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SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DAMAGED OR DEAD LANDSCAPE 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS. TCV19-0028 WAS APPROVED TO PROVIDE LANDSCAPING ALONG THE TRAIL.
- THE SUBSTATION SITE IS LOCATED WITHIN ZONE X AND THE NORTHWESTERN ACCESS ROAD WHERE IT CROSSES THE EXISTING FLOODPLAIN/FLOODWAY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA. REFERENCE FIRM PANEL 08035C0167G, REVISED 3/16/2016. NO INSURABLE STRUCTURES AND NO PLATTED LOTS ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- 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.
- 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.
- APPROVAL OF THIS CONCEPTUAL 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.
- 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.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING 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.
- ALL UTILITY , DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED "PLANNED DEVELOPMENT".
- 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 DEVELOPER AND/OR THE ASSIGNEES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROAD OR WATER SUPPLY FOR FIRE PROTECTIONS IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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 BUILDINGS AS MEASURES BY AN APPROVED ROUTE AROUND THE EXTERIOR TO THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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 THAT 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 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.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTIONS BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRE FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- NO INSURABLE STRUCTURES AND NO PLATTED LOTS ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

LIENHOLDER

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON _____ AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ AS _____

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF _____) SS.

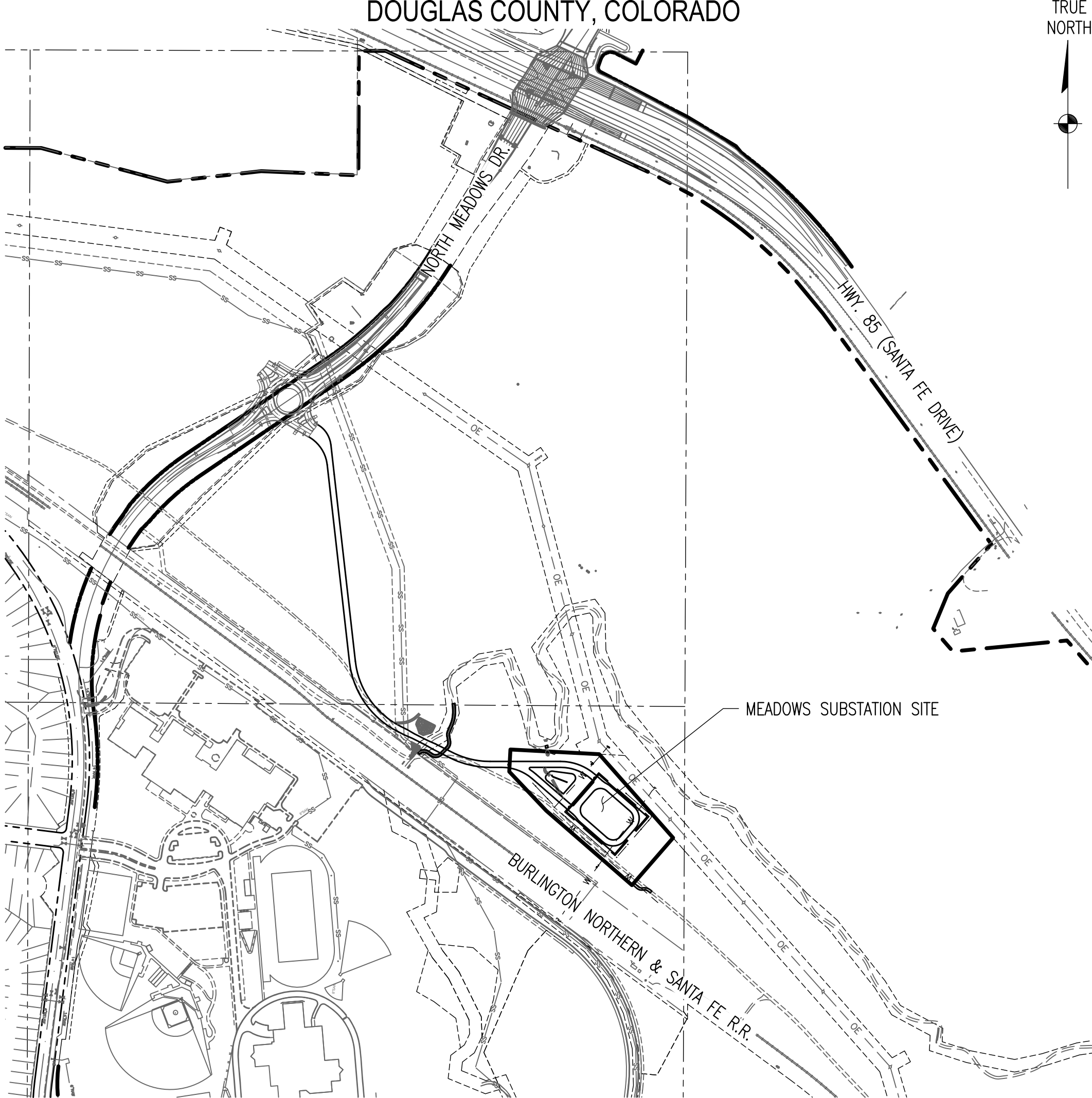
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____.

MY COMMISSION EXPIRES: _____. WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

USE BY SPECIAL REVIEW
SITE DEVELOPMENT PLAN
LOT 1, MEADOWS FILING NO. 23

LOCATED IN THE
EAST 1/2 OF SECTION 28, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO



VICINITY MAP

SCALE: 1"=400'

LEGAL DESCRIPTION

LOT 1, MEADOWS FILING NO. 23

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ L.S. NUMBER _____ DATE _____

BURIED UTILITY NOTE:

UTILITY LOCATES AS SHOWN HEREON ARE TO ASSIST IN THE PLANNING/DESIGN PROCESS ONLY. DUE TO THE METHODOLOGY OF ELECTROMAGNETIC LOCATING PROCESSES, LOCATING IS NOT AN EXACT SCIENCE AND IS ONLY ACCURATE TO APPROXIMATELY 18". THEREFORE, TO OBTAIN THE EXACT LOCATION OF ANY/ALL BURIED UTILITIES, THEY WOULD NEED TO BE POTHOLED. SAID MARKS ARE NOT INTENDED FOR CONSTRUCTION USE.

OWNER/DEVELOPER:
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 N. US HWY 85
SEDALIA, COLORADO 80123
BROOKS KAUFMAN-LANDS & RIGHTS OF WAY
DIRECTOR (720) 733-5493

DESIGN FIRM:
STANLEY CONSULTANTS, INC.
8000 S. CHESTER ST., STE. 500
CENTENNIAL, CO 80112
LIZ MANASSEE (303) 649-7832

TOWN OF CASTLE ROCK:
PUBLIC WORKS DEPARTMENT
4175 CASTLETON CT.
CASTLE ROCK, CO 80109
(720) 733-2462

TOWN OF CASTLE ROCK:
CASTLE ROCK WATER
175 KELLOGG CT.
CASTLE ROCK, CO 80109
(720) 733-6000

SHEET INDEX

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04	27497_C03	UTILITY PLAN
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06	27497_C05	FENCE DETAILS
07	27497_C06	REVEGETATION PLAN
08	27497_PG01	GENERAL ARRANGEMENT & LIGHTING
09	27497_PG02	ELEVATIONS

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: _____.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS IN THE TOWN OR CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(Name of owner)
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: _____.

CIVIL ENGINEER STATEMENT

I, _____ BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING 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.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

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 RECOMMENDED FOR APPROVAL BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ON THE _____ DAY OF _____, 20____, AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

ISSUED FOR PERMITTING
06/13/2019

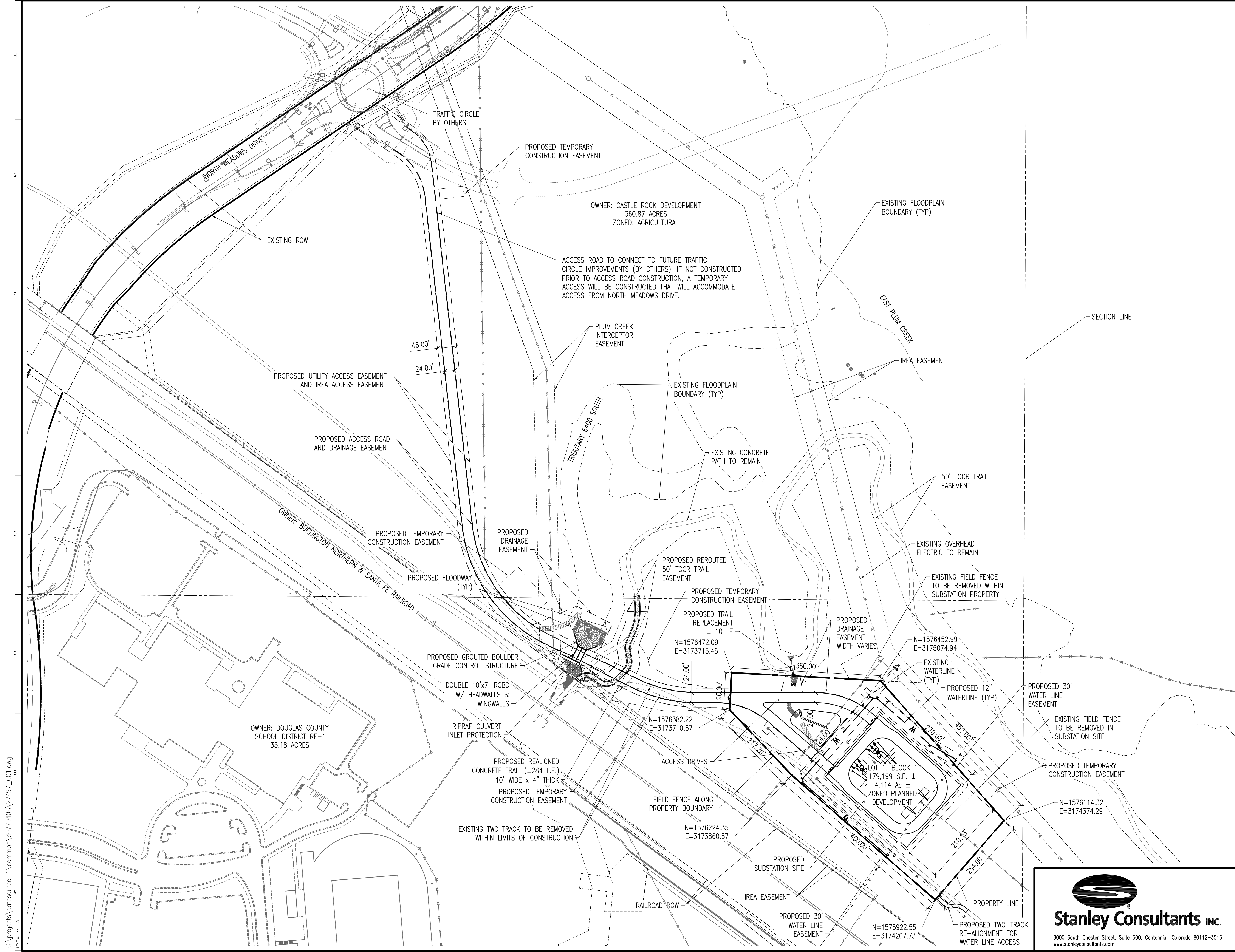
Stanley Consultants inc.
8000 South Chester Street, Suite 500, Centennial, Colorado 80112-3516
www.stanleyconsultants.com

