Lumen Output **B2**=High Lumen Output	**727**=70 CRI / 2700K **830**=80 CRI / 3000K CCT *	**LED**	**30**=30" **36**=36" **42**=42"	**D1**=Dimming Driver (120-277V) * **347**=347V * **480**=480V * *	**A**=Asymmetric **S**=Symmetric	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **CC**=Custom Color *

Options (Add as Suffix)
80Sb=80 CRI / 3000K CCT *
HA=High Ambient *
MS/DIM-HB=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) *
MS/DIM-2HB=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) *
DIM=0-10V Dimming Driver Leads Brought Out from Fixture

Accessories (Order Separately) * *
ABAnchor=Anchor Bolt Kit and Template *
ISWH=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. Requires the use of a step down transformer.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Buy American Act compliance may apply. Use dedicated IES files when performing layouts.
7. 50°C ambient rating.
8. The ISWH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
9. Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
10. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P. 303.892.1166

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	12/08/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/21/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LIGHTING DETAILS

NOT FOR CONSTRUCTION

DESIGNED BY: JLK
DRAWN BY: JLK
CHECKED BY: JMB

SHEET 28 OF 29

PROJECT NO. SDP25-0004

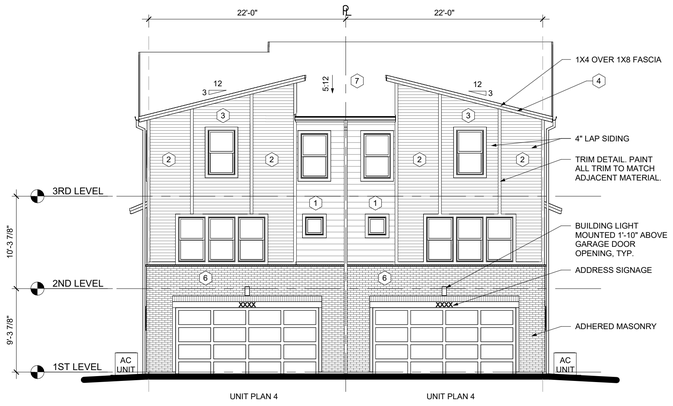
2021-09-11 (4:30 PM) D:\Dropbox\Studio Lightning\2025\2025-028 Dawson Trails\Filing E2 (Filing 4) E-SitePhotometric 2025-028 Dawson Trails E2 Townhomes.dwg

SITE DEVELOPMENT PLAN

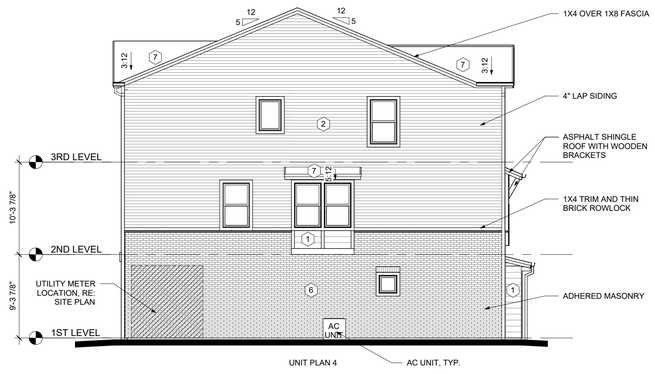
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

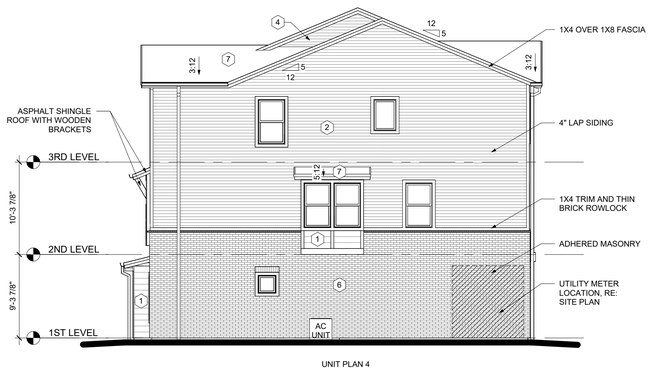
MID-CENTURY MODERN MATERIAL LEGEND			
	SCHEME D	**SCHEME E**	**SCHEME F**
1	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-4 GRAY SUIT	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
2	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-6 OLD SILK	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG11-19 DISTANT VALLEY	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1028-4 SMOKY SLATE
3	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-2 RABBITS EAR	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1095-5 CREAMY CARAMEL	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE
6	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK SANDSTONE	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK IRONSPOT	**BRICK** EDWARD'S STONE OR SIM. COLOR: COPPER CANYON
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD



4 DUPLEX - REAR ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



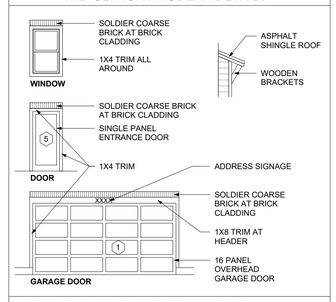
3 DUPLEX - LEFT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



2 DUPLEX - RIGHT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

1 DUPLEX - FRONT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

MID-CENTURY MODERN DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

DUPLEX MID-CENTURY MODERN ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AEL, CB

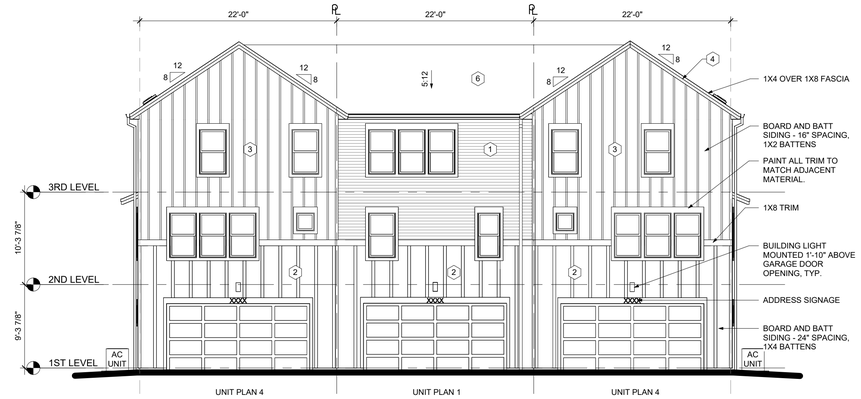
SHEET
19 OF 28

SITE DEVELOPMENT PLAN

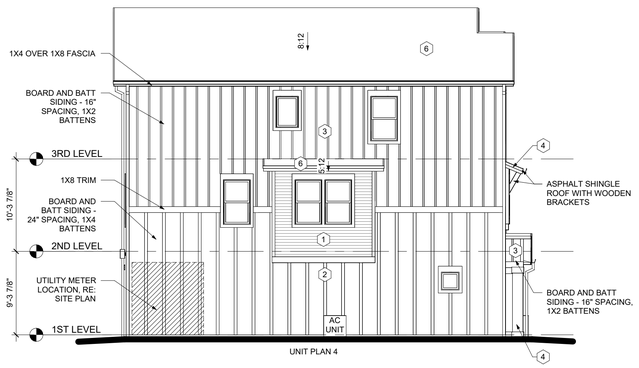
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

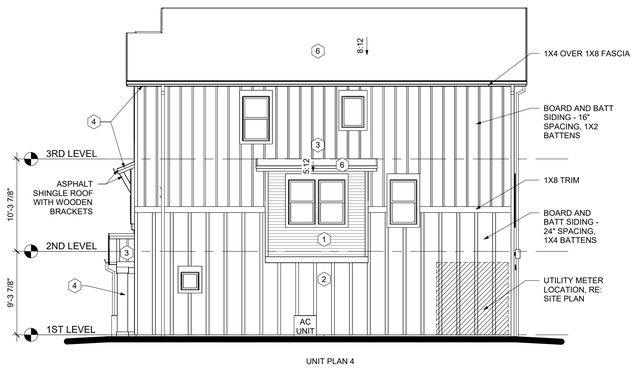
FARMHOUSE MATERIAL LEGEND			
	SCHEME A	**SCHEME B**	**SCHEME C**
1	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-3 GREYHOUND	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-3 GOSLING GRAY	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1073-5 TANGLEWOOD
2	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0999-1 IN THE CLOUDS	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-5 SUPERHERO GRAY	**BOARD & BATT 24" O.C AND 8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1006-3 EARLY EVENING	**BOARD & BATT 16" O.C AND 8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL
4	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1007-6 COOL CHARCOAL
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG12-03 SUN SALUTATION	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1194-7 ORANGE VERMILLION
6	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN



4 3-PLEX - REAR ELEVATION - FARMHOUSE
1/8" = 1'-0"



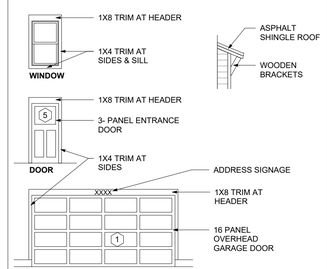
3 3-PLEX - LEFT ELEVATION - FARMHOUSE
1/8" = 1'-0"



2 3-PLEX - RIGHT ELEVATION - FARMHOUSE
1/8" = 1'-0"

1 3-PLEX - FRONT ELEVATION - FARMHOUSE
1/8" = 1'-0"

FARMHOUSE DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1.	1ST SUBMITTAL	03/07/25	ND
2.	2ND SUBMITTAL	10/10/25	ND
3.	3RD SUBMITTAL	02/06/26	ND
4.	4TH SUBMITTAL	04/14/26	ND
5.	5TH SUBMITTAL	05/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
3-PLEX FARMHOUSE ELEVATIONS

NOT FOR CONSTRUCTION

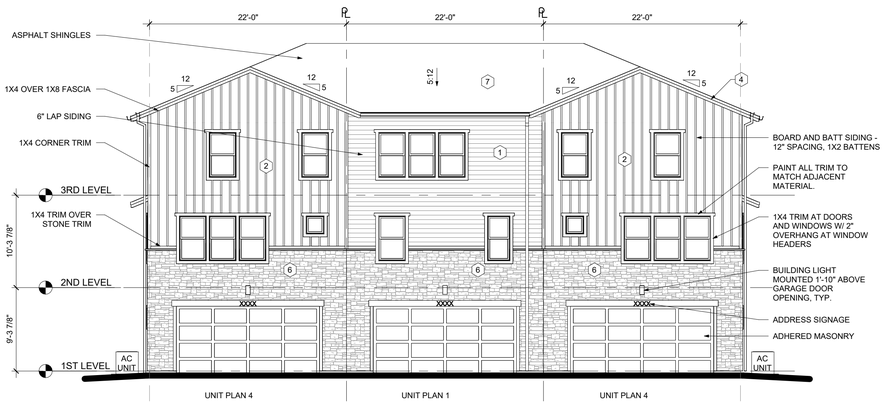
DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

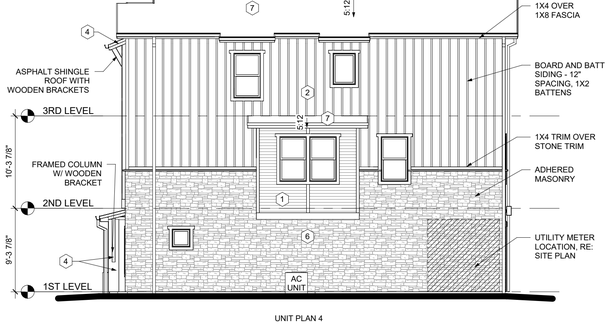
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

ARTS AND CRAFTS MATERIAL LEGEND			
	SCHEME G	**SCHEME H**	**SCHEME I**
1	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1097-2 SOUTHERN BREEZE	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG11-26 WILDERNESS	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1014-7 BLACK WALNUT
2	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1086-5 EARTHY OCHER	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1086-7 COCOA CUPCAKE	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-5 SWEATER WEATHER	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1000-2 ROCKY ROAD
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1014-6 EAGLE EYE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1077-7 COFFEE HOUSE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT
6	**STONE** EDWARD'S STONE OR SIM. COLOR: RAZORLEDGE SOUTHERN CREAM	**STONE** EDWARD'S STONE OR SIM. COLOR: MULTI 123 FOND DU LAC	**STONE** EDWARD'S STONE OR SIM. COLOR: DIMENSIONAL STE. GEN TUMBLED
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL

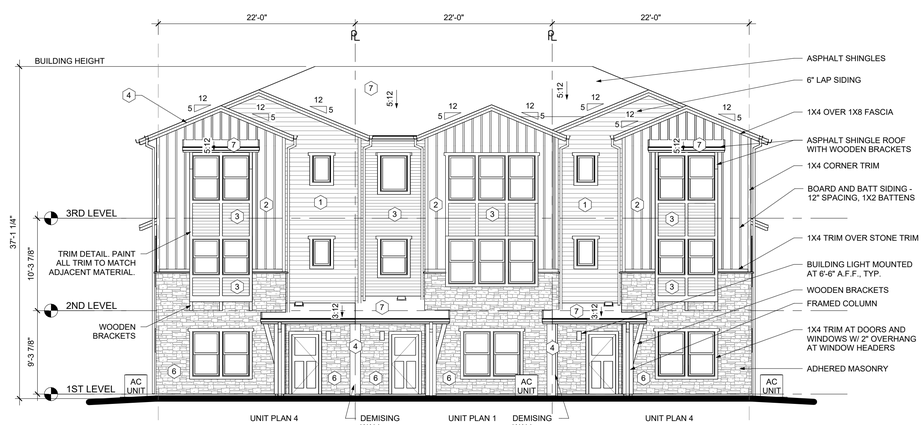


4 3-PLEX - REAR ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"

3 3-PLEX - LEFT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"

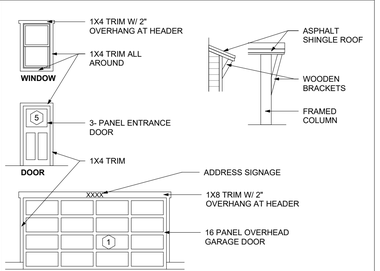


2 3-PLEX - RIGHT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



1 3-PLEX - FRONT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"

ARTS & CRAFTS DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/16/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

3-PLEX ARTS AND CRAFTS ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET 21 OF 28

369

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MID-CENTURY MODERN MATERIAL LEGEND			
	SCHEME D	**SCHEME E**	**SCHEME F**
1	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-4 GRAY SUIT	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
2	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-6 OLD SILK	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG11-19 DISTANT VALLEY	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1028-4 SMOKY SLATE
3	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-2 RABBITS EAR	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1095-5 CREAMY CARAMEL	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE
6	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK SANDSTONE	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK IRONSPOT	**BRICK** EDWARD'S STONE OR SIM. COLOR: COPPER CANYON
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD

4 3-PLEX - REAR ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

3 3-PLEX - LEFT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

2 3-PLEX - RIGHT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

1 3-PLEX - FRONT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

MID-CENTURY MODERN DETAILS

* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL.
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

3-PLEX MID-CENTURY MODERN ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET
22 OF 28

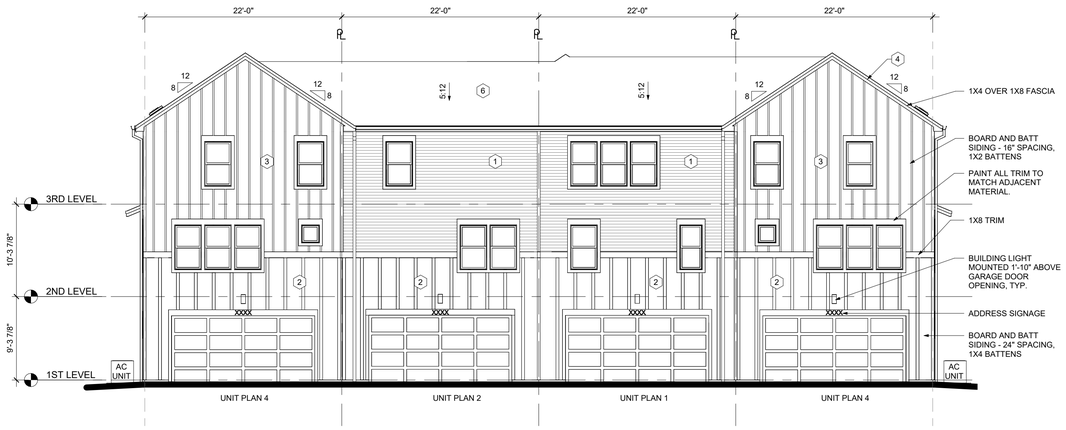
370

SITE DEVELOPMENT PLAN

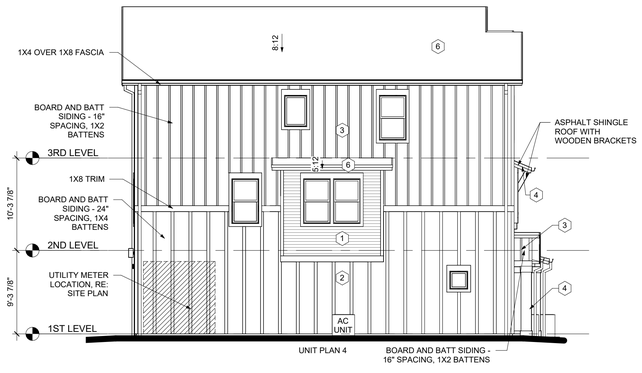
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

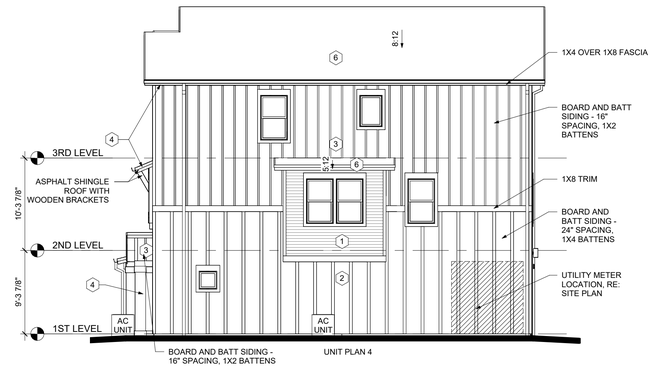
FARMHOUSE MATERIAL LEGEND			
	SCHEME A	**SCHEME B**	**SCHEME C**
1	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-3 GREYHOUND	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-3 GOSLING GRAY	**4" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1073-5 TANGLEWOOD
2	**BOARD & BATT 24" O.C AND** **8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0999-1 IN THE CLOUDS	**BOARD & BATT 24" O.C AND** **8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-5 SUPERHERO GRAY	**BOARD & BATT 24" O.C AND** **8" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**BOARD & BATT 16" O.C AND** **8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**BOARD & BATT 16" O.C AND** **8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1006-3 EARLY EVENING	**BOARD & BATT 16" O.C AND** **8" LAP SIDING - BODY 3** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL
4	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1100-1 MOTHER OF PEARL	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, TRIM, PANEL SIDING** PPG COLORS OR SIM. COLOR: PPG1007-6 COOL CHARCOAL
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG12-03 SUN SALUTATION	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1194-7 ORANGE VERMILLION
6	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN



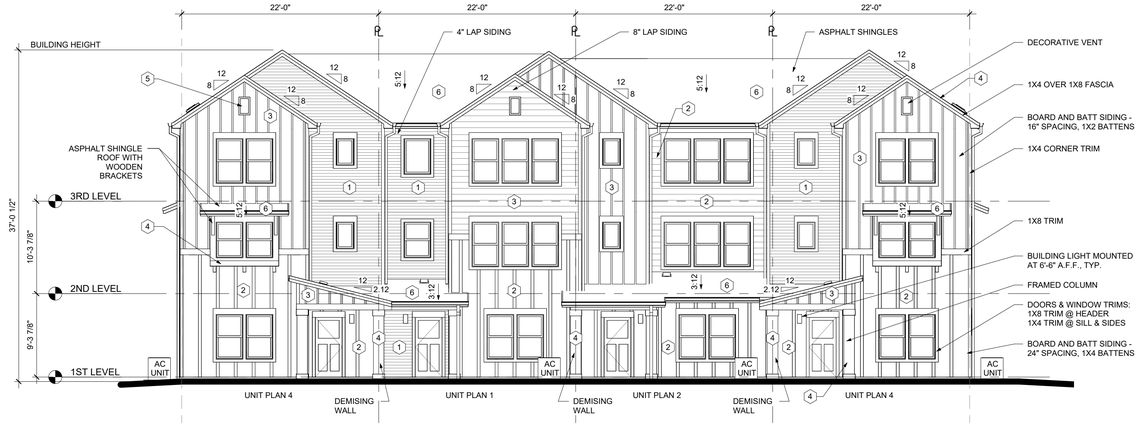
4 4-PLEX - REAR ELEVATION - FARMHOUSE
1/8" = 1'-0"



3 4-PLEX - LEFT ELEVATION - FARMHOUSE
1/8" = 1'-0"

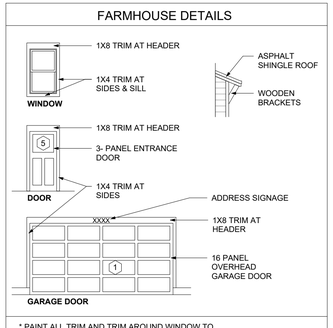


2 4-PLEX - RIGHT ELEVATION - FARMHOUSE
1/8" = 1'-0"



1 4-PLEX - FRONT ELEVATION - FARMHOUSE
1/8" = 1'-0"

FARMHOUSE DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
4-PLEX FARMHOUSE ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

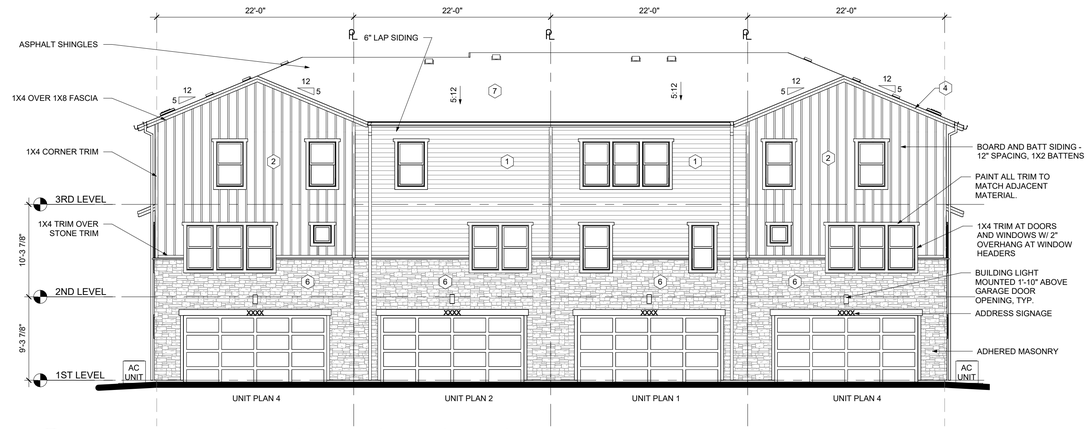
SHEET
23 OF 28

SITE DEVELOPMENT PLAN

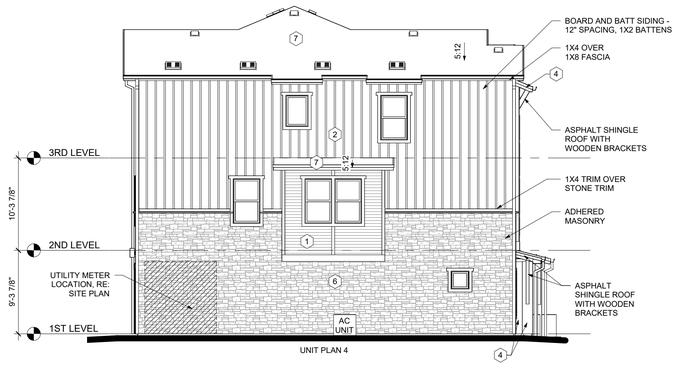
DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

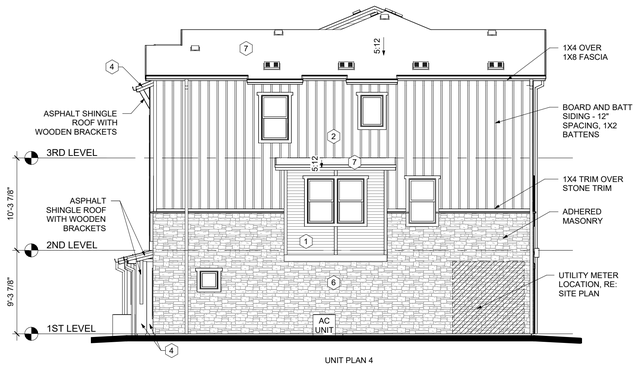
ARTS AND CRAFTS MATERIAL LEGEND			
	SCHEME G	**SCHEME H**	**SCHEME I**
1	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1097-2 SOUTHERN BREEZE	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG11-26 WILDERNESS	**6" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1014-7 BLACK WALNUT
2	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1086-5 EARTHY OCHER	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE	**BOARD AND BATT SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1073-6 DERBY BROWN
3	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1086-7 COCOA CUPCAKE	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-5 SWEATER WEATHER	**4" LAP SIDING BODY 3** PPG COLORS OR SIM. COLOR: PPG1000-2 ROCKY ROAD
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1014-6 EAGLE EYE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1077-7 COFFEE HOUSE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1059-7 SWEET SPICEBERRY	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT
6	**STONE** EDWARD'S STONE OR SIM. COLOR: RAZORLEDGE SOUTHERN CREAM	**STONE** EDWARD'S STONE OR SIM. COLOR: MULTI 123 FOND DU LAC	**STONE** EDWARD'S STONE OR SIM. COLOR: DIMENSIONAL STE. GEN TUMBLED
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: MISSION BROWN	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: BARKWOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL



4 4-PLEX - REAR ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



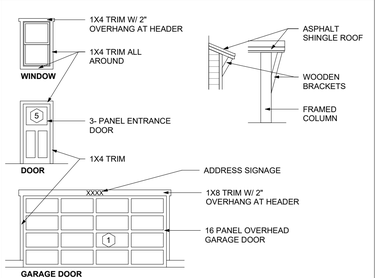
3 4-PLEX - LEFT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"



2 4-PLEX - RIGHT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"

1 4-PLEX - FRONT ELEVATION - ARTS AND CRAFTS
1/8" = 1'-0"

ARTS & CRAFTS DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Godden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
4-PLEX ARTS AND CRAFTS ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

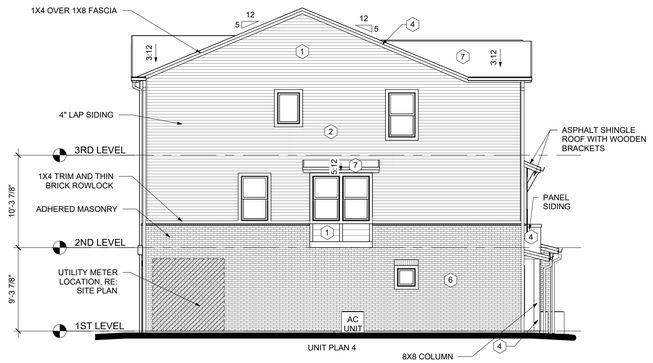
SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

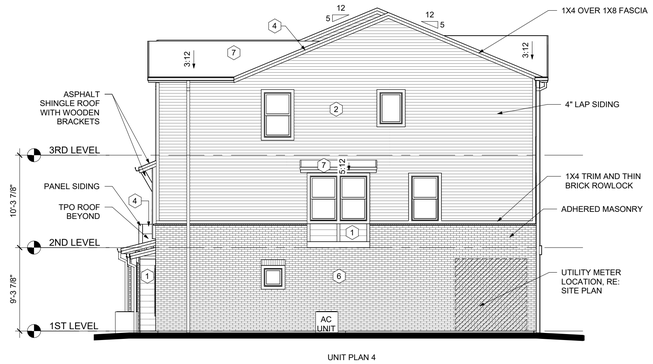
LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MID-CENTURY MODERN MATERIAL LEGEND			
	SCHEME D	**SCHEME E**	**SCHEME F**
1	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0993-4 GRAY SUIT	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**8" LAP SIDING & GARAGE DOOR - BODY 1** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
2	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG0993-6 OLD SILK	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG11-19 DISTANT VALLEY	**4" LAP SIDING - BODY 2** PPG COLORS OR SIM. COLOR: PPG1028-4 SMOKY SLATE
3	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG0999-2 RABBITS EAR	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1095-5 CREAMY CARAMEL	**4" LAP SIDING (ALTERNATE) BODY 3** PPG COLORS OR SIM. COLOR: PPG1113-3 NORTHERN LANDSCAPE
4	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1010-7 ZOMBIE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG0995-7 STARLESS SKY	**FASCIA, PANEL SIDING, AND COLUMNS** PPG COLORS OR SIM. COLOR: PPG1008-7 STONES THROW
5	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1200-7 MINCEMEAT	**FRONT DOOR & ACCENT** PPG COLORS OR SIM. COLOR: PPG1207-6 ALLSPICE
6	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK SANDSTONE	**BRICK** EDWARD'S STONE OR SIM. COLOR: DARK IRONSPOT	**BRICK** EDWARD'S STONE OR SIM. COLOR: COPPER CANYON
7	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: CHARCOAL	**ROOF** DIMENSIONAL ASPHALT SHINGLE COLOR: WEATHERED WOOD

4 4-PLEX - REAR ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



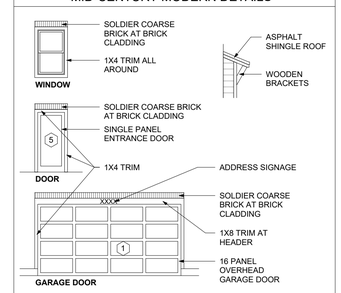
3 4-PLEX - LEFT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"



2 4-PLEX - RIGHT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

1 4-PLEX - FRONT ELEVATION - MID-CENTURY MODERN
1/8" = 1'-0"

MID-CENTURY MODERN DETAILS



* PAINT ALL TRIM AND TRIM AROUND WINDOW TO MATCH ADJACENT MATERIAL
* PAINT ALL DOOR TRIM TO MATCH DOOR COLOR

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.co m
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/16/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	06/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

4-PLEX MID-CENTURY MODERN ELEVATIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AEL, CB

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

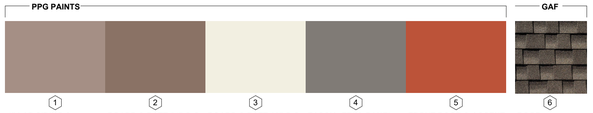
FARMHOUSE SCHEME A

1. **4" LAP SIDING & GARAGE DOOR** PPG1008-3 GREYHOUND
2. **BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG0999-1 IN THE CLOUDS
3. **BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1100-1 MOTHER OF PEARL
4. **FASCIA, TRIM, PANEL SIDING** PPG1100-1 MOTHER OF PEARL
5. **FRONT DOOR & ACCENT** PPG12-03 SUN SALUTATION
6. **ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

FARMHOUSE SCHEME B

1. **4" LAP SIDING & GARAGE DOOR** PPG0993-3 GOSLING GRAY
2. **BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG0993-5 SUPERHERO GRAY
3. **BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1006-3 EARLY EVENING
4. **FASCIA, TRIM, PANEL SIDING** PPG1010-7 ZOMBIE
5. **FRONT DOOR & ACCENT** PPG1059-7 SWEET SPICEBERRY
6. **ROOF** DIMENSIONAL ASPHALT SHINGLE BARKWOOD

FARMHOUSE SCHEME C



1. **4" LAP SIDING & GARAGE DOOR** PPG1073-5 TANGLEWOOD
2. **BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG1073-6 DERBY BROWN
3. **BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1100-1 MOTHER OF PEARL
4. **FASCIA, TRIM, PANEL SIDING** PPG11007-6 COOL CHARCOAL
5. **FRONT DOOR & ACCENT** PPG1194-7 ORANGE VERMILLION
6. **ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

MID-CENTURY MODERN SCHEME D

1. **8" LAP SIDING & GARAGE DOOR** PPG0993-4 GRAY SUIT
2. **4" LAP SIDING** PPG0993-6 OLD SILK
3. **4" LAP SIDING** PPG0999-2 RABBITS EAR
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1010-7 ZOMBIE
5. **FRONT DOOR & ACCENT** PPG1207-6 ALLSPICE
6. **BRICK** DARK SANDSTONE
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE WEATHERED WOOD

MID-CENTURY MODERN SCHEME E

1. **8" LAP SIDING & GARAGE DOOR** PPG0995-7 STARLESS SKY
2. **4" LAP SIDING** PPG11-19 DISTANT VALLEY
3. **4" LAP SIDING** PPG1095-5 CREAMY CARAMEL
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG0995-7 STARLESS SKY
5. **FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT
6. **BRICK** DARK IRONSPOT
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE CHARCOAL

MID-CENTURY MODERN SCHEME F

1. **8" LAP SIDING & GARAGE DOOR** PPG1008-7 STONES THROW
2. **4" LAP SIDING** PPG1028-4 SMOKY SLATE
3. **4" LAP SIDING** PPG1113-3 NORTHERN LANDSCAPE
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1008-7 STONES THROW
5. **FRONT DOOR & ACCENT** PPG1207-6 ALLSPICE
6. **BRICK** COPPER CANYON
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE WEATHERED WOOD

ARTS & CRAFTS SCHEME G

1. **6" LAP SIDING & GARAGE DOOR** PPG 1097-2 SOUTHERN BREEZE
2. **BOARD & BATT SIDING** PPG 1086-5 EARTHY OCHER
3. **4" LAP SIDING** PPG 1086-7 COCOA CUPCAKE
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1014-6 EAGLE EYE
5. **FRONT DOOR & ACCENT** PPG 1059-7 SWEET SPICEBERRY
6. **STONE** RAZORLEDGE SOUTHERN CREAM
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

ARTS & CRAFTS SCHEME H

1. **6" LAP SIDING & GARAGE DOOR** PPG11-26 WILDERNESS
2. **BOARD & BATT SIDING** PPG1113-3 NORTHERN LANDSCAPE
3. **4" LAP SIDING** PPG0999-5 SWEATER WEATHER
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1077-7 COFFEE HOUSE
5. **FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT
6. **STONE** MULTI 123 FOND DU LAC
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE BARKWOOD

ARTS & CRAFTS SCHEME I

1. **6" LAP SIDING & GARAGE DOOR** PPG1014-7 BLACK WALNUT
2. **BOARD & BATT SIDING** PPG1073-6 DERBY BROWN
3. **4" LAP SIDING** PPG1000-2 ROCKY ROAD
4. **FASCIA, PANEL SIDING, AND COLUMNS** PPG1010-7 ZOMBIE
5. **FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT
6. **STONE** STE GEN DIMENSIONAL TUMBLED
7. **ROOF** DIMENSIONAL ASPHALT SHINGLE CHARCOAL

PROJECT NO. SDP25-0004

Golden|Sudik ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goldensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/16/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/14/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO

MATERIAL BOARDS

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET 26 OF 28

SITE DEVELOPMENT PLAN

DAWSON TRAILS FILING NO. 2 - TRACTS N, P, & V

LOCATED IN A PART OF SECTIONS 22 & SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

This property has varying degrees of coverage by multiple vegetative types, thusly fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of various measures designed to minimize the destructive effects from a wildfire. Below are suggested practices that developers, builders and homeowners can implement to help mitigate fire risk for residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004). **Note**: this wildfire mitigation plan is provided as guidelines. In the event that these guidelines conflict with Town standards, the Town standards shall take precedence.

A. Within 30 feet of a structure (building envelope and immediate area)

1. Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
2. If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 10 feet. Remove any small or suppressed stems in the under story of dominant trees. Do not remove more than 1/3rd of live branches from conifers.
3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
4. Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
5. Thin dense, continuous Gambel Oak stands and prune taller specimens up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
6. Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
7. Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 5 feet from the foundation. Exclude more combustible shrub species (coniferous evergreens like juniper, arborvitae, spruce, pine and fir) and space shrubs to create low, non-continuous plantings near the building.
8. Plant only deciduous tree and shrub species within 15 feet of structures. Provide irrigation as required for the successful establishment and long-term health of new trees.
9. Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
10. Plant sod or seed with low-growing grass seed mixes.
11. Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
12. Maintain native grass height to a maximum of 6 inches.
13. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season (following seed production).
14. Dispose of all slash or plant trimmings outside of this zone (off site).

B. Between 30 feet and 150 feet from structures and roadways (tree and shrub preservation area) **Note**: The extent of this zone is affected by slope and is greater when structures or roadways are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

1. Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
2. Prune to raise the canopy of large, existing trees to 12 feet above ground level.
3. Thin shrubs growing directly beneath larger trees per section A, note 2 above.
4. Remove annually, dead stems and branches from shrubs and trees.
5. Space newly planted coniferous trees (>20' tall at maturity) at least 20-30 feet apart to provide a minimum of 10 feet between crowns at maturity. If pinon pine groupings (clumps of two or more of the same species), and coniferous shrub groupings are planted, provide 20-30 feet between groupings. Deciduous trees and shrubs are not subject to this guidance when planted as part of an irrigated and maintained landscape.
6. Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-12 feet above the ground. Do not over prune the crowns of smaller trees.
7. Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
8. Dispose of all slash or plant trimmings off site, by chipping, or other mechanical treatments.

C. Beyond 150 feet of the structure and open spaces (preservation / environmentally sensitive area)

1. Clear smaller understory trees and shrubs per section B, note 1 above.
2. Undertake selective thinning to improve health and appearance of wooded and native brush areas.
3. Remove smaller trees in crowded stands to increase tree spacing.
4. Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
5. Native grasses and shrub clumpings along trails shall be mowed, trimmed, and/or pruned to Town Standards. Trail fire mitigation is subject to Town Parks and Fire's approval at construction documents. Vegetation shall be maintained in a mitigated condition per Town Standards.
6. Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
7. Slash or plant trimmings may be disposed of within this area if treated and reduced to a maximum depth of 6 inches. If chipped, mulch depth should not exceed 4 inches in depth.

D. Structural Wildfire Guidelines

1. All roofs shall have Class A fire rating.
2. Decking material shall have a Class B or higher fire rating.
3. Any fencing connected to structures shall use non-combustible materials within 5 feet of structures or decks.
4. All vents (foundation, soffit, eave, etc.) shall have 1/8th inch or smaller opening sizes.
5. Gutters shall be non-combustible or have Class A fire rating.

E. Maintenance of Fire Mitigation

1. Fire mitigation on private lots is the responsibility of the property owner.
2. Fire mitigation undertaken by the developer on open spaces or common areas shall be maintained by the homeowners association (HOA) or alternatively by a special district (SD), as may be determined at the time of conveyance.
3. Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
4. The HOA or SD (if applicable) shall establish procedures for residents to implement or maintain wildfire mitigation measures per *C.R.S 38-33.3-106.5* (a.k.a. SB-100, Homeowner Bill of Rights).

LEGEND

LIMIT OF WORK

TRACT BOUNDARY

PROPERTY BOUNDARY

811 Know what's below. Call before you dig.

0 100 200 400

NORTH SCALE 1" = 200'

PROJECT NO. SDP25-0004

NORRIS DESIGN
PEOPLE + PLACEMAKING
NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P: 303.892.1166

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/07/25	ND
2	2ND SUBMITTAL	10/10/25	ND
3	3RD SUBMITTAL	02/06/26	ND
4	4TH SUBMITTAL	04/14/26	ND
5	5TH SUBMITTAL	05/15/26	ND

DAWSON TRAILS FILING 2, TRACTS N, P, & V
CASTLE ROCK, COLORADO
WILDLIFE/URBAN INTERFACE

NOT FOR CONSTRUCTION

DESIGNED BY: CB, ATL, LB
DRAWN BY: LB, ATL, AK
CHECKED BY: SW, AKL, CB

SHEET 29 OF 29

2021-09-11 (4:30 PM) P:\Dawson Trails - 0781-01-2647\Brightland Homes - E-2 Townhomes - 1335-01-3751\Drawings\Submittals PLAN-DT-PARCELE2-WUI.dwg

Dawson Trails Planned Development, Amendment 3 (Section 6.5)
Planning Area E2 and Pedestrian Oriented Area Development Standards

6.5 Planning Areas E-1 and E-2

1. Permitted Uses
   A. Residential
      1. Single Family Detached (E-2 only)
      2. Single Family Attached (Townhome, Duplex, Triplex, Fourplex, Zero Lot Line Dwellings, Patio Dwellings, Motor Courts, Green Courts, Clustered Dwellings) (E-2 only)
      3. Mixed-Use (horizontal or vertical) (E-2 only)
      4. Multifamily (E-2 only)
      5. Clustered Single Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, two, three, and four, and other Multi-Family Dwelling Units (E-2 only)
      6. Clustered Single Family Dwelling Units on a single lot as a product for lease (E-2 only)
      7. Detached private garages (E-2 only)

   B. Non-Residential
      1. Alcoholic Beverage Sales
      2. Assisted Living, Memory Care, or other similar institutional uses
      3. ATM / Kiosk / Financial Institution
      4. Automobile Service / Fuel Station / Wash / Rental
      5. Bed and Breakfast
      6. Clinic
      7. Day Care Center Facility
      8. Drive Through Facility
      9. Gym / Health Club
      10. Hospital / Urgent Care
      11. Nursing Home
      12. Office (including Flex Office)
      13. Place of Worship
      14. Private Club
      15. Public Facilities
      16. Retail
      17. Restaurant
      18. Services, Commercial
      19. Services, Personal
      20. Services, Repair
      21. Veterinary Clinic (to include 24/7 emergency care)
      22. Open Space, Public or Private
      23. Private Recreational and park uses, clubhouse, country clubs, recreational facilities, including but not limited to clubhouses, swimming pools, sport courts and jogging, riding, hiking and biking trails.
      24. Public Parks, Playgrounds, and other non-commercial recreational areas
      25. Utilities including but not limited to gas, electric, telecom. This includes structures or facilities commonly associated or required with the installation and operation of utilities.
      26. Water infrastructure including but not limited to detention/retention areas/ponds, lift stations, and piping, as well as structures typically associated with water infrastructure such as pump houses.

2. Uses By Special Review
   A. Solar collectors which are not part of the primary structure
   B. Public Facilities

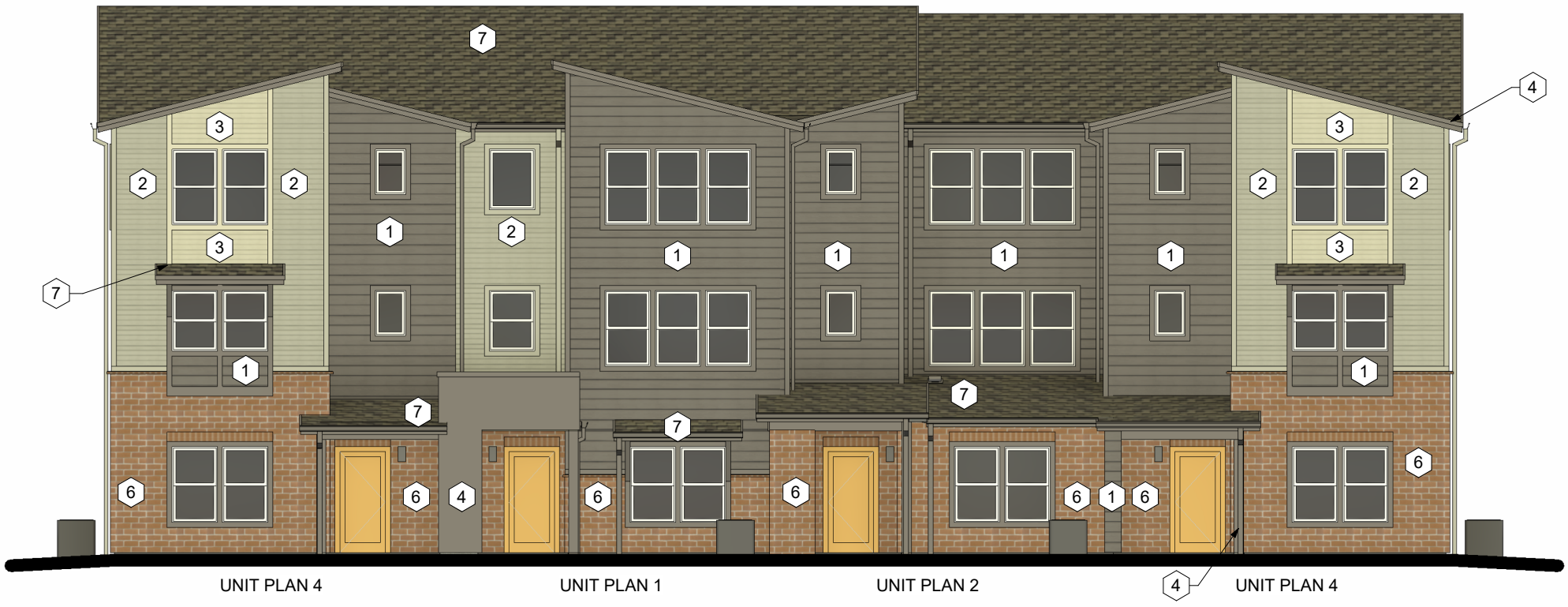
3. Maximum Building Height for all uses *(2)*:
   A. Planning Area E-1: 50'
   B. Planning Area E-2: 60'

4. Residential Setbacks (unless otherwise approved by the Town at the time of SDP or Plat)
   A. Primary Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*
      1. Minimum Lot Size: None
      2. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(1, 5, 8)*: 15'
         b. Minimum Front Setback to Garage Door Face *(1, 5, 8)*: 20'
         c. Minimum Rear Setback *(6)*: 10'
         d. Minimum Rear Alley Setback *(6, 7)*: 2'
         e. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         f. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      3. Minimum Building Separation *(3)*: 10'

   B. Accessory Structure
      **Note: The numbers within parentheses following each standard indicate additional development standards which may apply. See Section 6.11*
      1. Setbacks *(3, 4, 10, 13, 14)*
         a. Minimum Front Setback *(6)*: 20'
         b. Minimum Rear Setback *(6, 7)*: 5'
         c. Minimum Rear Alley Setback *(6, 7, 8)*: 2'
         d. Minimum Side Setback (interior lot) *(6, 7, 12)*: 5'
         e. Minimum Side Street Setback *(1, 5, 6, 7, 8)*: 15'
      2. Minimum Building Separation *(3)*: 10'

5. Non-Residential Setbacks: To be established at the time of Site Development Plan / Plat application, review, and approval.

6. Pedestrian Oriented Area in E-2
   A. The following are the supplemental design standards for the areas and buildings within the PDP that are categorized as a Pedestrian Oriented Area, which includes a centrally located gathering place and/or "main street" and will include the following:
      1. Include either a publicly accessible and activated square/green/plaza OR a publicly accessible and activated "main street" at least one (1) block in length with buildings fronting with entries / pedestrian access oriented onto the space or street and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street.
      2. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, or similar improvements.
      3. Development patterns to prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As this area's goal is to be pedestrian oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and include mid-block crossings where necessary.
      4. Convenient pedestrian and bicycle access to all adjacent streets.
      5. Create pedestrian focal points with enhanced pedestrian paving, shaded sitting areas with comfortable seating and tables, proximate to cafes or coffee shops, views of landscaped areas, parks, or distant natural vistas, pedestrian-scaled lighting, and safe, non-intrusive people watching. Where possible, provide power and wi-fi to encourage people to work outdoors.
      6. Accessible parking spaces located, signed, striped, and lighted with close and convenient access to building entries.
      7. For multi-building office areas/campuses, pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity for people from other buildings. These can include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, specimen trees, potted plants, information kiosks, botanical exhibits, or art features.
      8. Convenient pedestrian access to transit stops and outlying parking areas, if any.
      9. Where feasible, design sites to accommodate bus stops.
      10. Bicycle parking in convenient and visible areas that do not interfere with pedestrian circulation.
      11. Interconnection of pedestrian areas with adjacent existing or planned open space.
      12. The potential for outdoor dining and/or other amenities to enliven plazas and open space areas.



DAWSON TRAILS TOWNHOMES

BRIGHTLAND HOMES

MID-CENTURY MODERN MATERIALS

MID-CENTURY MODERN SCHEME D

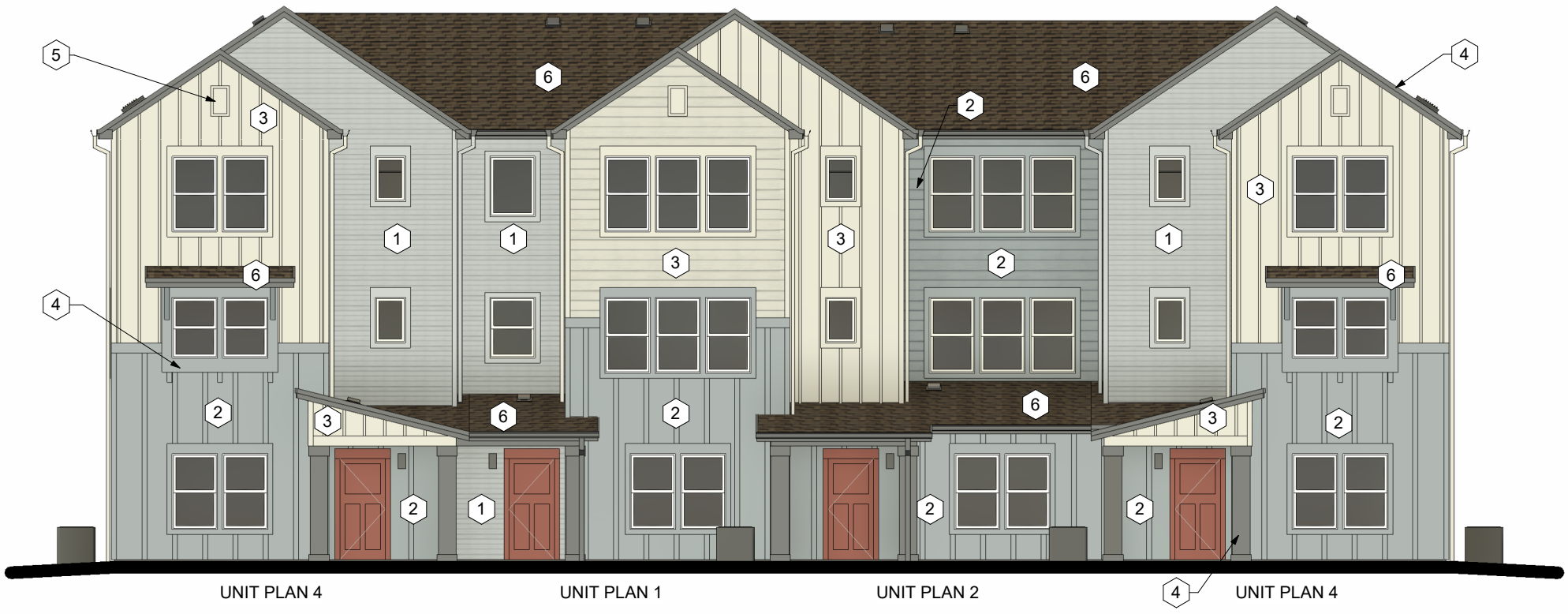
PPG PAINTS					EDWARD'S STONE	GAF
1	2	3	4	5	6	7
8" LAP SIDING & GARAGE DOOR PPG0993-4 GRAY SUIT	**4" LAP SIDING** PPG0993-6 OLD SILK	**4" LAP SIDING** PPG0999-2 RABBITS EAR	**FASCIA, PANEL SIDING, AND COLUMNS** PPG1010-7 ZOMBIE	**FRONT DOOR & ACCENT** PPG1207-6 ALLSPICE	**BRICK** DARK SANDSTONE	**ROOF** DIMENSIONAL ASPHALT SHINGLE WEATHERED WOOD

MID-CENTURY MODERN SCHEME E

PPG PAINTS					EDWARD'S STONE	GAF
1	2	3	4	5	6	7
8" LAP SIDING & GARAGE DOOR PPG0995-7 STARLESS SKY	**4" LAP SIDING** PPG11-19 DISTANT VALLEY	**4" LAP SIDING** PPG1095-5 CREAMY CARAMEL	**FASCIA, PANEL SIDING, AND COLUMNS** PPG0995-7 STARLESS SKY	**FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT	**BRICK** DARK IRONSPOT	**ROOF** DIMENSIONAL ASPHALT SHINGLE CHARCOAL

MID-CENTURY MODERN SCHEME F

PPG PAINTS					EDWARD'S STONE	GAF
1	2	3	4	5	6	7
8" LAP SIDING & GARAGE DOOR PPG1008-7 STONES THROW	**4" LAP SIDING** PPG1028-4 SMOKY SLATE	**4" LAP SIDING** PPG1113-3 NORTHERN LANDSCAPE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG1008-7 STONES THROW	**FRONT DOOR & ACCENT** PPG1207-6 ALLSPICE	**BRICK** COPPER CANYON	**ROOF** DIMENSIONAL ASPHALT SHINGLE WEATHERED WOOD



UNIT PLAN 4 | UNIT PLAN 1 | UNIT PLAN 2 | 4 UNIT PLAN 4

DAWSON TRAILS TOWNHOMES

BRIGHTLAND HOMES

FARMHOUSE MATERIALS

FARMHOUSE SCHEME A

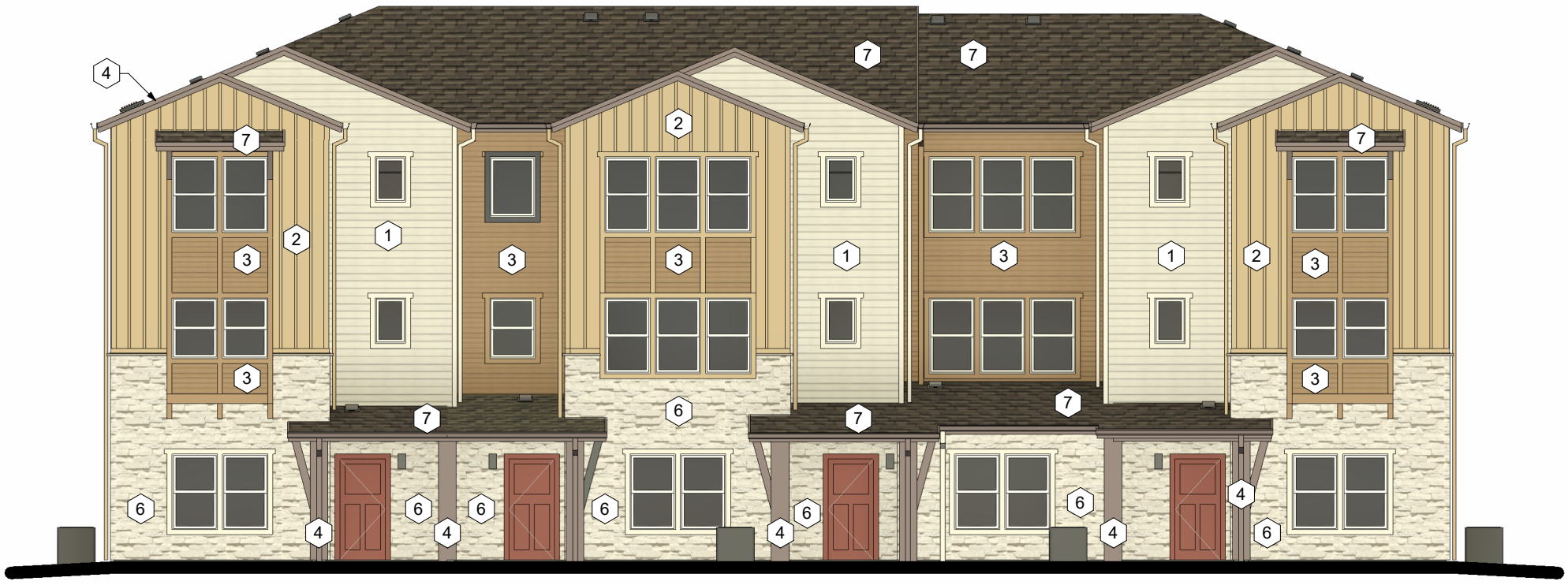
PPG PAINTS					GAF
1	2	3	4	5	6
4" LAP SIDING & GARAGE DOOR PPG1008-3 GREYHOUND	**BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG0999-1 IN THE CLOUDS	**BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1100-1 MOTHER OF PEARL	**FASCIA, TRIM, PANEL SIDING** PPG1100-1 MOTHER OF PEARL	**FRONT DOOR & ACCENT** PPG12-03 SUN SALUTATION	**ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

FARMHOUSE SCHEME B

PPG PAINTS					GAF
1	2	3	4	5	6
4" LAP SIDING & GARAGE DOOR PPG0993-3 GOSLING GRAY	**BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG0993-5 SUPERHERO GRAY	**BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1006-3 EARLY EVENING	**FASCIA, TRIM, PANEL SIDING** PPG1010-7 ZOMBIE	**FRONT DOOR & ACCENT** PPG1059-7 SWEET SPICEBERRY	**ROOF** DIMENSIONAL ASPHALT SHINGLE BARKWOOD

FARMHOUSE SCHEME C

PPG PAINTS					GAF
1	2	3	4	5	6
4" LAP SIDING & GARAGE DOOR PPG1073-5 TANGLEWOOD	**BOARD & BATT 24" O.C AND 8" LAP SIDING** PPG1073-6 DERBY BROWN	**BOARD & BATT 16" O.C AND 8" LAP SIDING** PPG1100-1 MOTHER OF PEARL	**FASCIA, TRIM, PANEL SIDING** PPG11007-6 COOL CHARCOAL	**FRONT DOOR & ACCENT** PPG1194-7 ORANGE VERMILLION	**ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN



DAWSON TRAILS TOWNHOMES

BRIGHTLAND HOMES

ARTS & CRAFTS MATERIALS

ARTS & CRAFTS SCHEME G

PPG PAINTS					EDWARD'S STONE	GAF
1	2	3	4	5	6	7
6" LAP SIDING & GARAGE DOOR PPG 1097-2 SOUTHERN BREEZE	**BOARD & BATT SIDING** PPG 1086-5 EARTHY OCHER	**4" LAP SIDING** PPG 1086-7 COCOA CUPCAKE	**FASCIA, PANEL SIDING, AND COLUMNS** PPG1014-6 EAGLE EYE	**FRONT DOOR & ACCENT** PPG 1059-7 SWEET SPICEBERRY	**STONE** RAZORLEDGE SOUTHERN CREAM	**ROOF** DIMENSIONAL ASPHALT SHINGLE MISSION BROWN

ARTS & CRAFTS SCHEME H

PPG PAINTS					EDWARD'S STONE	GAF
1	2	3	4	5	6	7
6" LAP SIDING & GARAGE DOOR PPG11-26 WILDERNESS	**BOARD & BATT SIDING** PPG1113-3 NORTHERN LANDSCAPE	**4" LAP SIDING** PPG0999-5 SWEATER WEATHER	**FASCIA, PANEL SIDING, AND COLUMNS** PPG1077-7 COFFEE HOUSE	**FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT	**STONE** MULTI 123 FOND DU LAC	**ROOF** DIMENSIONAL ASPHALT SHINGLE BARKWOOD

ARTS & CRAFTS SCHEME I

PPG PAINTS					EDWARD'S STONE	GAF
1	2	3	4	5	6	7
6" LAP SIDING & GARAGE DOOR PPG1014-7 BLACK WALNUT	**BOARD & BATT SIDING** PPG1073-6 DERBY BROWN	**4" LAP SIDING** PPG1000-2 ROCKY ROAD	**FASCIA, PANEL SIDING, AND COLUMNS** PPG1010-7 ZOMBIE	**FRONT DOOR & ACCENT** PPG1200-7 MINCEMEAT	**STONE** STE GEN DIMENSIONAL TUMBLED	**ROOF** DIMENSIONAL ASPHALT SHINGLE CHARCOAL

MEMORANDUM

To: Town of Castle Rock, Public Works Department

From: Cassie Slade, PE, PTOE

Date: February 3, 2026

Project: Dawson Trails

Subject: Planning Area E-2 Townhomes Traffic Conformance Letter

Executive Summary

The latest site plan shows for a portion of Planning Area E-2 will include 100 townhomes, which is within the assumed 400 units for the planning area as presented in the Master Traffic Impact Study (MTS). The traffic analysis for Planning Area E-2 townhomes was estimated to be slightly higher than the 100 apartments assumed in the MTS, within 1.5% of the total traffic for Planning Area E-2 and within 0.2% of the total traffic for Dawson Trails. There will be approximately 684 daily trips with 46 vehicle trips in the AM peak hour, 54 vehicle trips in the PM peak hour, and 54 vehicle trips in the Saturday peak hour.

Per the Dawson Trails Filing No. 2 Infrastructure Plan (CD23-0045), the collector roads will be constructed prior to the completion of Planning Area E-2 and the collectors will connect Dawson Trails Boulevard to local streets into each planning area. Dawson Plaza Street and Pat Haven Street will be a mixed-use local street that will extend through Planning Area E-2 to Planning Area D. The site plan for Planning Area E-2 townhomes includes two (2) full-movement, side-street stop-controlled accesses on Dawson Plaza.

The most current site plan for Planning Area E-2 townhomes is consistent with the assumptions of the MTS. **It is anticipated that the future planned roadway network and intersections can accommodate the project trips without the need for additional analysis or mitigation measures.**

Introduction

The Fox Tuttle Transportation Group has prepared this traffic conformance letter for the proposed development of townhomes located in Planning Area E-2 of the Dawson Trails development in Castle Rock, Colorado. The site is located in the southeast of the intersection of Gambel Ridge Boulevard and Quandary Peak Drive, as shown on **Figure 1**. This phase of Dawson Trails plans to include 100 dwelling units. It is understood that there will be two (2) full movement accesses on Dawon Plaza Street and Pat Haven Street, a Mixed-Use Local Street that will extend between Planning Areas E-2 and D-1. It should be noted that future phases will complete the remainer of Planning Area E-2, which is proposed to include additional residential units and commercial land uses (retail or office).

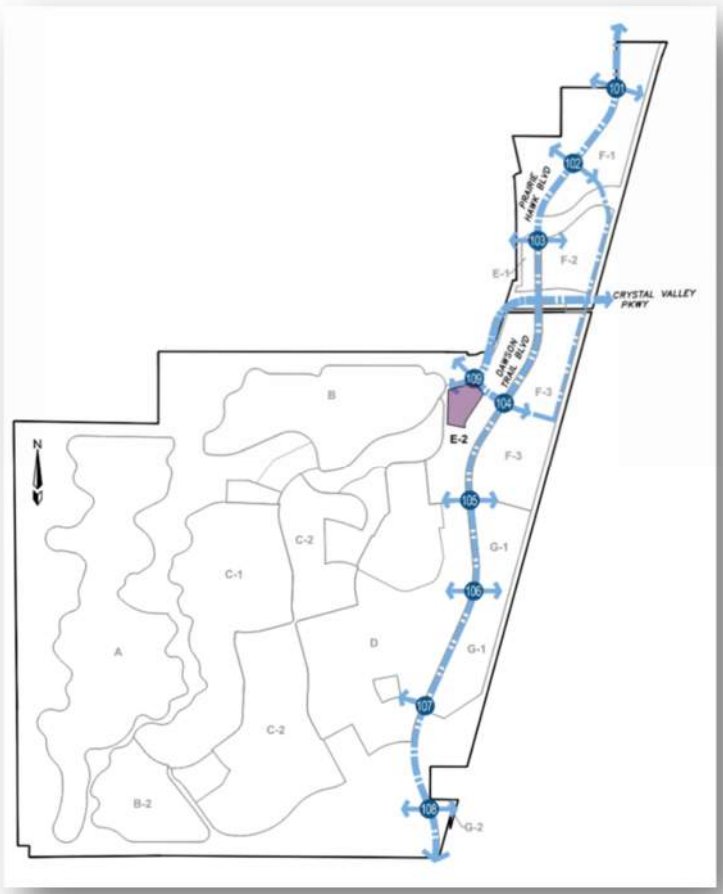


Figure 1. Vicinity Map

The purpose of this "traffic conformance letter" is to determine if the proposed use is significantly different than the trip generation assumptions for this site as analyzed in the "Master" study to identify if additional traffic analysis is necessary.

Comparison to Master Traffic Study

A "Master" transportation study[1] (MTS) was previously prepared for the entire 2,063± acres of Dawson Trails that will include a mix of residential, commercial, office, light industrial, schools, and recreation. The MTS assumed that Planning Area E-2 would include 400 multi-family (low-rise) homes, up to 412,000 square feet of commercial retail, and 23,000 square feet of general office. The MTS focused on the full movement intersections along Dawson Trails Boulevard and did not evaluate

[1] *Dawson Trails Master Transportation Study*. Fox Tuttle Transportation Group, LLC. June 2022.

access intersection or collector/collector intersections since this detail would be more appropriate in traffic studies for phases or specific projects.

The current site plan includes 100 townhomes in this specific portion of Planning Area E-2, which is 25% of the assumed residential units for the Planning Area as compared to the *MTS*. Note that this is not the entirety of Planning Area E-2, which will be completed in future phases with supplemental traffic conformance letters.

Trip Generation

To establish the volume of trips associated with the proposed project, the data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*[2] for multi-family (low-rise) homes and single-family attached homes was applied. Note that the 11th edition was utilized in the MTS and the 12th edition is now being used for this analysis since it provides the most current trip rates. The proposed land use is estimated to mostly be new trips, known as 'primary trips', as discussed below:

> Primary Trips. These trips are made specifically to visit the site and are considered "new" trips. Primary trips would not have been made if the proposed project had not existed. Therefore, this is the only type of trip that increases the number of trips made on a regional basis.

Table 1 summarizes and compares the trip generation estimated from the MTS and the latest site plan for the first phase of Planning Area E-2 for weekday daily, weekday AM, weekday PM, and Saturday peak periods.

[2] *Trip Generation Manual*. 11th Edition. Institute of Transportation Engineers. Washington, DC. 2021.

Table 1. Trip Generation Summary and Comparison

Planning Area	Land Use	Size	Unit	Non-Auto Factor	Internal Capture Adjust	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips				Saturday Peak Hour Trips			
						Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Master Transportation Study[1]																					
Part of E-2 South	ITE 220 - Multi-Family Housing (Low-Rise)	100	Dwelling Units	0.95	0.90	6.74	576	288	288	0.40	34	8	26	0.51	44	28	16	0.41	35	17	18
Updated Traffic Conformance Letter[2]																					
Part of E-2 South	ITE 215 - Single-Family Attached Housing	100	Dwelling Units	0.95	1.00	6.57	624	312	312	0.47	45	11	34	0.51	48	27	21	0.47	45	22	23
Difference in Trips (MTS vs. Updated)							***48***	***24***	***24***		***11***	***3***	***8***		***4***	***-1***	***5***		***10***	***5***	***5***

[1] Source : *ITE Trip Generation Manual and Handbook, 11th Edition, 2021.*
[2] Source : *ITE Trip Generation Manual and Handbook, 12th Edition, 2025.*

Since the assumed apartment units have a lower trip rate than townhomes, the above comparison of trip volumes is slightly higher with the latest site plan. It is estimated that there will an additional 48 daily trips with 11 more vehicle trips in the AM peak hour and four (4) more vehicle trips in the PM peak hour, as well as 10 more vehicle trips in the Saturday peak hour. This equates to a change of approximately 0.7% in Planning Area E-2 and approximately 0.09% increase for the overall development of Dawson Trails community.

Proposed Access

Per the Dawson Trails Filing No. 2 Infrastructure Plan (CD23-0045), the collector roads will be constructed prior to the completion of Planning Area E-2 and the collectors will connect Dawson Trails Boulevard to local streets into each planning area. The proposed townhomes of Planning Area E-2 are surrounded by Gambel Ridge Boulevard along the west boundary and Quandary Peak Drive along the north boundary. Gambel Ridge Boulevard will be extended west from Dawson Trails Boulevard at Crystal Valley Boulevard which will lead to the proposed residential community. Per Town direction, this roadway will be a four-lane, major arterial through the first roundabout at Quandary Peak Drive with a center median and left-turn pockets at intersections. Southwest of the roundabout, adjacent to Planning Area E-2, Gambel Ridge Boulevard will become a two-lane major collector and further south it will transition to a two-lane residential collector. Quandary Peak Drive has been designed as a two-lane major collector that is a short roadway between Dawson Trails Boulevard and Gambel Ridge Boulevard.

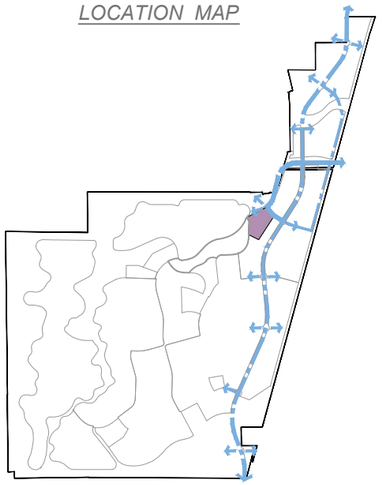
The site plan for the subject townhomes in Planning Area E-2 provides two (2) full-movement, side-street stop-controlled accesses on Dawson Plaza Street and Pat Haven Street, a two-lane local street

that will serve the mixed uses within the area. Dawson Plaza will connect directly to Quandary Peak Drive as a right-in, right-out intersection due to the proximity to Dawson Trails Boulevard and Gambel Ridge Boulevard. The local roadway (Dawson Plaza Street) will extend south to link to Blanca Peak Parkway. The intersection at Blanca Peak Parkway was approved with Planning Area D-1 as a full-movement, side-street stop-controlled intersection.

A high-level estimate of traffic entering and exiting the two (2) accesses was performed, assuming roadway infrastructure connectivity is completed. It was anticipated that the north access into the E-2 Townhomes will serve approximately 45% of the trips and the remaining 55% will utilize the south access, based on number of homes in proximity to each access. Volumes throughout and into Planning Area E-2 were estimated by utilizing the anticipated land use types and sizes from the MTS and recent updates in available developable property within E-2. It was assumed that the other tracts will have two (2) full movement access points on the internal local streets, which are subject to change with future filings.

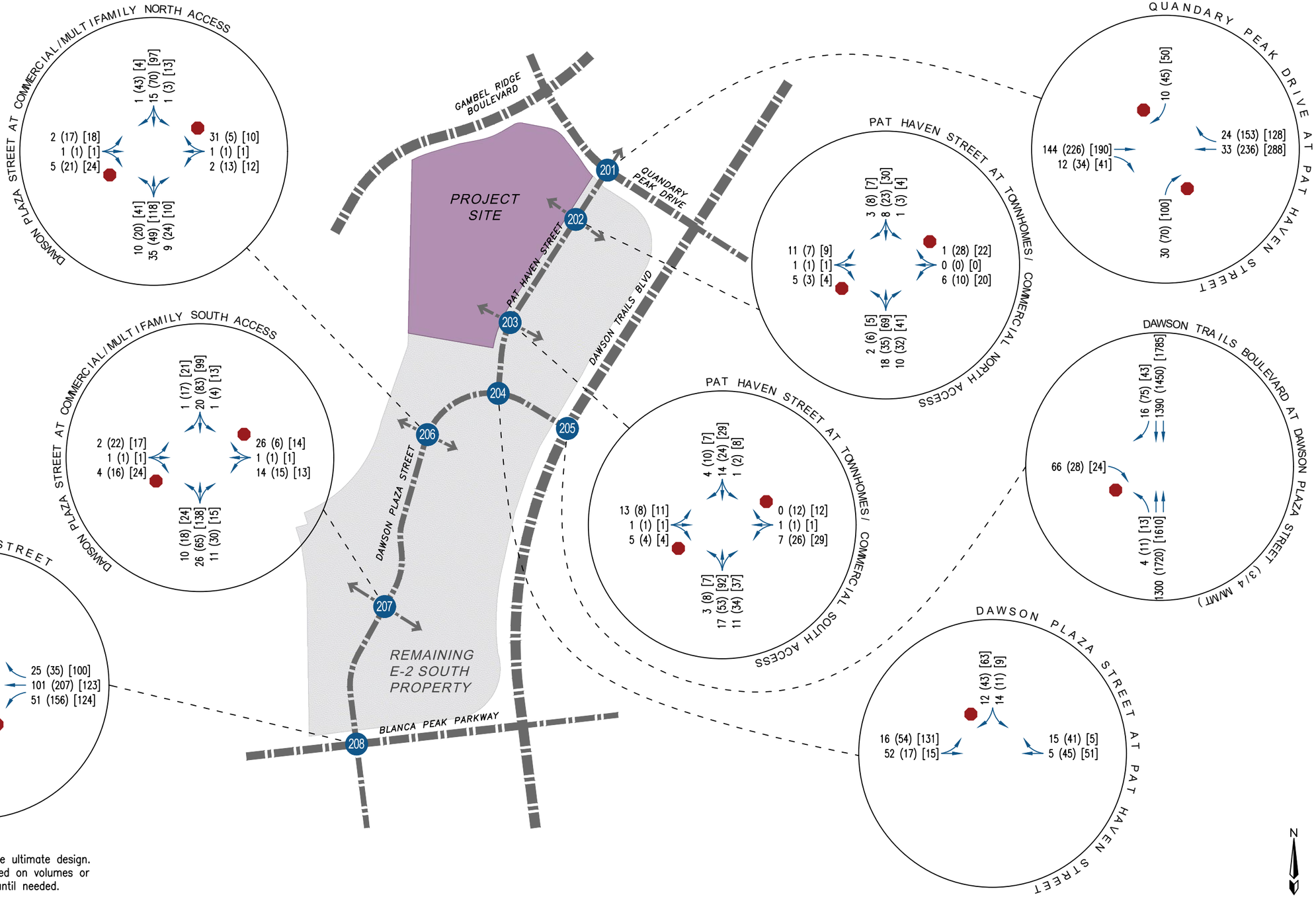
The estimated intersection turning volumes, as shown on **Figure 2**, indicate there is no need for auxiliary lanes on the Mixed-Use Local Road into the townhomes of Planning Area E-2 driveways and along the internal streets (Dawson Plaza Street and Pat Haven Street). The daily roadway volumes within and around Planning Area E-2 South are shown on **Figure 3.**

LOCATION MAP



KEY

XX (XX) [XX]	AM (PM) [SAT] PEAK HOUR TRIPS
→	FUTURE LANE CONFIGURATION
	NEW PROJECT TRAFFIC CONTROL
	PROPOSED ROADWAY OR ACCESS
#	INTERSECTION ID NUMBER
	E-2 TOWNHOMES PROJECT SITE



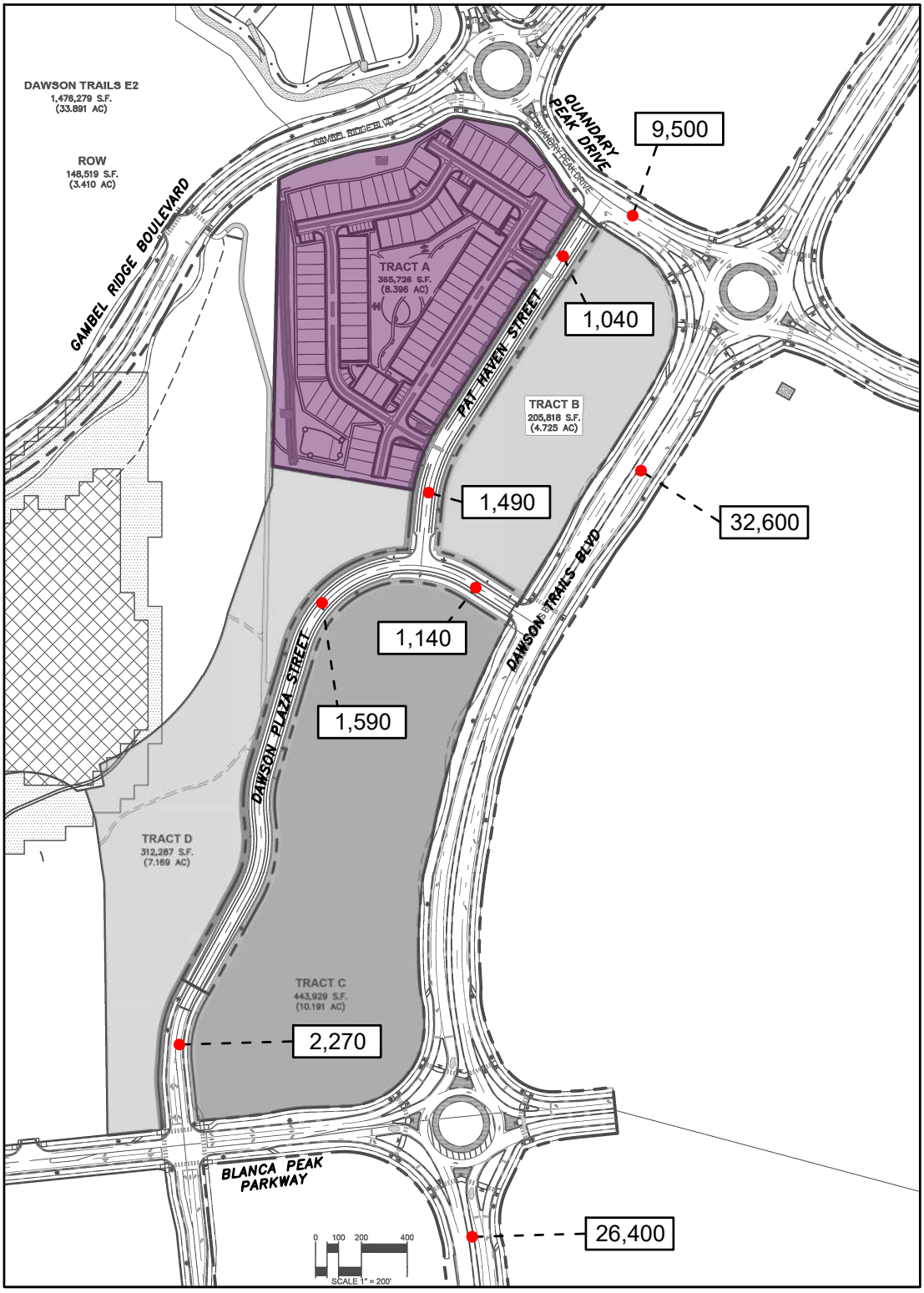
Note: This intersection will be constructed to the ultimate design. The lanes shown are those that are needed based on volumes or operations. The other lanes can be striped out until needed.

FOX TUTTLE
TRANSPORTATION GROUP

DAWSON TRAILS E-2 TOWNHOMES TRAFFIC STUDY

YEAR 2040 FULL BUILDOUT TRAFFIC VOLUMES (INTERSECTION PEAK HOURS)

FT Project #	20092	Original Scale	NTS	Date	1/26/2026	Drawn by	CRS	Figure #	2



FOX TUTTLE
TRANSPORTATION GROUP

DAWSON TRAILS E-2 TOWNHOMES TRAFFIC STUDY

YEAR 2040 FULL BUILDOUT TRAFFIC VOLUMES (DAILY ROADWAY)

FT Project #	20092	Original Scale	NTS	Date	1/26/2026	Drawn by	CRS	Figure #	3

The daily roadway volumes within the townhomes of Planning Area E-2 are shown on **Figure 4**. The analysis indicates that the two (2) entry roadways are anticipated to have less than 500 vehicles per day (vpd) adjacent to the mixed-use local street. The internal local roadways were estimated to have less than 200 vpd. The roadway designs will accommodate the volumes associated with Planning Area E-2 townhomes parcel.

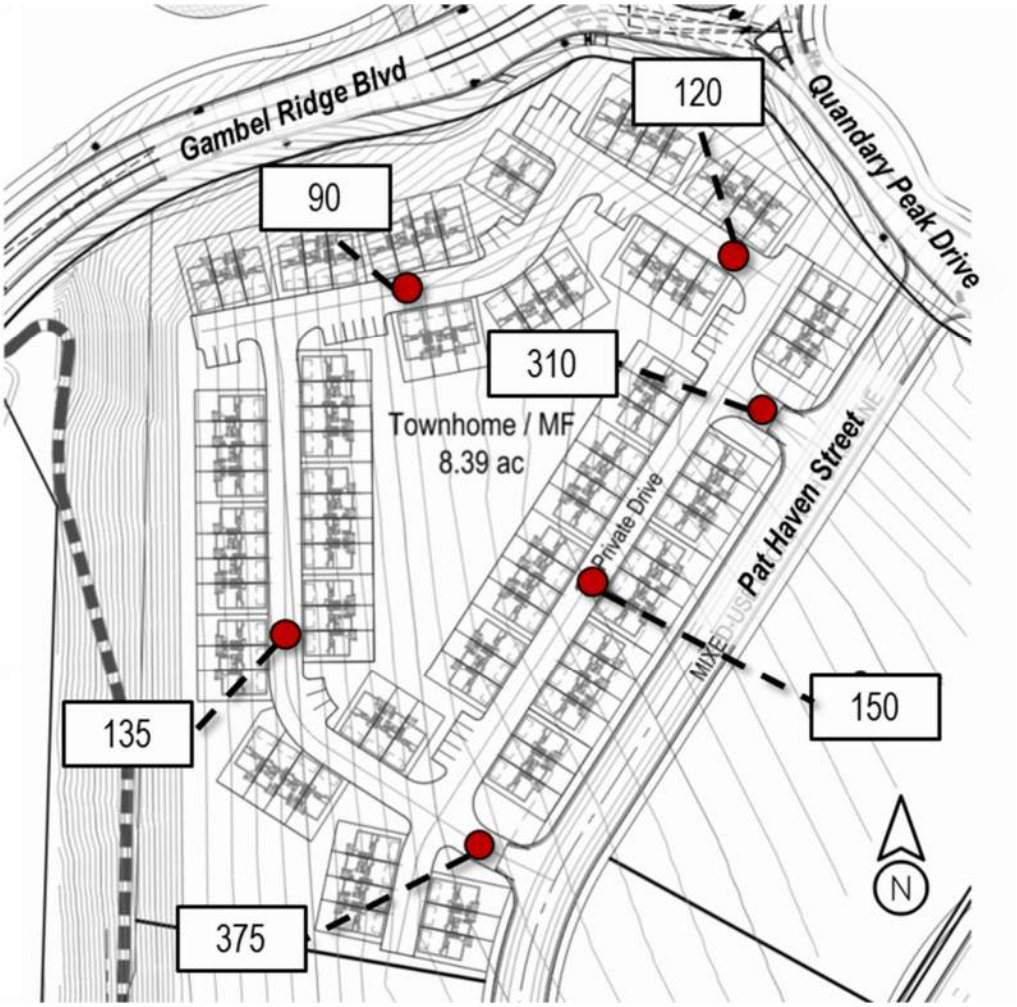


Figure 4. Estimated Daily Roadway Volumes within Planning Area E-2 Townhomes Parcel

Capacity Analysis

A capacity analysis was conducted for the AM peak hour, PM peak hour, and Saturday peak hour for the intersections within Planning Area E-2 South between Blanca Peak Parkway and Quandary Peak Drive. The analysis includes the full buildout of the Dawson Trails community with maximum density and inclusion of background growth. Refer to **Table 2** for the estimated delays, level-of-services, 95th percentile queues, and volume-to-capacity ratio. This table shows that all of the intersections associated with Planning Area E-2 will operate overall at LOS A in the three (3) peak hours and all movements will operate at acceptable performance in the Year 2040 with full buildout. The 95th percentile queues were calculated to be one vehicle or less.

Table 2. Estimated Peak Hour LOS and Queues

Intersection and Lanes Groups	2040 Bkgrd + Full Build Out											
	AM Peak				PM Peak				Sat Peak			
	Delay	LOS	95th % Queue	v/c ratio	Delay	LOS	95th % Queue	v/c ratio	Delay	LOS	95th % Queue	v/c ratio
STOP SIGN CONTROL												
201. Quandary Peak at Pat Haven Street	**1**	**A**			**2**	**A**			**2**	**A**		
Eastbound Through	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*
Eastbound Right	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*
Westbound Through	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*
Westbound Right	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*	*0*	*A*	*0'*	*0.00*
Northbound Right	*9*	*A*	*3'*	*0.04*	*10*	*A*	*8'*	*0.10*	*10*	*A*	*10'*	*0.13*
Southbound Right	*9*	*A*	*0'*	*0.01*	*10*	*A*	*5'*	*0.06*	*10*	*B*	*5'*	*0.08*
202. Pat Haven St at Townhome / Comm North Access	**3**	**A**			**3**	**A**			**3**	**A**		
Eastbound Left+Through+Ri	*9*	*A*	*3'*	*0.02*	*9*	*A*	*0'*	*0.01*	*9*	*A*	*0'*	*0.02*
Westbound Left+Through+R	*9*	*A*	*0'*	*0.01*	*9*	*A*	*3'*	*0.04*	*9*	*A*	*5'*	*0.52*
Southbound Left+Through+R	*7*	*A*	*0'*	*0.00*	*7*	*A*	*0'*	*0.00*	*7*	*A*	*0'*	*0.00*
Northbound Left+Through+R	*7*	*A*	*0'*	*0.00*	*7*	*A*	*0'*	*0.00*	*8*	*A*	*0'*	*0.00*
203. Pat Haven St at Townhome / Comm South Access	**3**	**A**			**3**	**A**			**3**	**A**		
Eastbound Left+Through+Ri	*9*	*A*	*3'*	*0.02*	*9*	*A*	*0'*	*0.01*	*10*	*A*	*3'*	*0.02*
Westbound Left+Through+R	*9*	*A*	*0'*	*0.01*	*9*	*A*	*3'*	*0.05*	*10*	*A*	*5'*	*0.06*
Southbound Left+Through+R	*7*	*A*	*0'*	*0.00*	*7*	*A*	*0'*	*0.01*	*7*	*A*	*0'*	*0.01*
Northbound Left+Through+R	*7*	*A*	*0'*	*0.00*	*7*	*A*	*0'*	*0.00*	*8*	*A*	*0'*	*0.01*

Table 2. Estimated Peak Hour LOS and Queues [continued]

Intersection and Lanes Groups	2040 Bkgrd + Full Build Out											
	AM Peak				PM Peak				Sat Peak			
	Delay	LOS	95th % Queue	v/c ratio	Delay	LOS	95th % Queue	v/c ratio	Delay	LOS	95th % Queue	v/c ratio
STOP SIGN CONTROL												
204. Dawson Plaza St at Pat Haven St	**3**	**A**			**4**	**A**			**6**	**A**		
Eastbound Left+Through	7	A	0'	0.01	8	A	3'	0.04	8	A	8'	0.09
Westbound Through+Right	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
Southbound Left+Right	9	A	3'	0.03	9	A	5'	0.63	9	A	8'	0.09
205. Dawson Trails Blvd at Dawson Plaza St	**0**	**A**			**0**	**A**			**0**	**A**		
Eastbound Right	18	C	20'	0.20	17	C	8'	0.09	21	C	8'	0.10
Northbound Left	13	B	0'	0.01	15	B	3'	0.03	18	C	5'	0.05
Northbound Through	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
Southbound Through	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
Southbound Right	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
206. Dawson Plaza St at Comm / Multifamily North Access	**4**	**A**			**3**	**A**			**3**	**A**		
Eastbound Left+Through+Rig	9	A	0'	0.01	9	A	5'	0.05	10	B	5'	0.06
Westbound Left+Through+Rig	9	A	3'	0.04	10	A	3'	0.03	11	B	3'	0.04
Southbound Left+Through+Ri	7	A	0'	0.01	7	A	0'	0.01	8	A	3'	0.03
Northbound Left+Through+Rig	7	A	0'	0.00	7	A	0'	0.00	8	A	0'	0.01
207. Dawson Plaza St at Comm / Multifamily South Access	**4**	**A**			**3**	**A**			**3**	**A**		
Eastbound Left+Through+Rig	9	A	0'	0.01	10	A	5'	0.05	10	B	5'	0.06
Westbound Left+Through+Rig	9	A	3'	0.04	10	A	3'	0.03	10	B	3'	0.04
Southbound Left+Through+Ri	7	A	0'	0.01	8	A	0'	0.01	8	A	3'	0.02
Northbound Left+Through+Rig	7	A	0'	0.00	7	A	0'	0.00	8	A	0'	0.01
208. Blanca Peak Pkwy at Dawson Plaza St	**5**	**A**			**7**	**A**			**7**	**A**		
Eastbound Left	8	A	0'	0.01	8	A	3'	0.05	8	A	5'	0.05
Eastbound Through+Right	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
Westbound Left	8	A	3'	0.04	8	A	10'	0.12	8	A	8'	0.10
Westbound Through	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
Westbound Right	0	A	0'	0.00	0	A	0'	0.00	0	A	0'	0.00
Northbound Left	13	B	0'	0.01	28	D	5'	0.07	21	C	5'	0.07
Northbound Through	13	B	0'	0.01	23	C	5'	0.07	19	C	5'	0.07
Northbound Right	10	B	20'	0.21	10	A	10'	0.13	10	A	15'	0.18
Southbound Left	15	B	3'	0.04	32	D	23'	0.23	25	C	23'	0.24
Southbound Through+Right	10	A	3'	0.03	18	C	24'	0.24	15	B	18'	0.20

Note: Delay represented in average seconds per vehicle.

Multi-Modal

Dawson Trails will provide an extensive trail and multi-modal network to encourage the community to reduce vehicular travel and to provide amenities for recreation. **Figure 5** provides a conceptual plan for the trail network in and around Planning Area E-2 and the connectivity to Planning Area B-1, Planning Area D, and Dawson Trails Boulevard. Refer to the plan set for more details on the pedestrian and bicycle network.

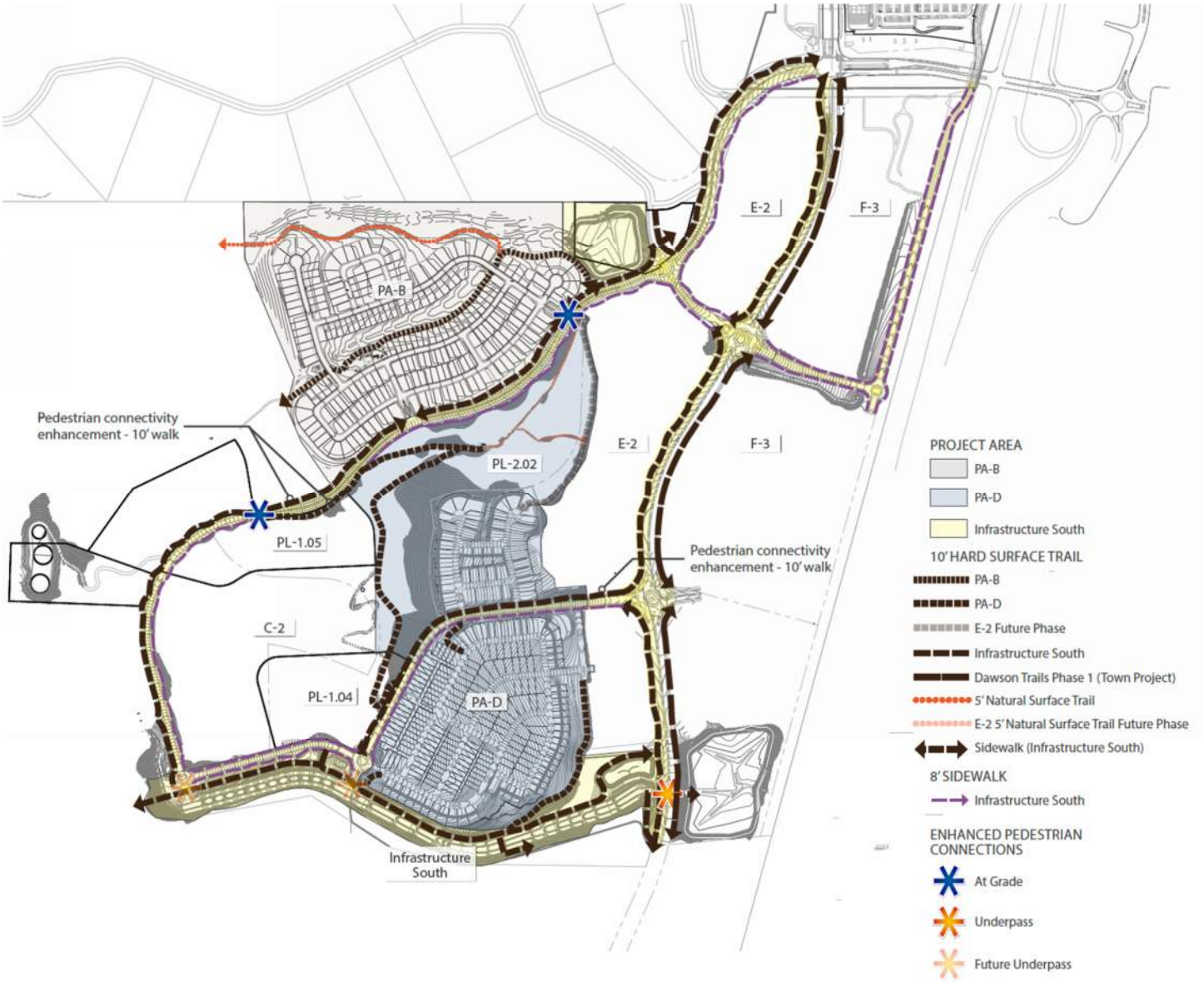


Figure 5. Proposed Multi-Modal Network for Planning Area E-2

Conclusions

The most current site plan for Planning Area E-2 townhomes is consistent with the assumptions of the MTS with the land uses in the planning area. The trips are slightly higher with the change from assumed apartments to townhomes and the change in trips is within 0.7% for Planning Area E-2 and 0.09% of the overall site. **It is anticipated that the future planned roadway network and intersections can accommodate the project trips without the need for additional analysis or mitigation measures.**

Hopefully the contents of this memorandum are helpful. If you have any questions, please give me a call.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC

Cassie Slade

Cassie Slade, P.E., PTOE
Principal

Neighborhood Meeting Summary

Application: Dawson Trails E-2 Townhome Site Development Plan
Property Owner: ACM Dawson Trails VIII JV LLC
Meeting #: 1
Date/Time: Tuesday, December 10, 2024 (Adjourned at 6:55p.m.)
Meeting Location: Philip & Jerry Miller Library
Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant is proposing to construct 104 townhomes within the Dawson Trails PD. The townhomes would vary between two and three stories in height. The proposed project is generally located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard.

Attendees

Applicant Representatives:
Larry Jacobson, Westside Partners
Jake Schroeder, Westside Partners
Blake Amen, Westside Partners
Harrison Cohen, Westside Partners
Jeremy Lott, Norris Design
Stacey Weaks, Norris Design
Cassie Slade, Fox-Tuttle Traffic Engineers
Jeff Killingsworth, Core Consultants
Gary Walter, EMK Consultants
Chris Arnold, Brightland Homes
George Hart, Brightland Homes
Chad Rodriguez, Trumark

Public Attendees:
6 In-person Attendees
1 Online/Phone Attendee

Town Staff Attendees:
Sandy Vossler, Senior Planner, Town of Castle Rock
BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed access connections, trail locations, and proposed onsite amenities. The applicant showed the proposed Townhome elevations.

Questions Presented to Applicant:

Q: Will there be guest parking onsite for visitors in the Townhome planning area?

A: The applicant stated there will be additional parking on site for visitors, along with on-street parking on the "Future Road" adjacent to the development.

Q: Will the E-2 Townhomes have an HOA? Will that HOA be separate from the B-1 Single-Family development?

A: The applicant stated they anticipate have a Master HOA over the whole Dawson Trails development, with sub-HOAs for each planning area development. The Metro District will encompass the whole Dawson Trails development.

Q: Will the natural ridge on the property along the proposed Gamble Ridge Road remain? Will this ridge restrict views across the development?

A: The applicant stated the plan for the proposed development is to leave the natural ridge and make this feature available to the public. There will be some grading on the site for the roadway. The applicant stated they are proposing trails and a gather space along the natural ridge. This ridge will break up the viewshed across the property.

Q: What is the estimated schedule for opening of Dawson Trails Boulevard?

A: The applicant stated they are anticipating having Dawson Trails Boulevard open to the public middle of 2026.

Q: Will roundabouts be installed with the construction of Dawson Trails Boulevard or will these be installed at a later date?

A: The applicant stated some of the roundabouts will be constructed with the initial construction of Dawson Trails Boulevard. Other roundabouts will be constructed when traffic warrants the required improvement.

Q: Will utilities be located in Dawson Trails Boulevard?

A: The applicant stated utilities will be located under Dawson Trails Boulevard and the sewer line will be located along the existing railroad.

Neighborhood Meeting Summary

Application: Site Development Plan
Property Owner: ACM Dawson Trails VIII JV LLC
Meeting #: 2
Date/Time: Monday, January 12, 2026 @ 6 pm (Adjourned at 6:45 pm)
Meeting Location: Cantril School, 312 Cantril Street, Room 102
Councilmember District: Tim Deitz

Applicant's Proposal:

The site plan proposes 100 townhomes configured in 2, 3, and 4 unit buildings. A centrally located one-acre landscaped common space will include picnic tables, benches, playgrounds and meandering paved pathways.

Attendees

Applicant Representatives:
Stacey Weaks, Norris Design Group
Laura Baines, Norris Design Group
Gary Walter, EMK Consultants
Jake Schroeder, ACM Dawson Trails VIII JV LLC
George Hart, DRB Homes

Public Attendees:
5 residents

Town Staff Attendees:
Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
The applicant provided a PowerPoint presentation orienting the attendees to the site as well as new road sections that have been completed to date. Other development sites, such as Costco and King Soopers were pointed out. The finished grade of the townhome development will be 2 – 8 feet lower than the Twin Oaks neighborhood to the west. Where adjacent to a public street, the front elevations of the buildings will be oriented to the street. Attached garages will be accessed via the internal loop road. In addition to the attached garages, 30 visitor parking spaces will be provided with a combination of private driveways and surface spaces scattered throughout the development. On-street parking will be available on Pat Haven Street. The maximum building height will be 40 feet; per the zoning regulations, 60 feet is allowed in this planning area.

Questions Presented to Applicant:

Q: Will this development be constructed in 1 phase.

A: Yes, DRB Homes will be the builder and is intended to construct the project in 1 phase.

Q: When is construction expected to begin?

A: Construction of the townhome community is expected to begin in early 2027, once the site plan, construction documents and permits have been approved, and the surrounding infrastructure has been constructed.

The conversation then shifted to the status of infrastructure construction throughout Dawson Trails.

Q: What is the status of the completion of Gambel Ridge Blvd to Quandary Peak Street?

A: These road projects are part of the Filing 2 infrastructure CD packet. Construction will begin once the CDs and construction permits are approved.

Q: What's the need for the two water tanks under construction?

A: The two tanks are necessary to serve the development proposed to date. A pump house is also being constructed that will pump water to fill the tanks. The water from the tanks is distributed via gravity flow. In addition, a water line from east of I-25 will be constructed under the creek, Interstate and RR tracks to provide a looped water system.

Q: How large are the tanks?

A: Each tank is approximately 1.8 million gallons.

Q: Where are the detention ponds located within Dawson Trails?

A: There is a pond, now constructed, just south of the CVI interchange. One will be constructed near the relocated entrance to Twin Oaks. Four additional ponds are planned along the eastern boundary of Dawson Trails that will be constructed as development expands. The ponds will be dry, except after a weather event.

Prior to adjournment of the meeting, the four Twin Oaks residents attending complimented the construction crews that have been working on the CVI bridge, detention pond, and Dawson Trail Boulevard. The crews have been careful to yield to the Twin Oaks residents traversing the construction field and have been very responsive to questions.

The meeting adjourned at approximately 6:45 pm.

Neighborhood Meeting Summary

Application: Site Development Plan
Property Owner: ACM Dawson Trails VIII JV LLC
Meeting #: 3
Date/Time: Monday, June 22, 2026 @ 6 pm (Adjourned at 6:30 pm)
Meeting Location: Cantril School, 312 Cantril Street, Room 107
Councilmember District: Tim Deitz

Applicant's Proposal:

The applicant is proposing to construct 100 townhomes within the Dawson Trails PD, Planning Area E2. The site is located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard. The units are configured in 2, 3, and 4 unit buildings. The maximum building height will be 40 feet. Two parking spaces per unit will be provided in separate garages. The townhomes will be arranged around a central, one-acre landscaped park space with picnic tables, benches, playground, and meandering paved pathways. A fenced pet park with a wash station is in the southern area of the development. Paved bike and pedestrian paths connect to the greenbelt.

Attendees

Applicant Representatives:
Stacey Weaks, Norris Design Group
Laura Baines, Norris Design Group
Jake Schroeder, ACM Dawson Trails VIII JV LLC
Larry Jacobson, ACM Dawson Trails VIII JV LLC

Public Attendees:
4 residents

Town Staff Attendees:
Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
The applicant provided a PowerPoint presentation orienting the attendees to the site and summarized the history of the Planned Development. Planning Area E2 is zoned as a mixed-use area of commercial, office, and high-density residential uses. Infrastructure construction updates were provided, and home construction is anticipated later this year (2026). Dawson Trails Boulevard has been fully improved and Quandary Peak Drive is being paved.

This site plan proposal is for the first townhome development in Dawson Trails. The units will range from 1,700 to 2,100 square feet. The site is 8.4 acres. Access to the site will be from Pat Haven Street, south of Quandary Peak Drive. The two-car garages are alley loaded. Building elevations and color schemes were presented and architectural features were highlighted. Pat Haven Street is designed to encourage a walkable street section adjacent to this site, with the

townhomes fronting to the street, streetscape, detached sidewalks, and on-street parking. Trail connections to the adjacent open space trail network will be provided.

The Planning Commission public hearing is scheduled for June 25, 2026, and the Town Council public hearing is scheduled for July 7, 2026.

Questions Presented to Applicant:

Q: Referring to the aerial photo in the PowerPoint, are the slopes shown with straw mat stabilization open space?

A: Yes. The sloped and mesa area are part of the 31-acre dedicated open space area identified in the PD Plan as PL-2.02. Trail connections will be made to this open space area.

Q: Is there parking provided for guests?

A: Yes. The required parking is based on the highest demand; 2 spaces per 3-bedroom units. Two spaces per unit are provided in the attached garages, plus 28 additional surface spaces on the site and approximately 25 on-street spaces along Pat Haven Street.

Q: Is the DRB Homes still the buyer/builder?

A: No. DRB Homes is no longer the builder, however, the property owner, ACM Dawson Trails VIII JV LLC, is continuing with the Site Development Plan proposal. A future buyer/builder will be required to construction to the approved site plan, or submit an amendment to change it.

Q: Will there be lighting within the townhome complex and on adjacent streets.