0	ISSUED FOR PERMITTING	NLD	LAM	JRR	06/13/19
NO.	REVISIONS	DSGN	CHKD	APVD	DATE
					
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION COLORADO – 16 – JEFFERSON SEDALIA, COLORADO					
MEADOWS 115kV–12.4kV SUBSTATION SITE DEVELOPMENT PLAN COVER SHEET					
DESIGNED	N.L. DURAN	SCALE: AS NOTED			
DRAWN	N.L. DURAN	NO. 27497.01.00		REV.	
CHECKED	C.D. CRAIN	C00			
APPROVED	J.R. ROOT	0			
APPROVED DATE	JUNE 13, 2019				

PROJECT NO. USR18-0005

PROJECT NO. USR18-0005

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AREA V1.0



PROJECT CONTROL INFORMATION:

- HORIZONTAL CONTROL IS ALONG THE EAST LINE OF SECTION 28, ASSUMED TO BEAR S00°14'47"W A DISTANCE OF 5299.50 FEET FROM A 2.5" ALUMINUM CAP L.S. #22564 FOUND AT THE NORTHEAST CORNER OF SAID SECTION 28.
- VERTICAL CONTROL IS BASED ON THE DOUGLAS COUNTY CONTROL MONUMENT 2.015030 WITH A PUBLISHED ELEVATION OF 6082.18' (NAVD88 DATUM).

SITE CONTROL TO BE USED FOR CONSTRUCTION LAYOUT:
INFORMATION LISTED BELOW AS: POINT NUMBER, NORTHING, EASTING, ELEVATION AND DESCRIPTION.

- 1576048.9980, 3174446.4730, 6082.18, FOUND 3.25" ALUM. CAP "DOUGLAS COUNTY GIS 2.015030"
- 1578113.5850, 3173215.1890, 6022.17, FOUND 1.5" ALUM. CAP "AZTEC CP-75"
- 1577933.9770, 3172790.6320, 6029.56, FOUND 1.5" ALUM. CAP "AZTEC CP-503"
- 1576489.8960, 3173855.5330, 6042.15, SET NO. 5 REBAR WITH RED PLASTIC CAP "PSM CONTROL"
- 1576563.9290, 3173553.2800, 6053.90, SET NO. 5 REBAR WITH RED PLASTIC CAP "PSM CONTROL"
- 1576655.3460, 3173026.5860, 6050.27, FOUND 1.5" ALUM. CAP "12406"

LEGEND:

--- EXISTING FLOODPLAIN BOUNDARY

--- PROPOSED FLOODWAY

NOTE: REVISIONS TO FLOODPLAIN/FLOODWAY DO NOT IMPACT ANY OTHER PROPERTIES.

TRUE NORTH

100 0 50 100 200
(IN FEET)

ISSUED FOR PERMITTING					
06/13/2019					
0	ISSUED FOR PERMITTING	NLD	CDC	JRR	06/13/19
NO.	REVISIONS	DSGN	CHKD	APVD	DATE

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
COLORADO - 16 - JEFFERSON
SEDALIA, COLORADO

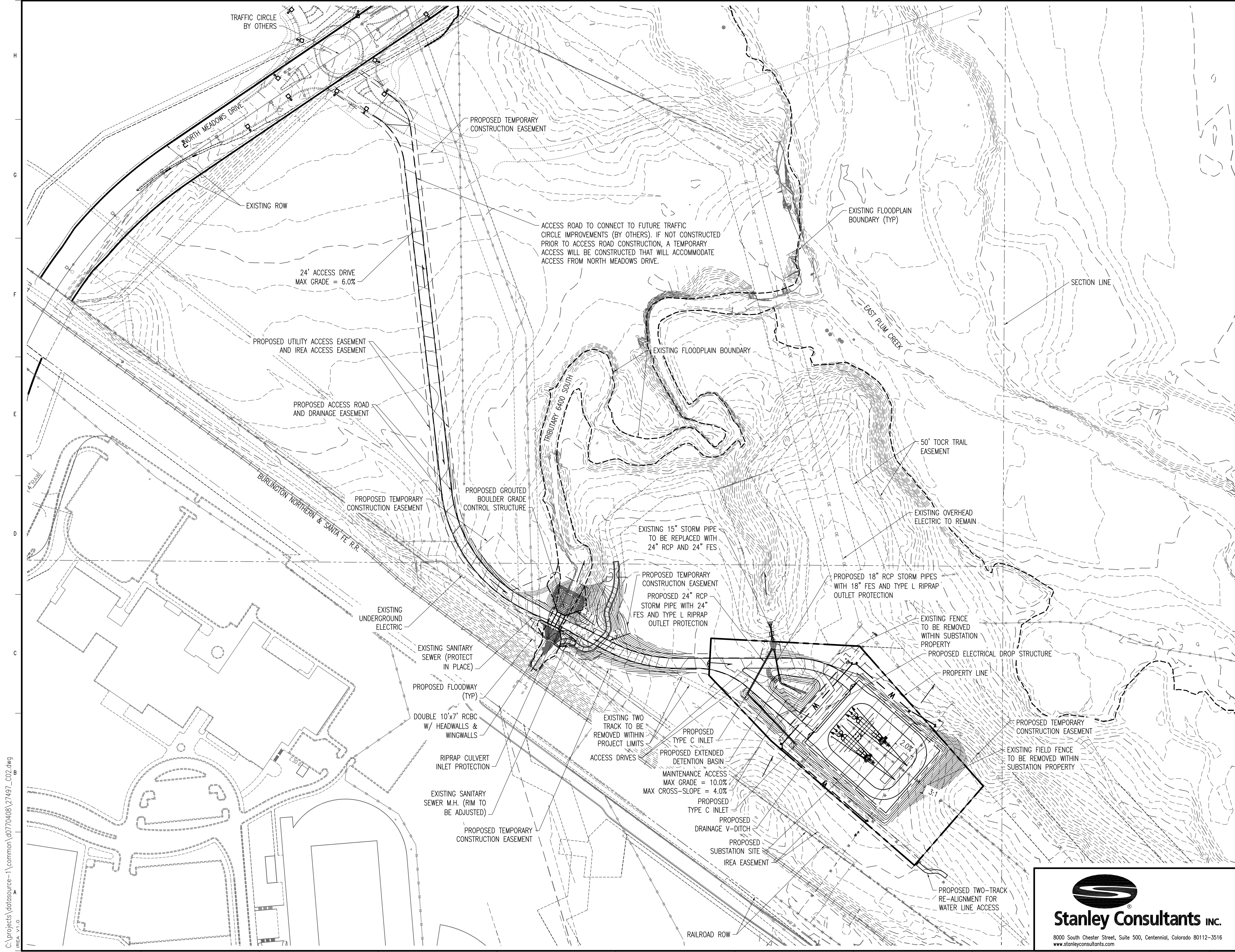
MEADOWS 115KV-12.4KV SUBSTATION
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED	N.L. DURAN	SCALE:	AS NOTED
DRAWN	N.L. DURAN	NO.	27497.01.00
CHECKED	C.D. CRAIN	REV.	
APPROVED	J.R. ROOT	C01	0
DATE	JUNE 13, 2019		

8000 South Chester Street, Suite 500, Centennial, Colorado 80112-3516
www.stanleyconsultants.com

PROJECT NO. USR18-0005

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1/4"=20'



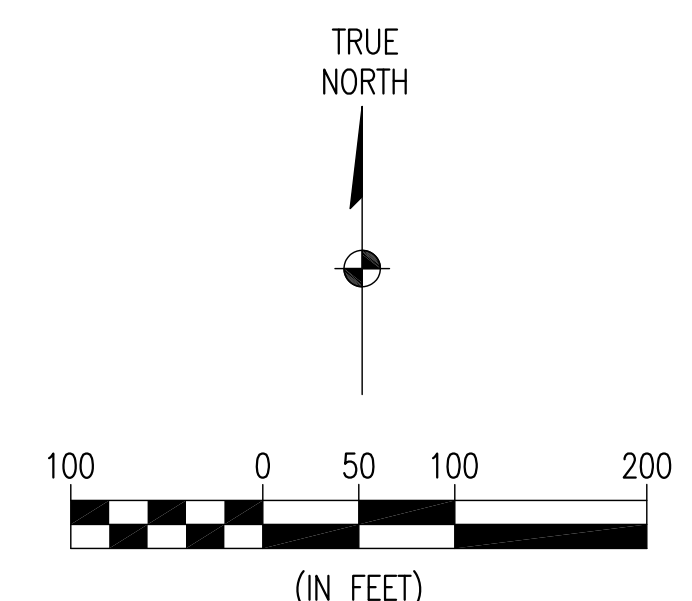
- PROJECT CONTROL INFORMATION:**
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 - VERTICAL CONTROL IS BASED ON THE DOUGLAS COUNTY CONTROL MONUMENT 2.015030 WITH A PUBLISHED ELEVATION OF 6082.18' (NAVD88 DATUM).

- NOTES:**
- UTILITY LOCATES AS SHOWN HEREON ARE TO ASSIST IN THE PLANNING/DESIGN PROCESS ONLY. DUE TO THE METHODOLOGY OF ELECTROMAGNETIC LOCATING PROCESSES, LOCATING IS NOT AN EXACT SCIENCE AND IS ONLY ACCURATE TO APPROXIMATELY 18". THEREFORE, TO OBTAIN THE EXACT LOCATION OF ANY/ALL BURIED UTILITIES, THEY WOULD NEED TO BE POTHOLED. SAID MARKS ARE NOT INTENDED FOR CONSTRUCTION USE.
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK ORANGE WATER PRESSURE ZONE (NORMAL-6283', FIRE-6260').
 - REVISIONS TO FLOODPLAIN/FLOODWAY DO NOT IMPACT ANY OTHER PROPERTIES.

LEGEND:

----- EXISTING FLOODPLAIN BOUNDARY

----- PROPOSED FLOODWAY



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NO.	REVISIONS	DSGN	CHKD	APVD	DATE

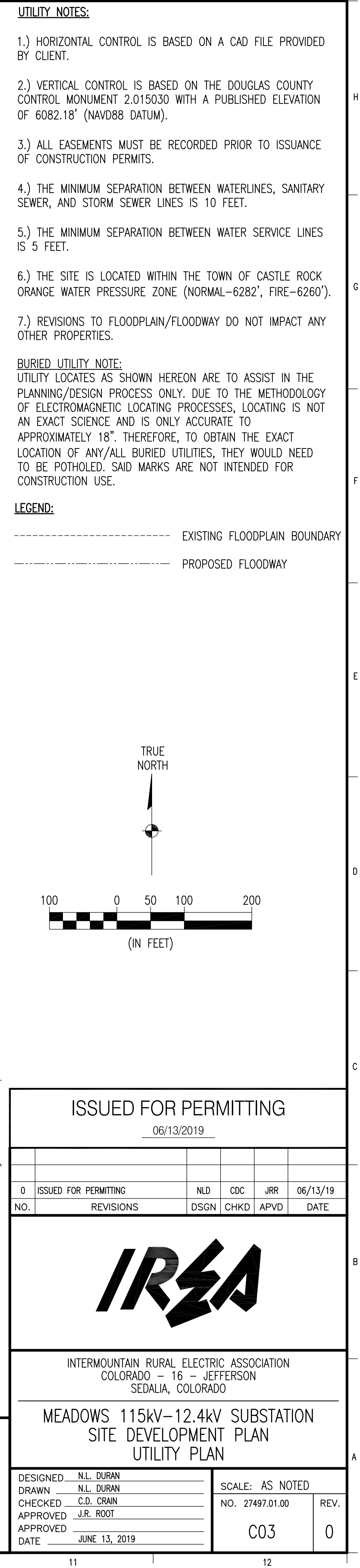
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
COLORADO - 16 - JEFFERSON
SEDALIA, COLORADO

MEADOWS 115KV-12.4KV SUBSTATION
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING & DRAINAGE PLAN

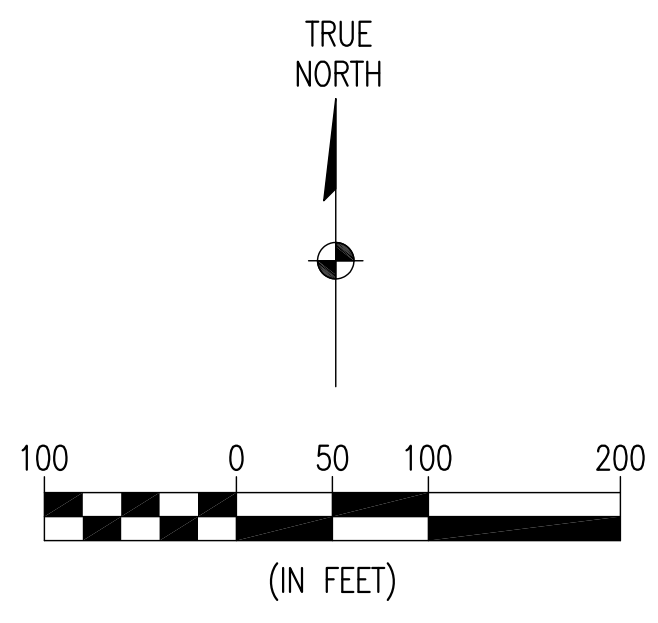
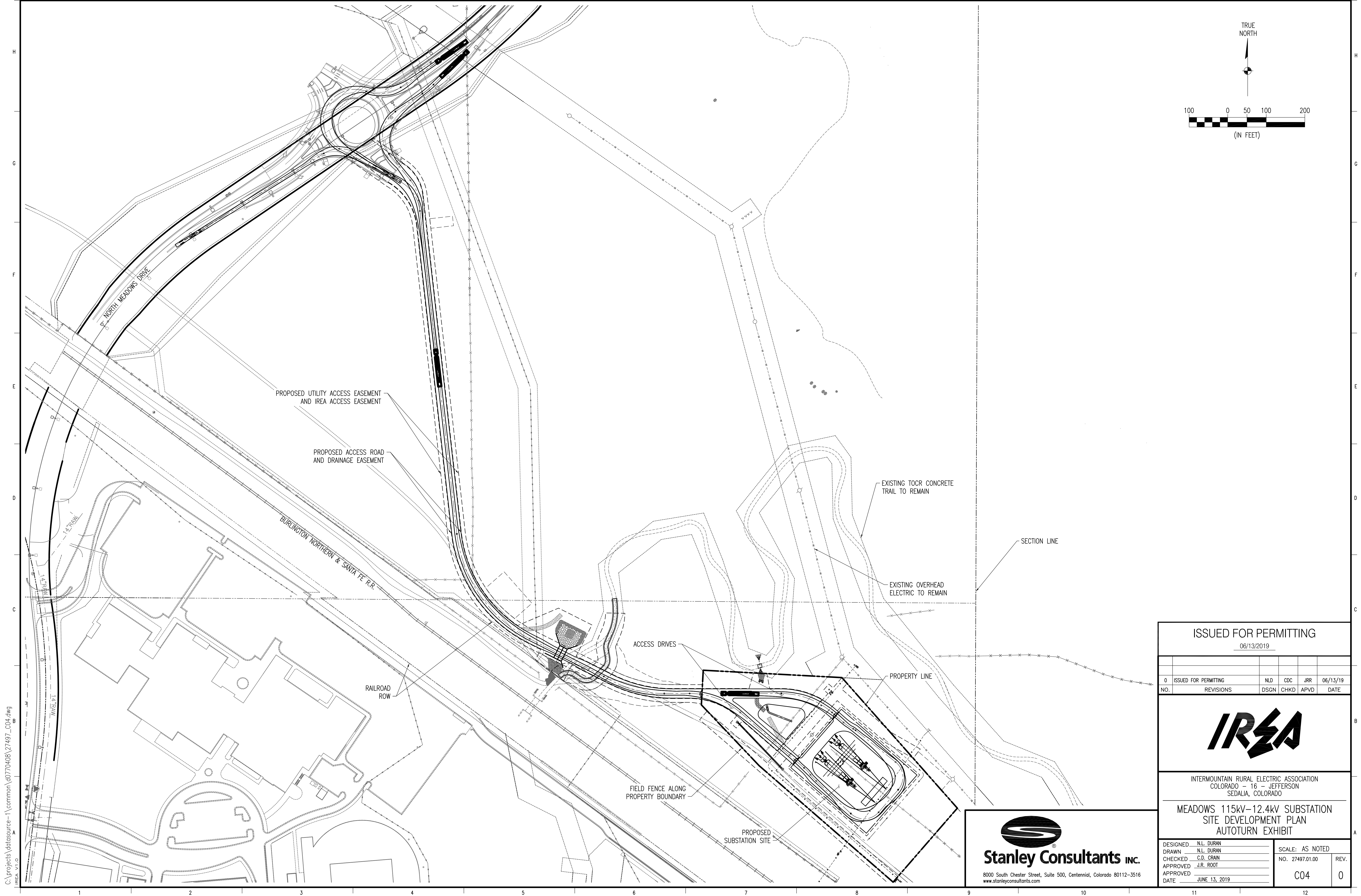
DESIGNED	N.L. DURAN	SCALE:	AS NOTED
DRAWN	N.L. DURAN	NO.	27497.01.00
CHECKED	C.D. CRAIN	REV.	
APPROVED	J.R. ROOT		
DATE	JUNE 13, 2019	C02	0

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06/13/2019

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NO.	REVISIONS	DSGN	CHKD	APVD	DATE

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
COLORADO - 16 - JEFFERSON
SEDALIA, COLORADO