A: Yes. Onsite lighting must meet the Town's lighting code that is based on Dark Skies design. Yes, the streets in Dawson Trails will be illuminated according to CORE electric requirements.

The meeting adjourned at 6:30 pm

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 12. **File #:** DIR 2026-018

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP Planning Manager, Development Services
Ashlynn Miller, Planner 1, Development Services

Discussion/Direction: Drone Retail Delivery Regulations

Executive Summary

Commercial drone retail delivery is an emerging land use issue for many local governments. The Town of Castle Rock recently received a pre-application inquiry for a drone delivery operation at the Walmart located at 133 Sam Walton Lane. The proposed operation would be associated with Walmart and Wing and would provide last-mile delivery of small retail items from launch facilities located on the store property.

Local authority over drone delivery is limited. The Federal Aviation Administration (FAA) regulates airspace, aircraft operations, flight paths, altitude, and in-flight noise. As a result, the Town's primary regulatory authority is generally limited to the land use and site-related aspects of the operation, including where launch and landing infrastructure may be located, how the site is designed, what review process is required, and what locally permissible standards should apply to ground-based facilities.

Several communities have recently considered drone delivery facilities with varying outcomes. These examples demonstrate that local governments should address land use compatibility, siting, and approval processes before operations begin. Once a drone delivery operation is approved and active, a municipality may have limited ability to address concerns related to flight activity, noise, and overflights because those matters are generally regulated at the federal level.

Staff is not presenting a proposed ordinance at this meeting. The purpose of this item is to provide Town Council with background information, identify potential regulatory considerations, and receive direction on whether staff should continue researching the issue and return with a draft ordinance for future Town Council consideration.

Staff recommends that Town Council direct staff to proceed with additional research and bring forward an ordinance establishing a local review process and land use standards for drone retail

delivery facilities consistent with the Council discussion.

Staff Recommendation

Staff recommends that Town Council direct staff to continue researching drone retail delivery regulations and bring forward a draft ordinance at a future Council meeting. The ordinance would be intended to define the use, establish an appropriate review process, and create land use and site design standards for ground-based drone delivery facilities, consistent with Town Council's discussion and direction.

Proposed Motion

"I move to direct staff to bring back an ordinance addressing drone retail delivery facilities as discussed tonight."

Alternative Motion:

"I move to direct staff to bring back an ordinance addressing drone retail delivery facilities as discussed tonight with the following changes _____."

Meeting Date: July 7, 2026

AGENDA MEMORANDUM

To: **Honorable Mayor and Members of Town Council**

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Brad Boland, AICP Planning Manager, Development Services
Ashlynn Miller, Planner 1, Development Services

Title: **Discussion/Direction: Drone Retail Delivery Regulations**

Executive Summary

Commercial drone retail delivery is an emerging land use issue for many local governments. The Town of Castle Rock recently received a pre-application inquiry for a drone delivery operation at the Walmart located at 133 Sam Walton Lane. The proposed operation would be associated with Walmart and Wing and would provide last-mile delivery of small retail items from launch facilities located on the store property.

Local authority over drone delivery is limited. The Federal Aviation Administration (FAA) regulates airspace, aircraft operations, flight paths, altitude, and in-flight noise. As a result, the Town's primary regulatory authority is generally limited to the land use and site-related aspects of the operation, including where launch and landing infrastructure may be located, how the site is designed, what review process is required, and what locally permissible standards should apply to ground-based facilities.

Several communities have recently considered drone delivery facilities with varying outcomes. These examples demonstrate that local governments should address land use compatibility, siting, and approval processes before operations begin. Once a drone delivery operation is approved and active, a municipality may have limited ability to address concerns related to flight activity, noise, and overflights because those matters are generally regulated at the federal level.

Staff is not presenting a proposed ordinance at this meeting. The purpose of this item is to provide Town Council with background information, identify potential regulatory considerations, and receive direction on whether staff should continue researching the issue and return with a draft ordinance for future Town Council consideration.

Staff recommends that Town Council direct staff to proceed with additional research and bring forward an ordinance establishing a local review process and land use standards for drone retail delivery facilities consistent with the Council discussion.

Background

Pre-Application Inquiry
The Town recently received a pre-application inquiry for a drone delivery operation at the Walmart located at 133 Sam Walton Lane. The inquiry contemplates a retail delivery operation using autonomous drones launched from pads or related equipment located in the existing Walmart parking lot or on the Walmart property. The delivery model is generally intended to provide delivery of small items within a limited radius of the participating store, with deliveries typically completed in a short timeframe.

Because drone retail delivery is a relatively new use and is not specifically addressed in the Town's municipal code or in any PD specific zoning regulations, staff believes it is appropriate to seek Town Council direction before proceeding further with any formal land use process.

Federal Regulatory Framework
The FAA regulates the national airspace system and has primary authority over drone aircraft operations. Local governments generally cannot regulate flight paths, altitude, aircraft operation, in-flight noise, or where a drone may fly once it is airborne. Those issues are typically addressed through federal rules, approvals, and complaint processes. This limits the Town's ability to respond to certain concerns after a drone delivery facility begins operating. For example, if residents experience concerns related to flight frequency, overflights, or noise from drones while in flight, the Town may have limited authority to impose new restrictions after the land use has already been approved.

Municipal Regulatory Authority
While federal law limits local authority over aircraft and airspace, municipalities retain authority over traditional land use matters. For drone delivery facilities, this authority is primarily focused on ground-based infrastructure and site-related impacts, such as the location of launch and landing areas, accessory structures, screening, lighting, setbacks, and compatibility with surrounding uses.
The key land use policy question is therefore not whether the Town can regulate drones while they are in flight, but whether and how the Town should regulate the location, approval process, and site design of drone delivery facilities on private property.

Peer Community Review

Staff reviewed several communities that have recently considered or approved drone delivery facilities. These examples are useful because they show the importance of establishing local expectations before a facility begins operations.

Richardson, Texas
Richardson approved zoning regulations allowing drone operations and maintenance centers in a designated innovation district. After Amazon launched drone delivery operations, nearby residents raised concerns about noise, flight frequency, and low-altitude flights over neighborhoods. When the City later explored whether it could reverse or limit the entitlement, legal counsel advised that the zoning was valid and that attempting to remove the entitlement carried significant legal risk.

The Richardson example illustrates that, once a drone delivery operation is approved and operating, local governments may have limited ability to respond to community concerns related to flight activity. It also demonstrates the importance of considering operational intensity, site compatibility, and approval conditions before the use is authorized.

Cobb County, Georgia
Cobb County denied a Walmart/Wing drone delivery request based on land use compatibility. The proposed launch facility was located in a parking lot near single-family neighborhoods, restaurants with outdoor seating, and other potentially sensitive uses. The County framed the request as a land use decision rather than an attempt to regulate drone flight.

This example is important because it demonstrates that local governments can evaluate drone delivery facilities through traditional land use considerations, such as compatibility, site context, and impacts on nearby properties.

Lincoln County, North Carolina
Lincoln County recently considered a request to amend a conditional zoning plan to allow a drone launchpad at a Walmart store. The request generated significant public opposition, including

concerns related to noise, privacy, wildlife, and quality of life. At the time of staff's research, the matter was still active and demonstrated that drone delivery requests can generate substantial public interest before operations begin.

Town of Parker
Staff is also aware that the Town of Parker received a similar request for a drone delivery facility. Parker Town Council held a study session and directed a temporary suspension on drone delivery uses to allow additional time for research and development of appropriate regulations. Parker is expected to use that time to evaluate regulatory options and develop ordinance language specific to drone delivery facilities.

Discussion

Drone retail delivery presents a new land use issue for the Town. The technology may provide convenience for customers and may become more common as retailers expand last-mile delivery options. At the same time, the use raises questions regarding compatibility with residential neighborhoods, schools, parks, trails, outdoor gathering areas, and other sensitive land uses. Because the Town's authority is strongest before a facility is approved, staff believes it is appropriate to evaluate whether zoning regulations should be amended before accepting or processing a formal application for a drone delivery facility.

Potential Regulatory Considerations
If Town Council directs staff to prepare an ordinance, potential regulatory considerations could include:

- Defining drone retail delivery facilities as a separate land use in the Zoning Ordinance;
- Determining whether the use should require a Planned Development amendment, Use by Special Review, administrative Site Development Plan review, or another approval process;
- Establishing separation distances from residential neighborhoods and other sensitive land uses;
- Establishing setbacks for launch and landing areas from property lines, public rights-of-way, and adjacent uses;
- Requiring screening, fencing, or other design measures for ground-based equipment;
- Regulating the size, placement, and number of launch pads or related infrastructure on a site;
- Addressing lighting, equipment storage, maintenance areas, and other site-related impacts;
- Considering whether hours of ground-based facility operation should be addressed to the extent permitted by law; and
- Requiring public notice or public hearing review where appropriate.

Any ordinance would need to be carefully drafted to avoid regulating federally controlled airspace or aircraft operations. The intent would be to regulate the land use, approval process, and ground-based facilities within the Town's local authority.

Potential Approval Processes
There are several possible approaches for reviewing drone delivery facilities. A more discretionary process, such as a Planned Development amendment or Use by Special Review, would provide a higher level of public review and allow site-specific evaluation of compatibility. An administrative process could provide a more predictable path for applicants but may provide less opportunity for policy-level review and public input. Treating drone delivery as an accessory use to an existing retailer would be the least burdensome approach, but it also provides the Town with the least ability to address compatibility concerns before operations begin.

Staff is seeking Council direction on which level of review appears most appropriate for this emerging use, or whether Council would like staff to return with options for further discussion.

Ongoing Monitoring and Coordination
Staff will continue to check in with the Town of Parker regarding its process and will monitor how other Front Range communities are evaluating drone delivery regulations. Staff will also continue to track regional and national discussions related to drone delivery to better understand emerging practices, legal considerations, and potential regulatory approaches that may be appropriate for Castle Rock.

Staff Findings

Staff finds that drone retail delivery is not specifically addressed in the Town's current zoning regulations or custom Planned Development zoning regulations, and that the Town's local authority is primarily limited to ground-based land use and site-related considerations. Because the Town may have limited ability to address flight-related impacts after a facility begins operating, staff believes it is appropriate to establish a local review process and development standards before any formal application is processed.

Staff also finds that peer community experiences support a deliberate approach. Communities that addressed drone delivery as a land use compatibility issue retained a clearer local decision-making framework, while communities that approved operations without robust standards had fewer tools available after operations began.

Staff Recommendation

Staff recommends that Town Council direct staff to continue researching drone retail delivery regulations and bring forward a draft ordinance at a future Council meeting. The ordinance would be intended to define the use, establish an appropriate review process, and create land use and site design standards for ground-based drone delivery facilities, consistent with Town Council's discussion and direction.

Proposed Motions

"I move to direct staff to bring back an ordinance addressing drone retail delivery facilities as discussed tonight."

Alternative Motion:

"I move to direct staff to bring back an ordinance addressing drone retail delivery facilities as discussed tonight with the following changes _____."

Attachments

None

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 13. **File #:** ORD 2026-021

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Trish Muller, CPA, Finance Director

Ordinance Approving the Second Amendment to the 2026 Fiscal Year Budget by Making Supplemental Appropriations for the 2026 Fiscal Year (First Reading)

Executive Summary

The charter for the Town of Castle Rock allows for amendments to budget appropriations, including requests for supplemental appropriations that require approval by ordinance (Section 9.10). The Finance Department prepares budget amendments for Town Council consideration based on needs that may arise throughout the year. The number of budget amendments varies by year depending on needs/opportunities as they are identified. The chart below shows supplemental appropriations for the last five years.

Fiscal Year		Revenue	Supplemental Appropriations
2022	Carryforward Amendment	$ -	$ 37,308,413
	1st Amendment	$ 36,122,836	$ 36,674,688
	2nd Amendment	$ 20,437,317	$ 19,128,116
	3rd Amendment	$ 3,828,740	$ 12,844,306
	4th Amendment	$ 3,048,711	$ 12,626,501
2023	Carryforward Amendment	$ -	$ 84,357,215
	1st Amendment	$ 167,880	$ 5,902,635
	2nd Amendment	$ 165,795,674	$ 191,637,745
	3rd Amendment	$ 2,700,944	$ 6,115,138
	4th Amendment	$ 4,616,807	$ 4,815,754
2024	Carryforward Amendment	$ -	$ 91,124,553
	1st Amendment	$ 164,029,503	$ 176,602,796
	2nd Amendment	$ 445,888	$ 12,825,188
	3rd Amendment	$ 3,457,757	$ 4,271,821
2025	Carryforward Amendment	$ -	$ 157,580,495
	1st Amendment	$ 67,100,481	$ 17,566,084
	2nd Amendment	$ 82,695,142	$ 81,526,589
	3rd Amendment	$ 2,983,326	$ 11,555,426
2026	Carryforward Amendment	$ -	$ 260,273,465

1st Amendment	$ 26,693,267	$ 10,609,944

Supplemental expenditure requests in this proposed Second Amendment to the 2026 Budget total $4,580,996. Also, an additional $56,328,954 of revenue is being requested, of which $55,000,000 will be used to support planned Water Department capital projects. Descriptions of requested items are included in **Attachment B**. The Finance Department has reviewed all requests and has determined that sufficient funding is available to accommodate this proposed Second Amendment to the 2026 Budget. Following is a summary of requested items.

Discussion

Total requested changes to appropriations referred to in **Attachment B** increase total expenditures for 2026 by $4,580,996. Major requests included in this budget amendment are described below and are grouped by Town priority.

Secure our water future

- Castle Rock Water is requesting supplemental appropriation of $100,000 in the Water Fund to purchase two additional trucks for staff to be used for on-site visitation, emergency response, and site maintenance.
- Castle Rock Water is requesting supplemental revenue appropriation of $55,000,000 in the Water Resources Fund to recognize bond revenue anticipated in 2026. The additional revenue will support planned capital improvement projects that were included in the capital carryforward process.
- Castle Rock Water is requesting supplemental appropriation of $375,000 in the Water Resources Fund, to fund additional expense due to the success of the ColoradoScape rebate program.
- Castle Rock Water is requesting supplemental appropriation of $307,415 in the Stormwater Fund for a 2026 Stormwater Master Plan update to evaluate existing infrastructure, prioritize future capital improvements, and develop updated drainage and floodplain management recommendations.
- Castle Rock Water is requesting supplemental appropriation of $704,920 in the Stormwater Fund for construction of the EPC Reach 5 Phase 2 project and to complete construction-related services to include preparation of an as-built survey and submission of a Letter of Map Revision (LOMR) to FEMA.
- Castle Rock Water is requesting supplemental appropriation of $500,000 in the Wastewater Fund for the purchase of Bioxide and related monitoring services to control odors and hydrogen sulfide levels within the wastewater collection system.

Enhancing our transportation

- The Public Works Department is requesting supplemental revenue appropriation of $122,992 in the Fleet Fund for expected increases in revenue related to transfers in from the General Fund and the Water Fund.
- The Public Works Department is requesting supplemental appropriation of $100,000 in the Fleet Fund for the purchase of two trucks for Castle Rock Water.

Maintain strong Parks and Recreation

- The Parks and Recreation Department is requesting supplemental appropriation $1,250,000 in the General Fund for restoration and maintenance of the historic Cantril School building. Elements of this project include roofing, soffits, fascia, gutters, masonry and window restoration.
- The Parks and Recreation Department is requesting supplemental appropriation of $300,000 in the General Fund for replacement of the Town's irrigation control system. This upgrade will allow staff to monitor and adjust irrigation remotely, respond quickly to issues, and ensure water is used responsibly across all parks.
- The Parks and Recreation Department is requesting supplemental appropriation of $100,000 in the General Fund for the purchase of additional security cameras to be installed in Town-owned parks. As incidents of vandalism and unauthorized activity in parks continue, implementing a comprehensive security camera system is essential to safeguard public spaces, reduce criminal activity, and provide law enforcement with critical surveillance tools.
- The Parks and Recreation Department is requesting to re-appropriate $538,801 in the Parks and Recreation

Capital Fund for professional service costs related to the construction of the Castle Rock Sports Center.

Ensure outstanding public safety

- The Police Department is requesting supplemental revenue appropriation of $1,043,929 in the General Fund for the school resource officer (SRO) contracts with Douglas County School District, World Compass, and Academy Charter schools.

Other Town funds and initiatives

- The Town Manager's Office is requesting supplemental appropriation of $162,033 in the General Fund for costs associated with the 250/150 celebration. The requested funding will support planned commemorative activities and related event expenses. This request is offset with an increase in revenue appropriation.
- The Finance Department is requesting to re-appropriate $66,000 in the General Fund for budget software expense that was originally included in 2025 but will now be incurred in 2026. The requested funding will support the continuation of the planned software implementation.
- The Facilities Division is requesting supplemental appropriation of $22,992 in the General Fund to fund a shortfall in replacement contributions for the purchase of two replacement vehicles.
- The Municipal Court is requesting supplemental appropriation of $53,835 in the General Fund for an audio equipment upgrade that will support ongoing court operations, as well as additional personnel costs that were planned for but inadvertently left out of the final 2026 budget.

The additional amount of expenditure appropriation requested in this amendment are shown below and are grouped by Town fund.

	Supplement Requests
General Fund	$ 1,954,860
Parks & Recreation Capital Fund	$ 538,801
Water Fund	$ 100,000
Water Resources Fund	$ 375,000
Stormwater Fund	$ 1,012,335
Wastewater Fund	$ 500,000
Fleet Services Fund	$ 100,000
TOTAL	$ 4,580,996

Budget Impact

As presented in **Attachment C**, the Finance Department has ensured that funding is available through either revenues and/or fund balance for requested items, maintaining adequate reserves within each fund.

Staff Recommendation

Staff recommends that Town Council approve the Ordinance as written.

Proposed Motion

I move to approve on the Ordinance as introduced by title, on Second reading.

Alternative Motions

"I move to approve the Ordinance as introduced by title, with the following conditions: (list conditions).

“I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed).”

Attachments

Attachment A: Ordinance

Attachment B: Requests for Supplemental Appropriation

Attachment C: Estimated Ending Funds Available for 2026

ORDINANCE NO. 2026-021

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE 2026 FISCAL YEAR BUDGET BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR THE 2026 FISCAL YEAR

WHEREAS, on October 21, 2025, the Town Council approved Ordinance No. 2025-032 adopting the annual budget and approving the amounts specified therein as expenditures for fiscal year 2026 (the "Fiscal Year 2026 Budget"); and,

WHEREAS, on April 21, 2026, the Town Council approved Ordinance No. 2026-012 approving the First Amendment to the Fiscal Year 2026 Budget; and,

WHEREAS, Section 9-10 of the Town Charter provides that, if during the fiscal year, the Town Manager certifies that there are available for appropriation revenues in excess of those estimated in the budget, the Town Council may by ordinance make supplemental appropriations for the year up to the amount of such excess; and,

WHEREAS, the Town Manager has certified that revenues collected in prior years are available to accommodate the additional authorized expenditures as set forth in the proposed First Amendment to the Fiscal Year 2026 Budget.

NOW THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. **Budget Amendment.** The Fiscal Year 2026 Budget is amended to reflect the budgeting and appropriation of aggregate 2026 revenues and expenditures to the respective Town funds as follows:

		2026 Fiscal Year Budget	2026 Supplemental Appropriations	2026 Amended Budget
General Fund	Revenues	$ 104,757,643	$ 1,007,528	$ 105,765,171
	Expenditures	112,170,116	1,954,860	114,124,976
	Net Change	$ (7,412,473)	$ (947,332)	$ (8,359,805)
TABOR Fund	Revenues	$ -	$ 198,434	$ 198,434
	Expenditures	314,387	-	314,387
	Net Change	$ (314,387)	$ 198,434	$ (115,953)
Parks & Recreation Capital Fund	Revenues	$ 2,979,250	$ -	$ 2,979,250
	Expenditures	76,729,903	538,801	77,268,704
	Net Change	$ (73,750,653)	$ (538,801)	$ (74,289,454)

Water Fund	Revenues	$ 31,145,325	$ -	$ 31,145,325
	Expenditures	39,613,439	100,000	39,713,439
	Net Change	$ (8,468,114)	$ (100,000)	$ (8,568,114)
Water Resources Fund	Revenues	$ 39,731,679	$ 55,000,000	$ 94,731,679
	Expenditures	130,567,192	375,000	130,942,192
	Net Change	$ (90,835,513)	$ 54,625,000	$ (36,210,513)
Stormwater Fund	Revenues	$ 6,177,283	$ -	$ 6,177,283
	Expenditures	10,366,961	1,012,335	11,379,296
	Net Change	$ (4,189,678)	$ (1,012,335)	$ (5,202,013)
Wastewater Fund	Revenues	$ 23,257,348	$ -	$ 23,257,348
	Expenditures	44,425,725	500,000	44,925,725
	Net Change	$ (21,168,377)	$ (500,000)	$ (21,668,377)
Fleet Services Fund	Revenues	$ 9,237,521	$ 122,992	$ 9,360,513
	Expenditures	12,603,146	100,000	12,703,146
	Net Change	$ (3,365,625)	$ (22,992)	$ (3,342,633)
Total	Revenues	$ 217,286,049	$ 56,328,954	$ 273,615,003
	Expenditures	426,790,869	4,580,996	431,371,865
	Net Change	$ (209,504,820)	$ 51,747,958	$ (157,756,862)

Section 2. **Compliance**. This Second Amendment to the Fiscal Year 2026 Budget, as adopted, complies with Article IX of the Town Charter, and the total authorized expenditures and provisions for contingencies do not exceed the total estimated revenues available for appropriation.

Section 3. **Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. **Safety Clause.** The Town Council finds and declares that this Ordinance is adopted for the public health, safety and welfare and bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 7th day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this _____ day of _____, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to Content:

_____
Trish Muller, CPA, Finance Director

Town of Castle Rock
Second Amendment to the 2026 Budget
Requests for Supplemental Appropriations

GENERAL FUND - 110

REVENUES			
110-1530-xxx.xx-xx	Various Accounts The Town Manager's Office is requesting a supplemental appropriation of revenue related to the 250/150 celebration. The additional revenue is anticipated from event-related sources and will support associated celebration activities.	$	162,033
110-1530-391.40-XX	Interfund Loan Revenue - Interest & Principal - 133 The Finance Department is requesting a reduction in revenue appropriation in the General Fund for interfund loan principal and interest payments from the Police Capital fund that were originally budgeted to be made to the General Fund; however, the payments will now be made to the TABOR Fund.		(108,434)
110-1530-391.40-51	Interfund Loan Revenue - Interfund Int-132 The Finance Department is requesting a reduction in revenue appropriation in the General Fund for interfund loan principal and interest payments from the Fire Capital fund that were originally budgeted to be made to the General Fund; however, the payments will now be made to the TABOR Fund.		(90,000)
110-2100-330.70-00	Intergovernmental - Douglas Cnty School Distr The Police Department is requesting supplemental revenue appropriation which represents the balance of the school resource officer contracts with Douglas County School District, World Compass, and Academy Charter schools.		1,043,929
	TOTAL GENERAL FUND REVENUES	**$**	**1,007,528**
EXPENDITURES			
110-5275-452.70-20	Capital - Building Improvements The Parks and Recreation Department requests additional funding for restoration and maintenance of the historic Cantril School building. Elements of this project include roofing, soffits, fascia, gutters, masonry and window restoration.	$	1,250,000
110-1360-413.91-85	Transfers Out - Vehicle Replace Program The Facilities Department is requesting a supplemental appropriation to fund a shortfall in replacement contributions for the purchase of replacement vehicles.		22,992
110-1311-413.30-50	Services & Other - Legal Services The Municipal Court is requesting a supplemental appropriation to fund personnel costs related to judicial services in 2026. The requested funding will support ongoing court operations and the continued administration of municipal court functions.		42,000
110-1311-413.40-32	Services & Other - Repair & Maint-Equipment The Municipal Court is requesting a supplemental appropriation to fund audio equipment upgrades for the courtroom. The requested funding will support ongoing court operations and improve the functionality of courtroom proceedings.		11,835
110-1530-415.30-70	Services & Other - Oth Professional Services The Town Manager's Office is requesting a supplemental appropriation to fund costs associated with the 250/150 celebration. The requested funding will support planned commemorative activities and related event expenses. This request is offset with an increase in revenue appropriation.		162,033
110-1520-415.50-22	Services & Other - Software Maint Agreement The Finance Department is requesting a supplemental appropriation to fund budget software expense that was originally included in 2025 but will now be incurred in 2026. The requested funding will support the continuation of the planned software implementation.		66,000

Town of Castle Rock
Second Amendment to the 2026 Budget
Requests for Supplemental Appropriations

110-5275-452.70-10	Capital - Site Improvements		300,000
	The Parks and Recreation Department is requesting supplemental appropriation to fund the replacement of the Town's irrigation control system. The current system requires frequent manual adjustments and can lead to overwatering or inefficient use during changing weather conditions. This upgrade will allow staff to monitor and adjust irrigation remotely, respond quickly to issues, and ensure water is used responsibly across all parks.		
110-5210-452.61-30	Supplies - Computer-Hardware		100,000
	The Parks and Recreation Department is requesting supplemental appropriation for the purchase of additional security cameras to be installed in Town-owned parks. As incidents of vandalism and unauthorized activity in parks continue, implementing a comprehensive security camera system is essential to safeguard public spaces, reduce criminal activity, and provide law enforcement with critical surveillance tools.		
	TOTAL GENERAL FUND EXPENDITURES	**$**	**1,954,860**
TABOR Fund - 113			
113-0000-391.40-XX	Interfund Loan Revenue - Interest & Principal - 133	$	108,434
	The Finance Department is requesting supplemental revenue appropriation in the TABOR Fund to recognize interfund loan principal and interest payments from the Police Capital fund related to the basement remodel. The repayment was originally budgeted to be made to the General Fund; however, the payments will now be made to the TABOR Fund.		
113-0000-391.40-51	Interfund Loan Revenue - Interfund Int-132		90,000
	The Finance Department is requesting supplemental revenue appropriation in the TABOR Fund to recognize interfund loan principal and interest payments from the Fire Capital Fund for Station 156 construction. The repayment was originally budgeted to be made to the General Fund; however, the payments will now be made to the TABOR Fund.		
	TOTAL TABOR FUND REVENUES	**$**	**198,434**
PARKS & RECREATION CAPITAL FUND - 130			
130-5275-452.30-70	Services & Other - Oth Professional Services	$	538,801
	The Parks and Recreation Department is requesting the re-appropriation of unused funds for the Castle Rock Sports Center. These funds were budgeted but not expended in 2025.		
	TOTAL PARKS & RECREATION CAPITAL FUND EXPENDITURES	**$**	**538,801**
WATER FUND - 210			
210-4200-442.91-85	Transfers Out - Vehicle Replace Program	$	100,000
	Castle Rock Water is requesting supplemental appropriation to properly equip staff to maintain a high level of service in on-site visitiation, emergency response, and site planned maintenance. Castle Rock Water will be purchasing 2 Ford F150 Trucks .		
	TOTAL WATER FUND EXPENDITURES	**$**	**100,000**
WATER RESOURCES FUND - 211			
REVENUES			
211-4375-393.40-10	Debt & Financing Revenue - Revenue Bond Proceeds	$	55,000,000
	The Water Department is requesting a supplemental appropriation to recognize bond revenue anticipated in 2026. The additional revenue will support planned capital improvement projects that were included in the capital carryforward process.		
	TOTAL WATER RESOURCES FUND REVENUES	**$**	**55,000,000**

Town of Castle Rock
Second Amendment to the 2026 Budget
Requests for Supplemental Appropriations

EXPENDITURES			
211-4330-443.81-10	Services & Other - Conservation Rebates Castle Rock Water is requesting supplemental appropriation to fund additional expenses due to the success of the ColoradoScape rebate program for residents and commercial (HOA) customers.	$	375,000
	TOTAL WATER RESOURCES FUND EXPENDITURES	**$**	**375,000**
STORMWATER FUND - 212			
EXPENDITURES			
212-4475-444.78-74	Capital - Watershed Master Plan Castle Rock Water is requesting supplemental appropriation for a 2026 Stormwater Master Plan update to evaluate existing infrastructure, prioritize future capital improvements, and develop updated drainage and floodplain management recommendations.	$	307,415
212-4475-444.76-37	Capital - EPC Stream Stabilization Castle Rock Water is requesting supplemental appropriation for construction of EPC Reach 5 Phase 2 project and to complete construction-related services to include preparation of an as-built survey and submission of a Letter of Map Revision (LOMR) to FEMA.		704,920
	TOTAL STORMWATER FUND EXPENDITURES	**$**	**1,012,335**
WASTEWATER FUND - 213			
EXPENDITURES			
213-4540-445.61-26	Supplies - Chemicals & Fertilizer Castle Rock Water is requesting supplemental appropriation for the purchase of Bioxide and related monitoring services to control odors and hydrogen sulfide levels within the wastewater collection system.	$	500,000
	TOTAL WASTEWATER FUND EXPENDITURES	**$**	**500,000**
FLEET SERVICES FUND - 221			
REVENUES			
221-8100-391.30-50	Transfers In - From Water Fund The Fleet Division is requesting supplemental appropriation to increase revenue from the Water Fund to supplement the purchase of 2 Ford F150 trucks.	$	100,000
221-8100-391.30-05	Transfers In - Trans From General Fund The Fleet Division is requesting supplemental appropriation to increase revenue from the General Fund to supplement the purchase of replacement vehicles for the Facilities Department.		22,992
	TOTAL FLEET SERVICES FUND REVENUES	**$**	**122,992**
EXPENDITURES			
221-8100-481.70-40	Capital - Vehicles The Fleet Division is requesting supplemental appropriation for the purchase of 2 Ford F150 trucks for Castle Rock Water. This request is offset with an increase in revenue appropriation.	$	100,000
	TOTAL FLEET SERVICES FUND EXPENDITURES	**$**	**100,000**
REVENUES ALL FUNDS		**$**	**56,328,954**
EXPENDITURES ALL FUNDS		**$**	**4,580,996**

ESTIMATED ENDING FUNDS AVAILABLE FOR 2026*

Information presented on a Budgetary Basis		2025 Preliminary Actual	2026 Amended Budget	2026 Budget Revisions	2026 Amended Budget
General Fund	Revenues	$ 96,931,145	$ 104,757,643	$ 1,007,528	$ 105,765,171
	Expenditures	80,872,623	112,170,116	1,954,860	114,124,976
	Net Change	16,058,522	(7,412,473)	(947,332)	(8,359,805)
Estimated Ending Funds Available		**53,261,133**	**45,848,660**	**(947,332)**	**44,901,328**
Designations & Reservations:					
Contractual Reserve			350,000	-	350,000
Revenue Stabilization Reserve			2,414,490	-	2,414,490
Catastrophic Events Reserve			1,551,328	-	1,551,328
Capital Reserve			4,109,338	-	4,109,338
Opportunity/Economic Dev. Reserve			2,357,948	-	2,357,948
TABOR Reserve			2,451,193	-	2,451,193
Total Designations & Reservations			**13,234,297**	**-**	**13,234,297**
Unobligated Reserves			**32,614,363**	**(947,332)**	**31,667,031**
TABOR Fund	Revenues	$ 108,434	$ -	$ 198,434	$ 198,434
	Expenditures	6,016,970	314,387	-	314,387
	Net Change	(5,908,536)	(314,387)	198,434	(115,953)
Estimated Ending Funds Available		**529,854**	**215,467**	**198,434**	**413,901**
Committed for Fund Purpose			215,467	198,434	413,901
Total Designations & Reservations			**215,467**	**198,434**	**413,901**
Unobligated Reserves			-	-	-
Parks & Recreation Capital Fund	Revenues	$ 80,397,837	$ 2,979,250	$ -	$ 2,979,250
	Expenditures	20,513,522	76,729,903	538,801	77,268,704
	Net Change	59,884,315	(73,750,653)	(538,801)	(74,289,454)
Estimated Ending Funds Available		**76,419,647**	**2,668,994**	**(538,801)**	**2,130,193**
Recreation Facility Reserve			2,668,994	(538,801)	2,130,193
Total Designations & Reservations			**2,668,994**	**(538,801)**	**2,130,193**
Unobligated Reserves			-	-	-
Water Fund	Revenues	$ 24,416,750	$ 31,145,325	$ -	$ 31,145,325
	Expenditures	23,579,922	39,613,439	100,000	39,713,439
	Net Change	836,828	(8,468,114)	(100,000)	(8,568,114)
Estimated Ending Funds Available		**16,882,881**	**8,414,767**	**(100,000)**	**8,314,767**
Designations & Reservations:					
Operating Designations			3,286,624	-	3,286,624
Capital Reserve			241,384	(100,000)	141,384
Catastrophic Events Reserve			3,020,696	-	3,020,696
Revenue Stabilization Reserve			1,866,063	-	1,866,063
Total Designations & Reservations			**8,414,767**	**(100,000)**	**8,314,767**
Unobligated Reserves			-	-	-
Water Resources Fund	Revenues	$ 36,719,875	$ 39,731,679	$ 55,000,000	$ 94,731,679
	Expenditures	57,701,346	130,567,192	375,000	130,942,192
	Net Change	(20,981,471)	(90,835,513)	54,625,000	(36,210,513)
Estimated Ending Funds Available		**71,492,318**	**(19,343,195)**	**54,625,000**	**35,281,805**
Designations & Reservations:					
Operating Designations			3,381,235	-	3,381,235
Capital Reserve			(24,916,365)	54,625,000	29,708,635
Catastrophic Events Reserve			2,191,935	-	2,191,935
Total Designations & Reservations			**(19,343,195)**	**54,625,000**	**35,281,805**
Unobligated Reserves			-	-	-

ESTIMATED ENDING FUNDS AVAILABLE FOR 2026*

Information presented on a Budgetary Basis		2025 Preliminary Actual	2026 Amended Budget	2026 Budget Revisions	2026 Amended Budget
Stormwater Fund	Revenues	$ 8,290,298	$ 6,177,283	$ -	$ 6,177,283
	Expenditures	7,770,033	10,366,961	1,012,335	11,379,296
	Net Change	520,265	(4,189,678)	(1,012,335)	(5,202,013)
Estimated Ending Funds Available		**7,386,134**	**3,196,456**	**(1,012,335)**	**2,184,121**
Designations & Reservations:					
Operating Designations			609,744	-	609,744
Capital Reserve			1,249,390	(1,012,335)	237,055
Catastrophic Events Reserve			1,337,322	-	1,337,322
Total Designations & Reservations			**3,196,456**	**(1,012,335)**	**2,184,121**
Unobligated Reserves			-	-	-
Wastewater Fund	Revenues	$ 17,976,625	$ 23,257,348	$ -	$ 23,257,348
	Expenditures	15,874,641	44,425,725	500,000	44,925,725
	Net Change	2,101,984	(21,168,377)	(500,000)	(21,668,377)
Estimated Ending Funds Available		**26,596,975**	**5,428,598**	**(500,000)**	**4,928,598**
Designations & Reservations:					
Operating Designations			1,887,224	-	1,887,224
Capital Reserve			1,040,310	(500,000)	540,310
Catastrophic Events Reserve			2,501,064	-	2,501,064
Total Designations & Reservations			**5,428,598**	**(500,000)**	**4,928,598**
Unobligated Reserves			-	-	-
Fleet Services Fund	Revenues	$ 9,693,390	$ 9,237,521	$ 122,992	$ 9,360,513
	Expenditures	8,373,048	12,603,146	100,000	12,703,146
	Net Change	1,320,342	(3,365,625)	22,992	(3,342,633)
Estimated Ending Funds Available		**13,858,818**	**10,493,193**	**22,992**	**10,516,185**
Committed for Fund Purpose			10,493,193	22,992	10,516,185
Total Designations & Reservations			**10,493,193**	**22,992**	**10,516,185**
Unobligated Reserves			-	-	-
Total All Funds	Revenues	$ 274,534,354	$ 217,286,049	$ 56,328,954	$ 273,615,003
	Expenditures	220,702,105	426,790,869	4,580,996	431,371,865
	Net Change	53,832,249	(209,504,820)	51,747,958	(157,756,862)
Estimated Ending Funds Available		**$ 266,427,760**	**$ 56,922,940**	**$ 51,747,958**	**$ 108,670,898**
Total Designations & Reservations			$ 13,599,917	$ 52,473,864	$ 66,073,781
Total Committed for Fund Purpose			10,708,660	221,426	10,930,086
Total Unobligated Fund Balance			32,614,363	(947,332)	31,667,031
Estimated Ending Funds Available			**$ 56,922,940**	**$ 51,747,958**	**$ 108,670,898**

*Not all Town funds are represented, only funds that reflect changes resulting from budget amendment items.

		2026 Fiscal Year Budget	2026 Supplemental Appropriations	2026 Amended Budget
General Fund	Revenues	$ 104,757,643	$ 1,007,528	$ 105,765,171
	Expenditures	112,170,116	1,954,860	114,124,976
	Net Change	$ (7,412,473)	$ (947,332)	$ (8,359,805)
TABOR Fund	Revenues	$ -	$ 198,434	$ 198,434
	Expenditures	314,387	-	314,387
	Net Change	$ (314,387)	$ 198,434	$ (115,953)
Parks & Recreation Capital Fund	Revenues	$2,979,250	$-	$2,979,250
	Expenditures	76,729,903	538,801	77,268,704
	Net Change	($73,750,653)	($538,801)	($74,289,454)
Water Fund	Revenues	$ 31,145,325	$ -	$ 31,145,325
	Expenditures	39,613,439	100,000	39,713,439
	Net Change	$ (8,468,114)	$ (100,000)	$ (8,568,114)
Water Resources Fund	Revenues	$ 39,731,679	$ 55,000,000	$ 94,731,679
	Expenditures	130,567,192	375,000	130,942,192
	Net Change	$ (90,835,513)	$ 54,625,000	$ (36,210,513)
Stormwater Fund	Revenues	$ 6,177,283	$ -	$ 6,177,283
	Expenditures	10,366,961	1,012,335	11,379,296
	Net Change	$ (4,189,678)	$ (1,012,335)	$ (5,202,013)
Wastewater Fund	Revenues	$ 23,257,348	$ -	$ 23,257,348
	Expenditures	44,425,725	500,000	44,925,725
	Net Change	$ (21,168,377)	$ (500,000)	$ (21,668,377)
Fleet Services Fund	Revenues	$ 9,237,521	$ 122,992	$ 9,360,513
	Expenditures	12,603,146	100,000	12,703,146
	Net Change	$ (3,365,625)	$ 22,992	$ (3,342,633)
Total	Revenues	$ 217,286,049	$ 56,328,954	$ 273,615,003
	Expenditures	426,790,869	4,580,996	431,371,865
	Net Change	$ (209,504,820)	$ 51,747,958	$ (157,756,862)

2026 BUDGET
SECOND AMENDMENT

JULY 7, 2026

TOWN OF CASTLE ROCK COLORADO

2026 BUDGET SECOND AMENDMENT OVERVIEW

WHAT IS THE REASON FOR THIS 2026 BUDGET AMENDMENT?

- To request funding for additional needs, largely related to Public Safety, Parks, Transportation, and Water projects
- Funds have been verified to be available and appropriate to be used for these recommended projects and initiatives

BUDGET AMENDMENT SUMMARY

- Total increase to 2026 budgeted revenues: $56,328,954
- Total increase to 2026 budgeted expenditures: $4,580,996

2026 BUDGET SECOND AMENDMENT OVERVIEW

- The number of budget amendments varies by year depending on needs and opportunities that arise
- Additional budget amendments will be brought to Council as needed

		Revenue	Supplemental Appropriations
2022	Carryforward Amendment	$ -	$ 37,308,413
	1st Amendment	36,122,836	36,674,688
	2nd Amendment	20,437,317	19,128,116
	3rd Amendment	3,828,740	12,844,306
	4th Amendment	3,048,711	12,626,501
2023	Carryforward Amendment	$ -	$ 84,357,215
	1st Amendment	167,880	5,902,635
	2nd Amendment	165,795,674	191,637,745
	3rd Amendment	2,700,944	6,115,138
	4th Amendment	4,616,807	4,815,784
2024	Carryforward Amendment	$ -	$ 91,124,553
	1st Amendment	164,029,503	176,602,796
	2nd Amendment	445,888	12,825,188
	3rd Amendment	3,457,757	4,271,821
2025	Carryforward Amendment	$ -	$ 157,580,495
	1st Amendment	67,100,481	17,566,084
	2nd Amendment	82,695,142	81,526,589
	3rd Amendment	2,983,326	11,555,426
2026	Carryforward Amendment	$ -	$ 260,273,465
	1st Amendment	26,693,267	10,609,944

2026 BUDGET SECOND AMENDMENT OVERVIEW

CASTLE ROCK WATER

See Attachment B for full supplemental appropriation list

Supplemental Requests Include:

• Odor control – purchase of Bioxide & Monitoring Services	$500,000
• Construction of EPC Reach 5 Phase 2 & construction related services for a Letter of Map Revision to FEMA	704,920
• 2026 Stormwater Mast Plan update	307,415
• ColoradoScape rebate program	375,000
• Purchase of 2 new trucks	100,000

Revenue:

• Bond issuance revenue for capital projects that were included in the capital carryforward process	55,000,000

2026 BUDGET SECOND AMENDMENT OVERVIEW

TRANSPORTATION

See Attachment B for full supplemental appropriation list

Supplemental Requests Include:

- Fleet Fund – two trucks for Castle Rock Water $100,000

2026 BUDGET SECOND AMENDMENT OVERVIEW

PARKS & RECREATION

See Attachment B for full supplemental appropriation list

Supplemental Requests Include:

• General Fund – Cantril School restoration and maintenance	$1,250,000
• General Fund – Irrigation Control System	300,000
• General Fund – Additional Security Cameras for parks	100,000
• Parks and Recreation Capital Fund – professional services for the construction of Castle Rock Sports Center	538,801

2026 BUDGET SECOND AMENDMENT OVERVIEW

PUBLIC SAFETY

See Attachment B for full supplemental appropriation list

Supplemental Requests Include:

- Police Revenue – School Resource Officer contracts $1,043,929

QUESTIONS?

PROPOSED MOTION

"I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE."

ALTERNATIVE MOTIONS

"I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE, WITH THE FOLLOWING CONDITIONS: (LIST CONDITIONS).

"I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL MEETING ON _____ DATE TO ALLOW ADDITIONAL TIME TO (LIST INFORMATION NEEDED)."

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 14. **File #:** RES 2026-078

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Jenah Arsenault, EI, Traffic Engineering Analyst

Resolution Approving a Construction Contract Between the Town of Castle Rock and Sturgeon Electric Company, Inc., for Traffic Signal Construction at Founders Parkway and Crimson Sky Drive

Executive Summary

Each year the Transportation Planning and Traffic Engineering Division evaluates the need for a traffic signal at intersections through an engineering analysis. One traffic signal, located near the Terrain neighborhood of Castle Rock is planned to begin construction in Summer of 2026. The location is:

Founders Parkway (Hwy 86) & Crimson Sky Drive

The purpose of this memo is to request a recommendation of approval for the selected contractor, and the allocation of funds to complete the signalization of the intersection. Sturgeon Electric Company Inc. (Sturgeon) provided the lowest construction bid at $582,181. Funding for the purchase of the equipment and for the completion of the installation on Founders Parkway (Hwy 86) & Crimsons Sky Drive is included within the Traffic Signal Capital Improvement budget (Acc. No. 120-3175-431.75-26).

Our plan is to complete construction work by late Fall of 2026. With the signal pole purchase order already in place, the remainder of the equipment and supplies will be furnished by the contractor awarded to construct the signal.

History of Past Town Council, Boards & Commissions, or Other Discussions

There was a presentation on June 1, 2026 to the Public Works Commission to obtain the Commission's recommendation to Town Council to approve a construction contract with Sturgeon for the installation of a traffic signal at Founders Parkway & Crimson Sky Drive. The Commission voted unanimously to recommend Town Council approve the contract.

Discussion

The Town's goal for the Traffic Signal Capital Improvement Program is to identify locations that a traffic signal would improve operation efficiency and safety. Staff performs engineering evaluations at various intersections on an annual basis in order to make sure these goals are being achieved. Through the use of the Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD), staff use these manuals for guidance in determining if a signal is an appropriate means of traffic control at a given location. For CDOT intersections, like this one, once Town staff confirm warrants are met, we inform CDOT and then they independently confirm the same and inform the Town. The Town can not install signals at CDOT intersections without CDOT approval of the warranted need.

Attachment A shows the location of the intersection set to be signalized as part of the 2026 construction project. CDOT completed engineering evaluations that show a signal is recommended at this location. The total delay, overall efficiency, and safety will be improved for all those accessing Founders Parkway (Hwy 86) & Crimson Sky Drive. The Town and CDOT utilize permanent signal installations with a mast arm style in most instances. This is the type of signal planned at this intersection.

Five bids were received for this project. The following shows the contractor bid results:

Sturgeon Electric Company, Inc.:	$582,181
Lighthouse Transportation Group:	$617,467
Lumin8 Transportation Technologies:	$658,259
Adiona Transportation Solutions, LLC:	$668,624
Morton Electric Inc:	$698,467

The low bid was checked for accuracy, along with references, and documents reviewed for contract compliance. It is believed that all contractors that submitted a bid are fully competent to complete the work. Based on this, staff recommends awarding to Sturgeon Electric Company based on their bid, and quality of work on past projects. Construction is anticipated to be completed in the Fall of 2026.

Budget Impact

The amount requested for the construction contract with Sturgeon in the attached Resolution is $582,181. The amended 2026 Traffic Signal Capital Improvement budget (Acc. No. 120-3175-431.75 -26) contains $934,791.39 which factors in the previous expense of ordering signal poles and mast arms for the purposes of improving schedule efficiency and reducing costs. Including a contingency amount of $58,219 (10%), the total encumbrance amount tied to this account for the construction contract is $640,400. Following approval of this encumbrance, $294,392.29 would remain in the account balance. The construction of this traffic signal can be completed within the approved amended budget in this account.

Table 1: Total Cost for this Request	
Construction Contract	$582,181

Staff managed continge	$58,219
Project Total Encumbra	$640,400

Table 2: Project Cost Breakdown	
Cost of Design	$155,491
Cost of Signal Poles	+$85,871
Construction Contract	+$582,181
Construction Contingen	$58,219
Project Total Encumbra	$881,762

The development on the east side of Founders Parkway, Terrain North Basin, has contributed $200,000 to escrow that will be recognized for the project. The Pine Canyon developer on the west side of the access has an obligation to reimburse the Town one-half of the cost of design and construct of the Traffic Signal Improvements, in the amount of up to $440,881. The remaining cost of up to $240,881 is paid from the Town's Transportation capital fund. The final actual cost and Pine Canyon contribution will be determined when the project is complete.

Table 3: Town's Contribution	
Project Total Encumbrance	$881,762
Terrain North Basin Contrib	-$200,000
Pine Canyon Developer C	-$440,881
Total Town Contribution	$240,881

Recommendation

On June 1, 2026, the Public Commission voted unanimously to recommend that Town Council approve this resolution.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions).

"I move to continue this item to the Town Council meeting on (date) to allow additional time to (list information needed)."

Attachments

Resolution

Item #: 14. **File #:** RES 2026-078

Contract

Traffic Signal Installation Location Map

RESOLUTION NO. 2026-078

A RESOLUTION APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF CASTLE ROCK AND STURGEON ELECTRIC COMPANY, INC., FOR TRAFFIC SIGNAL CONSTRUCTION AT FOUNDERS PARKWAY AND CRIMSON SKY DRIVE

WHEREAS, the Town of Castle Rock, Colorado (the "Town") has identified the need for a traffic signal at the intersection of Founders Parkway (Highway 86) and Crimson Sky Drive (the "Project") and has solicited bids for the Project; and

WHEREAS, the Town has determined that Sturgeon Electric Company, Inc. (the "Contractor") is best suited to provide constructions services for the Project; and

WHEREAS, Subject to the Town Council's approval, the Town and the Contractor have agreed to the terms and conditions by which the Contractor will provide construction services (the "Agreement"); and

WHEREAS, Town Staff recommends Town Council approve the Agreement with the Contractor.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. **Approval.** The Agreement between the Town and the Contractor is hereby approved in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions, or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement and any technical amendments thereto by and on behalf of the Town.

Section 2. **Encumbrance and Authorization for Payment.** In order to meet the Town's financial obligations under this Agreement, the Town Council authorizes the expenditure and payment in an amount not to exceed $582,181.00, plus a Town-managed contingency in the amount of $58,218.10, unless otherwise authorized in writing by the Town. The total authorized payment under the Agreement, including the contingency, is $640,399.10.

PASSED, APPROVED AND ADOPTED this 7th day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of _____ for and _____ against.

ATTEST:

Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

Approved as to content:

Daniel Sailer, Director of Public Works

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TOWN OF CASTLE ROCK
CONSTRUCTION CONTRACT
(Traffic Signal Construction at Founders Parkway & Crimson Sky Drive Project)

THIS CONSTRUCTION CONTRACT ("Contract") is made between the **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 ("Town") and **STURGEON ELECTRIC COMPANY, INC.,** a Michigan corporation, 12150 E 112th Ave, Suite 610, Henderson, Colorado 80640 ("Contractor").

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

SCOPE OF WORK The Contractor shall execute the entire scope of work described in the Contract ("Work").

CONTRACT The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates the following Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

LIST OF CONTRACT DOCUMENTS

The Contract Documents, except for Modifications issued after execution of this Contract, are:

1. Change Orders
2. Notice to Proceed
3. Construction Contract
4. General Conditions, attached as ***Exhibit 1***
5. The following Addenda, if any:

Number	Date
1	05/11/2026
2	05/13/2026

6. Special Conditions of the Contract: N/A
7. The following Specifications:
    a. Standard Specifications in Appendix I of the Invitation For Bid (IFB):
        A. Colorado Department of Transportation (CDOT), 2025 Standard Specifications for Road and Bridge Construction;
        B. CDOT M&S Standards;
        C. Town of Castle Rock Public Works Details and Forms
        D. 2012 Town of Castle Rock Construction methodology and Material Manual
        E. 2019 Castle Rock Water Department Temporary Erosion and Sediment Control (TESC) Manual
        F. Town of Castle Rock Transportation Design and Criteria Manual (TDCM)

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

b. Specifications in Appendix II of the IFB;
c. Standard Specifications and Standard Special Provisions in Appendix III of the IFB

8. The Drawings/Reports, attached in ***Exhibit 2***;
9. Notice of Award;
10. Invitation For Bid;
11. Information and Instructions to Bidders;
12. Notice of Substantial Completion;
13. Notice of Construction Completion;
14. Proposal Forms, including Bid Schedules;
15. Performance, and Labor and Material Payment Bonds;
16. Performance Guarantee; and
17. Insurance Certificates.

CONTRACT PRICE. The Town shall pay the Contractor for performing the Work and the completion of the Project according to the Contract, subject to Change Orders as approved in writing by the Town, under the guidelines in the General Conditions. The Town will pay $**582,181.00** ("Contract Price"), to the Contractor, subject to full and satisfactory performance of the terms and conditions of the Contract. The Contract Price is provisional based on the quantities contained in the Bid attached as ***Exhibit 2***. The final Contract Price shall be adjusted to reflect actual quantities incorporated into the Work at the specified unit prices. The Town has appropriated money equal or in excess of the Contract Price for this work.

COMPLETION OF WORK. The Contractor must begin work covered by the Contract within **30** (calendar/working) days from the date of the Notice to Proceed, and must complete work within **10** (calendar/working) days from and including the date of Notice to Proceed, according to the General Conditions. **LIQUIDATED DAMAGES.** If the Contractor fails to complete the Work by the date set for completion in the Contract, or if the completion date is extended by a Change Order, by the date set in the Change Order, the Town may permit the Contractor to proceed, and in such case, may deduct the sum of **$1000.00** for each day that the Work shall remain uncompleted from monies due or that may become due the Contractor. This sum is not a penalty but is a reasonable estimate of liquidated damages.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town's actual damages for delay. The Town expends additional personnel effort in administering the Contract or portions of the Work that are not completed on time, and has the cost of field and office engineering, inspecting, and interest on financing and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms are impossible to measure.

SERVICE OF NOTICES. Notices to the Town are given if sent by registered or certified mail, postage prepaid, to the following address:

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TOWN OF CASTLE ROCK

Attn: Daniel Sailer, Director of Public Works
4175 Castleton Court
Castle Rock, CO 80109

With a copy to: Town Attorney's Office
100 N. Wilcox Street
Castle Rock, CO 80104
Legal@crgov.com

INSURANCE PROVISIONS. The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Castle Rock as to limits, form and amount. *Certificate of Insurance ("COI") must be submitted along with the executed contract as* ***Exhibit 3***.

RESPONSIBILITY FOR DAMAGE CLAIMS. See Article 6 of the General Conditions.

The Contractor also agrees to pay the Town all expenses, including attorney's fees, incurred to enforce this Responsibility for Damage Claims clause.

Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

STATUS OF CONTRACTOR. The Contractor is performing all work under the Contract as an independent Contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor. The Contractor will not supervise any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are solely responsible for federal and state income tax on money earned.** This is not an exclusive contract.

THIRD PARTY BENEFICIARIES. None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person, except the Town or the Contractor, receiving services or benefits under the Contract is an incidental beneficiary only.

INTEGRATION. This contract integrates the entire understanding of the parties with respect to the matters set forth. No representations, agreements, covenants, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically set forth in this Contract.

DEFINITIONS. The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

AMERICANS WITH DISABILITIES ACT. Contractor agrees to ensure that any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Contract, to include website design services, will comply with all requirements of Title II of the Americans with Disabilities Act and, where applicable, Section 504 of the Rehabilitation Act, the Architectural Barriers Act, and the Colorado Anti-Discrimination Act. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract fail to comply with the requirements of this Section, Contractor shall indemnify the Town in accordance with the terms or this Contract and, at the Town's option, shall re-vise, re-construct, or similar, the non-compliant deliverable, work, service, or equipment, or reimburse the Town for the cost associated with bringing the non-compliance deliverable, work, service or equipment into compliance.

DIGITAL ACCESSIBILITY. Contractor shall be responsible for ensuring that all deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract comply with Colorado law governing digital accessibility, including but not necessarily limited to at a minimum conforming with the current Web Content Accessibility Guidelines ("WCAG") followed by the State of Colorado. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract fail to comply with the requirements of this Section, Contractor releases, defends, indemnifies and holds harmless Town, its officers, agents, and employees from any and all claims, damages, suits, costs, expenses, liabilities actions or proceedings of any kind or nature whatsoever, of or by anyone whomsoever, in any way resulting from, or arising out of, directly or indirectly, said failure. These defense and indemnification obligations shall survive the expiration or termination of this Contract.

NO DISCRIMINATION IN EMPLOYMENT. The Town is a governmental agency and, therefore, in connection with the performance of Work or Services under this Contract, Contractor shall not refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, or physical or mental disability, or any other protected class under Federal or State law; and Contractor shall insert the foregoing provision in any subcontracts hereunder.

TITLE VI COMPLIANCE. To the extent applicable, Contractor shall ensure its current and future compliance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq*., as amended, which prohibits the exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin.

ADVERTISING AND PUBLIC DISCLOSURE. Contractor shall not include any reference to this Contract or Work performed pursuant to this Contract in any of Contractor's advertising or public relations materials without first obtaining the written approval of the Town. Nothing herein, however, shall preclude the transmittal of any information to officials of the Town, including without limitation, the Town Attorney, Town Manager, and the Town Council.

VENUE, CHOICE OF LAW AND DISPUTES. Venue for all legal actions shall lie in the District Court in and for the County of Douglas, State of Colorado, and shall be governed by the

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

laws of the State of Colorado as well as the Charter and Municipal Code, rules, regulations, Executive Orders, and fiscal rules of the Town.

AUTHORITY. The individuals executing this Contract represent that they are expressly authorized to enter into this Contract on behalf of the Town and the Contractor and bind their respective entities. This Contract is executed and made effective as provided above.

LICENSES/TAXES. Contractor affirms it is licensed to do business in the State of Colorado and is in good standing. Further, Contractor shall be solely responsible for paying all applicable taxes associated with or rising out of this Contract.

CONFIDENTIALITY. Contractor agrees that it shall treat as confidential all information provided by the Town regarding the Town's business and operations. All confidential information provided by the Town hereto shall be used by Contractor solely for the purposes of rendering services or work pursuant to this Contract and, except as may be required in carrying out the terms of this Contract, shall not be disclosed to any third party without the prior consent of the Town. The foregoing shall not be applicable to any information that is publicly available when provided or which thereafter becomes publicly available or which is required to be disclosed by any regulatory authority in the lawful and appropriate exercise of its jurisdiction over a party, any auditor of the parties hereto, by judicial or administrative process or otherwise by applicable law or regulation.

ATTACHED EXHIBITS:
EXHIBIT 1 – TOWN OF CASTLE ROCK CONSTRUCTION CONTRACT GENERAL CONDITIONS
EXHIBIT 2 – CONTRACTOR'S BID
EXHIBIT 3 – CONTRACTOR'S CERTIFICATE OF INSURANCE

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Executed this _____ day of _____, 20__.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
William Langford, Assistant Town Attorney

Approved as to content:

_____
Daniel Sailer, Director of Public Works

CONTRACTOR:

STURGEON ELECTRIC COMPANY, INC.

By: Signed by: zeb packard 3CD5229DD9804B9... _____
(Signature)

zeb packard
(Print Name)

Its: Operations Manager
(Title)

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

EXHIBIT 1

TOWN OF CASTLE ROCK
CONSTRUCTION CONTRACT GENERAL CONDITIONS

SCOPE: Since the General Conditions are general, some conditions may not apply to a particular Project.

Article 1--DEFINITIONS AND ABBREVIATIONS

1.1 Whenever used in the Bidding Documents and Contract Documents, the following terms shall have the following meanings, applicable to both the singular and plural:

1.1.1 **Addenda**: Written changes to the Bidding Documents issued at least two days before the Opening of Bids which modify or interpret the Contract or changes the date set for the Opening of Bids.

1.1.2 **Alternate Bid**: An Alternate Bid is an amount stated in the Bid added to or deducted from the base amount of the Bid when the Town accepts a corresponding change in project scope, materials or method of construction described in the Contract.

1.1.3 **Bid**: The proposal the Bidder submits on the prescribed Bid Forms stating the prices for the Work to be performed.

1.1.4 **Bid Forms**: The Bid Proposal, Bid Bond, Bid Schedule, Bidder's Qualifications and Data, Bidder's Officials Data, Non-Collusion Affidavit of Prime Bidder, and Subcontractors and Related Data.

1.1.5 **Bidder.** The person, partnership, or corporation submitting a Proposal for the performance of the Work covered by the Contract.

1.1.6 **Bidding Documents**: The Invitation to Bid, Bid Forms, Information and Instructions to Bidders, Specifications, Drawings, Sample Forms, Special and General Conditions and Addenda (if any).

1.1.7 **Bonds**: Bid Bonds, Performance, and Labor and Material Payment Bonds or other instruments of security, furnished by the Contractor and its Surety according to the Contract.

1.1.8 **Change Order**: A written modification of the Contract, issued after award to the Contractor, authorizing an addition, deletion or revision in the Work within the general scope of the Contract or authorizing an adjustment in the Contract Price or Contract Time, mutually agreed upon between the Town and the Contractor.

1.1.9 **Town**: The Town of Castle Rock, in the State of Colorado, acting by and through its Mayor, Town Council, Town Manager, or other authorized representative.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

1.1.10 **Completion Date**: The date the Contract specifies the Work is to be completed.

1.1.11 **Contract**: This Construction Contract and the incorporated Contract Documents.

1.1.12 **Contract Coordinator**: The authorized representative of the Town designated to act for the Town in processing the Award of Contracts, maintaining centralized official Contract documentation, providing administrative liaison/coordination, legal liaison/coordination via Town Attorney, and processing of Contract Payment authorizations as approved by the Project Manager.

1.1.13 **Contract Documents**: All the documents expressly incorporated into the Contract, including but not limited to Addenda, Bid Forms, Change Orders, Town Project Final Acceptance, Drawings, General Conditions, Information and Instruction to Bidders, Insurance Certificates, Invitation to Bid, Notice of Award, Notice of Construction Completion, Notice to Proceed, Notice of Substantial Completion, Performance and Labor and Material Payment Bonds, Special Conditions, Supplemental Drawings and Schedules, and Technical Specifications.

1.1.14 **Contract Price**: The total monies payable to the Contractor under the terms and conditions of the Contract.

1.1.15 **Contract Time**: The number of days stated in the Contract for the completion of the Project.

1.1.16 **Contractor**: The person, company, firm or corporation contracting with the Town to construct, erect, alter, install or repair any work or construction project.

1.1.17 **Drawings**: The part of the Contract prepared or approved by the Project Manager showing the characteristics and scope of the Work to be performed.

1.1.18 **Date of Contract**: The date upon which the Contract is executed.

1.1.19 **Day**: In computing time in these Regulations, the time shall be computed by excluding the first and including the last day. If, however, the last day is a Saturday, Sunday or legal holiday, it shall be excluded and the time prescribed or allowed shall conclude on the next business day.

1.1.20 **Field Order**: A written order directing a change in the Project issued by the Project Manager to the Contractor during construction based on an emergent need and for no more than 5% of the Project Contingency, so long as within the Project Manager's signing authority. Field Orders shall be routed for appropriate Town-wide signatures within thirty days of execution of such Field Order for formal incorporation into the Contract.

1.1.21 **Inspector**: The Town's authorized representative assigned to make detailed inspection of the Work performed by the Contractor.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

1.1.22 **Notice of Award**: The written notice of the acceptance of the Bid from the Town to the successful Bidder.

1.1.23 **Notice of Construction Completion**: The written acknowledgment that construction is complete which starts the warranty period.

1.1.24 **Notice of Final Acceptance**: The written acceptance of Work performed under the Contract, following satisfactory conclusion of the warranty period.

1.1.25 **Notice to Proceed**: The written notice by the Town to the Contractor authorizing it to proceed with the Work which establishes the Contract commencement and Contract Coordinators.

1.1.26 **Notice of Substantial Completion**: The written notice of the date, as certified by the Project Manager, when the Project or a specified part is sufficiently completed, according to the Contract, so the Project or specified part can be used for the intended purposes.

1.1.27 **Owner.** The Town; see 1.1.9.

1.1.28 **Project**: The undertaking to be performed as provided in the Contract.

1.1.29 **Project Manager**: The authorized representative of the Town, known as the Project Manager, assigned to the Project to ensure that all Work is performed according to the terms and conditions of the Contract. Also see Article 10, "Project Manager's Responsibilities."

1.1.30 **Shop Drawings**: All Drawings, diagrams, illustrations, brochures, schedules, and other data prepared by the Contractor, a Subcontractor, manufacturer, Supplier or distributor which illustrate how specific portions of the Work will be fabricated or installed.

1.1.31 **Special Conditions**: Additions to the General Conditions containing instructions and conditions peculiar to an individual Project.

1.1.32 **Specifications**: A part of the Contract Documents consisting of written technical description of materials, equipment, construction systems, standards, and workmanship.

1.1.33 **Subcontractor**: Any person, company, firm or corporation, having a subcontract with the Contractor to furnish and perform on-site labor, with or without furnishing materials for the project.

1.1.34 **Supplier**: Any person or organization who supplies materials or equipment for the Work, including that fabricated to a special design, but who does not perform labor at the site.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

1.1.35 **Surety**: The entity which is bound with and for the Contractor for the Performance of the Work and for the Labor and Material Bond.

1.1.36 **Unit Price**: An amount stated in the Bid as a price per unit of measurement for materials or services as described in the Contract.

1.1.37 **Work**: The construction and services required by the Contract, whether completed or partially completed, including all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may be the whole or a part of the Project.

1.2 **Abbreviations:** When the following abbreviations appear in the documents, they are defined as follows:

AASHTO	American Association of State Highway and Transportation Officials
ACI	American Concrete Institute
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
ASA	American Standards Association
ASCE	American Society of Civil Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWS	American Welding Society
AWWA	American Water Works Association
CDOT	Colorado Department of Transportation
EPA	Environmental Protection Agency
MUTCD	Manual on Uniform Traffic Control Devices
OSHA	Occupational Safety & Health Administration
WW-P	Federal Specifications Prefix

Article 2--PRELIMINARY MATTERS

2.1 **Notice to Proceed:** Following the execution of the Contract by the Parties, the Project Manager will give the Contractor written Notice to Proceed with the Work. The Contractor shall begin and continue the Work regularly and without interruption (unless otherwise directed in writing by the Project Manager) with the force necessary to complete the Work within the time stated in the Contract.

2.2 **Contractor's Understanding:** The Contractor agrees that, by careful examination, it is satisfied as to the nature and location of the Work, the conformation of the ground, the character, quality, and quantity of the materials to be encountered, the character of equipment and facilities needed before beginning and for the Project, the general and local conditions, and all other matters, which can in any way affect the Work under the Contract. No oral agreement with any officer, agent or employee of the Town either before or after the execution of the Contract shall affect or change any of the terms or obligations contained in the Contract.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

2.3 **Contractor's Warranty:** The Contractor warrants that it has the knowledge, ability, experience, and expertise to perform the Work competently. The Contractor warrants the capacity of the Contractor's construction plant, personnel, and its ability to complete the Project within the allotted time.

2.4 **Contractor's License and Permits:** Contractor, or if applicable Subcontractor, shall be responsible for applying for, and obtaining all Town, County, State and/or Federal licenses and permits required to do the Work. Contractor will not be required to pay for Town permits, with the exception of the Temporary, Erosion, and Sediment Control (TESC) permit. All TESC permit fees must be paid by Contractor or Subcontractor as a condition to issuance of such TESC Permit.

2.5 **Schedules, Reports, and Records**

2.5.1 Before beginning construction, the Contractor shall submit to the Project Manager a Construction Progress Schedule, on a form approved by the Project Manager, showing all Work the Contractor and all Subcontractors will perform. The Project Manager may require the Contractor to substitute a Critical Path Method schedule (CPM), or bar graph type schedule. The Special Conditions will state when a CPM network schedule is required.

2.5.2 The schedule shall be in enough detail for the Project Manager to readily determine the Work to be performed each day. When requested by the Project Manager, the Contractor shall update the schedule.

2.5.3 Before beginning construction, the Contractor shall give the Project Manager the dates it expects to submit Shop Drawings, manufacturers' details, catalog cuts or other required special detail Drawings and also the dates of beginning manufacture, testing, delivery and installation of special equipment and materials.

2.6 **Contractor's Address**: The address in the Bid Proposal is designated as the place to which all communications to the Contractor will be delivered or mailed. The delivery at the listed address, in person or by certified mail, of any notice, letter or other communication to the Contractor, is adequate service upon the Contractor, and the date of the service is the date of delivery.

2.7 **Notification of Utility Owners**

2.0.0 The Contractor shall cooperate with Utility Owners to mitigate damage whenever the Contractor's work affects their utilities.

2.0.1 The Contractor shall not excavate without first notifying the owners, operators or association of owners and operators having underground facilities in the area of such excavation. Notice may be given in person, by telephone or in writing. Notice to an association is notice to each member of the association.

2.0.2 Contractor shall give notice of the commencement, extent, and duration of the excavation work at least two business days before beginning Work.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

2.0.3 If the Project affects fences, landscaping, mailboxes, driveways and other improvements, the Contractor shall notify the affected property owners or occupants IN WRITING at least two business days before beginning Work. The Contractor shall cooperate with the owners or occupants to reduce inconvenience where reasonably possible.

2.8 **Department of Revenue Forms**

2.0.1 It is the responsibility of the Contractor to apply for a Colorado State Sales and Use Tax Exemption Certificate from the State Dept. of Revenue and to use it when purchasing materials or supplies in connection with the Project.

2.0.2 The Town's Tax Exemption Numbers are to be used only when obtaining the Contractor's own Tax Exemption Certificate for each specific Town project:

a. Federal Tax Exemption Number: 84-6000640
b. State of Colorado Tax Exemption Number: 98-05820-0000

Article 3--DRAWINGS AND SPECIFICATIONS

3.1 **Intent of Drawings and Specifications**

3.0.1 In the Drawings and Specifications, the Town intends that the Contractor furnish all superintendence, labor, materials, tools, equipment, supplies, machinery and transportation necessary for the proper execution of the Work unless specifically noted otherwise. The Contractor shall do all the Work shown on the Drawings and described in the Specifications and all incidental Work reasonably necessary to complete the Project in a substantial and acceptable manner, and to complete fully the Work, ready for use, by the Town.

3.0.2 The Contractor shall complete all Work according to the Specifications and Plans, and in compliance with applicable laws of Colorado and ordinances of the Town.

3.0.3 In interpreting the Contract, words describing materials or work having a well-known technical or trade meaning, unless otherwise specifically defined, will be construed according to well-known meanings as recognized by engineers, architects, and the trades.

3.0.4 When the Contract refers to a provision of the General Conditions or another Contract Document, the Contract means the provision as amended or supplemented by other provisions of the Contract.

3.0.5 When the Specifications state the words "as directed," or "as required," or "as permitted," or words of like meaning, it is understood that the direction, requirement or permission of the Project Manager is intended. Similarly, the words **approved, acceptable or satisfactory** shall refer to approval by the Project Manager.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

3.0.6 The Contract Documents are intended to be complementary, and Work called for on any Drawing and not mentioned in the Specifications, or Work described in the Specifications and not shown on any Drawing, is included under the Contract as if set forth in both the Specifications and Drawings.

3.2 **Copies of Drawings and Specifications Furnished**: The Project Manager will furnish to the Contractor, free of charge, four copies of Drawings and Specifications of the Work. All additional copies will be furnished at reproduction costs.

3.3 **Discrepancies in Drawings**: Contractor shall immediately report any discrepancies found between the Drawings and Specifications and site conditions or any errors or omissions in the Drawings or Specifications to the Project Manager, who shall promptly correct such error or omission IN WRITING. Any Work done by the Contractor after discovery of such discrepancies, errors or omissions is done at the Contractor's risk. In all cases, the Project Manager shall decide the intent of the Drawings and Specifications. The decision is final.

3.4 **Dimensions**: Figured dimensions shall govern over scaled dimensions.

3.5 **Drawings and Specifications at Job Site**: The Contractor shall keep one complete set of all Drawings and Specifications at the job-site, available to the Project Manager or the Manager's representative at all times.

3.6 **Shop Drawings**

3.6.1 The Contractor shall provide Shop Drawings, settings, schedules, and such other Drawings as may be necessary for the prosecution of the Work in the shop and in the field as required by the Drawings, Specifications or Project Manager's instructions.

3.6.2 The Contractor shall submit for approval four reproducible copies of all Shop Drawings and descriptive data as applicable showing all features not fully detailed on the Contract Plans but essential for a completely coordinated installation.

3.6.3 The Town's approval of Shop Drawings indicates only that the type and kind of equipment, general method of construction or detailing are satisfactory, but the Contractor may not construe the approval as a complete check. The Contractor has the responsibility for incorporating into the Work satisfactory materials and equipment meeting the requirements of the Contract Plans and Specifications, the proper dimensions, and the detailing of connections.

3.6.4 The review of Shop Drawings is only to check for compliance with the design concept of the Project and general compliance with the Contract Documents. Approval does not indicate the waiver of any contract requirement. Changes in the Work are authorized only by separate written Change Order.

3.7 **Record Documents**: The Contractor shall keep one record copy of all Addenda, Change Orders, Drawings, Field Orders, Modifications, and Shop Drawings and Specifications in good order. The Contractor shall record any changes made during construction on the

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

record copies. The Contractor shall make a set of "Record Drawings" by marking this set of prints with all changes from the original Drawings as bid, including all Change Orders, alignment changes, depth changes of underground pipes and utilities, and all other items that are not the same as originally drawn. The Contractor shall keep the Record Drawings up to date as the Project progresses. The Project Manager may require, as a condition of the approval of the monthly progress payment, periodic inspection of the Record Drawings. The Contractor will deliver the Record Drawings to the Project Manager upon completion of the Project before Final Payment.

3.8 **Differing Site Conditions**

3.8.1 The Contractor shall promptly, before such conditions are further disturbed, notify the Project Manager in writing of:

3.8.1.1 Subsurface or latent physical conditions at the job-site differing materially from those indicated in the Contract; or

3.8.1.2 Unknown physical conditions at the job-site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

3.8.2 Upon receipt of written notification from the Contractor of alleged differing site conditions, the Project Manager shall promptly investigate the conditions and if it finds the conditions materially differ, and so cause an increase or decrease in the Contractor's cost of or the time required for performance of any part of the Work under the Contract, an equitable adjustment will be made and the Contract modified in writing as provided for in Article 11 of these General Conditions.

3.8.2.1 No claim will be allowed under this Article unless the Contractor has given the written notice required in Article 3.8.1.

3.8.2.2 No claim will be allowed under this Article if Final Payment has been made.

3.9 **Surveys**

3.9.1 The Project Manager shall develop and arrange for all detail surveys necessary. The Contractor assumes full responsibility for construction according to the established lines and grades.

3.9.2 The Contractor shall carefully protect all monuments and property markers from disturbance or damage.

Article 4--AVAILABILITY OF RIGHT-OF-WAY

4.1 **Acquisition of Right-of-Way**

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

4.1.1 Before issuance of Notice to Proceed, the Town shall obtain all land and right-of-way necessary for carrying out and completion of the Work to be performed pursuant to the Contract, unless otherwise mutually agreed.

4.1.2 The Town shall provide to the Contractor information which delineates and describes the lands owned and rights-of-way acquired, when necessary. The Contractor shall confine its operations within the areas designated by the Project Manager.

4.2 **Access to Right-of-Way**: The Town will provide right of access to all places necessary for the performance of the Work. Nothing contained in the Contract shall give the Contractor exclusive occupancy of the area provided by the Town. The Town, other Contractors of the Town and utility companies may enter upon or occupy portions of the land furnished by the Town for any purpose, but without unreasonably interfering with the completion of the Project. Joint occupancy or use of the territory shall not be the basis of any claim for delay or damages.

4.3 **State Highway Right-of-Way**: If any part of the Project is within the right-of-way of a roadway under the jurisdiction of the Colorado Division of Transportation (CDOT) the Town shall obtain the necessary permits from CDOT to perform such Work. Town, at its option may assign the responsibility to Contractor to obtain the necessary permits from CDOT to perform such Work. The Contractor shall conform to all the requirements and restrictions indicated on the permit. The Contractor shall restore the area to its original condition, including reseeding, if necessary, at the completion of the Project.

4.4 **Temporary Storage Facilities**: The Contractor may secure at its own expense, and without liability to the Town, use of any additional land that the Contractor may desire for temporary construction activities, and facilities, or storage of materials.

Article 5--BONDS AND INSURANCE

5.1 **Performance Bond and Labor and Material Payment Bond**: The Contractor shall, within ten days after receipt of the Notice of Award, and before the commencement of any operations hereunder execute the Contract and furnish the Town with separate Performance, and Labor and Material Payment Bonds each in a penal sum equal to the amount of the Contract Price, conditioned upon the Contractor's performance of all undertakings, covenants, terms, conditions, and agreements of the Contract, and upon the Contractor's prompt payment to all persons supplying labor and materials in the prosecution of the Work provided by the Contract. The Contractor and a corporate Bonding company, licensed to transact such business in the State of Colorado and acceptable to the Town, shall execute the Bonds. The Contractor bears the expense of these Bonds. If at any time the Surety on such Bonds becomes irresponsible or loses its right to do business in the State of Colorado, the Town may require another Surety, which the Contractor shall furnish within ten days after receipt of written notice to do so. Evidence of authority of an attorney-in-fact acting for the corporate Surety shall be provided in the form of a certificate as to its power of attorney and to the effect that it is not terminated and

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

remains in full force and effect on the date of the Bonds. The form of the Bonds is subject to the Town's approval.

5.2 **Insurance**

5.0.6 The insurance requirements contained in the Contract shall not limit or redefine the obligations of the Contractor as provided elsewhere in the Contract.

5.2.2 Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. Contractor shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to the Contract Documents by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

5.2.2.1. Contractor shall procure and maintain, and shall cause each subcontractor of the Contractor to procure and maintain a policy the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the Town. All coverage shall be continuously maintained from the date of commencement of services hereunder. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

5.3 **Insurance Requirements**

5.3.1 **General Conditions:** Contractor agrees to secure, at or before the time of execution of this Contract, the following insurance covering all operations, goods or services provided pursuant to this Contract. Contractor shall keep the required insurance coverage in force at all times during the term of the Contract, or any extension thereof, during any warranty period, and for eight (8) years after termination of the Contract. The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado and rated by A.M. Best Company as A-VII or better. Each policy shall require notification to the Town in the event any of the required policies be canceled or non-renewed before the expiration date thereof. Such written notice shall be sent to the Town. Said notice shall be sent thirty (30) days prior to such cancellation or non-renewal unless due to non-payment of premiums for which notice shall be sent ten (10) days prior. If such written notice is unavailable from the insurer, Contractor shall provide written notice of cancellation, non-renewal and any reduction in coverage to the Town by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s). Contractor shall be responsible for the payment of any deductible or self-insured retention. The insurance coverages specified in this Contract are the minimum requirements, and these requirements do not lessen or limit the liability of the Contractor. The Contractor shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Contract. All commercial and automobile liability policies shall have the following additional provisions:

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

- Severability of interests or separation of insureds provision;
- Provision that coverage is primary and non-contributory with other coverage maintained by the Town;
- The underlying Contract is an "insured contract" under the policy;
- Defense costs shall be outside the policy limits for liability coverage.

5.3.2 **Proof of Insurance:** Contractor may not commence services or work relating to the Contract prior to placement of coverages required under this Contract. Contractor certifies that the certificate of insurance attached as ***Exhibit* 3**, preferably an ACORD form, complies with all insurance requirements of this Contract. The Town's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this Contract shall not act as a waiver of Contractor's breach of this Contract or of any of the Town's rights or remedies under this Contract. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town may require additional proof of insurance, including but not limited to policies and endorsements.

5.3.3 **Additional Insureds:** For Commercial General Liability, Automobile Liability, Contractors Pollution Liability (if required) and Excess Liability/Umbrella (if required), Contractor and subcontractor's insurer(s) shall include the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town as additional insured.

5.3.4 **Waiver of Subrogation:** For all coverages required under this Contract, with the exception of Professional Liability - if required, Contractor's insurer shall waive subrogation rights against the Town its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town.

5.3.5 **Subcontractors and Subconsultants:** All subconsultants, subcontractors, independent contractors, suppliers or other entities providing goods or services required by this Contract shall be subject to all of the requirements herein. Contractor shall require all of its subcontractors and subconsultants of any tier to provide insurance coverage in types and amounts required by the Contractor, but in amounts of at least $1,000,000 Commercial General Liability, Business Automobile Liability insurance of $1,000,000 combined single limit, statutory Workers' Compensation coverage, and $1,000,000 professional liability for any subcontractor performing design or engineering work. Contractor agrees to provide proof of insurance for all such subcontractors, subconsultants, independent contractors, suppliers or other entities upon request by the Town.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

5.3.6 **Workers' Compensation and Employer's Liability Insurance:** Contractor shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with minimum limits of $100,000 per occurrence for each bodily injury claim, $100,000 per occurrence for each bodily injury caused by disease claim, and $500,000 aggregate for all bodily injuries caused by disease claims.

5.3.7 **Commercial General Liability:** Contractor shall maintain a Commercial General Liability insurance policy with minimum limits of $1,000,000 for each occurrence and $2,000,000 products and completed operations aggregate, and $2,000,000 general aggregate (per project). The policy shall provide coverage for all claims for bodily injury, property damage (including loss of use), products and completed operations, and contractual liability.

5.3.8 **Automobile Liability:** Contractor shall maintain an Automobile Liability insurance policy, with minimum limits of $1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Contract. If transporting wastes, hazardous material, or regulated substances, Contractor shall carry a pollution coverage endorsement and an MCS 90 endorsement on their policy. Transportation coverage under the Contractors Pollution Liability policy shall be an acceptable replacement for a pollution endorsement to the Business Automobile Liability policy.

5.3.9 **Builder's Risk or Installation Floater:** Contractor shall maintain limits equal to the completed value of the project. Coverage shall be written on an all risk, replacement cost basis including coverage for soft costs, flood and earth movement, if in a flood or quake zone, and, if applicable, equipment breakdown including testing. The Town, Contractor, and subcontractors shall be Additional Named Insureds under the policy. Policy shall remain in force until acceptance of the project by the Town.

5.3.10 **Contractor's Pollution Liability:** Contractor shall maintain minimum limits of $1,000,000 per occurrence and $2,000,000 policy aggregate. Policy to include bodily injury; property damage including loss of use of damaged property; defense costs including costs and expenses incurred in the investigation, defense or settlement of claims; and clean-up costs. Policy shall include a severability of interest or separation of insured provision (no insured vs. insured exclusion) and a provision that coverage is primary and non-contributory with any other coverage or self-insurance maintained by the Town.

5.3.11 **Additional Provisions:**

5.3.11.1 For claims-made coverage: The retroactive date must be on or before the contract date or the first date when any goods or services were provided to the Town, whichever is earlier

5.3.11.2 Contractor shall advise the Town in the event any general aggregate or other aggregate limits are reduced below the required per occurrence

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

limits. At their own expense, and where such general aggregate or other aggregate limits have been reduced below the required per occurrence limit, the Contractor will procure such per occurrence limits and furnish a new certificate of insurance showing such coverage is in force.

Article 6—INDEMNIFICATION

6.1 **Responsibility for Damage Claims**: The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; the Contractor's failure to comply with the provisions of the Contract; the Contractor's neglect of materials while constructing the Work; because of any act or omission, neglect or misconduct of the Contractor; because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, materials or process involved are specifically required by Contract; from any claims or amount arising or recovered under the "Workers' Compensation Act," by reason of the Contractor's failure to comply with the act; pollution or environmental liability; or any failure of the Contractor to comply with any other law, ordinance, order or decree. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose, for the Town's use. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that it and the Town are adequately protected by public liability and property damage insurance.

6.1.1 The Contractor also agrees to pay the Town all expenses incurred to enforce this "Responsibility for Damage Claim" agreement and if the insurer of the Contractor fails to provide or pay for the defense of the Town of Castle Rock, its officers and employees, as additional insured, the Contractor agrees to pay for the cost of that defense.

6.1.2 Nothing in the **INSURANCE PROVISIONS** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

6.1.3 This indemnification obligation shall survive the expiration or termination of this Contract.

Article 7--CONTRACTOR'S RESPONSIBILITIES

7.1 **Control of the Work**

7.1.1 When the Contractor is not present on the Project it shall have a Superintendent or other representative acceptable to the Town present who shall, during the absence of the Contractor, be its representative and have immediate charge of the Project. The Superintendent or representative shall have the Contractor's authority to act in its absence.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.1.2 Any person employed on the Project who fails, refuses or neglects to obey the Superintendent or Contractor's other designated representative, shall, upon the order of the Project Manager, be at once removed from the Project and not again employed on any part of the Project.

7.2 General Use of Subcontractors

7.2.1 The Contractor may utilize the services of specialty Subcontractors on those parts of the Work which, under normal contracting practices, are performed by specialty Subcontractors.

7.2.2 The Contractor shall not sublet or subcontract any portion of the Work to be done under the Contract until approval of such action has been obtained from the Town.

7.2.3 The Contractor is fully responsible to the Town for the acts and omissions of its Subcontractors, and of persons either directly or indirectly employed by them.

7.2.4 Nothing contained in the Contract creates any contractual relationship between any Subcontractor and the Town.

7.2.5 The Contractor shall put appropriate provisions in all Subcontracts relative to the Work to bind Subcontractors to the terms of the Contract insofar as applicable to the Work of Subcontractors, and to give the Contractor the same power to terminate any Subcontractor that the Town may exercise over the Contractor.

7.2.6 The Contractor shall make available to each proposed Subcontractor, before the execution of the subcontract, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract which may be at variance with the Contract Documents. Subcontractors shall similarly make copies of applicable portions of such documents available to their respective proposed Sub-Subcontractors.

7.3 Materials and Equipment Furnished by the Contractor

7.3.1 The Contractor shall furnish and pay the cost of all of the necessary materials not furnished by the Town, all the superintendence, labor, tools, equipment, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery and transportation. The Contractor shall perform all the work required for the construction of all structures listed and itemized under the Bid Schedule of the Bid in strict accordance with the plans, Specifications and requirements and any amendments thereto and supplemental plans and Specifications hereafter approved.

7.3.2 Unless otherwise provided for in the Specifications, all workmanship, equipment, materials, and articles incorporated in the Project are to be the best of their respective kinds, new and undamaged.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.3.3 Materials, supplies or equipment to be incorporated into the Project shall not be purchased by the Contractor or any Subcontractor subject to chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by the seller.

7.3.4 The Contractor shall furnish the Project Manager, for the Manager's approval, the name of the manufacturer of machinery and other equipment for materials the Contractor contemplates incorporating in the Project. The Contractor shall also furnish information on capacities, efficiencies, sizes, etc., and other information as may be required by the Project Manager. The Contractor shall submit samples for approval when requested. Machinery, equipment, materials, and articles installed or used without the Project Manager's approval are at the risk of subsequent rejection.

7.3.5 The Contractor shall give the Project Manager three copies of all shop manuals, operating manuals, parts lists, classifications, catalog cuts, Specifications, warranties and guarantees for all equipment and machinery installed.

7.3.6 **Consideration of a product as an "equal" by the Project Manager may require that the manufacturer of such product furnish guarantees that extend beyond the usual product warranty time.** The refusal of a manufacturer to provide such guarantees is sufficient reason for rejecting the product.

7.4 Patents and Copyrights

7.4.1 The Contractor shall provide a suitable legal agreement with the patentee giving the Contractor the right to use any design, device, material, or process covered by letters patent or copyright, in the construction of the Project when the use has not been specified or required by the Drawings and Specifications. The Contractor shall file a copy of this agreement with the Town, if requested. The Contractor and the Surety shall indemnify, defend and save harmless the Town from all claims for infringements on patented design, devices, material, process or any trademark or copyright during the prosecution or after the completion of the Project.

7.4.2 If any design, device, material, process or product of a particular manufacturer covered by letters patent or copyright is specified for use by the Drawings and Specifications, the Town is responsible for any claims for infringement by reason of the use of such design, device, material, process or product of a particular manufacturer; but the Contractor shall pay any royalties or license fees required.

7.5 Existing Utilities

7.5.1 The Town has collected and shown on the Drawings available information on the location of existing underground, surface and overhead structures and utilities. However, the Town does not guarantee the results of the investigations are accurate or complete. It is the Contractor's responsibility to verify all locations of existing structures and utilities shown on the Drawings and to ascertain whether any other structures and utilities exist.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.5.2 The Contractor shall support, and protect from injury, existing power lines, telephone lines, water mains, gas mains, sewers, cables, conduits, ditches, curbs, walks, pavements, driveways, and other structures in the vicinity of the Project which are not authorized to be removed until completion of the Project.

7.6 Coordination with Utilities Departments

7.6.1 The Contractor shall always coordinate its Work with the Town of Castle Rock Utilities Department. If it becomes necessary to close portions of any water or sewer system due to construction operations, a minimum of 48 hours notification shall be given the Utilities Department and whenever possible one week's notice should be given. It is the Contractor's responsibility to ensure continuity of the utilities.

7.6.2 All water from Town owned utilities required for the Project will be provided at the Contractor's expense.

7.7 Laws and Ordinances

7.7.1 The Contractor shall perform all obligations under the Contract in strict compliance with all federal, state, and municipal laws, rules, statues, charter provisions, ordinances, and regulations, applicable to the performance of the Contractor under the Contract.

7.7.2 The Contractor shall obtain all other permits and licenses required in the prosecution of the Work.

7.7.3 IT IS UNLAWFUL AND UNETHICAL FOR ANY PERSON TO OFFER, GIVE OR AGREE TO GIVE ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE, OR FOR ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE TO SOLICIT, DEMAND, ACCEPT OR AGREE TO ACCEPT FROM ANOTHER PERSON, A GRATUITY OR AN OFFER OF EMPLOYMENT IN CONNECTION WITH ANY DECISION, APPROVAL, DISAPPROVAL, RECOMMENDATION OR PREPARATION OF ANY PART OF A PROGRAM REQUIREMENT OR A PURCHASE REQUEST, INFLUENCING THE CONTENT OF ANY SPECIFICATION OR PROCUREMENT STANDARD, RENDERING OF ADVICE, INVESTIGATION, AUDITING OR IN ANY OTHER ADVISORY CAPACITY IN ANY PROCEEDING OR APPLICATION, REQUEST FOR RULING, DETERMINATION, CLAIM OR CONTROVERSY, OR OTHER PARTICULAR MATTER, PERTAINING TO ANY PROGRAM REQUIREMENT OR A CONTRACT OR SUBCONTRACT, OR TO ANY SOLICITATION OR PROPOSAL THEREFOR.

7.7.4 IT IS UNLAWFUL AND UNETHICAL FOR ANY PAYMENT, GRATUITY OR OFFER OF EMPLOYMENT TO BE MADE BY OR ON BEHALF OF A SUBCONTRACTOR UNDER A CONTRACT TO THE PRIME CONTRACTOR OR HIGHER TIER SUBCONTRACTOR OF ANY PERSON ASSOCIATED

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THEREWITH, AS AN INDUCEMENT FOR THE AWARD OF A SUBCONTRACT OR ORDER.

7.8 **Protection of Persons**

7.8.1 The Contractor is responsible for the health and safety of each and every person on or at the Work site. The Contractor shall take all necessary and reasonable precautions and actions to protect all such persons from injury, death or loss. The Contractor shall furnish, erect, and maintain at its own expense all necessary precautions for the protection of the Work and safety of the public through and around its construction operations.

7.8.2 Contractor shall prepare and implement a safety program complying with all of the requirements in this Section. Prior to the start of construction, Contractor shall provide the safety program to the Project Manager.

7.8.3 Prior to the start of construction, the Contractor shall provide the Project Manager with a statement signed by the Contractor's Superintendent that all Contractor Personnel have been or will be briefed on the Contractor's safety program prior to being allowed on the Work site.

7.8.4 It is a condition of the Contract, and the Contractor shall make a condition of each Subcontract entered into pursuant to the Contract, that the Contractor and any Subcontractor shall not require any laborer, mechanic or other person employed in performance of the Contract to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to health or safety. The Contractor shall comply with all applicable safety rules and regulations adopted by the United States Department of Labor Occupational Safety and Health Administration (OSHA), the Industrial Commission of the State of Colorado or the Town of Castle Rock, whichever is most restrictive. The Town assumes no duty to ensure that the Contractor follows the safety regulations issued by OSHA or the State of Colorado.

7.8.5 The Town shall have the right at any time to request a safety compliance review of the Contractor's and its Subcontractor's safety policies, practices, and procedures. The Contractor shall provide to the Project Manager a complete copy of any OSHA correspondence, report, warning, citation, directive or notice within twenty-four (24) hours after it is received. The Contractor shall also provide the Project Manager a copy of any Contractor replies to any OSHA correspondence, report, warning, citation, directive or notice. This submittal is for informational purposes only and shall not alter the Contractor's responsibilities for safety of the Work site.

7.8.6 The Contractor shall provide written notice of any report of injury on the Work site to the Project Manager within forty-eight (48) hours after Contractor becomes aware of same. In addition, the Contractor shall provide verbal notice of the injury to the Project Manager immediately following the report of the injury. Contractor shall thereafter provide a copy of any investigation into the injury and a written statement of resolution of the injury, which should include but is not limited to, the

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

cause of the injury and remediation steps the Contractor will take to prevent another similar injury.

7.8.7 The Contractor shall employ at the Work site a responsible qualified person whose duties shall include the protection of persons and property and the administration of the Contractor's safety program. This person must have safety training, a working knowledge of safety requirements, and experience administering safety programs. The Contractor shall provide the Project Manager with this person's name prior to the start of construction.

7.8.8 For operations involving trenching, excavation or any other underground construction, the Contractor's attention is specially directed to and its Work shall conform to the Construction Safety and Health Regulations, Part P Subparagraph 1926.650-653 by OSHA, latest revision.

7.8.9 The Contractor shall provide all necessary protective devices and safety precautions. Such devices and precautions may include but are not limited to: posting of danger signs warning against hazards such as, but not limited to, hoists, well holes, elevator hatchways, scaffolding, openings, stairways, trip and fall hazards and falling materials; placement of warning flares; equipment back-up alarms; installation of barricades; promulgation and application of safety regulations and employment of safety personnel and guards. Signs will not be considered to be an adequate substitute for physical protective barriers. The costs of all protective devices and the planning and implementing of safety precautions are considered to be included in the Contract Amount.

7.8.10 This Section shall be interpreted in its broadest sense for the protection of persons and property, and no act or omission to act by the Town, its officers, employees or agents, or by any consultant shall relieve the Contractor of its obligations and duties hereunder.

7.9 Protection of Property

7.9.1 The Contractor shall continuously and adequately protect the Work from damage, injury or loss arising in connection with the Contract. It shall repair or replace at its expense any such damage, injury or loss, except such as may be directly due to error in the Contract or caused by agents or employees of the Town. It shall provide and maintain at its expense all passageways, barricades, guard fences, lights, and other protection facilities required by public authority or local conditions.

7.9.2 The Contractor is responsible for protection of all public and private property on and adjacent to the site of the Work. It shall use every precaution necessary to prevent damage to curbs, sidewalks, driveways, trees, shrubs, sod, mailboxes, fences, and other private and public improvements. It shall protect carefully from disturbance or damage all land monuments and property markers until an authorized agent has witnessed or otherwise referenced their locations, and shall not remove them until directed.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.10 **Protection of Historical Sites**: When the Contractor's excavating operations encounter remains of prehistoric people's dwelling sites or artifacts of historical or archeological significance, the Contractor shall temporarily discontinue the operations, and immediately advise the Project Manager. The Project Manager will contact archeological authorities to determine the disposition of the items in question. When directed, the Contractor shall excavate the site in such a manner as to preserve the artifacts encountered and remove them for delivery to the custody of the proper authorities. Such excavation is considered, and paid for, as extra Work.

7.11 **Responsibility to Repair**

7.11.1 Should any existing property be damaged, the Contractor shall immediately notify the owner of such property. Unless authorized in writing by the owner of the property or directed by the Project Manager, the Contractor shall not attempt to make repairs. Written authorization from the owner to make repairs must be so worded as to save the Town harmless from any responsibility whatsoever relative to the sufficiency of the repairs. The Contractor shall give the Project Manager a copy of the written authorization to make repairs.

7.11.2 When any direct or indirect damage or injury is done to any public or private property or utility by or on account of any act, omission, neglect or misconduct in the execution of the Work, the Contractor shall restore the damaged property at its own expense to a condition equal to or better than that existing before such damage or injury.

7.11.3 The Contractor shall replace any materials and equipment lost, stolen, damaged or otherwise rendered useless during the performance of Work on the Project.

7.12 **Traffic Control**

7.12.1 The Contractor shall arrange Work to disrupt traffic as little as possible. All traffic Control Devices used shall conform to the latest edition of the Manual of Uniform Traffic Control Devices, (MUTCD). Except as otherwise permitted, two-way traffic shall be maintained at all times in public roadways. At least 7 days before starting any Work in Town right-of-way, the Contractor shall submit a detailed traffic control plan for review from the Public Works Department, with a copy to the Police Department. The approval shall establish the requirements for closures related to the number of lanes and time of day lanes or streets may be closed. The Traffic Control Plan (TC Plan) shall include the name of the contractor, the name and phone number of the person responsible for the traffic control, the date for beginning and ending construction activity and hours of operation expected. The TC Plan should show the widths of streets involved, traffic lanes, the size and location of the Work area with distances from the curb, distance to the nearest intersection and the type and location of traffic control devices. No changes to the TC Plan shall be permitted without prior approval by the Public Works Director.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.12.2 The Contractor shall furnish and maintain all necessary signs, barricades, lights, and flaggers necessary to control traffic and provide for safety of the public, all in compliance with the MUTCD with subsequent revisions and additions, and to the satisfaction of the Public Works Director.

7.12.3 Whenever a police officer is necessary for traffic control, the Contractor shall hire and pay a uniformed off-duty police officer with authority in the Town to direct traffic. The police department will determine the rate of pay for the officers.

7.12.4 The Contractor shall make its Traffic Control plans in concurrence with the Town requirements.

7.13 Sanitary Regulations

7.13.1 The Contractor is responsible for providing proper health and sanitation facilities for its employees, in compliance with any rules and regulations of the State Board of Health or any other bodies having jurisdiction.

7.13.2 The Contractor shall always provide an abundant supply of safe drinking water for its employees and shall give orders against the drinking of any water known to be unsafe in the vicinity of the Project.

7.13.3 At convenient places, the Contractor shall provide fly-proof outside toilets which are to be maintained in a sanitary condition. Toilets shall not be permitted in any reservoir area and shall not be permitted where they may pollute a water supply.

7.14 Pollution Control

7.14.1 The Contractor shall comply with all applicable Federal and State laws, orders, and regulations concerning the control, prevention, and abatement of water pollution and air pollution in all operations pertaining to the Contract whether on right-of-way provided by the Town or elsewhere.

7.14.2 The Contractor shall use construction methods that prevent release, entrance or accidental spillage of solid matter, contaminants, debris, and other objectionable pollutants and wastes including, but not restricted to refuse, garbage, cement, concrete, sewage effluent, industrial waste, radioactive substances, oil and other petroleum products, aggregate processing tailings, mineral salts, and thermal pollution. Non-regulated solid wastes shall be disposed of by methods approved under applicable laws and regulations, including, the Resource Conservation and Recovery Act (RCRA), Subtitle D, as administered by Colorado and local Health Departments and the EPA. Contaminated and hazardous materials are regulated by RCRA, Subtitles C and D. The Contractor shall notify the Colorado Department of Health, local Health Departments, and Town Fire Departments if suspect materials are encountered.

7.14.3 The Contractor shall utilize methods and devices that are reasonably available to control, prevent, and otherwise minimize atmospheric emissions or discharges of

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

air contaminants including dust in its construction activities and operation of equipment.

7.14.4 **The Contractor shall not emit dust into the atmosphere during any operations,** *including but not limited to*: grading; excavating; manufacturing, handling or storing of aggregates; trenching; or cement or pozzolans. The Contractor shall use the necessary methods and equipment to collect, deposit, and prevent dust from its operations from damaging crops, orchards, fields or dwellings or causing a nuisance to persons. The Contractor is liable for any damage resulting from dust.

7.14.5 The Contractor may not operate equipment and vehicles with excessive emission of exhaust gases due to improper mechanical adjustments, or other inefficient operating conditions, until repairs or adjustments are made.

7.14.6 Burning trash, rubbish, trees, brush or other combustible construction materials is not permitted.

7.14.7 De-watering for structure foundations or earthwork operations adjacent to or encroaching on lakes, streams or water courses shall be done in a manner which prevents muddy water and eroded materials from entering the lakes, streams or water courses, by construction of intercepting ditches, bypass channels, barriers, settling ponds or by other approved means. Excavated materials may not be deposited or stored in or alongside lakes or water courses where they can be washed away by high water or storm runoff.

7.14.8 The Contractor may not allow wastewater from aggregate processing, concrete batching or other construction operations to enter lakes, streams, water courses or other surface waters without turbidity control methods such as settling ponds, gravel-filter entrapment dikes, approved flocculation processes that are not harmful to fish, recirculation systems for washing of aggregates or other approved methods. Any wastewater discharged into surface waters shall conform to applicable discharge standards of the Colorado Department of Health and the Federal Government.

7.15 Cleaning Up and Restoration

7.15.1 The Contractor shall clean up all refuse or scrap materials so the site presents a neat, orderly, and workmanlike appearance at all times.

7.15.2 Upon completion of the Project, and before Final Inspection, the Contractor shall remove from the construction site and any occupied adjoining property all plants, buildings, refuse, unused materials, forming lumber, sanitary facilities, and any other materials and equipment that belong to the Contractor or its Subcontractors.

7.15.3 The Town may clean up and restore the construction site satisfactorily when the Contractor fails to do so. Any costs the Town incurs will be deducted from the Final Payment due the Contractor.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Article 8--OTHER WORK

8.1 The Town reserves the right to award other Contracts in connection with the Project. The Contractor shall cooperate with and afford other contractors' reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall coordinate its Work with theirs.

Article 9--TOWN'S RESPONSIBILITIES

9.1 The Town will furnish the data required by the Contract and will make payments to the Contractor as provided by these General Conditions.

Article 10--PROJECT MANAGER'S RESPONSIBILITIES

10.1 The Project Manager is designated by the Town to exercise all authority on its behalf under the Contract and to see that the Project is completed according to its terms and conditions. The Project Manager may assume exclusive control of the performance of the Contractor whenever such performance is located in or upon the Town's property. The Project Manager will furnish all explanations, directions, stakes or markers, and inspections necessary to carry out and complete the Project.

10.2 **Lines and Grades**

10.2.1 The Contractor shall survey and stake as needed to complete project.

10.2.2 The Project Manager may appoint a Surveyor who will furnish all lines and grades. The Contractor shall give assistance, as required by the Surveyor, to aid in the staking, including clearing, improving access, exploratory excavations, and suspending operations to permit the Surveyor to perform its Work.

10.2.3 The Contractor shall give notice to the Surveyor at least three full days before initial lines and grades are needed. Thereafter, the Contractor shall give the Surveyor notice at least one full day before additional line and grade stakes are needed. The Project Manager is not responsible for providing lines and grades until the Contractor meets this Article's notice requirements.

10.2.4 The Contractor shall preserve all stakes, bench marks, and any other survey points. If they are destroyed by the Contractor or its employees, the Contractor shall pay for their replacement.

10.3 **Inspection**

10.3.1 The Project Manager shall appoint Inspectors to inspect the Project. Inspection may extend to all or any part of the Project. The Inspectors are not authorized to alter the provisions of the Drawings or Specifications or to delay the fulfillment of the Contract by failure to inspect materials and Work with reasonable promptness.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

10.3.2 An Inspector has authority to reject defective materials and to suspend any Work that is being done improperly subject to the final decision of the Project Manager.

10.3.3 The Contractor shall give the Project Manager due and timely notice of readiness when the Project is to be inspected, tested or approved by someone other than the Inspector. The Contractor shall give the Project Manager required certificates of inspection, testing or approval. Inspection, tests or approvals by the Project Manager or others does not relieve the Contractor from its obligations to perform the Work according to the requirements of the Contract.

10.3.4 If the Project Manager considers it necessary or advisable that previously completed or covered Work be inspected or tested, the Contractor shall uncover, expose or otherwise make the Work available to the Project Manager for inspection and testing. The Contractor shall furnish all tools, labor, material, and equipment necessary to make the Work available. If the Project Manager finds the Work defective, the Contractor shall pay for the cost of satisfactory reconstruction and making the Work available. However, if the Work is not found defective, the Contractor will be allowed an increase in the Contract Price and/or an extension of the Contract Time for costs and time directly attributable to making the Work available and for reconstruction.