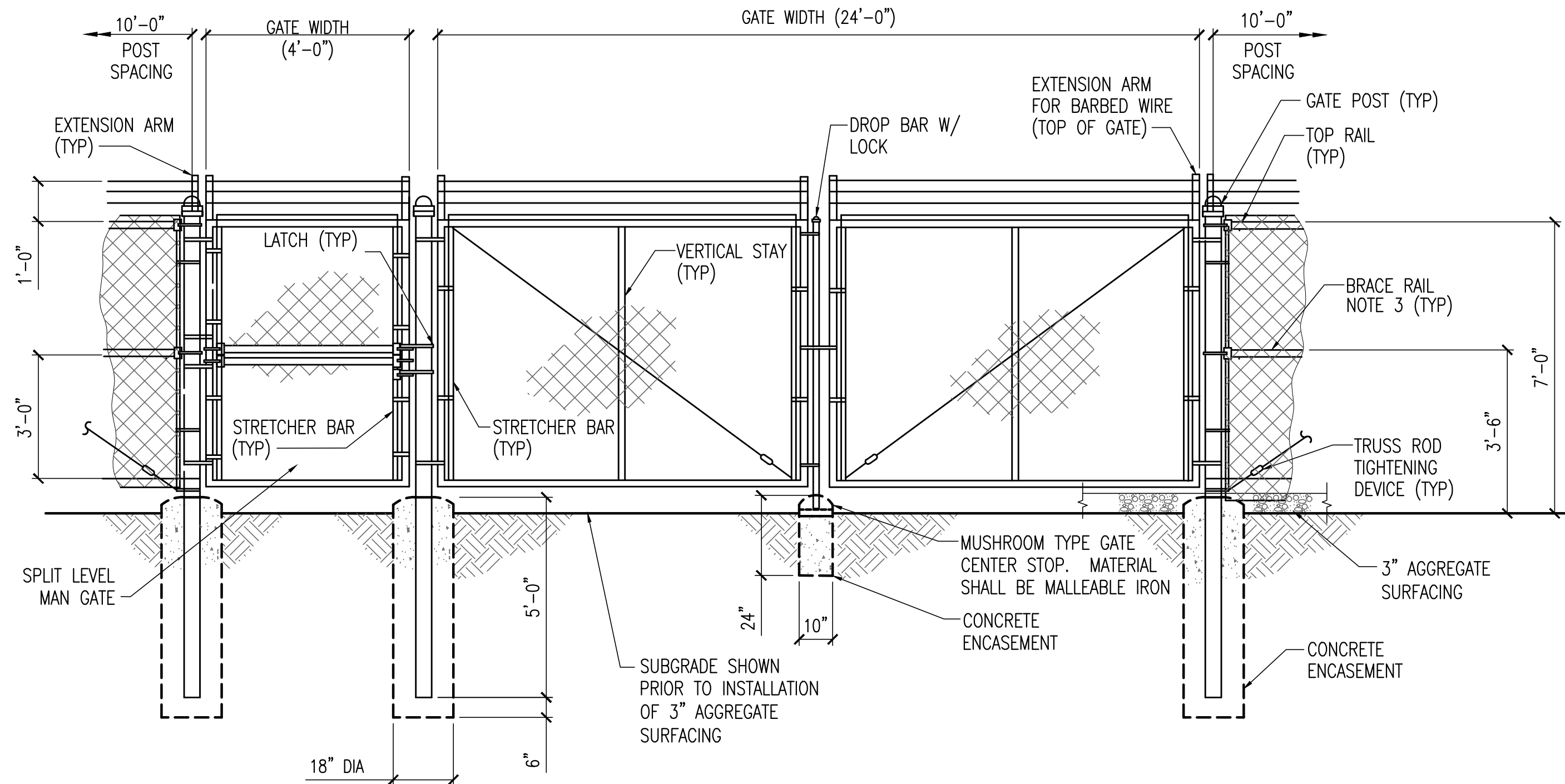
MEADOWS 115kV-12.4kV SUBSTATION
SITE DEVELOPMENT PLAN
AUTOTURN EXHIBIT

DESIGNED	N.L. DURAN	SCALE: AS NOTED
DRAWN	N.L. DURAN	NO. 27497.01.00
CHECKED	C.D. CRAIN	REV.
APPROVED	J.R. ROOT	C04
APPROVED	JUNE 13, 2019	0

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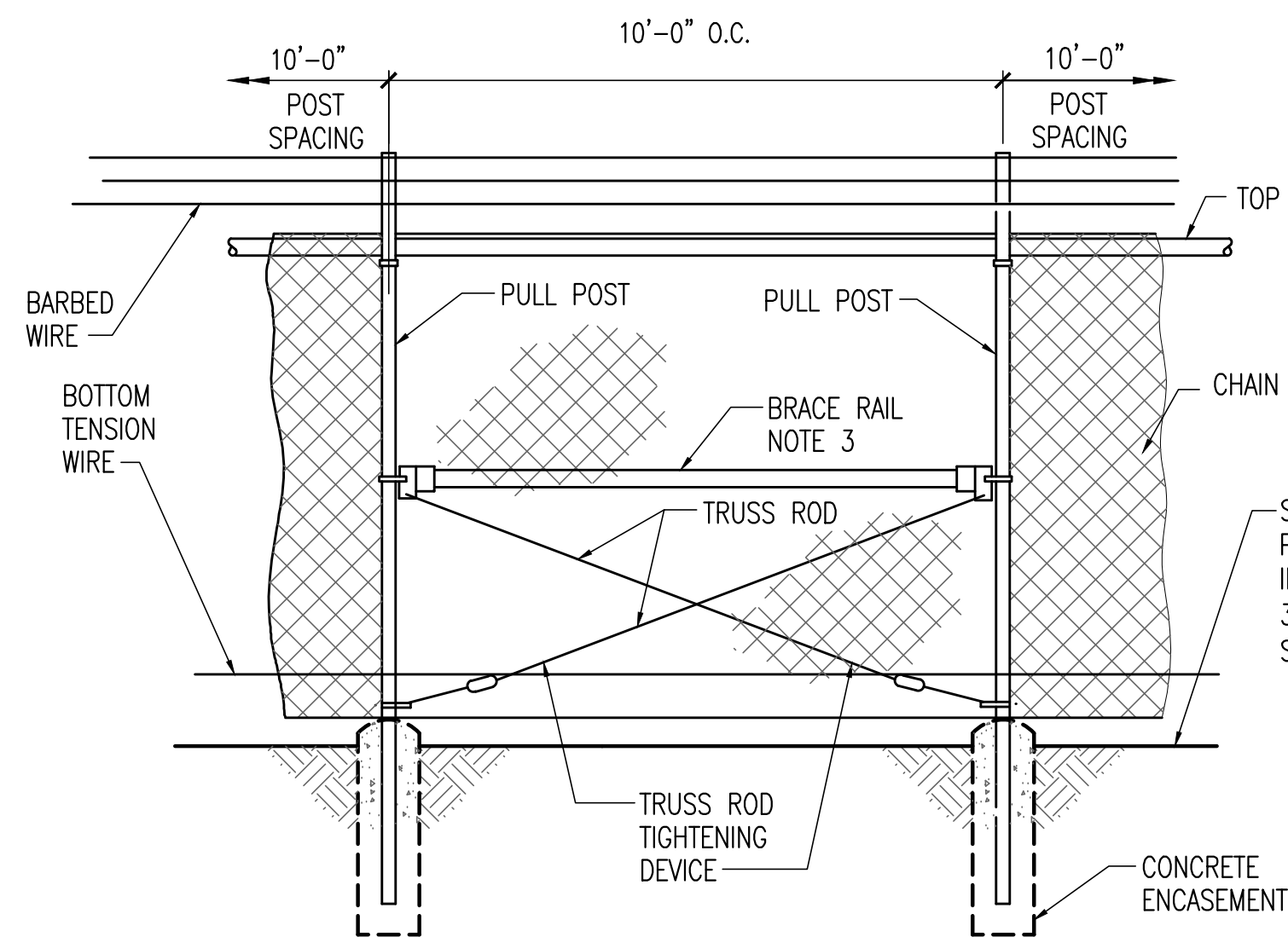
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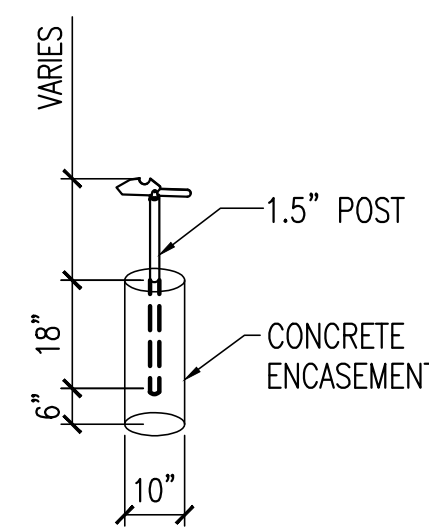


SPLIT MAN GATE/PERSONNEL GATE
N.T.S.

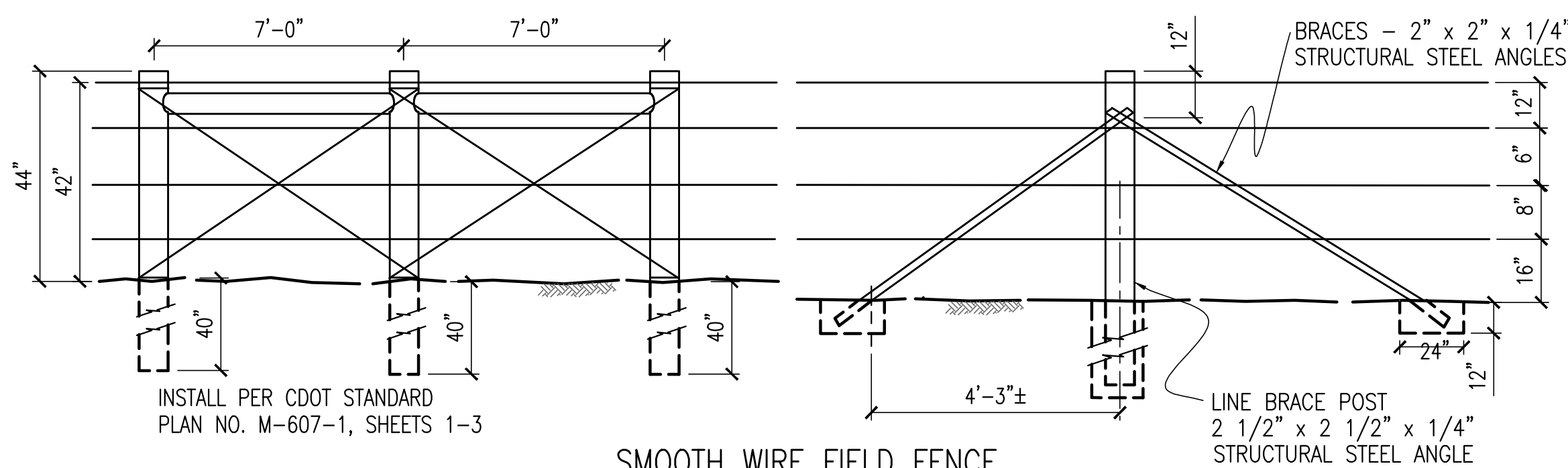
TYPICAL GATE ASSEMBLY
N.T.S.



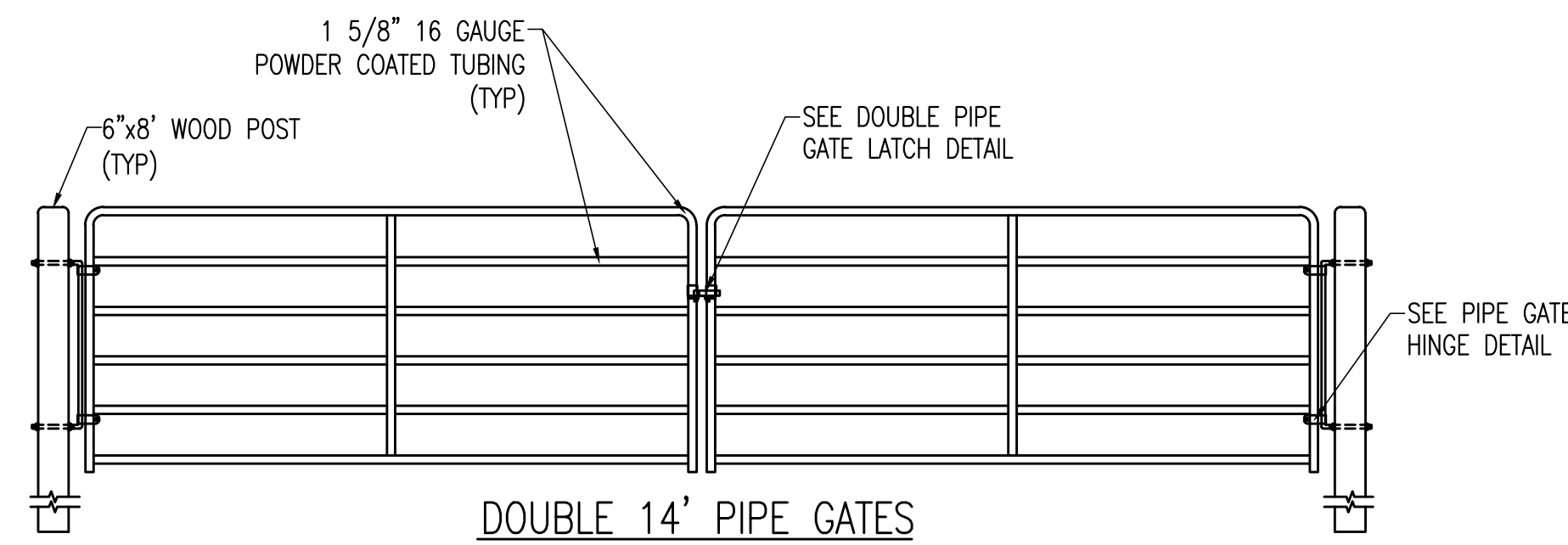
TYPICAL BRACE ASSEMBLY
N.T.S.



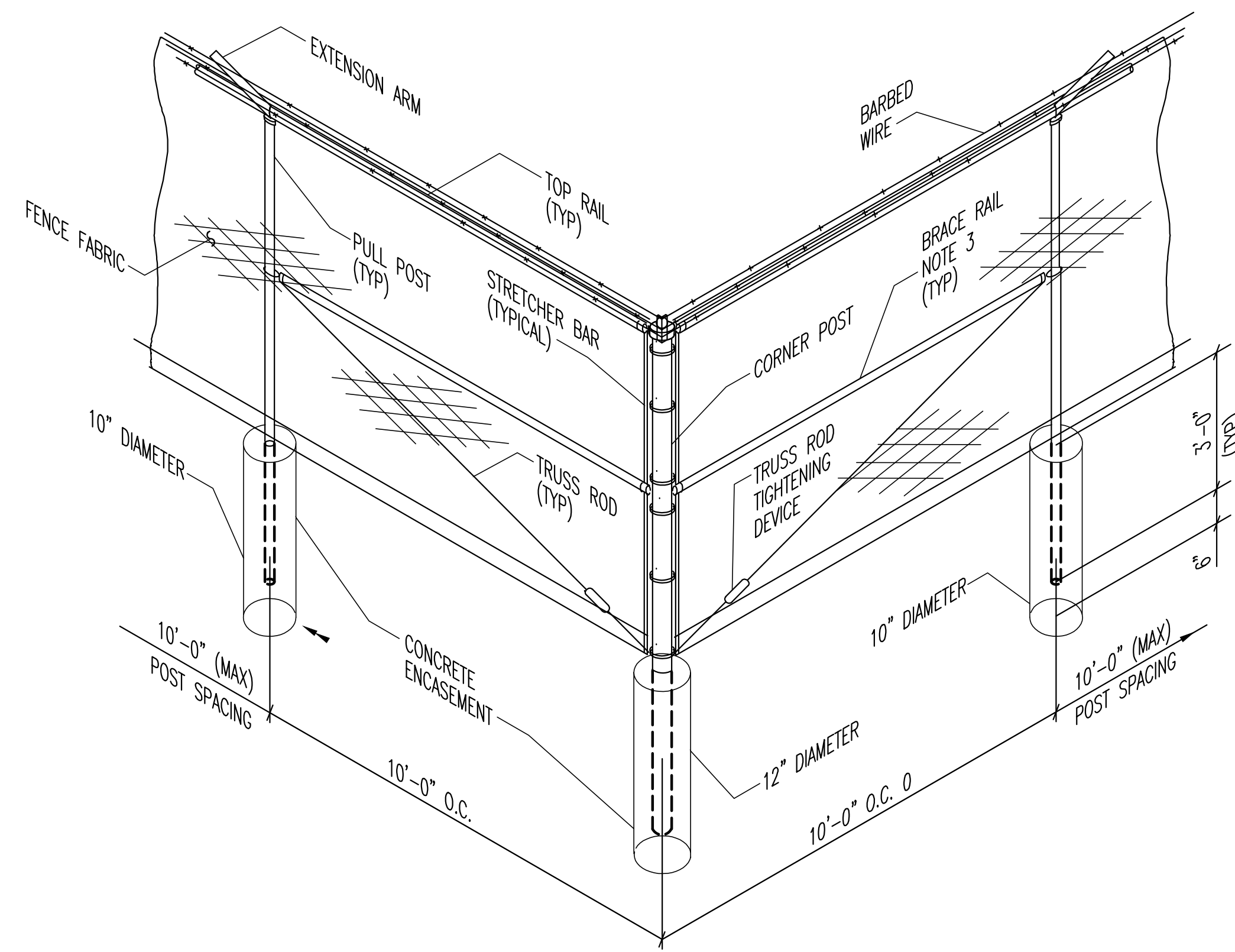
GATE STOP DETAIL
(TO BE USED WITH GATE INSTALLATION)
SCALE: 3/8"=1'-0"



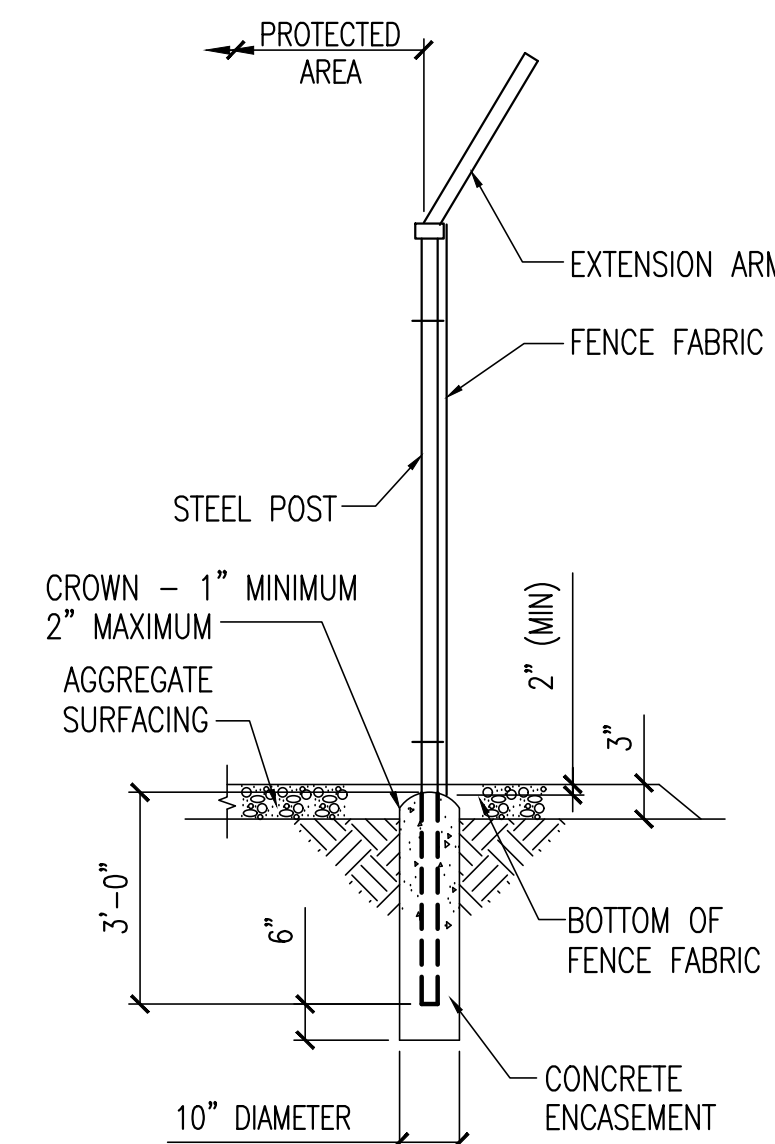
SMOOTH WIRE FIELD FENCE
N.T.S.