10.3.5 If the Contractor's operations require inspecting, testing or surveying to be done outside normal working hours or on Town holidays, it shall be at the Contractor's expense.

10.4 Stop Work Order

10.4.1 The Project Manager has the authority to suspend Work on the Project either in whole or in part, for as long as the Project Manager deems necessary due to:

X Unsuitable weather;
X Faulty workmanship;
X Improper superintendence;
X Contractor's failure to carry out orders or to perform any provision of the Contract;
X Conditions which may be considered unfavorable for the prosecution of Work on the Project; or
X Work being carried on in an unsafe manner.

10.4.2 If it is necessary to stop work for an indefinite period, the Contractor shall, if directed by the Project Manager, store all materials in such a manner that they will not become an obstruction or become damaged in any way. The Contractor shall take every precaution to prevent damage to or deterioration of the Work, providing suitable drainage and erecting temporary structures where necessary.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

10.4.3 The Project Manager will put the Stop Work order in writing and the Contractor may not proceed with Work on the suspended portion of the Project until notified in writing by the Project Manager.

10.5 **Disputes**

10.5.1 If the Contractor considers any Work directed by the Town to be outside the Contract requirements, or if it considers any ruling of the Project Manager to be unfair, it shall immediately ask for a written instruction or decision and shall perform the Work in conformance with the Project Manager's ruling. If the Contractor considers such instructions unsatisfactory, it shall file a written protest with the Project Manager within ten days after their receipt.

10.5.2 All claims, disputes and other matters in question arising out of or relating to the Contract shall be submitted to the Project Manager before the Contractor can begin litigation.

Article 11--CHANGES

11.1 **General**

11.1.1 The Town may make alterations to the Project without the consent of the Surety at any time during the Work. The Contractor shall perform the Work as changed, as if originally specified. The alterations do not invalidate the Contract in any way.

11.1.2 The Project Manager may, at any time, without notice to the Surety, by written notice to the Contractor, make any change in the Work to be performed within the general scope of the Contract, including but not limited to changes:

X In the Specifications (including Drawings and designs);
X In the method or manner of the performance of the Work;
X In facilities, equipment, materials, services or site furnished by the Town; or
X Directing acceleration in the performance of the Work.

11.1.3 Any other written order or verbal order (which terms as used in this Article shall include direction, instruction, interpretation or determination) from the Project Manager, which causes the change, will be treated as a Change Order under this Article, provided that the Contractor gives the Project Manager written notice stating the date, circumstances, and source of the order and that the Contractor regards the order as a Change Order.

11.1.4 The Contractor may not treat any order, statement or conduct of the Project Manager as a change under this Article nor become entitled to an equitable adjustment in the Contract Price or Performance Time, except as provided in this Article.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

11.1.5 If any change under this clause causes an increase or decrease in the Contractor's cost or the time required for the performance of any part of the Work under the Contract, whether or not changed by any order, an equitable adjustment will be made and the Contract modified in writing accordingly.

11.1.6 Claims for changes in the Contract Price or Contract Time of Performance will not be considered after the Final Payment has been made.

11.2 **Compliance with §24-91-103.6**: Notwithstanding any other language in this contract, the issuance of any Change Order or other form of order or directive by the Town requiring additional compensable work to be performed which will cause the Contract Price to **exceed** the amount appropriated for the Work is prohibited unless the Contractor is given written assurance by the Town that lawful appropriations to cover the costs of the additional work have been made or unless the Contract contains a remedy granting provision.

11.3 **Field Orders**: The Project Manager may make changes in the details of the Project at any time, by issuing a Field Order. The Contractor shall proceed with the performance of any changes in the Project ordered by the Project Manager. If the Contractor believes that such Field Order entitles it to a change in Contract Price or Time, or both, it shall give the Project Manager written notice within ten days after the receipt of the Field Order. Thereafter, the Contractor shall document the basis for the change in Contract Price or Time within thirty days.

11.4 **Change Orders**

11.4.1 Changes in the Contract Price are authorized only by Change Orders. Changes in contract time may be made by Change Order or by other appropriate written authorization.

11.4.2 Any difference in cost from Change Orders shall be added to or deducted from the amount of the Contract, as the case may be. Adjustments in the amounts to be paid to the Contractor on account of changed Work will be determined by one of the following methods in the order listed:

X Unit Prices submitted in the Bid Schedule;
X Negotiated Unit Prices; and
X Negotiated lump sum.

11.5 **Extras and Force Account Work**

11.5.1 The Contractor shall perform any Work and furnish materials and equipment necessary or desirable for proper completion of the Contract if the Project Manager believes it necessary to order Work or materials or equipment which, in the Project Manager's opinion, are not susceptible to classification under the Unit Price items named in the Bid Schedule, and are not included in any lump sum bid item. The Project Manager will order such labor, material and equipment in writing before

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

the extra Work is started. The labor, material and equipment will be classed as extra Work. The Town will not pay for extra Work unless the Town orders in extra work in writing. All claims for extra Work shall be submitted to the Project Manager, supplemented by any data the Project Manager requires.

11.5.2 Extra Work and Work involving a combination of increases and decreases in the Work will ordinarily be paid for at a lump sum or Unit Price agreed upon in writing by the Project Manager and Contractor before the extra Work Order is issued. In the negotiation of lump sum or Unit Prices, the agreed estimated cost of the Work plus an allowance for overhead and profit, not to exceed the allowances stated in Section 11.5.3, shall be used.

11.5.3 The allowance for overhead and profit will include full compensation for superintendence, bonds and insurance premiums, taxes (other than sales or use taxes included in the cost of materials), office expense, and all other items of expense or cost not included in the cost of labor, materials, or equipment provided under Sections 11.5.4, 11.5.5 and 11.5.6. The allowance for overhead and profit will be according to the following schedule:

ACTUAL NECESSARY COST ALLOWANCE:

Labor	20 percent
Materials	15 percent
Equipment	10 percent

The Actual Necessary Cost for labor, materials, or equipment will be computed according to Sections 11.5.4, 11.5.5 and 11.5.6.

Superintendence, bond and insurance premiums, taxes (other than sales or use taxes inclusive in the cost of materials), and other general expense will not be included in the computation of actual necessary cost. When all or any part of the extra Work is performed by a Subcontractor or specialty firm, the prime Contractor may add five percent of the Subcontractor's total cost for the extra Work. The Contractor shall give the Project Manager daily report sheets covering the direct cost of labor and materials and charges for equipment. The daily report sheets shall provide names or identifications and classifications of workers and hours worked, as well as size, type and identification number of equipment and hours operated. Material charges shall be substantiated by valid copies of vendors' invoices. The Project Manager will make any necessary adjustments and compile the costs of cost-plus Work. When these reports are agreed upon and signed by both parties, they become the basis of payment for the Work performed.

11.5.4 Labor: The cost of labor used in performing the Work by the Contractor, a Subcontractor, or other forces will be the sum of the actual wages paid plus any employer payments to, or on behalf of, workers for fringe benefits including health and welfare, pension, vacation, and similar purposes; all payments imposed by State and Federal laws including, but not limited to, compensation insurance, and

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

social security payments; and the amount paid for subsistence and travel required in accordance with the regular practice of the employer.

At the beginning of the contract or as later requested by the Project Manager, the Contractor shall furnish the Project Manager proof of labor compensation rates being paid or already paid.

11.5.5 Materials: The cost of materials used in performing the Work, including transportation charges for delivery (exclusive of machinery rentals), will be the cost to the purchaser, whether Contractor, Subcontractor or other forces, from the Supplier thereof, inclusive of sales or use taxes, except if, in the opinion of the Project Manager, the cost of materials is excessive, or the Contractor does not furnish satisfactory evidence of the cost of such material. If the Project Manager finds the cost excessive or the Contractor has not furnished evidence of the cost, then the cost will be deemed to be the lowest current wholesale price for the quantity concerned delivered to the job-site less cash or trade discounts.

The Town reserves the right to furnish materials for the Work and the Contractor may not claim costs and profit on materials furnished by the Town.

The Town reserves the right to purchase from the Contractor any materials previously purchased for a project and not used. Payment for the materials will be based on the actual material cost as shown on the Supplier's invoice, any transportation charges incurred, plus a fifteen percent handling fee.

11.5.6 Equipment: The Contractor will be paid according to the rental rates agreed upon in writing before extra or force account Work is begun, for any machinery or special equipment (other than small tools) authorized by the Project Manager. The Contractor may furnish cost data to assist the Project Manager in the establishment of the rental rate.

The rental rates paid, as provided above, shall include the cost of fuel, oil, lubrication supplies, small tools, necessary attachments, repairs and maintenance of all kinds, depreciation, storage, insurance, and all incidentals. Operator wages will be paid separately, as provided in Section 11.5.4.

Individual pieces of equipment or tools having a replacement value of $100.00 or less, whether or not consumed by use, are considered small tools and no payment will be made for them.

Rental time will not be allowed while equipment is inoperative due to breakdowns or storage on-site.

11.5.7 Equipment on the Work: The rental time to be paid for equipment on the Work is the time the equipment is in productive operation on the extra Work being performed.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

11.5.8 Eliminating Items: The Project Manager shall notify the Contractor in writing to eliminate any items contained in the proposal unnecessary for the proper completion of the Work. Such action will not invalidate the contract. The Contractor, by Change Order, will be reimbursed for actual work done and all cost incurred, including mobilization of materials and equipment before the elimination of such items.

Article 12--CONTRACT TIME

12.1 General

12.1.1 Time is of the essence in the performance of all Work contemplated in the Contract. Therefore, the Work shall be commenced no later than ten days from and including the date of Notice to Proceed and shall be fully completed in a satisfactory and acceptable manner within the time stated in the Contract.

12.1.2 The capacity of the Contractor's construction plant and force shall be sufficient as to insure completion of the Project within the allotted time. The Contractor shall use multiple crews if necessary to complete the Project within the allotted time.

12.2 Delays

12.2.1 Delay claims fall into three categories: non-excusable, excusable, or compensable. Any payment for delays or the granting of time extensions require a properly executed Change Order per Article 11.

12.2.2 **Non-excusable delay** is one caused by factors within the Contractor's reasonable control. The delay is the Contractor's fault; no additional time or additional compensation is allowed. Typical types of non-excusable delays are:

X Late submittal of Shop Drawings;
X Late procurement of materials or equipment;
X Insufficient personnel;
X Unqualified personnel;
X Inadequate coordination of Subcontractors or other contractors;
X Subcontractor delays;
X Late response to Town and Project Manager inquiries; or
X Construction not conforming to contract requirements making repeated re-working necessary.

12.2.3 **Excusable delay** is caused by factors beyond the Contractor's reasonable control, but is not the result of the Town's actions or failure to act. An excusable delay entitles the Contractor to an extension of time but no additional compensation for the cost of the delay.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

12.2.4 **Compensable delay** is one where the Town has failed to meet an obligation stated or implied in the construction contract. If the Project Manager considers a delay as compensable, the Town will grant a time extension and reimburse the Contractor for the increased cost caused by the delay. Typical types of Town-caused delays are:

X Late approval of Shop Drawings and samples;
X Delays in answers to field inquiries by the Contractor;
X Interference with the Contractor during construction;
X Town-caused schedule changes;
X Design changes; or
X Interference by other contractor's or the Town's forces.

12.2.5 Failure to Prosecute Work. If, in the opinion of the Town's Project Manager, or other authorized agent of the Town, the Contractor is not prosecuting the Work under the Contract, written notice will be given and the Contractor shall have seven days to resume the Work with due diligence.

12.3 **Failure to Complete Work on Time--Liquidated Damages**

12.3.1 The Town may permit the Contractor to proceed if the Contractor fails to complete the Work on or before the original date set forth for or on or before the corrected. In such case, the Town will deduct the sum specified in the Contract for each day that the Work remains uncompleted. This sum shall not be a penalty but is liquidated damages.

12.3.2 The parties agree that, under all of the circumstances, the daily basis and the amount set forth as liquidated damages is reasonable and equitable. The Town expends additional personnel effort in administrating the Contract or portions of it that are not completed on time, and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms, are impossible to measure.

12.3.3 Permitting the Contractor to continue and finish the Work, or any part of it, after the time fixed for its completion, or after the date to which the time of completion may have been extended, shall not operate as a waiver on the part of the Town of liquidated damages or any of its rights under the Contract.

Article 13--WARRANTY AND GUARANTEE: SAMPLES AND TESTING; DEFECTIVE WORK AND MATERIALS

13.1 **Warranty and Guarantees**

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

13.1.1 The Contractor and its Surety are jointly responsible for maintenance and satisfactory operation of Work performed under the Contract for a period of one year following the Notice of Construction Completion or until warranty work is fully satisfied. They are responsible for the satisfactory repair or replacement of any Work, materials or equipment which are found defective during this period, provided any failure results directly or indirectly from faulty workmanship or negligence by the Contractor, from faulty manufacturing or from faulty erection or improper handling of materials or equipment furnished or installed by the Contractor. Neither the Contractor nor Surety are liable for any failure resulting from the Town's neglect or improper operation of facilities or the act of a third party.

13.1.2 The obligations of 13.1.1 shall survive termination of the Contract under the provisions of Article 15.

13.2 **Samples and Testing**

13.2.1 All materials and equipment used in the Project will be subject to sampling and testing according to generally accepted standards and as required in the Contract Documents. In the absence of direct references, the sampling and testing of materials will be done according to current Specifications of the American Society for Testing and Materials or the American Water Works Association. The Contractor shall cooperate with the Project Manager in collecting and forwarding required samples.

13.2.2 The Contractor shall not incorporate any materials into the Project or cover any part of the Work until it has been inspected and approved according to the Contract Documents.

13.2.3 The Contractor shall furnish all samples without charge. The Contractor will cooperate with the Project Manager in collecting, handling, storing, and forwarding required samples including the furnishing of manpower and equipment when necessary.

13.2.4 The Contractor will pay the cost of the initial test except when the Contract states otherwise. The Contractor will pay the costs for repeated tests due to failure of the initial test.

13.3 **Access to Work**

13.3.1 The Project Manager and the Manager's representatives shall have access to the Project at any time for purposes of inspection, sampling, and testing. Access shall extend to authorized representatives of participating federal or state agencies and to other public authorities having jurisdiction established by law. The Contractor shall provide proper facilities for access to the Project.

13.3.2 Access to the Project shall mean wherever and whenever it is in manufacture, preparation or progress. It shall include access to payrolls, records of personnel,

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

invoices of materials, terms and conditions of sale of materials and equipment to be incorporated in the Project, files, records, books, correspondence, instructions, Drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and any other relevant data and records relating to the Contract.

13.3.3 The Town may, at reasonable times, inspect the part of the plant, place of business or worksite of the Contractor or Subcontractor at any tier which is pertinent to the performance of the Contract.

13.4 **Defective Work and Materials**

13.4.1 Material and workmanship not conforming to the requirements of the Contract are deemed defective. Defective Work or material shall be removed immediately from the Project site and replaced with acceptable Work and material at the Contractor's expense.

13.4.2 If the Contractor fails to replace rejected materials or Work within ten days after receipt of written notice, the Town may replace or correct them and charge the cost to the Contractor and may terminate the right of the Contractor to proceed. Failure to detect previously installed defective materials or workmanship shall not impair the Town's right to receive a completed project which is free of defects and meets all of the requirements of the Contract Documents.

Article 14--PAYMENTS TO CONTRACTOR AND COMPLETION

14.1 **General**

14.1.1 Unless expressly provided otherwise, the prices shown in the Bid Schedule include the cost of all labor, materials, equipment, tools, forms, services, utilities, royalties, fees, and any other thing or expense necessary to complete the Project. Items not shown on the Plans, Specifications or Special Provisions but which are necessary to construct the Project will be considered a part of the Project whether specified or not and no separate payment will be made for these items.

14.1.2 Unless expressly provided otherwise in the Contract, the amount to be paid for the Work includes all labor, materials, forms, tools, scaffolding, plants, equipment, service, utilities, royalties, fees, and everything, whether temporary or permanent, necessary to complete the Project.

14.2 **Determination of Amounts and Quantities**: The Project Manager shall verify determinations of amounts and quantities of Work performed. The Project Manager shall have access to the records as stated in Article 13.3. The method of measurement of the Contract Bid Items will be as specified in the Special Conditions.

14.3 **Variations in Estimated Quantities**

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

14.3.1 Where the quantity of a pay item in the Contract is an estimated quantity and where the actual quantity of such pay item varies more than twenty-five percent below the estimated quantity stated in the Contract, the Contractor shall make an equitable adjustment in the Contract Price, upon demand of the Town. The Contract Price adjustment will be based upon any decrease in costs due solely to the variation below seventy-five percent of the estimated quantity.

14.3.2 Where the quantity of a pay item in the Contract is an estimated quantity and the actual quantity of such pay item is more than twenty-five percent above the estimated quantity in the Contract, the Town may elect to terminate the Contract or issue a Change Order to adjust the Contract Price.

14.4 Monthly Estimates--Partial Payments

14.4.1 The Contractor shall prepare monthly partial estimates (monthly estimates) for all Work completed up to that time. The authorized Town representative(s) shall approve the monthly estimates before progress payments will be made. The format of the monthly estimates will be related to the format of the Bid Proposal.

14.4.2 In making such progress payments, subject to the exceptions in this Article, the Town will retain five percent of the total amount earned as indicated in the monthly estimate until the Project is substantially completed, provided, however, that at any time after the value of the completed Work equals or exceeds fifty percent of the face value of the Contract, the Town shall, if it finds that satisfactory progress is being made, retain the amount previously withheld but make the remaining partial payments in full. At no time may the amount retained exceed five percent of the total Contract Price.

14.4.3 If the Town finds that satisfactory progress is being made in all phases of the Contract, it may, upon written request by the Contractor, authorize payment from the withheld percentage. Before such payment is made, the Town shall determine that satisfactory and substantial reasons exist for the payment and shall require written approval from any Surety furnishing Bonds for the Contract. The Contractor shall make partial payments of the amount due to each of its Subcontractors in the same manner as the Town is required to pay the Contractor under this Article, providing that the Subcontractor is satisfactorily performing under its Contract with the Contractor.

14.4.4 Monthly estimates may include the value of acceptable materials required in the construction which have been delivered on the site of the Work or to adjacent railway siding and for which acceptable provisions have been made for preservation and storage, providing the Contractor submits with its monthly estimate, paid invoices in duplicate for the material for which payment is being requested. Material paid for by the Town becomes the property of the Town and, in the event of the default on the part of the Contractor, the Town may use or cause to be used such materials in construction of the Work provided for in the Contract.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

14.4.5 The Town may withhold, in addition to retained percentages from Contractor payments, such an amount or amounts as may be necessary to cover:

14.4.6.1 Claims for labor or materials furnished the Contractor or Subcontractor(s) or reasonable evidence indicating probable filing of such claims;

14.4.6.2 Failure of the Contractor to make proper payment to Subcontractors or for material or labor furnished by others;

14.4.6.3 A reasonable doubt that the Contract can be completed for the balance then unpaid;

* Evidence of damage to another Contractor or private property;
* Uncorrected defective Work or guarantees that have not been met;
* Failure of the Contractor to submit cost breakdowns, schedules, reports and other information required under the Contract;
* Persistent failure to carry out the Work according to the Contract; or
* Reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay.

14.4.6 The Town may disburse and has the right to act as agent for the Contractor in disbursing funds, withheld pursuant to this paragraph, to the party or parties who are entitled to payment therefrom, but the Town assumes no obligation to make such disbursement. The Town will render to the Contractor a proper accounting of all funds disbursed under this paragraph.

14.5 **Escrow Contract in Lieu of Retainage**

14.5.1 When sums are withheld to assure satisfactory performance of any contract exceeding fifty thousand dollars, the Contractor may withdraw the whole or any portion of the withheld sums if the Contractor deposits acceptable securities with the Director of Finance to negotiate the acceptable securities and to receive the payments due the Town pursuant to law or the terms of the Contract. To the extent there are excess funds resulting from negotiation, the balance shall be returned to the Contractor. Acceptable securities which are deposited shall have a market value at least equal in value to the amount withdrawn at all times. If at any time the Town determines that the market value of the acceptable securities deposited has fallen below the amount withdrawn, the Director of Finance shall give notice to the Contractor, who shall deposit additional acceptable securities in an amount sufficient to re-establish a total deposit of securities equal in value to the amount withdrawn.

14.5.2 The Town may enter into an escrow contract or agreement with any national bank, state bank, trust company or savings and loan association located in this state and designated by the Contractor, after notice to the Surety, to provide an escrow agent

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

for the custodial care and servicing of any obligations deposited with it pursuant to §24-91-106, C.R.S., as amended. Such services shall include the safekeeping of the obligations and the rendering of all services required to effectuate the purpose of §24-91-106 and §38-26-107, C.R.S., as amended.

14.5.3 The Town or any national bank, state bank, trust company or savings and loan association located in the state and designated by the Contractor to serve as custodian for the obligations pursuant to §24-91-106, C.R.S., as amended, shall collect all interest and income when due on the obligations deposited and shall pay them, when and as collected, to the Contractor who deposited the obligations. If the deposit is in the form of coupon Bonds the escrow agent shall deliver each coupon, as it matures, to the Contractor. The Contractor may not charge any expense incurred for this service to the Town.

14.5.4 Any amount deducted by the Town, pursuant to law or the terms of a Contract, from the retained payments otherwise due to the Contractor, will be deducted first from that portion of the retained payments for which no obligation has been substituted and then from the proceeds of any deposited obligation, in which case, the Contractor is entitled to receive the interest, coupons or income only from those obligations which remain on deposit after such amount has been deducted.

14.5.5 Provided that the Subcontractor has performed under its Contract with the Contractor, the Contractor shall disburse to each Subcontractor all retained payments and interest disbursed to the Contractor by the Town, in proportion to the respective amounts of retained payments, if any, which the Contractor has withheld from its Subcontractors.

14.5.6 If it becomes necessary for the Town to take over the completion of any Contract, all of the amount owed the Contractor, including the withheld percentage, shall first be applied toward the cost of completion of the Contract and any liquidated damages. Any balance remaining in the retained percentage shall be payable to the Contractor or the Contractor's creditors. Such retained percentage, as may be due any Contractor, shall be due and payable at the expiration of thirty days from the date of the Town Project Final Acceptance.

14.6 **Town's Right to Accept Portion of the Project**: The Town reserves the right to accept and make use of any completed section of the Project without invalidating the Contract or obligating the Town to accept the remainder of the Project.

14.7 **Substantial Completion**: When the Contractor considers the entire work ready for its intended use, the Contractor shall notify the Project Manager in writing that the entire Work is substantially complete (except for items specifically listed by Contractor as incomplete) and request that the Project Manager issue a Notice of Substantial Completion. Within a reasonable time, the Contractor, Project Manager and any other appropriate Town representatives shall make an inspection of the Work to determine the status of completion. If the Project Manager does not consider the Work substantially complete, the Project Manager will notify the Contractor in writing giving the reasons for denial of the Notice of

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Substantial Completion. If the Project Manager considers the Work substantially complete, the Project Manager will prepare and deliver to the contractor a Notice of Substantial Completion which shall fix the date of Substantial Completion. The Project Manager shall attach to the certificate a tentative list ("punch list") of items to be completed or corrected before Final Payment. Warranties required by the Contract shall commence on the date set in the Notice of Construction Completion for the Project, or the date set in the Notice of Construction Completion for a designated portion of the Project, unless otherwise provided in the notice of Substantial Completion.

14.8 **Construction Completion**: When the Work specified in the Contract is completed and the final cleanup has been performed, the Contractor shall notify the Project Manager that all Work under the Contract has been completed and the Project Manager shall, within five days after such notice, make the final inspection. If the Project Manager finds that the Project has been completed according to the requirements set forth in the Contract, the Town, upon the recommendation of the Project Manager, shall issue a Notice of Construction Completion. Notices of Construction Completion issued orally or without proper Town authorization are void.

14.9 **Claims Against the Contractor**

14.9.1 As provided by Colorado law, persons or businesses, including Subcontractors, who have not been promptly paid by the Contractor and who have provided materials, services and labor of any kind, or labor and material incidental to the completion of the Project, may file claims and the Town may withhold from the Contractor an amount sufficient to cover such claims.

14.10 **Final Payment--Pursuant to Section 38-26-107, C.R.S., as Amended**

14.10.1 After the Notice of Construction Completion is issued by the Town, a Notice of Final Settlement shall be advertised at least twice, not less than ten days before the date of Final Settlement, in a newspaper of general circulation in the county where the Work was done. If no claims are filed before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, the Final Payment, including retainage, may be made.

14.10.2 If any Subcontractor or Supplier files a claim before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, for Work done or material furnished that has not been paid for by the Contractor, the Town shall withhold from Final Payment to the Contractor sufficient funds to insure the payment of the claims. The funds shall not be withheld longer than ninety days from the date of Final Settlement unless a legal action is started within that time to enforce payment of the claims.

14.10.3 At the end of ninety days, or any time before, if the person filing the claim acknowledges receipt of payment for the claim, or otherwise releases the claim in writing, the Town shall pay the Contractor the monies not subject to suit or lis pendens notices.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

14.10.4 Monies that are the subject of a suit will be withheld until a judgment is rendered in the suit.

Article 15--CONTRACT TERMINATION

15.1 **Town's Right to Terminate Contract for Convenience**: The Town shall, at any time, have the right to terminate the Contract, for convenience, upon giving written notice to the Contractor. The Contractor shall be entitled to the full amount of the approved estimate for the Work satisfactorily completed under the Contract up to the time of such termination, including the retained percentage. The Town shall reimburse the Contractor for such expenditures as, in the judgment of the Project Manager, are not otherwise compensated for, together with the cost of moving to and from the Project and a reasonable profit on the Work deleted by reason of the annulment of the Contract, in order that an equitable settlement is made with the Contractor.

15.2 **Town's Right to Terminate Contract for Default:** Project Manager, with the approval of the Town and acting on behalf of the Town, may serve notice upon the Contractor and its Surety of the intention to terminate the Contract if the performance of the Work set forth under the Contract is unnecessarily or unreasonably delayed by the Contractor, or if any of the provisions of the Contract are being violated by the Contractor or its Subcontractors. The Contract is terminated unless, in the opinion of the Project Manager, the Contractor corrects the violation within five days after the notice is served. In the event of such termination, the Project Manager, acting on behalf of the Town, shall immediately serve notice of the termination and the Surety's right to complete the Contract upon the Surety and the Contractor. The Surety shall have the right to take over and perform the Work called for in the Contract. The Surety is then bound by all the provisions of the Contract. If the Surety does not commence performance of the Work within ten days from the date of the notice, the Town may take over the Project and, without prejudice to any other remedies, complete the Project and the Contractor and its Surety are liable to the Town for any excess costs incurred by the Town.

15.3 **Contractor's Right to Terminate Contract**

15.3.1 The Contractor may terminate the Contract if the Work is stopped for a period of three months under any order of any court or other public authority through no act or fault of the Contractor or of anyone employed by it.

15.3.2 The Contractor may suspend Work if Town fails to make payments at the times provided in the Contract and the Contractor has given the Town written notice seven days before suspending Work. The Contractor may terminate the Contract, at its option, if the Town continues to be in default thirty days after the date of the written notice. Failure by the Town to make payments at the times provided is a bar to any claim by the Town against the Contractor for delay in completion of the Project if the Contractor suspended Work for that reason.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

15.3.3 If the Contractor terminates the Contract, it may recover the price of all Work done and materials provided and all damages sustained.

Article 16--EQUAL OPPORTUNITY

16.1 **General**: During the performance of the Contract, the Contractor agrees as follows:

16.1.1 The Contractor shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

16.1.2 The Contractor shall ensure that all Subcontractors shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

Article 17--AUDIT

17.1 **Records and Reports**

17.1.1 The Contractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the Contract in which the Work is completed.

17.1.2 The Subcontractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the subcontract.

17.2 **Access**

17.2.1 The Contractor shall permit the Town and the Town's accountants to have access as stated in Article 13.3 and to the records kept per Article 17.2 for the purpose of making such financial audits, or verifications as the Town deems necessary or appropriate concerning the Contractor's performance under the Contract.

Article 18--MISCELLANEOUS

18.1 **Reservation of Right to Bar Persons from the Work and Site**: The Town reserves the right to bar any person, including employees of the Contractor and Subcontractors, from the Town's Work site. This shall not be treated as a request for the employee's termination but a request that the employee not be assigned to work on the Town Work site. No increase in contract time or price is authorized.

18.2 **Provisions Construed as to Fair Meaning.** The provisions of the Contract shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.

18.3 **Headings for Convenience**: All headings, captions and titles are for convenience and reference only and of no meaning in the interpretation or effect of the Contract.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

18.4 **Implied Representations:** No representations, agreements, covenants, warranties, or certifications, express or implied, exist as between the parties, except as specifically set forth in the Contract.

18.5 **Financial Obligations of Town**: All financial obligations of the Town under the Contract are contingent upon appropriation, budgeting, and availability of specific funds to discharge such obligations. Nothing in the Contract shall be deemed a pledge of the Town's credit, or a payment guarantee by the Town to the Contractor.

18.6 **Assignment/transference**: The Contractor may not assign or transfer any interest in the Contract, including any money due or to become due, without the prior written consent of the Town.

18.7 **Amendments.** The parties shall only amend the Contract in writing with the proper official signatures and, if required elsewhere in this Contract, on the proper forms.

18.8 **Waiver.** No waiver of a breach or default under the Contract is a waiver of any other or subsequent breach or default.

18.9 **Governing Law.** The Contract is governed and to be construed according to the laws of the State of Colorado.

18.10 **Binding Contract.** The Contract is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

18.11 **Colorado Labor Preference.** In accordance with the requirements of the Colorado Labor on Public Works Act, Section 8-17-101, et seq., C.R.S., Contractor shall ensure that Colorado labor shall be employed to perform at least 80% of the work. It shall be the sole responsibility of Contractor to ensure that all Subcontractors comply with this requirement.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

EXHIBIT 2

CONTRACTOR'S BID

SCOPE OF WORK

The location of the work to be completed under this contract is in Douglas County, in the northeastern quadrant of the Town of Castle Rock, Colorado. The Colorado Department of Transportation (CDOT) owns and maintains the right-of-way at the work location. The work is at the intersection of Founders Parkway (Colorado State Highway 86) and Crimson Sky Drive.

Work includes removal of existing asphalt and concrete, pavement markings, and signage. Installation of sidewalk, curb and gutter, ramps, pavement markings, signs, new traffic signal poles and mast arms with signal heads, caissons, conduit and wiring, pull boxes, luminaire, traffic signal controller cabinet, detection, CCTV camera, fire preemption and connection to CORE Electric Cooperative (CORE) furnished service meter cabinet.

The Contractor shall supply all labor, materials and equipment necessary to complete the work in accordance with the contract conditions and specifications, with the exception that the new traffic signal poles and mast arms will be furnished by the Town, and some existing streetlight standards will be removed by CORE.

CONTINUED ON NEXT PAGE

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

PAYMENT SCHEDULE

INVITATION FOR BID
IFB No. 203-2026
Traffic Signal at Founders Pkwy & Crimson Sky

				Sturgeon Electric Co, Inc	
ITEM NUMBER	**ITEM**	**UNIT**	**TOTAL QUANTITY**	**UNIT PRICE**	**COST**
201-00000	CLEARING AND GRUBBING	LS	1	$1,350.00	$1,350.00
202-00200	REMOVAL OF SIDEWALK	SY	123	$34.00	$4,182.00
202-00203	REMOVAL OF CURB AND GUTTER	LF	104	$23.00	$2,392.00
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	28	$42.00	$1,176.00
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	101	$40.00	$4,040.00
202-00250	REMOVAL OF PAVEMENT MARKING	SF	121	$5.00	$605.00
202-08810	REMOVAL OF GROUND SIGN	EACH	1	$200.00	$200.00
203-01597	POTHOLING	HOUR	48	$250.00	$12,000.00
207-00700	TOPSOIL (ONSITE)	CY	122	$77.00	$9,394.00
208-00002	SEDIMENT CONTROL LOG	LF	119	$9.00	$1,071.00
208-00020	SILT FENCE	LF	170	$4.00	$680.00
208-00035	AGGREGATE BAG	LF	12	$21.00	$252.00
208-00042	REINFORCED ROCK BERM	LF	12	$77.00	$924.00
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE	EACH	1	$1,400.00	$1,400.00
208-00055	INLET PROTECTION	EACH	4	$320.00	$1,280.00
208-00075	PRE-FABRICATED VEHICLE TRACKING PAD	EACH	1	$870.00	$870.00
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	20	$160.00	$3,200.00
208-00200	EROSION CONTROL MANAGEMENT	LS	1	$1,300.00	$1,300.00
210-01000	RESET FENCE	LF	144	$22.00	$3,168.00
210-01050	ADJUST VALVE BOX	EACH	1	$600.00	$600.00
212-00708	SEEDING (NATIVE) BROADCAST	ACRE	0.14	$15,000.00	$2,100.00
212-01200	LANDSCAPE RESTORATION	LS	1	$4,700.00	$4,700.00
213-00002	MULCHING (WEED FREE HAY)	ACRE	0.08	$3,100.00	$248.00
213-00061	MULCH TACKIFIER	LB	15	$54.00	$810.00
213-00067	ROCK MULCH (WEED FREE)	SF	261	$12.00	$3,132.00
216-00042	SOIL RETENTION BLANKET (BIODEGRADABLE STRAW/COCONUT)	SY	316	$2.50	$790.00
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	84	$70.00	$5,880.00
412-00191	CONCRETE PAVEMENT (PATCHING)	CY	10	$1,300.00	$13,000.00
503-00018	DRILLED SHAFT (18 INCH)	LF	10	$370.00	$3,700.00
503-00036	DRILLED SHAFT (36 INCH)	LF	15	$645.00	$9,675.00
503-00048	DRILLED SHAFT (48 INCH)	LF	42	$700.00	$29,400.00
608-00006	CONCRETE SIDEWALK (6 INCH)	SY	133	$114.00	$15,162.00
608-00010	CONCRETE CURB RAMP	SY	74	$180.00	$13,320.00
609-21021	CURB AND GUTTER TYPE 2 (SECTION II-M)	LF	100	$66.00	$6,600.00
610-00020	MEDIAN COVER MATERIAL (PATTERNED COLORED CONCRETE)	SF	70	$35.00	$2,450.00
613-00200	2 INCH ELECTRICAL CONDUIT	LF	110	$23.00	$2,530.00
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	364	$22.00	$8,008.00
613-00300	3 INCH ELECTRICAL CONDUIT	LF	435	$24.00	$10,440.00
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	742	$25.00	$18,550.00
613-07001	TYPE ONE PULL BOX	EACH	1	$1,200.00	$1,200.00
613-07002	TYPE TWO PULL BOX	EACH	2	$1,500.00	$3,000.00
613-07004	TYPE FOUR PULL BOX	EACH	4	$2,200.00	$8,800.00
613-07005	TYPE FIVE PULL BOX	EACH	1	$2,700.00	$2,700.00
613-10000	WIRING	LS	1	$15,000.00	$15,000.00
613-13065	LUMINAIRE (LED) (5400 LUMENS)	EACH	4	$1,100.00	$4,400.00
613-50109	METER POWDER PEDESTAL	EACH	2	$8,400.00	$16,800.00
614-00011	SIGN PANEL (CLASS I)	SF	85	$70.00	$5,950.00
614-00037	SIGN PANEL (SPECIAL)	EACH	2	$5,300.00	$10,600.00
614-00216	STEEL SIGNPOST (2X2 INCH TUBING)	LF	38	$68.00	$2,584.00
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	4	$950.00	$3,800.00
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	4	$2,500.00	$10,000.00
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	9	$1,300.00	$11,700.00
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	4	$1,550.00	$6,200.00
614-72832	COMMUNICATIONS CABINET (TYPE 2)	EACH	1	$8,600.00	$8,600.00
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1	$30,000.00	$30,000.00
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2	$2,200.00	$4,400.00
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2	$4,000.00	$8,000.00
614-72887	MICROWAVE VEHICLE RADAR DETECTOR	EACH	3	$16,500.00	$49,500.00
614-80000	FLASHING BEACON	EACH	1	$8,300.00	$8,300.00
614-81011	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 MAST ARM) (INSTALL ONLY)	EACH	3	$4,200.00	$12,600.00
614-81300	TRAFFIC SIGNAL-LIGHT POLE (INSTALL ONLY)	EACH	1	$4,500.00	$4,500.00
614-84450	TRAFFIC SIGNAL PEDESTAL POLE STEEL (INSTALL ONLY)	EACH	3	$2,300.00	$6,900.00
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1	$16,000.00	$16,000.00
614-87321	CLOSED CIRCUIT TELEVISION (INSTALL ONLY)	EACH	2	$1,750.00	$3,500.00
614-87702	ETHERNET RADIO (PAIR)	EACH	2	$3,000.00	$6,000.00
620-00020	SANITARY FACILITY	EACH	1	$1,200.00	$1,200.00
625-0000	CONSTRUCTION SURVEYING	LS	1	$12,300.00	$12,300.00
626-0000	MOBILIZATION	LS	1	$17,300.00	$17,300.00
627-02010	PREFORMED PAVEMENT MARKING (TYPE II) (INLAID)	SF	100	$28.00	$2,800.00
627-30405	PREFORMED THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	SF	33	$24.00	$792.00
627-30410	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	SF	228	$15.00	$3,420.00
627-30413	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (INLAID)	SF	542	$18.00	$9,756.00
630-00016	TRAFFIC CONTROL (SPECIAL) LS	LS	1	$33,000.00	$33,000.00
700-70010	F/A MINOR CONTRACT REVISIONS	FA	1	$12,000.00	$12,000.00
700-70072	F/A OBTAIN POWER FROM CORE ENERGY	FA	1	$25,000.00	$25,000.00
720-00000	MATERIALS SAMPLING AND TESTING	LS	1	$3,000.00	$3,000.00
TOTAL CONSTRUCTION COST					**$582,181**

In Words: Five Hundred Eighty Two Thousand, One Hundred Eighty One and Zero Cents

Stan Greenhalge, Estimator Colo Trasportaion, 720-601-8666, Email:sdgreenhalge@myrgroup.com

Dan Hendren, District Manager Colo Transportation, 303-250-1207
5/18/2026

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

PoDI / NHS	
FHWA PROJECT OF DIVISION INTEREST (PoDI)	■ NO □ YES
NATIONAL HIGHWAY SYSTEM?	□ NO ■ YES

TOWN OF CASTLE ROCK

CRIMSON SKY DR AND FOUNDERS PKWY - TRAFFIC SIGNAL

TOWN OF CASTLE ROCK, CO, DOUGLAS COUNTY

DESIGN DATA	CRIMSON SKY DR (E/W)	FOUNDERS PKWY (SH 86) (N/S)
ROADWAY CLASSIFICATION	MINOR COLLECTOR	STATE HIGHWAY
POSTED SPEED	30 MPH	50 MPH
DESIGN SPEED	30 MPH	55 MPH
LANE WIDTH	11' MIN	11.5' MIN
ROADWAY CROSS SLOPE	MATCH EX.	MATCH EX.
MAX. ROADWAY GRADE	MATCH EX.	MATCH EX.
MIN. RADIUS OF CURB RETURN	25' MIN.	25' MIN.
STOPPING SIGHT DISTANCE	210' WB	545' NB / 465' SB
2025 DESIGN TRAFFIC		
DHV	195	2,234
ADT	1,815	22,000
DHV TRUCK %	2.5%	3.6%
2045 DESIGN TRAFFIC		
DHV	315	3,600
ADT	2,900	35,400
DHV TRUCK %	2.5%	3.6%

VICINITY MAP
1" = 400'

SHEET INDEX	
SHEET NO.	INDEX OF SHEETS
1	COVER SHEET
2	M&S STANDARD PLANS LIST
3-4	GENERAL NOTES
5	SUMMARY OF APPROXIMATE QUANTITIES
6	SURVEY CONTROL
7	SURVEY TABULATION
8	REMOVAL PLAN
9	ROADWAY PLAN
10	ROADWAY DETAILS
11	CURB RAMP DETAILS
12-17	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
18-19	SIGNING AND STRIPING PLAN
20	SIGNING AND STRIPING DETAILS
21-25	TRAFFIC SIGNAL PLAN
26-28	PHASING AND TRAFFIC CONTROL PLAN
29-30	ONE-LINE DIAGRAM
SU1-SU4	SUE PLANS

CONTACT INFORMATION:

TOWN OF CASTLE ROCK:
4175 CASTLETON COURT,
CASTLE ROCK, COLORADO 80109
CONTACT: JACOB VARGISH, P.E.
PH: 303-814-6415
E: JVARGISH@CRGOV.COM

OLSSON:
1525 N RALEIGH ST, SUITE 400,
DENVER, COLORADO 80204
CONTACT: ADJI WITJAKSONO, P.E., PTOE
PH: 303-214-3477
E: AWITJAKSONO@OLSSON.COM

FOR CONSTRUCTION PLANS
5/27/2026

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: May 27, 2026	SHEET REVISIONS		
FILE NAME: T_TTL01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: N/A VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	COVER SHEET			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: GDL			
	SHEET SUBSET: GEN	SUBSET SHEETS: 1 OF 5		SHEET NUMBER: 1

DWG: F:\2022\06001-06500\022-06085-C40-Design\AutoCAD\Final Plans\Sheets\RDB\T_TTL01_C2206085.dwg USER: awitjaksono
DATE: May 27, 2026 4:38pm XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER
■ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3.
■ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7.
M-203-1	APPROACH ROADS	8
M-203-2	DITCH TYPES	9
M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12
M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14
M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16
M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18
M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS) *(REVISED ON MAY 16, 2024)*	19-29
M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31
M-214-1	NURSERY STOCK DETAILS	32
M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34
M-400-1	SAFETYEDGE FOR PAVEMENT *(NEW, ISSUED ON APRIL 25, 2025)*	
■ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS) *(REVISED ON JANUARY 31, 2022)*	~~35-39~~
■ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS) *(REVISED ON SEPTEMBER 6, 2022)*	
M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	40
M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	41-42
M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	43-44
M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	45-46
M-601-10	HEADWALL FOR PIPES	47
M-601-11	TYPE "S" SADDLE HEADWALLS FOR PIPE	48
M-601-12	HEADWALLS AND PIPE OUTLET PAVING	49.
M-601-20	WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS)	50-51
M-603-1	METAL PIPE (4 SHEETS)	52-55
M-603-2	REINFORCED CONCRETE PIPE	56.
M-603-3	PRECAST CONCRETE BOX CULVERT *(REVISED ON SEPTEMBER 10, 2020)*	~~57~~
M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets) *(REVISED ON MARCH 7, 2022)*	~~58~~
M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	59.
M-603-6	STEEL REINFORCED POLYETHYLENE RIBBED PIPE (AASHTO MP 20).	60.
M-603-10	CONCRETE AND METAL END SECTIONS	61.
M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES (3 SHEETS).	62-64.
M-604-10	INLET, TYPE C	65
M-604-11	INLET, TYPE D	66
M-604-12	CURB INLET TYPE R (2 SHEETS)	67-68
M-604-13	CONCRETE INLET TYPE 13	69.
M-604-20	MANHOLES (3 SHEETS)	70-72
M-604-25	VANE GRATE INLET (5 SHEETS) *(REVISED ON FEBRUARY 3, 2023)*	73-77
M-605-1	SUBSURFACE DRAINS	78
M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM 31 INCHES (19 SHEETS) *(REVISED ON MARCH 5, 2020)*	~~79-97~~
M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101
M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS) *(REVISED ON FEBRUARY 9, 2023)*	~~102-104~~
M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER (11 SHEETS) *(REVISED ON FEBRUARY 17, 2023)*	~~105-115~~
■ M-607-1	WIRE FENCES AND GATES (3 SHEETS)	116-118
M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121
M-607-3	BARRIER FENCE	122
M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS) *(REVISED ON JULY 13, 2020)*	~~123-127~~
M-607-10	PICKET SNOW FENCE	128
M-607-15	ROAD CLOSURE GATE (9 SHEETS)	129-137
■ M-608-1	CURB RAMPS (10 SHEETS)	138-147
■ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS)	148-151
M-611-1	CATTLE GUARD (2 SHEETS)	152-153
M-611-2	DEER GUARD (2 SHEETS)	154-155
M-613-1	SUPERSEDED WITH S-613-1 AND S-613-2 IN JULY 2019	
M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158
M-614-2	SAND BARREL ARRAYS (2 SHEETS)	159-160
M-615-1	EMBANKMENT PROTECTOR TYPE 3	161
M-615-2	EMBANKMENT PROTECTOR TYPE 5	162
M-616-1	INVERTED SIPHON	163
M-620-1	FIELD LABORATORY CLASS 1	164
M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166
M-620-11	FIELD OFFICE CLASS 1	167
M-620-12	FIELD OFFICE CLASS 2	168
M-629-1	SURVEY MONUMENTS (2 SHEETS)	169-170

PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS) *(REVISED ON APRIL 3, 2025)*	~~171-178~~
S-613-1	ROADWAY LIGHTING (6 SHEETS) *(REVISED ON APRIL 3, 2025)*	~~179-186~~
S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS) *(ISSUED ON SEPTEMBER 30, 2020)*	
■ S-613-3	PULL BOX DETAIL (2 SHEETS) *(ISSUED ON APRIL 4, 2024)*	
■ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS) *(ISSUED ON JUNE 15, 2023)*	
■ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS) *(REVISED ON MARCH 1, 2024)*	187-188
■ S-614-2	CLASS I SIGNS *(REVISED ON MARCH 1, 2024)*	189
S-614-3	CLASS II SIGNS *(REVISED ON MARCH 1, 2024)*	190
S-614-4	CLASS III SIGNS (3 SHEETS) *(REVISED ON MARCH 1, 2024)*	191-193
S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	194-195
S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
■ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS) *(REVISED ON MARCH 1, 2024)*	198-204
~~S-614-9~~	~~PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS) *(SUPERSEDED ON JANUARY 22, 2020 BY S-614-45)*~~	~~205-206~~
S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208.
S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210.
■ S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS)	211-214
S-614-15	CHAIN STATION SIGNAGE *(ISSUED ON APRIL 30, 2024)*	
S-614-19.	LATE/ZIPPER MERGE SIGNAGE *(ISSUED ON SEPT. 22, 2025)*	
S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS. *(REVISED ON MARCH 1, 2024)*	215
S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS (2 SHEETS) *(REVISED ON SEPTEMBER 21, 2020)*	216-217
S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
S-614-23	J-POST SIGN SUPPORT (3 SHEETS) *(ISSUED ON MAR. 1, 2024)*	
■ S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS) *(REVISED ON JULY 22, 2022)*	219-223
■ S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS) *(REVISED ON JULY 22, 2022)*	224-227
S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
■ S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS) *(REVISED ON APRIL 4, 2024)*	241-244
■ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (8 SHEETS) *(REVISED ON APRIL 4, 2024)*	245-252
■ S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
■ S-614-45	PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS) *(REVISED ON DECEMBER 3, 2020)*	
S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	255-266
S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	267-280
■ S-627-1	PAVEMENT MARKINGS (11 SHEETS) *(REV. SEPT. 22, 2025)*	~~281-289~~
■ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) *(REVISED ON SEPT. 22, 2025)*	~~290-313~~
■ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP). AND VERTICAL PANELS	314
S-630-3	FLASHING BEACON (PORTABLE) DETAILS	315
S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	316-317
S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY).	320
S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARD PLANS LIST

July 31, 2019

Revised on October 22, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	T_GEN01_C2206085.DWG
HORIZ. SCALE:	N/A VERT. SCALE: N/A
UNIT INFORMATION	

olsson 1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

M&S STANDARD PLANS LIST

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	GEN	SUBSET SHEETS:	2 OF 5

PROJECT NO./CODE	
PROJECT NO.:	C22-06085
CODE:	
SHEET NUMBER:	2

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

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 CASTE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOW 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 UTILITY NOTIFICATION CENTER OF COLORADO ((303)-232-1991) 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 POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE RELOCATION OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOW ON THE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH 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. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, 720-733-2200, PRIOR TO MAKING ANY CONNECTIONS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE IN DOES NOT DISRUPT SERVICE TO EXISTING CASTLE ROCK WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT A UTILITY SERVICE, THE CONTRACTORS SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-IN THIS SHALL BE APPROVED BY THE CASTLE ROCK WATER REPRESENTATIVE PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A TOWN OF CASTLE ROCK RIGHT-OF-WAY PERMIT, AND TOWN OF CASTLE ROCK LOW-IMPACT TESC PERMIT.
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 CONSTRUCTION, CONDITIONS ARE ENCOUNTERED WHICH SHOULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATION, 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. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT TO THE MUTCD (CURRENT EDITION) AND CDOT STANDARD PLAN S-630-1 TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY 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 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. THE 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 CONDITIONS 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 THIS SITE.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF DISTURBANCE PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. 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.
17. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, 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..
18. FOR PRELIMINARY PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES WERE UTILIZED.
    - AGGREGATE BASE COURSE - 133 LB/CF
19. ALL ASPHALT AND CONCRETE PAVEMENT REMOVAL SHALL BE FULL DEPTH SAWCUT PRIOR TO REMOVAL.
20. ANY CONCRETE PLACED WITHIN CDOT RIGHT-OF-WAY MUST HAVE ADEQUATE SULFATE RESISTANCE. IF THE SULFATE LEVELS ARE UNKNOWN, TO PROVIDE FOR ADEQUATE SULFATE RESISTANCE IN ALL CONCRETE SUPPLIED, SEVERITY OF POTENTIAL EXPOSURE SHALL BE CLASS 2 FOR THIS PROJECT. THE CONTRACTOR MAY, AT THEIR OWN EXPENSE, HAVE A CERTIFIED LABORATORY TEST THE SUBGRADE AS PER THE FIELD MATERIALS MANUAL. TESTING SHALL BE AT THE SAME SCHEDULE AND FREQUENCY AS REQUIRED FOR A PRELIMINARY SOIL SURVEY. THE CONTRACTOR MAY PROPOSE A DIFFERENT CLASS OF EXPOSURE FOR THE PROJECT BASED ON THOSE TEST RESULTS.
21. CONCRETE PAVEMENT (PATCHING) SHALL UTILIZE CLASS P CONCRETE AND SHALL BE A MIX FROM THE CDOT APPROVED CONCRETE MIX DESIGN LIST AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2,500 PSI BEFORE BEING OPENED TO TRAFFIC.
22. ALL CONCRETE JOINTS SHALL BE CONTINUOUS INTO THE ADJACENT SLAB. WHERE JOINTS ARE NOT CONTINUOUS, A JOINT TERMINATION CORE (JTC) WILL BE NEEDED (SEE CDOT M&S 412-1, SHEET 5).
23. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING CONSTRUCTION OR AS DIRECTED BY THE TCR ENGINEER. MAINTAINING DRAINAGE WILL NOT BE PAID SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK.
24. THE CONTRACTOR SHALL BE REQUIRED TO PLAN, SCHEDULE, AND COORDINATE WORK IN CONSIDERATION OF UTILITY WORK AS OUTLINED IN THE "UTILITIES" PROJECT SPECIAL PROVISION.

TRAFFIC SIGNAL NOTES:

1. TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE COLORADO DEPARTMENT OF TRANSPORTATION'S (CDOT) STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, CDOT'S M&S STANDARD PLANS, LATEST EDITION, THE MUTCD, THE NATIONAL ELECTRICAL CODE, AND ALL LOCAL ORDINANCE AND REGULATIONS THAT APPLY.
2. ALL QUANTITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO THE CONSTRUCTION SHOWN ON THESE PLANS. ALL ITEMS NOT SHOWN IN THE QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF TRAFFIC SIGNAL AND WILL NOT BE PAID SEPARATELY.
3. ALL VEHICLE AND PEDESTRIAN INDICATIONS SHALL BE APPROVED SOLID-STATE LED TYPE. LENSES SHALL BE FROSTED OR TINTED TO PRODUCE A UNIFORM AND NON-PIXELATED APPEARANCE.
4. EACH OVERHEAD VEHICLE SIGNAL HEAD, AS SHOWN IN THE PLANS, SHALL HAVE A BACKPLATE, THAT'S BLACK IN COLOR, WITH A 1.5-INCH WIDE BORDER OF YELLOW TYPE XI MATERIAL PER THE LATEST FHWA SIGN SHEETING REFERENCE GUIDE. TUNNEL VISOR SHALL ALSO BE INSTALLED ON ALL SIGNAL FACES AND SHALL BE BLACK IN COLOR. THE BACKPLATE, YELLOW BORDER, AND TUNNEL VISORS SHALL BE INCLUDED IN THE COST OF THE SIGNAL HEAD. SIGNAL HEAD HOUSING SHALL BE BLACK POLYCARBONATE WITH TUNNEL VISORS.
5. ALL SIGNAL HEADS SHALL BE PACKED WITH THE HEAVY BLACK PLASTIC UNTIL READY FOR OPERATIONS.
6. LUMINAIRES SHALL BE INSTALLED ON 15-FOOT EXTENSION ARMS AND A 35-FOOT MINIMUM MOUNTING HEIGHT. LUMINAIRES SHALL BE 5,400 LUMEN LED WITH CUTOFF LENSES.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: T_GEN01_C2206085.DWG	
HORIZ. SCALE: N/A VERT. SCALE: N/A	
UNIT INFORMATION	

olsson 1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

GENERAL NOTES

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	GEN	SUBSET SHEETS:	3 OF 5

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 3

DWG: F:\2022\06001-06500\022-06085-d-40-design\AutoCAD\final plans\Sheets\RDB1T_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TRAFFIC SIGNAL NOTES:

7. CONDUIT SHALL BE SCHEDULE 80 PVC. NO OPEN CUT IS ALLOWED WITHIN PAVED AREAS. ALL CONDUIT WITHIN/UNDER THE ROADWAY IS TO BE DIRECTIONALLY BORED A MINIMUM OF 3 FEET BELOW PAVEMENT AREAS. ALL CONDUIT SHALL HAVE A PULL ROPE LEFT IN THEM WHEN CONSTRUCTION IS COMPLETED. CONDUITS SHALL BE SEALED IN THE CABINET AND ALL PULL BOXES WITH DUCT SEAL PUTTY. THE CONSTRUCTOR SHALL SEPARATE HIGH AND LOW VOLTAGE CONDUCTORS. BORE DEPTHS MAY BE VARIED TO AVOID CONFLICTING UTILITIES. REFERENCE CDOT MULE TAPE REQUIREMENTS AS LISTED IN THE CDOT PROJECT SPECIAL PROVISIONS

8. ALL CONDUIT RUNS WITH MULTIPLE CONDUITS SHALL BE INSTALLED IN THE COMMON BORE OR TRENCH. ALL CONDUIT RUNS SHALL HAVE TRACER WIRE INSTALLED FOR FUTURE LOCATES. FOR ADDITIONAL GUIDANCE REFERENCE CDOT PROJECT SPECIAL PROVISIONS

9. NO EXCAVATION SHALL BE PERMITTED UNTIL UNDERGROUND UTILITIES HAVE BEEN LOCATED TO THE SATISFACTION OF ALL PARTIES. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL ABOVE GROUND UNDERGROUND UTILITIES. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 TO HAVE THE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UTILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE COMPANY.

10. ALL SIGNAL CABLE SHALL BE CONTINUOUS FROM CONNECTIONS MADE IN THE HAND HOLE COMPARTMENT OF THE SIGNAL POLE BASE TO THE TERMINAL COMPARTMENT IN THE CONTROLLER CABINET. SPLICING SHALL NOT BE PERMITTED.

11. EXCAVATION OF SPOILS FROM DRILLED SHAFTS AND THE CONSTRUCTION OF THE SHAFTS SHALL BE COMPLETED WITHIN THE DAY AND SPECIFIED WORKING HOURS. SPOILS SHALL BE REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST.

12. CONTRACTOR IS REQUIRED TO FOLLOW CDOT SPECIFICATION 503 FOR DRILLED SHAFT WORK. SHOULD THE CONTRACTOR INCUR WATER IN THE SHAFT, DEWATERING WILL BE REQUIRED. DEWATERING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK. CDOT PERMIT COG090000 FOR CONSTRUCTION DEWATERING ACTIVITIES SHALL BE REQUIRED.

13. CONTRACTOR SHALL COORDINATE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION ENGINEER FOR NEW SIGNAL ACTIVATION. CONTRACTOR SHALL PROVIDE THE TOWN OF CASTLE ROCK A 72-HOUR NOTICE BEFORE TURNING ON SIGNAL. SIGNAL SHALL BE TESTED WITH 48 HOURS OF FLASH OPERATIONS AND SHALL NOT BE TURNED ON IN NORMAL OPERATIONS ON A FRIDAY. CALL ALVIN STAMP (303-512-5110)

14. PEDESTRIAN PUSH BUTTONS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS. THE PUSH BUTTON SHALL BE POLARA INS, OR APPROVED EQUAL AND SHALL HAVE AUDIBLE AND VISUAL CONFIRMATION AND A RAISED ARROW ON THE BUTTON CAP.

15. ALL PULL BOXES SHALL BE FIBERGLASS REINFORCED POLYMER CONCRETE AND SHALL HAVE A GROUNDING ROD. PULL BOXES FOR SIGNAL CONDUIT SHALL HAVE “TRAFFIC” STAMPED ON THE LID AND PULL BOXES FOR ELECTRICAL SERVICE SHALL HAVE “ELECTRIC” STAMPED IN THE LID. NOMINAL PULL BOX SIZES ARE:
    TYPE TWO PULL BOX - (13" X 24" X 18")
    TYPE FOUR PULL BOX - (24” X 36” X 24”)
    TYPE FIVE PULL BOX - (30” X 48” X 24”)

16. ALL ELECTRICAL METERS SHALL BE PROVIDED AT THE NE QUADRANT OF THE INTERSECTION. COORDINATION WITH CORE ELECTRIC FOR POWER SOURCE HOOKUP SHALL BE INCLUDED IN THE WORK. CORE WILL BE LOCATING THE NEW METER PEDESTAL WITHIN THE EXISTING CDOT ROW, IN AN AREA UNOBSTRUCTED BY FENCES.

17. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL TAKE COMPLETE INVENTORY OF EXISTING SIGNS WITHIN THE PROJECT AREA THAT ARE IN TOWN ROW AND SUBMIT TO DOUG MOON (303-519-8409).

18. TRAFFIC SIGNAL HEADS MOUNTED ON THE SIDE OF THE POLES SHALL BE BANDED. SIGNAL HEADS SHALL BE POSITIONED ON THE SIDE OF THE POLE AWAY FROM THE ADJACENT TRAVEL LANE.

19. ALL TRAFFIC SIGNAL POLES, MAST ARM, AND PEDESTAL POLE FINISHES SHALL BE GALVANIZED WITH DARK GREEN POWDER COATING, FEDERAL 595 COLOR #14056. SIGNAL MAST ARM POLES AND ARMS WILL BE FURNISHED BY THE TOWN OF CASTLE ROCK AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL PICK UP THE SIGNAL POLES FROM THE TOWN OF CASTLE ROCK LOCATION AS DIRECTED BY THE ENGINEER. PICKING UP POLES FROM THE TOWN OF CASTLE ROCK AND DELIVERING TO THE PROJECT SITE WILL NOT BE PAID FOR SEPARATELY FOR SHALL BE INCLUDED IN THE WORK.

20. THE CABINET AND CONTROLLER SHALL BE BENCH TESTED AND OPERATED THROUGH ALL TIME OF DAY (TOD) PROGRAMS FOR 48 HOURS PRIOR TO THE FIELD INSTALLATION INCLUDING FLASHING YELLOW ARROW (FYA) OPERATIONS WITH A CONFLICT MONITOR IN PLACE. AN IMSA II TECH CERTIFIED TECHNICIAN IS REQUIRED FOR ALL WORK BEING CONDUCTED IN THE TRAFFIC CABINET.

21. CONTRACTOR SHALL INSTALL A 332 CONTROLLER CABINET WITH A POLYMER CONCRETE BASE WHICH SHALL BE INCLUDED IN THE COST OF THE CABINET. THE FOLLOWING EQUIPMENT WILL ALSO BE PAID FOR AS PART OF THE TRAFFIC SIGNAL CABINET PAY ITEM.

22. CONTRACTOR SHALL INSTALL A 336 CONTROLLER CABINET WITH A POLYMER CONCRETE BASE WHICH SHALL BE INCLUDED IN THE COST OF THE CABINET. THIS CABINET IS CALLED CALLED OUT IN THE PLANS AS A CCTV CABINET AND PAID FOR UNDER THE COMMUNICATION CABINET INSTALLATION PAY ITEM. THE PRIMARY TRAFFIC SIGNAL CABINET SHALL BE A 332 CABINET CALLED OUT IN THE PLANS AS "TRAFFIC SIGNAL CABINET" AND PAID FOR UNDER THE TRAFFIC SIGNAL CONTROLLER CABINET BID ITEM.

ITEM	QUANTITIY
322 ONT ALUM CAB ASSY - SILVER/AG-WHITE	**1**
CORBIN DOOR LOCKS	2
FAN PANEL ASSEMBLY	1
RACK ASSEMBLY	1
FRONT LED LIGHT MOD ASSY	1
REAR LED LIGHT MOD ASSY	1
SERVICE PANEL W/ SURGE PROTECTION	1
DUAL INPUT FILES (SPLIT)	2
FULL INPUT PANEL FULL	1
OUTPUT FILE W/ 18CH RED MONITOR KIT	1
DRAWER MOD ASSY	1
170 C2 CABLE W/ LUGS	1
PDA #2 W/FTR	1
AUXILIARY OUTPUT FILE	1
AUX POWER HARNESS	1
AUX RM KIT	1
218 ECL CMU	1
FLASH TRANSFER RELAYS	6
242 DC ISOLATORS	3
204 200 I/O LOAD SWITCHES/FHASERS	2
CONTROLLERS	18

23. AN UNINTERRUPTIBLE POWER SUPPLY (UPS) SHALL BE PROVIDED TO RUN THE SIGNAL FOR A MINIMUM OF 4 HOURS IN ALL PHASES AND FLASH UP TO 4 ADDITIONAL HOURS AND SHALL BE DELIVERED AT TIME OF INSTALLATION. UPS SHALL MEET ALL CDOT STANDARD SPECIFICATION REQUIREMENTS.

24. TRAFFIC SIGNAL DETECTION SYSTEM SHALL BE RADAR DETECTION FOR BOTH STOP BAR AND ADVANCED DETECTION. DETECTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS OUTLINED IN THE PROJECT SPECIAL PROVISIONS AND ACCORDING TO CDOT STANDARD SPECIFICATIONS.

25. DETECTION ZONES SHOWN ON THE TRAFFIC SIGNAL PLANS ARE FOR DIAGRAMMATIC PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN OF CASTLE ROCK, CDOT, AND THE MANUFACTURER TO DETERMINE THE PROPER PLACEMENT.

26. THE CONTRACTOR SHALL HAVE 1 HOUR TO RESPOND TO TRAFFIC SIGNAL MAINTENANCE. THE CONTRACTOR SHALL PROVIDE AN ON-CALL CONTACT NAME AND PHONE NUMBER TO THE PROJECT ENGINEER THROUGHOUT THE WARRANTY PERIOD.

27. PULL BOXES FOR TRAFFIC SIGNAL CONDUIT/CONDUCTORS SHALL BE INSTALLED AT A MAXIMUM OF 150' APART. PULL BOXES FOR BACKBONE FIBER OPTIC CABLE SHALL BE INSTALLED AT A MAXIMUM OF 500' APART.

28. WIRING PAY ITEM SHALL INCLUDE ALL WORK AND MATERIALS NEEDED TO PROVIDE FULLY FUNCTIONAL TRAFFIC SIGNALS, INCLUDING BUT NOT LIMITED TO: WIRING ASSOCIATED WITH THE CONTROLLER CABINET ASSEMBLY, SIGNAL HEADS, DETECTION SYSTEMS, POWER METER, AND COMMUNICATION AS DEPICTED ON PLANS.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026
FILE NAME: T_GEN01_C2206085.DWG
HORIZ. SCALE: N/A VERT. SCALE: N/A
UNIT INFORMATION

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

GENERAL NOTES

DESIGNER: NDS
DETAILER: GDL
SHEET SUBSET: GEN
STRUCTURE NUMBERS:
SUBSET SHEETS: 4 OF 5

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 4

DWG: F:\2022\06001-06500\0222-06085-c440-design\Auto\CAD\final plans\Sheets\RDBT_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	PROJECT TOTALS	
			PLAN	AS CONST.
201-00000	CLEARING AND GRUBBING	L S	1	
202-00200	REMOVAL OF SIDEWALK	SY	123	
202-00203	REMOVAL OF CURB AND GUTTER	LF	104	
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	28	
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	101	
202-00250	REMOVAL OF PAVEMENT MARKING	SF	121	
202-00810	REMOVAL OF GROUND SIGN	EACH	1	
203-01597	POTHOLING	HOUR	48	
207-00700	TOPSOIL (ONSITE)	CY	122	
208-00002	SEDIMENT CONTROL LOG	LF	119	
208-00020	SILT FENCE	LF	170	
208-00035	AGGREGATE BAG	LF	12	
208-00042	REINFORCED ROCK BERM	LF	12	
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE	EACH	1	
208-00055	INLET PROTECTION	EACH	4	
208-00075	PRE-FABRICATED VEHICLE TRACKING PAD	EACH	1	
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	20	
208-00200	EROSION CONTROL MANAGEMENT	L S	1	
210-01000	RESET FENCE	LF	144	
210-04050	ADJUST VALVE BOX	EACH	1	
212-00708	SEEDING (NATIVE) BROADCAST	ACRE	0.14	
212-01200	LANDSCAPE RESTORATION	L S	1	
213-00002	MULCHING (WEED FREE HAY)	ACRE	0.08	
213-00061	MULCH TACKIFIER	LB	15	
213-00067	ROCK MULCH (WEED FREE)	SF	261	
216-00042	SOIL RETENTION BLANKET (BIODEGRADABLE STRAW/COCONUT)	SY	316	
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	84	
412-00191	CONCRETE PAVEMENT (PATCHING)	CY	10	
503-00018	DRILLED SHAFT (18 INCH)	LF	10	
503-00036	DRILLED SHAFT (36 INCH)	LF	15	
503-00048	DRILLED SHAFT (48 INCH)	LF	42	
608-00006	CONCRETE SIDEWALK (6 INCH)	SY	133	
608-00010	CONCRETE CURB RAMP	SY	74	
609-21021	CURB AND GUTTER TYPE 2 (SECTION II-M)	LF	100	
610-00020	MEDIAN COVER MATERIAL (PATTERNED COLORED CONCRETE)	SF	70	
613-00200	2 INCH ELECTRICAL CONDUIT	LF	110	
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	364	
613-00300	3 INCH ELECTRICAL CONDUIT	LF	435	
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	742	
613-07001	TYPE ONE PULL BOX	EACH	1	
613-07002	TYPE TWO PULL BOX	EACH	2	
613-07004	TYPE FOUR PULL BOX	EACH	4	
613-07005	TYPE FIVE PULL BOX	EACH	1	
613-10000	WIRING	L S	1	
613-13065	LUMINAIRE (LED) (5400 LUMENS)	EACH	4	
613-50109	METER POWER PEDESTAL	EACH	2	
614-00011	SIGN PANEL (CLASS I)	SF	85	
614-00037	SIGN PANEL (SPECIAL)	EACH	2	
614-00216	STEEL SIGNPOST (2X2 INCH TUBING)	LF	38	
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	4	
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	4	
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	9	
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	4	
614-72832	COMMUNICATIONS CABINET (TYPE 2)	EACH	1	
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1	
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2	
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2	
614-72887	MICROWAVE VEHICLE RADAR DETECTOR	EACH	3	
614-81011	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 MAST ARM) (INSTALL ONLY)	EACH	3	
614-81300	TRAFFIC SIGNAL-LIGHT POLE (INSTALL ONLY)	EACH	1	
614-84450	TRAFFIC SIGNAL PEDESTAL POLE STEEL (INSTALL ONLY)	EACH	3	
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1	
614-87321	CLOSED CIRCUIT TELEVISION (INSTALL ONLY)	EACH	2	
614-87702	ETHERNET RADIO (PAIR)	EACH	2	
620-00020	SANITARY FACILITY	EACH	1	
625-00000	CONSTRUCTION SURVEYING	L S	1	
626-00000	MOBILIZATION	L S	1	
627-02010	PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID)	SF	100	
627-30405	PREFORMED THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	SF	33	
627-30410	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	SF	228	
627-30413	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (INLAID)	SF	542	
630-00016	TRAFFIC CONTROL (SPECIAL) LS	L S	1	
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	
700-70072	F/A OBTAIN POWER FROM CORE ENERGY	F A	1	
720-00000	MATERIALS SAMPLING AND TESTING	L S	1	

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026
FILE NAME: T_GEN01_C2206085.DWG
HORIZ. SCALE: N/A VERT. SCALE: N/A
UNIT INFORMATION

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

SUMMARY OF APPROXIMATE QUANTITIES

DESIGNER: NDS
DETAILER: GDL
SHEET SUBSET: GEN
STRUCTURE NUMBERS
SUBSET SHEETS: 5 OF 5

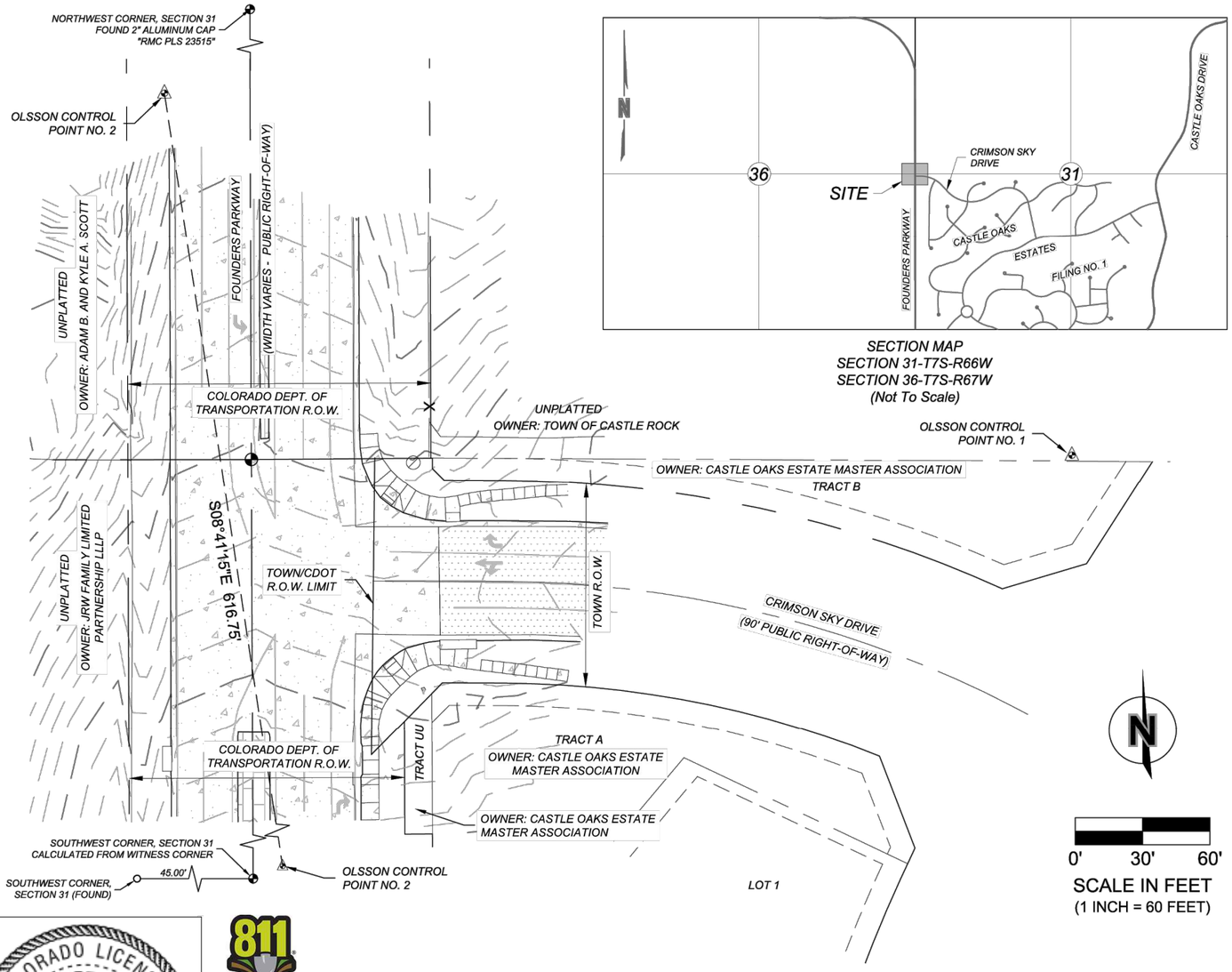
PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 5

DWG: F:\2022\06001-06500\022-06085-(x40-design\AutoCAD\final plans\Sheets\RDBIT_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

SURVEY CONTROL DIAGRAM

THE INTERSECTION OF FOUNDERS PARKWAY & CRIMSON SKY DRIVE
LOCATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST & EAST HALF OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SECTION MAP
SECTION 31-T7S-R66W
SECTION 36-T7S-R67W
(Not To Scale)

N

0' 30' 60'

SCALE IN FEET
(1 INCH = 60 FEET)

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
1	1570683.07	3189569.53	6496.73	CTL #1 60D NAIL
2	1570844.35	3189165.34	6468.50	CTL CHISELED + ON INLET CONCRETE
3	1570234.67	3189258.50	6497.27	CTL CHISELED +

SURVEYOR'S NOTES:

1. PROJECT MAPPING PROJECTION: MODIFIED STATE PLANE
   DATUM: NAD83 (0502) COLORADO CENTRAL
   COMBINED SCALE FACTOR = 1.000050663 (0.99994934); ORIGIN: OLSSON CONTROL POINT NO. 1
   UNITS ARE US SURVEY FOOT.

2. **NOTICE:** PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

4. UNITS SHOWN ARE U.S. SURVEY FEET, GROUND DISTANCES.

5. **LIMITED SCOPE OF RESPONSIBILITY STATEMENT:** THIS SURVEY IS INTENDED TO SHOW CONTROL USED FOR THE DESIGN SURVEY ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY OR LAND SURVEY PLAT.

6. VERTICAL DATUM: NAVD 88; BASED UPON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "V336", HAVING A PUBLISHED ELEVATION OF 6554.48 FEET AND BEING MARKED BY A 3.5" BRASS CAP MARKED "USGLO V336 1952 CGS" LOCATED, "FROM THE COUNTY COURT HOUSE IN CASTLE ROCK 0.1 MILES NORTH ALONG U.S. HIGHWAYS 85-87, THENCE EAST 2.9 MILES ALONG STATE HIGHWAY 86, 0.65 MILES EAST OF POWER LINES, 73 FEET SOUTH OF CENTER LINE OF HIGHWAY, 250 FEET EAST OF R O W FENCE AND FENCE SOUTH. AT THE SOUTHWEST END OF A CUT A STANDARD CAP SET IN THE CENTER OF A 4 X 4 GRANITE ROCK" PER NGS DATA SHEET.

7. VISIBLE UTILITIES, SUCH AS MANHOLES, VALVE BOXES, METERS, AND OTHER ABOVE-GROUND UTILITIES ARE SHOWN HEREON. SUPPLEMENTAL INFORMATION HAS BEEN APPROXIMATELY SCALED INTO THIS DRAWING, USING PHYSICAL EVIDENCE WHERE AVAILABLE. UTILITIES ARE SHOWN TO ASSIST IN IDENTIFYING POSSIBLE LOCATIONS AND TYPES. THEIR LOCATION AND IDENTIFICATION WERE APPROXIMATED FROM PHYSICAL EVIDENCE ON THE GROUND. OLSSON MAKES NO WARRANTY OR GUARANTEE THAT IDENTIFIED UTILITIES ARE EXISTING OR SERVING THE PURPOSE AS SHOWN.

8. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AS MONUMENTED ON THE SOUTH BY A FOUND CUT "+" IN CONCRETE AND AT THE NORTH END BY A FOUND 2 INCH ALUMINUM CAP MARKED "RMC PLS 23515" BEARS NORTH 00°11'49" WEST A DISTANCE OF 2632.87 FEET

SURVEYOR'S CERTIFICATE

I, MATT ROBERT EISENACH, DO HEREBY CERTIFY THAT THIS CONTROL DIAGRAM WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND DIRECT SUPERVISION, IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ON BEHALF OF OLSSON,

MATT ROBERT EISENACH, PLS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE 38257

COLORADO LICENSED
MATT ROBERT EISENACH
38257
6/1/2026
PROFESSIONAL LAND SURVEYOR

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS		
FILE NAME: T_SVY01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: 1"=60' VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	SURVEY CONTROL			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: ED	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: ED			SHEET NUMBER: 6
	SHEET SUBSET: SVY	SUBSET SHEETS: 1 OF 1		

DWG: F:\2022\06901-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\SRVY\T_SVY01_C2206085.dwg USER: awitaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TO ESTABLISH GEOMETRIC CONTROL FOR THE CONSTRUCTION OF THIS PROJECT, THE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION:

	Format *
☐ 3D Design Modeling Electronic Files	
■ Horizontal Control	PLAN SHEET
■ Vertical Control	PLAN SHEET
☐ Roadway Alignment	
☐ Original Terrain Data	
☐ Other:	

* Specify the information format, ie., plan sheet, computer disk, computer printout, or other.
The information marked is either contained on the plans or is available from the Engineer.

TYPE OF PROJECT

- ☐ Landscaping
- ■ Signalization
- ■ Safety Improvement
- ☐ Asphalt Overlay
- ☐ Concrete Overlay
- ☐ Minor Widening
- ☐ Major Reconstruction
- ☐ New Roadway Construction
- ☐ Bridge Replacement
- ☐ Bridge Widening
- ☐ New Bridge
- ☐ Other: _____

SURVEY WORK TO BE PERFORMED BY OTHERS: _____

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 625:

- ___ ■ A complete passing Base Line report (completed within 6 months prior to the start of the project)
- ___ ■ An instrument calibration Certification (completed within 6 months prior to the start of the project)
- ___ ☐ Establish and Maintain Project Centerline or Engineer Approved Offset Line(s)
- ___ ■ Verification and Maintenance of Horizontal and Vertical Control
- ___ ■ Verify or Determine existing grades and alignments
- ___ ■ Verify or Determine existing topography
- ___ ☐ Clearing and Grubbing Limits (Section 201)
- ___ ■ Removal Limits (Section 202)
- ___ ■ Reset Items (Section 210)
- ___ ☐ Excavation and Embankment (Section 203)
  - ___ ☐ Excavation
    - ___ ☐ Unclassified
    - ___ ☐ Stripping
    - ___ ☐ Muck
    - ___ ☐ Rock
    - ___ ☐ Borrow
    - ___ ☐ Other: _____
    - ___ ☐ Potholing
  - ___ ☐ Embankment
  - ___ ☐ Site Grading
  - ___ ☐ Erosion Control (Perm)
  - ___ ☐ Other: _____
  - ___ ☐ As Staked Earthwork Quantities (See General Notes)

	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
Excavation	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Embankment	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

- ___ ☐ Landscaping
  - ___ ☐ Top Soil (Section 207)
  - ___ ☐ Seeding (Section 212)
  - ___ ☐ Mulching (Section 213)
  - ___ ☐ Planting (Section 214)
  - ___ ☐ Herbicide (Section 217)
  - ___ ☐ Other: _____
- ___ ☐ Erosion Control (Section 208)
  - ___ ☐ Seeding (Temp)
  - ___ ☐ Silt Fence
  - ___ ☐ Erosion Bales
  - ___ ☐ Erosion Logs
  - ___ ☐ Riprap (Temp)
  - ___ ☐ Other: _____
- ___ ■ Roadway Bases
  - ___ ☐ Untreated Subgrade
  - ___ ☐ Treated Subgrade
  - ___ ■ Aggregate Base Course (Section 304)
  - ___ ☐ Reconditioning
  - ___ ☐ PMBB - Plant Mix Bituminous Base
  - ___ ☐ Other: _____

	Grid (Y/N)	Grade (Y/N)	Special Interval	Special Offset
Roadway Bases	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

- ___ ■ Pavements
  - ___ ☐ HMA - Hot Mix Asphalt (Section 403)
  - ___ ■ Concrete (Section 412)
  - ___ ☐ Heating & Scarifying Treatment
  - ___ ☐ Prime Coat, Tack Coat & Rejuvenating Agent (Section 407)
  - ___ ☐ Seal Coat or Chip Seal (Section 409)
  - ___ ☐ Other: _____
- ___ ■ Roadway Elements
  - ___ ■ Curb and Gutter (Section 609)
  - ___ ☐ Drop inlets - alignment and grades (Section 604)
  - ___ ☐ Retaining Walls
  - ___ ☐ Guard Rail (Section 606)
  - ___ ■ Sidewalk (Section 608)
  - ___ ☐ Overlay Stationing
  - ___ ☐ Other: _____
- ___ ☐ Riprap (Perm) (Section 506)
- ___ ☐ Slope and Ditch Paving (Section 507)
- ___ ☐ Minor Structures
  - ___ ☐ Structure Excavation limits (Section 206)
  - ___ ☐ Culverts (Section 603)
  - ___ ☐ Culverts w/ Headwalls and Wingwalls (Section 601)
  - ___ ☐ Concrete Box Culverts w/ Headwalls and Wingwalls
  - ___ ☐ Pipes (Section 603)
    - ___ ☐ Sanitary Sewer
    - ___ ☐ Storm Sewer
    - ___ ☐ Water
    - ___ ☐ Irrigation
    - ___ ☐ Miscellaneous
  - ___ ☐ Manholes (Section 604)
  - ___ ☐ Inlets (Section 604)
  - ___ ☐ Permanent Water Quality BMP (Section 208)
  - ___ ☐ Other: _____
- ___ ■ Major Structures - Overhead Signs (Section 614), Concrete Box Culverts, Bridges - and all other structures assigned a structure number
  - ___ ☐ Structure Excavation limits (Section 206)
  - ___ ☐ Concrete Box Culverts (Section 603) w/ Headwalls and Wingwalls (Section 601)
  - ___ ☐ Piling locations and cut off elevations (Section 502)
  - ___ ■ Drilled Shaft (Caisson) locations and elevations (Section 503)
  - ___ ☐ Footing locations, alignment, and elevations
  - ___ ☐ Abutment/Pier locations, alignment, and elevations
  - ___ ☐ Wingwall skew angles/offsets
  - ___ ☐ Structural concrete form locations
  - ___ ☐ Substructure As-constructed survey required for Bridges (Subsection 601 .12) and Overhead signs (S-614-50)
  - ___ ☐ Bridge expansion joint(s) alignment and grade (longitudinal and transverse)
  - ___ ☐ Deck grades at Girder 10th or "n" th point locations and elevations
  - ___ ☐ Girder grades at Girder 10th or "n" th point locations and elevations
  - ___ ☐ Slope and Ditch Paving (Section 507)
  - ___ ☐ Overhead Sign Clearance
  - ___ ☐ Overhead Structure (Bridge, etc.) Clearance
  - ___ ☐ Other: _____
- ___ ■ Fencing (Section 607)
  - ___ ☐ Temporary
  - ___ ■ Permanent
  - ___ ☐ Sound Barrier
  - ___ ☐ Other: _____
- ___ ☐ Delineators (Section 612)
  - ___ ☐ Temporary
  - ___ ☐ Permanent
- ___ ■ Lighting (Section 613) and Traffic Control Devices (Permanent) (Section 614)
  - ___ ■ Signal pole locations and elevations
  - ___ ■ Light pole locations and elevations
  - ___ ☐ Sign locations
  - ___ ☐ Field verify sign post locations, elevations, and lengths before fabrication.
  - ___ ☐ Other: _____
- ___ ☐ UTILITIES (See UTILITY PLAN in this plan set and Special Provision for 625)
  - ___ ☐ As-constructed survey of ALL RELOCATED UTILITY LINES
    Includes lines relocated by OTHERS and lines relocated by CONTRACTOR
    To be submitted in one of the following formats: .dxf, .dwg or .dgn

	Grid (Y/N)	Special Interval	Special Offset
Pavements	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

	Tangent Interval	Curve Interval	Special Offset
Curb & Gutter	-	-	-

	Left Interval	Center Interval	Right Interval
Stationing	-	-	-

- ___ ■ Pavement Marking (Section 627)
  - ___ ☐ Striping (Temp)
  - ___ ■ Striping (Perm)
  - ___ ■ Symbols
  - ___ ☐ Other: _____
- ___ ☐ Temporary Lighting and Construction Traffic Control Devices (Section 630)
  - ___ ☐ Signal pole locations and elevations (Temp)
  - ___ ☐ Light pole locations and elevations (Temp)
  - ___ ☐ Sign Locations (Temp)
  - ___ ☐ Other: _____
- ___ ■ All Easements (Temp Staking by P.L.S. Only)
- ___ ■ Right of Way (Temp Staking by P.L.S. Only)

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 629:

- ___ ☐ Monumentation (Section 629)
  - ___ ☐ Control
  - ___ ☐ Right of Way
  - ___ ☐ Land corners, Aliquot corners
  - ___ ☐ Easements
  - ___ ☐ Reference the specified existing monuments: ** _____
  - ___ ☐ Replace the specified existing monuments: ** _____
  - ___ ☐ Locate monuments. It is estimated ___ hours are required.

NOTE: All 629 items shall include adequate research, calculations, and evaluations of evidence for monuments to be set.

** A Tabulation of Survey Monuments may be provided on the plans.

GENERAL NOTES:

1. Unless indicated otherwise on this Survey Tabulation Sheet, all survey work and staking intervals shall be done in accordance with the latest edition of the CDOT Survey Manual.
2. Adequate information for establishing lines, grades, and locations for all work items have been specified on the plans. Any additional information required to stake the item or element shall be generated by the Contractor's surveyor.
3. The Contractor's surveyor shall provide an estimate of the man-hours necessary to complete the work items indicated on this sheet. A copy of this sheet, with the estimated man-hours written on the blank line to the left of the specified items, shall be submitted with the Survey Schedule to the Engineer____ days prior to the Presurvey Conference - Construction Survey.
4. Stakes and Monuments which are damaged or destroyed by the progress of construction shall be replaced by the Contractor at no additional cost to the Department.
5. The Contractor shall furnish an As Staked (or 3D Design Modeling Electronic Files) Earthwork Quantity report to the Engineer prior to completion of twenty percent (20%) of the planned earthwork in any phase as per the CDOT Survey Manual. A printed copy of the As Staked (or 3D Design Modeling Electronic Files) Earthwork data report and a computer disk with that information on it, in the specified format shall be submitted to the Engineer. The Contractor shall field verify original ground cross sections at a maximum 500 feet intervals.
6. Prior to beginning work on any subsequent operation, such as placing base course or paving, the Contractor shall certify in writing to the Engineer that the final grade is within specified tolerance.
7. The Contractor's surveyor shall perform all field surveying and calculations necessary to tie plan grades into field grades.
8. The Contractor shall coordinate construction staking on the project with any utility work.
9. Fieldbooks shall contain daily records of points set and or measurements observed. The information recorded shall contain: date, crew members' names, point no., description, staking information, and sketches. If the survey information is collected electronically, information recorded shall be provided to the Project Engineer in a hard copy format that is intuitive, clear and related to the supplemental information recorded in the field books. All linear surveys, such as slope stakes and blue tops, shall have the station and offset information related to the measured information. Non-linear surveys such as structures staking shall have sketches relating electronic information, such as point numbers, to the sketch.
10. The Contractor's surveyor shall submit the following fieldbooks to the Engineer:
    - ■ Horizontal Control (Primary & Secondary)
    - ■ Vertical Control (i.e. Benchmarks)
    - ■ Property Pin Ties
    - ☐ Horizontal Alignment
    - ■ Grading
    - ☐ Slope Staking
    - ☐ Minor Structures
    - ■ Major Structures
    - ■ One fieldbook for each work category shown on this sheet
    - ☐ Other Fieldbook(s): _____
11. The Contractor's surveyor shall submit the following (prior to surveying on the project) to the Engineer:
    - ■ All required Instrument Calibrations

COLORADO LICENSED — MATT ROBERT EISENACH — 38257 — 6/1/2026 — PROFESSIONAL SURVEYOR

811 Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	T_SVY01_C2206085.DWG
HORIZ. SCALE:	1"=40' VERT. SCALE: N/A
UNIT INFORMATION	

olsson — 1525 Raleigh St, Unit 400, Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

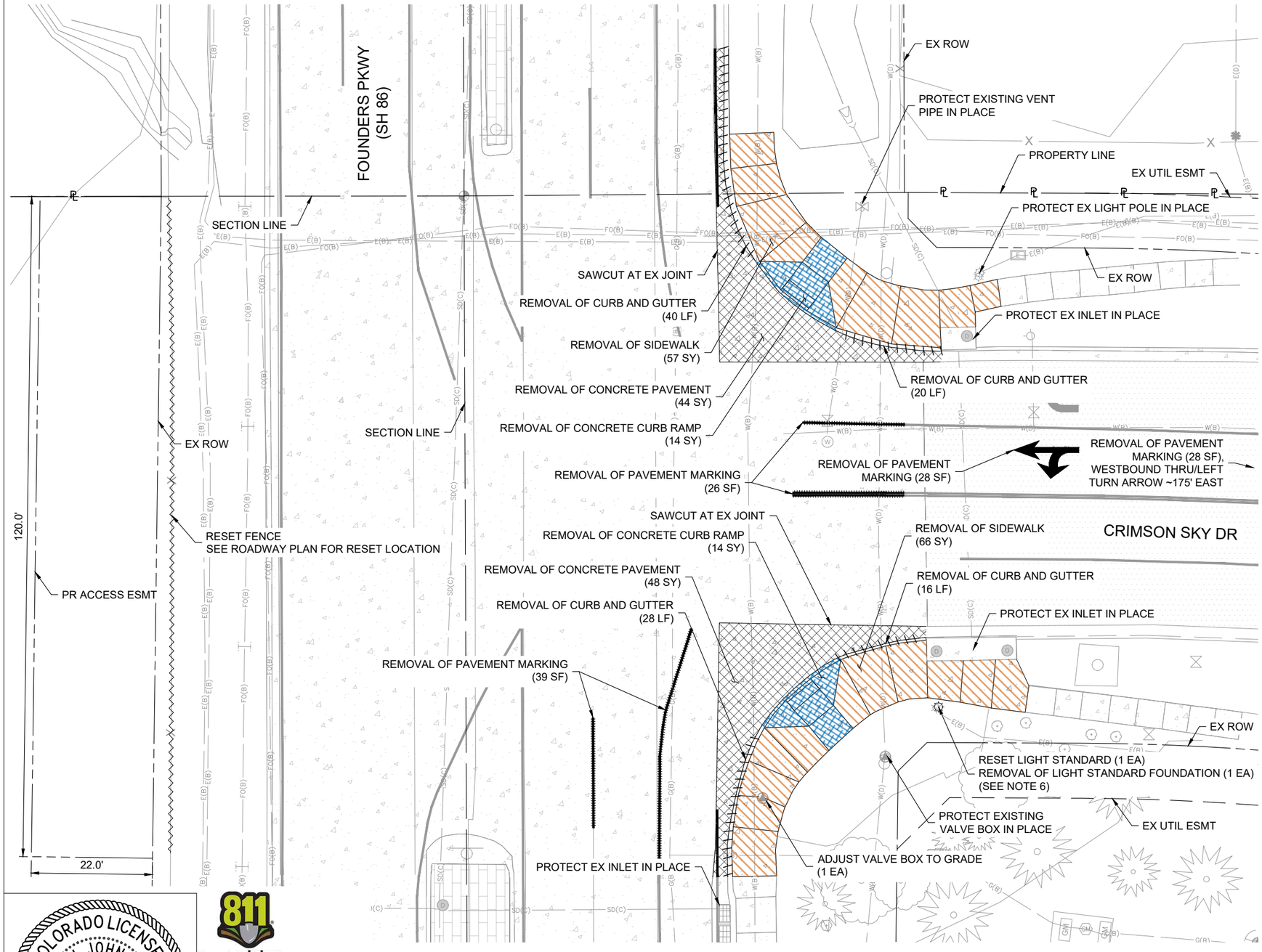
TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	SURVEY TABULATION		PROJECT NO./CODE
NO REVISIONS:			PROJECT NO.: C22-06085
REVISED:	DESIGNER: ED	STRUCTURE NUMBERS	CODE:
VOID:	DETAILER: ED		
	SHEET SUBSET: SVY TAB	SUBSET SHEETS: 1 OF 1	SHEET NUMBER: 7

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\SRVY\T_SVY01_C2206085.dwg USER: awiljaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK, C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

- REMOVAL OF SIDEWALK
- REMOVAL OF CONCRETE CURB RAMP
- REMOVAL OF CONCRETE PAVEMENT
- REMOVAL OF CURB AND GUTTER
- REMOVAL OF PAVEMENT MARKING
- RESET FENCE

NOTES:

1. CLEARING AND GRUBBING SHALL BE KEPT TO A MINIMUM AND LIMITED TO AREAS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
2. REFER TO SIGNING AND STRIPING PLAN FOR SIGN REMOVALS.
3. REMOVALS SHOULD BE PERFORMED TO THE LIMITS DEPICTED IN THE ROADWAY PLAN, CURB RAMP DETAILS, AND SIGNING AND STRIPING PLAN.
4. REMOVALS SHOULD BE PERFORMED TO NEAT, CLEAN LINES. SAWCUTTING REQUIRED FOR REMOVALS WILL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE COST OF EACH RESPECTIVE REMOVAL ITEM.
5. ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. REMOVAL AND RESET OF EXISTING STREET LIGHTING FACILITIES SHALL BE PERFORMED BY CORE ELECTRIC COOPERATIVE. CONTRACTOR TO CONTACT CORE ELECTRIC COOPERATIVE TO ARRANGE REMOVAL AND RESET.
7. CONTRACTOR SHALL SAWCUT EXISTING TIE AND DOWEL BARS, WHICH IS INCIDENTAL TO CONCRETE PAVEMENT REMOVAL.

0' 10' 20'
SCALE IN FEET

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
PROFESSIONAL ENGINEER
6/1/2026

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: T_DEM01_C2206085.DWG	
HORIZ. SCALE: 1"=20' VERT. SCALE: N/A	
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

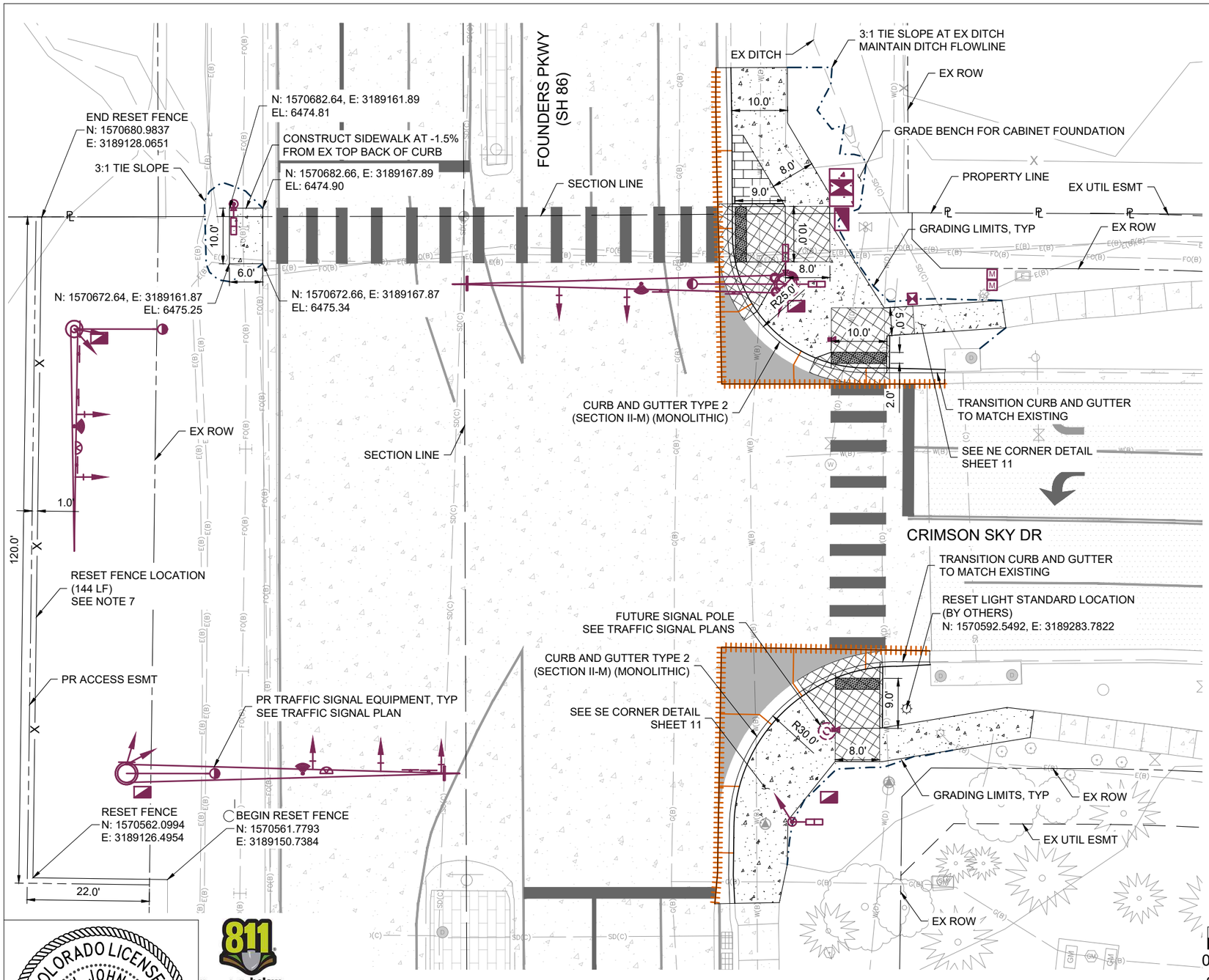
AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

REMOVAL PLAN

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	DEM	SUBSET SHEETS:	1 OF 1

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 8

DWG: F:\2022\06901-06500\022-06085-d-40-design\AutoCAD\final plans\Sheets\RDBIT_DEM01_C2206085.dwg USER: awilak.scno
DATE: Mar 26, 2026 8:58am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PRWAY_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_DPATT_C2206085



LEGEND:

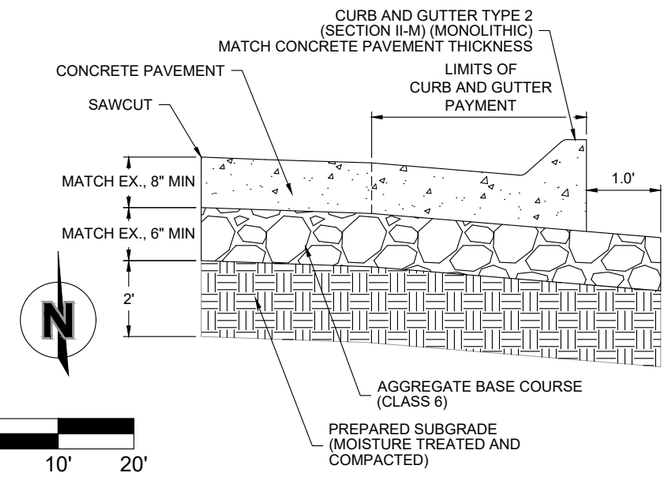
- PROPOSED 6" CONCRETE SIDEWALK ON 6" ABC (CLASS 6) AND 12" PREPARED SUBGRADE
- PROPOSED 6" CONCRETE CURB RAMP ON 6" ABC (CLASS 6) AND 12" PREPARED SUBGRADE
- PROPOSED 8" MIN. CONCRETE PAVEMENT ON 6" MIN. ABC (CLASS 6) AND 24" PREPARED SUBGRADE
- PROPOSED MEDIAN COVER MATERIAL (PATTERNED COLORED CONCRETE) PER TOWN OF CAST ROCK DETAIL PLAN NO. CG-12
- PROPOSED DETECTABLE WARNING FIELD
- TRANSVERSE DOWELED JOINT
- LONGITUDINAL TIE JOINT

NOTES:

1. CURB AND GUTTER SHALL BE PAVED MONOLITHIC WITH CONCRETE PAVEMENT.
2. DETECTABLE WARNING FIELDS SHALL BE A CONTRAST COLOR AND CONSTRUCTED OF CAST IRON, COST IS INCIDENTAL TO THE COST OF 608-00010, CONCRETE CURB RAMP.
3. PROPOSED TRAFFIC SIGNAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SIGNAL PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL DETERMINE CONCRETE JOINTING PLAN IN THE FIELD.
5. EARTHWORK AND PREPARED SUBGRADE ARE NOT PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE COST OF THE WORK.
6. TIE SLOPES SHALL BE 4:1 OFF THE BACK OF PROPOSED FLATWORK UNLESS OTHERWISE NOTED.
7. ADDITIONAL WIRE AND POSTS REQUIRED TO RESET THE WIRE FENCE SHALL BE INCLUDED IN THE COST OF RESET FENCE AND SHALL MATCH THE EXISTING MATERIALS.
8. JOINT LAYOUT IS SHOWN FOR GRAPHICAL PURPOSES ONLY. JOINTS SHALL FOLLOW CDOT M&S STANDARD 412-1 AND BE CONTINUOUS INTO THE ADJACENT SLAB.
9. CONTRACTOR SHALL DRILL AND GROUT TIE AND DOWEL BARS INTO EXISTING CONCRETE PAVEMENT PER CDOT M&S STANDARD 412-1 AND 412-2 AT EXISTING SPACING.

ABBREVIATIONS

ABC = AGGREGATE BASE COURSE



0' 10' 20'

SCALE IN FEET

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
PROFESSIONAL ENGINEER
6/1/2026

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			AS CONSTRUCTED
FILE NAME: T_RPP01_C2206085.DWG	DATE:	COMMENTS	INIT.	NO REVISIONS:
HORIZ. SCALE: 1"=20' VERT. SCALE: N/A				REVISED:
UNIT INFORMATION				VOID:

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

ROADWAY PLAN

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	RDY	SUBSET SHEETS:	1 OF 1

PROJECT NO./CODE

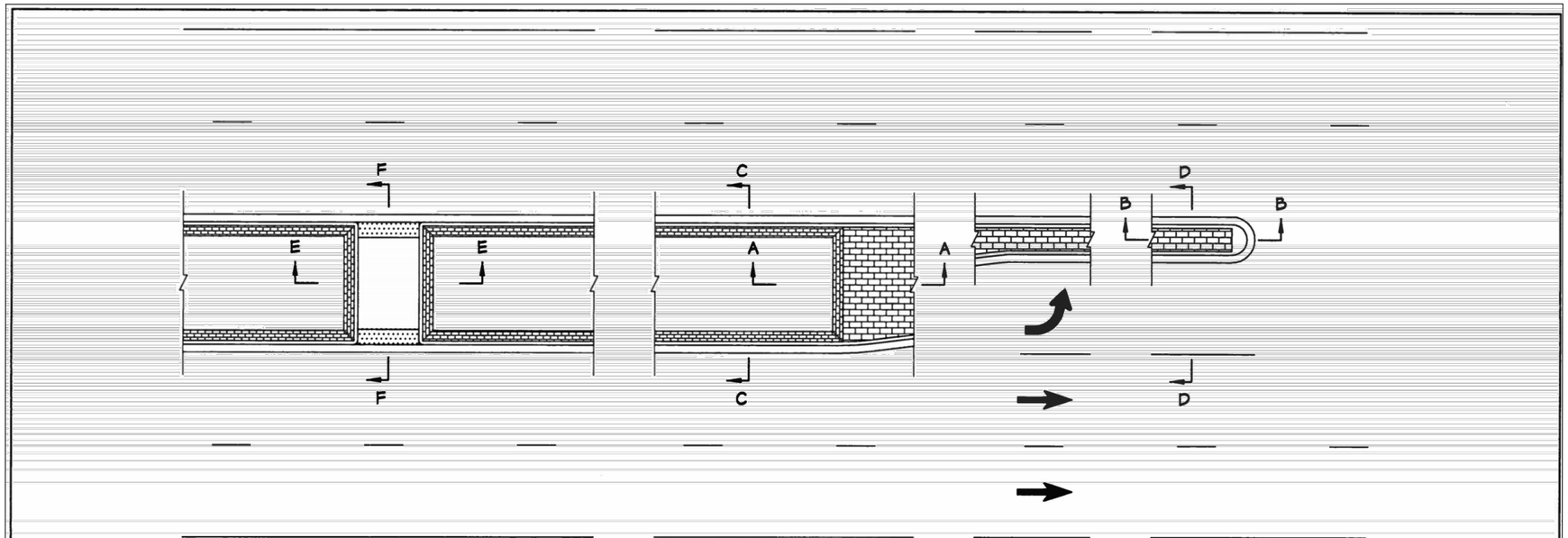
PROJECT NO.: C22-06085

CODE:

SHEET NUMBER: 9

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\RDB\T_RPP01_C2206085.dwg USER: awilakonno
DATE: Mar 26, 2026 8:58am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 T_PBASE_C2206085 T_PBNDY_C2206085 T_XBASE_SUE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_XBNDY_C2206085 T_PPATT_C2206085 T_PJOINT_C2206085

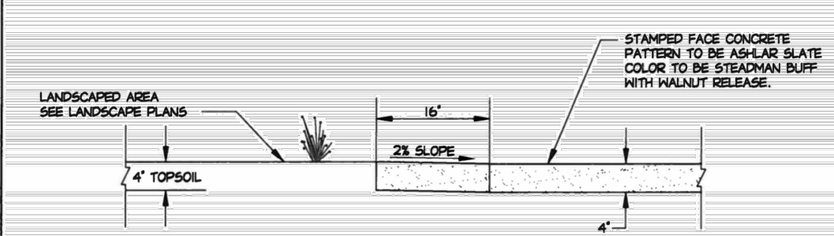
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



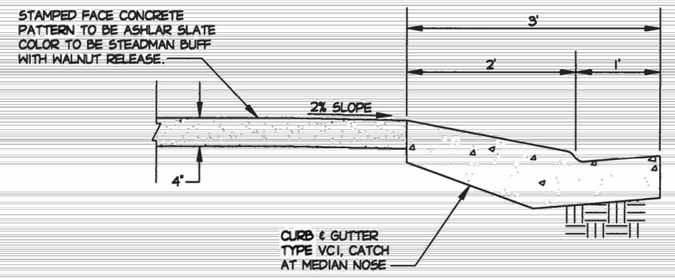
MID-BLOCK CROSSING

INTERSECTION

PLAN



SECTION A-A



SECTION B-B

Sheet Revisions	
Date	Comments

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

MEDIAN

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

DETAIL PLAN NO.
CG-12
Sheet 1 of 3

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
6/1/2026
PROFESSIONAL ENGINEER

PRINT DATE: March 26, 2026	SHEET REVISIONS			AS CONSTRUCTED	ROADWAY DETAIL		PROJECT NO./CODE
FILE NAME: T_DTL02_C2206085.DWG	DATE:	COMMENTS	INIT.	NO REVISIONS:			PROJECT NO.: C22-06085
HORIZ. SCALE: N/A VERT. SCALE: N/A				REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS	CODE:
UNIT INFORMATION				VOID:	DETAILER: GDL		
olsson 1525 Raleigh St Unit 400 Denver, CO 80204					SHEET SUBSET: RDY DTL	SUBSET SHEETS: 1 OF 1	SHEET NUMBER: 10

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_DTL02_C2206085.dwg USER: awiljakson
DATE: Mar 26, 2026 8:59am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

LEGEND:

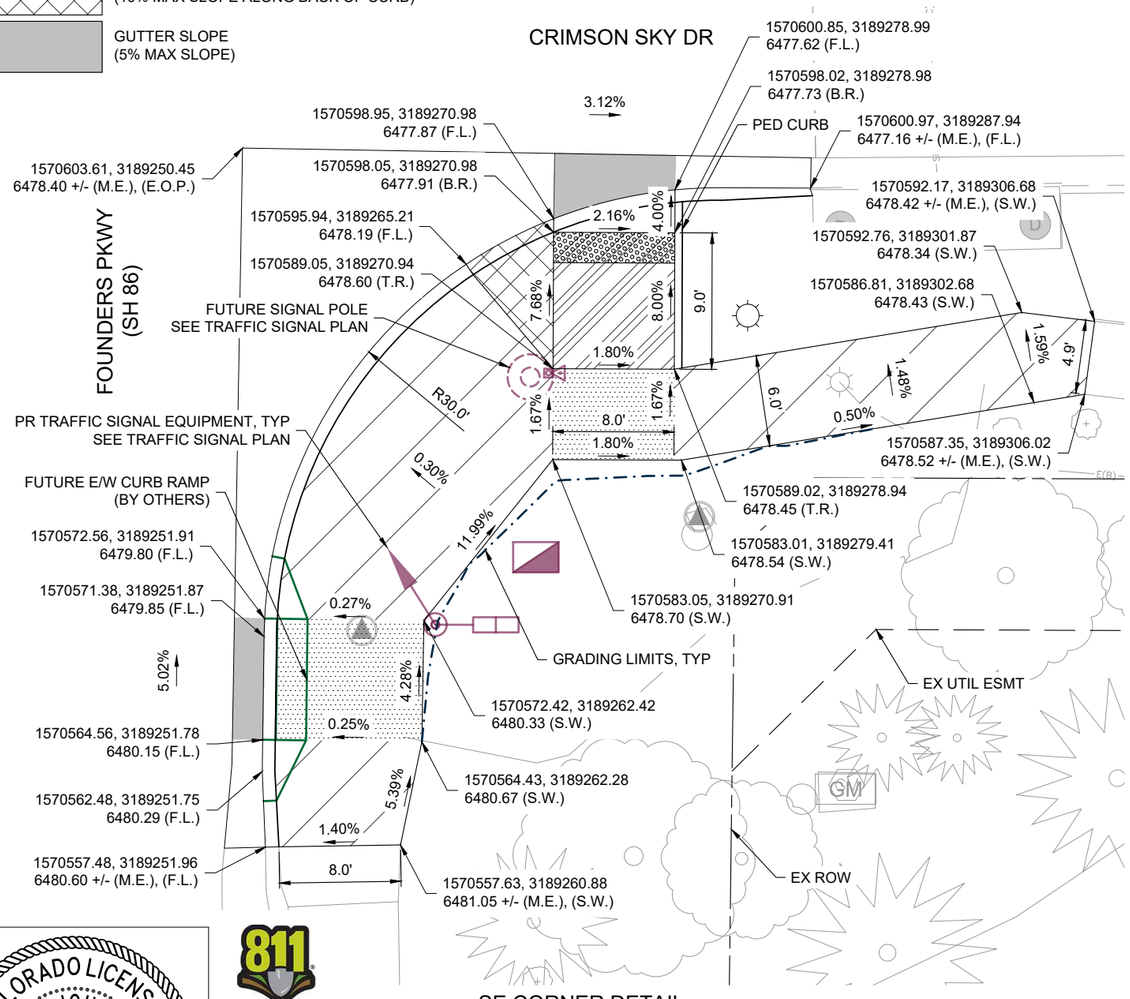
- LANDING (4' X 4' MIN, 2% MAX SLOPE PARALLEL TO RAMP RUN, CROSS SLOPE LESS THAN OR EQUAL TO RAMP CROSS SLOPE)
- RAMP (12:1 MAX RUNNING SLOPE, CROSS SLOPE LESS THAN OR EQUAL TO ROADWAY SLOPE)
- DETECTABLE WARNING FIELD
- SIDEWALK (5% MAX RUNNING SLOPE, 2% MAX CROSS SLOPE)
- TRAVERSABLE FLARE (10% MAX SLOPE ALONG BACK OF CURB)
- GUTTER SLOPE (5% MAX SLOPE)

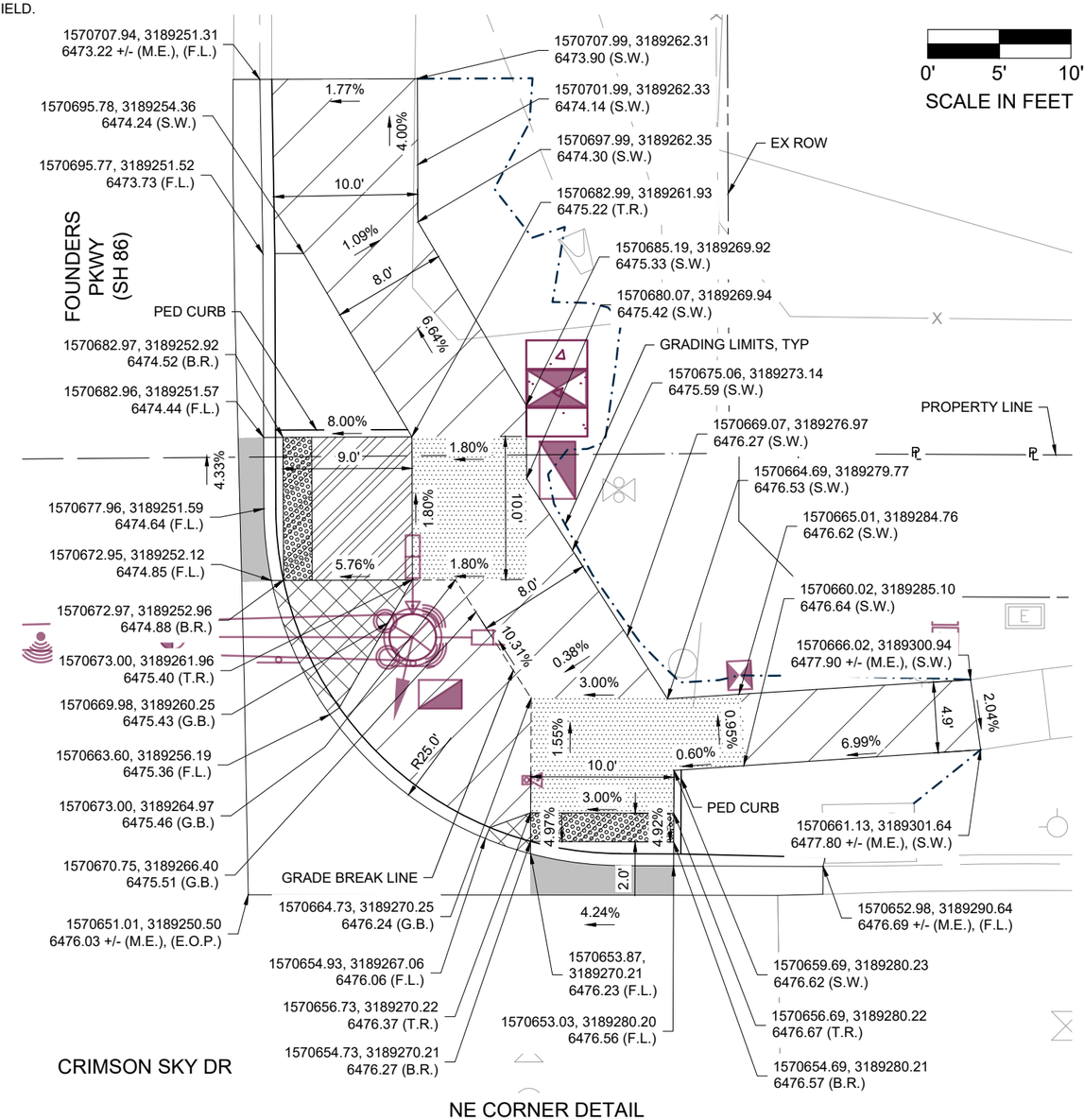
NOTES:

1. SLOPE LABELS AND EXISTING ELEVATIONS ARE FOR INFORMATION ONLY.
2. PROPOSED TRAFFIC SIGNAL EQUIPMENT SHOWN FOR REFERENCE. REFER TO TRAFFIC SIGNAL PLAN FOR ADDITIONAL INFORMATION.
3. MAX SLOPES DESCRIBED IN THE LEGEND ARE INTENDED FOR GENERAL GUIDANCE ONLY. REFER TO GRADES PROVIDED IN DETAILS FOR MORE SPECIFIC INFORMATION.
4. CONTRACTOR SHALL DETERMINE CONCRETE JOINTING PLAN IN THE FIELD.

F.L. = FLOWLINE
S.W. = SIDEWALK
E.O.P. = EDGE OF PAVEMENT
T.R. = TOP OF RAMP
B.R. = BOTTOM OF RAMP
G.B. = GRADE BREAK
M.E. = MATCH EXISTING

EASTING
NORTHING
XXXXXX.XX, YYYYYY.YY
ELEVATION
ZZZZ.ZZ, DESC.





SE CORNER DETAIL
1"=10'

NE CORNER DETAIL
1"=10'

0' 5' 10'
SCALE IN FEET

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
PROFESSIONAL ENGINEER
6/1/2026

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS		
FILE NAME: T_DTL01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: 1"=10' VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	CURB RAMP DETAILS NE AND SE CORNER			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: GDL			
	SHEET SUBSET: DTL	SUBSET SHEETS: 1 OF 1		SHEET NUMBER: 11

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_DTL01_C2206085.dwg USER: awiljakson
DATE: Mar 26, 2026 8:59am XREFS: T_PTBLK_C2206085 T_AER_C2206085 T_X6ASE_C2206085 T_PBASE_C2206085 T_PPATT01_C2206085 F_PBASE_C2206085 F_PMKRG_C2206085 T_XBASE_SUE_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- SEDIMENT CONTROL LOG (SCL)
- AGGREGATE BAG (AB)
- INLET PROTECTION (IP)
- SF — SILT FENCE (SF)
- REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)
- LIMITS OF CONSTRUCTION
- LOD — LIMITS OF DISTURBANCE
- LANDSCAPE RESTORATION
- NATIVE SEEDING (BROADCAST) (SEE NOTE 5)
- EROSION CONTROL BLANKET AND NATIVE SEED
- ROCK MULCH (WEED FREE)

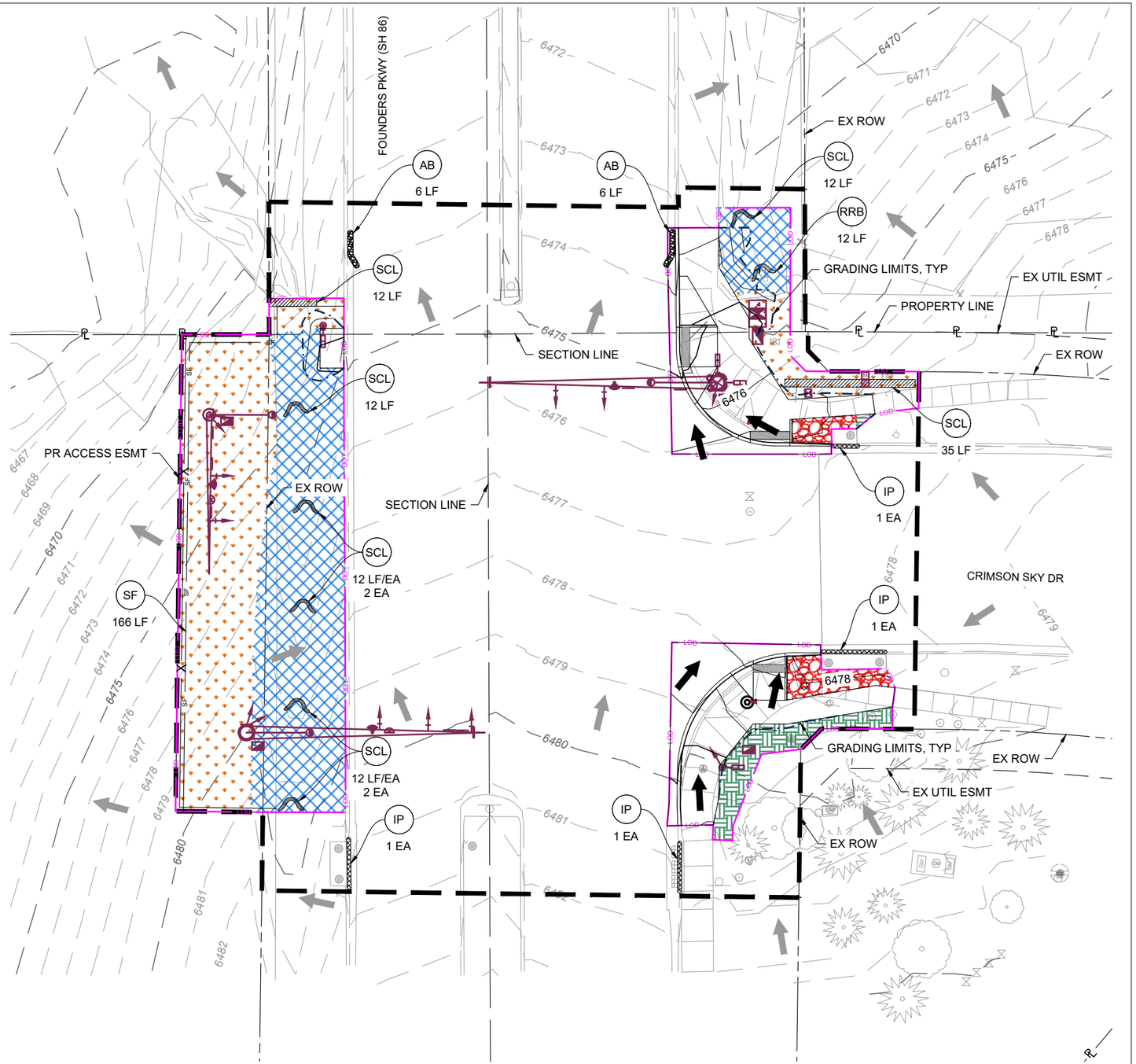
NOTES:

1. TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) SHALL CONFORM TO TOWN OF CASTLE ROCK TESC MANUAL AND TESC PLAN STANDARD NOTES AND DETAILS AND SUPERSEDES CDOT SPECIFICATIONS AND DETAILS.
2. CONTRACTOR TO WORK WITH TOWN OF CASTLE ROCK TO ESTABLISH STAGING AND STOCKPILE LOCATION AS REQUIRED. SAID LOCATION IS TO BE PROTECTED WITH EROSION CONTROL MEASURES AS NECESSARY.
3. LIMITS OF CONSTRUCTION: 0.67 AC.
   LIMITS OF DISTURBANCE: 0.21 AC.
4. EROSION CONTROL PLAN IS A GUIDE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLACING EROSION CONTROL MEASURES AS NECESSARY TO ENSURE SEDIMENT AND OTHER POLLUTANTS DO NOT LEAVE THE PROJECT SITE.
5. NATIVE SEEDING AREAS SHALL RECEIVE DOUGLAS COUNTY LOW-GROWTH SEED MIX, MULCH AND TACKIFIER PER TESC DETAILS.
6. EXISTING LANDSCAPING AND IRRIGATION IMPACTED DUE TO CONSTRUCTION SHALL BE RESTORED TO THE EXISTING CONDITION AND BE PAID FOR AS LANDSCAPE RESTORATION.

TOWN OF CASTLE ROCK ACCEPTANCE BLOCK

THESE DRAWINGS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR TEMPORARY EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

DEVELOPMENT SERVICES DEPARTMENT DATE



0' 15' 30'

SCALE IN FEET

COLORADO LICENSED
LAURA LEE KINDT
Laura Kindt
46481
6/1/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			
FILE NAME: T_ERC01_C2206085.DWG	DATE:	COMMENTS	INIT.	
HORIZ. SCALE: 1"=40' VERT. SCALE: N/A				
UNIT INFORMATION				
olsson 1525 Raleigh St Unit 400 Denver, CO 80204				

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN INITIAL, INTERIM, AND FINAL PLAN		PROJECT NO./CODE
NO REVISIONS:			PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS	CODE:
VOID:	DETAILER: GDL		
	SHEET SUBSET: TESC	SUBSET SHEETS: 1 OF 6	SHEET NUMBER: 12

DWG: F:\2022\06001-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\RDB\T_ERC01_C2206085.dwg USER: awilakono
DATE: Mar 26, 2026 9:00am XREFS: T_XPART_B2206085 T_PEROS_B2206085 T_PRWAY_B2206085 T_PBNDY_C2206085 T_PEROS01_C2206085 T_PTBLK_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085

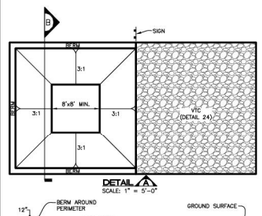
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

DWG: F:\2022\06901.06500\022-06095-s40-design\AutoCAD\final plansheets\RDBJT_ERC01_C2206095.dwg USER: awilak.sono
DATE: Mar 26, 2026 9:00am XREFs: T_XPAIT_B2206085 T_PERIOS_B2206085 T_PRWAY_B2206085 T_PBNDY_C2206085 T_PEROS01_C2206085 T_PTBLK_C2206085 T_XBASE_SUE_C2206085 T_XBASE_C2206085 F_PBASE_C2206085 F_PBASE_C2206085

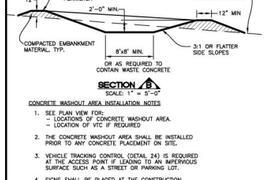
TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) GENERAL NOTES

1. THE DIRECTOR OF CASTLE ROCK WATER AND DEVELOPMENT SERVICES DEPARTMENT SIGNATURES AFFIXED TO THIS DOCUMENT INDICATE THE STORMWATER ENGINEERING DIVISION AND THE DEVELOPMENT SERVICES DEPARTMENT HAVE REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MANUAL. THE DIRECTOR OF CASTLE ROCK WATER AND DEVELOPMENT SERVICES DEPARTMENT, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS TESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE TESC PLAN SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE TOWN, IF CONSTRUCTION HAS NOT COMMENCED, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF CASTLE ROCK.
4. OVERLOT GRADING REQUIRES A CONSTRUCTION PERMIT THROUGH THE PUBLIC WORKS DEPARTMENT IN ADDITION TO THE TESC PERMIT. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK APPROVED CONSTRUCTION PLANS AND THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK. THE TOWN RESERVES THE RIGHT TO REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE TESC MANUAL, TESC PLAN OR TESC PERMIT.
6. SEE CONSTRUCTION PLANS FOR ALL GEOTECHNICAL SAMPLING, TESTING AND INSPECTION REQUIREMENTS.
7. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.
8. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES FROM THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE TOWN.
9. AFTER THE TESC PLAN HAS BEEN ACCEPTED, THE TESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE TOWN, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE ACCEPTED TESC PLAN AND CONTACT DEVELOPMENT SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING. THE REQUEST SHALL BE MADE A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME.
10. THE FIRST CONTROL MEASURES TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
11. THE OWNER OR OWNER'S REPRESENTATIVE, THE TESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND A PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS DO NOT ATTEND THE PRECONSTRUCTION MEETING, THE TOWN OF CASTLE ROCK RESERVES THE RIGHT TO DECLARE THAT THE MEETING WILL BE CANCELLED AND THE APPLICANT WILL HAVE TO PAY A RESCHEDULING FEE AND HAVE TO RESCHEDULE THE MEETING, WITH THE CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE TOWN OF CASTLE ROCK STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
12. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL MEASURES, THE PERMITTEE SHALL CALL THE TOWN OF CASTLE ROCK STORMWATER INSPECTOR TO SCHEDULE AN INITIAL INSPECTION AT THE PROJECT SITE. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS OF REQUESTING INITIAL INSPECTION.
13. CONSTRUCTION SHALL NOT BEGIN UNTIL THE STORMWATER INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL CONTROL MEASURES AND THE TESC PERMIT HAS BEEN APPROVED. FAILURE TO HAVE THE REQUIRED PERMIT FEES, FISCAL SURETY AND PERMIT COMPLETE AT THE TIME OF INITIAL INSPECTION WILL RESULT IN A FAILED INSPECTION. NO CONSTRUCTION MAY BEGIN UNTIL ALL ITEMS ARE RECEIVED AND SITE PASSES INITIAL INSPECTION.
14. THE TESC MANAGER SHALL STRICTLY ADHERE TO THE TOWN-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE TOWN MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE TOWN, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
15. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS). TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME, LARGER SITES SHALL BE DEVELOPED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED TESC PLAN. CONTROL MEASURE INSTALLATION AND APPROVAL BY THE TOWN AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THIS TESC MANUAL.
16. PRIOR TO ACTUAL CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 OR 1-800-922-1987.
17. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
18. THE TESC PERMIT SHALL BE VALID FOR A THREE (3) YEAR PERIOD (ONE YEAR ACTIVE CONSTRUCTION AND TWO YEAR REVEGETATION PERIOD). IN THE EVENT THAT ACTIVE CONSTRUCTION EXCEEDS ONE YEAR, THE TESC PERMIT MUST BE EXTENDED.
19. A COPY OF THE TESC PERMIT AND ACCEPTED TESC PLAN SHALL BE ON SITE AT ALL TIMES.
20. THE TESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE TESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE TOWN FOR ALL MATTERS PERTAINING TO THE TESC PERMIT. THE TESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S TESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE TOWN RESERVES THE RIGHT TO CONTACT THE OWNER'S TESC MANAGER. THE TESC MANAGER FOR ALTERNATE TESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER SHALL BE ISSUED.
21. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH A TOWN-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION BY THE TOWN.
22. THE TESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE TOWN TESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
23. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE TESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED TESC PLAN AND TESC MANUAL. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMMENCED IMMEDIATELY FOR ALL VIOLATIONS, OR WITHIN 24 HOURS. THE STORMWATER INSPECTOR ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
24. STRAW BALES ARE NOT A TOWN OF CASTLE ROCK ACCEPTED SEDIMENT CONTROL MEASURE.
25. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED TESC PLAN. FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE AND SITE PASSES INSPECTION.
26. THE ACCEPTED TESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE TESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE TOWN FOR ANY PROPOSED CHANGES.
27. LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE TESC MANUAL.
28. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
29. ANY SEDIMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE TESC MANAGER. THE TESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
30. A WASTE SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
31. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE TOWN OF CASTLE ROCK STORMWATER ENGINEERING DIVISION.
32. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUNDWATER, IRRIGATION WATER, ANY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COPHE PER CRS 25-8-601, AND THE TOWN. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPHE. CONTACT INFORMATION FOR COPHE, THE TOWN OF CASTLE ROCK AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE TESC MANUAL. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
33. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED TOWN OF CASTLE ROCK TESC PLAN.
34. THE PERMITTEE SHALL HAVE A TESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE TESC MANAGER SHALL NOTIFY THE TOWN INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/ EXPORT OPERATIONS.
35. THE USE OF REPAIR, SEPTIC STARTS OR SEPTIC FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED. (EXCEPT STEEL TEE-POSTS FOR CONSTRUCTION FENCE).
36. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WASTE CONTAINING WASTE CONCRETE TO THE TOWN STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
37. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE STORMWATER INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE TESC CRITERIA MANUAL.
38. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY TOWN OF CASTLE ROCK PUBLIC WORKS (SEPARATE FROM TESC INSPECTIONS).
39. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE TESC MANUAL WITHIN THIRTY (30) DAYS OF INITIAL DISTURBANCE. WATER OF THE TOWN SHALL BE PROTECTED BY SEDIMENT CONTROLS AS DEFINED BY THE TESC MANUAL FOR AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING. AREAS TO BE PERMANENTLY HARDSCAPED THAT WILL REMAIN EXPOSED FOR MORE THAN THIRTY (30) DAYS AFTER FINAL GRADE SHALL BE STABILIZED AS APPROVED BY THE TOWN.
40. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE TOWN OF CASTLE ROCK.
41. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED (OR OTHER MEANS OF TEMPORARY STABILIZATION AS APPROVED PER NOTE 26 ABOVE) AND ALL RETAINING WALLS AS SHOWN ON THE PLAN ARE INSTALLED AND ACCEPTED.
42. FOR SINGLE-FAMILY RESIDENTIAL PROJECTS NO BUILDING PERMITS WILL BE ISSUED UNTIL A TESC PERMIT HAS BEEN ISSUED FOR VERTICAL RESIDENTIAL CONSTRUCTION AND THE PERMITTEE PASSES THE INITIAL TESC INSPECTION.
43. A FINAL TESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO (2) WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
44. NO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.

DETAIL NO.	SHEET NO.	BMP LEGEND
1	1	CD CHECK DAM
2	1	CB COMPOST BLANKET
3	1	CFB COMPOST FILTER BERM
4	1	CWA CONCRETE WASHOUT AREA
5	1	CF CONSTRUCTION FENCE
6	1	CM CONSTRUCTION MARKERS
7	1	DW DEWATERING
8	1	DD DIVERSION DITCH
9	2	RCB EROSION CONTROL BLANKET
10	2	IP INLET PROTECTION
11	2	RCD REINFORCED CHECK DAM
12	2	RRB REINFORCED ROCK BERM
13	2	RRC RRB FOR CULVERT PROTECTION
14	2	SB SEDIMENT BASIN
15	2	SCL SEDIMENT CONTROL LOG
16	2	ST SEDIMENT TRAP
17	2	SM SEEDING AND MULCHING
18	2	SF SILT FENCE
19	2	SSA STABILIZED STAGING AREA
20	2	SR SURFACE ROUGHENING
21	2	TWC TEMPORARY ROAD CROSSING
22	2	TSD TEMPORARY SLOPE DRAIN
23	2	TSC TEMPORARY STREAM CROSSING
24	2	TSS TRACKING
25	4	VTC VEHICLE TRACKING CONTROL
26	4	VTW VTC WITH WHEEL WASH
27	4	A LOT EROSION CONTROL
28	4	B LOT EROSION CONTROL
		LOC LIMITS OF CONSTRUCTION



DETAIL 1
SCALE: 1" = 5'-0"

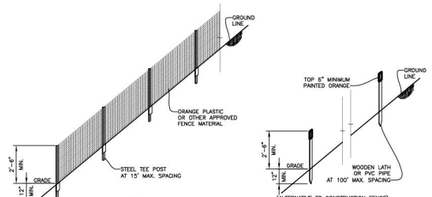


SECTION 2
SCALE: 1" = 5'-0"

CONCRETE WASHOUT AREA INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - LOCATION OF CONCRETE WASHOUT AREA.
   - LOCATION OF PVC IF REQUIRED
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL 24) IS REQUIRED AT THE ACCESS POINT IF DRIVING TO AN IMPERVIOUS SURFACE SUCH AS A STREET OR PARKING LOT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY DESIGNATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA CONCRETE WASHOUT AREA 4



DETAIL 5
SCALE: 1/2" = 1'-0"

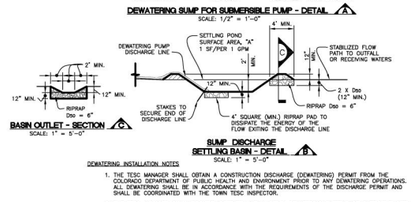
CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - TYPE OF CONSTRUCTION LIMIT INDICATOR (FENCE OR MARKERS).
   - LOCATION AND LENGTH OF FENCE OR LINE OF MARKERS.
2. CONSTRUCTION FENCE OR MARKERS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO OTHER BMPS AND ANY LAND-DISTURBING ACTIVITIES.
3. STEEL TEE POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE. MAXIMUM SPACING FOR TEE POSTS SHALL BE 15'.

CONSTRUCTION FENCE MAINTENANCE NOTES
1. ANY DAMAGED FENCE OR MARKERS SHALL BE REPAIRED ON A DAILY BASIS.
2. FENCE OR MARKERS SHALL BE REMOVED AT THE END OF CONSTRUCTION, IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

CF CONSTRUCTION FENCE 5

(ALTERNATIVE TO CONSTRUCTION FENCE)
SCALE: 1/2" = 1'-0"

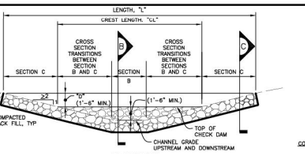
CM CONSTRUCTION MARKERS 6



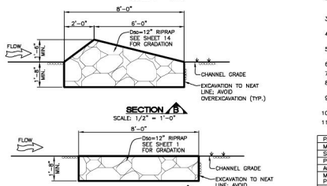
DEWATERING INSTALLATION NOTES
1. THE TESC MANAGER SHALL OBTAIN A CONSTRUCTION DISCHARGE (DEWATERING) PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PRIOR TO ANY DEWATERING OPERATIONS. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISCHARGE PERMIT AND SHALL BE COORDINATED WITH THE TOWN TESC INSPECTOR.
2. THE TESC MANAGER SHALL PROVIDE, OPERATE, AND MAINTAIN DEWATERING SYSTEMS OF SUFFICIENT SIZE AND CAPACITY TO PERMIT EXCAVATION AND SUBSEQUENT CONSTRUCTION IN DRY CONDITIONS AND TO LOWER AND MAINTAIN THE GROUNDWATER LEVEL A MINIMUM OF 2-FEET BELOW THE LOWEST POINT OF EXCAVATION AND CONTINUOUSLY MAINTAIN EXCAVATIONS FREE OF WATER UNTIL BACKFILLED TO FINAL GRADE.
3. DEWATERING OPERATIONS SHALL USE ONE OR MORE OF THE DEWATERING SUMPS SHOWN ABOVE OR OTHER MEANS APPROVED BY THE TOWN TO REDUCE THE PUMPING OF SEDIMENT, AND SHALL PROVIDE A TEMPORARY BASIN FOR SETTLING PUMPED DISCHARGES PRIOR TO RELEASE OFF SITE OR TO A RECEIVING WATER. SEDIMENT BASIN PER DETAIL 14 MAY BE USED IN LIEU OF SUMP DISCHARGE SETTLING BASIN SHOWN ABOVE.
4. A 4' SQUARE RIPRAP PAD SHALL BE PLACED AT DISCHARGE POINT.
5. THE DISCHARGE END OF THE LINE SHALL BE STAKED IN PLACE TO PREVENT MOVEMENT OF RIPRAP PAD.

DEWATERING MAINTENANCE NOTES
1. THE TESC MANAGER SHALL INSPECT DEWATERING SYSTEMS AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A HOURLY BASIS.
2. TEMPORARY SETTLING BASINS SHALL BE REMOVED WHEN NO LONGER NEEDED FOR DEWATERING OPERATIONS. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

DW DEWATERING 7



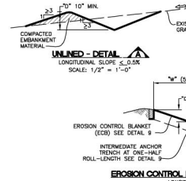
ELEVATION
SCALE: 1" = 5'-0"

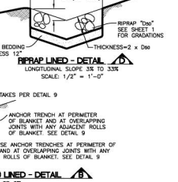


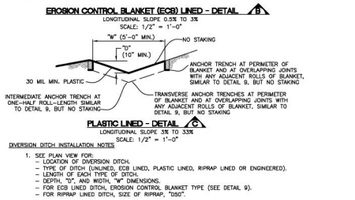
CHECK DAM INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH "L", CREST LENGTH "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D_{50} MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES
1. THE TESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN ½ OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

CD CHECK DAM 1



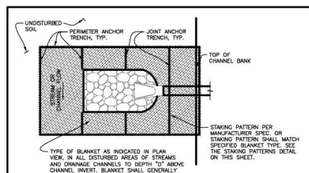




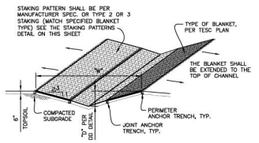
DIVERSION DITCH INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - LOCATION OF DIVERSION DITCH.
   - TYPE OF DITCH (UNLINED, ECB LINED, PLASTIC LINED, RIPRAP LINED OR ENGINEERED).
   - LENGTH OF EACH TYPE OF DITCH.
   - DEPTH, "D", AND WIDTH, "W" DI

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

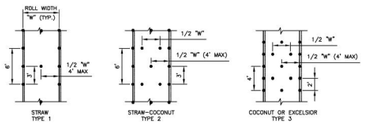
DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_ERC01_C2206085.dwg USER: awilgusono
DATE: Mar 26, 2026 9:00am XREFS: T_XPATT_B2206085 T_PERDS_B2206085 T_PRIVAY_B2206085 T_PERDS_C2206085 T_PBNDY_C2206085 T_PTBLK_C2206085 T_XBASE_C2206085 T_PBASE_C2206085



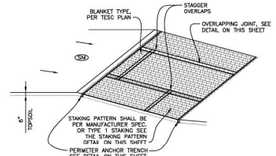
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS - DETAIL A
SCALE: 1" = 10'-0"



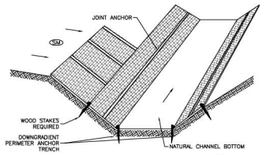
IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY - DETAIL B
SCALE: 1" = 10'-0"



STAKING PATTERNS
SCALE: 1" = 10'-0"
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE).



OUTSIDE OF STREAMS AND DRAINAGE CHANNELS - DETAIL C
SCALE: 1" = 10'-0"



IN LARGE DRAINAGEWAYS - DETAIL D
SCALE: 1" = 10'-0"

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE BLANKET IN ACCORDANCE WITH THE REQUIREMENTS OF DETAIL 17, SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE; NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. EROSION CONTROL BLANKET SHALL BE PLACED SMOOTHLY, BUT LOOSELY, ON THE SOIL SURFACE, WITHOUT STRETCHING.
5. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
6. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKETS EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
7. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
8. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
9. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1. A SAMPLE OF BLANKET SHALL BE SUBMITTED AT LEAST TWO WEEKS IN ADVANCE OF ITS USE FOR APPROVAL BY THE TOWN TESC INSPECTOR.
10. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 17.
11. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.

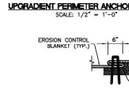
TABLE 7.1 – EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	–	100%	–	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/NATURAL
COCONUT	100%	–	–	DOUBLE/NATURAL
EXCELSIOR	–	–	100%	DOUBLE/NATURAL

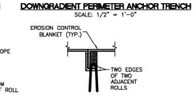
* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

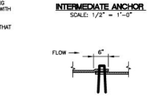
1. THE TESC MANAGER SHALL INSPECT EROSION CONTROL BLANKETS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE TOWN.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.
4. WHEN REINFORCED ROCK BERMS HAVE BEEN REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



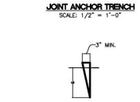
UPGRADIENT PERIMETER ANCHOR TRENCH
SCALE: 1/2" = 1'-0"



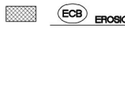
DOWNGRADIENT PERIMETER ANCHOR TRENCH
SCALE: 1/2" = 1'-0"



INTERMEDIATE ANCHOR
SCALE: 1/2" = 1'-0"



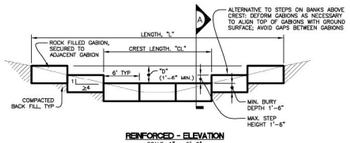
JOINT ANCHOR TRENCH
SCALE: 1/2" = 1'-0"



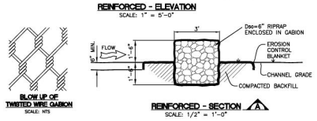
OVERLAPPING JOINT
SCALE: 1/2" = 1'-0"

WOOD STAKE DETAIL
SCALE: 1/2" = 1'-0"
MINIMUM THICKNESS 1/2"
(FOR DRAINAGEWAY APPLICATIONS ONLY)

ECB **EROSION CONTROL BLANKET 9**



REINFORCED - ELEVATION
SCALE: 1" = 5'-0"



BLOW UP OF TWISTED WIRE GABION
SCALE: NTS

REINFORCED - SECTION
SCALE: 1" = 1'-0"

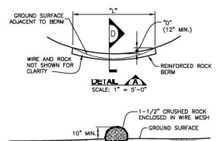
REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4' SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE LID TO THE ADJACENT GABION.
4. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D_{50} MEDIAN STONE SIZE OF 6".
5. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
6. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-0" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

REINFORCED CHECK DAM MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF EACH DAM IS WITHIN ½ OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL; ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

RCD **REINFORCED CHECK DAM 11**



DETAIL A
SCALE: 1" = 5'-0"

SECTION B
SCALE: 1" = 1'-0"

JOINT DETAIL
SCALE: 1/2" = 1'-0"

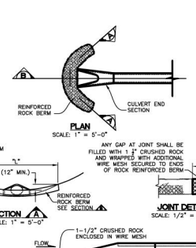
REINFORCED ROCK BERM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF REINFORCED ROCK BERMS.
   - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT REINFORCED ROCK BERM WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS ½ THE HEIGHT OF THE REINFORCED ROCK BERM.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS HAVE BEEN REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

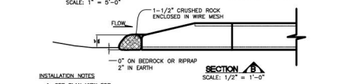
RRB **REINFORCED ROCK BERM 12**



PLAN
SCALE: 1" = 5'-0"

SECTION A
SCALE: 1" = 5'-0"

JOINT DETAIL
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1/2" = 1'-0"

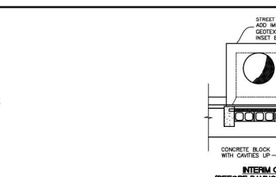
INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CULVERT INLET FILTERS.
   - LENGTH, "L", AND DEPTH, "D".
2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE").
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
5. THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

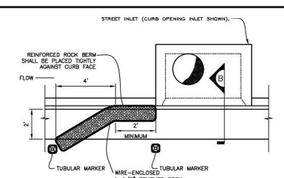
MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT CULVERT INLET FILTER WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CULVERT INLET FILTER SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS ½ THE HEIGHT OF THE REINFORCED ROCK BERM.
3. RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. WHEN CULVERT INLET FILTERS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

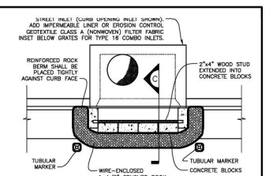
RRC **RRB FOR CULVERT PROTECTION 13**



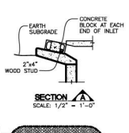
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"



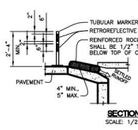
STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



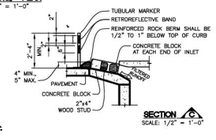
STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



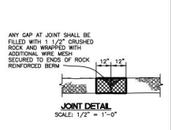
SECTION A
SCALE: 1/2" = 1'-0"



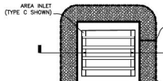
SECTION B
SCALE: 1/2" = 1'-0"



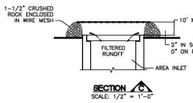
SECTION C
SCALE: 1/2" = 1'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"



AREA INLET - PLAN
SCALE: 1/2" = 1'-0"



SECTION C
SCALE: 1/2" = 1'-0"

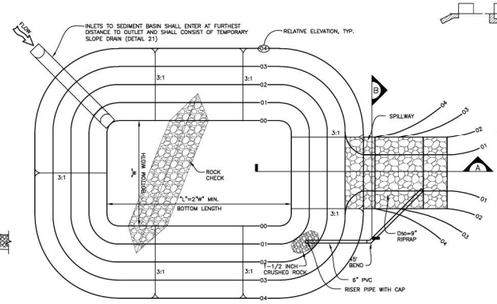
INLET PROTECTION INSTALLATION NOTES

1. INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVEMENT) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"–1" BELOW TOP OF CURB.

INLET PROTECTION MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS SHALL BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2–1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE TOWN APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

IP **INLET PROTECTION 10**



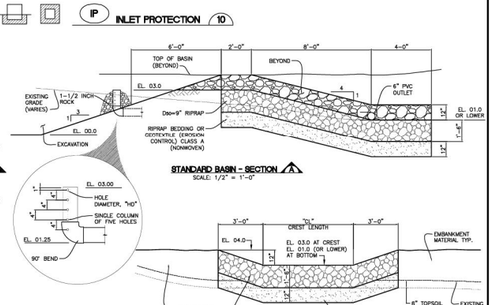
STANDARD BASIN - PLAN
SCALE: 1" = 5'-0"

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF SEDIMENT BASIN.
   - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN).
   - FOR STANDARD BASIN, CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
   - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASIN(S) IDENTIFIED ON THE TESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SEDIMENT BASIN WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 2.0 FEET OF THE CREST OF THE SPILLWAY.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



STANDARD BASIN - SECTION A
SCALE: 1/2" = 1'-0"

STANDARD BASIN - SECTION B
SCALE: 1/2" = 1'-0"

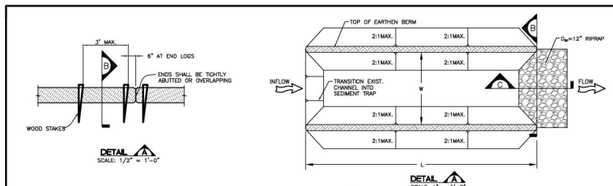
TEMPORARY SUBSTITUTES FOR SEDIMENT BASINS

SEDIMENT BASINS (SB) ARE REQUIRED ON ALL SITES WITH DISTURBED AREAS LARGER THAN 1 ACRE. THE PERMITTEE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING THE SB TO THE EXTENT POSSIBLE THROUGHOUT THE PHASING IN SEQUENCING AND PHASING OF EARTHMOVING OPERATIONS. THE TOWN UNDERSTANDS THAT CIRCUMSTANCES MAY EXIST WHERE IMPLEMENTATION OF SB IS INFEASIBLE DURING CERTAIN PHASES OF GRADING OPERATIONS BASED ON BOUNDARY CONDITIONS AND OTHER LIMITATIONS OUTSIDE THE CONTROL OF THE PERMITTEE. IN THE EVENT THAT IMPLEMENTATION OF THE SB IS DETERMINED TO BE PHYSICALLY INFEASIBLE, THE FOLLOWING CONSTRAINTS MAY BE CONSIDERED FOR THE ACCEPTANCE OF SUBSTITUTE CONTROLS. PRIOR TO COMMENCING EARTHWORK OPERATIONS, AN ACTION PLAN (REDLINED TESC PLAN) SHALL BE SUBMITTED TO THE STORMWATER INSPECTOR FOR ACCEPTANCE IDENTIFYING THE SELECTED CONTROL MEASURE(S) ALONG WITH THE TIMING OF SUCH CONTROLS. GENERALLY SITES MUST EITHER PROVIDE ON-SITE VOLUMETRIC TREATMENT PRIOR TO DISCHARGE, ENSURE ON-SITE RETENTION TO PREVENT UNTREATED DISCHARGE, OR ONLY IN EXTREME AND LIMITED CASES REDUCE DISCHARGE TO THE MAXIMUM EXTENT THROUGH INFILTRATION TECHNIQUES AS FURTHER OUTLINED BELOW:

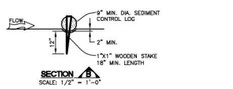
1. GRADED AND/OR REDISTRIBUTE TEMPORARY SEDIMENT BASINS AND DIVERSION DITCHES AS NEEDED TO ACCOMMODATE PHASED GRADING OPERATIONS.
2. MINIMIZE DISCHARGE AREAS THROUGH ON-SITE RETENTION, BUT IN NO CASE ALLOW MORE THAN 1 ACRE OF CONCENTRATED RUNOFF FROM THE SITE AT ANY ONE LOCATION WITHOUT VOLUMETRIC CONTROLS (i.e. DIRECT FLOWS TO TEMPORARY CUT AREAS WITH VOLUMES GREATER THAN OR EQUAL TO 2.5 TIMES THE REQUIRED SEDIMENT BASIN VOLUME). OTHER TEMPORARY CONTROL MEASURES SUCH AS SILT FENCE, CHECK DAMS, TEMPORARY SEDIMENT TRAPS AR

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

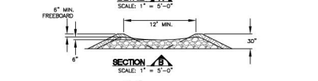
DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\RDBLT_ERC01_C2206085.dwg USER: awhjakerno
DATE: Mar 26, 2026 9:00am XREFS: T_XPATT_B2206085 T_PERDIS_B2206085 T_PRIVAY_B2206085 T_PTBLK_C2206085 T_PEROS01_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_PBASE_C2206085 F_PBASE_C2206085



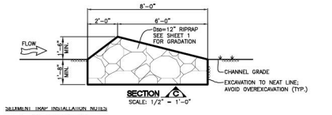
DETAIL A
SCALE: 1/2" = 1'-0"



SECTION A
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1" = 5'-0"



SECTION C
SCALE: 1/2" = 1'-0"

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

SCL SEDIMENT CONTROL LOG 15

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D =12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SEDIMENT TRAPS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE TOWN.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE TOWN.

ST SEDIMENT TRAP 16

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - AREA OF SEEDING AND MULCHING.
   - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BROMEGS, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN TESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). TRAIL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 8 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWICE THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT. THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN), THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL FLAT GUM OF PLANTAGO INSULARIS, (ISBGUM (PLANTAGO PSYLLA)), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PARTICLE SIZE = 1.6 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.2 +/-0.4%; PH 1% SOLUTION = 6.5 – 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE MATERIAL, OR OTHER ADULTERANTS. THE TACKIFIER SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE WITH WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 – ROAD B, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION WILL BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE TESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING AND MULCHING. REQUIRED COVERAGE SHALL BE ACHIEVED BY THE END OF THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE TESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
   - 5.1. A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OR PRE-DISTURBANCE LEVELS AND NO LESS THAN THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE PLANTS SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK–APPROVED MIX.
   - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   - 5.3. FREE OF ERODED AREAS.
   - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
   - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
   - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   - 6.3. FREE OF ERODED AREAS.
   - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.8
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.8
		TOTAL		9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AICB	10	0.8
		TOTAL		13.4

DOUGLAS COUNTY AND CASTLE ROCK LOW–GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
		TOTAL		11.0

SM SEEDING AND MULCHING 17

SECTION A
SCALE: 1/2" = 1'-0"

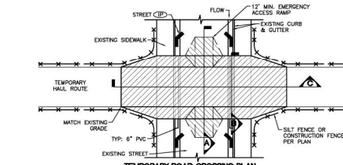
SURFACE ROUGHENING INSTALLATION NOTES

1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
3. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

SURFACE ROUGHENING MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON–TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE–ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

SR SURFACE ROUGHENING 20



TEMPORARY ROAD CROSSING PLAN

SECTION B

SECTION A

SECTION C

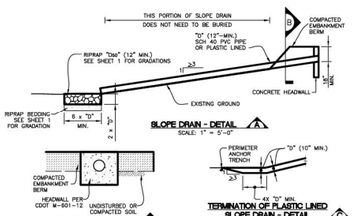
TEMPORARY ROAD CROSSING INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF TEMPORARY ROAD CROSSING.
2. AVOID INSTALLING TEMPORARY ROAD CROSSINGS OVER INLETS, RAMPS, MANHOLES, VALVES AND OTHER SURFACE UTILITIES.
3. CONTACT PUBLIC WORKS TO OBTAIN A STREET CLOSURE PERMIT. ALL TRAFFIC CONTROL REQUIREMENTS SHALL BE FOLLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT–OF–WAY.
5. SCHEDULE 40 OR GREATER PVC PIPE SHALL BE USED.
6. ONLY EMERGENCY ACCESS ALLOWED OVER CROSSING DURING CONSTRUCTION.

TEMPORARY ROAD CROSSING MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT ROAD CROSSINGS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT PIPES OR SEDIMENT AS NECESSARY TO ENSURE FULL ACCESS BY EMERGENCY VEHICLES AT ALL TIMES.
2. CONTACT THE TESC AND CONSTRUCTION INSPECTOR FOR INSPECTION UPON REMOVAL OF THE TEMPORARY ROAD CROSSING.
3. WHEN ROAD CROSSINGS ARE REMOVED, THE EXISTING PAVEMENT, CURB, GUTTER, AND SIDEWALK SHALL BE SWEPT CLEAN IN A MANNER APPROVED BY THE TOWN.
4. ANY DISTURBED UNPAVED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

TRC TEMPORARY ROAD CROSSING 21



SLOPE DRAIN – DETAIL A
SCALE: 1" = 5'-0"

SLOPE DRAIN – SECTION B
SCALE: 1" = 5'-0"

TERMINATION OF PLASTIC LINED SLOPE DRAIN – DETAIL C
SCALE: 1" = 5'-0"

TERMINATION OF RIPRAP LINED SLOPE DRAIN – DETAIL D
SCALE: 1" = 5'-0"

PLASTIC LINED DRAIN – SECTION E
SCALE: 1" = 5'-0"

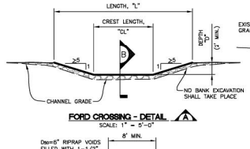
SLOPE DRAIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SLOPE DRAIN.
   - TYPE OF SLOPE DRAIN (PIPE, RIPRAP LINED, PLASTIC LINED OR ENGINEERED)
   - PIPE DIAMETER, "D", AND RIPRAP SIZE, "D_{50}".
2. SLOPE DRAIN DIMENSIONS SHALL BE CONSIDERED MINIMUM DIMENSIONS; CONTRACTOR MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO SLOPE OR SLOPE DRAIN DURING RUNOFF EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SLOPE DRAINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND–DISTURBING ACTIVITIES.
4. FOR TEMPORARY SLOPE DRAINS, PIPE MAY BE INSTALLED ON TOP OF SLOPE; HOWEVER, 12" MIN. COVER AT TOP OF SLOPE SHALL BE PROVIDED.
5. A RIPRAP PAD SHALL BE PLACED AT THE OUTFALL OF THE SLOPE DRAIN.

SLOPE DRAIN MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT SLOPE DRAINS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. TEMPORARY SLOPE DRAINS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION. WHEN SLOPE DRAINS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

TSD TEMPORARY SLOPE DRAIN 22



FORD CROSSING – DETAIL A
SCALE: 1" = 5'-0"

FORD CROSSING – SECTION A
SCALE: 1" = 5'-0"

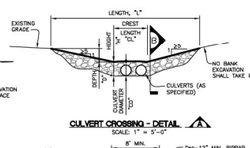
TEMPORARY STREAM CROSSING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF TEMPORARY STREAM CROSSING.
   - STREAM CROSSING TYPE (FORD OR CULVERT).
   - FOR FORD CROSSING: LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
   - FOR CULVERT CROSSING: LENGTH, "L", CREST LENGTH, "CL", CROSSING HEIGHT, "H", DEPTH, "D", CULVERT DIAMETER, "CD", AND NUMBER, TYPE AND CLASS OF CULVERTS.
2. TEMPORARY STREAM CROSSING DIMENSIONS, DSO, AND NUMBER OF CULVERTS INDICATED (FOR CULVERT CROSSING) SHALL BE CONSIDERED MINIMUM DIMENSIONS; ENGINEER MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO STREAM CROSSING OR EXISTING STREAM CHANNEL DURING BASEFLOW OR FLOOD EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SEE SHEET 1 FOR RIPRAP AND 1–1/2" CRUSHED ROCK GRADATIONS.
4. FOR A TEMPORARY STREAM CROSSING THAT WILL CARRY LOADS, THE TEMPORARY STREAM CROSSING MUST BE DESIGNED BY THE DESIGN ENGINEER.

TEMPORARY STREAM CROSSING MAINTENANCE NOTES

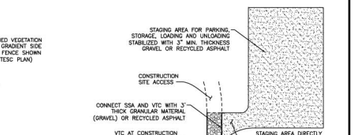
1. THE TESC MANAGER SHALL INSPECT STREAM CROSSINGS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6–INCHES OF THE CREST (FORD CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12–INCHES (CULVERT CROSSING).
3. STREAM CROSSINGS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
4. WHEN STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

TSC TEMPORARY STREAM CROSSING 23



CULVERT CROSSING – DETAIL A
SCALE: 1" = 5'-0"

CULVERT CROSSING – SECTION B
SCALE: 1" = 5'-0"



DETAIL A
SCALE: 1" = 1'-0"

JOINTS – SECTION A
SCALE: N.T.S.

SILT FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF FENCE.
2. ANCHOR (MUNCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE, NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 6–70 12–GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
   - 90 LB. TENSILE STRENGTH PER ASTM D4632.
   - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D 4355.
4. SILT FENCE INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND–DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SILT FENCE DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6–INCHES.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

SF SILT FENCE 18

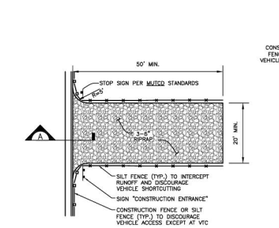
PLAN
SCALE: 1" = 40'-0"

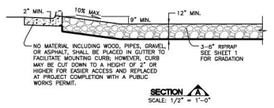
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING A

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

DWG: F:\2022\06901-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\RDBIT_ERC01_C2206085.dwg USER: ewilliksons
DATE: Mar 26, 2026 9:00am XREFS: T_XPATT_B2206085 T_PEROS_B2206085 T_PRIWAY_B2206085 T_PBASE_C2206085 F_PBASE_C2206085 T_PTBLK_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085





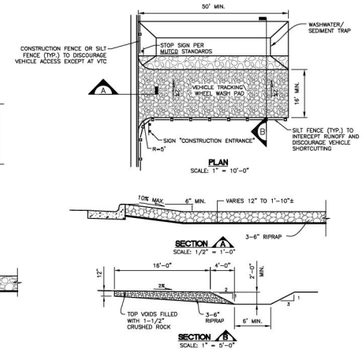
VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
2. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
3. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
4. ALL ACCESS POINTS TO THE SITE SHALL BE APPROVED AS PART OF THE TESC PERMIT AND BE SHOWN ON THE TESC PLANS.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

1. STORMWATER MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL DAILY. STONE SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE STONE TO DISLODGE MUD FROM TIRES. WHEN STONE BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN STONE, AND, IF ADDITIONAL NEW STONE, OR REPLACE WITH NEW STONE AS NECESSARY TO RESTORE EFFECTIVENESS.
2. VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE STONE MATERIAL REMOVED OR, IF APPROVED BY THE TOWN, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

VTC **VEHICLE TRACKING CONTROL** 25



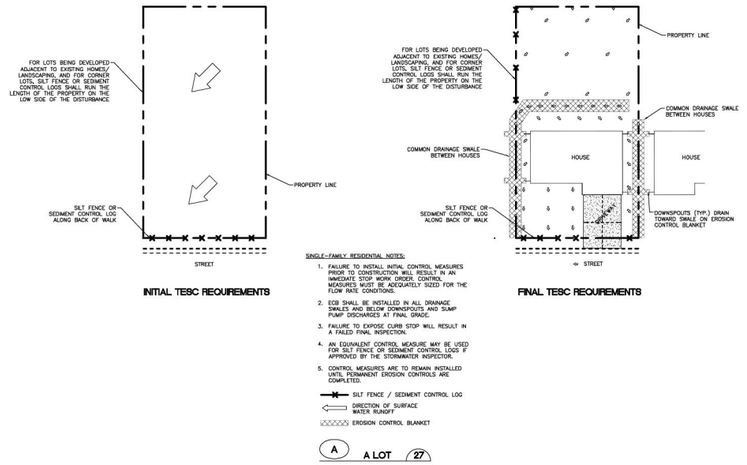
VEHICLE TRACKING CONTROL WITH WHEEL WASH INSTALLATION NOTES

1. ALTHOUGH NOT NORMALLY USED, THE TOWN RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES AT SITES WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM.
2. IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED OF MUD USING A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE.
3. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
4. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY CONTRACTOR.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL WITH WHEEL WASH MAINTENANCE NOTES

1. TESC MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM PAD SURFACE.
2. ACCUMULATED SEDIMENT IN THE WASHWATER/SEDIMENT TRAP SHALL BE REMOVED WHEN THE SEDIMENT DEPTH REACHES AN AVERAGE OF 12-INCHES.
3. VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITY SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE RIPRAP MATERIAL REMOVED OR, IF APPROVED BY THE TOWN, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

WW **VTC WITH WHEEL WASH** 26

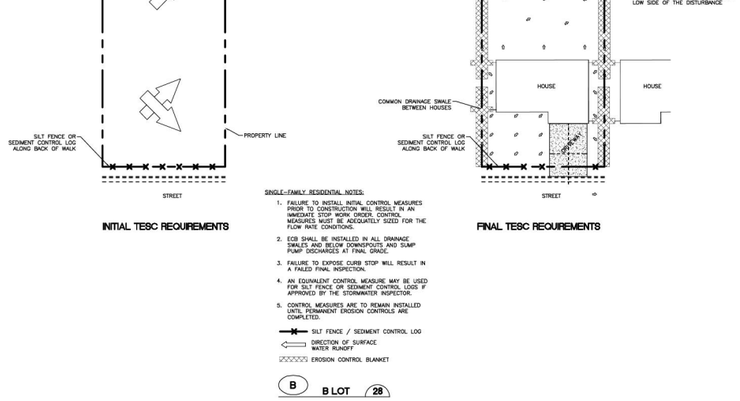


SINGLE-FAMILY RESIDENTIAL NOTES:

1. FAILURE TO INSTALL INITIAL CONTROL MEASURES PRIOR TO CONSTRUCTION WILL RESULT IN AN IMMEDIATE STOP WORK ORDER. CONTROL MEASURES MUST BE ADEQUATELY SIZED FOR THE FLOW RATE CONDITIONS.
2. ECB SHALL BE INSTALLED IN ALL DRAINAGE SWALES AND BELOW DOWNSPOUTS AND SUMP PUMP DISCHARGES AT FINAL GRADE.
3. FAILURE TO EXPOSE CURB STOP WILL RESULT IN A FAILED FINAL INSPECTION.
4. AN EQUIVALENT CONTROL MEASURE MAY BE USED FOR SILT FENCE OR SEDIMENT CONTROL LOGS IF APPROVED BY THE STORMWATER INSPECTOR.
5. CONTROL MEASURES ARE TO REMAIN INSTALLED UNTIL PERMANENT EROSION CONTROLS ARE COMPLETED.

SILT FENCE / SEDIMENT CONTROL LOG
DIRECTION OF SURFACE WATER RUNOFF
EROSION CONTROL BLANKET

A **A LOT** 27



SINGLE-FAMILY RESIDENTIAL NOTES:

1. FAILURE TO INSTALL INITIAL CONTROL MEASURES PRIOR TO CONSTRUCTION WILL RESULT IN AN IMMEDIATE STOP WORK ORDER. CONTROL MEASURES MUST BE ADEQUATELY SIZED FOR THE FLOW RATE CONDITIONS.
2. ECB SHALL BE INSTALLED IN ALL DRAINAGE SWALES AND BELOW DOWNSPOUTS AND SUMP PUMP DISCHARGES AT FINAL GRADE.
3. FAILURE TO EXPOSE CURB STOP WILL RESULT IN A FAILED FINAL INSPECTION.
4. AN EQUIVALENT CONTROL MEASURE MAY BE USED FOR SILT FENCE OR SEDIMENT CONTROL LOGS IF APPROVED BY THE STORMWATER INSPECTOR.
5. CONTROL MEASURES ARE TO REMAIN INSTALLED UNTIL PERMANENT EROSION CONTROLS ARE COMPLETED.

SILT FENCE / SEDIMENT CONTROL LOG
DIRECTION OF SURFACE WATER RUNOFF
EROSION CONTROL BLANKET

B **B LOT** 28

Sheet Revisions			
R1	3/11	GESC MANUAL UPDATES	DV
R2	5/15	GESC MANUAL UPDATES	DV
R3	6/19	GESC MANUAL UPDATES	DV
R4	10/20	GESC MANUAL UPDATES	DV

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

TOWN OF CASTLE ROCK COLORADO

CASTLE ROCK WATER
Stormwater Engineering Division

TESC TEMPORARY EROSION, AND SEDIMENT CONTROL

TESC PLAN STANDARD NOTES AND DETAILS

SHEET 4 OF 4

COLORADO LICENSED
LAURA LEE KINDT
Laura Kindt
46481
6/1/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	T_ERC01_C2206085.DWG
HORIZ. SCALE:	N/A VERT. SCALE: N/A
UNIT INFORMATION	

olsson 1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN DETAILS

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	TESC	SUBSET SHEETS:	5 OF 6

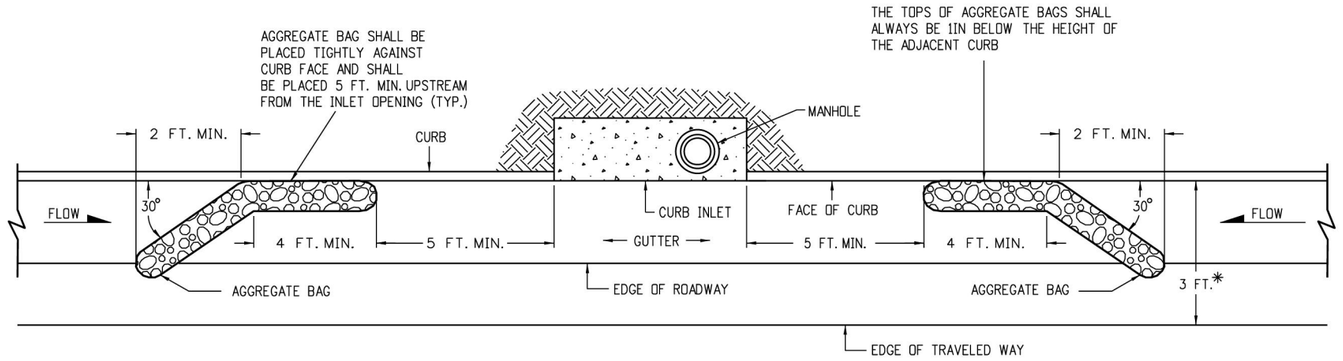
PROJECT NO./CODE

PROJECT NO.: C22-06085

CODE:

SHEET NUMBER: 16

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

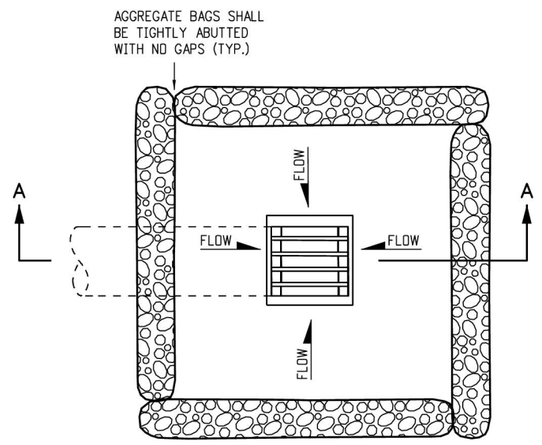


PLAN VIEW

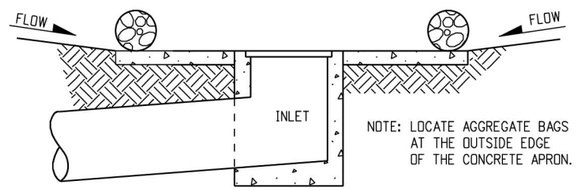
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF ACCRECATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)



PLAN VIEW



SECTION A-A

AGGREGATE BAGS AT DROP INLET

AGGREGATE BAG APPLICATIONS

NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

COLORADO LICENSED
LAURA LEE KINDT
Laura Kindt
46481
6/1/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: T_ERC01_C2206085.DWG	
HORIZ. SCALE: N/A VERT. SCALE: TESC	
UNIT INFORMATION	
olsson 1525 Raleigh St Unit 400 Denver, CO 80204	

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN DETAILS		PROJECT NO./CODE
NO REVISIONS:			PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS	CODE:
VOID:	DETAILER: GDL		SHEET NUMBER: 17
	SHEET SUBSET: TESC	SUBSET SHEETS: 6 OF 6	

DWG: F:\2022\06901-06500\02-06085-ut40-design\AutoCAD\final plans\Sheets\RDBIT_ERC01_C2206085.dwg USER: awilakonno
DATE: Mar 26, 2026 9:00am XREFS: T_XPAIT_B2206085 T_PEROS_B2206085 T_PRWAY_B2206085 T_PBASE_C2206085 F_PBASE_C2206085
T_PTBLK_C2206085 T_PEROS01_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TABULATION OF PAVEMENT MARKINGS

LOCATION	627-30405	627-30410		627-30413			627-02010
	PREFORMED THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)		PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (INLAID)			PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID)
	LEFT TURN ARROW	CROSSWALK	STOP LINE	CROSSWALK	STOP LINE	MERGE ARROW	SOLID WHITE
	LA	XW	SL	XW	SL	MA	L
	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
	16.1 SF	2' X 10'	24 INCH	2' X 10'	24 INCH	58	8 INCH
	SF	SF	SF	SF	SF	SF	SF
FOUNDERS PKWY	-	-	-	280	146	116	100
CRIMSON SKY DR	32	180	48	-	-		-
MARKING LENGTH (LF)	-	-	24	-	73		150
SUBTOTAL (SF)	32	180	48	280	146	116	100
TOTAL SF	**32**	**228**		**542**			**100**

TABULATION OF TRAFFIC SIGNS

SUBSET SHEET NO.	SIGN NO.	SIGN CODE	NORTHING	EASTING	SIGN PANEL SIZE			SIGN LEGEND / DESCRIPTION	NOTES	614-00011 SIGN PANEL (CLASS I)	202-00810 REMOVAL OF GROUND SIGN	614-00216 STEEL SIGNPOST (2X2 INCH TUBING)	614-84000 TRAFFIC SIGNAL PEDESTAL POLE STEEL
					W"	X	H"			SF	EACH	LF	EACH
2	1A	R1-1	1570667	3189281	30	X	30	STOP SIGN	REMOVAL OF GROUND SIGN	-	1	-	-
		D3-1			48	X	12	CRIMSON SKY DR		-			-
		D3-1			48	X	12	FOUNDERS PKWY		-			-
2	1B	W3-4	1570940	3189163	36	X	36	BE PREPARED TO STOP	INSTALL	9	-	-	1
		W16-13P			24	X	18	WHEN FLASHING (PLAQUE)		3	-		
2	1C	W3-3	1571115	3189163	30	X	30	TRAFFIC SIGNAL AHEAD	INSTALL	7	-	13	-
2	1D	R9-3	1570573	3189162	24	X	24	NO PEDESTRIANS	INSTALL	4	-	13	-
		R9-3bR			24	X	12	USE CROSSWALKS (PLAQUE)		2	-		
2	1E	W3-3	1570722	3189255	30	X	30	LANE MERGE	INSTALL	7	-	13	-
PROJECT TOTALS										**32**	**1**	**38**	**1**

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	F_SAS01_C2206085.DWG
HORIZ. SCALE:	N/A VERT. SCALE: N/A
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

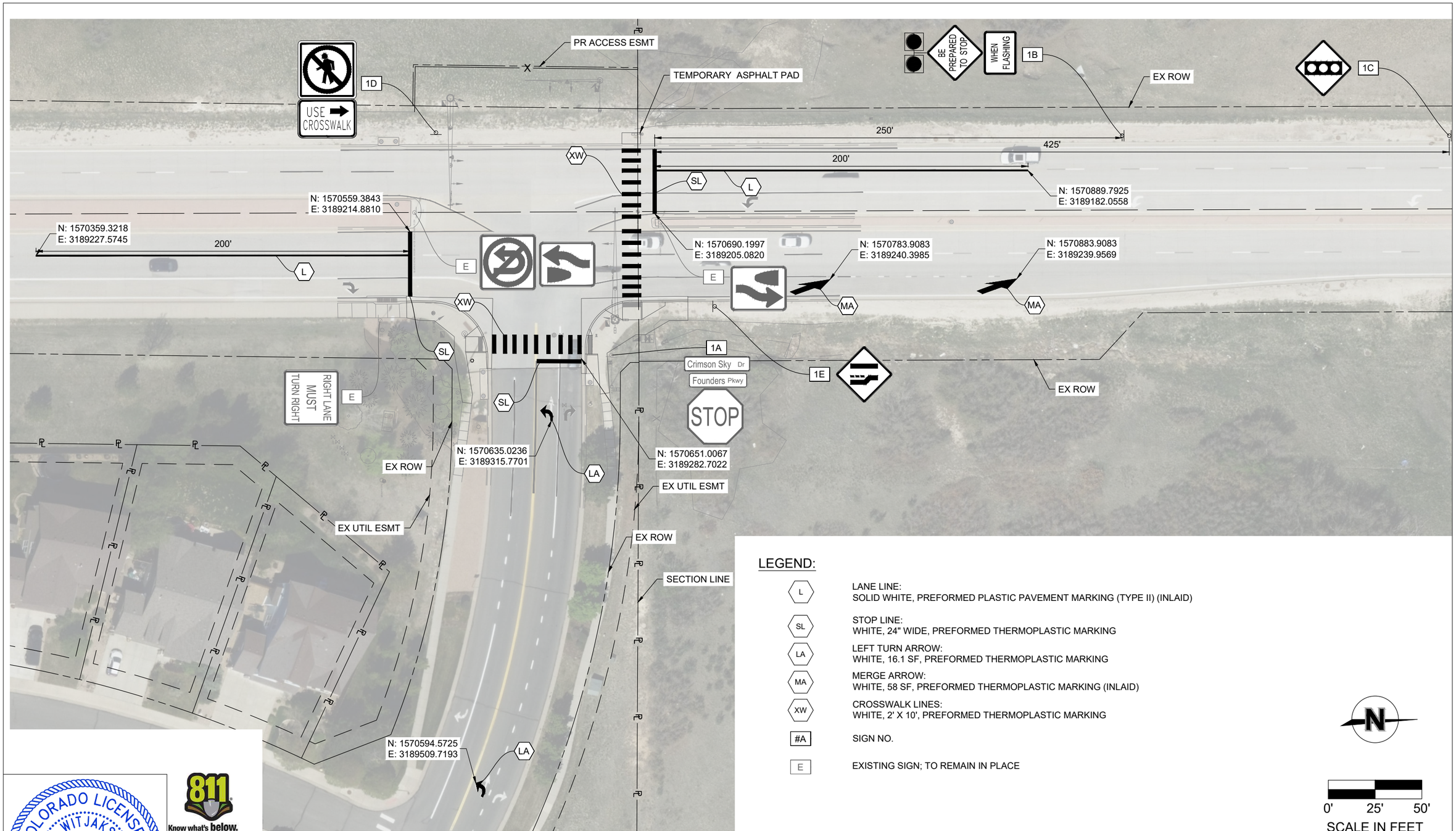
SIGNING AND STRIPING PLAN TABULATIONS

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	AW		
SHEET SUBSET:	S&S	SUBSET SHEETS:	1 OF 3

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 18

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\TFTF_SAS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 T_XBASE_SUE_C2206085 T_XBNDY_C2206085 T_PBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

L	LANE LINE: SOLID WHITE, PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID)
SL	STOP LINE: WHITE, 24" WIDE, PREFORMED THERMOPLASTIC MARKING
LA	LEFT TURN ARROW: WHITE, 16.1 SF, PREFORMED THERMOPLASTIC MARKING
MA	MERGE ARROW: WHITE, 58 SF, PREFORMED THERMOPLASTIC MARKING (INLAID)
XW	CROSSWALK LINES: WHITE, 2' X 10', PREFORMED THERMOPLASTIC MARKING
#A	SIGN NO.
E	EXISTING SIGN; TO REMAIN IN PLACE

N

0' 25' 50'

SCALE IN FEET

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: F_SAS01_C2206085.DWG	
HORIZ. SCALE: 1"=50' VERT. SCALE: N/A	
UNIT INFORMATION	
olsson	1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

SIGNING AND STRIPING PLAN

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	LSD		
SHEET SUBSET:	S&S	SUBSET SHEETS:	2 OF 3

PROJECT NO./CODE

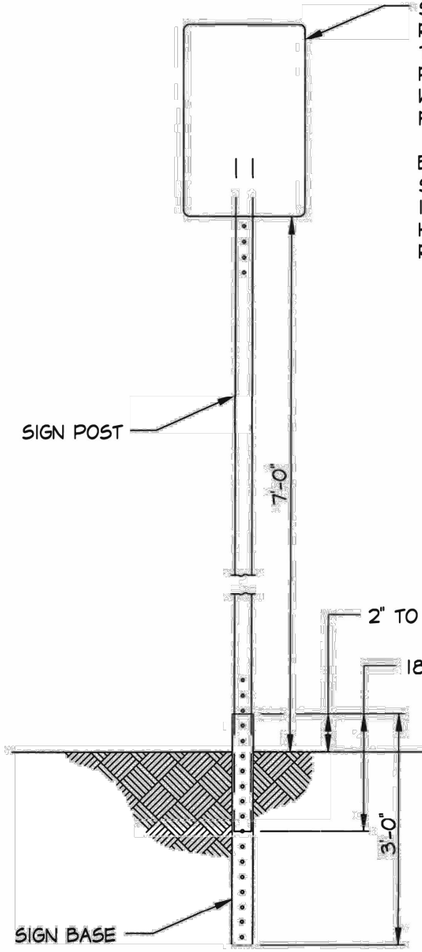
PROJECT NO.: C22-06085

CODE:

SHEET NUMBER: 19

DWG: F:\2022\06001-06500\22-06085-c40-design\AutoCAD\final plans\Sheets\TFTF_SAS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 T_PBASE_C2206085 T_XBNDY_C2206085 T_PBNDY_C2206085 F_PBASE_C2206085 F_PMKRS_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS HIT AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN HIT, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS *

SIGN TYPE	MATERIALS
STOP	DIAMOND GRADE CUBED
YIELD	DIAMOND GRADE CUBED
4-WAY	DIAMOND GRADE CUBED
SPEED LIMIT	DIAMOND GRADE CUBED
SCHOOL	DG3 YELLOW/GREEN
PEDESTRIAN	DG3 YELLOW/GREEN
ALL OTHERS	HIP COLORS

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 6" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE.

SIGN POSTS SHALL BE 1.75" X 1.75", SIGN BASES SHALL BE 2" X 2" WHEN SIGNS ARE SMALLER THAN 36" X 36".
SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25" WHEN SIGNS ARE 36" X 36" OR BIGGER.
SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUAL.

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

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			AS CONSTRUCTED	SIGNING AND STRIPING DETAIL
FILE NAME: F_SAS01_C2206085.DWG	DATE:	COMMENTS	INIT.	NO REVISIONS:	DESIGNER: AW / STRUCTURE NUMBERS:
HORIZ. SCALE: NA VERT. SCALE: NA				REVISED:	DETAILER: AW
UNIT INFORMATION				VOID:	SHEET SUBSET: S&S / SUBSET SHEETS: 3 OF 3
olsson 1525 Raleigh St Unit 400 Denver, CO 80204					

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 20

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\TFTF_SAS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_XBASE_SUE_C2206085 T_XBNDY_C2206085 T_PBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TABULATION OF TRAFFIC SIGNAL ITEMS

ITEM NO	ITEM	UNIT	QUANTITY
203-01597	POTHOLING	HOUR	48
503-00018	DRILLED SHAFT (18 INCH)	LF	10
503-00036	DRILLED SHAFT (36 INCH)	LF	15
503-00048	DRILLED SHAFT (48 INCH)	LF	42
613-00200	2 INCH ELECTRICAL CONDUIT	LF	110
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	364
613-00300	3 INCH ELECTRICAL CONDUIT	LF	435
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	742
613-07001	TYPE ONE PULL BOX	EACH	1
613-07002	TYPE TWO PULL BOX	EACH	2
613-07004	TYPE FOUR PULL BOX	EACH	4
613-07005	TYPE FIVE PULL BOX	EACH	1
613-10000	WIRING	L S	1
613-13065	LUMINAIRE (LED) (5400 LUMENS)	EACH	4
613-50109	METER POWER PEDESTAL	EACH	2
614-00011	SIGN PANEL (CLASS I)	SF	53
614-00037	SIGN PANEL (SPECIAL)	EACH	2
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	4
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	4
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	9
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	4
614-72832	COMMUNICATIONS CABINET (TYPE 2)	EACH	1
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2
614-72887	MICROWAVE VEHICLE RADAR DETECTOR	EACH	3
614-81011	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 MAST ARM) (INSTALL ONLY)	EACH	3
614-81300	TRAFFIC SIGNAL-LIGHT POLE (INSTALL ONLY)	EACH	1
614-84450	TRAFFIC SIGNAL PEDESTAL POLE STEEL (INSTALL ONLY)	EACH	3
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1
614-87321	CLOSED CIRCUIT TELEVISION (INSTALL ONLY)	EACH	2
614-87702	ETHERNET RADIO (PAIR)	EACH	2

TRAFFIC SIGNAL SCHEDULE

DESCRIPTION	LOCATION	NORTHING	EASTING	CAISSON ELEVATION
SIGNAL POLE	NORTHWEST	1570660.89	3189133.94	6477.04
TEMPORARY PEDESTAL POLE	NORTHWEST	1570683.39	3189162.64	6474.57
SIGNAL POLE	NORTHEAST	1570668.99	3189261.98	6476.02
PEDESTAL POLE	SOUTHEAST	1570572.16	3189263.16	6480.14
SIGNAL POLE	SOUTHWEST	1570580.85	3189143.38	6480.79
FLASHING BEACON POLE	NORTH LEG	1570940.22	3189163.46	6470

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's **below.** **Call** before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: F_TRAF01_C2206085.DWG	
HORIZ. SCALE: N/A VERT. SCALE: N/A	
UNIT INFORMATION	
olsson 1525 Raleigh St Unit 400 Denver, CO 80204	

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

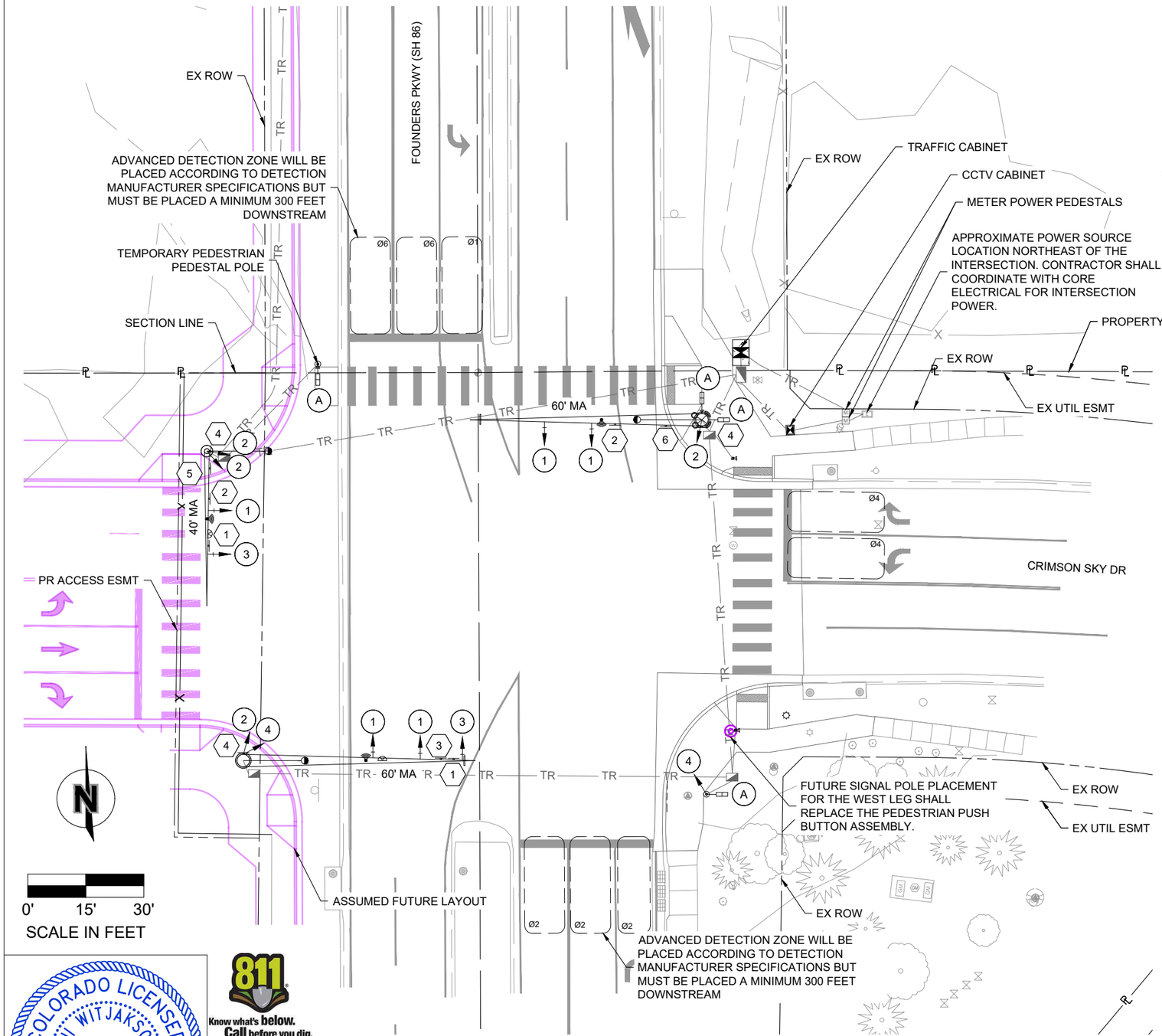
TRAFFIC SIGNAL PLAN TABULATIONS

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	LSD		
SHEET SUBSET:	SGL	SUBSET SHEETS:	1 OF 5

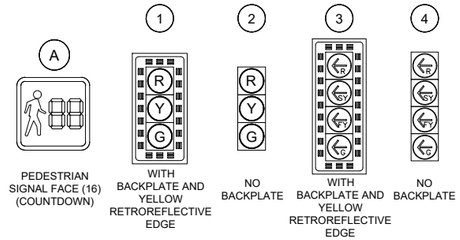
PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 21

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\TFT1F_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085 T_XBNDY_C2206085 F_SGNDTL_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE F_PBASE_C2206085 F_PRWAY_C2206085 T_J F_PMKRG_C2206085 DY_

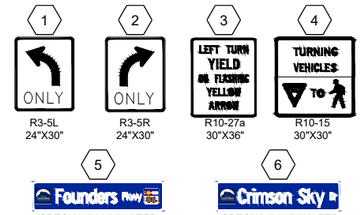
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



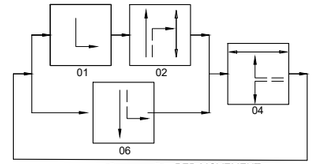
TRAFFIC SIGNAL HEAD SCHEDULE



TRAFFIC SIGN SCHEDULE



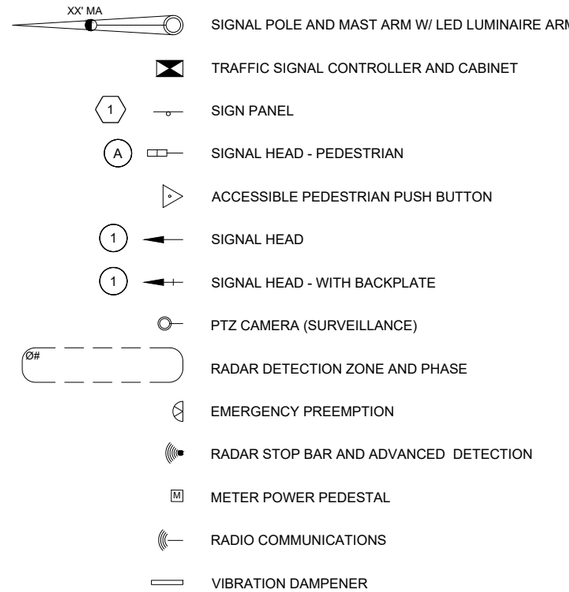
TRAFFIC SIGNAL PHASING SCHEDULE



PEDESTRIAN CROSSWALK SIGN

FOR TRAFFIC SIGNAL POLES:
DECAL TYPE
1-LEFT ARROW
3-RIGHT ARROW

LEGEND:



NOTES

1. THE INFORMATION SHOWN ON THIS DRAWING, CONCERNING THE TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO.
2. BORING AND TRENCHING OPERATIONS SHALL BE WITHIN EXISTING RIGHT-OF-WAY, UTILITY, AND PUBLIC ACCESS EASEMENTS.
3. THE SECOND CCTV SHALL BE MANAGED BY THE TOWN OF CASTLE ROCK AND SHALL BE CONNECTED TO THE CCTV / COMMUNICATIONS CABINET. POWER SHALL BE DRAWN AND METERED SEPARATELY AND COMMUNICATIONS SHALL BE SEPARATE RADIO COMMUNICATIONS.
4. THE TRAFFIC SIGNAL WILL BE INTEGRATED INTO THE ADAPTIVE SYSTEM MANAGED BY COLORADO DEPARTMENT OF TRANSPORTATION.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS		
FILE NAME: F_TRAF01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: 1"=30' VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

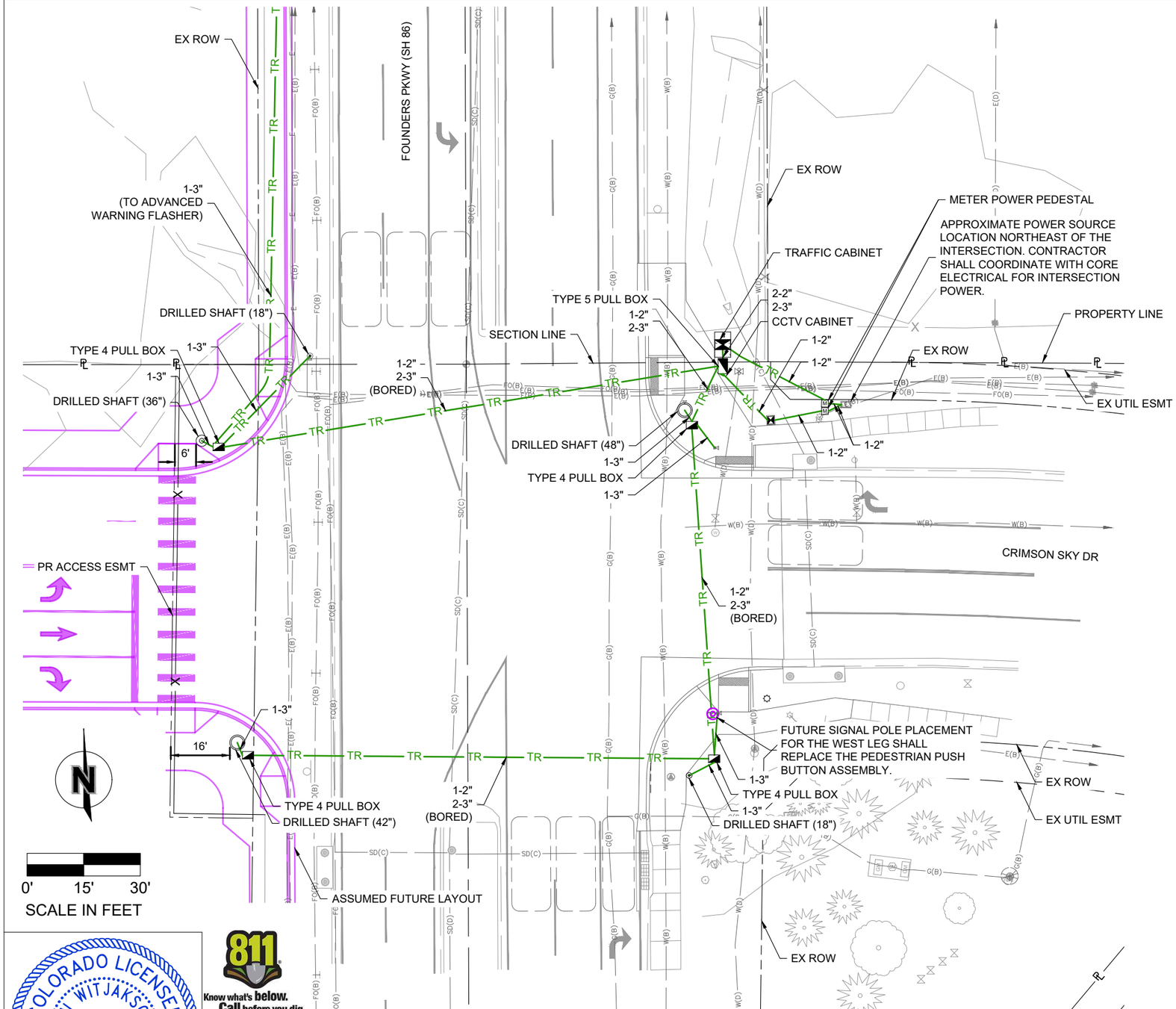
TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TRAFFIC SIGNAL PLAN			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: LSD			
	SHEET SUBSET: SGL	SUBSET SHEETS: 2 OF 5		SHEET NUMBER: 22

DWG: F:\2022\06001-06500\22-06085-c40-design\AutoCAD\final plans\Sheets\TFTF_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PWKRG_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 F_SGNDTL_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085 T_PBASE_C2206085 F_PBASE_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

- SIGNAL POLE (DRILLED SHAFT)
- TR — SIGNAL CONDUIT
- PULL BOX (TYPE PER PLAN)
- TRAFFIC SIGNAL CONTROLLER AND CABINET
- M — METER POWER PEDESTAL

NOTES

1. THE INFORMATION SHOWN ON THIS DRAWING, CONCERNING THE TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO.
2. BORING AND TRENCHING OPERATIONS SHALL BE WITHIN EXISTING RIGHT-OF-WAY, UTILITY, AND PUBLIC ACCESS EASEMENTS.
3. THE SECOND CCTV SHALL BE MANAGED BY THE TOWN OF CASTLE ROCK AND SHALL BE CONNECTED TO THE CCTV / COMMUNICATIONS CABINET. POWER SHALL BE DRAWN AND METERED SEPARATELY.
4. THE TRAFFIC SIGNAL SHALL BE COORDINATED ALONG THE CORRIDOR AND WILL BE INTEGRATED INTO THE ADAPTIVE SYSTEM MANAGED BY COLORADO DEPARTMENT OF TRANSPORTATION.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	F_TRAF01_C2206085.DWG
HORIZ. SCALE:	1"=30' VERT. SCALE: N/A
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

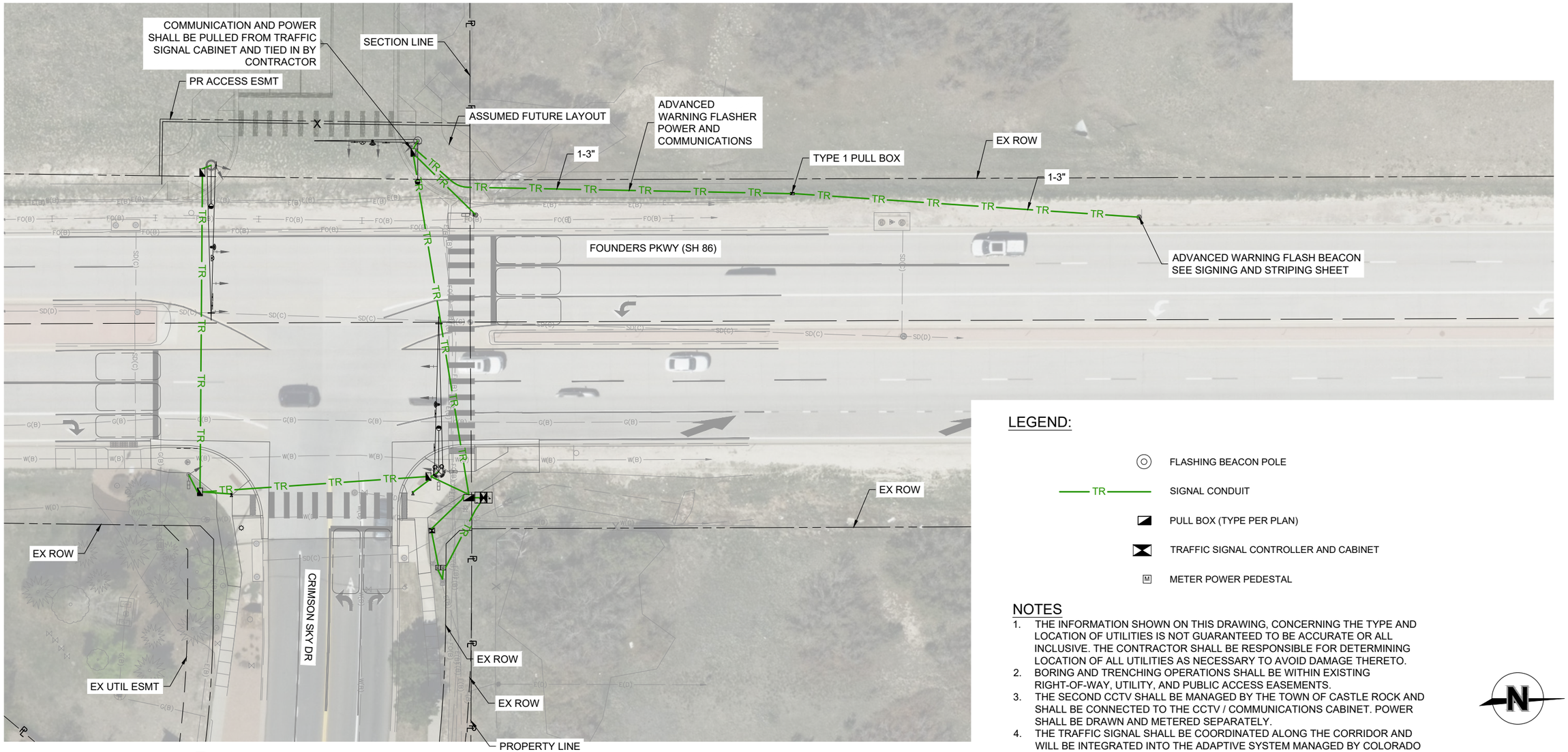
TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TRAFFIC SIGNAL PLAN UNDERGROUND			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: LSD			
	SHEET SUBSET: SGL	SUBSET SHEETS: 3 OF 5		SHEET NUMBER: 23

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\TFTF_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_SGNDTL_C2206085 T_XBNDY_C2206085 38-0103.01 xExUtils SUE T_PBASE_C2206085 F_PBASE_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085 T_PMKRG_C2206085 T_DY_

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

- FLASHING BEACON POLE
- TR — SIGNAL CONDUIT
- PULL BOX (TYPE PER PLAN)
- TRAFFIC SIGNAL CONTROLLER AND CABINET
- M — METER POWER PEDESTAL

NOTES

1. THE INFORMATION SHOWN ON THIS DRAWING, CONCERNING THE TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO.
2. BORING AND TRENCHING OPERATIONS SHALL BE WITHIN EXISTING RIGHT-OF-WAY, UTILITY, AND PUBLIC ACCESS EASEMENTS.
3. THE SECOND CCTV SHALL BE MANAGED BY THE TOWN OF CASTLE ROCK AND SHALL BE CONNECTED TO THE CCTV / COMMUNICATIONS CABINET. POWER SHALL BE DRAWN AND METERED SEPARATELY.
4. THE TRAFFIC SIGNAL SHALL BE COORDINATED ALONG THE CORRIDOR AND WILL BE INTEGRATED INTO THE ADAPTIVE SYSTEM MANAGED BY COLORADO DEPARTMENT OF TRANSPORTATION.
5. THE FLASHING BEACON POWER AND COMMUNICATIONS SHALL BE CONNECTED TO THE TRAFFIC SIGNAL CABINET AND SHALL OPERATE WHEN SOUTHBOUND TRAFFIC SIGNAL IS DISPLAYING A YELLOW INDICATION.