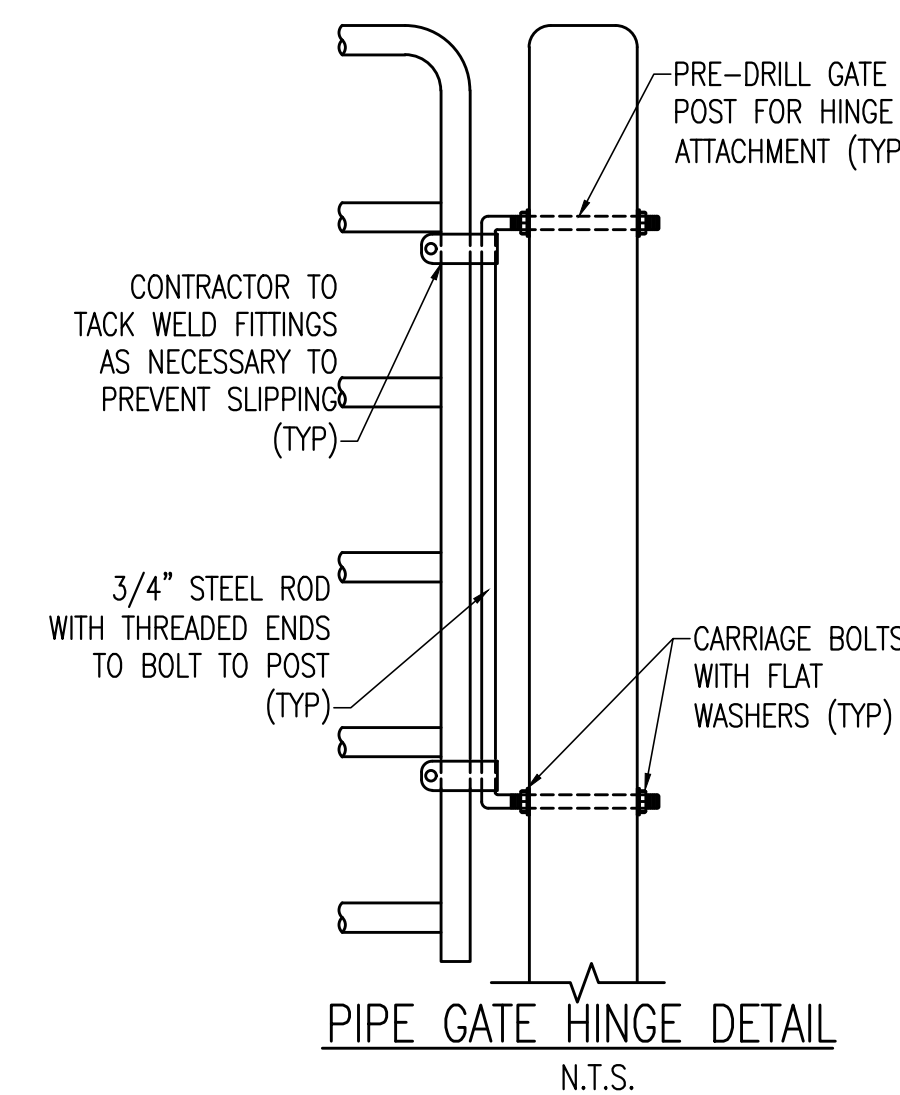
DOUBLE 14' PIPE GATES
N.T.S.



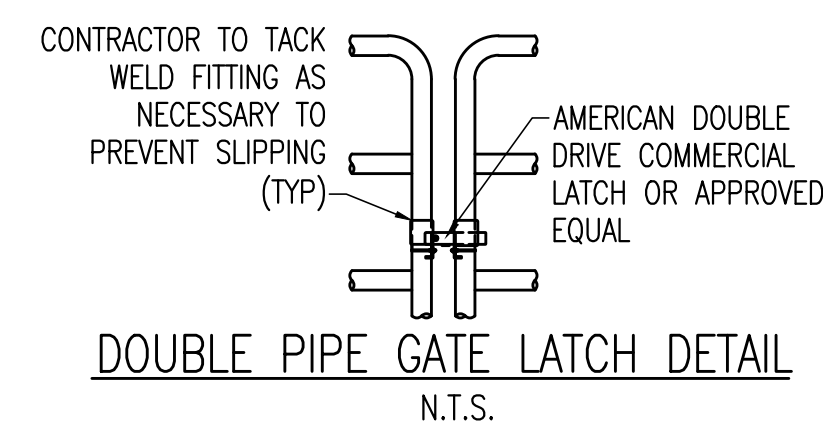
TYPICAL CORNER ASSEMBLY
SCALE: 3/8"=1'-0"



LINE POST DETAIL
SECTION A-CG04
SCALE: 3/8"=1'-0"



PIPE GATE HINGE DETAIL
N.T.S.



DOUBLE PIPE GATE LATCH DETAIL
N.T.S.

CHAINLINK FENCE NOTES:

1. INSTALL TWO GATE KEEPERS PER DOUBLE SWING GATE. KEEPER SHALL BE MALLEABLE IRON AND ENCASED IN CONCRETE. DIMENSIONS FOR CONCRETE ENCASUREMENT SHALL MATCH GATE CENTER STOP.
2. ALL GATES ARE TO SWING OUT ONLY.
3. BRACE RAIL WILL NOT BE REQUIRED FOR 48" FABRIC HEIGHT.

ISSUED FOR PERMITTING

06/13/2019

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NO.	REVISIONS	DSGN	CHKD	APVD	DATE

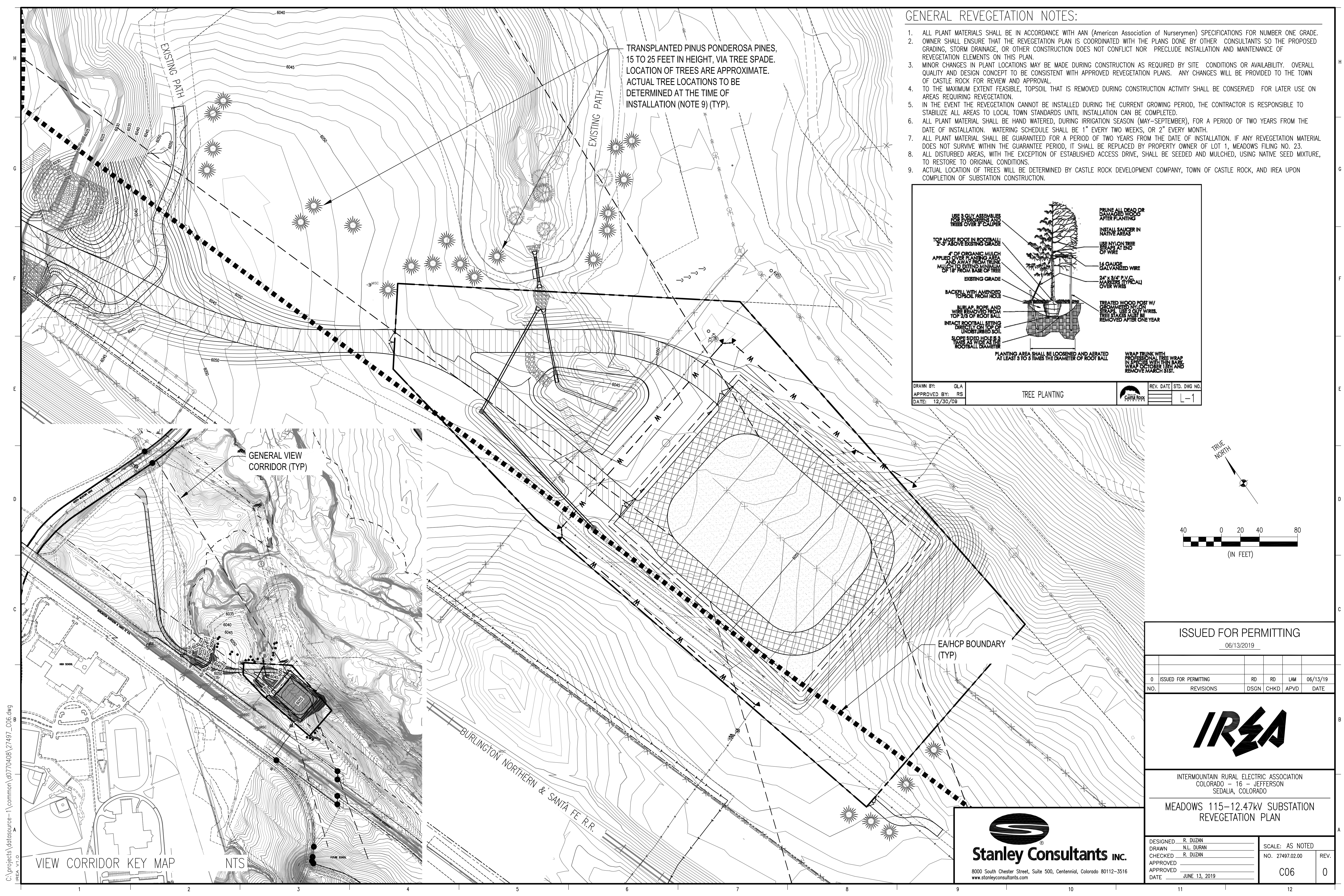
IREA

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
COLORADO - 16 - JEFFERSON
SEDALIA, COLORADO

MEADOWS 115KV-12.4KV SUBSTATION
SITE DEVELOPMENT PLAN
FENCE DETAILS

DESIGNED	N.L. DURAN	SCALE:	1/16"=1'-0"
DRAWN	N.L. DURAN	NO.	27497.01.00
CHECKED	C.D. GRAY	REV.	
APPROVED	J.R. ROOT		
DATE	JUNE 13, 2019		

C05 0



TRANSPLANTED PINUS PONDEROSA PINES,
15 TO 25 FEET IN HEIGHT, VIA TREE SPADE.
LOCATION OF TREES ARE APPROXIMATE.
ACTUAL TREE LOCATIONS TO BE
DETERMINED AT THE TIME OF
INSTALLATION (NOTE 9) (TYP).