N

0' 20' 40'
SCALE IN FEET

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: F_TRAF01_C2206085.DWG	
HORIZ. SCALE: 1"=40' VERT. SCALE: N/A	
UNIT INFORMATION	
olsson	1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

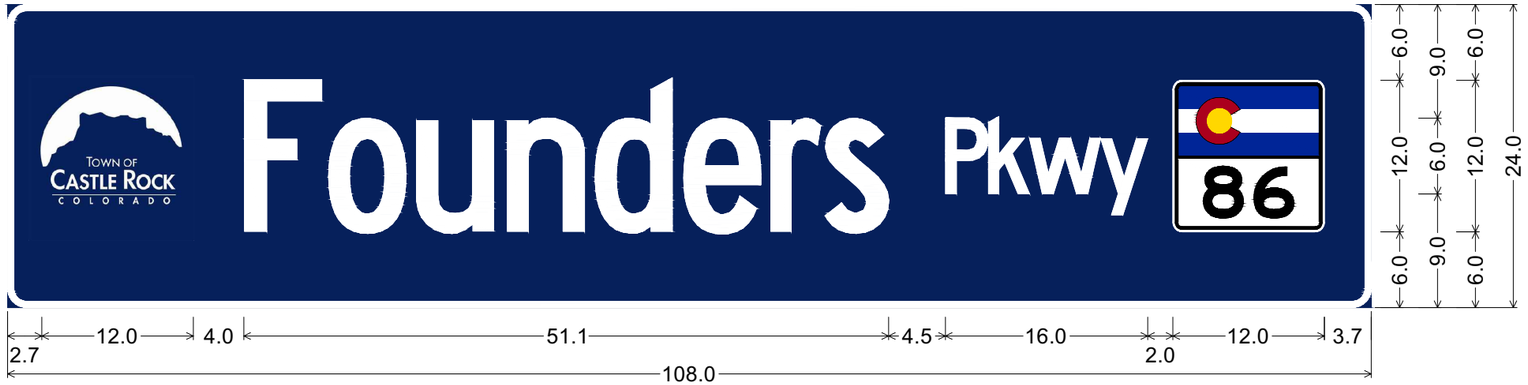
TRAFFIC SIGNAL PLAN
ADVANCED FLASHING BEACON

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	LSD		
SHEET SUBSET:	SGL	SUBSET SHEETS:	4 OF 5

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 24

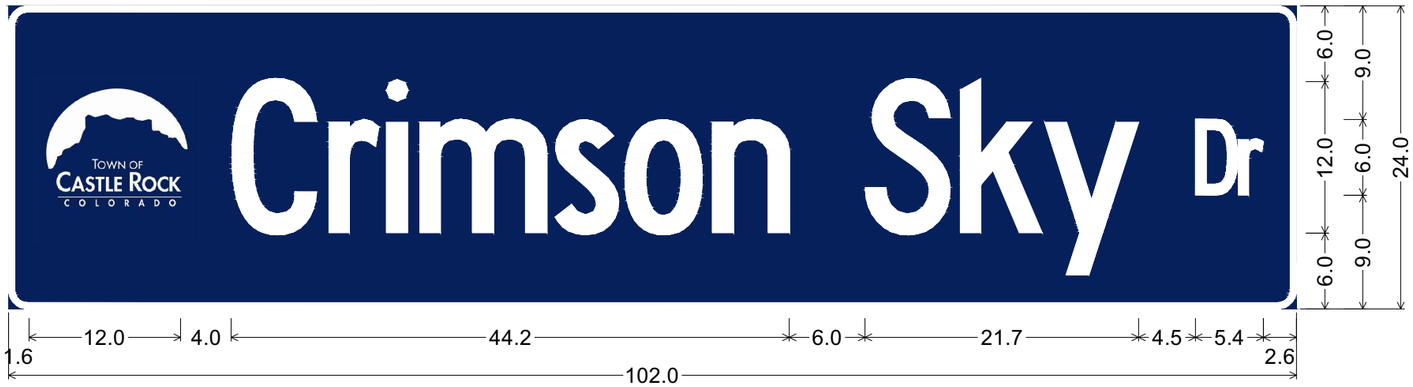
DWG: F:\2022\06001-06500\022-06085-ck40-design\AutoCAD\final plans\Sheets\TFTF_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERI_C2206085 T_XBASE_C2206085 F_PNKRG_C2206085 F_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 F_SGNDTL_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085 T_PBASE_C2206085 DY_

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



1.5" Radius, 0.5" Border, White on Blue;
"Founders", C 2K 50% spacing; "Pkwy", C 2K 4% spacing;
Table of letter and object lefts

2.7	F 18.7	o 25.4	u 32.3	n 39.5	d 46.5	e 53.5	r 60.4	s 64.7	P 74.3	k 77.7	w 80.9	y 86.6	86 92.3



1.5" Radius, 0.5" Border, White on Blue;
"Crimson Sky", C 2K 45% spacing; "Dr", C 2K 4% spacing;
Table of letter and object lefts

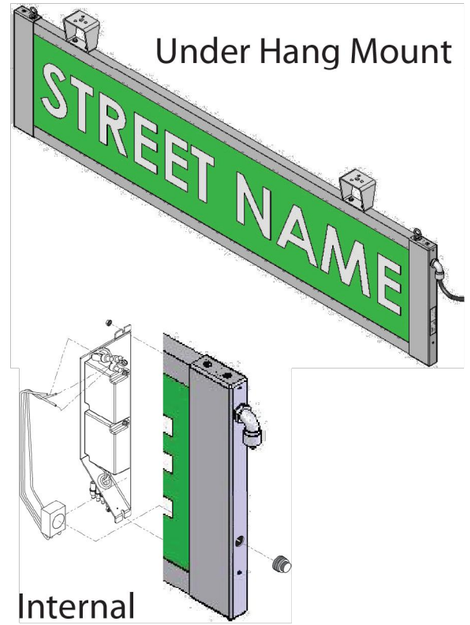
1.6	C 17.6	r 25.3	i 29.9	m 32.5	s 43.3	o 48.8	n 55.7	S 67.8	k 75.4	y 82.1	D 94.0	r 97.4	

SIGN FEATURES:

- White Ultra-brite LED Illumination
- Razor Frame / Black Powder 39-80020
- Clearview Font
- Letters Height: 10 UC
- Under Hang Mount
- Power Connect Depicts Pole Mount Position
- Logo: T

BACKGROUND COLOR INFORMATION:
3M Diamond Grade Reflective Sheeting used with colored 3M Electrocut Film

Color:	EC Film Series:
Blue	1175



NOTES
1. THESE SIGNS ARE THE DIMENSIONS FOR THE INTERNALLY ILLUMINATED SIGNS AND SHALL BE DOUBLE SIDED.
2. SIGN SHALL BE MOUNTED ON DAVITS AND HUNG ON THE MAST ARM.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			
FILE NAME: F_TRAF01_C2206085.DWG	DATE:	COMMENTS	INIT.	
HORIZ. SCALE: N/A VERT. SCALE: N/A				
UNIT INFORMATION				
olsson 1525 Raleigh St Unit 400 Denver, CO 80204				

Town of Castle Rock Colorado
Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TRAFFIC SIGNAL PLAN ILLUMINATED SIGN DETAIL			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: LSD			
	SHEET SUBSET: SGL	SUBSET SHEETS: 5 OF 5		SHEET NUMBER: 25

DWG: F:\2022\06001-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\TF\TF_TRAF01_C2206085.dwg USER: awilak\sono
DATE: Mar 26, 2026 9:01:am XREFS: T_PTBLK_C2206085 T_AER_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085
T_PBASE_C2206085 T_XBNDY_C2206085 F_SGNDTL_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085
38-0103.01 xExUtils SUE T_J DY_

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

FOR INFORMATION ONLY

SIGN LEGEND / DESCRIPTION	SIGN CODE	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)		
		PHASE 1	PHASE 2	TOTAL
END ROAD WORK	G20-2	1	1	1
RIGHT SHOULDER CLOSED AHEAD	W21-5A	1	-	1
PEDESTRIAN DETOUR (LEFT)	M4-9BL	-	3	3
PEDESTRIAN DETOUR (RIGHT)	M4-9BR	-	3	3
BEGIN DOUBLE FINES ZONE	R2-10	3	3	3
END DOUBLE FINES ZONE	R2-11	3	3	3
KEEP RIGHT	R4-7A	1	1	1
SIDEWALK CLOSED	R9-9	-	2	2
SIDEWALK CLOSED, USE OTHER SIDE (RIGHT)	R9-10	-	1	1
SIDEWALK CLOSED AHEAD, CROSS HERE (LEFT)	R9-11L	1	-	1
SIDEWALK CLOSED AHEAD, CROSS HERE (RIGHT)	R9-11R	1	-	1
REVERSE CURVE (LEFT)	W1-4L	1	-	1
ROAD WORK AHEAD	W20-1	4	4	4
PROJECT TOTALS		**16**	**21**	**25**

FOR INFORMATION ONLY

SUGGESTED CONSTRUCTION PHASING ITEMS					
ITEM NO	ITEM	UNIT	PHASE 1	PHASE 2	TOTAL
614-80321	BARRICADE (TYPE 3 M-A)	EACH	3	7	7
630-00000	FLAGGING	HOUR	4	4	8
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	-	-	15
630-00007	TRAFFIC CONTROL INSPECTION	DAY	-	-	30
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	16	21	25
630-80342	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE B)	EACH	-	-	-
630-80350	VERTICAL PANEL	EACH	10	10	10
630-80360	DRUM CHANNELIZING DEVICE	EACH	28	13	28

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026
FILE NAME: F_PHS01_C2206085.DWG
HORIZ. SCALE: NA VERT. SCALE/VALUE
UNIT INFORMATION

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

PHASING AND TRAFFIC CONTROL PLAN TABULATIONS

DESIGNER: AW
DETAILER: AW
SHEET SUBSET: PHS
STRUCTURE NUMBERS
SUBSET SHEETS: 1 OF 3

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 26

DWG: F:\2022\06001-06500\22-06085-d40-design\AutoCAD\final plans\Sheets\TFT\F_PHS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:02am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRS_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 T_XBASE_SUE_C2206085 F_PTCP_C2206085 T_PBNDY_C2206085

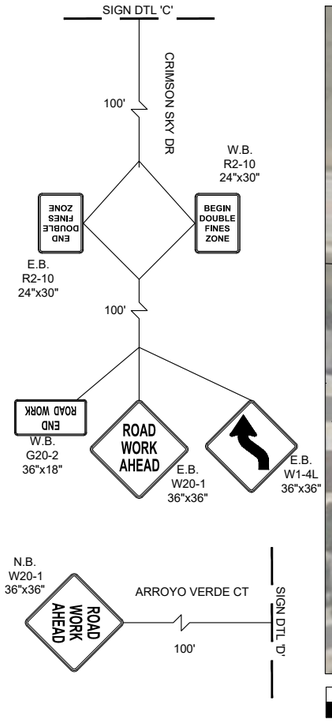
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

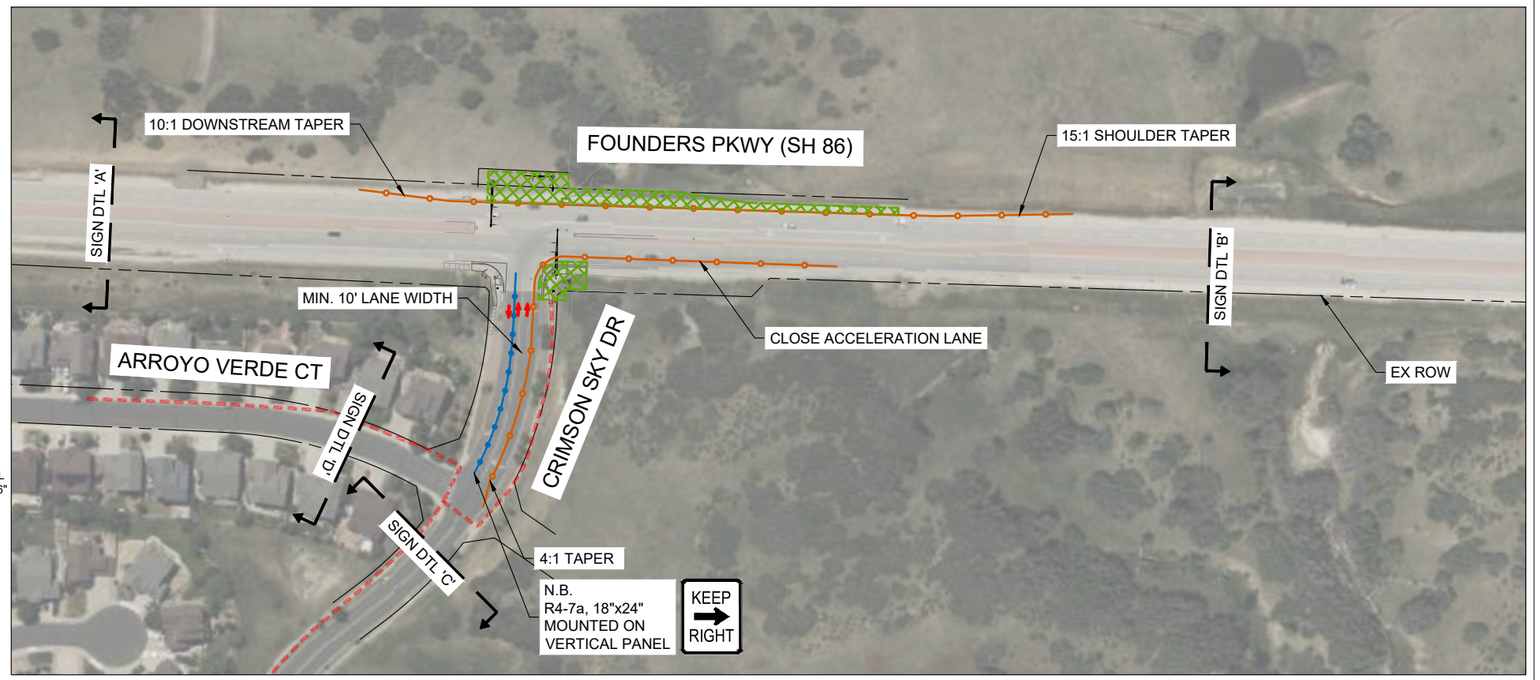
LEGEND

- VERTICAL PANEL
- DRUM
- WORK ZONE
- DIRECTION OF TRAFFIC
- PEDESTRIAN DETOUR ROUTE

NOTES

1. TWO APPROACH LANES OF 10' ON CRIMSON SKY DR SHALL BE OPENED AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN TWO THROUGH LANES ON FOUNDERS PARKWAY DURING CONSTRUCTION. VEHICLES SHOULD BE ALLOWED TO UTILIZE THE EXISTING NORTHBOUND THROUGH LANE AS A SHARED THROUGH-RIGHT.
3. CHANNELIZING DEVICES SHALL BE SPACED:
   FOUNDERS PARKWAY (SH 86)
   - TANGENTS : MAX 100'
   - TAPERS : 50'
   CRIMSON SKY DRIVE
   - TANGENTS : MAX 60'
   - TAPERS : 30'
4. SIGNS TO BE MOUNTED ON SINGLE TYPE 3 BARRICADE.
5. ALL PEDESTRIAN DETOURS ARE FOR NORTHBOUND DETOURS.
6. PHASING & TRAFFIC CONTROL PLANS ARE ONLY TO BE USED AS A GUIDE. CONTRACTOR MUST DEVELOP AND SUBMIT TRAFFIC CONTROL PLANS IN ACCORDANCE TO THE MUTCD, AND CDOT S-630-1 STANDARD PLAN. ALL PLANS MUST ACCOMMODATE ALL MODES OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO VEHICULAR TRAFFIC, CYCLISTS, AND PEDESTRIANS IN ACCORDANCE WITH ADA REQUIREMENTS, AND MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY TRAFFIC OPERATIONS PRIOR TO THE START OF WORK.

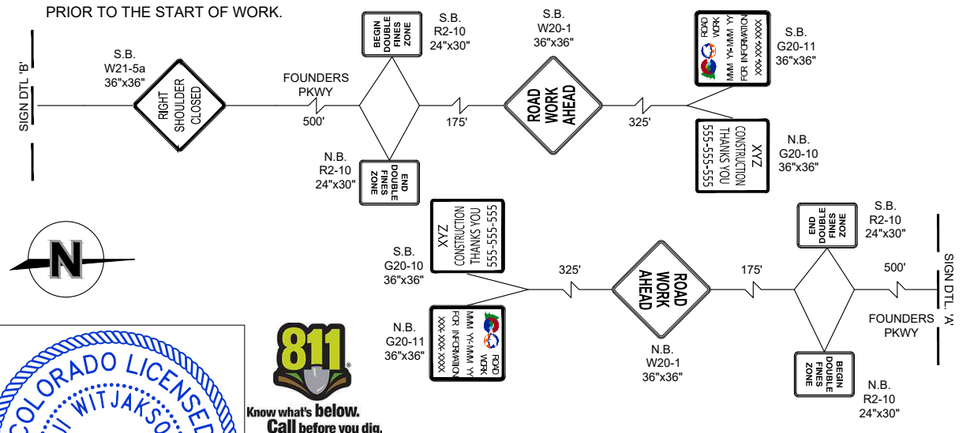


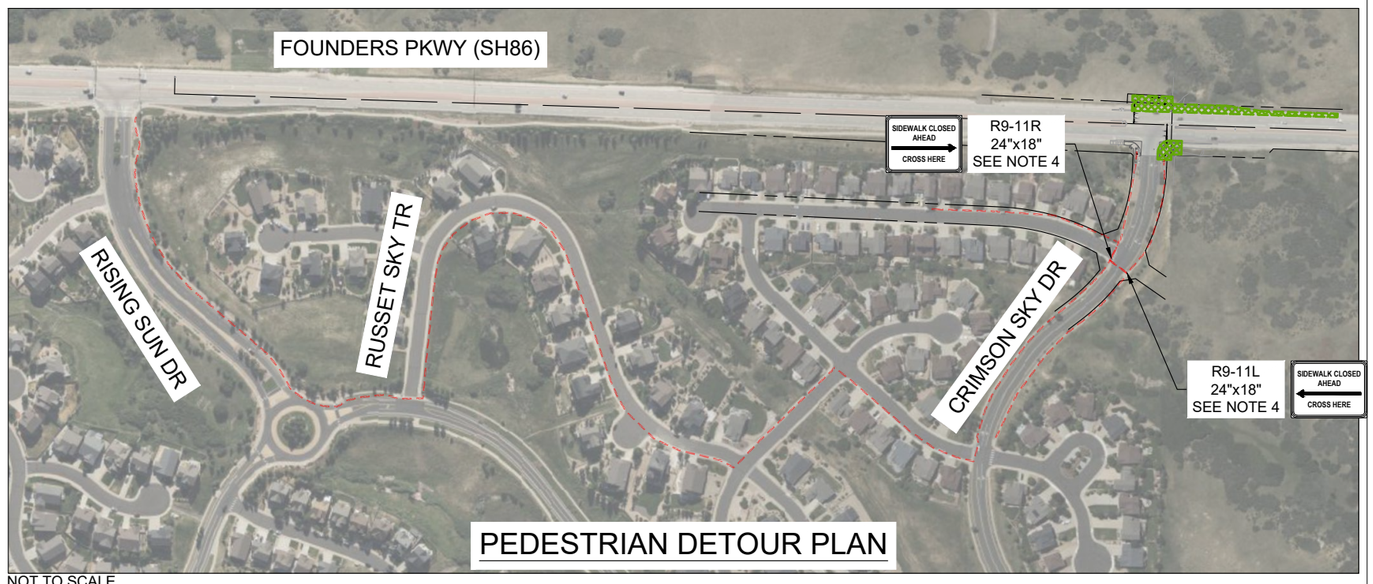


0' 100' 200'

SCALE IN FEET

TRAFFIC CONTROL PLAN





PEDESTRIAN DETOUR PLAN

NOT TO SCALE

Know what's below. Call before you dig.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

PRINT DATE: March 26, 2026	
FILE NAME: F_PHS01_C2206085.DWG	
HORIZ. SCALE: 1=200" VERT. SCALE: NA	
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	PHASING AND TRAFFIC CONTROL PLAN PHASE 1			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: AW			SHEET NUMBER: 27
	SHEET SUBSET: PHS	SUBSET SHEETS: 2 OF 3		

DWG: F:\2022\06001-06500\0222-06085-s40-design\AutoCAD\final plans\Sheets\TFT1F_PHS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:02am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 T_XBASE_SUE_C2206085 F_PTCP_C2206085 T_PBNDY_C2206085

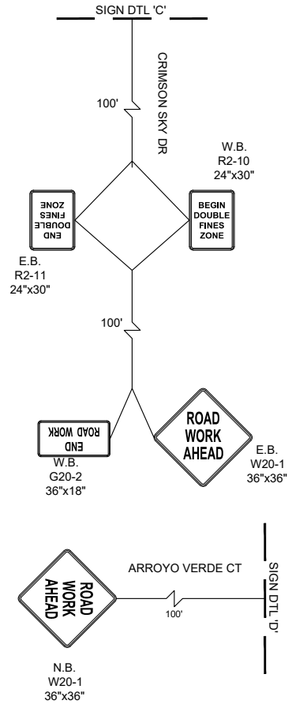
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

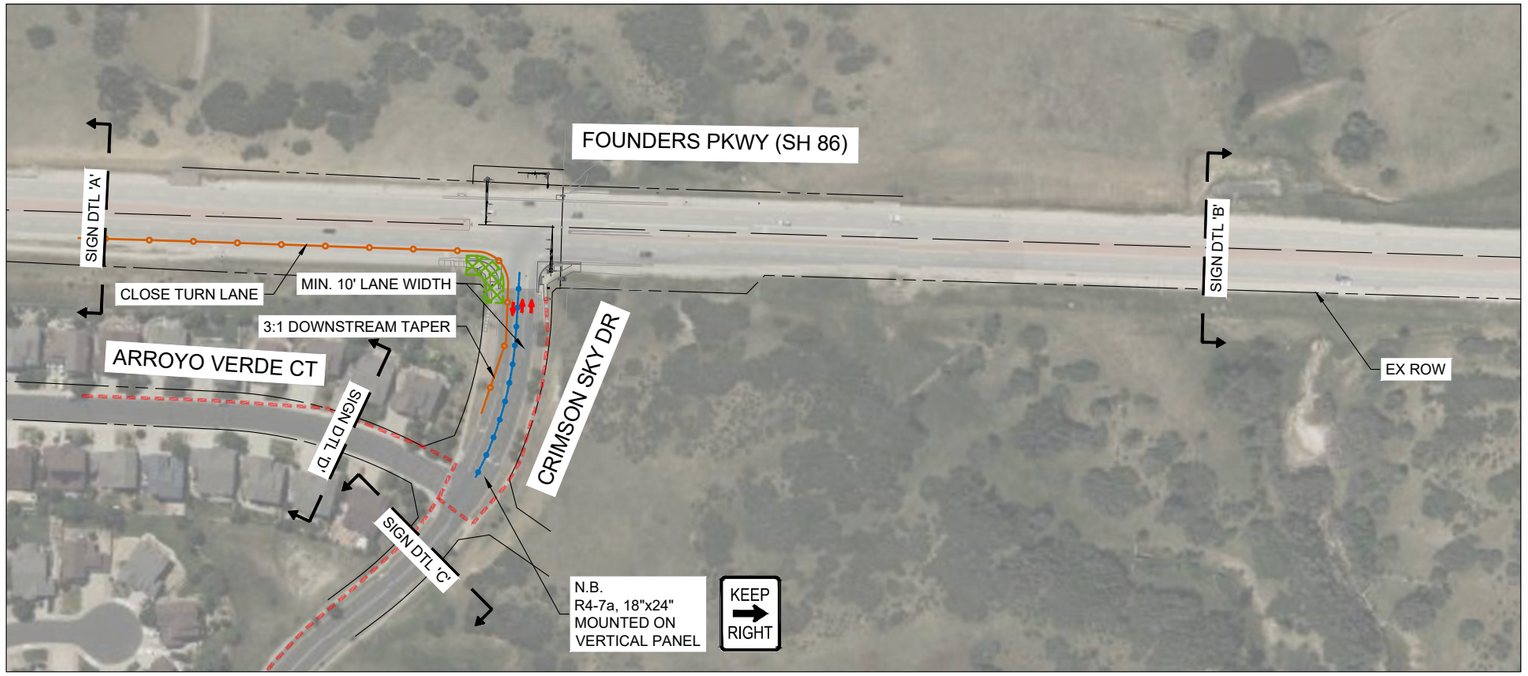
LEGEND

- VERTICAL PANEL
- DRUM
- WORK ZONE
- DIRECTION OF TRAFFIC
- PEDESTRIAN DETOUR ROUTE

NOTES

1. TWO APPROACH LANES OF 10' ON CRIMSON SKY DR SHALL BE OPENED AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN TWO THROUGH LANES ON FOUNDERS PARKWAY DURING CONSTRUCTION. VEHICLES SHOULD BE ALLOWED TO UTILIZE THE EXISTING NORTHBOUND THROUGH LANE AS A SHARED THROUGH-RIGHT.
3. CHANNELIZING DEVICES SHALL BE SPACED:
   FOUNDERS PARKWAY (SH 86)
   - TANGENTS : MAX 100'
   - TAPERS : 50'
   CRIMSON SKY DRIVE
   - TANGENTS : MAX 60'
   - TAPERS : 30'
4. SIGNS TO BE MOUNTED ON SINGLE TYPE 3 BARRICADE.
5. ALL PEDESTRIAN DETOURS ARE FOR NORTHBOUND DETOURS.
6. PHASING & TRAFFIC CONTROL PLANS ARE ONLY TO BE USED AS A GUIDE. CONTRACTOR MUST DEVELOP AND SUBMIT TRAFFIC CONTROL PLANS IN ACCORDANCE TO THE MUTCD, AND CDOT S-630-1 STANDARD PLAN. ALL PLANS MUST ACCOMMODATE ALL MODES OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO VEHICULAR TRAFFIC, CYCLISTS, AND PEDESTRIANS IN ACCORDANCE WITH ADA REQUIREMENTS, AND MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY TRAFFIC OPERATIONS PRIOR TO THE START OF WORK.

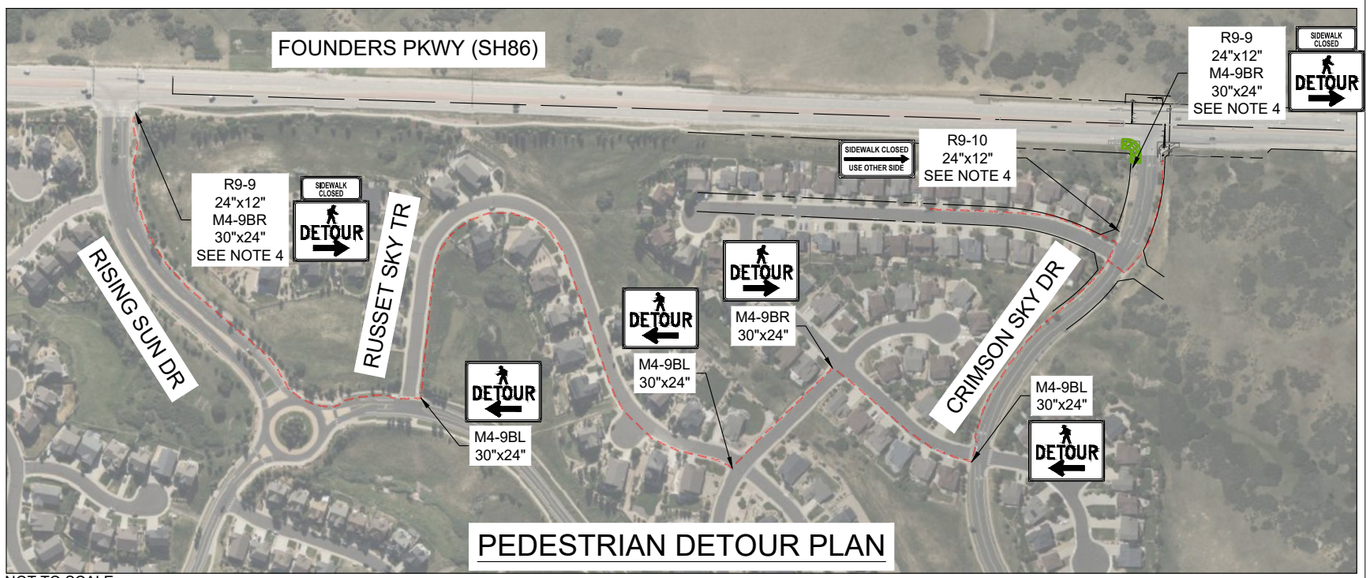




0' 100' 200'

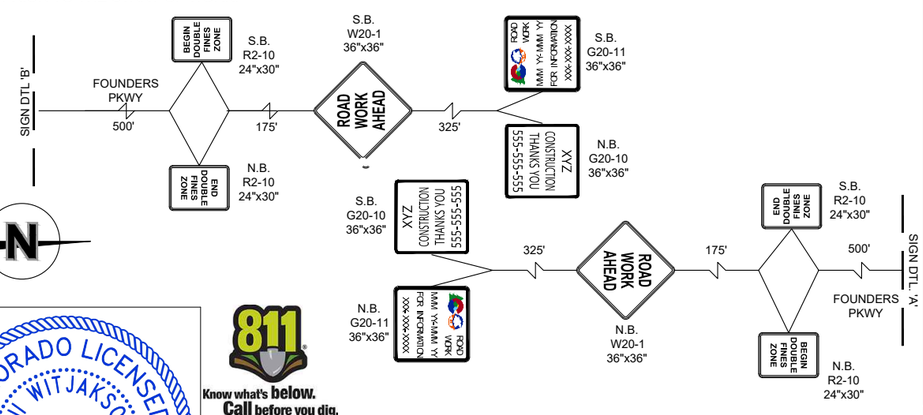
SCALE IN FEET

TRAFFIC CONTROL PLAN



NOT TO SCALE

PEDESTRIAN DETOUR PLAN



Know what's below. Call before you dig.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

PRINT DATE:	March 26, 2026
FILE NAME:	F_PHS01_C2206085.DWG
HORIZ. SCALE:	1"=200' VERT. SCALE: NA
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	PHASING AND TRAFFIC CONTROL PLAN PHASE 2			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: AW			SHEET NUMBER: 28
	SHEET SUBSET: ----	SUBSET SHEETS: 3 OF 3		

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\TFT1F_PHS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:02am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 T_XBASE_SUE_C2206085 F_PTCP_C2206085 T_PBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

SUBSURFACE UTILITY LOCATION FOR

SIGNAL DESIGN FOR CRIMSON SKY AT FOUNDERS PKWY

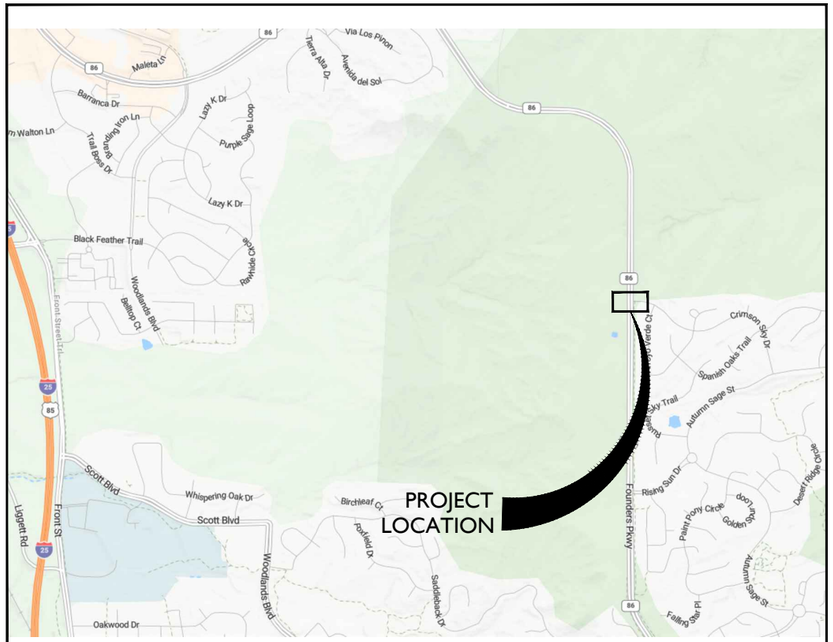
PREPARED FOR THE

CITY OF CASTLE ROCK, COLORADO

FEBRUARY 2026

VICINITY MAP

NOT TO SCALE



BENCHMARK

HORIZONTAL DATUM IS BASED ON THE RESULTS FROM THE TRIMBLE RTX CENTER POINT SYSTEM. COLORADO CENTRAL STATE PLANE 0501 COORDINATES NAD83(2011) U.S. SURVEY FEET. ALL COORDINATES ARE UNMODIFIED COORDINATES.
VERTICAL DATUM IS NAVD 88 DATUM, GEOID18. U.S. SURVEY FEET.
BENCHMARK: NATIONAL GEODETIC SURVEY MARK K 23, PID-KK0203, ELEVATION =5984.92 FEET., GRID SCALE FACTOR = 0.99966871

CONTACT INFORMATION

OWNER
City of Castle Rock
Jacob Vargish, P.E.
100 N Wilcox Street
Castle Rock, CO 80104
(303) 660-1378

CIVIL ENGINEER
Olsson
Adji Witjaksono, P.E. PTOE
1880 Fall River Drive, Suite 200
Loveland, CO 80538
(303) 214-3477

SUBSURFACE UTIITY ENGINEER & SURVEYOR
Ayres Associates
SUE: Dale Mathison, P.E.
Surveyor: Jeff Van Horn, P.L.S.
3665 JFK Parkway, Building 2, Suite 100
Fort Collins, Colorado 80525
(970) 223-5556

INDEX TO DRAWINGS

SHEET NO	DESCRIPTION	Sheet Number
1	TITLE SHEET	SU1
2	GENERAL NOTES AND KEY MAP	SU2
3	TEST HOLE MATRIX TABLE	SU3
4	SUBSURFACE UTILITIES LOCATION MAP	SU4

UTILITY CONTACT INFORMATION

UTILITY OWNER	UTILITY TYPE	PHONE
CENTURYLINK/LUMEN	TELEPHONE/FIBER	303-260-4929
CORE ELECTRIC	ELECTRIC	303-688-3100
BLACK HILLS ENERGY	GAS	303-217-7811
CASTLE ROCK WATER	WATER & STORM	720-256-0100
COMCAST	TV	720-237-1622

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

ONE INCH - IF NOT, SCALE ACCORDINGLY

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

623

Date
Revisions

SIGNAL DESIGN FOR CRIMSON SKY AT FOUNDERS PKWY
CASTLE ROCK, COLORADO

TITLE SHEET

Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01
DRAWING NO.
SU1
SHEET 1 OF 4

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE TITLE SHEET.DWG Thursday, February 26, 2026 10:27 AM By: GALLEGOS, CAMERINO

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

GENERAL NOTES:

1. THE SUBSURFACE UTILITIES ARE DEPICTED ON THESE PLANS HAVE BEEN INVESTIGATED AND DEPICTED IN ACCORDANCE WITH THEIR ACHIEVED "QUALITY LEVELS" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEER'S DOCUMENT ASCE 38 (CI/ASCE 38-22), "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." RELIANCE UPON THESE DATA FOR RISK MANAGEMENT PURPOSES DURING BIDDING DOES NOT RELIEVE THE EXCAVATOR OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND/OR PROCEDURES DURING EXCAVATION.

2. UTILITY OWNER DESIGNATION IS BASED ON INFORMATION PROVIDED BY EACH UTILITY OWNER IN RESPONSE TO THE 811 SUBSURFACE UTILITY ENGINEERING REQUEST. THIS INFORMATION DOES NOT RELIEVE THE EXCAVATOR OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND OR PROCEDURES AND CONFIRMING OWNERSHIP DURING EXCAVATION.

3. IT IS IMPORTANT THAT THE CONTRACTOR INVESTIGATES AND UNDERSTANDS THE SCOPE OF WORK BETWEEN THE PROJECT OWNER AND THEIR ENGINEER REGARDING THE SCOPE AND LIMITS OF THE UTILITY INVESTIGATIONS LEADING TO THESE UTILITY DEPICTIONS.

4. UTILITIES INVESTIGATED BY AYRES ARE DISPLAYED IN COLOR. ALL OTHER INFORMATION IS PROVIDED BY OTHERS.

5. A UTILITY QUALITY LEVEL IS A PROFESSIONAL OPINION OF THE QUALITY AND RELIABILITY OF UTILITY INFORMATION. THE FOUR RECOGNIZED QUALITY LEVELS RANGE FROM QUALITY LEVEL D (LOWEST LEVEL) TO QUALITY LEVEL A (HIGHEST LEVEL).

   A. QUALITY LEVEL A (QLA) - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

   B. QUALITY LEVEL B (QLB) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES, ALSO CALLED DESIGNATING. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. DESIGNATED UTILITIES ARE SURVEYED TO PROJECT CONTROL. PROFESSIONAL JUDGEMENT IS USED TO CORRELATE QLB DESIGNATING WITH AVAILABLE QLA, QLC, AND QLD INFORMATION.

   C. QUALITY LEVEL C (QLC) - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION AND ANY AVAILABLE QLB AND QLA INFORMATION.

   D. QUALITY LEVEL D (QLD) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

6. UTILITY SIZE AND MATERIAL ARE DETERMINED THROUGH AVAILABLE UTILITY OWNER INFORMATION UNLESS OTHERWISE CONFIRMED BY ACTUAL EXPOSURE.

7. UTILITIES LABELED AS UNKNOWN HAVE NO CORRELATED RECORDS OR VISIBLE APPURTENANCES TO DETERMINE FUNCTION, OWNER, OR TYPE.

8. UTILITY FIELD MAPPING SERVICES WERE COMPLETED BETWEEN 06/30/2025 AND 07/02/2025. NO GUARANTEE IS MADE THAT UTILITIES HAVE NOT BEEN ADJUSTED, REMOVED, OR ADDED AFTER THIS DATE.

GENERAL LEGEND:

WM	WATER METER	BF	BURIED FIBER MARKER
	WATER VALVE	FH	FIBER HANDHOLE
BW	BURIED WATER MARKER		GAS VALVE
	FIRE HYDRANT	GM	GAS METER
	WATER VENT	BG	BURIED GAS MARKER
	LIGHT POLE		
	POWER POLE		
T	TELEPHONE PEDESTAL		
	FLARED END SECTION		
	GRATE INLET		
SD	STORM DRAIN INLET WITH LID		
SD	STORM MANHOLE		
SS	SANITARY MANHOLE		
TV	TV PEDESTAL		

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

ONE INCH - IF NOT, SCALE ACCORDINGLY

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

Revisions | Date

SIGNAL DESIGN FOR CRIMSON SKY
AT FOUNDERS PKWY
CASTLE ROCK, COLORADO

GENERAL NOTES AND KEY MAP

Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01

DRAWING NO.
SU2

SHEET 2 OF 4

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE GENERAL NOTES.DWG Thursday, February 26, 2026 10:28 AM By: GALLEGOS, CAMERINO

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

UTILITY TEST HOLE MATRIX

TESTHOLE NUMBER	SHEET NUMBER	DATE	UTILITY SIZE	UTILITY TYPE	UTILITY MATERIAL	OWNER	NORTHING	EASTING	SURFACE ELEVATION	DEPTH TO TOP OF UTILITY	TOP OF UTILITY ELEVATION	SURFACE TYPE	PAVEMANT THICKNESS	NOTES
1	SU4	2/17/2026	-	-	-	-	1570660.890	3189133.930	6472.286	-	-	DIRT	N/A	8' DEEP AND 12" WIDE TO CLEAR FOR MAST ARM
2	SU4	2/17/2026	-	-	-	-	1570580.880	3189143.350	6479.878	-	-	DIRT	N/A	8' DEEP AND 12" WIDE TO CLEAR FOR MAST ARM
3	SU4	2/17/2026	-	-	-	-	1439062.036	3139016.338	-	-	-	CONCRETE	N/A	8' DEEP AND 12" WIDE TO CLEAR FOR MAST ARM

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

ONE INCH - IF NOT, SCALE ACCORDINGLY

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE MATRIX TABLE.DWG Thursday, February 26, 2026 10:28 AM By: GALLEGOS, CAMERINO

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

625

Revisions | Date

SIGNAL DESIGN FOR CRIMSON SKY
AT FOUNDERS PKWY

CASTLE ROCK, COLORADO

TEST HOLE MATRIX TABLE

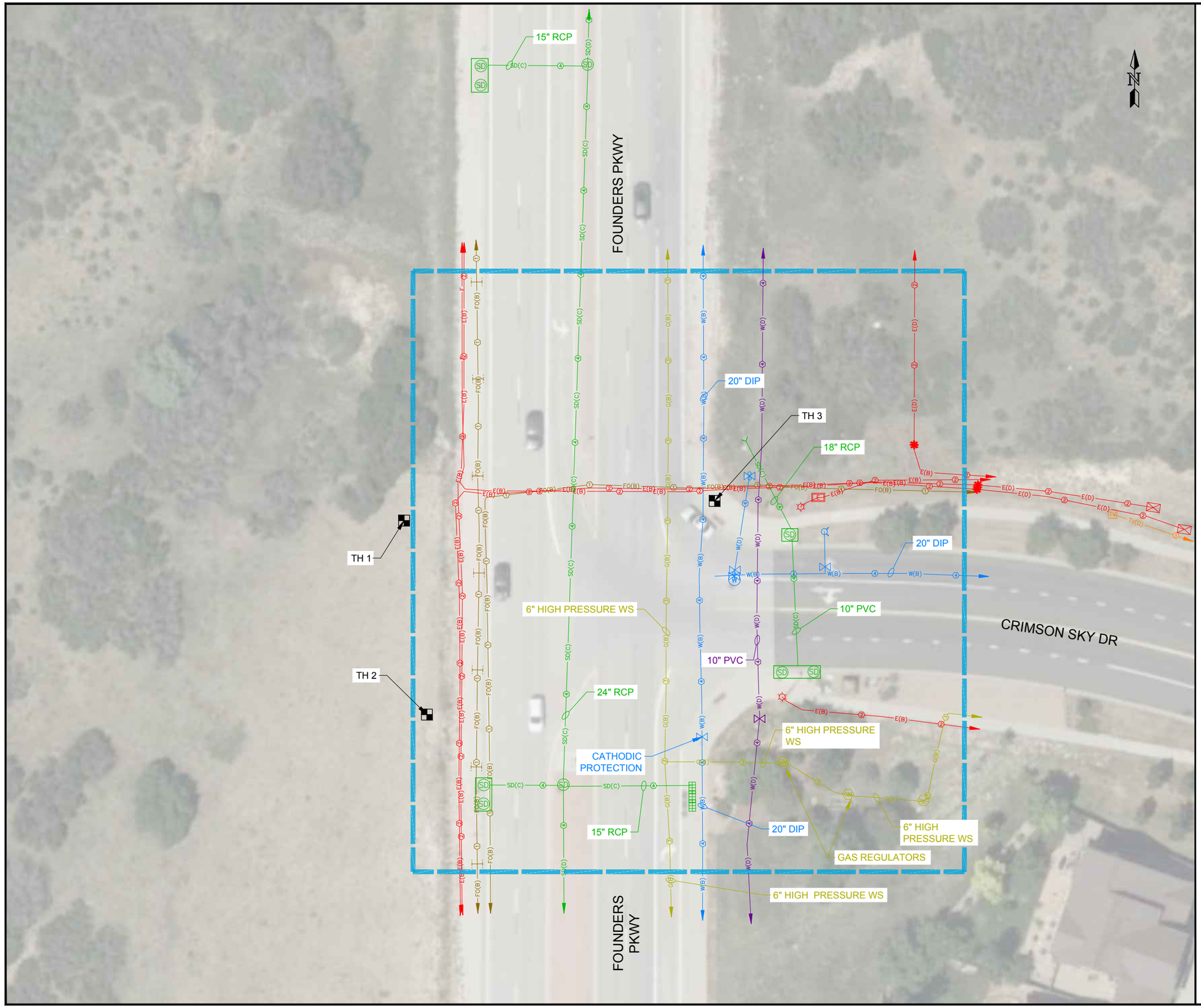
Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01

DRAWING NO.
SU3

SHEET 3 OF 4

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



N

0 20' 40'
SCALE IN FEET

LEGEND:

SUBSURFACE UTILITIES

QUALITY LEVEL B, C, OR D (SEE NOTE 5 ON DRAWING SU2)
UTILITY OWNERSHIP

- W(B) — WATER
- W(B) — RAW WATER
- G(B) — GAS
- T(B) — TELEPHONE
- E(B) — ELECTRIC
- FO(B) — FIBER OPTIC
- SD(B) — STORM DRAINAGE
- TV(B) — CABLE TV
- APPROXIMATE EXTENTS OF SUBSURFACE UTILITY INVESTIGATION

UTILITY OWNERSHIP

1. CENTURYLINK/LUMEN
2. CORE ELECTRIC
3. BLACK HILLS ENERGY
4. CASTLE ROCK WATER
5. COMCAST

UTILITY MATERIAL

ACP	ASBESTOS CEMENT PIPE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PE	POLYETHYLENE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
WS	WRAPPED STEEL

MISCELLANEOUS

- TEST HOLE LOCATION
- UTILITY CONTINUATION
- END OF SUE INFORMATION QLB
- END OF SUE INFORMATION QLD
- QUALITY LEVEL TRANSITION
- STUB OR CAP
- UTILITY DUCT BANK

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

ONE INCH - IF NOT, SCALE ACCORDINGLY

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

Date
Revisions

SIGNAL DESIGN FOR CRIMSON SKY
AT FOUNDERS PKWY
CASTLE ROCK, COLORADO

SUBSURFACE UTILITIES
LOCATION MAP

Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01
DRAWING NO.
SU4
SHEET 4 OF 4

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE PLANS.DWG Thursday, February 26, 2026 10:29 AM By: GALLEGOS, CAMERINO

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

EXHIBIT 3

CONTRACTOR'S CERTIFICATE OF INSURANCE

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 2850 Golf Rd Rolling Meadows IL 60008	**CONTACT NAME:** Mary Turner **PHONE (A/C, No, Ext):** 630-285-3822 **FAX (A/C, No):** 630-285-3922 **E-MAIL ADDRESS:** mary_turner@ajg.com
INSURED MYRGROU-01 Sturgeon Electric Company, Inc. 12150 E. 112th Avenue Henderson, CO 80640	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** National Fire & Marine Insurance Co 20079 **INSURER B :** Berkley Assurance Company 39462 **INSURER C :** AGCS Marine Insurance Company 22837 **INSURER D :** Travelers Property Casualty Co of America 25674 **INSURER E :** The Travelers Indemnity Company of CT 25682 **INSURER F :** Travelers Casualty and Surety Company 19038

COVERAGES **CERTIFICATE NUMBER:** 1738133956 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X XCU GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	VTJEXGL5809B782TIL25	9/30/2025	9/30/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	VTC2JCAP5809B794TIL25	9/30/2025	9/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Comp/Coll Deductibles	$ 3,000,000 $ $ $ $ 100,000
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0	Y	Y	42UMO30293710	9/30/2025	9/30/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 5,000,000 $ 5,000,000 $
E F	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB9W6797912525K (AOS) UB9W6969602525R (MA & WI)	9/30/2025 9/30/2025	9/30/2026 9/30/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B C C	Pollution Liability Property Floater Contractors Equipment	Y	Y	PCADB502591610925 MXI93069373 MXI93069373	9/30/2025 9/30/2025 9/30/2025	9/30/2026 9/30/2026 9/30/2026	Each Claim/Aggregate See Below Leased/Rented Equip	$5,000,000 $3,500,000 $1,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Policy #MXI93069373 - Property Floater - Covered Property - Materials of Others in the Care, Custody and Control of Named Insured

Additional Insured, Primary/Non-Contributory, Waiver of Subrogation and Loss Payee (with respect to Contractors Equipment) applies where required by written contract. Umbrella follows form over the General Liability, Automobile Liability and Employers Liability. 30 day notice of cancellation applies where required by written contract. A severability of interest/cross suits liability clause is included under the General Liability coverage where required by written contract. Boom, jib and overload exclusions are deleted.

See Attached...

CERTIFICATE HOLDER

1556 Town of Castle Rock
Attn: Jacob Vargish
100 N. Wilcox Street
Castle Rock CO 80104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

© 1988-2015 ACORD CORPORATION. All rights reserved.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

AGENCY CUSTOMER ID: MYRGROU-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, LLC	**NAMED INSURED** Sturgeon Electric Company, Inc. 12150 E. 112th Avenue Henderson, CO 80640
POLICY NUMBER	
CARRIER / **NAIC CODE**	**EFFECTIVE DATE:**

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Job Description: 1556260144 – Traffic Signal at Founders Pkwy & Crimson Sky – IFB No 203-2026
As required by written contract, the Town of Castle Rock, its Elected and Appointed Officials, Employees and Volunteers are named as Additional Insured with regards to Commercial General Liability and Automobile Liability.

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ONLY THOSE PERSONS OR ORGANIZATIONS WHERE REQUIRED BY WRITTEN CONTRACT.	ONLY THOSE LOCATIONS WHERE REQUIRED BY WRITTEN CONTRACT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

 © Insurance Services Office, Inc., 2018

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B.With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1.All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2.That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C.With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1.Required by the contract or agreement; or

2.Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

 © Insurance Services Office, Inc., 2018

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ONLY THOSE PERSONS OR ORGANIZATIONS WHERE REQUIRED BY WRITTEN CONTRACT.	ONLY THOSE LOCATIONS WHERE REQUIRED BY WRITTEN CONTRACT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

 © Insurance Services Office, Inc., 2018

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

COMMERCIAL GENERAL LIABILITY
POLICY NUMBER: VTJ-EXGL-5809B782-TIL-25 ISSUE DATE: 09-18-25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

OTHER INSURANCE – PRIMARY AND NONCONTRIBUTORY WITH RESPECT TO CERTAIN OTHER INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following replaces Paragraph **4.d.,Primary And Non-Contributory Insurance If Required By Written Contract**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

© 2023 The Travelers Indemnity Company. All rights reserved.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

POLICY NUMBER: VTJ-EXGL-5809B782-TIL-25

ISSUE DATE: 09/18/25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
EXTEND ENDORSEMENT FOR CONTRACTORS

The following replaces Paragraph **D., BLANKET WAIVER OF SUBROGATION**, in the **XTEND ENDORSEMENT FOR CONTRACTORS**:

D. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

© 2023 The Travelers Indemnity Company. All rights reserved.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE – CONTRACTORS

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5.**, **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Regardless of the provisions of paragraph **a.** and paragraph **d.** of this part **5. Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is a named insured when a written contract or agreement with you, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

© 2016 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Berkshire Hathaway Specialty Insurance

ENDORSEMENT

This endorsement, effective 12:01 AM: **09/30/2025**
Forms a part of Policy No.: **42-UMO-302937-10**
Issued to: **MYR Group Inc**
By: **National Fire & Marine Insurance Company**

WAIVER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY POLICY
COMMERCIAL UMBRELLA LIABILITY POLICY
COMMERCIAL RETAINED LIMIT LIABILITY POLICY
PRODUCTS/COMPLETED OPERATIONS LIABILITY POLICY

SCHEDULE

Name Of Person Or Organization:
Any person or organization that requires you to waive your rights of recovery, in a written and executed contract or agreement with you that is executed prior to the occurrence.

The following Condition is added to the policy:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a written and executed contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above. The **Transfer of Rights of Recovery** condition in the policy is deleted to the extent of the waiver provided in this endorsement for the person or organization shown in the Schedule above.

All other terms and conditions of this policy remain unchanged.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TRAVELERS

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) -

POLICY NUMBER: UB-9W679791-25-25-K

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

Any Person or Organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

DESIGNATED ORGANIZATION:

DATE OF ISSUE: 09 - 18 - 25 ST ASSIGN:

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TRAVELERS

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) -

POLICY NUMBER: UB-9W696960-25-25-R

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

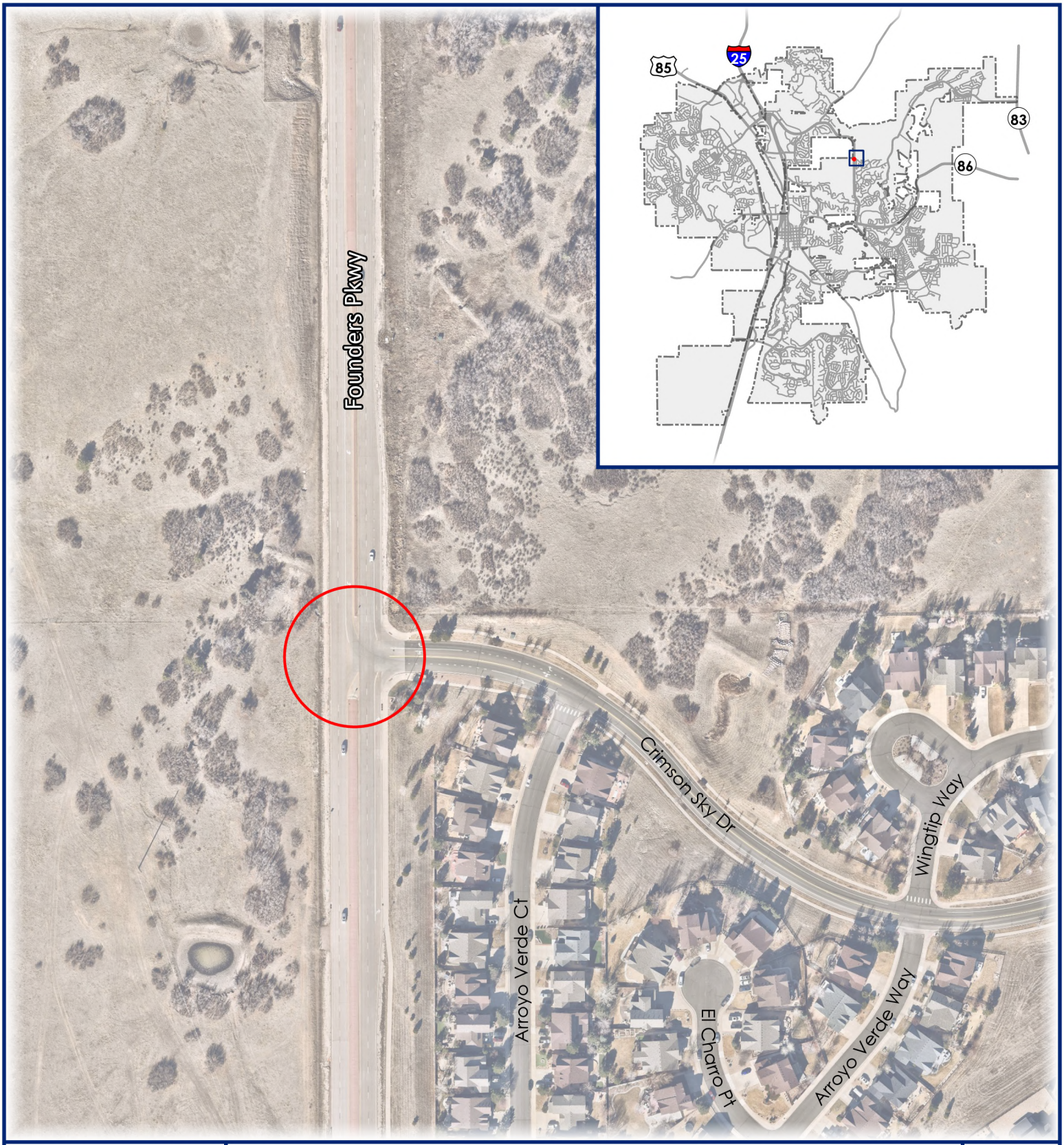
SCHEDULE

DESIGNATED PERSON:

Any Person or Organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

DESIGNATED ORGANIZATION:

DATE OF ISSUE: 09 - 15 - 25 ST ASSIGN:



PROPOSED TRAFFIC SIGNAL - FOUNDERS PKWY AND CRIMSON SKY DR

Map Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product to the public the Town of Castle Rock assumes no liability for its use or accuracy. For questions or comments regarding omissions, corrections, or updates please visit CRgov.com/directory for contact information.

Copyright 2026, Town of Castle Rock. Date Modified: 5/21/2026.

0 250 500 75

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 15. **File #:** RES 2026-079

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director of Castle Rock Water
Frank Main, Project Manager, Stormwater

Resolution Approving a Professional Services Agreement Between the Town of Castle Rock and Muller Engineering Company, for the 2026 Stormwater Master Plan Update *[within the Town Limits]*

Executive Summary

Castle Rock Water (CRW) seeks Town Council approval of a Resolution (***Attachment A***) to award a Services Agreement with Muller Engineering Company (Muller) for the 2026 Stormwater Master Plan Update in the amount of $442,610 plus a 10% Town-managed contingency in the amount of $44,261 for a total authorization of $486,871. The project is located throughout the Town Limits of Castle Rock.

The scope of work generally includes the following:

- Update the Town's 2017 Stormwater Master Plan.
- Assess all streams.
- Updates to remaining capital improvement priorities from each Outfall plan and provide updated cost estimates.
- Reevaluate and develop a new Prioritization strategy for remaining improvements.
- Provide plan view exhibits showing remaining improvement reaches and recommendations on conceptual design(s).
- Develop Detention Pond Retrofit Plan to improve water quality and reduce operational burden.
- Evaluate the effectiveness of existing detention ponds, recommend improvements and document an implementation plan.
- Make recommendations regarding upcoming regulatory and criteria updates related to Municipal Separate Storm Sewer System (MS4), floodplain and stormwater management.
- Evaluate the cost-benefit of adopting privately-owned stormwater facilities.

Budget Impact

Funds for this Services Agreement will be charged to the Stormwater capital account identified below. Funds for this Services Agreement are to be drawn from the Watershed Master Plan Account #212-4475-444.78-74. A second quarter budget amendment will be required in the amount of $307,415 to fund this project.

Fund Description	*Account Number*	*Amount*	*Contingency*	*Total*	*Budget**
Watershed Master Plan	*212-4475-444.78-74*	*$442,610*	*$44,261*	*$486,871*	*$179,456*

*****Budget will be covered with the Q2 Budget Amendment.

Staff Recommendation

Staff recommends Town Council approval of a Resolution awarding a Services Agreement with Muller Engineering Company for the 2026 Stormwater Master Plan Update in the amount of $442,610 plus a 10% Town-managed contingency in the amount of $44,261 for a total authorization of $486,871.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions).

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Staff Report
Attachment A: Resolution
Exhibit 1: Services Agreement

STAFF REPORT

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director of Castle Rock Water
Frank Main, Project Manager, Stormwater

Title: **Resolution Approving a Services Agreement Between the Town of Castle Rock and Muller Engineering Company, for the 2026 Stormwater Master Plan Update** *[With-in the Town Limits], CRW Project Number 250022*

Executive Summary

Castle Rock Water (CRW) seeks Town Council approval of a Resolution (***Attachment A***) to award a Services Agreement with Muller Engineering Company (Muller) for the 2026 Stormwater Master Plan Update in the amount of $442,610 plus a 10% Town-managed contingency in the amount of $44,261 for a total authorization of $486,871. The project is located throughout the Town Limits of Castle Rock.

The scope of work generally includes the following:

- Update the Town's 2017 Stormwater Master Plan.
- Assess all streams.
- Updates to remaining capital improvement priorities from each Outfall plan and provide updated cost estimates.
- Reevaluate and develop a new Prioritization strategy for remaining improvements.
- Provide plan view exhibits showing remaining improvement reaches and recommendations on conceptual design(s).
- Develop Detention Pond Retrofit Plan to improve water quality and reduce operational burden.
- Evaluate the effectiveness of existing detention ponds, recommend improvements and document an implementation plan.
- Make recommendations regarding upcoming regulatory and criteria updates related to Municipal Separate Storm Sewer System (MS4), floodplain and stormwater management.
- Evaluate the cost-benefit of adopting privately-owned stormwater facilities.

Discussion

A Stormwater Master Plan (SWMP) was originally developed in 2004 with the purpose of outlining a long-term program to ensure that drainage and runoff systems reduce hazards, protect citizens and property, are environmentally sound and enhance beneficial uses. Per the 2004 SWMP, the program goals are to plan, design, construct, operate, and maintain a stormwater system that adequately provides for public safety, property protection, water quality and aesthetics. The SWMP provides the framework for drainageway master planning, floodplain management, stormwater phase II permit requirements and long-term maintenance in a comprehensive manner.

The 2004 SWMP identified guiding principles and policies that were developed through extensive outreach with the community and ultimately adopted by Town Council.

Older parts of the community were lacking basic stormwater infrastructure, causing localized flooding concerns and water quality impairment. Areas of rapid growth prior to the implementation of a stormwater utility had already experienced significant channel degradation. The 2004 SWMP identified more than thirty critical stormwater and drainage problem areas and recommended improvements, including stream stabilization, water quality enhancements, detention, and conveyance improvements. The Stormwater Master Plan was last updated in 2017 and highlighted critical findings and recommendations resulting from a reassessment of stormwater program needs for the Town of Castle Rock.

The Town issued a Request for Proposals (RFP) for the 2026 Storm Water Master Plan on February 25, 2026 to eight pre-qualified consultants.

A selection committee, consisting of town staff reviewed and ranked each proposal. Following the qualification-based selection process, the fee schedule for each firm was opened and reviewed, not for low bid, but for a reasonable and appropriate level of effort from each team member. The following table identifies each consultant and their pricing.

Consulting Firm	**Total Cost**
RESPEC Company, LLC	$ 265,605
Olsson	$ 637,574
Dewberry Engineers Inc.	$ 754,975
Muller Engineering Company	$ 442,610
Felsburg Holt & Ullevig	$ 510,000
Merrick	$ 297,690

The top ranked firm in terms of qualifications, response to scope of work, understanding of project and team experience was Muller, whose proposal represented the best overall value for the services requested. Staff found the fee to be reasonable for the proposed scope included in the proposal with an estimated 12-month completion. Muller's fee was $442,610.

Muller's proposal and fee combination represented the best value for the Town in terms of project approach and understanding, technical expertise and scope of services provided and staff is recommending award herein.

Budget Impact

Funds for this Services Agreement will be charged to the Stormwater capital account identified below.

Funds for this Services Agreement are to be drawn from the Watershed Master Plan Account #212-4475-444.78-74. A second quarter budget amendment will be required in the amount of $307,415 to fund this project.

Fund Description	Account Number	Amount	Contingency	Total	Budget*
Watershed Master Plan	212-4475-444.78-74	$442,610	$44,261	$486,871	$179,456

*****Budget will be covered with the Q2 Budget Amendment.

Staff Recommendation

Staff recommends Town Council approval of a Resolution awarding a Services Agreement with Muller Engineering Company for the 2026 Stormwater Master Plan Update in the amount of $442,610 plus a 10% Town-managed contingency in the amount of $44,261 for a total authorization of $486,871.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Alternative Motions

"I move to approve the resolution as introduced by title, with the following conditions: (list conditions).

"I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed)."

Attachments

Attachment A: Resolution
Exhibit 1: Services Agreement

RESOLUTION NO. 2026-___

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND MULLER ENGINEERING COMPANY, INC., FOR THE 2026 STORMWATER MASTER PLAN UPDATE

WHEREAS, the Town of Castle Rock (the "Town") Stormwater Master Plan was originally developed in 2004 to provide a comprehensive framework for the master planning of drainageways, management of floodplains, compliance with Phase II stormwater permit requirements, and long-term maintenance of stormwater facilities; and

WHEREAS, the most recent update to the Town Stormwater Master Plan took place in 2017; and

WHEREAS, on February 25, 2026, the Town issued a Request for Proposals for the 2026 Stormwater Master Plan Update (the "Project") to eight pre-qualified consultants.; and

WHEREAS, a selection committee comprised of Town staff, found that the proposal submitted by Muller Engineering Company, Inc. (the "Consultant"), offered the best overall value to the Town with regard to project approach and understanding, technical expertise, and the scope of services to be provided; and

WHEREAS, accordingly, Town Staff recommends that Town Council approve the Services Agreement with the Consultant for the Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. **Approval.** The Services Agreement between the Town and the Consultant for the Project is hereby approved in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions, or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Contract and any technical amendments thereto by and on behalf of the Town.

Section 2. **Encumbrance and Authorization for Payment.** In order to meet the Town's financial obligations under the Contract, the Town Council authorizes the expenditure and payment of an amount not to exceed $442,610.00, plus a Town-managed contingency in the amount of $44,261.00, unless otherwise authorized in writing by the Town. The total authorized payment under the Agreement is $486,871.00.

PASSED, APPROVED AND ADOPTED this 7th day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ___ for and ___ against.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Mark Marlowe, Director of Castle Rock Water

TOWN OF CASTLE ROCK
PROFESSIONAL SERVICES AGREEMENT
(2026 Stormwater Master Plan Update – Castle Rock Water)

DATE: July 7, 2026.

PARTIES: **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 (the "Town").

MULLER ENGINEERING COMPANY, INC., a Colorado corporation, 7245 W Alaska Drive, Suite 300, Lakewood, Colorado 80226 ("Consultant").

RECITALS:

I. The Town issued a Request for Proposals from qualified consultants with expertise in stormwater masterplan services.

II. Consultant timely submitted its Proposal.

III. The Town hereby engages Consultant to provide the services more fully described in the following Agreement and Exhibits.

TERMS:

1. **Scope of Services.** Consultant shall provide to the Town all of the services as set forth on ***Exhibit 1*** ("Services"). Consultant shall complete the Services consistent with standards and practices of the profession.

2. **Payment**. Consultant shall invoice Town on a monthly basis for the Services rendered in accordance with the rate and fee schedule set forth in ***Exhibit 1***. The Town may withhold payment, in whole or in part, for the Services found by the Town to be defective, untimely, unsatisfactory, or otherwise not conforming to this Agreement, or not in conformance with all applicable federal, state, and local laws, ordinances, rules and regulations ("disputed Services"). The Town shall not be required to pay for disputed Services until the dispute is resolved. Subject to the foregoing, the Town shall remit payment to Consultant, whether in whole or in part, within thirty (30) days of receipt of such invoice. In no event shall the total payment to Consultant for the Services under this Agreement exceed **$442,610.00**, unless authorized in writing by Town.

3. **Term.** The term of this Agreement shall commence upon execution of this Agreement and expire on **December 31, 2027** (the "Term"). The Parties may mutually agree to extend the Term of this Agreement under the same terms and conditions by executing a written amendment to this Agreement prior to the expiration of this Agreement. Nothing in this Section prohibits the Parties from amending the payment section should the Parties elect to extend the Term of the Agreement. Consultant shall complete any Services in progress as of the expiration date. Consultant shall devote adequate resources to assure timely completion of the Services in accordance with the standards specified in this Agreement. Consultant shall perform the Services

under this Agreement using a standard of care, skill and diligence ordinarily used by reputable professionals performing under circumstances similar to those required by this Agreement.

4. **Termination.** Town shall have the right to terminate this Agreement with or without cause at any time with ten (10) days' written notice to Consultant. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred and owed up to and including the effective date of termination. Upon termination, and payment by Town of outstanding invoices for which payment is due and owing pursuant to Section 2 "Payment", Consultant shall immediately turn over all work product, materials, and deliverables created up to the point of termination.

5. **Subcontractors.** Consultant may utilize subcontractors to assist with specialized services as necessary to complete the Services. Consultant will submit any proposed subcontractor and the description of subcontractor services to the Town for its prior approval.

6. **Annual Appropriation.** The continuance of this Agreement is contingent upon the appropriation of funds to fulfill the requirements of the Agreement by the Town. If the Town fails to appropriate sufficient monies to provide for the continuance of the Agreement, the Agreement shall terminate on the final day preceding the date of the beginning of the first fiscal year for which funds are not appropriated. The Town's only obligation in the event of termination shall be payment of fees and expenses incurred up to and including the effective date of termination.

7. **Assignment.** This Agreement shall not be assigned by Consultant without the written consent of the Town.

8. **Notice.** Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is to be given at the address set forth on the first page of this Agreement, or at such other address as has been previously furnished in writing to the other Party or Parties. Such notice shall be deemed given when deposited in the United States mail.

9. **Insurance.**

A. **General Conditions:** Consultant agrees to secure, at or before the time of execution of this Agreement, the following insurance covering all operations, goods or services provided pursuant to this Agreement. Consultant shall keep the required insurance coverage in force at all times during the term of the Agreement, including any extension thereof, and during any warranty period. The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado and rated by A.M. Best Company as "A-VII" or better. Each policy shall require notification to the Town in the event any of the required policies be canceled or non-renewed before the expiration date thereof. Such written notice shall be sent to the Parties identified in the Notices section of this Agreement. Such notice shall reference the Town. Said notice shall be sent thirty (30) days prior to such cancellation or non-renewal unless due to non-payment of premiums for which notice shall be sent ten (10) days prior. If such written notice is unavailable from the insurer, Consultant shall provide written notice of cancellation, non-renewal and any

reduction in coverage to the Town by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s). Consultant shall be responsible for the payment of any deductible or self-insured retention. The insurance coverages specified in this Agreement are the minimum requirements, and these requirements do not lessen or limit the liability of the Consultant. The Consultant shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Agreement. All commercial and automobile liability policies shall have the following additional provisions:

- Severability of interests or separation of insureds provision;
- Provision that coverage is primary and non-contributory with other coverage maintained by the Town;
- The underlying Agreement is an "insured contract" under the policy;
- Defense costs shall be outside the policy limits for liability coverage.

B. **Proof of Insurance:** Consultant may not commence services or work relating to this Agreement prior to placement of coverages required under this Agreement. Consultant certifies that the certificate of insurance attached as ***Exhibit* 2**, preferably an ACORD form, complies with all insurance requirements of this Agreement. The Town's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this Agreement shall not act as a waiver of Consultant's breach of this Agreement or of any of the Town's rights or remedies under this Agreement. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town may require additional proof of insurance, including but not limited to policies and endorsements.

C. **Additional Insureds**: For Commercial General Liability, Automobile Liability, Excess Liability/Umbrella, and Contractors Pollution Liability, Consultant and subcontractor's insurer(s) shall include the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town as additional insured.

D. **Waiver of Subrogation:** For all coverages required under this Agreement, with exception of Professional Liability, Consultant's insurer shall waive subrogation rights against the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town.

E. **Subcontractors:** Consultant shall confirm and document that all subcontractors (including independent contractors, suppliers or other entities providing goods or services required by this Agreement) procure and maintain coverage as approved by the Consultant and appropriate to their respective primary business risks considering the nature and scope of services provided.

F. **Workers' Compensation and Employer's Liability Insurance:** Consultant shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with limits of $100,000 per occurrence for each bodily injury claim, $100,000 per occurrence for each bodily injury caused by disease claim, and $500,000 aggregate for all bodily injuries caused by disease claims.

G. **Commercial General Liability:** Consultant shall maintain a Commercial General Liability insurance policy with minimum limits of $1,000,000 for each occurrence and $2,000,000 products and completed operations aggregate, and $2,000,000 general aggregate (per project). The policy shall provide coverage for all claims for bodily injury, property damage (including loss of use), products and completed operations, and contractual liability.

H. **Automobile Liability:** Consultant shall maintain Automobile Liability with minimum limits of $1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Agreement.

I. **Excess/Umbrella Liability:** Consultant shall maintain excess liability limits of $2,000,000. Coverage must be written on a "follow form" or broader basis. Any combination of primary and excess coverage may be used to achieve required limits.

J. **Professional Liability (Errors & Omissions):** Consultant shall maintain minimum limits of $1,000,000 per claim and $1,000,000 policy aggregate limit. The policy shall be kept in force, or a Tail policy placed, for three (3) years after the completion of the services.

K. **Contractor's Pollution Liability:** Consultant shall maintain minimum limits of $1,000,000 per occurrence and $2,000,000 policy aggregate. Policy to include bodily injury; property damage including loss of use of damaged property; defense costs including costs and expenses incurred in the investigation, defense or settlement of claims; and clean-up costs. Policy shall include a severability of interest or separation of insured provision (no insured vs. insured exclusion) and a provision that coverage is primary and non-contributory with any other coverage or self-insurance maintained by the Town.

10. **No Waiver of Colorado Governmental Immunity Act.** The Parties understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §24-10-101, *et seq.,* C.R.S., as from time to time amended, or otherwise available to Town, its officers, or its employees.

11. **Indemnification.** Consultant expressly agrees to indemnify, defend and hold harmless Town or any of its officers, agents or employees from any and all claims, damages, liability, or court awards including attorney's fees that are or may be awarded as a result of any loss, injury or damage sustained or claimed to have been sustained by anyone, including, but not limited to, any person, firm, partnership, or corporation, to the extent caused by the negligent acts, errors or omissions of Consultant or any of their employees or agents in performing Services pursuant to this Agreement. In the event that any such suit or action is brought against Town,

Town will give notice within ten (10) days thereof to Consultant. These defense and indemnification obligations shall survive the expiration or termination of this Agreement, subject to the applicable statute of limitations. Consultant's indemnification shall be consistent with the public indemnity statute, C.R.S. § 13-50.5-102(8).

12. **Delays.** Any delays in or failure of performance by any Party of the obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, fires, floods, strikes, labor disputes, accidents, regulations or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such Party.

13. **Additional Documents & Entire Agreement.** The Parties agree to execute any additional documents or take any additional action that is necessary to carry out this Agreement. Further, this Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the Parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

14. **Time of the Essence.** If any payment or any other condition, obligation, or duty is not timely made, tendered or performed by either Party, then this Agreement, at the option of the Party who is not in default, may be terminated by the non-defaulting Party, in which case, the non-defaulting Party may recover such damages as may be proper.

15. **Default and Remedies**. In the event either Party should default in performance of its obligations under this Agreement, and such default shall remain uncured for more than ten (10) days after notice of default is given to the defaulting Party, the non-defaulting Party shall be entitled to pursue any and all legal remedies, subject to the following limitations on damages, and recover its reasonable attorney's fees and costs in such legal action. No Party will be entitled to lost profits, incidental, consequential, punitive or exemplary damages in the event of a default.

16. **Waiver.** A waiver by any Party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either Party.

17. **Venue, Choice of Law and Disputes.** Venue for all legal actions shall lie in the District Court in and for the County of Douglas, State of Colorado, and shall be governed by the laws of the State of Colorado as well as the Charter and Municipal Code, rules, regulations, Executive Orders, and fiscal rules of the Town.

18. **Americans with Disabilities Act.** Consultant agrees to ensure that any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Agreement, to include website design services, will comply with all requirements of the Colorado Anti-Discrimination Act, Title II of the Americans with Disabilities Act and, where applicable, Section 504 of the Rehabilitation Act and the Architectural Barriers Act. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Agreement fail to comply with the requirements of this Section, Consultant shall

indemnify the Town in accordance with the terms or this Agreement and, at the Town's option, shall re-vise, re-construct, or similar, the non-compliant deliverable, work, service, or equipment, or reimburse the Town for the cost associated with bringing the non-compliance deliverable, work, service or equipment into compliance. These defense and indemnification obligations shall survive the expiration or termination of this Agreement.

19. **No Discrimination in Employment.** The Town is a governmental agency and, therefore, in connection with the performance of Work or Services under this Agreement, Consultant shall not refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, or physical or mental disability, or any other protected class under Federal or State law; and Consultant shall insert the foregoing provision in any subcontracts hereunder.

20. **Title VI Compliance.** To the extent applicable, Consultant shall ensure its current and future compliance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d et seq., as amended, which prohibits the exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin.

21. **Advertising and Public Disclosure.** Consultant shall not include any reference to this Agreement or goods or services provided pursuant to this Agreement in any of Consultant's advertising or public relations materials without first obtaining the written approval of the Town. Nothing herein, however, shall preclude the transmittal of any information to officials of the Town, including without limitation, the Town Attorney, Town Manager, and the Town Council.

22. **Ownership of Documents, Open Records, and Copyright.** Provided that Consultant is paid for its Services, any work product, materials, and documents produced by the Consultant pursuant to this Agreement shall become property of the Town upon delivery and shall not be made subject to any copyright or made confidential or protected in any manner unless authorized by the Town. Other materials, methodology and proprietary work used or provided by the Consultant to the Town not specifically created and delivered pursuant to the Services outlined in this Agreement may be protected by a copyright held by the Consultant and the Consultant reserves all rights granted to it by any copyright. However, Consultant acknowledges and understands that the Town is subject to the Colorado Open Records Act, C.R.S. § 24-72-201, et seq. The Town shall not reproduce, sell, or otherwise make copies of any copyrighted, confidential or protected material, subject to the following exceptions: (1) for exclusive use internally by Town staff and/or employees; or (2) pursuant to a request under the Colorado Open Records Act, C.R.S. § 24-72-201, et seq., to the extent that such statute applies; or (3) pursuant to law, regulation, or court order. The Consultant waives any right to prevent its name from being used in connection with the Services.

Consultant warrants that all Services or Work performed under this Agreement shall comply with all applicable patent, trademark and copyright laws, rules, regulations and codes of the United States. Consultant shall not utilize any protected patent, trademark or copyright in performance of the Work or Services unless Consultant has obtained proper permission and all

licenses, releases and other necessary documents. Consultant releases, defends, indemnifies and holds harmless the Town, its officers, agents, and employees from any and all claims, damages, suits, costs, expenses, liabilities actions or proceedings of any kind or nature whatsoever, of or by anyone whomsoever, in any way resulting from, or arising out of, directly or indirectly, the performance of the Work or Services under this Agreement which infringes upon any patent, trademark or copyright protected by law. These defense and indemnification obligations shall survive the expiration or termination of this Agreement.

23. **Authority.** The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town and the Consultant and bind their respective entities. This Agreement is executed and made effective as provided above.

24. **Digital Accessibility.** Consultant shall be responsible for ensuring that all deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Agreement comply with Colorado law governing digital accessibility, including but not necessarily limited to at a minimum conforming with the current Web Content Accessibility Guidelines ("WCAG") followed by the State of Colorado. In addition, Consultant shall provide the Town with an accessibility conformance report explaining how such deliverables, work, services, or equipment conform to the WCAG. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Agreement fail to comply with the requirements of this Section, Consultant releases, defends, indemnifies and holds harmless Town, its officers, agents, and employees from any and all claims, damages, suits, costs, expenses, liabilities actions or proceedings of any kind or nature whatsoever, of or by anyone whomsoever, in any way resulting from, or arising out of, directly or indirectly, said failure. These defense and indemnification obligations shall survive the expiration or termination of this Agreement, subject to the applicable statute of limitations. Consultant's indemnification shall be consistent with the public indemnity statute, C.R.S. § 13-50.5-102(8).

25. **Independent Contractor.** Consultant and the Town hereby represent that Consultant is an independent contractor for all purposes hereunder. Consultant is not covered by any worker's compensation insurance or any other insurance maintained by Town except as would apply to members of the general public. Consultant shall not create any indebtedness on behalf of the Town.

26. **No Third-Party Beneficiaries.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to Town and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the Parties that any person other than Town or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

27. **Counterparts & Electronic Signatures.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall be deemed to constitute one and the same instrument. Each of the Parties hereto shall be entitled to rely upon a counterpart of the instrument executed by the other Party and sent by electronic mail. Each Party agrees that this Agreement and any other documents to be delivered in connection herewith may

be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

28. **Licenses/Taxes.** Consultant affirms it is licensed to do business in the State of Colorado and is in good standing. Further, Consultant shall be solely responsible for paying all applicable taxes associated with or rising out of this Agreement.

29. **Confidentiality.** Consultant agrees that it shall treat as confidential all information provided by the Town regarding the Town's business and operations. All confidential information provided by the Town hereto shall be used by Consultant solely for the purposes of rendering services or work pursuant to this Agreement and, except as may be required in carrying out the terms of this Agreement, shall not be disclosed to any third party without the prior consent of the Town. The foregoing shall not be applicable to any information that is publicly available when provided or which thereafter becomes publicly available or which is required to be disclosed by any regulatory authority in the lawful and appropriate exercise of its jurisdiction over a Party, any auditor of the Parties hereto, by judicial or administrative process or otherwise by applicable law or regulation.

30. **Priority of Provisions.** In the event that any terms of this Agreement and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control: (1) this Agreement; (2) Exhibit containing Consultant's Certificate of Insurance; and (3) Exhibit containing Scope of Services and Fee Schedule.

ATTACHED EXHIBITS:
EXHIBIT 1 – SCOPE OF SERVICES AND FEE SCHEDULE
EXHIBIT 2 – CONSULTANT'S CERTIFICATE OF INSURANCE

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Kaitlin Parker, Assistant Town Attorney

Approved as to content:

_____
Mark Marlowe, Director of Castle Rock Water

CONSULTANT:

MULLER ENGINEERING COMPANY, INC.

By: _____
(Signature)

A. Gray Clark
(Print Name)

Its: President
(Title)

EXHIBIT 1

SCOPE OF SERVICES AND FEE SCHEDULE

Consultant shall provide to the Town the following services, in accordance with the following rates and fee schedule, including:

- Finalize the update to the Town's 2017 Stormwater Master Plan.
- Assess all streams.
- Updates on remaining capital improvement priorities from each Outfall plan and provide updated cost estimates.
- Reevaluate and develop a new Prioritization strategy for remaining improvements.
- Provide plan view exhibits showing remaining improvement reaches and recommendations on conceptual design(s).
- Develop Detention Pond Retrofit Plan to improve water quality and reduce operational burden. Evaluate the effectiveness of existing detention ponds, recommend improvements and document an implementation plan.
- Recommendations regarding upcoming regulatory and criteria updates related to MS4, floodplain and stormwater management.
- Evaluate the cost-benefit of adopting privately-owned stormwater facilities.

Consultant understands and agrees that in no event shall the total payment to Consultant for the Services under this Agreement exceed **$442,610.00**, unless authorized by execution of a written amendment to this Agreement, signed by both Parties.

MULLER ENGINEERING COMPANY

MULLER ENGINEERING COMPANY
PROJECT FEE ESTIMATE

CLIENT:
Town of Castle Rock
PROJECT:
Stormwater Master Plan Update

PROPOSAL NO.: M25058
PREPARED BY: John Yager
CHECKED BY: Joe Juergensen

PROJECT NO.: P25058.01
DATE: 3/23/2026
PROPOSED TOTAL FEE: $ 442,610

PHASE NO.	ITEM DESCRIPTION	LABOR (HOURS)																EXPENSES					TOTALS				
	Staff Member Last Name >>>	Juergensen	Yager	Chenard	Schied	Schumerth	Lopes	Lewan	Volt	Thormodsgard	Harper	Campbell	Colby	Das	Sahagun	Pecchia	DunganA	Castaneda										
	2026 Billing Rate>>>	Senior Project Manager 9 $273	Project Manager 7H $247	Project Manager 7L $234	Project Engineer 4 $174	Design Engineer 1 $128	Project Engineer 5H $201	Design Engineer 1 $128	Project Engineer 5L $187	Design Engineer 3 $159	Technician/CADD Operator 3 $128	GIS Manager $167	GIS Analyst $149	GIS Technician $128	GIS Technician $128	Designer 1 $149	Construction Manager $206	Project Coordinator $119	DELIVERY	GPS ROVER	TRAVEL	LODGING	DRONE SERVICES	TIME (HOURS)	LABOR COST	SUBCONSULTANTS	EXPENSES	SUBTOTAL
100	**Project Management**																										
	Project Management: Project setup, monthly budget tracking and invoice preparation for 12 months.		10		28												24						62	$ 10,198			$ 10,198
	Coordination: General phone and e-mail coordination with the Town of Castle Rock required to facilitate the project for 12 months.		72		48												8						128	$ 27,088			$ 27,088
	Progress Meetings: 12 monthly virtual project meetings with the Muller project manager and the Town of Castle Rock project manager. 4 in-person progress meetings with the project team and Town of Castle Rock staff at the completion of the following milestones: kickoff, existing conditions assessment, cost estimation and concept design, master plan report.	16	28	8	20							20	18								$ 200			110	$ 22,658		$ 200	$ 22,858
	Public Outreach and Engagement: Assuming 1 in-person public outreach meeting and preparation of meeting materials including exhibits and a PowerPoint presentation as directed by the Town of Castle Rock.		12		16	16												8			$ 100			52	$ 8,748		$ 100	$ 8,848
	SUBTOTAL	16	122	8	112	16	0	0	0	0	0	20	18	0	0	0	0	40	$ -	$ -	$ 300	$ -	$ -	352	$ 68,692	$ -	$ 300	$ 68,992
200	**Existing Conditions Assessment**																										
	Assemble Base Mapping: Obtain aerial imagery, most recent LiDAR mapping, stream lines, and development of sub reaches for all streams within the study.	4	12		8	4	4		4			4		28	14									82	$ 13,556			$ 13,556
	Drone Video Reconnaissance: Complete drone flights to collect video and still photography of all streams withing the study, assume approximately 80 miles of stream.		4		4										70	70	8				$ 700			156	$ 22,722		$ 700	$ 23,422
	Drone Video Processing: Processing of drone footage including downloading, editing, and filing of videos and photos by stream reach.		4		4										48		4							60	$ 8,652			$ 8,652
	Initial Stream Rating: Review drone footage and complete an initial rating of stream conditions for all streams and sub-reaches to assist with targeted site reconnaissance.	4	8		8		8		8															36	$ 7,564			$ 7,564
	Cherry Creek Watershed Field Reconnaissance: On-the-ground site assessments of targeted Cherry Creek Watershed reaches listed in the draft 2023 master plan report and includes the use of ArcGIS Field maps (geolocate photos and stream notes) and collection of select survey points of stream features (thalweg, headcut, etc.) using a survey grade GPS Rover (not stamped by a PLS). Includes time to prepare and print maps for field notes, coordination with the team for the site visit. This task assumes that only 13 miles of the approximately 26 stream miles will be walked in a total of 3 days.		30		36	36									6					$ 750	$ 150			108	$ 19,050		$ 900	$ 19,950
	Plum Creek Watershed Field Reconnaissance: On-the-ground site assessments of targeted reaches listed in the draft 2023 master plan report and includes the use of ArcGIS Field maps (geolocate photos and stream notes) and collection of select survey points of stream features (thalweg, headcut, etc.) using a survey grade GPS Rover (not stamped by a PLS). Includes time to prepare and print maps for field notes, coordination with the team for the site visit. This task assumes that only 28 miles of the approximately 56 stream miles will be walked in a total of 5 days.		50				36	36	24	24					12					$ 1,500	$ 300			182	$ 34,034		$ 1,800	$ 35,834
	Water Quality Facility Field Reconnaissance: On-the-ground site assessments of targeted water quality facilities including the use of Esri Field maps (georeferenced photos and facility notes) and collection of select survey points of pond features (outlet, forebays, outfalls, etc.) using a survey grade GPS Rover (not stamped by a PLS). This task assumes that only 12 of the 39 ponds will be visited in a total of 3 days.			30	24	24	12	12												$ 1,250	$ 250			102	$ 18,216		$ 1,500	$ 19,716
	Processing Esri Field map and Survey Data: Process data collected from Field maps and survey rover, reference data into base mapping and Geodatabase for both stream and water quality facilities.		18	10	12	24	10	20	6	12		8	8	20	16									164	$ 26,682			$ 26,682
	Existing Conditions Rating: Assign a "severity" rating for the existing conditions of all stream reaches including the level of improvement required (major, moderate, minor, stabilized, stable in natural state). Assign a conditions rating for all water quality facilities including retrofit status and recommendations.	8	8	8	8		6		4															42	$ 9,378			$ 9,378
	SUBTOTAL	16	134	48	104	88	76	68	46	36	0	12	8	48	166	70	12	0	$ -	$ 3,500	$ 1,400	$ -	$ -	932	$ 159,854	$ -	$ 4,900	$ 164,754

FEE SCHEDULE

PHASE NO.	ITEM DESCRIPTION	LABOR (HOURS)																EXPENSES					TOTALS				
	Staff Member Last Name >>>	Juergensen	Yager	Chenard	Schied	Schumerth	Lopes	Lewan	Volt	Thormodsgard	Harper	Campbell	Colby	Das	Sahagun	Pecchia	DunganA	Castaneda										
	2026 Billing Rate>>>	Senior Project Manager 9 $273	Project Manager 7H $247	Project Manager 7L $234	Project Engineer 4 $174	Design Engineer 1 $128	Project Engineer 5H $201	Design Engineer 1 $128	Project Engineer 5L $187	Design Engineer 3 $159	Technician/CADD Operator 3 $128	GIS Manager $167	GIS Analyst $149	GIS Technician $128	GIS Technician $128	Designer 1 $149	Construction Manager $206	Project Coordinator $119	DELIVERY	GPS ROVER	TRAVEL	LODGING	DRONE SERVICES	TIME (HOURS)	LABOR COST	SUBCONSULTANTS	EXPENSES	SUBTOTAL
300	**Masterplan Update**																										
	Review Existing Documentation: Review draft 2023 Masterplan document and work with the Town of Castle Rock to identify content that is valuable to keep in the 2026 Masterplan report. Also review available major drainageway plans to assist with conceptual level plans and cost development.	12	24	16	16		8		8															84	$ 18,836			$ 18,836
	Planning Level Cost Development: Develop unit construction costs per linear foot for stream improvements using previous bid estimates, historic design and permitting fees, and CLOMR/LOMR fees.	8	16	8	24	16																		72	$ 14,232			$ 14,232
	Prioritization of Stream and Water Quality Facility Improvements: Assign priorities to stream reaches and water quality facilities to align with the Town of Castle Rock stormwater program goals, informed by the existing conditions ratings and assessment, and to meet budgetary constraints as directed by the Town.	8	16	16	24		24																	88	$ 18,880			$ 18,880
	Conceptual Level Plans and Cost Development: Develop conceptual level improvements and construction cost estimates to stabilize stream reaches or retrofit water quality facilities identified as sites that need additional detail as directed by the Town. (Assume 5 sites either stream sub-reaches and/or water quality facilities will be included in this effort)	20	80		40	80	40	80	20	40	80													480	$ 81,040			$ 81,040
	2026 Masterplan Report: Preparation of a masterplan report to document goals, assumptions, methodologies, evaluation criteria used to develop conditions ratings and prioritization, monitoring recommendations and discussion of upcoming regulatory and criteria updates. Preparation of appendix materials including plan view exhibits of conceptual designs, documentation of cost estimates and unit price data.	20	24	24	60	20						4	16											168	$ 33,056			$ 33,056
	Document Accessibility: Ensure all report text and formatting follow WCAG 2.1 guidelines. Ensure that all tables in both MS Word and MS Excel follow the WCAG 2.1 guidelines. Provide alternate text descriptions for all figures, charts, photographs and engineering plan sheets. Run the web accessibility checker available through MS Word and Adobe and resolve all issues.		8		16	24												40						88	$ 12,592			$ 12,592
	SUBTOTAL	68	168	64	180	140	72	80	28	40	80	4	16	0	0	0	0	40	$ -	$ -	$ -	$ -	$ -	980	$ 178,636	$ -	$ -	$ 178,636
400	**GIS Database and Web map**																										
	Geodatabase Development: Develop a geodatabase to link the mapped stream reaches and water quality facilities with the summary inventory tables created during the existing conditions assessment and conceptual level design and costing efforts.		8		8							8	20	20										64	$ 10,244			$ 10,244
	ArcGIS Online Web Map Development: Create a Web Mapping Application that is linked to the Geodatabase that visualizes stream reaches and water quality facilities by categories like condition rating or prioritization. The web map will include the Geodatabase tabular data and can include a custom dashboard as requested by the Town of Castle Rock.		8		4							8	40	16										76	$ 12,016			$ 12,016
	Guidelines for Updating Geodatabase and ArcGIS Online Web Map: Preparation of a document outlining the procedures for updating the Geodatabase and web map to be used by the Town staff or consultants to complete future updates to these documents.	2	8									16												26	$ 5,194			$ 5,194
	In-Person Training: Provide in-person training for Town of Castle Rock Staff on how to make updates to the Geodatabase and Web Map.		2									8	6								$ 50			16	$ 2,724		$ 50	$ 2,774
	SUBTOTAL	2	26	0	12	0	0	0	0	0	0	40	66	36	0	0	0	0	$ -	$ -	$ -	$ 50	$ -	182	$ 30,178	$ -	$ 50	$ 30,228
	TOTAL HOURS	102	450	120	408	244	148	148	74	76	80	76	108	84	166	70	12	80						2446				
	TOTAL LABOR	$ 27,846	$ 111,150	$ 28,080	$ 70,992	$ 31,232	$ 29,748	$ 18,944	$ 13,838	$ 12,084	$ 10,240	$ 12,692	$ 16,092	$ 10,752	$ 21,248	$ 10,430	$ 2,472	$ 9,520							$ 437,360			
	TOTAL EXPENSES																		$ -	$ 3,500	$ 1,750	$ -	$ -			$ -	$ 5,250	
	TOTAL FEE																											$ 442,610

CONFIDENTIAL & PROPRIETARY

2026 Schedule of Standard Billing Rates

MULLER ENGINEERING COMPANY

Professional Staff Category	Hourly Billing Rate
Principal Engineer 3	$295
Principal Engineer 2	$273
Principal Engineer 1	$258
Senior Project Manager 9	$273
Senior Project Manager 8 or Senior Project Engineer 8	$258
Project Manager 7H or Senior Project Engineer 7H	$247
Project Manager 7L or Senior Project Engineer 7L	$234
Project Manager 6H or Senior Project Engineer 6H	$223
Project Manager 6L or Senior Project Engineer 6L	$212
Project Engineer 5H	$201
Project Engineer 5L	$187
Project Engineer 4	$174
Design Engineer 3	$159
Design Engineer 2	$143
Design Engineer 1	$128
Environmental Planning Manager	$247
Environmental Planner 2	$159
Environmental Planner 1	$128
Environmental Specialist/Scientist 2	$143
Environmental Specialist/Scientist 1	$128
Construction Manager	$206
CAD Manager	$191
Senior Designer 3	$180
Senior Designer 2	$167
Designer 1	$149
GIS Manager	$167
GIS Analyst	$149
GIS Technician	$128
Technician/CADD Operator 4	$139
Technician/CADD Operator 3	$128
Technician/CADD Operator 2	$115
Technician/CADD Operator 1	$104
Graphic Designer	$128
Communications Specialist	$144
Project Accountant	$150
Project Coordinator	$119
Administrative Support	$104
Intern	$80

Other Direct Costs

Vehicle Mileage:
(Current approved IRS rate)
$0.725 / mile

GPS Rover:
$250 / day

Items charged at actual cost: subconsultant services, messenger or overnight delivery, equipment rental, out-of-office reproduction expenses, out-of-town living expenses, travel costs, and other miscellaneous direct project expenses.

Rates herein are effective as of December 21, 2025, and subject to change as of December 21, 2026.

EXHIBIT 2

CONSULTANT'S CERTIFICATE OF INSURANCE

Client#: 1083874 MULLEENG

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
USI Insurance Services, LLC 4600 S. Ulster Street, Suite 1200 Denver, CO 80237 800 873-8500	PHONE (A/C, No, Ext): 800 873-8500	FAX (A/C, No):
	E-MAIL ADDRESS: den.certificate@usi.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Indemnity Company	25658
INSURER B : Travelers Property Cas. Co. of America	25674
INSURER C : Travelers Indemnity Company of CT	25682
INSURER D : XL Specialty Insurance Company	37885
INSURER E :	
INSURER F :	

INSURED
Muller Engineering Company, Inc.
7245 W Alaska Drive
Lakewood, CO 80226-3118

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:	X	X	6802P924447	05/01/2026	05/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	X	X	BA4R037733	05/01/2026	05/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$1,000,000 $ $ $ $
B	UMBRELLA LIAB / X OCCUR X EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $10,000	X	X	CUP02P928502	05/01/2026	05/01/2027	EACH OCCURRENCE AGGREGATE $	$4,000,000 $4,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	UBC7233884	05/01/2026	05/01/2027	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
D	Professional Liab Incl Pollution Claims Made		X	DPR5056719	05/01/2026	05/01/2027	$4,000,000 per claim $6,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured's for ongoing and completed operations under General Liability; Designated Insured under Automobile Liability; and Additional Insured under Umbrella / Excess Liability but only with respect to liability arising out of the Named Insured's work performed on behalf of the certificate holder and owner. The General Liability, Automobile Liability and Umbrella/Excess insurance applies on a primary and non contributory basis. A Blanket Waiver of Subrogation applies for General Liability, Automobile Liability, (See Attached Descriptions)

CERTIFICATE HOLDER

Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

DESCRIPTIONS (Continued from Page 1)

Umbrella/Excess Liability and Workers Compensation. The Umbrella / Excess Liability policy provides excess coverage over the General Liability, Automobile Liability and Employers Liability.
Please note that Additional Insured status does not apply to Professional Liability or Workers' Compensation.
RE: 2026 Town of Castle Rock Stormwater Masterplan Update.
Additional Insured: Town of Castle Rock, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the town

Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/7/2026

Item #: 16. **File #:** EXEC 2026-007

To: Honorable Mayor and Members of Town Council

From: Michael J. Hyman, Town Attorney

Executive Session: Consider a motion to recess into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing the negotiators regarding the possible use by private parties of Town-owned property at the Dawson Trails development in southwest Castle Rock, all pursuant to C.R.S. § 24-6-402(4)(e). The Town Council meeting will not re-convene at the conclusion of the executive session.

EXECUTIVE SESSION MOTION

I move to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing the negotiators regarding the possible use by private parties of Town-owned property at the Dawson Trails development in southwest Castle Rock, all pursuant to C.R.S. § 24-6-402(4)(e). The Town Council meeting will not re-convene at the conclusion of the executive session.

ANNOUNCEMENT NO. 1

Announcement to be made by presiding officer at the beginning of the executive session (make sure the recorder is turned on; do not turn it off during the executive session unless so advised by the Town Attorney)

It is July 7, 2026, and the time is _____. For the record, I am the presiding officer, Mayor Jason Gray. As required by the Open Meetings Law, this executive session is being electronically recorded. At this time, I will ask the recording secretary to verify the recorder is operating.

(RECORDING SECRETARY VERIFICATION)

This is an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing the negotiators

regarding the possible use by private parties of Town-owned property at the Dawson Trails development in southwest Castle Rock, all pursuant to C.R.S. § 24-6-402(4)(e).

In addition to members of Town Council, Town Manager David Corliss, Town Attorney Michael Hyman, and ____ are participating in the executive session.

I caution each participant to confine all discussion to the stated purpose of the executive session, and that no formal action may occur in the executive session.

If at any point in the executive session any participant believes that the discussion is going outside the proper scope of the executive session, please interrupt the discussion and make an objection.

ANNOUNCEMENT NO. 2

Announcement to be made by the presiding officer before concluding the Executive Session (While recorder is still on)

I hereby attest that this recording reflects the actual contents of the discussion at the executive session held on July 7, 2026, concerning determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing the negotiators regarding the possible use by private parties of Town-owned property at the Dawson Trails development in southwest Castle Rock, all pursuant to C.R.S. § 24-6-402(4)(e).

This recording has been made in lieu of any written minutes to satisfy the recording requirements of the Open Meetings Law.

I will ask the Town Clerk to retain this recording for a 90-day period.

_____

Mayor

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TOWN OF CASTLE ROCK
CONSTRUCTION CONTRACT
(Traffic Signal Construction at Founders Parkway & Crimson Sky Drive Project)

THIS CONSTRUCTION CONTRACT ("Contract") is made between the **TOWN OF CASTLE ROCK**, a Colorado municipal corporation, 100 N. Wilcox Street, Castle Rock, Colorado 80104 ("Town") and **STURGEON ELECTRIC COMPANY, INC.,** a Michigan corporation, 12150 E 112th Ave, Suite 610, Henderson, Colorado 80640 ("Contractor").

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

SCOPE OF WORK The Contractor shall execute the entire scope of work described in the Contract ("Work").

CONTRACT The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates the following Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

LIST OF CONTRACT DOCUMENTS

The Contract Documents, except for Modifications issued after execution of this Contract, are:

1. Change Orders
2. Notice to Proceed
3. Construction Contract
4. General Conditions, attached as ***Exhibit 1***
5. The following Addenda, if any:

Number	Date
1	05/11/2026
2	05/13/2026

6. Special Conditions of the Contract: N/A
7. The following Specifications:
    a. Standard Specifications in Appendix I of the Invitation For Bid (IFB):
        A. Colorado Department of Transportation (CDOT), 2025 Standard Specifications for Road and Bridge Construction;
        B. CDOT M&S Standards;
        C. Town of Castle Rock Public Works Details and Forms
        D. 2012 Town of Castle Rock Construction methodology and Material Manual
        E. 2019 Castle Rock Water Department Temporary Erosion and Sediment Control (TESC) Manual
        F. Town of Castle Rock Transportation Design and Criteria Manual (TDCM)

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

b. Specifications in Appendix II of the IFB;
c. Standard Specifications and Standard Special Provisions in Appendix III of the IFB

8. The Drawings/Reports, attached in ***Exhibit 2***;
9. Notice of Award;
10. Invitation For Bid;
11. Information and Instructions to Bidders;
12. Notice of Substantial Completion;
13. Notice of Construction Completion;
14. Proposal Forms, including Bid Schedules;
15. Performance, and Labor and Material Payment Bonds;
16. Performance Guarantee; and
17. Insurance Certificates.

CONTRACT PRICE. The Town shall pay the Contractor for performing the Work and the completion of the Project according to the Contract, subject to Change Orders as approved in writing by the Town, under the guidelines in the General Conditions. The Town will pay $**582,181.00** ("Contract Price"), to the Contractor, subject to full and satisfactory performance of the terms and conditions of the Contract. The Contract Price is provisional based on the quantities contained in the Bid attached as ***Exhibit 2***. The final Contract Price shall be adjusted to reflect actual quantities incorporated into the Work at the specified unit prices. The Town has appropriated money equal or in excess of the Contract Price for this work.

COMPLETION OF WORK. The Contractor must begin work covered by the Contract within **30** (calendar/working) days from the date of the Notice to Proceed, and must complete work within **10** (calendar/working) days from and including the date of Notice to Proceed, according to the General Conditions. **LIQUIDATED DAMAGES.** If the Contractor fails to complete the Work by the date set for completion in the Contract, or if the completion date is extended by a Change Order, by the date set in the Change Order, the Town may permit the Contractor to proceed, and in such case, may deduct the sum of **$1000.00** for each day that the Work shall remain uncompleted from monies due or that may become due the Contractor. This sum is not a penalty but is a reasonable estimate of liquidated damages.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town's actual damages for delay. The Town expends additional personnel effort in administering the Contract or portions of the Work that are not completed on time, and has the cost of field and office engineering, inspecting, and interest on financing and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms are impossible to measure.

SERVICE OF NOTICES. Notices to the Town are given if sent by registered or certified mail, postage prepaid, to the following address:

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TOWN OF CASTLE ROCK

Attn: Daniel Sailer, Director of Public Works
4175 Castleton Court
Castle Rock, CO 80109

With a copy to: Town Attorney's Office
100 N. Wilcox Street
Castle Rock, CO 80104
Legal@crgov.com

INSURANCE PROVISIONS. The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Castle Rock as to limits, form and amount. *Certificate of Insurance ("COI") must be submitted along with the executed contract as* ***Exhibit 3***.

RESPONSIBILITY FOR DAMAGE CLAIMS. See Article 6 of the General Conditions.

The Contractor also agrees to pay the Town all expenses, including attorney's fees, incurred to enforce this Responsibility for Damage Claims clause.

Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

STATUS OF CONTRACTOR. The Contractor is performing all work under the Contract as an independent Contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor. The Contractor will not supervise any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are solely responsible for federal and state income tax on money earned.** This is not an exclusive contract.

THIRD PARTY BENEFICIARIES. None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person, except the Town or the Contractor, receiving services or benefits under the Contract is an incidental beneficiary only.

INTEGRATION. This contract integrates the entire understanding of the parties with respect to the matters set forth. No representations, agreements, covenants, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically set forth in this Contract.

DEFINITIONS. The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

AMERICANS WITH DISABILITIES ACT. Contractor agrees to ensure that any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Contract, to include website design services, will comply with all requirements of Title II of the Americans with Disabilities Act and, where applicable, Section 504 of the Rehabilitation Act, the Architectural Barriers Act, and the Colorado Anti-Discrimination Act. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract fail to comply with the requirements of this Section, Contractor shall indemnify the Town in accordance with the terms or this Contract and, at the Town's option, shall re-vise, re-construct, or similar, the non-compliant deliverable, work, service, or equipment, or reimburse the Town for the cost associated with bringing the non-compliance deliverable, work, service or equipment into compliance.