GENERAL REVEGETATION NOTES:

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (American Association of Nurserymen) SPECIFICATIONS FOR NUMBER ONE GRADE.
2. OWNER SHALL ENSURE THAT THE REVEGETATION PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF REVEGETATION ELEMENTS ON THIS PLAN.
3. MINOR CHANGES IN PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS OR AVAILABILITY. OVERALL QUALITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED REVEGETATION PLANS. ANY CHANGES WILL BE PROVIDED TO THE TOWN OF CASTLE ROCK FOR REVIEW AND APPROVAL.
4. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION.
5. IN THE EVENT THE REVEGETATION CANNOT BE INSTALLED DURING THE CURRENT GROWING PERIOD, THE CONTRACTOR IS RESPONSIBLE TO STABILIZE ALL AREAS TO LOCAL TOWN STANDARDS UNTIL INSTALLATION CAN BE COMPLETED.
6. ALL PLANT MATERIAL SHALL BE HAND WATERED, DURING IRRIGATION SEASON (MAY-SEPTEMBER), FOR A PERIOD OF TWO YEARS FROM THE DATE OF INSTALLATION. WATERING SCHEDULE SHALL BE 1" EVERY TWO WEEKS, OR 2" EVERY MONTH.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE DATE OF INSTALLATION. IF ANY REVEGETATION MATERIAL DOES NOT SURVIVE WITHIN THE GUARANTEE PERIOD, IT SHALL BE REPLACED BY PROPERTY OWNER OF LOT 1, MEADOWS FILING NO. 23.
8. ALL DISTURBED AREAS, WITH THE EXCEPTION OF ESTABLISHED ACCESS DRIVE, SHALL BE SEEDED AND MULCHED, USING NATIVE SEED MIXTURE, TO RESTORE TO ORIGINAL CONDITIONS.
9. ACTUAL LOCATION OF TREES WILL BE DETERMINED BY CASTLE ROCK DEVELOPMENT COMPANY, TOWN OF CASTLE ROCK, AND IREA UPON COMPLETION OF SUBSTATION CONSTRUCTION.

USE 3 GUY ASSEMBLIES
FOR TREES OVER 3" CALIBER

TOP MOST ROOT IN ROOTBALL:
2'-3" ABOVE EXISTING GRADE

4" OF ORGANIC MULCH
APPLIED OVER PLANTING AREA
AND AWAY FROM TRUNK
MULCH TO EXTEND MINIMUM
OF 18" FROM BASE OF TREE

EXISTING GRADE

BACKFILL WITH AMENDED
TOPSOIL FROM HOLE

BURLAP, ROPE AND
WIRE BRACED TO TRUNK
TOP 2/3 OF ROOT BALL

INTACT ROOTBALL SITTING
DIRECTLY ON
UNDISTURBED SOIL

SLOPE SIDED HOLES 3
TIMES WIDER THAN
ROOTBALL DIAMETER

PRUNE ALL DEAD OR
DAMAGED WOOD
AFTER PLANTING

INSTALL SAUCER IN
NATIVE AREAS

USE NYLON TREE
STAKES AT END
OF WIRE

1/4 GAUGE
GALVANIZED WIRE

2" x 3/4" P.V.C.
MARKERS (TYPICAL)
OVER WIRES

TREATED WOOD POST W/
GROMMETED NYLON
STAKES, USE 2" DIA. WIRES.
TREE STAKES MUST BE
REMOVED AFTER ONE YEAR

PLANTING AREA SHALL BE LOOSENED AND AERATED
AT LEAST 3 TO 5 TIMES THE DIAMETER OF ROOT BALL

WRAP TRUNK WITH
PROFESSIONAL TREE WRAP
IN SPECIES WITH TINY BARK
WRAP OCTOBER 1ST AND
REMOVE MARCH 31ST.

DRAWN BY: GLA

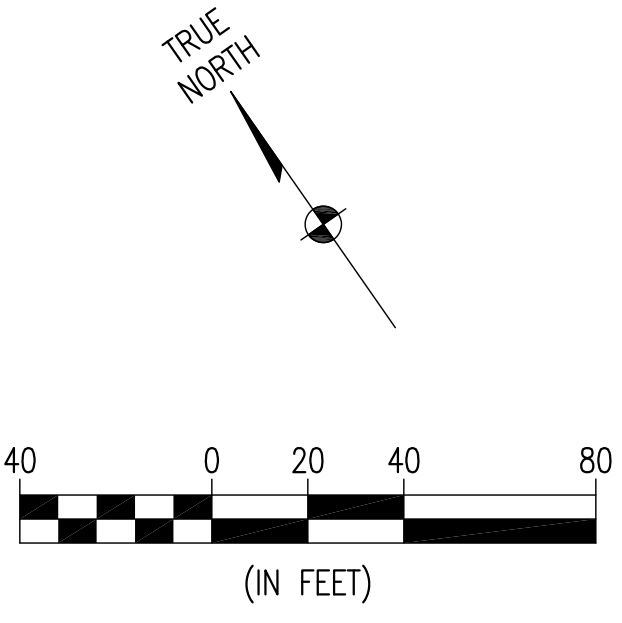
APPROVED BY: RS

DATE: 12/30/09

TREE PLANTING

REV. DATE STD. DWG. NO.

L-1



ISSUED FOR PERMITTING

06/13/2019

0	ISSUED FOR PERMITTING	RD	RD	LAM	06/13/19
NO.	REVISIONS	DSGN	CHKD	APVD	DATE

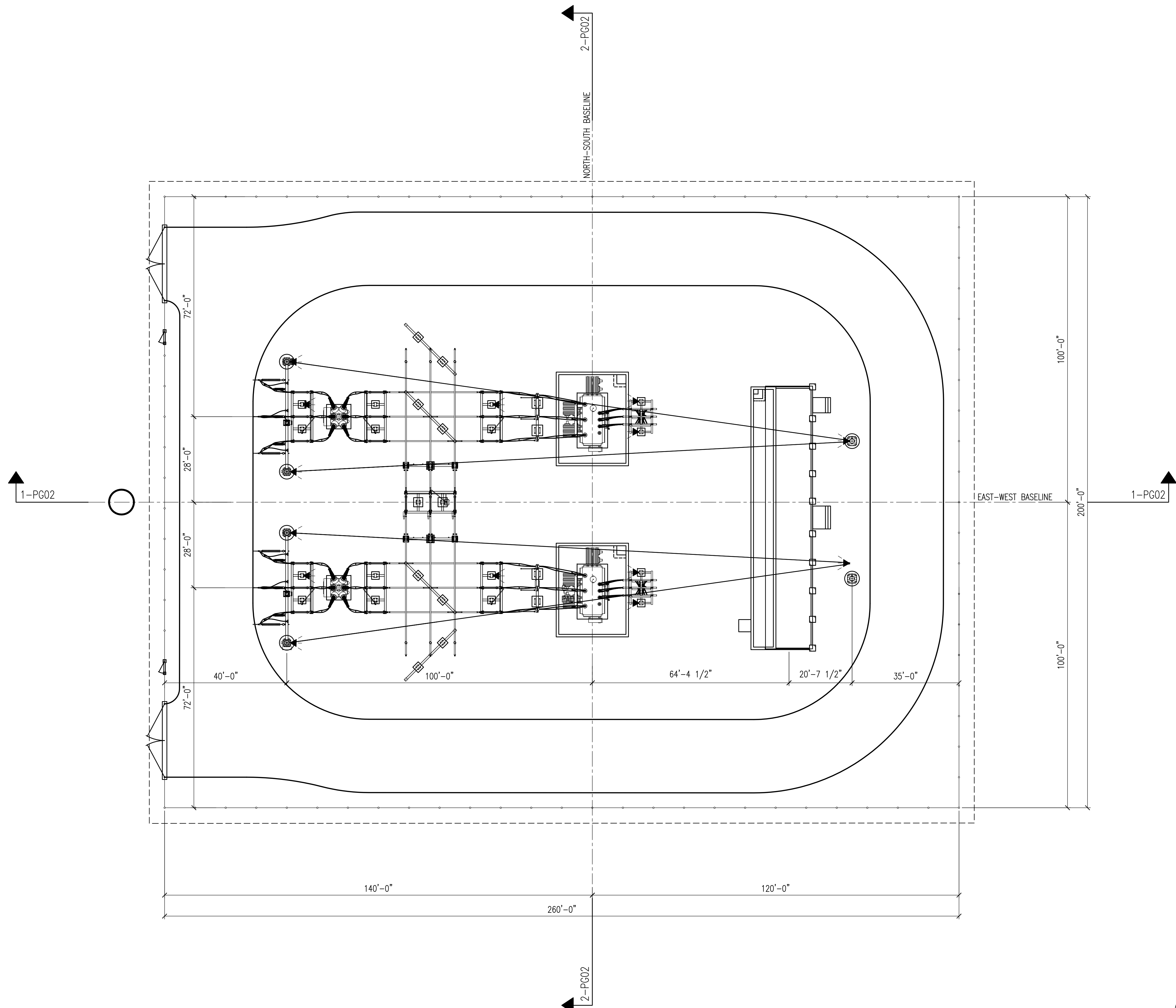
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
COLORADO - 16 - JEFFERSON
SEDALIA, COLORADO

MEADOWS 115-12.47KV SUBSTATION
REVEGETATION PLAN

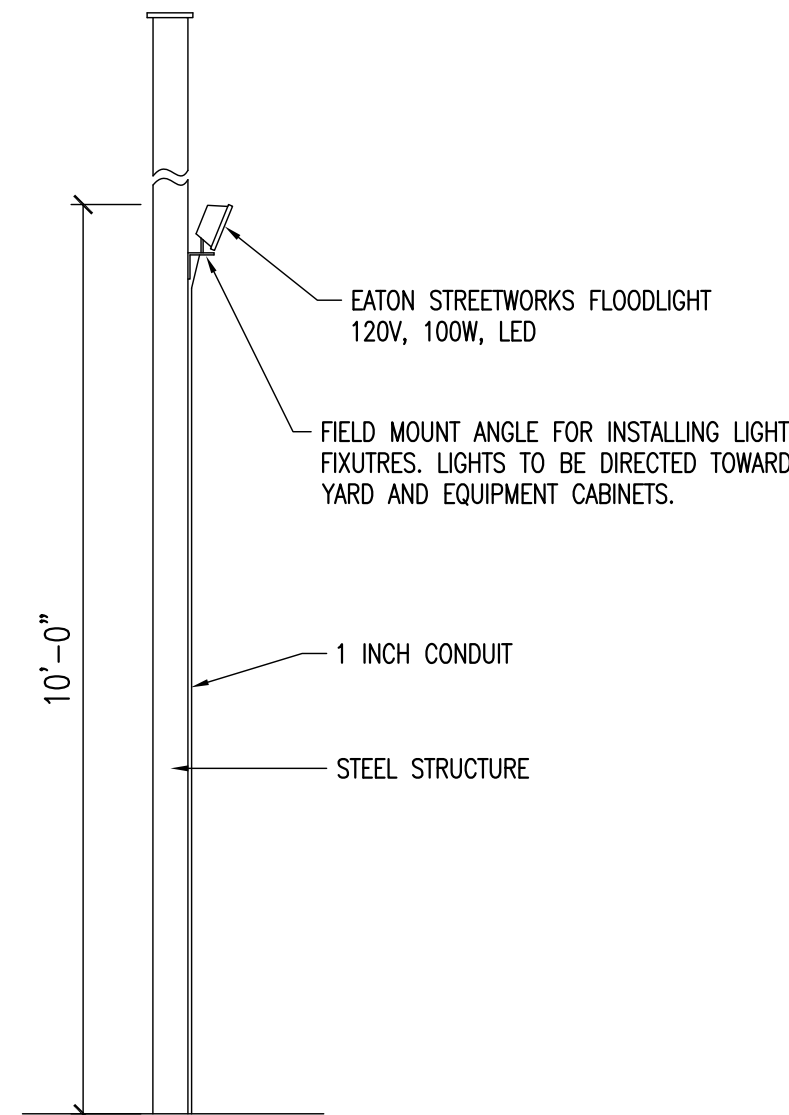
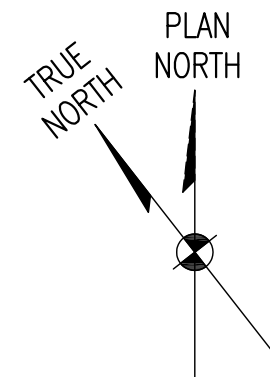
DESIGNED: R. DUZAN	SCALE: AS NOTED
DRAWN: N.L. DURAN	NO. 27497.02.00
CHECKED: R. DUZAN	REV.
APPROVED:	C06
APPROVED:	0
DATE: JUNE 13, 2019	