DIGITAL ACCESSIBILITY. Contractor shall be responsible for ensuring that all deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract comply with Colorado law governing digital accessibility, including but not necessarily limited to at a minimum conforming with the current Web Content Accessibility Guidelines ("WCAG") followed by the State of Colorado. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract fail to comply with the requirements of this Section, Contractor releases, defends, indemnifies and holds harmless Town, its officers, agents, and employees from any and all claims, damages, suits, costs, expenses, liabilities actions or proceedings of any kind or nature whatsoever, of or by anyone whomsoever, in any way resulting from, or arising out of, directly or indirectly, said failure. These defense and indemnification obligations shall survive the expiration or termination of this Contract.

NO DISCRIMINATION IN EMPLOYMENT. The Town is a governmental agency and, therefore, in connection with the performance of Work or Services under this Contract, Contractor shall not refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, or physical or mental disability, or any other protected class under Federal or State law; and Contractor shall insert the foregoing provision in any subcontracts hereunder.

TITLE VI COMPLIANCE. To the extent applicable, Contractor shall ensure its current and future compliance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq*., as amended, which prohibits the exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin.

ADVERTISING AND PUBLIC DISCLOSURE. Contractor shall not include any reference to this Contract or Work performed pursuant to this Contract in any of Contractor's advertising or public relations materials without first obtaining the written approval of the Town. Nothing herein, however, shall preclude the transmittal of any information to officials of the Town, including without limitation, the Town Attorney, Town Manager, and the Town Council.

VENUE, CHOICE OF LAW AND DISPUTES. Venue for all legal actions shall lie in the District Court in and for the County of Douglas, State of Colorado, and shall be governed by the

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

laws of the State of Colorado as well as the Charter and Municipal Code, rules, regulations, Executive Orders, and fiscal rules of the Town.

AUTHORITY. The individuals executing this Contract represent that they are expressly authorized to enter into this Contract on behalf of the Town and the Contractor and bind their respective entities. This Contract is executed and made effective as provided above.

LICENSES/TAXES. Contractor affirms it is licensed to do business in the State of Colorado and is in good standing. Further, Contractor shall be solely responsible for paying all applicable taxes associated with or rising out of this Contract.

CONFIDENTIALITY. Contractor agrees that it shall treat as confidential all information provided by the Town regarding the Town's business and operations. All confidential information provided by the Town hereto shall be used by Contractor solely for the purposes of rendering services or work pursuant to this Contract and, except as may be required in carrying out the terms of this Contract, shall not be disclosed to any third party without the prior consent of the Town. The foregoing shall not be applicable to any information that is publicly available when provided or which thereafter becomes publicly available or which is required to be disclosed by any regulatory authority in the lawful and appropriate exercise of its jurisdiction over a party, any auditor of the parties hereto, by judicial or administrative process or otherwise by applicable law or regulation.

ATTACHED EXHIBITS:
EXHIBIT 1 – TOWN OF CASTLE ROCK CONSTRUCTION CONTRACT GENERAL CONDITIONS
EXHIBIT 2 – CONTRACTOR'S BID
EXHIBIT 3 – CONTRACTOR'S CERTIFICATE OF INSURANCE

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Executed this _____ day of _____, 20__.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
William Langford, Assistant Town Attorney

Approved as to content:

_____
Daniel Sailer, Director of Public Works

CONTRACTOR:

STURGEON ELECTRIC COMPANY, INC.

By: Signed by: zeb packard 3CD5229DD9804B9... _____
(Signature)

zeb packard
(Print Name)

Its: Operations Manager
(Title)

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

EXHIBIT 1

TOWN OF CASTLE ROCK
CONSTRUCTION CONTRACT GENERAL CONDITIONS

SCOPE: Since the General Conditions are general, some conditions may not apply to a particular Project.

Article 1--DEFINITIONS AND ABBREVIATIONS

1.1 Whenever used in the Bidding Documents and Contract Documents, the following terms shall have the following meanings, applicable to both the singular and plural:

1.1.1 **Addenda**: Written changes to the Bidding Documents issued at least two days before the Opening of Bids which modify or interpret the Contract or changes the date set for the Opening of Bids.

1.1.2 **Alternate Bid**: An Alternate Bid is an amount stated in the Bid added to or deducted from the base amount of the Bid when the Town accepts a corresponding change in project scope, materials or method of construction described in the Contract.

1.1.3 **Bid**: The proposal the Bidder submits on the prescribed Bid Forms stating the prices for the Work to be performed.

1.1.4 **Bid Forms**: The Bid Proposal, Bid Bond, Bid Schedule, Bidder's Qualifications and Data, Bidder's Officials Data, Non-Collusion Affidavit of Prime Bidder, and Subcontractors and Related Data.

1.1.5 **Bidder.** The person, partnership, or corporation submitting a Proposal for the performance of the Work covered by the Contract.

1.1.6 **Bidding Documents**: The Invitation to Bid, Bid Forms, Information and Instructions to Bidders, Specifications, Drawings, Sample Forms, Special and General Conditions and Addenda (if any).

1.1.7 **Bonds**: Bid Bonds, Performance, and Labor and Material Payment Bonds or other instruments of security, furnished by the Contractor and its Surety according to the Contract.

1.1.8 **Change Order**: A written modification of the Contract, issued after award to the Contractor, authorizing an addition, deletion or revision in the Work within the general scope of the Contract or authorizing an adjustment in the Contract Price or Contract Time, mutually agreed upon between the Town and the Contractor.

1.1.9 **Town**: The Town of Castle Rock, in the State of Colorado, acting by and through its Mayor, Town Council, Town Manager, or other authorized representative.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

1.1.10 **Completion Date**: The date the Contract specifies the Work is to be completed.

1.1.11 **Contract**: This Construction Contract and the incorporated Contract Documents.

1.1.12 **Contract Coordinator**: The authorized representative of the Town designated to act for the Town in processing the Award of Contracts, maintaining centralized official Contract documentation, providing administrative liaison/coordination, legal liaison/coordination via Town Attorney, and processing of Contract Payment authorizations as approved by the Project Manager.

1.1.13 **Contract Documents**: All the documents expressly incorporated into the Contract, including but not limited to Addenda, Bid Forms, Change Orders, Town Project Final Acceptance, Drawings, General Conditions, Information and Instruction to Bidders, Insurance Certificates, Invitation to Bid, Notice of Award, Notice of Construction Completion, Notice to Proceed, Notice of Substantial Completion, Performance and Labor and Material Payment Bonds, Special Conditions, Supplemental Drawings and Schedules, and Technical Specifications.

1.1.14 **Contract Price**: The total monies payable to the Contractor under the terms and conditions of the Contract.

1.1.15 **Contract Time**: The number of days stated in the Contract for the completion of the Project.

1.1.16 **Contractor**: The person, company, firm or corporation contracting with the Town to construct, erect, alter, install or repair any work or construction project.

1.1.17 **Drawings**: The part of the Contract prepared or approved by the Project Manager showing the characteristics and scope of the Work to be performed.

1.1.18 **Date of Contract**: The date upon which the Contract is executed.

1.1.19 **Day**: In computing time in these Regulations, the time shall be computed by excluding the first and including the last day. If, however, the last day is a Saturday, Sunday or legal holiday, it shall be excluded and the time prescribed or allowed shall conclude on the next business day.

1.1.20 **Field Order**: A written order directing a change in the Project issued by the Project Manager to the Contractor during construction based on an emergent need and for no more than 5% of the Project Contingency, so long as within the Project Manager's signing authority. Field Orders shall be routed for appropriate Town-wide signatures within thirty days of execution of such Field Order for formal incorporation into the Contract.

1.1.21 **Inspector**: The Town's authorized representative assigned to make detailed inspection of the Work performed by the Contractor.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

1.1.22 **Notice of Award**: The written notice of the acceptance of the Bid from the Town to the successful Bidder.

1.1.23 **Notice of Construction Completion**: The written acknowledgment that construction is complete which starts the warranty period.

1.1.24 **Notice of Final Acceptance**: The written acceptance of Work performed under the Contract, following satisfactory conclusion of the warranty period.

1.1.25 **Notice to Proceed**: The written notice by the Town to the Contractor authorizing it to proceed with the Work which establishes the Contract commencement and Contract Coordinators.

1.1.26 **Notice of Substantial Completion**: The written notice of the date, as certified by the Project Manager, when the Project or a specified part is sufficiently completed, according to the Contract, so the Project or specified part can be used for the intended purposes.

1.1.27 **Owner.** The Town; see 1.1.9.

1.1.28 **Project**: The undertaking to be performed as provided in the Contract.

1.1.29 **Project Manager**: The authorized representative of the Town, known as the Project Manager, assigned to the Project to ensure that all Work is performed according to the terms and conditions of the Contract. Also see Article 10, "Project Manager's Responsibilities."

1.1.30 **Shop Drawings**: All Drawings, diagrams, illustrations, brochures, schedules, and other data prepared by the Contractor, a Subcontractor, manufacturer, Supplier or distributor which illustrate how specific portions of the Work will be fabricated or installed.

1.1.31 **Special Conditions**: Additions to the General Conditions containing instructions and conditions peculiar to an individual Project.

1.1.32 **Specifications**: A part of the Contract Documents consisting of written technical description of materials, equipment, construction systems, standards, and workmanship.

1.1.33 **Subcontractor**: Any person, company, firm or corporation, having a subcontract with the Contractor to furnish and perform on-site labor, with or without furnishing materials for the project.

1.1.34 **Supplier**: Any person or organization who supplies materials or equipment for the Work, including that fabricated to a special design, but who does not perform labor at the site.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

1.1.35 **Surety**: The entity which is bound with and for the Contractor for the Performance of the Work and for the Labor and Material Bond.

1.1.36 **Unit Price**: An amount stated in the Bid as a price per unit of measurement for materials or services as described in the Contract.

1.1.37 **Work**: The construction and services required by the Contract, whether completed or partially completed, including all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may be the whole or a part of the Project.

1.2 **Abbreviations:** When the following abbreviations appear in the documents, they are defined as follows:

AASHTO	American Association of State Highway and Transportation Officials
ACI	American Concrete Institute
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
ASA	American Standards Association
ASCE	American Society of Civil Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWS	American Welding Society
AWWA	American Water Works Association
CDOT	Colorado Department of Transportation
EPA	Environmental Protection Agency
MUTCD	Manual on Uniform Traffic Control Devices
OSHA	Occupational Safety & Health Administration
WW-P	Federal Specifications Prefix

Article 2--PRELIMINARY MATTERS

2.1 **Notice to Proceed:** Following the execution of the Contract by the Parties, the Project Manager will give the Contractor written Notice to Proceed with the Work. The Contractor shall begin and continue the Work regularly and without interruption (unless otherwise directed in writing by the Project Manager) with the force necessary to complete the Work within the time stated in the Contract.

2.2 **Contractor's Understanding:** The Contractor agrees that, by careful examination, it is satisfied as to the nature and location of the Work, the conformation of the ground, the character, quality, and quantity of the materials to be encountered, the character of equipment and facilities needed before beginning and for the Project, the general and local conditions, and all other matters, which can in any way affect the Work under the Contract. No oral agreement with any officer, agent or employee of the Town either before or after the execution of the Contract shall affect or change any of the terms or obligations contained in the Contract.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

2.3 **Contractor's Warranty:** The Contractor warrants that it has the knowledge, ability, experience, and expertise to perform the Work competently. The Contractor warrants the capacity of the Contractor's construction plant, personnel, and its ability to complete the Project within the allotted time.

2.4 **Contractor's License and Permits:** Contractor, or if applicable Subcontractor, shall be responsible for applying for, and obtaining all Town, County, State and/or Federal licenses and permits required to do the Work. Contractor will not be required to pay for Town permits, with the exception of the Temporary, Erosion, and Sediment Control (TESC) permit. All TESC permit fees must be paid by Contractor or Subcontractor as a condition to issuance of such TESC Permit.

2.5 **Schedules, Reports, and Records**

2.5.1 Before beginning construction, the Contractor shall submit to the Project Manager a Construction Progress Schedule, on a form approved by the Project Manager, showing all Work the Contractor and all Subcontractors will perform. The Project Manager may require the Contractor to substitute a Critical Path Method schedule (CPM), or bar graph type schedule. The Special Conditions will state when a CPM network schedule is required.

2.5.2 The schedule shall be in enough detail for the Project Manager to readily determine the Work to be performed each day. When requested by the Project Manager, the Contractor shall update the schedule.

2.5.3 Before beginning construction, the Contractor shall give the Project Manager the dates it expects to submit Shop Drawings, manufacturers' details, catalog cuts or other required special detail Drawings and also the dates of beginning manufacture, testing, delivery and installation of special equipment and materials.

2.6 **Contractor's Address**: The address in the Bid Proposal is designated as the place to which all communications to the Contractor will be delivered or mailed. The delivery at the listed address, in person or by certified mail, of any notice, letter or other communication to the Contractor, is adequate service upon the Contractor, and the date of the service is the date of delivery.

2.7 **Notification of Utility Owners**

2.0.0 The Contractor shall cooperate with Utility Owners to mitigate damage whenever the Contractor's work affects their utilities.

2.0.1 The Contractor shall not excavate without first notifying the owners, operators or association of owners and operators having underground facilities in the area of such excavation. Notice may be given in person, by telephone or in writing. Notice to an association is notice to each member of the association.

2.0.2 Contractor shall give notice of the commencement, extent, and duration of the excavation work at least two business days before beginning Work.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

2.0.3 If the Project affects fences, landscaping, mailboxes, driveways and other improvements, the Contractor shall notify the affected property owners or occupants IN WRITING at least two business days before beginning Work. The Contractor shall cooperate with the owners or occupants to reduce inconvenience where reasonably possible.

2.8 **Department of Revenue Forms**

2.0.1 It is the responsibility of the Contractor to apply for a Colorado State Sales and Use Tax Exemption Certificate from the State Dept. of Revenue and to use it when purchasing materials or supplies in connection with the Project.

2.0.2 The Town's Tax Exemption Numbers are to be used only when obtaining the Contractor's own Tax Exemption Certificate for each specific Town project:

a. Federal Tax Exemption Number: 84-6000640
b. State of Colorado Tax Exemption Number: 98-05820-0000

Article 3--DRAWINGS AND SPECIFICATIONS

3.1 **Intent of Drawings and Specifications**

3.0.1 In the Drawings and Specifications, the Town intends that the Contractor furnish all superintendence, labor, materials, tools, equipment, supplies, machinery and transportation necessary for the proper execution of the Work unless specifically noted otherwise. The Contractor shall do all the Work shown on the Drawings and described in the Specifications and all incidental Work reasonably necessary to complete the Project in a substantial and acceptable manner, and to complete fully the Work, ready for use, by the Town.

3.0.2 The Contractor shall complete all Work according to the Specifications and Plans, and in compliance with applicable laws of Colorado and ordinances of the Town.

3.0.3 In interpreting the Contract, words describing materials or work having a well-known technical or trade meaning, unless otherwise specifically defined, will be construed according to well-known meanings as recognized by engineers, architects, and the trades.

3.0.4 When the Contract refers to a provision of the General Conditions or another Contract Document, the Contract means the provision as amended or supplemented by other provisions of the Contract.

3.0.5 When the Specifications state the words "as directed," or "as required," or "as permitted," or words of like meaning, it is understood that the direction, requirement or permission of the Project Manager is intended. Similarly, the words **approved, acceptable or satisfactory** shall refer to approval by the Project Manager.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

3.0.6 The Contract Documents are intended to be complementary, and Work called for on any Drawing and not mentioned in the Specifications, or Work described in the Specifications and not shown on any Drawing, is included under the Contract as if set forth in both the Specifications and Drawings.

3.2 **Copies of Drawings and Specifications Furnished**: The Project Manager will furnish to the Contractor, free of charge, four copies of Drawings and Specifications of the Work. All additional copies will be furnished at reproduction costs.

3.3 **Discrepancies in Drawings**: Contractor shall immediately report any discrepancies found between the Drawings and Specifications and site conditions or any errors or omissions in the Drawings or Specifications to the Project Manager, who shall promptly correct such error or omission IN WRITING. Any Work done by the Contractor after discovery of such discrepancies, errors or omissions is done at the Contractor's risk. In all cases, the Project Manager shall decide the intent of the Drawings and Specifications. The decision is final.

3.4 **Dimensions**: Figured dimensions shall govern over scaled dimensions.

3.5 **Drawings and Specifications at Job Site**: The Contractor shall keep one complete set of all Drawings and Specifications at the job-site, available to the Project Manager or the Manager's representative at all times.

3.6 **Shop Drawings**

3.6.1 The Contractor shall provide Shop Drawings, settings, schedules, and such other Drawings as may be necessary for the prosecution of the Work in the shop and in the field as required by the Drawings, Specifications or Project Manager's instructions.

3.6.2 The Contractor shall submit for approval four reproducible copies of all Shop Drawings and descriptive data as applicable showing all features not fully detailed on the Contract Plans but essential for a completely coordinated installation.

3.6.3 The Town's approval of Shop Drawings indicates only that the type and kind of equipment, general method of construction or detailing are satisfactory, but the Contractor may not construe the approval as a complete check. The Contractor has the responsibility for incorporating into the Work satisfactory materials and equipment meeting the requirements of the Contract Plans and Specifications, the proper dimensions, and the detailing of connections.

3.6.4 The review of Shop Drawings is only to check for compliance with the design concept of the Project and general compliance with the Contract Documents. Approval does not indicate the waiver of any contract requirement. Changes in the Work are authorized only by separate written Change Order.

3.7 **Record Documents**: The Contractor shall keep one record copy of all Addenda, Change Orders, Drawings, Field Orders, Modifications, and Shop Drawings and Specifications in good order. The Contractor shall record any changes made during construction on the

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

record copies. The Contractor shall make a set of "Record Drawings" by marking this set of prints with all changes from the original Drawings as bid, including all Change Orders, alignment changes, depth changes of underground pipes and utilities, and all other items that are not the same as originally drawn. The Contractor shall keep the Record Drawings up to date as the Project progresses. The Project Manager may require, as a condition of the approval of the monthly progress payment, periodic inspection of the Record Drawings. The Contractor will deliver the Record Drawings to the Project Manager upon completion of the Project before Final Payment.

3.8 **Differing Site Conditions**

3.8.1 The Contractor shall promptly, before such conditions are further disturbed, notify the Project Manager in writing of:

3.8.1.1 Subsurface or latent physical conditions at the job-site differing materially from those indicated in the Contract; or

3.8.1.2 Unknown physical conditions at the job-site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

3.8.2 Upon receipt of written notification from the Contractor of alleged differing site conditions, the Project Manager shall promptly investigate the conditions and if it finds the conditions materially differ, and so cause an increase or decrease in the Contractor's cost of or the time required for performance of any part of the Work under the Contract, an equitable adjustment will be made and the Contract modified in writing as provided for in Article 11 of these General Conditions.

3.8.2.1 No claim will be allowed under this Article unless the Contractor has given the written notice required in Article 3.8.1.

3.8.2.2 No claim will be allowed under this Article if Final Payment has been made.

3.9 **Surveys**

3.9.1 The Project Manager shall develop and arrange for all detail surveys necessary. The Contractor assumes full responsibility for construction according to the established lines and grades.

3.9.2 The Contractor shall carefully protect all monuments and property markers from disturbance or damage.

Article 4--AVAILABILITY OF RIGHT-OF-WAY

4.1 **Acquisition of Right-of-Way**

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

4.1.1 Before issuance of Notice to Proceed, the Town shall obtain all land and right-of-way necessary for carrying out and completion of the Work to be performed pursuant to the Contract, unless otherwise mutually agreed.

4.1.2 The Town shall provide to the Contractor information which delineates and describes the lands owned and rights-of-way acquired, when necessary. The Contractor shall confine its operations within the areas designated by the Project Manager.

4.2 **Access to Right-of-Way**: The Town will provide right of access to all places necessary for the performance of the Work. Nothing contained in the Contract shall give the Contractor exclusive occupancy of the area provided by the Town. The Town, other Contractors of the Town and utility companies may enter upon or occupy portions of the land furnished by the Town for any purpose, but without unreasonably interfering with the completion of the Project. Joint occupancy or use of the territory shall not be the basis of any claim for delay or damages.

4.3 **State Highway Right-of-Way**: If any part of the Project is within the right-of-way of a roadway under the jurisdiction of the Colorado Division of Transportation (CDOT) the Town shall obtain the necessary permits from CDOT to perform such Work. Town, at its option may assign the responsibility to Contractor to obtain the necessary permits from CDOT to perform such Work. The Contractor shall conform to all the requirements and restrictions indicated on the permit. The Contractor shall restore the area to its original condition, including reseeding, if necessary, at the completion of the Project.

4.4 **Temporary Storage Facilities**: The Contractor may secure at its own expense, and without liability to the Town, use of any additional land that the Contractor may desire for temporary construction activities, and facilities, or storage of materials.

Article 5--BONDS AND INSURANCE

5.1 **Performance Bond and Labor and Material Payment Bond**: The Contractor shall, within ten days after receipt of the Notice of Award, and before the commencement of any operations hereunder execute the Contract and furnish the Town with separate Performance, and Labor and Material Payment Bonds each in a penal sum equal to the amount of the Contract Price, conditioned upon the Contractor's performance of all undertakings, covenants, terms, conditions, and agreements of the Contract, and upon the Contractor's prompt payment to all persons supplying labor and materials in the prosecution of the Work provided by the Contract. The Contractor and a corporate Bonding company, licensed to transact such business in the State of Colorado and acceptable to the Town, shall execute the Bonds. The Contractor bears the expense of these Bonds. If at any time the Surety on such Bonds becomes irresponsible or loses its right to do business in the State of Colorado, the Town may require another Surety, which the Contractor shall furnish within ten days after receipt of written notice to do so. Evidence of authority of an attorney-in-fact acting for the corporate Surety shall be provided in the form of a certificate as to its power of attorney and to the effect that it is not terminated and

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

remains in full force and effect on the date of the Bonds. The form of the Bonds is subject to the Town's approval.

5.2 **Insurance**

5.0.6 The insurance requirements contained in the Contract shall not limit or redefine the obligations of the Contractor as provided elsewhere in the Contract.

5.2.2 Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. Contractor shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to the Contract Documents by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

5.2.2.1. Contractor shall procure and maintain, and shall cause each subcontractor of the Contractor to procure and maintain a policy the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the Town. All coverage shall be continuously maintained from the date of commencement of services hereunder. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

5.3 **Insurance Requirements**

5.3.1 **General Conditions:** Contractor agrees to secure, at or before the time of execution of this Contract, the following insurance covering all operations, goods or services provided pursuant to this Contract. Contractor shall keep the required insurance coverage in force at all times during the term of the Contract, or any extension thereof, during any warranty period, and for eight (8) years after termination of the Contract. The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado and rated by A.M. Best Company as A-VII or better. Each policy shall require notification to the Town in the event any of the required policies be canceled or non-renewed before the expiration date thereof. Such written notice shall be sent to the Town. Said notice shall be sent thirty (30) days prior to such cancellation or non-renewal unless due to non-payment of premiums for which notice shall be sent ten (10) days prior. If such written notice is unavailable from the insurer, Contractor shall provide written notice of cancellation, non-renewal and any reduction in coverage to the Town by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s). Contractor shall be responsible for the payment of any deductible or self-insured retention. The insurance coverages specified in this Contract are the minimum requirements, and these requirements do not lessen or limit the liability of the Contractor. The Contractor shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Contract. All commercial and automobile liability policies shall have the following additional provisions:

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

- Severability of interests or separation of insureds provision;
- Provision that coverage is primary and non-contributory with other coverage maintained by the Town;
- The underlying Contract is an "insured contract" under the policy;
- Defense costs shall be outside the policy limits for liability coverage.

5.3.2 **Proof of Insurance:** Contractor may not commence services or work relating to the Contract prior to placement of coverages required under this Contract. Contractor certifies that the certificate of insurance attached as ***Exhibit* 3**, preferably an ACORD form, complies with all insurance requirements of this Contract. The Town's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this Contract shall not act as a waiver of Contractor's breach of this Contract or of any of the Town's rights or remedies under this Contract. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town may require additional proof of insurance, including but not limited to policies and endorsements.

5.3.3 **Additional Insureds:** For Commercial General Liability, Automobile Liability, Contractors Pollution Liability (if required) and Excess Liability/Umbrella (if required), Contractor and subcontractor's insurer(s) shall include the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town as additional insured.

5.3.4 **Waiver of Subrogation:** For all coverages required under this Contract, with the exception of Professional Liability - if required, Contractor's insurer shall waive subrogation rights against the Town its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town.

5.3.5 **Subcontractors and Subconsultants:** All subconsultants, subcontractors, independent contractors, suppliers or other entities providing goods or services required by this Contract shall be subject to all of the requirements herein. Contractor shall require all of its subcontractors and subconsultants of any tier to provide insurance coverage in types and amounts required by the Contractor, but in amounts of at least $1,000,000 Commercial General Liability, Business Automobile Liability insurance of $1,000,000 combined single limit, statutory Workers' Compensation coverage, and $1,000,000 professional liability for any subcontractor performing design or engineering work. Contractor agrees to provide proof of insurance for all such subcontractors, subconsultants, independent contractors, suppliers or other entities upon request by the Town.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

5.3.6 **Workers' Compensation and Employer's Liability Insurance:** Contractor shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with minimum limits of $100,000 per occurrence for each bodily injury claim, $100,000 per occurrence for each bodily injury caused by disease claim, and $500,000 aggregate for all bodily injuries caused by disease claims.

5.3.7 **Commercial General Liability:** Contractor shall maintain a Commercial General Liability insurance policy with minimum limits of $1,000,000 for each occurrence and $2,000,000 products and completed operations aggregate, and $2,000,000 general aggregate (per project). The policy shall provide coverage for all claims for bodily injury, property damage (including loss of use), products and completed operations, and contractual liability.

5.3.8 **Automobile Liability:** Contractor shall maintain an Automobile Liability insurance policy, with minimum limits of $1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Contract. If transporting wastes, hazardous material, or regulated substances, Contractor shall carry a pollution coverage endorsement and an MCS 90 endorsement on their policy. Transportation coverage under the Contractors Pollution Liability policy shall be an acceptable replacement for a pollution endorsement to the Business Automobile Liability policy.

5.3.9 **Builder's Risk or Installation Floater:** Contractor shall maintain limits equal to the completed value of the project. Coverage shall be written on an all risk, replacement cost basis including coverage for soft costs, flood and earth movement, if in a flood or quake zone, and, if applicable, equipment breakdown including testing. The Town, Contractor, and subcontractors shall be Additional Named Insureds under the policy. Policy shall remain in force until acceptance of the project by the Town.

5.3.10 **Contractor's Pollution Liability:** Contractor shall maintain minimum limits of $1,000,000 per occurrence and $2,000,000 policy aggregate. Policy to include bodily injury; property damage including loss of use of damaged property; defense costs including costs and expenses incurred in the investigation, defense or settlement of claims; and clean-up costs. Policy shall include a severability of interest or separation of insured provision (no insured vs. insured exclusion) and a provision that coverage is primary and non-contributory with any other coverage or self-insurance maintained by the Town.

5.3.11 **Additional Provisions:**

5.3.11.1 For claims-made coverage: The retroactive date must be on or before the contract date or the first date when any goods or services were provided to the Town, whichever is earlier

5.3.11.2 Contractor shall advise the Town in the event any general aggregate or other aggregate limits are reduced below the required per occurrence

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

limits. At their own expense, and where such general aggregate or other aggregate limits have been reduced below the required per occurrence limit, the Contractor will procure such per occurrence limits and furnish a new certificate of insurance showing such coverage is in force.

Article 6—INDEMNIFICATION

6.1 **Responsibility for Damage Claims**: The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; the Contractor's failure to comply with the provisions of the Contract; the Contractor's neglect of materials while constructing the Work; because of any act or omission, neglect or misconduct of the Contractor; because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, materials or process involved are specifically required by Contract; from any claims or amount arising or recovered under the "Workers' Compensation Act," by reason of the Contractor's failure to comply with the act; pollution or environmental liability; or any failure of the Contractor to comply with any other law, ordinance, order or decree. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose, for the Town's use. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that it and the Town are adequately protected by public liability and property damage insurance.

6.1.1 The Contractor also agrees to pay the Town all expenses incurred to enforce this "Responsibility for Damage Claim" agreement and if the insurer of the Contractor fails to provide or pay for the defense of the Town of Castle Rock, its officers and employees, as additional insured, the Contractor agrees to pay for the cost of that defense.

6.1.2 Nothing in the **INSURANCE PROVISIONS** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

6.1.3 This indemnification obligation shall survive the expiration or termination of this Contract.

Article 7--CONTRACTOR'S RESPONSIBILITIES

7.1 **Control of the Work**

7.1.1 When the Contractor is not present on the Project it shall have a Superintendent or other representative acceptable to the Town present who shall, during the absence of the Contractor, be its representative and have immediate charge of the Project. The Superintendent or representative shall have the Contractor's authority to act in its absence.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.1.2 Any person employed on the Project who fails, refuses or neglects to obey the Superintendent or Contractor's other designated representative, shall, upon the order of the Project Manager, be at once removed from the Project and not again employed on any part of the Project.

7.2 General Use of Subcontractors

7.2.1 The Contractor may utilize the services of specialty Subcontractors on those parts of the Work which, under normal contracting practices, are performed by specialty Subcontractors.

7.2.2 The Contractor shall not sublet or subcontract any portion of the Work to be done under the Contract until approval of such action has been obtained from the Town.

7.2.3 The Contractor is fully responsible to the Town for the acts and omissions of its Subcontractors, and of persons either directly or indirectly employed by them.

7.2.4 Nothing contained in the Contract creates any contractual relationship between any Subcontractor and the Town.

7.2.5 The Contractor shall put appropriate provisions in all Subcontracts relative to the Work to bind Subcontractors to the terms of the Contract insofar as applicable to the Work of Subcontractors, and to give the Contractor the same power to terminate any Subcontractor that the Town may exercise over the Contractor.

7.2.6 The Contractor shall make available to each proposed Subcontractor, before the execution of the subcontract, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract which may be at variance with the Contract Documents. Subcontractors shall similarly make copies of applicable portions of such documents available to their respective proposed Sub-Subcontractors.

7.3 Materials and Equipment Furnished by the Contractor

7.3.1 The Contractor shall furnish and pay the cost of all of the necessary materials not furnished by the Town, all the superintendence, labor, tools, equipment, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery and transportation. The Contractor shall perform all the work required for the construction of all structures listed and itemized under the Bid Schedule of the Bid in strict accordance with the plans, Specifications and requirements and any amendments thereto and supplemental plans and Specifications hereafter approved.

7.3.2 Unless otherwise provided for in the Specifications, all workmanship, equipment, materials, and articles incorporated in the Project are to be the best of their respective kinds, new and undamaged.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.3.3 Materials, supplies or equipment to be incorporated into the Project shall not be purchased by the Contractor or any Subcontractor subject to chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by the seller.

7.3.4 The Contractor shall furnish the Project Manager, for the Manager's approval, the name of the manufacturer of machinery and other equipment for materials the Contractor contemplates incorporating in the Project. The Contractor shall also furnish information on capacities, efficiencies, sizes, etc., and other information as may be required by the Project Manager. The Contractor shall submit samples for approval when requested. Machinery, equipment, materials, and articles installed or used without the Project Manager's approval are at the risk of subsequent rejection.

7.3.5 The Contractor shall give the Project Manager three copies of all shop manuals, operating manuals, parts lists, classifications, catalog cuts, Specifications, warranties and guarantees for all equipment and machinery installed.

7.3.6 **Consideration of a product as an "equal" by the Project Manager may require that the manufacturer of such product furnish guarantees that extend beyond the usual product warranty time.** The refusal of a manufacturer to provide such guarantees is sufficient reason for rejecting the product.

7.4 Patents and Copyrights

7.4.1 The Contractor shall provide a suitable legal agreement with the patentee giving the Contractor the right to use any design, device, material, or process covered by letters patent or copyright, in the construction of the Project when the use has not been specified or required by the Drawings and Specifications. The Contractor shall file a copy of this agreement with the Town, if requested. The Contractor and the Surety shall indemnify, defend and save harmless the Town from all claims for infringements on patented design, devices, material, process or any trademark or copyright during the prosecution or after the completion of the Project.

7.4.2 If any design, device, material, process or product of a particular manufacturer covered by letters patent or copyright is specified for use by the Drawings and Specifications, the Town is responsible for any claims for infringement by reason of the use of such design, device, material, process or product of a particular manufacturer; but the Contractor shall pay any royalties or license fees required.

7.5 Existing Utilities

7.5.1 The Town has collected and shown on the Drawings available information on the location of existing underground, surface and overhead structures and utilities. However, the Town does not guarantee the results of the investigations are accurate or complete. It is the Contractor's responsibility to verify all locations of existing structures and utilities shown on the Drawings and to ascertain whether any other structures and utilities exist.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.5.2 The Contractor shall support, and protect from injury, existing power lines, telephone lines, water mains, gas mains, sewers, cables, conduits, ditches, curbs, walks, pavements, driveways, and other structures in the vicinity of the Project which are not authorized to be removed until completion of the Project.

7.6 Coordination with Utilities Departments

7.6.1 The Contractor shall always coordinate its Work with the Town of Castle Rock Utilities Department. If it becomes necessary to close portions of any water or sewer system due to construction operations, a minimum of 48 hours notification shall be given the Utilities Department and whenever possible one week's notice should be given. It is the Contractor's responsibility to ensure continuity of the utilities.

7.6.2 All water from Town owned utilities required for the Project will be provided at the Contractor's expense.

7.7 Laws and Ordinances

7.7.1 The Contractor shall perform all obligations under the Contract in strict compliance with all federal, state, and municipal laws, rules, statues, charter provisions, ordinances, and regulations, applicable to the performance of the Contractor under the Contract.

7.7.2 The Contractor shall obtain all other permits and licenses required in the prosecution of the Work.

7.7.3 IT IS UNLAWFUL AND UNETHICAL FOR ANY PERSON TO OFFER, GIVE OR AGREE TO GIVE ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE, OR FOR ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE TO SOLICIT, DEMAND, ACCEPT OR AGREE TO ACCEPT FROM ANOTHER PERSON, A GRATUITY OR AN OFFER OF EMPLOYMENT IN CONNECTION WITH ANY DECISION, APPROVAL, DISAPPROVAL, RECOMMENDATION OR PREPARATION OF ANY PART OF A PROGRAM REQUIREMENT OR A PURCHASE REQUEST, INFLUENCING THE CONTENT OF ANY SPECIFICATION OR PROCUREMENT STANDARD, RENDERING OF ADVICE, INVESTIGATION, AUDITING OR IN ANY OTHER ADVISORY CAPACITY IN ANY PROCEEDING OR APPLICATION, REQUEST FOR RULING, DETERMINATION, CLAIM OR CONTROVERSY, OR OTHER PARTICULAR MATTER, PERTAINING TO ANY PROGRAM REQUIREMENT OR A CONTRACT OR SUBCONTRACT, OR TO ANY SOLICITATION OR PROPOSAL THEREFOR.

7.7.4 IT IS UNLAWFUL AND UNETHICAL FOR ANY PAYMENT, GRATUITY OR OFFER OF EMPLOYMENT TO BE MADE BY OR ON BEHALF OF A SUBCONTRACTOR UNDER A CONTRACT TO THE PRIME CONTRACTOR OR HIGHER TIER SUBCONTRACTOR OF ANY PERSON ASSOCIATED

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THEREWITH, AS AN INDUCEMENT FOR THE AWARD OF A SUBCONTRACT OR ORDER.

7.8 **Protection of Persons**

7.8.1 The Contractor is responsible for the health and safety of each and every person on or at the Work site. The Contractor shall take all necessary and reasonable precautions and actions to protect all such persons from injury, death or loss. The Contractor shall furnish, erect, and maintain at its own expense all necessary precautions for the protection of the Work and safety of the public through and around its construction operations.

7.8.2 Contractor shall prepare and implement a safety program complying with all of the requirements in this Section. Prior to the start of construction, Contractor shall provide the safety program to the Project Manager.

7.8.3 Prior to the start of construction, the Contractor shall provide the Project Manager with a statement signed by the Contractor's Superintendent that all Contractor Personnel have been or will be briefed on the Contractor's safety program prior to being allowed on the Work site.

7.8.4 It is a condition of the Contract, and the Contractor shall make a condition of each Subcontract entered into pursuant to the Contract, that the Contractor and any Subcontractor shall not require any laborer, mechanic or other person employed in performance of the Contract to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to health or safety. The Contractor shall comply with all applicable safety rules and regulations adopted by the United States Department of Labor Occupational Safety and Health Administration (OSHA), the Industrial Commission of the State of Colorado or the Town of Castle Rock, whichever is most restrictive. The Town assumes no duty to ensure that the Contractor follows the safety regulations issued by OSHA or the State of Colorado.

7.8.5 The Town shall have the right at any time to request a safety compliance review of the Contractor's and its Subcontractor's safety policies, practices, and procedures. The Contractor shall provide to the Project Manager a complete copy of any OSHA correspondence, report, warning, citation, directive or notice within twenty-four (24) hours after it is received. The Contractor shall also provide the Project Manager a copy of any Contractor replies to any OSHA correspondence, report, warning, citation, directive or notice. This submittal is for informational purposes only and shall not alter the Contractor's responsibilities for safety of the Work site.

7.8.6 The Contractor shall provide written notice of any report of injury on the Work site to the Project Manager within forty-eight (48) hours after Contractor becomes aware of same. In addition, the Contractor shall provide verbal notice of the injury to the Project Manager immediately following the report of the injury. Contractor shall thereafter provide a copy of any investigation into the injury and a written statement of resolution of the injury, which should include but is not limited to, the

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

cause of the injury and remediation steps the Contractor will take to prevent another similar injury.

7.8.7 The Contractor shall employ at the Work site a responsible qualified person whose duties shall include the protection of persons and property and the administration of the Contractor's safety program. This person must have safety training, a working knowledge of safety requirements, and experience administering safety programs. The Contractor shall provide the Project Manager with this person's name prior to the start of construction.

7.8.8 For operations involving trenching, excavation or any other underground construction, the Contractor's attention is specially directed to and its Work shall conform to the Construction Safety and Health Regulations, Part P Subparagraph 1926.650-653 by OSHA, latest revision.

7.8.9 The Contractor shall provide all necessary protective devices and safety precautions. Such devices and precautions may include but are not limited to: posting of danger signs warning against hazards such as, but not limited to, hoists, well holes, elevator hatchways, scaffolding, openings, stairways, trip and fall hazards and falling materials; placement of warning flares; equipment back-up alarms; installation of barricades; promulgation and application of safety regulations and employment of safety personnel and guards. Signs will not be considered to be an adequate substitute for physical protective barriers. The costs of all protective devices and the planning and implementing of safety precautions are considered to be included in the Contract Amount.

7.8.10 This Section shall be interpreted in its broadest sense for the protection of persons and property, and no act or omission to act by the Town, its officers, employees or agents, or by any consultant shall relieve the Contractor of its obligations and duties hereunder.

7.9 Protection of Property

7.9.1 The Contractor shall continuously and adequately protect the Work from damage, injury or loss arising in connection with the Contract. It shall repair or replace at its expense any such damage, injury or loss, except such as may be directly due to error in the Contract or caused by agents or employees of the Town. It shall provide and maintain at its expense all passageways, barricades, guard fences, lights, and other protection facilities required by public authority or local conditions.

7.9.2 The Contractor is responsible for protection of all public and private property on and adjacent to the site of the Work. It shall use every precaution necessary to prevent damage to curbs, sidewalks, driveways, trees, shrubs, sod, mailboxes, fences, and other private and public improvements. It shall protect carefully from disturbance or damage all land monuments and property markers until an authorized agent has witnessed or otherwise referenced their locations, and shall not remove them until directed.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.10 **Protection of Historical Sites**: When the Contractor's excavating operations encounter remains of prehistoric people's dwelling sites or artifacts of historical or archeological significance, the Contractor shall temporarily discontinue the operations, and immediately advise the Project Manager. The Project Manager will contact archeological authorities to determine the disposition of the items in question. When directed, the Contractor shall excavate the site in such a manner as to preserve the artifacts encountered and remove them for delivery to the custody of the proper authorities. Such excavation is considered, and paid for, as extra Work.

7.11 **Responsibility to Repair**

7.11.1 Should any existing property be damaged, the Contractor shall immediately notify the owner of such property. Unless authorized in writing by the owner of the property or directed by the Project Manager, the Contractor shall not attempt to make repairs. Written authorization from the owner to make repairs must be so worded as to save the Town harmless from any responsibility whatsoever relative to the sufficiency of the repairs. The Contractor shall give the Project Manager a copy of the written authorization to make repairs.

7.11.2 When any direct or indirect damage or injury is done to any public or private property or utility by or on account of any act, omission, neglect or misconduct in the execution of the Work, the Contractor shall restore the damaged property at its own expense to a condition equal to or better than that existing before such damage or injury.

7.11.3 The Contractor shall replace any materials and equipment lost, stolen, damaged or otherwise rendered useless during the performance of Work on the Project.

7.12 **Traffic Control**

7.12.1 The Contractor shall arrange Work to disrupt traffic as little as possible. All traffic Control Devices used shall conform to the latest edition of the Manual of Uniform Traffic Control Devices, (MUTCD). Except as otherwise permitted, two-way traffic shall be maintained at all times in public roadways. At least 7 days before starting any Work in Town right-of-way, the Contractor shall submit a detailed traffic control plan for review from the Public Works Department, with a copy to the Police Department. The approval shall establish the requirements for closures related to the number of lanes and time of day lanes or streets may be closed. The Traffic Control Plan (TC Plan) shall include the name of the contractor, the name and phone number of the person responsible for the traffic control, the date for beginning and ending construction activity and hours of operation expected. The TC Plan should show the widths of streets involved, traffic lanes, the size and location of the Work area with distances from the curb, distance to the nearest intersection and the type and location of traffic control devices. No changes to the TC Plan shall be permitted without prior approval by the Public Works Director.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

7.12.2 The Contractor shall furnish and maintain all necessary signs, barricades, lights, and flaggers necessary to control traffic and provide for safety of the public, all in compliance with the MUTCD with subsequent revisions and additions, and to the satisfaction of the Public Works Director.

7.12.3 Whenever a police officer is necessary for traffic control, the Contractor shall hire and pay a uniformed off-duty police officer with authority in the Town to direct traffic. The police department will determine the rate of pay for the officers.

7.12.4 The Contractor shall make its Traffic Control plans in concurrence with the Town requirements.

7.13 Sanitary Regulations

7.13.1 The Contractor is responsible for providing proper health and sanitation facilities for its employees, in compliance with any rules and regulations of the State Board of Health or any other bodies having jurisdiction.

7.13.2 The Contractor shall always provide an abundant supply of safe drinking water for its employees and shall give orders against the drinking of any water known to be unsafe in the vicinity of the Project.

7.13.3 At convenient places, the Contractor shall provide fly-proof outside toilets which are to be maintained in a sanitary condition. Toilets shall not be permitted in any reservoir area and shall not be permitted where they may pollute a water supply.

7.14 Pollution Control

7.14.1 The Contractor shall comply with all applicable Federal and State laws, orders, and regulations concerning the control, prevention, and abatement of water pollution and air pollution in all operations pertaining to the Contract whether on right-of-way provided by the Town or elsewhere.

7.14.2 The Contractor shall use construction methods that prevent release, entrance or accidental spillage of solid matter, contaminants, debris, and other objectionable pollutants and wastes including, but not restricted to refuse, garbage, cement, concrete, sewage effluent, industrial waste, radioactive substances, oil and other petroleum products, aggregate processing tailings, mineral salts, and thermal pollution. Non-regulated solid wastes shall be disposed of by methods approved under applicable laws and regulations, including, the Resource Conservation and Recovery Act (RCRA), Subtitle D, as administered by Colorado and local Health Departments and the EPA. Contaminated and hazardous materials are regulated by RCRA, Subtitles C and D. The Contractor shall notify the Colorado Department of Health, local Health Departments, and Town Fire Departments if suspect materials are encountered.

7.14.3 The Contractor shall utilize methods and devices that are reasonably available to control, prevent, and otherwise minimize atmospheric emissions or discharges of

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

air contaminants including dust in its construction activities and operation of equipment.

7.14.4 **The Contractor shall not emit dust into the atmosphere during any operations,** *including but not limited to*: grading; excavating; manufacturing, handling or storing of aggregates; trenching; or cement or pozzolans. The Contractor shall use the necessary methods and equipment to collect, deposit, and prevent dust from its operations from damaging crops, orchards, fields or dwellings or causing a nuisance to persons. The Contractor is liable for any damage resulting from dust.

7.14.5 The Contractor may not operate equipment and vehicles with excessive emission of exhaust gases due to improper mechanical adjustments, or other inefficient operating conditions, until repairs or adjustments are made.

7.14.6 Burning trash, rubbish, trees, brush or other combustible construction materials is not permitted.

7.14.7 De-watering for structure foundations or earthwork operations adjacent to or encroaching on lakes, streams or water courses shall be done in a manner which prevents muddy water and eroded materials from entering the lakes, streams or water courses, by construction of intercepting ditches, bypass channels, barriers, settling ponds or by other approved means. Excavated materials may not be deposited or stored in or alongside lakes or water courses where they can be washed away by high water or storm runoff.

7.14.8 The Contractor may not allow wastewater from aggregate processing, concrete batching or other construction operations to enter lakes, streams, water courses or other surface waters without turbidity control methods such as settling ponds, gravel-filter entrapment dikes, approved flocculation processes that are not harmful to fish, recirculation systems for washing of aggregates or other approved methods. Any wastewater discharged into surface waters shall conform to applicable discharge standards of the Colorado Department of Health and the Federal Government.

7.15 Cleaning Up and Restoration

7.15.1 The Contractor shall clean up all refuse or scrap materials so the site presents a neat, orderly, and workmanlike appearance at all times.

7.15.2 Upon completion of the Project, and before Final Inspection, the Contractor shall remove from the construction site and any occupied adjoining property all plants, buildings, refuse, unused materials, forming lumber, sanitary facilities, and any other materials and equipment that belong to the Contractor or its Subcontractors.

7.15.3 The Town may clean up and restore the construction site satisfactorily when the Contractor fails to do so. Any costs the Town incurs will be deducted from the Final Payment due the Contractor.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Article 8--OTHER WORK

8.1 The Town reserves the right to award other Contracts in connection with the Project. The Contractor shall cooperate with and afford other contractors' reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall coordinate its Work with theirs.

Article 9--TOWN'S RESPONSIBILITIES

9.1 The Town will furnish the data required by the Contract and will make payments to the Contractor as provided by these General Conditions.

Article 10--PROJECT MANAGER'S RESPONSIBILITIES

10.1 The Project Manager is designated by the Town to exercise all authority on its behalf under the Contract and to see that the Project is completed according to its terms and conditions. The Project Manager may assume exclusive control of the performance of the Contractor whenever such performance is located in or upon the Town's property. The Project Manager will furnish all explanations, directions, stakes or markers, and inspections necessary to carry out and complete the Project.

10.2 **Lines and Grades**

10.2.1 The Contractor shall survey and stake as needed to complete project.

10.2.2 The Project Manager may appoint a Surveyor who will furnish all lines and grades. The Contractor shall give assistance, as required by the Surveyor, to aid in the staking, including clearing, improving access, exploratory excavations, and suspending operations to permit the Surveyor to perform its Work.

10.2.3 The Contractor shall give notice to the Surveyor at least three full days before initial lines and grades are needed. Thereafter, the Contractor shall give the Surveyor notice at least one full day before additional line and grade stakes are needed. The Project Manager is not responsible for providing lines and grades until the Contractor meets this Article's notice requirements.

10.2.4 The Contractor shall preserve all stakes, bench marks, and any other survey points. If they are destroyed by the Contractor or its employees, the Contractor shall pay for their replacement.

10.3 **Inspection**

10.3.1 The Project Manager shall appoint Inspectors to inspect the Project. Inspection may extend to all or any part of the Project. The Inspectors are not authorized to alter the provisions of the Drawings or Specifications or to delay the fulfillment of the Contract by failure to inspect materials and Work with reasonable promptness.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

10.3.2 An Inspector has authority to reject defective materials and to suspend any Work that is being done improperly subject to the final decision of the Project Manager.

10.3.3 The Contractor shall give the Project Manager due and timely notice of readiness when the Project is to be inspected, tested or approved by someone other than the Inspector. The Contractor shall give the Project Manager required certificates of inspection, testing or approval. Inspection, tests or approvals by the Project Manager or others does not relieve the Contractor from its obligations to perform the Work according to the requirements of the Contract.

10.3.4 If the Project Manager considers it necessary or advisable that previously completed or covered Work be inspected or tested, the Contractor shall uncover, expose or otherwise make the Work available to the Project Manager for inspection and testing. The Contractor shall furnish all tools, labor, material, and equipment necessary to make the Work available. If the Project Manager finds the Work defective, the Contractor shall pay for the cost of satisfactory reconstruction and making the Work available. However, if the Work is not found defective, the Contractor will be allowed an increase in the Contract Price and/or an extension of the Contract Time for costs and time directly attributable to making the Work available and for reconstruction.

10.3.5 If the Contractor's operations require inspecting, testing or surveying to be done outside normal working hours or on Town holidays, it shall be at the Contractor's expense.

10.4 Stop Work Order

10.4.1 The Project Manager has the authority to suspend Work on the Project either in whole or in part, for as long as the Project Manager deems necessary due to:

X Unsuitable weather;
X Faulty workmanship;
X Improper superintendence;
X Contractor's failure to carry out orders or to perform any provision of the Contract;
X Conditions which may be considered unfavorable for the prosecution of Work on the Project; or
X Work being carried on in an unsafe manner.

10.4.2 If it is necessary to stop work for an indefinite period, the Contractor shall, if directed by the Project Manager, store all materials in such a manner that they will not become an obstruction or become damaged in any way. The Contractor shall take every precaution to prevent damage to or deterioration of the Work, providing suitable drainage and erecting temporary structures where necessary.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

10.4.3 The Project Manager will put the Stop Work order in writing and the Contractor may not proceed with Work on the suspended portion of the Project until notified in writing by the Project Manager.

10.5 **Disputes**

10.5.1 If the Contractor considers any Work directed by the Town to be outside the Contract requirements, or if it considers any ruling of the Project Manager to be unfair, it shall immediately ask for a written instruction or decision and shall perform the Work in conformance with the Project Manager's ruling. If the Contractor considers such instructions unsatisfactory, it shall file a written protest with the Project Manager within ten days after their receipt.

10.5.2 All claims, disputes and other matters in question arising out of or relating to the Contract shall be submitted to the Project Manager before the Contractor can begin litigation.

Article 11--CHANGES

11.1 **General**

11.1.1 The Town may make alterations to the Project without the consent of the Surety at any time during the Work. The Contractor shall perform the Work as changed, as if originally specified. The alterations do not invalidate the Contract in any way.

11.1.2 The Project Manager may, at any time, without notice to the Surety, by written notice to the Contractor, make any change in the Work to be performed within the general scope of the Contract, including but not limited to changes:

X In the Specifications (including Drawings and designs);
X In the method or manner of the performance of the Work;
X In facilities, equipment, materials, services or site furnished by the Town; or
X Directing acceleration in the performance of the Work.

11.1.3 Any other written order or verbal order (which terms as used in this Article shall include direction, instruction, interpretation or determination) from the Project Manager, which causes the change, will be treated as a Change Order under this Article, provided that the Contractor gives the Project Manager written notice stating the date, circumstances, and source of the order and that the Contractor regards the order as a Change Order.

11.1.4 The Contractor may not treat any order, statement or conduct of the Project Manager as a change under this Article nor become entitled to an equitable adjustment in the Contract Price or Performance Time, except as provided in this Article.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

11.1.5 If any change under this clause causes an increase or decrease in the Contractor's cost or the time required for the performance of any part of the Work under the Contract, whether or not changed by any order, an equitable adjustment will be made and the Contract modified in writing accordingly.

11.1.6 Claims for changes in the Contract Price or Contract Time of Performance will not be considered after the Final Payment has been made.

11.2 **Compliance with §24-91-103.6**: Notwithstanding any other language in this contract, the issuance of any Change Order or other form of order or directive by the Town requiring additional compensable work to be performed which will cause the Contract Price to **exceed** the amount appropriated for the Work is prohibited unless the Contractor is given written assurance by the Town that lawful appropriations to cover the costs of the additional work have been made or unless the Contract contains a remedy granting provision.

11.3 **Field Orders**: The Project Manager may make changes in the details of the Project at any time, by issuing a Field Order. The Contractor shall proceed with the performance of any changes in the Project ordered by the Project Manager. If the Contractor believes that such Field Order entitles it to a change in Contract Price or Time, or both, it shall give the Project Manager written notice within ten days after the receipt of the Field Order. Thereafter, the Contractor shall document the basis for the change in Contract Price or Time within thirty days.

11.4 **Change Orders**

11.4.1 Changes in the Contract Price are authorized only by Change Orders. Changes in contract time may be made by Change Order or by other appropriate written authorization.

11.4.2 Any difference in cost from Change Orders shall be added to or deducted from the amount of the Contract, as the case may be. Adjustments in the amounts to be paid to the Contractor on account of changed Work will be determined by one of the following methods in the order listed:

X Unit Prices submitted in the Bid Schedule;
X Negotiated Unit Prices; and
X Negotiated lump sum.

11.5 **Extras and Force Account Work**

11.5.1 The Contractor shall perform any Work and furnish materials and equipment necessary or desirable for proper completion of the Contract if the Project Manager believes it necessary to order Work or materials or equipment which, in the Project Manager's opinion, are not susceptible to classification under the Unit Price items named in the Bid Schedule, and are not included in any lump sum bid item. The Project Manager will order such labor, material and equipment in writing before

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

the extra Work is started. The labor, material and equipment will be classed as extra Work. The Town will not pay for extra Work unless the Town orders in extra work in writing. All claims for extra Work shall be submitted to the Project Manager, supplemented by any data the Project Manager requires.

11.5.2 Extra Work and Work involving a combination of increases and decreases in the Work will ordinarily be paid for at a lump sum or Unit Price agreed upon in writing by the Project Manager and Contractor before the extra Work Order is issued. In the negotiation of lump sum or Unit Prices, the agreed estimated cost of the Work plus an allowance for overhead and profit, not to exceed the allowances stated in Section 11.5.3, shall be used.

11.5.3 The allowance for overhead and profit will include full compensation for superintendence, bonds and insurance premiums, taxes (other than sales or use taxes included in the cost of materials), office expense, and all other items of expense or cost not included in the cost of labor, materials, or equipment provided under Sections 11.5.4, 11.5.5 and 11.5.6. The allowance for overhead and profit will be according to the following schedule:

ACTUAL NECESSARY COST ALLOWANCE:

Labor	20 percent
Materials	15 percent
Equipment	10 percent

The Actual Necessary Cost for labor, materials, or equipment will be computed according to Sections 11.5.4, 11.5.5 and 11.5.6.

Superintendence, bond and insurance premiums, taxes (other than sales or use taxes inclusive in the cost of materials), and other general expense will not be included in the computation of actual necessary cost. When all or any part of the extra Work is performed by a Subcontractor or specialty firm, the prime Contractor may add five percent of the Subcontractor's total cost for the extra Work. The Contractor shall give the Project Manager daily report sheets covering the direct cost of labor and materials and charges for equipment. The daily report sheets shall provide names or identifications and classifications of workers and hours worked, as well as size, type and identification number of equipment and hours operated. Material charges shall be substantiated by valid copies of vendors' invoices. The Project Manager will make any necessary adjustments and compile the costs of cost-plus Work. When these reports are agreed upon and signed by both parties, they become the basis of payment for the Work performed.

11.5.4 Labor: The cost of labor used in performing the Work by the Contractor, a Subcontractor, or other forces will be the sum of the actual wages paid plus any employer payments to, or on behalf of, workers for fringe benefits including health and welfare, pension, vacation, and similar purposes; all payments imposed by State and Federal laws including, but not limited to, compensation insurance, and

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

social security payments; and the amount paid for subsistence and travel required in accordance with the regular practice of the employer.

At the beginning of the contract or as later requested by the Project Manager, the Contractor shall furnish the Project Manager proof of labor compensation rates being paid or already paid.

11.5.5 Materials: The cost of materials used in performing the Work, including transportation charges for delivery (exclusive of machinery rentals), will be the cost to the purchaser, whether Contractor, Subcontractor or other forces, from the Supplier thereof, inclusive of sales or use taxes, except if, in the opinion of the Project Manager, the cost of materials is excessive, or the Contractor does not furnish satisfactory evidence of the cost of such material. If the Project Manager finds the cost excessive or the Contractor has not furnished evidence of the cost, then the cost will be deemed to be the lowest current wholesale price for the quantity concerned delivered to the job-site less cash or trade discounts.

The Town reserves the right to furnish materials for the Work and the Contractor may not claim costs and profit on materials furnished by the Town.

The Town reserves the right to purchase from the Contractor any materials previously purchased for a project and not used. Payment for the materials will be based on the actual material cost as shown on the Supplier's invoice, any transportation charges incurred, plus a fifteen percent handling fee.

11.5.6 Equipment: The Contractor will be paid according to the rental rates agreed upon in writing before extra or force account Work is begun, for any machinery or special equipment (other than small tools) authorized by the Project Manager. The Contractor may furnish cost data to assist the Project Manager in the establishment of the rental rate.

The rental rates paid, as provided above, shall include the cost of fuel, oil, lubrication supplies, small tools, necessary attachments, repairs and maintenance of all kinds, depreciation, storage, insurance, and all incidentals. Operator wages will be paid separately, as provided in Section 11.5.4.

Individual pieces of equipment or tools having a replacement value of $100.00 or less, whether or not consumed by use, are considered small tools and no payment will be made for them.

Rental time will not be allowed while equipment is inoperative due to breakdowns or storage on-site.

11.5.7 Equipment on the Work: The rental time to be paid for equipment on the Work is the time the equipment is in productive operation on the extra Work being performed.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

11.5.8 Eliminating Items: The Project Manager shall notify the Contractor in writing to eliminate any items contained in the proposal unnecessary for the proper completion of the Work. Such action will not invalidate the contract. The Contractor, by Change Order, will be reimbursed for actual work done and all cost incurred, including mobilization of materials and equipment before the elimination of such items.

Article 12--CONTRACT TIME

12.1 General

12.1.1 Time is of the essence in the performance of all Work contemplated in the Contract. Therefore, the Work shall be commenced no later than ten days from and including the date of Notice to Proceed and shall be fully completed in a satisfactory and acceptable manner within the time stated in the Contract.

12.1.2 The capacity of the Contractor's construction plant and force shall be sufficient as to insure completion of the Project within the allotted time. The Contractor shall use multiple crews if necessary to complete the Project within the allotted time.

12.2 Delays

12.2.1 Delay claims fall into three categories: non-excusable, excusable, or compensable. Any payment for delays or the granting of time extensions require a properly executed Change Order per Article 11.

12.2.2 **Non-excusable delay** is one caused by factors within the Contractor's reasonable control. The delay is the Contractor's fault; no additional time or additional compensation is allowed. Typical types of non-excusable delays are:

X Late submittal of Shop Drawings;
X Late procurement of materials or equipment;
X Insufficient personnel;
X Unqualified personnel;
X Inadequate coordination of Subcontractors or other contractors;
X Subcontractor delays;
X Late response to Town and Project Manager inquiries; or
X Construction not conforming to contract requirements making repeated re-working necessary.

12.2.3 **Excusable delay** is caused by factors beyond the Contractor's reasonable control, but is not the result of the Town's actions or failure to act. An excusable delay entitles the Contractor to an extension of time but no additional compensation for the cost of the delay.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

12.2.4 **Compensable delay** is one where the Town has failed to meet an obligation stated or implied in the construction contract. If the Project Manager considers a delay as compensable, the Town will grant a time extension and reimburse the Contractor for the increased cost caused by the delay. Typical types of Town-caused delays are:

X Late approval of Shop Drawings and samples;
X Delays in answers to field inquiries by the Contractor;
X Interference with the Contractor during construction;
X Town-caused schedule changes;
X Design changes; or
X Interference by other contractor's or the Town's forces.

12.2.5 Failure to Prosecute Work. If, in the opinion of the Town's Project Manager, or other authorized agent of the Town, the Contractor is not prosecuting the Work under the Contract, written notice will be given and the Contractor shall have seven days to resume the Work with due diligence.

12.3 **Failure to Complete Work on Time--Liquidated Damages**

12.3.1 The Town may permit the Contractor to proceed if the Contractor fails to complete the Work on or before the original date set forth for or on or before the corrected. In such case, the Town will deduct the sum specified in the Contract for each day that the Work remains uncompleted. This sum shall not be a penalty but is liquidated damages.

12.3.2 The parties agree that, under all of the circumstances, the daily basis and the amount set forth as liquidated damages is reasonable and equitable. The Town expends additional personnel effort in administrating the Contract or portions of it that are not completed on time, and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms, are impossible to measure.

12.3.3 Permitting the Contractor to continue and finish the Work, or any part of it, after the time fixed for its completion, or after the date to which the time of completion may have been extended, shall not operate as a waiver on the part of the Town of liquidated damages or any of its rights under the Contract.

Article 13--WARRANTY AND GUARANTEE: SAMPLES AND TESTING; DEFECTIVE WORK AND MATERIALS

13.1 **Warranty and Guarantees**

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

13.1.1 The Contractor and its Surety are jointly responsible for maintenance and satisfactory operation of Work performed under the Contract for a period of one year following the Notice of Construction Completion or until warranty work is fully satisfied. They are responsible for the satisfactory repair or replacement of any Work, materials or equipment which are found defective during this period, provided any failure results directly or indirectly from faulty workmanship or negligence by the Contractor, from faulty manufacturing or from faulty erection or improper handling of materials or equipment furnished or installed by the Contractor. Neither the Contractor nor Surety are liable for any failure resulting from the Town's neglect or improper operation of facilities or the act of a third party.

13.1.2 The obligations of 13.1.1 shall survive termination of the Contract under the provisions of Article 15.

13.2 **Samples and Testing**

13.2.1 All materials and equipment used in the Project will be subject to sampling and testing according to generally accepted standards and as required in the Contract Documents. In the absence of direct references, the sampling and testing of materials will be done according to current Specifications of the American Society for Testing and Materials or the American Water Works Association. The Contractor shall cooperate with the Project Manager in collecting and forwarding required samples.

13.2.2 The Contractor shall not incorporate any materials into the Project or cover any part of the Work until it has been inspected and approved according to the Contract Documents.

13.2.3 The Contractor shall furnish all samples without charge. The Contractor will cooperate with the Project Manager in collecting, handling, storing, and forwarding required samples including the furnishing of manpower and equipment when necessary.

13.2.4 The Contractor will pay the cost of the initial test except when the Contract states otherwise. The Contractor will pay the costs for repeated tests due to failure of the initial test.

13.3 **Access to Work**

13.3.1 The Project Manager and the Manager's representatives shall have access to the Project at any time for purposes of inspection, sampling, and testing. Access shall extend to authorized representatives of participating federal or state agencies and to other public authorities having jurisdiction established by law. The Contractor shall provide proper facilities for access to the Project.

13.3.2 Access to the Project shall mean wherever and whenever it is in manufacture, preparation or progress. It shall include access to payrolls, records of personnel,

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

invoices of materials, terms and conditions of sale of materials and equipment to be incorporated in the Project, files, records, books, correspondence, instructions, Drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and any other relevant data and records relating to the Contract.

13.3.3 The Town may, at reasonable times, inspect the part of the plant, place of business or worksite of the Contractor or Subcontractor at any tier which is pertinent to the performance of the Contract.

13.4 **Defective Work and Materials**

13.4.1 Material and workmanship not conforming to the requirements of the Contract are deemed defective. Defective Work or material shall be removed immediately from the Project site and replaced with acceptable Work and material at the Contractor's expense.

13.4.2 If the Contractor fails to replace rejected materials or Work within ten days after receipt of written notice, the Town may replace or correct them and charge the cost to the Contractor and may terminate the right of the Contractor to proceed. Failure to detect previously installed defective materials or workmanship shall not impair the Town's right to receive a completed project which is free of defects and meets all of the requirements of the Contract Documents.

Article 14--PAYMENTS TO CONTRACTOR AND COMPLETION

14.1 **General**

14.1.1 Unless expressly provided otherwise, the prices shown in the Bid Schedule include the cost of all labor, materials, equipment, tools, forms, services, utilities, royalties, fees, and any other thing or expense necessary to complete the Project. Items not shown on the Plans, Specifications or Special Provisions but which are necessary to construct the Project will be considered a part of the Project whether specified or not and no separate payment will be made for these items.

14.1.2 Unless expressly provided otherwise in the Contract, the amount to be paid for the Work includes all labor, materials, forms, tools, scaffolding, plants, equipment, service, utilities, royalties, fees, and everything, whether temporary or permanent, necessary to complete the Project.

14.2 **Determination of Amounts and Quantities**: The Project Manager shall verify determinations of amounts and quantities of Work performed. The Project Manager shall have access to the records as stated in Article 13.3. The method of measurement of the Contract Bid Items will be as specified in the Special Conditions.

14.3 **Variations in Estimated Quantities**

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

14.3.1 Where the quantity of a pay item in the Contract is an estimated quantity and where the actual quantity of such pay item varies more than twenty-five percent below the estimated quantity stated in the Contract, the Contractor shall make an equitable adjustment in the Contract Price, upon demand of the Town. The Contract Price adjustment will be based upon any decrease in costs due solely to the variation below seventy-five percent of the estimated quantity.

14.3.2 Where the quantity of a pay item in the Contract is an estimated quantity and the actual quantity of such pay item is more than twenty-five percent above the estimated quantity in the Contract, the Town may elect to terminate the Contract or issue a Change Order to adjust the Contract Price.

14.4 Monthly Estimates--Partial Payments

14.4.1 The Contractor shall prepare monthly partial estimates (monthly estimates) for all Work completed up to that time. The authorized Town representative(s) shall approve the monthly estimates before progress payments will be made. The format of the monthly estimates will be related to the format of the Bid Proposal.

14.4.2 In making such progress payments, subject to the exceptions in this Article, the Town will retain five percent of the total amount earned as indicated in the monthly estimate until the Project is substantially completed, provided, however, that at any time after the value of the completed Work equals or exceeds fifty percent of the face value of the Contract, the Town shall, if it finds that satisfactory progress is being made, retain the amount previously withheld but make the remaining partial payments in full. At no time may the amount retained exceed five percent of the total Contract Price.

14.4.3 If the Town finds that satisfactory progress is being made in all phases of the Contract, it may, upon written request by the Contractor, authorize payment from the withheld percentage. Before such payment is made, the Town shall determine that satisfactory and substantial reasons exist for the payment and shall require written approval from any Surety furnishing Bonds for the Contract. The Contractor shall make partial payments of the amount due to each of its Subcontractors in the same manner as the Town is required to pay the Contractor under this Article, providing that the Subcontractor is satisfactorily performing under its Contract with the Contractor.

14.4.4 Monthly estimates may include the value of acceptable materials required in the construction which have been delivered on the site of the Work or to adjacent railway siding and for which acceptable provisions have been made for preservation and storage, providing the Contractor submits with its monthly estimate, paid invoices in duplicate for the material for which payment is being requested. Material paid for by the Town becomes the property of the Town and, in the event of the default on the part of the Contractor, the Town may use or cause to be used such materials in construction of the Work provided for in the Contract.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

14.4.5 The Town may withhold, in addition to retained percentages from Contractor payments, such an amount or amounts as may be necessary to cover:

14.4.6.1 Claims for labor or materials furnished the Contractor or Subcontractor(s) or reasonable evidence indicating probable filing of such claims;

14.4.6.2 Failure of the Contractor to make proper payment to Subcontractors or for material or labor furnished by others;

14.4.6.3 A reasonable doubt that the Contract can be completed for the balance then unpaid;

* Evidence of damage to another Contractor or private property;
* Uncorrected defective Work or guarantees that have not been met;
* Failure of the Contractor to submit cost breakdowns, schedules, reports and other information required under the Contract;
* Persistent failure to carry out the Work according to the Contract; or
* Reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay.

14.4.6 The Town may disburse and has the right to act as agent for the Contractor in disbursing funds, withheld pursuant to this paragraph, to the party or parties who are entitled to payment therefrom, but the Town assumes no obligation to make such disbursement. The Town will render to the Contractor a proper accounting of all funds disbursed under this paragraph.

14.5 **Escrow Contract in Lieu of Retainage**

14.5.1 When sums are withheld to assure satisfactory performance of any contract exceeding fifty thousand dollars, the Contractor may withdraw the whole or any portion of the withheld sums if the Contractor deposits acceptable securities with the Director of Finance to negotiate the acceptable securities and to receive the payments due the Town pursuant to law or the terms of the Contract. To the extent there are excess funds resulting from negotiation, the balance shall be returned to the Contractor. Acceptable securities which are deposited shall have a market value at least equal in value to the amount withdrawn at all times. If at any time the Town determines that the market value of the acceptable securities deposited has fallen below the amount withdrawn, the Director of Finance shall give notice to the Contractor, who shall deposit additional acceptable securities in an amount sufficient to re-establish a total deposit of securities equal in value to the amount withdrawn.

14.5.2 The Town may enter into an escrow contract or agreement with any national bank, state bank, trust company or savings and loan association located in this state and designated by the Contractor, after notice to the Surety, to provide an escrow agent

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

for the custodial care and servicing of any obligations deposited with it pursuant to §24-91-106, C.R.S., as amended. Such services shall include the safekeeping of the obligations and the rendering of all services required to effectuate the purpose of §24-91-106 and §38-26-107, C.R.S., as amended.

14.5.3 The Town or any national bank, state bank, trust company or savings and loan association located in the state and designated by the Contractor to serve as custodian for the obligations pursuant to §24-91-106, C.R.S., as amended, shall collect all interest and income when due on the obligations deposited and shall pay them, when and as collected, to the Contractor who deposited the obligations. If the deposit is in the form of coupon Bonds the escrow agent shall deliver each coupon, as it matures, to the Contractor. The Contractor may not charge any expense incurred for this service to the Town.

14.5.4 Any amount deducted by the Town, pursuant to law or the terms of a Contract, from the retained payments otherwise due to the Contractor, will be deducted first from that portion of the retained payments for which no obligation has been substituted and then from the proceeds of any deposited obligation, in which case, the Contractor is entitled to receive the interest, coupons or income only from those obligations which remain on deposit after such amount has been deducted.

14.5.5 Provided that the Subcontractor has performed under its Contract with the Contractor, the Contractor shall disburse to each Subcontractor all retained payments and interest disbursed to the Contractor by the Town, in proportion to the respective amounts of retained payments, if any, which the Contractor has withheld from its Subcontractors.

14.5.6 If it becomes necessary for the Town to take over the completion of any Contract, all of the amount owed the Contractor, including the withheld percentage, shall first be applied toward the cost of completion of the Contract and any liquidated damages. Any balance remaining in the retained percentage shall be payable to the Contractor or the Contractor's creditors. Such retained percentage, as may be due any Contractor, shall be due and payable at the expiration of thirty days from the date of the Town Project Final Acceptance.

14.6 **Town's Right to Accept Portion of the Project**: The Town reserves the right to accept and make use of any completed section of the Project without invalidating the Contract or obligating the Town to accept the remainder of the Project.

14.7 **Substantial Completion**: When the Contractor considers the entire work ready for its intended use, the Contractor shall notify the Project Manager in writing that the entire Work is substantially complete (except for items specifically listed by Contractor as incomplete) and request that the Project Manager issue a Notice of Substantial Completion. Within a reasonable time, the Contractor, Project Manager and any other appropriate Town representatives shall make an inspection of the Work to determine the status of completion. If the Project Manager does not consider the Work substantially complete, the Project Manager will notify the Contractor in writing giving the reasons for denial of the Notice of

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Substantial Completion. If the Project Manager considers the Work substantially complete, the Project Manager will prepare and deliver to the contractor a Notice of Substantial Completion which shall fix the date of Substantial Completion. The Project Manager shall attach to the certificate a tentative list ("punch list") of items to be completed or corrected before Final Payment. Warranties required by the Contract shall commence on the date set in the Notice of Construction Completion for the Project, or the date set in the Notice of Construction Completion for a designated portion of the Project, unless otherwise provided in the notice of Substantial Completion.

14.8 **Construction Completion**: When the Work specified in the Contract is completed and the final cleanup has been performed, the Contractor shall notify the Project Manager that all Work under the Contract has been completed and the Project Manager shall, within five days after such notice, make the final inspection. If the Project Manager finds that the Project has been completed according to the requirements set forth in the Contract, the Town, upon the recommendation of the Project Manager, shall issue a Notice of Construction Completion. Notices of Construction Completion issued orally or without proper Town authorization are void.

14.9 **Claims Against the Contractor**

14.9.1 As provided by Colorado law, persons or businesses, including Subcontractors, who have not been promptly paid by the Contractor and who have provided materials, services and labor of any kind, or labor and material incidental to the completion of the Project, may file claims and the Town may withhold from the Contractor an amount sufficient to cover such claims.

14.10 **Final Payment--Pursuant to Section 38-26-107, C.R.S., as Amended**

14.10.1 After the Notice of Construction Completion is issued by the Town, a Notice of Final Settlement shall be advertised at least twice, not less than ten days before the date of Final Settlement, in a newspaper of general circulation in the county where the Work was done. If no claims are filed before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, the Final Payment, including retainage, may be made.

14.10.2 If any Subcontractor or Supplier files a claim before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, for Work done or material furnished that has not been paid for by the Contractor, the Town shall withhold from Final Payment to the Contractor sufficient funds to insure the payment of the claims. The funds shall not be withheld longer than ninety days from the date of Final Settlement unless a legal action is started within that time to enforce payment of the claims.

14.10.3 At the end of ninety days, or any time before, if the person filing the claim acknowledges receipt of payment for the claim, or otherwise releases the claim in writing, the Town shall pay the Contractor the monies not subject to suit or lis pendens notices.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

14.10.4 Monies that are the subject of a suit will be withheld until a judgment is rendered in the suit.

Article 15--CONTRACT TERMINATION

15.1 **Town's Right to Terminate Contract for Convenience**: The Town shall, at any time, have the right to terminate the Contract, for convenience, upon giving written notice to the Contractor. The Contractor shall be entitled to the full amount of the approved estimate for the Work satisfactorily completed under the Contract up to the time of such termination, including the retained percentage. The Town shall reimburse the Contractor for such expenditures as, in the judgment of the Project Manager, are not otherwise compensated for, together with the cost of moving to and from the Project and a reasonable profit on the Work deleted by reason of the annulment of the Contract, in order that an equitable settlement is made with the Contractor.

15.2 **Town's Right to Terminate Contract for Default:** Project Manager, with the approval of the Town and acting on behalf of the Town, may serve notice upon the Contractor and its Surety of the intention to terminate the Contract if the performance of the Work set forth under the Contract is unnecessarily or unreasonably delayed by the Contractor, or if any of the provisions of the Contract are being violated by the Contractor or its Subcontractors. The Contract is terminated unless, in the opinion of the Project Manager, the Contractor corrects the violation within five days after the notice is served. In the event of such termination, the Project Manager, acting on behalf of the Town, shall immediately serve notice of the termination and the Surety's right to complete the Contract upon the Surety and the Contractor. The Surety shall have the right to take over and perform the Work called for in the Contract. The Surety is then bound by all the provisions of the Contract. If the Surety does not commence performance of the Work within ten days from the date of the notice, the Town may take over the Project and, without prejudice to any other remedies, complete the Project and the Contractor and its Surety are liable to the Town for any excess costs incurred by the Town.

15.3 **Contractor's Right to Terminate Contract**

15.3.1 The Contractor may terminate the Contract if the Work is stopped for a period of three months under any order of any court or other public authority through no act or fault of the Contractor or of anyone employed by it.

15.3.2 The Contractor may suspend Work if Town fails to make payments at the times provided in the Contract and the Contractor has given the Town written notice seven days before suspending Work. The Contractor may terminate the Contract, at its option, if the Town continues to be in default thirty days after the date of the written notice. Failure by the Town to make payments at the times provided is a bar to any claim by the Town against the Contractor for delay in completion of the Project if the Contractor suspended Work for that reason.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

15.3.3 If the Contractor terminates the Contract, it may recover the price of all Work done and materials provided and all damages sustained.

Article 16--EQUAL OPPORTUNITY

16.1 **General**: During the performance of the Contract, the Contractor agrees as follows:

16.1.1 The Contractor shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

16.1.2 The Contractor shall ensure that all Subcontractors shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

Article 17--AUDIT

17.1 **Records and Reports**

17.1.1 The Contractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the Contract in which the Work is completed.

17.1.2 The Subcontractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the subcontract.

17.2 **Access**

17.2.1 The Contractor shall permit the Town and the Town's accountants to have access as stated in Article 13.3 and to the records kept per Article 17.2 for the purpose of making such financial audits, or verifications as the Town deems necessary or appropriate concerning the Contractor's performance under the Contract.

Article 18--MISCELLANEOUS

18.1 **Reservation of Right to Bar Persons from the Work and Site**: The Town reserves the right to bar any person, including employees of the Contractor and Subcontractors, from the Town's Work site. This shall not be treated as a request for the employee's termination but a request that the employee not be assigned to work on the Town Work site. No increase in contract time or price is authorized.

18.2 **Provisions Construed as to Fair Meaning.** The provisions of the Contract shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.

18.3 **Headings for Convenience**: All headings, captions and titles are for convenience and reference only and of no meaning in the interpretation or effect of the Contract.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

18.4 **Implied Representations:** No representations, agreements, covenants, warranties, or certifications, express or implied, exist as between the parties, except as specifically set forth in the Contract.

18.5 **Financial Obligations of Town**: All financial obligations of the Town under the Contract are contingent upon appropriation, budgeting, and availability of specific funds to discharge such obligations. Nothing in the Contract shall be deemed a pledge of the Town's credit, or a payment guarantee by the Town to the Contractor.

18.6 **Assignment/transference**: The Contractor may not assign or transfer any interest in the Contract, including any money due or to become due, without the prior written consent of the Town.

18.7 **Amendments.** The parties shall only amend the Contract in writing with the proper official signatures and, if required elsewhere in this Contract, on the proper forms.

18.8 **Waiver.** No waiver of a breach or default under the Contract is a waiver of any other or subsequent breach or default.

18.9 **Governing Law.** The Contract is governed and to be construed according to the laws of the State of Colorado.

18.10 **Binding Contract.** The Contract is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

18.11 **Colorado Labor Preference.** In accordance with the requirements of the Colorado Labor on Public Works Act, Section 8-17-101, et seq., C.R.S., Contractor shall ensure that Colorado labor shall be employed to perform at least 80% of the work. It shall be the sole responsibility of Contractor to ensure that all Subcontractors comply with this requirement.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

EXHIBIT 2

CONTRACTOR'S BID

SCOPE OF WORK

The location of the work to be completed under this contract is in Douglas County, in the northeastern quadrant of the Town of Castle Rock, Colorado. The Colorado Department of Transportation (CDOT) owns and maintains the right-of-way at the work location. The work is at the intersection of Founders Parkway (Colorado State Highway 86) and Crimson Sky Drive.

Work includes removal of existing asphalt and concrete, pavement markings, and signage. Installation of sidewalk, curb and gutter, ramps, pavement markings, signs, new traffic signal poles and mast arms with signal heads, caissons, conduit and wiring, pull boxes, luminaire, traffic signal controller cabinet, detection, CCTV camera, fire preemption and connection to CORE Electric Cooperative (CORE) furnished service meter cabinet.

The Contractor shall supply all labor, materials and equipment necessary to complete the work in accordance with the contract conditions and specifications, with the exception that the new traffic signal poles and mast arms will be furnished by the Town, and some existing streetlight standards will be removed by CORE.

CONTINUED ON NEXT PAGE

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

PAYMENT SCHEDULE

INVITATION FOR BID
IFB No. 203-2026
Traffic Signal at Founders Pkwy & Crimson Sky

				Sturgeon Electric Co, Inc	
ITEM NUMBER	**ITEM**	**UNIT**	**TOTAL QUANTITY**	**UNIT PRICE**	**COST**
201-00000	CLEARING AND GRUBBING	LS	1	$1,350.00	$1,350.00
202-00200	REMOVAL OF SIDEWALK	SY	123	$34.00	$4,182.00
202-00203	REMOVAL OF CURB AND GUTTER	LF	104	$23.00	$2,392.00
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	28	$42.00	$1,176.00
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	101	$40.00	$4,040.00
202-00250	REMOVAL OF PAVEMENT MARKING	SF	121	$5.00	$605.00
202-08810	REMOVAL OF GROUND SIGN	EACH	1	$200.00	$200.00
203-01597	POTHOLING	HOUR	48	$250.00	$12,000.00
207-00700	TOPSOIL (ONSITE)	CY	122	$77.00	$9,394.00
208-00002	SEDIMENT CONTROL LOG	LF	119	$9.00	$1,071.00
208-00020	SILT FENCE	LF	170	$4.00	$680.00
208-00035	AGGREGATE BAG	LF	12	$21.00	$252.00
208-00042	REINFORCED ROCK BERM	LF	12	$77.00	$924.00
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE	EACH	1	$1,400.00	$1,400.00
208-00055	INLET PROTECTION	EACH	4	$320.00	$1,280.00
208-00075	PRE-FABRICATED VEHICLE TRACKING PAD	EACH	1	$870.00	$870.00
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	20	$160.00	$3,200.00
208-00200	EROSION CONTROL MANAGEMENT	LS	1	$1,300.00	$1,300.00
210-01000	RESET FENCE	LF	144	$22.00	$3,168.00
210-01050	ADJUST VALVE BOX	EACH	1	$600.00	$600.00
212-00708	SEEDING (NATIVE) BROADCAST	ACRE	0.14	$15,000.00	$2,100.00
212-01200	LANDSCAPE RESTORATION	LS	1	$4,700.00	$4,700.00
213-00002	MULCHING (WEED FREE HAY)	ACRE	0.08	$3,100.00	$248.00
213-00061	MULCH TACKIFIER	LB	15	$54.00	$810.00
213-00067	ROCK MULCH (WEED FREE)	SF	261	$12.00	$3,132.00
216-00042	SOIL RETENTION BLANKET (BIODEGRADABLE STRAW/COCONUT)	SY	316	$2.50	$790.00
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	84	$70.00	$5,880.00
412-00191	CONCRETE PAVEMENT (PATCHING)	CY	10	$1,300.00	$13,000.00
503-00018	DRILLED SHAFT (18 INCH)	LF	10	$370.00	$3,700.00
503-00036	DRILLED SHAFT (36 INCH)	LF	15	$645.00	$9,675.00
503-00048	DRILLED SHAFT (48 INCH)	LF	42	$700.00	$29,400.00
608-00006	CONCRETE SIDEWALK (6 INCH)	SY	133	$114.00	$15,162.00
608-00010	CONCRETE CURB RAMP	SY	74	$180.00	$13,320.00
609-21021	CURB AND GUTTER TYPE 2 (SECTION II-M)	LF	100	$66.00	$6,600.00
610-00020	MEDIAN COVER MATERIAL (PATTERNED COLORED CONCRETE)	SF	70	$35.00	$2,450.00
613-00200	2 INCH ELECTRICAL CONDUIT	LF	110	$23.00	$2,530.00
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	364	$22.00	$8,008.00
613-00300	3 INCH ELECTRICAL CONDUIT	LF	435	$24.00	$10,440.00
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	742	$25.00	$18,550.00
613-07001	TYPE ONE PULL BOX	EACH	1	$1,200.00	$1,200.00
613-07002	TYPE TWO PULL BOX	EACH	2	$1,500.00	$3,000.00
613-07004	TYPE FOUR PULL BOX	EACH	4	$2,200.00	$8,800.00
613-07005	TYPE FIVE PULL BOX	EACH	1	$2,700.00	$2,700.00
613-10000	WIRING	LS	1	$15,000.00	$15,000.00
613-13065	LUMINAIRE (LED) (5400 LUMENS)	EACH	4	$1,100.00	$4,400.00
613-50109	METER POWDER PEDESTAL	EACH	2	$8,400.00	$16,800.00
614-00011	SIGN PANEL (CLASS I)	SF	85	$70.00	$5,950.00
614-00037	SIGN PANEL (SPECIAL)	EACH	2	$5,300.00	$10,600.00
614-00216	STEEL SIGNPOST (2X2 INCH TUBING)	LF	38	$68.00	$2,584.00
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	4	$950.00	$3,800.00
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	4	$2,500.00	$10,000.00
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	9	$1,300.00	$11,700.00
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	4	$1,550.00	$6,200.00
614-72832	COMMUNICATIONS CABINET (TYPE 2)	EACH	1	$8,600.00	$8,600.00
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1	$30,000.00	$30,000.00
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2	$2,200.00	$4,400.00
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2	$4,000.00	$8,000.00
614-72887	MICROWAVE VEHICLE RADAR DETECTOR	EACH	3	$16,500.00	$49,500.00
614-80000	FLASHING BEACON	EACH	1	$8,300.00	$8,300.00
614-81011	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 MAST ARM) (INSTALL ONLY)	EACH	3	$4,200.00	$12,600.00
614-81300	TRAFFIC SIGNAL-LIGHT POLE (INSTALL ONLY)	EACH	1	$4,500.00	$4,500.00
614-84450	TRAFFIC SIGNAL PEDESTAL POLE STEEL (INSTALL ONLY)	EACH	3	$2,300.00	$6,900.00
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1	$16,000.00	$16,000.00
614-87321	CLOSED CIRCUIT TELEVISION (INSTALL ONLY)	EACH	2	$1,750.00	$3,500.00
614-87702	ETHERNET RADIO (PAIR)	EACH	2	$3,000.00	$6,000.00
620-00020	SANITARY FACILITY	EACH	1	$1,200.00	$1,200.00
625-0000	CONSTRUCTION SURVEYING	LS	1	$12,300.00	$12,300.00
626-0000	MOBILIZATION	LS	1	$17,300.00	$17,300.00
627-02010	PREFORMED PAVEMENT MARKING (TYPE II) (INLAID)	SF	100	$28.00	$2,800.00
627-30405	PREFORMED THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	SF	33	$24.00	$792.00
627-30410	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	SF	228	$15.00	$3,420.00
627-30413	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (INLAID)	SF	542	$18.00	$9,756.00
630-00016	TRAFFIC CONTROL (SPECIAL) LS	LS	1	$33,000.00	$33,000.00
700-70010	F/A MINOR CONTRACT REVISIONS	FA	1	$12,000.00	$12,000.00
700-70072	F/A OBTAIN POWER FROM CORE ENERGY	FA	1	$25,000.00	$25,000.00
720-00000	MATERIALS SAMPLING AND TESTING	LS	1	$3,000.00	$3,000.00
TOTAL CONSTRUCTION COST					**$582,181**

In Words: Five Hundred Eighty Two Thousand, One Hundred Eighty One and Zero Cents

Stan Greenhalge, Estimator Colo Trasportaion, 720-601-8666, Email:sdgreenhalge@myrgroup.com

Dan Hendren, District Manager Colo Transportation, 303-250-1207
5/18/2026

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

PoDI / NHS	
FHWA PROJECT OF DIVISION INTEREST (PoDI)	■ NO □ YES
NATIONAL HIGHWAY SYSTEM?	□ NO ■ YES

TOWN OF CASTLE ROCK

CRIMSON SKY DR AND FOUNDERS PKWY - TRAFFIC SIGNAL

TOWN OF CASTLE ROCK, CO, DOUGLAS COUNTY

DESIGN DATA	CRIMSON SKY DR (E/W)	FOUNDERS PKWY (SH 86) (N/S)
ROADWAY CLASSIFICATION	MINOR COLLECTOR	STATE HIGHWAY
POSTED SPEED	30 MPH	50 MPH
DESIGN SPEED	30 MPH	55 MPH
LANE WIDTH	11' MIN	11.5' MIN
ROADWAY CROSS SLOPE	MATCH EX.	MATCH EX.
MAX. ROADWAY GRADE	MATCH EX.	MATCH EX.
MIN. RADIUS OF CURB RETURN	25' MIN.	25' MIN.
STOPPING SIGHT DISTANCE	210' WB	545' NB / 465' SB
2025 DESIGN TRAFFIC		
DHV	195	2,234
ADT	1,815	22,000
DHV TRUCK %	2.5%	3.6%
2045 DESIGN TRAFFIC		
DHV	315	3,600
ADT	2,900	35,400
DHV TRUCK %	2.5%	3.6%

VICINITY MAP
1" = 400'

SHEET INDEX	
SHEET NO.	INDEX OF SHEETS
1	COVER SHEET
2	M&S STANDARD PLANS LIST
3-4	GENERAL NOTES
5	SUMMARY OF APPROXIMATE QUANTITIES
6	SURVEY CONTROL
7	SURVEY TABULATION
8	REMOVAL PLAN
9	ROADWAY PLAN
10	ROADWAY DETAILS
11	CURB RAMP DETAILS
12-17	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
18-19	SIGNING AND STRIPING PLAN
20	SIGNING AND STRIPING DETAILS
21-25	TRAFFIC SIGNAL PLAN
26-28	PHASING AND TRAFFIC CONTROL PLAN
29-30	ONE-LINE DIAGRAM
SU1-SU4	SUE PLANS

CONTACT INFORMATION:

TOWN OF CASTLE ROCK:
4175 CASTLETON COURT,
CASTLE ROCK, COLORADO 80109
CONTACT: JACOB VARGISH, P.E.
PH: 303-814-6415
E: JVARGISH@CRGOV.COM

OLSSON:
1525 N RALEIGH ST, SUITE 400,
DENVER, COLORADO 80204
CONTACT: ADJI WITJAKSONO, P.E., PTOE
PH: 303-214-3477
E: AWITJAKSONO@OLSSON.COM

FOR CONSTRUCTION PLANS
5/27/2026

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: May 27, 2026	SHEET REVISIONS		
FILE NAME: T_TTL01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: N/A VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	COVER SHEET			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: GDL			
	SHEET SUBSET: GEN	SUBSET SHEETS: 1 OF 5		SHEET NUMBER: 1

DWG: F:\2022\06001-06500\022-06085-C40-Design\AutoCAD\Final Plans\Sheets\RDB\T_TTL01_C2206085.dwg USER: awitjaksono
DATE: May 27, 2026 4:38pm XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER
■ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3.
■ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7.
M-203-1	APPROACH ROADS	8
M-203-2	DITCH TYPES	9
M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12
M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14
M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16
M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18
M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS) *(REVISED ON MAY 16, 2024)*	19-29
M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31
M-214-1	NURSERY STOCK DETAILS	32
M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34
M-400-1	SAFETYEDGE FOR PAVEMENT *(NEW, ISSUED ON APRIL 25, 2025)*	
■ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS) *(REVISED ON JANUARY 31, 2022)*	~~35-39~~
■ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS) *(REVISED ON SEPTEMBER 6, 2022)*	
M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	40
M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	41-42
M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	43-44
M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	45-46
M-601-10	HEADWALL FOR PIPES	47
M-601-11	TYPE "S" SADDLE HEADWALLS FOR PIPE	48
M-601-12	HEADWALLS AND PIPE OUTLET PAVING	49.
M-601-20	WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS)	50-51
M-603-1	METAL PIPE (4 SHEETS)	52-55
M-603-2	REINFORCED CONCRETE PIPE	56.
M-603-3	PRECAST CONCRETE BOX CULVERT *(REVISED ON SEPTEMBER 10, 2020)*	~~57~~
M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets) *(REVISED ON MARCH 7, 2022)*	~~58~~
M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	59.
M-603-6	STEEL REINFORCED POLYETHYLENE RIBBED PIPE (AASHTO MP 20).	60.
M-603-10	CONCRETE AND METAL END SECTIONS	61.
M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES (3 SHEETS).	62-64.
M-604-10	INLET, TYPE C	65
M-604-11	INLET, TYPE D	66
M-604-12	CURB INLET TYPE R (2 SHEETS)	67-68
M-604-13	CONCRETE INLET TYPE 13	69.
M-604-20	MANHOLES (3 SHEETS)	70-72
M-604-25	VANE GRATE INLET (5 SHEETS) *(REVISED ON FEBRUARY 3, 2023)*	73-77
M-605-1	SUBSURFACE DRAINS	78
M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM 31 INCHES (19 SHEETS) *(REVISED ON MARCH 5, 2020)*	~~79-97~~
M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101
M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS) *(REVISED ON FEBRUARY 9, 2023)*	~~102-104~~
M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER (11 SHEETS) *(REVISED ON FEBRUARY 17, 2023)*	~~105-115~~
■ M-607-1	WIRE FENCES AND GATES (3 SHEETS)	116-118
M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121
M-607-3	BARRIER FENCE	122
M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS) *(REVISED ON JULY 13, 2020)*	~~123-127~~
M-607-10	PICKET SNOW FENCE	128
M-607-15	ROAD CLOSURE GATE (9 SHEETS)	129-137
■ M-608-1	CURB RAMPS (10 SHEETS)	138-147
■ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS)	148-151
M-611-1	CATTLE GUARD (2 SHEETS)	152-153
M-611-2	DEER GUARD (2 SHEETS)	154-155
M-613-1	SUPERSEDED WITH S-613-1 AND S-613-2 IN JULY 2019	
M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158
M-614-2	SAND BARREL ARRAYS (2 SHEETS)	159-160
M-615-1	EMBANKMENT PROTECTOR TYPE 3	161
M-615-2	EMBANKMENT PROTECTOR TYPE 5	162
M-616-1	INVERTED SIPHON	163
M-620-1	FIELD LABORATORY CLASS 1	164
M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166
M-620-11	FIELD OFFICE CLASS 1	167
M-620-12	FIELD OFFICE CLASS 2	168
M-629-1	SURVEY MONUMENTS (2 SHEETS)	169-170

PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS) *(REVISED ON APRIL 3, 2025)*	~~171-178~~
S-613-1	ROADWAY LIGHTING (6 SHEETS) *(REVISED ON APRIL 3, 2025)*	~~179-186~~
S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS) *(ISSUED ON SEPTEMBER 30, 2020)*	
■ S-613-3	PULL BOX DETAIL (2 SHEETS) *(ISSUED ON APRIL 4, 2024)*	
■ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS) *(ISSUED ON JUNE 15, 2023)*	
■ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS) *(REVISED ON MARCH 1, 2024)*	187-188
■ S-614-2	CLASS I SIGNS *(REVISED ON MARCH 1, 2024)*	189
S-614-3	CLASS II SIGNS *(REVISED ON MARCH 1, 2024)*	190
S-614-4	CLASS III SIGNS (3 SHEETS) *(REVISED ON MARCH 1, 2024)*	191-193
S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	194-195
S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
■ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS) *(REVISED ON MARCH 1, 2024)*	198-204
~~S-614-9~~	~~PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS) *(SUPERSEDED ON JANUARY 22, 2020 BY S-614-45)*~~	~~205-206~~
S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208.
S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210.
■ S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS)	211-214
S-614-15	CHAIN STATION SIGNAGE *(ISSUED ON APRIL 30, 2024)*	
S-614-19.	LATE/ZIPPER MERGE SIGNAGE *(ISSUED ON SEPT. 22, 2025)*	
S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS. *(REVISED ON MARCH 1, 2024)*	215
S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS (2 SHEETS) *(REVISED ON SEPTEMBER 21, 2020)*	216-217
S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
S-614-23	J-POST SIGN SUPPORT (3 SHEETS) *(ISSUED ON MAR. 1, 2024)*	
■ S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS) *(REVISED ON JULY 22, 2022)*	219-223
■ S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS) *(REVISED ON JULY 22, 2022)*	224-227
S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
■ S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS) *(REVISED ON APRIL 4, 2024)*	241-244
■ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (8 SHEETS) *(REVISED ON APRIL 4, 2024)*	245-252
■ S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
■ S-614-45	PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS) *(REVISED ON DECEMBER 3, 2020)*	
S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	255-266
S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	267-280
■ S-627-1	PAVEMENT MARKINGS (11 SHEETS) *(REV. SEPT. 22, 2025)*	~~281-289~~
■ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) *(REVISED ON SEPT. 22, 2025)*	~~290-313~~
■ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP). AND VERTICAL PANELS	314
S-630-3	FLASHING BEACON (PORTABLE) DETAILS	315
S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	316-317
S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY).	320
S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARD PLANS LIST

July 31, 2019

Revised on October 22, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	T_GEN01_C2206085.DWG
HORIZ. SCALE:	N/A VERT. SCALE: N/A
UNIT INFORMATION	

olsson 1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

M&S STANDARD PLANS LIST

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	GEN	SUBSET SHEETS:	2 OF 5

PROJECT NO./CODE	
PROJECT NO.:	C22-06085
CODE:	
SHEET NUMBER:	2

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

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 CASTE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOW 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 UTILITY NOTIFICATION CENTER OF COLORADO ((303)-232-1991) 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 POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE RELOCATION OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOW ON THE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH 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. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, 720-733-2200, PRIOR TO MAKING ANY CONNECTIONS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE IN DOES NOT DISRUPT SERVICE TO EXISTING CASTLE ROCK WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT A UTILITY SERVICE, THE CONTRACTORS SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-IN THIS SHALL BE APPROVED BY THE CASTLE ROCK WATER REPRESENTATIVE PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A TOWN OF CASTLE ROCK RIGHT-OF-WAY PERMIT, AND TOWN OF CASTLE ROCK LOW-IMPACT TESC PERMIT.
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 CONSTRUCTION, CONDITIONS ARE ENCOUNTERED WHICH SHOULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATION, 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. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT TO THE MUTCD (CURRENT EDITION) AND CDOT STANDARD PLAN S-630-1 TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY 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 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. THE 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 CONDITIONS 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 THIS SITE.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF DISTURBANCE PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. 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.
17. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, 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..
18. FOR PRELIMINARY PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES WERE UTILIZED.
    - AGGREGATE BASE COURSE - 133 LB/CF
19. ALL ASPHALT AND CONCRETE PAVEMENT REMOVAL SHALL BE FULL DEPTH SAWCUT PRIOR TO REMOVAL.
20. ANY CONCRETE PLACED WITHIN CDOT RIGHT-OF-WAY MUST HAVE ADEQUATE SULFATE RESISTANCE. IF THE SULFATE LEVELS ARE UNKNOWN, TO PROVIDE FOR ADEQUATE SULFATE RESISTANCE IN ALL CONCRETE SUPPLIED, SEVERITY OF POTENTIAL EXPOSURE SHALL BE CLASS 2 FOR THIS PROJECT. THE CONTRACTOR MAY, AT THEIR OWN EXPENSE, HAVE A CERTIFIED LABORATORY TEST THE SUBGRADE AS PER THE FIELD MATERIALS MANUAL. TESTING SHALL BE AT THE SAME SCHEDULE AND FREQUENCY AS REQUIRED FOR A PRELIMINARY SOIL SURVEY. THE CONTRACTOR MAY PROPOSE A DIFFERENT CLASS OF EXPOSURE FOR THE PROJECT BASED ON THOSE TEST RESULTS.
21. CONCRETE PAVEMENT (PATCHING) SHALL UTILIZE CLASS P CONCRETE AND SHALL BE A MIX FROM THE CDOT APPROVED CONCRETE MIX DESIGN LIST AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2,500 PSI BEFORE BEING OPENED TO TRAFFIC.
22. ALL CONCRETE JOINTS SHALL BE CONTINUOUS INTO THE ADJACENT SLAB. WHERE JOINTS ARE NOT CONTINUOUS, A JOINT TERMINATION CORE (JTC) WILL BE NEEDED (SEE CDOT M&S 412-1, SHEET 5).
23. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE DURING CONSTRUCTION OR AS DIRECTED BY THE TCR ENGINEER. MAINTAINING DRAINAGE WILL NOT BE PAID SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK.
24. THE CONTRACTOR SHALL BE REQUIRED TO PLAN, SCHEDULE, AND COORDINATE WORK IN CONSIDERATION OF UTILITY WORK AS OUTLINED IN THE "UTILITIES" PROJECT SPECIAL PROVISION.

TRAFFIC SIGNAL NOTES:

1. TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE COLORADO DEPARTMENT OF TRANSPORTATION'S (CDOT) STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, CDOT'S M&S STANDARD PLANS, LATEST EDITION, THE MUTCD, THE NATIONAL ELECTRICAL CODE, AND ALL LOCAL ORDINANCE AND REGULATIONS THAT APPLY.
2. ALL QUANTITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO THE CONSTRUCTION SHOWN ON THESE PLANS. ALL ITEMS NOT SHOWN IN THE QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF TRAFFIC SIGNAL AND WILL NOT BE PAID SEPARATELY.
3. ALL VEHICLE AND PEDESTRIAN INDICATIONS SHALL BE APPROVED SOLID-STATE LED TYPE. LENSES SHALL BE FROSTED OR TINTED TO PRODUCE A UNIFORM AND NON-PIXELATED APPEARANCE.
4. EACH OVERHEAD VEHICLE SIGNAL HEAD, AS SHOWN IN THE PLANS, SHALL HAVE A BACKPLATE, THAT'S BLACK IN COLOR, WITH A 1.5-INCH WIDE BORDER OF YELLOW TYPE XI MATERIAL PER THE LATEST FHWA SIGN SHEETING REFERENCE GUIDE. TUNNEL VISOR SHALL ALSO BE INSTALLED ON ALL SIGNAL FACES AND SHALL BE BLACK IN COLOR. THE BACKPLATE, YELLOW BORDER, AND TUNNEL VISORS SHALL BE INCLUDED IN THE COST OF THE SIGNAL HEAD. SIGNAL HEAD HOUSING SHALL BE BLACK POLYCARBONATE WITH TUNNEL VISORS.
5. ALL SIGNAL HEADS SHALL BE PACKED WITH THE HEAVY BLACK PLASTIC UNTIL READY FOR OPERATIONS.
6. LUMINAIRES SHALL BE INSTALLED ON 15-FOOT EXTENSION ARMS AND A 35-FOOT MINIMUM MOUNTING HEIGHT. LUMINAIRES SHALL BE 5,400 LUMEN LED WITH CUTOFF LENSES.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: T_GEN01_C2206085.DWG	
HORIZ. SCALE: N/A VERT. SCALE: N/A	
UNIT INFORMATION	

olsson 1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

GENERAL NOTES

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	GEN	SUBSET SHEETS:	3 OF 5

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 3

DWG: F:\2022\06001-06500\022-06085-d-40-design\AutoCAD\final plans\Sheets\RDB1T_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TRAFFIC SIGNAL NOTES:

7. CONDUIT SHALL BE SCHEDULE 80 PVC. NO OPEN CUT IS ALLOWED WITHIN PAVED AREAS. ALL CONDUIT WITHIN/UNDER THE ROADWAY IS TO BE DIRECTIONALLY BORED A MINIMUM OF 3 FEET BELOW PAVEMENT AREAS. ALL CONDUIT SHALL HAVE A PULL ROPE LEFT IN THEM WHEN CONSTRUCTION IS COMPLETED. CONDUITS SHALL BE SEALED IN THE CABINET AND ALL PULL BOXES WITH DUCT SEAL PUTTY. THE CONSTRUCTOR SHALL SEPARATE HIGH AND LOW VOLTAGE CONDUCTORS. BORE DEPTHS MAY BE VARIED TO AVOID CONFLICTING UTILITIES. REFERENCE CDOT MULE TAPE REQUIREMENTS AS LISTED IN THE CDOT PROJECT SPECIAL PROVISIONS

8. ALL CONDUIT RUNS WITH MULTIPLE CONDUITS SHALL BE INSTALLED IN THE COMMON BORE OR TRENCH. ALL CONDUIT RUNS SHALL HAVE TRACER WIRE INSTALLED FOR FUTURE LOCATES. FOR ADDITIONAL GUIDANCE REFERENCE CDOT PROJECT SPECIAL PROVISIONS

9. NO EXCAVATION SHALL BE PERMITTED UNTIL UNDERGROUND UTILITIES HAVE BEEN LOCATED TO THE SATISFACTION OF ALL PARTIES. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL ABOVE GROUND UNDERGROUND UTILITIES. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 TO HAVE THE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UTILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE COMPANY.