C:\projects\data\source-1\common\00770408\27497_C06.dwg
IREA V1.0

C:\projects\datasource-1\common\0770408\27497_PG01.dwg
AREA V1.0



EQUIPMENT/LIGHTING PLAN
SCALE: 1/16"=1'-0"



DETAIL OF YARD LIGHTING

SCALE: NONE
YARD LIGHTS ARE MANUAL USED ONLY DURING EMERGENCIES.

LEGEND

- YARD LIGHT SYMBOL (14)
SUBSTATION FENCE

ISSUED FOR PERMITTING

06/13/2019

0	ISSUED FOR PERMITTING	CTM	JRJ	JRJ	06/13/19
NO.	REVISIONS	DSGN	CHKD	APVD	DATE

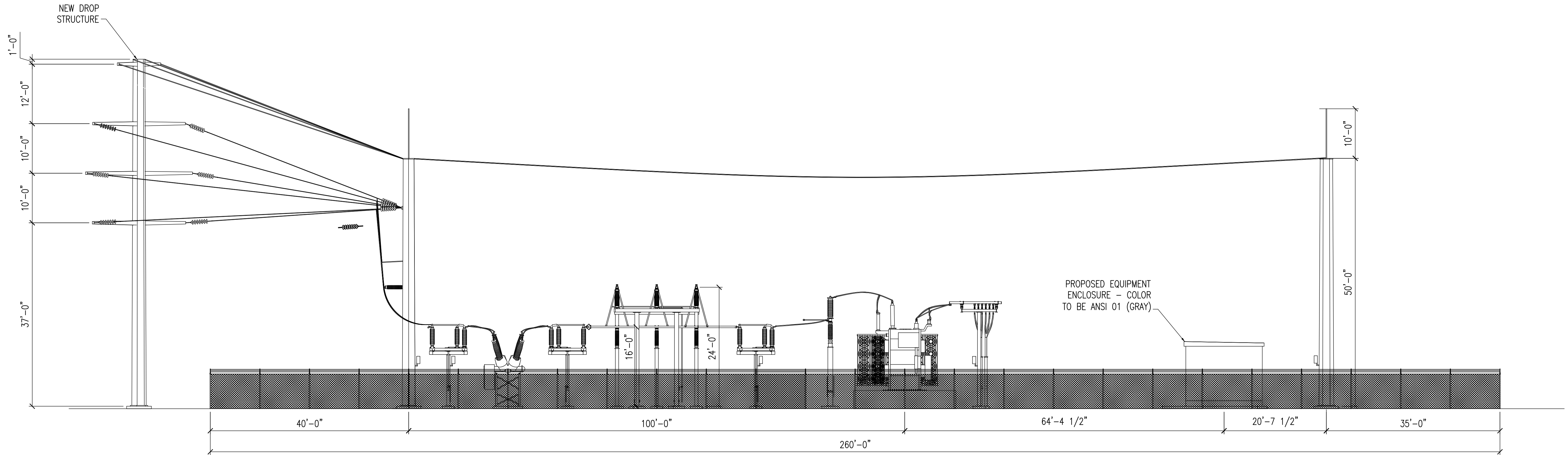


INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
COLORADO - 16 - JEFFERSON
SEDALIA, COLORADO

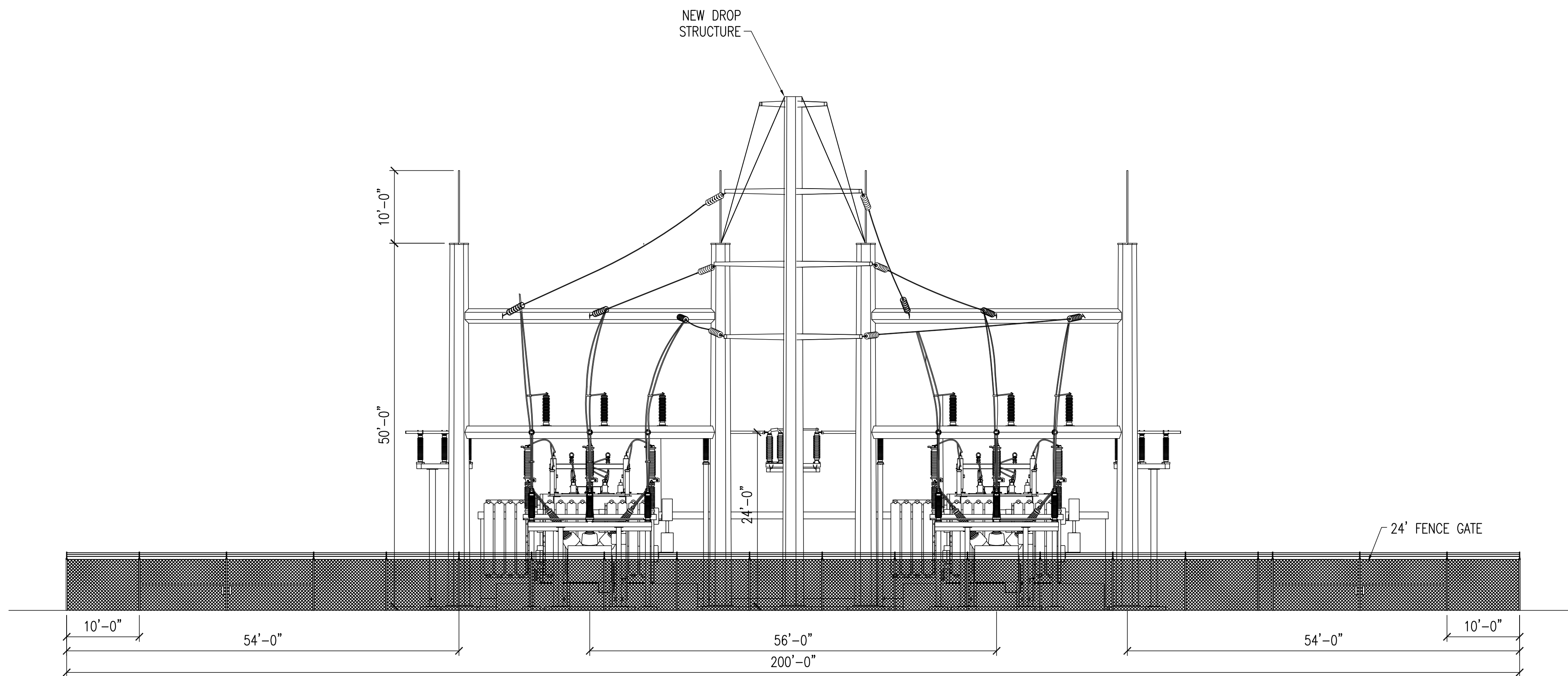
MEADOWS 115KV-12.4KV SUBSTATION
SITE DEVELOPMENT PLAN
GENERAL ARRANGEMENT & LIGHTING

DESIGNED	C.T. MUFFLY	SCALE:	1/16"=1'-0"
DRAWN	F.G. AMARO	NO.	27497.01.00
CHECKED	J.R. JANCAUSKAS	REV.	
APPROVED		PG01	0
APPROVED			
DATE	JUNE 13, 2019		

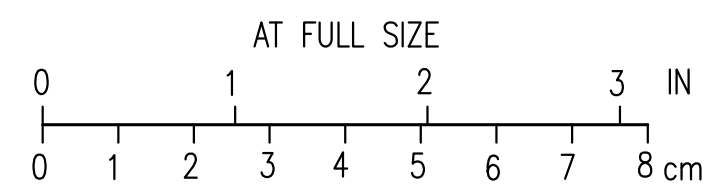
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AREA V1.0



ELEVATION $\frac{1-1}{PG01}$
SCALE: $\frac{3}{32}''=1'-0''$



ELEVATION $\frac{2-2}{PG01}$
SCALE: $\frac{3}{32}''=1'-0''$



ISSUED FOR PERMITTING					
06/13/2019					
0	ISSUED FOR PERMITTING	CTM	JRJ	JRJ	06/13/19
NO.	REVISIONS	DSGN	CHKD	APVD	DATE
IRSA					
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION COLORADO - 16 - JEFFERSON SEDALIA, COLORADO					
MEADOWS 115kV-12.4kV SUBSTATION SITE DEVELOPMENT PLAN ELEVATIONS					
DESIGNED C.T. MUFFLY		SCALE: $\frac{3}{32}''=1'-0''$		NO. 27497.01.00	
DRAWN F.G. AMARO				REV.	
CHECKED J.R. JANCAUSKAS				PG02	
APPROVED J.R. JANCAUSKAS				0	
APPROVED DATE JUNE 13, 2019					