10. ALL SIGNAL CABLE SHALL BE CONTINUOUS FROM CONNECTIONS MADE IN THE HAND HOLE COMPARTMENT OF THE SIGNAL POLE BASE TO THE TERMINAL COMPARTMENT IN THE CONTROLLER CABINET. SPLICING SHALL NOT BE PERMITTED.

11. EXCAVATION OF SPOILS FROM DRILLED SHAFTS AND THE CONSTRUCTION OF THE SHAFTS SHALL BE COMPLETED WITHIN THE DAY AND SPECIFIED WORKING HOURS. SPOILS SHALL BE REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST.

12. CONTRACTOR IS REQUIRED TO FOLLOW CDOT SPECIFICATION 503 FOR DRILLED SHAFT WORK. SHOULD THE CONTRACTOR INCUR WATER IN THE SHAFT, DEWATERING WILL BE REQUIRED. DEWATERING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF WORK. CDOT PERMIT COG090000 FOR CONSTRUCTION DEWATERING ACTIVITIES SHALL BE REQUIRED.

13. CONTRACTOR SHALL COORDINATE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION ENGINEER FOR NEW SIGNAL ACTIVATION. CONTRACTOR SHALL PROVIDE THE TOWN OF CASTLE ROCK A 72-HOUR NOTICE BEFORE TURNING ON SIGNAL. SIGNAL SHALL BE TESTED WITH 48 HOURS OF FLASH OPERATIONS AND SHALL NOT BE TURNED ON IN NORMAL OPERATIONS ON A FRIDAY. CALL ALVIN STAMP (303-512-5110)

14. PEDESTRIAN PUSH BUTTONS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS. THE PUSH BUTTON SHALL BE POLARA INS, OR APPROVED EQUAL AND SHALL HAVE AUDIBLE AND VISUAL CONFIRMATION AND A RAISED ARROW ON THE BUTTON CAP.

15. ALL PULL BOXES SHALL BE FIBERGLASS REINFORCED POLYMER CONCRETE AND SHALL HAVE A GROUNDING ROD. PULL BOXES FOR SIGNAL CONDUIT SHALL HAVE “TRAFFIC” STAMPED ON THE LID AND PULL BOXES FOR ELECTRICAL SERVICE SHALL HAVE “ELECTRIC” STAMPED IN THE LID. NOMINAL PULL BOX SIZES ARE:
    TYPE TWO PULL BOX - (13" X 24" X 18")
    TYPE FOUR PULL BOX - (24” X 36” X 24”)
    TYPE FIVE PULL BOX - (30” X 48” X 24”)

16. ALL ELECTRICAL METERS SHALL BE PROVIDED AT THE NE QUADRANT OF THE INTERSECTION. COORDINATION WITH CORE ELECTRIC FOR POWER SOURCE HOOKUP SHALL BE INCLUDED IN THE WORK. CORE WILL BE LOCATING THE NEW METER PEDESTAL WITHIN THE EXISTING CDOT ROW, IN AN AREA UNOBSTRUCTED BY FENCES.

17. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL TAKE COMPLETE INVENTORY OF EXISTING SIGNS WITHIN THE PROJECT AREA THAT ARE IN TOWN ROW AND SUBMIT TO DOUG MOON (303-519-8409).

18. TRAFFIC SIGNAL HEADS MOUNTED ON THE SIDE OF THE POLES SHALL BE BANDED. SIGNAL HEADS SHALL BE POSITIONED ON THE SIDE OF THE POLE AWAY FROM THE ADJACENT TRAVEL LANE.

19. ALL TRAFFIC SIGNAL POLES, MAST ARM, AND PEDESTAL POLE FINISHES SHALL BE GALVANIZED WITH DARK GREEN POWDER COATING, FEDERAL 595 COLOR #14056. SIGNAL MAST ARM POLES AND ARMS WILL BE FURNISHED BY THE TOWN OF CASTLE ROCK AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL PICK UP THE SIGNAL POLES FROM THE TOWN OF CASTLE ROCK LOCATION AS DIRECTED BY THE ENGINEER. PICKING UP POLES FROM THE TOWN OF CASTLE ROCK AND DELIVERING TO THE PROJECT SITE WILL NOT BE PAID FOR SEPARATELY FOR SHALL BE INCLUDED IN THE WORK.

20. THE CABINET AND CONTROLLER SHALL BE BENCH TESTED AND OPERATED THROUGH ALL TIME OF DAY (TOD) PROGRAMS FOR 48 HOURS PRIOR TO THE FIELD INSTALLATION INCLUDING FLASHING YELLOW ARROW (FYA) OPERATIONS WITH A CONFLICT MONITOR IN PLACE. AN IMSA II TECH CERTIFIED TECHNICIAN IS REQUIRED FOR ALL WORK BEING CONDUCTED IN THE TRAFFIC CABINET.

21. CONTRACTOR SHALL INSTALL A 332 CONTROLLER CABINET WITH A POLYMER CONCRETE BASE WHICH SHALL BE INCLUDED IN THE COST OF THE CABINET. THE FOLLOWING EQUIPMENT WILL ALSO BE PAID FOR AS PART OF THE TRAFFIC SIGNAL CABINET PAY ITEM.

22. CONTRACTOR SHALL INSTALL A 336 CONTROLLER CABINET WITH A POLYMER CONCRETE BASE WHICH SHALL BE INCLUDED IN THE COST OF THE CABINET. THIS CABINET IS CALLED CALLED OUT IN THE PLANS AS A CCTV CABINET AND PAID FOR UNDER THE COMMUNICATION CABINET INSTALLATION PAY ITEM. THE PRIMARY TRAFFIC SIGNAL CABINET SHALL BE A 332 CABINET CALLED OUT IN THE PLANS AS "TRAFFIC SIGNAL CABINET" AND PAID FOR UNDER THE TRAFFIC SIGNAL CONTROLLER CABINET BID ITEM.

ITEM	QUANTITIY
322 ONT ALUM CAB ASSY - SILVER/AG-WHITE	**1**
CORBIN DOOR LOCKS	2
FAN PANEL ASSEMBLY	1
RACK ASSEMBLY	1
FRONT LED LIGHT MOD ASSY	1
REAR LED LIGHT MOD ASSY	1
SERVICE PANEL W/ SURGE PROTECTION	1
DUAL INPUT FILES (SPLIT)	2
FULL INPUT PANEL FULL	1
OUTPUT FILE W/ 18CH RED MONITOR KIT	1
DRAWER MOD ASSY	1
170 C2 CABLE W/ LUGS	1
PDA #2 W/FTR	1
AUXILIARY OUTPUT FILE	1
AUX POWER HARNESS	1
AUX RM KIT	1
218 ECL CMU	1
FLASH TRANSFER RELAYS	6
242 DC ISOLATORS	3
204 200 I/O LOAD SWITCHES/FHASERS	2
CONTROLLERS	18

23. AN UNINTERRUPTIBLE POWER SUPPLY (UPS) SHALL BE PROVIDED TO RUN THE SIGNAL FOR A MINIMUM OF 4 HOURS IN ALL PHASES AND FLASH UP TO 4 ADDITIONAL HOURS AND SHALL BE DELIVERED AT TIME OF INSTALLATION. UPS SHALL MEET ALL CDOT STANDARD SPECIFICATION REQUIREMENTS.

24. TRAFFIC SIGNAL DETECTION SYSTEM SHALL BE RADAR DETECTION FOR BOTH STOP BAR AND ADVANCED DETECTION. DETECTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS OUTLINED IN THE PROJECT SPECIAL PROVISIONS AND ACCORDING TO CDOT STANDARD SPECIFICATIONS.

25. DETECTION ZONES SHOWN ON THE TRAFFIC SIGNAL PLANS ARE FOR DIAGRAMMATIC PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN OF CASTLE ROCK, CDOT, AND THE MANUFACTURER TO DETERMINE THE PROPER PLACEMENT.

26. THE CONTRACTOR SHALL HAVE 1 HOUR TO RESPOND TO TRAFFIC SIGNAL MAINTENANCE. THE CONTRACTOR SHALL PROVIDE AN ON-CALL CONTACT NAME AND PHONE NUMBER TO THE PROJECT ENGINEER THROUGHOUT THE WARRANTY PERIOD.

27. PULL BOXES FOR TRAFFIC SIGNAL CONDUIT/CONDUCTORS SHALL BE INSTALLED AT A MAXIMUM OF 150' APART. PULL BOXES FOR BACKBONE FIBER OPTIC CABLE SHALL BE INSTALLED AT A MAXIMUM OF 500' APART.

28. WIRING PAY ITEM SHALL INCLUDE ALL WORK AND MATERIALS NEEDED TO PROVIDE FULLY FUNCTIONAL TRAFFIC SIGNALS, INCLUDING BUT NOT LIMITED TO: WIRING ASSOCIATED WITH THE CONTROLLER CABINET ASSEMBLY, SIGNAL HEADS, DETECTION SYSTEMS, POWER METER, AND COMMUNICATION AS DEPICTED ON PLANS.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026
FILE NAME: T_GEN01_C2206085.DWG
HORIZ. SCALE: N/A VERT. SCALE: N/A
UNIT INFORMATION

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

GENERAL NOTES

DESIGNER: NDS
DETAILER: GDL
SHEET SUBSET: GEN
STRUCTURE NUMBERS:
SUBSET SHEETS: 4 OF 5

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 4

DWG: F:\2022\06001-06500\0222-06085-c440-design\Auto\CAD\final plans\Sheets\RDBT_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	PROJECT TOTALS	
			PLAN	AS CONST.
201-00000	CLEARING AND GRUBBING	L S	1	
202-00200	REMOVAL OF SIDEWALK	SY	123	
202-00203	REMOVAL OF CURB AND GUTTER	LF	104	
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	28	
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	101	
202-00250	REMOVAL OF PAVEMENT MARKING	SF	121	
202-00810	REMOVAL OF GROUND SIGN	EACH	1	
203-01597	POTHOLING	HOUR	48	
207-00700	TOPSOIL (ONSITE)	CY	122	
208-00002	SEDIMENT CONTROL LOG	LF	119	
208-00020	SILT FENCE	LF	170	
208-00035	AGGREGATE BAG	LF	12	
208-00042	REINFORCED ROCK BERM	LF	12	
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE	EACH	1	
208-00055	INLET PROTECTION	EACH	4	
208-00075	PRE-FABRICATED VEHICLE TRACKING PAD	EACH	1	
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	20	
208-00200	EROSION CONTROL MANAGEMENT	L S	1	
210-01000	RESET FENCE	LF	144	
210-04050	ADJUST VALVE BOX	EACH	1	
212-00708	SEEDING (NATIVE) BROADCAST	ACRE	0.14	
212-01200	LANDSCAPE RESTORATION	L S	1	
213-00002	MULCHING (WEED FREE HAY)	ACRE	0.08	
213-00061	MULCH TACKIFIER	LB	15	
213-00067	ROCK MULCH (WEED FREE)	SF	261	
216-00042	SOIL RETENTION BLANKET (BIODEGRADABLE STRAW/COCONUT)	SY	316	
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	84	
412-00191	CONCRETE PAVEMENT (PATCHING)	CY	10	
503-00018	DRILLED SHAFT (18 INCH)	LF	10	
503-00036	DRILLED SHAFT (36 INCH)	LF	15	
503-00048	DRILLED SHAFT (48 INCH)	LF	42	
608-00006	CONCRETE SIDEWALK (6 INCH)	SY	133	
608-00010	CONCRETE CURB RAMP	SY	74	
609-21021	CURB AND GUTTER TYPE 2 (SECTION II-M)	LF	100	
610-00020	MEDIAN COVER MATERIAL (PATTERNED COLORED CONCRETE)	SF	70	
613-00200	2 INCH ELECTRICAL CONDUIT	LF	110	
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	364	
613-00300	3 INCH ELECTRICAL CONDUIT	LF	435	
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	742	
613-07001	TYPE ONE PULL BOX	EACH	1	
613-07002	TYPE TWO PULL BOX	EACH	2	
613-07004	TYPE FOUR PULL BOX	EACH	4	
613-07005	TYPE FIVE PULL BOX	EACH	1	
613-10000	WIRING	L S	1	
613-13065	LUMINAIRE (LED) (5400 LUMENS)	EACH	4	
613-50109	METER POWER PEDESTAL	EACH	2	
614-00011	SIGN PANEL (CLASS I)	SF	85	
614-00037	SIGN PANEL (SPECIAL)	EACH	2	
614-00216	STEEL SIGNPOST (2X2 INCH TUBING)	LF	38	
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	4	
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	4	
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	9	
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	4	
614-72832	COMMUNICATIONS CABINET (TYPE 2)	EACH	1	
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1	
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2	
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2	
614-72887	MICROWAVE VEHICLE RADAR DETECTOR	EACH	3	
614-81011	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 MAST ARM) (INSTALL ONLY)	EACH	3	
614-81300	TRAFFIC SIGNAL-LIGHT POLE (INSTALL ONLY)	EACH	1	
614-84450	TRAFFIC SIGNAL PEDESTAL POLE STEEL (INSTALL ONLY)	EACH	3	
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1	
614-87321	CLOSED CIRCUIT TELEVISION (INSTALL ONLY)	EACH	2	
614-87702	ETHERNET RADIO (PAIR)	EACH	2	
620-00020	SANITARY FACILITY	EACH	1	
625-00000	CONSTRUCTION SURVEYING	L S	1	
626-00000	MOBILIZATION	L S	1	
627-02010	PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID)	SF	100	
627-30405	PREFORMED THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	SF	33	
627-30410	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	SF	228	
627-30413	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (INLAID)	SF	542	
630-00016	TRAFFIC CONTROL (SPECIAL) LS	L S	1	
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	
700-70072	F/A OBTAIN POWER FROM CORE ENERGY	F A	1	
720-00000	MATERIALS SAMPLING AND TESTING	L S	1	

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026
FILE NAME: T_GEN01_C2206085.DWG
HORIZ. SCALE: N/A VERT. SCALE: N/A
UNIT INFORMATION

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

SUMMARY OF APPROXIMATE QUANTITIES

DESIGNER: NDS
DETAILER: GDL
SHEET SUBSET: GEN
STRUCTURE NUMBERS
SUBSET SHEETS: 5 OF 5

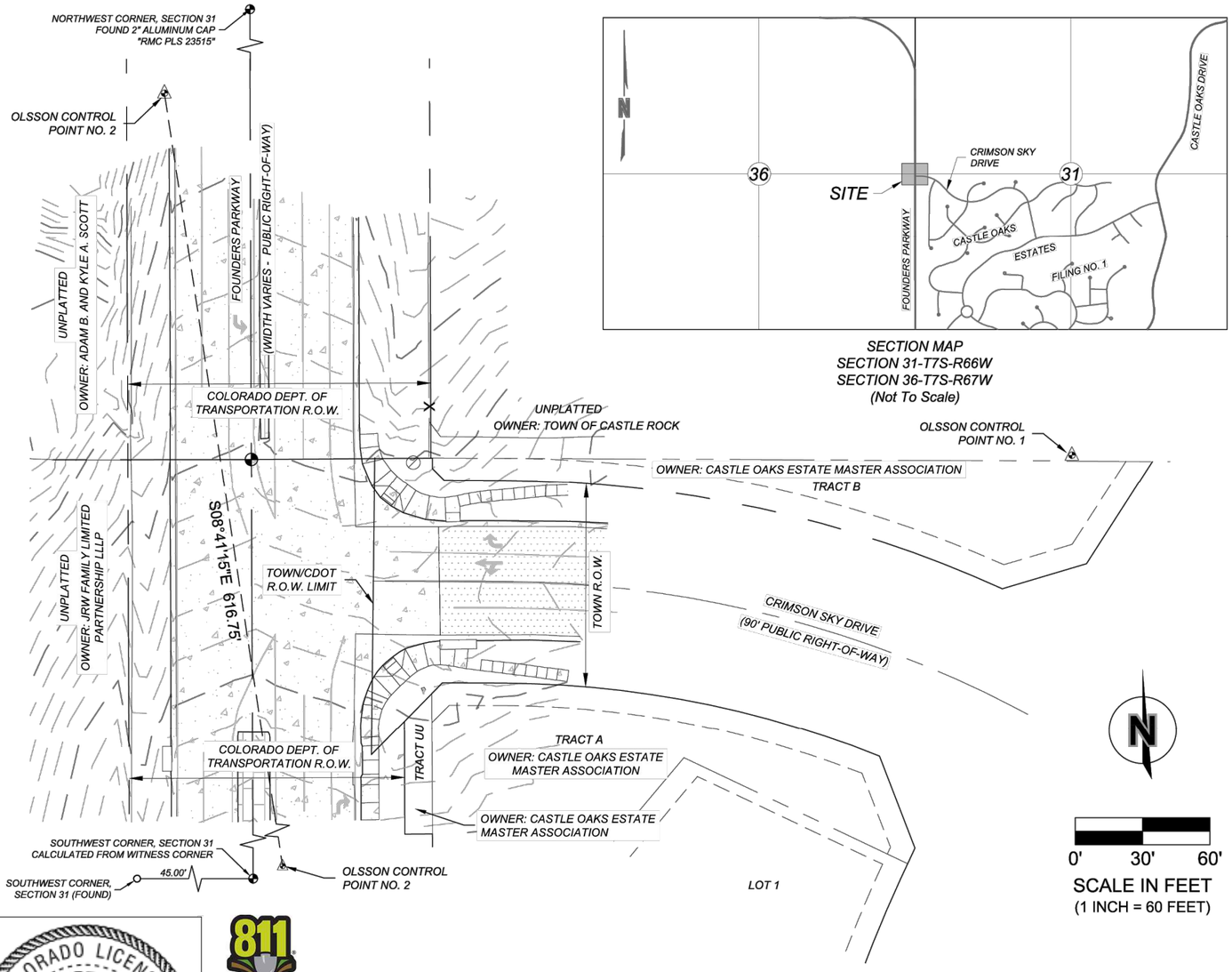
PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 5

DWG: F:\2022\06001-06500\022-06085-(x40-design\AutoCAD\final plans\Sheets\RDBIT_GEN01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

SURVEY CONTROL DIAGRAM

THE INTERSECTION OF FOUNDERS PARKWAY & CRIMSON SKY DRIVE
LOCATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST & EAST HALF OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SECTION MAP
SECTION 31-T7S-R66W
SECTION 36-T7S-R67W
(Not To Scale)

N

0' 30' 60'

SCALE IN FEET
(1 INCH = 60 FEET)

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
1	1570683.07	3189569.53	6496.73	CTL #1 60D NAIL
2	1570844.35	3189165.34	6468.50	CTL CHISELED + ON INLET CONCRETE
3	1570234.67	3189258.50	6497.27	CTL CHISELED +

SURVEYOR'S NOTES:

1. PROJECT MAPPING PROJECTION: MODIFIED STATE PLANE
   DATUM: NAD83 (0502) COLORADO CENTRAL
   COMBINED SCALE FACTOR = 1.000050663 (0.99994934); ORIGIN: OLSSON CONTROL POINT NO. 1
   UNITS ARE US SURVEY FOOT.

2. **NOTICE:** PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

4. UNITS SHOWN ARE U.S. SURVEY FEET, GROUND DISTANCES.

5. **LIMITED SCOPE OF RESPONSIBILITY STATEMENT:** THIS SURVEY IS INTENDED TO SHOW CONTROL USED FOR THE DESIGN SURVEY ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY OR LAND SURVEY PLAT.

6. VERTICAL DATUM: NAVD 88; BASED UPON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "V336", HAVING A PUBLISHED ELEVATION OF 6554.48 FEET AND BEING MARKED BY A 3.5" BRASS CAP MARKED "USGLO V336 1952 CGS" LOCATED, "FROM THE COUNTY COURT HOUSE IN CASTLE ROCK 0.1 MILES NORTH ALONG U.S. HIGHWAYS 85-87, THENCE EAST 2.9 MILES ALONG STATE HIGHWAY 86, 0.65 MILES EAST OF POWER LINES, 73 FEET SOUTH OF CENTER LINE OF HIGHWAY, 250 FEET EAST OF R O W FENCE AND FENCE SOUTH. AT THE SOUTHWEST END OF A CUT A STANDARD CAP SET IN THE CENTER OF A 4 X 4 GRANITE ROCK" PER NGS DATA SHEET.

7. VISIBLE UTILITIES, SUCH AS MANHOLES, VALVE BOXES, METERS, AND OTHER ABOVE-GROUND UTILITIES ARE SHOWN HEREON. SUPPLEMENTAL INFORMATION HAS BEEN APPROXIMATELY SCALED INTO THIS DRAWING, USING PHYSICAL EVIDENCE WHERE AVAILABLE. UTILITIES ARE SHOWN TO ASSIST IN IDENTIFYING POSSIBLE LOCATIONS AND TYPES. THEIR LOCATION AND IDENTIFICATION WERE APPROXIMATED FROM PHYSICAL EVIDENCE ON THE GROUND. OLSSON MAKES NO WARRANTY OR GUARANTEE THAT IDENTIFIED UTILITIES ARE EXISTING OR SERVING THE PURPOSE AS SHOWN.

8. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AS MONUMENTED ON THE SOUTH BY A FOUND CUT "+" IN CONCRETE AND AT THE NORTH END BY A FOUND 2 INCH ALUMINUM CAP MARKED "RMC PLS 23515" BEARS NORTH 00°11'49" WEST A DISTANCE OF 2632.87 FEET

SURVEYOR'S CERTIFICATE

I, MATT ROBERT EISENACH, DO HEREBY CERTIFY THAT THIS CONTROL DIAGRAM WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND DIRECT SUPERVISION, IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ON BEHALF OF OLSSON,

MATT ROBERT EISENACH, PLS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE 38257

COLORADO LICENSED
MATT ROBERT EISENACH
38257
6/1/2026
PROFESSIONAL LAND SURVEYOR

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS		
FILE NAME: T_SVY01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: 1"=60' VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	SURVEY CONTROL			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: ED	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: ED			SHEET NUMBER: 6
	SHEET SUBSET: SVY	SUBSET SHEETS: 1 OF 1		

DWG: F:\2022\06901-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\SRVY\T_SVY01_C2206085.dwg USER: awitaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TO ESTABLISH GEOMETRIC CONTROL FOR THE CONSTRUCTION OF THIS PROJECT, THE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION:

	Format *
☐ 3D Design Modeling Electronic Files	
■ Horizontal Control	PLAN SHEET
■ Vertical Control	PLAN SHEET
☐ Roadway Alignment	
☐ Original Terrain Data	
☐ Other:	

* Specify the information format, ie., plan sheet, computer disk, computer printout, or other.
The information marked is either contained on the plans or is available from the Engineer.

TYPE OF PROJECT

- ☐ Landscaping
- ■ Signalization
- ■ Safety Improvement
- ☐ Asphalt Overlay
- ☐ Concrete Overlay
- ☐ Minor Widening
- ☐ Major Reconstruction
- ☐ New Roadway Construction
- ☐ Bridge Replacement
- ☐ Bridge Widening
- ☐ New Bridge
- ☐ Other: _____

SURVEY WORK TO BE PERFORMED BY OTHERS: _____

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 625:

- ___ ■ A complete passing Base Line report (completed within 6 months prior to the start of the project)
- ___ ■ An instrument calibration Certification (completed within 6 months prior to the start of the project)
- ___ ☐ Establish and Maintain Project Centerline or Engineer Approved Offset Line(s)
- ___ ■ Verification and Maintenance of Horizontal and Vertical Control
- ___ ■ Verify or Determine existing grades and alignments
- ___ ■ Verify or Determine existing topography
- ___ ☐ Clearing and Grubbing Limits (Section 201)
- ___ ■ Removal Limits (Section 202)
- ___ ■ Reset Items (Section 210)
- ___ ☐ Excavation and Embankment (Section 203)
  - ___ ☐ Excavation
    - ___ ☐ Unclassified
    - ___ ☐ Stripping
    - ___ ☐ Muck
    - ___ ☐ Rock
    - ___ ☐ Borrow
    - ___ ☐ Other: _____
    - ___ ☐ Potholing
  - ___ ☐ Embankment
  - ___ ☐ Site Grading
  - ___ ☐ Erosion Control (Perm)
  - ___ ☐ Other: _____
  - ___ ☐ As Staked Earthwork Quantities (See General Notes)

	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
Excavation	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Embankment	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

- ___ ☐ Landscaping
  - ___ ☐ Top Soil (Section 207)
  - ___ ☐ Seeding (Section 212)
  - ___ ☐ Mulching (Section 213)
  - ___ ☐ Planting (Section 214)
  - ___ ☐ Herbicide (Section 217)
  - ___ ☐ Other: _____
- ___ ☐ Erosion Control (Section 208)
  - ___ ☐ Seeding (Temp)
  - ___ ☐ Silt Fence
  - ___ ☐ Erosion Bales
  - ___ ☐ Erosion Logs
  - ___ ☐ Riprap (Temp)
  - ___ ☐ Other: _____
- ___ ■ Roadway Bases
  - ___ ☐ Untreated Subgrade
  - ___ ☐ Treated Subgrade
  - ___ ■ Aggregate Base Course (Section 304)
  - ___ ☐ Reconditioning
  - ___ ☐ PMBB - Plant Mix Bituminous Base
  - ___ ☐ Other: _____

	Grid (Y/N)	Grade (Y/N)	Special Interval	Special Offset
Roadway Bases	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

- ___ ■ Pavements
  - ___ ☐ HMA - Hot Mix Asphalt (Section 403)
  - ___ ■ Concrete (Section 412)
  - ___ ☐ Heating & Scarifying Treatment
  - ___ ☐ Prime Coat, Tack Coat & Rejuvenating Agent (Section 407)
  - ___ ☐ Seal Coat or Chip Seal (Section 409)
  - ___ ☐ Other: _____
- ___ ■ Roadway Elements
  - ___ ■ Curb and Gutter (Section 609)
  - ___ ☐ Drop inlets - alignment and grades (Section 604)
  - ___ ☐ Retaining Walls
  - ___ ☐ Guard Rail (Section 606)
  - ___ ■ Sidewalk (Section 608)
  - ___ ☐ Overlay Stationing
  - ___ ☐ Other: _____
- ___ ☐ Riprap (Perm) (Section 506)
- ___ ☐ Slope and Ditch Paving (Section 507)
- ___ ☐ Minor Structures
  - ___ ☐ Structure Excavation limits (Section 206)
  - ___ ☐ Culverts (Section 603)
  - ___ ☐ Culverts w/ Headwalls and Wingwalls (Section 601)
  - ___ ☐ Concrete Box Culverts w/ Headwalls and Wingwalls
  - ___ ☐ Pipes (Section 603)
    - ___ ☐ Sanitary Sewer
    - ___ ☐ Storm Sewer
    - ___ ☐ Water
    - ___ ☐ Irrigation
    - ___ ☐ Miscellaneous
  - ___ ☐ Manholes (Section 604)
  - ___ ☐ Inlets (Section 604)
  - ___ ☐ Permanent Water Quality BMP (Section 208)
  - ___ ☐ Other: _____
- ___ ■ Major Structures - Overhead Signs (Section 614), Concrete Box Culverts, Bridges - and all other structures assigned a structure number
  - ___ ☐ Structure Excavation limits (Section 206)
  - ___ ☐ Concrete Box Culverts (Section 603) w/ Headwalls and Wingwalls (Section 601)
  - ___ ☐ Piling locations and cut off elevations (Section 502)
  - ___ ■ Drilled Shaft (Caisson) locations and elevations (Section 503)
  - ___ ☐ Footing locations, alignment, and elevations
  - ___ ☐ Abutment/Pier locations, alignment, and elevations
  - ___ ☐ Wingwall skew angles/offsets
  - ___ ☐ Structural concrete form locations
  - ___ ☐ Substructure As-constructed survey required for Bridges (Subsection 601 .12) and Overhead signs (S-614-50)
  - ___ ☐ Bridge expansion joint(s) alignment and grade (longitudinal and transverse)
  - ___ ☐ Deck grades at Girder 10th or "n" th point locations and elevations
  - ___ ☐ Girder grades at Girder 10th or "n" th point locations and elevations
  - ___ ☐ Slope and Ditch Paving (Section 507)
  - ___ ☐ Overhead Sign Clearance
  - ___ ☐ Overhead Structure (Bridge, etc.) Clearance
  - ___ ☐ Other: _____
- ___ ■ Fencing (Section 607)
  - ___ ☐ Temporary
  - ___ ■ Permanent
  - ___ ☐ Sound Barrier
  - ___ ☐ Other: _____
- ___ ☐ Delineators (Section 612)
  - ___ ☐ Temporary
  - ___ ☐ Permanent
- ___ ■ Lighting (Section 613) and Traffic Control Devices (Permanent) (Section 614)
  - ___ ■ Signal pole locations and elevations
  - ___ ■ Light pole locations and elevations
  - ___ ☐ Sign locations
  - ___ ☐ Field verify sign post locations, elevations, and lengths before fabrication.
  - ___ ☐ Other: _____
- ___ ☐ UTILITIES (See UTILITY PLAN in this plan set and Special Provision for 625)
  - ___ ☐ As-constructed survey of ALL RELOCATED UTILITY LINES
    Includes lines relocated by OTHERS and lines relocated by CONTRACTOR
    To be submitted in one of the following formats: .dxf, .dwg or .dgn

	Grid (Y/N)	Special Interval	Special Offset
Pavements	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

	Tangent Interval	Curve Interval	Special Offset
Curb & Gutter	-	-	-

	Left Interval	Center Interval	Right Interval
Stationing	-	-	-

- ___ ■ Pavement Marking (Section 627)
  - ___ ☐ Striping (Temp)
  - ___ ■ Striping (Perm)
  - ___ ■ Symbols
  - ___ ☐ Other: _____
- ___ ☐ Temporary Lighting and Construction Traffic Control Devices (Section 630)
  - ___ ☐ Signal pole locations and elevations (Temp)
  - ___ ☐ Light pole locations and elevations (Temp)
  - ___ ☐ Sign Locations (Temp)
  - ___ ☐ Other: _____
- ___ ■ All Easements (Temp Staking by P.L.S. Only)
- ___ ■ Right of Way (Temp Staking by P.L.S. Only)

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 629:

- ___ ☐ Monumentation (Section 629)
  - ___ ☐ Control
  - ___ ☐ Right of Way
  - ___ ☐ Land corners, Aliquot corners
  - ___ ☐ Easements
  - ___ ☐ Reference the specified existing monuments: ** _____
  - ___ ☐ Replace the specified existing monuments: ** _____
  - ___ ☐ Locate monuments. It is estimated ___ hours are required.

NOTE: All 629 items shall include adequate research, calculations, and evaluations of evidence for monuments to be set.

** A Tabulation of Survey Monuments may be provided on the plans.

GENERAL NOTES:

1. Unless indicated otherwise on this Survey Tabulation Sheet, all survey work and staking intervals shall be done in accordance with the latest edition of the CDOT Survey Manual.
2. Adequate information for establishing lines, grades, and locations for all work items have been specified on the plans. Any additional information required to stake the item or element shall be generated by the Contractor's surveyor.
3. The Contractor's surveyor shall provide an estimate of the man-hours necessary to complete the work items indicated on this sheet. A copy of this sheet, with the estimated man-hours written on the blank line to the left of the specified items, shall be submitted with the Survey Schedule to the Engineer____ days prior to the Presurvey Conference - Construction Survey.
4. Stakes and Monuments which are damaged or destroyed by the progress of construction shall be replaced by the Contractor at no additional cost to the Department.
5. The Contractor shall furnish an As Staked (or 3D Design Modeling Electronic Files) Earthwork Quantity report to the Engineer prior to completion of twenty percent (20%) of the planned earthwork in any phase as per the CDOT Survey Manual. A printed copy of the As Staked (or 3D Design Modeling Electronic Files) Earthwork data report and a computer disk with that information on it, in the specified format shall be submitted to the Engineer. The Contractor shall field verify original ground cross sections at a maximum 500 feet intervals.
6. Prior to beginning work on any subsequent operation, such as placing base course or paving, the Contractor shall certify in writing to the Engineer that the final grade is within specified tolerance.
7. The Contractor's surveyor shall perform all field surveying and calculations necessary to tie plan grades into field grades.
8. The Contractor shall coordinate construction staking on the project with any utility work.
9. Fieldbooks shall contain daily records of points set and or measurements observed. The information recorded shall contain: date, crew members' names, point no., description, staking information, and sketches. If the survey information is collected electronically, information recorded shall be provided to the Project Engineer in a hard copy format that is intuitive, clear and related to the supplemental information recorded in the field books. All linear surveys, such as slope stakes and blue tops, shall have the station and offset information related to the measured information. Non-linear surveys such as structures staking shall have sketches relating electronic information, such as point numbers, to the sketch.
10. The Contractor's surveyor shall submit the following fieldbooks to the Engineer:
    - ■ Horizontal Control (Primary & Secondary)
    - ■ Vertical Control (i.e. Benchmarks)
    - ■ Property Pin Ties
    - ☐ Horizontal Alignment
    - ■ Grading
    - ☐ Slope Staking
    - ☐ Minor Structures
    - ■ Major Structures
    - ■ One fieldbook for each work category shown on this sheet
    - ☐ Other Fieldbook(s): _____
11. The Contractor's surveyor shall submit the following (prior to surveying on the project) to the Engineer:
    - ■ All required Instrument Calibrations

COLORADO LICENSED — MATT ROBERT EISENACH — 38257 — 6/1/2026 — PROFESSIONAL SURVEYOR

811 Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	T_SVY01_C2206085.DWG
HORIZ. SCALE:	1"=40' VERT. SCALE: N/A
UNIT INFORMATION	

olsson — 1525 Raleigh St, Unit 400, Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

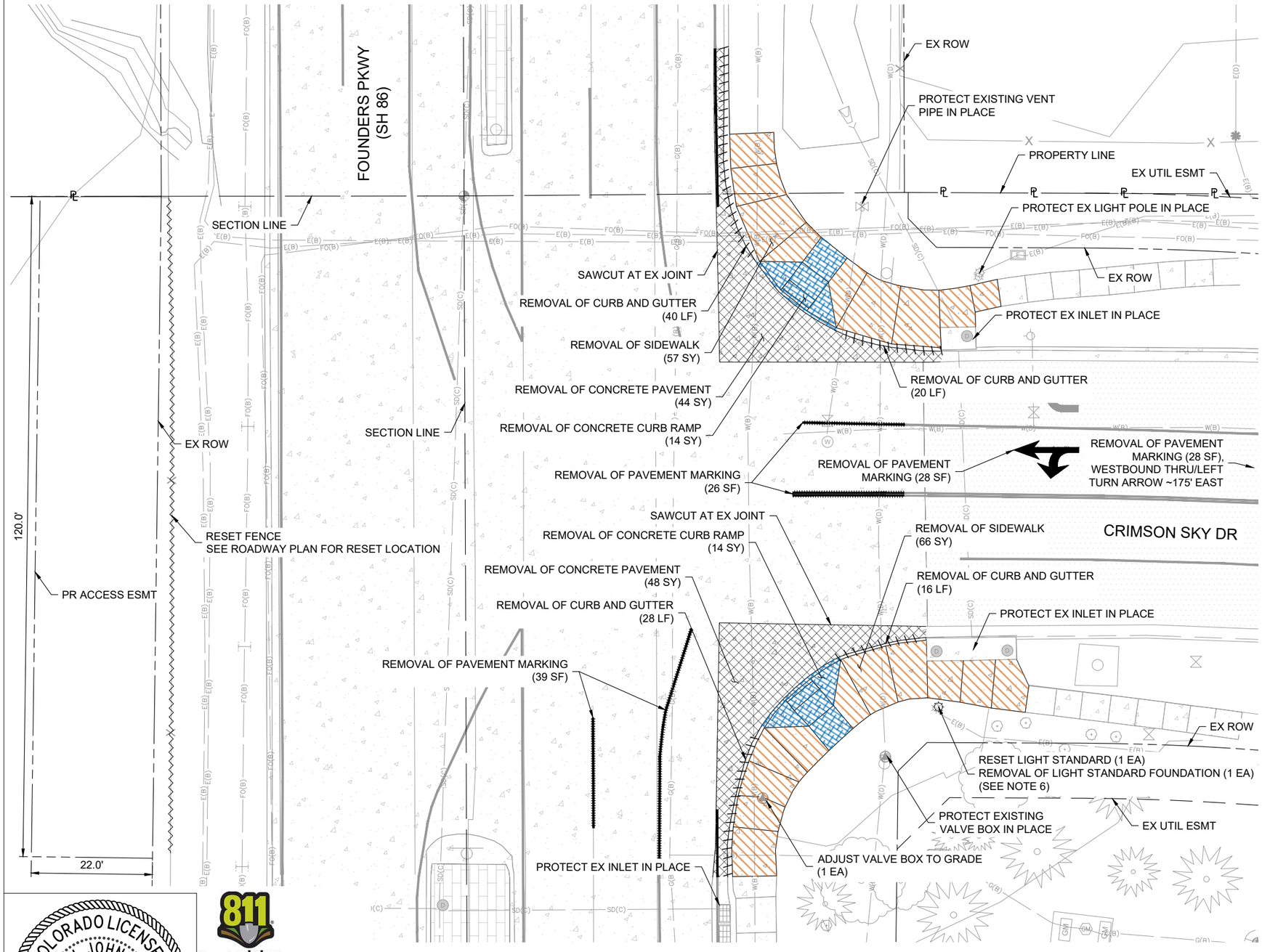
TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	SURVEY TABULATION		PROJECT NO./CODE
NO REVISIONS:			PROJECT NO.: C22-06085
REVISED:	DESIGNER: ED	STRUCTURE NUMBERS	CODE:
VOID:	DETAILER: ED		
	SHEET SUBSET: SVY TAB	SUBSET SHEETS: 1 OF 1	SHEET NUMBER: 7

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\SRVY\T_SVY01_C2206085.dwg USER: awiljaksono
DATE: Mar 26, 2026 8:57am XREFS: T_PTBLK, C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

- REMOVAL OF SIDEWALK
- REMOVAL OF CONCRETE CURB RAMP
- REMOVAL OF CONCRETE PAVEMENT
- REMOVAL OF CURB AND GUTTER
- REMOVAL OF PAVEMENT MARKING
- RESET FENCE

NOTES:

1. CLEARING AND GRUBBING SHALL BE KEPT TO A MINIMUM AND LIMITED TO AREAS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
2. REFER TO SIGNING AND STRIPING PLAN FOR SIGN REMOVALS.
3. REMOVALS SHOULD BE PERFORMED TO THE LIMITS DEPICTED IN THE ROADWAY PLAN, CURB RAMP DETAILS, AND SIGNING AND STRIPING PLAN.
4. REMOVALS SHOULD BE PERFORMED TO NEAT, CLEAN LINES. SAWCUTTING REQUIRED FOR REMOVALS WILL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE COST OF EACH RESPECTIVE REMOVAL ITEM.
5. ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. REMOVAL AND RESET OF EXISTING STREET LIGHTING FACILITIES SHALL BE PERFORMED BY CORE ELECTRIC COOPERATIVE. CONTRACTOR TO CONTACT CORE ELECTRIC COOPERATIVE TO ARRANGE REMOVAL AND RESET.
7. CONTRACTOR SHALL SAWCUT EXISTING TIE AND DOWEL BARS, WHICH IS INCIDENTAL TO CONCRETE PAVEMENT REMOVAL.

0' 10' 20'
SCALE IN FEET

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
PROFESSIONAL ENGINEER
6/1/2026

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: T_DEM01_C2206085.DWG	
HORIZ. SCALE: 1"=20' VERT. SCALE: N/A	
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

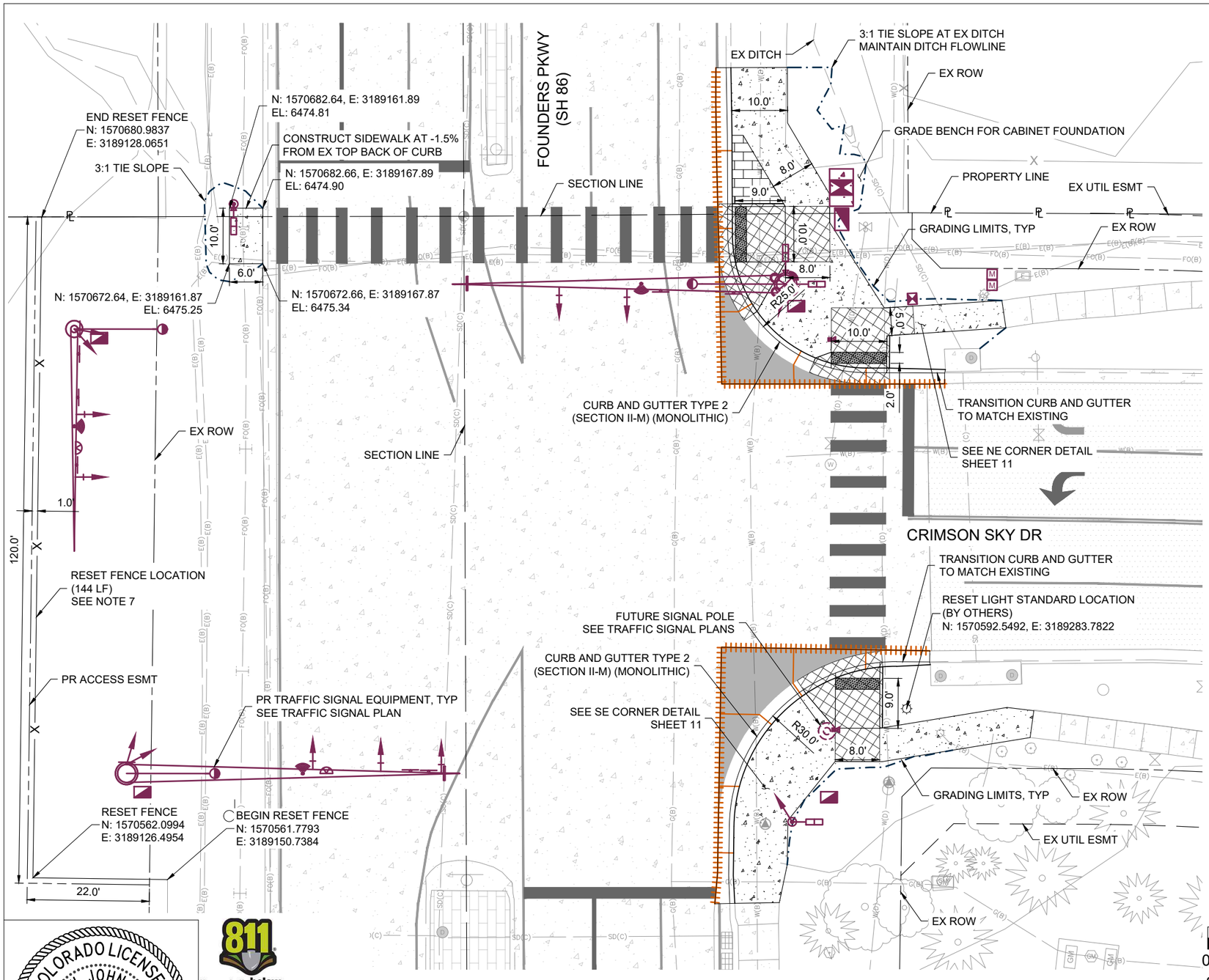
AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

REMOVAL PLAN

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	DEM	SUBSET SHEETS:	1 OF 1

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 8

DWG: F:\2022\06901-06500\022-06085-d-40-design\AutoCAD\final plans\Sheets\RDBIT_DEM01_C2206085.dwg USER: awilak.scno
DATE: Mar 26, 2026 8:58am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PRWAY_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_DPATT_C2206085



LEGEND:

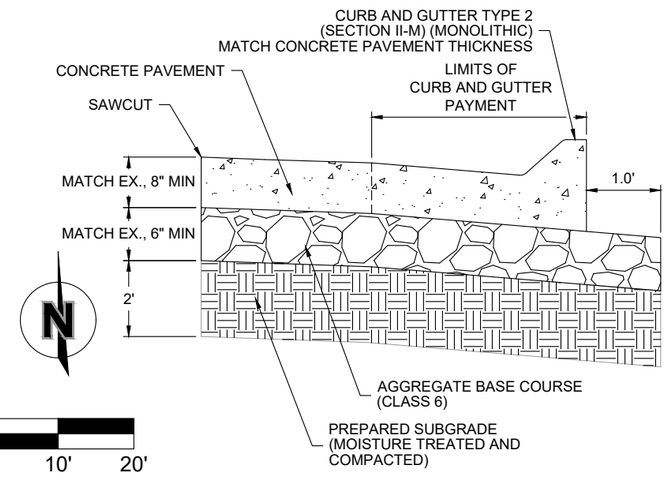
- PROPOSED 6" CONCRETE SIDEWALK ON 6" ABC (CLASS 6) AND 12" PREPARED SUBGRADE
- PROPOSED 6" CONCRETE CURB RAMP ON 6" ABC (CLASS 6) AND 12" PREPARED SUBGRADE
- PROPOSED 8" MIN. CONCRETE PAVEMENT ON 6" MIN. ABC (CLASS 6) AND 24" PREPARED SUBGRADE
- PROPOSED MEDIAN COVER MATERIAL (PATTERNED COLORED CONCRETE) PER TOWN OF CAST ROCK DETAIL PLAN NO. CG-12
- PROPOSED DETECTABLE WARNING FIELD
- TRANSVERSE DOWELED JOINT
- LONGITUDINAL TIE JOINT

NOTES:

1. CURB AND GUTTER SHALL BE PAVED MONOLITHIC WITH CONCRETE PAVEMENT.
2. DETECTABLE WARNING FIELDS SHALL BE A CONTRAST COLOR AND CONSTRUCTED OF CAST IRON, COST IS INCIDENTAL TO THE COST OF 608-00010, CONCRETE CURB RAMP.
3. PROPOSED TRAFFIC SIGNAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SIGNAL PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL DETERMINE CONCRETE JOINTING PLAN IN THE FIELD.
5. EARTHWORK AND PREPARED SUBGRADE ARE NOT PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE COST OF THE WORK.
6. TIE SLOPES SHALL BE 4:1 OFF THE BACK OF PROPOSED FLATWORK UNLESS OTHERWISE NOTED.
7. ADDITIONAL WIRE AND POSTS REQUIRED TO RESET THE WIRE FENCE SHALL BE INCLUDED IN THE COST OF RESET FENCE AND SHALL MATCH THE EXISTING MATERIALS.
8. JOINT LAYOUT IS SHOWN FOR GRAPHICAL PURPOSES ONLY. JOINTS SHALL FOLLOW CDOT M&S STANDARD 412-1 AND BE CONTINUOUS INTO THE ADJACENT SLAB.
9. CONTRACTOR SHALL DRILL AND GROUT TIE AND DOWEL BARS INTO EXISTING CONCRETE PAVEMENT PER CDOT M&S STANDARD 412-1 AND 412-2 AT EXISTING SPACING.

ABBREVIATIONS

ABC = AGGREGATE BASE COURSE



0' 10' 20'

SCALE IN FEET

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
PROFESSIONAL ENGINEER
6/1/2026

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			AS CONSTRUCTED
FILE NAME: T_RPP01_C2206085.DWG	DATE:	COMMENTS	INIT.	NO REVISIONS:
HORIZ. SCALE: 1"=20' VERT. SCALE: N/A				REVISED:
UNIT INFORMATION				VOID:

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

ROADWAY PLAN

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	RDY	SUBSET SHEETS:	1 OF 1

PROJECT NO./CODE

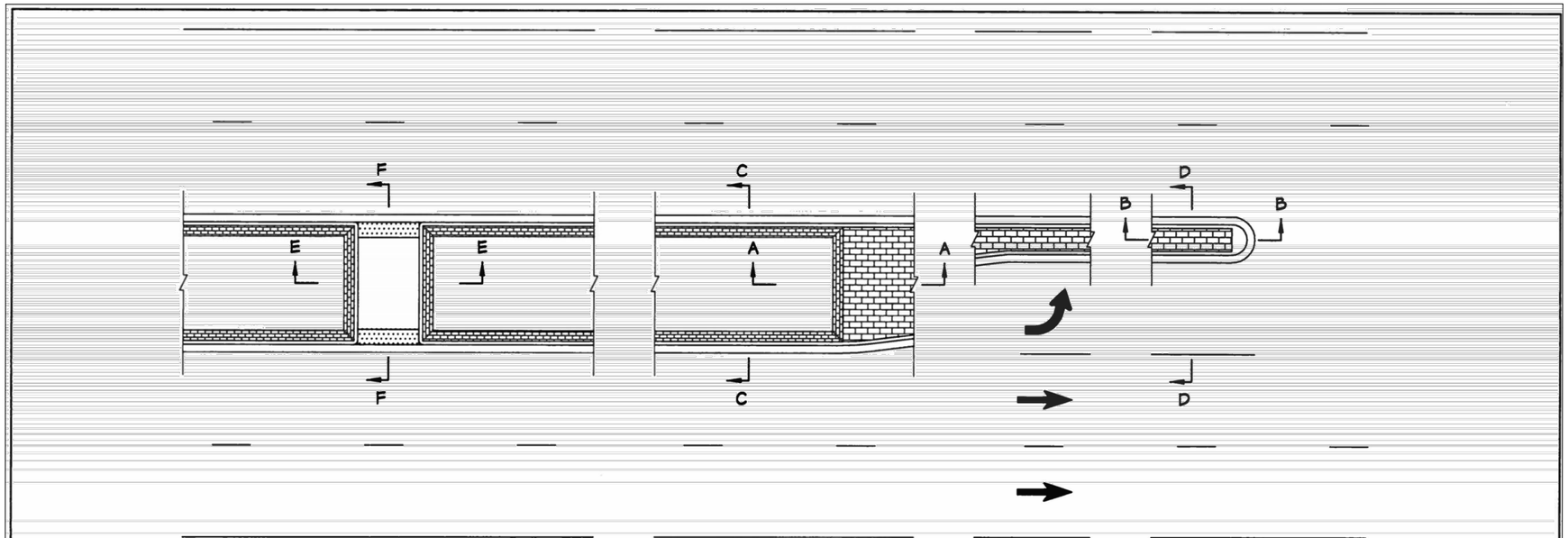
PROJECT NO.: C22-06085

CODE:

SHEET NUMBER: 9

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\RDB\T_RPP01_C2206085.dwg USER: awilakonno
DATE: Mar 26, 2026 8:58am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 T_PBASE_C2206085 T_PBNDY_C2206085 T_XBASE_SUE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_XBNDY_C2206085 T_PPATT_C2206085 T_PJOINT_C2206085

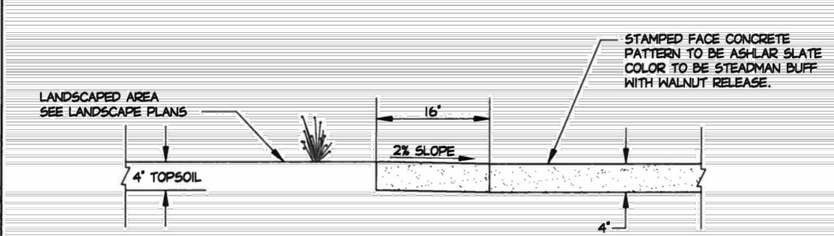
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



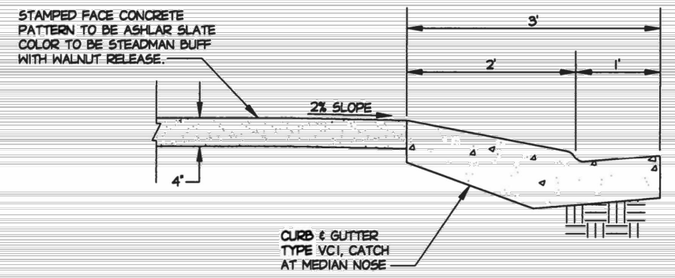
MID-BLOCK CROSSING

INTERSECTION

PLAN



SECTION A-A



SECTION B-B

Sheet Revisions	
Date	Comments

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

MEDIAN

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

DETAIL PLAN NO.
CG-12
Sheet 1 of 3

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
6/1/2026
PROFESSIONAL ENGINEER

PRINT DATE: March 26, 2026	SHEET REVISIONS			AS CONSTRUCTED	ROADWAY DETAIL		PROJECT NO./CODE
FILE NAME: T_DTL02_C2206085.DWG	DATE:	COMMENTS	INIT.	NO REVISIONS:			PROJECT NO.: C22-06085
HORIZ. SCALE: N/A VERT. SCALE: N/A				REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS	CODE:
UNIT INFORMATION				VOID:	DETAILER: GDL		
olsson 1525 Raleigh St Unit 400 Denver, CO 80204					SHEET SUBSET: RDY DTL	SUBSET SHEETS: 1 OF 1	SHEET NUMBER: 10

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_DTL02_C2206085.dwg USER: awiljakson
DATE: Mar 26, 2026 8:59am XREFS: T_PTBLK_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

LEGEND:

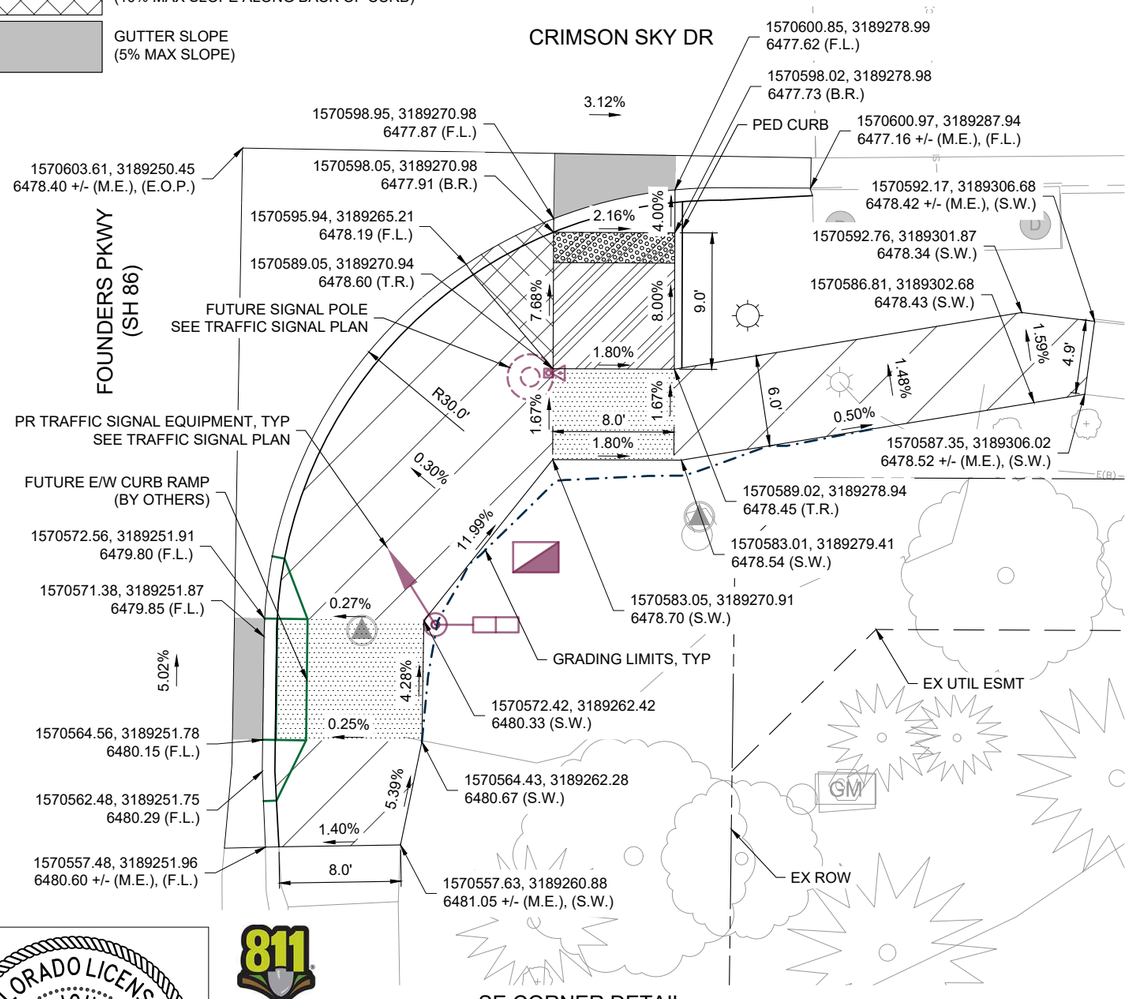
- LANDING (4' X 4' MIN, 2% MAX SLOPE PARALLEL TO RAMP RUN, CROSS SLOPE LESS THAN OR EQUAL TO RAMP CROSS SLOPE)
- RAMP (12:1 MAX RUNNING SLOPE, CROSS SLOPE LESS THAN OR EQUAL TO ROADWAY SLOPE)
- DETECTABLE WARNING FIELD
- SIDEWALK (5% MAX RUNNING SLOPE, 2% MAX CROSS SLOPE)
- TRAVERSABLE FLARE (10% MAX SLOPE ALONG BACK OF CURB)
- GUTTER SLOPE (5% MAX SLOPE)

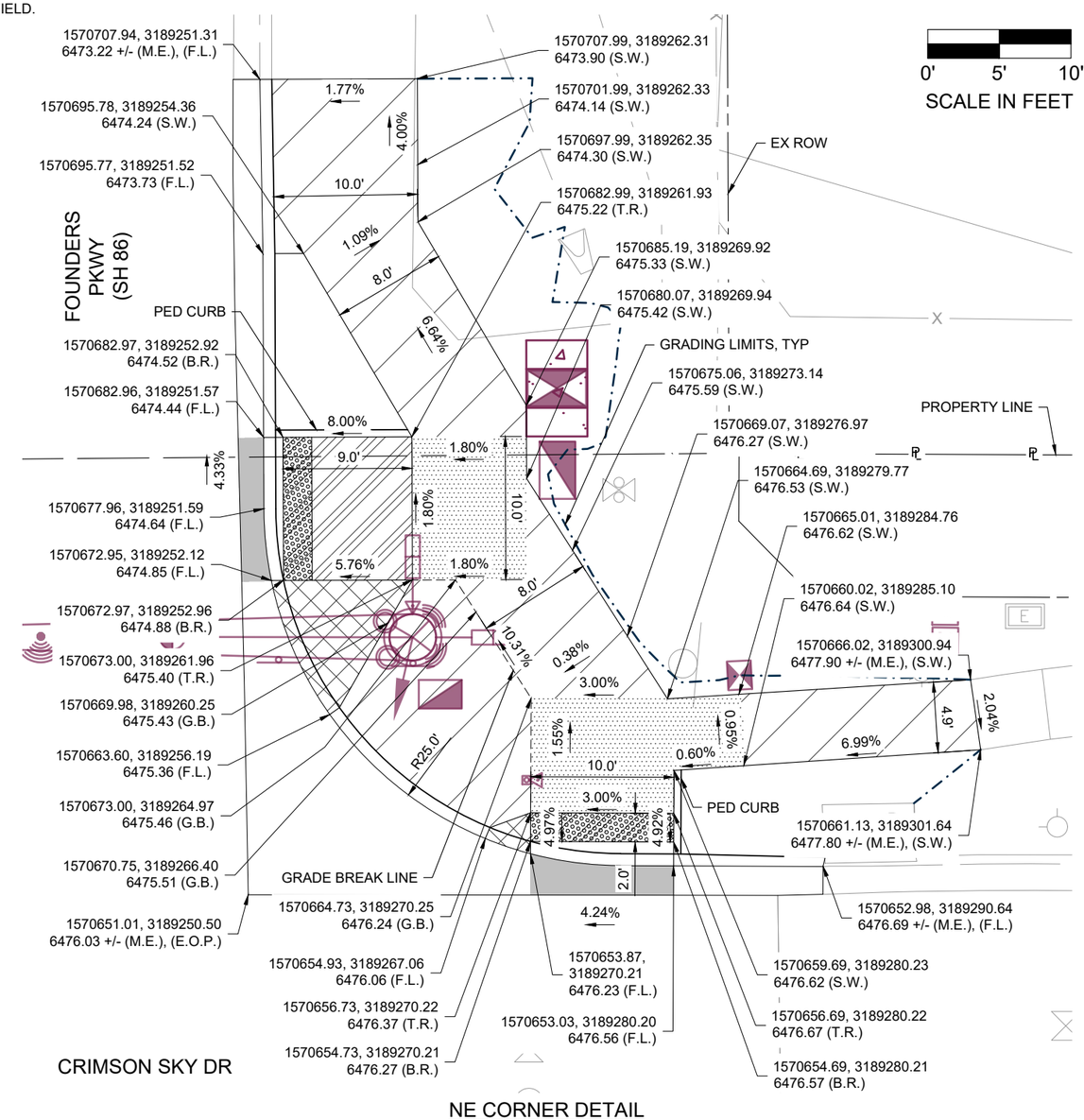
NOTES:

1. SLOPE LABELS AND EXISTING ELEVATIONS ARE FOR INFORMATION ONLY.
2. PROPOSED TRAFFIC SIGNAL EQUIPMENT SHOWN FOR REFERENCE. REFER TO TRAFFIC SIGNAL PLAN FOR ADDITIONAL INFORMATION.
3. MAX SLOPES DESCRIBED IN THE LEGEND ARE INTENDED FOR GENERAL GUIDANCE ONLY. REFER TO GRADES PROVIDED IN DETAILS FOR MORE SPECIFIC INFORMATION.
4. CONTRACTOR SHALL DETERMINE CONCRETE JOINTING PLAN IN THE FIELD.

F.L. = FLOWLINE
S.W. = SIDEWALK
E.O.P. = EDGE OF PAVEMENT
T.R. = TOP OF RAMP
B.R. = BOTTOM OF RAMP
G.B. = GRADE BREAK
M.E. = MATCH EXISTING

EASTING
NORTHING
XXXXXX.XX, YYYYYY.YY
ELEVATION
ZZZZ.ZZ, DESC.





SE CORNER DETAIL
1"=10'

NE CORNER DETAIL
1"=10'

0' 5' 10'
SCALE IN FEET

COLORADO LICENSED
MATTHEW JOHN OLSSON
58271
PROFESSIONAL ENGINEER
6/1/2026

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS		
FILE NAME: T_DTL01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: 1"=10' VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	CURB RAMP DETAILS NE AND SE CORNER			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: GDL			
	SHEET SUBSET: DTL	SUBSET SHEETS: 1 OF 1		SHEET NUMBER: 11

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_DTL01_C2206085.dwg USER: awiljakson
DATE: Mar 26, 2026 8:59am XREFS: T_PTBLK_C2206085 T_AER_C2206085 T_X6ASE_C2206085 T_PBASE_C2206085 T_PPATT01_C2206085 F_PBASE_C2206085 F_PMKRG_C2206085 T_XBASE_SUE_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- SEDIMENT CONTROL LOG (SCL)
- AGGREGATE BAG (AB)
- INLET PROTECTION (IP)
- SF — SILT FENCE (SF)
- REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)
- LIMITS OF CONSTRUCTION
- LOD — LIMITS OF DISTURBANCE
- LANDSCAPE RESTORATION
- NATIVE SEEDING (BROADCAST) (SEE NOTE 5)
- EROSION CONTROL BLANKET AND NATIVE SEED
- ROCK MULCH (WEED FREE)

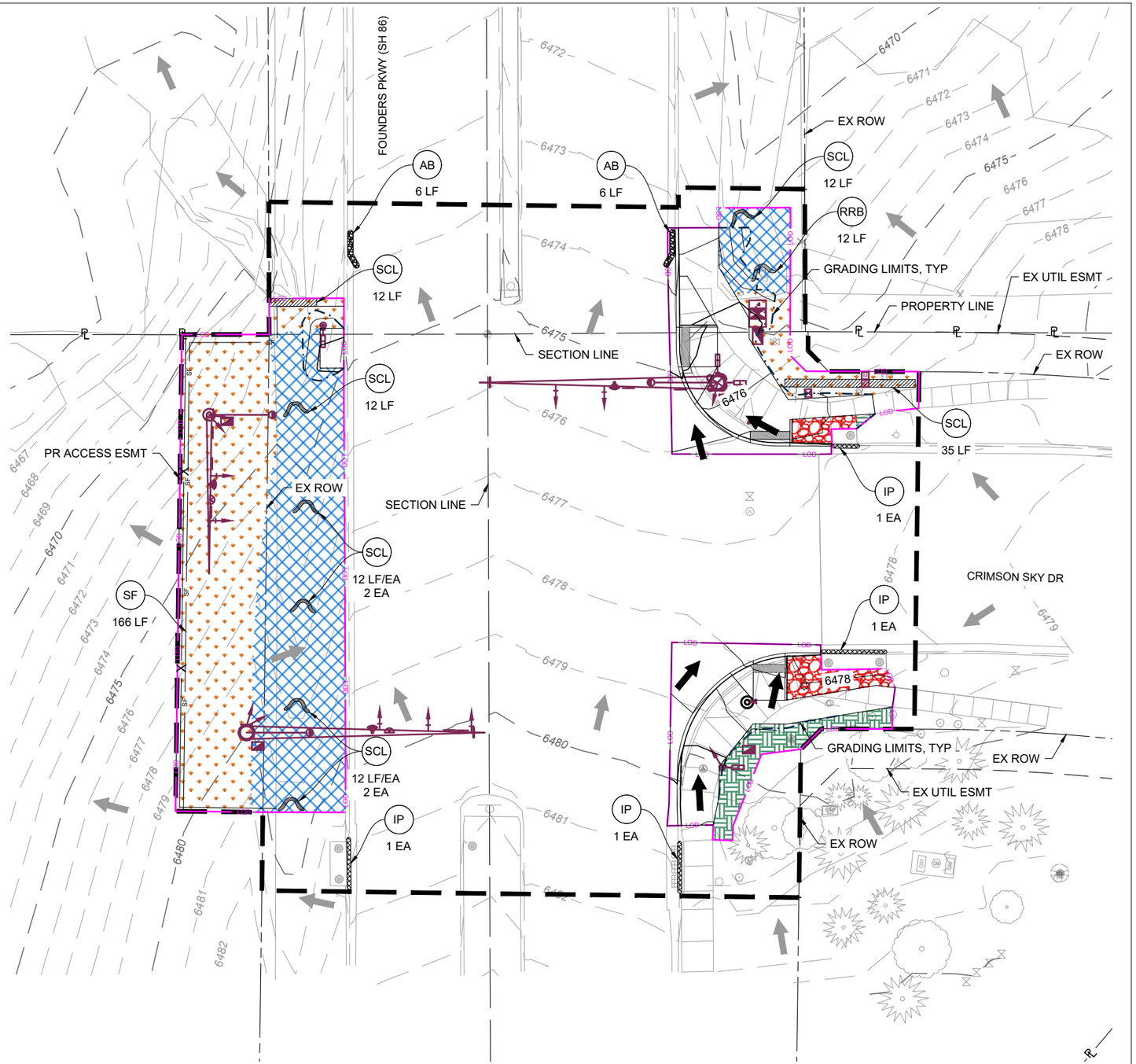
NOTES:

1. TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) SHALL CONFORM TO TOWN OF CASTLE ROCK TESC MANUAL AND TESC PLAN STANDARD NOTES AND DETAILS AND SUPERSEDES CDOT SPECIFICATIONS AND DETAILS.
2. CONTRACTOR TO WORK WITH TOWN OF CASTLE ROCK TO ESTABLISH STAGING AND STOCKPILE LOCATION AS REQUIRED. SAID LOCATION IS TO BE PROTECTED WITH EROSION CONTROL MEASURES AS NECESSARY.
3. LIMITS OF CONSTRUCTION: 0.67 AC.
   LIMITS OF DISTURBANCE: 0.21 AC.
4. EROSION CONTROL PLAN IS A GUIDE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLACING EROSION CONTROL MEASURES AS NECESSARY TO ENSURE SEDIMENT AND OTHER POLLUTANTS DO NOT LEAVE THE PROJECT SITE.
5. NATIVE SEEDING AREAS SHALL RECEIVE DOUGLAS COUNTY LOW-GROWTH SEED MIX, MULCH AND TACKIFIER PER TESC DETAILS.
6. EXISTING LANDSCAPING AND IRRIGATION IMPACTED DUE TO CONSTRUCTION SHALL BE RESTORED TO THE EXISTING CONDITION AND BE PAID FOR AS LANDSCAPE RESTORATION.

TOWN OF CASTLE ROCK ACCEPTANCE BLOCK

THESE DRAWINGS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR TEMPORARY EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

DEVELOPMENT SERVICES DEPARTMENT DATE



0' 15' 30'

SCALE IN FEET

COLORADO LICENSED
LAURA LEE KINDT
Laura Kindt
46481
6/1/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			
FILE NAME: T_ERC01_C2206085.DWG	DATE:	COMMENTS	INIT.	
HORIZ. SCALE: 1"=40' VERT. SCALE: N/A				
UNIT INFORMATION				
olsson 1525 Raleigh St Unit 400 Denver, CO 80204				

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN INITIAL, INTERIM, AND FINAL PLAN		PROJECT NO./CODE
NO REVISIONS:			PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS	CODE:
VOID:	DETAILER: GDL		
	SHEET SUBSET: TESC	SUBSET SHEETS: 1 OF 6	SHEET NUMBER: 12

DWG: F:\2022\06001-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\RDB\T_ERC01_C2206085.dwg USER: awilakono
DATE: Mar 26, 2026 9:00am XREFS: T_XPART_B2206085 T_PEROS_B2206085 T_PRWAY_B2206085 T_PBNDY_C2206085 T_PEROS01_C2206085 T_PTBLK_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085

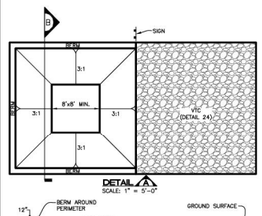
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

DWG: F:\2022\06901.06500\022-06095-s40-design\AutoCAD\final plansheets\RDBJT_ERC01_C2206095.dwg USER: awilak.sono
DATE: Mar 26, 2026 9:00am XREFs: T_XPAIT_B2206085 T_PERIOS_B2206085 T_PRWAY_B2206085 T_PBNDY_C2206085 T_PEROS01_C2206085 T_PTBLK_C2206085 T_XBASE_SUE_C2206085 T_XBASE_C2206085 F_PBASE_C2206085 F_PBASE_C2206085

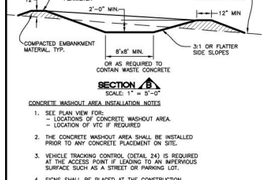
TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) GENERAL NOTES

1. THE DIRECTOR OF CASTLE ROCK WATER AND DEVELOPMENT SERVICES DEPARTMENT SIGNATURES AFFIXED TO THIS DOCUMENT INDICATE THE STORMWATER ENGINEERING DIVISION AND THE DEVELOPMENT SERVICES DEPARTMENT HAVE REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MANUAL. THE DIRECTOR OF CASTLE ROCK WATER AND DEVELOPMENT SERVICES DEPARTMENT, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS TESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE TESC PLAN SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE TOWN, IF CONSTRUCTION HAS NOT COMMENCED, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF CASTLE ROCK.
4. OVERLOT GRADING REQUIRES A CONSTRUCTION PERMIT THROUGH THE PUBLIC WORKS DEPARTMENT IN ADDITION TO THE TESC PERMIT. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK APPROVED CONSTRUCTION PLANS AND THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK. THE TOWN RESERVES THE RIGHT TO REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE TESC MANUAL, TESC PLAN OR TESC PERMIT.
6. SEE CONSTRUCTION PLANS FOR ALL GEOTECHNICAL SAMPLING, TESTING AND INSPECTION REQUIREMENTS.
7. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.
8. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES FROM THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE TOWN.
9. AFTER THE TESC PLAN HAS BEEN ACCEPTED, THE TESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE TOWN, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE ACCEPTED TESC PLAN AND CONTACT DEVELOPMENT SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING. THE REQUEST SHALL BE MADE A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME.
10. THE FIRST CONTROL MEASURES TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
11. THE OWNER OR OWNER'S REPRESENTATIVE, THE TESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND A PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS DO NOT ATTEND THE PRECONSTRUCTION MEETING, THE TOWN OF CASTLE ROCK RESERVES THE RIGHT TO DECLARE THAT THE MEETING WILL BE CANCELLED AND THE APPLICANT WILL HAVE TO PAY A RESCHEDULING FEE AND HAVE TO RESCHEDULE THE MEETING, WITH THE CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE TOWN OF CASTLE ROCK STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
12. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL MEASURES, THE PERMITTEE SHALL CALL THE TOWN OF CASTLE ROCK STORMWATER INSPECTOR TO SCHEDULE AN INITIAL INSPECTION AT THE PROJECT SITE. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS OF REQUESTING INITIAL INSPECTION.
13. CONSTRUCTION SHALL NOT BEGIN UNTIL THE STORMWATER INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL CONTROL MEASURES AND THE TESC PERMIT HAS BEEN APPROVED. FAILURE TO HAVE THE REQUIRED PERMIT FEES, FISCAL SURETY AND PERMIT COMPLETE AT THE TIME OF INITIAL INSPECTION WILL RESULT IN A FAILED INSPECTION. NO CONSTRUCTION MAY BEGIN UNTIL ALL ITEMS ARE RECEIVED AND SITE PASSES INITIAL INSPECTION.
14. THE TESC MANAGER SHALL STRICTLY ADHERE TO THE TOWN-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE TOWN MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE TOWN, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
15. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS). TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME, LARGER SITES SHALL BE DEVELOPED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED TESC PLAN. CONTROL MEASURE INSTALLATION AND APPROVAL BY THE TOWN AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THIS TESC MANUAL.
16. PRIOR TO ACTUAL CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 OR 1-800-922-1987.
17. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
18. THE TESC PERMIT SHALL BE VALID FOR A THREE (3) YEAR PERIOD (ONE YEAR ACTIVE CONSTRUCTION AND TWO YEAR REVEGETATION PERIOD). IN THE EVENT THAT ACTIVE CONSTRUCTION EXCEEDS ONE YEAR, THE TESC PERMIT MUST BE EXTENDED.
19. A COPY OF THE TESC PERMIT AND ACCEPTED TESC PLAN SHALL BE ON SITE AT ALL TIMES.
20. THE TESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE TESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE TOWN FOR ALL MATTERS PERTAINING TO THE TESC PERMIT. THE TESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S TESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE TOWN RESERVES THE RIGHT TO CONTACT THE OWNER'S TESC MANAGER. THE TESC MANAGER FOR ALTERNATE TESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER SHALL BE ISSUED.
21. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH A TOWN-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION BY THE TOWN.
22. THE TESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE TOWN TESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
23. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE TESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED TESC PLAN AND TESC MANUAL. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMMENCED IMMEDIATELY FOR ALL VIOLATIONS, OR WITHIN 24 HOURS. THE STORMWATER INSPECTOR ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
24. STRAW BALES ARE NOT A TOWN OF CASTLE ROCK ACCEPTED SEDIMENT CONTROL MEASURE.
25. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED TESC PLAN. FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE AND SITE PASSES INSPECTION.
26. THE ACCEPTED TESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE TESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE TOWN FOR ANY PROPOSED CHANGES.
27. LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE TESC MANUAL.
28. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
29. ANY SEDIMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE TESC MANAGER. THE TESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
30. A WASTE SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
31. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE TOWN OF CASTLE ROCK STORMWATER ENGINEERING DIVISION.
32. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUNDWATER, IRRIGATION WATER, ANY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COPHE PER CRS 25-8-601, AND THE TOWN. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPHE. CONTACT INFORMATION FOR COPHE, THE TOWN OF CASTLE ROCK AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE TESC MANUAL. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
33. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED TOWN OF CASTLE ROCK TESC PLAN.
34. THE PERMITTEE SHALL HAVE A TESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE TESC MANAGER SHALL NOTIFY THE TOWN INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/ EXPORT OPERATIONS.
35. THE USE OF REPAIR, SEPTIC STARTS OR SEPTIC FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED. (EXCEPT STEEL TEE-POSTS FOR CONSTRUCTION FENCE).
36. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WASTE CONTAINING WASTE CONCRETE TO THE TOWN STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
37. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE STORMWATER INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE TESC CRITERIA MANUAL.
38. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY TOWN OF CASTLE ROCK PUBLIC WORKS (SEPARATE FROM TESC INSPECTIONS).
39. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE TESC MANUAL WITHIN THIRTY (30) DAYS OF INITIAL DISTURBANCE. WATER OF THE TOWN SHALL BE PROTECTED BY SEDIMENT CONTROLS AS DEFINED BY THE TESC MANUAL FOR AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING. AREAS TO BE PERMANENTLY HARDSCAPED THAT WILL REMAIN EXPOSED FOR MORE THAN THIRTY (30) DAYS AFTER FINAL GRADE SHALL BE STABILIZED AS APPROVED BY THE TOWN.
40. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE TOWN OF CASTLE ROCK.
41. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED (OR OTHER MEANS OF TEMPORARY STABILIZATION AS APPROVED PER NOTE 26 ABOVE) AND ALL RETAINING WALLS AS SHOWN ON THE PLAN ARE INSTALLED AND ACCEPTED.
42. FOR SINGLE-FAMILY RESIDENTIAL PROJECTS NO BUILDING PERMITS WILL BE ISSUED UNTIL A TESC PERMIT HAS BEEN ISSUED FOR VERTICAL RESIDENTIAL CONSTRUCTION AND THE PERMITTEE PASSES THE INITIAL TESC INSPECTION.
43. A FINAL TESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO (2) WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
44. NO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR.

DETAIL NO.	SHEET NO.	BMP LEGEND
1	1	CD CHECK DAM
2	1	CB COMPOST BLANKET
3	1	CFB COMPOST FILTER BERM
4	1	CWA CONCRETE WASHOUT AREA
5	1	CF CONSTRUCTION FENCE
6	1	CM CONSTRUCTION MARKERS
7	1	DW DEWATERING
8	1	DD DIVERSION DITCH
9	2	RCB EROSION CONTROL BLANKET
10	2	IP INLET PROTECTION
11	2	RCD REINFORCED CHECK DAM
12	2	RRB REINFORCED ROCK BERM
13	2	RRC RRB FOR CULVERT PROTECTION
14	2	SB SEDIMENT BASIN
15	2	SCL SEDIMENT CONTROL LOG
16	2	ST SEDIMENT TRAP
17	2	SM SEEDING AND MULCHING
18	2	SF SILT FENCE
19	2	SSA STABILIZED STAGING AREA
20	2	SR SURFACE ROUGHENING
21	2	TWC TEMPORARY ROAD CROSSING
22	2	TSD TEMPORARY SLOPE DRAIN
23	2	TSC TEMPORARY STREAM CROSSING
24	2	TSS TRACKING
25	4	VTC VEHICLE TRACKING CONTROL
26	4	VTW VTC WITH WHEEL WASH
27	4	A LOT EROSION CONTROL
28	4	B LOT EROSION CONTROL
		LOC LIMITS OF CONSTRUCTION



DETAIL 1
SCALE: 1" = 5'-0"

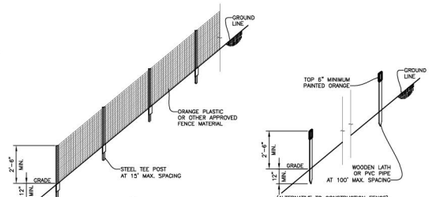


SECTION 2
SCALE: 1" = 5'-0"

CONCRETE WASHOUT AREA INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - LOCATION OF CONCRETE WASHOUT AREA.
   - LOCATION OF PVC IF REQUIRED
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL 24) IS REQUIRED AT THE ACCESS POINT IF DRIVING TO AN IMPERVIOUS SURFACE SUCH AS A STREET OR PARKING LOT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY DESIGNATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA CONCRETE WASHOUT AREA 4



DETAIL 5
SCALE: 1/2" = 1'-0"

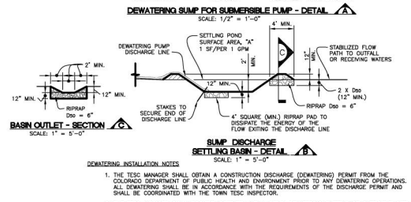
CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - TYPE OF CONSTRUCTION LIMIT INDICATOR (FENCE OR MARKERS).
   - LOCATION AND LENGTH OF FENCE OR LINE OF MARKERS.
2. CONSTRUCTION FENCE OR MARKERS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO OTHER BMPS AND ANY LAND-DISTURBING ACTIVITIES.
3. STEEL TEE POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE. MAXIMUM SPACING FOR TEE POSTS SHALL BE 15'.

CONSTRUCTION FENCE MAINTENANCE NOTES
1. ANY DAMAGED FENCE OR MARKERS SHALL BE REPAIRED ON A DAILY BASIS.
2. FENCE OR MARKERS SHALL BE REMOVED AT THE END OF CONSTRUCTION, IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

CF CONSTRUCTION FENCE 5

(ALTERNATIVE TO CONSTRUCTION FENCE)
SCALE: 1/2" = 1'-0"

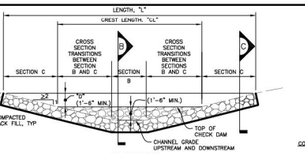
CM CONSTRUCTION MARKERS 6



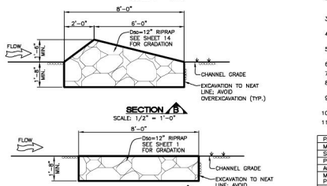
DEWATERING INSTALLATION NOTES
1. THE TESC MANAGER SHALL OBTAIN A CONSTRUCTION DISCHARGE (DEWATERING) PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PRIOR TO ANY DEWATERING OPERATIONS. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISCHARGE PERMIT AND SHALL BE COORDINATED WITH THE TOWN TESC INSPECTOR.
2. THE TESC MANAGER SHALL PROVIDE, OPERATE, AND MAINTAIN DEWATERING SYSTEMS OF SUFFICIENT SIZE AND CAPACITY TO PERMIT EXCAVATION AND SUBSEQUENT CONSTRUCTION IN DRY CONDITIONS AND TO LOWER AND MAINTAIN THE GROUNDWATER LEVEL A MINIMUM OF 2-FEET BELOW THE LOWEST POINT OF EXCAVATION AND CONTINUOUSLY MAINTAIN EXCAVATIONS FREE OF WATER UNTIL BACKFILLED TO FINAL GRADE.
3. DEWATERING OPERATIONS SHALL USE ONE OR MORE OF THE DEWATERING SUMPS SHOWN ABOVE OR OTHER MEANS APPROVED BY THE TOWN TO REDUCE THE PUMPING OF SEDIMENT, AND SHALL PROVIDE A TEMPORARY BASIN FOR SETTLING PUMPED DISCHARGES PRIOR TO RELEASE OFF SITE OR TO A RECEIVING WATER. SEDIMENT BASIN PER DETAIL 14 MAY BE USED IN LIEU OF SUMP DISCHARGE SETTLING BASIN SHOWN ABOVE.
4. A 4' SQUARE RIPRAP PAD SHALL BE PLACED AT DISCHARGE POINT.
5. THE DISCHARGE END OF THE LINE SHALL BE STAKED IN PLACE TO PREVENT MOVEMENT OF RIPRAP PAD.

DEWATERING MAINTENANCE NOTES
1. THE TESC MANAGER SHALL INSPECT DEWATERING SYSTEMS AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A HOURLY BASIS.
2. TEMPORARY SETTLING BASINS SHALL BE REMOVED WHEN NO LONGER NEEDED FOR DEWATERING OPERATIONS. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

DW DEWATERING 7



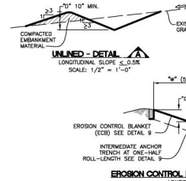
ELEVATION
SCALE: 1" = 5'-0"

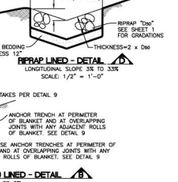


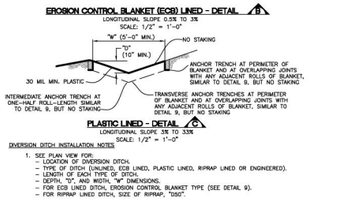
CHECK DAM INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH "L", CREST LENGTH "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D_{50} MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES
1. THE TESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN ½ OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

CD CHECK DAM 1



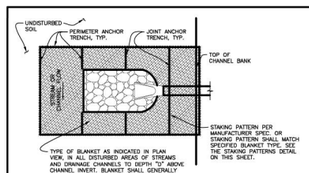




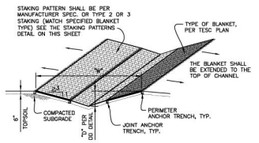
DIVERSION DITCH INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   - LOCATION OF DIVERSION DITCH.
   - TYPE OF DITCH (UNLINED, ECB LINED, PLASTIC LINED, RIPRAP LINED OR ENGINEERED).
   - LENGTH OF EACH TYPE OF DITCH.
   - DEPTH, "D", AND WIDTH, "W" DI

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

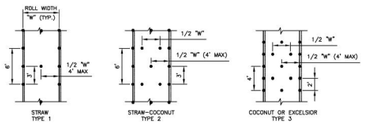
DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\RDBIT_ERC01_C2206085.dwg USER: awilgusono
DATE: Mar 26, 2026 9:00am XREFS: T_XPATT_B2206085 T_PERDS_B2206085 T_PRIVAY_B2206085 T_PERDS_C2206085 T_PBNDY_C2206085 T_PTBLK_C2206085 T_XBASE_C2206085 T_PBASE_C2206085



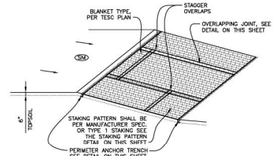
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS - DETAIL A
SCALE: 1" = 10'-0"



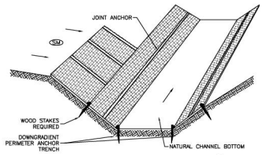
IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY - DETAIL B
SCALE: 1" = 10'-0"



STAKING PATTERNS
SCALE: 1" = 10'-0"
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE).



OUTSIDE OF STREAMS AND DRAINAGE CHANNELS - DETAIL C
SCALE: 1" = 10'-0"



IN LARGE DRAINAGEWAYS - DETAIL D
SCALE: 1" = 10'-0"

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE BLANKET IN ACCORDANCE WITH THE REQUIREMENTS OF DETAIL 17, SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE; NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. EROSION CONTROL BLANKET SHALL BE PLACED SMOOTHLY, BUT LOOSELY, ON THE SOIL SURFACE, WITHOUT STRETCHING.
5. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
6. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKETS EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
7. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
8. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
9. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1. A SAMPLE OF BLANKET SHALL BE SUBMITTED AT LEAST TWO WEEKS IN ADVANCE OF ITS USE FOR APPROVAL BY THE TOWN TESC INSPECTOR.
10. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 17.
11. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.

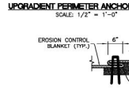
TABLE 7.1 – EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	–	100%	–	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/NATURAL
COCONUT	100%	–	–	DOUBLE/NATURAL
EXCELSIOR	–	–	100%	DOUBLE/NATURAL

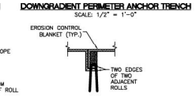
* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

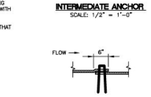
1. THE TESC MANAGER SHALL INSPECT EROSION CONTROL BLANKETS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE TOWN.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.
4. WHEN REINFORCED ROCK BERMS HAVE BEEN REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



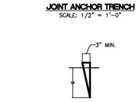
UPGRADIENT PERIMETER ANCHOR TRENCH
SCALE: 1/2" = 1'-0"



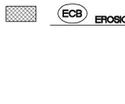
DOWNGRADIENT PERIMETER ANCHOR TRENCH
SCALE: 1/2" = 1'-0"



INTERMEDIATE ANCHOR
SCALE: 1/2" = 1'-0"



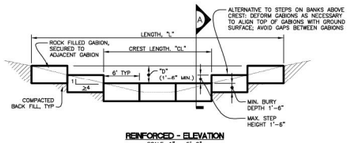
JOINT ANCHOR TRENCH
SCALE: 1/2" = 1'-0"



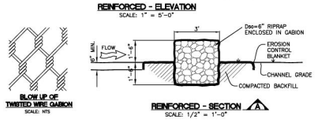
OVERLAPPING JOINT
SCALE: 1/2" = 1'-0"

WOOD STAKE DETAIL
SCALE: 1/2" = 1'-0"
MINIMUM THICKNESS 1/2"
(FOR DRAINAGEWAY APPLICATIONS ONLY)

ECB **EROSION CONTROL BLANKET 9**



REINFORCED - ELEVATION
SCALE: 1" = 5'-0"



BLOW UP OF TWISTED WIRE GABION
SCALE: NTS

REINFORCED - SECTION
SCALE: 1" = 1'-0"

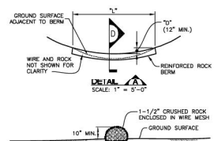
REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4' SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE LID TO THE ADJACENT GABION.
4. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D_{50} MEDIAN STONE SIZE OF 6".
5. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
6. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-0" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

REINFORCED CHECK DAM MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF EACH DAM IS WITHIN ½ OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL; ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

RCD **REINFORCED CHECK DAM 11**



DETAIL A
SCALE: 1" = 5'-0"

SECTION B
SCALE: 1" = 1'-0"

JOINT DETAIL
SCALE: 1/2" = 1'-0"

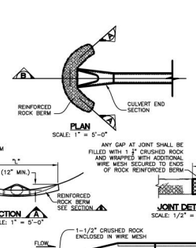
REINFORCED ROCK BERM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF REINFORCED ROCK BERMS.
   - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT REINFORCED ROCK BERM WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS ½ THE HEIGHT OF THE REINFORCED ROCK BERM.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS HAVE BEEN REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

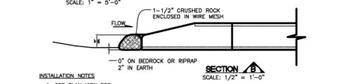
RRB **REINFORCED ROCK BERM 12**



PLAN
SCALE: 1" = 5'-0"

SECTION A
SCALE: 1" = 5'-0"

JOINT DETAIL
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1/2" = 1'-0"

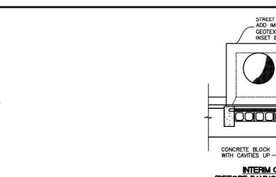
INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CULVERT INLET FILTERS.
   - LENGTH, "L", AND DEPTH, "D".
2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE").
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
5. THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

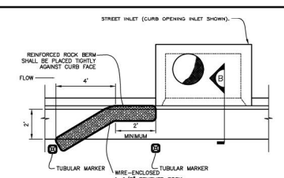
MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT CULVERT INLET FILTER WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CULVERT INLET FILTER SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS ½ THE HEIGHT OF THE REINFORCED ROCK BERM.
3. RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. WHEN CULVERT INLET FILTERS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

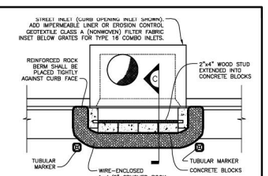
RRC **RRB FOR CULVERT PROTECTION 13**



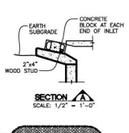
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"



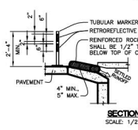
STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



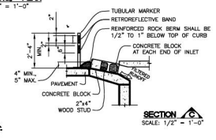
STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



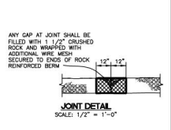
SECTION A
SCALE: 1/2" = 1'-0"



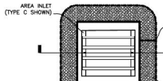
SECTION B
SCALE: 1/2" = 1'-0"



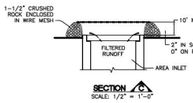
SECTION C
SCALE: 1/2" = 1'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"



AREA INLET - PLAN
SCALE: 1/2" = 1'-0"



SECTION C
SCALE: 1/2" = 1'-0"

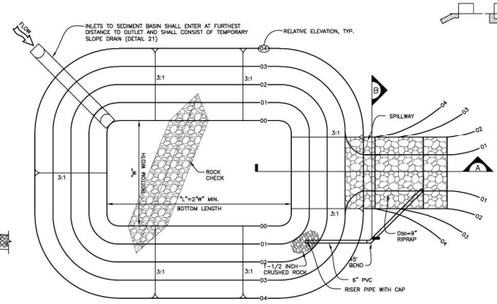
INLET PROTECTION INSTALLATION NOTES

1. INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVEMENT) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"–1" BELOW TOP OF CURB.

INLET PROTECTION MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS SHALL BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2–1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE TOWN APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

IP **INLET PROTECTION 10**



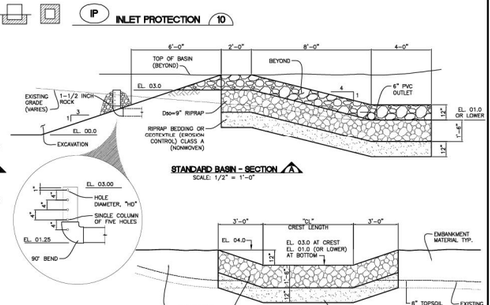
STANDARD BASIN - PLAN
SCALE: 1" = 5'-0"

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF SEDIMENT BASIN.
   - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN).
   - FOR STANDARD BASIN, CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
   - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASIN(S) IDENTIFIED ON THE TESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SEDIMENT BASIN WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 2.0 FEET OF THE CREST OF THE SPILLWAY.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



STANDARD BASIN - SECTION A
SCALE: 1/2" = 1'-0"

STANDARD BASIN - SECTION B
SCALE: 1/2" = 1'-0"

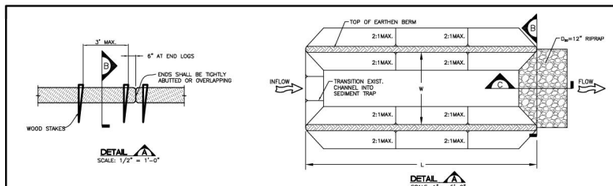
TEMPORARY SUBSTITUTES FOR SEDIMENT BASINS

SEDIMENT BASINS (SB) ARE REQUIRED ON ALL SITES WITH DISTURBED AREAS LARGER THAN 1 ACRE. THE PERMITTEE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING THE SB TO THE EXTENT POSSIBLE THROUGHOUT THE PHASING IN SEQUENCING AND PHASING OF EARTHMOVING OPERATIONS. THE TOWN UNDERSTANDS THAT CIRCUMSTANCES MAY EXIST WHERE IMPLEMENTATION OF SB IS INFEASIBLE DURING CERTAIN PHASES OF GRADING OPERATIONS BASED ON BOUNDARY CONDITIONS AND OTHER LIMITATIONS OUTSIDE THE CONTROL OF THE PERMITTEE. IN THE EVENT THAT IMPLEMENTATION OF THE SB IS DETERMINED TO BE PHYSICALLY INFEASIBLE, THE FOLLOWING CONSTRAINTS MAY BE CONSIDERED FOR THE ACCEPTANCE OF SUBSTITUTE CONTROLS. PRIOR TO COMMENCING EARTHWORK OPERATIONS, AN ACTION PLAN (REDLINED TESC PLAN) SHALL BE SUBMITTED TO THE STORMWATER INSPECTOR FOR ACCEPTANCE IDENTIFYING THE SELECTED CONTROL MEASURE(S) ALONG WITH THE TIMING OF SUCH CONTROLS. GENERALLY SITES MUST EITHER PROVIDE ON-SITE VOLUMETRIC TREATMENT PRIOR TO DISCHARGE, ENSURE ON-SITE RETENTION TO PREVENT UNTREATED DISCHARGE, OR ONLY IN EXTREME AND LIMITED CASES REDUCE DISCHARGE TO THE MAXIMUM EXTENT THROUGH INFILTRATION TECHNIQUES AS FURTHER OUTLINED BELOW:

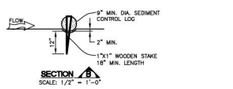
1. GRADED AND/OR REDISTRIBUTE TEMPORARY SEDIMENT BASINS AND DIVERSION DITCHES AS NEEDED TO ACCOMMODATE PHASED GRADING OPERATIONS.
2. MINIMIZE DISCHARGE AREAS THROUGH ON-SITE RETENTION, BUT IN NO CASE ALLOW MORE THAN 1 ACRE OF CONCENTRATED RUNOFF FROM THE SITE AT ANY ONE LOCATION WITHOUT VOLUMETRIC CONTROLS (i.e. DIRECT FLOWS TO TEMPORARY CUT AREAS WITH VOLUMES GREATER THAN OR EQUAL TO 2.5 TIMES THE REQUIRED SEDIMENT BASIN VOLUME). OTHER TEMPORARY CONTROL MEASURES SUCH AS SILT FENCE, CHECK DAMS, TEMPORARY SEDIMENT TRAPS AR

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

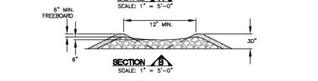
DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\RDBLT_ERC01_C2206085.dwg USER: awhjakerno
DATE: Mar 26, 2026 9:00am XREFS: T_XPATT_B2206085 T_PERDIS_B2206085 T_PRIVAY_B2206085 T_PTBLK_C2206085 T_PEROS01_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_PBASE_C2206085 F_PBASE_C2206085



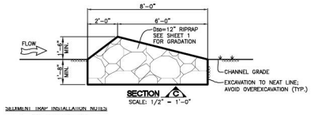
DETAIL A
SCALE: 1/2" = 1'-0"



SECTION A
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1" = 5'-0"



SECTION C
SCALE: 1/2" = 1'-0"

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

SCL SEDIMENT CONTROL LOG 15

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D =12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SEDIMENT TRAPS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE TOWN.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE TOWN.

ST SEDIMENT TRAP 16

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - AREA OF SEEDING AND MULCHING.
   - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BROMEGS, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN TESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). TRAIL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 8 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWICE THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT. THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN), THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL FLAT GUM OF PLANTAGO INSULARIS, (ISBGUM (PLANTAGO PSYLLA)), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PARTICLE SIZE = 1.6 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.2 +/-0.4%; PH 1% SOLUTION = 6.5 – 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE MATERIAL, OR OTHER ADULTERANTS. THE TACKIFIER SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE WITH WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 – ROAD B, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION WILL BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE TESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING AND MULCHING. REQUIRED COVERAGE SHALL BE ACHIEVED BY THE END OF THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE TESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
   - 5.1. A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OR PRE-DISTURBANCE LEVELS AND NO LESS THAN THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE PLANTS SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK–APPROVED MIX.
   - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   - 5.3. FREE OF ERODED AREAS.
   - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
   - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
   - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO–FEET BY TWO–FEET OR EQUIVALENT).
   - 6.3. FREE OF ERODED AREAS.
   - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.8
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.8
		TOTAL		9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AICB	10	0.8
		TOTAL		13.4

DOUGLAS COUNTY AND CASTLE ROCK LOW–GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
		TOTAL		11.0

SM SEEDING AND MULCHING 17

SECTION A
SCALE: 1/2" = 1'-0"

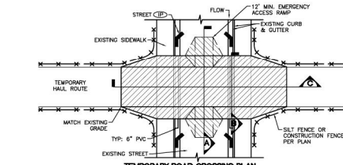
SURFACE ROUGHENING INSTALLATION NOTES

1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
3. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

SURFACE ROUGHENING MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON–TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE–ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

SR SURFACE ROUGHENING 20



TEMPORARY ROAD CROSSING PLAN

SECTION B

SECTION A

SECTION C

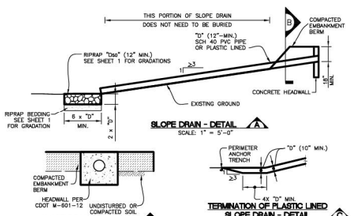
TEMPORARY ROAD CROSSING INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF TEMPORARY ROAD CROSSING.
2. AVOID INSTALLING TEMPORARY ROAD CROSSINGS OVER INLETS, RAMPS, MANHOLES, VALVES AND OTHER SURFACE UTILITIES.
3. CONTACT PUBLIC WORKS TO OBTAIN A STREET CLOSURE PERMIT. ALL TRAFFIC CONTROL REQUIREMENTS SHALL BE FOLLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT–OF–WAY.
5. SCHEDULE 40 OR GREATER PVC PIPE SHALL BE USED.
6. ONLY EMERGENCY ACCESS ALLOWED OVER CROSSING DURING CONSTRUCTION.

TEMPORARY ROAD CROSSING MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT ROAD CROSSINGS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT PIPES OR SEDIMENT AS NECESSARY TO ENSURE FULL ACCESS BY EMERGENCY VEHICLES AT ALL TIMES.
2. CONTACT THE TESC AND CONSTRUCTION INSPECTOR FOR INSPECTION UPON REMOVAL OF THE TEMPORARY ROAD CROSSING.
3. WHEN ROAD CROSSINGS ARE REMOVED, THE EXISTING PAVEMENT, CURB, GUTTER, AND SIDEWALK SHALL BE SWEPT CLEAN IN A MANNER APPROVED BY THE TOWN.
4. ANY DISTURBED UNPAVED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

TRC TEMPORARY ROAD CROSSING 21



SLOPE DRAIN – DETAIL A
SCALE: 1" = 5'-0"

SLOPE DRAIN – SECTION B
SCALE: 1" = 5'-0"

TERMINATION OF PLASTIC LINED SLOPE DRAIN – DETAIL C
SCALE: 1" = 5'-0"

TERMINATION OF RIPRAP LINED SLOPE DRAIN – DETAIL D
SCALE: 1" = 5'-0"

PLASTIC LINED DRAIN – SECTION E
SCALE: 1" = 5'-0"

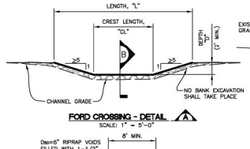
SLOPE DRAIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SLOPE DRAIN.
   - TYPE OF SLOPE DRAIN (PIPE, RIPRAP LINED, PLASTIC LINED OR ENGINEERED)
   - PIPE DIAMETER, "D", AND RIPRAP SIZE, "D_{50}".
2. SLOPE DRAIN DIMENSIONS SHALL BE CONSIDERED MINIMUM DIMENSIONS; CONTRACTOR MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO SLOPE OR SLOPE DRAIN DURING RUNOFF EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SLOPE DRAINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND–DISTURBING ACTIVITIES.
4. FOR TEMPORARY SLOPE DRAINS, PIPE MAY BE INSTALLED ON TOP OF SLOPE; HOWEVER, 12" MIN. COVER AT TOP OF SLOPE SHALL BE PROVIDED.
5. A RIPRAP PAD SHALL BE PLACED AT THE OUTFALL OF THE SLOPE DRAIN.

SLOPE DRAIN MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT SLOPE DRAINS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. TEMPORARY SLOPE DRAINS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION. WHEN SLOPE DRAINS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

TSD TEMPORARY SLOPE DRAIN 22



FORD CROSSING – DETAIL A
SCALE: 1" = 5'-0"

FORD CROSSING – SECTION A
SCALE: 1" = 5'-0"

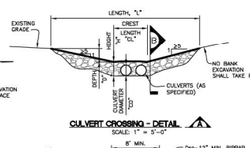
TEMPORARY STREAM CROSSING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF TEMPORARY STREAM CROSSING.
   - STREAM CROSSING TYPE (FORD OR CULVERT).
   - FOR FORD CROSSING: LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
   - FOR CULVERT CROSSING: LENGTH, "L", CREST LENGTH, "CL", CROSSING HEIGHT, "H", DEPTH, "D", CULVERT DIAMETER, "CD", AND NUMBER, TYPE AND CLASS OF CULVERTS.
2. TEMPORARY STREAM CROSSING DIMENSIONS, DSO, AND NUMBER OF CULVERTS INDICATED (FOR CULVERT CROSSING) SHALL BE CONSIDERED MINIMUM DIMENSIONS; ENGINEER MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO STREAM CROSSING OR EXISTING STREAM CHANNEL DURING BASEFLOW OR FLOOD EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SEE SHEET 1 FOR RIPRAP AND 1–1/2" CRUSHED ROCK GRADATIONS.
4. FOR A TEMPORARY STREAM CROSSING THAT WILL CARRY LOADS, THE TEMPORARY STREAM CROSSING MUST BE DESIGNED BY THE DESIGN ENGINEER.

TEMPORARY STREAM CROSSING MAINTENANCE NOTES

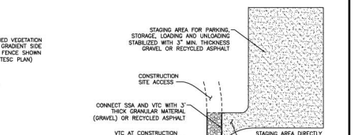
1. THE TESC MANAGER SHALL INSPECT STREAM CROSSINGS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6–INCHES OF THE CREST (FORD CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12–INCHES (CULVERT CROSSING).
3. STREAM CROSSINGS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
4. WHEN STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

TSC TEMPORARY STREAM CROSSING 23



CULVERT CROSSING – DETAIL A
SCALE: 1" = 5'-0"

CULVERT CROSSING – SECTION B
SCALE: 1" = 5'-0"



DETAIL A
SCALE: 1" = 1'-0"

JOINTS – SECTION A
SCALE: N.T.S.

SILT FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF FENCE.
2. ANCHOR (MUNCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE, NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 6–70 12–GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
   - 90 LB. TENSILE STRENGTH PER ASTM D4632.
   - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D 4355.
4. SILT FENCE INDICATED ON INITIAL TESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND–DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. THE TESC MANAGER SHALL INSPECT SILT FENCE DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6–INCHES.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

SF SILT FENCE 18

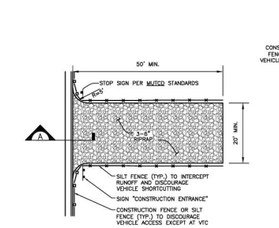
PLAN
SCALE: 1" = 40'-0"

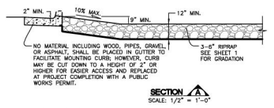
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING A

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

DWG: F:\2022\06901-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\RDBIT_ERC01_C2206085.dwg USER: ewilliksons
DATE: Mar 26, 2026 9:00am XREFS: T_XPATT_B2206085 T_PEROS_B2206085 T_PRIWAY_B2206085 T_PBASE_C2206085 F_PBASE_C2206085 T_PTBLK_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085





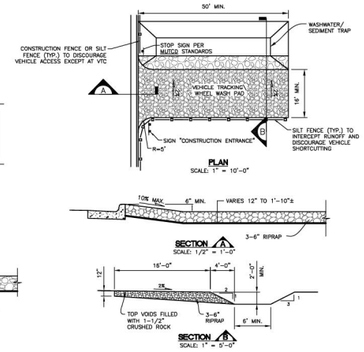
VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
2. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
3. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
4. ALL ACCESS POINTS TO THE SITE SHALL BE APPROVED AS PART OF THE TESC PERMIT AND BE SHOWN ON THE TESC PLANS.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

1. STORMWATER MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL DAILY. STONE SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE STONE TO DISLODGE MUD FROM TIRES. WHEN STONE BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN STONE, AND, IF ADDITIONAL NEW STONE, OR REPLACE WITH NEW STONE AS NECESSARY TO RESTORE EFFECTIVENESS.
2. VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE STONE MATERIAL REMOVED OR, IF APPROVED BY THE TOWN, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

VTC **VEHICLE TRACKING CONTROL** 25



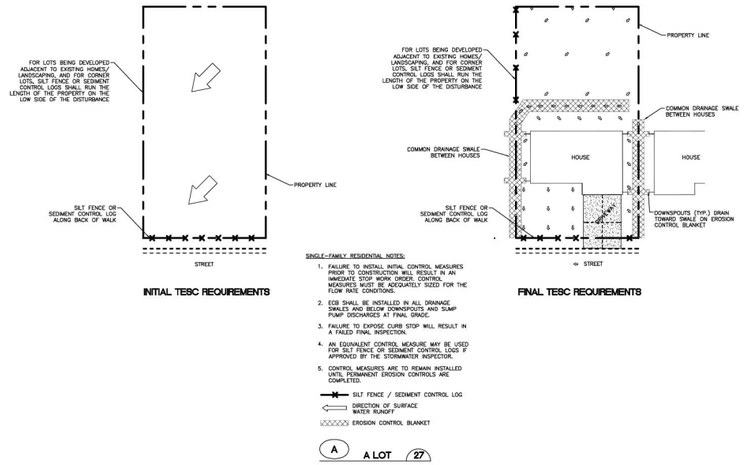
VEHICLE TRACKING CONTROL WITH WHEEL WASH INSTALLATION NOTES

1. ALTHOUGH NOT NORMALLY USED, THE TOWN RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES AT SITES WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM.
2. IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED OF MUD USING A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE.
3. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
4. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY CONTRACTOR.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL WITH WHEEL WASH MAINTENANCE NOTES

1. TESC MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM PAD SURFACE.
2. ACCUMULATED SEDIMENT IN THE WASHWATER/SEDIMENT TRAP SHALL BE REMOVED WHEN THE SEDIMENT DEPTH REACHES AN AVERAGE OF 12-INCHES.
3. VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITY SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE RIPRAP MATERIAL REMOVED OR, IF APPROVED BY THE TOWN, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

WW **VTC WITH WHEEL WASH** 26

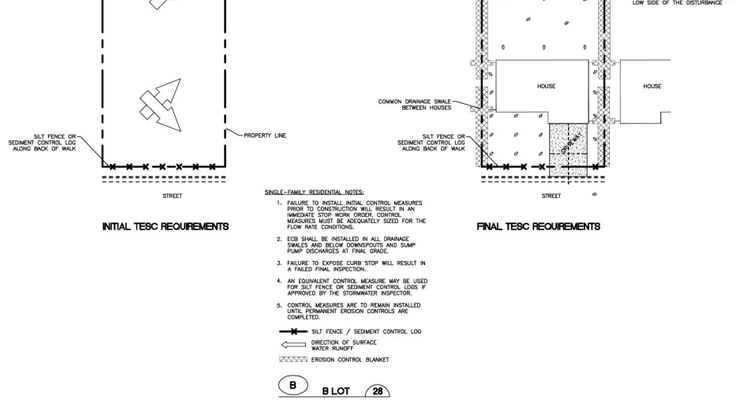


SINGLE-FAMILY RESIDENTIAL NOTES:

1. FAILURE TO INSTALL INITIAL CONTROL MEASURES PRIOR TO CONSTRUCTION WILL RESULT IN AN IMMEDIATE STOP WORK ORDER. CONTROL MEASURES MUST BE ADEQUATELY SIZED FOR THE FLOW RATE CONDITIONS.
2. ECB SHALL BE INSTALLED IN ALL DRAINAGE SWALES AND BELOW DOWNSPOUTS AND SUMP PUMP DISCHARGES AT FINAL GRADE.
3. FAILURE TO EXPOSE CURB STOP WILL RESULT IN A FAILED FINAL INSPECTION.
4. AN EQUIVALENT CONTROL MEASURE MAY BE USED FOR SILT FENCE OR SEDIMENT CONTROL LOGS IF APPROVED BY THE STORMWATER INSPECTOR.
5. CONTROL MEASURES ARE TO REMAIN INSTALLED UNTIL PERMANENT EROSION CONTROLS ARE COMPLETED.

SILT FENCE / SEDIMENT CONTROL LOG
DIRECTION OF SURFACE WATER RUNOFF
EROSION CONTROL BLANKET

A **A LOT** 27



SINGLE-FAMILY RESIDENTIAL NOTES:

1. FAILURE TO INSTALL INITIAL CONTROL MEASURES PRIOR TO CONSTRUCTION WILL RESULT IN AN IMMEDIATE STOP WORK ORDER. CONTROL MEASURES MUST BE ADEQUATELY SIZED FOR THE FLOW RATE CONDITIONS.
2. ECB SHALL BE INSTALLED IN ALL DRAINAGE SWALES AND BELOW DOWNSPOUTS AND SUMP PUMP DISCHARGES AT FINAL GRADE.
3. FAILURE TO EXPOSE CURB STOP WILL RESULT IN A FAILED FINAL INSPECTION.
4. AN EQUIVALENT CONTROL MEASURE MAY BE USED FOR SILT FENCE OR SEDIMENT CONTROL LOGS IF APPROVED BY THE STORMWATER INSPECTOR.
5. CONTROL MEASURES ARE TO REMAIN INSTALLED UNTIL PERMANENT EROSION CONTROLS ARE COMPLETED.

SILT FENCE / SEDIMENT CONTROL LOG
DIRECTION OF SURFACE WATER RUNOFF
EROSION CONTROL BLANKET

B **B LOT** 28

Sheet Revisions			
R1	3/11	GESC MANUAL UPDATES	DV
R2	5/15	GESC MANUAL UPDATES	DV
R3	6/19	GESC MANUAL UPDATES	DV
R4	10/20	GESC MANUAL UPDATES	DV

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

TOWN OF CASTLE ROCK COLORADO

CASTLE ROCK WATER
Stormwater Engineering Division

TESC TEMPORARY EROSION, AND SEDIMENT CONTROL

TESC PLAN STANDARD NOTES AND DETAILS

SHEET 4 OF 4

COLORADO LICENSED
LAURA LEE KINDT
Laura Kindt
46481
6/1/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	T_ERC01_C2206085.DWG
HORIZ. SCALE:	N/A VERT. SCALE: N/A
UNIT INFORMATION	

olsson 1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN DETAILS

DESIGNER:	NDS	STRUCTURE NUMBERS	
DETAILER:	GDL		
SHEET SUBSET:	TESC	SUBSET SHEETS:	5 OF 6

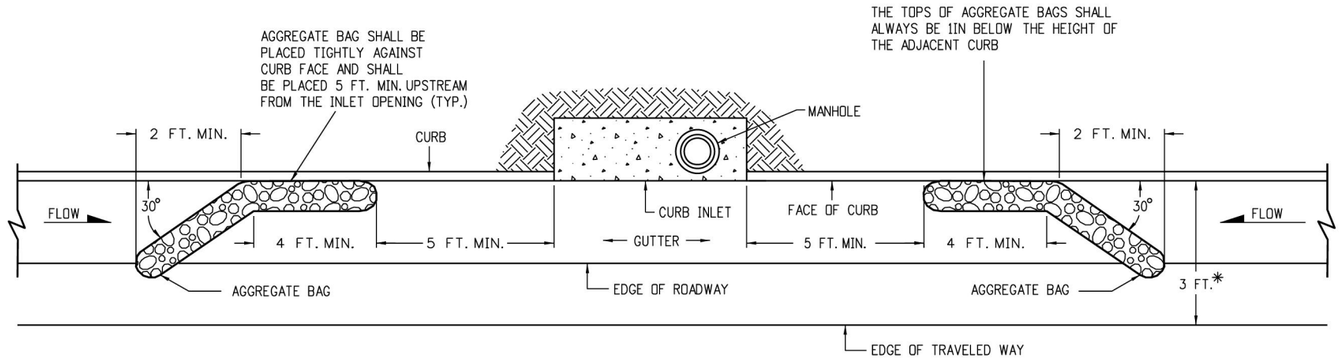
PROJECT NO./CODE

PROJECT NO.: C22-06085

CODE:

SHEET NUMBER: 16

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

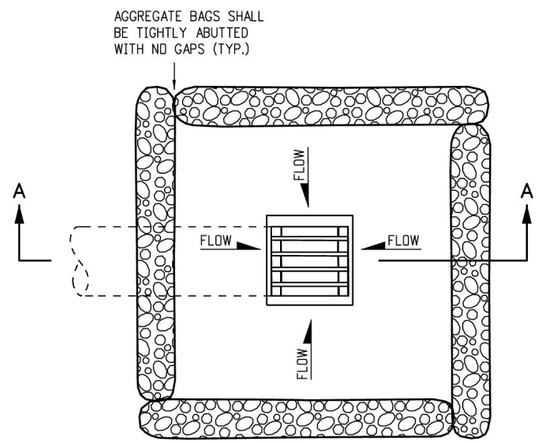


PLAN VIEW

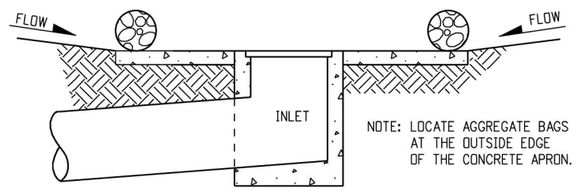
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF ACCRECATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)



PLAN VIEW



SECTION A-A

AGGREGATE BAGS AT DROP INLET

AGGREGATE BAG APPLICATIONS

NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

COLORADO LICENSED
LAURA LEE KINDT
Laura Kindt
46481
6/1/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: T_ERC01_C2206085.DWG	
HORIZ. SCALE: N/A VERT. SCALE: TESC	
UNIT INFORMATION	
olsson 1525 Raleigh St Unit 400 Denver, CO 80204	

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN DETAILS		PROJECT NO./CODE
NO REVISIONS:			PROJECT NO.: C22-06085
REVISED:	DESIGNER: NDS	STRUCTURE NUMBERS	CODE:
VOID:	DETAILER: GDL		SHEET NUMBER: 17
	SHEET SUBSET: TESC	SUBSET SHEETS: 6 OF 6	

DWG: F:\2022\06901-06500\02-06085-ut40-design\AutoCAD\final plans\Sheets\RDBIT_ERC01_C2206085.dwg USER: awilakonno
DATE: Mar 26, 2026 9:00am XREFS: T_XPAIT_B2206085 T_PEROS_B2206085 T_PRWAY_B2206085 T_PBASE_C2206085 F_PBASE_C2206085
T_PTBLK_C2206085 T_PEROS01_C2206085 T_PBNDY_C2206085 T_XBNDY_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TABULATION OF PAVEMENT MARKINGS

LOCATION	627-30405	627-30410		627-30413			627-02010
	PREFORMED THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL)	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)		PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (INLAID)			PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID)
	LEFT TURN ARROW	CROSSWALK	STOP LINE	CROSSWALK	STOP LINE	MERGE ARROW	SOLID WHITE
	LA	XW	SL	XW	SL	MA	L
	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
	16.1 SF	2' X 10'	24 INCH	2' X 10'	24 INCH	58	8 INCH
	SF	SF	SF	SF	SF	SF	SF
FOUNDERS PKWY	-	-	-	280	146	116	100
CRIMSON SKY DR	32	180	48	-	-		-
MARKING LENGTH (LF)	-	-	24	-	73		150
SUBTOTAL (SF)	32	180	48	280	146	116	100
TOTAL SF	**32**	**228**		**542**			**100**

TABULATION OF TRAFFIC SIGNS

SUBSET SHEET NO.	SIGN NO.	SIGN CODE	NORTHING	EASTING	SIGN PANEL SIZE			SIGN LEGEND / DESCRIPTION	NOTES	614-00011 SIGN PANEL (CLASS I)	202-00810 REMOVAL OF GROUND SIGN	614-00216 STEEL SIGNPOST (2X2 INCH TUBING)	614-84000 TRAFFIC SIGNAL PEDESTAL POLE STEEL
					W"	X	H"			SF	EACH	LF	EACH
2	1A	R1-1	1570667	3189281	30	X	30	STOP SIGN	REMOVAL OF GROUND SIGN	-	1	-	-
		D3-1			48	X	12	CRIMSON SKY DR		-			-
		D3-1			48	X	12	FOUNDERS PKWY		-			-
2	1B	W3-4	1570940	3189163	36	X	36	BE PREPARED TO STOP	INSTALL	9	-	-	1
		W16-13P			24	X	18	WHEN FLASHING (PLAQUE)		3	-		
2	1C	W3-3	1571115	3189163	30	X	30	TRAFFIC SIGNAL AHEAD	INSTALL	7	-	13	-
2	1D	R9-3	1570573	3189162	24	X	24	NO PEDESTRIANS	INSTALL	4	-	13	-
		R9-3bR			24	X	12	USE CROSSWALKS (PLAQUE)		2	-		
2	1E	W3-3	1570722	3189255	30	X	30	LANE MERGE	INSTALL	7	-	13	-
PROJECT TOTALS										**32**	**1**	**38**	**1**

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	F_SAS01_C2206085.DWG
HORIZ. SCALE:	N/A VERT. SCALE: N/A
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

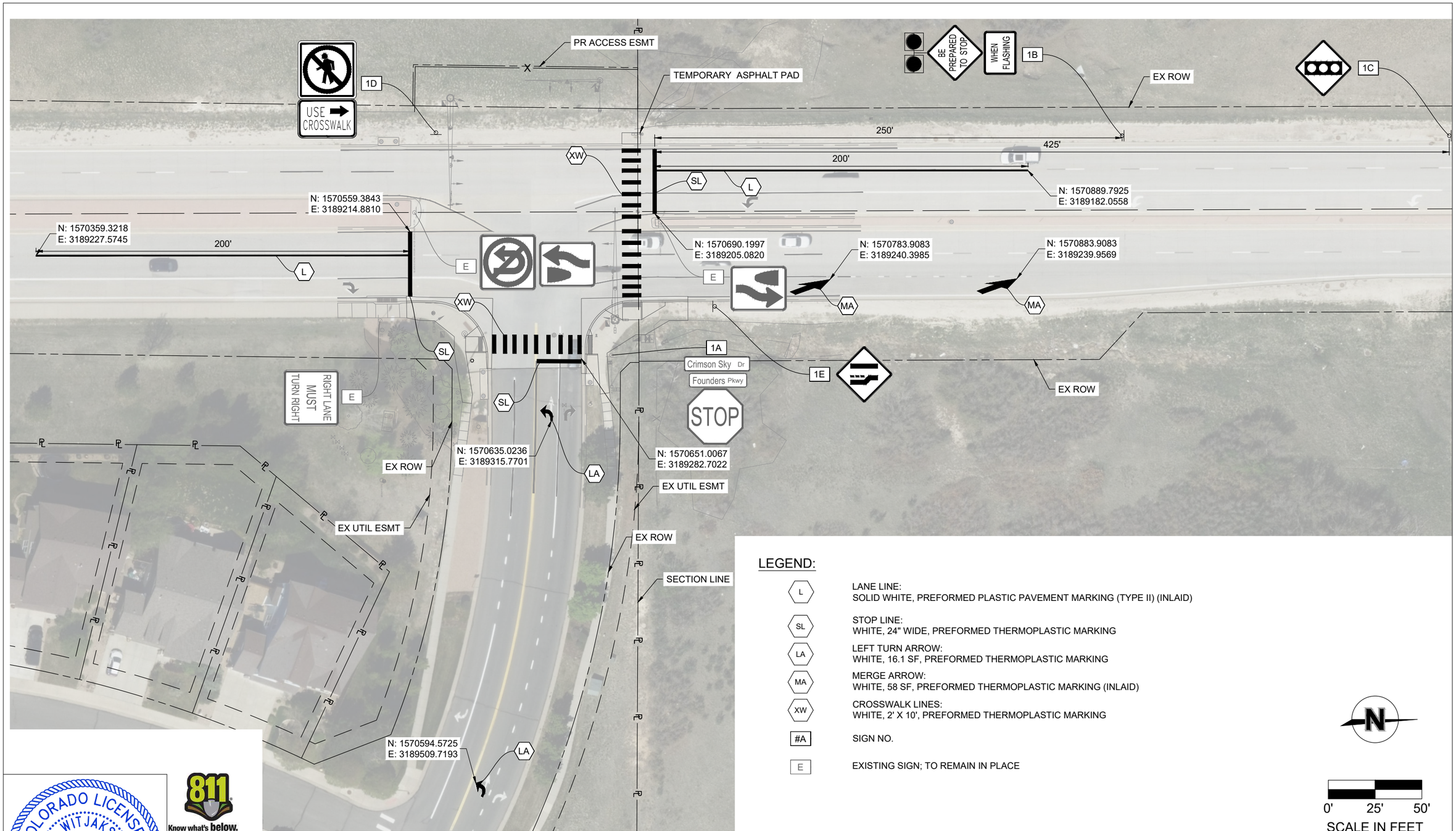
SIGNING AND STRIPING PLAN TABULATIONS

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	AW		
SHEET SUBSET:	S&S	SUBSET SHEETS:	1 OF 3

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 18

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\TFTF_SAS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 T_XBASE_SUE_C2206085 T_XBNDY_C2206085 T_PBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

L	LANE LINE: SOLID WHITE, PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID)
SL	STOP LINE: WHITE, 24" WIDE, PREFORMED THERMOPLASTIC MARKING
LA	LEFT TURN ARROW: WHITE, 16.1 SF, PREFORMED THERMOPLASTIC MARKING
MA	MERGE ARROW: WHITE, 58 SF, PREFORMED THERMOPLASTIC MARKING (INLAID)
XW	CROSSWALK LINES: WHITE, 2' X 10', PREFORMED THERMOPLASTIC MARKING
#A	SIGN NO.
E	EXISTING SIGN; TO REMAIN IN PLACE

N

0' 25' 50'

SCALE IN FEET

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: F_SAS01_C2206085.DWG	
HORIZ. SCALE: 1"=50' VERT. SCALE: N/A	
UNIT INFORMATION	
olsson	1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

SIGNING AND STRIPING PLAN

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	LSD		
SHEET SUBSET:	S&S	SUBSET SHEETS:	2 OF 3

PROJECT NO./CODE

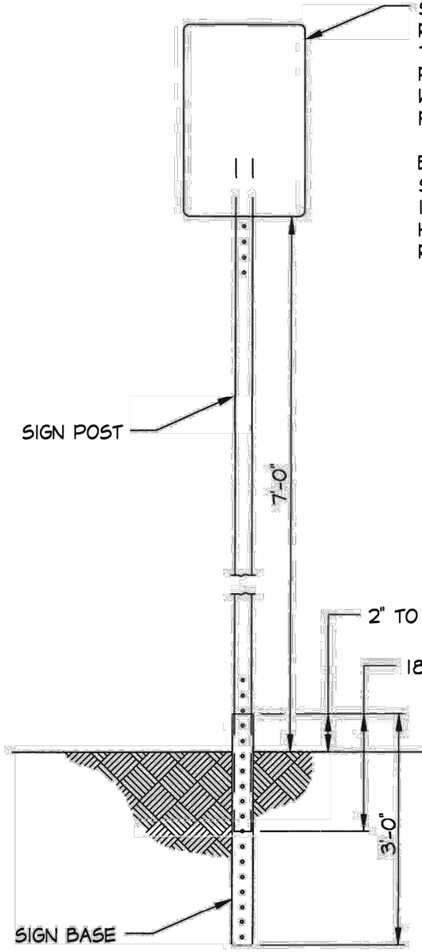
PROJECT NO.: C22-06085

CODE:

SHEET NUMBER: 19

DWG: F:\2022\06001-06500\22-06085-c40-design\AutoCAD\final plans\Sheets\TFTF_SAS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 T_PBASE_C2206085 T_XBNDY_C2206085 T_PBNDY_C2206085 F_PBASE_C2206085 F_PMKRS_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS HIT AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN HIT, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS *

SIGN TYPE	MATERIALS
STOP	DIAMOND GRADE CUBED
YIELD	DIAMOND GRADE CUBED
4-WAY	DIAMOND GRADE CUBED
SPEED LIMIT	DIAMOND GRADE CUBED
SCHOOL	DG3 YELLOW/GREEN
PEDESTRIAN	DG3 YELLOW/GREEN
ALL OTHERS	HIP COLORS

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 6" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE.

SIGN POSTS SHALL BE 1.75" X 1.75", SIGN BASES SHALL BE 2" X 2" WHEN SIGNS ARE SMALLER THAN 36" X 36".
SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25" WHEN SIGNS ARE 36" X 36" OR BIGGER.
SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUAL.

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

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			AS CONSTRUCTED	SIGNING AND STRIPING DETAIL
FILE NAME: F_SAS01_C2206085.DWG	DATE:	COMMENTS	INIT.	NO REVISIONS:	DESIGNER: AW / STRUCTURE NUMBERS:
HORIZ. SCALE: NA VERT. SCALE: NA				REVISED:	DETAILER: AW
UNIT INFORMATION				VOID:	SHEET SUBSET: S&S / SUBSET SHEETS: 3 OF 3
olsson 1525 Raleigh St Unit 400 Denver, CO 80204					

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 20

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\TFTF_SAS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_XBASE_SUE_C2206085 T_XBNDY_C2206085 T_PBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TABULATION OF TRAFFIC SIGNAL ITEMS

ITEM NO	ITEM	UNIT	QUANTITY
203-01597	POTHOLING	HOUR	48
503-00018	DRILLED SHAFT (18 INCH)	LF	10
503-00036	DRILLED SHAFT (36 INCH)	LF	15
503-00048	DRILLED SHAFT (48 INCH)	LF	42
613-00200	2 INCH ELECTRICAL CONDUIT	LF	110
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	364
613-00300	3 INCH ELECTRICAL CONDUIT	LF	435
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	742
613-07001	TYPE ONE PULL BOX	EACH	1
613-07002	TYPE TWO PULL BOX	EACH	2
613-07004	TYPE FOUR PULL BOX	EACH	4
613-07005	TYPE FIVE PULL BOX	EACH	1
613-10000	WIRING	L S	1
613-13065	LUMINAIRE (LED) (5400 LUMENS)	EACH	4
613-50109	METER POWER PEDESTAL	EACH	2
614-00011	SIGN PANEL (CLASS I)	SF	53
614-00037	SIGN PANEL (SPECIAL)	EACH	2
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	4
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	4
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	9
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	4
614-72832	COMMUNICATIONS CABINET (TYPE 2)	EACH	1
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2
614-72887	MICROWAVE VEHICLE RADAR DETECTOR	EACH	3
614-81011	TRAFFIC SIGNAL-LIGHT POLE STEEL (1 MAST ARM) (INSTALL ONLY)	EACH	3
614-81300	TRAFFIC SIGNAL-LIGHT POLE (INSTALL ONLY)	EACH	1
614-84450	TRAFFIC SIGNAL PEDESTAL POLE STEEL (INSTALL ONLY)	EACH	3
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1
614-87321	CLOSED CIRCUIT TELEVISION (INSTALL ONLY)	EACH	2
614-87702	ETHERNET RADIO (PAIR)	EACH	2

TRAFFIC SIGNAL SCHEDULE

DESCRIPTION	LOCATION	NORTHING	EASTING	CAISSON ELEVATION
SIGNAL POLE	NORTHWEST	1570660.89	3189133.94	6477.04
TEMPORARY PEDESTAL POLE	NORTHWEST	1570683.39	3189162.64	6474.57
SIGNAL POLE	NORTHEAST	1570668.99	3189261.98	6476.02
PEDESTAL POLE	SOUTHEAST	1570572.16	3189263.16	6480.14
SIGNAL POLE	SOUTHWEST	1570580.85	3189143.38	6480.79
FLASHING BEACON POLE	NORTH LEG	1570940.22	3189163.46	6470

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's **below.** **Call** before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: F_TRAF01_C2206085.DWG	
HORIZ. SCALE: N/A VERT. SCALE: N/A	
UNIT INFORMATION	
olsson 1525 Raleigh St Unit 400 Denver, CO 80204	

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

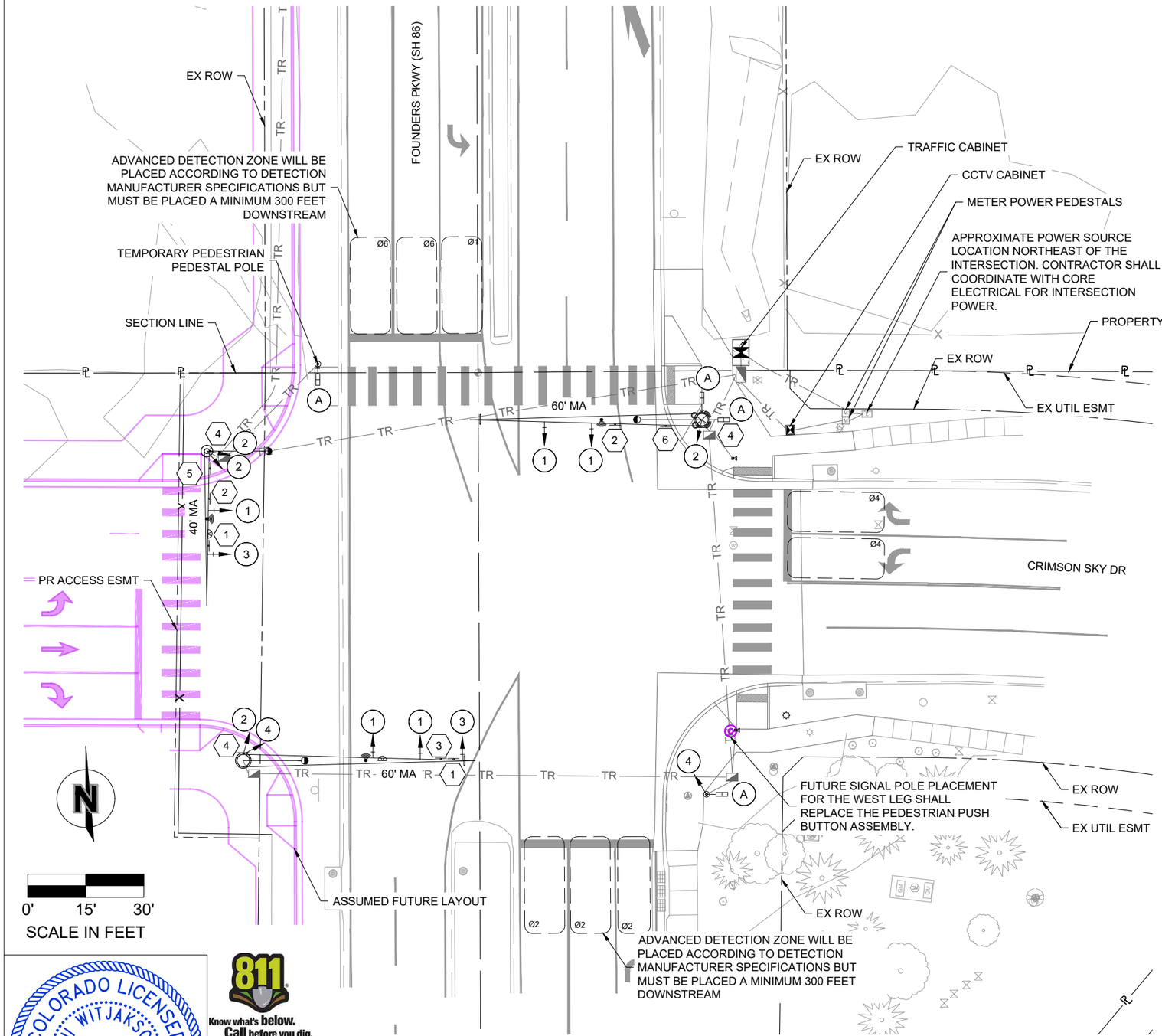
TRAFFIC SIGNAL PLAN TABULATIONS

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	LSD		
SHEET SUBSET:	SGL	SUBSET SHEETS:	1 OF 5

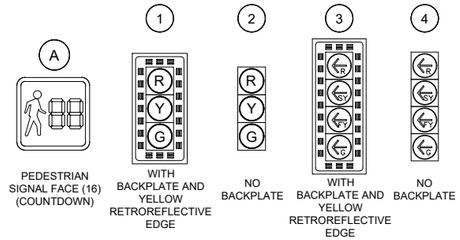
PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 21

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\TFT1F_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 T_XBASE_SUE_C2206085 T_XBNDY_C2206085 F_SGNDTL_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE F_PBASE_C2206085 F_PRWAY_C2206085 T_J F_PMKRG_C2206085 DY_

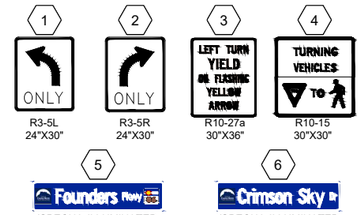
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



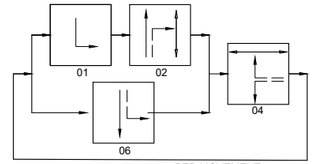
TRAFFIC SIGNAL HEAD SCHEDULE



TRAFFIC SIGN SCHEDULE



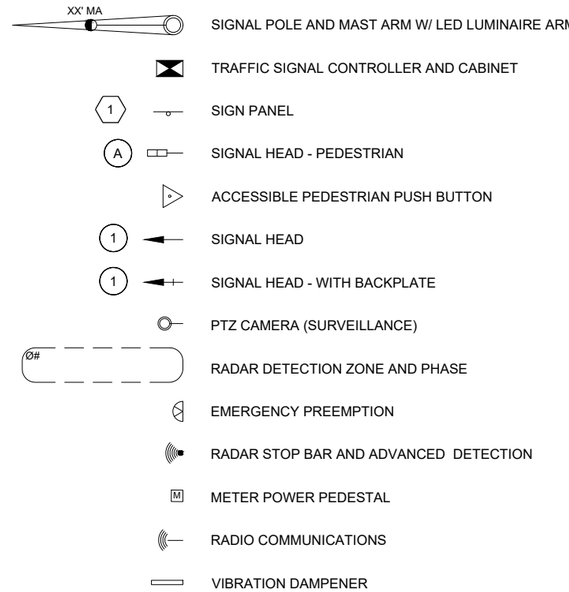
TRAFFIC SIGNAL PHASING SCHEDULE



PEDESTRIAN CROSSWALK SIGN

FOR TRAFFIC SIGNAL POLES:
DECAL TYPE
1-LEFT ARROW
3-RIGHT ARROW

LEGEND:



NOTES

1. THE INFORMATION SHOWN ON THIS DRAWING, CONCERNING THE TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO.
2. BORING AND TRENCHING OPERATIONS SHALL BE WITHIN EXISTING RIGHT-OF-WAY, UTILITY, AND PUBLIC ACCESS EASEMENTS.
3. THE SECOND CCTV SHALL BE MANAGED BY THE TOWN OF CASTLE ROCK AND SHALL BE CONNECTED TO THE CCTV / COMMUNICATIONS CABINET. POWER SHALL BE DRAWN AND METERED SEPARATELY AND COMMUNICATIONS SHALL BE SEPARATE RADIO COMMUNICATIONS.
4. THE TRAFFIC SIGNAL WILL BE INTEGRATED INTO THE ADAPTIVE SYSTEM MANAGED BY COLORADO DEPARTMENT OF TRANSPORTATION.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS		
FILE NAME: F_TRAF01_C2206085.DWG	DATE:	COMMENTS	INIT.
HORIZ. SCALE: 1"=30' VERT. SCALE: N/A			
UNIT INFORMATION			
olsson 1525 Raleigh St Unit 400 Denver, CO 80204			

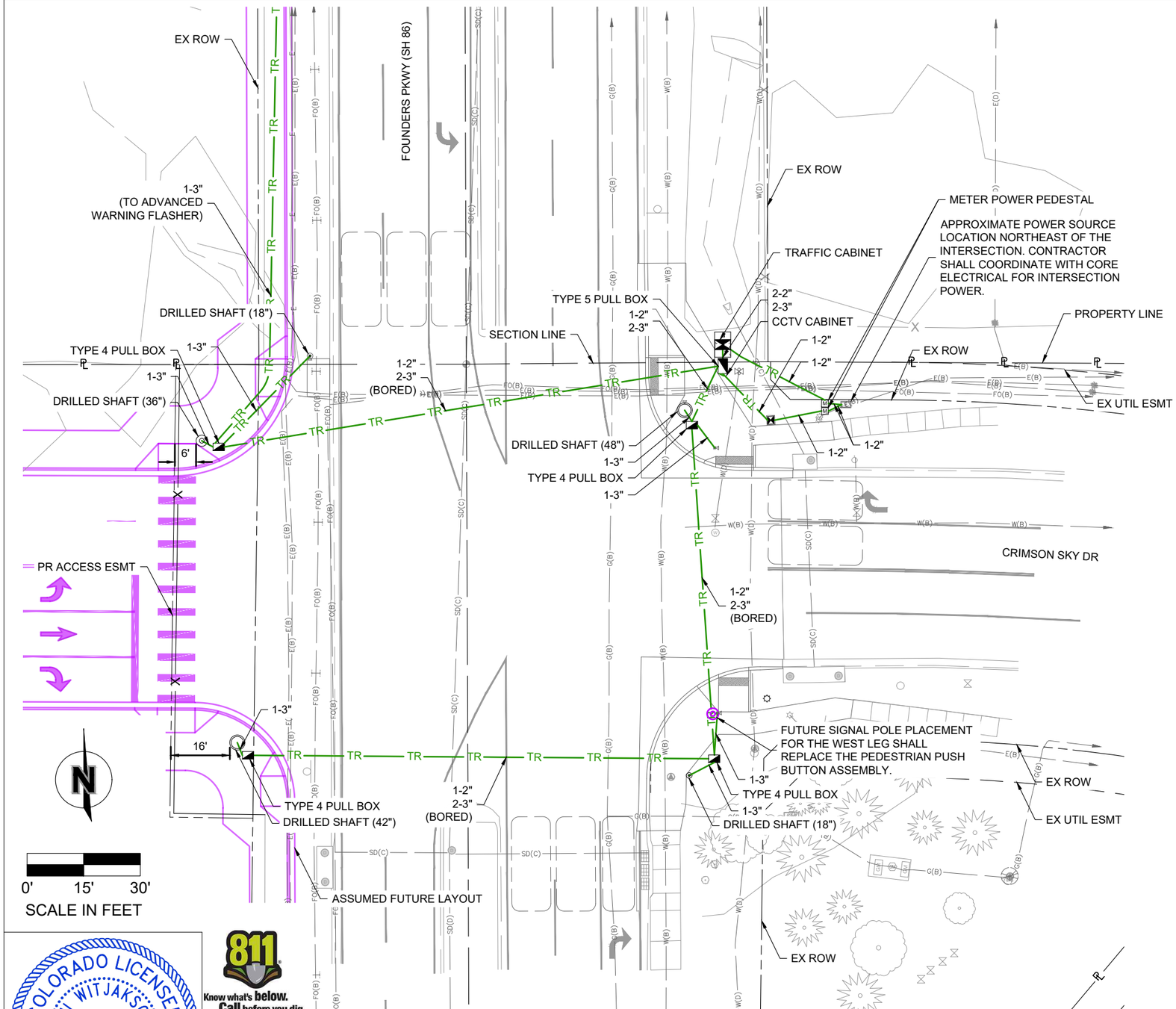
TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TRAFFIC SIGNAL PLAN			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: LSD			
	SHEET SUBSET: SGL	SUBSET SHEETS: 2 OF 5		SHEET NUMBER: 22

DWG: F:\2022\06001-06500\22-06085-c40-design\AutoCAD\final plans\Sheets\TFTF_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PWKRG_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 F_SGNDTL_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085 T_PBASE_C2206085 F_PBASE_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

- SIGNAL POLE (DRILLED SHAFT)
- TR — SIGNAL CONDUIT
- PULL BOX (TYPE PER PLAN)
- TRAFFIC SIGNAL CONTROLLER AND CABINET
- M — METER POWER PEDESTAL

NOTES

1. THE INFORMATION SHOWN ON THIS DRAWING, CONCERNING THE TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO.
2. BORING AND TRENCHING OPERATIONS SHALL BE WITHIN EXISTING RIGHT-OF-WAY, UTILITY, AND PUBLIC ACCESS EASEMENTS.
3. THE SECOND CCTV SHALL BE MANAGED BY THE TOWN OF CASTLE ROCK AND SHALL BE CONNECTED TO THE CCTV / COMMUNICATIONS CABINET. POWER SHALL BE DRAWN AND METERED SEPARATELY.
4. THE TRAFFIC SIGNAL SHALL BE COORDINATED ALONG THE CORRIDOR AND WILL BE INTEGRATED INTO THE ADAPTIVE SYSTEM MANAGED BY COLORADO DEPARTMENT OF TRANSPORTATION.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

PRINT DATE:	March 26, 2026
FILE NAME:	F_TRAF01_C2206085.DWG
HORIZ. SCALE:	1"=30' VERT. SCALE: N/A
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS		
DATE:	COMMENTS	INIT.

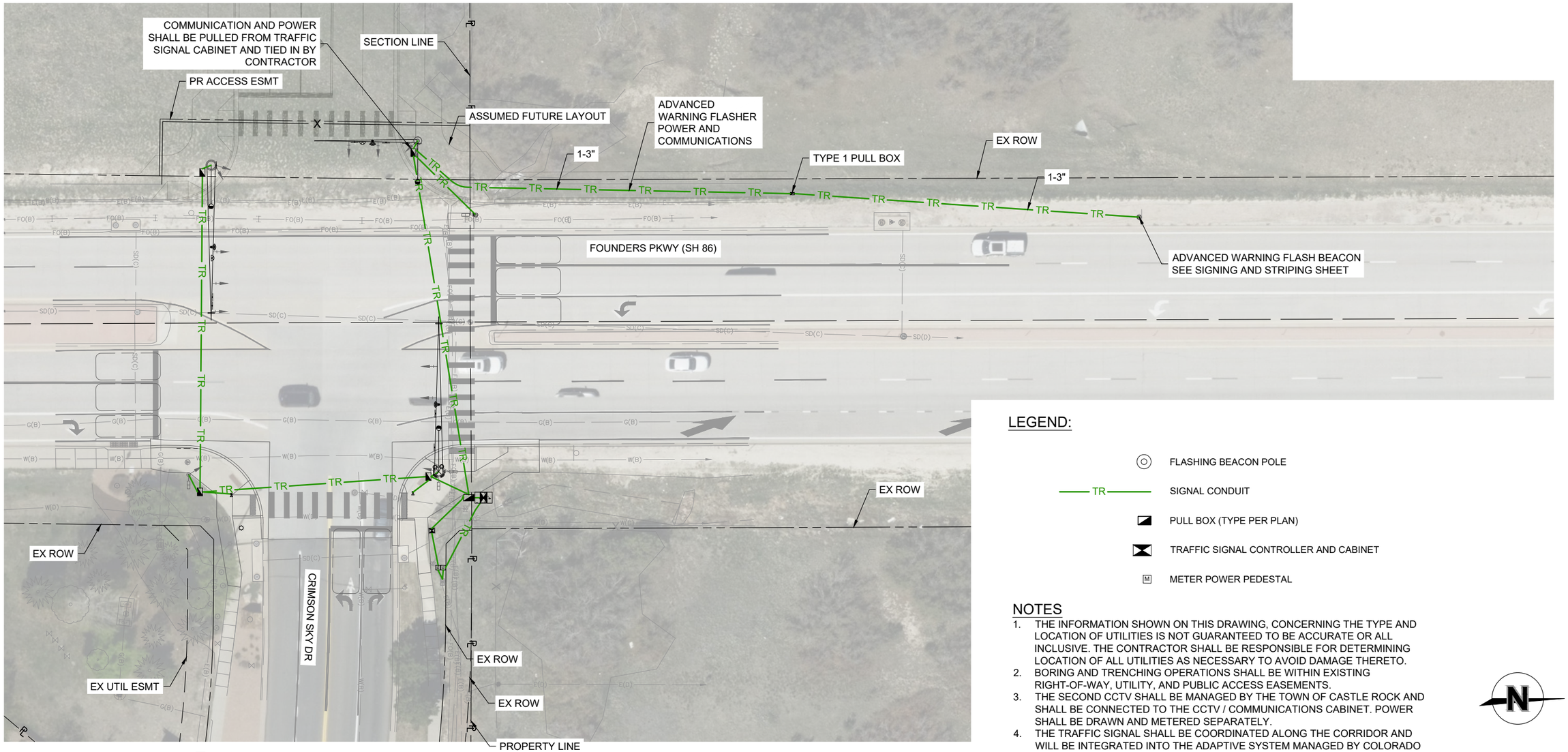
TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TRAFFIC SIGNAL PLAN UNDERGROUND			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: LSD			
	SHEET SUBSET: SGL	SUBSET SHEETS: 3 OF 5		SHEET NUMBER: 23

DWG: F:\2022\06001-06500\022-06085-c40-design\AutoCAD\final plans\Sheets\TFTF_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_SGNDTL_C2206085 T_XBNDY_C2206085 38-0103.01 xExUtils SUE T_PBASE_C2206085 F_PBASE_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085 T_PMKRG_C2206085 T_DY_

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



LEGEND:

- FLASHING BEACON POLE
- TR — SIGNAL CONDUIT
- PULL BOX (TYPE PER PLAN)
- TRAFFIC SIGNAL CONTROLLER AND CABINET
- M — METER POWER PEDESTAL

NOTES

1. THE INFORMATION SHOWN ON THIS DRAWING, CONCERNING THE TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO.
2. BORING AND TRENCHING OPERATIONS SHALL BE WITHIN EXISTING RIGHT-OF-WAY, UTILITY, AND PUBLIC ACCESS EASEMENTS.
3. THE SECOND CCTV SHALL BE MANAGED BY THE TOWN OF CASTLE ROCK AND SHALL BE CONNECTED TO THE CCTV / COMMUNICATIONS CABINET. POWER SHALL BE DRAWN AND METERED SEPARATELY.
4. THE TRAFFIC SIGNAL SHALL BE COORDINATED ALONG THE CORRIDOR AND WILL BE INTEGRATED INTO THE ADAPTIVE SYSTEM MANAGED BY COLORADO DEPARTMENT OF TRANSPORTATION.
5. THE FLASHING BEACON POWER AND COMMUNICATIONS SHALL BE CONNECTED TO THE TRAFFIC SIGNAL CABINET AND SHALL OPERATE WHEN SOUTHBOUND TRAFFIC SIGNAL IS DISPLAYING A YELLOW INDICATION.

N

0' 20' 40'
SCALE IN FEET

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	
FILE NAME: F_TRAF01_C2206085.DWG	
HORIZ. SCALE: 1"=40' VERT. SCALE: N/A	
UNIT INFORMATION	
olsson	1525 Raleigh St Unit 400 Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	
NO REVISIONS:	
REVISED:	
VOID:	

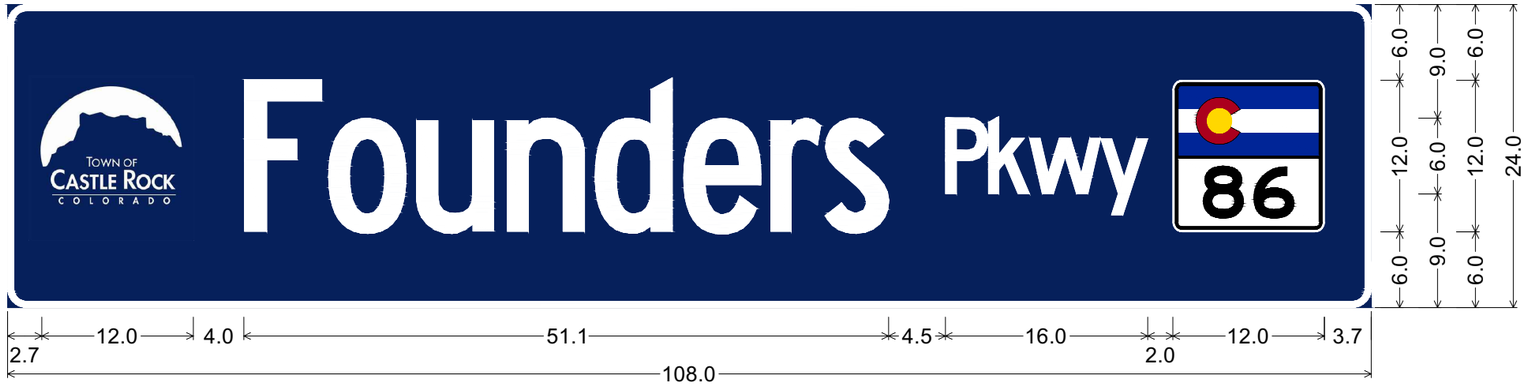
TRAFFIC SIGNAL PLAN
ADVANCED FLASHING BEACON

DESIGNER:	AW	STRUCTURE NUMBERS	
DETAILER:	LSD		
SHEET SUBSET:	SGL	SUBSET SHEETS:	4 OF 5

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 24

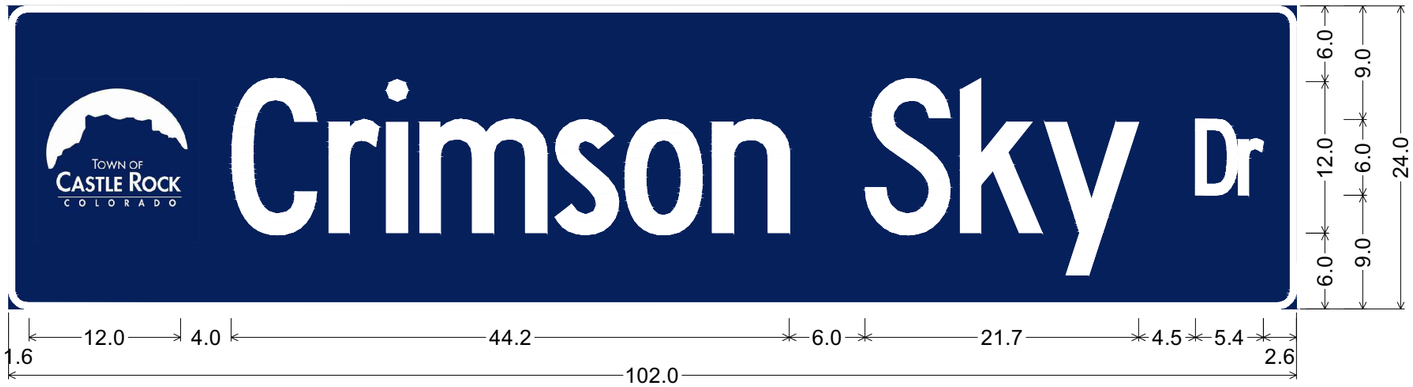
DWG: F:\2022\06001-06500\022-06085-ck40-design\AutoCAD\final plans\Sheets\TFTF_TRAF01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:01am XREFS: T_PTBLK_C2206085 T_AERI_C2206085 T_XBASE_C2206085 F_PNKRG_C2206085 F_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 F_SGNDTL_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085 T_PBASE_C2206085 DY_

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



1.5" Radius, 0.5" Border, White on Blue;
"Founders", C 2K 50% spacing; "Pkwy", C 2K 4% spacing;
Table of letter and object lefts

2.7	F 18.7	o 25.4	u 32.3	n 39.5	d 46.5	e 53.5	r 60.4	s 64.7	P 74.3	k 77.7	w 80.9	y 86.6	86 92.3



1.5" Radius, 0.5" Border, White on Blue;
"Crimson Sky", C 2K 45% spacing; "Dr", C 2K 4% spacing;
Table of letter and object lefts

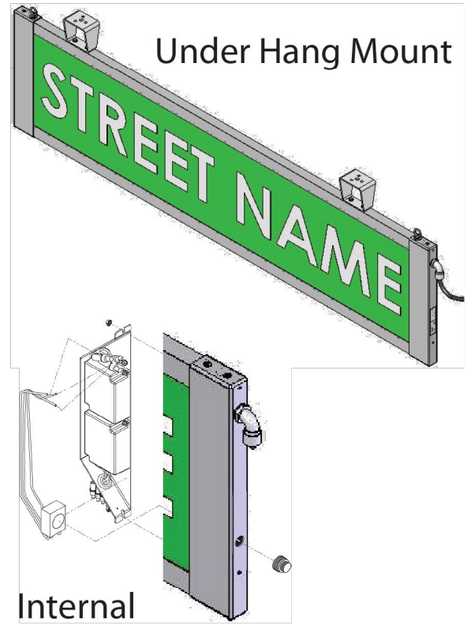
1.6	C 17.6	r 25.3	i 29.9	m 32.5	s 43.3	o 48.8	n 55.7	S 67.8	k 75.4	y 82.1	D 94.0	r 97.4	

SIGN FEATURES:

- White Ultra-brite LED Illumination
- Razor Frame / Black Powder 39-80020
- Clearview Font
- Letters Height: 10 UC
- Under Hang Mount
- Power Connect Depicts Pole Mount Position
- Logo: T

BACKGROUND COLOR INFORMATION:
3M Diamond Grade Reflective Sheeting used with colored 3M Electrocut Film

Color:	EC Film Series:
Blue	1175



NOTES
1. THESE SIGNS ARE THE DIMENSIONS FOR THE INTERNALLY ILLUMINATED SIGNS AND SHALL BE DOUBLE SIDED.
2. SIGN SHALL BE MOUNTED ON DAVITS AND HUNG ON THE MAST ARM.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026	SHEET REVISIONS			
FILE NAME: F_TRAF01_C2206085.DWG	DATE:	COMMENTS	INIT.	
HORIZ. SCALE: N/A VERT. SCALE: N/A				
UNIT INFORMATION				
olsson 1525 Raleigh St Unit 400 Denver, CO 80204				

Town of Castle Rock Colorado
Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	TRAFFIC SIGNAL PLAN ILLUMINATED SIGN DETAIL			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: LSD			
	SHEET SUBSET: SGL	SUBSET SHEETS: 5 OF 5		SHEET NUMBER: 25

DWG: F:\2022\06001-06500\022-06085-d40-design\AutoCAD\final plans\Sheets\TF\TF_TRAF01_C2206085.dwg USER: awilak\sono
DATE: Mar 26, 2026 9:01:am XREFS: T_PTBLK_C2206085 T_AER_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085
T_PBASE_C2206085 T_XBNDY_C2206085 F_SGNDTL_C2206085 T_XBASE_SUE_C2206085 F_PRWAY_C2206085
38-0103.01 xExUtils SUE T_J DY_

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

FOR INFORMATION ONLY

SIGN LEGEND / DESCRIPTION	SIGN CODE	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)		
		PHASE 1	PHASE 2	TOTAL
END ROAD WORK	G20-2	1	1	1
RIGHT SHOULDER CLOSED AHEAD	W21-5A	1	-	1
PEDESTRIAN DETOUR (LEFT)	M4-9BL	-	3	3
PEDESTRIAN DETOUR (RIGHT)	M4-9BR	-	3	3
BEGIN DOUBLE FINES ZONE	R2-10	3	3	3
END DOUBLE FINES ZONE	R2-11	3	3	3
KEEP RIGHT	R4-7A	1	1	1
SIDEWALK CLOSED	R9-9	-	2	2
SIDEWALK CLOSED, USE OTHER SIDE (RIGHT)	R9-10	-	1	1
SIDEWALK CLOSED AHEAD, CROSS HERE (LEFT)	R9-11L	1	-	1
SIDEWALK CLOSED AHEAD, CROSS HERE (RIGHT)	R9-11R	1	-	1
REVERSE CURVE (LEFT)	W1-4L	1	-	1
ROAD WORK AHEAD	W20-1	4	4	4
PROJECT TOTALS		**16**	**21**	**25**

FOR INFORMATION ONLY

SUGGESTED CONSTRUCTION PHASING ITEMS					
ITEM NO	ITEM	UNIT	PHASE 1	PHASE 2	TOTAL
614-80321	BARRICADE (TYPE 3 M-A)	EACH	3	7	7
630-00000	FLAGGING	HOUR	4	4	8
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	-	-	15
630-00007	TRAFFIC CONTROL INSPECTION	DAY	-	-	30
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	16	21	25
630-80342	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE B)	EACH	-	-	-
630-80350	VERTICAL PANEL	EACH	10	10	10
630-80360	DRUM CHANNELIZING DEVICE	EACH	28	13	28

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

PRINT DATE: March 26, 2026
FILE NAME: F_PHS01_C2206085.DWG
HORIZ. SCALE: NA VERT. SCALE/VALUE
UNIT INFORMATION

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

PHASING AND TRAFFIC CONTROL PLAN TABULATIONS

DESIGNER: AW
DETAILER: AW
SHEET SUBSET: PHS
STRUCTURE NUMBERS
SUBSET SHEETS: 1 OF 3

PROJECT NO./CODE
PROJECT NO.: C22-06085
CODE:
SHEET NUMBER: 26

DWG: F:\2022\06001-06500\22-06085-d40-design\AutoCAD\final plans\Sheets\TFT\F_PHS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:02am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRS_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 T_XBASE_SUE_C2206085 F_PTCP_C2206085 T_PBNDY_C2206085

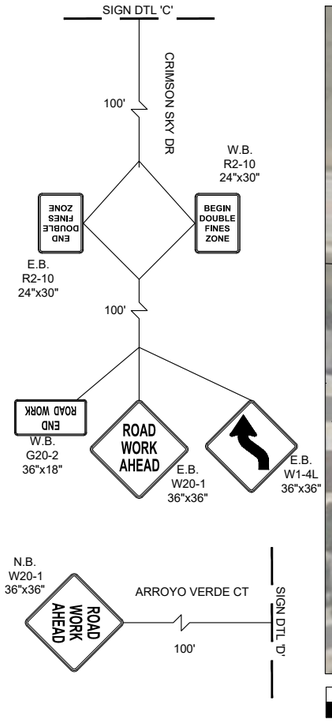
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

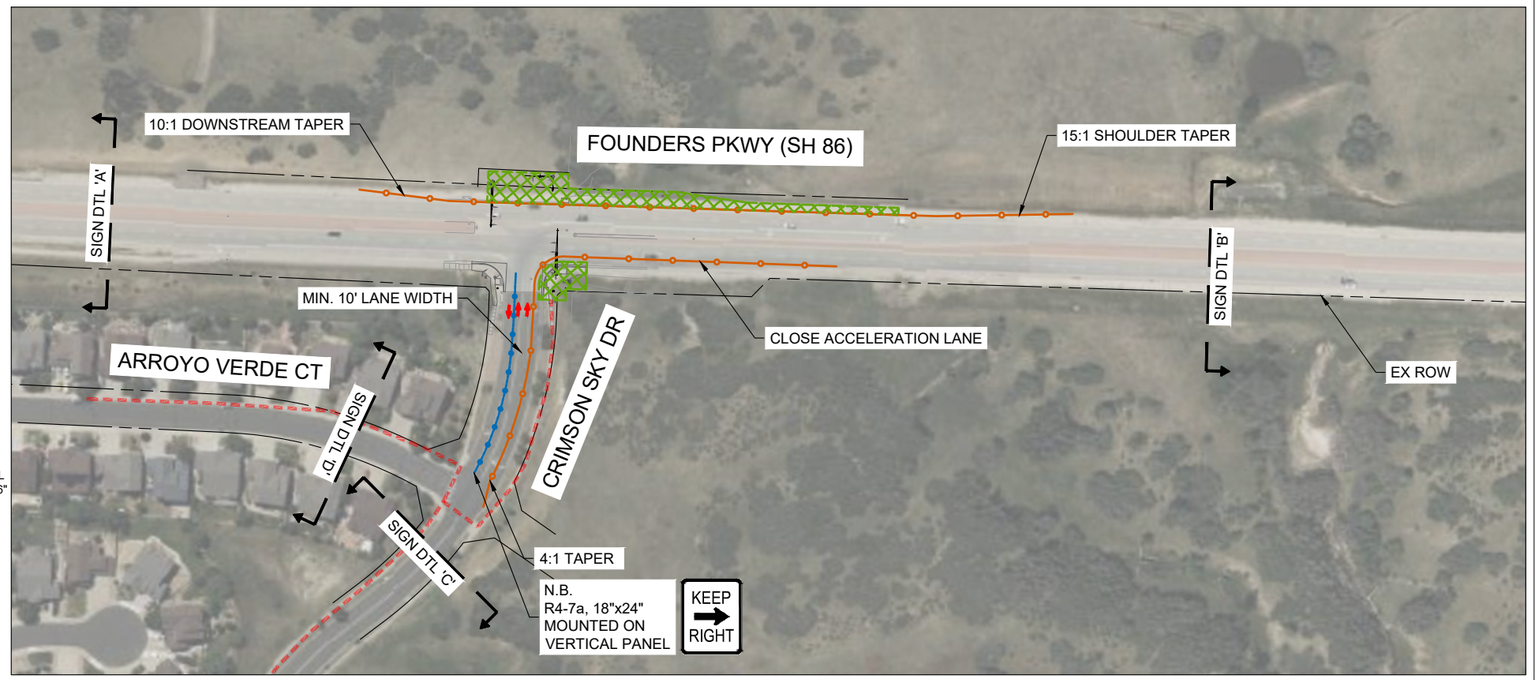
LEGEND

- VERTICAL PANEL
- DRUM
- WORK ZONE
- DIRECTION OF TRAFFIC
- PEDESTRIAN DETOUR ROUTE

NOTES

1. TWO APPROACH LANES OF 10' ON CRIMSON SKY DR SHALL BE OPENED AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN TWO THROUGH LANES ON FOUNDERS PARKWAY DURING CONSTRUCTION. VEHICLES SHOULD BE ALLOWED TO UTILIZE THE EXISTING NORTHBOUND THROUGH LANE AS A SHARED THROUGH-RIGHT.
3. CHANNELIZING DEVICES SHALL BE SPACED:
   FOUNDERS PARKWAY (SH 86)
   - TANGENTS : MAX 100'
   - TAPERS : 50'
   CRIMSON SKY DRIVE
   - TANGENTS : MAX 60'
   - TAPERS : 30'
4. SIGNS TO BE MOUNTED ON SINGLE TYPE 3 BARRICADE.
5. ALL PEDESTRIAN DETOURS ARE FOR NORTHBOUND DETOURS.
6. PHASING & TRAFFIC CONTROL PLANS ARE ONLY TO BE USED AS A GUIDE. CONTRACTOR MUST DEVELOP AND SUBMIT TRAFFIC CONTROL PLANS IN ACCORDANCE TO THE MUTCD, AND CDOT S-630-1 STANDARD PLAN. ALL PLANS MUST ACCOMMODATE ALL MODES OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO VEHICULAR TRAFFIC, CYCLISTS, AND PEDESTRIANS IN ACCORDANCE WITH ADA REQUIREMENTS, AND MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY TRAFFIC OPERATIONS PRIOR TO THE START OF WORK.

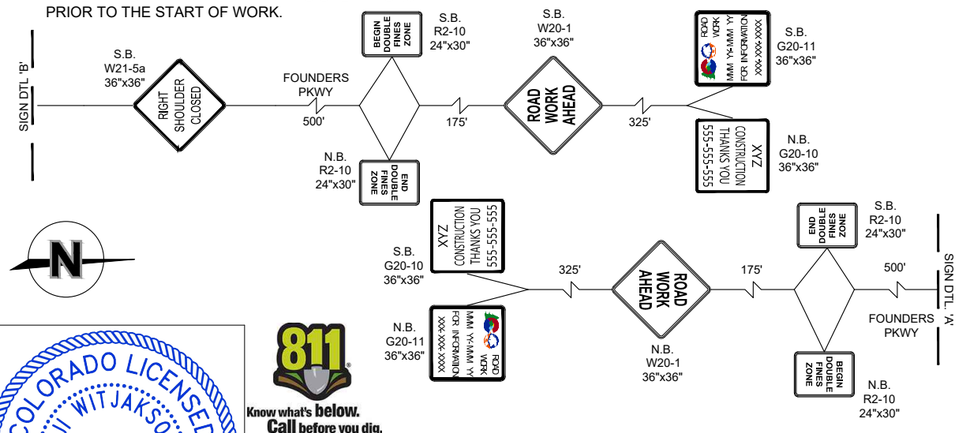


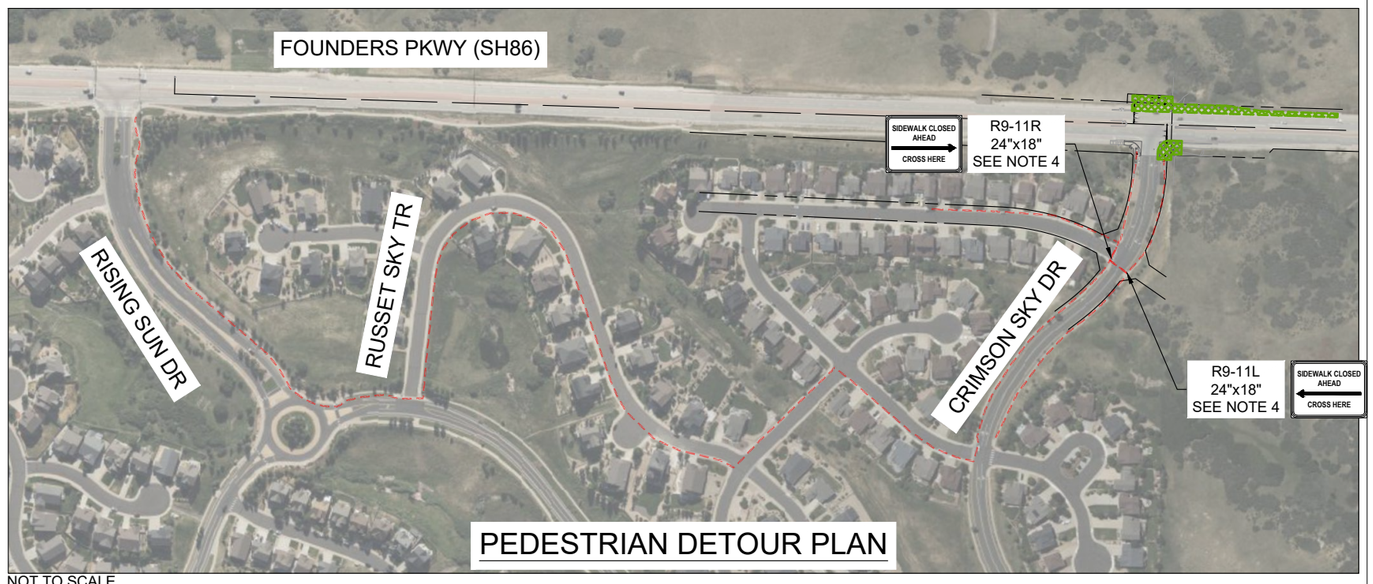


0' 100' 200'

SCALE IN FEET

TRAFFIC CONTROL PLAN





PEDESTRIAN DETOUR PLAN

NOT TO SCALE

Know what's below. Call before you dig.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

PRINT DATE: March 26, 2026	
FILE NAME: F_PHS01_C2206085.DWG	
HORIZ. SCALE: 1=200" VERT. SCALE: NA	
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	PHASING AND TRAFFIC CONTROL PLAN PHASE 1			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: AW			SHEET NUMBER: 27
	SHEET SUBSET: PHS	SUBSET SHEETS: 2 OF 3		

DWG: F:\2022\06001-06500\0222-06085-s40-design\AutoCAD\final plans\Sheets\TFT1F_PHS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:02am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 T_XBASE_SUE_C2206085 F_PTCP_C2206085 T_PBNDY_C2206085

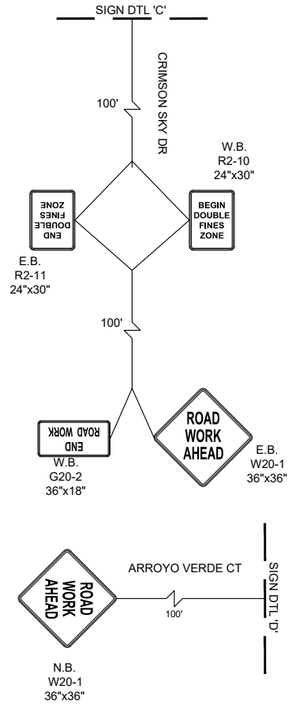
Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

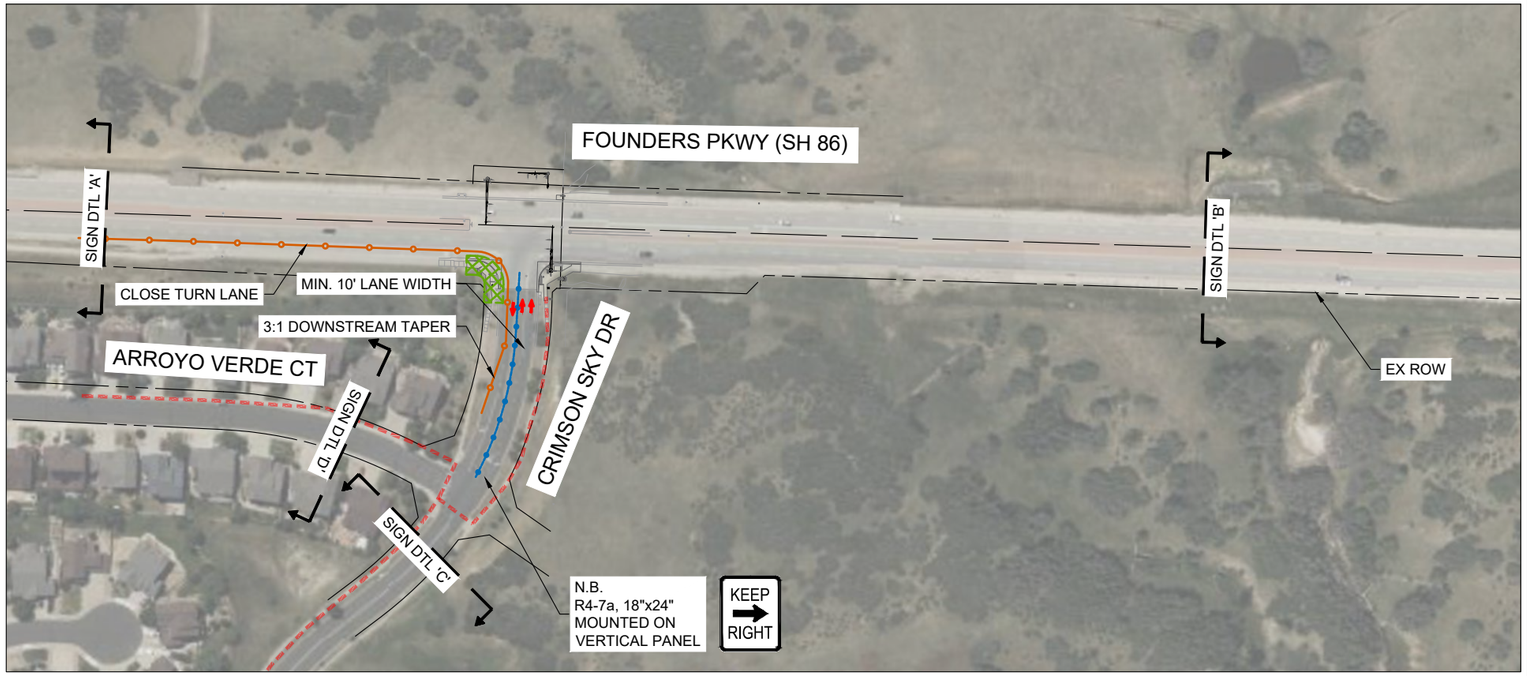
LEGEND

- VERTICAL PANEL
- DRUM
- WORK ZONE
- DIRECTION OF TRAFFIC
- PEDESTRIAN DETOUR ROUTE

NOTES

1. TWO APPROACH LANES OF 10' ON CRIMSON SKY DR SHALL BE OPENED AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN TWO THROUGH LANES ON FOUNDERS PARKWAY DURING CONSTRUCTION. VEHICLES SHOULD BE ALLOWED TO UTILIZE THE EXISTING NORTHBOUND THROUGH LANE AS A SHARED THROUGH-RIGHT.
3. CHANNELIZING DEVICES SHALL BE SPACED:
   FOUNDERS PARKWAY (SH 86)
   - TANGENTS : MAX 100'
   - TAPERS : 50'
   CRIMSON SKY DRIVE
   - TANGENTS : MAX 60'
   - TAPERS : 30'
4. SIGNS TO BE MOUNTED ON SINGLE TYPE 3 BARRICADE.
5. ALL PEDESTRIAN DETOURS ARE FOR NORTHBOUND DETOURS.
6. PHASING & TRAFFIC CONTROL PLANS ARE ONLY TO BE USED AS A GUIDE. CONTRACTOR MUST DEVELOP AND SUBMIT TRAFFIC CONTROL PLANS IN ACCORDANCE TO THE MUTCD, AND CDOT S-630-1 STANDARD PLAN. ALL PLANS MUST ACCOMMODATE ALL MODES OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO VEHICULAR TRAFFIC, CYCLISTS, AND PEDESTRIANS IN ACCORDANCE WITH ADA REQUIREMENTS, AND MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY TRAFFIC OPERATIONS PRIOR TO THE START OF WORK.

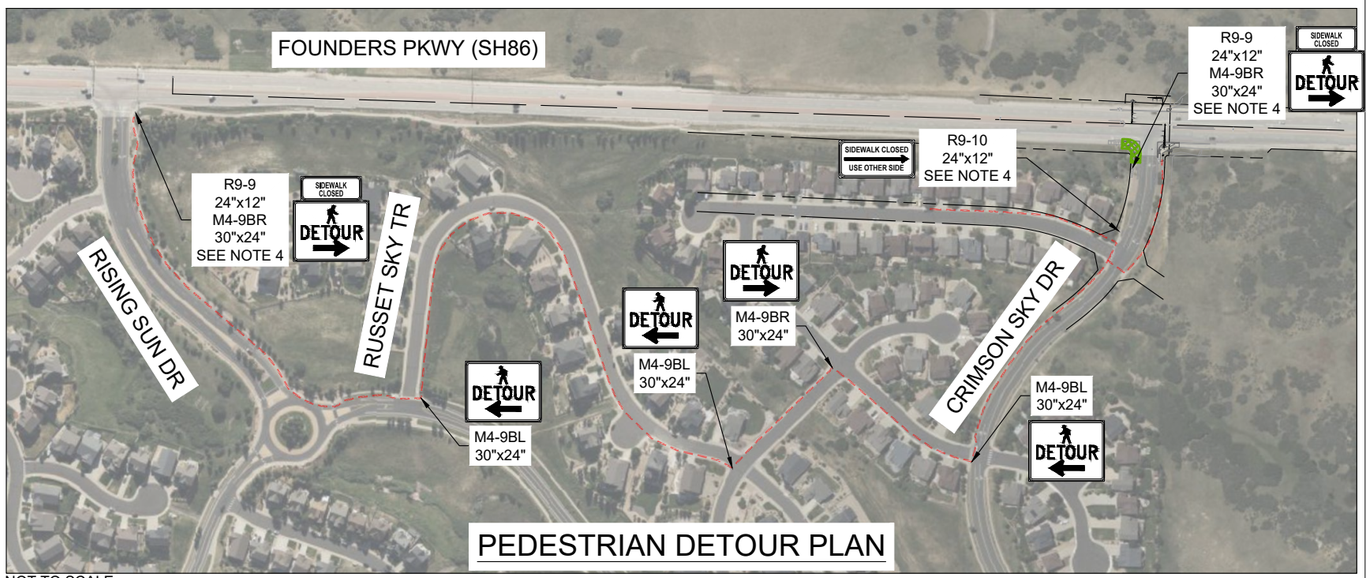




0' 100' 200'

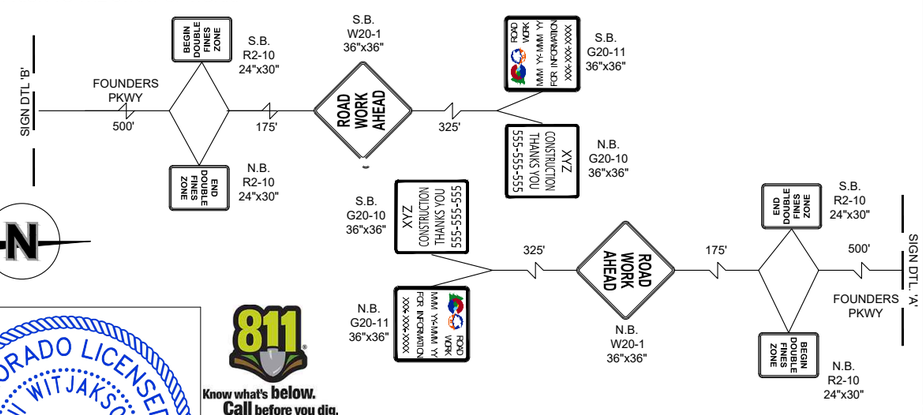
SCALE IN FEET

TRAFFIC CONTROL PLAN



NOT TO SCALE

PEDESTRIAN DETOUR PLAN



Know what's below. Call before you dig.

COLORADO LICENSED
ADJI WITJAKSONO
66443
05/27/2026
PROFESSIONAL ENGINEER

PRINT DATE:	March 26, 2026
FILE NAME:	F_PHS01_C2206085.DWG
HORIZ. SCALE:	1"=200' VERT. SCALE: NA
UNIT INFORMATION	

olsson
1525 Raleigh St
Unit 400
Denver, CO 80204

SHEET REVISIONS

DATE:	COMMENTS	INIT.

TOWN OF CASTLE ROCK COLORADO

Department of Public Works
4175 Castleton Court
Castle Rock, CO 80109
TEL 720.733.2462

AS CONSTRUCTED	PHASING AND TRAFFIC CONTROL PLAN PHASE 2			PROJECT NO./CODE
NO REVISIONS:				PROJECT NO.: C22-06085
REVISED:	DESIGNER: AW	STRUCTURE NUMBERS		CODE:
VOID:	DETAILER: AW			SHEET NUMBER: 28
	SHEET SUBSET: ----	SUBSET SHEETS: 3 OF 3		

DWG: F:\2022\06001-06500\022-06085-s40-design\AutoCAD\final plans\Sheets\TFT1F_PHS01_C2206085.dwg USER: awitjaksono
DATE: Mar 26, 2026 9:02am XREFS: T_PTBLK_C2206085 T_AERL_C2206085 T_XBASE_C2206085 F_PMKRG_C2206085 F_PBASE_C2206085 T_PBASE_C2206085 38-0103.01 xExUtils SUE T_XBNDY_C2206085 T_XBASE_SUE_C2206085 F_PTCP_C2206085 T_PBNDY_C2206085

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

SUBSURFACE UTILITY LOCATION FOR

SIGNAL DESIGN FOR CRIMSON SKY AT FOUNDERS PKWY

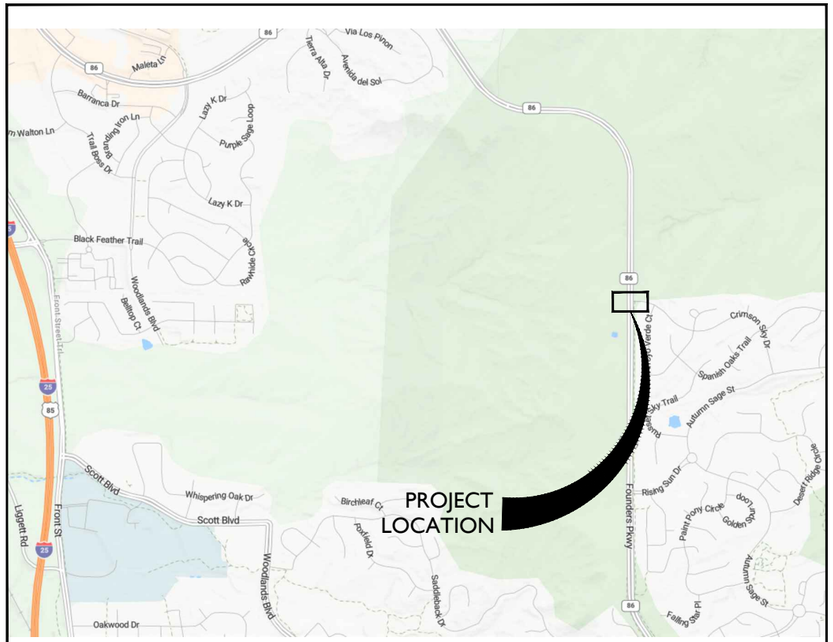
PREPARED FOR THE

CITY OF CASTLE ROCK, COLORADO

FEBRUARY 2026

VICINITY MAP

NOT TO SCALE



BENCHMARK

HORIZONTAL DATUM IS BASED ON THE RESULTS FROM THE TRIMBLE RTX CENTER POINT SYSTEM. COLORADO CENTRAL STATE PLANE 0501 COORDINATES NAD83(2011) U.S. SURVEY FEET. ALL COORDINATES ARE UNMODIFIED COORDINATES.
VERTICAL DATUM IS NAVD 88 DATUM, GEOID18. U.S. SURVEY FEET.
BENCHMARK: NATIONAL GEODETIC SURVEY MARK K 23, PID-KK0203, ELEVATION =5984.92 FEET., GRID SCALE FACTOR = 0.99966871

CONTACT INFORMATION

OWNER
City of Castle Rock
Jacob Vargish, P.E.
100 N Wilcox Street
Castle Rock, CO 80104
(303) 660-1378

CIVIL ENGINEER
Olsson
Adji Witjaksono, P.E. PTOE
1880 Fall River Drive, Suite 200
Loveland, CO 80538
(303) 214-3477

SUBSURFACE UTIITY ENGINEER & SURVEYOR
Ayres Associates
SUE: Dale Mathison, P.E.
Surveyor: Jeff Van Horn, P.L.S.
3665 JFK Parkway, Building 2, Suite 100
Fort Collins, Colorado 80525
(970) 223-5556

INDEX TO DRAWINGS

SHEET NO	DESCRIPTION	Sheet Number
1	TITLE SHEET	SU1
2	GENERAL NOTES AND KEY MAP	SU2
3	TEST HOLE MATRIX TABLE	SU3
4	SUBSURFACE UTILITIES LOCATION MAP	SU4

UTILITY CONTACT INFORMATION

UTILITY OWNER	UTILITY TYPE	PHONE
CENTURYLINK/LUMEN	TELEPHONE/FIBER	303-260-4929
CORE ELECTRIC	ELECTRIC	303-688-3100
BLACK HILLS ENERGY	GAS	303-217-7811
CASTLE ROCK WATER	WATER & STORM	720-256-0100
COMCAST	TV	720-237-1622

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

ONE INCH - IF NOT, SCALE ACCORDINGLY

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

623

Date
Revisions

SIGNAL DESIGN FOR CRIMSON SKY AT FOUNDERS PKWY
CASTLE ROCK, COLORADO

TITLE SHEET

Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01
DRAWING NO.
SU1
SHEET 1 OF 4

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE TITLE SHEET.DWG Thursday, February 26, 2026 10:27 AM By: GALLEGOS, CAMERINO

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

GENERAL NOTES:

1. THE SUBSURFACE UTILITIES ARE DEPICTED ON THESE PLANS HAVE BEEN INVESTIGATED AND DEPICTED IN ACCORDANCE WITH THEIR ACHIEVED "QUALITY LEVELS" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEER'S DOCUMENT ASCE 38 (CI/ASCE 38-22), "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." RELIANCE UPON THESE DATA FOR RISK MANAGEMENT PURPOSES DURING BIDDING DOES NOT RELIEVE THE EXCAVATOR OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND/OR PROCEDURES DURING EXCAVATION.

2. UTILITY OWNER DESIGNATION IS BASED ON INFORMATION PROVIDED BY EACH UTILITY OWNER IN RESPONSE TO THE 811 SUBSURFACE UTILITY ENGINEERING REQUEST. THIS INFORMATION DOES NOT RELIEVE THE EXCAVATOR OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND OR PROCEDURES AND CONFIRMING OWNERSHIP DURING EXCAVATION.

3. IT IS IMPORTANT THAT THE CONTRACTOR INVESTIGATES AND UNDERSTANDS THE SCOPE OF WORK BETWEEN THE PROJECT OWNER AND THEIR ENGINEER REGARDING THE SCOPE AND LIMITS OF THE UTILITY INVESTIGATIONS LEADING TO THESE UTILITY DEPICTIONS.

4. UTILITIES INVESTIGATED BY AYRES ARE DISPLAYED IN COLOR. ALL OTHER INFORMATION IS PROVIDED BY OTHERS.

5. A UTILITY QUALITY LEVEL IS A PROFESSIONAL OPINION OF THE QUALITY AND RELIABILITY OF UTILITY INFORMATION. THE FOUR RECOGNIZED QUALITY LEVELS RANGE FROM QUALITY LEVEL D (LOWEST LEVEL) TO QUALITY LEVEL A (HIGHEST LEVEL).

   A. QUALITY LEVEL A (QLA) - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

   B. QUALITY LEVEL B (QLB) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES, ALSO CALLED DESIGNATING. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. DESIGNATED UTILITIES ARE SURVEYED TO PROJECT CONTROL. PROFESSIONAL JUDGEMENT IS USED TO CORRELATE QLB DESIGNATING WITH AVAILABLE QLA, QLC, AND QLD INFORMATION.

   C. QUALITY LEVEL C (QLC) - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION AND ANY AVAILABLE QLB AND QLA INFORMATION.

   D. QUALITY LEVEL D (QLD) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

6. UTILITY SIZE AND MATERIAL ARE DETERMINED THROUGH AVAILABLE UTILITY OWNER INFORMATION UNLESS OTHERWISE CONFIRMED BY ACTUAL EXPOSURE.

7. UTILITIES LABELED AS UNKNOWN HAVE NO CORRELATED RECORDS OR VISIBLE APPURTENANCES TO DETERMINE FUNCTION, OWNER, OR TYPE.

8. UTILITY FIELD MAPPING SERVICES WERE COMPLETED BETWEEN 06/30/2025 AND 07/02/2025. NO GUARANTEE IS MADE THAT UTILITIES HAVE NOT BEEN ADJUSTED, REMOVED, OR ADDED AFTER THIS DATE.

GENERAL LEGEND:

WM	WATER METER	BF	BURIED FIBER MARKER
	WATER VALVE	FH	FIBER HANDHOLE
BW	BURIED WATER MARKER		GAS VALVE
	FIRE HYDRANT	GM	GAS METER
	WATER VENT	BG	BURIED GAS MARKER
	LIGHT POLE		
	POWER POLE		
T	TELEPHONE PEDESTAL		
	FLARED END SECTION		
	GRATE INLET		
SD	STORM DRAIN INLET WITH LID		
SD	STORM MANHOLE		
SS	SANITARY MANHOLE		
TV	TV PEDESTAL		

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

ONE INCH - IF NOT, SCALE ACCORDINGLY

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

Revisions | Date

SIGNAL DESIGN FOR CRIMSON SKY
AT FOUNDERS PKWY
CASTLE ROCK, COLORADO

GENERAL NOTES AND KEY MAP

Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01

DRAWING NO.
SU2

SHEET 2 OF 4

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE GENERAL NOTES.DWG Thursday, February 26, 2026 10:28 AM By: GALLEGOS, CAMERINO

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

UTILITY TEST HOLE MATRIX

TESTHOLE NUMBER	SHEET NUMBER	DATE	UTILITY SIZE	UTILITY TYPE	UTILITY MATERIAL	OWNER	NORTHING	EASTING	SURFACE ELEVATION	DEPTH TO TOP OF UTILITY	TOP OF UTILITY ELEVATION	SURFACE TYPE	PAVEMANT THICKNESS	NOTES
1	SU4	2/17/2026	-	-	-	-	1570660.890	3189133.930	6472.286	-	-	DIRT	N/A	8' DEEP AND 12" WIDE TO CLEAR FOR MAST ARM
2	SU4	2/17/2026	-	-	-	-	1570580.880	3189143.350	6479.878	-	-	DIRT	N/A	8' DEEP AND 12" WIDE TO CLEAR FOR MAST ARM
3	SU4	2/17/2026	-	-	-	-	1439062.036	3139016.338	-	-	-	CONCRETE	N/A	8' DEEP AND 12" WIDE TO CLEAR FOR MAST ARM

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

ONE INCH - IF NOT, SCALE ACCORDINGLY

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE MATRIX TABLE.DWG Thursday, February 26, 2026 10:28 AM By: GALLEGOS, CAMERINO

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

625

Revisions | Date

SIGNAL DESIGN FOR CRIMSON SKY
AT FOUNDERS PKWY

CASTLE ROCK, COLORADO

TEST HOLE MATRIX TABLE

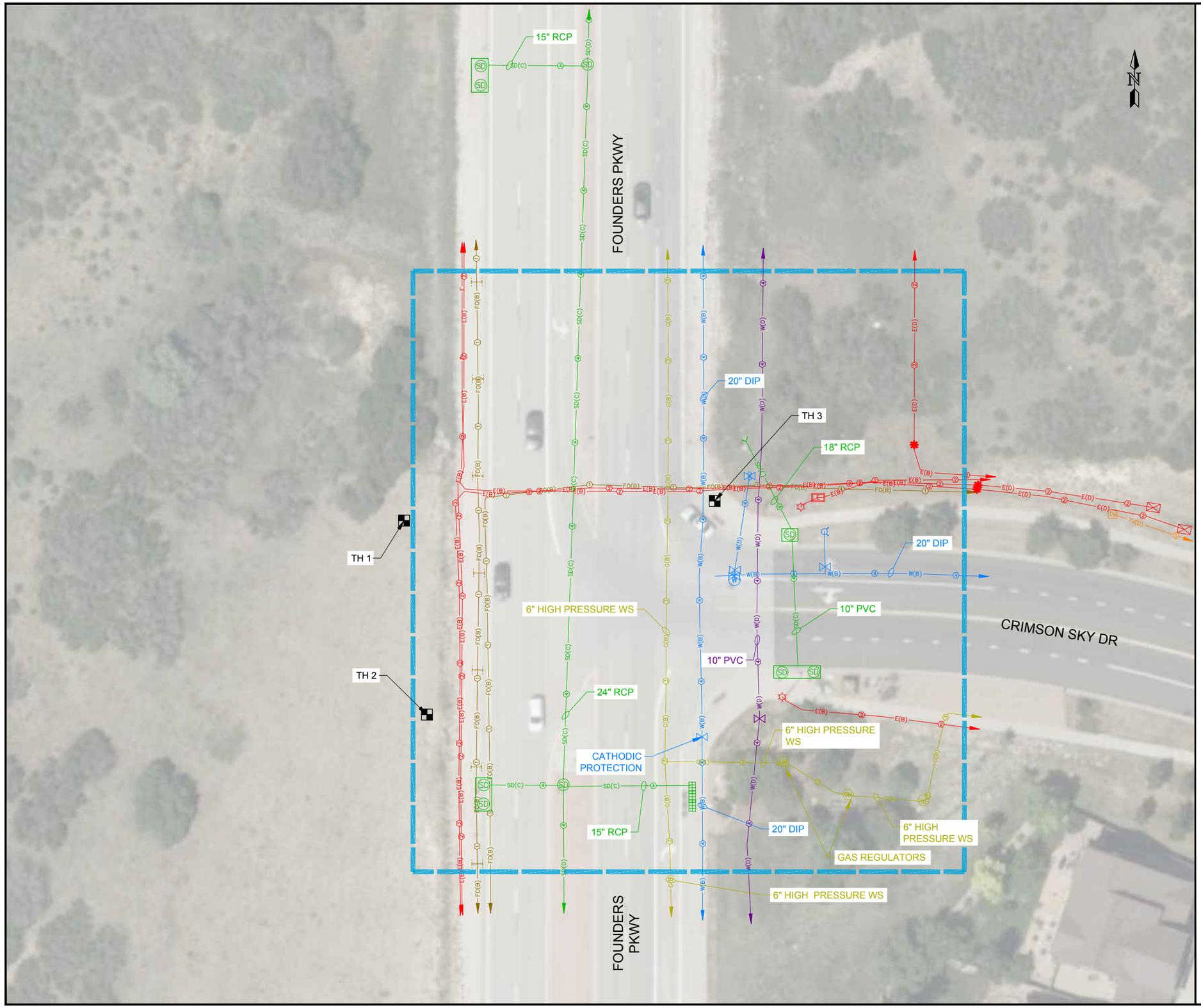
Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01

DRAWING NO.
SU3

SHEET 3 OF 4

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628



N

0 20' 40'
SCALE IN FEET

LEGEND:

SUBSURFACE UTILITIES

QUALITY LEVEL B, C, OR D (SEE NOTE 5 ON DRAWING SU2)
UTILITY OWNERSHIP

- W(B) — WATER
- W(B) — RAW WATER
- G(B) — GAS
- T(B) — TELEPHONE
- E(B) — ELECTRIC
- FO(B) — FIBER OPTIC
- SD(B) — STORM DRAINAGE
- TV(B) — CABLE TV
- APPROXIMATE EXTENTS OF SUBSURFACE UTILITY INVESTIGATION

UTILITY OWNERSHIP

1. CENTURYLINK/LUMEN
2. CORE ELECTRIC
3. BLACK HILLS ENERGY
4. CASTLE ROCK WATER
5. COMCAST

UTILITY MATERIAL

ACP	ASBESTOS CEMENT PIPE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PE	POLYETHYLENE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
WS	WRAPPED STEEL

MISCELLANEOUS

- TEST HOLE LOCATION
- UTILITY CONTINUATION
- END OF SUE INFORMATION QLB
- END OF SUE INFORMATION QLD
- QUALITY LEVEL TRANSITION
- STUB OR CAP
- UTILITY DUCT BANK

COLORADO LICENSED
DALE A. MATHISON
50522
PROFESSIONAL ENGINEER
2/25/2026

ONE INCH - IF NOT, SCALE ACCORDINGLY

AYRES
3665 JFK Parkway
Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

Date
Revisions

SIGNAL DESIGN FOR CRIMSON SKY
AT FOUNDERS PKWY
CASTLE ROCK, COLORADO

SUBSURFACE UTILITIES
LOCATION MAP

Project Mgr. JL
Designed By: KCRH
Drawn By: CG
Approved By: DAM
Date: 02/25/2026

PROJECT NO.
38-0103.01
DRAWING NO.
SU4
SHEET 4 OF 4

Drawing Name: I:\38\38-010301_CRIMSON SKY AND FOUNDERS\MAINDWGS\SHEETS\38-0103.01 SUE PLANS.DWG Thursday, February 26, 2026 10:29 AM By: GALLEGOS, CAMERINO

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

EXHIBIT 3

CONTRACTOR'S CERTIFICATE OF INSURANCE

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 2850 Golf Rd Rolling Meadows IL 60008	**CONTACT NAME:** Mary Turner **PHONE (A/C, No, Ext):** 630-285-3822 **FAX (A/C, No):** 630-285-3922 **E-MAIL ADDRESS:** mary_turner@ajg.com
INSURED MYRGROU-01 Sturgeon Electric Company, Inc. 12150 E. 112th Avenue Henderson, CO 80640	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** National Fire & Marine Insurance Co 20079 **INSURER B :** Berkley Assurance Company 39462 **INSURER C :** AGCS Marine Insurance Company 22837 **INSURER D :** Travelers Property Casualty Co of America 25674 **INSURER E :** The Travelers Indemnity Company of CT 25682 **INSURER F :** Travelers Casualty and Surety Company 19038

COVERAGES **CERTIFICATE NUMBER:** 1738133956 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X XCU GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	VTJEXGL5809B782TIL25	9/30/2025	9/30/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	VTC2JCAP5809B794TIL25	9/30/2025	9/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Comp/Coll Deductibles	$ 3,000,000 $ $ $ $ 100,000
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0	Y	Y	42UMO30293710	9/30/2025	9/30/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 5,000,000 $ 5,000,000 $
E F	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB9W6797912525K (AOS) UB9W6969602525R (MA & WI)	9/30/2025 9/30/2025	9/30/2026 9/30/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B C C	Pollution Liability Property Floater Contractors Equipment	Y	Y	PCADB502591610925 MXI93069373 MXI93069373	9/30/2025 9/30/2025 9/30/2025	9/30/2026 9/30/2026 9/30/2026	Each Claim/Aggregate See Below Leased/Rented Equip	$5,000,000 $3,500,000 $1,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Policy #MXI93069373 - Property Floater - Covered Property - Materials of Others in the Care, Custody and Control of Named Insured

Additional Insured, Primary/Non-Contributory, Waiver of Subrogation and Loss Payee (with respect to Contractors Equipment) applies where required by written contract. Umbrella follows form over the General Liability, Automobile Liability and Employers Liability. 30 day notice of cancellation applies where required by written contract. A severability of interest/cross suits liability clause is included under the General Liability coverage where required by written contract. Boom, jib and overload exclusions are deleted.

See Attached...

CERTIFICATE HOLDER

1556 Town of Castle Rock
Attn: Jacob Vargish
100 N. Wilcox Street
Castle Rock CO 80104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

© 1988-2015 ACORD CORPORATION. All rights reserved.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

AGENCY CUSTOMER ID: MYRGROU-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, LLC	**NAMED INSURED** Sturgeon Electric Company, Inc. 12150 E. 112th Avenue Henderson, CO 80640
POLICY NUMBER	
CARRIER / **NAIC CODE**	**EFFECTIVE DATE:**

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Job Description: 1556260144 – Traffic Signal at Founders Pkwy & Crimson Sky – IFB No 203-2026
As required by written contract, the Town of Castle Rock, its Elected and Appointed Officials, Employees and Volunteers are named as Additional Insured with regards to Commercial General Liability and Automobile Liability.

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ONLY THOSE PERSONS OR ORGANIZATIONS WHERE REQUIRED BY WRITTEN CONTRACT.	ONLY THOSE LOCATIONS WHERE REQUIRED BY WRITTEN CONTRACT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

 © Insurance Services Office, Inc., 2018

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B.With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1.All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2.That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C.With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1.Required by the contract or agreement; or

2.Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

 © Insurance Services Office, Inc., 2018

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ONLY THOSE PERSONS OR ORGANIZATIONS WHERE REQUIRED BY WRITTEN CONTRACT.	ONLY THOSE LOCATIONS WHERE REQUIRED BY WRITTEN CONTRACT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

 © Insurance Services Office, Inc., 2018

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

COMMERCIAL GENERAL LIABILITY
POLICY NUMBER: VTJ-EXGL-5809B782-TIL-25 ISSUE DATE: 09-18-25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

OTHER INSURANCE – PRIMARY AND NONCONTRIBUTORY WITH RESPECT TO CERTAIN OTHER INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following replaces Paragraph **4.d.,Primary And Non-Contributory Insurance If Required By Written Contract**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

© 2023 The Travelers Indemnity Company. All rights reserved.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

POLICY NUMBER: VTJ-EXGL-5809B782-TIL-25

ISSUE DATE: 09/18/25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
EXTEND ENDORSEMENT FOR CONTRACTORS

The following replaces Paragraph **D., BLANKET WAIVER OF SUBROGATION**, in the **XTEND ENDORSEMENT FOR CONTRACTORS**:

D. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

© 2023 The Travelers Indemnity Company. All rights reserved.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE – CONTRACTORS

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5.**, **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Regardless of the provisions of paragraph **a.** and paragraph **d.** of this part **5. Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is a named insured when a written contract or agreement with you, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

© 2016 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

© 2015 The Travelers Indemnity Company. All rights reserved.
Includes copyrighted material of Insurance Services Office, Inc. with its permission.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

Berkshire Hathaway Specialty Insurance

ENDORSEMENT

This endorsement, effective 12:01 AM: **09/30/2025**
Forms a part of Policy No.: **42-UMO-302937-10**
Issued to: **MYR Group Inc**
By: **National Fire & Marine Insurance Company**

WAIVER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY POLICY
COMMERCIAL UMBRELLA LIABILITY POLICY
COMMERCIAL RETAINED LIMIT LIABILITY POLICY
PRODUCTS/COMPLETED OPERATIONS LIABILITY POLICY

SCHEDULE

Name Of Person Or Organization:
Any person or organization that requires you to waive your rights of recovery, in a written and executed contract or agreement with you that is executed prior to the occurrence.

The following Condition is added to the policy:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a written and executed contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above. The **Transfer of Rights of Recovery** condition in the policy is deleted to the extent of the waiver provided in this endorsement for the person or organization shown in the Schedule above.

All other terms and conditions of this policy remain unchanged.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TRAVELERS

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) -

POLICY NUMBER: UB-9W679791-25-25-K

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

Any Person or Organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

DESIGNATED ORGANIZATION:

DATE OF ISSUE: 09 - 18 - 25 ST ASSIGN:

Docusign Envelope ID: EC393E26-67E3-8398-8103-163858193628

TRAVELERS

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) -

POLICY NUMBER: UB-9W696960-25-25-R

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

Any Person or Organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

DESIGNATED ORGANIZATION:

DATE OF ISSUE: 09 - 15 - 25 ST ASSIGN: